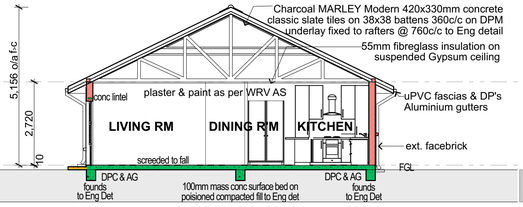
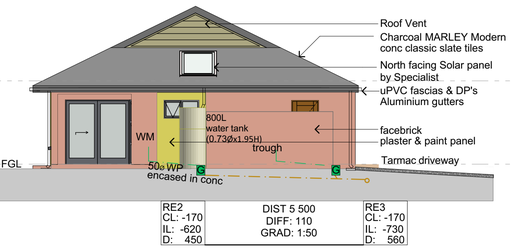


SIDE ELEVATION 1:100



SECTION 2 1:100



SIDE ELEVATION YARD 1:100



PLAN 1:50

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GENERAL NOTES

- All building work to comply with national building regulations, SANS10400 and local municipal by-laws.
- Boundary beacons to be exposed and demarcated.
- Drawings not to be scaled, use figured dimensions only.
- All dimensions, unless otherwise specified, in millimeters.
- All dimensions, angles and levels to checked on site and any discrepancies are to be verified with the author prior to the commencement of work.
- NGL varies-Platforms as per Engineers Site Plan.
- Platforms set out by registered Land Surveyor.
- All slabs, beams, columns, stairs and structural reinforced concrete and structural steel work to be in accordance with engineers details & specs.
- Septic tank & Stormwater in accordance with engineers det & specs.
- Mechanical ventilation/lighting in accordance with engineers det & specs.
- These drawings are to be read in conjunction with structural, civil and mechanical engineers drawings.
- Municipal inspections are the contractors responsibility.
- Any changes of approved plans during construction invalidates the approval.

BUILDING NOTES

FOUNDATIONS

All foundations to engineers detail.

FLOOR

Surfacebed and floor slabs to engineers detail.
250 micron DPM on min 300mm well compacted sandy soil poisoned with anti-termite solution to comply with SANS 10124.
Floor finishes: 30mm concrete screed & finishes as indicated.

WATERPROOFING

DPC thickness : 375 micron
DPM thickness : 250 micron
DPC at window sills.
Fibreglass flashing to manufacturers specifications.

WALLS

Load bearing walls: 210mm with external skin, facebrick & internal skin clay brick with bitumen coating to externall face of internal brickskin.
Non Load bearing walls: 90mm clay brick. Finish with12mm plaster & paint as per finishing schedule specs.
Provide brickforce every 4th course.
All Lintels to comply with SANS 10400-Part K & to Eng Detail.
DPC under window cills, DPC over slab under 1st brick course.
Retaining walls with agricultural drain all to Eng detail, with walls to be water-proofed by approved specialist prior to backfill.

WINDOWS & DOORS

Externally: Charcoal powder coated Aluminium windows & doors.
Internally: Timber doors as per door schedule.
DPC at window sills.
All architectural powder coating shall be in accordance with SANS 1796, with the powder applied in accordance with SANS 1578.
Glazing shall be in accordance with SANS 10400 Part N1(annex A),Part N4, SANS 10137 and SANS 1263. Refer to the energy efficiency supplementary guide for glazing.
AAAMSA Glass & Glazing Certificate submitted ensuring that Safety Glazing Materials have been installed and individually marked in the mandatory safety glazing areas.
General glass to be clear float glass to all windows except toilets and bathroom windows to be obscure safety glass.
Exterior cills: 110x110 Terracotta tile.

ROOF 26º

Charcoal MARLEY MODERN 420x330mm concrete classic slate tiles on 38x38 battens @ 360c/c on on DPM underlay fixed to rafters @ 760c/c designed by structural roofer. Overhangs 600mm.
White uPVC fascia & bargeboards & Aluminium gutters with 85mm x4 uPVC RWDP's with gulleys into stormwater system into attenuation ponds.
A minimum of 55mm Aerolite or similar insulation is to be installed in the roof assembly.
Ceiling: Suspended Gypsum grid system.

DRAINAGE

The design and installation of drainage and plumbing is to comply with SANS 10400-Part P, SANS 10252-2, SANS 1200. It is the responsibility of a registered plumbing contractor to ensure compliance therewith.
As per drawings and as per Geo tech engineers spec.
Soil pipes min 100mm Ø uPVC, waste pipes a min 50mm Ø uPVC.
Pipes laid below buildings, roads or parking areas heavy duty uPVC encased in concrete.
Inspection eyes to all bends and junctions in drains and marked with covers at ground level.
Rodding eyes are to comply with SANS 10400 PP21.
Invert levels at head of drain to be a min 450mm below ground level.
Head of drains to have 110mm stack 2-way vent pipe.
Pipe work minimum gradient of 1:60.

WATER SUPPLY

32mm - copper supply into dwelling
28mm - HDPE to geyser
15mm - HDPE hot water from geyser to fittings
15mm - HDPE cold water to fittings

HOT WATER SUPPLY

Assumed daily hot water consumption = 100 litres
Assumed annual hot water consumption = 36.4 kilolitres
50% of all hot water to be heated by means other than electrical resistance heating, ie solar and/or heater pump = 18.2 kilolitres/annum
Geyser to have thermal resistance (R-value) of 2.0

AMENDMENT L **13/09/24**

ALL COTTAGES;
1. SHOWERS;
450mm CORNER SEATS REPLACE BENCH SEAT
2. INTERNAL WATER PIPES; HDPE REPLACE COPPER
3. GEYSERS;
KWIKOT 150L Solar Thermal Heating REPLACE 200L
4. DB BOARDS; WI-FI SMART SWITCH ADDED
5. GARAGES; SOCKET OUTLET ADDED IN CEILING FOR AUTOMATED GARAGE DOOR MOTOR
6. GARAGES; ALL SOCKET OUTLETS 800mm HIGH
7. MULTI SOCKET WITH USB REPLACES SOCKET TO MASTER BED, BEDROOM 2 AND KITCHEN

2BED TYPE A;
8. YARD GATE MOVE TO WALL ADJACENT TO KITCHEN

3BED TYPE A;
9. YARD GATE MOVE TO WALL ADJACENT TO LIVING

1BED TYPE B;
10. EN-SUITE: AMENDED

3BED TYPE B;
11. KITCHEN;
FRIDGE WALL EXTENDED FROM 2,570mm >2,870mm

CLIENT AUTHOR

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SACAP Reg.No. ST0084

CLIENT
Hibiscus Retirement Villages

PROJECT
WIDENHAM VILLAGE

CADASTRAL DESCRIPTION
Lease 1, Erf 3422, Craigieburn

STREET ADRESS
Farm 16712, Cannonbrae

DRAWING DESCRIPTION
3 Bed Cottage - Type B - Mirrored

SCALE	DATE	DESIGN	DRAWN
1/100	13/09/24	CduP	CduP

JOB No.	DRWG. No.	REV. No.
180-2	wd 3B-M-01/3	L