

WINDOW SCHEDULE	W1	W2	W3	W4	W5
DESCRIPTION	Low "E" aluminium framed window	Low "E" steel framed window	Low "E" steel framed window	Low "E" steel framed window	Low "E" aluminium framed window
SIZE	1133mm x 1147mm	1461mm x 1245mm	533mm x 600mm	1022mm x 949mm	1820mm x 1195mm
NUMBER REQUIRED	2	1	1	2	1
LOCATION	proposed bathroom	proposed flatlet	proposed flatlet wc	proposed staff	proposed kitchenette
DOOR SCHEDULE	D1	D2	D3		
DESCRIPTION	Exterior wooden door	Sliding interior wooden door	Low "E" external aluminium door		
SIZE	830mm x 2125mm	830mm x 2125mm	3140 mm x 2465mm		
NUMBER REQUIRED	2	1	1		
LOCATION	proposed flatlet proposed staff	proposed flatlet wc	proposed tv area		

ELECTRICAL KEY	
	DISTRIBUTION BOARD 1500mm ABOVE FLOOR LEVEL
	DOUBLE TUBE FLUORESCENT LIGHT FITTING 1500mm LONG COMPLETE
	CEILING MOUNTED LIGHT FITTINGS
	5w CEILING MOUNTED LED'S
	WALL MOUNTED WATERPROOF LIGHT FITTING 2100mm ABOVE FLOOR LEVEL
	LIGHT SWITCH 1240mm ABOVE F.F.L.
	STOVE SOCKET
	SINGLE PHASE STOVE ISOLATOR
	INTERCOM UNIT
	TV CONNECTION 340mm ABOVE FLOOR LEVEL
	EXISTING GEYSER WITH SOLAR PANEL OR SIMILAR
	100 LITER GEYSER WITH SOLAR PANEL OR SIMILAR
	DOUBLE 15 AMP PLUG POINT 250mm ABOVE F.F.L.
	DOUBLE 15 AMP PLUG POINT 1020mm ABOVE F.F.L.
	CEILING MOUNTED PLUG SOCKET
	GARAGE DOOR MOTOR

HOT WATER SERVICES:
1. SOLAR PANELS TO BE INSTALLED AT EACH HOT WATER CYLINDER TO HEAT 50% BY MEANS OF OTHER THAN ELECTRICAL RESISTANCE.
2. SOLAR WATER HEATER SYSTEM TO COMPLY WITH SANS 1307 AND SANS 10106.
3. ALL EXPOSED PIPES TO AND FROM HOT WATER CYLINDERS TO BE INSULATED
WITH MATERIAL WITH A MINIMUM R – VALUE = 1,00.
4. HOT WATER CYLINDERS TO BE INSULATED IN BLANKET WITH MINIMUM R – VALUE = 2,00.

HOT WATER LAYOUT NOTE:
 Hot water system to be installed in a return system setup.

HOT WATER DEMAND:
Type of accommodation: Dwelling House – 115 – 1450 l per capita per day

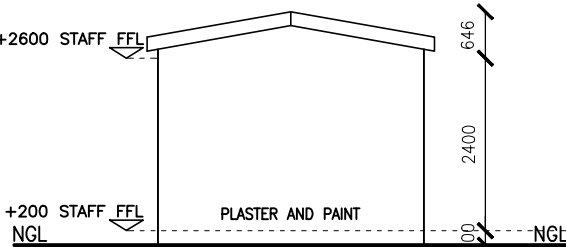
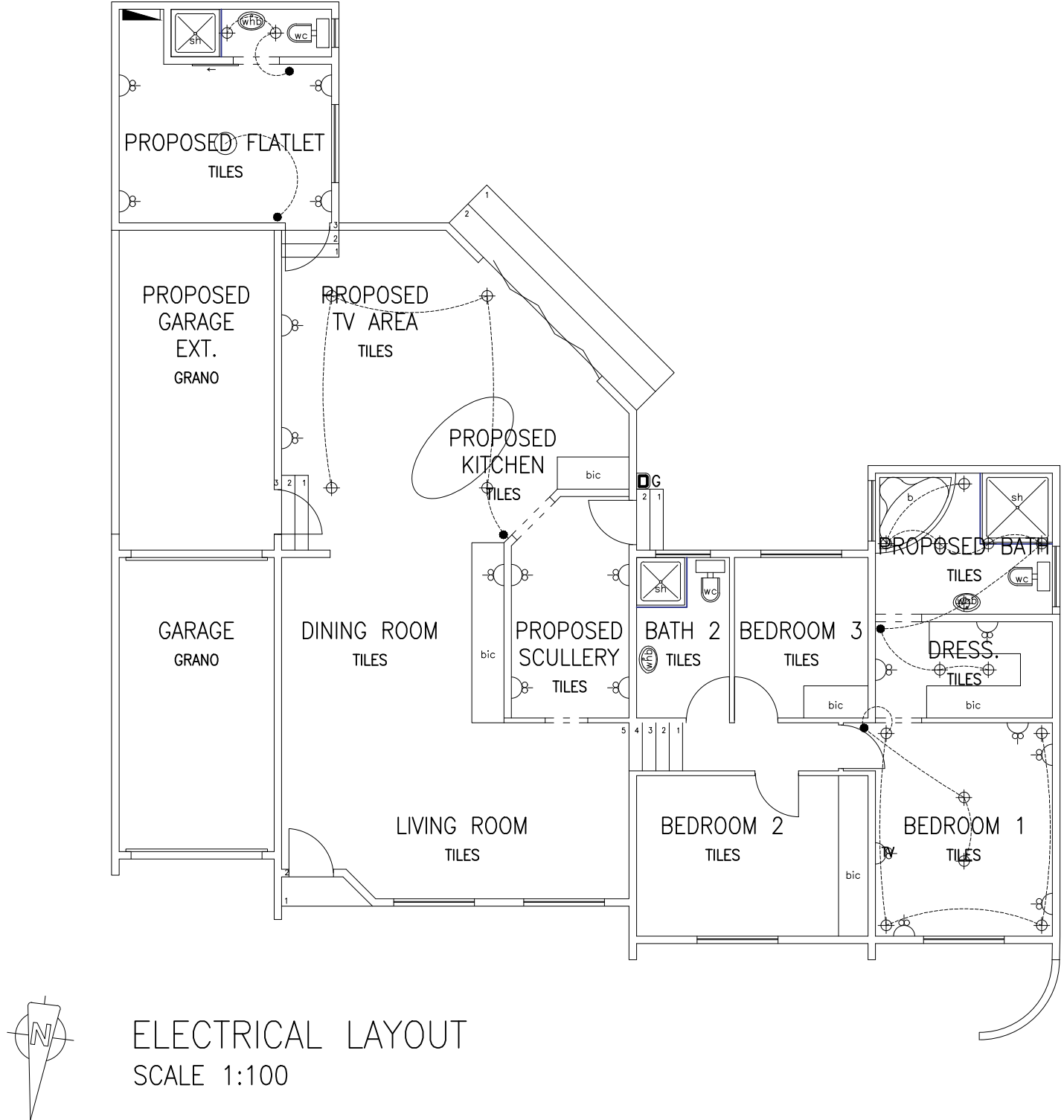
No. of persons: 8 (2/ bedroom)
Hot water consumption per person/day: ± 110 l
Hot water consumption per household: ± 660 l

Annual hot water consumption: ±240 kl (Based on daily design occupancy/week)
50% of annual hot water consumption: ±120 kl (Min. volume of hot water to be heated by means other than electrical resistance heating)
Daily hot water consumption: ±120 l to be heated by means other than electrical resistance heating.

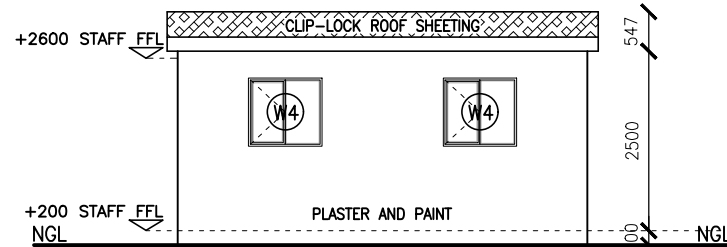
Hot water vessel/tank: Min. required R–value for vessel/tank = 2.0
Insulation requirements: Internal diameter of hot water service pipe smaller than 80 mm minimum
required R–value for pipe insulation = 1.0

Energy Demand – Lighting:
–Allowed = 5W/m²
– 5W x 331m² = 1655W
– 20 x 11W lamps = 220W
– 55 x 5W LED = 275W
– Total = 495W
– 495W / 331m² = 1.49W/m²
COMPLY (Less than or equal to 5W/m²)

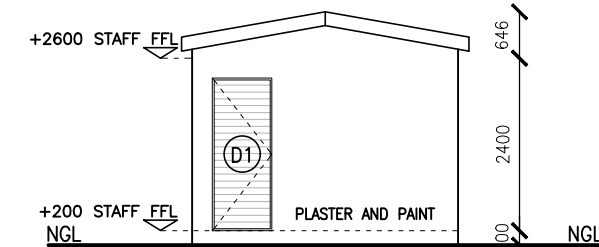
Energy Consumption:
–Allowed = 5kWh/m² per annum
–5kWh/m² p/a x 331m² = 1655Wh/a
–Assume lights are on from 17h00 – 22h00 daily = 5h/day
52 weeks x 7 days x 5h = 1820 h/a
–Lamps = 0.061kW
–0.149kW x 1820h/a = 271.18kWh/a
COMPLY (Less than 2195kWh/a)



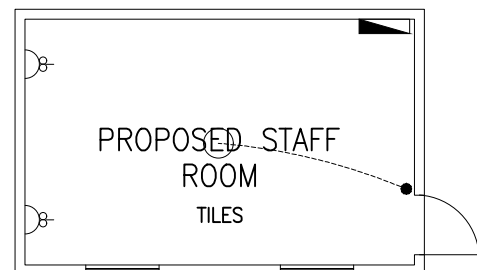
STAFF – EAST ELEVATION
SCALE 1:100



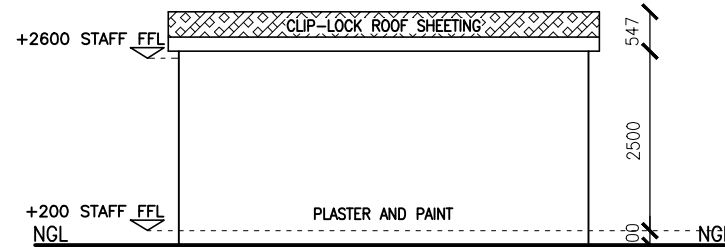
STAFF – NORTH ELEVATION
SCALE 1:100



STAFF – WEST ELEVATION
SCALE 1:100

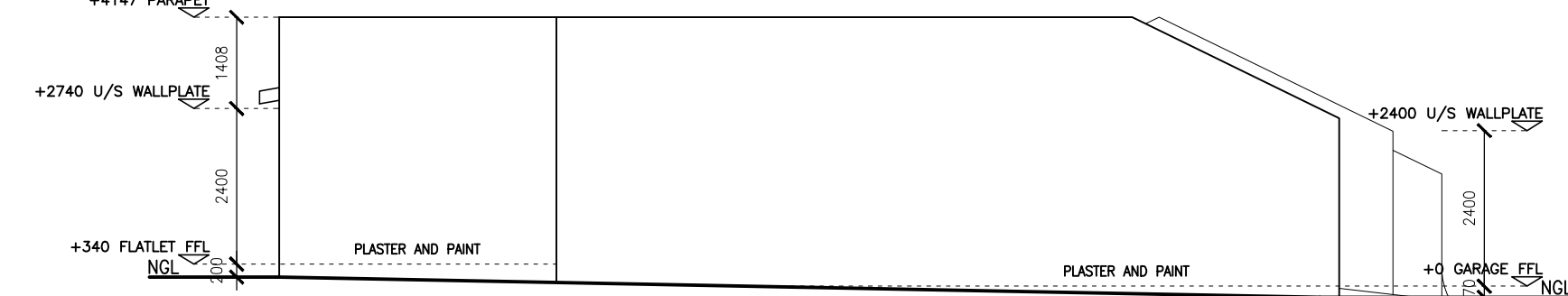


STAFF – ELECTRICAL LAYOUT
SCALE 1:100



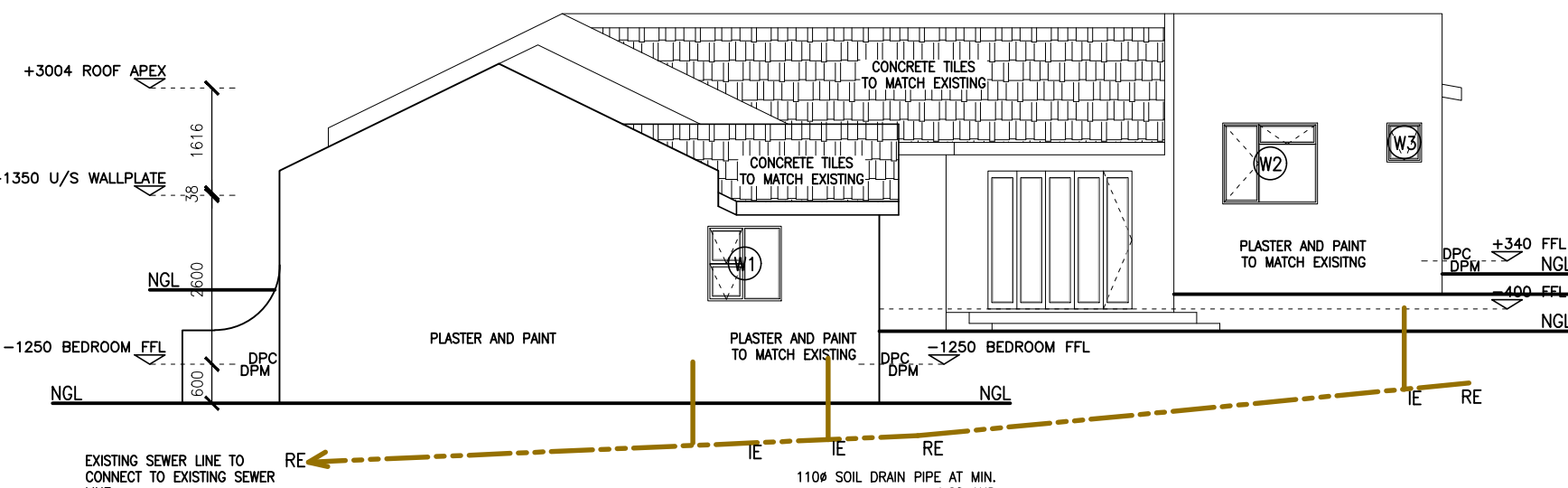
STAFF – SOUTH ELEVATION
SCALE 1:100

ROOF NOTE:
1. IBR ROOF SHEETING
– ROOF PITCH 10°
– ON 38x38 BATTENS
– ON 38x114 RAFTERS
2. RAFTERS AT 660 C/C MAX.
3. ALL TIMBER TO BE GRADE S5 CLASS A.
4. 3mm GALV. IRON HOOP TIES BUILD INTO WALL 5 COURSES DEEP AND TIED AROUND RAFTERS.
5. 4mm CEILING TO 38mm x 38mm BRANDERING AT 450 C/C.
+4147 PARAPET



EAST ELEVATION
SCALE 1:100

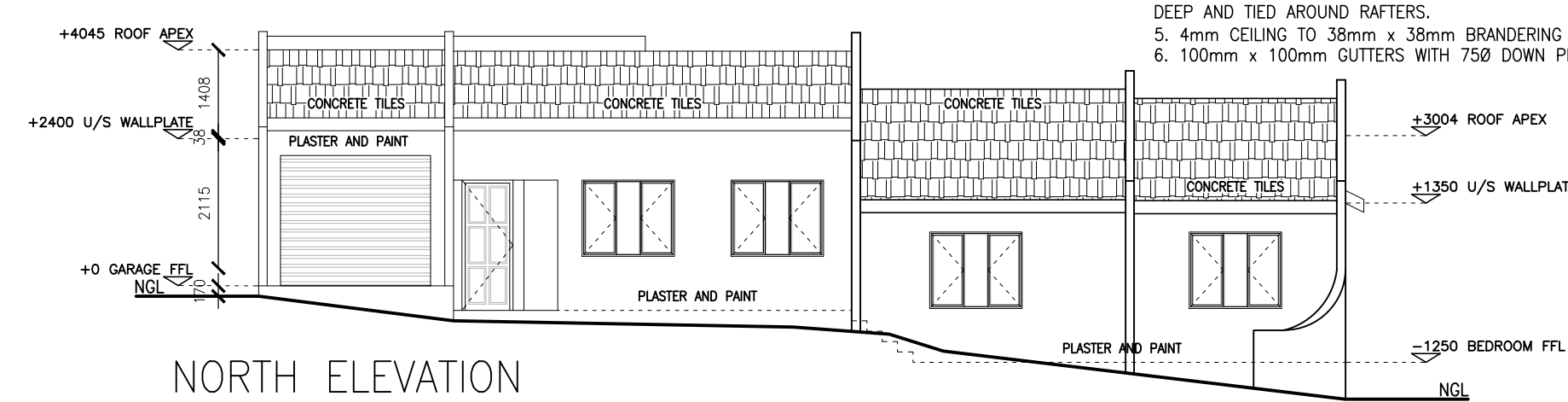
EXTERNAL FINISHES:
PLASTER AND PAINT TO EXTERNAL WALLS TO CLIENT REQUIREMENTS
CONCRETE ROOF TILES TO CLIENT'S REQUIREMENTS.
TIMBER AND ALUMINIUM DOORS AND ALUMINIUM WINDOWS TO BE INSTALLED ONTO ADDITIONS
AND FINISHED EXTERNALLY WITH A PLASTERED SURROUND AND B.O.E. PLASTERED WINDOW CILL
FACIA BOARDS TO BE INSTALLED AT ROOF ENDS – PAINTED WHITE
ALUMINIUM SEAMLESS GUTTERS, COLOUR WHITE, 'OG' PROFILE TO BE INSTALLED AGAINST FACIA WITH RWDPs



WEST ELEVATION
SCALE 1:100

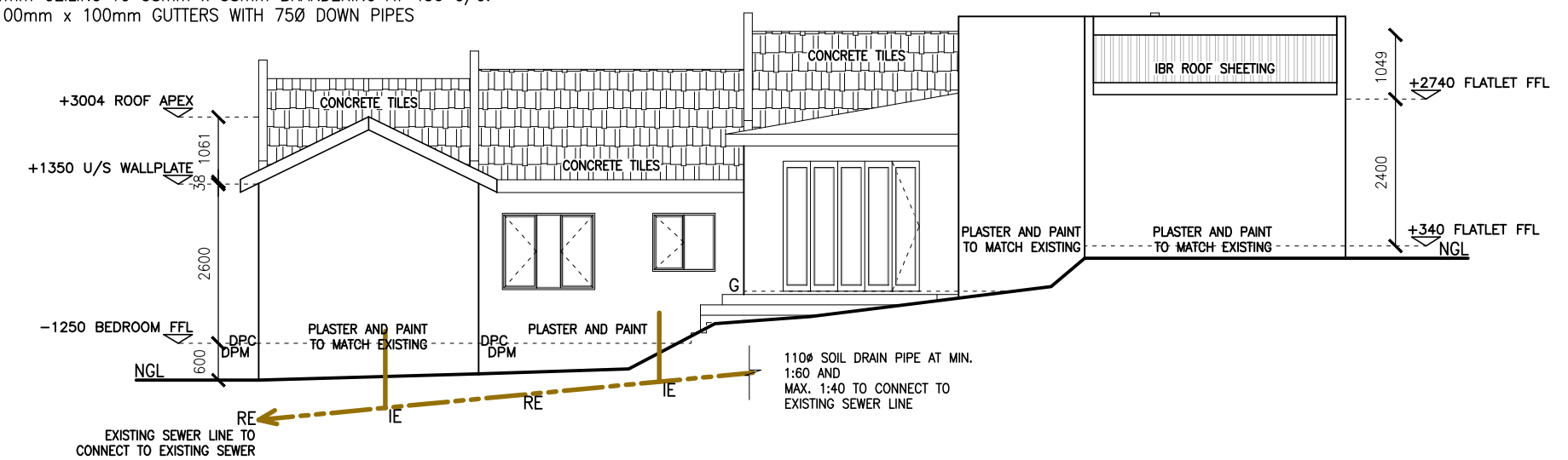
ROOF NOTE EXISTING:
1. CONCRETE ROOF TILES
– ROOF PITCH 26°
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– ON 38x114 RAFTERS
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3. ALL TIMBER TO BE GRADE S5 CLASS A.
4. 3mm GALV. IRON HOOP TIES BUILD INTO WALL 5 COURSES DEEP AND TIED AROUND RAFTERS.
5. 4mm CEILING TO 38mm x 38mm BRANDERING AT 450 C/C.
6. 100mm x 100mm GUTTERS WITH 758 DOWN PIPES

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NORTH ELEVATION
SCALE 1:100

ROOF NOTE TO MATCH EXISTING:
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SOUTH ELEVATION
SCALE 1:100

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GENERAL NOTES:

THIS DRAWING IS NOT TO BE SCALED.
USE FIGURED DIMENSIONS ONLY.
ALL DIMENSIONED HEIGHTS TO BE CHECKED ON SITE PRIOR TO STARTING ANY WORK.
REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.

ALL LEVELS, HEIGHTS, PLINTHS, DEPTHS OR EXCAVATIONS ARE TO BE FINALLY CHECKED BY THE CONTRACTOR ON SITE.
THE SITE IS TO BE TREATED IN ACCORDANCE WITH SABS CODE OF PRACTICE NO. 0124–1977 WITH 'CHLORDINE' TERMITE PROOF SOIL POISONING.

TOP OF FOUNDATIONS TO BE A MINIMUM 400mm BELOW NATURAL GROUND LEVEL.
BACKFILLING TO FOUNDATIONS.
TOP OF CONCRETE SURFACE BED TO BE A MINIMUM OF 150MM FINISHED GROUND LEVEL.
85mm THICK CONCRETE SURFACE BED ON 'GUNPLAS' USB GREEN DAMP PROOF MEMBRANE ON SAND BLINDING ON WELL COMPACTED FILL.
GUNDLE BRICKGRIP SABS EMBOSSED DPC 375MIC UNDER WINDOW CILLS AND AT CHANGES IN FLOOR LEVEL.

THESE ARCHITECTS DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEERS' AND CONSULTANTS' DRAWINGS WHERE APPLICABLE.
ALL BUILDING WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE NBR.

THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING ALL INSPECTIONS AS DEEMED NECESSARY BY THE LOCAL AUTHORITY.
BRICK FORCE TO BE LAID AT EVERY FIFTH COURSE.

ALL MATERIALS AND BUILDING PRACTICES TO CONFORM TO THE SABS AND CODE OF PRACTICES.

DRAINAGE NOTES:

100MM DIAMETER SEWER PIPE LAID TO MINIMUM FALL 1:60.
100MM DIAMETER STUB VENT AT HEAD OF SEWER DRAIN PIPE.
RODDING EYES AT HEAD OF DRAIN.
ALL CHANGES IN DIRECTION AND AT A MAXIMUM OF 25M INTERVALS.
INSPECTION EYES AT ALL JUNCTIONS AND TO HAVE MARKED COVERS AT GROUND LEVEL.
DRAIN PIPES UNDER BUILDING TO BE PROTECTED ADEQUATELY–100MM CONCRETE MINIMUM.
ALL WASTE PIPES UNDER CONCRETE TO BE SLEEVED.
PIPE SIZES: WC 100mm DIA, SINK, SHOWERS, BATHS 50mm DIA, WHB 32mm DIAMETER.
ALL DRAINAGE WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS.

COPY FOR :
client

ENGINEER'S SIGNATURE DATE

I hereby approve this drawing (i) for the design contained herein and (ii) for submission to the Local Authority for their approval

OWNER'S SIGNATURE / AUTHORISED REPRESENTATIVE DATE

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Stand 158
Oakdene Ext. 1

DRAWING TITLE
MUNICIPAL DRAWING

SCALE	DRAWN	CHKD	DATE
AS SHOWN	CVR	AB	MAR 2021
CODE	DRWG No	REVISION No	
OAK–RES	002/002	C	

DO NOT SCALE OFF THIS DRAWING