



NOTES:
GENERAL:
 All dimensions to be checked on site before work commences. Drawings not to be scaled.
FOUNDATIONS: To Engineer's specification & details
 220mm Wall's - 200x600mm concrete foundations
 110mm Wall's - 200x600mm Concrete foundations
 Min. strength 20 MPa after 28 days
 Foundation walls to be of hard burnt stock brick, min. strength 7 MPa solid filled
 All foundations to be a min. of 300mm below NGL
FLOORS: To Engineer's specification & details
 Apply ant poison as per SABS 024
 Concrete surface bed min strength 15 MPa after 28 days
 19mm Stone on well compacted filling in wetted layers of 150mm provide "ISOBOARD" underslab insulation
 "USB GREEN" waterproofing membrane
 25mm thick screed on 75mm min conc. surface bed
 Finished floors to a min of 150mm above NGL
 Brick paving on 25mm river sand on DPC on well compacted filling to specialist contractor
WALLS:
 220mm & 110mm Stretcher bond brick walls with min. strength of 7 MPa Class 3 cement mortar
 "GUNDLE BRICKGRIP" DPC under all walls & window cill's
ROOF NOTES: To Engineer's specification
 Cement roof tiles @ 17,5° - 30° pitch
 on 76x38mm SA Pine roof battens
 @ 500mm max c/c on Roof trusses @ 760mm max c/c:
 152x38mm SA Pine WG 6 tie beam
 152x38mm SA Pine WG 6 rafters
 114x38mm SA Pine WG 6 posts & struts on 76x38mm SA Pine WG 6 wall plate
 2 Strands 4mm galv. wire roof tie's built in 400mm min 38x38mm SA Pine ceiling battens @ 500mm max c/c
 Cement fibrous or similar ceiling and cornice
 45mm min thick roof insulation in ceiling
 100x76mm gutters & RWDP with "Chromadek" finish
 All timber to SANS 10163 standards & specifications
 Provide underlay according to manufacturer specification
 Provide flashings where any roof abutts to any wall
 Flashings to be tucked into horizontal joint of brickwork
GLAZING: As per SANS 10400 Part N Requirements
 0 - 0.75 sqm = 3mm
 0.75 - 1.5 sqm = 4mm
 1.5 sqm or larger = 6mm
 All sliding doors = 6mm safety glass clearly marked
DRAINAGE NOTES: As per SANS 10400 Requirements
 100mm diam. PVC pipes @ 1:40 min - 1:50 max fall
 Provide CE's at 25m intervals and at head of drain
 Provide IE's at every change in direction of drain
 50mm ASP to all WC's with VP
 100mm diam. OVP at head of every drain
 Invert level to be 450mm min below NGL
GEYSER INSTALLATION:
 To comply with SABS 10254 requirements
 Provide solar geysers system and/or heat pump to comply with rational design
FIRE NOTES:
 Chimney to comply with SANS 10400 Part 'VV1 - VV4'
SWIMMING POOLS:
 Safety to comply to SABS 1390, self locking gates

GROUND FLOOR PLAN
 3 BED. 3 BATH.
 SCALE 1:100

UNITS 16/17/18/19/20/21/22/23
TYPE 4

SEE SDP FOR ALL SERVICES

AREA SCHEDULE (PER UNIT)
GROUND FLOOR = 82.2m ²
FIRST FLOOR = 65.1m ²
DOUBLE GARAGE = 41.10m ²
TOTAL FLOOR AREA = 188.40m²

FIRST FLOOR PLAN
 3 BED. 3 BATH.
 SCALE 1:100

UNITS 16/17/18/19/20/21/22/23/
TYPE 4

ELECTRICAL KEY	
	CEILING LIGHT
	WALL LIGHT
	TIMER SWITCH LIGHT
	DOOR BELL
	GEYSER CONNECTION
	SINGLE PLUG OUTLET
	STOVE CONNECTION
	LIGHT SWITCH
	DISTRIBUTION BOARD
	CONNECTOR BOX
	METER BOARD
	G.P.O. JUNCTION BOX
	T.V. AERIAL CONDUIT
	TELEPHONE OUTLET

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PROJECT:	25 DWELLING UNITS
CLIENT:	UNITS 16,17,18,19,20,21,22,23
ERF:	BERIDA PROPERTIES
SUBURB:	WILLOW PARK MANOR EXT.61
	TSHWANE
MAIN BLDG AREA:	UNITS 16,17,18,19, 20,21,22,23 TYPE 4
COVERED STOEP:	
OUTBUILDINGS:	SCALE: AS SHOWN
TOTAL AREA:	DRAWN: DATE: 21.03.2017
REV:	
DATE:	WPM/25

