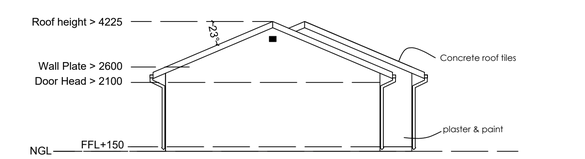


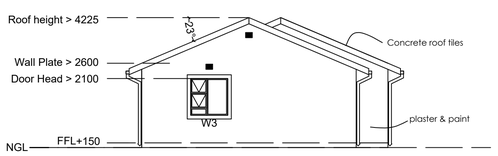
South West Elevation

Scale: 1 : 100



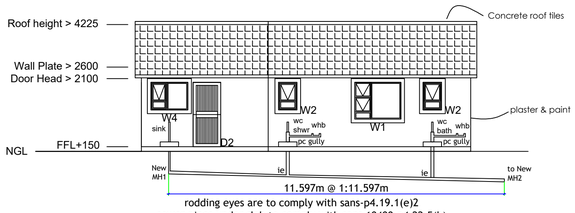
North West Elevation

Scale: 1 : 100



South East Elevation

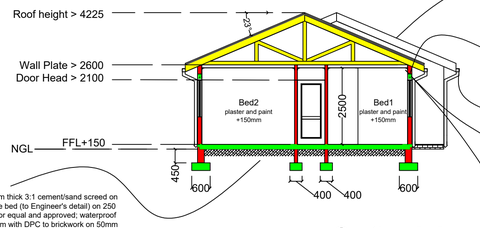
Scale: 1 : 100



rodding eyes are to comply with sans-p4.19.1(e)2
sewer pipes under slab to comply with sans 10400-p4.22.5(b)

North East Elevation

Scale: 1 : 100



Section A-A

Scale: 1 : 100

FLOOR CONSTRUCTION
Floor finish on minimum 30mm thick 3:1 cement/sand screed on ≥75mm thick concrete surface bed (to Engineer's detail) on 250 micron 'Gunplus' USB green or equal and approved; waterproof membrane lapped min. 150mm with DPC to brickwork on 50mm sand blinding on well compacted clay free hardcore fill. Fill with approved sabunga in layers not exceeding 150mm in depth, well watered, rammed and thoroughly consolidated to at least a density of not less than 90% modified AASHTO which will be verified and tested by an Engineer. At all transitions from one material to another and at all external thresholds, finishes to be laid against a 4 x 30mm brass weather strip. External thresholds to be weathered to fall away from the brass strip.

ROOF
Concrete tiles on 38 x 38mm treated SAP battens on edge at maximum 350mm with minimum headlap of 100mm. cc's on engineered trusses at maximum 760mm cc's.114x38mm sap wallplate tied down to wall with double strands(4) of 4mm Ø galvanised wires built six courses deep into brickwork. Roof pitch - 23° Roof tiles supplied and fitted as per manufacturers specifications. ROOF STRUCTURE TO BE PR ENG DESIGNED AND CERTIFIED.

U- blocks to be used over wall openings as per SANS part K

GUTTER
PVC Round Vynadeep Marley gutters.

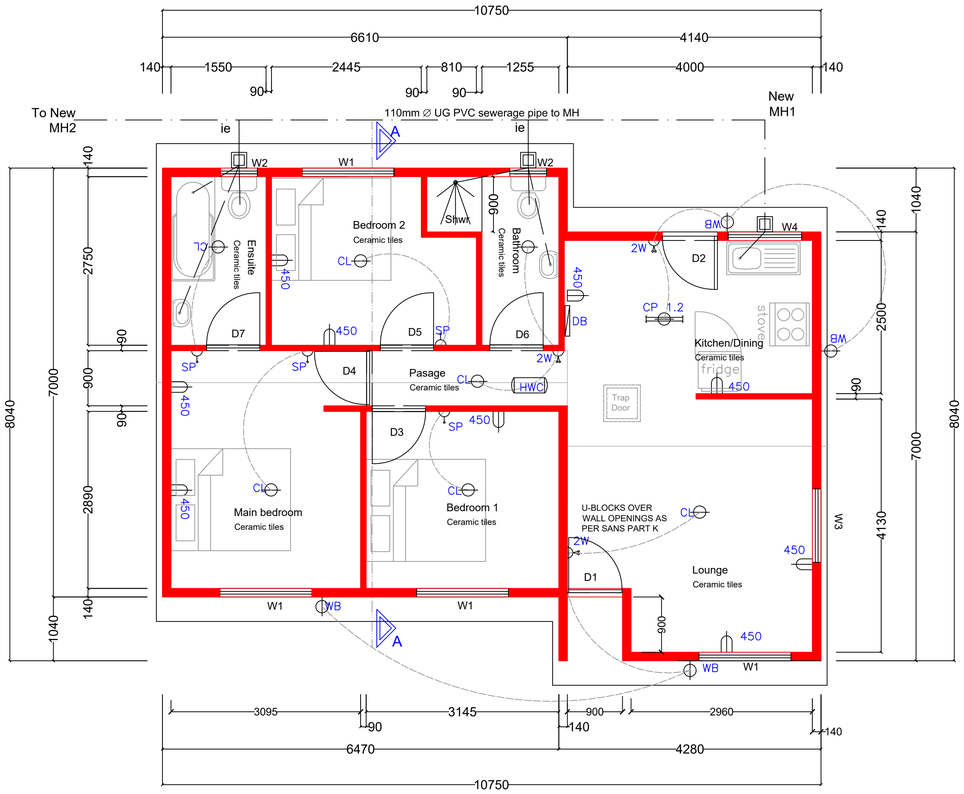
CEILING
4mm Nutec fibrecement ceiling boards jointed with uPVC H-profile jointing Strips on 38 x 38mm battens at 450mm centres one way.

CORNICE
76mm COVED GYPSUM Plasterboard cornice fixed to 38 x40mm on edge branderings at junction with walls. all gaps between finished wall surface and cornice to be neatly filled prior to painting.

AIR VENTS
Vermin-proof air vents installed above each window and below ridge for ceiling space

FOUNDATIONS TO PR ENG. DESIGN
Foundation walls to SANS Part K

WALLS
SABS approved M140 Cement block - external and load bearing walls.
SABS approved M90 Cement block - internal walls. Walls to SANS part K



Floor Plan

Scale: 1 : 50

WINDOW SCHEDULE
SCALE 1:100

W1 - PTT1512	W2 - PT69	W3 - PTT1212	W4 - PT129
Bedrooms	Bathrooms - above toilet	Lounge Gable wall	Kitchen
Lounge	QTY: 2	QTY: 1	QTY: 1
QTY: 4	600 x 900	1200 x 1200	1200 x 900
1500 x 1200	Aluminium	Aluminium	Aluminium
Aluminium	120mm plasterband	120mm plasterband	120mm plasterband
120mm plasterband			

ALL WINDOWS TO COMPLY TO SANS PART N - ALL WINDOW SIZES TO BE CONFIRMED ON SITE PRIOR TO ORDERING OF WINDOWS.

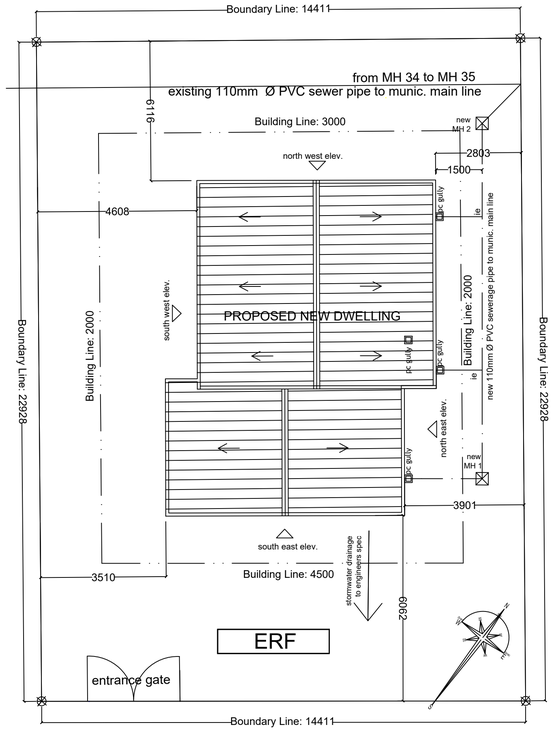
DOOR SCHEDULE
SCALE 1:100

D1	D2	D3; D4; D5; D6; D7
Lounge	Kitchen	Bedrooms, Bathrooms
QTY: 1	QTY: 1	QTY: 5
870 x 2100	870 x 2100	900 x 2100
Meranti 8 Panel door	Meranti Stable door	2 Panel H/C Masonite
Meranti Frame	Meranti Frame	Meranti Frame
3 Steel butt hinges	4 Steel butt hinges	2 Steel butt hinges
3 lever lockset	3 lever lockset	2 lever lockset

ALL DOOR SIZES AND QUANTITIES TO BE VERIFIED ON-SITE PRIOR TO MANUFACTURING AND ORDERING OF DOORS

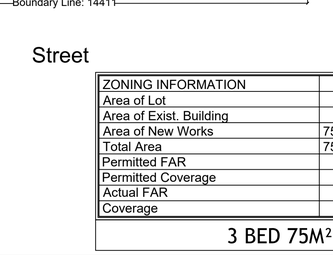
DRAINAGE SECTION
SCALE 1:100

	new MH 1	new MH 2	
COVER LEVEL	727.90	727.5	
INVERT LEVEL	727.30	726.5	
DEPTH	0.60	1.0	
DISTANCE		11.597	



Site Plan

1:100



ZONING INFORMATION	
Area of Lot	
Area of Exist. Building	
Area of New Works	75m²
Total Area	75m²
Permitted FAR	
Permitted Coverage	
Actual FAR	
Coverage	

3 BED 75M² UNIT

CONSTRUCTION NOTES (WHERE APPLICABLE)

A) ROOF:
1. All sides of roof structures to receive aluminium barge boards to cover timber, purlin ends.
2. All rainwater goods to be aluminium and all fascia boards to be fibrecement.
3. External overhangs to be treated with carbolinium.
4. Unless otherwise stated, ceilings to be 6.4mm gypsum board, finished properly and painted.
5. Coved cornices installed to all ceiling corners, prepared and painted.
5. Rafters and tie beam to be 38mm x 152mm SSAP, with 38 x 114 timber struts fixed to rafters and tie beam with metal gangnail connectors. Roof trusses to be braced at ends/sides of roof. Concrete roof tiles to be fixed to 38 x 38mm battens @ 450 centres while the ridge capping should match the concrete tiles. The eaves for concrete tiles should be 450mm.

B) WALLS
1. 220mm-thick walls to be reinforced with brickforce for 22omm thick walls every 4 courses. 110mm-thick walls to be reinforced with brickforce intended for 110mm-thick walls every 4 courses. 140mm-thick CMU's to be reinforced with suitably-sized brickforce every three courses.
2. Galvanised hoop-irons to be installed into brick mortar beds, 5 courses below wall-plate f or the purposes of tying down trusses or rafters.
3. Contractor to ensure that a solid,cement mortar joint is installed below wall plate level, below window cill level and above the window head.
4. 250micron "Gunplus" DPC to be provided under all concrete slabs, parapets, cills and elsewhere required by the local authority in accordance with the NBR.
5. All bricks used below surface level to ones recommended by the manufacturer for that purpose.
6. For 250mm cavity walls, galvanised wire ties to be installed at 800mm centres horizontally and every 6th course vertically.
7. 2 (two) x vermin-proof airbricks to be provided in external walls of all habitable rooms to the building
8. All mortar joints to be an average of 10mm wide (not more than 12mm and not less than 8mm wide) and are to be pointed square (raked) . All joints are to be kept clean by washing and wiping the joint immediately after five bricks have been laid. This will particularly apply to laying of facebricks.
9. All foundation walls to be a minimum of 220mm thick.
10. Unplastered external walls to be bagged and bitumen painted between the skins.
11. If no cavity used for a double skin masonry wall, then the outer face of the inside skin to be bagged and sealed with bitumen, or equal and approved.

C) SURFACE BEDS
1. Surface beds to be laid on min. 250 microm DPC "Gunplus," or equal and approved.
2. Surface bed to be 100mm thick concrete with mixture not weaker than 1:3:6 cement:sand:water, and where specified by the local authority or engineer, BRC mesh reinforcement to be installed at 300mm centres both ways.
3. Ground below surface beds to be poisoned by specialist to SABS specifications.
4. Hardcore fill to be compacted properly onto which multiple layers of sabunga(150mm thick layers) are compacted. DPC laid onto sabunga, or other suitable G5 material, onto which surface bed gets poured.
5. Sabunga compacted properly to 99% modashto. Contractor is responsible for obtaining compaction tests and results before surface beds can be poured.

D) SUSPENDED FLOORS and REINFORCED CONCRETE FLOORS
1. These types of floors to be built strictly according to structural engineer's specifications while being supervised by him/her accordingly.

E) FOUNDATIONS
1. All excavations to be a minimum of 600mm deep with a solid blinding being evident. If blinding is too "plastic" (soft), an engineer should be consulted for further instructions.
2. All strip footings to be a minimum of 220mm thick and a minimum of 660mm wide UNLESS soil conditions are plastic (soft) and/or the local authority requires additional thickness or width, and/or the consulting structural engineer provides additional instructions for the foundations.
3. All foundation walls to be a minimum of 220mm thick.
4. For all beam, raft or retaining concrete foundations, a structural engineer is to provide specifications and direct supervision at all times to the work.

F) DRAINAGE
1. All sanitary fittings installed on the project should be properly vented and have required traps as by SABS.
2. All bends and junctions to drains to be provided with rodding eyes or inspection eyes, depending on diameter of pipe and its use.
3. All necessary sewerage and stormwater drainage connections to be installed before drainage work commences. Contractor to ensure that there are adequate falls to these connections.
4. Approval for siting of septic tanks and/or soak-aways to be obtained from local authority before any building work commences. Similarly, percolation tests are to be obtained as well prior to commencement of building work.
5. Any damages to the sewerage or stormwater drainage systems of the municipality of or neighboring properties caused during the construction process, is the r esponsibility of the contractor to fix or remedy.

G) DOORS AND FRAMES
1. Unless otherwise specified, all internal and external timber door frames to be hardwood.
2. Unless otherwise specified, all external doors to be hardwood
3. Internal doors to be flush panel, semi hollow-core doors with face in.
4. Internal timber doors to be provided with 1 pair brass butt hinges and external doors to be provided with 1.5 pair brass butt hinges. Doors to be provided with "Union" locksets, or equal and approved.

H) WINDOWS
1. Unless otherwise specified, windows to be anodized aluminium, 36's section used, with 25 micron cover and seal. Colour to architect's/owner's specification.
2. All windows to be cover-taped before, during and after installation for protection.
3. All new windows must conform to AAMSA and SAGGA regulations.
4. All aluminium windows to be sealed around edges with Polysulphide sealant.
5. All windows 900mm and lower from FFL to be security glass to manufacturer's specifications and NBR /SANS regulations. Sliding doors and aluminium glazed doors to have security glass as well.

I) GLAZING
1. All glazing to be in accordance with NBR 0400
2. Glazing to bathrooms and toilets to be in grey, obscure glass.
3. All bathroom windows to have security glass installed as per NBR / SANS regulations.

J) SITING AND EXCAVATIONS
1. Contractor to check all dimension and levels on site before commencing with any work. If any discrepancies should arise, contractor to contact Architect immediately.
2. All boundary beacons are to be set/tagged by a registered land surveyor. Prior to commencing any work on the property, the contractor should obtain a certificate stating that the beacons have been correctly marked before proceeding with the excavation stage.
3. Where necessary, the contractor should locate the nearest level marker
4. Contractor is to check and confirm correctness of all floor and entrance levels physically on site with local authority prior to commencement of works.
5. If the site is found to contain clay, ground water, shale or any other suspect soil condition, then a structural engineer should be consulted and construction details of the foundations obtained from him/her for construction to commence.
6. All foundations are to be taken to firm, virgin ground. No backfilling is allowed over the excavated areas. **Ultimate depth of excavations to be determined on site.**

K) LOCAL AUTHORITY
1. The owner is responsible for all local authority fees and notices.
2. Where local authority of government regulations are more stringent than shown herein, they are to be followed with prior consent by the owner.
3. The owner is required to obtain all necessary connections to services.
4. The contractor is to inspect the approved copies of the building plans to ensure that all amendments have been taken into account.
5. All NBRI and SABS standards and specifications are to be adhered to as a minimum standard and good construction principles.
6. All levels provided on the plans and as related to specific site conditions, are approximate.

L) PLASTER AND PAINT SPECIFICATIONS
1. All cement plaster to be 1:3 mix; cement:sand to CSIR standards
2. Plaster mix to have a waterproof agent added.
3. Newly plastered walls to have Silliseal, or equal and approved, sprayed onto surface.
4. Paint: undercoat to be Plascon plaster primer, or equal and approved, with 2 final coats to be to Architects specification.

M) ADDITIONAL SPECIFICATIONS
1. All roof sheeting and flashing to be guaranteed for ten years.
2. Skirting to be 76x19mm thick hardwood (meranti), prepared and painted/varnished.
3. All walls to have coping with a drip fall away from the face of the wall with a drip groove on the soffit.
4. External cills to be glazed with 250 micron underneath
5. All flat roof parapets to have built-on aluminium edge trim.
6. All parapet walls to have coping with drip groove with 250 micron under, and waterproofed. Coping to be impervious to water.

FIRE NOTES
Occupancy Classification - H4
No part of any building on site is to exceed 90m from a fire hydrant T4.4.34.
If any building exceeds the 90m distance, then additional fire hydrants as required are to be installed.
Water supply to the fire equipment must comply with T4.33 and W2 section.
Provide 1 x 4.5dcp (ABC) type fire extinguisher per unit.
Fire extinguishers are to be wall mounted with the handle at 1.5m above ground level in an easily visible and accessible position.
Marking and signposting of emergency routes and fire equipment must comply with T4.29.
a)Access to building for firefighting and rescue purposes must comply with T4.54.
b)be not less than 4.5m in width and height, if a controlled entrance is to be installed.
Air conditioning in ventilation systems must comply with T4.43.
Partition walls and partitions to comply with SANS 10400-7 (T9.2.b)
Any such door between such garage and any such room shall have a fire resistance of not less than 30mim and any such doorway shall require a threshold of not less than 10mm.
Floor coverings must comply with T4.14 and finishes to comply with T4.15.
Any flammable liquid installation such as flammable liquid stores, tanks, spray painting facilities or liquid petroleum gas facilities must comply with Mthatha by-laws relating to fire prevention and flammable liquids and substances, and the relevant SANS codes, and must be registered with the local fire department.
WATER RETICULATION FOR FIRE FIGHTING PURPOSES TO BE SEPARATE FROM DOMESTIC MAINS.

MUNICIPAL USE

GENERAL NOTES:
ANY ERRORS AND/OR DEVIATIONS ARE TO BROUGHT TO THE AUTHORS ATTENTION, FAILING WHICH, THE AUTHOR IS NOT RESPONSIBLE FOR SUCH.
CORNER BEACON CERTIFICATES TO BE ISSUED BY A REGISTERED LAND SURVEYOR. THE CERTIFICATES ARE TO BE PROVIDED PRIOR TO CONSTRUCTION COMMENCING.
EARTHWORKS TO BE CONFIRMED ON SITE AND ALL EMBANKMENTS ARE TO BE SELF STABILIZING AT 35°.
ALL STRUCTURAL ELEMENTS ARE TO BE PR.ENG. DESIGNED AND CERTIFIED.
U-BLOCKS TO BE USED OVER WALL OPENINGS AS PER SANS PART K.
ELECTRICAL, GAS, PLUMBING AND GLAZING ELEMENTS TO BE INSTALLED AND CERTIFIED BY REGISTERED PERSONS.
FINAL FLOOR AND GROUND LEVELS ARE TO BE CONFIRMED ON SITE PRIOR TO COMMENCING CONSTRUCTION.
ALL WINDOW AND DOORS SIZES TO BE CONFIRMED ON SITE PRIOR TO ORDERING THEREOF.
ARTIFICIAL LIGHT AND VENTILATION TO BE PROVIDED TO NON GLAZED BATHROOMS AS PER SANS PART O.

REGISTERED PROPERTY OWNER:

COASTAL HOMES

The Rycroft
56 Main road
Howick
3290
083 522 9785
COOKEDORANGE mark@cookedorange.com

PROJECT:

PROPOSED NEW RESIDENCE
CLIENT
ERF NUMBER
HORIZON VIEWS
QUEENSTOWN

SCALE:	DRAWN:	SIGN:
AS SHOWN	Mark Sydney D1080	
DATE:	SHEET NUMBER:	
07 NOVEMBER 2019	1 of 1	

MUNICIPAL SUBMISSION