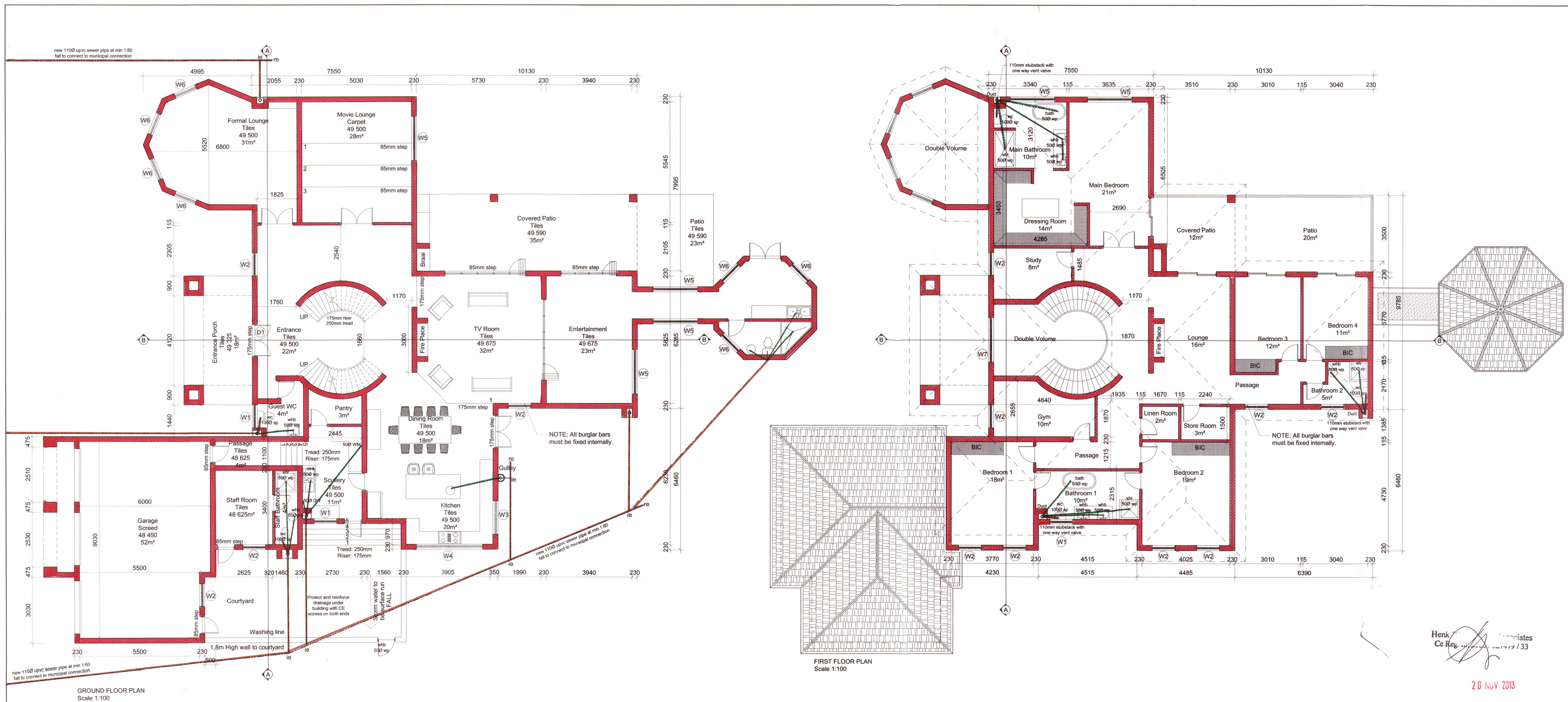




- GENERAL:**
- Boundary pegs to be pointed out by owner.
 - Contractor must check all levels, dimensions, slope etc. on site, and report all discrepancies to Archiway Architects before work commences.
 - All materials to be SABS or Agreement Board approved.
 - All work to comply with the National Building Regulations (SABS 0400), 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 Statelite laid on 38 x 38 battens spaced to suit tile with SABS approved underlay.
 - How trusses made up of 5A Pine well plated security by steel wire, rafters 38 x 114 & be beam 38 x 114 spaced @ 700 mm. All web members shall be 38 x 114 mm Grade 4 timber, with equal bays smaller than 1.5 M.
 - Approved bracing must prevent buckling & keep trusses upright.
 - Exposed roof detail: All rafters to be 38 x 114 Grade 4 timber fixed to laminated timber to comply with SABS 0701. Roof details to be as per drawings.
 - Roof Anchoring: In the case of the wall erected of masonry units or of concrete a galvanized steel strap or wire shall be embedded in the wall at a depth of at least 300 mm in the case of a heavy roof (concrete or clay tiles or slate) or at least 500 mm in the case of a shingle roof.
 - Galvanized steel strap anchor shall be taken over the top of the rafter or the beam, bent down on the other side & nailed down from both sides, or galvanized roof ties 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 galvanized steel wire.
 - Ceiling note: 6.4 mm Rhinoboard 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 & all projections.

- FLOORS & WATERPROOFING:**
- Where underfloor heating (u.f.h.) is shown on plan, the affected floors must be cast on min. 50 mm thick polystyrene 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 or 28 days, or be mixed in the proportions by volume of one part cement, four parts sand & five parts coarse aggregate, & the thickness of which shall be 80 mm laid perfectly with an acrylic 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 246, 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 junctions & corners to a distance equal to the full thickness of the wall or the least, as the case may be.
 - Where any part of a wall of a room is so situated that the ground will be in contact therewith it shall be protected by vertical waterproof membrane or by a drained cavity which shall extend below the floor of each room.
 - 25 mm thick screeds laid level with finishes as indicated.
 - Flashing to all parapets & changes in roof levels.
 - Atticins & cupboards to be fixed with at least 1 x 100 upVC outlet pipe from catcatcher filled with grouting & all traps.
 - Partners 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.
 - Lintels to be supported min. 150 for opening up to 3.0 M & at least 220 mm for opening up to 4.4 M.
 - 3 courses brickwork to built in above floor level & above window level & every third course between, in continuous bands.
 - No teething or block bonding will be allowed under any circumstances.

- STAIRS & BALUSTRADES:**
- Stairs to be 750 mm, width, treads 250 mm min., risers 200 mm max, with 6 mm max. deviation.
 - 1 m high balustrade to all stairs & balconies.
 - No opening larger than 100 mm allowed in balustrades.
 - Windows, where shown, to be at least 250 wide, 450 from narrow end. Angle between window to be constant.
 - Min. headroom to be 2.1 M measured from pichline.
 - 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 well 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 high above g., & 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.

- PIPE SIZES: GRADIENT:**
- | | Min. | Max. |
|---|------|------|
| 50 dia. sink, veg. basin, shower, washing machine, dishwasher, wash trough, bath, | 1.25 | 2.5 |
| 50 mm dia. toilet | 2.5 | 5 |
| 100 mm dia. to toilet | 5 | 14 |
| 80 mm dia. combined wastes | | |
| 100 mm dia. vent to balcony | | |

- HEALTH:**
- Ceiling level to be at least 2.4 M in habitable rooms or to comply with G3 of the NBR.
 - Windows to be at least 10% of opening sections 5% of the floor area of habitable areas.
 - All space, 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 more than 10mm: 5 mm glass; if more than 10mm: safety glass.
 - Safety glass to be used in shower & bath enclosures, in all windows less than 300 mm above g., in all glass within 2 m above pitch line of stairs, 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:**
- | | Min. | Max. |
|--------------------------------------|------|------|
| 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, 3.2 sqm | | |

- CONCRETE ROOF:**
- Concrete roof to eng. detail with min. 50 mm thickness.
 - Vermiculite scored graded to 150 fall to 100 dia. built-downpipes as shown. Waterproofing by specialist with 15 year guarantee.

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PROJECT
NEW DWELLING
STAND 14
SUMMERSET MIDRAND

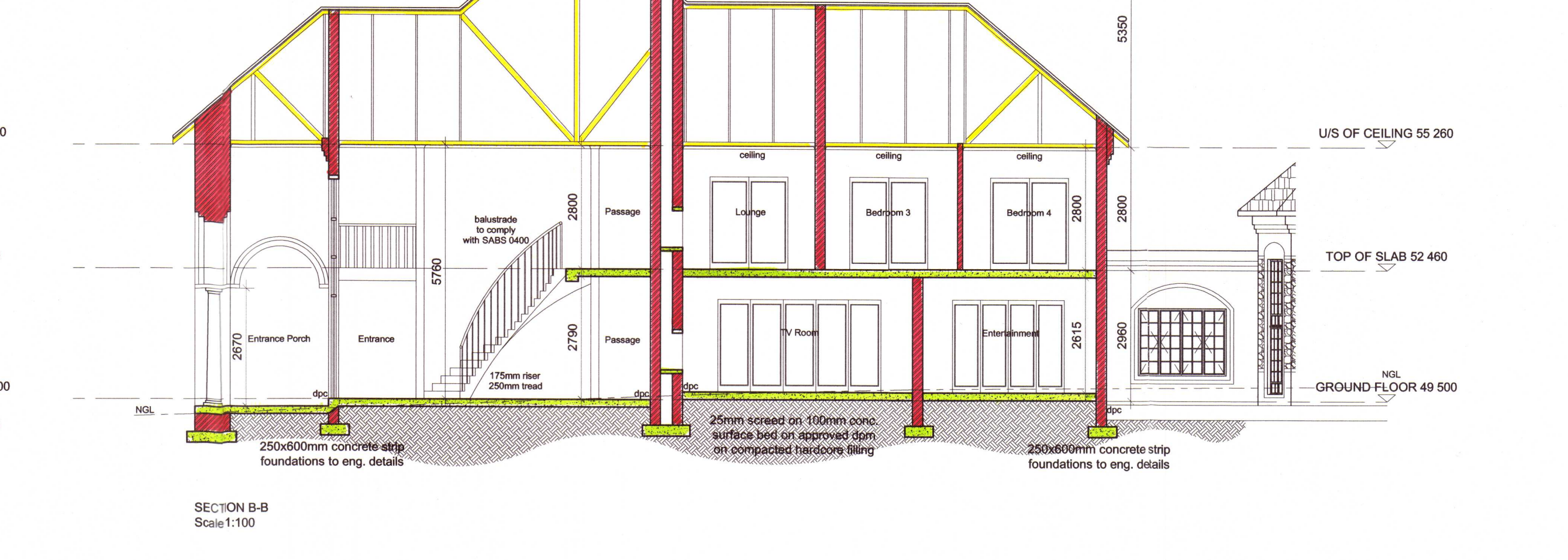
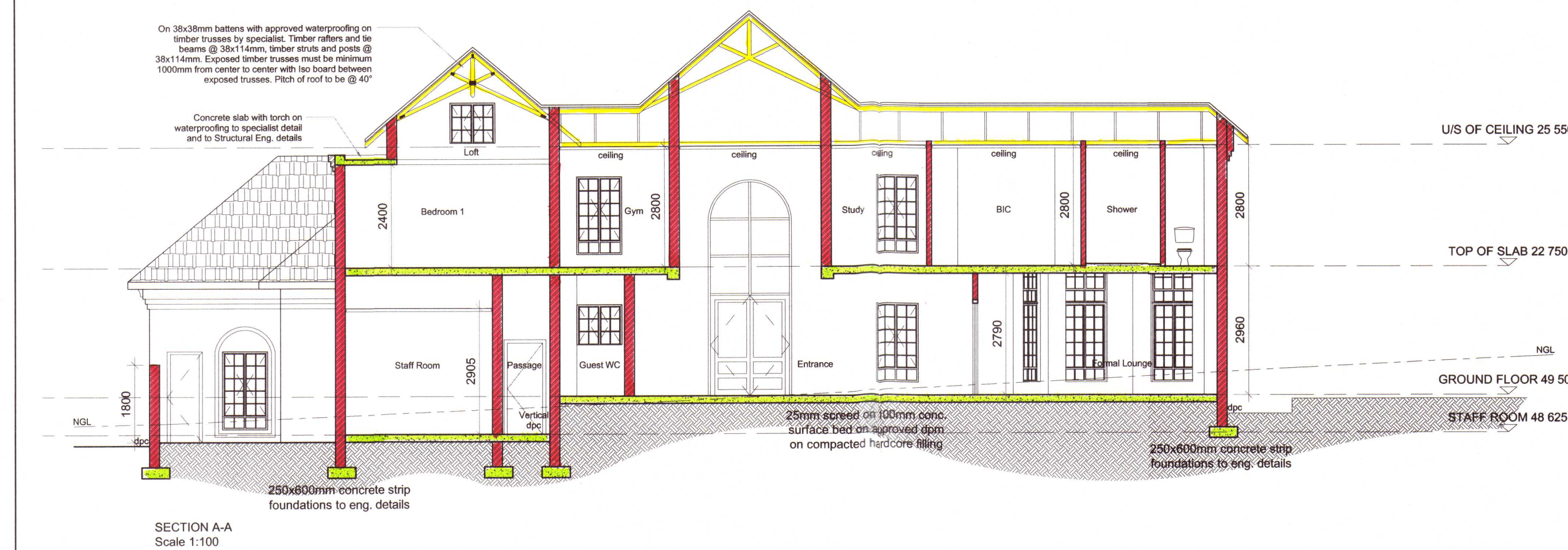
CLIENT
Mr & Mrs Karabo

PLANS & SECTIONS
SCALE 1:100

JOB NUMBER 13 012
DRAWING NO. LAY 200
REVISION 00

- GENERAL NOTE:**
- Microwave dishes and TV aerials shall be sighted out of view of the street and the neighboring stands.
 - All burglar bars must be fixed internally.
 - Solar heating panels to be out of site.

REV.	DATE	DESCRIPTION	SIGN



Height Relaxation:

- I, P. D. 2013, the owner of Stand 10 agree to the Height limits as shown on this drawing. Signature: P. D. 2013 Date: 24/11/2013
- I, P. D. 2013, the owner of Stand 11 agree to the Height limits as shown on this drawing. Signature: P. D. 2013 Date: 24/11/2013
- I, P. D. 2013, the owner of Stand 13 agree to the Height limits as shown on this drawing. Signature: P. D. 2013 Date: 24/11/2013