

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL BUILDING ACT AND SANS 10400. NO DIMENSION TO BE SCALED FROM THESE DRAWINGS. ALL TIMBER SIZES AND GRADES TO BE VERIFIED AND APPROVED BY SUPPLIER'S

ORIENTATION TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS-10400-XA (4.4.1).

FOUNDATIONS: TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-G & H.

The foundation depths shall be 300mm min. below natural ground level from the top of the foundation & have a minimum compressive strength of 10MPa. & to be 400mm min. wide & 200mm min. thick for non load-bearing walls and to project a min. of 200mm past brickwork / columns.

WALL DAMP PROVING: TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-K (4.5.3). 375 Micron DPC to all walls, vertical DPC to all doors, window cills and heads. No horizontal damp-proof course shall be installed less than 150mm above the level

Fill material shall be compacted in 150mm layers to 100% Proctor Compaction. Only material from excavations, free from all grass roots & other deleterious material shall be used for the grading of open areas or be otherwise disposed of as directed by the Representative/Agent. Filling shall be of approved clean earth in layers not exceeding 150mm in depth, well watered, rammed & thoroughly consolidated to at least a density of 90% Modified AASHTO (American Associations of State Highway and Transportation Officials), which will be verified by the Representative/Agent having it tested. All filling material shall be approved beforehand by the representative/Agent prior to placement. A 60kg sample of the proposed fill is required for this purpose & fourteen days must be allowed for initial sample testing. Before filling is placed the virgin soil shall be scarfied and compacted to at least 90% Modified AASHTO. Each layer of fill must be tested and approved by the Representative/Agent before the next layer is placed & compacted.

FLOOR CONSTRUCTION: TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-J.
Floor finish on 20mm cement screed on 85mm thick concrete slab on 250 micron "DPM" (DPM membranes shall be turned up around the perimeter of the floors by at least the thickness of the floor and be provided with an overlap of 200mm at joints) on well compacted clean earth filling in layers not exceeding 150mm thick. An approved mechanical compactor is to be used to compact to min. 98% MOD. AASHTO. compacted filling shall not contain more than 10% rock or hard fragments of material retained on a sleeve of nominal aperture size 50mm. No floor slab to be supported on foundation walls. DPC to be 150mm min. above NGL. Concrete to be 10MPa min. Expansion joints to be provided on floors every 3000mm in both directions. Perimeter Insulation to be provided to conc. floor slab on ground (R-Value: 1.0) To be in accordance with the requirements of SANS-10400XA (4.4.2) &

WALL CONSTRUCTION: TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-K
EXTERNAL WALLS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-XA (4.4.3).
Walls to be 3.5MPa min. 'Brickforce' to be provided after every fourth brick course and to every second course above all openings. 30mm Thick 'ISOBOARD' fixed to inner brick skin of cavity walls with cavity ties @600mm c/c as per manu. specifications (U-Value: 0.69 Wm-2K).

Cavity walls shall be built with two half brick thicknesses of brickwork in stretcher bond with 50mm cavity between & the two thicknesses tied together with 200mm long metal wall ties evenly spaced @9 ties/m² of face area. Sloping banks shall be of such gradient as will maintain the stability of the ground above & shall be neatly trimmed. For purposes of landscaping & the planting of grass the gradient must not exceed 30° to the horizontal. Max height of parapet walls to be 500mm. Movement joints to be filled in with approved bitumen impregnated softboard or expanded polyethylene strip unless otherwise specified

All cavity walls shall be clear of mortar droppings. Foundation walls to be 1500mm (h) max. Weepholes to be provided @690mm min. c/c as per 'SANS-10400'. The values given in respect of solid units may be used for corresponding walls of hollow unit construction provided that the following reinforcement is a) truss-type 'Brickforce' that has main wires of not less than 3,55mm diameter built into courses at vertical centres of 400mm max. and

BEAMFILL: Shall be built up in brick & mortar as used in the walls below, cut in between roof timbers & carried hard up to u/side of roof covering & chalked up with

MORTAR MIX: 4 Parts sand & 1 part cement.

PLASTER: Smooth cement plaster finish consisting of 5:1 Sand: Lime and 10% cement to all plastered walls.

LINTELS: TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-K (4,2,9,3 & B,3)

Provide (2x) 101x70mm Prefabricated lintels over all openings exceeding 600mm in width laid to manufacturers specifications. 'STRESSO' Precast lintels to be used for all openings exceeding 3000mm with 6 courses of brickwork above. Each brick course to receive Brickforce. WINDOWS: FENESTRATION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-XA (4.4.4).

Windows, if not specified on drawings, to be timber as supplied by 'SWARTLAND' or equal approved on variation order

GLAZING:TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-N.
All glazing material & fixing methods to be in accordance with the national building regulations. 6mm Safety glazing in all glazed panels exceeding 1m² or lower than 600mm above FFL. Thickness of glazing subject to wind load to be in accordance with SABS-10137. Obscure glass to be installed in bathrooms and toilets. All laminated safety glass shall carry the Manufacturer's warranty against all manufacturing defects and discoloration for a minimum period of 5 years. A stencil mark is to appear in a prominent place on all types of safety glass.

ROOF CONSTRUCTION (STANDARD NOTE): ROOF ASSEMBLY SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-L,T & XA ( All structural timber to be Grade-5 minimum (to be verified on site). The contractor guarantees that the roofs will be waterproof and indemnifies "THE CLIENT" against any damage to the building or its contents caused by a faulty roof for a period of one year.

ROOF ASSEMBLY SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-L,T & XA ( 4.4.5).

(SEEN NOTES)
CEILINGS:TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-L, 1 & XA (2 CEEN NOTES)

6.4mm Thick skimmed 'Rhinoboard' fixed to underside of 38x38mm SAP brandering @450mm c/c max. complete with 76mm coved cornice. 100mm Min. thick 'Isotherm' thermal insulation material (r-value = 2.2 m².k/w)(Class-1 fire index rating) to be firmly positioned between the trusses & above the brandering & between roof timbers. Installation extrictly in accordance with the manufactor of timbers. Installation extrictly in accordance with the manufactor of timbers. roof timbers. Installation strictly in accordance with the manu's detail & spec's. CONSTRUCTION NOTES:

SABS approved 150L 'KWIKSOL Panel-Sol-2' solar collector panel connected to the electrical geyser all as per manufacturers specifications

STEPS (Finished Step Sizes): Treads = 250mm min. & risers = 200mm max. MEASUREMENT OF ROCK EXCAVATIONS IN DRAIN TRENCHES:

Where trenches for drainage pipes are included in the descriptions of the pipe or group of pipes & are excavated in hard and/or soft rock, in measuring the volume of "extra over" based on excavations in earth, the following shall apply:

Trenches not exceeding 1000mm deep shall be taken of such width as to provide a clearance of 300mm on each side of the pipe or group of pipes. The width of the trench shall be increased by 100mm for each successive depth of 1000mm to a maximum width which provides a clearance of 500mm on each side of pipe or group of pipes. In calculating any adjustments, these widths shall not be exceeded under any circumstances.

ed backfilling shall be carefully placed around the pipes to a height of 300mm above top of pipes, watered & lightly rammed on either side & filled in above this level with similar filling, watered & well rammed in layers not exceeding 300mm in depth & thoroughly consolidated to finished ground level. Backfilling to sides of gullies, chambers, etc. as required shall be as above.

If & when plastic drain pipes are approved for use by the Director: Civil Engineering Services, all backfilling to a depth of 300mm above the top of pipes shall be free of stone or other hard particles larger than will pass a mesh of 10mm in the clear. If the material from the excavations is found to be unsuitable as backfilling for drainage trenches & inspection chambers, etc. written approval must first be obtained from the Representative/Agent to use imported fill.

Buildings specified to be provided with lighting protection shall have a system installed as described hereunder which shall be in accordance with the latest revision of the SABS Code of Practice-03 & must comply with the performance requirements laid down therein. Earthing electrodes must consist of either extensible coppe dad steel rods not less than 12mmØ driven into the ground or of 50mm² (35mm² for domestic dwellings) bare copper conductor buried in a trench or a combination

Storm-water drains shall be accurately laid to the lines & gradients shown on drawings with pipes of the diameters shown. Socketed pipes shall be closely fitted together. Joints are to be filled with semi-dry mortar composed of not more than 2 parts fine washed sand & 1 part cement, well caulked in with a steel tool. all as laid down in SABS Code of Practice 058, but without gaskets & fillets. Where loose collars are used, ends of pipes shall be butted together in stiff 2:1 cement mortar with space between pipes & collars filled with similar mortar & well caulked. All bends, junctions, etc. for pipes up to & including 150mmØ shall be of vitrified clay as for soil & wastewater drains, including cement mortar jointing, but joints shall be without gaskets & fillets. Where one or more of the pipes are over 150mmØ, the bends & junctions shall be made with junction boxes as described in Clause 16.19.

DRAIN LAYING / DRAINAGE: TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-P (4.22.2).

110mmØ uPVC soil pipes @ 1:60 fall below ground. 40mmØ uPVC waste pipes.

Drains of different diameters shall be laid at such levels as will provide for the top of the pipe bores all being at the same level where the drains enter or leave

chambers, catch pits & junction boxes & for the invert of the largest diameter drain being at bottom of the chamber, pit or box. Where rain-water pipes connect to drains, drain pipes shall be brought up to ground level, or to the level required with the necessary bends. Where pipes pass through foundation & similar walls, openings shall be formed in the walls for passage of the pipes.

Pipes shall be built into walls of chambers, catch pits, etc. in 2:1 cement mortar, Drains passing underneath buildings are to be of cast iron, All vertical bends shall be bedded on and encased in Class-C concrete, from bottom of french up to ground level. The concrete shall be not less than 100mm thick at any part. Where cast iron pipes connect to clay pipes, the concrete casing shall be taken to not less than 75mm above the connections.

GULLIES: Gullies shall be provided to drains where indicated on drawings, each formed with 100mmØ vitrified clay gully trap with gully head carried up to not less with 2:1 cement mortar, trowelled smooth, flush with top of gully head & splayed on edges.

Wash hand basins shall be of the bracket type with back skirting of white glazed fireclay or vitreous china complying with the requirements of SABS-497 having well type overflow & fitted with chromium plated grid or slot type overflow. Basins shall be 558x406mm, each fitted with an approved 32mm chromium plated brass waster fitting with screwed outlet complete with vulcanite or rubber plug attached to basin with chromium plated chain, two 15mm chromium plated brass, easy clean pattern, screw down pillar taps where hot & cold water is supplied to basin or with one such tap where only cold water is supplied to basin. 2 Tap hole basins fitted with 1 tap only shall be plugged with stopper button in unused taphole. Basins in ablutions are to be fitted with approved chromium plated brass-bodied taps with built-in flow controllers. Basins shall be fixed on approved white enamelled cast iron brackets, fixed to walls with M6 bolts, 120mm long, built into walls in 3:1 cement mortar. Basins in ranges shall be spaced approximately 75mm apart.

BOX-GUTTER SPECIFICATION: The box-gutter is to be formed out of a seamless single length aluminium sheet bent to shape as per Detail-F, Page-07. Top ends to be firmly built into the facade wall & the IBR roof trough side to be tucked in 150mm min. between the single length IBR roof sheeting & purlin rafters and securely

STORMWATER: No storm water to discharge into sewer,

WATERPROOFING: At door, window & other openings the cavities shall be stopped 110mm back from jambs of openings with the inner thickness of brickwork returned & stopped against the outer thickness & not bonded to same. A 100mm wide strip of damp-proof sheeting shall be built into the joint formed between the return & the outer thickness. Each damp-proof strip shall be lapped at least 50mm on to the damp-proof course between the two wall thicknesses of sills & between the two wall thicknesses of lintels. Sills of windows shall be divided into external & internal thicknesses with strips of damp-proof sheeting as above, built in line with the damp-proof sheeting in jambs & extending 100mm beyond the jambs of openings. Cavities shall be stopped 1 course below & 1 course above & 110mm from sides of openings for air bricks & the like.

GEYSER & PIPING INSULATION: TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-XA (4.1) AND SANS 204-1 (4.5) 100mm Thick min. ¹SOTHERM' non-combustibale, lightweight foil faced geyser blanket around the existing geyser/hot water cylinder. seal the edges with binding tape using 15x20mm Snap-on pipe insulation, insulate 2m of the incoming cold water pipe & all outgoing hot water pipes.

FLUES: Flues not lined with firebrick or similar material shall be parged with mortar & cored at completion. Firebrick linings to flues shall be half brick thick, built to fair face, bedded & jointed in approved fireclay or fire cement, flush pointed & properly cleaned out as the work proceed FLOOR TILING: All tiling to adhere to SABS 0107-1969. Substrate suitably prepared for application of tiles

GLAZED WALL TILING: Glazed tiles for wall tiling shall comply with the requirements of SABS-22 & shall be white, size 152x152mm & 6.5mm or 5mm thick. The tiles shall be fixed in accordance with SABS-0107 with horizontal & vertical joints continuous & shall have all joints rubbed in solid with neat white cement grout. Tiles shall be well soaked in water before fixing with cement mortar & thoroughly cleaned off after fixing. Walls shall be well wetted before tiling is commenced. Tiling shall be returned into reveals of openings & on to window sills & shall be butted at internal angles & provided with mitred joints to external angles. All necessary cutting to tiles shall be properly performed.

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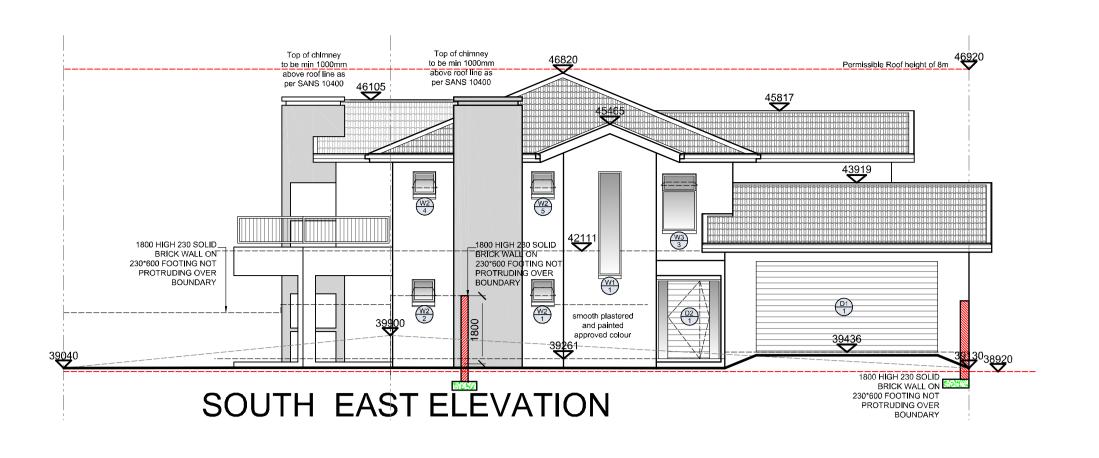
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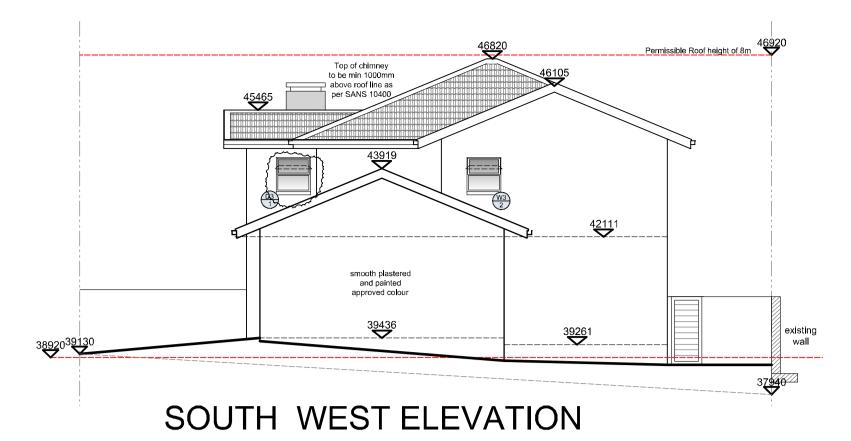
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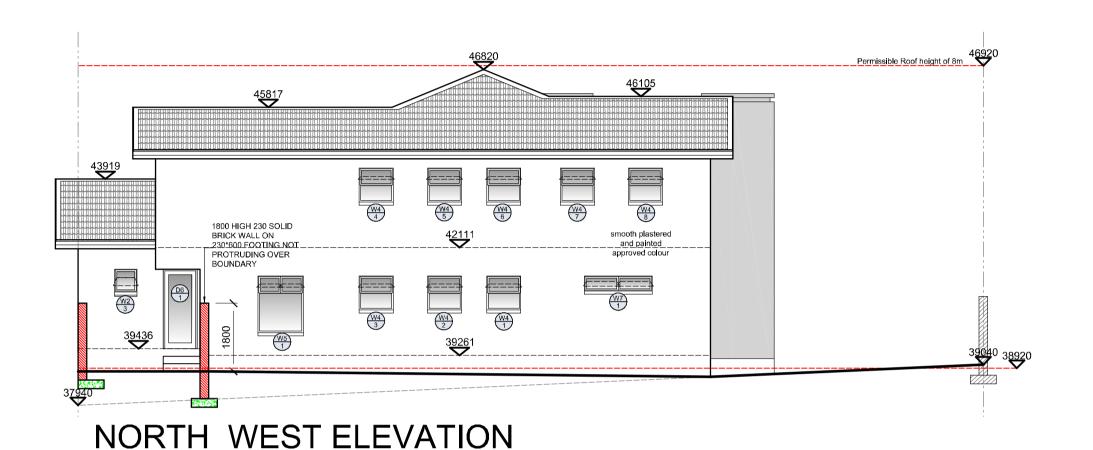
All Contractors shall ensure that, before any work is put in hand, they comply with all the necessary Acts of Parliament of the Republi

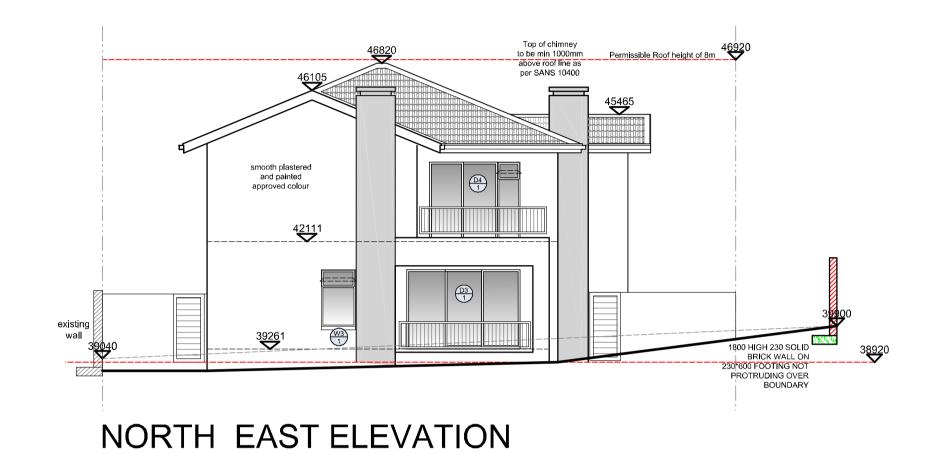
CHEDULE OF AREAS		EXTERNAL FINISHES		
ROUND STOREY (gross)	108.15 m²	roof	clay tiles -charcoal	
IRST STOREY (gross)	122.84 m²	gutters	continuous alum - charcoal	
ARAGE	40.24 m²	fascias	fiber cement - charcoal	
OVERED AREAS	22.69 m²	walls	smooth plastered-colour shade of gray	
OTAL BUILDING AREA	293.92 m <sup>2</sup>	windows	epoxy - charcoal	
OOL		doors	epoxy - charcoal	
VALLS	15.59 m	boundary walls	plaster and painted same colours	
ITE AREA	372.73 m <sup>2</sup>		shade of gray	
OVERAGE	45%			
ULK				
		paving	gray paver	
O SHADECLOTH CARPORTS O EXT BURGLAR BARS & NO EXT TRELLIDOORS/ GATES ATELLITE DISHES AND TV AERIALS TO BE FITTED BELOW EAVES //C CONDENSERS MUST BE LOWER THAN 1200 AND NOT VISIBLE ROM THE STREET ANDSCAPING MUST BE IN CONTEXT WITH THE WEST COAST		BUILDING LINES		
		side building line		
		rear building line	es as per SDP	
NVIRONMENT		front building lin	es as per SDP	

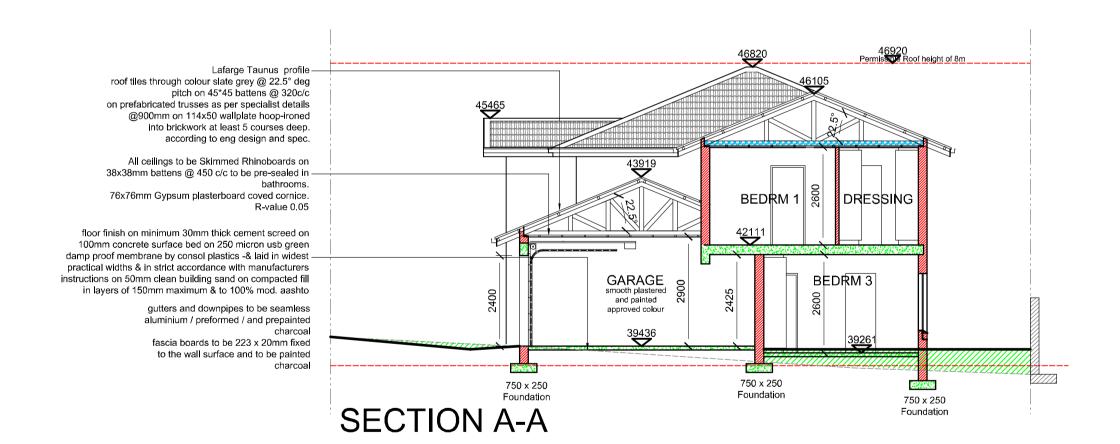


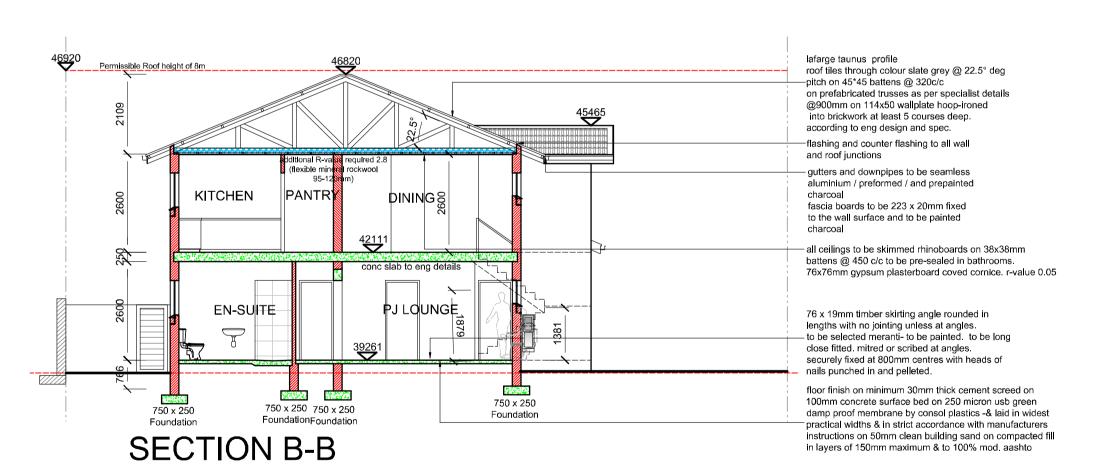


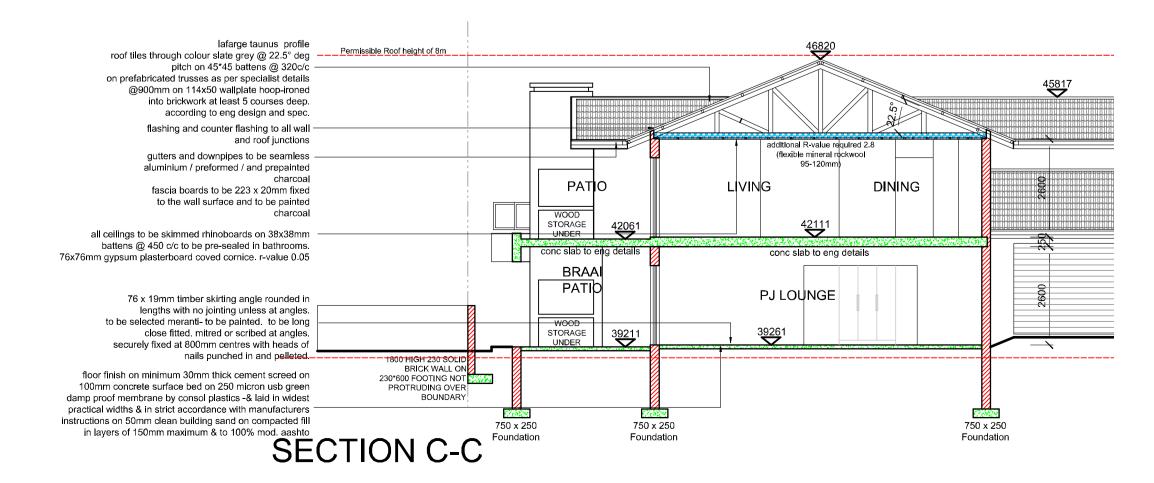












Representative/Agent before the next layer is placed & compacted. DOWNPIPES TO BE CHASED, ARE NOT SHOWN, SINGLE BRANCHING FROM DP'S IS WHB BRANCH AND DOWNPIPE ARE 20mm ALL PPR PIPING INDICATED IS TO DRAW OFF POINTS ONLY. neatly trimmed. For purposes of landscaping & the planting of grass the gradient must not exceed 30° to the horizontal. Max height of parapet walls to be 500mm. Movement joints to be filled in with approved bitumen impregnated softboard or expanded polyethylene strip unless otherwise specified.

THE MODEL PREAMBLES FOR TRADES (1992 ADDITION)

ALL HOT WATER (SUPPLY & CIRCULATION) EXPOSED ON ROOF SLAB TO BE COVERED WITH 0.5mm ALUM. CLADDING AND STRAPPED WITH STAINLESS STEEL STRAPPING

COMPLETE WATER RETICULATION SYSTEM TO BE DONE BY A REGISTERED PLUMBER. COMPLETE WATER RETICULATION SYSTEM TO BE DONE IN ACCORDANCE WITH SANS

IF ANY DISCREPANCIES &/OR ANY PROBLEMS OCCUR THE ARCHITECT'S OFFICE MUST THE ARCHITECT/CLIENT CANNOT BE HELD RESPONSIBLE IF DISCREPANCIES OR UNCLEAR INFORMATION HAS NOT BEEN COMMUNICATED PRIOR TO INSTALLATION.

SEWER & STORMWATER GENERAL NOTES: The drainage system must be designed and installed in accordance with the requirements of SANS 10400 and SANS 10252 part 2

Expansion sockets to be provided @ max 6m for horizontal pipe work and for vertical pipe work at each floor 150mm affl.

All drainage pipe falls to be min 1:100 unless otherwise indicated

All reducers to be eccentric reducers where applicable.

All sanitary fixtures must discharge (be provided with) a trap into waste pipe with a water seal Complete storm water and sewer layout including levels and positions to be checked prior to installation to avoid any clearance or headheight issues that might arise. the Architect/ client cannot be held responsible if discrepancies or unclear information has not been communicated prior to installation. ew storm water and sewer connections to manholes & existing/new underground pipe work strictly to engineers specifications and details

WATER RETICULATION GENERAL NOTES ALL PP-R PIPING OF DIAMETERS Ø25 & Ø20 TO BE PN12.5

ALL OTHER PP-R PIPE SIZES TO BE PN10

PIPE SUPPORTS TO BE INSTALLED AS PER SERBCO PP-R TECHNICAL GUIDE. EACH SYSTEM (HOT & COLD) HAS TO BE PRESSURE TESTED TO 10 BAR. ALL HOT WATER PIPES (INCLUDING CIRCULATING WATER) TO BE INSULATED WITH IGHT WEIGHT ELASTOMERIC NITRILE RUBBER, SIMILAR TO INSUFLEX. THE INSULATION MATERIAL TO BE OF THE TUBING TYPE, WITH A THERMAL CONDUCTIVITY

NO HOLDERBATS OR SUPPORTS TO BE LESS THAN 500mm FROM A BEND TO ALLOW

SUPPORTS TO BE PLACED AT INTERVALS AS FOLLOWS.

ALL INSULATION VALVES TO BE OF COBRA PERSPEX 1003/125 TYPE.

EXPANSION LOOPS AND OFFSETS ARE NOT SHOWN BUT SHOULD BE ALLOWED FOR SHOULD THE FIXINGS NOT ALLOW FREE EXPANSION AND CONTRACTING.

TERMINATION DETAILS AND SANITARY FITTINGS WILL BE SPECIFIED UNDER THE

ALL BRANCH-OFF CONNECTIONS TO WHB, SH, DW, WM, SINK, BATH WC TO BE 15mm

ALL EDGE TO OVERLAP WITH MIN 30 mm OVERLAP.

PLUMBER TO ISSUE CERTIFICATE OF COMPLIANCE.

All pipe work to be HDPE material to Class 4 with butt.electro-welded joints. Rodding eyes to be provided @25m spacing.

All drainage and vented pipes to be inspected prior to commissioning accordance with SANS

All junctions and bends under the slab to be 45°.

All storm water and sewer pipe work connections and installations to be guaranteed by a registered plumber and completion certificate by registered plumber.

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a) truss-type 'Brickforce' that has main wires of not less than 3.55mm diameter built into courses at vertical centres of 400mm max, and b) two 5,6mm diameter rods in each leaf of walls in the bed joint immediately above window level.

BEAMFILL: Shall be built up in brick & mortar as used in the walls below, cut in between roof timbers & carried hard up to u/side of roof covering & chalked up with

MORTAR MIX: 4 Parts sand & 1 part cement. BEDDING & POINTING: All door, window & similar frames shall be bedded & pointed in 3:1 cement mortar. All wall & floor plates shall be set true & level & bedded in 6:1 cement mortar.

PLASTER: Smooth cement plaster finish consisting of 5:1 Sand: Lime and 10% cement to all plastered walls. LINTELS: TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-K (4.2.9.3 & B.3)

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All structural timber to be Grade-5 minimum (to be verified on site). The contractor guarantees that the roofs will be waterproof and indemnifies "THE CLIENT" against any damage to the building or its contents caused by a faulty roof for a period of one year.

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CEILINGS:TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-L & T. AND SANS-204

6.4mm Thick skimmed 'Rhinoboard' fixed to underside of 38x38mm SAP brandering @450mm c/c max. complete with 76mm coved cornice. 100mm Min. thick 'Isotherm' thermal insulation material (r-value = 2.2 m².k/w)(Class-1 fire index rating) to be firmly positioned between the trusses & above the brandering & between roof timbers. Installation strictly in accordance with the manufactural of the property roof timbers. Installation strictly in accordance with the manu's detail & spec's. CONSTRUCTION NOTES: HOT WATER INSTALLATION: TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-XA (4.1) AND SANS 204-1 (4.5)

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The width of the trench shall be increased by 100mm for each successive depth of 1000mm to a maximum width which provides a clearance of 500mm on each

side of pipe or group of pipes. In calculating any adjustments, these widths shall not be exceeded under any circumstances. Approved backfilling shall be carefully placed around the pipes to a height of 300mm above top of pipes, watered & lightly rammed on either side & filled in above this level with similar filling, watered & well rammed in layers not exceeding 300mm in depth & thoroughly consolidated to finished ground level. Backfilling to sides of gullies, chambers, etc. as required shall be as above.

If & when plastic drain pipes are approved for use by the Director: Civil Engineering Services, all backfilling to a depth of 300mm above the top of pipes shall be free of stone or other hard particles larger than will pass a mesh of 10mm in the clear. If the material from the excavations is found to be unsuitable as backfilling for drainage trenches & inspection chambers, etc. written approval must first be obtained from the Representative/Agent to use imported fill. PROTECTION AGAINST LIGHTNING:
Buildings specified to be provided with lighting protection shall have a system installed as described hereunder which shall be in accordance with the latest revision

of the SABS Code of Practice-03 & must comply with the performance requirements laid down therein. Earthing electrodes must consist of either extensible coppe dad steel rods not less than 12mmØ driven into the ground or of 50mm² (35mm² for domestic dwellings) bare copper conductor buried in a trench or a combination Storm-water drains shall be accurately laid to the lines & gradients shown on drawings with pipes of the diameters shown. Socketed pipes shall be closely fitted

together. Joints are to be filled with semi-dry mortar composed of not more than 2 parts fine washed sand & 1 part cement, well caulked in with a steel tool, all as laid down in SABS Code of Practice 058, but without gaskets & fillets. Where loose collars are used, ends of pipes shall be butted together in stiff 2:1 cement mortar with space between pipes & collars filled with similar mortar & well caulked. All bends, junctions, etc. for pipes up to & including 150mmØ shall be of vitrified clay as for soil & wastewater drains, including cement mortar jointing, but joints shall be without gaskets & fillets. Where one or more of the pipes are over 150mmØ, the bends & junctions shall be made with junction boxes as described in Clause 16.19.

DRAIN LAYING / DRAINAGE : TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-P (4.22.2). 110mmØ uPVC soil pipes @ 1:60 fall below ground. 40mmØ uPVC waste pipes.

Drains of different diameters shall be laid at such levels as will provide for the top of the pipe bores all being at the same level where the drains enter or leave chambers, catch pits & junction boxes & for the invert of the largest diameter drain being at bottom of the chamber, pit or box. Where rain-water pipes connect to drains, drain pipes shall be brought up to ground level, or to the level required with the necessary bends. Where pipes pass through foundation & similar walls, openings shall be formed in the walls for passage of the pipes.

Pipes shall be built into walls of chambers, catch pits, etc. in 2:1 cement mortar. Drains passing underneath buildings are to be of cast iron. All vertical bends shall be bedded on and encased in Class-C concrete, from bottom of trench up to ground level. The concrete shall be not less than 100mm thick at any part. Where cast iron pipes connect to clay pipes, the concrete casing shall be taken to not less than 75mm above the connections.

GULLIES: Gullies shall be provided to drains where indicated on drawings, each formed with 100mmØ vitrified clay gully trap with gully head carried up to not less the socket. The trap, vertical pipe & head shall be bedded on and encased in Class-C conc with 2:1 cement mortar, trowelled smooth, flush with top of gully head & splayed on edges.

Wash hand basins shall be of the bracket type with back skirting of white glazed fireday or vitreous china complying with the requirements of SABS-497 having weir type overflow & fitted with chromium plated grid or slot type overflow. Basins shall be 558x406mm, each fitted with an approved 32mm chromium plated brass waste fitting with screwed outlet complete with vulcanite or rubber plug attached to basin with chromium plated chain, two 15mm chromium plated brass, easy clean pattern, screw down pillar taps where hot & cold water is supplied to basin or with one such tap where only cold water is supplied to basin. 2 Tap hole basins fitted

with 1 tap only shall be plugged with stopper button in unused taphole. Basins in ablutions are to be fitted with approved chromium plated brass-bodied taps with built-in flow controllers. Basins shall be fixed on approved white enamelled cast iron brackets, fixed to walls with M6 bolts, 120mm long, built into walls in 3:1 cement mortar. Basins in ranges shall be spaced approximately 75mm apart. BOX-GUTTER SPECIFICATION: The box-gutter is to be formed out of a seamless single length aluminium sheet bent to shape as per Detail-F, Page-07. Top ends to be firmly built into the facade wall & the IBR roof trough side to be tucked in 150mm min. between the single length IBR roof sheeting & purlin rafters and securely

STORMWATER; No storm water to discharge into sewer.

WATERPROOFING: At door, window & other openings the cavities shall be stopped 110mm back from jambs of openings with the inner thickness of brickwork returned & stopped against the outer thickness & not bonded to same. A 100mm wide strip of damp-proof sheeting shall be built into the joint formed between the return & the outer thickness. Each damp-proof strip shall be lapped at least 50mm on to the damp-proof course between the two wall thicknesses of sills & between the two wall thicknesses of lintels. Sills of windows shall be divided into external & internal thicknesses with strips of damp-proof sheeting as above, built in line with the damp-proof sheeting in jambs & extending 100mm beyond the jambs of openings. Cavities shall be stopped 1 course below & 1 course above & 110mm from sides of openings for air bricks & the like.

GEYSER & PIPING INSULATION: TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-XA (4,1) AND SANS 204-1 (4,5) 100mm Thick min. 'ISOTHERM' non-combustibate, lightweight foil faced geyser blanket around the existing geyser/hot water cylinder, seal the edges with binding tape using 15x20mm Snap-on pipe insulation, insulate 2m of the incoming cold water pipe & all outgoing hot water pipes.

FLUES: Flues not lined with firebrick or similar material shall be parged with mortar & cored at completion, Firebrick linings to flues shall be half brick thick, built to fair face, bedded & jointed in approved fireclay or fire cement, flush pointed & properly cleaned out as the work procee FLOOR TILING: All tiling to adhere to SABS 0107-1969. Substrate suitably prepared for application of tiles.

GLAZED WALL TILING: Glazed tiles for wall tiling shall comply with the requirements of SABS-22 & shall be white, size 152x152mm & 6.5mm or 5mm thick. The tiles shall be fixed in accordance with SABS-0107 with horizontal & vertical joints continuous & shall have all joints rubbed in solid with neat white cement grout. Tiles shall be well soaked in water before fixing with cement mortar & thoroughly cleaned off after fixing. Walls shall be well wetted before tiling is commenced. Tiling shall be returned into reveals of openings & on to window sills & shall be butted at internal angles & provided with mitred joints to external angles. All necessary cutting to tiles shall be properly performed.

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SCHEDULE OF AREAS		EXTERNAL FINISHES		
GROUND STOREY (gross)	108.15 m²	roof	clay tiles -charcoal	
FIRST STOREY (gross)	122.84 m²	gutters	continuous alum - charcoal	
GARAGE	40.24 m²	fascias	fiber cement - charcoal	
COVERED AREAS	22.69 m²	walls	smooth plastered-colour shade of gray	
TOTAL BUILDING AREA	293.92 m <sup>2</sup>	windows	epoxy - charcoal	
POOL		doors	epoxy - charcoal	
WALLS	15.59 m	boundary walls	plaster and painted same colours	
SITE AREA	372.73 m <sup>2</sup>	shade of gray		
COVERAGE	45%			
BULK				
NO SHADECLOTH CARPORTS NO EXT BURGLAR BARS & NO EXT TRELLIDOORS/ GATES SATELLITE DISHES AND TV AERIALS TO BE FITTED BELOW EAVES A/C CONDENSERS MUST BE LOWER THAN 1200 AND NOT VISIBLE		paving	gray paver	
		BUILDING LINES		
		side building lines as per SDP		
FROM THE STREET LANDSCAPING MUST BE IN CONTEXT WIT	H THE WEST COAST	rear building lines as per SDP		
ENVIRONMENT		front building lin	es as per SDP	

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e-mall: Info@ama-arch.co.za  Designer: Alex Ferrelra PrSArch1 st2318	OWNERS SIGNATURE:	DESIGN DRAWN SCALE DATE	ALEX KEVIN 1:100 2023	23 005 10532,twg printed on 18 Mar 2024 at 14;07;22  DRAWING NO: / TEKENING NR:  23 005 10532_2	MUNICIPAL