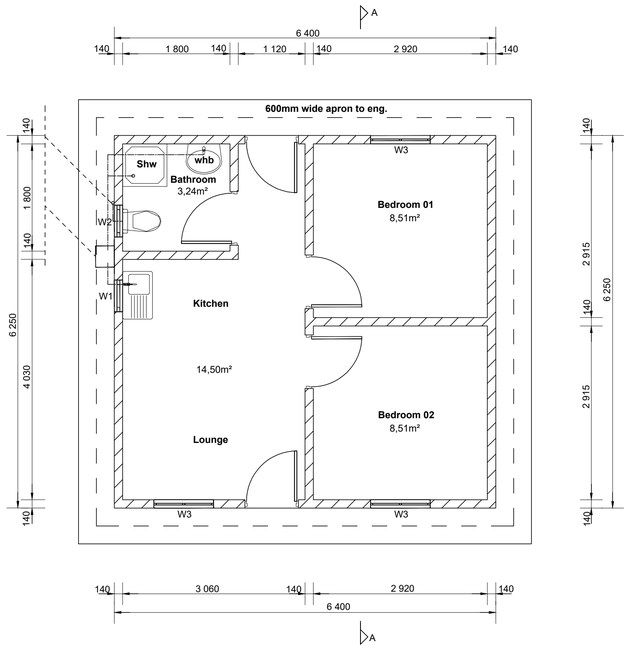
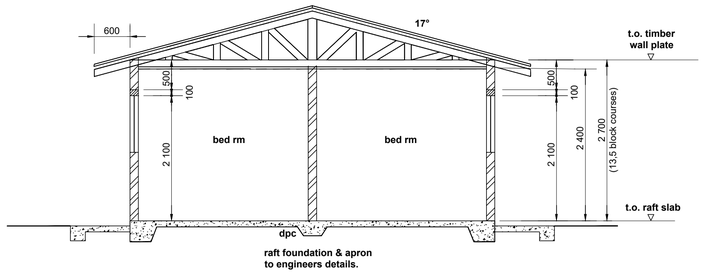
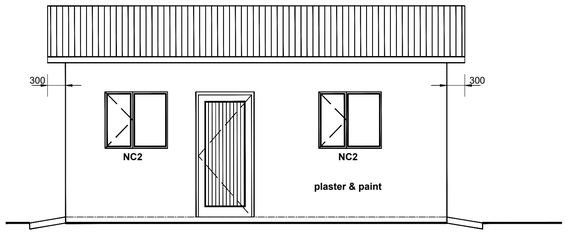


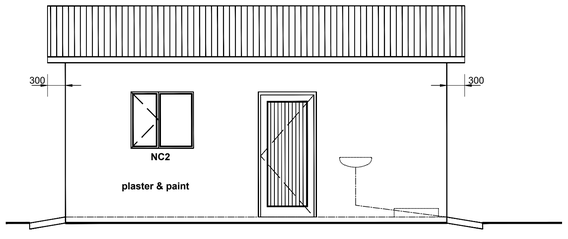
Ground Storey



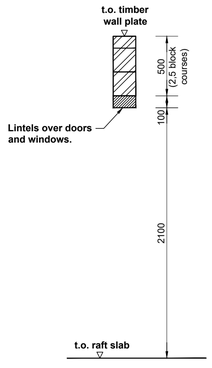
Section A-A



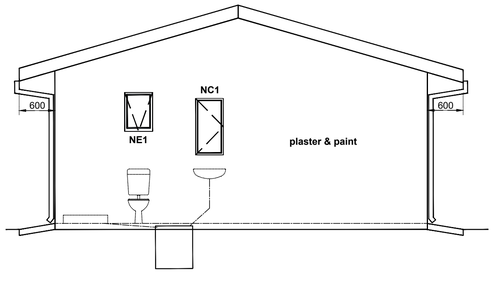
Front Elevation



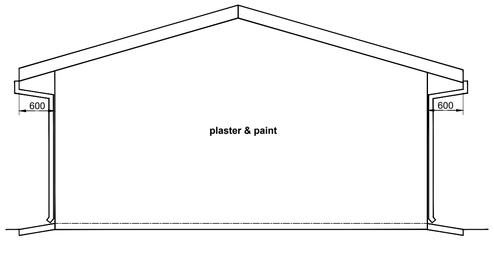
Rear Elevation



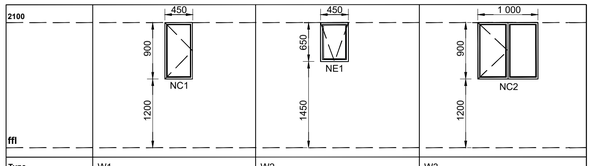
Typical Section at Doors and Windows Interfaces



Side Elevation



Side Elevation



Type	W1	W2	W3
No. off	1	1	3
Max. Pane Size	0.36	0.24	0.34
Glazing Material	4mm Low E float glass	6mm Low E toughened safety	4mm Low E float glass
Glass Finish	clear	opaque	clear
Frame	steel	steel	steel
Ironmongery	as supplied	as supplied	as supplied

Window Glazing Schedule

Notes :

All works to be carried out in accordance with the relevant parts of SANS 10400.

Concrete roof tiles on 38x38 battens on SABS approved underlay on gangnailed timber roof trusses, to be designed, supplied, installed and certified by an ITC accredited Professional Roof Truss Engineer, at a 17° slope. Roof Trusses are to be tied down 3 courses into blockwork. The following must be noted :
- The Contractor is to submit the required 'TR1' and 'TR2' Certificates to the Structural Engineer for approval. The 'TR1' and 'TR2' Certificates confirms that the overall roof structure is structurally stable.
- The 'TR1' Certificate confirms that the gangnailed roof trusses have been designed by an approved competent person (ITC accredited) and the 'TR2' Certificate confirms that the installation of the gangnailed roof trusses on site has been inspected, checked for compliance with the Roof Truss Shop Drawings and approved by an approved competent person (ITC accredited).
- Roof truss 'ties' to be designed by an ITC accredited Professional Roof Truss Engineer. Roof truss 'tie' centres to comply with the requirements of the Roof Truss design and the Roof Truss Engineer's specifications and details.

Ceilings :
- Ceilings to be 6.4mm Gypsum ceiling board fixed to 38mm x 38mm timber brandering at maximum 450mm centres with 75mm coved cornices at junctions between walls and ceiling fixed to brandering. Joints to be taped flush and skimmed. Ceilings to be prepared to receive one coat primer, one intermediate coat and/or more top coats. Ceilings to be painted with an SABS approved ceiling paint.
- An alternate ceiling to be 7mm Matt white PVC ceiling board fixed to 38mm x 38mm timber brandering at maximum 450mm centres with XPS coved polystyrene cornices at junctions between walls and ceilings fixed with an approved cornice adhesive. Joints to be taped flush and skimmed. Ceilings to be prepared to receive one coat primer, one intermediate coat and/or more top coats. Ceilings to be painted with an SABS approved ceiling paint.

Above-ceiling insulation is to be 50mm Fibre insulation or equally approved.

All fascias and barge boards to be fibre cement.

All gutters and downpipes to be uPVC.

Mesh reinforced concrete slabs to eng. on soil poisoned by specialist.
250 micron DPC under external and internal walls.

Internal and external walls to be plastered and painted with an SABS approved PVA internal and external quality paint.
*Note : 'Plaster on hold subject to Client's approval'.

External doors - 813x2032mm Pine doors fitted to steel frame to be factory coated with red oxide primer and site painted with two coats of red oxide paint, with 3-lever mortice lock.

Internal doors - 762x2032mm Masonite hollowcore, fitted to steel door frame, factory coated with red oxide primer and site painted with coats of red oxide paint, with 2-lever mortice lock.

Precast concrete lintels over all openings. All lintels to be supported on either side overlapping the structure on which it is supported, by a minimum of 150mm.

140mm hollow blocks, 3,5 MPa compressive strength to comply with SABS part K:1215-1985 No. GRB, and guidelines of Concrete Masonry Ass. Mortar Mix as per SABS 0145-1978 without lime added.

Walls in bathroom to extend to underside of roof tiles.

External walls to comply with KK14,1 of NBR.
2 courses brickforce at window cill and wall plate level.
Internal walls not to be bonded with external walls but to be tied to them with brickforce in alternate course.

Electrical Installation :
- All light switches and plugs are to be clearly labelled indicating the distribution board (DB) and circuit number indicating the feed of the switches.
- Lights shall comply with SANS 1464 and IEC 60598.
- A Certificate of Compliance (CoC) to be completed and issued by the Registered Persons and/or Contractor on completion of works.
- The Contractor is to install an eThekwini Electricity Department approved pre-paid system board. Where an existing pre-paid meter is required to be removed and re-installed, the Contractor is to ensure safe removal and storage of the board, and safe re-installation on completion of construction.

All dimensions to be confirmed on site.

Drainage :
- MH surrounds to be 75mm above ground.
- Sewer connection to be exposed before commencing work.
- Provide IE's to all bends and junctions.
- All sewer pipes to be 110Ø PVC with Y-junctions, approx. 6m, all waste pipes to be 50° PVC.
- Internal plumbing fitted to wall with clamps.
- Soil drain to discharge at invert level of manhole.
- Sewer and water supply pipes to be separated from each unit.

Sanitary fittings :
- Toilet - white vitreous china P trap pan with plastic cistern and double seat flap.
- Basin - white PVC basin size 480x390mm.
- Shower - concrete with grating & waste pipe.
- Sink - stainless steel with draining board 900x410mm.

Structural Notes :
The following to comply with NBR codes :
- Structural concrete to SABS 0100
- Handrails to SABS 0104
- Glazing to SANS 10400:2012 Part N & as per manufacturers specification
- Foundations to SABS 0161
- Structural steel to SABS 0162
- Structural timber to SABS 0162
- Structural masonry to SABS 0164

Foundations :
- Foundation Option 1 : Strip footings.
- Foundation Option 2 : Raft slab with downstand beams.
- Foundation option to be determined and confirmed by a Geotechnical Engineer.
- Foundation details and structural design done and approved by professional engineer.

PRELIMINARY

SCALE (mm)
0 10 20

No.	REFERENCE DRAWINGS

REV	DESCRIPTION	BY	DATE
P1	PRELIMINARY	YR	11/11/2021

Professional person — Registration

LOCAL AUTHORITY
ETHEKWINI MUNICIPALITY

CLIENT
GROUNDWORK
PROJECT MANAGEMENT CONSULTANTS

PROJECT
LAMONTVILLE NORTHWEST RECTIFICATION PROJECT

DETAILS
40m² HOUSE

CONSULTANT
UTINGO Consulting

DESIGNED	YR	COPYRIGHT RESERVED	SCALES 1:50
DRAWN	YR		
APPROVED	PN	P1	DATE 11/11/2021
TENDER No.			
DRAWING No.	UCE114 / 100		REV P1