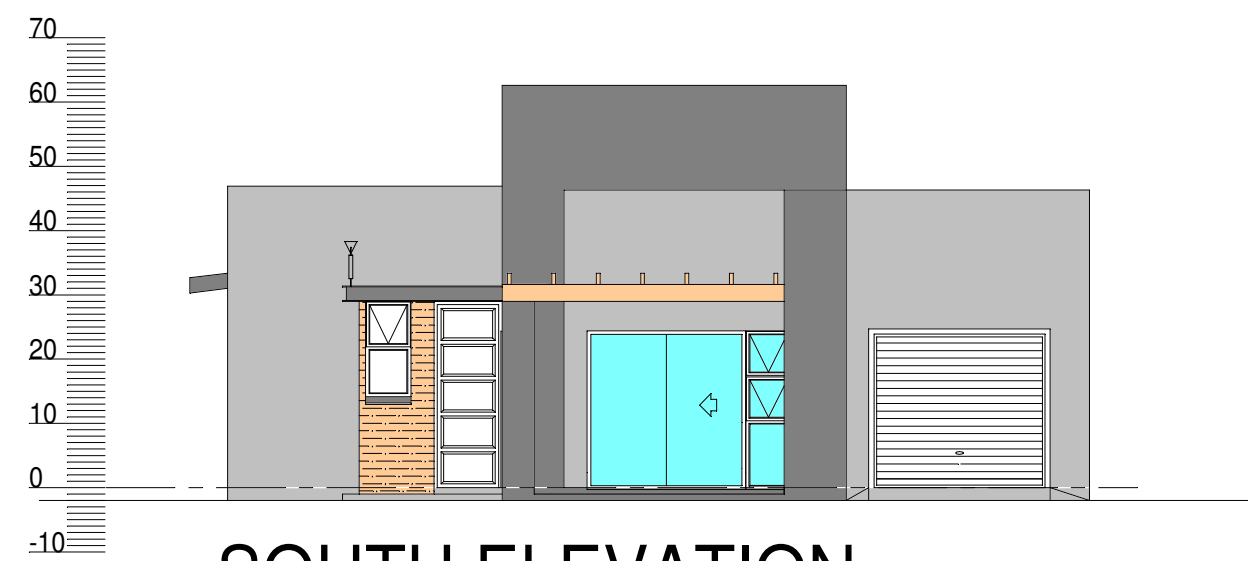




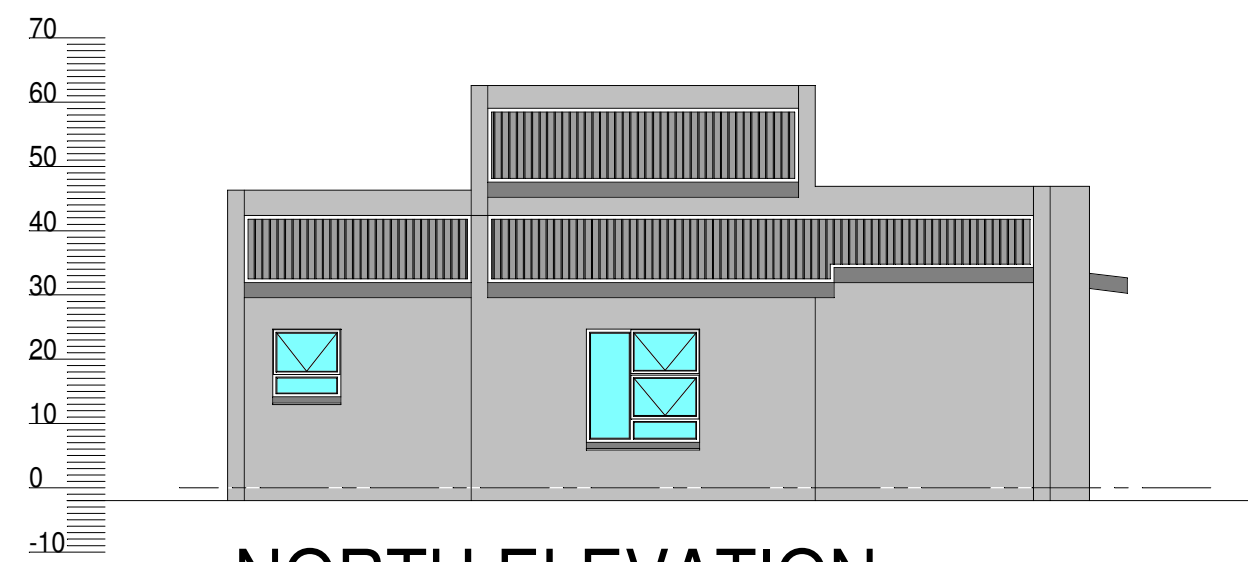
EAST ELEVATION
SCALE 1;100



WEST ELEVATION
SCALE 1;100



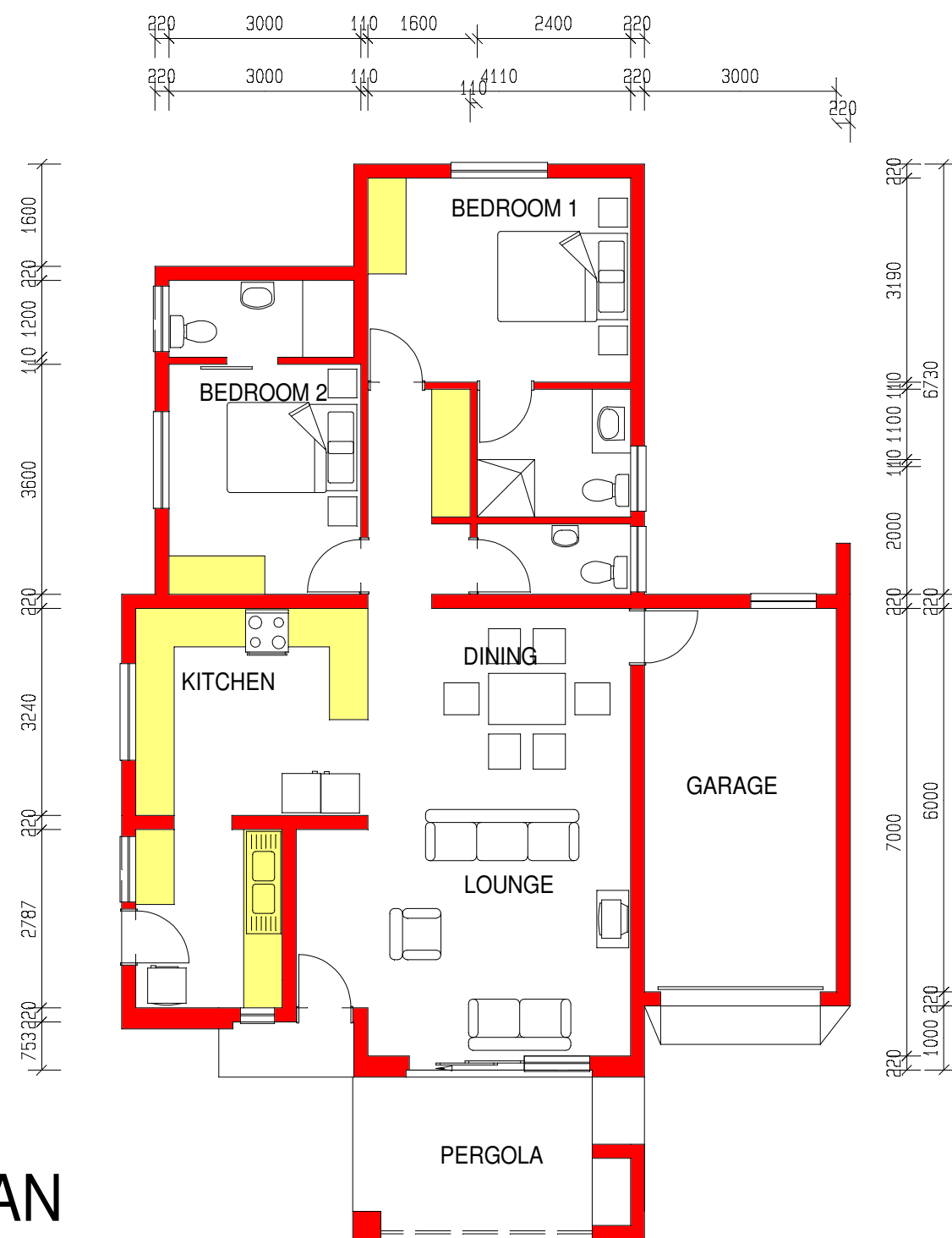
SOUTH ELEVATION
SCALE 1;100



NORTH ELEVATION
SCALE 1;100



GROUND FLOOR PLAN
SCALE 1;100



PLAN
SCALE 1;100
126 sqm

LEGEND
A : SITE WORKS

- a1 Clearing of site. Remove all rubble, shrubs and trees which will fall within 1,0 m of the perimeter of the building.
a2 Ground levels around structures to be cleared and sloping away from structures after completion of works.
a3 Interlocking bricks on 30mm river sand on plastic sheeting sealed properly. Paving should be compacted and paving must be finished with brick on edge on cement footings
a4 1000mm apron with fall around building and tiled with slate tile. colour to owner.

B : SUB-STRUCTURES

- b1 Strip foundations to Engineers drawings Where ever a slope occurs, foundations must be level and cast with steps with max. increments of 170mm and with end overlaps of 450mm min.
b2 One brick foundation walls with quality NFX clay bricks in 4:1 OPC mortar, in English bond where possible and with Brickforce at every fourth brick course.
b3 Sub floor filling as approved and compacted in accordance with SABS 1200
b4 Sub floor ant poisoning beneath all floors and paving and in 75mm channels against all foundation walls at sub floor level, all strictly in accordance with SABS 0124.
b5 125MM Thick 15 Mpa concrete bedding between foundation Unfinished floor level to be 2 brick courses above external finished ground level
b6 0,375mm Pvc Brickgrip damp proof course on full width of walls and with 230mm end overlaps.
b7 Vertical and under floor dpc. to be .250 micron UV Green PVC sheeting with side and laps sealed with 10mm proof-welded strips.

C : SUPER STRUCTURE

- c1 Plaster bricks in stretcher bond and 6:1 OPC mortar with raked out joints to receive plaster and brickforce every sixth course.
c2 Clay tile window cills with damp proof course
20mm outside wall surface and sloping and finished with alkali resistant primer plus two coats acrylic paint.
c3 Internal sills to be fibre cement cut to project 10 mm outside finished of wall.
c5 0,375mm Pvc damp proof course underneath external sills taken at least two brick courses below b.o.s. sill and for full width of window frame plus 100mm at each side.
c6 Concrete structure to Ritrslab and Eng. specifications.
c8 Steel garage doors
c10 Steel balustrade to detail

D : ROOF STRUCTURE

- d1 Cromadeck IBR roof sheeting on trusses to Mitek SA ply ltd prelab ULTRA-SPAN trusses according to Mitek eng spec. Provide isolation to SANS 10428
d2 Concrete roof tiles to 38 x 38mm branding on SA pine roof trusses.
d3 Facia boards and barge boards fixed to roof structure to manufacturers spec. with gutters and downpipes

E : FLOOR FINISHES

- e1 Unglazed ceramic tiles fixed on screed with cement based adhesive
e5 Grano finish to screed with V- joints in 2.0 x 2.0m panels

F : WALL FINISHES

- f1 One coat 5:1 OPC plaster min. thickness 12mm, rendered smooth with Rhynolite plaster and finished with 1 / plaster primer thinned 20% with mineral terpentine plus 2/ acrylic PVA paint
f2 One coat 5:1 OPC plaster min. thickness 12mm, and finished with 1 / plaster primer plus 2/ plascon double velvet paint.
f3 One coat 5:1 OPC plaster rendered smooth with wood trowel and finished with glazed ceramic tiles to ceiling level. Allow for decorative row of tiles at 1000 high
f4 External plaster one coat 5:1 OPC plaster rendered smooth with wooden trowel and finished with PVA based primer and two coats acrylic PVA paint.
f5 Face brick in stretcher bond

G : CEILING FINISHES

- g1 Gypsum ceiling boards suspended from structure
g2 44 x 16mm Saligna cornice nailed to wall etc. stopped and sanded finished with 2 x eggshell varnish in garage and stores.
g3 12mm plaster on concrete ceiling to be painted in safe
g5 Pink airolite ceiling insulation installed to all ceilings

GENERAL NOTES
ALGEMENE NOTAS

- 1 The Client must identify and point out the site boundary pegs. The Contractor must protect and maintain the position of these pegs during the building operation
2 Setting out of work remains the responsibility of the Contractor
3 All dimensions and levels to be checked on site before any work commences
4 All dimensions to be checked before ordering any items or furniture to be built in
5 Drawings may not be scaled
6 All work must be done in accordance with the National Building Regulations, SABS Standards where applicable as well as the Regulations and ByLaws of the Local Authority
7 The highest standard of building work must be maintained at all times. Sample panels requested may only be removed with Architect's permission
8 All finishes and products must be fitted / installed strictly to the manufacturer's specification. All operating instructions and guarantees must be handed over to the Client
9 Any discrepancies or uncertainties on the drawings must be reported to the Architect immediately
10 Any discrepancies on documentation issued by any other consultants must be reported to the Architect immediately
11 All uncharted services found must be reported immediately. The same applies if services are damaged or disrupted
12 No un-authorized persons may be allowed on site
13 All visits to site by consultants / authorized visitors must be noted in the site instruction book
14 All incidents, including rain fall on site must be noted in the site instruction book
15 No site features such as rock outcrops or trees may be disturbed in any way or removed without permission from the Architect

SUNDRIES

	BATH	3		SINK	1
	WC	4		BASIN	1
	URINAL	0		SHOWER	2
	BASIN	5			

ENGINEER SIGNATURE & STAMP



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AREAS	
HOUSE DWELLING	126m2
PATIO	15m2
CARPORT	19m2
TOTAL	160m2

Date 2021-11	Datum	PROPOSED NEW DWELLING; FOR MR N JANSE VAN RENSBURG	
Drawn AJO	Geteken	PLAN TYPE B	
Checked AJO	Nagezien	21-11 01	
Scale 1 : 100	Skaal	DRW No TEK Nr	
Drawn in Set 5	Tek in Set		