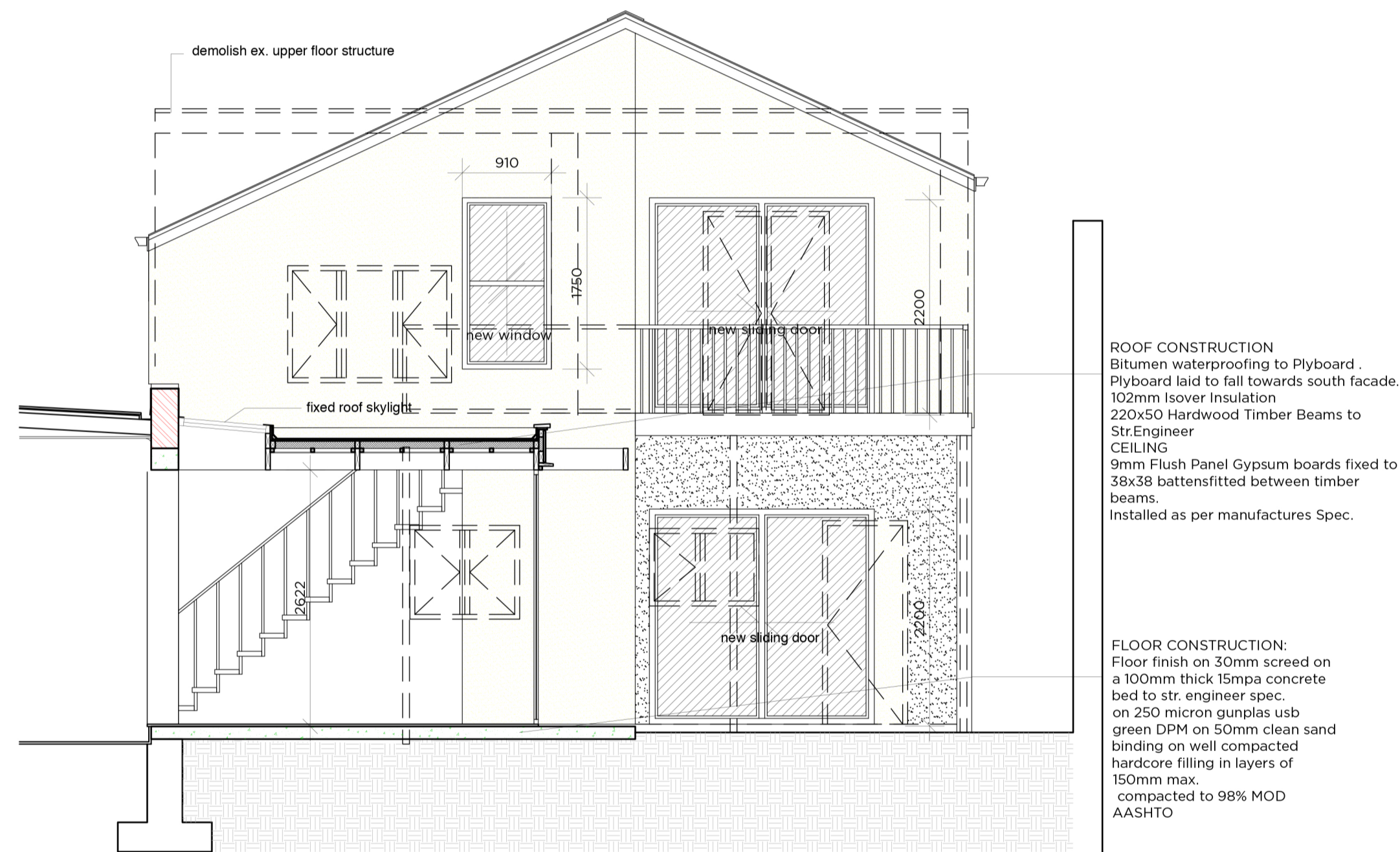


SOUTH WEST ELEVATION 1:50



NORTH EAST SECTIONAL ELEVATION CC 1:50

GENERAL NOTES AND SPECIFICATION:

Note:
All work as per NBR: SANS 10400, SANS 204 and to approval of the Local Authority.
Do not scale from this drawing, figured dimensions take preference.
Drawings to be read in conjunction with each other.

SA Bureau of Standards:
All materials used to be approved by the SABS.
Contractor to advise the Architect, without delay, if any situation should arise whereby this is not possible and obtain written authorisation before continuing.

Occupational Health and Safety:
Act 85 of 1993 ("Occupational Health and Safety Act"), as amended, will be applied.
Owner to retain the services of a certified Occupational Health and Safety Officer.

Excavations of Foundations and Drainage Trenches:
Excavations to be done as required for approved works and as approved by the Local Authority.

Foundations:
All foundations + footings to structural engineers specifications + drawings.

Masonry Units:
Foundation walls built from well fired NFX 14MPa clay bricks (in Class II dagha).

External Masonry Walls:
To be in accordance with SANS 10400XA 4.4.3
Clay Imperial well-fired NFX brick walls. "Brickforce" every 4th brick course above ground floor level. 270mm Cavity walls minimum 2.5 watties per sq.m; 350mm cavity walls min 5.0 watties per sq.m.

External Light Steel Frame Walls:
To be in accordance with SANS 517:2009, Subject to Structural Engineers Design

Foundation / Plinth Walls:
Generally
Internal Walls:
Generally 110mm / 230m (see drawings) built up from foundation / plinth walls.
Internal walls to be built up to underside of wallplate / tie beam unless otherwise indicated on drawings.

Construction Joints and Expansion Joints:
Joints from 10mm "Jointex" with hoop iron bands every 4th brick course protruding through "Jointex". Hoop iron bands built in minimum 300mm to either side of joint. Seal joints with "Acryseal" by "Sika Waterproofing Systems" (or similar approved) and paint sealed joint.

Dagha Mixes:
Brickwork to be laid in 6:1 (sand:cement) dagha, to thickness and measurements indicated and to approved course pattern. Use cement bearing the SABS mark (SABS ENV 197-1).
Note: brickwork to fireplaces to be mixed for the purpose (Class I dagha) and "fireclay" to be used in the mix. Sand for dagha as per SABS 1090 and to be graded from 5mm and smaller.

Ceiling Heights:
As indicated on drawings and to detail. Habitable spaces minimum 2400mm high ceilings.

Precast Concrete Lintels:
Allow for precast concrete lintels for openings more than 900mm and "brickforce" every course for minimum 3 courses over all openings.

External Lintels:
Precast Concrete Lintels as required over openings, allow minimum 250mm bearing to each side and built in as per manufacturer specification. Cover bearing ends with wire mesh before plastering up.

Internal Lintels:
Precast Concrete Lintels over door frames and other brickwork openings, allow min. 150mm bearing each side (except where 110mm walls meet at 90° to other walls) and built in as per manufacturer specification. Cover bearing ends with wire mesh before plastering up.

Beamfill:
To be done all around and to the underside of the roof finish.

Structural Timber -
To be in accordance with SANS 10400XA 4.4.2
All roof trusses and Rafters to be provided with approved bracing. Roof to structural engineer specifications + drawings. Timber built into walls to be adequately protected (wrapped in DPC). Timber supports for sheet metal roofs must be tied down on 114x38mm wall plates with galvanized hoop iron straps/built 600mm into walls.

Structural Light Steel Roof-
To be in accordance with SANS 517:2009, Subject to Structural Engineers Design

Roof Sheeting:
New metal roof sheeting to be ZincalumeS Profile with a Colorbond or similar approved finish

Radiant barrier
Isolation, HF2 positioned over purlin as per Manufacturers details

Thermal Insulation
Suspended ceiling: ISO-OVER 135 mm thick flexible non-combustible light weight "Aerolite" insulation material between the roof trusses & over bracing/purlins in a completed roof & ceiling system. Installation strictly in accordance with the manufacturer's detail & specification

Inverted flat roof: Isoboard" high density 32-36kg/m³ rigid extruded polystyrene 100% closed cell insulation boarding 70mm thick 600mm wide with shiplap joints laid tightly butted on waterproofing membrane (elsewhere), secured under 20mm nominal gravel.

Rain water goods
Oggee Profile aluminium seamless gutter, installed as per manufacturers spec. Include expanded aluminium mesh leaf guard set over gutter with 75mm diameter uPVC downpipe complying with SABS 11, fixed to wall with holderbats, with downpipes riveted and silicone sealed to gutter outlets, including all necessary bends, elbows and shoes etc.

Doors & Windows:
To be designed to AAAMSA terrain classification A2 (SANS 10160) for external units and AAAMSA terrain classification AO (SANS 10160) for internal units.

Fenestration:
To be in accordance with SANS 10400XA 4.4.3 or SANS 204 4.3.4
All fenestration air infiltration to be in accordance with SANS 613
To comply with SANS 10157, SANS 10400 part N. All safetyglass to be permanently marked as such, to comply with SANS 1263.1. All glazing to be minimum 4mm thick. All glazing within 500mm of the FFL and exceeding 15m to be safety glass, all glazing in doors to be safety glass, all glazing within 1000mm of doors to be safety glass.

Orientation and Shading
Orientation to be in accordance with SANS 204 4.1 & 4.2
Shading to be in accordance with SANS 204 4.3.5

Natural Light & Ventilation:
Habitable rooms to have natural light to a minimum of 10% of the floor area.
Habitable rooms to have natural ventilation to a minimum of 5% of the floor area.

Mechanical Ventilation:
As per Mechanical engineers spec
To be in accordance with SANS 204 4.6.
Extractor fans to be connected to the light switch and ducted to open air at a rate off 25 l/sec.

Stairs / Steps:
Risers = 200mm maximum. Treads = 250mm minimum. Balustrades / handrails 1000mm high. See drawings.

Waterproofing of Walls:
Lay 375 micron SABS approved polyethylene dampproofcourse (DPC), stepped to outer skin brickwork, laid over entire width of brickwork wall, minimum 150mm overlap at ends and crossings. Same DPC to be laid over all brick openings, below windowsills, at sides of window frames / door frames.

Waterproofing of Parapet Walls / Gable Walls:
"Sika Sealoflex" flexible acrylic waterproofing system applied strictly according to manufacturer specification and with the use of the G2 membrane.

Waterproofing of Internal Showers:
"Cemiflex" and cement paint/xd on "matting" on floor and to walls to a height of approximately 2100mm. Floodtest shower before commencing any tiling.

Ceiling
Gyproc GypCell 9mm Classic Flush plastered ceiling with square edged Rhinoboard fixed print side up with 25mm Rhinoboard Sharp Point Screws at 150mm centres to Done Steel bracing at 300mm centres in one direction. All joints to be covered with Rhinotape fixed over joints (double over butt joints) and then plastered with 3mm to 6mm thick CreteStone Skim plaster, all fixed to trusses at centres not exceeding 1000mm in accordance with the manufacturers recommendations.

Plaster of External Walls:
All areas to be plastered in one layer, unless otherwise indicated, woodfloat plaster, lightly sponged. Lime to be mixed into plaster to approved mix 6:1:1 (sand:cement:lime). Plaster smooth without undulations. All reveals and window sills / door sills to be completed at the same time as the walls. Plaster without inconsistencies, especially around openings. "SIKA" no. 1 waterproofing agent to be added to all external plaster as per manufacturer specification.

Plaster of Internal Walls:
All areas, except where filling is to be done, to be plastered in one layer, unless otherwise indicated, woodfloat "comp" pattern. Plaster smooth without undulations. All reveals and window sills / door sills to be completed at the same time as the walls. Plaster without inconsistencies, especially around openings.

Internal Window Reveals and Sills:
Plastered and painted.

External Window Reveals and Sills:
To match existing tile Sill.

Floor Screed:
Screed laid to 30mm or more (to account for FFL's, as shown). Screed mix 3:1 (sand:cement) to receive finish as indicated on drawings.

Lighting & Power:
To be in accordance with SANS 204 4.5.1 and comply with Table 12
Only registered Electricians will be allowed to do the electrical installation (ECA membership number may be requested). The contractor will complete the works strictly according to Local Authority regulations and acknowledged standards. Test the electrical installation, inform the Local Authority to inspect at completion. The contract will not be deemed as complete until such time as a certificate of compliance is issued.

Plumbing:
All plumbing and drainage to be installed, completed and tested by an approved licensed plumber in strict accordance with the Local Authority regulations. Plumbing to SABS 0252.

Hot Water Supply
To comply with Regulation XA2 - not more than 50% of hot water energy input is via electrical resistance heating elements, on all buildings
1 x 150L geyser with solar panel to be installed.
Requirements for water installations in buildings to be in accordance with SANS 10252-1 & SANS 10254.
All hot water pipes with an internal diameter of less than or equal to 80mm shall be clad with insulation with a min R-value of 1.
Hot water cylinder to be clad with insulation with a min R value of 2
Install 50 mm thick, non-combustible, lightweight Glasswool "Geyser Blanket" around geyser or hot water cylinder. Seal edges with duct tape. Apply 2 m of 20 mm thick "Snap-on Pipe" insulation on the incoming cold water pipes and insulate all outgoing hot water pipes.

Balanced Water Supply System:
High pressure 28mm PVC or "Polycop" pipes with stopcock to boundary. Balanced water supply system by means of "Cobra Masterflow" unit, or similar approved, placed on external wall with easy access. Allow for all valves, accessories and labour to complete the installation successfully. Copper pipes to be used only for plumbing to the interior of the building and external supply to the dwelling. Pressure test complete plumbing system before covering up, issue a pressure test certificate.

Foulwater Drainage:
110mm diameter uPVC pipes, gullies, long radius bends, etc. with rodding eye system, 2-way ventvalve (ventpipes) to the top of each run, to include a cleaning eye. Couple up with existing foulwater drainage system, as shown. Test the system before covering up. Pipes above ground to SABS 967. Pipes below ground laid to SABS 1200 LD and SABS 012, minimum 1:60 fall and maximum 1:5 fall, minimum invert of 450mm. Coupling pipes to be bendable ring seals. Joints to be welded solvent joints. Bends to be long radius bends (minimum 600mm radius). Foulwater drainage below buildings / driveways to be laid in clean, well compacted, river sand and covered with a protective concrete slab of approximately 100 x 900mm and to a depth to accommodate paving / gardening overhead.

Cleaning of Site:
The Contractor shall clean up after all trades, wash glazing, wash windowframes, wash doors and doorframes and leave the works in a clean and neat condition ready for occupation. Any rubble and waste originating from the works will be removed from the site at regular intervals. The ground will be raked solid to the works to a width of 2000mm. Any fill to external areas will be clean soil (or excavated material) and shall not contain any building rubble. The site shall be cleared / cleaned every Friday, before site is vacated. All rubble / waste shall be protected against wind at all times to ensure that it does not litter the site or adjacent sites.

CONDITIONS

All requirements of municipal and other authorities concerned must be adhered to.
Contractors and sub-contractors are to check all dimensions and levels on the site before commencing work.
Figured dimensions have preference over scaled measurements and large scale details supercede small scale drawings.
The design on this drawing is property of URBAIN MCGEE ARCHITECTURE & DESIGN, and is copyright.

Issue	Rev	Date	By
xx Drawings	000	yy/mm/dd	

NOTES

FOR INFORMATION ONLY



City of Cape Town
Environmental Resources Management Dept
Environmental and Heritage Management
RECOMMENDED FOR
2018-08-20
A-COVENE
Name Signature

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CLIENT

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CONTENT

Sections, Elevations & Drainage Section

DWG. NO.	REV.	DATE	AUTHOR
12JD(LA)003	001	17/08/2018	I2G

TITLE

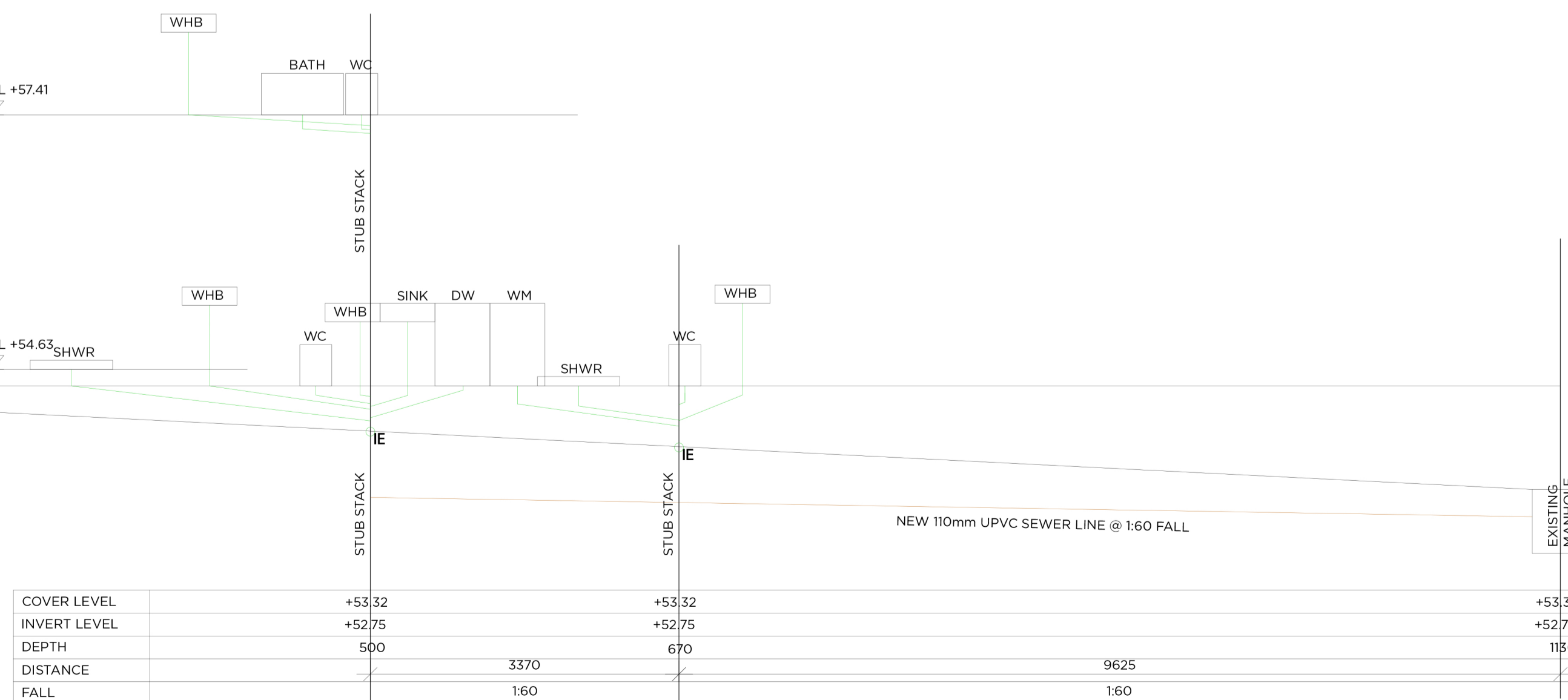
Alterations & Additions

Layout Size

SCALE

1:50

A1 - 841 x 594 mm



COVER LEVEL	+53.32	+53.32	+53.32
INVERT LEVEL	+52.75	+52.75	+52.75
DEPTH	500	670	1150
DISTANCE		3370	9625
FALL		1:60	1:60

DRAINAGE SECTION 1:50