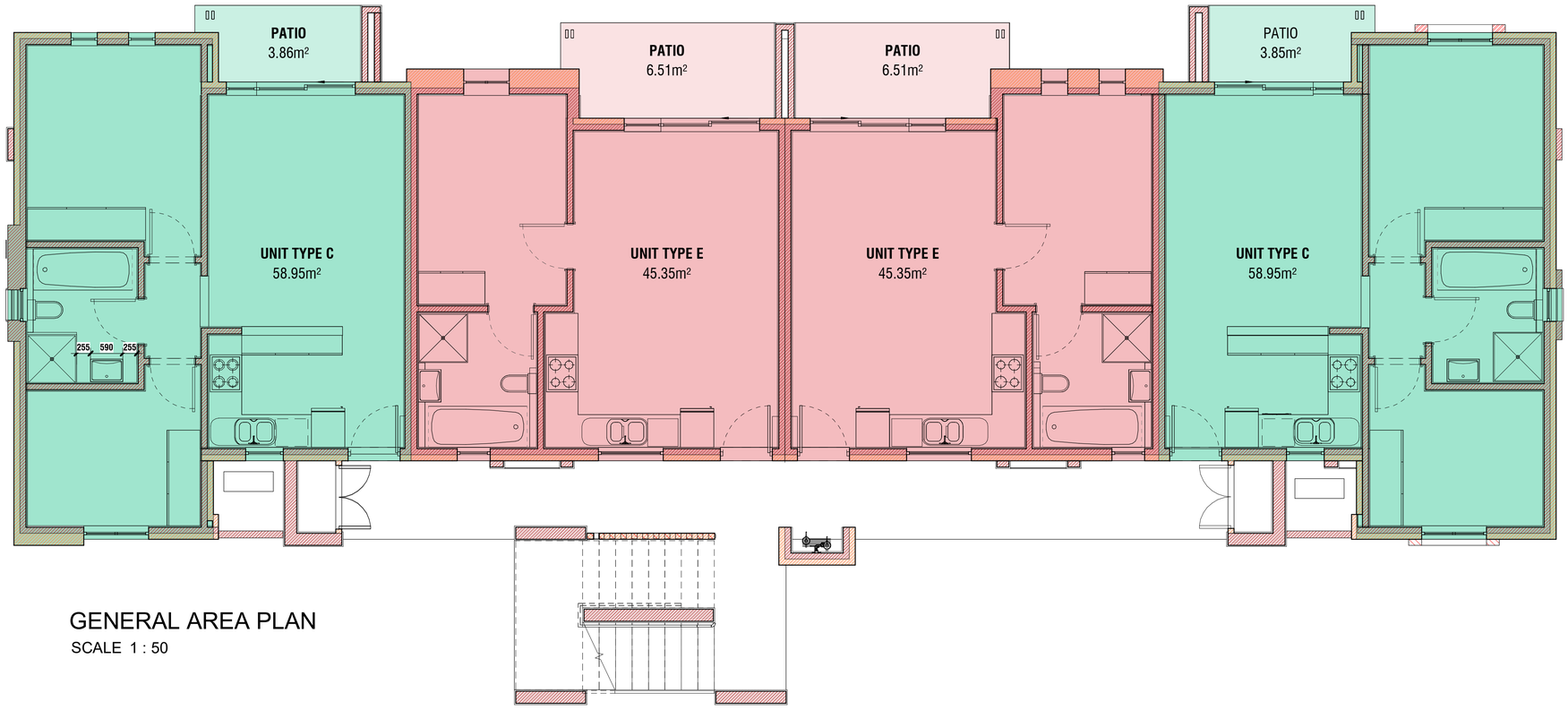

GENERAL AREA PLAN

SCALE 1 : 50

FOR BUILDING CONSENT
FOR BRICKWORK STAGE 5. SETTING OUT..
FOR WINDOWS & DOORS TENDER.
FOR SANS XA (NOM 15% WINDOW RATIO)

ALL SETTING OUT TO MODULAR SA BRICK DIMENSIONS. 12MM MORTAR JOINTS.

GENERAL NOTES:

ALL WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATION & BUILDING STANDARDS ACT SANS 10400. LOCAL COUNCIL REQUIREMENTS & ALL RELEVANT SPECIFICATIONS AND CODES.
ALL DOORS TO THE EXTERIOR THAT OPEN OUTWARD ARE TO HAVE A 10MM STEP UP ALONG THE LONGITUDINAL CENTER LINE OF THE DOOR LEAF. A BRASS OR ALUMINUM STRIP IS TO BE INSTALLED TO THE THRESHOLD. ALL REINFORCED CONCRETE TO BE TO STRUCTURAL ENGINEERS CERTIFICATE & DETAIL TO BE SUBMITTED.
VERTICAL TANKING TO ALL LEVEL CHANGES TO BE IN STRICT ACCORDANCE
WITH ENGINEERS DETAIL AND SPECIALISTS SPECIFICATION.
FINAL GROUND LEVELS TO BE DISCUSSED WITH ARCHITECT PRIOR TO ANY EXCAVATION ON SITE.

DIMENSIONS:
ALL DIMENSIONS OF ANY ROOM OR SPACE, HEIGHTS & AREAS ARE IN ACCORDANCE WITH REQUIREMENTS OF PART C OF SANS 10400. FIGURED DIMENSIONS TO TAKE PREFERENCE TO SCALING, OVERALL DIMENSIONS (EXTERNAL) TAKE PRECEDENCE. ALL TO BE CHECKED ON SITE & DISCREPANCIES TO BE REPORTED TO ARCHITECT BEFORE WORK COMMENCES.

PUBLIC SAFETY:
ALL CHANGES IN LEVELS, RAMPS, DRIVEWAYS & BALUSTRADES TO BE IN ACCORDANCE WITH PART D OF SANS 10400.
GLASS BALUSTRADES TO BE BAG TESTED TO INDUSTRY STANDARDS.

SITE OPERATIONS:
ALL SITE OPERATIONS WILL BE IN ACCORDANCE WITH PART F OF SANS 10400. ONLY DRAWINGS THAT REFLECT THE LATEST REVISIONS TO BE USED ON SITE. SITE AND WORKS TO BE KEPT CLEAN, NEAT, SECURE AND SAFE AT ALL TIMES.

ROOFS:
ROOF ASSEMBLY TO COMPLY WITH PART XA OF SANS 10400 & SANS 204, IN ACCORDANCE WITH CALCULATIONS PROVIDED. ALL INSULATION TO MEAT TASA STANDARDS & REGULATIONS. ROOF COVERINGS & WATERPROOFING SYSTEMS, SLOPE, GUTTERS & DOWN PIPES TO COMPLY WITH PART L OF SANS 10400, & TO SPECIALIST SPEC & DETAIL.

STAIRWAYS:
ALL STAIRWAYS TO COMPLY WITH ALL DIMENSIONAL, STRUCTURAL & SAFETY REQUIREMENTS OF PART M OF SANS10400.

FENESTRATION & GLAZING:
REFER TO ATTACHED CALCULATIONS FOR REQUIREMENTS TO COMPLY WITH PART XA OF SANS 10400 & SANS 204.
GLAZING TO COMPLY WITH PART XA OF SANS 10400 & SANS 204, IN ACCORDANCE WITH CALCULATIONS PROVIDED. ALL ALUMINUM TO COMPLY WITH AAMSA STANDARDS & REGULATIONS.
GLAZING TO COMPLY WITH INSTALLATION & ALL OTHER REQUIREMENTS OF PAT N OF SANS 10400.

LIGHTING & VENTILATION:
ALL LIGHTING & VENTILATION REQUIREMENTS TO COMPLY WITH PART O & N OF SANS 10400

STORMWATER:
STORMWATER CONTROL & DISPOSAL, GUTTERS & DOWNPIPES TO COMPLY WITH PART R OF SANS 10400.

FIRE INSTALLATION:
ALL TO COMPLY WITH PART W OF SANS 10400.

ENVIRONMENTAL SUSTAINABILITY & ENERGY USAGE IN BUILDINGS (ALL TO COMPLY WITH PARTS X & XA OF SANS 10400 & SANS 204 WHERE APPLICABLE):
HOT WATER: WILL BE PROVIDED FROM ONSITE HEAT PUMP, ALL PIPES WILL BE INSULTED TO A MIN R-VALUE OF 1 FOR PIPES GREATER THAN OR EQUAL TO Ø80MM & 1.5 FOR PIPES LESS THAN Ø80MM. TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION.
LIGHTING & POWER: REFER ATTACHED CALCULATIONS FOR REQUIREMENTS TO COMPLY WITH WITH PART XA OF SANS 10400 & SANS 204. ALL BULBS, DOWNLIGHTS, WALL LIGHTS & STRIP LIGHTS TO BE LED CONFORMING TO CALCULATIONS ATTACHED.

DRAINAGE:
SINGLE STACK SYSTEM COMPLYING WITH THE NATIONAL BUILDING REGULATIONS AND THE REQUIREMENTS OF THE LOCAL AUTHORITY AND COMPRISING THE FOLLOWING:
1. 100∅ DISCHARGE STACKS OF APPROVED MATERIAL
2. 100∅ DRAINS OF APPROVED MATERIAL
3. 100∅ SOIL PIPES
4. 40∅ GMS WASTE PIPES
5. 100∅ STACK VENTS
THE DISCHARGE STACK WILL CONTINUE UPWARDS TO FORM THE STACK VENT. THE RADIUS AT THE CENTRE LINE OF THE BEND AT THE FOOT OF THE DISCHARGE STACK SHALL NOT BE LESS THAN 300MM.
EVERY WASTE FIXTURE SHALL BE EITHER A P-TRAP WITH A WATERSEAL NOT LESS THAN 75MM OR A RE-SEALING TRAP OF THE P-TYPE.
WHERE ANY WASTE BRANCH AND ANY OPPOSED SOIL BRANCH ARE CONNECTED TO A DISCHARGE STACK THE CENTRE LINES AT THEIR INTERSECTIONS SHALL NOT BE LESS THAN 200MM APART.
THE FIXTURE BRANCH OF ALL SANITARY FIXTURES IN THE SANITARY GROUP SHALL BE SEPARATELY CONNECTED TO THE DISCHARGE STACK. THERE IS ONLY ONE GROUP PER STOREY CONNECTED TO ONE STACK.
ACCESS TO THE DRAINAGE INSTALLATION TO BE PROVIDED BY ADEQUATELY MARKED AND PROTECTED AND PERMANENTLY ACCESSIBLE RODDING EYES AT:
1. ALL CHANGES OF DIRECTION
2. WITHIN 1.5M OF THE DRAIN CONNECTION TO THE SEWER
3. AT THE HIGHEST POINT OF THE DRAIN
4. AT 25M INTERVALS ALONG THE LINE OF THE DRAIN
PROVIDE INSPECTION EYES AT ALL BENDS AND JUNCTIONS. DRAINS UNDER BUILDINGS TO BE PROTECTED FROM IMPOSITION OF ANY LOADS.

FLOORS:
SURFACE BEDS TO HAVE 40MM THICK EPS INSULATION & WATERPROOF MEMBRANE BELOW, WITH MIN R-VALUE OF 1.0 TO COMPLY WITH PART XA OF SANS 10400 & SANS 204.
RC BEAMS & SLAB TO ENG DETAIL & SPEC, WITH 'PENETRON' OR SIMILAR CRYSTALLINE INSULATION BELOW, WITH MIN R-VALUE OF 1.0 TO COMPLY WITH PART XA OF SANS 10400 & SANS 204.
FINISHED FLOOR LEVELS TO BE A MINIMUM OF 150MM ABOVE NATURAL GROUND LEVEL UNLESS OTHERWISE SHOWN.

WALLS:
WELL BURNT CLAY BRICKS OF MINIMUM 10MPA NOMINAL UNIT STRENGTH AND CLASS 2 MORTAR COMPLYING WITH THE NATIONAL BUILDING REGULATIONS.
ALL EXTERNAL WALLS TO BE MIN DOUBLE SKIN BRICK WALL TO COMPLY WITH PART XA OF SANS 10400 & SANS 204
FIREWALLS TO UNDERSIDE OF ROOF COVERING.

STRUCTURAL ENGINEER:
STRUCTURAL ENGINEER TO BE RESPONSIBLE FOR ALL STRUCTURAL WORK INCLUDING BOUNDARY WALL, FOUNDATIONS, SOIL CONDITIONS, SLABS, R.C. BEAMS, COLUMNS AND EXPANSION JOINTS.

The functional requirements of sub-regulation XA2 shall be satisfied when: 4.1.1 The population for which such building is designed is determined in accordance with Regulation A21; 4.1.2 The hot water demand is determined in accordance with table 2 and table 5 of SANS 10252-1:2004. 4.1.3 The storage requirement is based on maintenance of a hot water temperature of 60 0C. 4.1.4 Solar water heating systems shall comply with SANS 1307, SANS 10106 and SANS 10254 based on the thermal performance determined in accordance with the requirements of SANS 6211-1 and SANS 6211-2. 4.1.5 All exposed hot water service pipes (SANS 10252-1) shall be clad with insulation with a minimum R-value in accordance with SANS 204. 4.1.6 Thermal insulation, if any, shall be installed in accordance with the manufacturer's instructions.

A minimum of 50% of the annual average heating requirement for hot water must be provided by means other than electric resistance heating (Geyser) or fossil fuels. See options below but not only limited to these: Solar heating Heat pumps Geothermal heat Renewable combustible fuel Heat recovery from alternative systems and processes The functional requirements of sub-regulation XA2 shall be satisfied. 3 kw HEATPUMP, 150L STORAGE PER UNIT

ALL EXPOSED HOT WATER PIPES WITH A 80 MM DIAMETER MUST BE INSULATED WITH A MINIMUM R-VALUE OF 1.00. ALL EXPOSED HOT WATER PIPES WITH A DIAMETER GREATER THAN 80 MM DIAMETER MUST BE INSULATED WITH A MINIMUM R-VALUE OF 1.50

REVISIONS

No.	Description	Date

ANSARA
ARCHITECTURE

GERRARD ALEXANDER ANSARA
(Batch) Wits PRArch Reg 6842 (SACAP)
3RD FLOOR, 9 KRAMER ROAD, KRAMERVILLE. 0877008291;
W W W . A N S A R A . C O . Z A

PROJECT: **TOWNHOUSES - RAVENSWOOD EXT 77 ON ERF (891 & 892) AS ERF 895**

CLIENT: **SATIN ROCK (PTY) LTD**

DRAWING: **BLOCK 3. (TYPE CEEC) UNIT AREAS**

SCALES: 1 : 50

DRAWN BY:	ARM	CHECKED BY:	GA
DATE DRAWN:	29/08/2017	DATE ISSUED:	19/10/2018
DWG NO:	**CEEC- 700 - 4**	REV:	**K**

SKETCH | COUNCIL | COSTING | TENDER

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