

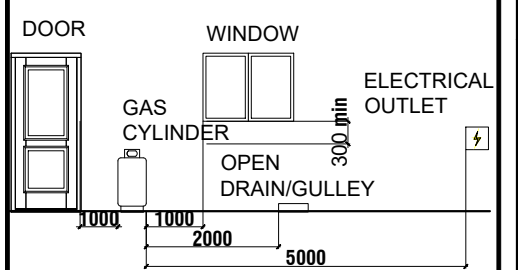
ELECTRICAL LEGEND AND NOTES	
SYMBOL	DESCRIPTION
	2xL36W, vapour proof fluorescent
	wall-mounted luminaire
	ceiling-mounted luminaire
	chandelier to be 2200mm afft
	220 V downlighter, 4 W LED globe
	Semi-flush main distribution board, 25% spare capacity
	pre-paid meter
	domestic 220V heat pump
	Storage water heater (domestic type)
	1 x 16A, recessed single-phase standard sso @ 300 mm afft, unless shown otherwise
	2 x 16A, recessed single-phase standard sso @ 300 mm afft, unless shown otherwise
	1 x 16A, recessed single-phase standard sso @ 1200 mm afft, unless shown otherwise
	2 x 16A, recessed single-phase standard sso @ 1200 mm afft, unless shown otherwise
	2 x 16A, surface single-phase standard sso @ 300 mm afft, unless shown otherwise
	1 x 16A sso in weatherproof enclosure/work box @ 300 mm afft, unless shown otherwise
	1 x 16A shaver socket outlet @ 1200 mm afft, unless shown otherwise
	20A isolator outlet @ 1200 mm afft, unless shown otherwise
	recessed 100x100 safty outlet box (@ 300 mm afft, unless shown otherwise)
	recessed 50x100 telephone/network outlet box (@ 300 mm afft, unless shown otherwise)
	recessed 100x100 speaker outlet box (@ 300 mm afft, unless shown otherwise)

**NOTE TO CONTRACTOR**  
-Outside lighting to be controlled by timer and/or day/night switch and to have manual override breaker  
-Positions of electrical points indicated are approximate and should be finalised on site by electrical contractor/ main contractor and client  
-Any omissions or errors to be reported to this office immediately

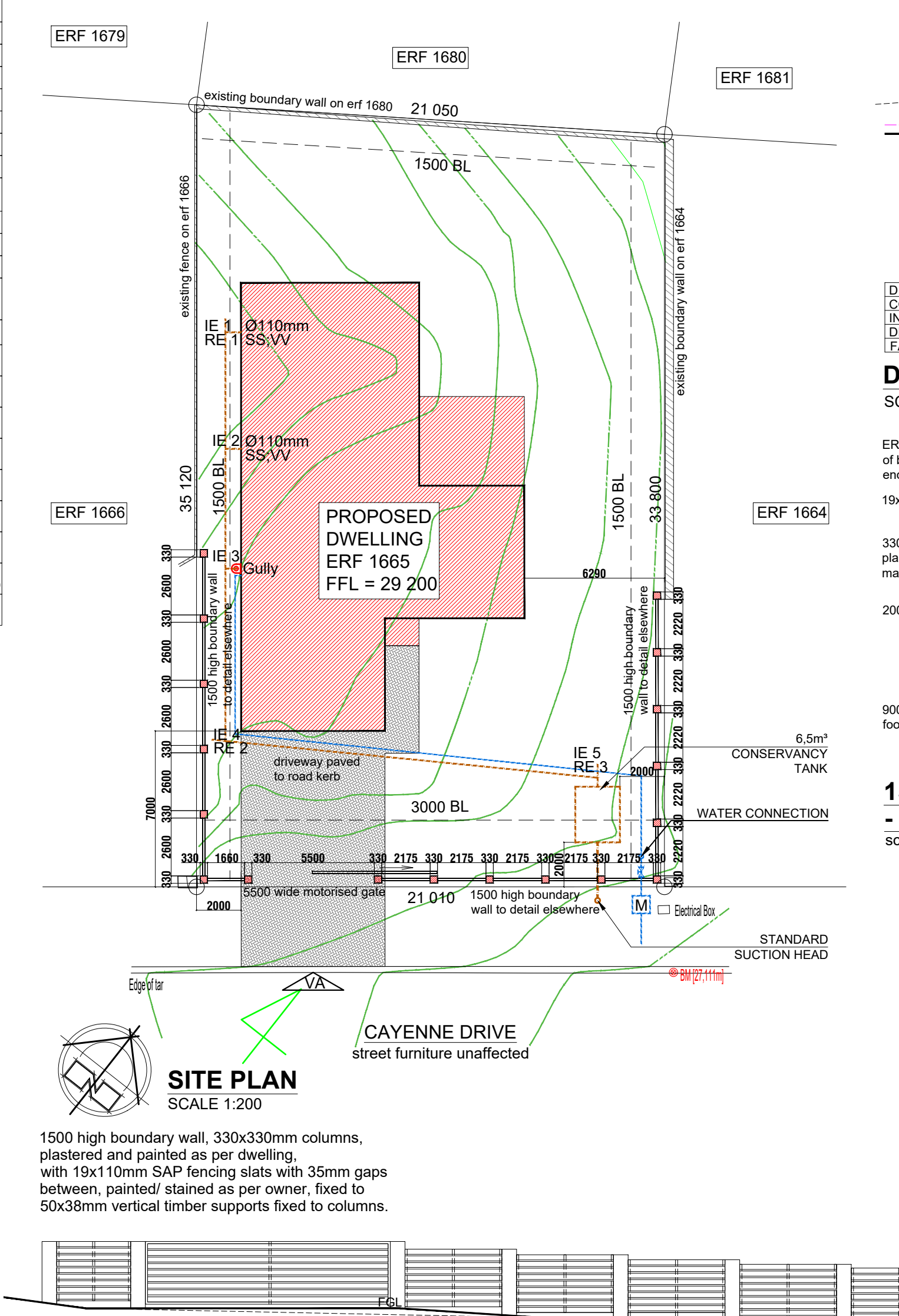
SANS 10252-1 WATER LEGEND	
	Pipe carrying cold water
	Pipe carrying hot water
	HR - Pipe carrying hot water (return)
	M - Pipe carrying hot water (return)
	F - Pipe carrying water for fire-fighting
	M - Water meter
	Riser pipe (plan view)
	Dropper pipe (plan view)
	Storage water heater (domestic type)
	Shower (fixed)
	Tap (external)
	Tap (internal)
	non-return valve
	HP - Heat pump

**Water supply and Drainage General**  
Installation to be done in accordance with the requirements of the local authority and SANS 10252-1 (Water installation for buildings), SANS 10400 (National Building Regulations) and SANS 10254:2004 (where Hot Water Cylinders are required).  
SANS XA 204 shall also apply.  
Heat pumps and associated Vessels and equipment shall be installed by an Approved and Licensed Supplier and Installer and shall be done in accordance with SANS 1362, Solar Water Heaters shall be installed in accordance with SANS 10106. All material used shall be SABS and be installed in accordance with the manufacturers specification.  
Design based on minimum supply pressure of 5.0 bar. NB. Pressure must be checked by the plumber prior to commencement of work.  
Work to be carried out by an approved and Licensed Plumbing Contractor that is Licenses and Registered with the P.I.R.B. Certificate of compliances to be signed by same on completion of work.  
**Hot Water Piping (Circulation Hot Water)**  
All exposed Hot Water Piping must be adequately lagged.  
The installed Hot Water Circulating Ring must be installed such that no air traps are created in accordance with SANS 10252-1 (6.2.1) (6.2.2) **Piping Material and joining**  
Piping (see layout for material specified)  
All material/material used shall comply with the requirements of SANS and shall carry the approval. UPVC piping SANS 966  
Copper Piping SANS 460  
HDPE Piping SANS 533  
Taps and mixers SANS 226, 1026, 1808-35, 1808-37, as relevant.  
Joining using either capillary type fittings SANS 1067-2 or compression type fittings SANS 1067-1. Installed in accordance with manufacturing specification.  
**Colour coding of Hot Water Piping: RED**  
**Colour coding of Cold Water Piping: BLUE**  
Inspection, testing and Disinfection.  
All pipe work shall be inspected in accordance with SANS 10252-1 (9.2.1) and Pressure tested in accordance with SANS 10252-1 (9.2.2) and considerations of Disinfection SANS 10252-1 (9.3.2) shall be observed.

**TYPICAL SCHEMATIC GAS INSTALLATION DIAGRAM INDICATING SAFETY DISTANCES - NTS**



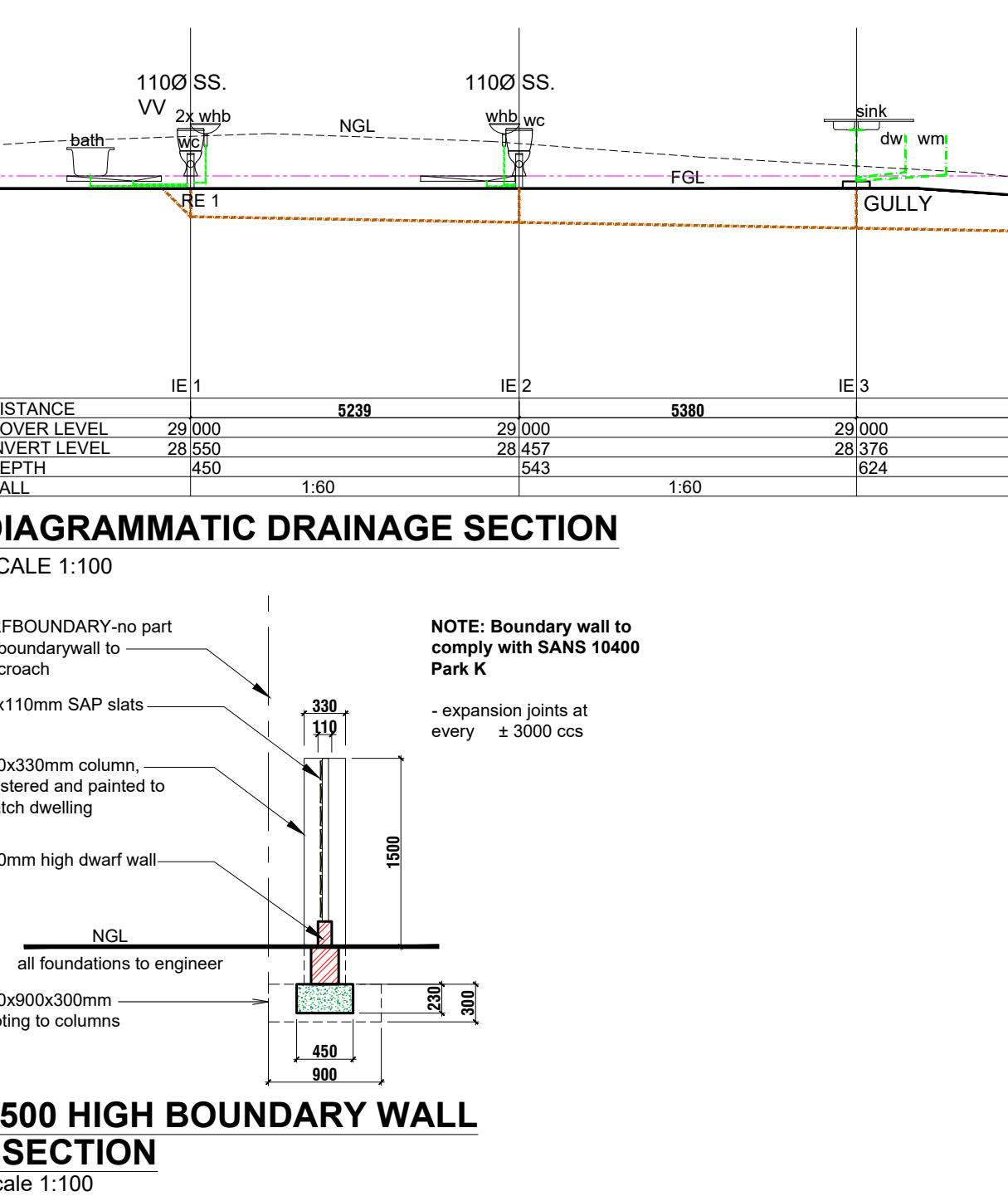
- 1 : Bottle(s) can not be placed closer than 1m to a door.
- 2 : Bottle(s) can not be placed closer than 2m to an open drain or depression, where the gas can gather if the bottle leaks.
- 3 : Bottle(s) can not be placed closer than 5m to an electrical switch, motor, generator, pool pump etc.
- 4 : Bottle(s) can not be placed closer than 1m to the side of a window unless there is at least 300mm between the bottom of the window and the top of the bottle and a non combustible roof has been placed between the window and the bottle.
- 5 : Bottle(s) can not be placed closer than 1m to a boundary wall, unless the wall is a double brick "firewall" > 1.8m tall, with no ventilation gaps in the wall.



**1500 HIGH BOUNDARY WALL - STREET ELEVATION**  
scale 1:100

DOORS		DOORS		DOORS	
DESCRIPTION / CODE	QUANTITY	DESCRIPTION / CODE	QUANTITY	DESCRIPTION / CODE	QUANTITY
<b>D1</b> FRAME: Wisper Lux-A-Door® Grange four panel steel sectional garage door with white color woodgrain finish to suit daylight opening size 4880 x 2135mm high with Securacode overhead electric garage door opener with battery backup including two Securacode PTK-A transmitters, one easy access transmitter including lock, handles, rollers, hinges, fixing bolts, dust strip and a moulded polypropylene curved track, all fixed to brickwork or concrete with a minimum of 360mm head room and 120mm side room. Additional garage door opener accessories to include: 2No. remote control transmitter, larger proof combination cable and electric key release, Securacode wireless digital keypad and photo electric beam. FINISH: charcoal powdercoat aluminium IRONMONGERY: EB2002 - EB2002 mortice lock 2 lever brass; QS4415PVD - 100x76x3mm ballbearing hinge pvd brass; CHAMA - stainless steel solid lever handle on a rose GLAZING: single clear safety glazing QUANTITY: 1	1	<b>D2</b> FRAME: aluminium aluminium/ glass door with sidelight FINISH: charcoal powdercoat aluminium IRONMONGERY: EB2002 - EB2002 mortice lock 2 lever brass; QS4415PVD - 100x76x3mm ballbearing hinge pvd brass; CHAMA - stainless steel solid lever handle on a rose GLAZING: single clear safety glazing QUANTITY: 1	1	<b>D3</b> FRAME: meranti, no sill custom made interior medium density fibre door with 1/2 hour fire rating FINISH: painted/stained as per client IRONMONGERY: EB2002 - EB2002 mortice lock 3 lever brass; QS4415PVD - 100x76x3mm ballbearing hinge pvd brass; CHAMA - stainless steel solid lever handle on a rose GLAZING: N/A QUANTITY: 1	1
DOORS		DOORS		DOORS	
DESCRIPTION / CODE	QUANTITY	DESCRIPTION / CODE	QUANTITY	DESCRIPTION / CODE	QUANTITY
<b>D4</b> FRAME: aluminium aluminium/ glass exterior door FINISH: charcoal powdercoat aluminium IRONMONGERY: EB2002 - EB2002 mortice lock 2 lever brass; QS4415PVD - 100x76x3mm ballbearing hinge pvd brass; CHAMA - stainless steel solid lever handle on a rose GLAZING: single clear safety glazing QUANTITY: 1	1	<b>D5</b> FRAME: meranti, no sill interior medium density fibre door FINISH: painted/stained as per client IRONMONGERY: EB2002 - EB2002 mortice lock 2 lever brass; QS4415PVD - 100x76x3mm ballbearing hinge pvd brass; CHAMA - stainless steel solid lever handle on a rose GLAZING: N/A QUANTITY: 4	4	<b>D6</b> FRAME: n/a Swartland MDFHRZ10 813x2032EE interior medium density fibre door FINISH: painted/stained as per client IRONMONGERY: Sliding mechanism by specialist GLAZING: N/A QUANTITY: 1	1
DOORS		DOORS		DOORS	
DESCRIPTION / CODE	QUANTITY	DESCRIPTION / CODE	QUANTITY	DESCRIPTION / CODE	QUANTITY
<b>D7</b> FRAME: aluminium aluminium sliding door with sidelight FINISH: charcoal powdercoat aluminium IRONMONGERY: as per manufacturer GLAZING: single clear safety glazing QUANTITY: 1	1	<b>D8</b> FRAME: aluminium aluminium multi-sliding door FINISH: charcoal powdercoat aluminium IRONMONGERY: as per manufacturer GLAZING: single clear safety glazing QUANTITY: 2	2	REFER TO FENESTRATION TABLE ON SHEET 2	

**WINDOW SCHEDULE** SCALE 1:100



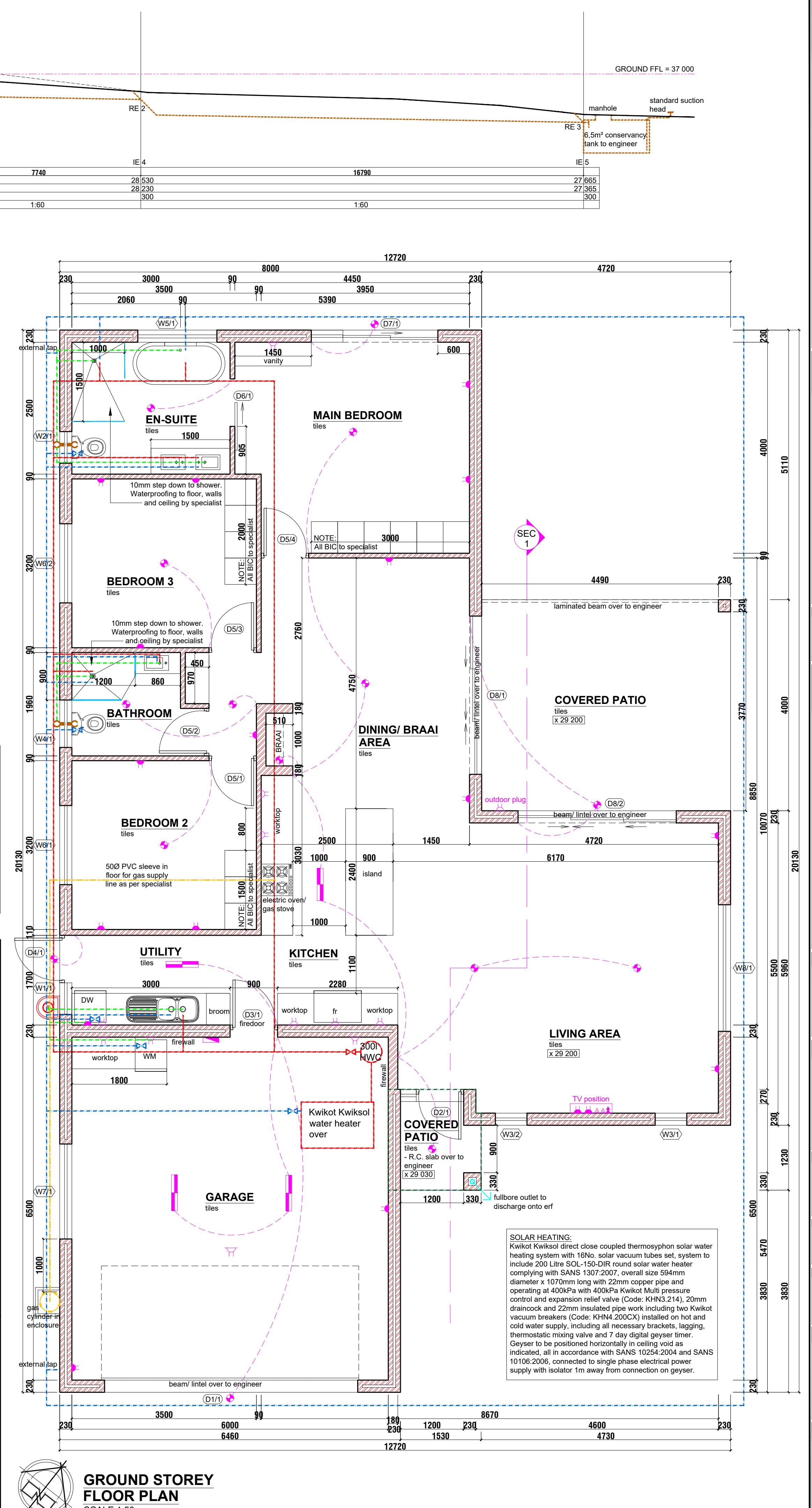
**1500 HIGH BOUNDARY WALL - SECTION**  
scale 1:100



ELECTRICAL CONSUMPTION: CLASSIFICATION H4 - DWELLING HOUSE	
200m² x 4 = 800m² MAXIMUM	
15 x 5W Compact LED Lamp = 75W	
4 x 18W 600mm Fluorescent Lamp = 72W	
<b>TOTAL = 147W</b>	
Average W/m² = 147W - W/800m² = 1.84W/m² < 5	
<b>RESULT = PASS</b>	

WINDOWS		WINDOWS		WINDOWS	
DESCRIPTION / CODE	QUANTITY	DESCRIPTION / CODE	QUANTITY	DESCRIPTION / CODE	QUANTITY
<b>W1</b> FRAME: Top hung aluminium windows FINISH: charcoal powdercoat aluminium GLAZING: single clear glazing IRONMONGERY: as per manufacturer QUANTITY: 1	1	<b>W2</b> FRAME: Top hung aluminium windows FINISH: charcoal powdercoat aluminium GLAZING: obscure safety glazing IRONMONGERY: as per manufacturer QUANTITY: 1	1	<b>W3</b> FRAME: Top hung aluminium windows FINISH: charcoal powdercoat aluminium GLAZING: single clear glazing IRONMONGERY: as per manufacturer QUANTITY: 2	2
WINDOWS		WINDOWS		WINDOWS	
DESCRIPTION / CODE	QUANTITY	DESCRIPTION / CODE	QUANTITY	DESCRIPTION / CODE	QUANTITY
<b>W4</b> FRAME: Top hung aluminium windows FINISH: charcoal powdercoat aluminium GLAZING: single clear glazing IRONMONGERY: as per manufacturer QUANTITY: 1	1	<b>W5</b> FRAME: Top hung aluminium windows FINISH: charcoal powdercoat aluminium GLAZING: obscure safety glazing IRONMONGERY: as per manufacturer QUANTITY: 1	1	<b>W6</b> FRAME: Top hung aluminium windows FINISH: charcoal powdercoat aluminium GLAZING: single clear glazing IRONMONGERY: as per manufacturer QUANTITY: 2	2
WINDOWS		WINDOWS		WINDOWS	
DESCRIPTION / CODE	QUANTITY	DESCRIPTION / CODE	QUANTITY	DESCRIPTION / CODE	QUANTITY
<b>W7</b> FRAME: Top hung aluminium windows FINISH: charcoal powdercoat aluminium GLAZING: single clear glazing IRONMONGERY: as per manufacturer QUANTITY: 1	1	<b>W8</b> FRAME: Top hung aluminium windows FINISH: charcoal powdercoat aluminium GLAZING: single clear glazing IRONMONGERY: as per manufacturer QUANTITY: 1	1	REFER TO FENESTRATION TABLE ON SHEET 2	

**WINDOW SCHEDULE** SCALE 1:100



**GROUND STOREY FLOOR PLAN** SCALE 1:50

MUN STAMP

SFB AESTHETICS STAMP

**NB!!!**  
NO DEVIATION FROM MUNICIPAL APPROVED DRAWINGS WITHOUT PRIOR WRITTEN CONSENT FROM LOCAL AUTHORITY

**IMPORTANT NOTES FOR OWNER AND CONTRACTOR**  
1. Construction work must commence within 1 year of building plan approval, the onus is on the owner to request in writing to building control dept. for approval extension at least 1 month in advance of expiry of approval.  
2. In cases of a newly built dwelling it is compulsory for the client to enrol proposed dwelling at the NHBC prior to construction.  
3. It is compulsory for the client to inform Municipality in writing at least 4 working days prior to commencement of construction (SANS part A22-1A&B).  
4. It is compulsory for the client to inform Municipality in writing at least 2 working days in advance for compulsory inspections of 1.) trenches/excavations for foundation, 2.) drainage installation & 3.) completion of building work (SANS 10400 part A22-2).  
5. The owner/client must inform the appointed competent person/designer at least one week prior to commencement of construction (as per SANS appointment letter) & of weekly progress by at least every Friday in order to determine necessary site inspections.  
6. Appointed contractor/builders to be registered with NHBC.  
7. Onus is on contractor to check & ensure that all timber used for the proposed structure shall be treated against termite & wood borer attack and fungal decay in accordance with SANS 10005 and certified by SANS/SABS (SANS 10400 part A13-1B).  
8. All building materials to be certified by SANS/SABS.  
9. Any distortion and damage of structural system during construction period must be reported by contractor/builders to owner & designer.  
10. Contractor to check and verify all dimensions and levels on site and compare against drawings prior to construction Contractor responsible for correct setting out on site.  
11. **DO NOT SCALE USE FIGURED DIMENSIONS**  
12. All construction work to comply with NBR/SANS 10400 & 204.  
13. Errors, discrepancies or omissions are to be reported to this office immediately for clarification before work is undertaken.

CLIENT: J H Koen

OWNER SIGNATURE: .....

**AREA AND COVERAGE:**  
ERF = 724m²  
PROPOSED DWELLING = 180m²  
COVERED PATIOS = 20m²  
TOTAL AREA = 200m²  
COVERAGE = 24.86%

**PROJECT:**  
PROPOSED DWELLING  
ERF 1665, SANTAREME  
ST. FRANCIS BAY

DRAWING NO : 1753/25 DATE: 5 NOV.2025  
DESIGNED GM DRAWN CHECKED GM  
SACAP CAD36845694

**G.M.A.**  
architecture

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SAIAT REG no 70684  
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**LIST OF DRAWINGS**  
1/2 SITE PLAN; GROUND STOREY FLOOR PLAN; DRAINAGE SECTIONS; BOUNDARY WALL DETAILS; WINDOW AND DOOR SCHEDULES  
2/2 ELEVATIONS; ROOF LAYOUT; SECTION 1; FENESTRATION TABLE



- GENERAL BUILDING NOTES**
- 1. GENERAL**
- 1.1 All building work to be carried out in accordance with Local Authorities building by-laws and regulations
  - 1.2 No work to commence without approved drawings from local authorities
  - 1.3 Contractor to keep a full set of drawings on the site
  - 1.4 Contractor is responsible for correct setting out of building on site with particular reference to boundaries and building lines
  - 1.5 This drawing is not to be scaled, use figured dimension only. All dimensions and heights to be checked and verified before any work commences on site. Any discrepancies shall be reported to this office immediately for clarification.
  - 1.6 All levels, heights of plinths, depth of excavation and number of steps to be finally checked by contractor on site.
  - 1.7 Gas bottle installation to be done by a registered Gas installer
  - 1.8 Gas installer to issue 2 compliance certificates on completion of installation
  - 1.9 Contractor must allow for sandtraps to all stormwater catch pits or stormwater surface drains
  - 1.10 All galvanizing to be in accordance with "SANS 121 (ISO 1461)"
- 2. Foundations:**
- 2.1 All foundations, foundation walls, structural concrete work and sub-soil drainage to Civil Engineers specifications
  - 2.2 SANS 10400 Part H - All foundation to be certified by engineer
  - 2.3 330x990 foundations for all 330 walls
  - 2.4 230x650 foundations for all 230 and 180 walls
  - 2.5 230x450 foundations for all 90 walls
  - 2.6 All foundation to be reinforced as required by Engineer
  - 2.7 All soil fill and compaction more than 400mm to Engineers specification
  - 2.8 Top of foundation to be min of 300mm below natural ground level
  - 2.9 Backfill to foundation

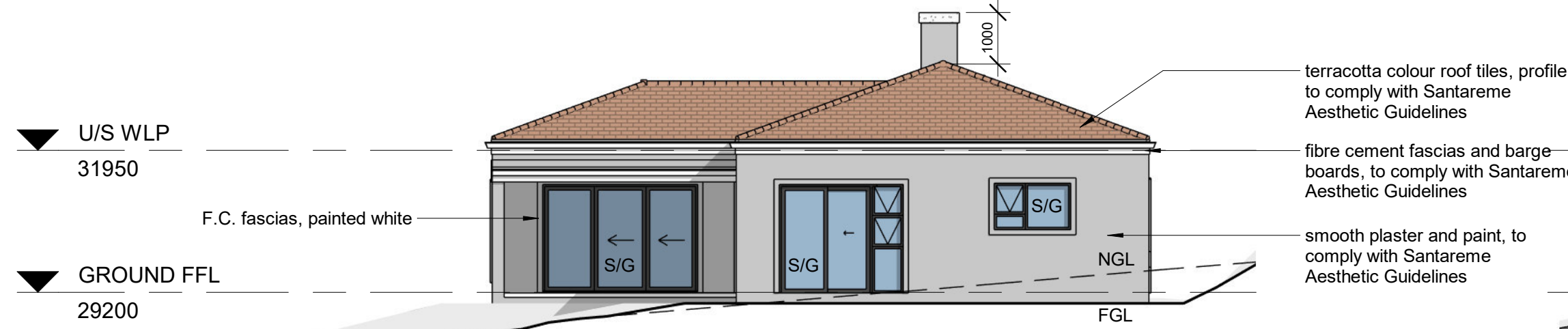
- 3. Floors:**
- 3.1 85 mm Concrete surface bed to be laid on 250 Y waterproofing membrane laid on well compacted ground fill, compaction layers not to exceed 150mm in thickness.
  - 3.2 Virgin soil to be ripped scarified and compacted to at least 90 % Mod AASHTO each layer of fill to be compacted is not to exceed 150mm in depth at a time. Ground underneath surface beds shall be treated with approved antitermite and weed poisoning agent.
  - 3.3 Top of 150mm concrete surfaced to be min of 170mm above finished ground level
- 4. Walls**
- 4.1 SANS 10400 Part K - Bricks to be laid in stretcher bond with joints not exceeding 12mm.
  - 4.2 Brickforce every 6 courses and every 4 courses over openings
  - 4.3 All load bearing brick wall to be constructed of bricks having a min crushing strength of 14MPa Mortar to be class 2 in accordance with NBR and SANS 10164

- 5. Lintols:**
- 5.1 Precast concrete lintols used over all openings, installed according to main specification.
  - 5.2 All facebrick lintols to have reinforcing & curing on props to Engineer's specification.

- 6. Plaster work:**
- 6.1 All internal and external plasterwork to be min 10mm thick. A test panel to be done to Architects satisfaction, prior to commencement of all plaster work.
- 7. Damp-proofing:**
- 7.1 SANS 10400 Part J (J43) and Part KKK(15) - Install 375 MIC USB Green damp-proof membrane to underside of all ground slabs and 375 micron "Brickgrip" DPC to all walls with min. 100mm overlaps at all junctions. Install brickgrip DPC to all window cills.

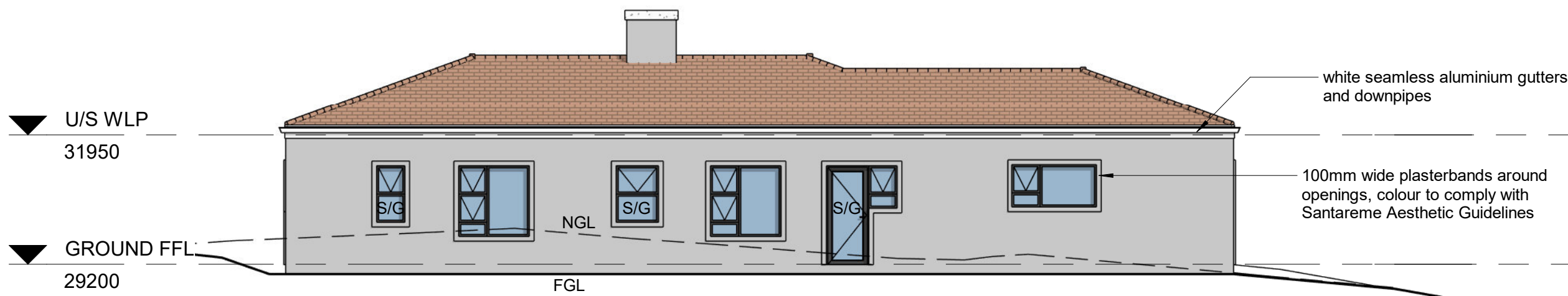
- 8. Timber Roof Structure**
- 8.1 Timber Roof Structure SA Pine in accordance with grades defined by SABS 563 or SABS 1245.
  - 8.2 The entire roof structure is to be designed under the supervision of a registered Civil Engineer (in accordance with SABC 0163 Code of practice) and SABS 0106 (for loading), and is to include for the design of trusses, all wind and other bracing, runners, bearers, connectors, battens.
  - 8.3 The Roof Fabricator is to take all necessary measurements on site before designing, fabricating or erecting the roof structure as the case may be.
- 9. Glazing:**
- 9.1 SANS 10400 Part N - All glazing to be clear unless otherwise specified in Architect's details and schedules. Glass thickness according to the following: (unless otherwise indicated)
  - 0.75 Sq.m - 3mm
  - 1.5 Sq.m - 4mm
  - 2.1 Sq.m - 5mm
  - 3.2 Sq.m - 6mm
  - 9.2 Glazing in sliding & folding doors to be 6mm laminated safety glass. All sliding doors to have safety markers
  - 9.3 Glazing in bathrooms to be opaque unless otherwise specified.

- FINISHING SCHEDULE**
1. EXCAVATION
  2. FLOOR FINISHINGS
  3. WALL FINISH INSIDE
  4. WALL FINISH OUTSIDE
  5. PAINT
- COLOUR: MAIN WALLS
- PLASTER BANDS
- FASCIAS
- WINDOWS
- WINDOW SILL INSIDE
- WINDOW SILL OUTSIDE
- DOORS INSIDE
- DOORS EXTERNAL
- GARAGE DOORS
- CEILING INSIDE EXPOSED
- CEILING INSIDE NORMAL
- MAIN ROOF
- VERANDA ROOF
- BARGE BOARD
- FASCIA
- EAVES
- GATES
- BOUNDARY WALLS
- BRAAI AND FIREPLACE
- HANDRAILING
- CUPBOARDS
- LIGHT FITTINGS
- PAVING
- STORMWATER
- SANITARYWARE
- UNDERGROUND WATER
- FIRE PROTECTION
- SECURITY SYSTEM
- WATER SEALANT
- COLUMNS (FLOOR & WALL)
- TILES (FLOOR & WALL)
- make provision where necessary finishes as per floorplan on leveling screed.
- Tile skirting as per owner
- smooth plaster and paint
- plaster and paint (or approved equivalent) internally. Plaster Wall&All (or approved equivalent) to all elements/ exterior walls
- main walls to be muted earth tones or white and approved by owner/HA prior to final painting. Sample to be painted on wall and to be inspected and approved prior to final painting
- contrast colour
- white
- to schedule - finish to owner
- plaster & paint as per walls
- sill
- to schedule
- to schedule - finish to owner
- to schedule - finish to owner
- see detail
- see detail
- Rear to Roofnotes elsewhere specified as per main roof
- Nutec fibre cement barge board
- Nutec fibre cement fascia
- n/a
- hardwood gates - painted/ stained as per owner
- plaster and painted as per main dwelling to both sides of wall
- as per layout; as per owner
- as per owner/elevations
- as per specialist/to owner - allow p/c
- see electrical layout to owner-allow p/c
- concrete pavers - colour as per owner.
- Driveway paved from edge of road natural flow on paving/site to owner-allow p/c
- if necessary-as per engineer
- firewall/doors to garages to owner-allow p/c and allow for conduits - see
- electrical plan
- apply where applicable
- see floorplan and elevations
- allow p/c - tiles to ceiling height/or as per owner



## NORTH ELEVATION

1 : 100



## WEST ELEVATION

1 : 100

Fenestration		ORIENTATION		FENESTRATION AREAS				SHADING - Clause 5.2				SPECIFICATION - Clause 5.2		ENTER shgc values		Averaging	
Catalogue reference	Window plan ref	Orientation sector	Window width mm	Window vertical	number (quantity)	Window area m <sup>2</sup>	shading height (m)	multi-plier (Rule 3)	required shading projection	actual shgc projection	compliant 1= yes 0= no	U-value	required shgc-value T4,col 3&4	Enter shgc compliant 1= yes 0= no	Enter non-compliant shgc 1= yes 0= no	ww area x required shgc	
	W5	W.W.W.N.E.E	1500	900	1	1.35	1550	0.54	837	135	0	4.40	0.44	0.53	0.44	0.59	
	D7	W.W.W.N.E.E	2400	2100	1	5.04	2750	0.54	1485	135	0	4.40	0.44	0.53	0.44	2.22	
	D8	W.W.W.N.E.E	3000	2100	2	12.60	2200	0.54	1188	4000	1	4.40	0.53	0.53	0.44	6.68	
	W8	W.W.W.N.E.E	2400	1800	1	4.32	2450	0.54	1323	135	0	4.40	0.44	0.53	0.44	1.90	
		W.W.W.N.E.E				0.00		0.54	0	0	0	4.40	0.44	0.53	0.44	0.00	
Total W.W.W.N.E.E orientated fenest'n area						23.31									23.31	11.39	
	W3	S.W.S.E	600	1800	2	2.16	2450	0.54	0	135	1	4.40	0.53	0.53	0.44	1.14	
	D2	S.W.S.E	1200	2100	1	2.52	2200	0.54	0	1345	1	4.40	0.53	0.53	0.44	1.34	
	D4	S.W.S.E	900	2100	1	1.89	2750	0.54	0	135	1	4.40	0.53	0.53	0.44	1.00	
	W6	S.W.S.E	1500	1500	2	4.50	2150	0.54	0	135	1	4.40	0.53	0.53	0.44	2.39	
	W2	S.W.S.E	600	1200	1	0.72	1850	0.54	0	135	1	4.40	0.53	0.53	0.44	0.38	
	W4	S.W.S.E	900	1200	1	1.08	1850	0.54	0	135	1	4.40	0.53	0.53	0.44	0.38	
	W1	S.W.S.E	600	900	1	0.54	1550	0.54	0	135	1	4.40	0.53	0.53	0.44	0.29	
Storey total fenestration area						36.72											
Storey net internal floor area a / b / f						125.53											
Fenestration %: IF >20%, use this to enter Table 4						29.25										0.49	

## FENESTRATION TABLE

1 : 100

### GUTTERS AND DOWNPIPES:

Watertite Guttering domestic Ogee profile aluminium H3003h 14 seamless gutter, overall size 125 x 85 x 0,6mm thick coated internally and externally with ColourTech G4 in colour WHITE 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 timber fascia with 20 x 2,5mm internal hanger brackets at 600mm centres using yellow passivated serrated nails, including expanded aluminium mesh leaf guard set over gutter with 100 x 75 x 0,6mm thick aluminium downpipe in colour CHARCOAL fixed to wall with straps at 1500mm centres using nail plugs, with downpipes riveted and gutter outlets, including all necessary bends, elbows, shoes etc.

- all downpipes to discharge into rainwater storage tanks

### FOUNDATIONS:

All in to Engineers specifications

### FLOOR:(GROUND STOREY)

Finish as specified on floor plan on min. 25mm cement screed on min. 100mm mesh reinforced surface bed on 250 micron damp proof membrane on 50mm sand blinding layer on max. 150mm layers of well compacted hardcore fill. 25mm "ISOBOARD" perimeter insulation with min. R-Value of not less than 1, refer to SANS 10400-XX (4.4.2)

### WALLS:

#### FOUNDATIONS:

Corobrik® NFXE loadbearing designed by Engineers perforated plaster brick, size 222 x 106 x 73mm, manufactured in accordance with SANS 227:2007, laid in *foundation walls* to multi storey building and bedded and jointed in Class III mortar. All to comply with SANS10400 'Part K'

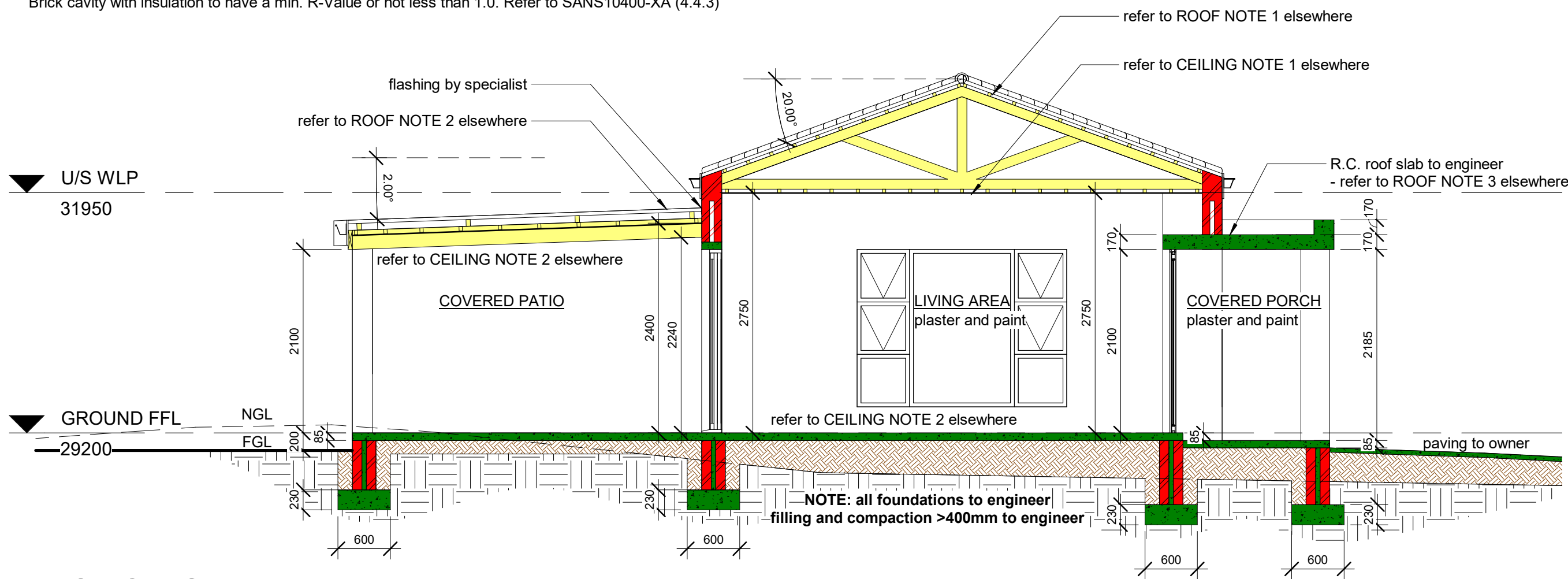
#### SUPERSTRUCTURE:

Corobrik® 7MPa nominal compressive strength NFP loadbearing designed by Engineers perforated plaster brick, size 222 x 106 x 73mm, manufactured in accordance with SANS 227:2007, laid in *superstructure walls* to multi storey building and bedded and jointed in Class I mortar. All to comply with SANS10400 'Part K'

Internal - 10mm smooth cement plaster painted with one coat professional plaster primer & two coats high quality mid-sheen.

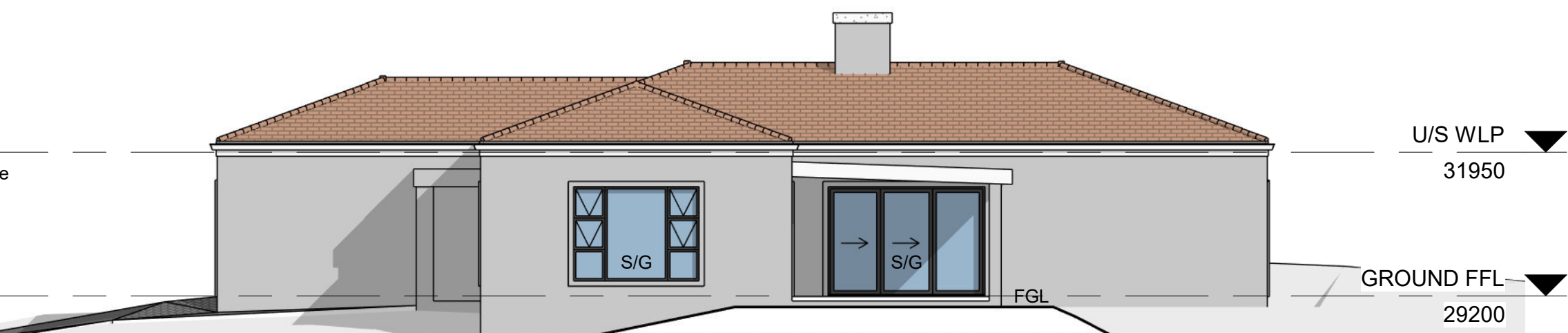
External - 15mm smooth cement plaster painted with one coat professional plaster primer & two coats high quality external paint. Finishing colour as specified on elevations, to comply with SFB, Santareme aesthetic guidelines

Brick cavity with insulation to have a min. R-Value or not less than 1.0. Refer to SANS10400-XX (4.4.3)



## SECTION 1

1 : 50



## EAST ELEVATION

1 : 100



## SOUTH ELEVATION

1 : 100

### ROOFNOTE 1:

Coverland Cupola through TERRACOTTA colour concrete roof tiles (DEEP PROFILE) (Code: 901031), size 420 x 332mm laid in straight bond with minimum 100mm headlap, fixed at a pitch of 22.50° with three rows of tiles at the ridge, eaves and verges for the full overhang and every third tile in every row over the remainder of the roof in a raking pattern using non corrosive nails to 38 x 38mm sawn softwood battens at maximum 320mm centres on double-sided aluminium foil radiant barrier with joints lapped 150mm, fixed over rafters with trusses (by specialist to Engineer) at 760mm centres, trusses/rafters to be tied down with hoopiron built into walls as per manufacturers detail.

Radiant shield double sided insulation over battens = 1.36 m² K/W

Coverland Easyflash Dormer and abutment sealer 280mm wide (Code: 640031) to all abutments where roof meets wall or another roof.

SECTION TO BE READ IN CONJUNCTION WITH ROOF LAYOUT  
ROOF PITCH STIPULATED ON ROOF LAYOUT

CHIMNEY TO BE MIN 1000mm ABOVE ROOFING MATERIAL

### CEILING NOTE - LEVEL CEILING:

Gyproc GypCell 6,4mm Classic Flush plastered ceiling with square edged Rhinoboard fixed print side up with 35mm RhinoBoard Sharp Point Screws at 150mm centres to 38 x 38mm SA Pine branderling at 300mm centres in one direction. All joints to be covered with Rhinotape fixed over joints (double over butt joints) and then plastered with 3mm to 6mm thick RhinoLite Multipurpose plaster, all fixed to trusses at 760mm centres in accordance with the manufacturers recommendations.

R-value: 2.50m

-Thermal conductivity: 0,04 W/m² K/W 'K.

### INSULATION - LEVEL CEILING:

100mm thick Aerolite non-combustible light weight fibreglass Glasswool thermal ceiling insulation 12kg/m³ closely fitted with ends butted firmly between tie beams and laid loose on top of battens between roof timbers, all in accordance with manufacturer's recommendations.

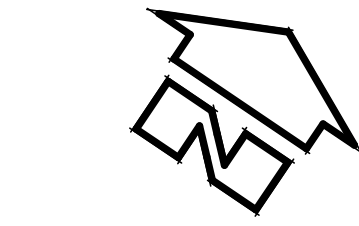
R-value: 2.50m

-Thermal conductivity: 0,04 W/m² K/W 'K.

### CEILING NOTE 2 - EXPOSED RAFTERS:

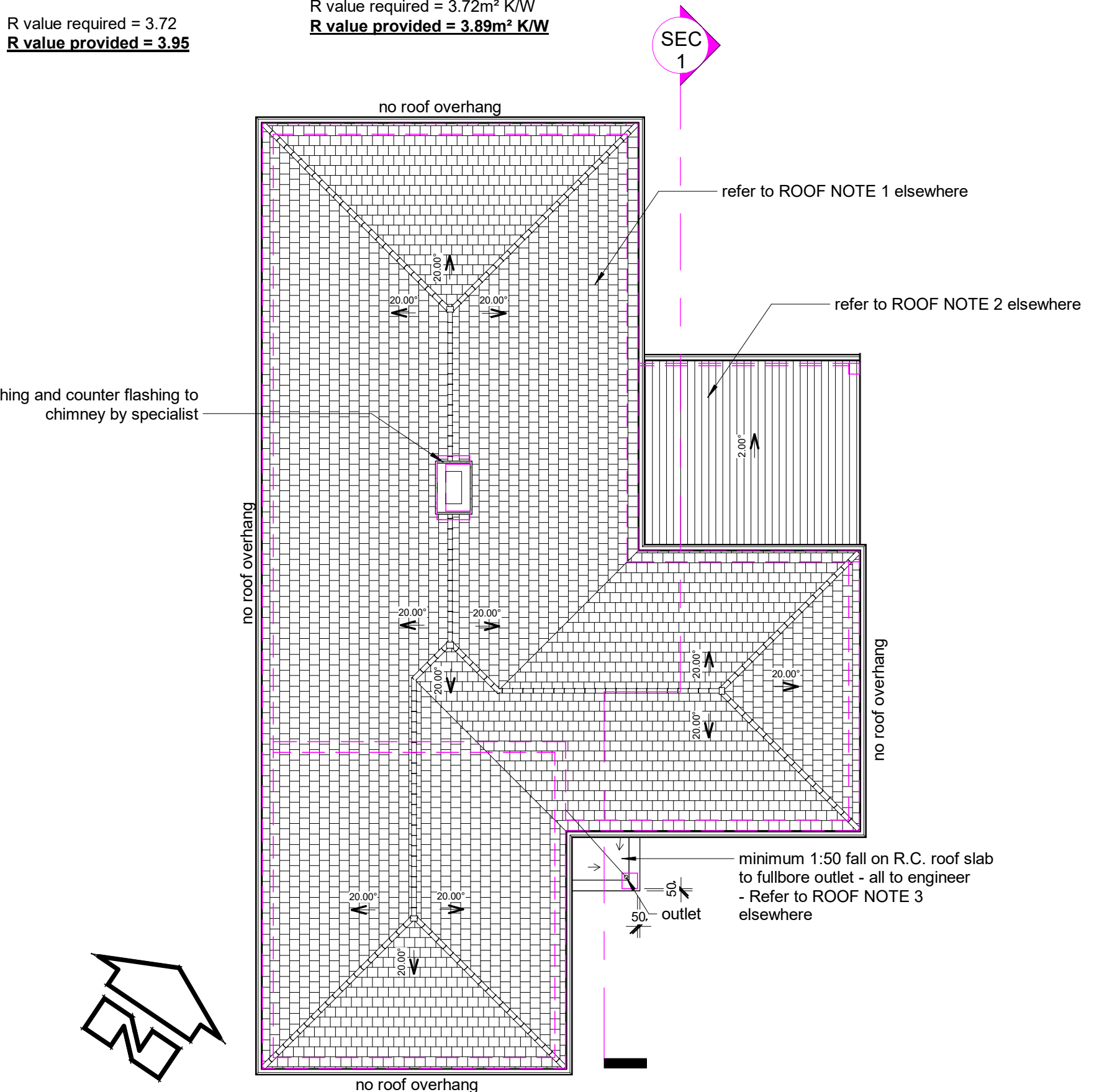
Everite Nutec 4mm thick plain ceiling boards, manufactured in accordance with SANS 9001:2000 carrying SANS 803:2005 mark, fixed to 38 x 50mm branderling fixed between rafters at 450mm centres using 32 x 2,5mm serrated ceiling nails at 150mm centres, minimum of 12mm from edge of board. All joints to be covered using H-profile white PVC jointing strips, all in accordance with the manufacturer's recommendations. • R-value: 0.032m² K/W

flashing and counter flashing to chimney by specialist



## ROOF LAYOUT

1 : 100



MUNICIPAL STAMP:

ST FRANCIS BAY AESTHETICS STAMP:

### IMPORTANT NOTES FOR OWNER AND CONTRACTOR

1. Construction work must commence within 1 year of building plan approval, the onus is on the owner to request in writing to building control dept. for approval extension at least 1 month in advance of expiry of approval.
2. In case of a newly built dwelling it is compulsory for the client to enrol proposed dwelling at the NHBRC prior to construction.
3. It is compulsory for the client to inform Municipality in writing at least 4 working days prior to commencement of construction (SANS part A22-1A&B)
4. It is compulsory for the client to inform Municipality in writing at least 2 working days in advance for compulsory inspections of 1.) trenches/excavations for foundation, 2.) drainage installation & 3.) completion of building work (SANS 10400 part A22-2)
5. The owner/client must inform the appointed competent person/designer at least one week prior to commencement of construction (as per SANS appointment letter) & of weekly progress by at least every Friday in order to determine necessary site inspections.
6. Appointed contractor/builder to be registered with NHBRC.
7. Onus is on contractor to check & ensure that all timber used for the proposed structure shall be treated against termite & wood borer attack and fungal decay in accordance with SANS 10005 and certified by SANS/SABS (SANS 10400 part A13-1B)
8. All building materials to be certified by SANS/SABS
9. Any distortion and damage of structural system during construction period must be reported by contractor/builder to owner & designer.
10. Contractor to check and verify all dimensions and levels on site and compare against drawings prior to construction Contractor responsible for correct setting out on site.
11. DO NOT SCALE USE FIGURED DIMENSIONS
12. All construction work to comply with NBR/SANS 10400 & 204.
13. Errors, discrepancies or omissions are to be reported to this office immediately for clarification before work is undertaken



**N B ! ! !**  
NO DEVIATION FROM MUNICIPAL APPROVED DRAWINGS WITHOUT PRIOR WRITTEN CONSENT FROM LOCAL AUTHORITY

**CLIENT**  
J H Koen  
.....

**PROJECT:**  
PROPOSED DWELLING  
ERF 1665, SANTAREME  
ST FRANCIS BAY

DRAWING NO: 1753/25 DATE: 5 NOV 2025  
DESIGNED GMA DRAWN JR (CAD68845694) CHECKED GMA



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ELEVATIONS; ROOF LAYOUT; SECTION 1;  
FENESTRATION TABLE

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