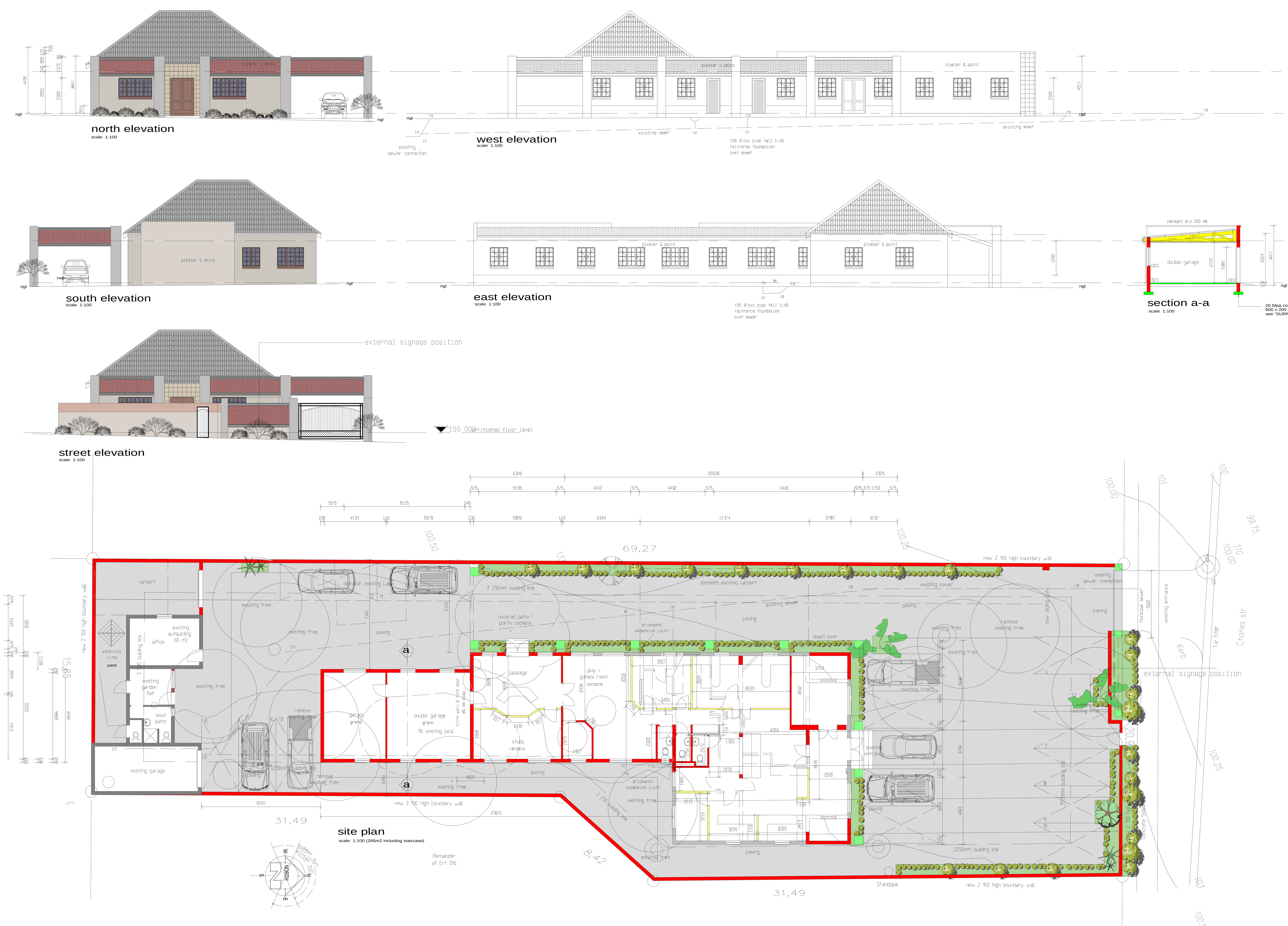
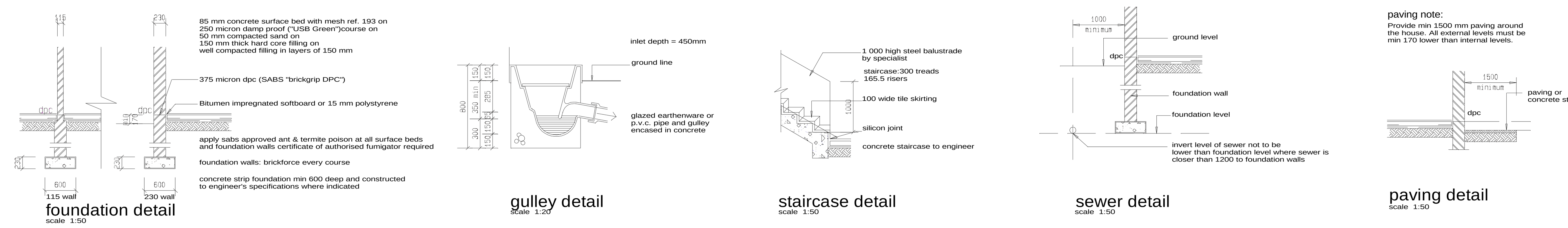





paving note:
Provide min 1500 mm paving around the house. All external levels must be min 170 lower than internal levels.

## Swart & Associates
architects

242 Lange Street
Nu Muckleneuk 0181
P.O. Box 95347 Waterkloof 0145
tel: +27 12 346 7080 fax: +27 12 346 7079

General notes:
all materials and construction methods to comply with the national building regulations (act no 103 of 1977) including all revisions and all applicable bylaws of the concerned local authority. all dimensions to be verified on site and no drawing is to be scaled. any discrepancies or contradictions must immediately be pointed out to the architect for corrections or explanations before any construction proceed all electrical work to be done by registered artisans to sabs 0142 (w.o.p.) plumbing schematic only. to be rationalised & executed by registered plumber

COPYRIGHT ART. 21(1)98/1978

I/we, the undersigned, hereby confirm that I/we are fully aware of the contents of this drawing, that it carries my/our approval, that the architect reserves the right of ownership on this drawing until paid for in full in terms of our appointment and instruct the architect to submit drawings for council approval.

| Client: | Date: | Engineer: | Date: |
|---|---|---|---|
| Architect: | Date: | Other: | Date: |

Project
additions and alterations on stand 1/516 Brooklyn for Gro-Properties

Description
site development plan elevations sections

Drawing No
0528-001

Revision
8

| Date | Drawn | Scale |
|---|---|---|
| Nov 2006 | AS | AS SHOWN |

0528-001 rev8.drw

### owner/contrator/developer:
No construction may proceed on site prior to the approval of drawings by the local authority. Any building work that commences prior to building plan approval is completely at the owner's own risk - The architect may not be held responsible for any loss or damage whatsoever that may result from building works without approved building plans.

Contractor to check all levels and dimensions prior to commencement of any work.

Any discrepancies on drawings must be pointed out by the contractor to the architect prior to construction. If in doubt ask the architect.

### soil conditions:
The owner is responsible for soil tests.

### land surveyor note:
The site must be identified by a registered Land surveyor. The ownership of the Land must verified prior to setting out of works.

All works to be set out by the land surveyor. The council must be issued with a lands surveyor's Certificate of confirmation.

### levels:
Levels are approximate and must be varified by the contractor prior to pricing and construction.

### certificates required:
The following certificates of compliance to SABS and NBR standards may be required from the contractor by the architect/owner:

FOUNDATION CERTIFICATE: Engineer
CHEMICAL TREATMENT OF SOIL: Specialist
DPC: Council Inspector
PLUMING AND DRAINAGE: specialist sub-contractor
ELECTRICAL INSTALLATION: specialist sub-contractor
LAND SURVEYOR: land surveyor
CIVIL WORKS and STORMWATER: engineer
TRAFFIC and ROAD MARKINGS: engineer
FIRE SAFETY CERTICIATE: specialist and/or council
LIGHTNING PROTECTION: specialist sub-contractor
ROOF STRUCTURE: specialist sub-contractor and/or engineer
ROOF COVERING: specialist sub-contractor and/or engineer
CONCRETE SLABS: specialist sub-contractor and/or engineer
WATERPROOFING: specialist sub-contractor
GLAZING: specialist sub-contractor
MECANICAL VENTILATION:
specialist sub-contractor and/or engineer

### Materials and finishes:
All finishing products such as window frames, roof tiles, tiles, cornices, etc must be approved by the owner before ordering and installation.

All product used must comly to SABS standard and Local Authority Requirements.

## roof note: (IBR sheeting)
IBR roof sheeting on 75 x 50 mm S.A.PINE PURLINS ON 152 x 38 mm SA PINE TRUSSES @ 1000 CENTRES PITCH = 5 DEGREES

roof timbers must comply with SABS codes: 563, 653, 876, 1089, 1245 and graded not less than Timber grade 4 in terms of SABS 0400 - LL3.4 (TABLE 1)

trusses to be constructed of 38 x 152 x grade 6 rafters and 38 x 152 x grade 6 tie-beams, and spaced at 1000 mm centres

roof anchoring must consist of non-corrosive straps or wires into a wall depth of 600mm and comply with SABS 0400 - KK13

114 x 38mm S.A.P. wall plate provide 50mm fibre insulation

150 x 150 mm GAVANISED GUTTER WITH 100 x 150 mm DOWN PIPES AND 230x15mm FIBRE CEMENT FACIA
38 x 38mm S.A.P. brandering with 50mm glass fibre insulation, 6,4mm gypsum ceiling and 75mm coved gypsum cornice

## Local Authority notes:
### Building Standards:
All work must comply to the NATIONAL BUILDING REGULATIONS and applicable SABS and NHBRC standards.

Drawings may not be scaled for construction purposes.

All drawings must be read in conduction with one-another. Notes reflected on drawings apply for the entire project and works.

Any discrepancies on drawings must be pointed out by the contractor to the architect prior to construction and submission of tenders.

If in doubt ask the architect.

### Drainage notes:
Soil pipes to be 100 mm dia. PVC - Fall min 1:60
Waste pipes to be 50 mm dia.
Waste fitting to have re-seal traps 60 mm deep

Provide anti-vac bottle traps to all waste fittings

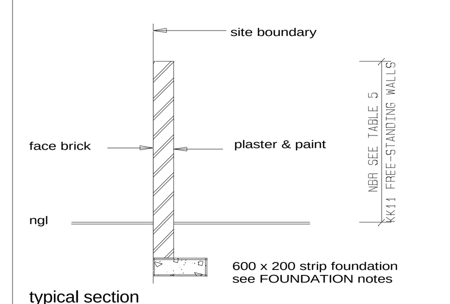
IE's to all bends and junctions to have marked covers at ground level.

RE's to head of drain and at all changes of direction of soil pipes.

Foundations to be protected where soil pipes go under buildings.

Vent pipes to extend min 2.1m above window openings.

### boundary walls:
All boundary wall foundations not to acceed site perimeter. Provide constuction joints at between 4500 - 7500 centres if not indicated on boundary wall elevations




typical section
scale 1:50

NBR - KK11 (Free-standing walls)

| Thickness | Max. height | Piers |
|---|---|---|
| 115 | 0.8 | 0 |
| 115 | 1.4 | 240 x 230 at 1800 centres |
| 230 | 1.8 | 0 |
| 230 | 2.3 | 480 x 350 at 3500 centers |

### geyser note:
to comply with SABS 0254

### chimney note:
Must comply with SABS 0400/90 part VV1-VV3
Chimney min 1000 above roof

### glazing:
ALL GLAZING TO COMPLY WITH NBR-PART N & SABS 0137

| DIMENSIONS nominal glass thickness | GLAZING maximum size of pane, sqm |
|---|---|
| 3mm | 0.75 |
| 4mm | 1.5 |
| 5mm | 2.1 |
| 6mm | 3.2 |

any pane of glass installed in any door shall, be saftey glass and shall have a nominal thickness of not less than 6 mm,and doors not likely to be apparent to any person approaching them, shall bear markings.

Any glass lower than 500mm from floor finish shall be safety glass.

Any windows at staircases must be safety glass

### flashing note:
provide 0.6 mm flashing at all parapets and areas where the roof line changes

### showers:
all showers to be waterproofed by specialist to a height of 1800 prior to tiling certificate required for installation

provide brass trap at all showers

### brickwork expansion joints:
refer to engineer for brickwork expansion joints

### area schedule:
FLOOR AREA

| | |
|---|---|
| New covered area | 179 m2 |
| Existing outbuilding | 60 m2 |
| Existing house | 165 m2 |
| Total area: | 404 m2 |

COVERAGE

| | |
|---|---|
| Site Area | 1284 m2 |
| Coverage (404 m2 ) | 32 % |

### revisions
all drawings must be read in conjunction with one another
notes on drawings apply to the project as a whole
contact the architect for the latest list of drawings
refer to drawing list for latest revisions on drawings

| rev | - | - |
|---|---|---|