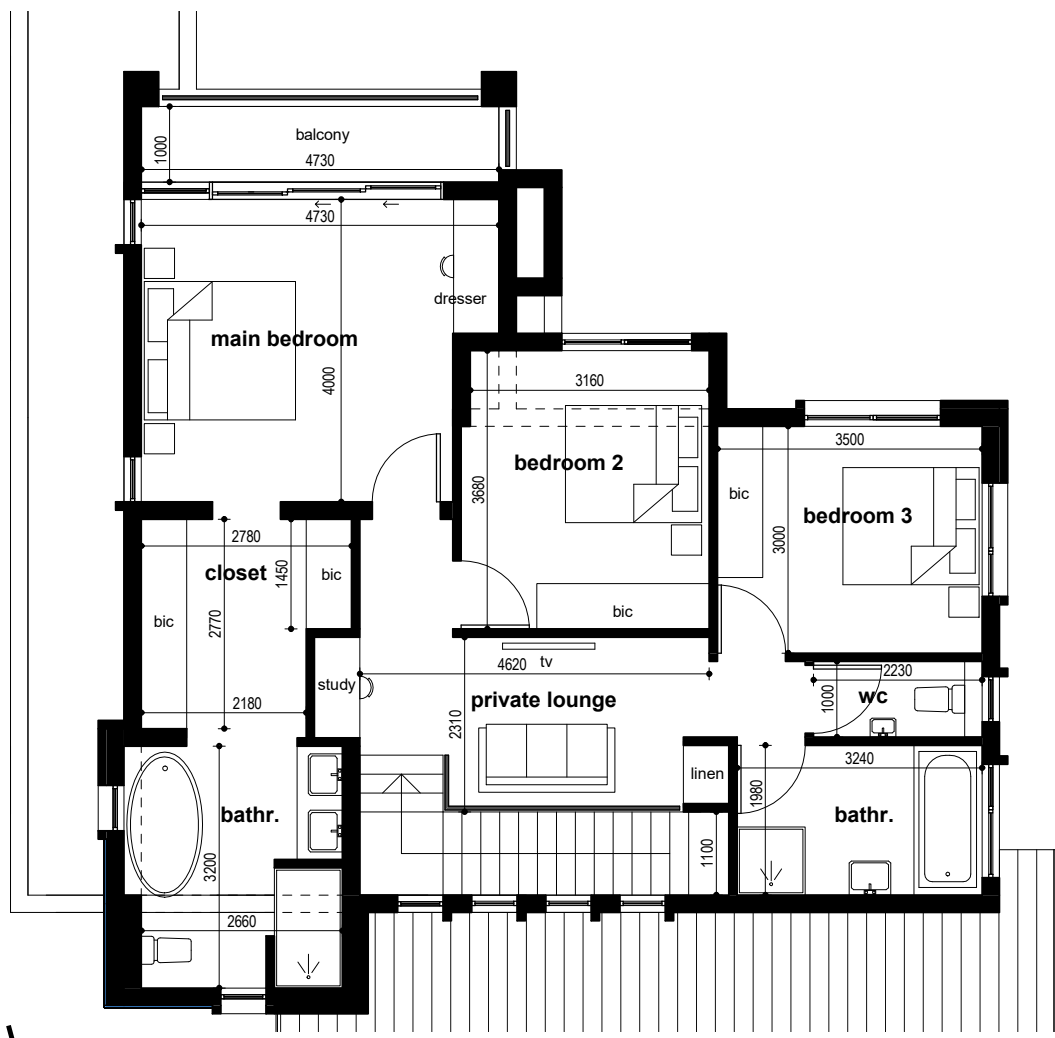
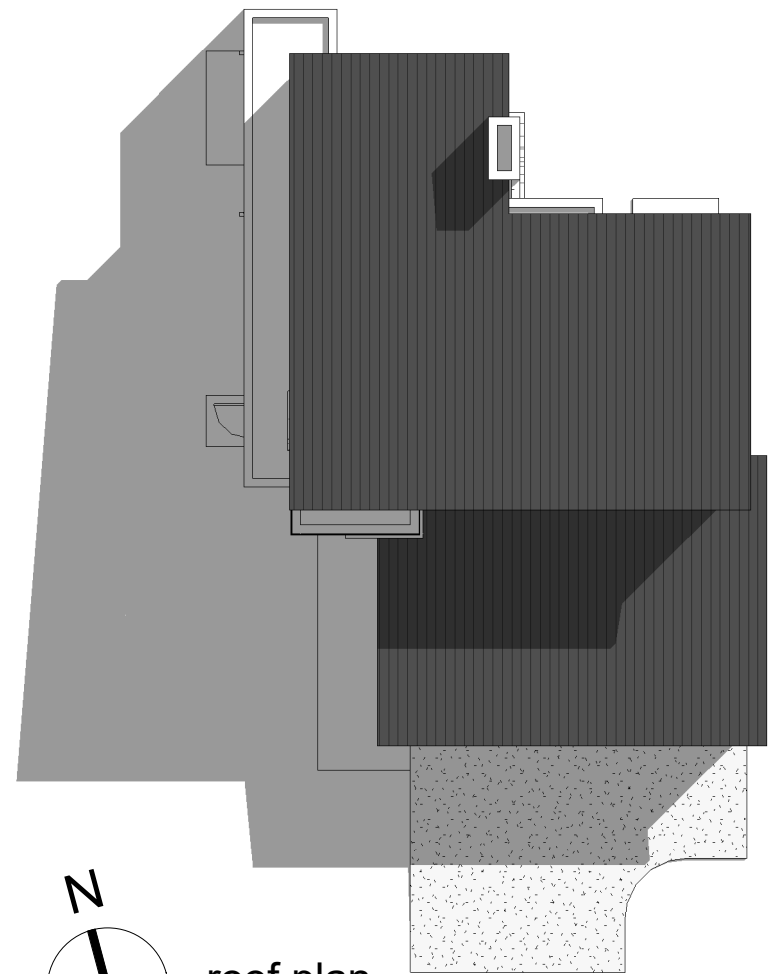




first floor plan
1 : 100



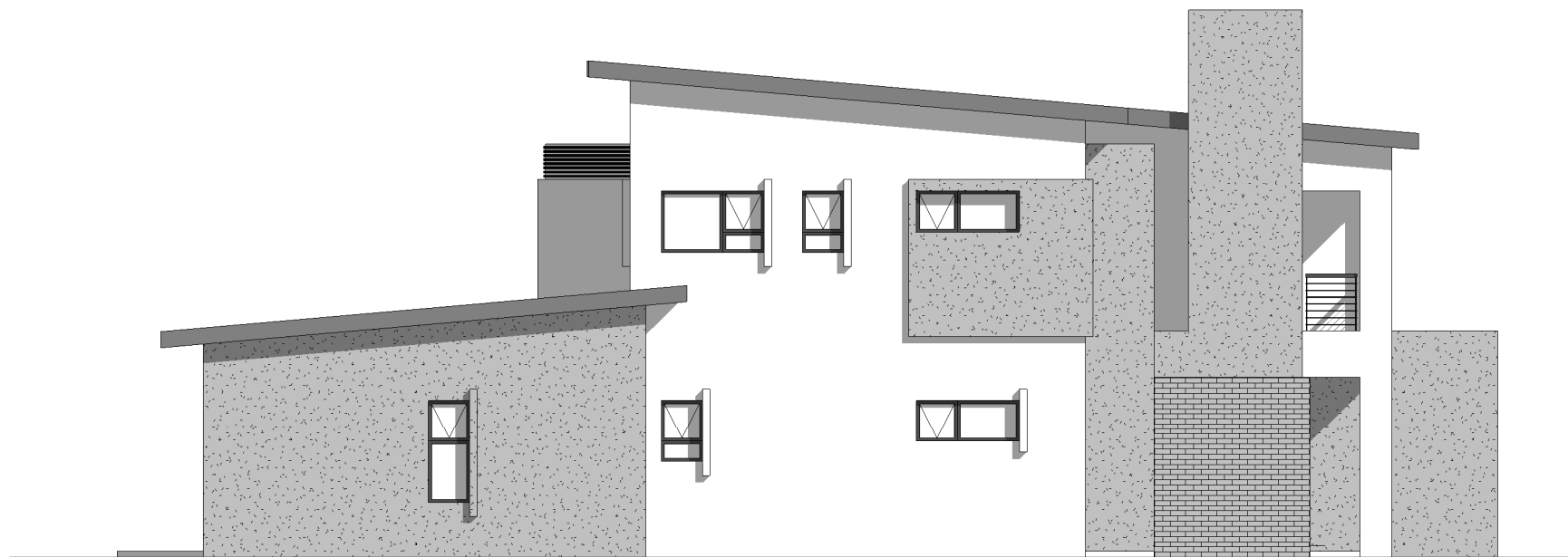
roof plan
1 : 200



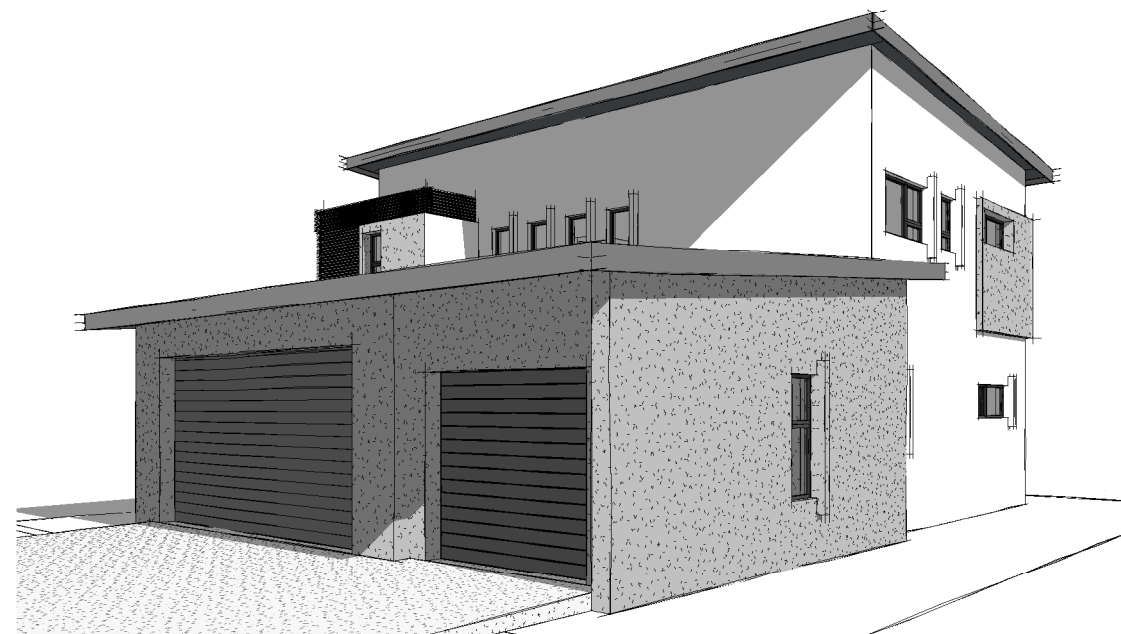
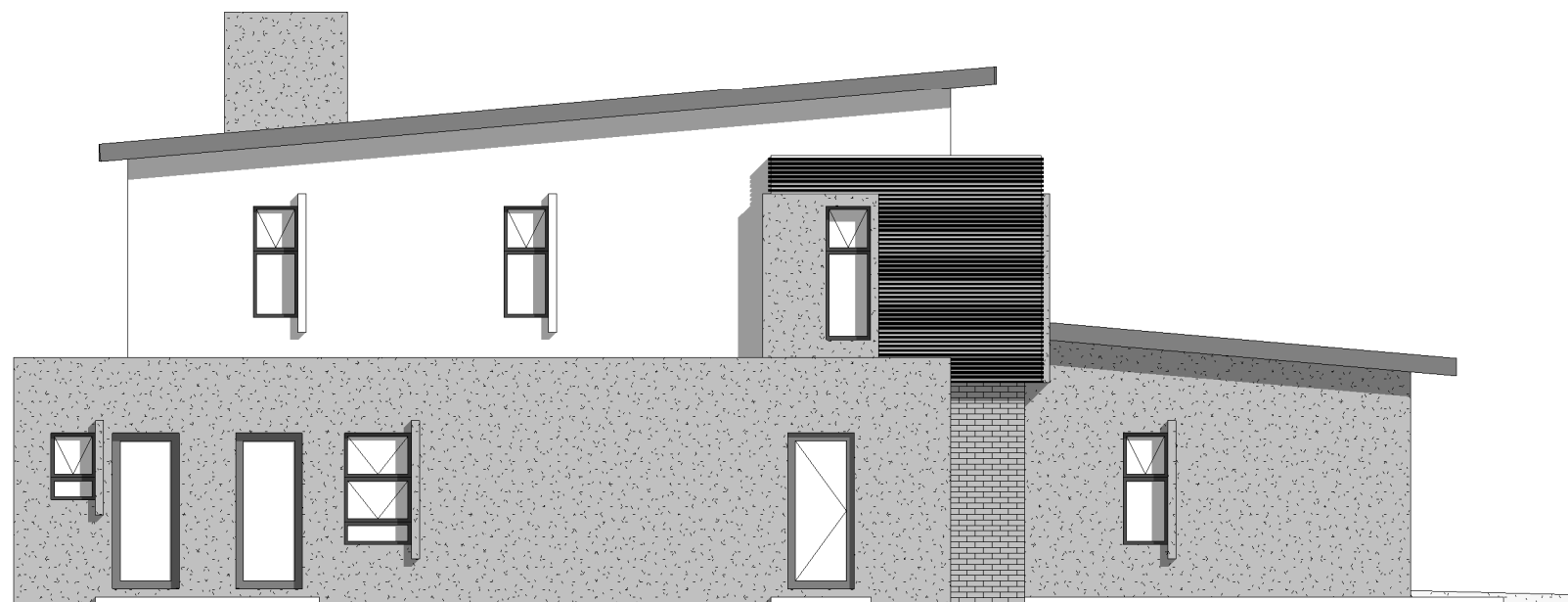
south elevation
1 : 100



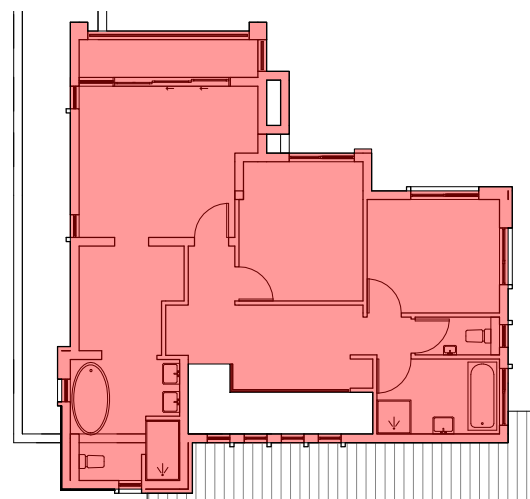
north elevation
1 : 100



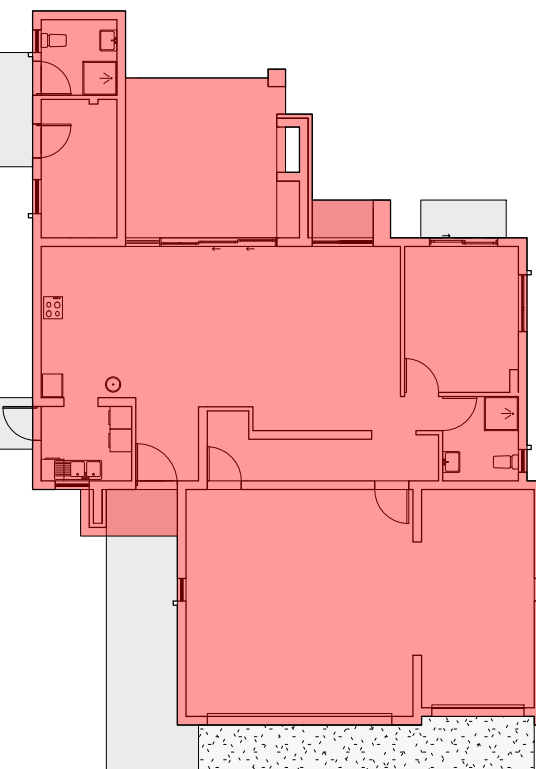
east elevation
1 : 100



west elevation
1 : 100

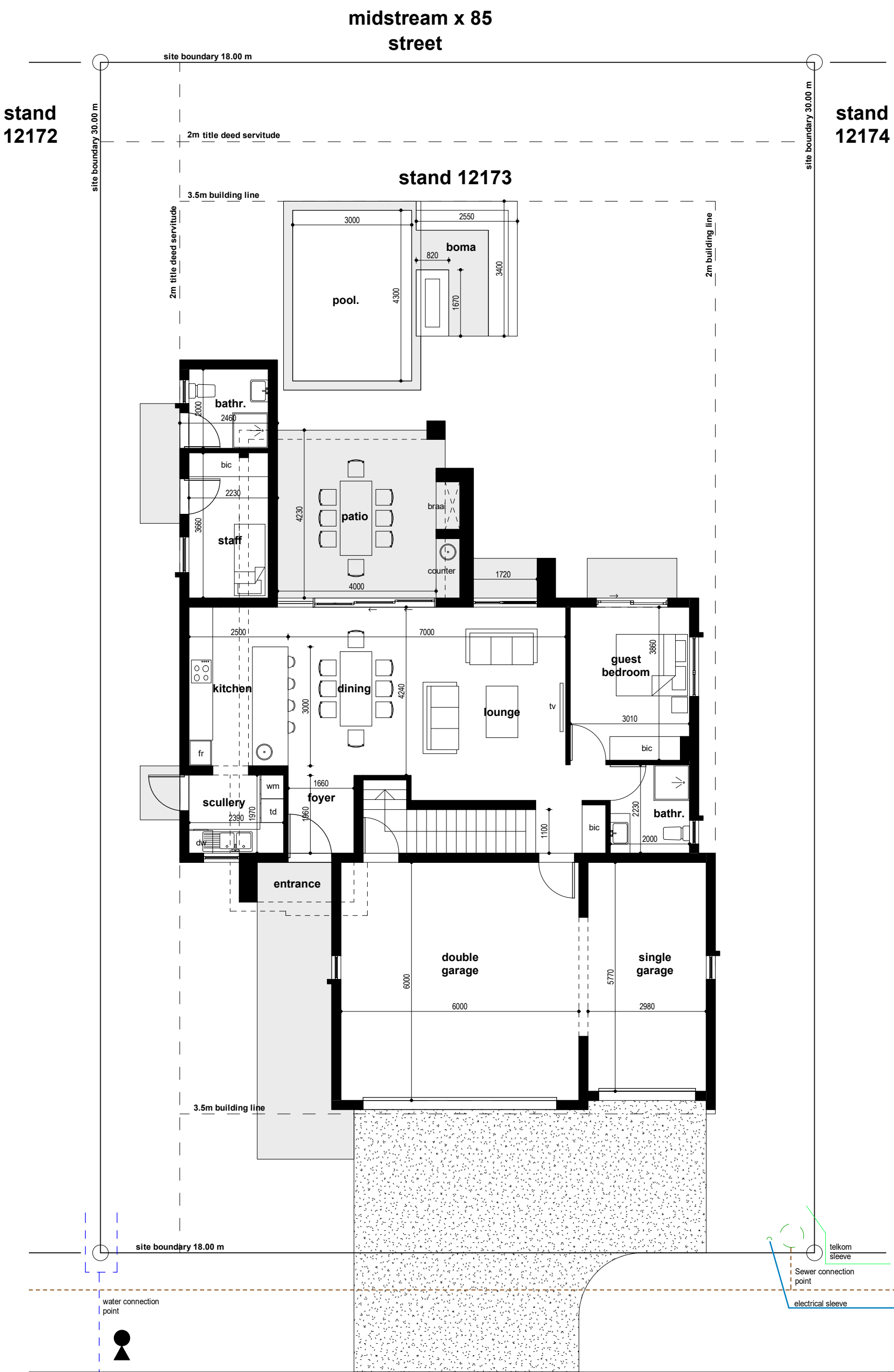


area - first floor
1 : 200



area - ground floor
1 : 200

AREA SCHEDULE	
Ground Floor Area:	187m ²
First Floor Area:	102m ²
Total House Area:	289m ²
Stand Area:	540m ²
Coverage:	35%



site & ground floor plan
1 : 100

GENERAL NOTES

All construction to be in accordance with the National Building Regulations Act 1977, and Local Authorities by law.
Quality of all materials and workmanship to comply with relevant SABS specifications.

All structural work to be designed by professional engineer.
All electrical and plumbing work to be carried out by registered contractors.

Contractor to verify all levels, heights and dimensions on site and to check same against the drawings before starting work on site.

Contractor is responsible for setting out of buildings.
Drawings are not to be scaled.
Only shown dimensions to be used. If dimensions are missing, please inquire with the architect.

This drawing remains the property of the architect until the project has been completed and signed off. Thereafter this drawing becomes the property of the client.

All openings exceeding 2.4m span o be spanned by precast concrete lintels or solid concrete beam to precise engineer's specifications.

The architect cannot be held responsible for any delay with plan approval due to administrative problems beyond his control.

Foundations

All foundations to be cast in virgin ground
15MPa concrete to be used.
Top of foundations to be at least 300mm under NGL under all circumstances.

Floors

25mm Screed on 85mm concrete surface bed on well rammed hardcore filling on soil which has been chemically treated against plant growth and insects. Finished floor levels to be at least 150mm above NGL unless otherwise indicated by drawing.

Walls

Brick walls to be built in horizontal stretcher bond unless otherwise specified. Brickforce to be used at every fifth course and over window and door openings. D.P.C. under all walls at slab level and under all window sills.

Paint

External Paint Colours to be confirmed
All Roof sheathing to be Chromadeck
Black Eggshell Enamel paint to all external steelwork

Windows

Windows to habitable rooms to provide minimum of 10% light to floor area of room with 50% openings. Brickforce at both ends of window opening.

Glazing

All glazing to be in accordance with SABS 0400 Part N.
Safety glass to be used at all bi-fold doors.
All first floor windows and stairwells to be fitted with 6mm safety glass.

Ceilings

Rhinoboard ceiling fixed to 38x70 SA Pine joists at max. 450 c/c with 38mm clout nails. Joists nailed to 114x38 rafter beams.

Roof Notes

Box Gutters to be min. 250mm wide.
75x100 Chromadeck gutters.

Drainage

IE's at all bends, junctions and change in drain gradient.
CE's to have marked covers at ground level. All gulleys in open air. 110mm and 50mm soil pipes to be laid to min. fall of 1:50 unless otherwise shown by drawing.

All drainage pipes closer than 500mm from buildings or underneath the building to be encased in 100mm concrete casing. All waste fittings fitted with seal traps. No bends or junctions permitted under buildings. All waste water pipes to be at least 50mm diameter.

All HWB, zincs, and wasthtroughs to be fitted with S or P trap.
Provide highest point of sewerage with 110mm dia. O.V.V.nl
Provide lowest point of sewerage with gully.

Pipe shafts are min. 220 x 440 with removable access panels

Additional

Hot & cold water to washing machine

Floor finishes as per contract

Lights and plugs as per contract

Kitchens as per contract

REVISION NOTES

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tel: 012 663 6590 fax: 086 574 7635 email: office@cvdarchitects.co.za

PROJECT NAME

new dwelling
stand 12173
clayville x 119

DRAWING TITLE

plans & elevations

DRAWING STATUS

concept

DRAWING NO.

PROJECT NO.

DRAWING TYPE

REVISION

SCALE

DATE

DRAWN BY

As Indicated

2026/04/24

13:02:35

cvd