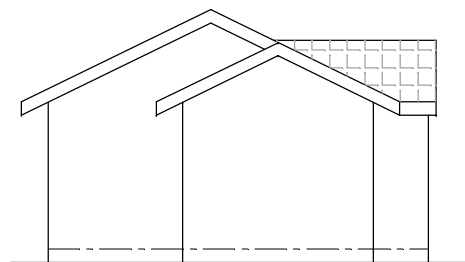
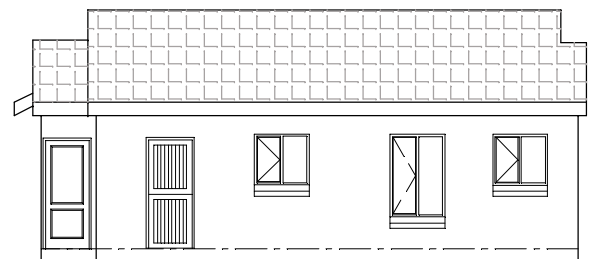


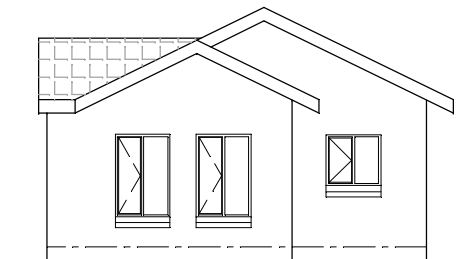
**EAST ELEVATION**  
SCALE 1:100



**SOUTH ELEVATION**  
SCALE 1:100



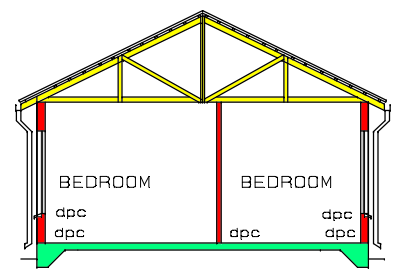
**WEST ELEVATION**  
SCALE 1:100



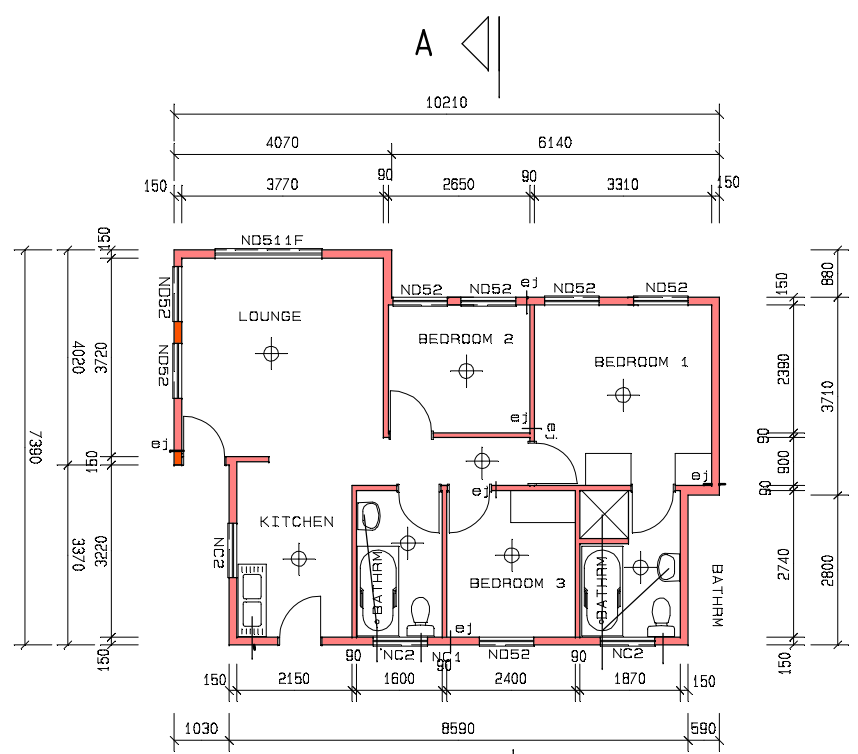
**NORTH ELEVATION**  
SCALE 1:100

**ELECTRICAL SYMBOLS:**

	METER BOX
	CEILING MOUNTED LIGHT
	WALL MOUNTED LIGHT
	FLOURESCENT LIGHT
	GEYSER
	LIGHT SWITCH
	PLUG POINT
	STOVE CONNECTION
	DISTRIBUTION BOX



**SECTION A-A**  
SCALE 1:100



**FLOORPLAN**  
SCALE 1:100

**GENERAL NOTES**  
GENERAL:  
\*This drawing is copyright reserved and remains the property of the architect.  
\*ALL WORK to be executed in strict compliance with SABS 0400.  
\*All dimensions to be checked on the site and any discrepancies to be reported to the architect immediately before commencement with any work.  
\*Written dimensions to be used in preference to scaled dimensions.  
\*Drawings may not be scaled from prints.  
\*All electrical and drainage work to be executed by registered artisans.  
\*Where required Architects drawing to be read in conjunction with Engineers drawing  
\*Where required Architects drawing to be read in conjunction with manufacturers specification.  
\*All specified or equal approved specifications to be used.  
\*Finished floor levels to be a minimum of 150mm above natural ground level unless otherwise shown.  
\*Firewalls to underpin on roof covering between units.  
\*All doors to the exterior that open outwards are to have a 15mm step up to the inside on the inside of the door leaf, and those opening inward are to have a 15mm step up along the longitudinal centre-line of the door leaf.  
\*All concrete foundations to be a minimum of 900mm x 500mm unless shown otherwise. Top of concrete foundation to be a minimum of 150mm below ground level unless otherwise shown.

**DRAINAGE**  
\*All plumbing work to be carried out by licensed Drainlayers and plumbers.  
\*IE's to all bands and junctions to be easily accessible. IE's to have marked covers at ground level. Rodding eyes to be provided where necessary.  
\*All soil pipes to be 100mm diameter glazed earthenware or pvc drains and to have a minimum of 1:80 fall. Top ends to be at least 300mm below ground level.  
\*All vent pipes to be 50mm internal diameter. All vent fittings to have deep 'p' re-sealed traps and to be fully accessible for cleaning and repairs.  
\*All vent pipes to extend 900mm above roof level. Ventpipes exceeding 8m to be vented. B.V.P.'s to all WC's having more than 1200mm vertical discharge.  
\*All soil and vent fittings to be accessible along their entire length for maintenance and repairs. All drains are to be accessible at 84c centres by means of 400mm dia or cleaning eyes. A manhole to be provided within 1.2m of the stand boundary.  
\*All drains under building to be straight runs with EI's at the ends. The works to be encased in 100mm concrete. (150mm min)  
\*Store water to run naturally with slope.  
\*All paving to be laid to falls.

**WATERPROOFING AND DAMPROOFING**  
\*375 Micron brick/polyethylene D.P.C.  
\*D.P.C.'s under all walls, windows and screen walls to be 150mm above finished ground level.  
\*D.P.C.'s under eaves behind weather boards and under ridge tiles. Vertical D.P.C.'s to all changes in floor level. Surfaces to be on approved waterproofing forming a continuous sealed membrane with the D.P.C.'s under walls. Flashings to all changes of roof levels and to chimneys. Impervious coatings to all parapets.  
\*Remove stormwater from building and site.  
\*Waterproofing to roof slope: All waterproofing to roof slope: All waterproofing to roof slope to be in accordance with manufacturer's instructions including flashing and counter flashing. Strictly in accordance with manufacturer's instructions with UB7 bituminous paint to all exposed surfaces and guaranteed unconditionally for 10 years.

**NATURAL LIGHT AND GLAZING**  
\*All habitable rooms to have a minimum of 10% natural light.  
\*All glazing to comply with part N of the N.B.R. and SABS 0137-2000 code of practice.  
\*Safety and laminated glasses to conform to SABS 1263  
\*Aluminum doors and windows to conform to A.A.A.M.S.A standards.  
\*Minimum thickness of glazing panels: Panels not exceeding 0.75sqm= 3mm thick  
\*Panels not exceeding 1.56sqm= 4mm thick, panels not exceeding 1.86sqm= 6mm thick.  
\*Safety glass to window panels lower than 300mm from finished floor level.

**SPECIFICATIONS**  
**ROOF:**  
Roof structure by engineer.  
Coverland roof tiles covering on 38x38mm battens at 320mm c/c on roof beams. Membrane on gabled roof trusses @ 780c/c to engineers details and spec on 114x38 wallplate with trusses tied down to wall with 1200mm galv hoop iron straps of 4mm wire embedded into wall 800mm deep.  
Roof trusses to be braced 45 deg with wind bracing @ 18 and 28 deg roof angle.  
All timber to be SA pine grade V4.

**CEILING:**  
6.4mm thick skinned rhinoboard with 76 dia covered cornice with 38x38mm brackets at 400mm ac with half round strips to joints.

**RAINWATER GOODS:**  
125mm GWS gutters with 76mm dia rainwater pipes to discharge into 225mm half round surface water channels and taken to road. All paved areas to be graded to the on-site stormwater system if available. Rain water pipes as per roof plan.

**EAVES:**  
No Eaves and beam filling to eaves.

**FLOOR SLAB:**  
**GROUND:**  
Specified finish on engineer specified flooring with meranti skirting with quarter round quadrant.  
FIRST floor slab to engineer's details and spec with specified finish.

**WALLS:**  
All external walls to be 220mm solid walls with brickforce every fourth course.  
Internal walls to be 110mm/220mm walls as per indication.  
2 coats acrylic pvc plaster and paint colour to clients choice to all walls.  
3 course brick reinforcement above wall plate level and walls.  
brickforce every 4th course vertically.  
Lintels above all door and window openings excluding arches  
Gills to be plastered internally and externally.

**WINDOWS:**  
As per aluminium windows catalogue or manufacturer.  
All glazing to comply with part N of SABS 0400.

**GENERAL NOTE:**  
All window areas to be 10% of floor area of a specific room and these windows to be 85 operable.  
Foundations not to project over any boundary.  
Pre-stressed conc lintels 110x75mm over all window and door openings not exceeding 3m with brickforce cover lintels to have a minimum bearing of 200mm on either side of the opening.  
All levels details and dimensions to be checked on site before commencement of work.  
All drainage pipes running under the floor must be encased with 150mm concrete

**INSULATION:**  
**ROOF INSULATION (ONE OR BOTH):**  
SABS Approved insulation material  
Ceiling blanket (R) value = or > 3.35 (up) or  
Reflective roof insulation (RI) value = or > 3.35 (up) or  
Combination with total (R) value = or 0.35 (up)  
**CALCULATED AS FOLLOWS:**  
Roof assembly = 0.35 (Table F3) plus  
Roof insulation = 3.35 (Table B - SANS204) = Total (R) 3.7

**GEYSER & WARMWATER PIPES:**  
All exposed warmwater pipes & least 1m of coldwater pipe against geyser as well as geyser must be covered with SABS approved insulation material with an (R) value off 1 or greater.  
Hot water demand determined acc to table 2 & 5 of SANS10252-1  
Where indicated insulation shall be installed according to manufacturer's instructions.

**EXTERNAL WALLS:**  
All external walls shall be double skinned masonry with no cavity and plastered inside, external finish according to clients specifications.

**FLOORS:**  
Where under floor heating is installed, the floor slab shall be insulated with insulation material with an (R) rating of not less than 1.0

**FOUNDATION INSULATION:**  
SABS approved insulation material with (R) value of 2.2 or higher, to be placed on outside face of wall min 300mm high from rgl down to foundation.

**NOTES:**  
90% or more eff geysers must be energy efficient.  
If addition to building, the whole roof of existing + addition to be insulated as described.

**AREA AND COVERAGE:**  
AREA OF HOUSE - 65 m<sup>2</sup>  
AREA OF ERF - m<sup>2</sup>  
COVERAGE - %

**THUSABATHO ARCHITECTURE**  
South African Council For The Architectural Profession  
Reg. No. 18435  
P.O. Box/ Postbus 32289  
Ficksburg  
Tel: 051 444 5616  
Fax: 0866 297 823  
email: ronse@thusabatho.co.za

THIS IS TO CERTIFY THAT THE BUILDING DESIGN HEREWITH COMPLIES WITH SANS 10400-XA & SANS 204

R. von Benecke SACAP Ref : D0435 Date/Datum

BY ENDORSING THESE DRAWINGS, THE OWNER ACCEPTS FULL RESPONSIBILITY FOR THE MAINTENANCE OF THE STRUCTURE/S AND INSTALLATIONS DEPICTED HERE-ON TO GIVE TIMOUS NOTICE TO THE LOCAL AUTHORITY, PROFESSIONALS OF ANY CHANGES TO BE MADE & TO RETAIN THE SERVICES OF ALL PROFESSIONALS AS NOTED IN PART A OF SANS 10400

Client/Owner Responsibilities & Approval Date/Datum

Client/Klient

Project/Projek  
**PROPOSED NEW HOUSE ON SITE BLOEMFONTEIN**

Plan Description/Planbeskrywing  
**PLAN, ELEVATIONS, SECTION AND SITE PLAN**

Scale/Skaal AS SHOWN Date/Datum 14/02/2013

Plan No. 1005/394