

BUILDERS WORK

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DRAINAGE NOTES:

WASTE FITTINGS TO HAVE RESEAL TRAPS. WASTE PIPES TO BE FULLY ACCESSIBLE FOR SERVICING. SEWER PIPES TO HAVE IE'S AT ALL BENDS AND JUNCTIONS WITH MARKED COVERS AT GROUND LEVEL. NO BENDS OR JUNCTIONS ALLOWED UNDER FLOORS OR FOUNDATIONS. SEWER PIPES AND WASTE PIPES TO HAVE VENTILATION VALVES. OVP's TO BE Ø100mm PVC. ASPV's TO BE Ø90mm PVC. SOIL PIPES TO BE Ø100mm PVC AT 1:60 MINIMUM FALL. WASH HAND BASIN PIPES TO BE Ø40mm. BASIN DRAIN PIPES TO BE Ø40mm. ALL DRAINAGE TO COMPLY WITH PART P OF SANS 10400. ALL DRAINAGE TO BE IN STRICT ACCORDANCE TO THE LOCAL AUTHORITY'S BY-LAWS. WHERE DRAINS RUN THROUGH WALL BRICK WORK TO BE BRIDGED WITH R.C. LINTOL/BEAM TO SATISFACTION OF LOCAL AUTHORITY.

FOUNDATIONS:

ALL FOUNDATIONS TO BE CONCRETE STRIP FOUNDATIONS TO ENGINEERS SPEC.

FILLING NOTES:

FILL TO BE WELL COMPACTED IN WETTED LAYERS OF 150mm AND ACCORDING TO ENGINEERS SPEC. AND RECOMMENDATIONS.

DAMP-PROOFING:

INSTALL 375 MICRON USB GREEN DAMP PROOF MEMBRANE TO UNDERSIDE OF ALL GROUND SLABS AND 375 MICRON BRICKGRIP DPC TO ALL WALLS WITH MIN. 100mm OVERLAPS AT ALL JUNCTIONS. INSTALL BRICKGRIP DPC TO ALL WINDOW CILLS. GUNDE 250 MICRON DAMP PROOF MEMBRANE CARRIED UP A MIN OF 2na BRICK COURSES ABOVE G.L. TO FORM DPC'S TO PROTECT ALL WALLS.

GROUND SLABS:

85mm THICK CONCRETE GROUND SLABS ON FILL WITH DAMP PROOFING AS DESCRIBED ABOVE. REINFORCE GROUND SLABS ACCORDING TO ENGINEERS DETAIL AND SPEC. ALL EXPANSION JOINTS TO BE PLACED IN ACCORDANCE WITH ENGINEERS SPEC.

BRICKWORK:

BRICKS TO BE LAID IN STRETCHER BOND WITH JOINTS NOT EXCEEDING 12mm.

CAVITY WALLS:

R.O.K BRICKS TO BE USED. THE INNER & OUTER CAVITY WALLS TO BE TIED WITH PVS BUTTERFLY WALL TIES, 5per sqm. CAVITY TO BE FILLED WITH CONCRETE FROM FOUNDATIONS UP TO GROUND FLOOR DPM. CLOSED CAVITY 2 COURSES BELOW WALL PLATE. STEPPED DPM. 375 MICRON EMBOSSED BRICK GRIP AT FLOOR LEVEL. HORIZONTAL AND VERTICAL TO DOORS AND WINDOWS. PROVIDE WEEP HOLES @ 600mm C/C MAX.

TIMBER:

ALL TIMBER TO BE TREATED ACCORDING TO SANS 10005 (SANS 10400). TIMBER FLOORING SHALL COMPLY WITH THE REQUIREMENTS OF SANS 2001 CTI AND WILL BE FIXED TO FLOOR JOISTS AT CENTRES THAT DO NOT EXCEED 600MM.

BRICK REINFORCING:

BRICKFORCE STEEL WIRE REINFORCING TO BE INSTALLED IN EVERY COURSE OF FOUNDATION BRICKWORK FOR MIN 5 COURSES AND EVERY 3rd COURSE THEREAFTER. BRICKFORCE TO BE INSTALLED IN EVERY COURSE BELOW GROUND SLAB WHERE BRICK WALL IS 110mm. BRICKFORCE OVER LINTELS.

LINTOLS:

PRECAST CONCRETE LINTOLS USED OVER ALL OPENINGS, INSTALLED ACCORDING TO MANUFACTURED SPEC. ALL FACE BRICK LINTOLS TO HAVE REINFORCING & CURING ON PROPS TO ENGINEERS SPEC. STANDARD 152x75mm PRE STRESSED CONCRETE LINTOLS ABOVE ALL NEW DOORS AND WINDOWS.

PLASTER WORK:

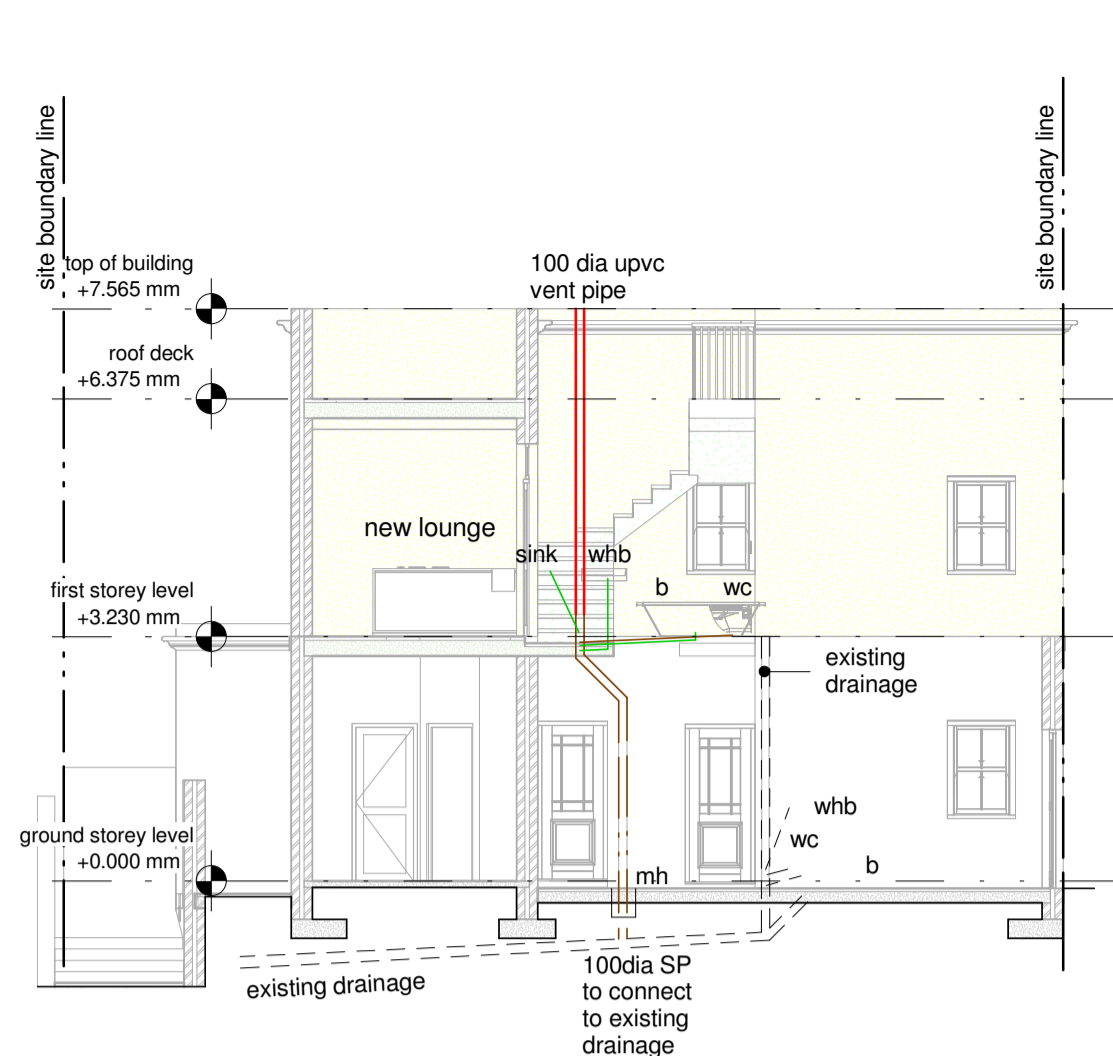
ALL INTERNAL AND EXTERNAL PLASTERWORK TO BE MIN. 10mm PLASTER.

GLAZING WORK:

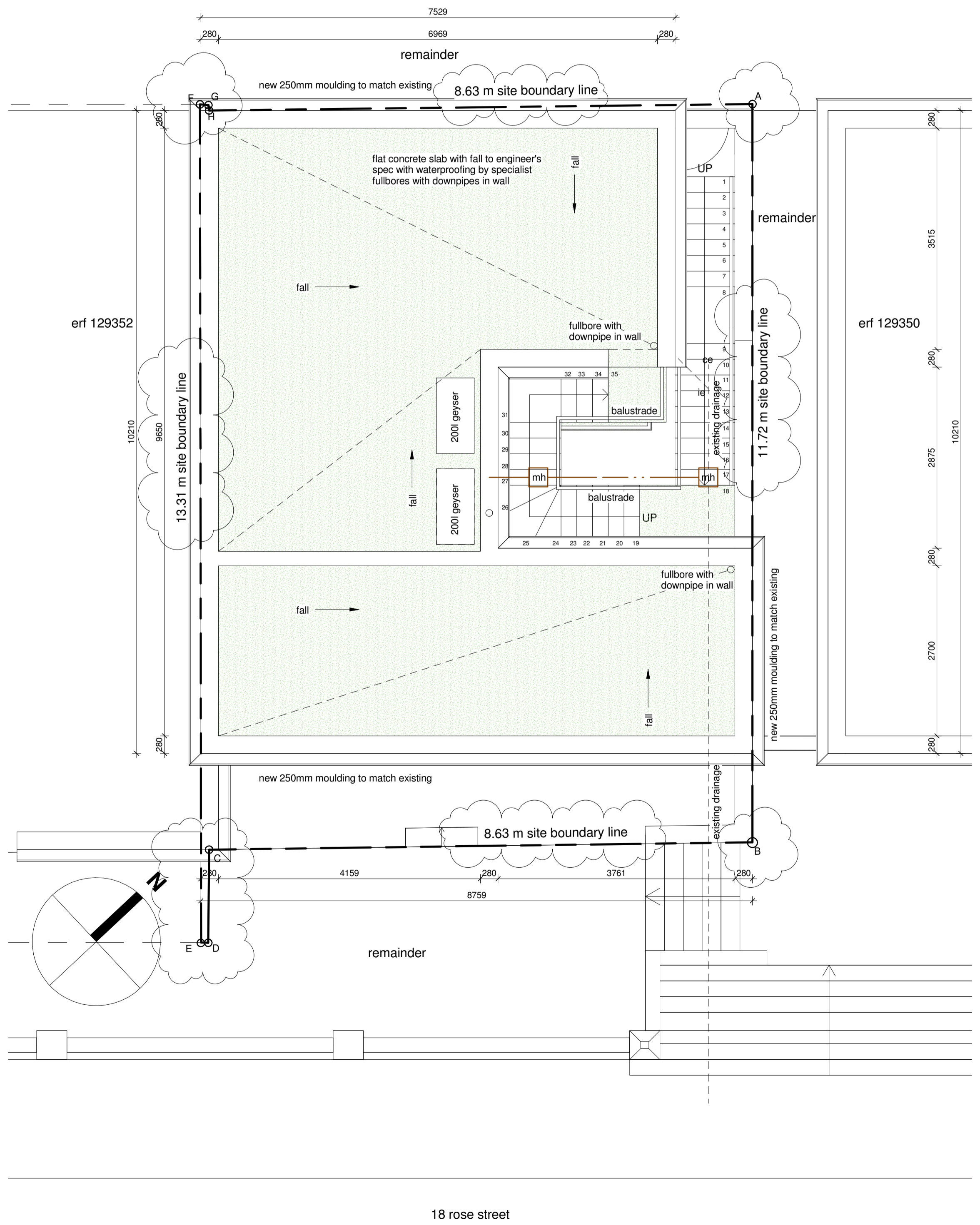
ALL GLAZING TO BE CLEAR UNLESS OTHERWISE SPECIFIED ON DRAWING. DETAILS AND SCHEDULES AND THICKNESS ALL ACCORDING TO THE FOLLOWING:
GLAZING TO WINDOWS AND DOORS IN EXCESS OF 1msq, OR LESS THAN 500mm ABOVE F.F.L. TO BE SAFETY GLASS. 0.75msq - 3 mm/1.5msq - 4 mm/2.1msq - 5 mm/3.2msq - 6 mm. ALL SHOPFRONT GLASS TO BE 8.5mm SAFETY GLASS. GLAZING IN SLIDING AND FOLDING DOORS TO BE 6mm LAMINATED SAFETY GLASS. GLAZING IN BATHROOMS TO BE OPAQUE UNLESS OTHERWISE SPECIFIED.
ALL GLAZING IN DOOR PANELS TO BE 6mm LAMINATED SAFETY GLASS. ALL SLIDING DOORS TO HAVE SAFETY MARKERS. FRAMES TO RECEIVE GLAZING MATERIAL SHALL EITHER COMPLY WITH THE REQUIREMENTS OF SANS 727 OR SANS 1553-2 OR BE CAPABLE OF WITHSTANDING THE WIND IMPACT LOADS DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-B WITHOUT DEFLECTING MORE THAN 1/175th OF THEIR SPAN. ALL WINDOWS AND THEIR FRAMES TO COMPLY WITH SANS 10400-N AND PARTS OF B. THE THICKNESS OF GLASS PANES TO BE DETERMINED BY A COMPETENT PERSON IN ACCORDANCE WITH REQUIREMENTS OF SANS 10137. ALL SAFETY GLAZING MATERIALS TO COMPLY WITH THE REQUIREMENTS OF SANS 1263-1 (SANS 10400-N). SHOWER DOOR TO COMPLY WITH SANS 10400-N.

LIGHTING:

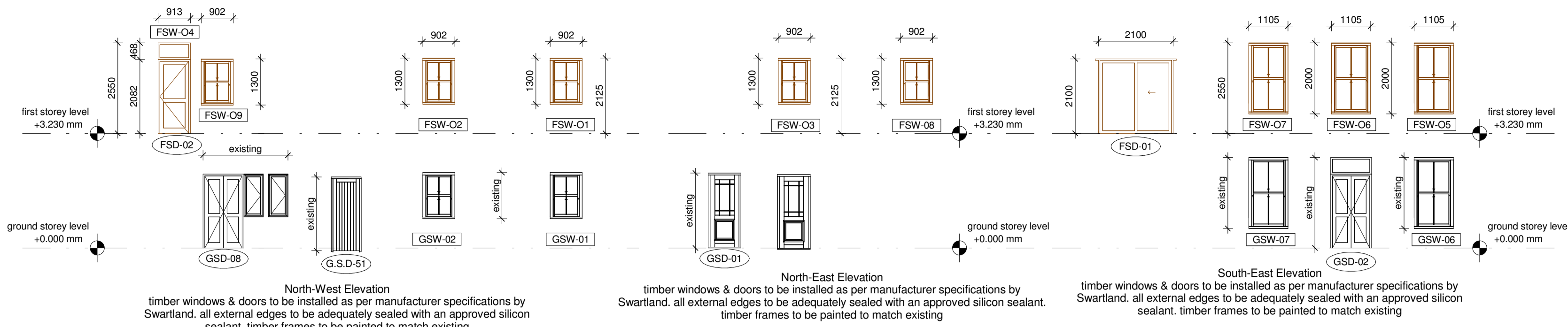
ALL LIGHTING TO COMPLY WITH SANS 10400-T (FIRE PROTECTION) AND 10400-O (LIGHTING AND VENTILATION) WINDOWS SHALL BE NO LESS THAN 10% OF THE FLOOR AREA IN ROOMS AS PER PART O OF SANS 10400



drainage section 1
Scale - 1 : 100



Site & roof plan
Scale - 1 : 50



1.2 CALCULATIONS - WINDOWS GE

Mark	ORIENTATION, CLIMATE ZONE & PERFORMANCE VALUES		Frame Type	Glazing Type	ORIENTATION, CLIMATE ZONE & PERFORMANCE VALUES				NAT. VENT CALCULATIONS			VARIABLES			
	Window Orientation	Figure A1 Climate Zone			U	SHGC	Width	Height	A	A x U	A x S x E	P	G	P / H	E
FSW-08	NE	4	Timber	Single - Low E	4.06	0.63	0.90 m	1.30 m	1.17 m²	4.76	0.77	0.14 m	0.000 m	0.10	1.04
FSW-01	NW	4	Timber	Single - Low E	4.06	0.63	0.90 m	1.30 m	1.17 m²	4.76	0.77	0.14 m	0.000 m	0.10	1.04
FSW-02	NW	4	Timber	Single - Low E	4.06	0.63	0.90 m	1.30 m	1.17 m²	4.76	0.77	0.14 m	0.000 m	0.10	1.04
FSW-03	NE	4	Timber	Single - Low E	4.06	0.63	0.90 m	1.30 m	1.17 m²	4.76	0.38	1.00 m	0.425 m	0.58	0.51
FSW-04	NW	4	Timber	Single - Low E	4.06	0.63	0.91 m	0.47 m	0.43 m²	1.73	0.23	0.14 m	0.000 m	0.29	0.85
FSW-05	SE	4	Timber	Single - Low E	4.06	0.63	1.11 m	2.00 m	2.21 m²	8.97	1.09	0.14 m	0.000 m	0.07	0.78
FSW-06	SE	4	Timber	Single - Low E	4.06	0.63	1.11 m	2.00 m	2.21 m²	8.97	1.09	0.14 m	0.000 m	0.07	0.78
FSW-07	SE	4	Timber	Single - Low E	4.06	0.63	1.11 m	2.00 m	2.21 m²	8.97	1.09	0.14 m	0.000 m	0.07	0.78
FSW-09	NW	4	Timber	Single - Low E	4.06	0.63	0.90 m	1.30 m	1.17 m²	4.76					
first storey level									12.92 m²	52.46	5.40				

1.3 CALCULATIONS - DOORS GE

Mark	ORIENTATION, CLIMATE ZONE & PERFORMANCE VALUES		Frame Type	Glazing Type	ORIENTATION, CLIMATE ZONE & PERFORMANCE VALUES				CALCULATIONS			VARIABLES			
	Door Orientation	Figure A1 - Climate Zone			U	SHGC	Width	Height	A	A x U	A x S x E	P	G	P / H	E
FSD-01	SW	4	Timber	Single - Low E	4.06	0.63	2.10 m	2.10 m	4.41 m²	17.90	1.97	1.00 m	0.43 m	0.40	0.71
first storey level									4.41 m²	17.90	1.97				

Fenestration - Buildings with natural environment control
Climatic zone: 4

Constants:
Conductance 1.4 Solar heat gain 0.13

Ground Storey:	
Total fenestration	17.33m²
Net floor area	59.05m²
Percentage	29.34%
Permissible conductance	82.67
Achieved conductance	70.36
Permissible solar heat gain	7.68
Achieved solar heat gain	7.37

External wall calculation

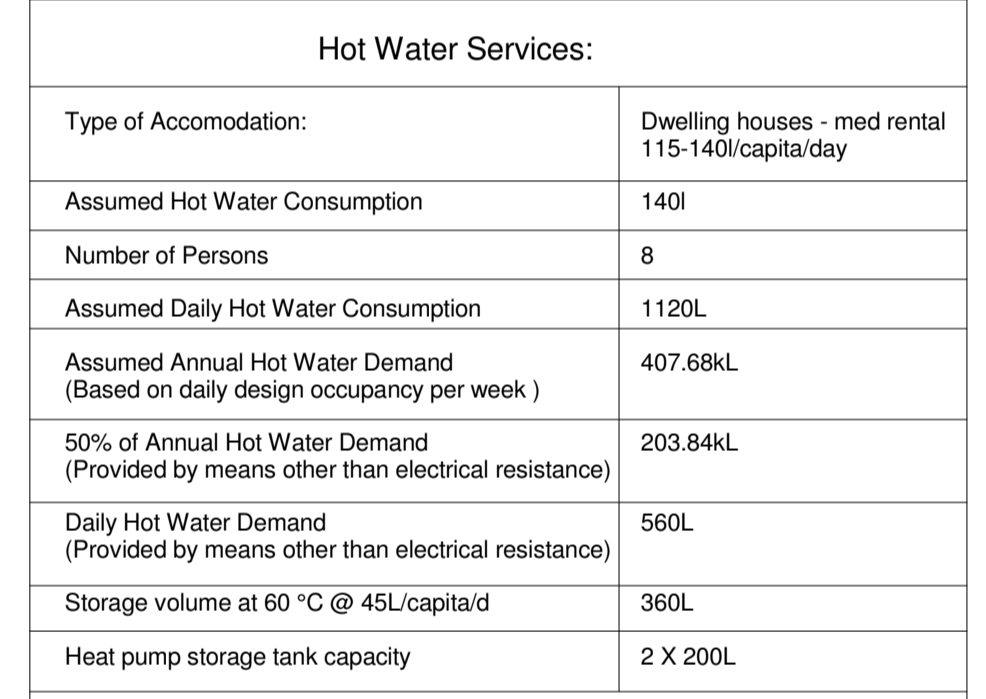
Minimum thermal resistivity R=0.35
Climatic zone 4

	Conductivity (W/m.K)	Thickness (mm)	Resistivity (m²K/W)
External plaster	0.6	15	0.025
Brickwork	0.72	110	0.152
Air in cavity	0.35	50	0.143
Brickwork	0.72	110	0.152
Internal plaster	0.6	15	0.025
Total		300	0.497

Buildings with a floor area less than 500m² with a concrete slab on ground shall have insulation installed around the vertical edge of the perimeter:
a) have an R-value of not less than 1
b) resist water absorption in order to retain its internal insulation properties
c) be continuous from the adjacent finished ground level
i) is at a depth of not less than 300mm or
ii) for the full depth of the vertical edge of the concrete slab on ground

Estimated Energy Consumption

Legend	Lamp power (W) rating	No. of lamps	Hours in use per day
☀	9W	37	4
💡	11W	4	6
Max permissible energy demand			728W
Max permissible energy consumption per annum			728kWh
Total lamp energy demand			377W
Total lamp energy demand			2.59W/m²
Available energy demand for lights			351W
Total annual energy consumption - lights			580.94kWh
Total energy consumption - lights			1.25kWh/m²
Available annual energy consumptions - lights			147.06kWh



Roof Assembly

SANS 10400-XA Required R-value:	
Climatic zone	4
Direction of heat flow	Up
Min Total R-value	3.7
Roof assembly : Concrete roof with ceiling below slab	
Outdoor air film	0.03
Waterproof membrane	0.03
Solid concrete - 170mm	0.12
Ceiling air space	0.15
Plasterboard	0.06
Indoor air film	0.11
Total R-value	0.5
Min added R-value of insulation	3.2
To achieve total thermal resistivity of 3.70 the following is recommended:	
ISOTHERM thermal insulation with a minimum thickness of 145mm and density of 11.5kg/m³ which has an R-value of 3.37	

NOTES

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SCHEDULE OF AREAS

SITE	103m²
COVERAGE AREA	72.8m²
COVERAGE	70.67%

F.A.R CALCULATION

AREA FOR F.A.R	145.6m²
F.A.R	1.4

ROOF CALCULATION

TOTAL FLAT ROOF AREA	72.8m²
TOTAL FLAT ROOF %	100%

TOTAL AREAS

EXISTING GROUND STOREY	72.8m²
NEW FIRST STOREY	72.8m²
TOTAL	145.6m²

ARCHITECT SIGNATURE:

CLIENT SIGNATURE:

REV. No.	REVISIONS	DATE	BY:
A	COUNCIL AMENDMENTS	2018/10/01	LR
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ARCHITECT

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cell: +27 (0)72 500 5514,
office: +27 (0)21 423 1877,
cld
postal address:
Suite no.5, Cape Quarter,
Dixon Street, De Waterkant,
Cape Town, 8001

PROJECT

HOUSE FAUGHT ADDITIONS
ERF 129351 PORTION OF ERF 123302, 18 ROSE STREET, CAPE TOWN

CLIENT

JOHN DARROCH FAUGHT, CELL: 083 461 0280, 18 ROSE STREET, CAPE TOWN

DRAWN BY:	ES	PLOT DATE:	2019-01-14	CHECKED BY:	LR	PROJECT No.	04
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DRAWING No.	2018-CS-04-001	SCALE:	
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COUNCIL SUBMISSION
ROOF & SITE PLAN, DRAINAGE SECTION, DOOR & WINDOW SCHEDULE, SANS 10400-XA
As indicated
REV. C

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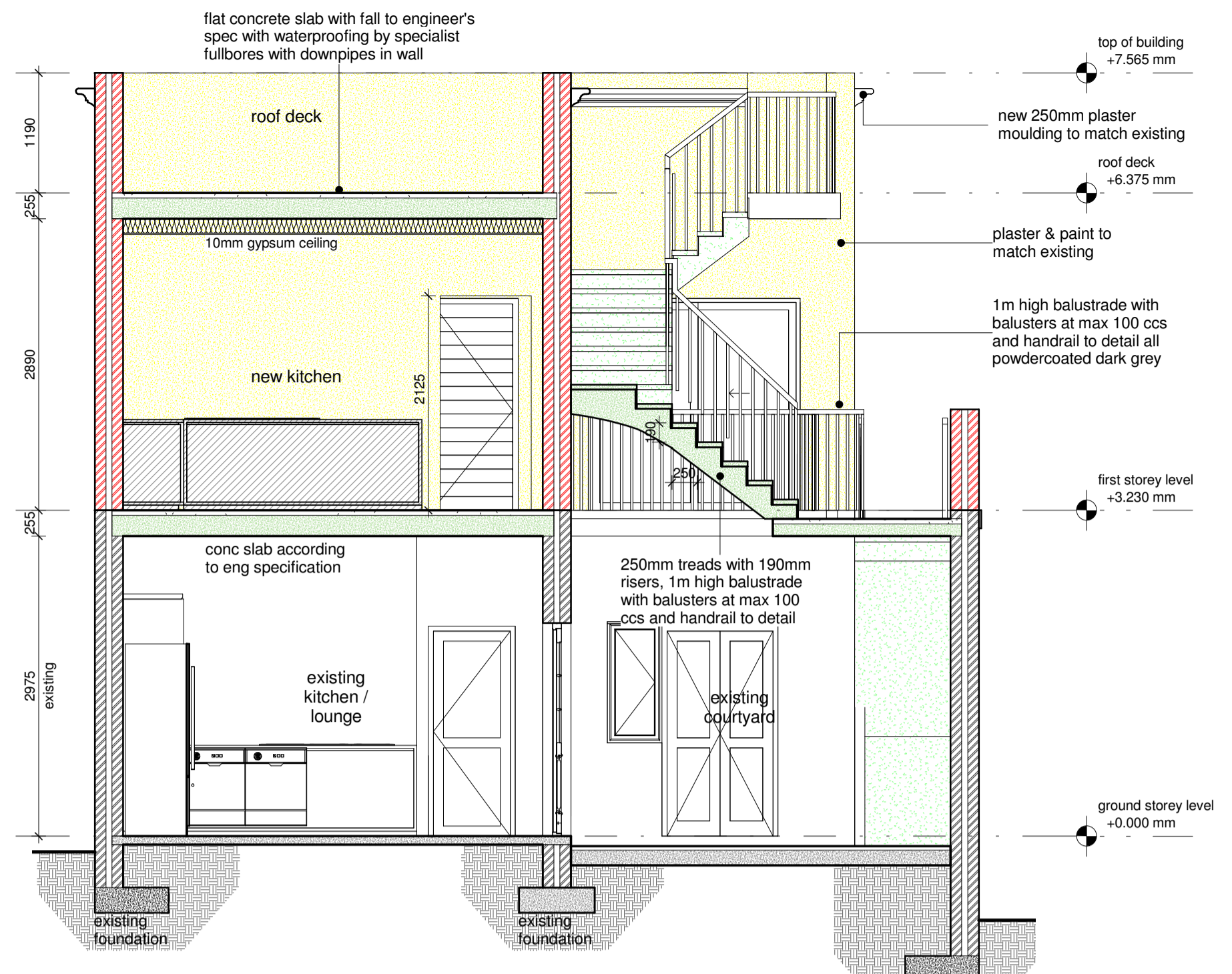
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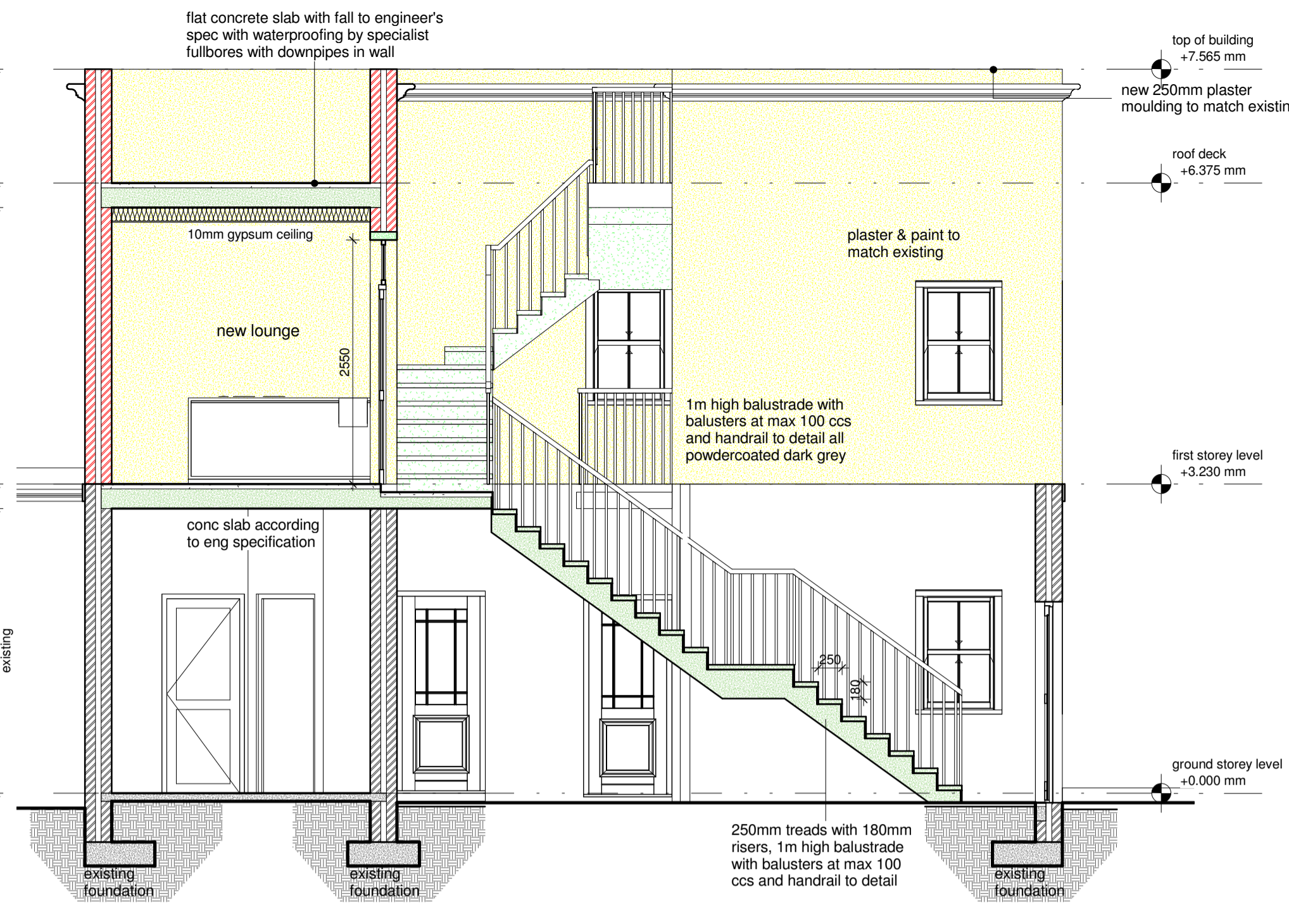
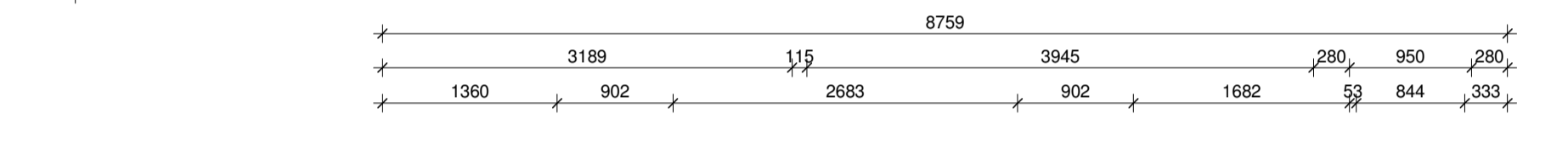
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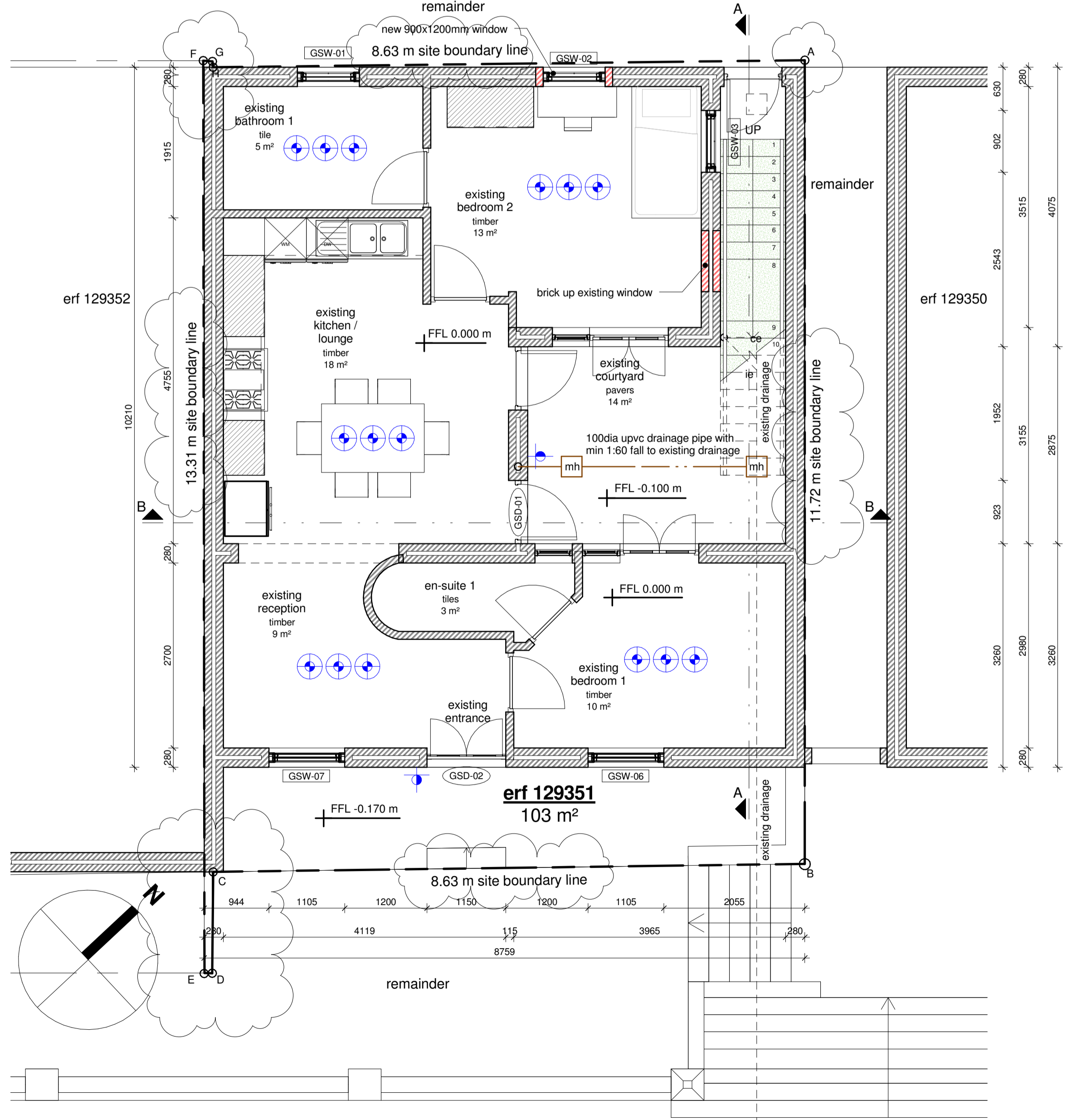
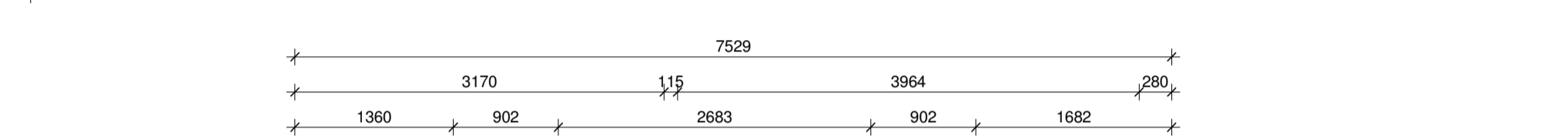
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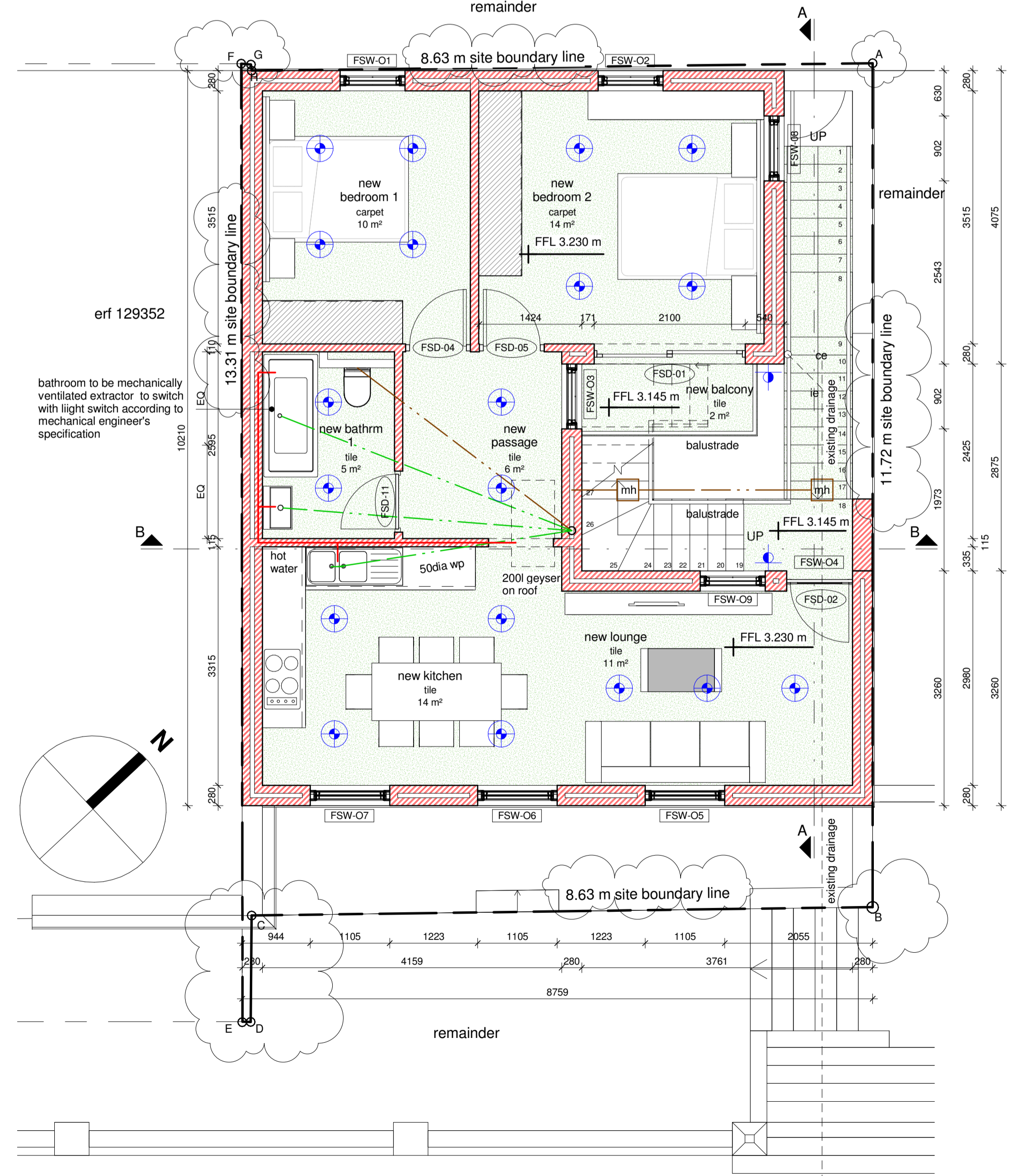
Section B
 Scale - 1 : 50



Section A
 Scale - 1 : 50



ground storey level
 Scale - 1 : 50



first storey level
 Scale - 1 : 50

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SCHEDULE OF AREAS

SITE	103m ²
COVERAGE AREA	72.8m ²
COVERAGE	70.67%

F.A.R CALCULATION

AREA FOR F.A.R	145.6m ²
F.A.R	1.4

ROOF CALCULATION

TOTAL FLAT ROOF AREA	72.8m ²
TOTAL FLAT ROOF %	100%

TOTAL AREAS

EXISTING GROUND STOREY	72.8m ²
NEW FIRST STOREY	72.8m ²
TOTAL	145.6m ²

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ARCHITECT
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PROJECT
 HOUSE FAUGHT
 ADDITIONS
 ERF 129351 PORTION OF ERF 123302, 18 ROSE STREET,
 CAPE TOWN

CLIENT
 JOHN DARROCH FAUGHT, CELL: 083 461 0280, 18 ROSE
 STREET, CAPE TOWN

DRAWN BY:	ES	PLOT DATE:	2019-01-14	CHECKED BY:	LR	PROJECT No.	04
DRAWING No.	2018-CS-04-002			SCALE:			
COUNCIL SUBMISSION							As Indicated
GROUND & FIRST FLOOR PLAN, SECTIONS							REV. C

BUILDERS WORK

GENERAL NOTES:

THIS DRAWING IS INTENDED TO BE FOR THE PURPOSE OF ACQUIRING CONSTRUCTION APPROVAL FROM THE LOCAL AUTHORITY. IT IS ONLY TO BE USED FOR THE PURPOSE OF CONSTRUCTION ONCE APPROVAL HAS BEEN GRANTED AND THE DRAWINGS HAVE BEEN ISSUED FOR CONSTRUCTION BY THE ARCHITECT. ALL LEVELS HEIGHTS DEPTHS AND DIMENSIONS TO BE CHECKED BY CONTRACTOR ON SITE BEFORE BUILDING. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL BUILDING REGULATIONS. ALL BUILDING MATERIALS AND COMPONENTS TO BE TREATED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS. ALL BUILDING MATERIALS & COMPONENTS TO COMPLY WITH REQUIREMENTS CONTAINED IN THE RELEVANT PARTS OF SANS 10400, FIGURED DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.

ELECTRICAL:
ALL ELECTRICAL WORK TO BE CARRIED OUT BY A REGISTERED ELECTRICIAN. VENTILATION AND LIGHT: ALL WINDOWS TO BE A MINIMUM 10% OF FLOOR AREA WITH 5% OPENING AREA. THE VENTILATION STANDARD PRODUCED IN THE BUILDING SHALL COMPLY WITH THE CITY HEALTH DEPARTMENT'S.

DRAINAGE NOTES:
WASTE FITTINGS TO HAVE RESEAL TRAPS. WASTE PIPES TO BE FULLY ACCESSIBLE FOR SERVICING. SEWER PIPES TO HAVE IE's AT ALL BENDS AND JUNCTIONS WITH MARKED COVERS AT GROUND LEVEL. NO BENDS OR JUNCTIONS ALLOWED UNDER FLOORS OR FOUNDATIONS. SEWER PIPES AND WASTE PIPES TO HAVE VENTILATION VALVES. OVP's TO BE Ø100mm PVC. ASVP's TO BE Ø50mm PVC. SOIL PIPES TO BE Ø100mm PVC AT 1:60 MINIMUM FALL. WASH HAND BASIN PIPES TO BE Ø40mm. BASIN DRAIN PIPES TO BE Ø40mm. ALL DRAINAGE TO COMPLY WITH PART P OF SANS 10400. ALL DRAINAGE TO BE IN STRICT ACCORDANCE TO THE LOCAL AUTHORITY'S BY-LAWS. WHERE DRAINS RUN THROUGH WALL BRICK WORK TO BE BRIDGED WITH R.C. LINTOL/BEAM TO SATISFACTION OF LOCAL AUTHORITY.

FOUNDATIONS:
ALL FOUNDATIONS TO BE CONCRETE STRIP FOUNDATIONS TO ENGINEERS SPEC.

FILLING NOTES:
FILL TO BE WELL COMPACTED IN WETTED LAYERS OF 150mm AND ACCORDING TO ENGINEERS SPEC. AND RECOMMENDATIONS.

DAMP-PROOFING:
INSTALL 375 MICRON USB GREEN DAMP PROOF MEMBRANE TO UNDERSIDE OF ALL GROUND SLABS AND 375 MICRON BRICKGRIP DPC TO ALL WALLS WITH MIN. 100mm OVERLAPS AT ALL JUNCTIONS. INSTALL BRICKGRIP DPC TO ALL WINDOW CILLS. GUNDLIE 250 MICRON DAMP PROOF MEMBRANE CARRIED UP A MIN OF 2Na BRICK COURSES ABOVE G.L. TO FORM DPC's TO PROTECT ALL WALLS.

GROUND SLABS:
85mm THICK CONCRETE GROUND SLABS ON FILL WITH DAMP PROOFING AS DESCRIBED ABOVE. REINFORCE GROUND SLABS ACCORDING TO ENGINEERS DETAIL AND SPEC. ALL EXPANSION JOINTS TO BE PLACED IN ACCORDANCE WITH ENGINEERS SPEC.

BRICKWORK:
BRICKS TO BE LAID IN STRETCHER BOND WITH JOINTS NOT EXCEEDING 12mm.

CAVITY WALLS:
R.O.K BRICKS TO BE USED. THE INNER & OUTER CAVITY WALLS TO BE TIED WITH PVS BUTTERFLY WALL TIES, 5per sqm. CAVITY TO BE FILLED WITH CONCRETE FROM FOUNDATIONS UP TO GROUND FLOOR DPM. CLOSED CAVITY 2 COURSES BELOW WALL PLATE. STEPPED DPM. 375 MICRON EMBOSSED BRICK GRIP AT FLOOR LEVEL. HORIZONTAL AND VERTICAL TO DOORS AND WINDOWS. PROVIDE WEEP HOLES @ 600mm C/C MAX.

TIMBER:
ALL TIMBER TO BE TREATED ACCORDING TO SANS 10005 (SANS 10400). TIMBER FLOORING SHALL COMPLY WITH THE REQUIREMENTS OF SANS 2001 CTI AND WILL BE FIXED TO FLOOR JOISTS AT CENTRES THAT DO NOT EXCEED 600MM.

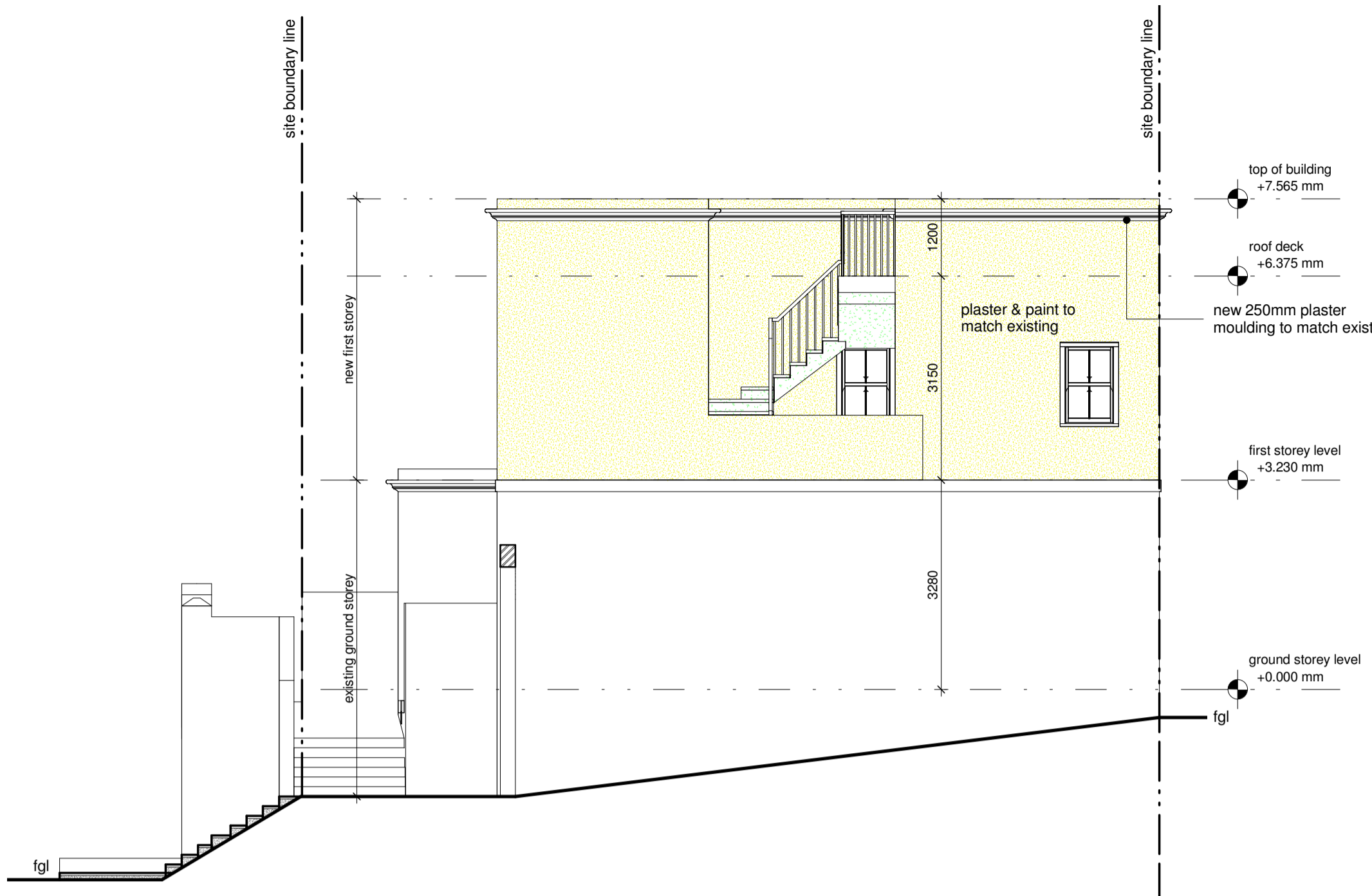
BRICK REINFORCING:
BRICKFORCE STEEL WIRE REINFORCING TO BE INSTALLED IN EVERY COURSE OF FOUNDATION BRICKWORK FOR MIN 5 COURSES AND EVERY 3rd COURSE THEREAFTER. BRICKFORCE TO BE INSTALLED IN EVERY COURSE BELOW GROUND SLAB WHERE BRICK WALL IS 110mm. BRICKFORCE OVER LINTELS.

LINTOLS:
PRECAST CONCRETE LINTOLS USED OVER ALL OPENINGS, INSTALLED ACCORDING TO MANUFACTURED SPEC. ALL FACE BRICK LINTOLS TO HAVE REINFORCING & CURING ON PROPS TO ENGINEERS SPEC. STANDARD 152x75mm PRE STRESSED CONCRETE LINTOLS ABOVE ALL NEW DOORS AND WINDOWS.

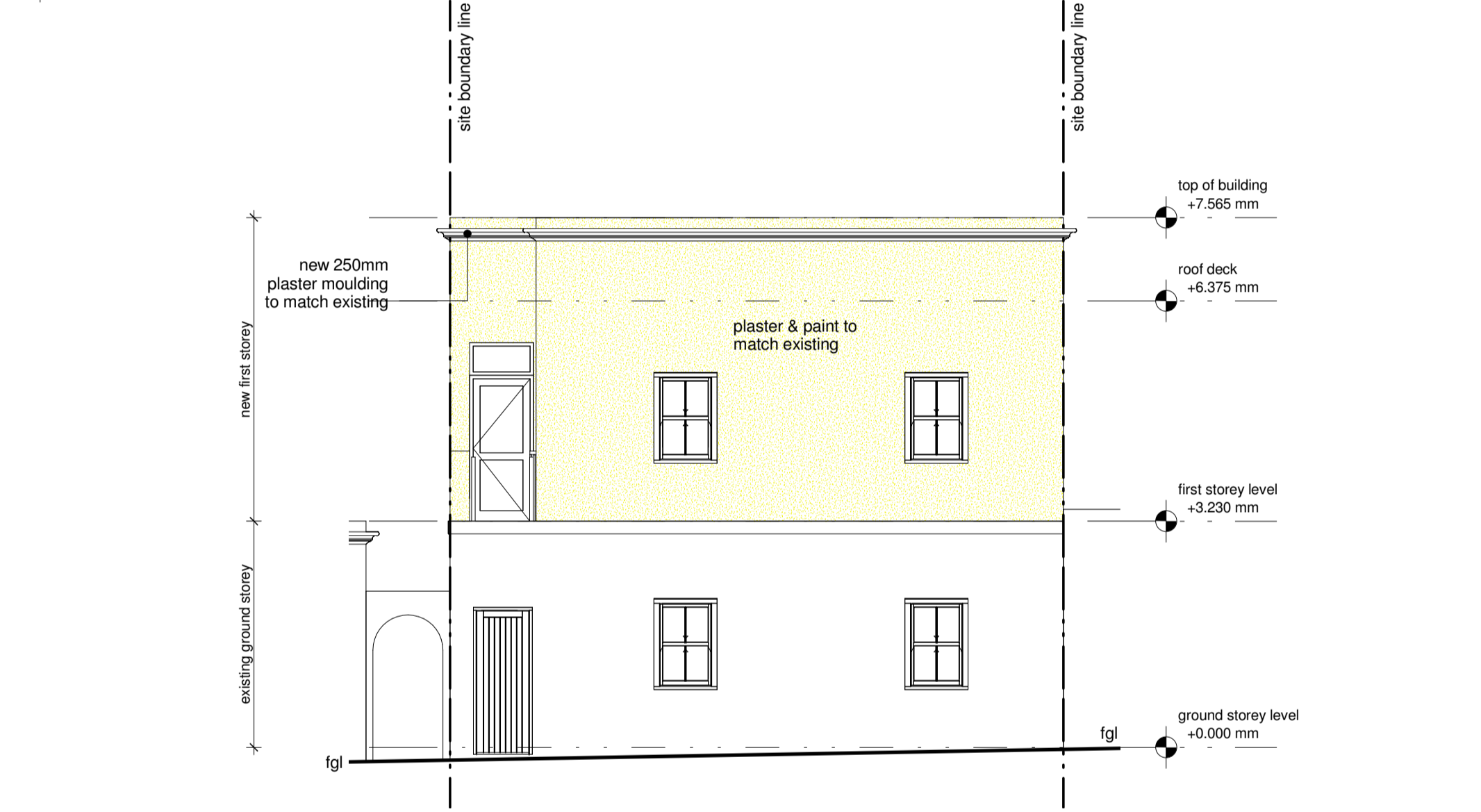
PLASTER WORK:
ALL INTERNAL AND EXTERNAL PLASTERWORK TO BE MIN. 10mm PLASTER.

GLAZING WORK:
ALL GLAZING TO BE CLEAR UNLESS OTHERWISE SPECIFIED ON DRAWING. DETAILS AND SCHEDULES AND THICKNESS ALL ACCORDING TO THE FOLLOWING:
GLAZING TO WINDOWS AND DOORS IN EXCESS OF 1msq, OR LESS THAN 500mm ABOVE F.F.L. TO BE SAFETY GLASS. 0.75msq - 3 mm/1.5msq - 4 mm/2.1msq - 5 mm/3.2msq - 6 mm. ALL SHOPFRONT GLASS TO BE 8.5mm SAFETY GLASS. GLAZING IN SLIDING AND FOLDING DOORS TO BE 6mm LAMINATED SAFETY GLASS. GLAZING IN BATHROOMS TO BE OPAQUE UNLESS OTHERWISE SPECIFIED.
ALL GLAZING IN DOOR PANELS TO BE 6mm LAMINATED SAFETY GLASS. ALL SLIDING GLASS TO HAVE SAFETY MARKERS FRAMES TO RECEIVE GLAZING MATERIAL SHALL EITHER COMPLY WITH THE REQUIREMENTS OF SANS 727 OR SANS 1553-2 OR BE CAPABLE OF WITHSTANDING THE WIND IMPACT LOADS DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-B WITHOUT DEFLECTING MORE THAN 1/175th OF THEIR SPAN. ALL WINDOWS AND THEIR FRAMES TO COMPLY WITH SANS 10400N AND PARTS OF B. THE THICKNESS OF GLASS PANES TO BE DETERMINED BY A COMPETENT PERSON IN ACCORDANCE WITH REQUIREMENTS OF SANS 10137. ALL SAFETY GLAZING MATERIALS TO COMPLY WITH THE REQUIREMENTS OF SANS 1263-1 (SANS 10400-N). SHOWER DOOR TO COMPLY WITH SANS 10400-N.

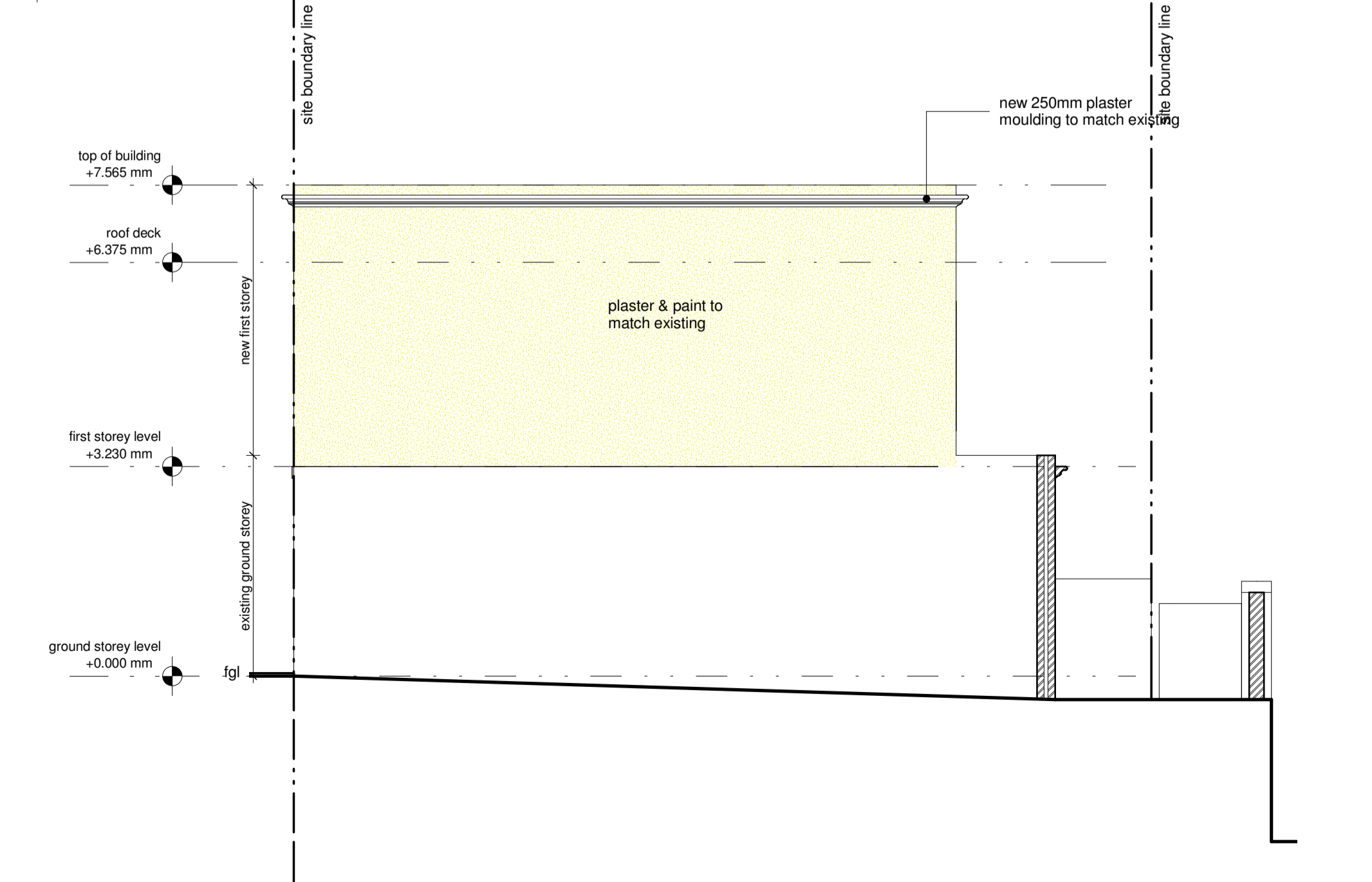
LIGHTING:
ALL LIGHTING TO COMPLY WITH SANS 10400-T (FIRE PROTECTION) AND 10400-O (LIGHTING AND VENTILATION) WINDOWS SHALL BE NO LESS THAN 10% OF THE FLOOR AREA IN ROOMS AS PER PART O OF SANS 10400



north-east elevation
Scale - 1 : 75



north-west elevation
Scale - 1 : 75



south-west elevation
Scale - 1 : 75



south-east elevation
Scale - 1 : 75

WINDOW AND DOOR NOTES

ALL ALUMINIUM SUPPLIERS TO BE AAAMSA MEMBERS. (COPY OF MEMBERSHIP TO BE PROVIDED - NO APPLICANTS)
MINIMUM WINDLOAD DESIGN TO BE 1500 PASCAL.
WINDOW FRAMING - OUTER FRAMES TO WINDOWS AND DOORS HINGED OR SLIDING TO BE A MINIMUM OF 76MM X 30MM. (76MM PERPENDICULAR TO GLASS PANEL).
WINDOW MULLIONS - TO BE MINIMUM OF 76MM X 30MM. DEPENDANT ON HEIGHT.
WINDOW TRANSOMS - WINDOW TRANSOMS TO BE A MINIMUM OF 56MM X 30MM.
WINDOW SASH - SASHES TO BE A MINIMUM OF 32MM THICK. SASH SIZES (TOP HUNG) TO A MAXIMUM OF 1500 WIDE AND 600 HIGH TO BE 32MM MINIMUM. SASH SIZES (TOP HUNG) TO A MAXIMUM OF 1500 WIDE AND 1200 HIGH TO BE 34 MINIMUM.
ALL WINDOWS & DOORS TO COMPLY TO SANS 10400 AND ALL APPLICABLE STANDARDS AS SPECIFIED BY THE N.B.R OF SOUTH AFRICA.
PLEASE SEE ATTACHED XA REPORT FOR GLASS AND FRAME SPECIFICATIONS.

WATER SUPPLY AND DRAINAGE

WATER INSTALLATION MUST COMPLY WITH SANS 10252: WATER SUPPLY AND DRAINAGE OR BUILDINGS AND SANS 10254: THE INSTALLATION OF FIXED ELECTRIC STORAGE WATER HEATING SYSTEMS, OR ANY SIMILAR SUBSTITUTING RE-ENACTMENT OR AMENDMENT THERE OF IF THE CONSUMER INSTALLATION IS OF A TYPE REGULATED BY EITHER STANDARD.
ALL HOT WATER SERVICE PIPES SHALL BE CLAD WITH INSULATION WITH A MINIMUM R-VALUE OF 1.
THERMAL INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.
ALL FIXTURES, COMPONENTS, FITTINGS, PIPES & MATERIALS TO BE S.A.B.S APPROVED AND MUST APPEAR ON THE JASWIC LIST (JOINT ACCEPTANCE SCHEME FOR WATER INSTALLATION COMPONENTS).
ALL RUBBER COMPONENTS THAT ARE IN CONTACT WITH POTABLE WATER, SUCH AS JOINT RINGS, TAP WASHERS AND FLANGE PACKINGS, SHALL, IN ORDER TO CONTROL THE MULTIPLICATION OF LEGIONELLA PNEUMOPHILA BACTERIA IN WATER INSTALLATIONS, BE OF A COMPOSITION THAT WILL NOT PROMOTE MICROBIOLOGICAL GROWTH. ALL RUBBER JOINTS TO COMPLY WITH ALL PARTS OF SANS 4633.
ZINC IS NOT A SUITABLE MATERIAL FOR BODY CASTINGS, PRESSINGS OR MACHINED BODIES AND OPERATING MECHANISMS ON PLUMBING FITTINGS, AND SHALL NOT BE USED IN WATER INSTALLATIONS.
ALL WATER SUPPLIED FROM A MAIN TO AN INSTALLATION SHALL PASS THROUGH AN APPROVED WATER METER THAT COMPLIES WITH THE RELEVANT NATIONAL LEGISLATION.



ISOMETRIC VIEW OF PROPOSED ADDITION

NOTES
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ALL CONTRACTORS SHALL ENSURE THAT BEFORE ANY WORK IS PUT IN HAND, THEY COMPLY WITH ALL THE NECESSARY ACTS OF PARLIAMENT OF THE REPUBLIC OF SOUTH AFRICA.

SCHEDULE OF AREAS

SITE	103m²
COVERAGE AREA	72.8m²
COVERAGE	70.67%

F.A.R CALCULATION

AREA FOR F.A.R	145.6m²
F.A.R	1.4

ROOF CALCULATION

TOTAL FLAT ROOF AREA	72.8m²
TOTAL FLAT ROOF %	100%

TOTAL AREAS

EXISTING GROUND STOREY	72.8m²
NEW FIRST STOREY	72.8m²
TOTAL	145.6m²

ARCHITECT SIGNATURE:

CLIENT SIGNATURE:

REV. No.	REVISIONS	DATE	BY:
A	COUNCIL AMENDMENTS	2018/10/01	LR
B	COUNCIL AMENDMENTS	2018/10/10	LR
C	COUNCIL AMENDMENTS	2019/01/10	LR

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DRAWN BY:	ES	PLOT DATE:	2019-01-14	CHECKED BY:	LR	PROJECT No.	04
DRAWING No.	2018-CS-04-003			SCALE:			

COUNCIL SUBMISSION
As Indicated

ELEVATIONS
REV. C