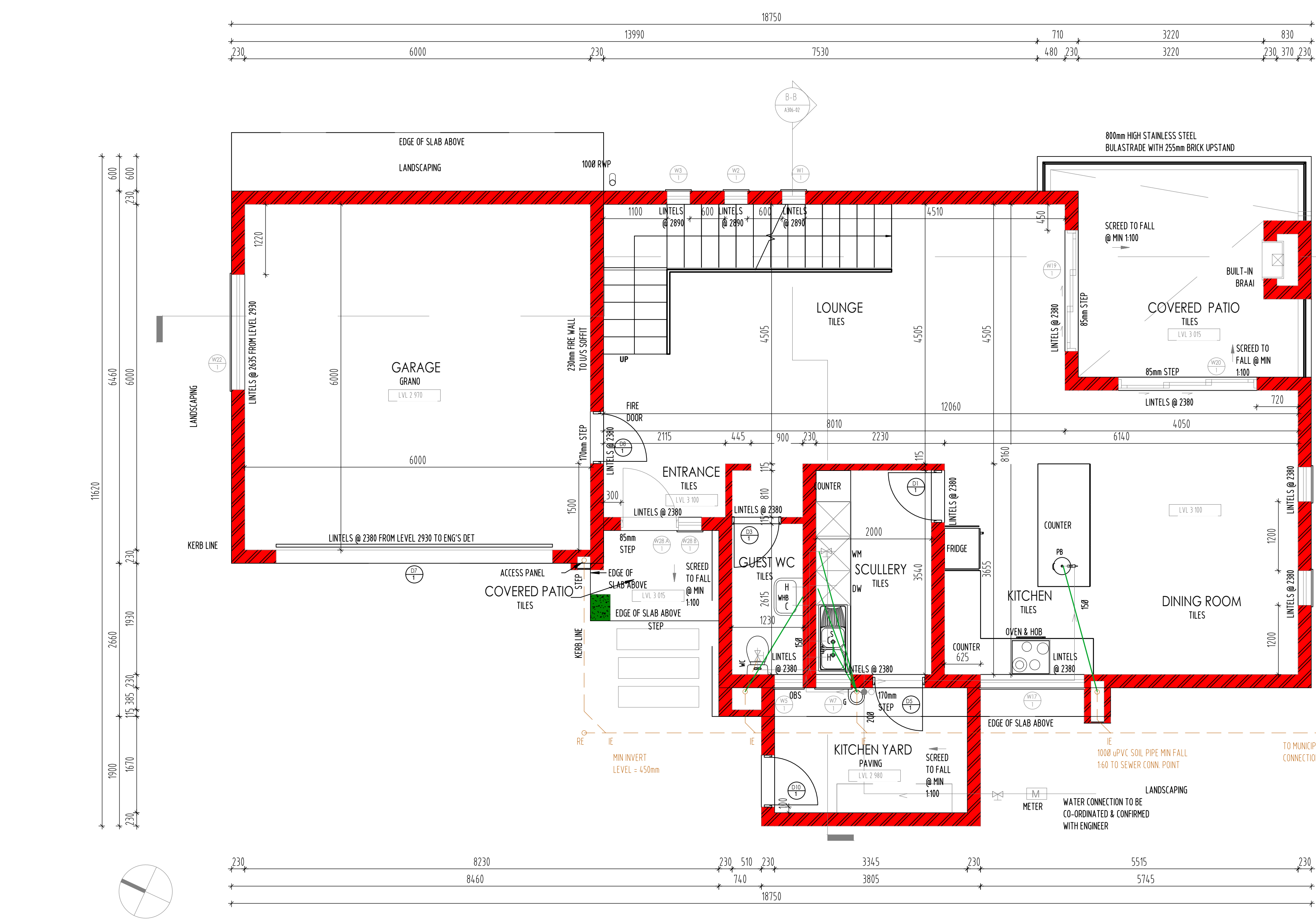
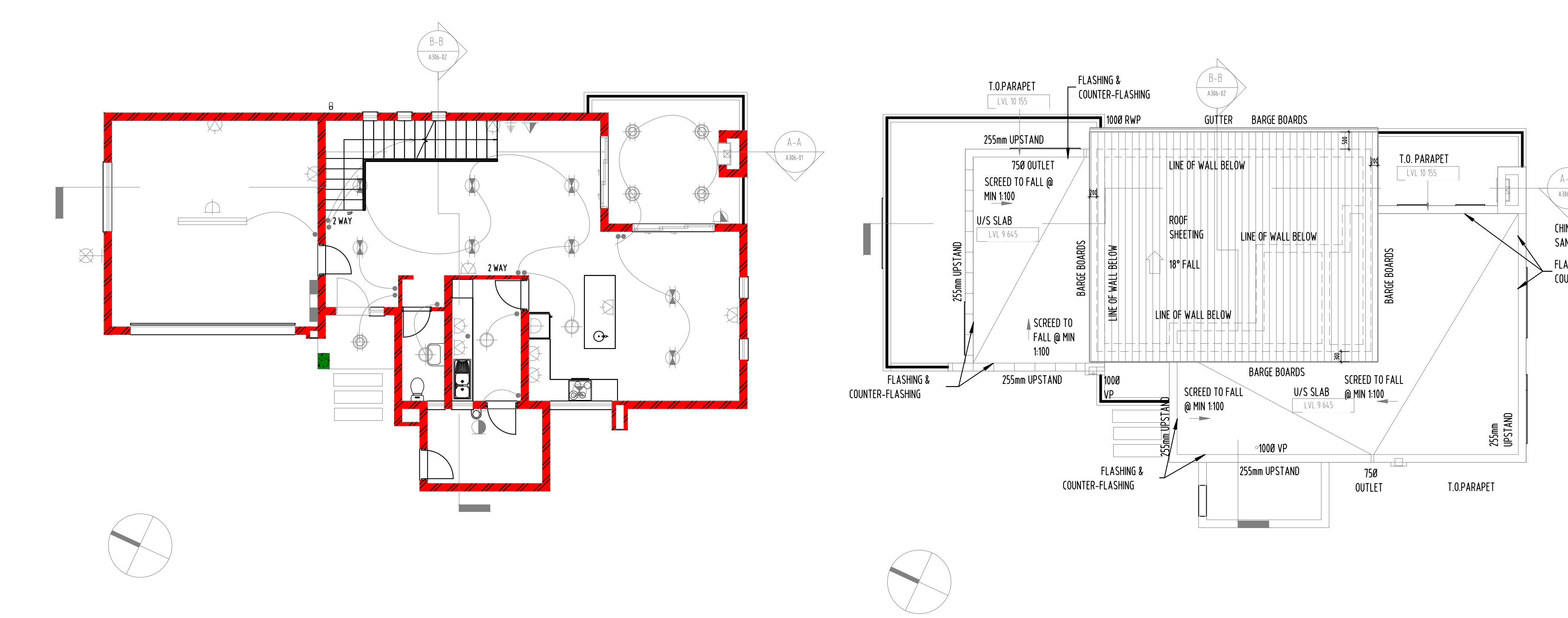




ELECTRICAL LEGEND		
	CEILING LIGHT POINT	3
	DAY/NIGHT WALL LIGHT POINT	1
	DOWNLIGHT POINT	8
	EXTERNAL CEILING LIGHT POINT	5
	EXTERNAL WALL LIGHT POINT	1
	FLUORESCENT LIGHT POINT	1
	WALL LIGHT POINT	0
	DATA POINT	1
	DISTRIBUTION BOARD	1
	ISOLATOR SWITCH	1
	TELEVISION POINT	1
	15 AMP PLUG POINT	1
	15 AMP WATERPROOF PLUG POINT	1
	DOUBLE 15 AMP PLUG POINT	9
	DOUBLE 15 AMP W/P PLUG POINT	1

UNIT 5 AREA	
GROUND FLOOR	AREA
GARAGE	82,2
KITCHEN YARD	41,7
COVERED ENTRANCE	7,3
COVERED PATIO	3,4
STORE	0
STAIRS	5,1
FIRST FLOOR	118,4
OPEN BALCONIES	34,70m²
TOTAL	308,8

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 25mm ALONG RUN. • ALL TRAPS TO BE PROTECTED BY AN AIR ADMITTANCE VALVE OR TRAP VENT. • 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-XX, SANS 10252-1 AND ANY REFERENCED DOCUMENTS. • THERMAL PERFORMANCE OF GEYSER OR GEYSER AND BLANKET 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 PIPES ≤ 80mm AND 1.5 FOR PIPES > 80mm. • ALL COLD WATER AND PRESSURE RELIEF PIPING WITHIN 1 METER OF GEYSER TO BE INSULATED AS FOR HOT WATER. • 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-XX, SANS 10252-1 AND ANY REFERENCED DOCUMENTS. • THERMAL PERFORMANCE OF GEYSER OR GEYSER AND BLANKET 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 PIPES ≤ 80mm AND 1.5 FOR PIPES > 80mm. • ALL COLD WATER AND PRESSURE RELIEF PIPING WITHIN 1 METER OF GEYSER TO BE INSULATED AS FOR HOT WATER.		
ROOF ASSEMBLY		
CLIMATIC ZONE	1	
MINIMUM PERMISSIBLE R-VALUE	3.7	
DIRECTION OF HEAT FLOW	UP	
PITCHED ROOF		
METAL ROOF SHEETING	0.3000 m² K/W	
135mm GLASS WOOL INSULATION	3.3750 m² K/W	
6.4mm GYPSUM PLASTERBOARD CEILING	0.0300 m² K/W	
TOTAL R-VALUE	3.7050 m² K/W	
FLAT ROOF		
OUTDOOR AIR FILM (1m²/K)	0.030	
4mm WATERPROOF MEMBRANE (RUBBER SYNTHETIC)	0.030	
30mm SCREED	0.107	
170mm PRECAST CONCRETE SLAB	0.120	
135mm GLASS WOOL INSULATION	3.3750 m² K/W	
6.4mm GYPSUM PLASTERBOARD CEILING	0.0300 m² K/W	
INDOOR AIR FILM	0.110	
TOTAL R-VALUE	3.8020 m² K/W	
NOTE: MATERIALS MAY BE SUBSTITUTED WITH SUITABLE ALTERNATIVES IF MINIMUM TOTAL R-VALUE OF 3.7 IS MAINTAINED		

LEGEND		
EXTENT OF PARKING STRUCTURE BELOW		
BUILDING LINES TO BE RELAXED		
BUILDING LINES		
PROPERTY LINE		
EXISTING	SERVICE	PROPOSED
SEWER		
STORMWATER		
WASTE		

SERVICES LEGEND		
WATER		
WH	WATER HEATER	
HP	HEAT PUMP	
M	WATER METER	
	WATER - COLD (IN WALL / SLAB)	
	WATER - COLD (OVER / IN CEILING)	
	WATER - HOT (IN WALL / SLAB)	
	WATER - HOT (OVER / IN CEILING)	
	WATER - COLD (RISER)	
	WATER - COLD (DROPPER)	
	WATER - HOT (DROPPER)	
	NORMAL DIRECTION OF FLOW	
	STOP COCK	

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GENERAL

- Brickwork to be provided in every course of brick footing and every course for four courses above all door and window openings.
- Brickwork to be provided in every 5th course in walls there after.
- 250 Micro DPM under all ground floor slabs.
- All slabs, foundation beams, columns and roof trusses to engineer's details.
- Provide DPC to under all walls and windows.
- All levels and dimensions to be checked on site before any work is set in hand.
- All discrepancies, errors or omissions to be reported to the designer immediately.
- No deviation from the original drawings shall be permitted.
- All drawings and specifications to be in accordance with the requirements of the National Building Regulations and SANS 10400.
- Do not scale drawings, use fingered dimensions only.
- No variation or instruction shall override the contract or contractors obligation to comply with the requirements of the local authorities.
- Vertical damp proof course to be provided at all change in levels.
- All sub-soil conditions to be addressed by engineer. Trenching to be approved before foundations are cast.
- Entire drainage & waterproofing system to be installed by approved specialist.
- Gas bottles to be screened from view of street, to be ventilated and comply with SANS 10087.
- All timbers shall be treated against termite & wood borer attack & fungal decay in accordance with the requirements of SANS 10082 & shall bear the product certification mark of a body certified by the South African national accreditation system.
- Where so required, the building shall be protected against subterranean termite activity by the effective application of soil insecticide to the site in accordance with the requirements of SANS 10124.
- All balustrades to be min 1m high above FFL, all with max horizontal openings of 100mm's. All as per SANS 10400-B.
- All depths of excavations, cut and fill, levels and heights of joints and steps to be checked on site by the contractor.
- All concrete strip footings to engineers design, detail and approval. Top of concrete strip footings to be min 400mm below MGL.
- All as per Part H of SANS 10400.
- 25mm cement sand screed to top of 85mm concrete surface bed with 135mm mesh reinforcement on gullies under surface green, on 50mm bedding layer all on min 200mm compacted fill. All soil compaction to engineers specification. Top of surface bed to be min 50mm above MG.
- DPC to be 375 micron gauge brickpimp type and shall be applied to all sills, wall and changes in levels. All DPC to comply with SANS 244, SANS 298 or SANS 752-1.
- All brickwork to be burnt clay brick brick under stated external wall complying with SANS 10400 Part K.
- Provide 28mm min / 35mm max brickwork to brick walls as per part K of SANS 10400 or as specified by the engineer.
- Provide 75mm pre-stressed precast concrete lintels above all openings including doors and windows. Allow a min bearing 50mm. All as per SANS 554.

POOL

- Swimming pools must comply in all respects with Part D, Subsection D0.4 of SANS 10400 - 1999.
- Pool to be fitted with a pool and / or alarm system for child safety and / or alarm surrounding pool with self-closing gate.
- All fences to comply with the requirements contained in the SANS 1590-0993 standard specifications. Attention must be drawn to item D0.4 in the NBR in the Government Gazette no. 9013. The owner is responsible for the correct fencing of pool. Build fence before filling the pool. Provide pool with approved filter.

ROOF

- Marley Modern concrete roof tiles @ 35 degrees pitch (rust slate) with Marley underlute membrane installed to manufacturers spec. on 30x30mm SA Pine Battens. Howe Truss configuration consisting of 62x200mm SA Pine Battens, with members & tie beams spaced 700mm c/c, secured to 110x200mm S.A. Pine wall Plate with 4mm Galvanized wire ties. 150mm Aerolite ceiling insulation to be laid in roof void. Similar approved roof overhang >100mm.
- The Headlap of the tiles must be min. 100mm and fully supported Marley high quality approved waterproofing underlute membrane to be installed over battens or rafters and fixing as per manufacturer's specifications.
- 38 x 38mm SA Pine Branding to be spaced at 450mm max c/c fixed to underside of tie beams, then thick gypsum ceiling or similar & approved fixed to underside of 38x38mm SA Pine Branding and joints skinned with rhinoflex plaster.
- 100mm Insulated inverted roof insulation installed on top of slab as per manufacturers specifications and finished with 50mm stone chip gravel layer in accordance with N04 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.
- On 47m x 3mm glass
- On 15m x 4mm glass
- On 15m x 3mm glass
- On 20m x 3mm glass
- On 20m 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 into concrete-lined channels which, in turn, shall discharge the water at least 1.5m away from building into surface drainage areas. Building without gutters shall be provided with impervious paving not less than 15m wide with a minimum slope of 1:2 all round.
- All joints in stormwater channels and conduits to be sealed with waterproofing material to be stable sealed to be watertight.

ENERGY EFFICIENCY NOTES

- All energy efficiency in building to comply with per XX of SANS 10400 NBR.
- 50% of all hot water supply shall be derived from an alternate energy source. Solar heating systems to comply with SANS 1590, 10196 and 10254.
- All hot water supply pipes to be insulated as per 6.4 of SANS 10400 part XX.
- Where underfloor heating is used, the heating system shall be insulated underneath the slab as per 4.4.2 of SANS 10400 Part XX.
- 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 XX.
- Roof assembly to be insulated with suitable insulating material as required as per 4.4.5 of SANS 10400 Part XX.
- Fenestration exceeding 55% fenestration to meet floor area to comply with requirements as per SANS 204 and SANS 10400 Part XX.
- Any walling type falling outside of the standard single / double or cavity wall (glazed either side) 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.

DRAINAGE NOTES

- The vertical, annual energy consumption and demand shall be in accordance with SANS 10400.
- All drainage to comply with Part P of SANS 10400 National building regulations.
- All drains below building to be protected against loading.
- All waste pipes running below the building to be sleeved. Min size of invert at the head of the drain to be 100mm.
- All rodding point to be marked at ground level as required by local authority. Rodding eyes to be provided at all bends and junctions along sewer at Max 250mm.
- All sewer pipes below floor slabs to be encased in concrete. No bends or junctions in sewer pipes allowed below floor slabs.
- All soil fittings with a vertical discharge greater than 1200mm to have anti-siphon vent pipes.
- All 100mm Diameter uPVC soil stack at head of drains.
- All waste fittings to be provided with road traps.
- All waste pipes 3m or larger to be provided with vic traps and showers to be provided with brass waste traps.
- All storm water channels to be fully accessible as per R of SANS 10400.
- Only registered and accredited plumbers may conduct work on the project. All as required as per SANS 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 access door.

Owner: _____ Engineer: _____

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

Signature: _____

Date: 2022/11/09	Rev: A	Revision Description: issued for COUNCIL SUBMISSION
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PROJECT TITLE:
ERF 199, NORTHLIFF
NEW RESIDENTIAL DEVELOPMENT

Scale: 1: 50/100	Drawing description: UNIT TYPE 5-GROUND FLOOR PLANS AND ROOF PLAN	Page size: A1
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JOB NR. 16001	DRAWING NR. 01 01 A211	REV. A
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