

All to comply with the National Building Regulations and Building Standards Act (Act 103 of 1977) As amended.

REVISION RECORD		
REV.	DATE	DESCRIPTION
	DRAWN	
	18.08.04	FOR INFORMATION
	RTM	

SCHEDULE OF AREA	SCHEDULE OF AREA
GROUND FLOOR PLAN	:171.3 sq m
VERANDA	:13.2 sq m
TOTAL AREA OF BUILDING	:184.5 sq m

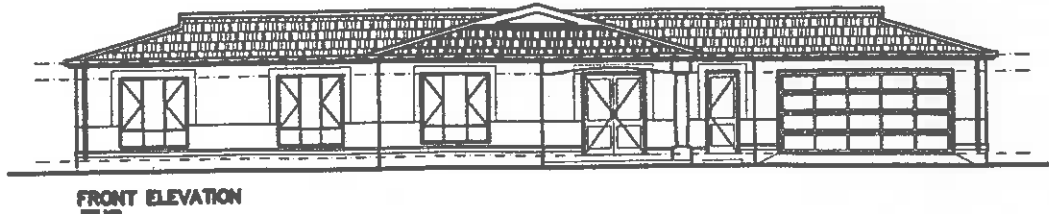
  

AREA OF SITE	min 600 sq m to max 700 sq m
FLOOR AREA RATIO	0.5
MIN BUILD. LINE	7.5 m
MIN BUILD. LINE SIDE REAR	4.5 m
MAX PERMITTED HEIGHT	4 STOREY
ZONING	COMMUNITY RESIDENTIAL
COVERAGE	50 %

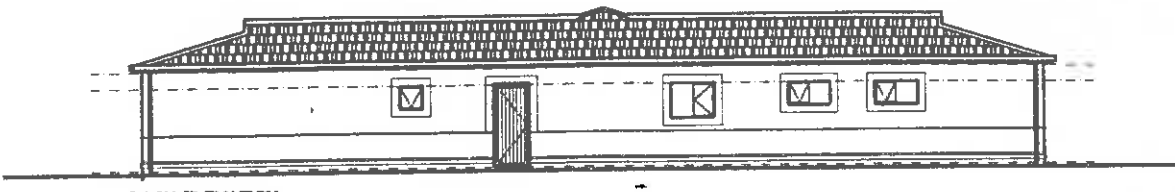
project description  
 . PROPOSED RESIDENTIAL ESTATE  
 . FOR  
 . BLUEWAY TRADING (PTY) LTD  
 . AT ERF 951 EMTHENTWENI  
 . AT HIBISCUS COAST MUNICIPALITY

drawing  
 3 BEDROOM-ATTACHED GARAGE.  
 PLAN, SECTION ELEVATION  
 scale  
 1:100 / 1:50  
 date  
 FEB' 2004  
 drawn  
 Sifiso  
 checked  
 Ndaba Langa  
 drawing number  
 0401/05/01

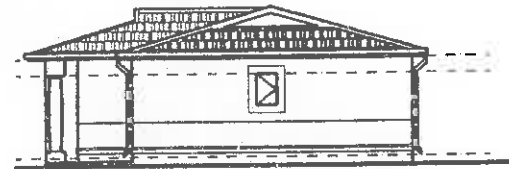
contract number



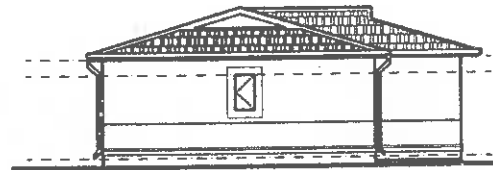
FRONT ELEVATION



BACK ELEVATION



REAR ELEVATION



REAR ELEVATION

FOUNDATION

- 700x220 mm Conc strip footing to engineer's details

WALLS

- Sub structure: 220 mm MFX brickwall, with brickforce very 2th course.
- Super structure: 220 mm MFP brickwall, with brickforce very 3th course.
- Plaster wall : prepare and point with 100% acrylic PVA, colour to architect spec.
- 220 mm brickwall, with brickforce very 3th course.
- Wall ties up to doorhead height : prepare for 200x200mm glazed ceramic wall tiles with 100x100 mm border tile to architect. (NOTCH/DISABLED, FEMALE & MALE TOILET ONLY)

FLOOR

- carpet /ceramic epoxy/ glazed tiles /granolithic / powerfloated 30 mm screed surface bed on 100 mm on one layer of 250 micron "Consol Plastic Brickrip DPC" membrane on 50 mm sand on approved filling treated with termite poison. termite poison.
- Provide as indicated on plan expansion joint with 12mm bitumen impregnated softboard between vertical concrete and brick surface. and apply two part grey polysulphide sealing compound including backing cord, bank maker and primer.
- Provide 30mm thick screed on concrete to receive tiles.

CILLS

- Natural grey gills in single lengths bedded in cement mortar including metal fixing lugs.
- Provide one layer of 250 micron "Consol Plastic Brickrip DPC" waterproof sheeting under cills and scales of laps with "Sun Pressure Sensitive Tape."

ROOF

- Fascia: 12x225 mm "Everite" medium density fibre cement fixed at 1270mm centres.
- Barge Board: 80 x 200 mm Socketless barge board including aluminium M Profile strips
- Mortar concrete roof tile on 45x45mm battens on 114 mm gangnail roof trusses at 1270 mm centres resting on 114x38 mm wall pleted
- Two coats "ABC Provonite" cool tar point on timber brusses at eaves and verge.
- 2.5 mm diameter galvanised wire tie wrapped around rafter and purlin with ends tied. and spiked to timber and provide "Teco" hurricane clip where necessary.

RAINWATER GOODS

- 100mm PVC gutter and 75mm PVC rainwater pipe

DADO RAIL / SKirting

- 25 x 100 mm linings, mitred at corners and plugged and screwed to walls with head sunk and pelted.

CEILING

- 6mm Thick gypsum plasterboard ceiling

DOOR

- Internal door to TDM catalogue (SEE DOOR SCHEDULES)
- External door to Winters catalogue (SEE DOOR SCHEDULE)

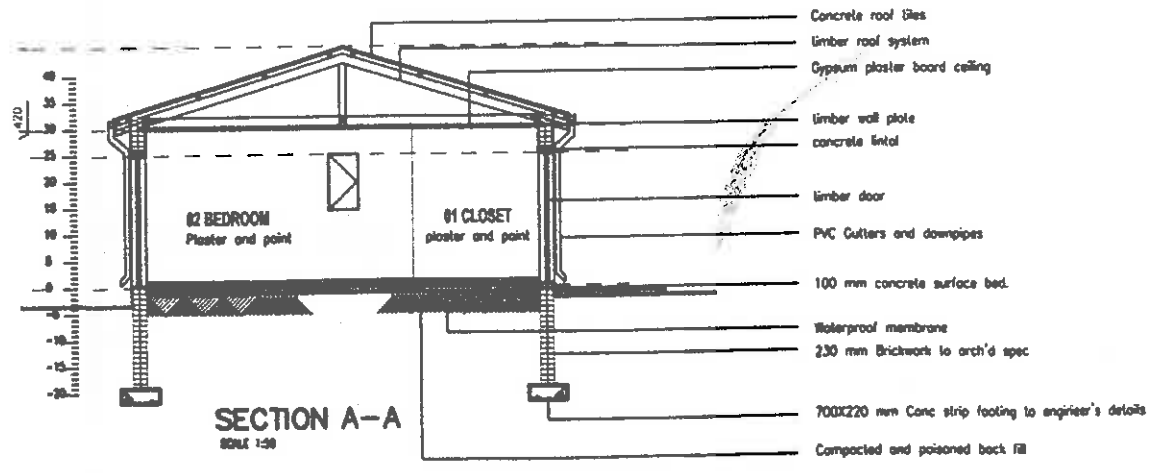
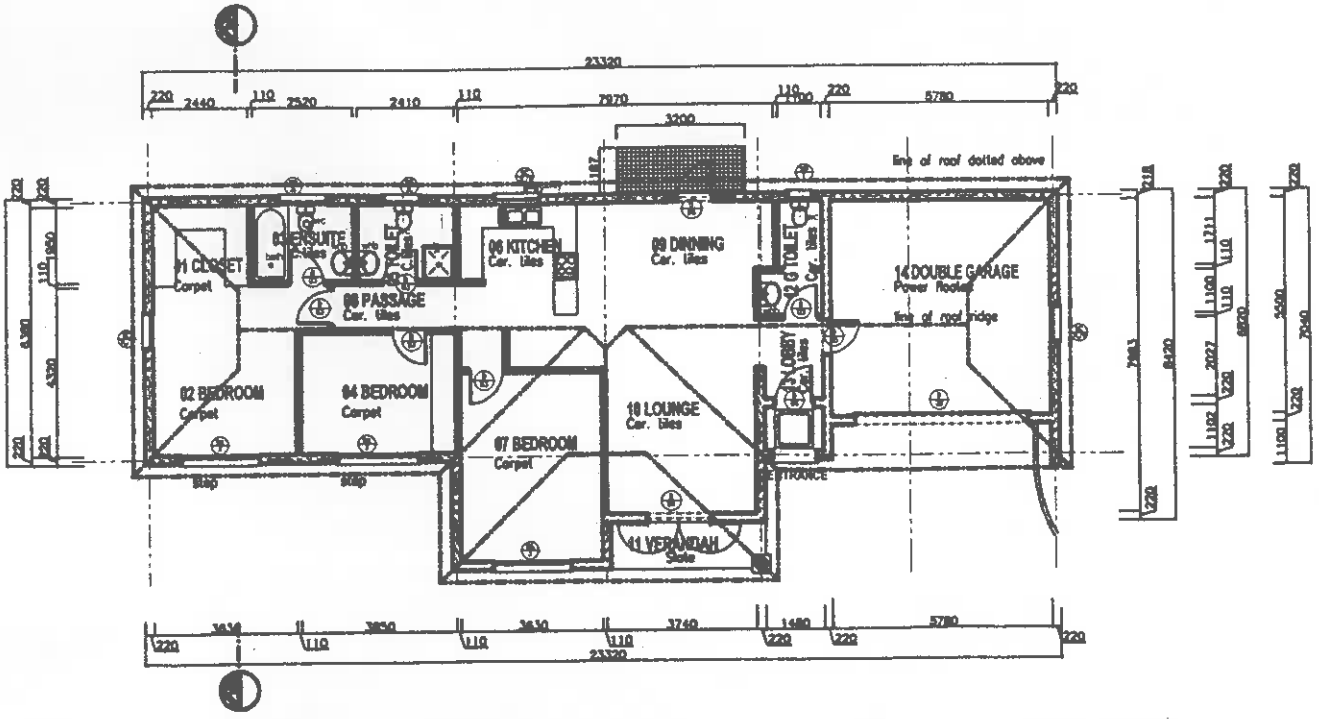
WINDOWS

- standard timber windows to Winters catalogue (SEE WINDOW SCHEDULES)

MSC

- Provide terra-cotta verminproof air vent
- 75 mm thick concrete plinth on 220 mm brickwall with 700x220 strip foundation
- 450 mm KMT High pressure geyser

- 110mm PVC sewer pipe to fall.
- 50mm PVC waste pipe.



SECTION A-A  
 SCALE 1:50

langa makhanya +

