

SPECIFICATION

ROOF COVERING:
Roof structure to comply with SANS 10400 part 'L'

Zincalume 'charcoal' corrugated roof sheets on 38 x 50 battens at max. 1200mm crs. on roof trusses and rafters by KNYENA ROOFING or similar approved. Roof pitch 20 degrees to double pitched roofs. Lean-to's 5 degree pitch. Trusses to be secured to 38 x 114 wallplate tied down with 30mm wide 1.6mm galvanised hoop iron straps built a min. of 600mm down into brickwork. Flat concrete slabs waterproofed and tiled to spec.

CEILING:
U/s of concrete slabs to be skimmed and painted. Skimmed and painted 25mm Isoboard @ 100mm Aerolite insulation on 38 brandering at 450mm crs. to all flat ceilings.

RAINWATER GOODS:
Rainwater goods to comply with SANS 10400 part 'R'.

WATERTITE or similar approved standard 'ogee' profile domestic gutter with standard 110mm p.v.c downpipes. Gutters to be fixed to 144 x 32mm h/w fascia fixed at max. 500mm crs. to wall face. Downpipes to be taken into water storage tanks where possible - to later detail.

WALL CONSTRUCTION:
Wall construction to comply with SANS 10400 part 'K'.

External walls 280mm cavity construction with the outer skin plastered and painted clay brick, a 50mm cavity and plastered clay brick skin internally. 5 no. cavity ties per m2 as per POSITIE or similar approved. Galvanised ladder type BRICKFORCE reinforcement to be provided to top and bottom 2 no. courses and every 5th course to wall, unless otherwise specified by engineer. Stepped dpc with every perpend. to be left open to form weepholes above slabs and openings. Vertical and horizontal dpc to be provided at all openings. All openings in brickwork wider than 900mm to have precast concrete lintels over or reinforced concrete beams to engineer's detail.

WINDOWS:
The type and fixing of glazing is to comply with SANS 10400 parts B and N.

Standard boxed aluminium casement and top hung as per window schedule.

DOORS:
The type and fixing of glazing is to comply with SANS 10400 parts B and N.

Garage door zincalume sectional overhead. External sliding / folding frameless glass as per door schedule. Internal doors standard 2032 x 814 TDM.

FLOOR CONSTRUCTION:
Floor construction to comply with SANS 10400 part J.

All floor slabs to engineer's detail. Ground floor slabs to have 35mm min. screed topping, with 250 micron dpm well lapped to wall dpc's on 50mm sand bed on well compacted sub-base beneath. Finishes as indicated on plan.

FOUNDATIONS AND RETAINING WALLS:
Foundations to comply with SANS 10400 part H.

All concrete footings and/or retaining walls to engineer's detail.

STAIRS:
Stairs to comply with SANS 10400 part 'M'.

Reinforced concrete stairs to engineer's detail - Risers to be 170mm Treads to be 280mm Handrails/balustrades to detail, at 1000mm above FFL.

DRAINAGE:
Drainage to comply with SANS 10400 part 'P'.

All pipes to be concealed. Outlet pipes external Ø wc = 110mm SP to conservancy tank kitchen sinks / prep = 32mm WP to conservancy tank bath, wb & sh = 40mm WP to grey water system

ALL DIMENSIONS TO BE CHECKED ON SITE.

ALL BUILDING WORK TO BE STRICTLY IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS. SITE OPERATIONS TO COMPLY WITH SANS 10400 PART F.

NOTES:

OWNER'S SIGNATURE
ARCHITECT'S SIGNATURE

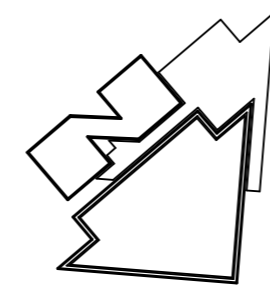
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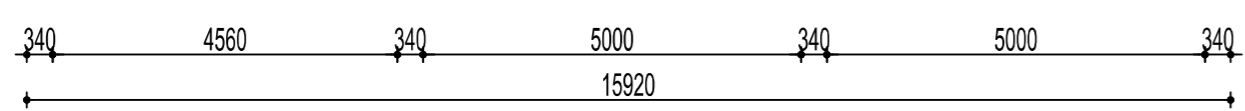
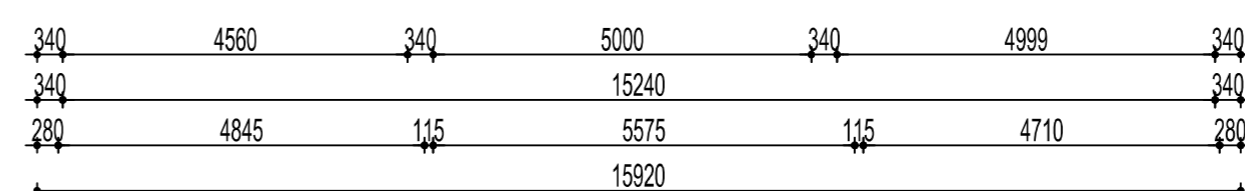
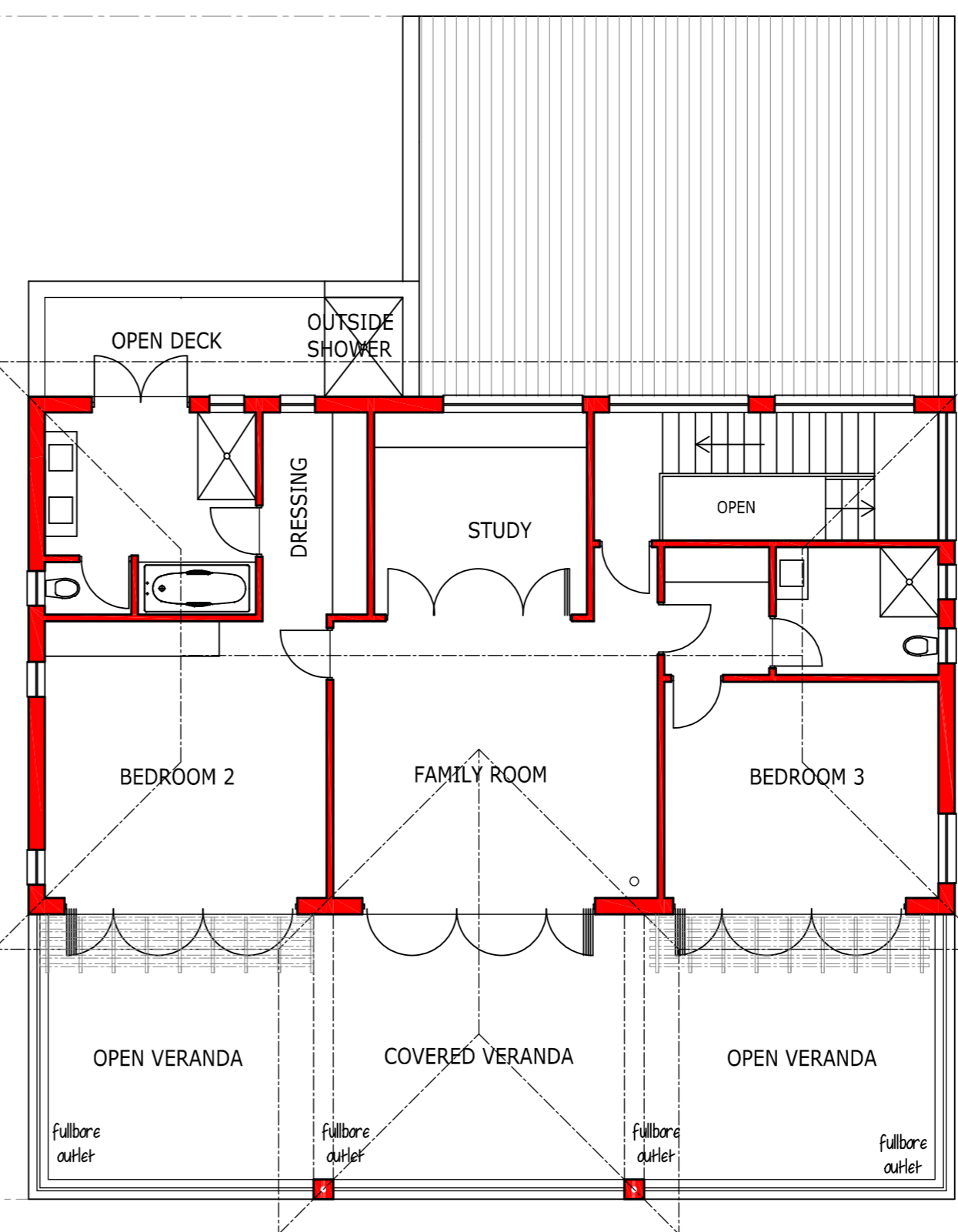
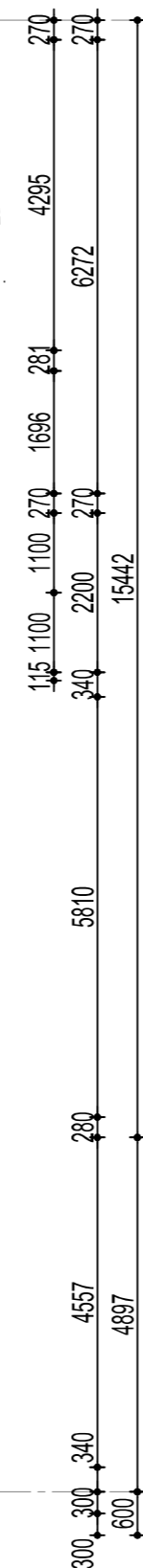
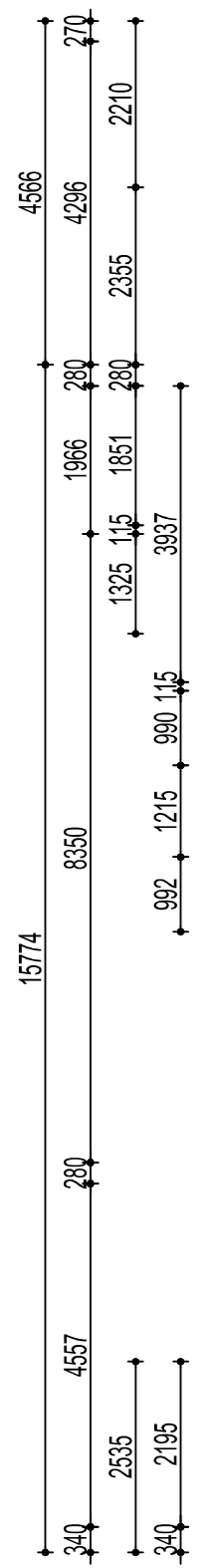
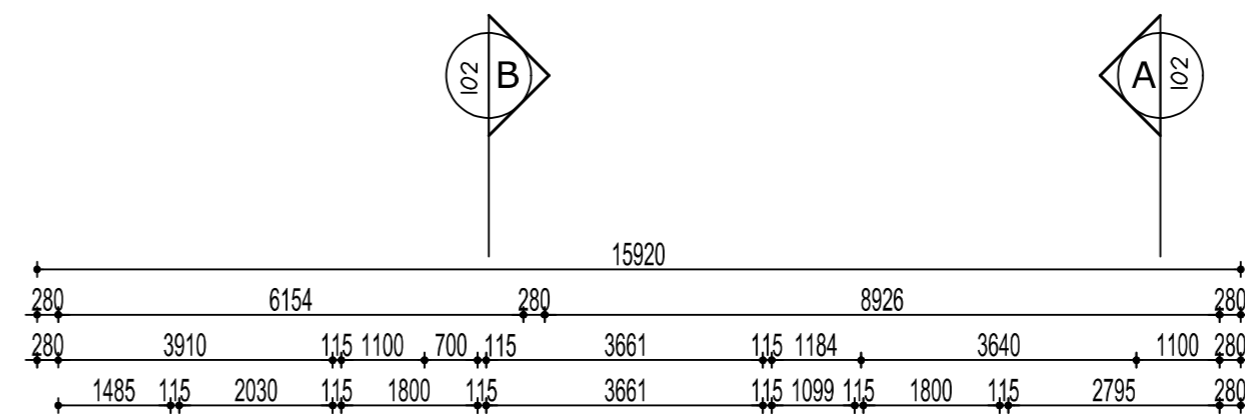
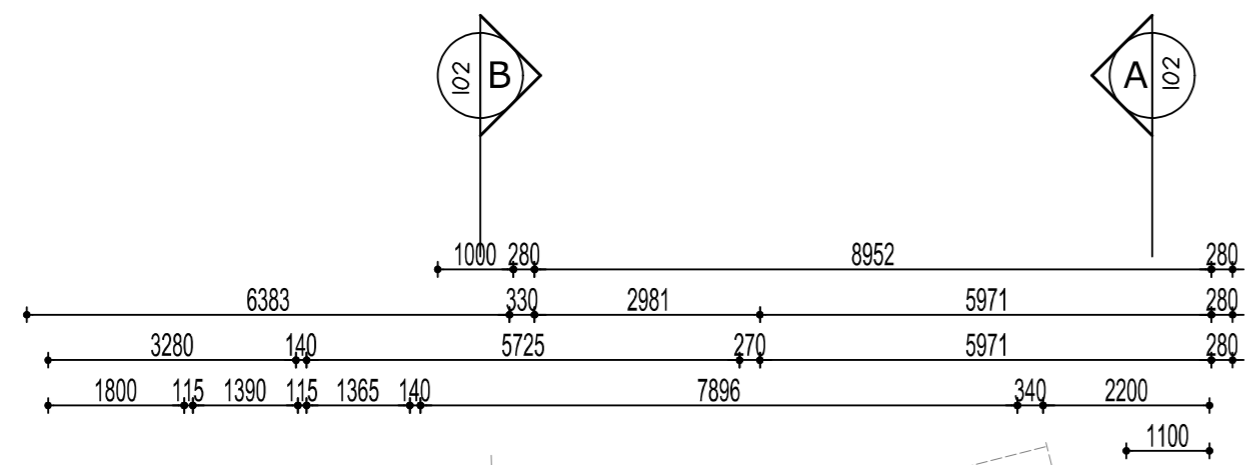
HOUSE JOHNSTONE
ERF 1943 LEISURE ISLE
KNYSNA

PROJECT No.: 2173 REVISION
DWG No.: 100
SCALE: 1:100
DATE: FEB 2022

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	EXISTING area under roof (sq m)	NEW area under roof (sqm)	Total floor area under roof (sq m)	COVERAGE
First Floor	0	159	159	43%
Ground Floor	270	25	295	SITE AREA
TOTALS	270	184	454	





102 B A 102
 GROUND FLOOR PLAN

102 B A 102
 FIRST FLOOR PLAN

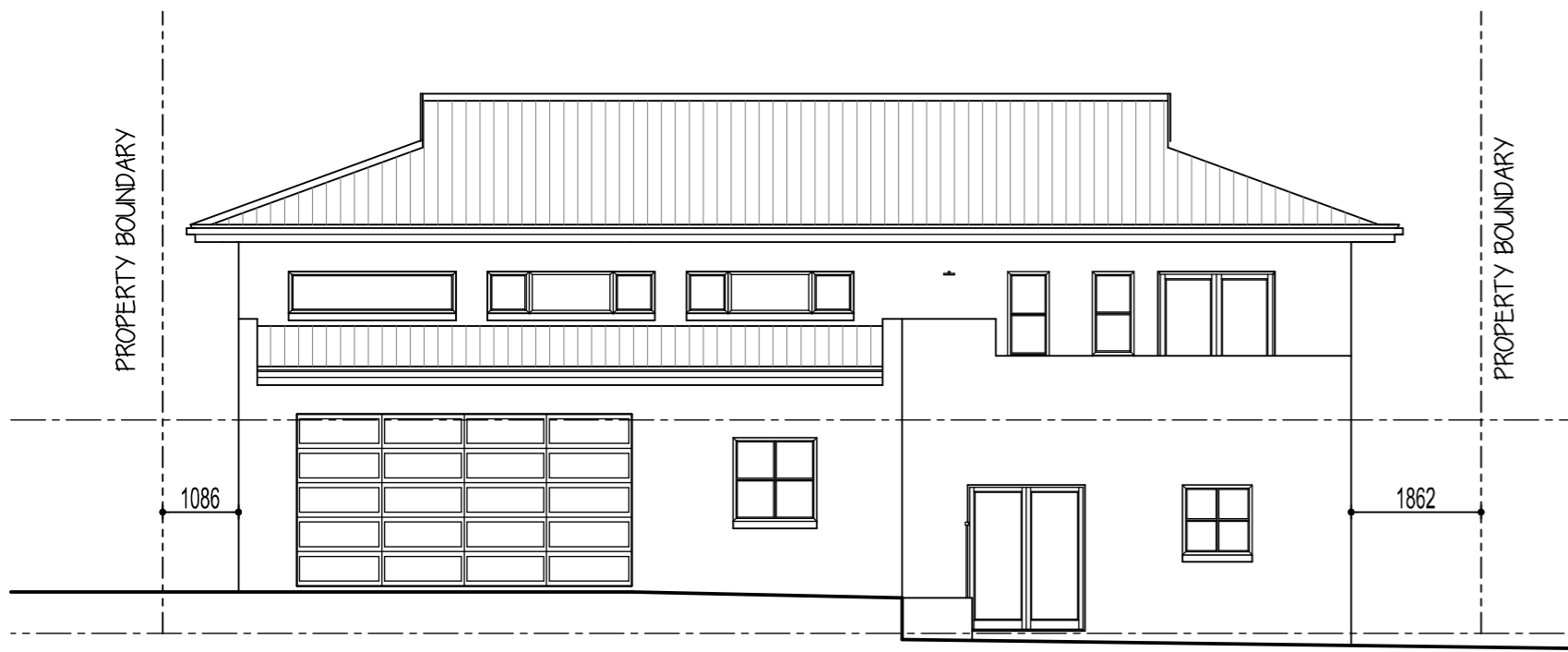
NOTES:

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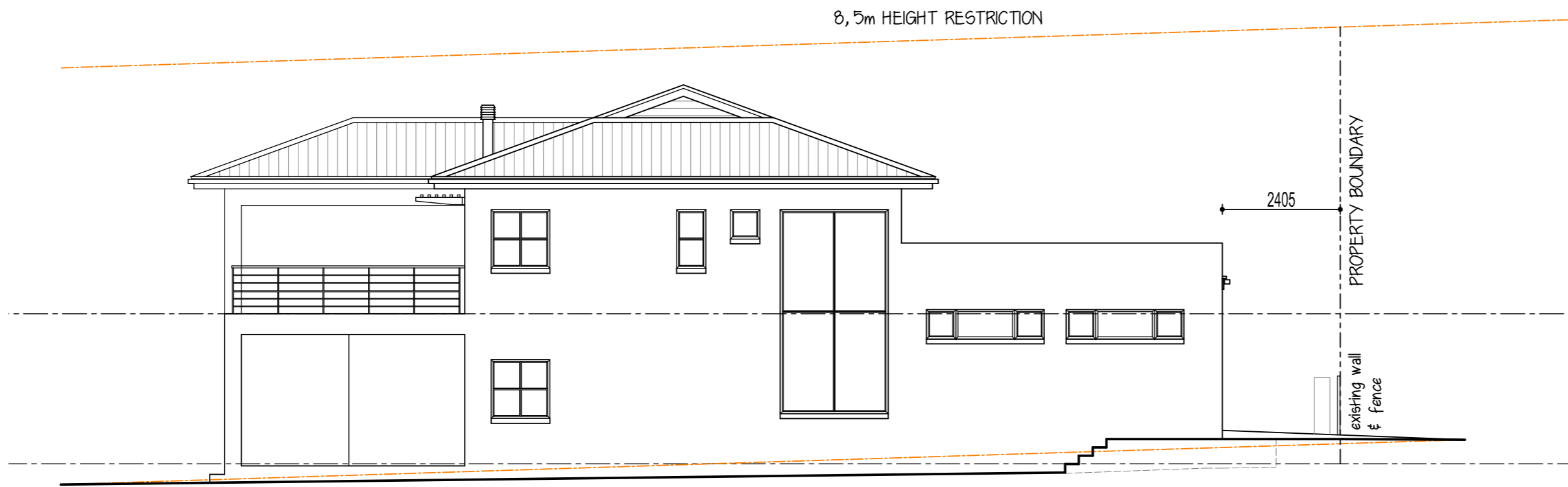
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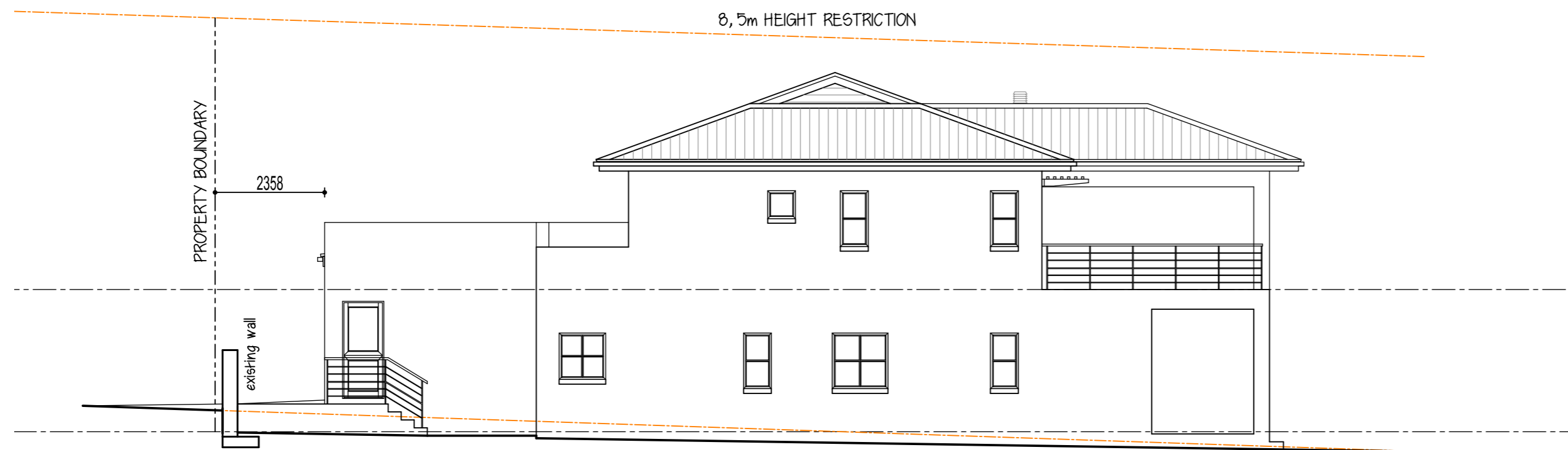
SOUTH WEST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH EAST ELEVATION

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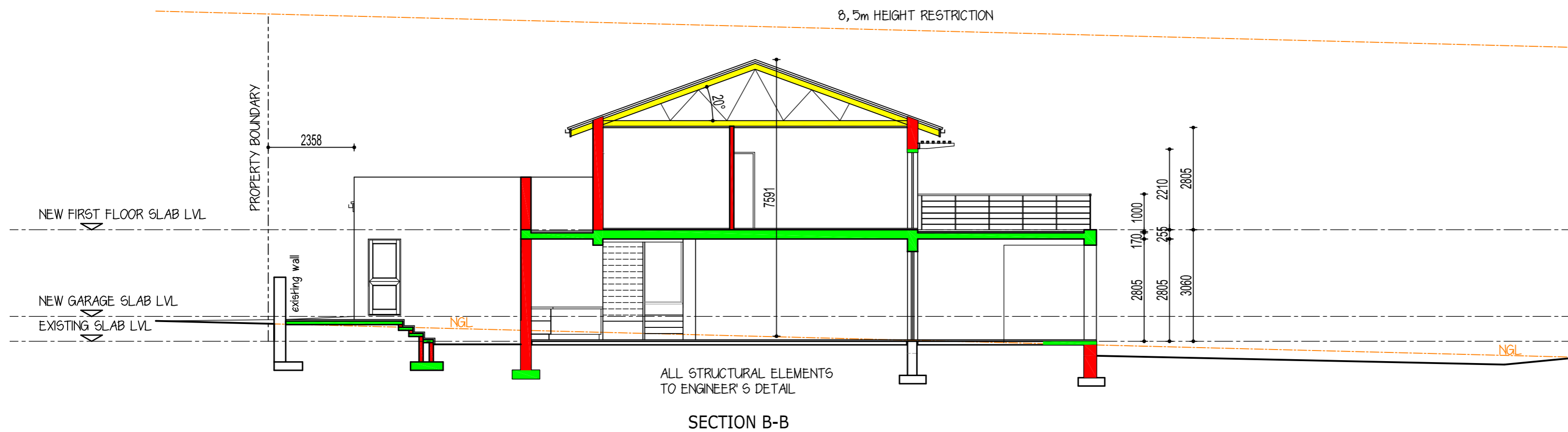
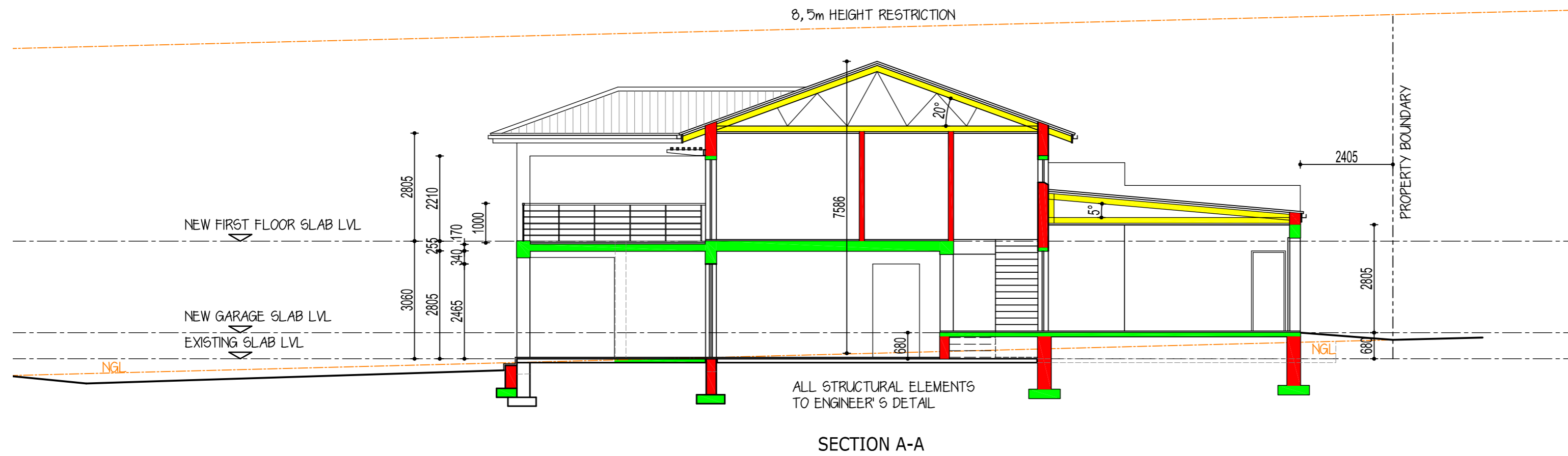


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