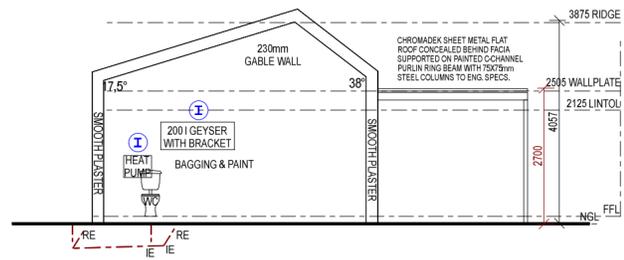
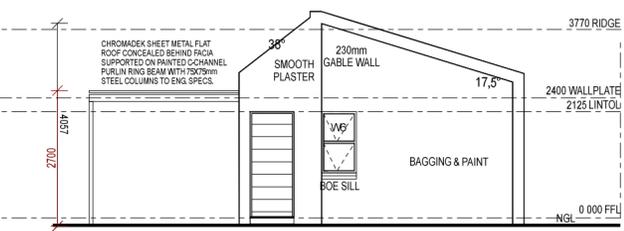


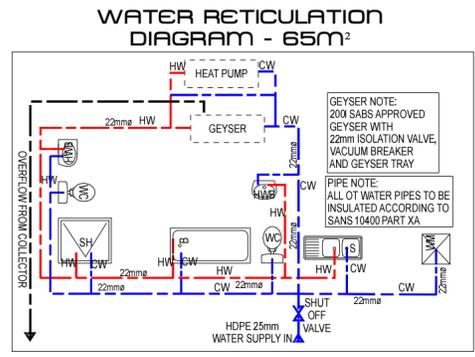
PLAN LAYOUT
SCALE 1:100



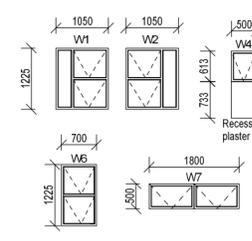
SOUTH EAST ELEVATION
SCALE 1:100



NORTH WEST ELEVATION
SCALE 1:100



WINDOW SCHEDULE
SCALE 1:100



ELECTRICAL KEY:

- ⊕ CEILING MOUNTED LIGHT
- ⌒ WALL MOUNTED LIGHT SUITABLE FOR EXTERNAL APPLICATION
- ⚡ SWITCH
- ⚡ SWITCH
- ⊖ 2 PLUG POINT
- ⊖ 1 PLUG POINT
- ⌚ DISTRIBUTION BOARD 1600 affi
- ⊖ STOVE ISOLATOR
- ⊖ ISOLATOR

LIGHTING NOTE: ONLY ENERGY EFFICIENT FIXTURES TO BE INSTALLED.

GENERAL NOTES

ALL WORK TO BE DONE IN ACCORDANCE TO REGULATIONS OF LOCAL AUTHORITY AS WELL AS SANS 10400.
 ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH SANS SPECIFICATIONS & REGULATIONS.
 DRAWINGS NOT TO BE SCALED FROM & CERTIFIED BY REGISTERED ENGINEER.
 ALL LEVELS & DIMENSIONS TO BE CHECKED PRIOR TO SETTING OUT.
 STRUCTURAL DESIGN TO COMPLY WITH THE DETAILED REQUIREMENTS OF PART H; PART J; PART K; PART L; PART M; PART N OF SANS 10400
 DIMENSIONS: THE DIMENSIONS OF ANY ROOM OR SPACE ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 - C.
 EXCAVATIONS: ROOF EXCAVATION RELATING TO THE BUILDING IS LESS THAN 3m DEEP AND IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 - G.
 FOUNDATIONS / FLOORS: FOUNDATIONS AS PER THE DESIGN OF STRUCTURAL ENGINEER.
 WALLS: THE STRUCTURAL STRENGTH AND STABILITY OF WALLS ARE IN ACCORDANCE WITH SANS 10400 - B, SANS 10400 - T AND SANS 10400 - K.
 ROOFS: ROOF COVERINGS IN ACCORDANCE WITH SANS 10400 - K. ROOF ASSEMBLY & CEILING ASSEMBLY IN ACCORDANCE WITH SANS 10400 - C, SANS 10400 - K.
 GLAZING: ALL GLAZING TO SANS 10400 - N.
 LIGHTING & VENTILATION: ALL ROOMS & BATHROOMS TO COMPLY WITH SANS 10400 - T AND SANS 10400 - O.
 DRAINAGE: DRAINAGE SYSTEM DESIGNED IN ACCORDANCE WITH SANS 10400 - P.
 FIRE PROTECTION: ALL FIRE PROTECTION MEASURES IN ACCORDANCE WITH SANS 10400 - T

ROOF NOTE

ROOF COVERING: CONCRETE ROOF TILES
 PITCH: 17.5° & 38°
 TRUSS SPACING: 760 c/c
 BATTEN SPACING: 340 c/c
 BATTENS: 38 x 38 GRADE 6 SA PINE
 WALL PLATE: 114 x 38 GRADE 6 SA PINE
 30MM GALVANISED HOPIRON STRAPS TO BE BUILT 500mm INTO WALL
 ROOF STRUCTURE TO ENGINEERS SPEC AND TO COMPLY WITH NBR PART L & SABS 563
 ROOF INSULATION: ZONE 4
 MIN OF 100mm THICK FLEXIBLE MINERAL ROCK WOOL
 INSTALL UNDER-TILE WATERPROOFING MEMBRANE

GLAZING

GLAZING TO SANS 10400 PART N.
 GLAZING THICKNESS ACCORDING TO:
 < 0.75 m², min 3mm
 < 1.5 m², min 4mm
 > 1.5 m², min 6mm SAFETY GLASS
 SAFETY MARKERS ON ALL GLASS SLIDING DOORS
 OBSCURE GLASS IN BATHROOM WINDOWS

FINISHES

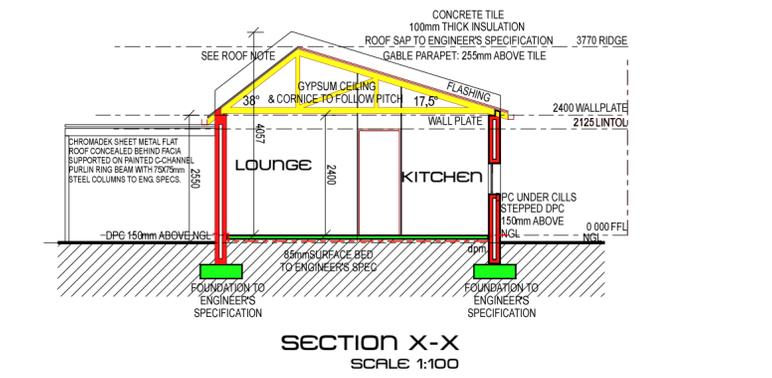
OUTSIDE WALLS: BAGGED & PAINTED WITH SMOOTH PLASTER DETAIL AS PER ELEVATION
 INSIDE WALLS: PLASTERED & PAINTED
 FLOORS: SCREED WITH TILES WHERE INDICATED
 WINDOWS: ALUMINIUM FRAME
 DOORS FRAMES: TIMBER
 INTERIOR DOORS: HOLLOW CORE
 EXTERIOR DOORS: SOLID MERANTI
 CEILING: RHINOBOARD WITH CORNICE - PAINTED PVA

ENERGY EFFICIENCY

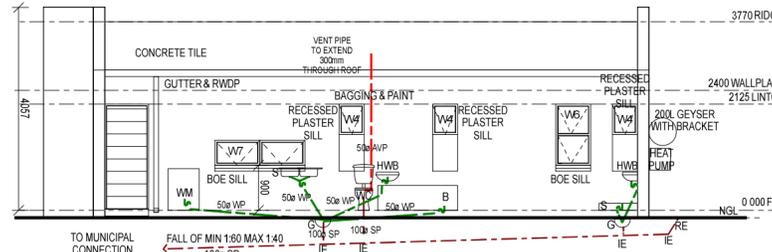
FENESTRATION
 65m² GROSS FLOOR AREA, 57m² NETT FLOOR AREA
 PERMITTED 15% = 8.55m² FENESTRATION
 ACHIEVED: 8.5m², SO NO NEED TO PROVE COMPLIANCE
 ENERGY EFFICIENCY:
 OCCUPANCY: H4
 BUILDING NETT FLOOR AREA: 57m²
 OCCUPANCY TIME: 24 HRS PER DAY
 CLIMATIC ZONE: 4
 EXTERNAL WALL CONSTRUCTION: MASONRY WITH MIN R-VALUE OF 0.35. COMPLIANT WITH SINGLE LEAF MASONRY WALL, NOMINAL WALL THICKNESS NOT LESS THAN 140mm, PLASTERED INTERNALLY AND RENDERED EXTERNALLY.
 ROOF ASSEMBLY: MIN R-VALUE REQUIRED: 3.7
 R-VALUE FOR ROOF COVERING: 0.35 (CLAY TILES)
 R-VALUE FOR CEILING: 0.05 (GYPSUM BOARD)
 R-VALUE FOR INSULATION: 3.48 (100mm THINK PINK® OR SIMILAR)
 NO ROOF LIGHTS
 AIR INFILTRATION: DOOR SEALS TO HABITABLE ROOMS
 LIGHTING PROVIDED: 5W/m²
 HOT WATER SERVICES: 115l PER DAY. (4 PERSONS)
 HEATED WITH MIN. 200L GEYSER TO COMPLY WITH SANS 1307, SANS 10106, SANS 10254 AND SANS 10252-1
 HOT WATER PIPES TO BE INSULATED WITH R-VALUE OF 1. TANKS & VESSELS TO BE INSULATED WITH R-VALUE OF 2.

SCHEDULE OF AREAS

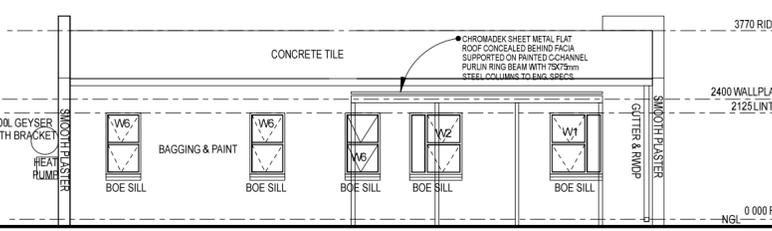
SITE AREA: 300m²
 UNIT AREA: 65m²
 COVERAGE: 21,6%



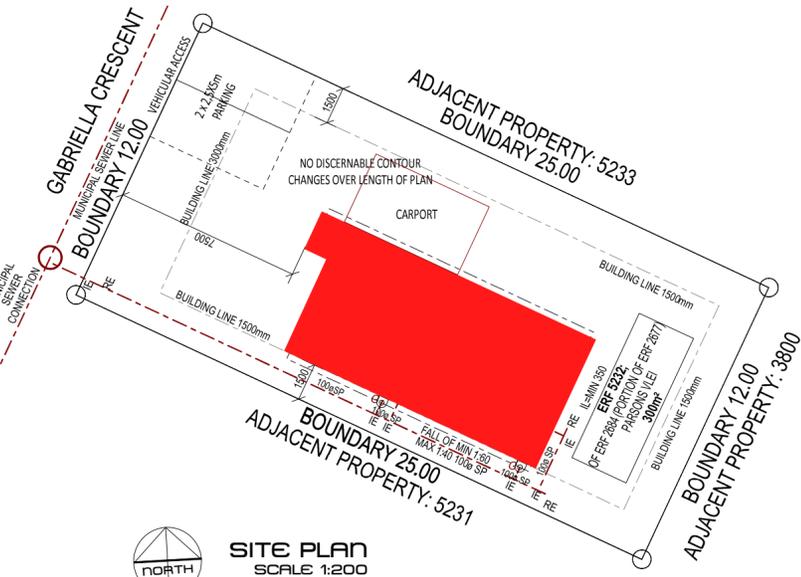
SECTION X-X
SCALE 1:100



SOUTH WEST ELEVATION
SCALE 1:100



NORTH EAST ELEVATION
SCALE 1:100



SITE PLAN
SCALE 1:200

5232											
	VP	RI	IE	IE	IE	IE	RI	IE	RI	IE	MC
Cover	188.604	188.604	188.604	188.604	188.604	188.604	188.604	188.604	188.604	188.604	188.604
Depth (m)	0.755682	0.763015	0.803347	0.821679	0.913342	0.924342	0.924342	1.133333	1.137	1.137	
Invert level	187.8483	187.841	187.8007	187.7823	187.6907	187.6797	187.6797	187.4707	187.467	187.467	
Length (m)		0.44	2.42	1.1	5.5	0.66	12.54		0.22		
Gradient					1:60						
Scale					1:200						

Drainage Section

DRAINAGE CALCULATIONS

65m² UNIT MIRRORED

ARCHITECT: Nicolette Boegman
 Pr Arch SACAP 5472
 ENGINEER:
 OWNER:

TYPE H - 65m²



LOCAL AUTHORITY SUBMISSION

PROPERTY DESCRIPTION

FOUR LEAF
ERF 5232
 OF PORTION 6 OF ERF 2684
 (PORTION OF ERF 2677)
 PARSONS VLEI

PRINT: A2

drawing number	date	scale
1502_FOUR LEAF_65	2017/03/12	1:100 1:200
title	drawn	revision
PROPOSED 65m²	NB	A