

All measurements to be checked before any buildwork is commenced
 Drawings not to be scaled

SPECIFICATIONS

WINDOWS: Bronze aluminium as per plan. Windows area min. 10% of floor area with 5% openable

GLAZING: in excess of 1 square metre or within 500 mm above floor level to safety glazed

LINTELS: All precast and stesslo lintels exceeding 900 mm to be laid in accordance with manufac. specs. with 4 layers of brickwork ontop.

STAIRS: Risers - 200 mm max.
Treads - 250 mm min.

FLOOR: 25 mm screed on 100 mm concrete slab on compacted filling. Provided DPM underlayment to slab (min. 250 micron)

WALLS: Cavities of foundation walls to be filled with concrete. External walls - face brick
Internal walls - plastered & paint.

DRAINAGE: Gradient 1 : 40 - 100 mm PVC sewer pipe. Heavy duty inspection covers to be provided in driveways. Invert levels to be checked before any work is commenced

CEILINGS: 6 mm rhinoboard on 38 x 38 mm battens @ 400 mm

ROOF: Cement tiles @ 22.5° on 38 x 38 battens @ 320 mm c/c on SABS approved roof underlay which are fixed on Engineered design trusses @ 750 mm c/c on 38 x 114 wallplate anchored with hoop irons which are 600 mm deep in the wall. Woodgrade 4.

FIRST FLOOR: concrete as specified and designed by engineer.

All internal 110 mm walls with footings of 600 x 200

Finished floor level of dwelling to be a min. of 200 mm above the back of footway level (B.O.F.) at the sewer connection.

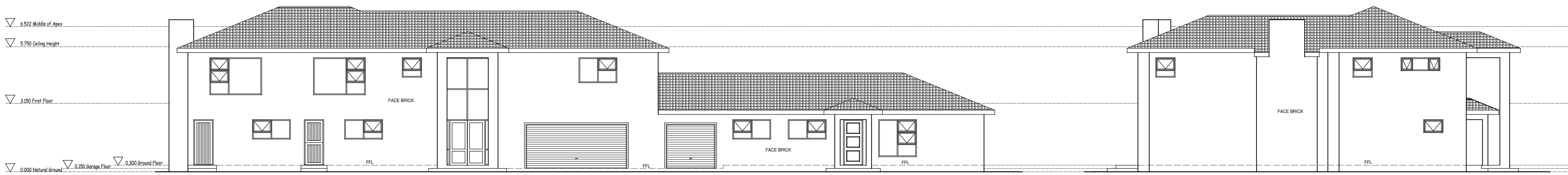
The garage floor level to be a min. of 150 mm above the B.O.F. at the driveway entrance.

No foundations to encroach any boundaries

HANDRAILS: min. 850 mm & max. 1 m high with safety balustrade of min. 1 m high with max. openings of 100 mm

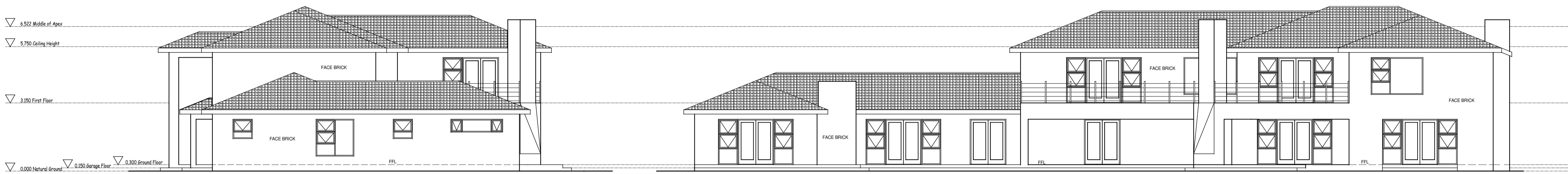
CHIMNEY: min. 1 m above finished roof level.

GUTTERS & DOWN PIPES: colour coated seamless aluminium to be fitted by specialist



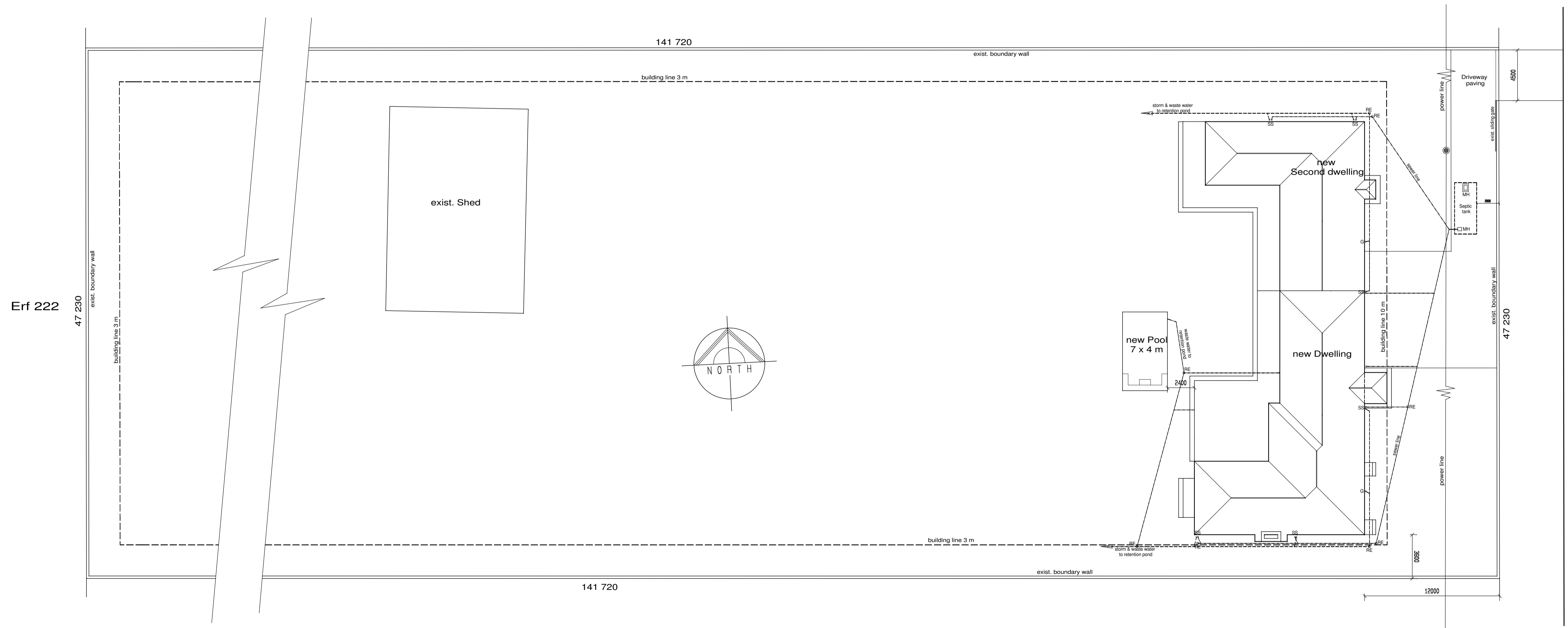
EAST

SOUTH



NORTH

WEST



SITE PLAN

MAIN DWELLING

Ground floor: 245.4 m²
 Covered Patio: 65.4 m²
 Entr. porch: 5.7 m²
 First floor: 218.6 m²
 Open balcony: 63.9 m²
 Swim. pool: 7 x 4 m

SECOND DWELLING

Ground floor: 128.7 m²
 Entr. porch: 1.7 m²

project	
owner:	
date:	plan no:
scale	1:100 floor plan, sections, elevations
	1:200 siteplan Sheet 2/2

diverse design
 development planning & architecture

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