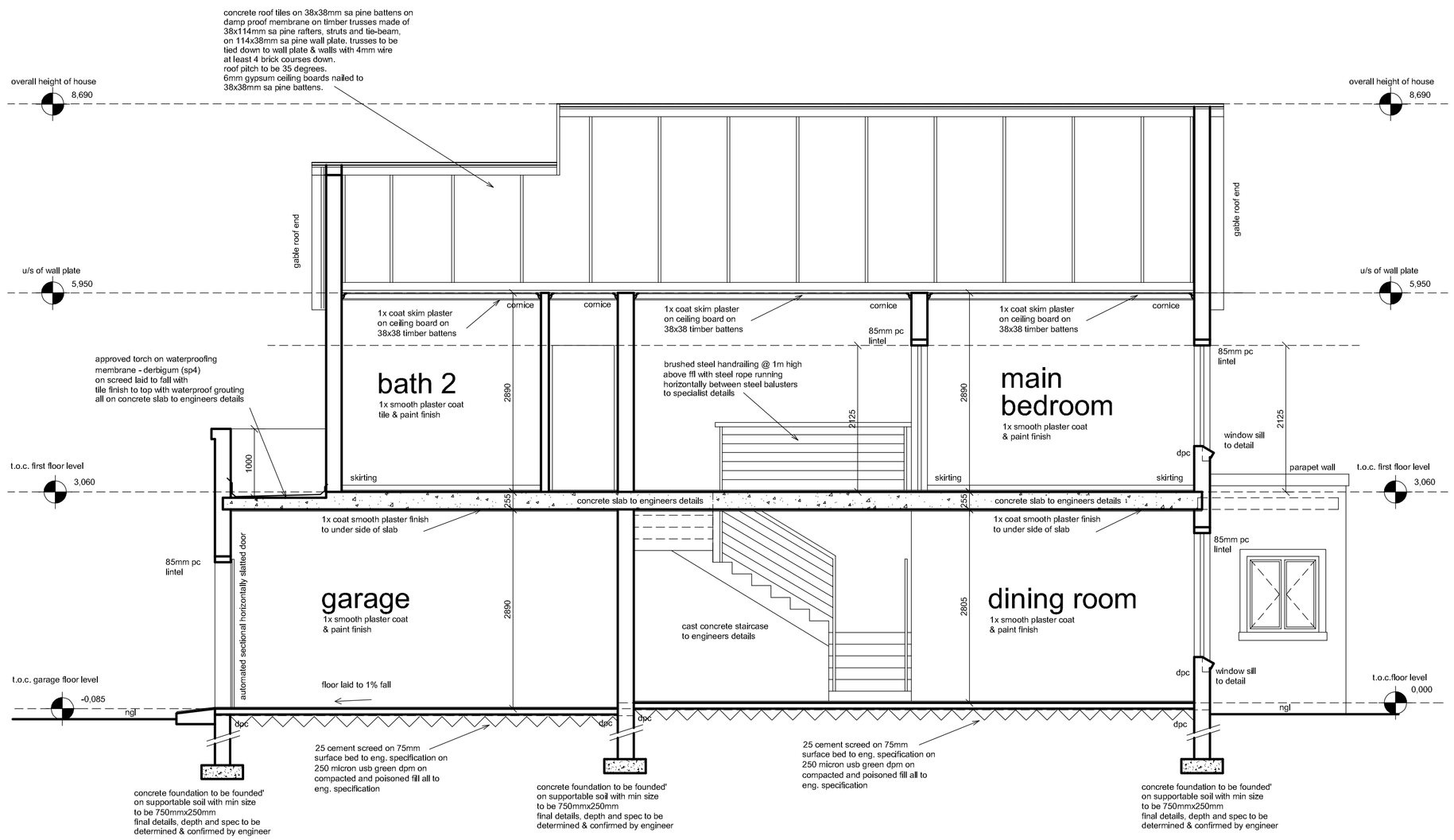
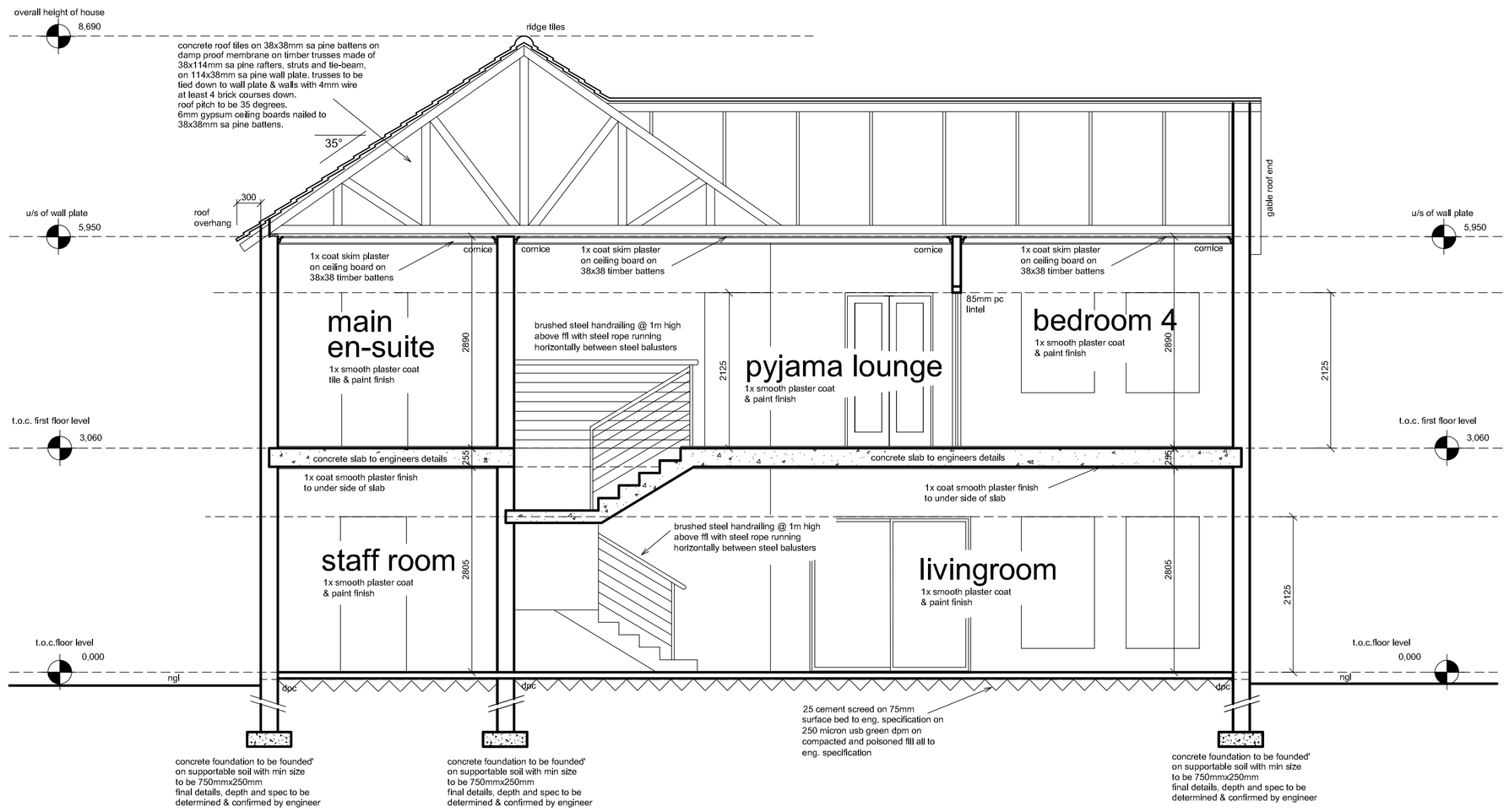
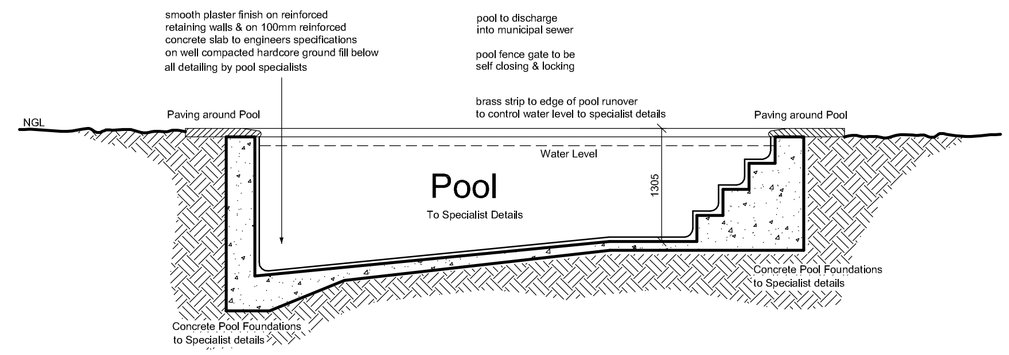


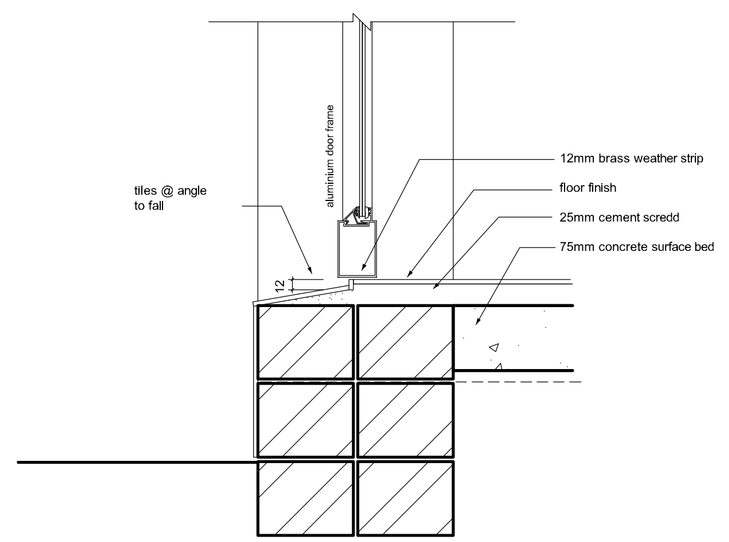

1/104 section a-a
scale 1:50




2/104 section b-b
scale 1:50




3/104 section through pool
scale 1:50




1 threshold detail
scale 1:5

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this drawing is copyright reserved and remains the property of the architect any changes to the internal or external structure by any other design party will not be permitted without first confirming with the architect. no part of this drawing may be copied or used by any other party or other designer without permission from the architect. all materials to be sabs or agreement board approved. all work to comply with the national building regulations (sabs 0400) the applicable sabs codes & building society regulations.

## general notes:
the architects specification, instructions, larger scaled details drawings, engineers details etc. shall take preferance to these drawings. these drawings are not to be scaled, use figured dimensions only. all material and workmanship to be the best of their respective kinds and to conform with sabs standards and specifications, all work to be carried out in strict accordance with architects instructions. materials used & applied must be referred to using manufactures printed instructions. contractor to arrange and ensure that all required inspections are carried out by the local building inspectorate. on completion of contract, all rubbish and rubble is to be removed from the site, and may not be used as fill, unless otherwise directed. provide and erect in approved position, standard architects notice board. all habitable rooms to be provided with natural light and ventilation as set out in sabs 0400. the architect will not be held responsible for the quality of the workmanship, the construction of the building may not commence without approval of the building plans through council.

## setting out:
drawings are prepared from surface examination of site only. depth of foundations, height of plinths number of steps & final finished ground levels to be determined by the contractor & engineer on site & confirmed with the architects. top of all foundations to be a minimum 500mm below the finished ground. any changes of levels deemed necessary on site must be first reported to and approved by the architect. all levels, dimensions, building lines and other data to be checked on site and any discrepancies are to be reported to the architect and engineer for correction. the architect will not be held responsible for dimensional errors if not notified at the time of commencing work on site.

## structural notes:
build in precast prestressed concrete lintels (sabs approved) above all openings. depth of foundation trenches to be a min of 500mm below ground level. foundations to be set on firm supportable ground and to be checked & confirmed by engineer. new concrete surface bed to be a minimum of 15mpa 100mm thick on damp proof membrane dpm (gunplas green or equivalent) on sand blinding on well compacted fill. top of concrete surface bed to be a min of 150mm above ngl. provide approved dpc (gundle brickgrip or equivalent ) under all walls & window sills & provide vertical dpc.s to all changes of floor levels. all surface beds to be finished with 30mm minimum sand cement screed unless otherwise detailed or specified. all brickwork to receive brickforce every 4 courses all openings to receive brickforce every course for 3 courses extending 1m past opening on both sides. all stairs unless otherwise detailed to have equal risers 185mm maximum with equal treads 250mm minimum. provide handrail at 900mm height where number of risers exceed five & 1m high to balconies & landings and a min of 100mm baluster spacing according to nbr. the ffl at changes between floor finishes must remain constant. contractor to take account of diffferences in depths of floor finishes when screed is laid.

## roof notes:
rafters & trusses to be tied down with galvanized hoop iron threaded through four courses of brickwork. parapet walls to min of 300mm above roof level. provide all required flashings and counter flashings at changes in roof levels, abutments between roof and parapet walls, chimneys, roof valleys & ridges. provide approved insulation over all ceilings. flat rooves to have 50mm chip stone on raised mesh grill or ceramic tiles on durbigum (sp4) waterproofing to specialist details, on 50mm screed to falls to downpipe on 170 and/or 255mm concrete slab to engineers details. design & specifications downpipes to be chased into walls & plastered using wire mesh & plaster at a min size of 75ø

## drainage:
provide inspection eyes (ie) at all junctions and rodding eyes (re) to all bends, changes in direction and ramps. provide ie at every 24 meters along straight run of drain, provide such with purpose made marked cover plates at finished ground level. all sanitary fittings to be provided with 65mm reseal traps and air valve (av). provide 50 ø anti siphon pipe where vertical drop exceeds 1200mm. drains shall have minimum fall 1:60 or maximum fall 1:5. where drains pass under building, provide adequate protection to ensure no load is transferred to drain from building. drains must have straight runs where passing beneath buildings. pipes to have rn's at either end, all ie & re,s to be accessible. to all wash hand basins, vanity to all wash hand basins, vanity basins provide 32 æmm waste pipes. to all sinks, baths, showers, laundry trough and urinals provide 38æmm waste pipes.
to all wc's provide 100 ømm waste pipes.
all vents shall finish 900mm minimum above any roof finish.
provide overflow gully at lowest point of drainage system include gully to pool if at lowest point.

## electrical notes:
all electrical work to be done by licenced electrician and all work and to be carried out according to sabs standards. contractor to ensure a 3 phase supply & adequate circuit breakers provided. electrician to provide compliance certificate.

## water reticulation:
all hot water circulation pipes, and all externally exposed pipes to be insulated along their entire length with 25mm canvas wrapped fibre insulation and sealed with sealer paint. all externally exposed pipes to be covered in weatherproof gms jacket.

## finishes

| | |
|---|---|
| roof tile | Marley Monarch antique amber |
| paint | stuffing |
| windows | dark brown aluminium |

| rev | date | description |
|---|---|---|
| a | 10/12/2009 | first issue of drawing |
| b | 27/01/2010 | working drawing ready for council submission |
| c | 12/02/2010 | working drawing update as per H.O. notes |
| d | 18/02/2010 | working drawing updates finalized |
| e | 07/04/2010 | working drawing update as per H.O. notes |

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project
proposed new house for the Taks 182 Trust
Broadacres ext 13
stand 356

drawing
section a-a & b-b
section through pool & detail

| drawing no | job no | rev |
|---|---|---|
| jo-104 | jo.12.02.10 | e |
| date | scale | |
| 12/02/10 | 1:100 | |