

NOTES:

The design on this drawing is copyright and remains the property of the architects. All work to be carried out strictly in accordance with municipal and national regulations and codes. Figured dimensions to be taken in preference to scaling drawing. The contractor and sub-contractors must check all relevant details and dimensions before commencing work on site or manufacture of components. Any discrepancies must be reported to the architect immediately.

1. Do not scale from this drawing

All dimensions are in mm unless otherwise stated
This drawing is to be read in conjunction with all relevant Architectural, Civil /
Structural and Service Engineer's drawings and specifications.

ROOFS Steel sheeting Roofs: GMS corrugated profile roof sheeting, laid in accordance with manufacturer's specification on timber structure to Engineer's detail , pitched at min 7.5° (single runs - no overlap). SANS XA: The minimum R-Value of the roof is 3.7. Reinforced Concrete Roofs: all to Engineer's detail with screed of min fall of 1:100 to

fulbore outlets, **SANS XA**: The overall minimum R-Value of the roof is 3.7. This is achieved by using 50mm stone chip on 50mm Isoboard on waterproofing by specialist on 255mm slab. Therefore the total value of 3.7 is achieved.

RAINWATER GOODS

All gutters and down pipes sized to suit, all to comply to Part R of SABS 0400. Rainwater from all roofs, all surface water to be routed away from building via storm water channels or concealed piping to existing storm water waterways or municipal storm

WALLS

External walls: 280mm brick walls (110mm + 110mm with 60mm cavity).

Internal walls: 110mm and 230mm brick walls as indicated.

Interior: To be plastered (15mm min.) and painted to finish.

Exterior: Plastered and painted NFP brick, colour to approved sample

SANS XA All new cavity walls are to be insulated with 30mm iso-board insulation within the cavity to achieve an R-value of 1.0 or higher.

OPENINGS

Beams over all openings exceeding 1000mm to be to Engineer's detail.

Lintels laid to manufacturer's spec. All concrete form work to be checked and approved by Structural Engineer prior to casting.

FLOORS
Finishes as shown on plan. Screed and finish = 50mm (unless otherwise stated).
Concrete surface bed to Engineer's detail on min. 0.250 micron DPM on min. 50mm sand blinding on min. 150 hardcore compacted filling or as per Engineer's details.
Shower floors to be min. 50mm below bathroom finished floor levels, with falls to outlets. Exterior slabs to be at min 1 degree fall away from building.
SANS XA All the perimeter edges of floor slabs are to be insulated by 30mm iso-board to achieve a minimum R-Value of 1.0.

FOUNDATIONSAll foundations to Structural Engineer's detail.

WINDOWS AND DOORS

Aluminium framed windows and external doors as sized on drawings.
Internal timber doors to be solid timber panelled.

All glazing to comply with SANS 10400 Part N and SANS 10400 XA.
All external windows and doors in brickwork to have full vertical and horizontal DPC. Cills to detail.

DRAINAGE
Closed drainage system to connect to existing conservancy tank. Grey water system as indicated on plans and drainage section.

All work in accordance with local authority requirements and SANS 10400 Part P.

STRUCTUREAll structure to Structural Engineers detail.

STEPS:
All steps concrete: to engineer's detail.

External: Min 1000mm high with max openings of 100mm, GMS balustrades with stainless steel cables by specialist.

Existing fireplaces to be fitted with gas - to be fitted strictly according to manufacturer's specification. specification.
Entire intallation including chimney/flue to comply with SABS 0400 Part V.

SANS XA: Chimney / flu to be fitted with a damper / flap to seal the flue to prevent any

HOT WATER CYLINDERS SANS XA - Existing hot water cylinders to be used. The hot water unit to be insulated with a blanket which complies to the R-Value of 2.0. All hot water pipes to be insulated with an R-Value of 1.0 for pipes under 80mm dia. And Pipes above 80mm diameter to be insulated to an R-Value of 1.5.

GENERAL

No building work to project over boundaries. All building work to comply with SABS 0400 - NBR. CONTRACTOR TO REFER TO FINAL SPECIFICATION (A4 DOCUMENT)

06.02.2017 04 Discussion - Council Comments

02.12.2016 03 18.10.2016 02 Discussion - Study roof amended 17.08.2016 01 Issued for initial discussion

FOR DISCUSSION





Architect



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LION STREET

Erf 2977, 82 Lion Street

Sections 1

1:100

Drawing No. 300