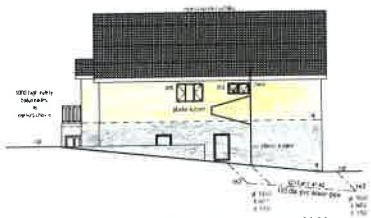
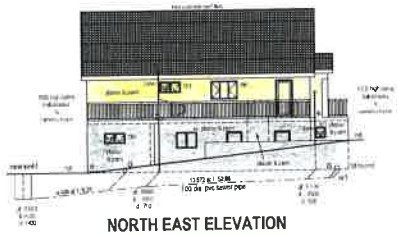
NORTH WEST ELEVATION
(DWELLING)

SOUTH EAST ELEVATION
(DWELLING)



SOUTH WEST ELEVATION
(DWELLING)



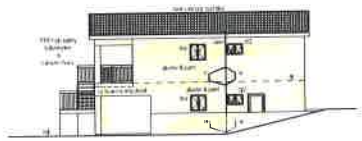
NORTH EAST ELEVATION
(DWELLING)

SECTION A-A
(DWELLING)

SOUTH EAST ELEVATION
(SERVANTS QUARTERS)

NORTH WEST ELEVATION
(SERVANTS QUARTERS)

NORTH EAST ELEVATION
(SERVANTS QUARTERS)



SOUTH WEST ELEVATION
(SERVANTS QUARTERS)

SECTION B-B
(SERVANTS QUARTERS)

GENERAL NOTES

ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS SANS 10400-2011. ALL LEVELS AND DIMENSIONS TO BE CHECKED AND VERIFIED IN SITE PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT and ENGINEER.

STAIR & BALUSTRADE NOTES:

BALUSTRADES HANDRAILS HEIGHTS AND OPENINGS TO COMPLY WITH PARTS M & D OF SANS 10400- 2011
BASIC STAIR NOTES:
MAX 200mm RISER MIN 250mm TREAD
BALUSTRADES 1 0m HIGH WITH NO GAP MORE THAN 100mm

IF THE STAIRCASE FORMS PART OF AN ESCAPE ROUTE IT IS TO COMPLY WITH PART M OF SANS 10400- 2011.

MECHANICAL VENTILATION & LIGHTING:

ALL LIGHTING AND VENTILATION (FRESH AIR AND EXTRACT) TO COMPLY WITH PART O (SANS 10400- 2011) IN ACCORDANCE WITH REGISTERED MECHANICAL ENGINEERS DRAWINGS AND REGISTERED ELECTRICAL ENGINEERS DRAWINGS.
ARTIFICIAL LIGHTING TO COMPLY.

DEMOLITION WORK:

ALL DEMOLITION WORKS TO BE CARRIED OUT IN ACCORDANCE WITH SANS 10400- 2011 PART B
NO DEMOLITION WORK IS TO BE CARRIED OUT WITH RELEVANT BUILDING AND/OR CLIENT APPROVAL

SANS 10400XA:

WALLS
NON-MASONRY WALL WILL HAVE 'R' VALUES AS PROVIDED
(SANS 10400-XA-4.3.1)
DOUBLE SKIN MASONRY WITH PLASTER INSIDE OR RENDER OUTSIDE WITH AIR SPACE & STRIPE MIN 140MM WITH PLASTER INSIDE OR RENDER OUTSIDE COMPLIES. (SANS 10400-XA-4.4.3.2)
OTHER MASONRY WALLS WILL HAVE 'R' VALUE OF 0.35 (SANS 10400-XA-4.4.3).

FENESTRATION:

AIR LEAKAGE SHALL NOT EXCEED 0.5M³/M²/S/ 100 PA
FENESTRATION AREA: 6.5M² MAXIMUM ROOFLIGHT GLAZING
DOORS (SANS 10400-XA-4.4.1)
FENESTRATION MORE THAN 15% TO NETT FLOOR AREA PER STOREY THEN. (SANS 10400-XA4.4.4.2)
FENESTRATION UP TO 15% TO NETT FLOOR AREA PER STOREY COMPLIES (SANS 10400-XA-4.4.4)
SOLAR HEAT GAIN AND HEAT CONDUCTANCE TO COMPLY WITH SANS 204-4.3.4

GENERAL SPECIFICATIONS

PLUMBING & DRAINAGE:

ALL PLUMBING TO COMPLY WITH PART P OF THE SANS 10400- 2011

ALL WASTE WATER PIPES ARE TRAPS TO BE ACCESSIBLE ALONG THEIR ENTIRE LENGTH. PROVIDE INSPECTION EYES AT ALL BENDS AND JUNCTIONS AND AT A MAX. 20m ALONG STRAIGHT RUNS.
CLEANING EYES TO BE PROVIDED AT ALL BENDS AND JUNCTIONS OF WASTE PIPES. WASTE TO BE FITTED WITH
Minimum TRAP SIZES:
WATER CLOSET/PAN TO BE TRAP
75mm DIA TO WHB, BIDET AND SHOWERS
38mm DIA TO URINALS
32mm DIA TO SINK
ALL VENT PIPES TO DISCHARGE TO EXTERNAL AIR
SOIL WASTE PIPES TO HAVE A 75MM SLEEVE
TURNING WASTE PIPES TO HAVE A 100MM SLEEVE
ALL NEW DRAIN LAGGED TO RUN IN THE EXCAVATION
100 THK FLOOR BELOW

FOR PLUMBING AND DRAINAGE CATCH PLAN AND THE CROSS SECTIONS REFER TO REGISTERED WET SERVICES ENGINEERS DRAWINGS FOR NATIONAL DRAINAGE.
ALL STORM WATER TO BE COLLECTED AND DRAIN TO MUNICIPAL STORM WATER DRAINAGE SYSTEM TO ENGINEERS DETAILS.

GLAZING NOTES:

GLAZING TO COMPLY WITH PART N OF SANS 10400- 2011

STRUCTURAL:

ALL REINFORCED CONCRETE WORK AND RETAINING WALLS TO BE STRICTLY IN ACCORDANCE WITH REGISTERED STRUCTURAL ENGINEERS DETAILS AND SPECIFICATIONS

GENERAL ENGINEER:

LINTELS WALLS TO ENGINEERS SPECIFICATIONS AND TO COMPLY WITH SANS 10400 K.
ROOF TO ENGINEERS SPECIFICATIONS AND TO COMPLY WITH SANS 10400 L.

NOTE

Hot Water Supply
1. All internal hot water supply pipes (19mm) to be insulated with a material with a minimum R-value of 1.000 (40x40x5mm pvc or fibre glass pipe insulation.)
2. All hot water vessels/tanks to be insulated with a material achieving a minimum R-value of 2.000
(foil faced glasswool blanket)

(ALL to manufacturers specifications and to comply with SANS 10400-Part XA)

Consumptions.
6 persons @ 30 litres per person@ 365 days
= 65700 litres per annum (total consumption)
Hot water per person = 15 litres

Roof insulation
Ventilation: Unvented
Climate Zone: 5
Orientation: North East

R-VALUES

Clay Roof Tiles	0.48
Plaster Board Gypsum Ceiling	0.06
90mm Roof insulation- Bonglass blanket at 200mm overlap	2.63
Total R value for roof	3.27
Direction of heat flow	downwards

CEILINGS
Ceiling insulation 11,5
Thermal conductivity 0.046wt/mk
Ceiling insulation is to be by 90mm Bonglas Polystar blanket with a density of: 11,5kg/m3

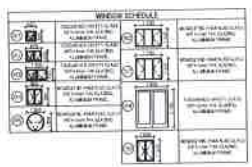
WALLS
Walls to have a CR-value of 66 and to have an R-value of 0.35

FENESTRATION / GROUND FLOOR (DWELLING)

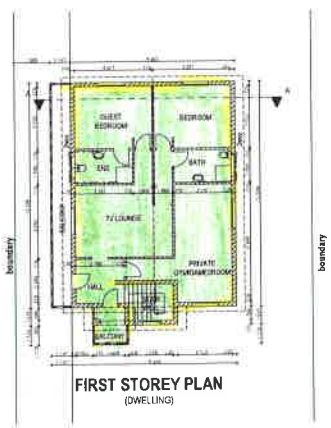
FENESTRATION - GROUND FLOOR (SERVANTS QUARTERS)

FENESTRATION - FIRST FLOOR (DWELLING)

FENESTRATION - FIRST FLOOR (ANCILLARY UNIT)

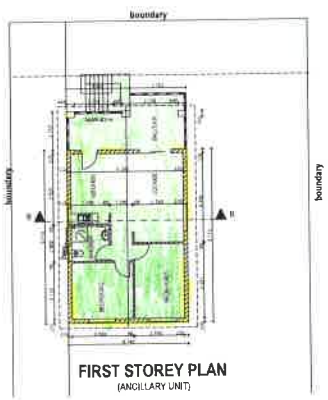


GROUND STOREY PLAN
(DWELLING)

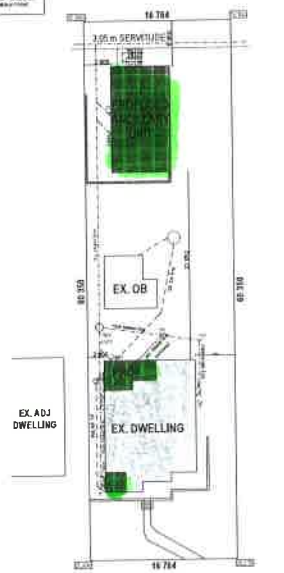


FIRST STOREY PLAN
(DWELLING)

GROUND STOREY PLAN
(SERVANTS QUARTERS)



FIRST STOREY PLAN
(ANCILLARY UNIT)



ORIEL RD

SITE PLAN
SCALE 1:200

PROPOSED ADDITIONS & ALTERATIONS TO EXISTING DWELLING, NEW ANCILLARY UNIT & SERVANTS QUARTERS & WALLS @ 75 ORIEL ROAD ON LOT 1 OF 2001 WENTWORTH FOR MR C.J.J ROBERTSON & MRS C.S ROBERTSON

SCHEDULE OF AREA

SITE AREA	1012 sqm
EX. DWELLING	139.37 sqm
EXIST. GARAGE	166.86 sqm
TOTAL COVERAGE	272.85 sqm
PERMITTED COVERAGE	506 sqm
EX. OB	126.37 sqm
PROP. ADD	260.77 sqm
TOTAL	486.04 sqm
COVERAGE	48%

AREAS
ANCILLARY UNIT 105.4 sqm
SERVANTS QUARTERS + AUN 70 sqm
DB GARAGE 51.7 sqm

THE PERFECT PLAN
6 COLLIER AVENUE
NEWLANDS WEST 4068
TEL: 0413 775 4041
CELL: 072 [illegible]

1:100