



1 5\_First Floor\_Manager House  
1 : 50

1. GENERAL

1.1 Copyright of this drawing & all documentation pertaining to the project issued by the Architect is reserved by the architect. Indicated only as not to be scaled. Use within dimensions as indicated only.

1.2 It is the responsibility of the contractor to check all setting out dimensions before commencing any work. Any discrepancies to be reported to the architect immediately. This includes levels, heights, boundaries & benchmarks.

1.4 All floor levels indicated on the drawing are unfinished levels.

2. SITE

2.1 The footprint of the building shall be cleared of all vegetation and the site shall be prepared in accordance with the building regulations & building standards act 103 of 1977.

3. FOUNDATIONS

3.1 Foundation horizon to be a minimum of 600mm below rig as per 3.1.1. All foundations to be as per engineers specification unless otherwise stated.

3.2 All trenches to be compacted prior to casting.

4. SURFACED

4.1 Use & compact hardcore filling material as per engineers specification.

4.2 Compact 50mm thick sand bedding above hardcore.

4.3 Install 150mm green damp proof membrane under entire surfaced, joints to be taped & taped as per manufacturer's spec.

4.4 All surfaces to be finished in accordance with the manufacturer's specialist details (ie 4mm index torch on membrane with subsoil drain or similar).

5. WALLS

5.1 All walls to have dpc.

5.2 All brickwork to be set out with a profile of 60mm increments vertically.

5.3 Brickwork every 4th course & every course over openings.

5.4 All brickwork min 75mm class 1's.

5.5 Windows built in with dpc.

5.6 Vertical damp proof membrane to all floor level changes.

5.7 Shroud plaster finish internal & external unless otherwise stated.

6. FLOORS

6.1 All floor slabs to eng details.

6.2 Floor finish as per plan.

6.3 Timber floors to NBR specifications or engineers details.

6.4 50mm screed to all floor.

7. ROOF

7.1 Roof type & gable as per sections.

7.2 All roof surfaces to be waterproofed unless otherwise stated.

7.3 Galvanised hoop iron built into min 4 courses brickwork.

8. WINDOWS & DOORS

8.1 Refer to plan or window & door schedule.

8.2 Glazing to comply to part N of the National Building Regulations.

8.3 Glazing to be as per the manufacturer's specification.

8.4 Lintels over all openings.

9. DRAINAGE

9.1 All drainage & plumbing installations to comply with NBR & local by laws.

9.2 100 upVC sewer mains with a min fall 1:60.

9.3 100 upVC at head of drain pipe.

9.4 Inspection eyes at all junctions of drains.

9.5 All drains to be protected from load.

PROJECT NAME

PROPOSED NEW ADDITIONS FOR TENIQUA TRUST ON PORTION 70 OF 203 ELANDSKRAAL, SEDGEFIELD

DRAWING TITLE

FIRST FLOOR\_MANAGER'S COTTAGE

DRAWING NO.

105B

REV. NO.

DATE

01/27/18

SCALE

1 : 50

CUSTOMER

TENIQUA TRUST

SIGNATURE

DESIGNER

Dale Fabra

For Architectural Technology

DALE FABRA

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