

on site before commencement of any work.

dimensions and levels may be used.

This drawing may not be scaled. Only figured

The qualified and registered plumbing contractor will take full responsibility to make sure the drainage

installation comply with SANS 10400 Part P & SANS

~ end ~

Scale 1:100

COUNCIL SUBMISSION NOTES: ALL WORK EXECUTED ON SITE TO COMPLY WITH LOCAL AUTHORITIES REQUIREMENTS BYLAWS, SABS 10400 AND THE NATIONAL BUILDING REGULATIONS (ACT No. 103 of 1977.).

- SITE PREPARATION AND CLEANING OF THE SITE
BEFORE ANY FOUNDATION IS LAID, THE AREA TO BE COVERED BY ANY BUILDING IS TO BE PROPERLY CLEARED OF VEGETABLE MATTER, TREE STUMPS, TIMBER AND OTHER DEBRIS OR REFUSE AND ANY MATERIAL CONTAMINATED

TEMPORARY SANITARY FACILITIES MUST BE PROVIDED FOR THE PERSONNEL EMPLOYED/INVOLVED WITH THE

CONSTRUCTION OF ADDITIONS AND ALTERATIONS. THIS IS TO BE REMOVED AFTER THE COMPLETION OF THE BUILDING WORK. IT IS TO BE CLEAN AT ALL TIMES AND BE POSITIONED SO AS NOT TO BE OFFENSIVE. ALL SURPLUS MATERIAL AND MATTER ARISING FROM THE ERECTION OF THE ALTERATIONS AND NEW ADDITIONS

- BUILDING MATERIALS (SANS 10400, PART A)

MATERIAL USED IN THE ERECTION OF A BUILDING SHALL BE SUITABLE FOR THE PURPOSE FOR WHICH IT IS MANUFACTURED - THERE SHOULD BE NO COMPROMISE OF THE DESIGN INTENT OF ANY DESIGN SOLUTION THAT SATISFIES THE REQUIREMENTS OF A FUNCTIONAL REGULATION.

MUST BE REMOVED DURING AND AFTER THE COMPLETION THEREOF

ALL TIMBER USED IN THE ERECTION OF A BUILDING SHALL BE TREATED AGAINST TERMITE AND WOOD BORER ATTACK AND FUNGAL DECAY IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10005 AND SHALL BEAR THE PRODUCT CERTIFICATION MARK OF A BODY CERTIFIED BY THE SOUTH AFRICAN NATIONAL ACCREDITATION

- CONSTRUCTION OF BUILDING ELEMENTS - CONSTRUCTION OF BUILDING ELEMENTS
THE CONSTRUCTION OF ANY BUILDING ELEMENT SHALL BE BUILD IN A WAY THAT DOES NOT COMPRISE THE DESIGN INTENT OF ANY DESIGN SOLUTION THAT SATIFIES THE DESIGN REQUIREMENT OF FUNCTIONAL REGULATIONS.

STRUCTURAL DESIGN
THE DESIGN OF THE STRUCTURAL SYSTEM SHALL BE CARRIED OUT IN ACCORDANCE TO THE

FOLLOWING CODES OF PRACTICE

SABS 0100 - STRUCTURAL CONCRETE SABS 0104 - HANDRAILS

SABS 0137 - GLAZING SABS 0161 - FOUNDATIONS SABS 0162 - STRUCTURAL STEEL

SABS 0163 - STRUCTURAL TIMBER SABS 0164 - STRUCTURAL MASONRY

STRUCTURAL UNDERPINNING AND REPAIRS (SANS 10400, PART B) ALL UNDERPINNING AND STRUCTURAL REPAIRS (IF REQUIRED) ARE TO BE STRICTLY IN ACCORDANCE TO THE STRUCTURAL ENGINEER'S DETAILS AND SPECIFICATIONS.

- SPATIAL DIMENSIONS (SANS 10400, PART C)
ANY HABITABLE ROOM (KITCHEN, SCULLERY AND LAUNDRY EXCLUDED) TO BE MIN 6m² WITH NO LINEAR DIMENSION LESS THAN 2m.ALL HABITABLE ROOMS IN GENERAL TO HAVE MIN CEILING HEIGHT OF 2.4m. ACCEPTIONS ARE APPLICABLE) PASSAGE AND ENTRANCE HALL TO HAVE MIN CEILING HEIGHT OF 2.1m. BATHROOM, SHOWER-ROOM, LAUNDRY OR ROOM CONTAINING A TOILET PAN TO HAVE A MIN CEILING HEIGHT OF 2.1m ABOVE ANY AREA WHERE A PERSON WOULD NORMALLY BE IN A STANDING POSITION OPEN MEZZANINE FLOOR WHICH HAS AN AREA NOT EXCEEDING 25% OF THE AREA OF THE FLOOR IMMEDIATELY BELOW IT TO HAVE A MIN 2.1m ABOVE AND BELOW THE MEZZANINE FLOOR.

- FOUNDATIONS (SANS 10400, PART H)
FOUNDATIONS MASS CONCRETE IN-SITU 1:4:5 NOMINAL MIX HAVING A COMPRESSIVE STRENGTH OF 10MPa AT 28 DAYS, CONSISTING OF ORDINARY PORTLAND CEMENT, SAND AND 26MM STONE FOOTINGS, FOR LOADBEARING WALLS. FOUNDATIONS WALLS TO BE FILLED WITH CONCRETE UP TO FLOOR LEVEL.

LOAD BEARING WALLS = MIN. 250 x 730mm NON LOAD BEARING WALLS = 250 x 690mm

FOUNDATIONS WALLS HIGHER THAN 1m TO BE 340mm THICK, FOUNDATION WALLS HIGHER THAN 1.5m TO BE IN ACCORDANCE WITH ENGINEERS SPECIFICATIONS. PROVIDE MIN 300x850x850mm CONCRETE FOOTING TO ALL FREE

CONCRETE STRIP FOUNDATIONS TO BE CONSTRUCTED IN A SOLID AND UNIFORM TRENCH AND MUST COMPLY WITH ALL ENGINEER'S SPECIFICATIONS TAKE PREFERENCE.

- FLOOR CONSTRUCTION (SANS 10400, PART J) THE FLOOR OF ANY LAUNDRY, KITCHEN, SHOWER-ROOM, BATHROOM OR ROOM CONTAINING A TOILET PAN OR URINAL SHALL BE A WATER-RESISTANT FLOOR(E.G. CONCRETE FLOOR, OR A FLOORING SYSTEM THAT CAN HOLD ANY SURFACE WATER WITHOUT DETERIORATING IN ANY WAY UNTIL THE WATER CAN EVAPORATE. BE DRAINED LOSING ITS IMPERMEABLE PROPERTIES) AND COMPLY WITH SANS 10400-J-4.2.

ANY CONCRETE FLOOR SLAB SUPPORTED ON GROUND, GROUND-FILLING MUST BE CONSTRUCTED SO THAT ANY MOISTURE PRESENT IS PREVENTED FROM PENETRATING THE CONCRETE FLOOR SLAB. ANY EXTERNAL FLOOR SLAB THAT CANTILEVERS MUST HAVE A DRIP DETAIL TO UNDERSIDE TO EDGE IN ACCORDANCE TO ARCHITECT'S SPECIFICATION.

UPPER GROUND LEVEL: (NEW SURFACE BED)
FLOOR FINISH AS SPECIFIED ON PLANS ON 35mm CEMENT SCREED ON REINFORCED CONCRETE SLAB AS PER ENGINEER'S SPEC ON 250 MICRON U.S.B. GREEN WATERPROOFING MEMBRANE - JOINTED WITH D.P.C. (200mm OVERLAP AT JOINTS) N 50mm CLEAN RIVER SAND BED ON WELL COMPACTED FILL. FILL FROM SUITABLE MATERIAL COMPACTED IN LAYERS TO 93% MOD AASHTO DENSITY (FILLING SHALL BE PLACED IN UNCOMPACTED LAYERS NOT EXCEEDING 100mm IN RESPEC OF HAND COMPACTION OR 150MM IN RESPECT OF COMPACTION BY MECHANICAL MEANS. EACH LAYER SHALL BE WELL COMPACTED BEFORE ADDITIONAL FILL MATERIAL IS ADDED). FINISHED FLOOR LEVEL TO BE MIN 150mm ABOVE NATURAL

NEW FIRST FLOOR LEVEL: (NEW SUSPENDED FLOOR) REINFORCED CONCRETE SLAB ACCORDING TO STRUCTURAL ENGINEER'S DETAILS AND SPECIFICATIONS. IN-SITU OR RIB-AND-BLOCK CONCRETE FLOOR CONSTRUCTION TYPE TO BE CONFIRMED BY OWNER. PROVIDE 2X6mm NUTEC CEMENT BOARDING HORIZONTALLY BETWEEN BRICKWORK AND CONCRETE SLABS ON LOAD BEARING WALLS. PROVIDE Omm SAGEX VERTICALLY BETWEEN BRICKWORK AND CONCRETE SLABS AND SURFACE BED.(ALL ACCORDING TO STRUCTURAL ENGINEER'S SPECIFICATION AND DETAILS).

- WALL CONSTRUCTION (SANS 10400, PART K)
ALL WALL CONSTRUCTION AND BRICK WORK TO COMPLY WITH SANS 10400 PART K, PART B & PART T. ALL STRUCTURAL WORK TO CONFORM WITH NHBRC REGULATIONS. THE HEIGHT OF ANY WALL BUILT IN A DAY SHOULD GENERALLY NOT

EXTERNAL: LOAD BEARING BRICKWORK IN SUPER STRUCTURE TO BE COROBRICK (FBA) NOMINAL COMPRESSIVE STRENGTH CLAY FACE BRICKS. THE INTERNAL AND EXTERNAL SKINS TO BE TIED TOGETHER WITH BRICKFORCE

CAVITY WALLS: ANY CAVITY FORMED IN AN EXTERNAL MASONRY WALL SHALL BE NOT LESS THAN 50mm WIDE AND NOT MORE THAN 100mm WIDE.WALL TIES SHALL BE INSTALLED IN ANY CAVITY WALL IN AN EVENLY DISTRIBUTED PATTERN, AT A RATE OF 3 TIES PER SQUARE METER OF THE FACE AREA OF SUCH WALL, CAVITY WALLS TO BE TIED TOGETHER WITH BUTTERFLY TIES AT MAX. 450mm VERTICAL C/C AND MAX. 600mm HORIZONTAL C/C. IN CAVITY WALLS, WEEPHOLES SHALL BE FORMED IN THE OUTER LEAF OF WALLING AT INTERVALS THAT DO NOT EXCEED 1000mm AND IMMEDIATELY ABOVE THE DAMP-PROOF COURSES BY LEAVING PERPEND JOINTS OPEN FOR A HEIGHT OF APPROX. 50mm. CAVITIES SHALL BE KEPT FREE OF MORTAR AND DEBRIS AS THE WORK PROCEEDS. TIES SHALL BE CLEANED OF MORTAR DROPPINGS. CAVITY SHALL BE FILLED WITH CONCRETE BETWEEN FOUNDATIONS AND GROUND

INTERNAL: 90mm WITH BRICKS OF 7Mpa, WITH IN-SITU CONCRETE SURFACE BED APPROX. 600mm WIDE AND 200mm DEEP (DEPTH OF 100mm MASS CONCRETE SURFACE BED INCLUDED). TO BE SMOOTH-PLASTERED, PRIMED AND FINISHED WITH 2 x COATS OF PAINT. COLOUR AS PER CLIENT. LOAD BEARING BRICKWORK IN SUPER STRUCTURE TO BE COROBRICK ROK'S (NFP) NOMINAL COMPRESSIVE STRENGTH COROMAXI CLAY BRICK.

FOR SINGLE STOREYS NO VERTICAL FACE SHALL BE HIGHER THAN  $6.5 \mathrm{m}$  MEASURED EXTERNALLY FROM THE NGL VERTICALLY BELOW IT.

BRICKFORCE SHALL BE PLACED ABOVE WINDOWS AND DOORS IN-BETWEEN EACH LAYER OF BRICK (WITHIN EACH OF 3 COURSES ABOVE THE OPENINGS) AND SHALL BE IN ACCORDANCE WITH SANS 935 FOR A GRADE 2 COATING. LESS THAN 2.8mm AND NOT MORE THAN 3.55mm HELD APART BY EITHER PERPENDICULAR (LADDER-TYPE) OR DIAGONAL

ALL NEW BRICKWORK TO BE PLASTERED AND PAINTED ACCORDING TO CLIENT SPEC.

- WATERPROOFING
ANY MATERIALS USED AS A DAMP PROOF COURSE SHALL COMPLY WITH THE RELEVANT REQUIREMENTS CONTAINED IN SABS 248, SABS 952 OR SABS 298, OR SHALL BE SUBJECT TO AN AGGREEMENT CERTIFICATE IF THE PRODUCT IS NOT COVERED BY THESE STANDARDS.

ALL WATERPROOFING SPECIFCATIONS TO BE OVERSEEN AND APPROVED BY A SPECIALIST CONTRACTOR.

- WEEPHOLES
TO BE INSTALLED HIGHER THAN 150mm ABOVE THE NATURAL GROUND LEVEL OR ADJACENT GROUND LEVEL, AND TO

TO COMPLY WITH PART 0 OF SABS 10400 AND NATIONAL BUILDING REGULATIONS. THE TOTAL AREA OF AN OPENING, A DOOR OF AN OPENABLE GLAZED WINDOW THAT COMPLIES WITH REQUIREMENTS OF 4.3.1.1.2 (A) OR (B) OF SANS 10400-O SHALL NOT BE LESS THAN 5% OF THE FLOOR AREA OF THE ROOM. NATURAL LIGHT: THE TOTAL AREA OF SUCH OPENING, OR TOTAL AREA OF OPENINGS, INCLUSIVE OF FRAMES AND GLAZING BARS, SHALL NOT BE LESS THAN 10% OF THE FLOOR AREA OF THE ROOM.

- GLAZING:
ALL GLAZING SHALL BE EXECUTED STRICTLY IN CONFORMANCE WITH THE NATIONAL BUILDING REGULATIONS PART N, SABS 0137, SABS 0400, SABS 1263

STANDARD 4mm CLEAR FLOAT GLASS THROUGHOUT, EXCEPT SAFETY GLASS TO ALL PANELS BELOW 1.00 METER ABOVE FFL AND PANELS LARGER THAN 1.00sqm. DOORS AND SIDE LIGHTS SHALL BE GLAZED WITH SAFETY GLAZING MATERIAL. WINDOW AREA TO BE MIN 10% OF FLOOR AREA WITH 5% OPENABLE SECTIONS. GLAZING MATERIAL SHALL COMPRISE EITHER WITH GLASS THAT COMPLIES WITH THE REQUIREMENTS OF PARTS 1

TO 5 OF SANS 50572, OR POLYCARBONATED SHEETING. FRAMES TO RECEIVE GLAZING MATERIALS SHALL EITHER COMPLY WITH THE REQUIREMENTS OF SANS 727 OR SANS 1553-2, OR BE CAPABLE OF WITHSTANDING THE WIND AND IMPACT LOAD DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-B WITHOUT DEFLECTING MORE THAN 1/175th OF THEIR SPAN. A WINDOW THAT HAS A SILL HEIGHT LOWER THAN 500MM FROM THE FLOOR MUST BE SAFETY GLAZING MATERIAL, THAT COMPLIES WITH THE REQUIREMENTS OF SANS 1263-1. NOMINAL THICKNESS AND MAX. GLASS AREAS TO COMPLY WITH TABLE 1 OF SABS

0400 - LATEST EDITION - PART N 4mm. - TO 1.5 m<sup>2</sup> 5mm. - TO 2.1 m<sup>2</sup> 6mm. - TO 3.2 m<sup>2</sup>

900

Medium duty flush door with

frame to suit

600

Side hung aluminium window

600

Side hung aluminium window

Maximum solar heat gain coefficient (SHGC)

Vertical fenestration with West, North-West, Vertical fenestration with

Sout-Eastern orientation

Any solution

Any solution

Any solution

Any solution

Any solution

Any solutio

Any solution

(see figure 2)

North, North-East and East Sector orientation South-West, South and

Any solution

(see figure 2)

With shading in With no shading or not

accordance with 5.2.2 in accordance with 5.2.2

Any solution

wartland Winsters (or equal)

SHALL BE PROVIDED ABOVE ALL WINDOWS AND DOORS OPENINGS IN ACCORDANCE WITH THE REQUIREMENTS OF 4.2.9 OF SANS 10400-K. PRECAST LINTOLS OVER DOOR AND WINDOW OPENINGS MUST BE BUILT IN AS PER SPECIFICATION OF THE

OPENING TO 1000MM - 1 COURSE REINFORCING
OPENING 1000-2000MM - 2 COURSES REINFORCING OPENING 2100-3000MM - 4 COURSES REINFORCING OPENING 3100-3900MM - 5 COURSES REINFORCING
OPENING 3900-5100MM - 6 COURSES REINFORCING

MANUFACTURER WITH A MIN. OVERLAP OF 250mm BOTH SIDES.

DOWNPIPES AND GUTTERS
TO BE PROVIDED IN ACCORDANCE TO 1cm<sup>2</sup> OF DOWNPIPE SUFFICIENT FOR 1m<sup>2</sup> OF ROOF AREA, AND 7cm<sup>2</sup> OF GUTTER SUFFICIENT FOR 5m<sup>2</sup> OF ROOF AREA.

ALL ELECTRICAL WORK ARE TO COMPLY TO LOCAL AUTHORITY'S BY-LAWS.

- DRAINAGE (SANS 10400, PART P)
ANY DRAINAGE SYSTEM INSTALLATION MUST BE ABLE TO WITHSTAND AN INTERNAL WATER PRESSURE OF 50kPa AND AN EXTERNAL PRESSURE OF 30 kp WITHOUT LEAKING. IT MUST REMAIN WATERTIGHT IN ACCORDANCE WITH THE REQUIREMENTS OF 4.24 OF SANS 10400-P, UNDER NORMAL WORKING CONDITIONS.

ANY MACHINE WHICH IS PERMANENTLY CONNECTED TO A DRAINAGE INSTALLATION SHALL DISCHARGE THOUGH A TRAP INTO A WASTE PIPE (EG. WASHING MACHINE, DISH-WASHING MACHINE).

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ALL BUILDING WORK TO CONFORM TO THI REQUIREMENTS OF SANS 10400 (CURRENT EDITION) & GOOD BUILDING PRACTICE. NATURAL LIGHT/ VENTILATION TO BE 10 & 5%

RESPECTIVELY OF THE FLOOR AREAS. ALL PLUMBING TO BE IN ACCORDANCE WITH NBR PART P AND GOOD BUILDING PRACTICE. PLUMBING INSTALLATION TO BE DONE BY A QUALIFIED AND REGISTERED PLUMBER.

The construction of all structural work will be designed by a egistered structural engineer in accordance with the SABS

All footings will be in accordance with the structural engineer's

All new external walls will be of 280mm thick cavity wall construction (cement bricks) Butterfly ties to be installed in ratio of 2.5 ties per square meter (in accordance with SABS 28. current edition)

concrete walls, columns etc. to be constructed in strict accordance with the structural engineer's design. All brickwork will comply with SABS 227 and all bricks will be

certified "Fit for purpose". All metal wires, brick force etc. shall be made from ore-galvanised wire (Class A galvanizing in accordance with

Mortar mixes will be in accordance with SABS 10400.

All drainage will be in accordance with NBR Part P.

30min fire door between garage and house.

The new RC slabs will be waterproofed

All brickwork to be smooth plastered & painted unless ndicated otherwise. Il exposed concrete work to be smooth plastered & painted. Colour as per client's later colour selection.

OPC to all floor slabs, doors & windows as per NBR.

Finishes and materials to comply with latest edition of Stadsig rivate Country Estate Architectural Guidelines.

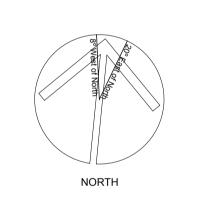
WINDOWS, DOORS: External: White Powder coated aluminium doors and

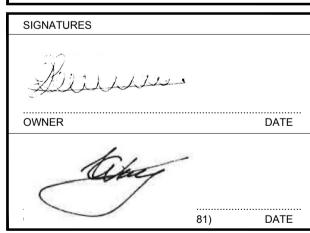
Medium duty flush doors with hardwood frames. Safety glass to all door & window openings in excess of 1m<sup>2</sup> and / or lower than 500mm above finished floor level as well as glass balustrades, shower enclosures and

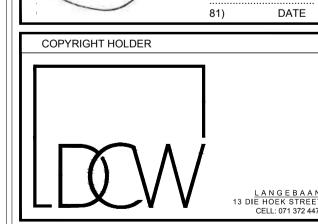
skylights where applicable. Glass is a high risk material and must be specified by a competent glazing expert. Slazing expert as defined in SANS 10 400. AREAS:

> round floor (excl. stoeps & yard) : 219m² 20m<sup>2</sup> Covered Stoep covered entré 2m<sup>2</sup> COVERAGE ermissible 294m² (50%) : 41% (241m²)

589m²







## **BOMMELSTEIN DEVELOPMENTS**

PROJECT DESCRIPTION **NEW DWELLING ON ERF 16384.** LOT 108 STADSIG BOULEVARD, STADSIG PRIVATE COUNTRY ESTATE, WELLINGTON

DRAWING DESCRIPTION COUNCIL: **PLANS & SCHEDULES** 

DRAWING INFORMATION CW 1:100 01 - 2024 PROJECT NO. DRAWING NO. REVISION 2333 3 001/108

**Door- & Window Schedules** 

