STAND 410 CHANCLIFF EST.

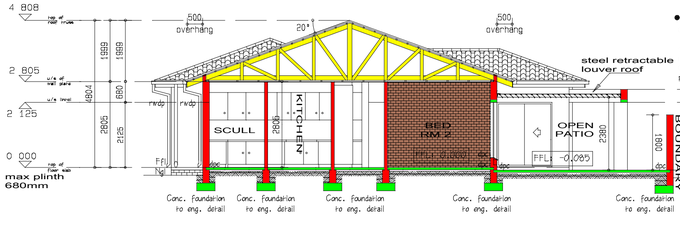
●ROOF NOTES
CONCRETE ROOF TILES LAID ON
152X38mm SA PINE RAFTERS WITH
38X38mm SA PINE BATTENS TO SECURE
12.5mm GYPSUM CEILING BOARD
GUTTERS : 100x75 M.S. GUTTERS
PITCH=20 DEGREES

WATERPROOFING NOTES

AN IMPERVIOUS SURFACE TO
BE PROVIDED TO CONCRETE
ROOF CONSTRUCTION AND IS TO BE LAID
TO A FALL OF NOT LESS THAN
1 IN 50

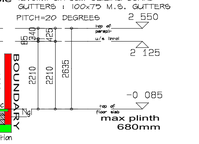
WHERE A PARAPET WALL ABUTS A COVERED
FLAT ROOF THE EDGES OF THE WATERPROOFING
MATERIAL SHALL BE TURNED UP UNDERNEATH
CORROSIONPROOF METAL COVER FLASHING
WHICH IS TUCKED INTO THE HORIZONTAL JOINT
OF THE BRICKWORK AT LEAST TWO COURSES
ABOVE THE ROOF LEVEL

● SURFACE BED NOTE
30mm SCREED ON 85mm
SURFACE BED ON 250micron
DPM ON TERMITE TREATED
WELL COMPACTED FILL
MIN 150mm THICK

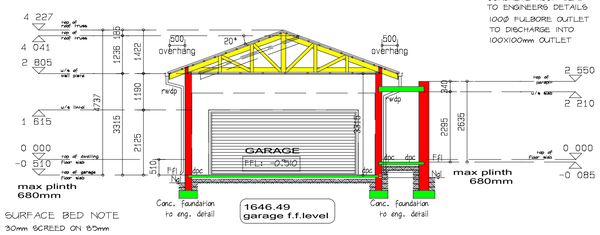


SECTION A-A
1:100

●ROOF NOTES
CONCRETE ROOF TILES LAID ON
152X38mm SA PINE RAFTERS WITH
38X38mm SA PINE BATTENS TO SECURE
12.5mm GYPSUM CEILING BOARD
GUTTERS : 100x75 M.S. GUTTERS
PITCH=20 DEGREES



●ROOF SLAB NOTES
CONCRETE ROOF SLAB
TO ENGINEERS DETAILS
100Ø FULBORE OUTLET
TO DISCHARGE INTO
100X100mm OUTLET



● SURFACE BED NOTE
30mm SCREED ON 85mm
SURFACE BED ON 250micron
DPM ON TERMITE TREATED
WELL COMPACTED FILL
MIN 150mm THICK

SECTION B-B
1:100

EXTERNAL FINISHES

* ROOF FINISH: CONC. ROOF TILES
* PLASTER & PAINT EXTERNAL WALLS & FACEBRICK PLINTHS
* ALUMINIUM BRONZE POWDER COATED WINDOWS
* HARDWOOD & ALUMINIUM DOORS
* STEEL GARAGE DOOR
* MINIMUM PLINTH OF 255mm
* ALL GLAZED SECTIONS TO BE IN ACCORDANCE WITH THE N-SECTION OF THE NBRI & SABS-0137
* SITE TO BE EXCAVATED TO SUIT ONE FLOOR LEVEL TO DWELLING

●ROOF NOTES
CONCRETE ROOF TILES LAID ON
152X38mm SA PINE RAFTERS WITH
38X38mm SA PINE BATTENS TO SECURE
12.5mm GYPSUM CEILING BOARD
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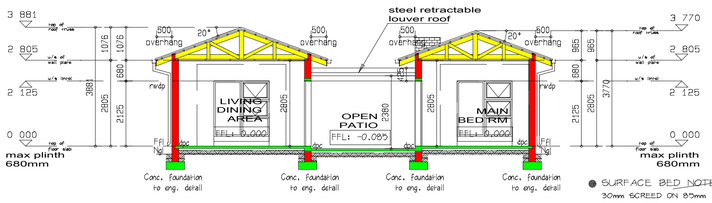
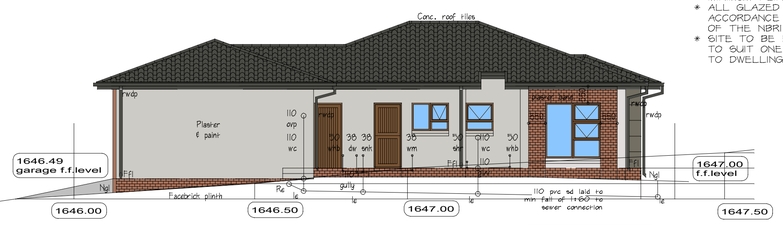


● SURFACE BED NOTE
30mm SCREED ON 85mm
SURFACE BED ON 250micron
DPM ON TERMITE TREATED
WELL COMPACTED FILL
MIN 150mm THICK

SECTION C-C
1:100



NORTH ELEVATION
1:100

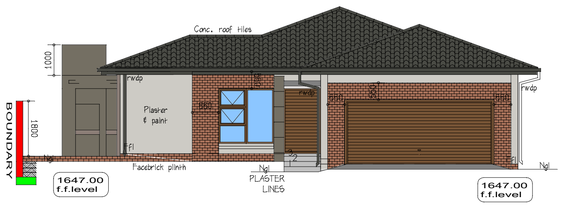
EXTERNAL FINISHES

* ROOF FINISH: CONC. ROOF TILES
* PLASTER & PAINT EXTERNAL WALLS & FACEBRICK PLINTHS
* ALUMINIUM BRONZE POWDER COATED WINDOWS
* HARDWOOD & ALUMINIUM DOORS
* STEEL GARAGE DOOR
* MINIMUM PLINTH OF 255mm
* ALL GLAZED SECTIONS TO BE IN ACCORDANCE WITH THE N-SECTION OF THE NBRI & SABS-0137
* SITE TO BE EXCAVATED TO SUIT ONE FLOOR LEVEL TO DWELLING

* fall of drain 1:80 min
* min invert level: -480mm
* 110 upvc svp's

NOTES TO ONE PIPE SYSTEM

* 50 ELF BOTTLE TRAP TO WHB
* 50 AAV'S TO SH & B
* 110 GIVV TO WC

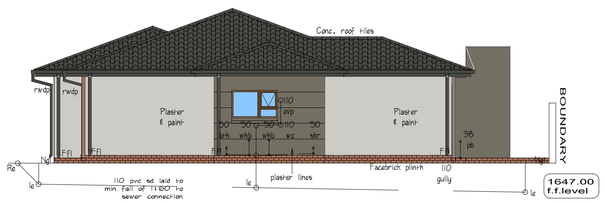


EAST ELEVATION
1:100

EXTERNAL FINISHES

* ROOF FINISH: CONC. ROOF TILES
* PLASTER & PAINT EXTERNAL WALLS & FACEBRICK PLINTHS
* ALUMINIUM BRONZE POWDER COATED WINDOWS
* HARDWOOD & ALUMINIUM DOORS
* STEEL GARAGE DOOR
* MINIMUM PLINTH OF 255mm
* ALL GLAZED SECTIONS TO BE IN ACCORDANCE WITH THE N-SECTION OF THE NBRI & SABS-0137
* SITE TO BE EXCAVATED TO SUIT ONE FLOOR LEVEL TO DWELLING

SOUTH ELEVATION
1:100



WEST ELEVATION
1:100

EXTERNAL FINISHES

* ROOF FINISH: CONC. ROOF TILES
* PLASTER & PAINT EXTERNAL WALLS & FACEBRICK PLINTHS
* ALUMINIUM BRONZE POWDER COATED WINDOWS
* HARDWOOD & ALUMINIUM DOORS
* STEEL GARAGE DOOR
* MINIMUM PLINTH OF 255mm
* ALL GLAZED SECTIONS TO BE IN ACCORDANCE WITH THE N-SECTION OF THE NBRI & SABS-0137
* SITE TO BE EXCAVATED TO SUIT ONE FLOOR LEVEL TO DWELLING

* fall of drain 1:80 min
* min invert level: -480mm
* 110 upvc svp's

NOTES TO ONE PIPE SYSTEM

* 50 ELF BOTTLE TRAP TO WHB
* 50 AAV'S TO SH & B
* 110 GIVV TO WC

SCHEDULE OF RIGHTS		
SITE AREA	-331.00 Sqm	
USE	RESIDENTIAL 1	
AMENDMENT SCHEME	PERMITTED	ACTUAL
COVERAG	50%	165.0 / 331.00 =49.84%
FAR	0.40	125.00 / 331.00 =0.37
STREET BUILDING LINE	3m BUILDING LINE RELAX TO 1m	
SIDE BUILDING LINE	1.0m BUILDING LINE	
AREAS:		
DWELLING	125.00	
GARAGE	40.00	
TOTAL	165.00	
OPEN PATIO	16.45	

GENERAL NOTES:
ALL LEVELS, DIMENSIONS DEPTHS OF EXCAVATIONS HEIGHTS OF PLINTHS, NUMBER OF STEPS AND SIZES OF FOUNDATIONS TO BE DETERMINED ON SITE

READ FIGURED DIMENSIONS DO NOT SCALE
DRAWINGS PREPARED ON SURFACE EXAMINATION ONLY
ALL WORK ON THE SHOULD COMPLY WITH STANDARD AND LOCAL BUILDING REGULATIONS SANS-400

ROOF NOTES

CONCRETE ROOF TILES LAID ON
152X38mm SA PINE RAFTERS WITH
38X38mm SA PINE BATTENS TO SECURE
12.5mm GYPSUM CEILING BOARD
GUTTERS: 100x75M.S. GUTTERS
PITCH=20DEGREES

PREFABRICATED ENGINEER DESIGNED TRUSSES TO
SABS 0169 AND SABS 0163 SPECIFICATION

DRAINAGE NOTES
I.E'S TO ALL CONNECTIONS
RE'SAT CHANGE OF DIRECTIONS & HEAD OF DRAIN
WITH MARKED COVERS AT GROUND LEVEL

WHERE DRAINAGE OCCURS UNDER FOUNDATIONS AND CONCRETE FLOORS LAB, DRAIN TO BE PROTECTED AGAINST THE LOAD

MINIMUM INVERT LEVEL OF DRAIN 460mm
100ø OVP AT HEAD OF DRAIN
MINIMUM FALL OF DRAIN: 1:60

FLOOR NOTES:
SKIRTING: 70X19 HARDWOOD WITH 19mm QUADRANT
FLOOR FINISH: AS ON PLAN
SCREED: SAND/CEMENT 25mm MINIMUM
SURFACE BED: 85mm CONCRETE FLOORS LAB ON 250 MICRON DAMP PROOF MEMBRANE ON WELL COMPACTED FILL
TERMITE POISON TO ALL SURFACE BEDS PRIOR TO CONCRETE POUR

WINDOWS:
ALL GLAZED SECTIONS TO BE IN ACCORDANCE WITH THE N-SECTION OF THE NBRI & THE SABS-0137

AREAS:

DWELLING	125.00
GARAGE	40.00
TOTAL	165.00
OPEN PATIO	16.45

REVISION SCHEDULE

NO:	DATE:	DISCRIPTION

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SANS 10400-XA 2011: PART 4

4.1 Hot Water Supply
4.1.1 (a) Volume of annual average hot water heating requirements - SANS 10252-1:2004
4.1.1 b) Solar water heating systems - SANS 1307, 10106, 10254 & 10252-1
4.1.3 Hot water service pipe cald with insullation - Min R-value - Table 1 & 6

4.2 Energy usage and building envelope
4.2.1 (a) Building occupance classified in Regulation A20 must have a component person certifie that such building (excl. garage & stores) has a theoretical annual energy consumption based on the design assumption in 4.3 less than or equal to Table 2&3 OR
4.2.1 (b) building occupancy classified in Regulations A20 tables 2, 3, 4, 5, & 6 the orientation is in accordance with SANS 204

4.3 Design Assumptions
(a) Where artificial ventilation systems are provided:
1) Design occupancy - Table 4
2) Space temperature lies within the range 19°C to 25°C for 98% plant operation time
3) Ventilation is provided - SANS 10400-O
4) Internal Heat Gains in the building from
i) Design population according to Table 5 average rate 75W per person
ii) Hot meals in dining, restaurant/cafe @ rate of 30W/person -Table 5
iii) Appliances & Equipment - Table 6
iv) Artificial lighting - Table 4
(b) Hot Water Supply
(c) Max. energy deman & usage calculated @ total building & not tenancies - Table 4.1

4.4 Building Envelope
4.4.1 Orientation →
4.4.1.1 * Compact in plan
* Most used rooms North for winter solar heat to penetrate glazing
* Living spaces on North side
* Uninhabited rooms, bathrms & storerooms West & South
* Longer axis of the house runs East/West
4.4.1.2 * Roof overhang on North/West sufficient to shade windows - SANS 204
* Windows on East & West are limited to min. light & ventilation

4.4.3 External Walls →
4.4.3.1 * Non-masonary walls must achieve R-value of
a) climate zones 1 & 6 = 2.2 R-value
b) climate zoned 2, 3, 4 & 5 = 1.9 R-value
4.4.3.2 * These masonary walls comply with the R-value requirements:
a) Double-skin masonary with NO cavity, plasteres internally or rendered externally
b) Single leaf masonary nominal thickness greater than or equal to 140mm, plastered and rendered internally & externally

4.4.4 Fenestration →
4.4.4.1 Buildings with up to 15% fenestration area to nett floor area per storey comply with the min. energy performance requirements
4.4.4.2 Buildings exceeding 15% fenestration area to nett floor are per storey shall comply to - SANS 204
4.4.4.3 All fenestration air filtration comply to - SANS 613

4.4.5 Roof Assembly →
4.4.5.1 Roof assembly total min. R-value to comply to -Table 7
4.4.5.2 Metal sheeting fixed to purlins, metal rafters or battens must have a thermal break consisting of material with an R-value not less than 0.2 installed between metal sheeting anf supporting member (isolation)
4.4.5.3 Metal sheeting to comply to - Table 8
4.4.5.4 Clay tile assembly to comply to - Table 9

NOTE: TOWNSHIP IS IN JHB
CLIMATE ZONE 1: COLD INTERIOR - JHB. BLM

ENGINEER SIGNATURE:

OWNERS SIGNATURE:

ARCHITECTS SIGNATURE:

WORKING DRAWINGS

PROJECT DETAILS:
PROPOSED NEW DWELLING
ON ERF 410
CHANCLIFF ESTATE XT 32

FOR: OWNERS

SHEET DETAILS:
ELEVATIONS & SECTION
A-A, B-B & C-C

SHEET NUMBER: WD - 02
REVISION: 0

DATE: 01-08-2020

DRAWN BY: AW
CHECKED BY: MNP

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Pr.S.Arch.T. S.A.C.A.P. Reg. no. ST1013
MAIT (SA) SAIAT Reg. no. 31417

ERF 410 - WD02 - SECTION & ELEV.DRW MP / 06 AUGUST 2020

FINISHING SCHEDULE

NOTES:

* No awnings, tvaerliäs, satellitdishes must be located to be as un-obstrative as possible

* External wall splaster & painted Plascon
1- Paris Paving
2 - Rhine Castle

* Rhinolite internal walls not bathrooms
* Internal Paint Plascon - Ravin

* DECORATIVE PLASTER LINES AS PER ELEVATIONS

* ALUMINIUM Windows & Doors

* GARAGE DOORS - COLOURED ALUMINIUM DOORS

* Drainage pipes shall be concealed in ducts with access panels

* FACE BRICK PLINTH
* CORQBRICK MOROCCAN RED TRAVERTINE FBA FLUSH JOINTS
* MAX PLINTH 680
* Min Cut & Fill- 680mm

* ROOF TILES MARLEY - DOUBLE ROMAN - M11 COLOUR CHARRED SLATE 150411

* PAVING

* No precast, pool mesh fencing wood fencing, razor wire electrid fencing aloved

* Landscaping to comply with Eestates lists of indigenous species.

* CORNICES ESSENTIAL MOULDINGS GAIL 70X75

* TILE SKIRTINGS