SECTIONS SPECIFICATIONS

1 . Roof Construction Engineer specified
Concrete slate tiles (Elite) Coverland product Range / fixed as per product specifications on to 38 X 38 mm treated SA pine battens @ max 345 c/c on Enviro tuff 203 roof insulation as per product specifications fixed to Mi-Teck approved *SAP trusses* and laminated beam & Rafter systems depending on area , at max 700mm c/c, built into the wall and tied down with 20mm hoop iron 800mm down on the wall sideor concrete beams , Where carry I beams is the detail to be followed as specified by Engineer .
All tiles to comply with SANS 542 ,SANS 929(3) SANS 1783(5)&SANS 10062

2. Roof Construction Engineer specified
23 mm stone cover evenly spread on Wheather Pruff , Elastocryl waterproofing system as specified by product manual and installed by a specialist on 60 -20 mm V shaped sloped screed (mixture Consisting of. ABE Dura proof cemblock as per product specs : 1 cement: 3.25 sand) with 45degree corner fillets at all 90degree wall intersections on 170 mm ,25 MPA engineer specified In-situ slab

3. Ceiling Construction
Gyproc flush plastered ceiling consisting of 38 x 38 mm SAP Branders @ 300 mm c/c in one direction fixed in between **trusses** . All Butt joints with a 50 x 38 mm Batten. Onto which a Gyproc 6,4 mm Rhino boards fixed at right angels to branders with printed side up by using sharp point 35 mm screws@150 mm c/c all joints to be covered with GyprocRhino tape (double over butt joints)
and plastered with 3- 6mm Gyproc Rhinolite / Cretestone . as per product specifications.
Insulation in ceiling cavity to be 135 mm min Kauffman flexi wool, Pelican 25 x 25 mm Shadow lines to all edges no cornices

4. Ceiling Construction
Gyproc flushplastered ceiling consisting of 38 x 38 mm SAP Branders @ 300 mm c/c in one direction fixed in between **rafters** . All Butt joints with a 50 x 38 mm Batten. Onto which a Gyproc 6,4 mm Rhino boards fixed at right angels to branders with printed side up by using sharp point 35 mm screws@150 mm c/c all joints to be covered withGyprocRhino tape (double over butt joints)
and plastered with 3- 6mm Gyproc Rhinolite / Cretestone . as per product specifications.
Insulation in ceiling cavity to be 135 mm min Kauffman flexiwool, Palacon 25 x 25 mm Shadow lines to all edges no cornices

5 . External Eaves & Ceiling Construction
Everite flat sheet flushplastered ceiling and eaves consisting of 75 x 38 mm SAP Branders @ 300 mm c/c in one direction fixed in between trusses . All Butt joints with a 50 x 38 mm Batten. Onto which a Everite 9 mm Medium density flat sheet boards fixed at right angels to branders p by using sharp point 35 mm stainless nails @150 mm c/c all joints to be covered with specified tape Fiber tape pe (double over butt joints)and corner beads and plastered with 3- 6mm as per product specifications.

6. Ceiling Construction
2 coats ABE chemicals bonding liquid with
10 mm ceiling plaster with a mix ratio 1 cement: 2 lime: 7.5 sand and skimmed 3- 6 mm with Gyproc Cretestone. With a V-Joint / 2 x 3 mm hardboard with grease between them where ceiling and wall connect. Cornices to be 50 x 15 mm shadow line , pre manufactured polystyrene. and painted as per Duluxe specifications.

7. Wall construction
280 SABS standard well burnt stock bricks, mortar mixed 5 : 1 with 75mm galvanised brick force every 3 brick courses and from door height on every course. Internal Plaster: wall finish to be 10mm plaster mixed in ratio of 1 cement : 2 lime : 7.5 sand. After plaster has dried sufficiently, to be painted with a washable paint as per accredited paint product specifications. External Plaster: wall finish to be 20mm plaster mixed in ratio of 1 cement : 1 lime : 5 sand. After plaster has dried sufficiently, to be painted as per Deluxe specifications

8. Internal Wall Construction
106 MM SABS standard well burnt stock bricks; Mortar mix 5 : 1 with 75 mm galvanized brick force every 3 course to door height from there every course for three layers.
Wall finish: The walls are to be finished off with 10 mm plaster and painted to accredited paint manufactures specifications.

9. External Wall Construction
106 MM SABS standard well burnt stock bricks; Mortar mix 5 : 1 with 75 mm galvanized brick force every 3 course to door height from there every course for three layers.
Wall finish: The walls are to be finished off with 10 mm plaster and painted to accredited paint manufactures specifications.

10. Floor Construction
25mm screed, mix proportion 1 cement,3 sand on a 85mm, steel reinforced 20 Mpa concrete surface bed on a 250 micron USB underlay on 50mm sand-bed on 150mm layers well compacted hardcore filling to90% MODAASTHO.
UNDER FLOOR INSULATION OPTIONAL BUT RECOMMENDED
IF USED. SEE TYPICAL SURFACE BED DETAIL IN DOCUMENT

11. Floor Construction
25mm screed, mix proportion 1 cement,3 sand on a 100mm, steel reinforced 25 Mpa concrete surface bed on a 250 micron USB underlay on 50mm sand-bed on 150mm layers well compacted hardcore filling to90% MODAASTHO.

12. Floor Construction Engineer specified
15 mm Floor covering on 25 mm screed mix proportion 1 cement; 3 sand, on 225 mm RIB& BLOCK concrete slab as per engineers' specification
WATERPROOFING ON EXSTERNAL SLABS
(screed mixed : ABE Dura proof cemblock as per product specs :1 cement : 5 granite crusher dust)
Waterproofing to screed prior to tiling to be ABE – Dura proof dek flex system as per product specs

13 . Wall Construction Engineer specified
Total 300 reinforced wall consisting of 2 skins 140x390 SABS standard concrete block/brick .., mortar mix 5;1,1 with . galvanised brick-force every two courses and cavity filled with reinforcing steel & min 20 Mpa concrete as per engineers specifications Wall finish: 20mm plaster mix ratio 1;1;5 externally. Waterproofing & subsoil :The wall then to be painted ABE super Laycryl 3 coats as per product specs to be covered with Gundle -Hyperplastic. 360 Micro U.S.B Orange membrane. Over it a membrane of ABE Drain sheet placed on it a perforated drainage pipe warped in geothermal cloth with pores 23 mm stone material .around and at the back of ABE Drain sheet a 100 mm layer all the way to top with a well compacted hard-core filling behind . see detail on plans

14 . Foundation wall Construction Engineer specified
280 mm : Skins (SABS standard) well cured 2 skins 140x390 SABS standard concrete block/brick ; Mortar mix 5 : 1 with 75 mm galvanized brick force every course & reinforcing steel where engineer sees fit . Cavity: The walls filled with 15 mpa as per NBR. Water-proofing : where foundation walls is above NGL bagged walls & a Gundel 360 Micro U.S.B against internal skin

15 . Foundation wall Construction Engineer specified
280 mm : Skins (SABS standard) well cured 2 skins 140x390 SABS standard concrete block/brick ; Mortar mix 5 : 1 with 75 mm galvanized brick force every course & reinforcing steel where engineer sees fit . Cavity: The walls filled with 15 mpa as per NBR. Water-proofing : where foundation walls is above NGL bagged walls & a Gundel 360 Micro U.S.B against internal skin

16 . Foundation Construction Engineer specified
Steel Reinforced Strip Foundation (sizes vary as per engineers specifications) -20 Mpa concrete founded on good Substrata. The Min depth is 600 mm under FFL.

17. Drive way & walkway Paving
Paving to be 200 x 200 & 100 x 100 x 50 mm standard well cured concrete cobble pavers packed in specified hapes with lawn infills , laid on 250 micron DPC on 50mm sand bed on 150mm well-compacted hardcore filling.
All colours grey

18. Hard wood Construction
22x90mm Grappa deck planks(smooth side up) with hidden bracket system fixed to 150 x 38 mm SA Pine substructure that is fixed to side walls with coach screws as per specialist and Wooden support structure material to be painted prior to floor instalment with ABE Carbolineum

19 . Steel & carry Beam Post Construction
All steel post and carry beams with base plates as per engineer details , all galvanised and fixed as per his specifications

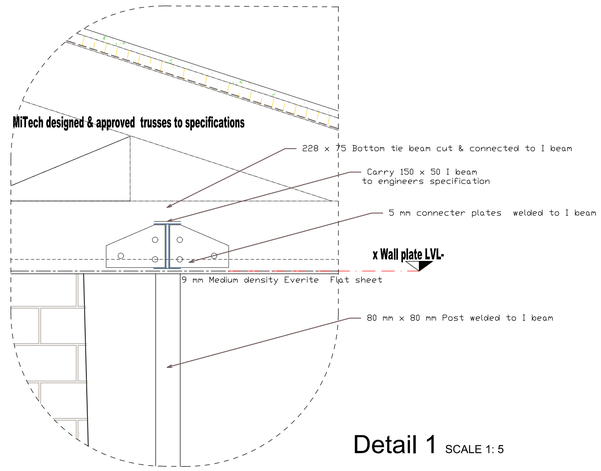
20. Filling & Stepping Slab Construction Engineer specified
150 mm layers of well compacted hard-core filling salvage from excavations.
To 90 % MODAASTHO.
ABE Chryso Texture top covering on 150 mm reinforced concrete slabs as per engineers'
With 120 mm topsoil worked in around them as per landscapers instruction

21. Water proofing all free standing walls
ABE Construction chemical ABE – Super laycryl system as specified by product manual on 20 mm shaped sloped screed (mixture
Consisting of. ABE Dura proof cemblock as per product specs : 1 cement: 3.25 sand .
on 170 mm Insitu concrete slab and painted to match walls as per Dueluxe specifications

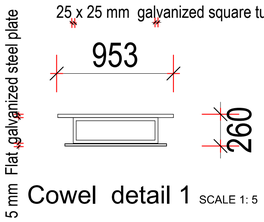
22. Tank room Floor Construction
Half & brick chip packed floor with cement wash 1 cement, 2 sand 1 crusher dust on a 150mm Soil crete , mix proportion 1 cement; 3 sand, on a 250 micron USB underlay well compacted cut level

23. Swimming pool & Jacuzzi construction Engineer specified
Pool walls is constructed 230 SABS standard well concrete bricks, mortar mixed 5 : 1 with 75mm galvanised brick force every 2 brick courses. Internal Plaster works: wall finish to be bagged & . After plaster has dried sufficiently, to be resin Epoxy finished
Pool floor 25 mm screed on 170 mm Insitu concrete slab as per engineers' (screed mixed : ABE Dura proof cemblock as per product specs :1 cement : 5 granite crusher dust)
Waterproofing inside pool to be fiberglassed as per specialist specifications .

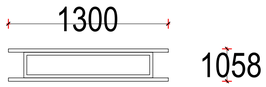
24. Aluminium & Glass Construction
Aluminium windows and doors AGI- KELL range, all standards to AAAMSA and SAGGA all units to comply with National Building Regulations& SANS 10 400 part N.. All installation procedure should be according to SABS 0137.
FOR FURTHER INFORMATION SEE DOOR & WINDOW SHEDULES



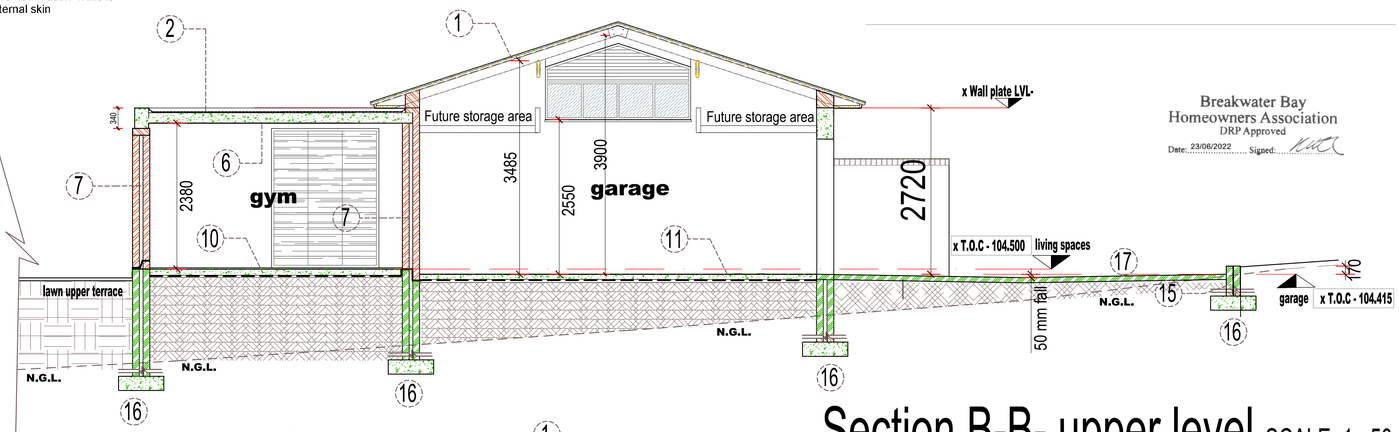
Detail 1 SCALE 1: 5



Cowel detail 1 SCALE 1: 5

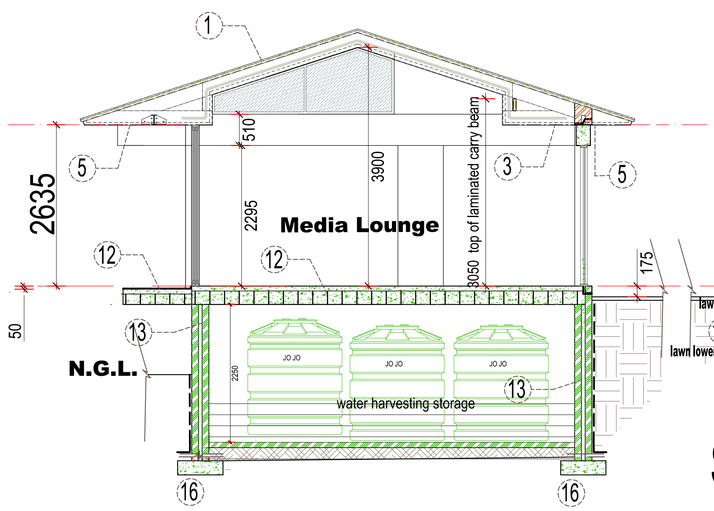


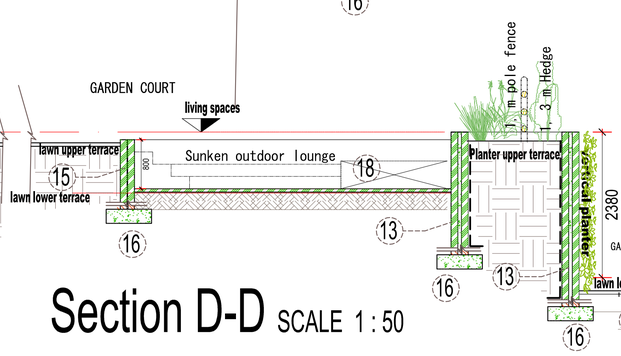
Cowel detail 1 SCALE 1: 5



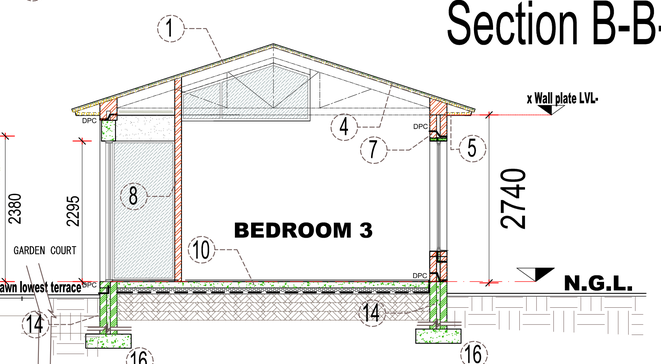
Breakwater Bay Homeowners Association
DRP Approved
Date: 23/06/2022 Signed:

Section B-B- upper level SCALE 1 : 50





Section D-D SCALE 1 : 50



SDK ARCHITECTS INC. are appointed to scrutinize the building plans compliant with the relevant Architectural guidelines only. The owner is responsible for the conformity of building plans to any other statues, bylaws, relevant regulations of authorities and design oversights leading to construction defects.

Design: Sylvia & J.C. Watson
Documented: JC Watson
Engineers Comp. :
Drawing no: 5/7

PROJECT TITLE
ERf 1435 , Plot 15
The Break Water Bay Estate
NEW STRUCTURE
TITLE :
Estate/Munisipal documentation

RW ARCHITECTS
LIVING THE DREAM
Professional Registration: SACAP | SAIAT | SAIA
Joseph Charles Watson: 082 906 2339
Sylvia Watson: 082 210 9206
info@rwarchitects.co.za
Shop 7 | Oubaai Village Market | Oubaai Golf Estate
Heroldsbay | George | 6529

LEDGER

READ ALL LEDGERS THOROUGHLY AND UNDERSTAND THEM
THEY MUST BE FOLLOWED TO THE DETAIL . FOR NOT APLLYING TO THESE DRAWINGS WITH OUT ASSENT FROM REGISTERED ENGINEER OR A APPROVED MATERIAL SPECIALIST AS WELL AS THESE FIRMS THE YOU WILL BE KEPT RESPONSIBLE .
NB WE WILL TAKE NO RESPONSIBILITY FOR ANY CHANGES MADE BY THE CLIENT OR ANY CONTRACTOR AFTER PLANS WERE HANDED OVER . AND APPROVED BY LOCAL MUNICIPAL COUNSEL UNLESS CHANGES IS ISSUED BY THESE FIRMS

GENERAL NOTES:
1. All materials and construction methods to comply with the National Building Regulations, including all revisions and all applicable Bylaws of the concerned authority.
2. All dimensions to be verified on site by the contractor prior to commencing work.
3. No drawings to be scaled.
4. Any discrepancies or contradictions must immediately be pointed out to our firm For corrections or explanations before any construction proceed.
5. Provide termite treatment below surface bed as per S.A.B.S 0124.
6. All roof timber to be Mi Teck registered
7. All electrical & plumbing work to be carried out by registered & qualified subcontractors.
8. FOUNDATION LEVELS TO BE ESTABLISHED ON SITE AND APPROVED BY ENGINEER BEFORE CONCRETE IS CAST.
9. BACKFILL BETWEEN WALLS NOT TO DIFFER MORE THAN 150mm ON EITHER SIDE OF WALL
10. MINIMUM LAP IN BRICKFORCE 300mm.
11. NO CONTROL- OR EXPANSION/CONTRACTION JOINTS IN FOUNDATION WALLS.
CONTROL JOINTS ONLY BETWEEN GROUND FLOOR AND WALL PLATE IN POSITIONS AS INDICATED ON LAY OUT DRAWINGS OF ENGINEER .
12. ALL FOUNDATION EXCAVATION TO BE INSPECTED BY THE ENGINEER.
13. ALL FOUNDATION EXCAVATION TO BE INSPECTED BY THE ENGINEER r and local counsel .
14. ALL REINFORCED CONCRETE WORK TO BE CARRIED OUT IN ACCORDANCE WITH SABS 1200 GB
15 UNREINFORCED MASONRY CONSTRUCTION THE FOLLOWING BRICK AND MORTAR STRENGTHS SHALL APPLY

ELEMENT	BRICK STRENGTH	MORTAR CLASS
GROUND FLOOR LOADBEARING WALLS	14 MPa	CLASS 2
FREESTANDING WALLS RETAINING WALLS	14 MPa	CLASS 1

16. ALL CONCRETE BEARING ON BRICKWORK, TO HAVE TWO LAYERS OF HARDBOARD, GREASED INBETWEEN SEPARATING CONCRETE AND BRICKWORK TOP OF WALL TO BE 20mm PLASTERED SMOOTH.
17 WALL TIES TO SABS 28 ARE TO BE PROVIDED AS FOLLOWS:
CAVITY WALLS:3 PER m^2
GROUTED CAVITY WALLS 4 PER m^2
18. REINFORCED CONCRETE: REQUIRED CURING STRENGTH OF 28 DAYS
19 MAXIMUM THICKNESS OF SLOPING SCREED TO BE 80mm

B.C. Brick Column with a Y16 high tensile steel rod from out of foundation filled with 20MPA concrete
E.sc - Engineers steel column
E.cc - Engineers concrete column
FOUNDATIONS AND WALLS AS SPECIFIED
PSCL = pre-stressed concrete lintel above all openings min overlap to be 230 mm onto wall (NHBRC & NLB.R. Regulations)
230 PSCL = 230 mm pre-stressed concrete lintel
SW pscl To Engineers specifications
OPENINGS TO HAVE 2Y10 REBAR ABOVE AND BELOW OPENING, EXTENDING MINIMUM 500mm BEYOND OPENING

Engineers specianling or down stand beams, cantilever Works & other engineers concrete works
ENGINEERS DETAILED WORKS - STEEL
HIDDEN WORKS OF IMPORTANTS BEHIND OBTICALS
Water proofing membrane
Metal Flashing & waterproofing membranes
Insulation & sissulation
NEW CLAY FACE BRICK MASONRY
NEW CLAY BRICK MASONRY
NEW CONCRETE BRICK MASONRY
CONCRETE WORKS
EXISTING BRICK WALL
T.Const. LAMINATED & OTHER TIMBER CONSTRUCTION, OVER OR UNDER
CARPENTRY & WOOD
SA.pine DRY WALL SYSTEM - EXTERNAL galvanized steel dry wall system - external / internal
DRY WALL SYSTEM - INTERNAL
M.J. EXPANSION JOINTS IF NOT SHOWN, SEE ENGINEERS DRAWINGS
M.V. MECHANICAL VENTILATION
T.Ven. TURBINE VENTILATION

AFC Herbst
Break Water Bay
Heroldsbay
George

issue :07/06/2022