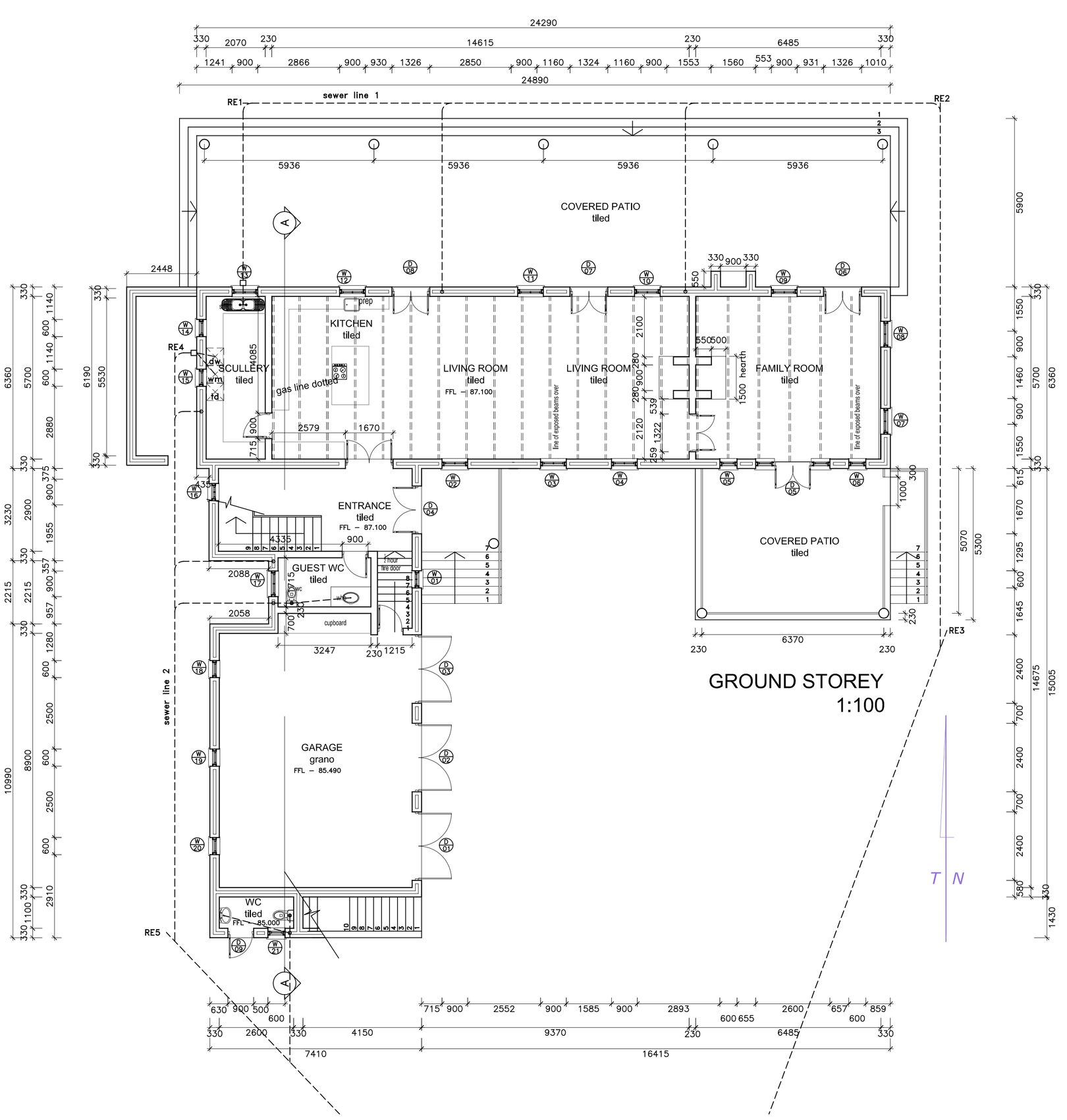


SPECIFICATION

BOUNDARY PEGS
To be pointed out to the Building Inspector before construction commences.

LEVELS
All levels (especially setting out) to be confirmed by a qualified land surveyor.

FOUNDATIONS AND FLOORING
330mm Cavity brick wall and 230mm walls to be built on strip foundations, cavity filled with concrete on 800x230 footings. 110mm Walls to be built on 600x200 thickened floor slab. 20mm Screed on 100mm concrete surface bed on 250 micron DPM on well compacted fill. House fll to be a minimum of 230mm above NGL.

EXTERNAL CAVITY WALLS
330 Cavity brick walls tied with butterfly galv. wire ties at a rate of 2.5 wire ties per square metre of wall face. Weepholes at a minimum 1m c's (every 3rd perpend.) DPC's to all external door and window openings. Wall cavity filled with concrete mortar at foundation level below stepped dpc. Gable walls tied back to roof structure with galv. roof straps 3x30mm at 600ccs, embedded 300mm into wall, bent over & fixed to rafters. External walls to be plastered and painted to match existing. Max 600mm high plastered plinth. Weepholes to be minimum of 150mm above NGL.

INTERNAL WALLS
230 and 110mm brick structural and partition walls to be plastered and painted both sides.

YARD WALL
1800mm high side boundary wall plastered and painted both sides. Expansion joints at appox 10m c/c. All expansion joints to be finished flush with wall with approved sealant and painted to match wall colour. 345x345mm Piers at 2500mm c/c on 600x600x230mm pad foundation, and 230mm wall on offset footings 700x230mm. Plastered plinth.

LINTOLS
APS precast lintols to be built over openings in brickwork exceeding 900mm to manufacturers spec, with a minimum of 4 courses brickwork above lintol.

ROOF TRUSS DESIGN
To be Engineer designed with prefabricated trusses by Mitek or other approved. All structural timber to be treated.

HOUSE ROOF
Mazista, Vineyard System, Avignon
MazistaCotta Vineyard clay roofing system, with Nutec custom pigmented roof underlay sheeting nailed to 50 x 76mm horizontal battens at 1200mm centres with Portoguese Francla clay roof tiles glued directly onto Nutec sheeting using a specified Sika adhesive at a pitch of 22 degrees, all fixed to truss or rafters (by others) at 1000mm centres. To truss manufacturers specification and detail.

Roof trusses to rest on 178x38mm wall plate and secured with 30x1.2mm galv. ms hoop iron straps built min 600mm into wall at 600c/c. Insulation to open rafter's to be foil faced isofoil to be laid as per manufacturer's spec. Flat ceilings 100mm isotherm insulation under roofing or other approved to manufacturers specification. Flashing, counter flashing, roll top ridge and wall capping to match roof covering. Cut roof tiles to be embedded in mortar set in courses as per roof tiles, and wall face to be plastered up to underside of tiles.Solar water heating to be installed to roofs not visible from the road.

Gable walls to be tied to truss with 1.3mm galv. hoop iron. Roof trusses to have approved bracing to prevent buckling and keep trusses upright.

LOW PITCH ROOF
Portoguese Francia roof tiles at 10° pitch on VP boarding with malthold waterproofing on 38x38 battens at 350mm c/c on 150x50 timber rafters at 600mm c/c.

GUTTERING
None.

PLASTER
External plaster to walls and plaster bands to be one coat cement plaster finished with a wood float.

SKIRTING
"Bloch WSK 5" , 22 x 140mm painted pine skirting to be fitted to all rooms with new flooring.

WINDOW CILLS
External: plastered brick sills with moulding suitable falls and painted.
Internal: bullnosed Meranti sections, suitable for painting with 16mm Scotia.

CEILINGS
Internal: Skimmed rhinoboard ceiling with FCO 21 coved Rhino cornice and skimmed soffit.
External: Skimmed soffit.
Exposed beams by Engineer positioned as shown.

JOINERY AND IRONMONGERY
All windows and doors to comply with Part N SABS 0400.
All exterior doors and windows to be Swartland "Gold" and "Cape Culture" hardwood painted.
WINDOWS refer to spec.
EXTERNAL DOORS refer to spec.
FUNCTIONAL HARDWOOD SHUTTERS Swartland "Cape Culture" hardwood painted. Refer to spec.
INTERNAL DOORS
Deep-pressed, moulded supawood doors or as per spec.

STAIRS
Stairs min 250mm tread and max 200mm rIser. 1000mm high balustrade with max 100mm openings.

GLAZING
Clear sheet glass in thickness required as per SABS 0400. Windows and doors exceeding 1m2 or less than 500mm from ffl to be safety glazed. Obscure glass to bathrooms and windows listed in window schedule. Windows to be min 10% of floor area & 5% ventilation of floor area. See table for XA calculations.

EXTERIOR FLOOR FINISHES
As per Avignon Design Manual.

STORMWATER
Stormwater to be surface drained to garden.

GAS
Separate gas plans to be submitted. Max 2 x 19kg gas bottles.

HOT WATER INSTALLATION
250L kWIKOT geyser installed in tandem with KWIKot heat pump as shown on plan and per manufacturers instructions. All hot water pipes to be clad with Isotherm insulation with a minimum R-value of 1.

SANITARYWARE
As per later specification. All drainage to be concealed within external walling/ducting.

LIGHTING
Lighting on street facing boundary walls to be in the provencal style and must be selected from the choice in the guidelines (all can be fitted with energy saving lightbulbs).

Non specified lighting alternatives will be considered by the ARC for the ARC's written approval only if such approval is sought prior to installation. All lighting on street facing boundary walls must be in pewter, black or rust finish.

All external lighting to comply with Avignon Arch Design Manual Clause 12.9

TILING
WALLS - As per later specification.
Min 300 high behind basins and sink.
FLOORS - As per later specification.

INTERIOR FLOOR FINISHES
As per client.
Approved carpeting to areas as per owner. Owner to approve choice of colour.
Tinted screed finish to areas as per plan.

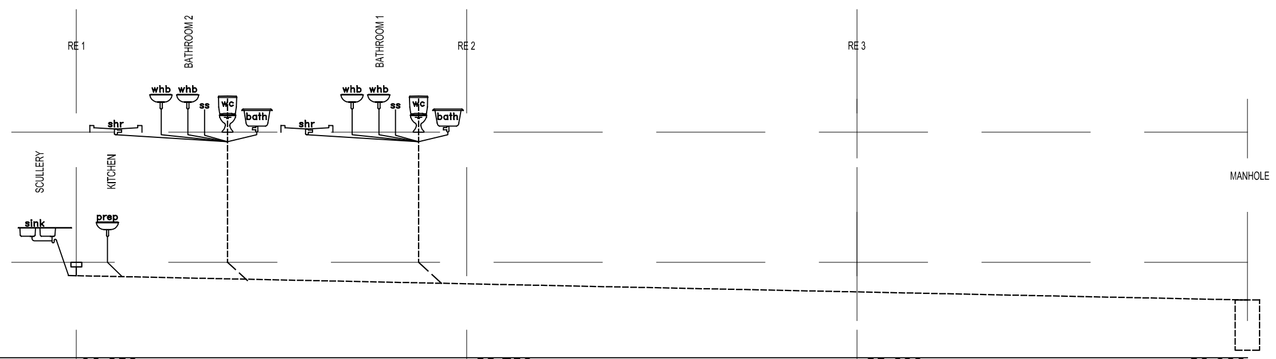
EXTERIOR FLOOR FINISHES
BALCONY - tiles to comply with Avignon Arch Design Manual
VERANDAH - tiles to comply with Avignon Arch Design Manual

PAINTING
INTERIOR WALLS one filler coat, then two coats acrylic PVA.
EXTERIOR - Midas Earthcote - colour as per Arch Design Manual choices.
CEILINGS one undercoat and two coats PVA
WOODWORK- Interior and exterior - one coat Knot stop & pink primer, one universal undercoat, two coats gloss enamel to approved colour. Exterior timber to be back primed.
All paint to be Plascon or equal approved.

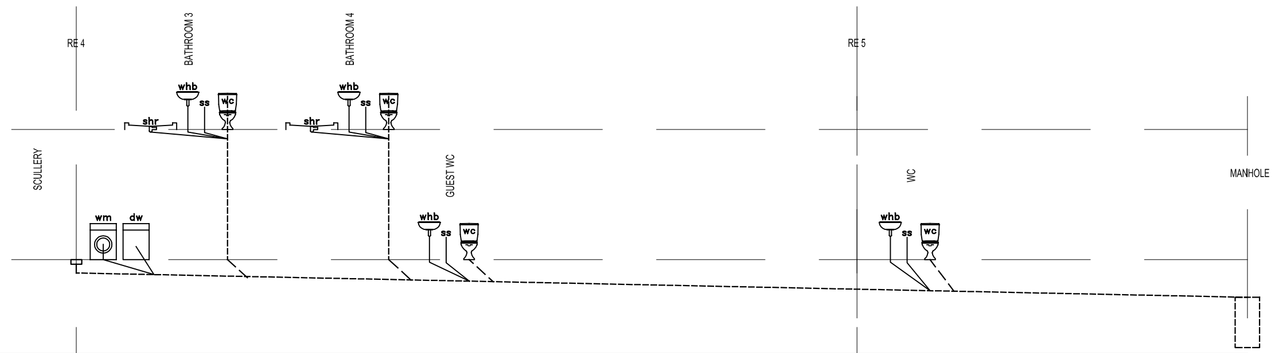
POOL FENCE
Fence min. 1.0m high with max 100mm openings and self closing gate as shown.

SATELLITE DISHES
must be mounted out of sight from the street as far as possible and all other aerials or devices must be fixed out of sight, in the roofspace. Satellite dishes must be white and show no branding or manufacturer labels.

DRIVEWAY
Cobbled with Smartstone or Revelstone square cobbles in colours and sizes as per Design Guidelines. Sandstone colour exposed aggregate finish may also be used and sandstone colour gravel may be used on a flat driveway only if effectively retained and maintained.



COVER	90.250	88.750	85.600	80.900
INVERT LEVEL	89.750	88.250	85.100	80.400
DEPTH	0.500	0.500	0.500	0.500
DISTANCE	24.411	19.096	27.696	
FALL	1:16	1:6	1:6	



COVER	88.100	83.650	80.900
INVERT LEVEL	87.600	83.150	80.400
DEPTH	0.500	0.500	0.500
DISTANCE	24.411	27.696	
FALL	1:5	1:6	

DIAGRAMATIC DRAINAGE SECTION
1. Contractor to adequately protect drain pipe from building load.
2. Drainage pipes to pass above concrete footings.
3. Provide sleeve where drain runs through brick wall.
4. Provide stub stacks to w.c's.
5. Provide min 50mm vent to highest point of run. Ventilate head of each run.
6. Drain to be adequately protected under driveways and buildings.
Encase drainline in min 100mm concrete.
7. No sewer or drainage connections under slab.

OWNER

ARCHITECT

Site – 1966m2

Ground Floor – 198.3m2
Covered Patio's – 184.1m2
Garage – 91.4m2

Total Ground Floor – 473.8m2
Total First Floor – 236.8m2

Coverage – 24%

REV	DATE	DESCRIPTION
01	AUGUST 2012	CHANGED TO ACCOMODATE SITE CONDITIONS

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PROJECT TITLE: HOUSE McDOWALL

PROJECT DESCRIPTION: PROPOSED NEW RESIDENCE ON ERF 9082 AVIGNON ESTATE VALLEY ROAD HOUT BAY

DRAWING DESCRIPTION: PLANS,SPECIFICATION & ELEVATIONS

KEVIN GADD ARCHITECTS C.C.
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DRAWING INFORMATION: DRAWING NUMBER 1217/CS/001 REVISION 02

DRAWN	CHECK	DATE	SCALE
TW	KG	2012	1:100