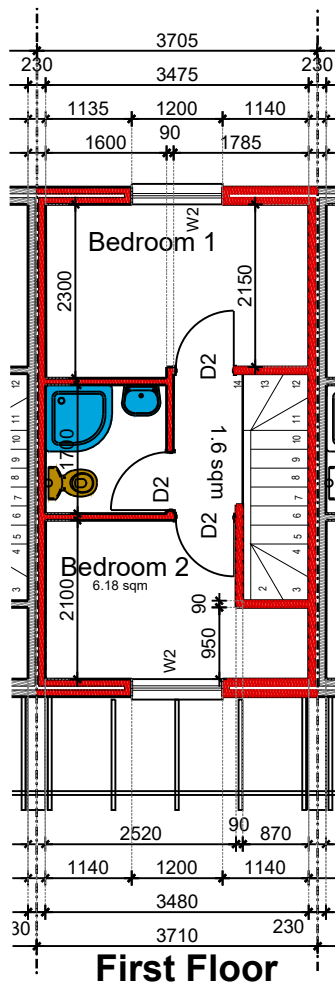
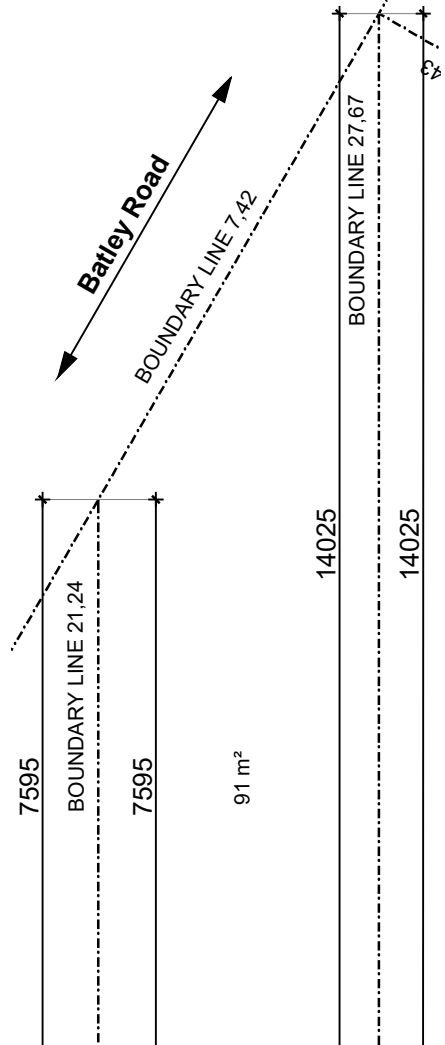


Beamfilling to firewalls between all units



First Floor

Beamfilling to firewalls between all units

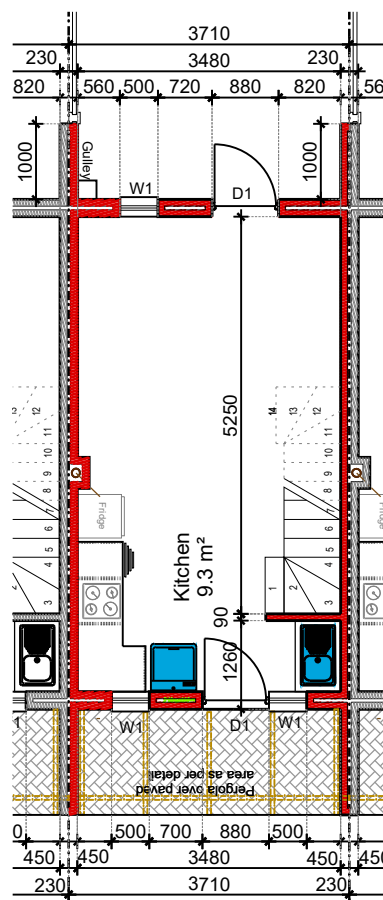


Roof & Site Plan

42315

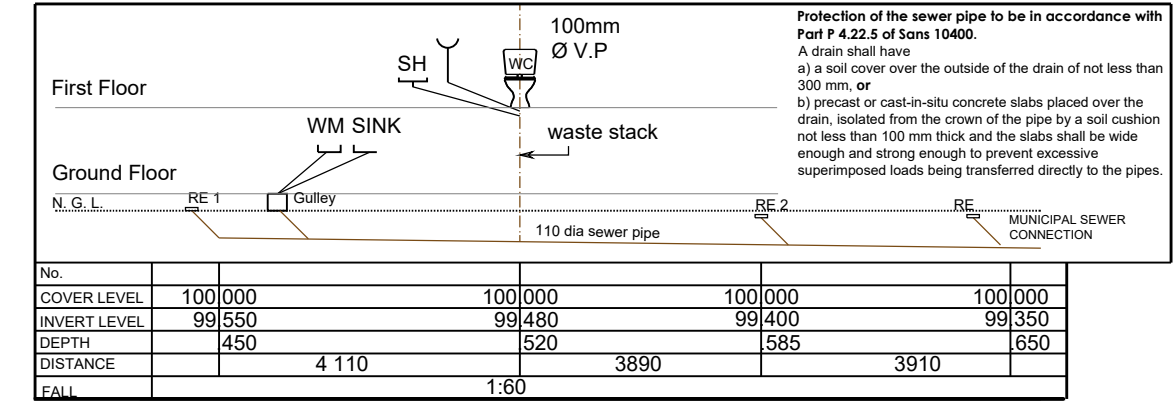
Brentwood Crescent

Beamfilling to firewalls between all units



Ground Floor

Beamfilling to firewalls between all units

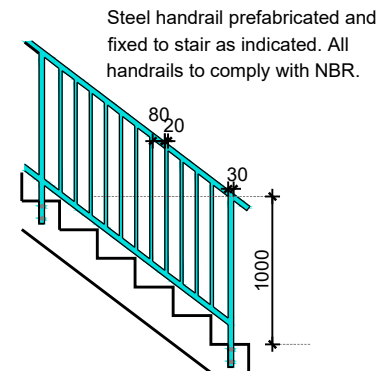


Drainage Section nts

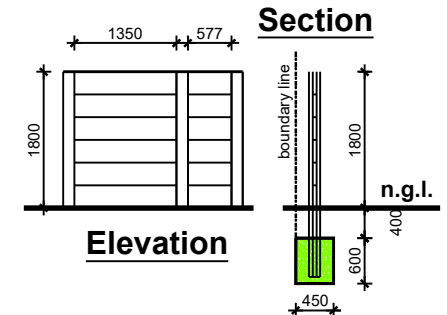
ELECTRICAL LEGEND			
CEILING LIGHT		ENERGY DISPENSER	
LIGHT SWITCH 1100mm AFFL.		OOSTERZEE BOX	
2 WAY LIGHT SWITCH		STOVE POINT	
EXT. WALL-MOUNTED LIGHT		TV POINT 300MM AFFL.	
To be fitted to roof truss. Dedicated for alarm system only.	Alarm	CEILING MOUNTED FAN	
SINGLE PLUG 300mm AFFL.		ALARM LEGEND	
DOUBLE PLUG 300mm AFFL.		MOTION DETECTOR	
Isolator switch for geyser only.		KEYPAD	
30AMP PLUG		PANIC BUTTON	
DISTRIBUTION BOARD		DOOR / WINDOW MAGNET	

**Fire Protection Notes:**  
Semi-detached house: common wall to be taken to underside of roof tiles. Roof truss penetrations through common wall to be sealed off with brickwork mortar. Fire proof Party wall: Fire Stability required for Occupancy Classification: H3 (Domestic Residence) = 30 min. Cavity wall 230mm wall fire rating = min. 60 minutes

SITE INFORMATION	
ERF AREA	91m²
GROUND FLOOR	25m²
FIRST FLOOR	25m²
TOTAL	50m²
CLASS OF OCCUPANCY	GR1



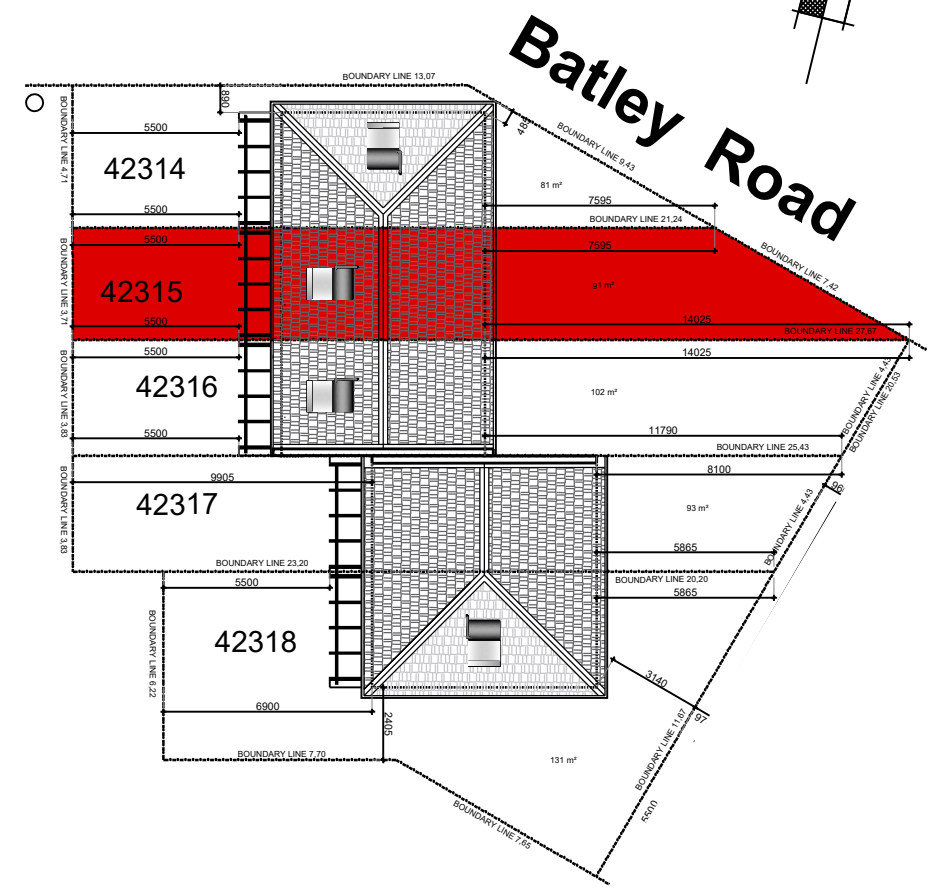
Balustrade Detail



**Precast concrete boundary walling between erven**  
Precast conc. posts sunk into ground with min. 450 x 450mm wide x 600mm deep conc. Top of conc. min. 400 mm below n.g.l. 300mm precast conc. panels slotted and cement mortar grouted into precast posts. Top of panels and posts to be level, and with smooth even finish, and painted to spec.

Vibracrete Fence

Brentwood Crescent 8,00m



**CATEGORY 1 BUILDING (Part C: Dimensions)**

Architectural Technician: Mr M. Arendse  
Architect Technician Signature:

NEW DWELLING on ERF 42315

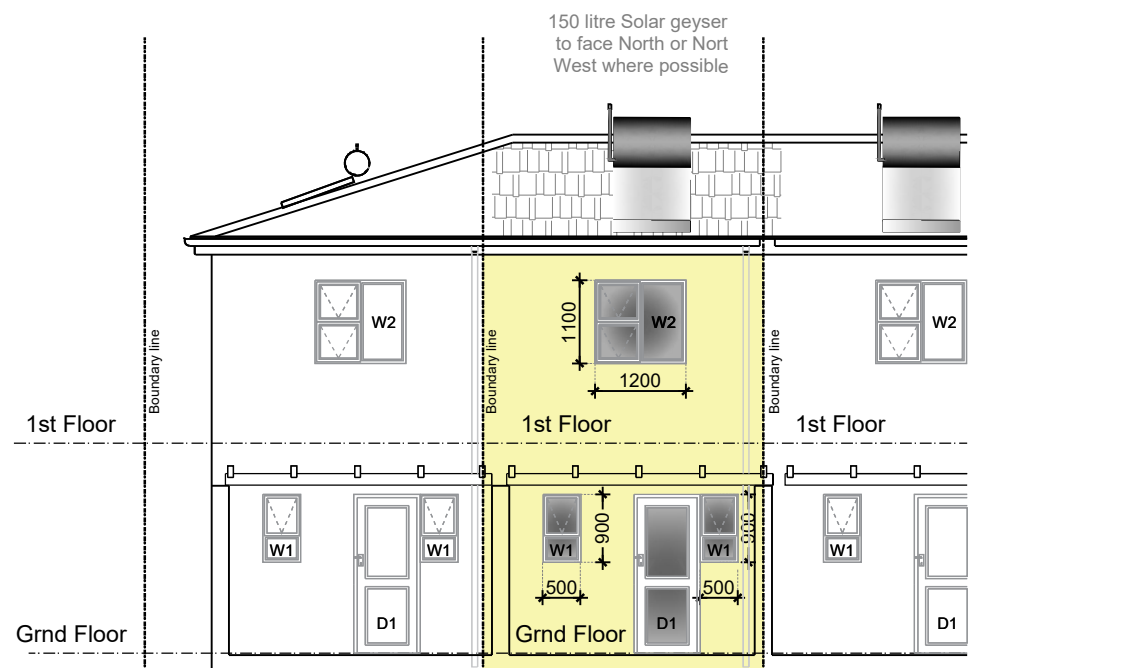
LOCATION: Phase 5C

Client: NEW DWELLING ON ERF 42315 BLUE DOWNS

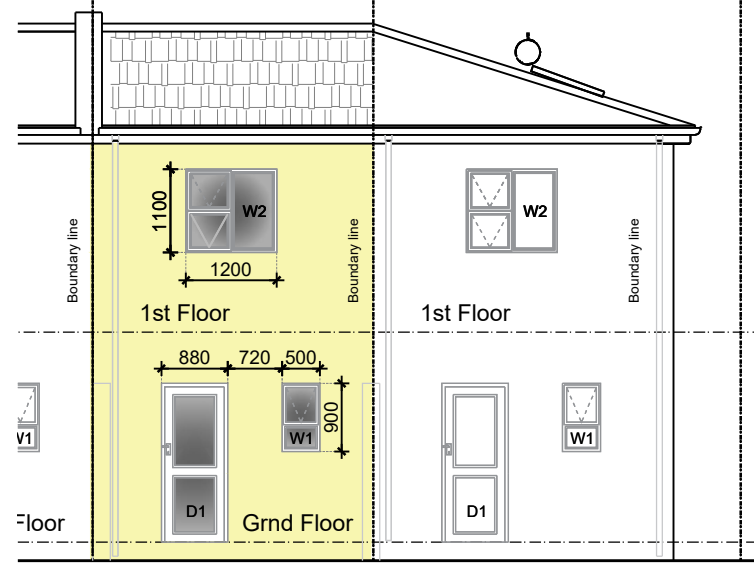
Owner's Representative Signature:

Project Status: **c o u n c i l s u b m i s s i o n**

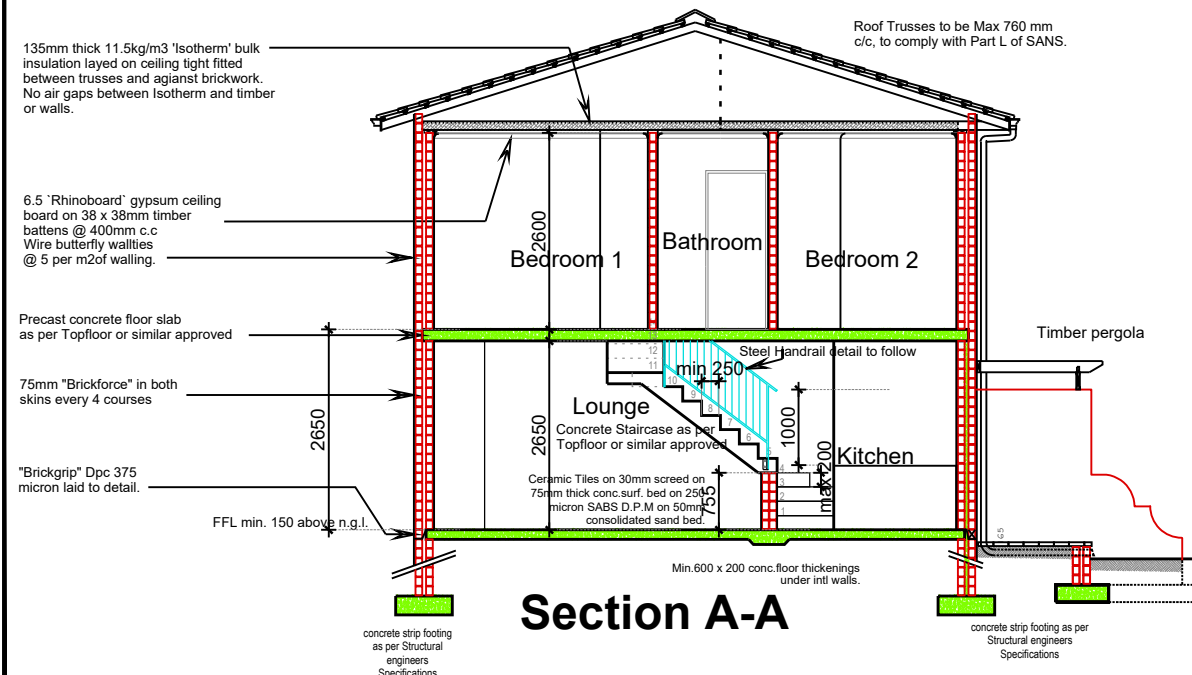
Drawings: **Site & Roof Plan, Floor Plans, Locality Plan, Drainage Sections**



**North Elevation**



**South Elevation**



**Section A-A**

Window No.	Window Size (width x height)	Window schedule
W1	500 X 900	Windows to be AAAMSA approved AL and made to size stated. Glass to be 4mm clear, except bathroom window to be 4mm obscure
W2	1200 X 1100	

Door schedule (external)				
Door no.	Door size (width x height)	Fenestration area-door and frame	Type of frame	Sill
D1	813 X 2032	1.65m <sup>2</sup>	Aluminium	Open Out
D2	760 X 2032	/	Wood	as in-dictated

**Specification**

SABS approved 'Double Roman' slate grey concrete roofing tiles at 20 degree pitch, on 38 x 38 mm SABS SAPine battens at 320mm cts. and 38 x 50 tilting batten, tiled to SANS 062, on trusses complying with SANS 10400 as per notes for 'Roof truss structure' Nail each tile in lowest 3 rows with min. 75mm ring shanked galv. roofing nails, and 3rd tile in all other rows. Line valley with galv.m.s. valley flashing as supplied by 'Youngman Roofing.'

'Sisilation 405' d/ sided AL foil insulation as VAPOUR BARRIER and RADIENT BARRIER, layed over truss rafters with min. sag, and with min. 150mm overlaps taped entire length with d/ sided AL foil tape. Cut to straight line at outer top edge of penultimate 38 x 38mm batten. Take external wall plaster to u/s of this batten. 2 layers 5 ply Malthoid dpc under ridge tiles. Mortar under ridge: mix in ochre to match colour of roof tiles.

Plaster and paint to int'l and ext'l walls

6.5 mm 'Rhinoboard' gypsum ceiling board and coved cornice on 38 x 38mm timber battens @ 400mm c.c

Ceramic wall tiles in Bathroom to 1.25m height

Ceramic Tiles on 30mm screed on 75mm thick conc.surf. bed on 250 micron SABS D.P.M on 50mm consolidated sand bed.

110mm dia uPVC sewer pipe to min. 1 in 60 fall as per Drainage schedule

Sewer piping passing under buildings to be encased in conc. 300mm under foundations and 150mm under slab

135mm thick 11.5kg/m<sup>3</sup> 'Isotherm' bulk insulation layed on ceiling tight fitted between trusses and against brickwork. No air gaps between Isotherm and timber or walls.

Walls plastered & painted

Wire butterfly wall ties @ 5 per m<sup>2</sup> of walling.

230mm Cavity ext'l walls and 90mm int'l walls to be built of min. 7Mpa concrete Maxi bricks to SABS 1215, size 220 x 115 x 90

57mm NHBRC approved 'Brickforce' in both skins every 4 courses

Weepholes 10mm by 115mm every ±900mm

375 mic. Dpc laid to detail

FFL min. 200 above n.g.l.

Min 750mm from n.g.l to u/s of conc.

All levels and dimensions to be verified on site by contractor. Discrepancies found to be reported to architect immediately.

Finishes to I.H.D specifications. Building work and materials to comply with SANS 10400 & NHBRC regulations & SABS standards listed.

Roof: Prefabricated Trusses by specialist.

Rainwater goods: 125 x 85mm Aluminium Ogee gutters with int'l concealed brackets, and 75mm dia Upve downpipes and shoes.

Fascias: 10 x 150 Medium density Nutec, painted.

Ceilings: Refer Section.

Walls: Refer section.

Lintols: Prestressed conc. to SABS 1504 over openings less than 3m, incl 'Brickforce' wire reinf. to min. 4 courses brickwork over.

Glazing to comply with SANS 10400 Part N

Windows: White Powder Coated Aluminium Casement Windows to conform with AAAMSA standards, and with dpc all round.

Window cills: Brick and plaster as per section. Plaster to finish under bottom edge of window

Floors: Refer section.

Underlay: SABS grade 375mic dpc in walls and 250mic dpm under floors.

Door frames: Internal: pressed steel to SABS 1129, projecting not less than 20mm into floor finish.

External: Refer Door schedule.

Ironmongery: Mortice locks and furniture to SABS 4

Precast Concrete fencing to SABS 1372

Expansion Joints: as per floor plan: Build vertical joint in brickwork using 90mm wide strips cut from 10mm thick 'Jointex' sheets. Take 'Brickforce' wire reinforcing thru joint. Plaster to straight plumb 10mm wide slot. Seal slot flush with plaster using 'Jointex' backing cord and polyurethane sealant, on ext'l and int'l faces of walls. Paint over sealant to match and blend in with wall paint.

**BATHROOM LIGHT AND VENTILATION**

Bathroom to be artificially lit

Bathroom to be mechanically extracted with extractor fans.

Artificial ventilation system must comply with the following:

- Ventilation may draw air from the other rooms at a rate of 25 litres/sec/person
- The system may not discharge into the ceiling space (which means it must discharge to the outside, not to neighbours property)
- It may not be connected to any artificial lighting system for the purpose of on/off control.
- The system must remain on for period after the room has been vacated.
- The ducting must be constructed of non-combustible material in accordance with SANS 10177-5.

**LIGHT AND VENTILATION**

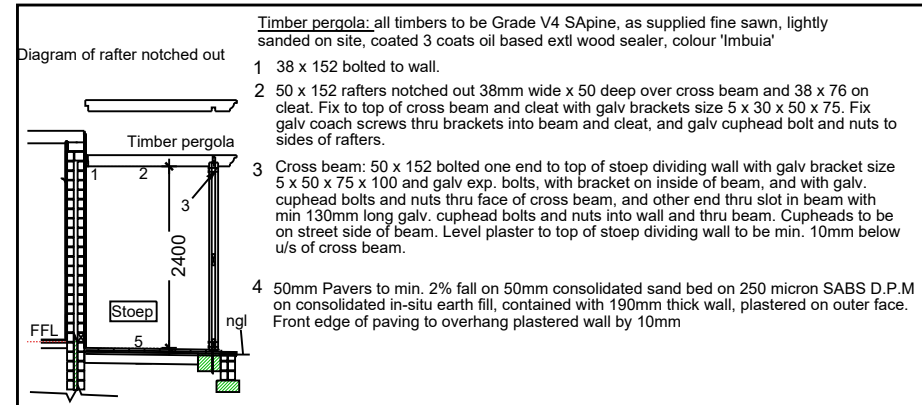
**nett** Floor area of Ground Storey = 24m<sup>2</sup>  
20% = 4.8m<sup>2</sup>  
**Total Proposed windows area = 4.7m<sup>2</sup>**

Total area of the glazing elements of Ground Storey do not exceed 20% of the nett floor area of the storey, the minimum energy performance requirements for this storey is deemed satisfied.

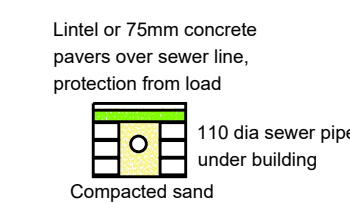
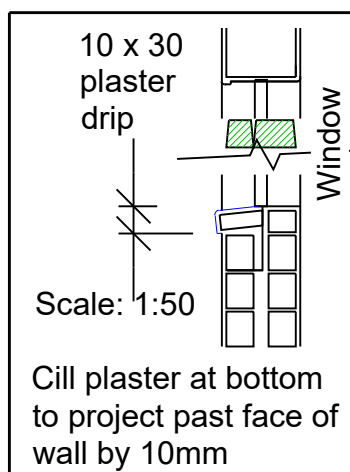
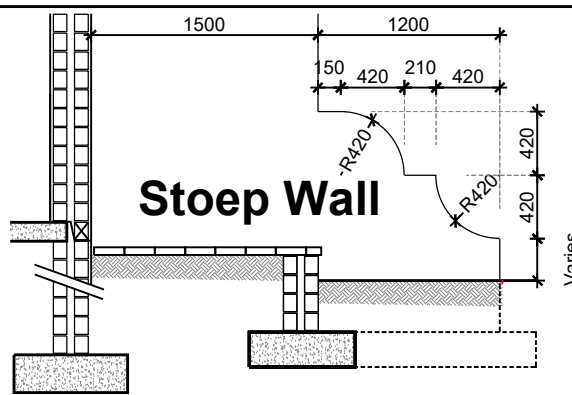
**nett** Floor area of First Storey = 24m<sup>2</sup>  
20% = 4.8m<sup>2</sup>  
**Total Proposed windows area = 2.64m<sup>2</sup>**

Total area of the glazing elements of Ground Storey do not exceed 20% of the nett floor area of the storey, the minimum energy performance requirements for this storey is deemed satisfied.

**XA FENESTRATION CALCULATION**



**Pergola Detail**



**Sewer Line Bridging Detail**  
Used where applicable

**CATEGORY 1 BUILDING (Part C: Dimensions)**

Architectural Technician: <b>Mr M. Arendse</b>	Architect Technician Signature:	
<b>NEW DWELLING on ERF 42315</b>		
<b>LOCATION: Phase 5C</b>		
Client: <b>NEW DWELLING ON ERF 42315 BLUE DOWNS</b>	Owner's Representative Signature:	
Project Status: <b>c o u n c i l s u b m i s s i o n</b>	Drawings: <b>Section, Elevations, Window Schedule and Details</b>	
Drawing No.: 42360/21/10/001	Size: A3	Page No: 002
Date: 10 October 2021	Scale: As shown	