

SCHEDULE OF FINISHES

Walls
Footings 230x600mm in medium strength concrete to NBR standard and SANS 10400. Walls are built with 90mm bricks - heights as per plan. External walls to plastered and painted with 50mm cavity between internal and external skins with 2.5 butterfly wire ties per square meter. All internal walls plastered with lime cement. Brickforce in 4 layers over all openings, with precast concrete lintels to openings greater than one metre.

Window-sills
External & Internal, smooth finished cement plaster.

Roof Construction
Cement roof tiles @ 17.5° pitch on 38x38 SAP battens at maximum 320 centres on prefabricated gangnail trusses at maximum 760 c/c, fixed to 114x38 wallplates and anchored to brickwork with 30x2mmx1m hoop iron ties, built into walls for minimum of 600mm. SABS approved underlay to tiled roof. All roof timber to be minimum Grade 5 SA Pine TAN treated. All gable ends to be tied with hoop iron built into wall for minimum 600mm and up to two trusses away from gable to SANS 10400-L where applicable. Bracing as per A19 Engineer.

Eaves
300mm Open eaves overhang with 225mmx10mm painted fibre cement fascias.

Rainwater Disposal
Half-round PVC gutters with 75mm downpipes as per plan.

Ceilings
25mm Isoboard EPS ceiling on 38 x 38 SA Pine battens at 300mm spacing and 76mm Rhino cornice with 155mm thick flexible polyester blanket(Isotherm).

Floors
Finished as per plan and/or client choice/building tender, on 25mm screed, on 80mm concrete for ground storey, (as above) on 250 micron waterproof sheeting, on compacted filling and sand blinding. All floor levels to be a minimum of 150mm above FGL.

Doors & Windows
Windows top-hung aluminium, as per plan codes & elevations.
Note : Safety glass to window panes larger than 1sq.m or closer than 500mm from FFL to SANS 10137 and to comply to SANS 10400-N.

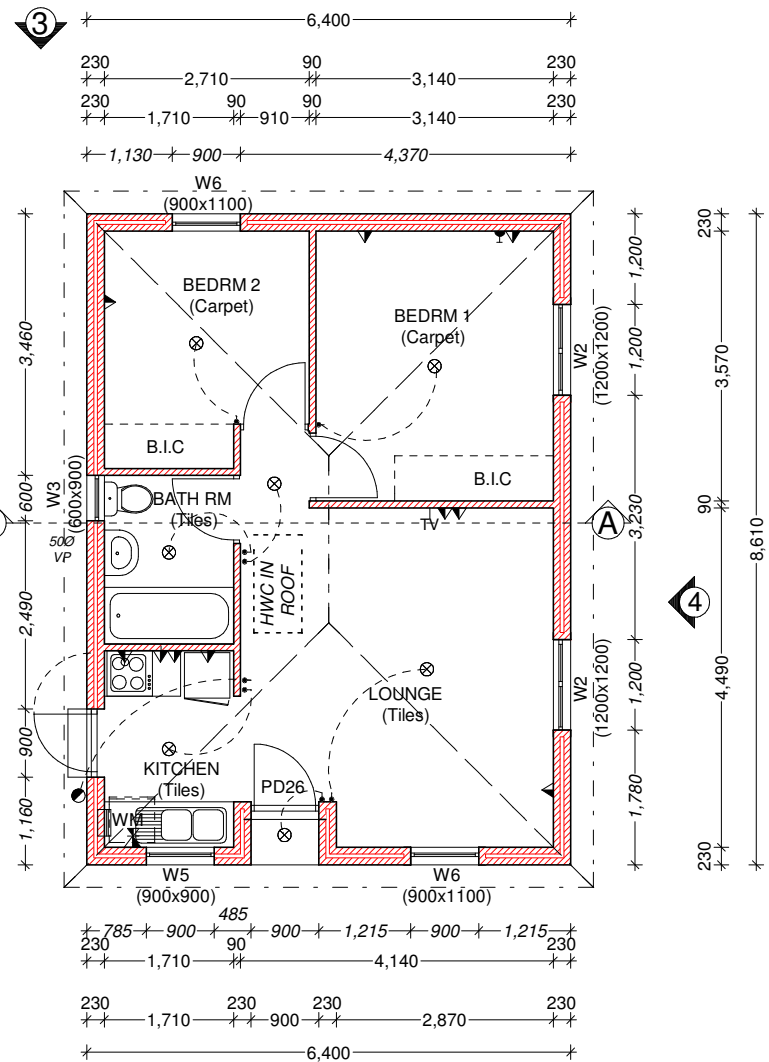
Drainage
110mmØ Smooth uPVC Sewer pipe with minimum 1:60 fall with IL at minimum 450mm. 50mm 2way vent valve on start of one pipe sewer system. All sewer lines passing under structure to comply to SANS 10400-PP24 (encase in sand or concrete). All drainage to comply to SANS 10400-P.

Electricals - as per building tender.
Position of Oostersee Electrical connection box on exterior wall to be determined on site.

NOTES:
Figured dimensions takes preference to scaled dimensions.
All relevant levels and dimensions to be verified on site prior to construction.
All work to comply to NBR, Local Bylaws and Municipal Regulations.

All levels to be determined on site and can/may be to adjusted to the discrepancy of the developer and his appointed builder. Developer to approve plan prior to submission to council.
All glazing to SANS 10137 & SANS 10400-N. Printed dimensions take preference over scaled dimensions. All work to be carried out in strict accordance to NBR and local bylaws.

Finishes in builders contract takes preference over finishes specified on plan. In case of discrepancies the author of the plan should be contacted before proceeding with any construction.



1200mm HIGH PC WALL
BUILDING LINES
RAINWATER CHANNEL
RAINWATER D.P.
110mm Ø PVC SEWER
AT 1:40 GRADIENT

AREA HOUSE : 55.10 sq.m
WALLS EXT. 230 CAVITY
INT. 90 x 190 mm

NOTE:
FFL ABOVE NGL TO BE DETERMINED ON SITE.
MINIMUM 150mm.

SANS 10400-XA

HWC DETAILS:
PIPING 15mm AND 22mm CLASS 1
COPPER TUBE
HWC KWIKOT ECONO STD GALV. 150L
GEYSER.
LAGGING (R=1) ON ALL EXPOSED PIPES

W2= (1.2x1.2)x2 = 2.88 sq.m
W3= 0.6x0.9 = 0.54 sq.m
W5 = 0.9 x 0.9 = 0.81 sq.m
W6= (0.9x1.1) x 2 = 1.98 sq.m
TOTAL = 6.21 sq.m
FLOOR AREA : 55 sq.m
FENESTRATION PERCENTAGE : 11.29 %

ELECTRICAL

- ⊕ TELEPHONE POINT
 - ⊗ CEILING LIGHT POINT
 - ⊙ WATERPROOF LIGHT POINT
 - ▲ 15 AMP PLUG POINT
 - ⊗ 15 AMP UNDERCOUNTER MOUNT PLUG POINT
 - ⊕ 15 AMP PLUG POINT 2000mm HIGH
 - ⊖ DISTRIBUTION BOARD
 - TV TV POINT
 - ⊙ STOVE CONNECTION
- BALL FITTINGS TO ALL LIGHT POINTS



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HOUSE PLAN- Type 4-55 sq.m	DATE : NOVEMBER 2015
PROPOSED NEW DWELLING FOR ON ERF, MONTCLAIR	DRAWING : Type 4-55 sq.m
	PROJECT : MONTCLAIR - NATION HOUSING
	SCALE : 1:100

