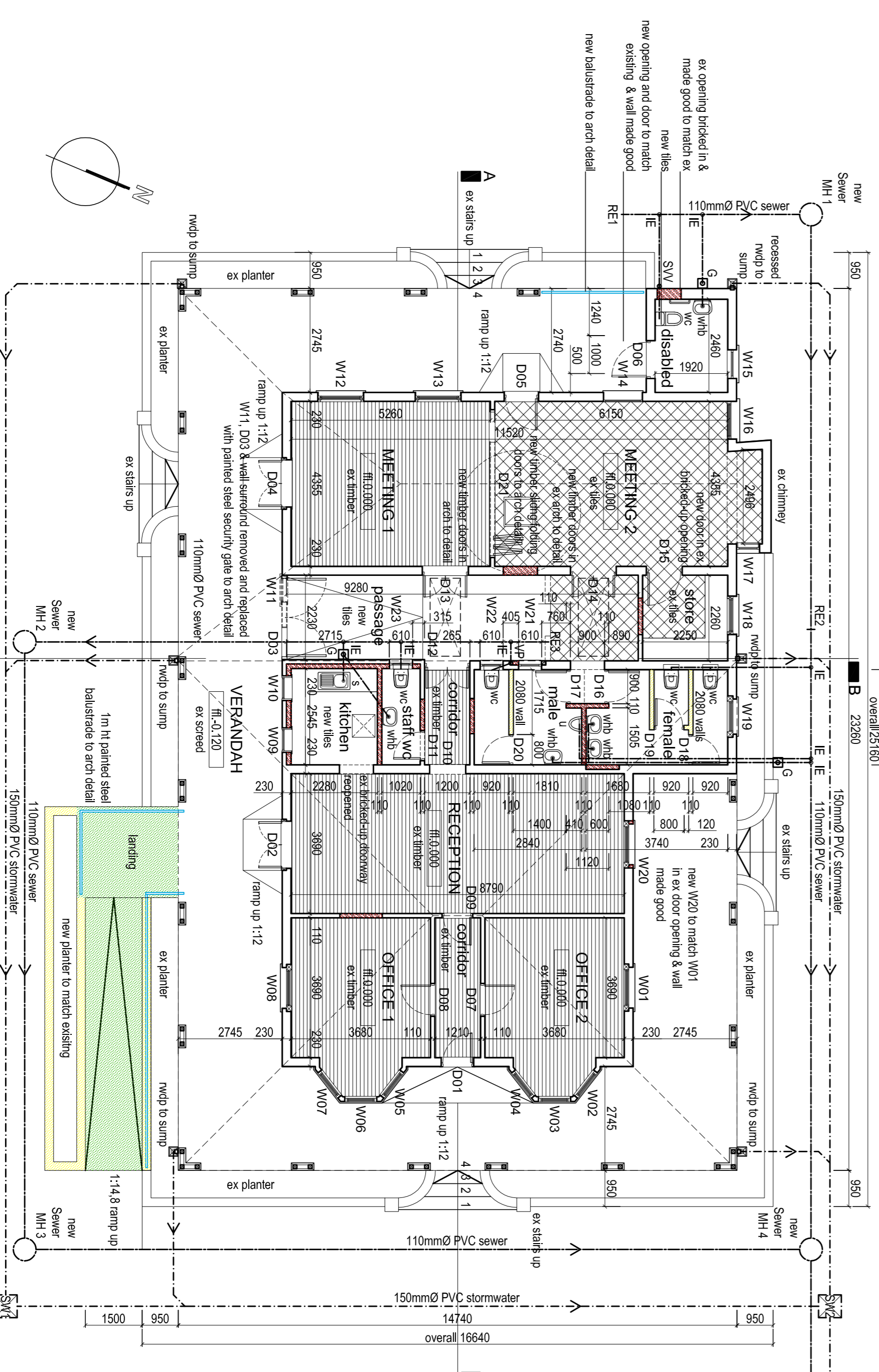


ROOF PLAN
Scale 1:100

2915	800
1715	130
1475	130
1585	930
overall 25160	

Note: passage disabled, female, male & staff wc floor finishes - new tiles to match existing



GROUND STOREY PLAN
Scale 1:100

NOTES

- PART D - PUBLIC SAFETY**
- All changes in level to comply with SANS 10400-D2011 Part 4.2
 - All basins to comply with SANS 10400-S2011
 - All ramps and driveways to comply with SANS 10400-D2011 Part 4.3
- PART N - GLAZING**
- All glazing to comply with SANS 10400 Part N
- PART O - LIGHTING AND VENTILATION**
- All lighting and ventilation to comply with SANS 10400 Part O
- PART P - DRAINAGE**
- Sewer connection to be exposed before commencing work.
 - Connected to existing manhole and existing sewer.
 - All gully surrounds and manhole covers to be 75mm above ground level.
 - Inspection eyes to all bends and junctions.
 - Soil pipes and vents to be pvc 110diam. Stud stick with one-way vent valve.
 - All traps to be P-traps.
 - Waste pipes to be pvc 100diam.
 - Soil pipes under stairs to be 110diam. upvc ribbed pipe, encased in concrete.
 - Any damaged fittings to be replaced.
- PART T - FIRE**
- All materials to comply with SANS 10400-T2011 Part 4.5
 - Protection of all openings to comply with SANS 10400-T2011 Part 4.10.1
 - All escape routes to comply with SANS 10400-T Part 4.16
- PART X & YA - SUSTAINABILITY AND ENERGY USAGE**
- ORIENTATION AND SHADING**
- Building orientation in accordance with SANS 2044 Part 4.2 with compact plan and longer axis running as East/West as possible
 - Shading devices to be in accordance with SANS 2044 4.3.5
- EXTERNAL WALLS**
- External walls to be minimum double skin masonry walls with minimum R-value required in accordance with SANS 10400XA Part 4.4.3 or 0.35
 - Roof to be in accordance with SANS 10400XA Part 4.4.3 or SANS 2044 Part 4.3.4 as per attached table of calculations. **1601 07 200**
 - All fenestration air filtration to be in accordance with SANS 813
- ROOF ASSEMBLIES**
- Roof assemblies in accordance with SANS 10400XA Part 4.4.5 table 7/8/9 for climatic zone 5 with installation of a minimum total downward R-value of 2.7sqm/KW
- SERVICES**
- Lighting and power to be in accordance with SANS 204 Part 4.5.1 table 12
 - Hot water supply to be in accordance with SANS 10400XA 4.1.1, so that not more than 50% of hot water energy input is via electrical resistance heating
 - Requirements for water installations to be in accordance with SANS 10232-1
 - All hot water pipes to be dealt with thermal insulation with a minimum R-value in accordance with table 1 in accordance with part YA 4.1.3 of 1.

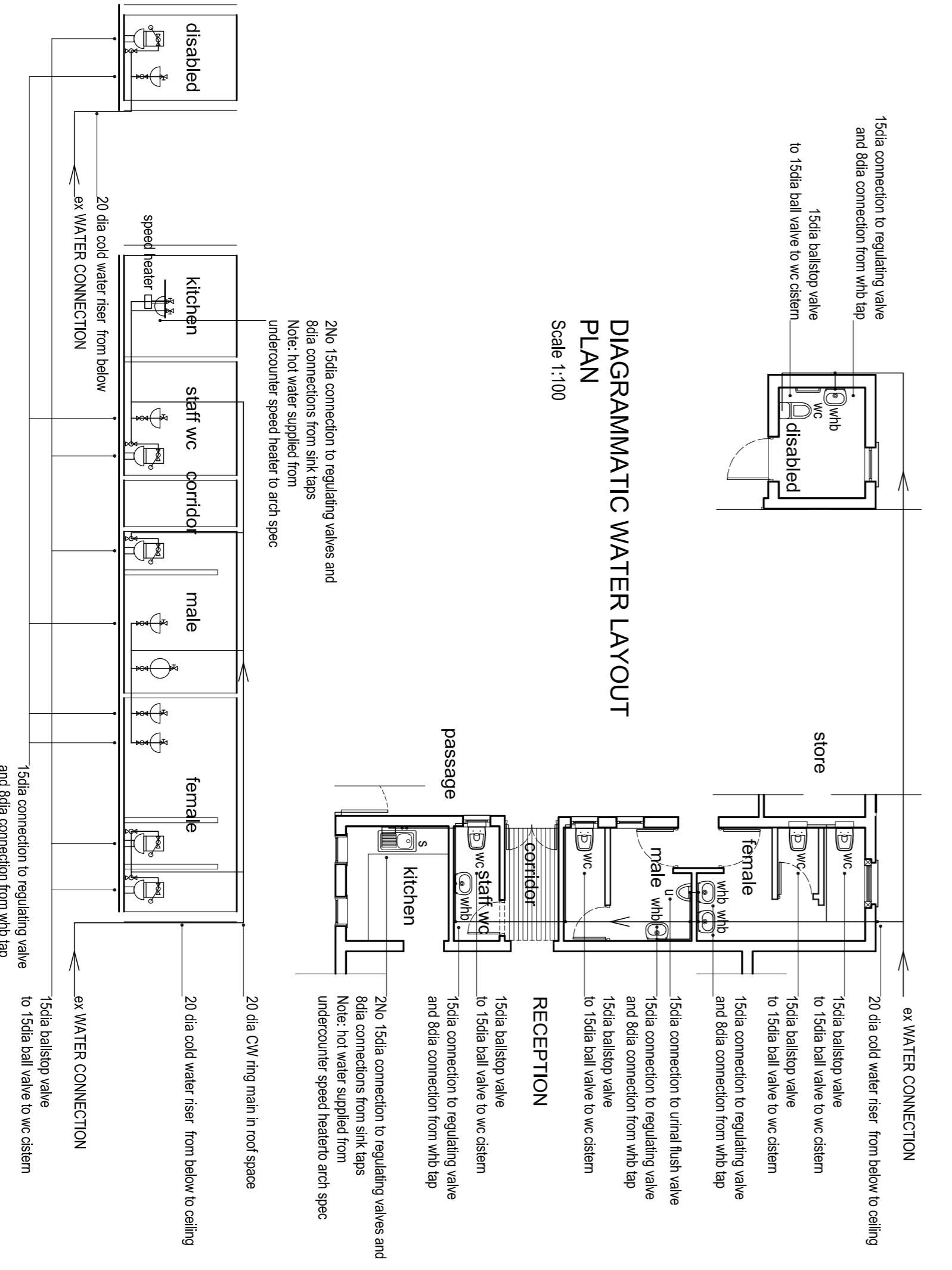
CONSTRUCTION NOTES

- ROOF**
- Roof sheathing Chromadek roof sheathing on 75x50mm SGP pulps on treated joists or rafters. Weatherproof underlayment under pulps and 700mm araldite insulation (overlapped) on rafters. R-value of 2.7sqm/KW
- Primary level: 4.27 & 3.57
- Secondary roof pitches: -26 & -20.5°
- Flashings: acrylic flashings applied by specialist according to manufacturer's detail.
- Facias and barge: 220 hw timber facias / barge boards to match existing painted with Hason Veroquid white
- CEILING**
- Internal ceilings: 6-8mm Plasterboard with timber coverings, profiled cornices to match existing.
- External ceilings: No ceilings under verandah.
- SW DRAINAGE**
- 100mm colour coated aluminium 'ogee' gutter white.
- 75mm aluminium downpipes white.
- Aluminium box gutter to detail.
- Stormwater to discharge into existing soakaway or existing drains.
- WALLS**
- Plastered and painted clay bricks to match existing.
- Internal skin of new 230 walls hipped and painted with bitumen.
- All external walls to have 350 micron dpc at slab level.
- New internal walls, plastered, skinned and painted with acrylic paint to match existing.
- DOORS & WINDOWS**
- High quality aluminium and sash windows painted white and to match existing. Internal and hardwood doors painted white and to match existing. Safety glass in doors to comply with SANS 10400 Part N.
- FLOORS**
- Cement screed on slab.
- Suspended timber floors and painted white skirtings to match existing.
- Floor tiles in new addition facilities to match existing.
- FOUNDATIONS**
- Existing concrete strip footings on basebearing soil and post bears.
- STEEL**
- 1m high galvanneal painted white steel balustrade and grab rail fixed to substructure in accordance with SANS 10400-S2011.
- New painted white steel security gate to arch detail.

SCHEDULE OF AREAS

SITE AREA	97 892.00M ²
PERMITTED FAR (0.8)	78 313.60M ²
PERMITTED COVERAGE (40%)	39 196.80M ²
EX DWELLING FAR	294.34M ²
EX DWELLING COVERAGE	345.24M ²
EX HOUSING DEVELOPMENT FAR	11 297.21M ²
EX HOUSING DEVELOPMENT COVERAGE	4 470.80M ²
TOTAL FAR (0.12)	11 501.55M ²
TOTAL COVERAGE (4.9%)	4 815.84M ²

DIAGRAMMATIC WATER LAYOUT PLAN
Scale 1:100



GENERAL NOTES

- All dimensions and levels to be checked on site before commencing work.
- Any discrepancies to be brought to the architect's attention before continuing with work.
- All building work to comply with SANS 104002011
- 5% set back to all external openings.
- Planed level of finished floor: 4.27 & 3.57
- Cut banks to be max. 34 degrees. Fill to max. 25%.
- No walls or foundations to encroach over the boundary.
- All foundations to be taken down below NGL.

AMARA & COUNCIL SUBMISSION

Lindsay Napier Architect
Architectural Heritage Consultant
P.O. Box 5320
52 Bedford Avenue, Bellair
tel. 083 6608521
email: lindsay@mindscope.co.za

Design : Drawn : EC

Owner's Signature :

Name : Date : Sign

Architect's Signature :

Name : Date : Sign

Project Name :
Alterations to existing Dwelling
Fem of Ert 45 and
Portion 3 (1) of Ert 13 Bellair,
52 Bedford Avenue, Bellair
For Hilltop Housing Development
for RZT ZELUP 4451 (PTY) TLD

Drawing Title :
Roof Plan, Ground Storey Plan &
Water Layout

Contract No. :

Scale : 1:100 **Date :** 2017 03 30

Drawing no. : 1601 07 101 **Rev. :** 0