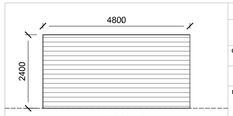
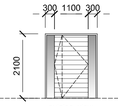


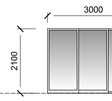
door #	D1
quantity	1 off
area	
notes:	

frame	n/a
doorleaf	Aluminium (horizontal fluted) sectional overhead door, installed in strict accordance with manufacturers specifications
glass	n/a
ironmongery	As supplied by manufacturer.(optional)Provide electronic garage door opener, installed as per manufacturers specifications
finish	aluminium: colour - see external colours



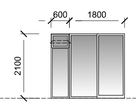
door #	D2
quantity	1 off
area	1,04m²
notes:	SEE XA DOCUMENT

frame	Purpose made galv steel frame as per manufacturers specifications
doorleaf	purpose made hardwood door with with horisontal grooves 5mm
glass	All glazing to comply with SANS 10400-N SAGGA & AAAMSA category A2 and fitted according to supplier specification type of glass:
ironmongery	as per Alum supplier - to client approval
finish	aluminium: colour - see external colours



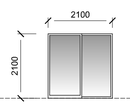
door #	D3
quantity	1 off
area	6,3m²
notes:	SEE XA DOCUMENT

frame	Purpose made alum S/L door All to comply with AAAMSA A2
doorleaf	purpose made alum frame, stiles, top & bottom rails with single glass panel. all to comply with AAAMSA cat . A2
glass	All glazing to comply with SANS 10400-N SAGGA & AAAMSA category A2 and fitted according to supplier specification type of glass:
ironmongery	as per Alum supplier - to client approval
finish	aluminium: colour - see external colours



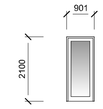
door #	D4
quantity	1 off
area	5,04m²
notes:	SEE XA DOCUMENT

frame	Purpose made alum S/L door with sidelight All to comply with AAAMSA A2
doorleaf	purpose made alum frame, stiles, top & bottom rails with single glass panel. all to comply with AAAMSA cat . A2
glass	All glazing to comply with SANS 10400-N SAGGA & AAAMSA category A2 and fitted according to supplier specification type of glass:
ironmongery	as per Alum supplier - to client approval
finish	aluminium: colour - see external colours



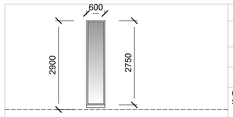
door #	D5
quantity	2 off
area	4,4m²
notes:	SEE XA DOCUMENT

frame	Purpose made alum S/L door All to comply with AAAMSA A2
doorleaf	purpose made alum frame, stiles, top & bottom rails with single glass panel. all to comply with AAAMSA cat . A2
glass	All glazing to comply with SANS 10400-N SAGGA & AAAMSA category A2 and fitted according to supplier specification type of glass:
ironmongery	as per Alum supplier - to client approval
finish	aluminium: colour - see external colours



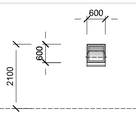
door #	D6
quantity	1 off
area	1,89m²
notes:	SEE XA DOCUMENT

frame	Purpose made alum outward opening door with cill. All to comply with AAAMSA A2
doorleaf	purpose made alum frame, stiles, top & bottom rails with single glass panel. all to comply with AAAMSA cat . A2
glass	All glazing to comply with SANS 10400-N SAGGA & AAAMSA category A2 and fitted according to supplier specification type of glass: sandblasted finish
ironmongery	as per Alum supplier - to client approval
finish	aluminium: colour - see external colours



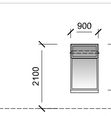
window #	W1
quantity	1 off
area	1,65m²
notes:	SEE XA DOCUMENT

frame	Purpose made solid alum window to manufacturers specifications. All to comply with AAAMSA A2
leaf	purpose made alum frame, as per manufacturers specifications. all to comply with AAAMSA cat . A2
glass	All glazing to comply with SANS 10400-N SAGGA & AAAMSA category A2 and fitted according to supplier specification type of glass:
ironmongery	as per Alum supplier - to client approval
finish	aluminium: colour - see external colours



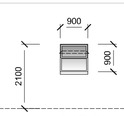
window #	W2
quantity	6 off
area	0,36m²
notes:	SEE XA DOCUMENT

frame	Purpose made alum tophang window to manufacturers specifications. All to comply with AAAMSA A2
leaf	purpose made alum frame, as per manufacturers specifications. all to comply with AAAMSA cat . A2
glass	All glazing to comply with SANS 10400-N SAGGA & AAAMSA category A2 and fitted according to supplier specification type of glass:
ironmongery	as per Alum supplier - to client approval
finish	aluminium: colour - see external colours



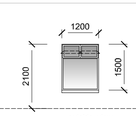
window #	W3
quantity	3 off
area	1,35m²
notes:	SEE XA DOCUMENT

frame	Purpose made alum tophang window to manufacturers specifications. All to comply with AAAMSA A2
leaf	purpose made alum frame, as per manufacturers specifications. all to comply with AAAMSA cat . A2
glass	All glazing to comply with SANS 10400-N SAGGA & AAAMSA category A2 and fitted according to supplier specification type of glass:
ironmongery	as per Alum supplier - to client approval
finish	aluminium: colour - see external colours



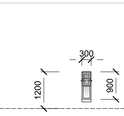
window #	W4
quantity	8 off
area	,81m²
notes:	SEE XA DOCUMENT

frame	Purpose made alum tophang window to manufacturers specifications. All to comply with AAAMSA A2
leaf	purpose made alum frame, as per manufacturers specifications. all to comply with AAAMSA cat . A2
glass	All glazing to comply with SANS 10400-N SAGGA & AAAMSA category A2 and fitted according to supplier specification type of glass:
ironmongery	as per Alum supplier - to client approval
finish	aluminium: colour - see external colours



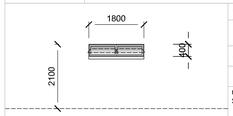
window #	W5
quantity	1 off
area	1,8m²
notes:	SEE XA DOCUMENT

frame	Purpose made alum tophang window to manufacturers specifications. All to comply with AAAMSA A2
leaf	purpose made alum frame, as per manufacturers specifications. all to comply with AAAMSA cat . A2
glass	All glazing to comply with SANS 10400-N SAGGA & AAAMSA category A2 and fitted according to supplier specification type of glass:
ironmongery	as per Alum supplier - to client approval
finish	aluminium: colour - see external colours



window #	W6
quantity	1 off
area	0,18m²
notes:	SEE XA DOCUMENT

frame	Purpose made alum tophang window to manufacturers specifications. All to comply with AAAMSA A2
leaf	purpose made alum frame, as per manufacturers specifications. all to comply with AAAMSA cat . A2
glass	All glazing to comply with SANS 10400-N SAGGA & AAAMSA category A2 and fitted according to supplier specification type of glass:
ironmongery	as per Alum supplier - to client approval
finish	aluminium: colour - see external colours

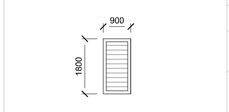


window #	W7
quantity	1 off
area	1,8m²
notes:	SEE XA DOCUMENT

frame	Purpose made alum tophang window to manufacturers specifications. All to comply with AAAMSA A2
leaf	purpose made alum frame, as per manufacturers specifications. all to comply with AAAMSA cat . A2
glass	All glazing to comply with SANS 10400-N SAGGA & AAAMSA category A2 and fitted according to supplier specification type of glass:
ironmongery	as per Alum supplier - to client approval
finish	aluminium: colour - see external colours

DEVELOPER TO ENSURE THAT THE GLASS IS INSTALLED ACCORDING TO XA DOCUMENTATION

Glass notes :
Thickness of ordinary glass in a vertical position:
3mm max pane size - 0.75m²
4mm max pane size - 1.00m²
5mm max pane size - 2.10m²
6mm max pane size - 3.20m²
All safety glass panels bigger than 1m² and lower than 500mm from the fill to comply with Part N of NBR
Glass types as per attached A4 calculations to comply with SANS 2048, SANS 10400-XA
All bathrooms must receive obscure glass.



GATE #	
SLATTED GATE	
quantity	2 off
notes:	

frame	Solid Alum. slatted gate to manufacturers detail
doorleaf	purpose made solid alum slatted gate
glass	n/a
ironmongery	As supplied by manufacturer. gate to have self closer
finish	aluminium: colour - to match windows & doors

CONSTRUCTION NOTES :
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL BUILDING ACT AND SANS 10400.
NO DIMENSION TO BE SCALED FROM THESE DRAWINGS. ALL TIMBER SIZES AND GRADES TO BE VERIFIED AND APPROVED BY SUPPLIER'S ENGINEER.

ORIENTATION TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS-10400-XA (4.4.1).

FOUNDATIONS: TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-A & H.
The foundation depths shall be 300mm min. below natural ground level from the top of the foundation & have a minimum compressive strength of 10MPa, & to be 400mm min. wide & 200mm min. thick for non load-bearing walls and to project a min. of 200mm past brickwork / columns.

WALL DAMP PROVING : TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-K (4.5.3).
375 Micron DPC to all walls, vertical DPC to all doors, window cills and heads. No horizontal damp-proof course shall be installed less than 150mm above the level of the adjacent finished ground.

FILLING:
Fill material shall be compacted in 150mm layers to 100% Proctor Compaction. Only material from excavations, free from all grass roots & other deleterious material shall be used for the grading of open areas or be otherwise disposed of as directed by the Representative/Agent. Filling shall be of approved clean earth in layers not exceeding 150mm in depth, well watered, rammed & thoroughly consolidated to at least a density of 90% Modified AASHTO (American Associations of State Highway and Transportation Officials), which will be verified by the Representative/Agent having it tested. All filling material shall be approved beforehand by the representative/Agent prior to placement. A 50kg sample of the proposed fill is required for this purpose & fourteen days must be allowed for initial sample testing. Before filling is placed the virgin soil shall be scarified and compacted to at least 90% Modified AASHTO. Each layer of fill must be tested and approved by the Representative/Agent before the next layer is placed & compacted.

FLOOR CONSTRUCTION : TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-J.
Floor finish on 20mm cement screed on 85mm thick concrete slab on 250 micron "DPM" (DPM membranes shall be turned up around the perimeter of the floors by at least the thickness of the floor and be provided with an overlap of 200mm at joints) on well compacted clean earth filling in layers not exceeding 150mm thick. An approved mechanical compactor is to be used to compact to min. 98% MOD. AASHTO.
compacted filling shall not contain more than 10% rock or hard fragments of material retained on a sieve of nominal aperture size 50mm. No floor slab to be supported on foundation walls. DPC to be 150mm min. above NGL. Concrete to be 10MPa min. Expansion joints to be provided on floors every 3000mm in both directions. Perimeter Insulation to be provided to conc. floor slab on ground (R-Value: 1.0) To be in accordance with the requirements of SANS-10400XA (4.4.2) & SANS-204 (4.3.2)

WALL CONSTRUCTION:TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-K.
EXTERNAL WALLS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-XA (4.4.3).
Walls to be 3.5MPa min. 'Brickforce' to be provided after every fourth brick course and to every second course above all openings. 30mm Thick 'ISOBOARD' fixed to inner brick skin of cavity walls with cavity ties @600mm c/c as per manu. specifications (U-Value: 0.69 W/m²K).

Cavity walls shall be built with two half brick thicknesses of brickwork in stretcher bond with 50mm cavity between & the two thicknesses tied together with 200mm long metal wall ties evenly spaced @9 ties/m² of face area. Sloping banks shall be of such gradient as will maintain the stability of the ground above & shall be neatly trimmed. For purposes of landscaping & the planting of grass the gradient must not exceed 30° to the horizontal. Max height of parapet walls to be 500mm. Movement joints to be filled with approved bitumen-impregnated softboard or expanded polystyrene strip unless otherwise specified.

All cavity walls shall be clear of mortar droppings. Foundation walls to be 1500mm (h) max. Weepholes to be provided @690mm min. c/c as per 'SANS-10400'.
The values given in respect of solid units may be used for corresponding walls of hollow unit construction provided that the following reinforcement is provided:
a) truss-type 'Brickforce' that has main wires of not less than 3.55mm diameter built into courses at vertical centres of 400mm max. and
b) two 5.6mm diameter rods in each leaf of walls in the bed joint immediately above window level.

BEAMFILL: Shall be built up in brick & mortar as used in the walls below, cut in between roof timbers & carried hard up to underside of roof covering & chalked up with mortar.

MORTAR MIX: 4 Parts sand & 1 part cement.

BEDDING & POINTING:
All door, window & similar frames shall be bedded & pointed in 3:1 cement mortar. All wall & floor plates shall be set true & level & bedded in 6:1 cement mortar.

PLASTER : Smooth cement plaster finish consisting of 5:1 Sand : Lime and 10% cement to all plastered walls.

LINTELS: TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-K (4.2.9.3 & B.3)
Provide (2x) 101x70mm Prefabricated lintels over all openings exceeding 600mm in width (laid to manufacturers specifications. 'STRESSO' Precast lintels to be used for all openings exceeding 3000mm with 6 courses of brickwork above. Each brick course to receive Brickforce.

WINDOWS: FENESTRATION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-XA (4.4.4).
Windows, if not specified on drawings, to be timber as supplied by 'SWARTLAND' or equal approved on variation order.

GLAZING:TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-N.
All glazing material & fixing methods to be in accordance with the national building regulations, 6mm Safety glazing in all glazed panels exceeding 1m² or lower than 600mm above FFL. Thickness of glazing subject to wind load to be in accordance with SABS-10137. Obscure glass to be installed in bathrooms and toilets. All laminated safety glass shall carry the Manufacturer's warranty against all manufacturing defects and discoloration for a minimum period of 5 years. A stencil mark is to appear in a prominent place on all types of safety glass.

ROOF CONSTRUCTION (STANDARD NOTE): ROOF ASSEMBLY SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-L,T & XA (4.4.5).
All structural timber to be Grade-5 minimum (to be verified on site). The contractor guarantees that the roofs will be waterproof and indemnifies "THE CLIENT" against any damage to the building or its contents caused by a faulty roof for a period of one year.

ROOF CONSTRUCTION:
ROOF ASSEMBLY SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-L,T & XA (4.4.5).
(SEEN NOTES)
CEILINGS:TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-L & T, AND SANS-204
6,4mm Thick skimmed 'Rhinoboard' fixed to underside of 38x38mm SAP brandering @450mm c/c max, complete with 76mm coved cornice, 100mm Min. thick 'foafmem' thermal Insulation material (r-value = 2.2 m².k/w).(Sasol-1 fire Index rating) to be firmly positioned between the trusses & above the brandering & between roof timbers. Installation strictly in accordance with the manu's detail & spec's.
CONSTRUCTION NOTES :

HOT WATER INSTALLATION: TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-XA (4.1) AND SANS 204-1 (4.5)
SABS approved 150L 'KWIKSOL Panel-Sol-2' solar collector panel connected to the electrical geyser all as per manufacturers specifications.

STEPS (Finished Step Sizes): Treads = 250mm min. & risers = 200mm max.

MEASUREMENT OF ROCK EXCAVATIONS IN DRAIN TRENCHES:
Where trenches for drainage pipes are included in the descriptions of the pipe or group of pipes & are excavated in hard and/or soft rock, in measuring the volume of "extra over" based on excavations in earth, the following shall apply:
Trenches not exceeding 1000mm deep shall be taken of such width as to provide a clearance of 300mm on each side of the pipe or group of pipes.
The width of the trench shall be increased by 100mm for each successive depth of 1000mm to a maximum width which provides a clearance of 500mm on each side of pipe or group of pipes. In calculating any adjustment, these widths shall not be exceeded under any circumstances.

Approved backfilling shall be carefully placed around the pipes to a height of 300mm above top of pipes, watered & lightly rammed on either side & filled in above this level with similar filling, watered & well rammed in layers not exceeding 300mm in depth & thoroughly consolidated to finished ground level. Backfilling to sides of gullies, chambers, etc, as required shall be as above.

If & when plastic drain pipes are approved for use by the Director: Civil Engineering Services, all backfilling to a depth of 300mm above the top of pipes shall be free of stone or other hard particles larger than will pass a mesh of 10mm in the clear. If the material from the excavations is found to be unsuitable as backfilling for drainage trenches & inspection chambers, etc, written approval must first be obtained from the Representative/Agent to use Imported fill.

PROTECTION AGAINST LIGHTNING:
Buildings specified to be provided with lightling protection shall have a system installed as described hereunder which shall be in accordance with the latest revision of the SABS Code of Practice-03 & must comply with the performance requirements laid down therein. Earthing electrodes must consist of either extensible copper clad steel rods not less than 12mmØ driven into the ground or of 50mm² (35mm² for domestic dwellings) bare copper conductor buried in a trench or a combination thereof.

Storm-water drains shall be accurately laid to the lines & gradients shown on drawings with pipes of the diameters shown. Socketed pipes shall be closely fitted together. Joints are to be filled with semi-dry mortar composed of not more than 2 parts fine washed sand & 1 part cement, well caulked in with a steel tool, all as laid down in SABS Code of Practice 058, but without gaskets & fillets. Where loose collars are used, ends of pipes shall be butted together in stiff 2:1 cement mortar with space between pipes & collars filled with similar mortar & well caulked. All bends, junctions, etc, for pipes up to & including 150mmØ shall be of vitrified clay as for soil & wastewater drains, including cement mortar jointing, but joints shall be without gaskets & fillets. Where one or more of the pipes are over 150mmØ, the bends & junctions shall be made with junction boxes as described in Clause 16.19.

DRAIN LAYING / DRAINAGE : TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-P (4.22.2).
110mmØ uPVC soil pipes @ 1:60 fall below ground. 40mmØ uPVC waste pipes.
Drains of different diameters shall be laid at such levels as will provide for the top of the pipe bores all being at the same level where the drains enter or leave chambers, catch pits & junction boxes & for the invert of the largest diameter drain being at bottom of the chamber, pit or box. Where rail-water pipes connect to drains, drain pipes shall be brought up to ground level, or to the level required with the necessary bends. Where pipes pass through foundation & similar walls, openings shall be formed in the walls for passage of the pipes.

Pipes shall be built into walls of chambers, catch pits, etc, in 2:1 cement mortar. Drains passing underneath buildings are to be of cast iron. All vertical bends shall be bedded on and encased in Class-C concrete, from bottom of trench up to ground level. The concrete shall be not less than 100mm thick at any part. Where cast iron pipes connect to clay pipes, the concrete casing shall be taken to not less than 75mm above the connections.

GULLIES: Gullies shall be provided to drains where indicated on drawings, each formed with 100mmØ vitrified clay gully trap with gully head carried up to not less than 40mm above finished ground level & provided with 50mmØ vertical and/or side inlets as required. Pit head with 150mmØ cast iron gully grating, laid loose in the socket. The trap, vertical pipe & head shall be bedded on and encased in Class-C concrete, not less than 100mm thick at any part & finished where exposed with 2:1 cement mortar, troweled smooth, flush with top of gully head & splayed on edges.

WASH HAND BASINS:
Wash hand basins shall be of the bracket type with back skirting of white glazed fireclay or vitreous china complying with the requirements of SABS-497 having weir type overflow & fitted with chromium plated grid or slot type overflow. Basins shall be 558x406mm, each fitted with an approved 32mm chromium plated bottle type chromium plated brass waste fitting with screwed outlet complete with vulcanite or rubber plug attached to basin with chromium plated chain, two 15mm chromium plated brass, easy clean pattern, screw down pillar taps where hot & cold water is supplied to basin, 2 Tap hole basins fitted with 1 tap only shall be plugged with stopper button in unused tapholes. Basins in ablutions are to be fitted with approved chromium plated brass bodied taps with built-in flow controllers. Basins shall be fixed on approved white enamelled cast iron brackets, fixed to walls with M6 bolts, 120mm long, built into walls in 3:1 cement mortar. Basins in ranges shall be spaced approximately 75mm apart.

BOX-GUTTER SPECIFICATION : The box-gutter is to be formed out of a seamless single length aluminium sheet bent to shape as per Detail-F, Page-07. Top ends to be firmly built into the facade wall & the IBR roof trough side to be tucked in 150mm min. between the single length IBR roof sheeting & purlin rafters and securely fixed to timber.

STORMWATER: No storm water to discharge into sewer.

WATERPROOFING : At door, window & other openings the cavities shall be stopped 110mm back from jambs of openings with the inner thickness of brickwork returned & stopped against the outer thickness & not bonded to same. A 100mm wide strip of damp-proof sheeting shall be built into the joint formed between the return & the outer thickness. Each damp-proof strip shall be lapped at least 50mm on to the damp-proof course between the two wall thicknesses of sills & between the two wall thicknesses of lintels. Sills of windows shall be divided into external & internal thicknesses with strips of damp-proof sheeting as above, built in line with the damp-proof sheeting in jambs & extending 100mm beyond the jambs of openings. Cavities shall be stopped 1 course below & 1 course above & 110mm from sides of openings for air bricks & the like.

GEYSER & PIPING INSULATION: TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-XA (4.1) AND SANS 204-1 (4.5)
100mm Thick min. 'ISOTHERM' non-combustible, lightweight foil faced geyser blanket around the existing geyser/hot water cylinder, seal the edges with binding tape using 15x20mm Snap-on pipe insulation, insulate 2m of the incoming cold water pipe & all outgoing hot water pipes.

FLUES: Flues not lined with firebrick or similar material shall be parged with mortar & cored at completion. Firebrick linings to flues shall be half brick thick, built to fair face, bedded & jointed in approved fireclay or fire cement, flush pointed & properly cleaned out as the work proceeds.

FLOOR TILING: All tiling to adhere to SABS 0107-1969. Substrate suitably prepared for application of tiles.

GLAZED WALL TILING: Glazed tiles for wall tiling shall comply with the requirements of SABS-22 & shall be white, size 152x152mm & 6.5mm or 5mm thick. The tiles shall be fixed in accordance with SABS-0107 with horizontal & vertical joints continuous & shall have all joints rubbed in solid with neat white cement grout. Tiles shall be well soaked in water before fixing with cement mortar & thoroughly cleaned off after fixing. Walls shall be wall wetted before tiling is commenced. Tiling shall be returned into reveals of openings & on to window sills & shall be butted at internal angles & provided with mitred joints to external angles. All necessary cutting to tiles shall be properly performed.

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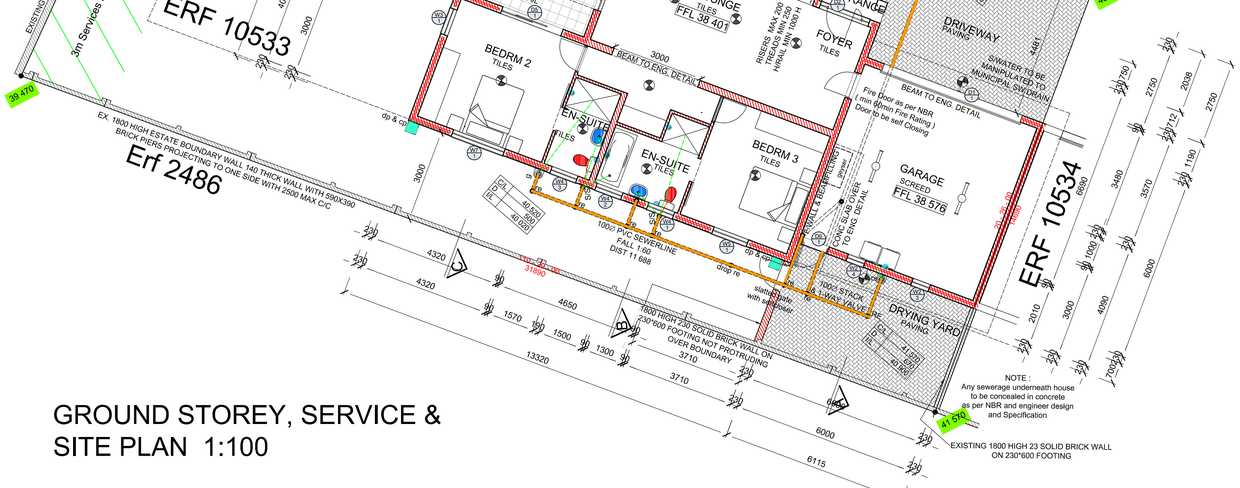
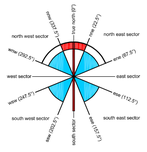
ACTS OF PARLIAMENT
All Contractors shall ensure that, before any work is put in hand, they comply with all the necessary Acts of Parliament of the Republic of South Africa.

FIRST STOREY
1:100 (TYPE B)



GROUND STOREY, SERVICE &
SITE PLAN 1:100



LIGHTFITTING CALCULATIONS- MAIN BUILDING

Ref	Type	Quantity	Power (W)	On Time (hrs/day)	Days Used (days/year)
1	LED Pendant Light	24	8	3.5	365
2	LED Ext wall light	12	8	1.5	365
3	LED Fluorescent light	3	40	3.0	365

ELECTRICAL LEGEND

Double (weather proof) plug point @ 1100mm. affl		Future AC Split unit (Remote Controlled)	f ac split
Double plug point 300mm affl		LED Recessed downlighter	
Double plug point 1100mm affl		LED Hanging Fluorescent Light	
TV double plug point (height to be confirmed)		LED Pendant Light	
Stove isolator 1 100 affl	S	LED Int Wall Light	
Single light switch 1100 affl		LED Striplight	
TV Point		LED Ext Wall Light	
SAT Dish Point		LED Flood Light	
Main Distribution board	MDB	Foot Light	
Telephone point 300mm affl		Pool Light	
Intercom point on wall. (1500mm high)		Garage Combination Light	
wifi Point	wifi	Prepaid meter	
wifi / ADSL / Fibre Router	data	Geyser Control Pad	

SANS 10252-1 WATER LEGEND

15mm (cw) 15mm (hw) 22 mm (cw)	
Riser pipe - hot / cold	
Dropper pipe - hot /cold	
Hot water	
Cold water	
Cold/Hot water mixer	
Solar Heater	
Water meter	
Stopcock	
Storage water heater (domestic type geyser)	
Gulley	
100mm Diam Single Stack	
Shower arm & Rose	
Gas Point	
Gas Geyser	
Gas Bottle	
Geyser Control Pad	

SCHEDULE OF AREAS

GROUND STOREY (gross)	106.55 m²
FIRST STOREY (gross)	116.96 m²
GARAGE	40.24 m²
COVERED AREAS	21.90 m²
TOTAL BUILDING AREA	285.65 m²
POOL	
WALLS	15.59 m
SITE AREA	394.38 m²
COVERAGE	42.77%
BULK	

NO SHADECLOTH CARPORTS
NO EXT BURGLAR BARS & NO EXT TRELLIDOORS/ GATES
SATELLITE DISHES AND TV AERIALS TO BE FITTED BELOW EAVES
A/C CONDENSERS MUST BE LOWER THAN 1200 AND NOT VISIBLE FROM THE STREET
LANDSCAPING MUST BE IN CONTEXT WITH THE WEST COAST ENVIRONMENT

EXTERNAL FINISHES

roof	clay tiles -charcoal
gutters	continuous alum - charcoal
fascias	fiber cement - charcoal
walls	smooth plastered-colour shade of gray
windows	epoxy - charcoal
doors	epoxy - charcoal
boundary walls	plaster and painted same colours shade of gray
paving	gray paver

BUILDING LINES

side building lines	as per SDP
rear building lines	as per SDP
front building lines	as per SDP

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7357

PROJECT
PROPOSED DWELLING
LEISURE VIEWS
J A DU PLOOY
ERF: 10 533
LANGEBAAN

TITLE
MUNICIPAL SUBMISSION

DESIGNER: Alex Ferreira PrSArch? 1857/91
OWNERS SIGNATURE: pp

DESIGN	ALEX	24 D18 10533.dwg printed on 19 Mar 2024 at 09:01x0	
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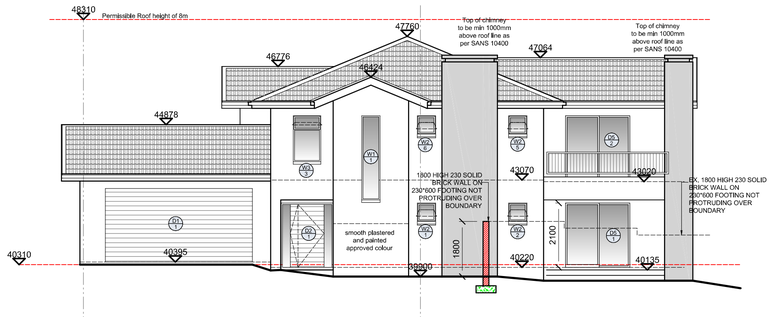
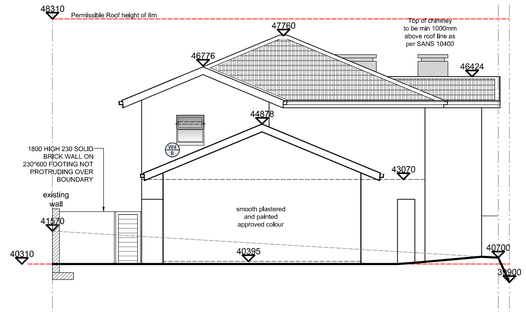
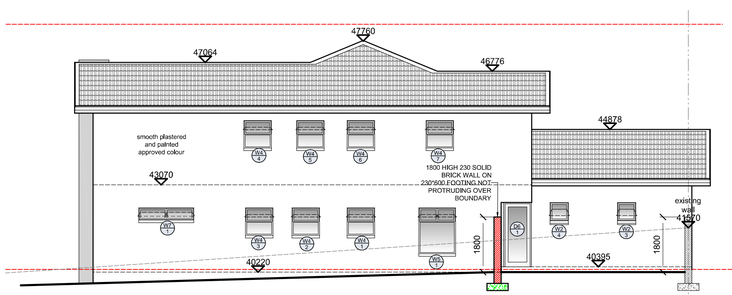
DATE	2023		



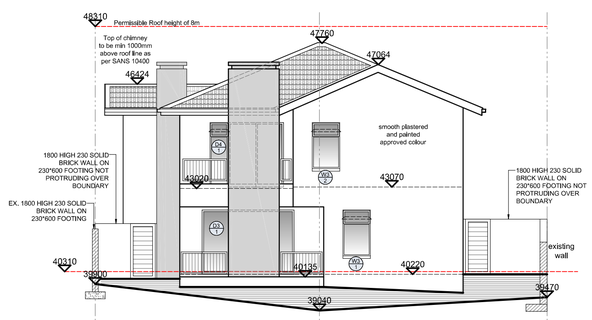
NORTH ELEVATION



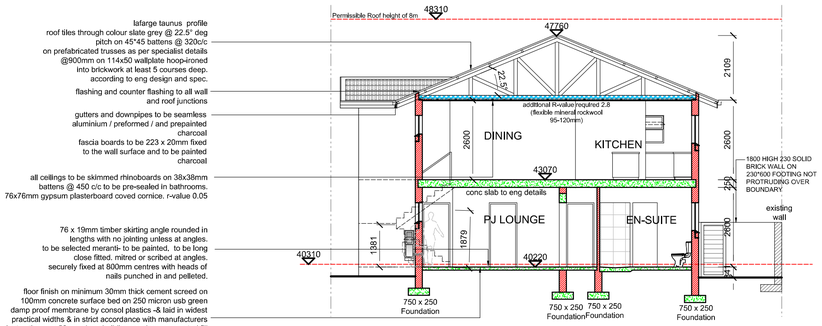
EAST ELEVATION



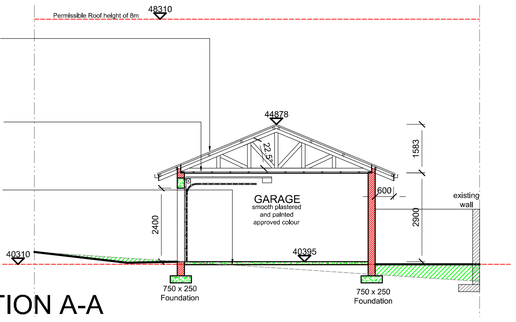
SOUTH ELEVATION



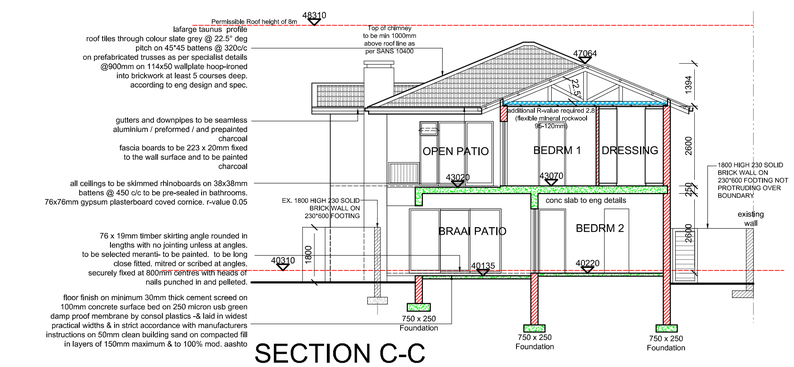
WEST ELEVATION



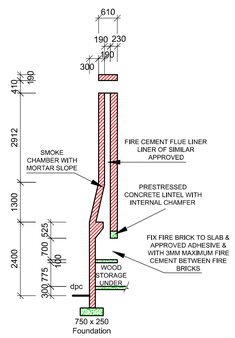
SECTION B-B



SECTION A-A



SECTION C-C



STANDARD CHIMNEY

WATER RETICULATION GENERAL NOTES
ALL PP-R PIPING OF DIAMETERS ø25 & ø20 TO BE PN12,5.

ALL OTHER PP-R PIPE SIZES TO BE PN10

PIPE SUPPORTS TO BE INSTALLED AS PER SERBCO PP-R TECHNICAL GUIDE.

EACH SYSTEM (HOT & COLD) HAS TO BE PRESSURE TESTED TO 10 BAR.

ALL HOT WATER PIPES (INCLUDING CIRCULATING WATER) TO BE INSULATED WITH LIGHT WEIGHT ELASTOMERIC NITRILE RUBBER, SIMILAR TO INSULFLEX. THE INSULATION MATERIAL TO BE OF THE TUBING TYPE, WITH A THERMAL CONDUCTIVITY VALUE OF 0,0374 W/mK @20°C.

NO HOLDERBATS OR SUPPORTS TO BE LESS THAN 500mm FROM A BEND TO ALLOW FOR EXPANSION.

SUPPORTS TO BE PLACED AT INTERVALS AS FOLLOWS.

	HORIZONTAL	VERTICAL
ø20	1300	1900
ø32	1900	2500
ø40	1900	2500
ø50	2500	2800
ø63	2500	2800

ALL INSULATION VALVES TO BE OF COBRA PERSPEX 1003/125 TYPE.

DOWNPIPES TO BE CHASED, ARE NOT SHOWN, SINGLE BRANCHING FROM DP'S IS ALLOWED IF:-
WHB BRANCH AND DOWNPIPE ARE 20mm
WC BRANCH AND DOWNPIPE ARE 32mm

EXPANSION LOOPS AND OFFSETS ARE NOT SHOWN BUT SHOULD BE ALLOWED FOR SHOULD THE FIXINGS NOT ALLOW FREE EXPANSION AND CONTRACTING.

ALL PPR PIPING INDICATED IS TO DRAW OFF POINTS ONLY.

TERMINATION DETAILS AND SANITARY FITTINGS WILL BE SPECIFIED UNDER THE SANITARY FITTING

THE TOTAL PLUMBING INSTALLATION TO BE DONE IN ACCORDANCE WITH PART R OF THE MODEL PREAMBLES FOR TRADES (1992 ADDITION)

ALL BRANCH-OFF CONNECTIONS TO WHB, SH, DW, WM, SINK, BATH WC TO BE 15mm

ALL HOT WATER (SUPPLY & CIRCULATION) EXPOSED ON ROOF SLAB TO BE COVERED WITH 0,5mm ALUM. CLADDING AND STRAPPED WITH STAINLESS STEEL STRAPPING @500 C/C

ALL EDGE TO OVERLAP WITH MIN 30 mm OVERLAP.

COMPLETE WATER RETICULATION SYSTEM TO BE DONE BY A REGISTERED PLUMBER.

COMPLETE WATER RETICULATION SYSTEM TO BE DONE IN ACCORDANCE WITH SANS 10252-1.

PLUMBER TO ISSUE CERTIFICATE OF COMPLIANCE.

IF ANY DISCREPANCIES &/OR ANY PROBLEMS OCCUR THE ARCHITECT'S OFFICE MUST BE INFORMED.
THE ARCHITECT/CLIENT CANNOT BE HELD RESPONSIBLE IF DISCREPANCIES OR UNCLEAR INFORMATION HAS NOT BEEN COMMUNICATED PRIOR TO INSTALLATION.

SEWER & STORMWATER GENERAL NOTES:
The drainage system must be designed and installed in accordance with the requirements of SANS 10400 and SANS 10252 part 2

All pipe work to be HDPE material to Class 4 with butt,electro-welded joints.

Rodding eyes to be provided @25m spacing.

Expansion sockets to be provided @ max 6m for horizontal pipe work and for vertical pipe work at each floor 150mm affl.

All drainage and vented pipes to be inspected prior to commissioning accordance with SANS 10400.

All junctions and bends under the slab to be 45º.

All drainage pipe falls to be min 1:100 unless otherwise indicated

All reducers to be eccentric reducers where applicable,

All sanitary fixtures must discharge (be provided with) a trap into waste pipe with a water seal not less than 50 mm in depth.
Complete storm water and sewer layout including levels and positions to be checked prior to installation to avoid any clearance or headheight issues that might arise.
the Architect /client cannot be held responsible if discrepancies or unclear information has not been communicated prior to installation.
new storm water and sewer connections to manholes & existing/new underground pipe work strictly to engineers specifications and details.

All storm water and sewer pipe work connections and installations to be guaranteed by a registered plumber and completion certificate by registered plumber.

CONSTRUCTION NOTES :
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL BUILDING ACT AND SANS 10400,
NO DIMENSION TO BE SCALED FROM THESE DRAWINGS. ALL TIMBER SIZES AND GRADES TO BE VERIFIED AND APPROVED BY SUPPLIER'S ENGINEER.

ORIENTATION TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS-10400-XA (4.4.1).

FOUNDATIONS: TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-G & H.
The foundation depths shall be 300mm min. below natural ground level from the top of the foundation & have a minimum compressive strength of 10MPa. & to be 400mm min. wide & 200mm min. thick for non load-bearing walls and to project a min. of 200mm past brickwork / columns.

WALL DAMP PROVING : TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-H (4.5.3).
375 Micron DPC to all walls, vertical DPC to all doors, window cills and heads. No horizontal damp-proof course shall be installed less than 150mm above the level of the adjacent finished ground.

FILLING:
Fill material shall be compacted in 150mm layers to 100% Proctor Compaction. Only material from excavations, free from all grass roots & other deleterious material shall be used for the grading of open areas or be otherwise disposed of as directed by the Representative/Agent. Filling shall be of approved clean earth in layers not exceeding 150mm in depth, well watered, rammed & thoroughly consolidated to at least a density of 90% Modified AASHTO (American Associations of State Highway and Transportation Officials), which will be verified by the Representative/Agent having it tested. All filling material shall be approved beforehand by the representative/Agent prior to placement. A 60kg sample of the proposed fill is required for this purpose & fourteen days must be allowed for initial sample testing. Before filling is placed the virgin soil shall be scarified and compacted to at least 90% Modified AASHTO. Each layer of fill must be tested and approved by the Representative/Agent before the next layer is placed & compacted.

FLOOR CONSTRUCTION : TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-J.
Floor finish on 20mm cement screed on 85mm thick concrete slab on 250 micron "DPM" DPM membranes shall be turned up around the perimeter of the floors by at least the thickness of the floor and be provided with an overlap of 200mm at joints) on well compacted clean earth filling in layers not exceeding 150mm thick. An approved mechanical compactor is to be used to compact to min. 98% MOD. AASHTO.
compacted filling shall not contain more than 10% rock or hard fragments of material retained on a sieve of nominal aperture size 50mm. No floor slab to be supported on foundation walls. DPC to be 150mm min. above NGL. Concrete to be 10MPa min. Expansion joints to be provided on floors every 3000mm in both directions. Perimeter Insulation to be provided to conc. floor slab on ground (R-Value: 1.0) To be in accordance with the requirements of SANS-10400XA (4.4.2) & SANS-204 (4.3.2)

WALL CONSTRUCTION:TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-K
EXTERNAL WALLS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-XA (4.4.3).
Walls to be 3.5MPa min. 'Brickforce' to be provided after every fourth brick course and to every second course above all openings. 30mm Thick 'ISOBOARD' fixed to inner brick skin of cavity walls with cavity ties @600mm c/c as per manu. specifications (U-Value; 0,69 Wm²K).

Cavity walls shall be built with two half brick thicknesses of brickwork in stretcher bond with 50mm cavity between & the two thicknesses tied together with 200mm long metal wall ties evenly spaced @9 ties/m² of face area. Sloping banks shall be of such gradient as will maintain the stability of the ground above & shall be neatly trimmed. For purposes of landscaping & the planting of grass the gradient must not exceed 30° to the horizontal. Max height of parapet walls to be 500mm. Movement joints to be filled in with approved bitumen impregnated softboard or expanded polyethylene strip unless otherwise specified.

All cavity walls shall be clear of mortar droppings. Foundation walls to be 1500mm (h) max. Weepholes to be provided @600mm min. c/c as per 'SANS-10400'. The values given in respect of solid units may be used for corresponding walls of hollow unit construction provided that the following reinforcement is provided:
a) truss-type 'Brickforce' that has main wires of not less than 3.55mm diameter built into courses at vertical centres of 400mm max, and
b) two 5.6mm diameter rods in each leaf of walls in the bed joint immediately above window level.

BEAMFILL: Shall be built up in brick & mortar as used in the walls below, cut in between roof timbers & carried hard up to u/side of roof covering & chalked up with mortar.

MORTAR MIX: 4 Parts sand & 1 part cement.

BEDDING & POINTING:
All door, window & similar frames shall be bedded & pointed in 3:1 cement mortar. All wall & floor plates shall be set true & level& bedded in 6:1 cement mortar.

PLASTER : Smooth cement plaster finish consisting of 5:1 Sand : Lime and 10% cement to all plastered walls.

LINTELS: TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-K (4.2.9.3 & B.3)
Provide (2x) 101x70mm Prefabricated lintels over all openings exceeding 600mm in width laid to manufacturers specifications. 'STRESSO' Precast lintels to be used for all openings exceeding 3000mm with 6 courses of brickwork above. Each brick course to receive Brickforce.

WINDOWS: FENESTRATION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-XA (4.4.4).
Windows, if not specified on drawings, to be timber as supplied by 'SWARTLAND' or equal approved on variation order.

GLAZING:TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-N,
All glazing material & fixing methods to be in accordance with the national building regulations. 6mm Safety glazing in all glazed panels exceeding 1m² or lower than 600mm above FFL. Thickness of glazing subject to wind load to be in accordance with SABS+10137. Obscure glass to be installed in bathrooms and toilets. All laminated safety glass shall carry the Manufacturer's warranty against all manufacturing defects and discoloration for a minimum period of 5 years. A stendl mark is to appear in a prominent place on all types of safety glass.

ROOF CONSTRUCTION (STANDARD NOTE): ROOF ASSEMBLY SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-L,T & XA (4.4.5).
All structural timber to be Grade-5 minimum (to be verified on site). The contractor guarantees that the roofs will be waterproof and Indemnifies "THE CLIENT" against any damage to the building or its contents caused by a faulty roof for a period of one year.

ROOF CONSTRUCTION:
ROOF ASSEMBLY SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-L,T & XA (4.4.5).
(SEEN NOTES)
CEILINGS:TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-L & T, AND SANS-204
6,4mm Thick skimmed 'Rhinoboard' fixed to underside of 38x36mm SAP brandering @450mm c/c max, complete with 76mm coved cornice, 100mm Min, thick 'Isotherm' thermal insulation material (m-value = 2.2 m².k/w)(Class-1 fire lindex rating) to be firmly positioned between the trusses & above the brandering & between roof timbers. Installation strictly in accordance with the manu's detail & spec's.
CONSTRUCTION NOTES :

HOT WATER INSTALLATION: TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-XA (4.1) AND SANS 204-1 (4.5)
SABS approved 150L 'KWIKSOL Panel-Sol4-2' solar collector panel connected to the electrical geyser all as per manufacturers specifications.

STEPS (Finished Step Sizes): Treads = 250mm min. & risers = 200mm max.

MEASUREMENT OF ROCK EXCAVATIONS IN DRAIN TRENCHES:
Where trenches for drainage pipes are included in the descriptions of the pipe or group of pipes & are excavated in hard and/or soft rock, In measuring the volume of "extra over" based on excavations in earth, the following shall apply:
Trenches not exceeding 1000mm deep shall be taken of such width as to provide a clearance of 300mm on each side of the pipe or group of pipes.
The width of the trench shall be increased by 100mm for each successive depth of 1000mm to a maximum width which provides a clearance of 500mm on each side of pipe or group of pipes. In calculating any adjustments, these widths shall not be exceeded under any circumstances.

Approved backfilling shall be carefully placed around the pipes to a height of 300mm above top of pipes, watered & lightly rammed on either side & filled in above this level with similar filling, watered & well rammed in layers not exceeding 300mm in depth & thoroughly consolidated to finished ground level. Backfilling to sides of gullies, chambers, etc, as required shall be as above.

If & when plastic drain pipes are approved for use by the Director: Civil Engineering Services, all backfilling to a depth of 300mm above the top of pipes shall be free of stone or other hard particles larger than will pass a mesh of 10mm in the clear. If the material from the excavations is found to be unsuitable as backfilling for drainage trenches & Inspection chambers, etc, written approval must first be obtained from the Representative/Agent to use Imported fill.

PROTECTION AGAINST LIGHTNING:
Buildings specified to be provided with lightning protection shall have a system installed as described hereunder which shall be in accordance with the latest revision of the SABS Code of Practice-03 & must comply with the performance requirements laid down therein. Earthing electrodes must consist of either extensible copper clad steel rods not less than 12mmØ driven into the ground or of 50mm² (35mm² for domestic dwellings) bare copper conductor buried in a trench or a combination thereof.

Storm-water drains shall be accurately laid to the lines & gradients shown on drawings with pipes of the diameters shown. Socketed pipes shall be closely fitted together. Joints are to be filled with semi-dry mortar composed of not more than 2 parts fine washed sand & 1 part cement, well caulked in with a steel tool, all as laid down in SABS Code of Practice 058, but without gaskets & fillets. Where loose collars are used, ends of pipes shall be butted together in stiff 2:1 cement mortar with space between pipes & collars filled with similar mortar & well caulked. All bends, junctions, etc, for pipes up to & including 150mmØ shall be of vitrified clay as for soil & wastewater drains, including cement mortar jointing, but joints shall be without gaskets & fillets. Where one or more of the pipes are over 150mmØ, the bends & junctions shall be made with junction boxes as described in Clause 16.19.

DRAIN LAYING / DRAINAGE : TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-P (4.22.2).
110mmØ uPVC soil pipes @ 1:60 fall below ground. 40mmØ uPVC waste pipes.

Drains of different diameters shall be laid at such levels as will provide for the top of the pipe bores all being at the same level where the drains enter or leave chambers, catch pits & junction boxes & for the invert of the largest diameter drain being at bottom of the chamber, pit or box. Where rail-water pipes connect to drains, drain pipes shall be brought up to ground level, or to the level required with the necessary bends. Where pipes pass through foundation & similar walls, openings shall be formed in the walls for passage of the pipes.

Pipes shall be built into walls of chambers, catch pits, etc. in 2:1 cement mortar. Drains passing underneath buildings are to be of cast iron. All vertical bends shall be bedded on and encased in Class-C concrete, from bottom of trench up to ground level. The concrete shall be not less than 100mm thick at any part. Where cast iron pipes connect to clay pipes, the concrete casing shall be taken to not less than 75mm above the connections.

GULLIES: Gullies shall be provided to drains where indicated on drawings, each formed with 100mmØ vitrified clay gully trap with gully head carried up to not less than 40mm above finished ground level & provided with 50mmØ vertical and/or side inlets as required. Fit head with 190mmØ cast iron gully grating, laid loose in the socket. The trap, vertical pipe & head shall be bedded on and encased in Class-C concrete, not less than 100mm thick at any part & finished where exposed with 2:1 cement mortar, trowelled smooth, flush with top of gully head & splayed on edges.

WASH HAND BASINS:
Wash hand basins shall be of the bracket type with back skirting of white glazed fireclay or vitreous china complying with the requirements of SABS-697 having waste type overflow & fitted with chromium plated grid or slot type overflow. Basins shall be 559x406mm, each fitted with an approved 32mm chromium plated brass waste fitting with screwed outlet complete with vulcanite or rubber plug attached to basin with chromium plated chain, two 15mm chromium plated brass, easy clean pattern, screw down pillar taps where hot & cold water is supplied to basin or with one such tap where only cold water is supplied to basin. 2 Tap hole basins fitted with 1 tap only shall be plugged with stopper button in unused taphole. Basins in ablutions are to be fitted with approved chromium plated brass-bodied taps with bullet- flow controllers. Basins shall be fixed on approved white enamelled cast iron brackets, fixed to walls with M6 bolts, 120mm long, built into walls in 3:1 cement mortar. Basins in ranges shall be spaced approximately 75mm apart.

BOX-GUTTER SPECIFICATION : The box-gutter is to be formed out of a seamless single length aluminium sheet bent to shape as per Detail-F, Page-07. Top ends to be firmly built into the facade wall & the BIR roof trough able to be tucked in 150mm min. between the single length BIR roof sheeting & purlin rafters and securely fixed to timber.

STORMWATER: No storm water to discharge into sewer.

WATERPROOFING : At door, window & other openings the cavities shall be stopped 110mm back from jambs of openings with the inner thickness of brickwork returned & stopped against the outer thickness & not bonded to same. A 100mm wide strip of damp-proof sheeting shall be built into the joint formed between the return & the outer thickness. Each damp-proof strip shall be lapped at least 50mm on to the damp-proof course between the two wall thicknesses of sills & between the two wall thicknesses of lintels. Sills of windows shall be divided into external & internal thicknesses with strips of damp-proof sheeting as above, built in line with the damp-proof sheeting in jambs & extending 100mm beyond the jambs of openings. Cavities shall be stopped 1 course below & 1 course above & 110mm from sides of openings for air bricks & the like.

GEYSER & PIPING INSULATION: TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-XA (4.11) AND SANS 204-1 (4.5)
100mm Thick min. 'ISOTHERM' non-combustibale, lightweight foil faced geyser blanket around the existing geyser/hot water cylinder, seal the edges with blinding tape using 15x30mm Snap-on pipe insulation, insulate 2m of the incoming cold water pipe & all outgoing hot water pipes.

FLUES: Flues not lined with fireb rick or similar material shall be parged with mortar & cored at completion. Firebrick linings to flues shall be half brick thick, built to fair face, bedded & jointed in approved fireclay or fire cement, flush pointed & properly cleaned out as the work proceeds.

FLOOR TILING: All tiling to adhere to SABS 0107-1969. Substrate suitably prepared for application of tiles.

GLAZED WALL TILING: Glazed tiles for wall tiling shall comply with the requirements of SABS-22 & shall be white, size 152x152mm & 6.5mm or 5mm thick.
The tiles shall be fixed in accordance with SABS-0107 with horizontal & vertical joints continuous & shall have all joints rubbed in solid with neat white cement grout. Tiles shall be well soaked in water before fixing with cement mortar & thoroughly cleaned off after fixing. Walls shall be well wetted before tiling is commenced. Tiling shall be returned into reveals of openings & on to window sills & shall be butted at internal angles & provided with mitred joints to external angles. All necessary cutting to tiles shall be properly performed.

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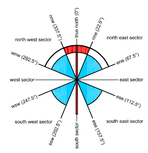
ACTS OF PARLIAMENT
All Contractors shall ensure that, before any work is put in hand, they comply with all the necessary Acts of Parliament of the Republic of South Africa.



SCHEDULE OF AREAS	
GROUND STOREY (gross)	106.55 m²
FIRST STOREY (gross)	116.96 m²
GARAGE	40.24 m²
COVERED AREAS	21.90 m²
TOTAL BUILDING AREA	285.65 m²
POOL	
WALLS	15.59 m
SITE AREA	394.38 m²
COVERAGE	42.77%
BULK	

NO SHADECLOTH CARPORTS
NO EXT BURGLAR BARS & NO EXT TRELLIDOORS/ GATES
SATELLITE DISHES AND TV AERIALS TO BE FITTED BELOW EAVES
A/C CONDENSERS MUST BE LOWER THAN 1200 AND NOT VISIBLE FROM THE STREET
LANDSCAPING MUST BE IN CONTEXT WITH THE WEST COAST ENVIRONMENT

EXTERNAL FINISHES	
roof	clay tiles -charcoal
gutters	continuous alum - charcoal
fascias	fiber cement - charcoal
walls	smooth plastered-colour shade of gray
windows	epoxy - charcoal
doors	epoxy - charcoal
boundary walls	plaster and painted same colours shade of gray
paving	gray paver

BUILDING LINES	
side building lines	as per SDP
rear building lines	as per SDP
front building lines	as per SDP

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PROJECT
PROPOSED DWELLING
LEISURE VIEWS
J A DU PLOOY
ERF: 10 533
LANGEBAAN

TITLE
MUNICIPAL SUBMISSION

DESIGNER: Alex Ferreira PrArch87 ecl2m
OWNERS SIGNATURE: pp

DESIGN	ALEX
DRAWN	KEVIN
SCALE	1 : 100
DATE	2023

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