

APPLICATION NUMBER:  
1795556

DATE:  
2022-10-31 20:40

APPROVED IN TERMS OF SECTION 7 OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARD ACT, (ACT 103 OF 1977), SUBJECT TO CONDITIONS AS PER THE APPROVAL LETTER, IN TERMS OF SECTION 7(4) OF THE ACT, THE APPROVAL SHALL LAPSE AFTER A PERIOD OF 12 MONTHS.

CHARL PIETERSEN  
MANAGER: BUILDING CONTROL

COUNCIL STAMP

SANS 10400-KA ROOF ASSEMBLY CALCULATION			
MINIMUM TOTAL U-VALUE REQUIRED: 0.200	DIRECTION OF HEAT FLOW: UP	MINIMUM TOTAL U-VALUE REQUIRED: 0.200	DIRECTION OF HEAT FLOW: UP
ROOF TYPE: ROOF CONSTRUCTION 1: PITCH ROOF - EXPOSED TRUSSES		ROOF TYPE: ROOF CONSTRUCTION 3: LEANED 3° - SUSPENDED CEILING	
TYPE OF MATERIAL:		TYPE OF MATERIAL:	
OUTDOOR AIR FILM (U <sub>so</sub> )	0.050	OUTDOOR AIR FILM (U <sub>so</sub> )	0.050
CEILING AIR SPACE	0.100	CEILING AIR SPACE	0.100
DOWN TRANSPIRANT INSULATION	2.5	DOWN TRANSPIRANT INSULATION	2.5
DOWN TRANSPIRANT INSULATION R-VALUE	0.002	DOWN TRANSPIRANT INSULATION R-VALUE	0.002
ROOF AIR FILM (U <sub>ro</sub> )	0.100	ROOF AIR FILM (U <sub>ro</sub> )	0.100
INDOOR AIR FILM (U <sub>si</sub> )	0.100	INDOOR AIR FILM (U <sub>si</sub> )	0.100
TOTAL ROOF COVERING & CEILING INSULATION R-VALUE	0.300	TOTAL ROOF COVERING & CEILING INSULATION R-VALUE	0.300

SANS 10400-KA ROOF ASSEMBLY CALCULATION			
MINIMUM TOTAL U-VALUE REQUIRED: 0.200	DIRECTION OF HEAT FLOW: UP	MINIMUM TOTAL U-VALUE REQUIRED: 0.200	DIRECTION OF HEAT FLOW: UP
ROOF TYPE: ROOF CONSTRUCTION 2: PITCH ROOF - STANDARD TRUSSES		ROOF TYPE: ROOF CONSTRUCTION 2: PITCH ROOF - STANDARD TRUSSES	
TYPE OF MATERIAL:		TYPE OF MATERIAL:	
OUTDOOR AIR FILM (U <sub>so</sub> )	0.050	OUTDOOR AIR FILM (U <sub>so</sub> )	0.050
CEILING AIR SPACE	0.100	CEILING AIR SPACE	0.100
DOWN TRANSPIRANT INSULATION	2.5	DOWN TRANSPIRANT INSULATION	2.5
DOWN TRANSPIRANT INSULATION R-VALUE	0.002	DOWN TRANSPIRANT INSULATION R-VALUE	0.002
ROOF AIR FILM (U <sub>ro</sub> )	0.100	ROOF AIR FILM (U <sub>ro</sub> )	0.100
INDOOR AIR FILM (U <sub>si</sub> )	0.100	INDOOR AIR FILM (U <sub>si</sub> )	0.100
TOTAL ROOF COVERING & CEILING INSULATION R-VALUE	0.300	TOTAL ROOF COVERING & CEILING INSULATION R-VALUE	0.300

SANS 10400-KA ROOF ASSEMBLY CALCULATION			
MINIMUM TOTAL U-VALUE REQUIRED: 0.200	DIRECTION OF HEAT FLOW: UP	MINIMUM TOTAL U-VALUE REQUIRED: 0.200	DIRECTION OF HEAT FLOW: UP
ROOF TYPE: ROOF CONSTRUCTION 3: LEANED 3° - SUSPENDED CEILING		ROOF TYPE: ROOF CONSTRUCTION 3: LEANED 3° - SUSPENDED CEILING	
TYPE OF MATERIAL:		TYPE OF MATERIAL:	
OUTDOOR AIR FILM (U <sub>so</sub> )	0.050	OUTDOOR AIR FILM (U <sub>so</sub> )	0.050
CEILING AIR SPACE	0.100	CEILING AIR SPACE	0.100
DOWN TRANSPIRANT INSULATION	2.5	DOWN TRANSPIRANT INSULATION	2.5
DOWN TRANSPIRANT INSULATION R-VALUE	0.002	DOWN TRANSPIRANT INSULATION R-VALUE	0.002
ROOF AIR FILM (U <sub>ro</sub> )	0.100	ROOF AIR FILM (U <sub>ro</sub> )	0.100
INDOOR AIR FILM (U <sub>si</sub> )	0.100	INDOOR AIR FILM (U <sub>si</sub> )	0.100
TOTAL ROOF COVERING & CEILING INSULATION R-VALUE	0.300	TOTAL ROOF COVERING & CEILING INSULATION R-VALUE	0.300

SECTION A - A  
Scale 1:100

SECTION B - B  
Scale 1:100

SECTION C - C  
Scale 1:100

SOUTH EAST ELEVATION  
Scale 1:100

NORTH WEST ELEVATION  
Scale 1:100

FLOOR PLAN  
Scale 1:100

SOUTH WEST ELEVATION  
Scale 1:100

NORTH EAST ELEVATION  
Scale 1:100

## GENERAL NOTES

### IMPORTANT NOTES:

- The copyright of this drawing and any part of it is the property of the Architect and may not be copied or reproduced in any way without written consent.
- Written measurements enjoy preference above scaled measurements.
- This drawing must be read in conjunction with the approved plan and any discrepancies must be reported immediately to the architect before construction proceeds.
- The contractor must check all measurements and levels on site and any discrepancies must be reported immediately to the Architect before construction proceeds.
- All drawings to be printed / copied in colour. Important information may be lost if printed / copied in black & white.
- No building work to encroach over erf boundaries.
- Any information contained within this document does NOT indemnify the contractor from regulations as set out in SANS 10400 and NHBRC codes.
- If construction takes place within an ESTATE, all materials and finishes to comply with ESTATE guidelines and rules.
- All products and materials specified must be installed strictly in accordance with the manufacturers details and specifications. Any discrepancies with this documentation must be reported to the Architect.



HOME OWNERS ASSOCIATION  
PLAN APPROVED  
DATE: 19/08/22  
SIGNATURE: [Signature]

R DATE REVISION BY CHECK

DEYZEL & PARTNERS  
architectural  
DESIGNERS

SACAP REG NUM: D 2365 28 WOOLF STREET  
KENRIDGE  
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PROJECT: PROPOSED NEW DWELLING

ERF 31827  
NO.62 WILDE PAARDE  
ESTATE PAARL

CLIENT: YUSHU GARDEN PROPERTY

DRAWING: FLOOR PLAN, ELEVATION  
SECTIONS

ERF NUM: 31827 PAGE SIZE: A1

SCALE: 1:100 / 1:200 DATE: 11/07/2022

PAGE: 01/03 DWG NUM: WP/31827

OWNER: [Signature]

DESIGNER: [Signature]

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SCALE 1:100  
PRINTED ON A1



COUNCIL STAMP

50% Hot water to be supplied by non-electric resistance heating.

All Water supply to comply with SANS 10252-1:2012.  
All Fenestration and Environmental sustainability to comply with SANS 10400-XA:2011.  
All Energy usage and efficiency in buildings to comply with SANS 204:2011.

**DRAWINGS FOR ELECTRICAL PURPOSES ONLY.**

- 1. No person may do electrical installation work if the electrical contractor believes that person has been registered an electrical contractor in terms of these Regulations.
- 2. No person other than a registered person may issue a certificate of compliance.
- 3. All switches including A/C, underfloor heating, sound, etc. should be mounted neatly & level next to one another ( @ 1300mm from FFL.
- 4. All switches including A/C, underfloor heating, sound, etc. to be evenly spaced where possible.
- 5. Always install as many switches as possible on one fitting.
- 6. Also centralise switches on short walls as far as possible.
- 7. All conduits for electrical purposes to be 25mm.
- 8. All conduits for TV/SDTV purposes to be 32mm.

**ERF 31826**

1826

9. All products and materials specified must be installed strictly in accordance with the manufacturers details and specifications. Any discrepancies with this documentation must be reported to the Architect.






GAS BOTTLE MAY NOT BE INSTALLED:  
LESS THAN 1M SIDEWAYS FROM DOORS & WINDOWS  
LESS THAN 2M FROM DRAINS AND AIRVENTS  
LESS THAN 3M BELOW WINDOWS(UNLESS NON COMBUSTABLE ROOF IS INSTALLED)  
LESS THAN 1M FROM THE PROPERTY BOUNDARY(UNLESS FIREWALL IS PRESENT)  
LESS THAN 5M SIDEWAYS AWAY FROM STITCHABLE ELECTRIC POINT OR PLUG SWITCH  
LIGHT BULBS CANNOT BE LESS THAN 1.5M ABOVE A GAS BOTTLE

Scale 1:100

## GENERAL

#### ELECTRICAL LEGEND

### ELECTRICAL LEGEND

ELECTRICAL LEGEND			
CATEGORY: JO SYMBOL:	QTY:	DESCRIPTION	WATT:
LIGHTS			
	0	CHANDLIER CEILING MOUNTED LIGHT.	15 W = 0 W
	2	1200x300mm= 36W LED FLUORESCENT CEILING MOUNTED LIGHT with RECESSOR DEFUSER.	36 W = 72 W
	0	CEILING MOUNTED LIGHT.	15 W = 0 W
	3	PENDANT CEILING MOUNTED LIGHT.	11 W = 45 W
	5	EXTERNAL, WATERPROOF= RAIL MOUNTED LIGHT.	11 W = 55 W
	58	LED DOWNLIGHTER (RECESSED).	3 W = 150 W

COVERAGE	
PROP DWELLING	220.79M <sup>2</sup>
PROP COVERED PATIO	27.30M <sup>2</sup>
TOTAL PROPOSED	248.00M <sup>2</sup>
SITE AREA	690.00M <sup>2</sup>
COVERAGE	35.94%

ZONING:
SINGLE RESIDENTIAL SR1

## WINDOW SCHEDULE

**DOOR SCHEDULE**

Scale 1:100

## SITE PLAN

Scale 1:100

**BOUNDARY WALL ELEVATION**  
SCALE 1:100

**PALISADE WALL ELEVATION**  
SCALE 1:100

NOTE:  
BOUNDARY WALLS  
AS PER PART K OF NBR.  
NO BUILDING WORK TO  
EXCEED ERF BOUNDARY  
EXPANSION JOINTS WITH  
10MM JOINTEX IN OPENING  
SEALED OFF WITH SEALANT

PROJECT: PROPOSED NEW DWELLING



ERF 31827  
NO.62 WILDE PAARDE  
ESTATE PAARL

CLIENT: YUSHU GARDEN PROPERTY

DRAWING:  
SITE PLAN, WATER & ELECTRICAL  
WINDOW & DOOR SCHEDULE

ERF NUM:	31827	PAGE SIZE:	A1
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PAGE : 02 / 03 DWG NUM : WP / 31827

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CHARL PIETERSEN

MANAGER: BUILDING CONTROL

COUNCIL STAMP



HOME OWNERS ASSOCIATION

PLAN APPROVED

DATE: 11/07/2022

SIGNATURE: \_\_\_\_\_

#### CONSTRUCTION & GENERAL NOTES:

##### GENERAL NOTES:

- DEVIATION FROM HOA & COUNCIL APPROVED PLANS REMAIN THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY.
- THE CONTRACTOR WILL BE LIABLE FOR ANY DEVIATION FROM THE CONSTRUCTION PLANS WITHOUT WRITTEN CONSENT FROM THE ARCHITECT OR OWNER.
- THE CONTRACTOR IS RESPONSIBLE TO CHECK ALL DIMENSIONS AND LEVELS.
- ALL STRUCTURAL TIMBER, STEEL & CONCRETE STRUCTURES TO ENGINEER'S SPECIFICATION & DESIGN.

##### SITE NOTES:

###### GENERAL:

- BUILDING TO BE SET OUT BY APPOINTED REGISTERED SURVEYOR.
- CONTRACTOR TO INFORM ARCHITECT OF ALL DIMENSION DISCREPANCIES >20mm.
- NO PART OF CONSTRUCTION MAY ENCRoACH ERF BOUNDARIES.

###### PLUMBING & DRAINAGE:

- INSTALLATION BY REGISTERED PROFESSIONAL IN ACCORDANCE WITH SANS 10400-P AND NATIONAL BUILDING REGULATIONS.
- PLUMBING TO BE CONCEALED WITHIN EXTERNAL WALLS WHERE POSSIBLE.
- WASTE PIPES - 40mmØ PVC PIPES ENCASED IN CONCRETE FLOORSLAB, TO DISCHARGE OVER GULLIES
- DRAINAGE PIPES - 100mmØ PVC DRAIN PIPES TO FALL MIN 1:40 TO MUNICIPAL SEWER CONNECTION.
- WC RIM HEIGHT @ 450mm FROM FFL - TO BE CONFIRMED BY OWNER.
- HEAVY DUTY INSPECTION CHAMBER COVERS TO ALL DRAINAGE UNDER DRIVEWAY.

###### STORMWATER:

- INSTALLATION BY REGISTERED PROFESSIONAL & IN ACCORDANCE WITH SANS 10400-K:2012.
- TO DISCHARGE TO GREENSPACE OR KERB AS PER ESTATE GUIDELINES.

##### CONSTRUCTION:

###### FOUNDATIONS:

- FOUNDATION CONSTRUCTION, DEPTH & MEASUREMENTS TO ENGINEER'S SPECIFICATION & DESIGN.
- FOUNDATIONS MIN. 600mm BELOW NGL - SUBJECT TO ENGINEER'S SPECIFICATION & DESIGN.
- FOUNDATIONS FOR WALLS ON BOUNDARIES TO BE OFFSET.
- INTERNAL SINGLE BRICK WALLS - FLOORSLAB THICKENED TO ENGINEER'S SPECIFICATION.
- ALL FOUNDATIONS TO COMPLY WITH SANS 10400-K:2011.

###### FLOOR CONSTRUCTION:

**COMPACTION:**  
ALL COMPACTED EARTH FILL TO BE COMPACTED TO 98% MOD AASHTO AND NOT EXCEED LAYER THICKNESS OF 150mm. PROVIDE 193 MESH WHERE FILLING EXCEEDS MORE THAN 900mm.

###### DPC:

LOWER LIP OF 375MICRON DAMP PROOF COURSE UNDER CAVITY WALLS MUST BE MIN. 150MM ABOVE FINISHED GROUND LEVEL AND CAVITY BENEATH DPC MUST BE CONCRETE FILLED.

###### SURFACE BEDS:

100mm THICK CONCRETE SURFACE BED SUBJECT TO ENGINEER'S SPECIFICATION & DESIGN ON 275 MICRON DPC IN ACC. WITH SANS 952-1:2011 LAID WITH MIN. 150mm OVERLAPS AND SEALED WITH PRESSURE SENSITIVE TAPE ON 50mm SANDBLINDING ON 150mm WELL COMPACTED APPROVED FILL.

###### SCREED:

MIN 25mm THICK SELF-LEVELLING SCREED TO BE LAID ON SURFACE BED. CONTRACTOR TO CONFIRM SURFACE LEVEL.

###### FLOOR FINISHES:

AS INDICATED ON PLAN.  
ALL EXTERIOR TILES TO BE NON-SLIP.

###### SKIRTING:

COL TIMBERS SA PINE SKIRTING (CODE: COLSK), SIZE 22mm X 140mm PLUGGED AND COUNTERSUNK SCREWED AND PELETED TO WALL, TO BE PAINTED TO FULL COVER. REFER TO PAINTING NOTES FOR FINISHING.

###### NOTE:

ALLOW FOR PVC MOVEMENT JOINTS FIXED TO FLOORS WITH AN APPROVED ADHESIVE FOR TILED AREAS BIGGER THAN 5 X 5m, LAID IN APPROVED PATTERN, ALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.

ALL FLOORS TO COMPLY WITH SANS 10400-J:2011.

###### WEATHERSTEPS:

MIN 75mm WATERPROOFED WEATHERSTEP BETWEEN DOORS & WINDOWS ON FFL AND EXTERNAL ADJOINING NGL, BALCONIES & PATIOS.  
ALUMINIUM DOOR FRAMES THRESHOLDS - CONFIRM WEEPHOLES ARE UNOBSTRUCTED.

###### PAVING CONSTRUCTION 1: PATIOS

INFRASET VILLAGE COBBLE 25MPa NON-INTERLOCKING CHARCOAL CONCRETE COBBLES, 150X150X60mm THICK, LAID IN ACCORDANCE WITH SANS 1200 MJ AND CMA CONCRETE BLOCK PAVING MANUALS, WITH A MINIMUM LONGITUDINAL FALL OF 1% ON A TRANSVERSE FALL OF AT LEAST 2% ON 25mm COMPACTED SAND BED WITH FINE JOINTING SAND SWEEP AND VIBRATED INTO JOINTS, ALL LAID ON SUBGRADE CONFORMING TO SANS 1200 D DEGREE OF ACCURACY 1. PAVING TO BE INSPECTED AND RE-SANDED IN THREE MONTHS.

###### PAVING CONSTRUCTION 2: DRIVEWAY

INFRASET G-BLOK 25MPa INTERLOCKING GREY CONCRETE PAVING BLOCKS, 221.2 X 110.8 X 80mm THICK, ALL LAID ON SUBGRADE CONFORMING TO SANS 1200 D DEGREE OF ACCURACY 1.

###### WALL CONSTRUCTION:

**FOUNDATION WALLS:**  
COROBRIK 14MPa NOMINAL COMPRESSIVE STRENGTH NFX LOADBEARING IMPERIAL FOUNDATION BLOCK, 222 106 73mm MANUFACTURED IN ACCORDANCE WITH SANS 227:2007 LAID IN FOUNDATION WALLS BEDDED AND JOINTED IN CLASS I MORTAR.

###### SUPERSTRUCTURE:

ALL WALLS TO BE CONSTRUCTED WITH COROBRIK 7MPa NOMINAL COMPRESSIVE STRENGTH NFP NON-LOADBEARING IMPERIAL PLASTER BRICK, 222 X 106 X 73mm, MANUFACTURED IN ACC. WITH SANS 227:2007, LAID IN SUPERSTRUCTURE WALLS BEDDED AND JOINTED IN CLASS I MORTAR TO COMPLY WITH SANS 10400-K:2011.

- ALL EXTERNAL WALLS TO BE OF 50mm CAVITY CONSTRUCTION.
- METAL WALL TIES: STAINLESS STEEL WALL TIES WITH GALVANIZING OF 750g/m<sup>2</sup> 2.5 PER M<sup>2</sup> AS PER PART K OF SANS 10400. NOT TO EXCEED 450mm VERTICAL C/C / SPACING AND HORIZONTAL SPACING OF 600mm RESPECTIVE OF CAVITY THICKNESS.
- MORTAR MIX: CLASS II WITH LADDER TYPE BRICKFORCE WITHIN WALLS.
- EVERY COURSE UP TO FLOOR DAMP PROOF COURSE OF FOUNDATION WALLS TO BE FILLED WITH CONCRETE.
- STEPPED DPM - 375 MICRON EMBOSSED BRICKGRIP AT FLOOR LEVEL, ABOVE DOORS & WINDOWS.
- PLASTERBOND TO BE APPLIED TO ALL BRICK WALLS BEFORE PLASTER.
- WEEPHOLES:  
• TO BE PROVIDED IN ALL EXTERNAL CAVITY WALLS IMMEDIATELY ABOVE DAMP PROOF COURSE @ MAX 600mm SPACING AND ABOVE ALL WINDOWS & DOORS.

###### FREESTANDING WALLS :

TO COMPLY WITH SANS 10400-K:2011; PG 4-46; FIG.18, TABLE 17 & 18.  
CONTROL JOINTS: TO COMPLY SANS 10400-K:2011; PG 47-49, TABLE 19, FIG. 19 & 20.  
SUBJECT TO ENGINEER'S SPECIFICATION & DESIGN

###### PARAPET WALLS:

ALL PARAPET WALLS WITH CAVITIES HIGHER THAN 500mm TO BE FILLED WITH CONCRETE OR BRICK FORCE IN EVERY FIFTH BRICKLAYER. TOP OF PARAPETS TO BE PLASTERED TO SLOPE TO INSIDE.  
WATERPROOFING TO PARAPETS TO BE ONE LAYER DERBIGUM SP3, WITH 75mm SIDE LAPS, SEALED TO PRIME SURFACE AND DRESSED OVER DERBIGUM TURN-UP AND FINISHED WITH TWO COATS OF WHITE ROOF COAT ACRYLIC PAINT. WATERPROOFING TO BE INSTALLED BY AN APPROVED DERBIGUM CONTRACTOR.  
ALL WALLS TO COMPLY WITH SANS 10400-K:2011

###### PLASTER:

WALLS TO BE PLASTERED INTERNALLY AND EXTERNALLY.  
ALL ROUGH BRICK WALLS TO BE CLEANED & KEYCOAT TO BE APPLIED BEFORE PLASTERING.

###### EXTERNALLY:

PLASTER MIX FOR ROUGH BRICK WALLS, COMPOSED OF 1 PART SUREBULD 42.5N CEMENT (CODE:CEMI/B 42.5N) AND 6 PARTS SAND 10mm - 20mm THICK FINISHED WITH A STEEL TROWEL TO ROUGH BRICK WALLS. CEMENT TO BE MANUFACTURED IN ACCORDANCE WITH SANS 50197-1.

###### INTERNALLY:

PLASTER MIX FOR ROUGH BRICK WALLS, COMPOSED OF 1 PART SUREBULD 42.5N CEMENT (CODE:CEMI/B 42.5N) AND 6 PARTS SAND 10mm - 20mm THICK FINISHED WITH A STEEL TROWEL TO ROUGH BRICK WALLS. CEMENT TO BE MANUFACTURED IN ACCORDANCE WITH SANS 50197-1.

###### ROOF CONSTRUCTION:

###### GENERAL:

- WATERPROOFING & COUNTER-WATERPROOFING TO ALL JUNCTIONS WHERE ROOF MEETS WALLS
- ROOF ANCHOR EMBEDMENT TO COMPLY WITH TABLE 30 OF SANS 10400-K - LIGHT ROOF - MIN 600mm
- ALL TIMBER FIXED INTO BRICKWORK TO BE PAINTED THICK COAT PINK PRIMER THEN WRAPPED IN 275MICRON PLASTIC STRIP. PLASTER JOINT TO BE CUT AGAINST BEAM.

###### FASCIAS:

EVERITE MEDIUM DENSITY, PLAIN UNGROOVED NUT; FASCIA BOARDS (CODE:40 904)

FIXED TO TIMBER RAFTERS/TRUSSES, TWICE SCREWED WITH 12 X 40mm COUNTERSUNK BRASS SCREWS WITH PVC H-PROFILE FASCIA JOINER BETWEEN BOARDS AND AT BOARD ENDS. TO BE PAINTED TO MATCH ROOF SHEETING.

###### INSULATION:

**ROOF ACCESSORIES:**  
SAFINTRA SAFLOK CAPE CHARCOAL CLEAN COLORBOND ACCESSORIES, FIXED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS:

ACCESSORY 1 : 185mm GIRTH COUNTER FLASHING

ACCESSORY 2 : 3" X 462mm GIRTH HEADWALL FLASHING

ACCESSORY 3 : 3" X 462mm GIRTH SIDE WALL FLASHING

INSTALLATION REGION : INLAND

ATMOSPHERIC CORROSION CATEGORY: C3

###### RAINWATER GOODS:

- WATERTIGHT ALUMINIUM GUTTERING RESIDENTIAL SMALL OGEE PROFILE SEAMLESS GUTTER, OVERALL SIZE 85 X 85 X 0.6mm THICK, COATED INTERNALLY & EXTERNALLY WITH G4 CHARCOAL GREY, INCLUDING CUT AND MITRED ANGLES COVERED WITH A MITRE STRIP EXTERNALLY, STOP ENDS CRIMPED AND ALL SEALED ON THE INSIDE WITH DOW CORNING 813 SILICONE SEALER, SECURED TO FIBRE CEMENT RIVETS, INCLUDING A 50 X 20mm HIGH OVERFLOW SPGGOOT, WITH 76mmØ X 1.27mm THICK PVC.
- DOWNPIPE - CHARCOAL GREY, FIXED TO WALL WITH HOLDBERBS, WITH DOWNPIPES RIVETED AND SILICONE SEALED TO GUTTER OUTLETS, INCLUDING ALL NECESSARY BENDS, ELBOWS, SHOES, ETC.

SUMMARY:

- GUTTER PROFILE: SMALL OGEE

- GUTTER SIZE: 85 X 85 X 0.6mm

- BUTTER COLOUR: CHARCOAL GREY

- DOWNPIPE SIZE: 76mmØ X 1.27mm

- DOWNPIPE COLOUR: CHARCOAL GREY

###### ROOF CONSTRUCTION 1 - PITCH ROOF - EXPOSED TRUSSES:

###### PITCH - 30°

###### ROOF SHEETING:

CHARCOAL COLORBOND CORRUGATED INTERLOCKING ROOF SHEETING FIXED TO

###### PURLINS:

114X50mm TIMBER PURLINS ON EDGE @ MAX 1200mm CENTRES AND EAVES AND END-SPAN PURLINS @ 912mm C/C USING FIXTITE SELF TAPPING FASTENERS OR SAFINTRA APPROVED FASTENERS WITH EPDM SEALS. PURLIN FIXED TO FIRST, THIRD, FOURTH AND SIXTH CREST OF EACH SHEET AND AT ALL CRESTS AT SHEET ENDS. SIDE LAPS TO BE SECURED USING FIXTITE STITCHING FASTENERS OR SAFINTRA APPROVED FASTENERS AT CENTRES NOT EXCEEDING 500mm AND SEALED WITH BUTYL TAPE WITH MINIMUM 230mm END LAPS SEALED WITH A DOUBLE ROW OF BUTYL TAPE, ALL IN ACCORDANCE WITH THE MANUFACTURER'S SPECS.

PURLINS IN ACCORDANCE WITH SANS 10400-1 TABLE 4 & SUBJECT TO ENGINEER'S SPECIFICATION & DESIGN.

###### TRUSSES:

EXPOSED TRUSSES WITH HORIZONTAL & VERTICAL BRACE AS PER SECTIONS TO ENGINEER'S DESIGN & SPECIFICATION. PRIMED ALL AROUND & PAINTED WHITE.

###### ROOF ANCHOR EMBEDMENT:

TO COMPLY WITH TABLE 30 OF SANS 10400-K:

- LIGHT ROOF - MIN 600mm

ALL ROOFS IN ACCORDANCE WITH SANS 10400-L

###### ROOF CONSTRUCTION 2 - PITCH ROOF - STANDARD TRUSSES:

###### PITCH - 30°

###### ROOF SHEETING:

CHARCOAL COLORBOND CORRUGATED INTERLOCKING ROOF SHEETING FIXED TO

###### PURLINS:

75X50mm TIMBER PURLINS ON EDGE @ MAX 1200mm CENTRES AND EAVES AND END-SPAN PURLINS @ 912mm C/C USING FIXTITE SELF TAPPING FASTENERS OR SAFINTRA APPROVED FASTENERS WITH EPDM SEALS. PURLIN FIXED TO FIRST, THIRD, FOURTH AND SIXTH CREST OF EACH SHEET AND AT ALL CRESTS AT SHEET ENDS. SIDE LAPS TO BE SECURED USING FIXTITE STITCHING FASTENERS OR SAFINTRA APPROVED FASTENERS AT CENTRES NOT EXCEEDING 500mm AND SEALED WITH BUTYL TAPE WITH MINIMUM 230mm END LAPS SEALED WITH A DOUBLE ROW OF BUTYL TAPE, ALL IN ACCORDANCE WITH THE MANUFACTURER'S SPECS.

PURLINS IN ACCORDANCE WITH SANS 10400-1 TABLE 4 & SUBJECT TO ENGINEER'S SPECIFICATION & DESIGN.

###### TRUSSES:

TO ENGINEER'S DESIGN & SPECIFICATION.

###### ROOF ANCHOR EMBEDMENT:

TO COMPLY WITH TABLE 30 OF SANS 10400-K:

- LIGHT ROOF - MIN 600mm

ALL ROOFS IN ACCORDANCE WITH SANS 10400-L

###### ROOF CONSTRUCTION 3 - LEAN-TO ROOF:

###### PITCH - 3°

###### ROOF SHEETING:

0.50mm THICK LONGSPAN CHARCOAL COLORBOND INTERLOCKING ROOF COVERING, FIXED TO TIMBER PURLINS SPACED AT MAX 1m C/C AND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION USING SL 410 CLIPS SECURED TO PURLINS WITH FIXTITE OR SAFINTRA APPROVED WEAVER HEAD SELF-TAPPING FASTERENER ALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. PURLINS IN ACCORDANCE WITH SANS 10400-1 TABLE 4 & SUBJECT TO ENGINEER'S SPECIFICATION & DESIGN.

RAFTERS SIZING & SPACING AS PER SANS 10400-1 TABLE 5 & TABLE 8 - SUBJECT TO ENGINEER'S SPECIFICATION & DESIGN.

ALL ROOFS IN ACCORDANCE WITH SANS 10400-L

###### CEILING CONSTRUCTION 1 : MAIN LIVING AREA - EXPOSED TRUSSES

25mm THICK ISOBORD INSULATION BOARDS FIXED BELOW PURLINS BETWEEN TRUSSES AS PER MANUFACTURER'S SPECIFICATION.

###### INSULATION:

INSULATION IN ACCORDANCE WITH SANS 10400-XA ROOF ASSEMBLY REQUIREMENTS: 100mm THICK THINK PINK INSULATION OR SIMILAR INSTALLED WITH ENDS FIRMLY BUTTED BETWEEN THE BEAMS AND LAID LOOSE BETWEEN PURLINS ON TOP OF 30mm ISOBORD INSULATION BOARD.

###### CORNIC:

ALUMINIUM SHADOWLINE PROFILE.

###### CEILING CONSTRUCTION 2 : SUSPENDED & BULKHEAD

1 LAYER GYPROCK RHINOBOARD 9.5mm FIXED TO GYPFRAME ULLTRASTEEL BRANDING

INSTALLED AT MAX 400mm C/C. FIX GYPROCK RHINOBOARD USING GYPROCK SHARP-POINT SCREWS 25mm AT MAX 150mm C/C. ALL JOINTS SHALL BE STAGGERED. APPLY GYPROCK RHINO TAPE TO ALL JOINTS AND SKIM CEILING USING GYPROCK RHINOULITE CRETESTONE.

CEILING GRID CONSISTING OF GYPROCK SUSPENSION BRACKETS FIXED TO THE BEAM / JOIST USING ONE LINE OF 2 GYPROCK SHARP-POINT SCREWS 32mm.

INSTALL GYPROCK GALVANIZED STEEL ANGLE 25mm X 25mm AT CEILING LEVEL TO THE WALL.

INTERNAL SINGLE BRICK WALLS - FLOORSLAB THICKENED TO ENGINEER'S SPECIFICATION. INSTALL GYPFRAME ULTRASTEEL BRANDING ONTO THE SUSPENSION BRACKETS.

FIX STEEL BRANDING TO THE GALVANISED STEEL ANGLE USING GYPROCK WAFER-HEAD TEX SCREWS 13mm.

INSULATE INSULATION TO MANUFACTURER'S SPECIFICATIONS - REFER INSULATION NOTE & SANS 10400-XA ROOF ASSEMBLY CALCULATION.

CEILING SYSTEM: GYPROCK SKIMMED CEILING SYSTEM 9.5mm / 5B

CEILING GRID: CONCEALED CEILING GRID

###### INSULATION:

INSULATION IN ACCORDANCE WITH SANS 10400-XA ROOF ASSEMBLY REQUIREMENTS: 135mm THICK THINK PINK AEROLITE INSULATION INSTALLED WITH ENDS FIRMLY BUTTED BETWEEN THE BEAMS AND LAID LOOSE ON TOP OF BRANDING BETWEEN ROOF TIMBERS.

ALL IN ACCORDANCE WITH MANUFACTURER'S SPECS.

###### CORNIC:

ALUMINIUM SHADOWLINE PROFILE.

###### CEILING CONSTRUCTION 3 : GARAGE

INSTALLED INSULATION TO MANUFACTURER'S SPECIFICATIONS - REFER INSULATION NOTE & SANS 10400-XA ROOF ASSEMBLY CALCULATION.

CEILING SYSTEM: GYPROCK SKIMMED CEILING SYSTEM 9.5mm / 5B

CEILING GRID: CONCEALED CEILING GRID

###### INSULATION:

INSULATION IN ACCORDANCE WITH SANS 10400-XA ROOF ASSEMBLY REQUIREMENTS: 135mm THICK THINK PINK AEROLITE INSULATION INSTALLED WITH ENDS FIRMLY BUTTED BETWEEN THE BEAMS AND LAID LOOSE ON TOP OF BRANDING BETWEEN ROOF TIMBERS.

ALL IN ACCORDANCE WITH MANUFACTURER'S SPECS.

###### CORNIC:

ALUMINIUM SHADOWLINE PROFILE.

###### SOFFIT CONSTRUCTION:

EVERITE NUTEC 60mm THICK PLAIN CEILING BOARDS FIXED TO 38X50mm SA PINE TIMBER BRANDING @ MAX 600mm C/C IN ONE DIRECTION FIXED TO TRUSSES.

INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

CEILING TO BE PAINTED WHITE.

###### PERGOLA CONSTRUCTION 1:

300X300mm PLASTERED & PAINTED BRICKWORK COLUMN WITH 228X75mm TIMBER FASCIA BEAMS WITH 150X50mm TIMBER RAFTER PURLINS SPACED @ MAX 600mm C/C.

ALL TIMBER PRIMED ALL AROUND & PAINTED TO MATCH ALUMINIUM FRAMES.

ALL GALVANIZED STEEL TO BE MATT CHARCOAL POWDER COATED TO MATCH ALUMINIUM.

###### PERGOLA CONSTRUCTION 2:

50 X 150mm TIMBER RAFTER BEAMS @ 600mm C/C FIXED BETWEEN WALLS & BEAMS WITH GALVANIZED STEEL HANGER BRACKETS.

ALL GALVANIZED STEEL TO BE MATT CHARCOAL POWDER COATED TO MATCH ALUMINIUM.

###### WATERPROOFING OF SHOWERS:

SURFACES TO BE CLEAN, DRY AND FREE FROM DUST, GREASE OR ANY CONTAMINATION THAT COULD IMPAIR BONDING. MIX WATERPROOF-IT COMPOUND A WITH WATERPROOF-IT EMBLEND B TO FORM A SLURRY. APPLY 1 TO 2mm THICK COATS TO CEMENT PLASTER USING A BLOCK BRUSH ON CORNERS AND BED WATERPROOF-IT MEMBRANE ONTO WET SLURRY ALLOWING FOR 100mm OVERLAPS. IMMEDIATELY APPLY 2ND COAT TO MEMBRANE ENSURING SATURATION OF THE MEMBRANE. APPLY 2mm THICK COATS TO THE REST OF THE SHOWER AREA AND ALLOW TO DRY FOR 24 HOURS BEFORE TILING.

###### UNTELS:

ALL UNTELS TO COMPLY WITH SANS 10400-K:2011.

- PRECAST PRE-STRESSED CONCRETE UNTELS, WHICH COMPLY WITH THE RELEVANT REQUIREMENTS OF SANS 1504, MAY BE BUILT INTO WALLS COMPOSITELY WITH MASONRY IN ACCORDANCE WITH TABLE 27 AND FIGURE 30.

- SECONDARY REINFORCEMENT IN ACCORDANCE WITH TABLE 23 SHALL BE PROVIDED IN THE UPPERMOST BED JOINT.

- WHERE THE WIDTH OF PIER BETWEEN ADJACENT OPENINGS IS LESS THAN 750mm, THE PRIMARY REINFORCEMENT, AS GIVEN IN TABLE 28 SHALL BE PROVIDED AT THE TOP OF THE UNTEL AND EXTEND ACROSS AT LEAST HALF OF THE LENGTH OF THE OPENINGS ON EITHER SIDE OF THE PIER.

- UNTELS SHALL BE SET IN MORTAR AND HAVE A MINIMUM BEARING OF

A) UNTEL THAT SUPPORTS MASONRY ONLY: 150mm

B) UNTEL THAT SUPPORTS ROOF TRUSSES OF:

1) SPAN LESS THAN OR EQUAL TO 1.5m: 150mm

2) SPAN BETWEEN 1.5m AND 2.5m: 250mm

3) SPAN GREATER THAN OR EQUAL TO 2.5m: 350mm

ALL OPENINGS WITH CLEAR SPANS GREATER THAN 3m TO RECEIVE A REINFORCED CONCRETE BEAM AS PER ENGINEER'S DETAILS & SPECIFICATIONS.

###### WINDOW & DOOR NOTES

R.C.BEAMS OVER ALL PARAPETS >3m TO ENGINEER'S SPECIFICATION

PRECAST CONCRETE UNTELS OVERALL WINDOWS & DOOR OPENINGS <3m

ALL WINDOW & DOOR OPENINGS TO BE CHECKED ON SITE BY INSTALLER & CONTRACTOR PRIOR TO MANUFACTURE

MIN 400mm BRICKWORK WITH BRICKFORCE EVERY LAYER BETWEEN WALLPATE & WINDOW HEAD HEIGHT.

ALL WINDOW & DOOR HEAD HEIGHTS TO BE THE SAME HEIGHT FROM FFL.

ENSURE ALL EXTERNAL DOOR FRAME WEEPHOLES ARE EXPOSED ABOVE SLOPED THRESHOLDS.

###### GLAZING NOTE:

ALL GLAZING TO COMPLY WITH SANS 10137 & SANS 10400 PART N.

ALL SLUING DOOR, SIDLIGHT & GLAZING UP TO 1M FROM FFL TO BE SAFETY GLASS

AND CLEARLY INDICATED AS SUCH ON GLASS AT EYE LEVEL.

REFER TO GLAZING SPECIFICATION IN SANS 10400-XA PENETRATION CALCULATIONS.

###### INTERNAL DOORS:

SEMI-SOLID GROOVED (@ MAX 150mm C/C) DOOR LEAF WITH 2 CONCEALED EGGES. HARDWOOD FRAME WITH NO CILL AND MINIMUM 90X70mm PROFILE.

HANDLES @ 1m

IRONMONGERY AS PER OWNER/DEVELOPER.

PRIMED & PAINTED ON ALL SURFACES.

PAINT FINISH - LAMININ PAINTS - EGGS