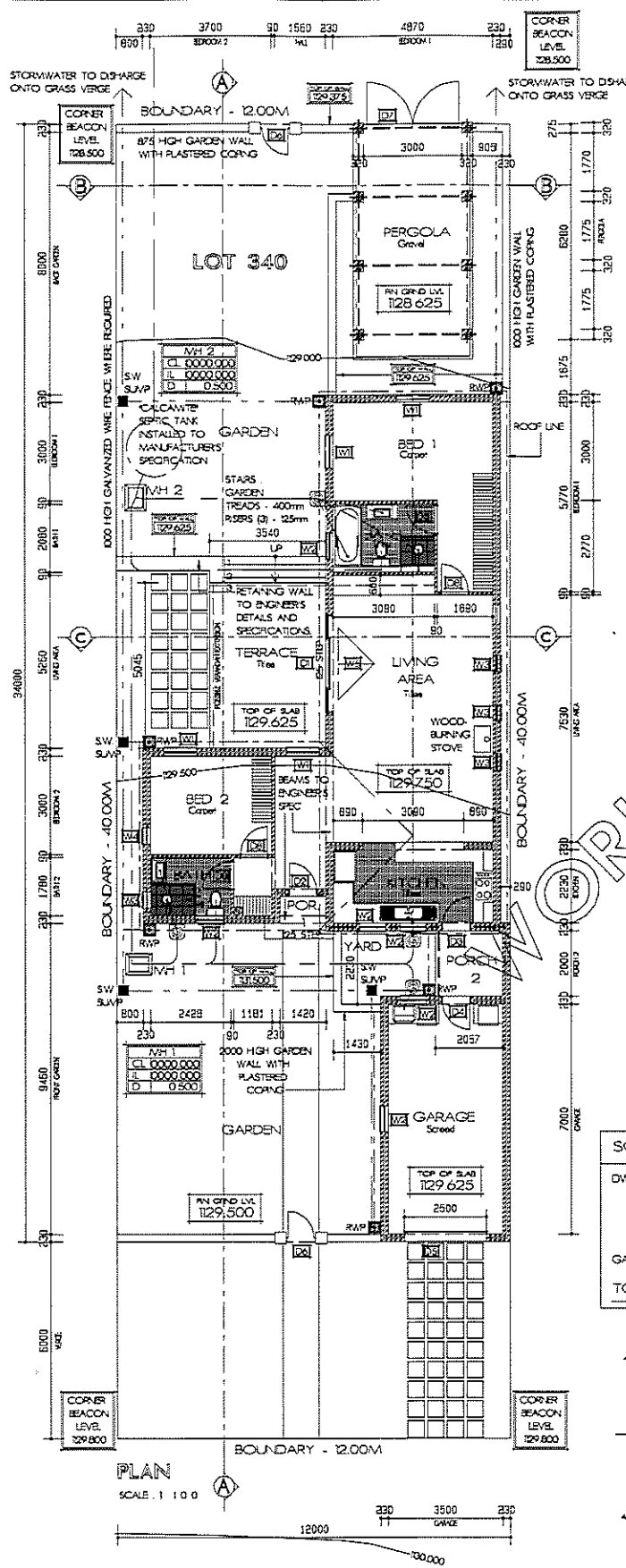
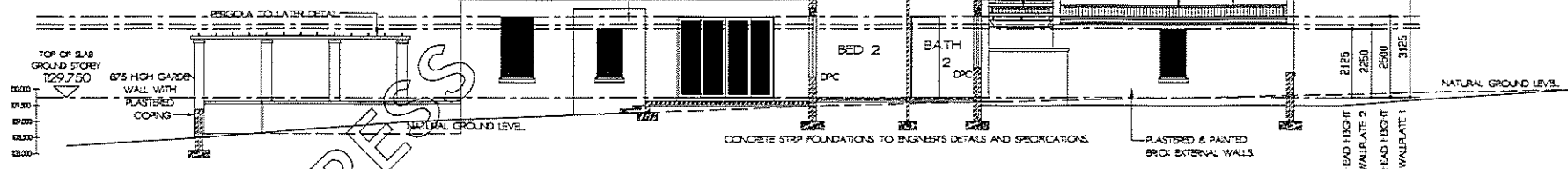


Bush Willow II HOUSE WITH TERRACE



PRIMARY ROOFS - EXPOSED TRUSSES
 RITCH - 40 DEGREES
 CHROMADEK PREPARED ROOF SHEETING
 ON 55ALATION 405' ON 75mm INSULATION
 ON 76 x 50 PURLINS AT 1000 C/C
 ON 22mm THICK SAPHIRE T & G BOARDING
 ON EXPOSED TIMBER BOLTED TRUSSES BY
 SPECIALIST AT 300 C/C
 FIXED TO 90 x 38 WALL PLATE TO SLIT BRICKWORK

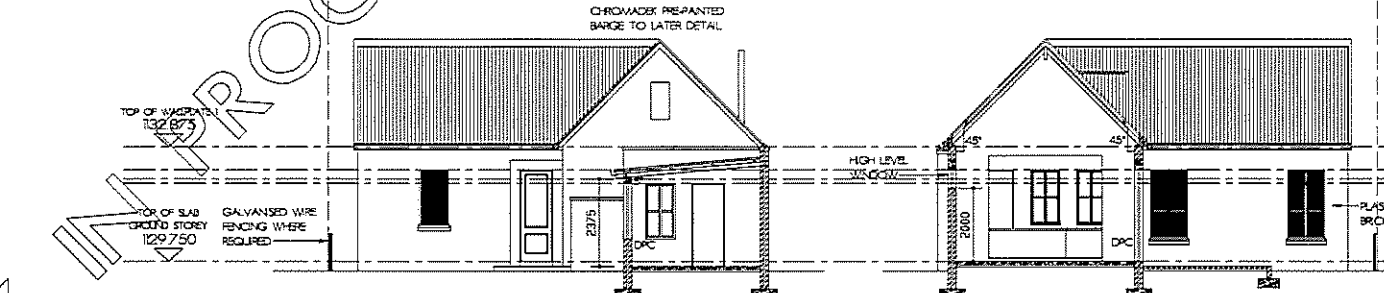


TOP OF WALLPLATE 1 132.875

TOP OF SLAB GROUND STOREY 129.750

675 HIGH GARDEN WALL WITH PLASTERED CORING

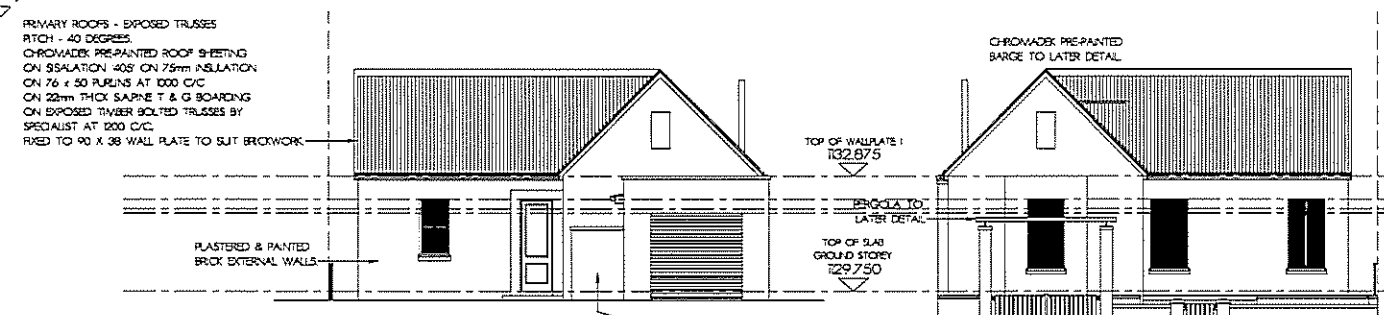
NATURAL GROUND LEVEL



TOP OF WALLPLATE 1 132.875

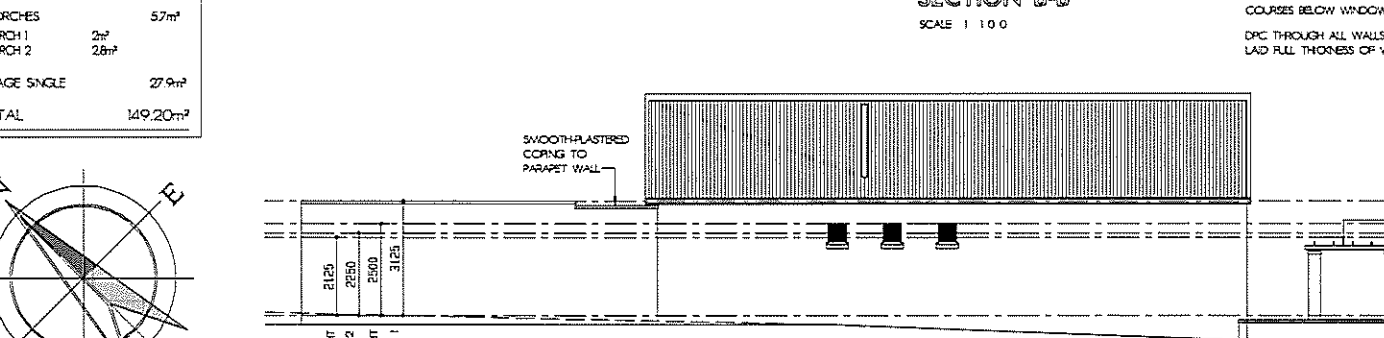
TOP OF SLAB GROUND STOREY 129.750

GALVANIZED WIRE FENCING WHERE REQUIRED



TOP OF WALLPLATE 1 132.875

TOP OF SLAB GROUND STOREY 129.750

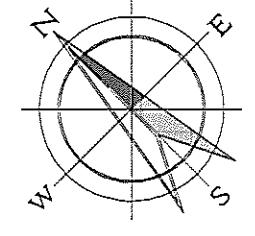


TOP OF WALLPLATE 1 132.875

TOP OF SLAB GROUND STOREY 129.750

NATURAL GROUND LEVEL

SCHEDULE OF AREAS	
DWELLING	15.6m²
PORCHES	5.7m²
PORCH 1	2m²
PORCH 2	3.7m²
GARAGE SINGLE	27.9m²
TOTAL	149.20m²



SECONDARY ROOF - STANDARD TRUSSES
 RITCH - 8 DEGREES
 CHROMADEK PREPARED ROOF SHEETING
 ON 76 x 50 PURLINS AT 1000 C/C
 ON 55ALATION 405' ON EXPOSED TIMBER
 ROOF TRUSSES SPACED @200 C/C BY SPECIALIST
 FIXED TO 90 x 38 WALL PLATE TO SLIT BRICKWORK
 100mm 'ABSOLUTE' INSULATION ON
 25.5mm GYPSUM CEILING BOARD NAILED TO
 38x38 BRANDING SPACED @ 450mm C/C

NOTE
 ALL INVERT LEVELS TO BE CAREFULLY CHECKED BY THE PLUMBER BEFORE ANY INSTALLATION OF SEWER & STORMWATER PIPES

SEPTIC TANK TO SPECIALIST'S DESIGN AND DETAILS
 POSITION TO BE DETERMINED ON SITE

FIRE DEPARTMENT NOTES
 OCCUPANCY CLASSIFICATION H2.5

Positions of hydrants as well as brand/diameter of feeds must be shown on plan prior to approval

No part of any building on the site is to exceed 90m from a fire hydrant T4.35.4. If any building exceeds the 90m distance, then additional fire hydrants, as required are to be installed.

Water supply to the fire department must comply with T4.33 and the W2 section.

Provide 1 x 4.5kg DCP (ABC) type fire extinguisher per unit

Fire extinguishers are to be well mounted with the handle at 1.5meters above ground level in an easily visible and accessible position.

Making and signposting of emergency routes and fire exit routes must comply with T4.29

a) Access to buildings for firefighting and rescue purposes must comply with T4.54 and
 b) be not less than 4.5m in width and height respectively if a controlled accessway is to be installed.

Partition walls and partitions to comply with SANS 10400-7 (T4.9.2b)
 Any such door between such garage and any such room shall have a fire resistance of not less than 30min, and such doorway shall require a threshold of not less than 10mm.

Any flammable liquid installation such as flammable liquid stores, tank, solar paneling facilities or liquid petroleum gas facilities must comply with the Fire Protection by-laws relating to Fire Prevention and flammable liquids and substances, and the relevant SABS codes, and must be registered with the Fire Department

WATER RETICULATION FOR FIRE-FIGHTING PURPOSES TO BE SEPARATE FROM DOMESTIC MAINS.

APPROVAL STAMPS

NOTES:
 GENERAL
 • DO NOT SCALE OFF THIS DRAWING
 • ALL DIMENSIONS AND LEVELS TO BE CHECKED AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES
 • ALL EXISTING SERVICES ON SITE ARE TO BE PROTECTED FROM DAMAGE THROUGHOUT THE DURATION OF WORKS

GENERAL SPECIFICATION:
 ALL WORK TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS / NBS & STANDARDS ACT 5485 400

FOUNDATIONS:
 Foundations to Structural Engineer's detail and specification, where not indicated, to be 900 mm wide x 600 x 250. 100 mm wide x 700 x 250. 200 mm wide x 700 x 250.

FLOORS:
 100mm thick concrete slab (20' level) reinforced with steel bar 102 on 50mm thick 150BOARD' realisation on 250 mm GYPSUM LWB GYPSUM waterproofing on 150mm concrete to 1500 mm x 1500 mm. Col. to be positioned in accordance with SABS 105. Cantilevers must be provided.

STRUCTURE:
 All r/c slabs, beams, columns and stairs to Structural Engineer's detail and specification.

WALLS:
 Internal clay bricks laid in stretcher bond in 85mm brick course. Max. clay bricks laid in stretcher bond in 125mm brick course. External walls = 220mm thick 150CORNER' Cornical clay bricks. Internal walls = 90mm thick 150CORNER' Cornical clay bricks. External faces of inner wall to be bagged and pointed with bituminous sand. Bricks to be laid in even courses below surface bed and to every course between window head & wallplate. gashed' every 3rd course from slab level up. All walls are to comply with Part N of the National Building Regulations. Internal walls to be smooth plastered and pointed, or as indicated. External walls to be plastered and pointed. Plastered brick walls with DPC under to be built to detail, where indicated. Plastered brick walls with DPC under to be built to detail, where indicated. Item to be outside of DPC covering.

CAVITY WALLS:
 Built cavity walls where shown on plan. Internal faces of inner skin to be bagged and pointed with bituminous sand. External walls = 220mm thick 150CORNER' Cornical clay bricks. 50mm thick 150CORNER' realisation to all cavities built in as per Manufacturer's specifications. Gashed' every 4th course and 1000 mm intervals horizontally, in staggered formation.

WINDOWS:
 Purpose made aluminum windows. Refer to Architects window schedule. Glazing to comply with part N of NBS.

ROOF:
 Pitch - 5, 8, and 40 degrees. CHROMADEK' or similar prepared corrugated roof sheeting on 76 x 50 purlins at 1000 c/c on 22mm thick S. A. Pine tongue & groove slats on 225 x 38 Pine rafters at 1000c/c on wall plates to suit bracket. Hurricane clasp to be provided and secured to purlins and rafters at every intersection. Roof to be certified by Engineer. TO BE READ IN CONNECTION WITH ROOF NOTES ON ELEVATION / SECTION DRAWINGS.

CEILING BOARD:
 Tongue & Groove slats as per roof notes. Blanked to later detail. 25mm fibre gypsum ceiling board nailed on 38 x 38 branding, spaced @ 450mm c/c. Ceiling boards to be aligned with 150CORNER' 65 x 150mm CORR ID gypsum cornice. 100mm 'Absolute' insulation to all ceilings.

PANORAMA:
 Aluminum gutters of 'Ogee' section pre-painted. Downpipes to be 75mm PVC painted. (ALL GUTTERS AND DOWNPIPES SIZES TO BE TO MANUFACTURER APPROVAL)

FLASHING & DRAINAGE:
 All plumbing to be undertaken by registered contractors. Provide all gaskets & junctions with all services tagged & vented to comply with local authority requirements. Drains under building to comply with part P of NBS. Unless otherwise stated under buildings (See detail).

DOOR FRAMES AND DOORS:
 Purpose made hardwood frames and doors. Refer to Architects door schedule. Sealed with clear MAXICORE' master sealer. Glazing to comply with part N of NBS.

FINISHES:
 Refer to Architects finishes schedule.

OCCUPANCY CLASSIFICATION = H2.5

REVISIONS			
NO	DATE	BY	DESCRIPTION

ARCHITECT'S SIGNATURE: _____
 OWNER'S SIGNATURE: _____

GRICE BELLARS ARCHITECTS
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 Telephone: +27 033 394 1795
 Facsimile: +27 033 394 1797

PROJECT:
GARLINGTON LIFESTYLE VILLAGE - 340
 GARLINGTON ESTATE HLTON

DRAWING TITLE:
 WORKING DRAWINGS
 OPTION 4 - II

SCALE	DRAWN	DATE
1:100	Rupen	August 2014

DRAWING No	REVISION