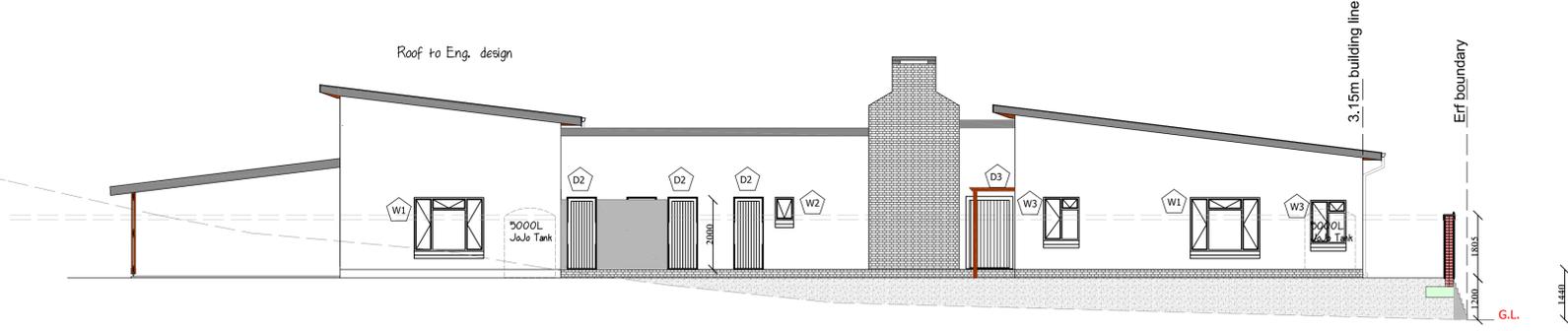
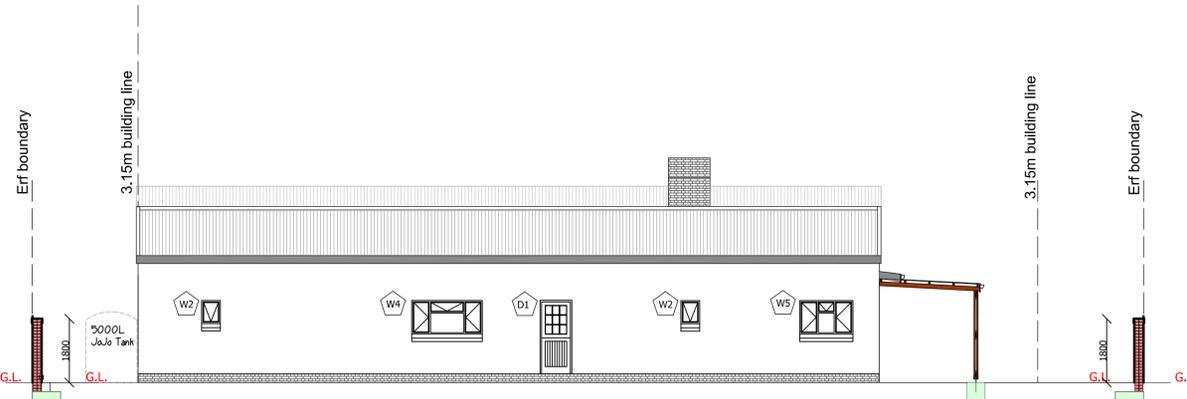




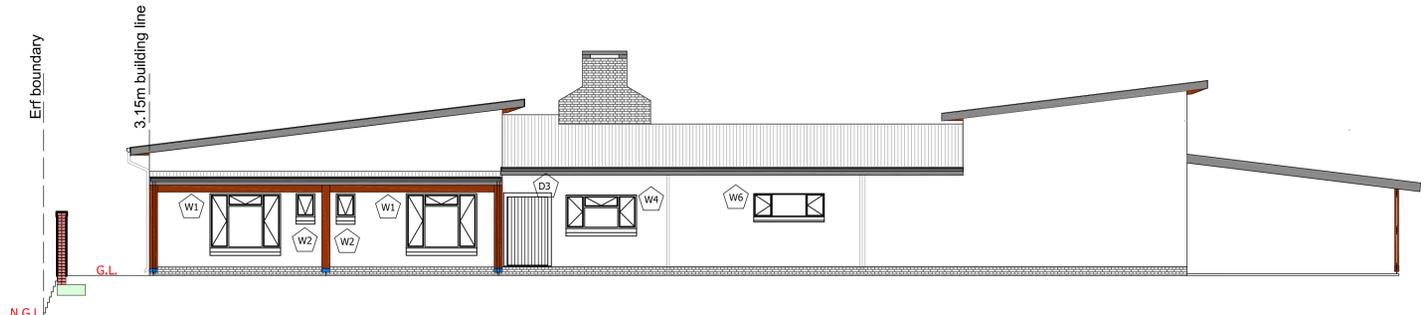
**SOUTH ELEVATION**  
scale 1:100



**EAST ELEVATION**  
scale 1:100



**NORTH ELEVATION**  
scale 1:100



**WEST ELEVATION**  
scale 1:100

**KEY NOTES:**

**ROADS AND INFRASTRUCTURES:**  
A.1 All existing services to be protected and maintained during the construction period. Any damage that may occur is to be made good by the contractor.

**UNDERFLOOR & FLOOR FINISHES:**  
B.1 Concrete strip foundations and foundation walls exceeding 1.0m in height to be designed by engineer. Investigate ground conditions before design, costing and commencing with building work.  
B.2 Foundation walls to be filled with concrete to floor level to engineer's details.  
B.3 100mm thick (25mpa) concrete floor slab with mesh ref. 193 on 250 micron waterproofing membrane on 50mm sand bed on layers of max. 150mm deep approved imported filling compacted to 98% mod. ASHTO - floor construction to be verified by engineer. Filling exceeding 400mm in height at any point, to be designed and inspected by engineer. Waterproofing membrane to be turned up around the perimeter by thickness of slab and stepped up leading into walls. Also to overlap by 200mm at the joints. Penetration by pipes, plumbing fittings or punctures to be taped with a pressure sensitive adhesive tape approved for such use by manufacturer.  
B.4 1:3 cement screed laid on top of surface bed to take floor finishes, adjusted in thickness according to finishes specified but, allowing for a total floor finish above sfl of 30mm. Screed to be laid once provision has been made for proper gripping.

**NOTE:** No traffic whatsoever is to be allowed over screeds whilst curing.

**FLOOR FINISHES:**  
C.1 As shown on drawings and to clients choice.  
C.2 Tile/Carpet floor finishes as per client's choice and installed to supplier's specifications.  
C.3 Concrete floor to receive final concrete topping to be stepped down for showers. Provide cement screed laid with fall to outlet point. Provide CEMFLEX waterproofing before laying of shower floor and wall tiles.  
C.4 Brick pavers - brick pavers on 50mm sandbed layer of max. 150mm layers of approved well compacted hardcore filling - all paving to be laid to fall away from building. Paving laid by specialist.

**WALLS:**  
**GENERAL NOTES:** Moisture content of walls to be measured before the application of any paint finishes and not to exceed 5%. The surfaces of all plastered walls and concrete as well as all other surfaces to be prepared in accordance with the specifications and requirements as well as the paint manufacturers.  
E.1 External walls to be 280mm thick, approved clay plaster bricks (14MPa min.) laid stretcher bond with class II mortar (comply to SANS 2001-CM1), build as cavity - cavity width minimum 50mm. Wall leaves to be joined together by means of galvanized butterfly wall ties - installed horizontally c/c 500mm and vertically every 3rd course, average of 3 wall ties per 1m<sup>2</sup>. DPC to be 375 micron stepped - built into inner skin and stepped outwards with one brick course lower. Every 4th strip to be cleared on the outside. Brick force to be installed in external and internal leaves of cavity wall every 4th course, and every course above lintel level (2.10m) - wall to be built according to SANS 10400 Parts K, B & T. All cavity walls to be cleaned regularly.  
E.3 The outer face of the internal skin of the cavity wall to be treated with 2 coats flintcote to at least 1.0m above stepped d.p.c.  
E.4 All plaster junctions between concrete and brickwork to be through V-jointed.  
E.5 Built in waterproofing under all brick sills.  
E.6 Precast prestressed concrete lintols (SANS 1504 compliant) over windows, doors & openings and brick force & additional reinforcement to be provided, all as per SANS Part K - Walls.  
E.7 Reinforced concrete beams and columns to engineer's details as indicated on plan.  
E.8 External plaster: Cement plaster to be cement/sand 1:4 plaster mix and finished with wooden trowel to match finish standard of sample panel. All blemishes to be filled and sanded to an approved finish and painted. Smooth plaster finish, plaster primer, undercoat - 2 coats pure acrylic - colour as per client's specifications.  
E.9 Internal cement plaster to be finished cement/sand 1:4 plaster mix with steel trowel to smooth polish finish. All blemishes to be filled and sanded to an approved finish. Apply one coat and finish of, then one coat thinned 10% with mineral turp, followed by 2 coats of 'Plascon' double velvet. Colour as per client.

**CEILINGS:**  
F.1 9.5mm thick taper-edge 'Gyproc RhinoBoard' ceiling board fixed strictly according to manufacturers specifications to SABS approved 38x38mm SA Pine battens fixed to roof trusses (by roof specialist) at max. 400mm centres in one direction. All joints to be covered with 'Gyproc RhinoTape' (double over butt joints) and the ceiling then plastered with a coat of 'Gyproc RhinoLite' plaster applied as per manufacturer's instructions. 135mm 'Aerolite' (R-Value 3.38) thermal roof insulation to be laid on ceiling boards and over timber trusses - insulation to be laid strictly according to manufacturers details and to be laid over wall plates to span from wall to wall. It should further be installed so that it abuts or overlaps the adjoining insulation, or is sealed, forms a continuous barrier with the ceilings and walls, and that it does not effect the operation of any services, installations, equipment or fittings.  
F.2 135mm 'Aerolite' (R-Value 3.38) thermal roof insulation to be laid on ceiling boards and over timber trusses - insulation to be laid strictly according to manufacturers details and to be laid over wall plates to span from wall to wall. It should further be installed so that it abuts or overlaps the adjoining insulation, or is sealed, forms a continuous barrier with the ceilings and walls, and that it does not effect the operation of any services, installations, equipment or fittings.

**CORNICE:**  
G.1 'Gyproc RhinoArt Decor Polystyrene Cornice' moulding, fixed and painted to manufacturers details. Profile to clients specifications.

**INTERNAL SILLS:**  
H.1 Plastered internal sills.

**EXTERNAL SILLS:**  
J.1 External sills to be formed by sloping brickwork set to project ±50mm from wall face. To be laid on 350 micron d.p.c.

**WINDOW FRAMES AND WINDOWS:**  
K.1 All window frames match existing and as per schedule to SABS specifications as per manufacturer. Windows to be built in as per manufacturer's specifications and have d.p.c. on all sides.  
K.2 Glazing to conform to the requirements of the SANS 10400 Part-N for glazing. Nominal thickness and maximum glass areas to comply with SANS 10137. Also to be SANS 204 compliant.  
K.3 Permissible air leakage (AL) for openable and non-openable glazing as per SANS 204:2011

**DOORFRAMES AND DOORS:**  
L.1 Timber door frames as per schedule to SABS specifications as per manufacturer. Door frames to be built in with d.p.c. and treated as per manufacturer's specifications. )  
L.2 Internal and external doors as per door schedule.  
L.3 Permissible air leakage (AL) for openable and non-openable glazing as per SANS 204:2011

**ROOFING:**  
M.1 Clip Lock roof sheets, fixed strictly in accordance to manufacturers specifications on 76 x 50mm SAP purlins @ 750mm centres on 'Spunulation Radiant Barrier' double sided laminated foil (R-Value 1.36 - worst case 0.75 for upwards airflow) laid on to manufacturers specifications on prefabricated roof trusses by roof specialist @ max. 750mm c/c, trusses tied down with double strand 3mm galvanized wire ties built into wall (refer to roof plan for positions) at least 7" brick courses, on 114x38mm SA pine wall plate, Roof pitch 7 deg. Roof overhang at eaves - 450mm from finished plaster.  
M.2 Flashing - 'Monier Easy Flash' to be installed for roof tiles/sheeting to wall connections - installation strictly as per manufacturers details. Colour anthracite.  
M.3 Wall to be built up and plastered to under roof cladding to minimize airflow.

**FACIA BOARDS**  
N.1 Nutec 225x12mm fibre-cement fascia boards fixed to eave overhang ends. Installation and painting according to manufacturers specifications.

**RAINWATER GOODS:**  
O.1 Gutters and downpipes to be seamless aluminium with OGEE profile - supplied and installed by specialist. Gutters and downpipes to conform to SANS 10400 Part R.

**ELECTRICAL INSTALLATION:**  
P.1 The installation to conform to SANS 204:2011, SABS requirements and local by laws.  
P.2 Electrical and lighting lay-out as per plan.

**PLUMBING:**  
Q.1 Water supply installation to be in accordance with SANS 10252-1.  
Q.2 Water drainage to be according to SANS 10400 Part P: Drainage.  
Q.3 All exposed pipes to and from hot water cylinders to be insulated with patent pipe insulation material with an r-value of 1 or better. The installation shall be protected against the effects of weather and sunlight and be able to withstand the temperatures within the piping. Piping to be insulated includes all flow and return piping, cold water supply piping within 1.0m of the connection to the heating system and pressure relieve piping within 1.0m of the connection to the heating system, where possible, lengths of pipes should be minimized.

ELECTRICAL LEGEND	
	CEILING FITTING
	WALL MOUNTED FITTING (INTERNAL)
	WALL MOUNTED FITTING (EXTERNAL)
	WALL MOUNTED FITTING (EXTERNAL) ON DAY/NIGHT SWITCH
	LOW POSITION WALL MOUNTED FITTING (EXTERNAL)
	DROP LIGHT FITTING
	BRAZE LIGHT
	DOUBLE TUBE FLUORESCENT
	SINGLE 15AMP PLUG
	DOUBLE 15AMP PLUG
	WATERPROOF SINGLE 15AMP PLUG (EXTERNAL)
	CEILING MOUNTED 15AMP PLUG
	GEYSER PLUG
	LIGHT SWITCH
	2/3/4 - WAY LIGHT SWITCH
	DOOR BELL SWITCH
	DIMMER
	SATELLITE TELEVISION POINT
	TELEPHONE POINT
	COOKERHOOD EXTRACTOR UNIT
	DISTRIBUTION BOARD
	METER BOARD
	GEYSER
	HEAT PUMP (CONNECTED TO GEYSER)
	ELECTRICAL WIRING

**MYCad**  
Computer Aided Design

*[Signature]*

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**OWNER :**

Mr. G. de Bruyn  
5th AVE  
Erf 777  
Wildernis

*[Signature]*

**PROJECT :**  
Proposed new dwelling

**DRAWING :**  
Elevations

SCALE	DATE	DRAWN	NO
1 : 100	22/08/2022	M. Y.	1/4

ALL MEASUREMENTS TO BE CHECKED ON SITE  
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