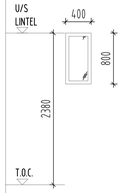
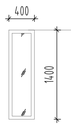
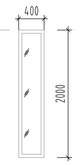
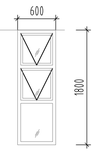
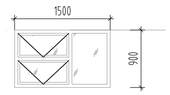
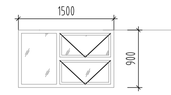
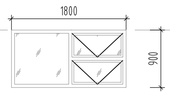
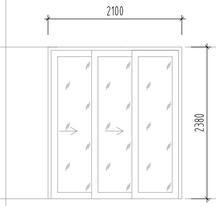
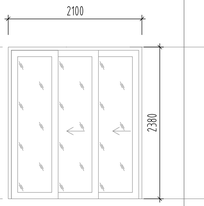
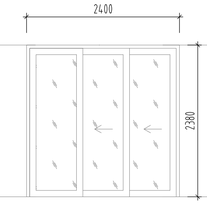
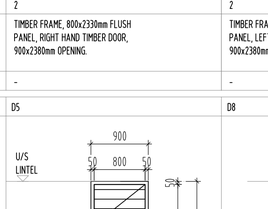
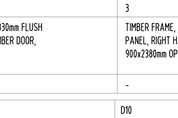
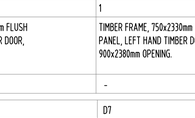
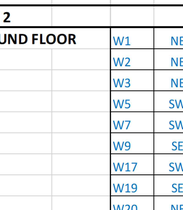
WINDOW TYPE	W1 SPECIAL 400x800	W2 SPECIAL 400x1400	W3 SPECIAL 400x1400	W5 SPECIAL 490x900	W7 SPECIAL 600x900	W9 SPECIAL 600x1800	W13 SPECIAL 1500x900	W14 SPECIAL 1500x900	W17 SPECIAL 1800x900	W18 SPECIAL 2100x2380	W19 SPECIAL 2100x2380	W20 SPECIAL 2400x2125
EXTERNAL ELEVATION NOTE: LEFT & RIGHT HAND OPENING SECTIONS TO BE CO-ORDINATED WITH ELEVATIONS												
LOCATION	STAIRS	STAIRS	STAIRS	GUEST WC	SCULLERY & BATH 2	DINING ROOM	MAIN BATHROOM	BATHROOM 2	KITCHEN	BEDROOM 3, MAIN BEDROOM	DINING ROOM	DINING ROOM
GLAZING	CLEAR	CLEAR	CLEAR	OBSCURE	CLEAR X1, OBSCURE X1	CLEAR	OBSCURE	OBSCURE	CLEAR	CLEAR	CLEAR	CLEAR
QUANTITY	1	1	1	1	2	2	1	1	1	2	1	1

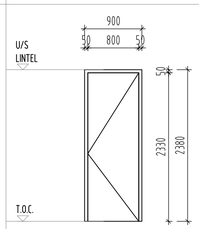
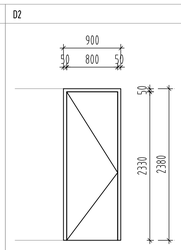
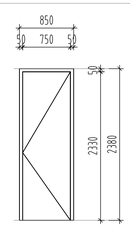
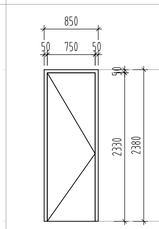
WINDOW TYPE	W22 SPECIAL 2000x900	W23 SPECIAL 2000x900	W24 SPECIAL 2000x900	W26 SPECIAL 2400x900	W27 A & B SPECIAL 400x2380 & 900x2380	W28 A & B SPECIAL 400x2380 & 1000x2380	W8 A,B & C SPECIAL 600x1800 & 900x2125 & 600x1800
EXTERNAL ELEVATION NOTE: LEFT & RIGHT HAND OPENING SECTIONS TO BE CO-ORDINATED WITH ELEVATIONS							
LOCATION	GARAGE	MAIN BEDROOM & BEDROOM 3	BEDROOM 2	PAJAMA LOUNGE	STUDY	ENTRANCE	MAIN BEDROOM
GLAZING	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR
QUANTITY	1	2	1	1	1	1	1

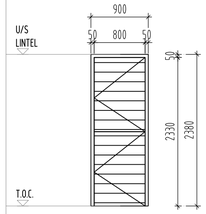
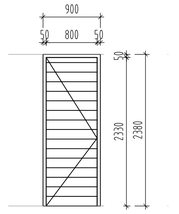
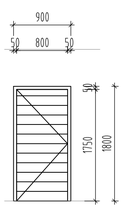
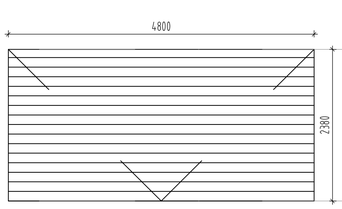
GLAZING NOTE:

- ALL GLAZING TO BE IN ACCORDANCE WITH SANS 1013, SANS 10400-N, RELATED STANDARDS, AND TO THE ENTIRE SATISFACTION OF ALL LOCAL AUTHORITIES.
- GLAZING CONTRACTOR TO SUPPLY COMPLETED FORM 2 AND NECESSARY DOCUMENTATION FOR COMPETENT PERSON(GLAZING) PRIOR TO INSTALLATION OF GLAZING.
- GLASS AND FRAMES TO COMPLY WITH RELEVANT SANS STANDARD.
- GLASS THICKNESS TO BE DETERMINDED BY COMPETENT PERSON (GLAZING).
- SAFETY GLAZING SHALL BE USED IN ALL APPLICATIONS SPECIFIED IN SANS 10400-N AND BE CLEARLY INDICATED AS SUCH
- GLAZING CONTRACTOR TO SUPPLY A COMPLIANCE CERTIFICATE ONCE COMPLETE.

WINDOWS THAT ARE NOT POSITIONED WITH A DIMENSION ON FLOOR PLANS SHOULD BE TAKEN AS CENTRE OF WALL FROM INSIDE UNIT

2 WINDOW SCHEDULE
SCALE 1:50

WINDOW TYPE	D1	D2	D3	D4
EXTERNAL ELEVATION NOTE: LEFT & RIGHT HAND OPENING SECTIONS TO BE CO-ORDINATED WITH ELEVATIONS TIMBER DOORS AS PER MANUFACTURER' CATALOGUE				
LOCATION	MAIN BEDROOM & BEDROOM 3	BEDROOM 2 & SCULLERY	BATHROOM 2 & 3, MAIN BATHROOM	GUEST WC
QUANTITY	2	2	3	1
DESCRIPTION	TIMBER FRAME, 800x2330mm FLUSH PANEL, RIGHT HAND TIMBER DOOR, 900x2380mm OPENING.	TIMBER FRAME, 800x2330mm FLUSH PANEL, LEFT HAND TIMBER DOOR, 900x2380mm OPENING.	TIMBER FRAME, 750x2330mm FLUSH PANEL, RIGHT HAND TIMBER DOOR, 900x2380mm OPENING.	TIMBER FRAME, 750x2330mm FLUSH PANEL, LEFT HAND TIMBER DOOR, 900x2380mm OPENING.
FIRE RATING	-	-	-	-

WINDOW TYPE	D5	D8	D10	D7
EXTERNAL ELEVATION NOTE: LEFT & RIGHT HAND OPENING SECTIONS TO BE CO-ORDINATED WITH ELEVATIONS TIMBER DOORS AS PER MANUFACTURER' CATALOGUE				
LOCATION	SCULLERY	GARAGE	KITCHEN YARD	GARAGE
QUANTITY	1	1	1	1
DESCRIPTION	TIMBER FRAME, 800x2330mm SOLID TIMBER RIGHT HAND DOOR WITH 2 OPENING SECTIONS (STABLE DOOR), 900x2380mm OPENING.	40mm SOLID TIMBER DOOR WITH TIMBER FRAME, 800x2330mm LEFT HAND FIRE DOOR, 900x2380mm OPENING.	TIMBER FRAME, 800x1800mm SOLID TIMBER LEFT HAND DOOR, 900x1800mm OPENING.	HORIZONTAL SLATED TIMBER GARAGE DOOR 4800x2380mm OPENING, MOTORISED
FIRE RATING	-	30 min	-	-

1 DOOR SCHEDULE
SCALE 1:50

XA FENESTRATION CALCULATIONS — 16001-01-01-A0R04

PROJECT TITLE:	NORTHCLIFF
PROJECT NUMBER:	16001
REV. No. & ISSUE DATE:	A 2022,11,10

Floor areas :		Glazing areas :						Glazing areas as % of floor area:	
1	2	3	4	5	6	7	8	9	10
Nett floor areas per level (excluding garages, car parks, store rooms & all internal vertical elements but including enclosed lift wells & enclosed stairs) (sq.m)		Glazing element type number (text) :	Orientation sector as per SANS 204 item 4.2 for input into SANS 204 Annex C - Tables C1 to C6	Glazing element type quantity (no.) :	Glazing element width (incl. frame) (m) :	Glazing element height (incl. frame) (m) :	Glazing element area sub-totals (incl. frame) (sq.m) :	If glazing to all levels is 15% of floor area or less, building is compliant. If glazing area exceeds 15% of floor area for any level, proceed to next step. See below.	
*Add or remove and rename whole floor levels below as required									
UNIT 2									
GROUND FLOOR		W1	NE	1,00	0,40	0,80	0,32		
		W2	NE	1,00	0,40	1,40	0,56		
		W3	NE	1,00	0,40	2,00	0,80		
		W5	SW	1,00	0,49	0,90	0,44		
		W7	SW	1,00	0,60	0,90	0,54		
		W9	SE	2,00	0,60	0,80	0,96		
		W17	SW	1,00	1,80	0,90	1,62		
		W19	SE	1,00	2,10	2,38	5,00		
		W20	NE	1,00	2,40	2,38	5,71		
		W22	NW	1,00	2,00	0,90	1,80		
		W28A	SE	1,00	1,00	2,38	2,38		
		W28B	SE	1,00	0,40	2,38	0,95		
*Do not delete this row - insert or remove rows for glazing elements above as required									
Floor area:	129,00 m²		Glazing area sub-total :				21,08 m²	16,34%	Compliant
FIRST FLOOR		W7	SW	1,00	0,60	0,90	0,54		
		W13	SE	1,00	1,50	0,90	1,35		
		W14	NW	1,00	1,50	0,90	1,35		
		W18	NW/NE	2,00	2,10	2,38	10,00		
		W23	NE/SE	2,00	2,00	0,90	3,60		
		W24	NW	1,00	2,00	0,90	1,80		
		W26	NE	1,00	2,40	0,90	2,16		
		W27A	SE	1,00	0,90	2,38	2,14		
		W27B	SE	1,00	0,40	2,38	0,95		
*Do not delete this row - insert or remove rows for glazing elements above as required									
Floor area:	125,00 m²		Glazing area sub-total :				23,89 m²	19,11%	Compliant

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GENERAL
-Brickforce to be provided in every course of brick footing and every course for four courses above all door and window openings.
-Brickforce to be provided in every 5th course in walls there after.
-250 Micro DPM under all ground floor slabs.
-All slabs, foundations 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 the accordance of the National Building Regulation and SABS 0400
-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 dampproof 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 10005 & 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 1924.
-All balustrades to be min 1m high above FFL all with max. horizontal openings of 100mm's. All as per SANS 10400-B
-All depth of excavations, cut and fill, levels and heights of plinths and number of 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 NGL. All as per Part H of SANS 10400
-25mm cement sand screed to top of 85mm concrete surface bed with 193mm mesh reinforcement on quepias under surface green, on 50mm binding layer all on min 200mm compacted fill. All soil compaction to engineers specification. Top of surface bed to be min 150mm above NGL
-DPC to be 375 micron gundle brickgrip type and shall be applied to all sills, wall and changes in levels. All DPC to comply with SANS 248, SANS 298 or SANS 952-1
-All brickwork to be burnt clay stock brick (under stated otherwise) complying with SANS 10400 Part K
-Provide 2.0mm nm / 3.5mm max brickforce 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 150mm. All as per SANS 1504
POOL
-Swimming pools must comply in all respects with Part O, Subsection OO.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 1390-1980 standard specifications. Attention must be drawn to item D6 in the MBR in the Government Gazette no. 9613. 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 (roof slate) with Marley underlite membrane installed to manufacturers spec. on 38x38mm S.A.Pine Battens. Howe truss configuration consisting of 152x50mm S.A Pine Rafters, web members & tie beams spaced 760mm c/c. secured to 114x38mm S.A. Pine wall Plate with 4mm Galvanized wire ties. 135mm Aerolite ceiling insulation to be laid in roof void. Similar approved Roof overhang =600mm
-The headlap of the tiles must be min. 100mm and fully supported Marley high quality approved waterproofing underlite membrane to be installed over boarding or rigid sarking. Roof tiling and fixing as per manufacturer's specifications.
-38 x 38mm SA Pine Branding to be spaced at 450mm max c.t.c fixed to underside of tie beams. 10mm thick gypsum ceiling or similar & approved fixed to underside of 38x38mm S.A Pine Brandering and joints skimmed with rhinolite plaster.
-80mm Isoboard inverted roof insulation installed on top of slab as per manufacturers specifications and finished with 50mm stone chip-gravel layer in accordance with HOA 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 1.5m 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 sitable sealed to be watertight
ENERGY EFFICIENCY NOTES
-All energy efficiency in building to comply with par 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 1307, 10106 and 10254.
-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 4.4.2 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 as per 4.4.5 of SANS 10400 Part XA
-Fenestration exceeding 15% fenestration to nett floor area to comply with requirements as per SANA 204 and SANS 10400 Part XA.
-Any walling type failing 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 orefical annual energy consumption and demand shall be in accordance with SANS 10400
DRAINAGE NOTES
-All drainage to comply with Part P of SANS 10400 National building regulations
-All drainage below building to be protected against loading
-All waist pipes running below the building to be sleeved. Min size of invert at the head of the drain to be 400mm.
-All rodding eyes to be marked at ground level is 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 fitting with a vertical discharge greater than 1220mm to have anti-syphon vent pipes.
-All 110mm Diameter uPVC pipe laid to fall of min 1:60
-All 110mm Diameter uPVC soil stack at head of drains
-All waste fittings to be provided with reseal traps
All waist pipes 3m or larger to be provided with vac 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 sized access door

Owner:	Engineer:
Architect/Designer: T1203	Drawn by: RV 2022/11/09
Signature:	

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

PROJECT TITLE:

ERF 199, NORTHCLIFF
NEW RESIDENTIAL DEVELOPMENT

Scale:	Drawing description:	Page size:
1 : 50	UNIT TYPE 2-WINDOW AND DOOR SCHEDULE	A1

JOB NR.	DRAWING NR.	REV.
16001	01 01 A503	A

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