

Marsanne Street

No Obstruction  
on Sidewalk



**GENERAL:**  
All work to be in accordance with SANS 10400 - 2010 and to the approval of the Local Authority. All work to be checked beforehand and report any discrepancies to the designer without any delay.  
DO NOT SCALE FROM THIS DRAWINGS.

**ROOF COVERINGS:**  
Concrete roof tiles (ELITE OR SIMILAR) on 38x38mm  
3 A pine batten @ Max 200mm C/C on metal roof trusses @ manufactures centres' spacing.  
Trusses to be fixed down with galvanised hoop iron on 600mm r/o battenwork.  
Trusses to be fixed with galvanised hoop iron on 14mm x 38mm wall plate.  
All portions of structural timber built into walls to be well tarred, creosoted or encased in dpc.  
Gable and walls fixed back to roof structure with galvanised hoop iron strips 3mm thick x 30mm wide at 600mm embedded 300mm in wall, bent over and fixed to 2 rafters.

**EAVES:**  
Overhang: 300mm  
Fascia: Exterio medium density plain groove Nutec fascia boards, size 225 x 6mm thick fixed to timber rafters twice screwed with 12 x 40mm counter sunk brass screws with aluminium fascia joint plate between boards and aluminium H-profile fascia corner joints at board ends, as prescribed by roof material manufacturer.  
Filters: as prescribed by roof material manufacturer.  
Soffits: as prescribed by roof material manufacturer.  
Culvers: fixed to fascia to manufacturer specification.

**RAIN WATER GOODS:**  
Waterlight guttering domestic open profile aluminium seamless gutter overall size 125 x 6.0mm thick. Colour white with matching splash plate, including expanded aluminium mesh leaf guard set over the gutter with 100mm diameter uPVC downpipes complying with SABS 11, fixed to wall with holdbrats, all installed to spec.

**BLOCK WALLS:**  
Work size: ROK Maxi bricks  
Strength: According to SANS 10400 - 2010 part KK-4.  
Reinforcing:  
i) "Brickforce" every second brick course in all walls.  
ii) "Brickforce" every course for four courses over openings.  
iii) "Brickforce" endlaps minimum 300mm.  
Fines: 10mm Plaster inside/outside and Nature's Coat Brush Plaster (to manufacturer spec).

**FOUNDATIONS:**  
Foundation sizes to be specified by Engineers. Foundation strength to be 20MPa. (see Engineers specification)

**MORTAR:**  
All cement powder to be SABS approved Portland cement. Class 2 (alpha) to be used for construction. Mix: 5kg cement, 200 litre sand maximum. Lime is optional for extra workability & improved waterproofing. Add a maximum of 40 litre lime to mixture.

**WATERPROOFING:**  
Dampproofcourse: 375 micron (dpc), Dampproofmembrane: 250 micron (dpm).

**PAINTING:**  
House Colour paint to be Antique Petal as approved by Val de Vie. Door and window colour to be, (White - Epoxy coated & Painted)

**FLOORS:**  
Floor finishes on 25mm screed on 100mm 20MPa concrete on dpm on 50mm sand blinding layer on compacted hardcore (to 95% mod. AASHTO) in layers of 150mm maximum on reduced ground level well compacted.

**GLAZING:**  
All glazing to SABS 0137 (third edition) and SANS 10400-2010 part NNS, part OQ2, Part XA and SANS 204. Glazing to be minimum 10% of floor area of habitable rooms. Minimum 4mm thick glazing.

**DOORS AND WINDOWS:**  
See Door & Window schedule for sizes and specifications.

**ELECTRICAL INSTALLATION:**  
To be done by a competent registered electrician. See electrical layout for electrical installation.

**FOULWATER DRAINAGE:**  
Above ground uPVC pipes to SABS 967. Coupling pieces, bendable ring seals, joints, welded solvent joints. Below ground uPVC pipes laid to SABS 1200 LD and SABS 0112. Maximum 1.5 and minimum 1.60 fat. In concrete. Pipes below structures/vehicular access in 400 x 400mm concrete.

**SITE:**  
To be Landscaped as per the Appointed Landscape Architect's plan.

**WORKS:**  
As shown on Siteplan. Site to be left free of building rubble.

**MUNICIPAL REQUIREMENTS AND THOSE OF OTHER AUTHORITIES MUST BE ADHERED TO. CONTRACTORS AND SUB CONTRACTORS ARE TO CHECK ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE COMMENCING WORK. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS. THE DESIGN ON THIS DRAWING IS THE PROPERTY OF THE ARCHITECTS AND COPYRIGHT THEREOF IS RESERVED BY THEM.**

The Vines II 851

CLIENT SIGNATURE	ILLUSTRATION
	Floorplan Scale 1:50

AREA SCHEDULE

Double Garage	39.90 m <sup>2</sup>
Undercover Patio	19.83 m <sup>2</sup>
Ground Floor Living	135.81 m <sup>2</sup>
<b>Total Area</b>	<b>195.54 m<sup>2</sup></b>

DESIGNED BY:

DRAWN BY:

Stephrie Geldenhuys PR ARCH 6847  
Warren Lubuschagne 0827870775  
Wahan Mouton 0218726300  
iconplans@gmail.com