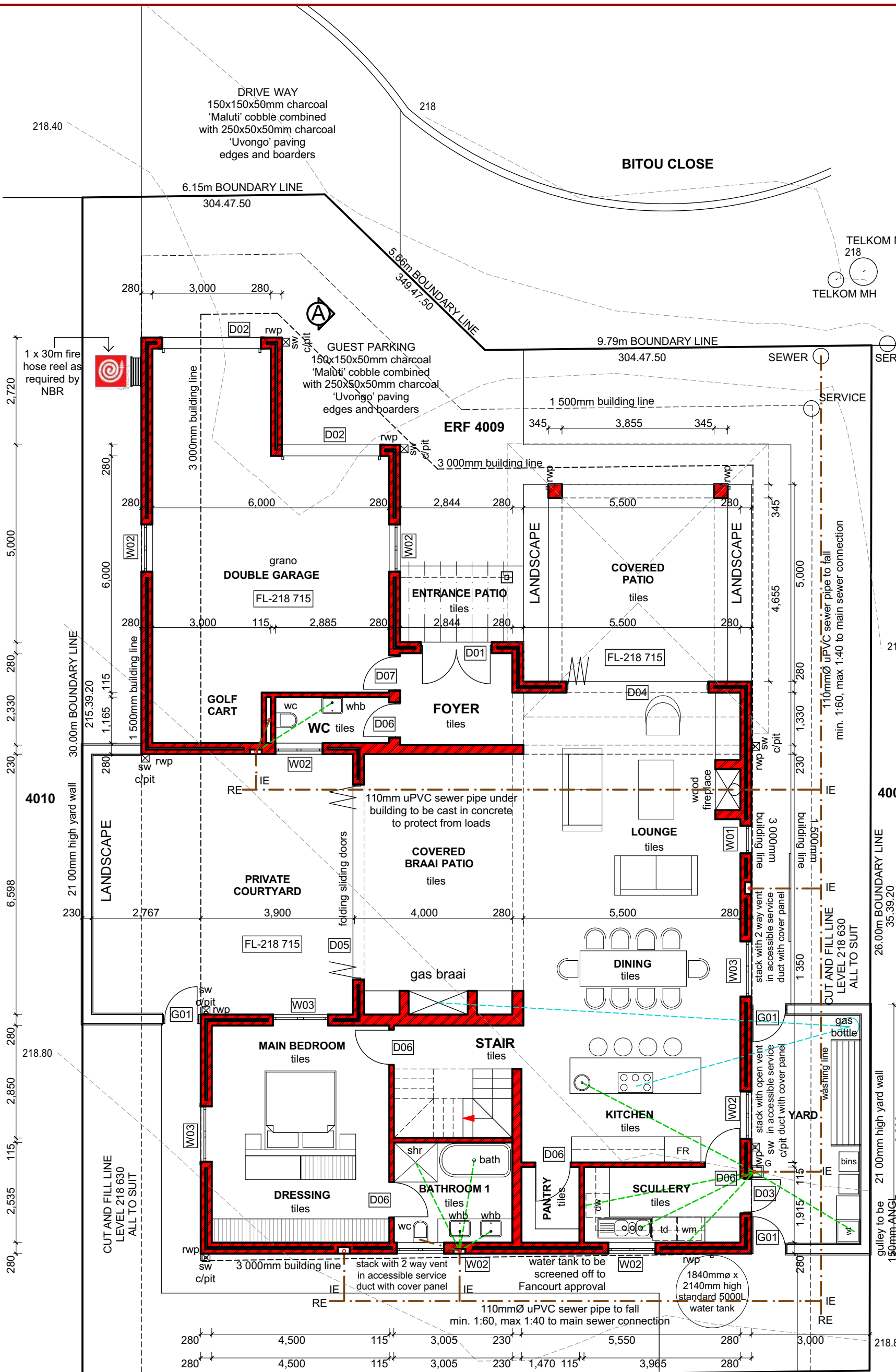


PERSPECTIVE VIEWS



PERSPECTIVE VIEW INDICATING THE 8.5m HEIGHT RESTRICTION



GROUND FLOOR PLAN

1:100

AREA SCHEDULE

SITE	551.75m²
GROUND FLOOR	
HOUSE INCL. GARAGE	205.20m²
COVERED PATIO	24.00m²
COVERED BRAAI PATIO	26.70m²
TOTAL	255.90m²
FIRST FLOOR (excl. stair)	120.00m²
ALLOWED FIRST FLR (50%)	127.95m²
TOTAL HOUSE	375.90m²
COVERAGE	46.38m²
FAR	0.68

150m² tiled roof
x25% = 37.5m² allowed flat roofs (excl. garage)
actual flat roofs = 20m²

DISCRIPTION OF SYSTEM AND MATERIALS TO BE USED.
DOMESTIC USE AND FIRE PROTECTION:
A combined system where the fire mains constitutes the main supply is used. The branches for domestic use are taken from the main supply. Each branch must be provided with its own isolating valve.

WATER PIPING:
All piping in the ground is to be MEPLA or similar approved. All hot water pipes must be isolated with approved pipe insulation.

PROTECTION OF PIPES:
Water pipes in buildings should be exposed to facilitate maintenance, where it is necessary to run a pipe beneath the building it must be sleeved so that it can be withdrawn.

ISOLATING VALVES:
Isolating valves must be provided at all important points & junctions. No stop cocks are to be used on hot water reticulation.

NOTES:
All ducts with access panel - waterproof inside of duct with 10 year guarantee.
All drainage to comply with PART P of the NBR code 0400 and Building Inspector on site.
All waste pipes to be accessible.
All stormwater and rainwater distribution to Engineer's specification and design.
All gutters and downpipes by specialist.
All structural work as per Engineer.
All retaining walls as per Engineer.
All soilW 1100 uPVC pipe - to connect to main sewer line.
All wasteW 500 uPVC pipe - to connect to main sewer line.

ALL STACK PIPES TO BE ADEQUATELY ACCESSIBLE

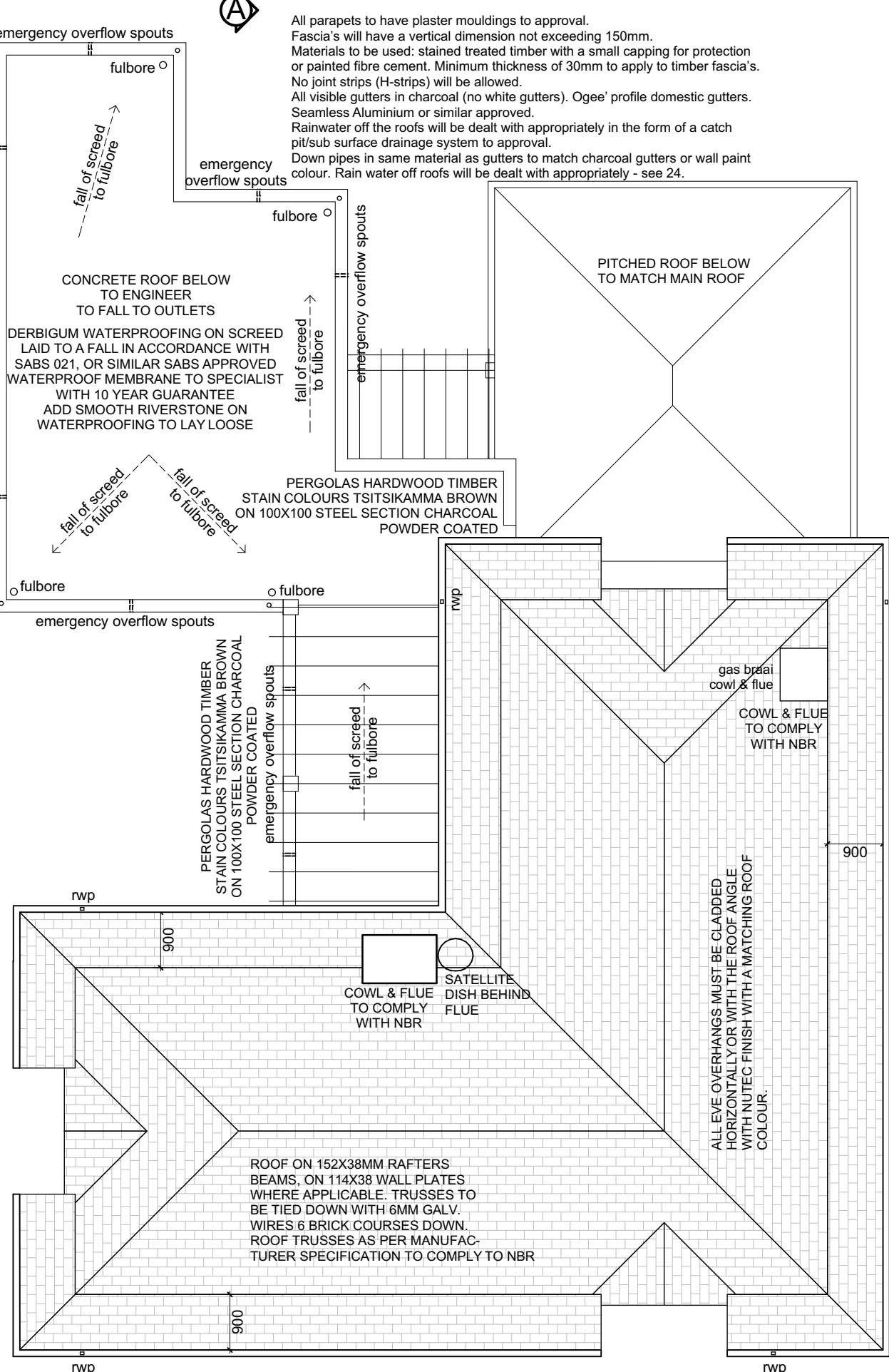
STAIR NOTE:
16 risers @ 187mm height with 250mm deep treads with 300mm timber or tile tread on top of in-situ stair (50mm nosing)

Subcontractor to allow for deflection on windows and doors. All deflection to be confirmed by engineer

- NOTE:
1. ALL SEWER LINES UNDER DRIVE WAY TO BE INCASED IN CONCRETE AS PER ENGINEER.
 2. ALL DRAINAGE TO MIN DEPTH OF 450mm.
 3. ALL STACK PIPES TO BE ACCESSIBLE.
 4. CONNECT WASTE PIPES TO STACKS SEPARATELY.
 5. GULLY TO BE MIN 150mm ABOVE NGL or 50mm ABOVE FGL.
 6. SERVICE SHAFTS TO BE WATERPROOFED WITH ABE SUPER LAYDOWN. MIN 450 x 300 ACCESS PANEL.
- NOTE: BUILDING INSPECTOR TO SIGN OFF DRAINAGE INSTALLATION BEFORE CLOSING UP.

FIRST FLOOR PLAN

1:100



ROOF PLAN

1:100

ROOF RIDGE MAX HEIGHT = 8.400mm
MAIN ROOF ANGLE 35 DEGREES AND BELL 20 DEGREES - ROOF OVERHANG 1 050mm
ROOF COLOUR SLATE TILES: SILVER BLUE
FASCIA'S 150X35 CCA TREATED TIMBER PAINTED
GUTTERS - CHARCOAL Ogee PROFILE SEAMLESS ALUMINIUM DOMESTIC GUTTERS
RWP2 TO MATCH COLOUR

Subcontractor to allow for deflection on windows and doors. All deflection to be confirmed by engineer

NBR NOTES:

GENERAL: All work is to be in accordance with the National Building Regulations SANS 10400 code of practice. The contractor is to verify all levels, measurements and notes before construction proceeds or any work commences. Drawings are not to be used to any other purpose other than intended for.
All work and specifications are to be executed exactly as per plan. Any errors, discrepancies or omissions to be reported to the architect immediately. All levels, dimensions, positions and no of steps to be checked on site before any work commences. No drawings must be scaled.
Drawings are to be read in conjunction with engineers and consultant's plans were applicable. Contractors will be held responsible for the correct setting out of works and any doubts as to the accuracy of boundary pegs or lines are to be reported to the architect immediately. No part of the building may encroach the boundary lines.
B. STRUCTURAL DESIGN
The structural system of the building to comply with the details of part H.J.K.L.M.N of SANS 1400 or in the case of timber buildings with the requirements of SANS 10082. A competent person (structures) to design and inspect the structure. Competent person (civil engineering) to design and inspect the services in domestic land.
CONCRETE WORKS:
All concrete slabs, floor, beams etc. are to be specified and inspected by a professional registered engineer. All structural designs are to be in accordance with SANS 10400 Part B.
D. PUBLIC SAFETY
A change in level, the design of ramps and driveways, or access to swimming pools and swimming baths to be in accordance with the detailed requirements of SANS 10400-D.
F. SITE OPERATIONS
Sanitary facilities to be in accordance with the detailed requirements of SANS 10400-F
G. EXCAVATIONS
The excavation relating to the building less than 3.0 m deep to be in accordance with the detailed requirements of SANS10400-G.
H. FOUNDATIONS
Geotechnical investigation as per Engineer.
The foundation for the building to be in accordance with SANS 10400-B.
Foundations shall be constructed in accordance with the requirements of SANS 2001-CM2. The foundation to an extension addition to an existing building to be the same as the existing foundations if performing satisfactorily.
Competent person to be appointed by client in respect of deep footings, soil rafts, compaction of in-situ soil or sub-surface drainage.
Competent person (geotechnical) to be appointed by client in respect of geotechnical solution or soil improvements that are required.
K. WALLS
The structure, strength and stability of all walls as per engineer, SANS10400-B, SANS 10400-T and the detailed requirements of SANS 10400-K - RATIONAL DESIGN AS PER ENG
The roof framing to be in accordance with the requirements of SANS 10400-B and the detailed requirements of SANS10400-K - AS PER SPECIALIST
Water penetration through a wall to be in accordance with the detailed requirements of SANS10400-K.
Roof coverings and waterproofing systems to be in accordance with the detailed requirements of SANS10400-L.
All external brick walls to have a 50 mm air cavity. The walls to have min. R-value of 0.35. Non-masonry external walls must have a R-value of 1.9.
Brick face reinforcing to be installed in substrate brick work every five courses. Two courses of brick face reinforcing to be installed above widow and door openings. Provide damp-proof courses to walls at slab level and under all sills.
Provide vertical damp-proof at all changes in floor levels and in external walls where the ground level is higher than the internal floor level.
All work to be in accordance with SANS 10400 part K.
The construction of the walls shall be in accordance with the requirements of SANS 2001-CM1. Rain penetration: single-leaf, solidly bed-jointed masonry walls that have a thickness of 140 mm or greater.
Plastered in accordance with the requirements of SANS 2001-EM1 f) walls of thickness 90 mm or greater plastered in accordance with the requirements of SANS 2001-EM1.
J. FLOOR:
Water-resistant floor shall be constructed of concrete in accordance with the requirements of: SANS 2001-CM1 or SANS 2001-CM2.
Suspended timber floors shall comply with the requirements of SANS 2001-CT1.
Timber floors shall comply with the requirements of SANS 2001-CT1.
A plain grade 10 concrete slab where the slab does not serve as the final wearing surface, or a plain grade 15 concrete slab where the slab serves as the final wearing surface, of thickness not less than 75 mm, laid on a polyethylene.
Underfloor membrane and constructed in accordance with the requirements of SANS 2001-CM1.
Floors in any laundry, kitchen, shower room, bathroom or room containing toilet pan or urinal to be in accordance with the detailed requirements of SANS 10400-J. These floors to be waterproof.
Suspended floors to be in accordance with engineers design.
Slab supported on the ground to be in accordance with SANS10400-B and SANS10400-H.
A competent person (engineers) to be appointed in respect of the slabs or ribs.
Where the floor area is less than 500m², ground floor slabs must have insulation installed around the vertical edge of its perimeter which must have an R-value of not less than 1.0 and resist water absorption in order to retain its thermal insulation properties and be continuous from the adjacent finished ground level to a depth of not less than 300mm or for the full depth of the vertical edge of the concrete slab on ground.
Where an under floor heating system is installed the heating system must be insulated underneath the slab with insulation that has a minimum R-value of not less than 1.0.
Floor level to be 150mm minimum above the adjoining ground level.
All work to be in accordance with SANS 10400 part J.
L. ROOFS:
Trussing shall comply with the materials requirements of, and be installed in accordance with the requirements of SANS 2001-CH3.
All softwood timber roof and ceiling assemblies shall be constructed in accordance with the requirements of SANS 2001-CT2.
The roof framing to be in accordance with SANS10400-B the detailed requirements of SANS10400-K.
STRUCTURAL DESIGN OF ROOF AS PER ENG
Roof coverings and waterproofing systems to be in accordance with the detailed requirements of SANS10400-L.
Fats roof or related gutters to be in accordance with the detailed requirements of SANS10400-L.
Rational design or rational assessment (or both) as per engineer.
The roof assembly and any ceiling assembly, in addition to complying with the requirements of SANS10400-H has to be in accordance with the detailed requirements of SANS10400-L.
Roof assembly supported on walls to comply with the requirements of SANS 10400 and in accordance with SANS10400-B and SANS10400-L.
Gutters and downpipes, if any, to be sized in accordance with the requirement of SANS10400-R as per engineers design.
The fire resistance and combustibility of the roof assembly or any ceiling assembly to be in accordance with the detailed requirements of SANS 10400-L and SANS 10400-T.
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ROOF INSULATION NOTES:

Insulation shall overlap or abut adjoining insulation or be sealed.
Must form a continuous barrier with ceilings, walls, bulkheads or floors than contribute to the thermal barrier.
Must not affect the safe or effective operation of services installation, equipment or fittings.
Must be either non-combustible when tested in accordance with SANS 10177-5.
Or as combustible in accordance with SANS 10177-5, and shall be tested and classified in accordance with SANA 428 for its use and application.
Reflective insulation must be installed and supported.
With the reflective insulation fitted tightly and taped against any penetration, door or window opening, and
Overlap by not less than 100mm or
Be taped together
Must form a continuous barrier with ceiling, walls, bulkheads
Reflectivity of foil surface=0.95 (facing up)
Emissivity of foil surface=0.05 (facing down)
It is the contractors responsibility to report any changes to the roof assembly to the architect immediately. STAIRWAYS
Stairways to be in accordance with SANS 10400-B, SANS 10400-T and the detailed requirement of SANS 10400-M.
Walls, screens, railings or balustrades to such stairways to be in accordance with the requirements of SANS 10400-B, SANS 10400-T, SANS 10400-K and SANS 10400-T
N. GLAZING
Glazing in external walls, internal walls, partitions, shower doors, cupboard doors and lifts within 800 mm of floor level shall be installed in a frame in accordance with either the requirements of SANS 2001-CG1 or a suitable method described in SANS 10137.
The type and fixing of glazing to be in accordance with SANS 10400-B and the detailed requirements of SANS 10400-N.
A competent aluminium supplier to issue COC on full glazing and aluminium on completion.
Aluminium supplier to complete FORM 3 on completion.
The selection of the glazing to be in accordance with the detailed requirements of SANS10400-N
O. LIGHTING AND VENTILATION
The lighting in a habitable room, bathroom, shower room and room containing a toilet pan to comply with the requirements of SANS 10400-T and the detailed requirement of SANS 10400-C.
The ventilation to be in accordance with the requirements of SANS 10400-T and the detailed requirements of SANS 10400-O.
P. DRAINAGE
The design of the drainage system to be in accordance with the detailed requirements of SANS10400-P. Registered Plumber to complete Form 3 on completion.
Masonry conservancy tanks shall be constructed in accordance with the details shown in figures 1 and 2 provided that they are constructed above the water table in accordance with the requirements of SANS 2001-CC1 or SANS 2001-CC2, SANS 2001-CM1 and SANS 2001-EM1
Backfill shall comply with the requirements of SANS 2001-DP9.
Masonry septic tanks, which are located above any perched or permanent water table, shall be constructed in accordance with the requirements of SANS 2001-CC2, SANS 2001-CM1, SANS 2001-EM1
Drains shall be installed in accordance with the requirements of SANS 2001-DP9.
SANS 10400-Q Non-water-borne means of sanitary disposal.
The portion of the internal walls of the pits that is raised above the ground shall be plastered in accordance with the requirements of SANS 2001-EM1; f) All concrete work shall be in accordance with the requirements of SANS 2001-CC1 or SANS 2001-CC2, g) Masonry walling and related foundations shall be in accordance with the relevant requirements of SANS 2001-CM1 and SANS 2001-CM2.
R. STORMWATER DISPOSAL
The means for the control and disposal of stormwater as per engineers design in accordance with the detailed requirements of SANS10400-R.
The means for control and disposal of stormwater in interconnected complexes as per engineers design.
S. PERSON WITH DISABILITIES
The means for providing facilities for person with disabilities to be in accordance with the detailed requirement of SANS10400-S
T. FIRE PROTECTION
The fire protection measures provided to be in accordance with the detailed requirement of SANS 10400-T.
Table 14 (Increasing fire resistance of structural walls). Plaster shall be in accordance with the requirements of SANS 2001-EM1 and shall be applied to both faces of the wall.
V. SPACE HEATING
The provision of space heating to be in accordance with the detailed requirement of SANS10400-V
W. FIRE INSTALLATION
The fire installation to be in accordance with the detailed requirements of SANS10400-W.
The supply of water to be in accordance with the detailed requirements of SANS 10400-W.
X. ENERGY EFFICIENCY IN BUILDING
External walls to be in accordance with the detailed requirements of SANS 10400-XA. Penetration to be in accordance with the detailed requirements of SANS 10400-XA.
Floors with slab heating to be in accordance with SANS 10400-XA.
Services that use energy or control the use of energy to be in accordance with SANS204.
Hot water system to be in accordance with SANS 10400-XA.
A competent person to certify the penetration is in accordance with SANS 204.
BUILDING ENVELOPE:
Wall plates and roof junctions must be sealed.
All ties roofs must have a tie underlay or radiant barrier and the joint must be sealed.
The joint in sheeted roofs must be sealed.
All glazing sealing as per glazing notes.
Chimneys or flues of an open solid-fuel burning appliances must be approved with a damper or flap that can close the chimney/flue.
Roof lights and skylights must be sealed or capable of being sealed.
Roof lights and skylight must be contracted with a compressible seal if they are openable.
An exhaust fan must be fitted with sealing device such as a self-closing damper or filter when serving.
A conditioned space or
A habitable room.
Roofs, external wall, external floors and any openings such as glazing or door in the external fabric must be constructed to minimize air leakage when forming part of the external fabric of each leaf.
A conditioned space or
A habitable room

SIGNATURE OF OWNER/ CLIENT: DATE
SIGNATURE OF ARCHITECT: DATE

REVISIONS

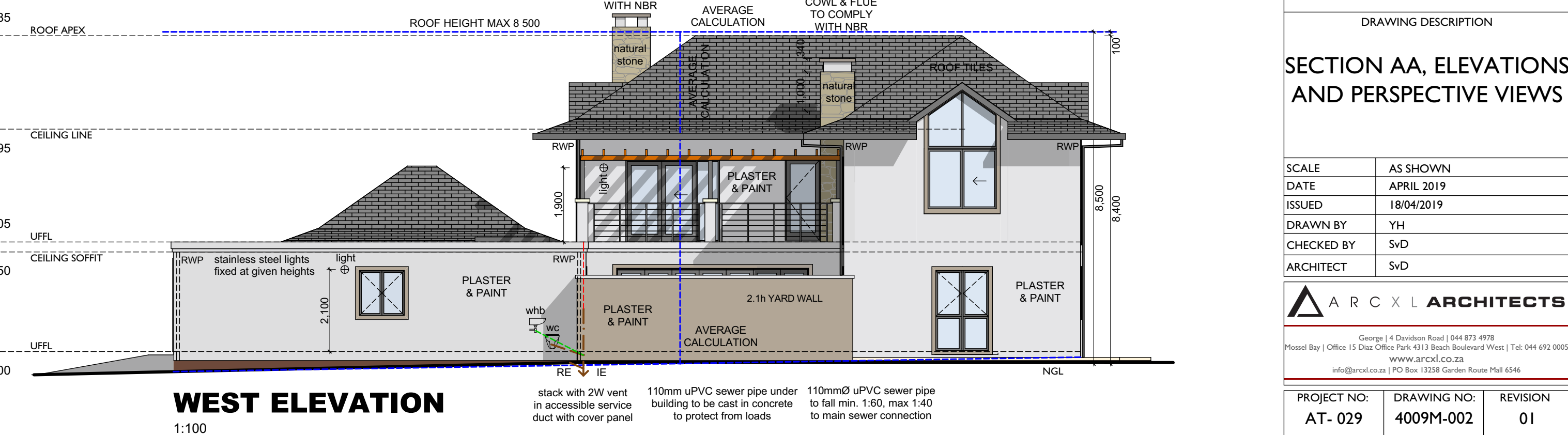
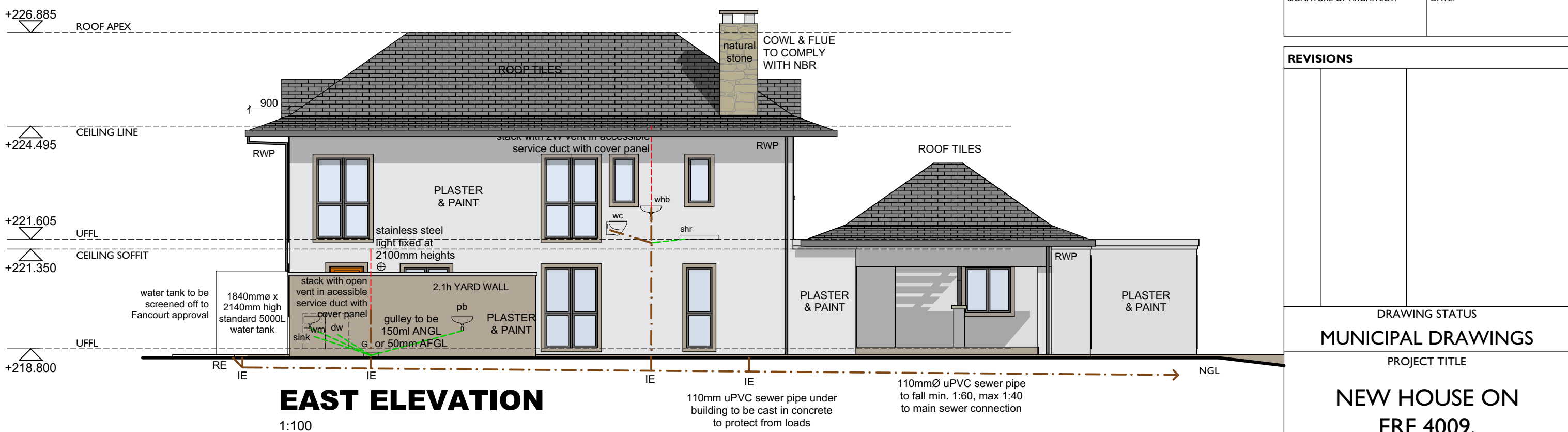
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MUNICIPAL DRAWINGS
PROJECT TITLE
NEW HOUSE ON
ERF 4009,
FANCOURT NOEM NOEM
DRAWING DESCRIPTION
SITE PLAN, GROUND AND
FIRST FLOOR PLAN, ROOF
PLAN & PERSPECTIVE
VIEWS


SCALE AS SHOWN
DATE APRIL 2019
ISSUED 18/04/2019
DRAWN BY YH
CHECKED BY SvD
ARCHITECT SvD

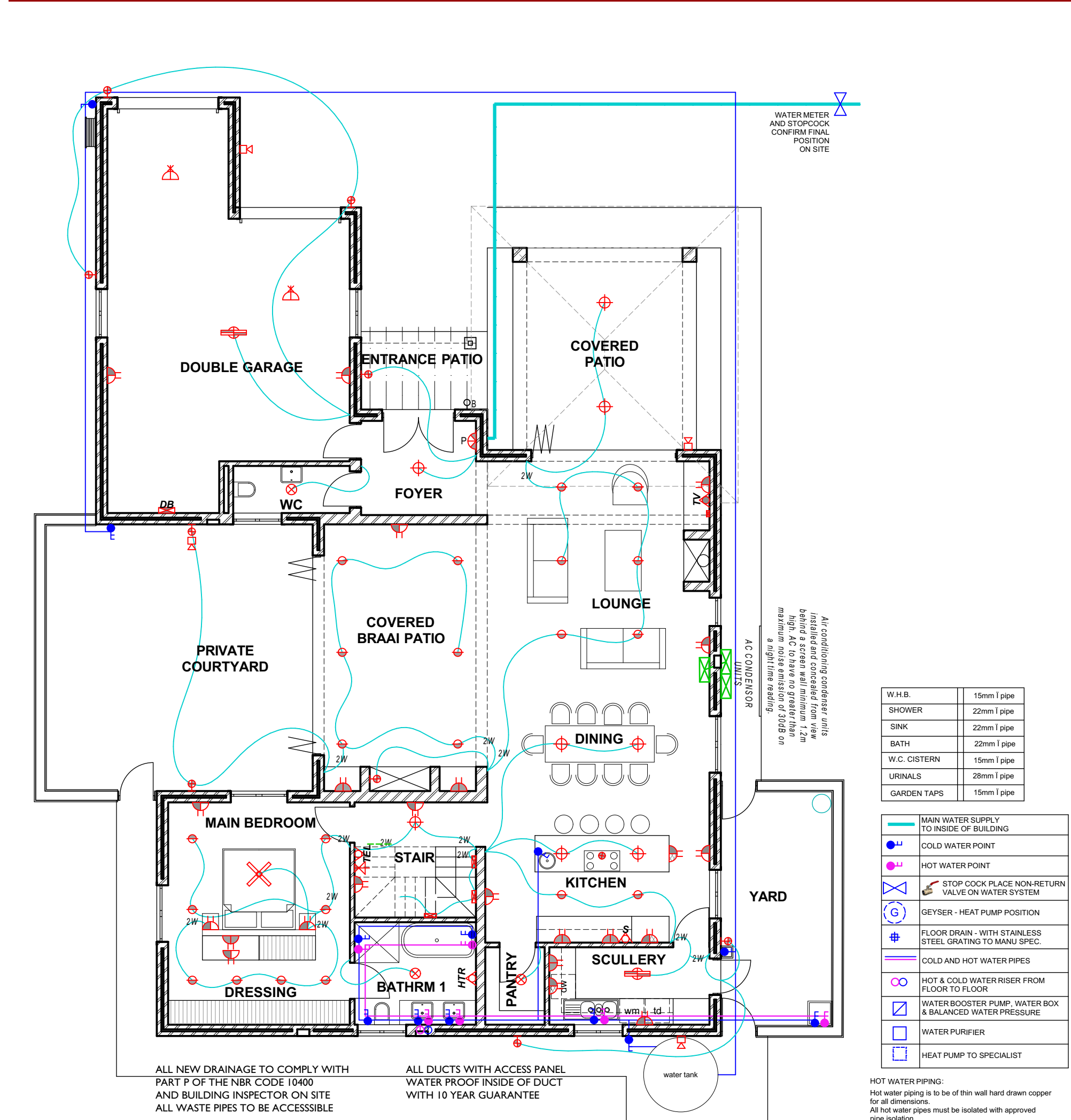
ARCOL ARCHITECTS

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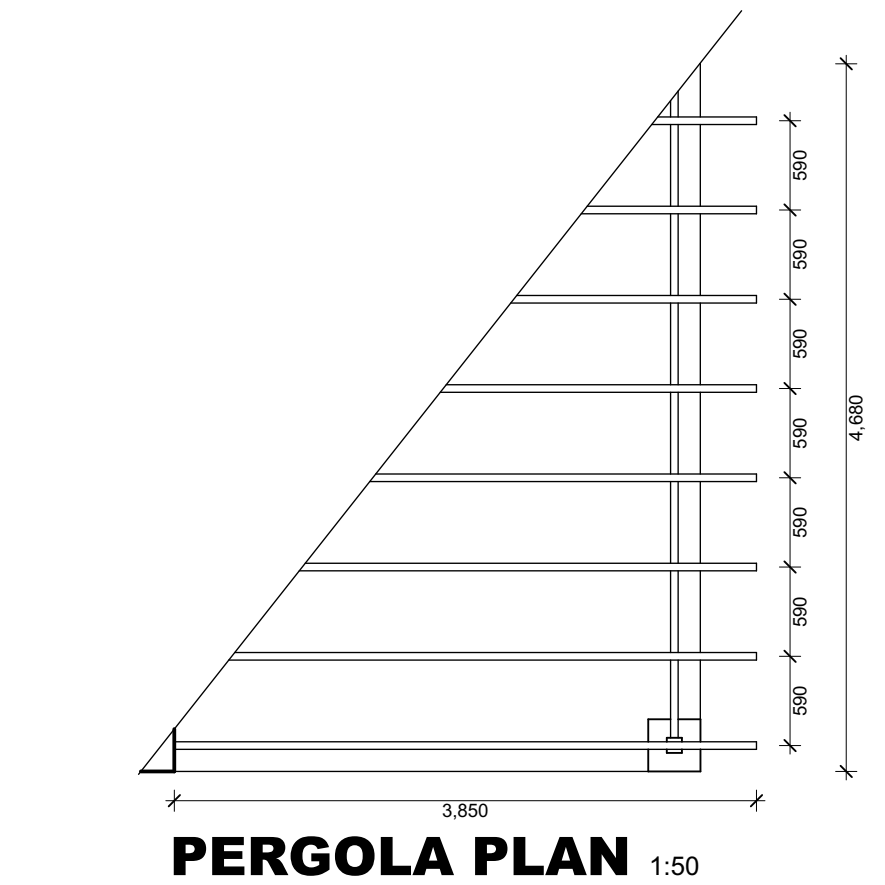
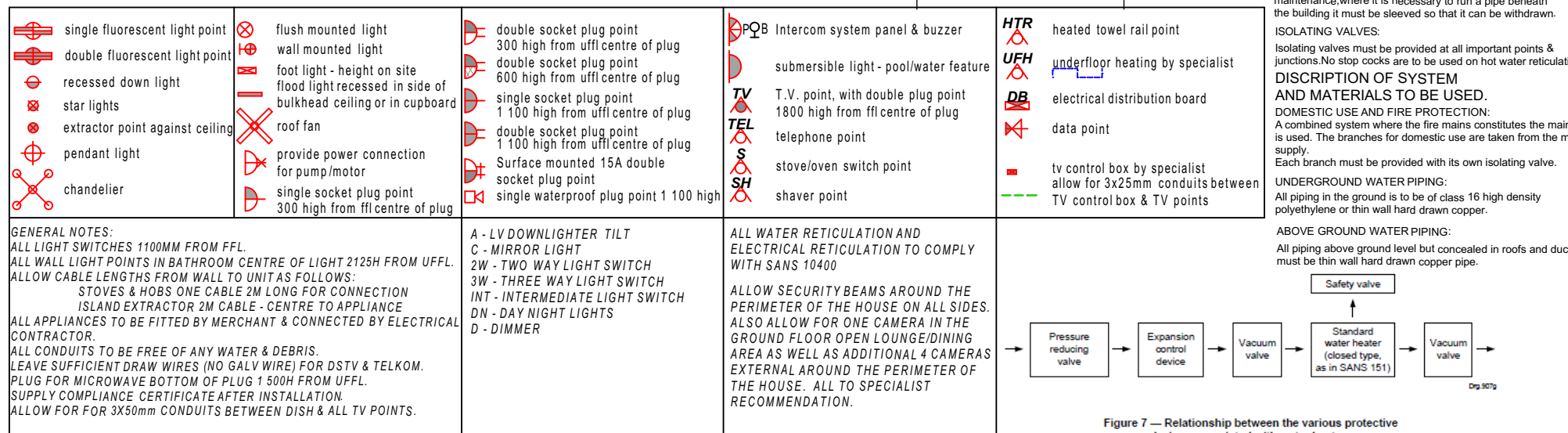
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DRAWING NO: 4009M-001
REVISION: 01

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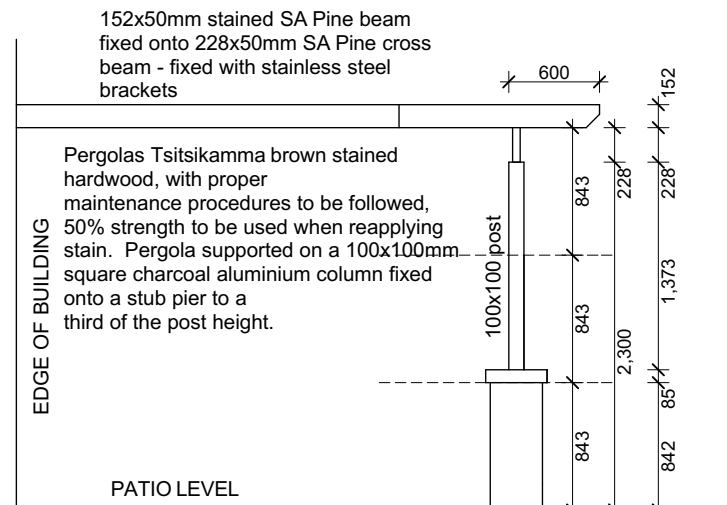
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SIGNATURE OF ARCHITECT:		DATE:
REVISIONS		
DRAWING STATUS		
MUNICIPAL DRAWINGS		
PROJECT TITLE		
NEW HOUSE ON		
ERF 4009,		
FANCOURT NOEM NOEM		
DRAWING DESCRIPTION		
SECTION AA, ELEVATIONS		
AND PERSPECTIVE VIEWS		
SCALE	AS SHOWN	
DATE	APRIL 2019	
ISSUED	18/04/2019	
DRAWN BY	YH	
CHECKED BY	SvD	
ARCHITECT	SvD	
 ARC X CL ARCHITECTS		
George 4 Devon Road 044 873 4978 Mossel Bay Office 15 Dux Office Park 413 South Business Wares Tel: 044 692 0005 www.arcxcl.co.za info@arcxcl.co.za PO Box 12358 Garden Route Post 6546		
PROJECT NO:	DRAWING NO:	REVISION
AT- 029	4009M-002	01



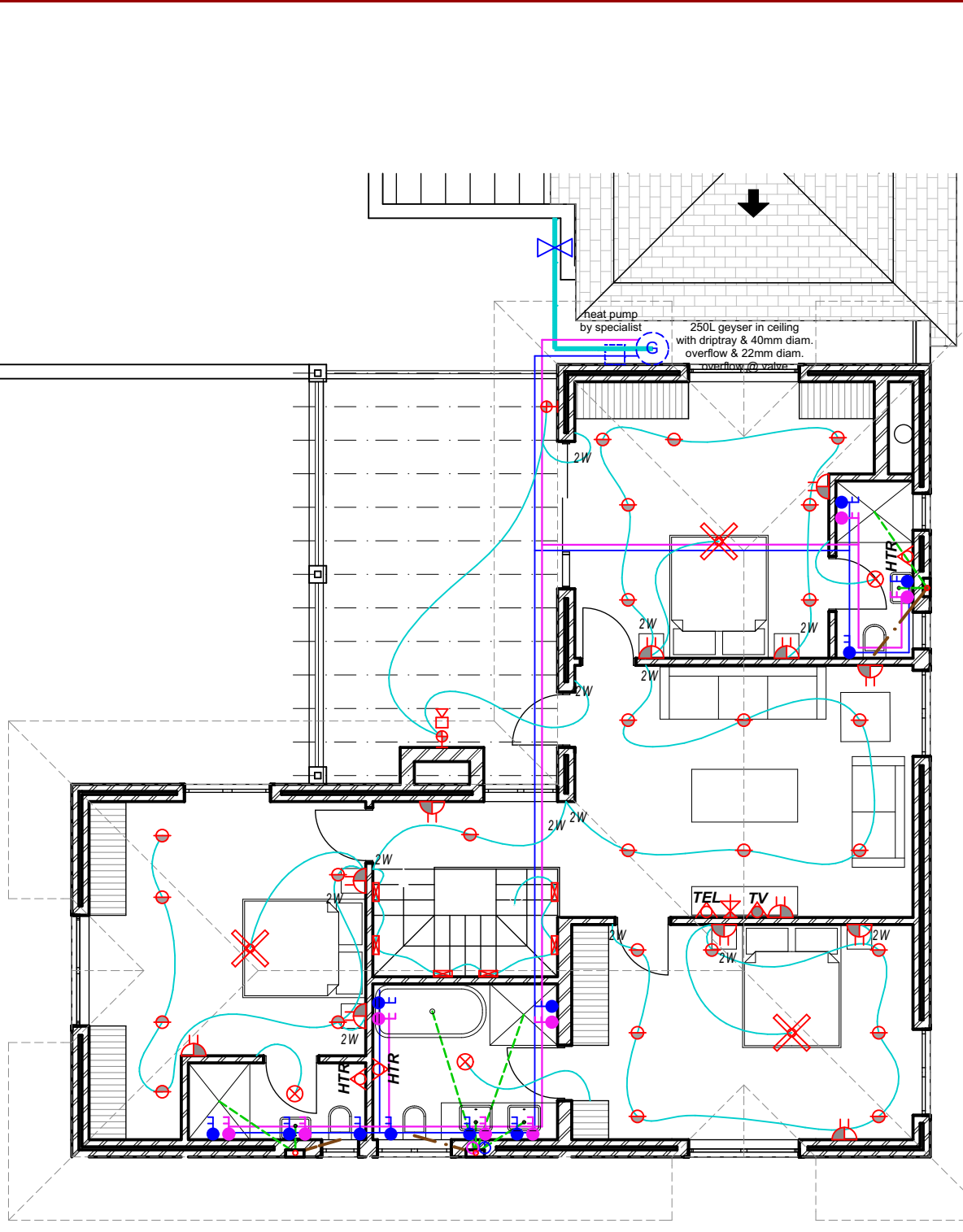
ELECTRICAL LEGEND Electrical Installation to be done according to SABS 4016.



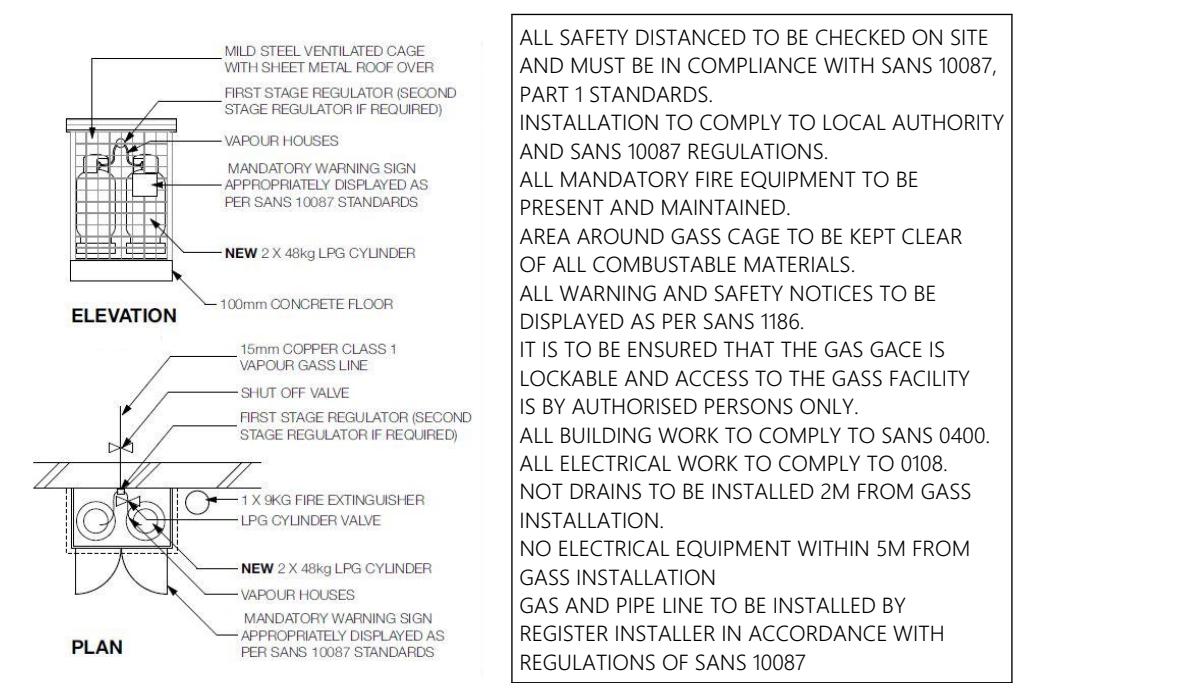
PERGOLA PLAN 1:50



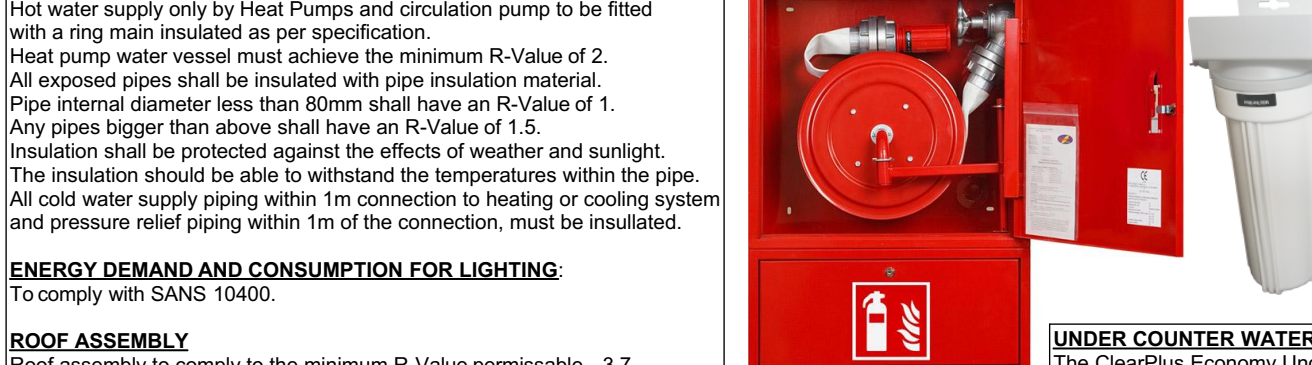
PERGOLA ELEVATION 1:50



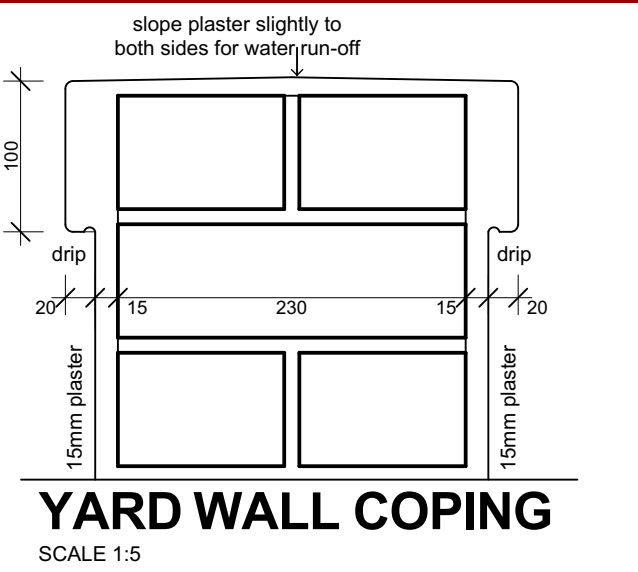
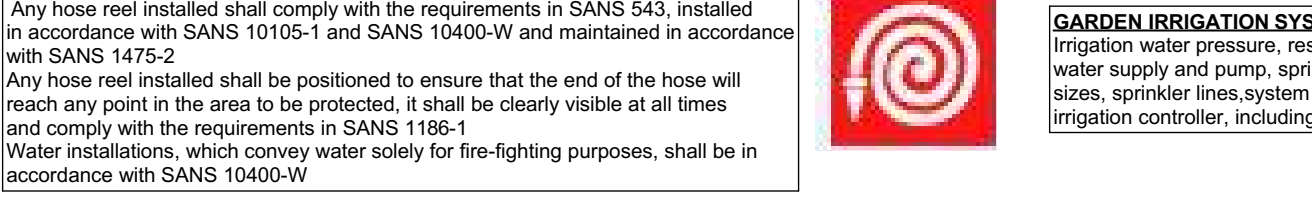
GAS INSTALLATION REGULATIONS



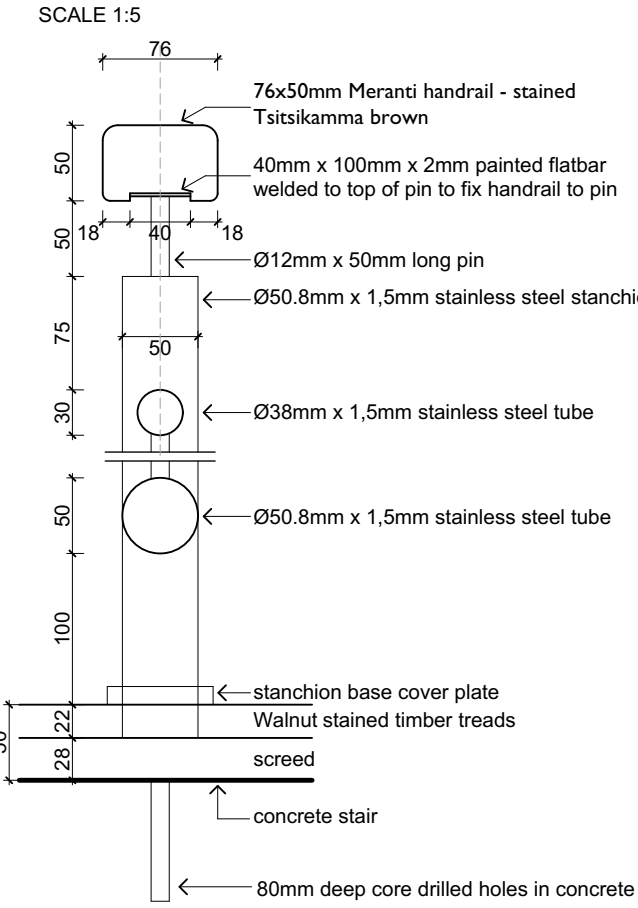
WATER SUPPLY AND SERVICES:



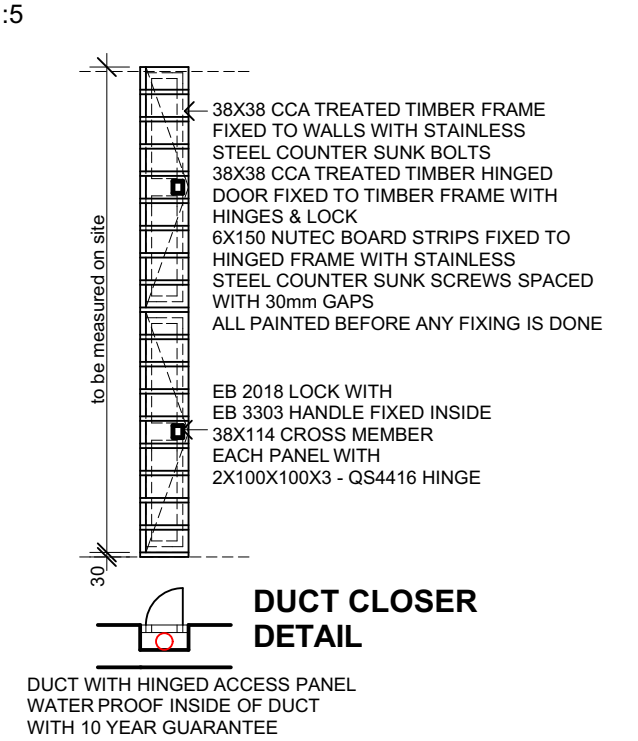
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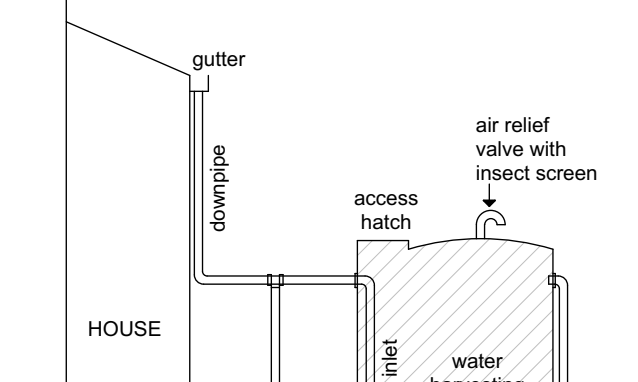
YARD WALL COPING



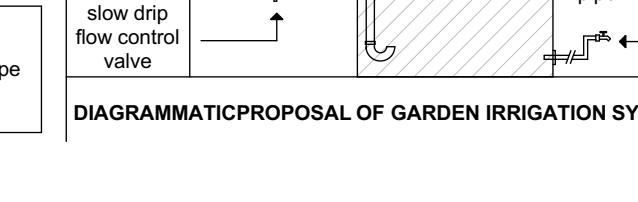
BALUSTRADE DETAIL 1:5



DUCT CLOSER DETAIL



DIAGRAMMATIC PROPOSAL OF GARDEN IRRIGATION SYSTEM



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B. STRUCTURAL DESIGN

The structural system of the building to comply with the details of part H.J.K.L.M.N of SANS 1400 or in the case of timber buildings with the requirements of SANS 10082. A competent person (structural) to design and inspect the structure. Competent person (civil engineering) to design and inspect the services in domestic land.

CONCRETE WORKS

All concrete slabs, floor, beams etc. are to be specified and inspected by a professional registered engineer. All structural designs are to be in accordance with SANS 10400 Part B.

D. PUBLIC SAFETY

A change in level, the design of ramps and driveways, or access to swimming pools and swimming baths to be in accordance with the detailed requirements of SANS 10400-D.

F. SITE OPERATIONS

Sanitary facilities to be in accordance with the detailed requirements of SANS 10400-F.

G. EXCAVATIONS

The excavation relating to the building less than 3.0 m deep to be in accordance with the detailed requirements of SANS 10400-G.

H. FOUNDATIONS

Geotechnical investigation as per Engineer.

The foundation for the building to be in accordance with SANS 10400-B.

Foundations shall be constructed in accordance with the requirements of SANS 2001-CM2. The foundation to a extension addition to an existing building to be the same as the existing foundations if performing satisfactorily.

Competent person to be appointed by client in respect of deep footings, soil rafts, compaction in-situ soil or sub-surface drainage.

The selection for the design of foundations to be appointed by client in respect of geotechnical solution or soil improvements that are required.

K. WALLS

The structure, strength and stability of all walls as per engineer, SANS 10400-B, SANS 10400-T and the detailed requirements of SANS 10400-K - RATIONAL DESIGN AS PER ENG

The selection for the design of walls to be in accordance with the requirements of SANS 10400-K - AS PER SPECIALIST

Water penetration through a wall to be in accordance with the detailed requirements of SANS 10400-L.

Roof coverings and waterproofing systems to be in accordance with the detailed requirements of SANS 10400-L.

All external brick walls to have a 50 mm air cavity. The walls to have min. R-value of 0.35. Non-masonry external walls must have a R-value of 1.9.

Brick face reinforcing to be installed above and under door openings. Provide damp-proof courses to walls at slab level and under all sills.

Provide vertical damp-proof to all changes in floor levels and in external walls where the ground level is higher than the internal floor level.

All work to be in accordance with SANS 10400 part K.

The construction of the walls shall be in accordance with the requirements of SANS 2001-CM1.

Rain penetration: single leaf, solid bed-jointed masonry walls that have a thickness of 140 mm or greater.

Plastered in accordance with the requirements of SANS 2001-EM1 / walls of thickness 90 mm or greater plastered in accordance with the requirements of SANS 2001-EM1.

F. FLOOR:

Water-resistant floor shall be constructed of concrete in accordance with the requirements of SANS 2001-CM1 or SANS 2001-CM2.

Suspended timber floors shall comply with the requirements of SANS 2001-CM1.

Timber floors shall comply with the requirements of SANS 2001-CM1.

A plain grade 15 concrete slab where the slab does not serve as the final wearing surface, or a plain grade 15 concrete slab where the slab serves as the final wearing surface, of thickness not less than 75 mm, laid on a polyethylene.

Underfloor membrane and constructed in accordance with the requirements of SANS 2001-CM1.

Floors in any laundry, kitchen, shower room, bathroom or room containing toilet pan or urinal to be in accordance with the detailed requirements of SANS 10400-J. These floors to be waterproof. Suspended floors to be in accordance with engineers design.

Slab supported on the ground to be in accordance with SANS 10400-B and SANS 10400-H.

A competent person (engineers) to be appointed in respect of the slabs or ribs.

Where the floor area is less than 500m², ground floor slabs must have insulation installed around the vertical edge of its perimeter which must have an R-value of not less than 1.0 and resist water absorption in order to retain its thermal insulation properties and be continuous from the adjacent finished ground level to a depth of not less than 300mm or for the full depth of the vertical edge of the concrete slab on ground.

Where an under floor heating system is installed the heating system must be insulated underneath the slab with insulation that has a minimum R-value of not less than 1.0.

Floor level to be 150mm minimum above the adjoining ground level.

All work to be in accordance with SANS 10400 part L.

L. ROOFS

Trussing shall comply with the materials requirements of, and be installed in accordance with the requirements of SANS 2001-CR3.

All softwood timber roof and ceiling assemblies shall be constructed in accordance with the requirements of SANS 2001-CM2.

The roof fixing to be in accordance with SANS 10400-B the detailed requirements of SANS 10400-K.

STRUCTURAL DESIGN OF ROOF AS PER ENG

Roof coverings and waterproofing systems to be in accordance with the detailed requirements of SANS 10400-L.

Fats roof or related gutters to be in accordance with the detailed requirements of SANS 10400-L.

Rational design or rational assessment (or both) as per engineer.

The roof assembly and any ceiling assembly, in addition to complying with the requirements of SANS 10400-L has to be in accordance with the detailed requirements of SANS 10400-L.

Roof assembly supported on walls to comply with the requirements of SANS 10400-L and in accordance with SANS 10400-B and SANS 10400-L.

Gutters and downpipes, if any, to be sized in accordance with the requirement of SANS 10400-R as per engineers design.

The fire resistance and combustibility of the roof assembly or any ceiling assembly to be in accordance with the detailed requirements SANS 10400-L and SANS 10400-T.

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Roof insulation NOTES:

Insulation shall overlap or abut adjoining insulation or be sealed.

Must form a continuous barrier with ceilings, walls, bulkheads or floors than contribute to the thermal barrier.

Must not affect the safe or effective operation of services installation, equipment or fittings.

Must be either non-combustible when tested in accordance with SANS 10177-5.

Or as combustible in accordance with SANS 10177-5, and shall be tested and classified in accordance with SANS 428 for its use and application.

Reflective insulation must be installed and supported.

With the reflective insulation fitted tightly and taped against any penetration, door or window opening.

Overlap by not less than 100mm or

Be taped together

Must form a continuous barrier with ceilings, walls, bulkheads

Reflectivity of foil surface=0.95 (facing up)

Emissivity of foil surface=0.05 (facing down)

It is the contractors responsibility to report any changes to the roof assembly to the architect immediately. STAIRWAYS

Stairways to be in accordance with SANS 10400-B, SANS 10400-T and the detailed requirement of SANS 10400-M.

Walls, screens, railings or balustrades to such stairways to be in accordance with the requirements of SANS 10400-B, SANS 10400-T, SANS 10400-K and SANS 10400-T.

N. GLAZING

Glazing in external walls, internal walls, partitions, shower doors, cupboard doors and lifts within 800 mm of floor level shall be:

Installed in a frame in accordance with either the requirements of SANS 2001-CG1 or a suitable method described in SANS 10137.

The type and fixing of glazing to be in accordance with SANS 10400-B and the detailed requirements of SANS 10400-N.

A competent aluminium supplier to issue COC on full glazing and aluminium on completion.

Aluminium supplier to complete FORM 3 on completion.

The selection of the glazing to be in accordance with the detailed requirements of SANS 10400-N.

O. LIGHTING AND VENTILATION

The lighting in a habitable room, bathroom, shower room and room containing a toilet pan to comply with the requirements of SANS 10400-T and the detailed requirement of SANS 10400-C.

The ventilation to be in accordance with the requirements of SANS 10400-T and the detailed requirements of SANS 10400-O.

P. DRAINAGE

The design of the drainage system to be in accordance with the detailed requirements of SANS 10400-P. Registered Plumber to complete Form 3 on completion.

Masonry conservancy tanks shall be constructed in accordance with the details shown in figures 1 and 2 provided that they are constructed above the water table in accordance with the requirements of SANS 2001-CM1 or SANS 2001-CM2.

Backfill shall comply with the requirements of SANS 2001-DP9.

Masonry septic tanks, which are located above any perched or permanent water table, shall be constructed in accordance with the requirements of SANS 2001-CM1, SANS 2001-CM2, SANS 2001-EM1 and SANS 2001-EM1.

Drains shall be installed in accordance with the requirements of SANS 2001-DP9.

SANS 10400-Q Non-water-borne means of sanitary disposal.

The portion of the internal walls of the pits that is raised above the ground shall be plastered in accordance with the requirements of SANS 2001-EM1; f) All concrete work shall be in accordance with the requirements of SANS 2001-CM1 or SANS 2001-CM2.

g) Masonry walling and related foundations shall be in accordance with the detailed requirements of SANS 10400-B and SANS 2001-CM2.

S. STORMWATER DISPOSAL

The means for the control and disposal of stormwater as per engineers design in accordance with the detailed requirements of SANS 10400-R.

The means for control and disposal of stormwater in interconnected complexes as per engineers design.

T. PERSON WITH DISABILITIES

The means for providing facilities for person with disabilities to be in accordance with the detailed requirements of SANS 10400-S.

U. FIRE PROTECTION

The fire protection measures provided to be in accordance with the detailed requirement of SANS 10400-T.

Table 14: (Increasing fire resistance of structural walls). Plaster shall be in accordance with the requirements of SANS 2001-EM1 and shall be applied to both faces of the wall.

V. SPACE HEATING

The provision of space heating to be in accordance with the detailed requirements of SANS 10400-V.

W. FIRE INSTALLATION

The fire installation to be in accordance with the detailed requirements of SANS 10400-W.

Y. ENERGY EFFICIENCY IN BUILDING

External walls to be in accordance with the detailed requirements of SANS 10400-XA. Penetration to be in accordance with SANS 10400-XA.

Roof assembly constructed to be in accordance with SANS 10400-XA.

Floors with slab heating to be in accordance with SANS 10400-XA.

Services that use energy or control the use of energy to be in accordance with SANS 204.

Hot water system to be in accordance with SANS 10400-XA.

A competent person to certify the penetration is in accordance with SANS 204.

BUILDING ENVELOPE:

Wall plates and roof junctions must be sealed.

All new roofs must have a fire underlay or radiant barrier and the joint must be sealed.

The joint in sheeted roofs must be sealed.

All glazing sealing as per glazing notes.

Chimneys or flues of an open solid-fuel burning appliances must be approved with a damper or flap that can close the chimney/flue.

Roof lights and skylights must be sealed or capable of being sealed.

Roof lights and skylight must be contracted with a compressible seal if they are operable.

A seal to restrict air leakage must be fitted to each edge of an external door and other such opening to that:

It serves a conditioned space or

It serves a habitable room.

The seal may be a foam or rubber compressible strip or a fibrous seal.

External swing doors must be fitted with a draught protection device to the bottom edge of each leaf.

An exhaust fan must be fitted with sealing device such as a self-closing damper or filter when serving:

A conditioned space or

A habitable room.

Roofs, external wall, external fabrics and any openings such as glazing or door in the external fabric must be constructed to minimize air leakage when forming part of the external fabric of:

A conditioned space or

A habitable room.

SIGNATURE OF OWNER/CLIENT: DATE:

SIGNATURE OF ARCHITECT: DATE:

REVISIONS

NO.	REVISION	DATE

DRAWING STATUS

MUNICIPAL DRAWINGS

PROJECT TITLE

NEW HOUSE ON
ERF 4009,
FANCOURT NOEM NOEM

DRAWING DESCRIPTION

WATER & ELECTRICAL
PLAN, DETAILS, WIN &
DOOR SCHEDULE &
CALCULATIONS

SCALE	AS SHOWN
DATE	APRIL 2019
ISSUED	18/04/2019
DRAWN BY	YH
CHECKED BY	SvD
ARCHITECT	ARCOL

ARCOL ARCHITECTS

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PROJECT NO: AT-029

REVISION

4009M-003

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