

San Sebastian ryaan

17,5m 2171-02-03

MUNICIPAL SEWER CONNECTION POINT TO MUNICIPAL SEWER LINE ACROSS THE STREET DEPTH = AS ON SITE

Straat Toegang
Geen obstrukties



7,07m 316-02-10

12715

16000

3100

3100

3100

3100

3100

3100

4,0m Building Line

7870

2405

2890

220

2077

220

2517

330

330

330

330

400

400

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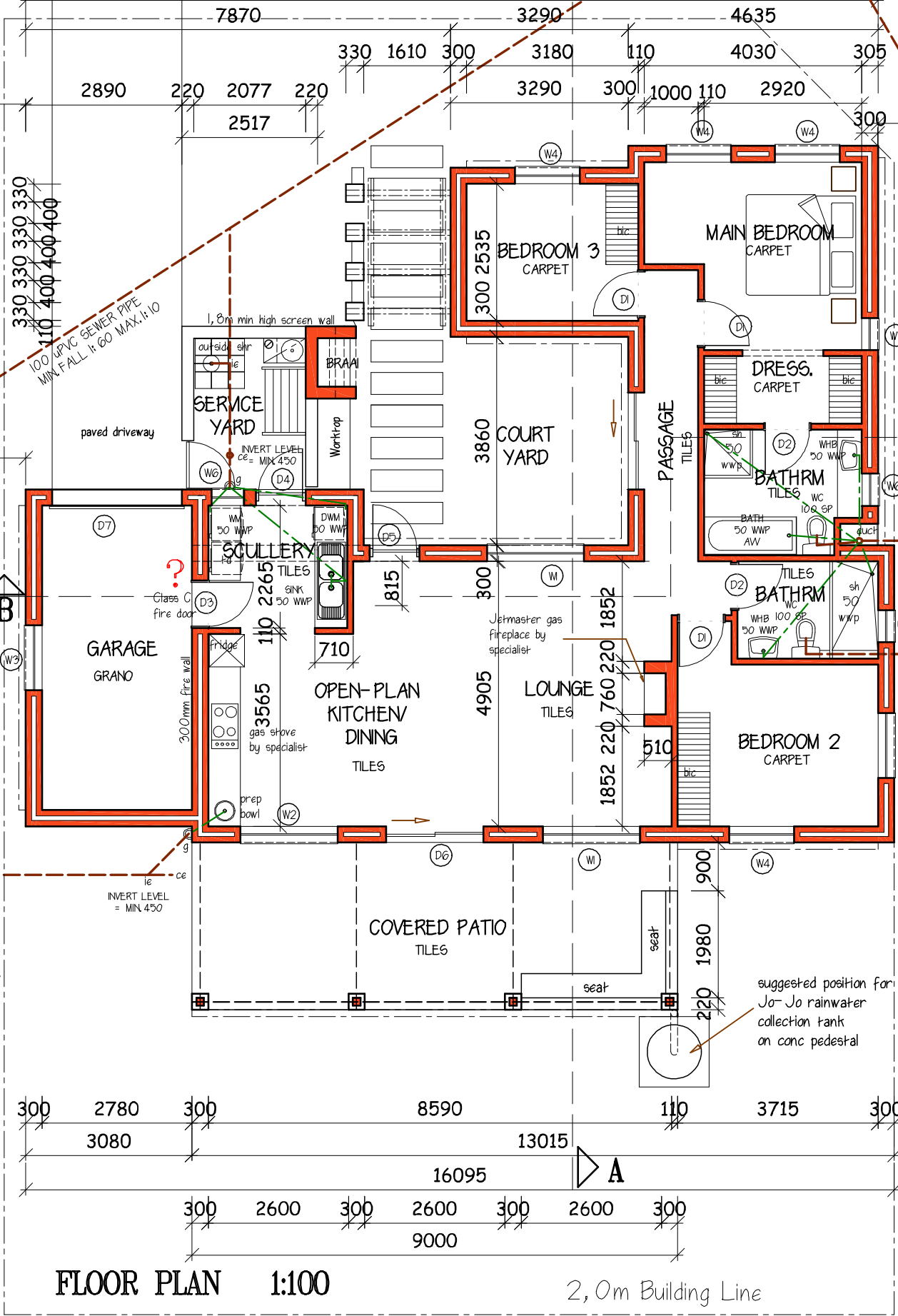
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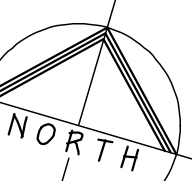
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FLOOR PLAN 1:100

2,0m Building Line



4,0m Building Line



SPECIFICATION NOTES

ROOF PITCH: 30 & 6 DEGREES
 CHROMADEK CORRUGATED ROOF SHEETING IN FULL LENGTHS WITH SECRET-FIX ROOF-SCREWS (GALVANIZED) OR OTHER RUST-FREE FIXING METHOD. MATCHING RIDGE CAPPINGS & FLASHINGS, 114x38 RAFTERS AND STRUTS AND 114x38 TIE BEAMS (EXCEPT FOR GARAGE: 152x38), 76x50 PURLINS @ +1 200 MAX C/C
 ALL ROOF CONSTRUCTION TO BE DONE ACCORDING TO ENGINEER'S APPROVAL. ROOF TRUSSES AT A MAX. OF 900 CENTRES.
 ALL ROOF TIMBER TO BE OF GRADE 6 SA PINE AND ACCORDING TO SABS SPECIFICATIONS. 114x38 TIMBER WALL-PLATES.
 ALL EXPOSED RAFTER ENDS TO BE TREATED WITH CREOSOTE.
 ROOF TRUSSES ANCHORED WITH 2 DIA. 4mm GALVANIZED WIRE TO A MINIMUM DEPTH OF 700MM INTO WALLS.
 CHROMADEK/ALUMINUM GUTTERS AND RAIN WATER DOWN PIPES.
 DOWN PIPES TO BE FED INTO RAINWATER STORAGE TANKS OF WHICH POSITIONING WILL BE DETERMINED ON SITE.

6,4mm 'FLEXIT' COMPRESSED FIBRE-CEMENT CEILING BOARDS FIXED TO 38x38 SA PINE BRANDING AT MAX 400 CENTRES ABOVE ENTRANCE HALL AND UNDER GEYSER ONLY. VERTICAL ACCESS PANEL TO GEYSER AS SHOWN. ALL OTHER ROOMS (AREAS) ON 1st FLOOR TO HAVE CEILING BOARDS ABOVE RAFTERS.
 135 FIBRE-GLASS WOOL INSULATION ABOVE CEILING.

FOUNDATIONS:
 STRIP FOUNDATIONS ACCORDING TO STRUCTURAL ENGINEER'S SPECIFICATIONS: 1-PART 5 CEMENT; 4-PART 5 SAND;
 5-PART 5 19mm STONE ACCORDING TO STRUCTURAL ENGINEER'S SPECIFICATIONS.
 85mm THK CONCRETE SURFACE BEDS (100MM IN GARAGE) ON WELL COMPACTED HARDCORE FILLING IN LAYERS NOT EXCEEDING 150mm THICK.
 ANT POISON TREATMENT TO BE APPLIED TO FILLING.
 100 MICRON WATER-PROOFING MEMBRANE UNDER SURFACE BEDS.
 STRUCTURAL WALLS: 7MPa CLASS 2-5 STRENGTH.
 BRICK-FORCE IN CAVITY WALLS: GALVANIZED HOOP-IRON BANDS (BUTTERFLY TYPE), 200MM LONG, SPACED AT 800MM CENTRES EVERY 3RD BRICK COURSE AND TO COMPLY WITH SABS 28.
 PLASTERED BRICK-ON-EDGE LINTOLS TO BE REINFORCED AND ACCORDING TO STRUCTURAL ENGINEER'S SPECIFICATIONS, ALTERNATIVELY 2X76MM MS RODS AT EVERY 3RD BRICK LEVEL WITH BRICK-FORCE ON EVERY COURSE ABOVE EVERY OPENING FOR ATLEAST 5 COURSES.
 PRE-CAST CONCRETE LINTOLS IN WALLS FOR OPENINGS WIDER THAN 2,0m SPAN AND ALL OPENINGS TO A MAXIMUM OF 3,3m SPAN, OTHERWISE ACCORDING TO STRUCTURAL ENGINEER'S SPECIFICATIONS AND/OR DETAILS.
 BRICK-FORCE IN OTHER WALLS: EVERY 5TH COURSE, OR ACCORDING TO STRUCTURAL ENGINEER'S SPECIFICATIONS.

RE-INFORCED CONCRETE FLOOR SLABS (1ST FLOOR) AND STAIRS TO BE ACCORDING TO STRUCTURAL ENGINEER'S DETAILS. 1:4 CEMENT SCREED WITH 'CONCRIM'- WATERPROOFING TO SLOPE TO WEEP HOLES OR AIR-BRICKS.
 WATER PROOFING MEMBRANE AS SUPPLIED BY 'DURBIGAM' OR 'A.B.E. CONSTR. CHEMICALS'.

ALUMINUM WINDOW FRAMES AND SLIDING DOORS AS PER SCHEDULES.

GLASS: (ACCORDING TO SABS 10400 PART N & SABS CODE 0127)
 PANES SMALLER THAN 0,75sq.m = 3mm THICK
 PANES 0,75sq.m TO 1,5sq.m = 4mm THICK
 PANES LARGER THAN 1,5sq.m = 5mm THICK
 SLIDING DOORS = 6mm SAFETY GLASS WITH WARNING STICKERS.
 BURGALAR-PROOFING AS SUPPLIED BY MANUFACTURER FOR OPENING SECTIONS OF WINDOWS.

INTERNAL AND EXTERNAL DOOR FRAMES ACCORDING TO SCHEDULES.
 2-LEVER LOCKS FOR INTERNAL DOORS. CYLINDER LOCK-SETS TO SOLID-CORE TIMBER DOORS AND EXTERNAL DOORS.
 MASTER-KEY SYSTEM FOR CYLINDER DOOR LOCKS.

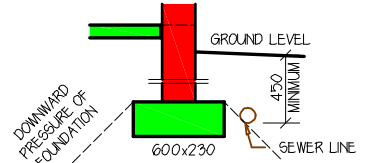
WALL TILES: 2100 HIGH IN SHOWERS, 3-COURSES FOR SPLASH-BACKS ABOVE WHB & WORKTOPS.

MUNICIPAL PLAN NO:

PLUMBERS NOTES

- ANTI-VACUUM VALVES AT ALL WASTE WATER SANITARY FITTINGS WHICH CONNECT TO THE SINGLE STACK
- 300mm GLOW BEND BELOW SINGLE STACK SEWER PIPE
- 100mm DEEP TRAP AT ALL SHOWERS
- COMPRESSION TEST ON SEWER LINE COMPULSORY
- TO COMPLY WITH REQUIREMENTS AS BY MUNICIPAL ENGINEER
- 25mm MUNICIPAL WATER CONNECTION
- WARMWATER INSTALLATION TO SANS 0254

- FOUNDATIONS, STRUCTURAL DESIGN AND EXPANSION JOINTS TO BE ACCORDING TO THE STRUCTURAL ENGINEER'S DESIGN AND SPECIFICATIONS
- ALL DIMENSIONS TO BE CHECKED ON SITE. IF UNSURE, ASK THE ARCHITECT
- ALL CONSTRUCTION MUST COMPLY WITH SANS 10400



TYPICAL FOUNDATION DETAIL IF SEWER LINE IS CLOSER THAN 1,0m TO HOUSE 1:50

NOTE:
 ALL WALLS BUILT OVER SEWER PIPES ARE TO BE REINFORCED

STATUTORY DATA

AREA OF ERF	= 6629,0sq.m
AREAS OF HOUSE:	
GROUND STOREY	= 119,53sq.m
COVERED PATIO	= 29,90sq.m
TOTAL	= 149,43sq.m
AREA OF GARAGE	= 19,92sq.m
TOTAL AREA	= 169,35sq.m
COVERAGE: $\frac{169,35}{662} \times 100 = 25,58\%$	
F.S.R.: $\frac{126,35}{662} = 0,1909$	

REVISIONS

No	DATE

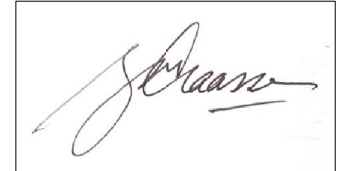
ELECTRICAL SYMBOLS

WALL LIGHT	DOUBLE PLUG	TV POINT
2 TUBE FLOURESCENT LIGHT (KITCHEN AND SCULLERY)	PLUG 1,2m HIGH	WATER-PROOF EXTERNAL WALL PLUG
CEILING LIGHT	TELEPHONE POINT	STOVE POINT
LIGHT SWITCH	DISTRIBUTION BOARD	DOOR BELL
SINGLE PLUG	GEYSER	

GERT CLAASSEN ARCHITECT SACAP 2580
 524 BROMVOEL STREET MONUMENTPARK x2 PRETORIA
 TEL (012) 347 1773 CELL 082 772 3792 gertc.architect@gmail.com

NEW DWELLING ON ERF 1146 WITSAND FOR WILCOPROP 202 (PTY) LTD

FOR OWNER: _____		
ID: _____		
SIGNATURE: _____ DATE: 2016		
DRAWN: ROBERT H	DRIVE: BREEDZICHT	ACCT NRS: bz-1146-3m
SCALE: 1:100	DRAWING No: 1146-1	REVISION: 2
DATE: 29-07-2016		



DOOR SCHEDULE

(D1)	Standard embossed hollow core door in wooden frame, painted
(D2)	Standard embossed hollow core door in wooden frame, painted
(D3)	Solid core door
(D4)	Standard SwarHand Meranti stable back door PD56 in standard wooden frame
(D5)	Standard SwarHand Meranti front door PD 115 in standard wooden frame
(D6)	Standard 1800 Slider Laminated glass with markers
(D7)	Standard Chromadek roll-up garage door