

GROUND FLOOR PLAN
SCALE 1: 50

Reinforced concrete poured into Nutec Everite (756-004) Fibre cement building column to manufacturer installation detail. 250mmØ x 2000mm length with 435 x 435 x 220 h header and footer ends.

new 110Ø pvc sewer pipes @ min 1:40 fall to municipal connection point. Position and invert level to be confirmed prior to any drainage work being done

To municipal water supply point. Position to be confirmed prior to any work being done

ELECTRICAL LEGEND

- Distribution Board
- ▶ Double plug @ 300mm to centre affl
- ▶ Double plug @ 1.2m to centre affl
- Oven/stove isolator point
- Switch
- 2-way Switch
- Centre light point with multiple globe fitting
- Telephone point
- Television / DSTV aerial point
- External wall light @ 2700mm affl
- ▶ WP Waterproof plug @ 300mm affl

WATER SUPPLY LEGEND

- Cold water supply pipe
- Hot water supply pipe
- Cold water vertical supply pipe
- Hot water vertical supply pipe
- Garden tap position

SANS 10400-XA (Site Information)
(CALCS INDICATED ON REPORT DOCUMENT)

Occupancy: H4
 Climatic Zone: 1
 Climatic Conditions: Cold Interior
 Building Orientation: North
 Design Occupancy Time: 24 hours per day / 7 days a week

SITE SERVICES NOTE:

All site services (electrical, sewer, water & stormwater connection points) must be checked on site prior to construction or any quotations issued. If any services are a problem contact architect immediately.

SIDE GATE NOTE:

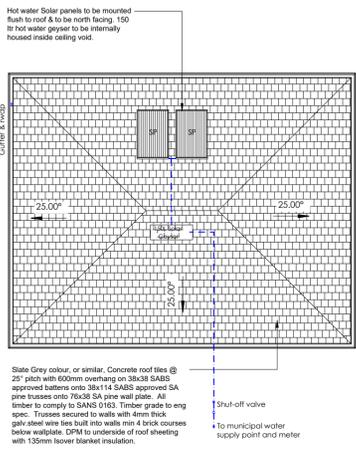
Self closing and locking gate to swimming pool accessible areas all to adhere to local municipal regulations. Pool safety to comply to SANS 10400-D and local municipal regulations

MASONRY WALL NOTE:

Cement Maxi bricks for all walls, plastered internally and externally where indicated. 2 coats paint at all areas. Refer SANS 10400-XA (4.4.3) & SANS 204 - Table 4 and Advisory Note.

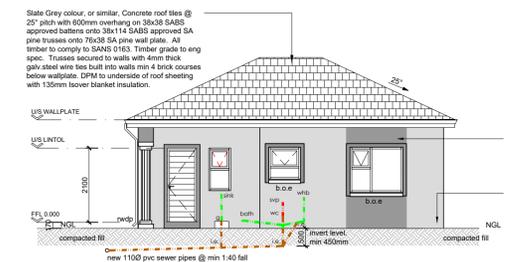
DRAINAGE DUCT NOTE:

Provide access to all drainage ducts through 300x300 openings concealed with nutec cement boarding and painted to conceal all drainage in ducts

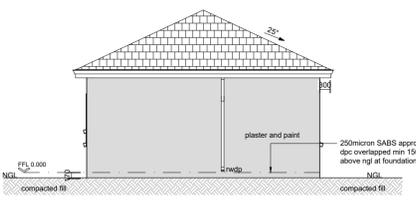


ROOF PLAN
SCALE 1: 100

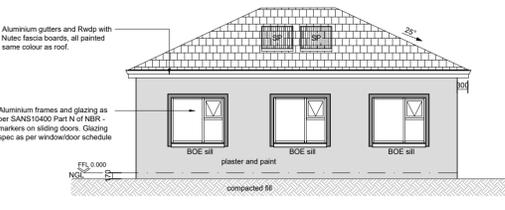
AREA SCHEDULES	
FLOOR AREA SCHEDULE	
GROUND FLOOR AREA	= 55m ²
HABITABLE AREA	= 0m ²
COVERED ENTRANCE	= 0m ²
TOTAL FLOOR AREA	= 55m²
STAND INFORMATION	
STAND AREA	= 0m ²
COVERAGE	= 0%
F.A.R	= 0



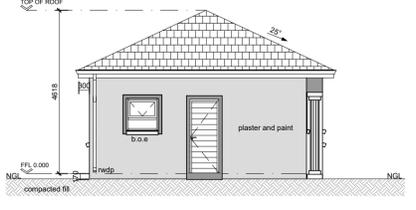
SOUTH WEST ELEVATION
SCALE 1: 100



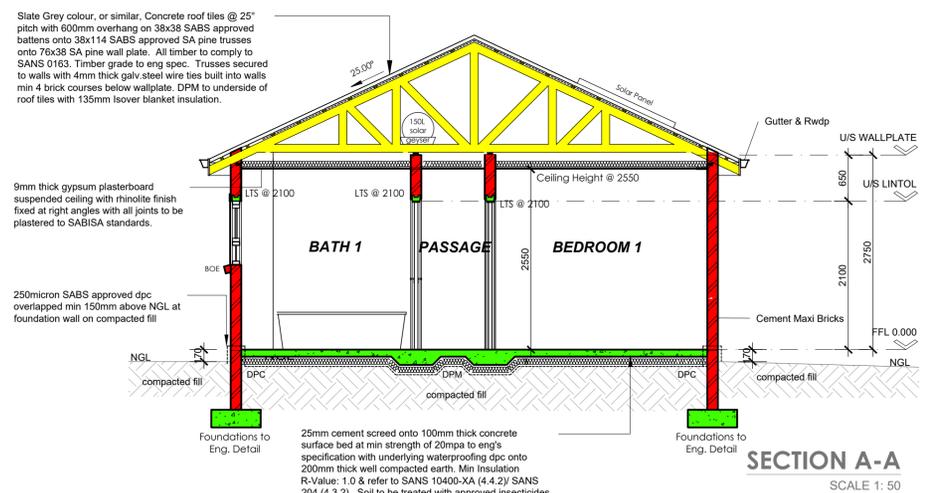
SOUTH EAST ELEVATION
SCALE 1: 100



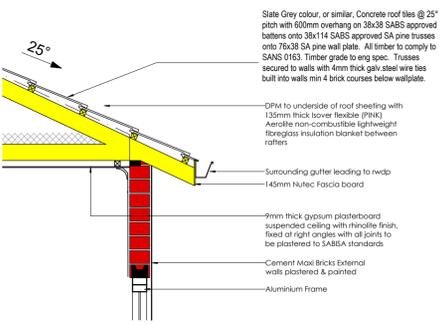
NORTH EAST ELEVATION
SCALE 1: 100



NORTH WEST ELEVATION
SCALE 1: 100



SECTION A-A
SCALE 1: 50



ROOF DETAIL
SCALE 1: 25

D 1		D 2		W 1		W 2		W 3	
Material	Soldi Hardwood	Material	Semi Solid door	Material	Alum & glass	Material	Alum & glass	Material	Alum & glass
Qty:	2	Qty:	4	Qty:	2	Qty:	4	Qty:	1

GLAZING NOTE:

- Clear 4mm float glazing to all window sizes not exceeding 1500mm in height.
- 6.38mm Safety glass to all glass doors and sliding doors, and windows containing glass exceeding 1500mm in height
- Single aluminum frames.
- Powder coated, colour as per client specification.
- Door handles at 900mm affl
- Exact measurements to be taken on site prior to manufacturing
- Frosted glass or opaque film to all windows in bathrooms

SHGC U-Value = 0.81
 Total U-Value = 7.90

WINDOW AND DOOR SCHEDULE
SCALE 1: N/A

SANS 10400-XA - FENESTRATION SUMMARY
(CALCULATIONS INDICATED ON REPORT DOCUMENT)

GLASS DESCRIPTION

Clear 4mm float glazing to all window sizes not exceeding 1500mm in height. 6.38mm Safety glass to all glass doors and sliding doors, and windows containing glass exceeding 1500mm in height. Single aluminum frames. Powder coated, colour as per client specification

SHGC U-Value = 0.81 Total U-Value = 7.90

Constants

Conductance (C) constant: 1.2
 Solar Heat Gain (CSHGC) constant: 0.15

Max. Conductance / Solar Heat Gain Ground Storey

Permissible Max. Conductance (C) for Storey / Room: 56.7
 Max. Solar Heat Gain (CSHGC) for Storey / Room: 7.0
 Net Floor Area of Storey / Room: m²: 47.0
 Fenestration Area of Storey / Room: m²: 6.1
 % Fenestration Area to Net Floor Area: %: 12.8

Achieved Conductance (C) for Storey / Room: 48.38 Acceptable & refer SANS 204 (4.3.4)
 Solar Heat Gain (CSHGC) for Storey / Room: 5.56 Acceptable & refer SANS 204 (4.3.4)

SANS 10400-XA ROOF CALCULATIONS

Minimum Total R-value required: 3.7 m²/KW up

Construction Type R-value

Basic roof assembly: Concrete Roof Tiling
 R-value for roof covering material: 0.35 m²/KW
 R-value for ceiling: 0.05 m²/KW
 Required added R-value for insulation: 3.30 m²/KW

SANS 204 Construction Type R-value

Roof venting: Un/Ventilated
 Basic roof construction?: Concrete Roof Tiling
 Plasterboard Gypsum: 0.06

THERMAL INSULATION

Minimum added R-value of insulation required: 2.55 m²/KW up
 Generic insulation product added: Flexible Fibreglass blanket
 Density of generic insulation added: 10.18 kg/m³
 Thickness of generic insulation required: 105 mm

ROOF LIGHTS

Quantity: 0

GENERAL NOTES

1. All dimensions in mm.
2. Refer to construction notes on DRAWING 100 at all times
3. Figured dimensions to be used in preference to scaled dimensions.
4. All dimensions to be checked on site before building work commences. Contractor to confirm all measurements on site before starting, any discrepancies to be brought to the attention of the Architect.
5. All materials and building work to comply with local building regulations and SANS 10400. All building methods and materials used are to be SABS approved and used according to manufacturer's specification.
6. All new work shown on these drawings complies with SANS 10400-XA.
7. All work executed on the site shall be in accordance with the requirements of the HEALTH & SAFETY ACT No. 85 of 1993 and the CONSTRUCTION REGULATIONS of 2003 in terms of Section 43 of the Act.
8. All work to be carried out in strict accordance with the National Building Regulations, National Home Builders Registration, Council Regulations and Local Authority By-Laws.

CONSTRUCTION NOTES

1. DPC min. 150mm above ground level.
2. All balustrades to be non-climbable 1050 high to comply with section D of N.B.R. Horizontal opening 200mm.
3. Windows and Doors:
 - Safety glazing materials shall be used where doors and sidelights form part of any entrance up to 2100mm from finished floor level and a window has a sill height of less than 500mm from the floor or external ground level as well as any windows or doors in excess of 1 square meter to be safety glazed to comply National Building Regulations, SANS10400-N
 - Windows and door openings in the external walls are to be sealed to prevent Air Leakage in accordance with SANS 204:2011 Clause 4.4.1 Supply minimum 10% light area to each respective room floor area of which 5% is ventilation
4. All Water proofing as per specialist contractor detail and specifications.
5. Walls: All external and internal walls to be plastered and 2 coats painted.
6. All foundations, concrete footings, foundation walls to eng. specification and design engineers design.
7. Floor: Min 25mm steel-bolted screed on 100mm mass concrete slab with min strength of 20mpa, on 370micron Gunde USB green DPM on min 200mm well compacted poison treated fill. Min. Insulation R-value:1.0 & refer SANS 10400-XA (4.4.2) / SANS 204 (4.3.2)



SITE PLAN
SCALE 1: 200

Footprint
architecture + design

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project number **85**

100
drawing number revision

Council Drawing
stage

20-11-2019
date

New residential dwelling

property description

CARNIVAL GREEN

- Municipality

client signature