

WINDOW SCHEDULE	DESCRIPTION	TYPE	IRONMONGERY	FRAME	FINISH	GLAZING	QTY
	standard residential, hot dipped galv steel wall window SABS approved or otherwise approved, window to Municipal approval code	ND4	CF casement and sliding sashes	standard steel window frame as per code	Red oxide factory primed and is undercoat for wood. Frame 2x use that non-dry emerald paint finish.	4mm Low E clear glass, all panes to be treated with a hardener and finished off with 1x universal undercoat and 2x coats that non-dry emerald paint.	01
	standard residential, hot dipped galv steel wall window SABS approved or otherwise approved, window to Municipal approval code	NC2	CF casement and sliding sashes	standard steel window frame as per code	Red oxide factory primed and is undercoat for wood. Frame 2x use that non-dry emerald paint finish.	4mm Low E clear glass, all panes to be treated with a hardener and finished off with 1x universal undercoat and 2x coats that non-dry emerald paint.	03
	standard residential, hot dipped galv steel wall window SABS approved or otherwise approved, window to Municipal approval code	NC1	CF casement and sliding sashes	standard steel window frame as per code	Red oxide factory primed and is undercoat for wood. Frame 2x use that non-dry emerald paint finish.	4mm Low E clear glass, all panes to be treated with a hardener and finished off with 1x universal undercoat and 2x coats that non-dry emerald paint.	02
	standard residential, hot dipped galv steel wall window SABS approved or otherwise approved, window to Municipal approval code	NC1	CF casement and sliding sashes	standard steel window frame as per code	Red oxide factory primed and is undercoat for wood. Frame 2x use that non-dry emerald paint finish.	4mm Low E clear glass, all panes to be treated with a hardener and finished off with 1x universal undercoat and 2x coats that non-dry emerald paint.	02

NOTES

The drawing are not to be scaled. All dimension and heights to be checked and verified before any work commences on site. Any discrepancies to be reported to the Competent Person.

All levels, heights of plots, depth of excavation and number of steps and ramps to finally checked by Contractor on site.

All site works and levels according to Engineer specifications and details.

All Building materials to be SABS approved stamped where applicable Agreement Approved with labels.

All Site Standard Materials and Detailed Design to be verified for approval with NHBRC.

All workmanship in accordance to NBR and Building Standards Act of 1977 as amended and NHBRC House Building Manual.

Working Drawings and Detailed Drawing, including Rational Design to be made available on site for signatory for Inspectors by Inspectors and Competent Person to be made available on site.

01 FOUNDATIONS

Foundations to be designed as per Geotechnical classification as approved by NHBRC by a Competent Person. All foundations shall be inspected and signed at open foundation stage, reinforcement & compaction stage and concrete cast stage. Concrete class to be verified with supplied (Ready Mix) and in-situ concrete to be done under competent person supervision and specifications.

02

Foundation fittings to be designed and constructed as per Competent Person specifications. All Foundations shall be inspected and signed at open foundation stage, reinforcement & compaction stage and concrete cast stage. Concrete class to be verified with supplied (Ready Mix) and in-situ concrete to be done under competent person supervision and specifications.

1000x75mm Concrete apron all round the building to fall away from building as per spec. U-Batch level with reinforcement to all openings, windows and doors.

All plastered walls to receive universal undercoat paint and 2x Acrylic exterior PVA paint.

03 Roof

20 degree pitch roof.

BR Crested roof sheeting.

BR roof sheeting on 750mm SABS Plus Purlins spaced at 1000mm c/c rafter to 14x50mm Trussed CR Purlins in engineer's specification and design spaced at 500mm c/c, roof ties at 750mm c/c embedded 600mm. 75x50mm Wall plate. Gypsum ceiling board on 35x50mm battens spaced at 400mm c/c with insulation with concrete 75mm gypsum boards 500x200mm trapezoid ceiling. Fibre cement ceiling board to bathroom. Fibre cement fascia and barge boards all ceiling to be finished with PVA paint 2-coat.

DRAINAGE NOTES:

All plumbing and drainage work and installation of sanitary fittings to comply with the relevant Local Authority by-laws, regulations and requirements.

Provide L.E.'s to all baths and junctions with suitable materials on ground level.

Minimum fall for all drain pipes to be 1:40.

Provide approved road traps to all waste fittings.

Provide A.L.E. to face of all set traps.

L.E.'s to waste pipes to be fully accessible at all times.

All drain pipes passing under building or fittings to be installed in concrete of minimum 100mm thickness all round pipe.

1. All water waste pipes with - 30mm dia; 2 - 50mm dia PVC with cleaning eye's at all changes in direction.

2. All drainage to be installed with 50mm dia 400P where necessary.

3. All water waste fittings to be supplied with air traps.

4. All hot water pipes 100mm dia PVC or equal approved in direction.

5. All, depths to be 400mm with 1/2" and 1/4" as all changes in direction.

6. All drainage to be bedded in 500mm approved compact sand.

7. Supply vent-way-vent-valve as per manufacturer in all positions as indicated.

ELECTRICAL LEGEND

SYMBOL DESCRIPTION

□ BULB MOUNTED LIGHT FITTING

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□ 25 WATT DOUBLE WALL PLUG

□ 15 WATT DOUBLE WALL PLUG

□ FLUORESCENT LIGHT

□ SWITCH

□ LIGHT SWITCH

□ DIMMER

AREA

NEW BLD 60sqm

SITE AREA 162.747sqm

COVERAGE 0.37%

FENESTRATIONS

Windows area 6,27

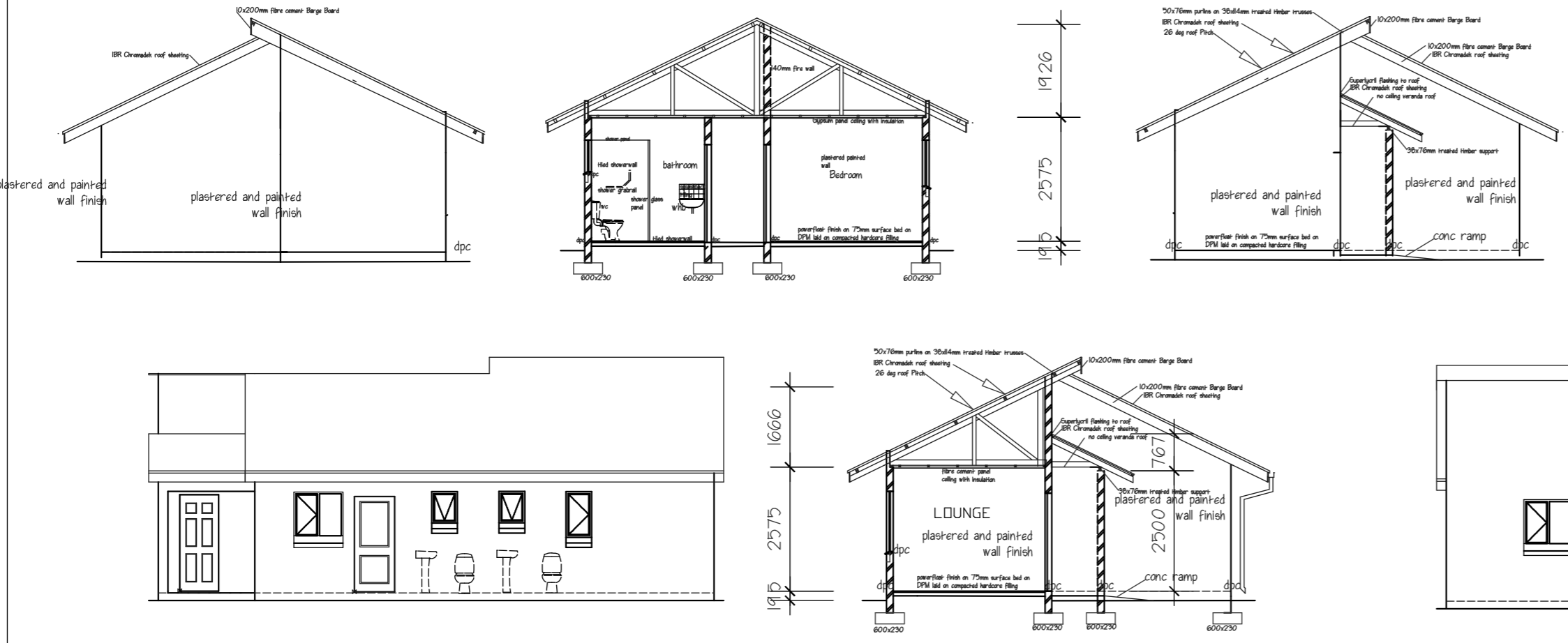
Sliding door 0

Total Area of windows 10,97

Building Area 73sqm

Compliance to 15% complied at 15,0

DOOR SCHEDULE	DESCRIPTION	Door No.	TYPE	FRAME	FINISH	QTY
	Galv steel door frame	001	Internal door 850x2050mm hollow core flush panel door with moisture finish and concealed lockset edge. Door SABS approved mortice lock	1. 6mm primed steel door frame edge colour with 2 panel hinges.	Door: Plaster surface and ready to accept undercoat. 2. Approved non-dry emerald paint. Frame: red oxide primed and undercoat for wood. 2x coats that non-dry emerald paint.	04
	Galv steel door frame	002	External door 2000x2040mm Mortar framed or Mortar panelled door with 20x75mm weather bar. Door SABS approved mortice lock	1. 6mm primed steel door frame edge colour with 2 panel hinges.	External door: 15x20x2040mm Mortar framed or Mortar panelled door with 20x75mm weather bar. Door: Plaster surface and ready to accept undercoat and 2x coats that non-dry emerald paint. These SABS approved mortice lock	02



DESIGNED:	IV HARTLEY
CHECKED:	C MAKAPELA
DRAWN:	IV HARTLEY
CHECKED:	WONAN MOAGI
APPROVED:	

DEPT OF HUMAN SETTLEMENT
240 JUSTICE MAHOMED STR
PRETORIA
012 421 1377

CONSULTANT
NHBRC
27 LEEWKOP ROAD
SUNNINGHILL, SANDTON
JOHANNESBURG

PROJECT REF DOHS
76164/1

CLIENT
MS VIVIAN MDLULWA
ERF 444
844 A SECTION
KHAYELITSHA

claim no	
beneficiary	MS VIVIAN MDLULWA
ID number	5702210713083
stand no	ERF 444/ 844 A SECTION KHAYELITSHA
project no	

Scale - AS SHOWN

GROUND PLAN; 1:100