GENERAL FIRE NOTES in accordance withSANS 10400

- OCCUPANCY CLASSIFICATION H3
- ALL STRUCTURAL COMPONENTS TO COMPLY WITH SDANS 10400 T4.7
- FIRE EXTINGUISHERS TO COMPLY WITH SANS 10400 T4.37
- 100MM BOOSTER CONNECTION
-WATER PIPES TO ALL FIRE PROTECTION COMPONENTS TO COMPLY WITH SANS 10400T4.33
- SAFETY DISTANCES TO COMPLY WITH SANS 10400 T4.2
- FIRE RESISTANCE OF OCCUP. AND DIVISION SEPERATING ELEMENTS TO COMPLY WITH SANA 10400 T4.6
- FIRE RESISTANCE OF OCCUP. AND DIVISION SEPERATING ELEMENTS TO COMPLY WITH SANA 10400 T4.6
- TENENCY SEPARATING ELEMENTS TO COMPLY WITH SANS 10400 T4.8
- PROVISION OF EMERGENCY LIGHTS TO COMPLY WITH SANS 10400 T4.30
-WATER RETICULATION TO COMPLY WITH SANS 10400 T 4.33
- SIGNAGE TO COMPLY WITH SANS 10400 T 4.29 AND 4.32
- FIRE DOORS TO BE MIN. 40MM SOLID HARHWOOD
- 50MM WATER SUPPLY TO ALL FIRE PROTECTION COMPONENTS
- SISOLATION TO BE NO. 420
- ALL STAIRS TO BE ISOLATED WITH 2 HOUR BRICK WALLS AND CLASS B DOORS
- ACCESS FOR FIRE FIGHTING TO COMPLY WITH SANS 10400 T4.55
- CEILING TO BE NON COMBUSTABLE
- CEILING TO COMPLY WITH SANS 10400 T4.13
- ALL FIRE ESCAPE DOORS TO BE FITTED WITH PANIC LATCHES AND SELF CLOSERS TO COMPLY WITH SANS 10400 T4.19
- FLOOR COVERINGS TO COMPLY WITH SANS 10400 T4.14
- PROVISION OF FIRE ESCAPE ROUTES AND EXITS TO COMPLY WITH SANS 10400 T4.16
- FIRE ESCAPE DOORS TO BE SELF OPENING INCASE OF EMERGENCY AND TO COMPLY WITH SANS 10400 T4.17
- FEEDER ROUTES TO COMPLY WITH SANS 10400 T4.18
- COMPONENTS OF ESCAPE ROUTES TO COMPLY WITH SANS 10400 T4.20
- WIDTH OF ESCAPE ROUTES TO COMPLY WITH SANS 10400 T4.21
- FIRE HOSE REELS TO COMPLY WITH SANS 10400 T4.34
- FIRE RESISTANCE OF BUILDING MATERIAL AND COMPONENTS TO COMPLY WITH SANS 10400 T4.56
- ALL FIRE REQUIREMENTS TO COMPLY WITH NBR.
- STACKING HEIGHT NOT TO EXCEED 3 METRES
- AIRCONDITIONING SYSTEM TO COMPLY WITH SANS 10400 T4.41 (TO MECH ENG'S DETAILS)
- HYDRANTS TO COMPLY WITH SANS 10400 T4.35
- PROTECTION OF OPENINGS TO COMPLY WITH SANS 10400 T4.10
- ACCESS FOR THE FIRE FIGHTING TO COMPLY WITH SANS 10400 T4.55
- MARKING & SIGN POSTING TO COMPLY WITH SANS T4.29
- WATER RETICULATION TO COMPLY WITH SANS T4.33

30MM FHR

FIRE EXTINGUISHER

PARKING SCHEDULE

UNITS	NO. OF BEDROOMS	BAYS REQUIRED	TOTAL
14	2 BEDROOMS	1.5	21
12	1 BEDROOM	1.5	18
TOTAL REQUIRED INCLUDING VISITORS			39
PROVIDED			39

SCHEDULE OF AREAS
CLASSIFICATION : H3
ZONING: SR 180

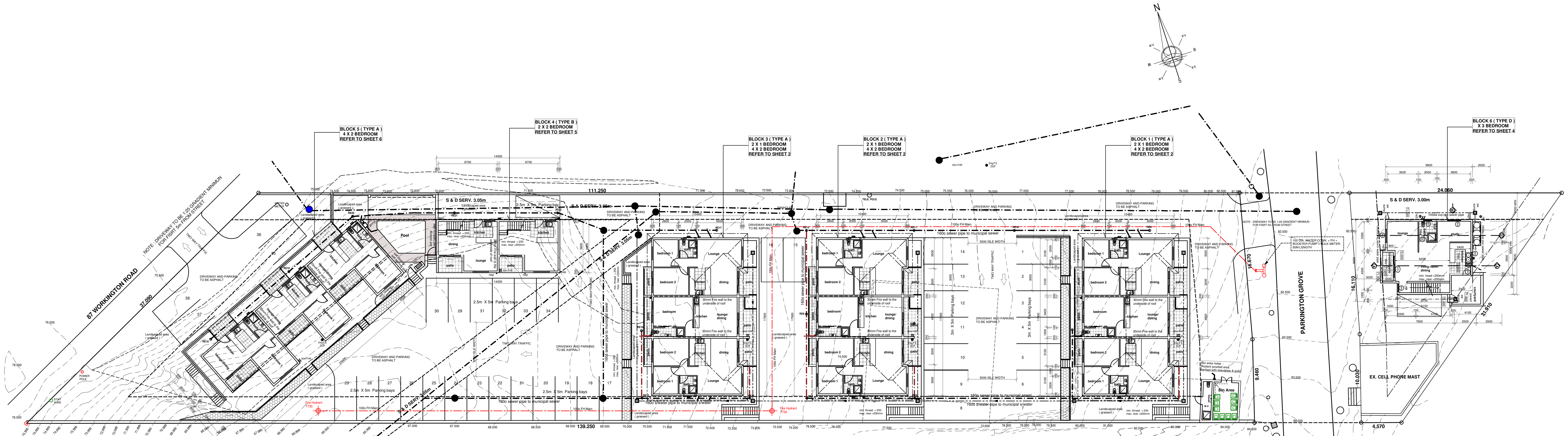
AREA OF SITE 3733.00
PERMITTED COVERAGE 50% 1866.5

TYPE	BLOCK	COVERAGE	G. FLOOR	FIRST FLOOR	USABLE AREA	NO. OF UNITS
A	1	211.14	194.07	190.08	384.15	6
A	2	211.14	194.07	190.08	384.15	6
A	3	211.14	194.07	190.08	384.15	6
B	4	84.98	83.99	77.98	161.97	2
C	5	175.99	159.65	159.65	319.3	6
D	6	78.26	78.26	73.15	151.41	1
BIN AREA		16.00	-	-	16.00	
TOTAL		988.65	-	-	1801.13	

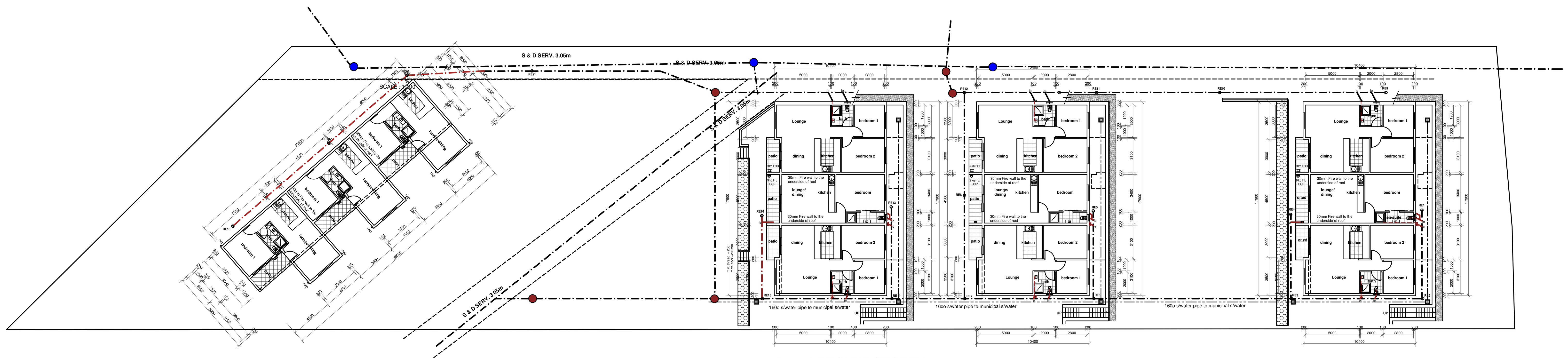
BULK AREA SCHEDULE

CLASSIFICATION : H3
ZONING: MEDIUM DENSITY HOUSING
SCHEDULE OF AREAS

SITE AREA= 3733.00 sqm
PERMITTED COVERAGE (50%)= 1866.5 sqm
PROPOSED COVERAGE= 988.65 sqm
TOTAL PROPOSAL = 1801.13 sqm



GROUND STOREY & SITE PLAN
SCALE : 1:200



LOWER GROUND STOREY
SCALE : 1:200

sheet 1/6

DESIGN dynamics architectural studio
sacap reg no st0493
9 cotford place
sunford
phoenix
4068
tel +27 31 5008442
cell 0723782344
sagren.dynamics@telkomsa.net

AUTHORS SIGNATURE
SACAP NO: STO493
Sagren Soobramoney

CLIENT
VAD GROUP DEVELOPMENTS PTY LTD
authorized by (capacity: owner)

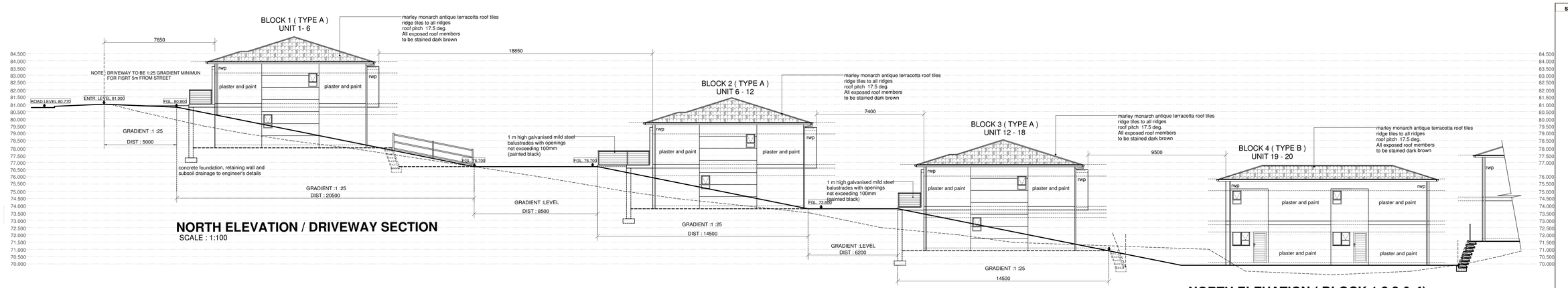
PROPOSAL
NEW DWELLING UNITS

PROPERTY DETAILS
87 WORKINGTON ROAD
ERF 212 DUIKER FONTEIN
KENVILLE
4051

DRAWING TITLE
SITE PLAN 1:200

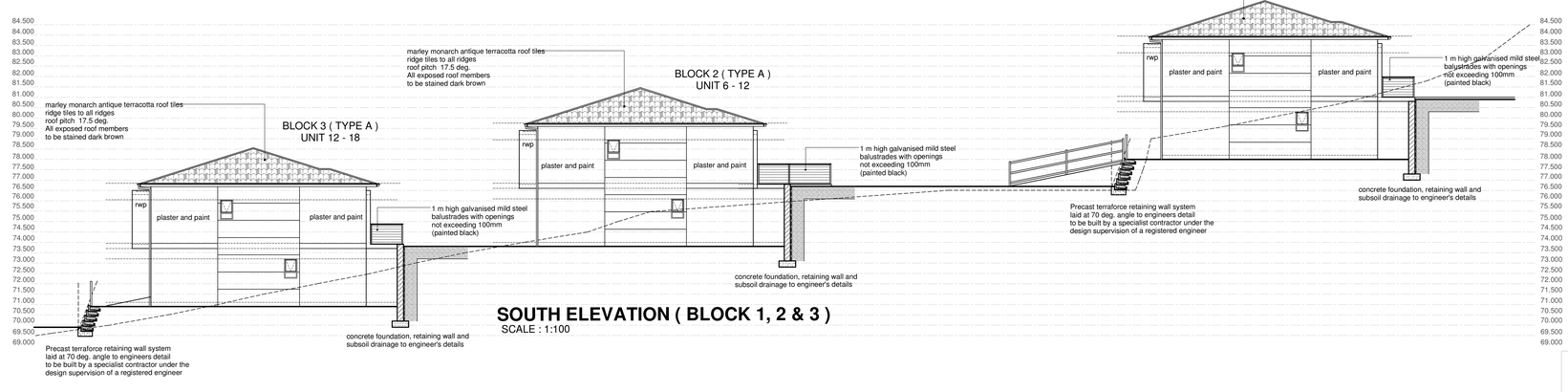
DATE :2022/09/22
AUTHOR :T.K
SCALE : AS SHOWN
CHECKED: S.S

DRAWING NUMBER
D.D. 62 -1/2022 REV 000

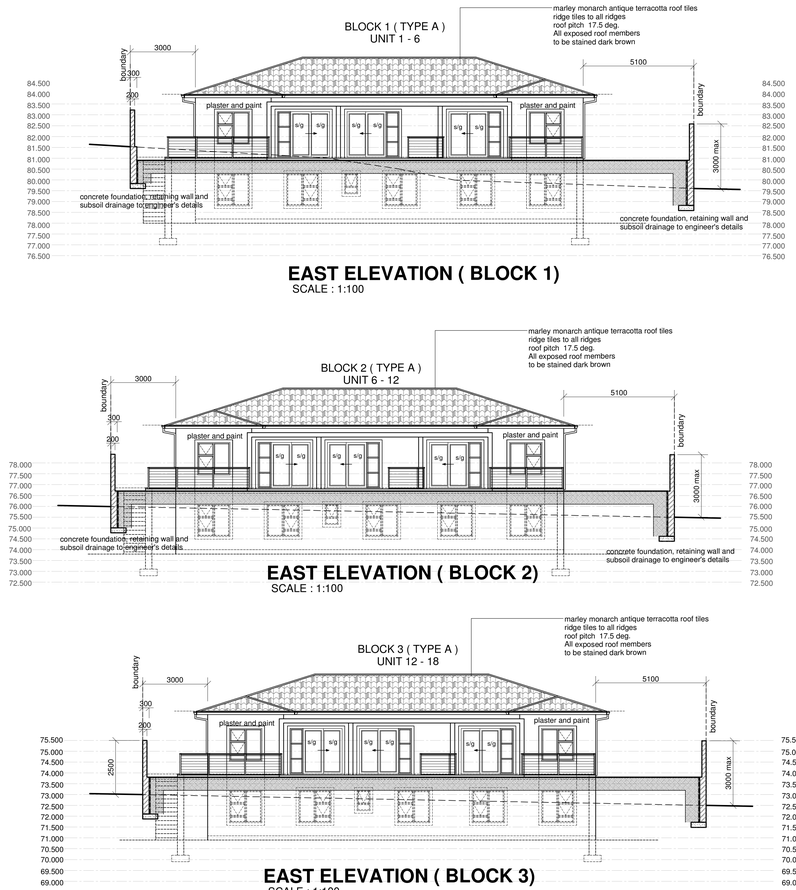


NORTH ELEVATION / DRIVEWAY SECTION
SCALE : 1:100

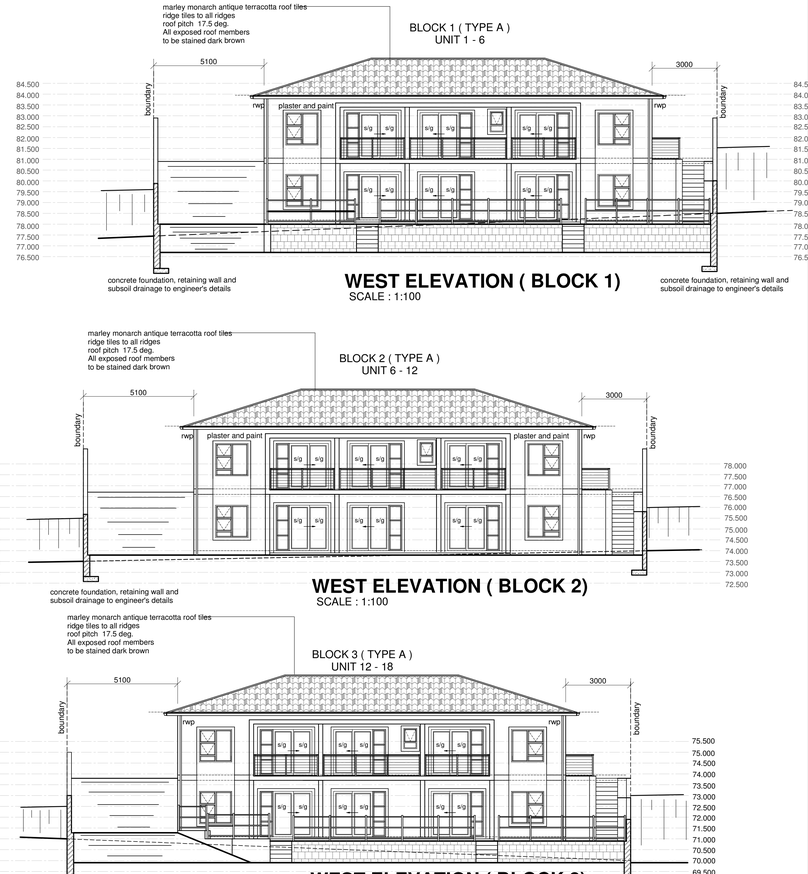
NORTH ELEVATION (BLOCK 1,2,3 & 4)
SCALE : 1:100



SOUTH ELEVATION (BLOCK 1, 2 & 3)
SCALE : 1:100



EAST ELEVATION (BLOCK 1)
SCALE : 1:100



WEST ELEVATION (BLOCK 1)
SCALE : 1:100

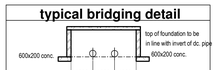
EAST ELEVATION (BLOCK 2)
SCALE : 1:100

WEST ELEVATION (BLOCK 2)
SCALE : 1:100

EAST ELEVATION (BLOCK 3)
SCALE : 1:100

WEST ELEVATION (BLOCK 3)
SCALE : 1:100

typical bridging detail



bridging detail 1:100

COMPLIANCE

COMPLIANCE : PART K
NOTE: WALLS AND LINTELS, SUPPORTS BEAMS TO ENGINEER'S DETAILS

COMPLIANCE : PART L
ALL ROOF STRUCTURES, FIXING, SUPPORTS, LOADING AND INSULATION TO ENGINEER'S DETAIL (RATIONAL ASSESSMENT)

General Construction Notes:

RAIN WATER GOODS:
-Gutters to be fixed to fascias as per manufactures specifications. Gutters to be laid to min 1:60 falls to rwdp's. Gutters to be installed with angles and stop ends.
-Matching aluminum fascias to be fixed to rafters.
-100 dia. matching brown powder coated aluminium rwdp's connected to gutters & fixed to walls with matching brackets. RWDP's to be connected into PVC pipes in ducts that must be fully waterproofed.
-RWDP's to be connected into the sw line as per the engineers specifications.

CONCRETE ROOF:
-Reinforced concrete roof slab & beams to engineer's details.
-Waterproofing and screeds to engineer's details.
-Waterproofing to rc slab to be Derbigum SP4 waterproofing membrane with 75mm side & 100mm end laps sealed to primed surface by means of torch fusion waterproofing to be installed by an approved Derbigum contractor.
- Waterproofing to be turned into openings in the slab & beams.
-Screeds to be laid to fall to fullbore outlets as per engineer's details. Screed to be laid to fall at min. 1:100. Minimum thickness of screed to be 30mm. Screed thickness as specified
- All penetrations through the roof slabs must be fully waterproofed as per the engineer's details.
-All up-stand rc beams to be chamfered to fall back onto the rc roof slabs.
- allow for 38 dia. overflow pipe at 25mm above the top of the highest point of the screed level.
- Max. 20dia & min 15dia White pebbles carefully laid over waterproofing.
-Provide a 10mm drip to the underside of all rc slabs & beams that are exposed to the elements.
-100x100mm stainless steel Geberit fulbore outlet, with bends & connectors to be connected into rwdp connector with rubber seals to prevent corrosion.

STAIRCASES:
-Staircases to comply with SANS 10400:2011 Part M.
-Tile treads to comply with SANS 10400:2011 Part M4.5.
-Balustrades to be provided at 1m high and as per the eng's details and is to comply with SANS10400:2011 Part M:4.3.
-Handrails along the walls to be 850mm, to comply with SANS10400:2011 Part M:4.3.

GLAZING:
-Glazing to comply with SANS 10400:2012 Part N.
-Refer to window schedules for specifications.

LIGHTING & VENTILATION:
-Lighting & ventilation to comply with SANS 10400:2010 Part O.
-Natural ventilation to be provided to rooms through operable windows or doors at 5% of the floor area.
-Natural lighting to be provided at 10% of the floor area.
-Artificial lighting to be minimum 350 lux.
- Where rooms / spaces are not ventilated directly to open air, they are to be mechanically vented with fresh air at a minimum rate of 25 l/s per person, with a velocity not exceeding 0.5 m/s or less than 0.2 m/s.
-Visitors WC to be mechanically vented as per note above.

DRAINAGE NOTES
-The new drainage installation to comply with SANS 10400:2010 Part P.
-All plumbing and drainage work and installation of sanitary fittings to comply with the relevant Local Authority by-laws, regulations and requirements.
-Provide access panels to all concealed plumbing ducts to access the sewer pipes.
-Provide I.E.'s to all bends and junctions with suitable markers at ground level and to be fully accessible at all times.
-Minimum 1:60 fall to all drain pipes.
-Provide approved reseal traps to all waste fittings.
-All soil pipes passing under buildings or footings to be protected against loads and is to be encased in concrete. All under ground pipes to be HDPE.
-The sinks, whb's & showers to be provided with hot water from a geysers as per the Mechanical engineers specifications.
-The geyser to be covered with a geyser blanket. The heat pump to be installed on the rc slab and connected to the geyser.
-The geyser, heat pump, pipes & insulation must comply with SANS204: Part 4.5.2. 50% hot water heating to be as per Mechanical engineers specifications.
- All new hot water pipes to be insulated with a minimum R-value of 1, as per Mechanical engineers specifications.

STORMWATER:
-Stormwater disposal to be as per the engineers details.

SERVICES:
-The electricity supply cable and water supply pipe is to be in buried pvc sleeves installed within the property.
-Telephone wires to be in a 20mm buried conduit installed within the property to the nearest distribution point in the verge.

GENERAL:
-Any chenges will require Architect's authorization
-Compliance with Part XA SANS 10400:2011XA and SANS 204.
-Read in conjunction with the energy efficiency document that it attached.
-The owner and the contractor to comply with the site operations requirements in terms of SANS 10400:2010 Part F.
-No dimensions to be scaled or scanned from drawings.
-Figured dimensions are to be used at all times.
-All dimensions to be checked on site
-Contractor is responsible for correct setting out of the buildings, all internal and external walls with particular reference to boundaries, building lines etc.
-Contractor to verify all levels, heights and dimensions on site and to check the same against the drawings before putting any work in hand.
-Contractor is to locate and identify existing services on the site and to protect these from damage throughout the duration of the works.
-Any errors, discrepancies or omissions to be reported immediately.
-Contractor is to build in approved 4 ply D.P.C, whether or not these are shown on drawings, to all windows, doors, grilles or other openings in external walls.
-Any queries arising from all the above must be reported and clarified before any work is put in hand.
-Structural work to professional engineers details.
-Owner to point out the boundary pegs to the contractor prior to any construction works commencing on site. If boundary pegs cannot be located, a land surveyor is to be appointed to locate the boundary pegs.
-It is the owners & contractors responsibility to contact the author of the plans to obtain clarity on any information reflected on these drawings or if additional information is required.

General Construction Notes:

DEMOLITION WORKS:
-All demolition works to be carried out in accordance with SANS10400:2010 Part E.

EXCAVATIONS:
-All excavations deeper than 3.0m to be as per the eng's details.
-Excavations to comply with SANS 10400:2010 Part G. Excavations to be maintained in a safe condition at all times.
-All boundary beacons are to be flagged by a registered land surveyor and the contractor is to obtain a certificate stating that the work has been correctly set out before proceeding with excavations.
-Boundary beacons to be exposed and checked, prior to the commencement of work.

FOUNDATIONS:
-The foundation design to comply with SANS10400:2010 Part H, and as per the eng's specifications and details.
-All retaining wall foundations to engineers details. All foundations to be taken down to virgin soil.
-For 230mm non-retaining walls, foundations to be 700x230mm or as per the engineers details.

FLOOR SLABS:
-Suspended floor slabs, to be as per eng's details.
-Concrete surface beds to comply with SANS10400:2010 Part J, as per the engineers details.
-Concrete surface bed to be reinforced with welded mesh reinforcement ref. 193 on 250um green damproofing membrane under floors with turned up taped joints on earth filling compacted to 98% MODAASHTO density. Soil poisoning & ant guard by specialist.
-All penetrations through damproofing must be taped with a pressure sensitive approved tape.
-Compaction to comply with engineers details.
-All slip and movement joints as per engineers specification.
-Horizontal and vertical damp proof course (dpc) shall be of black polyethylene sheeting having embossed surface 375 microns thick.
-Saw-cut joints in the surface bed slab to be as per the eng's details.
-Min 30mm screed over floor slab to receive floor finish as shown on the floor plans.
-Floors for all ablution facilities, kitchens & laundry's to be waterproofed with an approved waterproofing material. Waterproofing to be turned up onto the wall at min. 75mm high.

SKIRTINGS:
-150 x 19mm Zimbali profile timber skirting: drilled, plugged & screwed to wall.

BRICKWORK:
-All foundation and plinth brickwork to be NFX clay bricks. All un-plastered walls to be NFX clay bricks.
-Brickforce to be placed in the first six courses of brickwork on strip foundations, thereafter placed in every 4th course in all brick walls.
-10mm impregnated softboard at all junctions between brickwork & concrete, as well as between old and new brickwork. Joints to be filled with polysulphide sealant.
-Masonry walls to comply with SANS 10400:2010 Part K.
-230 walls tied together with metal ties evenly spaced at not more than 600mm apart to every 3rd course. Wall ties to be staggered.
-110mm brick wall reinforced with 75mm wide reinforcing one row to every 3 courses in height.
-Provide brick force to every course above windows, doors and openings.
-Allow for open vertical perpends on cavity external skins, equally spaced.
-Allow for dpc at window head and cill levels.
-All brick walls to be reinforced with reinforcing one row to every 4th course, to comply with SANS 10400:2010 part K.
-As shown on elevations, Internal & External walls to be plastered and painted with SABS approved PVA external quality paints.
-Vertical and horizontal waterproofing (damp-proof) to external walls to be as per SANS 10400:2010 Part K.
-'V' joints at junction between brickwork & concrete slabs & beams. Install 10mm softboard joints between brick & concrete and seal with suitable polysulphide.
-Outer face of inner skin of facebrick or stone cladded walls to be bagged and bitumen tarred.
-All spans & supports over corner windows to be as per eng's details.

RETAINING WALLS:
-Retaining walls to comply with engineers details & specifications.
-All retaining walls to be waterproofed as per the engineers specifications.
-Weep holes and agricultural drains behind retaining walls to be as per engineers details.

RETAINING BLOCKS:
-Terraforce concrete retaining blocks to be installed as per the manufacturers and engineers specifications.
-Colour : Sandstone
-Retaining concrete blocks to comply with engineers details & specifications.
-All retaining blocks to have agricultural drains as per the engineers specifications.
-Maximum height to be 2m per single lift in accordance with the Izinga Building Design Code.
-Retaining blocks must be landscaped as per the Izinga Landscape D

WINDOWS & DOORS:
Windows:
-Refer to schedules.

EXTERNAL WINDOW CILLS:
-Plastered brickwork 100mm bands, with 10mm drip below.

CEILINGS:
Gypsum Board:
-6.4mm Gypsum ceiling boards to be fixed to 38x38mm timber brandering at max 450mm centres. Joints to be taped flush and skimmed.
-Ceilings to be prepared to receive one coat primer, one intermediate coat and 2 or more top coats. Ceilings to be painted with SABS approved ceiling paint.
-135 x 22mm painted timber cornices at junction between walls and ceilings, fixed to brandering or rc soffits.

CEILING INSULATION:
-Minimum 100mm Flexible fibre glass blanket, thermal insulation to be installed in the ceiling void between the brandering over the ceiling boards.

SOFFIT CEILINGS:
-RC soffit ceilings to be plastered or skimmed to be smooth and consistent and finished with PVA paint, with cornice.

TILED ROOF:
-Roof installation to comply with SANS 10400:2010 Part L and SANS 10400:2011 Part T. The roof assembly to comply with SANS204:2011: 4.3.6. A minimum R-Value of 2.7m² K/W is to be achieved. Refer to the Energy Efficiency calculation document, that is attached.
-Roof finish: marley monarch antique terracotta roof tiles on SA pine 38 X 38 battens at 17.5 deg. pitch on 38x38mm timber battens at max 345mm centres as per the manufactures recommendations. All roof tiles at the overhangs to be secured to battens with storm-clips. Install matching roof hip & ridge caps.
-Battens to be laid on a reflective foil insulations layer. Roof sisilation to be installed between battens & rafters as per the manufacturers specifications and as per SANS204:2011: 4.3.6.2.
-Trusses to be installed by an approved roof installer. Roof trusses to be designed and certified by the roof manufacturer's engineer. Roof manufacturer to provide a certificate of structural stability for the completed roof.
-Class 'A' 38x114 tie-beams and rafters at max 760mm centres.
-30 x 1.2mm Galvanized steel straps to be tied to the roof trusses and taken min 300mm below the tie beams into the brickwork or concrete beams.
-Cut 220-bricks for beam fill. 110 bricks to suit wall plate.
-All roof rafters at the overhang to be stained.
-Eaves to be enclosed with 75x22mm timber slats fixed to rafters onto support frames. Vermin proofing to be installed above the slats. Timber slats to be finished as per the colour schedule.
-All parapet walls to be waterproofed to match the roof tile colour.
-Install flashing between roof tiles and Nutec plank cladding at roof gables.

DESIGN dynamics
architectural studio
sacap reg no sto493
9 cotford place
sunford
phoenix
4068
tel +27 31 3008442
cell 0723782344
sagren.dynamics@telkomsa.net

AUTHORS SIGNATURE
SACAP NO: STO493
Sagren Soobramoney

CLIENT
VAD GROUP DEVELOPMENTS PTY LTD
authorized by (capacity: owner)

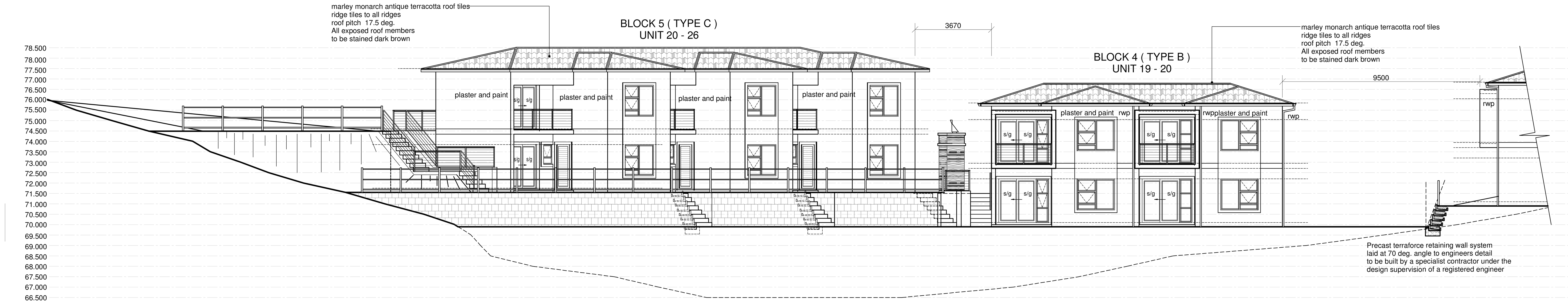
PROPERTY DETAILS
87 WORKINGTON ROAD
ERF 212 DUIKER FONTEIN
KENVILLE
4051

PROJECT DESCRIPTION
NEW DWELLING UNITS

DRAWING TITLE
ELEVATIONS
DRIVEWAY SECTIONS

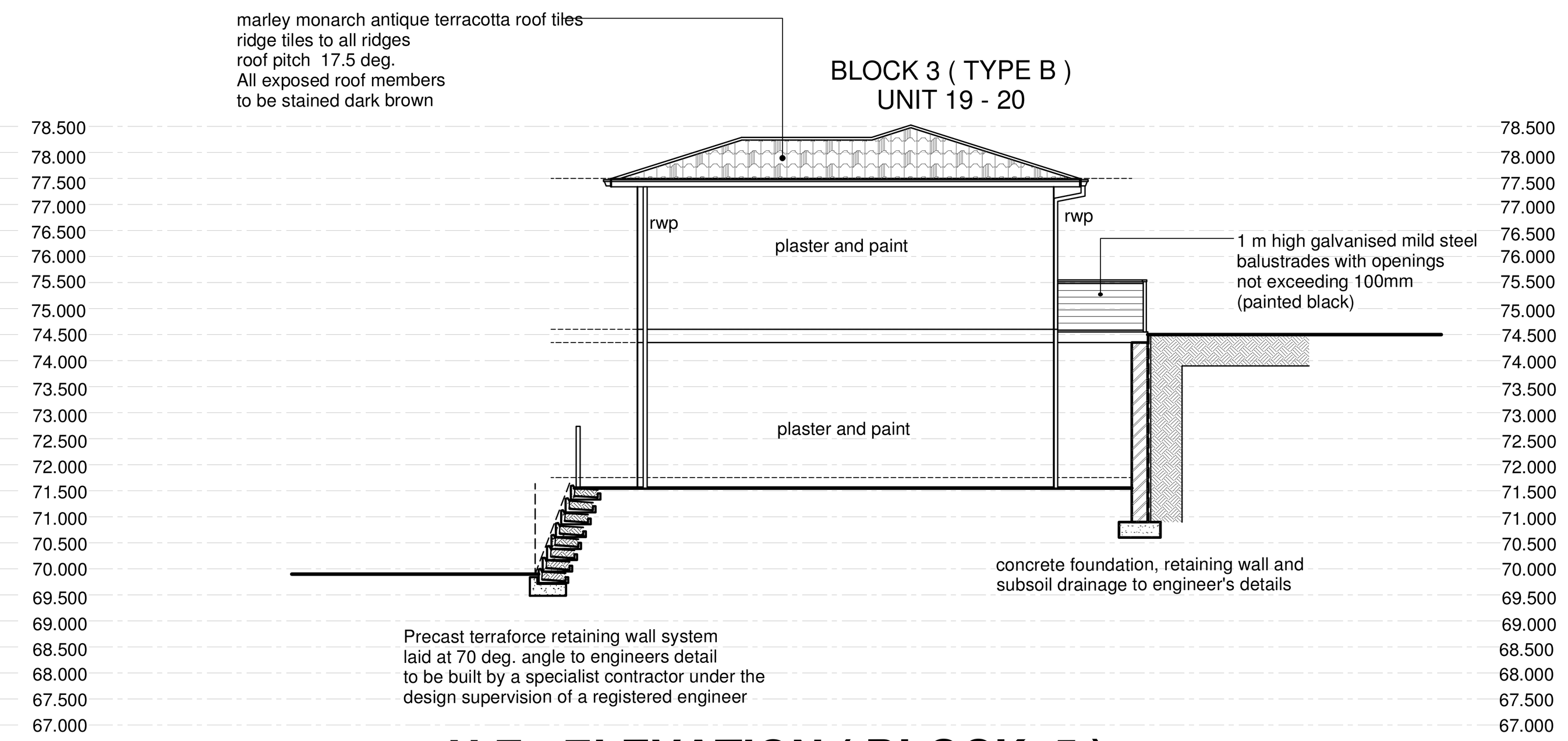
DATE :2022/09/22
DRAWN: T.K .
SCALE : AS SHOWN
CHECKED: S.S

DRAWING NUMBER
D.D. 62 -1/2022 REV 000



SOUTH ELEVATION (BLOCK 4 & 5)

SCALE : 1:100

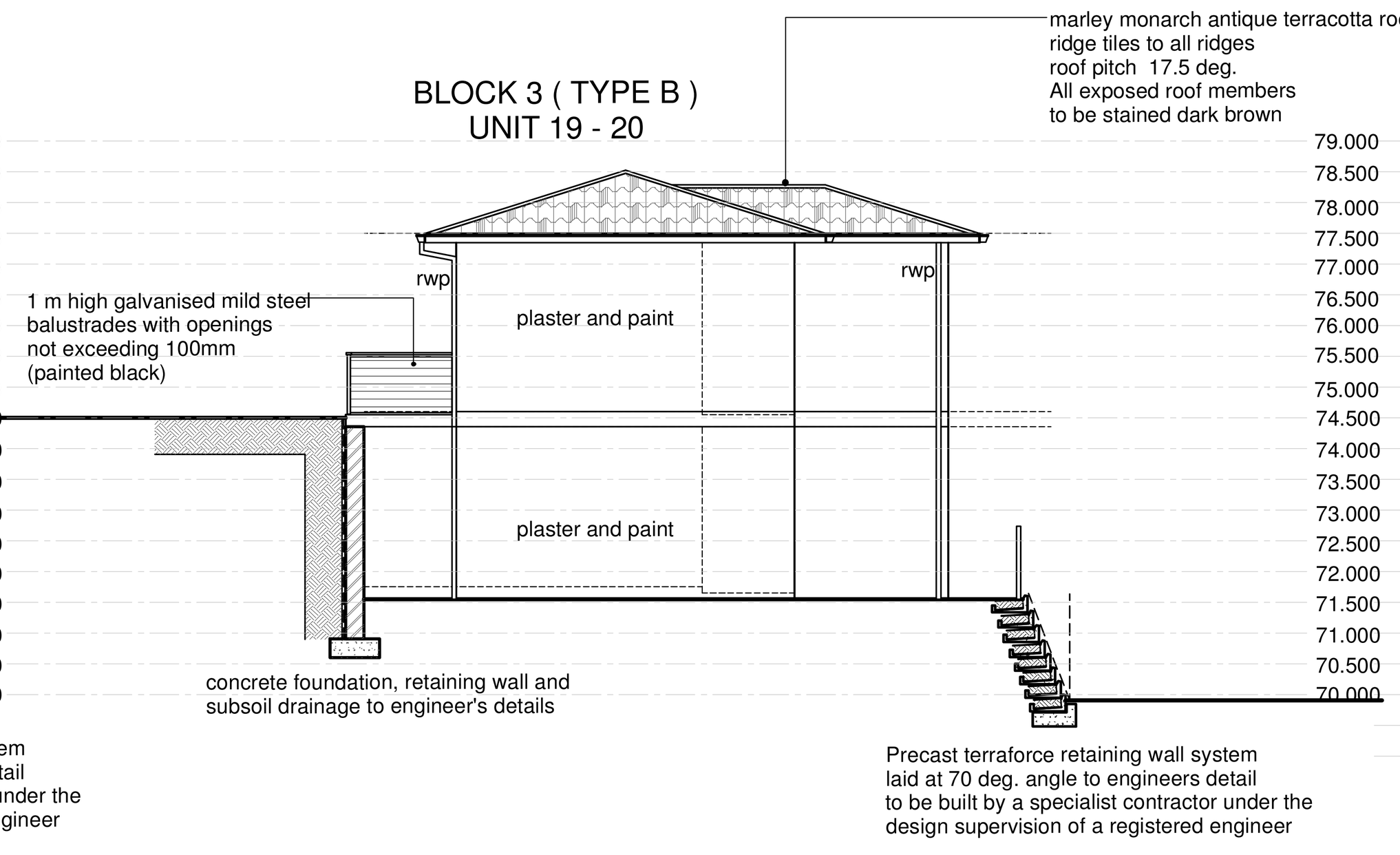


N E. ELEVATION (BLOCK 5)

SCALE : 1:100

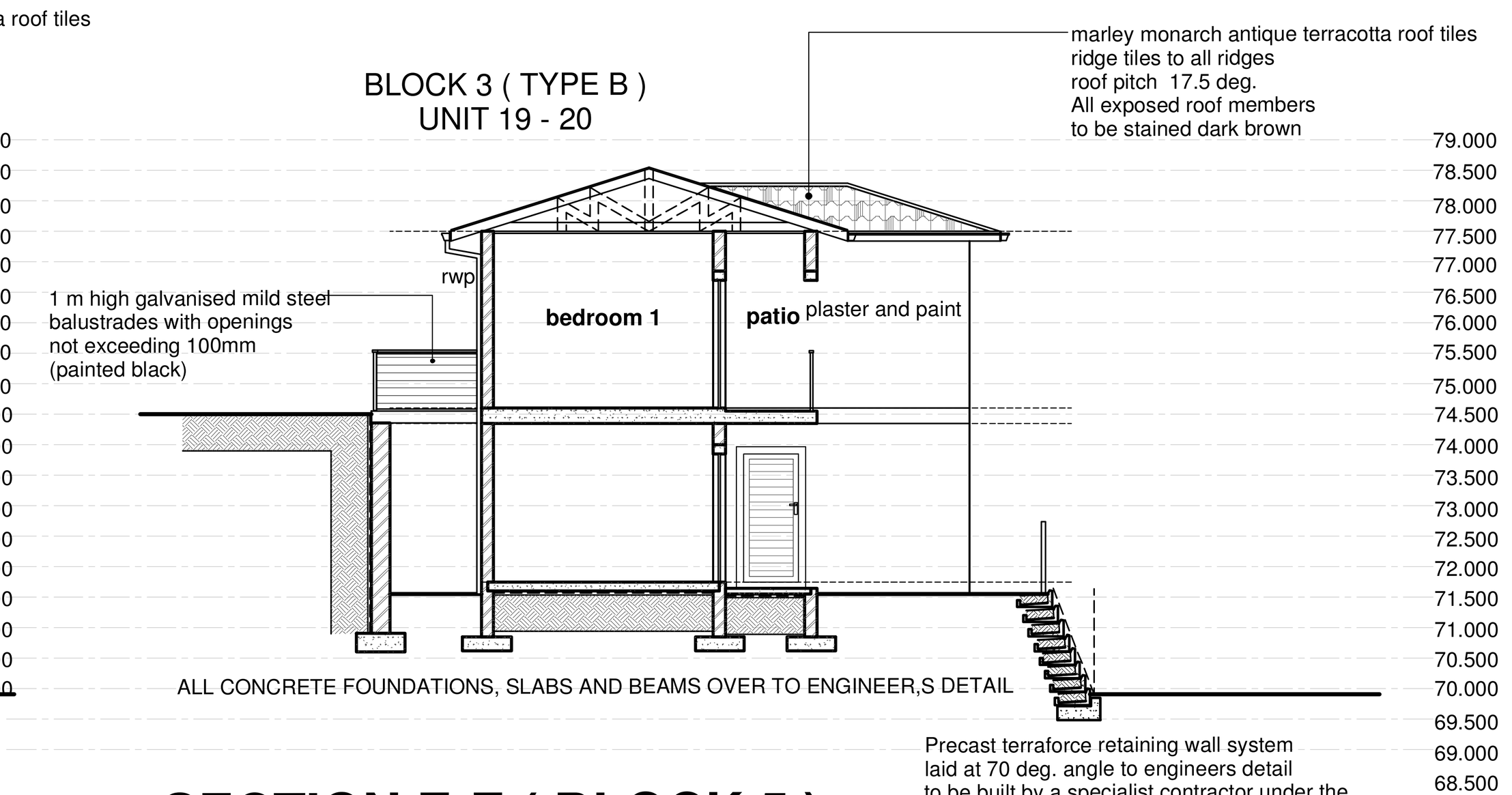
S E. ELEVATION (BLOCK 5)

SCALE : 1:100



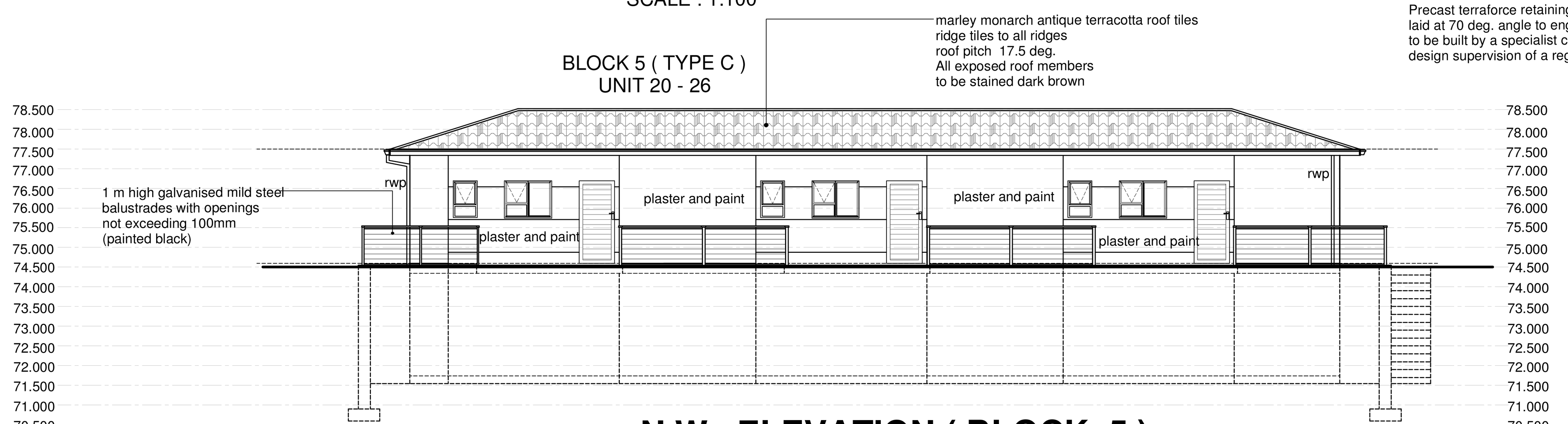
S W. ELEVATION (BLOCK 5)

SCALE : 1:100



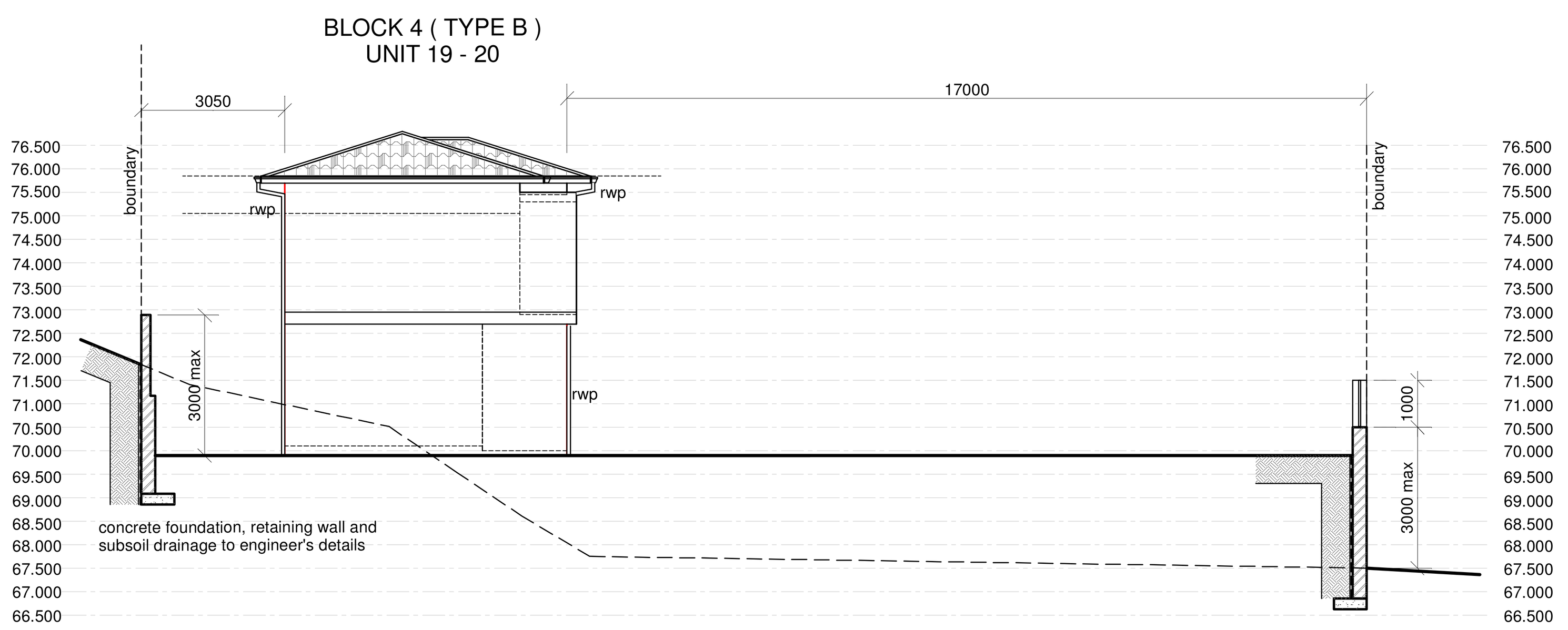
SECTION E-E (BLOCK 5)

SCALE : 1:100



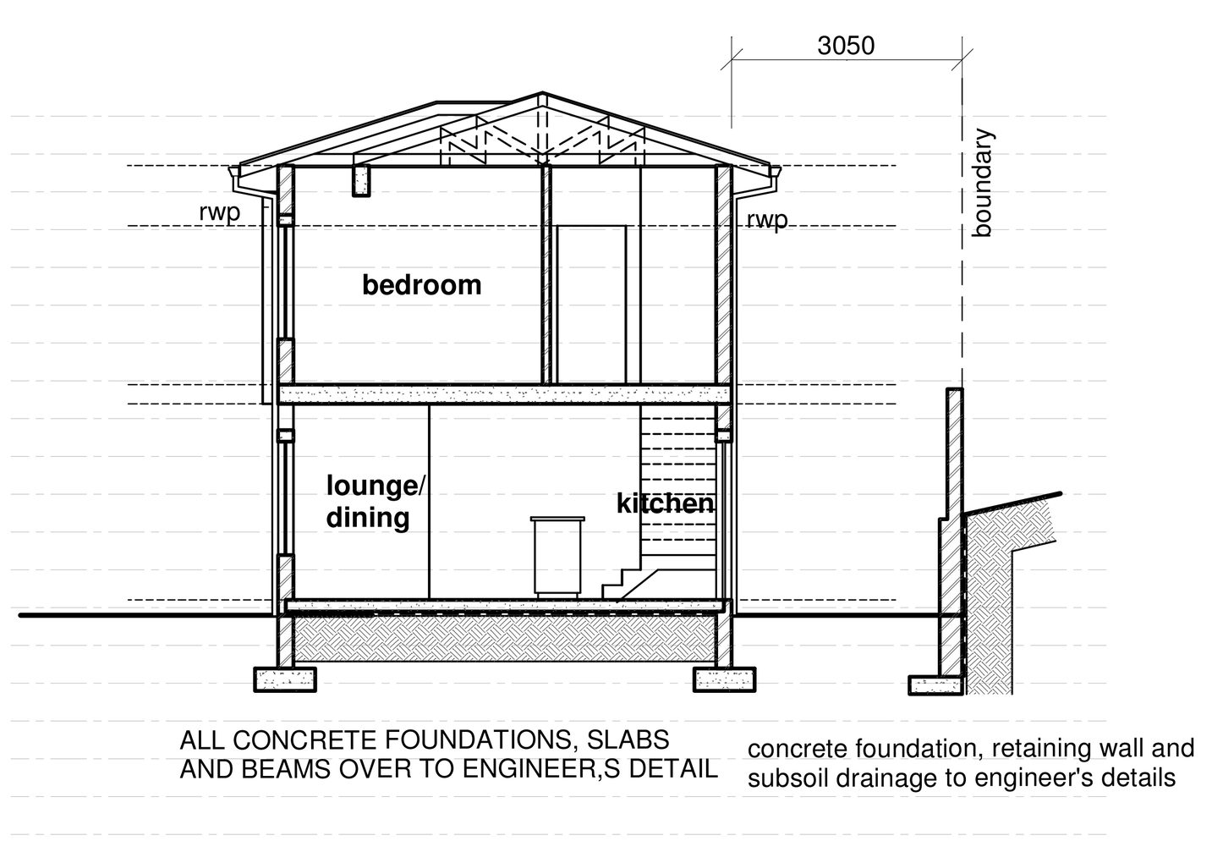
N W. ELEVATION (BLOCK 5)

SCALE : 1:100



WEST ELEVATION (BLOCK 4)

SCALE : 1:100



SECTION D-D (BLOCK 4)

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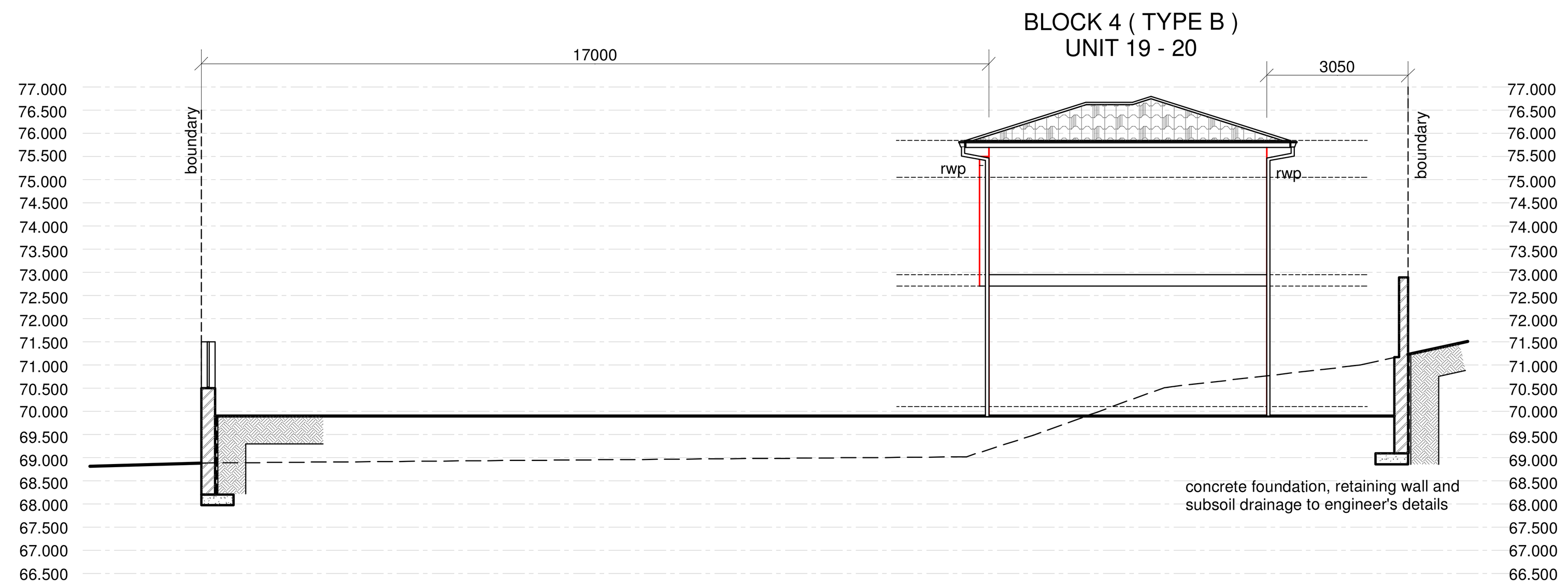
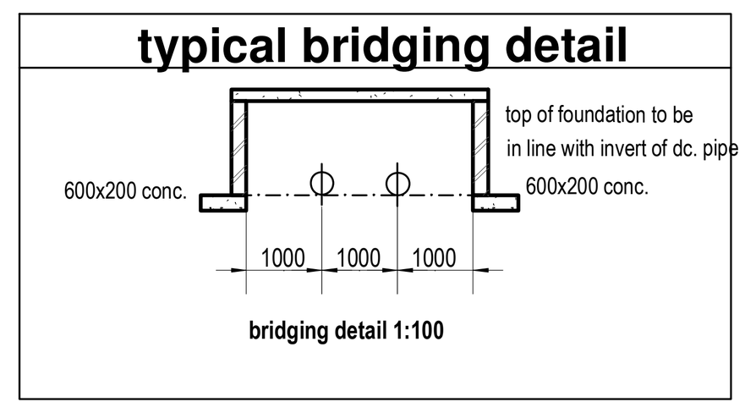


EAST ELEVATION (BLOCK 4)

SCALE : 1:100

typical bridging detail

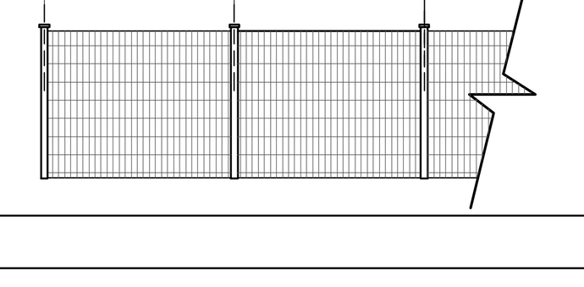


bridging detail 1:100

(BETAFENCE) TYPICAL ELEVATION

SPECIFICATION

FENCE HEIGHT: 2m MAX.
PANELS : 2.5mx2m
POST SIZES : 2.6m (600mm BELOW NGL) @ 2.5 C/C
COLOUR : RAL 6005 (GREEN)
COATING : IN ACCORDANCE WITH SANS 10224-2 PVC - (MIN 600 MICRON)



COMPLIANCE

COMPLIANCE : PART K
NOTE: WALLS AND LINTELS, SUPPORTS BEAMS TO ENGINEER'S DETAILS

COMPLIANCE : PART L
ALL ROOF STRUCTURES, FIXING, SUPPORTS, LOADING AND INSULATION TO ENGINEER'S DETAIL (RATIONAL ASSESSMENT)

General Construction Notes:

RAIN WATER GOODS:

-Gutters to be fixed to fascias as per manufactures specifications. Gutters to be laid to min 1:60 falls to rwdp's. Gutters to be installed with angles and stop ends.
-Matching aluminum fascias to be fixed to rafters.
-100 dia. matching brown powder coated aluminium rwdp's connected to gutters & fixed to walls with matching brackets. RWDP's to be connected into PVC pipes in ducts that must be fully waterproofed.
-RWDP's to be connected into the sw line as per the engineers specifications.

CONCRETE ROOF:

-Reinforced concrete roof slab & beams to engineer's details.
-Waterproofing and screeds to engineer's details.
-Waterproofing to rc slab to be Derbigum SP4 waterproofing membrane with 75mm side & 100mm end laps sealed to primed surface by means of torch fusion waterproofing to be installed by an approved Derbigum contractor.
- Waterproofing to be turned into openings in the slab & beams.
-Screeds to be laid to fall to fullbore outlets as per engineer's details. Screed to be laid to fall at min. 1:100. Minimum thickness of screed to be 30mm. Screed thickness as specified
- All penetrations through the roof slabs must be fully waterproofed as per the engineer's details.
-All up-stand rc beams to be chamfered to fall back onto the rc roof slabs.
- allow for 38 dia. overflow pipe at 25mm above the top of the highest point of the screed level.
- Max. 20dia & min 15dia White pebbles carefully laid over waterproofing.
-Provide a 10mm drip to the underside of all rc slabs & beams that are exposed to the elements.
-100x100mm stainless steel Geberit fulbore outlet, with bends & connectors to be connected into rwdp connector with rubber seals to prevent corrosion.

STAIRCASES:

-Staircases to comply with SANS 10400:2011 Part M.
-Tile treads to comply with SANS 10400:2011 Part M4.5.
-Balustrades to be provided at 1m high and as per the eng's details and is to comply with SANS10400:2011 Part M:4.3.
-Handrails along the walls to be 850mm, to comply with SANS10400:2011 Part M:4.3.

GLAZING:

-Glazing to comply with SANS 10400:2012 Part N.
-Refer to window schedules for specifications.

LIGHTING & VENTILATION:

-Lighting & ventilation to comply with SANS 10400:2010 Part O.
-Natural ventilation to be provided to rooms through operable windows or doors at 5% of the floor area.
-Natural lighting to be provided at 10% of the floor area.
-Artificial lighting to be minimum 350 lux.
- Where rooms / spaces are not ventilated directly to open air, they are to be mechanically vented with fresh air at a minimum rate of 25 l/s per person, with a velocity not exceeding 0.5 m/s or less than 0.2 m/s.
-Visitors WC to be mechanically vented as per note above.

DRAINAGE NOTES

-The new drainage installation to comply with SANS 10400:2010 Part P.
-All plumbing and drainage work and installation of sanitary fittings to comply with the relevant Local Authority by-laws, regulations and requirements.
-Provide access panels to all concealed plumbing ducts to access the sewer pipes.
-Provide I.E.'s to all bends and junctions with suitable markers at ground level and to be fully accessible at all times.
-Minimum 1:60 fall to all drain pipes.
-Provide approved reseal traps to all waste fittings.
-All soil pipes passing under buildings or footings to be protected against loads and is to be encased in concrete. All under ground pipes to be HDPE.
-The sinks, whb's & showers to be provided with hot water from a geysers as per the Mechanical engineers specifications.
-The geyser to be covered with a geyser blanket. The heat pump to be installed on the rc slab and connected to the geyser.
-The geyser, heat pump, pipes & insulation must comply with SANS204: Part 4.5.2. 50% hot water heating to be as per Mechanical engineers specifications.
- All new hot water pipes to be insulated with a minimum R-value of 1, as per Mechanical engineers specifications.

STORMWATER:

-Stormwater disposal to be as per the engineers details.

SERVICES:

-The electricity supply cable and water supply pipe is to be in buried pvc sleeves installed within the property.
-Telephone wires to be in a 20mm buried conduit installed within the property to the nearest distribution point in the verge.

GENERAL:

-Any chenges will require Architect's authorization
-Compliance with Part XA SANS 10400:2011XA and SANS 204.
-Read in conjunction with the energy efficiency document that is attached.
-The owner and the contractor to comply with the site operations requirements in terms of SANS 10400:2010 Part F.
-No dimensions to be scaled or scanned from drawings.
-Figured dimensions are to be used at all times.
-All dimensions to be checked on site
-Contractor is responsible for correct setting out of the buildings, all internal and external walls with particular reference to boundaries, building lines etc.
-Contractor to verify all levels, heights and dimensions on site and to check the same against the drawings before putting any work in hand.
-Contractor is to locate and identify existing services on the site and to protect these from damage throughout the duration of the works.
-Any errors, discrepancies or omissions to be reported immediately.
-Contractor is to build in approved 4 ply D.P.C. whether or not these are shown on drawings, to all windows, doors, grilles or other openings in external walls.
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-Structural work to professional engineers details.
-Owner to point out the boundary pegs to the contractor prior to any construction works commencing on site. If boundary pegs cannot be located, a land surveyor is to be appointed to locate the boundary pegs.
-It is the owners & contractors responsibility to contact the author of the plans to obtain clarity on any information reflected on these drawings or if additional information is required.

General Construction Notes:

-All works to be carried out in accordance with the relevant parts of SANS10400: regulations

DEMOLITION WORKS:

-All demolition works to be carried out in accordance with SANS10400:2010 Part E.

EXCAVATIONS:

-All excavations deeper than 3,0m to be as per the eng's details.
-Excavations to comply with SANS 10400:2010 Part G. Excavations to be maintained in a safe condition at all times.
-All boundary beacons are to be flagged by a registered land surveyor and the contractor is to obtain a certificate stating that the work has been correctly set out before proceeding with excavations.
-Boundary beacons to be exposed and checked, prior to the commencement of work.

FOUNDATIONS:

-The foundation design to comply with SANS10400:2010 Part H, and as per the eng's specifications and details.
-All retaining wall foundations to engineers details. All foundations to be taken down to virgin soil.
-For 230mm non-retaining walls, foundations to be 700x230mm or as per the engineers details.

FLOOR SLABS:

-Suspended floor slabs, to be as per eng's details.
-Concrete surface beds to comply with SANS10400:2010 Part J, as per the engineers details.
-Concrete surface bed to be reinforced with welded mesh reinforcement ref. 193 on 250um green dampproofing membrane under floors with turned up taped joints on earth filling compacted to 98% MODAASHTO density. Soil poisoning & ant guard by specialist.
-All penetrations through dampproofing must be taped with a pressure sensitive approved tape.
-Compaction to comply with engineers details.
-All slip and movement joints as per engineers specification.
-Horizontal and vertical damp proof course (dpc) shall be of black polyethylene sheeting having embossed surface 375 microns thick.
-Saw-cut joints in the surface bed slab to be as per the eng's details.
-Min 30mm screed over floor slab to receive floor finish as shown on the floor plans.
-Floors for all ablution facilities, kitchens & laundry's to be waterproofed with an approved waterproofing material. Waterproofing to be turned up onto the wall at min. 75mm high.

SKIRTINGS:

-150 x 19mm Zimbali profile timber skirting: drilled, plugged & screwed to wall.

BRICKWORK:

-All foundation and plinth brickwork to be NFX clay bricks. All un-plastered walls to be NFX clay bricks.
-Brickforce to be placed in the first six courses of brickwork on strip foundations, thereafter placed in every 4th course in all brick walls.
-10mm impregnated softboard at all junctions between brickwork & concrete, as well as between old and new brickwork. Joints to be filled with polysulphide sealant.
-Masonry walls to comply with SANS 10400:2010 Part K.
-230 walls tied together with metal ties evenly spaced at not more than 600mm apart to every 3rd course. Wall ties to be staggered.
-110mm brick wall reinforced with 75mm wide reinforcing one row to every 3 courses in height.
-Provide brick force to every course above windows, doors and openings.
-Allow for open vertical perpends on cavity external skins, equally spaced.
-Allow for dpc at window head and cill levels.
-All brick walls to be reinforced with reinforcing one row to every 4th course, to comply with SANS 10400:2010 part K.
-As shown on elevations, Internal & External walls to be plastered and painted with SABS approved PVA external quality paints.
-Vertical and horizontal waterproofing (damp-proof) to external walls to be as per SANS 10400:2010 Part K.
-'V' joints at junction between brickwork & concrete slabs & beams. Install 10mm softboard joints between brick & concrete and seal with suitable polysulphide.
-Outer face of inner skin of facebrick or stone cladded walls to be bagged and bitumen tarred.
-All spans & supports over corner windows to be as per eng's details.

RETAINING WALLS:

-Retaining walls to comply with engineers details & specifications.
-All retaining walls to be waterproofed as per the engineers specifications.
-Weep holes and agricultural drains behind retaining walls to be as per engineers details.

RETAINING BLOCKS:

-Terraforce concrete retaining blocks to be installed as per the manufacturers and engineers specifications.
-Colour : Sandstone
-Retaining concrete blocks to comply with engineers details & specifications.
-All retaining blocks to have agricultural drains as per the engineers specifications.
-Maximum height to be 2m per single lift in accordance with the Izinga Building Design Code.
-Retaining blocks must be landscaped as per the Izinga Landscape D

WINDOWS & DOORS:

Windows:
-Refer to schedules.

EXTERNAL WINDOW CILLS:

-Plastered brickwork 100mm bands, with 10mm drip below.

CEILINGS:

Gypsum Board:
-6.4mm Gypsum ceiling boards to be fixed to 38x38mm timber brandering at max 450mm centres. Joints to be taped flush and skimmed.
-Ceilings to be prepared to receive one coat primer, one intermediate coat and 2 or more top coats. Ceilings to be painted with SABS approved ceiling paint.
-135 x 22mm painted timber cornices at junction between walls and ceilings, fixed to brandering or rc soffits.

CEILING INSULATION:

-Minimum 100mm Flexible fibre glass blanket, thermal insulation to be installed in the ceiling void between the brandering over the ceiling boards.

SOFFIT CEILINGS:

-RC soffit ceilings to be plastered or skimmed to be smooth and consistent and finished with PVA paint, with cornice.

TILED ROOF:

-Roof installation to comply with SANS 10400:2010 Part L and SANS 10400:2011 Part T. The roof assembly to comply with SANS204:2011: 4.3.6. A minimum R-Value of $2.7m^2$ K/W is to be achieved. Refer to the Energy Efficiency calculation document, that is attached.
-Roof finish: marley monarch antique terracotta roof tiles on SA pine 38 X 38 battens at 17.5 deg. pitch on 38x38mm timber battens at max 345mm centres as per the manufacturers recommendations. All roof tiles at the overhangs to be secured to battens with storm-clips. Install matching roof hip & ridge caps.
-Battens to be laid on a reflective foil insulations layer. Roof sisilation to be installed between battens & rafters as per the manufacturers specifications and as per SANS204:2011: 4.3.6.2.
-Trusses to be installed by an approved roof installer. Roof trusses to be designed and certified by the roof manufacturer's engineer. Roof manufacturer to provide a certificate of structural stability for the completed roof.
-Class 'A' 38x114 tie-beams and rafters at max 760mm centres.
-30 x 1.2mm Galvanized steel straps to be tied to the roof trusses and taken min 300mm below the tie beams into the brickwork or concrete beams.
-Cut 220-bricks for beam fill. 110 bricks to suit wall plate.
-All roof rafters at the overhang to be stained.
-Eaves to be enclosed with 75x22mm timber slats fixed to rafters onto support frames. Vermin proofing to be installed above the slats. Timber slats to be finished as per the colour schedule.
-All parapet walls to be waterproofed to match the roof tile colour.
-Install flashing between roof tiles and Nutec plank cladding at roof gables.

DESIGN dynamics
architectural studio
sacap reg no st0493
9 cofford place
sunford
phoenix
4068
tel +27 31 5008442
cell 0723782344
sagren.dynamics@telkomsa.net

AUTHORS SIGNATURE
SACAP NO: STO493
Sagren Soobramoney

CLIENT
VAD GROUP DEVELOPMENTS PTY LTD
authorized by (capacity: owner)

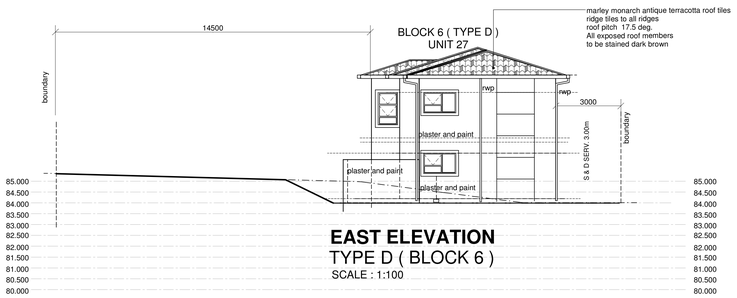
PROPERTY DETAILS
87 WORKINGTON ROAD
ERF 212 DUIKER FONTEIN
KENVILLE
4051

PROJECT DESCRIPTION
NEW DWELLING UNITS

DRAWING TITLE
ELEVATIONS,
SECTIONS

DATE :2022/09/22
DRAWN: T.K .
SCALE : AS SHOWN
CHECKED: S.S

DRAWING NUMBER
D.D. 62 -1/2022 REV 000



EAST ELEVATION
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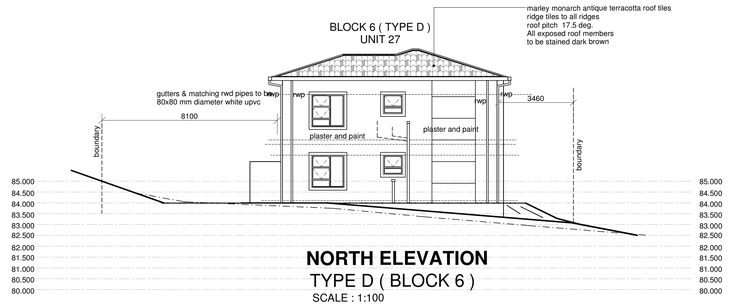

NORTH ELEVATION
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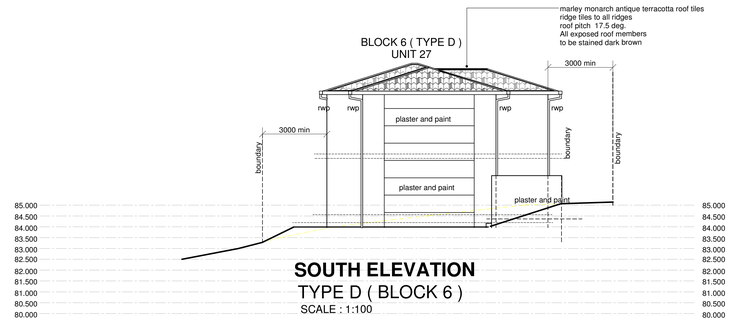

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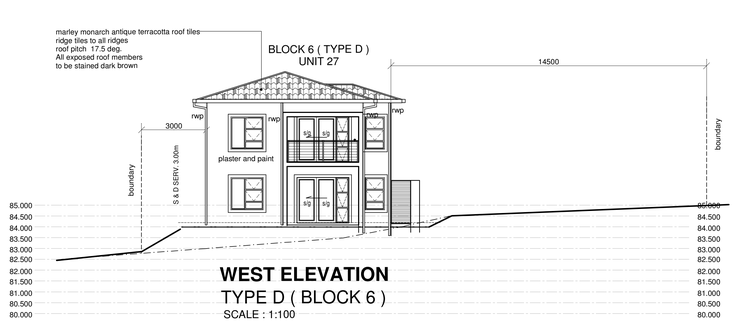

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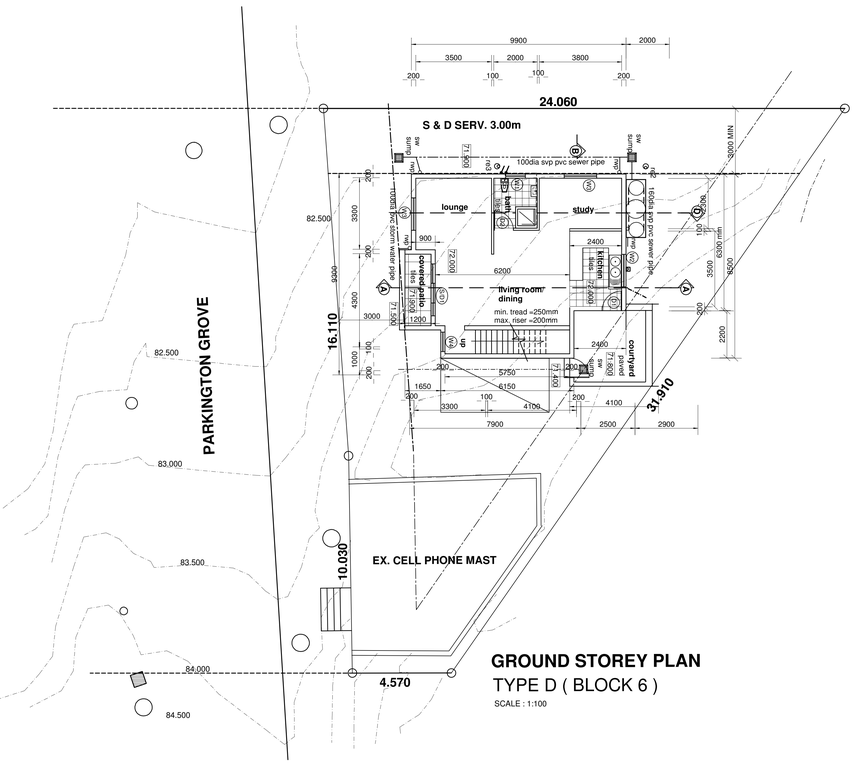

GROUND STOREY PLAN
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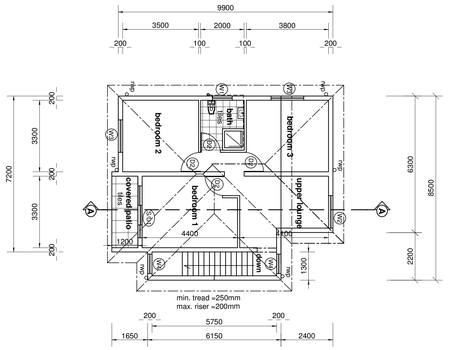

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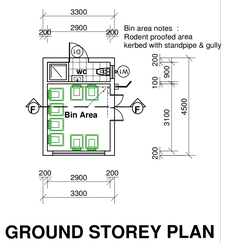

GROUND STOREY PLAN
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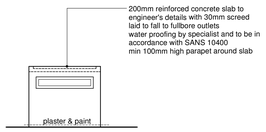
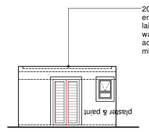
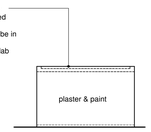


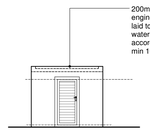
EAST ELEVATION
SCALE : 1:100



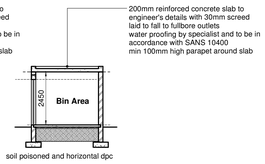
NORTH ELEVATION



SOUTH ELEVATION

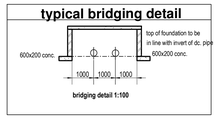


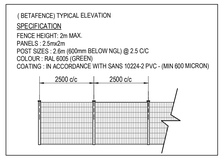
WEST ELEVATION
SCALE : 1:100



ALL CONCRETE FOUNDATIONS, SLABS AND BEAMS OVER TO ENGINEER'S DETAIL

SECTION F-F





COMPLIANCE

COMPLIANCE : PART K
NOTE: WALLS AND LINTELS, SUPPORTS BEAMS TO ENGINEER'S DETAILS

COMPLIANCE : PART L
ALL ROOF STRUCTURES, FIXING, SUPPORTS, LOADING AND INSULATION TO ENGINEER'S DETAIL (RATIONAL ASSESSMENT)

General Construction Notes:

RAIN WATER GOODS:

-Gutters to be fixed to fascias as per manufactures specifications. Gutters to be laid to min 1:60 falls to rwdp's. Gutters to be installed with angles and stop ends.
-Matching aluminum fascias to be fixed to rafters.

-100 dia. matching brown powder coated aluminium rwdp's connected to gutters & fixed to walls with matching brackets. RWDP's to be connected into PVC pipes in ducts that must be fully waterproofed.
-RWDP's to be connected into the sw line as per the engineers specifications.

CONCRETE ROOF:

-Reinforced concrete roof slab & beams to engineer's details.
-Waterproofing and screeds to engineer's details.
-Waterproofing to rc slab to be Derbigum SP4 waterproofing membrane with 75mm side & 100mm end laps sealed to primed surface by means of torch fusion waterproofing to be installed by an approved Derbigum contractor.
- Waterproofing to be turned into openings in the slab & beams.
-Screeds to be laid to fall to fullbore outlets as per engineer's details. Screed to be laid to fall at min. 1:100. Minimum thickness of screed to be 30mm. Screed thickness as specified

- All penetrations through the roof slabs must be fully waterproofed as per the engineer's details.
-All up-stand rc beams to be chamfered to fall back onto the rc roof slabs.
- allow for 38 dia. overflow pipe at 25mm above the top of the highest point of the screed level.
- Max. 20dia & min 15dia White pebbles carefully laid over waterproofing.
-Provide a 10mm drip to the underside of all rc slabs & beams that are exposed to the elements.
-100x100mm stainless steel Geberit fulbore outlet, with bends & connectors to be connected into rwdp connector with rubber seals to prevent corrosion.

STAIRCASES:

-Staircases to comply with SANS 10400:2011 Part M.
-Tile treads to comply with SANS 10400:2011 Part M4.5.
-Balustrades to be provided at 1m high and as per the eng's details and is to comply with SANS10400:2011 Part M.4.3.
-Handrails along the walls to be 850mm, to comply with SANS10400:2011 Part M.4.3.

GLAZING:

-Glazing to comply with SANS 10400:2012 Part N.
-Refer to window schedules for specifications.

LIGHTING & VENTILATION:

-Lighting & ventilation to comply with SANS 10400:2010 Part O.
-Natural ventilation to be provided to rooms through operable windows or doors at 5% of the floor area.
-Natural lighting to be provided at 10% of the floor area.
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- Where rooms / spaces are not ventilated directly to open air, they are to be mechanically vented with fresh air at a minimum rate of 25 l/s per person, with a velocity not exceeding 0.5 m/s or less than 0.2 m/s.
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-The new drainage installation to comply with SANS 10400:2010 Part P..
-All plumbing and drainage work and installation of sanitary fittings to comply with the relevant Local Authority by-laws, regulations and requirements.
-Provide access panels to all concealed plumbing ducts to access the sewer pipes.
-Provide I.E.'s to all bends and junctions with suitable markers at ground level and to be fully accessible at all times.
-Minimum 1:60 fall to all drain pipes.
-Provide approved reseal traps to all waste fittings.
-All soil pipes passing under buildings or footings to be protected against loads and is to be encased in concrete. All under ground pipes to be HDPE.

-The sinks, whb's & showers to be provided with hot water from a geysers as per the Mechanical engineers specifications.
-The geyser to be covered with a geyser blanket. The heat pump to be installed on the rc slab and connected to the geyser.
-The geyser, heat pump, pipes & insulation must comply with SANS204: Part 4.5.2. 50% hot water heating to be as per Mechanical engineers specifications.
- All new hot water pipes to be insulated with a minimum R-value of 1, as per Mechanical engineers specifications.

STORMWATER:

-Stormwater disposal to be as per the engineers details.

SERVICES:

-The electricity supply cable and water supply pipe is to be in buried pvc sleeves installed within the property.
-Telephone wires to be in a 20mm buried conduit installed within the property to the nearest distribution point in the verge.

GENERAL:

-Any chenges will require Architect's authorization
-Compliance with Part XA SANS 10400:2011XA and SANS 204.

-Read in conjunction with the energy efficiency document that is attached.
-The owner and the contractor to comply with the site operations requirements in terms of SANS 10400:2010 Part F.
-No dimensions to be scaled or scanned from drawings.
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-Contractor is responsible for correct setting out of the buildings, all internal and external walls with particular reference to boundaries, building lines etc.
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-Contractor is to locate and identify existing services on the site and to protect these from damage throughout the duration of the works.
-Any errors, discrepancies or omissions to be reported immediately.
-Contractor is to build in approved 4 ply D.P.C. whether or not these are shown on drawings, to all windows, doors, grilles or other openings in external walls.
-Any queries arising from all the above must be reported and clarified before any work is put in hand.
-Structural work to professional engineers details.

-Owner to point out the boundary pegs to the contractor prior to any construction works commencing on site. If boundary pegs cannot be located, a land surveyor is to be appointed to locate the boundary pegs.
-It is the owners & contractors responsibility to contact the author of the plans to obtain clarity on any information reflected on these drawings or if additional information is required.

General Construction Notes:

-All works to be carried out in accordance with the relevant parts of SANS10400: regulations

DEMOLITION WORKS:

-All demolition works to be carried out in accordance with SANS10400:2010 Part E.

EXCAVATIONS:

-All excavations deeper than 3.0m to be as per the eng's details.
-Excavations to comply with SANS 10400:2010 Part G. Excavations to be maintained in a safe condition at all times.
-All boundary beacons are to be flagged by a registered land surveyor and the contractor is to obtain a certificate stating that the work has been correctly set out before proceeding with excavations.
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FOUNDATIONS:

-The foundation design to comply with SANS10400:2010 Part H, and as per the eng's specifications and details.
-All retaining wall foundations to engineers details. All foundations to be taken down to virgin soil.
-For 230mm non-retaining walls, foundations to be 700x230mm or as per the engineers details.

FLOOR SLABS:

-Suspended floor slabs, to be as per eng's details.
-Concrete surface beds to comply with SANS10400:2010 Part J, as per the engineers details.
-Concrete surface bed to be reinforced with welded mesh reinforcement ref. 193 on 250um green damproofing membrane under floors with turned up taped joints on earth filling compacted to 98% MODAASHTO density. Soil poisoning & ant guard by specialist.
-All penetrations through damproofing must be taped with a pressure sensitive approved tape.
-Compaction to comply with engineers details.
-All slip and movement joints as per engineers specification.
-Horizontal and vertical damp proof course (dpc) shall be of black polyethylene sheeting having embossed surface 375 microns thick.
-Saw-cut joints in the surface bed slab to be as per the eng's details.
-Min 30mm screed over floor slab to receive floor finish as shown on the floor plans.

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SKIRTINGS:

-150 x 19mm Zimbali profile timber skirting: drilled, plugged & screwed to wall.

BRICKWORK:

-All foundation and plinth brickwork to be NFX clay bricks. All un-plastered walls to be NFX clay bricks.
-Brickforce to be placed in the first six courses of brickwork on strip foundations, thereafter placed in every 4th course in all brick walls.

-10mm impregnated softboard at all junctions between brickwork & concrete, as well as between old and new brickwork. Joints to be filled with polysulphide sealant.

-Masonry walls to comply with SANS 10400:2010 Part K.
-230 walls tied together with metal ties evenly spaced at not more than 600mm apart to every 3rd course. Wall ties to be staggered.
-110mm brick wall reinforced with 75mm wide reinforcing one row to every 3 courses in height.

-Provide brick force to every course above windows, doors and openings.
-Allow for open vertical perpends on cavity external skins, equally spaced.
-Allow for dpc at window head and cill levels.

-All brick walls to be reinforced with reinforcing one row to every 4th course, to comply with SANS 10400:2010 part K.
-As shown on elevations, Internal & External walls to be plastered and painted with SABS approved PVA external quality paints.
-Vertical and horizontal waterproofing (damp-proof) to external walls to be as per SANS 10400:2010 Part K.
-'V' joints at junction between brickwork & concrete slabs & beams. Install 10mm softboard joints between brick & concrete and seal with suitable polysulphide.
-Outer face of inner skin of facebrick or stone cladded walls to be bagged and bitumen tarred.
-All spans & supports over corner windows to be as per eng's details.

RETAINING WALLS:

-Retaining walls to comply with engineers details & specifications.
-All retaining walls to be waterproofed as per the engineers specifications.
-Weep holes and agricultural drains behind retaining walls to be as per engineers details.

RETAINING BLOCKS:

-Terraforce concrete retaining blocks to be installed as per the manufacturers and engineers specifications.
-Colour : Sandstone
-Retaining concrete blocks to comply with engineers details & specifications.
-All retaining blocks to have agricultural drains as per the engineers specifications.
-Maximum height to be 2m per single lift in accordance with the Izinga Building Design Code.
-Retaining blocks must be landscaped as per the Izinga Landscape D

WINDOWS & DOORS:

Windows:
-Refer to schedules.

EXTERNAL WINDOW CILLS:

-Plastered brickwork 100mm bands, with 10mm drip below.

CEILINGS:

Gypsum Board:
-6.4mm Gypsum ceiling boards to be fixed to 38x38mm timber brandering at max 450mm centres. Joints to be taped flush and skimmed.

-Ceilings to be prepared to receive one coat primer, one intermediate coat and 2 or more top coats. Ceilings to be painted with SABS approved ceiling paint.

-135 x 22mm painted timber cornices at junction between walls and ceilings, fixed to brandering or rc soffits.

CEILING INSULATION:

-Minimum 100mm Flexible fibre glass blanket, thermal insulation to be installed in the ceiling void between the brandering over the ceiling boards.

SOFFIT CEILINGS:

-RC soffit ceilings to be plastered or skimmed to be smooth and consistent and finished with PVA paint, with cornice.

TILED ROOF:

-Roof installation to comply with SANS 10400:2010 Part L and SANS 10400:2011 Part T. The roof assembly to comply with SANS204:2011: 4.3.6. A minimum R-Value of 2.7m^2 K/W is to be achieved. Refer to the Energy Efficiency calculation document, that is attached.

-Roof finish: marley monarch antique terracotta roof tiles on SA pine 38 X 38 battens at 17.5 deg. pitch on 38x38mm timber battens at max 345mm centres as per the manufacturers recommendations. All roof tiles at the overhangs to be secured to battens with storm-clips. Install matching roof hip & ridge caps.

-Battens to be laid on a reflective foil insulations layer. Roof sisilation to be installed between battens & rafters as per the manufacturers specifications and as per SANS204:2011: 4.3.6.2.

-Trusses to be installed by an approved roof installer. Roof trusses to be designed and certified by the roof manufacturer's engineer. Roof manufacturer to provide a certificate of structural stability for the completed roof.

-Class 'A' 38x114 tie-beams and rafters at max 760mm centres.
-30 x 1.2mm Galvanized steel straps to be tied to the roof trusses and taken min 300mm below the tie beams into the brickwork or concrete beams.

-Cut 220-bricks for beam fill. 110 bricks to suit wall plate.
-All roof rafters at the overhang to be stained.

-Eaves to be enclosed with 75x22mm timber slats fixed to rafters onto support frames. Vermin proofing to be installed above the slats. Timber slats to be finished as per the colour schedule.
-All parapet walls to be waterproofed to match the roof tile colour.
-Install flashing between roof tiles and Nutec plank cladding at roof gables.

DESIGN dynamics
architectural studio
sacap reg no st0493
9 cotford place
sunford
phoenix
4068
tel. +27 31 3008442
cell 0723782044
sagren.dynamics@telkomsa.net

AUTHORS SIGNATURE
SACAP NO: ST0493
Sagren Soobramoney

CLIENT
VAD GROUP DEVELOPMENTS PTY LTD
authorized by (capacity: owner)

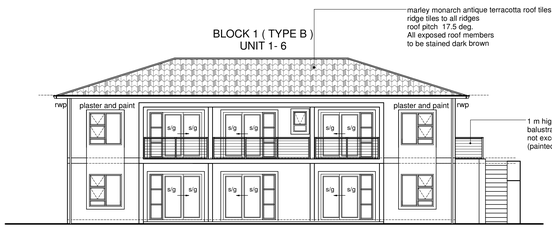
PROPERTY DETAILS
87 WORKINGTON ROAD
ERF 212 DUIKER FONTEIN
KENVILLE
4051

PROJECT DESCRIPTION
NEW DWELLING UNITS

DRAWING TITLE
UNIT TYPE D
ELEVATIONS,
SECTIONS
BIN AREA

DATE :2022/09/22
DRAWN: T.K .
SCALE : AS SHOWN
CHECKED: S.S

DRAWING NUMBER
D.D. 62 -1/2022 REV 000



TYPICAL ELEVATION
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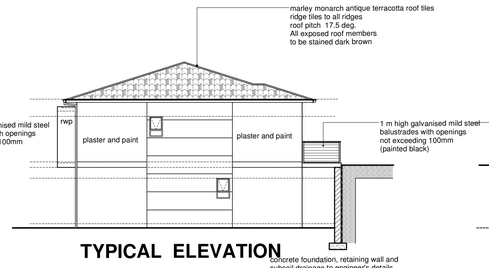

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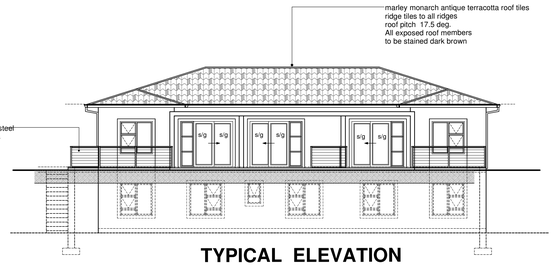

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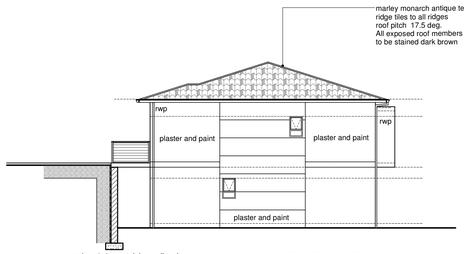

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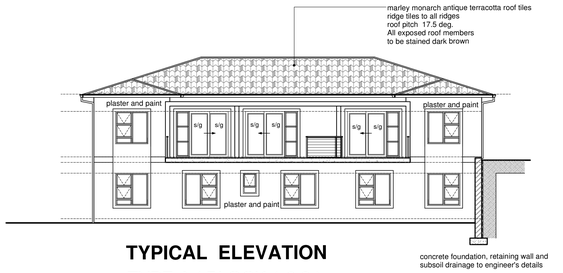

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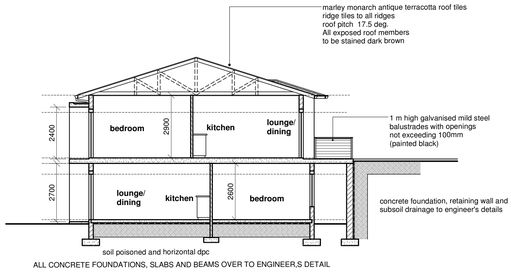

ALL CONCRETE FOUNDATIONS, SLABS AND BEAMS OVER TO ENGINEER,S DETAIL

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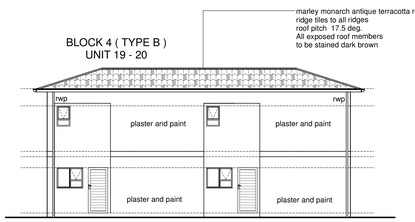

NORTH ELEVATION
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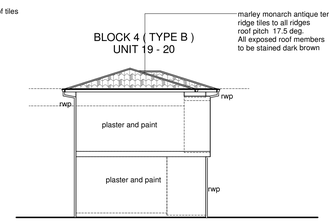

WEST ELEVATION
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SOUTH ELEVATION
TYPE B (BLOCK 4)
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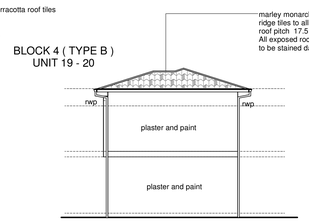

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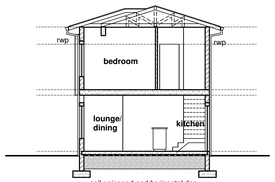
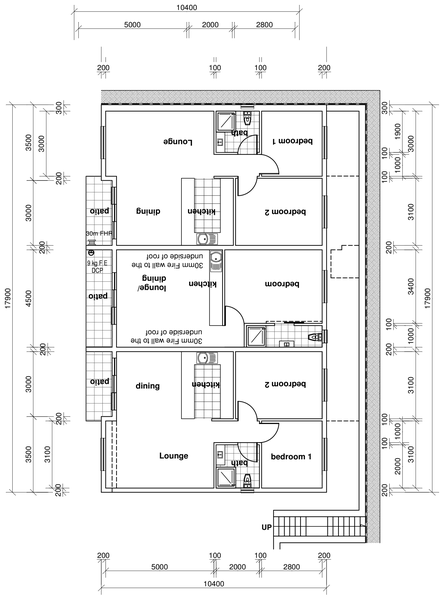


soil poisoned and horizontal dpc

ALL CONCRETE FOUNDATIONS, SLABS AND BEAMS OVER TO ENGINEER,S DETAIL

SECTION D-D
TYPE B (BLOCK 4)
SCALE : 1:100



TYPICAL LOWER GROUND STOREY PLAN
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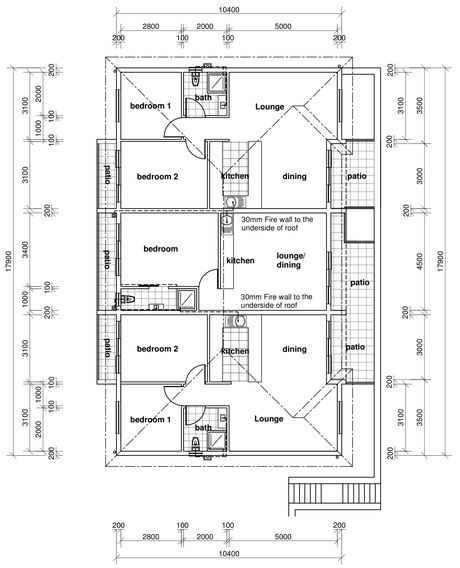

TYPICAL GROUND STOREY PLAN
TYPE A (BLOCK 1,2,3)
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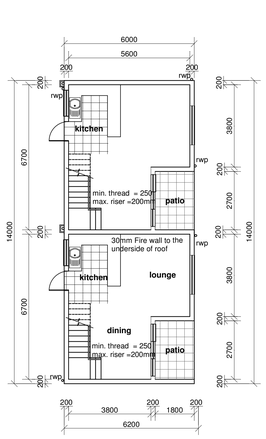

GROUND STOREY PLAN
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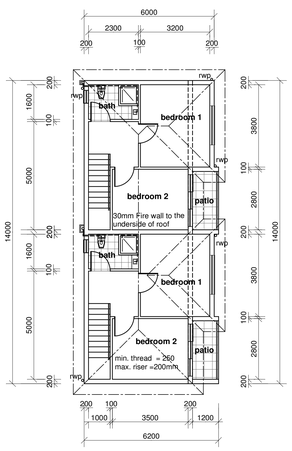
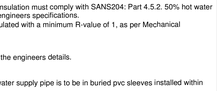


FIRST STOREY PLAN
TYPE B (BLOCK 4)
SCALE : 1:100

typical bridging detail



bridging detail 1:100

COMPLIANCE

COMPLIANCE : PART K
NOTE: WALLS AND LINTELS, SUPPORTS BEAMS TO ENGINEER'S DETAILS

COMPLIANCE : PART L
ALL ROOF STRUCTURES, FIXING, SUPPORTS, LOADING AND INSULATION TO ENGINEER'S DETAIL (RATIONAL ASSESSMENT)

General Construction Notes:

RAIN WATER GOODS:

-Gutters to be fixed to fascias as per manufactures specifications. Gutters to be laid to min 1:60 falls to rwdp's. Gutters to be installed with angles and stop ends.
-Matching aluminum fascias to be fixed to rafters.

-100 dia. matching brown powder coated aluminium rwdp's connected to gutters & fixed to walls with matching brackets. RWDP's to be connected into PVC pipes in ducts that must be fully waterproofed.
-RWDP's to be connected into the sw line as per the engineers specifications.

CONCRETE ROOF:

-Reinforced concrete roof slab & beams to engineer's details.
-Waterproofing and screeds to engineer's details.
-Waterproofing to rc slab to be Derbigum SP4 waterproofing membrane with 75mm side & 100mm end laps sealed to primed surface by means of torch fusion waterproofing to be installed by an approved Derbigum contractor.
- Waterproofing to be turned into openings in the slab & beams.
-Screeds to be laid to fall to fullbore outlets as per engineer's details. Screed to be laid to fall at min. 1:100. Minimum thickness of screed to be 30mm. Screed thickness as specified

- All penetrations through the roof slabs must be fully waterproofed as per the engineer's details.
-All up-stand rc beams to be chamfered to fall back onto the rc roof slabs.
- allow for 38 dia. overflow pipe at 25mm above the top of the highest point of the screed level.
- Max. 20dia & min 15dia White pebbles carefully laid over waterproofing.
-Provide a 10mm drip to the underside of all rc slabs & beams that are exposed to the elements.
-100x100mm stainless steel Geberit fulbore outlet, with bends & connectors to be connected into rwdp connector with rubber seals to prevent corrosion.

STAIRCASES:

-Staircases to comply with SANS 10400:2011 Part M.
-Tile treads to comply with SANS 10400:2011 Part M4.5.
-Balustrades to be provided at 1m high and as per the eng's details and is to comply with SANS10400:2011 Part M:4.3.
-Handrails along the walls to be 850mm, to comply with SANS10400:2011 Part M:4.3.

GLAZING:

-Glazing to comply with SANS 10400:2012 Part N.
-Refer to window schedules for specifications.

LIGHTING & VENTILATION:

-Lighting & ventilation to comply with SANS 10400:2010 Part O.
-Natural ventilation to be provided to rooms through operable windows or doors at 5% of the floor area.
-Natural lighting to be provided at 10% of the floor area.
-Artificial lighting to be minimum 350 lux.
- Where rooms / spaces are not ventilated directly to open air, they are to be mechanically vented with fresh air at a minimum rate of 25 l/s per person, with a velocity not exceeding 0.5 m/s or less than 0.2 m/s.
-Visitors WC to be mechanically vented as per note above.

DRAINAGE NOTES

-The new drainage installation to comply with SANS 10400:2010 Part P.
-All plumbing and drainage work and installation of sanitary fittings to comply with the relevant Local Authority by-laws, regulations and requirements.
-Provide access panels to all concealed plumbing ducts to access the sewer pipes.
-Provide I.E.'s to all bends and junctions with suitable markers at ground level and to be fully accessible at all times.
-Minimum 1:60 fall to all drain pipes.
-Provide approved reseal traps to all waste fittings.
-All soil pipes passing under buildings or footings to be protected against loads and is to be encased in concrete. All under ground pipes to be HDPE.

-The sinks, whb's & showers to be provided with hot water from a geysers as per the Mechanical engineers specifications.
-The geyser to be covered with a geyser blanket. The heat pump to be installed on the rc slab and connected to the geyser.
-The geyser, heat pump, pipes & insulation must comply with SANS204: Part 4.5.2. 50% hot water heating to be as per Mechanical engineers specifications.
- All new hot water pipes to be insulated with a minimum R-value of 1, as per Mechanical engineers specifications.

STORMWATER:

-Stormwater disposal to be as per the engineers details.

SERVICES:

-The electricity supply cable and water supply pipe is to be in buried pvc sleeves installed within the property.
-Telephone wires to be in a 20mm buried conduit installed within the property to the nearest distribution point in the verge.

GENERAL:

-Any chenges will require Architect's authorization
-Compliance with Part XA SANS 10400:2011XA and SANS 204.

-Read in conjunction with the energy efficiency document that is attached.
-The owner and the contractor to comply with the site operations requirements in terms of SANS 10400:2010 Part F.
-No dimensions to be scaled or scanned from drawings.
-Figured dimensions are to be used at all times.
-All dimensions be checked on site
-Contractor is responsible for correct setting out of the buildings, all internal and external walls with particular reference to boundaries, building lines etc.
-Contractor to verify all levels, heights and dimensions on site and to check the same against the drawings before putting any work in hand.
-Contractor is to locate and identify existing services on the site and to protect these from damage throughout the duration of the works.
-Any errors, discrepancies or omissions to be reported immediately.
-Contractor is to build in approved 4 ply D.P.C, whether or not these are shown on drawings, to all windows, doors, grilles or other openings in external walls.
-Any queries arising from all the above must be reported and clarified before any work is put in hand.
-Structural work to professional engineers details.
-Owner to point out the boundary pegs to the contractor prior to any construction works commencing on site. If boundary pegs cannot be located, a land surveyor is to be appointed to locate the boundary pegs.
-It is the owners & contractors responsibility to contact the author of the plans to obtain clarity on any information reflected on these drawings or if additional information is required.

General Construction Notes:

-All works to be carried out in accordance with the relevant parts of SANS10400: regulations

DEMOLITION WORKS:

-All demolition works to be carried out in accordance with SANS10400:2010 Part E.

EXCAVATIONS:

-All excavations deeper than 3,0m to be as per the eng's details.
-Excavations to comply with SANS 10400:2010 Part G. Excavations to be maintained in a safe condition at all times.
-All boundary beacons are to be flagged by a registered land surveyor and the contractor is to obtain a certificate stating that the work has been correctly set out before proceeding with excavations.
-Boundary beacons to be exposed and checked, prior to the commencement of work.

FOUNDATIONS:

-The foundation design to comply with SANS10400:2010 Part H, and as per the eng's specifications and details.
-All retaining wall foundations to engineers details. All foundations to be taken down to virgin soil.
-For 230mm non-retaining walls, foundations to be 700x230mm or as per the engineers details.

FLOOR SLABS:

-Suspended floor slabs, to be as per eng's details.
-Concrete surface beds to comply with SANS10400:2010 Part J, as per the engineers details.
-Concrete surface bed to be reinforced with welded mesh reinforcement ref. 193 on 250um green dampproofing membrane under floors with turned up taped joints on earth filling compacted to 98% MODAASHTO density. Soil poisoning & ant guard by specialist.
-All penetrations through dampproofing must be taped with a pressure sensitive approved tape.
-Compaction to comply with engineers details.
-All slip and movement joints as per engineers specification.
-Horizontal and vertical damp proof course (dpc) shall be of black polyethylene sheeting having embossed surface 375 microns thick.
-Saw-cut joints in the surface bed slab to be as per the eng's details.
-Min 30mm screed over floor slab to receive floor finish as shown on the floor plans.
-Floors for all ablution facilities, kitchens & laundry's to be waterproofed with an approved waterproofing material. Waterproofing to be turned up onto the wall at min. 75mm high.

SKIRTINGS:

-150 x 19mm Zimbali profile timber skirting: drilled, plugged & screwed to wall.

BRICKWORK:

-All foundation and plinth brickwork to be NFX clay bricks. All un-plastered walls to be NFX clay bricks.
-Brickforce to be placed in the first six courses of brickwork on strip foundations, thereafter placed in every 4th course in all brick walls.

-10mm impregnated softboard at all junctions between brickwork & concrete, as well as between old and new brickwork. Joints to be filled with polysulphide sealant.

-Masonry walls to comply with SANS 10400:2010 Part K.
-230 walls tied together with metal ties evenly spaced at not more than 600mm apart to every 3rd course. Wall ties to be staggered.
-110mm brick wall reinforced with 75mm wide reinforcing one row to every 3 courses in height.

-Provide brick force to every course above windows, doors and openings.
-Allow for open vertical perpends on cavity external skins, equally spaced.
-Allow for dpc at window head and cill levels.

-All brick walls to be reinforced with reinforcing one row to every 4th course, to comply with SANS 10400:2010 part K.
-As shown on elevations, Internal & External walls to be plastered and painted with SABS approved PVA external quality paints.
-Vertical and horizontal waterproofing (damp-proof) to external walls to be as per SANS 10400:2010 Part K.
-"V" joints at junction between brickwork & concrete slabs & beams. Install 10mm softboard joints between brick & concrete and seal with suitable polysulphide.
-Outer face of inner skin of facebrick or stone cladded walls to be bagged and bitumen tarred.
-All spans & supports over corner windows to be as per eng's details.

RETAINING WALLS:

-Retaining walls to comply with engineers details & specifications.
-All retaining walls to be waterproofed as per the engineers specifications.
-Weep holes and agricultural drains behind retaining walls to be as per engineers details.

RETAINING BLOCKS:

-Terraforce concrete retaining blocks to be installed as per the manufacturers and engineers specifications.
-Colour : Sandstone
-Retaining concrete blocks to comply with engineers details & specifications.
-All retaining blocks to have agricultural drains as per the engineers specifications.
-Maximum height to be 2m per single lift in accordance with the Izinga Building Design Code.
-Retaining blocks must be landscaped as per the Izinga Landscape D

WINDOWS & DOORS:

Windows:
-Refer to schedules.

EXTERNAL WINDOW CILLS:

-Plastered brickwork 100mm bands, with 10mm drip below.

CEILINGS:

Gypsum Board:
-6.4mm Gypsum ceiling boards to be fixed to 38x38mm timber brandering at max 450mm centres. Joints to be taped flush and skimmed.

-Ceilings to be prepared to receive one coat primer, one intermediate coat and 2 or more top coats. Ceilings to be painted with SABS approved ceiling paint.

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design dynamics
architectural studio
sacap reg no st0493
9 cofford place
sunford
phoenix
4068
tel +27 31 5008442
cell 0723782344
sagren.dynamics@telkomsa.net

AUTHORS SIGNATURE
SACAP NO: ST0493
Sagren Soobramoney

CLIENT
VAD GROUP DEVELOPMENTS PTY LTD
authorized by (capacity: owner)

PROPERTY DETAILS
87 WORKINGTON ROAD
ERF 212 DUIKER FONTEIN
KENVILLE
4051

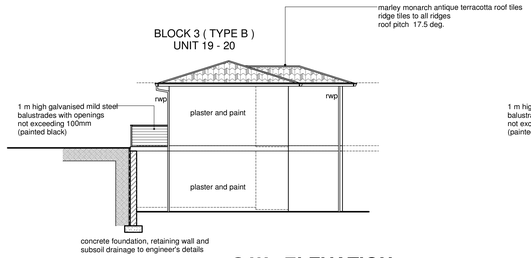
PROJECT DESCRIPTION
NEW DWELLING UNITS

DRAWING TITLE
UNIT TYPE A
UNIT TYPE B

DATE: 2022/09/22
DRAWN: T.K.
SCALE : AS SHOWN
CHECKED: S.S

DRAWING NUMBER
D.D. 62 -1:2022 REV 000

S E. ELEVATION
TYPE C (BLOCK 5)
SCALE : 1:100



S W. ELEVATION
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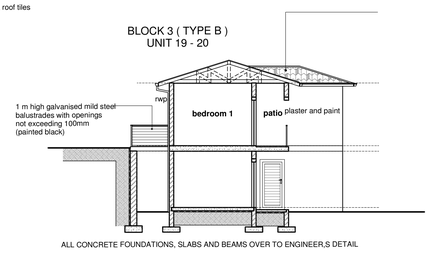

SECTION E-E
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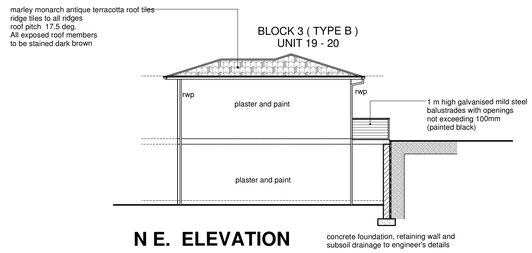

N E. ELEVATION
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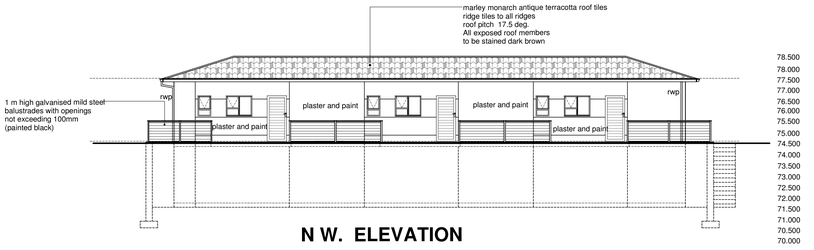

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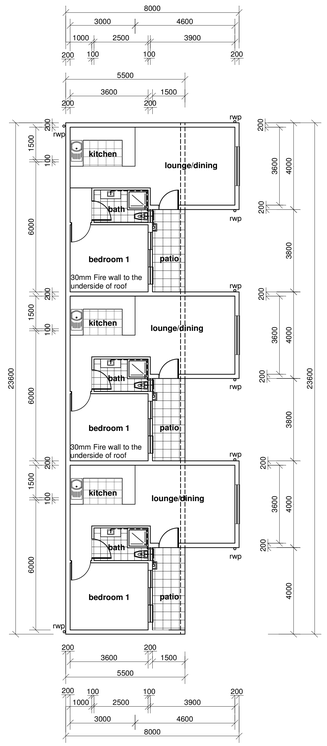
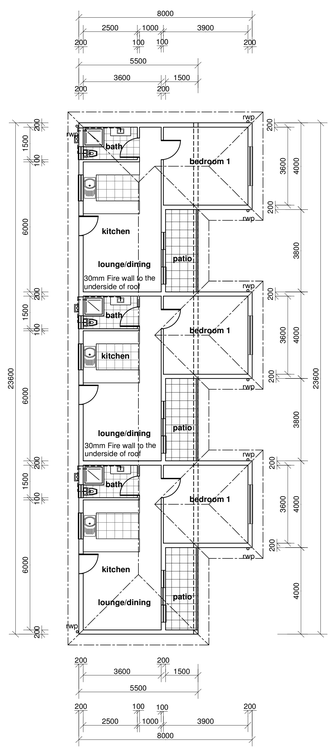
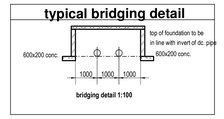


GROUND STOREY PLAN
TYPE C (BLOCK 5)
SCALE : 1:100

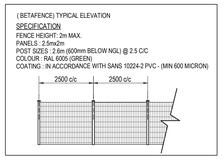


FIRST STOREY PLAN
TYPE C (BLOCK 5)
SCALE : 1:100

typical bridging detail



bridging detail 1:100



COMPLIANCE

COMPLIANCE : PART K
NOTE: WALLS AND LINTELS, SUPPORTS BEAMS TO ENGINEER'S DETAILS

COMPLIANCE : PART L
ALL ROOF STRUCTURES, FIXING, SUPPORTS, LOADING AND INSULATION TO ENGINEER'S DETAIL (RATIONAL ASSESSMENT)

General Construction Notes:

RAIN WATER GOODS:

-Gutters to be fixed to fascias as per manufactures specifications. Gutters to be laid to min 1:60 falls to rwdp's. Gutters to be installed with angles and stop ends.
-Matching aluminum fascias to be fixed to rafters.

-100 dia. matching brown powder coated aluminium rwdp's connected to gutters & fixed to walls with matching brackets. RWDP's to be connected into PVC pipes in ducts that must be fully waterproofed.
-RWDP's to be connected into the sw line as per the engineers specifications.

CONCRETE ROOF:

-Reinforced concrete roof slab & beams to engineer's details.
-Waterproofing and screeds to engineer's details.
-Waterproofing to rc slab to be Derbigum SP4 waterproofing membrane with 75mm side & 100mm end laps sealed to primed surface by means of torch fusion waterproofing to be installed by an approved Derbigum contractor.
- Waterproofing to be turned into openings in the slab & beams.
-Screeds to be laid to fall to fullbore outlets as per engineer's details. Screed to be laid to fall at min. 1:100. Minimum thickness of screed to be 30mm. Screed thickness as specified

- All penetrations through the roof slabs must be fully waterproofed as per the engineer's details.
-All up-stand rc beams to be chamfered to fall back onto the rc roof slabs.
- allow for 38 dia. overflow pipe at 25mm above the top of the highest point of the screed level.
- Max. 20dia & min 15dia White pebbles carefully laid over waterproofing.
-Provide a 10mm drip to the underside of all rc slabs & beams that are exposed to the elements.
-100x100mm stainless steel Geberit fullbore outlet, with bends & connectors to be connected into rwdp connector with rubber seals to prevent corrosion.

STAIRCASES:

-Staircases to comply with SANS 10400:2011 Part M.
-Tile treads to comply with SANS 10400:2011 Part M4.5.
-Balustrades to be provided at 1m high and as per the eng's details and is to comply with SANS10400:2011 Part M:4.3.
-Handrails along the walls to be 850mm, to comply with SANS10400:2011 Part M:4.3.

GLAZING:

-Glazing to comply with SANS 10400:2012 Part N.
-Refer to window schedules for specifications.

LIGHTING & VENTILATION:

-Lighting & ventilation to comply with SANS 10400:2010 Part O.
-Natural ventilation to be provided to rooms through operable windows or doors at 5% of the floor area.
-Natural lighting to be provided at 10% of the floor area.
-Artificial lighting to be minimum 350 lux.
- Where rooms / spaces are not ventilated directly to open air, they are to be mechanically vented with fresh air at a minimum rate of 25 l/s per person, with a velocity not exceeding 0.5 m/s or less than 0.2 m/s.
-Visitors WC to be mechanically vented as per note above.

DRAINAGE NOTES

-The new drainage installation to comply with SANS 10400:2010 Part P.
-All plumbing and drainage work and installation of sanitary fittings to comply with the relevant Local Authority by-laws, regulations and requirements.
-Provide access panels to all concealed plumbing ducts to access the sewer pipes.
-Provide I.E.'s to all bends and junctions with suitable markers at ground level and to be fully accessible at all times.
-Minimum 1:60 fall to all drain pipes.
-Provide approved reseal traps to all waste fittings.
-All soil pipes passing under buildings or footings to be protected against loads and is to be encased in concrete. All under ground pipes to be HDPE.

-The sinks, whb's & showers to be provided with hot water from a geysers as per the Mechanical engineers specifications.
-The geyser to be covered with a geyser blanket. The heat pump to be installed on the rc slab and connected to the geyser.
-The geyser, heat pump, pipes & insulation must comply with SANS204: Part 4.5.2: 50% hot water heating to be as per Mechanical engineers specifications.
- All new hot water pipes to be insulated with a minimum R-value of 1, as per Mechanical engineers specifications.

STORMWATER:

-Stormwater disposal to be as per the engineers details.

SERVICES:

-The electricity supply cable and water supply pipe is to be in buried pvc sleeves installed within the property.
-Telephone wires to be in a 20mm buried conduit installed within the property to the nearest distribution point in the verge.

GENERAL:

-Any chenges will require Architect's authorization
-Compliance with Part XA SANS 10400:2011XA and SANS 204.

-Read in conjunction with the energy efficiency document that is attached.
-The owner and the contractor to comply with the site operations requirements in terms of SANS 10400:2010 Part F.
-No dimensions to be scaled or scanned from drawings.
-Figured dimensions are to be used at all times.
-All dimensions to be checked on site
-Contractor is responsible for correct setting out of the buildings, all internal and external walls with particular reference to boundaries, building lines etc.
-Contractor to verify all levels, heights and dimensions on site and to check the same against the drawings before putting any work in hand.
-Contractor is to locate and identify existing services on the site and to protect these from damage throughout the duration of the works.

-Any errors, discrepancies or omissions to be reported immediately.
-Contractor is to build in approved 4 ply D.P.C, whether or not these are shown on drawings, to all windows, doors, grilles or other openings in external walls.
-Any queries arising from all the above must be reported and clarified before any work is put in hand.
-Structural work to professional engineers details.

-Owner to point out the boundary pegs to the contractor prior to any construction works commencing on site. If boundary pegs cannot be located, a land surveyor is to be appointed to locate the boundary pegs.
-It is the owners & contractors responsibility to contact the author of the plans to obtain clarity on any information reflected on these drawings or if additional information is required.

General Construction Notes:

-All works to be carried out in accordance with the relevant parts of SANS10400: regulations

DEMOLITION WORKS:

-All demolition works to be carried out in accordance with SANS10400:2010 Part E.

EXCAVATIONS:

-All excavations deeper than 3.0m to be as per the eng's details.
-Excavations to comply with SANS 10400:2010 Part G. Excavations to be maintained in a safe condition at all times.
-All boundary beacons are to be flagged by a registered land surveyor and the contractor is to obtain a certificate stating that the work has been correctly set out before proceeding with excavations.
-Boundary beacons to be exposed and checked, prior to the commencement of work.

FOUNDATIONS:

-The foundation design to comply with SANS10400:2010 Part H, and as per the eng's specifications and details.
-All retaining wall foundations to engineers details. All foundations to be taken down to virgin soil.
-For 230mm non-retaining walls, foundations to be 700x230mm or as per the engineers details.

FLOOR SLABS:

-Suspended floor slabs, to be as per eng's details.
-Concrete surface beds to comply with SANS10400:2010 Part J, as per the engineers details.
-Concrete surface bed to be reinforced with welded mesh reinforcement ref. 193 on 250um green damproofing membrane under floors with turned up taped joints on earth filling compacted to 98% MODAASHTO density. Soil poisoning & ant guard by specialist.
-All penetrations through damproofing must be taped with a pressure sensitive approved tape.
-Compaction to comply with engineers details.
-All slip and movement joints as per engineers specification.
-Horizontal and vertical damp proof course (dpc) shall be of black polyethylene sheeting having embossed surface 375 microns thick.
-Saw-cut joints in the surface bed slab to be as per the eng's details.
-Min 30mm screed over floor slab to receive floor finish as shown on the floor plans.
-Floors for all ablution facilities, kitchens & laundry's to be waterproofed with an approved waterproofing material. Waterproofing to be turned up onto the wall at min. 75mm high.

SKIRTINGS:

-150 x 19mm Zimbali profile timber skirting: drilled, plugged & screwed to wall.

BRICKWORK:

-All foundation and plinth brickwork to be NFX clay bricks. All un-plastered walls to be NFX clay bricks.
- Brickforce to be placed in the first six courses of brickwork on strip foundations, thereafter placed in every 4th course in all brick walls.

-10mm impregnated softboard at all junctions between brickwork & concrete, as well as between old and new brickwork. Joints to be filled with polysulphide sealant.
-Masonry walls to comply with SANS 10400:2010 Part K.
-230 walls tied together with metal ties evenly spaced at not more than 600mm apart to every 3rd course. Wall ties to be staggered.
-110mm brick wall reinforced with 75mm wide reinforcing one row to every 3 courses in height.

-Provide brick force to every course above windows, doors and openings.
-Allow for open vertical perpends on cavity external skins, equally spaced.
-Allow for dpc at window head and cill levels.

-All brick walls to be reinforced with reinforcing one row to every 4th course, to comply with SANS 10400:2010 part K.

-As shown on elevations, Internal & External walls to be plastered and painted with SABS approved PVA external quality paints.
-Vertical and horizontal waterproofing (damp-proof) to external walls to be as per SANS 10400:2010 Part K.
-'V' joints at junction between brickwork & concrete slabs & beams. Install 10mm softboard joints between brick & concrete and seal with suitable polysulphide.
-Outer face of inner skin of facebrick or stone cladded walls to be bagged and bitumen tarred.
-All spans & supports over corner windows to be as per eng's details.

RETAINING WALLS:

-Retaining walls to comply with engineers details & specifications.
-All retaining walls to be waterproofed as per the engineers specifications.
-Weep holes and agricultural drains behind retaining walls to be as per engineers details.

RETAINING BLOCKS:

-Terraforce concrete retaining blocks to be installed as per the manufacturers and engineers specifications.
-Colour : Sandstone
-Retaining concrete blocks to comply with engineers details & specifications.
-All retaining blocks to have agricultural drains as per the engineers specifications.
-Maximum height to be 2m per single lift in accordance with the Izinga Building Design Code.
-Retaining blocks must be landscaped as per the Izinga Landscape D

WINDOWS & DOORS:

-Windows:
-Refer to schedules.

EXTERNAL WINDOW CILLS:

-Plastered brickwork 100mm bands, with 10mm drip below.

CEILINGS:

Gypsum Board:
-6.4mm Gypsum ceiling boards to be fixed to 38x38mm timber brandering at max 450mm centres. Joints to be taped flush and skimmed.
-Ceilings to be prepared to receive one coat primer, one intermediate coat and 2 or more top coats. Ceilings to be painted with SABS approved ceiling paint.
-135 x 22mm painted timber cornices at junction between walls and ceilings, fixed to brandering or rc soffits.

CEILING INSULATION:

-Minimum 100mm Flexible fibre glass blanket, thermal insulation to be installed in the ceiling void between the brandering over the ceiling boards.

SOFFIT CEILINGS:

-RC soffit ceilings to be plastered or skimmed to be smooth and consistent and finished with PVA paint, with cornice.

TILED ROOF:

-Roof installation to comply with SANS 10400:2010 Part L and SANS 10400:2011 Part T. The roof assembly to comply with SANS204:2011: 4.3.6. A minimum R-Value of 2.7m^2 K/W is to be achieved. Refer to the Energy Efficiency calculation document, that is attached.
-Roof finish: marley monarch antique terracotta roof tiles on SA pine 38 X 38 battens at 17.5 deg. pitch on 38x38mm timber battens at max 345mm centres as per the manufacturers recommendations. All roof tiles at the overhangs to be secured to battens with storm-clips. Install matching roof hip & ridge caps.
-Battens to be laid on a reflective foil insulations layer. Roof sisilation to be installed between battens & rafters as per the manufacturers specifications and as per SANS204:2011: 4.3.6.2.
-Trusses to be installed by an approved roof installer. Roof trusses to be designed and certified by the roof manufacturer's engineer. Roof manufacturer to provide a certificate of structural stability for the completed roof.
-Class 'A' 38x114 tie-beams and rafters at max 760mm centres.
-30 x 1.2mm Galvanized steel straps to be tied to the roof trusses and taken min 300mm below the tie beams into the brickwork or concrete beams.
-Cut 220i bricks for beam fill. 110 bricks to suit wall plate.
-All roof rafters at the overhang to be stained.

-Eaves to be enclosed with 75x22mm timber slats fixed to rafters onto support frames. Vermin proofing to be installed above the slats. Timber slats to be finished as per the colour schedule.
-All parapet walls to be waterproofed to match the roof tile colour.
-Install flashing between roof tiles and Nutec plank cladding at roof gables.

DESIGN dynamics
architectural studio
sacap reg no st0493
9 cotford place
sunford
phoenix
4068
tel +27 31 5006442
cell 0723782344
sagren.dynamics@telkomsa.net

AUTHORS SIGNATURE
SACAP NO: STO493
Sagren Soobramoney

CLIENT
VAD GROUP DEVELOPMENTS PTY LTD
authorized by (capacity: owner)

PROPERTY DETAILS
87 WORKINGTON ROAD
ERF 212 DUIKER FONTEIN
KENVILLE
4051

PROJECT DESCRIPTION
NEW DWELLING UNITS

DRAWING TITLE
UNIT TYPE C

DATE :2022/09/22
DRAWN: T.K .
SCALE : AS SHOWN
CHECKED: S.S

DRAWING NUMBER
D.D. 62 -1/2022 REV 000