



FLOOR PLAN
SCALE 1:100

SPECIFICATIONS

- ROOF :**
- 5° ROOF PITCH GRADE 8 TIMBER
 - COORUGATED ROOF SHEETS AT 5° PITCH ON 75x50mm PURLINS @ 1000 CENTRES ON 152X50 RAFTERS ON 50x38 WALL PLATES TIED DOWN WITH GALV. HOOP IRON STRAPS EMBEDDED 600mm DEEP INTO BRICKWORK.
 - ALL PORTIONS OF STRUCTURAL TIMBER BUILT INTO WALLS TO BE WELL TARRED, CREOSOTED OR EMBEDDED IN A DAMP PROOF MEMBRANE. 135 ISOTHERMAL TO ENTIRE ROOF AREA.
- CEILINGS :**
- 6mm RHINO BOARD CEILING FIXED TO RAFTERS WITH STANDARD 76mm COVERED CORNICE.
 - ALL CEILINGS TO BE SKIMMED AND PAINTED WHITE.
- BRICKWORK :**
- 400 WALL.
 - INTERNAL & EXTERNAL WALLS TO BE SMOOTH PLASTERED AND PAINTED
 - COLOURS TO MATCH EXISTING DWELLING.
- LINTELS:**
- PRE-STRESSED CONC. LINTELS OVER ALL OPENINGS
 - LINTELS TO BE SUPPORTED FOR A MIN. OF 5 DAYS.
- WINDOWS :**
- ALL NEW WINDOWS AS PER "KENZO" ALUM. PRODUCTS.
 - ALL GLASS IN EXCESS OF 1m OR LESS THAN 500mm ABOVE FLOOR LEVEL TO BE 4mm SAFETY GLASS
 - D.P.C. PLACED UNDER ALL WINDOW SILLS
 - ALL GLASS TO BE ASSEMBLED AND FITTED BY A GLAZING SPECIALIST OR WINDOWS SUPPLIED GLAZIER.
- DOORS:**
- EXTERNAL MERANTI SOLID DOOR & FRAME – WEATHER TREATED OR PAINTED.
 - ALUMINIUM SLIDINGS DOOR – COLOUR : NATURAL
 - INTERNAL DOORS –HOLLOW CORE DOOR & WOODEN FRAME. ALL STANDARD DOOR SIZE OF
 - 813mm WIDE x 2032 HIGH
 - SLIDING DOOR SIZE 2100 WIDE x 2100 HIGH
- DRAINAGE :**
- ø125mm HALFROUND PVC GUTTERS WITH ø76mm DOWNPIPES (VENT PIPES = ø50mm, STUB STACK STYLE)
 - ALL COVER LEVELS TO BE A MIN OF 76mm ABOVE THE BOUNDARY LEVEL.
 - ALL PVC PIPING BENEATH DRIVEWAYS OR FOUNDATIONS TO BE ENCASED IN CONCRETE.

GENERAL NOTES : (IF APPLICABLE)

- LAY OVER ALL OPENINGS NO.2 "STRESSO" RCID LINTELS WITH A MIN. BEARING AT EACH END OF 230mm SUPPORTED IN CENTRE FOR 5-14 DAYS. LAY "BRICKFORCE" TO LINTELS MANUFACTURERS SPEC. MIN 4 CORSES.
- ANY FOOTINGS WITHIN 1,2m OF ANY DRAINLINE IS TO BE BELOW SAME.
- GULLEY RIMS TO BE NOT LESS THAN 150mm ABOVE THE FINISHED SURROUNDING GROUND LEVEL AND NOT LESS THAN 150mm BELOW THE CROWN OF THE LOWEST TRAP SERVING ANY SANITARY FIXTURE.
- DPC. TO BE MIN. 150mm ABOVE NATURAL GROUND LEVEL OR AS PER EXISTING.
- ALL WORK TO BE DONE IN ACCORDANCE WITH LOCAL
- AUTHORITY BYE LAWS/SANS 10400 NATIONAL BUILDING REGULATIONS.

ELECTRICAL LEGEND	
	14W LED LIGHT
	2x30W LED COOL LAMPS
	ONE WAY SWITCH
	TWO WAY SWITCH
	ELECTRICAL D.B.

AREA SCHEDULE

ENERGY EFFICIENCY : COMPLAINE TO SANS 10400 (XA)	
ROOF ASSEMBLY – R-VALUE = 3.7	HOT WATER – 100% SOLAR HEATING
THERMAL ISOLATION : 3,37	DEMAND – 5W/m ² x 111 m ² = 555W
IBR SHEETING : 0,30	(12x14W) LAMPS = 168W
CEILING : 0,05	168W/111m ² = 1.5W/m ² COMPLAINT
COMPLAINE : 3,70 COMPLAINT	CONSUME - 5kW.h./m ² a x 111 m ² = 555kWh.a
FENETRATION – 15% OF NET AREA	17:00-23:00 day/year = 2184 h.a
NET FLOOR AREA : 111 m ²	LAMP 0.555kW x 2184h.a = 1212kWh.a
GLAZED AREA : 11 m ²	
10 % COMPLAINT	

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PROPOSED DWELLING FOR :