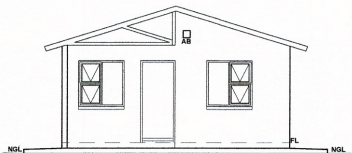
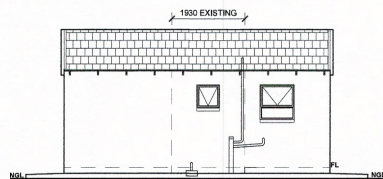


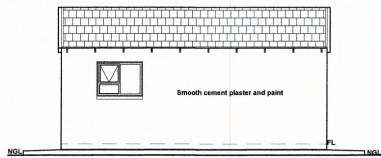
REAR ELEVATION
SCALE 1:100



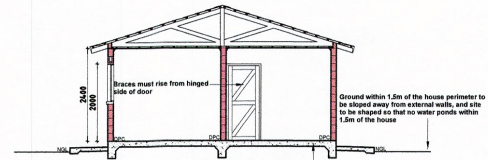
FRONT ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100



SIDE ELEVATION
SCALE 1:100



SECTION A-A
SCALE 1:100

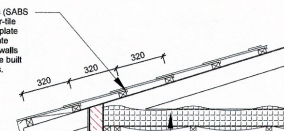
80x200 moulded f.c. bargeboard in NOT LESS THAN 1m LENGTHS fixed at max 640mm ccs to 50x76 SAP trimmer screwed through predrilled 38x38mm bracing. Predrill F.C barge and fix with 19mm Ø washered brass screw. Use PVC apex and H profile barge joiners code Nutec 685-231

50x76 SAP trimmer painted on all surfaces prior to fixing

To suit 24 tiles

BARGE DETAIL
SCALE 1:10

Concrete roof tiles fixed to 38x38mm battens (SABS 653) fixed at 320mm ccs maximum, on under-tilt membrane, to prefabricated engineered wall-plate trusses at 1900 max ccs on 38x38mm wall plate bedded on mortar, tied down with trusses to walls with double strands of 4mmØ galvanised wire built minimum 400mm (2 block courses) into walls.



Standard U-block lintel having 2x10 galv. ms bars and core filled with in-fill concrete

35MPa concrete cills smooth on all visible surfaces in block lengths with blocks cut below to suit courses

Smooth cement plaster and paint

Galvanised brickwork every 3rd course

1000mm wide 75mm thick concrete apron cast to fall away from wall, cast in panels max 4.5m long

Existing concrete floor finished in-self

DPC

FFL

NGL

SECTION THROUGH NEW WALL
SCALE 1:25

ADDITIONAL NOTES FOR CONNECTING EXISTING AND NEW WALL

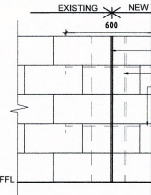
Connection between existing block walls and new external walls shall be made by means of 70mm long 32mm wide and 1.2mm thick galvanised strap provided which must be bent up or down 50mm into new block courses for at 90°

Reinforced concrete at top joint shall be filled with 10MPa concrete and reinforced with 1x10 steel bar inserted vertically into the block cores.

Plaster joint shall be pointed out and finished off neatly.

Pre-cast U-block to be installed above the window height and running across the existing walls.

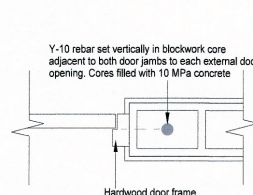
Pre-cast U-block to be provided above toilet door opening to act as a lintel on the 140mm wall reinforced with 1x10 steel bar and cores filled with mortar 10MPa minimum.



ELEVATION
SCALE 1:25

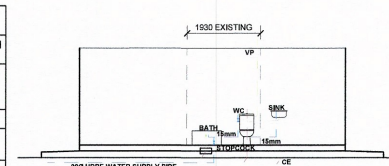
JUNCTION BETWEEN EXISTING AND NEW BLOCK WALLS
SCALE 1:25

Note: Provide one Y-10 Steel rebar set vertically in blockwork core adjacent to both door frames to each external door opening. Cores to be filled with 10MPa concrete

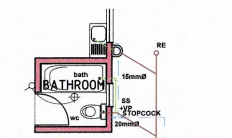


DETAIL: EXTERNAL DOOR JAMB
SCALE 1:10

ELECTRICAL LEGEND	
	1 Semi-recessed PVC, meter-board 1900mm above FL
	4 15amp plug-socket outlet, 450mm above floor level except Kitchen 1200mm above FL
	5 Ceiling light point
	2 Weather-proof bulkhead fitting 2200mm above FL
	3 Switch, 1400mm above FL
	2 Double-pole switch

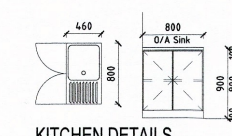


DIAGRAMMATIC DRAINAGE ELEVATION
SCALE 1:100

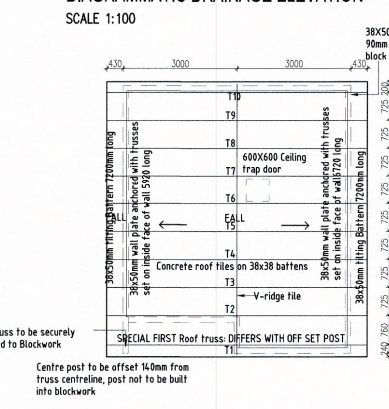


ALTERNATIVE BATHROOM
SCALE 1:100

KITCHEN CUPBOARD SPECIFICATION:
GENERAL:
All dimensions to be checked and verified on site before commencing the manufacture of joinery fittings. Fix joiner fitting to masonry and/or concrete with suitable plugs and screws or expanding bolts. Provide all necessary blocking pieces and sub-frames.
Cupboard unit to suit 800x460mm single bowl drop on stainless steel sink.
CABINETS, SHELVING & DOORS:
18mm thick high density class 3 particle board (SABS 1300) with 0.55mm thick high pressure light duty quality decorative laminate (SABS 1405) in standard colour and finish. All exposed edges to have matching 0.55mm thick laminate. 4mm thick hardboard back to cupboard, oil painted. Doors to each fitted with 1 pair quality self-closing metal hinges and 1 nylon handle. Shelf to be height adjustable

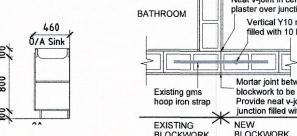


KITCHEN DETAILS
SCALE 1:50



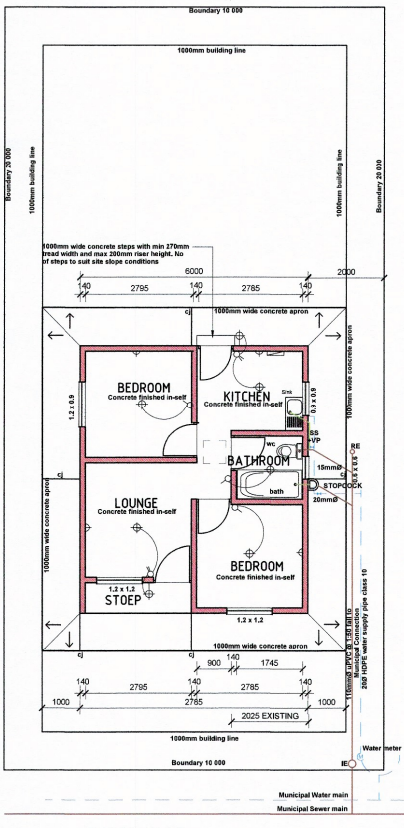
ROOF PLAN
SCALE 1:100

All concrete block work surfaces to be smooth cement plastered and painted



PLAN
SCALE 1:25

JUNCTION BETWEEN EXISTING AND NEW BLOCK WALLS
SCALE 1:25



FLOOR PLAN
SCALE 1:100

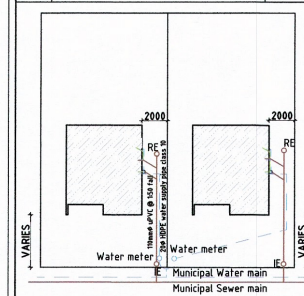
NB: Site boundaries and angles can vary according to allocated site form as illustrated on locality plan (as prepared by NMBM)

NOTES

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- FLOOR AREA SCHEDULE:
AREA OF SITE = 200 sqm
PROPOSED DWELLING = 39.7 sqm
FLOOR AREA = 39.7 sqm
PERCENT OF SITE = 19.85%
- SANS COMPLIANCE CODES:
WATER PIPES - ALL WATER PIPES TO COMPLY WITH SANS 10255-1 AND SANS 10254
ROOF TILES - TO BE SABS APPROVED PLASTIC UNDERLAY TO JOINTS WITH SABS 1163-20
CEILING - TO COMPLY WITH SANS 10050-2A
GLASS - ALL GLASS TO COMPLY WITH PART N OF SANS 10040
- IMPORTANT NOTE:
DRAWING TO BE READ IN CONJUNCTION WITH LATEST STANDARD BUILDING SPECIFICATION

NO	REVISION	DATE
1	ALTERNATIVE BATHROOM LAYOUT	02/03/18
2	DOOR JAMB DETAIL	12/03/18



Typical Sewer and water connection, representation only
Drain layout to be in accordance with Civil Engineers design

Architect
GEOFF COOMBE - DAVIS - SACAP G476
2003700679
Consulting Engineer

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PROJECT
Khayamandi 446
Housing Development
Port Elizabeth

DRAWING
New Dwelling
Type 2
Construction Drawing

SCALE AS SHOWN	DATE	DRAWN	CHECKED
	05-01-2018	MOORE	GOD
PROJECT NUMBER	EC-18		
DRAWING NUMBER	018-202		
REVISION			