A. ROOF CONSTRUCTION
Global Roofing Solutions (or similar approved by client) - 0,58mm thick 406mm cover Klip-Lok 406™ profile Z275 spelter ISQ550 galvanised steel roof sheeting, fixed to timber intermediate purlins at 2500mm centres and eaves and ridge purlins at 2100mm centres using KL 65 clips fixed with 10No.11 x 45mm long self drilling wafer head PH2 screws, type 17 drill point fasteners, all in accordance with the manufacturer's specifications.

Concrete slab as designed by engineer with screed laid to falls. Apply 1 layer Derbigum SP4 waterproofing membrane,with 75mm side and 100mm end laps, sealed to bitumen primed surface to falls and crossfalls by 'torchfusion' including protection of 75mm thick layer clean 19-25mm crushed stone and all exposed surfaces painted with two coats aluminium paint. Waterproofing to be installed by an Approved Derbigum Contractor under a ten-year guarantee.

Waterproofing to concrete surface.

Substrate to be clean, dry and free of all dust. Prime surface with one coat Master Primer and allow to dry. Apply two coats of Acrylpaz Super (first coat spreadrate 2.0 - 2.5kg/m² and second coat 1.5 - 2.0kg/m² spreadrate) with 6 hours overcoating time, all in accordance with manufacturer's recommendations.

B. CEILING: Pelican Systems flush plastered ceiling system with 6mm thick tapered edge plasterboard fixed at right angles to 36 x 18mm steel brandering with 34 x 350mm long suspension brackets at 400mm centres, using 25mm drywall screws at 150mm centres. All joints to be taped and plastered with gypsum skim plaster and prepared for decoration, all in accordance with the manufacturer's instructions.

C. WALLS:
1. Interior walls: Plaster & paint: 15mm Cement plaster finished to a smooth surface with a steel trowel. Prepare and clean. Finish with one coat Plascon fillercoat and two coats Plascon: Geneva Mom: GR-YO1

Exterior walls: Plascon Professional Damp Plaster Paint to exterior new brickwork.
Surface to be dry, sound and clean, with a moisture content, measured with a Doser Hygrometer (or equivalent), of BD 2 scale - 8% or less. Prime with one coat Professional Damp Plaster Paint (PSB 600) with an overcoating time of 16 hours and finish with two coats Professional Damp Plaster Paint (PSB 600) with 16 hours drying time between coats, for a maintenance cycle of 5 years in a C1 - inland environment.

BRICK REINFORCING:
Foundation walls: BRICKFORCE every course up to level of floor slab Walls: BRICKFORCE every fifth course.Windows & doors: BRICKFORCE every course for five courses under windows andn above windows, doors & all lintols Brickforcing to overlap by min. 400mm.

Internal lintols: Pre cast concrete lintols, if opening is wider than 2,4m consult Engineer.

D. WINDOWS AND DOORS:
1. Purpose made powder coat aluminium frame windows as per window schedule. All glass to comply with SABS standards as per schedule.

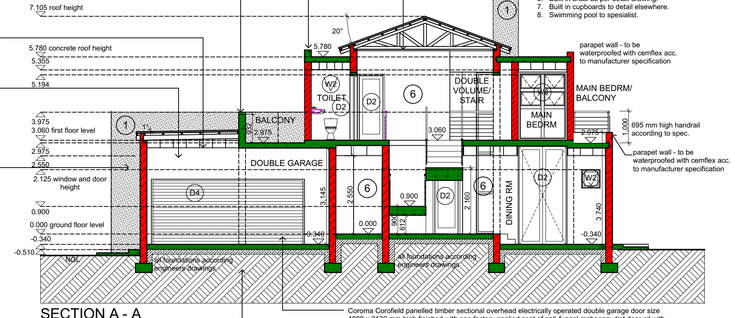
DOORS:
1. As per door schedule

E. WINDOW CILLS:
1. Outside: brick on edge window cill 10 degrees
2. Inside: 15mm thick x 150mm wide fibre-cement window-cill, embedded into mortar according to manufacturers specifications. Paint 1x coat Acrylic emulsion undercoat and 2x coats acrylic emulsion paint. Colour according to architect.
3. Glazed wall-tiles applied to mortar with approved tile plaster strictlyaccording to manufacturers directions. Colour of tiles and grouting according to architect.

F. FLOOR CONSTRUCTION:
1. 25mm Sand-cement screed on 85mm thick, 12 MPa strength concrete bed on Gundle USB Green 250 µm damp proof membrane under concrete surface beds to SABS mark 952-1985 type Claid with minimum 150mm overlaps and sealed with Gunplas pressure sensitive tape. Approved termite poison, as specified in H1, on compacted hardcore filling according to engineers specs, in layers no thicker than 150mm.

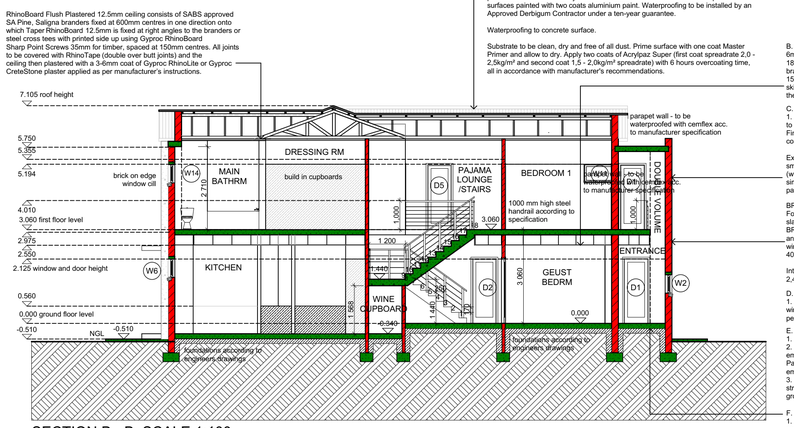
RhinoBoard Flush Plastered 12.5mm ceiling consists of SABS approved SA Pine, Saligna branders fixed at 600mm centres in one direction onto which Taper RhinoBoard 12.5mm is fixed at right angles to the branders or steel cross tees with printed side up using Gyproc RhinoBoard Sharp Point Screws 35mm for timber, spaced at 150mm centres. All joints to be covered with RhinoTape (double over butt joints) and the ceiling then plastered with a 3-6mm coat of Gyproc RhinoLite or Gyproc CreteStone plaster applied as per manufacturer's instructions.

GENERAL
1. Cobblestone paving to Architects, according to manufacturers specifications.
2. Stoep & yard floor to be 85mm thick concrete bed on hardcore filling, with 170mm thickening around edges and with tiled with slight fall away from house.
3. Handrail to detail. 1,000m high to SABS Standards.
4. Louvre in service duct to detail elsewhere,
5. Concrete stair to engineer.
6. Built in braai as per detail drawing.
7. Built in cupboards to detail elsewhere.
8. Swimming pool to specialist.

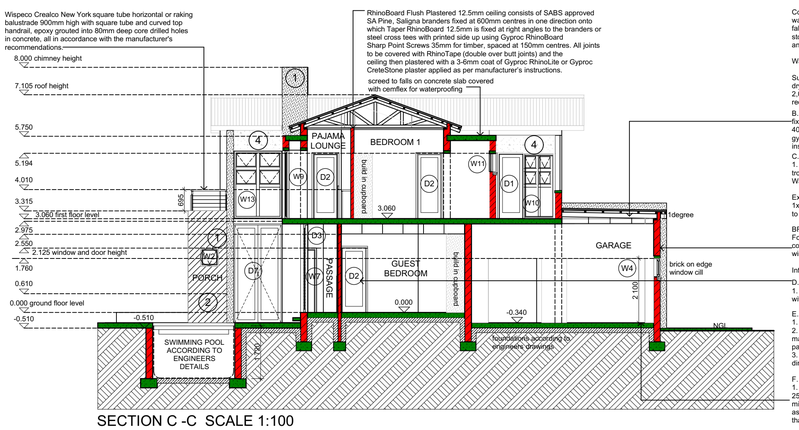


SECTION A - A
SCALE 1:100

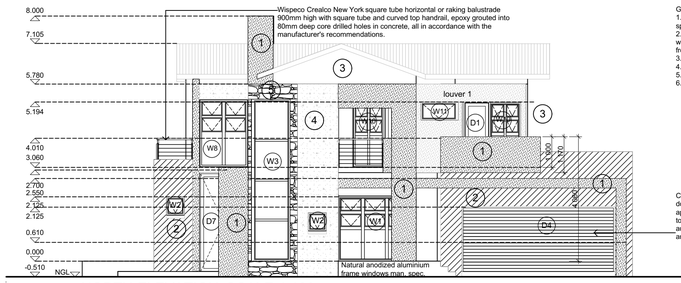
Corona Corofield panelled timber sectional overhead electrically operated double garage door size 4880 x 2130 mm high finished with one factory applied coat of anti-fungal mahogany tint door oil with black enamel painted torsion spring balanced mechanism and Cormaster Mach II electric automatic door operator with manual override, courtesy light, wall console and three remote control units.



SECTION B - B SCALE 1:100

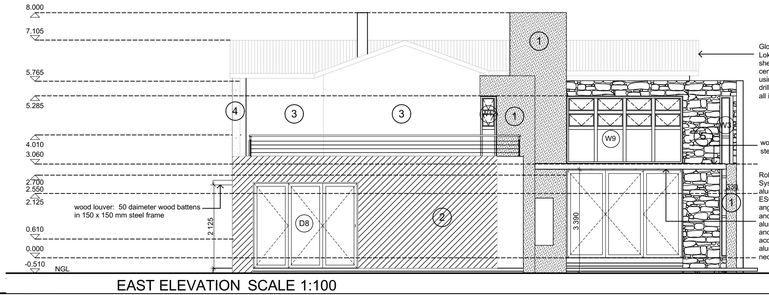


SECTION C -C SCALE 1:100



Coroma Corofield panelled timber sectional overhead electrically operated double garage door size 4880 x 2130 mm high finished with one factory applied coat of anti-fungal mahogany tint door oil with black enamel painted torsion spring balanced mechanism and Cormaster Mach II electric automatic door operator with manual override, courtesy light, wall console and three remote control units.

NORTH ELEVATION SCALE 1:100



EAST ELEVATION SCALE 1:100

A. ROOF CONSTRUCTION
Global Roofing Solutions (or similar approved by client) - 0,58mm thick 406mm cover Klip-Lok 406™ profile Z275 spelter ISQ550 galvanised steel roof sheeting, fixed to timber intermediate purlins at 2500mm centres and eaves and ridge purlins at 2100mm centres using KL 65 clips fixed with 10No.11 x 45mm long self drilling wafer head PH2 screws, type 17 drill point fasteners, all in accordance with the manufacturer's specifications.

Concrete slab as designed by engineer with screed laid to falls. Apply 1 layer Derbigum SP4 waterproofing membrane,with 75mm side and 100mm end laps, sealed to bitumen primed surface to falls and crossfalls by 'torchfusion' including protection of 75mm thick layer clean 19-25mm crushed stone and all exposed surfaces painted with two coats aluminium paint. Waterproofing to be installed by an Approved Derbigum Contractor under a ten-year guarantee.

Waterproofing to concrete surface.

Substrate to be clean, dry and free of all dust. Prime surface with one coat Master Primer and allow to dry. Apply two coats of Acrylpaz Super (first coat spreadrate 2.0 - 2.5kg/m² and second coat 1.5 - 2.0kg/m² spreadrate) with 6 hours overcoating time, all in accordance with manufacturer's recommendations.

B. CEILING: Pelican Systems flush plastered ceiling system with 6mm thick tapered edge plasterboard fixed at right angles to 36 x 18mm steel brandering with 34 x 350mm long suspension brackets at 400mm centres, using 25mm drywall screws at 150mm centres. All joints to be taped and plastered with gypsum skim plaster and prepared for decoration, all in accordance with the manufacturer's instructions.

C. WALLS:
1. Interior walls: Plaster & paint: 15mm Cement plaster finished to a smooth surface with a steel trowel. Prepare and clean. Finish with one coat Plascon fillercoat and two coats Plascon: Geneva Mom: GR-YO1

Exterior walls: Plascon Professional Damp Plaster Paint to exterior new brickwork.
Surface to be dry, sound and clean, with a moisture content, measured with a Doser Hygrometer (or equivalent), of BD 2 scale - 8% or less. Prime with one coat Professional Damp Plaster Paint (PSB 600) with an overcoating time of 16 hours and finish with two coats Professional Damp Plaster Paint (PSB 600) with 16 hours drying time between coats, for a maintenance cycle of 5 years in a C1 - inland environment.

BRICK REINFORCING:
Foundation walls: BRICKFORCE every course up to level of floor slab Walls: BRICKFORCE every fifth course.Windows & doors: BRICKFORCE every course for five courses under windows andn above windows, doors & all lintols Brickforcing to overlap by min. 400mm.

Internal lintols: Pre cast concrete lintols, if opening is wider than 2,4m consult Engineer.

D. WINDOWS AND DOORS:
1. Purpose made powder coat aluminium frame windows as per window schedule. All glass to comply with SABS standards as per schedule.

E. WINDOW CILLS:
1. Outside: brick on edge window cill 10 degrees
2. Inside: 15mm thick x 150mm wide fibre-cement window-cill, embedded into mortar according to manufacturers specifications. Paint 1x coat Acrylic emulsion undercoat and 2x coats acrylic emulsion paint. Colour according to architect.
3. Glazed wall-tiles applied to mortar with approved tile plaster strictlyaccording to manufacturers directions. Colour of tiles and grouting according to architect.

F. FLOOR CONSTRUCTION:
1. 25mm Sand-cement screed on 85mm thick, 12 MPa strength concrete bed on Gundle USB Green 250 µm damp proof membrane under concrete surface beds to SABS mark 952-1985 type Claid with minimum 150mm overlaps and sealed with Gunplas pressure sensitive tape. Approved termite poison, as specified in H1, on compacted hardcore filling according to engineers specs, in layers no thicker than 150mm.

RhinoBoard Flush Plastered 12.5mm ceiling consists of SABS approved SA Pine, Saligna branders fixed at 600mm centres in one direction onto which Taper RhinoBoard 12.5mm is fixed at right angles to the branders or steel cross tees with printed side up using Gyproc RhinoBoard Sharp Point Screws 35mm for timber, spaced at 150mm centres. All joints to be covered with RhinoTape (double over butt joints) and the ceiling then plastered with a 3-6mm coat of Gyproc RhinoLite or Gyproc CreteStone plaster applied as per manufacturer's instructions.

GENERAL
1. Cobblestone paving to Architects, according to manufacturers specifications.
2. Stoep & yard floor to be 85mm thick concrete bed on hardcore filling, with 170mm thickening around edges and with tiled with slight fall away from house.
3. Handrail to detail. 1,000m high to SABS Standards.
4. Louvre in service duct to detail elsewhere,
5. Concrete stair to engineer.
6. Built in braai as per detail drawing.
7. Built in cupboards to detail elsewhere.
8. Swimming pool to specialist.

1 Plascon Professional Damp Plaster Paint to exterior new brickwork.
Surface to be dry, sound and clean, with a moisture content, measured with a Doser Hygrometer (or equivalent), of BD 2 scale - 8% or less. Prime with one coat Professional Damp Plaster Paint (PSB 600) with an overcoating time of 16 hours and finish with two coats Professional Damp Plaster Paint (PSB 600) with 16 hours drying time between coats, for a maintenance cycle of 5 years in a C1 - inland environment.
Color Plascon New York Square:GR-NO2

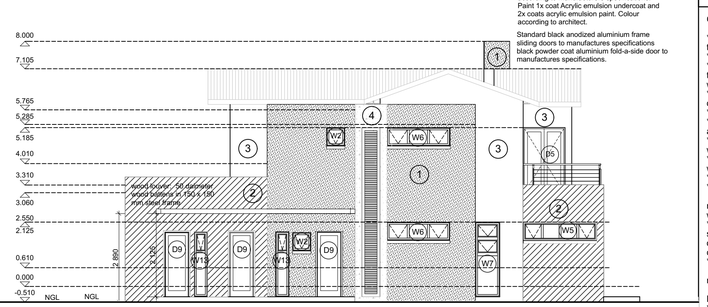
2 Plascon Professional Damp Plaster Paint to exterior new brickwork.
Surface to be dry, sound and clean, with a moisture content, measured with a Doser Hygrometer (or equivalent), of BD 2 scale - 8% or less. Prime with one coat Professional Damp Plaster Paint (PSB 600) with an overcoating time of 16 hours and finish with two coats Professional Damp Plaster Paint (PSB 600) with 16 hours drying time between coats, for a maintenance cycle of 5 years in a C1 - inland environment.
Color Plascon Plascon City Fog: GR-01

3 Plascon Professional Damp Plaster Paint to exterior new brickwork.
Surface to be dry, sound and clean, with a moisture content, measured with a Doser Hygrometer (or equivalent), of BD 2 scale - 8% or less. Prime with one coat Professional Damp Plaster Paint (PSB 600) with an overcoating time of 16 hours and finish with two coats Professional Damp Plaster Paint (PSB 600) with 16 hours drying time between coats, for a maintenance cycle of 5 years in a C1 - inland environment.
Color Plascon Plascon Light Grey Aluminium AL-Y03

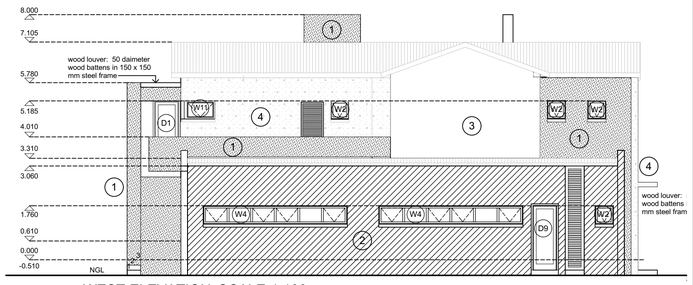
4 Mamoran Finish: Permaplast/caledonplat 2 in 1 - concrete finish.

5 Sandstone cladding/according to client specifications:
or Corobrik® (Midrand - Gauteng) 30-40MPa Firelight Satin Imperial FBX clay face brick, size 222 x 106 x 73mm, manufactured in accordance with SANS 227:2007, bedded and jointed in Class I mortar and pointed with recessed vertical and recessed horizontal joints, suitable for exposure zones 1-2.

6 Interior: Plascon: Geneva Mom: GR-YO1



SOUTH ELEVATION SCALE 1:100



WEST ELEVATION SCALE 1:100

1 Plascon Professional Damp Plaster Paint to exterior new brickwork.
Surface to be dry, sound and clean, with a moisture content, measured with a Doser Hygrometer (or equivalent), of BD 2 scale - 8% or less. Prime with one coat Professional Damp Plaster Paint (PSB 600) with an overcoating time of 16 hours and finish with two coats Professional Damp Plaster Paint (PSB 600) with 16 hours drying time between coats, for a maintenance cycle of 5 years in a C1 - inland environment.
Color Plascon New York Square:GR-NO2

2 Plascon Professional Damp Plaster Paint to exterior new brickwork.
Surface to be dry, sound and clean, with a moisture content, measured with a Doser Hygrometer (or equivalent), of BD 2 scale - 8% or less. Prime with one coat Professional Damp Plaster Paint (PSB 600) with an overcoating time of 16 hours and finish with two coats Professional Damp Plaster Paint (PSB 600) with 16 hours drying time between coats, for a maintenance cycle of 5 years in a C1 - inland environment.
Color Plascon Plascon City Fog: GR-01

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Surface to be dry, sound and clean, with a moisture content, measured with a Doser Hygrometer (or equivalent), of BD 2 scale - 8% or less. Prime with one coat Professional Damp Plaster Paint (PSB 600) with an overcoating time of 16 hours and finish with two coats Professional Damp Plaster Paint (PSB 600) with 16 hours drying time between coats, for a maintenance cycle of 5 years in a C1 - inland environment.
Color Plascon Plascon Light Grey Aluminium AL-Y03

4 Mamoran Finish: Permaplast/caledonplat 2 in 1 - concrete finish.

5 Sandstone cladding/according to client specifications:
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6 Interior: Plascon: Geneva Mom: GR-YO1

GENERAL:

* This drawing is copyright reserved and remains the property of the architect.
* All work to be executed in strict compliance with SABS 0400
* All dimensions to be checked on the site and any discrepancies to be reported to the Architect immediately before commencing with any work.
* Written dimensions to be used in preference to scaled dimensions.
* Drawings may not be scaled from prints.
* All electrical and drainage work to be executed by registered artisans.
* Where required, Architect's drawings to be read in conjunction with Engineer's drawings.
* Where required, Architect's drawings to be read in conjunction with Manufacturer's specification.
* All specified or equal approved specifications to be used.
* Finished floor levels to be a minimum of 150mm above natural ground level unless otherwise shown. Firewalls to underside of roof covering. Minimum 150mm threshold plus fire door to garage where interleading with house.
* All doors to the exterior that open outwards are to have a 15mm step up to the inside on the inside of the door leaf, and those opening inward are to have a 15mm step up along the longitudinal centreline of the door leaf.
* All concrete foundations to be a minimum of 600mm x 200mm unless shown otherwise. Top of concrete foundation to be a minimum of 300mm below ground level unless otherwise shown.

DRAINAGE
* All plumbing work to be carried out by licensed Drainlayers and plumbers.
* IE's to all bends and junctions to be easily accessible. IE's to have marked covers at ground level. Rodding eyes to be provided where necessary.
* All soil pipes to be 100mm diameter glazed earthenware or pvc drains and to have a minimum fall of 1 : 60. Top of drain to be at least 300mm below G.L.
* All waste pipes to be 50mm internal diameter. All waste fittings to have deep "P" resealed traps and to be fully accessible for repairs and cleaning.
* All vent pipes to extend 900mm above roof level. Waste pipes exceeding 6m to be vented. S.V.P.'s to all W.C's having more than 1200mm vertical discharge.
* All soil and waste fittings to be accessible along their entire length for maintenance and repairs. All drains are to be accessible at 24m centres by means of M.H's or cleaning eyes. A manhole to be provided within 1,2m of the stand boundary.
* All drains under building to be straight runs, with IE's at the ends. The works to be encased in 100mm concrete. (15MPa min.)
* Stormwater to run naturally with slope.
* All paving to be laid to falls.

WATERPROOFING AND DAMPPROOFING
* 375 micron brickgrippolythene D.P.C.
* D.P.C.'s under all walls and screen walls to be 150mm above finished ground level.
* D.P.C.'s under cills, behind weather boards and under ridge tiles. Vertical D.P.C.'s to all changes in floor level. Surface beds to be on approved waterproofing forming a continuous sealed membrane with the D.P.C.'s under walls. Flashings to all changes of roof levels and to chimneys. Impervious copings to all parapets.
* Remove stormwater from building and site.
* Waterproofing to roof slabs: All waterproofing to roof slabs to be 'Derbigum SP4' sheeting, all to be laid (including flashing and counter-flashing) strictly in accordance with manufacturer's instructions, with UB7 bituminous paint to all exposed surfaces and guaranteed unconditionally for ten years.

NATURAL LIGHT AND GLAZING
* All habitable rooms to have a minimum 10% natural light.
* All glazing to comply with part N of the N.B.R. and SABS 0137-2000 Code of Practice: safety and laminated glass to conform to SABS 1263.
* Aluminium doors and windows to conform to A.A.A.M.S.A. standards.
* Minimum thickness of glazing panes:
panes not exceeding 0,75sq.m=3mm thick, panes not exceeding 1,5sq.m= 4mm thick, panes exceeding 1,5sq.m=6mm thick.
* Safety glass to window panes lower than 300mm from finished floor level.

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* All waste pipes to be 50mm internal diameter. All waste fittings to have deep "P" resealed traps and to be fully accessible for repairs and cleaning.
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REVISIONS							
NO	DATE	DESCRIPTION	CHECKED	NO	DATE	DESCRIPTION	CHECKED
00		FOR CONSTRUCTION	YVH				

SCALE			CONSULTANT	CONSULTANT	CONSULTANT	ARCHITECTS	CLIENT/EMPLOYER	PROJECT DESCRIPTION	PAPER SIZE
AS SHOWN	DESIGN	YVH				YOLANDE VAN HEERDEN ARCHITECTS PR ARCH 20510	MNR BRINK HERON HILL ESTATE ERF 326 BOARDWALK X 16 PRETORIA	NEW DWELLING: HOUSE BRINK	A1
	DRAWN	YVH						DRAWING DESCRIPTION	DRAWING NO.
	CHECKED	YVH					CLIENT / DATE	FLOOR & SITE PLANS, ELEVATIONS AND DETAILED SECTIONS	2015-01-03 REV.NO. 00