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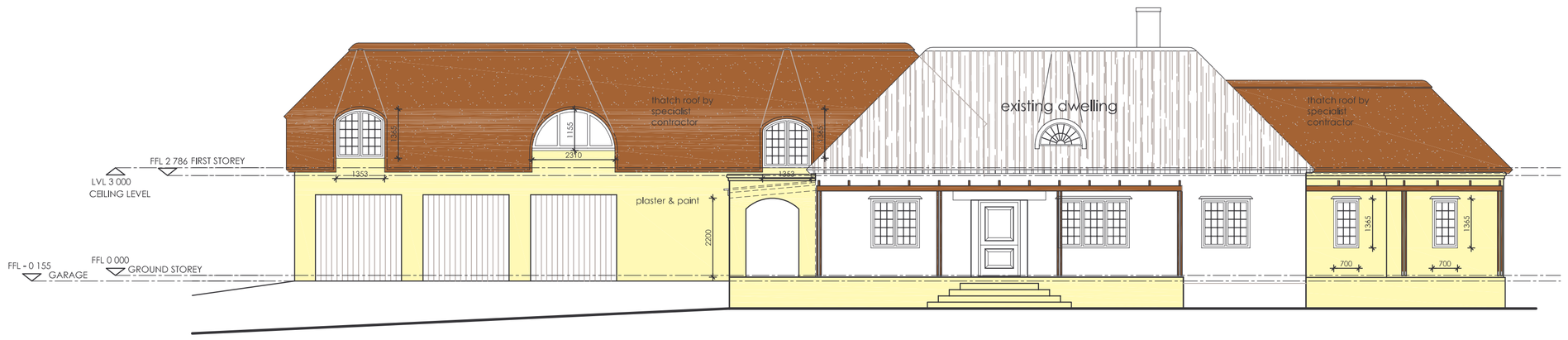
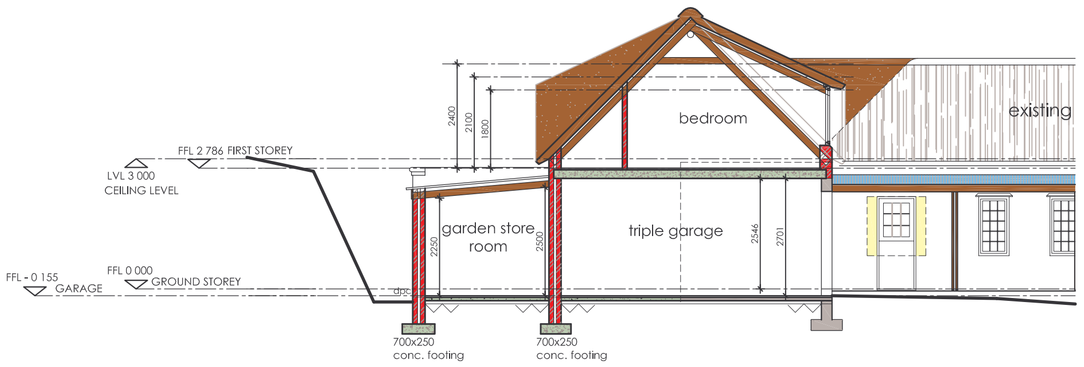
SACAP No: 6148
SAIA Practise No: PH 3477
SAIA No:6795

CONSTRUCTION NOTES:

PITHED ROOF :
Pitch: 45° thatch roof by specialist thatch roof contractor on roof structure to structural engineers details and specification.
structure to be cross braced and wind braced as per structural engineers specs.
Roof to be insulated as per Architects specification.
FLAT ROOF :
Pitch: 5° - Pre coloured profiled metal roofing sheets in single length on 75x50 purlins @ 1000cc's max on 152x50 SAP rafters 900cc's max with rafter ends wrapped in dpc and built into walls and anchored with 40mm hoopiron straps 600mm down into brickwork
WALLS (Brickwork):
All wall construction to SANS 10400 PART K.
External Walls - All external walls to be imperial ROK's: 110 x 220 x 75 for 280mm cavity wall construction with approved wall ties, stagger built in at a rate of 5/m². 375 MICRON BRICKGRIP Dpc's to be installed on course above surface beds and slab levels properly benched with weepholes at 900mm cc; also around all door and window frames, and above beams and lintols.
All dpc's to be properly lapped and bedded. Cavities to be kept clean during construction without damage to dpc's.
Galv. mild steel brickforce every 5th course and 4 courses above and below all openings and parapet upstands. All external walls to be finished as noted on elevations.
Internal Walls - 110mm. plastered and finished to architects spec.
FOUNDATIONS :
All footings sizes and excavation depths as stated on plans are subject to confirmation by Structural Engineer for specific site conditions. Min. 700x230 strip footings and 600x230 thickening to ground floor slab for 110mm internal brick walls. No portion of any footing is to extend beyond the site boundary.
GROUND FLOORS :
Floor finish as specified on min. 30mm screed (to fall on porches and balconies) on min. 75mm concrete surface bed on 250 micron SABS approved DPM on 50mm clean sand blinding on hardcore on well compacted earth.
CEILINGS :
Where specified, skimmed 6.4mm Rhinoboard ceiling boards on 38 x 38 branders @ ±300 centres.
Cornices: Standard Rhinoboard 75mm plasterboard coved cornice. All Rhinoboard products to be installed strictly as per manufacturer's specification.
40mm Isoboard panels between rafters above ceiling.
INTERIOR WALL & FLOOR FINISHES:
Notes: All interior walls to be plastered and painted to spec.
Floor finishes - As noted on plans
Wall finishes - to spec.
LIGHT & VENTILLATION:
Natural Light: Light areas to be min.10% of room areas.
Natural Ventilation: Ventilation areas to be min.5% of room areas.
EXTERNAL WINDOWS and DOORS:
Exterior quality meranti timber windows and doors as by Swartland or similar approved
INTERNAL DOORS:
Internal doors, frames, associated ironmongery and finishes to specifications.
GLAZING:
All glass to be in accordance with SANS 10400 PART N.
All glazed areas in excess of 1sqm or within 300mm of FFL, and all glazed doors, sidelights and glazed areas in the natural path of travel eg. bottom and top of flight of stairs, to be safety glazed.
Glazed shower cubicles and skylights to be safety glazed.
LINTELS AND BEAMS:
All openings to a maximum of 3000mm to have precast prestressed RC lintols with min. 4 courses brickwork with galv. brickforce over. Lintels built in accordance with manufacturer's specifications, refer to structural engineers specifications for all openings greater than 3000mm.
PLUMBING & DRAINAGE :
All plumbing work to be undertaken by a registered plumber in accordance with SANS Part P and Local Authority Regulations.
Soil pipes - 110mmØ at min. 1:60 fall.
Waste pipes - 40mmØ with reseal traps to be fully accessible at all times, and must enter separately into a gully or soil & vent stack.
Vent pipes - 50mmØ and rodent proofed.
IE's to all bends and junctions with marked covers at ground level.
CE's to every change of direction and at every 20m of straight pipe and at municipal connection if applicable.
provide 50mm dia anti-syphon pipes where required and where drop exceeds 1200mm.
All branch pipes greater than 6m long to be vented seperately.
All drainage pipes below the building and with less than 450mm ground cover to be encased in concrete.
No drainage junctions to be in walls, slabs or under surface beds.
Non-return valve to be installed externally on fresh water supply to washing machine and dishwasher.
Ducts to be accessable to enable a person to work therein.
RAINWATER GOODS:
'Waterlite' seamless aluminium gutters 150 x 125 with 75 dim dp's.
Eaves closer to detail. Precast concrete stormwater channels to be directed to stormwater channels in roadway where applicable.

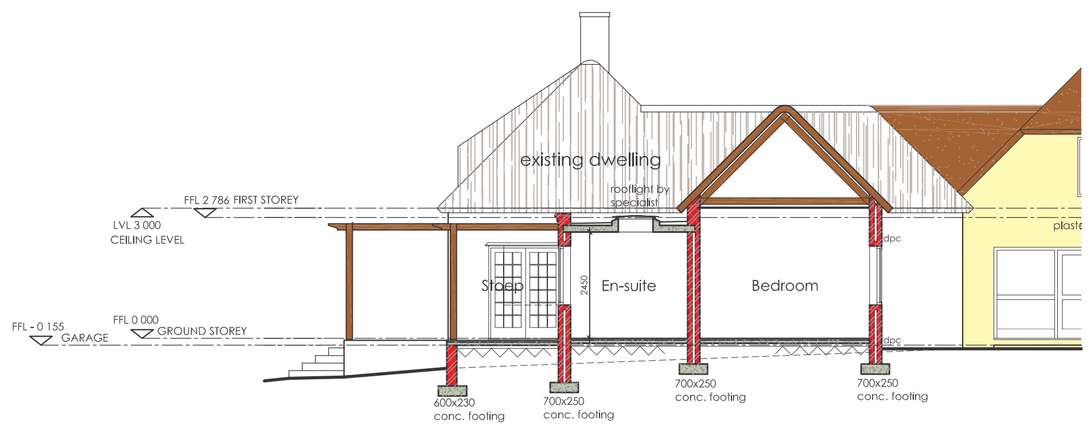


north east elevation
SCALE 1:100

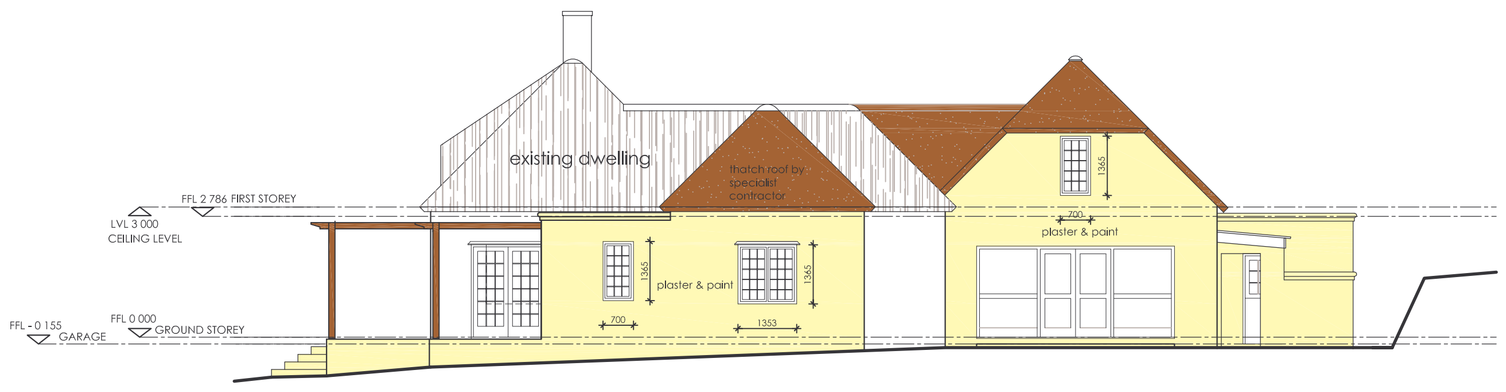


section A-A
SCALE 1:100

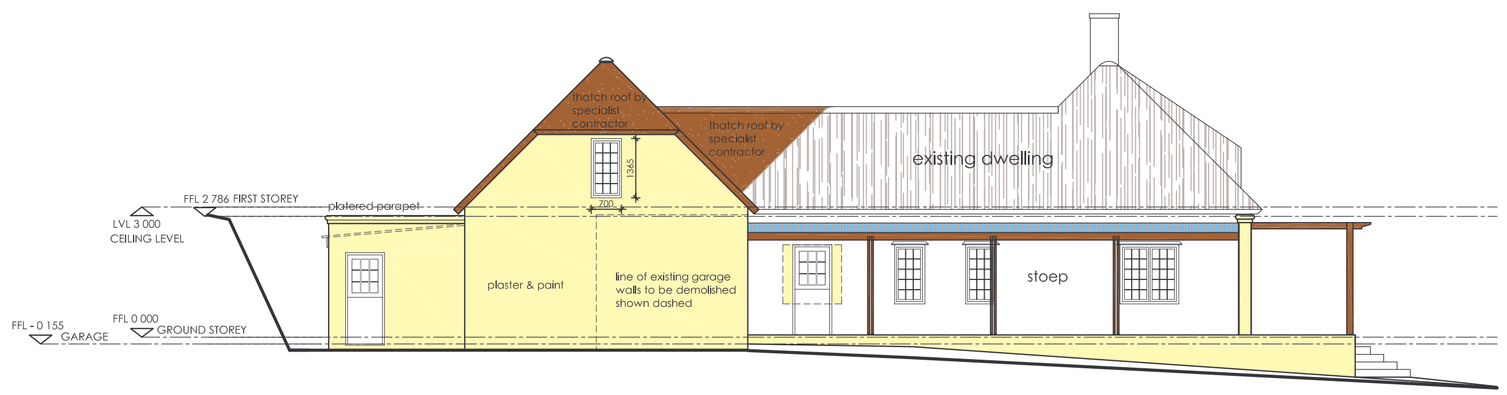
south east elevation
SCALE 1:100



section B-B
SCALE 1:100



north west elevation
SCALE 1:100



south west elevation
SCALE 1:100

SIGNATURES:

CLIENT:

ARCHITECT:

PROJECT DESCRIPTION:

ADDITIONS AND ALTERATIONS
HEATHER COTTAGE FARM No. 1274
SCHOONGEZICHT STELLENBOSCH

CLIENT:

TAMMY & JAMES CAMPBELL

DRAWN:	SCALE:	DATE:
D.A.O.	VAR	02.03.2013
JOB No:	REV No:	
1210	-	
	DWG No:	
	LAD 200	

elevations and sections

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