ENERGY EFFICIENCY NOTES:

ROOF INSULATION :
"Think Pink" isover flexible Aerolite non-combustible lightweight fibreglass reinforced insulation blanket (Class 1 fire index rating), closely fitted with ends butted firmly between tie beams and laid loose on top of brandering between roof timbers, all in accordance with manufacturer's recommendations.
THICKNESS: 135mm thick.
R-VALUES: 3.38sqm K/W

PIPING INSULATION :
"GOVER" non-combustible, lightweight Glasswool, foil faced geyser insulation blanket. 15x20mm Glasswool Snap-on pipe insulation.
THICKNESS: 50mm thick blanket.
R-VALUES: Blanket = 1.28sqm K/W. Pipe insulation = 0.61sqm K/W.

HOT WATER SUPPLY :
New 150L hot water cylinder to be fitted with heat pump to specialist specifications to achieve 30% of hot water energy input as per SANS 10400XA 4.1 and to comply with SANS 1307, SANS 1010S, SANS 1035A, and SANS 10252-1.
Hot water demand to be as per Table 5 SANS10252:
HWD=100-120/bed/d, SV=40-60l/bed/d, HP=0.8-1.1kW/bed
Requirements for water installations in buildings shall be in accordance with SANS 10252-1:2004 and SANS 102521.
All exposed hot water service pipes shall be clad with insulation with a min R-value of 1; insulation to be 25mm polyurethane foam.

FENESTRATION :
All fenestration air infiltration to be in accordance with SANS 613.

SERVICES :
All services to be in accordance with SANS 204 4.5.1
Lighting need to comply with Table 12 of SANS 204.
Energy saving bulbs to be used throughout.

ENERGY FENESTRATION CALCULATION		
INTERNAL AREA	:	3178.6 m^2
FENESTRATION AREA	:	421 m^2
PERCENTAGE	:	13%
Less than 15% therefor it comply		

ZONING:		GR 2
ERF NUMBER	:	178297
SITE AREA	:	6309 m^2
ACTUAL STOREY 1 FLOOR AREA	:	1112.5 m^2
ACTUAL COVERAGE	:	17.7 %
TOTAL STOREY 2 FLOOR AREA	:	1338.8 m^2
TOTAL STOREY 3 FLOOR AREA	:	1079.8 m^2
TOTAL STOREY 4 FLOOR AREA	:	676.8 m^2
ACTUAL TOTAL FLOOR AREA	:	3016 m^2
ACTUAL FLOOR FACTOR	:	0.48
NUMBER OF UNITS	:	71 UNITS
GROSS LETTABLE UNIT AREA	:	2795.3 m^2
NUMBER OF SHOPS	:	04 SHOPS
GROSS LETTABLE RETAIL AREA	:	521 m^2
PARKING REQUIRED (@1.25 Per Unit)	:	95 PARKING BAYS
TOTAL PARKING AREA	:	2395.6 m^2
TOTAL DRIVING YARD	:	28.7 m^2
TOTAL LANDSCAPING AREA	:	659.4 m^2
TOTAL PAVED AREA	:	402.8 m^2

INDIVIDUAL UNITS		AREA (Including Balcony)
- TYPE A.1 STUDIO (on deck with balcony)	04 Units	36.2 m^2 (Per Unit)
- TYPE A.2 STUDIO	29 Units	31.8 m^2 (Per Unit)
- TYPE A.3 STUDIO (with balcony)	01 Unit	36.2 m^2 (Per Unit)
- TYPE B.1 ONE BEDROOM (on deck with balcony)	03 Units	52.7 m^2 (Per Unit)
- TYPE B.2 ONE BEDROOM (on deck with balcony)	03 Units	56.0 m^2 (Per Unit)
- TYPE B.3 ONE BEDROOM (with balcony)	12 Units	50.2 m^2 (Per Unit)
- TYPE B.4 ONE BEDROOM	12 Units	45.3 m^2 (Per Unit)
TOTAL	71 Units	2795.3 m^2
- TYPE E.1 SHOP	01 Unit	297 m^2 (Per Unit)
- TYPE E.2 SHOP	02 Units	74 m^2 (Per Unit)
- TYPE E.3 SHOP	01 Unit	76 m^2 (Per Unit)
TOTAL	04 Units	521 m^2

ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BEFORE COMMENCING ANY WORK.

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ISSUE RECORD

DATE	CLIENT	QS	SE	EE	ME	CONTR.	MUNICIP.

NOTES

GEBRUIK VAN HANDELSNAME OP HIERDIE TEKENING IS SLEGS OM 'N STANDAARD TE STEL VAN WAT VIR DIE HOOFDIREKTORAAT AANVAARBAAR IS. ENIGE FABRIKAAT MAG GEBRUIK WORD MITS DIE HOOFDIREKTORAAT WERKE SE GOEDKEURING SKRIFTELIK VERKRY WORD.

THE USE OF TRADE NAMES ON THIS DRAWING SIMPLY SERVES TO INDICATE A STANDARD ACCEPTABLE TO THE CHIEF DIRECTORATE WORKS. ANY OTHER BRAND MAY BE USED WITH THE PRIOR WRITTEN APPROVAL OF THE CHIEF DIRECTORATE WORKS.

REFERENCE FRAME APPLICABLE ON SPECIFIC DRAWING ONLY

ALL CONCRETE WORK TO BE DONE AS PER ENG. DWGS

MINIMUM 10mm WEATHER STEP

NOTES:

ROOF CONSTRUCTION :
Pre-fabricated roof trusses : See drawing for pitch. Metal roof sheeting on 76x50mm purlins. Nutec fascia board, painted.

CEILINGS :
Concrete panel soffit : Unsimmed and unpainted.
Top Floor : 6,5mm Rhino board – unsimmed and painted.
Brandering : 38x38mm at max. 400mm centres.
No services on all ceilings.

WALLS (Brickwork) :
All external walls to be 230mm (unless shown otherwise) cavity brickwork of SABS approved standard – cement brick mix(1-2)2x115x90mm and tied together with galvanized brick force and brick ties. 2.5 per m^2 brick ties to be used in cavity walls. Provide stepped dpc over all window and door openings, at sills and at floor as with weepholes at every second brick. Stepped DPC to have min. 150mm overlap. Pre stressed lintels over all openings exceeding 1m told to manufacturers specifications and to engineer's approval. Internal openings and arches to be max. 900mm brickforce lintels. Walls to be 2x coats smooth plaster and painted light grey colour to schedule.
Non-load-bearing walls to be 190mm double skin up to roof sheeting.
All room partition walls to be 90mm single skin up to ceiling height.

PLASTER :
Brickwork : External plaster – wood float finish and painted.
: Internal plaster – smooth plaster and painted.

PAINTING :
External Walls : 2 coat exterior quality low sheen pure acrylic or similar.Interior Walls : 2 coat interior quality matt acrylic or similar.Timber skirtings and internal doors : 2 coat interior quality universal enamel or similar.External doors : 2 coat exterior quality universal enamel or similar.External exposed metalwork : 1 coat universal enamel or similar.

LINTOLS :
APS precast lintols to be built over openings in brickwork less than 5m in length to manufacturers specifications with min. 6 courses brickwork above lintol opening exceeding 3mm to above prestressed lintols.

SURFACE BEDS AND RC SLABS :
All surface beds and RC slabs to be as per engineer's details and specifications. Surface beds on 250 micron DPM on 50mm sand blinding layer on well compacted fill. Driveway maximum crossover width.

FOUNDATIONS :
All foundations as per engineer's details and specifications. Foundation walls to comply with Table 4 of Section 4 of SABS10400. Brick pier foundations to be min. 200mm thick and to protruded min. 200mm past sides of piers

DRAINAGE :
Drainage to comply with SABS 10400 and to local authority. Underlay pipe with less than 300mm cover to be adequately protected. (Encased in 100mm Concrete) All drains to enter at 45° angle. 600mm radius slow bends to drainage runs. Cover levels to be 76mm above Boundary I.C.
All new drainage invert levels to take into consideration existing invert levels in order to achieve a min. fall of 1:60 on any single run.

FLOOR AND WALLS FINISHES :
Floor finishes : Porcelain or ceramic tiles to developer's specification.
Wall finishes : Bathroom and kitchen walls – Single row splash-backs above wha and sink.
: Bathroom – In shower cubicle up to above shower head.
Plaster and paint elsewhere.

SKIRTING :
Tiled skirting : kitchens, bathrooms and balconies.
72x16mm timber skirting : elsewhere.

DOORS/FRAMES :
Internal : Steel frames, no cills, painted.
: Single, flush-panel, semi-solid or hollow-core timber door.
External : Timber frames with cills.
: Kitchen door : Single, solid timber door
: Lounge (Opposite end of kitchen) door : Aluminium sliding door.
All timber doors to be treated to manufacture's specifications. All glazed to be fitted with safety glass. All doors to be manufactured from Door schedule. Timber to be varnished to paint manufacture's specification. All glazed access doors and side windows to have safety glass.

IRONMONGERY :
Internal Doors : 2 lever mortice lockset.
External Doors : 3 lever mortice lockset.
Hinges : External – Brass.
: Internal – Steel type.

WINDOWS :
Windows to be natural anodised aluminium frames. 1x window frame per room. All window frames as per Architect's window schedule drawings. All glazed areas larger than 1sqm. or within 500mm of flr. to be fitted with safety glass.

GLAZING :
Safety glass as per National Building Regulations.
Bathroom/Toilets – obscure glass. No glass partition/screen in the shower. Curtain only.
All glazing to be carried out in accordance with Part N of the SANS National Building Regulations. All glazing to comply with requirements of SANS 10400 Part N.

HANDRAILS :
All handrails to be 1000mm high.
Balconies – Steel handrails with baseplate bolted to RC upstand.
Staircases – Steel handrails on steel structure bolted to face of concrete stairs.

REFUSE ROOM SPECIFICATIONS:

1. ADEQUATELY LIGHTED & VENTILATED
2. PROVIDED WEH A FLOOR MADE OF CONCRETE,GRADED & DRAINED TO A FLOOR TRAP SITUATED INSIDE THE ROOM WHEH MUST OBCIAHGED OVER AN EXTERNALLY SITUATED GULLET CONNECTED TO THE SEWER SYSTEM.
3. PROVIDED WEH A PIPED WATER SUPPLY INSIDE THE ROOM TO FACILITATE CLEANSING.
4. PROVIDED WEH HARDWOOD DOORS,MADE TO OPEN OUTWARDS, WITH A MINIMUM OF 1,5m WIDTH OF PASSAGE.
5. SERVEB BEEHS RODENT PROOF IN ACCORDANCE WEH THE GOVERNMENT RODENT PROOFING REGULATEHS.

prasa
PASSENGER RAIL AGENCY OF SOUTH AFRICA

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CLIENT
PRASA:
PASSANGER RAIL AGENCY
OF SOUTH AFRICA

TITLE
THE DIEPRIVER
STATION PRECINCT
ERF. NO. 178297

DRAWING
PORTION 1 (TUTILI PLACE)
SITE PLAN LAYOUT
STOREY ONE

SCALE	DATE	DRAWN
1:175	MAY 2022	RRC

PROJECT NO.	DRAWING NO.	FILE No.	REV No.
-	1001_A	1000-Series	-