








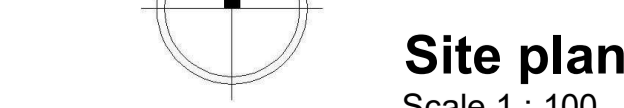


ELECTRICAL LEGEND

	DB		
	CEILING MOUNTED LIGHT		
	EXTERNAL LIGHT		
	LIGHT SWITCH		



All work is to be done in accordance with the National building regulations.

All materials and workmanship are to comply with the relevant S.A. standards and or international standards and specifications where applicable in the Architectural specifications. Where relevant South African National Standards, British Standards, BS codes of practice, or Agreement Certificates applicable to the design and construction of the project shall be used.

All documents to be considered a minimum standard for the works.

The contractor shall in all aspects of the works comply with the Occupational Safety and Health Act No. 95 of 1993 and all other Occupational Safety and Health Act No 95 of 1993 and any regulations promulgated in terms of that Act or the Factories Machinery and Building Works Act of 1941.

The contractor shall set up, document and maintain a quality assurance and quality control system, in accordance with SANS 9000, and be able to provide evidence of this to the Architect, that all materials and workmanship, whatever their sources, meet the requirements of the Specification. Should the Contractor or any of his sub-contractors be certified to the SANS 9000 standard, this shall be stated in the Specification.

This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from Rauml Architect and all other consultants related to the project.

The contractor shall be responsible to any signatory consultant's information is to be done in accordance with the National Building Regulations.

This drawing is not to be scaled. Figured dimensions to be used. All dimensions are in millimeters unless otherwise stated.

All dimensions and levels must be checked on site by the contractor before putting work in hand.

All work to be executed by competent persons qualified for the

[illegible]

REVISION

NALI AND MALAN



PROJECT

TITLE

OPTION: F

LERATO PARK DOUBLE STOREY RDP
HOUSES

KIMBERLEY

STAND 38645

Lerato Park Option F Sheet 1

SCALE: As Shown J.R.G Malan Reg: PrArch 2475 1 400

PROJECT	PHASE	DISCIPLINE
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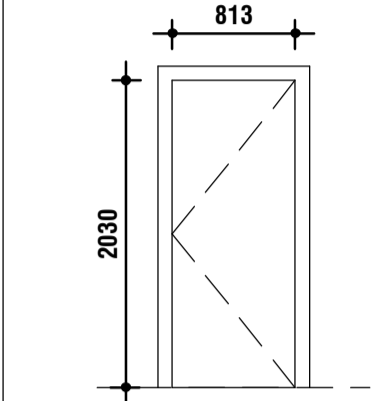
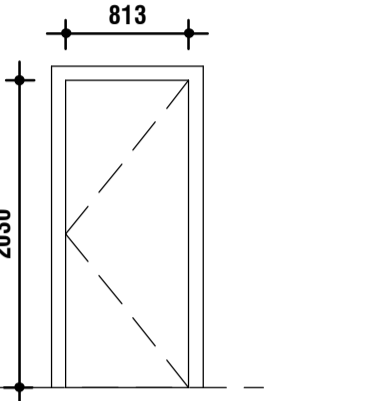
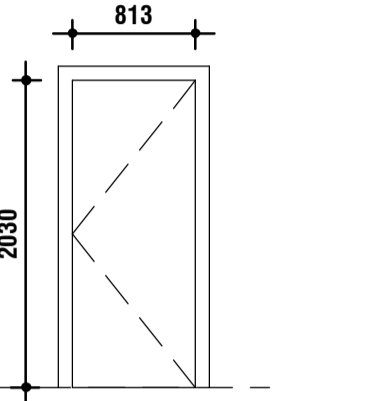
2334-01-11/02A	1	Architect
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DRAWING STATUS

INFO	TENDER	CO
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J. Myburgh J.R.G. Mal

DATE: _____ SIGNED: _____

DOOR SCHEDULE 1: 50						
	2		2		1	
DOOR FRAME, LOCKS AND STRIKER PLATES	CLUSCOE DOOR FRAME (12mm) FOR 140mm WALL WITH "ESCO" OR SIMILAR APPROVED CONTRACTOR 3-LEVER LOCKSET, CHROME FINISH, INSTALLED STRICTLY ACCORDANCE TO MANUFACTURERS SPECIFICATIONS & "SANLIC" (Code: STRICLAM) OR SIMILAR APPROVED METAL STRIKER PLATE TO BE FIXED WITH SCREW AND NUT IN STRICT ACCORDANCE TO MANUFACTURES SPECIFICATIONS."		STOCK 1.2mm THICK PRESSED STEEL FRAME FOR 140mm WALL WITH "ESCO" OR SIMILAR APPROVED CONTRACTOR 2-LEVER LOCKSET, CHROME FINISH, INSTALLED STRICTLY ACCORDANCE TO MANUFACTURERS SPECIFICATIONS & "SANLIC" (Code: STRICLAM) OR SIMILAR APPROVED METAL STRIKER PLATE TO BE FIXED WITH SCREW AND NUT IN STRICT ACCORDANCE TO MANUFACTURES SPECIFICATIONS."		STOCK 1.2mm THICK PRESSED STEEL FRAME FOR 140mm WALL WITH "ESCO" OR SIMILAR APPROVED CONTRACTOR 2-LEVER LOCKSET, CHROME FINISH, INSTALLED STRICTLY ACCORDANCE TO MANUFACTURERS SPECIFICATIONS & "SANLIC" (Code: STRICLAM) OR SIMILAR APPROVED METAL STRIKER PLATE TO BE FIXED WITH SCREW AND NUT IN STRICT ACCORDANCE TO MANUFACTURES SPECIFICATIONS."	
FRAME FINISH	PRIME WITH ONE COAT "PLASCOPRIME 170 PRIMER (UC170)" AND FINISH WITH ONE COATS "PROFESSIONAL BRILLIANT WHITE GLOSS ENAMEL (PSB 1000)" WITH A GUARANTEE OF 3 YEARS		PRIME WITH ONE COAT "PLASCOPRIME 170 PRIMER (UC170)" AND FINISH WITH ONE COATS "PROFESSIONAL BRILLIANT WHITE GLOSS ENAMEL (PSB 1000)" WITH A GUARANTEE OF 3 YEARS		PRIME WITH ONE COAT "PLASCOPRIME 170 PRIMER (UC170)" AND FINISH WITH ONE COATS "PROFESSIONAL BRILLIANT WHITE GLOSS ENAMEL (PSB 1000)" WITH A GUARANTEE OF 3 YEARS	
DOOR FINISH	813 x 2030 FRAMED, HEDGED, BRACED AND BATTENED FLUSH BACK MERANTI DOOR SURFACE TO BE ASSESSED AND THE APPROPRIATE SURFACE PREPARATION CLAUSES SELECTED FOR REMEDIAL PROCEDURE PRIME WITH ONE COAT "WOODCARE ULTRA VARNISH (X33X44)" AND TWO COATS "WOODCARE ULTRA VARNISH (X33X44)", WITH A GUARANTEE OF 4 YEARS		813 x 2030 x 40mm TIMBER HOLLOW-CORE DOOR. SURFACE PERPETRATION IN ACCORDANCE TO THE PAINT MANUFACTURE'S MINIMUM RETIREMENT. PRIME WITH ONE COAT WOOD PRIMER (UC2) AND FINISH WITH ONE COATS VELVAGLO WATER BASED (VLW), WITH A GUARANTEE OF 12 YEARS		813 x 2030 x 40mm TIMBER HOLLOW-CORE DOOR. SURFACE PERPETRATION IN ACCORDANCE TO THE PAINT MANUFACTURE'S MINIMUM RETIREMENT. PRIME WITH ONE COAT WOOD PRIMER (UC2) AND FINISH WITH ONE COATS VELVAGLO WATER BASED (VLW), WITH A GUARANTEE OF 12 YEARS	
HANDLES	"ESCO" OR SIMILAR APPROVED CONTRACTOR CHROME FINISH DOOR HANDLE, INSTALLED STRICTLY ACCORDANCE TO MANUFACTURERS SPECIFICATIONS		"ESCO" OR SIMILAR APPROVED CONTRACTOR CHROME FINISH DOOR HANDLE, INSTALLED STRICTLY ACCORDANCE TO MANUFACTURERS SPECIFICATIONS		"ESCO" OR SIMILAR APPROVED CONTRACTOR CHROME FINISH DOOR HANDLE, INSTALLED STRICTLY ACCORDANCE TO MANUFACTURERS SPECIFICATIONS	

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OPTION: F

LERATO PARK DOUBLE STOREY RDP
HOUSES

KIMBERLEY

STAND 38645

Lerato Park Option F Sheet 2

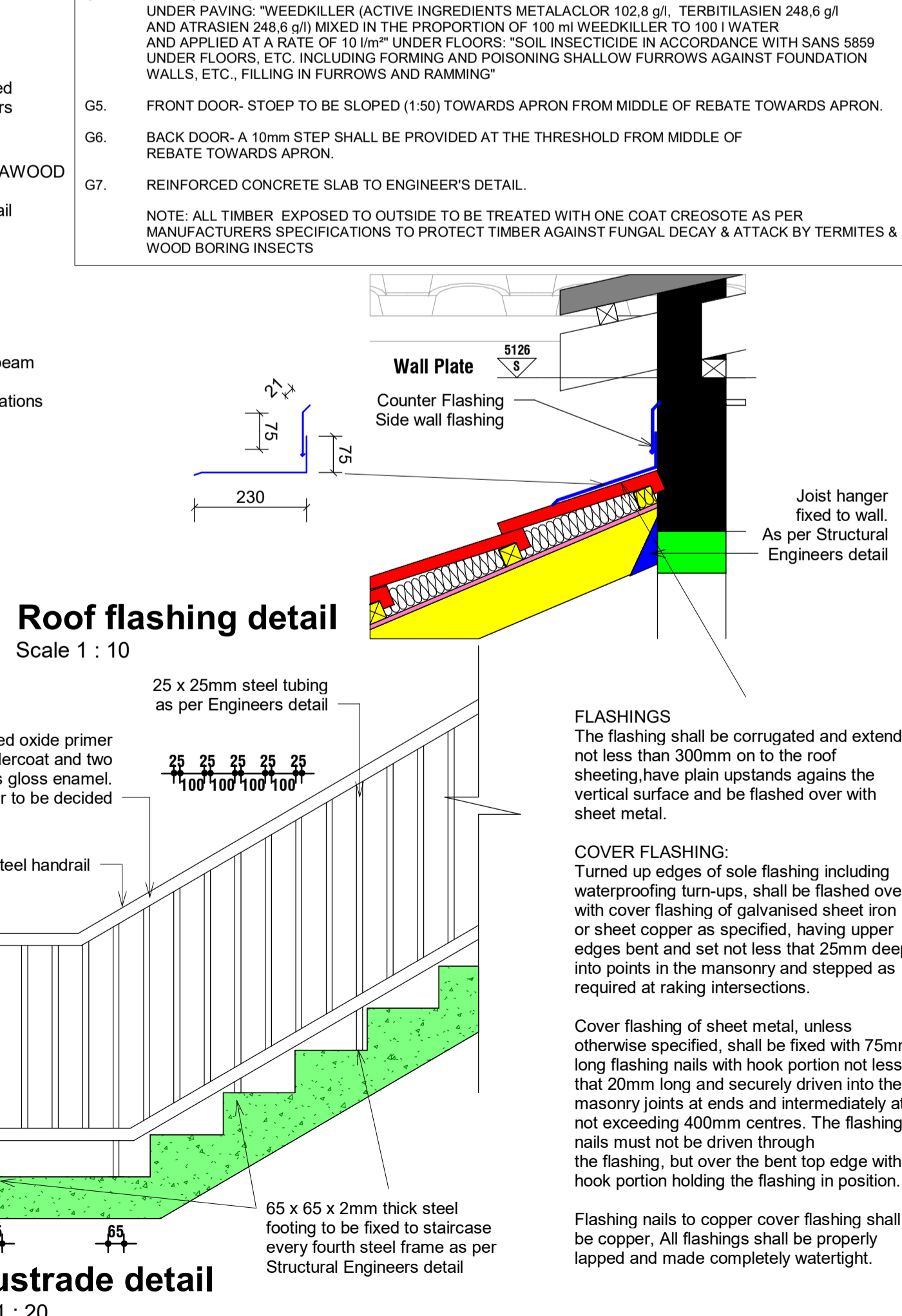
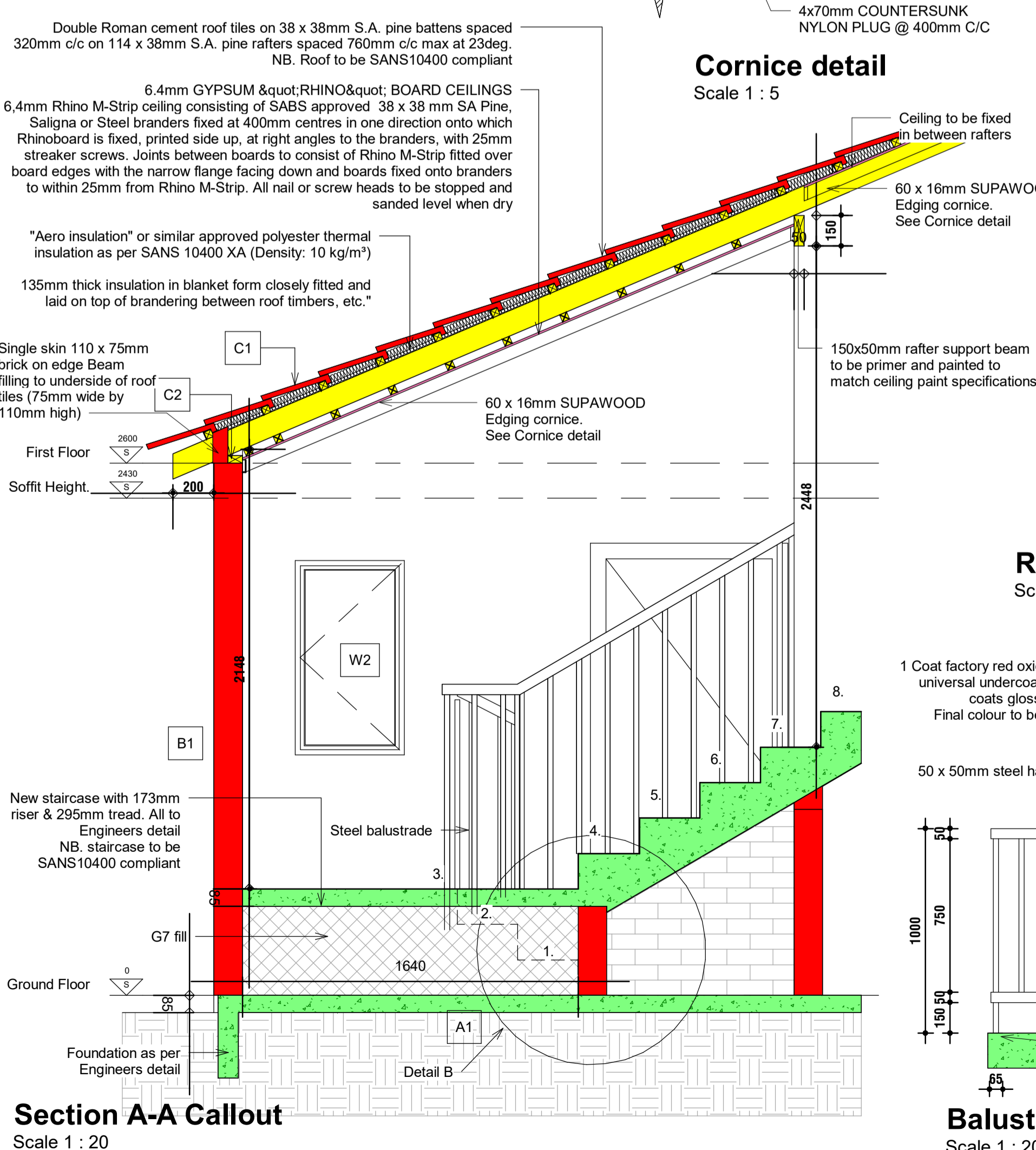
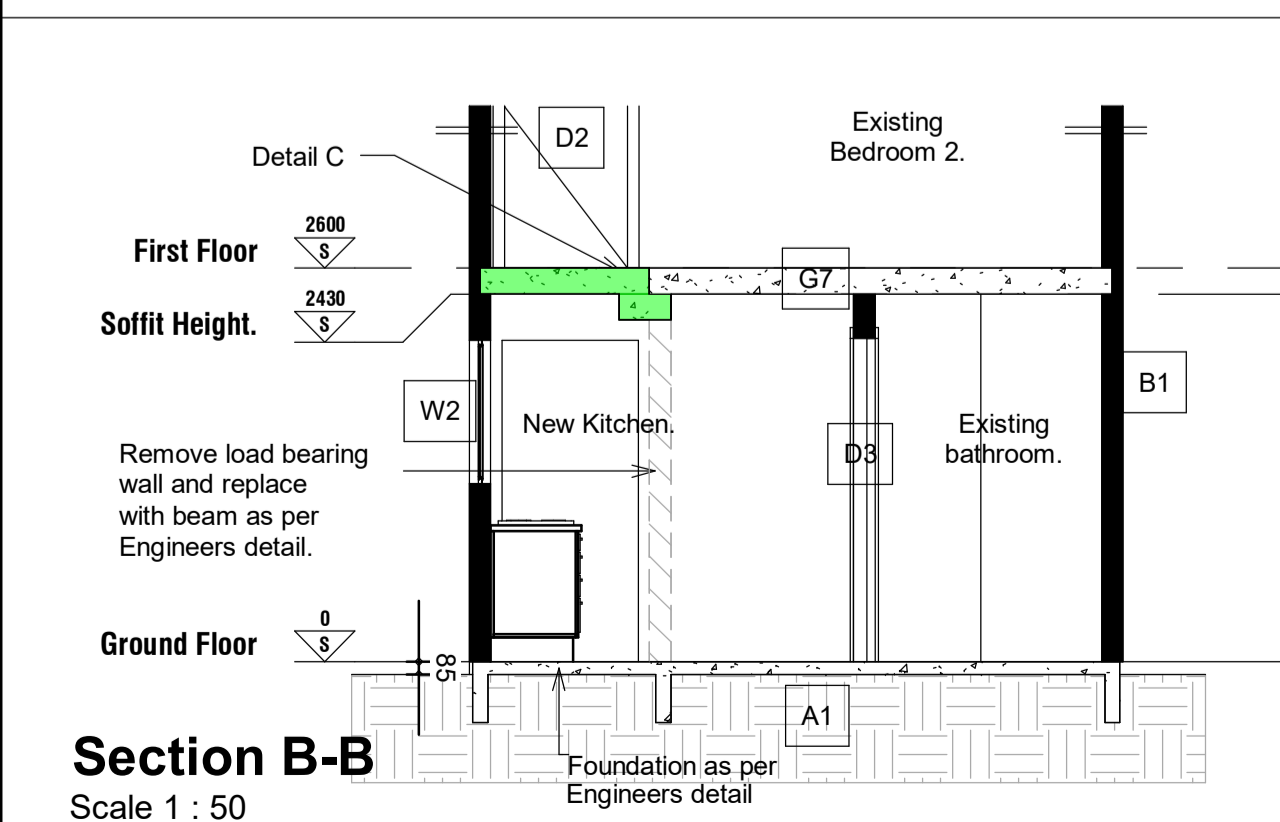
SCALE: As Shown | J.R.G. Malar Reg. PrtAcch 2475 | 1400

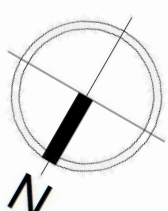
PROJECT	PHASE	DISCIPLINE	REVISION
2334-01-1102A	1	Architect	06

SHEET 2 OF 2

DRAWING STATUS

INFO	TENDER	CONSTRUCTION
DRAWN BY: J. Myburgh	CHECKED BY: J.R.G. Malar	
DATE: 16/04/2021	SIGNED:	












Ground Floor

Scale 1 : 50



	DB		DOUBLE PLUG 300mm f.f.l.
	CEILING MOUNTED LIGHT		DOUBLE PLUG 1100mm f.f.l.
	EXTERNAL LIGHT		LIGHT SWITCH
	LIGHT SWITCH		



<u>AREA SCHEDULE:</u>	
Stand 38646	92m ²
Ground floor	23.6m ²
First floor	23.6m ²
New staircase	9.8m ²
New covered stoep	1.3m ²
Total new area	11.1m ²
Total gross area	58.3m ²
Total covered area	34.7m ²
Coverage	37.7%
F.A.R.	0.63

All work is to be done in accordance with the National building regulations.

All materials and workmanship are to comply with the relevant SANS standards. Where applicable, the international standards are applicable in the Architectural specifications. Where relevant South African National Standards, British Standards, BS codes of practice, or Agreement Certificates applicable to the design of the project are to be used.

All drawings and specifications are to be considered a minimum standard for the works.

The contractor shall in all aspects of the works comply with the Occupational Health and Safety Act, 1993 (Act No 85 of 1993) and any regulations promulgated in terms of that Act or the Factories Machinery and Building Works Act of 1941.

The contractor shall set up, document and maintain a quality assurance and quality control system, in accordance with SANS 9000 and any applicable standards.

The contractor shall ensure that the Architect, that all materials and workmanship, whatever their sources, meet the requirements of the Specification. Should the Architect require any samples or test results, the contractor shall SANS 9000 family of standards then monitor these works accordingly.

This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from Raum architects and all other consultants related to the project.

All drawings and specifications are to be used as a guide and consultant's information is to be done in accordance with the National Building Regulations.

This drawing is not to be scaled. Figured dimensions to be used. All dimensions are in millimeters unless otherwise stated.

All dimensions and levels must be checked on site by the contractor before putting work in hand.

All work to be executed by competent persons qualified for the specific trade.

[illegible]

NALI AND MALAN



PROJECT

TITLE

OPTION: F

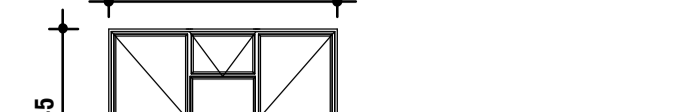
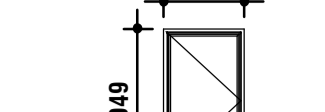
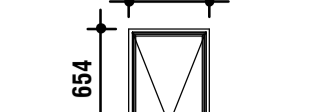
LERATO PARK DOUBLE STOREY RDP
HOUSES

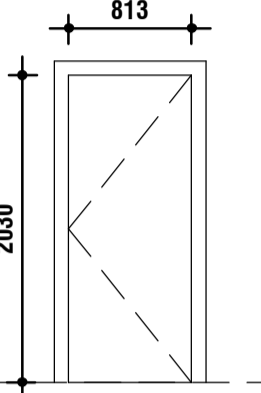
KIMBERLEY

STAND 38646

Lerato Park Option F Sheet 1

SCALE:	As Shown	J.R.G. Malan Reg. PtArch 2475 1 400
PROJECT	PHASE	DISCIPLINE
2334-01-11/02A	1	Architect
SHEET 1 OF 2		06
DRAWING STATUS		
INFO	TENDER	CONSTRUCTION
DRAWN BY: J. Myburgh		CHECKED BY: J.R.G. Malan
DATE:		SIGNED:
16/04/2021		

WINDOW SCHEDULE 1: 50	W1 	W2 	W3 
REQ	3	6	1
WINDOW SIZE	1511 x 1245 x 1.2mm THICK	533 x 949 x 1.2mm THICK	533 x 654 x 1.2mm THICK
FRAME	CLISCOE 1.2mm PRE-STRESSED STEEL WINDOW FRAMES WITH WINDOW FURNITURE	CLISCOE 1.2mm PRE-STRESSED STEEL WINDOW FRAMES WITH WINDOW FURNITURE	CLISCOE 1.2mm PRE-STRESSED STEEL WINDOW FRAMES WITH WINDOW FURNITURE
FRAME FINISH	PRIME WITH ONE COAT "PLASCOPRIME 170 PRIMER (UC170)" AND FINISH WITH ONE COATS "PROFESSIONAL BRILLIANT WHITE GLOSS ENAMEL (PSB 1000)" WITH A GUARANTEE OF 3 YEARS	PRIME WITH ONE COAT "PLASCOPRIME 170 PRIMER (UC170)" AND FINISH WITH ONE COATS "PROFESSIONAL BRILLIANT WHITE GLOSS ENAMEL (PSB 1000)" WITH A GUARANTEE OF 3 YEARS	PRIME WITH ONE COAT "PLASCOPRIME 170 PRIMER (UC170)" AND FINISH WITH ONE COATS "PROFESSIONAL BRILLIANT WHITE GLOSS ENAMEL (PSB 1000)" WITH A GUARANTEE OF 3 YEARS
GLASS	3mm CLEAR FLOAT GLASS FIXED WITH PUTTY	3mm CLEAR FLOAT GLASS FIXED WITH PUTTY	3mm CLEAR FLOAT GLASS FIXED WITH PUTTY

DOOR SCHEDULE 1: 50			
	2	2	1
DOOR FRAME, LOCKS AND STRIKER PLATES	CLISCOE DOOR FRAME (1.2mm) FOR 140mm WALL WITH "ESCO" OR SIMILAR APPROVED CONTRACTOR 3-LEVER LOCKSET, CHROME FINISH. INSTALLED STRICTLY ACCORDANCE TO MANUFACTURERS SPECIFICATIONS & "SANLIC" (CODE: STRICLAM) OR SIMILAR APPROVED METAL STRIKER PLATE TO BE FIXED WITH SCREW AND NUT IN STRICT ACCORDANCE TO MANUFACTURERS SPECIFICATIONS."	STOCK 1.2mm THICK PRESSED STEEL FRAME FOR 140mm WALL WITH "ESCO" OR SIMILAR APPROVED CONTRACTOR 2-LEVER LOCKSET, CHROME FINISH. INSTALLED STRICTLY ACCORDANCE TO MANUFACTURERS SPECIFICATIONS & "SANLIC" (Code: STRICLAM) OR SIMILAR APPROVED METAL STRIKER PLATE TO BE FIXED WITH SCREW AND NUT IN STRICT ACCORDANCE TO MANUFACTURES SPECIFICATIONS."	STOCK 1.2mm THICK PRESSED STEEL FRAME FOR 140mm WALL WITH "ESCO" OR SIMILAR APPROVED CONTRACTOR 2-LEVER LOCKSET, CHROME FINISH. INSTALLED STRICTLY ACCORDANCE TO MANUFACTURERS SPECIFICATIONS & "SANLIC" (Code: STRICLAM) OR SIMILAR APPROVED METAL STRIKER PLATE TO BE FIXED WITH SCREW AND NUT IN STRICT ACCORDANCE TO MANUFACTURES SPECIFICATIONS."
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DOOR FINISH	813 x 2030 FRAMED, HEGDED, BRACED AND BATTENED FLUSH BACK MERANTI DOOR SURFACE TO BE ASSESSED AND THE APPROPRIATE SURFACE PREPARATION CLAUSES SELECTED FOR REMEDIAL PROCEDURE PRIME WITH ONE COAT "WOODCARE ULTRA VARNISH (X33/X44)" AND TWO COATS "WOODCARE ULTRA VARNISH (X33/X44)", WITH A GUARANTEE OF 4 YEARS	813 x 2030 x 40mm TIMBER HOLLOW-CORE DOOR. SURFACE PERPETRATION IN ACCORDANCE TO THE PAINT MANUFACTURE'S MINIMUM RETIREMENT. PRIME WITH ONE COAT WOOD PRIMER (UC2) AND FINISH WITH ONE COATS VELVAGLO WATER BASED (VLW), WITH A GUARANTEE OF 12 YEARS	813 x 2030 x 40mm TIMBER HOLLOW-CORE DOOR. SURFACE PERPETRATION IN ACCORDANCE TO THE PAINT MANUFACTURE'S MINIMUM RETIREMENT. PRIME WITH ONE COAT WOOD PRIMER (UC2) AND FINISH WITH ONE COATS VELVAGLO WATER BASED (VLW), WITH A GUARANTEE OF 12 YEARS
HANDLES	"ESCO" OR SIMILAR APPROVED CONTRACTOR CHROME FINISH DOOR HANDLE, INSTALLED STRICTLY ACCORDANCE TO MANUFACTURERS SPECIFICATIONS	"ESCO" OR SIMILAR APPROVED CONTRACTOR CHROME FINISH DOOR HANDLE, INSTALLED STRICTLY ACCORDANCE TO MANUFACTURERS SPECIFICATIONS	"ESCO" OR SIMILAR APPROVED CONTRACTOR CHROME FINISH DOOR HANDLE, INSTALLED STRICTLY ACCORDANCE TO MANUFACTURERS SPECIFICATIONS

GENERAL SUPERSTRUCTURE SPECIFICATIONS

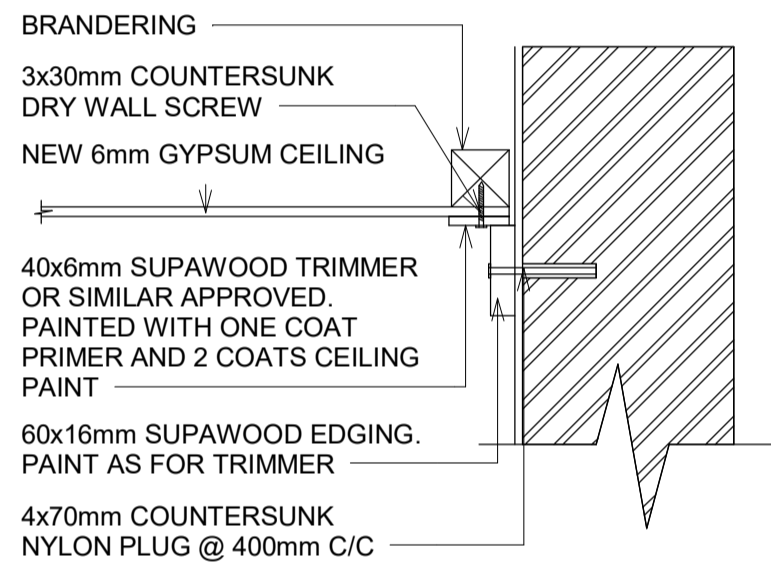
3. THIS SPECIFICATION SHALL BE READ IN CONJUNCTION WITH THE NATIONAL HOME BUILDERS REGISTRATION COUNCIL'S BUILDING MANUAL PARTS 1 & 2 & 3 (1999) ALL MATERIALS TO CONFORM TO SABS STANDARDS. ALL MATERIALS TO BE AS PER THE SPECIFIED BRAND NAME OR AS PER THE DRAWING. ANY PROPOSED CHANGES TO THE SPECIFIED MATERIALS TO BE APPROVED BY THE PROJECT MANAGER & MUNICIPAL BUILDING INSPECTOR.
2. THE FOUNDATION SHALL BE CONSTRUCTED ACCORDING TO THE ENG. SPECIFICATION & DETAIL.
3. THE CONSTRUCTION MATERIALS SHALL CONFORM TO THE REQUIREMENTS OR THE FOLLOWING SABS STANDARD SPECIFICATION, CEMENT FOR MORTAR AND PLASTER SABS ENV 197-1 MASONRY CEMENTS SABS ENV 413-1, 90MM TO 5x WHEELBARROWS SAND TO BE USED AND INSTANT WALL TIES, SABS 28 DAMP PROOF COURSE MATERIALS SABS 248,298,952 RE-REINFORCEMENT, SABS 920 LIME, SABS 523 CLASS A2P ROOF SYSTEM TO COMPLY TO SABS 10160 AND 10162 ROOF LOAD TEST AS PER SABS 0160-1993.
4. MORTAR SHALL CONFORM TO CLASS 2 AS SET OUT IN SABS 0164 AND HAVE GOOD MOISTURE RETENTIVE CHARACTERISTICS A MINIMUM MIX OF 1 PART ORDINARY TO 4 PARTS SAND, 1E 1:1 WHEELBARROW (2x 5 BAGS) CEMENT TO 5x WHEELBARROWS SAND TO BE USED AND WHICH CONSISTENTLY PRODUCES A MORTAR WITH A 28 DAY STRENGTH OF 5 MPA.
5. THE BUILDING SAND SHALL CONTAIN NO ORGANIC MATERIAL AND BE FREE FROM SIGNIFICANT QUANTITIES OF CLAY AS PER THE RELEVANT SABS AS SET OUT ABOVE.
6. MORTAR SHALL BE MIXED ON A SURFACE FREE OF CONTAMINATIONS BY A METHOD AND FOR A PERIOD OF TIME THAT ENSURES THAT ALL INGREDIENTS ARE EVENLY DISTRIBUTED THROUGHOUT THE MIXTURE.
7. PLASTER SHALL BE MIXED ON A SURFACE FREE OF CONTAMINANTS BY A METHOD AND FOR A PERIOD OF TIME THAT ENSURES THAT ALL INGREDIENTS ARE EVENLY DISTRIBUTED THROUGHOUT THE MIXTURE. PLASTER MIX TO BE IN ACCORDANCE WITH PART 3 SECTION 6 OF THE NHBC HOME BUILDING MANUAL. PROVIDE SINGLE COAT PLASTER BETWEEN 10-16mm thick. PLASTER SHALL COMPRISE A MIXTURE OF CEMENT AND SAND AND SHALL HAVE GOOD MOISTURE RETENTIVE PROPERTIES IN IT'S FRESH STATE AND IN IT'S HARDENED STATE BE DURABLE, HAVE SUFFICIENT STRENGTH TO SUBSTRATES, A MINIMUM MIX OF 2x 50KG BAG ORDINARY CEMENT 5x STANDARD WHEELBARROWS (SABS 795, TYPE 5) APPROVED PLASTER SAND TO BE USED.
- 8.1. THE MINIMUM STRENGTH OF THE CEMENT BRICKS SHALL BE 7MPa IN ACCORDANCE WITH SABS 0400 AND SHOULD BE CURED OVER 21 DAYS PRIOR TO CONSTRUCTION.
- 8.2. FOR LOAD BEARING BRICKWORK MINIMUM STRENGTH OF THE CEMENT BRICKS SHALL BE 14MPa.
9. CEMENT BRICKS SHALL BE LAID DRY, EVERY EFFORT SHALL MAKE TO KEEP BRICKS DRY BY STACKING IT SO AS TO PERMIT FREE AIR CIRCULATION AND BY COVERING IT DURING PERIODS OF RAIN.
10. COMPLETED BRICKWORK SHALL BE PROTECTED FROM DIRECT RAIN PENETRATION AND SHALL ONLY BE PAINTED WHEN DRY ENOUGH NOT TO REQUIRE A PROTECTORY BONDING AGENT.
11. BRICKFORCE AS PER STRUCTURAL ENGINEERS DETAIL
12. ALL POINT WHERE SPECIFIED TO BE APPLIED AS PER MANUFACTURER'S SPECIFICATION.
13. THE GROUND AROUND THE BUILDINGS SHALL BE SHAPED TO FALL AWAY FROM THE BUILDING AT AT LEAST 1:20 FOR A DISTANCE OF AT LEAST 1500mm AND NO PONDING SHALL TAKE PLACE IN THE VICINITY.
14. ENSURE THAT ALL MANUFACTURED MATERIALS ARE PROTECTED AGAINST RAIN AND INSPECT ALL MATERIALS AT DELIVERY AND TAKE OVER FROM THE SUPPLIER.
15. PROVIDE 3mm GLASS IN AREAS LESS THAN 0.7505M PROVIDE OBSURE GLASS IN BATHROOM AND GLASS ALASS ALL OTHER WINDOWS. FIX WINDOWS WITH PUTTY AND PAINT 2 COATS GLOSS ENAMEL PAINT TO PUTTY.

RAFT FOUNDATION & FLOORS:

- | | |
|----------------------|---|
| A1. | RE-INFORCED CONCRETE RAFT AS PER ENGINEER'S DETAILS, STEEL FLOAT TOP OF SLAB TO A SMOOTH AND EVEN FINISH. TOP OF SLAB MUST BE A MINIMUM OF 300mm ABOVE NATURAL STREET / GROUND LEVEL AT THE HIGHEST POINT. |
| <u>WALLS:</u> | |
| B1. | WALLS ON OUTSIDE TO BE 290 x 140 x 90 70mpa STANDARD CEMENT MAXI BRICKS FLUSH JOINED, BAGGED AND PAINTED WITH AFRICOTE (ONE COAT PVA) OR SIMILAR APPROVED FINISH |
| B2. | WALLS ON INSIDE TO BE 290 x 140 x 90 70mpa STANDARD CEMENT MAXI BRICKS PLASTERED. FINISH TO BATHROOM ONLY: BRICKS PLASTERED AND TILES. 4 ROWS OF TILES ALSO INSTALLED ABOVE BATH WITH SOAP HOLE (VAL - COBRA RANGE CODE: 71511084). WALL TILING: ALLOW A PC SUM OF R150 PER P/HR FOR THE SUPPLY, DELIVER AND INSTALL OF WALL TILES (SIZE 200 x 300mm), FIXED TO STEEL FLOATED SLAB II MORTAR PLASTER BAGGED (PLASTER MEASURED ELSEWHERE) WITH "TAL" (OR SIMILAR APPROVED) TILE ADHESIVE MIXED WITH BONDING LIQUID IN LIEU OF WATER, WITH 3mm JOINTS CONTINUED IN BOTH DIRECTIONS GROUTED WITH WHITE "TAL" (OR SIMILAR APPROVED) TILE GROUT WITH MINIMUM 5MM EXPANSION JOINTS AT PERIMETER, ALL STRUCTURAL EXPANSION AND CONSTRUCTION JOINTS AND MAXIMUM 3m CENTRES INTERNALLY IN BOTH DIRECTIONS. |
| B3. | PAINT SPEC FOR PAINT TO BE PAINTED ON PREVIOUSLY PAINTED GLOSS OR ACRYLIC WALLS: PRIME WITH ONE COAT "PROFESSIONAL PLASTER PRIMER" (PP700) AND FINISH WITH TWO COATS "PROFESSIONAL SUPERIOR LOW SHEEN (PEM 1000)", WITH A GUARANTEE OF 7 YEARS PAINTED TO CEILING HEIGHT. BRICKWORK AS PER ENGINEER'S DETAIL. INTERNAL WALLS TO BE TIED INTO EXTERNAL WALLS AT LEAST EVERY 3RD COURSE. |
| B4. | BRICK-ON-EDGE AND MORTAR BEAM FILLING BETWEEN TRUSSES, BAGGED AND PAINTED TO MATCH WALL. |
| B5. | PROVIDE 10mm CEMENT PLASTERED AND PAINTED 150mm WIDE BANDS AROUND WINDOWS & EXTERNAL DOORS AND PRIME WITH ONE COAT "PROFESSIONAL PLASTER PRIMER" (PP700) PLUS TWO COATS PVA. |
| B6. | NO FINISH TO BRICK WORK ON HIDDEN GABLE ENDS. |
| <u>ROOF:</u> | |
| C1. | PROVIDE THROUGH-COLOUR "DOUBLE ROMAN" CEMENT ROOF TILES BY LAFARGE ON 38 x 38 BATTENS AT 320mm CENTRES NAILED TO THE TOP CHORD OF THE TRUSSES WITH 100mm WIRE GALVANIZED NAILS. BATTENS TO LAP OVER A TRUSS AND SECURED AS PER MANUFACTURER'S INSTRUCTION. (TILING BATTENS TO BE 50 x 38 SECTION) |
| C2. | 52 x 38 WALL PLATE. |
| C3. | ROOF TILES TO BE 1" STRAND, 8 GAUGE GALVANISED STEEL WIRE TAKEN UP ON EITHER SIDE OF WALL OVER PLATE AND TWIST TOGETHER TO TAKE UP ALL SLACK AND FREE ENDS DOWN TO PREVENT ANY UNWISTING. NOTE: MINIMUM DEPTH OF TILES (ANCHORS) TO BEBUILT IN 600mm INTO WALL (SEE COURSE OF 100mm) SPACING OF 100mm AT CORNERS OF EVERY ROOF TRUSS. ROOF TILES SHALL BE PROVIDED WITH SUFFICIENT PLATE (2-3mm), YET BE SECURED ADEQUATELY TO PREVENT IT FROM LIFTING OFF. |
| C4. | PROVIDE DRY RIDGE-MONO RIDGE THROUGH-COLOUR CEMENT TILES TO MATCH ROOF TILES AND FIXED AS PER MANUFACTURER'S INSTRUCTION. |
| C5. | PREFABRICATED ROOF RAFTERS SPACED AT 760mm c/c AND TO MANUFACTURERS SPECIFICATIONS. |
| C6. | PROVIDE STANDARD 250 MICRON UNDERTILE PVC MEMBRANE BENDING BETWEEN TOPCHORD AND BATTENS. |
| C7. | 6.4mm RHINO BOARD INCLUDING CORNICES, TIMBER BRANDED, COVER STRIPS (50mm WIDE) SUPPLY & INSTALL NEW "HEUNIS" STEEL CEILING ACCESS PANEL (code: CTRDLR.533533) OR SIMILAR APPROVED COMPROMISING OF MAT' WHITE EPOXY COATING ALUMINIUM T-FRAME WITH 533 x 533mm WHITE EPOXY COATING STEEL TOP HINGED PAN. FITTED FLUSH TO FLUSH PLASTER LIGHTWEIGHT STEEL BRANDED CEILING. SCREW FIXED THROUGH STALK OF T-CEILING FRAME INTO PREPARED CEILING STRUCTURE. HINGED TO OPEN 180 DEGREES ONTO PROFILE, AL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. COATING TO BE APPLIED TO PLACON UNIVERSAL UNDERCOAT (WHITE) TO CEILING & CORNICE, ALL TO MANUFACTURER'S RECOMMENDATIONS. |
| C8. | -CEILING: TWO COATS "PROFESSIONAL SUPERIOR LOW SHEEN (PEM 1000)", WITH A GUARANTEE OF 7 YEARS
-CORNICE TO BE 40x60mm SPUAWOOD TRIMMER WITH 60x16mm SPUAWOOD EDGING PAINTED ONE COAT PRIMER AND 2 COATS FINISHING PAINT
"PROFESSIONAL SUPERIOR LOW SHEEN (PEM 1000)", WITH A GUARANTEE OF 7 YEARS |

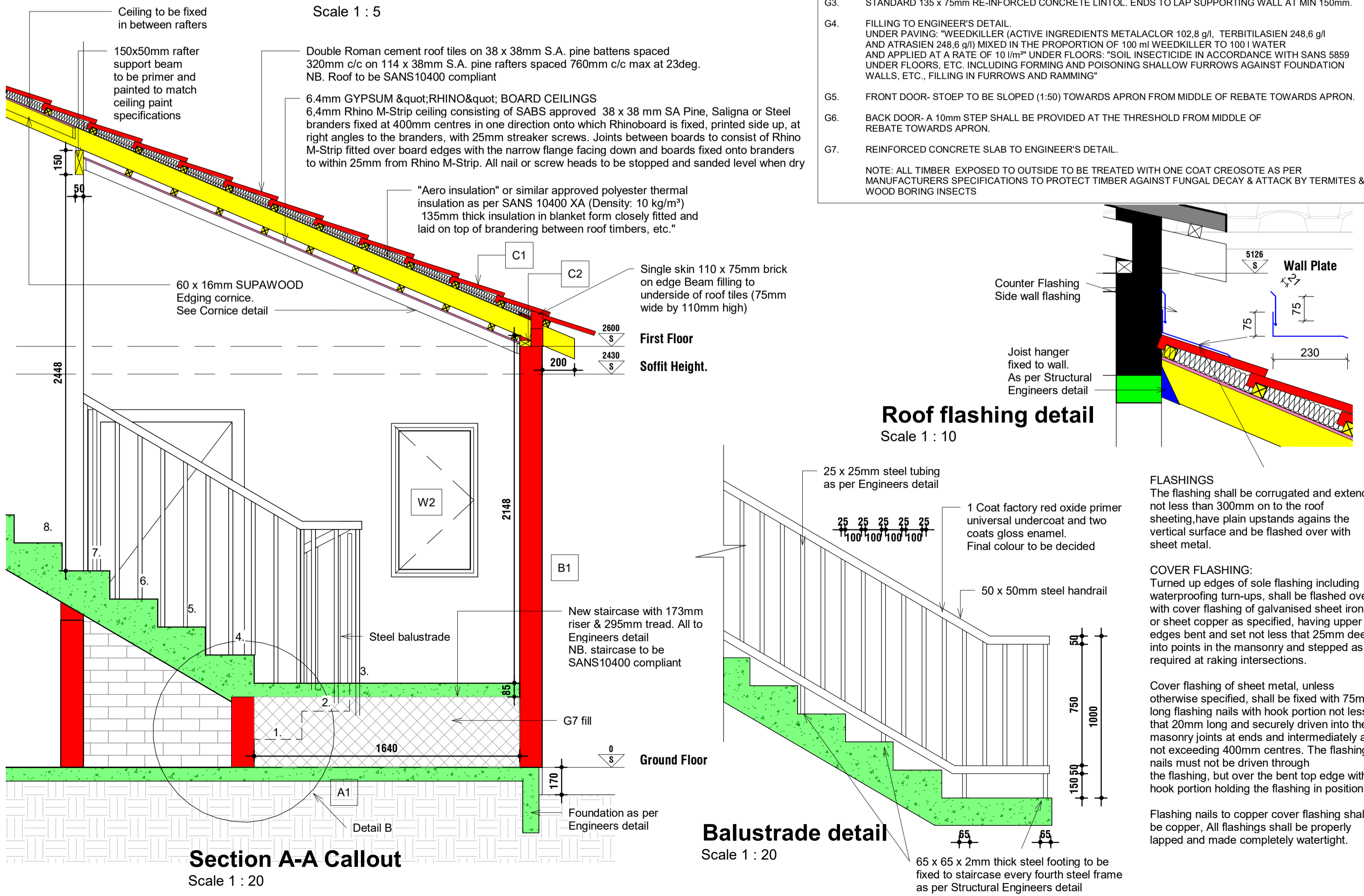
GENERAL:

- | | |
|-----|--|
| G1. | 600mm WIDE X 85mm THICK CONCRETE APRON (BETWEEN THE RAFT AND THE PAVING) & 600mm WIDE X 50mm THICK CONCRETE PAVING (OUTER EDGE OF APRON) ON 25mm THICK RIVER SAND WITH CAST-IN SITU CONCRETE EDGE BEAK |
| G2. | PROVIDE 375 MICRON DPC UNDER SILLS AND ALL WALLS DPC UNDER WALLS TO BE SANDWICHED IN THE MIDDLE OF THE FIRST LAYER OF MORTAR.
ONE LAYER GUNDLER API-1 A USB GREEN 250µm DAMP PROOF MEMBRANE (OR SIMILAR APPROVED) UNDER CONCRETE APRONS CONFORMING TO SANS 952-1:2011 LAID WITH MINIMUM 150mm OVERLAPS AND SEAMED WITH GUNPLAS PRESSURE SENSITIVE TAPE. |
| G3. | STANDARD 135 x 75mm RE-INFORCED CONCRETE LINTOL ENDS TO LAP SUPPORTING WALL AT MIN 150mm. |
| G4. | FILLING TO ENGINEER'S DETAIL.
UNDER PAVING: "WEEKIKLER (ACTIVE INGREDIENTS METALACOL 102.8 g/l, TERBITLASIN 248.6 g/l AND ATASIN 248.6 g/l) MIXED IN THE PROPORTION OF 100 ml WEEDKILLER TO 100 l WATER AND APPLIED AT A RATE OF 3.0 lit/m ² UNDER FLOORS: "SOL INSECTICIDE IN ACCORDANCE WITH SANS 8559 UNDER FLOORS. ETC., INCLUDING FORMING AND POISONING SHALLOW FURROWS AGAINST FOUNDATION WALLS, ETC., FILLING IN FURROWS AND RAMMING" |
| G5. | FRONT DOOR- STEP TO BE SLOPED (1:50) TOWARDS APRON FROM MIDDLE OF REBATE TOWARDS APRON. |
| G6. | BACK DOOR- A 10mm STEP SHALL BE PROVIDED AT THE THRESHOLD FROM MIDDLE OF REBATE TOWARDS APRON. |
| G7. | REINFORCED CONCRETE SLAB TO ENGINEER'S DETAIL.
NOTE: ALL TIMBER EXPOSED TO OUTSIDE TO BE TREATED WITH ONE COAT CREOSOTE AS PER MANUFACTURERS SPECIFICATIONS TO PROTECT TIMBER AGAINST FUNGAL DECAY & ATTACK BY TERMITES & WOOD BORING INSECTS |



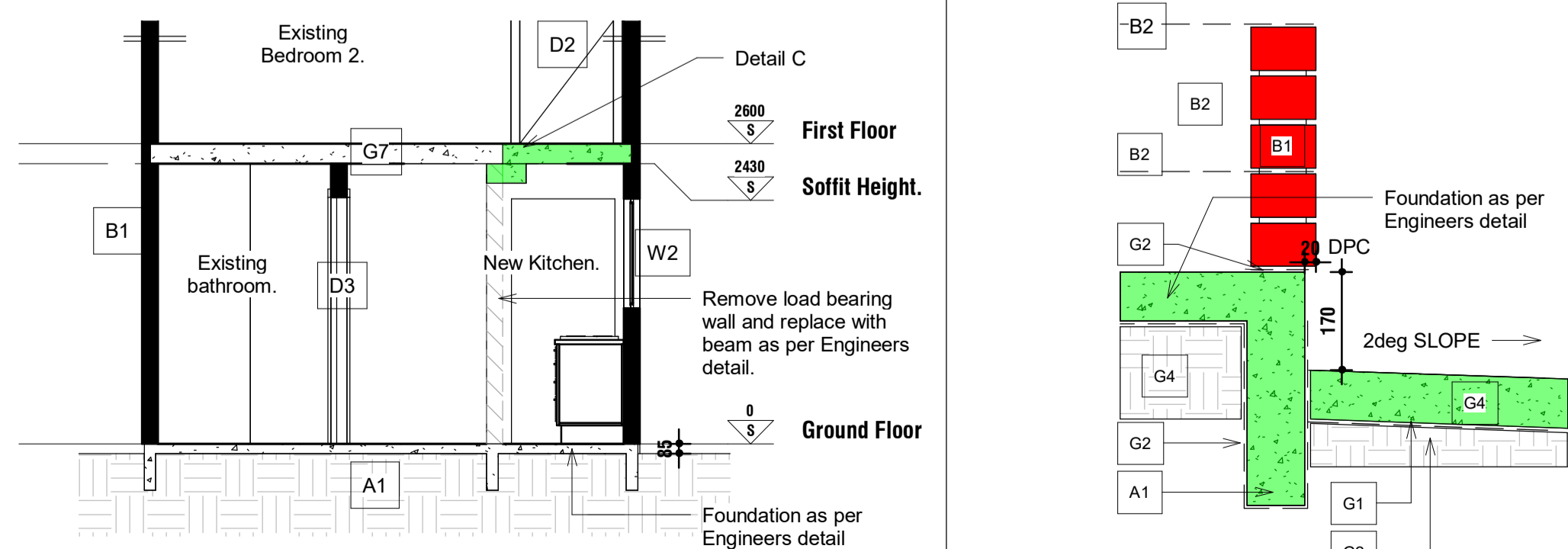
Cornice detail

Scale 1 : 5



Section A-A

Scale 1 : 50



Section B-B

Scale 1 : 50

Foundation detail

Scale 1 : 10

All work to be done in accordance with the National Building Regulations.

All materials and workmanship are to comply with the relevant S.A.B.S. codes and or the specified international codes where applicable in the Architectural specifications. Where relevant South African National Standards, British Standards, BS codes and or standards are applicable to the design, the design exists, the recommendations and requirements of such documents to be considered a minimum standard for the works.

The Contractor shall comply with the provisions of the Occupational Health and Safety Act, 1993 (Act No 85 of 1993) and any regulations promulgated in terms of that Act or the Factories Machinery and Building Works Act of 1941.

The contractor shall set up, document and maintain a quality assurance system in accordance with the requirements of SANS 9001/SAS 9001, able to be checked to the satisfaction of the Architect, that all materials and workmanship, whatever their sources, meet the requirements of the Specification. Should the Contractor be of the opinion that the quality of the work does not comply with the standards then monitor these works accordingly.

This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from Raum architects and all other consultants related to the project.

All points of contact related to the design or consultant's information is to be done in accordance with the National Building Regulations.

This drawing is not to be scaled. Figure dimensions to be used. All dimensions are in millimeters unless otherwise stated. All dimensions and levels must be checked on site by the contractor before putting work in hand.

All work to be executed by competent persons qualified for the specific trade.

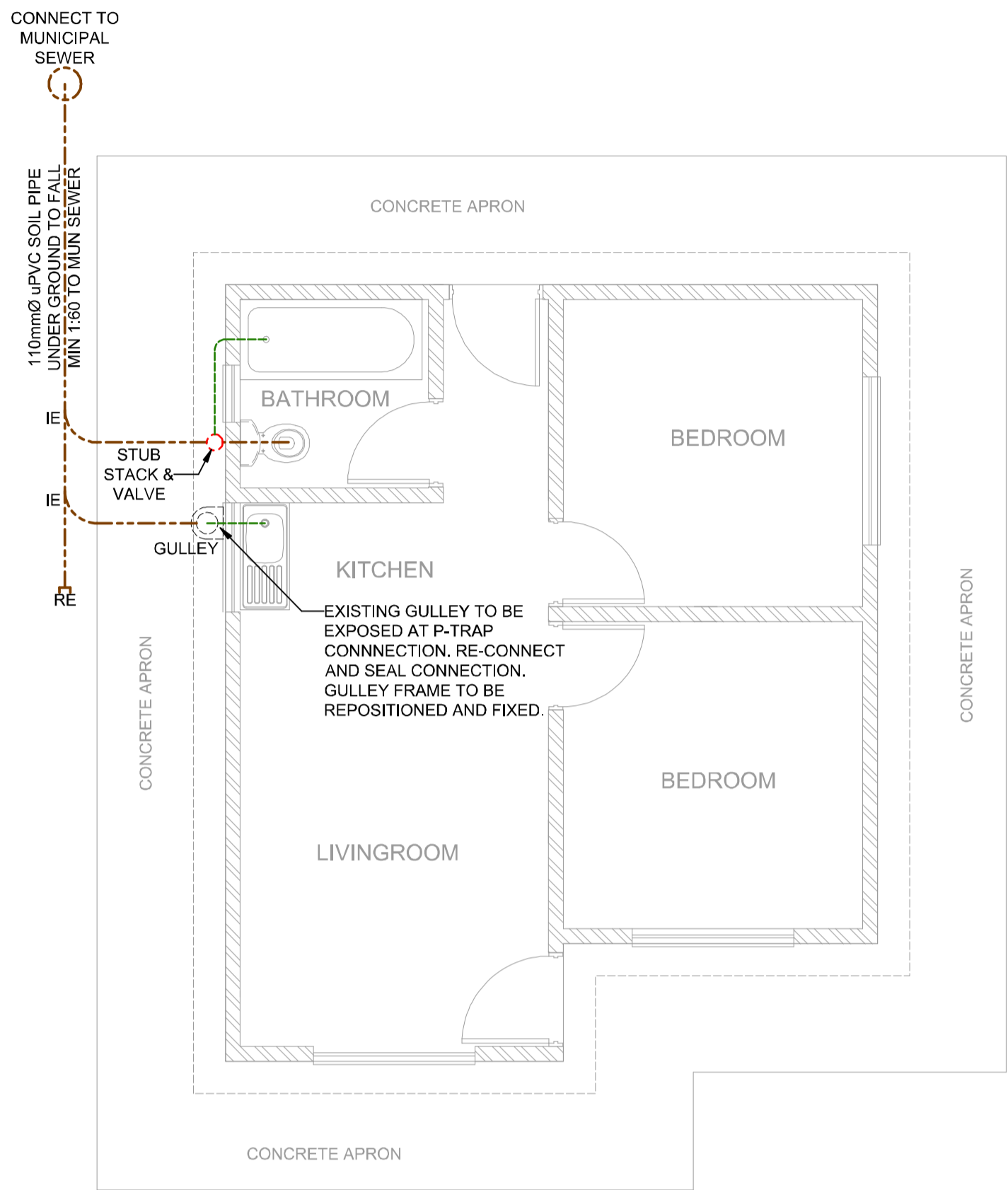
GENERAL

REVISION

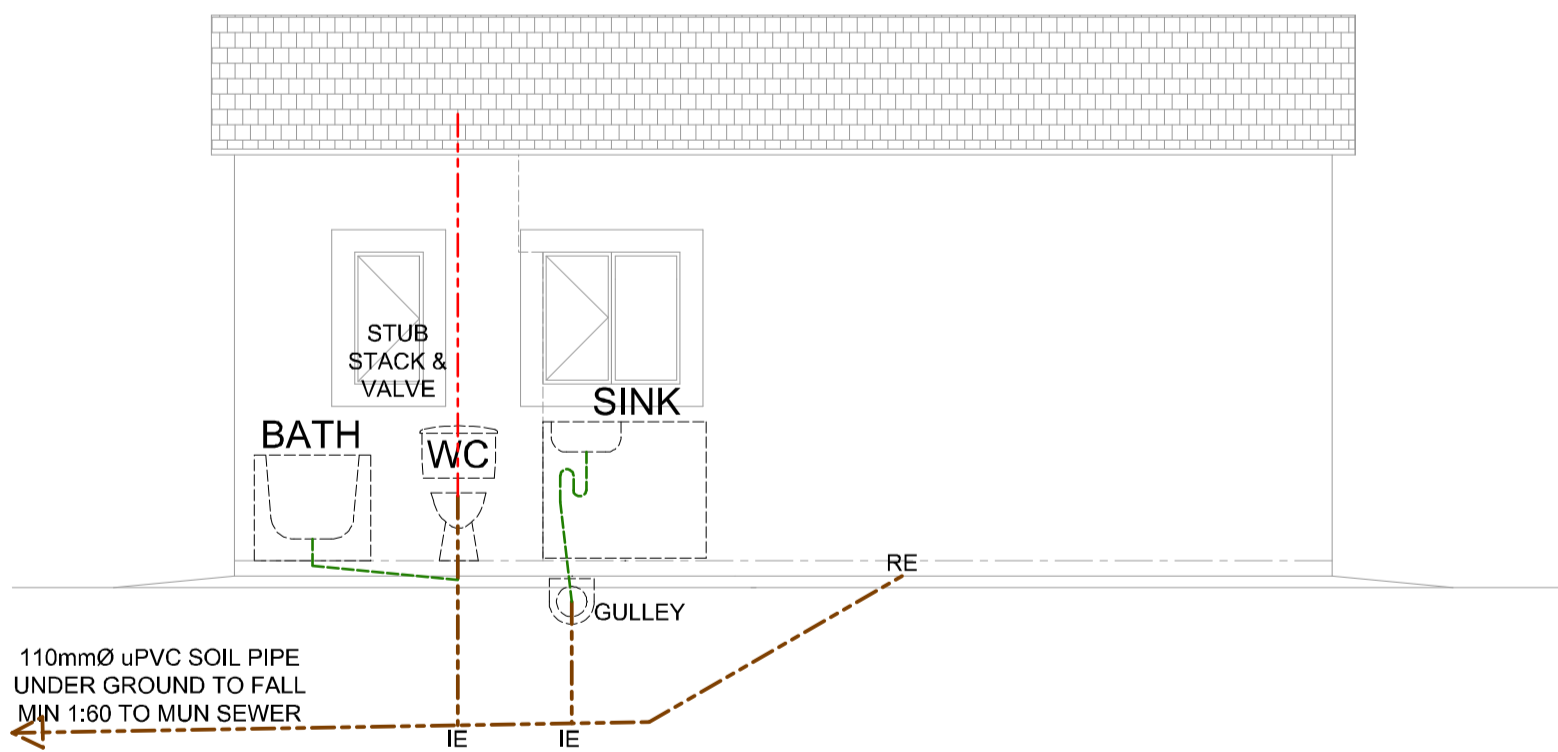
NALI AND MALAN

PROJECT

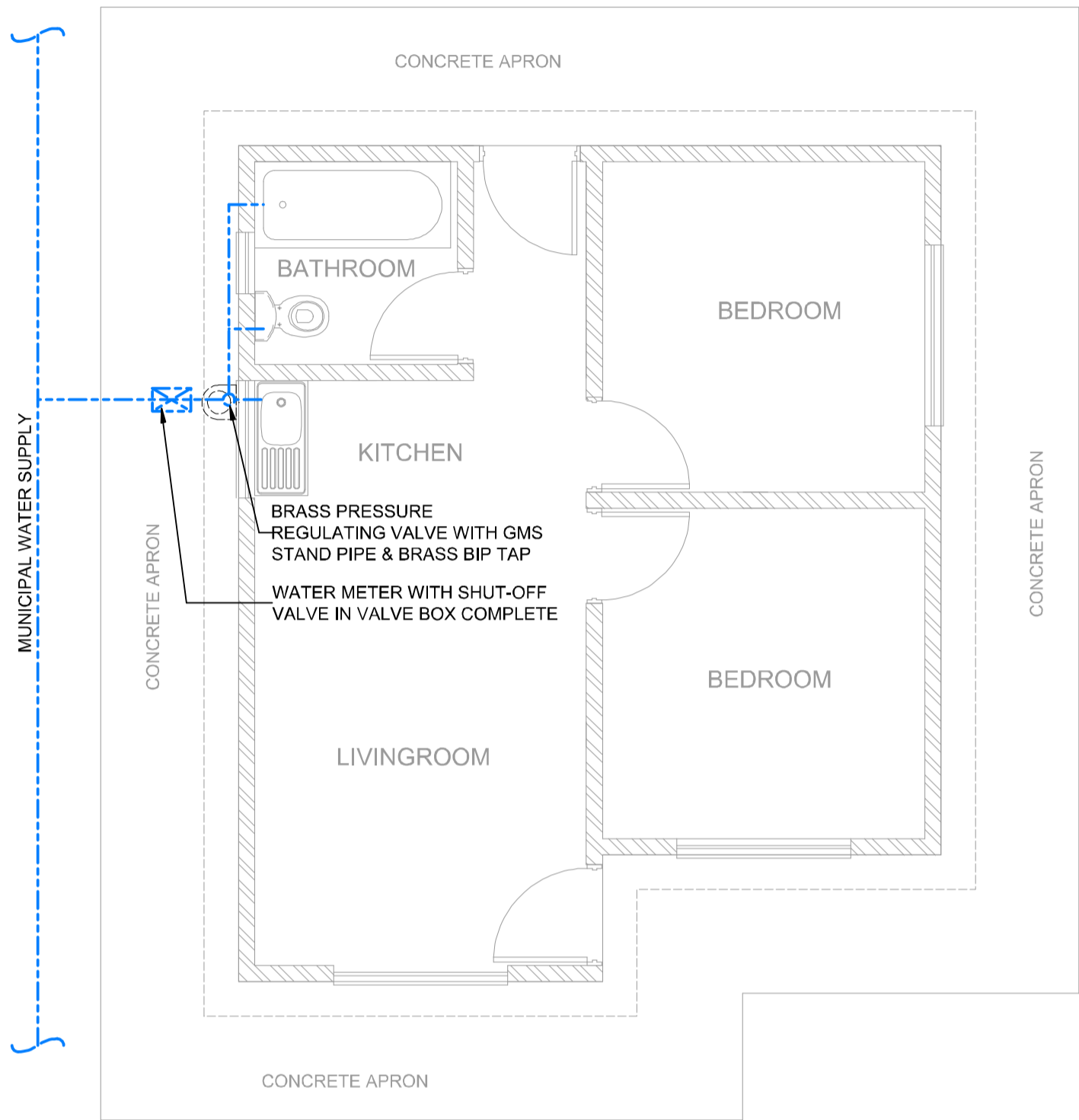
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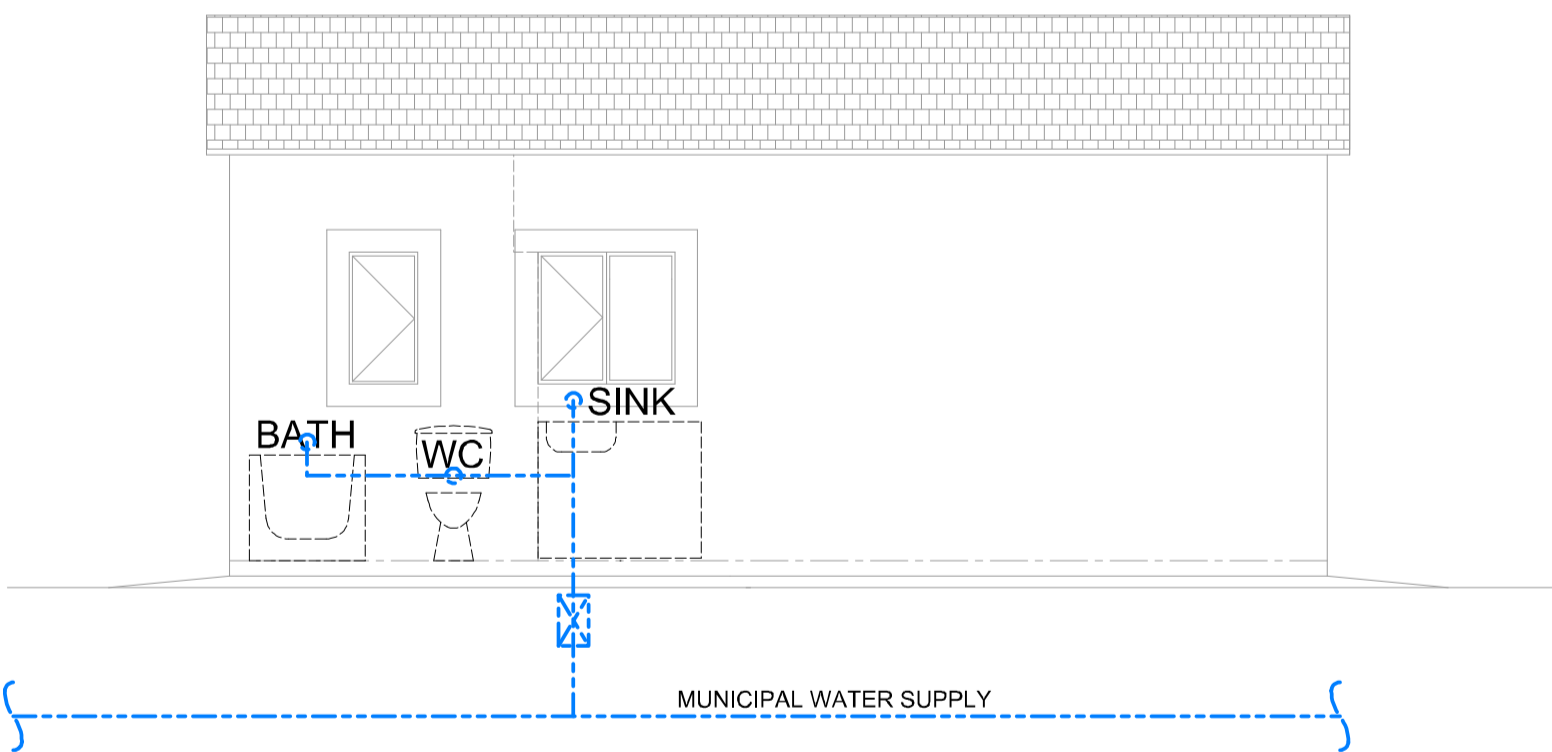
PLAN - SEWER LAYOUT
SCALE 1:50



WEST ELEVATION - SEWER LAYOUT
SCALE 1:50



PLAN - WATER RETICULATION
SCALE 1:50



WEST ELEVATION - WATER RETICULATION
SCALE 1:50

NOTES :

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PLUMBING:

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3. RE-INSTALL STAINLESS STEEL 800X460 SINK WITH A PAIR OF FALCON BRACKETS WITH RAWL BOLTS
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10. PROVIDE 50MM VENT PIPE TO SEWER SYSTEM
11. NO HOT WATER SUPPLY

NOTES:

GENERAL NOTES:

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5. 150mm WIDE PLASTER BAND AROUND ALL WINDOWS AND DOORS

AS-BUILT RECORD

CONTRACT No.	DESCRIPTION	CERTIFIED BY	DATE

CERTIFIED AS-BUILT FOR CONTRACT :

ECSA Reg. No:

ENGINEER DATE

VERSION/AMENDMENTS

No.	DATE	DESCRIPTION	AUTHORISED BY

PROJECT TITLE:

LERATO PARK

DRAWING TITLE:

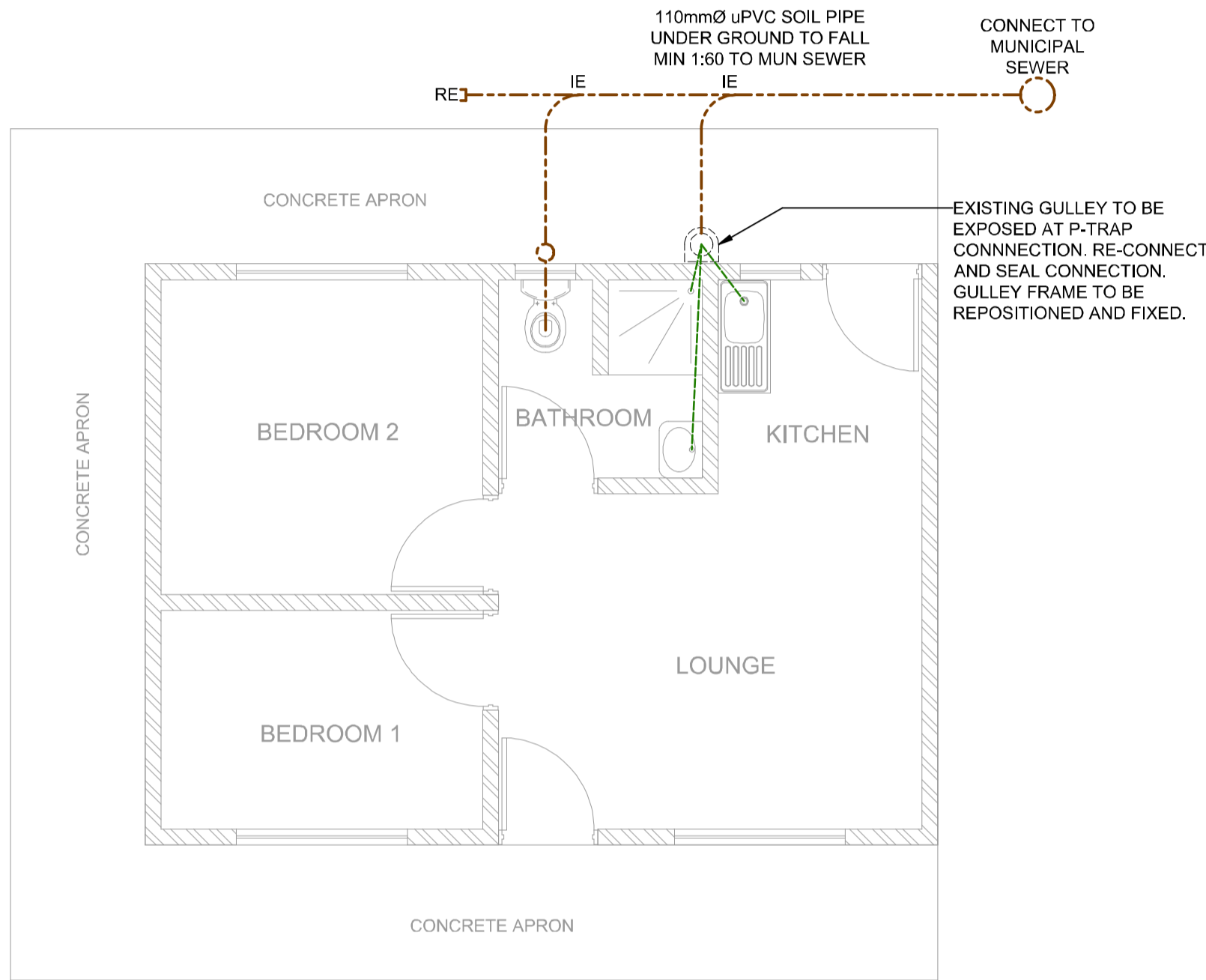
40m² TYPE A HOUSE
SEWER & WATER RETICULATION
PLANS & ELEVATIONS

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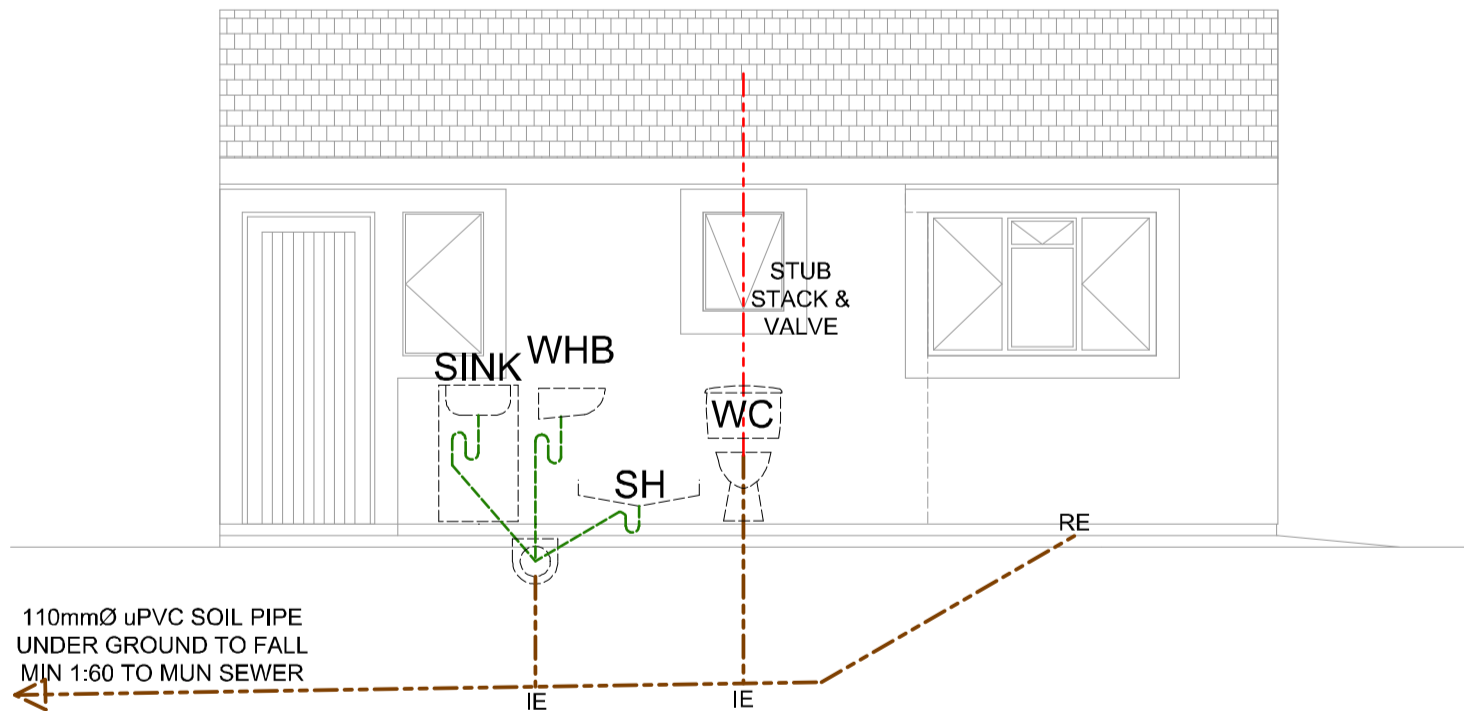


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Fax: + 27 (0) 12 843 9000/9001
E-mail: pretoria@bigengroup.com
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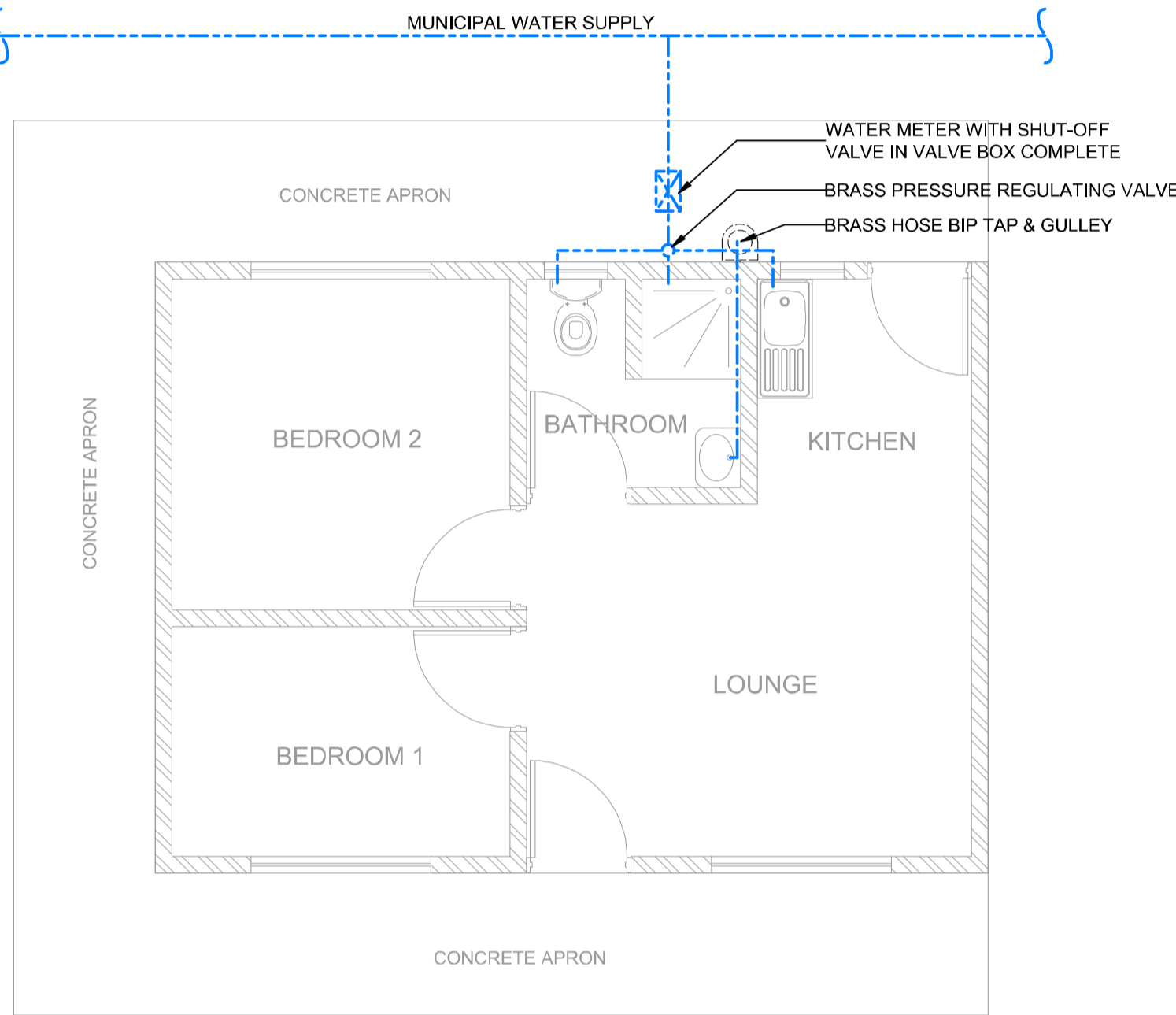
SURVEYED	DESIGNED	J.A. von Wyk
DRAWN	CHECKED	M. Nel
APPROVED ON BEHALF OF BIGEN:		ECSA Reg. No:
ENGINEER:	DATE:	
DRAWING No:	VERSION:	
2334.50.02.SUA.14.U001	1.0	
APPROVED:		DATE:
CLIENT OR ASSIGNEE:	CLIENT:	
DRAWING No.:	REF No.:	



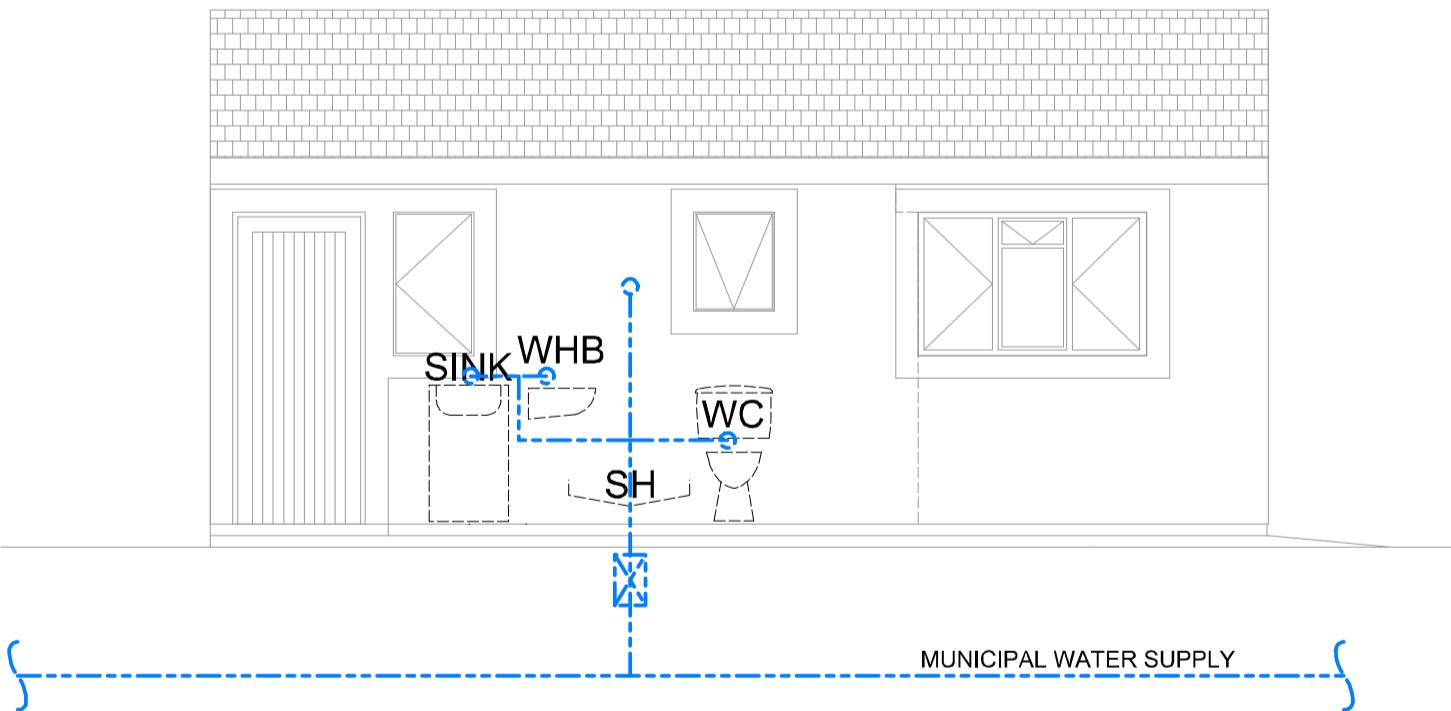
PLAN - SEWER LAYOUT
SCALE 1:50



NORTH ELEVATION - SEWER LAYOUT
SCALE 1:50



PLAN - WATER RETICULATION
SCALE 1:50



NORTH ELEVATION - WATER RETICULATION
SCALE 1:50

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NOTES:

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CONTRACT No.	DESCRIPTION	CERTIFIED BY	DATE

CERTIFIED AS-BUILT FOR CONTRACT :

ECSA Reg. No:

ENGINEER DATE

VERSION/AMENDMENTS

No.	DATE	DESCRIPTION	AUTHORISED BY

PROJECT TITLE:

LERATO PARK

DRAWING TITLE:

SEMI DETACHED HOUSE
SEWER & WATER RETICULATION
PLANS & ELEVATIONS

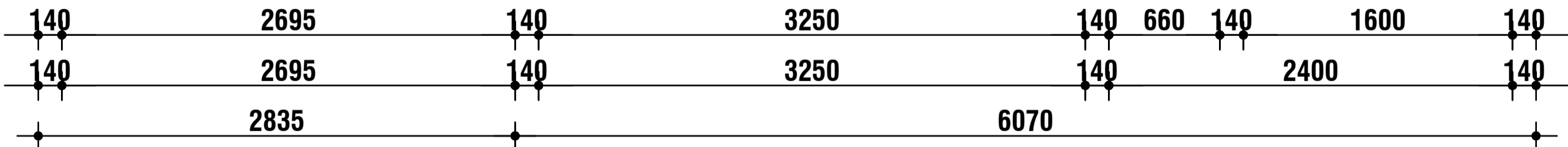
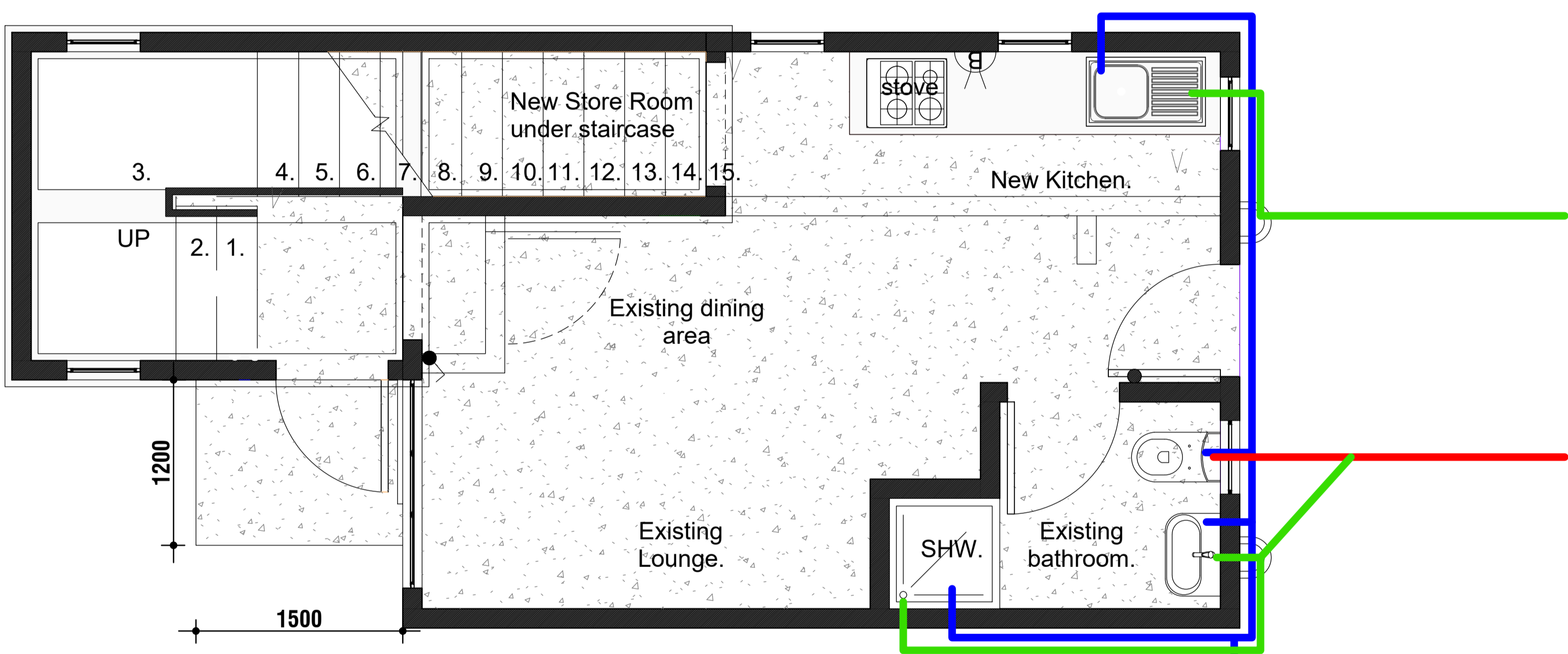
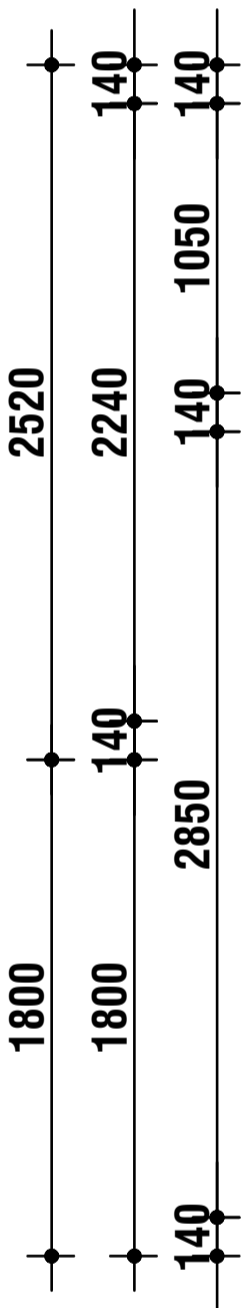
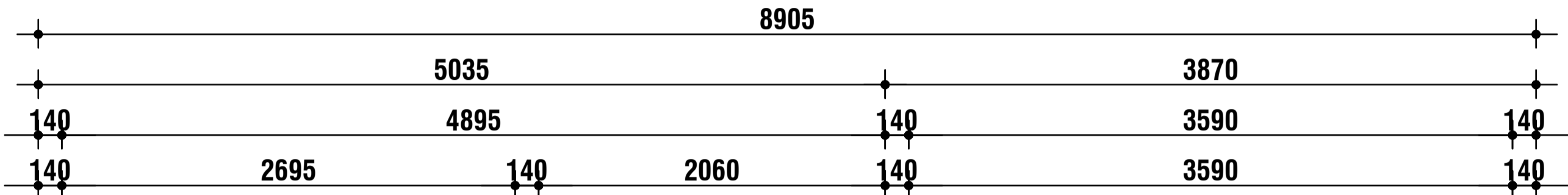
DATE: 2019/07/16	CO-ORDINATE SYSTEM:
ORIGINAL DRAWING SCALE: AS SHOWN	ORIGINAL DRAWING SHEET SIZE: A1
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Fax: + 27 (0) 12 843 9000/9001
E-mail: pretoria@bigengroup.com
www.bigengroup.com

SURVEYED	DESIGNED	J.A. von Wyk
DRAWN	CHECKED	M. Nel
APPROVED ON BEHALF OF BIGEN:		ECSA Reg. No:
ENGINEER:	DATE:	
DRAWING No:	VERSION:	
2334.50.02.SUA.14.U003	1.0	
APPROVED:		
CLIENT OR ASSIGNEE:	DATE:	
CLIENT:	CLIENT:	
DRAWING No.:	REF No.:	

Legend	
Symbol	Item
<div></div>	Soil Waste 110mm
<div></div>	Waste 50mm
<div></div>	CWS (Cold water supply)



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VERSION/AMMENDMENTS			
No.	DATE	DESCRIPTION	AUTH. BY
1	2021/04/07	For information	J.WYK

PROJECT TITLE:

Lerato Park

DRAWING TITLE:

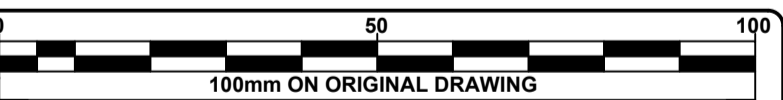
Duplex Unit Sewer and Water Supply Layout



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ORIGINAL DRAWING SCALE: 1:100		ORIGINAL DRAWING SHEET SIZE: A1	
SURVEYED		DESIGNED	C.KAMAU
DRAWN	C.KAMAU	CHECKED	J.WYK
COORD. SYSTEM		DATE	07 Apr 2021

APPROVED ON BEHALF OF BIGEN:

DRAWING No.: 2334.80.01.AAA.01.U001

VERSION: 1

APPROVED ON BEHALF OF CLIENT:

NAME:

DATE:

CLIENT DRAWING No.:

CLIENT REF No.:

2334.80.01.AAA.01.U001