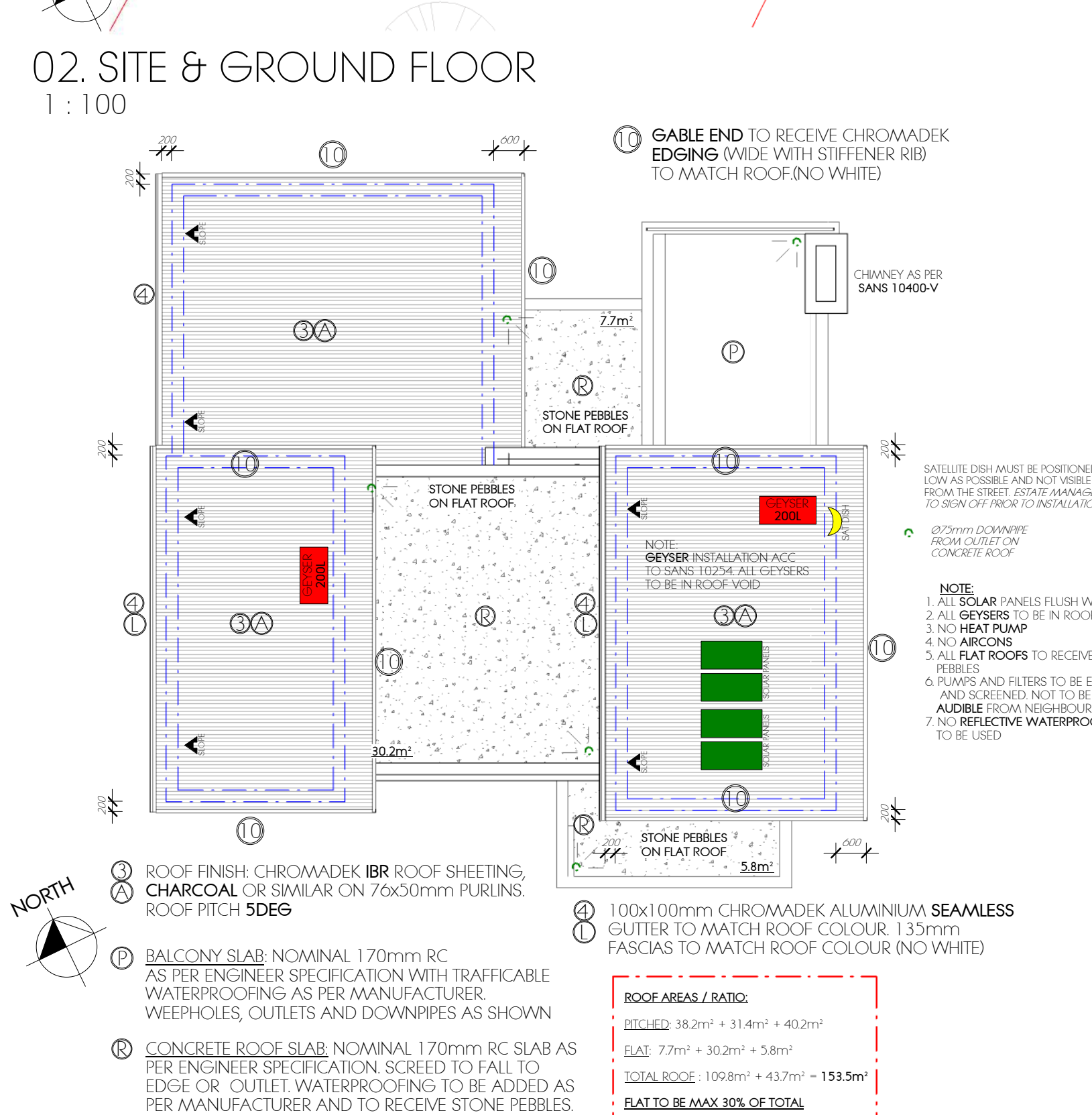
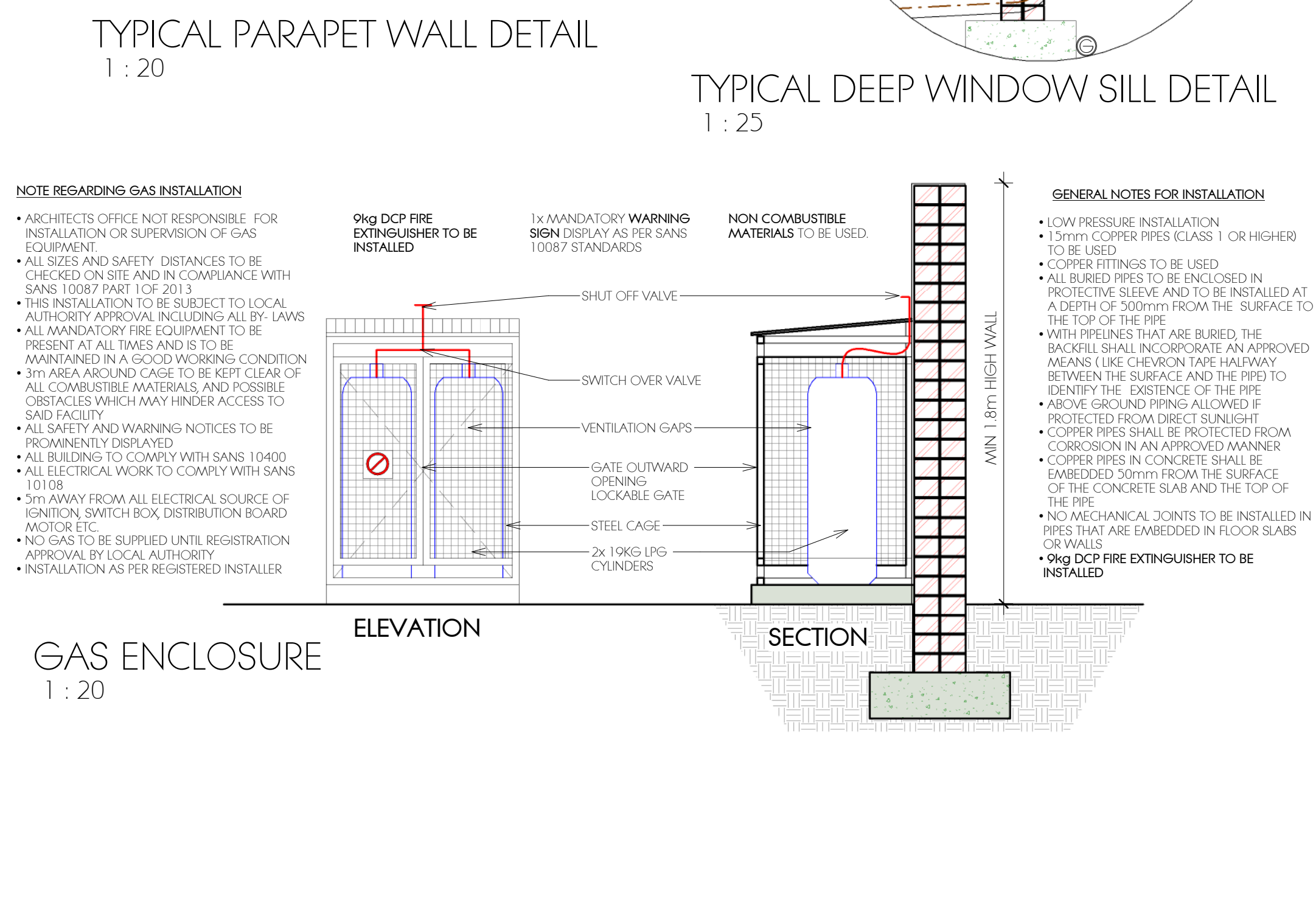
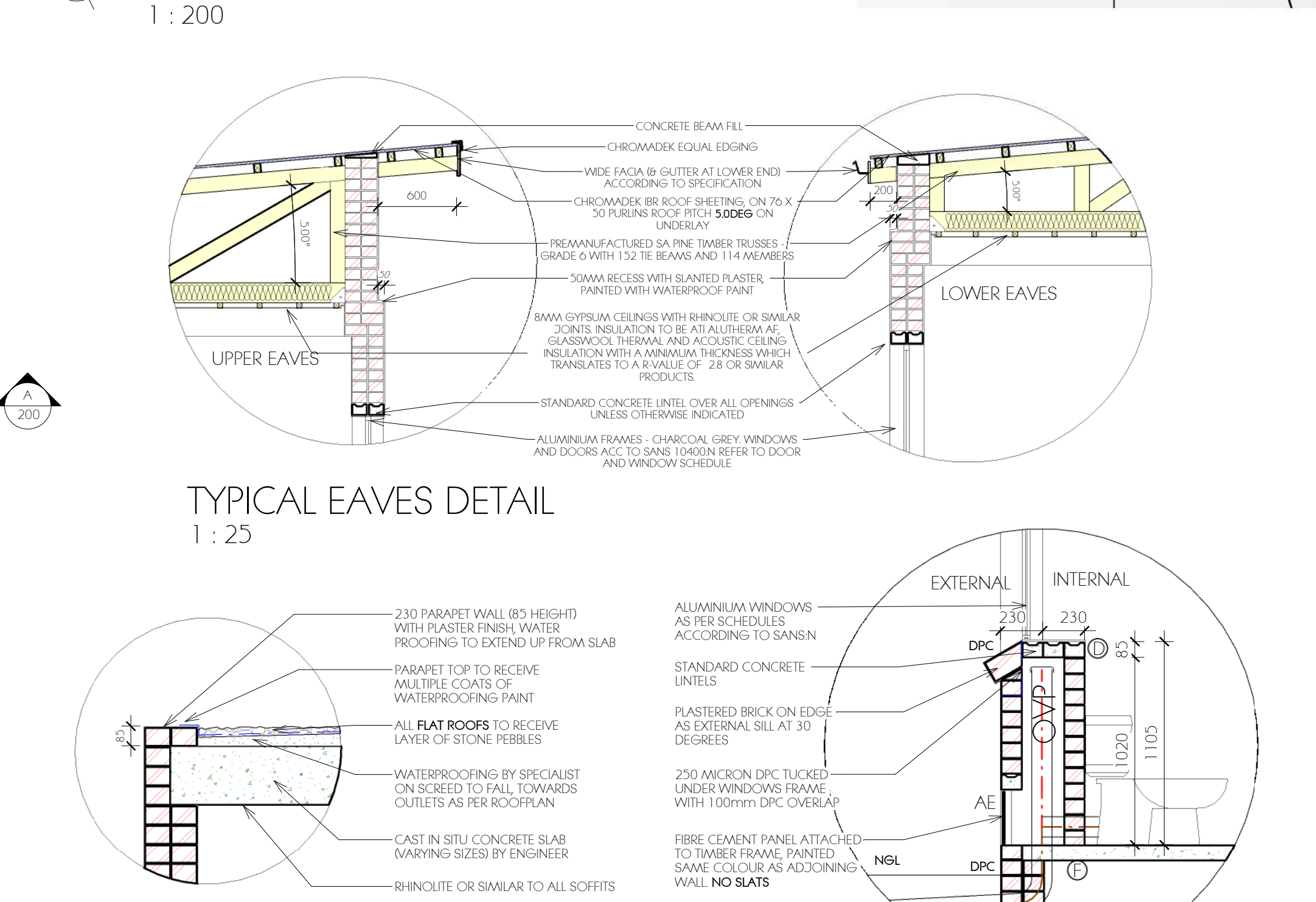
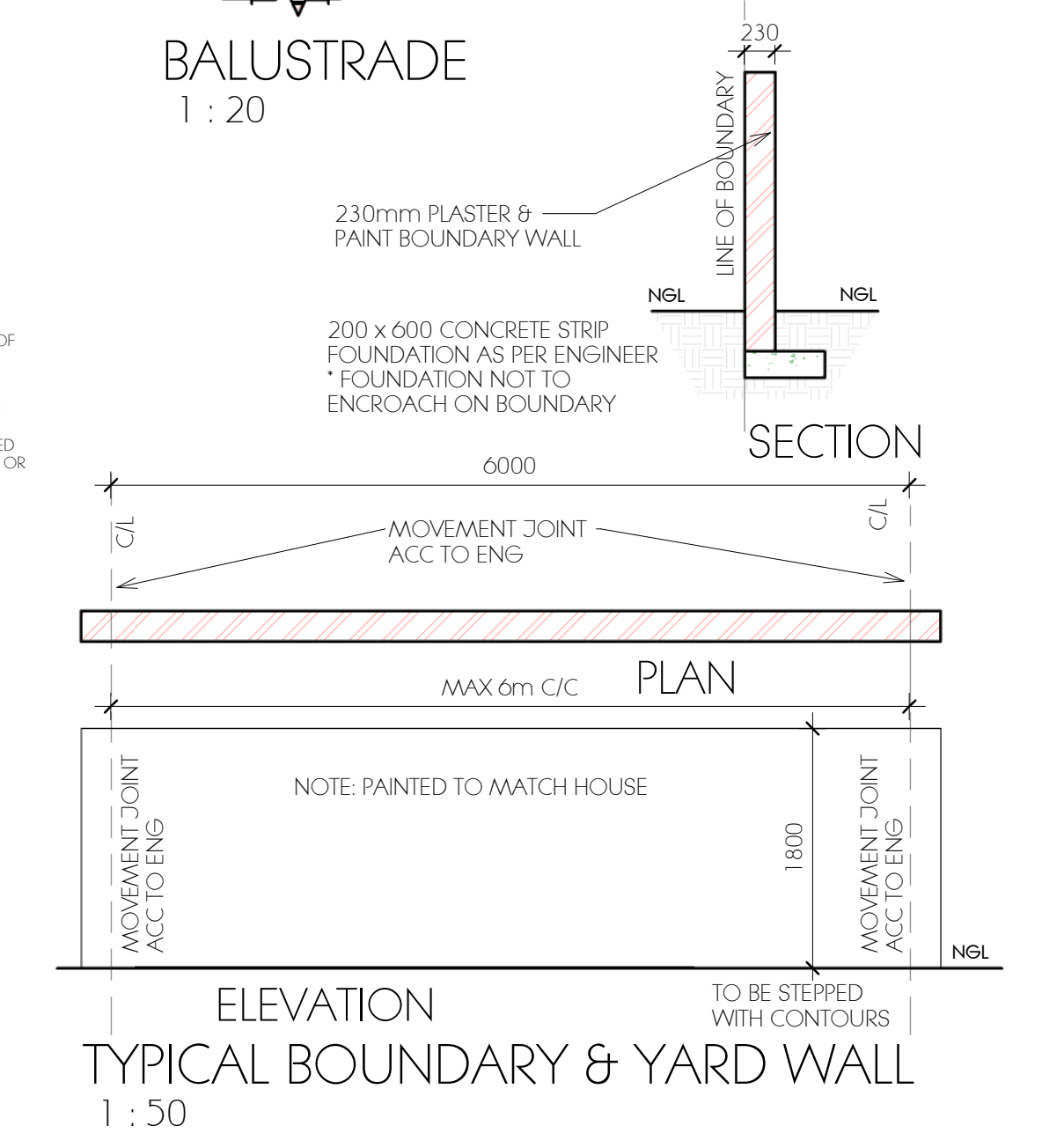
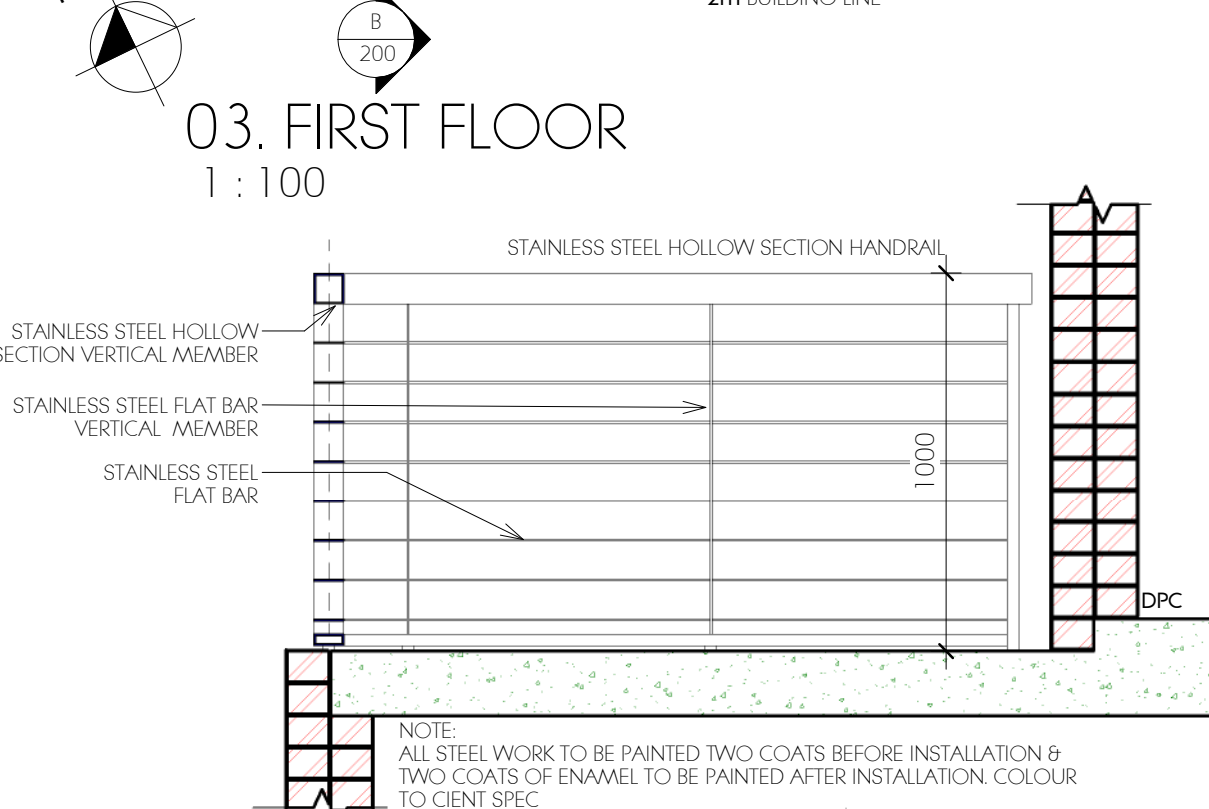
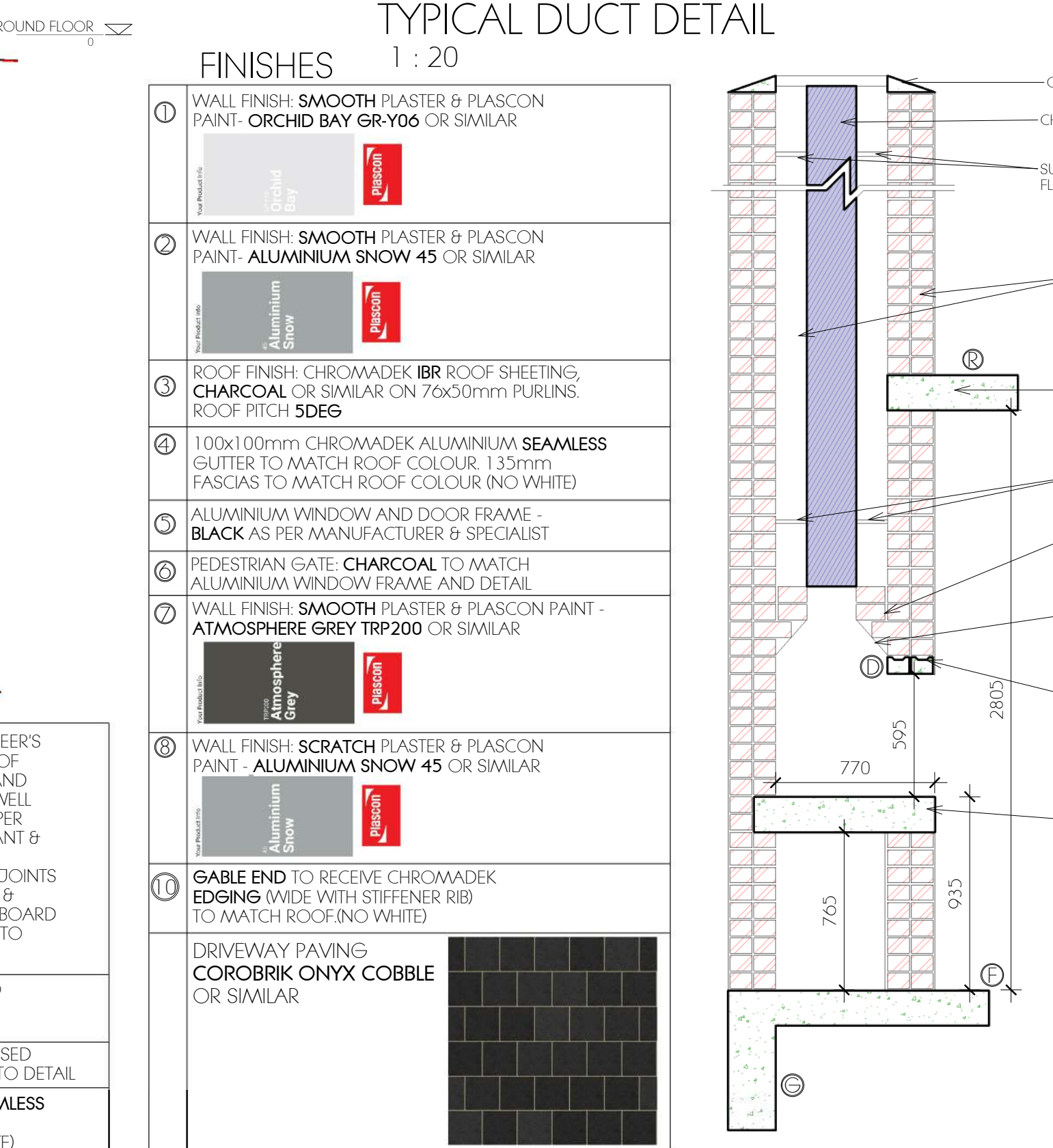
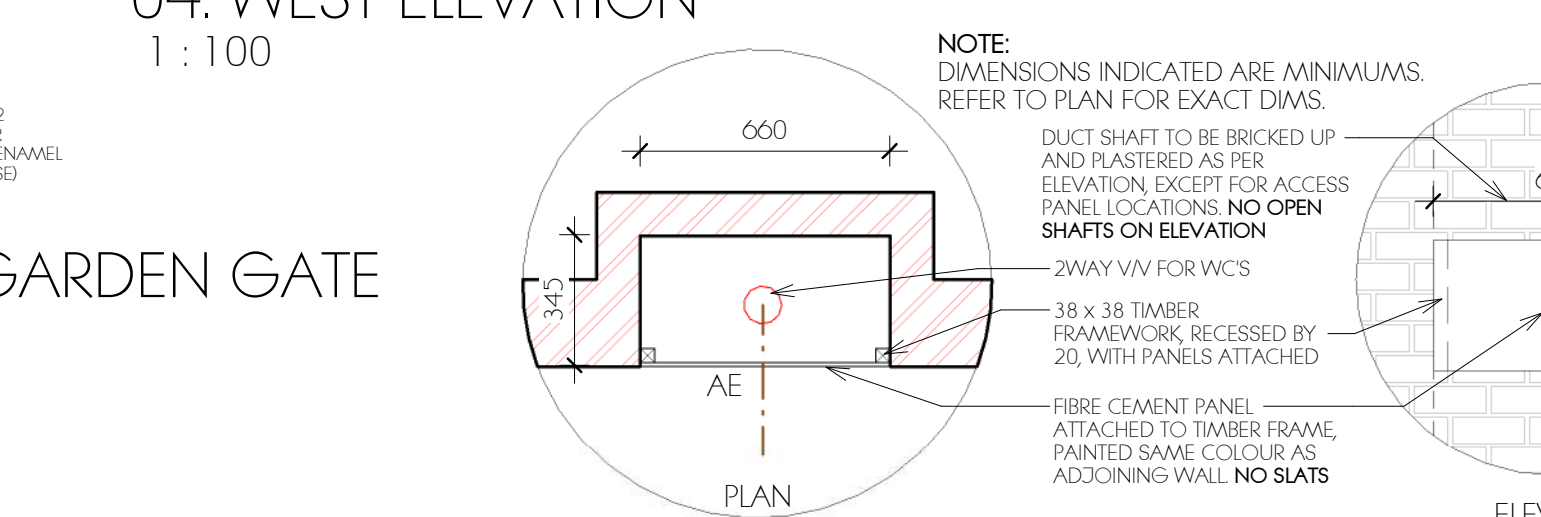
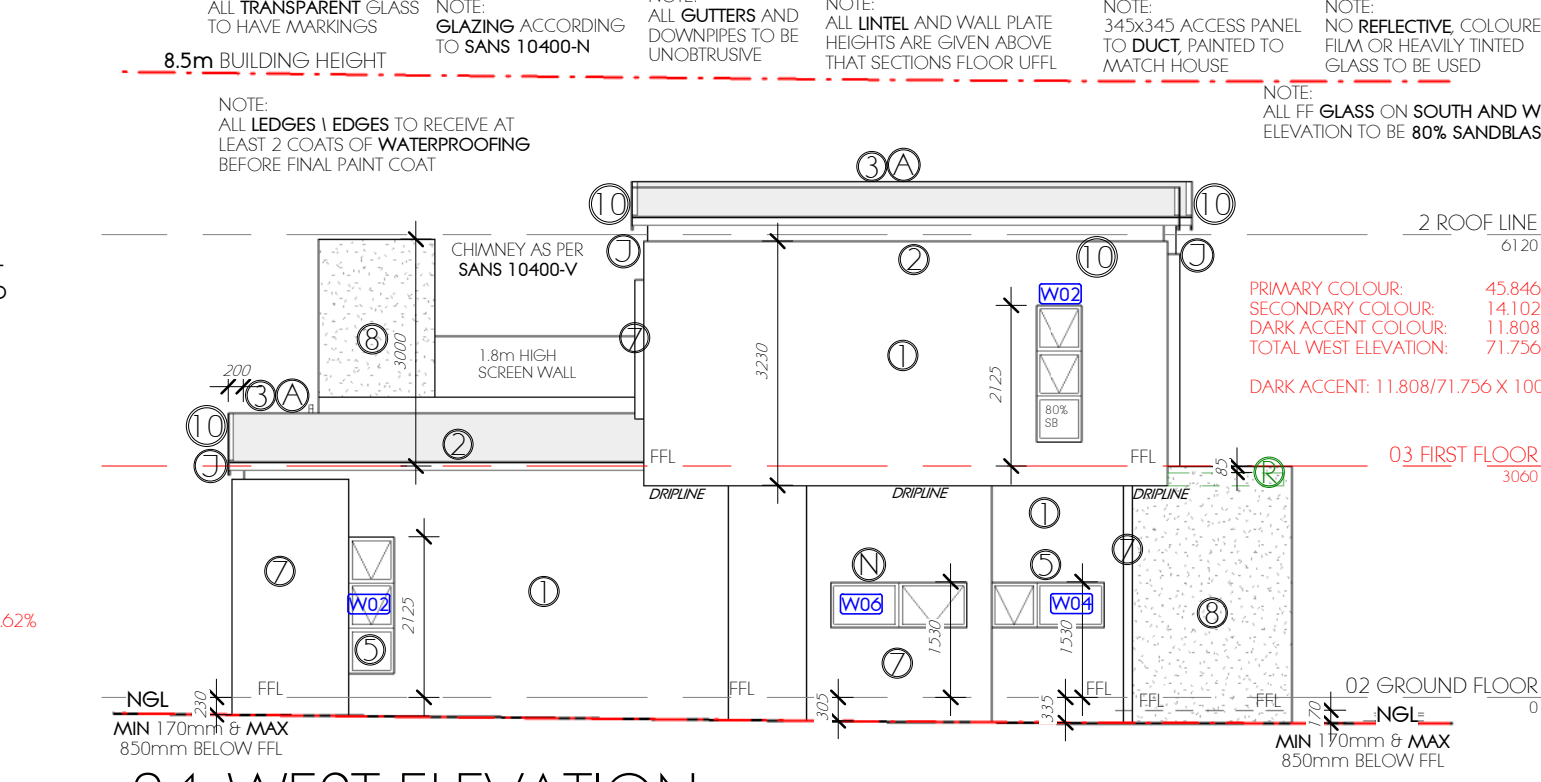
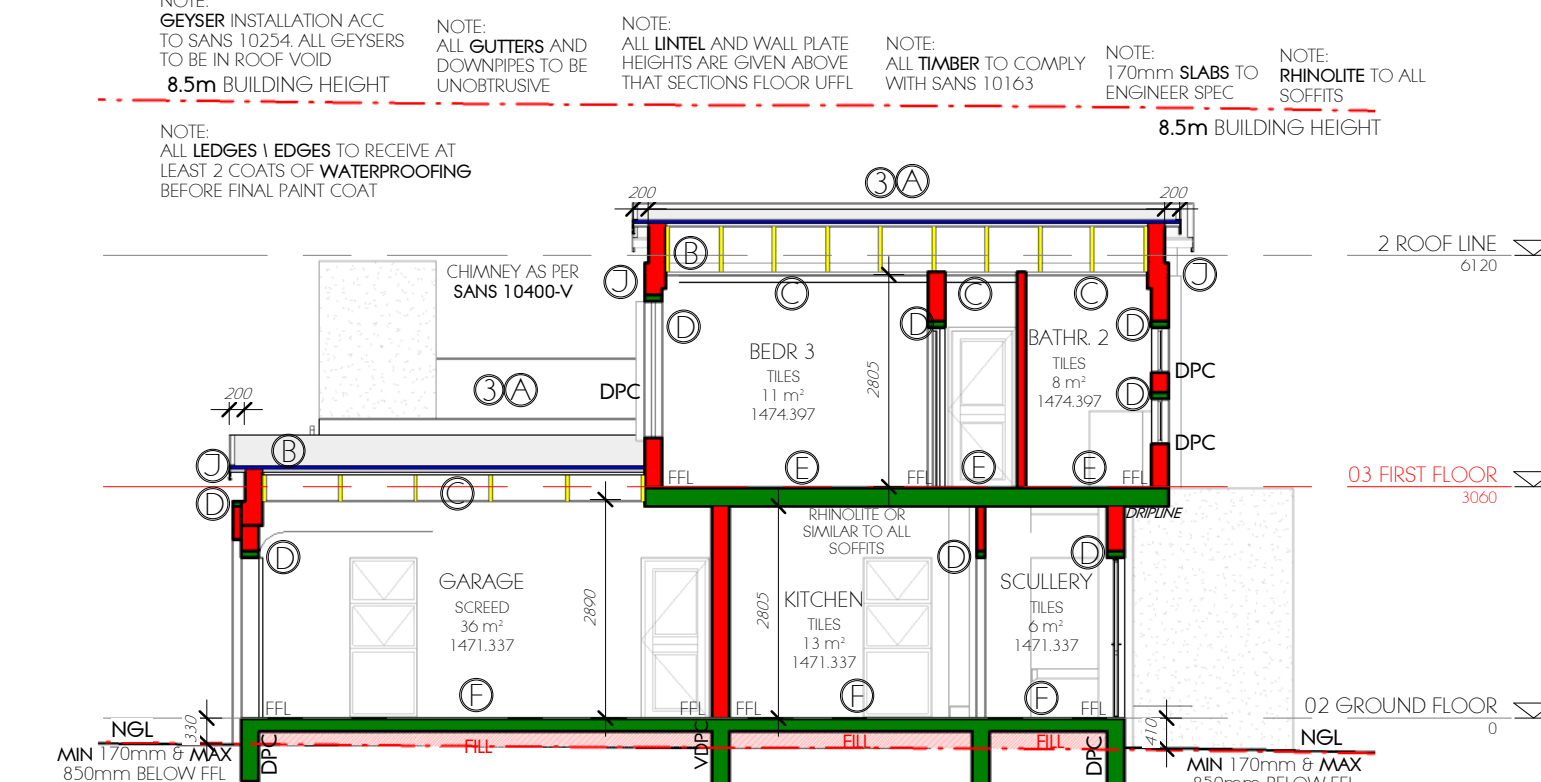
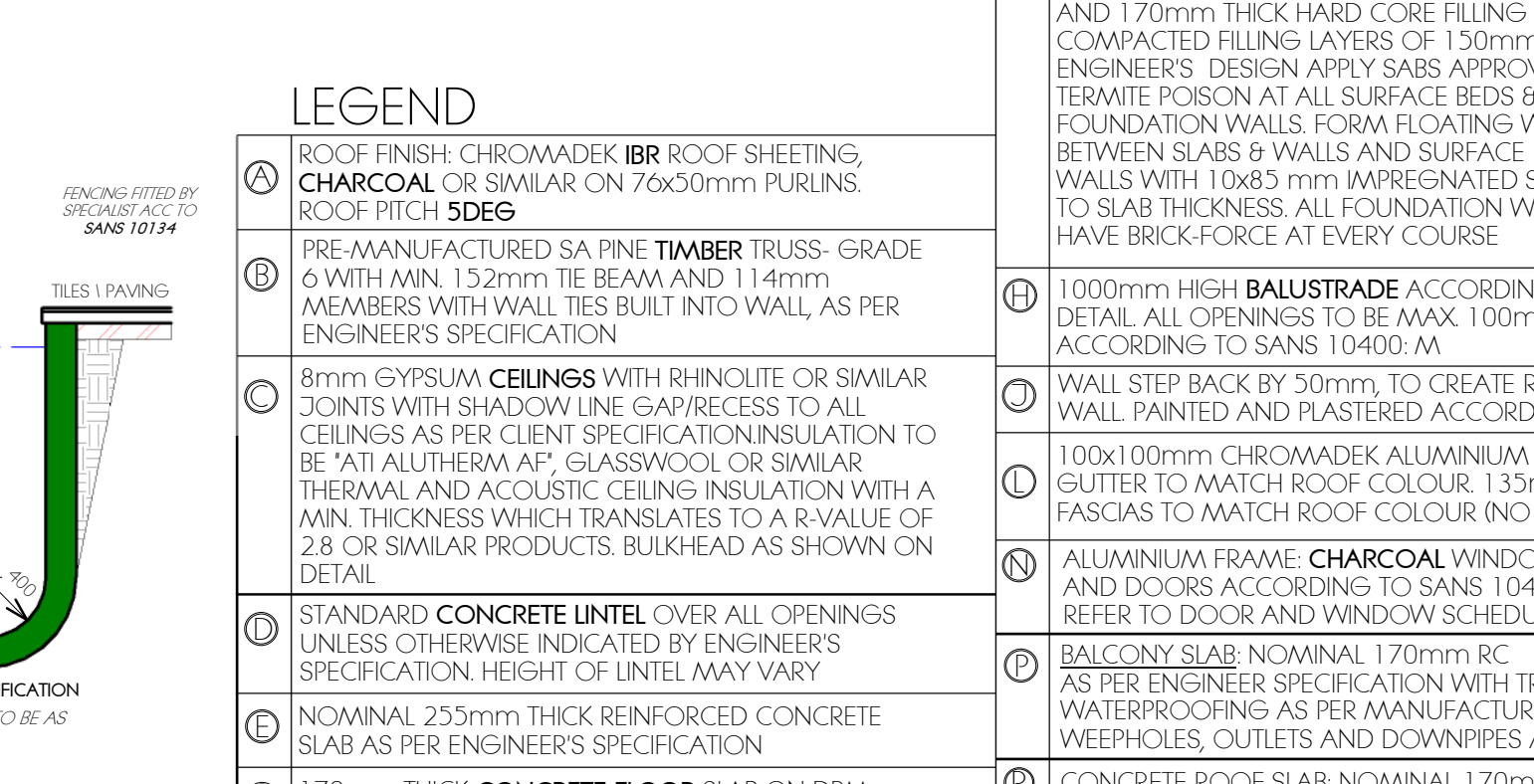
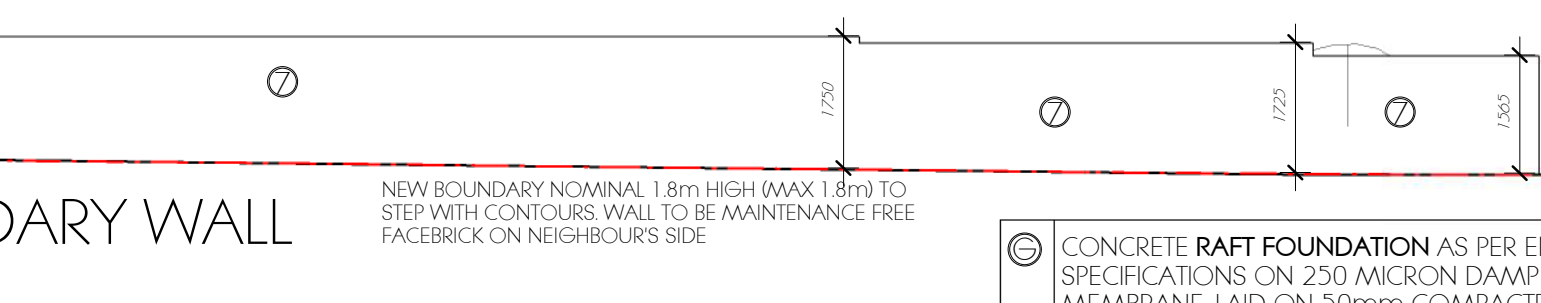
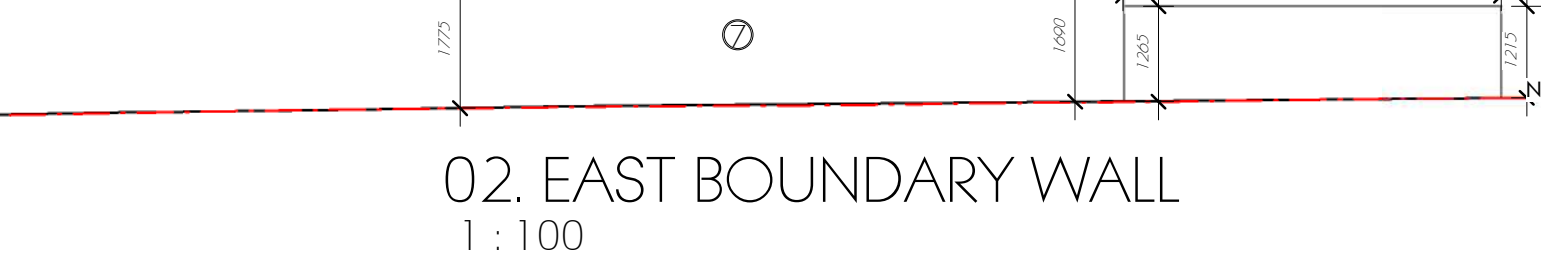
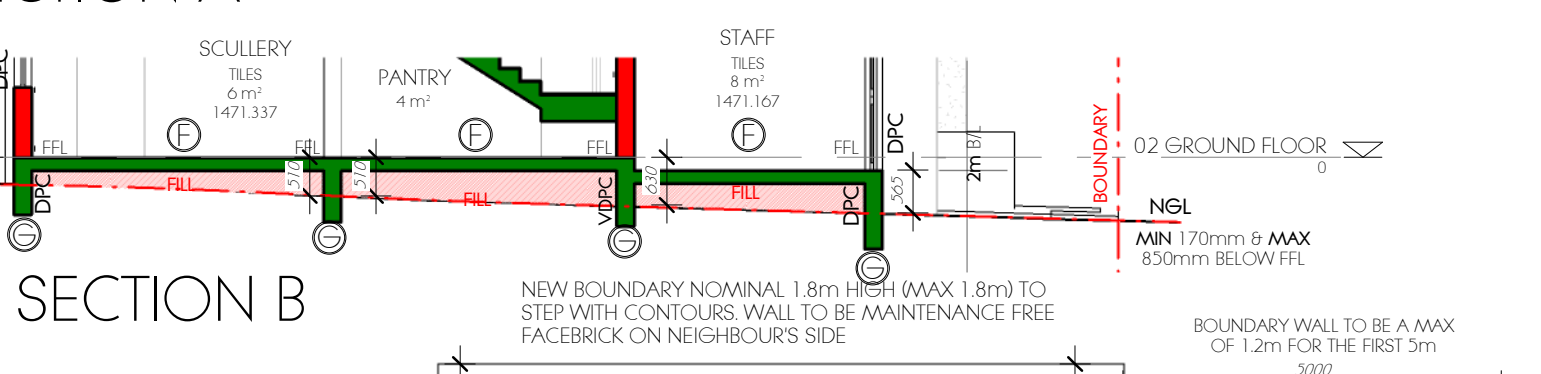
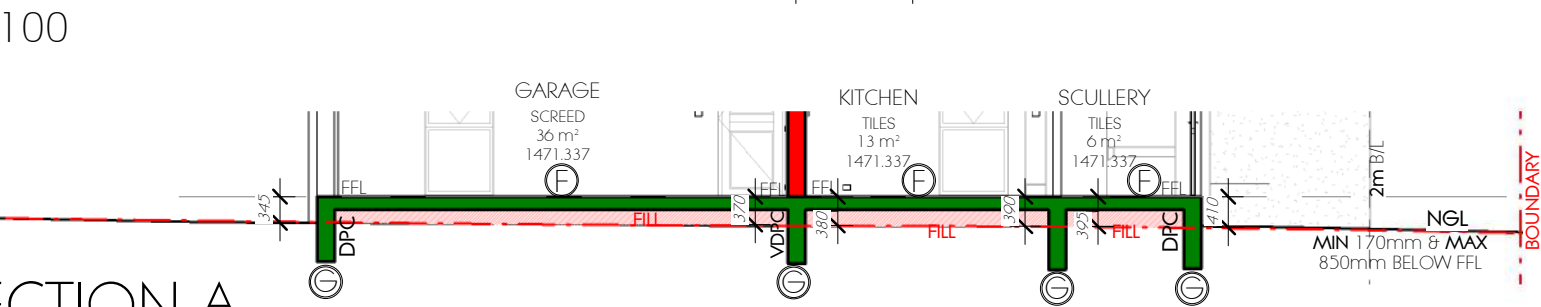
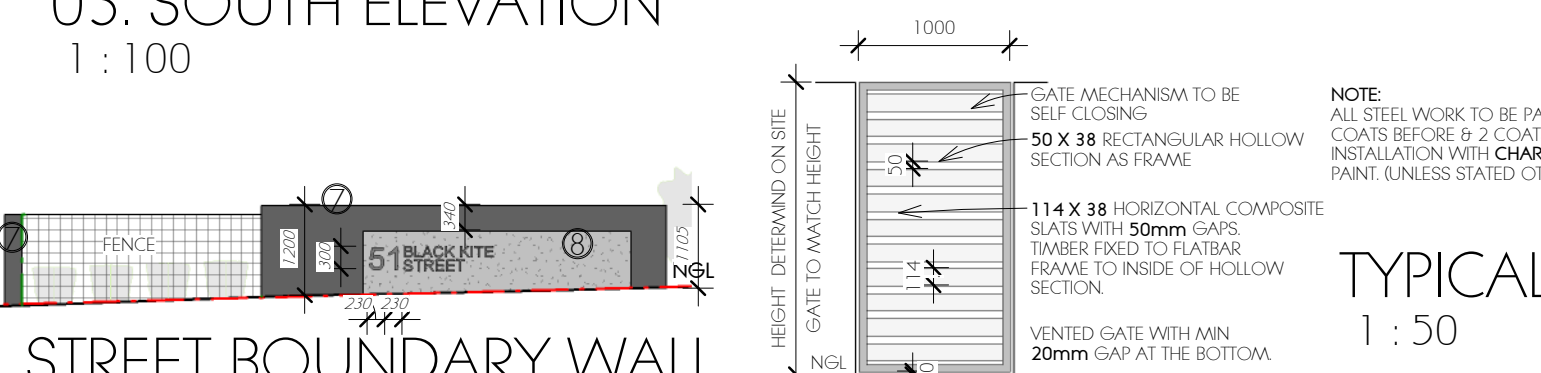
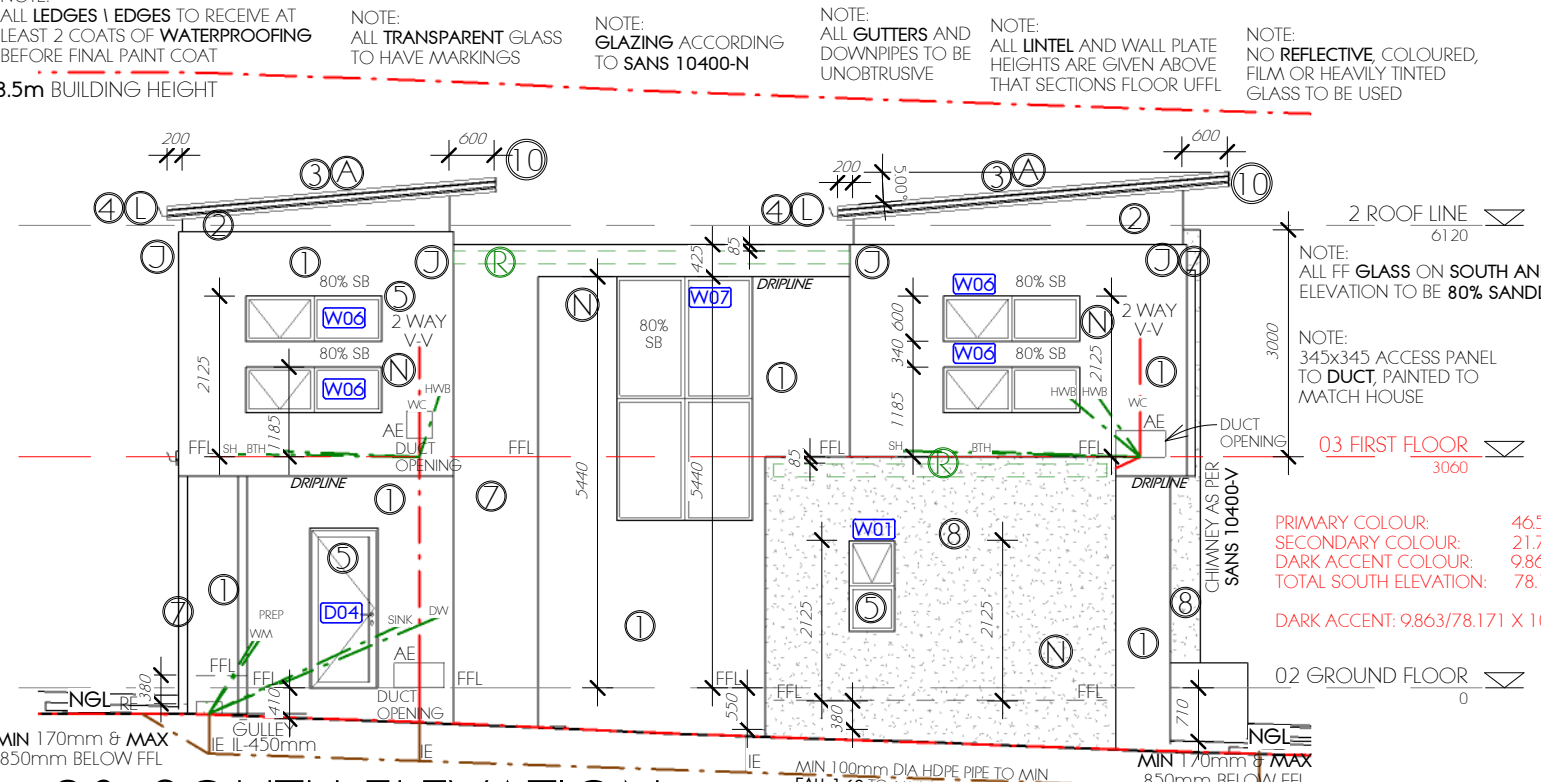
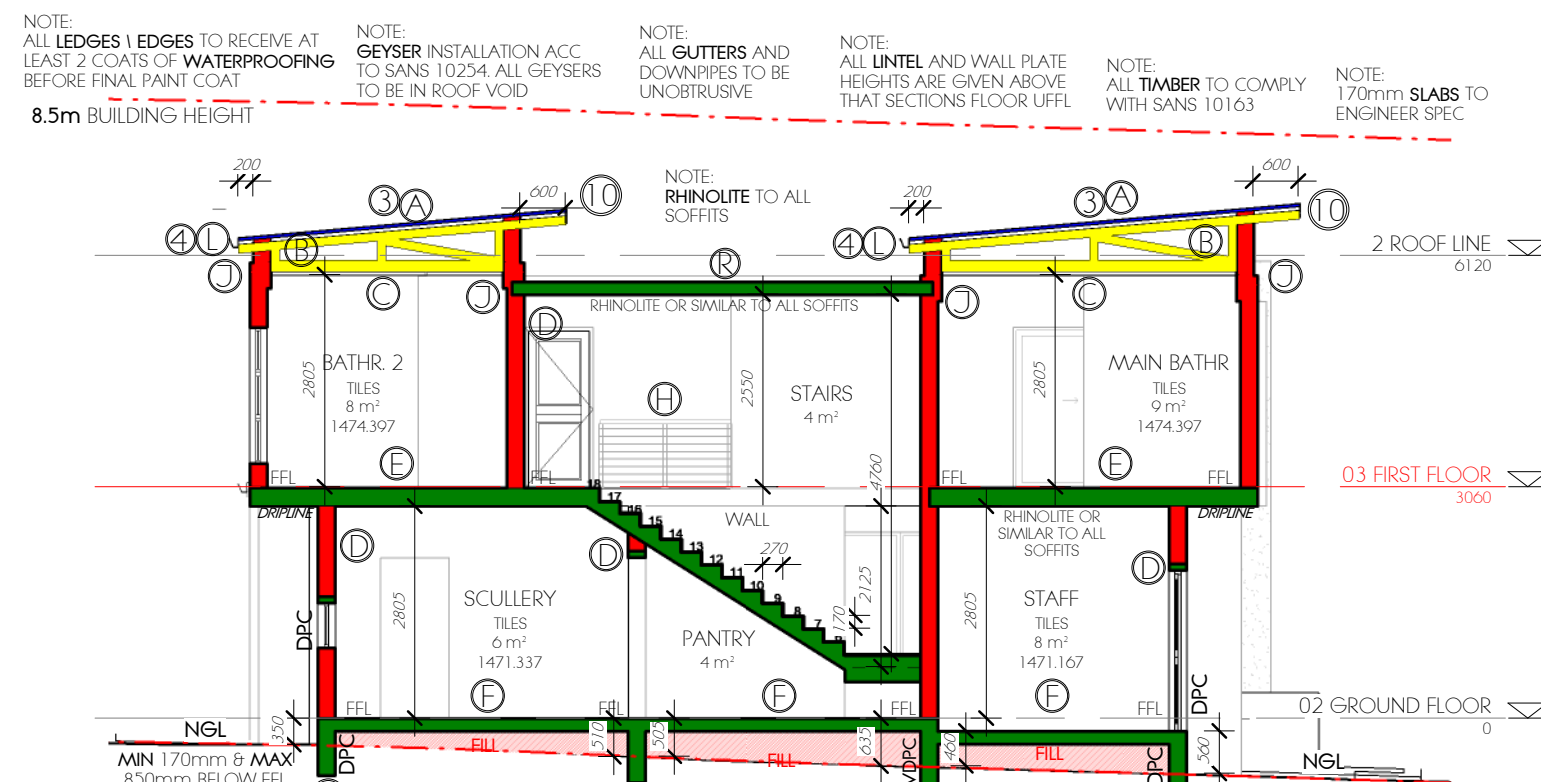
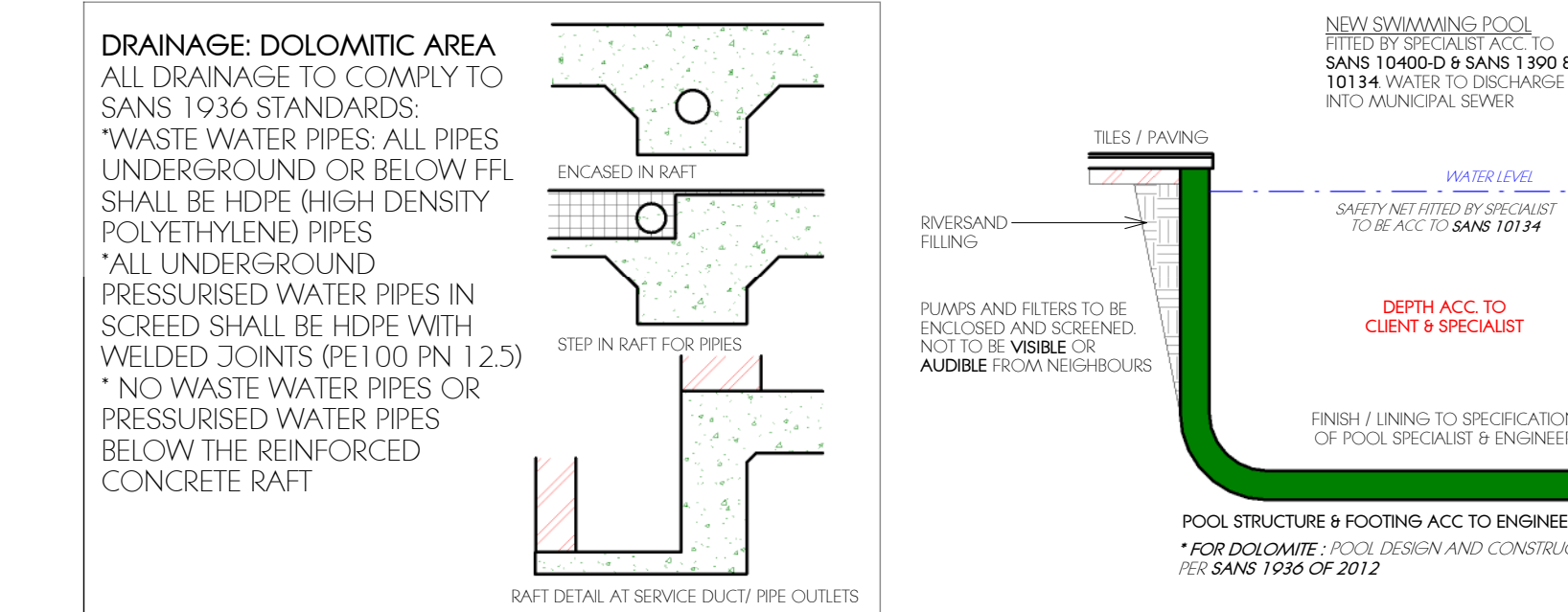
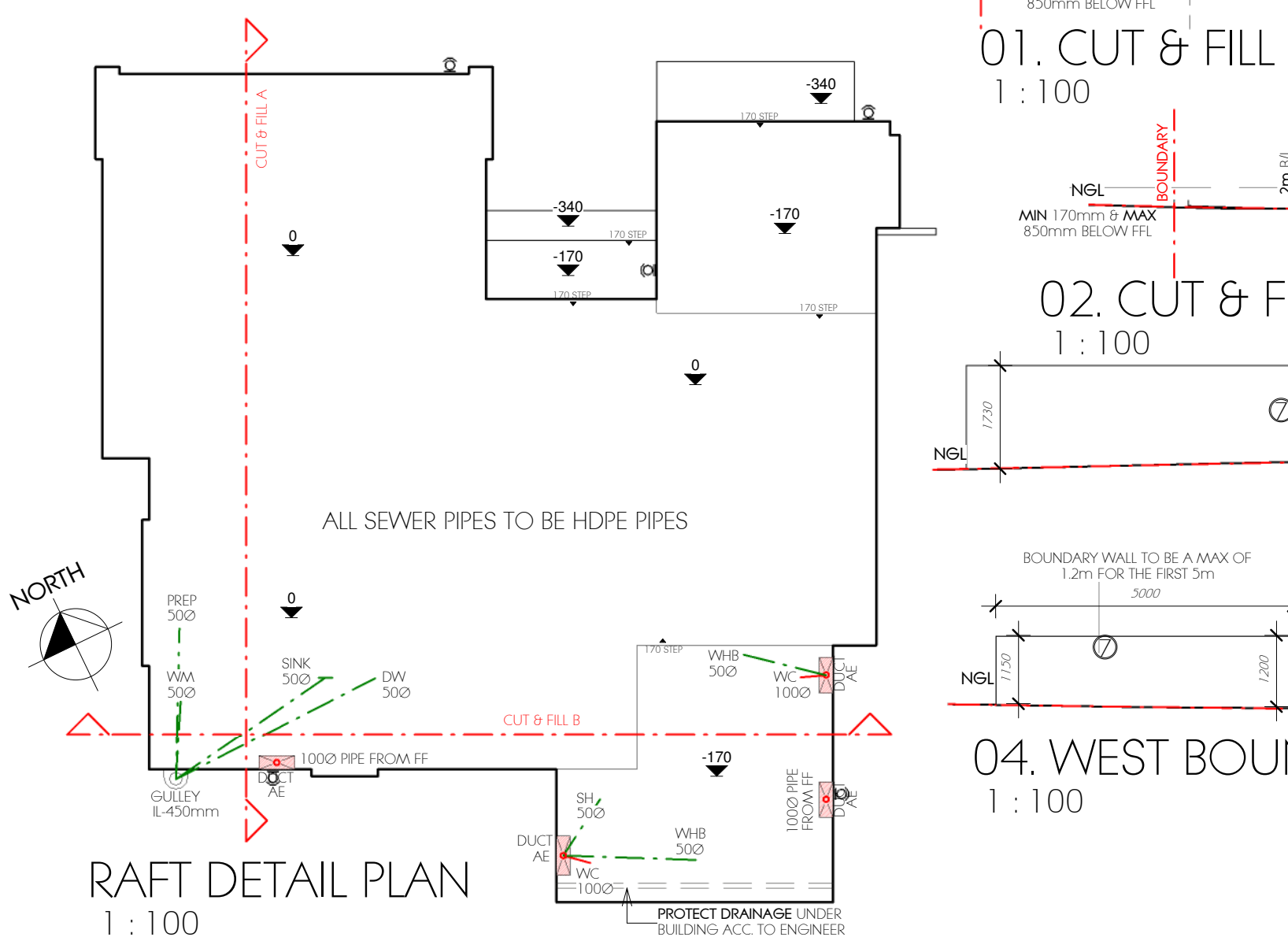
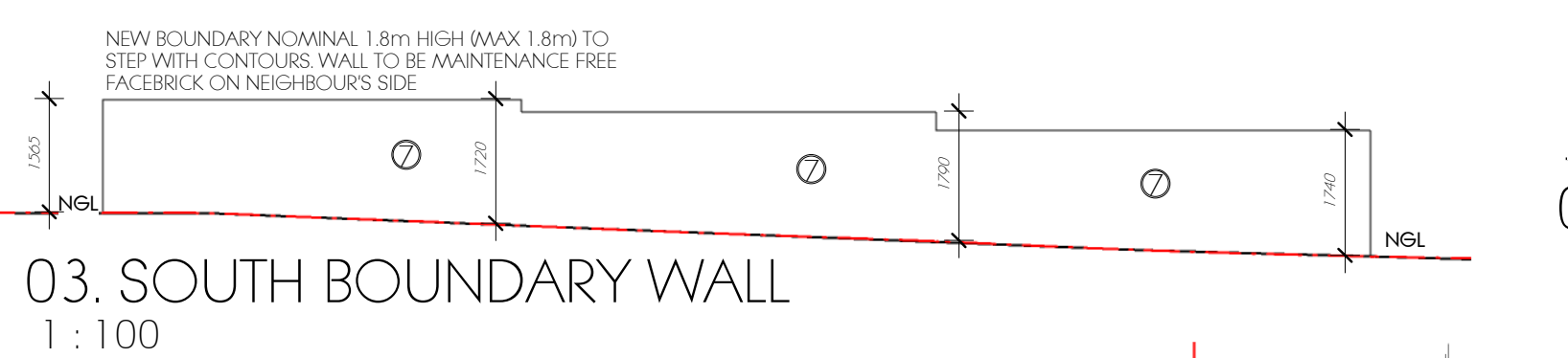
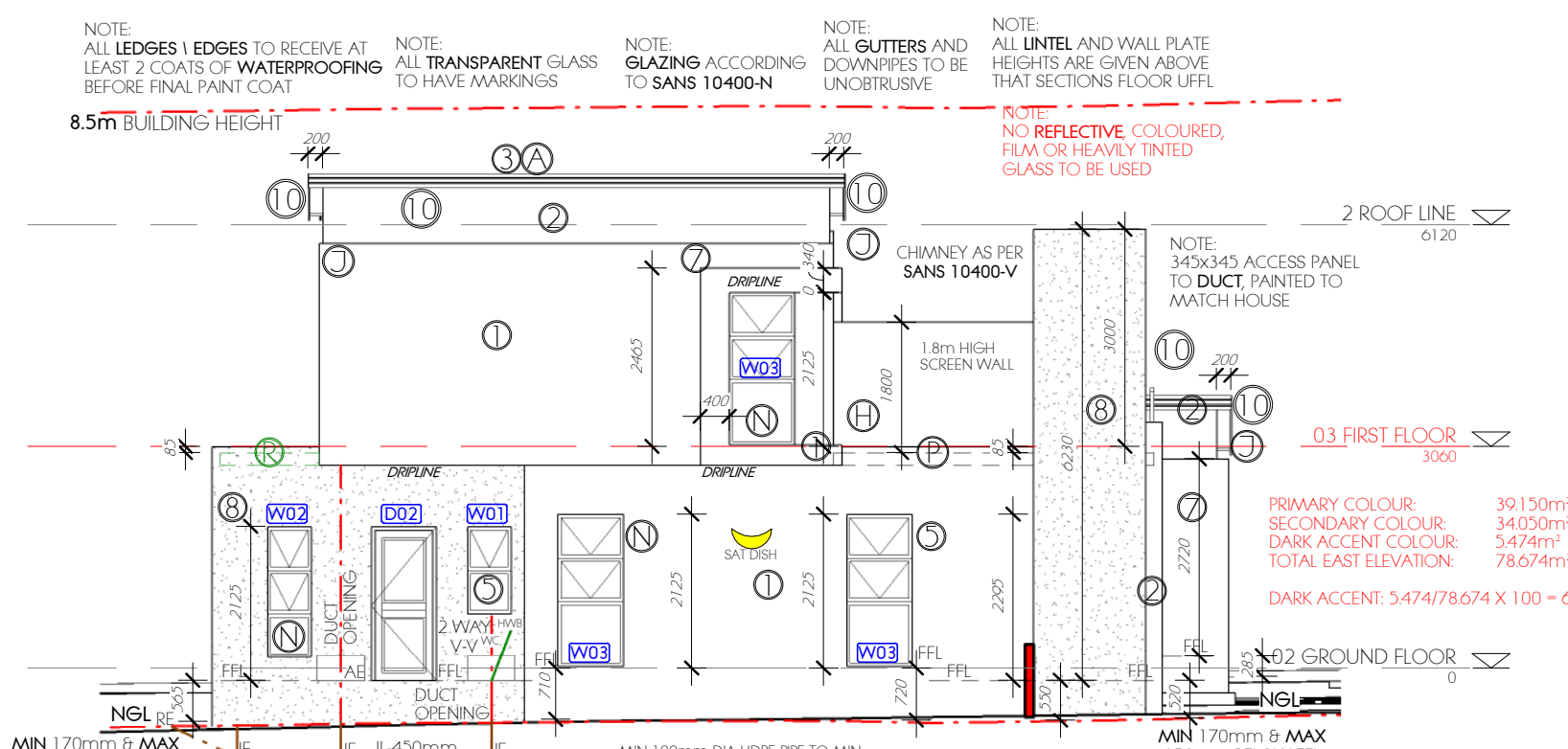
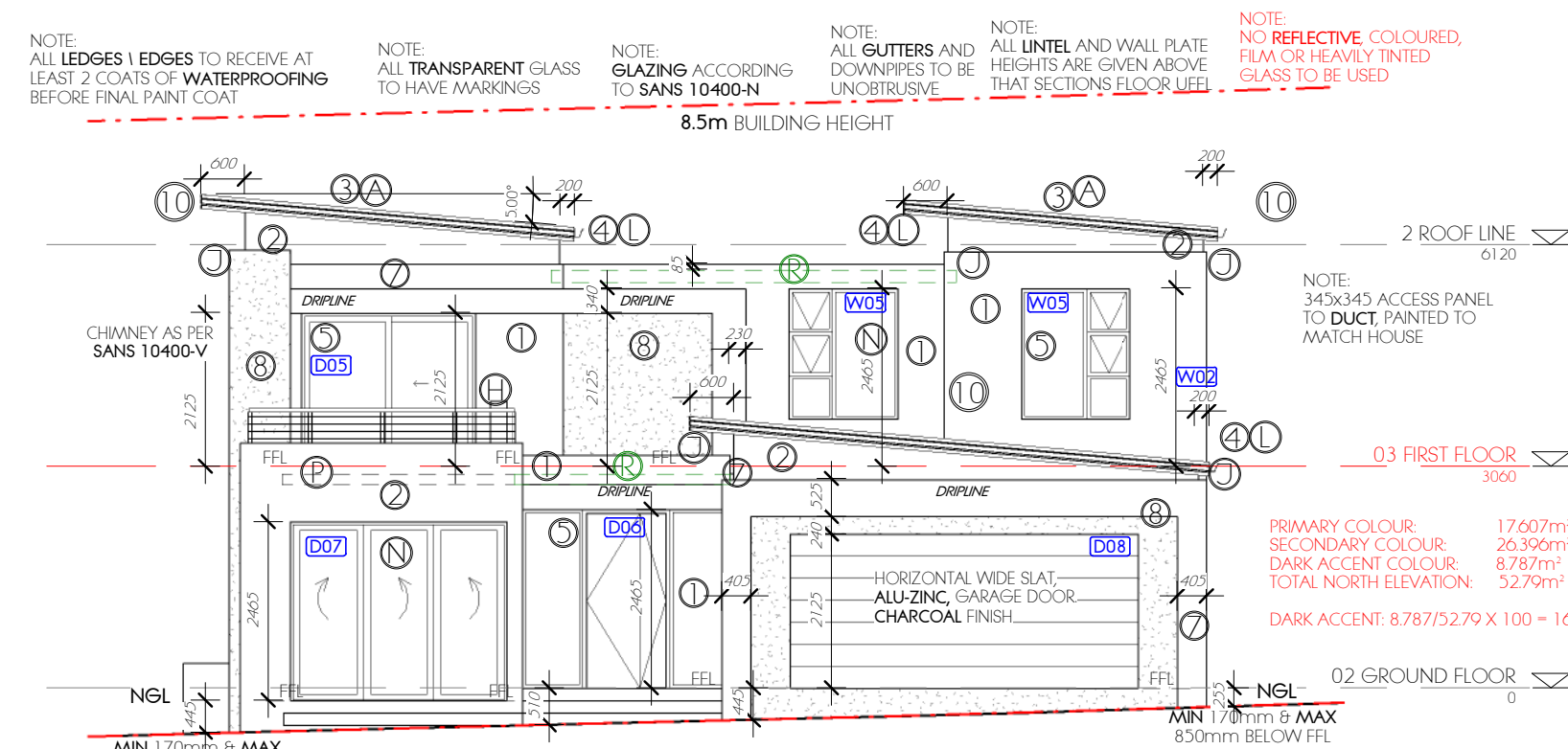




04. ROOF PLAN
1:100

[illegible]



F. GLAZING
GLAZING MUST COMPLY WITH SANS 10400, N SANS, XA AND SANS 204, AND GLAZING EXPOSED TO WIND TO COMPLY WITH CLAUSE 4.3 OF SANS 10137 AND SANS1263
GLAZING IN DOORS: IF LESS THAN 1 M², 6MM GLASS IF MORE THAN 1 M², SAFETY GLASS
SAFETY GLASS TO BE USED IN SHOWER AND BATH ENCLOSURES, IN ALL WINDOWS LESS THAN 500MM ABOVE FF, IN ALL GLASS WITHIN 2M ABOVE FIGHT LINE OF STAIRS, BALUSTRADES AND SKYLIGHTS, ALL STAIR GLASS MUST BE SAFETY GLASS ACCORDING TO SANS 10400, M
CLEAR GLASS IN POSITIONS WHERE NOT APPARENT MARKINGS MUST BE ADDED. BATHROOMS WINDOWS ACCORDING TO WINDOW SCHEDULE
LIQUID LAMINATED GLASS IS NOT ACCEPTABLE

ORDINARY ANNEALED GLASS IN VERTICAL POSITIONS:
GLASS 3MM: MAX PANE SIZE: 0.75M² | GLASS 4MM: MAX PANE SIZE: 1.5M²
GLASS 5MM: MAX PANE SIZE: 2.1M² | GLASS 6MM: MAX PANE SIZE: 3.2M²
0 - 0.75M² ≤ 3MM | 0.75M² - 1.5M² ≤ 4MM | 1.5M² - > 6.5M² SAFETY GLASS

[illegible]

H. ROOF MATERIAL ON TRUSSES:
ROOF MATERIAL AND ROOF CONSTRUCTION MUST COMPLY WITH SANS 104001, SANS 10400XA AND SANS1900 AND ACCORDING TO ENGINEERS DRAWINGS. GUTTERS AND DOWNPIPES MUST COMPLY WITH SANS10400R. FINISHES AND PITCH AS PER DRAWINGS.

NAIL AND BOLTED MEMBERS MUST COMPLY WITH SANS 10243 AND LAMINATED TIMBER BEAMS TO COMPLY WITH SANS 1460.

RAVELL ROOFING TO BE 20 DEGREE WITH 20 MIN. SPACED GAVINGS, TO 30 DEGREE SEE TABLE 4 PART 1 OF SANS 10404
ROOF TRUSS SPANS, SIZES ACCORDING TO PART 1 OF SANS 10404.
ALL ANEERS TO BE MIN 38 X 1 1/4, GR 4, WITH EQUAL BAYS SMALLER THAN 1.5M. APPROVED BRACING MUST PREVENT BUCKLING AND KEEP
SANS 10404.
FLASHING AND COUNTER FLASHING TO ALL CHANGES IN ROOF LEVELS, CHIMNEYS, PARAPETS AND ANY PROJECTIONS.
VALLEY AND HIP RAFTERS TO BE GR. 6, 50 X 228 SA.PINE
UNPAVATED TIMBER TO COMPLY WITH SANS 876
INSULATION TO BE INSTALLED AS PER DRAWINGS

INSULATION MATERIAL AND REFLECTIVE MATERIAL WITH R VALUE AS PER SANS 10400XA ACCORDING TO CLIMATIC ZONE, INSTALLATION TO BE DONE BY SPECIALIST, AS PER DRAWINGS

INSULATION MATERIAL TO COMPLY WITH RELEVANT SANS 53163, 53164 AND 1445-3

REFLECTIVE FOIL TO COMPLY WITH SANS 1381-4 CLASS B, INSTALLED WITH REFLECTIVE FACE, FACING DOWN.

ALL CONCRETE ROOFS TO SLOPE AWAY FROM BUILDING AND TO BE WATERPROOFED BY SPECIALIST.

CONCRETE ROOF TILES TO COMPLY WITH SANS 542,
CLAY ROOF TILE SANS632
STEEL SHEETING SANS 9364 AND SANS 14788 (COATING TO BE GRADE Z275(X2600)
ROOF FASTENERS ACCORDING TO SANS1273
THATCH ACCORDING TO SANS 104001.
CEILING TO COMPLY WITH SANS10177, FIRE RESISTANT.
STRUCTURAL TIMBERWORK – ROOFING TO COMPLY WITH 2001-CT2 AND ENGINEERS DRAWINGS

L STAIRS AND BALUSTRADES
 ALL STAIRS MAX, BALUSTRADES ANGLINGS MUST COMPLY WITH SANS10400. M.
 STAIRS TO BE 900MM MIN WIDE, TREADS 270MM MIN, RISERS 170MM MAX, WITH 6MM MAX DEVIATION
 1MM HIGH BALUSTRADES WITH MAXIMUM 1200MM GAPS (HORIZONTAL OR VERTICAL) AS PER DRAWINGS. GLASS BALUSTRADES TO BE SAFETY
 GLASS.
 MAX 3M VERTICAL RISE PER FLIGHT, WINDERS WHERE SHOWN TO BE AT LEAST 250 WIDE, 450 FROM NARROW END AND ANGLE BETWEEN THE
 RISERS TO BE CONSTANT
 MIN HEADROOM TO BE 2.1M MEASURED FROM PITCH LINE

J. SWIMMING POOLS
ALL SWIMMING POOLS TO COMPLY WITH SANS 10400: D AND SANS 1390 AND SANS 10134, OUTWARD OPENING SELF-CLOSING GATES AND/O
SAFETY NET TO BE INSTALLED BY SPECIALIST.

L: GAS INSTALLATION

M: TIMBER
ALL TIMBER TO COMPLY WITH SANS 10163,

N. HEALTH:
CEILING LEVEL TO BE AT LEAST 2.4M IN HABITABLE ROOMS OR COMPLY WITH SANS 10400: C.
WINDOWS TO BE AT LEAST 10% AND OPENING SECTIONS 5% OF THE FLOOR AREA OF HABITABLE AREAS
ALL SPACE WATER HEATING AND COOKING APPARATUS IN HOUSE AND OUTBUILDINGS TO BE SMOKE FREE

O: STORM WATER
ALL STORM WATER MUST COMPLY WITH SANS 10400-R AND ACCORDING TO THE ENGINEER'S DRAWINGS.
ALL PIPES UNDER BUILDING TO BE PROTECTED ACCORDING TO ENGINEER'S DRAWINGS.

P: HOT WATER INSTALLATION & GEYSERS
GEYSER, HOT WATER INSTALLATIONS AND ELECTRICAL WORKS MUST COMPLY WITH SANS 10234, SANS 1516, SANS 10142
ALL GEYSER AND HOT WATER MUST COMPLY WITH SANS 10400. XA AND INSTALLATION BY SPECIALIST

SOLAR WATER HEATER & HEAT PUMP MUST TO COMPLY WITH SANS 1307
ELECTRICAL WORKS TO COMPLY WITH SANS 10142
ELECTRICAL AND PLUMBING WORKS ARE TO BE PERFORMED BY REGISTERED ARTISANS. COVER INSTALLATION MUST COMPLY WITH SANS 1025

Q: PAINT
PAINTING TO COMPLY WITH SANIT0305

THE EXECUTION OF THESE DRAWINGS ON SITE MUST COMPLY WITH ALL RELEVANT CODES AND DOCUMENTS SPECIFICATION CONTAINED IN, IN ORDER FOR THE COMPETENT PERSON TO ISSUE COMPLIANCE CERTIFICATE (FORM 4)

CONTINUATION FROM PAGE 1

DISCLAIMER NOTE

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OWNERS ASSOC



Fountain Brook Home Education

APPROVED ON 2024.07.22

[illegible]

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ellipsisgrc

Therese van Deventer
083 485 9202

PROJECT: ADDRESS: SACAP: T 20755

WINDOW AND DOOR SCHEDULE

SCALE 1:50

NOTE: WINDOW HEIGHTS SHOWN ABOVE THE UNFINISHED FLOOR LEVEL OF THE APPLICABLE ROOM

NOTE: ALL BATHROOMS TO BE OBTAINED GLASS OR PER CLIENT, UNLESS BEHIND SCREEN ELEMENT

NOTE: GLAZING ACCORDING TO SANS 10400-N

NOTE: STANDARD CATALOGUE WINDOWS TO BE USED WHERE POSSIBLE

NOTE: ALL TUBES TO BE TREATED AS PER MANUFACTURERS SPEC

NOTE: SAFETY GLASS TO BE INSTALLED WITH ANY WINDOW 500 ABOVE FFL

NOTE: SAFETY GLASS SHALL BE MARKED PERMANENTLY

NOTE: SAFETY GLASS ACC. TO SANS 10400-AM

NOTE: ALL TRANSPARENT GLAZING TO BE MARKED

NOTE: GLAZING MECHANICAL PERFORMANCE ACCORDING TO SANS 013

NOTE: EXTERNAL UNITS TO COMPLY WITH SANS 10400-XA:2021 EDITION 2

NOTE: INSTALLATION OF GLAZING OF SANS 2001:CG1

WINDOWS

ALUMINIUM WINDOW FRAME: CHARCOAL AS PER MANUFACTURER OR OTHERWISE SPECIFIED

UNTEL

2125

600

1000

600

2125

FIXED

SAFETY GLASS

NOTE: FROSTED OR OBTAINED GLASS WHERE REQUIRED

UNTEL

2125

600

1000

600

2125

FIXED

SAFETY GLASS

NOTE: FROSTED OR OBTAINED GLASS WHERE REQUIRED

UNTEL

2125

600

1000

600

2125

FIXED

SAFETY GLASS

REQUIRED

2 REQUIRED: STAFF WC

3 REQUIRED: GARAGE

4 REQUIRED: LIVING X2

1 REQUIRED: PATIO

1 REQUIRED: SCULLERY

1 REQUIRED: BEDR 2

1 REQUIRED: BEDR 3

1 REQUIRED: KITCHEN

4 REQUIRED: MAIN BATHR X2 & BATHR X2

1 REQUIRED: STAIRS

WINDOW NUMBER

W01

W02

W03

W04

W05

W06

W07

DOORS

ALUMINIUM WINDOW & DOOR FRAME: CHARCOAL AS PER MANUFACTURER OR OTHERWISE SPECIFIED

UNTEL

2125

600

1000

600

2125

FIXED

SAFETY GLASS

NOTE: FROSTED OR OBTAINED GLASS WHERE REQUIRED

UNTEL

2125

600

1000

600

2125

FIXED

SAFETY GLASS

REQUIRED

5 REQUIRED: W.C. BATHR 2, BEDR 2, BEDR 3 & W.C.

1 REQUIRED: STAFF

1 REQUIRED: GARAGE

1 REQUIRED: SCULLERY

1 REQUIRED: MAIN BEDR

1 REQUIRED: FOYER

DOOR NUMBER

D01

D02

D03

D04

D05

D06

ALUMINIUM WINDOW & DOOR FRAME: CHARCOAL AS PER MANUFACTURER OR OTHERWISE SPECIFIED

UNTEL

2125

600

1000

600

2125

FIXED

SAFETY GLASS

NOTE: FROSTED OR OBTAINED GLASS WHERE REQUIRED

UNTEL

2125

600

1000

600

2125

FIXED

SAFETY GLASS

REQUIRED

1 REQUIRED: PATIO

1 REQUIRED: GARAGE

DOOR NUMBER

D07

D08

Lighting Fixture Schedule

Family

Count

E_Downlight Internal

44

E_Downlight Waterproof

10

E_Fluorescent

2

E_Pendant Light Point

2

Lighting Fixture Schedule

Family

Count

E_Up & Down Wall light

6

E_Wall Light (Internal)

1

E_Wall Switches

16

Total

81

ELECTRICAL LEGEND

NOTES:

ALL ELECTRICAL LAYOUTS TO BE CONFIRMED BY CLIENT.

QUANTITIES TO BE CONFIRMED BY ELECTRICIAN.

ALL WORK TO BE PERFORMED BY A REGISTERED TRADESMAN.

ALL WORK TO COMPLY WITH SANS 10400, HOA RULES AND ARCHITECTURAL GUIDELINES.

LED DOWNLIGHT

LED WATERPROOF DOWNLIGHT

LED EYE BALL DOWNLIGHT

PENDANT LIGHT

LIGHT POINT

UP & DOWN WALL LIGHT

EXTERNAL WALL LIGHT

STOVE/ OVEN POINT/ ISOLATOR

DOUBLE PLUG SWITCH @ 255 HT

DOUBLE PLUG POINT - ABOVE COUNTER

POP-UP DOUBLE PLUG SWITCH

MICROWAVE PLUG SWITCH TO BE CONFIRMED BY CLIENT

WATERPROOF PLUG POINT

CEILING PLUG POINT FOR GARAGE DOOR

DISTRIBUTION BOARD

LIGHT SWITCH

POOL PUMP & SWITCH

TELEVISION POINT

INTERCOM POINT

SMART / INTERNET POINT

TELEPHONE POINT

LOUDSPEAKER POINT

GARDEN SPOTLIGHT

CHANDLER

12. GF ELECTRICAL LAYOUT
1:100

13. FF ELECTRICAL LAYOUT
1:100

06. GF DIMENSION PLAN
1:100

07. FF DIMENSION PLAN
1:100

10. GF WATER LAYOUT
1:200

08. GF ORIENTATION LAYOUT
1:200

11. FF WATER LAYOUT
1:200

09. FF ORIENTATION LAYOUT
1:200

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OWNER:

ENGINEER:

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PROJECT:
NEW DWELLING ON ERF 12032
CLAYVILLE X117 FOR GR8
DEVELOPMENTS

DRAWING:
WINDOW & DOOR SCHEDULE,
DETAILS & SANS CALCULATIONS

DATE:
SEPTEMBER 2024

DRAWN BY:
T.VAN DEVENTER
DATE: 11/09/2024

DRAWING NO:
300

SCALE AS SHOWN

REV 3