NEW POOL AS PER SPECIALIST:

SIZE: 3m x 5m
DEPTH: 1,4m
SHAPE: Rectangular

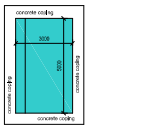
POOL
- Excavating of pool as per size.
- Filling and compacting.
- Reinforced pool walls, Y12 reinforcing and 15N mesh - AS PER SPECIALIST / ENGINEER
- Hand pack concrete structure, AS PER SPECIALIST
- Nyon cavity areas for Wall- Ant Barrier, Light pump system and pipes AS PER SPECIALIST
- Cement plaster pool and prepare for marbelite. Apply thickend treatment, AS PER SPECIALIST
- Compacting/Blinding around pool area, AS PER SPECIALIST

COPING TILES
- 1 mtr Cadiz tile Rectangular – 600mm x 600mm (Smart stone)
WATERLINE TILES:
- Tile Waterline row on the inside of pool. Waste to finishing schedule.
MARBELITE
- Marbelite with SABS approved marbelite complete (Silkwynne)

FILTRATION:
- Supply and Install 1 x 0120 Quality Sand filter complete including Multiport valve
- Supply and Install 1 x 0,37kw Quality pump on motor complete including SABS approved 6bar PVC coupled pipe fittings, connectors, glue and unite type
- Supply and Install complete suction and return line with SABS approved class PVC Pressure pipes complete including skins, fittings, connectors and elbows.
- Ball valve and connection
- Supply and 0,5 Hp Back wash pump and to connect return line, ensuring a total flow sufficient circulation.
- Supply and fit 1 x Wall box complete and to connect suction line.

LIGHT
- Supply and Fit LED light under coping
ELECTRICAL WORK:
- Supply and connect 12W OR Round Complete, Pool lamp and Light.

POOL SAFETY:
1.) Provide for self closing and self latching gates with provision for locking where necessary.
2.) Gate shall not contain any openings larger than 100mm.
 to comply with structural requirements of SANS 10virtual.
3.) ENCLOSED WITH 1,2m HIGH FENCE WITH VERTICAL OPENINGS MAX 100MM C/C
4.) DISCHARGE PIPES FROM POOL NOT TO DISCHARGE DIRECTLY ONTO NEIGHBOURS SO PUMP TO BE SCREENED NOT TO CAUSE NOISE FOR THE NEIGHBOURS



POOL SECTION
SCALE 1:200

HEALTH AND SAFETY

THE OWNER AND CONTRACTOR WILL BE FULLY COMPLIANT IN TERMS OF SAFETY ON SITE IN ACCORDANCE WITH THE OHS ACT 85 OF 1993

SCHEDULE OF AREAS:	
HOUSE	178,2m²
GARAGE	51,6m²
COVERED PATIO	24,7m²
COVERED ENTRANCE	2,9m²
CONCRETE SLAB	59,2m²
TIMBER DECK	26,6m²
YARD	11,5m²
TOTAL	257,4m²
STAND	1055,7 m²
COVERAGE	24%
FAR	0.24

SITE PLAN
Scale 1:200

NOTE:
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DATUM DATE	NR. NO.	BESKRYWING VAN WYSIGING DESCRIPTION OF REVISION	GETEKEN SIGNED
-	-	-	-

ON BEHALF OF THE CLIENT

FOR CONSTRUCTION

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PROJEK / PROJECT

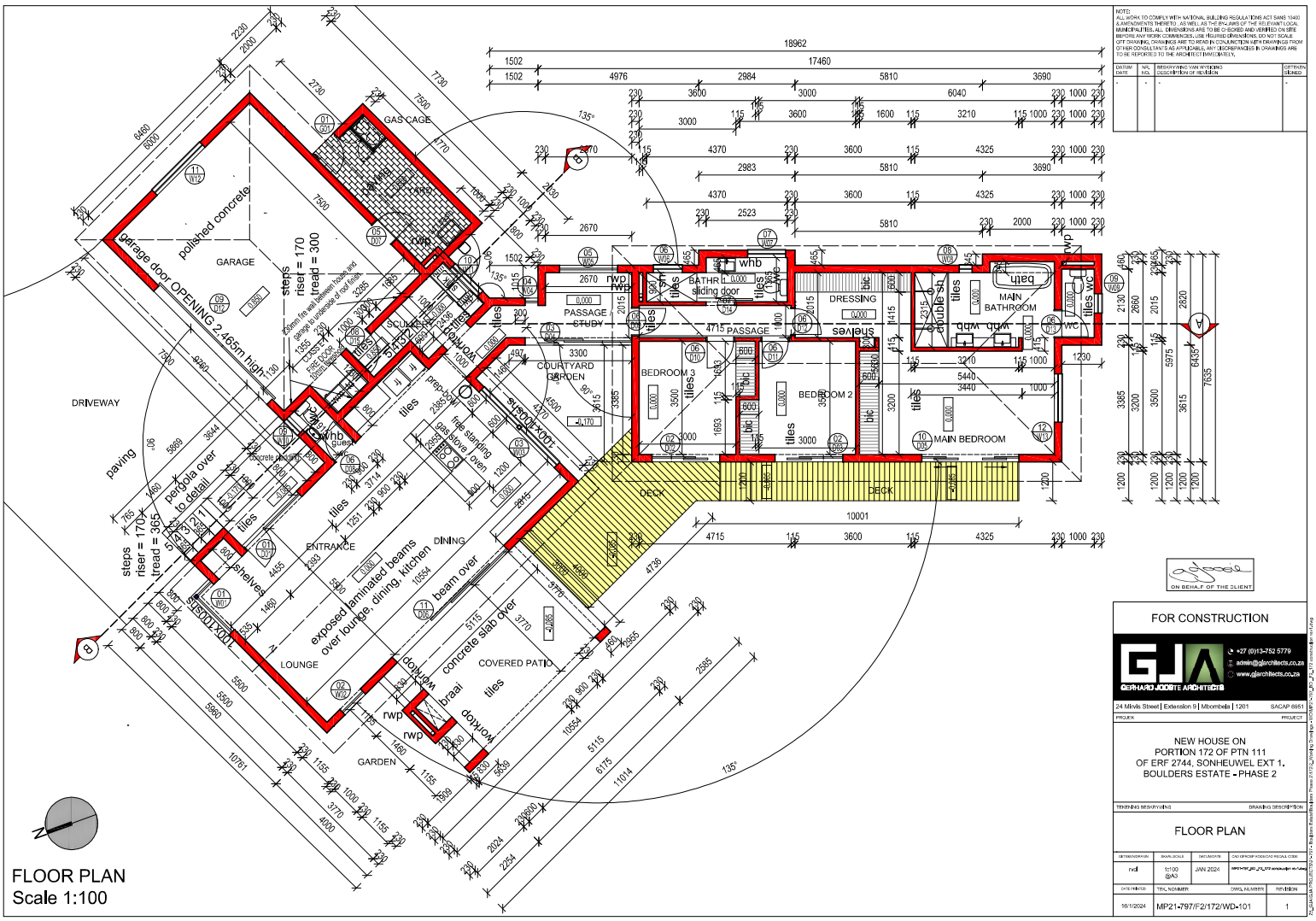
NEW HOUSE ON
PORTION 172 OF PTN 111
OF ERF 2744, SONHEUWEL EXT 1.
BOULDERS ESTATE - PHASE 2

TEKENING BESKRYWING / DRAWING DESCRIPTION

SITE PLAN

GETEKEN DRAWN	SKAAL SCALE	DATUM DATE	CAD OPSTOP KODE CAD RECALL CODE
ndl	1:175 @A3	JAN 2024	

DATE PRINTED	TEK. NOMMER DWG. NUMBER	REVISION
16/1/2024	MP21-797/F2/172/WD-001	1



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NEW HOUSE ON
PORTION 172 OF PTN 111
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BOULDERS ESTATE - PHASE 2

TEKENING BESKRYWING / DRAWING DESCRIPTION

FLOOR PLAN

GETEKEN/DRAWN	SKAAL/SCALE	DATUM/DATE	CAD OPROEP KODE/CAD RECALL CODE
nd	1:100 @A3	JAN 2024	

DATE PRINTED	TEK. NOMMER / DWG. NUMBER	REVISION
16/1/2024	MP21-797/F2/172/WD-101	1

ABBREVIATIONS:

whb - wash hand basin
wc - water closet
ur - urinal
sh - shower
bath - bath
sink - sink
pb - preparation bowl
dw - dish washer
wm - washing machine
tap - garden tap
g - gully
vv - ventilation valve
ie - inspection eye
re - rodding eye
ce - cleaning eye
ssvv - stub stack vent valve
vp - 110mm dia ventilation pipe

The following pipes supplied with appliances:

whb - 50mm dia upvc waste pipe
wc - 110mm dia upvc sewer pipe
ur - 50mm dia upvc waste pipe
sh - 50mm dia upvc waste pipe
bath- 50mm dia upvc waste pipe
sink- 50mm dia upvc waste pipe
pb - 50mm dia upvc waste pipe
wm - 50mm dia upvc waste pipe
dw - 50mm dia upvc waste pipe

110mm dia upvc sewer pipes to be laid with minimum 1:40 falls.

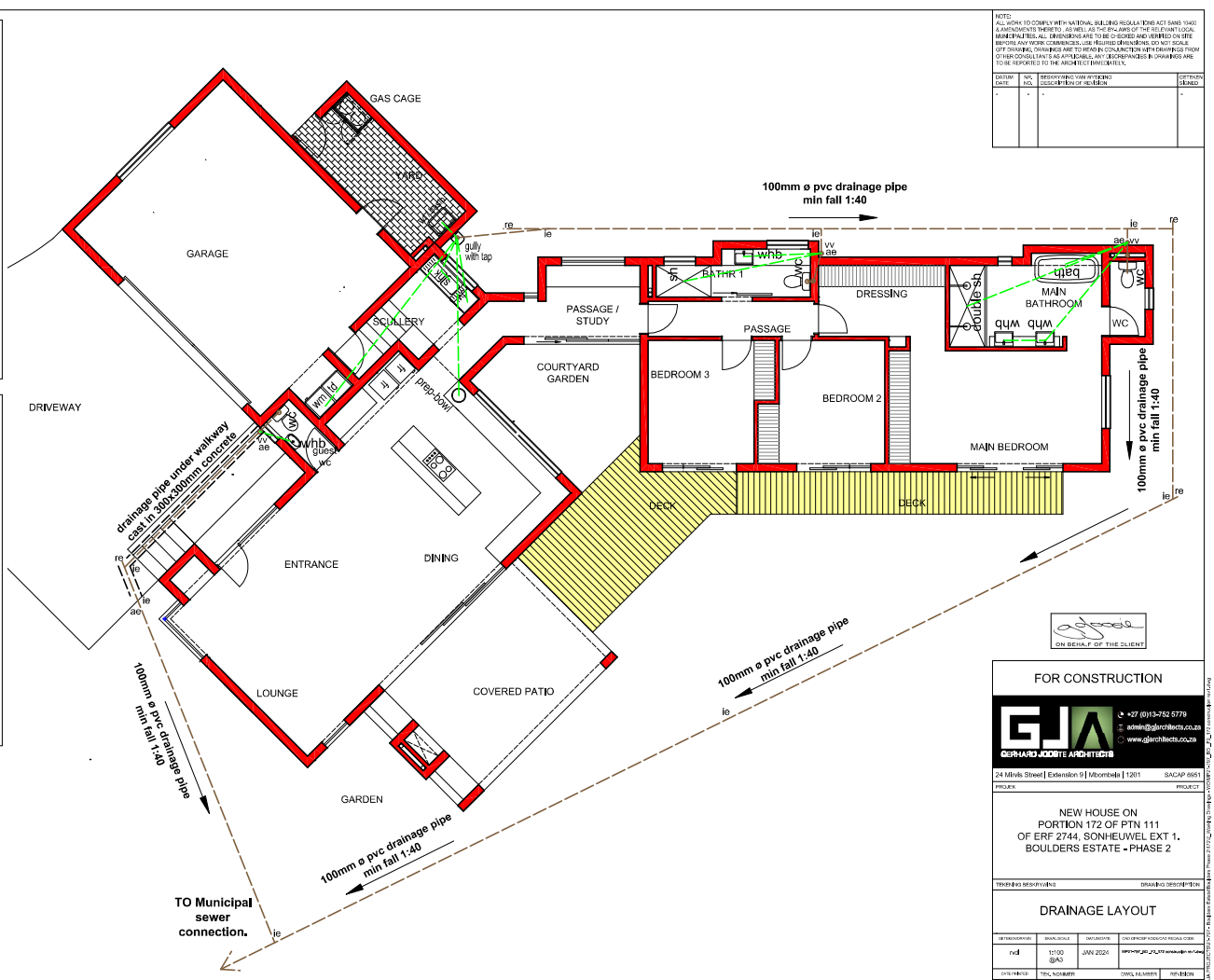
GENERAL DRAINAGE NOTES

1. The drainage is a one pipe system.
2. Vent valves to all waste fittings.
3. OVP's to be carried up to 1800mm above and opening within 6m thereof.
4. All soil and waste fittings to be accessible along their entire length.
5. All sanitary fixtures to have self-cleaning traps.
6. Soil drain to have min 1:60 fall.
7. Soil drain to be min. 300mm below ground level or 100mm if covered by a concrete slab.
8. All soil drains under the building to be in straight runs under reinforced slab/surrounded with 300mm concrete with IEs at both ends.
9. IE's to be provided at all bends and junctions.
10. Rodding eyes, Inspections chambers or MH's to be provided at the following:
a) At all changes in grandient,
b) At max. 25m intervals.
c) Within 1.5m of sewer connection,
d) At highest point,
e) At change of direction exceeding 45 deg.
11. Water seal depth max 100mm and min. 50mm for soil pipes and 40mm for waste pipes.

110mm dia upvc sewer pipes to be laid with minimum 1:40 falls

50mm dia upvc waste pipes to be laid with minimum 1:40 falls

existing municipal sewer system



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PROJEK / PROJECT

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TEKENING BESKRYWING / DRAWING DESCRIPTION

DRAINAGE LAYOUT

GETEKEN/DRAWN	SKAAL/SCALE	DATUM/DATE	CAD OPROEP KODE/CAD RECALL CODE
nd	1:100 @A3	JAN 2024	

DATE PRINTED	TEK. NOMMER / DWG. NUMBER	REVISION
16/1/2024	MP21-797/F2/172/WD-102	1

DRAINAGE LAYOUT
Scale 1:125

SPECIFICATIONS

1.FOUNDATIONS:
A. Excavations: Excavate for foundations down to firm natural ground or to solid rock. The contractor shall give notice to the Architect when the excavations are ready to receive the foundations.
B. Filling: shall be of approved clean earth, well watered and rammed in layers not exceeding 150mm in depth and thoroughly consolidated to a density of 90 Modified AASHTO.
C. Garden soil: shall be rich, selected well sifted topsoil evenly distributed, levelled and lightly consolidated.
D. Protection against termites: the ground under surface beds and trenches shall be poisoned with chlordane or Aldrin mixed with water to comply with the requirements of SABS specification 0124. Contractor to issue certificate.
E. Excavations & fillings: to engineer's specifications.
F. Foundations: reinforced 750 x 250mm Class 30/19 concrete strip foundations to engineer's specification.
G. Width of foundation walls.
0,00-0,70m high: 230mm wide
0,71-1,10m high: 345mm wide
1,11-1,70m high: 345mm with 115mm concrete fill
1.70-2.40m high: 460mm with 115mm concrete fill

2.FLOORS:
A. 85 mm thick concrete 15 MPa, 20 mm stone laid in panels not exceeding 20 m in area.With steel mesh to eng.
B. Expansion joints: all expansion joints to be filled in with polysulphide. Positions to eng.
C. Damp-proof membrane: the under-surface bed membrane shall be of green polyethylene sheeting GUNDLE USB green or o.e.a. plain surface 0,25 mm thick (250 microns) laid in the widest practical widths with 200 mm laps and lapped with the damp-proof course in the walls. All joints shall be sealed with pressure sensitive tape. Lay on 25 mm thick sand bed and folded up all round surface bed.
D. Screed: 38mm screed composed of 3 parts sand to one part cement and finished with steel trowel. Finish to client.
E. Granolithic finish (garage): Mix 1 part ordinary Portland cement (SABS 471) to 1 part hard stone chippings of maximum 10mm to 1 part sand (SABS 1083, preferably natural sand) to give a compressive strength of 40 MPa after 28 days.Laying: lay granolithic finish according to SABS 0109. Where necessary.
F.Tile skirting: 150mm tile skirting, same as for floors on balconies and bathrooms. (if required by client)
G. Brushed alumn. strips at junctions of floor finishes and thresholds: at junction of different floor finishes with each other provide and build in 25 x 3mm brass strips with top edges flush with adjoining finishes and at door thresholds.
H. Tiles: to client with edging strip & movement joints by GENESIS or equally approved . Postion by Architect & at all internal thresholds.

3. WALLS
A. Lintels: precast prestressed concrete FABCON lintels to all door and window openings, SABS 1504. With BRC brickforce 75mm wide every brick course above opening.
B. Beams: to engineer's specifications.
C. Concrete slab: 85mm thick concrete with mild steel reinforcement to worktops.Where required
D. Reinforced brick lintels: bricks as A in 3:1 brick mortar with reinforcement as follows:

BRICK OPENING	LAYERS	REINFORCEMENT
up to 1m	4	one row 75 mm wide BRC for every half brick width of soffit
1m to 1,5m	6	do
1,5m to 2,0m	7	3 ms rods 6,3 mm dia for every half brick width of soffit

Brick reinforcement should be of hard drawn mild steel with 3,15mm thick main wires and 2,8 mm thick transverse wires. The external wires should have at lease 20mm coverage from face of brickwork. Lintels must be supported on temporary formwork for 14 days. BRC brickforce 75mm wide every brick course above opening.
D. Window/door openings: exceeding 2,0 m to eng. specifications.
E. Brickwork: to plaster brickwork built with clay bricks, SABS 227, in stretcher bond in 5:1 cement mortar. Brick lintels in 3:1 cement mortar. Mortar joints shall be 10mm in thickness. Vertical bricks scale 85 mm.

F. Brickwork reinforcement: half brick thick walls shall be built in 5:1 cement mortar and reinforced with BRC brickforce 75 mm wide, one row to every four courses in height and built 100 mm into main connecting walls; one brick thick wall 150mm BRC every second course and foundation walls every course.
G. Damp-proof course: shall be of black embossed polyethylene sheeting (0,375mm thick) complying with SABS 952, TYPE B under walls, window sills, lintels, thresholds, etc, with 150mm overlaps.
H. Waterproofing additive: Coprox additive ration 10% Coprox powder in relation to cement being used, strictly in accordance with manufacturer's specification to be painted against shower walls and floor before tiling.
I. Doors & Windows to SABS 545. See schedules.
J. Cupboards:To owner by specialist.
K. Internal window cill: General: Plaster as per wall.
Bathrooms: Tiled to be the same as wall.
L. Tiles: Bathroom: i)To owner

Kitchen: Wall tiles to owner
M. Plaster-walls: one coat plaster composed of 4 parts sand to 1 part cement for internal work and 5:1 for external work. Internal applied with steel trowel and external plaster wood trowelled with 10 - 20mm thickness.
N. PAINT: INTERNAL CEMENT PLASTER
i). General : prepare and stop with Interior Polyfilla. Apply 1 coat of X107 PVA Acrylic First Coater. Apply 2 coats DULUX Low Sheen
ii). Bathrooms & kitchen: prepare and apply 1 coat of Merit Plaster Primer (UC.56) thinned 20 % with Spick & Span Mineral Turpentine (AZH.1). Stop with Interior Polyfilla and apply two coats of Plascon Kitchen & Bathroom
O. PAINT: EXTERIOR CEMENT PLASTER:
Acrylic PVA: Prepare and apply 1 coat
X.107 Acrylic PVA.Apply 2 coats Dulux Wall Guard

4.CEILING:

A. 6,4mm Herculite plasterboard with Bishoff PVC H-profile joint-strips fixed to 38x38mm S.A. Pine brandering @400mm c/c in one direction .
PAINT : Undercoat and two coats of Prominent Wall & Ceiling.
Cornice : Shadow-line
PAINT : Undercoat and two coats of Prominent Wall & Ceiling.

B. 6,4mm Nutec Ceilingbord with Bishoff PVC H-profile joint-strips fixed to 38x38mm S.A. Pine brandering @600mm c/c in one direction .
PAINT : Undercoat and two coats of Prominent Wall & Ceiling.
Cornice : Shadow-line
PAINT : Undercoat and two coats of Prominent Wall & Ceiling.
13mm sand-cement plaster finish with timber trowel to an even and smooth surface. Final finish - Sponge finish. Paint - Plaster primer, undercoat & 2 layers white Acrylic PVA.

C. Ceiling insulation: 50 mm thick Isotherm or o.e.a. The insulation should be laid over brandering and between ceiling joints and/or between tie-beams, fitted snugly with ends butted firmly together. The insulation should be left lying and not secured in any manner (SABS 1381 part 1).

5. ROOFS:
A. TIMBER ROOF CONSTRUCTION:
SISALATION FR430. Lay membrane horizontally over rafters/ trusses with minimum overlaps of 150mm.
i) Material
a) Grade of species of timber: Sawn Softwood grade 6
b) Preservative treatment of timber:CCA treated pine & creosote on roof overhang / timber that's built into wall.
iv) Certificate: Supply a certificate after erection, signed by the engineer who designed the structure, stating that the whole roof structure has been fabricated and erected to SABS 0243.
v) Timber: Bracing, wall plate Softwood grade V4 (SABS 563), painted with creosote (SABS 1290)
Conc. roof tiles -Amatiles:Majorca .Colour:Charcoal
Roof Pitch: 22 °
SA Pine Battens: 38x38mm at maximum 320mm c/c.SA Pine gangnail trusses:

B. WALL PLATE: 38 x 114 SA Pine grade V4 (SABS 563) treated with creosote (SABS 1290) and bedded on cement mortar, strap where necessary.
C. Securing of roof: roof trusses shall be fixed at each support to walls with ties of 1,6mm thick galv. hoop iron 32 mm wide, built 750mm deep into brickwork, wrapped over truss and fixed with four galv. nails 40mm long.
D. Beam fill to underside of roof finish.

E. CONCRETE ROOFS:
Concrete: reinforced concrete to engineer's specification.
Cast to eng. specification. Contractor to allow for take of concrete cubes and testing thereof every 40 cub.m. on 7 and 28 days.
Concrete roof strictly to engineer's specifications.
One layer Derbigum SP4 waterproofing membrane, with 75mm side laps and 100mm end laps on screed with 25-38mm thick screed with 15mm fall per 1000mm to outlet. Outlet as shown on roofplan.
Waterproofing strictly to Engineers specification.
Continue waterproofing up the edge of gable walls on slab and min. 250mm up walls.
Paint with 2 layers ALUMINIUM BITUMEN.
Drips to underside of all exterior or cantilever edges.
Waterproofing to be installed by an Approved Derbigum Contractor under a ten year guarantee.

Rainwater pipes to be build in columns must be 110mm Ø PVC pipe
Roof outlet: Fullbore with ball grid for 100mm Ø pipe and 75mm uPVC side outlets. Fixed according to manuf. specifications.

6. STRUCTURE:

All concrete slabs, columns, beams, stairs and roof structure to engineers specifications.

BRICKFORCE:
foundation walls: every layer to floor slab
Walls: every fourth layer
Windows and Doors:every layer for 5 layers underneath window and above windows and doors.
Brickforce to overlap 400mm

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TEKENING BESKRYWING / DRAWING DESCRIPTION

GENERAL SPECIFICATION

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nd	1:100 @A3	JAN 2024	[illegible]

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