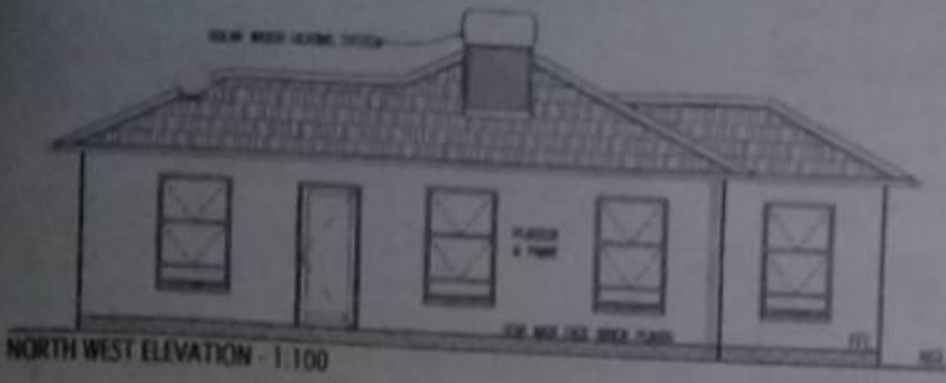


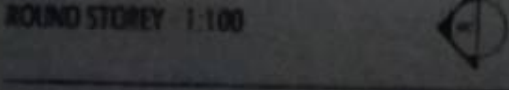
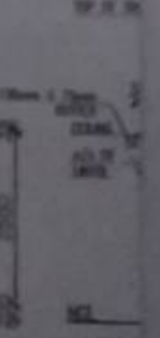
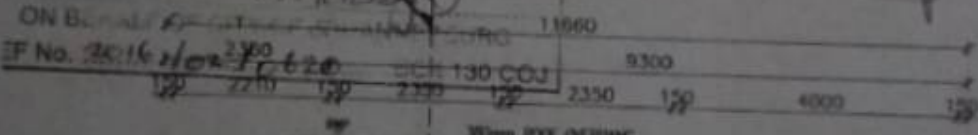
NOTE: Solar Water Heating System shall comply with SANS 1307, SANS 10274 & SANS 10227-1

STANDARD FINISHING SCHEDULE

- CONCRETE ROOF TILES
- 130mm x 20mm GUTTER
- 75mm x 35mm DOWNPIPE (DN)
- STEEL FRAME WINDOW
- SAFETY GLASS IN BATHROOM
- PLASTER BRICK ON EDGE WINDOW
- FLOOR FINISHING - FLOOR LAY
- EXTERNAL DOORS TO BE TIMBER SUPPLIER
- WINE T-RAMP AT KITCHEN TURN



RECOMMENDED FOR  
 2016-02-17  
 APPROVED





SOUTH WEST ELEVATION - 1:100



NORTH EAST ELEVATION - 1:100



**R.G. NORTON**  
 100 Consulting Civil Engineer  
 P.O. Box 3293, Glenvista, 2010  
 Tel/Fax: (011) 682 3523  
 Cell: 083 590 6298  
 Reg. No. 840325



**GENERAL NOTES**

Quality of all materials and workmanship to comply with the relevant SANS standards and/or as per the specification of materials and methods to be used.

This drawing may not be copied, copied, disseminated, or used in any way. All trade heights and dimensions to be checked and verified on site before any work is put to hand. If any variations do arise, then must be reported immediately to the Architectural Professional as described in the Note of this drawing below.

All dimensions unless otherwise specified to be taken to the face of the work, and if any dimensions are noted, these are to be reported immediately to the Architectural Professional as described in the Note of this drawing below.

Foundations as per drawing and/or according to the engineer's drawings / specifications. General requirements within the SANS 10400 for foundations, walls and roofs to be achieved. Total construction as per drawing and/or according to the engineer's drawings / specifications, such as doors, UPVC to be used throughout and GFI to be fitted into all external walls at base, base and project level and to all doors, windows, gills or any other opening in external walls.

Cladding to be installed with joint in SANS 10400. All external walls to be covered with a 100mm minimum with fixed battens to base and registers. Where applicable, engineer's and sub-contractor's drawings and notes to be consulted with the Architectural Professional's drawings and any subsequent variations. Schedules of materials shall be considered as part and parcel of the contract drawings. Design in accordance with part 10 of SANS 10400. All doors to be provided to all rooms (doors for repair and maintenance purposes. Water doors exceeding 100kg to be tested. Gradient of cover shall be 1:20 (100mm) and 1:40 (50mm) level out of where applicable to be achieved. All steps to be made (steps on a 1:10 slope of PVC and stone treads. Base with 20mm wet rubbers and 10mm UPVC water joints.

**CONTRACTOR RESPONSIBILITY**

Contractors are to accept themselves with the site conditions, prior to setting out and construction. All trade and building which is not clear must be applied with the Architectural Professional as described in the Note of this drawing, previously before commencing with any work. The contractor remains liable for the safety of the new structure for the duration of the contract.

The Architectural Professional does not take any responsibility for building work commencing prior to the approval of drawings.

A certified copy of any approved plans as well as a declaration by a person registered in a professional category of registration in terms of any of the sections of the professional standards in the Council for the Built Environment Act, 2000 (Act No. 43 of 2000) in the relevant portion of Part 1 contained in SANS 10400-1 as to how the applicable functional requirements shall be satisfied, shall be available at the site where any building is being erected until a certificate of occupancy has been issued by the local authority.

<b>ENERGY CONSUMPTION</b> Permissible for buildings of 1st classification - 300kWh Actual value of building - 100.07kWh/m <sup>2</sup> + 1.00kWh/m <sup>2</sup>	<b>ENERGY CONSUMPTION</b> Permissible for buildings of 1st classification - 300kWh Actual value of building - 100.07kWh/m <sup>2</sup> + 1.00kWh/m <sup>2</sup>
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<b>PERMISSIONS</b> Floor area: 63.27 Floor window: 1.07 Total Permissible area to floor: 64.34 Actual value of building: 7.00	<b>PERMISSIONS</b> Floor area: 63.27 Floor window: 1.07 Total Permissible area to floor: 64.34 Actual value of building: 7.00
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**RBA**  
 1st Floor, Newlands Centre 98 Johannesburg, 2016, South Africa  
 Johannesburg: Customer Care Centre: 0800 800 800  
 www.rba.co.za

**YBR**

<b>PROJECT</b> NEW HOUSE FOR A.C. LILA ON STAND 4045 LEHAE EX. 1	<b>AREA SCHEDULE</b> FLOOR - 60.4 GARAGE - 5.00 TOTAL - 65.4 STAND - 378 COVERAGE - 18.9%
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<b>DRAWING TITLE</b> GROUND STOREY, SITE PLAN, SECTION & ELEVATIONS	<b>REVISION</b> C 607.3B 1(a) DATE: 21/01/2018 SCALE: AS SHOWN	<b>ISSUED BY</b> NIM 1/2
<b>REVISION</b>	<b>PROFESSOR</b> J NORVAL - PAT04721818	

Demands and services	W (gallons)	W (liters)	No. of fittings	W (gallons)
San	20	75	1	20
Shower	10	37	1	10
Coldest weather hot water	20	75	1	20
Coldest weather hot water	10	37	1	10
Shower in 1/2 hr. shower	10	37	1	10
Shower in 1/2 hr. shower	10	37	1	10
W. Supply with demand factor	5	18	1	5
<b>Demands water</b>	<b>75</b>	<b>280</b>	<b>5</b>	<b>75</b>
Car washing (maximum)	10	37	1	10
Laundry, hot water and cold water	10	37	1	10
Laundry	10	37	1	10
Coldest weather hot water	10	37	1	10
Shower in 1/2 hr.	10	37	1	10
W. Supply	10	37	1	10
<b>W. Supply</b>	<b>100</b>	<b>370</b>	<b>10</b>	<b>100</b>

Total hot water demand	Average volume in tank	Heating power
100	100	1

1	2	3	4
100	100	100	100

RECOMMENDED FOR APPROVAL

**25-02-17**

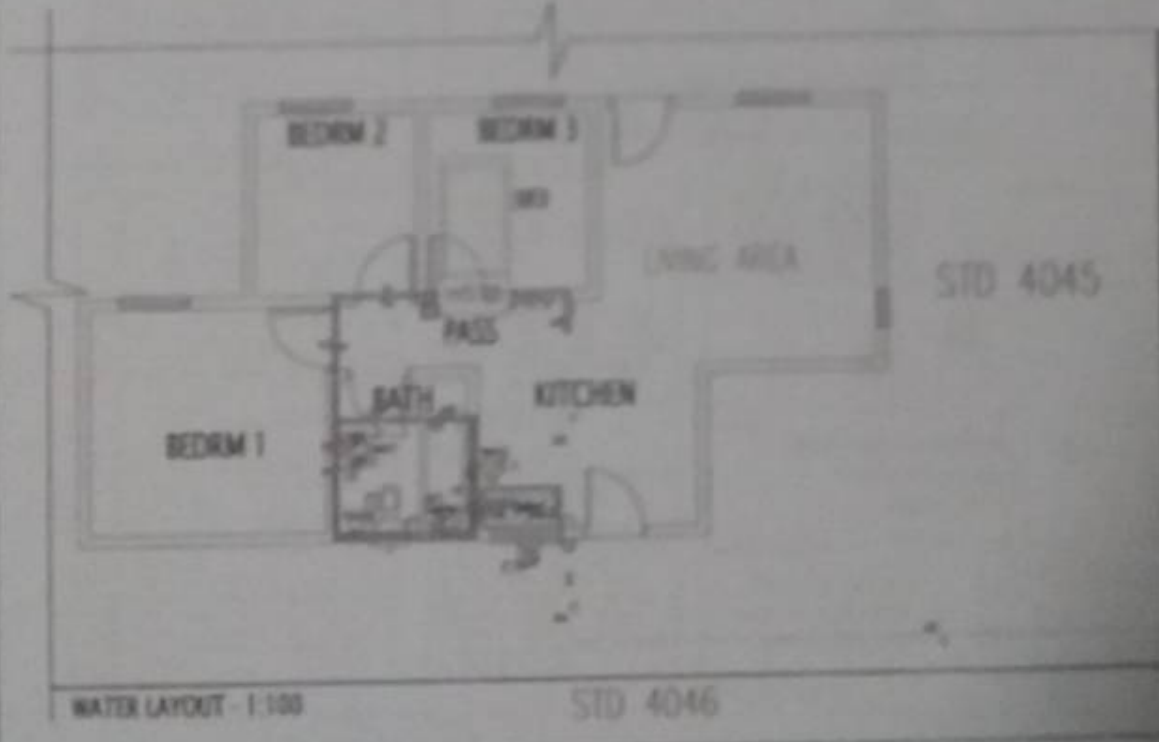
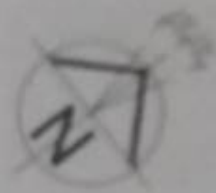
**APPROVED**

ON BEHALF OF CITY OF JOHANNESBURG

2017/12/20/2017

**JONI NORVAL**  
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 jon@johndraught.com

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 Cell: 983 590 6298  
 Reg. No. 542220



DECAVER STREET

WATER LAYOUT - 1:100

STD 4046

SCHEDULE (GROUND STOREY)

WC WF 1	WC WF 2	WC WF 3	WC WF 4	WC WF 5	WC WF 6	WC WF 7
Opening Size	Opening Size	Opening Size	Opening Size	Opening Size	Opening Size	Opening Size
1	1	1	1	1	1	1
Clear Height	Single Low-1	Single Low-1	Clear Single	Clear Single	Clear Single	Single Safety - Observed
Steel Frame	Steel Frame	Steel Frame	Steel Frame	Steel Frame	Steel Frame	Steel Frame
North Wall	North Wall	North Wall	North Wall	North Wall	South East	South East
Bedroom 1	Bedroom 2	Bedroom 1	Living Area	Living Area	Kitchen	Bedroom
200mm	200mm	200mm	200mm	200mm	200mm	200mm
100mm	100mm	100mm	100mm	100mm	100mm	100mm
1.36m²	1.36m²	1.36m²	1.36m²	0.83m²	0.87m²	0.54m²
7.8	7.8	7.8	7.8	7.8	7.8	7.8
0.81	0.81	0.81	0.81	0.81	0.81	0.81
0.32	0.32	0.32	0.32	0.32	0.48	0.48
200mm	200mm	200mm	200mm	200mm	200mm	200mm
0075	0075	0075	0075	0075	0075	0075

CONDUCTANCE (A X U) - CLIMATIC ZONE 1				SOLAR HEAT GAIN (A X S X E) - CLIMATIC ZONE 1								
L	H	A	U-VALUE - SINGLE CLEAR	CONDUCTANCE - U Value x A	G	P	H	SHGC [N]	P/H	ORIENTATION	E	SHG
022	1559	1.59	Single - Clear 7.80	11.56	281	585	1820	0.81	0.32	NORTH WEST	0.80	3.09
022	1559	1.59	Single Low E 5.73	8.33	281	585	1820	0.69	0.32	NORTH WEST	0.80	0.84
022	1559	1.59	Single Low E 5.73	8.33	281	585	1820	0.64	0.32	NORTH WEST	0.80	0.84
022	1559	1.59	Single - Clear 7.80	12.56	281	585	1820	0.81	0.32	NORTH WEST	0.80	3.09
533	1559	0.83	Single - Clear 7.80	6.54	281	585	1820	0.81	0.32	NORTH EAST	0.80	0.48
022	949	0.87	Single - Clear 7.80	7.06	281	585	1210	0.81	0.48	SOUTH EAST	0.54	0.42
533	949	0.51	Single - Clear 7.80	4.01	281	585	1210	0.81	0.48	SOUTH EAST	0.54	0.23
TOTAL:		8.67		61.59	TOTAL: 4.84							

S	CONSTANTS	NETT m²	TOTAL	ACTUAL	COMPLIES
1.1	53.27		61.92	61.59	YES
UM	0.25	53.27	7.99	4.84	YES

**SANS 10400-1 ABBREVIATIONS**

**FIXTURES AND FITTINGS**

BT	Tap (Swirl)
ET	External tap
HRV	Pressure reducing valve
OT	Tap (Leak)
WOT	Tap (Leak - hand held)
MCS	Mixer stand (copper or stainless steel - off bath water)
WAS	Washing Machine
WSTO	Hot water storage tank

Total available Ground Storey Area: 53.27 m² (Nett Area)

# of window	Size of window		Size of window	Total m² /	
	W	H	m²	Type of window	
0	1559		1559	2.56	0.00
4	1022		1559	1.58	6.38
1	533		1559	0.83	0.83
1	1022		949	0.87	0.90
1	533		949	0.51	0.52
7					8.67

Total fenestration area to nett floor area per storey: 8.67 m²

Max Total fenestration area to nett floor area per storey: 7.99 m²

**SANS 10400-1 WATER LEGEND**

-	Pipe carrying cold water
—	Pipe carrying hot water
—	Pipe carrying hot water (return)
—	Insulated pipe
Ø	Riser pipe (plan view)
○	Drigger pipe (plan view, pipe cross section)
—	Tap (external)
—	Tap (internal)
—	Mixer (two manual controls)
—	Isolating valve
—	Stop Cock
—	Water meter
—	Storage water heater (domestic type)
—	Booster pump service (hot water control)
—	Solar Heater

**SANS 10400-1 NC 51 NOTES**

**PIPE REGULATION:**  
All hot water service pipes shall be laid in accordance with Table 1 of the SANS 10400 Part 5A.

**DRIVER PIPES:**  
100 Thermoplastic water water heater system with either 100 tube collector or flat plate collector to conform to SANS 10400 5A and installed according to supplier's specifications.

**NO PENETRATION NOTE**  
SANS 10400-5A(4.4.4.3)  
All fenestration or ventilation shall be in accordance with SANS 611.

SANS 717 notes provide for gaps between opening walls and framing of up to 2.5mm. The air leakage as specified in SANS 10400 5A "Energy Efficiency in Buildings" and SANS 611 "Penetration products - Mechanical Performance Criteria" will not be met should no weather seals be fitted in the walls steel products.

RBA DEVELOPMENTS (Pty) Ltd  
0971226607

1st Floor, Newbank Corner 95 Ardenway St. (Chr. Street),  
Braamfontein - Customer Care Centre 020 1 930 020  
www.rbaforum.co.za

<b>PROJECT</b> NEW HOUSE FOR A.C. LILA ON STAND 4045 LEHAE EX. 1		<b>AREA SCHEDULE</b> HOUSE - 80.4 GARAGE - 1000 TOTAL - 884.4 STAND - 319 COVERAGE - 18.8%
<b>DRAWING TITLE</b> WATER LAYOUT, WINDOW SCHEDULE & SANS NOTES	<b>HOUSE TYPE</b> C.60T.3B.1(a)	<b>DATE</b> 21/01/2016
<b>REVISION</b>	<b>SCALE</b> AS SHOWN	<b>SHEET</b> 2/2
<b>PROFESSIONAL</b> J NORVAL - PAD24721919		