NOTES:
1. Drawings may not be scaled.
2. Any discrepancies on drawings are to be reported to the architect.
3. All dimensions & levels must be verified on site.
4. All RC work to be designed by engineers.
5. All work to be in accordance with SABS, all SANS codes, local building practice, bye-laws, health & fire requirements.
6. Contractor to advise client of any underground services which are to be avoided or removed & to accept instructions before proceeding.
7. All timber to be weather and insect treated and to carry the SABS mark.
8. FOUNDATIONS:
   - Foundation walls to be 280mm cavity walls reinforced for the last 5 courses below slab. Cavities to be filled with concrete.
9. ELECTRICAL:
   - Precast conc. lintols over all windows & instructions before proceeding.
   - All electrical work to be tested & approved by Local Electrical Authority.
10. All plumbing & drainage work & installation of sanitary fittings to comply with relevant Local Authority bye-laws, regs & requirements.
11. Min. fails to drain pipes to pass under buildings or footings to be encased in concrete of min. 100mm thickness all round pipe.
12. Any changes to approved plans, must be submitted to local authority for approval.

SOUTH EAST ELEVATION
Scale 1:100

NORTH EAST ELEVATION
Scale 1:100
NOTES:
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4. All RC work to be designed by engineers.
5. All work to be in accordance with SABS, all SANS codes, local building practice, bye-laws, health & fire requirements.
6. Contractor to advise client of any underground services which are to be avoided or removed & to accept instructions before proceeding.
7. Timber to be weather and insect treated and to carry the SABS mark.
8. FOUNDATIONS:
   Foundation walls to be 290mm cavity walls reinforced for the last 5 courses below slab. Cavities to be filled with concrete
9. BROOKLAYER:
   Foundations to be cast in acceptable soil at min. 600mm below level of virgin ground.
   Min. 100mm surface beds to be cast on foundations calculated FA. Apply DPC below all walls, sills, door & window uprights. Precast conc. Filled over all window & doors in accordance with manuf. instructions. Walls to be reinforced every course for 5 courses above openings.
10. ELECTRICAL:
    All electrical work to be tested & approved by Local Electrical Authority.
11. All plumbing & drainage work & installation of sanitary fittings to comply with relevant Local Authority bye-laws, regs & requirements. Min. falls to drain pipes to provide approved reseal traps to all waste fittings. Provide 67.80m ffl: 67.75m S/Steel Cowl & Flue
12. Any changes to approved plans, must be submitted to local authority for approval.
11. All plumbing & drainage work & installation passing under buildings or footings to be encased in concrete of min. 100mm thickness all round pipe. Relevant Local Authority bye-laws, regs & requirements. Min. falls to drain pipes to provide approved reseal traps to all waste fittings. Provide IE’s at foot of all soil stacks. IE’s to waste pipes to be fully accessible at all times. All soil pipes passing under buildings or footings to be encased in concrete of min. 100mm thickness all round pipe.

9. BRICKLAYER:
Min. 100mm surface beds to be cast on foundations to be cast in acceptable soil at min. 600mm below level of virgin well consolidated fill. Apply DPC below all walls, cills, door & window uprights. Precast conc. lintols over all windows & doors in accordance with manuf. instructions. Walls to be reinforced every course for 5 courses above openings.

8. FOUNDATIONS:
Foundation walls to be 280mm cavity under underground services which are to be avoided or removed & to accept all timber to be weather and insect treated and to carry the SABS mark.

7. TIMBER:
Foundation walls to be 280mm cavity below slab. Cavities to be filled with concrete.

6. Contractor to advise client of any instructions before proceeding.

5. All work to be in accordance with SABS, all SANS codes, local building practice, bye-laws, health & fire requirements.

4. All Rc work to be designed by engineers. Foundation walls to be 280mm cavity walls reinforced for the last 5 courses below slab. Cavities to be filled with concrete.

3. All dimensions & levels must be verified on site.

2. Any discrepancies on drawings are to be reported to the architect.

1. Drawings may not be scaled.
NOTES:

1. Drawings may not be scaled.
2. Any discrepancies on drawings are to be reported to the architect.
3. All dimensions & levels must be verified on site.
4. All RC work to be designed by engineers.
5. All work to be in accordance with SABS, all SANS codes, local building practice, bye-laws, health & fire requirements.
6. Contractor to advise client of any underground services which are to be avoided or removed & to accept instructions before proceeding.
7. Foundation walls to be 280mm cavity walls reinforced for the last 5 courses below slab. Cavities to be filled with concrete.
8. Foundations to be cast in acceptable soil at min. 600mm below level of virgin ground. Min. 100mm surface beds to be cast on top of reinforced FR. Apply DPC below all walls, cills, door & window upstands. Preferable to use in all external & internal walls in accordance with manuf. instructions. Walls to be reinforced every course for 5 courses above openings.
9. Bricklayer: Min. 100mm surface beds to be cast on all external & internal walls reinforced for the last 5 courses below slab. Cavities to be filled with concrete.
10. Electrical: All electrical work to be tested & approved by Local Electrical Authority.
11. All plumbing & drainage work & installation of sanitary fittings to comply with relevant Local Authority bye-laws, regs & requirements. Min. falls to drain pipes to be 1:40. Provide approved reseal traps to all waste fittings. Provide 6" x 4" at least for all soil stacks. To waste pipes to be fully accessible at all times. All soil pipes passing under buildings or footings to be encased in concrete of min. 100mm thickness all round pipe.
12. Any changes to approved plans, must be submitted to local authority for approval.

GROUND STOREY REVISIONS:
# External portion of staircase changed to brick structure.
# Store room underneath + door

FIRST STOREY REVISIONS:
# 1st floor overhanging G/storey
# All external & internal walls to be brick.

E.MAIL: ngenade@gmail.com
CELL: 082 215 7709
FAX: 044-3825086
TEL: 044-3822673

GROUND STOREY REVISIONS:
# External portion of staircase changed to brick structure with store room underneath + door

FIRST STOREY REVISIONS:
# External portion of staircase changed to brick structure
# All external & internal walls to be brick
# 1st floor overhanging G/storey by 155mm where indicated

N.GENADE
ARCHITECTURAL DRAUGHTING & DESIGN SERVICES
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E-MAIL: ngenade@gmail.com

DRAWINGS: N. GENADE
REG. NO. D0049

PROJECT:
REVISED BUILDING PLANS
ERF 5349
11 CAMPBELL DRIVE
KNYSNA HEIGHTS, KNYSNA

STUDENT:
E. LOUBSER

FIRST STOREY PLAN
Scale 1:100
1. **STRUCTURAL NOTES**
   1.1 All structural timber & rc foundations & rc slabs to be executed in accordance with the structural design & details of appointed engineer.
   1.2 Minimum 170mm threshold to all external doors.
   1.3 Timber rafters and laminated ridge beams to specialist design and to engineers approval.
   1.4 Provide dpc in all external walls and under all surface beds.
   1.5 0.47mm Corrugated Colorbond roof sheets on 76x50mm purlins on rafters as specified.
   1.6 RADEN SHIELD insulation under sheeting as well as 100mm Knauf glasswool insulation between rafters.
   1.7 Everite nutec cladding under all eaves to underside.
   1.8 0.47mm Corrugated Colorbond roof sheets on 76x50mm purlins on rafters as specified.
   1.9 Everite nutec ceiling on top of rafters on deck.

2. **EXTERNAL FINISHES**
   2.1 Seamless aluminium gutters & down pipes to be channeled to rainwater tanks underneath house.
   2.2 Everite Nutec barge boards and fascias as per window schedule & glazing to SANS 204.
   2.3 0.47mm COLORBOND flashings and counter flashings.
   2.4 Porcelain wall tiles in kitchen and bathrooms to all walls, cills, door & window uprights.
   2.5 Provide approved reseal traps to all waste stacks. IE's to waste pipes to be fully approved by Local Electrical Authority.
   2.6 All plumbing & drainage work & installation to be executed in accordance with relevant Local Authority bye-laws, regs & requirements. Min. falls to drain pipes to be encased in concrete of min. 100mm thickness all round pipe.

3. **INTERNAL FINISHES**
   3.1 Porcelain wall tiles in kitchen and bathrooms to clients specifications.
   3.2 Extrude polystyrene comices in all ceilings (owner).
   3.3 6.4mm Skimmed Rhino board ceilings fixed to ceiling battens fixed to gangnail trusses and skimmed rhinoboard ceilings in rest of house.
   3.4 Smooth internal plaster,skimmed & finished with undercoat and 2 x PLASCON CASHMERE.
   3.5 Porcelain wall tiles applied with approved adhesive.

4. **GENERAL**
   4.1 All timber to be weather and insect treated and to carry the SABS mark.
   4.2 All steel to be tested & approved by Local Electrical Authority.
   4.3 All plumbing & drainage work & installation to be executed in accordance with relevant Local Authority bye-laws, regs & requirements. Min. falls to drain pipes to be encased in concrete of min. 100mm thickness all round pipe.
   4.4 Any changes to approved plans, must be submitted to local authority for approval.

5. **CONTRACTOR**
   5.1 All work to be in accordance with SABS, all SANS codes, local building practice, health & fire requirements.
   5.2 Contractor to advise client of any underground services which are to be avoided or removed & to accept instructions before proceeding.
   5.3 Contractor to advise client of any underground services which are to be avoided or removed & to accept instructions before proceeding.

6. **NOTES**
   6.1 Drawings may not be scaled.
   6.2 Any discrepancies on drawings are to be reported to the architect.
   6.3 All dimensions & levels must be verified on site.
   6.4 All RC work to be designed by engineers.
   6.5 All work to be in accordance with SABS, all SANS codes, local building practice, health & fire requirements.
   6.6 Contractor to advise client of any underground services which are to be avoided or removed & to accept instructions before proceeding.
   6.7 Contractor to advise client of any underground services which are to be avoided or removed & to accept instructions before proceeding.

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**SECTION A:A**
Scale 1:100

**SECTION B:B**
Scale 1:100
SECTION C:C
Scale 1:100

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5. All work to be in accordance with SABS, all SANS codes, local building practice, bye-laws, health & fire requirements.
6. Contractor to advise client of any underground services which are to be avoided or removed & to accept instructions before proceeding.
7. Contractor to advise client of any services which are to be avoided or removed & to accept instructions before proceeding.
8. FOUNDATIONS:
   Foundations to be cast in acceptable soil at min. 600mm below level of virgin ground. Min. 100mm surface beds to be cast on top of foundations. Apply DPC below all walls, cills, door & window upstands. Provide approved reseal traps to all waste fittings. Provide IE's at foot of all soil stacks. IE's to waste pipes to be fully accessible at all times. All soil pipes of sanitary fittings to comply with 1:60.
9. ELECTRICAL:
   All electrical work to be tested & approved by Local Electrical Authority.
10. BRICKLAYER:
    Min. 100mm surface beds to be cast on all RC footings.
11. All plumbing & drainage work & installation passing under buildings or footings to be encased in concrete of min. 100mm thickness all round pipe.
12. Any changes to approved plans must be submitted to local authority for approval.

SPECIFICATIONS
1. STRUCTURAL NOTES
   1.1 All structural timber & rc foundations & rc slabs to be executed in accordance with the structural design & details of appointed engineer
   1.2 Minimum 170mm threshold to all external doors.
   1.3 Timber rafters and laminated ridge beams to specialist design and to engineers approval
   1.4 Provide dpc in all external walls and under all surface beds
   1.5 0.47mm Corrugated Colorbond roof sheets on 76x50mm purlins on rafters as specified.
   1.6 RADEN SHIELD insulation under sheathing as well as 100mm Knauf glasswool insulation between rafters.
   1.7 Everite nutecl cladding under all eaves to underside of purlins.
   1.8 Nutecl Barge boards of 100mm x 150mm and 10mm x 225mm fascia boards to be used all round house.
   1.9 Everite nutecl ceiling on top of rafters on deck.

2. EXTERNAL FINISHES
   2.1 Seamless aluminium gutters & down pipes to be channeled to rainwater tanks underneath house.
   2.2 Everite Nutecl barge boards and fascias
   2.3 Aluminium window frames (charcoal) as per window schedule & glazing to SANS 204
   2.4 0.47mm COLORBOND flashings and counter flashings.
   2.5 Ground storey/first storey face bricks to be confirmed by client - flash jointed

3. INTERNAL FINISHES
   3.1 Porcelain wall tiles in kitchen and bathrooms to clients specifications.
   3.2 Extrude polystyrene comices in all ceilings (owner)
   3.3 6.4mm Skimmed Rhino board ceilings fixed to ceiling battens fixed to gangnail trusses and skimmed rhinoboard ceilings in rest of house.
   3.4 Smooth internal plaster,skimmed & finished with undercoat and 2 x PLASCON CASHMERE.
   3.5 Porcelain wall tiles applied with approved Adhesive.

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DRAWINGS: N.GENADE
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11 CAMPBELL DRIVE
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9. ELECTRICAL:
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10. BRICKLAYER:
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