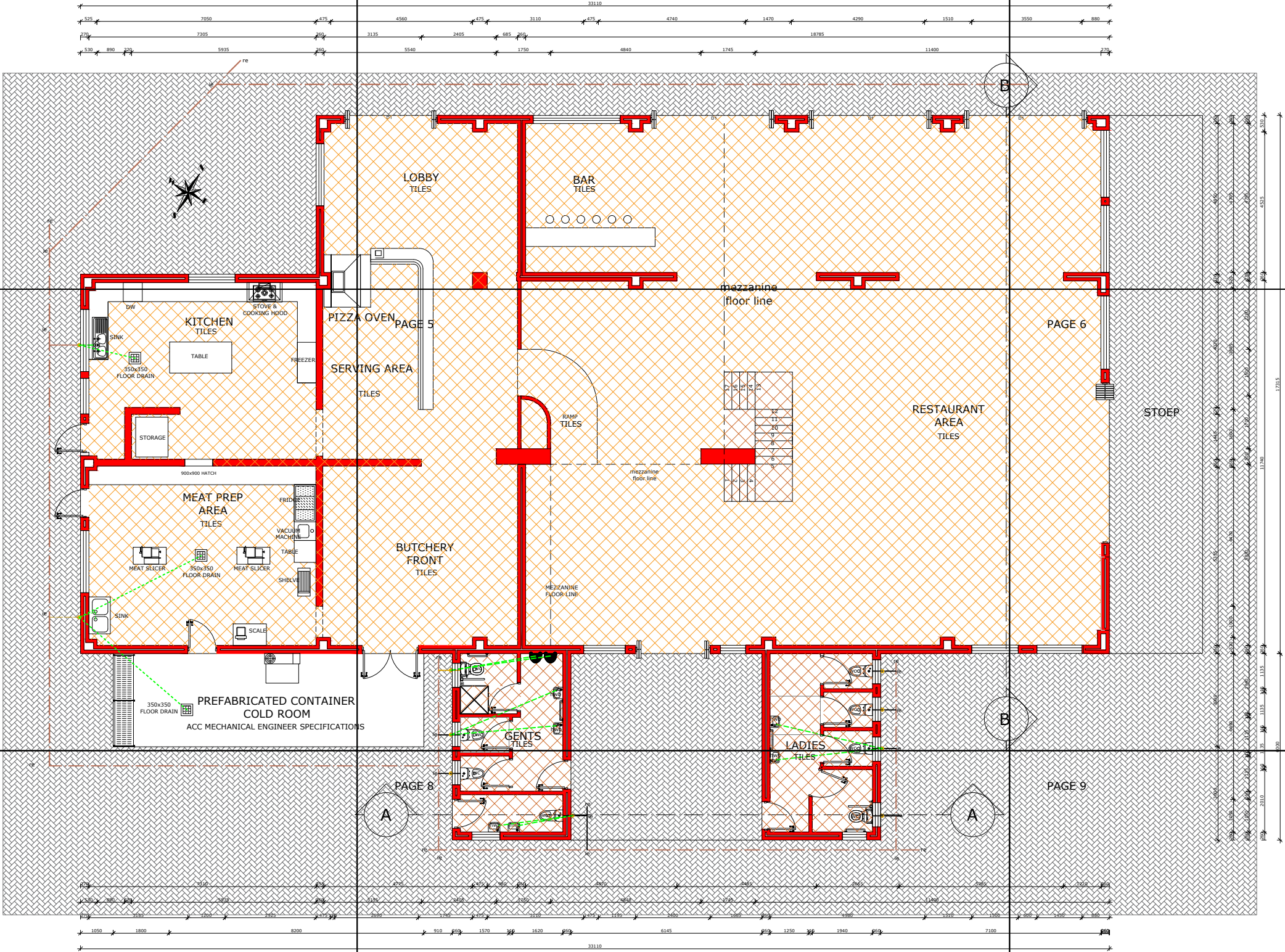


GROUND FLOOR PLAN 1:50



NOTES:

Construction work to be done in accordance with the National Building Regulation Act, 1977, SANS 10400:2011 and Local Authorities by-laws.
Contractor to verify levels, heights and dimensions on site and to check same against drawings, before putting any work in hand.
This drawing is not to be scaled.
All structural work designed by Professional Engineer.

FENESTRATION SANS 10400-A:
Buildings with up to 15% fenestration area to NETTO floor area per storey comply with the minimum energy performance requirements.
Buildings with a fenestration area to NETTO floor area per storey that exceeds 15% shall comply with the requirements for fenestration in accordance with SANS 204.

GEYSER/ HOT WATER SUPPLY:
A minimum of 50% by volume of the annual average of hot water heating requirements shall be provided by means other than electrical resistance heating.

ELECTRICAL & PLUMBING WORK:
All electrical and plumbing work to be carried out by registered artisans.

GLASS:
All glass to comply with Part N of SANS 10400.
Glazed openings for natural lighting to be 10% of the floor area of the room(s) in respect of other buildings, or 0.2m², whichever is the greater.
For ventilation the total area of an opening, a door or an OPENABLE glazed window that complies with the requirements shall not be less than 5% of the floor area of the room.

ORIENTATION:
Optimal orientation of dwellings for ZONE 4 is TRUE NORTH + 20° EAST AND 8° WEST.

BRICKWORK:
External walls to comply with SANS 10400-C.
All brickwork below floor level to be reinforced with brickforce every second layer.
All external brickwork above window height to be reinforced with brickforce in min 3 layers.

DIMENSIONS:
Dimensions to comply with SANS 10400-C.



RJB VENTER
PAT 20543
REGISTERED AT:

SOUTH AFRICAN COUNCIL
FOR THE
ARCHITECTURAL PROFESSION

**ADDITIONS & RENOVATIONS
TO EXISTING
TYPICAL STORE B**

**OUTENIQUA GAME FARM CC
FARM B
FARM 420
MOSSELBAY**

OWNER SIGNATURE (POA)	
EXISTING AREA	586m²
ADDITIONAL AREA	82.7m²
TOTAL AREA	668.7m²
LAND AREA	785,4642 H
COVERAGE	7,53%

SCALE	CHECKED BY	DATE
	RJB	JULY 2020

GROUND FLOOR PLAN

SHEET
1/3

ALLOWABLE MAXIMUM ENERGY
DEMAND & CONSUMPTION

ALLOWABLE MAXIMUM ENERGY DEMAND & CONSUMPTION
Design assumption for building classification :
Max. Energy demand: 485 W
Max. Energy consumption: 485 kWh
ENERGY DEMAND & CONSUMPTION:
238
320 w COMPLAINT
Total annual energy consumption (kWh): 291.2 kWh COMPLAINT

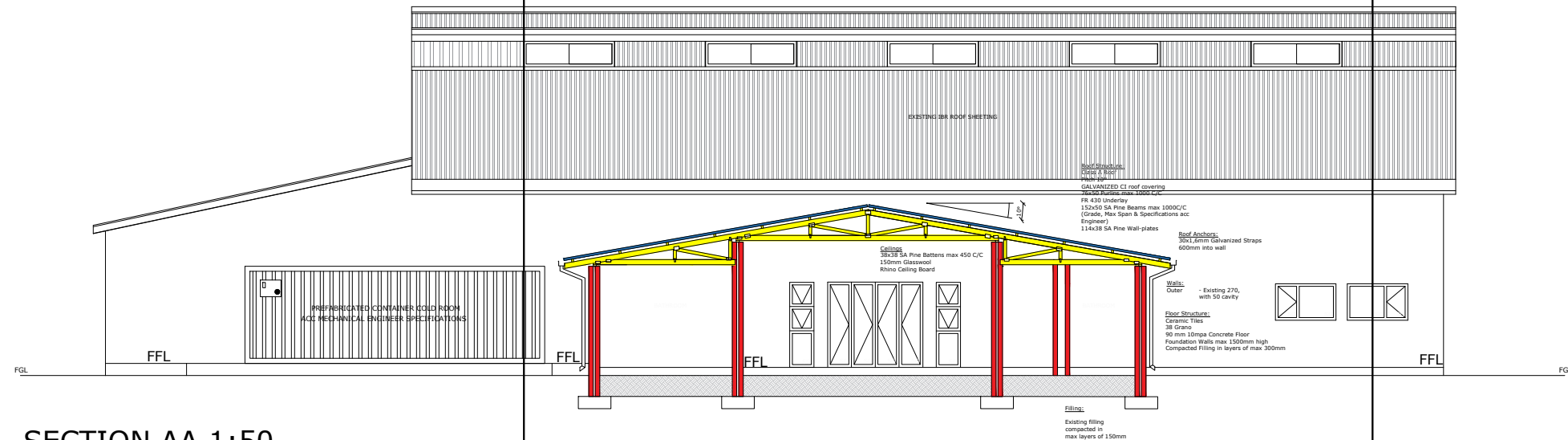
HOT WATER SERVICES

NO OF PEOPLE
DAYS PER YEAR
MIN DEMAND PER DAY
MAX DEMAND PER DAY
MIN DEMAND PER YEAR
MAX DEMAND PER YEAR
50% MIN DEMAND PER DAY
50% MAX DEMAND PER DAY
50% MIN DEMAND PER YEAR
50% MAX DEMAND PER YEAR
TYPING OF ACCOMMODATION
DWELLING - LOW RENTAL 1.1 kwh/CAPITA/DAY
MAX DEMAND PER YEAR
167446
2008
50% MAX DEMAND PER YEAR
167446
A MINIMUM OF 50% BY VOLUME OF THE ANNUAL AVERAGE HOT WATER HEATING REQUIREMENT SHALL BE PROVIDED BY MEANS OTHER THAN ELECTRICAL RESISTANCE HEATING, INCLUDING, BUT NOT LIMITED TO SOLAR HEATING, HEAT PUMPS, HEAT RECOVERY FROM OTHER

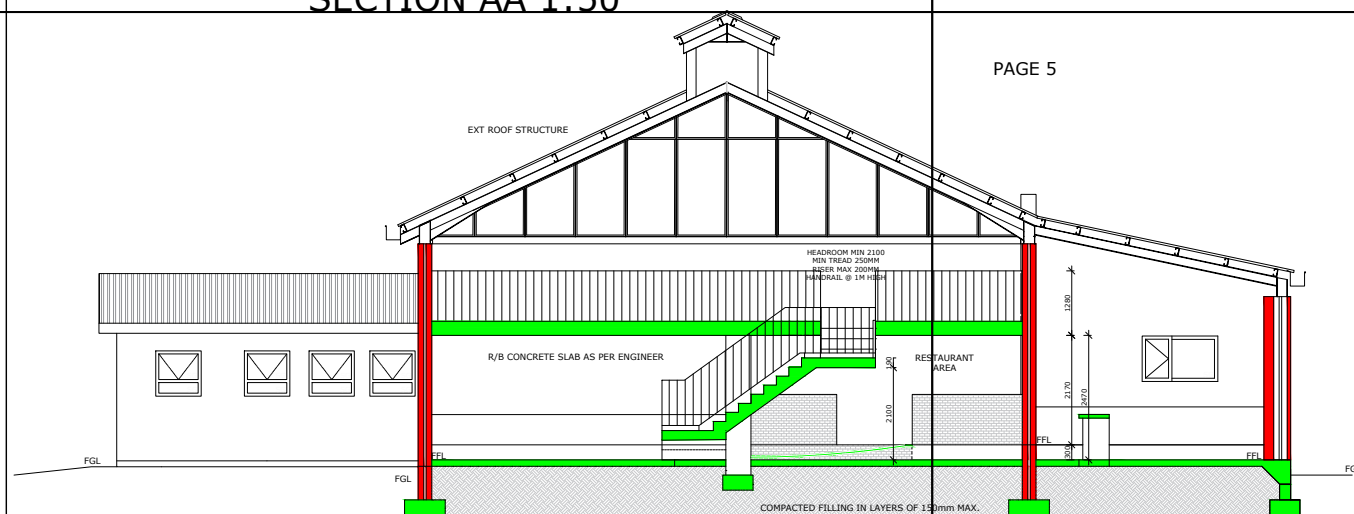
ROOF ASSEMBLY

CONSTRUCTION TYPE:
MINIMUM TOTAL R-VALUE REQUIRED:
VENTILATION:
DIRECTION HEAT FLOW:
BASIC CONSTRUCTION:
CLASS A
3.7 UNVENTILATED
UP (CLIMATE ZONE 4)
19°
DESCRIPTION
METAL CLADDING:
FR 405 INSULATION:
NON REFLECTIVE ROOF AIRSPACE:
GYPSUM CEILING BOARD
INDOOR AIR FILM
FLEXIBLE ROCKWOOL (THICK PINK) 135mm
TOTAL R-VALUE FOR ROOF ASSEMBLY
RESULT
R-VALUE (m²K/W)
0
0.73 (UPWARD FLOW)
0.15
0.05
0.11
3.39
4.46
COMPLAINT

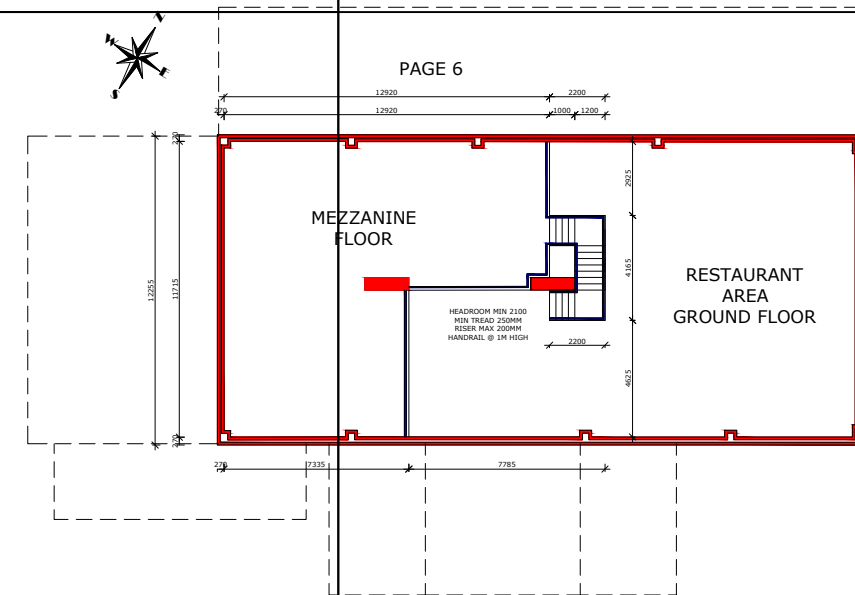
W1	W2	W3	W4	D1	D2	D3
HEIGHT 2100 WIDTH 2000 AREA 4200	HEIGHT 1970 WIDTH 2000 AREA 3940	HEIGHT 1200 WIDTH 1500 AREA 1800	HEIGHT 900 WIDTH 900 AREA 810	HEIGHT 2000 WIDTH 1000 AREA 2000	HEIGHT 2035 WIDTH 813 AREA 1654	HEIGHT 2035 WIDTH 813 AREA 1654
QUANTITY 1	QUANTITY 1	QUANTITY 1	QUANTITY 1	QUANTITY 1	QUANTITY 1	QUANTITY 1
DESCRIPTION ALUMINUM FRAME SINGLE CLEAR GLASS	DESCRIPTION ALUMINUM FRAME SINGLE LOW E GLASS	DESCRIPTION ALUMINUM FRAME	DESCRIPTION ALUMINUM FRAME	DESCRIPTION ALUMINUM FRAME	DESCRIPTION MERANTI DOORFRAME	DESCRIPTION MERANTI DOORFRAME



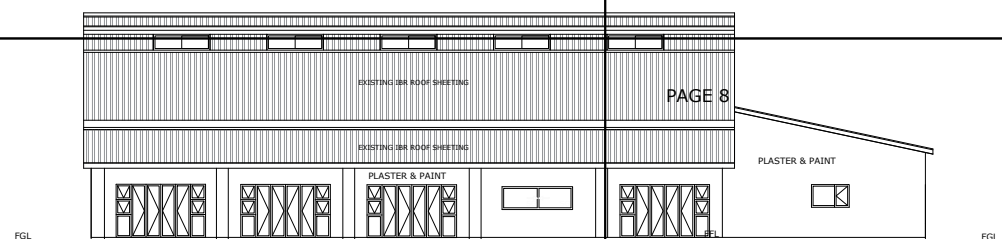
SECTION AA 1:50



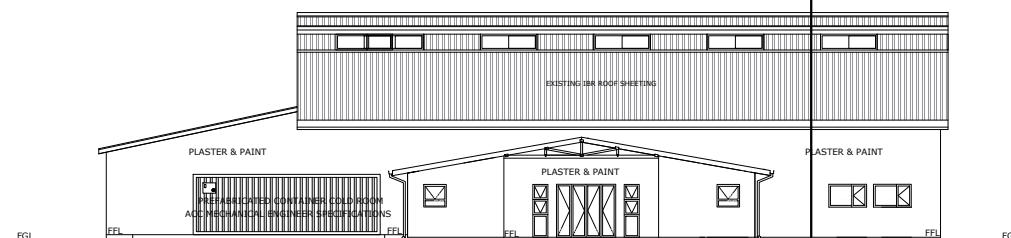
SECTION BB 1:50



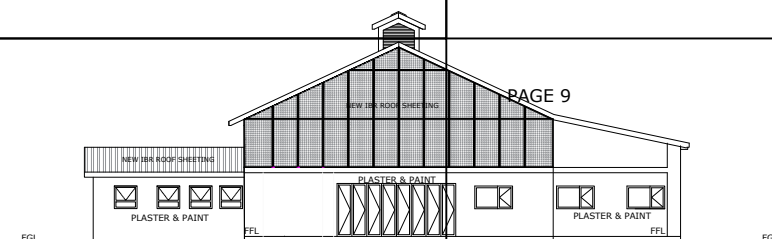
FIRST FLOOR PLAN 1:100



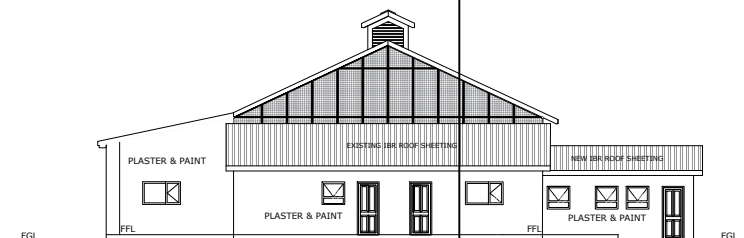
NORTH 1:100



SOUTH 1:100



EAST 1:100



WEST 1:100

NOTES:

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FENESTRATION: SANS 10400XA:

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a Minimum of 50% by volume of the annual average of hot water heating requirements shall be provided by means other than electrical resistance heating.

ELECTRICAL & PLUMBING WORK:
All electrical and plumbing work to be completed

All electrical and plumbing work to be carried out by registered artisans.

GLASS:

For ventilation the total area of an opening, a door or an OPENABLE glazed window that complies with the requirements shall not be less than 5% of the floor of the room.

ORIENTATION:

Optimal orientation of dwellings for ZONE 4 is TRUE NORTH + 20° EAST AND 8° WEST.

BRICKWORK:

BRICKWORK:
External walls to comply with SANS 10400-C
All brickwork below floor level to be reinforced with brickforce every second layer.
All external brickwork above window height to be reinforced with brickforce in min 3 layers.

DIMENSIONS.

Dimensions to comply with SANS 10400-C



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ADDITIONS & RENOVATIONS
TO EXISTING
TYPICAL STORE B

OUTENIQUA GAME FARM CC
FARM B
FARM 420
MOSSSELBAY

OWNER SIGNATURE (POA)	
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ADDITIONAL AREA	82.7m ²
TOTAL AREA	668.7m ²
LAND AREA	785,4642 H

COVERAGE		7,53%	
SCALE	CHECKED BY	DATE	
	RJB	JULY 2020	

SECTIONS ELEVATIONS FIRST FLOOR	SHEET 2/3
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