

**THE PLAN CO**  
ARCHITECTURAL DESIGNERS

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D0242

elwil centre | 14 caledon street | somerset west

schedule | areas

ground floor	142m <sup>2</sup>
covered entrance	4m <sup>2</sup>
open patio	23m <sup>2</sup>
footprint	148m <sup>2</sup>
site	m <sup>2</sup>
coverage	%
zoning	GR1
boundary wall length	m
boundary wall height	1.2/1.8m

0000 | owner | erf | rev

project | house owner - erf xxx  
street xxx  
estate xxx  
somerset west

11 05 2018	00	title block	fvd

date | mar 2021

scale | as shown @ A1

drawn | s campbell

checked | r bands

floor plan | elevations | sections

drawing | **142 dwelling unit**

these are municipal drawings only and may not be used as working drawings

locality plan | scale 1:1000

general | take note:

Appointed as Architectural Professional to work stage 4.1 (documentation to achieve municipal approval only)  
No liability will be accepted for work during construction. Full liability and responsibility will be for the Owner or Builder

contractor to check and confirm all dimensions and levels prior to the setting out of the work.

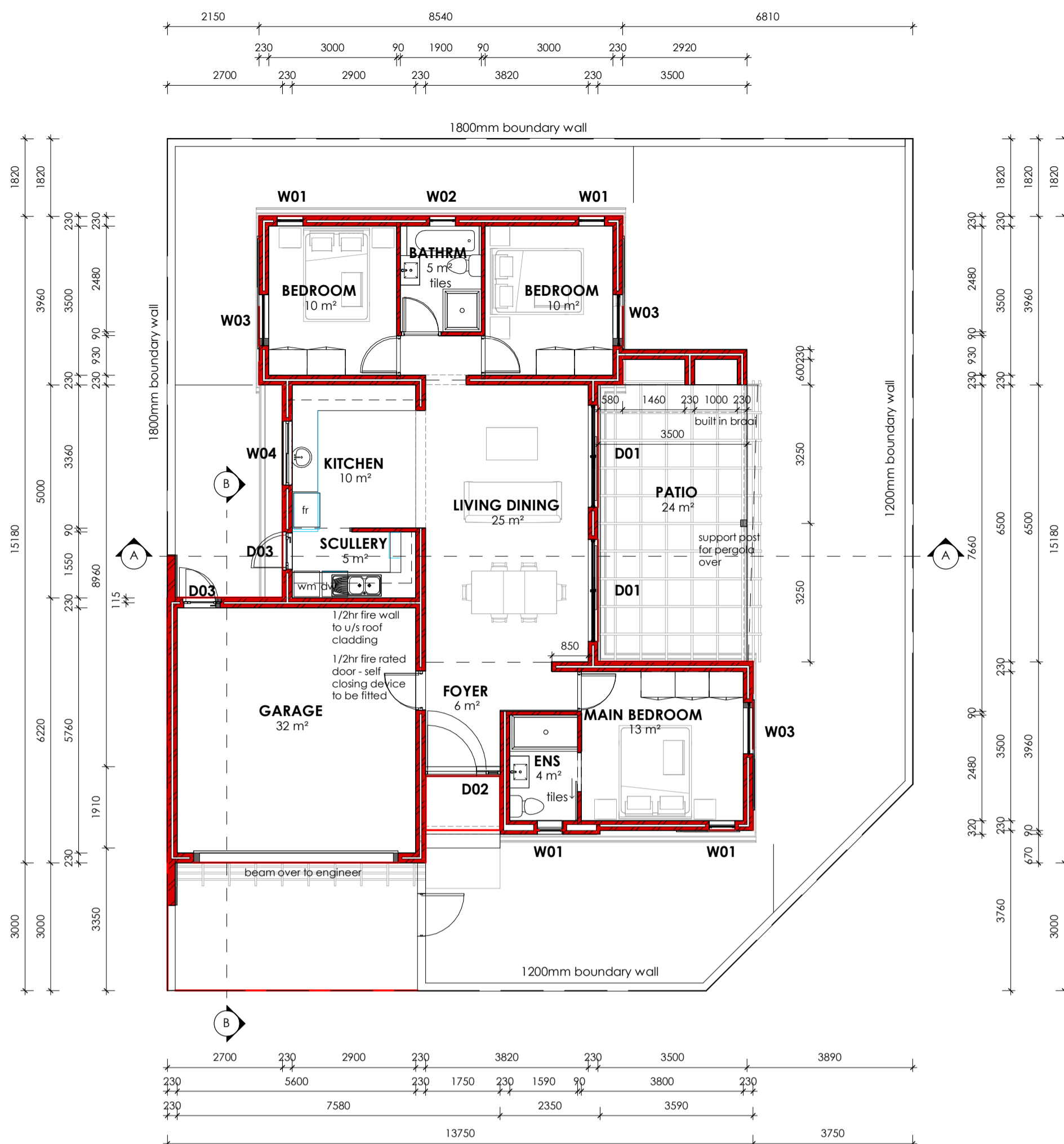
any discrepancies in dimensions or specs are to be reported to the designer immediately for clarification.  
setting out to be done from the surveyors pegs.  
all work to comply with SANS 10400 codes and local authority rules, regulations and requirements.  
this spec is intended to supplement the nibr and the nibr takes precedence.

specification | local authority

**linear foundations** Foundations 700 x 250mm & to engineer. 600 x 200mm slab thickening to internal 90mm walls unless otherwise specified by engineer. Foundations not to project beyond boundaries. water to be taken away from foundations & towards roadside. depth and size to suit ground conditions.  
**foundation walls** foundation walls to have brickforce in every course. provide expansion joints as required.  
**column foundations** all foundations to engineer.  
**solid floors** 100mm concrete slab on 250 mic dpm. lap joined, sealed and turned up around the perimeter of and for the full length of the slab on 50mm sand blinding on 150mm compacted fill.  
**columns and beams** reinforced concrete columns and beams to engineer.  
**walls** 230mm supporting wall with 50mm cavity, 90mm clay maxi brickwork or equal approved with brickforce in every 5th course. stepped dpc to be provided to all external walls. all openings < 3000mm to have precast concrete lintels according to manufacturers spec or equal approved. all openings > 3000mm to have rc beams to engineer where deemed necessary.  
**windows** all new windows as per aluminium catalogue to be powder coated colour as per owner on approval of HOA. all glazing to comply with requirements of SANS 10400N side lights to have safety glazing. windows lower 500mm from floor. windows lower than 1800mm above pitch line of stairs and shop fronts to be safety glass. all to be fitted with low-E glazing spec.  
**doors** all external sliding doors as per aluminium catalogue to be powder coated colour as per owner on approval of HOA. all external timber doors to be solid hardwood as per winsters door catalogue. painted to match sliding doors. all glazing to comply with requirements of SANS 10400N. access doors and side lights to have safety glass.  
**roof** [kitchen/scullery] Chromadek Ultim (Dark Dolphin) roof sheeting on approval of HOA at 3° on 50x75mm purlins at max. 1000mm c/c on 114 x 38mm wallplate. rafters to be tied down with 30mm galvanised hoop iron built min. 600mm into walls. flashings and counter flashings to specialist. use timber grade 5. timbers built into walls to be adequately protected.  
**roof** [garage] Klip lok (Dark Dolphin) roof sheeting on approval of HOA at 3° on 50x75mm purlins at max. 1000mm c/c on 114 x 38mm wallplate. rafters to be tied down with 30mm galvanised hoop iron built min. 600mm into walls. flashings and counter flashings to specialist. use timber grade 5. timbers built into walls to be adequately protected.  
**roof** [main roof] Chromadek Ultim (Dark Dolphin) roof sheeting on approval of HOA at 40° on 50x75mm purlins at max. 750mm c/c on 114x38mm prefabricated trusses to specialist at max. 850mm c/c on 114 x 38mm wallplate. trusses to be tied down with 30mm galvanised hoop iron built min. 600mm into walls. flashings and counter flashings to specialist. use timber grade 5. timbers built into walls to be adequately protected. isotherm to be provided as per spec. as per SANS 10400-XA roof to have R-value of 0.35 and a minimum required total R-value of 3.7 for roof assemblies.  
**roof** [concrete roof] concrete roof slab to stict engineers design and details to have 40mm screed to fall towards full bore outlet and adequately waterproofed with dextragum sp4 system. stone chip to be applied to roof finally. concrete roof to be sufficiently insulated in accordance with SANS 204 regulation.  
**roof insulation** All roofs to be insulated so that a min. R-value of 3.7 is achieved (to comply with SANS 10400-XA:2011: 4.4.5.1). All to have ceilings. Insulation to be:  
type Flexible polyester blanket (Isotherm or similar approved) with a density of 11.5 kg/m<sup>3</sup> installed as per SANS 204:2011 thickness min. 100mm  
R-value min. 3.35 (for metal sheeting roof)  
**roof construction R-values**  
Average R-value of roof structure - 0.35  
Reflective foil - 0.75  
Required insulation R-value - 2.6  
conclusion - 100mm flexible lose fill insulation to be installed between rafters.  
**rainwater goods** 125x85mm seamless aluminium o-gee gutters into 100x75mm seamless aluminium square downpipes all in accordance with manufacturer or equal approved. all gutters, barge boards and downpipes to be painted white as per HOA.  
**walls** 90mm and 220mm clay maxi brickwork or equal approved.  
**doors** all internal timber doors to be panelled semi solid, painted white.  
**wall finishes** plastered & painted white (Karoo Sand (IHEG)-Midax 300 catalogue.)  
**pavlos/courtyards** tiles/pavers (to owner) on waterproofing on screed approved by H.O.A.  
**Internal walls** generally plastered with 1 coat plaster, skimmed & glaze coated, all colours to owner detail.  
**floor finishes** tiles, carpet or timber on screed.  
**ceilings** ceiling branders to be 38x38mm (50x38 at joints) @ 380mm c/c painted and plastered 6.5mm flush rhinoboard. skimmed rhinoboard ceilings fixed to brandeting to underside of trusses. as per SANS 10400-XA. insulation in ceiling space to have a R-value of 3.30  
**joinery** all built in cupboards, vanity units and kitchen cupboards to owner design.  
**distribution/reticulation** refer to electrical layout by owner. electrical installation to comply with local authority requirements and SANS 10142-1.  
**lighting** refer to electrical layout by owner.  
**plumbing** installation to comply with local authority requirements and SANS 10400.  
**hot water cylinders** 1 x 200l geyser to be located in roof space. approved layout from plumbing contractor. to be supplied with fully drained drip tray and overflow pipe. all hot water pipes and HWC in roof space to be insulated min. R-value 1.00 as per SANS 10400-XA regulations by plumber.  
**natural ventilation** to comply with municipal regulations and SANS 10400 i.t.o min. 5% of floor area.  
**natural light** to comply with municipal regulations and SANS 10400 i.t.o. up to 10% of net floor area per storey.  
**soil drains** to be closed system of 110mm Ø pvc pipes @ min 1:60 fall. all vent pipes to be 50mm Ø pvc pipes. all heights pertaining to drainage to be checked and confirmed on site prior to installation. all bends to have min 600mm inside radius. all drains below building to be encased in concrete.  
**driveaway** to be earth tone brick pavers with simplistic patterns to owners colour choice on compacted river sand on 250 mic dpm. pavers to be one colour only to schaapenberg estate hoa.

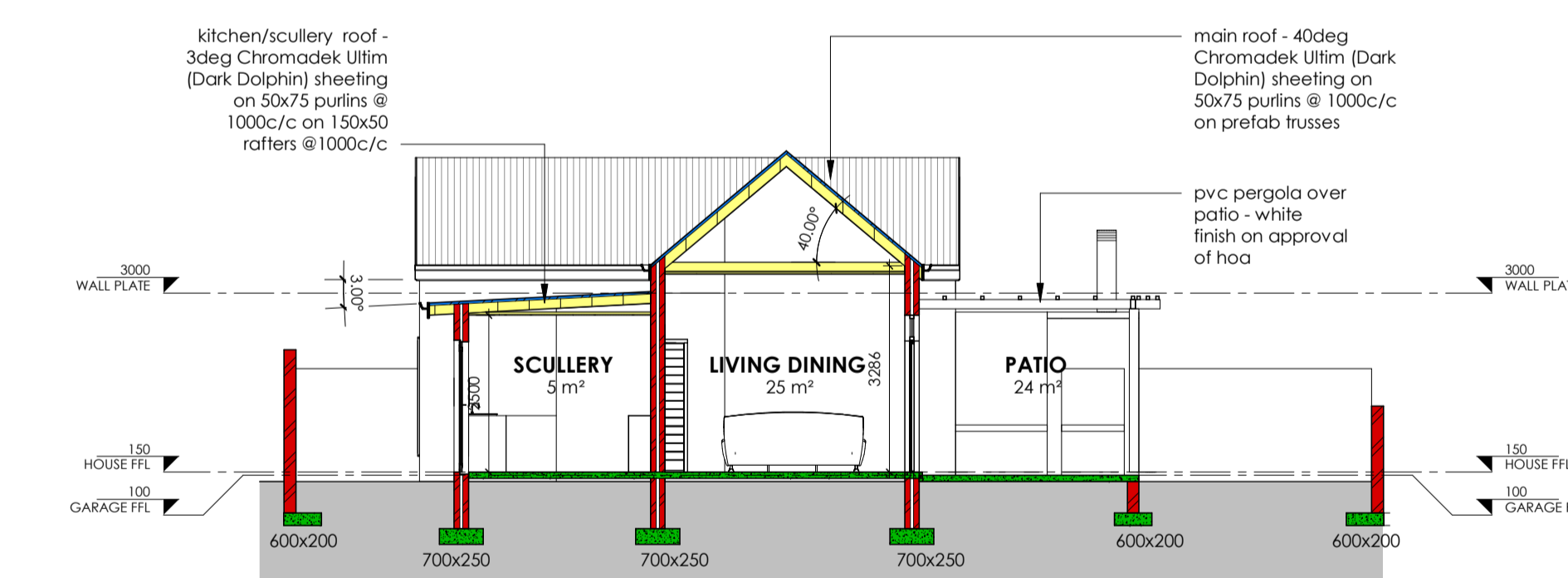
**FLOOR LEVEL**

scale | 1 : 100



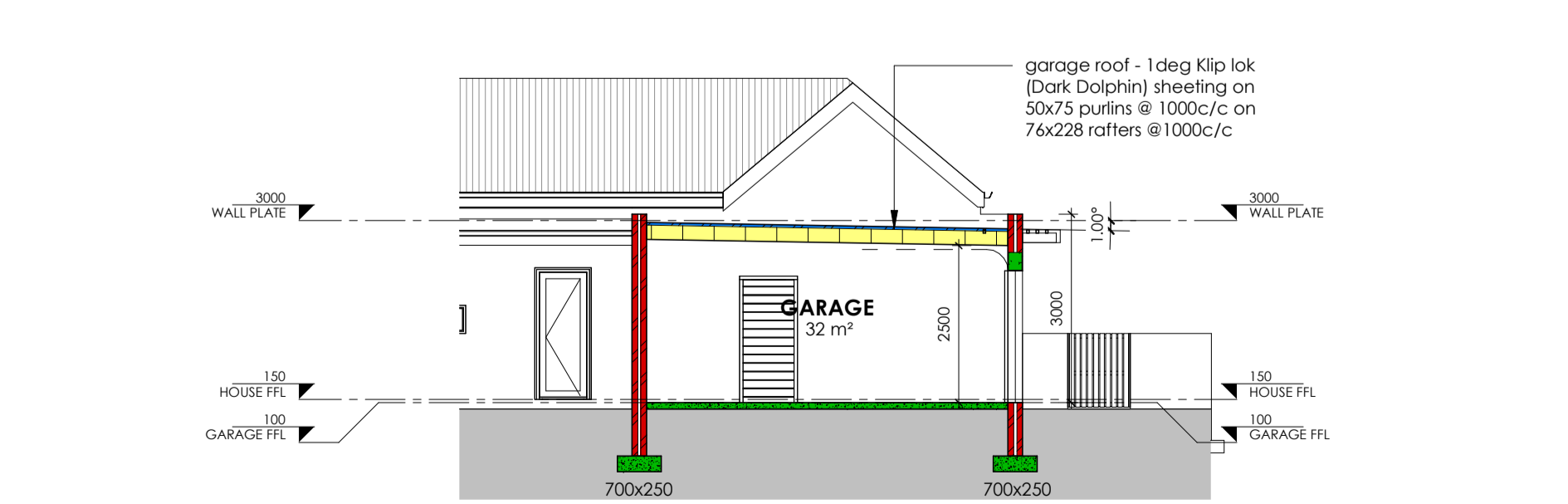
**SECTION AA**

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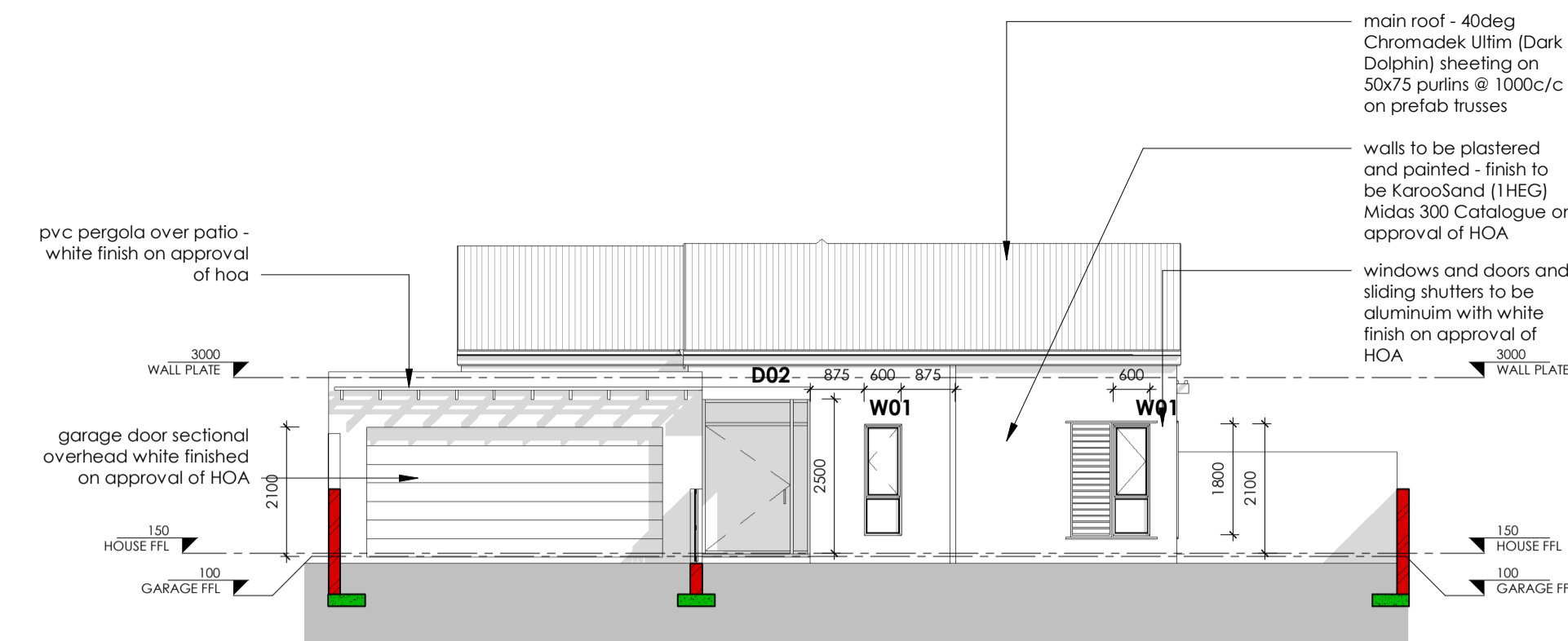
**SECTION BB**

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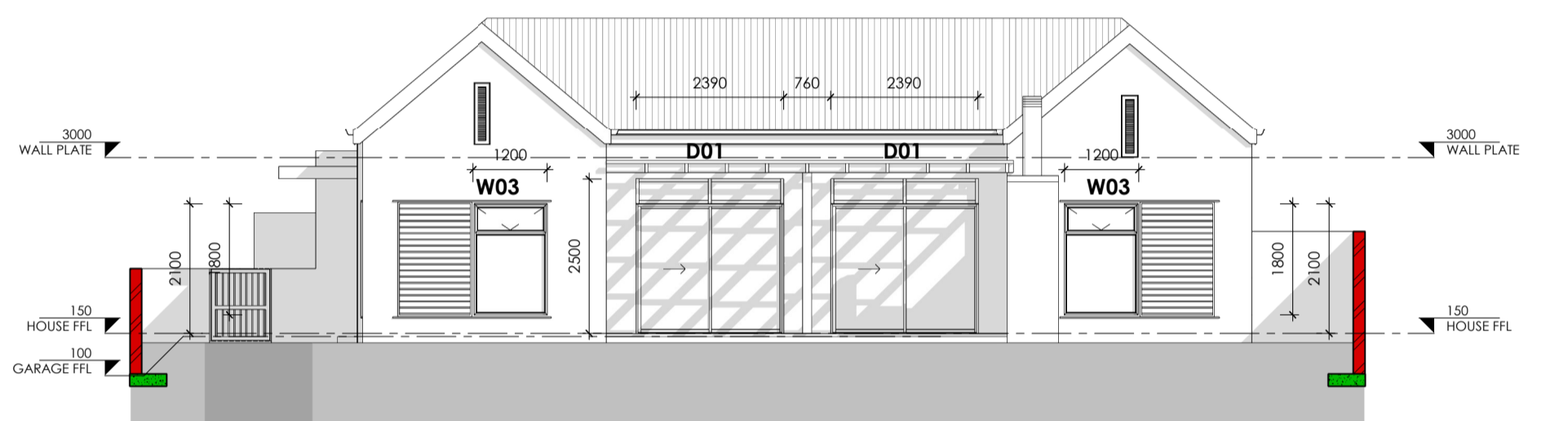
**NORTH EAST ELEVATION**

scale | 1 : 100



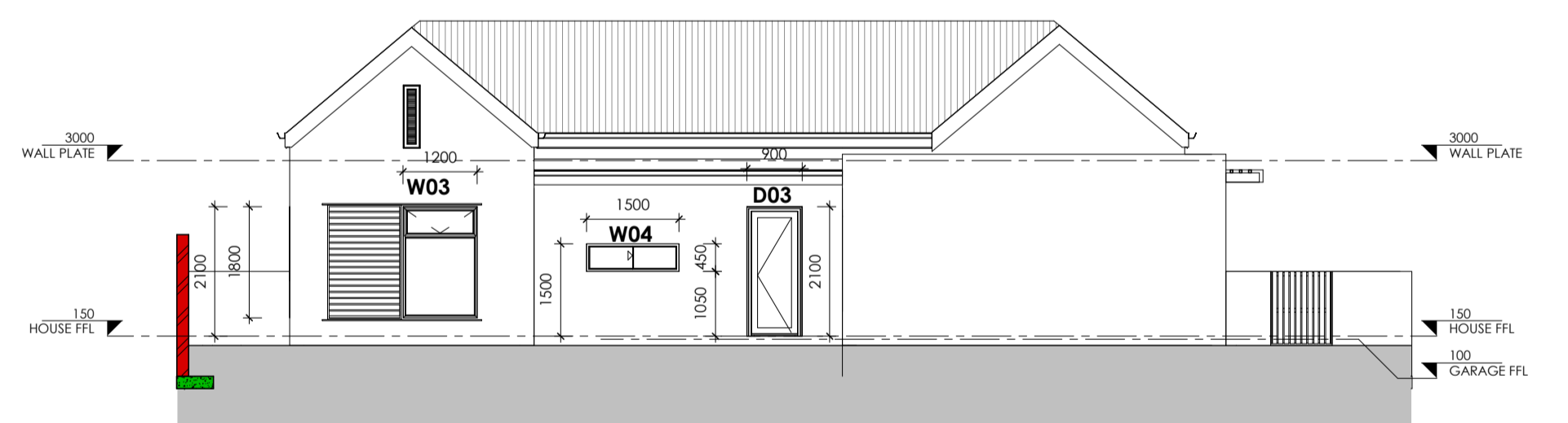
**NORTH WEST ELEVATION**

scale | 1 : 100



**SOUTH EAST ELEVATION**

scale | 1 : 100



**SOUTH WEST ELEVATION**

scale | 1 : 100

