

Floor finish on 22mm Treated Floor boards on 228x50mm joists @ 600mm max, centres Fixed to 228x50mm SAP Timber beams bolted to 150mm dia timber supporting columns on foundation footings as per SANS 10400.

insulation blanket beetween studs.

Section A-A 1:50

GROUND STOREY PLAN

Timber decking as

per client.

ex walls to be demolished

EX BEDROOM NEW LIVING

treated and painted

timber flooring

ROOF LINE

Balustrade to comply with SANS

10400. As per detail.

BEDROOM 2

EX ROOF LINE

3488

3808

IAWN

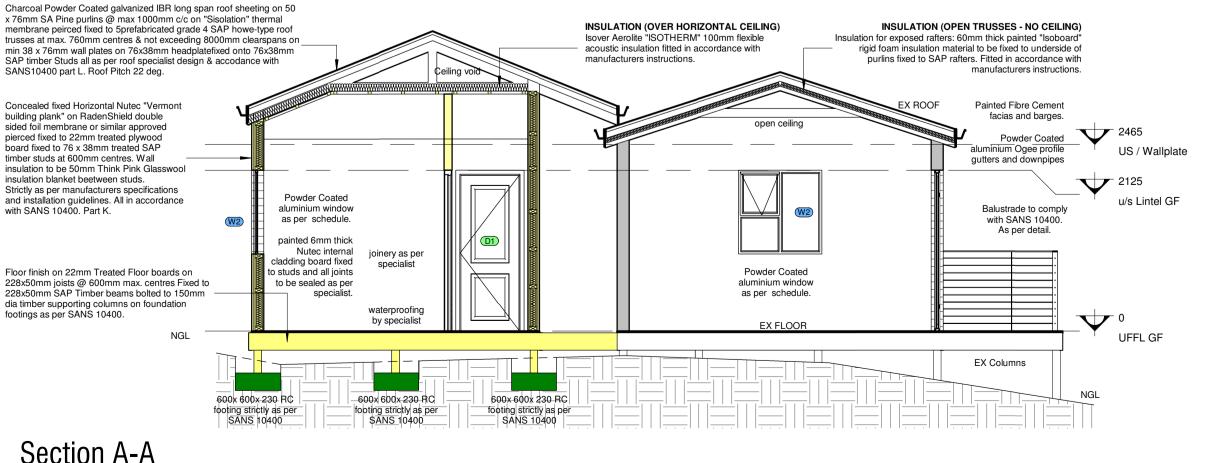
treated and painted

timber flooring

1:100

2

۱	M	
l	N	
1		



Isover Ae	TION (OVER HORIZONTAL CEILING) erolite "ISOTHERM" 100mm flexible acoustic
	n fitted in accordance with manufacturers
	-VALUE DATA (OPEN TRUSSES - NO CEILIN tal Sheet = 0.30K/W
RADEN	SHIELD FOIL = 1.05K/W
	INSULATION = 2.33KW IICK CEILING BOARD = 0.06K/W
ACHIEV	ED R-VALUE = 5.33K/W
	ED R-VALIE = 3.7K/W TION (OPEN TRUSSES - NO CEILING)
Insulation rigid foar purlins fix manufac	n for exposed rafters: 60mm thick painted "Isoboa n insulation material to be fixed to underside of ked to SAP rafters. Fitted in accordance with turers instructions. Isoboard profile as per client. F 2.287K/W
Roof Me	-VALUE DATA (OPEN TRUSSES - NO CEILIN tal Sheet = 0.30K/W SHIELD FOIL = 1.05K/W
60mm IN	SULATION = 2.287KW
	ED R-VALUE = 3.7K/W ED R-VALIE = 3.7K/W
INSULA Install (5 lightweig	TION (CAVITY) 1)mm thick self-supporting noncombustible ht, glass tissue faced Glasswool "Cavitybatt
m2.K/W	", offering a thermal resistance value of (1.34) for heat and/ or acoustic control. Install strictly in nee to manufacturer's detail and specification.
Nutec W	-VALUE DATA (OPEN TRUSSES - NO CEILIN(/all Plank = 0.06K/W SHIELD FOIL = 1.05K/W
	imber board = 0.06K/W ISULATION = 1.34KW
22mm T ACHIEV	NOLATION = 1.54KW imber board = 0.06K/W ED R-VALUE = 2.51K/W ED R-VALIE = 1.95K/W
INSULA	
lsover sn reinforce 75kg/m3	ap-on rigid non-combustable lightweight glass wo d pipe insulation with canvas facing, nominal dens , in 1000mm snap-on pipe sections. fitted to pipes gs, all as per manufacturers instructions.
FENEST	RATION
	ee Energy efficiency document for all fenestration.

WATER RETICULATION LEGEND				
	Pipe carrying cold water			
	Pipe carrying hot water			
	Pipe crossing (not connected)			
•	Riser pipe (plan view)			
т	External tap			
h-œ-c	Mixer (Single manual/ single lever)			
h-∲ −c	Shower (fixed)			
XH	Stop Cock			
—¥—	In line valve / Isolating valve (flanged ends)			
WH	Storage water heater (domestic)			
BPRV	Break pressure reducing valve			
	Solar Panels			
HP	Heat Pump			
15 / 20	Pipe Diameter			
WCS	Water Closet (Cistern or auto. shut-off valve)			
SWT	Taps and Shower head			
WBT	Tap (Wash hand basin)			
BT	Tap (Bath)			
ET	External Tap			
WTT	Tap (Wash Trough)			
ST	Tap (Sink)			
DW	Dishwasher Water connection			
WM	Washing Maching Water connection			

GENERAL SUBMISSION NOTES

-DATUM LEVELS AS INDICATED ON SITE PLAN. THIS SITE WAS

SURVEYED BY A PROFESIONAL SURVEYOR -BASED ON THE NATIONAL BUILDING REGULATIONS AND SANS 10400

B STRUCTURAL NOTES THE DESIGN OF THE STRUCTURAL ELEMENTS AND COMPONENTS

WILL BE DESIGNED AS PER THE NATIONAL BUILDING REGULATIONS. ALL STRUCTURAL SYSTEMS OF THE BUILDING TO COMPLY WITH PART H, PART J, PART K, PART L, PART M, PART N OF SANS 1400 C ROOM DIMENSIONS HABITABLE ROOMS WILL HAVE A FLOOR AREA OF NOT LESS THAN

6SQM. A MINIMUM HORIZONTAL DIMENSION OF NOT LESS THAN 2M AND A MINIMUM HIGHT OF 2,4M. THE DIMENSION OF ALL ROOMS AND SPACES ARE IN ACCORDANCE OF DETAIL REQUIREMENTS OF SANS 10400-C

D PUBLIC SAFETY

THE CHANGE IN LEVEL, THE DESIGN OF RAMPS AND DRIVEWAYS, OR ACCESS TO SWIMMING POOLS AND SWIMMING BATHS IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-D E DEMOLITION WORK

DEMOLITION OF EXIST. STRUCTURES TO BE DONE STRICTLY IN ACCORDANCE WITH SABS 0400 PART E. F SITE OPERATIONS

ALL SITE OPERATIONS, INCLUDING PROTECTION OF THE PUBLIC, WILL BE EXECUTED IN STRICT ACCORDANCE WITH PART F OF THE ATIONAL BUILDING REGULATIONS UNDER THE SUPERVISION OF THE ARCHITECT AND THE ENGINEER. APPROVED SANITARY FACILITIES FOR ALL PERSONNEL WILL BE AVAILABLE BEFORE THE COMMENCEMENT OF AND THROUGHOUT THE DURATION OF THE BUILDING OPERATIONS. ALL SITE OPERATIONS TO BE STRICTLY IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400

G EXCAVATIONS

ALL EXCAVATIONS ARE LESS THAN 3M DEEP AND IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 - G

H FOUNDATIONS

THE FOUNDATIONS OF THE BUILDING ARE IN ACCORDANCE WITH SANS 10400 - B. FOOTINGS, SOIL RAFTS, COMPACTION OF IN-SITU SOIL AND SUBSURFACE DRAINAGE.

THE DEPTH OF THE FOUNDATIONS TO BE AS PER SANS 10400. FOUNDATIONS TO ANY PERIMETER WALLS ARE NOT TO PROJECT OVER BOUNDARY LINES, INCLUDES ANY BUILDING OR BOUNDARY WALL

J FLOORS AS PER PART B

GROUND FLOOR - FINISH AS INDICATED ON PLANS ON 40mm SCREED ON 85mm BEINFORCED CONCRETE SUBFACE BED ON "GUNPLAS USB GREEN" DPM ON 50mm COMPACTED SAND BED ON SELECTED INVERT FILL COMPACTED IN 150mm LAYERS TO 98% AASHTO AND TREATED WITH "PCP", OR EQUALLY APPROVED TP CONFORM WITH SANS

10400-B. CONCRETE FLOORS TO SHOWER AREAS TO BE SET 50mm LOWER THAN THE BATHROOM FLOORS TO BOTH GROUND AND FIRST FLOORS

FLOORS IN ANY LAUNDRY, KITCHEN, SHOWER, BATHROOM OR ROOM CONTAINING A TOILET PAN OR URINAL ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-J K WALLS

PARTS G, H, J AND K WILL BE EXECUTED IN STRICT ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND SABS 0400. THE FULL THICKNESS OF WALLS TO BE INSTALLED AT ALL WALLS AT THE LEVEL AT THE TOP OF THE SURFACE BED AT LEAST 150mm ABOVE THE ADJOINING GROUND AND AT ALL WINDOW SILLS. AN APPROVED VERTICAL WATERPROOF MEMBRANE TO BE FITTED WHERE A WALL OF A ROOM IS IN CONTACT WITH THE GROUND ROOFS TO BE ANCHORED TO WALLS IN COMPLIANCE WITH CLAUSE KK13 OF THE NATIONAL BUILDING REGULATIONS.

WALLS TO BE CONSTRUCTED WITH SABS APPROVED CLAY BRICKS. BUTTERFLY WALL TIES IN ACCORDANCE WITH SABS 28 AT 900mm HORIZONTAL AND 450mm VERTICAL CENTERS WALLS TO BE PLASTERED INTERNALLY AND EXTERNALLY AND TO BE FINISHED WITH SABS APPROVED PVA AND TO BE APPLIED IN STRICT ACCORDANCE TO MANUFACTURERS SPECIFICATIONS

THE STRUCTURAL STRENGTH AND STABILITY OF ALL WALLS TO BE IN STRICT ACCORDANCE WITH SANS 10400-B AND SANS 10400-T. ALL WALLS TO COMPLY WITH THE DETAILED TECHNICAL REQUIREMENTS OF SANS 10400.

THE WATER PENETRATION THROUGH A WALL TO BE IN STRICT ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-K L ROOF COVERLAND "DEEP ROLL DOUBLE ROMAN" OR CLOSEST MATCHING

TILE @ 25DEG FIXED TO 38X38MM SA PINE BATTENS AT MANUFACTURERS SPEC CCS ON APPROVED UNDERLAY ON 114X38MM SA PINE ROOF TRUSSES AS PER ROOF SPECIALIST, TRUSSES REST ON 114MMX38MM SA PINE WALL PLATE. TRUSSES FIXED INTO BEAM FILL 5 COARSES BELOW WITH HOOP IRON STRAPS, APPROVED BY ROOF SPECIALIST. ALL ROOF COVERING AND WATER PROOFING SYSTEMS TO BE IN

STRICT ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS INSTALL 135MM THICK FLEXIBLE NON-COMBUSTIBLE LIGHTWEIGHT "LOFT INSULATION" MATERIAL BETWEEN THE ROOF TRUSSES AND OVER BRANDERING/PURLINS IN COMPLETED ROOF AND CEILING SYSTEMS. INSTALLATION STRICTLY IN ACCORDANCE WITH

MANUFACTURERS DETAIL AND SPECIFICATION. N GLAZING & DOORS & WINDOWS

THE TYPE AND FIXING OF GLAZING TO BE IN ACCORDANCE WITH SANS 10400-B AND THE DETAILED REQUIREMENTS OF SANS 10400-N THE SELECTION OF THE GLAZING TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-N, ALL GLAZING TO BE AS PER GLAZING SCHEDULE AND TO COMPLY TO SANS 10400-XA AND SANS 204. ALL BE WINDOWS AS PER DOOR AND WINDOW SCHEDULE

O LIGHTING AND VENTILATION THE LIGHTING IN A HABITAL ROOM, BATHROOM, SHOWER AND ROOM CONTAINING A TOILET PAN WILL COMPLY WITH THE REQUIREMENTS OF SANS 10400-T AND THE DETAILED REQUIREMENTS OF SANS 10400 O. ALL VENTILATION TO BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-T AND SANS 10400-O.

P DRAINAGE

SINGLE STACK PIPE SYSTEMS AS SHOWN COMPLYING WITH SANS 10400-P AND COMPRISING THE FOLLOWING: - 100 DISCHARGE STACKS, SOIL DISCHARGE PIPES, DRAINS AND STACK VENTS OF APPROVED MATERIAL 50mm SOIL DISCHARGE PIPES TO LIBINALS 40dia WASTE DISCHARGE PIPES TO WBs, SHOWERS, BATHS, SINKS ISCHARGING TO SINGLE STACKS. GULLY TO COMPLY WITH P29 ALL WASTE FITTINGS TO HAVE RESEALING TRAPS AND WATER SEALS NOT LESS THAN 65mm ACCESS TO THE DRAINAGE INSTALLATION TO BE PROVIDED BY ADEQUATELY MARKED AND PROTECTED AND PERMANENTLY ACCESSIBLE RODDING EYES AT ALL CHANGES OF DIRECTION, WITHIN 1,5m OF THE DRAIN CONNECTION TO THE SEWER AT THE HIGHEST POINT OF THE DRAIN AND AT 25m INTERVALS ALONG THE LINE OF THE DRAIN INSPECTION EYES AT ALL BENDS AND JUNCTIONS

R STORMWATER DISPOSAL

THE MEANS FOR THE CONTROL AND DISPOSAL OF STORM WATER IS TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-R

T FIRE PROTECTION ALL FIRE PROTECTION MEASURES PROVIDED TO BE IN STRICT ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-T

V SPACE HEATING THE PROVISION OF SPACE HEATING IF ANY SHALL BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-

W FIRE INSTALLATIONS

ALL FIRE INSTALLATIONS IF ANY TO COMPLY WITH THE DETAILED **REQUIREMENTS OF SANS 10400-W**

XY ENERGY EFFICIENCY IN BUILDINGS the BUILDING IS SO DESIGNED THAT ORIENTATION AND SHADING IS IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 204. EXTERNAL WALLS ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-XY FLOORS WITH IN-SLAB HEATING IS IN ACCORDANCE WITH SANS 10400-XY. SERVICES THAT USE ENERGY OR CONTROL THE USE OF ENERGY IS IN ACCORDANCE WITH SANS 204 AND HOT WATER SYSTEMS IS IN ACCORDANCE SANS 10400-XY.

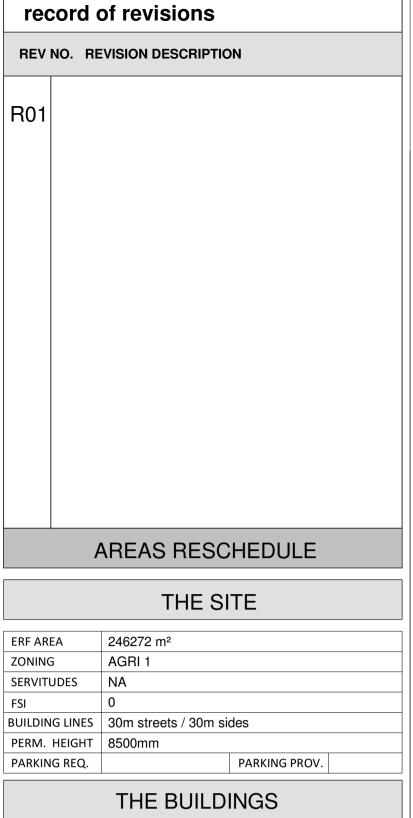
ALL FENESTRATION TO COMPLY WITH SANS 204. THE THEORETICAL ANNUAL ENERGY ASSUMPTION AND DEMAND TO BE IN ACCORDANCE WITH SANS 10400-XY, ALL BUILDING ENERGY EFFICIENCY SPECIFICATIONS TO BE READ IN CONJUNCTION WITH THE SUPPLEMENTAL GUIDE TO SANS 10400-XY AND SANS 204 REPORT(A4 DOCUMENT DATED 28 MAY 2012)

ALL BOUNDARY WALLS TO COMPLY TO SANS 10400-B. NO BOUNDARY WALL FOUNDATION TO ENCROACH BOUNDARY LINE. ALL BOUNDARY WALLS O BE PLASTERED AND PAINTED BOTH SIDES. BOUNDARY WALLS NOT TO EXCEED 1.8M ABOVE NGL. DAMP PROOFING

UNDER FLOOR MEMBRANE & DPC MUST BE LAPPED OVER ENTIRE ENGTH OF EXTERNAL WALLS IN ACCORDANCE WITH GUNDLE PLASTICS' DETAIL ALL JOINTS TO BE SEALED IN ACCORDANCE WITH

MANUFACTURERS INSTRUCTIONS. PROVIDE "BRICK GRIP" ABOVE, BELOW & AROUND ALL EXTERNAL DOORS AND WINDOWS. REFER TO ARCHITECTS DETAILS WERE APPLICABLE FINAL DOWNPIPE POSITIONS AND CATCHPITS TO BE DETERMINED ON SITE. ALL STORMWATER TO DISPOSE INTO DEVELOPMENT

STORMWATER DISPOSAL.



DESCRIPTION	EXISTING AREA			NEW AREA	TOTAL	
Dwelling	52			39	81	
-	0			0	0	
-	0			0	0	
-	0			0	0	
-	0			0	0	
TOTAL	52			39	81	
COV. % ACTUAL	0.03	%	that is	81	m²	
COV. % PERM.	5	%	that is	12312	m²	

COPYRIGHT NOTICE

This drawing is copyright. You may use, display, print and reproduse this drawing only for use on the project as described in the title block of this drawing. This drawing stays the property of RM ARCHITECTURE and no parts of this drawing may be reprodused for any other reason as discribed above without the prior written permission of the copyright owner. Such permission, if granted, is subject to a fee depending on the nature of the use. All rights in terms of Section 12 (7) of the South African Copyright Act Requests and inquiries regarding reproduction should be addressed to the Copyright Owner. DISCLAMER NOTE

In no event shall RM ARCHITECTURE be liable to anyone for special, collateral, incidental, or consequencial amages in connection with or arising out of the use of this drawing. This drawing is intended as a gener referance source, accuracy, currency, completeness and relevance for your purpose, and you should obtain any appropriate professional advise relevant to the particular circumstances to this project. Contact the author of this drawing if you have any questions regarding information here on.

WEB



ruan@rmarchi	tecture.	c o . z a
<u>PHONE:</u> +27 (0)72 040) 6210	
127 (0)72 010	0210	

DDRESS 16 Alan Drive Mangold Park Port Elizabeth 6070

Registered Person name: Reaistered Person signature:

RUAN MULLER PSAT 26658958

Client name: RUDI JANSEN VAN RENSBURG

signature: project title:

Client

Proposed Additions and Alterations for RUDI JANSEN VAN RENSBURG on PTN 20 of FARM 28 SEAVIEW

drawing title: MUNICIPAL DRAWINGS project number: drawing number:

P225-01

date: 17/06/2023

R00

revision:

As indicated

scale:

drawn by: **RUAN MULLER**

MUN 2/2