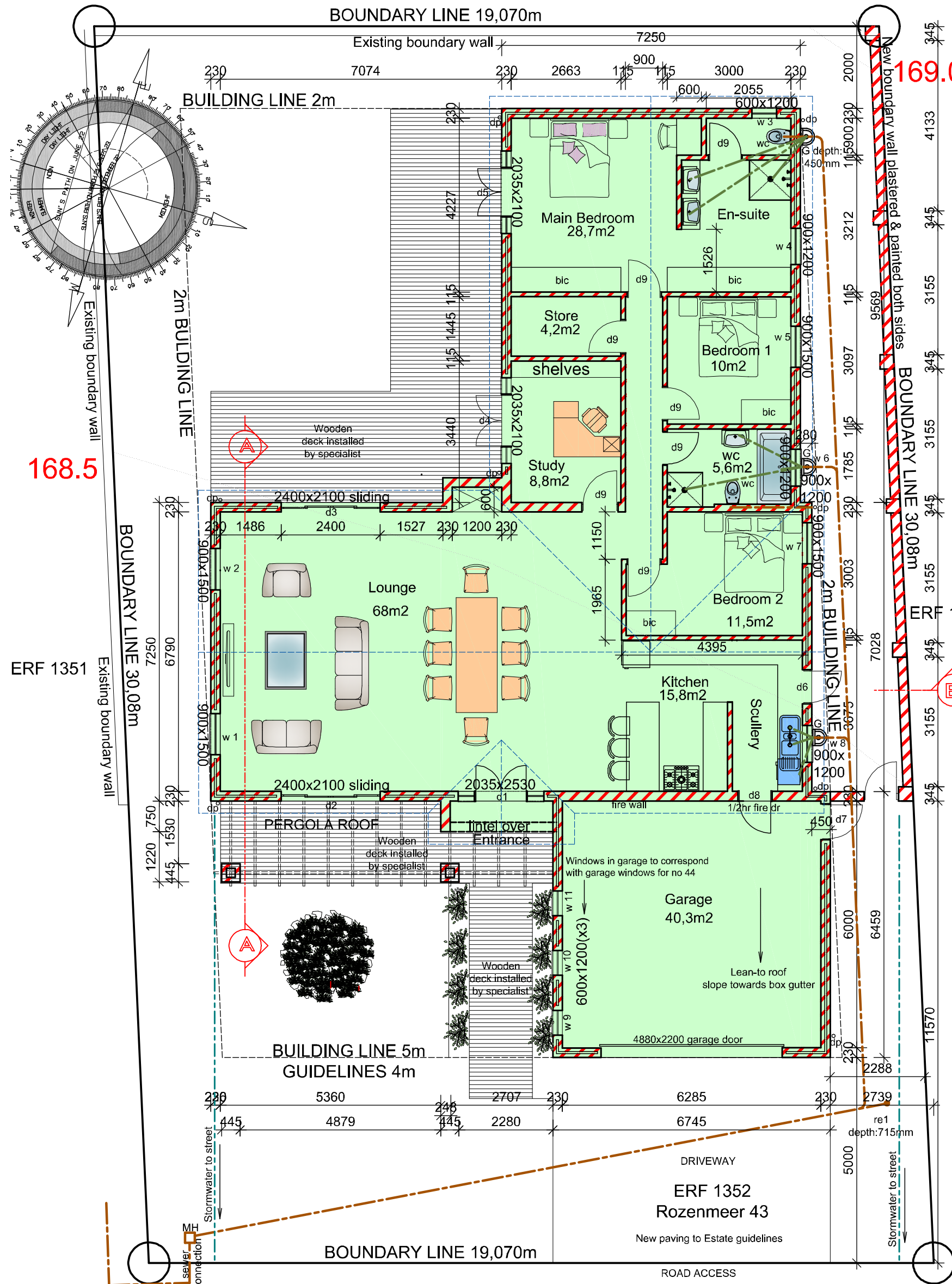
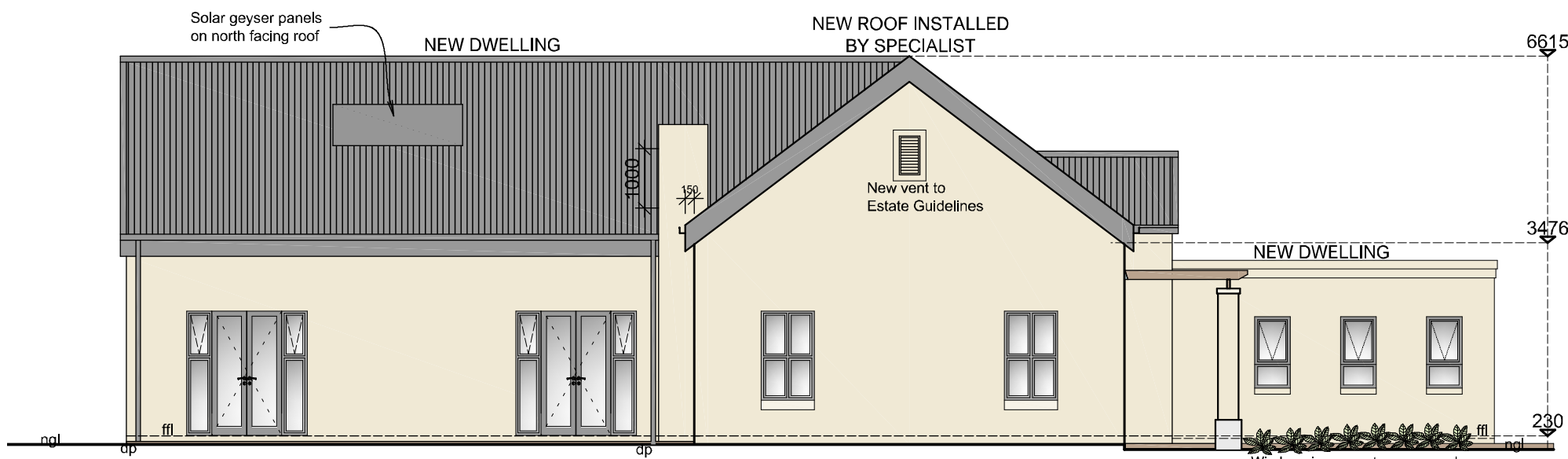
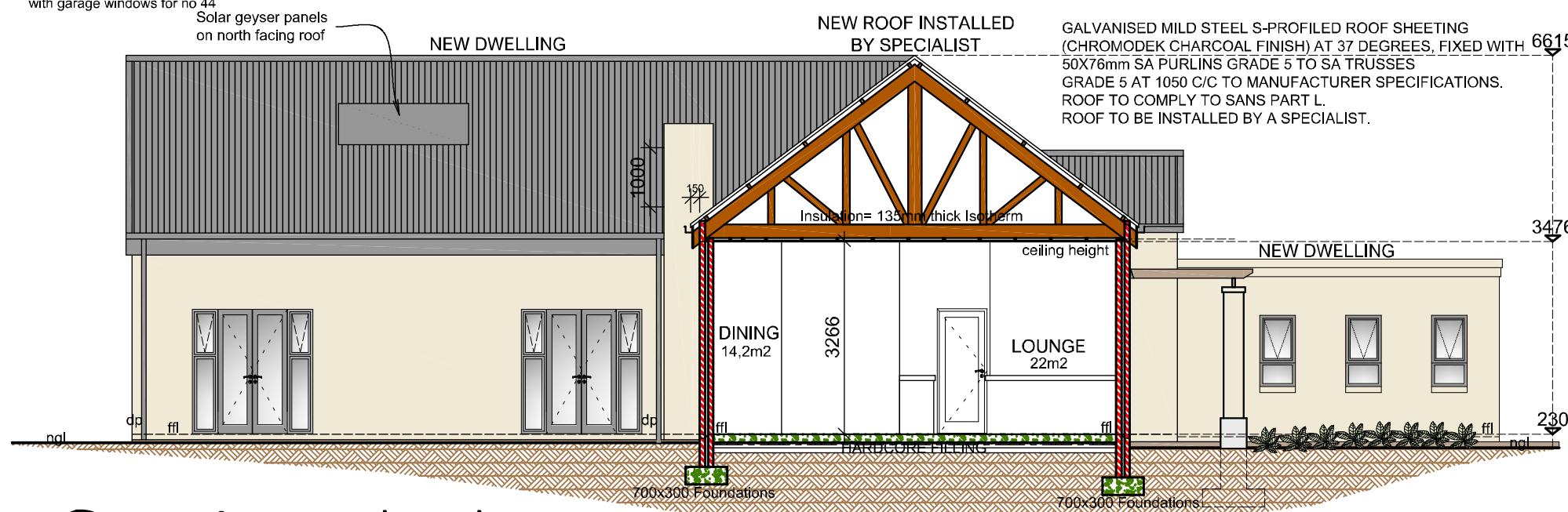




Site & Ground floor
Scale 1:100

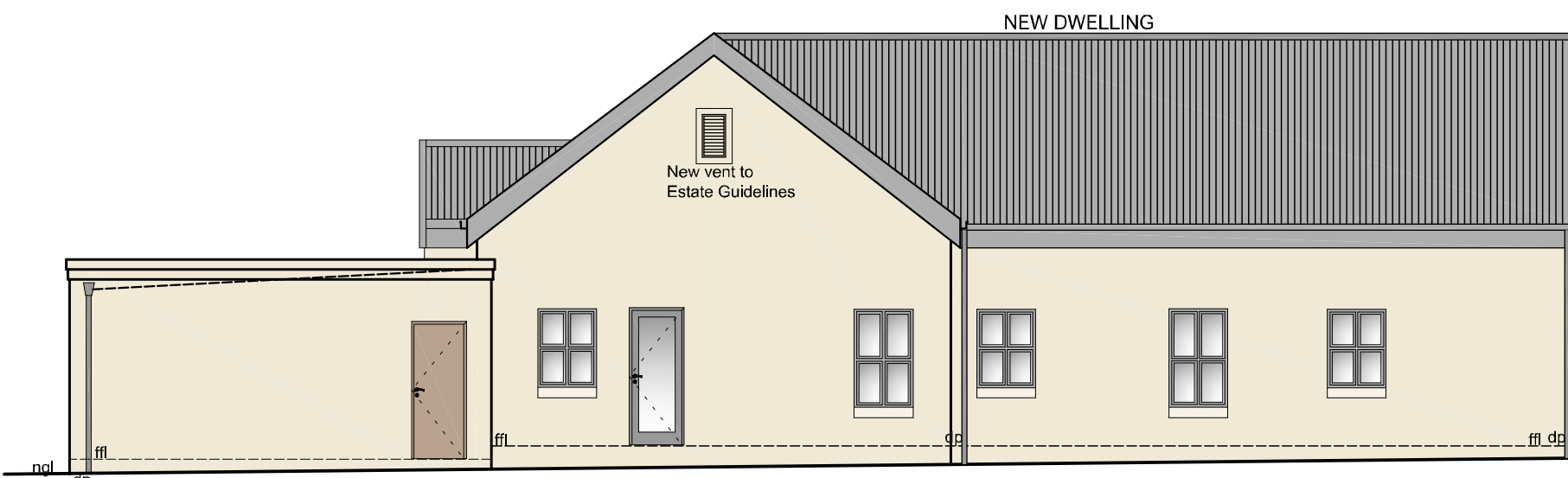


North Elevation
Scale 1:100

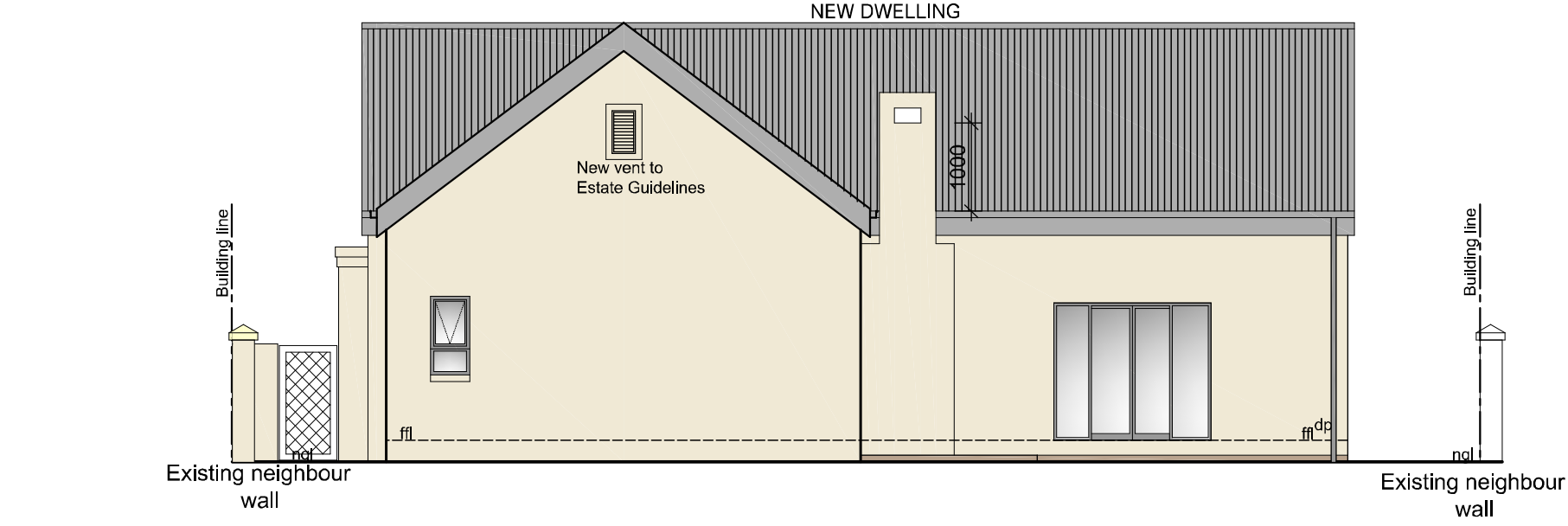


Section A-A
Scale 1:100

South Elevation
Scale 1:100



East Elevation
Scale 1:100



West Elevation & Sec B-B
Scale 1:100



Notes

GALVANISED MILD STEEL S-PROFILED ROOF SHEETING (CHROMODER CHARCOAL FINISH) AT 37 DEGREES, FIXED WITH 50X76mm SA PURLINS GRADE 5 TO SA TRUSSES GRADE 5 AT 1050 C/C TO MANUFACTURER SPECIFICATIONS. ROOF TO COMPLY TO SANS PART L. ROOF TO BE INSTALLED BY A SPECIALIST.

ROOF COVERING GARAGE: GMS S-PROFILE ROOF SHEETING TO BE USED AT 3 DEG PITCH ON 75X50 PURLINS @ 1200MM C/C ATTACHED TO SA FINE TIMBER BEAMS BUILT INTO WALLS WITH BOX GUTTER ABOVE GARAGE DOOR. WATERPROOFING FOR ROOF ALL AROUND. ROOF COLOUR - CHARCOAL FINISHED.

GUTTERS: GMS BOX GUTTER 200mmX75mm SECURED TO NEW GARAGE WALL. FLASHING TO BE INSTALLED FOR WATERPROOFING. GUTTERS INSTALLED BY A SPECIALIST. GUTTERS: 100X75mm SEAMLESS AL GUTTERS SUPPLIED IN SINGLE LENGTHS AND INSTALLED BY GUTTER SPECIALIST.

CEILING: SKIMMED CEILING BOARD UNDERNEATH CONCRETE SLABS. ALL TO RECEIVE PRIMER, UNDERCOAT AND 2x COATS PAINT.

CAVITY WALLS: 230mm CAVITY WALL WITH MAXI BRICKS OF MIN 7Mpa CONCRETE WITH 3x WALLTIES FOR EVERY SQUARE METER. WALL TO RECEIVE 12mm PLASTER. PRIMER, UNDERCOAT & 2x COATS PAINT ON INSIDE. PRECAST CONCRETE LINTOLS 150mm OVER ALL OPENINGS WITH MIN OF 3 COURSES BRICK/ROOF OVER-ABOVE CONC. LINTOLS

DAMP PROOF COURSE TO BE MIN 150mm ABOVE GROUND LEVEL FFL OF DWELLINGS TO BE MIN 230mm ABOVE BACK OF FOOTWAY LEVEL AT SEWER CONNECTION.

WALLS: 230mm BRICK WALL WITH BRICKS OF MIN 7Mpa. WALL TO RECEIVE 12mm PLASTER. PRIMER, UNDERCOAT & 2x COATS PAINT ON INSIDE. PRECAST CONCRETE LINTOLS OVER ALL OPENINGS WITH MIN OF 3 COURSES BRICK/ROOF OVER-ABOVE CONC. RETAINING WALLS TO ENG DETAILS.

WALL FINISHES: EXTERIOR - SMOOTH PLASTER, PLASCON PAINT FINISH: PRIMER AND 2 COATS OF PAINT. COLOURS AS PER ESTATE COLOURS. INTERIOR - SMOOTH PLASTER, PLASCON PAINT FINISH: PRIMER AND 2 COATS OF PAINT.

BRICK TIES: GALV BUTTERFLY TYPE, EVERY 4TH COURSE, STAGGERED AT 1M C/Cs.

WEEPHOLES EQUALLY SPACED OVER WINDOW WITH 375micron BRICKGRIP DPC.

RAINWATER DISPOSAL: 125MM ALUMINIUM SEAMLESS GUTTERS TO 75MM DIA. DOWNPIPES TO CATCHPITS WITH 110MM DIA. UNDERGROUND PVC PIPING LAYED ACCORDING TO STORMWATERPLAN FOR ESTATE.

ALUMINIUM WINDOWS & SLIDING DOORS: POWDER COATED ALUMINIUM FRAMES TO BE DONE TO SUGGESTED SIZES.

INSTALLED ACCORDING TO MANUFACTURERS REQUIREMENTS. WINDOWFRAME TO LINE UP WITH VERTICAL DPC. ALL WINDOWS TO BE SEALED ALL ROUND WITH SILICONE.

PANE GLASS INSTALLED IN ANY WINDOW OR DOOR LESS THAN 300mm FROM FFL TO BE OF SAFETY GLASS AND COMPLY WITH THE NBR & SABS 400. GLASS USED IN ANY SHOP FRONT OR IN EXCESS OF 1m TO BE SAFETY GLASS. ALL WINDOWS/GLASS TO BE INSTALLED AS PER FENESTRATION CALCULATIONS.

TIMBER DOORS & FRAMES: ACCORDING TO THE MANUFACTURERS REQUIREMENTS TO RECEIVE PRIMER, UNDERCOAT & 3x COATS PAINT OR APPROVED STAIN AND VARNISH - COLOUR TO ARCHITECT. GARAGE DOORS TO BE 30mm FIRE DOORS FITTED WITH DOOR CLOSERS.

LINTELS OVER OPENINGS LESS THAN 500mm TO BE DONE AS PER SANS 10400 - PART 4.2.9, TABLE 28. LINTEL DEPTH AS PER TABLE 28.

WINDOW WALLS TO COMPLY WITH NBR SABS 0400.

SKIRTING: 76x10mm MERANTI SKIRTING IN LONG LENGTHS SCREWED TO WALL & MITRED AT CORNERS. FINISHED WITH 3x MATT VARNISH & LIGHTLY SANDED BETWEEN COATS.

FLOOR FINISH: FLOORFINISH AS BY ARCHITECT ON 25mm WOOD FLOT FINISH CEMENT SCREED. TO BE LEVEL ON 100mm 20Mpa MASS CONCRETE SURFACE BED ON 250 BLACK MICRON DPC UNDERLAY WITH MIN 300mm OVERLAPS AND BROUGHT UP AT WALLS TO DPC ON 50mm SANDBED ON 150mm LAYERS OF WELL COMPACTED FILL BOTH TO BE FREE OF ANY DELETERIOUS MATERIALS. CONCRETE SURFACE BED THICKENED TO DIMENSIONS GIVEN UNDER 130mm WALLS FLOORS TO BE TILED.

FOUNDATIONS: 700x300mm 20Mpa MASS CONCRETE STRIPFOOTINGS CAST AT DEPTH OF GOOD FOUNDING MATERIAL, WITH MINIMUM 800mm BELOW EXISTING GROUND LEVEL, ALL TO ENG SPECS.

SEWERAGE: MIN INVERT LEVEL TO BE 450mm 110mm DIA SOL PIPE AT 1:80/1:60 MAX GRADIENT TO RUN INTO EXISTING SEWERAGE.

DRAIN LESS THAN 300mm COVER OR WITHIN DRIVEWAY UNDER BUILDINGS TO BE ADEQUATELY PROTECTED WITHIN 100mm CONCRETE SLEEVE AND ENCASED IN CLEAN SAND.

DRAINAGE FIXTURES TO BE ANTISYPHONED OR DEEP SEAL TRAPS PROVIDED. HEAVY DUTY INSPECTION CHAMBER COVERS TO BE PROVIDED FOR DRAINAGE SITUATED WITHIN DRIVEWAYS.

MAX LENGTH OF DRAINLINES NOT TO EXCEED 25m WITHOUT PROVISION OF AN INSPECTION CHAMBER/RODDING EYE.

GULLY TO BE ADEQUATELY SEALED & VENTILATED TO THE EXTERNAL AIR WITHIN ENCLOSED AREA.

SEWERAGE LINE UNDERNEATH CONCRETE FLOOR: MIN INVERT LEVEL OF 450mm AT 1:80/1:60 ALL PIES TO BE COVER IN 100mm CONCRETE SLEEVE AND INCASED IN CLEAN SAND.

RE BOTH SIDES OF DRAIN PIPE. HOUSE WILL RECEIVE A SOLAR HEATED GEYSER WITH 2 X 1.2M PANELS TO BE INSTALLED BY A GEYSER SPECIALIST AND ACCORDING TO SANS XA (4.1) AND SANS 204-1 (4.5).

INSTALLATIONS TO BE DONE IN ACCORDANCE WITH SANS 10252-1 AND SANS 10106.

THE HOT WATER SERVICES SHALL BE HEATED USING DEVICES AND EQUIPMENT WHICH PROVIDE MINIMUM OF 50% OF THE HEATING ENERGY REQUIREMENT VIA SOLAR ENERGY.

CHIMNEY: 190 MIN WALL THICKNESS BRICK CHIMNEY WITH SMOOTH CEMENT PLASTER AND PAINT. CHIMNEY TO BE ADEQUATELY WATERPROOFED BY SPECIALIST. MIN 400MM X 200MM INTERNAL DIMENSION. CHIMNEY TO BE 1000MM ABOVE LEVEL OF ROOF.

ALL CHIMNEYS TO COMPLY WITH SANS 10400 - V-2010

HOT WATER SUPPLY: SOLAR GEYSER TO BE INSTALLED FOR HOUSE- SHALL COMPLY WITH SANS 1307/1016. SANS 10254 AND SANS 10252-1. 50% OF EACH UNIT'S HOT WATER TO COME FROM SOLAR HEATING SYSTEM.

-HOT WATER PIPES SHALL BE CLADDED WITH INSULATION WITH -MINIMUM R-VALUE. INSULATION SHALL: A) BE PROTECTED AGAINST WEATHER AND SUNLIGHT. B) BE ABLE TO WITHSTAND THE TEMPERATURES IN THE PIPE. C) ACHIEVE THE MINIMUM R-VALUE AS PER TABLE 13.

-80mm - R VALUE OF 1.00 -80mm - R VALUE OF 1.50 D) PIPING IF POSSIBLE, BE ENCASED IN CONCRETE FLOOR SLAB OR MASONRY.

E) ALL PIPES TO COMPLY WITH SANS 10252-1 -HOT WATER VESSEL/TANK TO BE PROTECTED BY VAPOUR BARRIER ON OUTSIDE. -HOT SERVICE TEMPERATURE TO BE 80 DEGREE CELSIUS AND AMBIENT TEMPERATURE OF 15 DEGREE CELSIUS.

-THERMAL INSULATION TO BE INSTALLED AS PER MANUFACTURERS INSTRUCTIONS.

GEYSER SYSTEM TO BE USED IS A FLAT PLATE COPPER COLLECTOR PUMP SYSTEM WITH GEYSERWISE CONTROLLER. PANEL SIZE 1800X1200mm WITH 150L GEYSER. SERVES 2-4 PEOPLE.

IMPORTANT NOTES ON HOT WATER INSTALLATIONS: -ALL WATER INSTALLATIONS TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS-10400 XA (4.1) -HOT WATER INSTALLATIONS SANS 204-1 (4.5) THE HOT WATER SERVICES FOR ALL NEW BUILDINGS SHALL BE HEATED USING DEVICES AND EQUIPMENT WHICH SAVES ENERGY. A HEAT PUMP USED A THIRD OF ELECTRICITY THAT A NORMAL GEYSER WOULD BE USING. 1 UNIT WILL BE INSTALLED.

ENERGY USAGE NOTES: -THE ORIENTATION AND SHADING IS IN ACCORDANCE WITH SANS 204. -EXTERNAL WALLS IN ACCORDANCE TO 4.4.3 OF FENESTRATION. -FIXED ASSEMBLY IN ACCORDANCE TO 4.4.5 -IF IN-SLAB HEATING IS USED, SHOULD BE ACCORDING TO 4.4.2 -SERVICES THAT USE ENERGY OR CONTROL ENERGY USE, LIKE AIR CONDITIONING AND MECHANICAL VENTILATION, SHOULD BE IN ACCORDANCE TO SANS 204. ALL R-AVALUES AND U-VALUES COMPLIES WITH FIGURES GIVEN IN SANS 204.

ROOF INSULATION: ISOTHERM 100mm THICK TO BE INSTALLED FOR MAIN ROOF. TO BE DONE BY SPECIALIST. SEE ROOF CALCULATION.

ROOF INFORMATION MAIN & LEAN-TO ROOF: Outdoor air film 0.03 GMS roof sheeting 0.03 Radenshield 0.59 Unventilated Roof air space 0.18 Insulation (isotherm 100mm) 2.33 Ceiling 0.05 Indoor air film 0.11

REQUIRED R VALUE 3.70 ACHIEVED R VALUE 3.70 DIRECTION OF FLOW UP

AREAS:	EXT
NEW DWELLING	218.5m2
NEW PERGOLA ENTRANCE	16m2
TOTAL SITEm2	573m2
COVERAGE % (243.5m2)	40.8%
TOTAL NEW	243.5m2

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DRAWING NUMBER: 1043/ROZ43/100
REVISION: M1

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* Dimensions, descriptions & quantities on these drawings to be verified on site before ordering material or commencing with work.
* All work to be carried out in accordance with the National Building Regulations & SABS Standards Act (Act 103 of 1977) & SABS 0400.
* All timber sizes & grades to be verified & approved by supplier's Engineer.
* All trusses to be in accordance with supplier's and Engineer's design.
* All materials to be built in/applied strictly in accordance with manufacturer's specifications & instructions.
* All Local Authority, Eskom & Telkom requirements to be established in advance & adhered to.
* All boundary pegs to be located before work is commenced with.
* Any discrepancies between these drawings & legislation, Local Authority, Eskom & Telkom requirements & good construction practice to be referred to the Architect before construction commences.
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