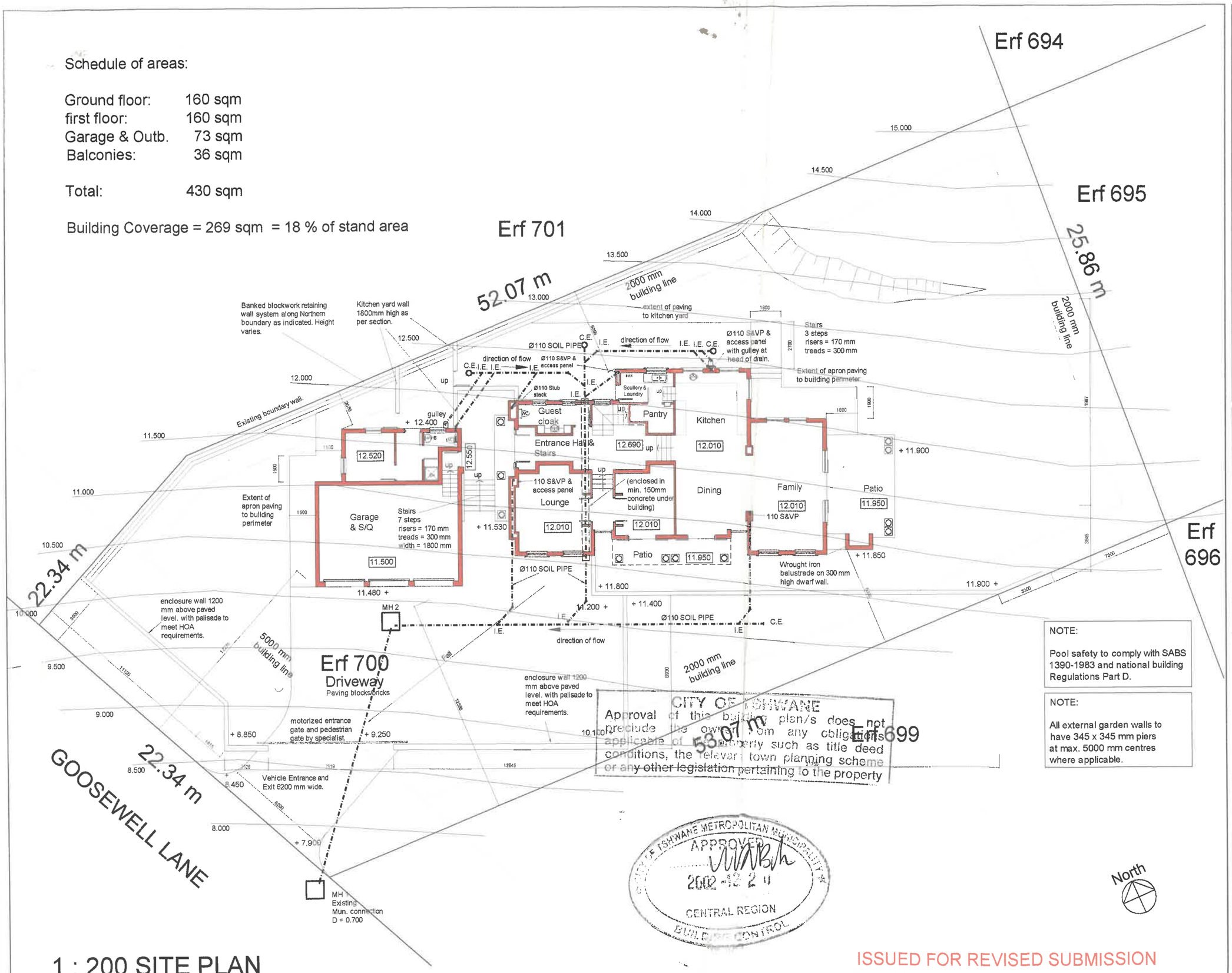
Schedule of areas:

Ground floor:	160 sqm
first floor:	160 sqm
Garage & Outb.	73 sqm
Balconies:	36 sqm
Total:	430 sqm

Building Coverage = 269 sqm = 18 % of stand area



1 : 200 SITE PLAN

NOTE:

Pool safety to comply with SABS 1390-1983 and national building Regulations Part D.

NOTE:

All external garden walls to have 345 x 345 mm piers at max. 5000 mm centres where applicable.

CITY OF TSHWANE
Approval of this building plan/s does not preclude the owner from any obligations applicable of the property such as title deed conditions, the relevant town planning scheme or any other legislation pertaining to the property

CITY OF TSHWANE METROPOLITAN MUNICIPALITY
APPROVED
2002-12-24
CENTRAL REGION
BUILDING CONTROL

ISSUED FOR REVISED SUBMISSION (AS BUILT)

GENERAL NOTES TO ALL CONTRACTORS

GENERAL NOTES:
All work to comply with National Building Regulations, SABS 0400 1990 building standards, Local Council requirements and all relevant specifications and codes. Figured dimensions to be taken in preference to scaling. All dimensions, levels and heights to be checked on site and any discrepancies to be reported to the architects prior to commencement of any work.

All concrete foundations to be a minimum of 600mm x 200mm unless shownotherwise. Top of concrete foundation to be a minimum of 300mm below NGL. Finished floor levels to be a minimum of 150mm above natural ground level unless otherwise shown. Fire walls to underside of roof covering. Minimum 50mm threshold plus fire door to garage where interleading with house.

DRAINAGE NOTES:
All plumbing work to be carried out by licensed Drainlayers and plumbers. Drains under buildings to be straight runs, adequately protected and with I.E's at ends. Concealed waste pipes to be sleeved. I.E's to all bends and junctions to be easily accessible. I.E's to have marked covers at ground level. Rodding eyes to be provided where necessary. All soil pipes to be 100mm diameter glazed earthenware or pvc drains and to have a minimum fall of 1:60. Top of any drain to be at least 300mm below G.L. All waste pipes to be 50mm internal diameter. All waste fittings to have deep"P" resealed traps and to be fully accessible for repairs and cleaning. All vent pipes to extend 900mm above roof level. Waste pipes exceeding 6m to be vented. S.V.P.'s to all W.C's having more than 1200mm vertical discharge. All soil and waste fittings to be accessible along their entire length for maintenance and repairs. All drains are to be accessible at 24m centres by means of M.H's or cleaning eyes. A manhole to be provided within 1,2m of the stand boundary.

SINGLE STACK SYSTEMS:
Waste pipes exceeding 6m to be vented, horizontal drain bends to have centreline radius of minimum 600mm, all substacks and C.I.'s to have a 300mm radius vertical easy bend to main st drain.

WATER PROOFING AND DAMP PROOFING
375 micron brickgrippolythene D.P.C. preferred. D.P.C.'s under all walls and screen walls to be 150mm above finished ground level. D.P.C.'s under all cills, behind weather boards and under ridge tiles. Vertical D.P.C.'s to all changes in floor level. Surface beds to be on approved waterproofing forming a continuous membrane with the D.P.C.'s under walls. Flashings to all changes of roof levels and to chimneys. Impervious copings to all parapets. Remove stormwater from buildings and site.

NATURAL LIGHT AND GLAZING:
All habitable rooms to have a minimum 10 % natural light. All glazing to comply with part N of the N.B.R. Aluminium doors and windows to conform to A.A.A.M.S.A. standards. Minimum thickness of glazing panes: panes not exceeding 0,75sq.m = 3mm thick, panes not exceeding 1,5sq.m-4mm thick, panes exceeding 1,5sq.m = 6mm thick. Safety glass to window panes lower than 300mm from finished floor level.

STAIRS:
Stair treads to be 250mm minimum, stair risers to be 200mm maximum. Balustrade heights to be 1000mm minimum. Balusler openings to be 100mm maximum.

PARTITIONS AND CEILINGS:
Dry wall partitions and suspended ceilings to comply with R1411 and Section 8 of SABS Test Method 419. Drywall cladding to be 12,7mm, "X" rated gypsum board. Drywall ceilings to be 6mm gypsum board. External dry wall cladding to be 6mm fibre cement boarding. 50mm Aerolite insulation to be provided inside all external drywalls and between ceilings and roofing material. Dry wall cladding and ceilings to bathrooms to be 6mm fibre cement boarding.

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client
Mr & Mrs Urzi

project
Proposed new residence on erf 700, Cornwall Hill on Irene extension 10.

drawing description
SITE PLAN Revised drainage

date	scale	drawn	drawing no: rev.
06/06/01	1 : 200	jrn	URZ-wd01 B