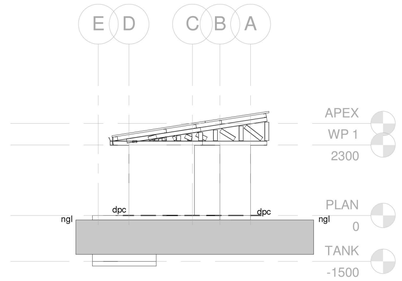

2 East
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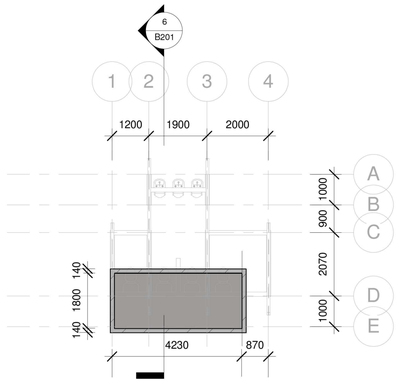

8 TANK
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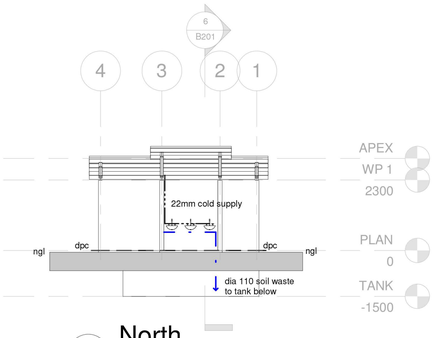

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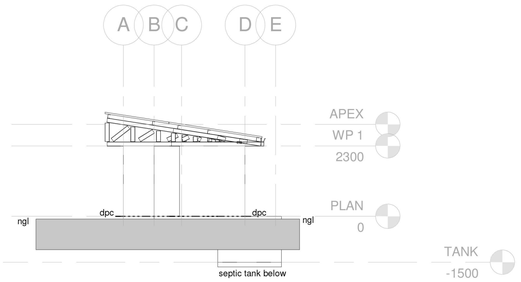

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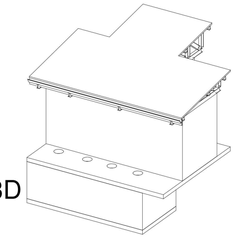
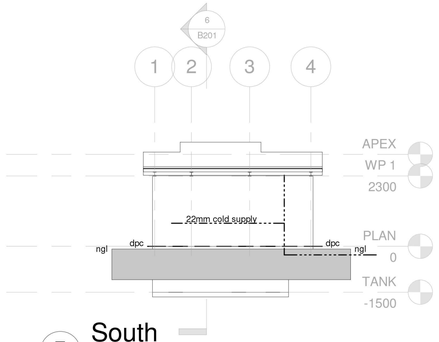
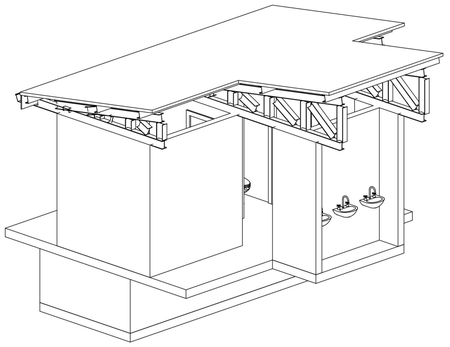


9 Rear 3D



5 South
1 : 100



7 Front 3D

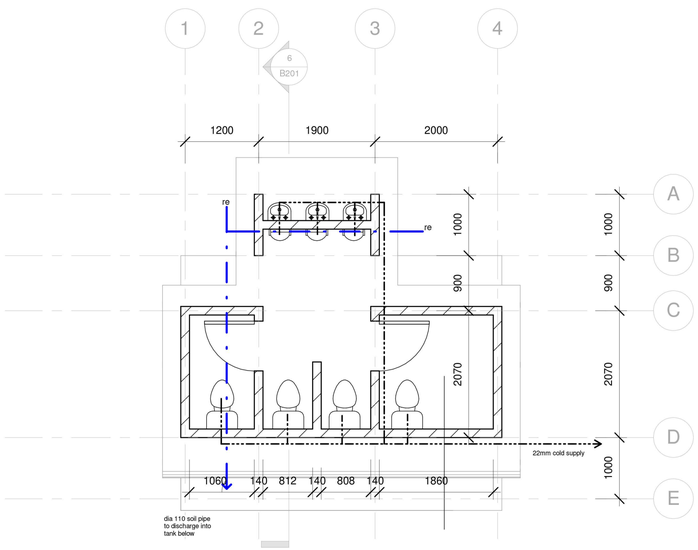
Door Schedule			
Count	Family and Type	Description	Frame Type
1	M_Single-Flush: 0813 x 2032		
1	M_Single-Flush: 0813 x 2032		

24m2 Stand Alone Ablution - ENERGY CALCULATIONS:

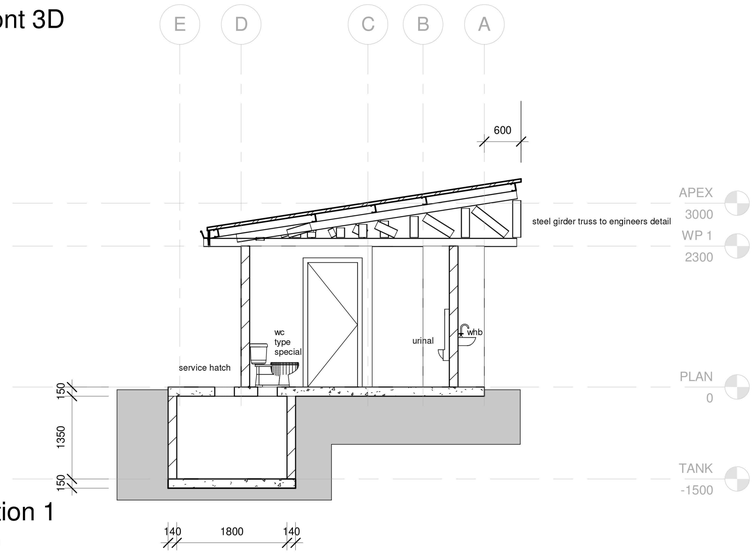
Occupancy: ****41
Design Occupancy Time: 8 Hours per day
Climatic Zone: 1
Main Orientation NORTH WEST

Fenestration calculations:

Total building area:	23.5 m2
Total fenestration area:	0m2
Total fenestration as a % of floor area:	0%
Allowed conductance (cu) for ground floor:	111.84 cu
Achieved conductance (cu) for ground floor:	160.463cu
Allowed solar heat gain (cshgc) for ground floor:	13.980 chgc
Achieved solar heat gain (cshgc) for ground floor:	11.251 chgc **ACCEPTABLE**



1 PLAN
1 : 50



6 Section 1
1 : 50

No.	Description	Date

Council Notes:

ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS (NBR) & SANS 10400 (PART A TO XA)

A: General
No part of the proposed building is to encroach beyond the existing site boundaries.
All work is to be executed in strict accordance with SABS 0400-1990 and all related codes.
All notes to refer to SANS10400.
All structural work including foundations, roof structures, R.C. slabs & stairs to be in strict accordance with engineer's details & specifications.
All materials used in the building process should be appropriate for the intended occupancy or building classification in accordance with SANS 10400 PART A

B: Structural design
Material, installation and maintenance all to comply with SANS 10400 B and to be certified by the Structural Engineer.
All structural expansion joints to Engineers details.

C: Dimensions
All to comply with SANS 10400 Part C .
All dimensions and levels are to be checked on site prior to setting out.
Do not scale, refer only to figure dimensions.

D: Public Safety
Where necessary, Ramps shall comply with SANS 10400 Part DD3.
All work is to be in strict accordance with SANS 10400 Part D Public Safety.

E: Demolition Work
All work is to be in strict accordance with SANS 10400 Part E Demolition Work.

F: Site operations
All to comply with SANS 10400 Part F and to be certified by the Main Contractor.
Property owner(s) to familiarize themselves with SANS 10400 E.

G: Excavations
All work is to be in strict accordance with SANS 10400 Part G Excavations.

H: Foundations
All new foundations are to be min 10MPa at 28 days (1:4:5 coarse aggregate) at min 200mm thick.
All foundation walls above NGL are to have sub-soil drainage "geo-pipe" (wrapped in "Bidum" clothe with clean sand round) laid next to wall, on the upward slope, to drain any possible water build up.
All new work is to be in strict accordance with SANS 10400 Part G Excavations.
new work is to be in strict accordance with SANS 10400 Part H Foundations.
All new foundation walls to be in strict accordance with SANS 10400 Part KK9 Foundation Walls.

Windows and Doors:
Pre-cast reinforced concrete lintels are to be built into brick work above all openings unless otherwise specified by engineer.
Lintols over all openings (max. 3m opening) with 4 course brickwork with brick force above lintol.
All glazing is to be 6mm safety glazing unless otherwise specified.
All glazing is to be in strict accordance with SANS 10400 Part N Glazing.

O: Lighting and Ventilation
Extractor in bathroom must be switched on with light switch and circulate a minimum of 25 litres per second expelling to outside.
All work is to be in strict accordance with SANS 10400 Part O Lighting and Ventilation.

P: Drainage
All sewer pipes under floor slabs and driveways to be encased with min. 100mm mass concrete
Drainage fixtures to be antisyphoned on first floor level
All waste fittings to have deep seal traps
All sewer pipes to be 110mm and 160mm diameter pvc at min. fall of 1:60
All waste pipes to enter stacks separately.
All plumbing materials to carry the relevant SABS mark
Provide dual flush system to toilets and low flow shower heads
Seamless aluminum ogee gutters with round downpipes to match colour of house
Septic tank as per drawings.

R: Stormwater
All work is to be in strict accordance with SANS 10400 Part R Stormwater Disposal.

T: Fire Protection and Installation
All work is to be in strict accordance with SANS 10400 Part T Fire Protection.
All work is to be in strict accordance with SANS 10400 Part W Fire Installation.

V: Space heating
Where applicable to comply with SANS 10400 Part V.

W: Fire installation
Where applicable to comply with SANS 10400 Part W.

social development
Department:
Social Development
REPUBLIC OF SOUTH AFRICA

Stand Alone Albution - Type B

Project number	GPJ.07.2018
Date	21.11.2018
Drawn by	Rossco
Checked by	Draft 1
	B201
Scale	As indicated

2018-11-28 10:48:24 AM