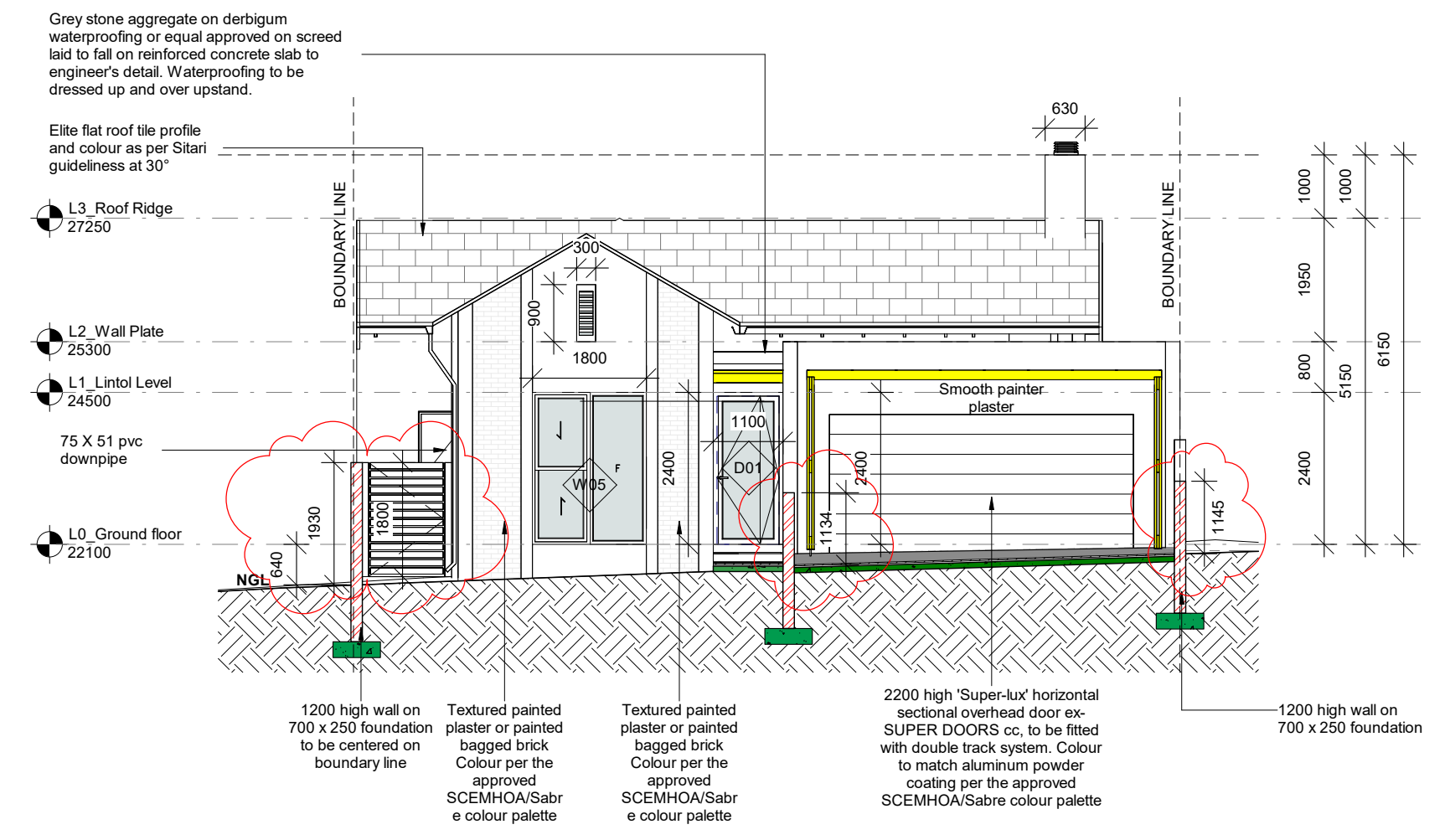
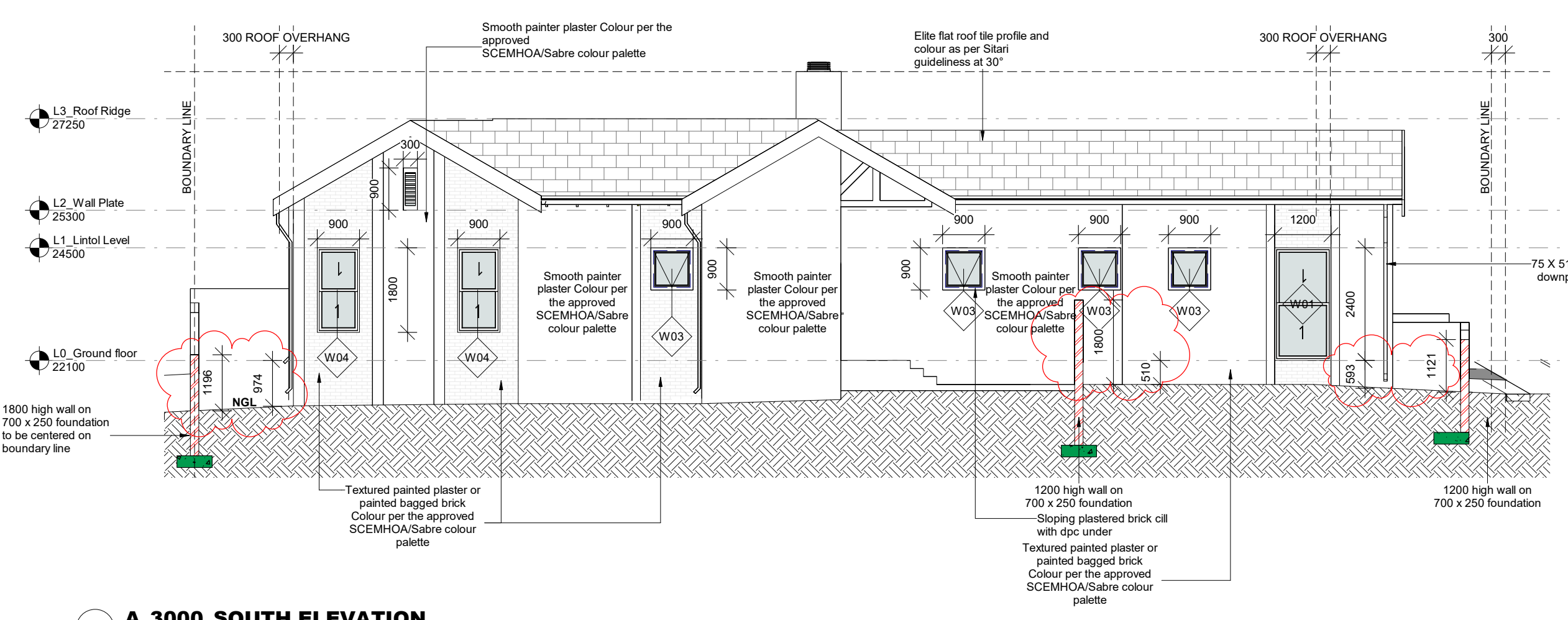


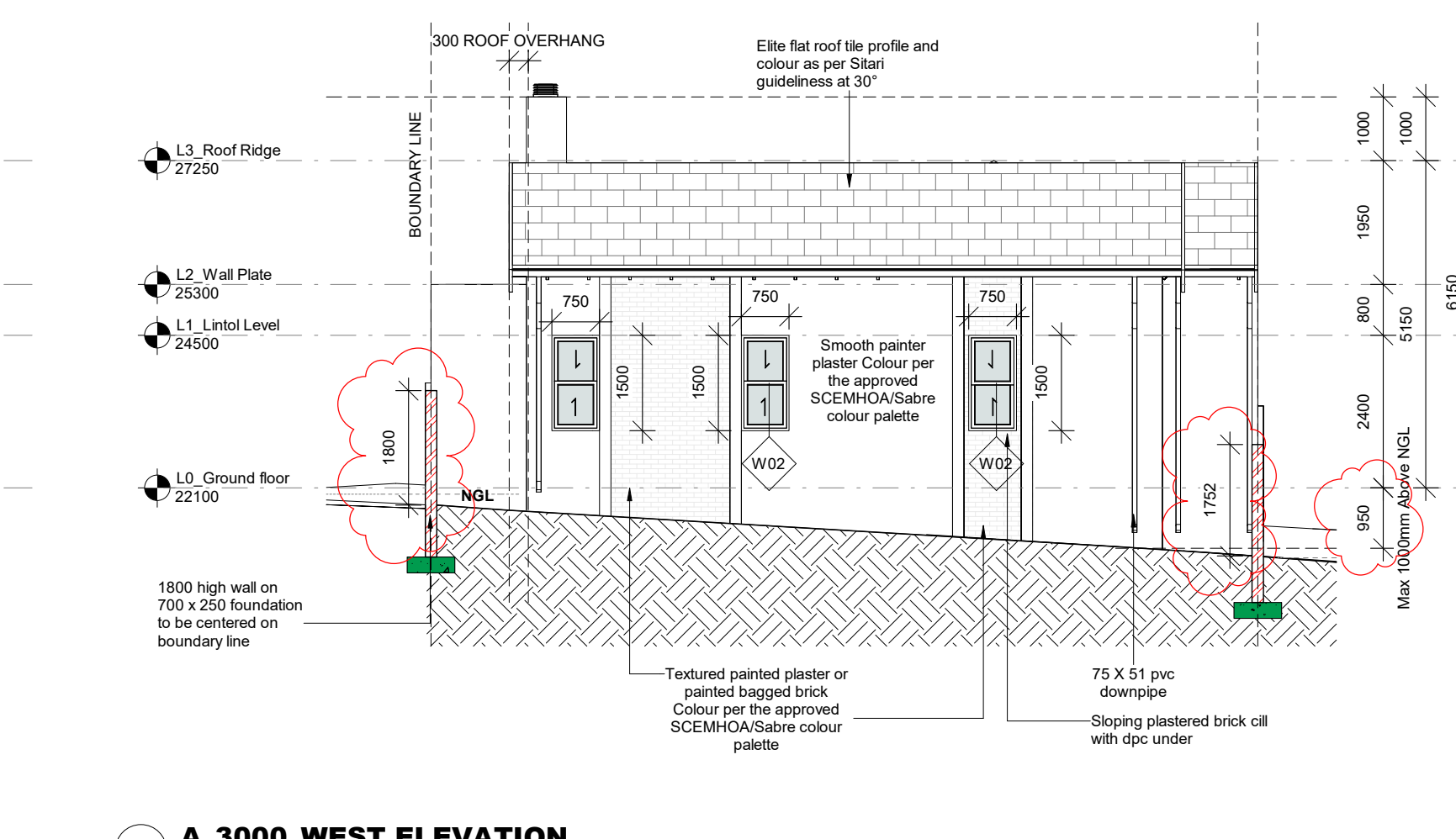
1 A 3000 NORTH ELEVATION
1 : 100



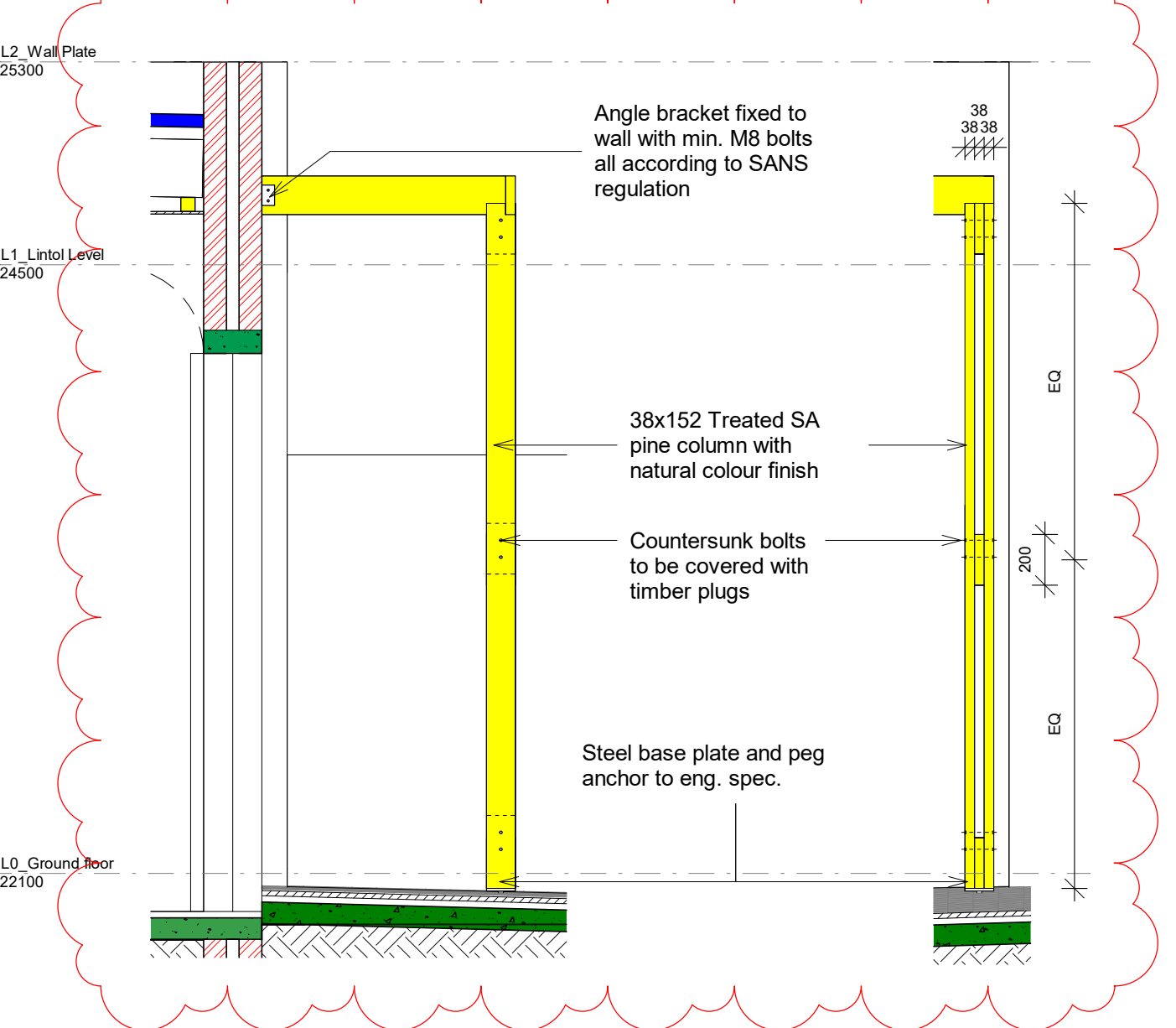
2 A 3000 EAST ELEVATION
1 : 100



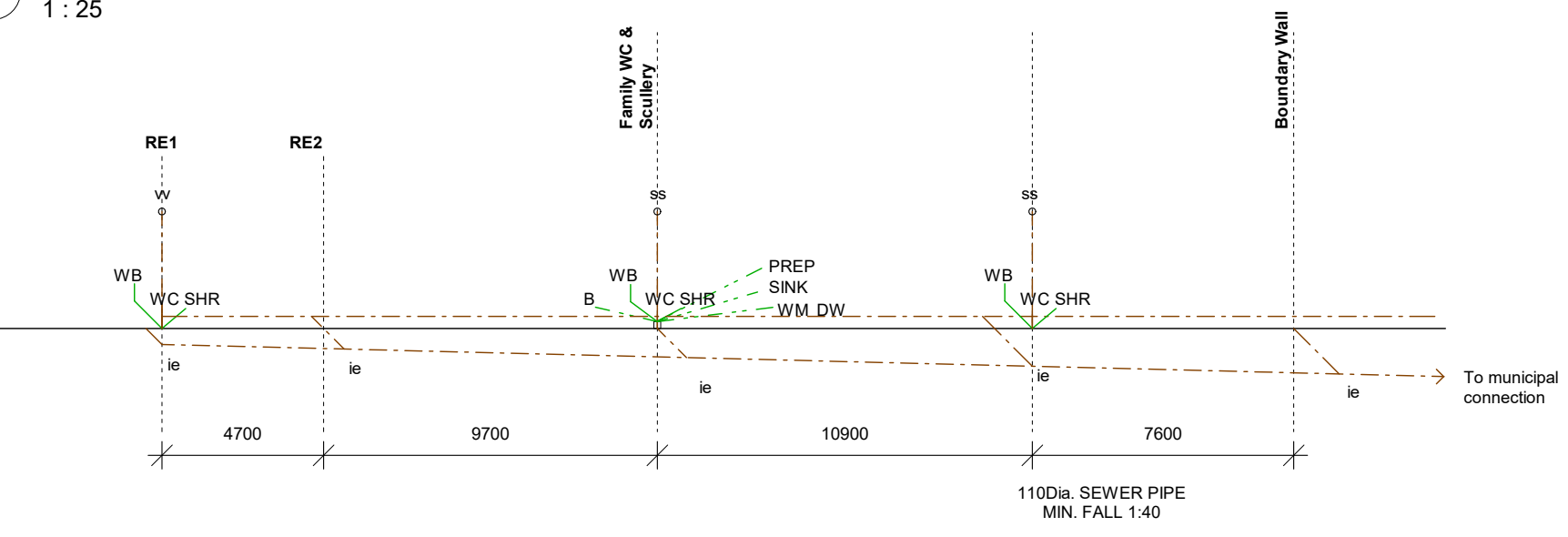
3 A 3000 SOUTH ELEVATION
1 : 100



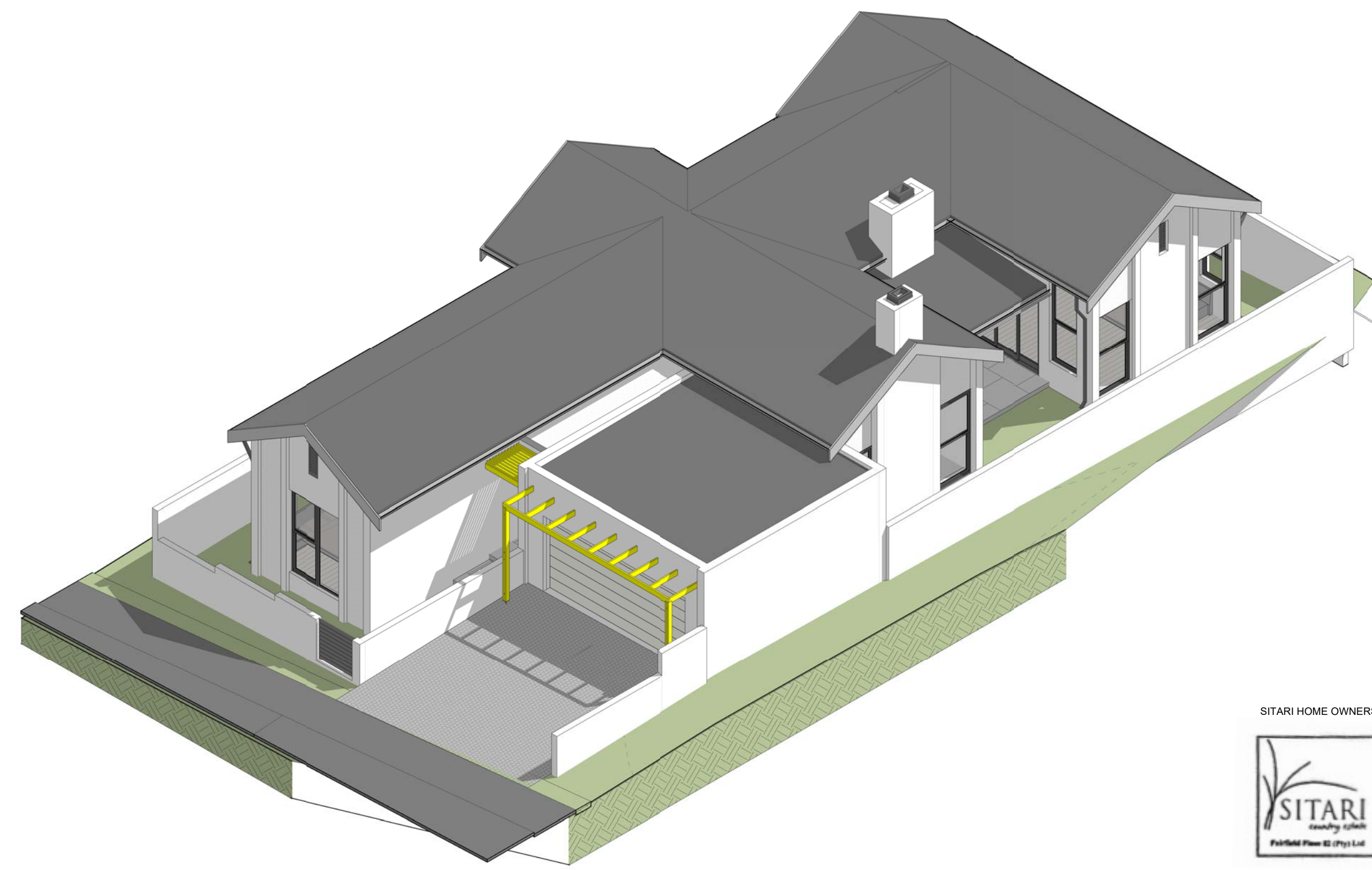
4 A 3000 WEST ELEVATION
1 : 100



7 A 2000 Pergola Detail
1 : 25



6 A 2000 Extended Drainage Section
1 : 200



5 A 9000 3D VIEW AXO

DEEMED TO SATISFY REQUIREMENTS CONTAINED IN THE RELEVANT PARTS OF SANS 10400:

A. BUILDING CLASSIFICATION (REGULATION AZE):
H1 (Domestic residence)
Climatic Zone 4 - Temperate Coastal

B. STRUCTURAL DESIGN:
The structural system of the building complies with the requirements of PARTS J, K, L or M of SANS 10400, or competent person (structure) to design & inspect the structures.

C. DIMENSIONS:
The dimensions of any room or space are in accordance with the detailed requirements of SANS 10400-C.

D. PUBLIC SAFETY:
A change in level, the design of ramps and driveways, or access to swimming pools and swimming baths is in accordance with the detailed requirements of SANS 10400-D.

E. SITE OPERATIONS:
The provision of sanitary facilities is in accordance with the detailed requirements of SANS 10400-F.

G. EXCAVATIONS:
The excavation to basement levels to be in accordance with the detailed requirements of SANS 10400-G, or is the subject of a rational design or a rational assessment (for both). Subject to Structural Eng. detail & design and to comply with SANS 10400-B.

H. FOUNDATIONS:
A geotechnical investigation in accordance with the rules is to be carried out if applicable. The foundations for the building are in accordance with SANS 10400-B and the detailed requirements of SANS 10400-H. Or the foundations to the extension/ addition to an existing building are the same as the existing which have performed satisfactory. Or a competent person (Structural engineering) is to be appointed in respect of deep footings, soil raft, compaction of in-situ soil or sub-surface drainage. All slabs supported on the ground floor are in accordance with SANS 10400-B, SANS 10400-H and the detailed requirements of SANS 10400-J. Or a competent person (civil engineer) is to be appointed in respect of the slabs and fills.

K. WALLS:
The structural strength and stability of a wall is in accordance with SANS 10400-B and SANS 10400-I and the detailed requirements of SANS 10400-K. The roof framing is in accordance with SANS 10400-B and the detailed requirements of SANS 10400-K. The water penetration through a wall is in accordance with the detailed requirements of SANS 10400-K.

L. ROOFS:
The roof coverings and waterproofing systems are in accordance with the detailed requirements of SANS 10400-L. Flat roofs or related gutters are in accordance with the detailed requirements of SANS 10400-L or the subject of rational design or rational assessment (or both). The roof assembly and any ceiling assembly, in addition to complying with the requirements of SANS 10400-C, are in accordance with the requirements of SANS 10400-L and the roof assembly is supported on walls that comply with the requirements of SANS 10400-K and in accordance with SANS 10400-B and SANS 10400-L. Gutters and down pipes, if any, are sized in accordance with the requirements of SANS 10400-R.

M. STAIRWAYS:
The stairs are in accordance with SANS 10400-B and SANS 10400-T and the detailed requirements of SANS 10400-L. Walls, ceilings or balustrades to such a stairway are in accordance with the requirements of SANS 10400-B, SANS 10400-T and SANS 10400-K.

N. GLAZING:
The type and fixing of glazing is in accordance with SANS 10400-B and the detailed requirements of SANS 10400-N. The selection of glazing is in accordance with the detailed requirements of SANS 10400-N.

O. LIGHTING & VENTILATION:
The lighting in a habitable room, bathroom, shower room and room containing a toilet pan or urinal are in accordance with the requirements of SANS 10400-O and the detailed requirements of SANS 10400-N. The ventilation is in accordance with the requirements of SANS 10400-I and in accordance with the detailed requirements of SANS 10400-O or is subject to a rational design.

P. DRAINAGE:
The design of the drainage system is in accordance with the detailed requirements of SANS 10400-P or is subject of a rational design or rational assessment (or both).

R. STORM WATER DISPOSAL:
The means for the control and disposal of storm water is in accordance with the detailed requirements of SANS 10400-R or the subject of a rational design. The means for the control and disposal of storm water in interconnected complexes is the subject of a rational design.

S. FACILITIES FOR PEOPLE WITH DISABILITIES:
The means for providing facilities for people with disabilities is in accordance with the detailed requirements of SANS 10400-S or is subject to a rational design.

T. FIRE PROTECTION:
The fire protection measures provided are in accordance with the detailed requirements of SANS 10400-AI, SANS 10400-T, SANS 10400-W & SANS 10400-XA or the subject of a rational design or rational assessment.

V. SPACE HEATING:
The provision of space heating is in accordance with the detailed requirements of SANS 10400-V.

W. FIRE INSTALLATION:
The fire installations comply with detailed requirements of SANS 10400-W and the supply of water is in accordance with the detailed requirements of SANS 10400-W.

XA. ENERGY EFFICIENCY:
The design of the building envelope is in accordance with the detailed requirements of SANS 10400-XA.

GENERAL NOTES:
This drawing is not to be scaled. Only figured dimensions to be used. All dimensions, levels and heights to be checked on site by contractor before any work is carried out. Any discrepancies to be reported to the architect before commencement of any work. This drawing is protected by the copyright act no. 63 of 1965.

STRUCTURAL ENGINEER:
All structural elements and components, including the RC stairs, etc floor slabs, concrete footings, etc roof slab structure design to be according to the structural engineer's detail & designs and details and must comply with the requirements of the National Building Regulations.

COUNCIL STAMPS

NOTES

OWNERSHIP OF COPYRIGHT AND MORAL RIGHTS IN AND TO ALL DESIGNS, DRAWINGS, PLANS AND IMAGES OF ANY NATURE PRODUCED BY OHKRE ARCHITECTURE (PTY) LTD, INCLUDING WORK RESULTING FROM THEM, SHALL AT ALL TIMES REMAIN VESTED SOLELY IN OHKRE ARCHITECTURE (PTY) LTD AND ANY PROVISION TO THE CONTRARY IN TERMS OF THE COPYRIGHT ACT NO.94 OF 1978 IS HEREBY SPECIFICALLY EXCLUDED. ALL RELEVANT DETAILS, LEVELS AND DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM MISINTERPRETATION OF THE DRAWINGS. ALL WORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS AND LOCAL AUTHORITY REGULATIONS DO NOT SCALE THIS DRAWING. USE FIGURED DIMENSIONS ONLY.

- ALL WORK MUST COMPLY WITH LOCAL AUTHORITIES AND NBR BY LAWS.
- READ FIGURED DIMENSIONS IN PREFERENCE TO SCALING.
- THE CONTRACTOR MUST VERIFY ALL LEVELS, HEIGHTS AND DIMENSIONS ON SITE AND TO CHECK SAME AGAINST THE SET OF DRAWINGS BEFORE COMMENCING WORK AND TO CORRECT HIMSELF THAT THE INFORMATION GIVEN IS CORRECT AND IN ACCORDANCE WITH THE CONDITIONS ON SITE.
- CONTRACTORS ARE TO LOCATE EXISTING SERVICES ON SITE AND TO PROTECT THESE FROM DAMAGE THROUGHOUT THE DURATION OF THE WORKS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE CORRECT IDENTIFICATION OF ALL SURVEYOR PEGS AND MARKERS AND SETTING OUT OF THE BUILDING WITH PARTICULAR REFERENCE TO GRID LINES, COLUMN POSITIONS, EXTERNAL AND INTERNAL WALLS FROM THE SURVEYOR MARKERS, BOUNDARIES, BUILDING LINES, ETC.
- ANY ERRORS, DISCREPANCIES OR OMISSION TO BE REPORTED TO THE ARCHITECT BEFORE COMMENCING ANY WORK.
- 4 PLY DAMP PROOF COURSE UNDER ALL WALLS AND CILLS AND VERTICAL DPM TO ALL CHANGES OF FLOOR LEVELS.
- 1 T.C. OF TIMBER ROOF STRUCTURE TO BE SUPPLIED BY ROOF MANUFACTURER AND SUBMITTED TO BUILDING SURVEY DEPT. AT LOCAL COUNCIL.

REVISIONS

NO	DATE	REVISION	BY
A	2022_08_21	FOR HOA 1	
B	2022_09_07	Updated for HOA1	
C	2022_10_07	Updated for HOA2	

Rational Design Elements.

Refer to Rational Design report for Ref 608 completed by Structural Projects demonstrating compliance with Regulation XXA of the National Building Regulations summarized as follows:

- Fenestration:** Single-pane, aluminum-framed windows with clear glass are found to be compliant.
- Roof Insulation as per Table 1:**
Main Roof: Profile roof tile as per Construction Notes with reflective foil tile underlay and 85mm Cellulose fibre (10kg/m³) on 6.3mm gypsum ceiling. Roof construction achieving R-value of 2.64m²/K/W.
Flat concrete roof: RC roof as and waterproofing per construction notes with stone chip on 40mm extruded polystyrene, all installed in accordance with manufacturers specifications. RC roof construction achieving R-value of 1.52m²/K/W.
- Raked ceiling portion:** Profile metal roof as per Construction Notes with 30mm extruded polystyrene. Roof construction achieving R-value of 1.2m²/K/W.
- Walls:** 10mm cement/sand plaster on either side of 90mm masonry brick 50mm cavity wall construction achieving R-value of 0.6m²/K/W.
- Lighting:** Lighting Power Density not exceeding 5.0W/m² as per lighting diagram.
- Air Flow Rates:** Average air flow rate of 0.4l/s/m² is modeled to simulate a naturally ventilated building.
- Domestic Hot Water:** Hot water heating is to be provided meeting performance level as per 200l solar heater system coupled with a 20MJ collector system designed to provide a solar fraction of 32%. As per Construction Notes, all pipe-work to be insulated with 25mm Armacel Nitrile rubber insulation or similar approved to achieve R-value of 2m²/K/W.

COUNCIL SUBMISSION		
PROPERTY OWNER	Marsilio Godwin Capital (Pty)Ltd	2022_10_07
ARCHITECT	PHILLIP NEL	2022_10_07

ohkre
collective

OHKRE ARCHITECTURE (PTY) LTD | 2022 / 410617 / 07 | 163 BREE STREET, CAPE TOWN
PHILLIP NEL | HENRICH VAN ZYL
philip@ohkre.com | henrich@ohkre.com

PROJ TITLE: ZA_CPT_Sitari 515
PROJ DESCRIP:
ERP:
LOCATION: 5 Arun Road, Sitari Country Estate, Somerset West, 7130
CLIENT: Owner

ELEVATIONS & 3D VIEW

DRAWING	
A_1002	C
DRAWING NO	REV
As indicated @ A1	11/25/15
SCALE	DATE
Author	Checker
JDT	MM
PROJ. NO.	WKSTG
HOA 2	

STATUS:

SITARI HOME OWNERS ASSOCIATIONS STAMP:

Approved by:
Sitari Architectural Review Committee

SITARI
Date: 2022.11.02