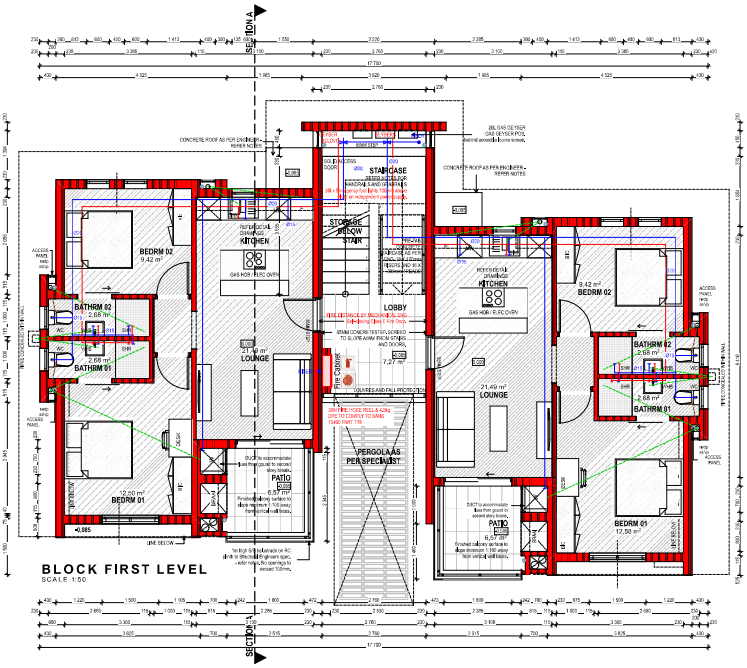


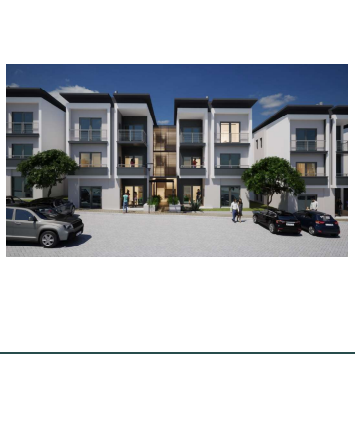
SHOW:

- 20mm SMOOTH PLASTERED OLFW BRICK CAVITY WALL AS PER INDIV. REPORTS
- SPECIFICATIONS, **MEDIPHOLES:** Sill height to be 1100 ±50mm and not closer than 1m apart, Windows to be above all doors, windows and above the slab as per SANS 10400 PART O.
- A GRADE CONCRETE WALL AS PER ENGINEER

FLOOR FINISHES:

- Tiles to any laundry, kitchen, shower room surfaces or room containing a toilet pan or urinal in accordance with the relevant requirements of SANS 10400-P.
- NON-SLIP PORCELAIN, GRADE PORCELAIN TILES AND EXPANSION JOINTS AS PER MANUFACTURER SPECIFICATION, SQUARE EDGE TILING.
- NON SLIP CONCRETE, GRADE SEAL OR SIMILAR APPROVED, MANUFACTURER SPECIFICATION, REFER NOTES AND SPECIFICATIONS
- NON-SLIP STEEL FLOATED A GRADE CONCRETE FLOOR SEALAL. TO ENGINEER DETAIL AND SPECIFICATION, EXPANSION JOINTS AS PER ENGINEER.
- PAINT TO MATCH NON-SLIP STEEL FLOORING A GRADE CONCRETE FLOOR SLAB ABOVE.
- SMOOTH NON SLIP FINISH SURFACE - REFER NOTES, SPECIFICATIONS AND DETAILS, NON-SLIP, ALL AS PER ENGINEER.
- FLAT CONCRETE ROOF 1:40 GRADED TO FALL AND TAPPED OUT AS PER ENGINEER, REFER NOTES SPECIFICATIONS AND SECTIONS.

D1 DOOR AND WINDOW NUMBERING - REFER DOOR AND WINDOW SCHEDULE.



GEYSER: GAS GEYSERS

Domestic hot water heating - Note 1
1 X 27 L Rinnai Gas Geyser per unit,
To be installed: Pipe insulation to hot water pipes as follows (as per SANS 10400-XA Table 1).

Internal pipe diameter	Minimum thickness of insulation	Example specification with lower limit on Pipe plus wood or equal
≤ 50 mm	30 mm/m/m	Min. 35 mm w/m (15 mm OD pipe) or 40 mm insulation wall thickness Min. 38 mm w/m (22 mm OD pipe) or 40 mm insulation wall thickness Min. 45 mm w/m (40 mm OD pipe) or 50 mm insulation wall thickness
> 50 mm	15 mm/m/m	Min. 19 mm w/m (108 mm OD pipe) or 20 mm insulation wall thickness

Position is determined with the outdoor temperature of 0°C and an ambient temperature of 15 °C.

Application notes:

Hot water pipe application	Specification
Exposed to indoor or outdoor air	
In isolation or within hollow structure floors	Insulate strictly as per SANS 10400-XA Table 1.
In service ducts (horizontal or vertical)	
Cavity walls – In sleeve in wall cavity	Cavity to be minimum 50 mm wide. Insulate with lagging as thickly as possible with air conservating or damaging insulation
Passing through wall perpendicular to wall surface (short length)	No insulation required.
Chased into walls	**Hot hot water pipes to be chased into walls.**

WATER LEGEND

- Cold water Pipe
- Hot water long main
- Cold water tap
- Warm water tap

NOTE:

1. Water reticulation / drainage / storm water layouts are diagrammatical and subject to final design specifications of Specialists and Engineers involved and site requirements. Specialist and Engineers layouts to take precedence over Architectural layouts.
2. All underslab trap levels to be confirmed on site between all Specialist / Contractors and Engineers.
3. All finished floor levels to be determined by Engineer on site as required by the Engineers - Refer to drawings.

ERGON ROOF HARVESTING

Roof water harvesting as per Specialist Design. SUPPLY AND INSTALLATION to the client requirements. Any excess water used for consumption / irrigation purposes must be according to the the Specialists specifications. Storm water switch must be installed back to the Specialist specification.

Roof water harvesting must comply to design tanks as per Engineers design and layouts. To be coordinated with Specialist design and specifications.

D1 Stormwater catchpit

150mm Ø UNDER Stormwater pipe

300mm Ø UNDER Stormwater pipe

DRAINAGE LEGEND:

- 90mm Ø UPVC Waste Pipe
- 110mm Ø UPVC Soil Pipe
- 110mm Ø open vent pipe required in each drainage course - DWP to be 150mm above roof
- Main water supply to building as per engineers recommendations.
- 25mm Ø to site water points - 25mm Ø to all gardens.
- Water Supply as per eng.
- Fire Water Supply as per eng.
- IC Inspection Eye
- RE Rodding Eye
- SW Sub stack
- VP Vent pipe
- WC WC - TRAP SIZE: 100mm
- BATH WB - TRAP SIZE: 40mm
- BIDET BIDET - TRAP SIZE: 40mm
- SINK SINK - TRAP SIZE: 40mm
- DW DISH WASHER - TRAP SIZE: 40mm
- F FLOOR TRAP - TRAP SIZE: 40mm
- G THE OWNER, OUT OF A CALLS FOR TO BE 150mm ABOVE THE SURROUNDING GROUND OR 50mm ABOVE PERMANENT SURROUNDING PATHS.

SUB STACK: RADIUS OF THE COLLE THE BEND AT THE FOOT OF THE STACK. STACK SHOULD BE NOT LESS THAN 200mm

THE SAN. VERTICAL DISTANCE BETWEEN INVERT OF THE LOWEST BRANCH OBSERVABLE PIPE AND THE INVERT AT THE FOOT OF THE STACK - 750mm.

HORIZONAL DESIGN BY SPECIALIST FLUMBER.

OR OF WASTE BRANCH NOT TO CONNECT TO BE CHANGE STACK MIT IN 200mm BELOW THE SOIL BRANCH.

A TRAP SHALL HAVE A SEAL OTHER OF NOT LESS THAN 38mm.

Connection of the Waste - Pipe at the stack

TILING: ALL FINAL AS PER SUPPLIER DESIGN AND SPECIFICATION
Ceramic tiles: SANS 1449
- group ~~AS 4459.1-2007 AS 3958.1:2003 SANS 1449~~ As per supplier design and specification.

Porcelain tiles: SANS 5326
Ceramic tiles: SANS 5361
FLOORING: ALL FINAL AS PER SUPPLIER DESIGN AND SPECIFICATION
Wood flooring: ~~SANS 929 and SANS 1288~~
- ~~grade: select and commercial~~
- ~~laminate: as per flooring manufacturer~~
- ~~traffic class: class 3 (light to medium)~~

Textile flooring: ~~SANS 1288 - Part 2 - carpet installation~~
- pile construction: SANS 1205
- needle punch construction: SANS 1415
- underlay: 1470
- tile mastic: class ~~AS 4860.2-2002~~

Resilient powder: ~~AS 4860.2-2002~~

PAINTING: ALL FINAL AS PER SUPPLIER DESIGN AND SPECIFICATION
Plumbing and Buildings: SANS 10326.
FURNITURE, EQUIPMENT, STAIRS, AREAS METALWORK
Joinery:
- cabinetwork: ~~kitchen units, cupboards (by client)~~
- MDF fibreboard: SANS 543
- plywood, composite board: SANS 929
- decorative melamine-faced board: SANS 1763
- polyester laminates and solid surfaces: ~~higher pressure decorative laminates~~: SANS 4586

Metalwork:
- steel tubes: SANS 657-4
- stainless steel: ~~austenitic grade 304/304L 316L finish~~ ~~annealed and pickled finish, polished satin finish, mirror finish~~

Stairs:
- going (riser/tread): ~~(riser precast stairs)~~
- structure: concrete stairs structure as per eng drawings.
- balustrade: ~~balustrade balustrades~~
- ~~Fall as per engineers drawings.~~

HARDWARE: ALL FINAL AS PER SUPPLIER DESIGN AND SPECIFICATION
~~Finish: satin chrome, polished chrome, satin brass, polished brass, satin aluminium, powder coated, anodised, stainless steel~~
Fastenings: SANS 1190
Mounting:
- material: ~~steel / aluminium~~
- number per door: ~~(King 2, between 2540 and 2340 mm high), between 2540 and 3000 mm high~~ 4.

GLAZING: ALL FINAL AS PER SUPPLIER DESIGN AND SPECIFICATION
Type, size, thickness and marking: SANS 1348/2-4.
Installation of glazing: SANS 2001-CG4 Under Water, Part CG1, or a method described in SANS 10137.
The installation of glass in roofs and in buildings.
PLUMBING: ALL FINAL AS PER CERTIFIED PLUMBER COC.
SANS 2001-BP1 Earthworks for buried pipelines.
SANS 2001-BP2 Underground medium pressure pipelines
SANS 2001-BP4 Gensets (<500 kw)
SANS 2001-BP5 Stormwater drainage
SANS 2001-BP6 Underground water installations for buildings
Above-ground water supply and drainage for buildings: SANS 10252.
Electric geysers: SANS 151 and connections.
- Wiring of electric geysers: ~~SANS 10142-1 (all parts)~~
- Connection of electric geysers: ~~SANS 10142-1 (all parts)~~

Renewable solar water heaters: SANS 1307 and ~~SANS 10254~~.
GAS INSTALLATION: ALL FINAL AS PER CERTIFIED GAS INSTALLER COC.
SANS 10087-3 The handling, storage, distribution and maintenance of liquefied petroleum gas in domestic, commercial, and industrial installations.
ELECTRICAL WORKS: ALL FINAL AS PER CERTIFIED ELECTRICIAN COC.

HANDRAILS AS PER PART M:
Balustrade or wall, the high and shall not have any opening that permits the passage of a 100mm ball, as per SANS 10400-DA/M11.

STORMWATER AS PER PART E:
(1) PART E is concerned to solve water chokes or surface water in accordance to and and design and to be designed to comply with SANS 10400 PART E. Stormwater emanating from the roof, paving or area in the immediate vicinity of a building shall not cause damage to the building interior, structure or ancillary components or accessories in a manner that could inconvenience the occupants. All storm water to comply with SANS 10400 PART E. All gutters and downpipes to be designed to comply with SANS 10400 PART E.

FIRE HOSE REEL
(1) Any hose reel installed shall comply with the requirements in SANS 543, installed in accordance with SANS 10106-1 and maintained in accordance with SANS 10105-1.
(2) Any hose reel installed shall be positioned to ensure that the end of the hose will reach any point in the area to be protected, taking into account obstructions and complying with the requirements in SANS 10106-1.
(3) Hose reel cabinets, which convey water solely for fire-fighting purposes, shall be in accordance with SANS 10400-T.

PLUMBING AND DRAINAGE AS PER PART P:
(1) PART P is concerned to ensure that the 200 x additional hot water pipe, Cold water with safety valve as per SANS 10400 with the lower double is sewers pipes, Sizes 2 - access covers to basement.

DRAINAGE PIPES: All dual drainage pipes are floor plans indicated to connect to sub drainage lines with fire and REs as indicated on Site Plan. Refer to drainage layouts to be read in conjunction with SANS 10400.

STAIRS AS PER SANS10400 PART M:
The maximum riser is only pitch shall not be less than 2 m measured vertically from the stair line. The width of any stairway may not be less than 750mm. No flight of stairs will have a vertical rise greater than 3m between landings. The rise of any stair may not exceed 200mm. The tread of any stair may not be less than 250mm.

CHIMNEYS AND FLUES AS PER PART V:
The chimney and built in hose to comply with SANS 10400 PART V. Can be omitted. Refer above roof plan.

GAS INSTALLATION NOTES:
Gas installation as per regulations: gas installation used and to provide Certificate of Conformity on completion, All occupancy permissions and certificate of occupancy certificates to be given as per Mech Engineers specification, All installations and products to comply with the requirements of the Occupational Health and Safety Act (Act 85 of 1993) and SANS 10087-3.

Gas boilers may not be installed:
- Less than 3 metre sideways from doors and windows.
- Less than 3 metres from doors and air vents.
- Less than 3 metres from windows (unless a non-combustible roof is installed).
- Less than 3 metre from the property boundary wall (unless it is a fire wall).
- Less than 3 metres sideways away from a electricals electric and or gas meters.
- Light bulbs cannot be less than 1.5 metres above a gas hob.

DRAINAGE NOTES:
110mm uPVC sewer pipe drain with a min. 110mm uPVC vent pipe to be installed.
Rodding eyes at least at every 45 degrees of directions and a minimum of 25m intervals.
Inspection eyes at all junctions of drains and to have marked covers at ground level.
Drains (on water building) to be connected inter (lead as in municipal specifications, 100mm ø) around.
All connections to municipal sewer (with 100 mm ø) to be made by municipality.
All drains to be laid in accordance with the Municipal Bylaws and to be approved by municipality.
All ventilation with vertical discharge greater than 12.0 m have a mechanical ventilation.
All drainage work to be carried out in accordance with the municipal bylaws and regulations.

PLUMBING AND DRAINAGE

DUCTS
All duct covers to match.
DRAINAGE PIPES
All dual drainage pipes are floor plans indicated to connect to sub drainage lines with fire and REs as indicated on Site Plan. Refer to drainage layouts to be read in conjunction with SANS 10400.

ALL DRAINAGE PIPES TO BE CONCEALED IN DUCTWORK AND/OR
DUCTS ACCESS WITH ALUMINIUM LOUVRES.

SPECIFICATION
SITE
Location: Mossel Bay
Class of occupancy SANS 10400-A table 1: H2
Zone SANS 10400-B: Zone 1
Site atmospheric corrosivity category ISO 9223-C3
DESIGN
The design of the project complies with the requirements of SANS 10400. The application of the national building regulations complies with the requirements of the following parts of SANS 10400 (refer submission forms). The design is the subject of stamed drawings that satisfies the National building regulations and standards act no.103 of 1977, Standards. (Refer submission forms for the eng responsibility).
The contractor is liable if during a current project will be familiar with the contents of SANS 10400 and adhere to the prescribed standards. Provide evidence (proof) to make of SANS 10400. The specification data as described below make this document the project specific and shall have precedence in the interpretation of any ambiguity or inconsistency between the specification and these standards.
SITE CLEARANCE
SANS 2001-EB1 Site clearance
Site clearing required: ~~removal and disposal of vegetation~~, removal and disposal of structures by means of blasting, demolition, breaking up are removal of building or ground, removal and disposal of ~~rubble~~ and ~~debris~~ ~~(specify)~~ ~~(specify)~~ ~~(specify)