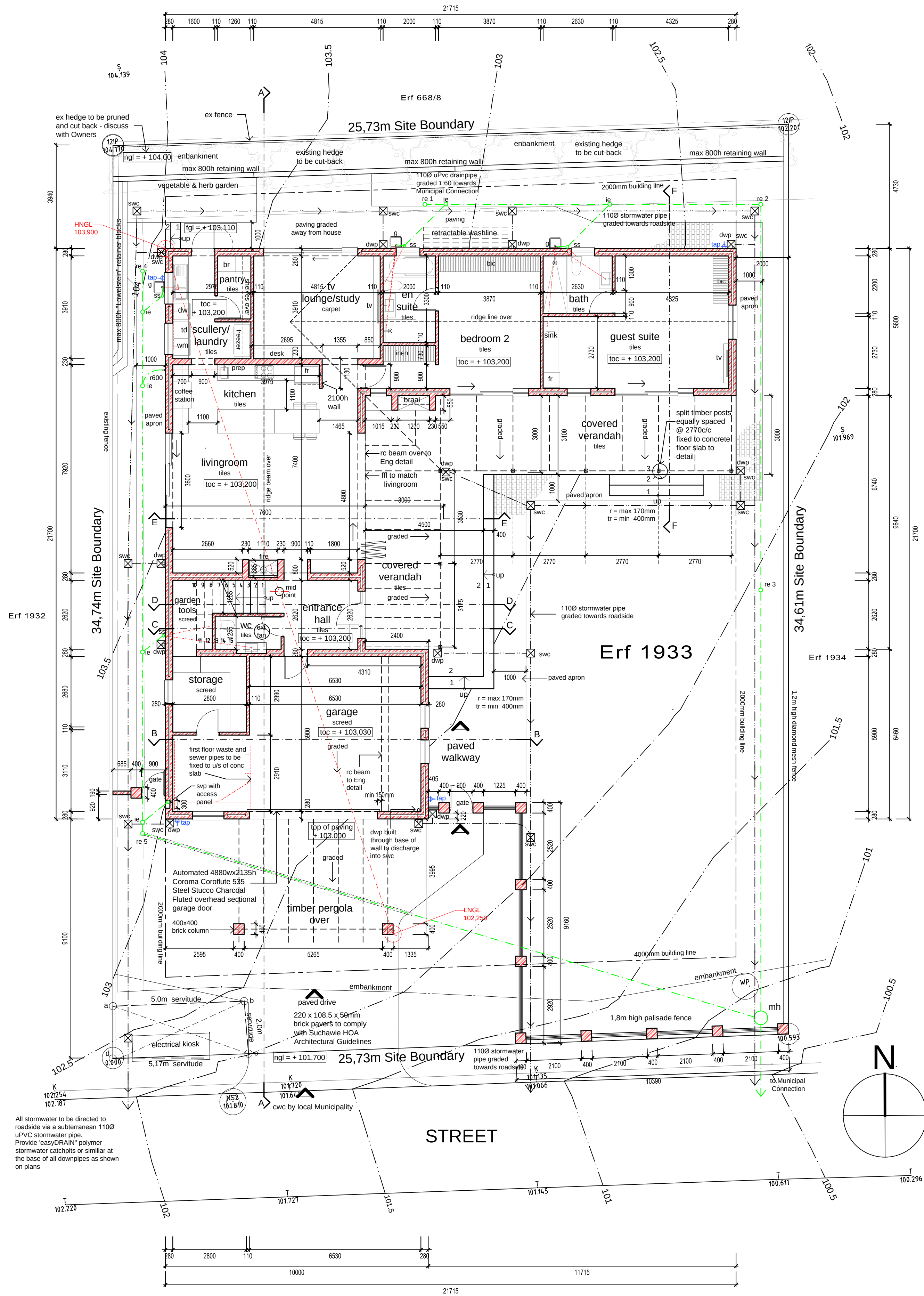
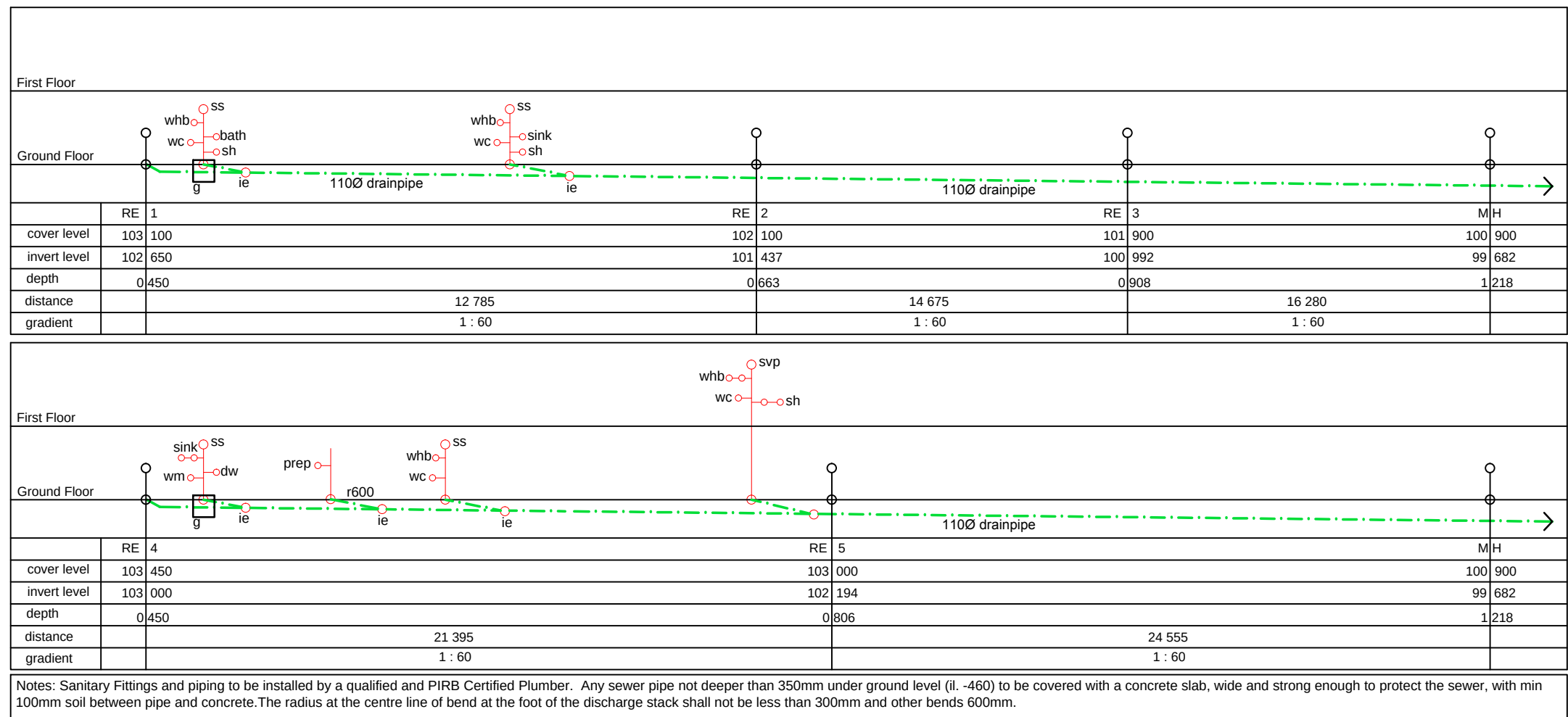




Drainage Section n.t.s.



In accordance with SANS 204, all hot water service pipes shall be clad with insulation that provides a minimum R-value as follows:	
Diameter of pipe mm	Minimum R-value
< 80	1,00
> 80	1,50
A Certified Solar Heating / Heat Pump manufacturer to provide Hot Water Heaters. The location, capacity and type of hot-water installations must ensure that at least 50% of the water will be heated by means other than electrical resistance heating all in strict accordance with paragraph 4.2.1 (b) of the SANS 10400-XA standard.	

These drawings do not constitute a comprehensive specification for the works.

LEGAL REQUIREMENTS

Dimensions, descriptions & quantities on these drawings to be verified on site before ordering material or commencing with work.

All work to be carried out in strict accordance with the National Building Regulations & Standards act (act 103 of 1977 & SANS 10400, SANS 10400XA & SANS 204)

Final levels, depths of excavations, height of plinths etc. to be determined by Contactor on site. This drawing is to be read in conjunction with Engineers drawings and specifications.

All timber sizes & grades to be verified & approved by Supplier's Engineer.

All trusses to be in accordance with Supplier's / Engineer's design & approval by client.

All materials to be built in / applied strictly in accordance with manufacturer's specifications and instructions. Manufacturers and Suppliers of all material to supply the Owner with Certificates in terms of SABS approval of the materials list and the competency of the installers with their Industry Controlling Bodies.

All local authority, Suchawie Home Owners Architectural Guidelines and Estate rules. Utility Service Provider requirements to be established in advance and adhered to.

All boundary pegs to be located, and marked, before work is taken in hand. Any discrepancies between these drawings & legislation, Local Authority, Utility Service Provider & good construction practice to be referred to the Architect before construction commences.

Any aspect deemed to be unclear to be referred to the Architect for clarity. Dimensions Architectural Designs cannot be held liable, responsible or accountable for any unauthorized drawings used for construction. The contractor and/or Owner to ensure that all drawings are stamped and approved by:

- 1) Suchawie Home Owners Association
- 2) Swartland Municipality
- 3) The Appointed Competent Person's and all registered Professional person/s extended to include the various responsibilities which meet the requirements of Regulations A19(8) and A19(9) of the National Building Regulations and Building Standards Act, 1977 (act no. 103 of 1977) where applicable. The functional regulations are to be satisfied as set out in Schedule A, with the assistance of those Competent persons, named in Schedule A, to be of SANS 10400-A201- i.e. The duties of the Competent person satisfying the definitions provided in SANS 10400 in relation to the duties that are to be performed in terms of a specific part of SANS 10400

These drawings do not constitute a comprehensive specification for the works. No dimensions to be scaled from these drawings.

OUTLINE SPECIFICATIONS

FOUNDATIONS
All foundations and concrete footings to Structural Engineers detail and on site supervision. Foundation wall cavity to be filled to underside of DPC with concrete.

FLOOR SLABS
SURFACE BED - Cast 85mm thick concrete floor slab for dwelling (20MPa) reinforcing mesh placed centrally throughout with minimum 200mm wired overlap all to Structural Engineers detail and on site supervision.
Consult with Owner regarding Under Slab EPS insulation.

SUSPENDED RC SLAB
170mm thick precast. Hollow Core concrete floor slabs all to Structural Engineers specifications. Owner to be consulted regarding suspended floor slab system suppliers choice. Designed by Specialist to Structural Engineers detail and on site supervision.

INSULATION
Insulation to comply with SANS 10400. Also refer to Fire and Safety SANS Part T Fire Protection and tested and classified in accordance with SANS 428. Where insulation is to be built in at Foundation Walls, Surface Bed, Suspended Floor Slab, in Cavity walls, around Chimneys etc., a Competent Registered person to be appointed to provide a Rational Design to achieve the Deemed to Satisfy Rules for Energy Efficiency. The Insulation Manufacturers, Suppliers and Installers are to be Certified, TIASA & EPSASA members and to provide the Owner with SABS approved Certification proving compliance with SANS 10400, SANS 10400XA and SANS 204, and SANS 428.

DPM
To be 250 micron polythene sheets under all ground floor slabs, lapped min 150 lps at joints, & brought up around perimeter to meet wall dpc to Engineers specifications

DPC
To be black polythene brickgrip or similar SABS approved product to all walls stepped down to the outer leaf across cavities. black polythene around all openings in external walls & under all window sills.

WALLS
External walls to be 280mm cavity claybrick construction with open perpends where indicated with 4 no. galvanised butterfly ties per m² and 3ply vertical malthold dpc at openings and Resmat stepped dpc at slab with perpends every 4th course. Internal walls to be 110/220mm thick. External walls must be plastered with a vertical brush texture or indiscriminate scratch texture finish and painted. Internal Walls to be smooth plastered and painted. External plastered walls to receive Plascon Wall n All paint finish, colour to selection. Internal plastered walls to receive Plascon Double Velvet paint finish, colour to selection, Owner to be consulted.

Areas & Coverage					
Ord Flr	1st Flr	Total	Covered Verandah	Covered Balcony	Footprint
259,47m ²	76,95m ²	336,42m ²	63,52m ²	9,69m ²	330,55m ²
					892,00m ²
					37,05%

Dimensions Architectural designs

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SACAP 168 T0998

PROJECT

HOUSE LINDHORST

NEW DWELLING ERF 1933 RIEBEEK KASTEEL

DRAWING

Floor/Site Plan

SCALE	DATE	DRAWN	OWNER
1:100	13.12.2016	MK	

ISSUED FOR

LOCAL AUTHORITY SUBMISSION

DRAWING No.

160329

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