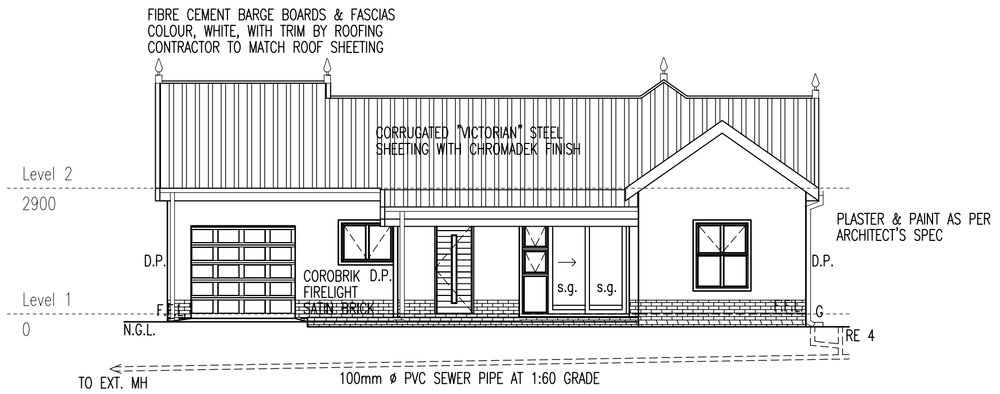
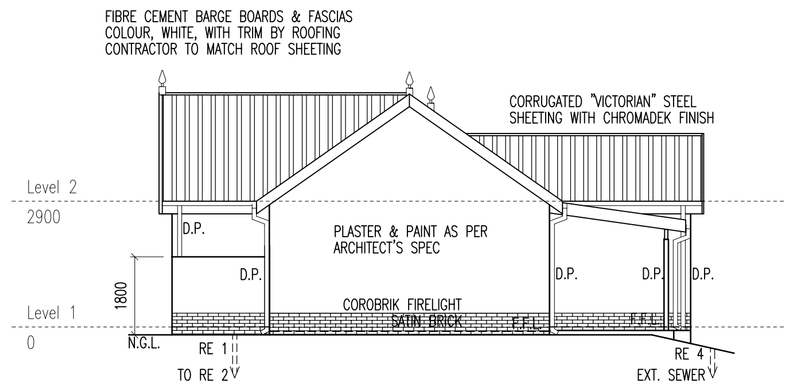
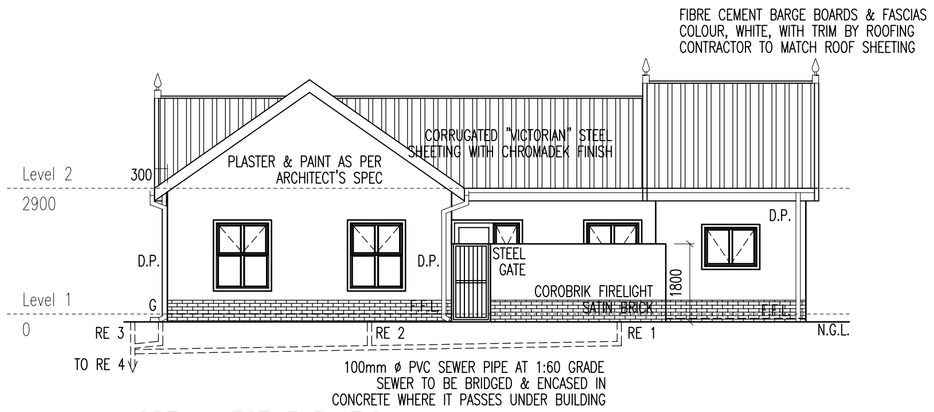


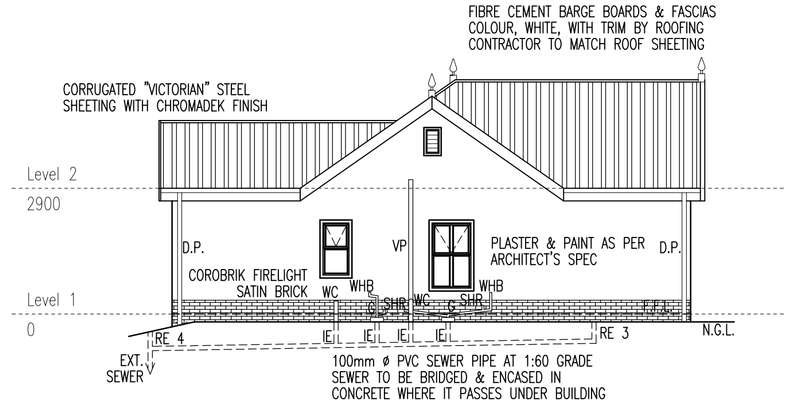
SOUTH-EAST ELEVATION



SOUTH-WEST ELEVATION



NORTH-WEST ELEVATION



NORTH-EAST ELEVATION

900	1200	600	1200	300
1500	1500	1200	900	550
W3 REF: PT 915M No. OF = 1 GLAZING = 4mm SINGLE – CLEAR MONOLITHIC ANNEALED GLASS L.A. = 1,35 sqm. V.A. = 0,68 sqm.	W1; W2; W5 REF: PT 1215M No. OF = 3 GLAZING = 4mm SINGLE – CLEAR MONOLITHIC ANNEALED GLASS L.A. = 1,80 sqm. V.A. = 0,90 sqm.	W4; W9 REF: PT 612 No. OF = 2 GLAZING = 4mm SINGLE – CLEAR MONOLITHIC ANNEALED GLASS L.A. = 0,72 sqm. V.A. = 0,36 sqm.	W6; W7; W8 REF: PT 129M No. OF = 2 GLAZING = 4mm SINGLE – CLEAR MONOLITHIC ANNEALED GLASS L.A. = 1,08 sqm. V.A. = 1,08 sqm.	TIMBER LOUVERED VENT WITH VERMIN PROOF SCREEN WITH PLASTERED LINTEL. COLOURED TO ARCHITECT'S SPEC.
900	900	2400	900	900
2100	2100	2100	2100	2100
D1 REF: PD 13S No. OF = 1 GLAZING = 4mm tsg SINGLE – CLEAR tbc TOUGHENED SAFETY GLASS L.A. = 0,97 sqm. V.A. = 1,89 sqm.	D2 TO D6 REF: STANDARD DOOR No. OF = 5 SOLID TIMBER AREA = 1,89 sqm.	D7 REF: 1,8 S/DOOR /PTT 621 No. OF = 1 GLAZING = 6mm tsg SINGLE – CLEAR tbc TOUGHENED SAFETY GLASS L.A. = 5,04 sqm. V.A. = 2,61 sqm.	D8 REF: PD 68 No. OF = 1 SOLID TIMBER AREA = 1,89 sqm.	D9 REF: FIRE DOOR No. OF = 1 CLASS B AREA = 1,89 sqm.

WINDOW & DOOR SCHEDULE

WINDOW CATALOGUE: EAGLE ALUMINIUM WINDOWS AND DOORS.
AND SWARTLAND WINDOWS AND DOORS.

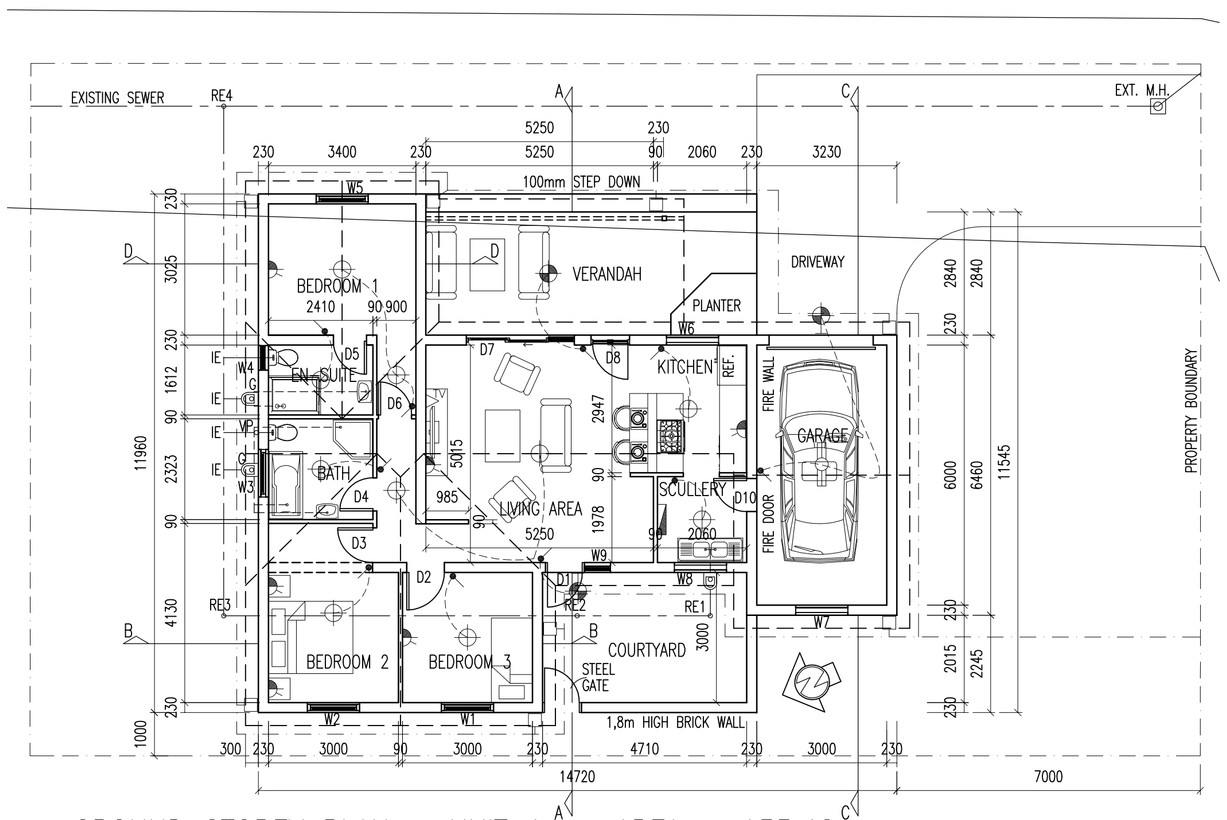
ALL INTERIOR TIMBER DOORS TO BE HOLLOWCORE
FLUSH OR SHALLOW MOULDED FINISH
TO ONWERS SPECIFICATIONS.
ALL EXTERIOR TIMBER DOORS TO BE HARDWOOD
RAISED AND FIELDED PANEL DOORS
TO OWNERS SPECIFICATIONS.

NOTES:

1) TO BE READ IN CONJUNCTION WITH THE FLOOR PLANS & ENERGY EFFICIENCY REPORT.
2) ALL DIMENSIONS TO BE VERIFIED ON SITE.
3) SAFETY GLAZING TO BE USED ON ALL GLASS WITHIN 500MM OF FLOOR LEVEL.
4) ALL DOOR HANDING AS PER FLOOR PLANS.

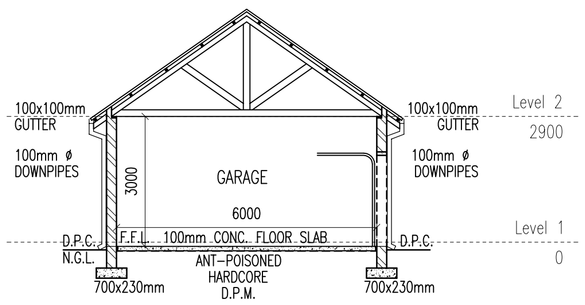
	RE1	RE2	RE3	RE4	EXT. MH
GROUND LEVEL	1043,000	1043,000	1043,000	1042,466	1042,387
INVERT LEVEL	1042,550	1042,499	1042,363	1041,396	1041,037
DEPTH	450	501	637	1070	1350
DISTANCE	3070	8150	11753	21546	
GRADIENT	1 : 60	1 : 60	1 : 12	1 : 60	

SEWER DETAILS



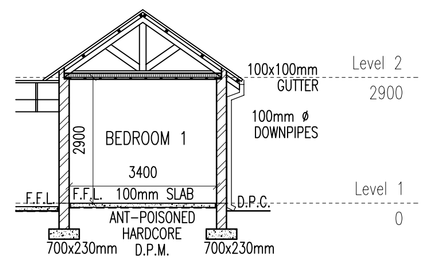
GROUND STOREY PLAN – UNIT 14 AREA = 133,48 sqm.

CORRUGATED "VICTORIAN" STEEL SHEETING WITH CHROMADEK FINISH AT 35 DEGREES ON 75x50mm PURLINS ON GANGNAIL PREFABRICATED TIMBER TRUSSES AT 900mm CENTRES MAX, TIED DOWN WITH GALVANISED HOOP IRON WALL TIES, A MINIMUM OF 4 COURSES INTO BRICKWORK WALL PLATES TO BE 114x38mm S.A.PINE.



SECTION CC

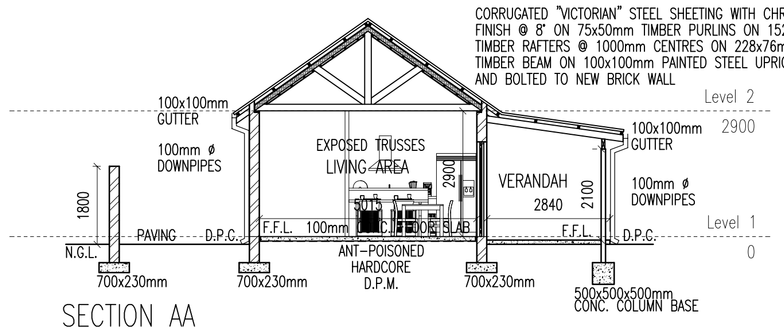
CORRUGATED "VICTORIAN" STEEL SHEETING WITH CHROMADEK FINISH AT 35° ON 75x50mm PURLINS ON GANGNAIL PREFABRICATED TIMBER TRUSSES AT 900mm CENTRES MAX, TIED DOWN WITH GALVANISED HOOP IRON WALL TIES, A MINIMUM OF 4 COURSES INTO BRICKWORK WALL PLATES TO BE 114x38mm S.A.PINE.
CEILING INSULATION: 100mm FLEXIBLE FIBRE GLASS INSULATION BLANKET.



SECTION DD

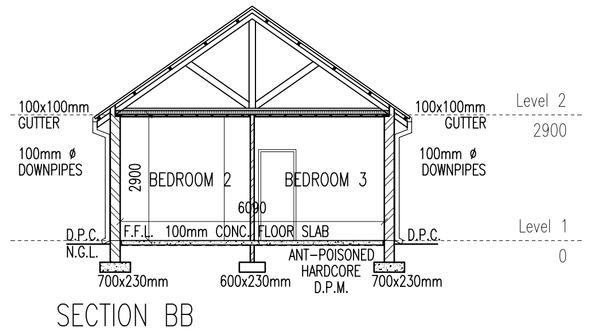
ROOF PITCH 35°. CORRUGATED 'VICTORIAN' STEEL SHEETING WITH CHROMADEK FINISH ON 76X50MM S.A. PINE PURLINS (LAID FLAT) @ 900MM MAX CCS. ROOF TRUSSES TO BE DESIGNED & CERTIFIED BY A PROFESSIONAL ENGINEER. 85MM 'ISOBOARD' CEILING TO BE FIXED BETWEEN TRUSSE RAFTERS ONTO PURLINS ABOVE (ISOBOARD TO KITCHEN, DINING & LIVING AREA ONLY)

CORRUGATED "VICTORIAN" STEEL SHEETING WITH CHROMADEK FINISH @ 8° ON 75x50mm TIMBER PURLINS ON 152x38mm TIMBER RAFTERS @ 1000mm CENTRES ON 228x76mm TIMBER BEAM ON 100x100mm PAINTED STEEL UPRIGHTS AND BOLTED TO NEW BRICK WALL



SECTION AA

CORRUGATED "VICTORIAN" STEEL SHEETING WITH CHROMADEK FINISH AT 35 DEGREES ON 75x50mm PURLINS ON GANGNAIL PREFABRICATED TIMBER TRUSSES AT 900mm CENTRES MAX, TIED DOWN WITH GALVANISED HOOP IRON WALL TIES, A MINIMUM OF 4 COURSES INTO BRICKWORK WALL PLATES TO BE 114x38mm S.A.PINE.
CEILING INSULATION: 100mm FLEXIBLE FIBRE GLASS BLANKET



SECTION BB

OFFICIAL STAMPS

DRAWING

PROPOSED NEW DWELLING UNITS 11 & 14 FOR
JANET CHANNING (UNIT 14 WATERFORD ESTATE)

PROPERTY DESCRIPTION

ERF 3118, HOWICK
BEING WATERFORD ESTATE, HAYFIELDS ROAD, HOWICK.

DESIGNS
ARCHITECTURAL DESIGN AND
DEVELOPMENT CONSULTANT
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FAX: 033-3470184
CELL: 083 626 0878
EMAIL: delroynm@jmdesigns.co.za
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CASCADES, 3202

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DRAUGHTSPERSON: BRETT IAN DUCKHAM
PROFESSIONAL ARCHITECTURAL DRAUGHTSPERSON
REGISTRATION NUMBER: PAD 20656

SCALES : 1: 100

SIGNATURE

DATE : APRIL 2017

DRAWING NO./REVISION NO./SHEET NO.
1972/0/2 of 5

OWNER'S SIGNATURE