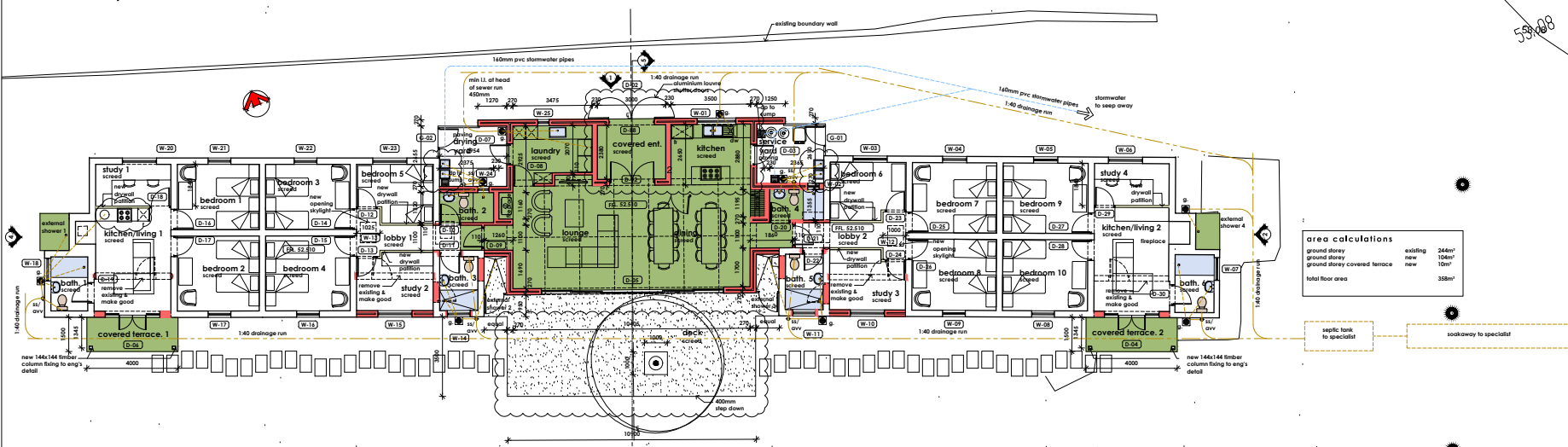


section 05.

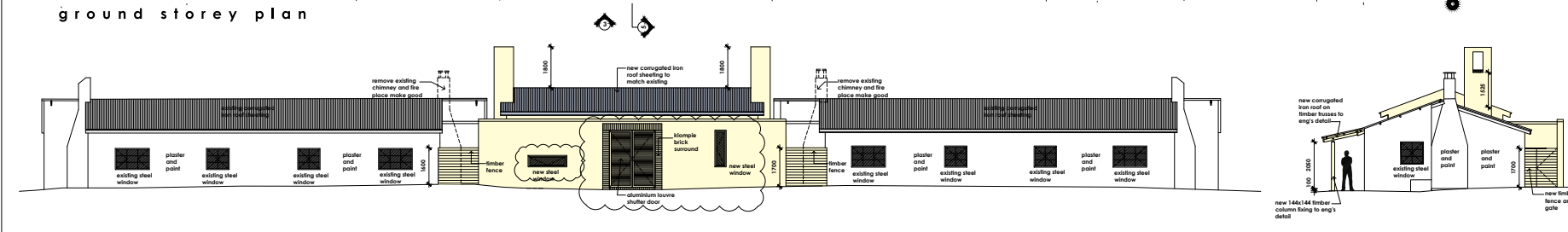
- notes:**
- The design of this drawing is copyright and remains the property of the Architect.
 - All relevant Details, Levels & Dimensions to be checked on site prior to commencement of work. Any discrepancies to be reported to the Architect immediately.
 - The Architect accepts no responsibility for errors resulting from misinterpretation of the Drawings.
 - Drawings must not be scaled and all dimensions are given in millimeters.
 - All work to comply with the Codes and Specifications of the SABS, NBR, the JCC Standard Preliminary and Model Provisions for Trades (1999 ASAGS) and to be in accordance with local Authority Regulations.
 - All work to be carried out strictly in accordance with the Manufacturers Specifications.
 - All structural specifications to Engineer.
 - All drawings to be read in conjunction with the relevant Engineering drawings.

- GENERAL:**
- Roofs & walls as noted on plans.
 - Rebar/cast in all slabs (3 bars) SANS 10400 part M 4.3.1
 - Handrails to all stairs (5 rivets) SANS 10400 part M 4.3.2
 - All substrates to be steel pointed black with vertical uprights spaced at 100mm apart fixing to engineers detail.
 - Power coated aluminium windows & doors
 - Painted timber front door & garage doors
 - Surface bed slabs to be 100mm thick on 250 micron dpm to engineers detail. Garage surface bed slab to be covered/foot concrete on 250 micron dpm to engineers detail.
 - Opis and wall ties to conform to good building practice, tie cavity walls together with 2.5 wire ties per sq.m.
 - Gable and walls & roof to be secured and anchored to roof structure by means of 12mm thick x 30mm wide galvanised hoop iron straps @ 600 c/c embedded 300mm into wall, bent over and fixed to 2 rafters.
 - All timber to be pre-treated in accordance with SABS Specifications - No untreated timber to be used.
 - All portions of structural timber built into walls are to be well flared, creosote or stained in a damp proof membrane.
 - Roof timbers are to be a minimum of 200mm from the chimney face. Flashings are to be provided for parapets & chimneys.
 - Slabs to be precast pre-stressed reinforced concrete to head of openings up to 3.0m with 4 courses of brick with a/c bricks. links to have min. 250mm brick bearing both ends.
 - All glazed areas exceeding 1.0m², and less than 350mm above FL must be safety glazed in accordance with SANS 10400 Part N.
 - All habitable rooms to have a min. of 10% natural ventilation.
 - Pool to backwash into municipal sewer & overflow into storm water reticulation.
 - Energy efficiency 10400 XA:
 - All hot water service pipes to be clad with insulation with min R value of 1.8 & diameter is less than 80mm.
 - Insulated with 25mm polyurethane foam 'Tover' Snap-On rigid non-combustible lightweight glasswool reinforced plate insulation with slits facing, normal density 75kg/m³ in 1000mm snap-on pipe sections fitted to pipes and fittings, as per manufacturers recommendations. 50% of water to be heated by renewable means.

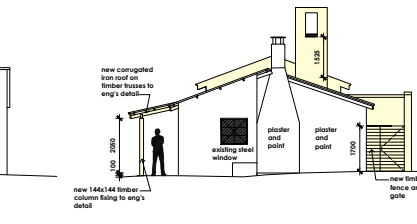


area calculations

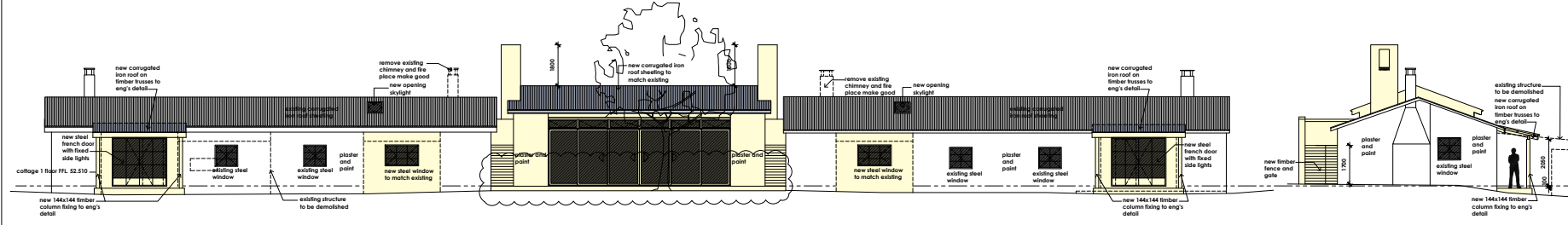
ground storey	existing	244m ²
ground storey covered terrace	new	150m ²
total floor area		394m ²



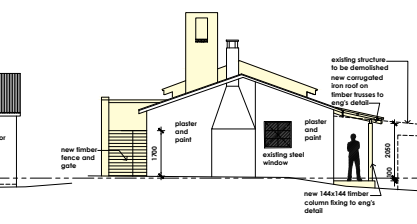
elevation 01



elevation 02



elevation 03



elevation 04

revisions:

Rev.	date	description
0	2014.11.10	Issued for council submission
1	2014.11.28	Issued for tender
2	2017.02.22	Issued for construction
		remove study 1 partition and incorporate in existing foot path
		remove sink in kitchen being 14.2
		remove W19
		remove wind burning stove from existing the place
		timber decking on head
		remove entrance door D01
3	2017.04.19	
		add aluminium shutter door D06
		remove timber finish to porch
		change window W01 in kitchen
		change sliding door to lounge sliding

construction

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PROJECT:

Ashia
Cheetah Sanctuair
Sonsraal road
Paarl
Erft 633
CLIENT

DRAWING

Labourers cottage 1&2:
plans, elevations & sections

SCALE
1:100

DATE
03.10.2016

DRAWING NO.
1614-B-03

Reg. No: 3992