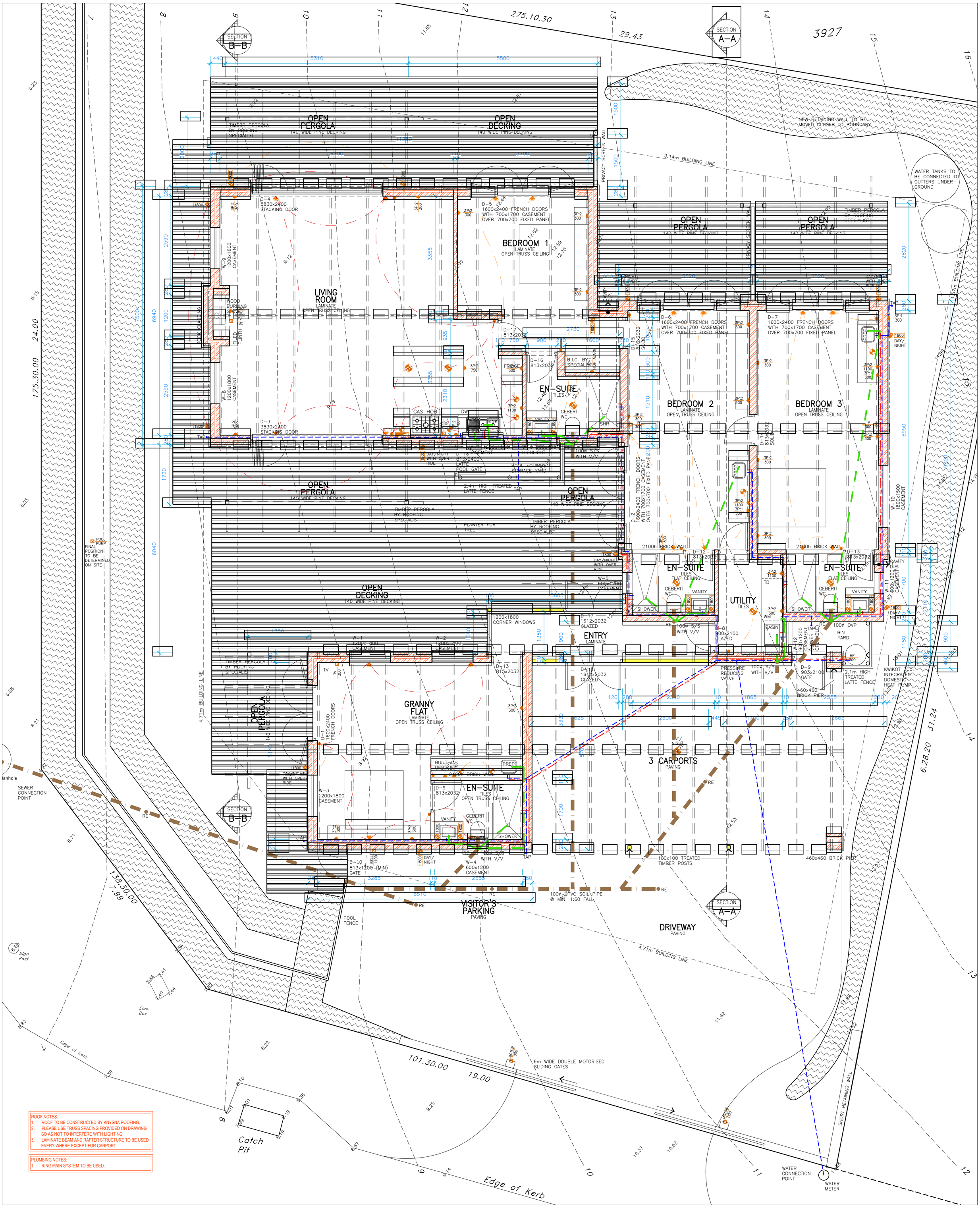

ROOF NOTES:
1. ROOF TO BE CONSTRUCTED BY KNYSNA ROOFING.
2. PLEASE USE TRUSS SPACING PROVIDED ON DRAWING SO AS NOT TO INTERFERE WITH LIGHTING.
3. LAMINATE BEAM AND RAFTER STRUCTURE TO BE USED EVERY WHERE EXCEPT FOR CARPORT.

PLUMBING NOTES:
1. RING MAIN SYSTEM TO BE USED.

Building Specifications and Schedule

GENERAL

1.1 These building specifications and schedule of finishes contain information about the materials and finishes to be provided. Should any specified material and/or finish not be readily available at the Contractor's supplier(s) at the required time, then the closest readily available alternative will be selected and used by the Contractor and/or his agent(s).
1.2 All work in terms of Section 17(1) of the National Building Regulations and Building Standards Act (Act 103 of 1977, as amended). All work in this specification, unless otherwise specified, is for the account of the Contractor. All work to also be carried out in accordance with local authirity building by-laws and regulations.
1.3 All work to conform with The National Energy Act No.34 of 2008, The National Heritage Resources act ot 1999, The Consumer Protection Act No. 68 of 2008, The Promotion of Administrative Justice Act of 2000, The Access to Information Act No.2 of 2000, The Architectural Professions Act no. 44 of 2000 and The Council for the Built Environment Act No. 43 of 2000.
1.4 It will be assumed that the Tenderers, before submitting a tender have acquainted themselves with the location of the site, access roads, existing services (both overhead and underground) and in general any risk contingency and other circumstances which may influence their tenders.
1.5 All construction details must comply to both the Architects details and NHBRC requirements.
1.6 This drawing is not to be scaled. Use figured dimensions only. All dimensions and heights to be checked and varified before any work commences on site. Any discrepencies to be reported to Simon Bebington Associates immediately. All levels, heights of plinths, depths of excavations and number of stairs to be finally checked by the contractor on site.
Detail drawings to take precedence over working drawings unless otherwise stated.
1.7 The site to be treated in accordance with SABS code of practice No. 0124-1977 with "Shelldrite" termite proof poisoner.
1.8 Stormwater to be removed from dwelling, yard and site.
1.9 Electrical installation shall be to registered electrician's specifications.
1.10 Simon Bebington Associates cannot be held responsible for information not provided through a copy of the registered title deeds regarding servitudes, restictions, etc.
1.11 Fireplaces, Cold Rooms, Balustrading, Swimming Pools, Kitchens, Joinery and any other specialised work to be designed by the relevant specialists and to conform to SANS codes.
1.12 The contractor must conform with the Occupational Health and Safety Act No. 181 of 1993. The contractor will be responsible for OHS or alternatively must appoint a responsible person.

ROOF
2.1 Roofs to comply with Part - L of SANS - 10400.
2.2 Details and pitch as per working drawing.
2.3 Gutters and Downpipes to be Ogee profile extruded aluminium.
2.4 Timber construction to comply with SANS 082.

WALLS
3.1 All walls in accordance with Part - K of SANS - 10400.
3.2 Damp proof courses shall be provided and shall be 375 Micron "Gundle Brickgrip" or SANS 248,952 and 298 approved DPC's and lapped 150 mm at all angles and overlaps, under all walls, window cills and at changes in floor level.
3.3 Walls shall be built in clay bricks, bedded and jointed in class 2 cement mortar including all necessary expansion joints and brickforce every 6 coursesand every 4 courses over openings.
3.4 Chimney to comply with Part V of SANS 10400 and NBR's.
3.5 All paintwork to comply with manufacturers specifications with necessary undercoats.
3.6 All openings more than 900mm to be provided with lintols.

WINDOWS AND DOORS
4.1 All glazing to comply with SANS 0137 and 1263,Part N of SANS 10400, NBR's & DTS rules for energy efficiency in glazing.
4.2 External window sills to be plastered, and to be sloped to falls externally.

FLOORS AND SURFACE BED
5.1 Floors to comply with Part - J of SANS 10400 and NBR's.
5.2 Floor finish as specified on plan.
5.3 All floors to comply with Part - J of SANS 10400 and NBR's
5.4 Surface bed to be design and constructed in accordance with Contractors Engineers Specification
5.5 Concrete bed to be floated to a smooth finish to accept cement screed & floor covering
5.6 Concrete surface bed to be on "Gunplas" USB Green damp proof membrane on sand binding well on well compacted fill.
5.7 Top of concrete surface bed to be a mimimum of 150mm above finished ground level.

FOUNDATIONS
6.1 Foundations to be designed and constructed in accordance with Engineers Specification.
6.2 Floating raft or other approved as per Engineer's specification and in accordance with Geo-technical Report.
6.3 All excavations to comply with Part - G of SANS 10400 and NBR's
6.4 All foundations to comply with Part - H of SANS 10400 and NBR's
6.5 Top of foundations to be a minimum of 300mm below finished ground level with backfill to all foundations.

PROJECT PROPOSED NEW HOUSE FOR MR & MRS GURNEY ON ERF 3928 SOLAR BEACH PLETTENBERG BAY

DESCRIPTION GROUND FLOOR PLAN

AREA SCHEDULE	NEW
GROUND FLOOR	208.38m²
CARPORT COVERED	49.18m²
GRAND TOTAL COVERED AREA	257.56m²
SITE AREA	782.13m²
TOTAL COVERAGE	257.56m²
COVERAGE PERCENTAGE	32.93%

SCALE: 1:50

REV	DATE	REVISION	NAME
1	2018.06.06	REVISED TO REMOVE GRANNY FLAT	SIMON

DRAWN SIMON
DATE 2018.03.12
DWG NO 3928–01
COMP NO 3928 – 2018–07

OWNER DATE

S.B. ARCH SACAP reg no. ST1135 DATE

Simon Bebington©
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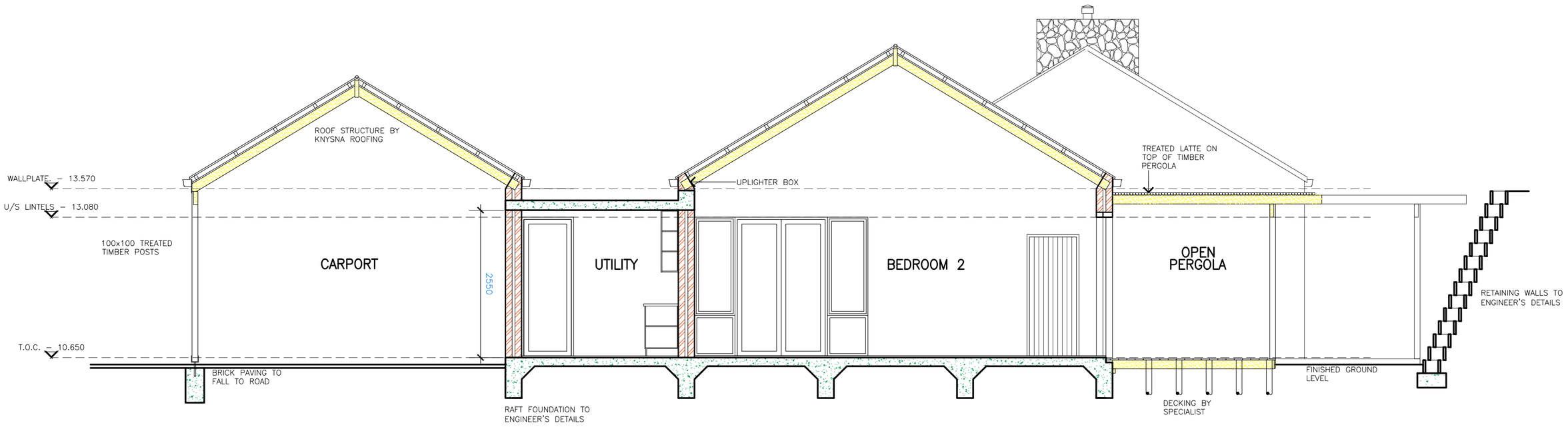

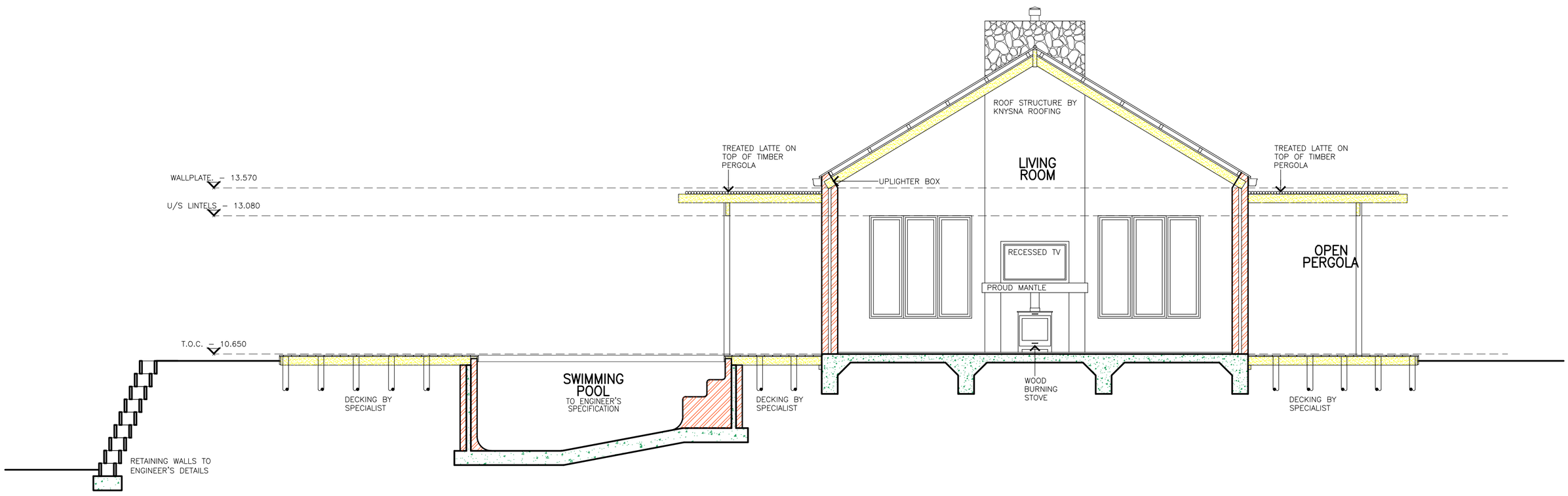

Project Details

New House Gurney Erf 3928 Solar Beach Plettenberg Bay

Creation Date:	March 15, 2018, 8:27 a.m.
Floor Level:	1
Nett Floor Area:	200
Climate Zone:	Zone 4 Temperate coastal
Solar Heat Gain Constant (CSHGC):	0.13
Conductance Constant (CU):	1.4

	Achieved	Target	
Nett Glazed Area	72.26 m^2	36.13 %	
Solar Heat Gain	13.59	26.00	👍
Conductance	277.04	280.00	👍

INSULATION NOTES:

WALLS:
CAVITY WALL CONSTRUCTION TO COMPLY WITH REQUIRED
1.9 R-VALUE.

ROOF ASSEMBLY (OPEN TRUSS UNDER SHEET ROOF):
MINIMUM REQUIRED TOTAL R-VALUE = 3.70
CATHEDRAL CEILING 22-45° PITCH, SHEET ROOF = 0.40
PROVIDE 50mm AEROLITE INSULATION = 1.25
SISALATION ROOF SHEETING UNDERLAY = 1.36
16mm TIMBER CEILING = 0.80
TOTAL R-VALUE = 3.81of REQUIRED 3.70

ROOF ASSEMBLY (CONCRETE SLAB):
MINIMUM REQUIRED TOTAL R-VALUE = 3.70
170mm CONCRETE SLAB WITH MIN. 30mm CEMENT SCREED = 0.14
WATERPROOF MEMBRANE = 0.03
PROVIDE 120mm EXPANDED POLYSTYRENE = 3.70 (DEEMED TO SATISFY)
TOTAL R-VALUE = 3.87 of REQUIRED 3.70

WATER HEATER:
PROVIDE A 200L GEYSER WITH A SANS 10400XA COMPLIANT HEAT PUMP
ENERGY DEMAND:
ALLOWED 5W/m^2
NEW FLOOR AREA 250m^2 x 5W/m^2 = 1250W

28 x 11W LAMPS = 208W
28 x 7W LED LAMPS = 196W
TOTAL = 404W OF ALLOWED 1250W

Windows

Description	Qty	Width (m)	Height (m)	Glsss Product	Frame Material	Total Area (m^2)	PH	SHGC Glazing	SHGC Proposed	U-value	Total U-value
						72.26 m			**13.59**		**277.04**
D-1 (/glazing/windows/837/)	1	1.6	2.4	X2 Armourplate Low E & Clearvue	Primador Hinged Doors (SG/DG)	3.84	0.91	0.64	0.00	3.76	14.44
D-2 (/glazing/windows/838/)	1	3.0	2.4	X2 Armourplate Low E & Clearvue	Primador Hinged Doors (SG/DG)	7.20	1.06	0.64	0.00	3.76	27.07
D-3 (/glazing/windows/839/)	1	3.83	2.4	X2 Armourplate Low E & Clearvue	Primador Stacking Door (SG/DG)	9.19	0.94	0.64	1.53	3.76	34.56
D-4 (/glazing/windows/840/)	1	3.83	2.4	X2 Armourplate Low E & Clearvue	Primador Stacking Door (SG/DG)	9.19	1.04	0.64	1.53	3.76	34.56
D-5 (/glazing/windows/841/)	1	3.0	2.4	X2 Armourplate Low E & Clearvue	Primador Hinged Doors (SG/DG)	7.20	0.08	0.64	2.90	3.76	27.07
D-6 & 7 (/glazing/windows/842/)	2	3.0	2.4	X2 Armourplate Low E & Clearvue	Primador Hinged Doors (SG/DG)	14.40	1.34	0.64	2.12	3.76	54.14
D-8 (/glazing/windows/843/)	1	0.9	2.4	X2 Armourplate Low E & Clearvue	Primador Hinged Doors (SG/DG)	2.16	0.08	0.64	0.00	3.76	8.12
W-1 & 2 (/glazing/windows/844/)	2	1.2	1.8	X2 Armourplate Low E & Clearvue	Primador Casement 38mm (SG/DG)	4.32	0.11	0.64	1.74	4.04	17.45
W-3, 8 & 9 (/glazing/windows/845/)	3	1.2	1.8	X2 Armourplate Low E & Clearvue	Primador Casement 38mm (SG/DG)	6.48	0.51	0.64	0.00	4.04	26.18
W-4 (/glazing/windows/846/)	1	0.6	1.2	X2 Armourplate Low E & Clearvue	Primador Casement 38mm (SG/DG)	0.72	0.17	0.64	0.22	4.04	2.91
W-5 (/glazing/windows/847/)	1	0.6	1.2	X2 Armourplate Low E & Clearvue	Primador Casement 38mm (SG/DG)	0.72	1.92	0.64	0.00	4.04	2.91
W-6 (/glazing/windows/848/)	1	0.9	0.6	X2 Armourplate Low E & Clearvue	Primador Casement 38mm (SG/DG)	0.54	0.33	0.64	0.15	4.04	2.18
W-7 (/glazing/windows/849/)	1	1.2	1.5	X2 Armourplate Low E & Clearvue	Primador Casement 38mm (SG/DG)	1.80	0.13	0.64	0.62	4.04	7.27
W-10 (/glazing/windows/850/)	1	1.8	1.5	X2 Armourplate Low E & Clearvue	Primador Casement 38mm (SG/DG)	2.70	0.13	0.64	1.75	4.04	10.91
W-11 (/glazing/windows/851/)	1	0.6	1.2	X2 Armourplate Low E & Clearvue	Primador Casement 38mm (SG/DG)	0.72	0.17	0.64	0.41	4.04	2.91
W-12 (/glazing/windows/852/)	1	0.9	1.2	X2 Armourplate Low E & Clearvue	Primador Casement 38mm (SG/DG)	1.08	0.17	0.64	0.62	4.04	4.36
						72.26 m^2			**13.59**		**277.04**

GLAZING NOTES:
1. PLEASE NOTE GLAZING TYPE REQUIRED EG. DOUBLE GLAZING

PROJECT PROPOSED NEW HOUSE FOR
MR & MRS GURNEY ON ERF 3928
SOLAR BEACH
PLETTENBERG BAY

DESCRIPTION SECTION A–A AND
SECTION B–B

SCALE: **1:50**

OWNER DATE

S.B. ARCH SACAP reg no. ST1135. DATE

REV	DATE	REVISION	NAME
1	2018.06.06	REVISED TO REMOVE GRANNY FLAT	SIMON

DRAWN **SIMON** DWG NO **3928–02**
DATE **2018.03.12** COMP NO **3928 – 2018–07**

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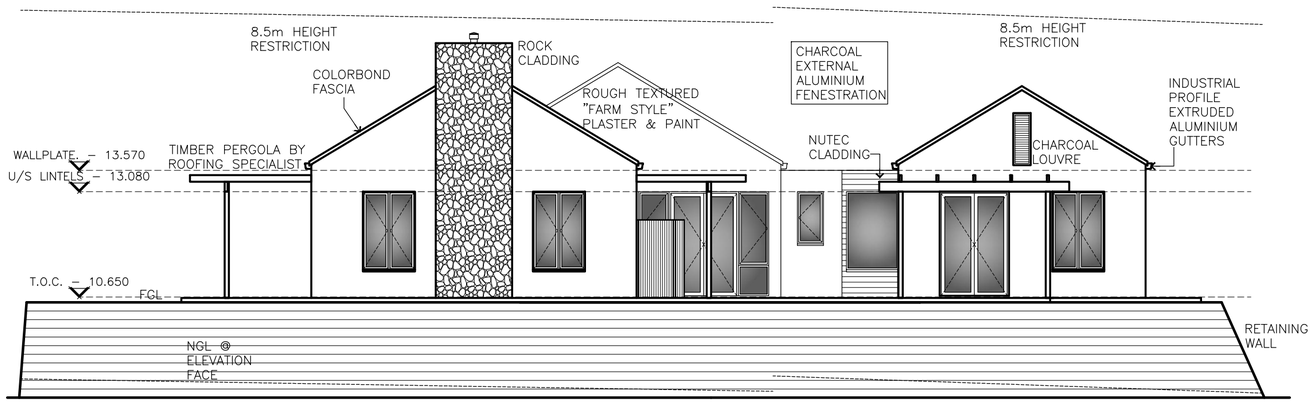
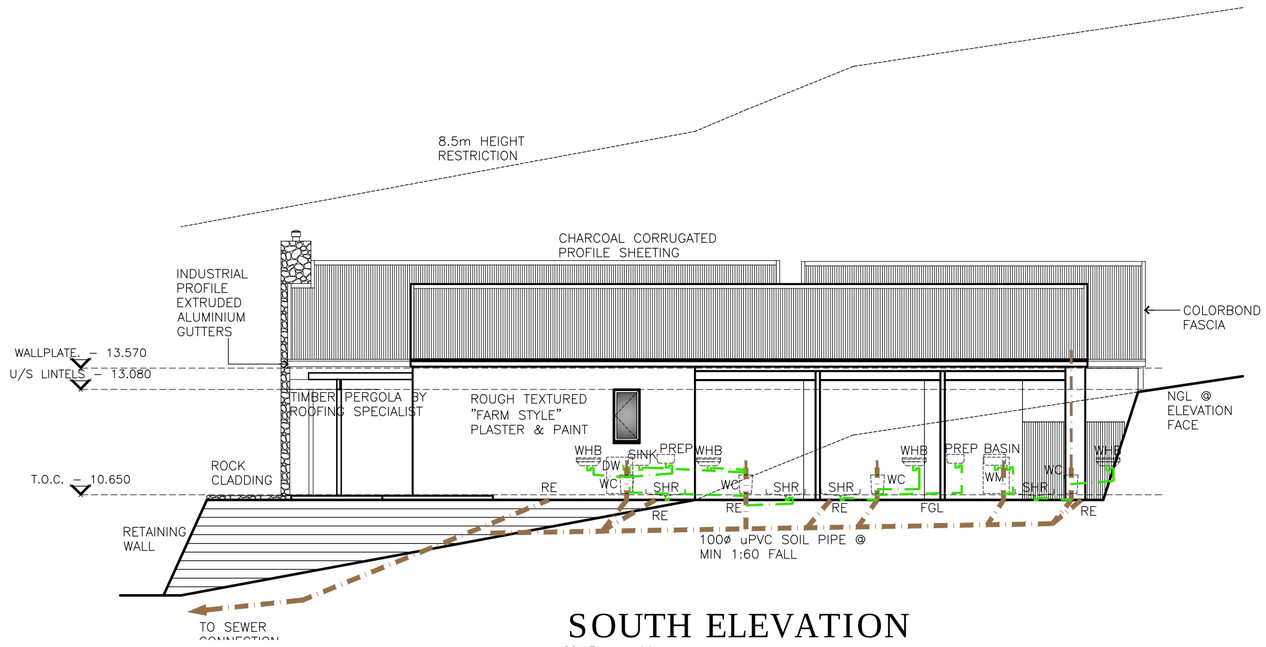


WEST ELEVATION

SCALE 1:100



SOUTH ELEVATION

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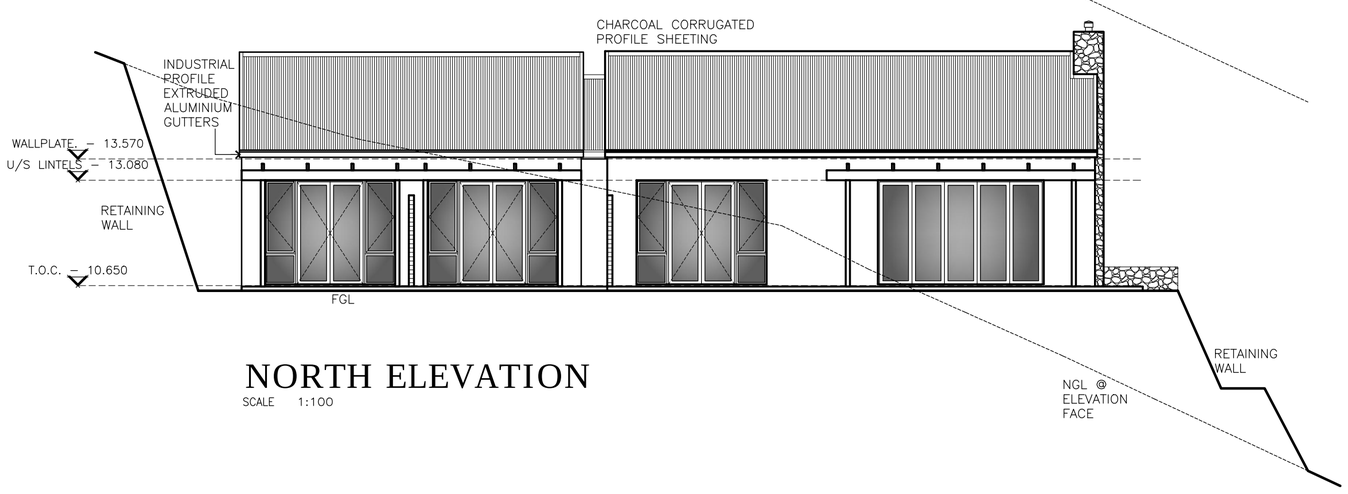
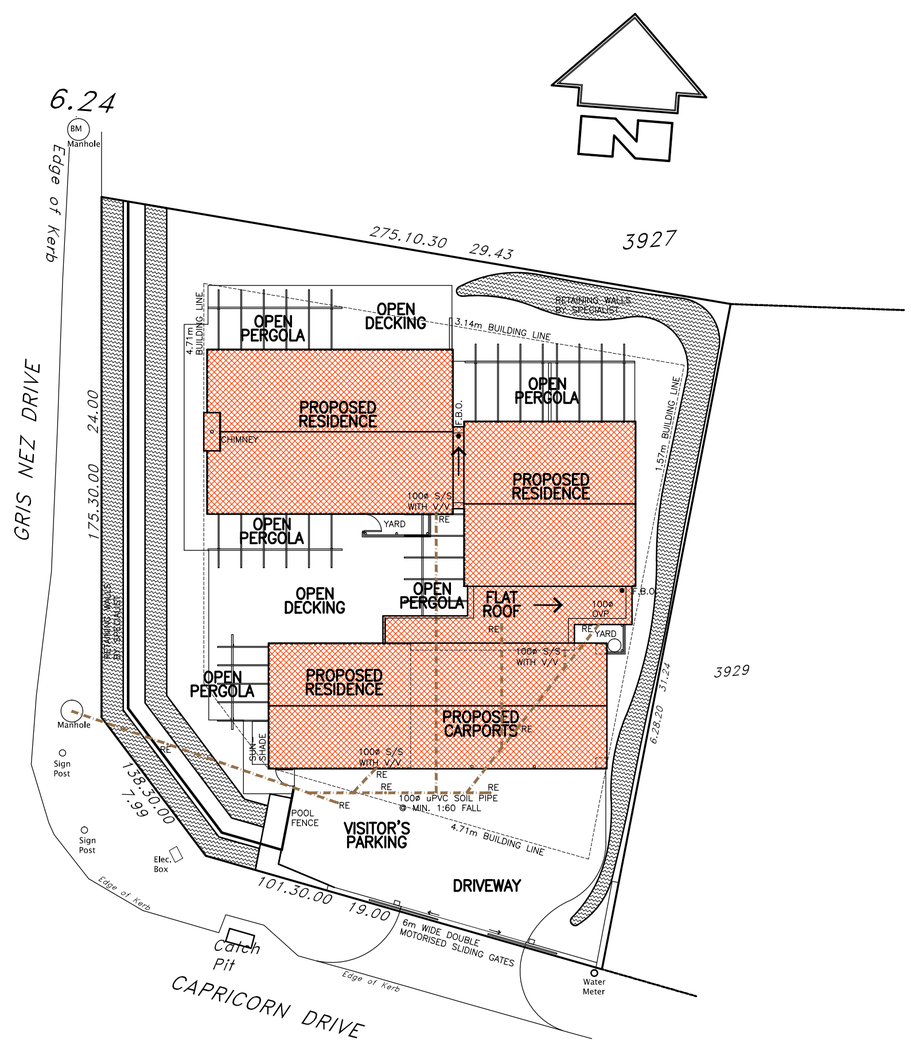


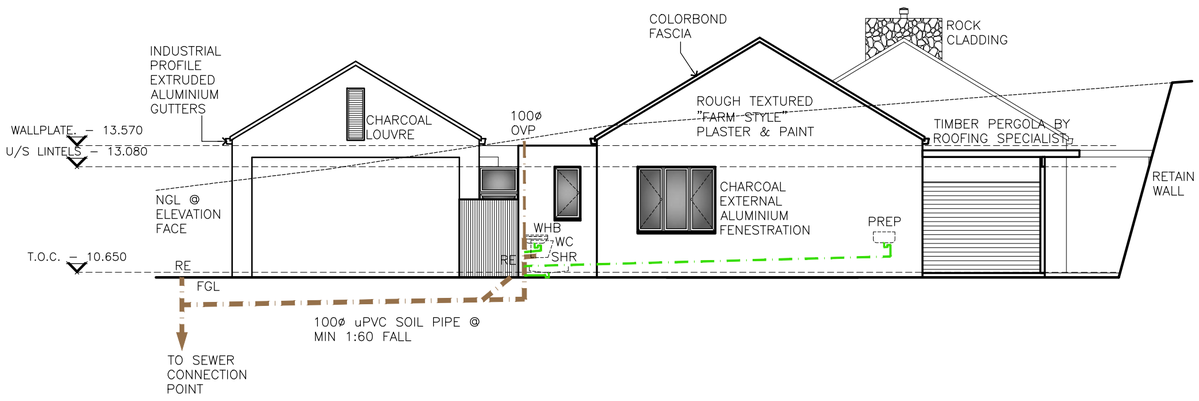
NORTH ELEVATION

SCALE 1:100



SITE PLAN

SCALE 1:200



EAST ELEVATION

SCALE 1:100

PROJECT PROPOSED NEW HOUSE FOR
MR & MRS GURNEY ON ERF 3928
SOLAR BEACH
PLETTENBERG BAY

DESCRIPTION ELEVATIONS AND
SITE PLAN

SCALE: **AS SHOWN**

REV	DATE	REVISION	NAME
1	2018.06.06	REVISED TO REMOVE GRANNY FLAT	SIMON

DRAWN **SIMON** DWG NO **3928–03**
DATE **2018.03.12** COMP NO **3928 – 2018–07**

OWNER DATE

S.B. ARCH SACAP reg no. ST1135. DATE

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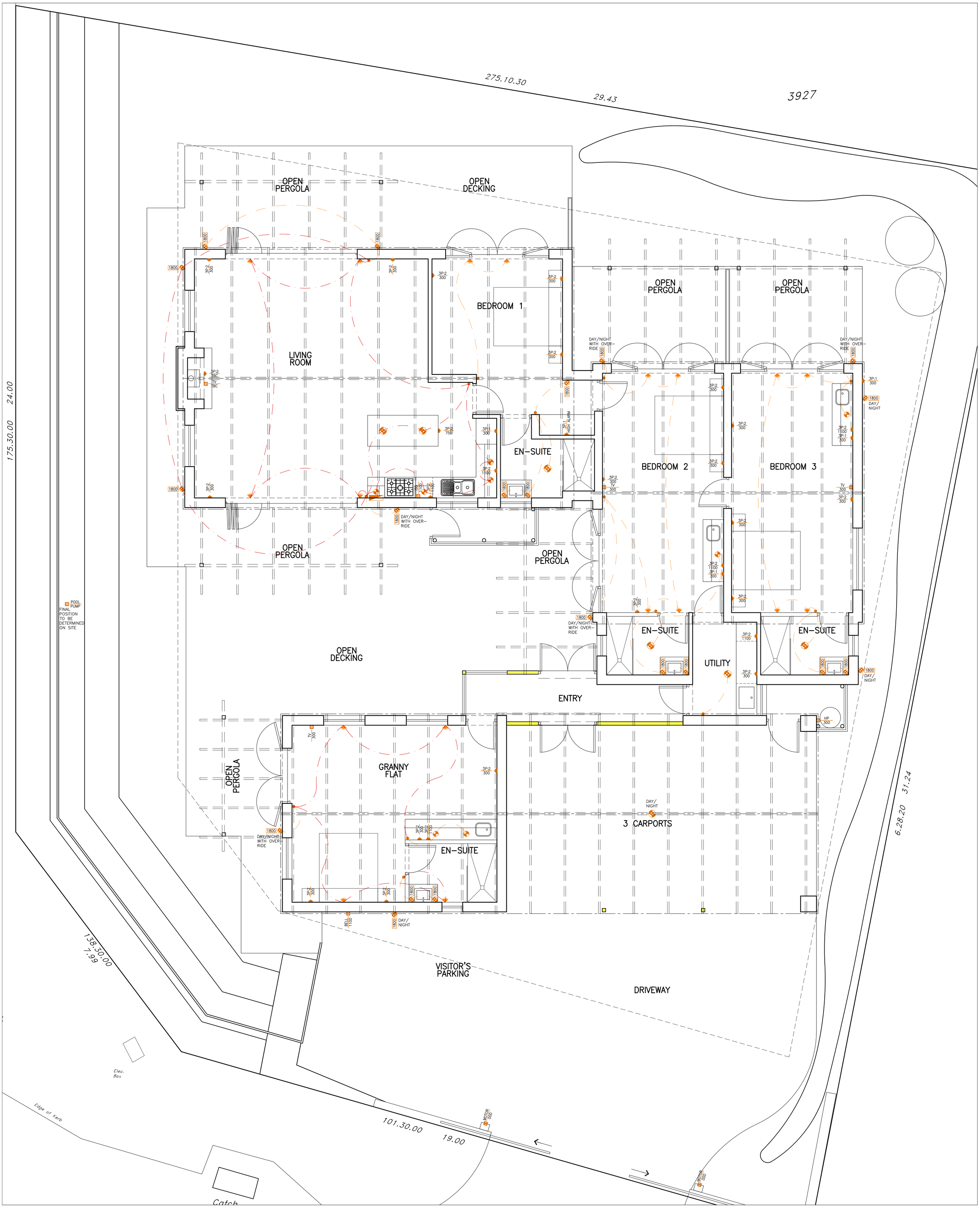

ELECTRICAL LEGEND

	LIGHT SWITCH
3P:2 / 300	15 AMP 3 PRONG PLUG POINT. CENTRE HEIGHT AFFL INDICATED TO LEFT. NO. OF 3 PRONG PLUGS INDICATED TO RIGHT
BELL / 300	ELEC POINT KEY: ISO – ISOLATOR SWITCH; BELL – DOOR BELL; TV – DSTV CONN; TEL – TELEPHONE; HP – HEAT PUMP
	L.E.D. DOWNLIGHTER OR UNDER COUNTER LIGHT
	L.E.D. UP–LIGHTER
	INCANDESCENT CEILING MOUNTED LIGHT FITTING
1800	WALL MOUNTED LIGHT FITTING WITH HEIGHT AFFL
	DISTRIBUTION BOARD
	SINGLE SWITCHED CIRCUITS
	MULTI SWITCHED CIRCUITS

PROJECT PROPOSED NEW HOUSE FOR
MR & MRS GURNEY ON ERF 3928
SOLAR BEACH
PLETTENBERG BAY

DESCRIPTION ELECTRICAL LAYOUT

SCALE: 1:50

REV	DATE	REVISION	NAME

DRAWN SIMON
DATE 2018.03.12
DWG NO 3928–04
COMP NO 3928 – 2018–07

OWNER DATE

S.B. ARCH SACAP reg no. ST1135. DATE

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