

2 x 19kg GAS BOTTLES

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EXPANDED METAL FRONT IN 25 x 25 SHS FRAME

Gas Bottle Assembly

Gas Cage Front Elevation

BY REGISTERED GAS INSTALLER.

PATIO DETAIL

1. THE COMPLETE GAS INSTALLATION TO BE DONE

2. THE COMPLETE GAS INSTALLATION TO COMPLY

-12mm STEEL WEATHER BAR

**◄** 25mm CEMENT SCREED

**→** 75mm CONCRETE BED

Scale 1:20

TILES AT ANGLE MIN 1:50 FALL

Gas Note:

WITH SANS 10087-1:2013.

ALL EXPANSION JOINTS TO DRAINAGE & WATER SUPPLY **ENGINEERS DETAILS AND** SPECIFICATIONS STRUCTURAL ENGINEER ALL STRUCTURAL ELEMENTS SUCH AS, FOUNDATIONS/WALLS/ ANY GROUND WATER SUPPLY PIPE OR SPRINKLER SYSTEM RETAINING WALLS/ TO BE POSITIONED AWAY FROM HOUSE ACCORDING TO THE ENGINEER'S OR NHBRC'S SPECIFICATIONS GROUND & SUSPENDED CONCRETE FLOOR SLABS/ STEEL & CONCRETE ROOF SYSTEM TO BE THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER ALL SHOWERS TO BE PROPERLY TRAPPED. A MIN FALL OF 1:40 TO BE PROVIDED TO ALL DRAINAGE RE'S & IE'S TO BE PROVIDED AT ALL JUNCTIONS, GEYSERS TO COMPLY

TO SANS-10254 WOOD TO COMPLY TO SANS-10163 PROVIDE MARKERS PROVIDE DPC

SEWER & WATER CONNECTIONS TO BE CONFIRMED BY CONTRACTOR ALL DRAINAGE & WATER SUPPLY PIPES TO BE PROVIDED & SPECIFIED ACCORDING TO THE PROPERTY SOILS CLASSIFICATION ALL PIPES MUST BE SABS APPROVED & INSTALLED ACCORDING TO THE NATIONAL BUILDING REGULATIONS & SANS 10400 & NHBRC (NATIONAL HOME BUILDER REGISTRATION COUNCIL) PROVIDE RODDING EYE AT 1500 mm AWAY FROM SEWER CONNECTION. 50mm Ø P.V.C OR H.D.P.E PIPES TO ALL WHB & SINKS.
50mm Ø P.V.C OR H.D.P.E PIPES TO ALL BATHS & SHOWERS.
100mm Ø P.V.C OR H.D.P.E PIPES TO ALL WC'S
100mm Ø P.V.C OR H.D.P.E PIPES TO ALL UC'S ALL SHOWER WALLS & FLOOR TO BE WATERPROOFED UPPLY HOT & COLD WATER TO BASINS, BATHS, SHOWERS & SINKS PROVIDE ACCESS PANELS TO DUCTS & IE'S TO BOTTOM OF STACKS. PROVIDE CHEMICAL TOILETS FOR WORKERS DURING CONSTRUCTION. POOL BACKWASH TO DISCHARGE ACCORDING TO

SPECIFICATIONS & DETAILS TO BE PROVIDED TO CONTRACTOR BY MANUFACTURER SUCH AS ABE, BASF, SICA & DERBIGUM BEFORE CONSTRUCTION THAT MUST INCLUDE ON SITE INSPECTION DURING CONSTRUCTION & GUARANTEE/WARRANT ISSUED BY MANUFACTURER & APPROVED INSTALLER ON COMPLETION

AREA SCHEDULE

GARAGE COVERD PATIO COVERED PORCH OPEN PATIO SOUTH

2.1 Roofs to comply with Part - L of SANS - 10400. 2.2 Details and pitch as per working drawing. ERF ARFA 2.5 Timber construction to comply with SANS 082. ALLOWABLE = 50% OF ABOVE

= 625,5M/SQ3.1 All walls in accordance with Part - K of SANS - 10400. (Imperial or "Maxi-brick" standard) ACTUAL BUILDING COVERAGE = 269,7M/SQ DPC's and lapped 150 mm at all angles and overlaps, under all walls, window cills and at changes in floor level. 3.4 Chimney to comply with Part V of SANS 10400 and NBR's 3.5 All paintwork to comply with manufacturers specifications with necessary undercoats 3.6 All openings more than 900mm to be provided with lintols.

5.1 Floors to comply with Part - J of SANS 10400 and NBR's. 5.2 Floor finish as specified on plan. 5.3 All floors to comply with Part - J of SANS 10400 and NBR's

5.5 Concrete bed to be floated to a smooth finish to accept cement screed & floor covering

7.1 All work to comply with Part - P of SANS 10400, NBR's and local authority by-laws.

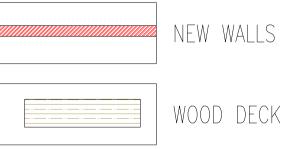
CONCRETE SLAB ON GROUND AND GROUND LEVEL AND BE TO A DEPTH OF NOT LESS THAN 300mm.

CAVITY WALL CONSTRUCTION TO COMPLY WITH REQUIRED 1.9 R-VALUE

### **GEYSER KEY**

POOL TO CONFORM TO SABS 0400 1990 OF NBR POOL TO CONFORM TO DD4

# **CONSTRUCTION KEY**



### **Building Specifications and Schedule**

1.1 These building specifications and schedule of finishes contain information about the materials and finishes to be provided. Should any specified material and/or finish not be readily available at the Contractor's supplier(s) at the required time, then the closest readily available alternative will be selected and used by the Contractor and/or his agent(s). 1.2 All work in terms of Section 17(1) of the National Building Regulations and Building Standards Act (Act 103 of 1977, as amended). All work in this specification, unless otherwise specified, is for the account of the Contractor. All work to also be

carried out in accordance with local authirity building by-laws and regulations.

1.3 All work to conform with The National Energy Act No.34 of 2008, The National Heritage Resources act ot 1999, The Consumer Protection Act No. 68 of 2008, The Promotion of Administrative Justice Act of 2000, The Access to Information Act No. 2 of 2000, The Architectural Professions Act no. 44 of 2000 and The Council for the Built Environment Act No. 43 of 2000.

SECTION/DETAIL/ELEVATION NUMBER

SOURCE DRAWING DETAIL DRAWING

SECTIONS/DETAIL REFERENCE KEY

CONTRACTOR TO CHECK ALL LEVELS AND DIMENSIONS ON

-READ FIGURED DIMENSIONS ONLY - DO NOT SCALE -SPECIFICATIONS TO BE IN ACCORDANCE WITH THE NATIONAL

FLOOR LEVEL TO BE MINIMUM 150mm ABOVE GROUND WITH

-BUILDING CONTRACTOR TO CHECK ALL DRAWINGS PRIOR TO

COMMENCEMENT OF WORK ON SITE

-ANY ERRORS/DISCREPANCIES/QUERIES TO BE REFERRED TO

DESIGNER BEFORE ANY WORK IS CARRIED OUT ON SITE

-SOIL PIPES TO BE 100mm DIAMETER PVC/CAST IRON

MINIMUM FALL 1:60 -WASTE PIPES TO BE 40mm DIAMETER TO HWB,B,& S

50mm TO DOUBLE SINK
-WASTE FITTINGS TO HAVE RE-SEAL TRAPS 60mm DEEP

-IE'S TO ALL BENDS AND JUNCTIONS OF SOIL PIPES
WITH MARKED COVERS AT GROUND LEVEL

RE'S TO HEAD OF DRAIN AND AT ALL CHANGES OF

DRAINS PASSING UNDER BUILDINGS TO BE ENCASSED

VENT PIPES TO EXTEND 2.1m ABOVE WINDOW OPENINGS

WITH LOCAL AUTHORITY'S BY-LAWS AND REGULATIONS

ALL DRAINAGE WORK TO BE CARRIED OUT IN ACCORDANCE

USE FIGURED DIMENSIONS IN PREFERENCE

ALL HEIGHTS, LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION OR MANUFACTURE.

ERRORS OR DISCREPANCIES TO BE

REPORTED AND CLARIFIED AT ONCE

. EAST FACING LOWER GROUND STOREY WALL LINED UP WITH WALL ABC

ALL WORK TO COMPLY WITH THE

PROVISIONS OF THE NATIONAL

BUILDING REGULATIONS

. COPYRIGHT (C) EXISTS

2. SFL OF GROUND STOREY NOW 67255

REV A- 12-02-2025

REV B- 08-04-2025

TITLE

DETAILS

NOTES

. HOUSE MADE SMALLER

GROUND STOREY

AREA SCHEDULE

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Rudolph - BA(Hons)Int Arch PR ArchD - SACAP # D0090 CAMDEBOO STREET PLETTENBERG BAY CEL: +27 082 8547467

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SIMOLA GOLF & COUNTRY ESTATE

IA Architects

ALL ELECTRICAL WORK TO BE CARRIED OUT IN STRICT

ACCORDANCE WITH LOCAL AUTHORITY'S BY-LAWS AND

PROPER SLOPES FOR DRAINAGE OF RAINWATER

SITE PRIOR TO COMMENCEMENT OF ANY WORK

BUILDING REGULATIONS

DRAINAGE NOTES:

DIRECTION OF SOIL PIPES

IN MIN 100mm CONCRETE

PROVIDE ANTI-VAC BOTTLE TRAPS TO ALL WASTE FITTINGS

PROVIDE AE'S TO ALL BASES OF STACKS

DRAINAGE NOTE:

TO SCALING

SECTION VIEW

1.4 It will be assumed that the Tenderers, before submitting a tender have acquainted themselves with the location of the site, access roads, existing services (both overhead and underground) and in general any risk contingency and other circumstances 1.5 All construction details must comply to both the Architects details and NHBRC requirements. 1.6 This drawing is not to be scaled. Use figured dimensions only. All dimensions and heights to be checked and varified before any work commences on site. Any discrepencies to be reported to IA ARCHITECTS Associates immediately. All levels, heights

of plinths, depths of excavations and number of stairs to be finally checked by the contractor on site. Detail drawings to take precedence over working drawings unless otherwise stated. 1.7 The site to be treated in accordance with SABS code of practice No. 0124-1977 with "Shelldrite" termite proof poisoner

1.8 Stormwater to be removed from dwelling, yard and site. 1.9 Electrical installation shall be to electrical engineers specifications

1.10 IA Architects & Interior Design cannot be held responsible for information not provided through a copy of the registered title deeds regarding servitudes, restictions, etc. 1.11 Fireplaces, Cold Rooms, Balustrading, Swimming Pools, Kitchens, Joinery and any other specialised work to be designed by

the relevant specialists and to conform to SANS codes. 1.12 The contractor must conform with the Occupational Health and Safety Act No. 181 of 1993. The contractor will be responsible for OHS or alternatively must appoint a responsible person.

1.13 Energy efficiency to comply with local by-laws and Part Xa of SANS 10400 once implemented.

2.3 Gutters and Downpipes to be Ogee profile extruded aluminium 2.4 High Density Nutec (225x10 mm) fascia (or equal approved by the Architect), and painted.

3.2 Damp proof courses shall be provided and shall be 375 Micron "Gundle Brickgrip" or SANS 248,952 and 298 approved 3.3 Walls shall be built in clay bricks, bedded and jointed in class 2 cement mortar including all necessary expansion joints and

4.1 All glazing to comply with SANS 0137 and 1263, Part N of SANS 10400, NBR's & DTS rules for energy efficiency in glazing.

AND SURFACE BED

5.4 Surface bed to be design and constructed in accordance with Contractors Engineers Specification

5.6 Concrete surface bed to be on "Gunplas" USB Green damp proof membrane on sand binding well on well compacted fill. 5.7 Top of concrete surface bed to be a mimimum of 150mm above finished ground level.

6.1 Foundations to be designed and constructed in accordance with Contractor's Engineers Specification. 6.2 Floating raft or other approved as per Engineer's specification and in accordance with Geo-technical Report. 6.5 Top of foundations to be a minimum of 300mm below finished ground level with backfill to all foundations.

## **INSULATION NOTES:**

## **PLUMBING** RETICULATION KEY





THESE DRAWINGS AND THIS INFORMATION WAS PREPARED BY IA ARCHITECTS FOR THE SOLE

**PROJECT** 

OWNER

NEW HOUSE FOR

**SIGNATURE** 

	VARIES	SCALE	
	20-04-2025	DATE	
	P. RUDOLPH	DRAWN	
	PCR	CHECKEI	
Ш			

DRAWING NUMBER

SHEET 2



Scale 1:20

R-Value = 0.03

**Expanded Polystyrene sheet** 

R-Value = 0.18

R-Value = 0.11

CONCRETE SLAB DETAIL

Screed to fall

4 mm Waterproof Membrane

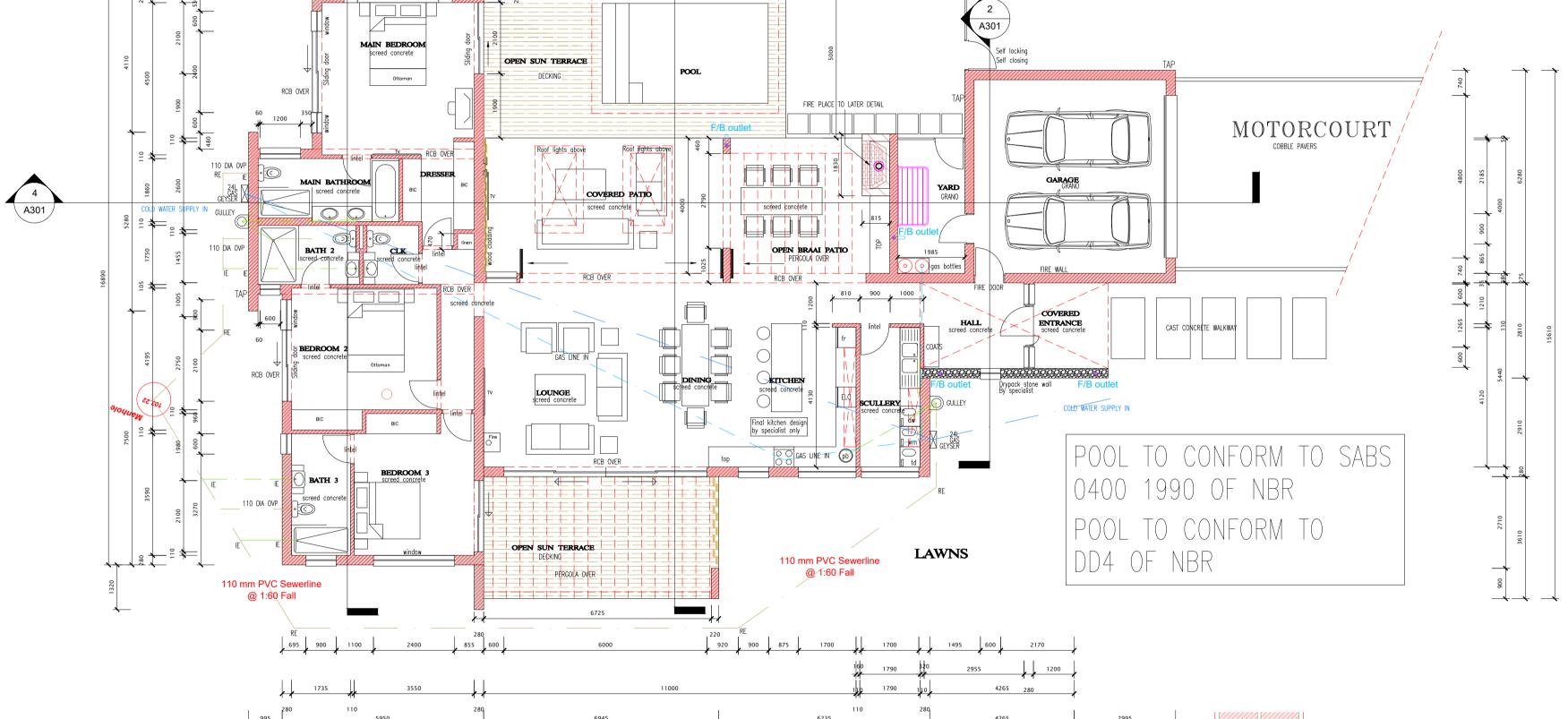
30kg / cum. R-Value = 3.38

255 mm Solid Concrete

R-Value = 0.03Outdoor Air film - 7 m/s

255 mm Solid concrete roof with 10 mm plaster suspended ceiling, and applied external waterproof

membrane - SANS 204:2011 - Table F.3



**GROUND STOREY** 

TANKING DETAIL

ON SLIDING DOORS AT MIN 150mm ABOVE

DRY WALLS TO COMPLY TO SANS-082

LOCAL MUNICIPALITY OR ESTATE REGULATIONS.

NATURAL GROUND LEVEL

OOMM WIDE SAND FILL TO BACK OF SHEET

DERBIGUM SP4 TO BACK OF PRIMED WALL

- 100MM DIA, PERFORATED PVC PIPE IN 19MM STONE WRAPPED IN GRADE B3 BIDIM (300 X 300), PIPE TO FALL AT 1:200 MIN. AND CONNECTED TO MUNICIPAL

,2m high Pool fence

ACTUAL % COVERAGE = 21,5%

12 mm thick cement

Reinforced pre-cast

Aluminium window frame

4mm obscured/clear glass

Plastered brick-on-edge window cill bedded on mortar

concrete lintols

window cill

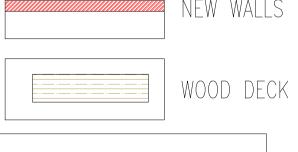
DETAIL

Plastered Wal

Scale 1:10

6.3 All excavations to comply with Part - G of SANS 10400 and NBR's 6.4 All foundations to comply with Part - H of SANS 10400 and NBR's





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