

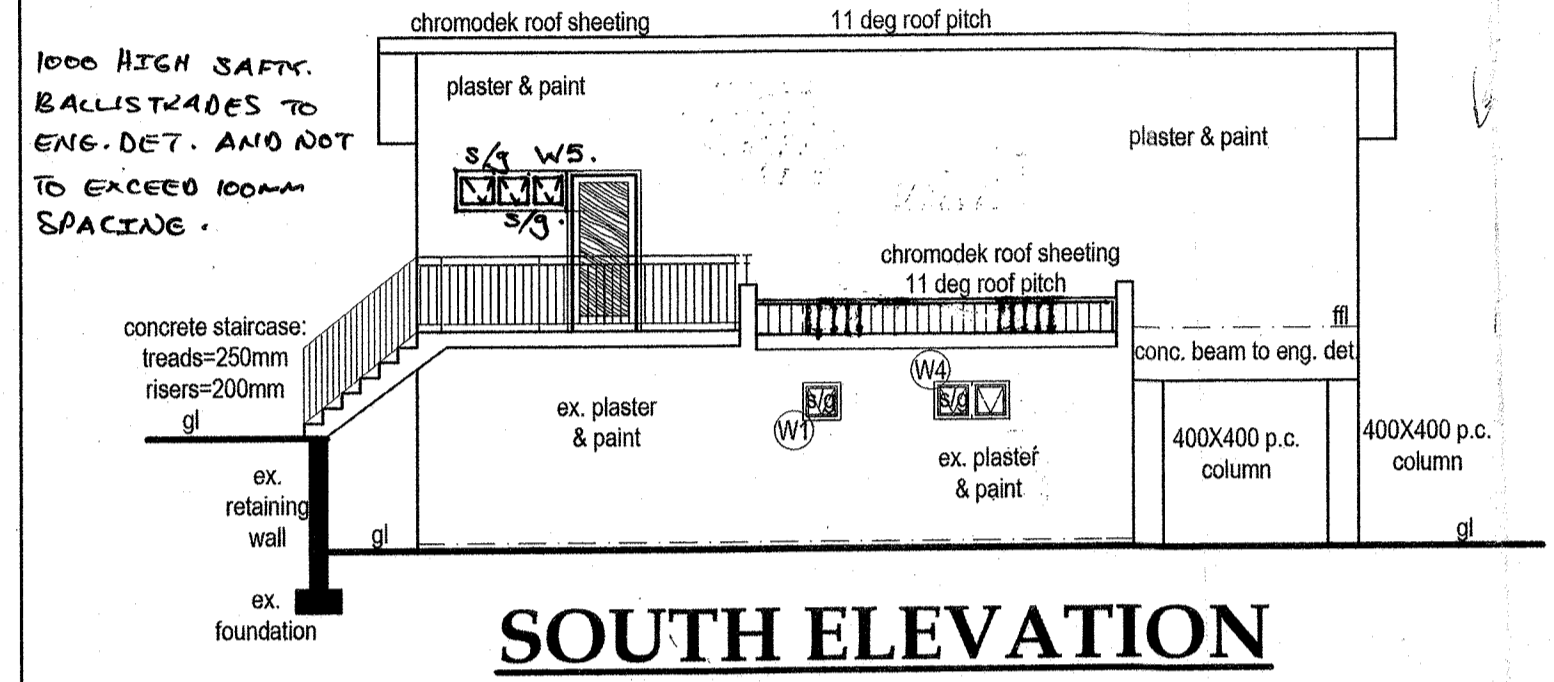
LEGEND: ANCILLARY UNIT
= 11W

ALLOWED SKWH PER sqm
= sqm X 5 Kwh
= 192.44 sqm X 5 Kwh
= 962.20 Kwh
ENERGY CONSUMPTION
= (5 hrs per day X 365) X (16 X 11 WATTS)
= 1825 kwh X 176 watts (x 1000)
= 321.2 kwh

SHEET 1/2 COPY 1
ETHEKWINI MUNICIPALITY (CENTRAL)
195 06 15
APPLICATION NO.

ON APPLICATION
195 06 15
ETHEKWINI MUNICIPALITY
SHEET

BUILDING APPLICATION
APPROVED IN terms Sec. 7 of The National Building Regulations and Building Standards Act No. 103/1977
2015-08-20
DATE: 2015-08-20
LOCAL AUTHORITY: ETHEKWINI MUNICIPALITY



GENERAL NOTES

ANY DISCREPANCIES AND OMISSIONS ARE TO BE BROUGHT TO THE DESIGNERS/OWNERS ATTENTION IMMEDIATELY.
CONTRACTOR TO ENSURE THAT NO CHANGES IN LEVELS ARE MADE OVER LOCAL AUTHORITY SERVICES OR UNDERGROUND SERVICES UNLESS PERMISSION HAS BEEN GIVEN IN WRITING BY THE LOCAL AUTHORITY.
ALL WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING.
CORNER BEACONS TO BE LOCATED AND EXPOSED BEFORE WORK ON SITE COMMENCES.
ALL WORK TO COMPLY WITH SANS 10400. 16/07/15.

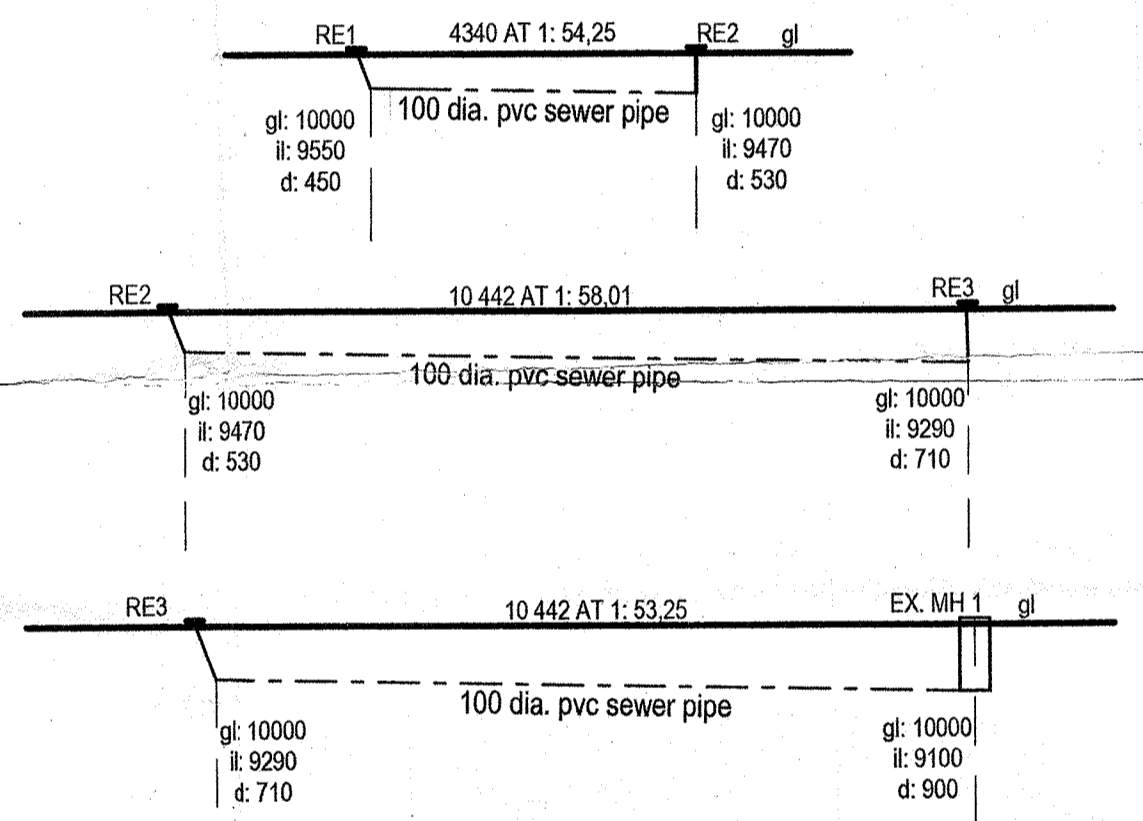
FENESTRATION - GROUND STOREY
1. NETT FLOOR AREA= 40.17
2. GLAZING AREA: TOTAL= 5.58
NORTH ELEVATION = 4.50
SOUTH ELEVATION = 1.08
3. 15% OF NETT FLOOR AREA: (sqm/100) X 15= 6.03
CONCLUSION: TOTAL GLAZING AREA < 15% OF NET FLOOR AREA
5.58 sqm < 6.03 sqm
GLAZING IS LESS THAN 15% OF NETT FLOOR AREA OF PROPOSAL THEREFORE CALCULATIONS ACCORDING TO SANS 204 NOT REQUIRED.

FENESTRATION - FIRST STOREY
1. NETT FLOOR AREA= 47.84
2. GLAZING AREA: TOTAL= 16.56
NORTH ELEVATION = 4.25
SOUTH ELEVATION = 0.75
3. 15% OF NETT FLOOR AREA: (sqm/100) X 15= 7.18
CONCLUSION: TOTAL GLAZING AREA > 15% OF NET FLOOR AREA
16.56 sqm > 7.18 sqm
GLAZING IS MORE THAN 15% OF NETT FLOOR AREA OF PROPOSAL THEREFORE CALCULATIONS ACCORDING TO SANS 204 REQUIRED.

GLAZING NOTES:
GLAZING TO COMPLY WITH PART N OF SANS 10400- 2011
STAIR & BALUSTRADE NOTES:
BALUSTRADES, HANDRAILS, HEIGHTS AND OPENINGS TO COMPLY WITH PARTS M & D OF SANS 10400- 2011
MAX 200mm RISER MIN 250mm TREAD
BALUSTRADES 1,0m HIGH WITH NO GAP MORE THAN 100mm IF THE STAIRCASE FORMS PART OF AN ESCAPE ROUTE IT IS TO COMPLY WITH PART M OF SANS 10400- 2011.
STRUCTURAL:
ALL REINFORCED CONCRETE WORK AND RETAINING WALLS TO BE STRICTLY IN ACCORDANCE WITH REGISTERED STRUCTURAL ENGINEERS DETAILS AND SPECIFICATIONS.
DEMOLITION WORK:
ALL DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH SANS 10400- 2011 PART F
NO DEMOLITION WORK IS TO BE CARRIED OUT WITH RELEVANT MUNICIPAL AND/OR CLIENT APPROVAL.
SANS 10400XA:
NON-MASONRY WALL WILL HAVE 'R' VALUES AS PROVIDED. (SANS 10400-XA-4.3.1)
DOUBLE SKING MASONRY WITH PLASTER INSIDE OR RENDER OUTSIDE COMPLIES SINGLE LEAF. MIN. 140MM WITH PLASTER INSIDE OR RENDER OUTSIDE COMPLIES. (SANS 10400-XA-4.3.2)
OTHER MASONRY WALLS WILL HAVE 'R' VALUE OF 0,35. (SANS 10400-XA-4.3.3).
FENESTRATION:
AIR LEAKAGE SHALL NOT EXCEED 2LS/METERS SQUARE
FENESTRATION AREA: 0,306 LS/METERS SQUARE
FIXED GLAZING, AND 5 LS/METERS SQUARE REVOLVING/ SWING DOORS. (SANS 10400-XA-4.4.1.1)
FENESTRATION MORE THAN 15% TO NETT FLOOR AREA PER STOREY THEN. (SANS 10400-XA-4.4.4.2)
FENESTRATION UP TO 15% TO NETT FLOOR AREA PER STOREY COMPLIES. (SANS 10400-XA-4.4.4.1)
SOLAR HEAT GAIN AND HEAT CONDUCTANCE TO COMPLY WITH SANS 204-4.3.4

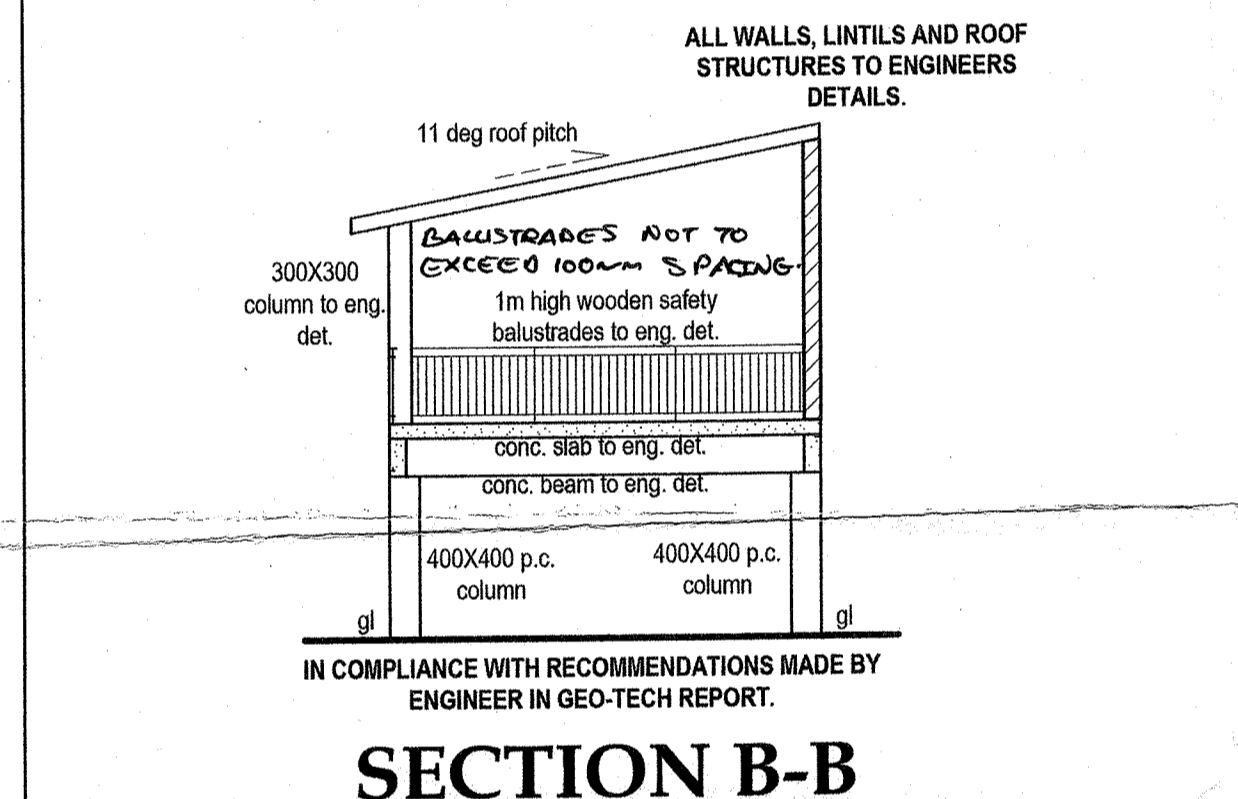
Hot Water Supply
1. All internal hot water supply pipes (19mm) to be insulated with a material with a minimum R-value of 1,000 (40x40x60mm pvc or fibre glass pipe insulation.)
2. All hot water vessels/tanks to be insulated with a material achieving a minimum R-value of 2,000 (foil faced glasswool blanket)
(ALL to manufacturers specifications and to comply with SANS 10400-Part XA)
Consumptions:
6 persons @ 30 litres per person @ 365 days
= 65 700 litres per annum (total consumption)
Hot water per person = 15 litres
Roof insulation
Ventilation : Unvented
Climate Zone : 5
Orientation : North East
R-VALUES
Chromodek roof sheeting : 0,48
Plaster Board Gypsum Ceiling : 0,06
80mm Roof insulation- fibreglass blanket at 300mm overlap : 2,83
Total R-value for roof : 3,37
Direction of heat flow: downwards
CEILING
Ceiling insulation : 11,5
Thermal conductivity : 0,046w/mk
Ceiling insulation is to be by 80mm flexible Polyester blanket with a density of : 11,5kg/m³
WALLS
Walls to have a CR-value of 60 and to have an R-value of 0,35

SEWER SECTIONS

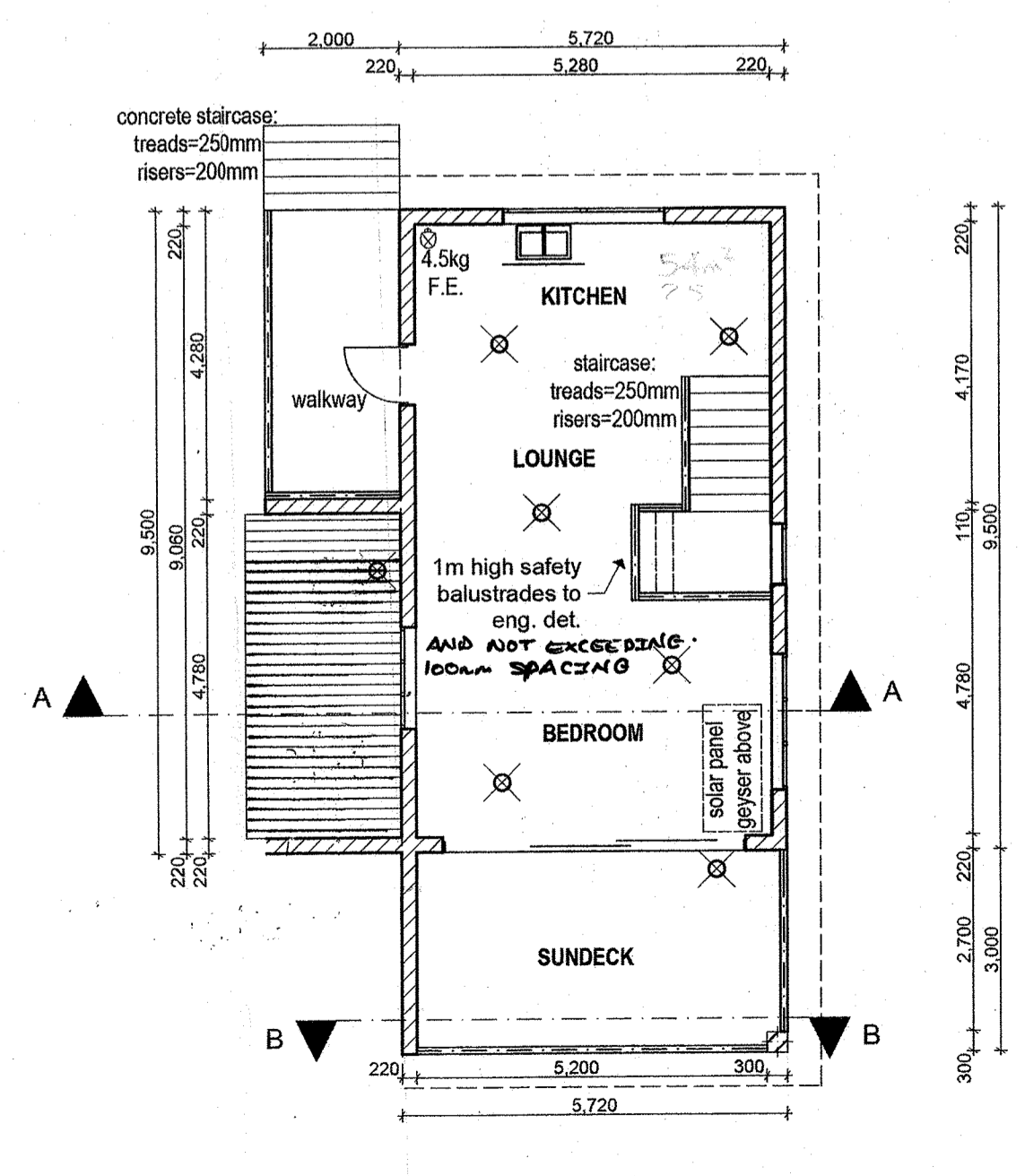
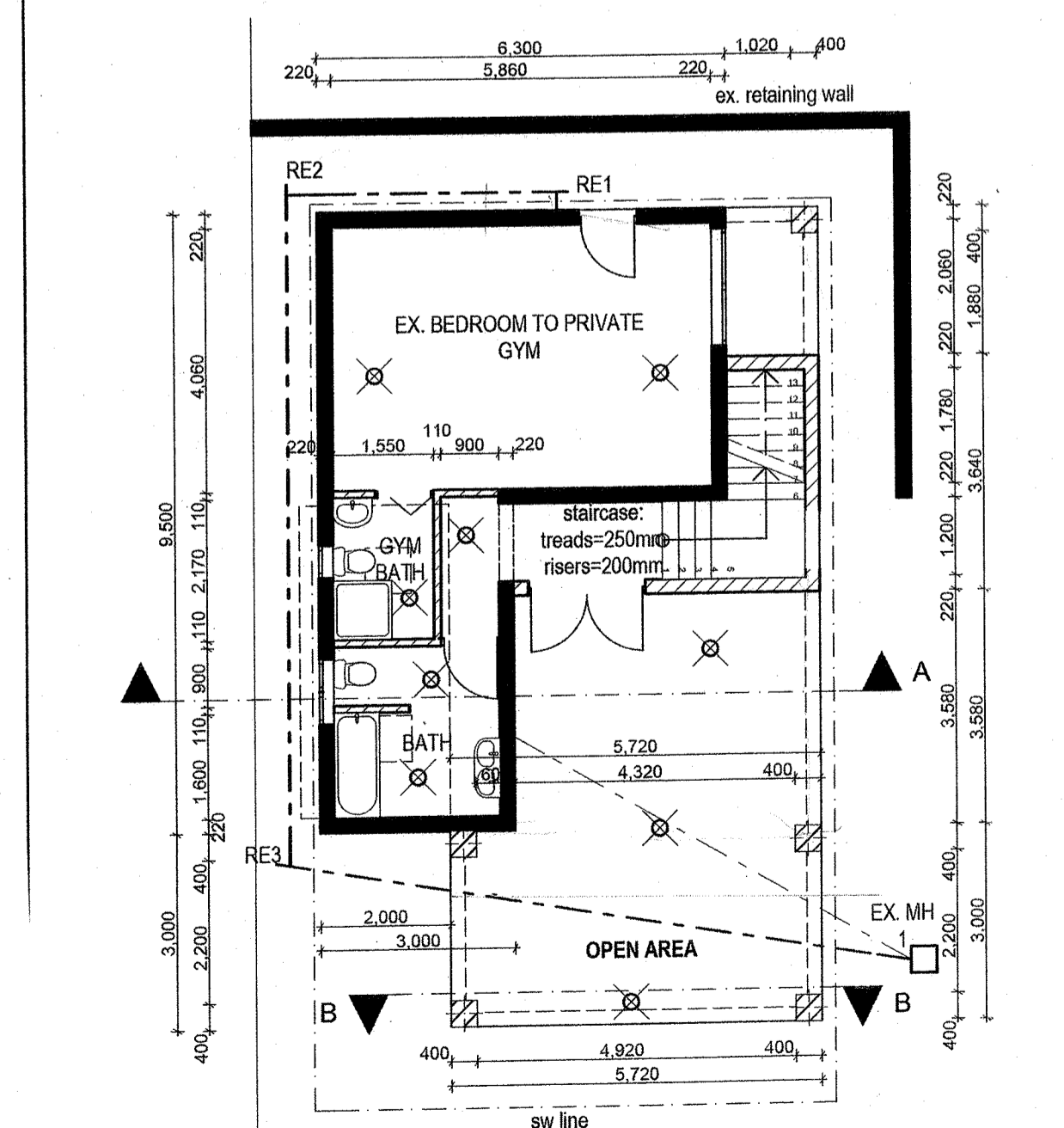
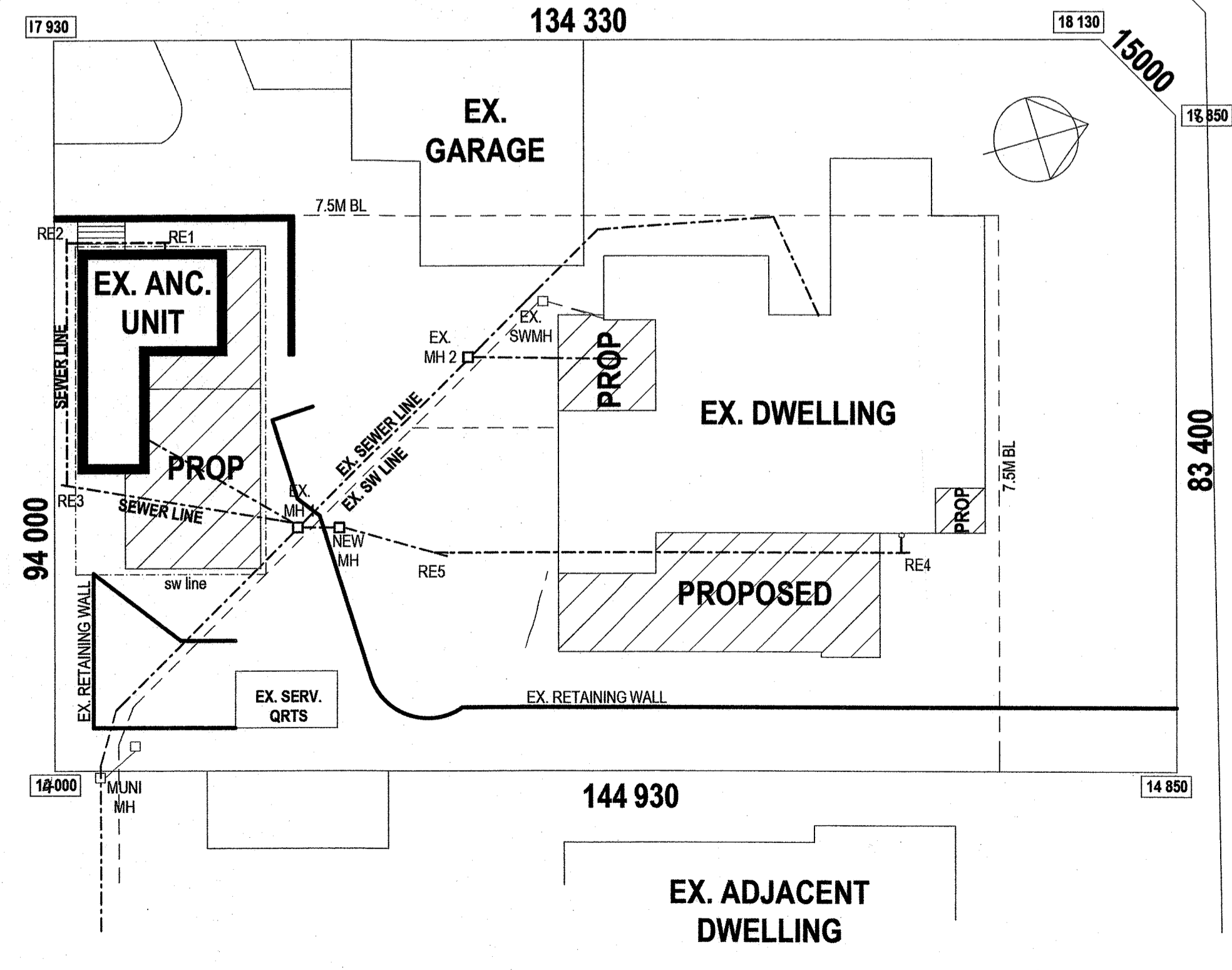


(ANCILLARY UNIT) WINDOW SCHEDULE

W1	4mm thick toughened safety glass with aluminium frame	W2	4mm thick toughened safety glass with aluminium frame
W3	6mm thick toughened safety glass with aluminium frame	W4	4mm thick toughened safety glass with aluminium frame
W5	6mm thick toughened safety glass with aluminium frame	W6	4mm thick toughened safety glass with aluminium frame
W7	6mm thick toughened safety glass with aluminium frame	W8	6mm thick toughened safety glass with aluminium frame
W9	6mm thick toughened safety glass with aluminium frame	W10	6mm thick toughened safety glass with aluminium frame
W11	6mm thick toughened safety glass with aluminium frame	W12	6mm thick toughened safety glass with aluminium frame



GENERAL SPECIFICATIONS PLUMBING & DRAINAGE:
ALL PLUMBING TO COMPLY WITH PART P OF THE SANS 10400: 2010
ALL WASTE WATER PIPES AND DRAINS TO BE ACCESSIBLE ALONG THEIR ENTIRE LENGTH. PROVIDE INSPECTION EYES AT ALL DRAIN BENDS AND JUNCTIONS AND AT A MAX. 25m ALONG STRAIGHT RUNS.
CLEANING EYES TO BE PROVIDED AT ALL BENDS AND JUNCTIONS OF WASTE PIPES. WASTE TO BE FITTED WITH 64mm RESEAL TRAPS.
WATER CONNECTIONS TO FITTINGS: 15mm DIA TO WHB, WC AND SHOWERS
20mm DIA TO SINKS
25mm DIA TO FHR
ALL VENT PIPES TO DISCHARGE TO EXTERNAL AIR 50MMR WASTE PIPES REQUIRE A 75MMR SLEEVE 110MMR WASTE PIPES REQUIRE A 150MMR SLEEVE ALL NEW SEWER LINES TO RUN IN THE CEILING VOID ON THE FLOOR BELOW.
FOR PLUMBING AND DRAINAGE LAYOUT PLANS AND THE CROSS SECTIONS REFER TO REGISTERED WET SERVICES ENGINEERS DRAWINGS FOR RATIONAL DESIGN DRAWINGS.
ALL STORM WATER TO BE COLLECTED AND DRAIN TO MUNICIPAL STORM WATER DRAINAGE SYSTEM TO ENGINEERS DETAILS.
PLUMBING:
WASTE PIPES : 50 DIA. PVC PIPES
SEWER PIPES : 100 DIA. PVC PIPES
NEW SEWER TO CONNECT TO EXISTING AS SHOWN ALL WHB TO HAVE 50 DIA. 1WAY VENT VALVE ALL WCs TO HAVE 2WAY VENT VALVE
NOTE: ALL NEW SEWER TO CONNECT TO EXISTING
FLOOR CONSTRUCTION:
FLOOR FINISH ON MIN. 25mm THICK SCREED ON 100mm THICK REINFORCED CONCRETE SLAB ON 250 MICRON DPM ON WELL COMPACTED POISONED EARTH.
ROOF : PITCH 11 DEG.
CHROMODEK ROOF SHEETING ON 38x38mm PINE PURLINS
GANTY SILLING 410 A.S. AT UNDERLAY ONTO ENGINEERS TRUSSES BY SPECIALIST ONTO WALL PLATE PROPERLY SECURED TO BRICKWORK WITH GALVANISED HOOP IRON TIES AT +- 1m SPACING
WALLS:
EXTERNAL : BRICKWORK PLASTERED & PAINTED
INTERNAL : COMMON BRICKWORK PLASTERED & PAINTED
AIR VENTS TO BE PROVIDED MIN. 2 PER ROOM



PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING DWELLING & PROPOSED ANCILLARY UNIT AND PRIVATE GYM, @ 48 KELVIN PLACE, ON PORT 61 OF ERF 91 OF DURBAN NORTH FOR MR/MRS G. Malherbe

SCHEDULE OF AREA

SITE AREA	1260 sqm
EX. COVERAGE	341.00 sqm
LESS COVERAGE	8.79 sqm
PROP. COVERAGE	60.17 sqm
TOTAL COVERAGE	392.38 sqm
PERMITTED COVERAGE	393.20 sqm
EX. FAR	337.36 sqm
LESS FAR	0.00 sqm
PROP. FAR	130.63 sqm
TOTAL FAR	467.99 sqm
PERMITTED FAR	n/a

THE PERFECT PLAN

P.O. BOX 561318
CHATS WORTH 4030
TEL : 084 779 4061
SACAP : D1082
Drawn by KOVESHAN NAIDOO Date 16/09/2014
Checked by JOASH PERUMAL Date 17/09/2014
Drawing Scale 1:100 / 1:200