

FIRST STOREY
SCALE 1:100

ROOF PLAN
SCALE 1:100

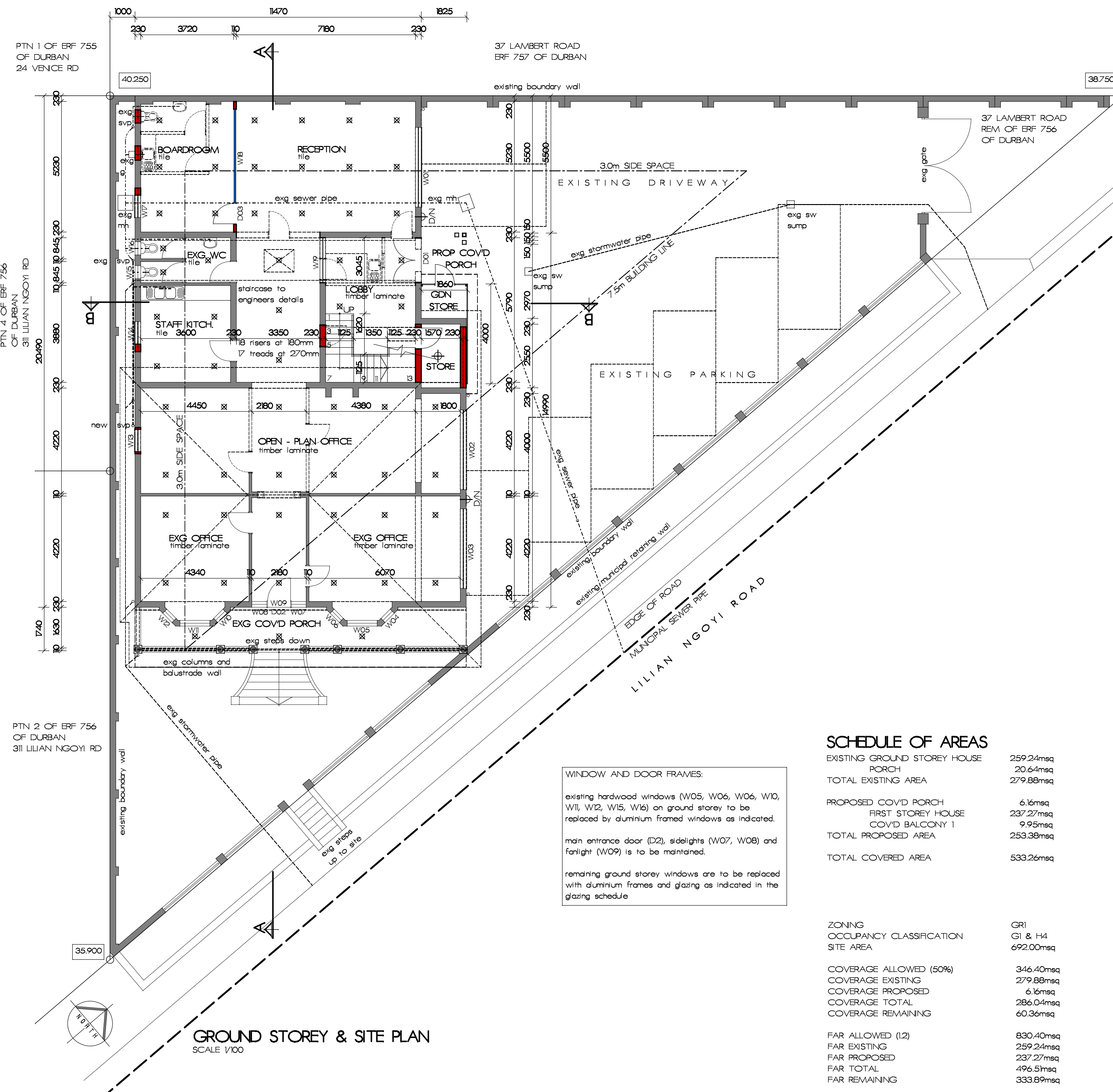
SECTION BB
SCALE 1:100

OPTION 2 - SE ELEVATION
SCALE 1:100

SECTION AA
SCALE 1:100

SW ELEVATION
SCALE 1:100

NE ELEVATION
SCALE 1:100



GENERAL NOTES

All work to comply with SANS 10400.
Contractor to check all dimensions and levels (schedules and details) before the relevant work is placed in hand and report any discrepancies to the DESIGNER/OWNER.
All written dimensions to be taken in preference to scaling.
Any discrepancies and omissions are to be brought to the DESIGNER/OWNER'S attention immediately.
The contractor is to inspect the official approved copies of the drawings to ensure that all amendments have been taken into account.
The attention of the owner is drawn to the fact that changes to the plan and/or specification after official approval is likely to invalidate that approval.
All existing work to be made good if affected by new work.

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION	W
LED DOWNLIGHTER		5w
WALL LIGHT WITH PHOTOCELL (D.N)		max 9w
12m FLUORESCENT		36w
B-R-N CHANDLER with energy saving bulbs		max 25w
CEILING LIGHT		max 9w

ANNUAL ENERGY DEMAND & CONSUMPTION

TYPE OF LIGHT	WATTAGE/FITTING	NO. OF LIGHTS	TOTAL WATTS/ITEM	HRS USED/DAY	TOTAL DEMAND/DAY	TOTAL HRS/YEAR
LED DOWNLIGHTER	5W	58	290W	6hrs/day	1740hrs	63350 Wh/m ² a
CEILING LIGHT	9W	1	9W	3hrs/day	27hrs	928 Wh/m ² a
WALL LIGHT D.N	9W	2	18W	8hrs/day	144hrs	5346 Wh/m ² a
TOTAL ENERGY CONSUMPTION - GROUND STOREY			342W			69564 Wh/m ² a

STOREY	AREA	TOTAL WATTS/ ITEM	MAX ANNUAL DEMAND/m ² a	ACTUAL ANNUAL DEMAND/m ² a	TOTAL kW/ HRS/YEAR	MAX TOTAL kW/ HRS/YEAR/ALLOWED	ACTUAL TOTAL kW/ HRS/YEAR/m ² a
GROUND STOREY	243.35m ²	342W	38VA/m ²	14.05VA/m ²	69564Wh/m ² a	90Wh/m ² a/c	28.58 kWh/m ² a/c

TYPE OF LIGHT	WATTAGE/FITTING	NO. OF LIGHTS	TOTAL WATTS/ITEM	HRS USED/DAY	TOTAL DEMAND/DAY	TOTAL HRS/YEAR
LED DOWNLIGHTER	5W	58	290W	6hrs/day	1740hrs	63350 Wh/m ² a
B-R-N CHANDLER	25W	1	25W	3hrs/day	75hrs	2700 Wh/m ² a
TOTAL ENERGY CONSUMPTION - FIRST STOREY			315W			66050 Wh/m ² a

STOREY	AREA	TOTAL WATTS/ ITEM	MAX ANNUAL DEMAND/m ² a	ACTUAL ANNUAL DEMAND/m ² a	TOTAL kW/ HRS/YEAR	MAX TOTAL kW/ HRS/YEAR/ALLOWED	ACTUAL TOTAL kW/ HRS/YEAR/m ² a
FIRST STOREY	235.92m ²	315W	45VA/m ²	13.35VA/m ²	66050Wh/m ² a	60Wh/m ² a/c	28.00Wh/m ² a/c

drainage notes

A MINIMUM OF 450mm OF COVER IS TO BE MAINTAINED OVER ALL DRAINAGE PIPES AT ALL TIMES.
POSITIONS AND LEVELS OF EXISTING SEWER PIPES ARE TO BE DETERMINED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK.
IES ARE TO BE PROVIDED AT ALL JUNCTIONS.
RES &/OR MFS ARE TO BE PROVIDED AT ALL CHANGES IN DIRECTION OF SEWER DRAINAGE PIPES.
ANY/ALL DAMAGED FITTINGS ARE TO BE REPLACED.
ALL GULLEY SURROUNDS & MAN-HOLE COVERS ARE TO BE 75mm ABOVE GROUND LEVEL.
ALL SEWER DRAINAGE PIPES BELOW HARDENED SURFACES ARE TO BE 100mmØ UPVC RIBBED PIPE AND ARE TO BE BRIDGED OVER BENEATH ALL WALLS & TO BE ENCASED IN CONCRETE BENEATH ALL HARDENED SURFACES.
ALL SVPS ARE TO EXTEND BEYOND ROOF SPACE AND VENT TO OPEN AIR.
DURBAN REGISTERED PLUMBING CONTRACTOR IS TO RESPONSIBLY PLAN & INSTALLATION IN COMPLIANCE WITH MUNICIPALITY WATER SUPPLY BY-LAWS.

WINDOW AND DOOR FRAMES

existing hardwood windows (W05, W06, W07, W08, W09, W10, W11, W12, W13, W14) on ground storey to be replaced by aluminum framed windows as indicated.
main entrance door (D2), side lights (W07, W08) and fanlight (W09) is to be maintained.
remaining ground storey windows are to be replaced with aluminum frames and glazing as indicated in the glazing schedule.

SCHEDULE OF AREAS

EXISTING GROUND STOREY HOUSE	259.24m ²
PORCH	20.64m ²
TOTAL EXISTING AREA	279.88m ²
PROPOSED COVID PORCH	6.16m ²
FIRST STOREY HOUSE	237.72m ²
COVID BALCONY 1	9.95m ²
TOTAL PROPOSED AREA	253.38m ²
TOTAL COVERED AREA	533.26m ²

ZONING OCCUPANCY CLASSIFICATION SITE AREA

CR1
G1 & H4
692.00m²

COVERAGE ALLOWED (50%)

COVERAGE EXISTING
279.88m²

COVERAGE PROPOSED
6.16m²

COVERAGE TOTAL
286.04m²

COVERAGE REMAINING
60.36m²

FAR ALLOWED (2)

FAR EXISTING
259.24m²

FAR PROPOSED
237.72m²

FAR TOTAL
496.96m²

FAR REMAINING
333.89m²

owner
BRIGHT THOUGHTS (pty) Ltd

signature

billing no.

project
PROPOSED DWELLING UNIT & ALTERATIONS TO EXISTING OFFICES

address
**319 LILIAN NGOYI ROAD
REM OF ERF 756 OF DURBAN**

cadastral description

scale
AS SHOWN

sheet no.
1/2

job no.
N5HAMOUN 197 RILEY ROAD
ESSEXWOOD, DURBAN
4001
CELL:0822980645

date
15.09.2022

DESIGN & drawing TECHNOLOGY
RESURFACE TECHNOLOGIST
NOST0239

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