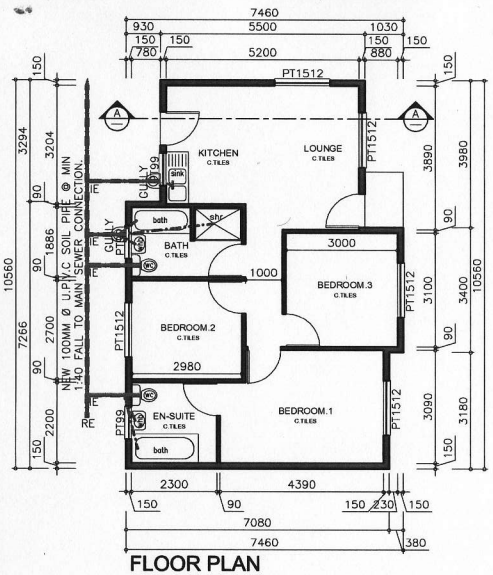
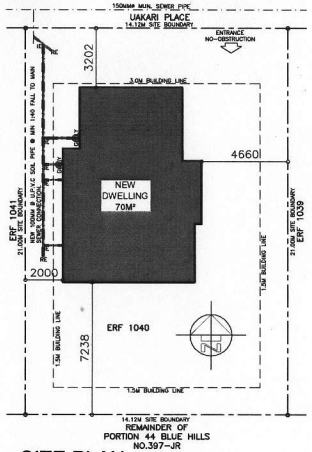


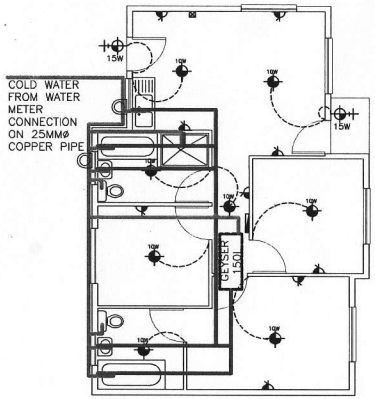
FLOOR PLAN

SCALE 1:100



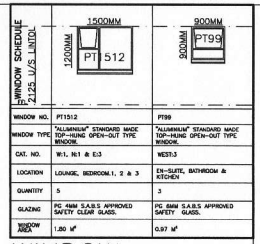
SITE PLAN

SCALE 1:200



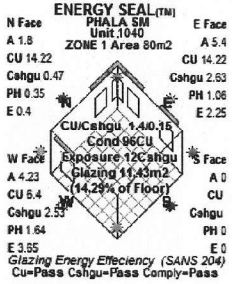
ELECTRICAL & HOT WATER SUPLY

SCALE 1:100



WINDOW SCHEDULE

SCALE 1:100



SPECIFICATIONS

1. GENERAL
1.1 THIS DRAWING IS NOT TO BE SCALED,USE FIGURED DIMENSIONS ONLY.ALL DIMENSIONS AND HEIGHTS TO BE CHECKED AND VERIFIED BEFORE ANY WORK COMMENCES ON SITE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. ALL LEVELS ,HEIGHTS OF PLINTHS,DEPTH OF EXCAVATIONS AND NUMBER OF STEPS TO BE FINALLY CHECKED BY CONTRACTOR ON SITE
1.2 THE SITE TO BE TREATED IN ACCORDANCE WITH S.A.B.S. CODE OF PRACTICE NO.0124—1977 WITH 'SHELLDRITE' TERMITEPRUFE SOIL POISONER
1.3 TOP OF FOUNDATIONS TO BE A MINIMUM OF 300MM BELOW NATURAL GROUND LEVEL
1.4 BACKFILL TO FOUNDATIONS
1.5 TOP OF 75MM CONCRETE SURFACE BED TO BE MINIMUM OF 150MM ABOVE FINISHED GROUND LEVEL
1.6 75MM THICK CONCRETE SUFRFACE BED TO BE ON 'GUNPLAS' USB GREEN DAMP PROOF MEMBRANE ON SAND BINDING ON WELL COMPACTED FILL.
1.7 'GUNDLE' BRICKGRIP S.A.B.S. EMBOSSED D.P.C 375 MIC. UNDER ALL WALLS, WINDOW CILLS AND AT CHANGES IN FLOOR LEVELS.
1.8 STORMWATER SHALL BE REMOVED FROM DWELLING, YARD AND SITE
1.9 ELECTRICAL INSTALLATION SHALL BE 'HEINEMANN' EARTH LEAKAGE SYSTEM IN DISTRIBUTION BOARD.
1.10ALL BUILDING WORK TO BE CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITIES BUILDING BY—LAWS AND REGULATIONS.

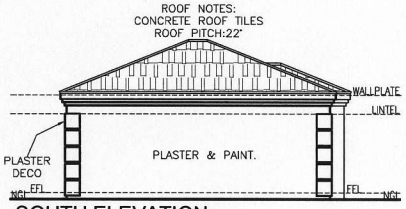
2. FOUNDATIONS
2.1 ALL FOUNDATIONS,FOUNDATION WALLS,STRUCTURAL CONCRETE WORK AND SUB SOIL STORMWATER DRAINAGE TO CIVIL ENG'S SPECIFICATIONS
2.2 ALL SOIL COMPACTION TO CIVIL ENG'S SPECIFICATIONS.
2.3 230x600MM CONCRETE FOUNDATIONS FOR 230MM BRICK WALLS.
2.4 300x100MM PAD FOUNDATIONS FOR 460x460MM BRICK COLUMNS.
2.5 ALL FOUNDATIONS TO BE REINFORCED AS REQUIRED BY ENGINEER

3. FLOORS
3.1 25MM CEMENT SCREED TO ALL FLOORS.
3.2 76x19MM SKIRTING AND 19MM QUADRANT TO ALL FLOORS

4. WALLS
4.1 230MM BRICK WALLS WITH GUNDLE BRICKGRIP DPC.
4.2 BRICKFORCE EVERY 6 COURSES AND EVERY COURSE FOR 4 COURSES OVER OPENINGS
4.3 ALL BRICKWORK MIN. 7 Mpa CLASS II.
4.4 WINDOWS BUILT IN WITH GUNDLE BRICKGRIP DPC.
4.5 ALL PAINTWORK TO COMPLY WITH MANUFACTURER'S SPECIFICATIONS WITH NECESSARY UNDERCOATS
4.6 EXTERNAL—PLASTER AND PAINT.
INTERNAL—PLASTER AND PAINT.

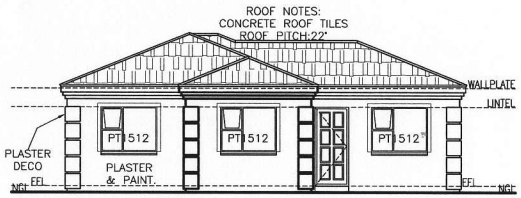
5. GLAZING
GLASS TO COMPLY WITH S.A.B.S BUILDING REGULATION FOR GLAZING

AREA SCHEDULE	SQM
NEW DWELLING	~~80.00~~ 70m²
SITE AREA	297.00 M²
COVERAGE	26.94 %
FAR	0.27



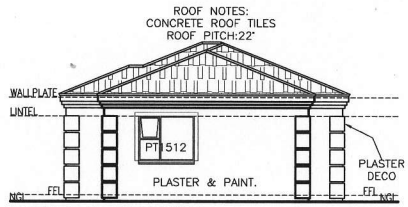
SOUTH ELEVATION

SCALE 1:100



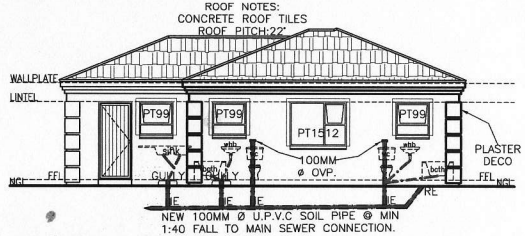
EAST ELEVATION

SCALE 1:100



NORTH ELEVATION

SCALE 1:100



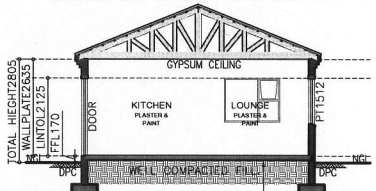
WEST ELEVATION

SCALE 1:100

ROOF NOTES:
ROOF PITCH 22° CONCRETE ROOF TILES ON 38X38MM S.A BATTENS ON @ 360MM CCS 114X38MM
S.A PINE TRUSSES @ 760MM CCS ON 114X38MM S.AP PINE WALLPLATE TIED DOWN BY HOOP IRONS.
G.I FLASHING ON ALL ROOF ABULMENTS.
PVC PLASTIC UNDER ROOF.

CEILING:
7,5MM GYPSUM CEILING BOARD ON 38X38MM S.A PINE @ 300MM CCS ON UNDERSIDE OF TRUSSES.
56MM Ø COVED CORNICE.

RAIN WATER:
75X100MM G.S.I GUTTER AND DOWN WATER PIPE.



FLOOR NOTES:
SPECIFIED FLOOR FINISH ON 25mm CEMENT SCREED ON 85mm CONCRETE SURFACEBED ON SABS APPROVED DPM ON WELL COMPACTED FILL.

SECTION A-A

SCALE 1:100

HOT WATER SUPPLY		
VOLUME OF ANNUAL HOT WATER HEATING REQUIREMENTS:		
POPULATION CALCULATION:		
BEDROOMS	2 PEOPLE PER BEDROOM	TOTAL
3 X	2 =	6
HOT WATER HEATING CALCULATION:		
DEMAND:	STORAGE VOLUME:	HEATER POWER:
80l/PERSON/DAY	150L/UNIT	3kw/UNIT
80lX 6 = 481/DAY	150L/480=3.12 UNITS	6X3=18kW/DAY
THUS: 4260kw/YEAR BUT USE OF SOLAR PANELS =50% SAVING TOTAL: 2130kw/YEAR HOT WATER HEATING REQUIREMENT OR: 0.2kwh PER ANNUM.		

THEORETICAL ANNUAL ENERGY CONSUMPTION	
LIGHTING	EXTERNAL WALL CALCULATION
ENERGY COMMAND (OCCUPANCY =H4)	REQUIRED CR VALUE: 60CR/H
MAXIMUM ALLOWED 5W/M TOTAL FLOOR AREA 80.00 M² PERMISSIBLE ON THIS HOUSE 289.25W	DOUBLE SKIN MASONRY 40 CR/H PLASTERED AND RENDERING INTERNALLY 20 CR/H PLASTERED AND RENDERING EXTERNALLY 20 CR/H TOTAL 80 CR/H
ENERGY CONSUMPTION (OCCUPANCY =H4)	ROOF ASSEMBLY CALCULATION: R.C ROOF REQUIRED R VALUE: 3.30 SQM.K/W ACTUAL ROOF ASSEMBLY R.C ROOF: 4MM RUBBER SYNTHETIC WATERPROOF MEMBRANE 0.05 SQM.K/W 100MM SCREED 3.24 SQM.K/W TOTAL R-VALUE OF ROOF TYPE I 3.30 SQM.K/W
MAXIMUM ALLOWED 5KWH/SQM PER ANNUM TOTAL FLOOR AREA 80.00 M² PERMISSIBLE ON THIS HOUSE 28.93KWH PER ANNUM	ROOF ASSEMBLY CALCULATION: TILED ROOF REQUIRED R VALUE: 0.35 SQM.K/W ACTUAL ROOF ASSEMBLY TILED ROOF: LIGHT GREY COLOUR- 0.45 SQM.K/W 100MM ISOTHERM THERMAL INSULATION 2.20 SQM.K/W GPS INSULATION INSULATION/MEMBRANE 0.05 SQM.K/W TOTAL R VALUE OF ROOF TYPE I 2.25 SQM.K/W

DRAWN BY: KWANGA MAFIFI	SACAP REGISTRATION: D0645
NAME OF PRACTICE: KG's HOUSE PLANS.	NAME OF DEVELOPER:

PROPOSED NEW DWELLING.

DISCRIPTION:
SITE PLAN, FLOOR PLAN, ROOF PLAN, ELEVATIONS, SCHEDULE & SECTION.

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SCALE: 1:100	DATE: 18.01.2016	PAGE: 1/1	PAPER SIZE A.2