

WINDOW SCHEDULE	
WINDOW NO. W1	
DESCRIPTION	1.6mm THICK PRESSED METAL DOOR FRAME WITH 50x25mm DOUBLE REBATES SUPPLIED AS A UNIT WITH 3 (100 X 4.2mm THICK) BRASS HINGES
CATALOGUE NO.	-
FINISH	RED OXIDE PRIMER BY MANUFACTURER 2 COATS "VELVAGLOW" ENAMEL, TO CLIENT
GLAZING	6.38mm LAMINATED ANNEALED SAFETY GLASS AS PER SABS 0400 PART N
IRONMONGERY	STANDARD WITH WINDOW
SUB-FRAME	75x50x3mm GALV. M/S LIPPED CHANNEL TO RECEIVE RED OXIDE PRIMER BY MANUFACTURER 2 COATS "VELVAGLOW" ENAMEL, TO CLIENT
SUNDRY	-

WINDOW SCHEDULE	
WINDOW NO. W2	
DESCRIPTION	1.6mm THICK PRESSED METAL DOOR FRAME WITH 50x25mm DOUBLE REBATES SUPPLIED AS A UNIT WITH 3 (100 X 4.2mm THICK) BRASS HINGES
CATALOGUE NO.	-
FINISH	RED OXIDE PRIMER BY MANUFACTURER 2 COATS "VELVAGLOW" ENAMEL, TO CLIENT
GLAZING	6.38mm LAMINATED ANNEALED SAFETY GLASS AS PER SABS 0400 PART N
IRONMONGERY	STANDARD WITH WINDOW
SUB-FRAME	75x50x3mm GALV. M/S LIPPED CHANNEL TO RECEIVE RED OXIDE PRIMER BY MANUFACTURER 2 COATS "VELVAGLOW" ENAMEL, TO CLIENT
SUNDRY	-

DOOR SCHEDULE	
DOOR NO. D1	
DOOR FRAME	DESCRIP. 75x50x3mm GALV. M/S LIPPED CHANNEL
FINISH	RED OXIDE PRIMER BY MANUFACTURER 2 COATS "VELVAGLOW" ENAMEL, TO CLIENT
DOOR LEAF	DESCRIP. DOOR LEAF TO BE OF APPROPRIATE HARDWOOD SECTIONS AS SHOWN TO BE APPROVED BY ARCHITECT
FINISH	THREE COATS OF "PLASCON WOODCARE" CLEAR VARNISH FINISH.
IRONMONGERY:	AS PER SPECIALIST - TO BE APPROVED BY CLIENT
SUNDRY:	FIT WEATHER BAR TO OUTSIDE FACE OF DOOR.

DOOR SCHEDULE	
DOOR NO. D2	
DOOR FRAME	DESCRIP. 75x50x3mm GALV. M/S LIPPED CHANNEL
FINISH	RED OXIDE PRIMER BY MANUFACTURER 2 COATS "VELVAGLOW" ENAMEL, TO CLIENT
DOOR LEAF	DESCRIP. SEMI SOLID FLUSH PANEL SECTIONS AS SHOWN TO BE APPROVED BY ARCHITECT
FINISH	2 COATS "VELVAGLOW" ENAMEL, COLOUR TO ARCHITECT'S SPECIFICATION
IRONMONGERY:	AS PER SPECIALIST - TO BE APPROVED BY CLIENT
SUNDRY:	-

STANDARD CONSTRUCTION NOTES

GENERAL NOTES:

- ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS SABS - 0400 - 1987 AND TO COMPLY WITH THE LOCAL AUTHORITIES BY-LAWS AND SUB-REGULATIONS.
- ARTIFICIAL LIGHTING TO BE IN ACCORDANCE WITH THE REGULATIONS CONTAINED IN THE SABS 0114 - PART 1.
- ALL STRUCTURAL STEEL, TIMBER AND CONCRETE WORK / ELEMENTS AS PER PROFESSIONAL STRUCTURAL ENGINEERS DETAILS AND SPECIFICATIONS.
- FOR FOUNDATION DETAILS REFER TO STRUCTURAL ENGINEERS DETAILS AND SPECIFICATIONS. MINIMUM FOUNDATION SIZE TO BE 600x200mm.
- ALL LOADING AND ODLADING TO TAKEPLACE WITHIN THE SITE.
- ACCESS TO THE PROPERTY WILL BE GIVEN FROM 6am DAILY.
- ALL DIMENSIONS TO TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS.
- ALL DIMENSIONS TO BE KEPT ON SITE.
- BUILDING TO BE RAINFOOFED IN ACCORDANCE WITH GOVERNMENT REGULATIONS.
- HOT AND COLD WATER TO BE SUPPLIED AT ALL WASHING POINTS.
- DPC'S UNDER ALL WALLS AND CULLS.

CONCRETE NOTES:

- ALL CONCRETE SHALL CONFORM WITH SABS STANDARDS AND ATTAIN A MINIMUM OF 25MPa STRENGTH AT 28 DAYS.
- ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THE FOLLOWING LATEST SABS STANDARDS:
 - SABS 0100-SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS
 - SABS 0100- BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
 - CONCRETE FOOTINGS AND PADS MAY BE POURED AGAINST NEAT EXCAVATIONS, PROVIDED PLAN DIMENSIONS ARE ADHERED TO.
 - MINIMUM COVER OVER REINFORCING BARS SHALL BE AS FOLLOWS:
 - CONCRETE POURED DIRECTLY AGAINST EARTH. 70mm
 - FORMED CONCRETE 25mm
 - ALL REINFORCING BARS, ANCHOR BOLTS AND CONCRETE INSERTS SHALL BE SECURED IN POSITION PRIOR TO PLACING CONCRETE.
- PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING CONCRETE. DO NOT CUT ANY REINFORCING WHICH CONFLICTS CONSULT ENGINEER OF SUCH CONFLICTS.
- NO CONSTRUCTION JOINTS (OTHER THAN THOSE SHOWN ON DRAWINGS) SHALL BE INSTALLED WITHOUT APPROVAL OF ARCHITECT/ENGINEER.
- CONTRACTOR SHALL NOTIFY THE ENGINEER TO OBSERVE COMPLETED FOOTING EXCAVATION AND ALL REINFORCING BAR PLACEMENTS BEFORE ANY CONCRETE IS PLACED.
- REINFORCING STEEL:
 - ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO SABS STANDARDS.
 - ALL REINFORCING IN CONCRETE SHALL BE CONTINUOUS OR LAPPED IN ACCORDANCE WITH SABS STANDARDS AND NOT LESS THAN 40 MILLIMETERS.
- CONCRETE MUST BE CURED FOR A MINIMUM OF 7 DAYS. (KEPT WET CONTINUOUSLY.)
- MINIMUM TIME FOR REMOVAL OF FORMWORK = 7 DAYS.
- TEMPORARY PROPS UNDER SLAB TO BE KEPT IN POSITION FOR MINIMUM OF 28 DAYS.
- ALL DIMENSIONS MUST BE CHECKED WITH THE ARCHITECT'S DRAWINGS.
- FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS
- ALL FOUNDATIONS TO BE MIN 0.6m DEEP IN NATURAL GROUND.
- ALL WORK AND WORKMANSHIP TO BE IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS AND THE RELEVANT SECTIONS OF SABS 1200.
- ANY DEVIATION FROM DRAWING TO BE REPORTED TO THE ENGINEER IMMEDIATELY.
- NB ALL DIMENSIONS , LEVELS AND ANGLES TO BE CHECKED ON SITE BEFORE STARTING SHOP WORK.

ROOF NOTES:

- ROOF CONSTRUCTION TO COMPLY WITH SABS 0400 - PART L OF SECTION 3 & SABS 0160 & SABS 0161.
- ROOF TIMBERS SHALL COMPLY WITH THE REQUIREMENTS OF THE RELEVANT SABS REGULATIONS.
- ROOF PITCH SHALL BE - 14° (SHEET METAL).
- CONCRETE ROOF TILES ON 38 x 50mm S.A. PINE TIMBER BATTENS AT MAX. 300mm c/c's OR 152 x 38mm S.A. PINE TIMBER TRUSSES AT MAX. 850mm c/c's ON 110 x 38mm TIMBER WALL/LATES FIXED TO BRICKWORK WITH 4mmØ WIRE TIES
- 110mm THICK BRICK BEAMFILL.
- ALL TIMBER TO BE CLASS 6 TIMBER.
- UNDER TILE INSULATION THROUGHOUT.
- 114x38mm S.A. PINE WALLPLATE

GENERAL STEEL AND STRUCTURAL STEEL

- ALL EXISTING DIMENSIONS AND/OR LEVELS TO BE CHECKED ON SITE PRIOR TO DELIVERY OR MANUFACTURE OF STRUCTURAL STEELWORK.
- ALL STRUCTURAL STEELWORK MUST COMPLY WITH RELEVANT SECTIONS OF SABS 1200 AND THE NATIONAL BUILDING REGULATIONS.
- ALL STEEL SHALL BE THOROUGHLY CLEANED TO BE FREE FROM RUST, GREASE, MILL SCALE AND THE LIKE BEFORE PAINTING.
- ALL STEEL NOT GALVANIZED MUST HAVE PRIME COAT, RED LEAD BASE AND CONFORM TO SABS 312, TYPE 2, 3 OR 4. ALL SURFACES OF STEELWORK TO BE COATED.
- STRUCTURAL STEEL MUST BE INSPECTED FOR UNSOUND MEMBERS OR WELDING PRIOR TO ERECTION.
- BOLTS TO CONFORM TO SPECIFICATION SABS No. 135 UNLESS OTHERWISE STATED. WELDING: ALL WELDS TO BE MIN. 6mm CONTINUOUS FILLET AND MUST COMPLY WITH SBR 6/51.
- GROUT UNDER BASES TO BE 1:3 CEMENT : SAND MORTAR AND TO BE ADEQUATELY SHIMMED.
- ADDITIONAL HOLES MAY NOT BE MADE IN ANY STRUCTURAL MEMBER WITHOUT THE PRIOR CONSENT OF THE SUPERVISING ENGINEER.
- ADEQUATE TEMPORARY BRACING MUST BE PROVIDED TO STRUCTURAL STEELWORK ERECTED UNTIL THE ERECTION IS COMPLETED.
- ALL STEEL TO BE GRADE 300M.
- ALL DIMENSIONS, LEVELS AND ANGLES TO BE CHECKED ON SITE BEFORE STARTING SHOP WORK.
- ALL BOLTS TO BE GRADE 8.8
- THE CONTRACTOR IS TO PREPARE A COMPLETE SET OF SHOP DRAWINGS AND SUBMIT ONE SET TO THE ENGINEER FOR APPROVAL BEFORE COMMENCING FABRICATION. APPROVAL OF DRAWINGS DO NOT INDEMNIFY THE CONTRACTOR FROM RESPONSIBILITY OF THE ACCURACY OF HIS DRAWINGS. ALL DESIGNED MEMBERS SHALL BE FULL LENGTHS AND NO SPLICING OR WELDING TO MAKE-UP LENGTHS WILL BE PERMITTED.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF THE COMPLETION OF THE FABRICATION OF STEELWORK AT THE MANUFACTURERS WORKS TO MAKE INSPECTIONS IF HE SO DESIRES.
- WELDING TO BE CONTINUOUS FILLET WELDING TO ALL EXPOSED EDGES UNLESS OTHERWISE DESCRIBED.

GENERAL DRAINAGE NOTES:

- DRAINAGE INSTALLATION TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS - SABS 0400 - 1990. AND TO COMPLY WITH THE LOCAL AUTHORITIES BY-LAWS AND SPECIFICATIONS ON DRAINAGE INSTALLATIONS.
- SINGLE STACK DRAINAGE SYSTEM TO BE USED
- ALL STACKS TO HAVE VENT COWLS TO ARCHITECT'S APPROVAL.
- ALL SOIL PIPES TO BE Ø110mm MAINLINE PIPES OR AS SPECIFIED.
- ALL WASTE PIPES TO BE Ø40mm, Ø40mm OR Ø50mm PVC
- WHERE DRAIN PIPES PASS IN FLOOR SLAB THEY ARE TO BE SLEEVED
- ALL PIPES PASSING UNDER BUILDINGS TO BE CAST IN 150mm CONCRETE SURROUND UNDERGROUND ALONG ENTIRE LENGTH.
- ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE.
- CE'S TO HEAD OF DRAIN AND EVERY CHANGE OF DIRECTION
- ALL WASTE FITTINGS TO HAVE EITHER "P" OR "S" TRAPS WITH A WATER SEAL OF NOT LESS THAN 75mm.
- ALL WASTE PIPES TO BE ACCESSIBLE FOR CLEANING AND REPAIRS.
- ALL BENDS TO DRAIN JUNCTIONS TO BE FITTED WITH I.E.S WITH MARKED COVERS AT GROUND LEVEL.
- EVERY SOIL OR WASTE PIPE EXCEEDING 6m IN LENGTH FROM ITS JUNCTION WITH A VENTILATION SP OR WP TO BE VENTED UPWARDS.

NOTE

ALL DIMENSIONS , LEVELS AND ANGLES TO BE CHECKED ON SITE BEFORE STARTING SHOP WORK.
NO GALVANIZED STEEL SHALL BE REQUIRED

GLAZING NOTES:

- ALL WINDOWS AND EXTERNAL FRENCH AND SLIDING TIMBER DOORS TO BE PROPERLY TREATED AND MATT VARNISHED MERANTI HARDWOOD BY WINSTERS OF THE SWARTLAND GROUP.
- ALL WINDOWS TO BE MOOK SASH SECTIONS OPENING OUTWARD.
- GLAZING TO COMPLY WITH SABS - 0400 BY-LAWS.
- ALL EXTERNAL FRENCH AND SLIDING DOORS TO BE GLAZED WITH 6mm LAMINATED SAFETY GLASS FIXED WITH TIMBER GLAZING BEADS.
- SAFETY DECALS TO BE FIXED TO ALL FRENCH AND SLIDING GLASS AT 1500mm AFFL. TO ARCHITECTS APPROVAL.

	1	2
NOMINAL THICKNESS OF GLASS (mm)	3	4
MAXIMUM SIZE OF PANE (sq.m)	0.75	1.5
	2.1	2.1
	3.2	

GENERAL PLASTER NOTE:

- COMPLETE ALL CHASED PIPE WORK AND SERVICE OUTLETS BEFORE PLASTERING IS COMMENCED.
- ROUGHEN CONCRETE SURFACE WHERE NECESSARY BY HACKING, CLEAN THE SURFACE WITH A WIRE BRUSH, WET AND SLUSH WITH 1:1 CEMENT SAND GROUT TO FORM A KEY FOR THE PLASTER.
- WHEN RELEVANT FIX 1500x1.0x25mm ORTH GALVANIZED ANGLE ROUNDED CORNER PROTECTION STRIPS (SABS 190 PART 2) ABOVE SKIRTING TO EXTERNAL ANGLES OF ALL INTERIOR WALLS.
- WET THE SURFACE BEFORE PLASTERING IS COMMENCED.
- PLASTER 12-20mm THICK ON WALLS, 10-15mm THICK ON CONCRETE CEILINGS AND BEAMS.
- FINISH INSIDE PLASTER WITH STEEL TROWEL, OUTSIDE PLASTER WITH WOODEN TROWEL TO AN EVEN AND SMOOTH FINISH. FOR ROUGHCAST FINISH, SPATTER ONTO THE STILL GREEN RENDERING COAT THE SAME MIX WITH A SPATTER MACHINE TO ACHIEVE AN APPROVED FINISH FOR BAGGED FINISH, SPREAD THE MIX OVER THE SURFACE WITH A ROLLED-UP SACK UNTIL ALL HOLES HAVE BEEN FILLED.
- PLASTER SINGLE SURFACE IN ONE OPERATION.
- PROTECT SURFACE AGAINST DRYING OUT FOR THREE DAYS.
- FORM JOINTS THROUGH FULL PLASTER THICKNESS OVER MOVEMENT JOINTS, WITH BEVELLED EDGES.

NOTE : COMPACTION

FILLING MATERIAL: APPROVED CLEAN EARTH OR GRAVEL WITHOUT CLAY OR ORGANIC MATTER

INSPECTION: DO NOT FILL AROUND THE FOUNDATION STRUCTURE BEFORE THIS HAS BEEN INSPECTED AND APPROVED. ENSURE THAT FOUNDATION WALLS ARE ADEQUATELY BRACED OR HAVE ADEQUATE STRENGTH TO WITHSTAND THE HORIZONTAL PRESSURE RESULTING FROM FILLING.

FILLING: SPREAD, LEVEL AND COMPACT FILLING AT OPTIMUM MOISTURE CONTENT IN LAYERS NOT EXCEEDING 300mm THICK BEFORE COMPACTION. TO A DENSITY OF AT LEAST 90% OF THE MAXIMUM MODIFIED AASHTO DENSITY OR AS SPECIFIED BY ENGINEER.

FILL AGAINST THE OUTSIDE OF FOUNDATION WALLS WITH A MINIMUM FALL OF 1:3 AWAY FROM THE BUILDING OVER A DISTANCE OF AT LEAST THREE METERS. FINISH SLOPING BANKS AT A MAXIMUM GRADIENT OF 30° TO THE HORIZONTAL. FILL UNDER FLOORS AT LEAST 150mm THICK IN LAYERS NOT EXCEEDING 150mm.

NOTE : SOIL POISONING

- POISON THE SOIL AGAINST THE INSIDE OF FOUNDATION WALLS AND UNDER FLOOR WITH APPROVED SOIL INSECTICIDE ACCORDING TO SABS 0124.
- BY A CERTIFIED PEST CONTROL CONTRACTOR.
 - NOT WHEN SOIL IS EXCESSIVELY WET.
 - DO NOT DISTURB TREATED SURFACE.
 - DO NOT BURY SCRAPS OF TIMBER IN GROUND FILL.
 - TREAT EVERY 300mm BACKFILL BEFORE COMPACTION.
 - TREATS FULL LENGTH OF PIPE AND CABLE TRENCHES INSIDE THE BUILDING AND FOR A DISTANCE OF 3m OUTSIDE THE BUILDING.
 - TAKE NECESSARY HEALTH PRECAUTIONS ON SITE.

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REVISONS		
REV.	DATE	REVISION DETAILS

GENERAL NOTES

ALL WORK TO BE STRICTLY IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS OF THE SPECIFIC COUNTRY AND/OR THE SABS 0400 MINIMUM STANDARDS SPECIFICATIONS (SOUTH AFRICA, BRITISH STANDARD (B.S.), MINIMUM STANDARDS SPECIFICATION (ELSEWHERE). ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.

THIS DOCUMENT TO BE READ IN CONJUNCTION WITH ANY OTHER RELEVANT SPECIFICATION, ENGINEERS DRAWINGS OR BILLS OF QUANTITIES.

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ARCHITECT



SIGNATURES

Wouter de Wet NOT VALID WITHOUT SIGNATURE		PSAT35194545
DATE	SIGNATURE	
STRUCTURAL ENGINEER NAME		
DATE	SIGNATURE	
CLIENT / OWNER OF PROPERTY		
DATE	SIGNATURE	

CLIENT

CHATEAU	
PROJECT	
PROPOSED NEW DWELLING ON ERF STILL TO BE CHOSEN	

DRAWING TITLE

OPTION 4
GROUND FLOOR PLAN, SECTION & ELEVATIONS

CLIENT PROJECT NUMBER

2019-05-002

DRAWING NUMBER

2019/005 - 101

SCALE

AS PER DRAWING

DRAWN

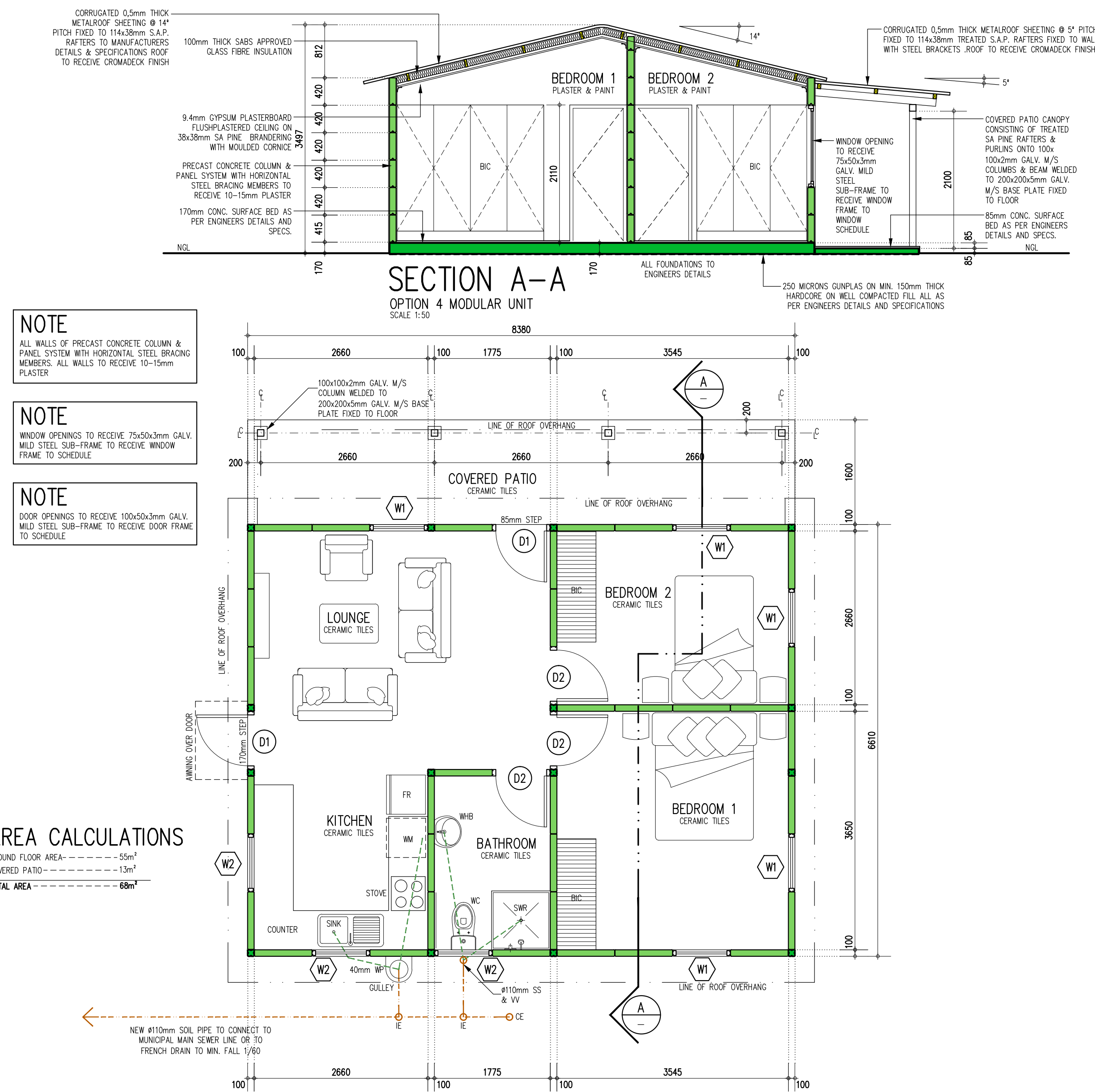
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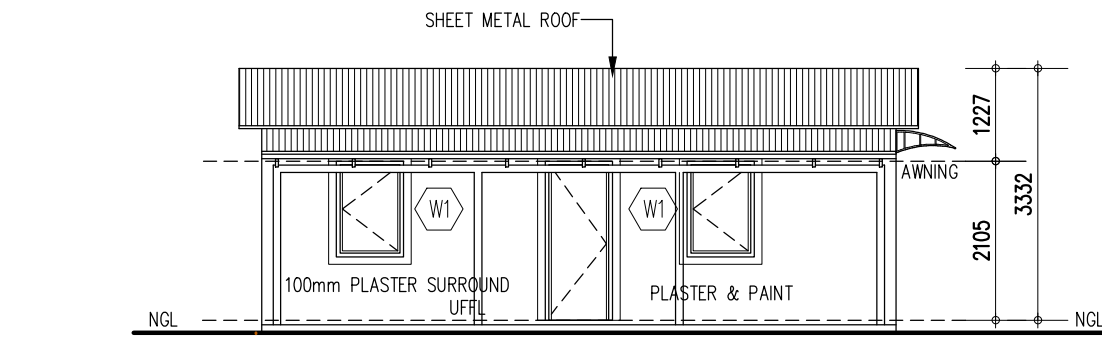
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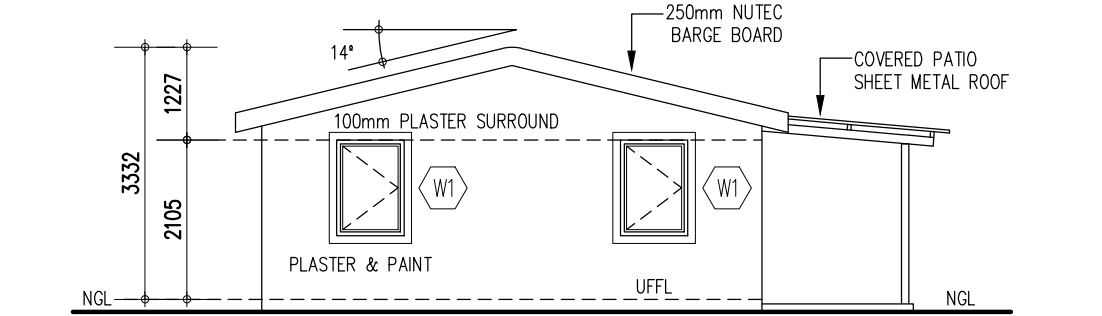
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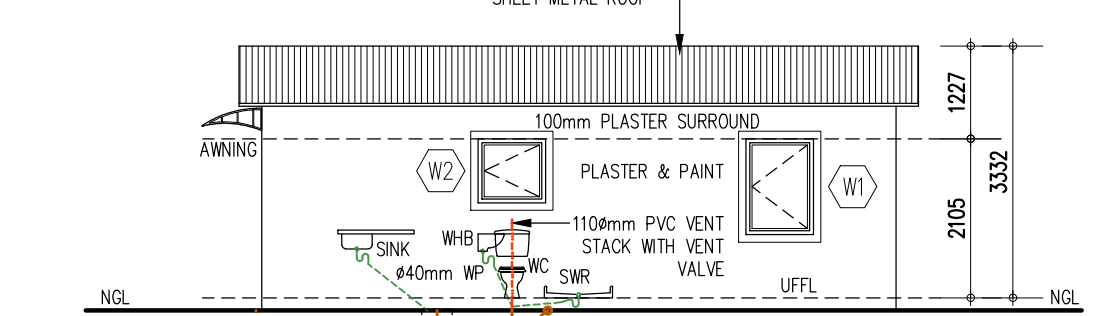
GROUND FLOOR PLAN
OPTION 4 MODULAR UNIT
SCALE 1:50



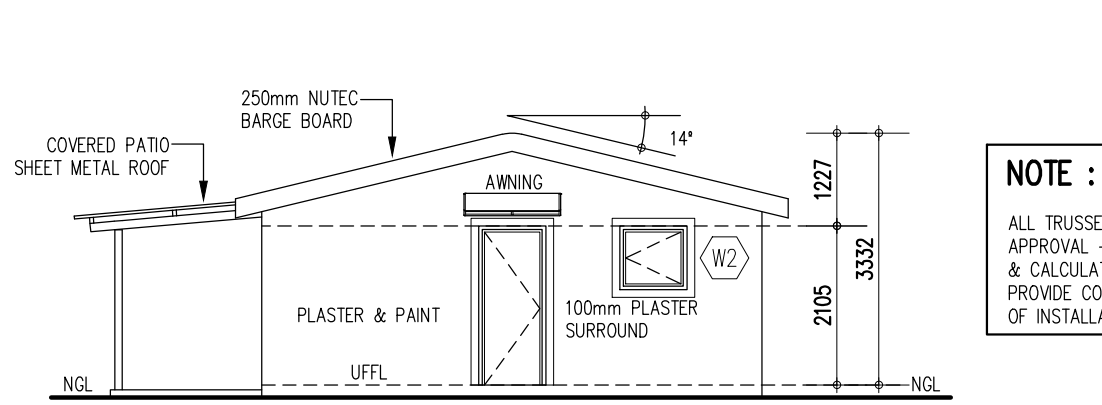
NORTH ELEVATION
OPTION 4 MODULAR UNIT
SCALE 1:100



EAST ELEVATION
OPTION 4 MODULAR UNIT
SCALE 1:100



SOUTH ELEVATION
OPTION 4 MODULAR UNIT
SCALE 1:100



WEST ELEVATION
OPTION 4 MODULAR UNIT
SCALE 1:100

NOTE :

ALL TRUSSES BY SPECIALIST SUPPLIER TO ENGINEER'S APPROVAL - SPECIALIST TO PROVIDE SHOP DRAWINGS & CALCULATIONS FOR ENGINEER'S APPROVAL. PROVIDE COMPLIANCE CERTIFICATE AFTER COMPLETION OF INSTALLATION