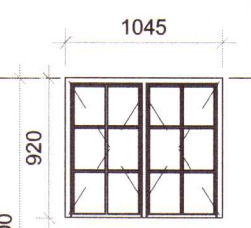
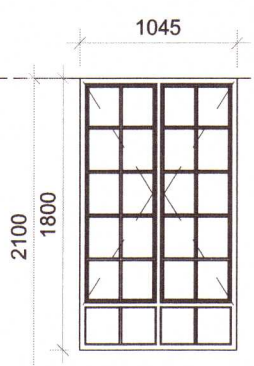
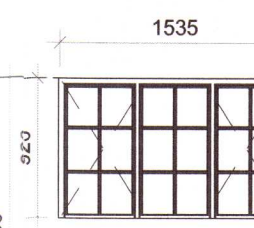
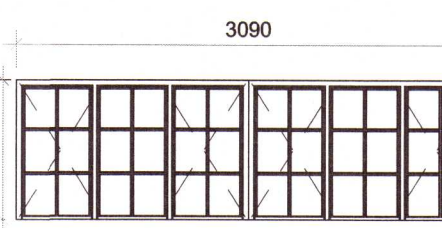
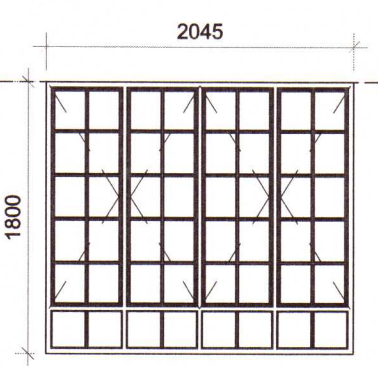
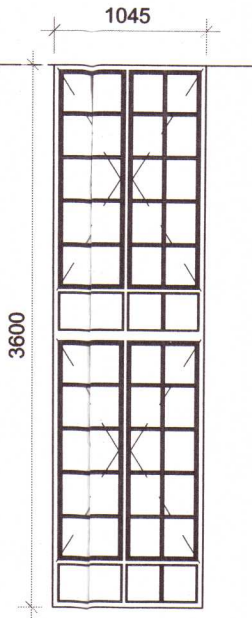
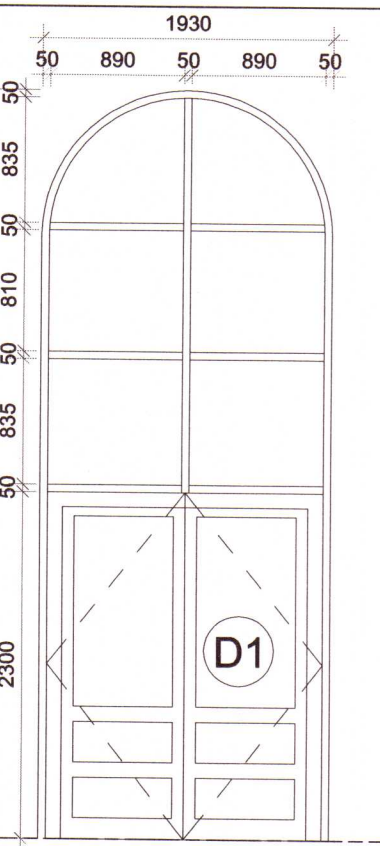


WINDOW SCHEDULE
Ground & First Floor

														
	F.F.L. 10 000													
WINDOW	W1		W2		W3		W4		W5		W6		W7	
NUMBER OFF	4 OFF		12 OFF		1 OFF		1 OFF		6 OFF		7 OFF		1 OFF	
CATALOGUE NO.	PURPOSE MADE		PURPOSE MADE		PURPOSE MADE		PURPOSE MADE		PURPOSE MADE		PURPOSE MADE		PURPOSE MADE	
WINDOW FRAME	TIMBER WINDOW FRAME		TIMBER WINDOW FRAME		TIMBER WINDOW FRAME		TIMBER WINDOW FRAME		TIMBER WINDOW FRAME		TIMBER WINDOW FRAME		TIMBER WINDOW FRAME	
WINDOW FRAME FINISH	COLOUR TO CLIENTS SPECIFICATION		COLOUR TO CLIENTS SPECIFICATION		COLOUR TO CLIENTS SPECIFICATION		COLOUR TO CLIENTS SPECIFICATION		COLOUR TO CLIENTS SPECIFICATION		COLOUR TO CLIENTS SPECIFICATION		COLOUR TO CLIENTS SPECIFICATION	
GLAZING	SAND BLASTED GLASS ALL IN GLAZING BEADS. CONTRACTORS DETAILS SUBJECT TO ARCHITECTS APPROVAL. GLASS THICKNESS TO COMPLY WITH N.B. REGULATIONS PART N-GLAZING AND S.A.B.S. 0137.		CLEAR GLASS ALL IN GLAZING BEADS. CONTRACTORS DETAILS SUBJECT TO ARCHITECTS APPROVAL. GLASS THICKNESS TO COMPLY WITH N.B. REGULATIONS PART N-GLAZING AND S.A.B.S. 0137.		CLEAR GLASS ALL IN GLAZING BEADS. CONTRACTORS DETAILS SUBJECT TO ARCHITECTS APPROVAL. GLASS THICKNESS TO COMPLY WITH N.B. REGULATIONS PART N-GLAZING AND S.A.B.S. 0137.		CLEAR GLASS ALL IN GLAZING BEADS. CONTRACTORS DETAILS SUBJECT TO ARCHITECTS APPROVAL. GLASS THICKNESS TO COMPLY WITH N.B. REGULATIONS PART N-GLAZING AND S.A.B.S. 0137.		CLEAR GLASS ALL IN GLAZING BEADS. CONTRACTORS DETAILS SUBJECT TO ARCHITECTS APPROVAL. GLASS THICKNESS TO COMPLY WITH N.B. REGULATIONS PART N-GLAZING AND S.A.B.S. 0137.		CLEAR GLASS ALL IN GLAZING BEADS. CONTRACTORS DETAILS SUBJECT TO ARCHITECTS APPROVAL. GLASS THICKNESS TO COMPLY WITH N.B. REGULATIONS PART N-GLAZING AND S.A.B.S. 0137.		CLEAR GLASS ALL IN GLAZING BEADS. CONTRACTORS DETAILS SUBJECT TO ARCHITECTS APPROVAL. GLASS THICKNESS TO COMPLY WITH N.B. REGULATIONS PART N-GLAZING AND S.A.B.S. 0137.	
LINTEL	PRECAST CONCRETE LINTEL @ 2125 ABOVE FFL		PRECAST CONCRETE LINTEL @ 2125 ABOVE FFL		PRECAST CONCRETE LINTEL @ 2125 ABOVE FFL		PRECAST CONCRETE LINTEL @ 2125 ABOVE FFL		PRECAST CONCRETE LINTEL @ 2125 ABOVE FFL		PRECAST CONCRETE LINTEL @ 2125 ABOVE FFL		PRECAST CONCRETE LINTEL @ 2125 ABOVE FFL	

Height Relaxation:

1. *P. Paroe*.....the owner of Stand 10 agree to the Height limits as shown on this drawing.....Signature.....*6/11/2013*.....Date

2. *John Paul*.....the owner of Stand 11 agree to the Height limits as shown on this drawing.....Signature.....*24/7/2013*.....Date

3. *N. Paroe*.....the owner of Stand 13 agree to the Height limits as shown on this drawing.....Signature.....*06/8/13*.....Date

REV.	DATE	DESCRIPTION	SIGN

Henk Dippender & Associates
Co Reg. nr. 2006 / 02749 / 33

78 NOV 2013

SUMMERSET ESTATE
HOMEOWNERS ASSOCIATION
Reg. nr. 2002/025540/08
Date: *28/11/2013*
Signature: *[Signature]* (011) 314 2952

- GENERAL:
- Boundary page to be pointed out by owner.
 - Contractor must check all levels, dimensions, steps etc. on site, and report all discrepancies to Archiway Architects before work commences.
 - All materials to be SABS or Agreement Board approved.
 - All work to comply with the National Building Regulations (SABS 400), the applicable SABS codes & building society regulations.
 - Figured dimensions to be taken in preference to scaling.
- ROOF: TILES & TRUSSES:
- Timber & sizes are according to tables L3 SABS, 0400.
 - Roof tiles to be Watson Satellite laid on 38 x 38 battens spaced to suit tile with SABS approved underlay.
 - Howe truss made up of 5A Pine wall plaster fastened securely by steel wire, rafters 38 x 114 & be beam 38 x 114 spaced @ 700 mm. All wall members shall be at least 38 x 114 mm.
 - Approved bracing must prevent buckling & keep trusses upright.
 - Exposed roof detail: All rafters to be 38 x 152 Grade 4 timber fixed to laminated timber to comply with SABS 070. Roof details to engineers specification.
 - Roof Anchoring: In the case of the wall erected of masonry units or of concrete a galvanneal steel strap or wire shall be embedded in the wall at positions suitable for anchoring any timber roof truss, rafter or beam to such wall.
 - Such straps or wires shall extend into the wall to a depth of at least 300 mm in the case of a heavy roof (concrete or clay tiles or slate) or at least 600 mm in the case of a shaltered roof.
 - Galvanneal steel strap anchor shall be taken up over the top of the rafter or the beam, bent down on the other side & nailed down from both sides, or galvanneal roof tie shall be made up of two strands of wire which shall be taken up onto the top of the truss and tied.
 - Any roof truss, rafter or beam shall be fixed to any wall by using one of the following types of anchors: Type A: two strands of 4 mm galvanneal steel wire.
 - Ceiling note: 6.4 mm fibreboard fixed to 38 x 38 bracing with flush plastered finish 50 mm thick glass fibre insulation above ceiling.
 - Flashing to all changes in roof levels, chimneys, parapets & to all vertical changes in floor levels.
- FLOORS & WATERPROOFING:
- Where underfloor heating (U.F.H.) is shown on plan, the affected floors must be cast on min. 50 mm thick polyethylene foam & foam to be installed around perimeter of room to insulate floor from wall.
 - Suspended concrete floors to Engineers details.
 - Ground floor slab: a concrete slab which shall have a compressive strength of not less than 10 MPa at 28 days, or be made in the proportion by volume of one part cement, four parts sand & five parts coarse aggregate, & the thickness of which shall be 80 mm laid perfectly on an synthetic waterproof membrane on well compacted hardcore. Top of slab to be a min. of 150mm above ground level.
 - DPC under all walls (except free standing), windowills & to all vertical changes in floor levels.
 - Any material used as a damp proof course shall conform to the relevant requirements contained in SABS 248, SABS 852 or SABS 828.
 - No horizontal damp-proof course shall be installed less than 150 mm above the level of the adjacent finished ground.
 - Transverse joints in the damp-proof course shall be overlapped to a minimum distance of 150 mm at all junctions & corners & a distance equal to the full thickness of the wall or the leaf, as the case may be.
 - Where any part of any wall of a room is so situated that the ground will be in contact therewith & shall be protected by vertical waterproof membrane by a drained cavity which shall extend below the floor of such room.
 - 25 mm thick screed laid level with finishes as indicated.
 - Flashing to all parapets & changes in roof levels.
 - Architrave & coving to be filled with at least 1 x 100 dia UPVC outlet pipe from catridge fitted with grating & sill trap.
 - Plasters to be waterproof & drainage installed.
- FOUNDATIONS, BRICKWORK & PARTITIONS:
- All foundations to be 10 MPa concrete (2 sacks cement, 4 wheelbarrows river sand, 5 wheelbarrows 22 mm stone) at least 200 x 600 mm, min., 200 under ground level or to Eng. details.
 - Boundary wall foundations must not encroach on boundary & are to be plastered & painted both sides.
 - Parapet walls to be at least 300 high & max 500 mm, with brickwork in every course.
 - All screen walls to be at least 1.8 M high above ground level.
 - Limits to be supported min. 150 for opening up to 3.0 M & at least 220 mm for opening up to 4.5 M.
 - 3 courses brickwork to built in above floor level & above window level & every third course between, in continuous bands.
 - No leaning or block bonding will be allowed under any circumstances.
- STAIRS & BALUSTRADES:
- Stairs to be 750 mm width, treads 250 mm min., risers 200mm max, with 6 mm max. deviation.
 - 1 m high balustrades to all stairs & balconies.
 - No opening larger than 100 mm allowed in balustrades.
 - Winders, where shown, to be at least 250 wide, 450 from narrow end. Angle between winders to be constant.
 - Min. headroom to be 2.1 M measured from pitchline.
 - Glass balustrades (if shown) to be safety glass.
- POOL, FENCING:
- A wall or fence to be erected to prevent access to the pool from adjoining stands & public areas, except through self-closing or locking gates or directly from the interior of any building on the same site.
 - Such wall or fence to be at least 1.2 M high above gl., & any opening shall be less than 100 mm dia. & must not be easily climbable by small children.
- FIRE PREVENTION:
- Any roof space between garage & habitable areas shall be divided by a wall with a 30 minute fire rating.
 - Any door between garage & habitable areas to be a solid timber core door, 40 mm thick.
- DRAINAGE: SINGLE STACK SYSTEM:
- NB: No back-venting required!
- Provide a chemical temporary inlet (before inspection of foundation excavations) in an inconspicuous position: keep it in a hygienic & odorless state.
 - All sewers to be 100 dia. UPVC min. 1.80 M fall 1:10.
 - Open end of vent pipe to be min. 2.0 M above any opening into building within a 5 M radius. Sub vents to be fitted with an approved 2-way vent-valve. All vent, stacks, geyser, down pipes etc. to be concealed. Stack in ducts to be accessible for servicing.
 - All bends & junctions in sewer to be fitted with IE's, all RE's under parging to be fitted with marked covers. Protect drain under foundations in accordance with PPSA of SABS 400.
 - All waste fittings to have reset traps & pipes to be fully accessible if under floor, with IE's either end or clamped to wall.
 - Any sewer pipe not deeper than 350 mm under ground level (E-46) to be covered with a concrete slab, wide & strong enough to protect the sewer, with min. 100 mm soil between pipe & concrete.
 - The radius at the entrance of bend at the floor of discharge stack, shall be not less than 300 mm & other bends 600 mm.
 - The vertical distance between the invert of the lowest branch discharge pipe connected to & the invert of the drain at the point of connection of the stack & the drain to be min. 500 mm.
 - Where any waste or soil branches are connected to a stack, the centre line of the waste branch shall not intersect the stack within 200 mm below the centre line of the soil branch. All waste branches to connect separately to stack.
 - Sewer connection: as shown, with rodding eye or manhole within 1.5 M from connection.
 - Antirac Traps to all fittings.
- PIPE SIZES: GRADIENT:
- | | Min. | Max |
|---|------|-----|
| 50 dia. sink, eng. basin, shower, washing machine, dishwasher, wash trough, bath, 50 mm dia. toilet | 1.25 | 2.5 |
| 100 mm min. to toilets | 5 | 14 |
| 50 mm min. combined wastes | 5 | 14 |
| 100 mm- vent to toilets | 5 | 14 |
- HEALTH:
- Ceiling level to be at least 2.4 M in habitable rooms or to comply with C3 of the NBR.
 - Windows to be at least 10% & opening sections 5% of the floor area of habitable areas.
 - All apices, water heating & cooking apparatus in house & outbuildings to be smoke free.
- GLAZING:
- Glazing to comply with part N of the NBR & glazing exposed to wind to comply with clause 4.3 of SABS 0137.
 - Glazing in doors: if less than 19mm: 6 mm glass if more than 19mm: safety glass.
 - Safety glass to be used in shower & bath enclosures, in all windows less than 300 mm above gl., in all glass with 2 m above pitch line of eaves, balustrades & skylights.
 - Clear glass in positions where not apparent to bear marking to render glass clearly apparent.
 - Liquid laminated glass is not acceptable.
- ORDINARY ANNEALED GLASS IN VERTICAL POSITIONS:
- Glass 3 mm: max. pane size: 0.75 sqm
 - Glass 4 mm: max. pane size: 2.1 sqm
 - Glass 5 mm: max. pane size: 2.1 sqm
 - Glass 6 mm: max. pane size: 2.2 sqm
- CONCRETE ROOF:
- Concrete roof to eng. detail with min. 50 mm thickness.
 - Ventilators scored graded to 1:50 fall to 100 dia. built-in downpipes as shown. Waterproofing by specialist with 10 year guarantee.

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PROJECT
NEW DWELLING
STAND 14
SUMMERSET MIDRAND

CLIENT
Mr & Mrs Karabo

ELEVATIONS
SCALE 1:100

JOB NUMBER	13 012
DRAWING NO.	LAY 300
REVISION	00