

House Type 2A

General Notes:

- The design of this drawing is copyrighted and remains the property of the Designer.
- All relevant details, levels and dimensions to be checked and verified on site, by the Contractor, prior to commencing works.
- Should drawings be scaled, dimension to be checked with Designer before implemented. Overall dimensions to take precedence.
- Discrepancies on drawings, or intended variations are to be cleared with the Designer, prior to commencement.
- Should products specified not be available it is imperative to notify the Designer prior to substitution.
- All works to be done in accordance with the National Building Regulations.
- The Designer accepts no responsibility for errors resulting from misinterpretation of the drawings.
- All dimensions are given in millimeters.
- Engineer to inspect and assess all load bearing walls, beams, slabs and to provide the necessary details where applicable.



Foundations:

- Sizes indicated in sections.
- No portion of footing to protrude beyond property boundary.

Plinth Brickwork:

- Walls to be 230mm cavity construction.
 - Cavity to be concrete filled, 15mpa.
- ## Floor Construction:
- Floor coverings as per plan on 25mm Cement Screed on 100mm concrete base on SABS approved 250 micron PVC waterproof sheeting, on well compacted filling. Compact in layers no more than 150mm at one time.
- ## Walls:
- Exterior to be 230mm maxi brick cavity walls.
 - Install 3 butterfly wall ties for every m² of wall face area.
 - 57mm Welded mesh (brickforce) every fourth course and every course over openings.
 - Interior to be 90mm maxi brick walls.
 - Walls to be smooth plastered and then painted to colour approved by Owner.
 - Walls on boundary to be plastered and painted.

Precast Lintols:

- To be laid over all openings greater than 900mm.
- Lintols to be laid as per manufacturers specification.
- Welded mesh (brickforce) overlapping two bricks either side of opening and another four courses higher.

Dwelling Roof:

- Longspan Corrugated roofsheeting @ 30deg fixed to 50 x 76mm Purlins @ 1000mm c/c fixed to roof trusses fitted as per manufacturers specification @ 860mm c/c on 114 x 38mm wallplate anchored down with hoop iron @ 760mm c/c built into wall four courses below wallplate.

Garage Roof:

- Longspan Corrugated roofsheeting @ 5deg fixed to 228 x 56mm Purlins / Rafter Built into wall @ 1000mm c/c portion to be built in to be wrapped in 250mic pvc underlay

Ceilings:

- 6.5mm Rhinoboard smooth skimmed fixed to 38 x 38mm battening at 400mm c/c fixed to underside of Trusses or rafters.
- 75mm Cove Cornice to be used.

Floor Finishes:

- As per floor plans.
- ## Doors and Windows:
- Timber construction.
 - As per Schedule.
 - Light areas to be min. 10% of floor area.
 - Ventilation to be min. 5% of floor area.
 - Safety glass to all glazing lower than 900mm from floor and glazing Larger than 2m².

Storm Water:

- All storm water from downpipes and roofs to be lead to municipal storm water drains by storm water channels.

Glazing:

- All storm water from downpipes and roofs to be lead to municipal storm water drains by storm water channels.

Name	Area
House	94 m ²
Garage	36 m ²
Covered Ent	4 m ²
Total	133 m²



WAYNE MICHAEL | DESIGN
[architecture]

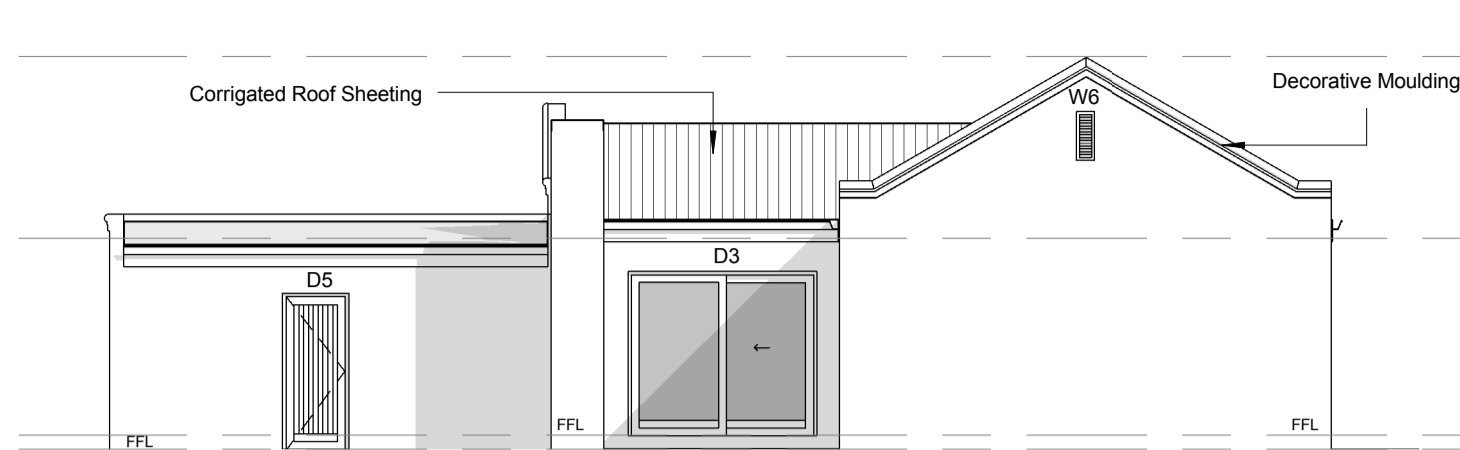
Cell: 082 40 40 983 | e-mail: waynemichael@dam.co.za | www.waynemichael.co.za

Anton Mulder Construction
Plot: 3
Erf: 17289,
Uitzicht

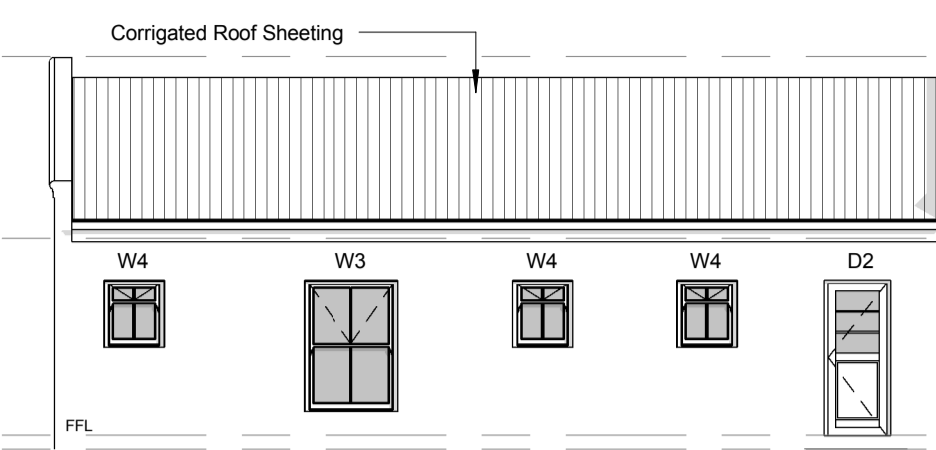
New Dwelling

Project number	U-P3
Date	11 Dec 2009
Drawn by	Wayne Michael du Plessis
SACP Reg no:	T1248

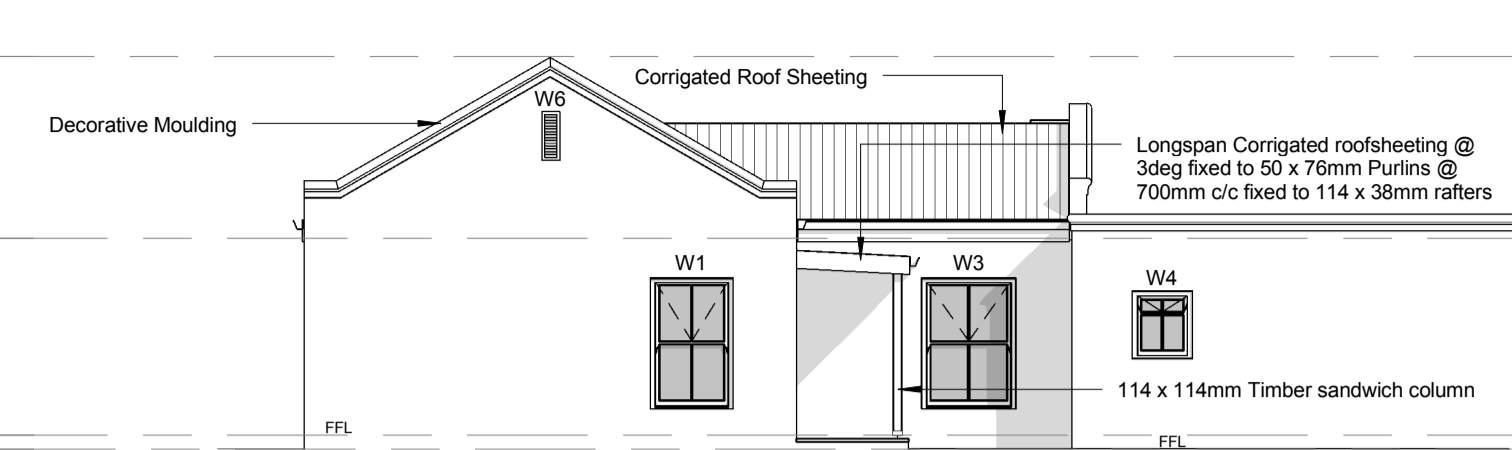
U-P3-01-01
Scale As indicated



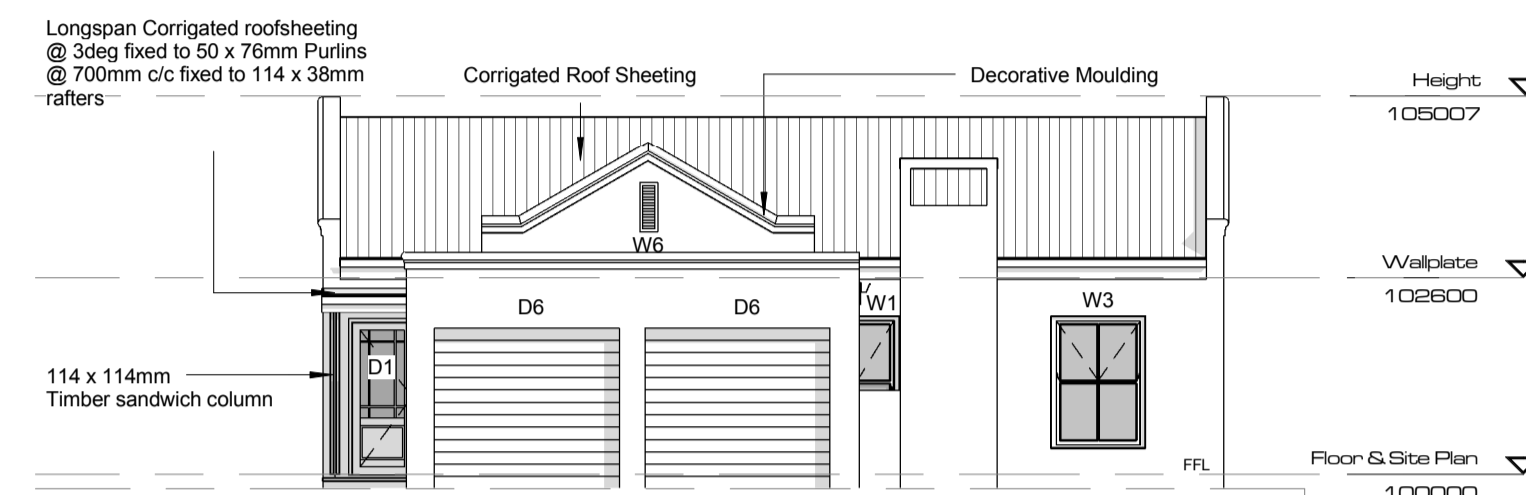
South West Elevation
Scale: 1 : 100



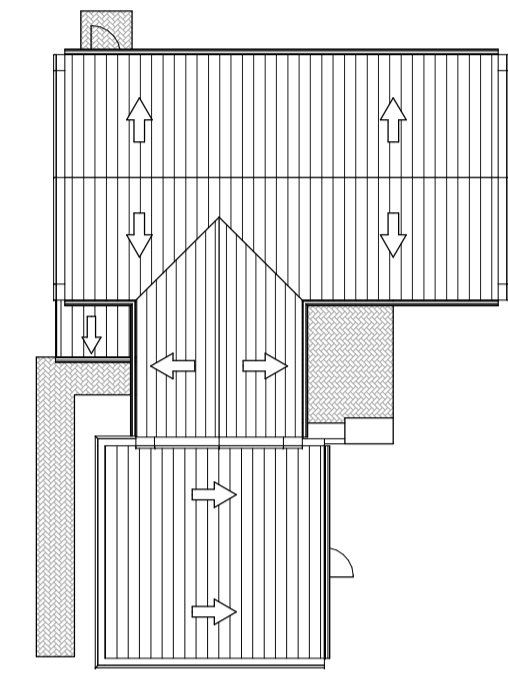
South East Elevation
Scale: 1 : 100



North East Elevation
Scale: 1 : 100



North West Elevation
Scale: 1 : 100



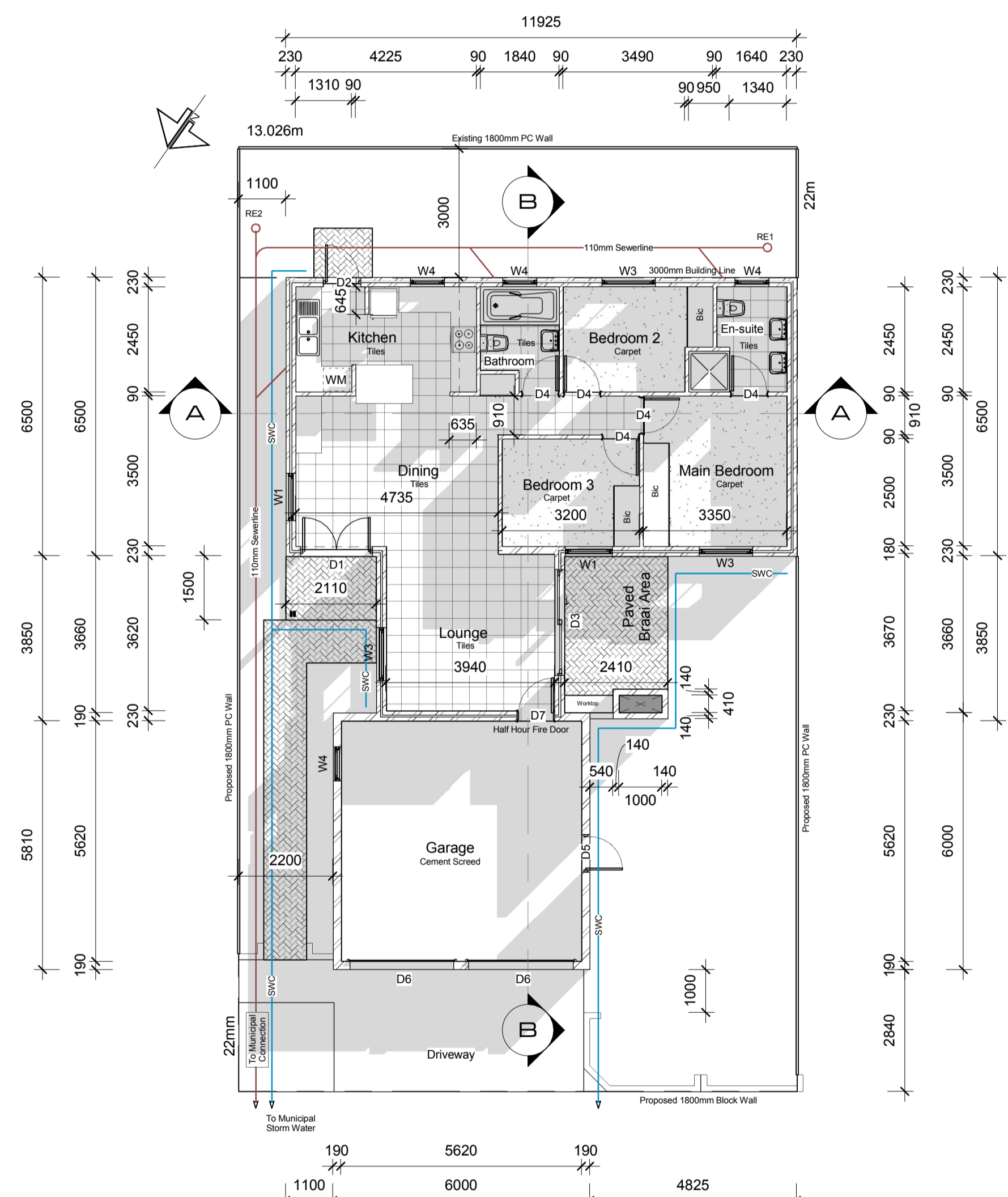
Roof Plan
Scale: 1 : 200

Flashing where roofs and parapet walls meet

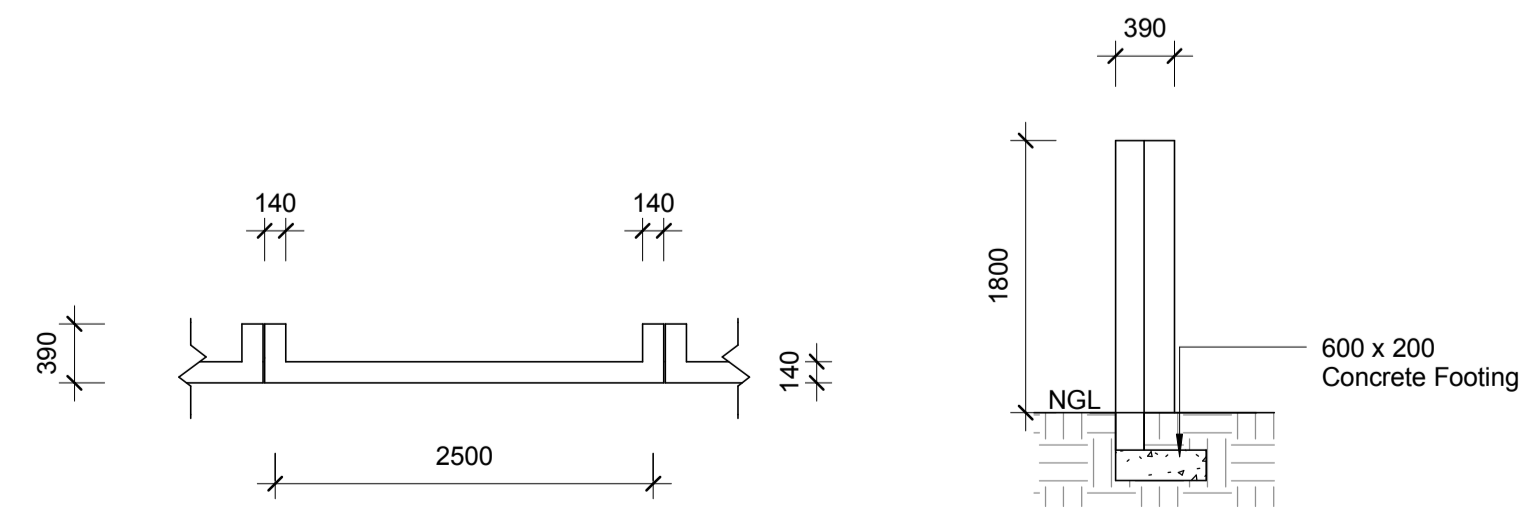
- Apply a thick basecoat (± 0,75 litre/ m²) of Duram Flexikote to area slightly wider than the Duram Duramesh.
- Press Duramesh firmly into wet Flexikote to obtain a maximum saturation from below (± 0,75 litre/ m²). Ensure a minimum of 50mm overlap of adjoining lengths of Duramesh. Press out any air pockets and creases in the Duramesh. Allow to dry.
- Apply a coat of Flexikote onto Duramesh to complete saturation. Allow to dry.
- Apply 2 further coats of Flexikote (± 0,5 litre/ m² per coat), or 1 coat Flexikote and 1 coat of a good quality acrylic exterior paint. Allow to dry between coats.

Window Schedule			
Description	Type	Count	Manufacturer
W1	1750 x 1100 SMS4VIC	1	Swartland
W1	1750 x 1100 SMS4VIC	1	Swartland
W3	1750 x 1250 SMS5VIC	1	Swartland
W3	1750 x 1250 SMS5VIC	1	Swartland
W3	1750 x 1250 SMS5VIC	1	Swartland
W4	900 x 800 SMS1,5FG	1	Swartland
W4	900 x 800 SMS1,5FG	1	Swartland
W4	900 x 800 SMS1,5FG	1	Swartland
W4	900 x 800 SMS1,5FG	1	Swartland
W6	200 x 600	1	To Be Conf
W6	200 x 600	1	To Be Conf
W6	200 x 600	1	To Be Conf

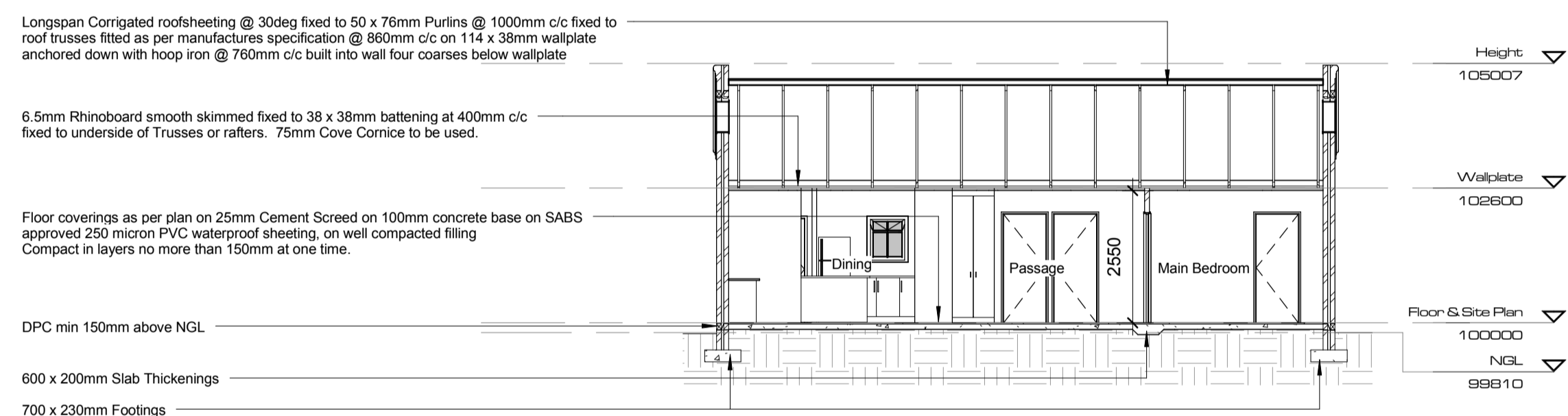
Door Schedule			
Description	Manufacturer Code	Count	Manufacturer
D1	PD11	1	Swartland
D2	PD9	1	Swartland
D3	WSD 2,4 (3,490)	1	Swartland
D4	Hollow Core	1	To Be Conf
D4	Hollow Core	1	To Be Conf
D4	Hollow Core	1	To Be Conf
D4	Hollow Core	1	To Be Conf
D4	Hollow Core	1	To Be Conf
D5	PD1	1	Swartland
D6	Single Garage Door	1	To Be Conf
D6	Single Garage Door	1	To Be Conf
D7	Half Hour Fire	1	To Be Conf



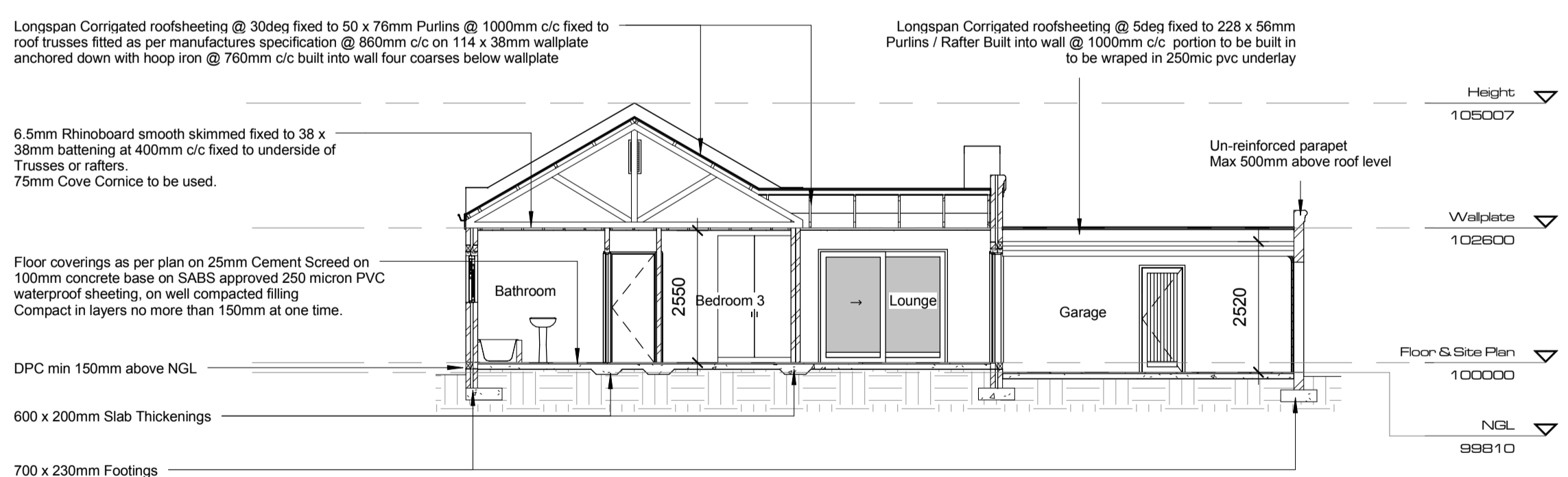
Floor & Site Plan
Scale: 1 : 100



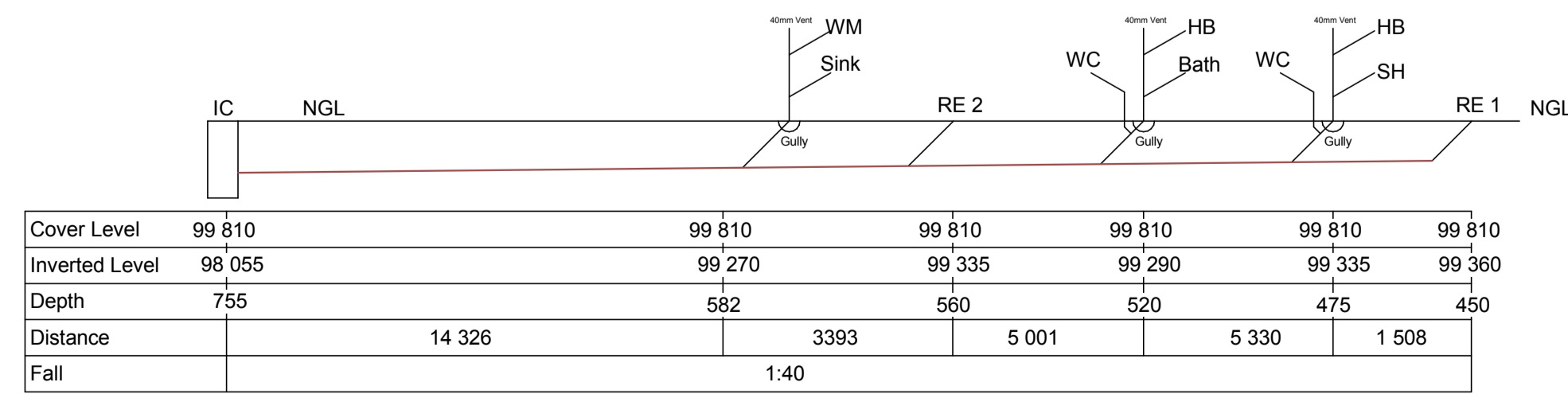
Typical Boundary Wall
Scale: 1 : 50



Section A-A
Scale: 1 : 100



Section B-B
Scale: 1 : 100



Drainage Section
Scale: NTS