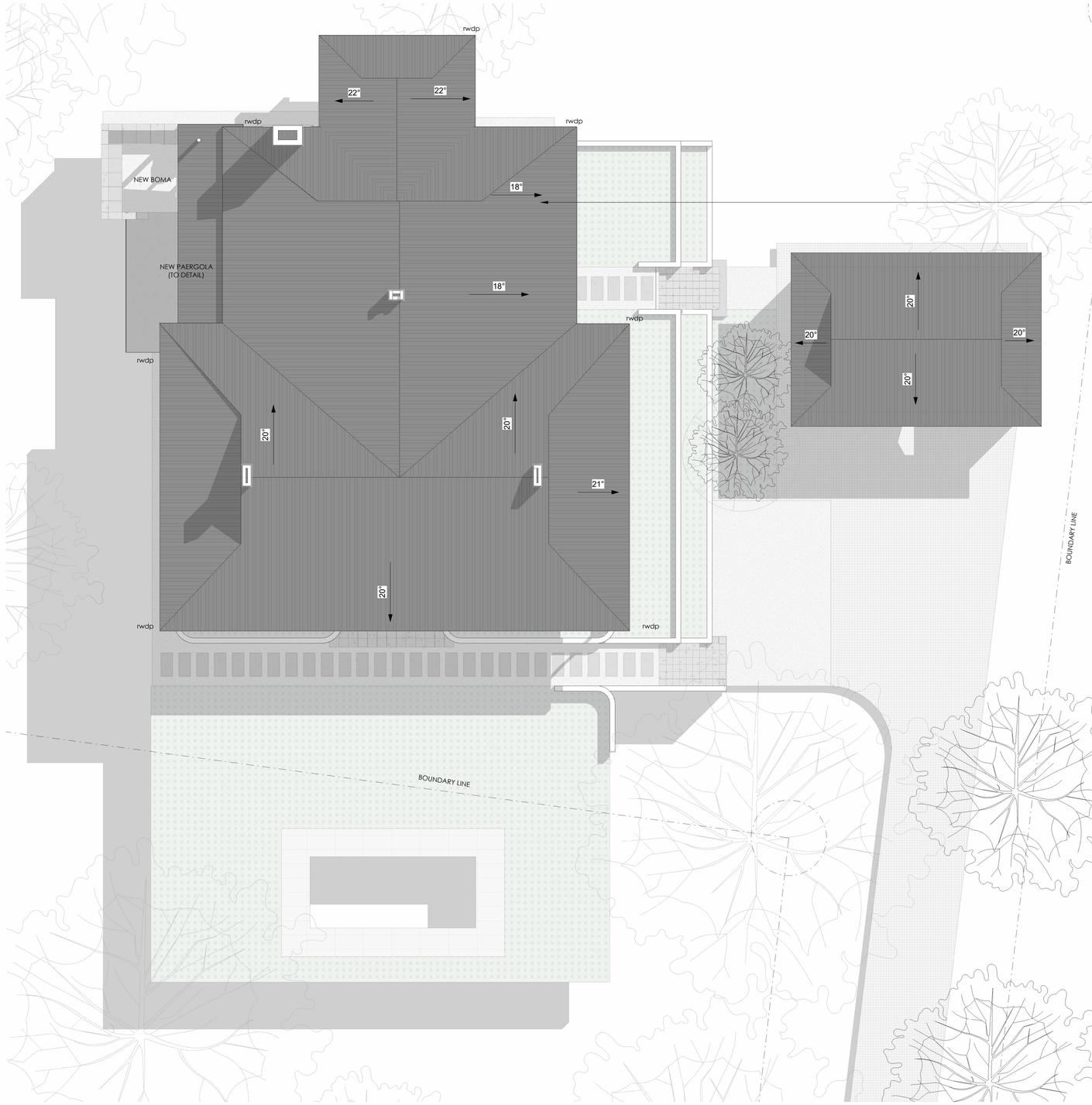

NEW ROOF NOTES:

- ALL NEW ROOF TO COMPLY TO SANS 10400 PART L: ROOFS
- ROOF ASSEMBLY AND ANY CEILING ASSEMBLY, IN ADDITION TO COMPLYING WITH THE REQUIREMENTS OFSANS 10400-C PROVIDED THAT THE ROOF ASSEMBLY IS SUPPORTED ON WALLS THAT COMPLY WITH THE REQUIREMENTS OF SANS 10400-K
- ALL GUTTERS AND DOWNPIPES, WHERE PROVIDED, ARE SIZED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-R
- ROOFS SHALL BE PROVIDED WITH A PITCH OF NOT LESS THAN THAT GIVEN IN TABLES 1 AND 2, PROVIDED THAT SHEETED ROOFS WITHOUT HIPS AND VALLEYS IN CATEGORY 1 BUILDINGS MAY HAVE A ROOF SLOPE OF 5º SUBJECT TO ALL END LAPS IN SUCH SHEETING BEING SEALED AND HAVING A MINIMUM LAP OF 250 MM. THE SLOPE OF VALLEYS IN SUCH ROOFS SHALL NOT BE LESS THAN 11º.
- TRUSSES, RAFTERS AND PURLIN BEAMS SHALL BE SUPPORTED ON WALL PLATES OF MINIMUM SIZE 38 MM × 76 MM
- HANGERS JOINING TIMBER TO TIMBER SHALL BE EITHER NAILED IN EACH HOLE WITH 32 MM LONG CLOUT WIRE NAILS OR BOLTED WITH 12 MM DIAMETER BOLTS IN THE HOLES PROVIDED.
- METAL MASONRY ANCHORS SHALL BE OF THE EXPANDING TYPE, BE CORROSION RESISTANT, HAVE ADIAMETER AND LENGTH OF NOT LESS THAN 10 MM AND 75 MM, RESPECTIVELY, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERKS INSTRUCTIONS / RAFTERS SHALL BE TIED DOWN TO THE SUPPORTING WALLS AND COLUMNS BY MEANS OF A GALVANIZED STEEL STRAP OR GALVANIZED STEEL WIRES WHICH ARE BUILT INTO THE WALLS/ PURLIN RAFTERS AND PURLIN BEAMS SHALL BE TIED DOWN TO THE SUPPORTING WALLS AND COLUMNS BY MEANS OF A GALVANIZED STEEL STRAP OR GALVANIZED STEEL WIRES.
- STUB ENDS SHALL BE LOCATED OVER A WALL PLATE
- BATTENS AND PURLINS SHALL BE CONTINUOUS OVER AT LEAST THREE RAFTERS (I.E. TWO RAFTER SPACINGS) AND SHALL BE FIXED TO EVERY RAFTER THAT THEY CROSS. BATTENS OF SIZE 38 MM × 38 MM SHALL BE NAILED TO RAFTERS WITH 75 MM WIRE NAILS AND 38 MM × 50 MM BATTENS SHALL BE SET ON EDGE WITH 90 MM WIRE NAILS. PURLINS SHALL BE FIXED TO RAFTERS.
- THE ENDS OF BATTENS AND PURLINS SHALL BE SAWN SQUARE AND BUTT-JOINTED CENTRALLY OVER THE RAFTER MEMBER SO AS TO PROVIDE ADEQUATE BEARING AND FIXING.
- JOINTS IN BATTENS SHALL BE ARRANGED SO THAT NOT MORE THAN ONE BATTEN IN THREE IS JOINED ON ANY ONE RAFTER OR TRUSS.
- CEILINGS ASSEMBLY: PINE BRANDERING OF SIZE 38 MM × 38 MM REQUIRED TO SUPPORT GYPSUM PLASTERBOARD, FIBRECEMENT BOARD OR SIMILAR BOARD SHALL BE SECURELY SPIKED TO THE SUPPORTING TIMBERS WITH 75 MM WIRE NAILS AT CENTRES THAT DO NOT EXCEED 450 MM. CROSS BRANDERING SHALL BE CUT IN BETWEEN THE LONGITUDINAL BRANDERING AND SKEW-NAILED TO THE SAME USING 75 MM WIRE NAILS AT CENTRES THAT DO NOT EXCEED 900 MM.

RATIONAL DESIGN TO BE DONE BY SPECIALIST AND APPROVED BY CLIENT WIT SUITABLE WARRENTEES IN PLACE.

2 NEW ROOF PLAN

104 SCALE 1 : 100

Table 1 — Minimum roof slopes of sheeted roofs

1	2	3	4
Roof covering	Minimum angle of slope	Minimum end lap (mm)	
	degrees	End laps sealed	End laps not sealed
Corrugated (including box rib) profile (galvanized iron, polycarbonate and fibre glass)	11	150	250
	15	150	225
	17	150	200
	22	150	150
Corrugated fibre-cement sheets	11	200	300
	15	175	275
	17	150	250
	22	150	200
	26	150	150
Specialized long span sheets (metal and fibre cement)	3 to 5, depending upon manufacturer's design and specification	As specified by the manufacturer	

NOTE The manufacturer's instructions should be followed.

Table 2 — Minimum roof slopes of non-sheeted roofs

1	2	3
Roof covering		Minimum angle of slope
Type	Description	degrees
Tiles, slates and shingles	Fibre-cement slates: a) with an approved underlay b) without an approved underlay	11 17
	Concrete and clay tiles and shingles: a) with an approved underlay b) without an approved underlay	17 26
	Metal tiles: a) with an approved underlay b) without an approved underlay	11 15
	Natural slate on open battens: a) with an approved underlay b) without an approved underlay	20 30
Thatch	Thatch	45 in general but 35 at dormer windows

NOTE 1 When metal roof tiles are used over an existing roof, the existing roof slope may be retained.

NOTE 2 An underlite membrane, when properly laid, will provide a highly effective impermeable barrier against the ingress of wind-driven rain and dust. Underlays should therefore be provided on all tiled and slated roofs, irrespective of the slope and also if ceilings are not installed, so as to minimize the effect of wind-blown dust entering through the tiles.

NOTE 3 Under strong gusts of wind, the suction force on the roof tiles might exceed the mass of the tiles, requiring the tiles to be securely fixed in order to prevent them from being lifted from the roof. An underlite membrane can substantially lower these pressures and so reduce the risk of wind uplift.

NOTE 4 Increasing the slope at the dormer windows to 45° reduces the maintenance requirements in this area.

NOTE 5 The manufacturer's instructions should be followed.

NOTE 6 Refer to SANS 10082 for fixing specifications.

GENERAL NOTES

- SHOP DRAWINGS MUST BE APPROVED BY THE DESIGNER PRIOR TO MANUFACTURING OF ANY SHOPFITTING OR CUSTOM ITEMS AND ANY FURNITURE PIECES
- CONTRACTORS AND SUB-CONTRACTORS ARE TO CHECK ALL SITE DIMENSIONS AND LEVELS BEFORE COMMENCING WITH ANY WORK. EACH CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS AND DETAILS.
- FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. DETAIL DRAWINGS MUST BE PREFERRED TO ARRANGEMENT DRAWINGS. THE DESIGNER MUST BE NOTIFIED OF ANY VARIATION OF CHANGE.
- CONTRACTORS MUST ENSURE THAT STRUCTURAL STABILITY IF ALL COMPONENTS OF THEIR WORK AND ASCERTAIN THAT THE MAIN STRUCTURE CAN SUPPORT ALL LADS APPLIED THERETO.
- COPYRIGHT NOTICE EXIST IN TERMS OF THE COPYRIGHT ACT, ACT NO 98 OF 1978.
- NO CHANGES MAY BE MADE TO THE DESIGN WITHOUT THE SIGNED APPROVAL OF THE ARCHITECT / CLIENT.
- ALL WORKS TO COMPLY WITH NBR (SABS 0400), SANS 10400 AND THE BUILDING STANDARDS ACT 103 OF 1977 AS AMENDED.
- ALL BUILDING MATERIALS TO CONFORM TO THE RELEVANT SABS STANDARDS.
- ONE SET OF DRAWINGS TO BE ALWAYS KEPT ON SITE.
- ALL SUPERSEDED DRAWINGS ARE TO BE CAREFULLY MARKED.
- ALL SUPERSEDED DRAWINGS ARE TO BE CLEARLY MARKED.
- ALL PARTITIONS AND OUTSIDE WALLS ARE SET OUT FROM THE CENTRE LINES OF COLUMNS OR WINDOW MULLIONS UNLESS OTHERWISE STATED ON CONSTRUCTION DRAWING. ANY DIMENSIONAL ERRORS SHOULD BE ACCOMMODATED WITHING THESE PARAMETERS.
- SHOPFITTED ITEMS TO BE MEASURED ON SITE AND SHOP DRAWINGS TO BE APPROVED BY ARCHITECT / DESIGN & CLIENT PRIOR TO ORDER MATERIAL AND MANUFACTURING
- ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH BY-LAWS AND REGULATIONS OF THE LOCAL AUTHORITY.
- ALL ELECTRICAL AND DRAINAGE WORK TO BE EXECUTED BY REGISTERED SPECIALISTS AND ISSUED WITH A CERTIFICATE OF COMPLETION.
- ANY DISCREPANCIES TO BE REPORTED TO THE RELEVANT DESIGNED AT DEVOID INTERIORS & ARCHITECTURE IMMEDIATELY.
- ALL STRUCTURAL, MECHANICAL, ELECTRICAL, FIRE OR CIVIL WORK TO BE DESIGNED AND SIGNED OF BV DESIGN SPECIALIST OR REGISTERED SPECIALIST.

PART D - PUBLIC SAFTEY

- ALL BALUSTRADING TO COMPLY WITH D 4.2 AND D1 (ANNEX A) OF SANS10400
- ALL RAMPS AND DRIVEWAYS TO COMPLY WITH D4.3 AND D3 (ANNEX A)

PART J - FLOORS

- ALL FLOORS TO COMPLY WITH (ANNEX A) J1
- ALL CONCRETE FLOORS SLABS TO COMPLY WITH J4.4
- ALL FLOORS AS PER RATIONAL DESIGN BY COMPETENT PERSON

PART K - WALLS

- ALL MASONRY WALLS TO COMPLY WITH K4.2 AND K1-2 (ANNEX A)
- ALL LINTELS TO COMPLY WITH B1 (ANNEX B) OF PART K
- FIXING OF ROOF TO CONCRETE ELEMENTS TO COMPLY WITH K4.4 AND K3 (ANNEX A)
- ALL WATERPROOFING TO WALLS TO COMPLY WITH K4.5 AND C1 (ANNEX C) OF PART K
- ALL FIRE PERFORMANCE AND RESISTANCE OF WALLS TO COMPLY WITH K4 (ANNEX A)
- ALL STRUCTURAL WALLS AS PER RATIONAL DESIGN BY COMPETENT PERSON

PART N - GLAZING

- ALL GLAZING TO COMPLY WITH PART N AND AAMSA REGULATIONS
- GLAZING AND GLAZING STRUCTURE AS PER RATIONAL DESIGN BY COMPETENT PERSON

PART O - LIGHTING & VENTILATOIN

- ALL LIGHTING AND VENTILATION TO COMPLY WITH PART O4.1
- ALL AREAS TO BE ARTIFICIALLY AND NATURALLY LIT TO COMPLY WITH PART O4.2 OF SANS 10400
- (OFFICES AND OTHER HABITABLE ROOMS) MIN 350 LUX, TOILETS MIN 160 LUX)
- ALL NATURAL AND MECHANICAL VENTILATION TO BE PROVIDED IN ACCORDANCE WITH PART O4.3 OF SANS 10400
- BUILDING TO COMPLY IN TERMS OF THE TOBACCO
- CONTROL LEGISLATION AS PER PART O4.4 OF SANS 10400
- LIGHTING AND VENTILATION AS PER RATIONAL DESIGN BY COMPETENT PERSON
- FRESH AIR TO BE SUPPLIED AT A RATE OF 75L/S/P AND TO BE UNIFORMLY DISTRIBUTED THROUGHOUT HABITABLE AREAS. AIR VELOCITY TO NOT EXCEED 0.5M/S TO ALL OFFICES AND SHOPS.
- TOILETS AND KITCHENS TO BE MECHANICALLY VENTILATED BY EXTRACTION TO EXTERIOR AT A RATE OF 20L/S/ FITMENT

PART P - DRAINAGE

- ALL DRAINAGE AS PER RATIONAL DESIGN BY COMPETENT PERSON
- ALL PLUMBING WORK MUST COMPLY WITH THE WATER SUPPLY BY-LAWS AND RELEVANT SABS CODES OF PRACTICE

PART T - FIRE PROPERCTION

- ALL SAFETY DISTANCES TO COMPLY WITH T4.2
- ALL MATERIALS TO COMPLY WITH PART T4.5 ALL STRUCTURAL ELEMENTS AND COMPONENTS TO COMPLY WITH T4.7
- ALL OPENINGS TO BE PROTECTED IN COMPLIANCE WITH T4.10
- ROOF ASSEMBLIES AND COVERINGS TO COMPLY WITH T4.12
- ALL CEILING TO COMPLY WITH T 4.13
- ALL FLOOR COVERINGS TO COMPLY WITH T4.14
- ALL WALL FINISHES TO COMPLY WITH PART T 4.15
- BUILDING MATERIALS TO COMPLY WITH T4.55 AND T4.56
- FIRE PROTECTION FOR CATEGORY 1 H1 AND H$ TO COMPLY WITH T4.57

GENERAL SERVICES NOTES

- ALL SEWER AND WATER RETICULATION TO WET SERVICES ENGINEER'S DESIGN AND DETAIL
- ALL PLUMBING TO BE CARRIED OUT BY A REGISTERED PLUMBER
- POSITIONS OF WATER METERS TO BE APPROVED BY ARCHITECT.
- WORKS TO COMPLY WITH FIRE AND NBR AND SABS STANDARDS AND BY-LAWS
- ACCESS PANELS TO BE PROVIDED TO ALL DRAINAGE DUCTS, TO COMPLY WITH PART P -4.18 OF SANS 10400
- ALL SEWER PIPES UNDER HARDSTAND OR CONCRETE SLABS TO BE UPVC RIBBED PIPES.
  ALL ELECTRICITY TO ELECTRICAL ENGINEERS' DETAILS AND REQUIREMENTS
- ALL AIRCON REQUIREMENTS TO A/C SPECIALIST DETAILS

GENERAL ENGINEERING NOTE:

- ALL STEEL, CONCRETE, AND SUBSOIL DRAINAGE RELATED DETAILS AS PER STRUCTURAL ENGINEERS' DETAIL.
- ALL ROAD LAYOUTS, ROAD MARKINGS AND ROAD SIGNS AS PER ENGINEER'S DETAILS AND DRAWINGS.
- ALL SEWER AND WATER TO CIVIL ENGINEER'S DETAILS AND DRAWINGS. ALL STORMWATER TO CIVIL ENGINEERS DETAILS AND DRAWINGS.
- ALL FIRE PROTECTION AND FIRE PROTECTIONS SIGNAGE TO ENGINEERS' DETAILS AND DRAWINGS.
- ALL FIRE PROTECTIONS AND FIRE PROTECTION SIGNATE TO ENGINEERS' DETAILS AND DRAWINGS.
- ALL ELECTRICAL DETAILS AND TO ENGINEERS' DETAILS AND DRAWINGS.

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INSYDE
INTERIOR DESIGN + procurement

PROJECT

RESIDENTIAL REFURBISHEMENT PROJECT - 22 CYPRESS HILL ROAD, P1/ ERF 1849

CLIENT

RENISHAW PROPERTY DEVELOPMENT

RENISHAW
COASTAL PRECINCT

KWAZULU NATAL AMAFA & RESEARCH INSTITUTE

CASE: 25373

26 June 2025

CONDONED

FOR INFORMATION ONLY

NOTES

1. FOR GENERAL NOTES; REFER TO DRAWING:
2. DRAWINGS ARE NOT TO BE SCALED. ALL LEVELS AND DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS. ANY DISCREPANCIES TO BE BROUGHT TO THE ENGINEER / ARCHITECTS ATTENTION IMMEDIATELY
3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, SCHEDULES AND SPECIFICATIONS RELATED TO THIS PROJECT.
4. ALL BUILDING WORK AND MATERIALS ARE TO COMPLY WITH LOCAL AUTHORITYS REQUIREMENTS AND ARE TO BE IN ACCORDANCE WITH SANS 10400 NATIONAL BUILDING REGULATIONS

ISSUE / REVISION

A	2024.10.07	ISSUE FOR INFORMATION	
I/R	DATE	DESCRIPTION	ISS BY

2024.01.15 INITIAL ISSUE

DRAWING CHECKS

DESIGNED BY: A VAN ROOY N/A
DRAWN BY: A VAN ROOY N/A

APPROVAL CONSULTANT

NAME: A VAN ROOY DATE: 2024.10.07
PROF REG. No.: PAT 32259514 SIGNATURE:

SHEET TITLE

ROOF PLANS

INSYDE DRAWING NUMBER

PROJECT-No.	SUB-No.	WBS	DISC.	TYPE - NUMBER	STATUS	REV
2024	DR	IN	ID	104	C	A

D: DRAFT / P: PRELIMINARY / T: TENDER / F: FINAL / C: CONSTRUCTION / A: AS-BUILT, RECORD / R: REPORT

SCALE As indicated