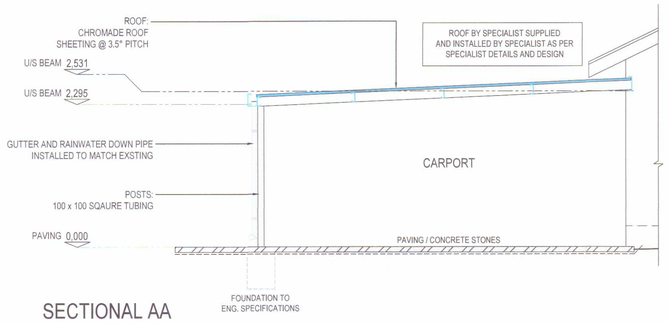
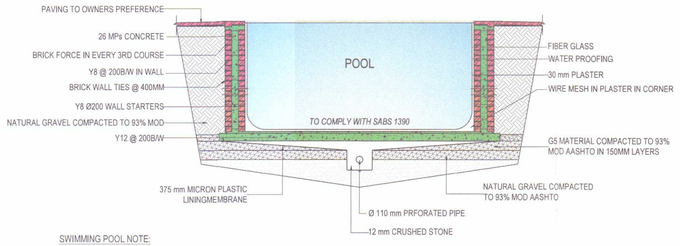


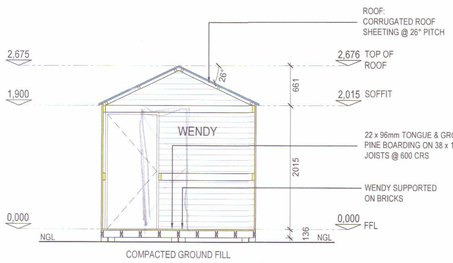
SECTIONAL AA
SCALE 1:50



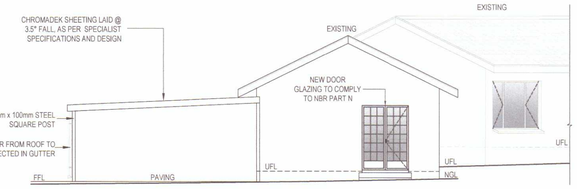
SWIMMING POOL NOTE:

1. SWIMMING POOLS MUST BE MADE SAFE ACCORDING TO SABS REG. 1390 WITH A BALUSTRADE OR WALL A MINIMUM OF 1,2m HIGH AND OPENINGS NOT BIGGER THAN 100mm WITH SELF-CLOSING AND SELF-LOCKING GATE.
2. POOL BACK-WASH SHOULD DISCHARGE IN MAIN SEWER SYSTEM.

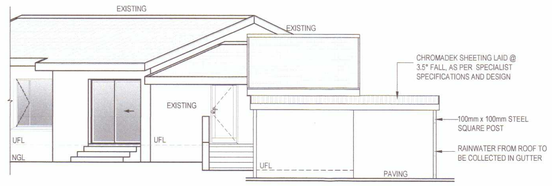
TYPICAL POOL SECTION
SCALE 1:50



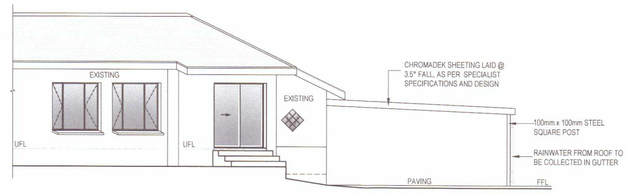
SECTIONAL BB
SCALE 1:50



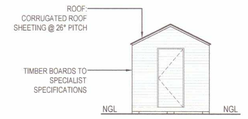
SOUTH WEST ELEVATION
SCALE 1:100



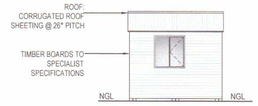
NORTH WEST ELEVATION
SCALE 1:100



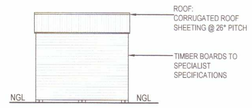
NORTH EAST ELEVATION
SCALE 1:100



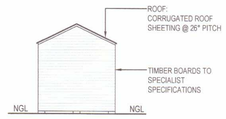
NE ELEVATION
SCALE 1:100



NW ELEVATION
SCALE 1:100

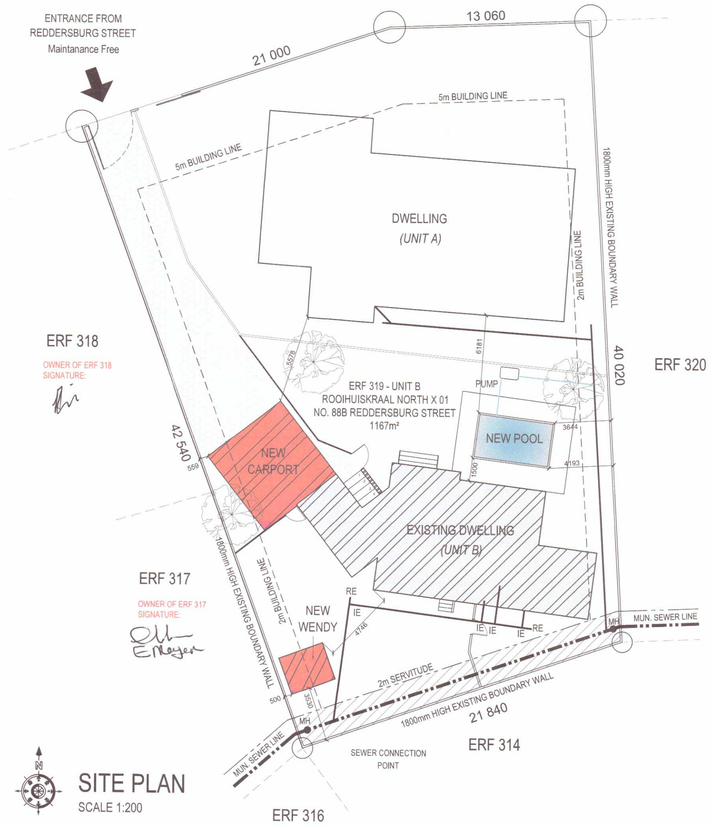


SE ELEVATION
SCALE 1:100

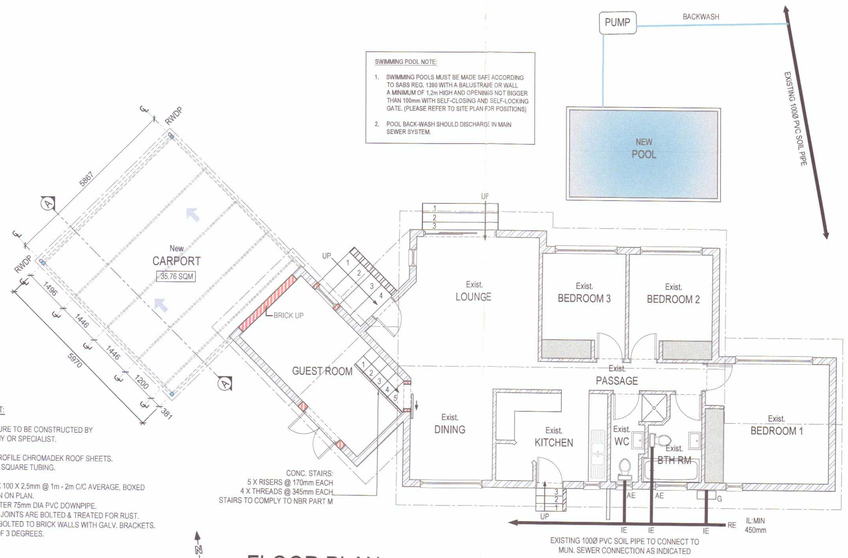


SW ELEVATION
SCALE 1:100

WENDY PLAN
SCALE 1:100



SITE PLAN
SCALE 1:200



SWIMMING POOL NOTE:

1. SWIMMING POOLS MUST BE MADE SAFE ACCORDING TO SABS REG. 1390 WITH A BALUSTRADE OR WALL A MINIMUM OF 1,2m HIGH AND OPENINGS NOT BIGGER THAN 100mm WITH SELF-CLOSING AND SELF-LOCKING GATE. (PLEASE REFER TO SITE PLAN FOR POSITIONS)
2. POOL BACK-WASH SHOULD DISCHARGE IN MAIN SEWER SYSTEM.

ROOF FOR CARPORT:

METAL ROOF STRUCTURE TO BE CONSTRUCTED BY RECOGNIZED COMPANY OR SPECIALIST.

1. ROOF COVER: IBR PROFILE CHROMADEK ROOF SHEETS.
2. POSTS: 100 X 100mm SQUARE TUBING.
3. PURLIN / RAFTERS:
   GALV. LIP CHAN. 50 X 100 X 2.5mm @ 1m - 2m C/C AVERAGE, BOXED MOUNTED AS SHOWN ON PLAN.
4. STANDARD PVC GUTTER 75mm DIA PVC DOWNPIPE.
5. FIXING METHOD: ALL JOINTS ARE BOLTED & TREATED FOR RUST. RAFTERS THAT ARE BOLTED TO BRICK WALLS WITH GALV. BRACKETS.
6. ROOF SLOPE : MIN. OF 3 DEGREES.

CONC. STAIRS:
5 X RISERS @ 170mm EACH
4 X THREADS @ 345mm EACH
STAIRS TO COMPLY TO NBR PART M

FLOOR PLAN
SCALE 1:100

DAMP-PROOF COURSE

PROVIDE DPC UNDER AND ABOVE ALL WINDOWS AND DOORS ACCORDING TO DETAILS. 375 MICRON DPC UNDER ALL WALLS AND 250 MICRON DPC UNDER ALL CONCRETE SURFACE BEDS, IN ACCORDANCE TO SANS 10400 PART K.

ELECTRICAL NOTE:

THE ELECTRICAL INSTALLATION MUST BE DONE BY A CERTIFIED ELECTRICAL CONTRACTOR IN STRICT ACCORDANCE WITH ALL MUNICIPAL BYLAWS AND THE RELEVANT SANS CODES.

FIREPLACES, BRAAIS AND CHIMNEYS:

SPECIFIED PRODUCTS TO BE BUILT IN ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS. CHIMNEY TO PROTRUDE 1.000mm ABOVE HIGHEST POINT OF CONTACT WITH ROOF OR 600MM FROM THE RIDGE OR ON A FLAT ROOF. IN ACCORDANCE TO SANS 10400 PART V.

FLOOR FINISHES:

SELECTED FLOOR FINISH ON 25mm THICK CEMENT SCREED ON 85mm THICK CONCRETE SURFACE BED ON 250 MICRON DPC WITH TAPED OVERLAPS ON COMPACTED FILL IN LAYERS NOT EXCEEDING 150mm THICK COMPACTED TO 90% MOD AASHTO, IN ACCORDANCE TO SANS 10400 PART J.

BALCONIES TO HAVE DERBIGUM OR SIMILAR APPROVED WATERPROOFING ON CEMENT SCREED @ @ MINIMUM SLOPE OF 1:100 WITH TILES LAID ON TOP AS PER ABOVE.

FOUNDATIONS

ALL FOUNDATIONS SHOULD BE TO ENGINEER'S DESIGN AND SPECIFICATION. IF AN ENGINEER IS NOT INVOLVED, THE FOLLOWING PARAMETERS FOR STRIP FOUNDATION SIZES MUST BE USED FOR NORMAL SOIL CONDITIONS:

EXTERNAL 230mm WALL SINGLE STOREY: MIN 600 X 300mm
EXTERNAL 230mm WALL DOUBLE STOREY: MIN 700 X 400mm
INTERNAL 115mm WALL: MIN 600 X 300mm

TOP OF FOUNDATION TO BE MINIMUM 255mm BELOW NATURAL GROUND LEVEL (NGL).

GENERAL ROOF NOTE:

AS PER ROOF PLAN. STRUCTURE TO BE DESIGNED BY CERTIFIED TRUSS MANUFACTURER TO ENGINEER'S APPROVAL. SPECIALIST TO PROVIDE SHOP DRAWINGS & CALCULATIONS FOR ENGINEER'S APPROVAL. PROVIDE COMPLIANCE CERTIFICATE AFTER COMPLETION OF INSTALLATION

IMPORTANT: SEE SECTION FOR WALLPLATE HEIGHT AND ROOF PITCH.

- CONCRETE ROOF TILES:

STANDARD CONCRETE ROOF TILES ON 38 X 38mm SA PINE BATTENS @ 320mm CENTRES ON SA PINE GANGNAIL TRUSSES @ MAXIMUM 750mm CENTRES ON 38 X 114mm SA PINE WALLPLATE.

MANUFACTURER'S SPECIFICATIONS TO BE FOLLOWED FOR WATERPROOFING MEMBRANES UNDER TILES FOR ROOFS WITH A PITCH LOWER THAN 17.5 DEGREES.

- STEEL SHEETING:

GALVANISED S-PROFILE / I.B.R. / CHROMADEK SHEETING ON 50 X 76mm SA PINE BATTENS @ MAXIMUM 900mm CENTRES ON SA PINE TRUSSES @ MAXIMUM 850mm CENTRES ON 38 X 114mm SA PINE WALLPLATE.

- REINFORCED CONCRETE ROOF SLAB:

ALL REINFORCED CONCRETE ROOF SLABS TO BE DESIGNED BY THE APPOINTED STRUCTURAL ENGINEER AND BUILT IN ACCORDANCE WITH HIS SPECIFICATIONS.

DERBIGUM OR SIMILAR APPROVED WATERPROOFING ON CEMENT SCREED @ A MINIMUM SLOPE OF 1:100 TO OUTLET IN WALL OR SLAB AS DETAILED

IMPORTANT: ALL TIPES OF ROOF TO BE CONSTRUCTED IN ACCORDANCE TO SANS 10400 PART L.

GEYSER NOTE:

PLEASE NOTE: HOTWATER CYLINDER TO BE ACCORDING TO SABS 0254

WINDOW SILLS:

EXTERNAL: BRICK ON EDGE (BOE) WITH DAMP PROOF COURSE (DPC) UNDER OR FACE BRICK SILLS OR PLASTERED STOCK BRICK AS PER DETAIL.

GLASS SPECIFICATION:

GLASS THICKNESS: 0 - 0.75 m² = 3mm THICK
0.75 - 1.50 m² = 4mm THICK
1.50 m² AND LARGER = 6mm THICK

SAFETY GLASS IN ALL DOORS AND WINDOWS WITH GLASS LOWER THAN 900mm ABOVE FFL AS PER SANS 10400 PART N.

MARKERS ON ALL SLIDING DOORS.

SEWER NOTE:

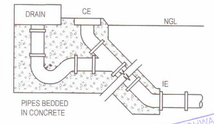
THE PLUMBING AND SEWER INSTALLATION MUST BE DONE BY A CERTIFIED PLUMBING CONTRACTOR IN STRICT ACCORDANCE WITH ALL MUNICIPAL BYLAWS AND THE RELEVANT SANS CODES.

ALL SEWER PIPES TO BE IN STRAIGHT LINE BETWEEN POINTS. ALL UNDERGROUND SEWER PIPES MUST BE MIN. 110mm Ø uPVC PIPE WITH FALL MIN. 1:40 TO MUNICIPAL SEWER CONNECTION. ALL SEWER PIPES UNDERNEATH BUILDINGS MUST HAVE IN-SITU CONCRETE CASING WITH MIN. 100mm COVER AROUND PIPE. WHERE SEWER PIPES PASS UNDER FOUNDTIONS, STEEL RE-INFORCEMENT TO BE USED IN FOUNDATIONS.

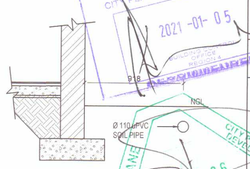
PLEASE NOTE: ANT-VAC TRAPS ON ALL SEWER INSTALLATIONS ON ALL FLOORS AND BRASS TRAPS FOR ALL SHOWERS.

* SEWER
- FOR SEWERS DEEPER THAN 500mm

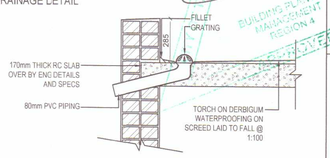
SEWER PIPE SIZES:
SEWER PIPE 110mm Ø
WC 110mm Ø
HWB 50mm Ø



DETAIL '918'



DRAINAGE DETAIL



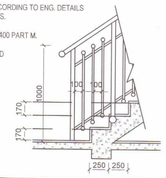
STAIR NOTE

25mm CEMENT SCREED ON CONCRETE STAIR ACCORDING TO ENG. DETAILS WITH MAX.200mm RISERS AND MIN. 250mm TREADS.

MIN. 1 000mm HIGH BALUSTRADE AS PER SANS 10400 PART M.

CONCRETE STAIR AS PER ENIGINEER DETAILS AND SPECIFICATIONS.

HEADROOM = 2100mm MIN FROM PITCH TO UNDERSIDE OF CEILING. STRAIGHT FLIGHT OF STAIRS SHALL HAVE VERTICAL RISE OF NO MORE THAN 3m BETWEEN LANDINGS. NO TREAD SHALL OVERLAP NEXT LOWER STEP BY LESS THAN 25mm. NO MORE THAN 3 WINDERS ALLOWED PER FLIGHT OF STAIRS AND NOT ALLOWED TO TURN MORE THAN 90 DEGREES.



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SETTING OUT NOTE:

THE CONTRACTOR MUST FAMILIARISE HIMSELF WITH THE SETTING OUT DIMENSIONS. IT IS ADVISABLE THAT A REGISTERED LAND SURVEYOR BE USED FOR COMPLEX STRUCTURES ON SITES WITH STEEP GRADIENTS.

ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE BEFORE CONSTRUCTION BEGINS.

PROPERTY DESCRIPTION:

STREET ADDRESS: 88 REDDERSBURG ST
ERF 319 ROOIHUISKRAAL NORTH X 01
SIZE OF ERF: 1167 m²
USE ZONE 1 : RESIDENTIAL 1

AREA SCHEDULE	*new*	*existing*
UNIT A:		
EXISTING HOUSE		199m²
UNIT B:		
EXISTING HOUSE		116m²
NEW CARPORT	35.76m²	
NEW WENDY	7.50m²	
TOTAL:	43.26m²	315m²
TOTAL FLOOR AREA COVERED		358.26m²

SCHEDULE OF RIGHTS	
AREA OF SITE	1167 m²
COVERAGE ALLOWED (COVERAGE ZONE 5, SUBJECT TO CLAUSE 27)	50%
ACTUAL AREA COVERED (358.26 / 1167) = 0.3069 X 100 = 30.69	31%
F.A.R ALLOWED (FAR ZONE 21, SUBJECT TO CLAUSE 25)	0.5
ACTUAL F.A.R (358.26 / 1167) = 0.3069	0.3

REVISIONS (NUMBER, DATE & DESCRIPTION):

00	2020.11.10	SUBMITTED TO TSHWANE FOR APPROVAL

SIGNATURE DWELLING UNIT A: DATE: 17/11/2020

SIGNATURE CLIENT: DATE: 17/11/2020

SIGNATURE ENGINEER: DATE: 19/11/2020

SIGNATURE ARCHITECT: DATE: 17/11/2020

IT IS HEREBY CERTIFIED BY ME, DAVID GURNEY BSc (Building) A.A.Arb (Director) OF:

GURNEY PLANNING & DESIGN (PTY), LTD.
SACAP REGISTRATION NO.: ST 1747
32 KINROSS ROAD, PARKVIEW, JOHANNESBURG
P O BOX 72058, PARKVIEW 2122

THAT THE DESIGN AND DRAFTING OF THIS DRAWING WAS DONE BY:

ELMA VAN DER MERWE
SACAP REGISTRATION NO.: CAD55008109

UNDER MY DIRECT SUPERVISION AND INSTRUCT ADHERENCE TO THE CODE OF PROFESSIONAL CONDUCT

S.A. COUNCIL FOR THE ARCHITECTURAL PROFESSION — REGISTRATION NO: ST 1747

CITY OF TSHWANE CITY PLANNING AND DEVELOPMENT 2021-01-05 APPROVED

RECEIVED 2021-01-05 CITY OF TSHWANE CITY PLANNING AND DEVELOPMENT BUILDING PLANS MANAGEMENT REGION 4

EA DRAUGHTING SERVICES
SACAP: CAD55008109
ELMA VAN DER MERWE
CELL: 084 431 2305
EMAIL: elmavandermerwe@gmail.com

PROJECT:

ADDITIONS TO:
ERF 319 ROOIHUISKRAAL NORTH X01
UNIT B

FOR : MR & MRS HALLAS

DESCRIPTION:

SITE PLAN, FLOOR PLANS, SECTIONS, ELEVATIONS

DRAWING NUMBER: SHEET 1		REVISION: 00
SCALE: AS SHOWN	DRAWN: EVDM	
DATE: NOV. 2020	CHECKED: DG	
APPROVAL	CITY OF TSHWANE	ADDITIONS & ALTERATIONS