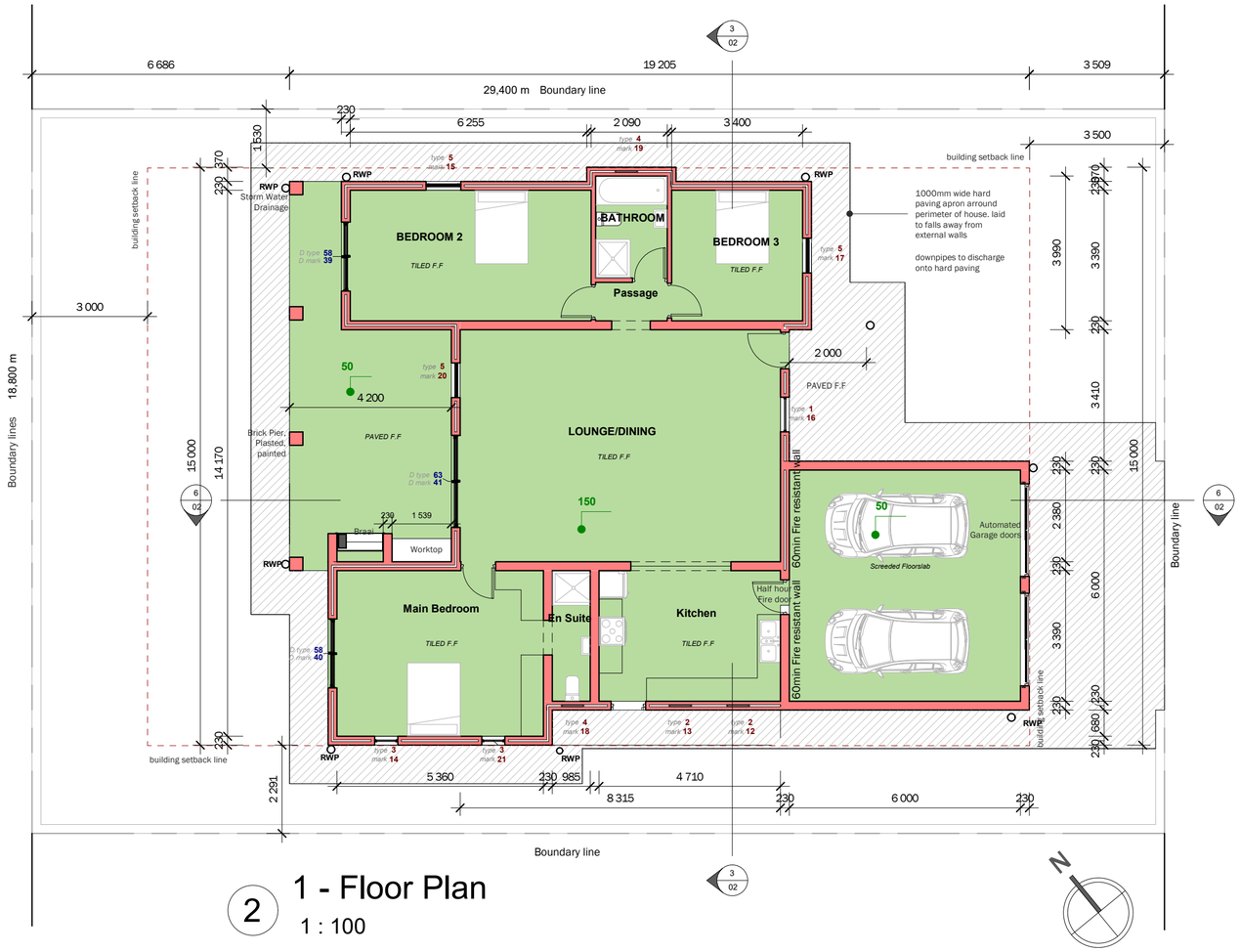

2 1 - Floor Plan

1 : 100

1 Site plan

1 : 200

General Specifications

FOUNDATIONS & SUBSTRUCTURE
Concrete strip footings - 700 x 230 for 230mm & 280mm walls, 600 x 230 for 115mm & 90mm walls.
Concrete footings 750 x 750 x 230 to 345mm & 460mm brick piers.
Retaining walls, underpinning of existing footings, and all reinforcing requirements to engineer's specifications.
No part of any wall or footing may protrude over a property boundary line.
Build cavity foundation walls with Brickforce in each course to floor level and fill cavity with concrete mixture to underside of stepped DPC.
Foundations to comply with SANS 10400-H

FLOORS
Ground level floors: 100mm concrete surface bed on 250mu Damp Proof Membrane on 30mm sand blinding on grade filling compacted in 150mm layers. Provide 125mm square reinforcing mesh to engineer's specification.
Suspended reinforced concrete floor slabs to engineer's specifications.
Provide 30mm sand cement screed to all concrete floors, with floor finishes as indicated on the drawings.
Suspended timber floors and floors supported on filling to comply with SANS 10400-J

WALLS
All brick and masonry block walls to thickness indicated on the drawings. Provide butterfly wall ties at every 4th course at 600mm centres. Provide all other walls with brickforce to every 4th course.
Provide SABS approved DPC minimum 150mm above natural ground level.
Walls to comply with SANS 10400-K.

WATERPROOFING: 375 micron Polyethylene Stepped horizontal DPC below all cills and above all slabs, openings and other bridges to cavity walls and vertical DPC to sides of all openings. 375 micron Polyethylene continuous DPM below all surface beds. 250 micron UT Polyethylene sheet underlay below roofing covering to all pitched roofs. 4mm Derbigum SP400(or similar approved) applied waterproofing membrane and accessories by approved applicator to manufacturer's specifications to all RC roof slabs, balcony slabs & terraces. Uniflash 600 with Geoflex system (or similar) counter flashing to all slab edges, upstands, copings & parapets.

ROOF
Roofs to comply with SANS 10400-L, roof anchoring to walls with SANS 10400-K

ROOF FLASHINGS: Min. 200x200mm painted GMS. Side wall, top wall and valley flashings and ridge cappings to be installed as per manufacturer's specification and recommendations.

PLASTERBOARD CEILINGS: Skimmed and painted 6.4mm plasterboard fixed to 38x38mm SA pine ceiling branders at max 350mm c/c.

GLAZING: 4mm thick clear glass to be used throughout. 6mm thick safety glass to be used in all sections greater than 1sqm or closer than 1000mm to the floor, to comply with SANS 10400 Part N.

PLUMBING & DRAINAGE: To comply with part P of SANS10 400. Soil pipes to be min. 110 dia. uPVC. Waste pipes to be min. 40mm dia, uPVC. Stubstack to be 100mm dia. uPVC. Open vent pipe to be 50mm dia. uPVC. 75mm deep seal traps to all fittings. All pipes to have min. 1:60 falls.

LIGHT AND VENTILATION:
Light and Ventilation requirements to comply with SANS 10400

Date	Revision	Description	Drawn

CUBIT ARCHITECTS
PrArch 42443309 practice number PC08040662
11 Begonia Road Ridgeworth Bellville 7530
email: richard@cubit-arch.co.za cell: 081 408 0443

Client
Trevor Rupping

Physical address
Dolfynsingle
Dwarskersbos

Erf/Erven/Farm number
Allotment area
Local Authority

Project Description
PROPOSED new residence

Project number
2110

Project Status
Presentation

Drawing Title
SITE PLAN & FLOOR PLAN

Drawing no
01

Scale
As indicated

Drawn by

Checked by
Checker

Date