

ROOF INSULATION NOTES:

NBR NOTES:

nsulation shall overlap or abut adjoining insulation or be sealed. Must form a continuous barrier with ceilings, walls, bulkheads or floors than contribute to

Must not affect the safe or effective operation of services installation, equipment or · Must be either non-combustible when tested in accordance with SANS 10177-5

> AT- 029 4003M-002

The design of the drainage system to be in in accordance with the detailled 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 that they are constructed above the water table in accordance with the requirements of SANS 2001-

Backfill shall comply with the requirements of SANS 2001-DP9. lasonry septic tanks, which are located above any perched or permanent water table, shall be cordance with the requirements of SANS 2001-CC2, SANS 2001-CM1, SANS 2001-EM1 rains shall be installed in accordance with the requirements of SANS 2001-DP9.

SANS 10400-Q Non-water-borne means of sanitary disposal he portion of the internal walls of the pits that is raised above the ground shall be plastered in the requirements of SANS 2001-EM1; f) All concrete work shall be in accordance with the

CC1 or SANS 2001-CC2; g) Masonry walling and related foundations shall be in accordance with the quirements of SANS 2001-CM1 and SANS 2001-CM2.

The means for the control and disposal of stormwater as per engineers design in accordance with the etailed requirements of SANS10400-R. he means for control and disposal of stormwater in interconnected complexes as per engineers

The fire protection measures provided to be in accordance with the detailed requirement of SANS Table 14: (Increasing fire resistance of structural walls): Plaster shall be in accordance with the

2001-EM1 and shall be applied to both faces of the wall. The provision of space heating to be accordance with the detailed requirement of SANS10400-V W: FIRE INSTALLATION

he fire installation to be comply with the detailed requirements of SANS10400-W. The supply of water to be in accordance with the detailed requirements of SANS 10400-W. XA: ENERGY EFFICIENCY IN BUILDING to be in accordance with SANS10400-XA.

Floors with slab heating to be in accordance with SANS10400-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 cerftify tha fenestration is in accordance with SANS 204.

 Wall plates and roof junctions must be sealed.
 All tiles roofs must have a tile 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

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

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

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

> IGNATURE OF ARCHITECT **REVISIONS**

DRAWING STATUS **MUNICIPAL DRAWINGS** 

PROJECT TITLE

**NEW HOUSE ON** ERF 4003,

FANCOURT NOEM NOEM DRAWING DESCRIPTION

SECTION AA

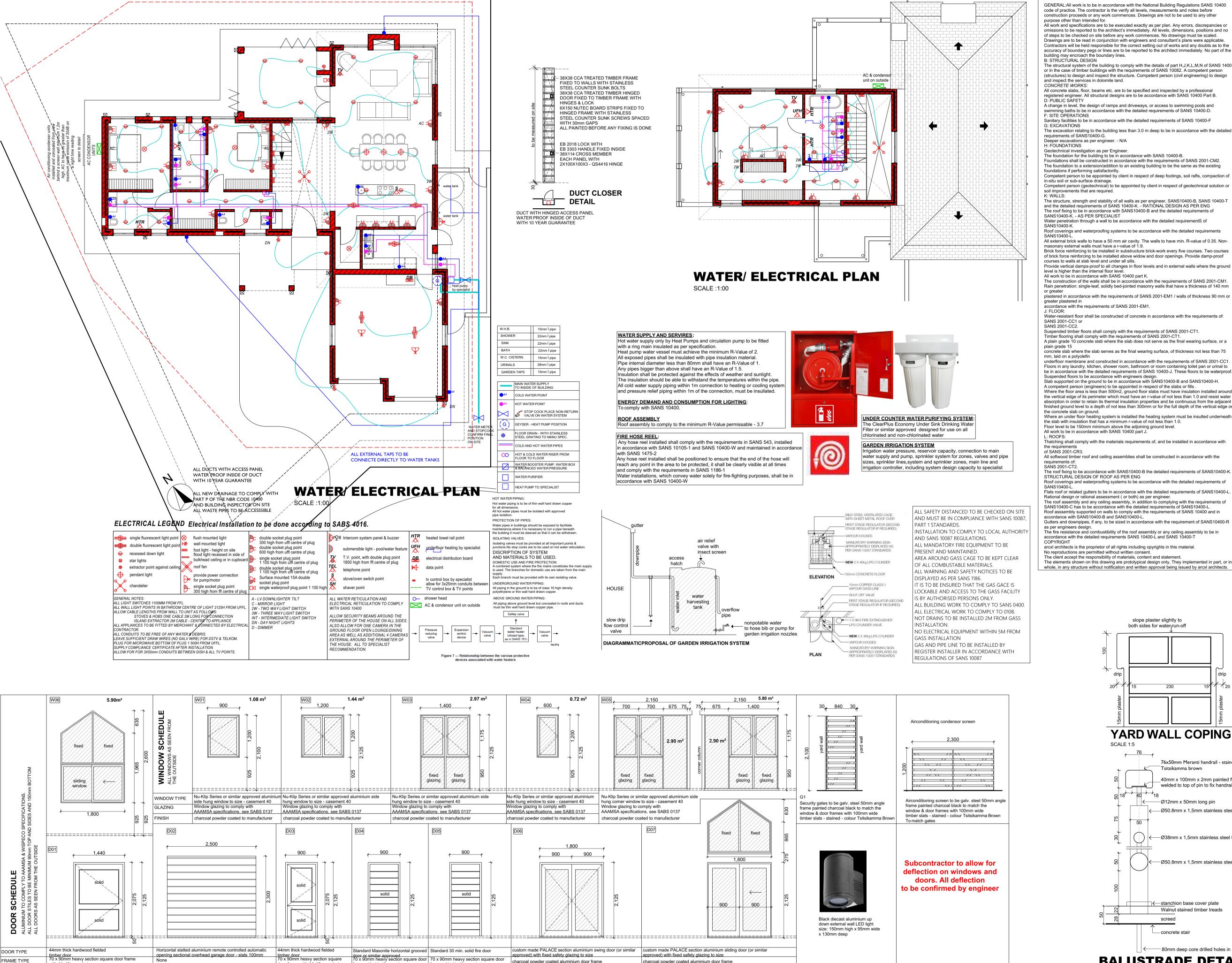
**AND ELEVATIONS** & COLOURS

AS SHOWN DATE APRIL 2019 DRAWN BY SvD CHECKED BY ARCHITECT SvD

R C X L ARCHITECTS

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PROJECT NO: DRAWING NO: REVISION



safety glazing as per NBR - all glazing strictly acc. to SABS 0137 | safety glazing as per NBR - all glazing strictly acc. to SABS 0137

charcoal powder coated to manufacturer

locks, bolts and hinges to be stainless locks, bolts and hinges to manuf spec. locks, bolts and hinges to manuf spec. locks, bolts and hinges to manuf spec. locks, bolts, hinges & sliding gear to manufacturer's spec. Comfirm locks, bolts, hinges & sliding gear to manufacturer's spec. Comfirm

steel as specified elsewhere handles as specified elsewhere painted - colour as per client's choice. Painted to an approved specification for

door frame with 44x13mm rebate frame with 44x13mm rebate frame with 44x13mm rebate

stained - colour Tsitsikamma Brown painted - colour as per client's choice. | Painted to an approved specification for fire resistance - to supplier specifications | charcoal powder coated to manufacturer

with 44x13mm rebate

as specified elsewhere

DR & FRAME FIN. stained - colour Tsitsikamma Brown

locks, bolts and hinges to be stainless steel

to supplier

charcoal powder coated to manufacture

GENERAL:All work is to be in accordance with the National Building Regulations SANS 10400 code of practice. The contractor is the verify all levels, measurements and notes before construction proceeds or any work commences. Drawings are not to be used to any other

All work and specifications are to be executed exactly as per plan. Any errors, discrepancies or omissions to be reported to the architect's 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

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

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

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

The excavation relating to the building less than 3.0 m deep to be in accordance with the detailed or a suitable method

Geotechnical investigation as per Engineer

NBR NOTES:

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

in-situ soil or sub-surface drainage.

Competent person (geotechnical) to be appointed by client in respect of geotechnical solution or

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 fixing to be in accordance with SANS10400-B and the detailed requirements of

Water penetration through a wall to be accordance with the detailed requirementS of Roof coverings and waterproofing systems to be accordance with the detailed requirements

All external brick walls to have a 50 mm air cavity. The walls to have min. R-value of 0.35. Nonmasonary external walls must have a r-value of 1.9. Brick force reinforcing to be installed in substructure brick-work every five courses. Two courses of brick force reinforcing to be installed above widow and door openings. Provide damp-proof

courses to walls at slab level and under all sills. Provide vertical damps-proof to all changes in floor levels and in external walls where the ground

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

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

Water-resistant floor shall be constructed of concrete in accordance with the requirements of:

Suspended timber floors shall comply with the requirements of SANS 2001-CT1. Timber flooring 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

concrete slab where the slab serves as the final wearing surface, of thickness not less than 75 underfloor membrane and constructed in accordance with the requirements of SANS 2001-CC1. Floors in any laundry, kitchen, shower room, bathroom or room containing toilet pan or urinal to

Suspended floors to be 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 fills . 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 to be in accordance with SANS10400-XA.

the concrete slab on ground.

Where an under floor heating system is installed the heating system must be insulted 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

Thatching shall comply with the materials requirements of, and be installed in accordance with All softwood timber roof and ceiling assemblies shall be constructed in accordance with the

The roof fixing to be accordance with SANS10400-B the detailed requirements of SANS10400-K.

Roof coverings and waterproofing systems to be accordance with the detailed requirements of Flats 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

Roof asssembly 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

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-

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The elements shown on this drawing are prototypical design only, They implemented in part, or in whole, in any structure without notification and written approval being issued by arcxl architects.

**ROOF INSULATION NOTES:** nsulation 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

· 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 immediatelyM: STAIRWAYS

ways 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 o

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 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 : LIGHTING AND VENTILATION ne 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-O. The ventilation to be accordance with the requirements of SANS 10400-T and the detailed uirements of SANS 10400-O. P: DRAINAGE

The design of the drainage system to be in in accordance with the detailled 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 hat 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. lasonry septic tanks, which are located above any perched or permanent water table, shall be onstructed in

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the requirements of SANS 2001-EM1; f) All concrete work shall be in accordance with the quirements of SANS 2001 CC1 or SANS 2001-CC2; g) Masonry walling and related foundations shall be in accordance with the

quirements 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 etailed requirements of SANS10400-R.

he means for control and disposal of stormwater in interconnected complexes as per engineers S: PERSON WITH DISABILITIES The means for providing facilities for person with disabilities to be in accordance with the detailed equirement of SANS10400- S

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

V: SPACE HEATING e provision of space heating to be accordance with the detailed requirement of SANS10400-V W: FIRE INSTALLATION he fire installation to be comply with the detailed requirements of SANS10400-W

The supply of water to be in accordance with the detailed requirements of SANS 10400-W. XA: ENERGY EFFICIENCY IN BUILDING finished ground level to a depth of not less than 300mm or for the full depth of the vertical edge or Roof assembly construction to be in accordance with SANS 10400-XA.

Floors with slab heating to be in accordance with SANS10400-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 cerftify tha fenestration is in accordance with SANS 204.

> · Wall plates and roof junctions must be sealed. · All tiles roofs must have a tile 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

A seal to restrict air leakage must be fitted to each edge of an external door and other such opening · It served a conditioned space or

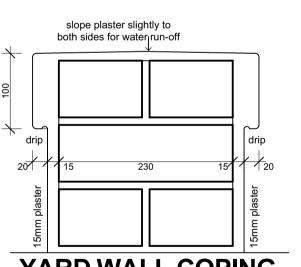
It serves a habitable room The seal may be a foam or rubber compressible strip or a fibrous seal. External swing doors must be fitted with a draught protection device to the bottom edge

An exhaust fan must be fitted with sealing device such as a self-closing damper or filter when · A conditioned space or

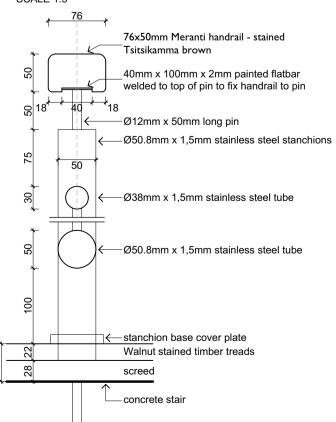
Roofs, external wall, external floors and any openings such as glazing or door in the external fabric

SIGNATURE OF ARCHITECT:

must be constructed to minimize air leakage when forming part of the external fabric of A conditioned space or A habitable room



## YARD WALL COPING



## ← 80mm deep core drilled holes in concrete **BALUSTRADE DETAIL**

REVISIONS DRAWING STATUS MUNICIPAL DRAWINGS PROJECT TITLE **NEW HOUSE ON** 

ERF 4003.

FANCOURT NOEM NOEM DRAWING DESCRIPTION

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

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

A R C X L ARCHITECTS

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PROJECT NO: DRAWING NO: REVISION AT- 029 | 4003M-003