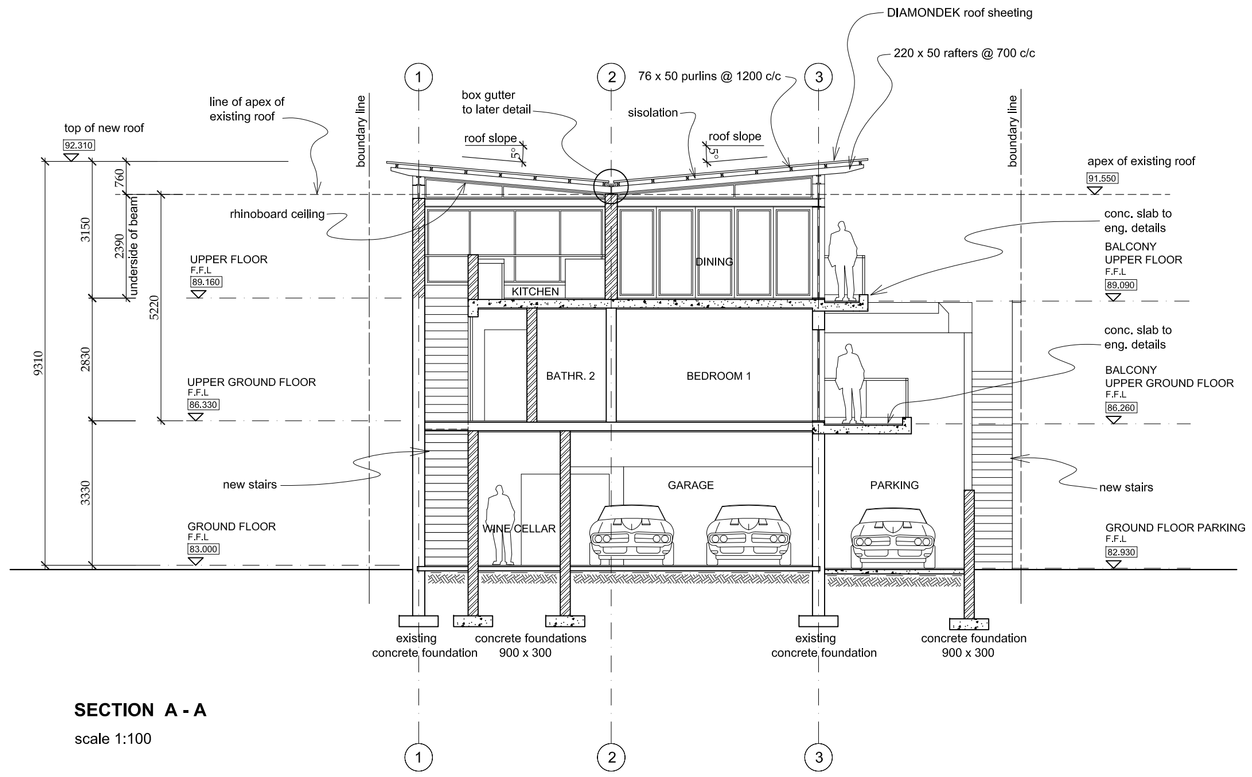
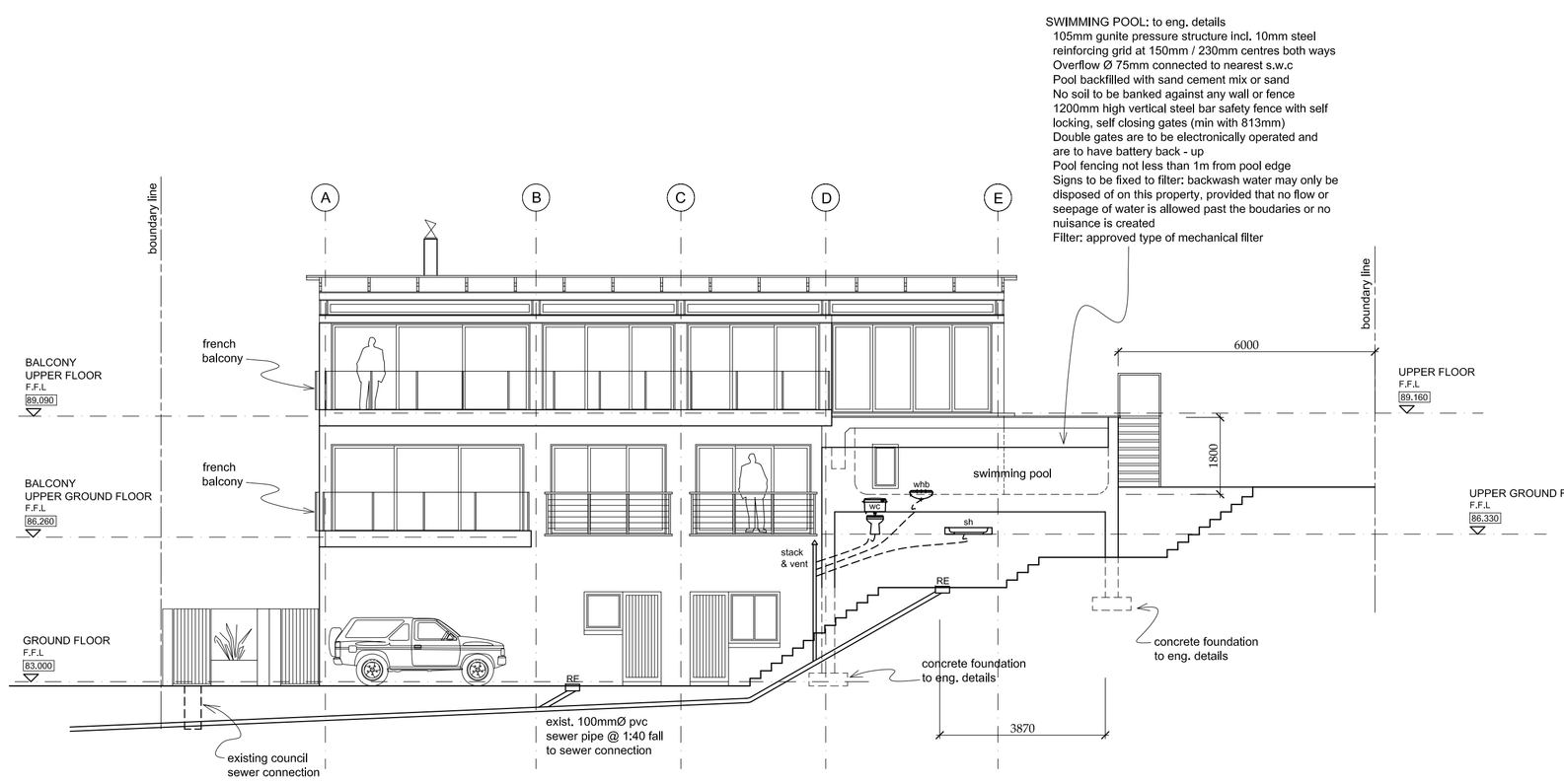


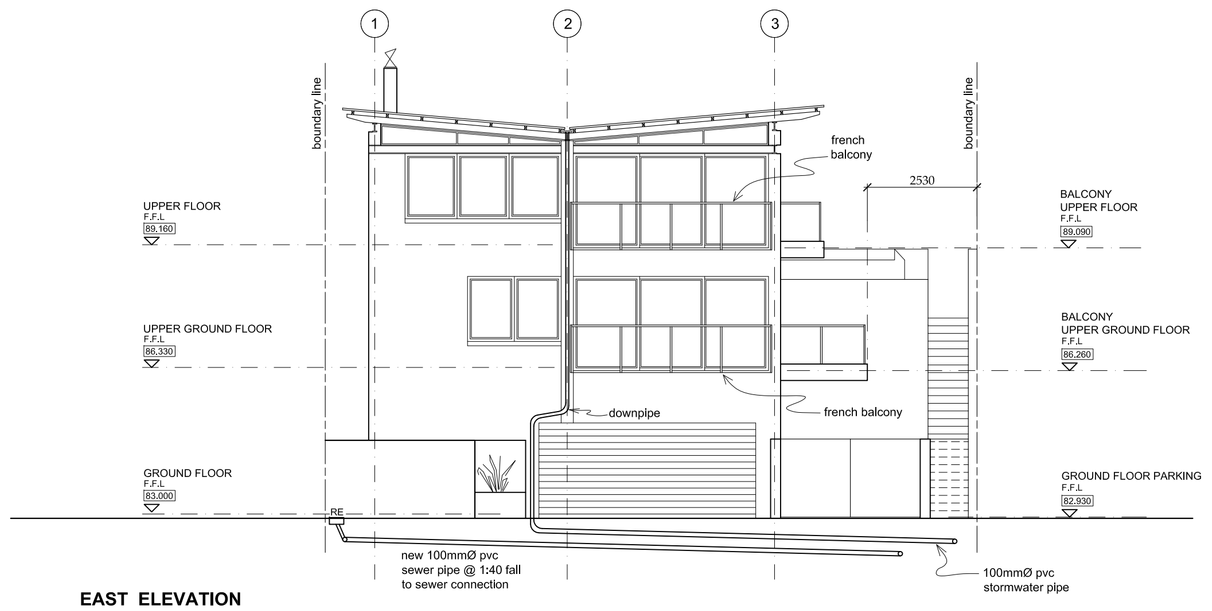
SECTION A - A

scale 1:100



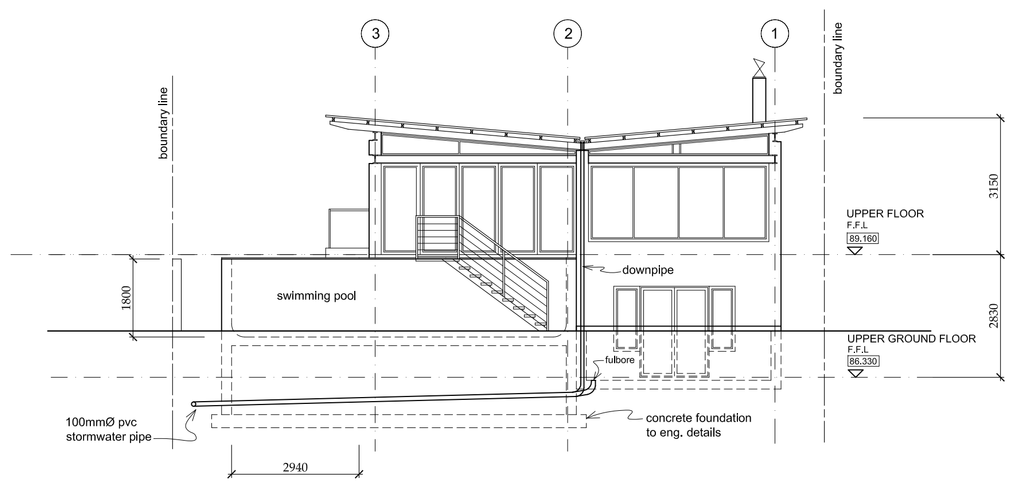
NORTH ELEVATION

scale 1:100



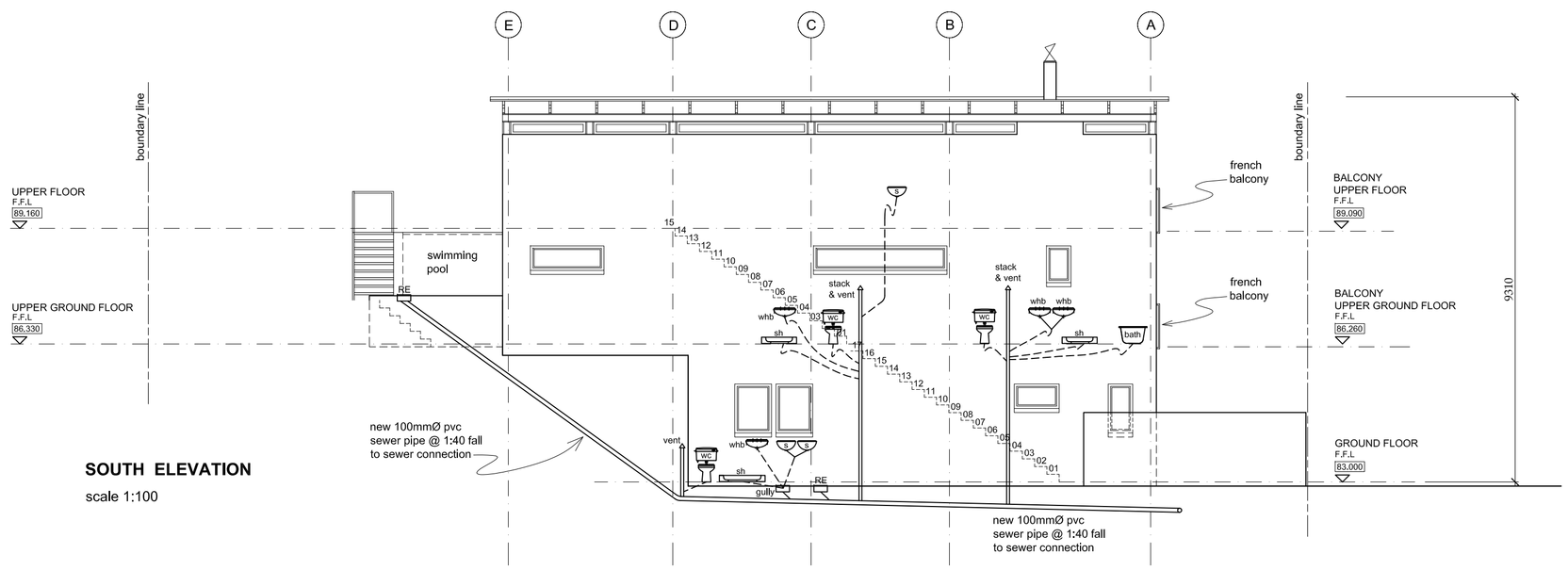
EAST ELEVATION

scale 1:100



WEST ELEVATION

scale 1:100



SOUTH ELEVATION

scale 1:100

GENERAL NOTES :

All bulding standards as per national building regulations
All sections, elevations and dimensions to be checked on site
Contractors to check & verify all levels & dimensions on the site before commencing any work or making shop drawings
Figured dimensions to be taken in preference to scaling
All structural timber to be S.A.B.S approved
All portions of structural timber built into walls are to be well tarred, creosoted or encased in a damp proof membrane
R.C. Lintels built in over openings up to 3m span and "Stresso" lintels up to 4,8m
All finishes and fixed items must be agreed to by the client before installation

SPECIFICATIONS :

Light area = 10% of floor area
Ventilation area = 5% of floor area
Precast lintols over all openings up to 3000mm wide to be laid in accordance with manufacturer's specification.
Refer structural engineer's details for all structural design.
Dpc to be 150mm above finished ground level.
Hearth to extend 500mm to front and min. 300mm to each side beyond grating. Fireplace hearth to be constructed in non-combustible materials.

CEILING:
1: Skimmed plasterboard ceiling fixed to 38x38 brandering
2: Bulkheads formed in plasterboard to later design

WALLS:
280mm external cavity walls, internal brickwork is 110mm and 230mm, 5 no. wall ties per meter squared built into structural wall.
Stepped brickgrip dpc to structural wall at FFL, every fourth perpend left open to form weepholes. DPC to be min 150mm above n.g.l. All openings in external wall to have both vertical and horizontal dpc.
Internal wall 230 and 110mm. Plaster and paint for finish. No foundations or any other part of the building may project beyond the boundary of the property.

FLOORS:
Floor finish on min. 25mm screed on 100mm mass concrete floor slab on 250 micron damp proof membrane on 100mm clean sand blinding to backfill compacted to 100% MOD AASHTO in max 300mm layers.

ROOF:
Diamondek prepainted galvanised steel - "Charcoal Grey laid to manufacturer's details and specifications at 5° pitch, on 76 x 50mm battens, with sisolation insulation on 220 x 50mm rafters.
All flashings and components to manufacturer's details.

RAINWATER GOODS:
Aluminium gutters to discharge into 100mmØ upvc down pipes and to discharge into concrete channels.

WINDOWS:
Windows as per window schedule

DOORS:
Doors as per door schedule

GLAZING:
Glazed areas exceeding 1 meter squared to be safety glazed.
Glazed areas less than 500mm from FFL to be safety glazed. Colour to window / door frames to Clients approval. All glazing to comply with SABS 0137 and AAAMSA regulations.

DRAINAGE:
Min. 600mm radius to all bends. Soil pipes to be 110mm diaØ UPVC and waste pipes 40mm Ø. Drainage under building to be encased in concrete as per engineers specifications. Deep seal anti-syphon traps to all floor fittings. All gullies to have a min. depth of 450mm. Note: All waste pipes to be connected below ground floor/ level into gullies.Head of drain to be vented with 50mm Ø vent pipe concealed at roof level. Sewer & vent pipes to be concealed in vertical ducting within the wall plane of the building. No drainage / plumbing pipework to be visable externally.

SWIMMING POOL:
Swimming pool must have a 1m setback from all boudaries. Water from swimming pool must be pumped into the common stormwater system. Constructed by specialists pool sub-contractor.

PROPOSED ALTERATIONS & EXTENSIONS FOR :
PATRICK ABINADER
ERF 248
SEAPOINT EAST
17 ILKLEY CRESCENT

SECTION, ELEVATIONS & DETAIL

DATE: 11 JANUARY 2010
SCALE 1:100
REV B

design
UNIT A8
MAINSTREAM
HOUT BAY
Tel: (021) 790 - 2369
Fax: (021) 790 - 4897
Cell: 082 4352424
Email: vanthof@lafrica.com

DRW NO: 248 / 08 / 02 REV B