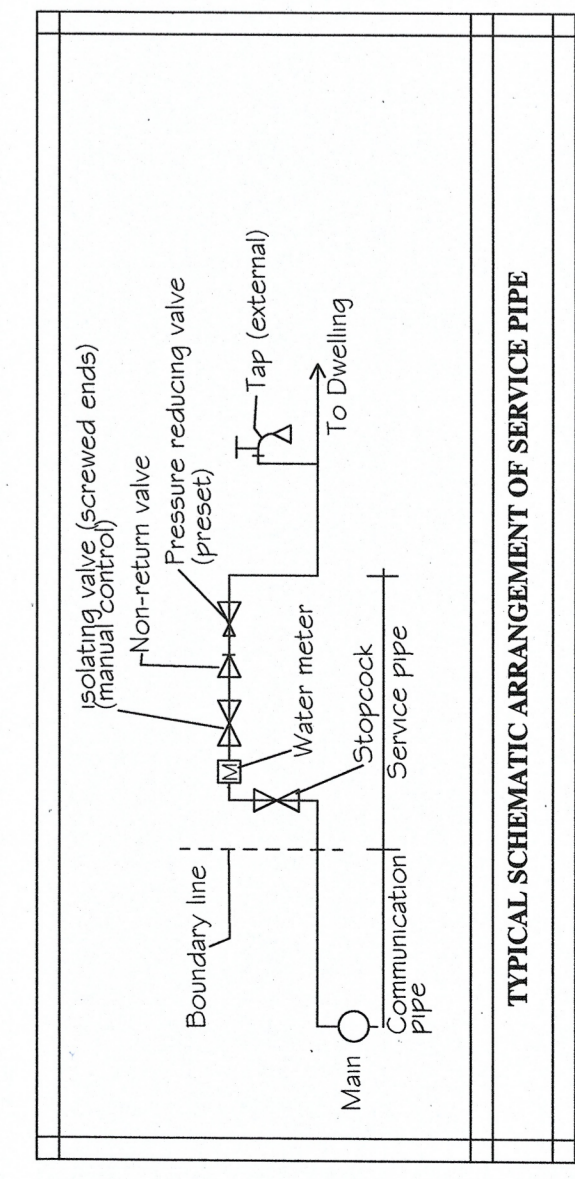


GROUND STOREY & SITE PLAN



ELECTRICAL:
TO BE COMPLETED BY A REGISTERED TRADESMAN

WALLS
Walls to have a CR value of 50 and to have a K value of 0.35

Walls
Every 2 courses of brickwork reinforced with brick galvanneal wire ties to be laid in all 150x250mm walls vertically. Non-ferrous and every 4th course vertically. Damp proof course and anti-termites to be applied in accordance with NATIONAL BUILDING REGULATIONS.

SEWER SECTION

GL - 5.500
LL - 4.670
D - 7.00

7250 at 1:56

Site Area	1457 m ²
EX COVERAGE	175.72 m ²
PROPOSED COVERAGE	140.04 m ²
TOTAL COVERAGE	13.576 m ²
PROPOSED AREA	160.78 m ²
PERMITTED COVERAGE	30% = 758.30 m ²
PERMITTED F.A.R.	0.94

LEGEND	
1000L LOU TANK	
Scale: 1:100	

Hot water from new solar geyser

HOT WATER SUPPLY

1. All internal hot water supply pipes (22 mm) to be insulated with a minimum R value of 1.000 (glasswool spray on pipe insulation)

2. All external hot water supply pipes (22 mm) to be insulated with a minimum R value of 2.000 (cell faced glasswool blanket) - natural fibreglass minimum

[All to manufacturers specifications and to comply with SANS 10400 - Part VA]

SANS 10400 PART K

STORMWATER CALCULATIONS

140.04 x 60% = 84.02

84.02 x 1.67 = 139.31

139.31 / 40 = 3.48

1000L LOU TANK

SAFETY NOTES

All shower doors to be minimum 1000mm high and to comply with Part K of SANS 10400

Drainage notes

All gully surroundings and manhole covers to be 75mm above ground level.

LE's to all bends and junctions.

Water supply to be 50mm dia. UPVC.

Waste pipes to be 50mm dia. UPVC.

Roof Notes

Double rebar slab on 30 x 340 beams on Gypslab

250 micron plastic sheeting on rocky inside girth

Waterproofing to be applied down into breakwork with advanced hoop iron cast.

1.4 x 3.0 wall plates.

25 wall corner gaskets with 75 dia. down pipes to be installed in accordance with manufacturers recommendations.

General notes

Contractor is to check all dimensions and levels before commencing any work and any discrepancies to be reported to the architect immediately.

All locations to be exposed before commencing any work.

Contractor to provide and install level floor levels on all sides and for the driveway, falls and garage floor levels are correct before commencing building work.

All foundations to be taken to hard virgin ground.

Roof Insulation

1. Condition of roof (moving air)

2. Roof insulation

3. Roof air space (ventilated)

4. Roof waterproofing

5. Rhytidated ceiling

6. Insulation film (roll air)

Total R value = 37.0m² · KW

Plumbing

WASTE PIPES: 50mm PVC PIPE

SANITARY PIPES: 50mm PVC PIPE

ALL WASTE TO CONNECT TO EXISTING 500mm WATER VALVE

NOTE: ALL NEW SEWER TO CONNECT TO EXISTING

RAILSTRADE NOTES

In high safety balustrade to engineers detail balustrade to be no more than 100mm apart

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