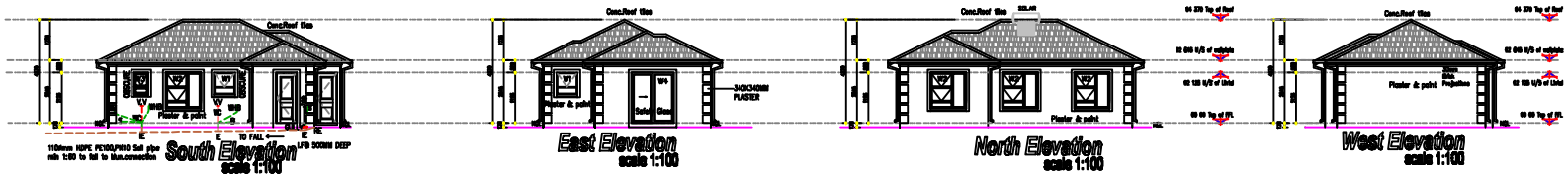
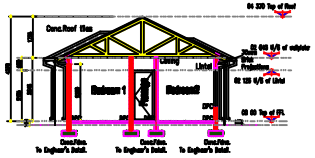




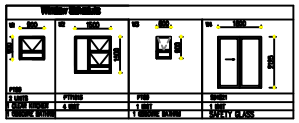
Roof pitch 28°
Concrete roof tiles on 38x38 battens at 350 mm centres on SABS Approved plastic underlay
Prefabricated Trusses spaced at 600mm c/c constructed of 114x38 SA timbers Tied down to G.I. Straps and 3# 2.4mm Galvanized Wire.
76x38mm Wall plate.
6mm Gyprock ceiling boards fixed to 38x38mm 135mm Roof Thermal Insulation
Insulating at 420mm centres, fixed to underside of SA beams
With SABS Approved plastic underlay

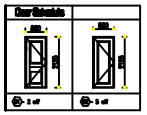
A minimum of 50 % by volume of the annual average hot water heating requirement shall
be provided by means other than electrical resistance heating, including, but not limited to, solar
heating, heat pumps, heat recovery from other systems or processes.

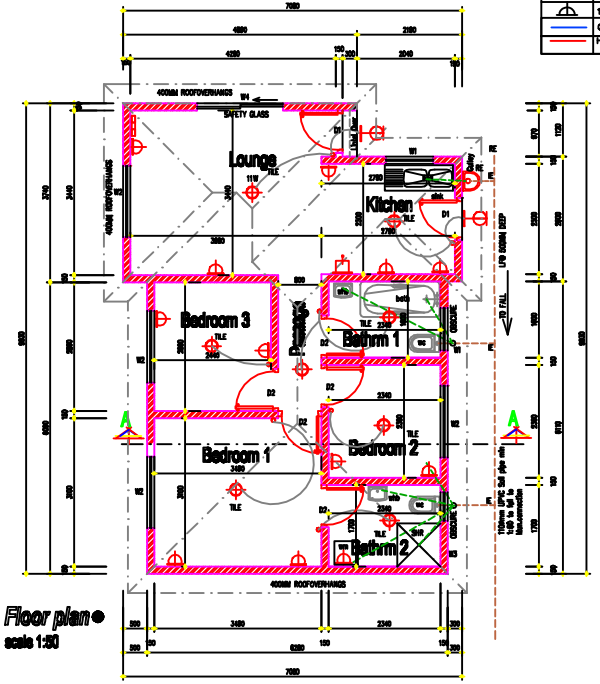
The solar water heating systems shall comply with SANS 1307 and SANS 10106, based on
the thermal performance determined in accordance with the provisions of SANS 6211-1 and
SANS 6211-2. The installation thereof shall comply with SANS 10254.

Roofs, external walls, and floors that form the building envelope
and any opening such as windows
and doors in the external fabric shall be constructed to minimize
air leakage. The building sealing
can be done by methods such as caulking, or adding skirting,
architraves or cornices.

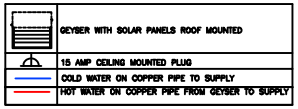
ELECTRICAL SPECIFICATIONS
IN CLASSIFICATION
LIGHTING
NETT FLOOR 57M2
ENERGY DENSITY
ALLOWED 25W/M2
5x4 5782=285 W
20W/M-LAMPS =20W
15x=285W
ENERGY CONSUMPTION =
ASSUME LIGHTS ARE ON FROM 17H0-04H00CH
5W/=20W,=W IS 5 W/SQM
5W/M2XX X 707M2D X 24h =2828Wh
kwpm=Wh or kWHhr
kJ/hr x 3600s/hr=2828Wh/Wh=2828w/wh

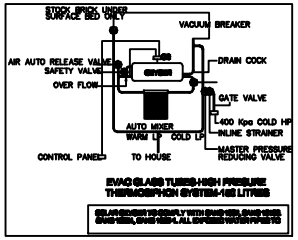




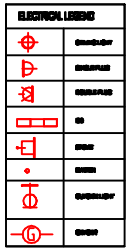


Floor plan
scale 1:50





Site plan
scale 1:200



HOUSE AREA 62M2

IMPORTANT

ALL WORK TO COMPLY WITH NATIONAL BUILDING REGULATIONS 1994.
CONTRACTOR TO CHECK ALL DIMENSIONS & LEVELS
ON SITE BEFORE COMMENCING WORKING.
ANY ERRORS, DISCREPANCIES OR ASSUMPTIONS TO BE
REPORTED TO THE ARCHITECT IMMEDIATELY.
THIS DRAWING IS NOT TO BE SCALED, FIGURED
DIMENSIONS ARE TO BE READ.
THE CLIENT IS TO NOTE THAT ALL CHANGES
DIFFERENT TO THE SPECIFICATION OF THE
ORIGINAL AGREEMENT WILL BE CHARGED FOR.
ALL FLOOR LEVELS TO BE CHECKED BY CONTRACTOR WITH ARCHITECT
ON SITE BEFORE BUILDING COMMENCES.
ALL CONCRETE WORK ETC. TO STRUCTURAL
ENGINEERS SIZES & SPECIFICATIONS.
VERTICAL D.P.C. TO ALL WALLS AT CHANGES IN FLOOR LEVELS.
2 NOS TO ALL R.S.J.s & BEAM BOXING
ALL PROPERTY WALL FOUNDATIONS NOT TO ENCROACH
ONTO SITE BOUNDARY

NOTE:

THE ARCHITECT WILL NOT BE HELD RESPONSIBLE FOR ANY
DISCREPANCIES WHICH MAY ARISE AS A RESULT OF
UNAPPROVED PLANS BY LOCAL AUTHORITY AND OWNER. PLEASE
NOTE THAT THE SIGNED APPROVAL OF THIS PLAN BY OWNER
MUST BE OBTAINED BEFORE CONSTRUCTION CAN COMMENCE.
ALL SPECIFICATIONS BY DEVELOPER OVERRIDES PLANS. THE
ARCHITECT MUST BE INFORMED IN WRITING OF ANY CHANGES
TO THESE PLANS.

SEWER AND WATER CONNECTION TO BE CONFIRMED WITH
ENGINEER BEFORE BUILDING COMMENCES
THE CONTRACTOR SHALL PROVIDE ALL ASSISTANCE &
EVERYTHING NECESSARY TO ENABLE THE ACCURACY OF
THE SETTING OUT TO BE CHECKED
CHECKING OF THE SETTING OUT SHALL NOT RELIEVE
THE CONTRACTOR OF HIS RESPONSIBILITY FOR CORRECTNESS
THEREOF & THE CONTRACTOR SHALL RECTIFY ANY ERRORS IN
THE WORKS THAT MAY ARISE FROM INCORRECT SETTING OUT
WITHOUT ANY ADJUSTMENT TO THE CONTRACT SUM.
THE CONTRACTOR/CLIENT MAY NOT CLAIM AGAINST THE
ARCHITECT AS A RESULT OF DISCREPANCIES OR ERRORS
NOT REPORTED TO THE ARCHITECT BEFORE CONSTRUCTION
AS ARCHITECTS, WE ARE SOLELY APPOINTED AND PAID TO ADHERE CORRECT
APPROVAL AND OUR RESPONSIBILITY / RISK STANDINGS AT THE AGREEMENT
THEREOF.
CONFIRMATION OF ALL SERVICES, STRUCTURAL ELEMENTS, LINTELS, CHASE, TOILET
INSTALLATION AND TILE SIZINGS ARE DONE WITH A MINIMUM DEVIATION AS PER OF
THE BRICK AND MODULE-ING-SUPPLY. THE VARIETY OF THE THINGS WILL THUS BE
CONSIDERED ON SITE BY THE CLIENT.
WE DO NOT ACCEPT RESPONSIBILITY FOR ANY FAILURE OF MATERIALS OR DETAILS
TO FUNCTION OR NOT ACCEPT ANY RESPONSIBILITY FOR DAMAGES AS BY
SOME AGENTS TO USE AS WE WILL NOT PERFORM THE SUPERVISION SERVICE AS
EXPLAINED BY THE SOUTH AFRICAN INSTITUTE FOR ARCHITECTS AND COUNCIL FOR
SOUTH AFRICAN ARCHITECTS.
ANY CONSTRUCTION WORK STARTED BEFORE THE COUNCIL HAS APPROVED THE
DRAWINGS ARE DONE STRICTLY ON THE CLIENTS OWN RISK AND THE ARCHITECT
DOES NOT TAKE RESPONSIBILITY FOR ANY CHANGES OR ENTERING MADE AS A
RESULT OF ORDERING WORK COMMENCED WITHOUT THE NECESSARY APPROVALS.

FLOORS

FILLING UNDER CONCRETE SURFACE BEDS =MIN/ OR BRICK
PAVING SHALL CONSIST OF EARTH, SAND , OR OTHER
ACCEPTABLE MATERIAL FREE OF CLAY AND ORGANIC MATTER,
WELL WATERED, HAND-RAM, COMPACTED IN LAYERS OF NOT MORE
THAN 150MM AND COVERED BY AT LEAST 250MM HARDCORE IN THE
CASE OF SURFACE BED. CONCRETE FOR SURFACE BEDS AND/OR
SLABS SHALL BE MINIMUM 250MM THICK. WOOD FLOATED, STEEL
FLOATED, OR POWER FLOATED UNLESS APPLICABLE TO ACCEPT
SPECIFIED FINISH. STEPPED 30MM AT THRESHOLDS AND LAID ON
150 GAUGE POLYTHENE SHEETING LAID IN THE WIDEST PRACTICAL
WIDTHS TURNED UP AND PRESSED INTO EXTERNAL WALLS UNDER
DAMPCOURSE DAMP PROOF COURSE. EXPANSION JOINTS TO ENGINEERS
DETAILS.

DRAINAGE

- 250mm ø C.I. PIPES TO ALL MAIN & SOIL
- 150mm ø C.I. PIPES TO ALL BATHS & SHOWERS.
- 100mm ø C.I. PIPES TO ALL W.C.S.
- 100mm ø C.I. PIPES TO ALL SVP.S
- ALL SHOWERS TO BE TRAPPED
- HOT & COLD WATER TO ALL SINKS, BATHS, SHOWERS AND BASINS.
- MIN FALL 1:40
- NO BRANCH DRAIN, SOIL OR WASTE PIPES
- TO EXCEED 6000mm UNLESS VENTED.
- ALL WP'S IN CONC. SLABS TO BE SLEEVED.
- E'S TO BE PROVIDED AT ALL JUNCTIONS.
- BENDS & CHANGES IN DIRECTION OF MAIN DRAIN.
- ALL WORKS TO BE CARRIED OUT BY LICENCED
- DRAINLAYERS & PLUMBERS & ALL WORK TO COMPLY
- WITH LOCAL AUTHORITY BY LAWS.
- MIN 65mm WEATHER STEP DOWN TO ALL PATIOS & ENTRANCES
- ACCESS PANELS TO BUCTS & E'S TO BOTTOM OF STACKS.
- RODDING EYE TO BE 1200mm FROM CONNECTION.
- CHEMICAL TOILETS TO BE USED DURING CONSTRUCTION.

REVISIONS		
DATE	REV	DESCRIPTION
14/03/2022	1	ISSUED FOR SUBMISSION

CLIENT: M I MAGATLE
PROJECT: PROPOSED NEW HOUSE ON ERF 558 AZAVILLE GARDENS
DRAWING TITLE: WORKING DRAWINGS

DATE 14/03/2022 OWNERS SIGNATURE
SCALE AS SHOWN
REVISION no. 1
DRAWING NO. MIM-323-2022