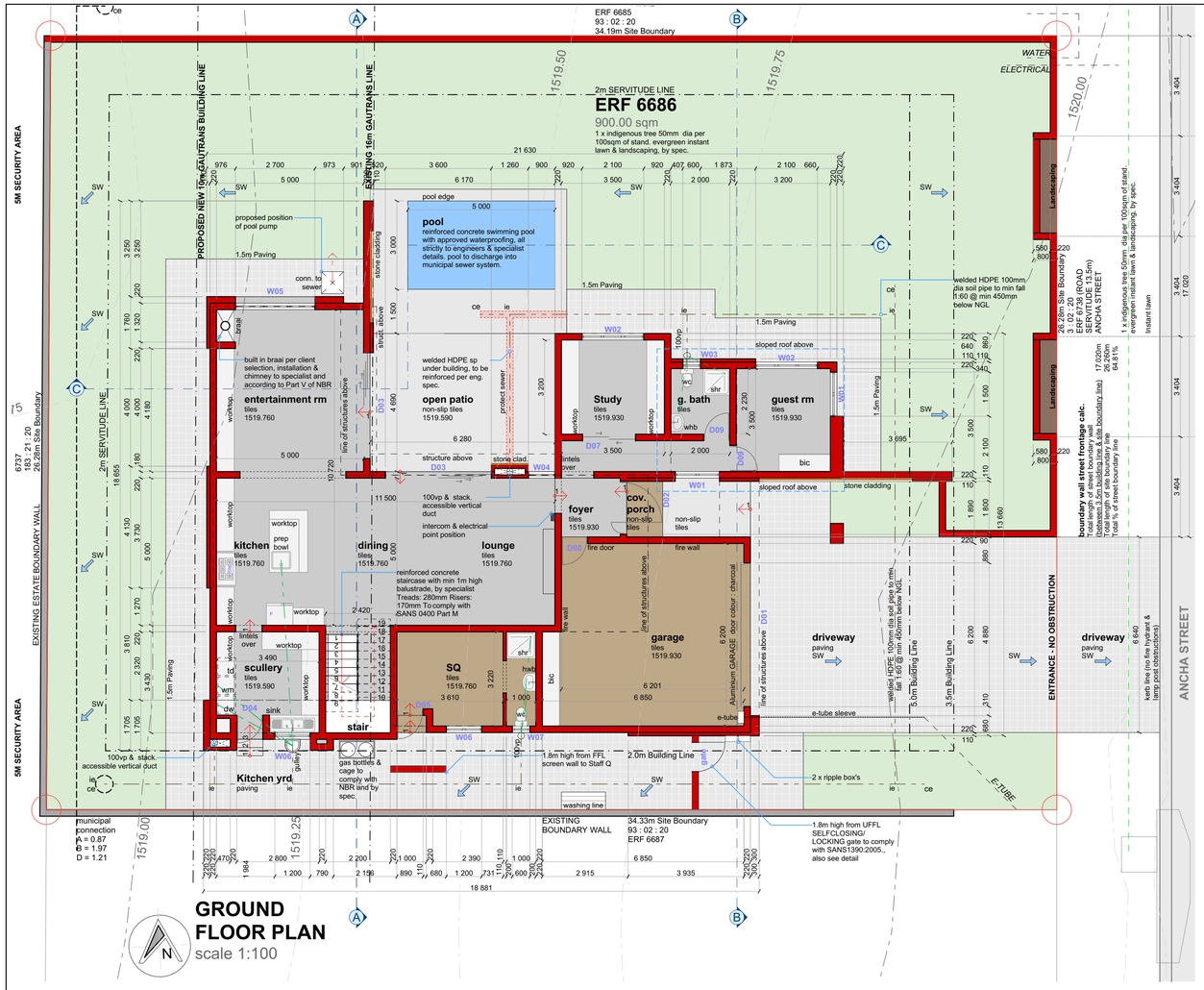
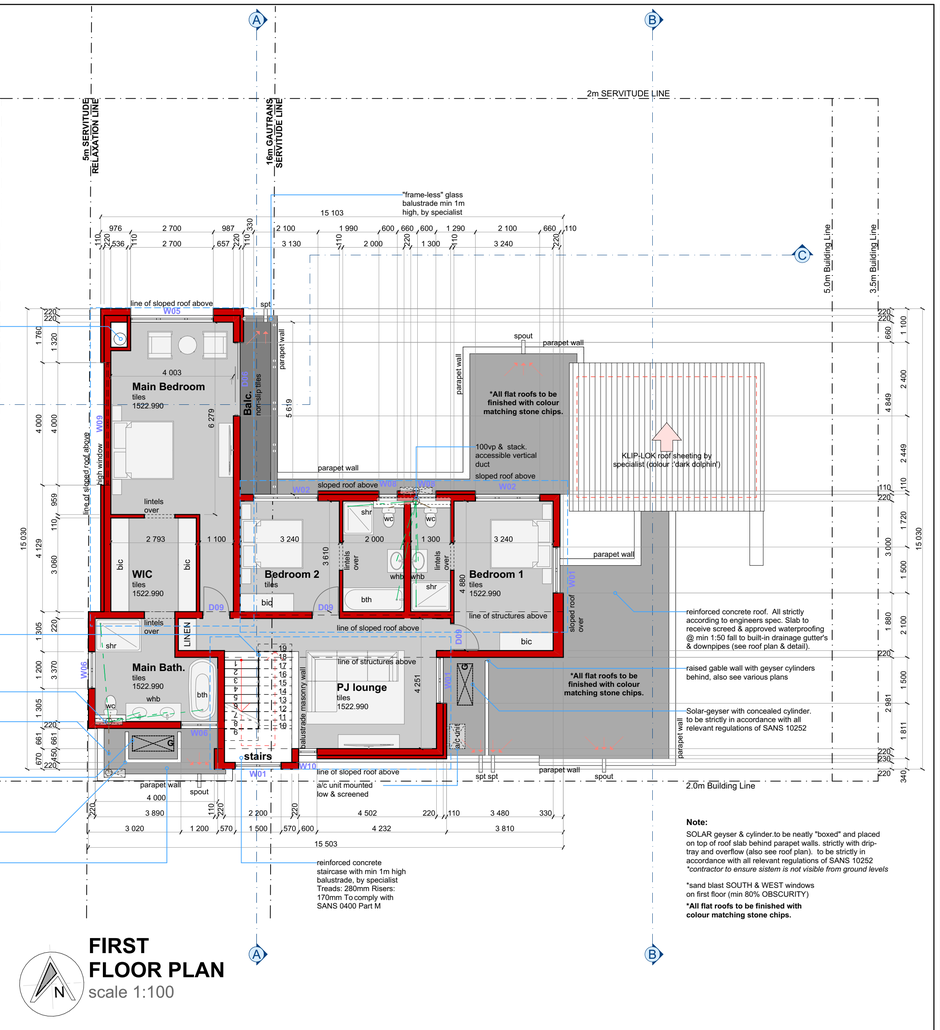


GROUND FLOOR PLAN
scale 1:100



FIRST FLOOR PLAN
scale 1:100

Note:
SOLAR geyser & cylinder.to be neatly "boxed" and placed on top of roof slab behind parapet walls. strictly with drip-tray and overflow (also see roof plan). to be strictly in accordance with all relevant regulations of SANS 10252
contractor to ensure sistern is not visible from ground levels

*sand blast SOUTH & WEST windows on first floor (min 80% OBSCURITY)
***All flat roofs to be finished with colour matching stone chips.**

NOTES

GERENAL :
1. All work to be carried out strictly according to the National Building Regulations (NBR/SANS 10400), any SANS standards & any applicable local by-laws.
2. All materials used must be of the highest quality & SABS approved (where required). All work must be done to the highest quality & by people qualified/certified to do the relevant work.
3. All material and work to be approved by the developer/architect.
4. All specialist work to be carried out by an approved specialist.
5. No work to be done without municipal approved drawings or i.t.o. a 7(6) approval.
6. All work to be done in accordance with approved municipal drawings & contractor to always keep a copy of the approved drawings on site.
7. All drawings to be read in conjunction with other consultants drawings & specification (ex. Engineer's drawings).
8. All dimensions are in millimeters, unless otherwise shown. Do not scale the drawing & work strictly to written heights & dimensions.
9. **Any discrepancies must immediately be brought to the attention of the Architect.**
10. The contractor is responsible for setting out all new building work and shall appoint a land surveyor to do so.
11. Any specification or schedule of finishes shall take preference over any drawings, except where the spec/schedule is in contradiction with the NBR, any local by-laws, any detail/spec from any specialist/engineer.
12. Work to be certified in writing : all structural work; termite poison; pre-fab trusses; all glazing; all electrical work; any gas installation; other as determined during construction.

GROUND & EXTERNAL BUILDING WORKS :
1. All ground works (cut and fill, finalization and compacting of platforms) strictly to engineers specifications and drawings.
2. SABS approved interlocking pavers as shown on site plan and to eng. detail, strictly laid according to manufacturers spec. Colour to developer/architect spec. No plastic underlay to be provided underneath pavers.
3. All boundary walls to site plan and strictly to architects details. All boundary walls to comply with SANS 10400-K. 32mm dia weepholes to be provided as shown or as determined on site. No plastic waterproofing membrane to be provided at any level of boundary wall.
4. Foundation to boundary walls at the site's external boundary not to encroach over any site boundary.
5. Retaining wall as shown on site strictly to specialist/engineers detail.
6. Ramps (if any) as shown on plans and not to exceed 1:12 gradient.
7. External stairs (if any) to be built according to plans/detail and/or as determined on site during construction. Riser @ max.170mm. Treads @ min 250mm.
8. Site and external building lighting to specialist/engineers detail.
9. One external tap to be provided over gulley in kitchen yard.
10. All landscaping to be done by specialist/landscape architect.
11. Storm water to be channeled on surface as shown on engineer's drawings and site plan.

FOUNDATIONS :
1. All excavations for foundations strictly to engineer's detail.
2. Concrete RAFT foundations as per engineers detail. Strip foundation to be provided underneath all 220mm external and internal brick walls, unless overriding by engineer.
3. Concrete slab thickening strictly to engineers detail and to be provided underneath all 110mm brick walls, unless override by engineer.
4. Re-inforced concrete raft foundation with 85mm steps (if any) strictly to engineer's detail.

PRIMARY STRUCTURE :
1. ROOF FINISH AS PER SECTION/ELEVATION (incl. all accessories) with pre-painted finish (colour to spec/elevations) on approved FR heat reflective membrane (HRM) on 52x76mmSAP Battens @ max 1.2mc/c.
2. Exposed trusses to be properly sanded pre-fab timber trusses with specially designed connection plates, from grade 6 SAP timbers @ max 1.4m c/c, all as per engineer's detail. Levels and gradient as per various drawings. 6.4mm gypsum ceiling with timber quarter-rounds as cornices in between exposed trusses with 115mm cellulose fibre insulation on top of ceiling board but below HRM.
3. Concealed trusses to be computer designed pre-fab timber trusses from grade 6 SAP-timbers @ max 1.4m c/c, all as per engineer's detail. Levels and gradient as per various drawings. 6.4mm gypsum ceiling with timber quarter-rounds as cornices fixed to underside of trusses with 38x38mm timber battens. 115mm cellulose fibre insulation on top of ceiling board but below HRM.
4. All trusses to be anchored with steel wires, strictly according to NBR &/ detail.
5. For concrete roofs (if any), approved SABS waterproofing on min. 25mm sloped screed on min 170mm concrete roof with upstands to allow for waterproofing, all to roof plan, sections and engineer's detail. Spouts/fullbores/weepholes all to detail and roof plan.
6. Min. 100mm dia downpipes to detail and roof plan, if required.
7. All brick walls as shown and dimensioned on various drawings. All walls to be built with approved clay bricks with brickforce at levels specified by engineer.
8. Pre-fab concrete lintels only over openings in walls that are plastered on both sides, unless otherwise indicated.
9. Facebrick walls (or where indicated) to have re-inforced brick on edge (boe) lintels to eng. detail.
10. DPC membranes to be provided at all window sills, under all walls at UFL and wherever else shown. All 340mm retaining walls including vertical DPC to eng. detail.
11. Re-inforced concrete slabs (if applicable) sizes and specifications strictly according to eng. detail.
12. 85mm concrete surface bed, re-inforced to eng. detail. UFFL as shown but @min 340mm above NGL. on approved termite poison on approved compacted filling.

SECONDARY STRUCTURE :
1. Powder coated aluminium doors and windows as shown on drawings and schedules. Colour to developer/architect.
2. Hardwood timber door frames with solid external timber and hollow internal door, all to schedule. Doors and frames to be painted/oiled strictly according to manufacturers spec.
3. All glass types, thicknesses and fittings strictly to window & door schedule.
4. Remote controlled timber garage door, to door schedule (natural colour). To be oiled strictly according to manufacturers specs.
5. Roof (PERGOLA timber & steel structures. Exposed pre-fab timber beams & columns with specially designed connection plates, from grade 6 SAP timbers @ c/c as indicated. Fixed to steel square tube. Levels and gradient as per various drawings. All exposed timber to be properly sanded and oiled. FINAL DESIGN & INSTALLATION BY SPECIALIST (to be approved by architect).

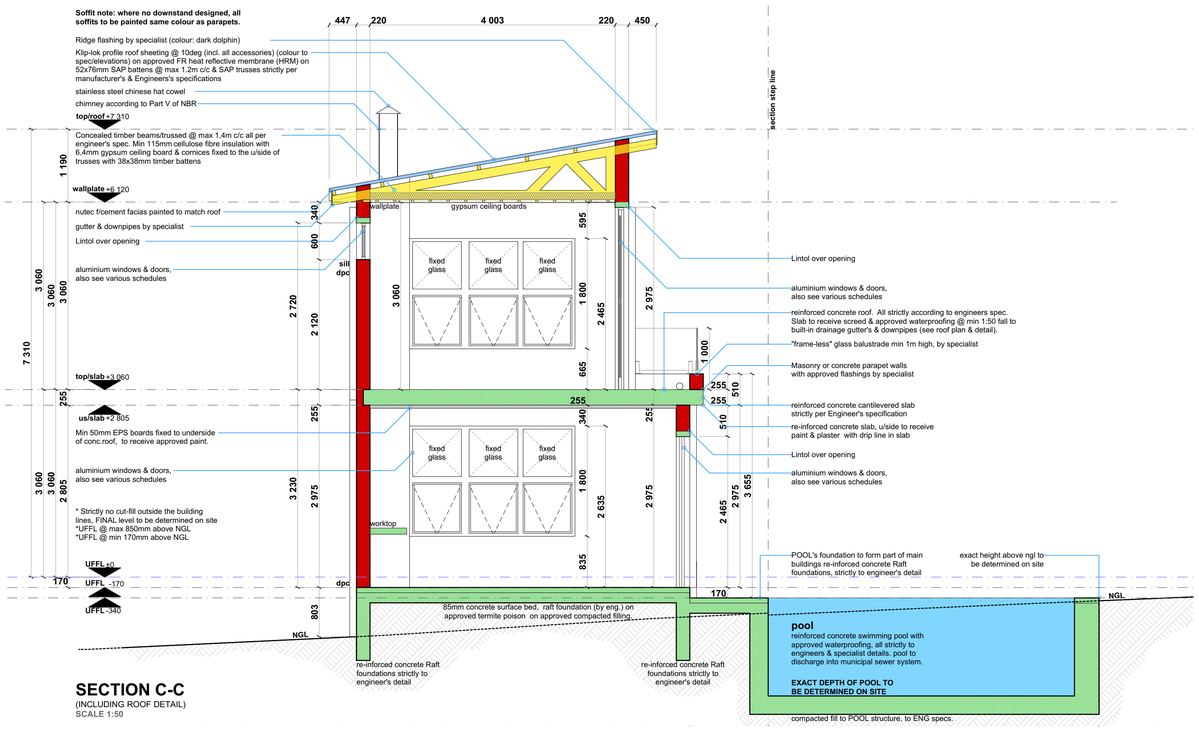
FITTINGS :
1. Hot water supply provided by GAS GEYSOR SYSTEM, by specialist
2. Built in cupboards to specialist design and specifications. To be approved by developer/architect.
3. 4-plate GAS stove and electrical over / as specified by client / developer, all to specialist.
4. Sanitaryware as shown/or to developer/architects specifications/schedules.
5. Standards built in braai. Braai and chimney strictly by specialist and in accordance with the NBR.

CLIENT APPROVAL:

I _____ (*NAME IN PRINT*)
CONFIRM I HAVE FAMILIARISED MYSELF WITH THE SPECIFICATIONS, MEASUREMENTS, ORIENTATION AND LAYOUTS AS SHOWN ON THIS DOCUMENT AND I CONFIRM THAT THE DESIGNS AS DRAWN ARE IN ACCORDANCE WITH MY INSTRUCTIONS. BY MY SIGNATURE BELOW I APPROVE THE DESIGNS SET OUT IN THIS DOCUMENT AND ACCEPT RESPONSIBILITY FOR THE CONSEQUENCES OF THE DESIGN DECISIONS HEREBY APPROVED.

SIGNATURE _____ DATE _____

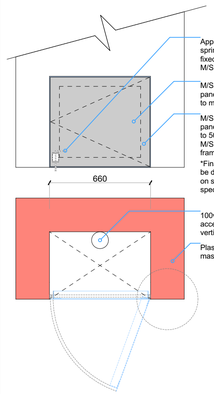
Soffit note: where no downstand designed, all soffits to be painted same colour as parapets.



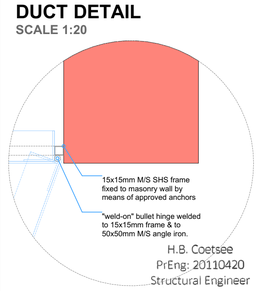
SECTION C-C
(INCLUDING ROOF DETAIL)
SCALE 1:50

AREAS

GROUND FLOOR	
Staff Area	16.20 m²
Garage's	46.30 m²
Covered Porches	5.00 m²
Dwelling	164.00 m²
TOTAL GROUND FLOOR:	231.50 m²
FIRST FLOOR	
Dwelling	135.10 m²
TOTAL FIRST FLOOR:	135.10 m²
TOTAL (excl. D/V):	**366.60 m²**
Double volume (FF)	3.80 m²
TOTAL (incl. D/V):	**370.40 m²**
SITE AREA	900.00 m²
COVERAGE	25.72 %
FIRST FLOOR / GROUND FLOOR RATIO (incl. double volumes)	0.6000 / 60.00 %
UNCOVERED AREAS / EXTRA'S	
Open Patio & Pool	59.00 m²
Balcony	7.00 m²



GENERAL SEWER DUCT DETAIL
SCALE 1:20



H.B. Coetsee
PrEng: 20110420
Structural Engineer

CONSTRUCTION

CLIENT
NEW DWELLING FOR EMS HOMES ON STAND 6686, MIDSTREAM ESTATE x 84. TOWNSHIP

DRAWING TITLE
FLOOR PLANS, DETAILS & SECTIONS

DESIGNED	DRAWN	SCALE
AWA	AW	1:100 / 1:20 / 1:50
STAGE: CONSTRUCTION		PAPER SIZE: A1
DRAWING NUMBER: 24Roets6686 - WD01 - 101		DATE: 2025/07/16

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SEWER CODE

	32mm/38mm/50mm (as per NBR) dia PVC wp's from various fittings
	100/150mm dia HDPE sp, min fall 1:60, u/side min 400mm deep
	100/150mm dia PVC sp under building, foundations over to be reinforced
	Standard 50/100mm dia VV's / VP's as shown on various drawings

Adriaan Wooding Atelier
architecture and design workshop
336, hans strijdom avenue,
lyttelton manor, centurion.
083 411 9912
adriaan@awatelier.co.za
PrArch 21354
PROFESSIONAL ARCHITECT
ADRIAAN WILLEM WOODING
South African Council for the Architectural Profession
07:11 AM (Africa/Johannesburg) on 03 Dec 2021