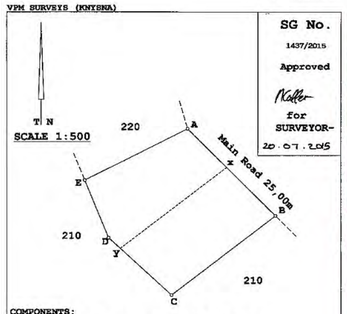
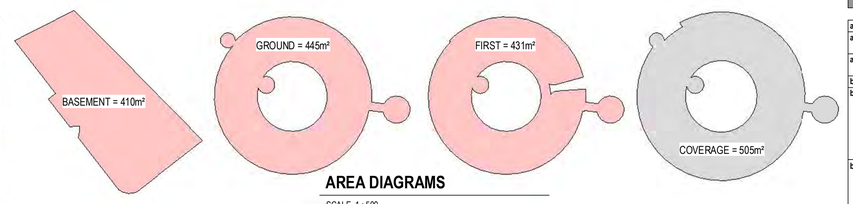
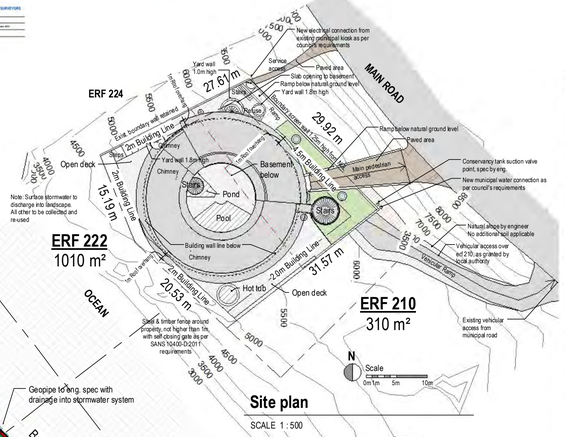






VPM SURVEYS (KNYSNA)

SCALE 1:500

SG No.
1437/2015
Approved
for
SURVEYOR-
20.07.2015

COMPONENTS:

1. The figure AxYDE representing Erf 221 Buffalo Bay Vide Diagram No. 557/2015 ; Deed of Transfer No.
2. The figure xBCy representing the remainder of Erf 65 Buffalo Bay Vide Diagram No.558/2015 ; Deed of Transfer No.

The figure A B C D E
represents 1010 square metres of land being
ERF 222 BUFFALO BAY
(and comprises the properties specified above)
Situate in Buffalo Bay Township in the Municipality and Administrative District of Knysna
Province of the Western Cape
Compiled in June 2015

by me Professional Land Surveyor (R.J. KOHLER - PLS0840)

This diagram is annexed to No. CCT 66059/2015 d.d. i.f.o. Registrar of deeds	The original diagrams are as quoted above	File S/11881/4 S.R. No. Compiled Gen. Plan TP 9939 Comp. ALNE-4451 (M4436) LPI C0390015

Erf 222 Buffalo Bay

Buffelsbaai Location Plan

Figure ABCD presents an encroachment area ±300m² in extend for the purpose of a driveway, gate and fenced garden for access and usage in favour of Erf 222 .

DIAGRAM 2: PROPOSED ENCROACHMENT OVER ERF 210 BUFFALO BAY

AREA DIAGRAMS

SCALE 1 : 500

Site plan

SCALE 1 : 500

AREA SCHEDULE:

Basement = 410m²
Ground = 445m²
First = 431m²
TOTAL = 1286m²

SCHEDULE OF RIGHTS

Erf Nr: Street Adress: Zoning:	**222** **Main Rd, Buffels Bay** **Single Residential**	
	Allowed	***Provided***
Building Lines: On Street: On Sides & Back:	 **4.5m** **2m**	 In order **In order**
Erf Area:	**1010m²**	
Height Restriction	**8.5m**	
Bulk @	**N/A**	**1286m²**
Coverage Area	**512.2m²**	**505m²**
Coverage Percentage	**51.6%**	**50%**

DRAINAGE

STORMWATER
Stormwater & surface sw layout to engineer's detail

WET SERVICES
ALL DRAINAGE MUST COMPLY WITH THE NATIONAL BUILDING REGULATIONS PART P. AND SABS 0400. Sewerage lines and water reticulation strictly according to SANS10252/1 and 10252/2.
ALL DRAINAGE PIPES passing under through buildings or any building structures are to comply with NBR with RE's installed at ingress and egress points of drains under such buildings or structures. Rodding Eye (RE) at all Soil Pipe branches and change of directions. RE's to be positioned to allow maximum 25m rodding distance. RE at the highest point of any drain.
ALL DRAIN & DISCHARGE PIPES installed within buildings shall be accessed by means of a screwed or bottled airtight cover. Provide ALPRO tiled (or respective finish) . Removable access panels/covers to all baths(except free-standing) and vertical pipe stacks or ducts - covers to be approved by Architect prior to installation.
ALL VENTILATION PIPE installations must comply to NBR regarding positioning. All soil/stack/vent and waste pipes to be PVC and concealed into walls. All soil pipes in ground to be pvc as specified on drawings.

All drainage pipes to be accessible. Water reticulation pipes to be brought in on level 400mm above FFL in close proximity of fittings as shown. Allow for 1x water point to all private gardens and over every gully. Final positions will be shown on detail layout drawings. Hot water geysers in positions shown and must comply with SABS 0254. 75mm deep waterseal 'P'-trap or resealing type 'P'-trap to all waste fittings. Waste pipes to be accessible along their entire lengths. Inspection eye (IE) at all Pipe junctions. IE's within 1200mm of upper extremities of branch drains. Anti-siphon/Anti-vac bottle traps and vent valves to all pipes exceeding 1200mm drops at traps and invert levels and if required for the one pipe systems.

POSITION OF ALL PIPE LINES ON SITE TO BE MARKED OUT AND CONFIRMED BY ARCHITECT BEFORE ANY DIGGING COMMENCES

Conservancy tank by eng. and to council's requirements

SEWER NOTE:
As per SANS 10400 - Part P
Table C.4 - Dwelling with 6 bedrooms @ 1600L/day
Thus, tank size of min 12 000L
Size 2x4 x1.5m deep with 200mm freeboard area

Tanks / Pumps / Filters / Batteries / Mechanical and electrical equipment etc. by specialist
Note:
Warm water generated by alternative source - Heatpump / Solar
Water from roof to be filtered by infrared and as per specialist
Pool / pond / hot tub back wash water to be pumped and to drain into landscape

L-1_Basement

SCALE 1 : 100

0m 1m 5m 10m
Scale

This standard is exclusively for use on one standalone PC. To access it from a file server or intranet constitutes a violation of SABS copyright rules. Note that only one printout of the standard may be made.

SANS 10400-P:2010
Edition 3

Note: Allow for Parrot coupling

a) Section through conservancy tank

b) Plan of conservancy tank

The suction pipe and coupling details shall be in accordance with local authority requirements.
Hollow units shall be filled with grade 10 infill concrete.
A competent person shall provide construction details for tanks founded below perched or permanent water tables.

NOTE See figure 2 for cover slab details.

Figure 1 — Masonry construction details for conservancy tanks

18

SEWER NOTE:
As per SANS 10400 - Part P
Table C.4 - Dwelling with 6 bedrooms @ 1600L/day
Thus, tank size of min 12 000L
Size 2x4 x1.5m deep with 200mm freeboard area

ABBREVIATION LEGEND

AFFL	Above Finished Floor Level
b	bath
bd	bidet
bc	broom cupboard
bo	beam over
BOC	Bottom Of Concrete
bic	Built in cupboard
c st	Combustion stove
cu	Condenser Unit
db	Distrubution Board
fbo	fullbore outlet
fz	freezer
dpc	damp proof course
dw	dishwasher
ej	expansion joint
fd	floor drain
fr	fridge
FFL	Finished Floor Level
gh	gas hob
hp	Heat Pump
NGL	Natural Ground Level
hwb	hand wash basin
lo	lintel over (measured from FFL)
mic	microwave
ms	matt sinking
mv	Mechanical Ventilation
ov	built-in oven
ox	Overhead Extractor
pb	preparation bowl
rl	rooflight over
rwp	rain water pipe
s	sink
shr	shower
so	slab over (measured from FFL)
st	stove
su	Splitter Unit
td	tumble dryer
t	trough
tbc	to be confirmed
TOC	Top of Concrete
vc	vanity cupboard
vs	vanity shelf
wc	water closet
wm	washing machine
wt	worktop

DRAINAGE & PIPING

ie	inspection eye
g	gulley
gt	garden tap
g+t	gulley & tap
re	rodding eye
ss	soil stack
wp	waste pipe
sp	soil pipe
vp	ventilation pipe
mh	manhole
vv	vent valve

All waste & soil pipes to have a minimum fall of 1:60 and to be concrete encased when below surface beds

- 100mmØ uPVC soil pipe
- 50mmØ uPVC waste pipe
- 40mmØ uPVC ventilation pipe
- 110Ø uPVC rwdp to minimum fall of 1:100
- 15-20mmØ Class2 Copper Gas piping

100_LEGEND OF MATERIALS

a	FNDTS
a1	REFER TO STRUCTURAL ENGINEER'S DETAIL FOUNDATION DRAWINGS FOR SIZE AND DEPTH OF FOOTINGS, COLUMNS & RETAINING WALLS.
a2	Provide Vertical tanking at all retaining walls, basements & level changes. POLYGLASS torch-on waterproofing membrane system fixed in accordance with manufacturer spec.
b	FLOORS
b1	Concrete surface bed (min 100 mm - to Engineers Specification), on GUNDLE AT USB GREEN 250micron, on min 150mm good, clean hard core consolidated fill treated with ant poison. Hard core fill to be compacted in layers to engineer's specification. All bathroom / shower / cold room floors to be cast 50mm lower than general TOC to allow for floor drains with min 1:100 fall. Provide 40mm thick Lambdaboard insulation under concrete surface bed to all rooms with 25mm thick vertical insulation between slab & walls. Provide underfloor heating to designated areas as per specialist detail.
b2	Structural slab, supports and beams to Eng. spec. All bathroom / shr cold room floors to be cast 50mm lower than general TOC to allow for floor drains with min 1:100 fall. Exposed Slabs to be waterproofed with POLYGLASS torch-on (or similar and approved) waterproofing by specialist if internal building space below slab or cementitious waterproofing if external building space below slab. Both to be applied on top of screed to fall of 1:100 with finish to spec [adhere to SANS10400-B]
b3	RC or Steel (As indicated) staircase to Architect's and Engineer's detail and as per specialist (Shopdrawings to be provided for approval by arch. and eng.) . Where concrete stairs are over or adjacent to interior spaces, the stair surface, risers, treads & sides should be screeded to fall & waterproofed by specialist
b4	Threshold waterproofing, Cementitious waterproofing on Aluminium base outwards and torch on waterproofing from angle 1m inwards in accordance to specialist's detail.
b5	Selected cut solid rock as per spec. by specialist on in-situ concrete deck / surface bed with screed to fall.
b6	Selected timber flooring as per spec. and by specialist (Internal) on required underlayer / sub-structure on screed.
b7	Maplette Magnesium Oxychloride flooring on screed by specialist, sealed. Colour TBC by Architect. Joint lines saw cuts by installer as indicated on drawings and approved by specialist. Steel angles at various floor finish cross overs and should be painted with Duram NS4 Grey and top expossed surface of angle should be wiped clean of paint. Sample approved by architect. Stair nosings to be Maplette by specialist (Only where indicated).
b8	Honed Exposed Stone Aggregate - Readymix 40-60mm thick with stone aggregate, colour TBC, (<13mm) screed, polished with diamond cutter to expose stone. Provide Ref 193 Steel Mesh in screed. Joint Lines @ appox 3.5 x 3.5 (Cut lines 20-30mm deep x 2.3mm wide) Sample of stone to be submitted for approval by Architect.
b9	Brushed Stone Aggregate - Readymix 100mm thick stone aggregate, colour TBC, (<13mm) screed, brushed to expose stone. Provide Ref 193 Steel Mesh in screed. Joint Lines @ approx. 3.5 x 3.5 (Cut lines 20-30mm deep x 2.3mm wide) Sample of stone to be submitted for approval by Architect.
b10	Selected tiles on Resiflex waterproofing to floor laid to min 1:100 fall as shown. Grouting joints and colour to be confirmed by Architect. All floor and wall joints to line up.
b11	Pavers to spec., colour TBC, on dpc overlapping layers on poisoned river sand on well compacted soil. Samples to be approved by architect. Note: Steepness of slope of ramp. Allow for concrete ground beams to prevent paver slippage as required by engineer
b12	Firetight klompies installed according to detail and as per manufacturers specification.
b13	Epoxy painted floor finish applied according to supplier's specification on screed to fall.
b14	Steel staircase to Architect's and Engineer's detail. The stairs to be a loose standing steel element fixed to concrete floor and custom structure above, all by specialist. Shopdrawings to be provided for approval by architect and engineer.
c	WALLS
c1	Clay stock bricks, flush jointed with floated and sponged undulated 20-25mm cement plaster to receive Architect specified finish (Note: Only where plaster walls are exposed. Timber cladded walls to receive standard 12mm smooth plaster). All bricks to be wet before laid. Provide 25mm Isoboard wall insulation to the inside skin of all external cavity walls. Installed strictly as per manufacturer specification. (To comply with SANS10400-XA:2011(4.3.3)
c2	GUNDLE AT BRICKGRIP DPC 250mic under all walls and cills, brickforce every 6 courses.
c3	Retaining wall by Structural Engineer.
c4	RC Ring beam by Structural Engineer.
c5	Skirting: Platered walls = 85mm High pointed joint in plastered wall. Timber walls = 85mm High step in wall finish to detail. Tiled walls = Flush to floor finish. Samples of all to be approved by architect.
c6	Drywalling: Plasterboard fixed to substructure with cavity batt insulation. Finish TBC
c7	Cementitious Waterproofing on sloped plaster to top of boundary & parapet walls, painted to spec.
c8	Balustrades & Handrails: Refer to Architects detail. To comply with SANS10400D. 1m High from FFL with no opening that permits the passage of a 100mmØ ball.
c9	Selected timber cladding as per spec. and by specialist.
c10	Paint: plaster to receive approved undercoat & textured paint, Midas Midamite Medium or similar approved. Colour TBC. Coastal regions to receive waterproofing layer as per approved specification.
c11	Selected handmade tiles to walls per architect's layout. Grouting joints and colour TBC. All floor, wall and ceiling joints to line up. Soft joints colour to match grout. All to Approval of Architect
c12	Autoclaved Aerated Concrete (AAC) building blocks (Size = 600 x 250 x 220mm (external) 150mm (internal) thick), installed with thin bed mortar glue (3mm) and fibreglass mesh as brickforce every 2nd row, laid according to supplier's specification. Lintels according to suppliers specs. Prepare for Rhinolite finish according to supplier spec. Blocks to be cut where walls are curved or pointed.
c13	Glass facade by specialist
c14	Composite sun screen structure as indicated on drawings. Finished with All Grip paint finish, as per specialist. Colour to be confirmed by Architect. Fasteners to be robust, watertight, rust free and installed according to manufacturer's specification (Take note of wind loads). Sheets to overlap at joints and sealed accordingly to be watertight, by specialist. Vertical sceen with support structure designed and approved by composite & structural eng. Shop drawings to be submitted to Architect for approval. Guarantees to be provided for complete installation, including durability of product's strength and finish.
d	CEILING
d1	Ceiling Insulation Provide 1x 135mm Isotherm insulation below composite structure and above ceiling line. Fixing to be by specialist & approved by Arch. & composite specialist. To comply with SABS 1381 part 1&6 and SANS10400-XA.
d2	9.5mm RHINOBOARD (Internal) ceiling board by approved specialist fixed to underside of roof structure. DONN ceiling trim shadowline detail between wall & RHINOBOARD ceiling.
d3	12.5mm RHINOBOARD (External) moisture resistant ceiling board by approved specialist fixed to underside of roof structure. Allow shadowline detail between wall & ceiling. (Refer to drawings direction of ceilings) Joints taped, first skimmed over taped joints and then fully skim plastered and painted to match walls.
d4	Plaster to underside of concrete slabs, staircases & concrete beams. Plaster & paint finish to match walls; NOT skimmed. All soffits to receive drip joint to Arch. Detail.
d5	Timber boarded ceiling to spec. Suspended below roof structure as per specialist. Solid timber ceiling trim (To match that of DONN 15mm steel) shadowline detail between wall & ceiling.
d6	Composite finish, painted to spec., all as per specialist
d7	Selected handmade tiles to walls per architect's layout. Grouting joints and colour TBC. All floor, wall and ceiling joints to line up. Soft joints colour to match grout. All to Approval of Architect
e	ROOF - Roof Structure to Engineer / Specialist design and to be approved by Architect
e1	Composite roof structure with pitches and falls as indicated on drawings. Finished with All Grip paint finish, as per specialist. Colour to be confirmed by Architect. Fasteners to be robust, watertight, rust free and installed according to manufacturer's specification (Take note of wind loads). Sheets to overlap at joints and sealed accordingly to be watertight, by specialist. Roof structure designed and approved by composite eng. Shop drawings to be submitted to Architect for approval. Guarantees to be provided for complete installation, including durability of product's strength and finish.
e2	Double glazed structural glass sheets fixed according to specialist. Colour to be confirmed. Structure to be approved by structural eng. Shop drawings to be submitted to Architect for approval.
e3	Flat Roofs: RC slab to Eng. spec. with min. 30mm screed to min 1:100 fall. Double layer POLYGLASS (or similar and approved) waterproofing by specialist over screed covered with 50mm DIPPS insulation board with membrane cover. Finish with 50mm stone layer (<13mm) over if no other finish is indicated. Landscaping where indicatec. Fullbore outlets to Geberit design and supply, or similar and approved. Allow for caged cover at fullbores that are covered - To be discussed on site with architect prior to manufacturing.
e4	Sheet Metal Roof Flashing to be manufactured from 0.55mm COLORBOND G300 flashing feed Clean Colorbond, color to match roof sheeting. 10 x 150 Nutec Fascia board painted same as wall. Shop drawings to be submitted to Architect for approval.
e5	Composite gutter integrated into roof structure with integrated downpipe spouts to turn into PVC stormwater pipe by eng. Waterproofing as per specialist. Colour to match roof colour. Sizes TBC by engineer/specialist & approved by Architect.
e6	Masonry Construction Chimney / Stainless Steel Turbo Cowl with flue pipes. Provide for composite cover over already insulated flues, colour to match roof, and by specialist. Cowl and flue by specialist, refer to Architect's detail. All chimneys to comply with 'SANS 10400 Part V'. Note: All flue pipes to be insulated as per specialist where exposed to flammable material - ie. Ceilings etc.
f	DOORS & WINDOWS - Glazing to comply with SANS10400 Part N.
f1	All doors, windows and external shutters to be powder coated Aluminium. Refer to door and window schedules. Colour to be confirmed by Architect. All details and installation specifications by specialist. Refer to electrical layout for electrical connections to glazed areas where indicated.
f2	Sloped plastered & waterproof cill, with built in dpc & drip to Architect's detail & painted to spec. Composite cill, sloped and finished according to composite specialist
f3	Cavities for pocket sliders, cavity depth to be min 100mm deeper than slider length. Cavity walls to be bagged & primed with black flintcoat full height & width (all walls) Discrepancy max. 20mm over entire length/height/width. Cavity floors to be sealed with Resiflex both sides of angle & min 2 brick courses all around.

general notes:

No amendments or alteration are to be made in the specifications of labour and material documents. Full set of the latest drawings to be in the site office at all times. JBCC 5.0 applies "The contractor shall keep a representative competent to administer and control the works continuously on the site during the execution of the works."
The contractor and sub-contractors shall insure their workmen in terms of the Workmen's Compensation Act 1941, and amendments thereof, and shall indemnify the employer from any claim there under. Contractor and site practice to comply with Occupational Health and Safety Act, No.85 of 1993.

Building to be set out by a registered Land Surveyor.
Final levels of buildings to be confirmed with architect.
Contractor to make adjustments on UFFL to allow for floor finish as specified to get to final FFL as on drawings. All external concrete slabs to step lower than unfinished ground level at door thresholds.

Room Areas indicated on floor plans are internal floor areas and do not account for walls and therefore will not correlate with the Gross Building Areas.

All existing trees and vegetation to be protected against any damage.

All specified brand name materials to be in strict accordance with manufactures specifications & details. Shop drawings to be presented to architect for approval before ANY SPECIALIST installation can commence. All materials, finishes and glazing to conform to SANS & SABS approved, wherever applicable.

SUPERVISION BY ARCHITECT
The architect is not expected to carry out continuous supervision; his inspections are for the benefit of the employer, not the contractor and do not relieve the latter of any of his contractual obligations. In the event of any matter arising which the contractor considers of such importance that the architect must be consulted, every reasonable attempt shall be made by the contractor to communicate with him before proceeding with the point at issue. It must, however, be borne in mind that the architect is employed to ensure correct compliance with the terms of this drawing, proper building procedures in accordance with the best traditions of the various trades and adequate finishes as specified and to his satisfaction. The architect is thus in no way responsible for any act or omission on the part of the contractor, which may result in any patent or latent defects in materials of workmanship, breach or neglect of any local regulations. The contractor therefore remains at all times responsible for any such neglect, deviation or wrong act, whether the same be discovered before or after the final certificate, or any other certificate, is approved.

SANS 10400-XA

Refer to EE Supplemental Guide 'Energy Efficiency in Buildings, SANS 10400 - XA & SANS 204' report

Climatic Zone
HIGHVELD
Building Envelope
FLOORS: to comply with SANS 10400-XA:2011, 4.4.2, to be insulated underneath the slab with insulation of minimum R Value of 1.
EXTERNAL WALLS: to comply with SANS 10400-XA:2011, 4.4.3, to have a minimum total R-value of 0.35
ROOFS: to comply with SANS 10400-XA:2011 4.4.5, to have a minimum R-value of 3.7
Hot water supply
To comply with SANS 10400-XA:2011, 4.1. Maximum 50% of all domestic water heating to be resistor type heating, Minimum 50% to be from alternative heating sources
All hot water service pipes shall be clad with insulation with a minimum R-value of 1
Calculations done by specialist as separate document

Architect: C Malan
Date: 2020.11.18
SACAP no: Pr. 210126

Client: MMS Roos
Date: 2020.11.18

No.	Description	Date
1	Sketch design issued to client	2020.07.31
2	Revisions - Ground floor - Fireplace moved. Terrace adjusted. Kids court adjusted. First floor - Bedroom headboards adjusted	2020.07.31
3	Issued to sustainable consultant and systems specialists	2020.08.22
4	Issued to Local Authority	2020.09.25
5	Pool safety notes added following council's request	2021.01.15
6	OSCAE requirements - No activity sone in 2m building area on ocean side	2021.01.19
7	OSCAE application - re-submission	2021.01.20
8	Revised issue to local authority	2021.08.26
9	Revised issue to Local Authority - Notes revised according to Dep. Environmental Affairs requirements	2022.01.17

issue status

FOR LOCAL AUTHORITY APPROVAL

notes

The design on this drawing remains the property of the CLIENT (Only once paid for in full). **Copyright Reserved** All dimensions to be checked on site before any work is put in hand. **ANY DISCREPANCY** between all drawings should immediately be brought to the attention of the client / representative and resolved before work commences. This drawing is to be read in conjunction with **'SPECIFICATION OF MATERIAL & LABOUR'** for this project. **Site instructions take preference over legend of materials.**

company

SOLVATION ARCHITECTS
innovativesolutions

Cillié Malan Pr.Arch 21016 - Contact: cm@solvation.africa / 082 903 6907
95 Dorp Street Stellenbosch - La Gratitude Heritage Building

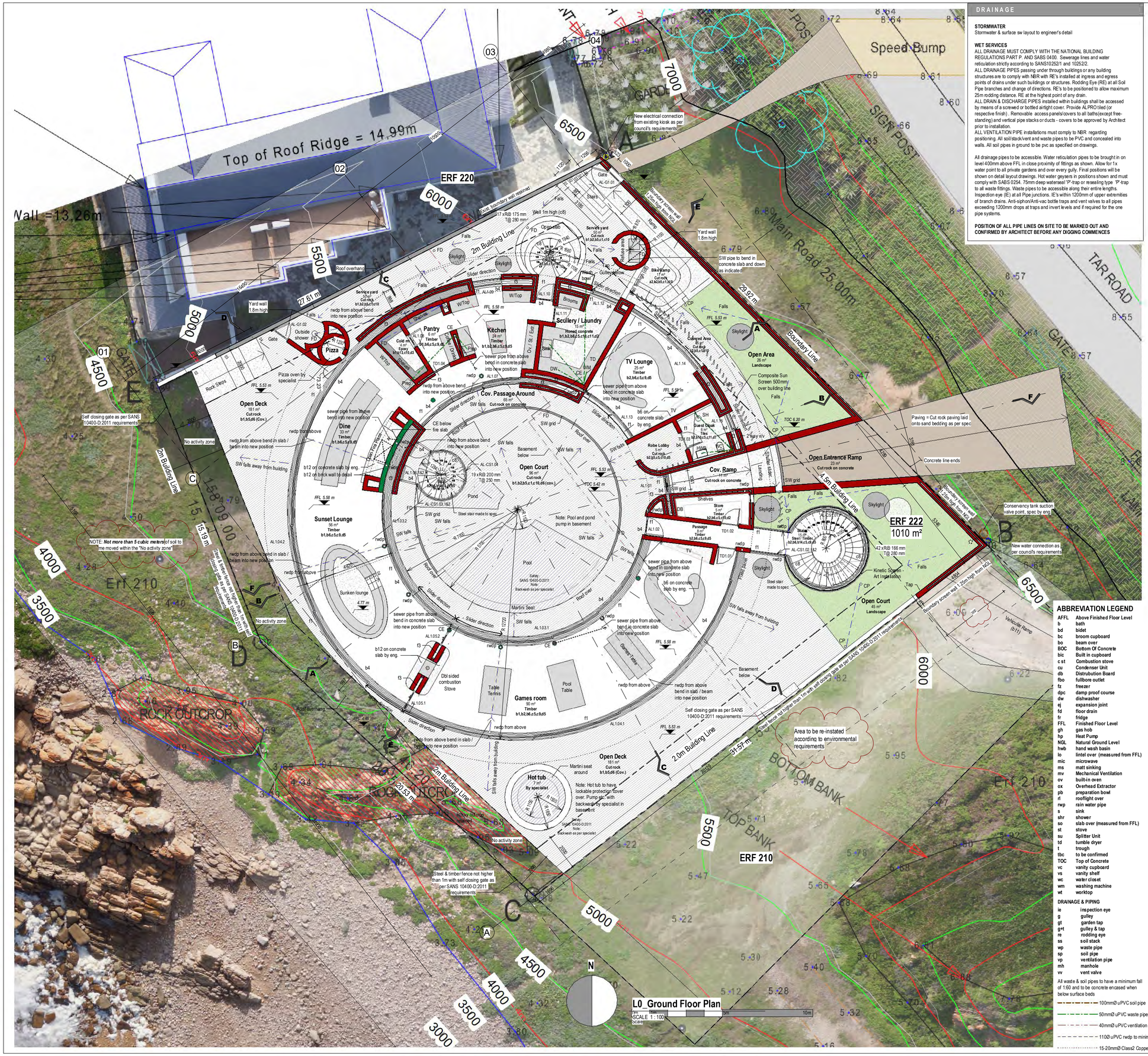
project title

NEW DWELLING - HOUSE SATURN for Ms MMS Roos
ERF 222 Buffelsbaai

drawing title

BASEMENT FLOOR PLAN

scale @ A1:	proj. no:	dwg.no:	rev.no:
As indicated date: 07/28/20 drawn: cm	007	LA_100	9



DRAINAGE

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FFL	**Finished Floor Level**
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vs	**vanity shelf**
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wm	**washing machine**
wt	**worktop**

DRAINAGE & PIPING

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g	**gulley**
gt	**garden tap**
g+t	**gulley & tap**
re	**rodding eye**
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wp	**waste pipe**
sp	**soil pipe**
vp	**ventilation pipe**
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- 100mmØ uPVC soil pipe
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- 40mmØ uPVC ventilation pipe
- 110Ø uPVC rwdp to minimum fall of 1:100
- 15-20mmØ Class2 Copper Gas piping

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b	FLOORS
b1	Concrete surface bed (min 100 mm - to Engineers Specification), on GUNDLE AT USB GREEN 250micron, on min 150mm good, clean hard core consolidated fill treated with ant poison. Hard core fill to be compacted in layers to engineer's specification. All bathroom / shower / cold room floors to be cast 50mm lower than general TOC to allow for floor drains with min 1:100 fall. Provide 40mm thick Lambdaboard insulation under concrete surface bed to all rooms with 25mm thick vertical insulation between slab & walls. Provide underfloor heating to designated areas as per specialist detail.
b2	Structural slab, supports and beams to Eng. spec. All bathroom / shr cold room floors to be cast 50mm lower than general TOC to allow for floor drains with min 1:100 fall. Exposed Slabs to be waterproofed with POLYGLASS torch-on (or similar and approved) waterproofing by specialist if internal building space below slab or cementitious waterproofing if external building space below slab. Both to be applied on top of screed to fall of 1:100 with finish to spec [adhere to SANS10400-B]
b3	RC or Steel (As indicated) staircase to Architect's and Engineer's detail and as per specialist (Shopdrawings to be provided for approval by arch. and eng.) . Where concrete stairs are over or adjacent to interior spaces, the stair surface, risers, treads & sides should be screeded to fall & waterproofed by specialist
b4	Threshold waterproofing, Cementitious waterproofing on Aluminium base outwards and torch on waterproofing from angle 1m inwards in accordance to specialist's detail.
b5	Selected cut solid rock as per spec. by specialist on in-situ concrete deck / surface bed with screed to fall.
b6	Selected timber flooring as per spec. and by specialist (Internal) on required underlayer / sub-structure on screed.
b7	Maplette Magnesium Oxychloride flooring on screed by specialist, sealed. Colour TBC by Architect. Joint lines saw cuts by installer as indicated on drawings and approved by specialist. Steel angles at various floor finish cross overs and should be painted with Duram NS4 Grey and top expossed surface of angle should be wiped clean of paint. Sample approved by architect. Stair nosings to be Maplette by specialist (Only where indicated).
b8	Honed Exposed Stone Aggregate - Readymix 40-60mm thick with stone aggregate, colour TBC, (<13mm) screed, polished with diamond cutter to expose stone. Provide Ref 193 Steel Mesh in screed. Joint Lines @ appox 3.5 x 3.5 (Cut lines 20-30mm deep x 2.3mm wide) Sample of stone to be submitted for approval by Architect.
b9	Brushed Stone Aggregate - Readymix 100mm thick stone aggregate, colour TBC, (<13mm) screed, brushed to expose stone. Provide Ref 193 Steel Mesh in screed. Joint Lines @ approx. 3.5 x 3.5 (Cut lines 20-30mm deep x 2.3mm wide) Sample of stone to be submitted for approval by Architect.
b10	Selected tiles on Resiflex waterproofing to floor laid to min 1:100 fall as shown. Grouting joints and colour to be confirmed by Architect. All floor and wall joints to line up.
b11	Pavers to spec., colour TBC, on dpc overlapping layers on poisoned river sand on well compacted soil. Samples to be approved by architect. Note: Steepness of slope of ramp. Allow for concrete ground beams to prevent paver slippage as required by engineer
b12	Firetight klompies installed according to detail and as per manufacturers specification.
b13	Epoxy painted floor finish applied according to supplier's specification on screed to fall.
b14	Steel staircase to Architect's and Engineer's detail. The stairs to be a loose standing steel element fixed to concrete floor and custom structure above, all by specialist. Shopdrawings to be provided for approval by architect and engineer.
c	WALLS
c1	Clay stock bricks, flush jointed with floated and sponged undulated 20-25mm cement plaster to receive Architect specified finish (Note: Only where plaster walls are exposed. Timber cladded walls to receive standard 12mm smooth plaster). All bricks to be wet before laid. Provide 25mm Isoboard wall insulation to the inside skin of all external cavity walls. Installed strictly as per manufacturer specification. (To comply with SANS10400-XA:2011(4.3.3)
c2	GUNDLE AT BRICKGRIP DPC 250mic under all walls and cills, brickforce every 6 courses.
c3	Retaining wall by Structural Engineer.
c4	RC Ring beam by Structural Engineer.
c5	Skirting: Platered walls = 85mm High pointed joint in plastered wall. Timber walls = 85mm High step in wall finish to detail. Tiled walls = Flush to floor finish. Samples of all to be approved by architect.
c6	Drywalling: Plasterboard fixed to substructure with cavity batt insulation. Finish TBC
c7	Cementitious Waterproofing on sloped plaster to top of boundary & parapet walls, painted to spec.
c8	Balustrades & Handrails: Refer to Architects detail. To comply with SANS10400D. 1m High from FFL with no opening that permits the passage of a 100mmØ ball.
c9	Selected timber cladding as per spec. and by specialist.
c10	Paint: plaster to receive approved undercoat & textured paint, Midas Midamite Medium or similar approved. Colour TBC. Coastal regions to receive waterproofing layer as per approved specification.
c11	Selected handmade tiles to walls per architect's layout. Grouting joints and colour TBC. All floor, wall and ceiling joints to line up. Soft joints colour to match grout. All to Approval of Architect
c12	Autoclaved Aerated Concrete (AAC) building blocks (Size = 600 x 250 x 220mm (external) 150mm (internal) thick), installed with thin bed mortar glue (3mm) and fibreglass mesh as brickforce every 2nd row, laid according to supplier's specification. Lintels according to suppliers specs. Prepare for Rhinolite finish according to supplier spec. Blocks to be cut where walls are curved or pointed.
c13	Glass facade by specialist
c14	Composite sun screen structure as indicated on drawings. Finished with All Grip paint finish, as per specialist. Colour to be confirmed by Architect. Fasteners to be robust, watertight, rust free and installed according to manufacturer's specification (Take note of wind loads). Sheets to overlap at joints and sealed accordingly to be watertight, by specialist. Vertical sceen with support structure designed and approved by composite & structural eng. Shop drawings to be submitted to Architect for approval. Guarantees to be provided for complete installation, including durability of product's strength and finish.
d	CEILING
d1	Ceiling Insulation Provide 1x 135mm Isotherm insulation below composite structure and above ceiling line. Fixing to be by specialist & approved by Arch. & composite specialist. To comply with SABS 1381 part 1&6 and SANS10400-XA.
d2	9.5mm RHINOBOARD (Internal) ceiling board by approved specialist fixed to underside of roof structure. DONN ceiling trim shadowline detail between wall & RHINOBOARD ceiling.
d3	12.5mm RHINOBOARD (External) moisture resistant ceiling board by approved specialist fixed to underside of roof structure. Allow shadowline detail between wall & ceiling. (Refer to drawings direction of ceilings) Joints taped, first skimmed over taped joints and then fully skim plastered and painted to match walls.
d4	Plaster to underside of concrete slabs, staircases & concrete beams. Plaster & paint finish to match walls; NOT skimmed. All soffits to receive drip joint to Arch. Detail.
d5	Timber boarded ceiling to spec. Suspended below roof structure as per specialist. Solid timber ceiling trim (To match that of DONN 15mm steel) shadowline detail between wall & ceiling.
d6	Composite finish, painted to spec., all as per specialist
d7	Selected handmade tiles to walls per architect's layout. Grouting joints and colour TBC. All floor, wall and ceiling joints to line up. Soft joints colour to match grout. All to Approval of Architect
e	ROOF - Roof Structure to Engineer / Specialist design and to be approved by Architect
e1	Composite roof structure with pitches and falls as indicated on drawings. Finished with All Grip paint finish, as per specialist. Colour to be confirmed by Architect. Fasteners to be robust, watertight, rust free and installed according to manufacturer's specification (Take note of wind loads). Sheets to overlap at joints and sealed accordingly to be watertight, by specialist. Roof structure designed and approved by composite eng. Shop drawings to be submitted to Architect for approval. Guarantees to be provided for complete installation, including durability of product's strength and finish.
e2	Double glazed structural glass sheets fixed according to specialist. Colour to be confirmed. Structure to be approved by structural eng. Shop drawings to be submitted to Architect for approval.
e3	Flat Roofs: RC slab to Eng. spec. with min. 30mm screed to min 1:100 fall. Double layer POLYGLASS (or similar and approved) waterproofing by specialist over screed covered with 50mm DIPPS insulation board with membrane cover. Finish with 50mm stone layer (<13mm) over if no other finish is indicated. Landscaping where indicatec. Fullbore outlets to Geberit design and supply, or similar and approved. Allow for caged cover at fullbores that are covered - To be discussed on site with architect prior to manufacturing.
e4	Sheet Metal Roof Flashing to be manufactured from 0.55mm COLORBOND G300 flashing feed Clean Colorbond, color to match roof sheeting. 10 x 150 Nutec Fascia board painted same as wall. Shop drawings to be submitted to Architect for approval.
e5	Composite gutter integrated into roof structure with integrated downpipe spouts to turn into PVC stormwater pipe by eng. Waterproofing as per specialist. Colour to match roof colour. Sizes TBC by engineer/specialist & approved by Architect.
e6	Masonry Construction Chimney / Stainless Steel Turbo Cowl with flue pipes. Provide for composite cover over already insulated flues, colour to match roof, and by specialist. Cowl and flue by specialist, refer to Architect's detail. All chimneys to comply with 'SANS 10400 Part V'. Note: All flue pipes to be insulated as per specialist where exposed to flammable material - ie. Ceilings etc.
f	DOORS & WINDOWS - Glazing to comply with SANS10400 Part N.
f1	All doors, windows and external shutters to be powder coated Aluminium. Refer to door and window schedules. Colour to be confirmed by Architect. All details and installation specifications by specialist. Refer to electrical layout for electrical connections to glazed areas where indicated.
f2	Sloped plastered & waterproof cill, with built in dpc & drip to Architect's detail & painted to spec. Composite cill, sloped and finished according to composite specialist
f3	Cavities for pocket sliders, cavity depth to be min 100mm deeper than slider length. Cavity walls to be bagged & primed with black flintcoat full height & width (all walls) Discrepancy max. 20mm over entire length/height/width. Cavity floors to be sealed with Resiflex both sides of angle & min 2 brick courses all around.

general notes:

No amendments or alteration are to be made in the specifications of labour and material documents. Full set of the latest drawings to be in the site office at all times. JBCC 5.0 applies "The contractor shall keep a representative competent to administer and control the works continuously on the site during the execution of the works."
The contractor and sub-contractors shall insure their workmen in terms of the Workmen's Compensation Act 1941, and amendments thereof, and shall indemnify the employer from any claim there under. Contractor and site practice to comply with Occupational Health and Safety Act, No.85 of 1993.

Building to be set out by a registered Land Surveyor.
Final levels of buildings to be confirmed with architect.
Contractor to make adjustments on UFFL to allow for floor finish as specified to get to final FFL as on drawings. All external concrete slabs to step lower than unfinished ground level at door thresholds.

Room Areas indicated on floor plans are internal floor areas and do not account for walls and therefore will not correlate with the Gross Building Areas.

All existing trees and vegetation to be protected against any damage.

All specified brand name materials to be in strict accordance with manufactures specifications & details. Shop drawings to be presented to architect for approval before ANY SPECIALIST installation can commence. All materials, finishes and glazing to conform to SANS & SABS approved, wherever applicable.

SUPERVISION BY ARCHITECT
The architect is not expected to carry out continuous supervision; his inspections are for the benefit of the employer, not the contractor and do not relieve the latter of any of his contractual obligations. In the event of any matter arising which the contractor considers of such importance that the architect must be consulted, every reasonable attempt shall be made by the contractor to communicate with him before proceeding with the point at issue. It must, however, be borne in mind that the architect is employed to ensure correct compliance with the terms of this drawing, proper building procedures in accordance with the best traditions of the various trades and adequate finishes as specified and to his satisfaction. The architect is thus in no way responsible for any act or omission on the part of the contractor, which may result in any patent or latent defects in materials of workmanship, breach or neglect of any local regulations. The contractor therefore remains at all times responsible for any such neglect, deviation or wrong act, whether the same be discovered before or after the final certificate, or any other certificate, is approved.

SANS 10400-XA

Refer to EE Supplemental Guide 'Energy Efficiency in Buildings, SANS 10400 - XA & SANS 204' report

Climatic Zone
HIGHVELD
Building Envelope
FLOORS: to comply with SANS 10400-XA:2011, 4.4.2, to be insulated underneath the slab with insulation of minimum R Value of 1.
EXTERNAL WALLS: to comply with SANS 10400-XA:2011, 4.4.3, to have a minimum total R-value of 0.35
ROOFS: to comply with SANS 10400-XA:2011 4.4.5, to have a minimum R-value of 3.7
Hot water supply
To comply with SANS 10400-XA:2011, 4.1. Maximum 50% of all domestic water heating to be resistor type heating, Minimum 50% to be from alternative heating sources
All hot water service pipes shall be clad with insulation with a minimum R-value of 1
Calculations done by specialist as separate document

MRoos

Architect: C Malan
Date: 2020.11.18
SACAP no: Pr. 210126

Client: MMS Roos
Date: 2020.11.18

No.	Description	Date
1	Sketch design issued to client	2020.07.31
2	Revisions - Ground floor - Fireplace moved. Terrace adjusted. Kids court adjusted. First floor - Bedroomheadboards adjusted	2020.07.31
3	Issued to sustainable consultant and systems specialists	2020.08.22
4	Issued to Local Authority	2020.09.25
5	Pool safety notes added following council's request	2021.01.15
6	OSCAE requirements - No activity sone in 2mbuilding area on ocean side	2021.01.19
7	OSCAE application - re-submission	2021.01.20
8	Revised issue to local authority	2021.08.26
9	Revised issue to Local Authority - Notes revised according to Dep. Environmental Affairs requirements	2022.01.17

issue status

FOR LOCAL AUTHORITY APPROVAL

notes

The design on this drawing remains the property of the CLIENT (Only once paid for in full). **Copyright Reserved** All dimensions to be checked on site before any work is put in hand. **ANY DISCREPANCY** between all drawings should immediately be brought to the attention of the client / representative and resolved before work commences. This drawing is to be read in conjunction with '**SPECIFICATION OF MATERIAL & LABOUR**' for this project. **Site instructions take preference over legend of materials.**

company

SOLVATION
ARCHITECTS
innovativesolutions

Cillié Malan Pr.Arch 21016 - Contact: cm@solvation.africa / 082 903 6907
95 Dorp Street Stellenbosch - La Gratitude Heritage Building

project title

NEW DWELLING - HOUSE SATURN for Ms MMS Roos
ERF 222 Buffelsbaai

drawing title

GROUND FLOOR PLAN

scale @ A1:		proj. no:	dwg.no:	rev.no:
1 : 100		007	LA_101	9
date: 2020.06.01	drawn: cm			

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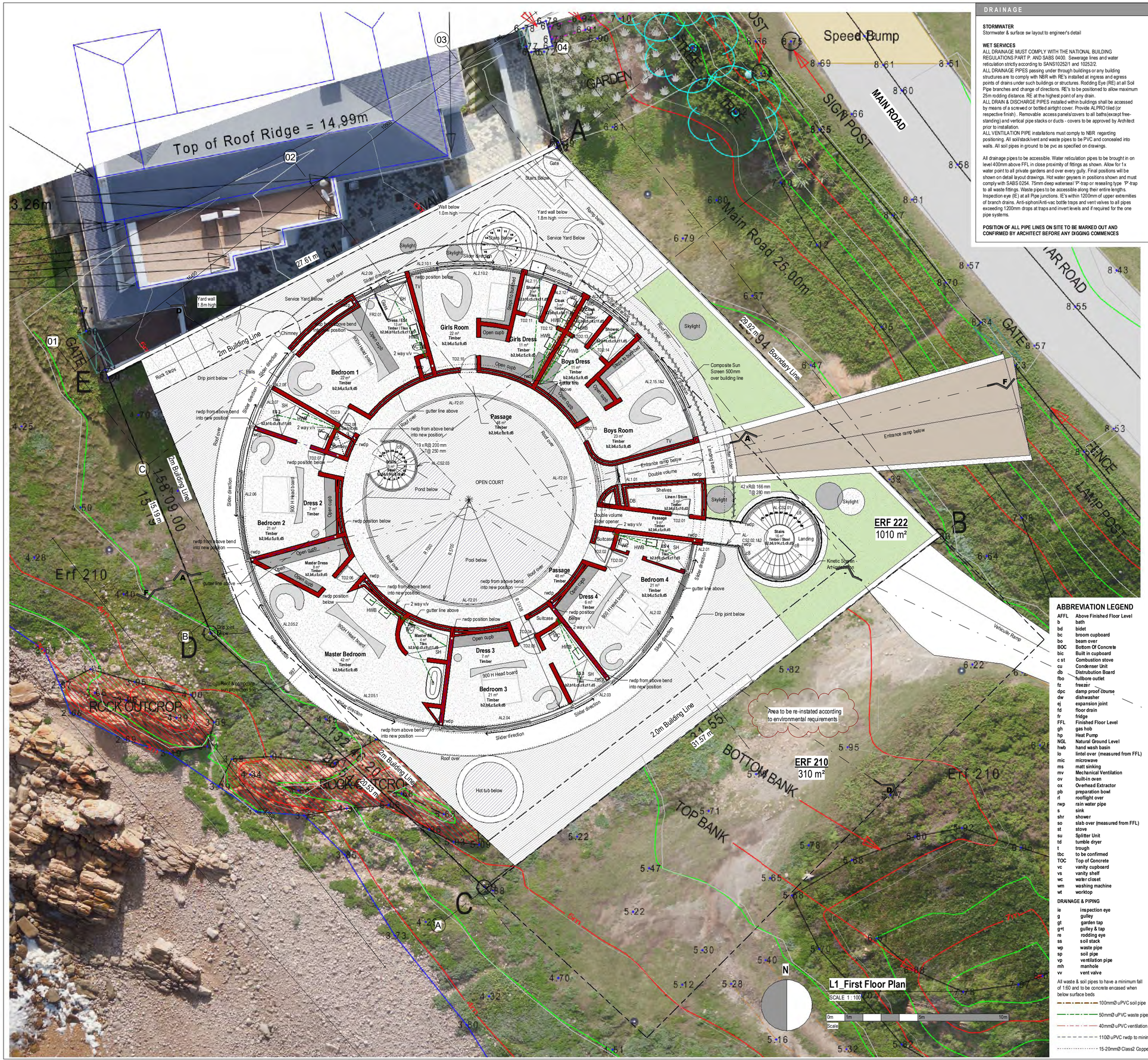

DRAINAGE

STORMWATER
Stormwater & surface sw layout to engineer's detail

WET SERVICES
ALL DRAINAGE MUST COMPLY WITH THE NATIONAL BUILDING REGULATIONS PART P. AND SABS 0400. Sewerage lines and water reticulation strictly according to SANS10252/1 and 10252/2.
ALL DRAINAGE PIPES passing under through buildings or any building structures are to comply with NBR with RE's installed at ingress and egress points of drains under such buildings or structures. Rodding Eye (RE) at all Soil Pipe branches and change of directions. RE's to be positioned to allow maximum 25m rodding distance. RE at the highest point of any drain.
ALL DRAIN & DISCHARGE PIPES installed within buildings shall be accessed by means of a screwed or bottled airtight cover. Provide ALPRO tiled (or respective finish) . Removable access panels/covers to all baths(except free-standing) and vertical pipe stacks or ducts - covers to be approved by Architect prior to installation.
ALL VENTILATION PIPE installations must comply to NBR regarding positioning. All soil/stack/vent and waste pipes to be PVC and concealed into walls. All soil pipes in ground to be pvc as specified on drawings.

All drainage pipes to be accessible. Water reticulation pipes to be brought in on level 400mm above FFL in close proximity of fittings as shown. Allow for 1x water point to all private gardens and over every gully. Final positions will be shown on detail layout drawings. Hot water geysers in positions shown and must comply with SABS 0254. 75mm deep waterseal 'P'-trap or resealing type 'P'-trap to all waste fittings. Waste pipes to be accessible along their entire lengths. Inspection eye (IE) at all Pipe junctions. IE's within 1200mm of upper extremities of branch drains. Anti-siphon/Anti-vac bottle traps and vent valves to all pipes exceeding 1200mm drops at traps and invert levels and if required for the one pipe systems.

POSITION OF ALL PIPE LINES ON SITE TO BE MARKED OUT AND CONFIRMED BY ARCHITECT BEFORE ANY DIGGING COMMENCES

100_LEGEND OF MATERIALS

a	FNDTS
a1	REFER TO STRUCTURAL ENGINEER'S DETAIL FOUNDATION DRAWINGS FOR SIZE AND DEPTH OF FOOTINGS, COLUMNS & RETAINING WALLS.
a2	Provide Vertical tanking at all retaining walls, basements & level changes. POLYGLASS torch-on waterproofing membrane system fixed in accordance with manufacturer spec.
b	FLOORS
b1	Concrete surface bed (min 100 mm - to Engineers Specification), on GUNDLE AT USB GREEN 250micron, on min 150mm good, clean hard core consolidated fill treated with ant poison. Hard core fill to be compacted in layers to engineer's specification. All bathroom / shower / cold room floors to be cast 50mm lower than general TOC to allow for floor drains with min 1:100 fall. Provide 40mm thick Lambdaboard insulation under concrete surface bed to all rooms with 25mm thick vertical insulation between slab & walls. Provide underfloor heating to designated areas as per specialist detail.
b2	Structural slab, supports and beams to Eng. spec. All bathroom / shr cold room floors to be cast 50mm lower than general TOC to allow for floor drains with min 1:100 fall. Exposed Slabs to be waterproofed with POLYGLASS torch-on (or similar and approved) waterproofing by specialist if internal building space below slab or cementitious waterproofing if external building space below slab. Both to be applied on top of screed to fall of 1:100 with finish to spec [adhere to SANS10400-B]
b3	RC or Steel (As indicated) staircase to Architect's and Engineer's detail and as per specialist (Shopdrawings to be provided for approval by arch. and eng.) . Where concrete stairs are over or adjacent to interior spaces, the stair surface, risers, treads & sides should be screeded to fall & waterproofed by specialist
b4	Threshold waterproofing, Cementitious waterproofing on Aluminium base outwards and torch on waterproofing from angle 1m inwards in accordance to specialist's detail.
b5	Selected cut solid rock as per spec. by specialist on in-situ concrete deck / surface bed with screed to fall.
b6	Selected timber flooring as per spec. and by specialist (Internal) on required underlayer / sub-structure on screed.
b7	Maplette Magnesium Oxychloride flooring on screed by specialist, sealed. Colour TBC by Architect. Joint lines saw cuts by installer as indicated on drawings and approved by specialist. Steel angles at various floor finish cross overs and should be painted with Duram NS4 Grey and top expossed surface of angle should be wiped clean of paint. Sample approved by architect. Stair nosings to be Maplette by specialist (Only where indicated).
b8	Honed Exposed Stone Aggregate - Readymix 40-60mm thick with stone aggregate, colour TBC, (<13mm) screed, polished with diamond cutter to expose stone. Provide Ref 193 Steel Mesh in screed. Joint Lines @ appox 3.5 x 3.5 (Cut lines 20-30mm deep x 2.3mm wide) Sample of stone to be submitted for approval by Architect.
b9	Brushed Stone Aggregate - Readymix 100mm thick stone aggregate, colour TBC, (<13mm) screed, brushed to expose stone. Provide Ref 193 Steel Mesh in screed. Joint Lines @ approx. 3.5 x 3.5 (Cut lines 20-30mm deep x 2.3mm wide) Sample of stone to be submitted for approval by Architect.
b10	Selected tiles on Resiflex waterproofing to floor laid to min 1:100 fall as shown. Grouting joints and colour to be confirmed by Architect. All floor and wall joints to line up.
b11	Pavers to spec., colour TBC, on dpc overlapping layers on poisoned river sand on well compacted soil. Samples to be approved by architect. Note: Steepness of slope of ramp. Allow for concrete ground beams to prevent paver slippage as required by engineer
b12	Firetight klompies installed according to detail and as per manufacturers specification.
b13	Epoxy painted floor finish applied according to supplier's specification on screed to fall.
b14	Steel staircase to Architect's and Engineer's detail. The stairs to be a loose standing steel element fixed to concrete floor and custom structure above, all by specialist. Shopdrawings to be provided for approval by architect and engineer.
c	WALLS
c1	Clay stock bricks, flush jointed with floated and sponged undulated 20-25mm cement plaster to receive Architect specified finish (Note: Only where plaster walls are exposed. Timber cladded walls to receive standard 12mm smooth plaster). All bricks to be wet before laid. Provide 25mm Isoboard wall insulation to the inside skin of all external cavity walls. Installed strictly as per manufacturer specification. (To comply with SANS10400-XA:2011(4.3.3)
c2	GUNDLE AT BRICKGRIP DPC 250mic under all walls and cills, brickforce every 6 courses.
c3	Retaining wall by Structural Engineer.
c4	RC Ring beam by Structural Engineer.
c5	Skirting: Platered walls = 85mm High pointed joint in plastered wall. Timber walls = 85mm High step in wall finish to detail. Tiled walls = Flush to floor finish. Samples of all to be approved by architect.
c6	Drywalling: Plasterboard fixed to substructure with cavity batt insulation. Finish TBC
c7	Cementitious Waterproofing on sloped plaster to top of boundary & parapet walls, painted to spec.
c8	Balustrades & Handrails: Refer to Architects detail. To comply with SANS10400D. 1m High from FFL with no opening that permits the passage of a 100mmØ ball.
c9	Selected timber cladding as per spec. and by specialist.
c10	Paint: plaster to receive approved undercoat & textured paint, Midas Midamite Medium or similar approved. Colour TBC. Coastal regions to receive waterproofing layer as per approved specification.
c11	Selected handmade tiles to walls per architect's layout. Grouting joints and colour TBC. All floor, wall and ceiling joints to line up. Soft joints colour to match grout. All to Approval of Architect
c12	Autoclaved Aerated Concrete (AAC) building blocks (Size = 600 x 250 x 220mm (external) 150mm (internal) thick), installed with thin bed mortar glue (3mm) and fibreglass mesh as brickforce every 2nd row, laid according to supplier's specification. Lintels according to suppliers specs. Prepare for Rhinolite finish according to supplier spec. Blocks to be cut where walls are curved or pointed.
c13	Glass facade by specialist
c14	Composite sun screen structure as indicated on drawings. Finished with All Grip paint finish, as per specialist. Colour to be confirmed by Architect. Fasteners to be robust, watertight, rust free and installed according to manufacturer's specification (Take note of wind loads). Sheets to overlap at joints and sealed accordingly to be watertight, by specialist. Vertical sceen with support structure designed and approved by composite & structural eng. Shop drawings to be submitted to Architect for approval. Guarantees to be provided for complete installation, including durability of product's strength and finish.
d	CEILING
d1	Ceiling Insulation Provide 1x 135mm Isotherm insulation below composite structure and above ceiling line. Fixing to be by specialist & approved by Arch. & composite specialist. To comply with SABS 1381 part 1&6 and SANS10400-XA.
d2	9.5mm RHINOBOARD (Internal) ceiling board by approved specialist fixed to underside of roof structure. DONN ceiling trim shadowline detail between wall & RHINOBOARD ceiling.
d3	12.5mm RHINOBOARD (External) moisture resistant ceiling board by approved specialist fixed to underside of roof structure. Allow shadowline detail between wall & ceiling. (Refer to drawings direction of ceilings) Joints taped, first skimmed over taped joints and then fully skim plastered and painted to match walls.
d4	Plaster to underside of concrete slabs, staircases & concrete beams. Plaster & paint finish to match walls; NOT skimmed. All soffits to receive drip joint to Arch. Detail.
d5	Timber boarded ceiling to spec. Suspended below roof structure as per specialist. Solid timber ceiling trim (To match that of DONN 15mm steel) shadowline detail between wall & ceiling.
d6	Composite finish, painted to spec., all as per specialist
d7	Selected handmade tiles to walls per architect's layout. Grouting joints and colour TBC. All floor, wall and ceiling joints to line up. Soft joints colour to match grout. All to Approval of Architect
e	ROOF - Roof Structure to Engineer / Specialist design and to be approved by Architect
e1	Composite roof structure with pitches and falls as indicated on drawings. Finished with All Grip paint finish, as per specialist. Colour to be confirmed by Architect. Fasteners to be robust, watertight, rust free and installed according to manufacturer's specification (Take note of wind loads). Sheets to overlap at joints and sealed accordingly to be watertight, by specialist. Roof structure designed and approved by composite eng. Shop drawings to be submitted to Architect for approval. Guarantees to be provided for complete installation, including durability of product's strength and finish.
e2	Double glazed structural glass sheets fixed according to specialist. Colour to be confirmed. Structure to be approved by structural eng. Shop drawings to be submitted to Architect for approval.
e3	Flat Roofs: RC slab to Eng. spec. with min. 30mm screed to min 1:100 fall. Double layer POLYGLASS (or similar and approved) waterproofing by specialist over screed covered with 50mm DIPPS insulation board with membrane cover. Finish with 50mm stone layer (<13mm) over if no other finish is indicated. Landscaping where indicatec. Fullbore outlets to Geberit design and supply, or similar and approved. Allow for caged cover at fullbores that are covered - To be discussed on site with architect prior to manufacturing.
e4	Sheet Metal Roof Flashing to be manufactured from 0.55mm COLORBOND G300 flashing feed Clean Colorbond, color to match roof sheeting. 10 x 150 Nutec Fascia board painted same as wall. Shop drawings to be submitted to Architect for approval.
e5	Composite gutter integrated into roof structure with integrated downpipe spouts to turn into PVC stormwater pipe by eng. Waterproofing as per specialist. Colour to match roof colour. Sizes TBC by engineer/specialist & approved by Architect.
e6	Masonry Construction Chimney / Stainless Steel Turbo Cowl with flue pipes. Provide for composite cover over already insulated flues, colour to match roof, and by specialist. Cowl and flue by specialist, refer to Architect's detail. All chimneys to comply with 'SANS 10400 Part V'. Note: All flue pipes to be insulated as per specialist where exposed to flammable material - ie. Ceilings etc.
f	DOORS & WINDOWS - Glazing to comply with SANS10400 Part N.
f1	All doors, windows and external shutters to be powder coated Aluminium. Refer to door and window schedules. Colour to be confirmed by Architect. All details and installation specifications by specialist. Refer to electrical layout for electrical connections to glazed areas where indicated.
f2	Sloped plastered & waterproof cill, with built in dpc & drip to Architect's detail & painted to spec. Composite cill, sloped and finished according to composite specialist
f3	Cavities for pocket sliders, cavity depth to be min 100mm deeper than slider length. Cavity walls to be bagged & primed with black flintcoat full height & width (all walls) Discrepancy max. 20mm over entire length/height/width. Cavity floors to be sealed with Resiflex both sides of angle & min 2 brick courses all around.

ABBREVIATION LEGEND

AFFL	**Above Finished Floor Level**
b	**bath**
bd	**bidet**
bc	**broom cupboard**
bo	**beam over**
BOC	**Bottom Of Concrete**
bic	**Built in cupboard**
c st	**Combustion stove**
cu	**Condenser Unit**
db	**Distrubution Board**
fbo	**fullbore outlet**
fz	**freezer**
dpc	**damp proof course**
dw	**dishwasher**
ej	**expansion joint**
fd	**floor drain**
fr	**fridge**
FFL	**Finished Floor Level**
gh	**gas hob**
hp	**Heat Pump**
NGL	**Natural Ground Level**
hwb	**hand wash basin**
lo	**lintel over (measured from FFL)**
mic	**microwave**
ms	**matt sinking**
mv	**Mechanical Ventilation**
ov	**built-in oven**
ox	**Overhead Extractor**
pb	**preparation bowl**
rl	**rooflight over**
rwp	**rain water pipe**
s	**sink**
shr	**shower**
so	**slab over (measured from FFL)**
st	**stove**
su	**Splitter Unit**
td	**tumble dryer**
t	**trough**
tbc	**to be confirmed**
TOC	**Top of Concrete**
vc	**vanity cupboard**
vs	**vanity shelf**
wc	**water closet**
wm	**washing machine**
wt	**worktop**

DRAINAGE & PIPING

ie	**inspection eye**
g	**gulley**
gt	**garden tap**
g+t	**gulley & tap**
re	**rodding eye**
ss	**soil stack**
wp	**waste pipe**
sp	**soil pipe**
vp	**ventilation pipe**
mh	**manhole**
vv	**vent valve**

All waste & soil pipes to have a minimum fall of 1:60 and to be concrete encased when below surface beds

- 100mmØ uPVC soil pipe
- 50mmØ uPVC waste pipe
- 40mmØ uPVC ventilation pipe
- 110Ø uPVC rwdp to minimum fall of 1:100
- 15-20mmØ Class2 Copper Gas piping

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SANS 10400-XA

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Climatic Zone
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Building Envelope
FLOORS: to comply with SANS 10400-XA:2011, 4.4.2, to be insulated underneath the slab with insulation of minimum R Value of 1.
EXTERNAL WALLS: to comply with SANS 10400-XA:2011, 4.4.3, to have a minimum total R-value of 0.35
ROOFS: to comply with SANS 10400-XA:2011 4.4.5, to have a minimum R-value of 3.7
Hot water supply
To comply with SANS 10400-XA:2011, 4.1. Maximum 50% of all domestic water heating to be resistor type heating, Minimum 50% to be from alternative heating sources
All hot water service pipes shall be clad with insulation with a minimum R-value of 1
Calculations done by specialist as separate document

uRoos

Architect: C Malan
Date: 2020.11.18
SACAP no: Pr. 210126

Client: MMS Roos
Date: 2020.11.18

No.	Description	Date
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company

SOLVATION
ARCHITECTS
innovativesolutions

Cillié Malan Pr.Arch 21016 - Contact: cm@solvation.africa / 082 903 6907
95 Dorp Street Stellenbosch - La Gratitude Heritage Building

project title

NEW DWELLING - HOUSE SATURN for Ms MMS Roos
ERF 222 Buffelsbaai

drawing title

FIRST FLOOR PLAN

scale @ A1:	proj. no:	dwg.no:	rev.no:
1 : 100	007	LA_102	8

date: 07/30/20
drawn: cm

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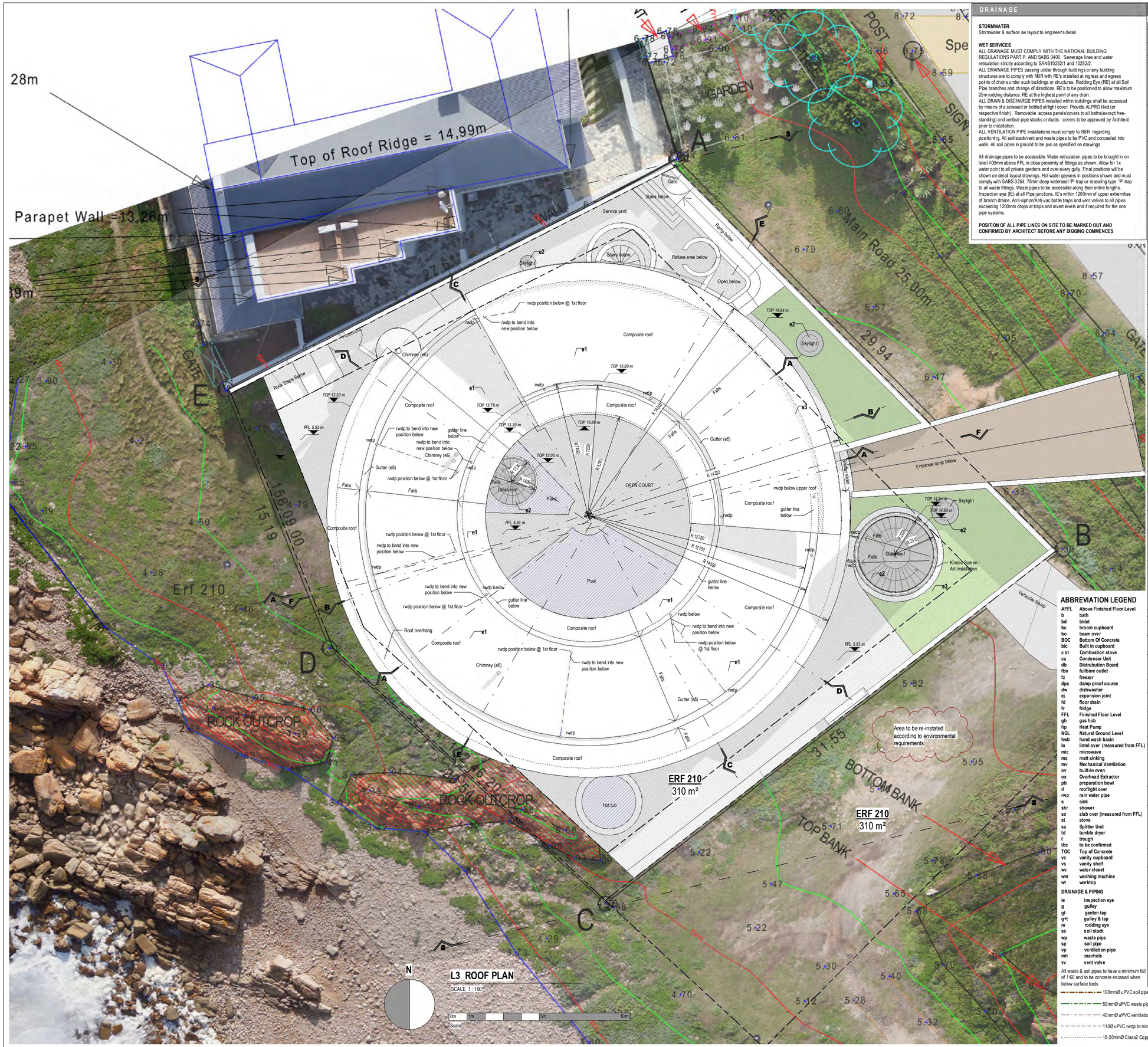

DRAINAGE

STORMWATER
Stormwater & surface sw layout to engineer's detail

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POSITION OF ALL PIPE LINES ON SITE TO BE MARKED OUT AND CONFIRMED BY ARCHITECT BEFORE ANY DIGGING COMMENCES

100_LEGEND OF MATERIALS

a	FNDTS
a1	REFER TO STRUCTURAL ENGINEER'S DETAIL FOUNDATION DRAWINGS FOR SIZE AND DEPTH OF FOOTINGS. COLUMNS & RETAINING WALLS.
a2	Provide Vertical tanking at all retaining walls, basements & level changes: POLYGLASS torch-on waterproofing membrane system fixed in accordance with manufacturer spec.
b	FLOORS
b1	Concrete surface bed (min 100 mm - to Engineers Specification), on GUNDLE AT USB GREEN 250micron, on min 150mm good, clean hard core consolidated fill treated with ant poison. Hard core fill to be compacted in layers to engineer's specification. All bathroom / shower / cold room floors to be cast 50mm lower than general TOC to allow for floor drains with min 1:100 fall. Provide 40mm thick Lambdaboard insulation under concrete surface bed to all rooms with 25mm thick vertical insulation between slab & walls. Provide underfloor heating to designated areas as per specialist detail.
b2	Structural slab, supports and beams to Eng. spec. All bathroom / shr cold room floors to be cast 50mm lower than general TOC to allow for floor drains with min 1:100 fall. Exposed Slabs to be waterproofed with POLYGLASS torch-on (or similar and approved) waterproofing by specialist if internal building space below slab or cementitious waterproofing if external building space below slab. Both to be applied on top of screed to fall of 1:100 with finish to spec [adhere to SANS10400-B]
b3	RC or Steel (As indicated) staircase to Architect's and Engineer's detail and as per specialist (Shopdrawings to be provided for approval by arch. and eng.) . Where concrete stairs are over or adjacent to interior spaces, the stair surface, risers, treads & sides should be screeded to fall & waterproofed by specialist.
b4	Threshold waterproofing. Cementitious waterproofing on Aluminium base outwards and torch on waterproofing from angle 1m inwards in accordance to specialist's detail.
b5	Selected cut solid rock as per spec. by specialist on in-situ concrete deck / surface bed with screed to fall.
b6	Selected timber flooring as per spec. and by specialist (Internal) on required underlayer / sub-structure on screed.
b7	Maplette Magnesium Oxychloride flooring on screed by specialist, sealed. Colour TBC by Architect. Joint lines saw cuts by installer as indicated on drawings and approved by specialist. Steel angles at various floor finish cross overs and should be painted with Duram NS4 Grey and top exposed surface of angle should be wiped clean of paint. Sample approved by architect. Stair nosings to be Maplette by specialist (Only where indicated).
b8	Honed Exposed Stone Aggregate - Ready-mix 40-60mm thick with stone aggregate, colour TBC, (+/-3mm) screed, polished with diamond cutter to expose stone. Provide Ref 193 Steel Mesh in screed. Joint Lines @ appox 3.5 x 3.5 (Cut lines 20-30mm deep x 2.3mm wide) Sample of stone to be submitted for approval by Architect.
b9	Brushed Stone Aggregate - Ready-mix 100mm thick stone aggregate, colour TBC, (+/-3mm) screed, brushed to expose stone. Provide Ref 193 Steel Mesh in screed. Joint Lines @ approx. 3.5 x 3.5 (Cut lines 20-30mm deep x 2.3mm wide) Sample of stone to be submitted for approval by Architect.
b10	Selected tiles on Resiflex waterproofing to floor laid to min 1:100 fall as shown. Grouting joints and colour to be confirmed by Architect. All floor and wall joints to line up.
b11	Pavers to spec., colour TBC, on dpc overlapping layers on poisoned river sand on well compacted soil. Samples to be approved by architect. Note: Steepness of slope of ramp. Allow for concrete ground beams to prevent paver slippage as required by engineer
b12	Firetight klompies installed according to detail and as per manufacturers specification.
b13	Epoxy painted floor finish applied according to supplier's specification on screed to fall.
b14	Steel staircase to Architect's and Engineer's detail. The stairs to be a loose standing steel element fixed to concrete floor and custom structure above, all by specialist. Shopdrawings to be provided for approval by architect and engineer.
c	WALLS
c1	Clay stock bricks, flush jointed with floated and sponged undulated 20-25mm cement plaster to receive Architect specified finish (Note: Only where plaster walls are exposed. Timber cladded walls to receive standard 12mm smooth plaster). All bricks to be wet bebre laid. Provide 25mm Isoboard wall insulation to the inside skin of all external cavity walls. Installed strictly as per manufacturer specification. (To comply with SANS10400-XA:2011(4.3.3)
c2	GUNDLE AT BRICKGRIP DPC 250mic under all walls and cills, brickforce every 6 courses.
c3	Retaining wall by Structural Engineer.
c4	RC Ring beam by Structural Engineer.
c5	Skirting: Plastered walls = 85mm High pointed joint in plastered wall. Timber walls = 85mm High step in wall finish to detail. Tiled walls = Flush to floor finish. Samples of all to be approved by architect.
c6	Drywalling: Plasterboard fixed to substructure with cavity batt insulation. Finish TBC
c7	Cementitious Waterproofing on sloped plaster to top of boundary & parapet walls, painted to spec.
c8	Balustrades & Handrails: Refer to Architects detail. To comply with SANS10400D. 1m High from FFL with no opening that permits the passage of a 100mmØ ball.
c9	Selected timber cladding as per spec. and by specialist.
c10	Paint: plaster to receive approved undercoat & textured paint, Midas Midamite Medium or similar approved. Colour TBC. Coastal regions to receive waterproofing layer as per approved specification.
c11	Selected handmade tiles to walls per architect's layout. Grouting joints and colour TBC. All floor, wall and ceiling joints to line up. Soft joints colour to match grout. All to Approval of Architect
c12	Autoclaved Aerated Concrete (AAC) building blocks (Size = 600 x 250 x 220mm (external) 150mm (internal) thick), installed with thin bed mortar glue (3mm) and fibreglass mesh as brickforce every 2nd row, laid according to supplier's specification. Lintels according to suppliers specs. Prepare for Rhinolite finish according to supplier spec. Blocks to be cut where walls are curved or pointed.
c13	Glass facade by specialist
c14	Composite sun screen structure as indicated on drawings. Finished with All Grip paint finish, as per specialist. Colour to be confirmed by Architect. Fasteners to be robust, watertight, rust free and installed according to manufacturer's specification (Take note of wind loads). Sheets to overlap at joints and sealed accordingly to be watertight, by specialist. Vertical sceen with support structure designed and approved by composite & structural eng. Shop drawings to be submitted to Architect for approval. Guarantees to be provided for complete installation, including durability of products strength and finish.
d	CEILING
d1	Ceiling Insulation Provide 1x 135mm Isotherm insulation below composite structure and above ceiling line. Fixing to be by specialist & approved by Arch. & composite specialist. To comply with SABS 1381 part 186 and SANS10400-XA.
d2	9.5mm RHINOBOARD (Internal) ceiling board by approved specialist fixed to underside of roof structure. DONN ceiling trim shadowline detail between wall & RHINOBOARD ceiling.
d3	12.5mm RHINOBOARD (External) moisture resistant ceiling board by approved specialist fixed to underside of roof structure. Allow shadowline detail between wall & ceiling. (Refer to drawings direction of ceilings) Joints taped, first skimmed over taped joints and then fully skim plastered and painted to match walls.
d4	Plaster to underside of concrete slabs, staircases & concrete beams. Plaster & paint finish to match walls; NOT skimmed. All soffits to receive drip joint to Arch. Detail.
d5	Timber boarded ceiling to spec. Suspended below roof structure as per specialist. Solid timber ceiling trim (To match that of DONN 15mm steel) shadowline detail between wall & ceiling.
d6	Composite finish, painted to spec., all as per specialist
d7	Selected handmade tiles to walls per architect's layout. Grouting joints and colour TBC. All floor, wall and ceiling joints to line up. Soft joints colour to match grout. All to Approval of Architect
e	ROOF - Roof Structure to Engineer / Specialist design and to be approved by Architect
e1	Composite roof structure with pitches and falls as indicated on drawings. Finished with All Grip paint finish, as per specialist. Colour to be confirmed by Architect. Fasteners to be robust, watertight, rust free and installed according to manufacturer's specification (Take note of wind loads). Sheets to overlap at joints and sealed accordingly to be watertight, by specialist. Roof structure designed and approved by composite eng. Shop drawings to be submitted to Architect for approval. Guarantees to be provided for complete installation, including durability of product's strength and finish.
e2	Double glazed structural glass sheets fixed according to specialist. Colour to be confirmed. Structure to be approved by structural eng. Shop drawings to be submitted to Architect for approval.
e3	Flat Roofs: RC slab to Eng. spec. with min. 30mm screed to min 1:100 fall. Double layer POLYGLASS (or similar and approved) waterproofing by specialist over screed covered with 50mm DIPPS insulation board with membrane cover. Finish with 50mm stone layer (+/-3mm) over if no other finish is indicated. Landscaping where indicated. Fullbore outlets to Geberit design and supply , or similar and approved. Allow for caged cover at fullbores that are covered - To be discussed on site with architect prior to manufacturing.
e4	Sheet Metal Roof Flashing to be manufactured from 0.55mm COLORBOND G300 flashing feed Clean Colorbond, color to match roof sheeting. 10 x 150 Nutec Fascia board painted same as wall. Shop drawings to be submitted to Architect for approval.
e5	Composite gutter integrated into roof structure with integrated downpipe spouts to turn into PVC stormwater pipe by eng. Waterproofing as per specialist. Colour to match roof colour. Sizes TBC by engineer/specialist & approved by Architect.
e6	Masonry Construction Chimney / Stainless Steel Turbo Cowl with flue pipes. Provide for composite cover over already insulated flues, colour to match roof, and by specialist. Cowl and flue by specialist, refer to Architect's detail. All chimneys to comply with 'SANS 10400 Part V'. Note: All flue pipes to be insulated as per specialist where exposed to flammable material - ie. Ceilings etc.
f	DOORS & WINDOWS - Glazing to comply with SANS10400 Part N.
f1	All doors, windows and external shutters to be powder coated Aluminium. Refer to door and window schedules. Colour to be confirmed by Architect. All details and installation specifications by specialist. Refer to electrical layout for electrical connections to glazed areas where indicated.
f2	Sloped plastered & waterproof cill, with built in dpc & drip to Architect's detail & painted to spec. Composite cill, sloped and finished according to composite specialist.
f3	Cavities for pocket sliders, cavity depth to be min 100mm deeper than slider length. Cavity walls to be bagged & primed with black flintcoat full height & width (all walls) Discrepancy max. 20mm over entire length/height/width. Cavity floors to be sealed with Resiflex both sides of angle & min 2 brick courses all around.

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bo	beam over
BOC	Bottom Of Concrete
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fz	freezer
dpc	damp proof course
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fd	floor drain
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DRAINAGE & PIPING

ie	inspection eye
g	gulley
gt	garden tap
g+t	gulley & tap
re	rodding eye
ss	soil stack
wp	waste pipe
sp	soil pipe
vp	ventilation pipe
mh	manhole
vv	vent valve

All waste & soil pipes to have a minimum fall of 1:60 and to be concrete encased when below surface beds

- 100mmØ uPVC soil pipe
- 50mmØ uPVC waste pipe
- 40mmØ uPVC ventilation pipe
- 110Ø uPVC rwdp to minimum fall of 1:100
- 15-20mmØ Class2 Copper Gas piping

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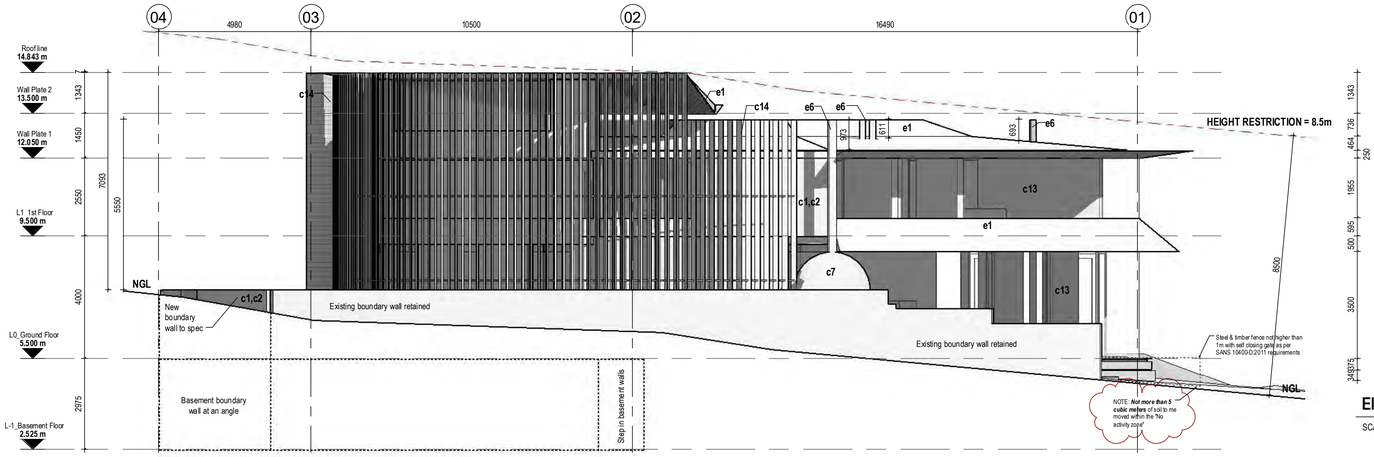
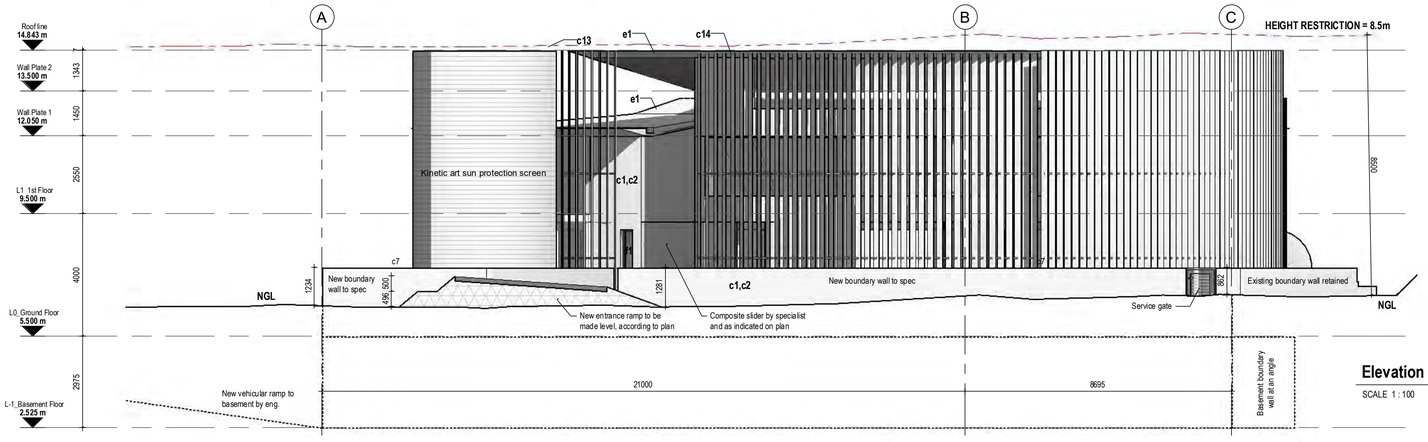


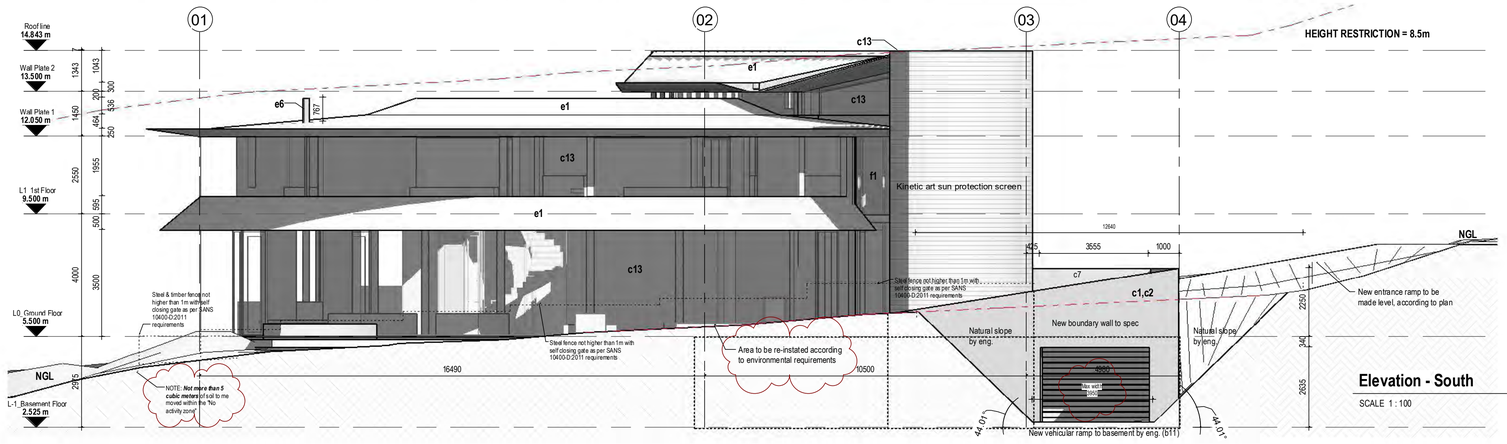
Elevation - North

SCALE 1 : 100



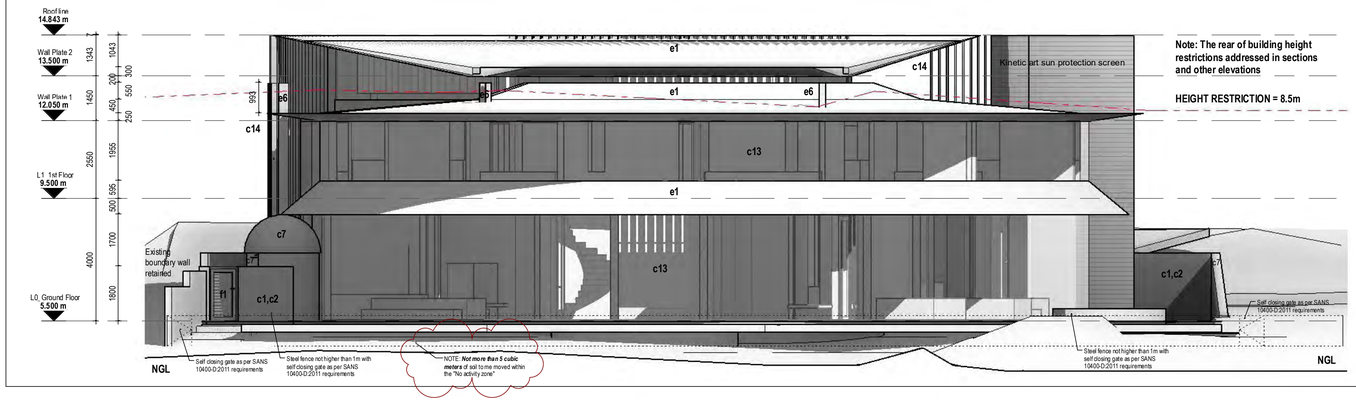
Elevation - East

SCALE 1 : 100



Elevation - South

SCALE 1 : 100



Section 4

SCALE 1 : 100

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mh	**manhole**
vv	**vent valve**

All waste & soil pipes to have a minimum fall of 1:60 and to be concrete encased when below surface beds

- 100mmØ uPVC soil pipe
- 50mmØ uPVC waste pipe
- 40mmØ uPVC ventilation pipe
- 110Ø uPVC rwdp to minimum fall of 1:100
- 15-20mmØ Class2 Copper Gas piping

100_LEGEND OF MATERIALS

a	FNDTS
a1	REFER TO STRUCTURAL ENGINEER'S DETAIL FOUNDATION DRAWINGS FOR SIZE AND DEPTH OF FOOTINGS, COLUMNS & RETAINING WALLS.
a2	Provide Vertical tanking at all retaining walls, basements & level changes. POLYGLASS torch-on waterproofing membrane system fixed in accordance with manufacturer spec.
b	FLOORS
b1	Concrete surface bed (min 100 mm - to Engineers Specification), on GUNDLE AT USB GREEN 250micron, on min 150mm good, clean hard core consolidated fill treated with ant poison. Hard core fill to be compacted in layers to engineer's specification. All bathroom / shower / cold room floors to be cast 50mm lower than general TOC to allow for floor drains with min 1:100 fall. Provide 40mm thick Lambdaboard insulation under concrete surface bed to all rooms with 25mm thick vertical insulation between slab & walls. Provide underfloor heating to designated areas as per specialist detail.
b2	Structural slab, supports and beams to Eng. spec. All bathroom / shr cold room floors to be cast 50mm lower than general TOC to allow for floor drains with min 1:100 fall. Exposed Slabs to be waterproofed with POLYGLASS torch-on (or similar and approved) waterproofing by specialist if internal building space below slab or cementitious waterproofing if external building space below slab. Both to be applied on top of screed to fall of 1:100 with finish to spec [adhere to SANS10400-B]
b3	RC or Steel (As indicated) staircase to Architect's and Engineer's detail and as per specialist (Shopdrawings to be provided for approval by arch. and eng.) . Where concrete stairs are over or adjacent to interior spaces, the stair surface, risers, treads & sides should be screeded to fall & waterproofed by specialist
b4	Threshold waterproofing. Cementitious waterproofing on Aluminium base outwards and torch on waterproofing from angle 1m inwards in accordance to specialist's detail.
b5	Selected cut solid rock as per spec. by specialist on in-situ concrete deck / surface bed with screed to fall.
b6	Selected timber flooring as per spec. and by specialist (Internal) on required underlayer / sub-structure on screed.
b7	Maplette Magnesium Oxychloride flooring on screed by specialist, sealed. Colour TBC by Architect. Joint lines saw cuts by installer as indicated on drawings and approved by specialist. Steel angles at various floor finish cross overs and should be painted with Duram NS4 Grey and top exposed surface of angle should be wiped clean of paint. Sample approved by architect. Stair nosings to be Maplette by specialist (Only where indicated).
b8	Honed Exposed Stone Aggregate - Ready-mix 40-60mm thick with stone aggregate, colour TBC, (<13mm) screed, polished with diamond cutter to expose stone. Provide Ref 193 Steel Mesh in screed. Joint Lines @ approx 3.5 x 3.5 (Cut lines 20-30mm deep x 2.3mm wide) Sample of stone to be submitted for approval by Architect.
b9	Brushed Stone Aggregate - Ready-mix 100mm thick stone aggregate, colour TBC, (<13mm) screed, brushed to expose stone. Provide Ref 193 Steel Mesh in screed. Joint Lines @ approx. 3.5 x 3.5 (Cut lines 20-30mm deep x 2.3mm wide) Sample of stone to be submitted for approval by Architect.
b10	Selected tiles on Resiflex waterproofing to floor laid to min 1:100 fall as shown. Grouting joints and colour to be confirmed by Architect. All floor and wall joints to line up.
b11	Pavers to spec., colour TBC, on dpc overlapping layers on poisoned river sand on well compacted soil. Samples to be approved by architect. Note: Steepness of slope of ramp. Allow for concrete ground beams to prevent paver slippage as required by engineer
b12	Firetight klompies installed according to detail and as per manufacturers specification.
b13	Epoxy painted floor finish applied according to supplier's specification on screed to fall.
b14	Steel staircase to Architect's and Engineer's detail. The stairs to be a loose standing steel element fixed to concrete floor and custom structure above, all by specialist. Shopdrawings to be provided for approval by architect and engineer.
c	WALLS
c1	Clay stock bricks, flush jointed with floated and sponged undulated 20-25mm cement plaster to receive Architect specified finish (Note: Only where plaster walls are exposed. Timber cladded walls to receive standard 12mm smooth plaster). All bricks to be wet before laid. Provide 25mm Isoboard wall insulation to the inside skin of all external cavity walls. Installed strictly as per manufacturer specification. (To comply with SANS10400-XA:2011(4.3.3)
c2	GUNDLE AT BRICKGRIP DPC 250mic under all walls and cills, brickforce every 6 courses.
c3	Retaining wall by Structural Engineer.
c4	RC Ring beam by Structural Engineer.
c5	Skirting: Plastered walls = 85mm High pointed joint in plastered wall. Timber walls = 85mm High step in wall finish to detail. Tiled walls = Flush to floor finish. Samples of all to be approved by architect.
c6	Drywalling: Plasterboard fixed to substructure with cavity batt insulation. Finish TBC
c7	Cementitious Waterproofing on sloped plaster to top of boundary & parapet walls, painted to spec.
c8	Balustrades & Handrails: Refer to Architects detail. To comply with SANS10400D. 1m High from FFL with no opening that permits the passage of a 100mmØ ball.
c9	Selected timber cladding as per spec. and by specialist.
c10	Paint: plaster to receive approved undercoat & textured paint, Midas Midamite Medium or similar approved. Colour TBC. Coastal regions to receive waterproofing layer as per approved specification.
c11	Selected handmade tiles to walls per architect's layout. Grouting joints and colour TBC. All floor, wall and ceiling joints to line up. Soft joints colour to match grout. All to Approval of Architect
c12	Autoclaved Aerated Concrete (AAC) building blocks (Size = 600 x 250 x 220mm (external) 150mm (internal) thick), installed with thin bed mortar glue (3mm) and fibreglass mesh as brickforce every 2nd row, laid according to supplier's specification. Lintels according to suppliers specs. Prepare for Rhinolite finish according to supplier spec. Blocks to be cut where walls are curved or pointed.
c13	Glass facade by specialist.
c14	Composite sun screen structure as indicated on drawings. Finished with All Grip paint finish, as per specialist. Colour to be confirmed by Architect. Fasteners to be robust, watertight, rust free and installed according to manufacturer's specification (Take note of wind loads). Sheets to overlap at joints and sealed accordingly to be watertight, by specialist. Vertical sceen with support structure designed and approved by composite & structural eng. Shop drawings to be submitted to Architect for approval. Guarantees to be provided for complete installation, including durability of product's strength and finish.
d	CEILING
d1	Ceiling Insulation Provide 1x 135mm Isotherm insulation below composite structure and above ceiling line. Fixing to be by specialist & approved by Arch. & composite specialist. To comply with SABS 1381 part 186 and SANS10400-XA.
d2	9.5mm RHINOBOARD (Internal) ceiling board by approved specialist fixed to underside of roof structure. DONN ceiling trim shadowline detail between wall & RHINOBOARD ceiling.
d3	12.5mm RHINOBOARD (External) moisture resistant ceiling board by approved specialist fixed to underside of roof structure. Allow shadowline detail between wall & ceiling. (Refer to drawings direction of ceilings) Joints taped, first skimmed over taped joints and then fully skim plastered and painted to match walls.
d4	Plaster to underside of concrete slabs, staircases & concrete beams. Plaster & paint finish to match walls; NOT skimmed. All soffits to receive drip joint to Arch. Detail.
d5	Timber boarded ceiling to spec. Suspended below roof structure as per specialist. Solid timber ceiling trim (To match that of DONN 15mm steel) shadowline detail between wall & ceiling.
d6	Composite finish, painted to spec., all as per specialist
d7	Selected handmade tiles to walls per architect's layout. Grouting joints and colour TBC. All floor, wall and ceiling joints to line up. Soft joints colour to match grout. All to Approval of Architect
e	ROOF - Roof Structure to Engineer / Specialist design and to be approved by Architect
e1	Composite roof structure with pitches and falls as indicated on drawings. Finished with All Grip paint finish, as per specialist. Colour to be confirmed by Architect. Fasteners to be robust, watertight, rust free and installed according to manufacturer's specification (Take note of wind loads). Sheets to overlap at joints and sealed accordingly to be watertight, by specialist. Roof structure designed and approved by composite eng. Shop drawings to be submitted to Architect for approval. Guarantees to be provided for complete installation, including durability of product's strength and finish.
e2	Double glazed structural glass sheets fixed according to specialist. Colour to be confirmed. Structure to be approved by structural eng. Shop drawings to be submitted to Architect for approval.
e3	Flat Roofs: RC slab to Eng. spec. with min. 30mm screed to min 1:100 fall. Double layer POLYGLASS (or similar and approved) waterproofing by specialist over screed covered with 50mm DIPPS insulation board with membrane cover. Finish with 50mm stone layer (<13mm) over if no other finish is indicated. Landscaping where indicated. Fullbore outlets to Geberit design and supply , or similar and approved. Allow for caged cover at fullbores that are covered - To be discussed on site with architect prior to manufacturing.
e4	Sheet Metal Roof Flashing to be manufactured from 0.55mm COLORBOND G300 flashing feed Clean Colorbond, color to match roof sheeting. 10 x 150 Nutec Fascia board painted same as wall. Shop drawings to be submitted to Architect for approval.
e5	Composite gutter integrated into roof structure with integrated downpipe spouts to turn into PVC stormwater pipe by eng. Waterproofing as per specialist. Colour to match roof colour. Sizes TBC by engineer/specialist & approved by Architect.
e6	Masonry Construction Chimney / Stainless Steel Turbo Cowl with flue pipes. Provide for composite cover over already insulated flues, colour to match roof, and by specialist. Cowl and flue by specialist, refer to Architect's detail. All chimneys to comply with 'SANS 10400 Part V'. Note: All flue pipes to be insulated as per specialist where exposed to flammable material - ie. Ceilings etc.
f	DOORS & WINDOWS - Glazing to comply with SANS10400 Part N.
f1	All doors, windows and external shutters to be powder coated Aluminium. Refer to door and window schedules. Colour to be confirmed by Architect. All details and installation specifications by specialist. Refer to electrical layout for electrical connections to glazed areas where indicated.
f2	Sloped plastered & waterproof cill, with built in dpc & drip to Architect's detail & painted to spec. Composite cill, sloped and finished according to composite specialist.
f3	Cavities for pocket sliders, cavity depth to be min 100mm deeper than slider length. Cavity walls to be bagged & primed with black flintcoat full height & width (all walls) Discrepancy max. 20mm over entire length/height/width. Cavity floors to be sealed with Resiflex both sides of angle & min 2 brick courses all around.

general notes:

No amendments or alteration are to be made in the specifications of labour and material documents. Full set of the latest drawings to be in the site office at all times.
JBCC 5.0 applies "The contractor shall keep a representative competent to administer and control the works continuously on the site during the execution of the works."
The contractor and sub-contractors shall insure their workmen in terms of the Workmen's Compensation Act 1941, and amendments thereof, and shall indemnify the employer from any claim there under. Contractor and site practice to comply with Occupational Health and Safety Act, No.85 of 1993.

Building to be set out by a registered Land Surveyor.
Final levels of buildings to be confirmed with architect.
Contractor to make adjustments on UFFL to allow for floor finish as specified to get to final FFL as on drawings. All external concrete slabs to step lower than unfinished ground level at door thresholds.

Room Areas indicated on floor plans are internal floor areas and do not account for walls and therefore will not correlate with the Gross Building Areas.

All existing trees and vegetation to be protected against any damage.

All specified brand name materials to be in strict accordance with manufactures specifications & details. Shop drawings to be presented to architect for approval before ANY SPECIALIST installation can commence. All materials, finishes and glazing to conform to SANS & SABS approved, wherever applicable.

SUPERVISION BY ARCHITECT
The architect is not expected to carry out continuous supervision; his inspections are for the benefit of the employer, not the contractor and do not relieve the latter of any of his contractual obligations. In the event of any matter arising which the contractor considers of such importance that the architect must be consulted, every reasonable attempt shall be made by the contractor to communicate with him before proceeding with the point at issue. It must, however, be borne in mind that the architect is employed to ensure correct compliance with the terms of this drawing, proper building procedures in accordance with the best traditions of the various trades and adequate finishes as specified and to his satisfaction. The architect is thus in no way responsible for any act or omission on the part of the contractor, which may result in any patent or latent defects in materials of workmanship, breach or neglect of any local regulations. The contractor therefore remains at all times responsible for any such neglect, deviation or wrong act, whether the same be discovered before or after the final certificate, or any other certificate, is approved.

SANS 10400-XA

Refer to EE Supplemental Guide 'Energy Efficiency in Buildings, SANS 10400 - XA & SANS 204' report

Climatic Zone
HIGHVELD
Building Envelope
FLOORS: to comply with SANS 10400-XA:2011, 4.4.2, to be insulated underneath the slab with insulation of minimum R Value of 1.
EXTERNAL WALLS: to comply with SANS 10400-XA:2011, 4.4.3, to have a minimum total R-value of 0.35
ROOFS: to comply with SANS 10400-XA:2011 4.4.5, to have a minimum R-value of 3.7
Hot water supply
To comply with SANS 10400-XA:2011, 4.1.Maximum 50% of all domestic water heating to be resistor type heating, Minimum 50% to be from alternative heating sources
All hot water service pipes shall be clad with insulation with a minimum R-value of 1
Calculations done by specialist as separate document

Architect: C Malan
Date: 2020.11.18
SACAP no: Pr. 210126

Client: MMS Roos
Date: 2020.11.18

No.	Description	Date
1	Issued to Local Authority	2020.09.25
2	Revised East elevation based on aesthetic committee comment	2020.11.18
3	Pool safety notes added following council's request	2021.01.15
4	OSCAE requirements - No activity sone in Zimbuilding area on ocean side	2021.01.19
5	OSCAE application - re-submission	2021.01.20
6	Town Planning Submission	2021.07.15
7	Revised issue to local authority	2021.08.26
8	Revised issue to Local Authority - Notes revised according to Dep. Environmental Affairs requirements	2022.01.17

issue status

FOR LOCAL AUTHORITY APPROVAL

notes

The design on this drawing remains the property of the CLIENT (Only once paid for in full). **Copyright Reserved** All dimensions to be checked on site before any work is put in hand. **ANY DISCREPANCY** between all drawings should immediately be brought to the attention of the client / representative and resolved before work commences. This drawing is to be read in conjunction with **SPECIFICATION OF MATERIAL & LABOUR** for this project. **Site instructions take preference over legend of materials.**

company

SOLUTION ARCHITECTS
Cillié Malan Pr.Arch 21016 - Contact: cm@solvation.africa / 082 903 6907
95 Dorp Street Stellenbosch - La Gratitude Heritage Building

project title

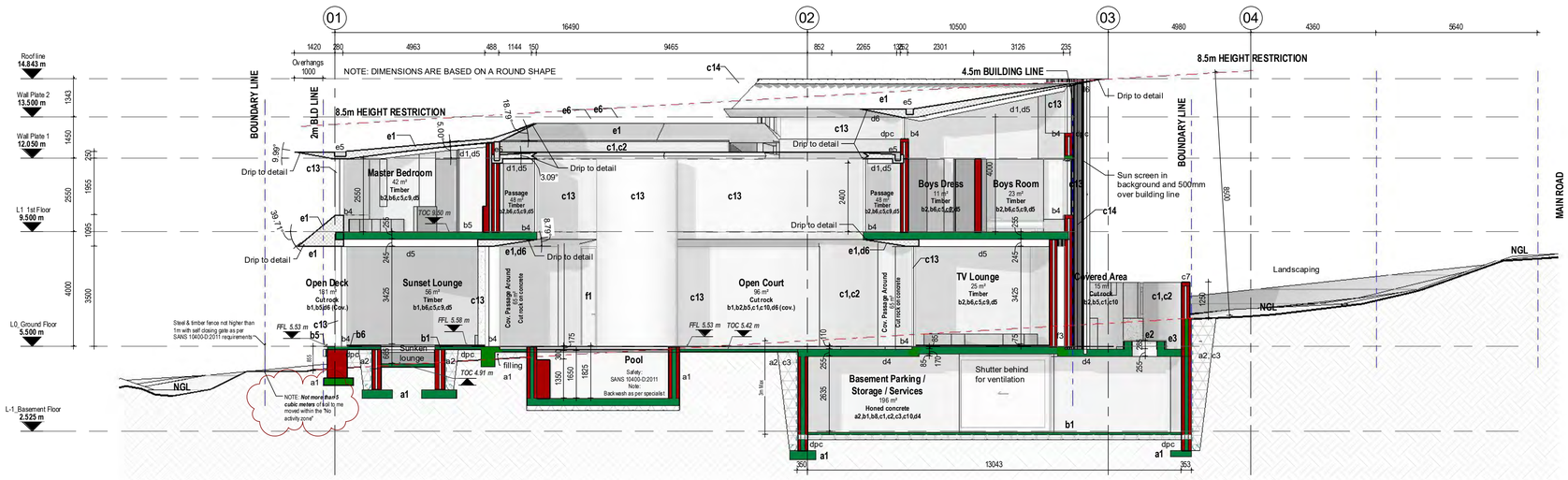
NEW DWELLING - HOUSE SATURN for Ms MMS Roos
ERF 222 Buffelsbaai

drawing title

Elevations

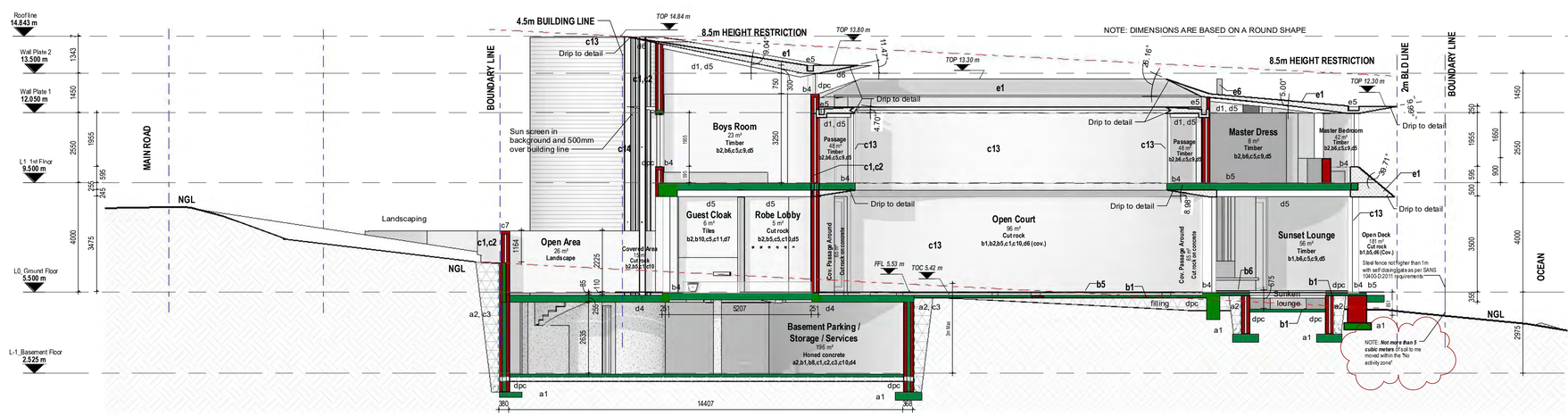
scale @ A1:	proj. no:	dwg.no:	rev.no:
1 : 100	007	LA_200	8
date: 08/30/20 drawn: cm			

2022/01/17 10:16:56 AM



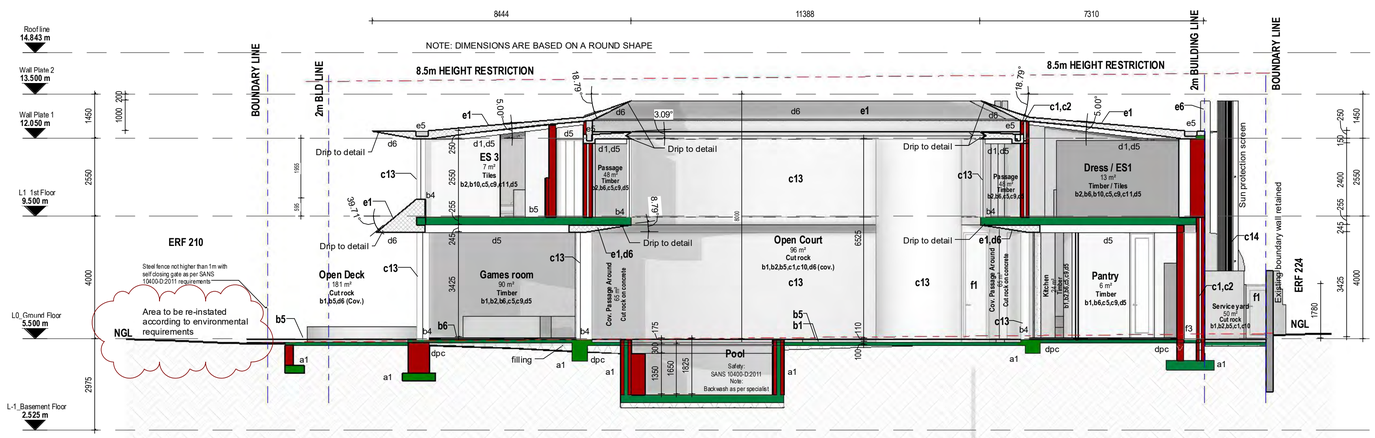
Section A

SCALE 1 : 100



Section B

SCALE 1 : 100



Section C

SCALE 1 : 100

100_LEGEND OF MATERIALS

a	FNDTS
a1	REFER TO STRUCTURAL ENGINEER'S DETAIL FOUNDATION DRAWINGS FOR SIZE AND DEPTH OF FOOTINGS, COLUMNS & RETAINING WALLS.
a2	Provide Vertical tanking at all retaining walls, basements & level changes: POLYGLASS torch-on waterproofing membrane system fixed in accordance with manufacturer spec.
b	FLOORS
b1	Concrete surface bed (min 100 mm - to Engineers Specification), on GUNDLE AT USB GREEN 250micron, on min 150mm good, clean hard core consolidated fill treated with ant poison. Hard core fill to be compacted in layers to engineer's specification. All bathroom / shower / cold room floors to be cast 50mm lower than general TOC to allow for floor drains with min 1:100 fall. Provide 40mm thick Lambdaboard insulation under concrete surface bed to all rooms with 25mm thick vertical insulation between slab & walls. Provide underfloor heating to designated areas as per specialist detail.
b2	Structural slab, supports and beams to Eng. spec. All bathroom / shr cold room floors to be cast 50mm lower than general TOC to allow for floor drains with min 1:100 fall. Exposed Slabs to be waterproofed with POLYGLASS torch-on (or similar and approved) waterproofing by specialist if internal building space below slab or cementitious waterproofing if external building space below slab. Both to be applied on top of screed to fall of 1:100 with finish to spec [adhere to SANS10400-B]
b3	RC or Steel (As indicated) staircase to Architect's and Engineer's detail and as per specialist (Shopdrawings to be provided for approval by arch. and eng.) . Where concrete stairs are over or adjacent to interior spaces, the stair surface, risers, treads & sides should be screeded to fall & waterproofed by specialist.
b4	Threshold waterproofing, Cementitious waterproofing on Aluminium base outwards and torch on waterproofing from angle 1m inwards in accordance to specialist's detail.
b5	Selected cut solid rock as per spec. by specialist on in-situ concrete deck / surface bed with screed to fall.
b6	Selected timber flooring as per spec. and by specialist (Internal) on required underlayer / sub-structure on screed.
b7	Maplette Magnesium Oxychloride flooring on screed by specialist, sealed. Colour TBC by Architect. Joint lines saw cuts by installer as indicated on drawings and approved by specialist. Steel angles at various floor finish cross overs and should be painted with Duram NS4 Grey and non exposed surface of angle should be wiped clean of paint. Sample approved by architect. Stair nosings to be Maplette by specialist (Only where indicated).
b8	Honed Exposed Stone Aggregate - Ready-mix 40-60mm thick with stone aggregate, colour TBC, (+/-3mm) screed, polished with diamond cutter to expose stone. Provide Ref 193 Steel Mesh in screed. Joint Lines @ approx. 3.5 x 3.5 (Cut lines 20-30mm deep x 2.3mm wide) Sample of stone to be submitted for approval by Architect.
b9	Brushed Stone Aggregate - Ready-mix 100mm thick stone aggregate, colour TBC, (+/-3mm) screed, brushed to expose stone. Provide Ref 193 Steel Mesh in screed. Joint Lines @ approx. 3.5 x 3.5 (Cut lines 20-30mm deep x 2.3mm wide) Sample of stone to be submitted for approval by Architect.
b10	Selected tiles on Resiflex waterproofing to floor laid to min 1:100 fall as shown. Grouting joints and colour to be confirmed by Architect. All floor and wall joints to line up.
b11	Pavers to spec., colour TBC, on dpc overlapping layers on poisoned river sand on well compacted soil. Samples to be approved by architect. Note: Steepness of slope of ramp. Allow for concrete ground beams to prevent paver slippage as required by engineer
b12	Firetight klompies installed according to detail and as per manufacturers specification.
b13	Epoxy painted floor finish applied according to supplier's specification on screed to fall.
b14	Steel staircase to Architect's and Engineer's detail. The stairs to be a loose standing steel element fixed to concrete floor and custom structure above, all by specialist. Shopdrawings to be provided for approval by architect and engineer.
c	WALLS
c1	Clay stock bricks, flush jointed with floated and sponged undulated 20-25mm cement plaster to receive Architect specified finish (Note: Only where plaster walls are exposed. Timber cladded walls to receive standard 12mm smooth plaster). All bricks to be wet bebre laid. Provide 25mm Isoboard wall insulation to the inside skin of all external cavity walls. Installed strictly as per manufacturer specification. (To comply with SANS10400-XA:2011(4.3.3)
c2	GUNDLE AT BRICKGRIP DPC 250mic under all walls and cills, brickforce every 6 courses.
c3	Retaining wall by Structural Engineer.
c4	RC Ring beam by Structural Engineer.
c5	Skirting: Pastered walls = 85mm High pointed joint in plastered wall. Timber walls = 85mm High step in wall finish to detail. Tiled walls = Flush to floor finish. Samples of all to be approved by architect.
c6	Drywalling: Plasterboard fixed to substructure with cavity batt insulation. Finish TBC
c7	Cementitious Waterproofing on sloped plaster to top of boundary & parapet walls, painted to spec.
c8	Balustrades & Handrails: Refer to Architects detail. To comply with SANS10400D. 1m High from FFL with no opening that permits the passage of a 100mmØ ball.
c9	Selected timber cladding as per spec. and by specialist.
c10	Paint: plaster to receive approved undercoat & textured paint, Midas Midamite Medium or similar approved. Colour TBC. Coastal regions to receive waterproofing layer as per approved specification.
c11	Selected handmade tiles to walls per architect's layout. Grouting joints and colour TBC. All floor, wall and ceiling joints to line up. Soft joints colour to match grout. All to Approval of Architect
c12	Autoclaved Aerated Concrete (AAC) building blocks (Size = 600 x 250 x 220mm (external) 150mm (internal) thick), installed with thin bed mortar glue (3mm) and fibreglass mesh as brickforce every 2nd row , laid according to supplier's specification. Lintels according to suppliers specs. Prepare for Rhinolite finish according to supplier spec. Blocks to be cut where walls are curved or pointed.
c13	Glass facade by specialist
c14	Composite sun screen structure as indicated on drawings. Finished with All Grip paint finish, as per specialist. Colour to be confirmed by Architect. Fasteners to be robust, watertight, rust free and installed according to manufacturer's specification (Take note of wind loads). Sheets to overlap at joints and sealed accordingly to be watertight, by specialist. Vertical screen with support structure designed and approved by composite & structural eng. Shop drawings to be submitted to Architect for approval. Guarantees to be provided for complete installation, including durability of products strength and finish.
d	CEILING
d1	Ceiling Insulation Provide 1x 135mm Isotherm insulation below composite structure and above ceiling line. Fixing to be by specialist & approved by Arch. & composite specialist. To comply with SABS 1381 part 186 and SANS10400-XA.
d2	9.5mm RHINOBOARD (Internal) ceiling board by approved specialist fixed to underside of roof structure. DONN ceiling trim shadowline detail between wall & RHINOBOARD ceiling.
d3	12.5mm RHINOBOARD (External) moisture resistant ceiling board by approved specialist fixed to underside of roof structure. Allow shadowline detail between wall & ceiling. (Refer to drawings direction of ceilings) Joints taped, first skimmed over taped joints and then fully skim plastered and painted to match walls.
d4	Plaster to underside of concrete slabs, staircases & concrete beams. Plaster & paint finish to match walls; NOT skimmed. All soffits to receive drip joint to Arch. Detail.
d5	Timber boarded ceiling to spec. Suspended below roof structure as per specialist. Solid timber ceiling trim (To match that of DONN 15mm steel) shadowline detail between wall & ceiling.
d6	Composite finish, painted to spec., all as per specialist
d7	Selected handmade tiles to walls per architect's layout. Grouting joints and colour TBC. All floor, wall and ceiling joints to line up. Soft joints colour to match grout. All to Approval of Architect
e	ROOF - Roof Structure to Engineer / Specialist design and to be approved by Architect
e1	Composite roof structure with pitches and falls as indicated on drawings. Finished with All Grip paint finish, as per specialist. Colour to be confirmed by Architect. Fasteners to be robust, watertight, rust free and installed according to manufacturer's specification (Take note of wind loads). Sheets to overlap at joints and sealed accordingly to be watertight, by specialist. Roof structure designed and approved by composite eng. Shop drawings to be submitted to Architect for approval. Guarantees to be provided for complete installation, including durability of products strength and finish.
e2	Double glazed structural glass sheets fixed according to specialist. Colour to be confirmed. Structure to be approved by structural eng. Shop drawings to be submitted to Architect for approval.
e3	Flat Roofs: RC slab to Eng. spec. with min. 30mm screed to min 1:100 fall. Double layer POLYGLASS (or similar and approved) waterproofing by specialist over screed covered with 50mm DPPS insulation board with membrane cover. Finish with 50mm stone layer (<13mm) over if no other finish is indicated. Landscaping where indicatec. Fullbore outlets to Geberit design and supply , or similar and approved. Allow for caged cover at fullbores that are covered - To be discussed on site with architect prior to manufacturing.
e4	Sheet Metal Roof Flashing to be manufactured from 0.55mm COLORBOND G300 flashing feed Clean Colorbond, color to match roof sheeting, 10 x 150 Nutec Fascia board painted same as wall. Shop drawings to be submitted to Architect for approval.
e5	Composite gutter integrated into roof structure with integrated downpipe spouts to turn into PVC stormwater pipe by eng. Waterproofing as per specialist. Colour to match roof colour. Sizes TBC by engineer/specialist & approved by Architect.
e6	Masonry Construction Chimney / Stainless Steel Turbo Cowl with flue pipes. Provide for composite cover over already insulated flues, colour to match roof, and by specialist. Cowl and flue by specialist, refer to Architect's detail. All chimneys to comply with SANS 10400 Part V . Note: All flue pipes to be insulated as per specialist where exposed to flammable material - ie. Ceilings etc.
f	DOORS & WINDOWS - Glazing to comply with SANS10400 Part N.
f1	All doors, windows and external shutters to be powder coated Aluminium. Refer to door and window schedules. Colour to be confirmed by Architect. All details and installation specifications by specialist. Refer to electrical layout for electrical connections to glazed areas where indicated.
f2	Sloped plastered & waterproof cill , with built in dpc & drip to Architect's detail & painted to spec. Composite cill, sloped and finished according to composite specialist
f3	Cavities for pocket sliders, cavity depth to be min 100mm deeper than slider length. Cavity walls to be bagged & primed with black fintcoat full height & width (all walls) Discrepancy max. 20mm over entire length/height/width. Cavity floors to be sealed with Resiflex both sides of angle & min 2 brick courses all around.

ABBREVIATION LEGEND

AFFL	Above Finished Floor Level
b	bath
bd	bidet
bc	broom cupboard
bo	beam over
BOC	Bottom Of Concrete
bic	Built in cupboard
c st	Combustion stove
cu	Condenser Unit
db	Distrubution Board
fbo	fullbore outlet
fz	freezer
dpc	damp proof course
dw	dishwasher
ej	expansion joint
fd	floor drain
fr	fridge
FFL	Finished Floor Level
gh	gas hob
hp	Heat Pump
NGL	Natural Ground Level
hwb	hand wash basin
lo	lintel over (measured from FFL)
mic	microwave
ms	matt sinking
mv	Mechanical Ventilation
ov	built-in oven
ox	Overhead Extractor
pb	preparation bowl
rl	rooflight over
rwp	rain water pipe
s	sink
shr	shower
so	slab over (measured from FFL)
st	stove
su	Splitter Unit
td	tumble dryer
t	trough
tbc	to be confirmed
TOC	Top of Concrete
vc	vanity cupboard
vs	vanity shelf
wc	water closet
wm	washing machine
wt	worktop

DRAINAGE & PIPING

ie	inspection eye
g	gulley
gt	garden tap
g+t	gulley & tap
re	rodding eye
ss	soil stack
wp	waste pipe
sp	soil pipe
vp	ventilation pipe
mh	manhole
vv	vent valve

All waste & soil pipes to have a minimum fall of 1:60 and to be concrete encased when below surface beds

- 100mmØ uPVC soil pipe
- 50mmØ uPVC waste pipe
- 40mmØ uPVC ventilation pipe
- 110Ø uPVC rwdp to minimum fall of 1:100
- 15-20mmØ Class2 Copper Gas piping

DRAINAGE

STORMWATER
Stormwater & surface sw layout to engineer's detail

WET SERVICES
ALL DRAINAGE MUST COMPLY WITH THE NATIONAL BUILDING REGULATIONS PART P. AND SABS 0400. Sewerage lines and water reticulation strictly according to SANS10252/1 and 1025/2/2.
ALL DRAINAGE PIPES passing under through buildings or any building structures are to comply with NBR with RE's installed at ingress and egress points of drains under such buildings or structures. Rodding Eye (RE) at all Soil Pipe branches and change of directions. RE's to be positioned to allow maximum 25m rodding distance. RE at the highest point of any drain.
ALL DRAIN & DISCHARGE PIPES installed within buildings shall be accessed by means of a screwed or bottled airtight cover. Provide ALPRO tiled (or respective finish) . Removable access panels/covers to all baths(except free-standing) and vertical pipe stacks or ducts - covers to be approved by Architect prior to installation.
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POSITION OF ALL PIPE LINES ON SITE TO BE MARKED OUT AND CONFIRMED BY ARCHITECT BEFORE ANY DIGGING COMMENCES

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The contractor and sub-contractors shall insure their workmen in terms of the Workmen's Compensation Act 1941, and amendments thereof, and shall indemnify the employer from any claim there under. Contractor and site practice to comply with Occupational Health and Safety Act, No.85 of 1993.

Building to be set out by a registered Land Surveyor.
Final levels of buildings to be confirmed with architect.
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SANS 10400-XA

Refer to EE Supplemental Guide 'Energy Efficiency in Buildings, SANS 10400 - XA & SANS 204' report

Climatic Zone
HIGHVELD
Building Envelope
FLOORS: to comply with SANS 10400-XA:2011, 4.4.2, to be insulated underneath the slab with insulation of minimum R-Value of 1.
EXTERNAL WALLS: to comply with SANS 10400-XA:2011, 4.4.3, to have a minimum total R-value of 0.35
ROOFS: to comply with SANS 10400-XA:2011 4.4.5, to have a minimum R-value of 3.7
Hot water supply
To comply with SANS 10400-XA:2011, 4.1. Maximum 50% of all domestic water heating to be resistor type heating, Minimum 50% to be from alternative heating sources
All hot water service pipes shall be clad with insulation with a minimum R-value of 1
Calculations done by specialist as separate document

Architect: C Malan
Date: 2020.11.18
SACAP no: Pr. 210126

Client: MMS Roos
Date: 2020.11.18

No.	Description	Date
1	Issued to QC	2020.08.17
2	Issued to sustainable consultant and systems specialists	2020.08.22
3	Issued to Local Authority	2020.09.25
4	Revised East elevation based on aesthetic committee comment	2020.11.18
5	Pool safety notes added following council's request	2021.01.15
6	OSCAE requirements - No activity sone in Zimbuilding area on ocean side	2021.01.19
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issue status

FOR LOCAL AUTHORITY APPROVAL

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company

SOLVATION ARCHITECTS

Cillié Malan Pr.Arch 21016 - Contact: cm@solvation.africa / 082 903 6907
95 Dorp Street Stellenbosch - La Gratitude Heritage Building

project title

NEW DWELLING - HOUSE SATURN for Ms MMS Roos
ERF 222 Buffelsbaai

drawing title

SECTIONS

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date: 08/17/20 drawn: cm			

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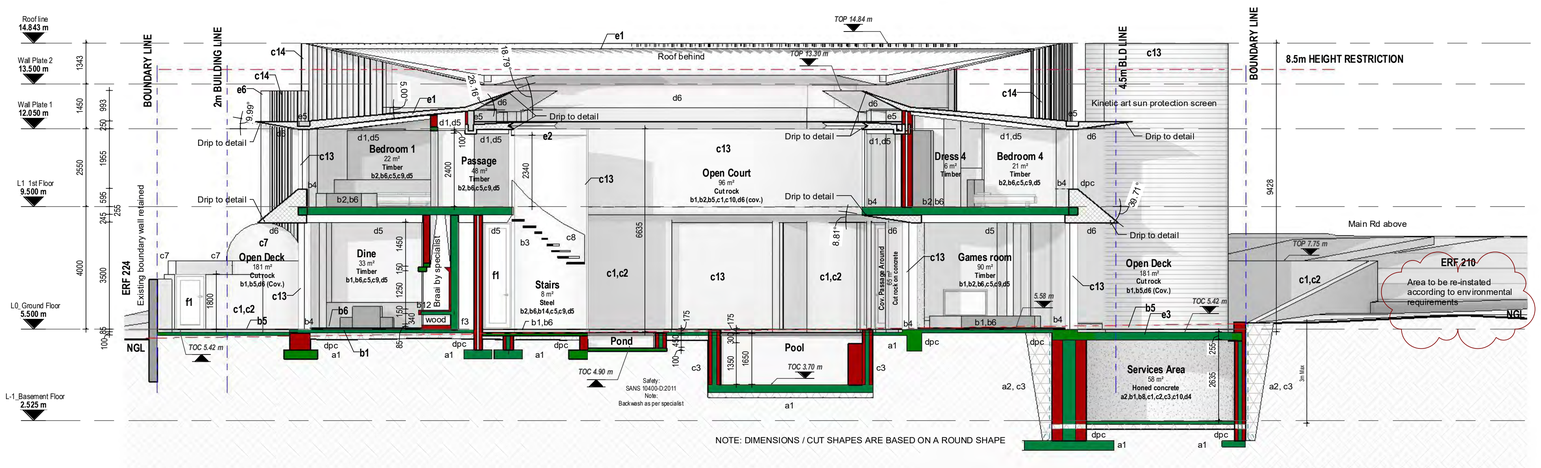
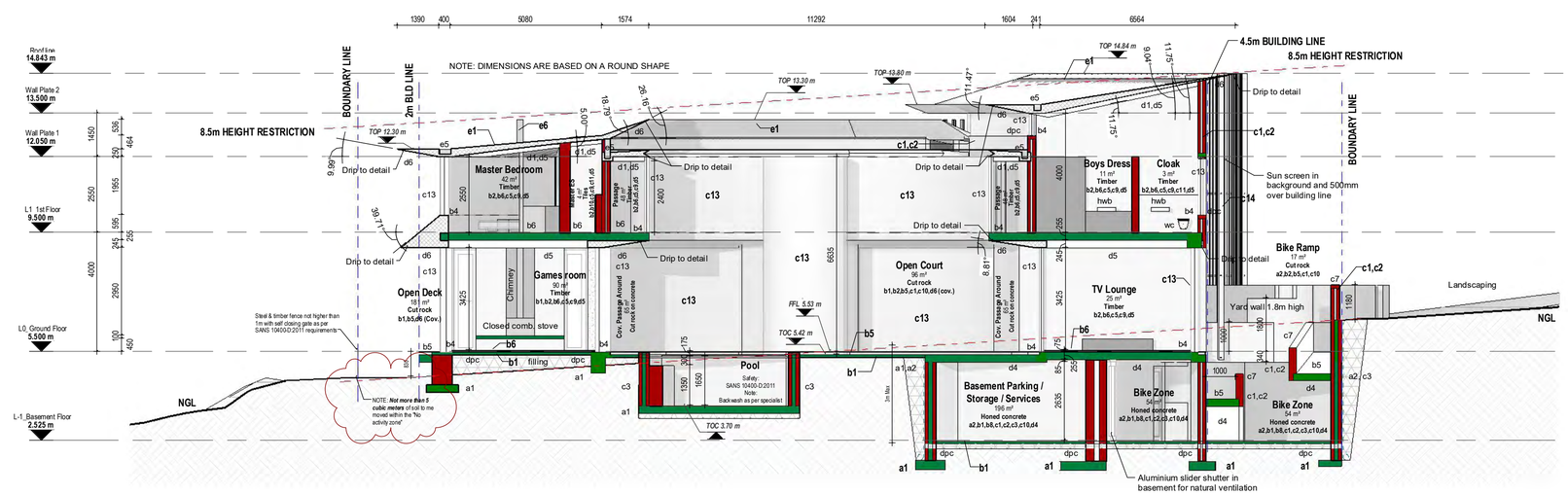


Section D

SCALE 1 : 100



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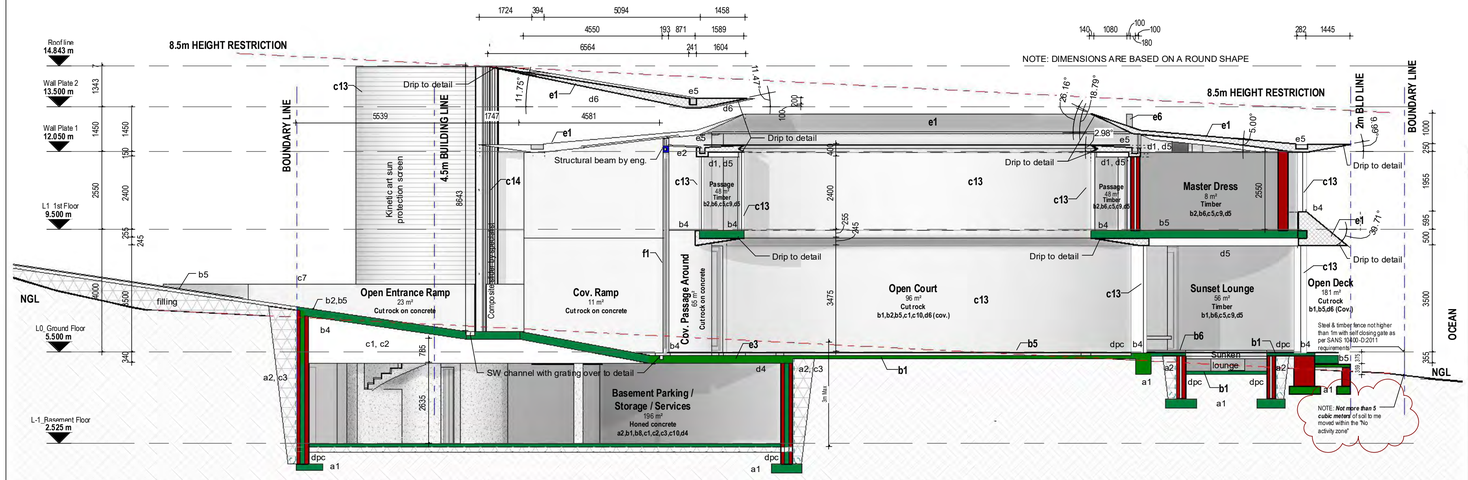

Section F

SCALE 1 : 100

100_LEGEND OF MATERIALS

a	FNDTS
a1	REFER TO STRUCTURAL ENGINEER'S DETAIL FOUNDATION DRAWINGS FOR SIZE AND DEPTH OF FOOTINGS, COLUMNS & RETAINING WALLS.
a2	Provide Vertical tanking at all retaining walls, basements & level changes. POLYGLASS torch-on waterproofing membrane system fixed in accordance with manufacturer spec.
b	FLOORS
b1	Concrete surface bed (min 100 mm - to Engineers Specification), on GUNDLE AT USB GREEN 250micron, on min 150mm good, clean hard core consolidated fill treated with ant poison. Hard core fill to be compacted in layers to engineer's specification. All bathroom / shower / cold room floors to be cast 50mm lower than general TOC to allow for floor drains with min 1:100 fall. Provide 40mm thick Lambdaboard insulation under concrete surface bed to all rooms with 25mm thick vertical insulation between slab & walls. Provide underfloor heating to designated areas as per specialist detail.
b2	Structural slab, supports and beams to Eng. spec. All bathroom / shr cold room floors to be cast 50mm lower than general TOC to allow for floor drains with min 1:100 fall. Exposed Slabs to be waterproofed with POLYGLASS torch-on (or similar and approved) waterproofing by specialist if internal building space below slab or cementitious waterproofing if external building space below slab. Both to be applied on top of screed to fall of 1:100 with finish to spec [adhere to SANS10400-B]
b3	RC or Steel (As indicated) staircase to Architect's and Engineer's detail and as per specialist (Shopdrawings to be provided for approval by arch. and eng.) . Where concrete stairs are over or adjacent to interior spaces, the stair surface, risers, treads & sides should be screeded to fall & waterproofed by specialist.
b4	Threshold waterproofing. Cementitious waterproofing on Aluminium base outwards and torch on waterproofing from angle 1m inwards in accordance to specialist's detail.
b5	Selected cut solid rock as per spec. by specialist on in-situ concrete deck / surface bed with screed to fall.
b6	Selected timber flooring as per spec. and by specialist (Internal) on required underlayer / sub-structure on screed.
b7	Mapleite Magnesium Oxychloride flooring on screed by specialist, sealed. Colour TBC by Architect. Joint lines saw cuts by installer as indicated on drawings and approved by specialist. Steel angles at various floor finish cross overs and should be painted with Duram NS4 Grey and top exposed surface of angle should be wiped clean of paint. Sample approved by architect. Stair nosings to be Mapleite by specialist (Only where indicated).
b8	Honed Exposed Stone Aggregate - Readymix 40-60mm thick with stone aggregate, colour TBC, (<13mm) screed, polished with diamond cutter to expose stone. Provide Ref 193 Steel Mesh in screed. Joint Lines @ approx 3.5 x 3.5 (Cut lines 20-30mm deep x 2.3mm wide) Sample of stone to be submitted for approval by Architect.
b9	Brushed Stone Aggregate - Readymix 100mm thick stone aggregate, colour TBC, (<13mm) screed, brushed to expose stone. Provide Ref 193 Steel Mesh in screed. Joint Lines @ approx. 3.5 x 3.5 (Cut lines 20-30mm deep x 2.3mm wide) Sample of stone to be submitted for approval by Architect.
b10	Selected tiles on Resiflex waterproofing to floor laid to min 1:100 fall as shown. Grouting joints and colour to be confirmed by Architect. All floor and wall joints to line up.
b11	Pavers to spec., colour TBC, on dpc overlapping layers on poisoned river sand on well compacted soil. Samples to be approved by architect. Note: Steepness of slope of ramp. Allow for concrete ground beams to prevent paver slippage as required by engineer
b12	Firetight klompies installed according to detail and as per manufacturers specification.
b13	Epoxy painted floor finish applied according to supplier's specification on screed to fall.
b14	Steel staircase to Architect's and Engineer's detail. The stairs to be a loose standing steel element fixed to concrete floor and custom structure above, all by specialist. Shopdrawings to be provided for approval by architect and engineer.
c	WALLS
c1	Clay stock bricks, flush jointed with floated and sponged undulated 20-25mm cement plaster to receive Architect specified finish (Note: Only where plaster walls are exposed. Timber cladded walls to receive standard 12mm smooth plaster). All bricks to be wet before laid. Provide 25mm Isoboard wall insulation to the inside skin of all external cavity walls. Installed strictly as per manufacturer specification. (To comply with SANS10400-XA:2011(4.3.3)
c2	GUNDLE AT BRICKGRIP DPC 250mic under all walls and cills, brickforce every 6 courses.
c3	Retaining wall by Structural Engineer.
c4	RC Ring beam by Structural Engineer.
c5	Skirting: Plastered walls = 85mm High pointed joint in plastered wall. Timber walls = 65mm High step in wall finish to detail. Tiled walls = Flush to floor finish. Samples of all to be approved by architect.
d6	Drywalling: Plasterboard fixed to substructure with cavity batt insulation. Finish TBC
c7	Cementitious Waterproofing on sloped plaster to top of boundary & parapet walls, painted to spec.
d8	Balustrades & Handrails: Refer to Architects detail. To comply with SANS10400D. 1m High from FFL with no opening that permits the passage of a 100mmØ ball.
c9	Selected timber cladding as per spec. and by specialist.
c10	Paint: plaster to receive approved undercoat & textured paint, Midas Midamite Medium or similar approved. Colour TBC. Coastal regions to receive waterproofing layer as per approved specification.
c11	Selected handmade tiles to walls per architect's layout. Grouting joints and colour TBC. All floor, wall and ceiling joints to line up. Soft joints colour to match grout. All to Approval of Architect
c12	Autoclaved Aerated Concrete (AAC) building blocks (Size = 600 x 250 x 220mm (external) 150mm (internal) thick), installed with thin bed mortar glue (3mm) and fibreglass mesh as brickforce every 2nd row, laid according to supplier's specification. Lintels according to suppliers specs. Prepare for Rhinolite finish according to supplier spec. Blocks to be cut where walls are curved or pointed.
c13	Glass facade by specialist
c14	Composite sun screen structure as indicated on drawings. Finished with All Grip paint finish, as per specialist. Colour to be confirmed by Architect. Fasteners to be robust, watertight, rust free and installed according to manufacturer's specification (Take note of wind loads). Sheets to overlap at joints and sealed accordingly to be watertight, by specialist. Vertical screen with support structure designed and approved by composite & structural eng. Shop drawings to be submitted to Architect for approval. Guarantees to be provided for complete installation, including durability of products strength and finish.
d	CEILING
d1	Ceiling Insulation Provide 1x 135mm Isotherm insulation below composite structure and above ceiling line. Fixing to be by specialist & approved by Arch. & composite specialist. To comply with SABS 1381 part 186 and SANS10400-XA.
d2	9.5mm RHINOBOARD (Internal) ceiling board by approved specialist fixed to underside of roof structure. DONN ceiling trim shadowline detail between wall & RHINOBOARD ceiling.
d3	12.5mm RHINOBOARD (External) moisture resistant ceiling board by approved specialist fixed to underside of roof structure. Allow shadowline detail between wall & ceiling. (Refer to drawings direction of ceilings) Joints taped, first skimmed over taped joints and then fully skim plastered and painted to match walls.
d4	Plaster to underside of concrete slabs, staircases & concrete beams. Plaster & paint finish to match walls; NOT skimmed. All soffits to receive drip joint to Arch. Detail.
d5	Timber boarded ceiling to spec. Suspended below roof structure as per specialist. Solid timber ceiling trim (To match that of DONN 15mm steel) shadowline detail between wall & ceiling.
d6	Composite finish, painted to spec., all as per specialist
d7	Selected handmade tiles to walls per architect's layout. Grouting joints and colour TBC. All floor, wall and ceiling joints to line up. Soft joints colour to match grout. All to Approval of Architect
e	ROOF - Roof Structure to Engineer / Specialist design and to be approved by Architect
e1	Composite roof structure with pitches and falls as indicated on drawings. Finished with All Grip paint finish, as per specialist. Colour to be confirmed by Architect. Fasteners to be robust, watertight, rust free and installed according to manufacturer's specification (Take note of wind loads). Sheets to overlap at joints and sealed accordingly to be watertight, by specialist. Roof structure designed and approved by composite eng. Shop drawings to be submitted to Architect for approval. Guarantees to be provided for complete installation, including durability of products strength and finish.
e2	Double glazed structural glass sheets fixed according to specialist. Colour to be confirmed. Structure to be approved by structural eng. Shop drawings to be submitted to Architect for approval.
e3	Flat Roofs: RC slab to Eng. spec. with min. 30mm screed to min 1:100 fall. Double layer POLYGLASS (or similar and approved) waterproofing by specialist over screed covered with 50mm DIPPS insulation board with membrane cover. Finish with 50mm stone layer (<13mm) over if no other finish is indicated. Landscaping where indicated. Fullbore outlets to Gebeni design and supply, or similar and approved. Allow for caged cover at fullbores that are covered - To be discussed on site with architect prior to manufacturing.
e4	Sheet Metal Roof Flashing to be manufactured from 0.55mm COLORBOND G300 flashing feed Clean Colorbond, color to match roof sheeting. 10 x 150 Nutec Fascia board painted same as wall. Shop drawings to be submitted to Architect for approval.
e5	Composite gutter integrated into roof structure with integrated downpipe spouts to turn into PVC stormwater pipe by eng. Waterproofing as per specialist. Colour to match roof colour. Sizes TBC by engineer/specialist & approved by Architect.
e6	Masonry Construction Chimney / Stainless Steel Turbo Cowl with flue pipes. Provide for composite cover over already insulated flues, colour to match roof, and by specialist. Cowl and flue by specialist, refer to Architect's detail. All chimneys to comply with SANS 10400 Part V. Note: All flue pipes to be insulated as per specialist where exposed to flammable material - ie. Ceilings etc.
f	DOORS & WINDOWS - Glazing to comply with SANS10400 Part N.
f1	All doors, windows and external shutters to be powder coated Aluminium. Refer to door and window schedules. Colour to be confirmed by Architect. All details and installation specifications by specialist. Refer to electrical layout for electrical connections to glazed areas where indicated.
f2	Sloped plastered & waterproof cill, with built in dpc & drip to Architect's detail & painted to spec. Composite cill, sloped and finished according to composite specialist.
f3	Cavities for pocket sliders, cavity depth to be min 100mm deeper than slider length. Cavity walls to be bagged & primed with black flintcoat full height & width (all walls) Discrepancy max. 20mm over entire length/height/width. Cavity floors to be sealed with Resiflex both sides of angle & min 2 brick courses all around.

DRAINAGE

STORMWATER
Stormwater & surface sw layout to engineer's detail

WET SERVICES
ALL DRAINAGE MUST COMPLY WITH THE NATIONAL BUILDING REGULATIONS PART P. AND SABS 0400. Sewerage lines and water reticulation strictly according to SANS10252/1 and 10252/2.
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ABBREVIATION LEGEND

AFFL	Above Finished Floor Level
b	bath
bd	bidet
bc	broom cupboard
bo	beam over
BOC	Bottom Of Concrete
bic	Built in cupboard
c st	Combustion stove
cu	Condenser Unit
db	Distribution Board
fbo	fullbore outlet
fz	freezer
dpc	damp proof course
dw	dishwasher
ej	expansion joint
fd	floor drain
fr	fridge
FFL	Finished Floor Level
gh	gas hob
hp	Heat Pump
NGL	Natural Ground Level
hwb	hand wash basin
lo	lintel over (measured from FFL)
mic	microwave
ms	matt sinking
mv	Mechanical Ventilation
ov	built-in oven
ox	Overhead Extractor
pb	preparation bowl
rf	roof light over
rwp	rain water pipe
s	sink
shr	shower
so	slab over (measured from FFL)
st	stove
su	Splitter Unit
td	tumble dryer
t	trough
tbc	to be confirmed
TOC	Top of Concrete
vc	vanity cupboard
vs	vanity shelf
wc	water closet
wm	washing machine
wt	worktop

DRAINAGE & PIPING

ie	inspection eye
g	gulley
gt	garden tap
g+t	gulley & tap
re	rodding eye
ss	soil stack
wp	waste pipe
sp	soil pipe
vp	ventilation pipe
mh	manhole
vv	vent valve

All waste & soil pipes to have a minimum fall of 1:60 and to be concrete encased when below surface beds

- 100mmØ uPVC soil pipe
- 50mmØ uPVC waste pipe
- 40mmØ uPVC ventilation pipe
- 110Ø uPVC rwdp to minimum fall of 1:100
- 15-20mmØ Class2 Copper Gas piping

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project title

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1 : 100	007	LA_301	7
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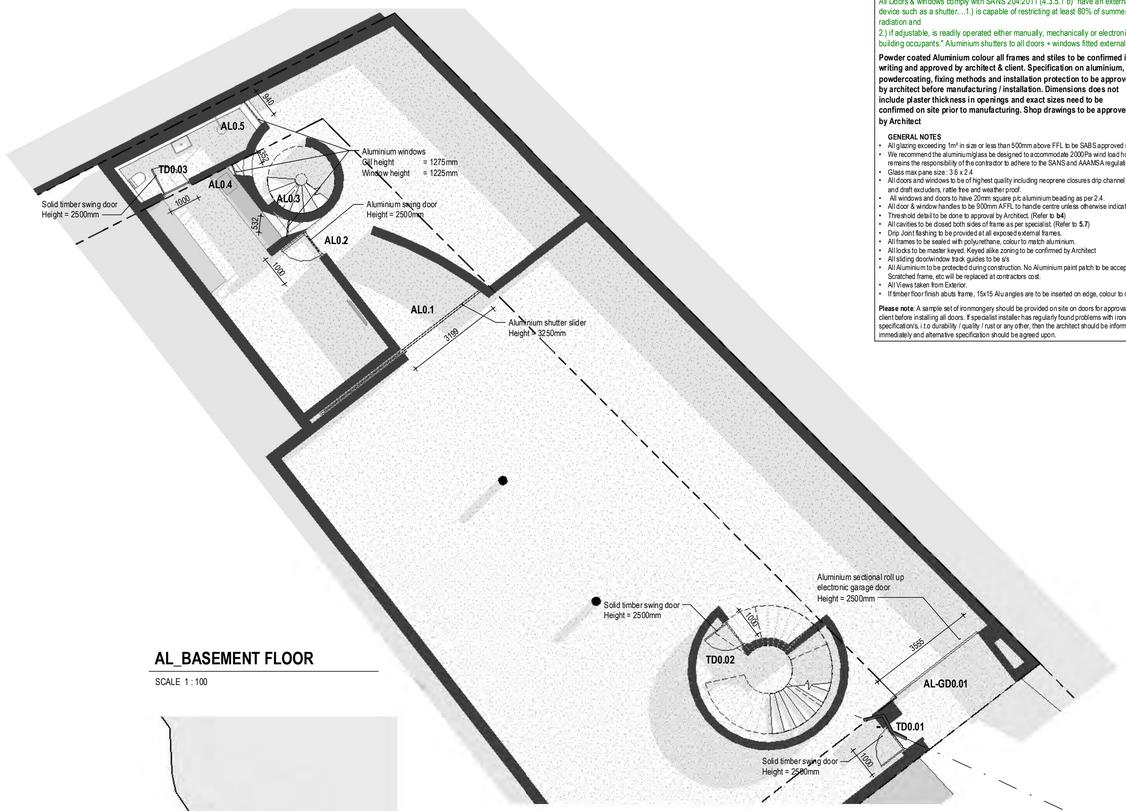
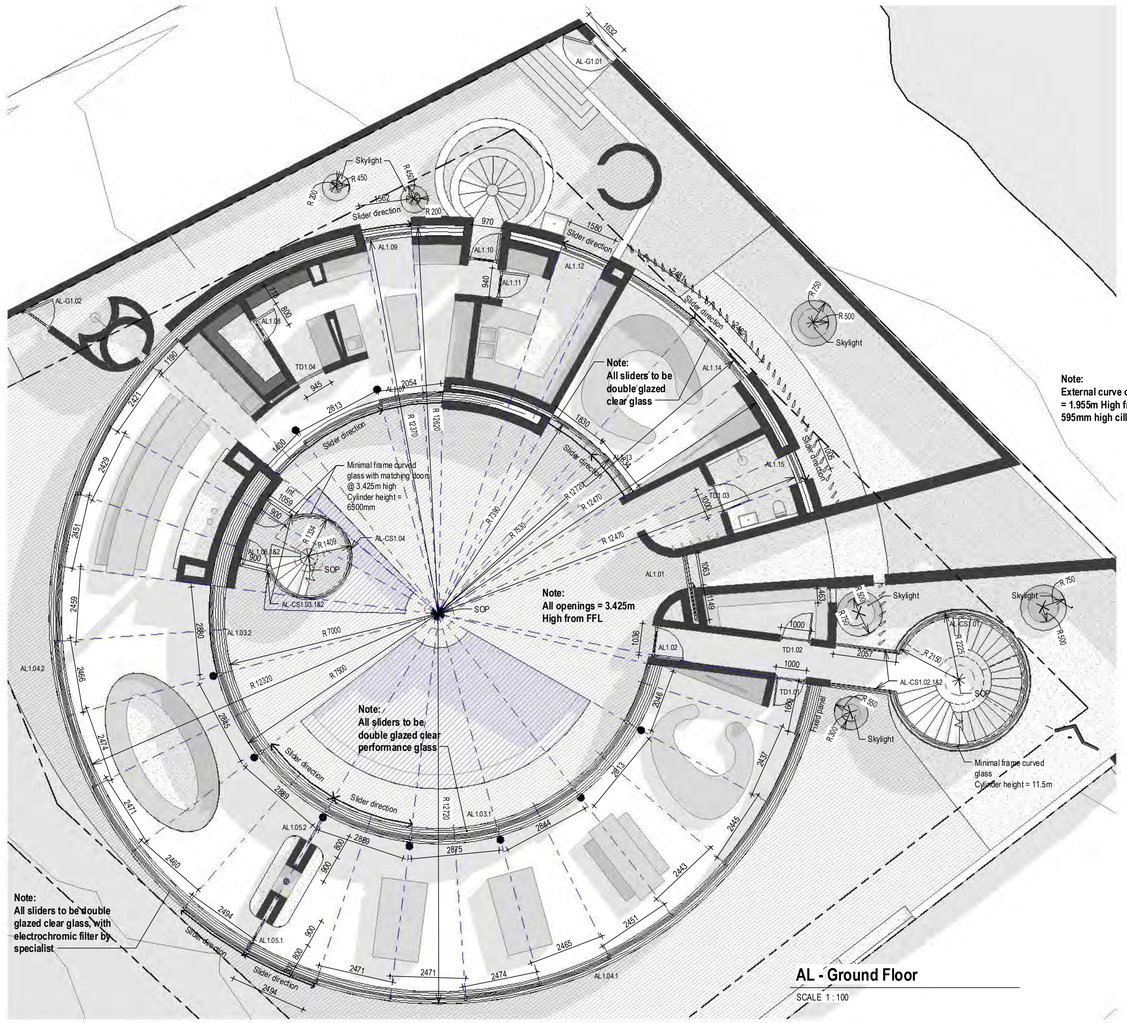


AL_BASEMENT FLOOR

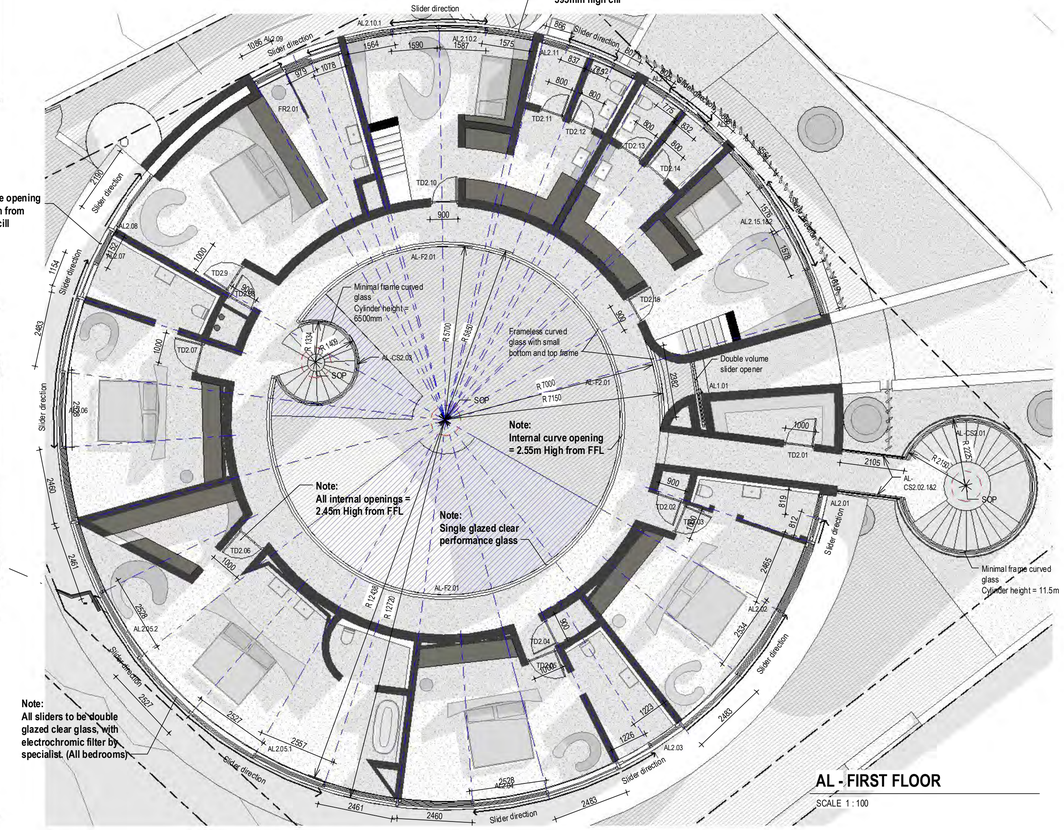
SCALE 1 : 100



AL - Ground Floor

SCALE 1 : 100

NOTE: READ WITH SCHEDULES ELSE WHERE



AL - FIRST FLOOR

SCALE 1 : 100

ALUMINIUM DOOR AND WINDOW NOTES

All Doors & windows comply with SANS 204:2011 (4.3.5.1 b) "have an external shading device such as a shutter…1) is capable of restricting at least 80% of summer sun radiation and
2.) if adjustable, is readily operated either manually, mechanically or electronically by the building occupants." Aluminium shutters to all doors + windows fitted externally.

Powder coated Aluminium colour all frames and stiles to be confirmed in writing and approved by architect & client. Specification on aluminium, powdercoating, fixing methods and installation protection to be approved by architect before manufacturing / installation. Dimensions does not include plaster thickness in openings and exact sizes need to be confirmed on site prior to manufacturing. Shop drawings to be approved by Architect

GENERAL NOTES

- All glazing exceeding 1m² in size or less than 500mm above FFL to be SABS approved safety glass
- We recommend the aluminium glass be designed to accommodate 2000Pa wind load however it remains the responsibility of the contractor to adhere to the SANS and AAAMSA regulations.
- Glass max pane size : 3.6 x 2.4
- All doors and windows to be of highest quality including neoprene closures drip channel all around and draft excluders, rattle free and weather proof.
- All windows and doors to have 20mm square p/c aluminium beading as per 2.4.
- All door & window handles to be 900mm AFFL to handle centre unless otherwise indicated.
- Threshold detail to be done to approval by Architect. (Refer to **b4**)
- All cavities to be closed both sides of frame as per specialist. (Refer to **5.7**)
- Drip Joint flashing to be provided at all exposed external frames.
- All frames to be sealed with polyurethane, colour to match aluminium.
- All locks to be master keyed. Keyed alike zoning to be confirmed by Architect
- All sliding door/window track guides to be s/s
- All Aluminium to be protected during construction. No Aluminium paint patch to be accepted. Scratched frame, etc will be replaced at contractors cost.
- All Views taken from Exterior.
- If timber floor finish abuts frame, 15x15 Alu angles are to be inserted on edge, colour to match frame.

Please note A sample set of ironmongery should be provided on site on doors for approval by architect & client before installing all doors. If specialist installer has regularly found problems with ironmongery specification's, i.t.o durability / quality / rust or any other, then the architect should be informed immediately and alternative specification should be agreed upon.

500_ALUMINIUM DOOR AND WINDOW SPECIFICATION

1	FRAMES
1.1	Single Sliding Alu / glass door/window: 60x75p/c aluminium track/frame (Cavity width according to specialist shopdrawings)
1.2	Curved aluminum and glass sliders (Fixed where indicated) with electrochromic filters (where indicated, all as per specialist specification
1.3	Swing door frame / window frame: 60x90mm p/c aluminium frame for glass door / window / shutter
1.4	Tilt & Turn Aluminium 92x60mm - p/c frame (Hardware by ROTO Germany.)
1.5	Frameless glass - Joints according to sample approved. Structure by specialist / architect / engineer
2	STILES
2.1	150x60mm heavy duty aluminium style
2.2	80x60mm heavy duty aluminium style
2.3	50x45mm aluminium window styles all round
2.4	20mm square p/c aluminium beading – neoprene closures
2.5	According to specialist specification and approved shopdrawings
3	LEAF
3.1	Glass - Single glazing 6.5mm laminated safety glass (sg) with uPVC interlayer, clear glass to comply with SABS0400 NBR Part N°. Allow for electrochromic filter by specialist.
3.2	Glass - Double glazing with min 12mm air gap – Intuderoprufe laminated safety glass inside and out. Allow for electrochromic filter by specialist.
3.3	Aluminium Shutter: Louvres to be 19x85mm rounded heavy duty blades (mega "tube" section) as per Alutech specification, or similar approved with max. unsupported span of 2100mm. Colour TBC. Provide Insect mesh (clear glass fibre net) where indicated (clear glass fibre net) on inside (only panels that provide cover to interior rooms - Not applicable to external gates) to Arch. approved sample
3.4	Etched Glass Vinyl: GRAFITACK TR101 (Silver) or similar approved. Applied by specialist
4	IRONMONGERY
4.1	Anca or QS4415 3mm thick s/s hinges – Length is door specific cylinder lock s/s lock set QS8555 150kg hinges with backing plate, spacer & s/s screws for swing doors. GHI hinges for folding doors.
4.2	Spartan flushbolts for swing doors and GHI double throw for folding doors.
4.3	Savi Euro Fox handle for swing doors. Colour = TBC
4.4	Heavy duty rollers with stainless steel bearings to specialist spec. & Arch. approval.
4.5	Door Locks - Locks and Cylinder lock st/steel lock set QS8555. Lock to be aligned vertically with door handle. Make provision for automatic closing gear in frame and stile where indicated. Specification and sample to be approved by architect before installation.
4.6	Slider Handles: To all be Aluminium full length bar handle unless indicated otherwise - colour to match frames, to be approved by architect.
4.7	Slider Locks: Internal Modified flushbolt lock as per Alutech specification, or similar approved. No external locking/unlocking mechanism unless indicated on drawing. To be discussed with Architect.
4.8	Recessed Handle 150h, colour to match door/window finish.
4.9	All ironmongery as per specialist. Samples to be approved by architect before ordered.
5	OTHER
5.1	Balustrading to later detail - Handrail @ 1000mm AFFL - applicable where internal & external level difference is greater than 1000mm.
5.2	Cables extended throughout opening as indicated on plan. To be position between window & shutter (Tilt & Turn) or outside Aluminium shutter (Cavity sliders) - applicable where internal & external level difference is greater than 1000mm
5.3	Aluminium horizontal sectional up & over garage door to specialist specification. Design to be approved by Architect.
5.4	Door stops – QS 4421 30mm diam (round with rubber) in utility areas. Custom made timber door stop where walls and floors are cladded in living areas and bedrooms. Samples to be approved & position confirmed by Arch. on site
5.5	Robe hooks - Door hooks = s/s heavy duty - Savi Euro cabin hooks. Wall hooks = Custom made timber hook with steel insert to be epoxied into wall. Sample to be approved by architect.
5.6	Door closer, Dormakaba ITS 96 integrated door closer, as per supplier's instructions. Sample to be approved by Architect.
5.7	Cavity closer by specialist, colour to match door/window frame.
5.8	Door - wall latch, st/steel, fixed with st/steel fasteners all by specialist. Sample to be approved & position confirmed by Architecton site.

general notes:

No amendments or alteration are to be made in the specifications of labour and material documents. Full set of the latest drawings to be in the site office at all times. JBCC 5.0 applies "The contractor shall keep a representative competent to administer and control the works continuously on the site during the execution of the works."
The contractor and sub-contractors shall insure their workmen in terms of the Workmen's Compensation Act 1941, and amendments thereof, and shall indemnify the employer from any claim there under. Contractor and site practice to comply with Occupational Health and Safety Act, No.85 of 1993.

Building to be set out by a registered Land Surveyor.
Final levels of buildings to be confirmed with architect.
Contractor to make adjustments on UFFL to allow for floor finish as specified to get to final FFL as on drawings. All external concrete slabs to step lower than unfinished ground level at door thresholds.

Room Areas indicated on floor plans are internal floor areas and do not account for walls and therefore will not correlate with the Gross Building Areas.

All existing trees and vegetation to be protected against any damage.

All specified brand name materials to be in strict accordance with manufactures specifications & details. Shop drawings to be presented to architect for approval before ANY SPECIALIST installation can commence. All materials, finishes and glazing to conform to SANS & SABS approved, wherever applicable.

SUPERVISION BY ARCHITECT
The architect is not expected to carry out continuous supervision; his inspections are for the benefit of the employer, not the contractor and do not relieve the latter of any of his contractual obligations. In the event of any matter arising which the contractor considers of such importance that the architect must be consulted, every reasonable attempt shall be made by the contractor to communicate with him before proceeding with the point at issue. It must, however, be borne in mind that the architect is employed to ensure correct compliance with the terms of this drawing, proper building procedures in accordance with the best traditions of the various trades and adequate finishes as specified and to his satisfaction. The architect is thus in no way responsible for any act or omission on the part of the contractor, which may result in any patent or latent defects in materials of workmanship, breach or neglect of any local regulations. The contractor therefore remains at all times responsible for any such neglect, deviation or wrong act, whether the same be discovered before or after the final certificate, or any other certificate, is approved.

SANS 10400-XA

Refer to EE Supplemental Guide 'Energy Efficiency in Buildings, SANS 10400 - XA & SANS 204' report

Climatic Zone
HIGHVELD
Building Envelope
FLOORS: to comply with SANS 10400-XA:2011, 4.4.2, to be insulated underneath the slab with insulation of minimum R Value of 1.
EXTERNAL WALLS: to comply with SANS 10400-XA:2011, 4.4.3, to have a minimum total R-value of 0.35
ROOFS: to comply with SANS 10400-XA:2011 4.4.5, to have a minimum R-value of 3.7
Hot water supply
To comply with SANS 10400-XA:2011, 4.1. Maximum 50% of all domestic water heating to be resistor type heating, Minimum 50% to be from alternative heating sources
All hot water service pipes shall be clad with insulation with a minimum R-value of 1
Calculations done by specialist as separate document

Architect: C Malan
Date: 2020.11.18
SACAP no: Pr. 210126
Client: MMS Roos
Date: 2020.11.18

No.	Description	Date
1	Issued to aluminium & glass specialists	2020.08.20
2	OSCAE application - re-submission	2021.01.20

issue status

FOR LOCAL AUTHORITY APPROVAL

notes

company

SOLUATION
Cillié Malan Pr Arch 21016 - Contact: cm@soluation.africa / 082 903 6907
95 Dorp Street Stellenbosch - La Gratitude Heritage Building

project title

NEW DWELLING - HOUSE SATURN for Ms MMS Roos
ERF 222 Buffelsbaai

drawing title

Aluminium and Glass 1 - Doors & Windows

scale @ A1:	proj. no:	dwg.no:	rev.no:
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date: 08/19/20 drawn: cm			

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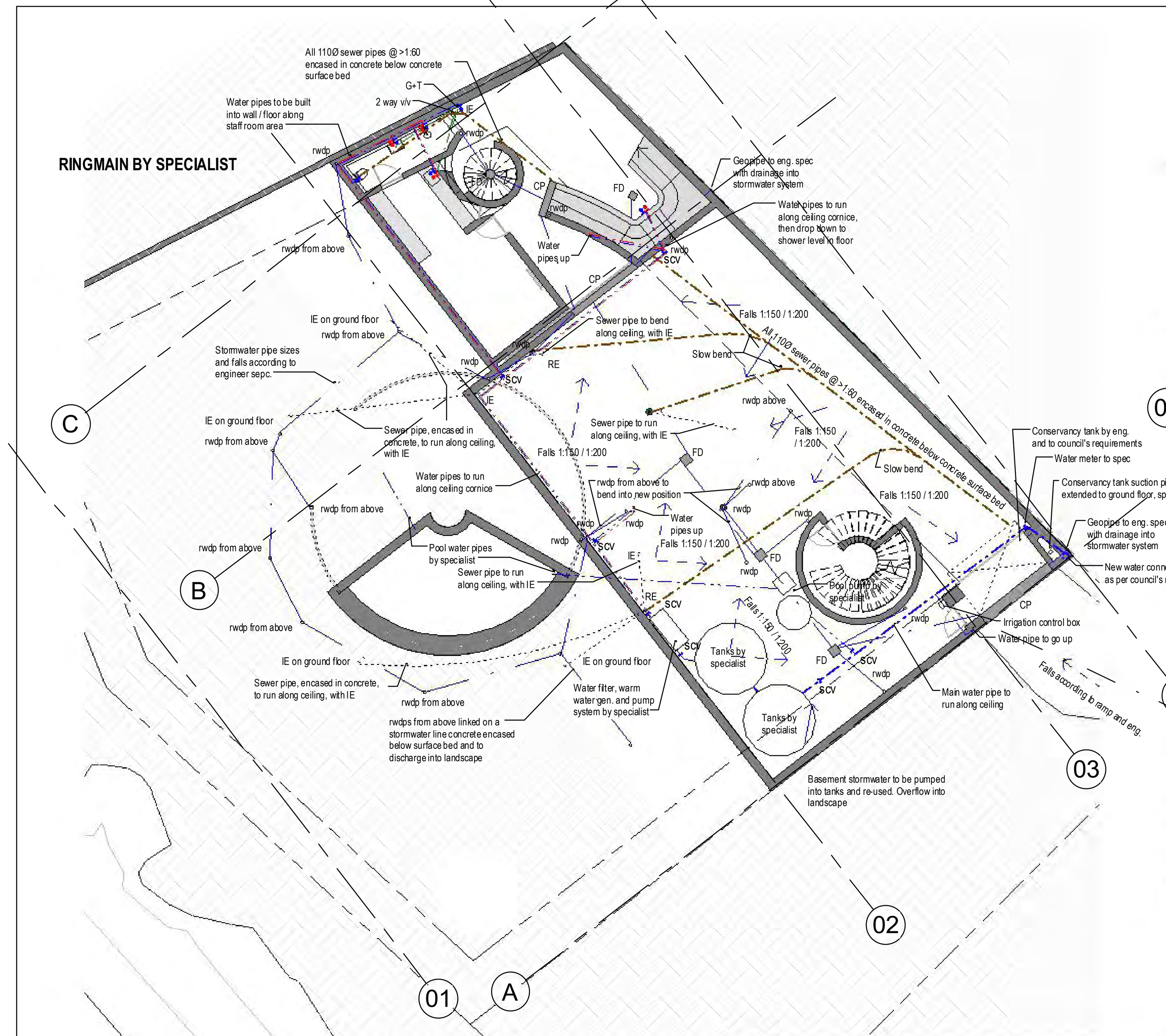
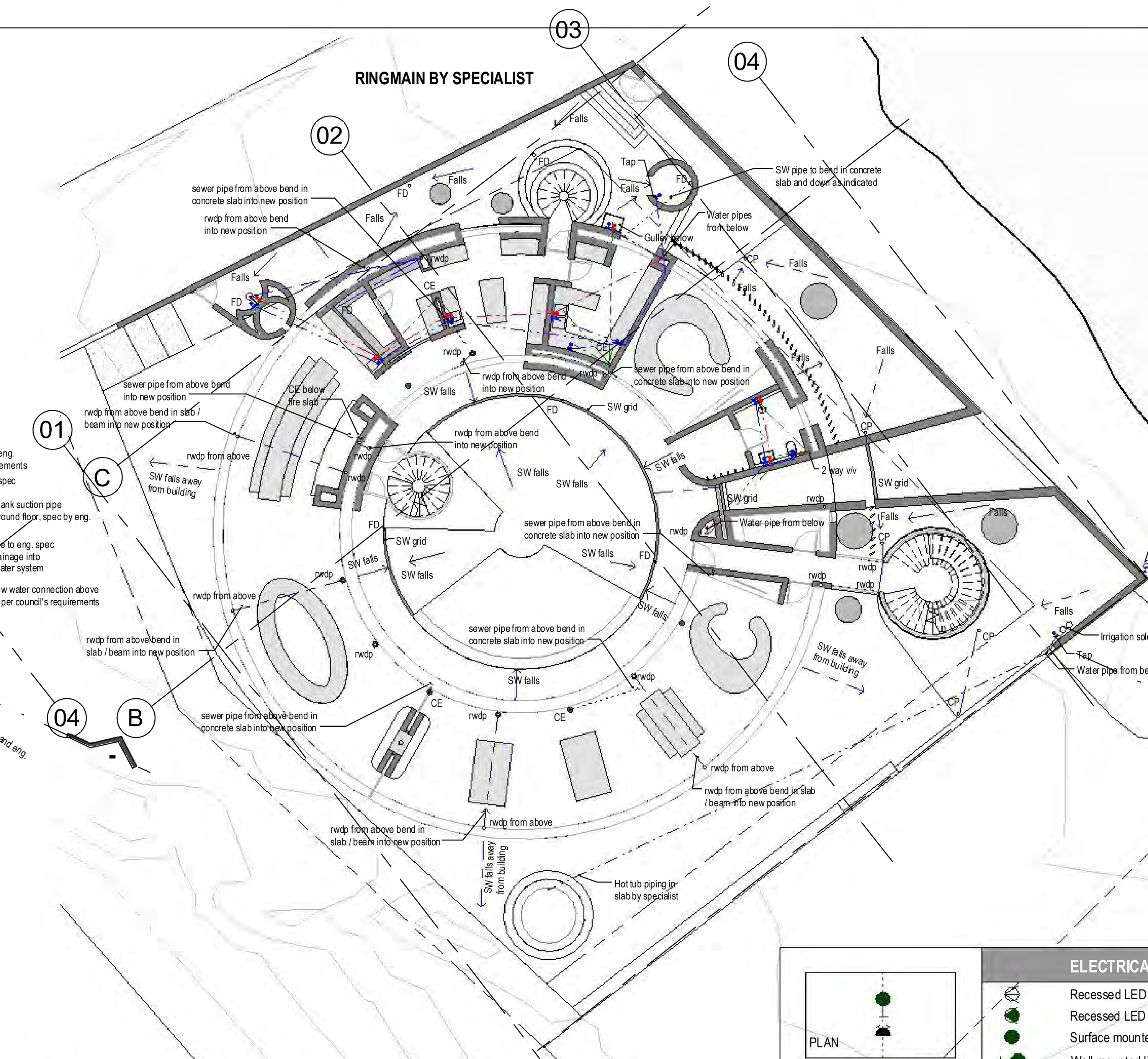


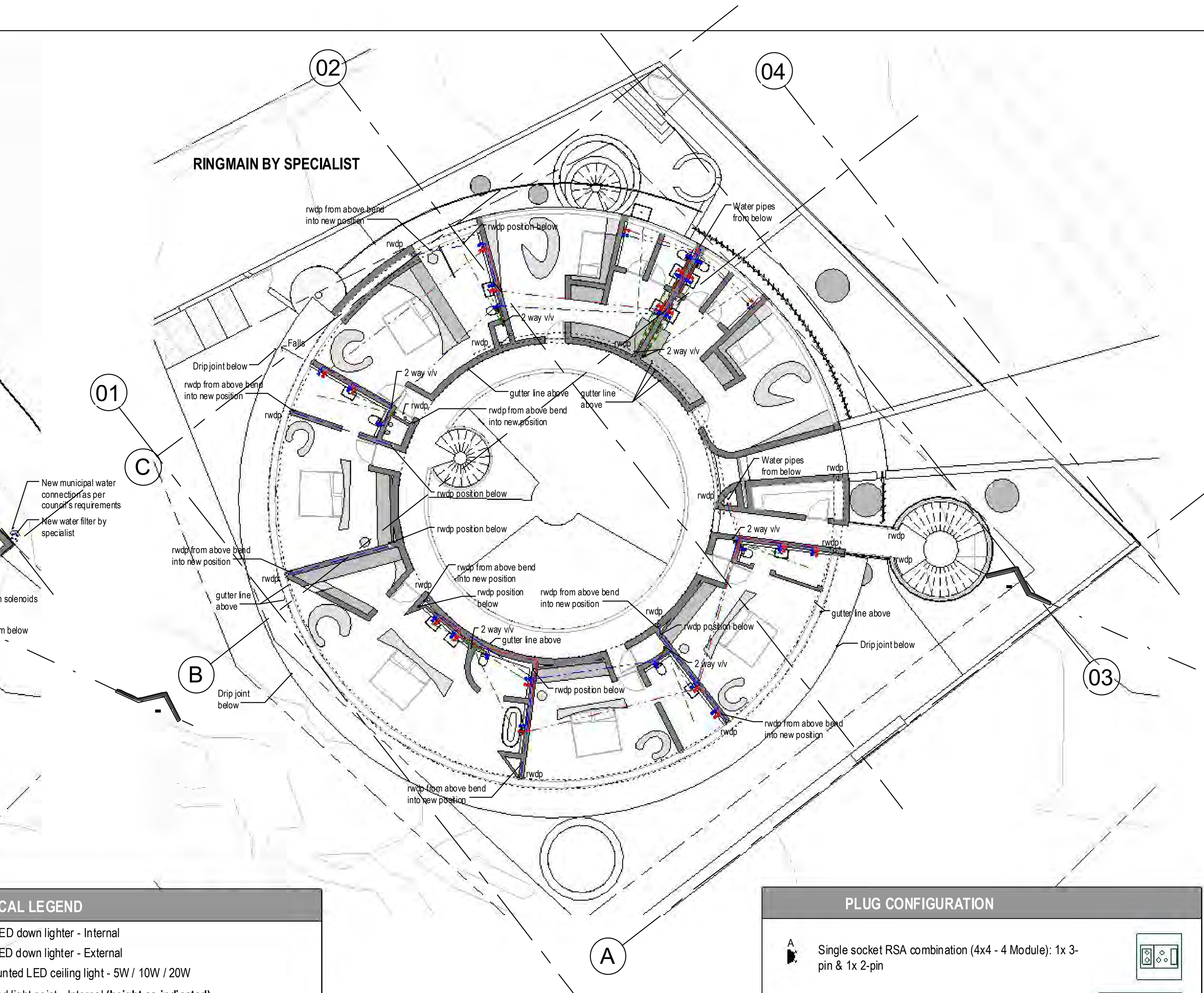
L-1_Basement Floor Plan - Services

SCALE 1 : 200



L0_Ground Floor Plan - Services

SCALE 1 : 200



L1_First Floor Plan - Services

SCALE 1 : 200

WATER RETICULATION

- MAIN WATER LINE from connection
- 22mmØ COLD / HOT WATER SUPPLY - To be confirmed by plumber / specialist
- COLD / HOT WATER VALVE
- COLD / HOT WATER SUPPLY POINT
- 22mmØ COLD / HOT WATER SUPPLY (VERTICAL TRAVEL) - TBC by plumber / specialist Pipe to run down in wall & sealed to spec.
- STOP COCK VALVE (SCV)
- WATER METER

NOTE:
1. All pipe work to be properly insulated (Full Length and in walls) & properly fixed to prevent rattling
2. Garden water - Gulley taps route to be discussed with Architect. All garden piping to be in PVC sleeves and >300mm below soil surface.
3. All routes indicated should be as per specialist ringmain size.
4. All pipe work in walls to be meshed over as per spec. before plastering.
5. Dimensions of outlet parts as per detail layouts.
6. Zoned close off valves to be discussed and confirmed with Arch.

EVAPORATIVE COOLING

- BreezAir ICON unit on roof ridge / flat roof 15mm water pipe & 15Amp plug required
- BreezAir cool air outlet

To be confirmed

ELECTRICAL INSTALLATION SPECIFICATION

The electrical contractor is to calculate the total load required and allow therefore in the installation (where applicable 3 Phase connection to be provided)

The existing electrical council connection, the required connection and the electrical loads as calculated are to be submitted to architect before any work begins.

To be carried out in strict accordance with plans issued by architect or electrical consultant and all applicable by-laws and regulations. All conduits to be laid in concrete surface bed, concrete slabs and roof construction and built into walls where necessary. Conduits must be fixed to the switches and socket casings with two lock nuts.

Plugs and switch height refer to legend. ALL TO LINE UP VERTICALLY and HORISONTALLY.

Make allowance for taking delivery, storing and erecting all the fittings. No electrical conduiting may penetrate through any water or damp proofing. All switches, plugs and cover plates to be of same colour and make, unless otherwise specified.

Positions for Electrical points to be marked out on site and approved by Architect before commencing with electrical installation

Refer to Mentis plaster mesh spec. for cut walls. Overlap cut lines with 150mm both sides of cutlines

No chasing of walls after plastering will be allowed, any affected wall to be completely re-finished at the electrical contractors account.

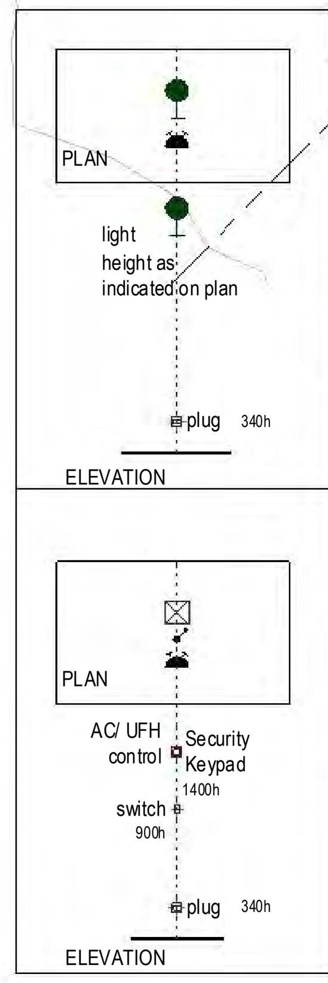
EARTHING
Any additional and new installation must be properly earthed per standard regulations including all hot and cold water pipes.Earth leakage unit to be provided.
LIGHTNING PROTECTION (WHERE SPECIFIED)
Lightning protection by specialist to incorporate air termination conductor runs, down conductor bondings and earth terminations - all in accordance with SABS code 03 (1985). Conduits to be provided to avoid surface mountings - layout to be submitted to architect for approval prior installation.
TELEPHONE POINTS
The electrician must make arrangements with Telkom and third parties to ensure the most convenient points for telephone incoming lines and boxes are established. This should be confirmed with Architect. 25mm Conduiting to be taken from this point to telephone boards and points in positions indicated on plans fitted with switch boxes and coverplates to confirmed heights. Draw wires are to be left in the conduiting and clearly marked.Provide cover plates to 100 x 75 telephone outlets.
INTERCOM POINTS
Provide intercom points and connect in series with 25mm diameter conduits. Draw-wires and draw-boxes to be provided. Position confirmed with Architect.
T.V.CONNECTIONS
For aerial and satellite dishes only provide 25mm diameter conduit from switchboxes (confirm position), with cover plates linked together to central point from which conduit must lead to aerial outlet box. Position of aerial and dish to be confirmed with architect.
ELECTRICAL SWITCH AND PLUGS
ALL switch gear & plug heights TO BE CONFIRMED
All conduits to be 19mm (to be confirmed with and put in writing by specialist).
Switch gear and covers to be used in conjuction with home automation. Multigang surround to be used behind beds and where needed.
GEYSERS / HOT WATER SYSTEMS
Geysers to be installed according to manufacturer's specification.
All geysers are to be installed in serie. The installation needs to accommodate loadsharing.
All warm water systems to be designed by specialist. If a ringmain is required, the layout should be designed, drawn and specified by specialist for approval by architect. A plantroom layout should accompany this drawing / specification. This includes the suggested specification for the swimmimg pool.
SWITCH GEAR
Legrand Arteor, colour and sample to be approved by Architect before order is placed.
DISTRIBUTION BOARDS
All cable clusters to be grouped, colour marked and labelled to architect's satisfaction.

SECURITY LEGEND

- 19MM CONDUIT TO BE CONFIRMED BY SPECIALIST
- Ceiling / Wall mounted infrared detector (Final position by arch.)
- Door contact
- Electric fence point
- Panic button 1400h
- Security keypad 1400h
- Security control box 1400h
- Security lazer beam

VACUUM LEGEND

- Vacuum outlet, height as per manufacturer
- Vacupan Outlet
- Vacuum Motor



ELECTRICAL LEGEND

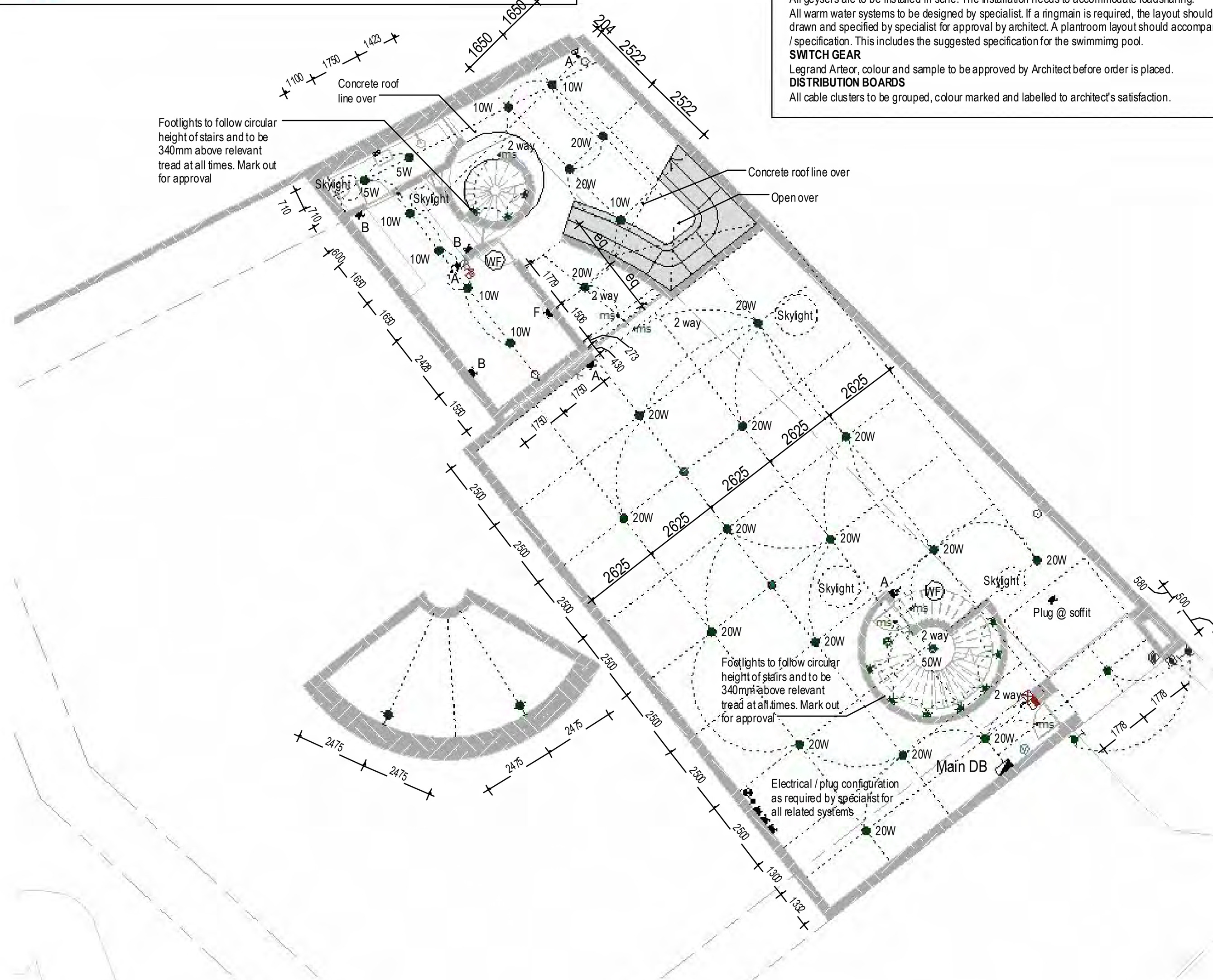
- Recessed LED down lighter - Internal
- Recessed LED down lighter - External
- Surface mounted LED ceiling light - 5W / 10W / 20W
- Wall mounted light point - Internal **(height as indicated)**
- Wall mounted LED light point - External **(height as indicated)**
- Watertight pool light **(by Pool Specialist)** - Colour approved by Arch.
- Wall mounted LED footlight 510h or as indicated on drawing
- Directional LED internal spot light
- LED Strip light with transformer
- Watertight LED spike light on armor cable
- Ceiling mounted fan
- Manual light switch, 900h
- dim — Dimmer light circuit
- 2way — 2 Way light circuit
- Stove / oven isolator switch 1100h
- ms — Ceiling Mounted Motion Switch
- Day/night switch positioned out of sight & painted to Spec, colour of wall
- Double 15 amp plug, **(340h or as indicated on drawings)**
- Double 15 amp floor plug
- Watertight 15 amp plug, **(340h or as indicated on drawings)**
- Computer 15 amp double plug+ data connection point, **(340h or as indicated on drawings)**
- Wall mounted Remote, **(900h or as indicated on drawings)**
- Wall mounted underfloor heating control unit 900h
- Shaver socket outlet, **(1400h or as indicated on drawings)**
- Geyser connection point
- Outlet for electrical point **(Purpose specified on plan)**
- Distribution board
- TEL — Telephone point, **(1400h or as indicated on drawings)**
- INT — Intercom point, **(handset 900h and AV 1400h or as indicated on drawings)**
- Wifi Router connection point **(340h or as indicated on drawings. Specialist to confirm conduit sizes and circuit layout, all network points to be connected throughout house**
- WF — WiFi booster wall / ceiling mounted with cable connection by specialist
- Irrigation control box, **(1400h or as indicated on drawings)**
- DSTV satellite dish, final position to be approved by Architect
- 340 — Indicated Height above Finished Floor Level

PLUG CONFIGURATION

- A — Single socket RSA combination (4x4 - 4 Module): 1x 3-pin & 1x 2-pin
- B — Double socket RSA combination (8 Module): 2x 3-pin & 2x 2-pin
- C — Single socket RSA combination (6 Module): 1x 3-pin & 2x 2-pin & Dual USB
- D — Double socket RSA combination: (1x 4x4 - 2x 3-pin (4 Mod.)
- E — Double socket RSA combination (1x 2x4 - Oven isolator switch & 1x 4x4 - 6 Module): 1x 3-pin & 2x 2-pin
- F — Single socket RSA combination (6 Module): 1x 3-pin & 2x 2-pin & 1x TV point
- G — Double socket RSA combination (2x 4x4 - 4 Module & 1x 4x4): Light switch (4 Mod.) & Dual USB & 2-pin & 1x 3-pin (4 Mod.))
- H — **Above**: Single socket RSA combination (1x 4x4 - 6 Module): F Type TV point & 1x Single USB & 1x 3-pin (4 Mod.)
  Below: Double socket RSA combination (8 Module): 2x 3-pin & 2x 2-pin
  2 x 32mm dia conduit
  tbc on site or as per detail dwgs

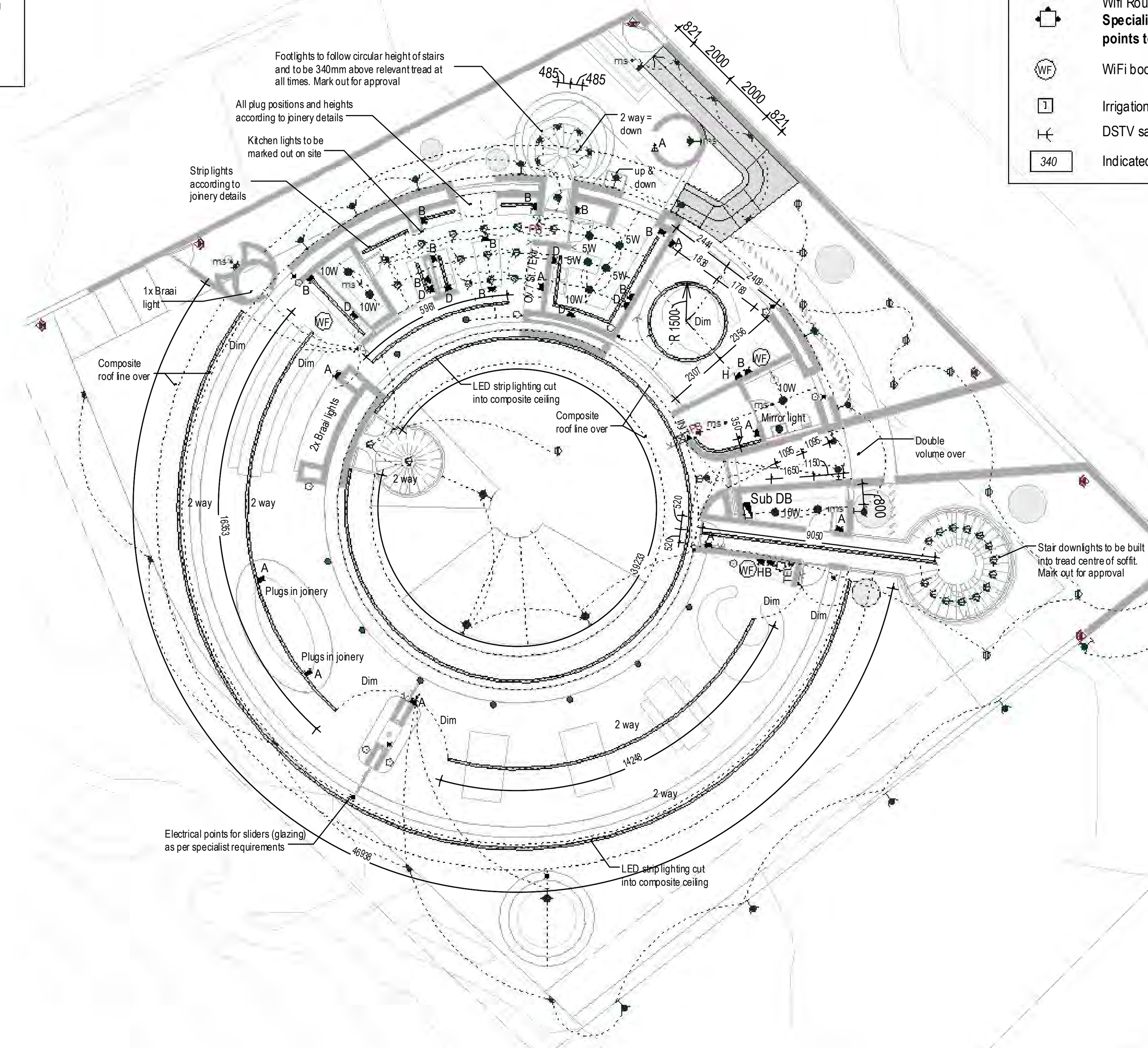
ALL TV POINTS TO CONNECT BACK TO SOUND MAIN BOX

NOTE:
1. USB = Neutral and live connections
2. Single USB = 1 Module & Dual USB = 2 Modules
3. 2x4 Switches installed vertically



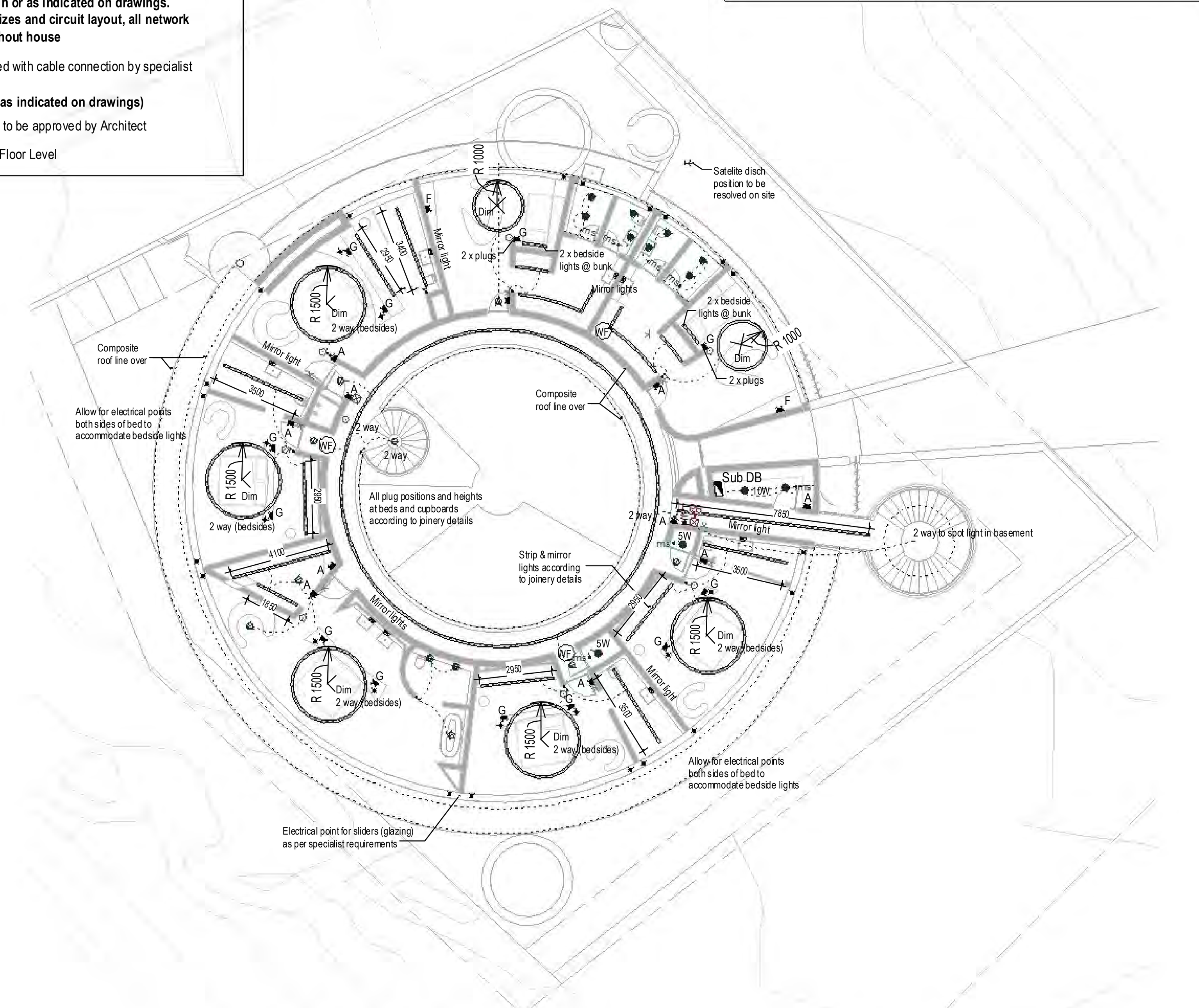
L-1_Basement Floor Plan - Electrical layout

SCALE 1 : 200



L0_Ground Floor Plan - Electrical layout

SCALE 1 : 200



L1_First Floor Plan - Electrical layout

SCALE 1 : 200

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SANS 10400-XA

Refer to EE Supplemental Guide 'Energy Efficiency in Buildings, SANS 10400 - XA & SANS 204' report

Climatic Zone
HIGHVELD
Building Envelope
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All hot water service pipes shall be clad with insulation with a minimum R-value of 1
Calculations done by specialist as separate document

Architect: C Malan
Date: 2020.11.18
SACAP no: Pr. 210126

Client: MMS Roos
Date: 2020.11.18

No.	Description	Date
1	Issued to Local Authority	2020.09.25
2	OSCAE application - re-submission	2021.01.20

issue status

FOR LOCAL AUTHORITY APPROVAL

notes

The design on this drawing remains the property of the CLIENT (Only once paid for in full). **Copyright Reserved** All dimensions to be checked on site before any work is put in hand. **ANY DISCREPANCY** between all drawings should immediately be brought to the attention of the client / representative and resolved before work commences. This drawing is to be read in conjunction with **'SPECIFICATION OF MATERIAL & LABOUR'** for this project. **Site instructions take preference over legend of materials.**

company

Cillié Malan Pr.Arch 21016 - Contact: cm@solvation.africa / 082 903 6907
95 Dorp Street Stellenbosch - La Gratitude Heritage Building

project title

NEW DWELLING - HOUSE SATURN for Ms MMS Roos
ERF 222 Buffelsbaai

drawing title

Services - Water reticulation & Electrical / Vacuum / Security layouts

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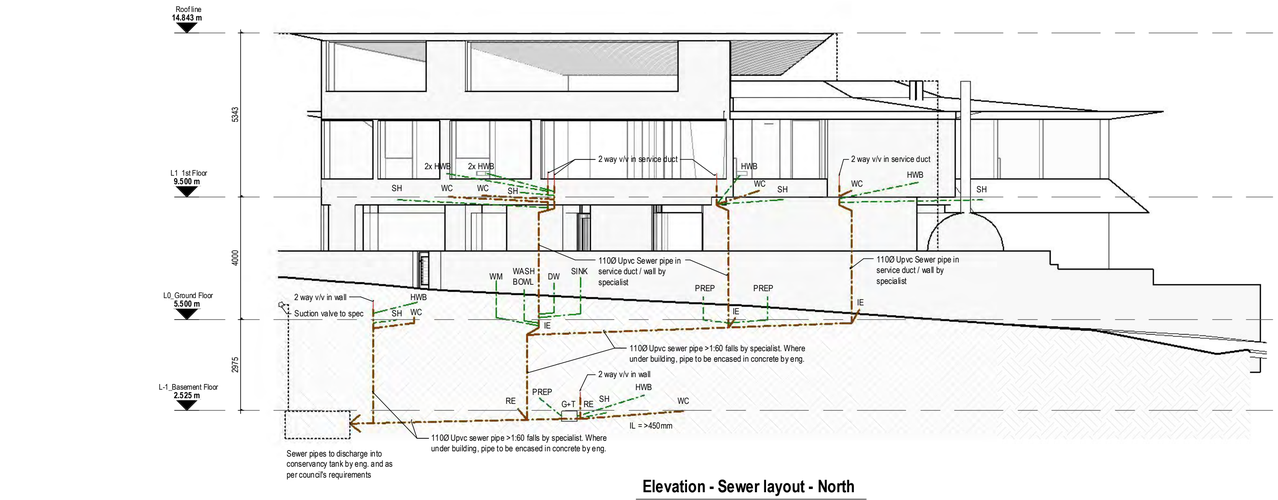
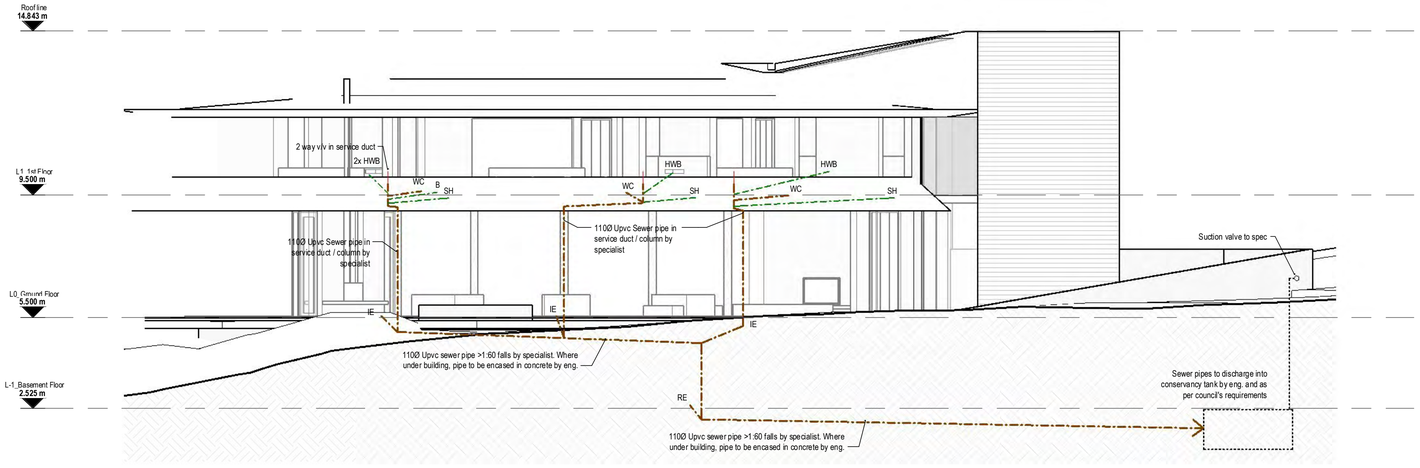


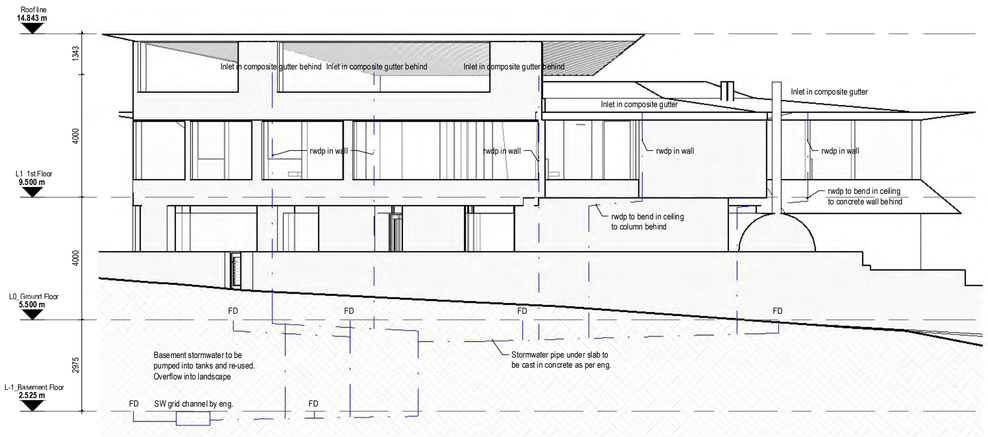
Elevation - Sewer layout - North

SCALE 1 : 100



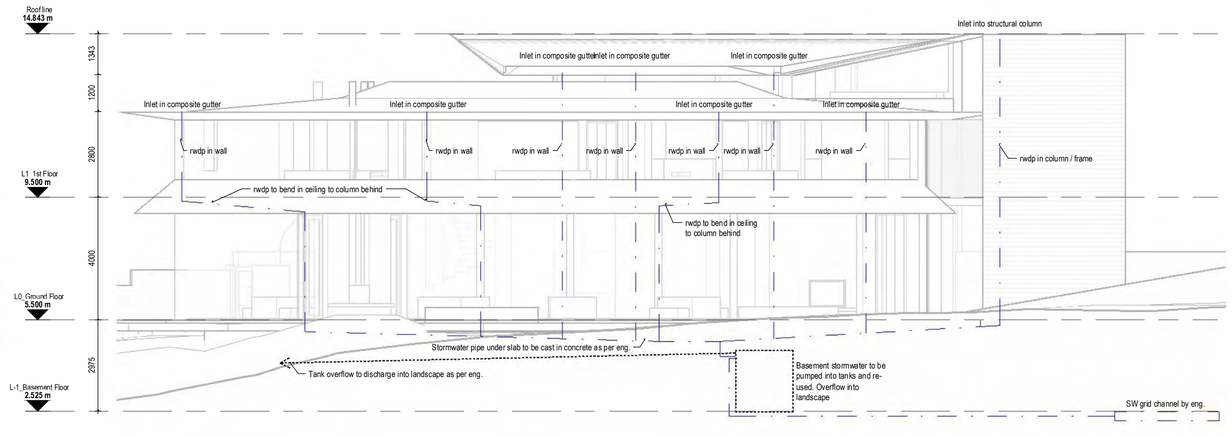
Elevation - Sewer layout - South

SCALE 1 : 100



Elevation - Stormwater layout - North

SCALE 1 : 100



Elevation - Stormwater layout - South

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ABBREVIATION LEGEND

AFFL	Above Finished Floor Level
b	bath
bd	bidet
bc	broom cupboard
bo	beam over
BOC	Bottom Of Concrete
bic	Built in cupboard
c st	Combustion stove
cu	Condenser Unit
db	Distrubution Board
fbo	fullbore outlet
fz	freezer
dpc	damp proof course
dw	dishwasher
ej	expansion joint
fd	floor drain
fr	fridge
FFL	Finished Floor Level
gh	gas hob
hp	Heat Pump
NGL	Natural Ground Level
hwb	hand wash basin
lo	lintel over (measured from FFL)
mic	microwave
ms	matt sinking
mv	Mechanical Ventilation
ov	built-in oven
ox	Overhead Extractor
pb	preparation bowl
rl	rooflight over
rwp	rain water pipe
s	sink
shr	shower
so	slab over (measured from FFL)
st	stove
su	Splitter Unit
td	tumble dryer
t	trough
tbc	to be confirmed
TOC	Top of Concrete
vc	vanity cupboard
vs	vanity shelf
wc	water closet
wm	washing machine
wt	worktop

DRAINAGE & PIPING

ie	inspection eye
g	gulley
gt	garden tap
g+t	gulley & tap
re	rodding eye
ss	soil stack
wp	waste pipe
sp	soil pipe
vp	ventilation pipe
mh	manhole
vv	vent valve

All waste & soil pipes to have a minimum fall of 1:60 and to be concrete encased when below surface beds

- 100mmØ uPVC soil pipe
- 50mmØ uPVC waste pipe
- 40mmØ uPVC ventilation pipe
- 110Ø uPVC rwdp to minimum fall of 1:100
- 15-20mmØ Class2 Copper Gas piping

DRAINAGE

STORMWATER
Stormwater & surface sw layout to engineer's detail

WET SERVICES
ALL DRAINAGE MUST COMPLY WITH THE NATIONAL BUILDING REGULATIONS PART P. AND SABS 0400. Sewerage lines and water reticulation strictly according to SANS10252/1 and 10252/2.
ALL DRAINAGE PIPES passing under through buildings or any building structures are to comply with NBR with RE's installed at ingress and egress points of drains under such buildings or structures. Rodding Eye (RE) at all Soil Pipe branches and change of directions. RE's to be positioned to allow maximum 25m rodding distance. RE at the highest point of any drain.
ALL DRAIN & DISCHARGE PIPES installed within buildings shall be accessed by means of a screwed or bottled airtight cover. Provide ALPRO tiled (or respective finish) . Removable access panels/covers to all baths(except free-standing) and vertical pipe stacks or ducts - covers to be approved by Architect prior to installation.
ALL VENTILATION PIPE installations must comply to NBR regarding positioning. All soil/stack/vent and waste pipes to be PVC and concealed into walls. All soil pipes in ground to be pvc as specified on drawings.

All drainage pipes to be accessible. Water reticulation pipes to be brought in on level 400mm above FFL in close proximity of fittings as shown. Allow for 1x water point to all private gardens and over every gully. Final positions will be shown on detail layout drawings. Hot water geysers in positions shown and must comply with SABS 0254. 75mm deep waterseal 'P'-trap or resealing type 'P'-trap to all waste fittings. Waste pipes to be accessible along their entire lengths. Inspection eye (IE) at all Pipe junctions. IE's within 1200mm of upper extremities of branch drains. Anti-siphon/Anti-vac bottle traps and vent valves to all pipes exceeding 1200mm drops at traps and invert levels and if required for the one pipe systems.

POSITION OF ALL PIPE LINES ON SITE TO BE MARKED OUT AND CONFIRMED BY ARCHITECT BEFORE ANY DIGGING COMMENCES

general notes:

No amendments or alteration are to be made in the specifications of labour and material documents. Full set of the latest drawings to be in the site office at all times. JBCC 5.0 applies "The contractor shall keep a representative competent to administer and control the works continuously on the site during the execution of the works."
The contractor and sub-contractors shall insure their workmen in terms of the Workmen's Compensation Act 1941, and amendments thereof, and shall indemnify the employer from any claim there under. Contractor and site practice to comply with Occupational Health and Safety Act, No.85 of 1993.

Building to be set out by a registered Land Surveyor.
Final levels of buildings to be confirmed with architect.
Contractor to make adjustments on UFFL to allow for floor finish as specified to get to final FFL as on drawings. All external concrete slabs to step lower than unfinished ground level at door thresholds.

Room Areas indicated on floor plans are internal floor areas and do not account for walls and therefore will not correlate with the Gross Building Areas.

All existing trees and vegetation to be protected against any damage.

All specified brand name materials to be in strict accordance with manufactures specifications & details. Shop drawings to be presented to architect for approval before ANY SPECIALIST installation can commence. All materials, finishes and glazing to conform to SANS & SABS approved, wherever applicable.

SUPERVISION BY ARCHITECT
The architect is not expected to carry out continuous supervision; his inspections are for the benefit of the employer, not the contractor and do not relieve the latter of any of his contractual obligations. In the event of any matter arising which the contractor considers of such importance that the architect must be consulted, every reasonable attempt shall be made by the contractor to communicate with him before proceeding with the point at issue. It must, however, be borne in mind that the architect is employed to ensure correct compliance with the terms of this drawing, proper building procedures in accordance with the best traditions of the various trades and adequate finishes as specified and to his satisfaction. The architect is thus in no way responsible for any act or omission on the part of the contractor, which may result in any patent or latent defects in materials of workmanship, breach or neglect of any local regulations. The contractor therefore remains at all times responsible for any such neglect, deviation or wrong act, whether the same be discovered before or after the final certificate, or any other certificate, is approved.

SANS 10400-XA

Refer to EE Supplemental Guide 'Energy Efficiency in Buildings, SANS 10400 - XA & SANS 204' report

Climatic Zone
HIGHVELD
Building Envelope
FLOORS: to comply with SANS 10400-XA:2011, 4.4.2, to be insulated underneath the slab with insulation of minimum R-Value of 1.
EXTERNAL WALLS: to comply with SANS 10400-XA:2011, 4.4.3, to have a minimum total R-value of 0.35
ROOFS: to comply with SANS 10400-XA:2011 4.4.5, to have a minimum R-value of 3.7
Hot water supply
To comply with SANS 10400-XA:2011, 4.1. Maximum 50% of all domestic water heating to be resistor type heating, Minimum 50% to be from alternative heating sources
All hot water service pipes shall be clad with insulation with a minimum R-value of 1
Calculations done by specialist as separate document

Architect: C Malan
Date: 2020.11.18
SACAP no: Pr. 210126
Client: MMS Roos
Date: 2020.11.18

No.	Description	Date
1	Issued to Local Authority	2020.09.25
2	OSCAE application - re-submission	2021.01.20

issue status

FOR LOCAL AUTHORITY APPROVAL

notes

company

SOLUTION ARCHITECTS
Cillié Malan Pr.Arch 21016 - Contact: cm@solution.africa / 082 903 6907
95 Dorp Street Stellenbosch - La Gratitude Heritage Building

project title

NEW DWELLING - HOUSE SATURN for Ms MMS Roos
ERF 222 Buffelsbaai

drawing title

Services - Sewer & Stormwater diagrams

scale @ A1:	proj. no:	dwg.no:	rev.no:
1 : 100	007	LA_701	2
date: 08/31/20	drawn: cm		

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