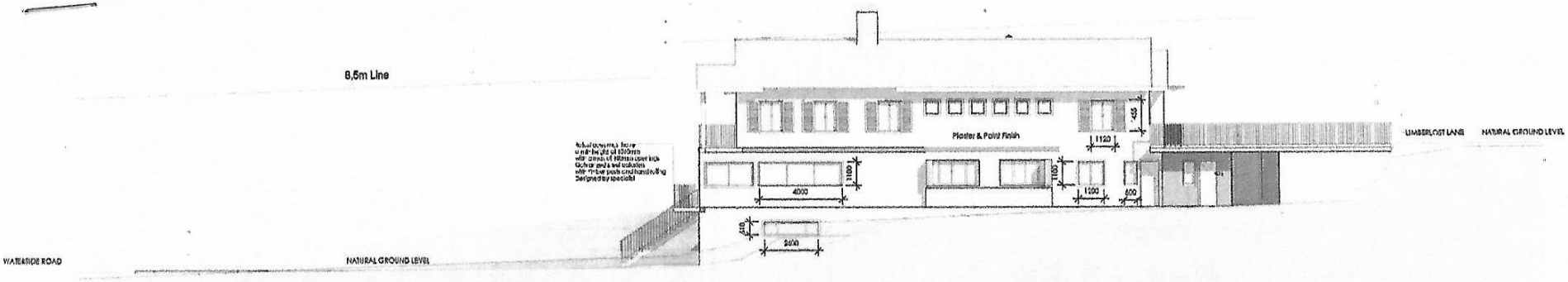
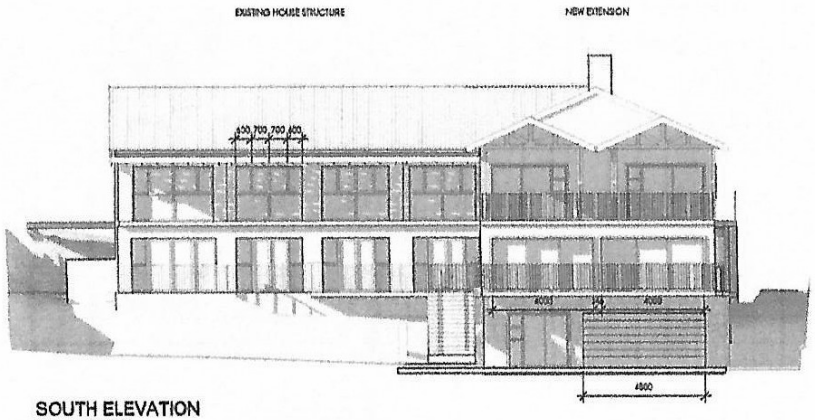


EAST ELEVATION
Scale 1:100



SOUTH ELEVATION
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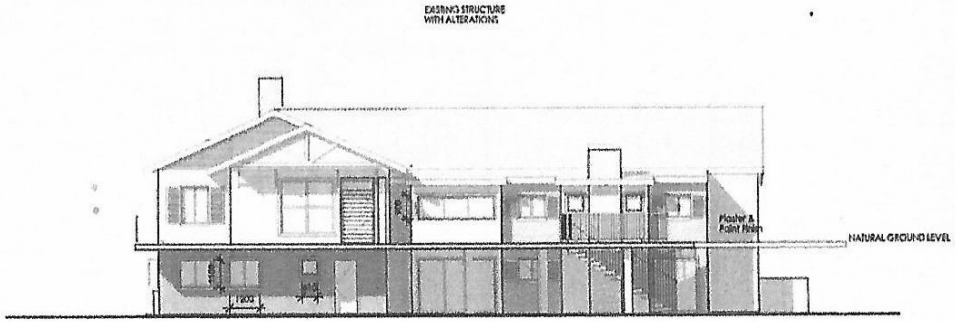
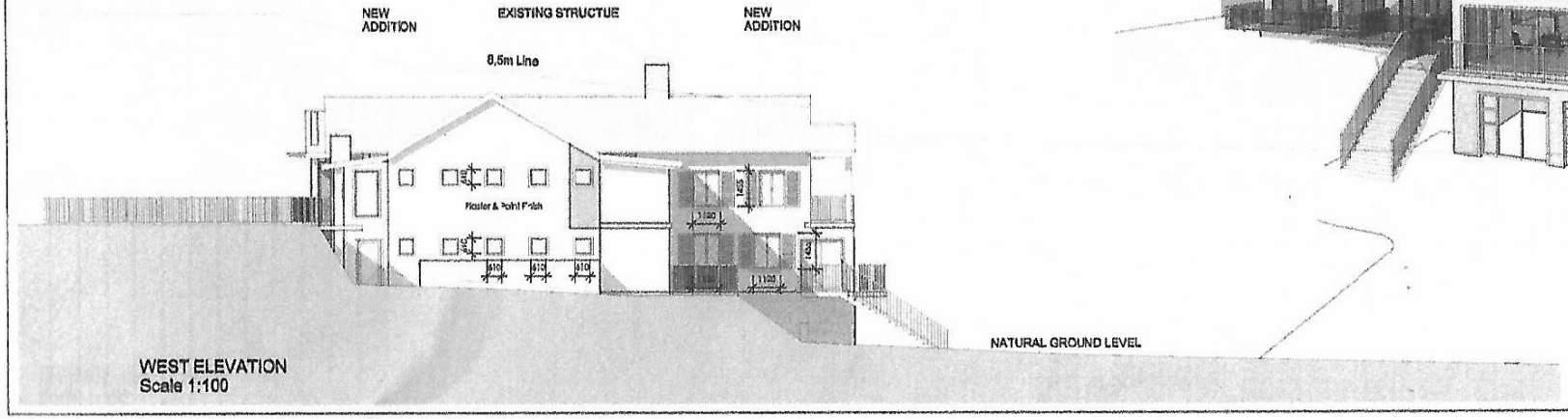


NORTH ELEVATION
Scale 1:100



WEST ELEVATION
Scale 1:100

NOTE:
ALLE MATERIEL WAARIE MOET BEKOP TERWYL GEBOUTVOLGENS WORD VOORDAT DAAR OP PAP ROOIFIK MAG WORD ALLE GEBOUWE MOET TOEVOEGINGE DEAN N AFWEIKING OVERSIGT WORD, PLANNE MOET SAMEGEWAG WORD EN DAAR OPMERKINGE VOORGEKOM WORD VOOR DAAR MET ROOIFIK BEGIN WORD.

ANY DISCREPANCIES OR CONTRADICTIONS MUST IMMEDIATELY BE POINTED OUT TO OWNER AND FOR CORRECTIONS OR EXPLANATION BEFORE ANY CONSTRUCTION PROCEEDS

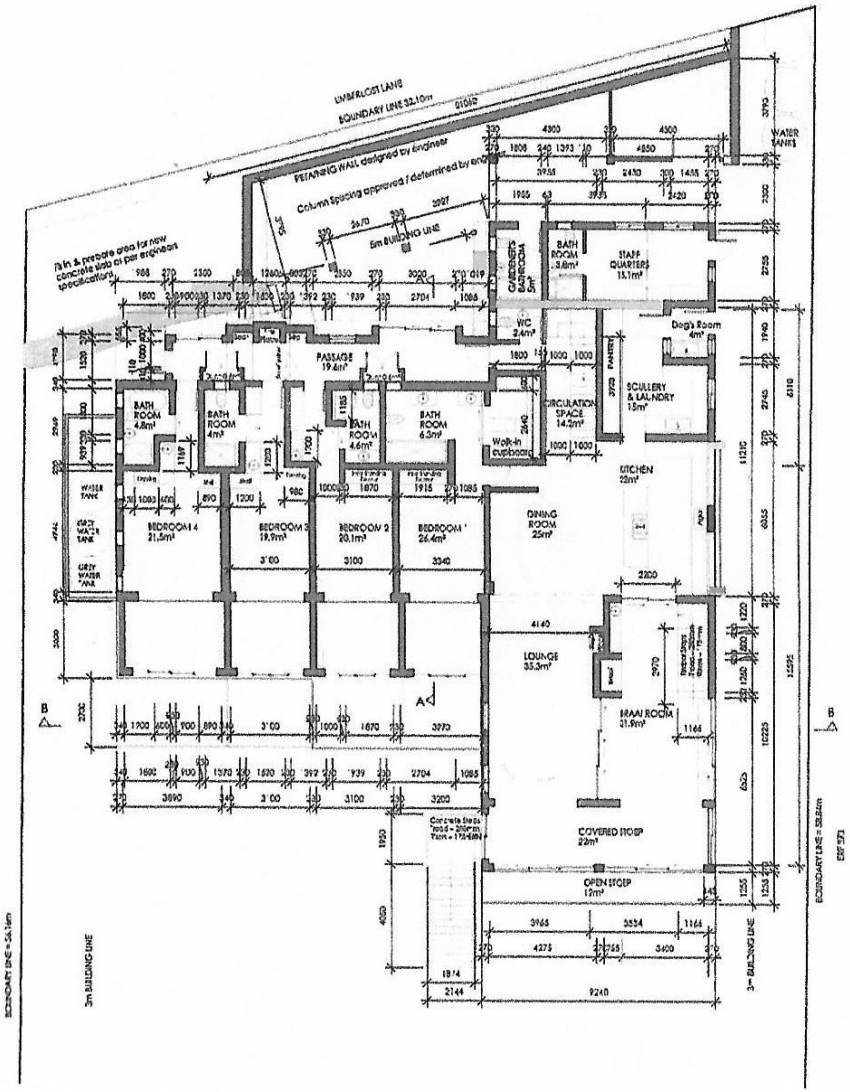
Rooted Land Solutions
Andrew Cecilia Eagar
Architecture • Landscape • Design

PROJECT
HOUSE ALTERATIONS & ADDITIONS FOR WAYNE & GLENDA HAYWAD ON ERF 372 WATERSIDE ROAD WILDERNESS

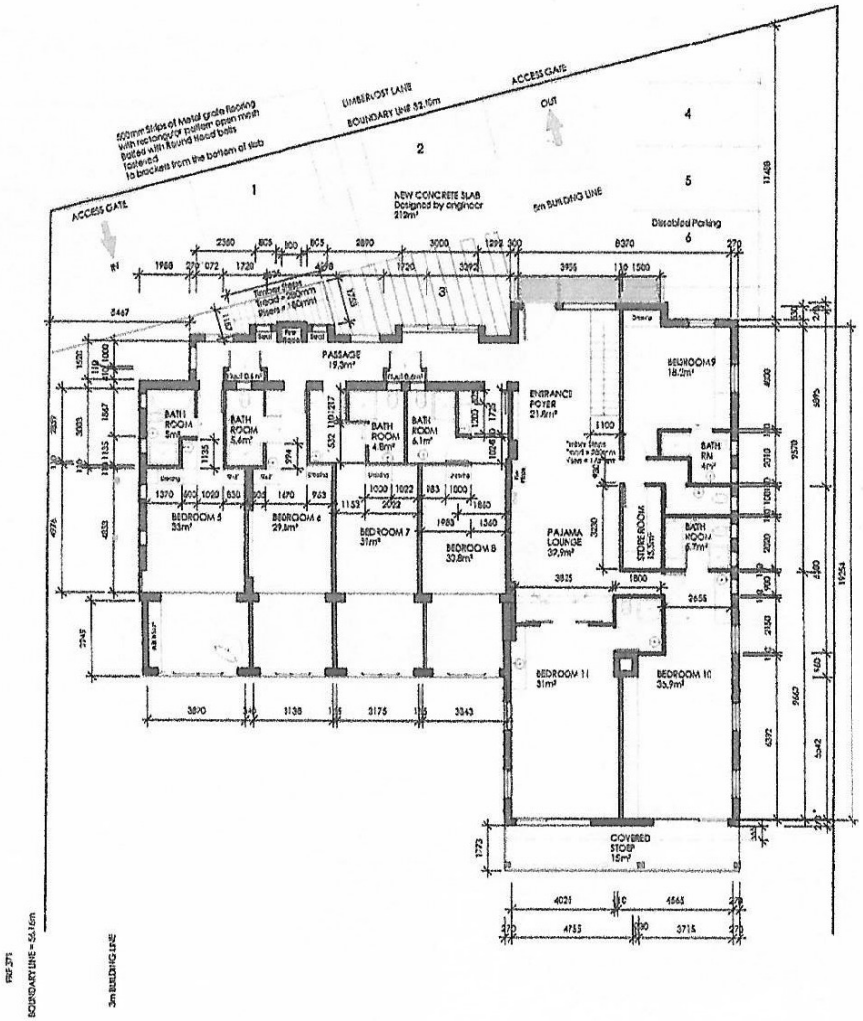
FOR CLIENT APPRAISAL

MUNICIPAL DRAWINGS

DATE	SCALE
22-02-2012	As shown
OWNER	W4



GROUND FLOOR PLAN



FIRST FLOOR PLAN

AREAS

Ground Floor	:	423m²
Open Stoep	:	12m²
First Floor	:	377m²

* Contractor is responsible for the correct setting out of the building on external & internal walls with particular reference to boundaries, building lines, services, etc.
* Boundary pegs to be identified by the Client. Pegs to be checked by contractor, including all levels, dimensions, steps, etc. Any apparent discrepancies between the site & the drawings are to be brought to the designers attention
* The contractor is to verify all levels, heights & dimensions on site & to check same against drawings before putting any work in hand.
* The contractor is to locate & identify existing services on site & to protect these from damage throughout the duration of the works.
* Figured dimensions to take preference to scaling.
* All work to comply with the National Building Regulations(SANS 10400), the applicable SANS codes of conduct & standards as prescribed by the National Building Regulations Council (NBRC).
* All materials to be SABS or NBRC approved.
* Foundations to take founding in solid undisturbed ground
* Concrete to foundation & surface bed to be 20MPa at 28 days.
* All electrical & plumbing work to be carried out by qualified subcontractor
* Fill below surface bed to be well compacted in 150mm layers to achieve a min of 93% modified AASHTO. ensure suitable material is used, free from clay content.
* Brickforce to be built in below & above windows level & every forth course in continuous bands.
* Provide 4mm galvanised wire ties built 5 courses into external brickwork to secure roof trusses to wall.
* Provide laminated safety glass to all doors & windows where glazing is within 900mm above F.L.
* Wet areas to be tiled or sealed with other waterproofing or finishes detail as per client specification

FIRE PREVENTION:
* Any roof space between garage & habitable area shall be divided by a wall with 30min fire rating
* Any door between garage & habitable area to be a solid timber core door, 40mm thick.

FLOOR & WATERPROOFING:
* Ground floor slab 65mm thick, 20MPa concrete, perfectly level, min. 150mm above N.G.L. on compacted hardcore min 93% modified AASHTO.
25mm thick screed & finished as indicated.
* Structural concrete floors to eng. spec.

FOUNDATIONS & BRICKWORK:
* All foundations to be 20MPa concrete at least 250 X 750mm, min 225/600 under ground level or to eng. spec
* Boundary wall foundation must not encroach over boundary & walls to be finished as per the finishing schedule.
* Lintels to be supported min 150mm either side for openings up to 3m & at least 220mm for openings up to 4.8m

STAIRS & BALUSTRADE:
*Stairs to be 1.0mm min width, treads 300mm min, rises 170mm max, with 6mm max deviation.

DRAINAGE:
* Any drain not deeper than 450mm under ground level to be protected against loads
* All drains to be 100Ø PVC min fall 1:60
* Stacks in ducts to be accessible for cleaning purposes
* Anti vac traps to all first floor waste fittings.

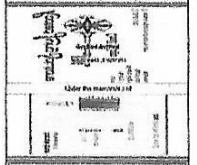
GLAZING:
*Glazing of all new windows & doors to be in accordance with part N of SANS 10400

DRYWALLING:
*To be in accordance with SANS 10400

TIMBER:
*To be in accordance with SANS 1083. All timber to be CCA treated

CABINETS:
*To be in accordance with SANS part V of SANS 10400

* Any errors, discrepancies or omissions of any nature are to be reported to the designer immediately.
* Any queries arising from any of the above must be reported to the designer for clarification before any work is put in hand.



PROJECT
HOUSE ALTERATIONS & ADDITIONS
FOR WAYNE & GLENDA HAYWAD
ON ERF 372
WATERSIDE ROAD
WILDERNESS

FOR MUNICIPAL APPROVAL

DATE 22-02-2022	SCALE As shown