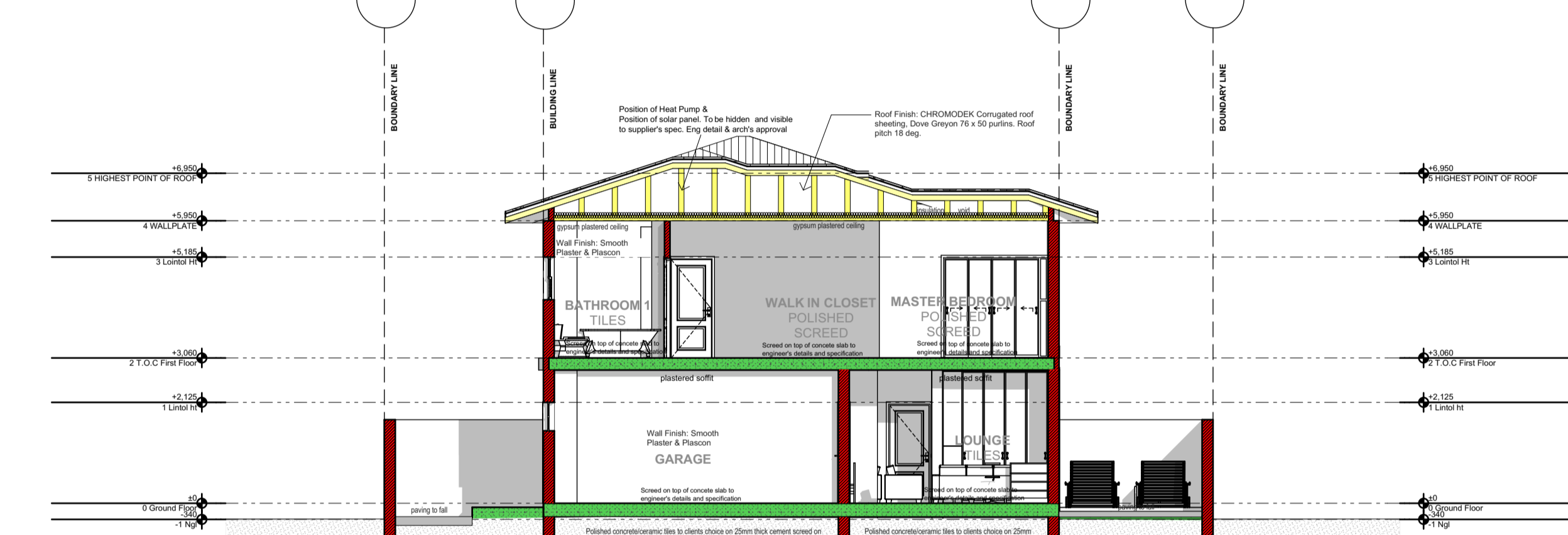
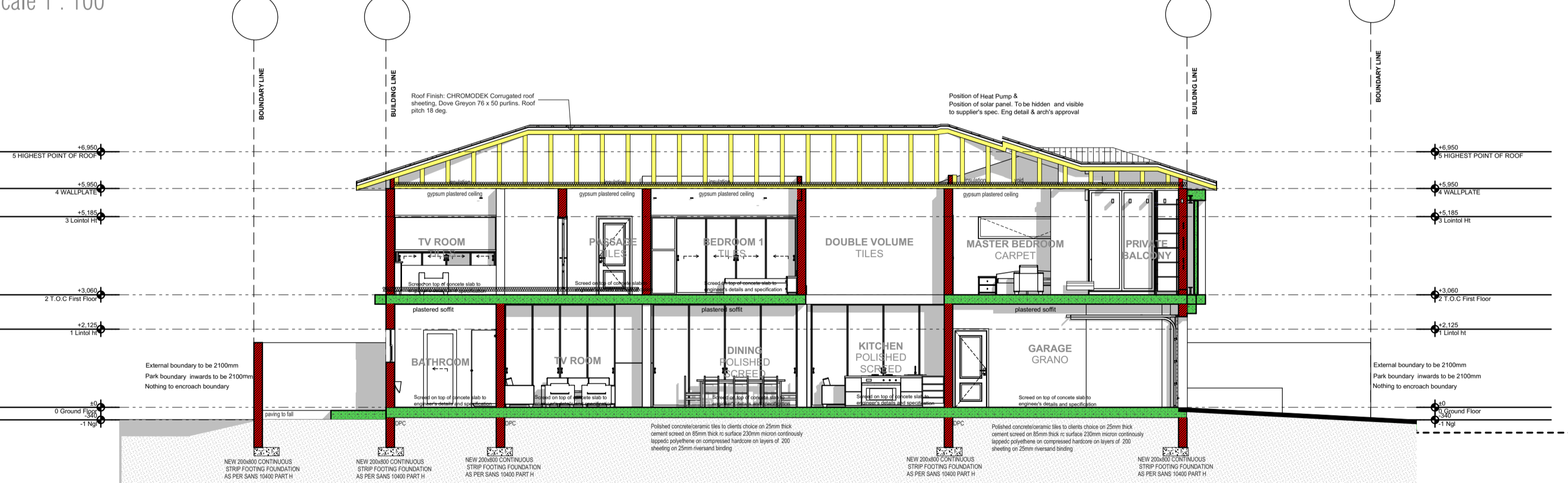


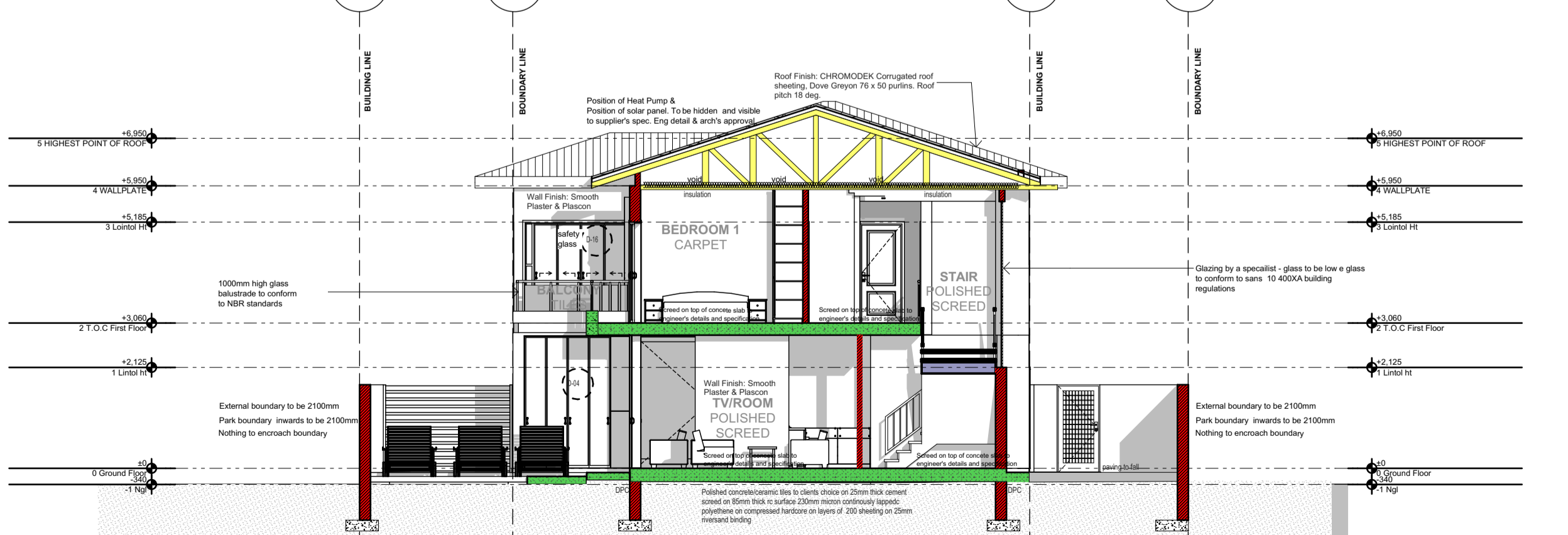
SECTION A-A
Scale 1 : 100



SECTION B-B
Scale 1 : 100



SECTION C-C
Scale 1 : 100



SECTION D-D
Scale 1 : 100

NOTES

- A: FOOTINGS:-**
1. ALL FOOTINGS TO BE DONE TO ENGINEERS DETAIL
- B: FLOORS:-**
1. SURFACE BEDS:-
FLOOR FINISH LAID ON CEMENT SCREED ON RC SLAB ON APPROVED GUNPLAS USB GREEN WATERPROOF SHEETING LAID ACCORDING TO ENGINEERS DETAIL.
SUBFLOOR GROUND TO BE POISONED WITH PENTACHLOROPHENOL SOLUTION IN ACCORDANCE WITH S.A.B.S 0124 CODE OF PRACTICE AND ANT GUARDS ARE TO BE PROVIDED TO COMPLY WITH LOCAL AUTHORITY REGULATIONS.
2. SUSPENDED SLABS:-
FLOOR FINISH BY OWNER LAID ON CEMENT SCREED WITH MIN 20mm THICKNESS ON REINFORCED CONCRETE SLAB TO ENGINEERS DETAIL.
3. WALLS:-
SABS APPROVED CLAY BRICKWORK, TO COURSES OR BRICKWORK ARE TO BE REINFORCED WITH BRICKFORCE IN SOLID CEMENT MORTAR JOINTS BELOW WALL PLATE LEVEL ABOVE WINDOW HEAD LEVEL & BELOW WINDOW SILL LEVEL.
4. EXTERNAL FACE OF INNER SKIN OF ALL EXTERNAL WALLS TO BE BAGGED AND RENDERED WATERPROOF WITH SUITABLE APPLICATIONS OF BITUMEN.
5. PRE-CAST CONCRETE LINTOLS ABOVE DOOR AND WINDOW HEAD LEVEL.
6. GALVANISED WIRE TIES TO BE BUILT IN ALL 230mm WALLS AT 800 CENTRES HORIZONTALLY AND EVERY 6TH COURSE VERTICALLY.
7. DAMP PROOF COURSE TO BE EMBOSSED GUNDE BRICKGRIP 375 micron SABS 955-1969 TYPE B WELL TAPED AT ALL JOINTS AND INTERSECTIONS AND BEDDED AND JOINTED IN CEMENT MOTAR.
F: ROOF:-
1. Roof pitch 20° Marley Double Roman Cement roof tiles (Standard Amber Colour) on 38x25mm timber battens on D10 Bubble foil insulation on gable-raised trusses at 760mm c/c min, on 114x38mm plate all fastened to wall by hoop iron straps built in 4 courses into brickwork or tied to r.c. rafter beam.
2. FLAT ROOFS - WATERPROOFING ON CEMENT SCREED TO FALLS INTO OUTLET ON RC SLAB TO ENG. DETAIL.
TO COMPLY WITH SANS 10400 - L-2011
G: CEILING:-
12.5mm GYPSUM SKIMMED RHINOBOARD ON SA PINE BRANDING AT MAX 320mm c.c. WITH SHADOWLINE CORNICE TO ARCHITECTS DETAIL.
H: WINDOWS:-
1. ALL NEW WOOD & ALUMINIUM WINDOWS AND DOORS.
2. ALL IRONMONGERY SELECTION TO BE CONFIRMED WITH THE OWNER.
H: STAIRS:-
1. RC STAIRS
TREAD :300mm
RISER :200mm
TO ENGINEERS DETAIL.
ALLOW WOOD & WIRED BALUSTRADE
J: DECKING
1. DECKING TO ENGINEERS DETAIL.
GENERAL:
1. ALL WORK TO COMPLY WITH NBR AND STANDARDS ACT SANS 10400.
2. ALL DIMENSIONS AND LEVELS TO BE CHECKED.
3. ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES. DRAWINGS NOT TO BE SCALED.
4. SAFETY GLAZING TO BE IN ACCORDANCE WITH SANS 10137 CODE OF PRACTICE - THE INSTALLATION OF GLAZING IN BUILDINGS.
5. BALUSTRADES, HANDRAILS, HEIGHTS AND OPENINGS TO COMPLY WITH MBS AND DEC 4 OF SANS 10400
6. RWDP TO HARDENED SURFACE TO STORMWATER MANGHOLE
7. ALL STORMWATER DRAINAGE TO ENG. DETAILS
8. OPC TO BE INSTALLED TO UNDER WINDOW SILLS
9. ALUMINIUM RWDP AND GUTTER
DRAINAGE:
1. INSPECTION EYES TO BE PROVIDED AT JUNCTIONS AND BENDS TO ALL SOIL AND WASTE PIPES.
2. ALL INTERNAL PLUMBING TO BE EXPOSED.
3. ALL FITTINGS ON SEPARATE BRANCHES WITH SEPARATE ENTRIES TO SINGLE STACK DRAINAGE.
4. ALL SOIL PIPES TO BE MIN 100mm Ø.
5. ALL WASTE PIPES TO BE MIN 30mm Ø.
6. VENT VALVES TO BE FITTED TO ALL FITTINGS.
7. ALL URINALS TO BE FITTED WITH 40mm DEEP SEAL TRAPS AT FLOOR LEVEL.
8. ALL SHOWERS TO HAVE HOT AND COLD WATER.
ENDORSEMENTS:-
FLOORS:
TO COMPLY WITH SANS 10400 - J-2011
WALLS:
TO COMPLY WITH SANS 10400 - K-2011
ROOF:
TO COMPLY WITH SANS 10400 - L-2011
STAIRS & BALUSTRADE:
TO COMPLY WITH SANS 10400 - M-2011
GLAZING:
TO COMPLY WITH SANS 10400 - N-2011
DRAINAGE:
TO COMPLY WITH SANS 10400 - P-2011
STORMWATER:
TO COMPLY WITH SANS 10400 - R-2011
NATURAL LIGHTING:
TO COMPLY WITH SANS 10400 - O-2011
ENERGY EFFICIENCY:
TO COMPLY WITH SANS 10400 - XA-2012 & 204 - 2011

BUILDING DESIGN GUIDELINES

- A1 All plans must be prepared by a Registered Architect or a Registered Architectural Draughtsman and submitted for approval to the Architect on record assisted by CWOHA Aesthetics committee (see clause 9 of this document for further instructions). Only after approval has been obtained can plans be submitted to the local authority. It is the owner's responsibility to ensure that all plans are submitted and approved by both authorities prior to construction.
4.2 The priority of surrounding properties should be considered. As a general rule no windows or balconies on the upper storey should overlook the living space of the adjacent dwelling, front to or behind it.
4.3 No staff accommodation should be nearer to the street from the main building unless contained under the same roof or integrated into the overall design.
4.4 Staff accommodation and kitchen areas should open onto screened yards.
4.5 Out-buildings and additions should match the original building design and style, elevation and materials usage. No flat roofed carports will be permitted unless it matches and blends with the design of the main dwelling.
4.6 Washing lines and refuse areas must be screened off with a wall of the same material as the external finishes of the house.
4.7 No dog kennels, caravans, boats or trailers are to be visible from the road and may not be placed in the restricted side space (building lines).
4.8 No pre-fabricated garden sheds or "Wendy Houses", visible and invasive jungle gyms will be allowed on the Estate.
4.9 No shade-netting, bamboo-coated material or unapproved material, flat or lean-to steel structures may be used for carports or any other coverage or screening. An exception may be made (with prior approval from the council) for kids play areas.
4.10 Solar heating panels, if used, should be incorporated into the building and form part of the basic structure and should be clearly shown and annotated on the approval drawings.
4.11 Aerials, TV aerials, air conditioning units, satellite dishes and other items, which do not form part of the basic structure, are to be clearly shown and annotated on the approval drawings and screened where possible.
4.12 No exposed plumbing will be allowed and washing lines should be fully screened and not visible from the street elevations and other elevations onto adjoining properties.
4.13 No deviations from the approved drawings will be permitted unless the deviation is re-submitted and approved in writing prior to construction.
4.14 No dwelling unit (except group stands) may be smaller than 150m² excluding garages and out-buildings.
4.15 The light source to all external lighting (except under covered patio or gazebo roofs) must be wall mounted or otherwise may not be more than 1m above natural ground level and may not shine onto adjacent properties. ALL external site lighting is subject to neighbours' approval.
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4.16 The purchaser must ensure that the Building Contractor to be used by the purchaser to erect the buildings on the property, complies with the following criteria namely: 4.16.1 The building contractor has to be registered with the National Home Builders Registration Council. The purchaser and Building Contractor must be in the possession of a NHBRC Registration Certificate before construction may proceed & 4.16.2 The Building Contractor must comply with the security contractor card system in place at CWI
All plumbing is to be installed as per Gl 4.6 and 4.12
All washing lines is to be installed as per Gl 4.6 & 4.12
Landscaping, planting and maintenance of the landscape will be designed to create an attractive, aesthetically diverse, and harmonious landscaping plan within the properties. Nothing shall be erected that would effect a homeowners view or sun/shade exposure. Ornamentation
All trees or large bushes installed on a property must be approved by the committee

TABLE OF REVISIONS

REVISION	DATE	DESCRIPTION
A	30-07	ESTATE SUBMISSION

OWNER'S SIGNATURE
ARCHITECT'S SIGNATURE
ENGINEER'S SIGNATURE

PrArch: Olwethu Prince. Z Mkhize
Sacap Reg: PrArch: 39624361

SCALES USED: 1:100

PROJECT DESCRIPTION

PROPOSED NEW DWELLING
MR SANNY PAPI
SEC 41
ERF 1988
RAYTON
EMMERALD HILLS

DRAWN	CHECKED
NJB	OPZ
DATE: 27.2020	ARCHITECT'S SIGNATURE
TRACED	APPROVED
DATE	DATE

DRAWING DESCRIPTION

SECTIONS

N

SUBMISSION

PROJECT NUMBER	DRAWING NUMBER
1701	104