

A GABLE

Stamps

SANS 10400-XA:2021(Energy Efficiency) NOTES:

FENESTRATION COMPLIANCE: Conductance, Solar Heat Gain to comply with SANS 10400-XA:2021 energy efficiency as shown on calculated fenestration forms attached.	
INSULATION FOR ROOFING:	
Alucobon Bubble Foil Double skidd underlay	1.36
Void in roof (no less than 25mm)	
100mm Aerolite Flexible Polyester	2.50
5.0mm Gypsum board	0.05
Concrete Roof Tiles	0.11
Blanket laid to manufacturer's specifications and SANS 10400-XA:2021_Part 6	
Total R-value (of min. 3.7) =	4.02
HOT WATER SERVICE:	
Geyser to be a solar geyser or water to be heated with a heat pump. All exposed pipes from the hot water cylinder to be insulated. The hot water tank to have return pipes and shall be insulated with approved geyser blanket with min R-value of 2. Geyser pipes to be lagged as per SANS 10400-XA:2021_Part 6	

R-VALUE DEVIATION NOTE:
Note that there might be variation in R-values between building plan and XA report.

XA report makes reference to average generic R-values, whereas building plans makes reference to specific manufacturers preset R-values. Values on building plan supercede values provided on XA report.

Therefore insulation values on plan to takes preference over XA report.

- NOTES -

GENERAL:

Foundation of any boundary wall not to project beyond boundary line. FFL of house to be min. 300mm above NGL. All work to comply to SANS 10400 and National Building Regulations. All work to be in accordance to Local Authorities regulations and by-laws. Figured dimensions to be taken in preference to scaled dimensions. All levels and dimensions to be checked on site before building work commences. Contractor shall be deemed to have acquainted themselves with site conditions and make allowances in their tenders for all site development work.

LEVELS AND DIMENSIONS:

The building to be laid out and erected in the position and to the levels indicated on the site layout plan. General: All top soil must be removed from the area to be built upon, including roads and paving areas. Excavate where necessary to reduce levels as shown on drawings. Excavated material can be used for filling if suitable and can also be used for other site works.

All grading and leveling of ground will be done by qualified civil contractor. Minor filling to be done by Contractor. Where large free dumps and stones are to be removed in the area, the hole must be filled with suitable material and well compacted in layers of max. 150mm before being built upon.

FOUNDATIONS:

Foundation mass concrete in-situ 1:4:5 nominal mix having a compressive strength of 10MPa at 28 days. Refer to sections for foundation size, Min. requirements, load bearing walls min 600 x 250mm and non load bearing wall min. 450 x 200mm. Foundation walls higher than 1m to be 340mm thick. Foundation walls higher than 1.5m to be in accordance with engineers specification.

FLOOR CONSTRUCTION:

MAIN FLOOR CONSTRUCTION:
Selected tile floor finish as per client on min. 30mm screed on 100mm concrete floor slab on approved damp proof membrane on min. 60mm sand blinding on well compacted earth in intervals of 150mm (no day).

ENTRANCE & PATIO FLOOR CONSTRUCTION:
Selected tile floor finish as per client on min. 30mm screed @ 1:60 fall on 100mm concrete floor slab on approved damp proof membrane on min. 60mm sand blinding on well compacted earth in intervals of 150mm.

PAVING CONSTRUCTION:

Interlocking paver paving:
220 x 110 x 65mm paving or as specified on plan on 50mm thick sand bedding on 150mm G3 crushed stone subbase, compacted to 95% mod. asphalt on 300mm insitu compacted to 97% mod. asphalt.

WALL CONSTRUCTION:

INTERNAL - 230mm cavity "Mead Brick" wall construction - 30mm Smooth Plaster & Paint where indicated. Scratch Plaster & Paint where indicated.
EXTERNAL - 90mm walls plastered and painted.
Cavities in foundation walls to be filled with concrete. Weepholes left on outside skin of cavity tray at 900mm C/C at floor level and above levels. Wall ties built in every third brick course at 2.5m of wall face area. 375 micron 300mm wide DPC to be built in around all door and window openings.
Non-cement DPC (brackets) stepped down into cavity tray at floor level and above precast concrete blocks. Precast concrete blocks over all door and window openings over 2m as to engineers specifications with 4 courses of brickwork over. Units to have end bearing of 230mm min. on each side.

WINDOWS, DOORS AND OPENINGS

Windows to exceed 0.2 or 10% of room floor area with 5% minimum to be open able. Glazing to comply with SANS 10400 Part N and SANS 0137 and 1283 as relevant.
Provide 375 micron SABS approved dpc around all window and door openings.
Glazing to windows exceeding 1 square metre or lower than 500mm from floor level to be 6mm laminated safety glazing. All sections of SANS Part-T and W3 to be complied with. Doors & windows built into walls securely, airtight and correctly to manufacturers instructions.

ROOF CONSTRUCTION:

MAIN ROOF CONSTRUCTION:
Coverland "Taurus" roof tiles - Colour: Grey Slate, on 38 x 38mm SA pine battens @320mm C/C max on "Climesential" or equally approved underlay roof insulation as per suppliers specification on purpose made roof trusses (As per Engineers design) @750mm C/C max.
Timber trusses to rest on 114 x 38mm timber wall plate and tied down with 30 x 2mm hot dip GMS hoop-rope straps tied min. 4 bickcourse down into wall.
Diagonal bracing to underside of rafters by specialist design.
Refer to table for R-value calculations.
100mm "Aerolite" or equally approved to be supplied in ceiling.
Roof pitch = 30°

GARAGE ROOF CONSTRUCTION:
Proctex 700 roof sheeting - colour: Charcoal on 76 x 50mm SAP timber purlins @ 1000mm C/C min. on 152 x 50mm SA pine timber rafters @ 1000mm C/C min. grade 5 timber. Rafters to be fixed to masonry with galvanneal mild steel truss hangers fixed into brickwork. Roof pitch to be 1.5° Flashing and counter flashing as per specialist. Box gutter as per specialist.

CILING:

DWELLING:
9.0mm Gypsum ceiling board screw fixed @ 150mm c/c to at 38x38mm SAP timber brading at 400mm C/C max. Joints covered with latapage, sanded level and smooth. All as per manufacture by specialist. z-facies comike to create shadowline as per manufacturer by specialist.

FACIAS:

Nutec Cement fascia boards, medium density (225 x 12mm) fixed to rafter ends. Facia joists to be used between fascia lengths and at corners.

RAINWATER GOODS:

Charcoal powder coated aluminium WaterTite OGEE gutters, 125 x 85mm domestic OGEE fixed to fascia at rafter ends. PVC downpipes fixed to walls with downpipe clips as per manufacturer. Refer to roof plan for positions of downpipes.rainwater goods colour to be charcoal.

DRAINAGE:

Hot and cold water to be provided to all washing facilities. All waste fittings to have 40mm dia. PVC waste pipes. All waste fittings to have 75mm dia. re-seal traps. Any foundation within 1250mm of sewerage run to be below such sewerage run. All soil fittings to have 110mm dia. PVC soil pipes. Gully rim to be 150mm above surrounding natural ground level. Crown of lowest trap to be 150mm above gully rim. First floor to be fitted with deep seal traps. All drainage to be in accordance with municipal regulations. Drainage to have min level of 450mm Vent valve at Highest point overflow gully at lowest point. All underground pipes to be 110mm diameter uPVC pipes.

Drainage Protection:
SANS 10400, Part P 4.2.2.5 (a) or (b) precast or cast-in-situ concrete slabs placed over such drain, isolated from the crown of the pipe by a soil cushion not less than 100mm thick & such slabs shall be wide enough to prevent excessive superimposed loads being transferred directly to the pipes.

PAINT COLOURS/ MATERIAL FINISHES:

ROOF TILES - COVERLAND "TAUNUS" TILES COLOUR GREY SLATE

FASCIA'S, GUTTERS & DOWNPIPES - TO MATCH WALL COLOUR

ALUMINIUM GLAZING ELEMENTS - WHITE

STRUCTURAL STEELWORK - WHITE

EXTERNALS WALLS - AS PER DEVELOPERS SPECIFICATIONS

EXTERNALS WALLS ACCENT - AS PER DEVELOPER

PERGOLA TIMBER CLADDING - AS PER DEVELOPER

BOUNDARY WALLS:

WALLS PLASTERED & PAINTED - AS PER DEVELOPER

EXTERNAL TILES:

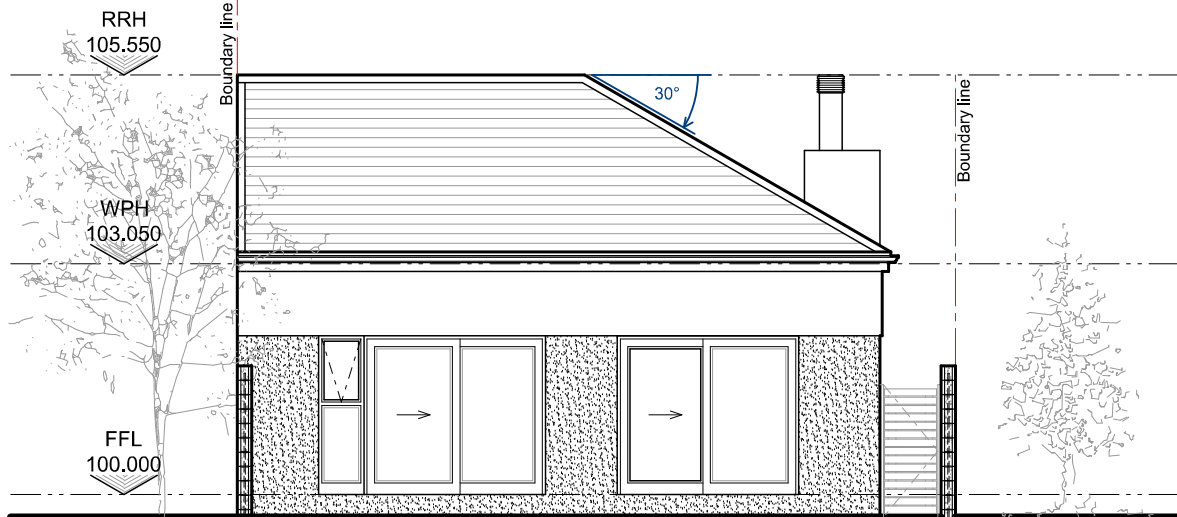
AS PER DEVELOPERS SPECIFICATIONS

DRIVEWAY AND PAVED AREAS:

CEMENT INTERLOCKER PAVER



TYPICAL ELEVATION
SCALE 1:100



TYPICAL BACK ELEVATION
SCALE 1:100

STRUCTURAL NOTE:

Refer to structural engineers drawings for a more extensive description of structural services.

CIVIL NOTE:

Refer to civil engineers drawings for a more extensive description of civil services.

NOTE:

All final measurements to be taken on site before construction.

NOTE:

All window cills and reveals to be plastered.

Drainage:

Drainage must be connected to internal drainage system. A manhole to civil engineers specification to be constructed before connecting to the municipal sewer line.

NOTE:

Flashing and counter flashing as per specialist.

All head wall and side wall flashing purpose made by specialist.

MECHANICAL VENTILATION:

Rooms with no ventilation to be provided with extractor fan extruding 25% to outside of building.

NOTE:

Drainage to have min Invert level 450mm.

Vent valve @ highest point. Overflow gully @ lowest point.

NOTE:

Boundary walls to comply with SANS 10400: Part K - Walls.

NOTE:

Window areas to be 10% of floorarea with a minimum of 5% openable comply with SANS 10400 part O

NOTE:

All stormwater to road via overland paving or 75mm dia. upvc pipe

CILING:

NOTE:

No combustible material to be closer than 200mm from chimney flues

NOTE:

Expansion joints to be provided between wall and columns Max 5m c/c

WATER CONSERVATION NOTE:

Schedule of water efficient: shower heads & taps to be used.

Water efficient dual-flush cistern (toilet) to be used.

Dual flush cistern (toilet) with a 3l & 6l flush system.

Shower heads with min. flow rate of 7l/min to be used.

Metering taps at all wash hand basins.

DRAINAGE PROTECTION NOTE:

SANS 10400, Part P 4.2.2.5 (a) or (b) precast or cast-in-situ concrete slabs placed over such drain, isolated from the crown of the pipe by a soil cushion not less than 100mm thick & such slabs shall be wide enough to prevent excessive superimposed loads being transferred directly to the pipes.

NOTE:

All glazing to be SIGU. All glazing to comply with SANS 10400 and to be tested according to SANS 613. All glazing to be installed with a SAGGA Certificate of Conformance by an AAAMSA approved contractor or where in the case of external glazing in structures in excess of 10m in height, overhead or sloped glazing, glass flooring, three and one edge supported glass, toughened glass assemblies and entrances, glass for balustrading etc. must be signed off and approved in writing by Competent Person (Glazing) or Structures.

NOTE:

Safety glazing when a bath enclosure or shower cubicle is glazed, or where glazing occurs immediately above and within a distance of 1800mm horizontally or vertically from a bath or shower as per SANS Part N 4.4.2 (d)

BRAAI NOTE:

New braai chimney/flue to have damper or flap that can be closed to the seal the chimney/flue as per SANS10400 Part-XA, clause 5.7.3.

GLAZING NOTE:

All glazing less than 500mm above FFL to be SABS approved safety glass.

NOTE:

1000mm high balustrade openings in balustrade not to exceed 100mm as per SANS 10400 Part D

GLAZING NOTE:

If this unit has a side facing onto the POS. Window in Bedroom 3 to face POS

NOTE:

CHIMNEY OPENINGS WILL BE NO CLOSER THAN 2m FROM NEIGHBOURING STRUCTURES.DUE TO 1m RESTRICTION LINE IMPOSED, CHIMNEY IS ALWAYS MIN.1m ABOVE ANY WINDOW OPENINGS. CHIMNEY OPENING IS ALWAYS MIN. 1.5m AWAY FROM BOUNDARY LINE. ALL TO COMPLY WITH MINIMUM RESTRICTIONS AS PER SANS 10400-V2018, PART 4.

REFERENCE TO SANS 10400-V2018, PART 4.4.3 FIGURE C.

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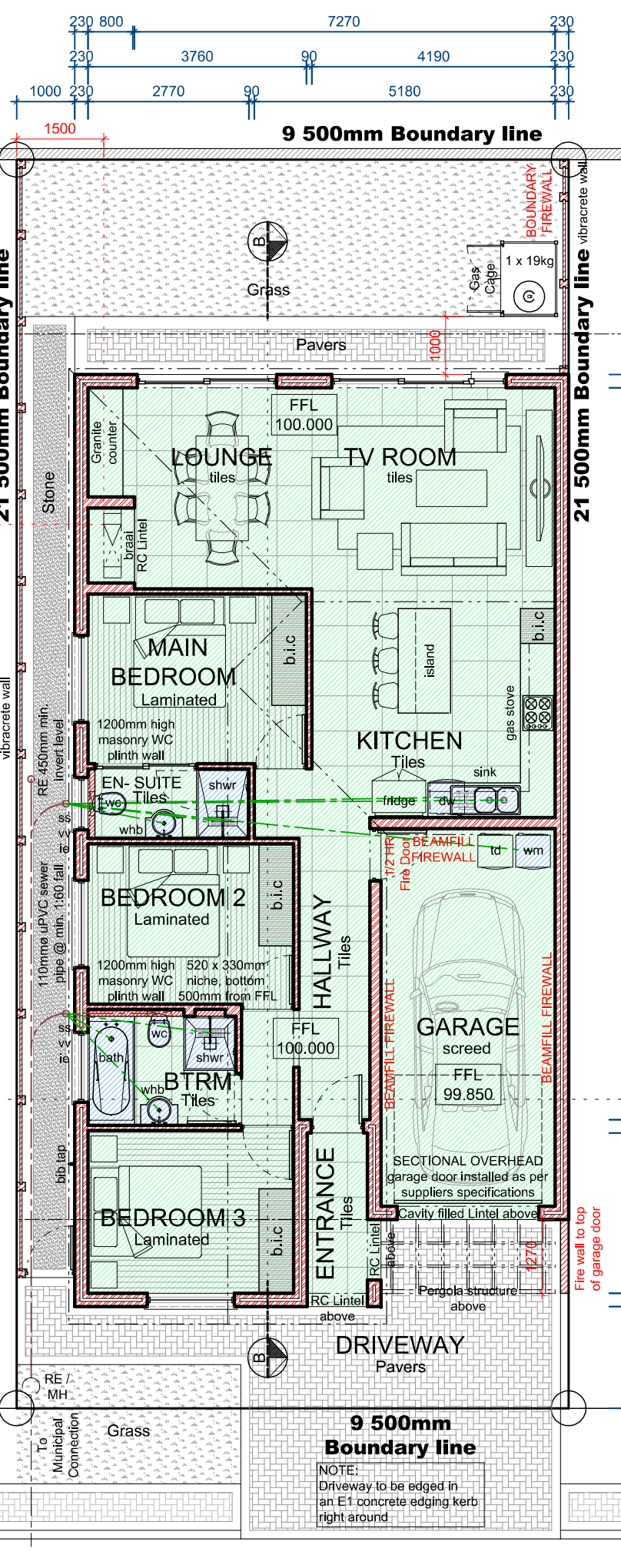
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GROUND STOREY PLAN
Scale 1:100

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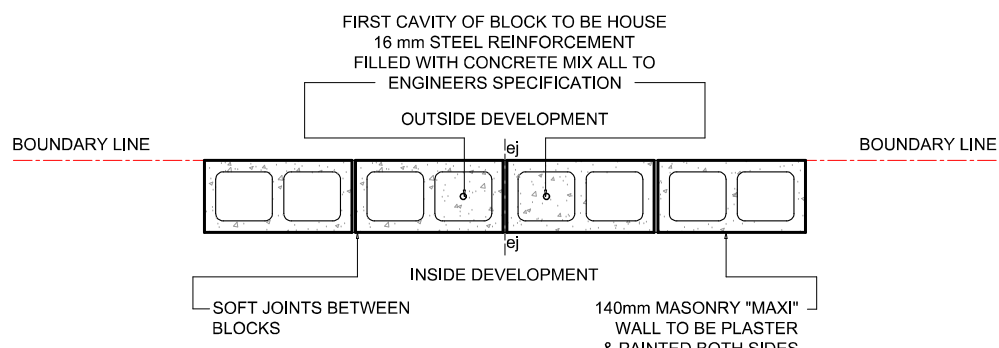
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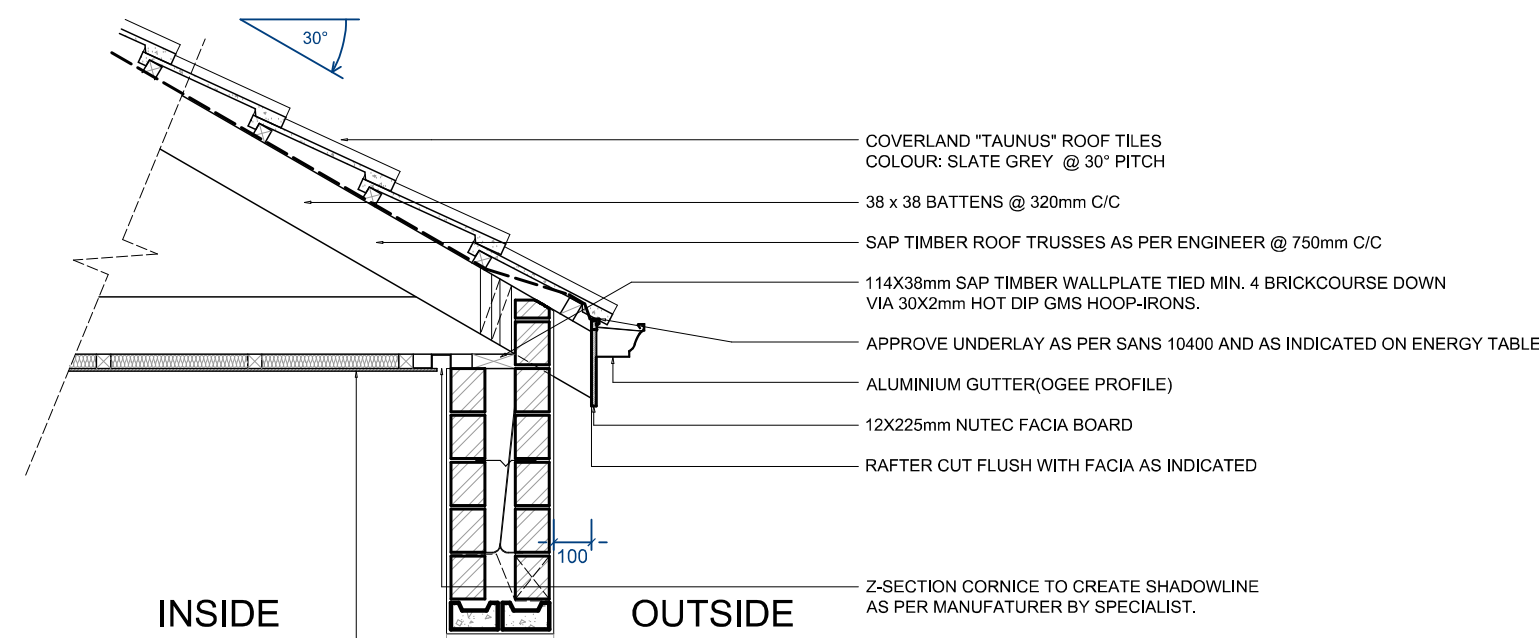
GABLE

Stamps



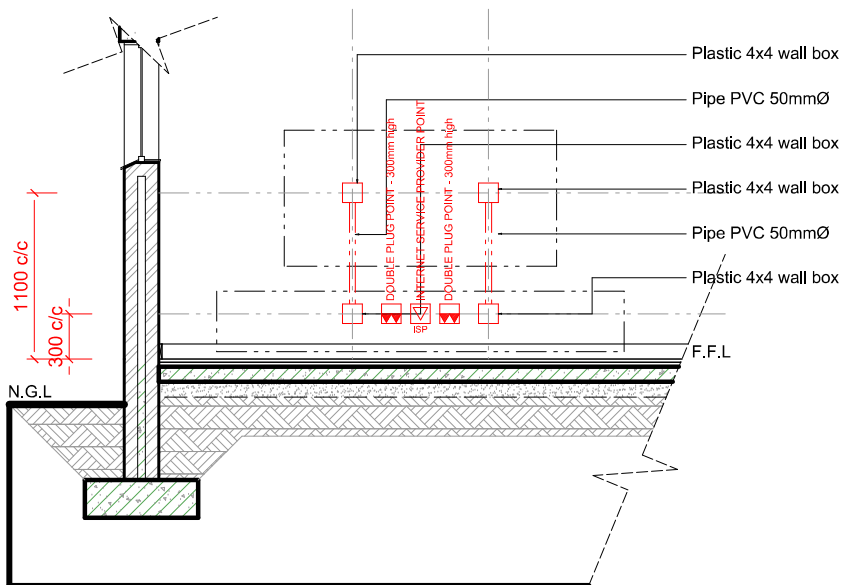
TYPICAL BLOCK WALL (M140) STIFFENER DETAIL

SCALE 1:20



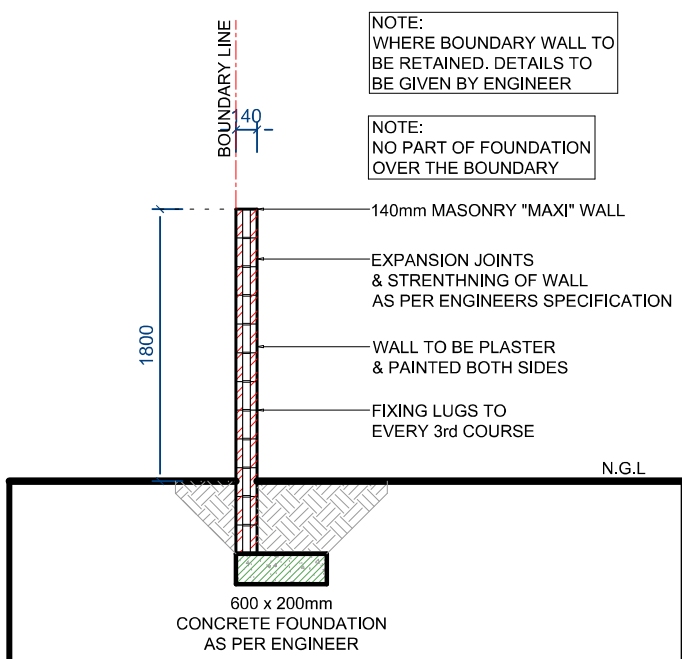
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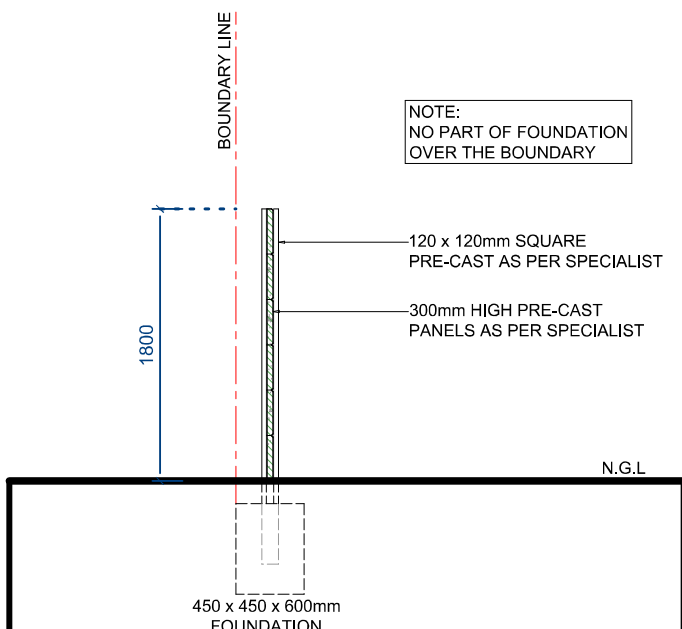
TYPICAL TV ELECTRICAL DETAIL

Scale 1:50



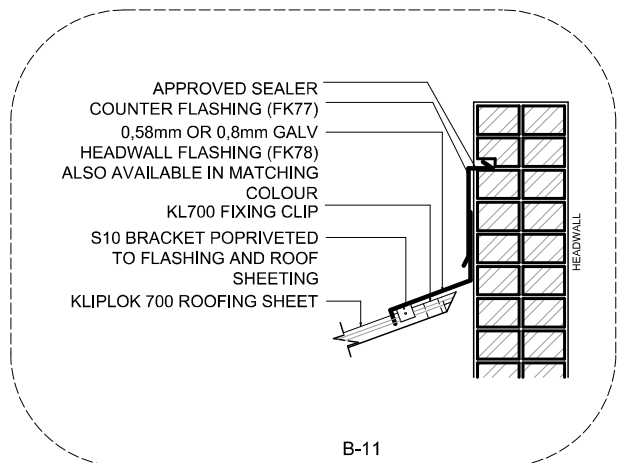
TYPICAL BLOCK WALL HEADWALL FLASHING (M140) SECTION

Scale 1:50



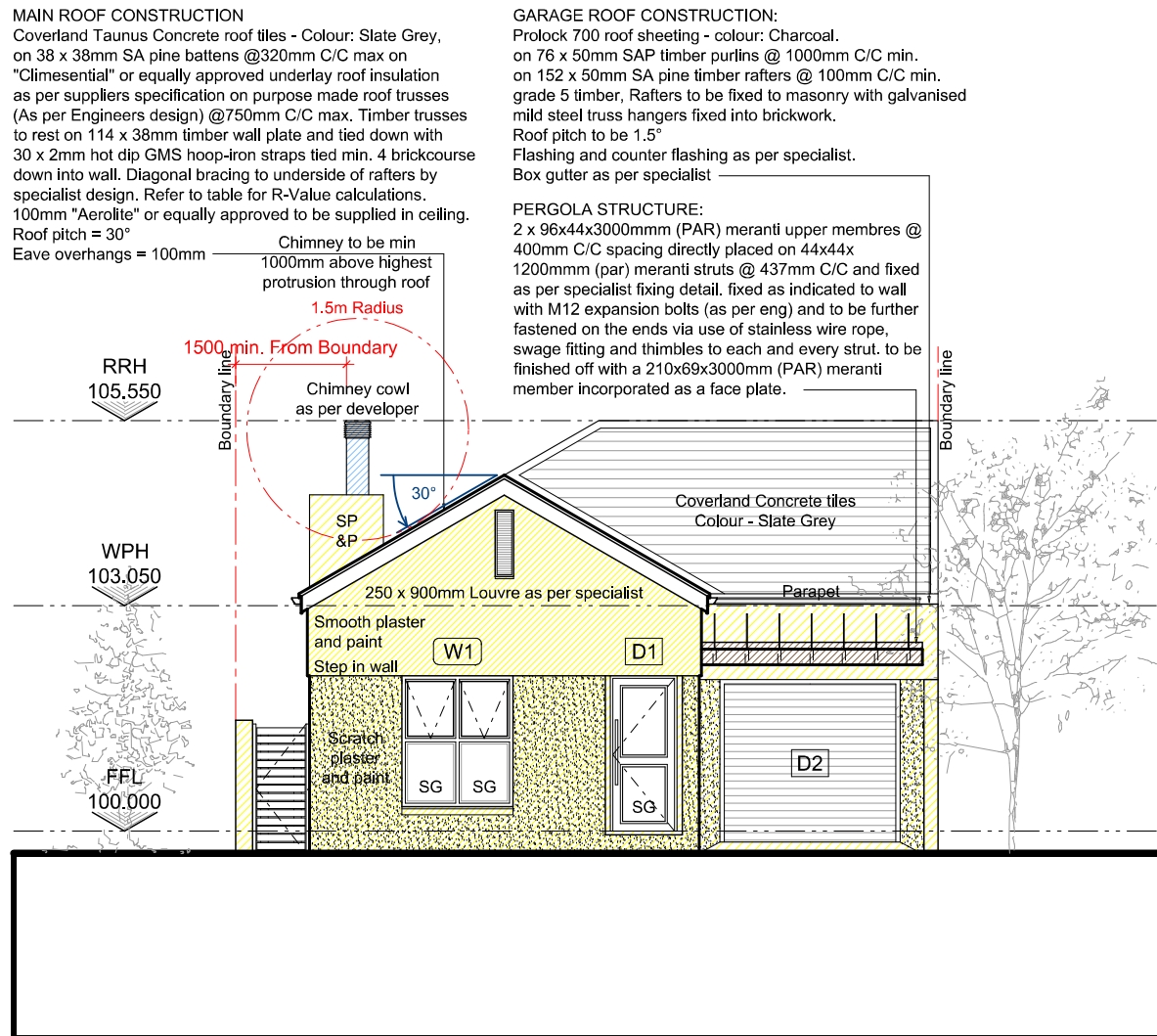
TYPICAL PRECAST WALL SECTION

Scale 1:50



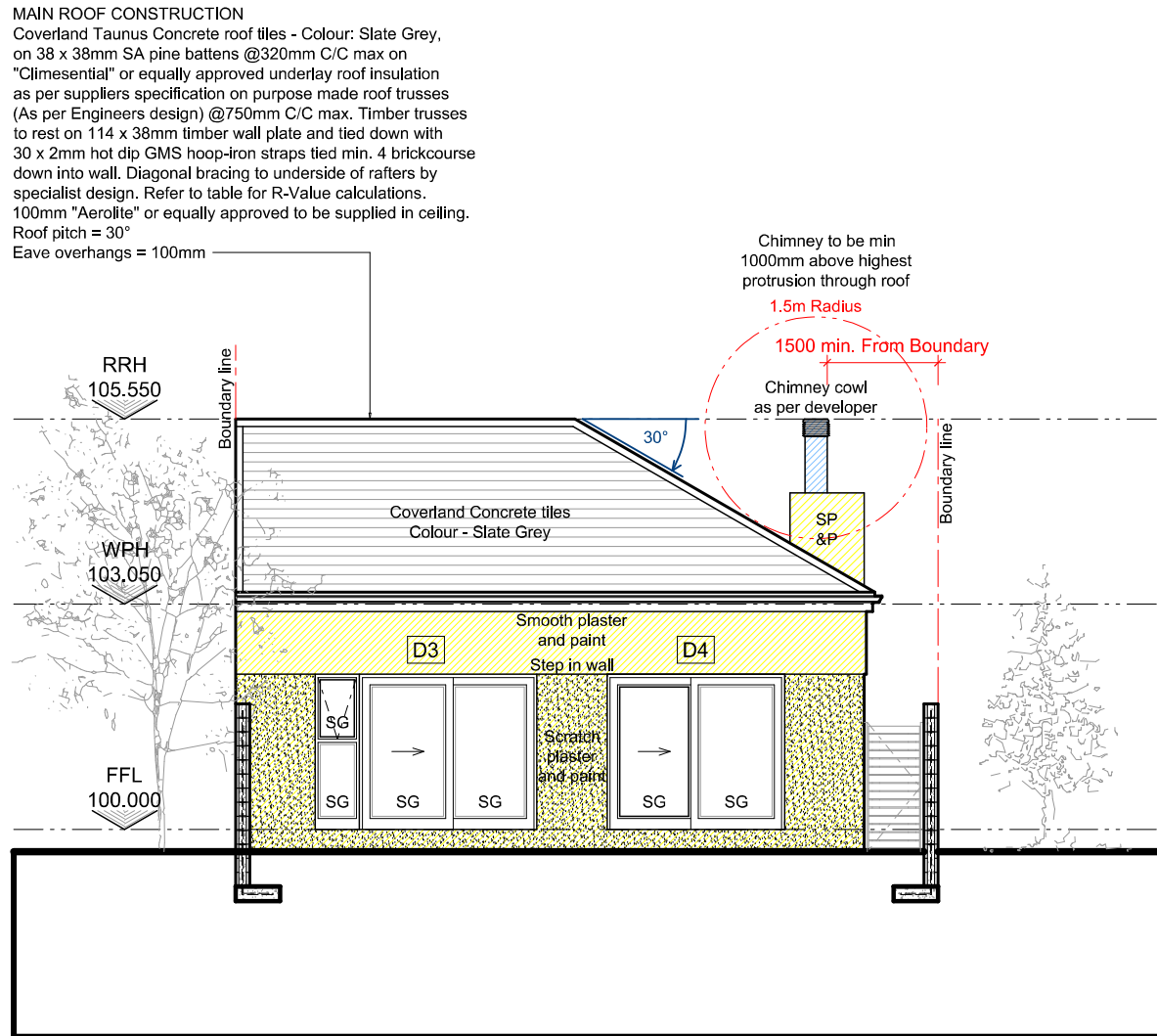
TYPICAL WC WALL SECTION

Scale 1:50



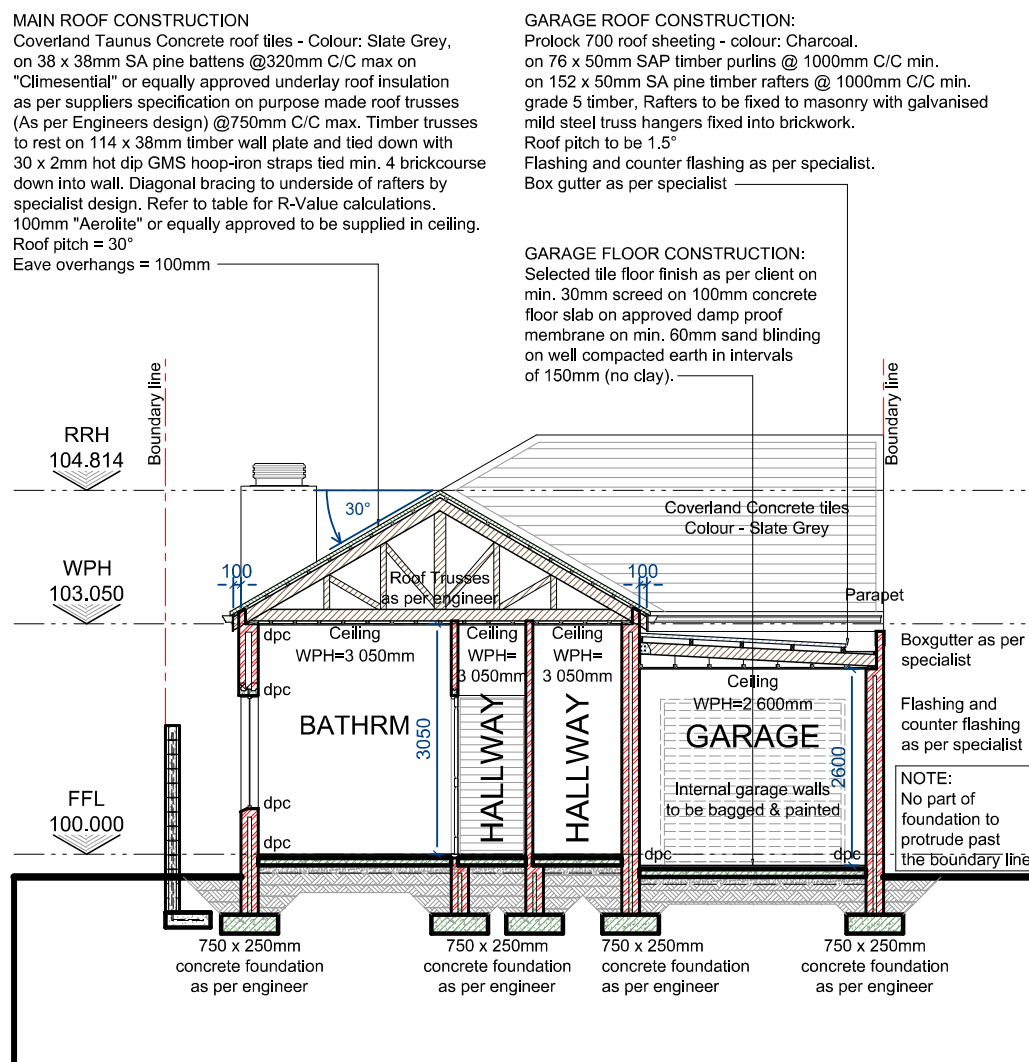
EAST ELEVATION

SCALE 1:100



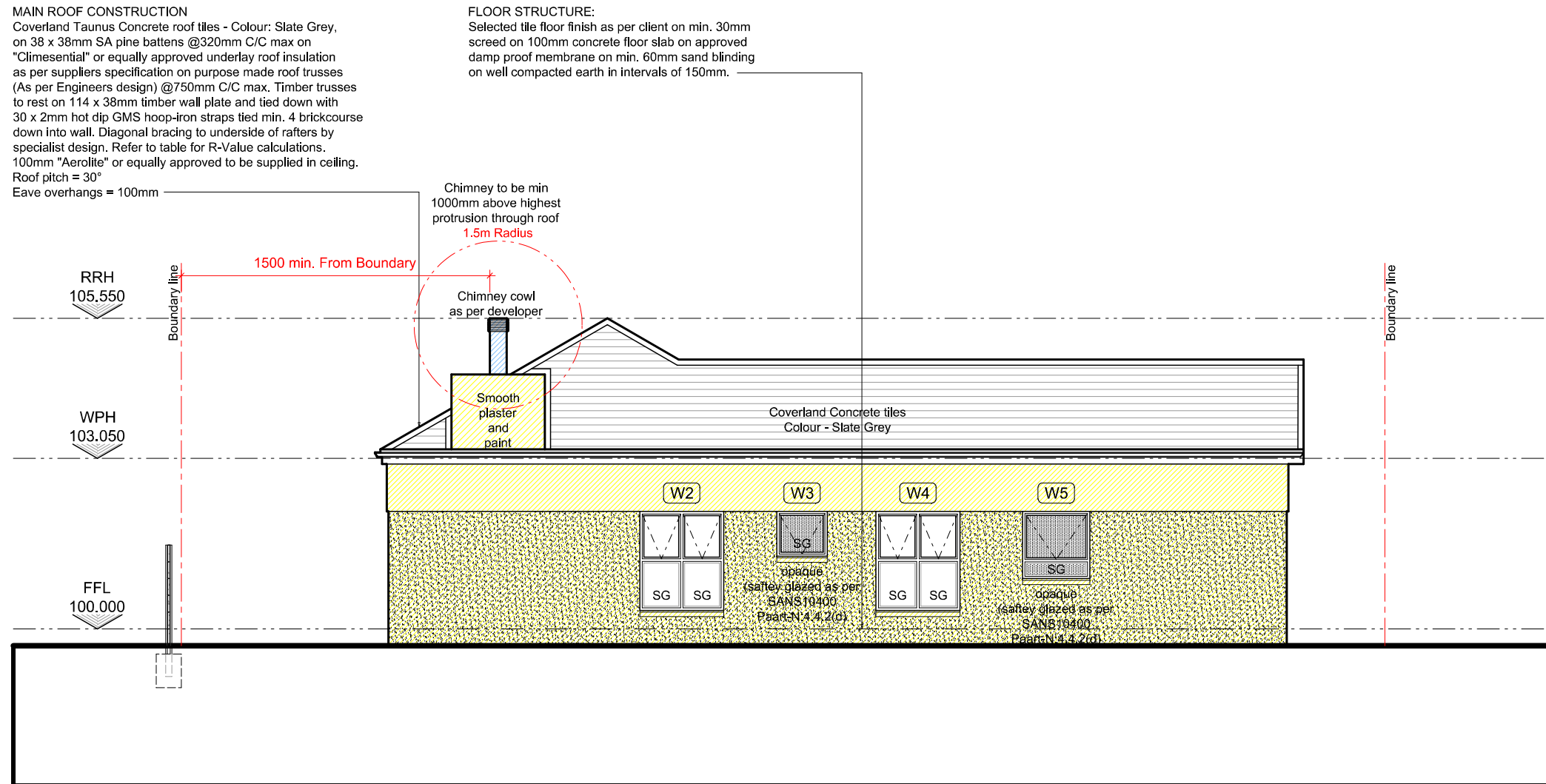
WEST ELEVATION

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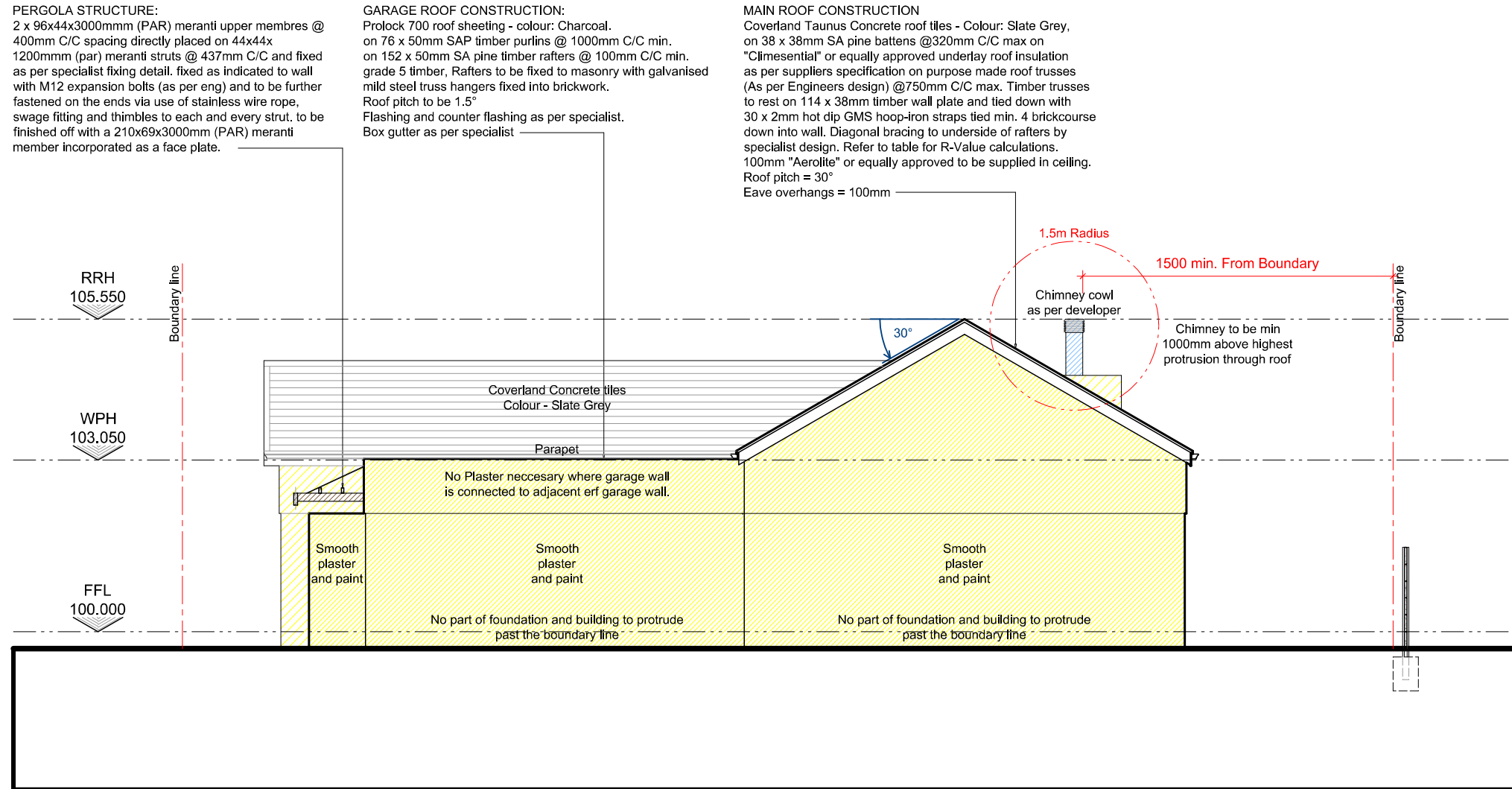
SECTION A-A

SCALE 1:100



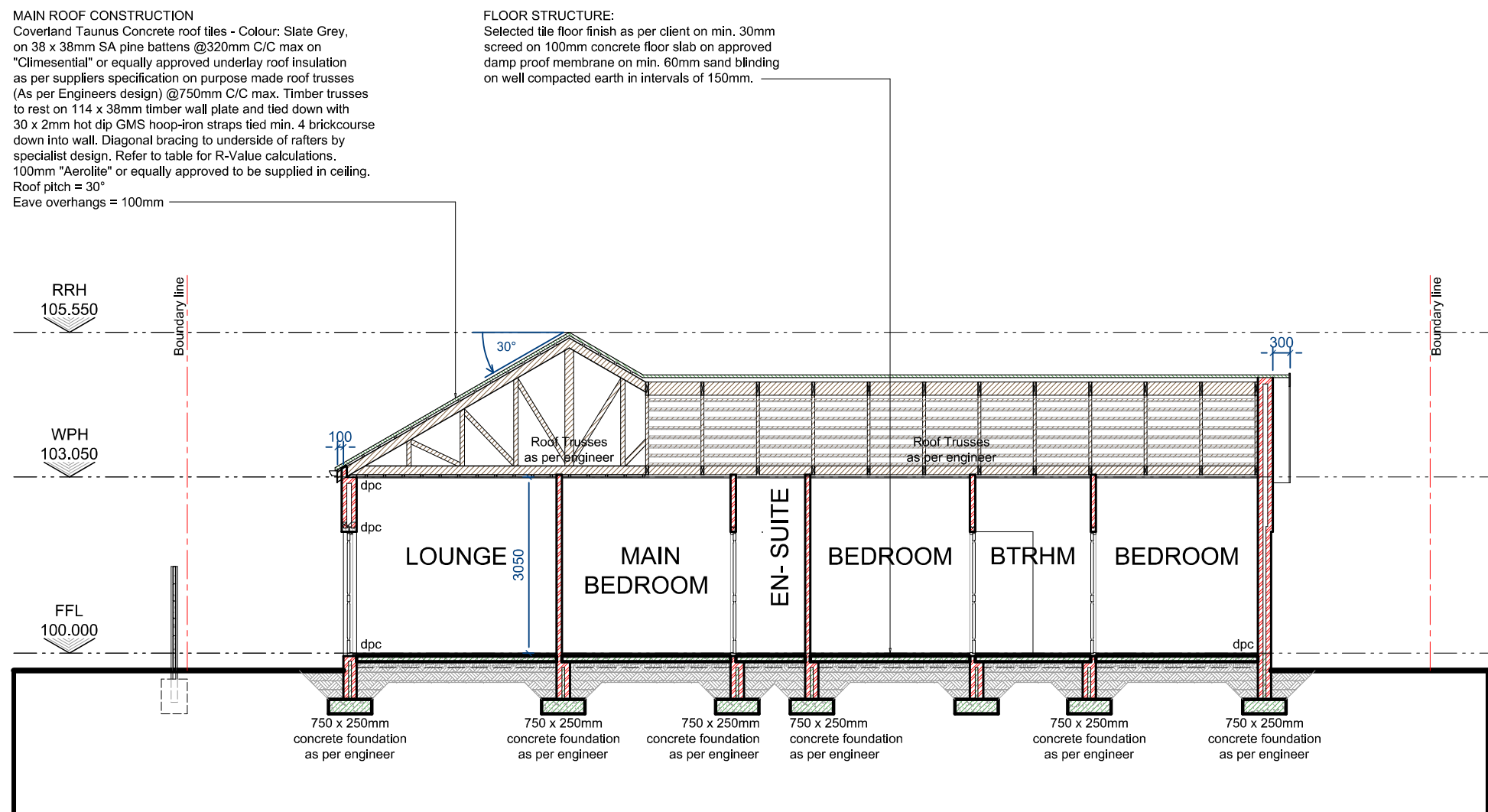
SOUTH ELEVATION

SCALE 1:100



NORTH ELEVATION

SCALE 1:100



SECTION B-B

SCALE 1:100

Notes

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 the property of JOHAN VAN ZYL ARCHITECTS, and is copyright.

Revisions

no	date	description

client signatures

.....
for: johan van zyl architects
.....

Project

PROPOSED NEW DWELLING on ERF

PROPOSED NEW DEVELOPMENT for RABE DEV INVESTMENTS on

STELLENBOSCH FARMS KUILSRIVER

Description

Elevations
Sections
Details

Project no.

1216

ZEVENBOSCH estate

RDI
RABE DEV INVESTMENTS

JOHAN VAN ZYL architects

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