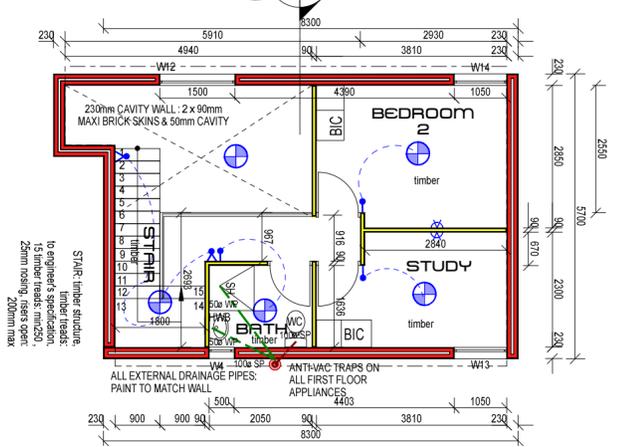
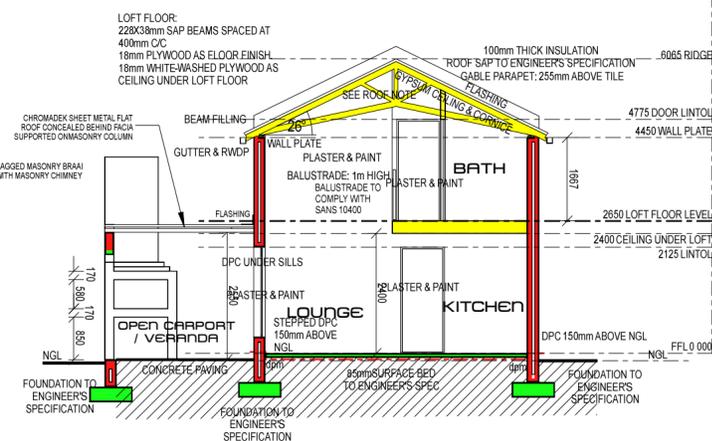


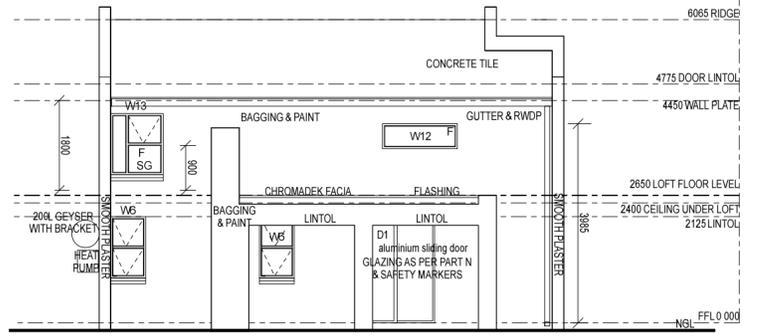
GROUND LAYOUT
SCALE 1:100



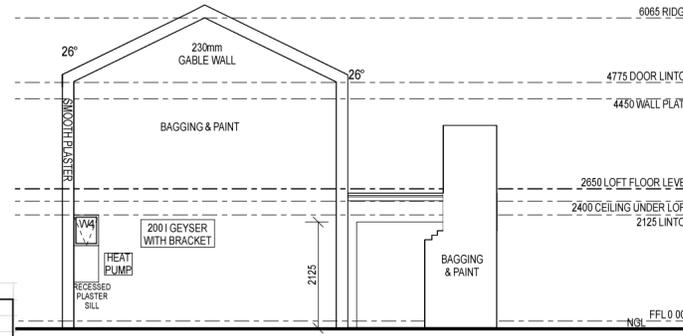
LOFT LAYOUT
SCALE 1:100



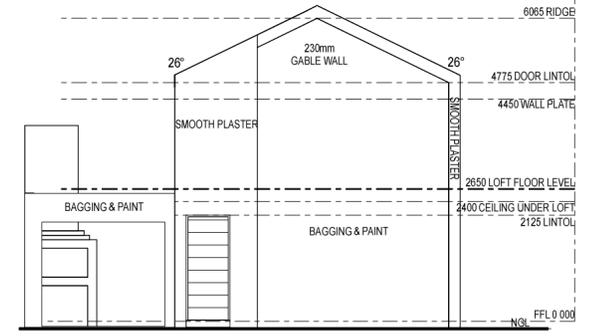
SECTION X-X
SCALE 1:100



NORTH ELEVATION
SCALE 1:100



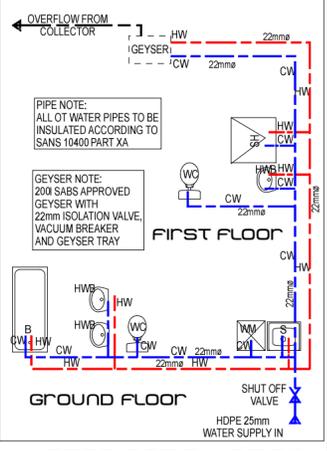
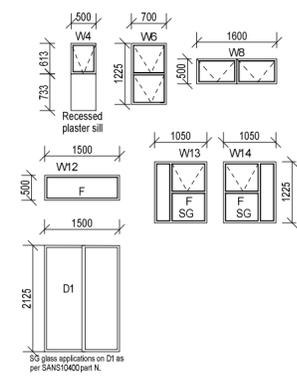
WEST ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100

- ELECTRICAL KEY:**
- CEILING MOUNTED LIGHT
 - WALL MOUNTED LIGHT SUITABLE FOR EXTERNAL APPLICATION
 - SWITCH
 - 2 PLUG POINT
 - 1 PLUG POINT
 - DISTRIBUTION BOARD 1600 aff
 - STOVE ISOLATOR
- LIGHTING NOTE:** ONLY ENERGY EFFICIENT FIXTURES TO BE INSTALLED.

WINDOW SCHEDULE
SCALE 1:100



WATER RETICULATION DIAGRAM - 75m²

FENESTRATION - GROUND FLOOR
49m² GROSS FLOOR AREA, 42.3m² NETT FLOOR AREA PERMITTED 15% = 6.35m² FENESTRATION ACHIEVED: 6.32m², SO NO NEED TO PROVE COMPLIANCE

FENESTRATION - FIRST FLOOR
49m² GROSS FLOOR AREA, 42.3m² NETT FLOOR AREA PERMITTED 15% = 6.35m² FENESTRATION ACHIEVED: 3.63m², SO NO NEED TO PROVE COMPLIANCE

ENERGY EFFICIENCY:
OCCUPANCY: H4
BUILDING NETT FLOOR AREA: 47m²
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: 77,5m²
GROUND STOREY: 50m²
OPEN CARPORT: 17m²
COVERAGE: 22,33%

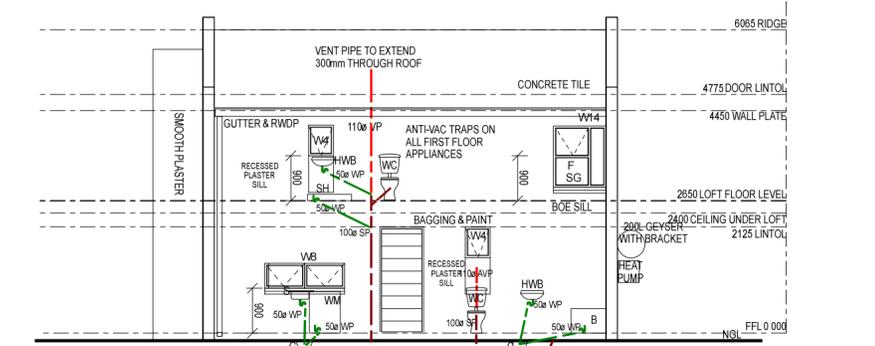
ARCHITECT:
Nicolette Boegman
Pr Arch SACAP 5472
ENGINEER:

OWNER:

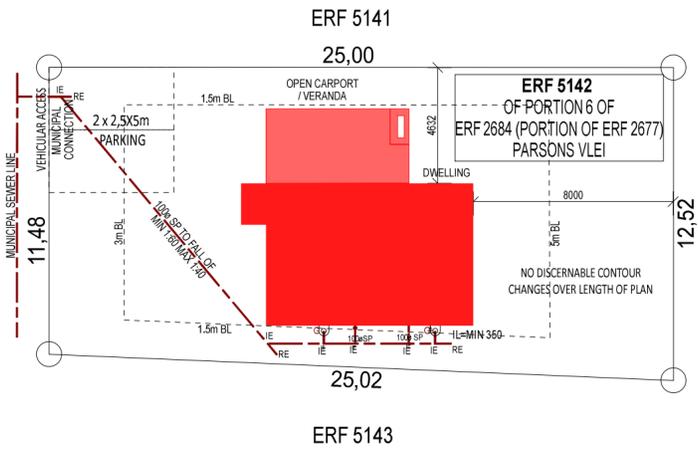
77,5m² UNIT

VP	RI	IE	IE	IE	IE	RI	IE	RI	IE	MC
Cover	190.575	190.575	190.575	190.575	190.575	190.575	190.575	190.575	190.575	190.575
Depth (m)	0.548014	0.561346	0.578012	0.611344	0.631344	0.668009	0.884667	0.888		0.888
Invert level	190.027	190.0137	189.997	189.9637	189.9437	189.907	189.6903	189.687		189.687
Length (m)	0.8		1	2	1.2	2.2	13	0.2		
Gradient					1:60					
Scale					1:200					

Drainage calculations



SOUTH ELEVATION
SCALE 1:100



SITE PLAN
SCALE 1:200

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:
THE 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: 26°

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 HOOPIRON 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 MIRENANTI
CEILING: RHINOBOARD WITH CORNICE - PAINTED PVA

TYPE E - 77,5m²

nba 97
nicolette boegman
ARGITEK / ARCHITECT
CALL: 082 773 2549
1001 892318 WATERLOO DOOR 0145
nba@chrysalis.co.za
082 773 2549

LOCAL AUTHORITY SUBMISSION

PROPERTY DESCRIPTION
FOUR LEAF
ERF 5142
OF PORTION 6 OF ERF 2684
(PORTION OF ERF 2677)
PARSONS VLEI

PRINT: A2

drawing number	date	scale
1502_FOUR LEAF_77,5	18.03.2016	1:100 1:200
title	drawn	revision
PROPOSED 75m ²	NB	A