



SOUTH ELEY GUEST HOUSE  
1:100  
GROUND FLOOR



WEST ELEY GUEST HOUSE  
1:100  
GROUND FLOOR



EAST ELEY GUEST HOUSE  
1:100  
GROUND FLOOR



NORTH ELEY GUEST HOUSE  
1:100  
GROUND FLOOR

**SPECIFICATION & NOTES:**

- FOUNDATIONS:**
- 150x250MM CONCRETE STRIP FOR 200MM BRICK WALLS WITH CONCRETE INFILL
  - 600x200MM CONCRETE FLOOR SLAB THICKENING FOR 90MM INTERNAL WALLS.
- FOUNDATION WALLS DEEPER THAN 1000MM TO BE 280MM - (23 BRICK, 50MM CAVITY, 115MM BRICK). CAVITY TO BE CONCRETE FILLED TO DPC LEVEL.**
- STRUCTURAL FOUNDATIONS TO ENGINEER'S DETAILS.**
- BRICK PIERS OR COLUMN FOUNDATIONS TO BE A MINIMUM OF 200MM THICK AND TO PROJECT A MINIMUM OF 200MM PAST THE BRICKWORK OR COLUMNS.**
- NO FOUNDATIONS OR ANY OTHER PART OF THE BUILDING MAY PROJECT BEYOND THE BOUNDARIES OF THE PROPERTY. FLOORS:**
- TILES OR CARPETS ON MIN 30MM THICK SCREED ON 100MM 20M CONCRETE SURFACE BED ON 350MM MICRON DAMP PROOF MEMBRANE ON LAYERS OF 150MM WELL COMPACTED FILL TO 98 MOD. A.A.S.H.T.O
  - DAMP PROOF MEMBRANE TO BE WELL LAPPED TO BRICKWALL DPC.
  - FIRST FLOOR - FINISH AS PER SPECIFICATIONS ON 250MM R.C.SLAB TO ENGINEER'S DETAIL
- WALLS:**
- CONCRETE BLOCKS- AT 1MPA
  - EXTERNAL WALLS TO 190MM CONCRETE BLOCKS
  - INTERNAL WALLS TO BE 90MM CONCRETE BLOCK WALLS AND 90MM SINGLE 6KIN
  - GALVANIZED LADDER-TYPE BRICKFORCE EVERY 5TH COURSE WITH NO. 2 COURSES ADDITIONALLY BELOW WINDOW CILLS AND ABOVE ALL OPENINGS.
  - PRECAST LINTOLS OVER ALL OPENINGS AND LAID IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTION
  - STEPPED BRICKGRIP DPC TO BE A MINIMUM OF 150MM ABOVE GROUND LEVEL WITH WEEP HOLES EVERY SECOND PERPEND.
  - DAMP PROOF COURSE TO BE PROVIDED IN WALLS (NOT APPLIC TO FREE STANDING WALLS EG: BOUNDARY / SCREEN WALLS). ROOF, RAINWATER GOODS AND CEILING:
  - ALL ROOF TIMBERS TO SPECIALIST ENGINEER'S SPECIFICATION AND MANUFACTURER'S INSTRUCTIONS.
  - MAIN ROOF PITCH - 1:10 DEGREE PITCH
  - CHARCOAL COLOR- 6-PROFILE CORRUGATED .COMPLETE WITH 6A6S APPROV PLASTIC UNDERLAY WITH 450MM OVERLAPS AND CARRIED WEL INTO GUTTERS.
  - 38x38MM TIMBER BATTENS @ 320MM CENTRES.
  - 38x114MM TIM TRUSSES @ 1000MM CENTRES.
  - 38x114MM TIMBER WALL PLATES.
  - 1,5x38MM GALVANIZED HOOP IRON TIES BUILT INTO WALL, 600 DEEP, 15 X 100MM ALUMINIUM CONTINUOUS GUTTERS COMPLETE WITH 15 DOWNPIPES. • FLASHING TO ALL PARAPET WALLS.
  - CEILING - SKIMMED GYPSUM BOARD ON 38x38MM BATTENS @ 450MM CENTRES.
- GENERAL NOTES:**
- ALL WORK TO BE IN ACCORDANCE WITH THE SANS 10400.
  - DIMENSIONS AND LEVELS TO BE VERIFIED ON SITE.
  - OVERALL DIMENSIONS TO TAKE PRECEDENCE (EXT) • WORK TO FIGURED DIMENSIONS ONLY.
  - DPC TO ALL VERTICAL AND HORIZONTAL OPENINGS. STRIP FOUNDATIONS TO BE A MINIMUM OF 300MM BELOW VIRGIN SOIL.
  - GABLE ENDS TO BE TIED BACK TO TRUSSES WITH HOOP IRON STRAP @ 600MM CENTRES.
  - ALL GLAZING TO COMPLY WITH REQUIREMENTS OF SANS 1013 SANS 10400 PART N, ACCESS DOORS & SIDE LIGHTS TO HAVE SAFETY GLASS. WINDOWS LOWER THAN 500MM FROM FLOOR, WINDOWS LOWER THAN 1800MM ABOVE PITCH LINE OF STAIRS A SHOP FRONTS TO BE SAFETY GLASS.
  - DRAINS MIN.100MM PVC - MINIMUM FALL OF 1:60
  - RE'S OR IE'S AT ALL BENDS AND JUNCTIONS WITH MARKED COVERS AT GROUND LEVEL.
  - CLOSED SYSTEM ENTER AT 45° JUNCTIONS.
  - 600MM BENDS TO DRAINAGE RUN.
  - MINIMUM DEPTH OF 400MM BELOW COVER LEVEL.
  - COVER LEVEL 10MM ABOVE BOUNDARY.
  - PARAPET WALL NOT TO EXCEED 500MM IN HEIGHT. • WALLS BETWEEN HOUSE AND GARAGE TO BE BEAMFILLED.
  - ALL MANHOLES AND RE'S UNDER DRIVEWAYS OR CONCRETE SL TO BE SEALED WITH HEAVY DUTY COVERS.
  - CONTRACTOR TO ENSURE THAT A BALANCED WATER PRESSU SYSTEM IS INSTALLED WITH ALL VALVES ETC. HOUSED IN ROOF SPACE.
  - HEAD OF DRAIN LINE AND BRANCH LINE EXCEEDING 6000MM IT VENTED.
  - A MINIMUM OF 1 OPEN GULLEY MUST BE PROVIDED TO EACH DRAINAGE INSTALLATION.
  - DRAINAGE BENEATH BUILDINGS OR WITH A COVER OF LESS T 300MM MUST BE ADEQUATELY PROTECTED
  - DRAINAGE FIXTURES TO BE ANTI-SIPHONED OR DEEP SEAL TR PROVIDED
  - DAMP PROOF COURSE TO BE A MINIMUM OF 150MM ABOVE GROUND FLOOR. HOT WATER SUPPLY:
  - HOT WATER SUPPLY IN ACCORDANCE WITH SANS 10400XA 4.1
  - REQUIREMENTS FOR WATER INSTALLATIONS IN BUILDINGS SH BE IN ACCORDANCE WITH SANS 10252-1:2004 AND SANS 10252-1 INSTALLATION OF WATER SYSTEMS.
  - ALL HOT WATER SERVICE PIPES SHALL BE CLAD WITH INSULAT WITH A MIN. R-VALUE OF 1. (PIPE INTERNAL DIAMETER OF 20MM LESS)
  - THERMAL INSULATION, IF ANY, SHALL BE INST

ALL DRAWINGS AND DIMENSIONS MUST BE CORRELATED BEFORE ORDERING OR BUILDING WORK COMMENCES. ANY DIFFERENCES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY WHO WILL MAKE A DECISION WORK SHOULD ONLY BE CARRIED OUT TO DIMENSIONS SHOWN AND DRAWINGS SHOULD NOT BE SCALED. IF ANY ADDITIONAL DIMENSIONS ARE NEEDED, CONTACT THE ARCHITECT IMMEDIATELY. COPYRIGHT IS RESERVED ON ALL DRAWINGS AND DESIGNS.

**SANS-10400-XA-2021-(ED.-2.00) BUILDER & CONSTRUCTION TO COMPLY**

NATIONAL BUILDING REGULATIONS (NBR), ISSUED IN TERMS OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT, 1911 (ACT NO. 103 OF 1911). AND SANS 10400, UNDER THE GENERAL TITLE THE APPLICATION OF THE NATIONAL BUILDING REGULATIONS:

**PART A: GENERAL PRINCIPLES AND REQUIREMENTS.**  
**PART B: STRUCTURAL DESIGN.**  
**PART C: DIMENSIONS.**  
**PART D: PUBLIC SAFETY.**  
**PART E: SITE OPERATIONS.**  
**PART F: EXCAVATIONS.**  
**PART G: FOUNDATIONS.**  
**PART H: FLOORS.**  
**PART I: WALLS.**  
**PART J: ROOFS.**  
**PART K: STAIRWAYS.**  
**PART L: GLAZING.**  
**PART M: LIGHTING AND VENTILATION.**  
**PART N: DRAINAGE.**  
**PART O: NON-WATER-BORNE MEANS OF SANITARY DISPOSAL.**  
**PART P: STORMWATER DISPOSAL.**  
**PART Q: FACILITIES FOR PERSONS WITH DISABILITIES.**  
**PART R: FIRE PROTECTION.**  
**PART S: SPACE HEATING.**  
**PART T: FIRE INSTALLATION.**

ALL CALCULATIONS IS DONE ON SUPPLIED INFORMATION OF THE DWELLING DESIGN AND INFORMATION FROM THE DRAWING DESIGNS AND WINDOW SCHEDULES. INCORRECT INFORMATION SUPPLIED COULD INCUR THAT THE CALCULATIONS MAY BE INCORRECT. ANY CHANGE IN DESIGN AND OR ON SITE CHANGES WILL HAVE AN NEGATIVE OR POSITIVE EFFECT ON THE CALCULATIONS. IT IS ADVISED BEFORE ANY CHANGES, THE PLANNED CHANGES MUST BE RECALCULATED TO ENSURE COMPLIANCE WITH SANS 10400XA AND OTHER REFERRED SANS COMPLIANCE REQUIREMENTS

**RESPONSIBILITY** THE OWNER ACCEPTS ALL RESPONSIBILITY FOR NONE COMPLIANCE TO SANS 10400XA, SHOULD THERE BE ANY DEVIATION FROM THE DESIGNED PLAN, ONCE THE PLAN IS APPROVED BY THE LOCAL MUNICIPALITY AND HANDED, TO THE CLIENT FOR EXECUTION. IT IS ADVISED THAT THE OWNER INCLUDES RESPONSIBILITY CLAUSE IN CONTRACT WITH THE BUILDER AND OTHER SUBCONTRACTORS WHOM WILL IMPLEMENT THE BUILDING PROCESS AND ENSURE SANS RESPONSIBILITY FORMS ARE COMPLETED AND AREAS OF RESPONSIBILITIES AND ALL CONTACT DETAILS LISTED. THE COMPLETED FORMS TO BE SUBMITTED TO THE LOCAL MUNICIPALITY ON THE APPROVED PLAN FILE.

**CALCULATION SHEET:**

- 5.1 BUILDING ENVELOPE
- 5.2 ORIENTATION
- 5.3 SHADING
- 5.4 FENESTRATION
- 5.5 FLOORS
- 5.6 EXTERNAL WALLS
- 5.7 ROOF ASSEMBLY
- 5.8 BUILDING SEALING
- 5.9 SERVICES
- 6.1 HOT WATER SUPPLY
- 6.2 LIGHTING
- 6.3 AIR CONDITIONING

REVISION HISTORY

CLIENT DETAILS

MR AND MRS F BALDI

**PROPOSE GUEST HOUSE**  
ERF 549  
KORINGBERG

DRAWING NAME  
**PROPOSE GUEST HOUSE, KORINGBERG**

DRAWING STATUS  
**PROPOSAL**

MODIFIED BY  
**E PIETERS** DATE

CHECKED BY  
**E PIETERS** DATE

Drawing Scale  
**1:100**

LAYOUT ID  
**A.01.3** REVISION