

KEY	
	DEPARTURE - ENCROACHMENT OF BUILDING LINE
	PREVIOUSLY APPROVED

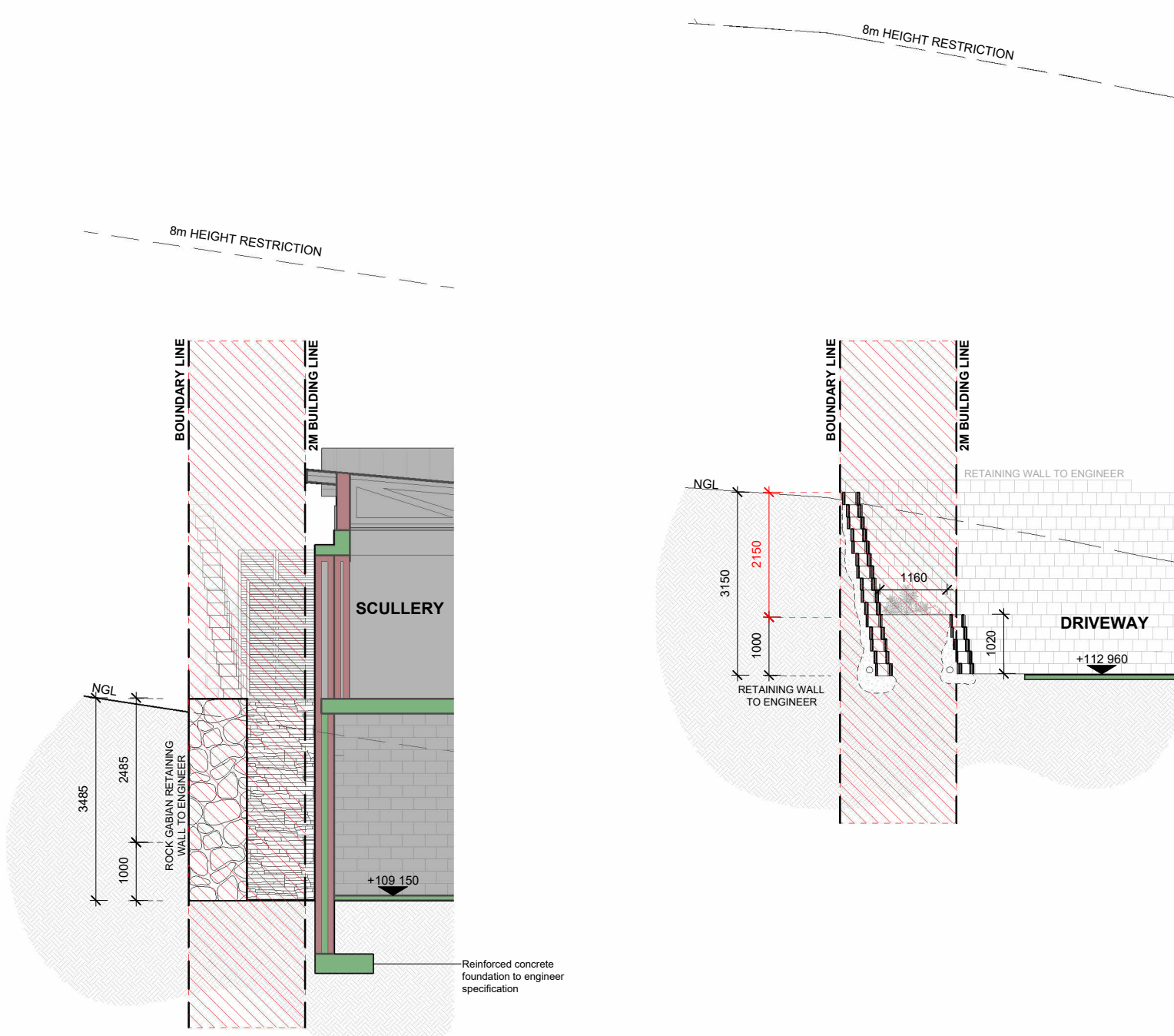
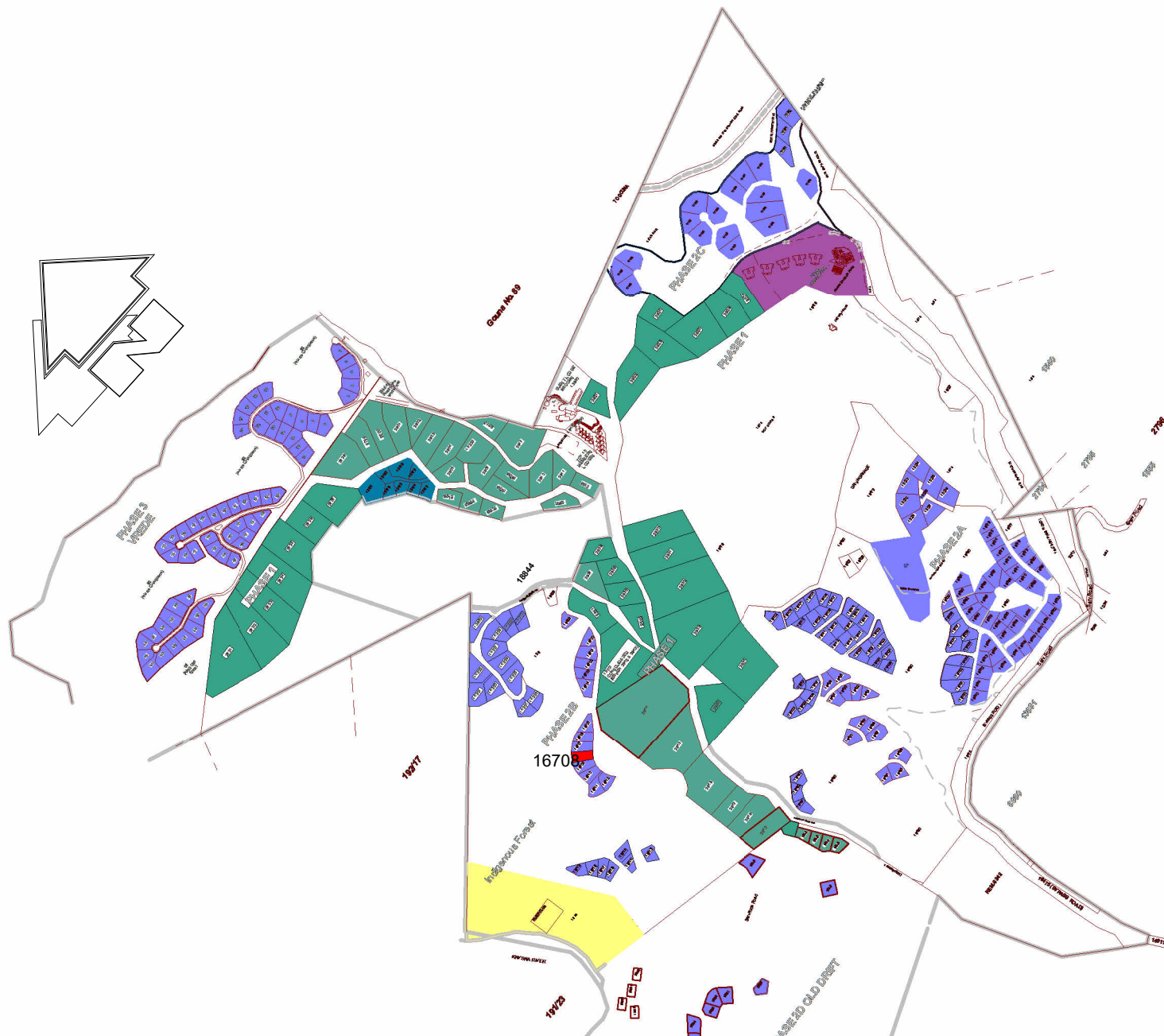
AREA SCHEDULE	
BASEMENT FLOOR	132,2 m²
APRON	37,6 m²
COVERED ENTRY	21,1 m²
COVERED LOUNGE	31,8 m²
GARAGE	46,6 m²
GROUND FLOOR	165,9 m²
Total Building Area	435,3 m²
SITE FOOTPRINT	1285,9 m²
Coverage	18,6%

Roof Calculation	
Flat Roof	85,9 m²
Pitched Roof	216,2 m²
Planted Roof	0,0 m²
Total Roof Area	302,1 m²
%Flat roof to total roof area	28,4%

STORM-WATER KEY	
	Full-bore RC roof outlet with domed cover (large)
	Shower trap outlet (to be selected)
	Downpipe from gutter dispersed onto lower roof
	Downpipe within structure
	Downpipe from gutter
	Direction of water flow in gutters
	Direction of water flow on roofs
	Stormwater Catchpit
NB: All storm-water pipes to be concealed	

DRAINAGE KEY	
	Ø110mm uPVC Soil Pipe
	Ø75mm PVC Waste Pipe
NB: All toilet cisterns to be concealed Gaberit with wall-hung pans	
NB: All drainage pipes to be concealed	

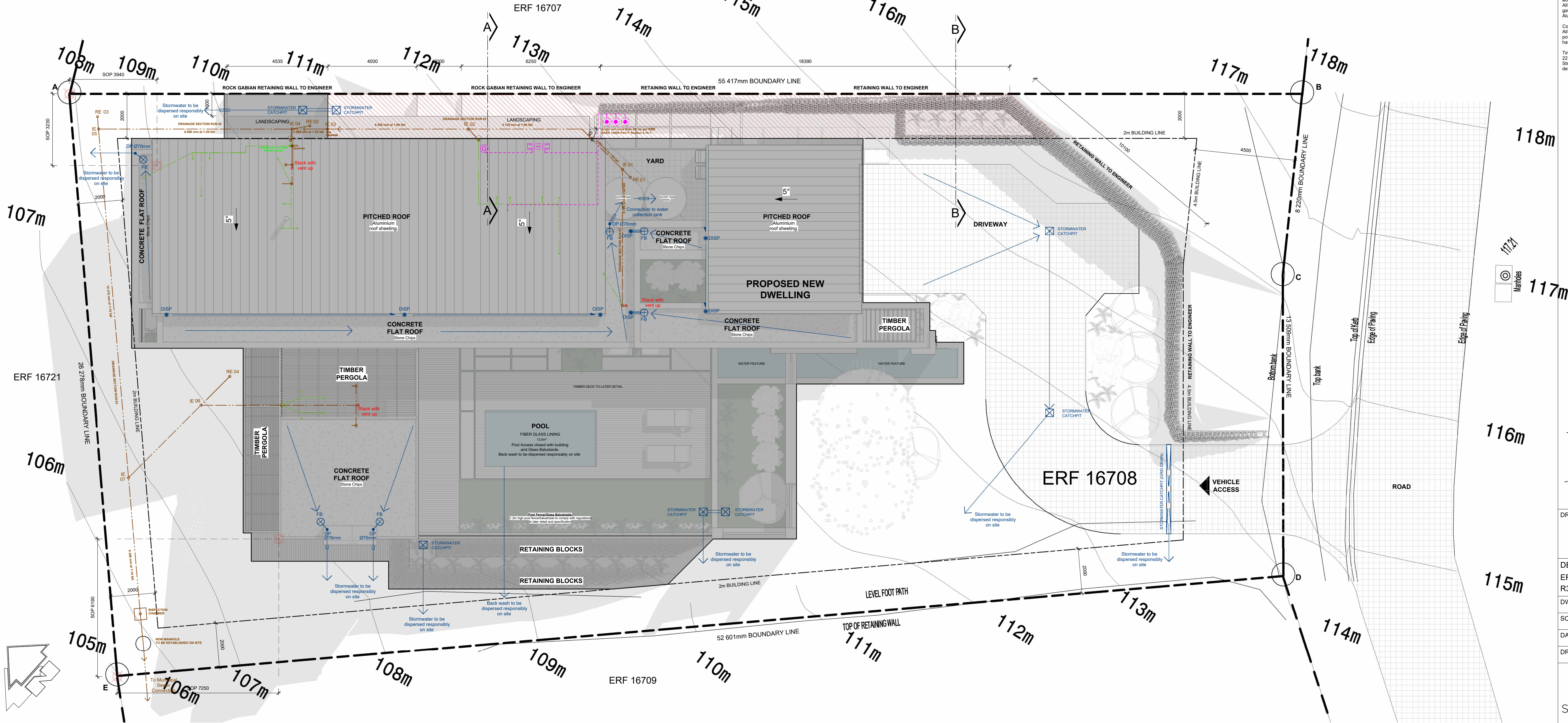
LOCALITY KEY	
	VILLAS
	PHASE 1
	PHASE 2
	RIVER CABINS
	HOTEL
	ERF 16708



LOCALITY PLAN
1 : 15000

RETAINING SECTION A-A
1 : 100

RETAINING SECTION B-B
1 : 100



SITE PLAN - RETAINING WALLS
1 : 100

NOTE:
DRAWING REMAINS THE PROPERTY OF THE ARCHITECT
DRAWING NOT TO BE SCALED
ALL WORK TO BE DONE TO NATIONAL BUILDING
REGULATIONS AND LOCAL BY-LAWS
ALL DIMENSIONS TO BE CHECKED ON SITE

CONSTRUCTION NOTES:
Stairs and balustrades
Treads and risers as shown on plan and sections -
Risers not to exceed 200mm. Treads to be 250 mm minimum. Headroom to be min. 2125 mm.
Balustrade walls and railings to be min 1000 mm high as illustrated on drawings. Openings in
balustrades not to exceed 100 mm
Frameless min. 12mm Armour Plate glass to specialist. Face fix or concealed fixing (embedded
into concrete pocket) - refer to architect's detail. Fixing details to specialist and in accordance with
SABS and National Building Regulations.
Balustrade walls and railings to be min 1000 mm high as illustrated on drawings. Openings in
balustrades not to exceed 100 mm
Glazing
All glazing to be clear unless otherwise specified. Glazing in bathrooms to be min 6 mm laminate
safety glass. All glazing in door panels to be min 6 mm laminate safety glass. All glazing to comply
with NBR - manufacturer to specify
Rainwater
All guttering to be seamless aluminium guttering fixed to fascia as per details - OGEE profile,
colour to architect. Down pipes to be painted as per walls where exposed. All waterproofing to be
installed according to manufacturers instructions. Flashings, counter-flashed and dressed up around
walls and pipes. Guarantee to be supplied to owner by contractor on completion of installation.

Foundations
As in drawings and in accordance with engineer's spec.
Brickwork
Stockbricks to be laid in stretcher bond with joints not exceeding 12mm. All external walls to be
within 270mm cavity walls with 330mm cavity walls or as specified on drawings. All internal walls to be
110 mm or as shown on plans
Floor Structure
Min 20mm screed on min 100mm surface bed to engineer on 25mm high density polystyrene foam
on min 375 micron DPM on consolidated fill to engineer. Min 20mm screed on suspended slabs to
engineer. 25mm Polystyrene high density. Applicable for surface bed and suspended slabs.
Concrete Deck
Min 80mm Mesh reinforced concrete surface beds on 375 micron DPM on 50mm sand blinding on
well compacted fill or as to engineer's specification. All surface beds to be laid on min 25mm high
density polystyrene. All concrete roofs to be in accordance with engineer's spec and to have a
screed laid with fall of min. 1:50 to outlet. All roof slabs and adjoining RC up stand beams to have
"Preston" admix to the concrete. Waterproofing to be done by specialist, and guarantee to be
supplied to owner.

Plasterwork
All external walls to be smooth plastered, unless otherwise indicated on the drawings. Quality test
panel to architect's satisfaction. All internal walls to be smooth plastered.
Waterproofing
375 micron USB Green DPM to underside of all ground slabs and 375 brickp DPC to all walls
with min. 100 mm covering at all joints. Stepped DPC at side level to standard building practice.
Brickp DPC to all window cills, reveals and soffits as per architect's details. Weep-holes above
all lintels / beams.
Mariseal System Liquid applied polyurethane waterproofing membrane to approved applicator.
Mariseal built up as follows: Mariseal primer, Mariseal 250 / 250 flash in combination with Mariseal
Fabric, Mariseal 400 / 400 Mariseal System Liquid applied polyurethane on flat roofs and tops and
sides of inverted beams.

Planted Roofs to receive Mariseal System Liquid applied polyurethane waterproofing membrane to
approved applicator. Mariseal built up as follows: Mariseal primer, Mariseal 250 / 250 Flash,
Mariseal Fabric, Mariseal 250 / 250 flash, drainage membrane. Geotextile and gravel
Drainage
HDPE Drainage system, linked to 110mm PVC external underground system. All vertical soil and
waste pipes to be concealed in walls - details to architect. Horizontal pipes to be laid on river sand
bed to fall min. 1:50 and in accordance with local authority regulations. Drains and pipes under
building to have flexible neoprene joints. All drains to be placed min. 500mm from building. Depth
of drain to be min. 450mm. No storm-water into drains. 110mm and 160mm storm-water pipes to
architect's layout.
Seamless 'Waterfall' Aluminium, standard domestic Ogee gutters (pre-painted to match roof) with
HDPE pipes built into walls.

Roof Construction
All roof RC slabs to engineer's specification. Waterproofing to specialist & guarantees to owner.
Klip-Lok 406 profile roll-formed in continuous lengths from ZincAlume A2150 ZincAlume-Finish
0.55mm G550 level to steel / timber purlins using AL65 clips and class 3 fasteners, in strict
accordance with manufacturer's specifications by a GRS Approved Contractor. Colour to architect.
All laying and fitting in strict accordance with manufacturer's specification. Trusses laid down with
galvanised hoop iron straps built into brickwork min 6 courses below wall plate. Minimum 135mm
Aurthum bulk insulation between purlins. Open eaves to architect's detail.
Concrete Roof Slabs
All concrete slabs to engineer's spec. All roofs to have stone pebbles / chips on minimum 15mm
polystyrene on waterproofing to specialist on screed to falls. All roadslabs and RC upstands to
have 'Preston' admix included in concrete pour.
Timber Deck
22 x 145 'Balau' decking fixed with stainless screws to Structural Grade SA Pine timber Sub
Structure at max 450 c/c on Structural Grade SA Pine beamers to engineer. Refer to architect's
detail.

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