

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
 GALLY ROOF WIRE 4 COARSES
 DEEP AND TIED TO TRUSSES
 FIT SABS APPROVED PVC
 ROOF UNDERLAY

Window & Door Schedule	
us Lintel +2.040m	
FFL +0.000m NGL -0.170m	
NO REQUIRED	3
DIRECTION	NW
FRAME	STANDARD ALUMINUM FRAME
PANE	SINGLE GLAZE LOW-E
U-VALUE	7.93
SHGC	0.81
us Lintel +2.040m	
FFL +0.000m NGL -0.170m	
NO REQUIRED	3
DIRECTION	SE
FRAME	STANDARD ALUMINUM FRAME
PANE	SINGLE GLAZE LOW-E
U-VALUE	7.93
SHGC	0.81
us Lintel +2.040m	
FFL +0.000m NGL -0.170m	
NO REQUIRED	3
DIRECTION	SW
FRAME	STANDARD ALUMINUM FRAME
PANE	SINGLE GLAZE LOW-E
U-VALUE	7.93
SHGC	0.81

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
 SEMIFACEROCK FINISH TO MATCH EXISTING
 ALUMINUM 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/CIENT 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
 1. HOT WATER SERVICES:
 A MINIMUM OF 5% 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

2. FENESTRATION:
 ALL WINDOWS TO BE ALUMINUM FRAMES FOR ALL NEW AREAS
 WINDOW AREA MAY NOT EXCEED 15% OF APPLICABLE NETT FLOOR AREA
 TOTAL APPLICABLE NETT FLOOR AREA = 336.00m²
 THIS:
 TOTAL WINDOW AREA TO BE 15% OF APPLICABLE FLOOR AREA TARGET = 0.15 x 336.00m² = 50.40m²
 APPLICABLE RATIO ACHIEVED = 61.94m² / 336.00m² = 19%
 THEREFORE, THIS COMPLIES BY USING A SINGLE GLAZE LOW-E GLAZING ELEMENT ON ALUMINUM WINDOW FRAME WITH A U-VALUE OF 7.90 AND A SHGC OF 0.81
 CONDUCTANCE ACHIEVED = 403.20W/m²K
 SHGC ACHIEVED = 0.81
 SUBSEQUENTLY, THIS COMPLIES TO SANS 10400 XA

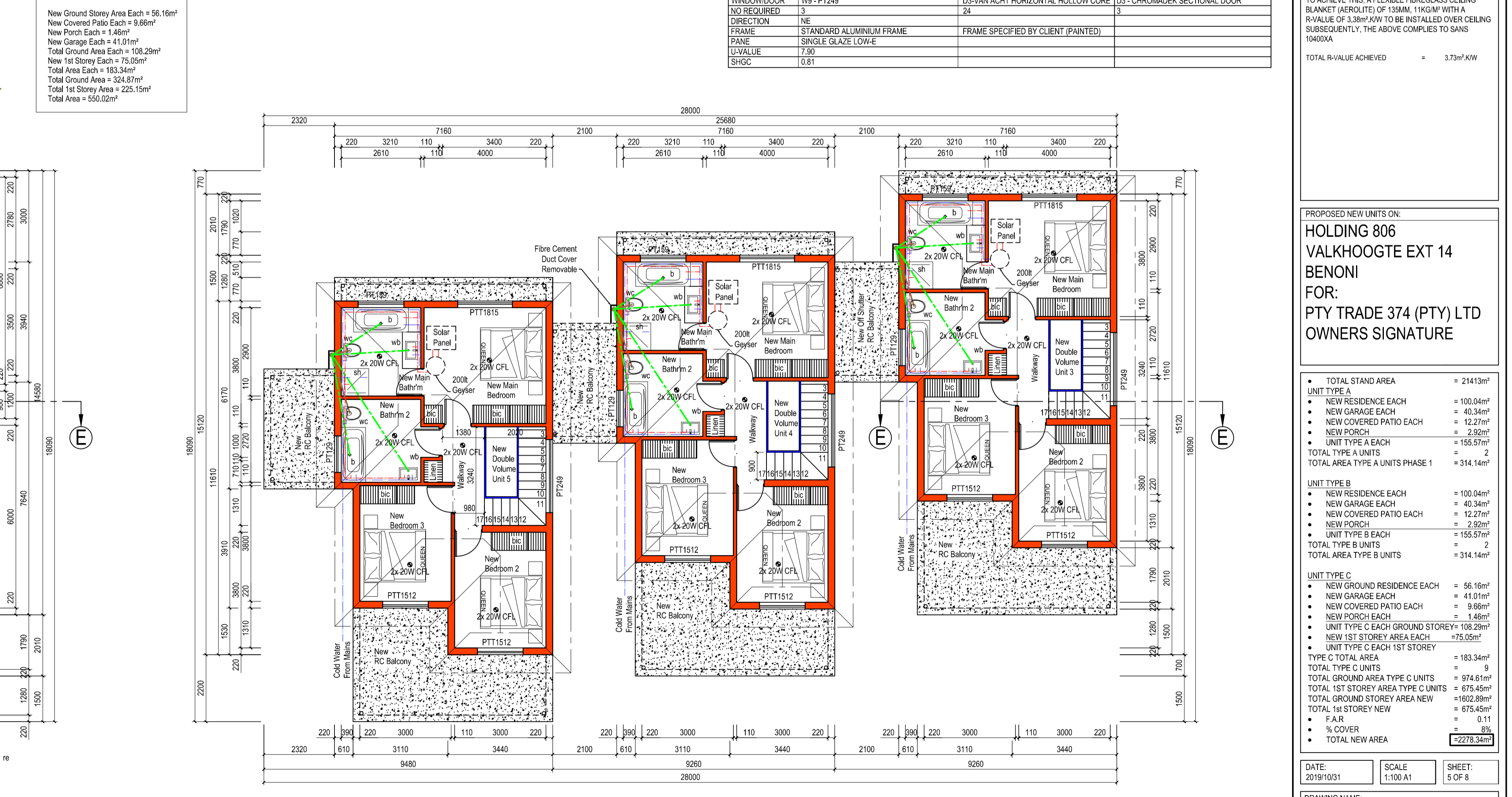
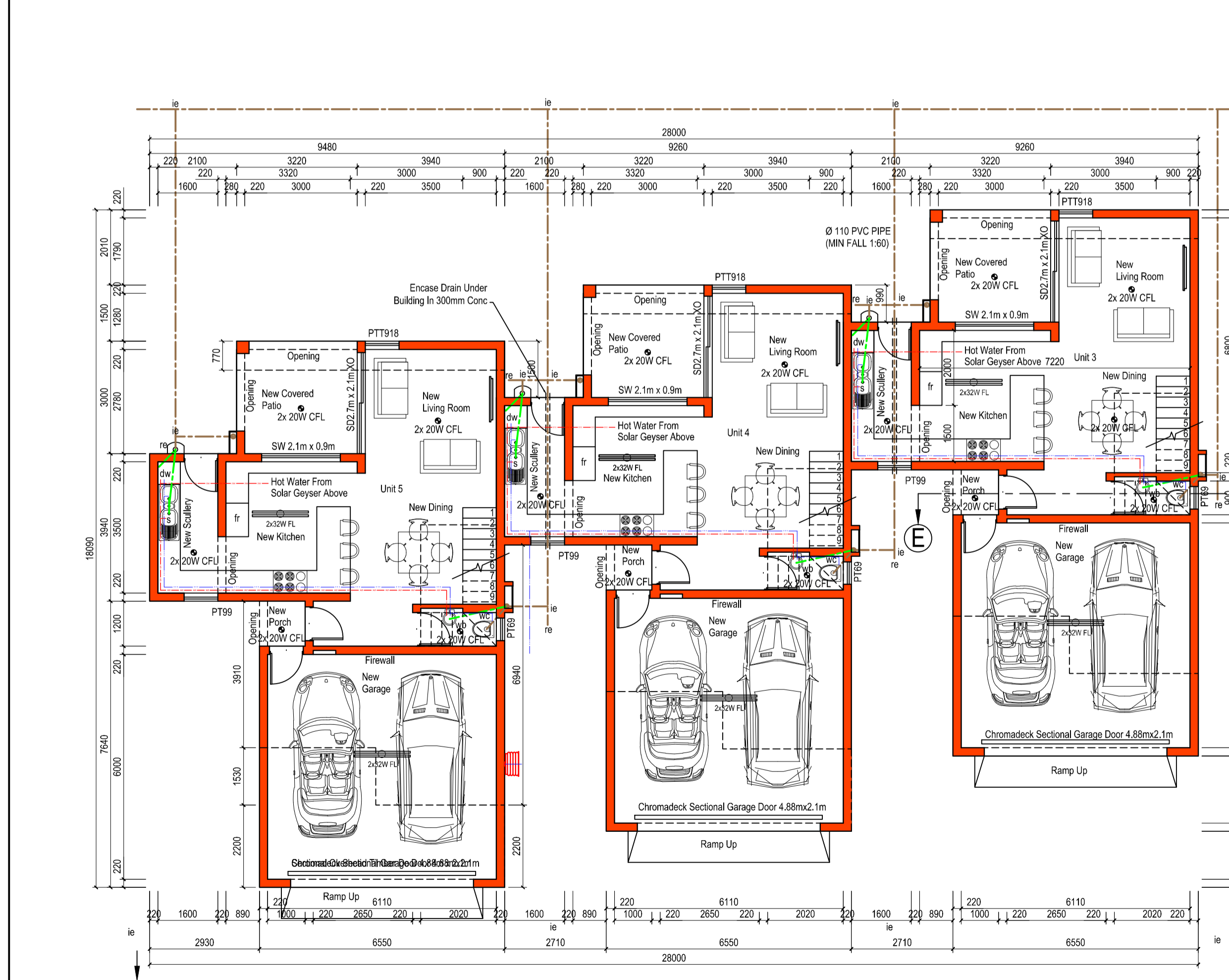
3. ELECTRICAL LIGHTING CONSUMPTION:
 TOTAL ENERGY DEMAND FOR LIGHTS/LUMENS MAY NOT EXCEED SW PER m² APPLICABLE MEAN FLOOR AREA
 THEREFORE, APPLICABLE AREA = 2278.34m²
 5W X 2278.34m² = 11391.7W
 MAX LUMENS MAY NOT EXCEED 11391.7W TOTAL
 SUBSEQUENTLY, THIS COMPLIES TO SANS 10400 XA

4. ROOF INSULATION
 ONLY APPLICABLE TO DRIVERS ACCOMMODATION R-VALUE FOR CHROMADEK SHEETING ROOF COVERING
 MATERIAL = 0.30m²/KW
 CEILING = 0.05m²/KW
 TOTAL ROOF INSULATION = 3.70m²/KW
 TOTAL ADDED R-VALUE REQUIRED = 3.35m²/KW
 TOTAL ADDED R-VALUE ACHIEVED = 3.38m²/KW
 MATERIAL = 3.73m²/KW
 TO ACHIEVE THIS, A FLEXIBLE FIBREGLASS CEILING BLANKET (AEROLITE) OF 150MM, 1KG/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



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FFL +0.000m NGL -0.170m	
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NEW Ground Storey Area Each = 56.16m²
 New Covered Patio Each = 9.66m²
 New Porch Each = 1.46m²
 New Garage Each = 41.01m²
 Total Ground Area Each = 108.29m²
 New 1st Storey Area Each = 75.05m²
 Total Area Each = 183.34m²
 Total Ground Area = 324.87m²
 Total 1st Storey Area = 225.15m²
 Total Area = 550.02m²



UNITS 3-5 TYPE C GROUND STOREY PLAN VIEW
 SCALE 1:100

UNITS 3-5 TYPE C 1st STOREY PLAN VIEW
 SCALE 1:100

DATE: 2019/10/31 SCALE: 1:100 A1 SHEET: 5 OF 8
 DRAWING NAME: UNIT TYPE C LAYOUT, ELEVATIONS & SECTION PHASE 1
 DRAWN BY: R. PRETORIUS
 CHECKED BY: GEORGE OENDAAL
 ARCHITECT DESIGN & CONSTRUCTION
 082 938 8642
 PROFESSIONAL ARCHITECTURAL
 DRAUGHTSMAN
 SACAP REGISTRATION NO D0472