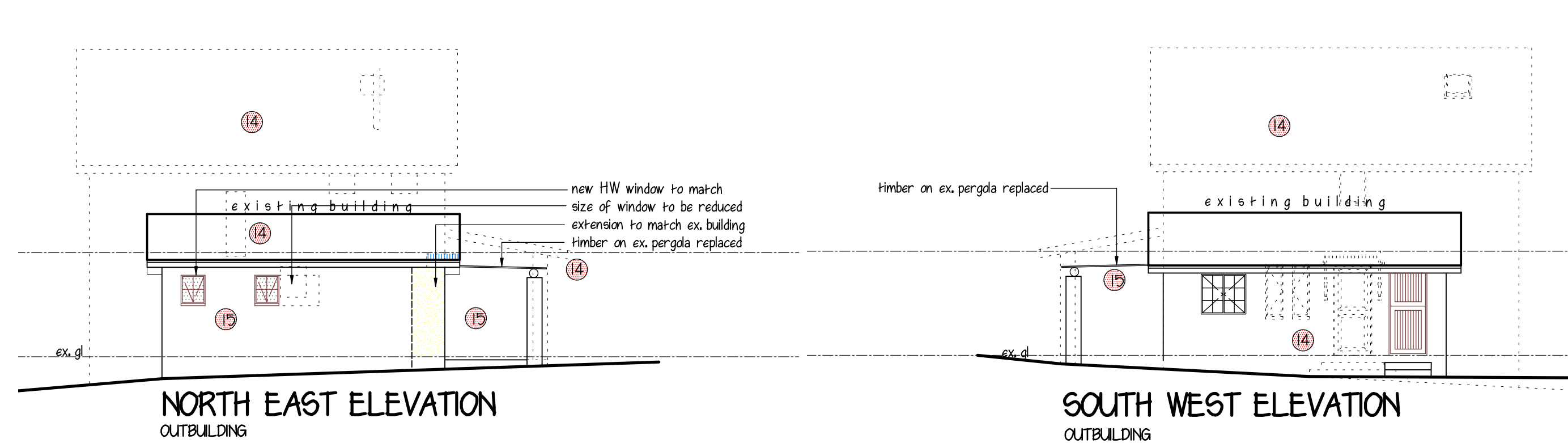
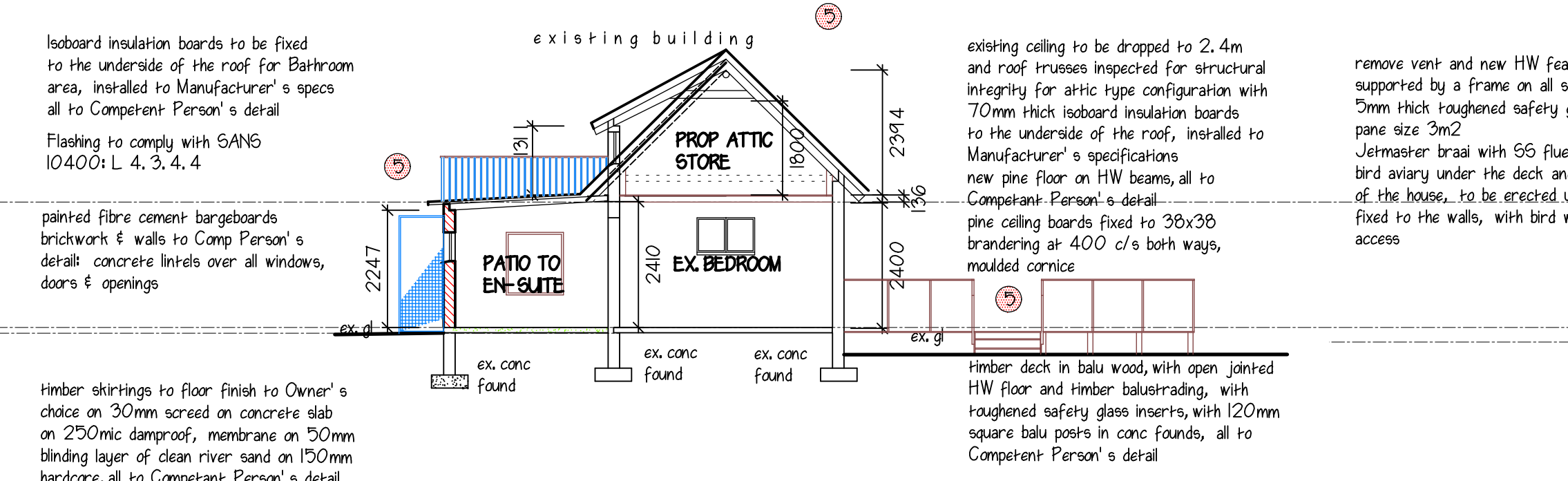


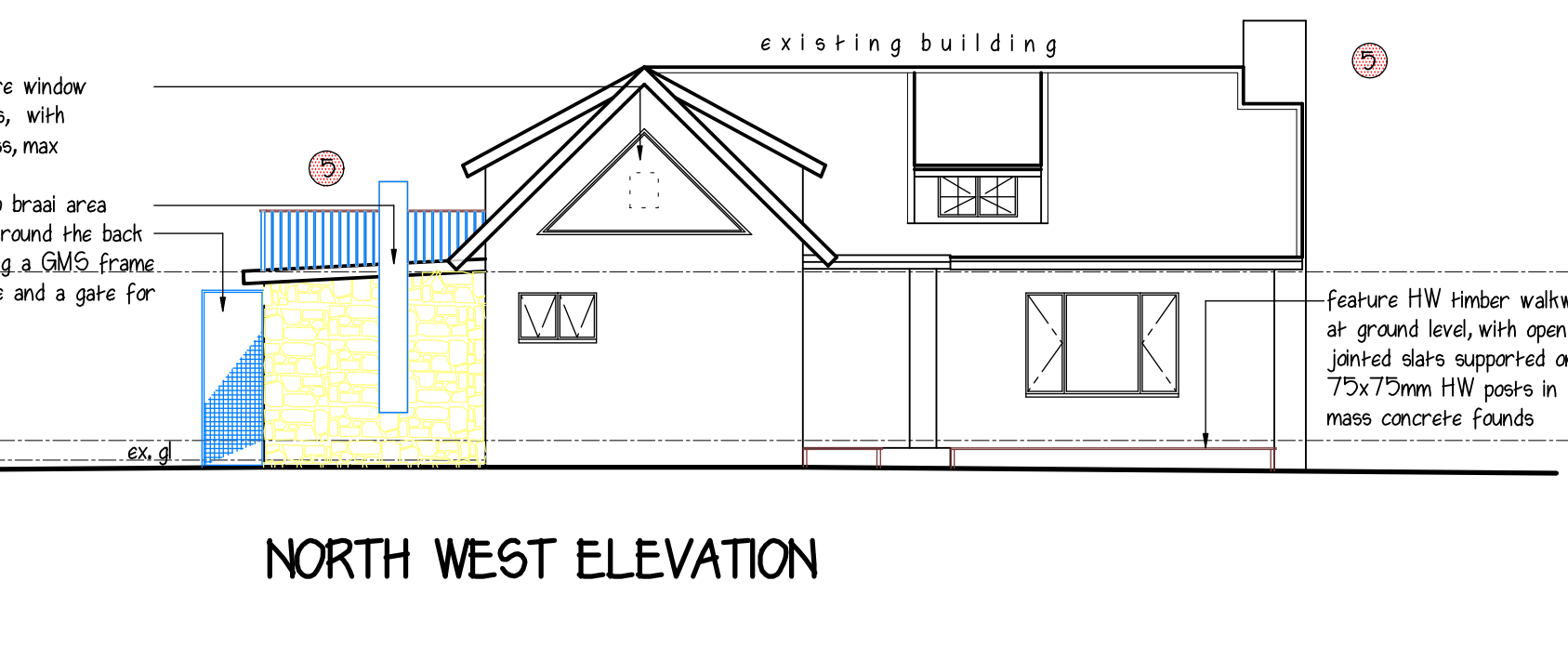
NORTH EAST ELEVATION



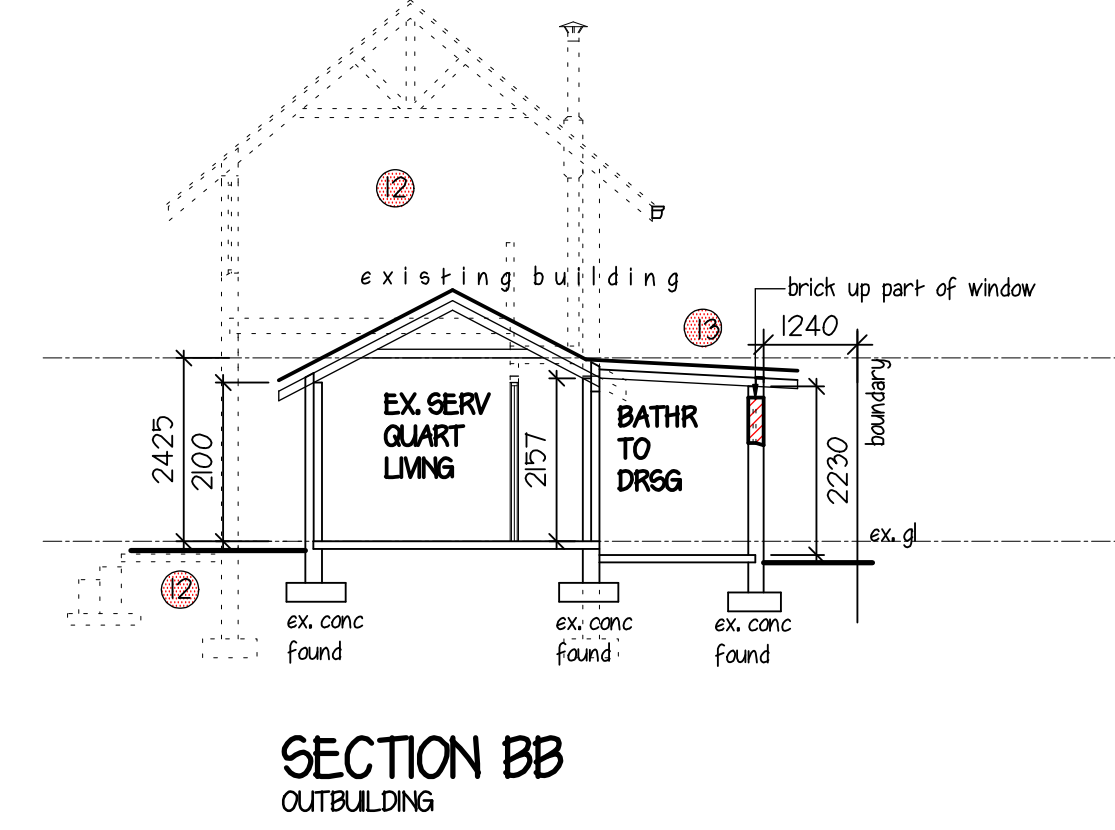
SOUTH WEST ELEVATION



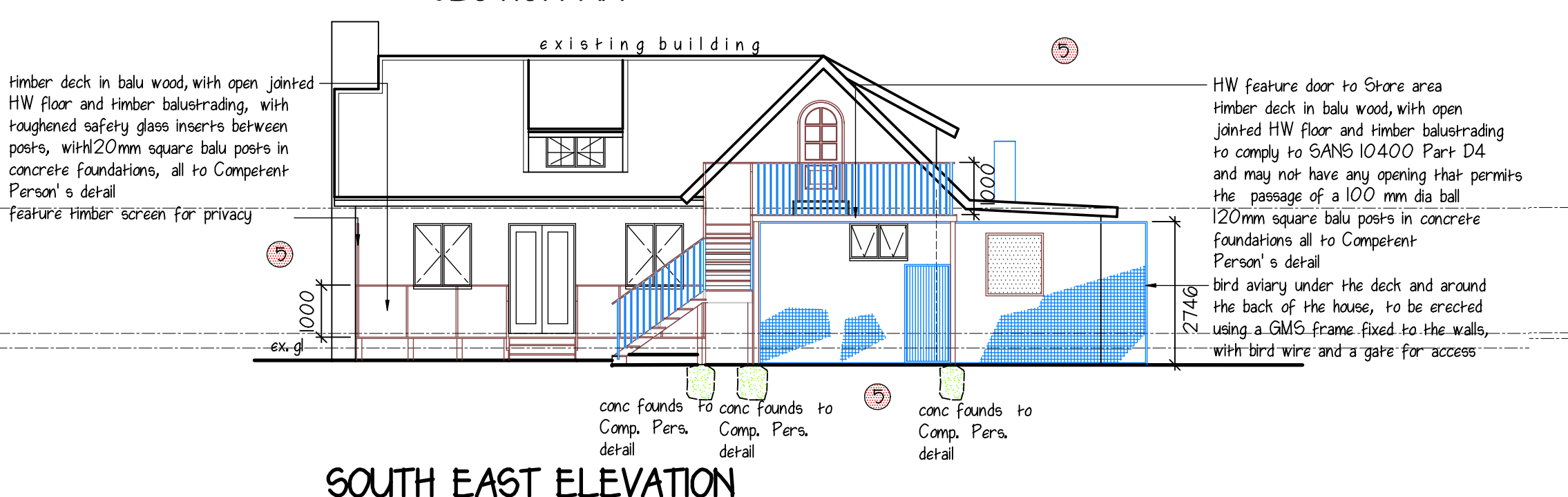
SECTION AA



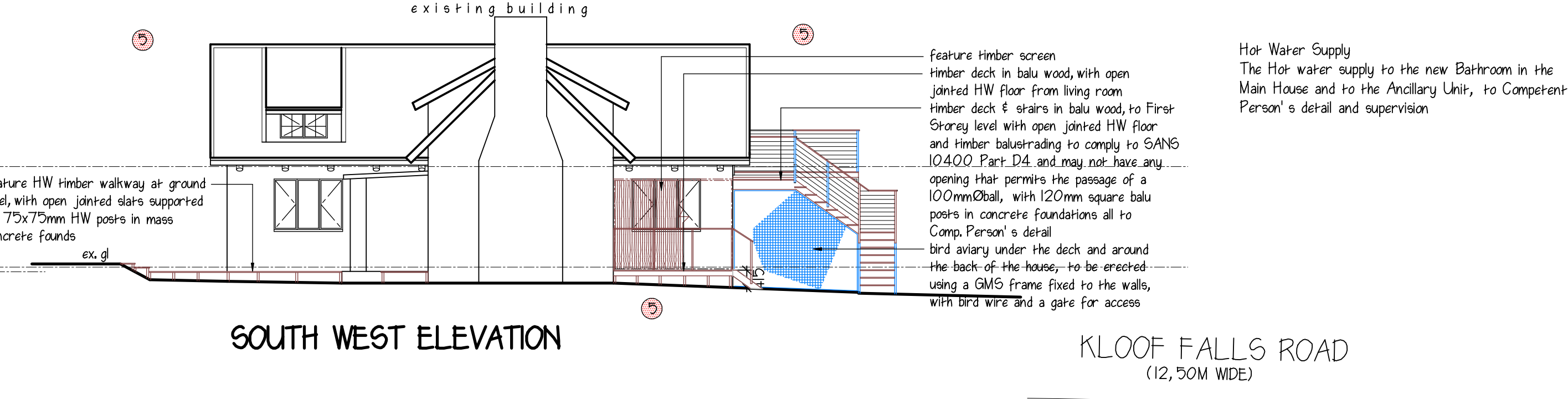
NORTH WEST ELEVATION



SECTION BB

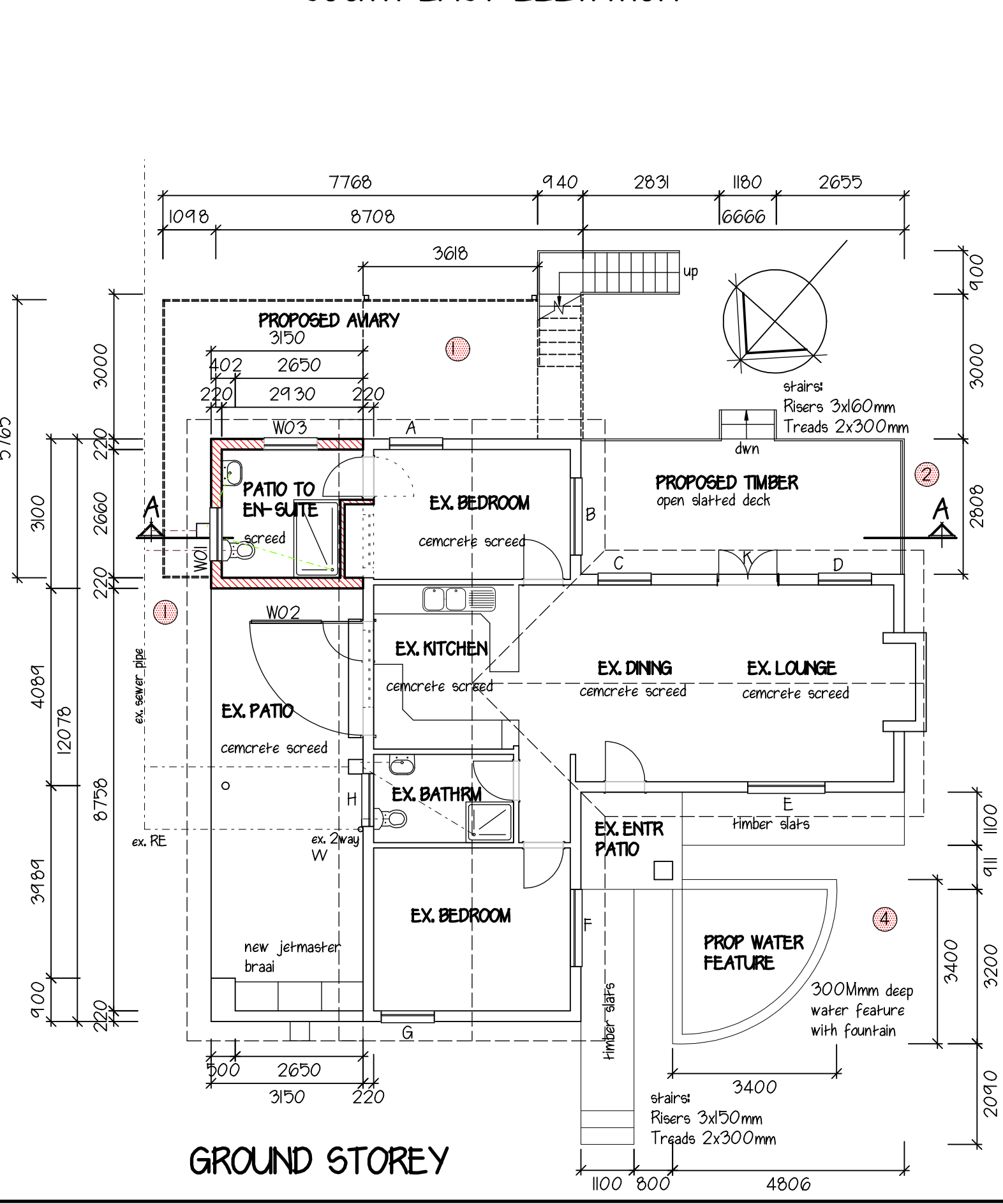


SOUTH EAST ELEVATION

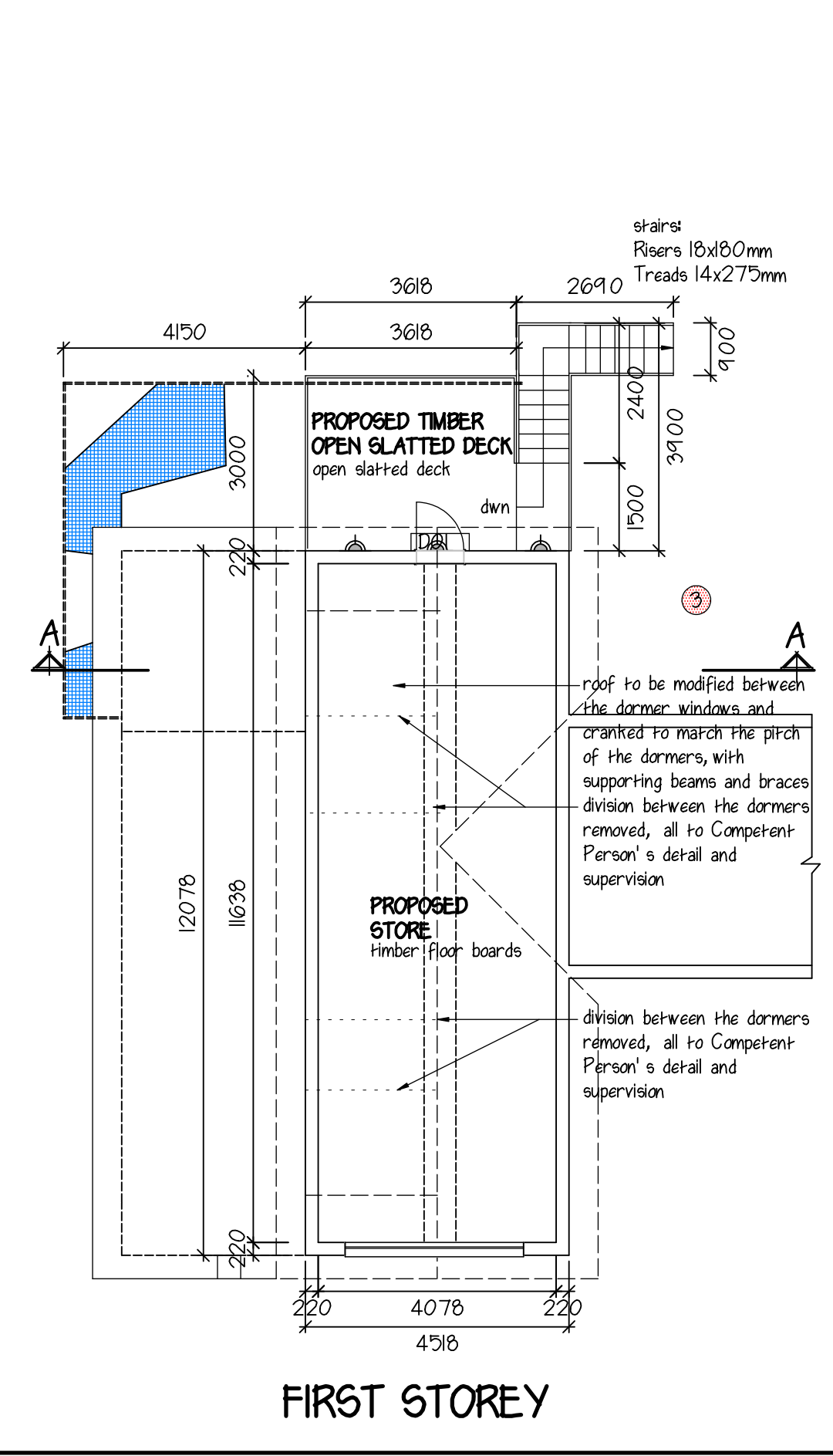


SOUTH WEST ELEVATION

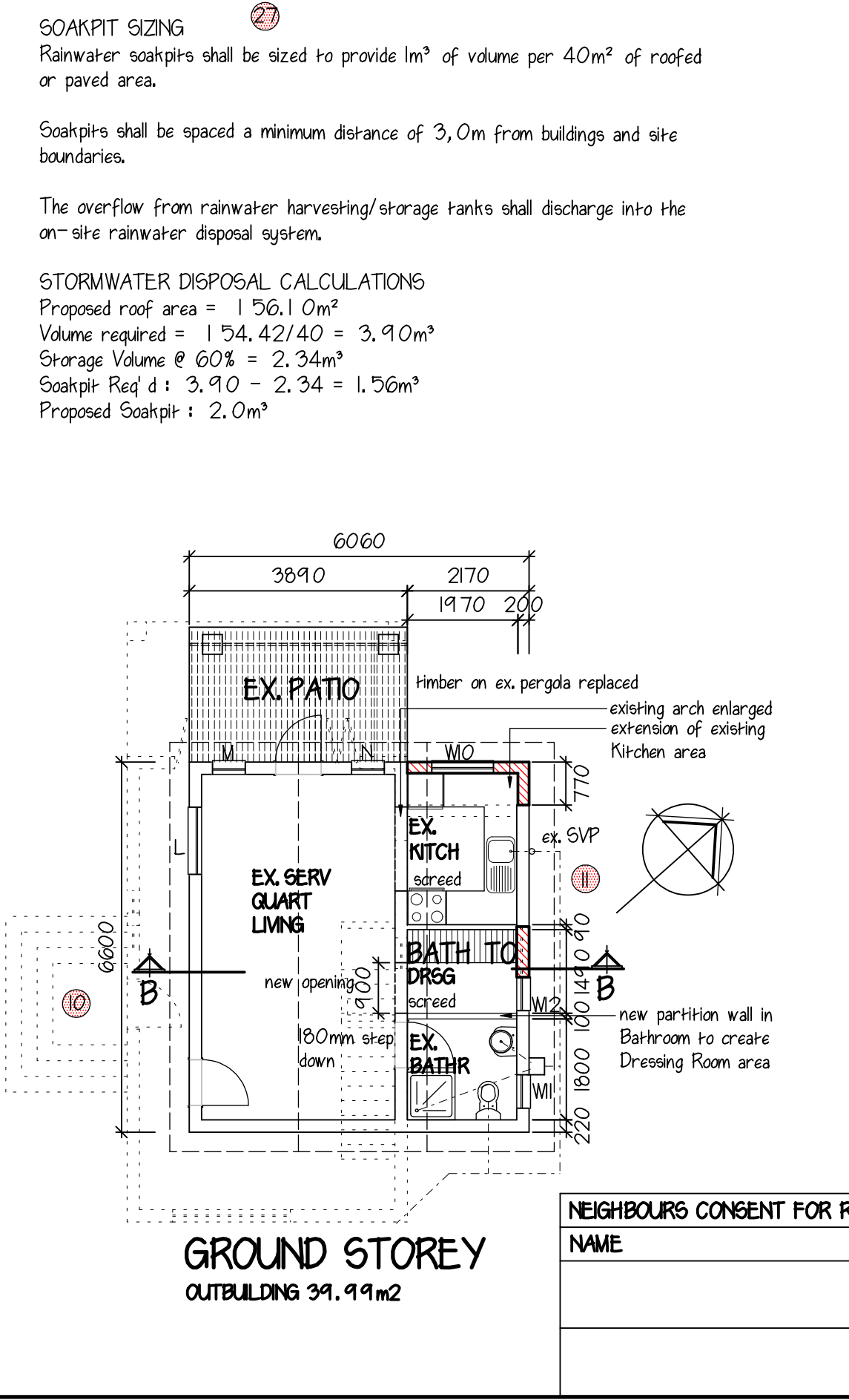
KLOOF FALLS ROAD (12,50M WIDE)



GROUND STOREY



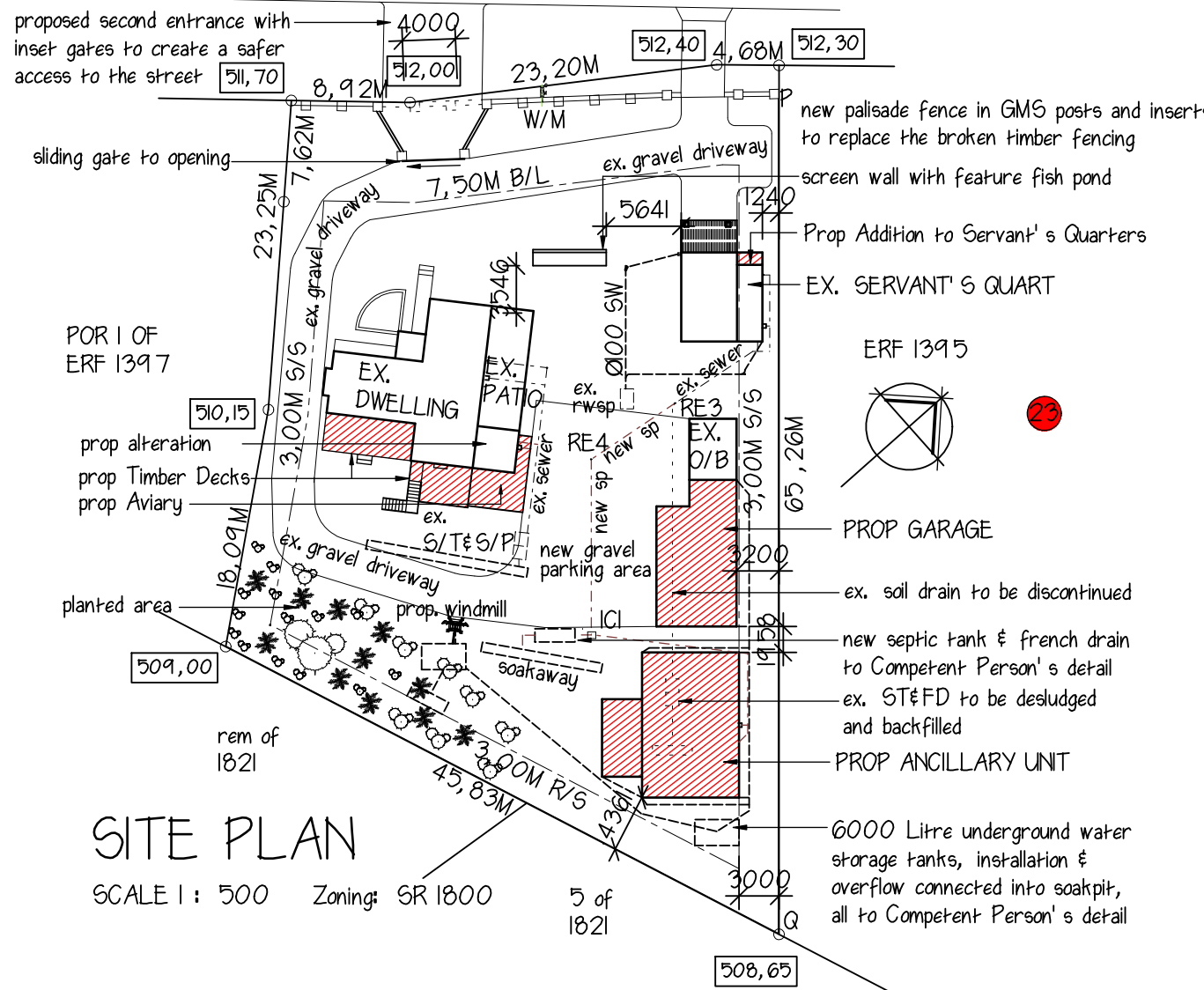
FIRST STOREY



GROUND STOREY OUTBUILDING 39.99m2

SOAKPIT SIZING
 Rainwater soakpits shall be sized to provide 1m³ of volume per 40m² of roofed or paved area.
 Soakpits shall be spaced a minimum distance of 3,0m from buildings and site boundaries.
 The overflow from rainwater harvesting/storage tanks shall discharge into the on-site rainwater disposal system.

STORMWATER DISPOSAL CALCULATIONS
 Proposed roof area = 1 561,0m²
 Volume required = 1 54,42/40 = 3,90m³
 Storage Volume @ 60% = 2,34m³
 Soakpit Req'd: 3,90 - 2,34 = 1,56m³
 Proposed Soakpit: 2,0m³



SITE PLAN

AREAS

PROPOSED AREA	2070,00m ²
GROUND STOREY	724,50m ²
HOUSE PATIO TO BATHRM EXT. TO SERV. QUART.	144,04m ²
GARAGE	143,73m ²
ANCLLARY	289,77m ²
ANCLLARY PATIO	62,10m ²
FIRST STOREY	187,10m ²
STORE AREA	156,10m ²
TOTAL	343,20m ²

NEIGHBOURS CONSENT FOR RELAXATION	ADDRESS	ID NUMBER	SIGNATURES
	53 Kloof Falls Road, Erf 1395 Kloof		

ZONING SR1800

CLIMATIC ZONE AS PER SANS 204 5

SOIL CLASS CLASSIFICATION

OCCUPANCY AS PER SANS 10400-A201 H3

PROJECT
 DEVIATION TO APP PLAN NO. OW21050110_1 WITH PROPOSED ADDS & ALTS, NEW GARAGE & ANCLLARY UNIT
 FOR G. G. RAUBENHEIMER, G. R. RAUBENHEIMER & J. P. HARRISON
 AT 49 A KLOOF FALLS ROAD ON REM OF ERF 1397 KLOOF

OWNER'S SIGNATURE:

description
 PLAN, ELEVATIONS, SECTION, SITE PLAN, AREAS, NOTES

sheet 1/4 13-662

scale	date	drawn
1/100/500	MARCH 2023	S DE JAGER

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M & S DRAUGHTING

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 Crestkime
 3610

Cell: 084 568 1303

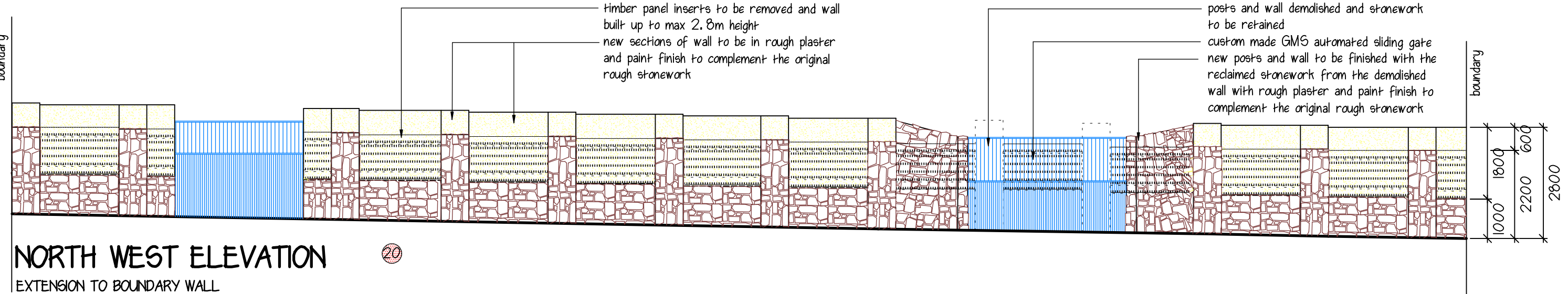
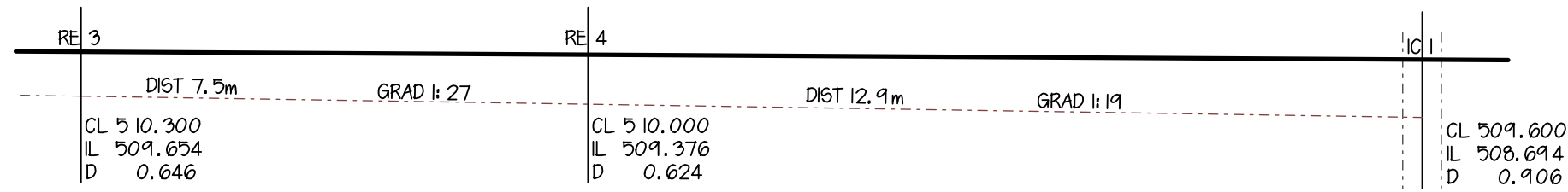
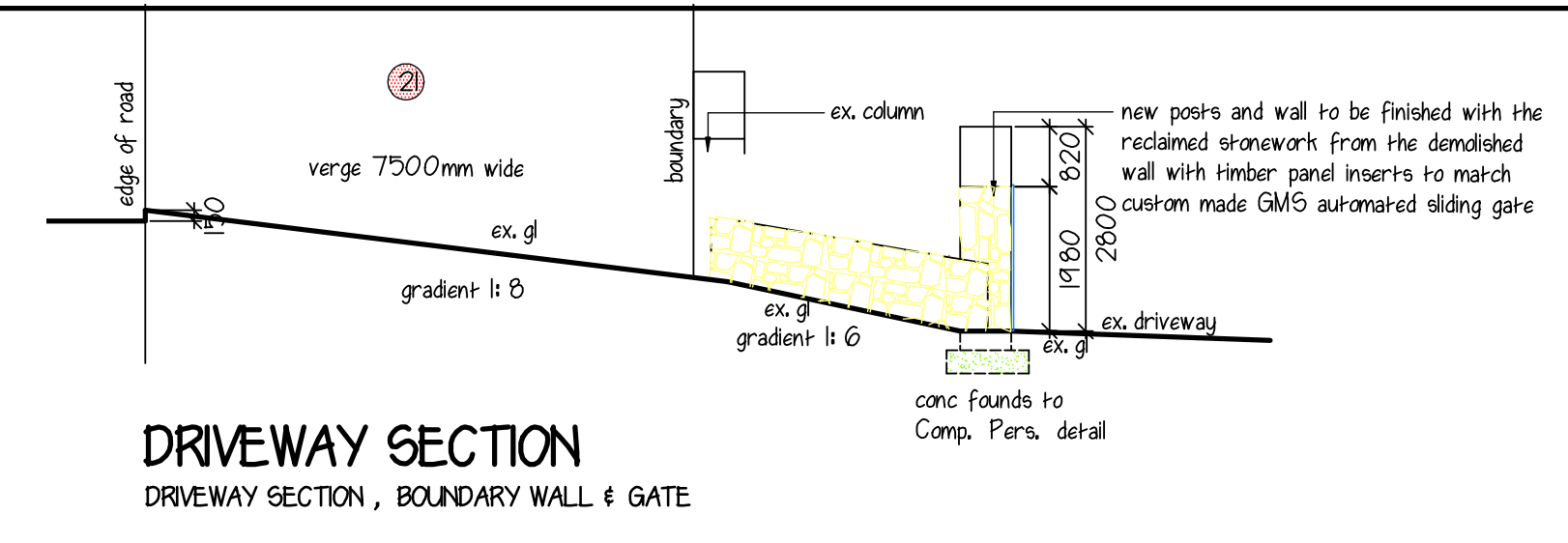
S. DE JAGER SACAP 501986
 SA/AT 71124
 PR & ARCH T.

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GENERAL NOTES:

- All glazing to comply with SANS 10400-N:2010.
- Float glass to comply with SANS 50572-1/EN 572.1 & 572.2
- ALL individual panes of safety glazing material to be permanently marked by installer and a certificate to such effect be issued to the owner on completion of installation.
- Toughened & Laminated safety glass to comply with SANS 1263-1.
- Installer to issue a certificate on completion of the glazing installation & that the glazing material indicated has been installed in the position indicated and such installation complies with the provisions of SANS 10137.
- No changes are to be effected to the size, thickness or type of glazing material without prior approval of the Architectural Professional, as any such changes may affect the compliance with SANS 10400-N and the National Building Regulations.

Window/door number	W01,02	W03	D01	W04	W05	W09	W07,08	D02	W11,12	W10	W06
Frame material	TIMBER	TIMBER	TIMBER	TIMBER	TIMBER	TIMBER	TIMBER	TIMBER	TIMBER	TIMBER	TIMBER
Glazing type	TOUGHENED CLEAR SAFETY GLASS	TOUGHENED CLEAR SAFETY GLASS	TOUGHENED CLEAR SAFETY GLASS	MONOLITHIC ANNEALED	TOUGHENED CLEAR SAFETY GLASS	MONOLITHIC ANNEALED	MONOLITHIC ANNEALED	TOUGHENED CLEAR SAFETY GLASS	TOUGHENED CLEAR SAFETY GLASS	MONOLITHIC ANNEALED	MONOLITHIC ANNEALED
no. of sides supported	ALL SIDES	ALL SIDES	ALL SIDES	ALL SIDES	ALL SIDES	ALL SIDES	ALL SIDES	ALL SIDES	ALL SIDES	ALL SIDES	ALL SIDES
min. thickness glazing pane	4mm	4mm	4mm	4mm	4mm	4mm	5mm	4mm	4mm	4mm	4mm
max. thickness glazing pane	1.9m2	1.9m2	1.9m2	1.5m2	1.9m2	1.5m2	1.5m2	3.0m2	1.9m2	1.5m2	1.5m2



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OWNER RESPONSIBILITIES

APPROVED DOCUMENTATION
A certified copy of the approved plans and associated documentation shall be retained on the site on which the building is to be erected until a Certificate of Occupancy has been issued by the local authority.

GENERAL COMPLIANCE
The owner shall not use or allow the building to be used for a purpose other than that contained in the plans, drawings and documentation approved by the local authority.

The owner shall not deviate to any material degree from an approval granted by the local authority unless first having obtained written approval for such proposed deviation.

NOTICES
Prior to commencing with any building or demolition work the owner shall submit a notice to the local authority stating the date on which the work shall commence. Such notice shall be given to the local authority at least four days, in the case of the erection of the building, and at least ten days in the case of demolition work, before the work commences.

Notice shall also be given to the local authority of the date, at least two working days from the date of receipt by it, on which:
- the fire installation will be connected to any communication pipe;
- trenches or excavations will be ready for inspection prior to the placement of concrete for any foundations;
- the drainage installation will be ready for inspection and testing; and
- the building will be completed.

The owner shall, at least seven days prior to the commencement of any excavation, notify the local authority in writing of the intention to excavate.

BUILDING MATERIALS
Only materials suitable for their intended purpose shall be used in the erection of the building and such materials comply and incorporated into the building in accordance with the requirements of SANS 10400.

All timberwork used in the erection of the building shall be treated against termite and wood borer attack and fungal decay in accordance with the requirements of SANS 10005 and bear a product certification mark of a body certified by the SA National Accreditation System.

CONSTRUCTION
Construction shall not compromise the design intent of any design solution.

Precautions shall be taken during all stages of the construction to ensure that the structural system is not damaged or distorted during the course of erection of the building.

DEMOLITION WORK
The owner shall ensure that during the course of or after demolition of any building it is not left in a condition that is dangerous to the public or any adjoining property.

COMPLIANCE
All work to be carried out strictly in accordance with National Building Regulations & relevant SANS standards.

No construction is to occur until plans have been approved by the local authority for any new work or deviations from that approved & contractor is to inspect official approved copies of drawings prior to any building work being commenced with.

The Owner & Contractor are to note that any changes to the plans &/or specifications after approval by the local authority WILL invalidate the approval.

The author WILL NOT be held liable for any unauthorized building work commencement.

ACCURACY
All dimensions and levels given to be verified on site before commencement of work or with manufacturer of pre-constructed components or systems & architectural professional to be notified immediately of any discrepancies.

Work from figured dimensions only and where dimensions are given these are in mm unless otherwise stated - DO NOT SCALE DRAWINGS.

Overall external dimensions to take precedence & contractor to locate & expose corner beacons before building work is commenced on the site.

Where doubt exists or further clarification is required - ASK.

EARTHWORKS

GROUND LEVEL
Natural ground line depicted is an approximate position only & no claim can be made for any discrepancies or variances on site.

PREPARATION OF SITE
Before any foundation is laid the area to be covered by the building shall be properly cleared of vegetable matter, tree stumps, timber and other cellulose material, debris or refuse and any material contaminated with faecal matter.

Where the site is, or becomes waterlogged or saturated, or evidence of underground water is detected, subsol drainage, designed by, and under the supervision of an approved competent person, shall be provided to direct such water away from the site to a stormwater drain or to dispose of it in a safe manner. Such approved manner shall be by written approval of the local authority.

TREE REMOVAL
The effects of the removal of trees on clay sites shall be considered prior to their removal and erection of the building, to ensure their removal does not induce large swelling movements as a result of the soil profile wetting up due to the recovery of any depressed water table over time.

SITE OPERATIONS

PROTECTION OF THE PUBLIC
The owner shall, where demolition or erection of the building may cause a danger or serious inconvenience to the public, erect a fence, hoarding or barricade to prevent the public from entering the site and to protect them from activities on the site and retain and maintain such in a safe condition and remove it only when the work has been completed.

Work associated with the erection or demolition on the site shall be confined to within the boundaries of the site and not encroach upon or over any street or public place abutting the site, except with the prior written approval of the local authority.

GEOTECHNICAL SITE & ENVIRONMENTAL CONDITIONS
Where the owner is aware of, or becomes aware of conditions of contamination on the site, that the land is potentially unstable or is underlain by subsols that may impair the stability of the building or part thereof or pose a threat to the safety of the occupants, the owner shall appoint an approved competent person to undertake an appropriate geotechnical investigation in accordance with SANS 10400-B and SANS 10400-H, as relevant.

BOUNDARY PEGS
The owner shall ensure that the boundary pegs or beacons of the site are correct and that the erection of any buildings is confined within the boundaries of the site. Where necessary, the owner shall engage a professional land surveyor to locate and/or establish the boundary pegs or beacons and issue to the owner a signed certificate confirming such in accordance with the surveyor general diagram.

CONTROL OF DUST & NOISE
The owner shall take precautions to limit to a reasonable degree the amount of dust arising from the building or demolition work or surroundings thereof.

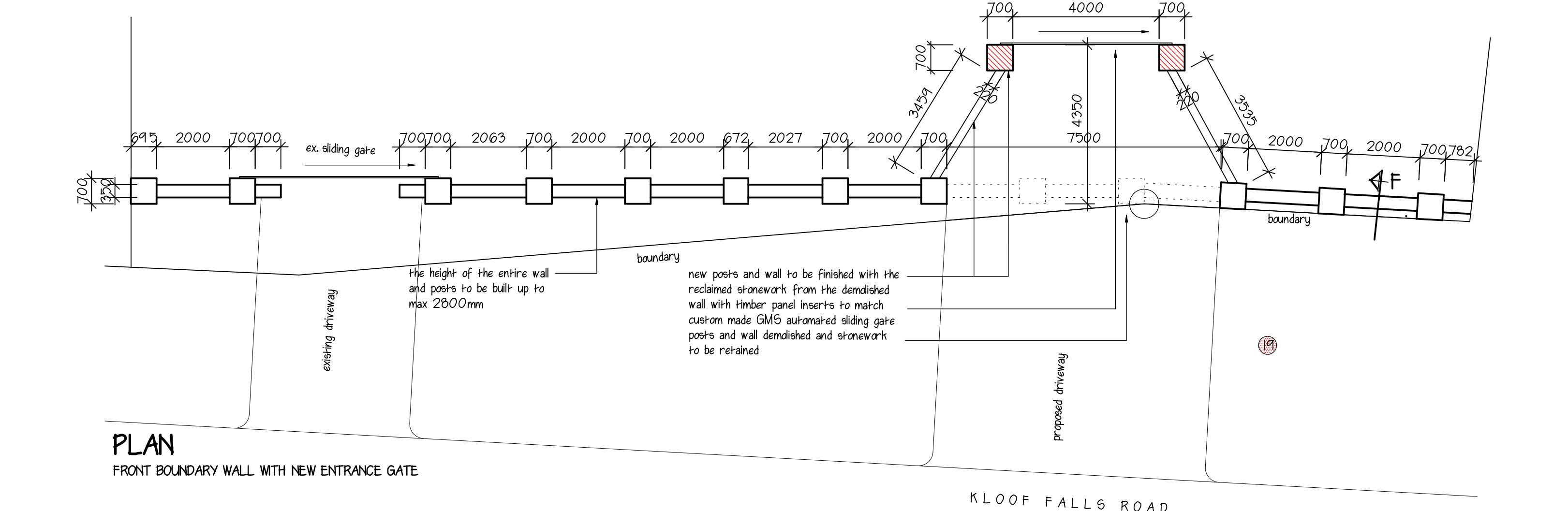
No machine, machinery, engine, apparatus, tool or contrivance for use in any building, demolition or excavation work that may reasonably disturb or interfere with the amenity of the neighbourhood shall be used:
(i) on a Public Holiday or Sunday;
(ii) before 06:00 or after 17:00 on any Saturday; and
(iii) before 06:00 or after 18:00 on any other day.

WASTE MATERIAL & CLEANING ON SITE
The owner shall ensure that excessive rubble, rubbish, other debris or combustible waste material is not accumulated on the site and any surplus material shall be removed from the site on completion.

BUILDER'S SHED
Any temporary builder's shed shall not be positioned on the site in a position that creates a nuisance or inconvenience to any adjoining site, shall be maintained in good order, and be removed where it is no longer required for the purpose for which it was erected.

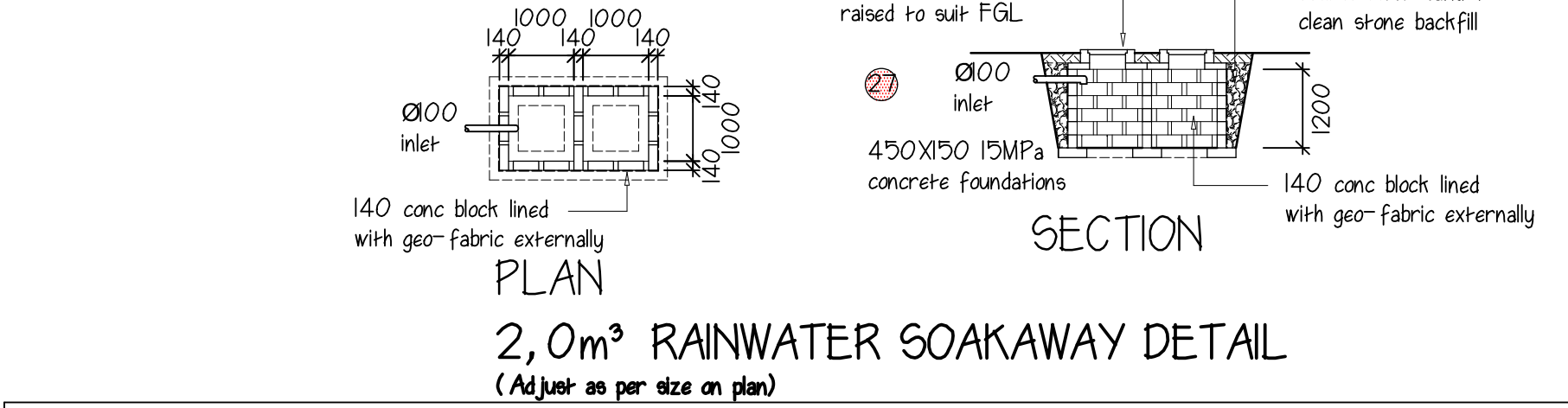
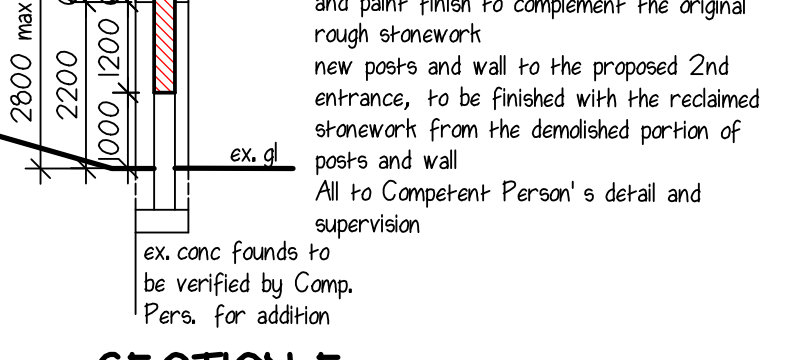
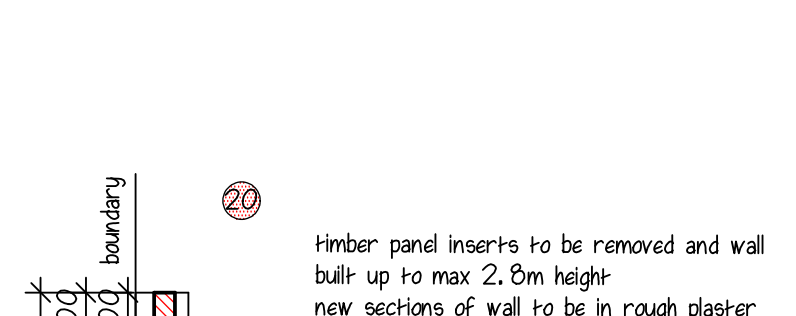
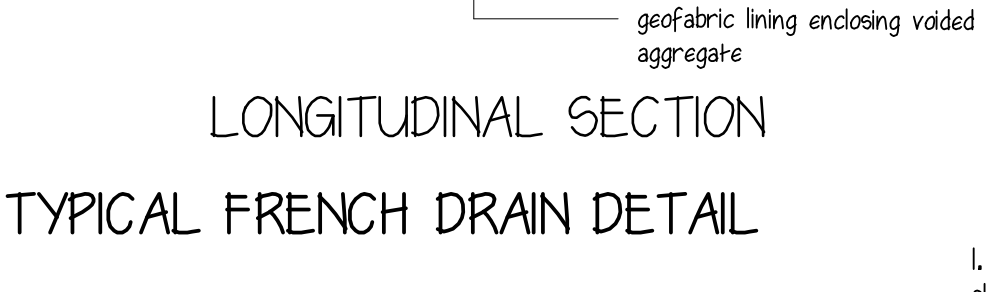
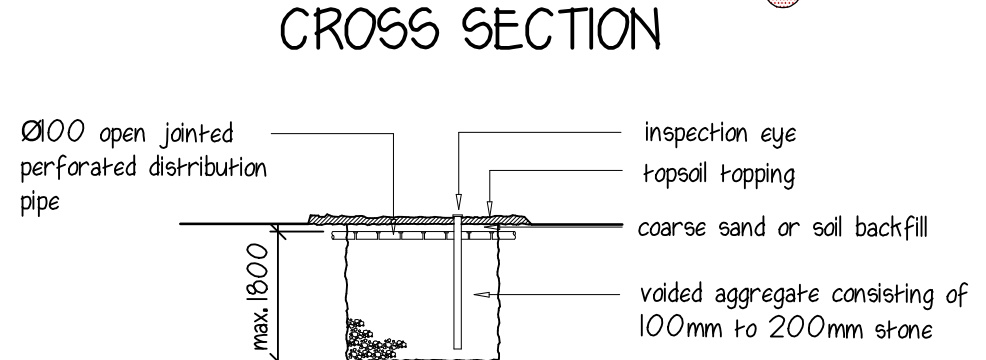
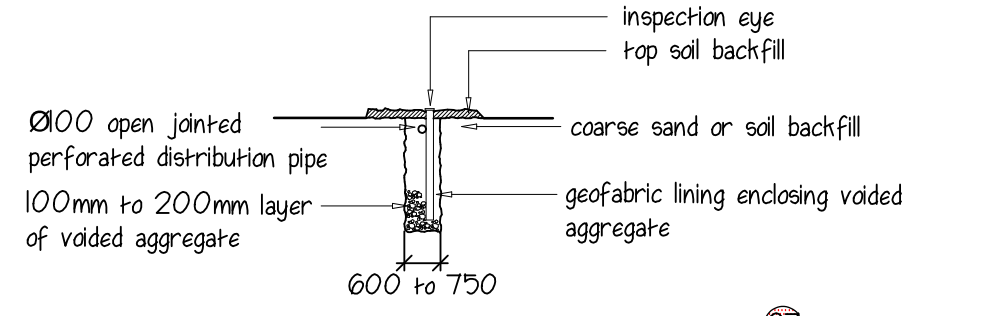
SANITARY FACILITIES
The owner shall ensure that sanitary facilities be provided at the rate of not less than one sanitary facility for every thirty (30) part thereof of the personnel employed or in connection with the building or demolition work.

The sanitary facilities shall be provided prior to the commencement of the erection or demolition of the building, be sited as not to be offensive and at all times maintained in a clean and hygienic condition, and unless they are of a permanent nature, be removed immediately once the building work has been completed.



LIST OF DEVIATIONS

- prop bathroom & aviary to dwelling
- proposed deck to dwelling
- proposed First Storey Deck & Store area
- proposed fish pond and timber walkways
- proposed additions & alterations to dwelling on Section and Elevations
- proposed Ancillary Unit Plan
- proposed Ancillary Unit Sections & Elevations
- proposed Screen Wall & Fishpond Plan
- proposed Screen Wall & Fishpond Sections & Elevations
- removal of the previously approved work off the Servant's Quarters Plan
- proposed adds & alterations to Servant's Quarters Plan
- removal of the previously approved work off the Servant's Quarters Section
- proposed adds & alterations to Servant's Quarters on Section
- removal of the previously approved work off the Servant's Quarters Elevations
- proposed adds & alterations to Servant's Quarters on Elevations
- proposed alteration to Store for Triple Garage addition on Plan
- proposed alteration to Store for Triple Garage addition on Section and Elevations
- proposed Sewer Section
- proposed raising of boundary wall and second Driveway Entrance Plan
- proposed raising of boundary wall and 2nd Driveway Entrance Section & Elevation
- proposed Entrance and Driveway Section
- proposed Typical Palisade & Timber Fence Elevation
- changes to the Site Plan to reflect all of the proposed changes
- glazing schedule for proposed fenestration
- proposed Lighting
- changes to the Areas Schedule
- General Notes and Details



NEIGHBOURS CONSENT FOR RELAXATION			
NAME	ADDRESS	ID NUMBER	SIGNATURES
	53 Kloof Falls Road, Erf 1397 Kloof		

ZONING SR1800
CLIMATIC ZONE AS PER SANS 204 5
SOIL CLASS CLASSIFICATION
OCCUPANCY AS PER SANS 10400-A20 H3

PROJECT
DEVATION TO APP PLAN NO. OW21050110 WITH PROPOSED ADDS & ALTS, NEW GARAGE & ANCILLARY UNIT
FOR G. G. RAUBENHEIMER, G. R. RAUBENHEIMER & J. P. HARRISON
AT 49A KLOOF FALLS ROAD ON REM OF ERF 1397 KLOOF
OWNER'S SIGNATURE:

description
PLANS, ELEVATIONS, SECTION, NOTES

sheet 3/4 13-662
scale 1/100/50
date MARCH 2023
drawn 6 DE JAGER

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SAIAT 7124
PR S ARCH T.

STAIRWAYS

Stairways including any wall, screen, railing or balustrade hereto, shall be designed by, and under inspection of a competent person in accordance with SANS 10400-B and SANS 10400-T taking account of any actions which can reasonably be expected to occur.

The dimensional variation of risers and gings of the treads in any one flight shall be not more than 6mm minimum dimensions being for:

- Treads 260mm
- Risers ~185mm
- Landing lengths not less than 900mm

BARRIERS

A barrier serving a flight of steps shall be not less than 1.0m high and not contain openings above the pitch line that permits the passage of a Ø100mm ball.

A handrail shall be securely fixed to any barrier at a height of not less than 850mm and not more than 1.0m measured vertically from the pitch line to the upper surface of the handrail and not obstruct the movement of a hand moving along it.

GLAZING

Any glazing system exposed to the natural elements and forms part of the external envelope of the building shall be compliant with SANS 10400-N & SANS 613.

Floor glass to comply with SANS 50572-1/EN 572,1 & 572,2 and toughened and laminated safety glass with SANS 1263-1.

INSTALLATION

The glazing in external walls, internal walls, partitions, shower doors, and cupboard doors within 800 mm of floor level shall be in accordance with SANS 10400-N, installed in a frame in accordance with either SANS 2001-CGI or SANS 10137.

Silicone sealant shall have a tensile strength of at least 1MPa.

No changes are to be effected to the size, thickness or type of glazing material without prior approval of the Architectural Professional, as any such changes may affect the compliance with SANS 10400-N and the NBR s.

WINDOW & DOOR SCHEDULE & ELEVATIONS MUST BE READ IN CONJUNCTION WITH THE FLOOR PLAN & PART XA CALCULATION REPORT.

TRANSPARENT GLAZING

Transparent glazing where it is not likely to be apparent to, or suspected by, any person approach it, shall be provided with markings that render it apparent to such person.

Glazing installer shall issue the owner with a certificate on completion of the glazing installation that the glazing material indicated has been installed in the positions indicated and that such installation is in accordance the requirements contained in SANS 10137.

SAFETY GLAZING

All safety glazing performance shall be compliant with SANS 1263-1 with individual panes of safety glazing material permanently marked by the installer such that the markings are visible after installation and the installer shall issue that owner with a certificate on completion of the installation.

BARRIERS

Glazing material in barriers (balustrades) shall be toughened safety glass subject to impact and line loads determined in accordance with SANS 10160.

FIRE SAFETY

OWNER'S RESPONSIBILITY

The owner shall ensure sufficient fire extinguishers are installed, maintained and serviced in accordance with SANS 10105 and that adequate means of access, and equipment for detecting, fighting, controlling and extinguishing a fire is maintained to fulfill the purpose it is intended for.

The owner shall ensure that any escape route is not rendered less effective or its obstructed in any way that hinders or prevents the building occupants to escape from the building in the case of a fire or other emergency.

FIRE STABILITY

Fire stability of structural elements or components shall be in accordance with SANS 10177-2.

FOUNDATIONS

FOUNDATION DESIGN

Foundations, suitable to the site conditions, shall be designed by, and be under the supervision of a competent person in accordance with SABS 10400-B, taking account of all the information contained in the geotechnical site investigation as well as the layout and topography of the site, differential movements, location of services and erosion, and requirements in Annex A of SANS 10400-H (where applicable).

A competent person shall design and inspect the installation of sub-surface drains required to prevent the passage of moisture into the interior of the building.

Foundations shall be constructed in accordance with the requirements of SANS 2001-CM2.

STORMWATER

Control and disposal of stormwater from earthworks, building or paving shall be designed by, and be under the supervision of a competent person to discharge into an on-site stormwater disposal system.

Earthworks, paving and areas around the building shall be graded to allow stormwater to drain away from buildings under the action of gravity and not accumulate against our in close proximity to the external walls.

Stormwater systems and structures shall be designed not to cause erosion, minimise siltation and facilitate maintenance.

Access for cleaning purposes shall be provided at intervals not more than 40m.

Gutters shall be so designed and installed to prevent the penetration of stormwater to the interior of the building.

TRAPS

Sanitary fixture traps in compliance with SANS 1321 shall comply with the requirements contained in SANS 10400-P.

GULLIES

Not less than one gully with overflow and removable cover shall be provided within a drainage installation with such overflow level of the dish not less than 75mm above the level of the grate, 150mm above the surrounding ground or 50mm above any permanent surrounding paving.

The surface level of the water in the gully shall be not more than 500mm below the overflow level of the gully and the water seal maintained by at least one waste pipe discharging therein.

The floor draining towards an accessible trapped waste water floor drain shall have a gradient of not less than 1:200, be non-absorbant and of corrosion-resistant material, have a removable grating, and its water seal maintained by a trap situated above it or a waste discharge pipe discharging directly into the gully above the level of the water seal.

A grease trap shall be provided where the waste water discharge from a sink or other fixture discharging to a french drain.

Any gully shall be situated outside of the building, or in any place permanently open to the external air.

INSTALLATION OF DRAINS

Drains shall be installed in accordance with the requirements of SANS 1200-DB, 1200 LB and 1200 LD., be protected against transmission of loads to it, be provided with suitable means of cleaning from outside the building, supported throughout its length without restricting thermal movement, any supports securely fixed to the building, with any junction, bend or point of access readily accessible.

Installations shall be laid in a straight line between changes in direction or gradient, with flexible joints and gradient suitable for the hydraulic load to be carried, and where gradients exceed 1:5 provided with anchor blocks.

Minimum 300mm soil cover or 500mm wide precast or cast-in-situ concrete slabs over 100mm soil cushion shall be provided over drains.

Branch drains shall be connected by means of junction fitting, not saddle fitting, at included angle not exceeding 45°.

GREASE INTERCEPTOR

A grease interceptor shall be provided where grease, fat or vegetable oil could cause an obstruction to the flow in any drain.

TESTING

The drainage installation shall only be put into use after the installation has been inspected, tested and passed by the local authority.

Any drain, discharge pipe or ventilating pipe shall be installed to withstand the test pressures contained in SANS 10400-P and such tests shall be carried out in the presence of the building control officer, or other duly authorised officer of the local authority.

ENERGY USAGE

HOT WATER SUPPLY

Solar water heating systems shall comply with SANS 1307 and SANS 10400, electric storage water heating systems with SANS 10254 subject to the water installation requirements in accordance with SANS 10252-1

HEAT PUMPS

Air source heat pumps shall comply with SANS 151 and SANS 1352 subject to the water installation requirements in accordance with SANS 10252-1

INSULATION

Thermal insulation, installed in accordance with the manufacturer's instructions, with a minimum R-value of 1.0 shall be used to clad all exposed pipes to and from hot water cylinders and central heating systems with an internal diameter of less than 80mm.

A foam or rubber compressible strip or a fibrous seal (or similar) shall be fitted to each edge of an external door, window opening to restrict air leakage.

A draught protection device shall be fitted to the bottom edge of each door leaf.

ENERGY USAGE & BUILDING ENVELOPE

The building's orientation and shading, and services that use energy or control the use of energy shall be in accordance with the requirements of SANS 204 while the external walls, fenestration, roof assembly construction, in-slab heating where installed, and hot water systems shall be in accordance with SANS 10400-XA.

EXTERNAL WALLS

External non-cavity double skin masonry walls of the habitable portions of the building fabric shall be plastered internally, or rendered externally.

External single leaf masonry walls of the habitable portions of the building fabric shall have a thickness of not less than 140mm and be plastered internally and rendered externally.

ROOF INSULATION

Roof insulation in compliance with SANS 428 shall be installed to the manufacturer's instructions so that it abuts or overlaps adjoining insulation, or is sealed, forms a continuous barrier with ceilings, walls, bulkheads or floors and does not affect the safe or effective operation of any services, installation, equipment or fittings.

Recessed luminaires & their ancillary equipment shall be installed in a manner to minimize temperature rise and prevent the risk of fire, and ensure the necessary cooling air movement through or around the luminaire is not impaired by the thermal insulation or other material.

ROOF ASSEMBLIES

Metal roof sheeting fixed to metal purlins, metal rafters or metal battens shall have a thermal break installed between the metal roof sheeting and support member of material with an R-value not less than 0.2.

ELECTRICAL INSTALLATION

All electrical work shall be undertaken only by a registered electrical contractor or person under the adequate control of a registered electrical contractor in accordance with SANS 10142.

The appointed registered electrical contractor shall upon completion and testing of the electrical work furnish the owner with a Certificate of Compliance for the electrical installation.

PLUMBING / DRAINAGE WORK

All plumbing work shall be undertaken only by a trained plumber or person under the adequate control of a trained plumber or approved competent person.

The appointed trained plumber shall furnish the owner upon completion and testing of the plumbing work with a Certificate of Compliance for the plumbing installation.

Drainage installation shall be designed, installed and tested in accordance with SANS 10400-P taking account of the design hydraulic loads, that no nuisance or danger to health will be caused, drains being capable of sustaining actions subject to and protected from drainage, sanitary fixtures being easily accessible, and access for inspection, cleaning and maintenance being provided.

MATERIAL, PIPES, FITTING & JOINTS

Joints between pipes or pipes and fittings shall remain watertight under normal working conditions or where differential movement between pipes and building or ground might occur, and withstand internal water pressure of 50kPa and external water pressure of 30kPa without leaking.

SANTARY FIXTURES

Sanitary fixtures shall be impermeable, non-corrosive material with a smooth and readily cleanable surface and discharge into a soil pipe or waste pipe via a trap.

Water supply outlet to any waste fixture shall not be less than 20mm above the flood-level rim of the fixture.

TOILET PANS

Toilet pan shall comply with SANS 497, be securely fixed, have a separate flushing device, and connect to a soil pipe through an accessible joint.

The toilet pan connector shall be compliant with SANS 4633, not of the concertina type.

SEPTIC TANKS / FRENCH DRAINS

Septic tanks shall be designed and constructed to be impervious to liquid and not become a source of nuisance or danger to health or the structural integrity of adjacent buildings, be sited to allow a ready means of access for clearing of the tank, and vented by open vent pipe at the building.

Septic tank, min. 1,5m, shall be sized in accordance with requirements of Annex C of SANS 10400-P, be covered with a layer of soil at least 150mm thick, be provided with a means of access for the purpose of emptying and cleaning, and connected to a french drain.

Septic tank shall be constructed, where of masonry in accordance with the requirements of SANS 2001-CG2/CM/EMI, or where prefabricated in accordance with SANS 52566-1.

French drain shall be constructed and located to not cause the pollution of any spring, stream, well or other source of water, and not adversely affect the foundations of adjacent buildings.

French drain shall be sized in accordance with the in-situ percolation test and requirements of SANS 10400-P.

Pipes discharging into french drains shall be open jointed or perforated.

The top of the infiltrative surfaces shall be protected by means of either a polyester filter fabric or a 30mm to 100mm thick layer of fine gravel or coarse sand. A top soil layer between 100mm and 150mm shall be placed on top of the drain over an impermeable covering.

An inspection pipe shall be installed in a french drain in accordance with SANS 10400-P.

COMPETENT PERSON RESPONSIBILITIES

COMPETENT PERSONS

The appointed competent person(s) shall undertake the necessary design and inspections of the work appointed for and furnish the owner with a Certificate of Completion herefore on completion of the work.

STRUCTURAL SYSTEMS

Details associated with the structural system and in accordance with Reg. A4 of the National Building Regulations and Building Standards Act, No. 103 of 1977 (NBR4BS), shall be submitted to the local authority at least three days prior to the commencement of the erection thereof, where permitted by the local authority.

BARRIERS / BALUSTRADING

Barriers shall be designed to resist the corrosivity of the environment within which to be erected.

Owner is responsible for inspecting barriers at regular intervals and restore or replace any element, connection, or anchorage where a possible loss of effectiveness or structural integrity is shown.

Barriers shall not have sharp projections or edges that may cause injury or tear clothes.

Barriers shall be clearly visible from a distance of 7,5m. Where barrier elements are thinner than 20mm signs shall be displayed at regular intervals to ensure they are visible from 7,5m.

Flexible elements of a barrier shall be maintained under tension to ensure the correct spacing requirements are maintained.

Barrier stability shall comply with SANS 10400-B while glazing installed in any barrier shall be compliant with SANS 10137 and comply with SANS 10400-N.

Barriers to protect against falling shall be not less than 1.0m in height and shall not allow the passage of a Ø100mm ball.

ROOFS – TIMBER CONSTRUCTION – TILES

Roof assembly and any ceiling assembly shall be designed by, and be under inspection of a competent person in accordance with SANS 1400-B, taking account of any actions that can be reasonably be expected to occur, upliftment due to wind, durability and prevention of rainwater or any other surface water into the building interior.

Timber roof and ceiling assemblies shall be constructed using softwood timber compliant with SANS 1782 or laminated pine compliant with SANS 1460, treated in accordance with SANS 10005 and SANS 1288 with cut areas thoroughly brushed with 2 coats of the same class as the original preservative.

Nail-plated softwood timber trusses shall be designed by and under the inspection of a competent person in accordance with requirements of SANS 1900 and SANS 10243, as applicable, with roof and ceiling assemblies constructed in accordance with requirements of SANS 2001-C12.

Trusses, rafters and purlin beams shall be supported on 38x76mm treated, softwood wall plates or supported by galvanised metal hangers twice bolted to walls with corrosion resistant expanding masonry anchors not less than 10x75mm in length, with timber fixed by 32mm clout nails in each hole or with Ø2mm diameter bolts in holes provided.

ROOF COVERING

The roof covering and waterproofing system, or part thereof, shall resist over its design life, temperature changes, effects of UV radiation, condensation, chemical attack, growth of bacteria / fungi etc., puncturing and penetration and movement in accordance with the requirements of SANS 10400-L and where installed by a specialist shall be provided with a five-year written guarantee for watertightness.

Tiled roof coverings shall be installed in accordance with the manufacturer's instructions.

An undertile membrane shall be laid loose so that water can drain between rafters and be installed in accordance with the manufacturer's instructions.

Penetrations through roofs (plumbing pipes, electrical conduits, air conditioning pipes, etc.), shall be kept at least 200 mm away from all vertical surfaces and shall not penetrate through roofs in clusters.

WATERPROOFING

Waterproofing system shall only be dressed onto a flat surface. Proper coving and dressing of waterproofing against penetrating services is to be ensured by mechanically clamping waterproofing dressed up around protruding pipes and then counter flashed over the mechanical clamp.

Waterproofing turn-ups against masonry shall be counter flashed with the same membrane and cut into walls to depth of at least 40mm.

BATTENS

38x38mm battens shall be nailed with 75mm wire nails and 38x50mm battens with 90mm wire nails to every rafter and spaced in accordance with manufacturer's specifications.

Square cut butt-jointed battens and purlins shall be centrally placed over rafters or spliced in accordance with the requirements of SANS 10400-L. Joints arranged so that not more than one batten in three is jointed on any one rafter or truss.

CEILINGS

Softwood pine branding shall be compliant with SANS 1783-4 treated in accordance with SANS 10005, and installed in accordance with SANS 2001-C12.

38x38mm pine branding shall be securely spiked to supporting timbers with 75mm wire nails at centres not exceeding 450mm. Cross branding shall be cut in between the longitudinal branding and skew nailed to the same using 75mm at centres not exceeding 900mm.

RAINWATER GOODS

Rainwater goods shall be installed according to manufacturer/suppliers requirements.

FIRE RESISTANCE & COMBUSTIBILITY

No timber or other combustible material that forms part of the roof or ceiling assembly shall pass through a separating element of a building in accordance with SANS 10400-T.

FLOORS : ON-GROUND

Slabs supported on the ground shall be designed by, and under the inspection of a competent person in accordance with SANS 10400-B and SANS 10109-1 (where applicable), taking account of the intended purpose of the slab and actions that can reasonably be expected to occur thereon.

The floor of any laundry, kitchen, shower-room, bathroom or room containing a toilet pan or urinal shall be constructed of concrete in accordance with the requirements of SANS 2001-C1 or SANS 2001-CG2 where no impervious material is to be applied to the floor, or an impervious material, fit for its intended purpose, shall be laid on top of, or bonded to, the flooring system.

Slabs supported on the ground shall have polydine underfloor membrane of thickness not less than 250µm, turned up around the perimeter of the floor by at least the thickness of the slab and have overlap joints of the not less than 200mm.

Fill beneath slabs on the ground and around foundations shall be in accordance with the requirements of the SANS 10400-J, designed and inspected by a competent person.

SOIL POISONING

The building shall be protected from subterranean termite activity by the effective application of soil insecticides to the site in accordance with SANS 10124.

ZONING	SR1800
CLIMATIC ZONE AS PER SANS 204	5
SOIL CLASS CLASSIFICATION	
OCCUPANCY AS PER SANS 10400-A201 H3	

project
DEVIATION TO APP PLAN NO. OW21050110_I WITH PROPOSED ADDS & ALTS, NEW GARAGE & ANCILLARY UNIT FOR G. G. RAUBENHEIMER, G. R. RAUBENHEIMER & J. P. HARRISON AT 49A KLOOF FALLS ROAD ON REM OF ERF 1397 KLOOF

OWNER'S SIGNATURE:

description

NOTES

sheet 4/4	13-662	
scale	date	drawn
1/100/500/50	MARCH 2023	G DE JAGER

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**M & S
 DRAUGHTING**

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 Cresheimde 3610

G. DE JAGER SACAP 5T0986
 SA/AT 71124
 PR 5 ARCH T.

NEIGHBOURS CONSENT FOR RELAXATION			
NAME	ADDRESS	ID NUMBER	SIGNATURES
	53 Kloof Falls Road, Erf 1395 Kloof		