



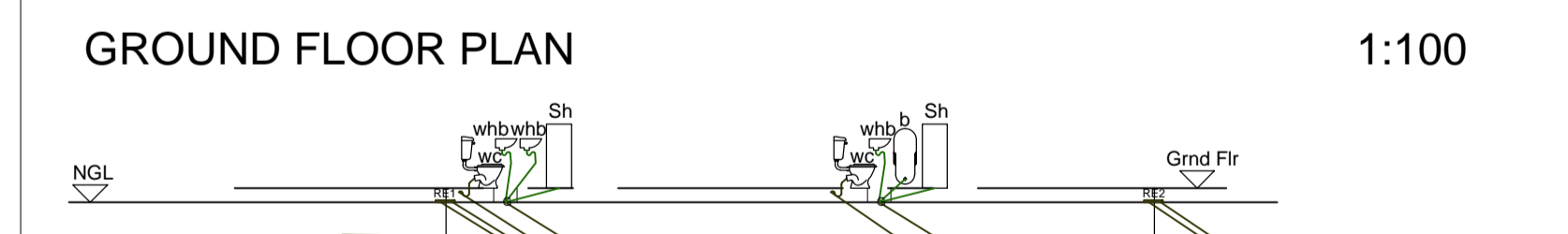
**COVERAGE CALCULATION:**

ERF	540m <sup>2</sup>
NEW DWELLING AREA	135.80m <sup>2</sup>
NEW COVERED PATIO	8.90m <sup>2</sup>
NEW COVERED BRAIA AREA	18.90m <sup>2</sup>
<b>TOTAL AREA</b>	<b>163.20m<sup>2</sup></b>
<b>NEW COVERAGE</b>	<b>30.22%</b>

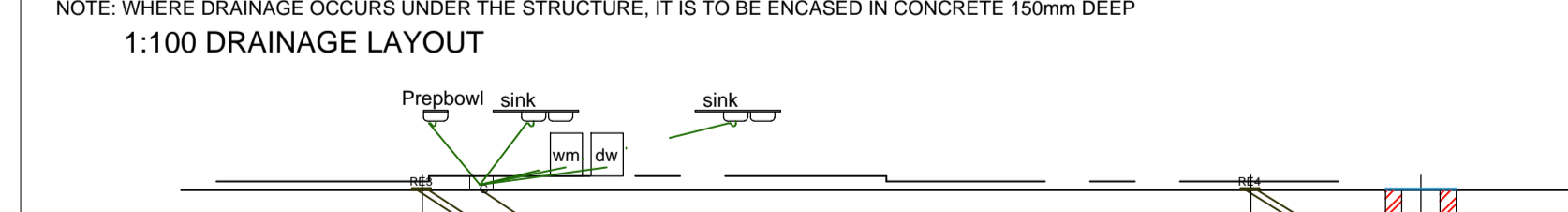
**SANS 10400 XA FENESTRATION CALCULATION:**

Aluminium window and doors:

W1	600 x 900mm (QTY:2)	= 1.08m <sup>2</sup>
W2	600 x 1200mm (QTY:4)	= 2.88m <sup>2</sup>
W3	600 x 1500mm (QTY:2)	= 1.80m <sup>2</sup>
W4	900 x 900mm (QTY:4)	= 1.80m <sup>2</sup>
W5	900 x 1200mm (QTY:1)	= 1.08m <sup>2</sup>
D1	900 x 2100mm (QTY:1)	= 1.89m <sup>2</sup>
D2	1800 x 2100mm (QTY:1)	= 3.78m <sup>2</sup>
D3	4200x2100mm (QTY:1)	= 3.24m <sup>2</sup>
<b>TOTAL</b>	<b>= 18.99 sqm</b>	
Glazing Area	= 18.99m <sup>2</sup>	
Floor Area	= 135.80m <sup>2</sup>	
Less than 15% of net floor area in accordance with SANS 10400 XA		



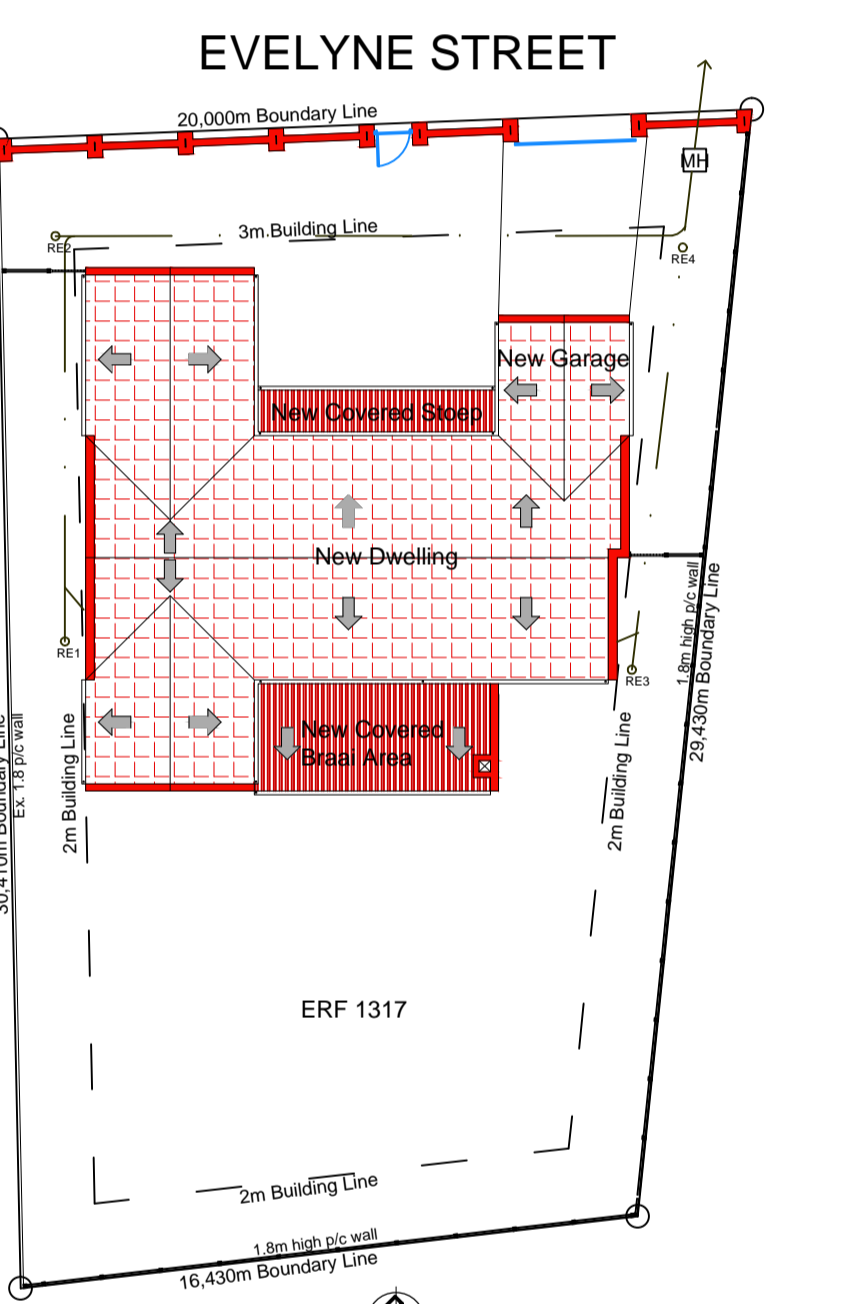
DESIGNATION	RE1 Conn.	RE2 Conn.
COVER LEVEL	000	000
INVERT LEVEL	-450	-628.25
DEPTH	450	450+178.25
DISTANCE		10725
FALL		1:60



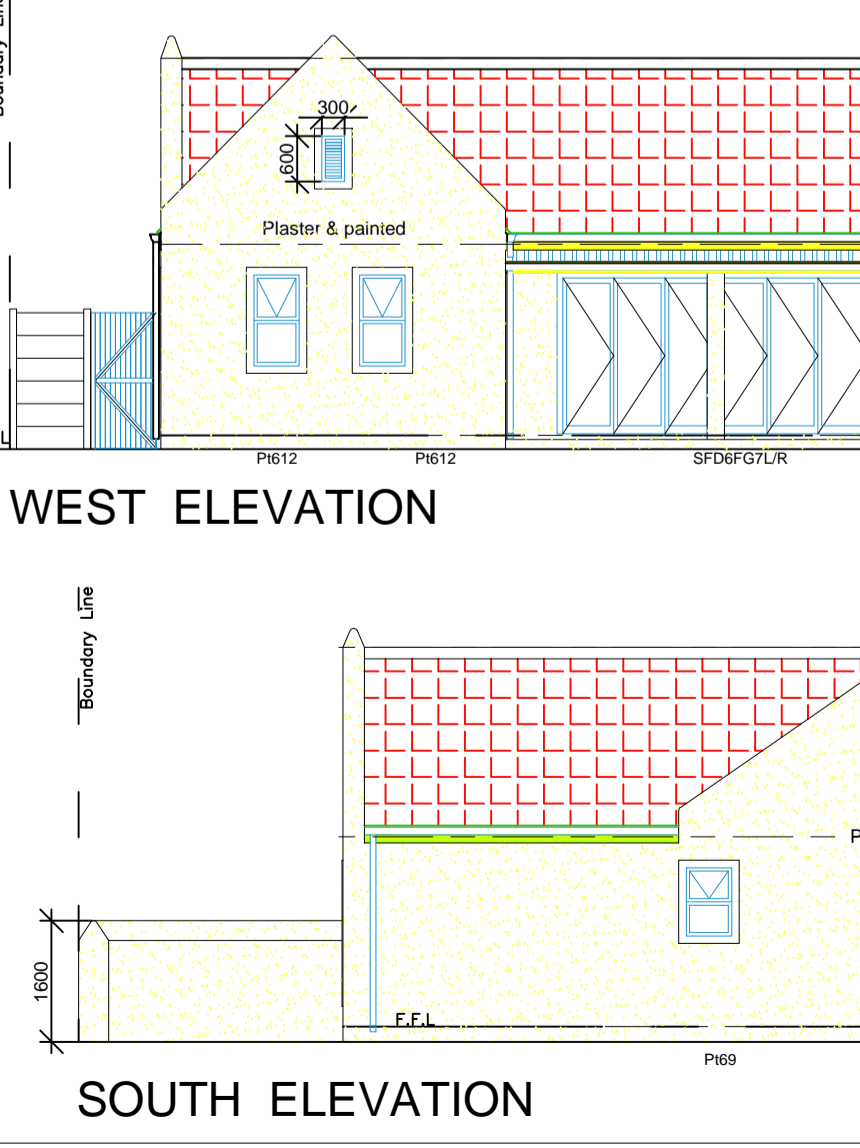
DESIGNATION	RE3 Conn.	RE4 Conn.	MH to municipal sewer connection
COVER LEVEL	000	000	
INVERT LEVEL	-450	-645	-685
DEPTH	450	450+195	645+40
DISTANCE		11700	2400
FALL		1:60	1:60

NOTE: WHERE DRAINAGE OCCURS UNDER THE STRUCTURE, IT IS TO BE ENCASED IN CONCRETE 150mm DEEP  
 1:100 DRAINAGE LAYOUT

**SECTION C-C** 1:50



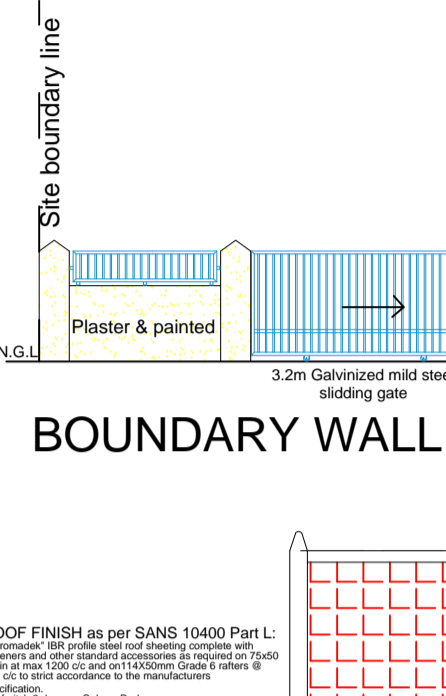
**SITE PLAN** 1:200



**WEST ELEVATION** 1:100

**ENERGY CONSUMPTION: LIGHTING**

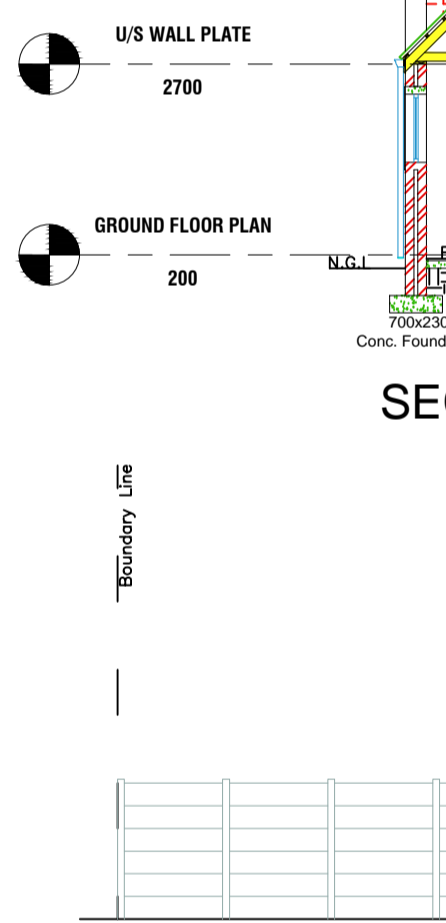
ALLOWED DEMAND:	500W/100m <sup>2</sup>
ENERGY CONSUMPTION ALLOWED:	5000W/100m <sup>2</sup>
ASSUMPTIONS:	8000 HOURS PER YEAR
ENERGY CONSUMPTION:	40000kWh/100m <sup>2</sup>



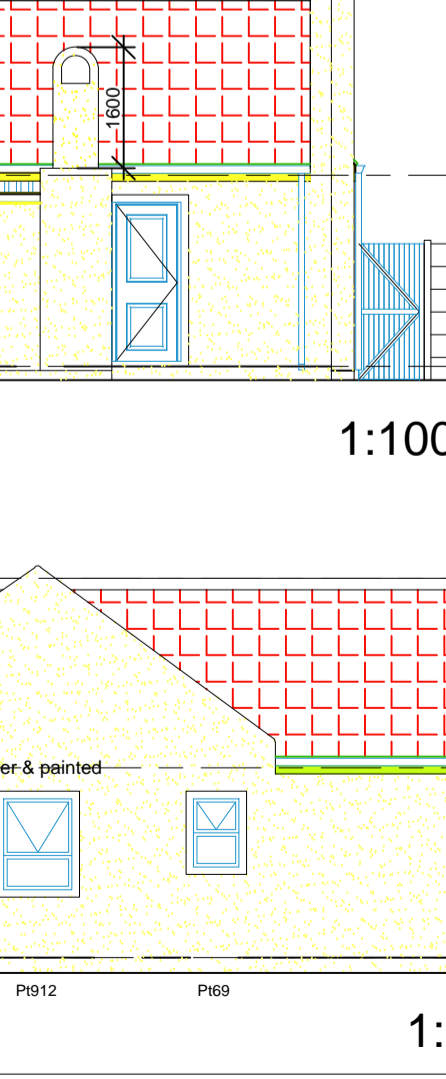
**BOUNDARY WALL ELEVATION** 1:100



**SECTION A-A** 1:100



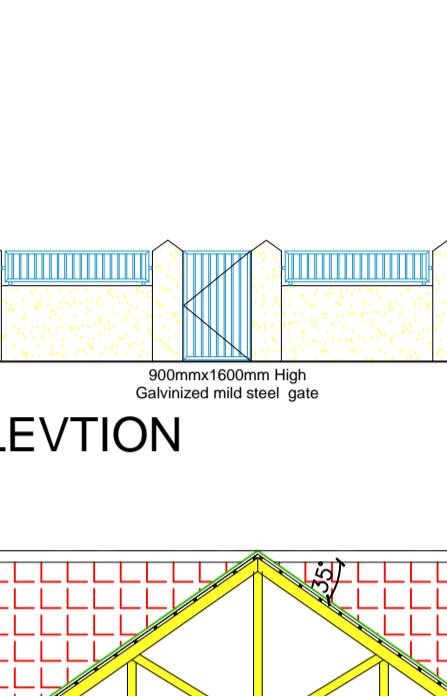
**SECTION B-B** 1:100



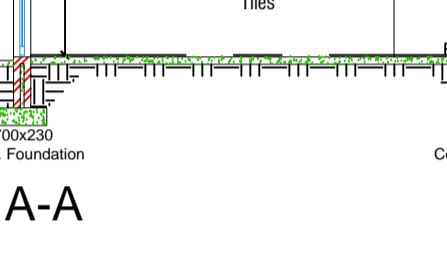
**NORTH ELEVATION** 1:100

**HOT WATER SERVICES**

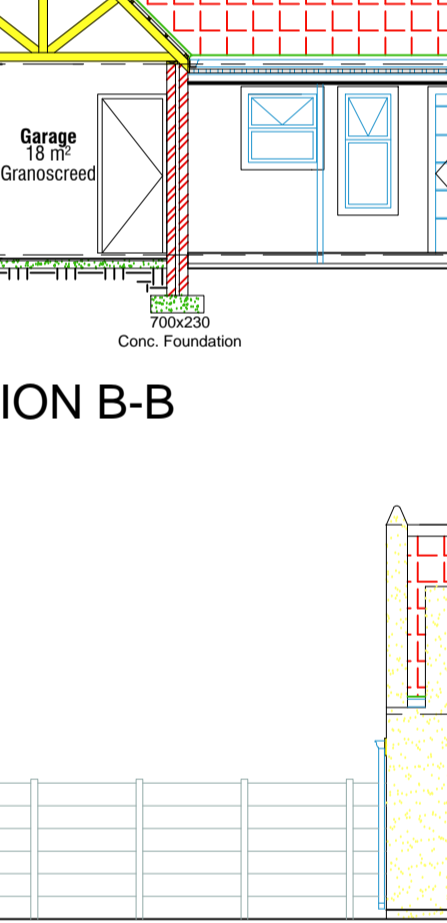
TYPE OF ACCOMMODATION:	DWELLING HOUSES - LOW RENTAL
ROOF FINISH:	250L Solar Ready Geyser
INSULATION REQUIREMENTS:	250L Solar Ready Geyser
CONCLUSION:	250L Solar Ready Geyser



**SOUTH ELEVATION** 1:100



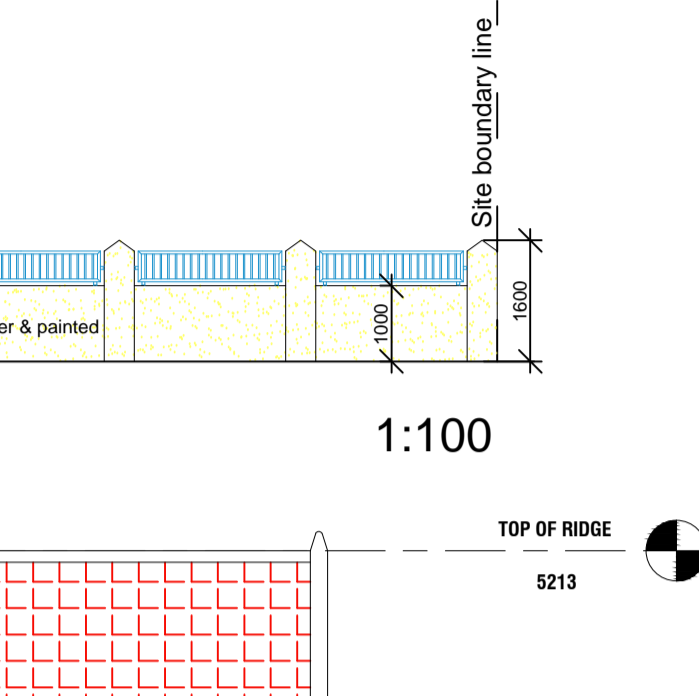
**EAST ELEVATION** 1:100



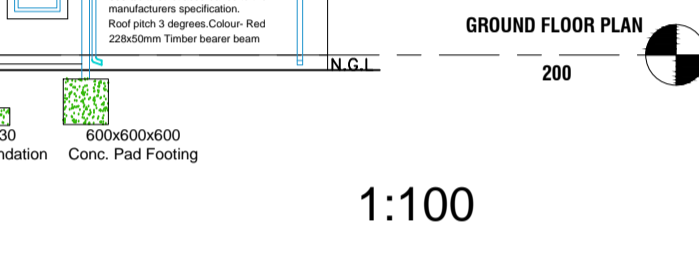
**GROUND FLOOR PLAN** 1:100

**ELECTRICAL LEGEND:**

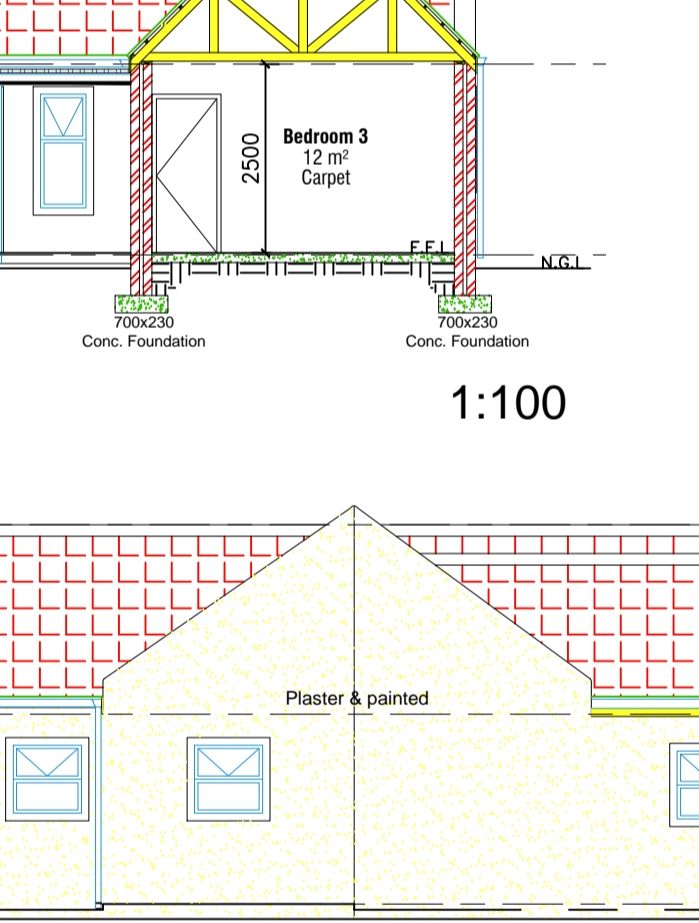
Symbol	6w LED Downlight
Symbol	1 Way Light Switch
Symbol	2 Way Light Switch
Symbol	Single Plug 350mm
Symbol	Double Plug 350mm
Symbol	Double Plug 1200mm
Symbol	Extractor Fan
Symbol	DB Distribution Board
Symbol	11w External Wall Light
Symbol	11w Ceiling Light



**ROOF FINISH** 1:100



**ROOF FINISH** 1:100



**GROUND FLOOR PLAN** 1:100

**FOUNDATIONS** as per SANS 10400 Part H: Concrete foundations, sizes and spec to Eng. details

**FLOORS** as per SANS 10400 Part J: Floor finish as shown on plan on a min 25mm screed on 100mm concrete surface bed on 250 Micron DPC.

**MODULAR A.A.S.H.T.O.** as per SANS 10400 Part K: 230mm External cavity walls, smooth trowel plastered and painted underneath and 2 x ACRYLIC PVA paint finish. Colour by Owner

**PLASTER & PAINTS** as per SANS 10400 Part L: Plaster to be applied every third brick course and above all openings.

**CEILING** as per SANS 10400 Part L & T: Ceilings to be plastered with plastered cill internally. DPC to extend past plastered window cills.

**WINDOWS & DOORS** as per SANS 10400 Part B & N: Epoxy coated aluminium windows, doors and sliders as per 'EUROSTYLE'. Colour white. Any pane of glass installed more than a 10mm and of lower than 500mm from F.L. shall be made of safety glass. All windows and doors to have precast, prestressed lintels over to a max opening size of 3m.

**CEILING** as per SANS 10400 Part L & T: Deemed to satisfy level of isolation. Building classification in accordance with regulation A20 and NBR SANS 10400: XA Energy Usage.

**R-Value** Thermal resistance zone 4 - Temp Coastal Flexible fibre glass wool blanket (Think Pink) - 10to18kg/m<sup>3</sup> R-3.38 at 150mm. K-Value 0.040

**250L solar ready geyser covered with geyser blanket.**

**FASCIA & BARGEBOARDS:** 10x22mm Pressed fibre cement to match edging. (Colour-White)

**RAINWATER GOODS** as per SANS 10400 Part R: 'WATERITE' Aluminium gutters and rain water downpipes. Size : Gutter 125mm 'OGEE'. Downpipes : 75x50mm

**TRUSSES** as per SANS 10400 Part L: Timber trusses as per SABS Quality SA Pine. 'MITEK' patterned trusses at max 700mm c/c. Rafters to be painted all around where exposed. The fixing to comply with SANS 10062-2003. Roof Structure to be bed down to walls with galv hoop iron straps taken down 600mm. Timber built into walls to be well lashed or wrapped in DPM.

**ROOF FINISH** as per SANS 10400 Part L: 'Renown' tiles as per 'COVERLAND' on approved 38x38mm battens at max 320mm c/c on approved waterproof membrane on timber trusses. All laid in strict accordance to manufacturer spec. Roof pitch - 35 + 45 degrees. Insulation - Isotherm, Colour-Red.

**FLASHINGS:** 2 Coats differing colours of POLAROOFF plastic onto Polypropylene bitum bedded into first coat, bitum to be used at all vertical and horizontal intersections.

**RC BEAMS, COLUMNS & SLABS** as per SANS 10400 Part B: All to Structural Eng detailed drawings

**DRAINAGE** as per SANS 10400 Part P: SABS Approved u/g 110mm pvc pipe to have a fall of 1:60. Drainage pipes to both shower sink basin = 50mm pvc. Sewer levels to be confirmed and measured on site.

**WATER SUPPLY** as per SANS 10400 XA: 250L 'KWIKOT' Kwikal solar geyser (split system) to be fixed at same pitched as roof. Water supply to sanitary fittings must be i.e @ 40kPa for hot and cold water supply.

**WATER HEATING** as per SANS 10400 XA: XA - at least 50% (volume fraction) of the annual average hot water heating requirement shall be provided by means other than electrical heating including but not limited to solar heating, heat pumps, heat recovery from other systems or process and renewable combustible fuel.

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- All levels and dimensions to be checked on site by the contractor.
- before work is carried out and any discrepancies to be reported to the Architect.
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**ACTS OF PARLIAMENT**

All Contractors shall ensure that, before any work is put in hand, they comply with all the necessary Acts of Parliament of the Republic of South Africa.

REV	DATE	DRAW N	DESCRIPTION
1	13.06.2018	RC/DS	COUNCIL SUBMISSION

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**New Dwelling For Blikkie Property Development (Pty) Ltd**

**Erft 1317, Evelyn Street Port Owen Velddrif**

**COUNCIL SUBMISSION**

SCALE: As indicated

PROJECT	DRAWING NUMBER	REVISION
<b>18-042</b>	<b>WD001</b>	<b>1</b>

INFO	COUNCIL	TENDER	CONSTRUCTION

DATE: 13.06.2018  
 DRAWN BY: RC/DS