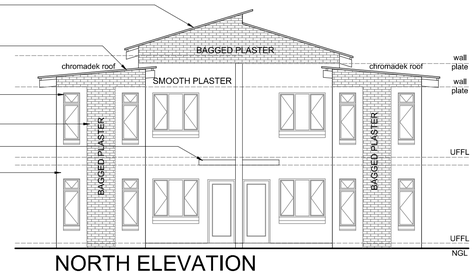
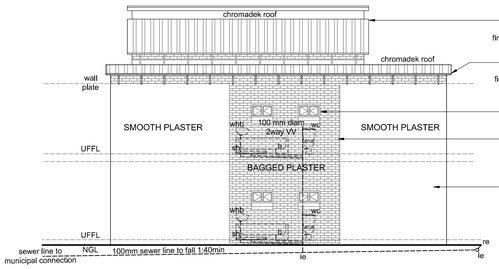
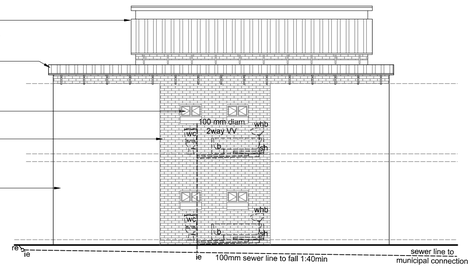
SOUTH ELEVATION
scale 1:100



NORTH ELEVATION
scale 1:100



WEST ELEVATION
scale 1:100



EAST ELEVATION
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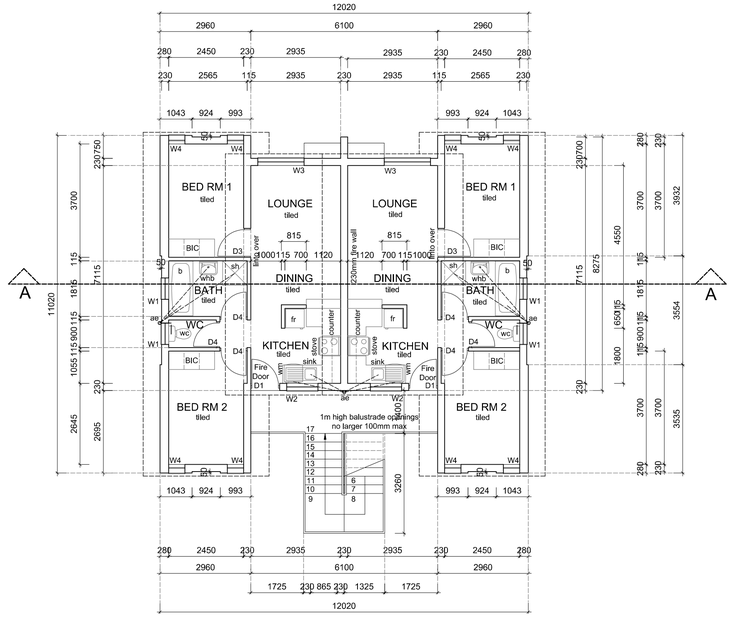
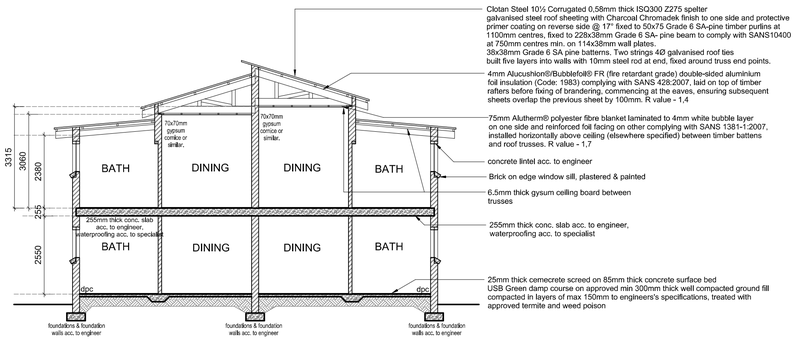
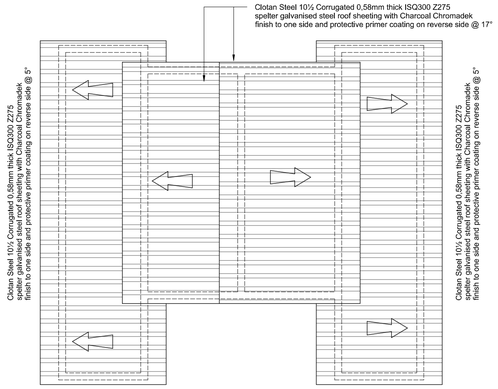


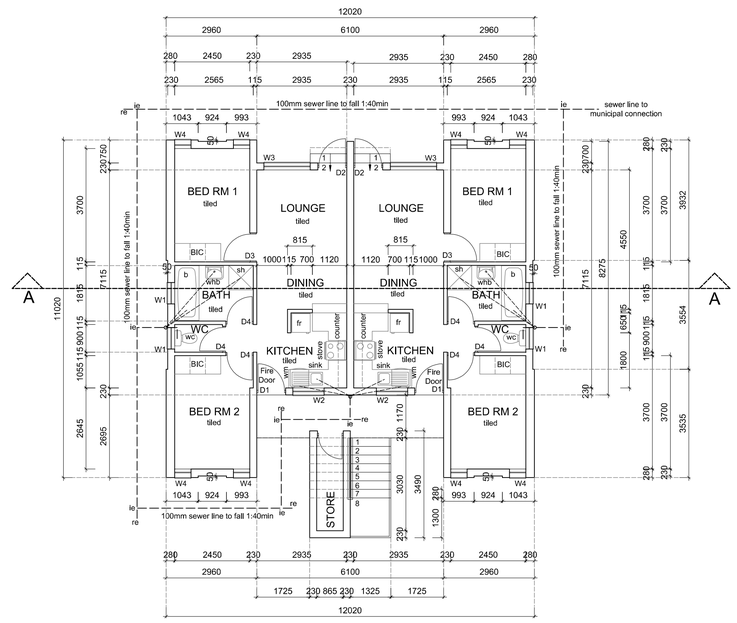
FIRST FLOOR
BLOCK 1



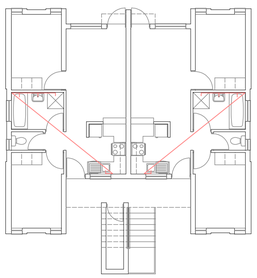
SECTION A-A
scale 1:100



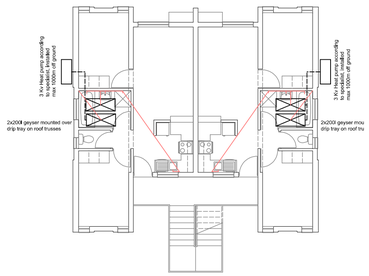
ROOF PLAN 1
scale 1:100



GROUND FLOOR
BLOCK 1



HOT WATER
GROUND FLOOR PLAN
scale: 1:100



HOT WATER
FIRST FLOOR PLAN
scale: 1:100

GENERAL NOTES:
ALL DRAWINGS AND DIMENSIONS MUST BE CORRELATED BEFORE ORDERING OR BUILDING WORK COMMENCES. ANY DIFFERENCES MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT / DRAUGHTSMAN IMMEDIATELY.COPYRIGHT IS RESERVED ON ALL DRAWINGS AND DESIGNS, THIS DRAWING IS ONLY TO BE USED FOR THE PURPOSES INDICATED BELOW AS DRAWING STAGE.

FOUNDATIONS:
To comply to SANS 10400-B, detailed requirements of SANS 10400-H
All concrete foundations and foundation walls according to Engineers details & specifications.

FLOORS:
Laundry, kitchen, shower, bathroom or wc to comply to SANS 10400-J.
SUSPENDED FLOORS - SANS 10400-B and SANS 10400-T and SANS 10082 detailed requirements - SANS 10400-J
SLABS - SANS 10400-B, SANS 10400-H and detailed requirements SANS 10400-J. Finished floor levels to be a min. of 150mm above NGL.
FLOOR FINISH - on 25mm screed on 85mm thick surface bed, 25 micron USB green waterproof membrane underneath surface bed, on approved min 300mm thick well compacted ground fill compacted in layers of max 150mm to engineers's specifications, treated with approved termite and weed poison.

WALLS:
Structural strenght and stability - to comply to SANS 10400-B and SANS 10400-T detailed requirements - SANS 10400-K.
Roof fixing - SANS 10400-B and detailed requirements - SANS 10400-K
Water penetration through a wall - detailed requirements - SANS 10400-H

STRUCTURAL DESIGN:
Complies with part H,J,K,L,M or N of SANS 10400 or in the case of timber buildings - to comply to SANS 10082

ROOFS:
Roof Coverings - to comply to SANS 10400-L
CLASS A ROOFS - METAL ROOF SHEETING & FIBRE CEMENT ROOF SHEETING
CLASS B ROOFS - CONCRETE ROOF TILES & CLAY TILES
CLASS C ROOFS - METAL ROOF TILES
All above roof coverings to be laid on approved roof seal and Insulation to comply to SANS 204.

STAIRWAYS:
To comply to SANS 10400-B and SANS 10400-T, detailed requirements - SANS 10400-M
Walls, screens, railings or balustrades to such stairway according to requirements SANS 10400-B and SANS 10400-T, SANS 10400-K and SANS -T

Note for requirements to comply to SANS 10400 XA- energy usage in buildings:
- THIS BUILDING OCCUPANCY: RESIDENTIAL - H3
- **Functional regulation as per Gov Gazette notice on 9/9/2011:**
- **XA1 - Occupancy A1-4, C1-2, E1-4, F1-3, G1, H1-5.**
- Buildings to be energy efficient in acc. with reg. A20.
- **XA2 - HOT WATER SUPPLY :**
- 50% of hot water to be heated other than electrical, Solar heating, heat pump or other approved.
- **XA3 - orelntation, shading, services & building envelope** in acc. with SANS 10400 XA.
- **SANS 10400 XA, deemed to satisfy:**
  - 4.1 Hot water supply, to comply with XA2.
  - 4.1.3 Hot water service pipes to be insulated. (min. R-value =1.)
  - 4.2.1a Energy usage to be certified by competent person to be less than theoretical annual energy consumption in 4.3 or comply to 4.2.1b:
  - 4.4.1.1 Orientation & 4.4.1.2 shading acc. to req. of SANS 204
  - External walls to requirements of 4.4.3
  - Fenestration in accordance with requirements 4.4.4 (to be max.15%)
  - Roof construction in accordance with requirements 4,4.5(R=min 3.2.)
  - Services that use or control use of energy acc. to SANS 204.
  - Insulation req. for In-slab heating in acc.with requirements 4.4.2 or comply to 4.2.1c:
  - Theoretical reference building annual energy consumption is less than 4.2.1b.

- **Hot water pipes insulation specification, or similar approved:**
Isover Snap-On rigid non-combustible lightweight Glass wool reinforced pipe insulation with plain facing, nominal density 75kg/m³, in 1000mm snap-on pipe sections, fitted to pipes and fittings, with minimum 40mm wall thickness, all as per manufacturer's recommendations.
or similiar approved to obtain minimum R value of 1, for pipes up to 80mm diameter. (determined at hot surface temp. of 80°c & ambient temp of 15°c.)

- **Fenestration calculation:**
- Fenestration per floor area= fenestration /area_ m2 = max.15.0%, OR SANS 204 calculation,
See calculations attached.

If 15 % Fenestration is exceeded follow SANS 204 calculation (SANS 204 SHGC & Cu) :
Energy efficiency of Fenestration for natural ventilation:
Target SHGC = Floor Area(M2) x constant for zone2 (0,12) = _,___
Actual SHGC. (solar heat gain /radiation) calculation:
window Area_1 x Shgc_1 (worst case or tested) x E_1(exposure factor) + (A_2 x S_2 x E_2)= ____
Target conductance (Cu)= Floor Area(m2) x constant zone 2 (1,4)= _,___
Actual Cu Calculation = Cu performance (worst case or tested) x window area (m2) = _,___
See calculations attached.

Roof insulation to achieve required R-value for zone2, or similar approved:
4mm Alucushion®/Bubblefoil® FR (fire retardant grade) double-sided aluminium foil insulation (Code: 1983) complying with SANS 428:2007, laid on top of timber rafters before fixing of brandering, commencing at the eaves, ensuring subsequent sheets overlap the previous sheet by 100mm. R value - 1,4
75mm Alutherm® polyester fibre blanket laminated to 4mm white bubble layer on one side and reinforced foil facing on other complying with SANS 1381-1:2007, installed horizontally above ceiling (elsewhere specified) between timber battens and roof trusses. R value - 1,7

GREEN ink ARCHITECTURE
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CLIENT/KLIENT:

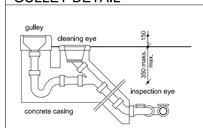
PROJECT/PROJEK
BLOCK 1
plan/elevations
section

DRAWING.
COUNCIL DRAWINGS

DATE	DRAWN	SCALE	ISSUED
01/09/2013	YP	as shown	10/09/2013

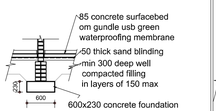
PROJECT NO.	DRAWING NO.	REV	STAGE
2012-1015	Counc. 100	0	

GULLEY DETAIL

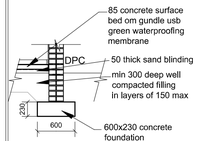


this detail applicable where drain depth exceeds 600.

INTERNAL WALL DETAIL



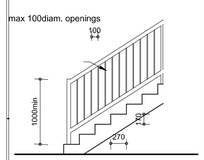
EXTERNAL WALL DETAIL



DRAINAGE NOTES

a. bathroom wc:100dia swp; whb;50dia wwp
bath:50dia wwp; shr:50dia wwp
b. kitchen sink:50dia wwp
- provide 100mm dia open vent pipe
- provide avt's for baths, sinks and whb's on upper floors
- provide one gulley per block ø= min. 450mm deep
- waste pipes should connect 200mm apart
- geyser to comply with sabs 0254.
- drainage under buildings to be protected in 300x300 conc. box.
- provide brass traps at showers
- waterproofing to all showers on upper floors.
- sewer to comply with sabs.

DETAIL STAIR SECTION



FIRE REGULATION NOTES

all building work to comply with sabs 0400-1990 part t:
tt2 safety distances
tt9 fire walls
tt10 safety of openings
tt35 fire hydrants: 100 dia 90m reach
fhr for stack units: 30m reach

all fire walls to underside of rooftiles.
wood penetrating fire wall to be treated on both sides

firewalls between all units and garages

GENERAL NOTES

1. all fire walls to underside of rooftiles. treat all wood penetrating fire wall on both sides 500mm. provide fire certificate.
2. provide 1m concrete apron around building
3. foundations over drainage to be reinforced.
4. all ducts to be covered with painted fibre glass panels
5. roof construction to engineer's specifications
6. stength and stability of walls to engineers design
7. balustrade to be non-mountabe, openings to be less than 100mm