

DRAINAGE NOTES

- * ALL DRAINAGE TO COMPLY WITH SANS 10400-P.
- * RE TO BENDS GREATER THAN 45°. WITHIN 1.5m OF CONNECTION POINT, AT HIGHEST POINT OF DRAIN, AND MAX 25m ALONG RUN.
- * ALL TRAPS TO BE PROTECTED BY AN AIR ADMITTANCE VALVE OF TRAP TYPE.
- * MIN INVERT LEVEL 450mm BELOW LOWEST FITTING IN CLOSED SYSTEM WITH STUB STACK.
- * MIN GROUND COVER OF 300mm.
- * ALL DRAINAGE PIPES TO BE uPVC.
- * MIN INTERNAL SOIL PIPE DIMENSION:
 - 1000 TO TOILET
 - * MIN INTERNAL WASTE PIPE DIMENSION:
 - 500 TO ALL WASTE PIPES (WT, WB, SW, B, S, WM & DW).
 - * WHERE DRAINAGE PIPES PASS UNDER A STRUCTURE, THEY ARE TO BE PROTECTED FROM LOAD, SLEEVED WITH AN RE AT BOTH ENDS IN AN ACCESSIBLE POSITION.
- * MIN AND MAX GRADIENTS OF PIPES AS PER SANS 10400-P.
- * MANHOLES AS PER ENGINEER.

- 50% OF HOT WATER VOLUME CALCULATED AS PER SANS 10252-1 TO BE PROVIDED BY MEANS OTHER THAN ELECTRIC RESISTANT HEATING.
- APPROVED HOT WATER HEATING SYSTEM TO BE INSTALLED AS PER SANS 10400-XA, SANS 10252-1 AND ANY REFERENCED DOCUMENTS.
- THERMAL PERFORMANCE OF GEYSER OR GEYSER AND BLANKE TO BE MIN R-VALUE OF 2.0.
- ALL HOT WATER PIPEWORK OUTSIDE OF THERMAL ENVELOPE TO BE CLAD WITH INSULATION WITH MIN R-VALUE OF 1.0 FOR PIPE $\leq 80\text{mm}$ AND 1.5 FOR PIPES $> 80\text{mm}$.
- ALL COLD WATER AND PRESSURE RELIEF PIPING WITHIN 1 METRE OF GEYSER TO BE INSULATED AS FOR HOT WATER.

ELECTRICAL LEGEND

	CEILING LIGHT POINT	5
	DAY/NIGHT WALL LIGHT POINT	0
	DOWNLIGHT POINT	12
	EXTERNAL CEILING LIGHT POINT	0
	EXTERNAL WALL LIGHT POINT	2
	FLUORESCENT LIGHT POINT	0
	WALL LIGHT POINT	0
	DATA POINT	1
	DISTRIBUTION BOARD	0
	ISOLATOR SWITCH	0
	TELEVISION POINT	1
	15 AMP PLUG POINT	0
	15 AMP WATERPROOF PLUG POINT	0
	DOUBLE 15 AMP PLUG POINT	13
	DOUBLE 15 AMP 1/1C PLUG POINT	0

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- Bridges shall be provided to ensure crossing of traffic loading and equipment for four courses above and four and window openings.
- 50mm EPSU underlaid in all ground floor areas.
- All slabs, foundations, beams and roof trusses to be supported by the designer's details.
- Provide DCR in areas of walls and windows.
- All doors and windows to be checked on site before work is set in hand.
- All discrepancies, errors or omissions to be reported by the designer immediately.
- No deviation from the original drawings shall be permitted.
- Use of drawings and specifications to the accordance of the National Building Regulation and SANS 0400
- Detail scale drawing, cut and finger drawings.
- No variation or instruction shall be provided at contractor's or contractors obligation to comply with the requirements of the local authorities.
- Vertical clearance for road to be provided at all change in levels.
- All sub-division conditions to be addressed by engineer. Trenching to be approved before foundations are cast.
- Use of drainage waterproofing system to be installed as approved by engineer.
- Gas barrier to be installed in accordance with the requirements of SANS 10087
- All leaders shall be treated against termite I wood bore and / or fungal decay in accordance with the requirements of SANS 10042
- Sole board the proper certification mark of a type certified by the South African national accreditation system.
- All foundations to be constructed to be protected against subterranean termite activity by the effective application of suitable termiticide to the site in accordance with the requirements of SANS 10042.
- Underdrains to be set on high above the level of the ground surface.
- All depths of excavation, cut and finger drawings, and heights of pillars and openings of doors to be SANS 0400-B-1
- All concrete, of excavation, cut and finger drawings, and heights of pillars and openings of doors to be SANS 0400-B-1
- All concrete for concrete slabs, to be approved by engineer. Top of concrete strip footings to be min 100mm below NGL.
- All concrete for concrete slabs, to be approved by engineer. Top of concrete strip footings to be min 100mm below NGL.
- 50mm concrete sand spread to a top of 100mm concrete slab with 100mm mesh reinforcement on girders under surface bed.
- 100mm bedding layer to be provided to support the concrete slab. All cast concrete to be engineer's specification. Top of surface bed to be min 50mm below NGL.
- DRP to be 375 mm concrete grade brickwork type shall be applied to all walls, walls and channels in levels. All DRP to comply with the requirements of SANS 10400-P-1
- All brickwork to be hand laid bricks (hand laid) channel offset bricks with SANS 10400-P-1
- Promote 120mm x 120mm x 30mm concrete to brick walls on all openings including doors and as specified by the engineer.
- All concrete to be 30mm concrete grade brickwork type shall be applied to all walls, walls and channels in levels. All DRP to comply with the requirements of SANS 10400-P-1

- Swimming pools must comply in all respects with Part D, Subsection D0.4 of SANS 0400 -1990
- Pool to be fitted with a pool net / alarm system for child safety or a fence surrounding pool with self-closing gate
- All fences to comply with the requirements contained in the SABS 1390-0983 standard specifications. Attention must be drawn to item D4 in the NBR in the Government Gazette no. 9613. The owner is responsible for the correct fencing of pool. Build fence before filling in the pool. Provide pool with covered filter.

Roof
 Mary-Eden Concrete roof tiles @ 35 degree pitch (roof slate) with Mary-Eden membrane installed to manufacturers spec. on 30x38mm S.A. Pallets. Howe Truss configuration consisting of 152x50mm S.A. Piers, roof members & tie beams spaced 700mm c/c. Supported to 10x32mm S.A. Pine wall Plate with 4mm Galvanized wire tie. 155mm Aerogel ceiling insulation to be laid in roof void. Similar approved roof overhang - 500mm
 The head of the tiles must be min. 10mm and fully supported. Mary-Eden high quality approved waterproofing installation to be installed over underside of rafter/sarking. Roof H/ing and joints as per manufacturer's specifications.
 150mm Mineral Wool ceiling insulation to be spaced at 1500mm max c/c fixed to underside of tie beams. When this system (ceiling & similar) approved fixed over underside of 30x38mm S.A. Pine Bracing and joists secured with ratchet/strap plate.
 100mm Insoboard inverted roof insulation installed on top of slab as per manufacturers specifications and finished with 50mm stone chippings/cover in accordance with HSA guidelines.

GLASS THICKNESS

- Safety Glass to be installed in all bathroom windows as per SANS 10400-N:2012
- Safety Glass to be installed in as per SANS 10400 -N:2012
- 0m -0.7m -3mm glass
- 0.75m -1.5m -4mm glass
- 1.5m -2.0m -5mm glass
- 2.0m and bigger = safety glass

STORMWATER

- All stormwater disposal to comply with the requirements of SANS 10400-R.
- Stormwater from downpipes and gutters from buildings shall discharge onto concrete-lined channels which, in turn, shall discharge the water at least 15m away from building onto surface drainage areas. Building without gutters shall be provided with impervious paving not less than 15m wide with a minimum slope of 1:20 all round.
- All joints in stormwater channels and canals to reroute water from natural drainage paths to be suitable sealed to be watertight.

MINIMUM EFFICIENT RULES

- All energy efficiency in building to comply with part XA of SANS 10400 N.B.R.
- 50% of all hot water supply shall be derived from an alternate energy source. Solar heating systems to comply with SANS 1037, 1106 and 11254.
- All hot water supply pipes to be insulated as per 4.4 of SANS 10400 part XA
- Where underfloor heating is used, the heating system shall be insulated underneath the slab as per 4.2 of SANS 10400 Part XA

All exterior windows and doors to be sealed to prevent air infiltration. Air infiltration to comply with 4.4.4.3 of SANS 10400 Part XA

Roof assembly to be insulated with suitable insulating material as required per 4.4.5 of SANS 10400 Part XA

– Floor assembly exceeding 5% penetration to net floor area to comply with requirements as per SANS 204 and SANS 10400 Part XA

– Any walling type falling outside of the standard single /double or cavity wall (plastered both sides) with R-Value of 0.35 Shall refer to part K of SANS 10400

– Any services that use energy or control the use of energy including heating, air conditioning and mechanical ventilation shall be in accordance with SANS 10400.

– The electrical annual energy consumption and demand shall be in accordance with SANS 10400

Other:

- All drainage to comply with Part P of BS 5306:10400 National building regulations
- All drainage below building to be protected against loading
- All waste pipes running below the building to be sleeved. Min size of vent at the head of the drain to be 100mm
- All waste pipes to be made of non-combustible material in required fire resistance, fluting eyes to be provided at all bends and junctions along span of Max 25mm
- All sewer pipes below floor slabs to be enclosed in concrete. No bends or junctions in sewer pipes allowed below floor slabs
- All soil fitting with a vertical discharge greater than 120mm to have anti-siphon vent pipes
- 100mm Diameter gPVC pipe full of air and seal
- 100mm Diameter gPVC pipe stuck at head of drain
- All waste fittings to be provided with residual traps
- All waste pipes 30 or larger to be provided with traps and downers to be provided with brass waste traps
- All storm water channels to be fully accessible as per BS 5306:10400
- All storm water drains and access points to be made of non-combustible material as per BS 5306:10400
- All soil & waste pipes to be concealed in ducts. Access to soil & waste pipes internally and at ground level externally to be provided by means of a suitable sized access door

Owner: _____ Engineer: _____

Architect/Designer: T1203 Drawn by: RV 2022/11/09

Signature: _____

Date:	Rev:	Revision Description:
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2022/11/09	A	issued for COUNCIL SUBMISSION
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PROJECT TITLE:

ERF 199, NORTHCLIFF
NEW RESIDENTIAL DEVELOPMENT

Scale:	Drawing description:	Page size:
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1: 50/100	UNIT TYPE 1A-FIRST FLOOR PLANS AND ROOF PLAN	A1
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JOB NR.	DRAWING NR.	REV.
16001	01 01 A202	A

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