

**GROUND FLOOR PLAN**  
SCALE 1: 50

**SITE PLAN**  
SCALE 1: 200

**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
- TV
- 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

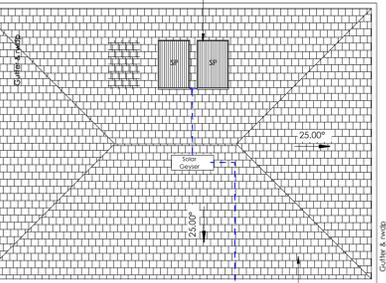
**SITE SERVICES NOTE:**  
All site services (electrical, sewer, water & stormwater connection points) must be checked on site prior to construction or any quotations issued. If any services are a problem contact architect immediately.

**SIDE GATE NOTE:**  
Self closing and locking gate to swimming pool accessible areas all to adhere to local municipal regulations. Pool safety to comply with 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

Hot water Solar panels to be mounted flush to roof & to be north facing 150 to hot water geyser to be internally housed inside ceiling void.

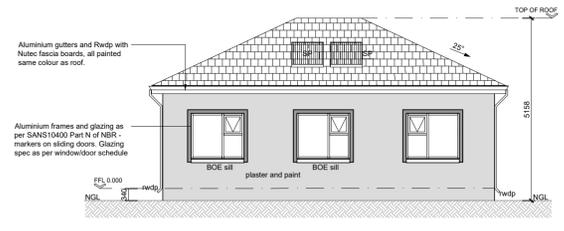


**ROOF PLAN**  
SCALE 1: 100

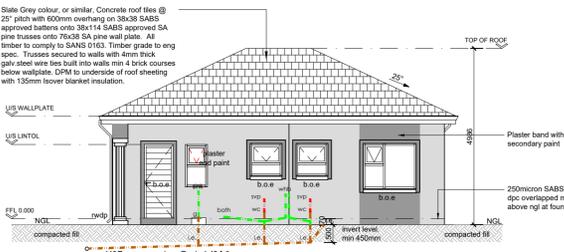
**FLOOR AREA SCHEDULE**

**GROUND FLOOR AREA**  
HABITABLE AREA = 80.2m<sup>2</sup>  
COVERED ENTRANCE = 0m<sup>2</sup>  
**TOTAL FLOOR AREA = 80.2m<sup>2</sup>**

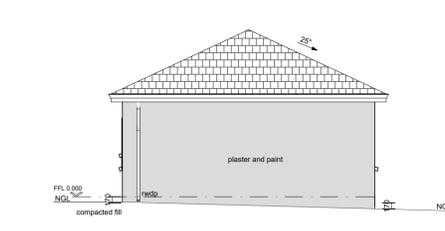
**STAND INFORMATION**  
STAND AREA = 0m<sup>2</sup>  
COVERAGE = 0%  
F.A.R = 0



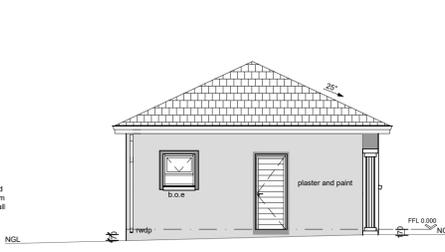
**EAST ELEVATION**  
SCALE 1: 100



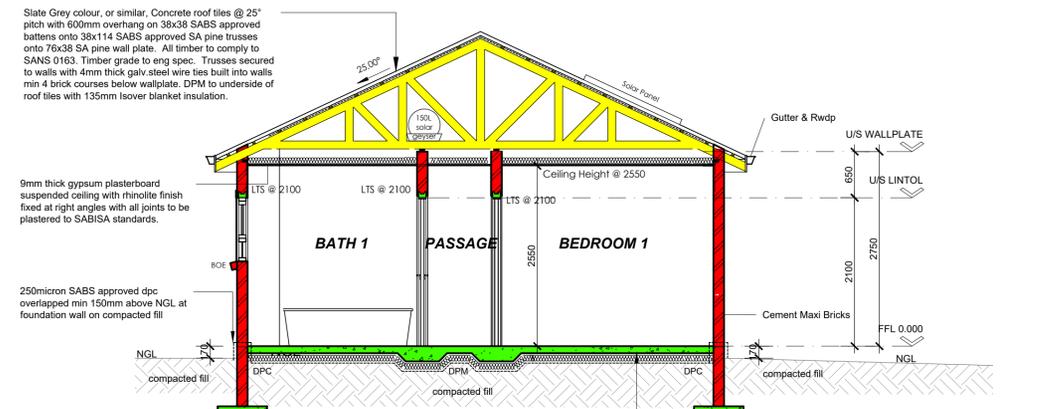
**WEST ELEVATION**  
SCALE 1: 100



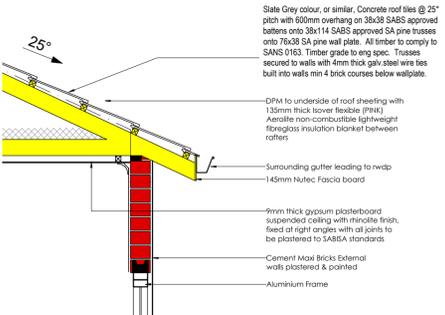
**SOUTH ELEVATION**  
SCALE 1: 100



**NORTH ELEVATION**  
SCALE 1: 100



**SECTION A-A**  
SCALE 1: 50



**ROOF DETAIL**  
SCALE 1: 25

**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 aluminium 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

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

**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 aluminium frames. Powder coated, colour as per client specification.

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

**Constants**  
Conductance (CU) constant: 1.4  
Solar Heat Gain (SHGC) constant: 0.1

**Max. Conductance / Solar Heat Gain Ground Storey**  
Permissible Max. Conductance (CU) for Storey / Room: 107.8  
Max. Solar Heat Gain (SHGC) for Storey / Room: 7.7  
Net Floor Area of Storey / Room: 77.0  
Fenestration Area of Storey / Room: m<sup>2</sup>: 10.9  
% Fenestration Area to Net Floor Area: %: 14.2

Adjusted Conductance (CU) for Storey / Room: 86.6 Acceptable & refer SANS 204 (4.3.4)  
Solar Heat Gain (SHGC) for Storey / Room: 2.30 Acceptable & refer SANS 204 (4.3.4)

**SANS 10400-XA ROOF CALCULATIONS**

Minimum Total R-value required: 2.7 m<sup>2</sup>/KW  
Direction of heat flow: Down and up

**Construction Type R-value**  
Basic roof assembly: Concrete Roof Tiling 0.35 m<sup>2</sup>/KW  
R-value for roof covering material: 0.05 m<sup>2</sup>/KW  
R-value for ceiling: 0.05 m<sup>2</sup>/KW  
Required added R-value for insulation: 2.30 m<sup>2</sup>/KW

**SANS 204 Construction Type R-value**  
Roof venting: Unventilated  
Basic roof construction: Concrete Roof Tiling 0.06  
Plasterboard / Gypsium

**THERMAL INSULATION**  
Minimum added R-value of insulation required: 1.55 m<sup>2</sup>/KW up & 1.03 m<sup>2</sup>/KW down  
Generic insulation product added: Flexible fibreglass blanket  
Density of generic insulation added: 10-18 kg/m<sup>3</sup>  
Thickness of generic insulation required: 65 mm up and 45mm Down

**ROOF LIGHTS**  
Quantity: 0

- GENERAL NOTES**
- All dimensions in mm.
  - Refer to construction notes on DRAWING 100 at all times
  - Figured dimensions to be used in preference to scaled dimensions.
  - 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.
  - 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.
  - All new work shown on these drawings complies with SANS 10400-XA.
  - 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.
  - 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**
- DPC min. 150mm above ground level.
  - All balustrades to be non-climbable 1050 high to comply with section D of N.B.R. Horizontal opening 200mm.
  - 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 an 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.
  - All Water proofing as per specialist contractor detail and specifications.
  - Walls: All external and internal walls to be plastered and 2 coats painted.
  - All foundations, concrete footings, foundation walls to eng. specification and design engineers design.
  - Floor: Min 25mm steel-reinforced screed on 100mm mass concrete slab with min strength of 20mpa, on 370micron Gundle 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)

**Footprint**  
architecture + design

Nicki de Souza  
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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