

level 100 000=SITE
LEVEL 3150

ROOF NOTES

FLAT ROOF NOTE:

- ALL CONCRETE SLABS TO ENG'S SPECIFICATION.
- ALL ROOF STRUCTURES TO ENG'S DETAIL & TO BE GRADED TO FULBORE OUTLETS AT MIN FALL 1:80.
- TORCH ON WATERPROOFING TO SPECIALIST DETAIL & SPECIFICATION & TO HAVE A 10 YEAR WRITTEN GUARANTEE.

PITCHED ROOF - 18% PITCH

- PRE-PAINTED GALVANISED STEEL ROOF SHEETING ON VAPOUR BARRIER ON 50x70mm TIMBER PURLINS AT MAX 1200mm CENTRES ON PRE-FABRICATED TIMBER ROOF TRUSSES BY COMPETENT PERSON AT MAX 1200mm CENTRES ON 30x74mm WALLPLATE OR ALL AS PER RATIONAL DESIGN BY COMPETENT PERSON.
- FIBRE CEMENT FASCIAS & BARGE BOARDS / METAL FLASHING AS SPECIFIED.

PITCHED ROOF NOTE:

- ALL ROOF TRUSSES TO BE TO MANUFACTURER & CLIENT SPECIFICATION.
- ALL ROOF STRUCTURES, HIPS, VALLEYS, GABLES & RIDGES TO BE CO-ORDINATED & MEASURED ON SITE BEFORE ANY STEELWORK AND TIMBERWORK (GROUND STOREY) OR TIMBERWORK (FIRST STOREY) IS CUT OR FABRICATED, BY ENGINEER & ROOFER, SO AS TO OPTIMIZE DESIGN & ENSURE WATERPROOFING STANDARDS.
- INSTALLATION OF UNDERTILE WATERPROOFING MEMBRANE / VAPOUR BARRIER TO BE IN ACCORDANCE WITH SANS 10400-L

ADDITIONAL NOTES

ALL PARAPET WALLS / EXPOSED COPINGS TO BE LAID TO FALL & SEALED WITH A WATERPROOF PAINT BEFORE PAINT IS APPLIED. FLASHING & COUNTER FLASHING TO PARAPET WALLS / CHIMNEYS.

ALL ROOF STRUCTURES TO BE IN ACCORDANCE WITH SANS 10400 & RELATED STANDARDS THEREOF OR AS PER RATIONAL DESIGN BY COMPETENT PERSON & TO THE ENTIRE SATISFACTION OF THE RELEVANT LOCAL AUTHORITIES

ELEVATION NOTES

- ALL STEPS AND LEVELS TO BE CO-ORDINATED AND CONFIRMED ON SITE BY THE CONTRACTOR WITH THE ENGINEER.
- VERTICAL WATERPROOFING TO ALL CHANGES IN LEVELS.
- F.F.L. & D.P.C. TO BE MIN 200mm ABOVE F.G.L.
- FLASHING & COUNTER-FLASHING TO CHIMNEY.
- CHIMNEY PARAPET WALLS TO BE LAID TO FALL AND SEALED WITH A WATERPROOF PAINT BEFORE PAINT IS APPLIED.
- CHIMNEY AS PER SANS 10400-V.

SECTION NOTES

- 15mm BEAM FILL.
- MIN 6mm PLASTERBOARD / FIBRE CEMENT CEILINGS.
- PLASTER & PAINT TO CONCRETE SLAB SOFFITS.
- D.P.C. TO SILLS AND CLOSING OF CAVITY WALLS.
- CONCRETE / STEEL / BRICK LINTELS OVER ALL WINDOWS.
- ALL LINTELS EXCEEDING 2.4m IN LENGTH ARE TO ENG'S SPEC.
- OBSCURE GLASS TO ALL BATHROOMS.
- AREA OF NATURAL LIGHT TO ALL HABITABLE ROOMS TO BE MINIMUM OF 10% OF FLOOR AREA.
- VENTILATION TO HABITABLE ROOMS TO BE SPECIFIED BY MECHANICAL ENGINEER IF LESS THAN 5%.
- ALL LIGHT AND VENTILATION TO BE IN ACCORDANCE SANS 10400.
- ALL FOUNDATIONS AND CONCRETE SLABS TO ENGINEER'S SIZES AND SPECIFICATIONS OR AS PER SANS 10400-H & B.
- VERTICAL WATERPROOFING TO ALL AREAS BELOW N.G.L.
- CONC. GROUND FLOOR SLAB TO BE LAID ON POLYOLEFIN UNDERFLOOR MEMBRANE (MIN 250 µm).
- TANKING TO BE PROVIDED TO BASEMENT WHERE REQUIRED.
- BUILDING TO BE PROTECTED AGAINST TERMITES AS PER SANS 10124.

DRAINAGE NOTES

- ALL DRAINAGE TO COMPLY WITH SANS 10400-P.
- RE TO BENDS GREATER THAN 45°, WITHIN 15m OF CONNECTION POINT, AT HIGHEST POINT OF DRAIN, AND MAX 25m 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 ~ 100 TO TOILET.
- MIN INTERNAL WASTE PIPE DIMENSION 500 TO ALL WASTE PIPES (WT, WB, SW, B, S, WM, B, 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 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 15 FOR PIPES > 80mm.
- ALL COLD WATER AND PRESSURE RELIEF PIPING WITHIN 1 METER OF GEYSER TO BE INSULATED AS FOR HOT WATER.

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GENERAL

- Drainage to be provided in every course of brick footing and every course for four courses above all door and window openings.
- Drainage 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 D.P.C. under all wall and window.
- 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 National Building Regulations and SANS 10400.
- Do not scale drawings, use fingered dimensions only.
- No variation or instructions shall override the contract or contractor's 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. Tracing to be approved before foundations are cast.
- 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 fabrics 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 10024.
- All foundations to be no less than 450mm below finished ground level.
- All as per SANS 10400-B.
- All depths 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 engineer's design, detail and approval. Top of concrete strip footings to be min 400mm below N.G.L. All as per Part H of SANS 10400.
- 25mm cement sand screed to top of 15mm concrete surface bed with 15mm mesh reinforcement on girders under surface girders, on 50mm binding layer all on min 200mm compacted fill. All soil compaction to engineer's specification. Top of surface bed to be min 50mm above N.G.L.
- D.P.C. to be 375 micron gauge brisquing type and shall be applied to all sills, wall and changes in levels. All D.P.C. to comply with SANS 243, SANS 298 or SANS 953-1.
- All brickwork to be burnt clay solid brick under stated otherwalling complying with SANS 10400 Park K.
- Provide 2.0mm min / 3.5mm 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 550mm. All as per SANS 1054.
- P.D.S.
- Swimming pools must comply in all respects with Part D, Subsection D01 of SANS 10400-1990.
- Pool to be fitted with a pool net / alarm system for child safety or a fence surrounding with self-closing gate.
- All fences to comply with the requirements contained in the SANS 1598-1993 standard specifications. Attention must be drawn to item D0 in the NBR 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 (first stated) with Marley under tile membrane installed to manufacturers spec on 30x30mm S4 Pine Battens. Howe truss configuration consisting of 10x250mm S4 Pine Rafter, web members & tie beams spaced 1000mm c/c, secured to 10x250mm S4 Pine wall plate with 4mm Galvanized wire ties. 150mm Arsenic free cavity insulation to be laid in roof void. Similar approved roof overhang 400mm.
- The head of the tiles must be min. 100mm and fully supported Marley high quality approved waterproofing under tile membrane to be installed over battens and rafters in accordance with manufacturer's specifications.
- 38 x 38mm S4 Pine Bracing to be spaced at 450mm max c/c, fixed to underside of tie beams. 10mm thick gypsum ceiling or similar & approved fixed to underside of 30x30mm S4 Pine Bracing and joints skinned with rhinoid plaster.
- 10mm Insulated inverted roof insulation installed on top of slab as per manufacturers specifications and finished with 50mm stone chip gravel layer in accordance with NBR 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
- 2m - 0.7m - 3mm glass
- 1.5m - 1.2m - 5mm glass
- 2m 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 terminate water from natural drainage paths to be sealed to be watertight.
- ENERGY EFFICIENCY NOTES
- All energy efficiency in building to comply with part XA 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 1007, 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.
- Penetration exceeding 55K 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 0.25 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 ventilations shall be in accordance with SANS 10400.
- DRAINAGE NOTES
- The overall 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 drainage 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 400mm.
- All cabling eyes to be marked at ground level is required by local authority. Roding 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. In bends or junctions in sewer pipes allowed below floor slabs.
- All soil fitting with a vertical discharge greater than 1200mm to have wall-syphon vent pipes.
- All 100mm Diameter uPVC pipe lead to fall of min 160
- All waste pipes 30 or larger to be provided with trap 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:

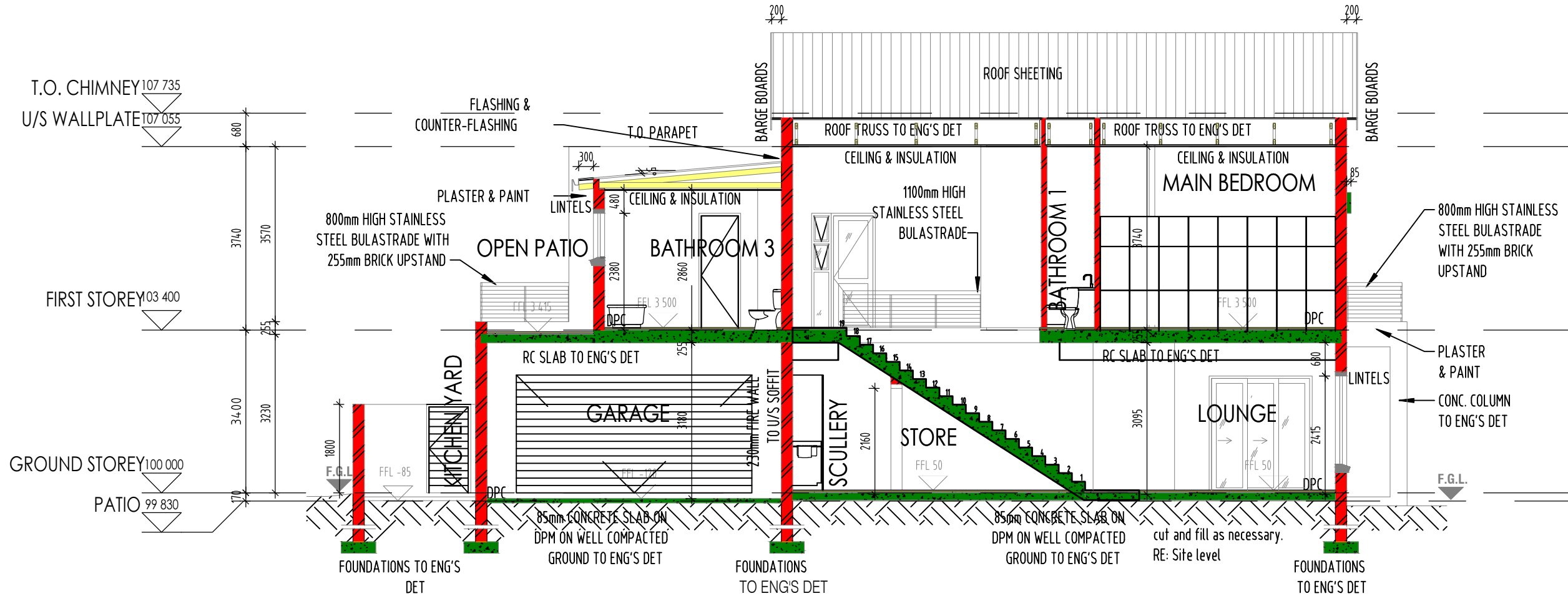
Date: Revision Description:

2022/11/09 A issued for COUNCIL SUBMISSION

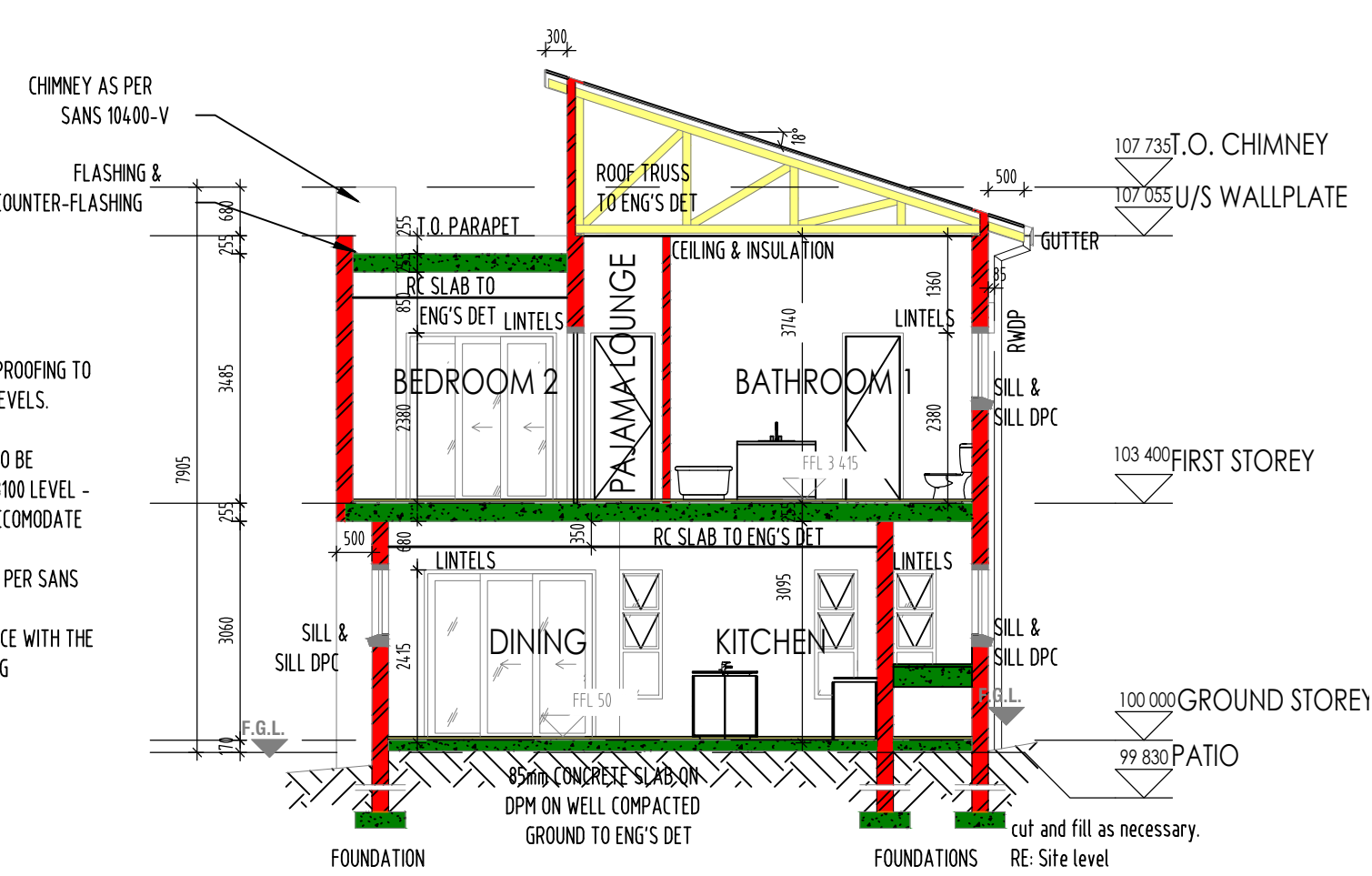
PROJECT TITLE:

ERF 199, NORTHLIFF
NEW RESIDENTIAL DEVELOPMENT

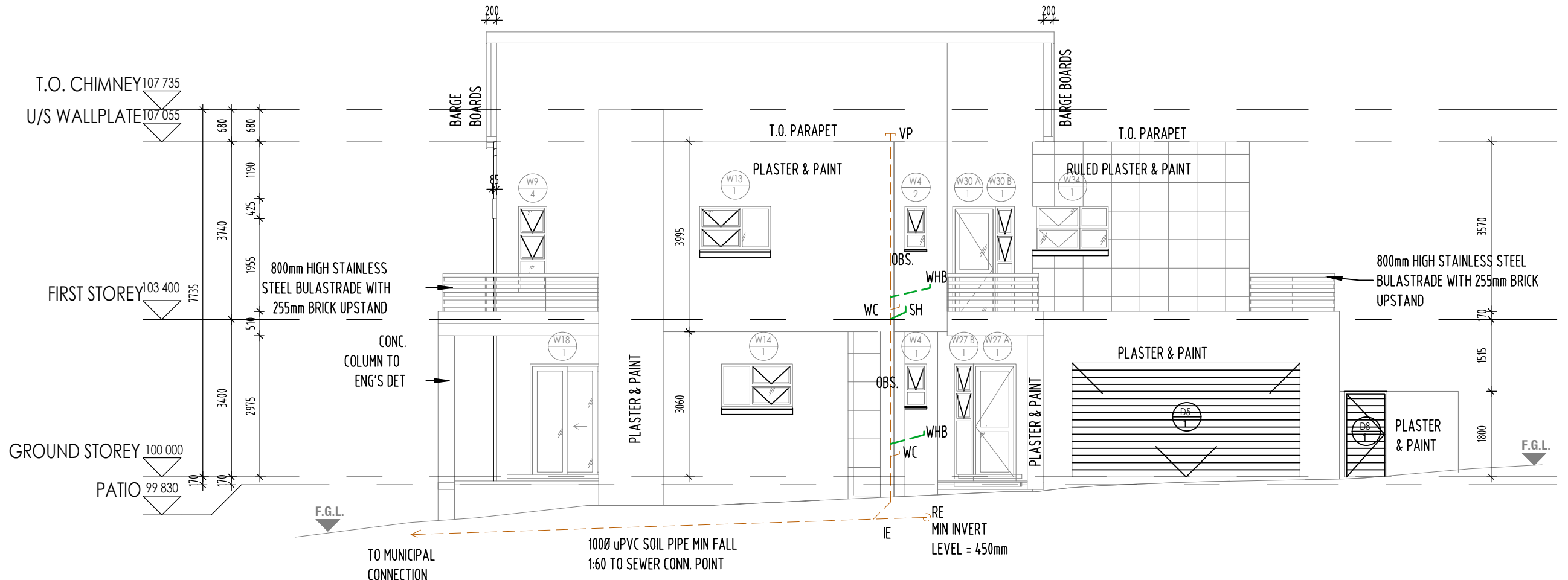
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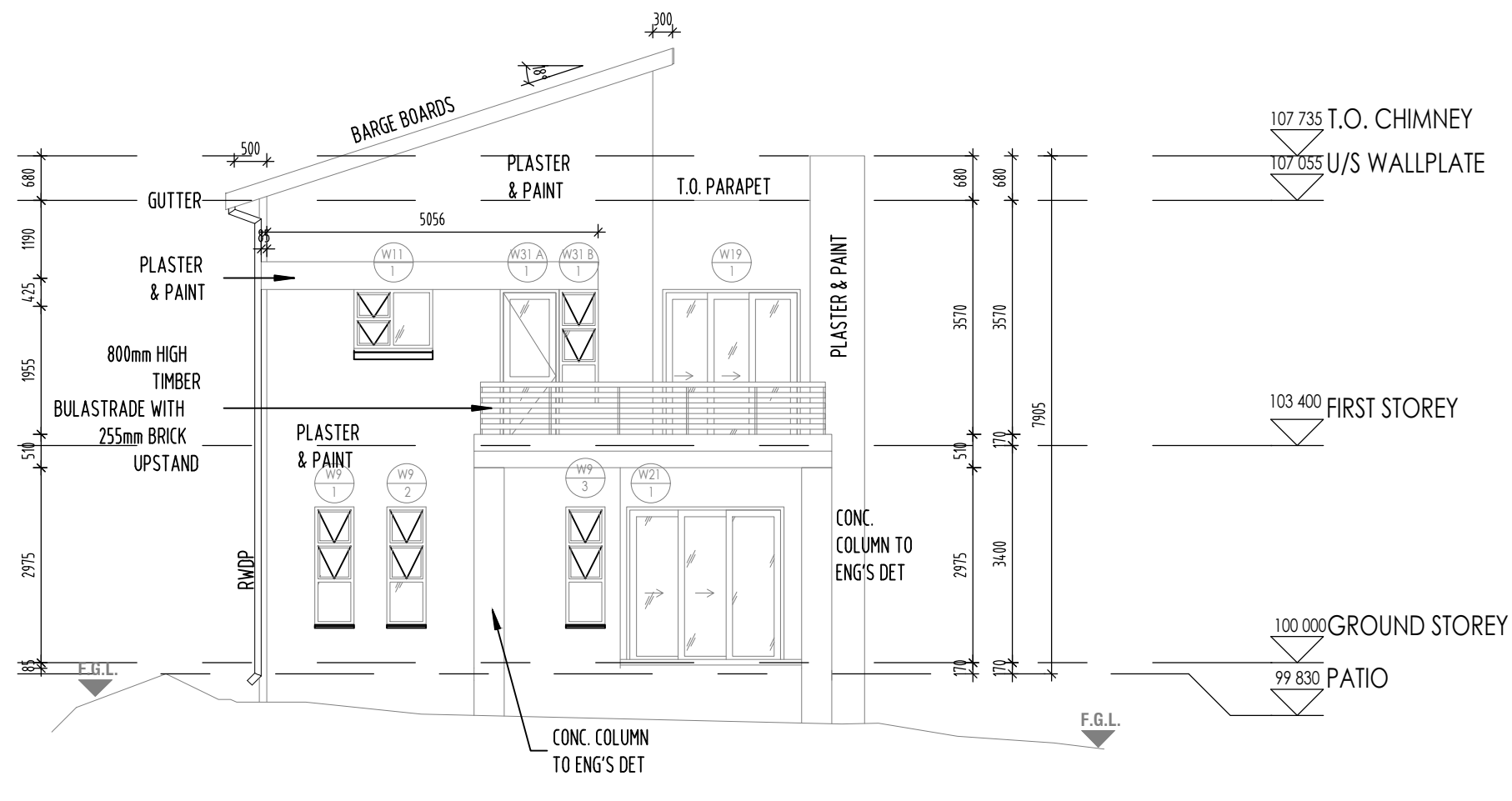
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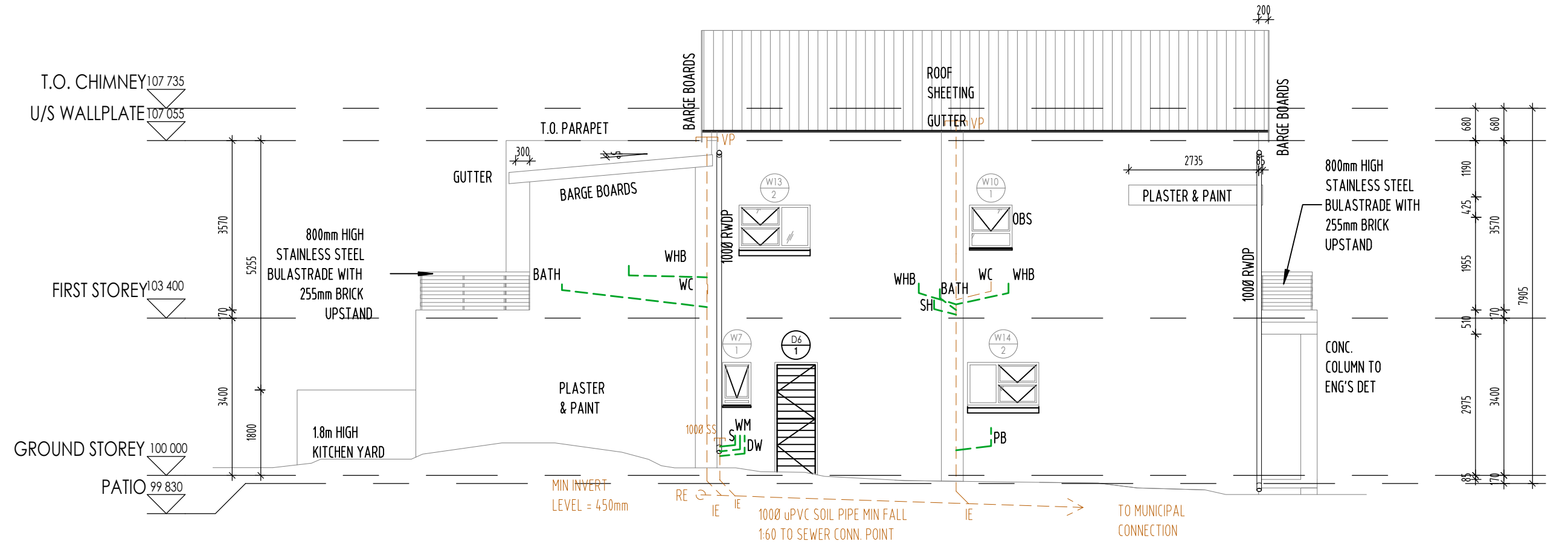
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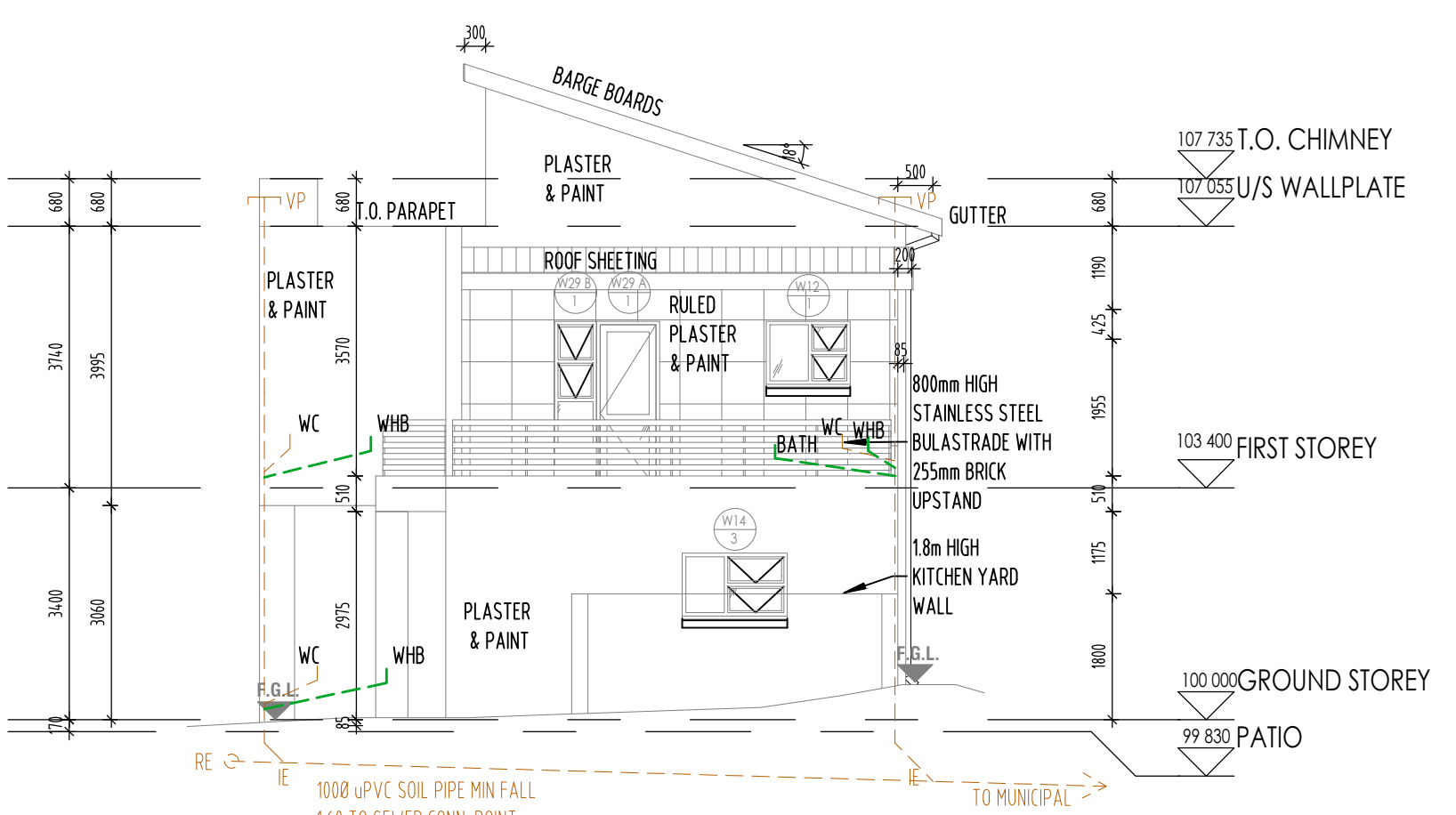
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SCALE 1:100



4 EAST ELEVATION
SCALE 1:100



5 SOUTH ELEVATION
SCALE 1:100



6 WEST ELEVATION
SCALE 1:100