

front 3d view
nts

neighbours consent

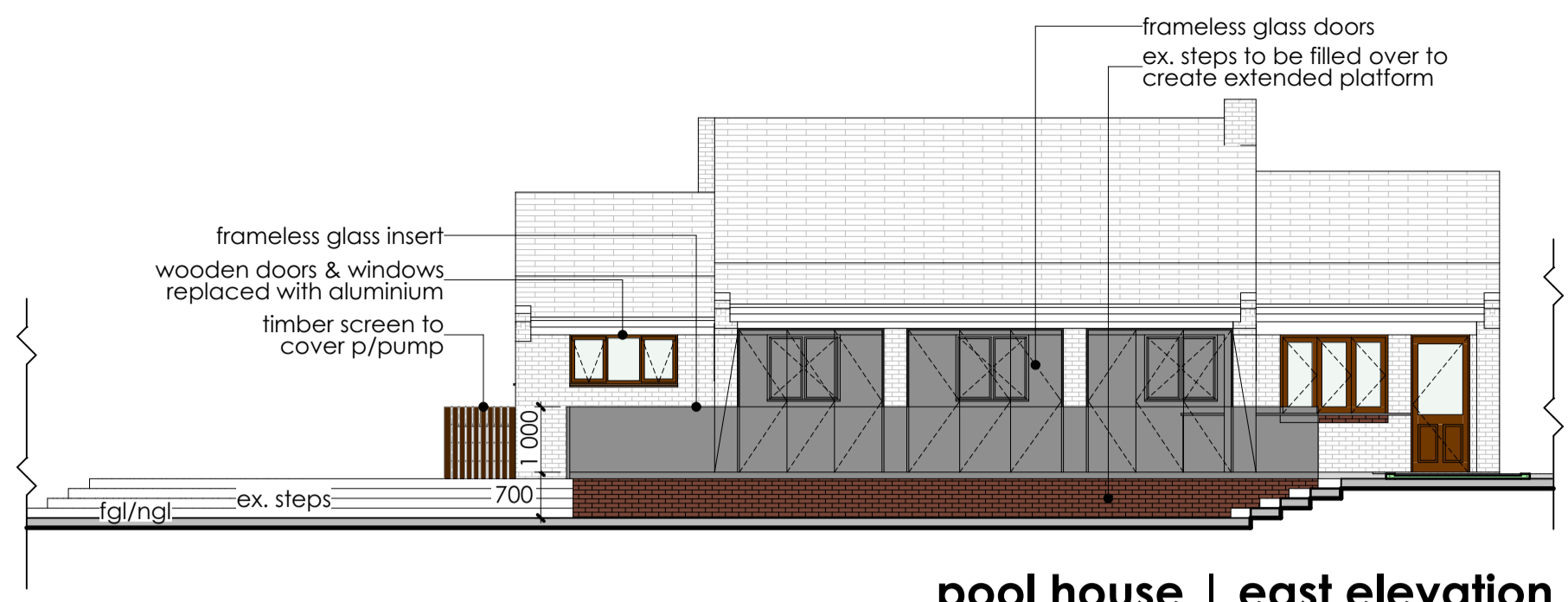
name & surname	Zodwa B. P. Khoza-Mchunu
address	118 Abrey Road, Kloof, 3640
erf number	1119 Kloof
id number/s	7605050469088
signature	

balustrade notes
1m high balustrade by specialist to comply with part D4.2 of SANS 10400
"no ball with a diameter of 100mm shall pass through any part"

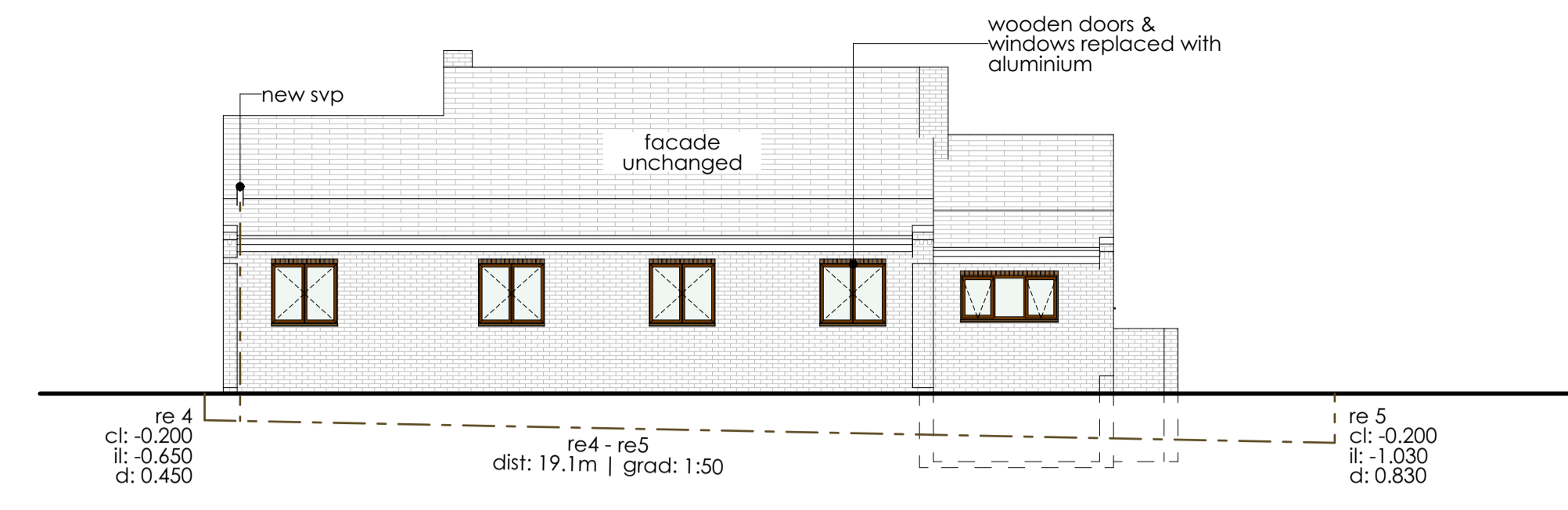
pool notes
pump chamber to be adequately drained, precautions to be taken against flooding, seepage & rainwater in pump chamber, earth leakage unit to be fitted & plant arrangement to manufacturers requirements, disposal of waste water to be spread on site, pool area to be secured by pool fencing to comply with SANS 10400-D pool to be constructed with reinforced gunite all to engineers detail and specification

3			
2			
1			
REVISION			
climatic zone as per SANS 204	5		
occupancy as per SANS 10400 part A	H4		
Ryan Fuller PrsArchT PAT 24749934 red giraffe architecture pty ltd reg no. 2017/176746/07			
address 3 minerva drive gillits 3610 078 634 2636 www.redgiraffe.co.za ryan@redgiraffe.co.za			
owners signature: _____			
authors signature:			
project PROPOSED NEW GATE HOUSE AND ADDS & ALTS TO EX. POOL HOUSE for RZT ZEPY 4558 (PTY) LTD on ERF 5179 KLOOF at 120 ABREY ROAD, KLOOF, 3640			
description			
floor plans			
page 2/4 21-18 WD02			
scale	date	drawn	checked
as shown	2021/10/05	RF	RF
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drawing type			
SUB WORKING DRAWINGS			

pool house ground floor plan
1:50

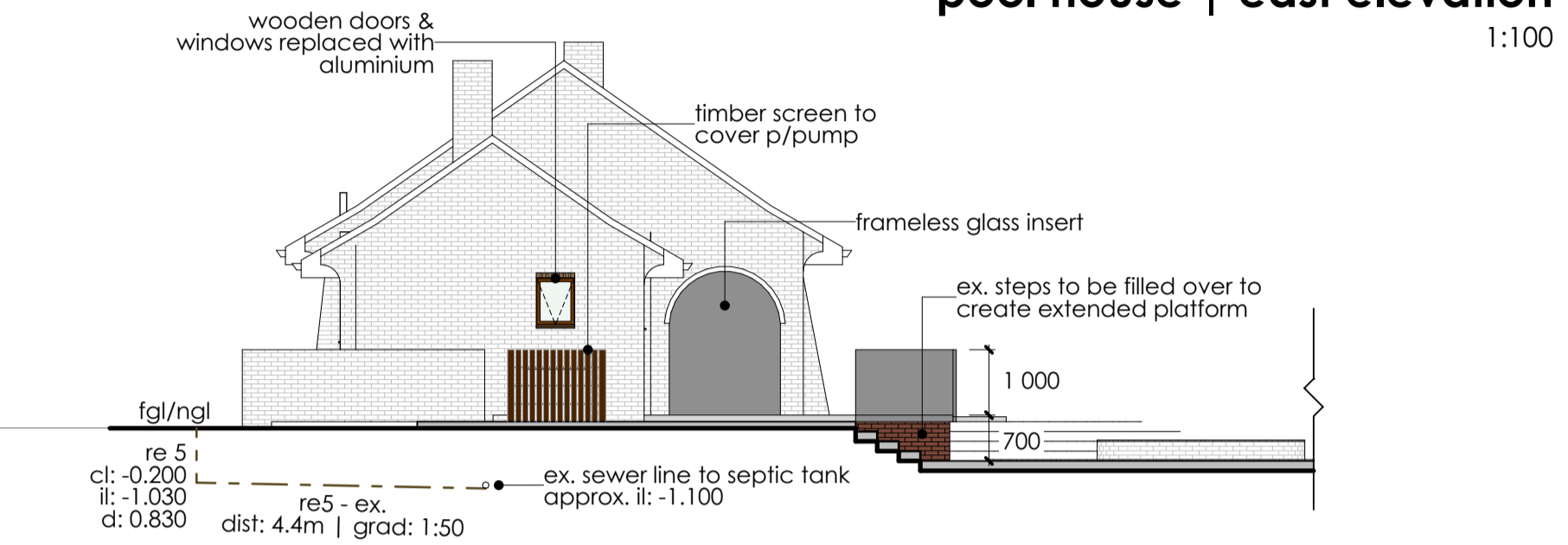


pool house | east elevation
1:100

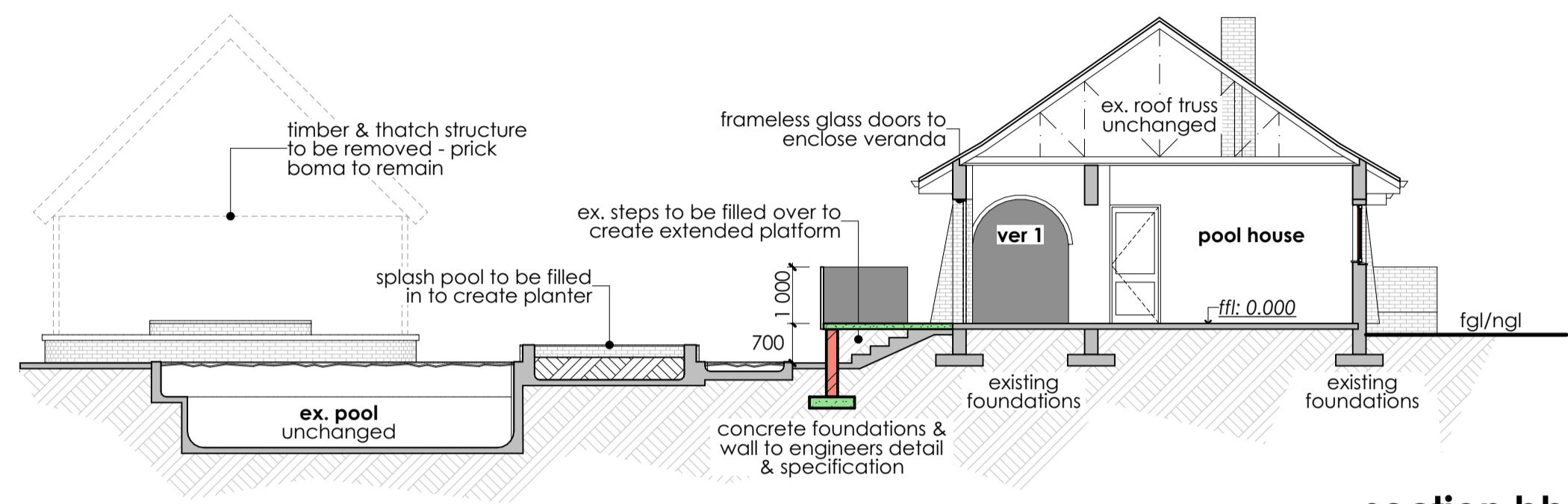


pool house | west elevation & sewer section
1:100

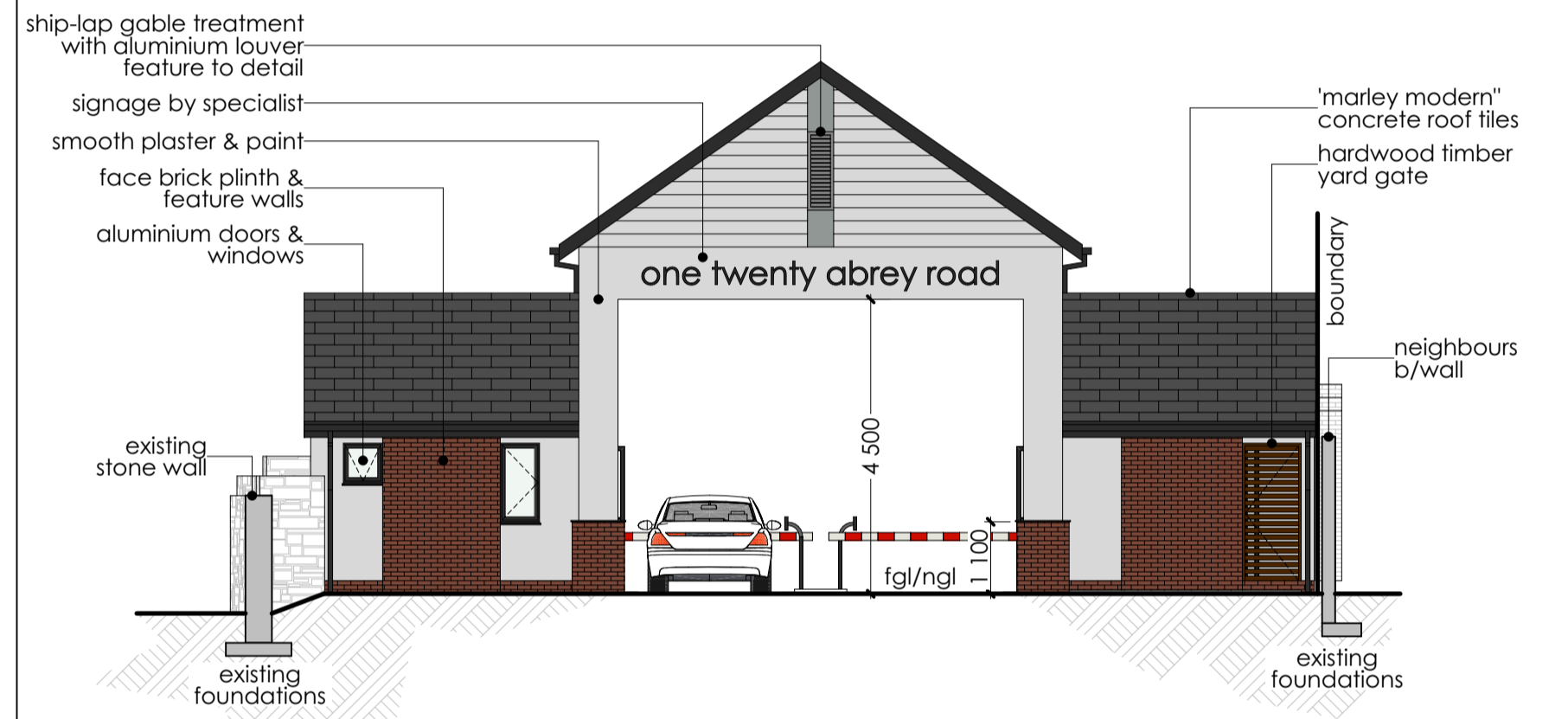
general section notes
35° pitched roof
 "marley modern" concrete roof tiles on 38x38 battens on marley under tile membrane on nail plated timber trusses designed & certified by engineers with 35° pitch @ 740 centres on 38x114 wall plate with trusses fixed using galvanised hoop iron tied down 6 courses into brickwork (entire roof r-value to be more than 2.7m2K/W fibreglass blanket type insulation with a density of min. 10-18 kg/m3 to be min. 50mm thick on 9 mm gypsum ceiling board fixed to 38x38 bracing @ 400 centres both ways moulded cornice fibre cement fascia aluminium gutters and down pipes fixed in accordance with manufacturers specifications
building structures
 two courses of brickwork to be reinforced with brick force both below wall plate level, above window head height and below window sill level external face of inner skin of all external walls to be bagged and rendered waterproof with two coats of bitumen paint 375 mic., dpc to be provided to walls at slab level, under all sills and to parapets all external walls to achieve a minimum R-Value of 0.35 timber skirting's to floor finish as per plan on 30mm screed on 100mm concrete surface bed reinforced with 'ref. 193' weld mesh on 250mic damp proof membrane on 50mm blinding layer of clean river sand on 150mm hard-core
sub-structures
 subfloor ground and foundation trenches to be poisoned with 'CHLORDANE' solution in accordance with SANS 'Codes of Practice' by specialist
retaining structures
 all walls retaining earth to be built strictly in accordance with structural engineers details vertical banking behind all internal retaining walls to consist of 3 coats of bitumen paint over bagged finish and 500 mic., vdpic installed to manufactures specifications 110dia upvc slotted agricultural drain by specialist behind internal retaining walls and below slab level, pipe to be laid in clean river sand and to be laid to fall and connect into surface water disposal system



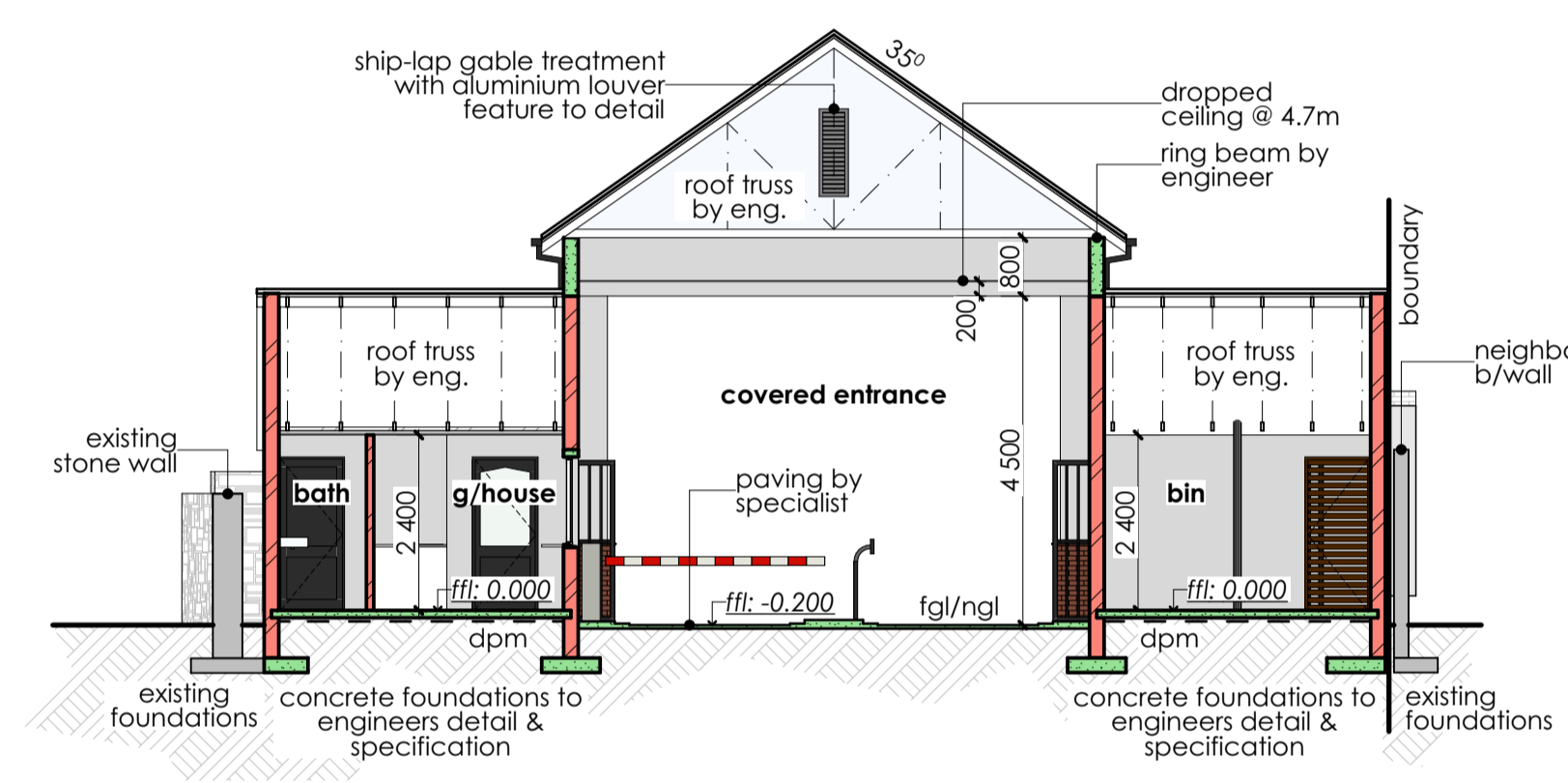
pool house | south elevation & sewer section
1:100



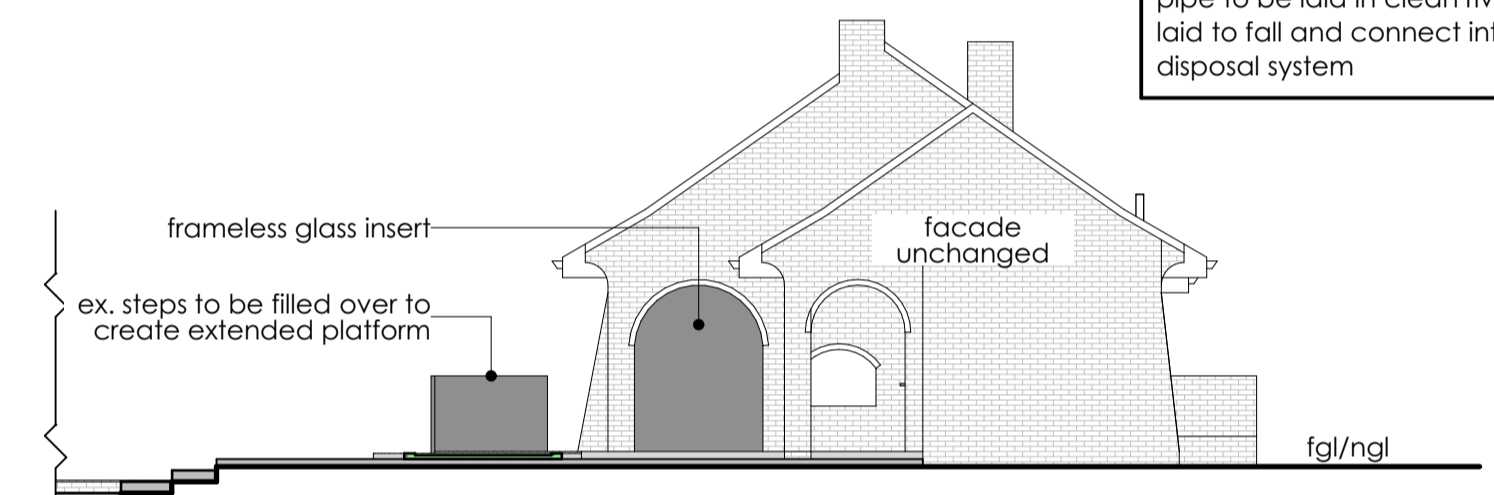
section bb
1:100



gate house | north elevation
1:100



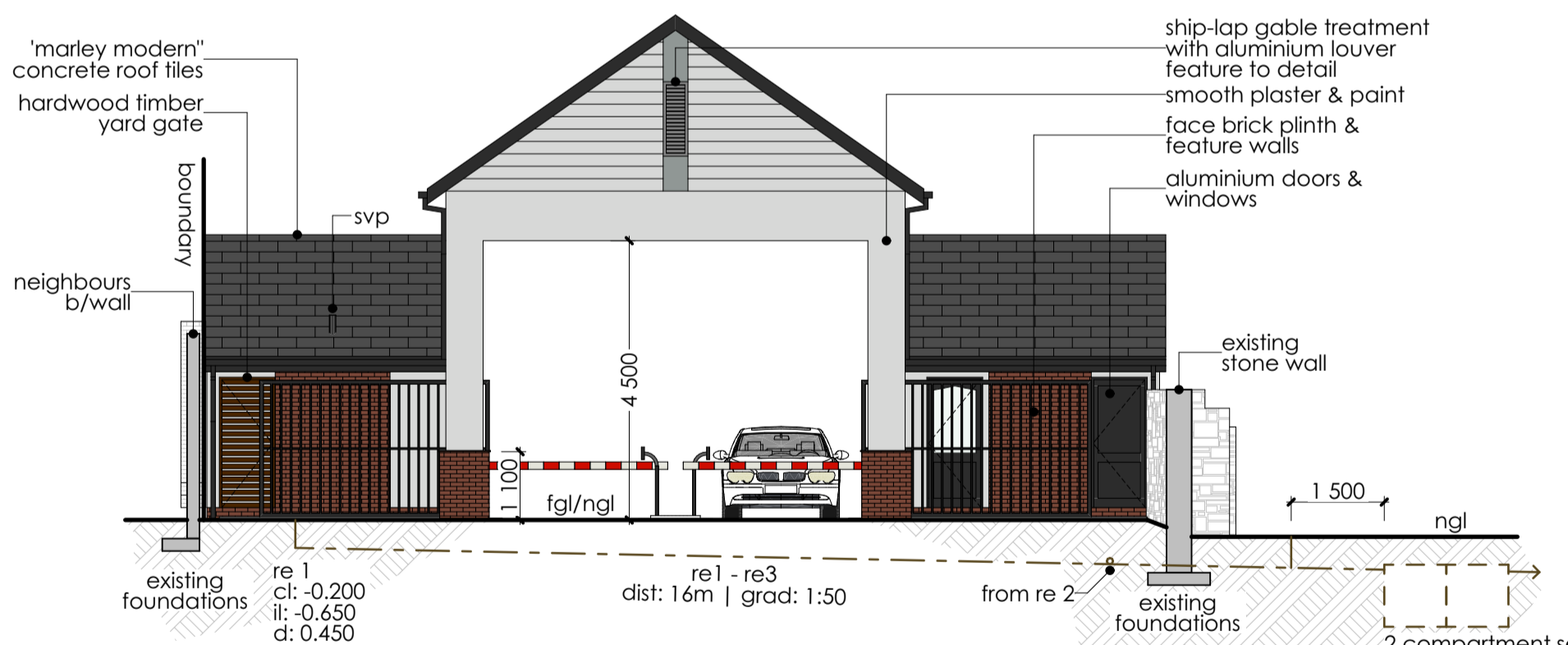
section aa
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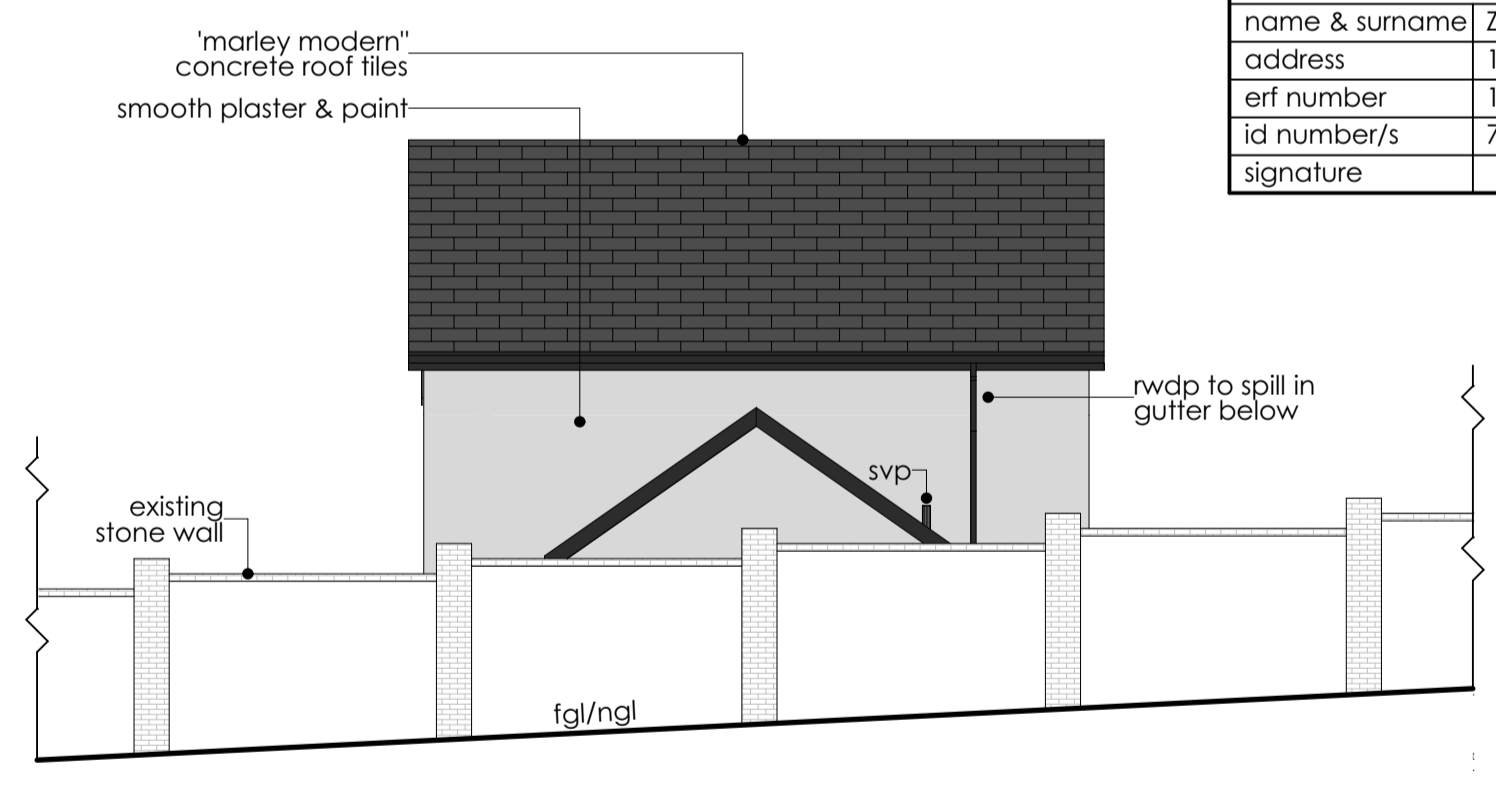
pool house | north elevation
1:100

neighbours consent

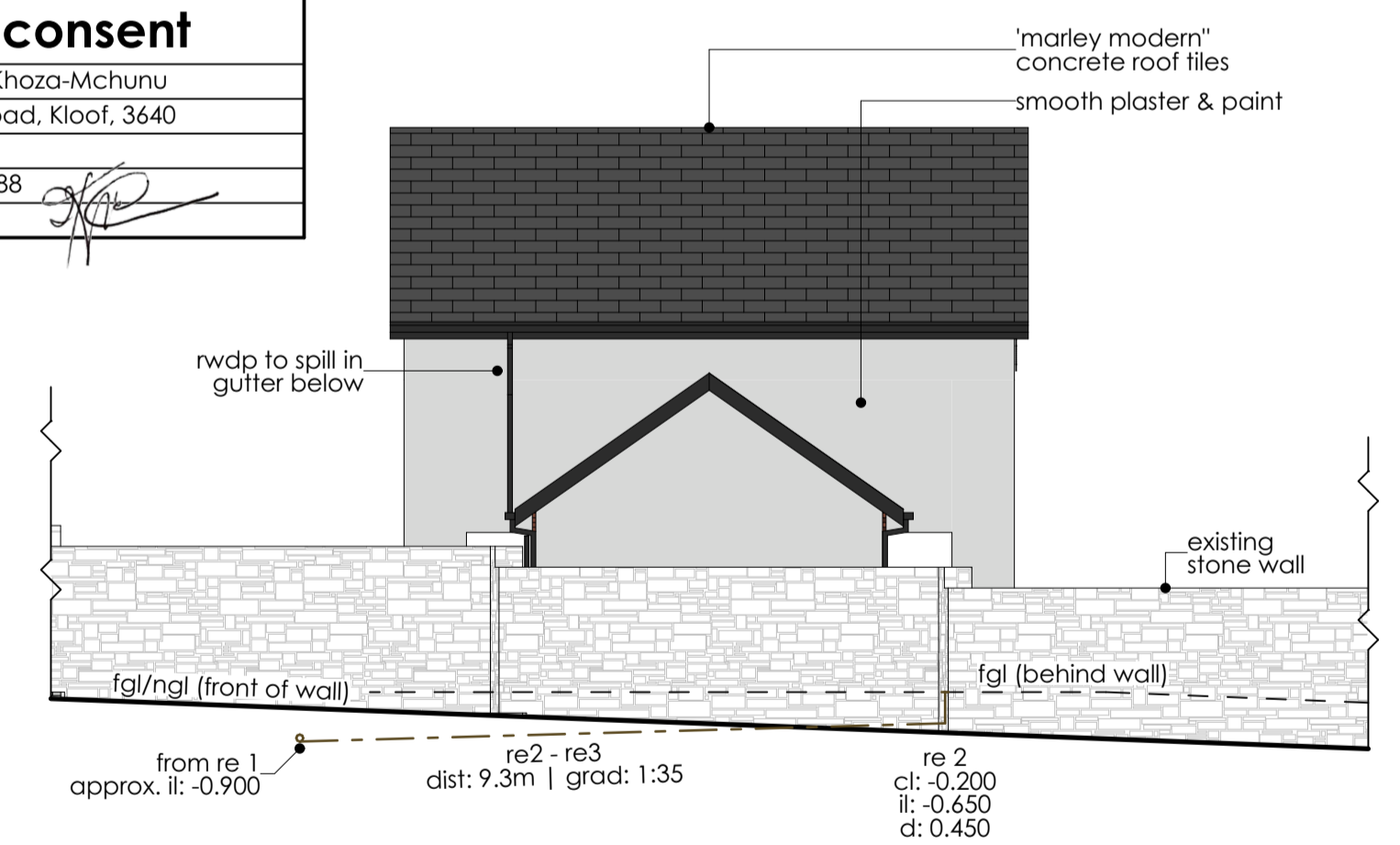
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gate house | south elevation & sewer section
1:100



gate house | west elevation
1:100



gate house | east elevation & sewer section
1:100

GENERAL NOTES
 All work to comply with SANS 10400 and any other associated SANS referred to in SANS 10400. All work to comply with the design and development guidelines as laid down by the hoo or body corporate if applicable. Architectural drawings are to be read in conjunction with engineers drawings. Corner beacons to be located and exposed before work on site commences. Contractor to check all dimensions and levels (schedules and details) before the relevant work is placed in hand and report any discrepancies to the author/owner. All reinforced concrete, slabs, foundations, column details, beams, stairs, and retaining walls are to be built strictly in accordance to professional engineers details and under their supervision. Contractor to ensure that no changes in existing levels are made over local authority servitudes or underground services unless permission has been given in writing by the local authority. The contractor is to inspect the approved copies of drawings to ensure that all amendments during the submissions process have been taken into account. The attention of the owner is drawn to the fact that changes to the plan and / or specification after municipal approval is likely to invalidate that approval. All foundations are to be built to professional engineers details & under their supervision. All foundations to be taken down below natural ground level. Natural ground line in approximate position only and no claim can be made for any discrepancies on site. All earthworks to be completed as per plan and as per engineers instruction. All banks greater than 26° are to be certified by the engineer i.e a certificate of stability is required. All earthworks and storm water will be the responsibility of the engineer i.e all work to be completed under the supervision of the engineer and certified accordingly. Existing foundations & structure to be certified by engineer to carry additional loading prior to work being commenced.

SANS 10400 NOTES
Part B: Structural Design
 The structural system of the building must comply with the detailed requirements of SANS 10400-H; J; K; L; M and N where applicable
Part D: Public Safety
 Where there is a change of level, a ramp, a driveway or access to swimming pools all must be in accordance with the detailed requirements of SANS 10400-D
Part F: Site Operations
 On all sites there must be provision of sanitary facilities in accordance with the detailed requirements of SANS 10400-F
Part H: Foundations
 All foundations to be in accordance with SANS 10400-B and the detailed requirements of SANS 10400-H
Part J: Floors
 Floors in any laundry, kitchen, shower room, bathroom or room containing a toilet pan or urinal to be in accordance with the detailed requirements of SANS 10400-J
 Suspended floors to be in accordance with the requirements of SANS 10400-B and SANS 10400-T and SANS 10082 and the detailed requirements of SANS 10400-J
 Slabs supported on the ground to be in accordance with SANS 10400-B and SANS 10400-H and the detailed requirements of SANS 10400-J

Part K: Walls
 The structural strength and stability of the walls to be in accordance with SANS 10400 - B and SANS 10400-T and the detailed requirements of SANS 10400-K Roof fixings to be in accordance with SANS 10400-B and the detailed requirements of SANS 10400-K
 Water penetration through a wall is in accordance with the detailed requirements of SANS 10400-K
Part L: Roofs
 Roof coverings and waterproofing systems are in accordance with the detailed requirements of SANS 10400-L
 Flat roofs and related gutters to be in accordance with the detailed requirements of SANS 10400-L
 Roof assembly and any ceiling assembly, in addition to complying with the requirements of SANS 10400-C to be in accordance with the detailed requirements of SANS 10400-L and the roof assembly is supported on walls that comply with the requirements of SANS 10400-K all to be in accordance with SANS 10400-B and SANS 10400-L
 Gutters and downpipes to be sized in accordance with the requirements of SANS 10400-R
 The fire resistance and combustibility of the roof assembly or any ceiling assembly are in accordance with the detailed requirements of SANS 10400-L and SANS 10400-T

Part M: Stairways
 Stairways to be in accordance with SANS 10400-B and SANS 10400-T the detailed requirements of SANS 10400-M
 Walls, screens, railings or balustrades to such stairway to be in accordance with the requirements of SANS 10400-B and SANS 10400-T SANS 10400-K and SANS 10400-T
Part N: Glazing
 The type and fixing of glazing is to be in accordance with SANS 10400-B and the detailed requirements of SANS 10400-N
 The selection of the glazing is to be in accordance with the detailed requirements of SANS 10400-N
Part O: Lighting and Ventilation
 The lighting in a habitable room, bathroom, shower room and room containing a toilet pan to comply with the requirements of SANS 10400-T and the detailed requirements of SANS 10400-O
 The ventilation to be in accordance with the requirements of SANS 10400-T and to be in accordance with the detailed requirements of SANS 10400-O
Part P: Drainage
 The design of the drainage system to be in accordance with the detailed requirements of SANS 10400-P

Part R: Storm water disposal
 The means for the control and disposal of storm water is in accordance with the detailed requirements of SANS 10400-R
Part S: Persons with disabilities
 Where applicable the means for providing facilities for persons with disabilities to be in accordance with the detailed requirements of SANS 10400-S
Part T: Fire protection
 Where applicable the fire protection measures provided to be in accordance with the detailed requirements of SANS 10400-T
Part V: Space heating
 Where applicable the provision of space heating to be in accordance with the detailed requirements of SANS 10400-V
Part W: Fire installation
 Where applicable the fire installations must comply with the detailed requirements of SANS 10400-W
 The supply of water to be in accordance with the detailed requirements of SANS 10400-W
Part XA: Energy Efficiency in Buildings
 External walls are to be in accordance with the detailed requirements of SANS 10400-XA Fenestration to be in accordance with SANS 10400-XA or SANS 204
 Roof assembly construction to be in accordance with SANS 10400-XA
 Services that use energy or control the use of energy to be in accordance with SANS 204 Hot water systems to be in accordance with SANS 10400-XA

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REVISION	
climatic zone as per SANS 204	5
occupancy as per SANS 10400 part A	H4

red giraffe ARCHITECTURE

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owners signature:
 authors signature:

project
PROPOSED NEW GATE HOUSE AND ADDS & ALTS TO EX. POOL HOUSE FOR RZT ZEPY 4558 (PTY) LTD ON ERF 5179 KLOOF AT 120 ABREY ROAD, KLOOF, 3640

description
elevations | section

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scale	date	drawn	checked
as shown	2021/10/05	RF	RF

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drawing type
SUB | WORKING DRAWINGS