

GENERAL NOTES:

1. All work to be done in accordance with SANS 10400 and Local Municipal By-Laws.
2. Boundary beacons to be exposed and checked, prior to the commencement of work.
3. All dimensions, angles and levels to be checked on site before work is put to hand. Architect to be notified of discrepancies prior to the undertaking any work.
4. Drawings are not to be scaled. Figured dimensions to be used only. All dimensions are, unless otherwise specified, in millimeters.
5. Drawings are to be read in conjunction with Structural, Civil drawings.
6. All glazing to comply with NBR SANS 10400-N 2010 3RD Edition.
7. All safety glazing in accordance with SANS 10400-N.
8. All ballustrading to be minimum one meter high and to comply with the requirements of SANS 10400 - D.
9. All stairs to comply with SANS 10400-N.
10. Soil Poisoning is to be in accordance with SABS 9124.

STRUCTURAL NOTES:

1. The following to Professional Structural Engineer's Detail:
 - Soil Excavation and Filling.
 - Foundations, RC Floor Slabs, Beams and Columns.
- Note: Certificates of Stability to be issued on completion.
- Note: Foundations are not to encroach Servitudes and/or Boundaries.
3. pc linels to all non beam openings
4. off shutter conc. to be cleaned and rubbed down

all structural work, rc slabs, columns, foundations, pc linels over openings & walls to engineer's design & details foundations & slabs on fill to engineers details

HEALTH NOTES:

Artificial Lighting & Ventilation to comply with SANS 10400-C

where 25% ventilated directly to open air, to be mechanically vented with fresh air at a minimum rate of 25 l/s per person, but not exceeding 0.3 m³/s or less than 0.2 m³/s

artificial lighting to be minimum 350 lux.

SETTING OUT:

THE BUILDING IS TO BE SET OUT BY PROFESSIONAL LAND SURVEYOR USING ELECTRONIC MEDIA

DRAINAGE

all sanitary fittings to be trapped in accordance with local authority by-laws

inspection eyes to be provided at all bends, junctions and change in direction

all gully surrounds and manhole covers to be 75mm above gnd.

anchor blocks to be provided where gradient exceeds 1:5

1000 upvc rtped pipe laid where any structure passes over sewer line being protected from any loads imposed on the drain

--- 0 100 PVC SEWER PIPE @ MIN 1:80 FALL

--- 0 100 PVC STORMWATER PIPE @ MIN 1:80 FALL

1000 upvc rtped pipes laid where any structure passes over sewer line being protected from any loads imposed on the drain

GENERAL NOTE

1. all dimensions to be checked on this drawing prior to commencement of work or manufacture of pre-constructed components, discrepancies are to be brought to the attention of the author of this drawing.

2. STRUCTURAL ENGINEER:

all reinforced concrete, foundations, retaining walls, columns, slabs & surface beds to be designed and supervised by a professional engineer. This drawing is to be read in-conjunction with necessary structural engineers details.

3. DRAINAGE:

all drains under buildings they are to be protected to the satisfaction of the sewer drainage inspector

existing municipal drain & connection levels to be confirmed prior to commencement of new drainage installation.

rodding eyes to all changes of direction / gradient

inspection eyes at all junctions

all drainage to comply with sams 10400 part p

for stormwater drainage refer to engineers drawings.

4. GLAZING:

all glazing to comply with sams 10400 part n, sabs 0137 & aasmsa regulations

5. ARTIFICIAL VENTILATION:

internal bathrooms to be supplied with outside air at a rate of 23 litres per second

6. NATURAL LIGHTING:

all habitable rooms to be provided with glazed openings with a total area not less than 10% of the floor area of the room in compliance with sams 10400 part o

7. NATURAL VENTILATION:

all habitable rooms to be provided with opening windows or doors in an external wall with a total area not less than 5% of the floor area of the room in compliance with sams 10400 part o

8. PLUMBING:

all wc flushing to comply with local municipal by-laws

all wc flushing cisterns to be provided with overflows to external walls, and of overflow pipe to be visible

9. Boundary beacons to be flagged by a registered land surveyor

10. the contractor is to inspect the official approved copies of the drawing for any amendments or imposed conditions of approval and where local authority or government building regulations require more stringent requirements than shown on this drawing they are to be complied with after consulting the owners consent.

11. the omission of any information on this drawing does not prepose the omission by the contractor.

12. compliance of all requirements of sams 10400 to be to consultants detail

6. hot water supply

thermal insulation shall be installed in accordance with the manufacturers instructions.

6.1 water installations in buildings shall be in accordance with sams 10252-1 and sams 10254.

6.2 dwelling to be supplied with 100 litre full pressure geyser which is supported across the bath room walls in the roof space above the bathroom.

6.3 a heat pump is also to be installed according to manufacturers instructions as the 50% alternate water heating requirements next to the geyser

6.4 all hot water service pipes to be max. 22mm dia copper and shall be insulated with an approved insulation with a minimum r-value of 1,00

6.5 dwelling house: total hot water demand: storage vol @ 60°c: heater power
 low rental : 80 - 115 l/capita/d : 100 - 150 Unit : 2-3 kw/unit
 medium - high : 115 - 140 l/capita/d : 40 - 50 l/capita : 2-5 kw/unit

ENERGY EFFICIENCY

1. occupancy classification = I/3

2. climatic zone 5 - subtropical coastal

3. orientation and shading = north to south

4. external walls

4.1 external wall to have min. r-value of 0.35
 i.e. -> 140mm thick with 20mm plaster internally and externally.

cantilevered rc ring feature beam with painted timber pergola fixed in between beams - all to engineers details

cantilevered rc ring feature beam with painted timber pergola fixed in between beams - all to engineers details

cantilevered rc ring feature beam with painted timber pergola fixed in between beams - all to engineers details

5. roof assemblies

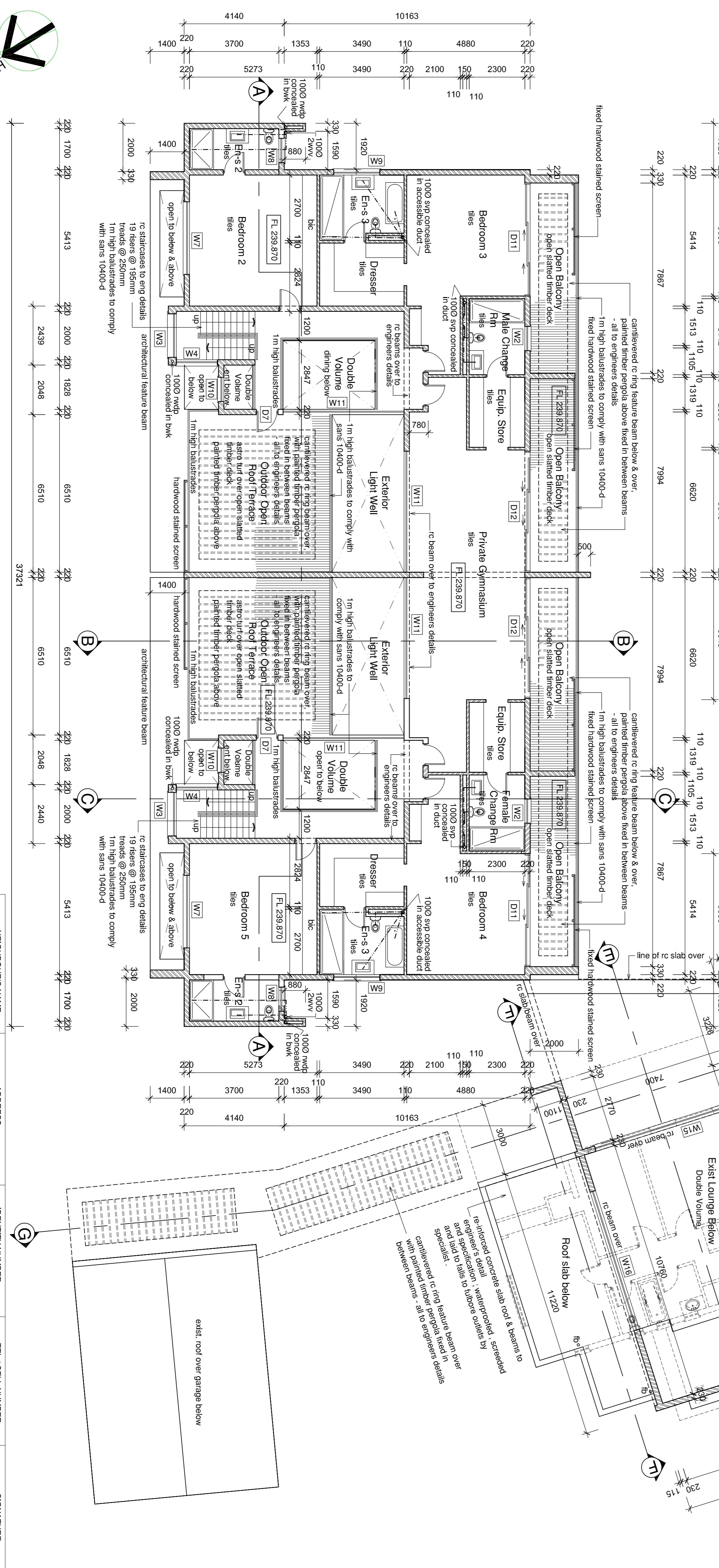
approved insulation shall be installed so that it abuts, overlaps adjoining insulation or is sealed and shall be installed in accordance with the manufacturers instructions.

5.1 roof assemblies to have min. r-value of 2.7

5.2 metal sheeting roof assemblies:
 5.2.1 direction of heat flow - down = 0.36
 5.2.2 r-value of roof covering material = 2.29
 5.2.3 r-value of approved insulation = 0.05
 5.2.4 r-value of ceiling = 0.05

TOTAL = 2.7

For energy efficiency calculation, refer to attached document.



FIRST STOREY PLAN

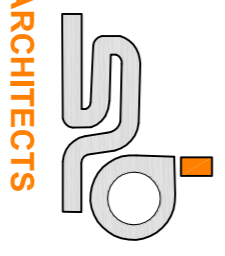
Scale 1:100

NEIGHBOURS NAME	ADDRESS	IDENTITY NUMBER	TEL / CELL NUMBER	SIGNATURE

Client's Signature:

SUHAYL BALLIM ARCHITECTS

SACAP: 7285
 B.Arch (1970) honours
 Mobile: 082 777 9460
 Email: info@sballim.co.za
 web: www.sballim.co.za



PROPOSED 2nd DWELLING & ADDITIONS & ALTERATIONS TO EXISTING DWELLING ON REM OF ERF 1867 WESTVILLE AT 10 QUEENS AVENUE FOR

THE SUBMISSION: FIRST STOREY PLAN

Date	Drawn By	Checked By	Drawn No
19 JULY 2017	HKA	SB	SB-82
Scale: 1:100 (A1)			102