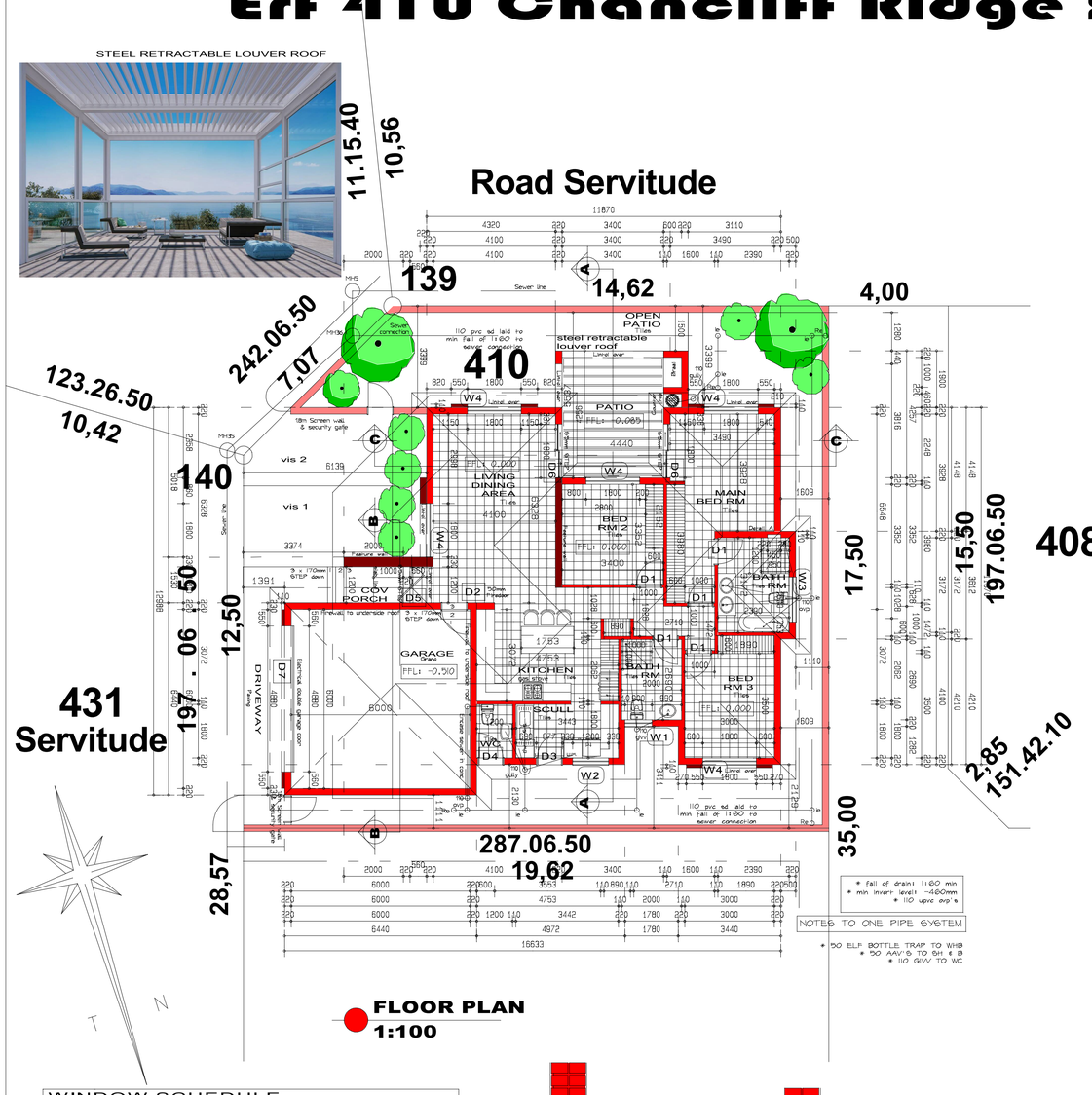
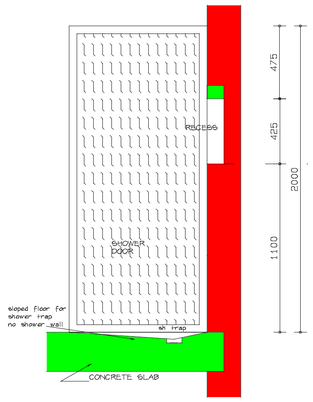
Erf 410 Chancliff Ridge x32

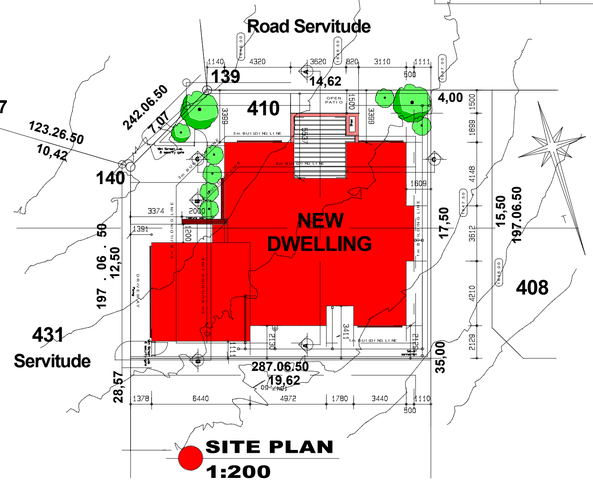
STEEL RETRACTABLE LOUVER ROOF



FLOOR PLAN
1:100



DETAIL A
1:20



SITE PLAN
1:200

FINISHING SCHEDULE

NOTES:

* No awnings, traeriaks, satellite dishes must be located to be as un-obstrative as possible

* External wall splaster & paint ed
Plascon
1- Paris Paving
2 - Rhine Castle

* Rhino lite internal walls not bathrooms
* Internal Paint
Plascon - Rivin

* DECORATIVE PLASTER LINES AS PER ELEVATIONS

* ALUMINIUM Windows & Doors

* GARAGE DOORS
- COLOURED ALUMINIUM DOORS

* Drainage pipes shall be concealed in ducts with access panels

* FACE BRICK PLINTH
* COROBRIK
MOROCCAN RED
TRAVERTINE FBA
FLUSH JOINTS
* MAX PLINTH 680

* Min Cut & Fill - 680mm

* ROOF TILES
MARLEY
- DOUBLE ROMAN
- M11 COLOUR
CHARRED SLATE
150411

* PAVING

* No precast, pool mesh fencing
wood fenciih, razor wire
electrid encing allowed

* Landscaping to comply with Eestate list of indigenous species.

* CORNICES
ESSENTIAL MOULDINGS
GALL 70X75

* TILE SKIRTINGS

Double Roman

GENERAL NOTES:

ALL LEVELS, DIMENSIONS, DEPTHS OF EXCAVATIONS, HEIGHTS OF PLINTHS, NUMBER OF STEPS AND SIZES OF FOUNDATIONS TO BE DETERMINED ON SITE

READ FIGURED DIMENSIONS DO NOT SCALE
DRAWINGS PREPARED ON SURFACE EXAMINATION ONLY
ALL WORK DONE SHOULD COMPLY WITH STANDARDS AND LOCAL BUILDING REGULATIONS SD-400

ROOF NOTES

CONCRETE ROOF TILES LAID ON
152X38mm SA PINE RAFTERS WITH
38X38mm SA PINE BATTENS TO SECURE
12.5mm GYPSUM CEILING BOARD
GUTTERS: 100x75M.S. GUTTERS
PITCH+20DEGREES

PREFABRICATED ENGINEER DESIGNED TRUSSES TO SABS 0169 AND SABS 0163 SPECIFICATION

DRAINAGE NOTES

I.E STOPS ALL CONNECTIONS
RE-SAT CHANGE OF DIRECTION & HEAD OF DRAIN WITH MARKED COVERS AT GROUND LEVEL
WHERE DRAINAGE OCCURS UNDER FOUNDATIONS AND CONCRETE FLOORS LAB, DRAIN TO BE PROTECTED AGAINST THE LOAD
MINIMUM INVERT LEVEL OF DRAIN 460mm
100ø OVP AT HEAD OF DRAIN
MINIMUM FALL OF DRAIN: 1:60

FLOOR NOTES:

SKIRTING: 70X19 HARDWOOD WITH 19mm QUADRANT
FLOOR FINISH: AS ON PLAN
SCREED: SAND/CEMENT 65mm MINIMUM
SURFACE BED: 85mm CONCRETE FLOORS LABON
250 MICRON DAMP PROOF MEMBRANE
ON WELL COMPACTED FILL
TERMITE POISON TO ALL SURFACE BEDS PRIOR TO CONCRETE POUR

WINDOWS:

ALL GLAZED SECTIONS TO BE IN ACCORDANCE WITH THE N-SECTION OF THE NBR & THE SABS-0137

AREAS:

DWELLING	125.00
GARAGE	40.00
TOTAL	165.00
OPEN PATIO	16.45

REVISION SCHEDULE

NO:	DATE:	DISCRIPTION

SCHEDULE OF RIGHTS

SITE AREA	-331.00 Sqm	
USE	RESIDENTIAL 1	
AMENDMENT SCHEME	PERMITTED	ACTUAL
COVERAG	50%	165.0 / 331.00 =49.84%
FAR	0.40	125.00 / 331.00 =0.377
STREET BUILDING LINE	3m BUILDING LINE RELAX TO 1m	
SIDE BUILDING LINE	1.0m BUILDING LINE	

AREAS:

DWELLING	125.00
GARAGE	40.00
TOTAL	165.00
OPEN PATIO	16.45

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SANS 10400-XA 2011: PART 4

4.1 Hot Water Supply

4.1.1 (a) Volume of annual average hot water heating requirements - SANS 10252-1:2004

4.1.1 b) Solar water heating systems - SANS 1307, 10106, 10254 & 10252-1

4.1.3 Hot water service pipe cald with insulation - Min R-value - Table 1 & 6

4.2 Energy usage and building envelope

4.2.1 (a) Building occupance classified in Regulation A20 must have a competent person certifie that such building (excl. garage & stores) has a theoretical annual energy consumption based on the design assumption in 4.3 less than or equal to Table 2&3
OR

4.2.1 (b) building occupancy classified in Regulations A20 tables 2, 3, 4, 5, & 6 the orientation is in accordance with SANS 204

4.3 Design Assumptions

(a) Where artificial ventilation systems are provided:
1) Design occupancy - Table 4
2) Space temperature lies within the range 19°C to 25°C for 98% plant operation time
3) Ventilation is provided - SANS 10400-O
4) Internal Heat Gains in the building from
i) Design population according to Table 5 average rate 75W per person
ii) Hot meals in dining, restaurant/cafe @ rate of 30W/person -Table 5
iii) Appliances & Equipment - Table 6
iv) Artificial lighting - Table 4

(b) Hot Water Supply:

(c) Max. energy deman & usage calculated @ total building & not tenances - Table 4.1

4.4 Building Envelope

4.4.1 Orientation -

4.4.1.1 * Compact in plan
* Most used rooms North for winter solar heat to penetrate glazing
* Living spaces on North side
* Uninhabited rooms, bathrms & storerooms West & South
* Longer axis of the house runs East/West

4.4.1.2 * Roof overhang on North/West sufficient to shade windows - SANS 204
* Windows on East & West are limited to min. light & ventilation

4.4.3 External Walls -

4.4.3.1 * Non-masonary walls must achieve R-value of
a) climate zones 1 & 6 = 2.2 R-value
b) climate zoned 2, 3, 4 & 5 = 1.9 R-value

4.4.3.2 * These masonary walls comply with the R-value requirements:
a) Double-skin masonary with NO cavity, plasteres internally or rendered externally
b) Single leaf masonary nominal thickness greater than or equal to 140mm, plastered and rendered internally & externally

4.4.4 Fenestration -

4.4.4.1 Buildings with up to 15% fenestration area to nett floor area per storey comply with the min. energy performance requirments

4.4.4.2 Buildings exceeding 15% fenestration area to nett floor are per storey shall comply to - SANS 204

4.4.4.3 All fenestration air filtration comply to - SANS 613

4.4.5 Roof Assembly -

4.4.5.1 Roof assembly total min. R-value to comply to -Table 7

4.4.5.2 Metal sheeting fixed to purlins, metal rafters or batters must have a thermal break consisting of material with an R-value not less than 0.2 installed between metal sheeting anf supporting member (isolation)

4.4.5.3 Metal sheeting to comply to - Table 8

4.4.5.4 Clay tile assembly to comply to - Table 9

NOTE: TOWNSHIP IS IN JHB
CLIMATE ZONE I: COLD INTERIOR - JHB. BLM

ENGINEER SIGNATURE:

OWNERS SIGNATURE:

ARCHITECTS SIGNATURE:

PROJECT DETAILS:

PROPOSED NEW DWELLING
ON ERF 410
CHANCLIFF ESTATE XT 32

FOR: OWNERS

SHEET DETAILS:
GROUND FLOOR PLAN, SITE PLAN, WINDOW & DOOR SCHEDULE

SHEET NUMBER:	REVISION
WD - 01	0

DATE:
01-08-2020

DRAWN BY:	CHECKED BY:
AW	MNP

WORKING DRAWINGS

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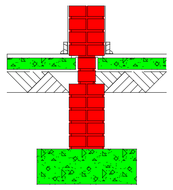
M. PRINSLOO
N DIP ARCH
Pr.S.Arch.T. S.A.C.AP. Reg. no. ST1013
MAIT (SA) SAIAT Reg. no. 31417

WINDOW SCHEDULE

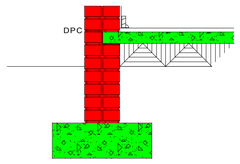
WINDOW NUMBER	W1	W2	W3	W4
	NOTE: GLAZING TO COMPLY WITH SANS OF NBR			
	900 x 2125	1200 x 900	1500 x 900	1800 x 1800
	ALUMINIUM WINDOW TYPE	ALUMINIUM WINDOW TYPE	ALUMINIUM WINDOW TYPE	ALUMINIUM WINDOW TYPE
DESCRIPTION	SINGLE / FIXED FITTING TO OWNERS CHOICE	SINGLE / FIXED FITTING TO OWNERS CHOICE	SINGLE / FIXED FITTING TO OWNERS CHOICE	SINGLE / FIXED FITTING TO OWNERS CHOICE
FINISH	BRONZE ALUMINIUM FRAME SEALED TO MANUFACTURERS SPEC	BRONZE ALUMINIUM FRAME SEALED TO MANUFACTURERS SPEC	BRONZE ALUMINIUM FRAME SEALED TO MANUFACTURERS SPEC	BRONZE ALUMINIUM FRAME SEALED TO MANUFACTURERS SPEC
GLAZING	4mm SAFETY GLASS (FIXED) SANDBLASTED	4mm SAFETY GLASS (FIXED) OPAQUE	4mm SAFETY GLASS (FIXED) SANDBLASTED	4mm SAFETY GLASS (FIXED) OPAQUE
SAFETY GLASS	1 x SAFETY PROTECTED GLASS TO BATHROOM: 1	NO	1 x SAFETY PROTECTED GLASS TO BATHROOM: 1	NO
NUMBER	1 OFF - STORE	1 OFF - GALLERY	1 OFF x 4 - DEL	5 OFF - 3 TO BEDROOM & 2 LIVING
FENESTRATION	0.5 x 1 = 0.5	0.7 x 1 = 0.7	1.0 x 1 = 1.0	2.5 x 5 = 12.5

TOTAL FENESTRATION: 14.70m



FINAL SIZE OF CONCRETE FOOTING BY ENGINEER.

DETAIL F
1:20



FINAL SIZE OF CONCRETE FOOTING BY ENGINEER.

DETAIL D
1:20

4.4 Building sealing

4.4.1 Building envelope
Roofs, external walls, and floors that form the building envelope and any opening such as windows and doors in the external fabric shall be constructed to minimize air leakage. The building sealing can be done by methods such as caulking, or adding skirting, or cornices.

4.4.3.4. External Doors

4.4.3.4.1 A seal to restrict AL shall be fitted to each edge of an external door and other such opening that

a) serves a conditioned space, or

b) serves a habitable room in climate zones 1,2,4 & 6

4.4.3.4.2 The seal may be a foam or rubber compressible strip or a fibrous seal.

TOTAL NEW WINDOW FENSTRATION AREA : = 14.70m

TOTAL NEW DOOR FENSTRATION AREA : = 6.80m

TOTAL FENSTRATION AREA : = 14.70 + 6.80 = 21.50m

PASS

SEE WINDOW & DOOR SCHEDULE DETAIL PLAN
SHEET NO: WD -01

SANS 10400-XA:2011
~~4.4.4 Fenestration~~
4.4.4.1 Buildings with up to 15% fenestration area to nett floor area per storey comply with the minimum energy performance requirements

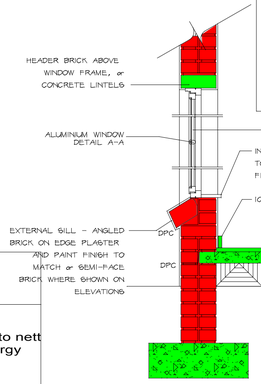
TOTAL AREA X 15% : 167.09 X 15% = 25.06m
TOTAL FENESTRATION AREA : 21.50m

DOOR SCHEDULE

NOTE: ALL EXTERNAL DOORS TO BE FITTED WITH BRASS ESCUTCHEONS

DOOR NUMBER	D1	D2	D3	D4	D5	D6	D7
	813 x 2032	813 x 2032	813 x 2032	813 x 2032	1200 x 2032	1800	4880
DESCRIPTION	813 (762x32) SOLID SOLID INTERNAL DOOR	35mm 2HR FIREPROOF DOOR	1HR ACAT - 2P (CHALE)	1HR ACAT - 1B DOOR	1HR ACAT - 1.2m HORIZONTAL SOLID FACT FRONT DOOR	SINGLE / 1M ALUMINIUM SLIDING DOOR FITTING TO OWNERS CHOICE	4880 SECTIONAL ROLLUP STEEL ELECTRONIC MOTORISED GARAGE DOOR
FRAME	SUPPLIED WITH DOOR	SUPPLIED WITH DOOR	NEWMAN FRAME	NEWMAN FRAME	NEWMAN FRAME	BRONZE ALUMINIUM FRAME SEALED TO MANUFACTURERS SPEC	SUPPLIED WITH DOOR AS PER MANUFACTURERS SPEC
FITTINGS	AS PER MANUFACTURERS SPEC	AS PER MANUFACTURERS SPEC	AS PER MANUFACTURERS SPEC	AS PER MANUFACTURERS SPEC	AS PER MANUFACTURERS SPEC	4mm SAFETY GLASS (FIXED) 1mm OPAQUE	
GLAZING	NA	NA	NA	NA	NA	NA	NA
TOTAL OFF	1 - ALL INTERNAL DOORS 1 x 0.8 x 2.0 = 1.6	1 - IN GARAGE 1 = 1.6	1 - KITCHEN DOOR 1 x 1.6	1 - WC 1 x 1.6	1 - DETACHED 1 x 2.4	2 MAIN BEDRM & LIVING	1 - DEL DOOR
FENESTRATION	NA	NA	NA	NA	NA	3.6 x 2 = 6.8	NA

TOTAL FENESTRATION: 6.8m



FINAL SIZE OF CONCRETE FOOTING BY ENGINEER.

DETAIL I
1:20

SANS 204:2011
Edition 1

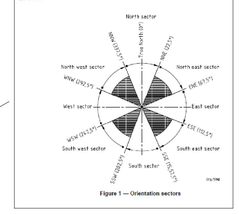
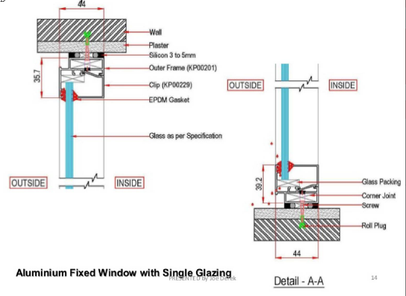


Figure 1 — Orientation sectors



Aluminium Fixed Window with Single Glazing

ERF 410 - WD01 - PLAN & SITE.DRW MP / 06 AUGUST 2020