

# House Type 3A

## 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 m<sup>2</sup> of wall face area.
- 57mm Welded mesh (brickforce) every fourth course and every course over openings.
- Interior to be 30mm 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 manufactures specification @ 860mm c/c on 114 x 38mm wallplate anchored down with hoop iron @ 760mm c/c built into wall four courses below wallplate.

## 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.

## 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.
- Glazing in excess of 1m<sup>2</sup> or within 500mm above floor level to be safety glazed. (part N of the SABS 0400)

## Storm Water:

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

## Staircase:

- Risers Max 200mm, Treads Min 250mm.
- Headroom clearance Min 2100mm.

## Concrete Slab:

- Rib & Block Construction to Engineers Specification.
- Underside to be plastered and painted.

## Area Schedule

Name	Area
First Floor	62 m <sup>2</sup>
Ground Floor	41 m <sup>2</sup>
Garage	19 m <sup>2</sup>
Covered Patio	6 m <sup>2</sup>
Balcony	5 m <sup>2</sup>
<b>Total</b>	<b>133 m<sup>2</sup></b>



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Erf: 17289,  
Uitzicht

**New Dwelling**

Project number: U-PB

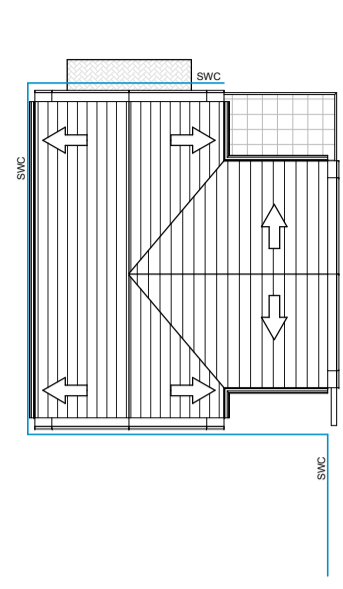
Date: 11 Dec 2009

Drawn by: Wayne Michael du Plessis

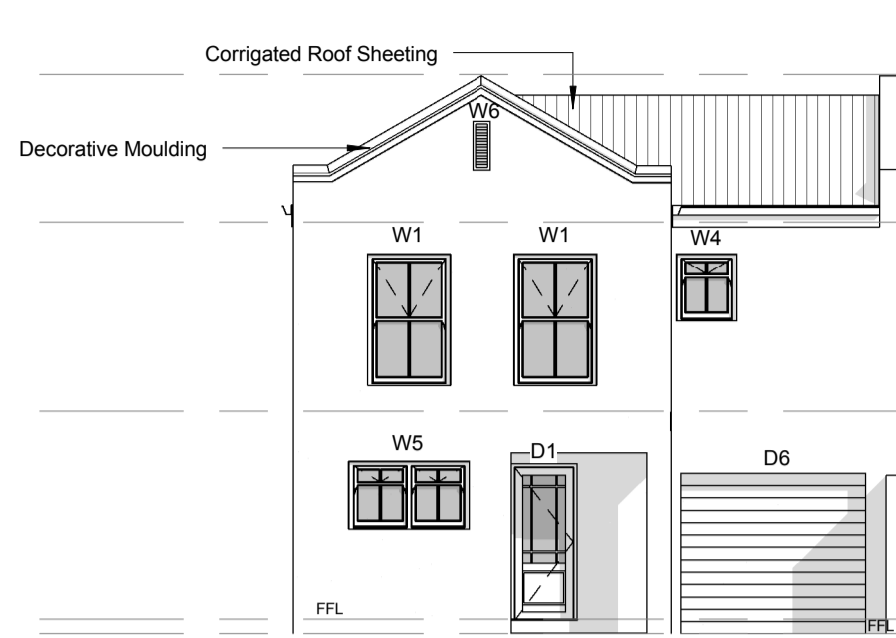
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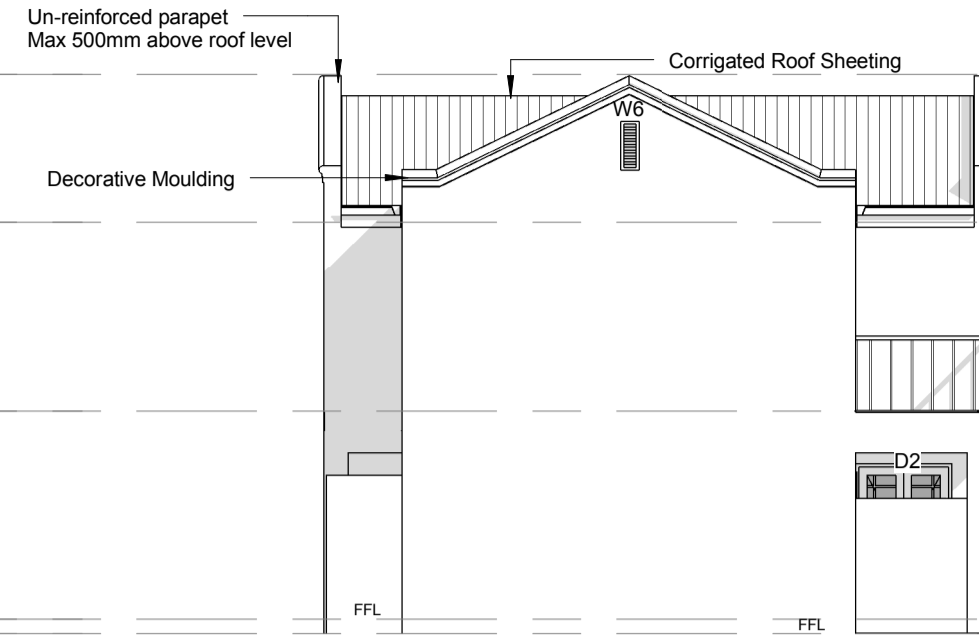
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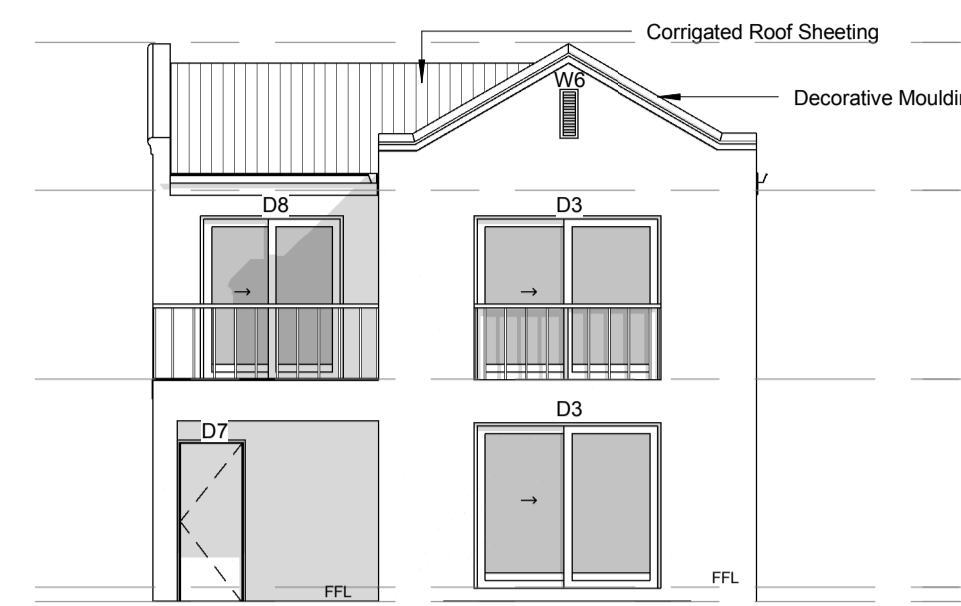
**Roof Plan**  
Scale: 1 : 200



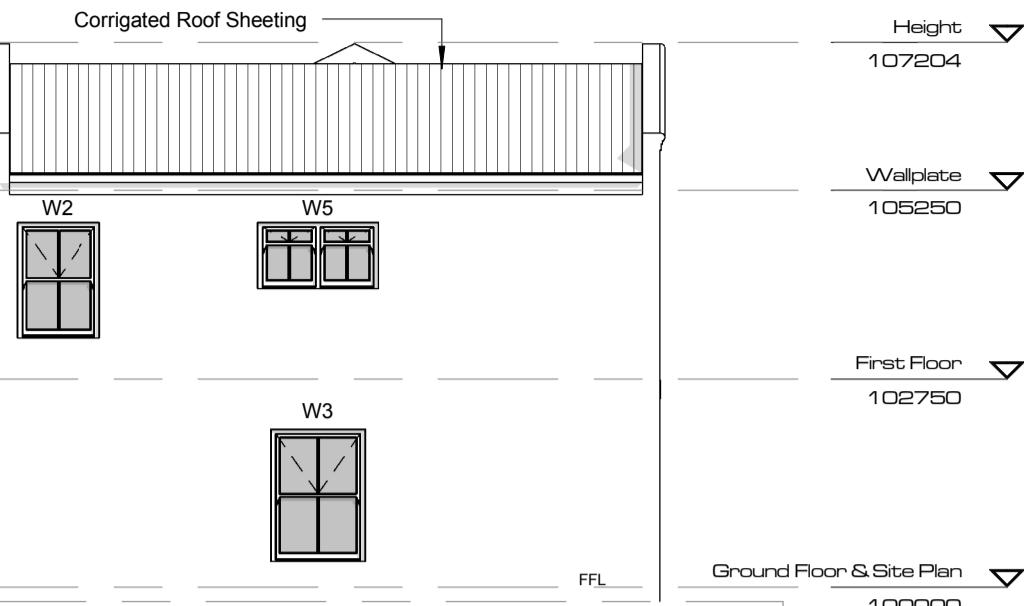
**North East Elevation**  
Scale: 1 : 100



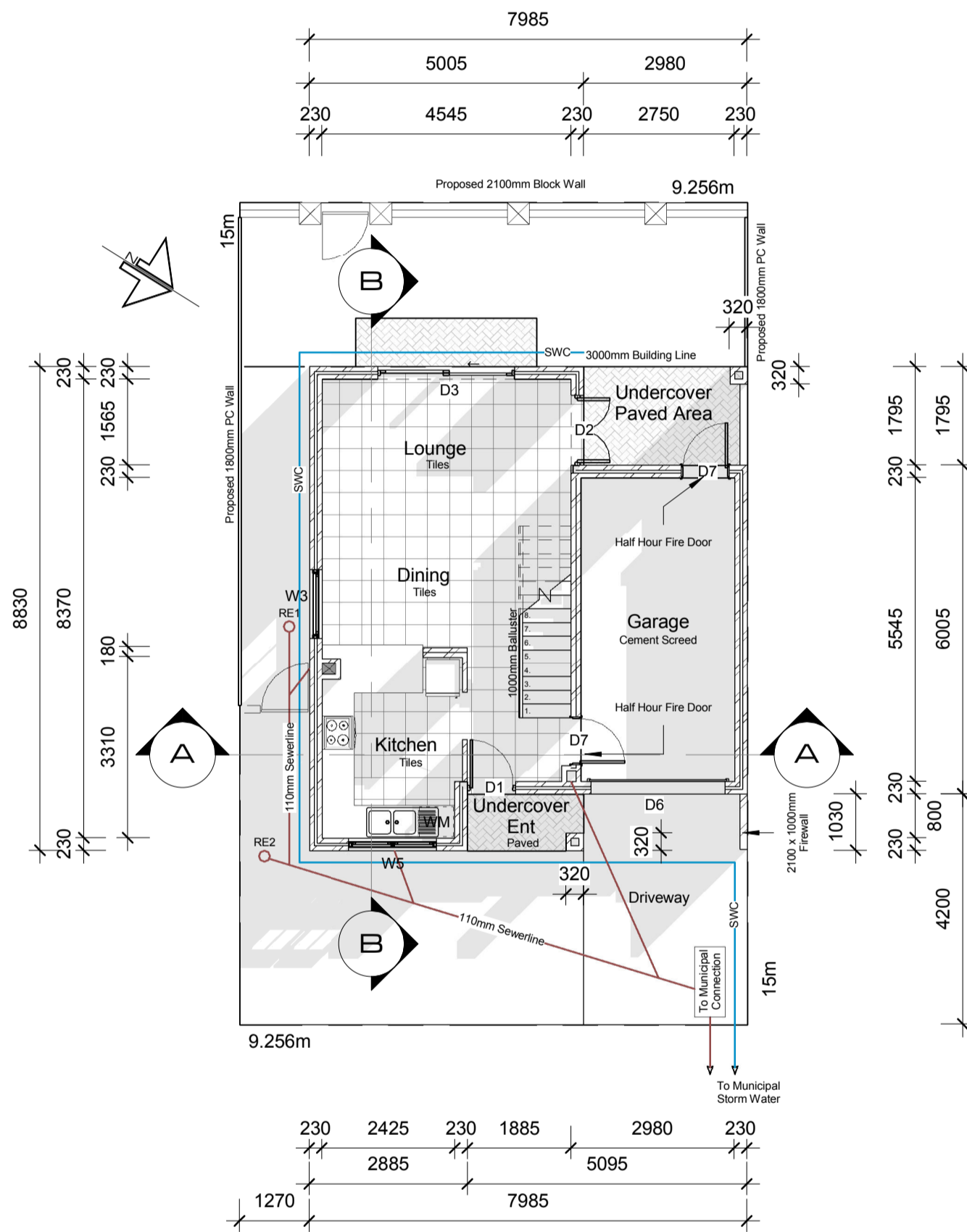
**North West Elevation**  
Scale: 1 : 100



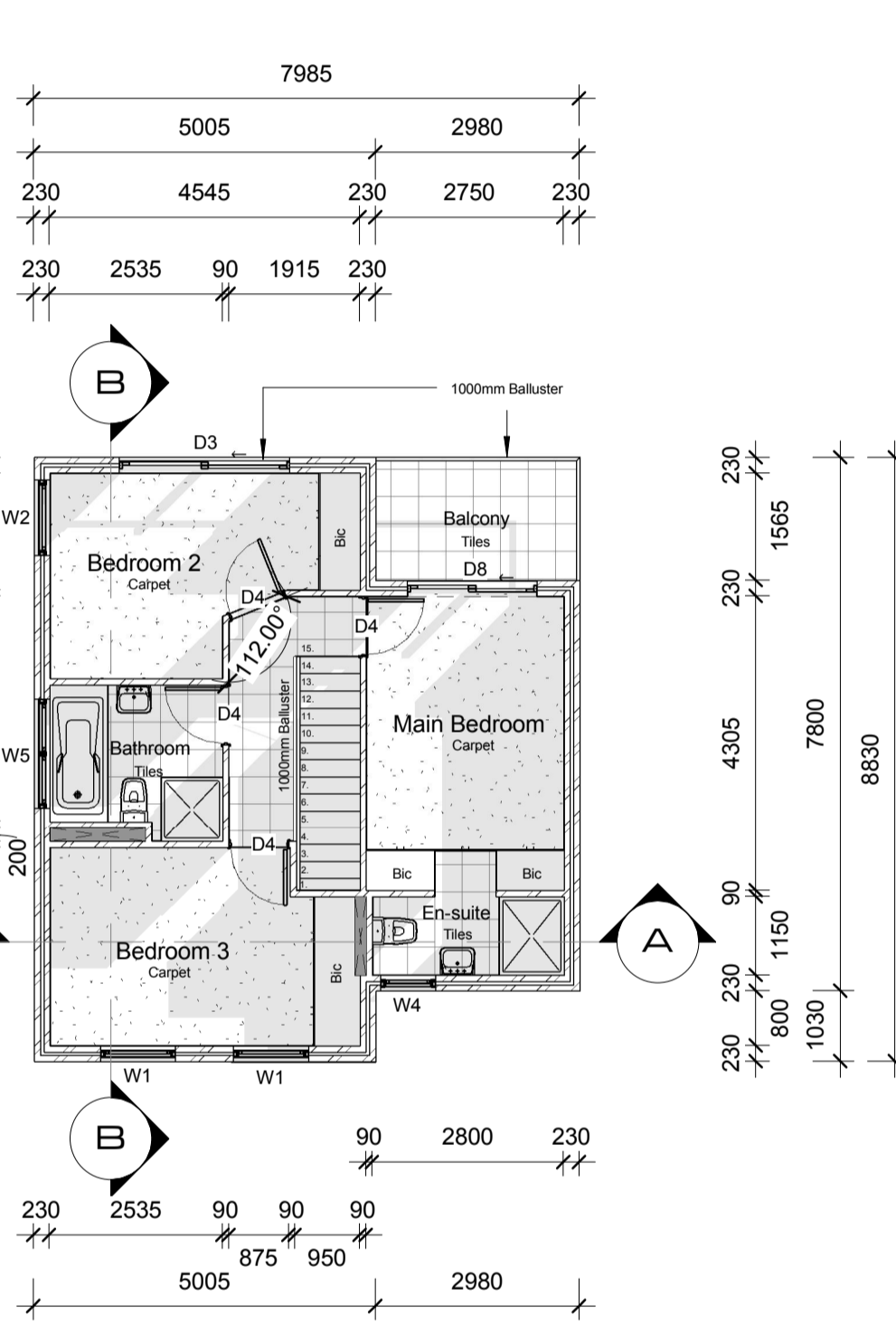
**South West Elevation**  
Scale: 1 : 100



**South East Elevation**  
Scale: 1 : 100



**Ground Floor & Site Plan**  
Scale: 1 : 100



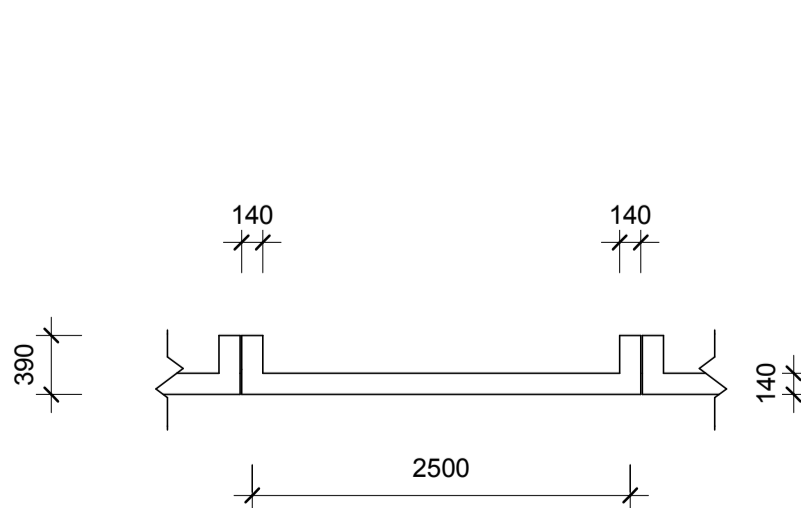
**First Floor**  
Scale: 1 : 100

### Flashing where roofs and parapet walls meet

- Apply a thick basecoat (± 0.75 litre/ m<sup>2</sup>) 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/ m<sup>2</sup>). 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/ m<sup>2</sup> 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
W2	1550 x 1100 SMS3VIC	1	Swartland
W3	1750 x 1250 SMS5VIC	1	Swartland
W4	900 x 800 SMS1.SFG	1	Swartland
W5	900 x 1600 SMS2.SFG	1	Swartland
W5	900 x 1600 SMS2.SFG	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		1	Swartland
D3	WSD 2.4 (3.490)	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
D6	Single Garage Door	1	To Be Conf
D7	Half Hour Fire	1	To Be Conf
D7	Half Hour Fire	1	To Be Conf
D8	WSD 1.8 (2.443)	1	Swartland



**Typical Boundary Wall**  
Scale: 1 : 50

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

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.

Rib & Block Construction to Engineers Specification

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.

DPC min 150mm above NGL

700 x 230mm Footings

**Section A-A**  
Scale: 1 : 100

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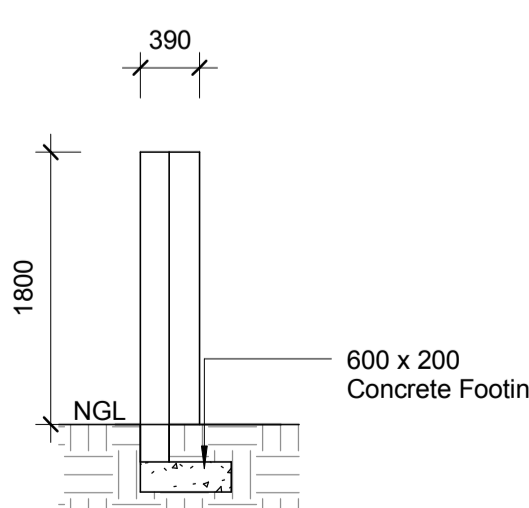
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DPC min 150mm above NGL

700 x 230mm Footings

**Section B-B**  
Scale: 1 : 100



Level	99 810	99 810	99 810	99 810	99 810	99 810
Cover Level	99 810	99 810	99 810	99 810	99 810	99 810
Inverted Level	99 157	99 173	99 250	99 290	99 341	99 360
Depth	653	637	560	520	469	450
Distance		903	4 660	2 385	3 092	1 100
Fall			1:60			

**Drainage Section**  
Scale: NTS