

PROJECT/PROJEK: **PROPOSED NEW RESIDENCE FOR
Mr/Mrs LEMBISCH ON STAND 2535,
IRENE x52 (SOUTHDOWNS ESTATE)**

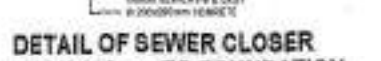
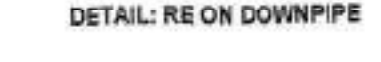
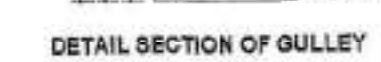
TITLE/TITEL: **SECTION C-C**



SCALE 1:25



ELEVATION 1:25



DRAINAGE: SABS 000 PART P
 all plumbing and drainage to be done by a registered plumber
 any doubts concerning the site or plans must be cleared up with the architect prior to signing the contract
 all work to be done strictly in accordance with national building regulations and all local authority specifications
 the plumber is strongly advised to visit the site and ascertain the location of all services present before submitting a price as no extras will be entertained as a consequence of his failure to do so
 the plumber must ascertain all conditions the plumber must refer to building plans for dimensions
 the plumber must take full responsibility for the installation and must guarantee the works against any deficiencies for a period of 12 months
 no utility workmanship will be permitted
 all materials used must be s.a.b.s. approved
 all pipes and manholes must be installed at sewer pipes min 300mm soil cover
 gullies eyes every 25m
 all roofs to have concrete drains around all buildings
 all drains to be sabs approved
 all to be raised cast iron lin in concrete
 all drains to be 110 sabs up to 100 - 180 fall
 all waste pipes 50 sabs up to 100 - 180 fall
 all branch drains more than 6m from the sewer line to be vented
 all drains to be cast iron
 all drains to be 110 sabs
 no direction changes under building
 all sewer pipes within building to be 110 sabs

DRAINAGE NOTES:	
WASTE PIPES:	W/H: 50mm dia PVC S/HOWER: 50mm dia PVC SINK: 50mm dia PVC BATH: 50mm dia PVC TROUGH: 50mm dia PVC W/I: 50mm dia PVC D/W: 50mm dia PVC PREP ROOM: 50mm dia PVC

GLAZING, SABS 0400 Part N
All glazing to be clear unless otherwise specified in Architect's drawings and schedules and thickness all according to the following:

0.75 Sq m - 3 mm
1.5 Sq m - 4 mm
2.1 Sq m - 5 mm
3.2 Sq m - 6 mm

Glazing in bathrooms to be opaque unless otherwise specified.
All glazing in door made in 10 mm laminated or safety glass.

NOTE: Anti Vacuum traps to first floor fittings

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AREA SCHEDULE:	
SITE:	1120m ²
HOUSE (ground floor):	257.2m ²
GARAGE	48.0m ²
COVERED PATIO:	40.5m ²
COVERED PORCH:	10.4m ²
STAFF ROOM:	16.5m ²
FIRST FLOOR:	76.5m ²
BALCONIES:	0.0m ²
COVERED STOEP:	6.4m ²
TOTAL (HOUSE):	453.5m ²

SITE:	1120m ²	
	ALLOWED	ACTUAL
TOTAL ROOF AREA:	-	373.8m ²
FLAT/ LEAN TO ROOFS (%):	30%	21%
FLAT/ LEAN TO ROOFS (m ²):	112.1m ²	78.3m ²

SITE:	1120m ²	
	ALLOWED	ACTUAL
FAR:	0.6	0.35
FAR (m ²):	672m ²	395.6m ²

SITE:	1120m ²	
(double storey)	ALLOWED	ACTUAL
COVERAGE (m ²):	448m ²	377.3m ²
COVERAGE (%):	40%	33.7%

SITE:	1120m ²	
	ALLOWED	ACTUAL
GROUND FLOOR AREA:	-	325.0m ²
FIRST FLOOR AREA:	195.4m ²	172.4m ²

General Notes

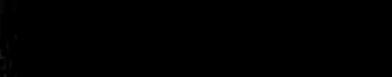
1. Conformance to with relevant regulatory including:
 - (a) National
 - (b) Local
 - (c) CEN - "incidental"
 - (d) All other
 - (e) HSE/HSR
2. Quality of materials used, Code standards of materials for relevant

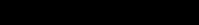
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8. Figure drawings are to be used at all times & large scale details are to be reinforced over small scale. This drawing is not to be copied. Only the latest control set drawings listed as Archibeds to instruct "All as Authorized for Construction" may be used in the construction of the Works. As approved & other drawings may be referred to for detail.
9. Any errors, discrepancies or omissions as well as all queries are to be immediately referred to the Architects for clarification before any work is started.
10. The title & details on this drawing are the property of ARCA/ARCA/ARCA. Copyright, & right of reproduction therefore are fully reserved.
11. Proven MALTHEOP horizontal under all concrete slabs, and provide polymers water barrier in wall and slab. Provide the construction part may be used in all MALTHEOP parts between slab and tray, ceiling and material.

13. All drawings and dimensions must be completed before ordering or building work commences. Any differences must be brought to the attention of the architect immediately.
14. Contractor shall install BRICKGARD P.P.P.s to all external walls at floor, beam or parged level and to all doors, windows, gills or any other opening in external walls.
15. Contractor to verify all levels, heights and dimensions on site prior to pulling any work in hand.

- ALLE TEKENINGEN EN MATES MOET WAZENBEN IN VERSIJDELIJKE WOORD VOORZAAI WATERGAAL, BESTEL, OF MET ENKELE BOUWWER, GEEN WOORD VERSIJDELIJKE MOET DINGEN IN ORDEDE DE AANVAARDING VAN DE RIJKEDE, VERSIJDELIJKE WOORD.
- HOPE-RES WORD VOORZAAIHOOFD ALLE TEKENINGEN EN ORDEDEDE.
- ALL DRAWINGS AND DIMENSIONS MUST BE CORRELATED BEFORE ORDERING OR BUILDING WORK COMMENCES. ANY DISCREPANCIES MUST IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- GOVERNMENT IS RESERVED ON ALL DRAWINGS AND DESIGNS.

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- SECRET

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| ow | 003 | 2007 |
| SALESKAAL | DATE/DATUM | PROJECT |
| A/I | 10/01/2008 | 20 |

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| 07-31-000 | IRRE x52 (SOU |
| NO. PROJEK. NR. | TITLE/TITEL: |
| 07-31 | SITE P |

- PLAN

