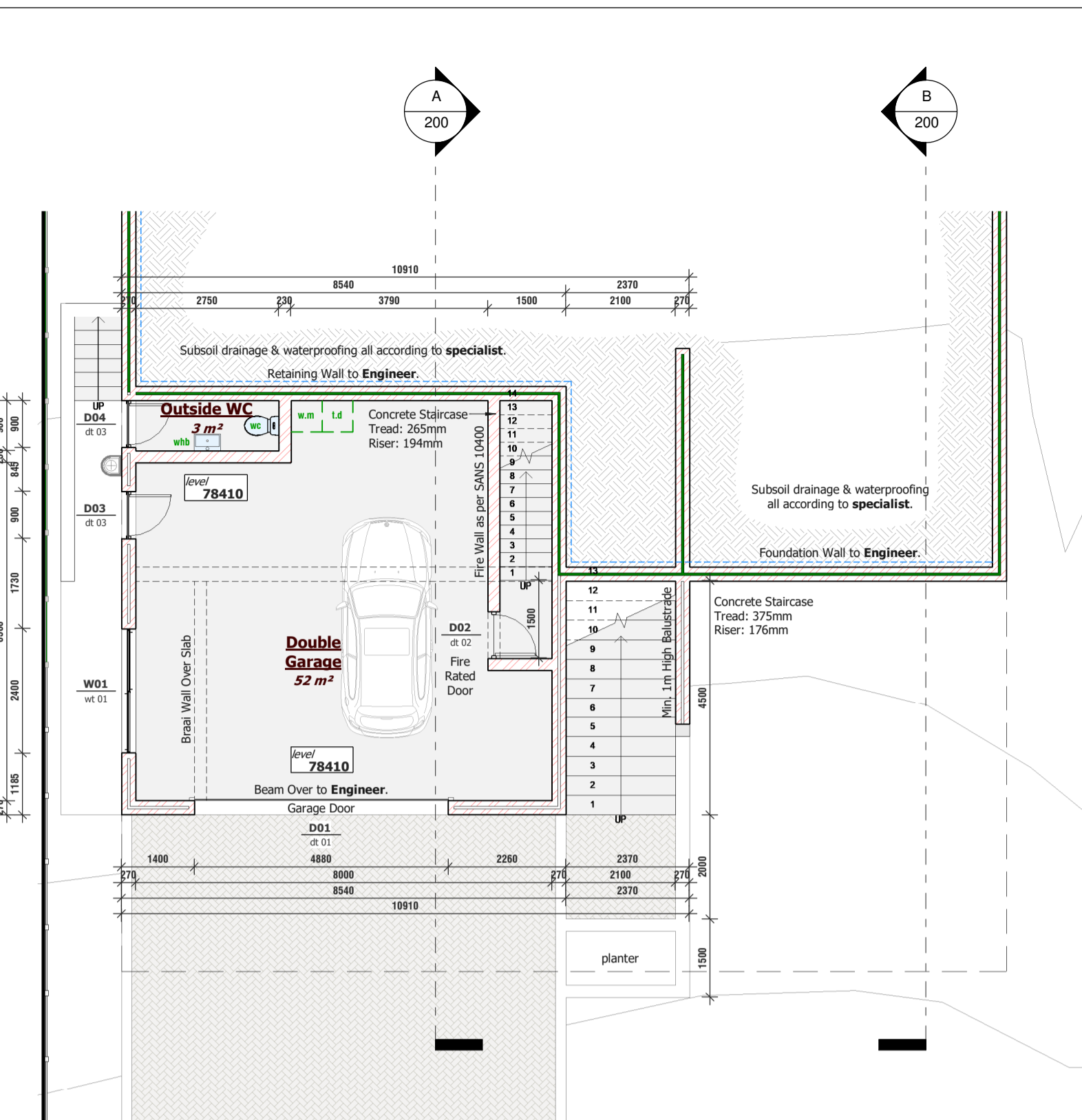
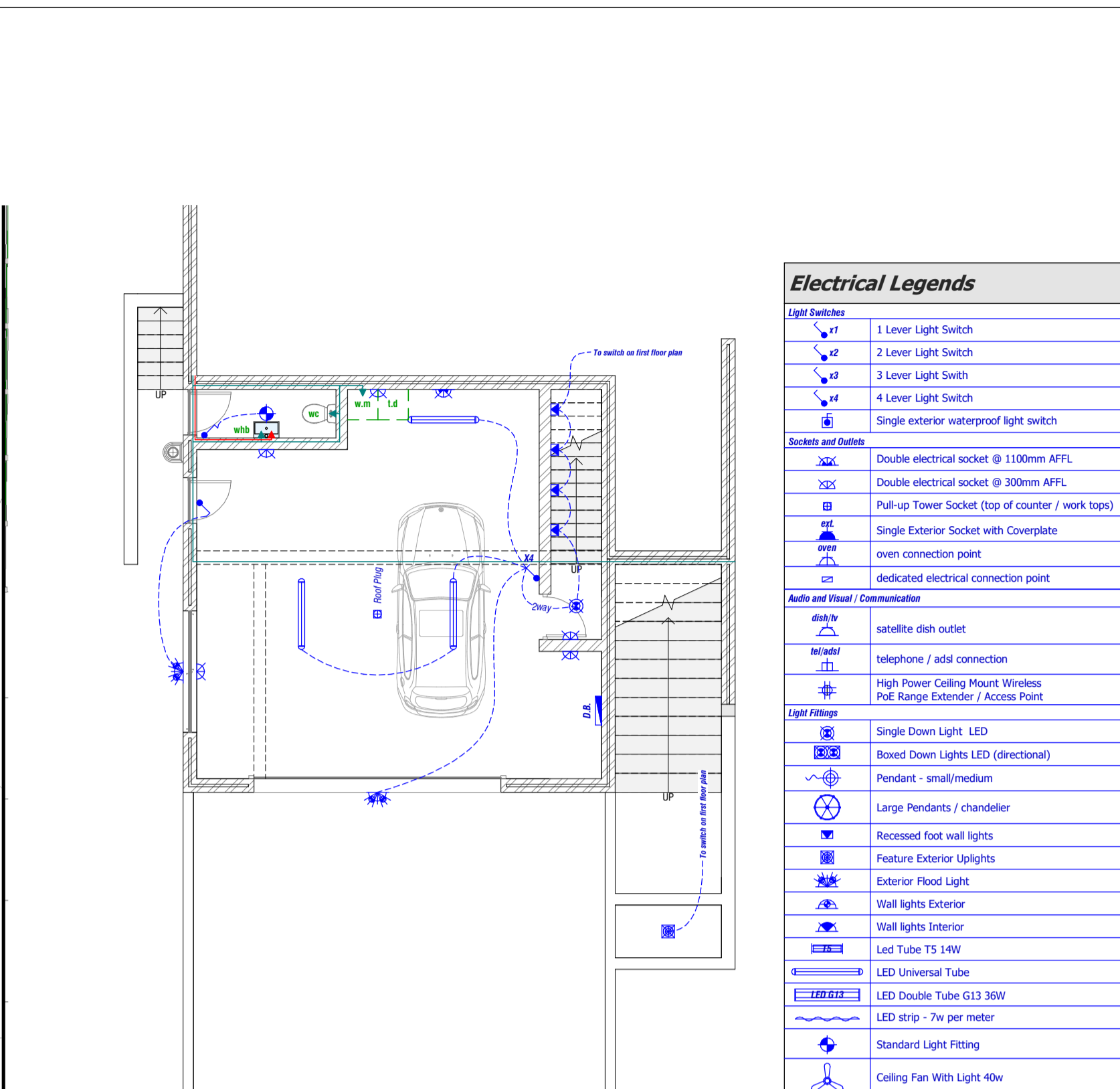


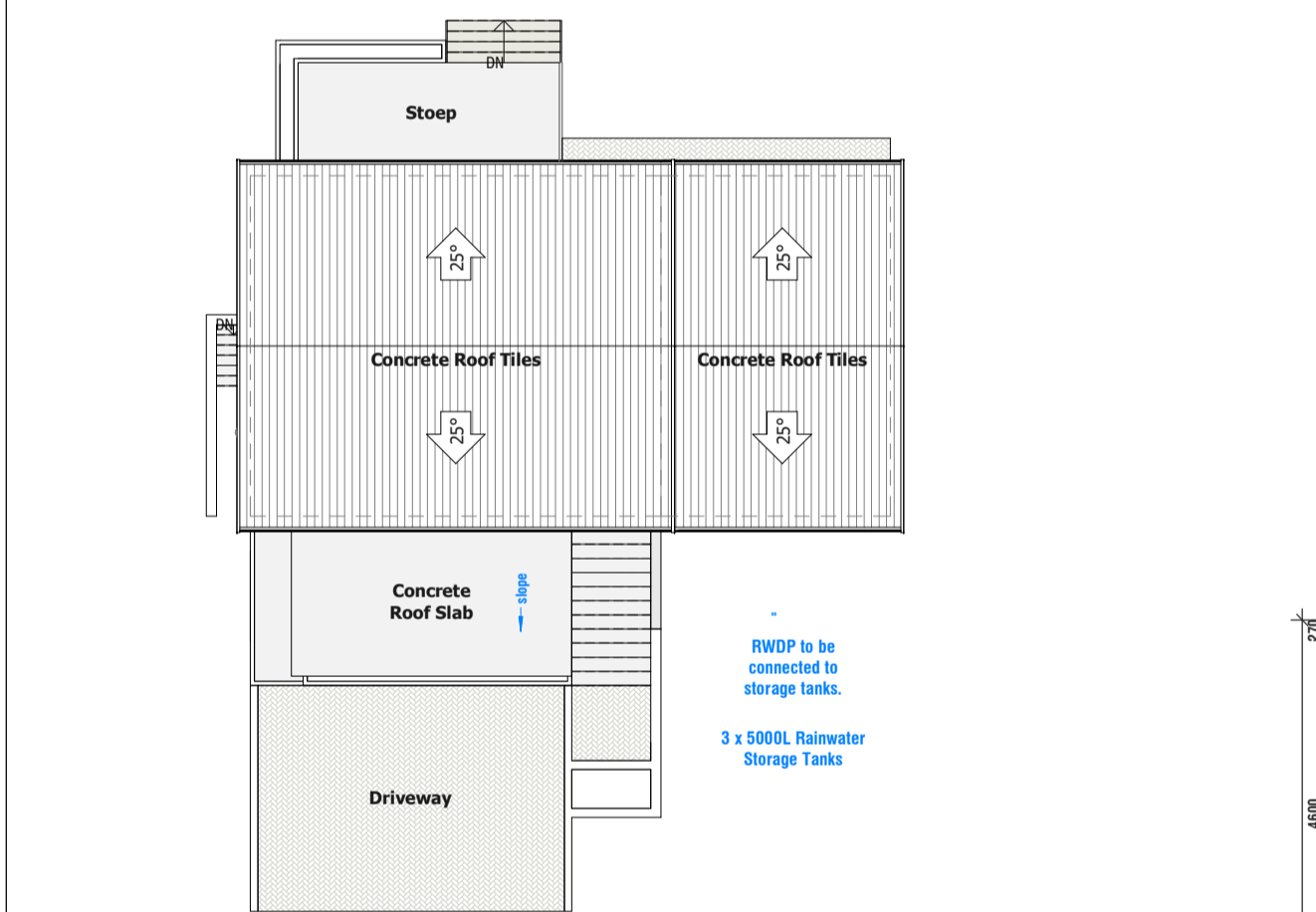
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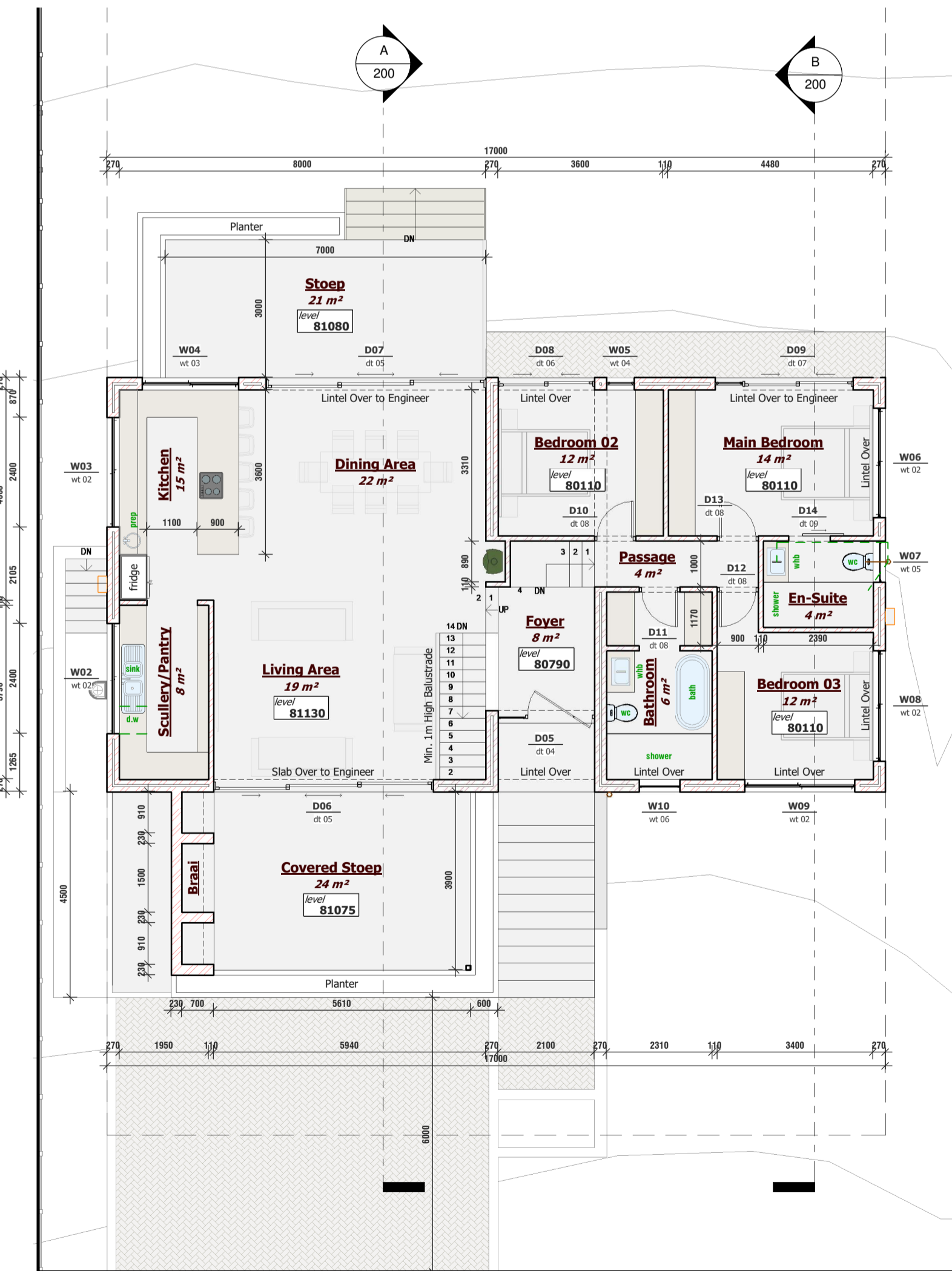
Garage Level
SCALE: 1 : 100



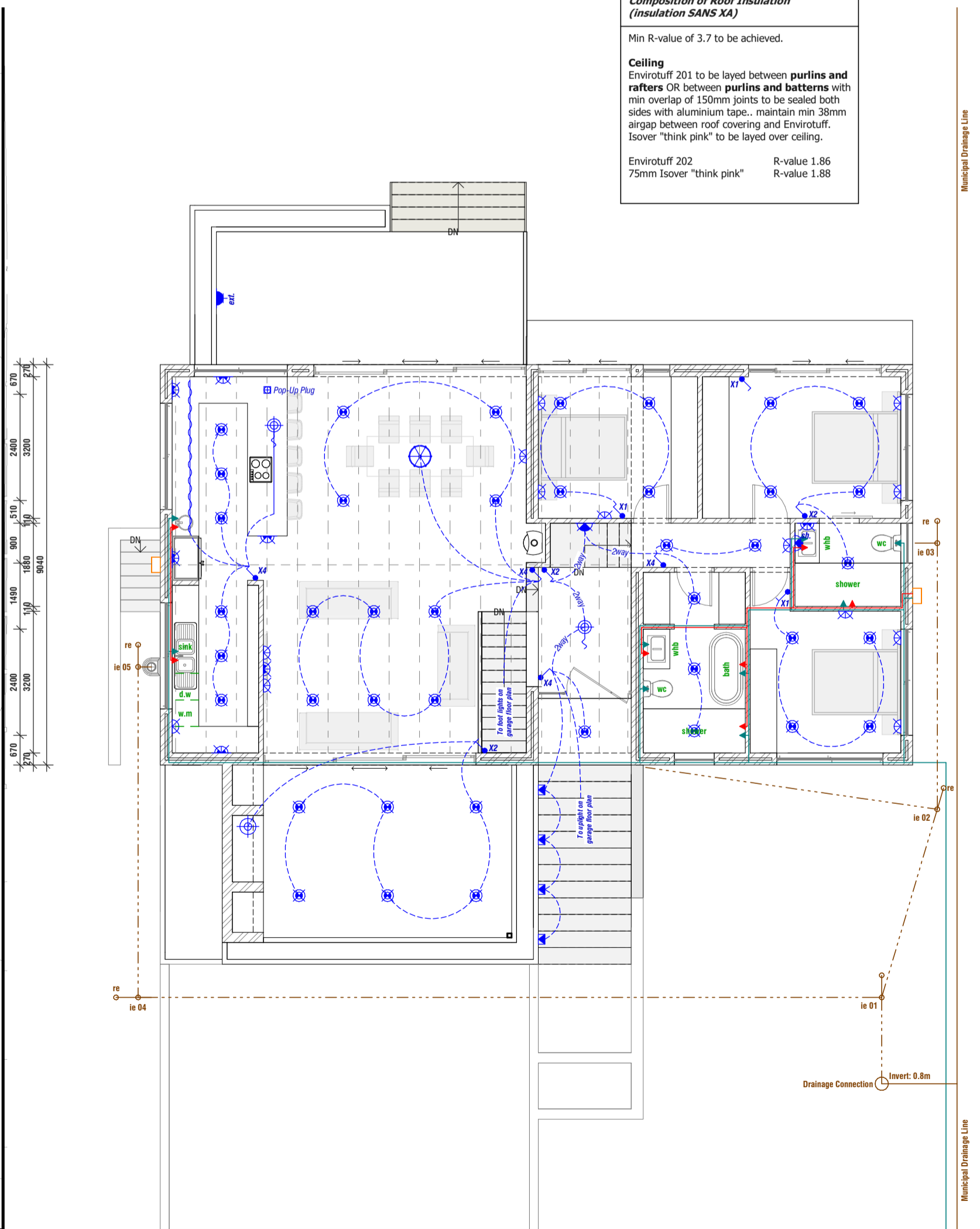
Garage Level - Services
SCALE: 1 : 100



Roof Plan
SCALE: 1 : 200



Upper Ground
SCALE: 1 : 100



Ground Floor - Services
SCALE: 1 : 100

Notes

1. ROOFS

1.1.1 EXPOSED ROOF TRUSSES - ROOF AT 25'

1.1.1.1 Roof Tiles: Modern/Elite Roof Tiles (By Coverland/Marky or similar) to be fixed strictly in accordance with manufacturer's specs. in colour - Slate or Midnight Black (to be confirmed by client) on purlins spaced according to manufacturer's specifications on P.A.R. exposed timber roof trusses spaced according to Engineer/Supplier's - colour to client. Each Truss to be tied down into wall with no.8 galvanized wire at least 800mm down into brickwork. Engineer to approve specification prior to construction.

1.1.1.2 Branding / Timber Purlins: Positioned in between/top-of Rafters & to be fixed strictly in accordance with manufacturer's specifications with 38mm x 50mm Tiling Battens. Tiling battens to be fixed with hurricane clips at max 750mm c/c. Timber size to be confirmed by Engineer.

1.1.1.3 Bulk Insulation: lower 25mm thick Cavity Batt to be placed between Rafters.

1.1.1.4 Bulk Insulation: lower 100mm thick Cavity Batt to be laid over Ceiling.

1.1.1.5 Full type Insulation: 201 Envuroflex Reflectors foil to be placed below Purlins over Rafters. Maintain airgap between foil and Roof Covering of min. 30mm.

1.1.1.6 Ceiling: Fibre Cement ceiling boards fixed to 38mm x 38mm timber branding spaced as per ceiling supplier's specifications. Finish: Smooth sanded and painted white.

1.1.2 ROOF TRUSSES - ROOF AT 25'

1.1.2.1 Roof Tiles: Modern/Elite Roof Tiles (By Coverland/Marky or similar) to be fixed strictly in accordance with manufacturer's specs. in colour - Slate or Midnight Black (to be confirmed by client) on purlins spaced according to manufacturer's specifications on P.A.R. exposed timber roof trusses spaced according to Engineer/Supplier's - colour to client. Each Truss to be tied down into wall with no.8 galvanized wire at least 800mm down into brickwork. Engineer to approve specification prior to construction.

1.1.2.2 Branding / Timber Purlins: Positioned in between/top-of Rafters & to be fixed strictly in accordance with manufacturer's specifications with 38mm x 50mm Tiling Battens. Tiling battens to be fixed with hurricane clips at max 750mm c/c. Timber size to be confirmed by Engineer.

1.1.2.3 Bulk Insulation: lower 25mm thick Cavity Batt to be placed between Rafters.

1.1.2.4 Bulk Insulation: lower 100mm thick Cavity Batt to be laid over Ceiling.

1.1.2.5 Full type Insulation: 201 Envuroflex Reflectors foil to be placed below Purlins over Rafters. Maintain airgap between foil and Roof Covering of min. 30mm.

1.1.2.6 Ceiling: Fibre Cement ceiling boards fixed to 38mm x 38mm timber branding spaced as per ceiling supplier's specifications. Finish: Smooth sanded and painted white.

1.1.3 REINFORCED CONCRETE ROOF SLABS

1.1.3.1 Suspended Concrete Slab: to be constructed according to structural Engineers' drawings and specifications.

1.1.3.2 Slab Insulation & Screed to Fall: 25kg/cube light weight concrete laid to fall on top of concrete slabs.

1.1.4 PERGOLA

1.1.4.1 Timber Pergola: Timber Pergola (4x4/44mm PAR Hardwood - Treated). To be according to engineer's drawings and specifications.

1.1.4.2 Timber Pergola Slats: 32x44mm PAR Hardwood Slats screw fixed to top of sandwif Rafters at 1000mm C/C spacing. To be treated.

ALL ROOF WORK ANCHORS TO BE KEPT STRAIGHT/TIGHT THROUGH BRICKWORK/ALL STRUCTURAL TIMBER TO BE AT LEAST GRADE COMPLETE ROOF STRUCTURES TO BE CONSTRUCTED IN ACCORDANCE WITH SANS BY NHRB REGISTERED CERTIFIED CONTRACTOR/CARPENTER - ALL TIMBER TO BE MINIMUM GRADE 10.

2. CUTTERS & DOWN PIPES

2.1 Aluminum Gutters: Powder coated seamless aluminum gutters. Colour to match roof.

2.2 Full-store Outlets & Downpipes: To be confirmed by engineer and Architect.

2.3 Rain Water Tanks: 2 x Rainwater Tanks (10 000L + 50000L) Total Storage = 15000 litre. Installed by certified installer.

3. FLOORS

3.1 Internal Floor: ref 193 mesh reinforced 100mm thick concrete surface bed on 250-micron Rhino Green type C continuous DPM on 50mm sand binding layer on layers of 150mm well rammed (to a density of 90% modified AASHO) earth fill. note: use rammer not plate compactor - compacted fill to be certified by engineer by means of DCP test.

3.2 Deckings: Hardwood Decking to be fixed to 150x38mm Timber Joist at 400mm c/c spacing. All to be confirmed by Engineer and constructed according to Engineers' drawings. All timber to be minimum grade 10. All fixing to be aluminium. Decking finish to be confirmed with architect.

3.3 Perimeter Insulation: 25mm thick ISO board insulation to be installed along external perimeter of dwelling. Refer to SANS 204-4.3.2.1.

4. WALLS

4.1 Brick Cavity Wall

Cavity brick walls in stock brick min 7MPa & all internal walls to be in brick work min 7MPa. Brickforce to be built in every third course above 1800mm in foundation walls in accordance with SANS. GWS wire ties shall be built into all cavity walls at a rate of 2.5 ties per sqm. Min. 75x8mm wide weepholes to be provided below all cills and above all slabs, openings and other bridges to cavity, to be neat and evenly spaced at max. 900mm C/C.

Finish: Smooth Plaster and Painted - Colour to Client.

ALL WALLS TO BE CONSTRUCTED BY NHRB REGISTERED BUILDER STRICTLY IN ACCORDANCE WITH SANS 10400 & SANS 10082.

5. STEEL WORK / SUPER STRUCTURE / STEEL COLUMNS

All Steelwork to be according to Engineers' drawings and Specifications. Pre-drilled holes to be in place prior to Hot Dip Galvanizing.

Finish: All Steelwork to be hot dipped Galvanized, primed and painted.

6. STAIRS, STEPS AND HANDRAILS

6.1 Reinforced concrete Staircases: To be done as according to structural Engineers' drawings and specifications.

6.2 Steps: All risers 200mm max & treads 250mm min. Done strictly in accordance with SANS10400 part 14.

6.3 Balustrade / Railings: Min. 1m high Balustrades to be installed where the height difference of adjacent levels > 75mm exceeds min 1m height difference. Spacing between balusters / railings not to exceed 100mm gap and design to be in accordance with SANS 10400-8.

7. STRUCTURAL

7.1 Foundations & Foundations Walls: All to be done strictly in accordance with structural engineers' drawings and specifications.

7.2 Load Bearing Walls: Walls carrying beam loads to be constructed according to engineers' drawings. Foundations to the load bearing walls to be constructed according to engineers' drawings and specifications.

7.3 Lintels: Prestressed, precast concrete lintels to be used over openings no more than 3000mm wide, with min. 4 brick courses above. Lintels shall be 300mm longer than the width of the opening unless otherwise specified. Lintels in cavity walls shall be of different widths, the internal lintel 150mm wide and the external lintel 110mm wide. The stepped DPC shall pass between the two lintels. Lintels in 110 and 230mm walls shall be the full width of the wall - unless otherwise specified by appointed structural engineer.

7.4 Horizontal Steel Beams: 203x133x25UB's constructed according to Engineers' specifications and drawings.

7.5 Insulation: Detail to inside of 203x133x25UB's 50mm Thick Iso Board fill. Fixed to inside of beam web. Finish and paint to be as according to Engineers' drawings.

7.6 Steel columns: Steel columns to be as according to Engineers' drawings.

8. WINDOWS & DOORS

All external doors to be fitted with rubber strip door seals - refer to SANS 204/4.3.4 - Window/glassing supplier to provide all necessary certification to satisfy compliance with SANS 10400, SANS XA & SANS 204. Windows to comply with an infiltration requirements as per SANS 613 and water penetration standards.

8.1 Insulation: Detail to inside of 203x133x25UB's 50mm Thick Iso Board fill. Fixed to inside of beam web. Finish and paint to be as according to Engineers' drawings.

8.2 Finishes: Charcoal Colour, Powder coated windows & doors as according to schedules.

9. WATERPROOFING

9.1 375-micron DPC: Rhino Damp Seal Stepped horizontal DPC below all cills and above all slabs, openings and other bridges to cavity walls and vertical DPC to sides of all openings.

9.2 250-micron DPM: Rhino Green type C continuous DPM below all surface beds.

9.3 Parapets, Upstands & Slab Edges: Uniflash 600 with Geotex system (or similar) Worktop finishing to all slab edges, upstands, & parapets.

9.4 Waterproofing to Planter / Retaining Wall: Subsoil drainage to be constructed according to engineers' Specifications. Waterproofing to be installed by specialist.

9.5 Proprietary Roof Garden Drainage System: By Certified approved Specialist. Guarantee to be approved by client. Touch on Waterproofing system to be installed by certified / registered waterproofing specialist. Geotextiles drainage system by Specialist.

10. PLUMBING

To be done by professionally trained plumber & strictly in accordance with SANS10252-1; all hot water pipes to be insulated with SANS approved self-seal-foam pipe-insulation with min R-value 1.

Electrical Legends

Light Switches

- 1 Lever Light Switch
- 2 Lever Light Switch
- 3 Lever Light Switch
- 4 Lever Light Switch
- Single exterior waterproof light switch

Sockets and Outlets

- Double electrical socket @ 1100mm AFPL
- Double electrical socket @ 300mm AFPL
- Pull-up Tower Socket (top of counter / work tops)
- Single Exterior Socket with Coverplate
- oven connection point
- dedicated electrical connection point

Audio and Visual / Communication

- satellite dish outlet
- telephone / audio connection
- High Power Ceiling Mount Wireless PoE Range Extender / Access Point

Light Fixtures

- Single Down Light - LED
- Recessed Down Lights LED (directional)
- Pendant - small/medium
- Large Pendants / chandelier
- Recessed foot wall lights
- Feature Exterior Uplights
- Exterior Flood Light
- Wall Lights Exterior
- Wall Lights Interior
- LED Tube T5 14W
- LED Double Tube G13 36W
- LED strip - 7w per meter
- Standard Light Fitting
- Ceiling Fan With Light 40w

Electrical Note

All electrical work to be done by registered/qualified professional electrician. There is no live wire to be done. CEC from electrician on completion of installation. Description to agree on exact height & positions of switches, plug points & light wires prior to installation with electrician and contractor.

Composition of Roof Insulation (Insulation SANS XA)

Min R-value of 3.2 to be achieved.

Ceiling

Envuroflex 201 to be laid between purlins and rafters OR between purlins and battens with min overlap of 150mm joints to be sealed both sides with aluminum tape, maintain min 30mm airgap between roof covering and Envuroflex. Isover "think pink" to be laid over ceiling.

Envuroflex 202 R-value 1.86
75mm Isover "think pink" R-value 1.88

IMPORTANT NOTES FOR OWNER AND CONTRACTOR

- Construction work must commence within 1 year of building plan approval, the onus is on the owner to request in writing to building control. exp. for approved extensions at least 1 month in advance of expiry of approval.

- In case of a newly built dwelling it is compulsory for the client to enroll proposed dwelling at the NHRB prior to construction.

- It is compulsory for the client to inform Municipality in writing at least 2 working days prior to commencement of construction (SANS 10400 part A22-1A&B).

- It is compulsory for the client to inform Municipality in writing at least 2 working days in advance for compulsory inspections of 1) trench/excavations for foundation, 2) drainage installation & 3) completion of building works (SANS 10400 part A22-2).

- The owner/client must inform the appointed competent person/designer at least one week prior to commencement of construction (as per SANS appointment letter) & of weekly progress by at least every Friday in order to determine & arrange for necessary site inspections. Subject to approval of work stages 5 & 6.

- Appointed contractor/builder to be registered with NHRB.

- Onus is on contractor to check & ensure that all timber used for the proposed structure shall be treated against termites & wood bore attack and fungal decay in accordance with SANS 10005 and certified by SANAS/SABS (SANS 10400 part A13-1B).

- All building materials to be certified by SANAS/SABS.

- Any distortion and damage of structural system during construction period must be reported by contractor/builder to owner & designer.

- Contractor to check and verify all dimensions and levels on site and compare against drawings prior to any construction.

- Do not scale use figured dimensions.

- All construction work to comply with NBR/SANS 10400 & 204.

- Any discrepancies or omissions are to be brought to the attention of PURE DESIGN ARCHITECTS prior to construction.

- All architectural fees for designing and drawing for municipal approval to be paid in full by client once municipal approval is granted, any commencement of construction work in terms of this proposal shown on this drawing/document will be regarded as an offence.

- Copyright vests in the designer and no changes to drawing are not to be made without prior approval of the designer. Authorizing a Surveyor to establish site pegs is highly recommended.

- Contractor to set out exact positioning of all new windows and doors and confirm on site with Architect prior to construction. Contractor to set out exact positioning of all Sanwax on site and confirm with client/owner/architect prior to construction.

- Contractor to set out staircase and confirm on site with Architect prior to construction.

- Onus is on the client to instruct contractor to obtain all required certificates/documents in order to obtain occupancy certificate (eg. Plumbing, Engineering, Gas, Height, Beacon Certificate & Electrical COC).

Drawing Submission Index

sheet 100	Lower Ground Story Plan	sheet 300	Elevations
sheet 200	Upper Ground Story Plan	sheet 400	Boundary Wall Elevations
	Site Plan		Services Lower Ground Story
	Sections A, B, C and D		Services Upper Ground Story
	Details		Energy Demand Calculations
	Drainage Sections		Fire Protection Calculations
			Door & Window Schedules

Municipal Info

Address: Flamboyant Street, Wavercrest
Classification: Residential / Group Housing / Business

Area Schedule

Garage Storey	70.3m²	Municipal Coverage:	70.3m²
Total ground storey	70.3m²	Total 1:1.17 ERF 400 =	0.355% 35.5%
Ground Storey	147.3m²	Area for submission:	70.3m²
Covered Stoep	32.2m²	Ground Storey	182.7m²
Total first storey m²	182.7m²	Stoop higher than 1m	21.0m²
Total Dwelling m²	253.0m²	Total area for submission	274.0m²
Uncovered areas	21.0m²		
Total of uncovered m²	274.0m²		
Grand Total	274.0m²		

Signatures

Clerk / Owner: Architects

Municipal Stamp

Drainage Section 01
SCALE: 1 : 100

TYPICAL SCHEMATIC GAS INSTALLATION

Gas Legend

- Gas Ceyex: Kwikwik Gasmark, 200l/min
- Gas piping run
- 0 kg gas bottle position

Reticulation Legend

- Hot Water Connection Point
- Cold Water Connection Point
- Proposed hot water piping
- Proposed cold water piping

Lighting Energy Demand

Garage Storey	Nett: 157.7m²	Ground Storey	Nett: 176.2m²
Maximum Energy Demand 4w/m² (table 7) allowed	4w x 157m² = 630w	Maximum Energy Demand 4w/m² (table 7) allowed	4w x 176m² = 704w
Symbol	Fitting Description	Quantity	Totals
Single Down Light	LED 7w	30	210w
Standard Lights	10w	6	60w
small/medium pendants	20w	1	20w
Footlight	10w	4	40w
Interior Wall Light	10w	0	0w
Exterior Wall Light	10w	3	30w
LED Universal Tube	20w	3	60w
Chandelier/Large Pendant	40w	0	0w
LED strip	7w/m	0m	0w
Allowable: 4w/m² (table 7)	630w	Proposed: 430w	Surplus: +200w
			Proposed demand acceptable

Revisions

REV	DATE	DRAWN	DESCRIPTION

Architects

PURE DESIGN architects

Ian van der Westhuizen & Jacobus Scott

Professional Snr. Architectural Tech. (PRSAT 1532)
Professional Architect (PRARCH 21407)

tel: 079 887 9175 email: admin@pure-design.co.za
web: www.pure-design.co.za adr: 13 Delmar Street, Wavercrest, Jeffreys Bay

Project Information

Proposed New Dwelling

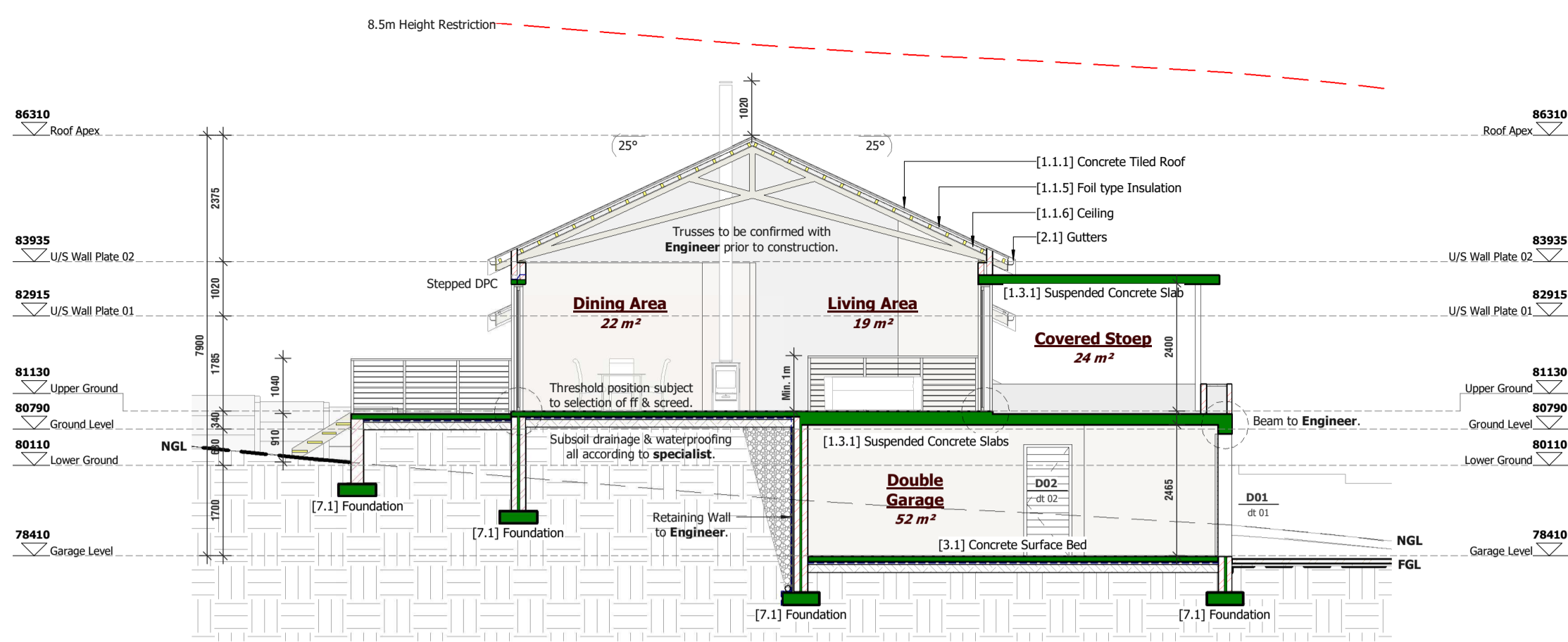
For: Merlico

ERF 4387
Flamboyant Cres, Wavercrest, Jeffreys Bay

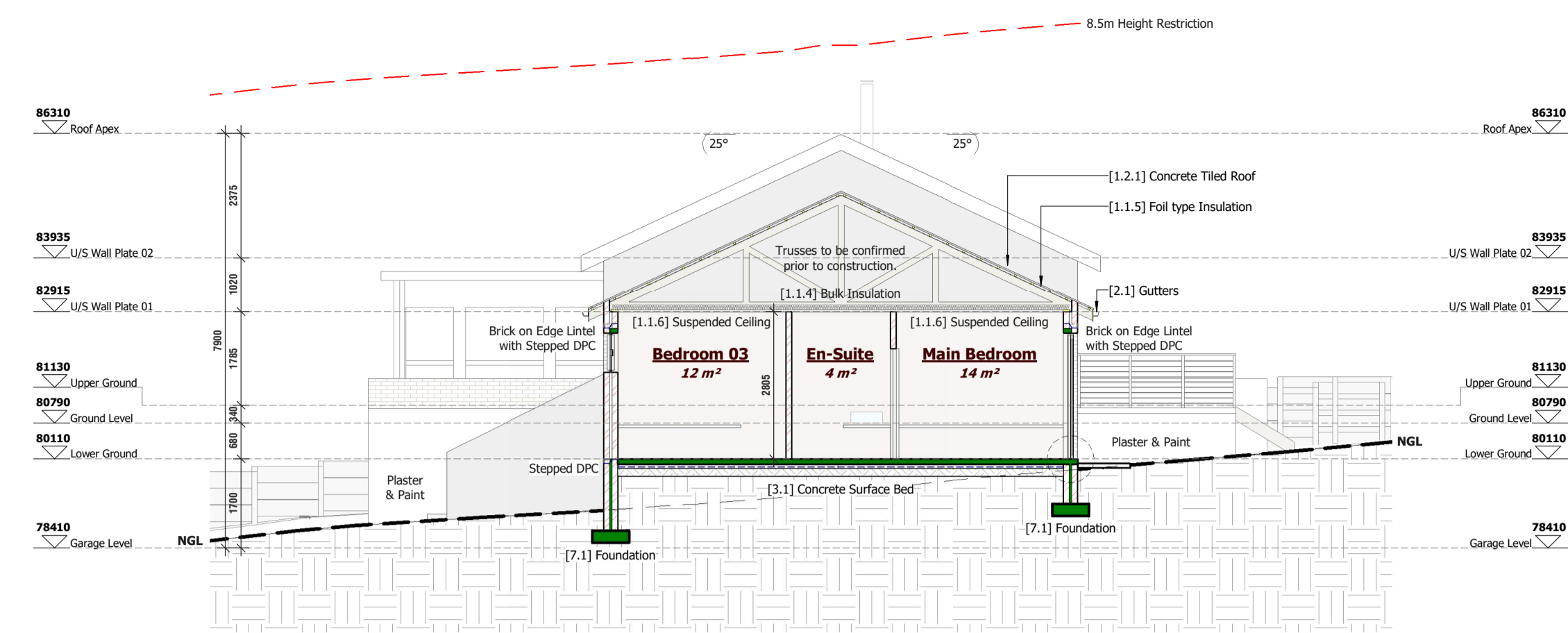
Site Plan

SCALE: As indicated @ A1 REVISION

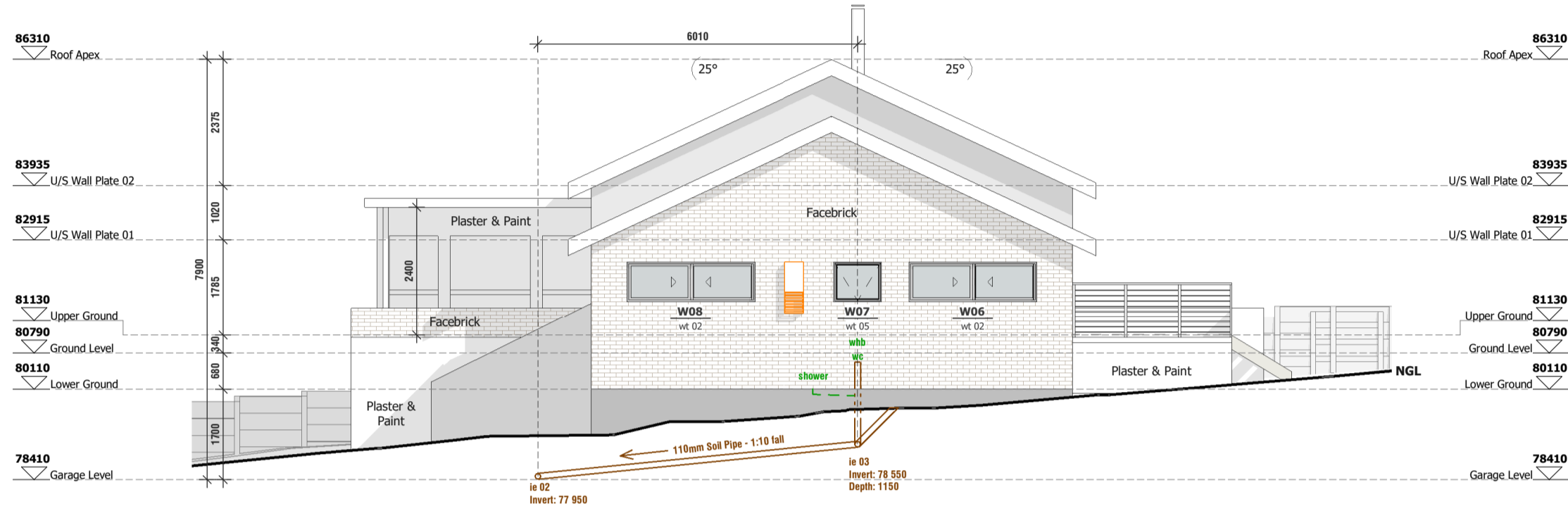
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Drawing Number: 100
Date: July 2024
Status: Info Tender Construction
Drawn By: R.v.N
Order: Municipal



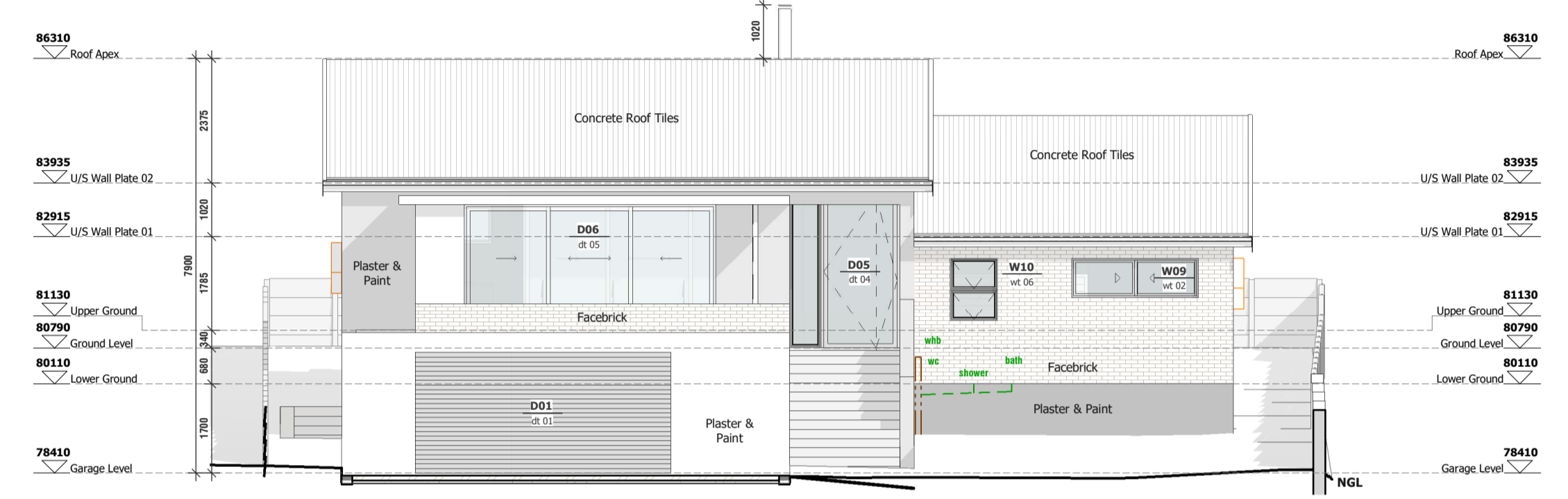
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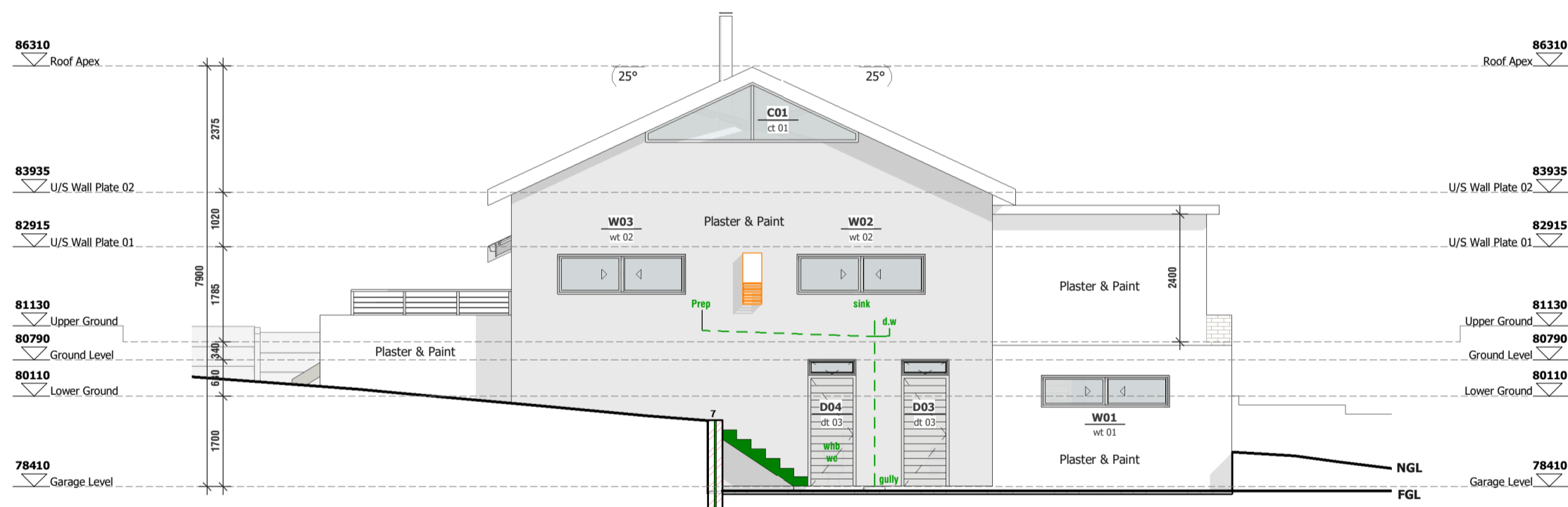
Section B - B
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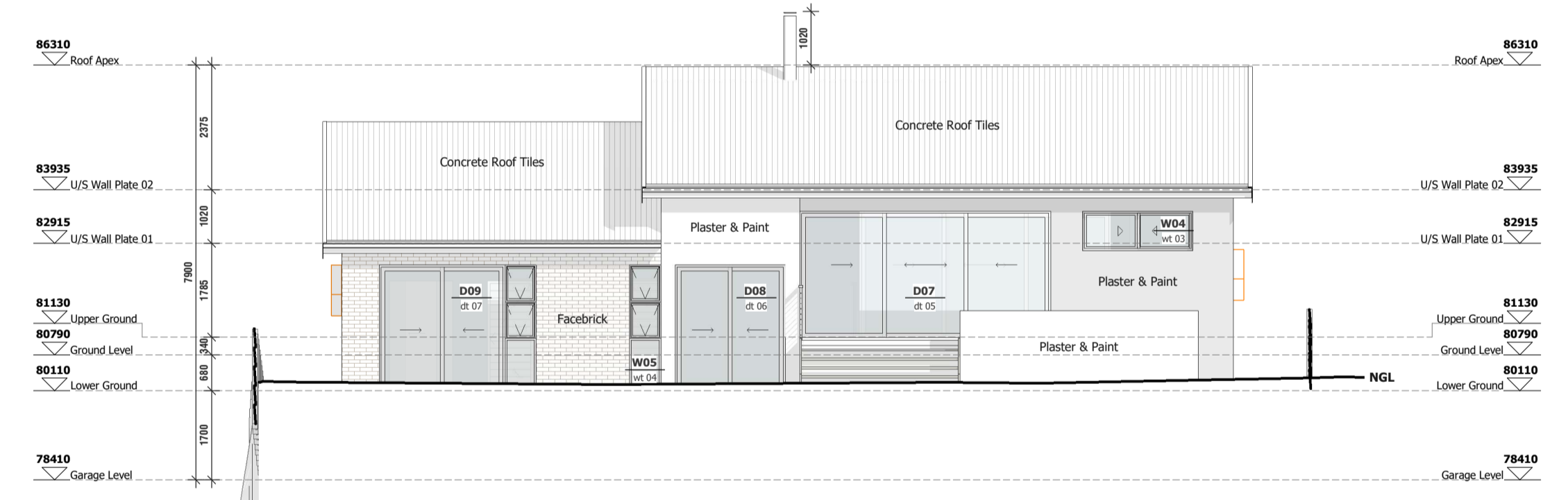
Eastern Elevation
SCALE: 1 : 100



Southern Elevation
SCALE: 1 : 100



Western Elevation
SCALE: 1 : 100



Northern Elevation
SCALE: 1 : 100

Notes

- 1 - ROOFS**
 - 1.1.1 EXPOSED ROOF TRUSSES - ROOF AT 25°**
 - 1.1.1.1 Roof Tiles:** Modern/Elite Roof Tiles (Dry Covered/Markly or similar) to be fixed strictly in accordance with manufacturer's specs. - colour - Slate or Midnight Black (to be confirmed by client) on purlins spaced according to manufacturer's specifications on P.A.R. exposed timber roof trusses spaced according to Engineer/Suppliers - colour to client. Each Truss to be tied down into wall with no.8 gauge galvanised wire at least 800mm down into brickwork. Engineer to approve specification prior to construction.
 - 1.1.1.2 Bracing / Timber Purlins:** Positioned in-between/top-of Rafters & to be fixed strictly in accordance with manufacturer's specifications with 38mm x 50mm Tiling Battens. Tiling battens to be fixed with hurricane clips at 750mm c/c. Timber size to be confirmed by Engineers.
 - 1.1.1.3 Bulk Insulation:** Lower 25mm thick Cavity Batt to be placed between Rafters.
 - 1.1.1.4 Bulk Insulation:** Lower 100mm thick Cavity Batt to be layered over Ceiling.
 - 1.1.1.5 Foil type Insulation:** 201 Enviroclut Reflectors foil to be placed below Purlins over Rafters. Maintain airgap between foil and Roof Covering of min. 30mm.
 - 1.1.1.6 Ceiling:** Fibre Cement ceiling boards fixed to 38mm x 38mm timber bracing spaced as per ceiling supplier's specifications. Finish: Smooth sanded and painted white.
 - 1.2.1 ROOF TRUSSES - ROOF AT 25°**
 - 1.2.1.1 Roof Tiles:** Modern/Elite Roof Tiles (Dry Covered/Markly or similar) to be fixed strictly in accordance with manufacturer's specs. - colour - Slate or Midnight Black (to be confirmed by client) on purlins spaced according to manufacturer's specifications on timber roof trusses spaced according to Engineer/Suppliers - colour to client. Each Truss to be tied down into wall with no.8 gauge galvanised wire at least 800mm down into brickwork. Engineer to approve specification prior to construction.
 - 1.2.1.2 Suspended Concrete Slabs:** To be constructed according to structural Engineers' drawings and specifications.
 - 1.2.1.3 Slab Insulation & Scaffolding:** To 25kg/cube light weight concrete laid to fall on top of concrete slabs.
 - 1.3.0 REINFORCED CONCRETE ROOF SLABS**
 - 1.3.1 Suspended Concrete Slabs:** To be constructed according to structural Engineers' drawings and specifications.
 - 1.3.2 Slab Insulation & Scaffolding:** To 25kg/cube light weight concrete laid to fall on top of concrete slabs.
 - 1.4.0 Pergola**
 - 1.4.1 Timber Pergola:** Timber Pergola (4x4x4mm PAR Hardwood - Treated). To be according to engineers' drawings and specifications.
 - 1.4.2 Timber Pergola Slats:** 32x4mm PAR Hardwood Slats screw fixed to top of sandwix Rafters at 1000mm c/c or as noted.
- ALL ROOF NAIL ANCHORS TO BE KEPT STRAIGHT/TIGHT THROUGH BRICKWORK/ALL STRUCTURAL TIMBER TO BE AT LEAST GRADE COMPLETE ROOF STRUCTURES TO BE CONSTRUCTED IN ACCORDANCE WITH SANS BY NBRIC REGISTERED CERTIFIED CONTRACTOR CARPENTER - ALL TOWERS TO BE MINIMUM GRADE 5.**
- 2 - GUTTERS & DOWN PIPES**
 - 2.1 Aluminium Gutters:** Powder coated seamless aluminium gutters. Colour to match roof.
 - 2.2 Full-size Outlets & downpipes:** To be confirmed by engineer and Architects
 - 2.3 Rain Water Tanks:** 2 x Rainwater Tanks (10 000l + 50000l) Total Storage = 15000 ltr. Installed by certified installer.
- 3 - FLOORS**
 - 3.1 Internal Floor:** ref 193 mesh reinforced 100mm thick concrete surface bed on 250-micron Rhino Green type C continuous DPM on 50mm sand binding layer on layers of 150mm well rammed (to a density of 90% modified ASHTO) earth fill. note: use rammer not plate compactor - compacted fill to be certified by engineer by means of DCP test. Finish: Finish to be confirmed with client.
 - 3.2 Decking:** Hardwood Decking timber to be fixed to 150x38mm Timber Joist at 400mm c/c spacing. All to be confirmed by Engineer and constructed according to Engineers drawings. All timber to be minimum grade 5. All fixing iron to be aluminium. Decking finish to be confirmed with architect.
 - 3.3 Perimeter Insulation:** 25mm thick ISO board insulation to be installed along external perimeter of dwelling. Refer to SANS 204-4.3.2.1
- 4 - WALLS**
 - 4.1 Brick Cavity Wall**
 - Cavity brick walls in stock brick min 7MPa & all internal walls to be in brick work min 7MPa. Brickforce to be built in every brick course above lintels and in foundation walls in accordance with SANS. GWS wire wall ties shall be built into all cavity walls at a rate of 2.5 ties per sqm. Min. 25x8mm wide weepholes to be provided below all cills and above all slabs, openings and other bridges to cavity, to be neat and finished to match the external face of the brickwork.
 - Finish: Smooth Plaster and Painted - Colour to Client.
 - ALL WALLS TO BE CONSTRUCTED BY NBRIC REGISTERED BUILDER STRICTLY IN ACCORDANCE WITH SANS 10400 & SANS 10082
- 5 - STEEL WORK / SUPER STRUCTURE / STEEL COLUMNS**
 - All Steelwork to be according to Engineers' drawings and Specifications. Pre-drilled holes to be in place prior to Hot Dip Galvanising.
 - Finish: All Steelwork to be hot dipped Galvanised, primed and painted.
- 6 - STAIRS, STEPS AND HANDRAILS**
 - 6.1 Reinforced concrete Staircases:** To be done as according to structural Engineers' drawings and specifications.
 - 6.2 Steps:** All risers 200mm max & treads 250mm min. Done strictly in accordance with SANS10400 part 14.
 - 6.3 Balustrade / Railings:** Min. 1m high Balustrades to be installed where the height difference of adjacent NGL's / levels exceeds 1m height difference. Spacing between balusters / railings not to exceed 100mm gap and design to be in accordance with SANS 10400-8.
- 7 - STRUCTURAL**
 - 7.1 Foundations & Foundations Walls:** All to be done strictly in accordance with structural engineers' drawings and specifications.
 - 7.2 Load Bearing Walls:** Walls carrying beam loads to be constructed according to engineers' drawings. Foundations to the load bearing walls to be constructed according to engineers' drawings and specifications.
 - 7.3 Lintels:** Prestressed, precast concrete lintels to be used over openings no more than 3000mm wide, with min. 4 brick courses above. Lintels shall be 300mm longer than the width of the opening unless otherwise specified. Lintels in cavity walls shall be of different widths, the internal lintel 150mm wide and the external lintel 110mm wide. The stepped DPC shall pass between the two lintels. Lintels in 110 and 230mm walls shall be the full width of the wall - unless otherwise specified by appointed structural engineer.
 - 7.4 Horizontal Steel Beams:** 203x133x25lb's constructed according to Engineers' specifications and drawings.
 - 7.5 Insulation:** Detail to inside of 203x133x25lb's 50mm Thick Iso Board infill. Fixed to inside of beam web. Finish and paint.
 - 7.6 Steel columns:** Steel columns to be as according to Engineers' drawings.
- 8 - WINDOWS & DOORS**
 - All external doors to be fitted with rubber strip door seals - refer to SANS 204/4.3.4 - Window/glazing supplier to provide all necessary certification to satisfy compliance with SANS 10400, SANS XA & SANS 204. Windows to comply with all certification requirements as per SANS 613 and water penetration standards.
 - Finish: Charcoal Colour. Powder coated windows & doors as according to schedules.
- 9 - WATERPROOFING**
 - 9.1 375-micron DPC:** Rhino Damp seal Stepped horizontal DPC below all cills and above all slabs, openings and other bridges to cavity walls and vertical DPC to sides of all openings.
 - 9.2 250-micron DPM:** Rhino Green type C continuous DPM below all surface beds.
 - 9.3 Parapets, Upstands & Slab Edges:** Unifast 600 with Coeflex system (or similar) Worktop up to parapets to all slab edges, upstands, & garage.
 - 9.4 Waterproofing to Planter / Retaining Wall:** Subsoil drainage to be constructed according to engineers' specifications. Water proofing to be installed by specialist.
 - 9.5 Proprietary Roof Garden Drainage System:** By Certified approved Specialist. Guarantee to be approved by client. Torch on Waterproofing system to be installed by certified / registered waterproofing specialist. Geotextiles drainage system by Specialist.
- 10 - PLUMBING**
 - To be done by professional trained plumber & strictly in accordance with SANS 10252-1. All hot water pipes to be insulated with SANS approved self-seal-foam pipe-insulation with min R-value 1.

Drawing Submission Index

sheet 100	Lower Ground Story Plan	sheet 400	Elevations
sheet 200	Upper Ground Story Plan	sheet 400	Boundary Wall Elevations
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	Sections A, B, C and D		Energy Demand Calculations
	Details		Fenestration Calculations
	Drainage Sections		Door & Window Schedules

Municipal Info

Er/Stand Classification	4387 600m ² HH	Title Deed SG Number P.A. Plan Number	T00000 000/0000 N/A
Address	Flamboyant Street, Wavercrest		
Zoning	Residential / Group Housing / Business		

Area Schedule

Garage Storey	70.3m ²	Municipal Coverage:	70.3m ²
Total ground storey	70.3m ²	Total 23.17/Er/600 =	0.355% 35.5%
Ground Storey	147.3m ²	Area for submission:	70.3m ²
Covered Stoop	32.2m ²	Ground Storey	182.7m ²
Covered Entrance	2.2m ²	Stoop higher than 1m	21.0m ²
Total first storey m ²	182.7m ²	Total area for submission	274.0m ²
Total Dwelling m ²	253.0m ²		

Signatures

Clerk / Owner	Architects
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Municipal Stamp

IMPORTANT NOTES FOR OWNER AND CONTRACTOR
 - Construction work must commence within 1 year of building plan approval, the onus is on the owner to request in writing to building control dept. for approval extension at least month in advance of expiry of approval.
 - In case of a newly built dwelling it is compulsory for the client to enroll proposed dwelling at the NBRIC prior to construction.
 - It is compulsory for the client to inform Municipality in writing at least 2 working days prior to commencement of construction (SANS 10400 part A22-1A&B)
 - It is compulsory for the client to inform Municipality in writing at least 2 working days in advance for compulsory inspections of 1) trench/excavations for foundation, 2) drainage installation & 3) completion of building work (SANS 10400 part A22-2)
 - The owner/client must inform the appointed competent person/designer at least one week prior to commencement of construction (as per SANS appointment letter) & weekly progress by at least every Friday in order to determine & arrange for necessary site inspections. Subject to appointment site inspection stage 5 & 6
 - Appointed contractor/builder to be registered with NBRIC
 - Onus is on contractor to check & ensure that all timber used for the proposed structure shall be treated against termites & wood bore attack and fungal decay in accordance with SANS 10005 and certified by SANAS/SABS (SANS 10400 part A13-1B)
 - All building materials to be certified by SANAS/SABS
 - Any distortion and damage of structural system during construction period must be reported by contractor/builder to owner & designer
 - Any discrepancies or omissions are to be brought to the attention of PURE DESIGN ARCHITECTS prior to any construction.
 - Do not scale use figured dimensions
 - All construction work to comply with NBR/SANS 10400 & 204
 - Any discrepancies or omissions are to be brought to the attention of PURE DESIGN ARCHITECTS prior to construction
 - All architectural fees for designing and drawing for municipal approval to be paid in full by client once municipal approval is granted, any compromise of construction work in terms of this proposal shown on this drawing/document will be regarded as an offence
 - Copyright vests in the designer and no changes to drawings are not to be made without prior arrangements with PURE DESIGN ARCHITECTS
 - Onus is on owner/client to supply HOME OWNERS ASSOCIATION with a copy of final approved plans
 - It is the responsibility of the Client and Contractor to verify and confirm the Er/number and physical location of site constr. Authorizing a Surveyor to establish site pegs is highly recommended.
 - Contractor to set out exact positioning of all new windows and doors and confirm on site with Architect prior to construction. Contractor to set out exact positioning of all Sanwax on site and confirm with client/lower architect prior to construction
 - Contractor to set out staircase and confirm on site with Architect prior to construction
 - Onus is on client to instruct contractor to obtain all required certificates/documents in order to obtain occupancy certificate (eg. Glazing, Engineering, Gas, Height, Beacon certificate & Electrical COC)

Door Schedule

TYPE CODE:	dt 01	dt 02	dt 03	dt 04	dt 05	dt 06	dt 07	dt 08	dt 09	dt 10	dt 11
Location:	Garage	Garage	Garage/WC	Entrance	Living - Dining Area	Bedroom 02	Main Bedroom	Interior	En-Suite		
Glazing:	Single Clear	N/A	Single Clear	Refer to Calculations	Refer to Calculations	Refer to Calculations	Refer to Calculations	N/A	N/A		
Door Swing:	Refer to plan.	Refer to plan.	Refer to plan.	Refer to plan.	Refer to plan.	Refer to plan.	Refer to plan.	Refer to plan.	Refer to plan.		
Finish:	Powder coated Aluminium Colour - Charcoal	Timber Colour - To Client	Powder coated Aluminium Colour - Charcoal	Powder coated Aluminium Colour - Charcoal	Powder coated Aluminium Colour - Charcoal	Powder coated Aluminium Colour - Charcoal	Powder coated Aluminium Colour - Charcoal	Timber Colour - To Client	Powder coated Aluminium Colour - To Client		
Quantity:	01	01	02	01	02	01	01	04	01		

Fire Rated Door as per SANS 10400 Part 7

Clear Storey Schedule

TYPE CODE:	ct 01
Location:	Sculley
Glazing:	Refer to Calculations
Door Swing:	Refer to plan.
Finish:	Powder coated Aluminium Colour - Charcoal
Quantity:	01

Supplemental Guide to SANS 10400-XA

Building Design - Fenestration
 Vertical fenestration area weighted average whole fenestration element performance achieved

Storey	Fenestration Area (m ²)	Nett FIA	% Nett FA
Basement Storey	55.16	139.76	39.47
First Storey			

Port Elizabeth falls within Southern Cape Condensation Zone (SCCP). U-value to be achieved by means other than low emissivity glass.

Fenestration - Performance Data

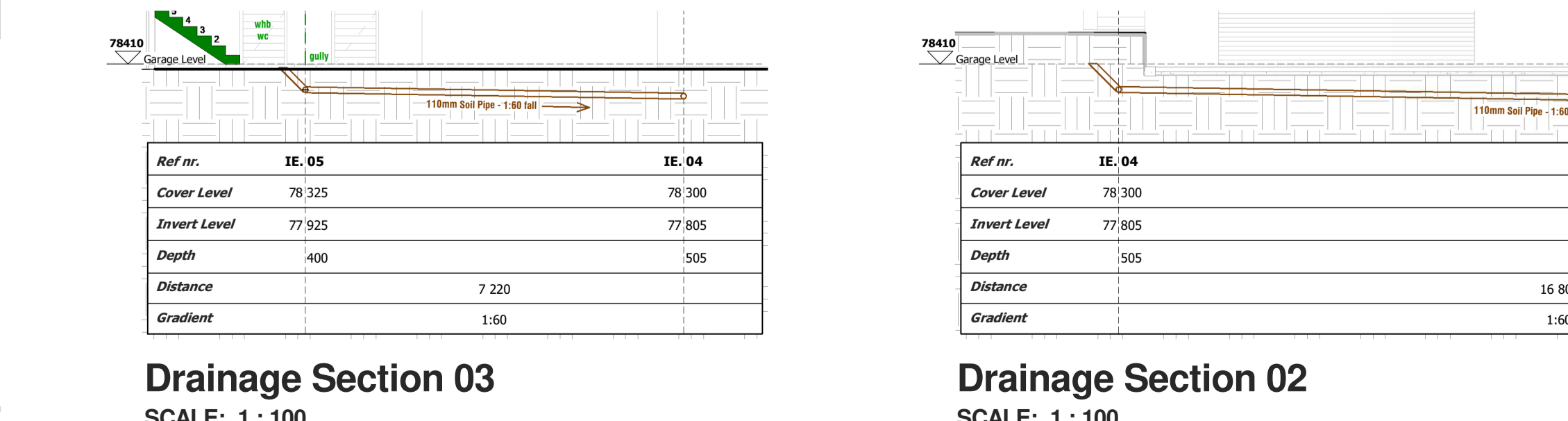
Storey	Max. Reference U-value	Shaded U-value	Max. Reference SHGC	South
Basement Storey	3.30	0.44	0.35	Any solution
Ground Storey				
First Storey				

Max. Permissible Performance Values
 "Shaded" refers to openings shaded according to 5.2.1 of SANS 10400-XA while "Un-shaded" refers to openings that do not satisfy the requirements.

Window Schedule

TYPE CODE:	wf 01	wf 02	wf 03	wf 04	wf 05	wf 06
Location:	Garage	Scullery/Kitchen	Kitchen	Bedroom 02	En-Suite	Bathroom
Glazing:	Single Clear	Refer to Calculations	Refer to Calculations	Refer to Calculations	Refer to Calculations	Refer to Calculations
Finish:	Powder coated Aluminium Colour - Charcoal	Powder coated Aluminium Colour - Charcoal	Powder coated Aluminium Colour - Charcoal	Powder coated Aluminium Colour - Charcoal	Powder coated Aluminium Colour - Charcoal	Powder coated Aluminium Colour - Charcoal
Quantity:	01	05	01	01	01	01

Windows Frosted



Drainage Section 03
SCALE: 1 : 100

Drainage Section 02
SCALE: 1 : 100

Project Information

Proposed New Dwelling

For:
Merlico

ERF 4387
Flamboyant Cres, Wavercrest, Jeffreys Bay

Sections & Elevations

SCALE: As indicated @ A1 REVISION

Project no: PD0450
Drawing Number: 200
Date: July 2024
Status: Info Tender Construction
Drawn By: R.V.N
Order: Municipal