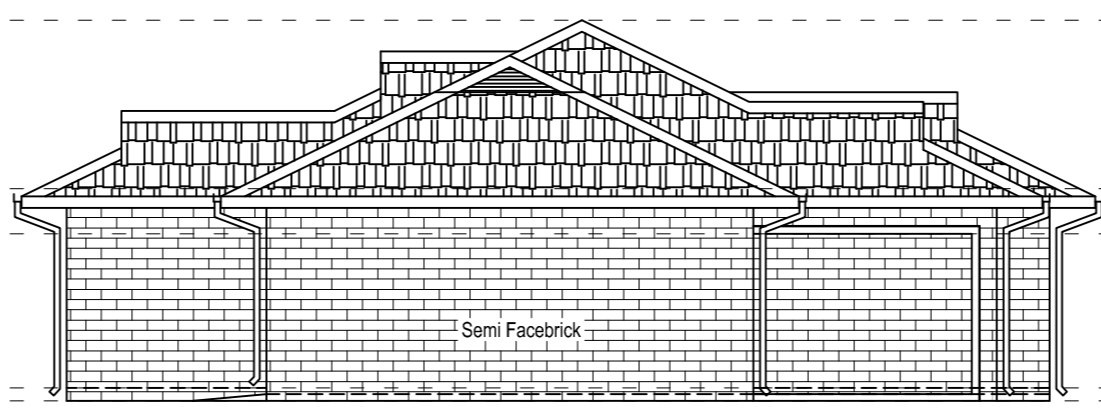
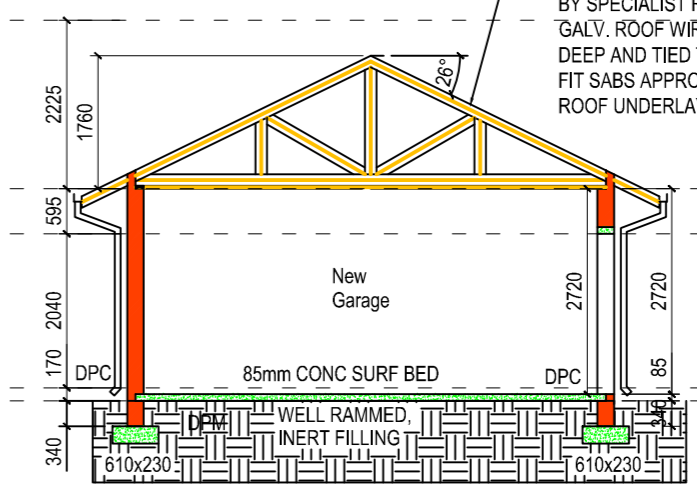




NORTH/EAST ELEVATION
SCALE 1:100



SOUTH/EAST ELEVATION
SCALE 1:100



SECTION A-A
SCALE 1:100

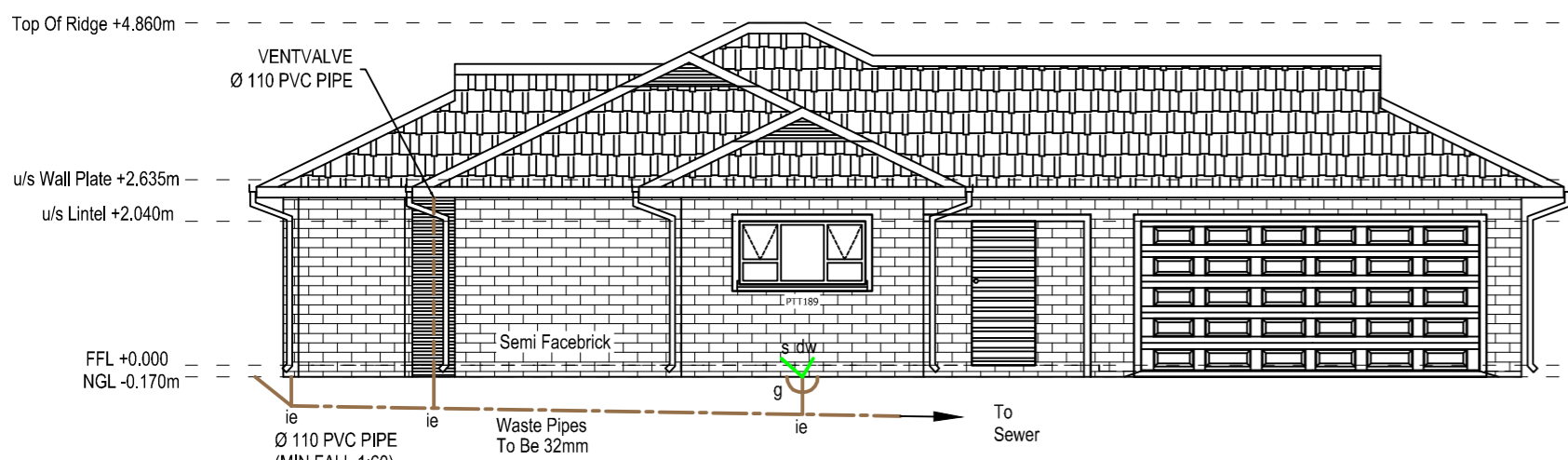
ROOF NOTE
CLASS B ROOF CONC ROOF TILES ON 38X38 PINE BATTENS @ 340 CTS ON 152X38 GR 8 PINE PREFABRICATED GANG NAIL TRUSSES @ 760 CTS ON 152X38 PINE TIE BEAMS ON 114X38 PINE WALL PLATES ITC CERTIFICATE TO BE SUPPLIED BY SPECIALIST ROOF INSTALLER GALV. ROOF WIRE 4 COARSE DEEP AND TIED TO TRUSSES FIT SABS APPROVED PVC ROOF UNDERLAY

- GENERAL NOTES
- ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BEFORE ANY WORK COMMENCES.
- ALL WORK TO COMPLY WITH MUNICIPAL BY-LAWS AND N.B.R. ACT 1977.
- DPC TO ALL WALLS AND WINDOW SILLS.
- VERTICAL D.P.C. TO ANY CHANGE OF FLOOR LEVEL
- WINDOWS-MIN. 10% OF FLOOR AREA
- NATURAL VENTILATION MIN. 5% OF FLOOR AREA
- PRESTRESSED LINTELS ABOVE ALL DOORS AND WINDOWS.
- ROOF NOTES
- REFER TO ROOF NOTES
- WALLS
- SEMI-FACEBRICK FINISH TO MATCH EXISTING
- ALUMINIUM WINDOWS AND DOOR FRAMES
- DRAINAGE
- MIN. INVERT LEVEL 410mm
- NO CHANGE OF DIRECTION UNDER FLOORS AND BUILDINGS
- ENCASE DRAINAGE UNDER BUILDING IN 300mm CONCRETE

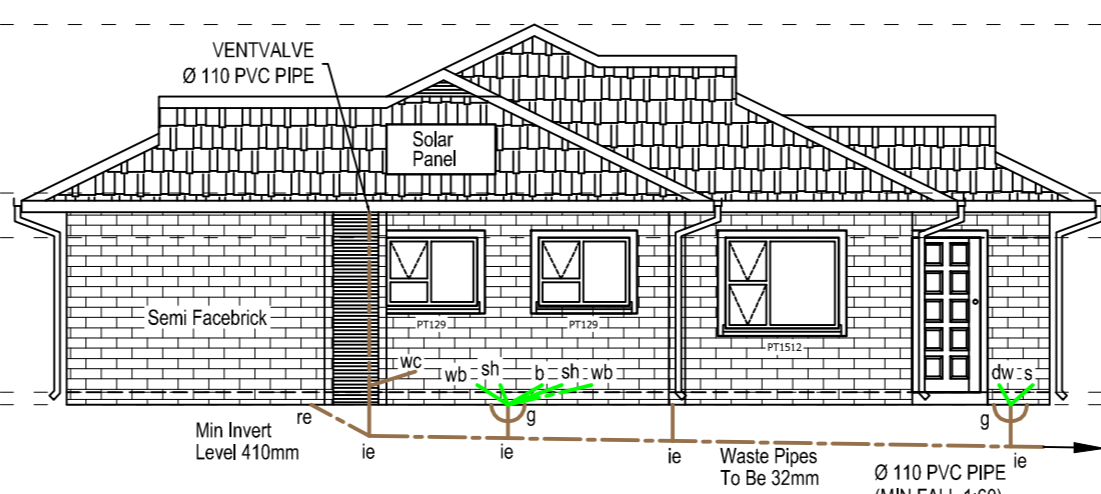
THE CONTRACTOR/CLIENT MAY NOT CLAIM AGAINST THE ARCHITECT AS A RESULT OF DISCREPANCIES OR ERRORS NOT REPORTED BEFORE THE START OF CONSTRUCTION

ENERGY EFFICIENCY NOTES AS PER SANS 10400 XA

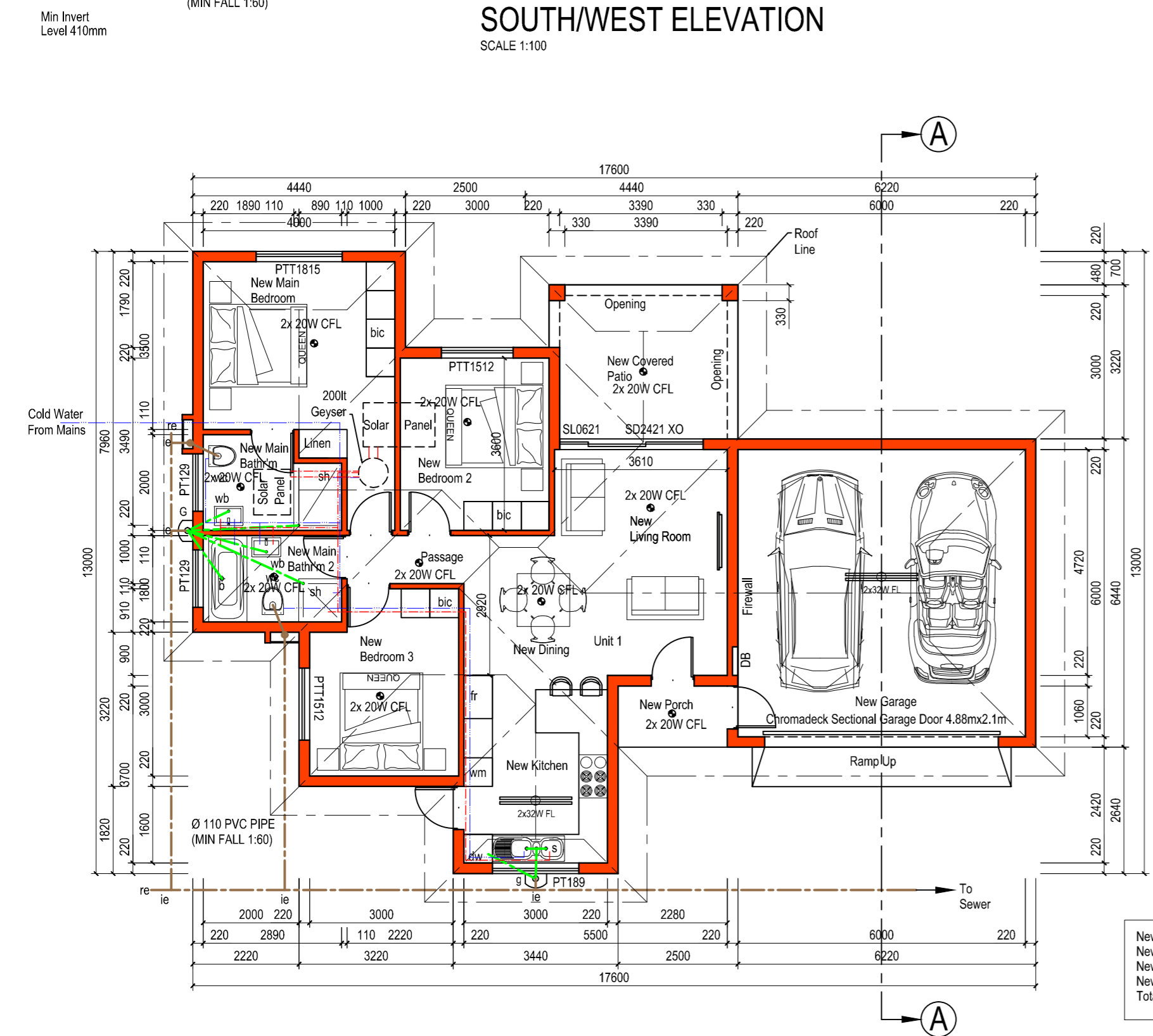
- HOT WATER SERVICES:
 - A MINIMUM OF 50% BY VOLUME OF THE ANNUAL AVERAGE HOT WATER REQUIREMENT SHALL BE PROVIDED BY MEANS OTHER THAN ELECTRICAL RESISTANCE HEATING, INCL. BUT NOT LIMITED TO SOLAR HEATING, HEAT PUMPS, HEAT RECOVERY FROM OTHER SYSTEMS
 - ALL NEW EXPOSED HOT WATER PIPES TO BE INSULATED WITH SABS APPROVED INSULATION TO SANS 10400XA WITH A R-VALUE OF MINIMUM 1 FOR PIPES LESS THAN 80mm DIA.
 - IF ANY NEW GEYSERS TO BE FITTED WITH SABS APPROVED BLANKET
- FENESTRATION:
 - ALL WINDOWS TO BE ALUMINIUM FRAMES FOR ALL NEW AREAS
 - WINDOW AREA MAY NOT EXCEED 15% OF APPLICABLE NETT FLOOR AREA
 - TOTAL APPLICABLE NETT FLOOR AREA = 86.50m²
 - THUS: TOTAL WINDOW AREA TO BE 15% OF APPLICABLE FLOOR AREA TARGET = 0.15 X 86.50m² = 12.98m²
 - APPLICABLE RATIO ACHIEVED = 16.17m² / 86.50m² = 19%
 - THEREFORE, THIS COMPLIES BY USING A SINGLE GLAZE LOW-E GLAZING ELEMENT ON ALUMINIUM WINDOW FRAME WITH A U-VALUE OF 7.90 AND A SHGC OF 0.81
 - CONDUCTANCE ACHIEVED = 103.80W/m²K
 - SHGC ACHIEVED = 12.98
 - SUBSEQUENTLY, THIS COMPLIES TO SANS 10400 XA
- ELECTRICAL LIGHTING CONSUMPTION:
 - TOTAL ENERGY DEMAND FOR LIGHTS/LUMENS MAY NOT EXCEED 5W PER m² APPLICABLE MEAN FLOOR AREA
 - THEREFORE, APPLICABLE AREA = 2278.34m²
 - 5W X 2278.34m² = 11391.7W
 - MAX LUMENS MAY NOT EXCEED 11391.7W TOTAL SUBSEQUENTLY, THIS COMPLIES TO SANS 10400 XA
- ROOF INSULATION
 - ONLY APPLICABLE TO DRIVERS ACCOMMODATION
 - R-VALUE FOR CHROMADEK IBR SHEETING ROOF COVERING = 0.30m²/KW
 - Ceiling = 0.05m²/KW
 - TOTAL ROOF INSULATION REQUIRED = 3.70m²/KW
 - TOTAL ADDED R-VALUE = 3.35m²/KW
 - TOTAL ADDED R-VALUE ACHIEVED = 3.38m²/KW
 - TOTAL R-VALUE WITH ADDED MATERIAL = 3.73m²/KW
 - TO ACHIEVE THIS, A FLEXIBLE FIBREGLASS CEILING BLANKET (AEROLITE) OF 135MM, 11KG/M³ WITH A R-VALUE OF 3.38m²/KW TO BE INSTALLED OVER CEILING SUBSEQUENTLY, THE ABOVE COMPLIES TO SANS 10400XA
 - TOTAL R-VALUE ACHIEVED = 3.73m²/KW



SOUTH/WEST ELEVATION
SCALE 1:100



NORTH/WEST ELEVATION
SCALE 1:100



UNIT 1 TYPE A PLAN VIEW
SCALE 1:100

New Residence = 100.04m²
New Covered Patio = 12.27m²
New Porch = 2.92m²
New Garage = 40.34m²
Total New Area = 155.57m²

Window & Door Schedule			
u/s Lintel +2.040m			
FFL +0.000m NGL -0.170m			
FFL +0.000m NGL -0.170m			
u/s Lintel +2.040m			
FFL +0.000m NGL -0.170m			
FFL +0.000m NGL -0.170m			
u/s Lintel +2.040m			
FFL +0.000m NGL -0.170m			
FFL +0.000m NGL -0.170m			

ROOF PLAN
SCALE 1:200

PROPOSED NEW UNITS ON:
HOLDING 806
VALKHOOGTE EXT 14
BENONI
FOR:
PTY TRADE 374 (PTY) LTD
OWNERS SIGNATURE

TOTAL STAND AREA	= 21413m ²
UNIT TYPE A	
NEW RESIDENCE EACH	= 100.04m ²
NEW GARAGE EACH	= 40.34m ²
NEW COVERED PATIO EACH	= 12.27m ²
NEW PORCH	= 2.92m ²
UNIT TYPE A EACH	= 155.57m ²
TOTAL TYPE A UNITS	= 2
TOTAL AREA TYPE A UNITS PHASE 1	= 314.14m ²
UNIT TYPE B	
NEW RESIDENCE EACH	= 100.04m ²
NEW GARAGE EACH	= 40.34m ²
NEW COVERED PATIO EACH	= 12.27m ²
NEW PORCH	= 2.92m ²
UNIT TYPE B EACH	= 155.57m ²
TOTAL TYPE B UNITS	= 2
TOTAL AREA TYPE B UNITS	= 314.14m ²
UNIT TYPE C	
NEW GROUND RESIDENCE EACH	= 56.16m ²
NEW GARAGE EACH	= 41.01m ²
NEW COVERED PATIO EACH	= 9.66m ²
NEW PORCH	= 1.46m ²
UNIT TYPE C EACH GROUND STOREY	= 108.29m ²
NEW 1ST STOREY AREA EACH	= 75.05m ²
UNIT TYPE C EACH 1ST STOREY	= 183.34m ²
TYPE C TOTAL AREA	= 183.34m ²
TOTAL TYPE C UNITS	= 9
TOTAL GROUND AREA TYPE C UNITS	= 974.61m ²
TOTAL 1ST STOREY AREA TYPE C UNITS	= 675.45m ²
TOTAL GROUND STOREY AREA NEW	= 1602.89m ²
TOTAL 1ST STOREY NEW	= 675.45m ²
F.A.R.	= 0.11
% COVER	= 8%
TOTAL NEW AREA	= 2278.34m ²

DATE: 2019/08/21
SCALE: 1:100 A2
SHEET: 1 OF 8
DRAWING NAME: UNIT TYPE A LAYOUT, ELEVATIONS & SECTION PHASE 1
DRAWN BY: R. PRETORIUS
CHECKED BY: GEOFF ODENDAAL
ARCHITECT DESIGN & CONSTRUCTION
082 938 8642
PROFESSIONAL ARCHITECTURAL DRAUGHTSMAN
SACAP REGISTRATION NO D0472

- FIRE PROTECTION
 - SIGNAGE TO COMPLY TO SANS 10400 XA PART. T.
 - ALL FIRE HOSE REELS AND FIRE EXTINGUISHERS TO COMPLY TO SANS 10400 XA PART. T.
 - FIREWALL UP TO UNDER SIDE OF SLAB AND ROOF
 - WATER SUPPLY TO COMPLY TO SANS 10400 PART W
 - FIRE VENTILATION TO BE 3% OF FLOOR AREA
 - TOTAL OFFICE AREA = 164.22m²
 - TOTAL ADDITIONAL AREAS = 592.11m²
 - TOTAL FLOOR AREA = 756.33m²
 - FIRE EXTINGUISHERS TO BE 1 x 9kg DCP PER 200m² FOR OFFICES
 - FIRE EXTINGUISHERS TO BE 1 x 9KG DCP PER 100m² FOR TRANSPORT
 - FIRE HYDRANTS TO BE 1 PER 1000m²
 - FIRE HOSE REELS TO BE 1 x 30m FHR PER 500m²
 - TOTAL FLOOR AREA
 - TOTAL FE REQUIRED = 1
 - TOTAL FE PROVIDED = 2
 - TOTAL FE REQ. FOR = 6
 - TOTAL FE PROVIDED = 6
 - TOTAL FIRE HOSE REELS REQUIRED = 2
 - TOTAL FIRE HOSE REELS PROVIDED = 3
 - TOTAL FIRE HYDRANTS REQUIRED = 1
 - TOTAL FIRE HYDRANTS PROVIDED = 1
 - ROOF INSULATION TO COMPLY TO SANS 421