

GENERAL NOTES

ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS SANS 10400-2011. ALL LEVELS AND DIMENSIONS TO BE CHECKED AND VERIFIED IN SITE PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

STAIR & BALUSTRADE NOTES:

BALUSTRADES, HANDRAILS, HEIGHTS AND OPENINGS TO COMPLY WITH PARTS M & D OF SANS 10400-2011

BASIC STAIR NOTES:
MAX 200mm RISER MIN 25mm TREAD
BALUSTRADES 1.0m HIGH WITH NO GAP MORE THAN 100mm

IF THE STAIRCASE FORMS PART OF AN ESCAPE ROUTE IT IS TO COMPLY WITH PART M OF SANS 10400-2011.

MECHANICAL VENTILATION & LIGHTING:

ALL LIGHTING AND VENTILATION (FRESH AIR AND EXTRACT) TO COMPLY WITH PART G (SANS 10400-2011) IN ACCORDANCE WITH REGISTERED MECHANICAL ENGINEERS DRAWINGS AND REGISTERED ELECTRICAL ENGINEERS DRAWINGS ALL ARTIFICIAL LIGHTING TO COMPLY.

DEMOLITION WORK:

ALL DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH SANS 10400-2011 PART F
NO DEMOLITION WORK IS TO BE CARRIED OUT WITH RELEVANT MUNICIPAL AND/OR CLIENT APPROVAL.

SANS 10400XA:

WALLS:
NON-MASONRY WALL WILL HAVE 'R' VALUES AS PROVIDED. (SANS 10400-XA-4.3.1)
DOUBLE SKING MASONRY WITH PLASTER INSIDE OR RENDER OUTSIDE COMPLES SINGLE LEAF. MIN 140MM WITH PLASTER INSIDE OR RENDER OUTSIDE COMPLES. (SANS 10400-XA-4.4.3.2)
OTHER MASONRY WALLS WILL HAVE 'R' VALUE OF 0.35. (SANS 10400-XA-4.4.3.3)

FENESTRATION:

AIR LEAKAGE SHALL NOT EXCEED 2L/S/METERS SQUARE
FENESTRATION AREA: 0.306 L/S/METERS SQUARE
FIXED GLAZING: AND 5 L/S/METERS SQUARE REVOLVING/SWING DOORS. (SANS 10400-XA-4.4.1.1)
FENESTRATION MORE THAN 15% TO NETT FLOOR AREA PER STOREY THEN. (SANS 10400-XA-4.4.4.2)
FENESTRATION UP TO 15% TO NETT FLOOR AREA PER STOREY COMPLES. (SANS 10400-XA-4.4.4.1)
SOLAR HEAT GAIN AND HEAT CONDUCTANCE TO COMPLY WITH SANS 204-4.3.4

GENERAL SPECIFICATIONS

PLUMBING & DRAINAGE:
ALL PLUMBING TO COMPLY WITH PART P OF THE SANS 10400-2010

ALL WASTE WATER PIPES AND DRAINS TO BE ACCESSIBLE ALONG THEIR ENTIRE LENGTH. PROVIDE INSPECTION EYES AT ALL DRAIN BENDS AND JUNCTIONS AND AT A MAX. 25m ALONG STRAIGHT RUNS.
CLEANING EYES TO BE PROVIDED AT ALL BENDS AND JUNCTIONS OF WASTE PIPES. WASTE TO BE FITTED WITH 64mm RESICAL TRAPS.
WATER CONNECTIONS TO FITTINGS:
15mm DIA TO WHB, WC AND SHOWERS
20mm DIA TO CUPBORDS
25mm DIA TO FHR
ALL VENT PIPES TO DISCHARGE TO EXTERNAL AIR
50MMR WASTE PIPES REQUIRE A 75MMR SLEEVE
110MMR WASTE PIPES REQUIRE A 150MMR SLEEVE
ALL NEW SEWER LINES TO RUN IN THE CEILING VOID ON THE FLOOR BELOW.

FOR PLUMBING AND DRAINAGE LAYOUT PLANS AND THE CROSS SECTIONS REFER TO REGISTERED WET SERVICES ENGINEERS DRAWINGS FOR NATIONAL DESIGN DRAWINGS.
ALL STORM WATER TO BE COLLECTED AND DRAIN TO MUNICIPAL STORM WATER DRAINAGE SYSTEM TO ENGINEERS DETAILS.

GLAZING NOTES:

GLAZING TO COMPLY WITH PART N OF SANS 10400-2011

STRUCTURAL:

ALL REINFORCED CONCRETE WORK AND RETAINING WALLS TO BE STRICTLY IN ACCORDANCE WITH REGISTERED STRUCTURAL ENGINEERS DETAILS AND SPECIFICATIONS.

GENERAL ENGINEER:

LINTELS, WALLS TO ENGINEERS SPECIFICATIONS AND TO COMPLY WITH SANS 10400 K
ROOF TO ENGINEERS SPECIFICATIONS AND TO COMPLY WITH SANS 10400 L.

NOTE

ALL SHOWER TO BE CURTAINED.

Hot Water Supply

1. All internal hot water supply pipes (19mm) to be insulated with a material with a minimum R-value of 1,000 (40x40x6mm pvc or fibre glass pipe insulation)

2. All hot water vessels/tanks to be insulated with a material achieving a minimum R-value of 2,000 (foi faced glasswool blanket)

(ALL to manufacturers specifications and to comply with SANS 10400-Part XA)

Consumptions:

6 persons @ 30 litres per person @ 365 days
= 65700 litres per annum (total consumption)
Hot water per person = 15 litres

Roof insulation

Ventilation : Unvented
Climate Zone : 5
Orientation : North East

R- VALUES

Clay Roof Tiles : 0.48
Plaster Board Gypsum Ceiling : 0.06
80mm Roof insulation- fibreglass : 2.63
Total R-value for roof : 3.37
Direction of heat flow: downwards

CEILINGS

Ceiling insulation : 11.5
Thermal conductivity : 0.046w/mk
Ceiling insulation is to be by 80mm flexible
Polyester blanket with a density of : 11.5kg/m3

WALLS

Walls to have a CR-value of 60 and to have an R-value of 0.35

FENESTRATION - GROUND FLOOR (DWELLING)

1. NETT FLOOR AREA= 22.61 sqm

2. GLAZING AREA: TOTAL = 3.28
NORTH WEST ELEVATION = 1
SOUTH EAST ELEVATION = 1.2
NORTH EAST ELEVATION = 1.08
SOUTH WEST ELEVATION = 0

3. 15% OF NETT FLOOR AREA:
(sqm/100) X 15 = 3.39

CONCLUSION: TOTAL GLAZING AREA < 15% OF NET FLOOR AREA
3.28 sqm < 3.39 sqm

GLAZING IS GREATER THAN 15% OF NETT FLOOR AREA OF PROPOSAL THEREFORE CALCULATIONS ACCORDING TO SANS 204 NOT REQUIRED.

FENESTRATION - FIRST FLOOR (DWELLING)

1. NETT FLOOR AREA= 118.81 sqm

2. GLAZING AREA: TOTAL = 10.54
NORTH WEST ELEVATION = 2.5
SOUTH EAST ELEVATION = 3.6
NORTH EAST ELEVATION = 2.22
SOUTH WEST ELEVATION = 2.22

3. 15% OF NETT FLOOR AREA:
(sqm/100) X 15 = 17.97

CONCLUSION: TOTAL GLAZING AREA > 15% OF NET FLOOR AREA
10.54 sqm < 17.97 sqm

GLAZING IS GREATER THAN 15% OF NETT FLOOR AREA OF PROPOSAL THEREFORE CALCULATIONS ACCORDING TO SANS 204 NOT REQUIRED.

FENESTRATION - GROUND FLOOR (SERVANTS QUARTERS)

1. NETT FLOOR AREA= 28.71 sqm

2. GLAZING AREA: TOTAL = 6.15
NORTH WEST ELEVATION = 3
SOUTH EAST ELEVATION = 0
NORTH EAST ELEVATION = 1.8
SOUTH WEST ELEVATION = 1.35

3. 15% OF NETT FLOOR AREA:
(sqm/100) X 15 = 8.8

CONCLUSION: TOTAL GLAZING AREA > 15% OF NET FLOOR AREA
6.15 sqm < 8.8 sqm

GLAZING IS GREATER THAN 15% OF NETT FLOOR AREA OF PROPOSAL THEREFORE CALCULATIONS ACCORDING TO SANS 204 NOT REQUIRED.

FENESTRATION - FIRST FLOOR (ANCILLARY UNIT)

1. NETT FLOOR AREA= 65.45 sqm

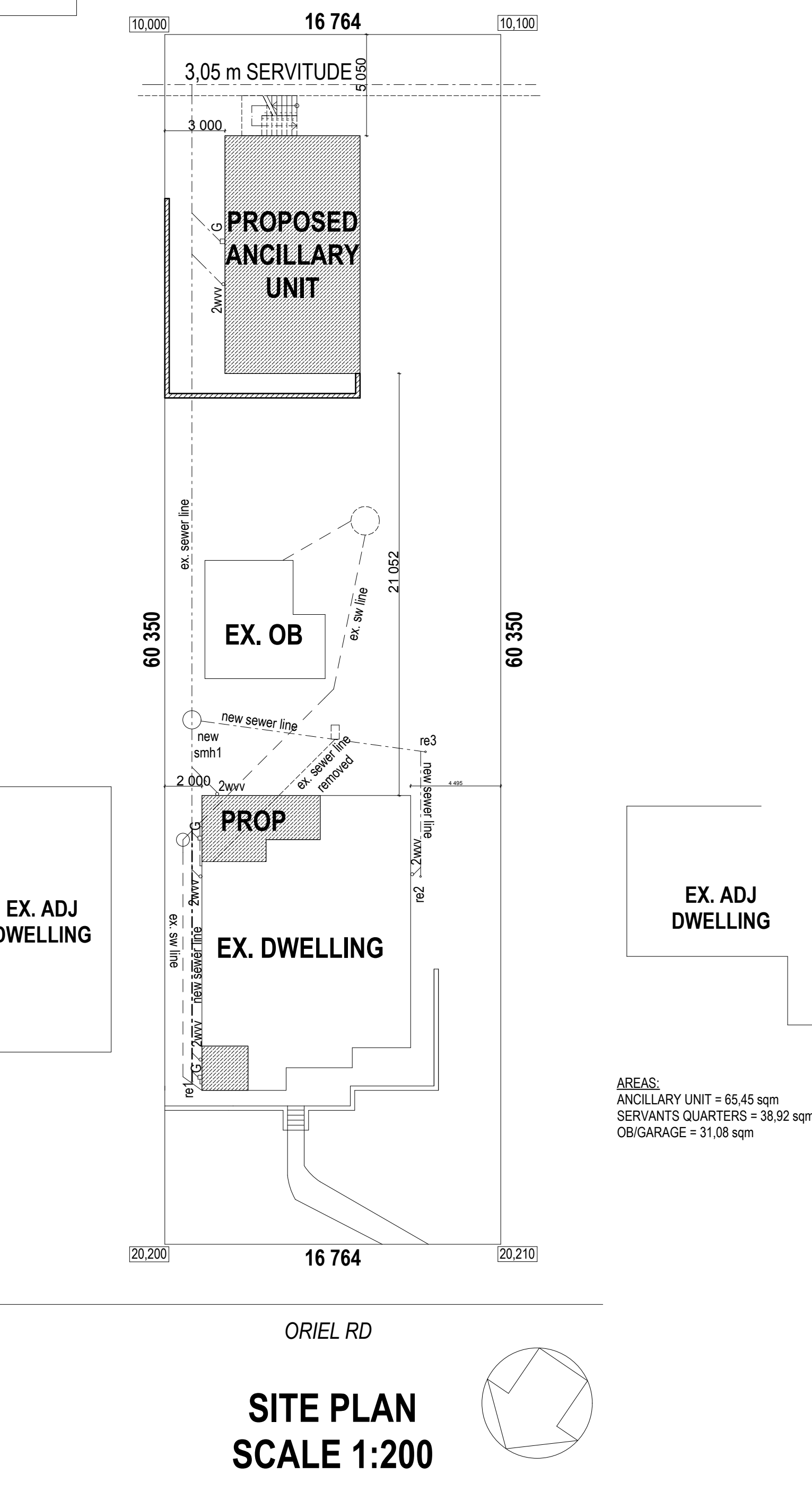
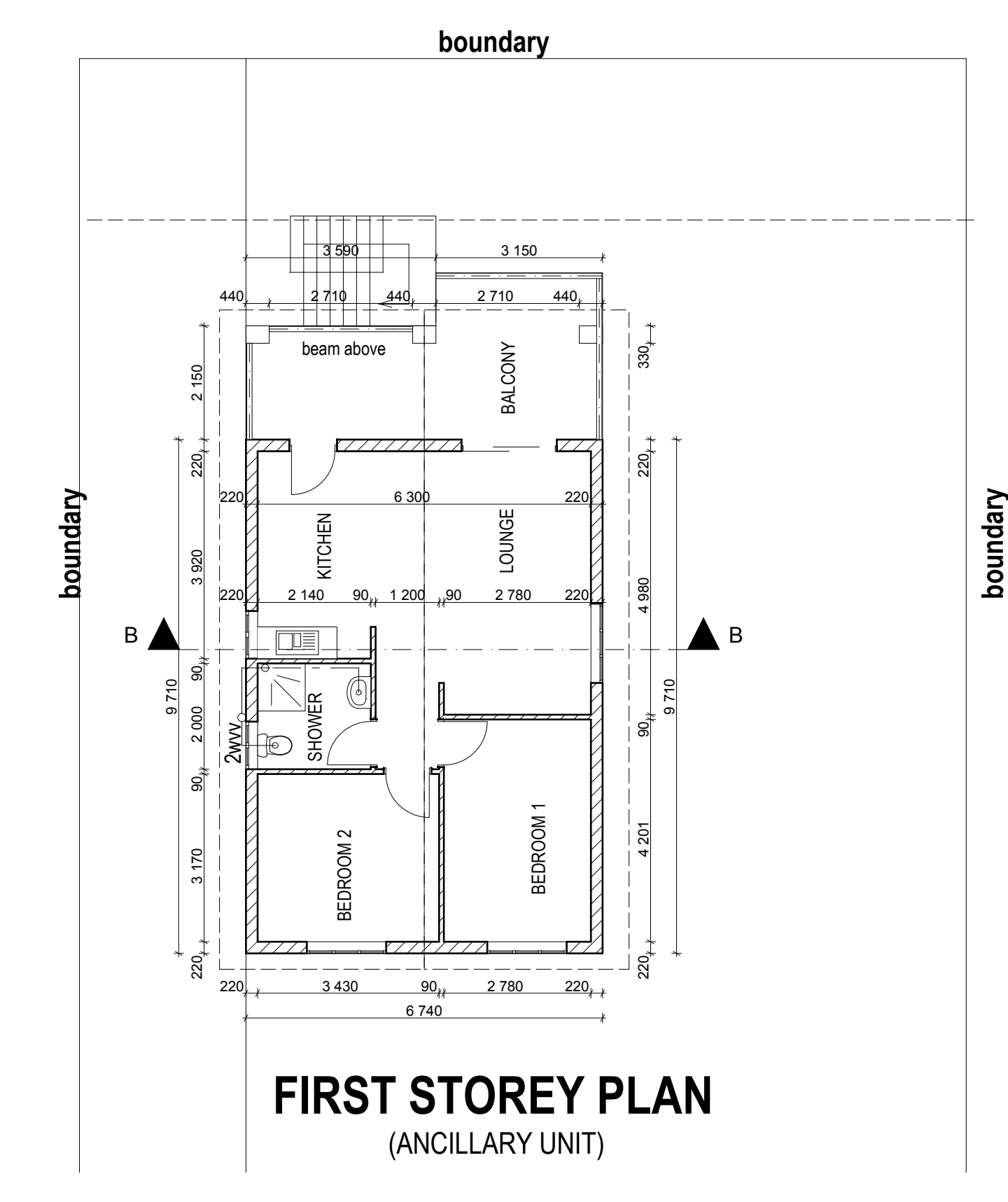
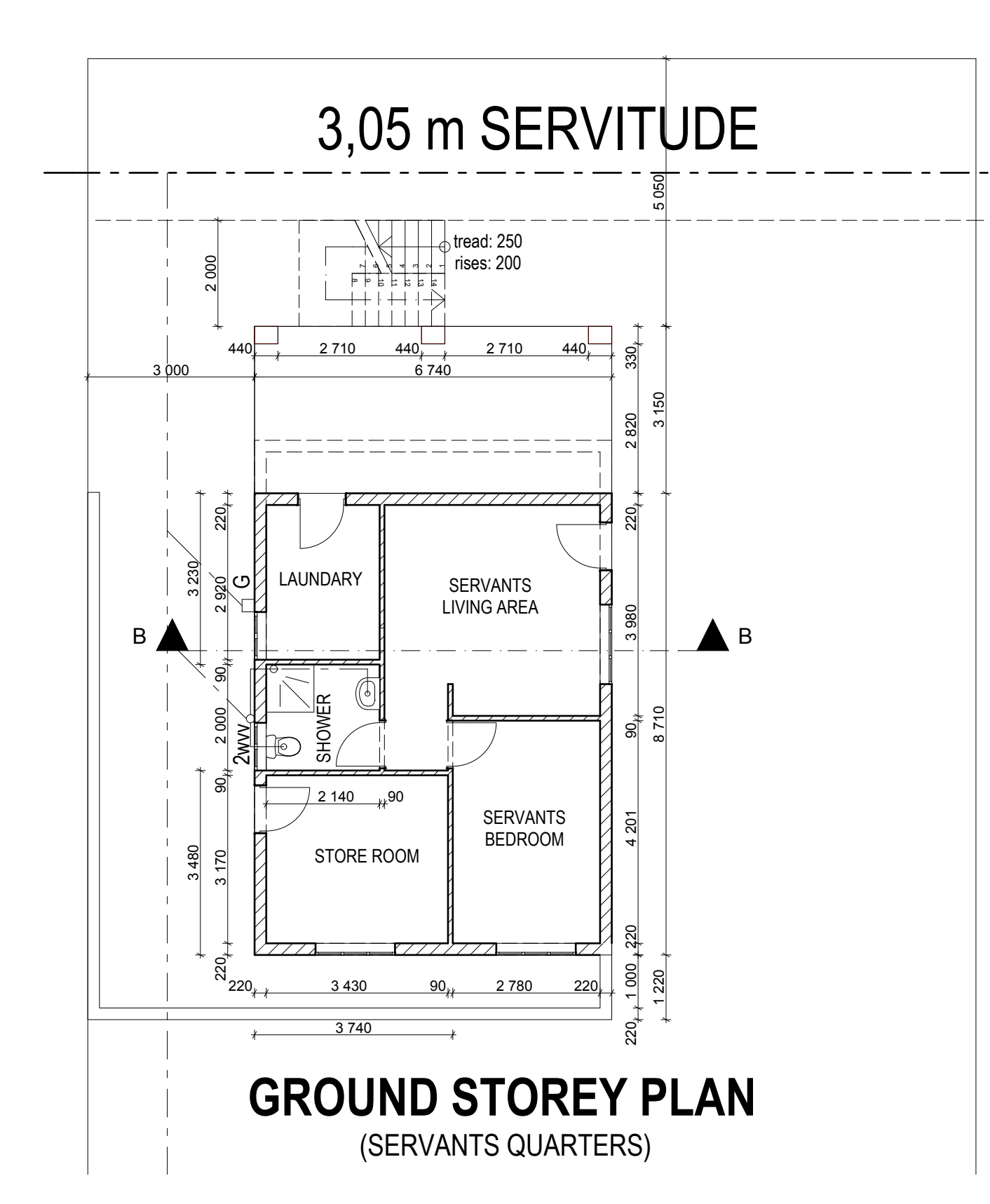
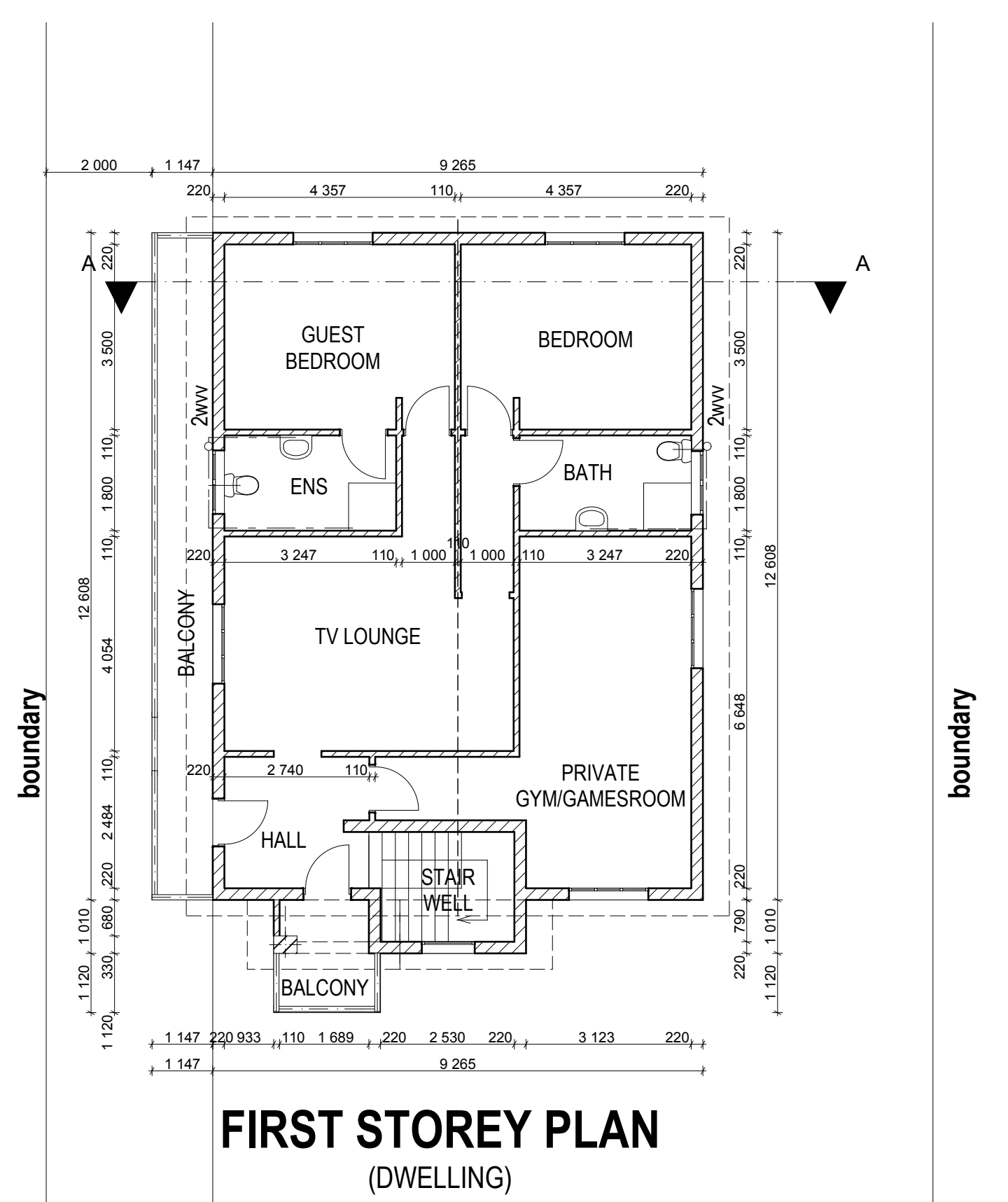
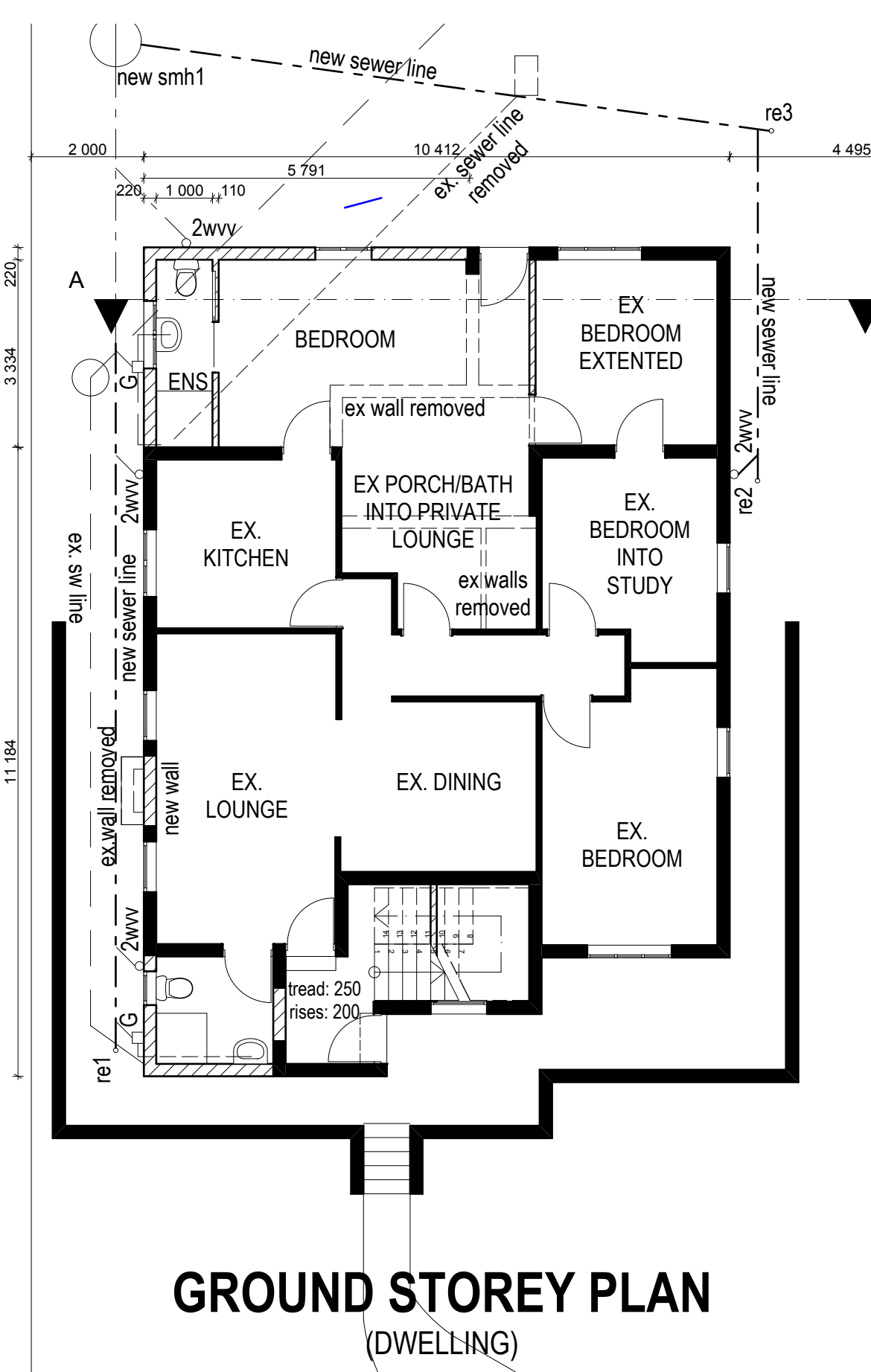
2. GLAZING AREA: TOTAL = 9.63
NORTH WEST ELEVATION = 3
SOUTH EAST ELEVATION = 3.78
NORTH EAST ELEVATION = 1.5
SOUTH WEST ELEVATION = 1.35

3. 15% OF NETT FLOOR AREA:
(sqm/100) X 15 = 9.8

CONCLUSION: TOTAL GLAZING AREA > 15% OF NET FLOOR AREA
9.63 sqm < 9.8 sqm

GLAZING IS GREATER THAN 15% OF NETT FLOOR AREA OF PROPOSAL THEREFORE CALCULATIONS ACCORDING TO SANS 204 NOT REQUIRED.

WINDOW SCHEDULE	
W1	TOUGHENED SAFETY GLASS WITH 6mm THK GLAZING ALUMINIUM FRAME
W2	TOUGHENED SAFETY GLASS WITH 6mm THK GLAZING ALUMINIUM FRAME
W3	TOUGHENED SAFETY GLASS WITH 6mm THK GLAZING ALUMINIUM FRAME
W4	MONOLITHIC ANNEALED GLASS WITH 6mm THK GLAZING ALUMINIUM FRAME
W5	MONOLITHIC ANNEALED GLASS WITH 6mm THK GLAZING ALUMINIUM FRAME
W6	MONOLITHIC ANNEALED GLASS WITH 6mm THK GLAZING ALUMINIUM FRAME
W7	MONOLITHIC ANNEALED GLASS WITH 6mm THK GLAZING ALUMINIUM FRAME
W8	TOUGHENED SAFETY GLASS WITH 6mm THK GLAZING ALUMINIUM FRAME
W9	MONOLITHIC ANNEALED GLASS WITH 6mm THK GLAZING ALUMINIUM FRAME



PROPOSED ADDITIONS & ALTERATIONS TO EXISTING DWELLING, NEW ANCILLARY UNIT & SERVANTS QUARTERS & WALLS @ 75 ORIEL ROAD ON LOT 1 OF 2001 WENTWORTH FOR MR L.J.J ROBERTSON & MRS C.S ROBERTSON

PROJECT

SCHEDULE OF AREA

SITE AREA 1912 sqm
EX. COVERAGE 126.27 sqm
PROP. COVERAGE 106.68 sqm
TOTAL COVERAGE 232.95 sqm
PERMITTED COVERAGE 506 sqm
EX. FAR 126.27 sqm
PROP. FAR 368.77 sqm
TOTAL FAR 495.04 sqm
PERMITTED FAR n/a

THE PERFECT PLAN

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Drawn by ALASTAIR REDDY Date 04/04/2013
Checked by JOASH PERUMAL Date 04/04/2013
Drawing Scale 1:100