

*East Elevation*  
*SCALE 1:100*

**NOTE :**

- BRICKS - STANDARD NFP CLAY STOCK BRICKS 7MP<sub>2</sub> TO BE USED
- PRECAST CONC. LINTELS OVER ALL OPENINGS; WINDOWS & DOOR FRAMES.
- GUTTERS & R.W.P UNPAINTED.

*South Elevation*  
*SCALE 1:100*

SECTION A - A  
SCALE 1:50

**FOUNDATION NOTES :**

THE FOUNDATION EXCAVATION MUST BE TAKEN DOWN TO ROCK LEVEL,  
OR IF NO ROCK IS ENCOUNTERED, 600mm DEPTH.  
EXCAVATED MATERIAL TO BE SPOILED.

PROVIDE A STRIP FOOTING FOUNDATION (25MPa) AS FOLLOWS:  
600mm WIDE x 300mm THICK STRIP FOOTING, WITH MESH REF 193  
PLACED AT BOTTOM TO ALL STRIP FOOTINGS, TO A COVER OF 40mm

WINDOW SCHEDULE:

W1 = 1500x1200mm, W2 = 1500x900mm, W3 = 900x900mm  
 FRAME: BRONZE ANODISED ALUMINIUM WINDOW FRAME.  
 GLAZING: 4mm THICK NEUTRAL SOLARVUE SAFETY GLAS

W3 TO HAVE FROSTED GLASS ONLY.

ALL GLAZING TO COMPLY WITH PART - N OF NATIONAL BUILDING REGULATIONS

**DOOR SCHEDULE:**

D1 = 2 LH  
FRAME : DOUBLE REBATED P.M. FRAME FOR 230 mm WALL  
PLASTER BOTH SIDES COMPLETE WITH ONE PAIR  
STEEL BUTT HINGES, S/S STRIKER PLATE & LOCK BOX.  
PREPARED FOR PAINTING SEE FINISHES NOTES.

DOOR : 813 x 2032 mm MERANTI FLB&B DOOR WITH CLOSED BACK  
PREPARED FOR PAINTING SEE FINISHES NOTES.

IRONMONGERY : 'UNION' CB682-24/2247-78 FOUR LEVER LOCK SET

D2 = 4 (1 LH ; 3 RH)  
FRAME : SINGLE REBATED P.M. DOOR FRAME 115 mm WALL PLASTER  
BOTH SIDES, COMPLETE WITH ONE PAIR STEEL BUTT HINGES  
5/5 STRIKER PLATE & LOCK BOX  
PREPARE FOR PAINTING SEE FINISHES NOTES.

DOOR : 813 x 2032 mm SEMI SOLID CORE FLUSH DOOR WITH  
MASONITE VENEER BOTH SIDES AND TWO CONCEALED EDGES  
PREPARE FOR PAINTING SEE FINISHING NOTES.

IRONMONGERY : 'UNION' CB682-24/2296-76 TWO LEVER LOCKSET.

• GENERAL NOTES :-

- THIS DRAWING IS NOT TO BE SCALED AND FIGURED DIMENSIONS TO BE USED ONLY.
- ALL WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS & LOCAL AUTHORITIES.
- ALL LEVELS & DIMENSIONS, HEIGHTS OF PLINTHS, DEPTHS OF EXCAVATIONS AND NUMBER OF STEPS TO BE FINALLY CHECKED BY CONTRACTOR ON SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE BUILDING WORK.
- ALL STRUCTURAL WORK TO BE DESIGNED BY A PROFESSIONAL ENGINEER.
- QUALITY OF ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH THE RELEVANT S.A.N.S. SPECIFICATIONS.
- WALLS TO BE REINFORCED WITH 'BRICKFORCE' REINFORCEMENT FIRST FIVE COURSES AND EVERY FIFTH INTERMEDIATE COURSE FROM FOUNDATION LEVEL TO WINDOW HEAD AND EVERY COURSE TO WALL PLATE LEVEL.
- D.P.C. TO ALL WALLS AT FLOOR LEVEL & UNDER ALL WINDOW SILLS, VERTICAL D.P.C. TO ANY CHANGE OF FLOOR LEVELS.
- ALL D.P.C. TO COMPLY WITH S.A.N.S. SPECIFICATIONS.
- FOUNDATIONS SEE NOTE, FLOOR SLABS TO BE MIN. 15 MPa CONCRETE.
- HARDWARE TO BE WELL COMPACTED.
- ALL GLAZING TO COMPLY WITH PART N OF NATIONAL BUILDING REGULATIONS.

NOMINAL THICKNESS OF GLASS mm	MAX. SIZE OF GLASS m <sup>2</sup>
3	0,75
4	1,5
5	2,1
6	3,2

• ROOF NOTES :-

- ROOF TO BE ERECTED IN ACCORDANCE WITH PART L OF NATIONAL BUILDING REGULATIONS.
- PREFABRICATED TIMBER TRUSSES SHALL BE USED AND THE MANUFACTURER SHALL SUPPLY A CERTIFICATE, GUARANTEE & DETAIL DRAWINGS.
- WALL PLATES AND RAFTERS TO BE LASHED DOWN WITH 4 mm GALV. WIRE BUILT INTO WALLS AT LEAST 300 mm BELOW WALL PLATE LEVEL.
- SITE MADE TRUSSES:  
 RAFTERS : 114 x 38 mm GRADE 6,  
 TIE BEAMS : LESS THAN 5.0 m : 114  
                   EXCEEDING 5.0 m : 152 x 38 mm GRADE 8  
 TRUSS WEB : 114 x 38 mm GRADE 4.
- ALL JOINTS TO HAVE ONE 10 mm I BOLT PLUS FOUR CLINCHED 90 mm x 4 mm NAILS.
- FLASHING TO ALL CHANGES IN ROOF LEVELS.

**FINISHES NOTES :-**

FLOOR :  
75 mm THICK CONC. SLAB SMOOTH STEEL FLOAT FINISH

WALLS INTERNAL AND EXTERNAL :  
CLEAN DOWN AND PREPARE FOR PAINTING ONE COAT UNIVERSAL UNDERCOAT &  
TWO COATS ACRYLIC PVA TO MANUFACTURER'S SPECIFICATION

CEILING AND CORNICE :  
4mm FIBRE CEMENT CEILING BOARDS WITH H PROFILE JOINTING STRIPS  
AND ALL ACCESSORIES AS SUPPLIED BY MANUFACTURER, PRIM NAIL HEADS  
AND JOINTING STRIPS WITH GALVANISED IRON PRIMER,  
ONE COAT UNIVERSAL UNDERCOAT AND TWO ACRYLIC PVA  
TO MANUFACTURERS SPECIFICATIONS.

**BARGE BOARDS AND FASCIA BOARDS :**  
CLEAN DOWN AND PREPARE FOR PAINTING ONE COAT UNIVERSAL UNDERCOAT &  
TWO COATS ACRYLIC PVA TO MANUFACTURER'S SPECIFICATION

DOOR FRAME; DOOR & WINDOW FRAME :  
CLEAN DOWN AND PREPARE FOR PAINTING ONE COAT UNIVERSAL UNDERCOAT &  
TWO COATS GLOSS ENAMEL TO MANUFACTURER'S SPECIFICATION









*Floor Plan*  
*SCALE 1:100*

*Roof Plan*  
*SCALE 1:100*




NOTE :  
ALL 230 mm WALLS BUILT UP TO  
UNDERSIDE OF ROOF SHEETING

**ELECTRICAL LEGEND :-**

**ELECTRICAL INSTALLATION TO COMPLY WITH  
SANS REGULATIONS AND SPECIFICATIONS**

- |                                                                                       |                                     |
|---------------------------------------------------------------------------------------|-------------------------------------|
|  | D.B. - DISTRIBUTION BOARD           |
|  | 16A LIGHT SWITCH                    |
|  | 16A TWO WAY LIGHT SWITCH            |
|  | 16A SOCKET OUTLET                   |
|  | STOVE ISOLATOR SWITCH               |
|  | 2 x 36w CEILING MOUNTED FLUORESCENT |
|  | CEILING MOUNTED LIGHT FITTING       |
|  | WEATHER PROOF SECURITY LIGHT        |

THIS DRAWING HAS BEEN CREATED ON A C.A.D. SYSTEM.  
ANY AMENDMENT MUST BE EFFECTED ON THE SAME SYSTEM.

001	05	11/2020	WINDOWS CHANGED TO ALUMINIUM		SC						
001	04	08/2014	FOUNDATION NOTES ADDED		C.S.P	K.V	D.P				
001	03	09/2009	LAYOUT REVISED; NOTES ADDED		C.S.P	K.V	K.T				
001	02	09/2009	REDRAWN @ ESKOM GBE CIVILS		C.S.P	K.V	K.T				
Q3	0	** FIRST ISSUE									
D.O. REV	DATE	** REVISION **				REV BY	CHKD BY	AUTH BY	KKS APP	0-83	REFERENCE DRAWINGS
DRG REGISTR			INDEX REFERENCE +								
			APPROVED BY -								
			 SEPT. 2009								
			AUTHORISED BY -								
KKS APP											
KKS APP											
CHKD BY	 Sept. 2009		ESKOM HOLDINGS LTD.								
			REG. No.								
			2802/01527/06								
DRAWN BY	Chris Pretorius										
SCALE	AS SHOWN		 Eskom								
										0-83 / 63	SHEET 02
											05

FLOOR AREA =  $98.14m^2$

POSITION OF BUILDING TO BE DETERMINED ON SITE