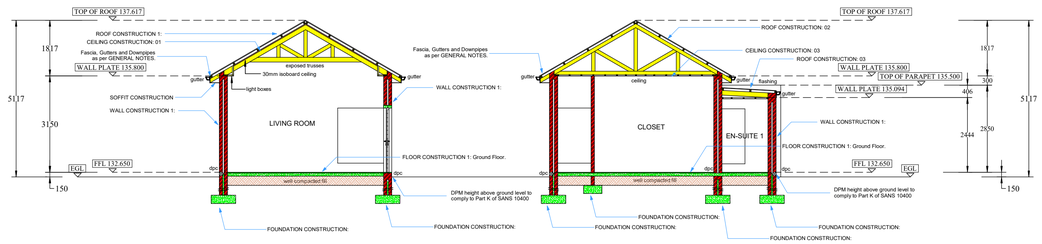
COUNCIL STAMP

SANS 10400:XA ROOF ASSEMBLY CALCULATION	
MINIMUM TOTAL R-VALUE REQUIRED : 3700	DIRECTION OF HEAT FLOW : UP
ROOF TYPE :	ROOF CONSTRUCTION 1 : PITCH ROOF - EXPOSED TRUSSES
TYPE OF MATERIAL:	
OUTDOOR AIR FILM (7m/s)	0.030
CEILING AIR SPACE	0.150
100mm "THINKPINK" INSULATION	2.8
30mm SONOBOARD INSULATING CEILING BOARDS	1.0
INDOOR AIR FILM (STILL)	0.110
TOTAL ROOF COVERING & CEILING INSULATION R-VALUE:	3.790

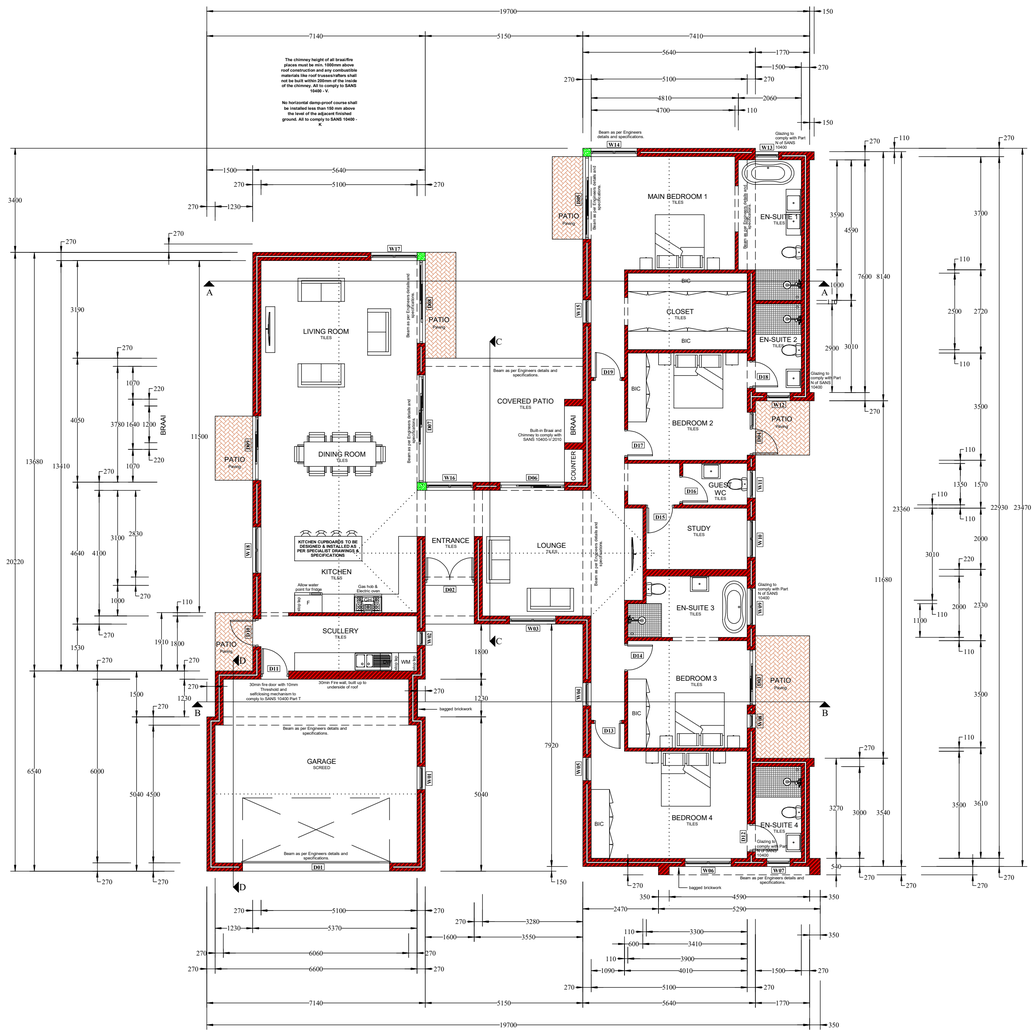
SANS 10400:XA ROOF ASSEMBLY CALCULATION	
MINIMUM TOTAL R-VALUE REQUIRED : 3700	DIRECTION OF HEAT FLOW : UP
ROOF TYPE :	ROOF CONSTRUCTION 2 : PITCH ROOF - STANDARD TRUSSES
TYPE OF MATERIAL:	
OUTDOOR AIR FILM (7m/s)	0.030
CEILING AIR SPACE	0.150
135mm "THINKPINK" INSULATION	3.350
RHINO CEILING BOARD	0.060
INDOOR AIR FILM (STILL)	0.110
TOTAL ROOF COVERING & CEILING INSULATION R-VALUE:	3.790

SANS 10400:XA ROOF ASSEMBLY CALCULATION	
MINIMUM TOTAL R-VALUE REQUIRED : 3700	DIRECTION OF HEAT FLOW : UP
ROOF TYPE :	ROOF CONSTRUCTION 3 : LEANTO 3° - SUSPENDED CEILING
TYPE OF MATERIAL:	
OUTDOOR AIR FILM (7m/s)	0.030
CEILING AIR SPACE	0.150
135mm "THINKPINK" INSULATION	3.350
RHINO CEILING BOARD	0.060
INDOOR AIR FILM (STILL)	0.110
TOTAL ROOF COVERING & CEILING INSULATION R-VALUE:	3.730

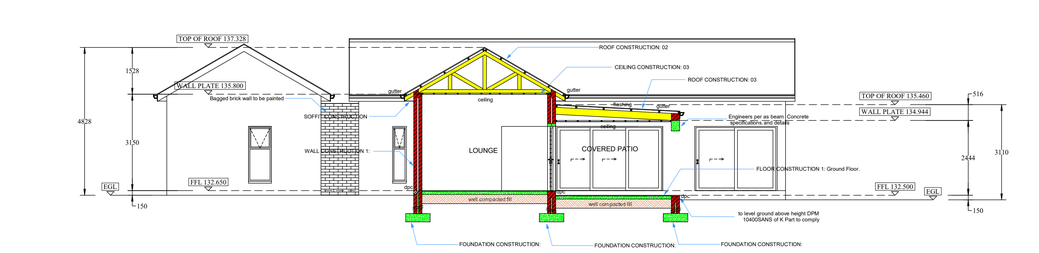


SECTION A - A
Scale1:100

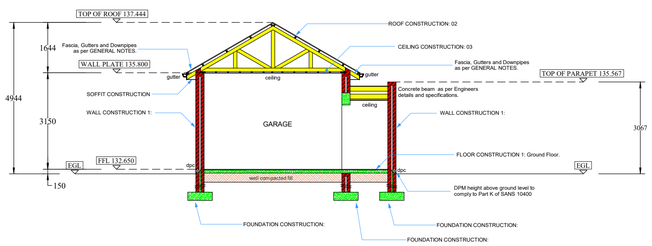
SECTION B - B
Scale1:100



FLOOR PLAN
Scale1:100



SECTION C - C
Scale1:100



SECTION D - D
Scale1:100

AMENDED 27/04/2024

0 1 2 3 4 5

SCALE 1:100
PRINTED ON A1

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Wilde Paarde Estate

HOME OWNERS ASSOCIATION

PLAN APPROVED

DATE: 22/03/2024

SIGNATURE:

R	DATE	REVISION	BY	CHECK

DEYZEL & PARTNERS architectural DESIGNERS
SACAP REG NUM : D 2365
28 WOOLF STREET
KENRIDGE
CELL DALE : 072 798 0032
7550
EMAIL : thedoctor02@gmail.com

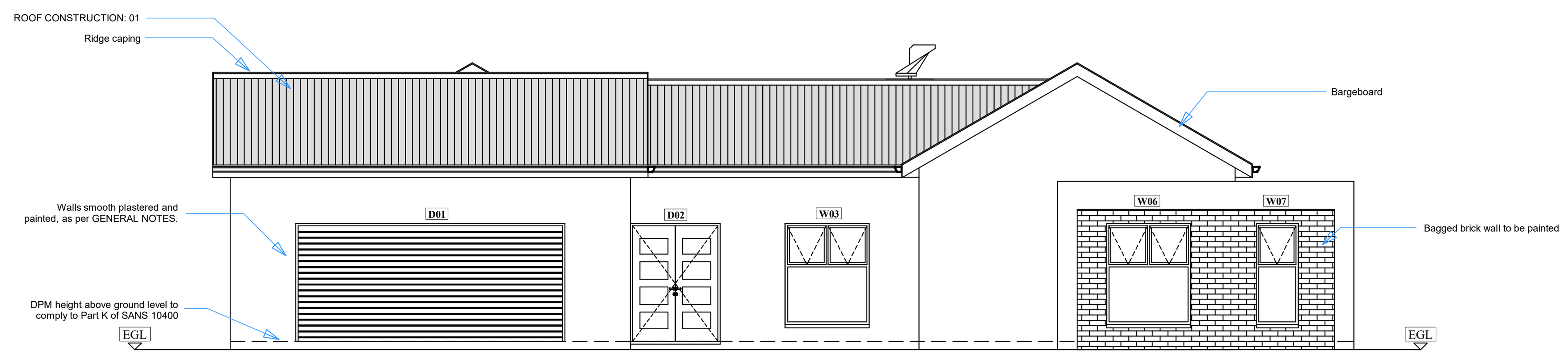
PROJECT:	PROPOSED NEW DWELLING ERF 31842 NO.39 OLIVE STREET WILDE PAARDE ESTATE PAARL
CLIENT:	YUSHU GARDEN PROPERTY

DRAWING:	FLOOR PLAN, ELEVATION SECTIONS, SITE PLAN		
ERF NUM:	31842	PAGE SIZE:	A1
SCALE:	1:100 / 1:200	DATE:	22/03/2024
PAGE :	01/03	DWG NUM :	WP/31842

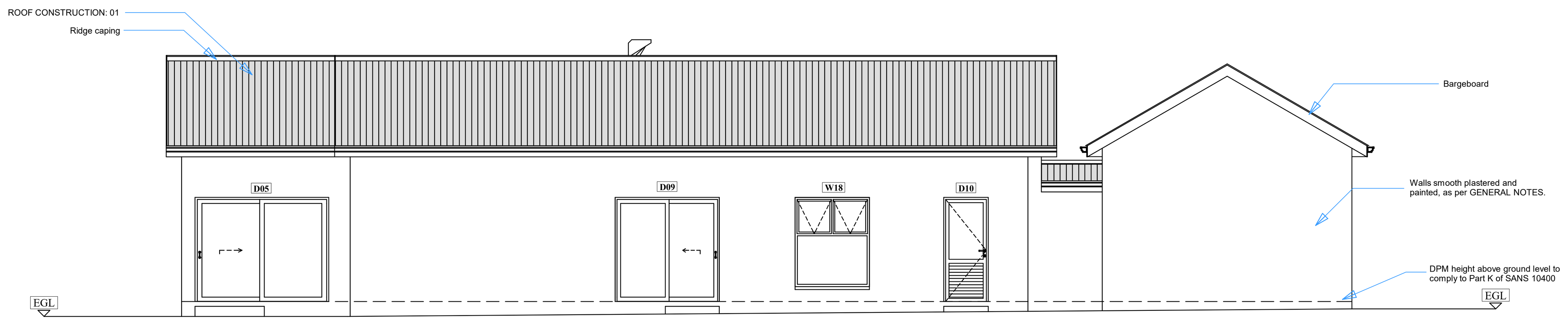
OWNER:

DESIGNER:

COUNCIL STAMP



NORTH WEST ELEVATION
Scale1:100



NORTH EAST ELEVATION
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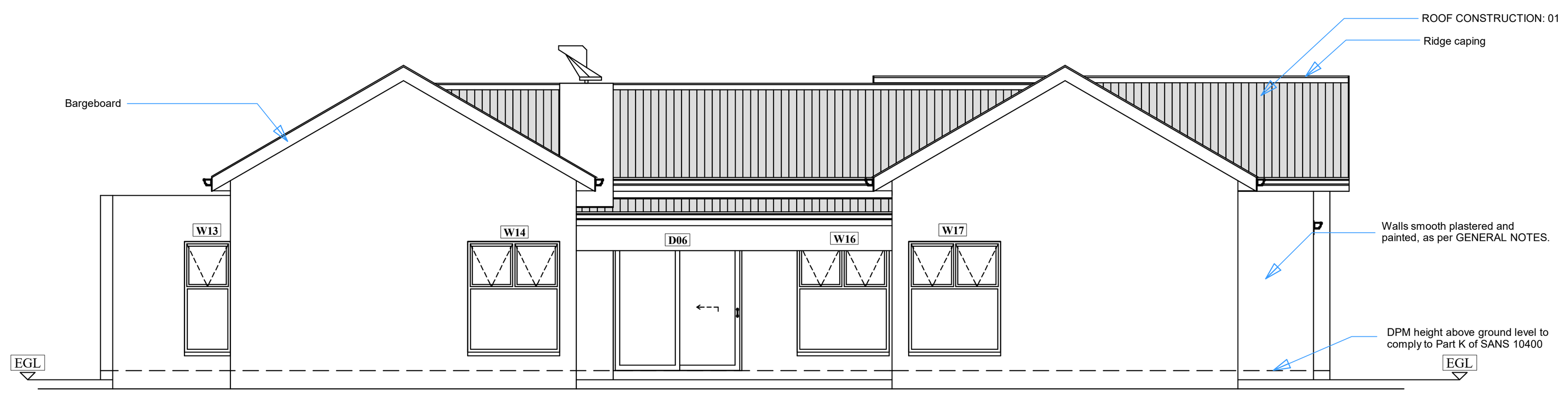
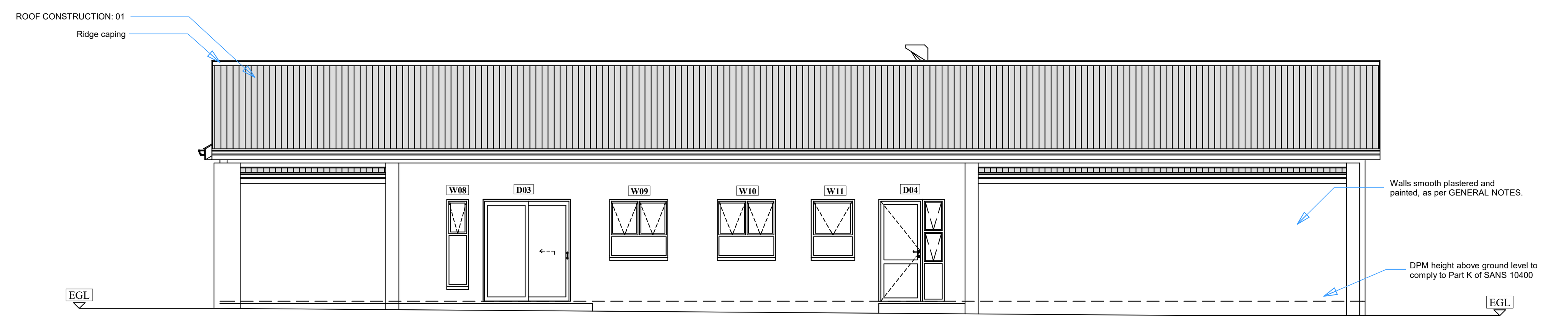
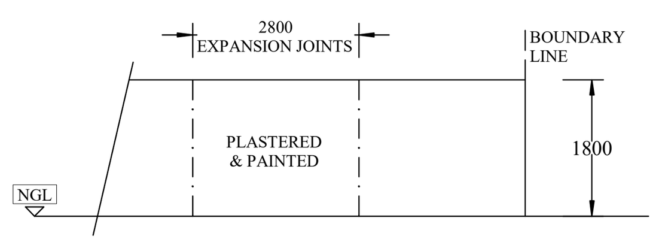


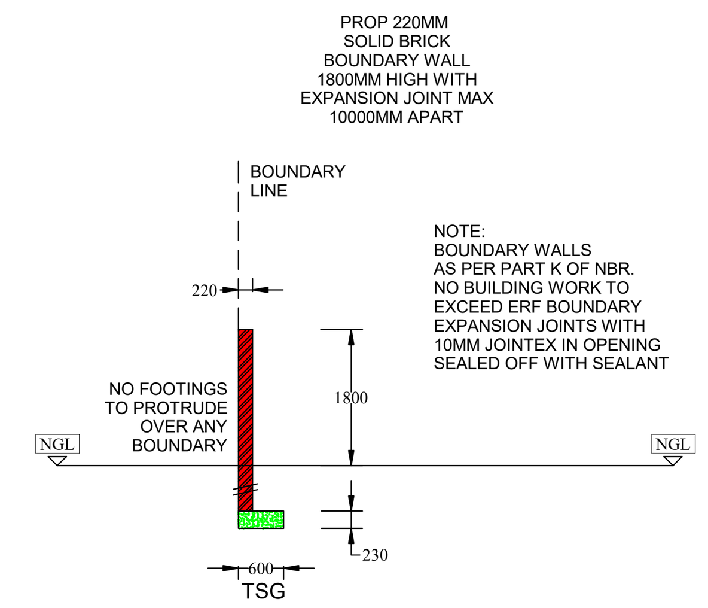
SOUTH EAST ELEVATION
Scale1:100



SOUTH WEST ELEVATION
Scale1:100



BOUNDARY WALL ELEVATION
SCALE 1:100



BOUNDARY WALL SECTION
SCALE 1:100

ID:	W16	W17	W18
View:	1 500 / 750 / 1 050 / 1 800	1 500 / 750 / 1 050 / 1 800	1 500 / 750 / 1 050 / 1 800
Home Storey:	GROUND STOREY	GROUND STOREY	GROUND STOREY
Head Height	2 125	2 125	2 125
Description:	Purpose made aluminium Casement window manufactured with WISPECO profiles to comply with AAAMSA specifications and guidelines. Opening sections as shown. Window to be plugged and screwed to brickwork / concrete / steel columns.	Purpose made aluminium Casement window manufactured with WISPECO profiles to comply with AAAMSA specifications and guidelines. Opening sections as shown. Window to be plugged and screwed to brickwork / concrete / steel columns.	Purpose made aluminium Casement window manufactured with WISPECO profiles to comply with AAAMSA specifications and guidelines. Opening sections as shown. Window to be plugged and screwed to brickwork / concrete / steel columns.
Glazing:	Glazing to comply with SANS 10400-N, SANS 10400-XA and SANS 204.	Glazing to comply with SANS 10400-N, SANS 10400-XA and SANS 204.	Glazing to comply with SANS 10400-N, SANS 10400-XA and SANS 204.
Finish:	Powdercoated as per Estate Guidelines	Powdercoated as per Estate Guidelines	Powdercoated as per Estate Guidelines
Ironmongery:	Ironmongery supplied and fitted by Manufacturer.	Ironmongery supplied and fitted by Manufacturer.	Ironmongery supplied and fitted by Manufacturer.
Glazed Area:	2.15m²	2.15m²	2.15m²

ID:	D01	D02	D03	D04	D05
View:	4 800 / 2 125	1 600 / 2 125	1 800 / 2 125	1 350 / 450 / 900 / 2 125	2 100 / 2 125
Home Storey:	GROUND STOREY	GROUND STOREY	GROUND STOREY	GROUND STOREY	GROUND STOREY
Fire Rating:					
Description:	Purpose made aluminium Sectional Overhead Garage Door POWDERCOATED to match windows/doors with minimum 400mm headroom installed by Specialist. CONTRACTOR TO ENSURE PROPER SUPPORT FROM ROOF/CEILING FOR INSTALLATION OF DOOR. Door to be fully automated by remote controlled Sectional Overhead Door Electrical Motor.	Purpose made aluminium side-hung door with sill (Sidelights and Fanlights as shown) manufactured in accordance AAAMSA specifications and guidelines. Doors to be plugged and screwed to brickwork / concrete / steel columns.	Purpose made aluminium 2 Panel sliding door manufactured with WISPECO CREALCO PALACE profiles in accordance AAAMSA specifications and guidelines. Doors to be plugged and screwed to brickwork / concrete / steel columns	Purpose made aluminium side-hung door with sill (Sidelights and Fanlights as shown) manufactured in accordance AAAMSA specifications and guidelines. Doors to be plugged and screwed to brickwork / concrete / steel columns.	Purpose made aluminium 2 Panel sliding door manufactured with WISPECO CREALCO PALACE profiles in accordance AAAMSA specifications and guidelines. Doors to be plugged and screwed to brickwork / concrete / steel columns
Glazing:		Glazing to comply with SANS 10400-N, SANS 10400-XA and SANS 204.	Glazing to comply with SANS 10400-N, SANS 10400-XA and SANS 204.	Glazing to comply with SANS 10400-N, SANS 10400-XA and SANS 204.	Glazing to comply with SANS 10400-N, SANS 10400-XA and SANS 204.
Ironmongery:	Ironmongery supplied and fitted by Manufacturer.	Ironmongery supplied and fitted by Manufacturer.	Ironmongery supplied and fitted by Manufacturer	Ironmongery supplied and fitted by Manufacturer.	Ironmongery supplied and fitted by Manufacturer
Finish:	Powdercoated as per Estate Guidelines	Powdercoated as per Estate Guidelines	Powdercoated as per Estate Guidelines	Powdercoated as per Estate Guidelines	Powdercoated as per Estate Guidelines
Glazed Area:		0.82m²	3.84m²	0.75m²	3.84m²

ID:	D06	D07	D08	D09	D10
View:	2 100 / 2 125	3 500 / 2 125	2 700 / 2 125	2 100 / 2 125	900 / 2 125
Home Storey:	GROUND STOREY	GROUND STOREY	GROUND STOREY	GROUND STOREY	GROUND STOREY
Fire Rating:					
Description:	Purpose made aluminium 2 Panel sliding door manufactured with WISPECO CREALCO PALACE profiles in accordance AAAMSA specifications and guidelines. Doors to be plugged and screwed to brickwork / concrete / steel columns	Purpose made aluminium 3 Panel sliding door manufactured with WISPECO CREALCO PALACE profiles in accordance AAAMSA specifications and guidelines. Doors to be plugged and screwed to brickwork / concrete / steel columns	Purpose made aluminium 2 Panel sliding door manufactured with WISPECO CREALCO PALACE profiles in accordance AAAMSA specifications and guidelines. Doors to be plugged and screwed to brickwork / concrete / steel columns	Purpose made aluminium 2 Panel sliding door manufactured with WISPECO CREALCO PALACE profiles in accordance AAAMSA specifications and guidelines. Doors to be plugged and screwed to brickwork / concrete / steel columns	Purpose made aluminium side-hung door with sill (Sidelights and Fanlights as shown) manufactured in accordance AAAMSA specifications and guidelines. Doors to be plugged and screwed to brickwork / concrete / steel columns.
Glazing:	Glazing to comply with SANS 10400-N, SANS 10400-XA and SANS 204.	Glazing to comply with SANS 10400-N, SANS 10400-XA and SANS 204.	Glazing to comply with SANS 10400-N, SANS 10400-XA and SANS 204.	Glazing to comply with SANS 10400-N, SANS 10400-XA and SANS 204.	Glazing to comply with SANS 10400-N, SANS 10400-XA and SANS 204.
Ironmongery:	Ironmongery supplied and fitted by Manufacturer	Ironmongery supplied and fitted by Manufacturer.	Ironmongery supplied and fitted by Manufacturer	Ironmongery supplied and fitted by Manufacturer	Ironmongery supplied and fitted by Manufacturer.
Finish:	Powdercoated as per Estate Guidelines	Powdercoated as per Estate Guidelines	Powdercoated as per Estate Guidelines	Powdercoated as per Estate Guidelines	Powdercoated as per Estate Guidelines
Glazed Area:	3.84m²	6.92m²	3.84m²	3.84m²	0.75m²

ID:	D11	D12	D13	D14	D15
View:	893 / 2 072	893 / 2 072	893 / 2 072	893 / 2 072	893 / 2 072
Home Storey:	GROUND STOREY	GROUND STOREY	GROUND STOREY	GROUND STOREY	GROUND STOREY
Fire Rating:	30 Minutes to comply to Sans 10400-T:2011				
Description:	LEAF: Veneered 30 minute FIRE flush door with 2 concealed edges; FRAME: Hardwood frame with sill and min. 90x70mm profile WITH 10MM THRESHOLD	LEAF: Semi-solid grooved (@ max. 150mm c/c) door with 2 concealed edges; FRAME: Hardwood frame with NO sill and min. 90x70mm profile; DOOR SIZE: 813x2032mm	LEAF: Semi-solid grooved (@ max. 150mm c/c) door with 2 concealed edges; FRAME: Hardwood frame with NO sill and min. 90x70mm profile; DOOR SIZE: 813x2032mm	LEAF: Semi-solid grooved (@ max. 150mm c/c) door with 2 concealed edges; FRAME: Hardwood frame with NO sill and min. 90x70mm profile; DOOR SIZE: 813x2032mm	LEAF: Semi-solid grooved (@ max. 150mm c/c) door with 2 concealed edges; FRAME: Hardwood frame with NO sill and min. 90x70mm profile; DOOR SIZE: 813x2032mm
Glazing:					
Ironmongery:	Allow R850 per leaf for for lock, handle and hinges; Door to be fitted with self-closing mechanism	Ironmongery as per Client / Developer.	Ironmongery as per Client / Developer.	Ironmongery as per Client / Developer.	Ironmongery as per Client / Developer.
Finish:				Powdercoated as per Estate Guidelines	Powdercoated as per Estate Guidelines
Glazed Area:					

ID:	D16	D17	D18	GATE 01	GATE 02
View:	893 / 2 072	893 / 2 072	893 / 2 072	900 / 1 800	900 / 1 800
Home Storey:	GROUND STOREY	GROUND STOREY	GROUND STOREY	GROUND STOREY	GROUND STOREY
Fire Rating:					
Description:	LEAF: Semi-solid grooved (@ max. 150mm c/c) door with 2 concealed edges; FRAME: Hardwood frame with NO sill and min. 90x70mm profile; DOOR SIZE: 813x2032mm	LEAF: Semi-solid grooved (@ max. 150mm c/c) door with 2 concealed edges; FRAME: Hardwood frame with NO sill and min. 90x70mm profile; DOOR SIZE: 813x2032mm	LEAF: Semi-solid grooved (@ max. 150mm c/c) door with 2 concealed edges; FRAME: Hardwood frame with NO sill and min. 90x70mm profile; DOOR SIZE: 813x2032mm	Purpose made side hung gate. Non galv. steel gate with anti-rust metal paint.	Purpose made side hung gate. Non galv. steel gate with anti-rust metal paint.
Glazing:				Gate to be suppled with self closing hinges and self-closing latch	Gate to be suppled with self closing hinges and self-closing latch
Ironmongery:	Ironmongery as per Client / Developer.	Ironmongery as per Client / Developer.	Ironmongery as per Client / Developer.		
Finish:	Powdercoated as per Estate Guidelines	Powdercoated as per Estate Guidelines	Powdercoated as per Estate Guidelines		
Glazed Area:					

DOOR SCHEDULE
Scale1:1

ID:	W01	W02	W03	W04	W05
View:	750 / 750 / 1 050 / 1 800	450 / 750 / 1 050 / 1 800	1 500 / 750 / 1 050 / 1 800	750 / 750 / 1 050 / 1 800	750 / 750 / 1 050 / 1 800
Home Storey:	GROUND STOREY	GROUND STOREY	GROUND STOREY	GROUND STOREY	GROUND STOREY
Head Height from Home Storey:	2 125	2 125	2 125	2 125	2 125
Description:	Purpose made aluminium Casement window manufactured with WISPECO profiles to comply with AAAMSA specifications and guidelines. Opening sections as shown. Window to be plugged and screwed to brickwork / concrete / steel columns.	Purpose made aluminium Casement window manufactured with WISPECO profiles to comply with AAAMSA specifications and guidelines. Opening sections as shown. Window to be plugged and screwed to brickwork / concrete / steel columns.	Purpose made aluminium Casement window manufactured with WISPECO profiles to comply with AAAMSA specifications and guidelines. Opening sections as shown. Window to be plugged and screwed to brickwork / concrete / steel columns.	Purpose made aluminium Casement window manufactured with WISPECO profiles to comply with AAAMSA specifications and guidelines. Opening sections as shown. Window to be plugged and screwed to brickwork / concrete / steel columns.	Purpose made aluminium Casement window manufactured with WISPECO profiles to comply with AAAMSA specifications and guidelines. Opening sections as shown. Window to be plugged and screwed to brickwork / concrete / steel columns.
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Finish:	Powdercoated as per Estate Guidelines	Powdercoated as per Estate Guidelines	Powdercoated as per Estate Guidelines	Powdercoated as per Estate Guidelines	Powdercoated as per Estate Guidelines
Ironmongery:	Ironmongery supplied and fitted by Manufacturer.	Ironmongery supplied and fitted by Manufacturer.	Ironmongery supplied and fitted by Manufacturer.	Ironmongery supplied and fitted by Manufacturer.	Ironmongery supplied and fitted by Manufacturer.
Glazed Area:	1.02m²	0.54m²	2.15m²	1.02m²	1.02m²

ID:	W06	W07	W08	W09	W10
View:	1 500 / 750 / 1 050 / 1 800	750 / 1 800	450 / 750 / 1 050 / 1 800	1 200 / 750 / 450 / 1 200	1 200 / 750 / 450 / 1 200
Home Storey:	GROUND STOREY	GROUND STOREY	GROUND STOREY	GROUND STOREY	GROUND STOREY
Head Height from Home Storey:	2 125	2 125	2 125	2 125	2 125
Description:	Purpose made aluminium Sliding window manufactured with WISPECO profile to comply with AAAMSA specifications and guidelines. Opening sections as shown. Window to be plugged and screwed to brickwork / concrete / steel columns.	Purpose made aluminium Casement window manufactured with WISPECO profiles to comply with AAAMSA specifications and guidelines. Opening sections as shown. Window to be plugged and screwed to brickwork / concrete / steel columns.	Purpose made aluminium Casement window manufactured with WISPECO profiles to comply with AAAMSA specifications and guidelines. Opening sections as shown. Window to be plugged and screwed to brickwork / concrete / steel columns.	Purpose made aluminium Casement window manufactured with WISPECO profiles to comply with AAAMSA specifications and guidelines. Opening sections as shown. Window to be plugged and screwed to brickwork / concrete / steel columns.	Purpose made aluminium Casement window manufactured with WISPECO profiles to comply with AAAMSA specifications and guidelines. Opening sections as shown. Window to be plugged and screwed to brickwork / concrete / steel columns.
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Finish:	Powdercoated as per Estate Guidelines	Powdercoated as per Estate Guidelines	Powdercoated as per Estate Guidelines	Powdercoated as per Estate Guidelines	Powdercoated as per Estate Guidelines
Ironmongery:	Ironmongery supplied and fitted by Manufacturer.	Ironmongery supplied and fitted by Manufacturer.	Ironmongery supplied and fitted by Manufacturer.	Ironmongery supplied and fitted by Manufacturer.	Ironmongery supplied and fitted by Manufacturer.
Glazed Area:	2.15m²	1.02m²	0.54m²	1.32m²	1.32m²

ID:	W11	W12	W13	W14	W15
View:	900 / 750 / 450 / 1 200	750 / 750 / 1 050 / 1 800	750 / 750 / 1 050 / 1 800	1 500 / 750 / 1 050 / 1 800	750 / 750 / 1 050 / 1 800
Home Storey:	GROUND STOREY	GROUND STOREY	GROUND STOREY	GROUND STOREY	GROUND STOREY
Head Height from Home Storey:	2 125	2 125	2 125	2 125	2 125
Description:	Purpose made aluminium Casement window manufactured with WISPECO profiles to comply with AAAMSA specifications and guidelines. Opening sections as shown. Window to be plugged and screwed to brickwork / concrete / steel columns.	Purpose made aluminium Casement window manufactured with WISPECO profiles to comply with AAAMSA specifications and guidelines. Opening sections as shown. Window to be plugged and screwed to brickwork / concrete / steel columns.	Purpose made aluminium Casement window manufactured with WISPECO profiles to comply with AAAMSA specifications and guidelines. Opening sections as shown. Window to be plugged and screwed to brickwork / concrete / steel columns.	Purpose made aluminium Casement window manufactured with WISPECO profiles to comply with AAAMSA specifications and guidelines. Opening sections as shown. Window to be plugged and screwed to brickwork / concrete / steel columns.	Purpose made aluminium Casement window manufactured with WISPECO profiles to comply with AAAMSA specifications and guidelines. Opening sections as shown. Window to be plugged and screwed to brickwork / concrete / steel columns.
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Finish:	Powdercoated as per Estate Guidelines	Powdercoated as per Estate Guidelines	Powdercoated as per Estate Guidelines	Powdercoated as per Estate Guidelines	Powdercoated as per Estate Guidelines
Ironmongery:	Ironmongery supplied and fitted by Manufacturer.	Ironmongery supplied and fitted by Manufacturer.	Ironmongery supplied and fitted by Manufacturer.	Ironmongery supplied and fitted by Manufacturer.	Ironmongery supplied and fitted by Manufacturer.
Glazed Area:	0.75m²	1.02m²	1.02m²	2.15m²	1.02m²

WINDOW SCHEDULE
Scale1:1

FENESTRATION CALCULATIONS

Total Window Glazed Area	= 24.51m²	INTERNAL FLOOR AREA	= 267.96M²
Total Door Glazed Area	= 28.44m²	TOTAL GLAZING AREA	= 52.95M²
Total Glazed Area	= 52.95m²	PERCENTAGE	= 19.76%
		MAX 20% COMPLIES WITH SANS 10400 PART XA	

AMENDED 27/04/2024

0 1 2 3 4 5

SCALE 1:100
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Wilde Paarde Estate
HOME OWNERS ASSOCIATION
PLAN APPROVED
DATE: 22/03/2024
SIGNATURE:

R	DATE	REVISION	BY	CHECK

DEYZEL & PARTNERS architectural DESIGNERS
SACAP REG NUM : D 2365
28 WOOLF STREET
KENRIDGE
7550
CELL DALE : 072 798 0032
EMAIL : thedoctor02@gmail.com

PROJECT: PROPOSED NEW DWELLING
ERF 31842
NO.39 OLIVE STREET WILDE PAARDE ESTATE PAARL

CLIENT: YUSHU GARDEN PROPERTY

DRAWING: FLOOR PLAN, ELEVATION SECTIONS, SITE PLAN

ERF NUM: 31842	PAGE SIZE: A1
SCALE: 1:100 / 1:200	DATE: 22/03/2024
PAGE : 02/03	DWG NUM : WP/31842

OWNER:

DESIGNER:

COUNCIL STAMP

WATER DEMAND AND CONSUMPTION: (as per part XA of SANS 10400)

1. POPULATION (Pop.): = 5 Double Bed Bedrooms x 2 people = 10 People

Assume that the house is occupied between 07:00 - 08:00 and 18:00 - 21:00 week days.
That is = 4 hours per day during the week.
Week days: 4(h) x 5(days = 20(h)

Assume that on weekends the house is occupied between 08:00 - 22:00. That is 14 hours per day on weekends.
Weekends: = 14(h) x 2(days = 28(h)

Total Hours(h) per Week: = **48(h)**

Total Hours per Annum: (48 x 52) / (365 x 24)
= 2496 / 8760
= **0.285**

CONSUMPTION (Cons.): Pop. x Daily usage / capita - SANS 10252 (115L / day)
= 10 x 115L x 0.285
= 327,75L / day @ 38°C

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

Paloma Gas Water Heating System or Equal to supply 100% of water heating

INSULATION REQUIRED:
REQUIRED: Internal diameter of hot water pipes: <80mm = min. required r-value = 1.00 (SANS 204).
PROVIDED: Isover 30mm thick Geyser pipe insulation non-combustible light weight fibreglass Glasswool geyser insulation size 3500 x 1200mm with edges sealed with binding tape including 15 x 20mm Glasswool Snap-on pipe insulation on all hot and cold water pipes, all in accordance with the manufacturer's recommendations.
R-value = 1.00m² K/W = **COMPLY**

HOT & COLD WATER NOTES:

DRAWINGS FOR HOT AND COLD WATER LAYOUT PURPOSES ONLY.

HOT & COLD WATER:
All Piping to be copper (class O).
All Piping to be installed, supplied and specified according to manufacturer's recommendations.
All Piping to Comply with SANS 10252.
All Hot & Cold water supply to comply with SANS 204.

HOT WATER PIPING:
15mm Copper (class O) pipe: max. length of pipe containing 4 L of water = 26,7m ? COMPLY
22mm Copper (class O) pipe: max. length of pipe containing 4 L of water = 12,1m ? COMPLY

INSULATION REQUIRED:
REQUIRED: Internal diameter of hot water pipes: <80mm = min. required r-value = 1.00 (SANS 204).
PROVIDED: Isover 30mm thick Geyser pipe insulation non-combustible light weight fibreglass Glasswool geyser insulation size 3500 x 1200mm with edges sealed with binding tape including 20mm Glasswool Snap-on pipe insulation on all hot and cold water pipes, all in accordance with the manufacturer's recommendations.
R-value = 1.00m² K/W = ? COMPLY

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.

ENERGY DEMAND: (as per part XA of SANS 10400)

ALLOWED: (table 12-SANS 204): 4W/m² x **293m²** = **1.172W**
PROVIDED: 424W which is less than ALLOWED **COMPLY**
Or **424W / 293m²** = **1.44 W/m²** which is less than 4W/m² ALLOWED

ENERGY CONSUMPTION: (as per part XA of SANS 10400)

ALLOWED: 4W/h/m² a or 4kWh/m² (a=1year)
4kWh/m² x **293m²** = **1.172kWh.a**

Assume lights are on for 5 hours per day / year.
52(weeks) x 7(days) x 5(h) = 1 820h.a
Lamps = 424W or .424kW
.424kW x 1 820h.a = **771.68kWh.a** which is less than ALLOWED **COMPLY**

GENERAL NOTES:

DRAWINGS FOR ELECTRICAL PURPOSES ONLY.

1. No person may do electrical installation work as an electrical contractor unless that person has been registered as 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

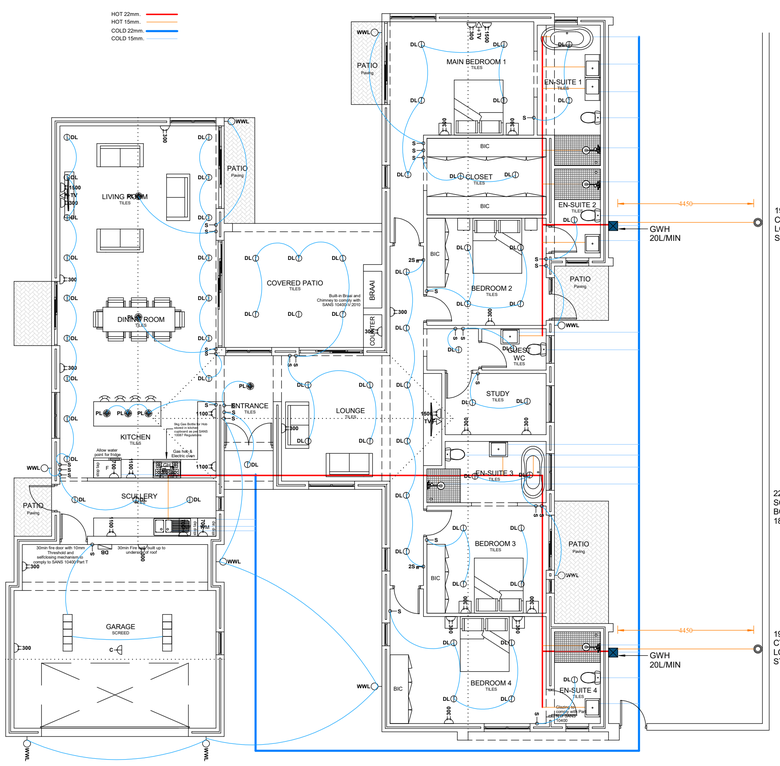
4. All switches including A/C, underfloor heating, sound, etc. to be evenly spaced where possible.

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 purpose to be 25mme.

8. All conduits for TV/DSTV purposes to be 32mme.



ELECTRICAL & WATER RETICULATION PLAN

Scale1:100

GAS NOTES :

20L/MIN PALOMA GAS WATER HEATER OR SIMILAR INSTALLED BY REGISTERED PROFESSIONAL IN ACCORDANCE WITH SANS 10087 REGULATIONS

GAS PIPING IN ACCORDANCE WITH SANS 10087-1 ENCASED IN FLOOR SLAB

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 STICHABLE ELECTRIC POINT OR PLUG SWITCH
LIGHT BULBS CANNOT BE LESS THAN 1.5M ABOVE A GAS BOTTLE

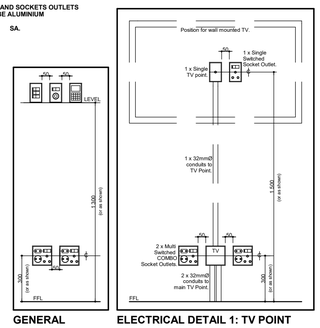
ELECTRICAL LEGEND

CATEGORY:	2D SYMBOL:	QTY:	DESCRIPTION
LIGHTS:	DC	0	CHANDELIER CEILING MOUNTED LIGHT.
		1	1200x300mm 36W LED FLOURESCENT CEILING MOUNTED LIGHT with PLEXICOR DIFFUSER.
		0	CEILING MOUNTED LIGHT.
		7	PENDANT CEILING MOUNTED LIGHT.
	W	9	EXTERNAL WATERPROOF WALL MOUNTED LIGHT.
		34	LED DOWNLIGHTER (RECESSED).
OTHER:	DISH	1	DISH
	DB	1	MAIN DISTRIBUTION BOARD.
		2	20L/MIN GAS WATER HEATER
		2	9KG LPGAS CYLINDER
PLUGS:	1500	1	DOUBLE SWITCHED SOCKET OUTLET (1500 FROM FFL).
	E	1	ELECTRICAL CONNECTION FOR EXTRACTOR. CENTRELINE ABOVE HOB
	IS	1	ISOLATOR SOCKET OUTLET FOR STOVE / OVEN.
	C	1	CEILING MOUNTED SINGLE SOCKET OUTLET.
	1100	2	DOUBLE SWITCHED SOCKET OUTLET (1100 FROM FFL).
	W	2	WATERPROOF SINGLE SOCKET OUTLET (FROM FFL).
	700	3	DOUBLE SWITCHED SOCKET OUTLET (700 FROM FFL).
	300	13	DOUBLE SWITCHED SOCKET OUTLET (300 FROM FFL).
POINTS:	TV	1	TELEVISION POINT - 25mm Conduit back to Main AV Rack.
SWITCHES:	2S	2	2 WAY LIGHT SWITCH.
	1S	13	1 WAY LIGHT SWITCH.

ELECTRICAL LEGEND

CATEGORY:	2D SYMBOL:	QTY:	DESCRIPTION	WATT:
LIGHTS:	DC	0	CHANDELIER CEILING MOUNTED LIGHT.	15 W = 0 W
		1	1200x300mm 36W LED FLOURESCENT CEILING MOUNTED LIGHT with PLEXICOR DIFFUSER.	36 W = 36 W
		0	CEILING MOUNTED LIGHT.	15 W = 0 W
		4	PENDANT CEILING MOUNTED LIGHT.	15 W = 60 W
	W	8	EXTERNAL WATERPROOF WALL MOUNTED LIGHT.	11 W = 99 W
		38	LED DOWNLIGHTER (RECESSED).	3 W = 114 W
				= 309W

ALL SWITCHES AND SOCKETS OUTLETS TO BE ALUMINIUM LE GRAND SA.

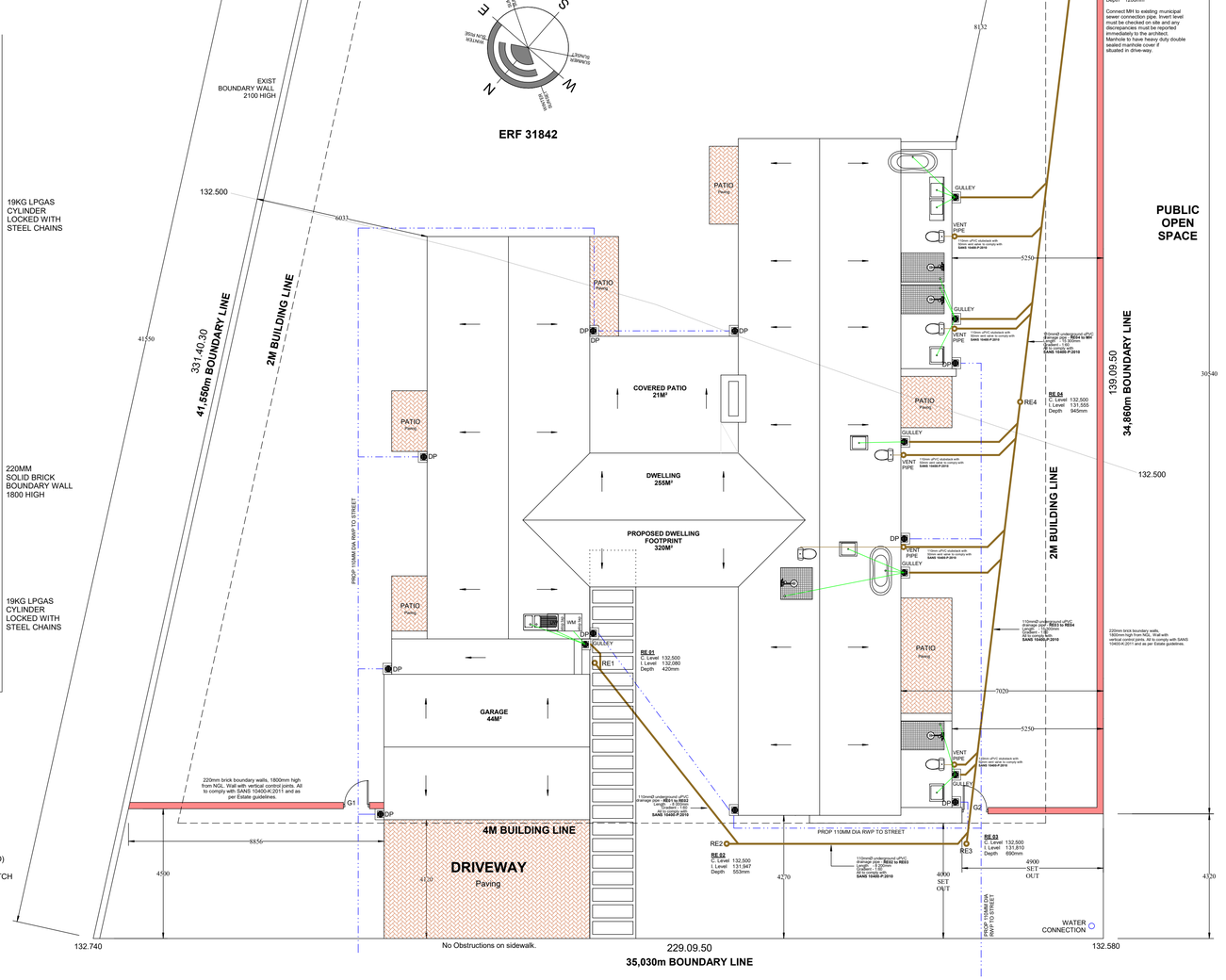


GENERAL

ELECTRICAL

DETAIL:

ELECTRICAL DETAIL 1: TV POINT



SITE PLAN

Scale1:100

OLIVE STREET

AMENDED 27/04/2024

COVERAGE	
PROP DWELLING	255,00M²
PROP GARAGE	44,00M²
PROP COVERED PATIO	21,00M²
TOTAL	320,00M²
SITE AREA	1164,0M²
COVERAGE	27,49%

ZONING:
SINGLE RESIDENTIAL SR1

0 1 2 3 4 5

SCALE 1:100
PRINTED ON A1

GENERAL NOTES

IMPORTANT NOTES:

1. 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.
2. Written measurements enjoy preference above scaled measurements.
3. This drawing must be read in conjunction with the approved plan and any discrepancies must be reported immediately to the architect before construction proceeds.
4. The contractor must check all measurements and levels on site and any discrepancies must be reported immediately to the Architect before construction proceeds.
5. All drawings to be printed / copied in colour. Important information may be lost if printed / copied in black & white.
6. No building work to encroach over erf boundaries.
7. Any information contained within this document does NOT indemnify the contractor from regulations as set out in SANS 10400 and NHBRC codes.
8. If construction takes place within an ESTATE, all materials and finishes to comply with Estate guidelines and rules.
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.

Wilde Paarde Estate
HOME OWNERS ASSOCIATION
PLAN APPROVED
DATE: 22/03/2024
SIGNATURE:

R	DATE	REVISION	BY	CHECK

DEYZEL & PARTNERS architectural DESIGNERS
SACAP REG NUM : D 2365
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7550
CELL DALE : 072 798 0032
EMAIL : thedoctor02@gmail.com

PROJECT: PROPOSED NEW DWELLING
ERF 31842
NO.39 OLIVE STREET WILDE PAARDE ESTATE PAARL

CLIENT: YUSHU GARDEN PROPERTY

DRAWING: FLOOR PLAN, ELEVATION SECTIONS, SITE PLAN

ERF NUM:	31842	PAGE SIZE:	A1
SCALE:	1:100 / 1:200	DATE:	22/03/2024
PAGE :	03/04	DWG NUM :	WP/31842

OWNER:

DESIGNER:

COUNCIL STAMP

AMENDED 27/04/2024

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 GULLEYS
- 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-R: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-H: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.
SURFACEBEDS:
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 SURFACEBED.
CONTRACTOR TO CONFIRM SURFACE IS LEVEL.
ALL FLOORS TO STOEPS AND PATIOS TO HAVE SUFFICIENT FALL AWAY FROM BUILDING.
FLOOR FINISHES:
AS INDICATED ON PLAN.
ALL EXTERIOR TILES TO BE NON-SLIP.
SKIRTING:
COL TIMBERS SA PINE SKIRTING (CODE: COLSK6), SIZE 22mm X 140mm PLUGGED AND COUNTERSUNK SCREWED AND PELLETED 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 SWEPT 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 BRICK, 222 106 73mm MANUFACTURED IN ACCORDANCE WITH SANS 227:2007 LAID IN FOUNDATION WALLS BEDDED AND JOINTED IN CLASS II 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 1 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/m² 2.5 PER m2 AS PER PART K OF SANS 10400. NOT TO EXCEED 450mm VERTICAL C/C / SPACING AND HORIZONTAL SPACING OF 600mm IRRESPECTIVE 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 PRIMED SURFACE AND DRESSED OVER DERBIGUM TURN-UP AND FINISHED WITH TWO COATS OF WHITE ROOFCOTE 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 & KEYCOTE TO BE APPLIED BEFORE PLASTERING.
EXTERNALLY:
PLASTER MIX FOR ROUGH BRICK WALLS, COMPOSED OF 1 PART SUREBUILD 42.5N CEMENT (CODE:CEM1/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 SUREBUILD 42.5N CEMENT (CODE:CEM1/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 NUTEC FASCIA BOARDS
(CODE:40-904)
SIZE: 225X10mm
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 COLOURTECH 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 SPIGGOT, WITH 76mmØ X 1,27mm THICK PVC DOWNPIPE - CHARCOAL GREY, FIXED TO WALL WITH HOLDERBATS, 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:L 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 TRUSS:
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:L 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 WAFER HEAD SELF-TAPPING FASTERENER ALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. PURLINS IN ACCORDANCE WITH SANS 10400:L TABLE 4 & SUBJECT TO ENGINEER'S SPECIFICATION & DESIGN.
RAFTERS SIZING & SPACING AS PER SANS 10400:L 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 ISOBOARD 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 TIE BEAMS AND LAID LOOSE BETWEEN PURLINS ON TOP OF 30mm ISOBOARD INSULATION BOARD.
CORNICE:
ALUMINIUM SHADOWLINE PROFILE.

CEILING CONSTRUCTION 2 : SUSPENDED & BULKHEAD
1 LAYER GYPROCK RHINOBOARD 9.5mm FIXED TO GYPFRAME ULLTRASTEEL BRANDERING INSTALLED AT MAX 400mm C/C. FIX GYPROC RHINOBOARD USING GYPROC SHARP-POINT SCREWS 25mm AT MAX 150mm C/C. ALL JOINTS SHALL BE STAGGERED. APPLY GYPROC RHINOTAPE TO ALL JOINTS AND SKIM CEILING USING GYPROC RHINOLITE CRETESTONE.
CEILING GRID CONSISTING OF GYPROC SUSPENSION BRACKETS FIXED TO TIE BEAM / JOIST USING ONE LINE OF 2 GYPROC SHARP-POINT SCREWS 32mm.
INSTALL GYPROC GALVANIZED STEEL ANGLE 25mm X 25mm AT CEILING LEVEL TO THE WALL RUNNING PERPENDICULAR TO THE DIRECTION OF STEEL BRANDERING. INSTALL GYPFRAME ULTRASTEEL BRANDERING ONTO THE SUSPENSION BRACKETS.
FIX STEEL BRANDERING TO THE GALVANISED STEEL ANGLE USING GYPROC WAFER-HEAD TEK SCREWS 13mm.
INSTALL INSULATION TO MANUFACTURER'S SPECIFICATIONS - REFER INSULATION NOTE & SANS 10400-XA ROOF ASSEMBLY CALCULATION..
CEILING SYSTEM: GYPROC SKIMMED CEILING SYSTEM 9.5mm / 58
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 TIE BEAMS AND LAID LOOSE ON TOP OF BRANDERING BETWEEN ROOF TIMBERS,
ALL IN ACCORDANCE WITH MANUFACTURER'S SPECS.

CORNICE:
ALUMINIUM SHADOWLINE PROFILE.

CEILING CONSTRUCTION 3 : GARAGE
SKIMMED RHINOBOARD CEILING PAINTED WHITE FIXED BELOW RAFTERS WITH 38X38mm TIMBER BRANDERING @ MAX 450mm C/C. ALUMINIUM SHADOWLINE CORNICE

SOFFIT CONSTRUCTION:
EVERITE NUTEC 6mm THICK PLAIN CEILING BOARDS FIXED TO 38X50mm SA PINE TIMBER BRANDERING @ MAX 600mm C/C IN ONE DIRECTION FIXED TO TRUSSES,
INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
CEILINGS 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 EMULSION B TO FORM A SLURRY, APPLY 1 TO 2mm THICK COATS TO CEMENT PLASTER USING A BLOCK-BRUSH INTO 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.

LINTELS:
ALL LINTELS TO COMPLY WITH SANS 10400-K:2011.
- PRECASE PRE-STRESSED CONCRETE LINTELS, WHICH COMPLY WITH THE RELEVANT REQUIREMENTS OF SANS 1504, MAY BE BUILT INTO WALLS COMPOSITELY WITH MASONRY IN ACCORDANCE WITH TABLE 27 AND FIGURE 20.
- SECONDARY REINFORCEMENT IN ACCORDANCE WITH TABLE 23 SHALL BE PROVIDED IN THE UPPERMOST BED JOINT.
- WHERE THE WIDTH OF PIERS BETWEEN ADJACENT OPENINGS IS LESS THAN 750mm, THE PRIMARY REINFORCEMENT, AS GIVEN IN TABLE 28 SHALL BE PROVIDED AT THE TOP OF THE LINTEL AND EXTEND ACROSS AT LEAST HALF OF THE LENGTH OF THE OPENINGS ON EITHER SIDE OF THE PIER.
- LINTELS SHALL BE SET IN MORTAR AND HAVE A MINIMUM BEARING OF
  A) LINTEL THAT SUPPORTS MAASONRY ONLY: 150mm
  B) LINTEL 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 OPENINGS >3m TO ENGINEER'S SPECIFICATION
PRECAST CONCRETE LINTELS 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 WALLPLATE & 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 SLIDING DOOR, SIDELIGHT & 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 FENESTRATION CALCULATIONS.

INTERNAL DOORS:
SEMI-SOLID GROOVED (@ MAX 150mm C/C) DOOR LEAF WITH 2 CONCEALED EDGES.
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 - EGGSHELL ENAMEL PAINT - TWO COATS.

PAINTING:
INTERIOR:
ONE COAT LAMININ PAINTS BONDALL BONDING LIQUID PRIMER TO NEW PLASTER.
THREE COATS LAMININ PAINTS - SOMATT INTERIOR/EXTERIOR MATT - LIGHT GREY.
GARAGE INTERIOR PAINTED WHITE.
INTERIOR TIMBER:
LIGHTLY SAND WITH ABRASIVE PAPER, LEAVING SURFACE CLEAN AND DUST FREE.
PRIME SURFACE WITH ONE COAT LAMININ PAINTS WALLPRIME PRIMER FOR WOOD.
FINISH WITH TWO COATS LAMININ PAINTS HIGLOSS ENAMEL - WHITE - TO ALL SURFACES.
EXTERIOR:
NEW EXTERIOR CEMENT PLASTER. SURFACE TO
BE CLEAN, DRY AND DUST FREE WITH A MOISTURE CONTENT OF LESS THAN 15%.
PRIME SURFACE WITH ONE COAT LAMININ PAINTS BONDALL PRIMER FOR NEW PLASTER AND LAMININ PAINTS FLEXITEX MEDIUM EXTERIOR PAINT - LIGHT GREY (COLOUR TO BE SELECTED FROM ESTATE APPROVED COLOUR SAMPLES), THINNING THE FIRST COAT UP TO 10% WITH WATER.
METAL:
HAMMERITE SMOOTH METAL - (COLOUR TO MATCH WINDOW FRAME COLOURS)
TO NEW EXTERIOR GALVANIZED STEEL. SURFACE TO BE SOUND, DRY AND CLEAN.
APPLY DULUX GALVKLEEN TO ALL BARE GALVANIZED AREAS, FLUSH WITH WATER TO REMOVE ALL SURFACE CONTAMINANTS, UNTIL SURFACE IS WATER BREAK-FREE. PRIME SURFACE WITH ONE COAT HAMMERITE NO. 1 RUST BEATER PRIMER WITH AN OVERCOATING TIME OF 4 HOURS AND FINISH WITH HAMMERITE SMOOTH METAL, APPLIED IN THE NUMBER OF COATS REQUIRED TO ACHIEVE MINIMUM FILM THICKNESS OF 100 MICRONS WITH AN OVERCOATING TIME OF 8 HOURS.

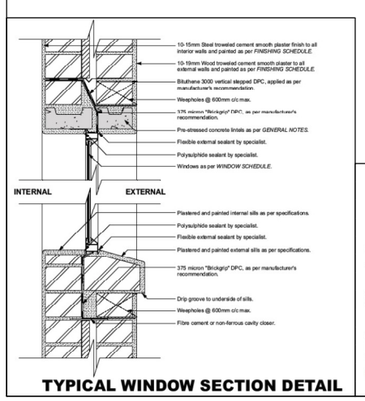
ELECTRICAL:
- INSTALLATION BY REGISTERED PROFESSIONAL IN ACCORDANCE WITH SANS 10400 AND NATIONAL BUILDING REGULATIONS.
- ALL LIGHT POINT, SOCKET POSITIONS & HEIGHTS AS PER DRAWINGS.
- SWITCHES @ 1m HEIGHT, UNLESS OTHERWISE SPECIFIED.
- CONSULT ARCHITECT IF THERE ARE ANY DISCREPANCIES OR UNCERTAINTIES.

FREESTANDING WALLS TO ADHERE TO TABLE 17 & 18 OF SANS 10400: PART K
BOUNDARY & RETAINING WALLS AS PER SANS 10400:K SECTION 4.2.4& TO ENGINEER'S SPECIFICATIONS OFFSET CONCRETE FOUNDATIONS TO ENGINEER'S SPECIFICATIONS.
KITCHEN YARD TO BE ENCLOSED WITH MAX 2,1M HIGH BOUNDARY WALL: 290MM THICK SOLID UNIT WALL - NO PIERS - IN ACCORDANCE WITH SANS 10400:K TABLE 17

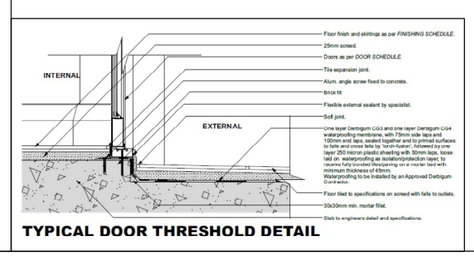
LANDSCAPING:
LANDSCAPING PLAN TO BE SUBMITTED FOR APPROVAL BYHOA.

EXTERNAL PAINT COLOURS:
TO CLIENTS' SPECIFICAITONS FROM APPROVED HOA SAMPLE COLOURS
(TO BE APPROVED BY HOA)

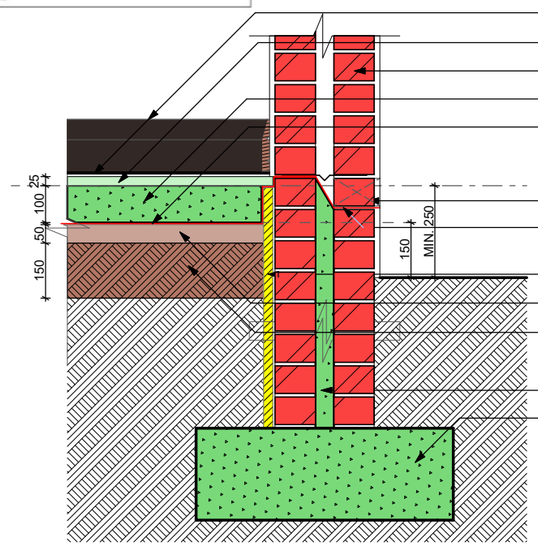
GENERAL NOTE:
SATELLITE DISHES TO BE PLACED IN UNOBTRUSIVE POSITION.
AIRCONDITIONING BY SPECIALIST - EXTERIOR UNITS TO BE PLACED IN UNOBTRUSIVE POSITIONS.



TYPICAL WINDOW SECTION DETAIL



TYPICAL DOOR THRESHOLD DETAIL



Floor finish and Skirting as per FLOOR CONSTRUCTION NOTES.
25mm Screed.
WALL CONSTRUCTION.
100mm Concrete slab.
250µm damp proof membrane under concrete surface beds conforming to SANS 952-1:2011 laid with minimum 150mm overlaps and sealed with pressure sensitive tape.
Weepholes at max. 600mm centres.
DPC 375µm damp proof course in cavity walls conforming to SANS 952-1:2011 laid with minimum 150mm overlaps.
Isoboard® insulation boarding as per FLOOR INSULATION NOTES.
50mm Sandbed.
Min. 150mm well compacted filling. All compacted earth fill to be compacted to 98% mod AASHTO and not to exceed layer thickness of 150 mm. Provide 193 mesh where filling exceeds more than 900mm.
Cavity filled with concrete to underside of waterproof course.
FOUNDATION CONSTRUCTION.

CAVITY WALL DETAIL
NTS

GENERAL NOTES

IMPORTANT NOTES:

1. 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.
2. Written measurements enjoy preference above scaled measurements.
3. This drawing must be read in conjunction with the approved plan and any discrepancies must be reported immediately to the architect before construction proceeds.
4. The contractor must check all measurements and levels on site and any discrepancies must be reported immediately to the Architect before construction proceeds.
5. All drawings to be printed / copied in colour. Important information may be lost if printed / copied in black & white.
6. No building work to encroach over erf boundaries.
7. Any information contained within this document does NOT indemnify the contractor from regulations as set out in SANS 10400 and NHBRC codes.
8. **If construction takes place within an ESTATE, all materials and finishes to comply with Estate guidelines and rules.**
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.

Wilde Paarde Estate

HOME OWNERS ASSOCIATION

PLAN APPROVED

DATE: 22/03/2024

SIGNATURE:

R	DATE	REVISION	BY	CHECK

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PROJECT: PROPOSED NEW DWELLING
ERF 31842
NO.39 OLIVE STREET WILDE PAARDE ESTATE PAARL

CLIENT: YUSHU GARDEN PROPERTY

DRAWING: NOTES & DETAILS

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