WINDOW/DOOR FENESTRATION SCHEDULE GROUND FLOOR: STD. ALUM. FRAMES				
01	PTT1812	EXTERN.	1,790X1,190	2,130 M²
02	PTT1812	EXTERN.	1,790X1,190	2,130 M²
03	1821 ENT. DR.	EXTERN.	1,790X2,090	3,741 M²
04	19533 FIXED	EXTERN	1,940X3,290	3,191 M² (50%)
05	PT99	EXTERN.	0,890X0,890	0,792 M²
06	PT99	EXTERN.	0,890X0,890	0,792 M²
07	PTT1512	EXTERN	1,490X1,190	1,773 M²
08	1521 ENT. DR.	EXTERN	1,490X2,090	3,114 M²
09	PTT1512	EXTERN	1,490X1,190	1,773 M²
10	PTT1812	EXTERN	1,790X1,190	2,130 M²
11	PTT1812	EXTERN.	1,790X1,190	2,130 M²
12	PT1512	INTERN	1,490X1,190	—
13	PT1512	INTERN	1,490X1,190	—
14	1821 ENT. DR	INTERN	1,790X2,090	—
TOTAL FENESTRATION AREA				23,696 M²
NET. FL. AREA = 162,289 M² = 14,601% COMPLIES WITH SANS 204 (15% ALLOWED)				

WINDOW/DOOR FENESTRATION SCHEDULE FIRST FLOOR: STD. ALUM. FRAMES				
01	PTT1812	EXTERN.	1,790X1,190	2,130 M²
02	PTT1812	EXTERN	1,790X1,190	2,130 M²
03	19533 FIXED	EXTERN	1,940X3,290	3,191 M² (50%)
04	PT99	EXTERN	0,890X0,890	0,792 M²
05	PT99	EXTERN	0,890X0,890	0,792 M²
06	PTT1512	EXTERN	1,490X1,190	1,773 M²
07	1521 ENT. DR	EXTERN	1,490X2,090	3,114 M²
08	PTT1512	EXTERN	1,490X1,190	1,773 M²
09	PTT1812	EXTERN	1,790X1,190	2,130 M²
10	PTT1812	EXTERN	1,790X1,190	2,130 M²
11	PT1512	INTERN	1,490X1,190	—
12	PT1512	INTERN	1,490X1,190	—
13	PT1512	INTERN	1,490X1,190	—
14	1512 FIX	EXTERN	1,490X1,190	1,773 M²
TOTAL FENESTRATION AREA				19,955 M²
NET. FL. AREA = 162,464 M² = 12,283%. COMPLIES WITH SANS 204 (15% ALLOWED)				

ALL WIN^S & DR^S AS APPLICABLE ARE STANDARD ALUM. SECTIONS.

ENERGY DEMAND FOR LIGHTING (W/M²)

TOTAL NEW FL. AREA OF BLDG. (GROUND & FIRST FL.) = 357,708 M²
MAX. WATT FOR LIGHTING ALLOWED NOT TO EXCEED 17,0 W/M² = 6081,0 W.
ENERGY DEMAND FOR LIGHTING ACHIEVED 38 LIGHTS @ 150W EACH MAX. = 5700,0 W
COMPLIES WITH SANS 204

DRAINAGE NOTES:

100ø PVC DRAINS AT 1:60 MIN. FALL WITH I.E^S AT ALL BENDS & JUNCTIONS
ALL WASTE PIPES TO HAVE DEEP RE-SEAL TRAPS & TO BE ACCESSABLE FOR CLEANING & MAINTENANCE ALONG THEIR ENTIRE LENGHT
ALL DRAINS UNDER BUILDING TO BE PROTECTED AGAINST THE LOAD
NIL DRAIN CONNECTIONS OR CHARGES IN DIRECTION UNDER FLOORS

GENERAL NOTES:

ALL FIRE SIGNAGE TO FIRE SPECIALIST DETAIL & SPECIFICATIONS.

GENERAL NOTES:

FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING
ALL DIMENSIONS & FALL OF GROUND TO BE CHECKED ON SITE
ALL NEW WORK TO MATCH EXIST. & TO COMPLY WITH SANS 10400 & THE SABS CODES OF PRACTICE
ALL NEW MATERIALS TO BE SABS APPROVED
ALL FOUND. ELEVATED SLAB, MASONRY WALLS, BALUSTRADE & STAIRS & STRUCTURAL STEEL TO PR. ENG. DETAIL & SPECIFICATIONS.

WATER LEGEND

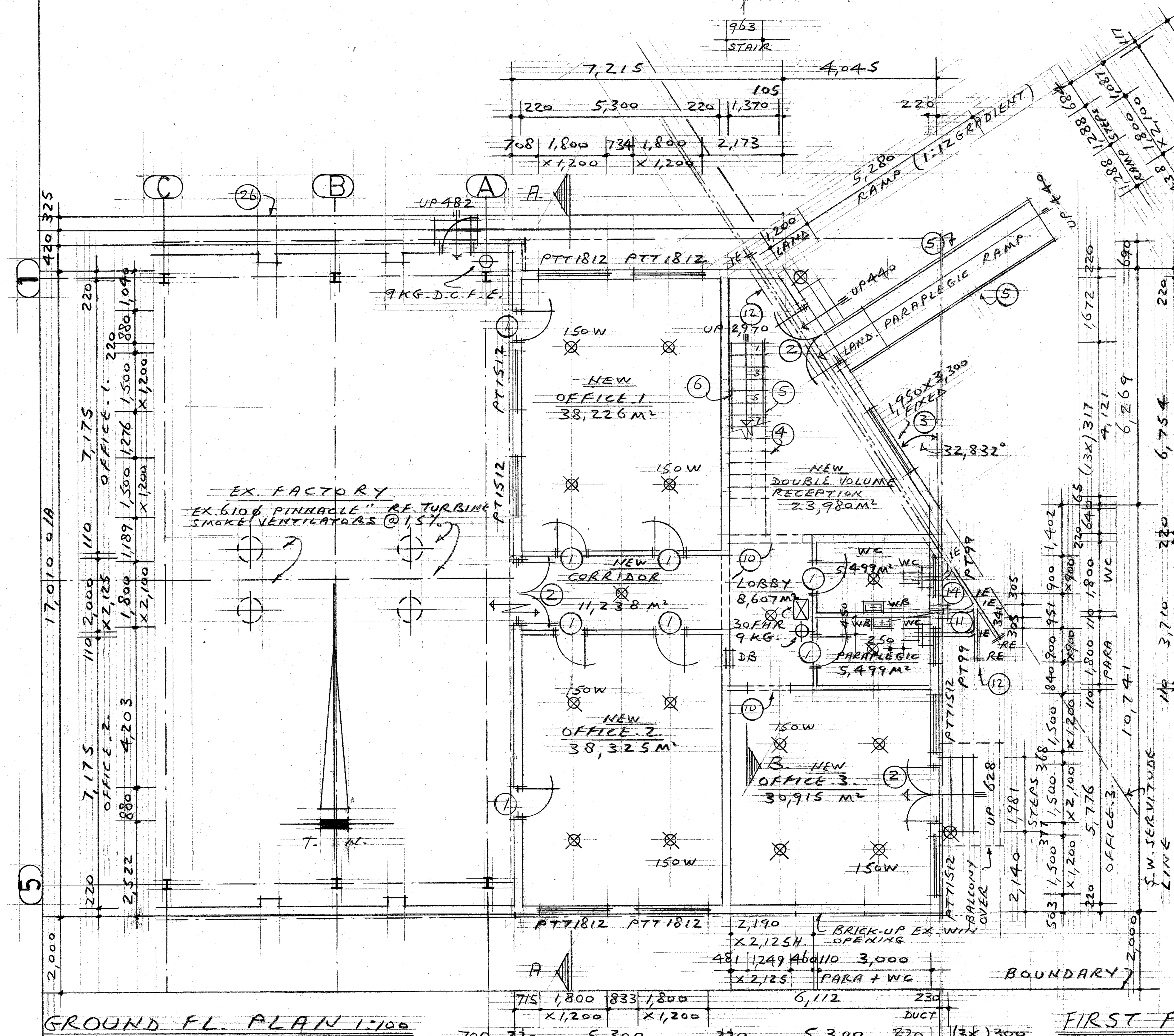
— - —	COLD WATER PIPE
— ·· —	HOT WATER PIPE
[hatched]	SOLAR PANEL
[box]	HOT WATER TANK
W.M.	WATER METER

ENERGY USAGE (SANS 10400 XA) AND ENERGY EFFICIENCY (SANS 204):

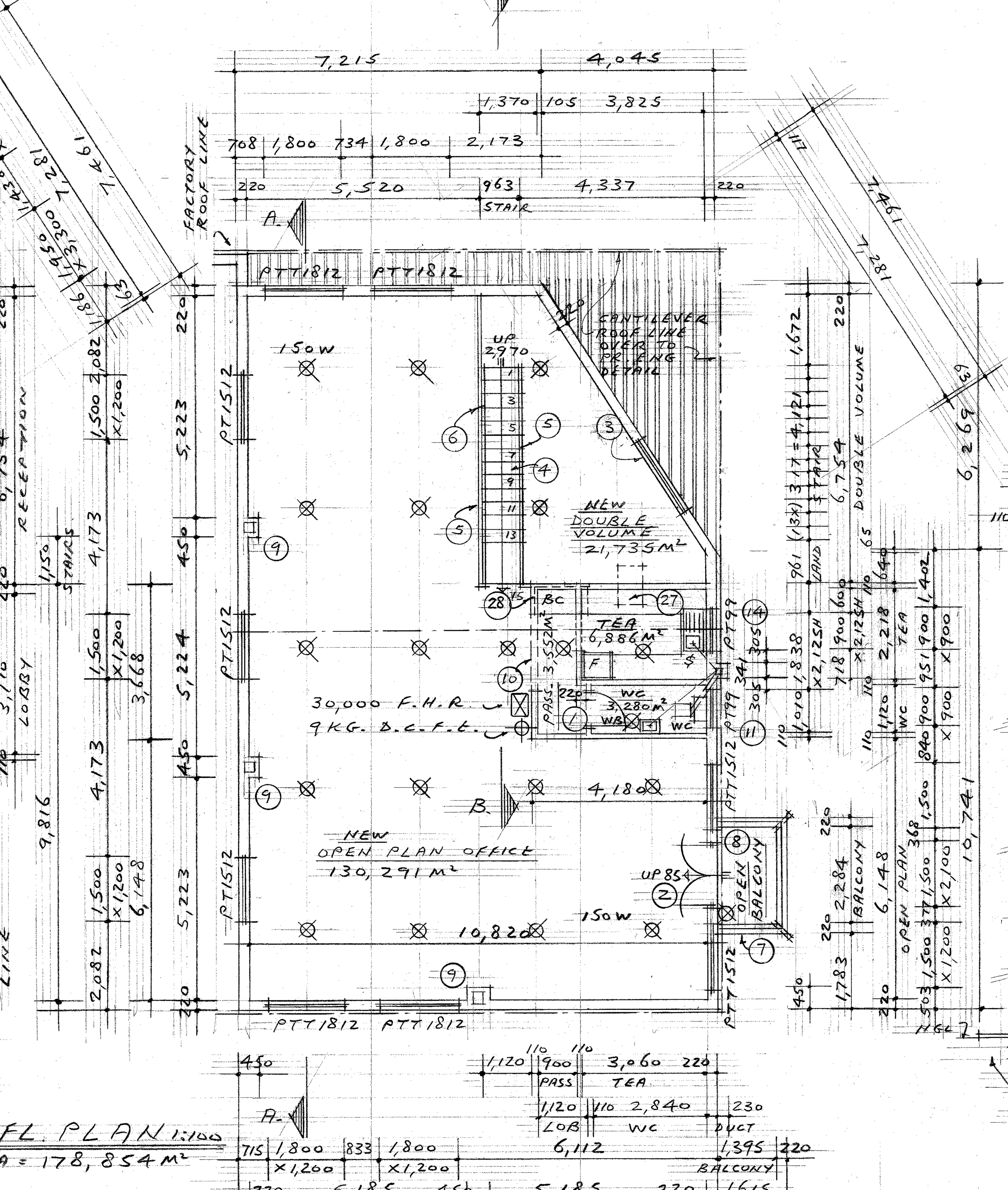
1) ALL MATERIALS USED TO BE SABS APPROVED.
2) THE VOLUME OF THE ANNUAL AVERAGE HOT WATER HEATING REQUIREMENTS SHALL COMPLY WITH TABLE 2 & 5 OF SANS 10252-1:2012
3) A MINIMUM OF 50% OF HOT WATER SHALL BE PROVIDED BY OTHER MEANS THAN ELECTRIC GEYSER (I.E. SOLAR WATER HEATING SYSTEM OR HEAT PUMP).
4) SOLAR WATER HEATING SYSTEM SHALL COMPLY WITH SANS 1307, 10106, 10254 & 10252-1
5) ELECTRIC GEYSER INSULATION SHALL HAVE A MINIMUM R-VALUE OF 2,0: 100mm THICK ISOTHERM GEYSER BLANKET. (R-VALUE 2,2)
6) WATER INSTALLATIONS SHALL COMPLY WITH SANS 10252-1 & 10254
7) ALL HOT AND COLD WATER PIPE INSULATION SHALL HAVE A MINIMUM R-VALUE OF 1,0 : 50mm THICK ISOTHERM LAGGING (R-VALUE 1,1)
8) THERMAL INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS & SHALL COMPLY WITH SANS 428
9) ALL AIR TIGHTNESS OF FENESTRATION SHALL COMPLY WITH SANS 613 I.E MAXIMUM PERMISSIBLE AIR LEAKAGE FOR:
   OPENABLE GLAZING SHALL BE 2,0 L/s/m²
   NON OPENABLE GLAZING SHALL BE 0,31L/s/m²
   DOORS SHALL BE 5,0 L/s/m²
10) ALL EXTERNAL DOORS AND WINDOWS TO HABITABLE ROOMS SHALL BE FITTED WITH A FOAM OR RUBBER OR FIBROUS SEAL ON 3 SIDES (DOORS) OR 4 SIDES (WINDOWS) AND A DRAUGHT PROTECTION STRIP AT THE BOTTOM OF DOORS
11) THE FENESTRATION SHALL NOT EXCEED 15% OF THE NETT FLOOR AREA PER FLOOR OF THE BUILDING
12) LIGHTING LEVELS SHALL COMPLY WITH SANS 10114-1 & SANS 10400-0
13) THE MAXIMUM ENERGY DEMAND (POWER) & ENERGY CONSUMPTION FOR LIGHTING SHALL COMPLY SANS 204, TABLE 12 I.E (5,0 W/m² DEMAND AND 5,0 kWh/m² CONSUMPTION PER HOUSE WITH A POPULATION OF 4 PEOPLE FOR H4: DWELLING HOUSE OCCUPANCY) AND (17kWh/m² DEMAND AND 42.5 kWh/m² CONSUMPTION FOR G1 : OFFICES OCCUPANCY)
14) 300 x 300 ISO BOARD (R=1,0) CONTINUOUS INSULATION SHALL BE INSTALLED AROUND THE VERTICAL EXTERNAL PERIMETER EDGE OF THE BUILDING FROM THE ADJACENT FINISHED GROUND LEVEL DOWNWARDS, FOR ALL BUILDINGS WITH A GROUND FLOOR AREA OF LESS THAN 500m²

(17)	0,6 MM THICK SANDSTONE BEIGE IBR CHROMADEK CLADDING WITH FASTENERS TO COMPLY WITH SANS 1273
(18)	0,6MM. THICK 462 GIRTH CHARCOAL GREY CHROMADEK GABLE FLASHING.
(19)	0,6MM. THICK 462 GIRTH CHARCOAL GREY CHROMADEK INT. CORNER FLASH
(20)	0,6MM. THICK 462 GIRTH CHARCOAL GREY CHROMADEK EX. CORNER FLASH
(21)	0,6MM THICK 154 GIRTH CHARCOAL GREY CHROMADEK DRIP FLASHING
(22)	0,6MM THICK 462 GIRTH CHARCOAL GREY CHROMADEK RIDGE FLASHING
(23)	0,6MM. THICK SPECIAL CHARCOAL GREY CHROMADEK INT./EX. CORNER FLASHING BETWEEN CLADDING & BRICK WALL
(24)	0,6MM. THICK SANDSTONE BEIGE IBR CHROMADEK BULL-NOSE
(25)	0,6MM. THICK IBR CHARCOAL GREY CHROMADEK HORZ. CEIL. OVER CANTILEVERED CANOPY ROOF: SOFFIT OF CEIL. TO BE 3,500 H. ABOVE 1ST FL. LV. ALL TO PR. ENG. DETAIL & SPECS.
(26)	±1,000 DEEP CONC/MASONRY S.W. TRENCH WITH GALV. GRATING OVER TO SPECIALIST DETAIL & SPECIFICATION
(27)	SOLAR PANEL OVER
(28)	HOT-WATER TANK OVER.

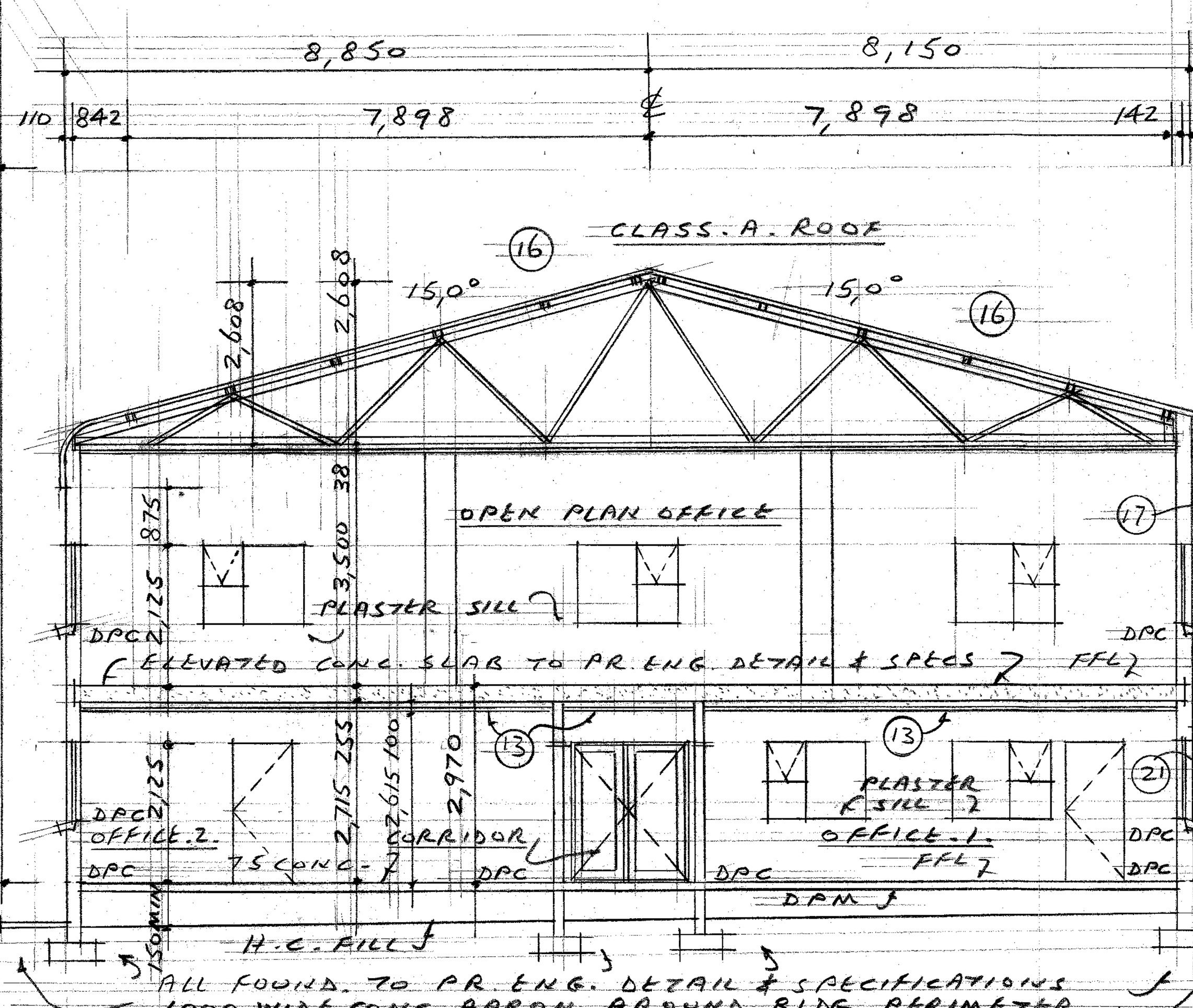
(1)	HARDWD. DR. IN PRES. MET. FRAME TO OWNERS CHOICE & SPECIFICATION WITH AUTOMATIC DOOR CLOSER TO PARAPLEGIC TOILET.
(2)	ALUM. ENT. DR. WITH SAFETY GLASS
(3)	SAFETY GLASS TO 1,950X3,30 WIN.
(4)	STEEL STAIRCASE TO PR. ENG. DETAIL & SPECIFICATIONS WITH 342 TREADS & 961 LANDING & 198MM. H. RISERS. EACH TREAD TO OVERLAP THE NEXT TREAD WITH 25 MM.
(5)	1,000 H. STEEL BALUSTRADE WITH NIL OPENINGS TO ALLOW THE PASSAGE OF A 100ø BALL, ALL TO PR. ENG. DETAIL & SPECIFICATION
(6)	50ø HANDRAIL @ 1,000 H. TO SPECIALIST DETAIL & SPECIFICATIONS
(7)	1000 H. BALUSTRADE, BOLTED TO CONC. BALCONY & 170 MM. HIGH BALUSTRADE WALL BUILD AROUND UP-RIGHTS: NIL OPENINGS TO ALLOW PASSAGE OF 100ø BALL: ALL TO PR. ENG. DETAIL & SPECS.
(8)	NON-SLIP CER. TILES ON TILE ADHESIVE, ON DERBIGUM WPC INTERDEK PROTECTION SHEET, ON 4 MM. DERBIGUM SP4 TORCH-ON WATERPROOFING C/W COUNTER FLASHING & 75X75 TIMBER CORNER FILLETS, ON SCREED, WITH MIN. THICKNESS OF 50 MM, GRADED TO FALL TO (2X) 50ø PVC. SPOUTS WITH 1:80 MIN. FALL, ALL TO SPECIALIST DETAIL & SPECIFICATIONS WITH FULL PARAPET COVER.
(9)	LATERAL SUPPORT COLUMNS, WITH REBAR CAGE & FILLED WITH CONC. TO BE A MINIMUM OF 80% OF WALL HEIGHT, ALL TO PR. ENG. DETAIL & SPECS.
(10)	PRE. STRES. CONC. LINTELS OVER @ 2,125 H.
(11)	DRAINAGE DUCT WITH 1,000 H. REMOVABLE PANEL AT GROUND FLOOR AND FIRST FLOOR LEVEL
(12)	100ø PVC. DRAIN AT 1:60 MIN. FALL, TO BE PROTECTED AGAINST THE LOAD IF UNDER BUILDING.
(13)	SUSPENDED CEILING TO SPECIALIST DETAIL & SPECIFICATIONS.
(14)	100ø SOIL, WASTE & VENT STACK INSIDE DRAINAGE DUCT.
(15)	B.O.E. PLASTER & PAINT SILLS
(16)	0,6 MM. THICK SANDSTONE BEIGE IBR CHROMADEK ROOF SHEETS, AT 15° PITCH C/W BULL-NOSE, WITH FASTENERS TO COMPLY WITH SANS 1273 : CLASS. A. ROOF ON LIPPED CHANNEL [] PURLINS AT 2,100 MAX. C/C ON STEEL TRUSSES AT 1,200 MAX. C/C. C/W CANTILEVER TO PR. ENG. DETAIL. OVER-RAFTER 4MM THICK DIO CODE 2906 'ALUBUBBLE' WITH WHITE SIDE UP & FOIL SIDE DOWN: R-VAL. = 1,10 100MM. 'STARLITE' 11KG/M³ CEIL. INSULATION : R-VAL. = 2,50 TOTAL ADDED R-VAL. ACHIEVED = 3,60 TOTAL ADDED R-VAL. REQUIRED = 3,35 COMPLIES WITH SANS 204 GYPSUM NAIL-UP CEIL. WITH RHINO-LITE FINISH ON 38X38 SAP BRANDERING 76X38 SAP WALL PLATES ALL TO PR. ENG. DETAIL & SPECS.



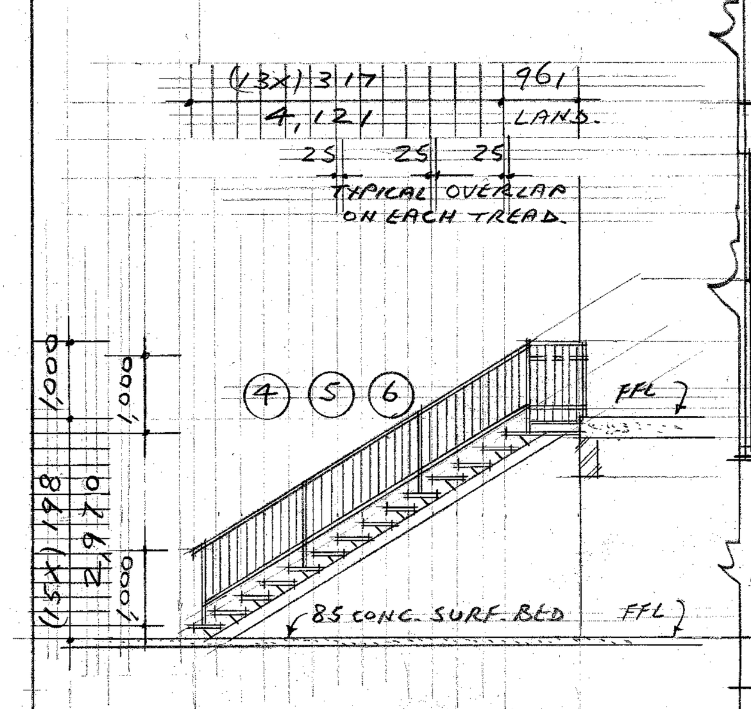
GROUND FL. PLAN 1:100
NEW AREA = 178,854 M²



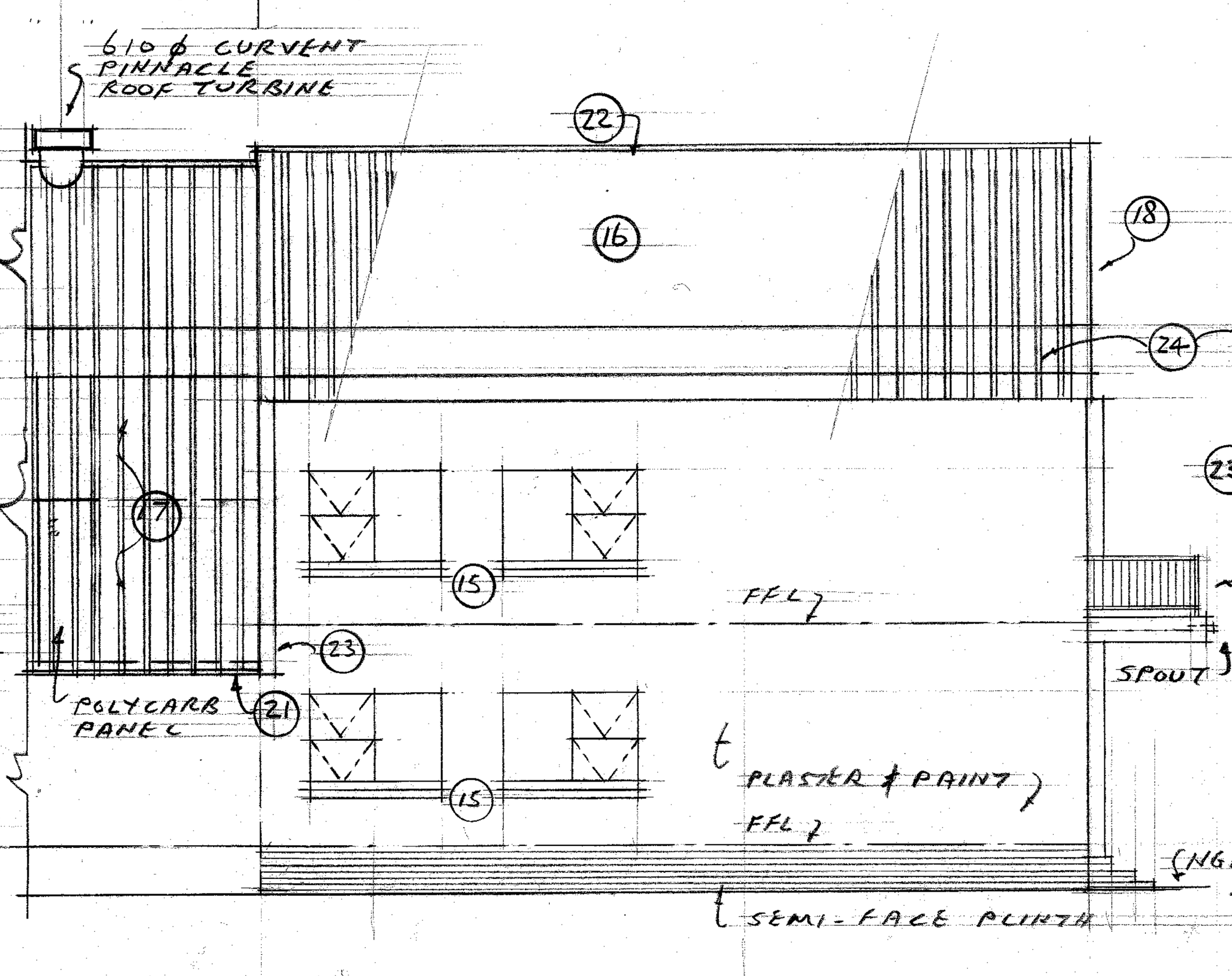
FIRST FL. PLAN 1:100
NEW AREA = 178,854 M²



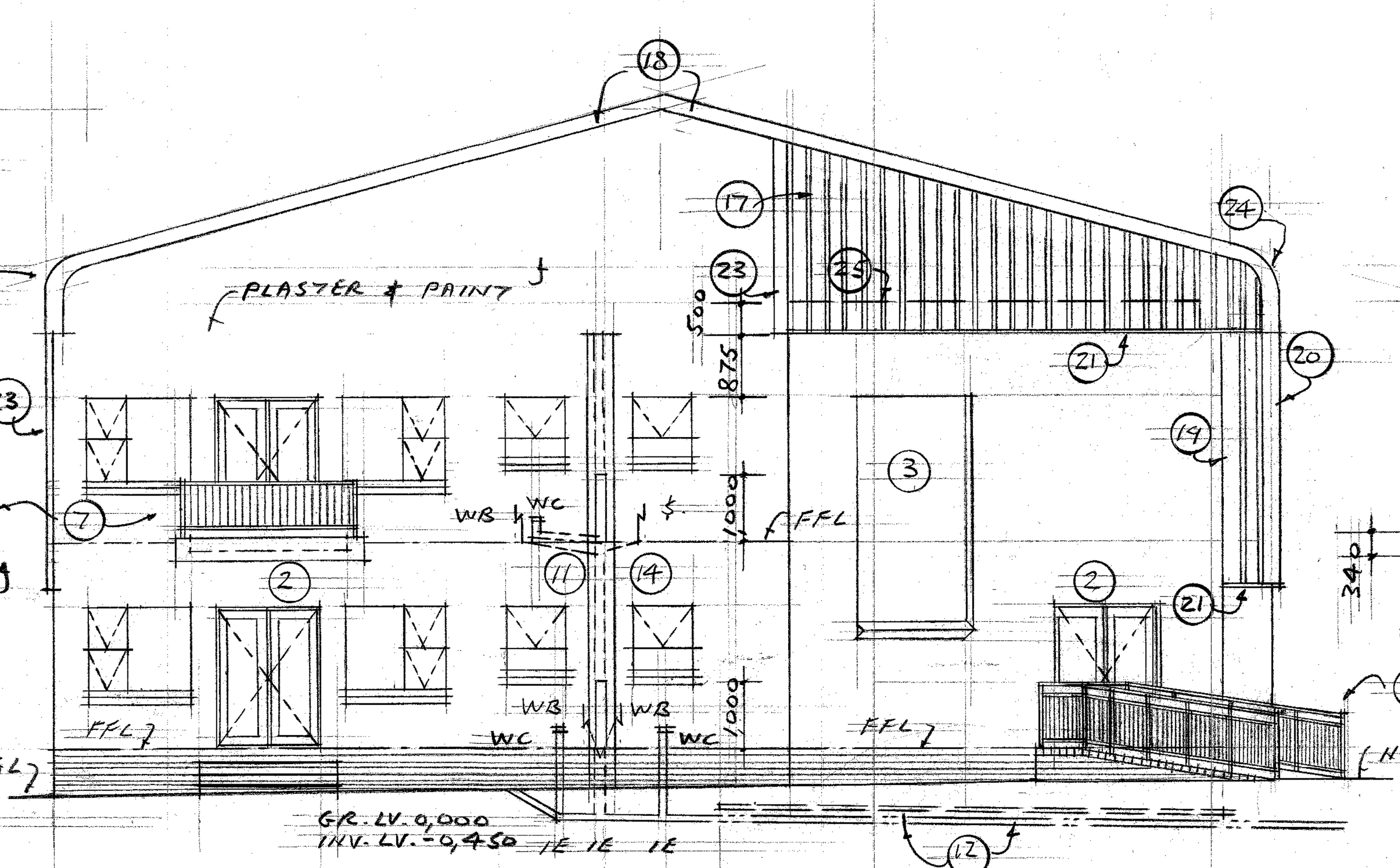
SECTION A-A 1:100



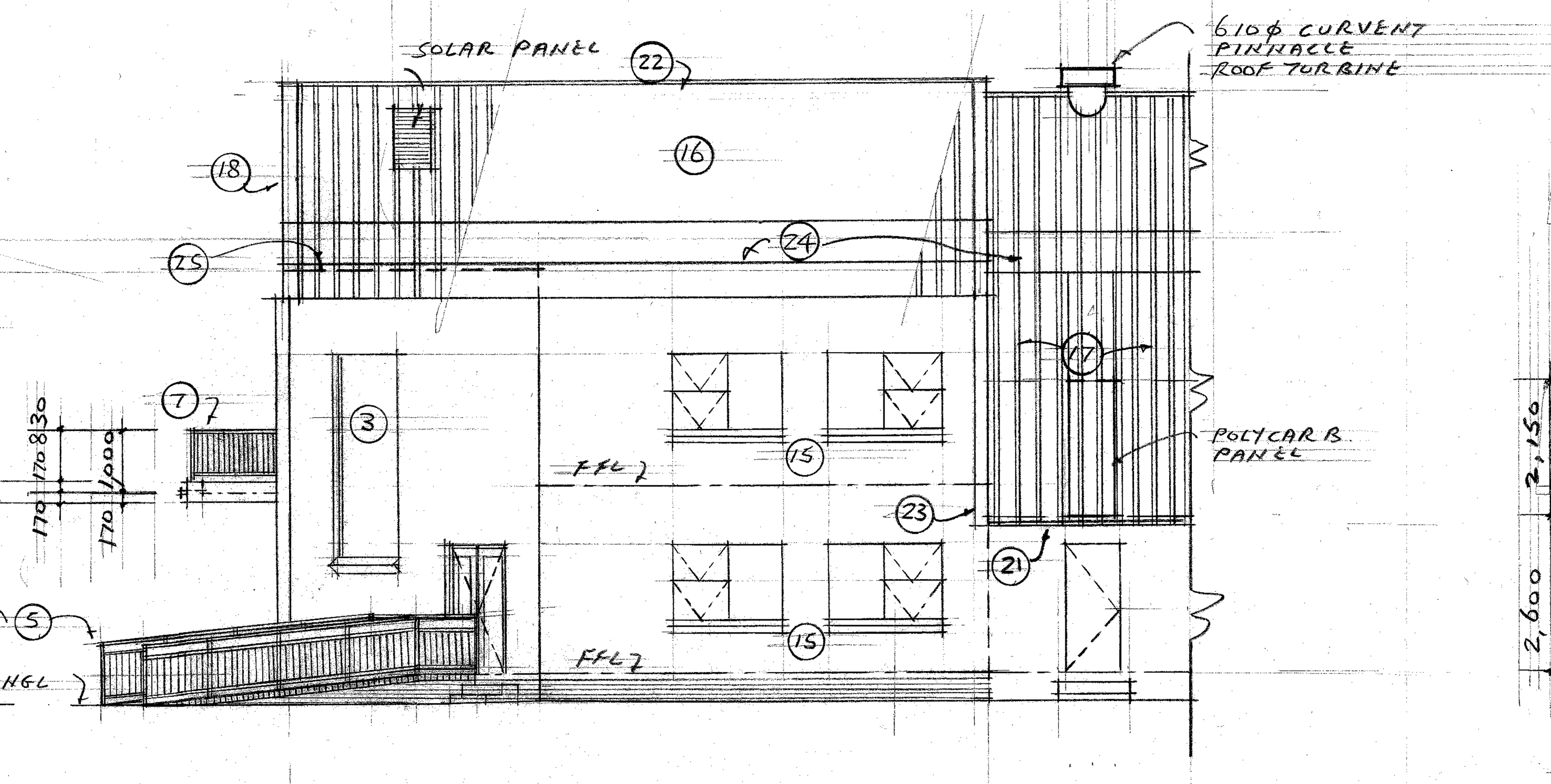
SECTION B-B 1:100



SOUTH ELEVATION 1:100



EAST ELEVATION 1:100



NORTH ELEVATION 1:100

PR. ENG.		
PR. ENG.		
OWNER	[signature] 12-08-20	27.07.19
PR. ARCH	[signature] 29/8/20	31/07/19

Nº	DATE	REVISION.
B	7/8/20	POSITION OF STAIRCASE IN RECEPTION ALTERED
A	23/7/19	ADD. INFO ADDED TO DRWG.

CLIMATE ZONE 1

Harrij Mac Lean
B.A. (S.A.) M.S.A.I.A.T.

Consulting Architectural Technologist
EST. 1984

P.O. Box 16575
Atlasville

Tel: (011) 973 2781
Cell: 082 623 6752

SACAP REGISTRATION S.T.0805

DATE	05/07/19	SHEET. 02. OF. 11.
SCALE	1:100	D3 OCCUPANCY MUN. SUB. DRWG.

NEW DOUBLE STOREY OFFICE BLOCK
FOR WHITE CLOUD TRADING (PTY) LTD
ON PTN. 01. OF ERF 202 ANDERBOLT EXT. 46.
BOKSBURG | A1 | 02 | (13) | B

(3P 1$) (1P) 3P 1$