Parapet Wall:
300mm above roof sheets and to have coping all round with DPC under the in 600mm lengths. Rake outjoints and seal with silicon and make neat joints all round. Plaster to colour scheme and paint both sides color to client's choice. Provide galvanised flashing and counter flashing around all parapet walls as poor workmanship and leaking of roof will not be accepted.

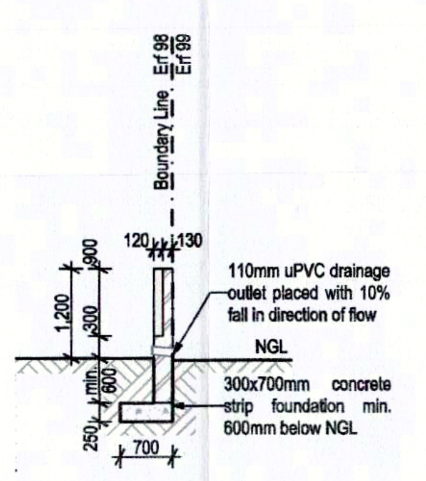
Stormwater Drainage:
200mmØ uPVC stormwater drain connected to catchpits to be laid under foundations before work is commenced. Any part of drain with less than 350mm earth cover to be encased in concrete. Provide floor drain to Garage.

Windows:
Standard aluminium windors to AAMSA standards and should be manufactured and installed by specialist. All to be in accordance with Architect's drawings.
Contractor to check and verify ALL dimensions and levels on site before ordering or cutting materials or fabrication components.
Poor workmanship of glass miter and silicon junction shall not be accepted. Provide vent blocks at least 2 per every room and positioned as per contractor's discretion.

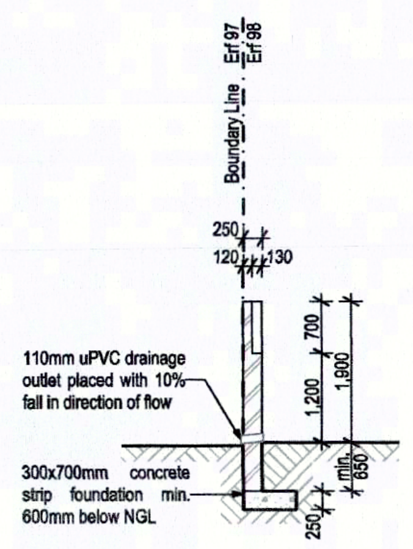
Levels On Site:
Contractor to verify levels on site and ensure that the highest point of the site under the building's footprint is minimum 340mm below lowest finised floor level of buliding. Minium height of finished floor level above street level to be 170mm.

Concrete Works:
All Concrete to have a smooth blemish free fairface finish. All junctions between shutters to be in line as "step outs" are not acceptable. Refer all concree works to Engineer's Drawings and Specifications.

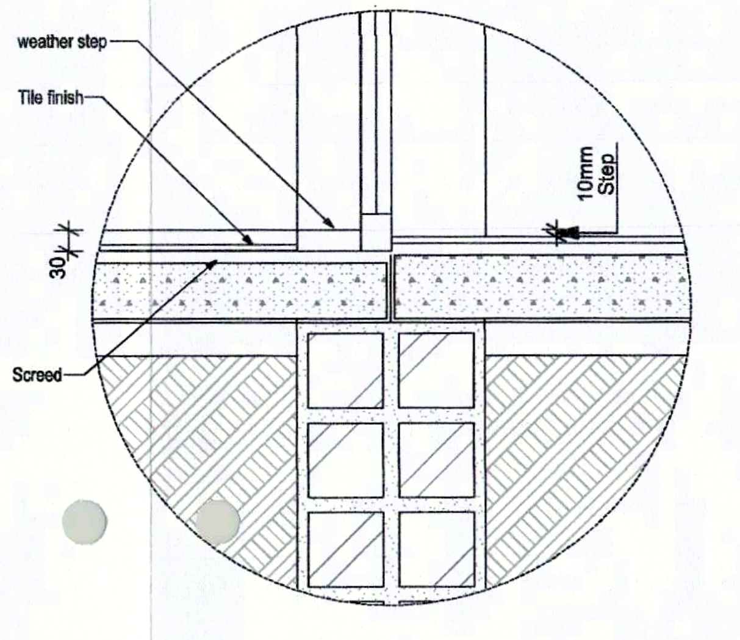
Sewerage:
All soil drains below ground floor level to be 110mmØ uPVC pipes. Drains taken under the floor slab and lower than 400mm below NGL to be PVC and to be encased in concrete.
Inspection Eyes to be provided at every pipe bend and junction gradients of 100mmØ uPVC pipes to be minimum 1:60 below ground level.
SEWER TO BE CONNECTED TO EXISTING PRIVATE COMBINED SEWER LINES.


Boundary Line
120
130
900
1,200
300
110mm uPVC drainage outlet placed with 10% fall in direction of flow
NGL
min. 600
250
300x700mm concrete strip foundation min. 600mm below NGL
700

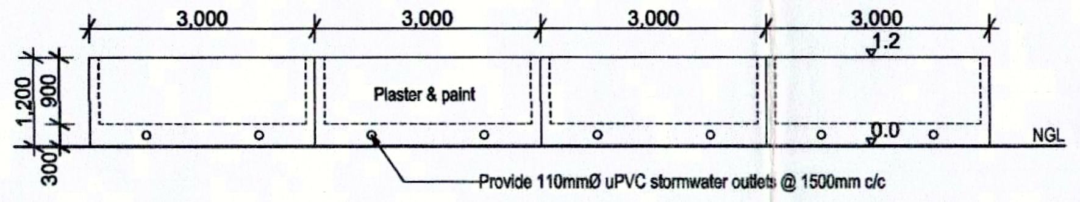
1 Section D-D (Boundary wall)
Scale1:100


Boundary Line
250
120
130
700
1,200
1,900
110mm uPVC drainage outlet placed with 10% fall in direction of flow
300x700mm concrete strip foundation min. 600mm below NGL
min. 650
250

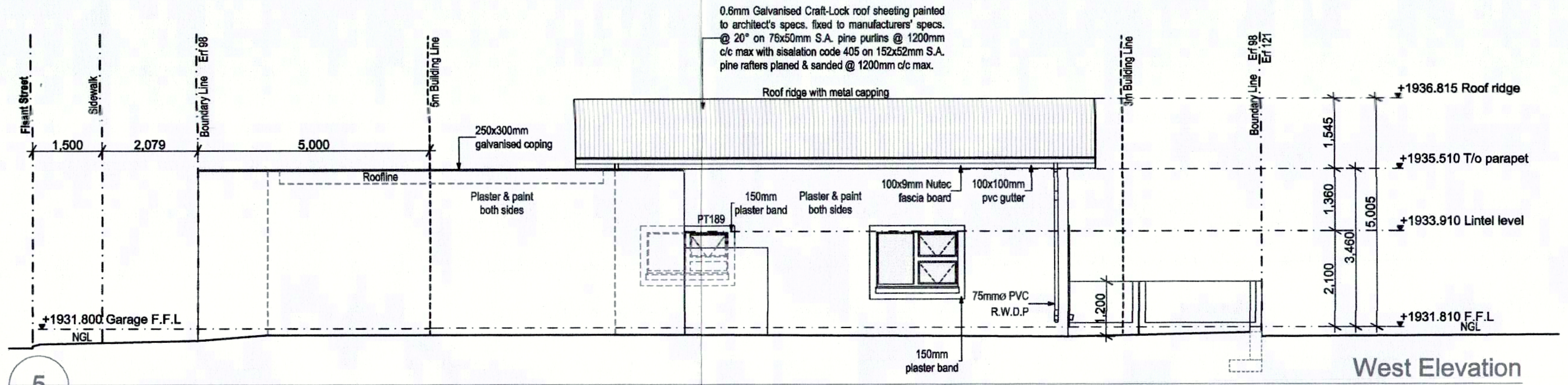
2 Section E-E (Dry yard wall)
Scale1:100



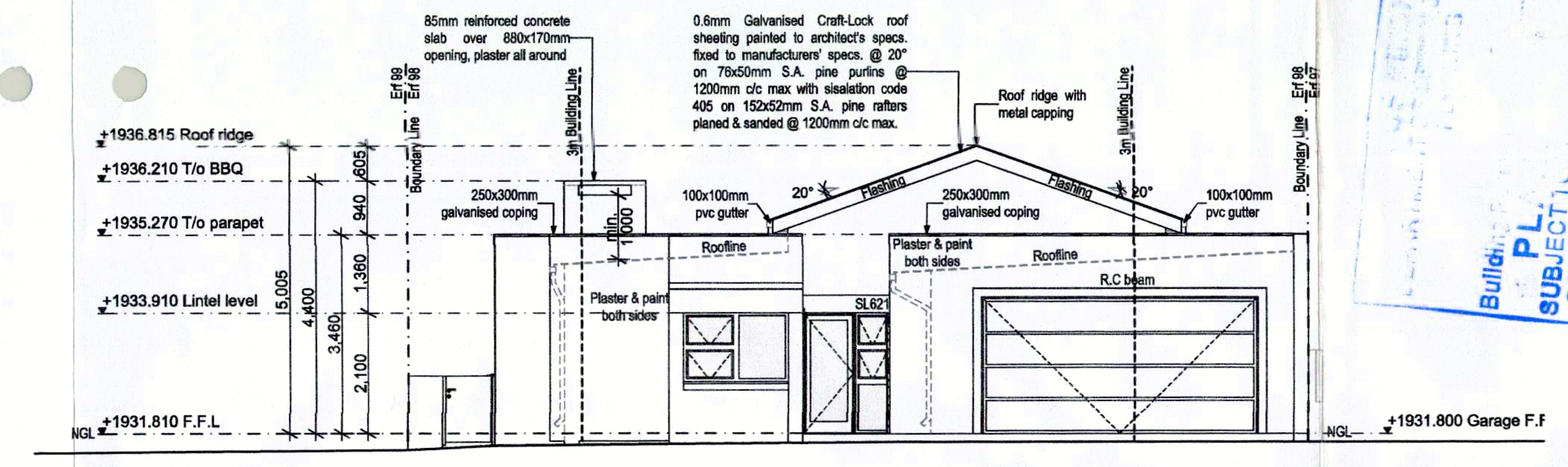
3 Detail-01
Scale1:20



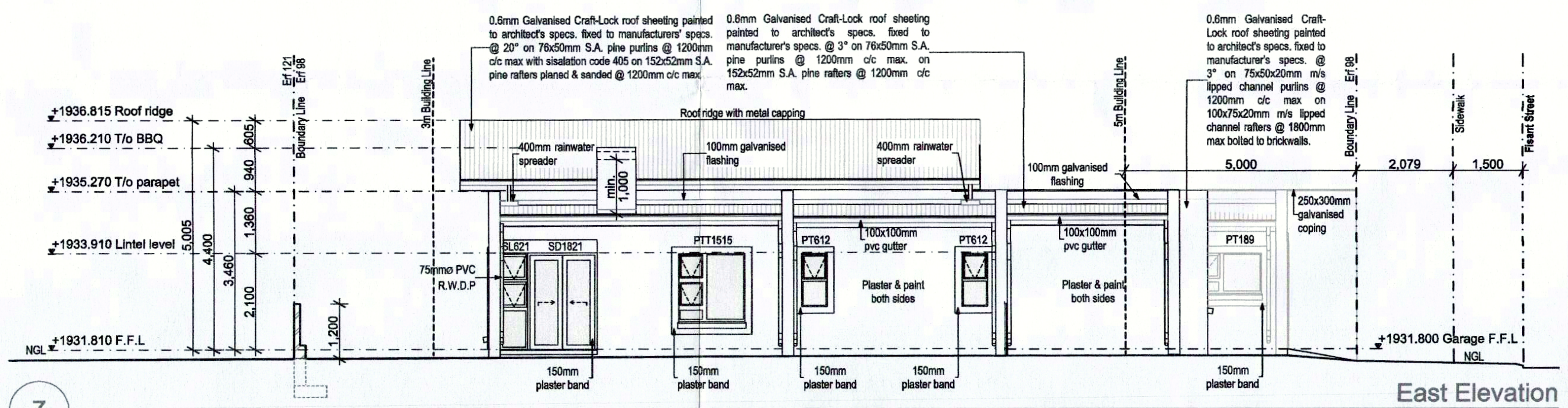
4 TYPICAL BOUNDARY WALL ELEVATION
Scale1:100


Sidewalk
Boundary Line
5m Building Line
3m Building Line
1,500
2,079
5,000
0.6mm Galvanised Craft-Lock roof sheeting painted to architect's specs. fixed to manufacturers' specs. @ 20° on 76x50mm S.A. pine purlins @ 1200mm c/c max with sisalation code 405 on 152x52mm S.A. pine rafters planed & sanded @ 1200mm c/c max.
Roof ridge with metal capping
250x300mm galvanised coping
Roofline
Plaster & paint both sides
PT189
150mm plaster band
Plaster & paint both sides
100x9mm Nutec fascia board
100x100mm pvc gutter
75mmø PVC R.W.D.P
200
150mm plaster band
+1936.815 Roof ridge
+1935.510 T/o parapet
+1933.910 Lintel level
+1931.810 F.F.L
+1931.800 Garage F.F.L
NGL
1,545
1,360
2,100
3,460
5,005

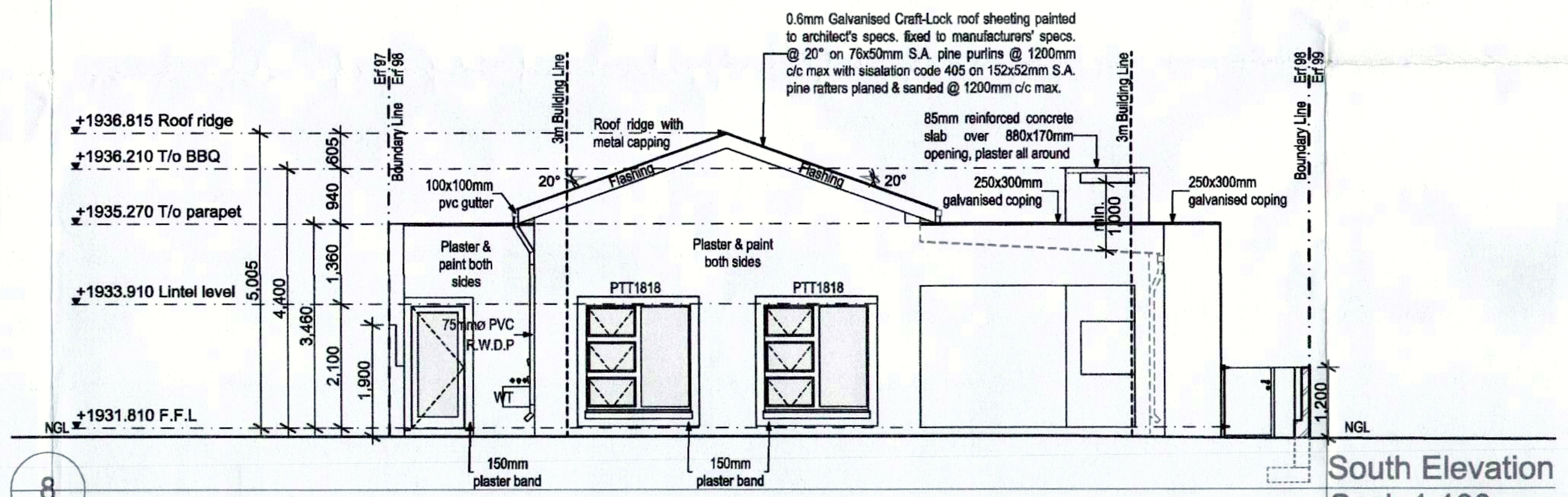
5 West Elevation
Scale1:100


85mm reinforced concrete slab over 880x170mm opening, plaster all around
0.6mm Galvanised Craft-Lock roof sheeting painted to architect's specs. fixed to manufacturers' specs. @ 20° on 76x50mm S.A. pine purlins @ 1200mm c/c max with sisalation code 405 on 152x52mm S.A. pine rafters planed & sanded @ 1200mm c/c max.
Roof ridge with metal capping
Boundary Line
3m Building Line
+1936.815 Roof ridge
+1936.210 T/o BBQ
+1935.270 T/o parapet
+1933.910 Lintel level
+1931.810 F.F.L
+1931.800 Garage F.F
NGL
605
940
1,360
2,100
3,460
4,400
5,005
min. 1000
250x300mm galvanised coping
100x100mm pvc gutter
20°
Flashing
Roofline
Plaster & paint both sides
R.C beam
SL621

6 North Elevation
Scale1:100


0.6mm Galvanised Craft-Lock roof sheeting painted to architect's specs. fixed to manufacturers' specs. @ 20° on 76x50mm S.A. pine purlins @ 1200mm c/c max with sisalation code 405 on 152x52mm S.A. pine rafters planed & sanded @ 1200mm c/c max.
0.6mm Galvanised Craft-Lock roof sheeting painted to architect's specs. fixed to manufacturer's specs. @ 3° on 76x50mm S.A. pine purlins @ 1200mm c/c max. on 152x52mm S.A. pine rafters @ 1200mm c/c max.
0.6mm Galvanised Craft-Lock roof sheeting painted to architect's specs. fixed to manufacturer's specs. @ 3° on 75x50x20mm m/s lipped channel purlins @ 1200mm c/c max on 100x75x20mm m/s lipped channel rafters @ 1800mm max bolted to brickwalls.
Roof ridge with metal capping
+1936.815 Roof ridge
+1936.210 T/o BBQ
+1935.270 T/o parapet
+1933.910 Lintel level
+1931.810 F.F.L
+1931.800 Garage F.F.L
NGL
Boundary Line
3m Building Line
5m Building Line
Sidewalk
5,000
2,079
1,500
400mm rainwater spreader
100mm galvanised flashing
min. 1,000
100x100mm pvc gutter
250x300mm galvanised coping
SL621
SD1821
PTT1515
PT612
PT189
75mmø PVC R.W.D.P
Plaster & paint both sides
150mm plaster band
1,200
605
940
1,360
2,100
3,460
4,400
5,005

7 East Elevation
Scale1:100


0.6mm Galvanised Craft-Lock roof sheeting painted to architect's specs. fixed to manufacturers' specs. @ 20° on 76x50mm S.A. pine purlins @ 1200mm c/c max with sisalation code 405 on 152x52mm S.A. pine rafters planed & sanded @ 1200mm c/c max.
85mm reinforced concrete slab over 880x170mm opening, plaster all around
Roof ridge with metal capping
+1936.815 Roof ridge
+1936.210 T/o BBQ
+1935.270 T/o parapet
+1933.910 Lintel level
+1931.810 F.F.L
NGL
Boundary Line
3m Building Line
100x100mm pvc gutter
20°
Flashing
250x300mm galvanised coping
Plaster & paint both sides
PTT1818
75mmø PVC R.W.D.P
150mm plaster band

8 South Elevation
Scale1:100

General Notes

ALL DRAWINGS AND DIMENSIONS MUST BE CORRELATED BEFORE ANY MATERIALS ARE ORDERED OR BUILDING WORK COMMENCES.

ANY DIFFERENCES MUST BE BROUGHT UNDER THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

ALL NOTES & SPECS ARE TO BE REFERED TO THE MODEL OF PREAMBLES FOR TRADES, UNLESS OTHERWISE SPECIFIED.

ALL APPROVAL REQUIREMENTS IN NOTES AND SPECS WILL BE TO WRITTEN APPROVAL BY THE ARCHITECT.

ALL CALVANIZED COMPONENTS MUST BE PROPERLY CLEANED BEFORE ERRECTED ON SITE.

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NOMINAL GLASS THICKNESS:	MAXIMUN SIZE OF PANE:
3mm	0.75 sq.m.
4mm	1.5 sq.m.
5mm	2.1 sq.m.
6.38mm	3.2 sq.m.

General Notes :
1. Soffit cement plaster mix (sand / cement)= 3:1
2. Wall plaster mix (sand / cement) = 5:1

Revisions :

Rev No. :	Date :	Description :	Drawn :

AREAS

ERF	356.5m²
DWELLING	119.1m²
PORTICO	11.3m²
GARAGE	48.7m²
TOTAL	179.1m²
ALLOWABLE COVERAGE	50%
ACTUAL COVERAGE	50%

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E-mail: fct@finkensteinmv.com

PROJECT TITLE:
FINKENSTEIN
MANOR

[redacted]

ERF NUMBER: [redacted]
[redacted]
[redacted]

DRAWINGS:
MUNICIPAL DRAWINGS
Sections & Elevations

DRAWN: H.A	STAGE : M	CHECKED: E.K	REV M0
SCALE: AS SHOWN	SIZE: A1	[redacted]	
PROJECT NUMBER : W10-020		[redacted]	

CITY OF WINDHOEK
Department of Urban & Transport Planning
23 APR 2019
875/2019
BUILDING CONTROL

CITY OF WINDHOEK
DEPARTMENT OF URBAN & TRANSPORT PLANNING
Building Permit No. 875/2019
PLANS APPROVED
SUBJECT TO THE SPECIAL CONDITIONS CONTAINED IN THE BUILDING PERMIT
WINDHOEK 22/08/2019
Manager: Building Control

Building
PL
SUBJECT
CONTAINED
WINDHOEK
Man

[redacted]

[redacted]