



PROJECT TITLE	PROPOSED NEW DWELLING STAND 91 ON KOLOBE RETIREMENT VILLAGE PORTION 23 (PORTION OF PORTION 16) OF THE FARM RIETSPRUIT 412 KR MODIMOLLE 0510
SIGNATURE
AREA SITE	FARM RETIREMENT ESTATE
AREA NEW DWELLING	96.2 sqm
AREA PORCH	13.5 sqm
GARAGE	25 sqm
TOTAL	134.7 sqm
SCALE	1 : 100
DATE	2019/10/28

- RULES-ALL DEVELOPMENT AND DESIGNS MUST COMPLY WITH THE RULES AND REGULATIONS
- EARTHWORKS-COMPACTED FILL IN LAYERS NOT EXCEEDING 150 MM TO 95 MOD AASHTO APPROVED INSECTICIDE AND WEED KILLER TO SABS SPEC TO SIDES AND UNDER FOUNDATION, SURFACE BEDS AND PAVING 10 YEAR UNDERWRITTEN GUARENTEE IN FAVOUR OF THE OWNER, SUPPLIED BY SPECIALIST CONTRACTOR
- MASONRY-FOUNDATION WALLS OF APPROVED STOCK BRICKS IN STRETCHER BOND 220 MM THROUGHOUT
INTERNAL WALLS APPROVED STOCK BRICKS IN STRETCHER BOND
EXTERNAL WALLS APPROVED STOCK BRICKS IN STRETCHER BOND
WINDOW CILLS INTERNAL CERAMIC TILES
EXTERNAL BRICK ON EDGE 30 deg
BRICK FORCE BRC BRICKFORCE TO 220 AND 110 MM WALLS
FOUNDATION WALLS - EVERY 2 ND COURSE
LINTOLS OVER DOORS WINDOWS AND OPENINGS EXTEND AT LEAST 300 MM BEYOND OPENING WHERE POSSIBLE
- WATERPROOFING-DAMPPOOF MEMBRANE 250 MICRON GUNDLE USB GREEN UNDER ALL SURFACE BEDS
DAMPPOOF COURSE GUNDLE EMBOSSED BRICK GRIP UNDER ALL WALLS AND WINDOW CILLS DPC TAKEN ONE FULL BRICK COURSE DOWN BELOW WINDOW CILLS
- ROOF CONSTRUCTION-SPECIALIST ROOF CONTRACTOR RESPONSIBLE FOR DESIGN AND SUPPLY OF ROOFING SYSTEM ACCORDING TO SABS SPEC.
DESIGNS AND CALCULATIONS OF ROOFING SPECIALIST TO BE CHECKED AND CONFIRMED BY AN APPOINTED STRUCTURAL ENGINEER
- CEILINGS-6 MM RHINO BOARD CEILING/ JOINTS PLASTER FINISHED SCREW HEADS COUNTER SUNK AND FINISHED FLUSH
SISOLATION INSOLATION ABOVE CEILING
HIGH QUALITY ACRYLIC TO COVER FILLER COAT ACC TO CLIENT
2/3 CEILING TRAPDOORS WHERE APPLICABLE
- FLOOR COVERING-GROUND FLOOR -FLOOR FINISH ON-25 MM CEMENT SCREED MIXED 1 : 4
85 MM THICK CONCRETE SURFACE BED MIXED 1 : 3
- PLASTERING- PLASTER CLEAN WALLS AND APPLY 1 COAT 1 : 5 CEMENT SAND PLASTER MIX 15 MM THICK SMOOTH WOOD TROWEL
FINISH PREPARE SURFACE AND APPLY FINISH
SCREED 1 : 5 CEMENT PLASTER SCREED AND FINAL FLOOR FINISH
- GLAZING - 0-0.75 M = 3 MM
0.75- 1.2 M = 4 MM
1.2 M - 2.1 M = 5 MM
2.1M - 3.2M = 6 MM
- SKIRTINGS-TILES TO MATCH FLOORS

ALL METERIAL AND FINISHES MUST COMPLY WITH THE MANUFACTURERS SPECIFICATIONS AND APPROVED BY THE OWNER
THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES HERE WORK IS EXECUTED
NO SECOND HAND MATERIAL IS ALLOWED TO BE USED ON SITE
QUALITY OF ALL METERIALS AND WORKMANSHIP TO COMPLY WITH THE RELEVANT SABS AND NBR SPECS. AND SHALL CONFORM TO THE MINIMUM STANDERD SPEC.
ALLRUBBLE AND REFUSE MUST BE REMOVED FROM SITE ON A DAILY BASIS BY THE CONSTRUCTOR
THE ARCHITECT DOES NOT TAKE RESPONSIBILITY FOR ANY WORK DONE BEFORE DRAWINGS HAVE BEEN APPROVED BY LOCAL AUTHORITIES
COPYRIGHT RESEVED



MD NIEMANN
PO BOX 3397
MODIMOLLE 0510
mdarch@vodamail.co.za
0823266562

