

GROUND FLOOR PLAN 1:100

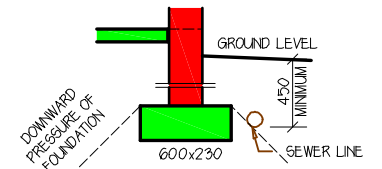
SPECIFICATION NOTES

ROOF PITCH: 26 DEGREES
 CHROMADEK CORRUGATED ROOF SHEETING IN FULL LENGTHS WITH SECRET-FIX ROOF-SCREWS (GALVANIZED) OR OTHER RUST-FREE FIXING METHOD. MATCHING RIDGE CAPPINGS & FLASHINGS, 114x38 RAFTERS AND STRUTS AND 114x38 TIE BEAMS (EXCEPT FOR GARAGE: 152x38), 76x50 PURLING @ +/- 200 MAX C/C
 ALL ROOF CONSTRUCTION TO BE DONE ACCORDING TO ENGINEER'S APPROVAL. ROOF TRUSSES AT A MAX. OF 900 CENTRES.
 ALL ROOF TIMBER TO BE OF GRADE 6 SA PINE AND ACCORDING TO SABS SPECIFICATIONS. 114x38 TIMBER WALL-PLATES.
 ALL EXPOSED RAFTER ENDS TO BE TREATED WITH CREOSOTE.
 ROOF TRUSSES ANCHORED WITH 2 DIA 4mm GALVANIZED WIRE TO A MINIMUM DEPTH OF 700MM INTO WALLS.
 CHROMADEK/ALUMINIUM GLITTERS AND RAIN WATER DOWN PIPES. DOWN PIPES TO BE FED INTO RAINWATER STORAGE TANKS OF WHICH POSITIONING WILL BE DETERMINED ON SITE.
 6,4mm 'FLEXIT' COMPRESSED FIBRE-CEMENT CEILING BOARDS FIXED TO 38x38 SA PINE BRANDING AT MAX 400 CENTRES ABOVE ENTRANCE HALL AND UNDER GEYSER ONLY. VERTICAL ACCESS PANEL TO GEYSER AS SHOWN. ALL OTHER ROOMS (AREAS) ON 1st FLOOR TO HAVE CEILING BOARDS ABOVE RAFTERS.
 135 FIBRE-GLASS WOOL INSULATION ABOVE CEILING.
 FOUNDATIONS:
 STRIP FOUNDATIONS ACCORDING TO STRUCTURAL ENGINEER'S SPECIFICATIONS: 1-PART 5 CEMENT: 4-PART 5 SAND: 5-PART 5 19mm STONE ACCORDING TO STRUCTURAL ENGINEER'S SPECIFICATIONS.
 80mm THK CONCRETE SURFACE BEDS (100MM IN GARAGE) ON WELL COMPACTED HARDCORE FILLING IN LAYERS NOT EXCEEDING 150mm THICK.
 ANT POISON TREATMENT TO BE APPLIED TO FILLING.
 100 MICRON WATER-PROOFING MEMBRANE UNDER SURFACE BEDS.
 STRUCTURAL WALLS: 7MPA CLASS 2-STRENGTH. BRICK-FORCE IN CAVITY WALLS: GALVANIZED HOOP-IRON BANDS (BUTTERFLY TYPE), 200MM LONG, SPACED AT 800MM CENTRES EVERY 3RD BRICK COURSE AND TO COMPLY WITH SABS 28. PLASTERED BRICK-ON-EDGE LINTOLS TO BE REINFORCED AND ACCORDING TO STRUCTURAL ENGINEER'S SPECIFICATIONS, ALTERNATIVELY 2X76MM M5 RODS AT EVERY 3RD BRICK LEVEL WITH BRICK-FORCE ON EVERY COURSE ABOVE EVERY OPENING FOR ATLEAST 5 COURSES.
 PRE-CAST CONCRETE LINTOLS IN WALLS FOR OPENINGS WIDER THAN 2,0m SPAN AND ALL OPENINGS TO A MAXIMUM OF 3,3m SPAN, OTHERWISE ACCORDING TO STRUCTURAL ENGINEER'S SPECIFICATIONS AND/OR DETAILS.
 BRICK-FORCE IN OTHER WALLS: EVERY 5TH COURSE, OR ACCORDING TO STRUCTURAL ENGINEER'S SPECIFICATIONS.
 RE-INFORCED CONCRETE FLOOR SLABS (1ST FLOOR) AND STAIRS TO BE ACCORDING TO STRUCTURAL ENGINEER'S DETAILS. 1:4 CEMENT SCREED WITH 'CONCRIM' - WATERPROOFING TO SLOPE TO WEEP HOLES OR AIR-BRICKS. WATER PROOFING MEMBRANE AS SUPPLIED BY 'DURBIGAM' OR 'A.B.E. CONSTR. CHEMICALS'.
 ALUMINIUM WINDOW FRAMES AND SLIDING DOORS AS PER SCHEDULES.
 GLASS: (ACCORDING TO SABS 10400 PART N & SABS CODE 0127) PANES SMALLER THAN 0,75sq.m = 3mm THICK PANES 0,75sq.m TO 1,5sq.m = 4mm THICK PANES LARGER THAN 1,5sq.m = 5mm THICK SLIDING DOORS = 6mm SAFETY GLASS WITH WARNING STICKERS. BURGLAR-PROOFING AS SUPPLIED BY MANUFACTURER FOR OPENING SECTIONS OF WINDOWS.
 INTERNAL AND EXTERNAL DOOR FRAMES ACCORDING TO SCHEDULES. 2-LEVER LOCKS FOR INTERNAL DOORS. CYLINDER LOCK-SETS TO SOLID-CORE TIMBER DOORS AND EXTERNAL DOORS. MASTER-KEY SYSTEM FOR CYLINDER DOOR LOCKS.
 WALL TILES: 2100 HIGH IN SHOWERS, 3-COURSES FOR SPLASH-BACKS ABOVE WHB & WORKTOPS.

MUNICIPAL PLAN NO:

PLUMBERS NOTES

- ANTI-VACUUM VALVES AT ALL WASTE WATER SANITARY FITTINGS WHICH CONNECT TO THE SAME SINGLE STACK
- 300mm GLOW BEND BELOW SINGLE STACK SEWER PIPE
- 100mm DEEP TRAP AT ALL SHOWERS
- COMPRESSION TEST ON SEWER LINE COMPULSORY
- TO COMPLY WITH REQUIREMENTS AS BY MUNICIPAL ENGINEER
- 25mm MUNICIPAL WATER CONNECTION
- WARMWATER INSTALLATION TO SANS 0254
- FOUNDATIONS, STRUCTURAL DESIGN AND EXPANSION JOINTS TO BE ACCORDING TO THE STRUCTURAL ENGINEER'S DESIGN AND SPECIFICATIONS
- ALL DIMENSIONS TO BE CHECKED ON SITE. IF UNSURE, ASK THE ARCHITECT
- ALL CONSTRUCTION MUST COMPLY WITH SANS 10400



TYPICAL FOUNDATION DETAIL IF SEWER LINE IS CLOSER THAN 1,0m TO HOUSE 1:50
 NOTE:
 ALL WALLS BUILT OVER SEWER PIPES ARE TO BE REINFORCED

STATUTORY DATA

AREA OF ERF	= 600,0sq.m
AREA OF HOUSE	= 74,6sq.m
GARAGE	= 29,4sq.m
TOTAL ROOFED AREA	= 104,0sq.m
AREA OF OPEN STOEP	= 18,1sq.m
TOTAL AREA	= 122,1sq.m
COVERAGE :	$\frac{104,0 \times 100}{600} = 17,33\%$
F.S.R. :	$\frac{62,48}{600} = 0,104$

REVISIONS

No	DATE

ELECTRICAL SYMBOLS

	WALL LIGHT		DOUBLE PLUG		TV POINT
	2 TUBE FLOURESCENT LIGHT (KITCHEN AND SCULLERY)		WATER-PROOF EXTERNAL WALL PLUG		CEILING LIGHT
	PLUG 1,2m HIGH		STOVE POINT		LIGHT SWITCH
	TELEPHONE POINT		DOOR BELL		SINGLE PLUG
	DISTRIBUTION BOARD		GEYSER		

GERT CLAASSEN ARCHITECT SACAP 2580
 524 BROMVOEL STREET MONUMENTPARK x2 PRETORIA
 TEL: (012) 347 1773 CELL: 082 772 3742 gertc.architect@gmail.com

NEW DWELLING ON ERF 1075 WITSAND FOR WILCOPROP 202 (PTY) LTD

FOR OWNER: _____
 DA: _____
 SIGNATURE: _____ DATE: _____ 2016

DRAWN	CADDIE	DRIVE:	BREEDZICHT	ACCNT NRS	bz-1075-2-wt
SCALE:	1:100	DRAWING No:	1075-1	REVISION:	0
DATE:	3-11-2016				

DOOR SCHEDULE

(D1)	Standard embossed hollow core door in wooden frame, painted
(D2)	40mm Solid core door in wooden frame
(D3)	Standard Meranti stable door in standard wooden frame
(D4)	Standard 2100 Slider Laminated glass with markers
(D5)	Hardwood panel folding-up garage door

ENERGY DEMAND - H4 Occupancy
 ALLOWED: 5W/m² (As per Table 12 p. 24 SANS 204: 211)
 5W/m² x 104,0m² Overall area of Home = 520W
 6 x 15W lamps + 3 x 24W lamps 2 x 32W lamp
 = 226W (< 520W = in order)
 OR 226W / 104m² = 2,18W/m² (< 5W/m²)
ENERGY CONSUMPTION
 ALLOWED: 5kW/m².a or 5kWh/m² (also as per Table 12) & where a = 1 (year)
 5kW/m².a x 104,0m² = 520kWh.a
 Assume lights are on from 17h00 to 22h00 each day/year
 That is 5h/day
 52 (weeks) x 7 (days) x 5 (h) = 1820h.a
 There are 6 x 15W lamps, 3 x 24W lamps & 2 x 32W lamp
 = (6 x 15W) + (3 x 24) + (2 x 32W)
 = 30W + 72W + 64W
 = 166W
 = 0,166kW
 0,166kW x 1820h.a = 0,302kWh.a (< 0,520kWh.a = in order)

sewer conn point
 MUNICIPAL SEWER CONNECTION DEPTH = AS ON SITE

