

GENERAL NOTES:

CONTRACTOR IS TO VERIFY ALL LEVELS & DIMENSIONS ON SITE BEFORE PROCEEDING WITH ANY WORK.

WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING

NO PORTION OF THE BUILDING IS TO ENCR OACH ON NEIGHBOURING BOUNDARIES

ALL WORK IS TO COMPLY WITH LOCAL AUTHORITY REGULATIONS, SANS 0400 & SANS 082

PLUMBING AND DRAINAGE:

TO COMPLY WITH PART P OF N.B.R.
SOIL PIPES TO BE 110 mm Ø uPVC
WASTE PIPES TO BE 40 mm Ø uPVC
STUB STACKS TO BE 100 mm Ø uPVC
OPEN VENT PIPE TO BE 40 mm Ø uPVC AND TO EXTEND MIN 100mm ABOVE ROOF PLANE
MIN DEPTH OF ANY DRAINAGE RUN TO BE 450mm
75 mm DEEP SEAL TRAPS TO ALL FITTINGS
1 GULLY TO EACH DRAINAGE RUN
GULLEYS TO BE MIN 150MM ANGL AND/OR 50MM AFCL
ALL PIPES 1:60 FALL
DISTANCE BETWEEN RE / 1C 25 m
600 mm BENDS

RAINWATER GOODS

1000 HALF ROUND GUTTERS AND 750 DOWNPIPES DISCHARGING VIA GULLEY TO ROAD
ANY DRAIN LINE PASSING CLOSER THAN 450 mm TO ANY FOOTING MUST BE BRIDGED WITH 2 NO P C LINTELS.
ALL WORKMANSHIP AND FINISHES TO MATCH EXISTING.
100 Ø u PVC DOWNPIPES TO DISCHARGE ONTO NGL DRIVEWAYS OR INTO CATCH PITS AND INTO SW SYSTEM.
75 mm COVER CORNICE OR AS SPECIFIED BY OWNER.
ALL SKIRTING TO BE STANDARD SKIRTING FASCIA 225 X 38 mm.

GEYSER FIXTURE DETAILS

DRIP TRAY TO BE INSTALLED BELOW GEYSER

MIN 40MM OVERFLOW PIPE TO BE LEAD AWAY FROM GEYSER TO OUTSIDE

MIN 22MM COPPER PIPE TO BE LEAD OUTSIDE FROM PRESSURE VALVE

SAFETY GLAZING:

GLAZING TO DOORS AND WINDOWS IN EXCESS OF 1m² OR LESS THAN 500 mm ABOVE FINISHED FLOOR LEVEL OR WITHIN 1.8M OF BATH OR SHOWER, ALL SIDELIGHTS, OR GLASS DOORS TO BE SAFETY GLASS IN ACCORDANCE WITH BUILDING REGULATIONS PART N.1.
LIGHT AREA MUST BE 10% OF THE FLOOR AREA OF THE ROOM.
VENTILATION MUST BE 5% OF THE FLOOR AREA OF THE ROOM.

CONCISE SPECIFICATION

ALL WORK TO BE CARRIED OUT STRICTLY WITH THE MODEL PREAMBLES FOR TRADES AS RECOMMENDED AND PUBLISHED BY THE ASSOCIATION OF SOUTH AFRICAN QUANTITY SURVEYORS (LATEST AVAILABLE EDITION) AND SHALL BE DEEMED TO BE INCORPORATED HEREIN

EARTHWORKS:

TRENCHES FOR FOUNDATIONS ETC. SHALL BE EXCAVATED TO THE LENGTHS, DEPTHS AND WIDTHS AS DIRECTED BY THE DESIGNER OR ENGINEER, TO ENSURE GOOD FOUNDATION. CUT AND FILL ON SLOPE TO BE CARRIED OUT AS PER LEVELS INDICATED ON DRAWINGS TO DESIGNER OR ENGINEERS SPECIFICATION. NEW FOUNDATIONS ADJACENT TO SB TO BE OFFSET NOT TO CROSS SB.

BALLUSTRADES. MINIMUM HEIGHT 1000MM, MAX UPRIGHT GAP 100MM

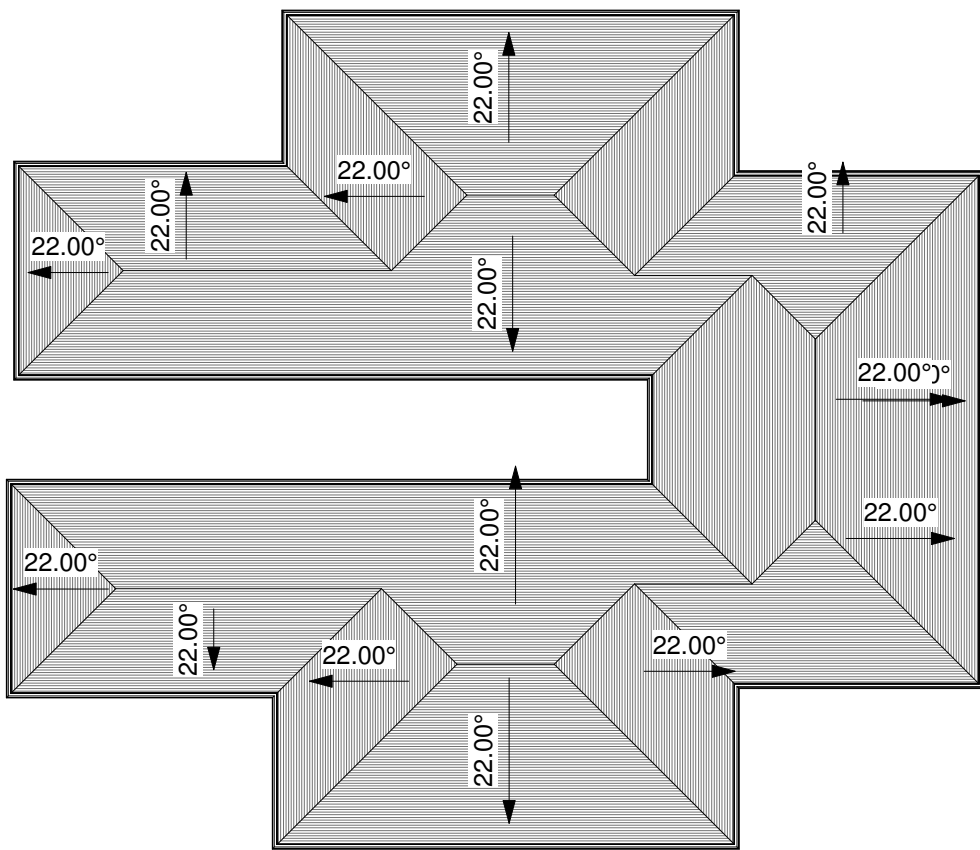
STAIRS: MAX RISER HEIGHT 200MM, MINIMUM TREAD LENGTH 250MM, MINIMUM WIDTH 900MM. STAIR GOING TO BE BETWEEN 570 AND 650MM.

NOTES:

- 75mm PC LINTEL OVER ALL NEW OPENINGS, BF EVERY ROW ABOVE FOR MIN 4 ROWS
- OPC TO ALL WINDOW SILLS

CALCULATIONS

Coverage 861.00m²
Erf Size 8.42m²
Prop Dwelling 309.73m²
Percentage Total 39.95%

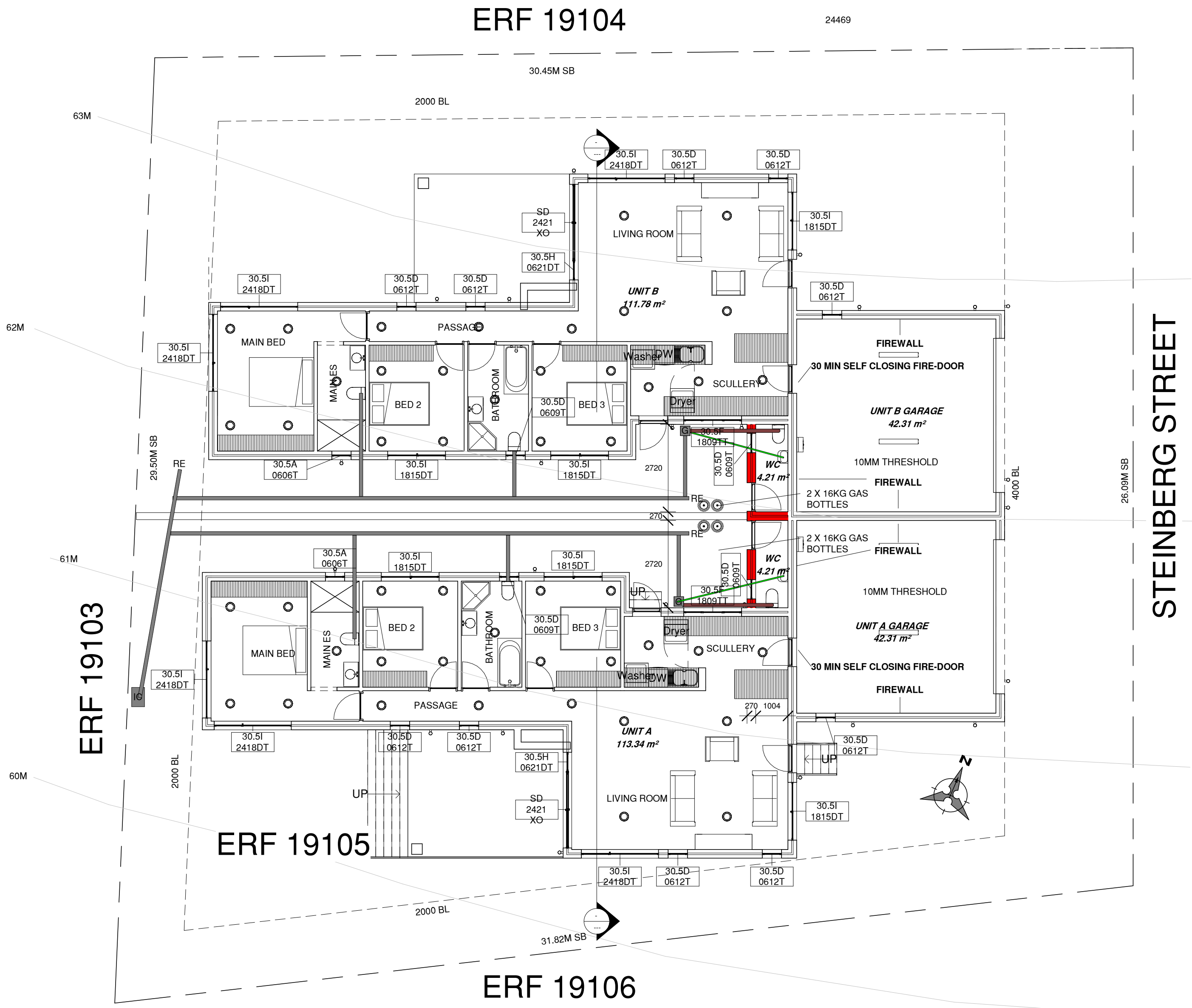


ROOF PLAN

1 : 200

COVERAGE SCHEDULE	
ROOM NAME	ROOM AREA
UNIT A	113.34 m²
UNIT A GARAGE	42.31 m²
UNIT B	111.78 m²
UNIT B GARAGE	42.31 m²
EXISTING	309.73 m²
WC	4.21 m²
WC	4.21 m²
PROPOSED	8.42 m²
Total Floor Area	318.15 m²

GLAZING SCHEDULE					
NO. IN PROJECT	TYPE MARK	WIDTH	HEIGHT	GLAZED AREA	Comments
1	SD 2421 XO	2.390	2.090	5.00 m²	UNIT A
1	30.5H 0621DT	0.600	2.100	1.26 m²	UNIT A
1	30.5I 2418DT	2.400	1.800	4.32 m²	UNIT A
1	30.5I 1815DT	1.800	1.500	2.70 m²	UNIT A
1	30.5D 0612T	0.600	1.200	0.72 m²	UNIT A
1	30.5F 1809TT	1.800	0.900	1.62 m²	UNIT A
1	30.5I 1815DT	1.800	1.500	2.70 m²	UNIT A
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1	30.5D 0612T	0.600	1.200	0.72 m²	UNIT A
1	30.5D 0612T	0.600	1.200	0.72 m²	UNIT A
1	30.5D 0609T	0.600	0.900	0.54 m²	UNIT A
1	30.5A 0606T	0.600	0.600	0.36 m²	UNIT A
1	30.5D 0609T	0.600	0.900	0.54 m²	UNIT A
UNIT A				33.98 m²	
1	SD 2421 XO	2.390	2.090	5.00 m²	UNIT B
1	30.5H 0621DT	0.600	2.100	1.26 m²	UNIT B
1	30.5I 2418DT	2.400	1.800	4.32 m²	UNIT B
1	30.5D 0612T	0.600	1.200	0.72 m²	UNIT B
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1	30.5A 0606T	0.600	0.600	0.36 m²	UNIT B
1	30.5D 0609T	0.600	0.900	0.54 m²	UNIT B
UNIT B				33.98 m²	
Total Glazed Area				67.95 m²	



Ground Storey

1 : 100

ERF 19106

PITCHED ROOF ASSEMBLY:

ROOF ASSEMBLY TO ACHIEVE THE TOTAL 'R' VALUE OF 3.7 (sq. mkw)

R - VALUE OF ROOF = 0.35
R - VALUE OF CEILING = 0.05
R - VALUE OF 150 mm
R - VALUE CELLULOSE FIBRE 3.7
ACHIEVED R-VALUE TOTAL 4.1

COMPLIANT

CONCRETE ROOF ASSEMBLY

ROOF ASSEMBLY TO ACHIEVE THE TOTAL 'R' VALUE OF 3.7 (sq. mkw)

HEAT FLOW DIRECTION UP
MOVING AIR 0.03
WATERPROOF MEMBRANE 0.03
SOLID CONCRETE 255MM 0.1785
CEILING AIR SPACE 0.15
UNVENTILATED AIR 0.11
TOTAL R VALUE 0.4985
110MM RIGID FIBRE BOARD - R VALUE 3.250
ACHIEVED R - VALUE 3.7485

COMPLIANT

I SHARON HYMAN (D 1833) HEREBY CONFIRM THAT PART XA HAVE BEEN MET AND ALL INSTALLATIONS WILL BE DONE IN ACCORDANCE WITH SANS 10252 !! 1 AND SANS 10106

S.W. HYMAN PROFESSIONAL ARCHITECTURAL DRAUGHTSMAN (P.A.D.) D1833



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SACAP # - D1833

AW INDUSTRIES

ERF 19105, 42 STEINBERG STREET, ISLAND VIEW

Project number VAN007-021

Date 06-09-2022

Drawn by Malcolm Hyman

Checked by Sharon Hyman

1 of 2

SITE/FLOOR PLANS

Scale As indicated

PROPOSED WC

Signature of Sharon Hyman

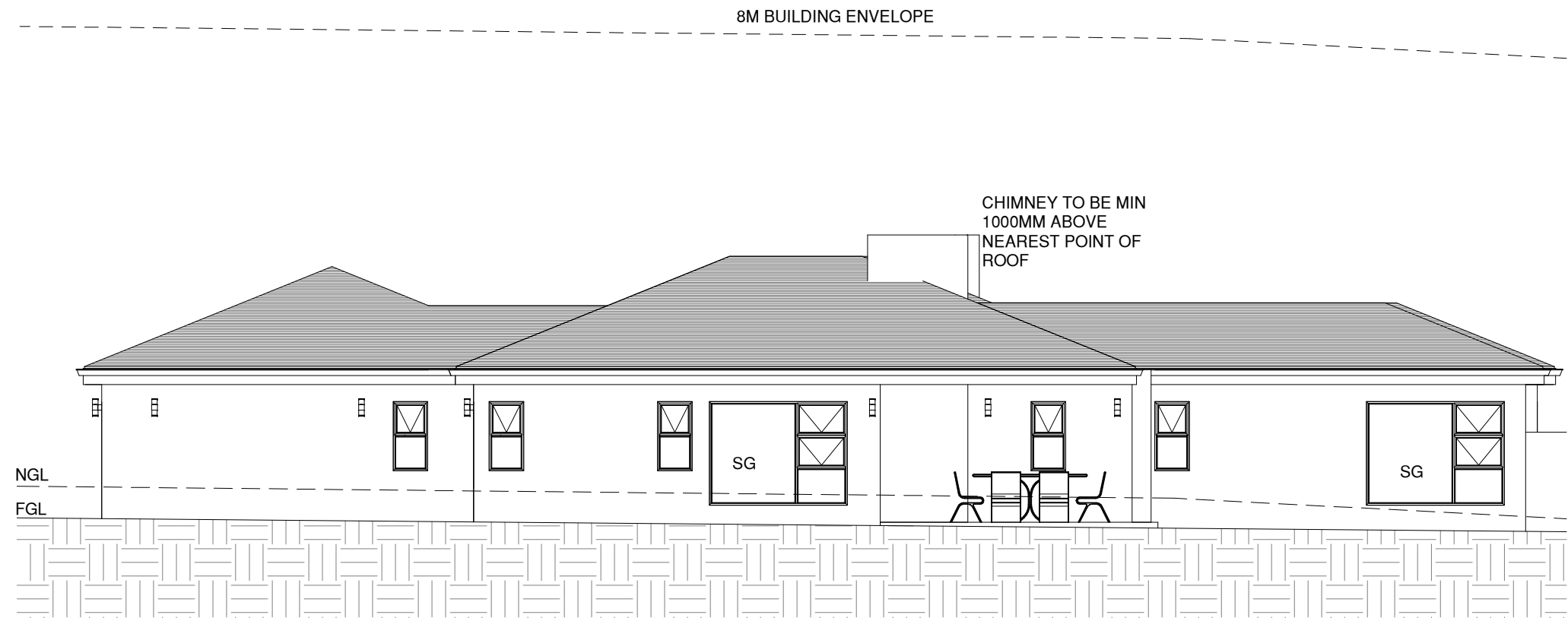
Signature of Malcolm Hyman



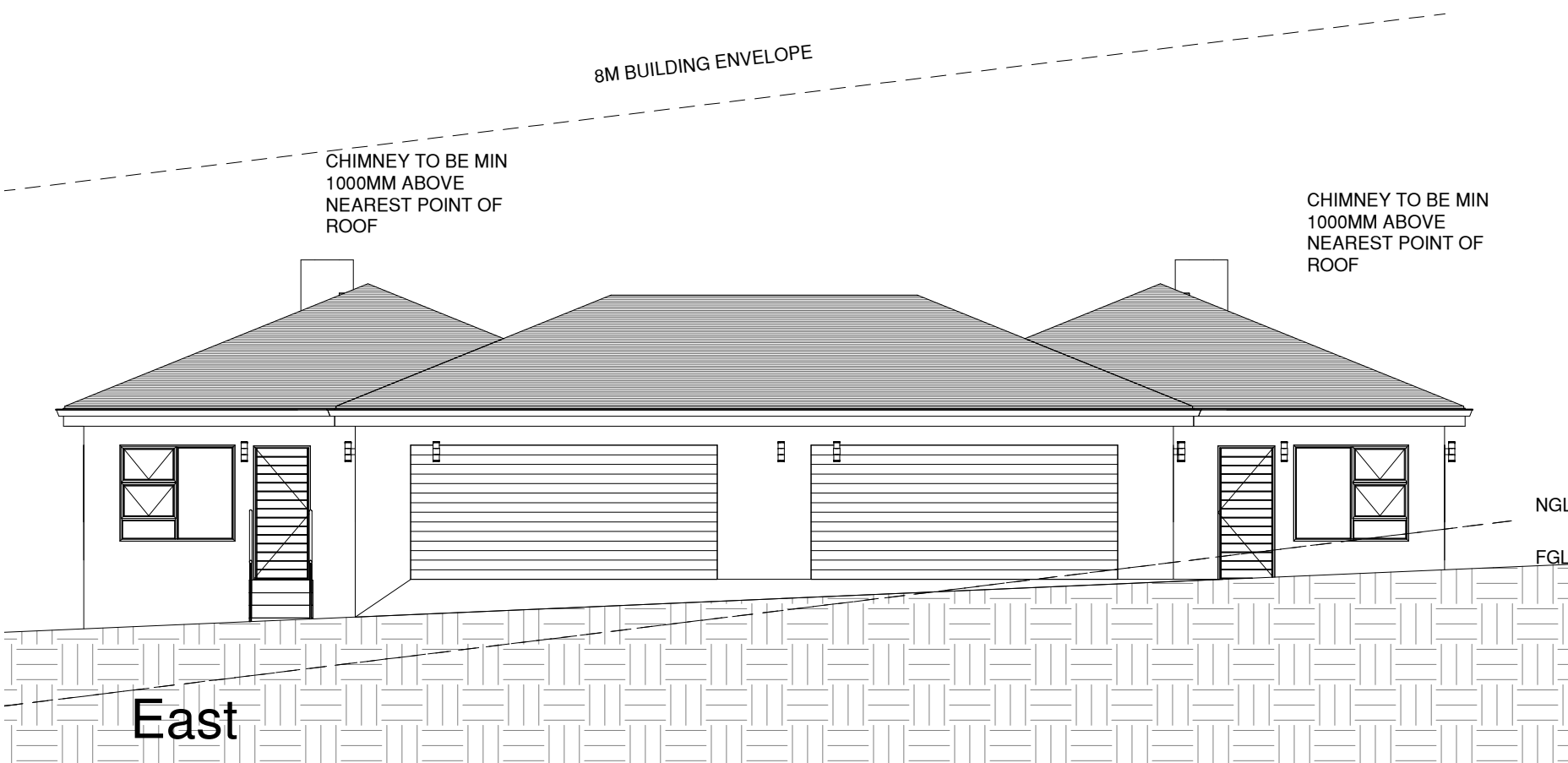
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TO BUILD THE FUTURE
Est. 1987

MEMBER NO. - 23130

SCALED FOR - ISO A1



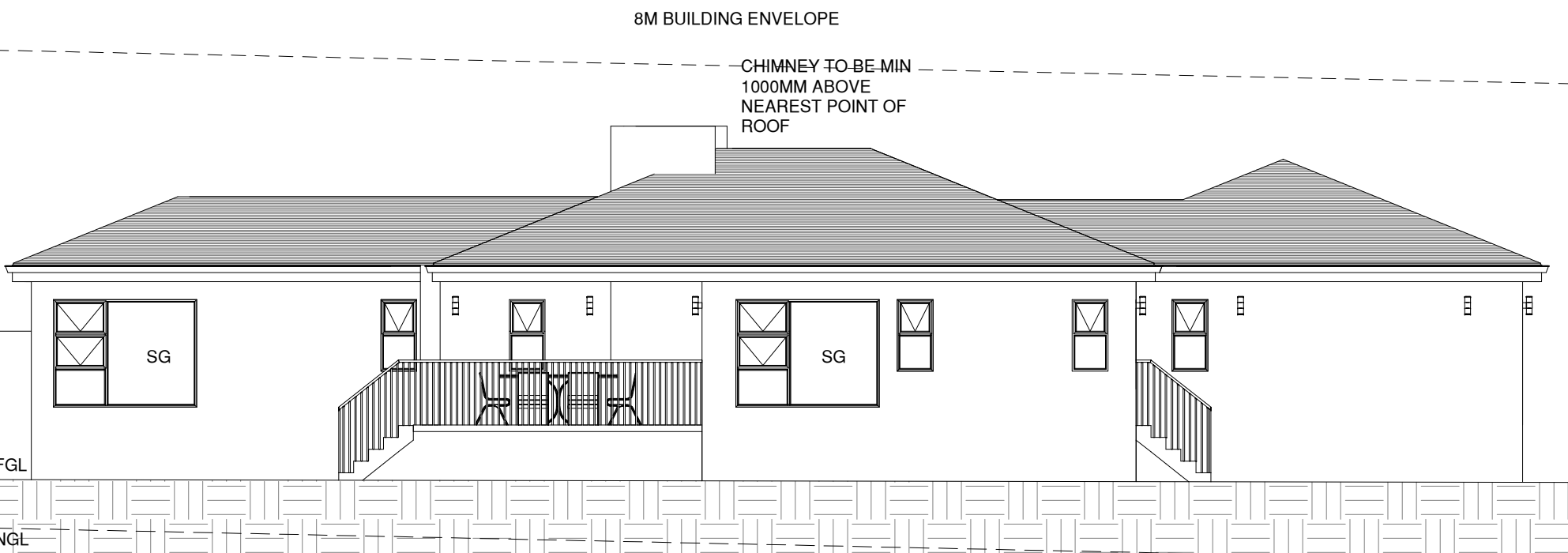
North
1 : 100



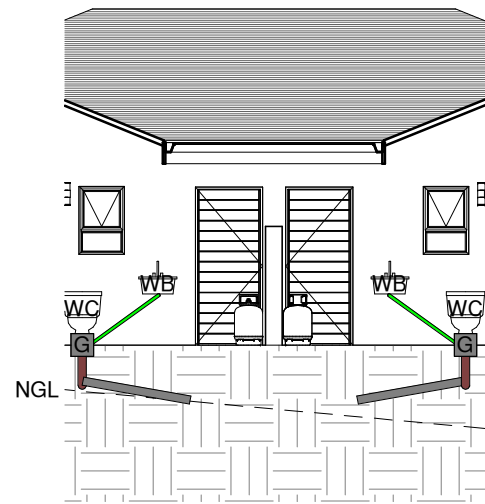
East
1 : 100

BALLUSTRADES: MINIMUM HEIGHT 1000MM, MAX UPRIGHT GAP 100MM

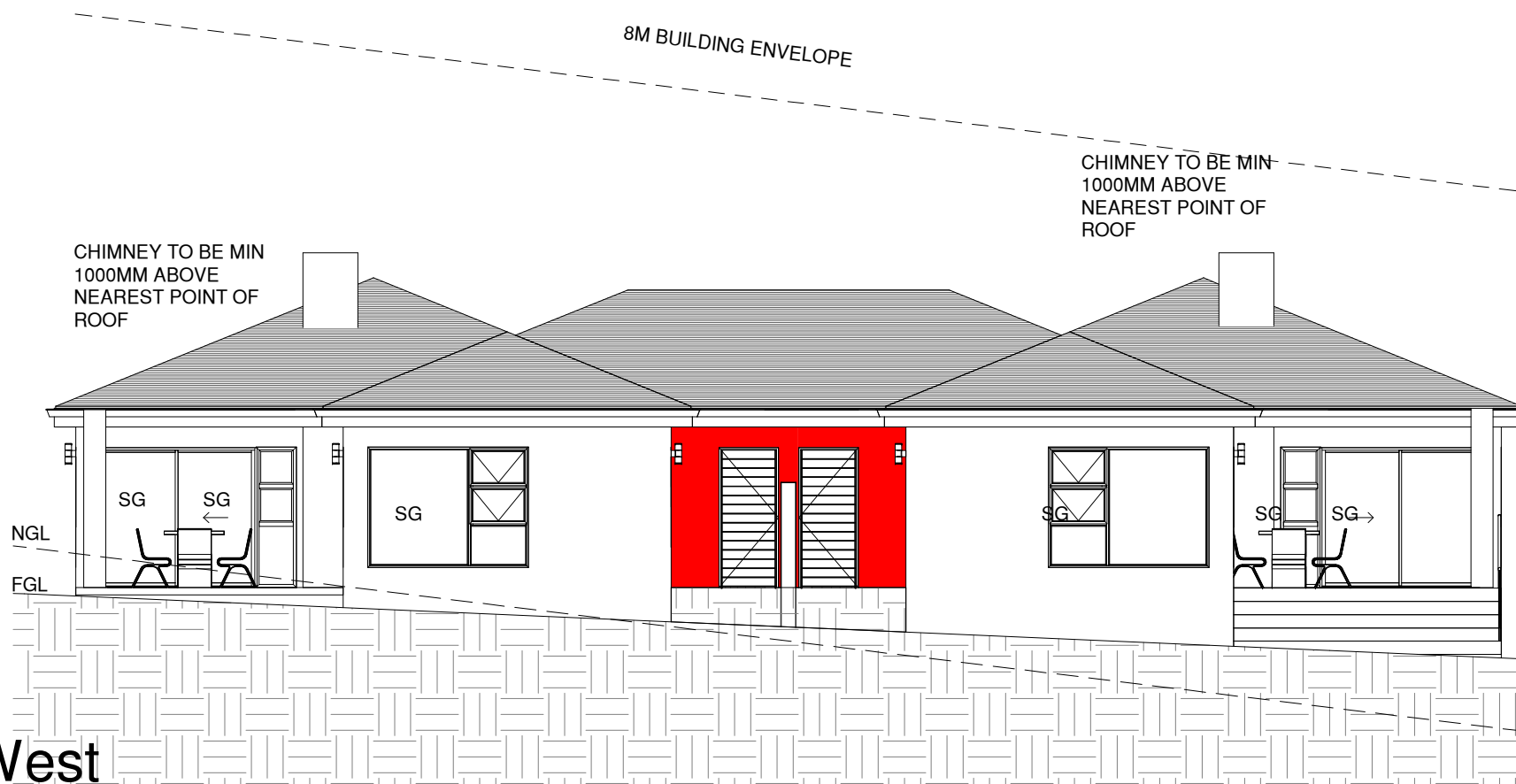
STAIRS: MAX RISER HEIGHT 200MM, MINIMUM TREAD LENGTH 250MM, MINIMUM WIDTH 900MM. STAIR GOING TO BE BETWEEN 570 AND 650MM.



South
1 : 100



PLUMBING SECTION
1 : 100



West
1 : 100

LINTELS:
PRESTRESSED 75mm CONCRETE LINTELS TO BE USED OVER ALL OPENINGS, WITH MINIMUM 4 BRICK COURSES ABOVE. PRESTRESSED 75mm CONCRETE LINTELS TYPE A.P.S. LINTELS SHALL BE 300 mm LONGER THAN THE WIDTH OF THE OPENING UNLESS OTHERWISE SPECIFIED.

CARPENTRY AND JOINERY:
ALL TIMBER SHALL ALL BE SAWN DIE SQUARE, PLANED SMOOTH AND FREE FROM KNOTS, BLEMISHES AND OTHER IMPERFECTIONS. ALL TIMBER MUST BE LIGHT SANDED BEFORE PAINTING, WHILE EXTERNAL TIMBER EXPOSED TO ELEMENTS TO BE TREATED WITH CARBOLINEUM OR SIMILAR.

PAINTWORK:
ALL PAINTWORK INTERNAL AND EXTERNAL IS TO BE OF GOOD QUALITY AND TO MATCH EXISTING. ALL TO MANUFACTURERS SPECIFICATION

PLASTERING:
ALL VISIBLE BRICKWORK WALLS AND CILLS TO BE PLASTERED AND PAINTED AS INDICATED ON ELEVATIONS
INTERNAL COAT LIME/CEMENT SMOOTH 15 mm THICK
EXTERNAL COAT LIME/CEMENT SMOOTH 20 mm THICK
CILLS TO BE PLASTERED TO MATCH WALLS
EXPANSION JOINTS TO BE PLASTER BETWEEN CONCRETE, AND MASONRY TO BE V JOINTS

WATERPROOFING:
375 MICRON POLYETHYLENE STEPPED HORIZONTAL DPC BELOW ALL CILLS AND ABOVE ALL SLABS, OPENINGS AND OTHER BRIDGES TO CAVITY WALLS AND VERTICAL DPC TO SIDES OF ALL OPENINGS, 375 MICRON POLYETHYLENE CONTINUOUS DPM BELOW ALL SURFACE BEDS 240 MICRON UT- POLYETHYLENE SHEET UNDERLAY BELOW ROOF COVERING TO ALL PITCHED ROOFS GMS FLASHING TO BE USED WHERE NECESSARY

WEEPHOLES:
MINIMUM 75 X 6 mm WIDE WEEPHOLES TO ALL CILLS AND ABOVE ALL SLABS, OPENINGS AND OTHER BRIDGES TO CAVITY, TO BE NEAT AND EVENLY SPACED AT MAXIMUM 900 mm CENTRES.



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Project number **VAN007-021**

Date **06-09-2022**

Drawn by **Malcolm Hyman**

Checked by **Sharon Hyman**

2 of 2

CROSS SECTIONS & ELEVATIONS

Scale **1 : 100**

PROPOSED WC

Hyman

My



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