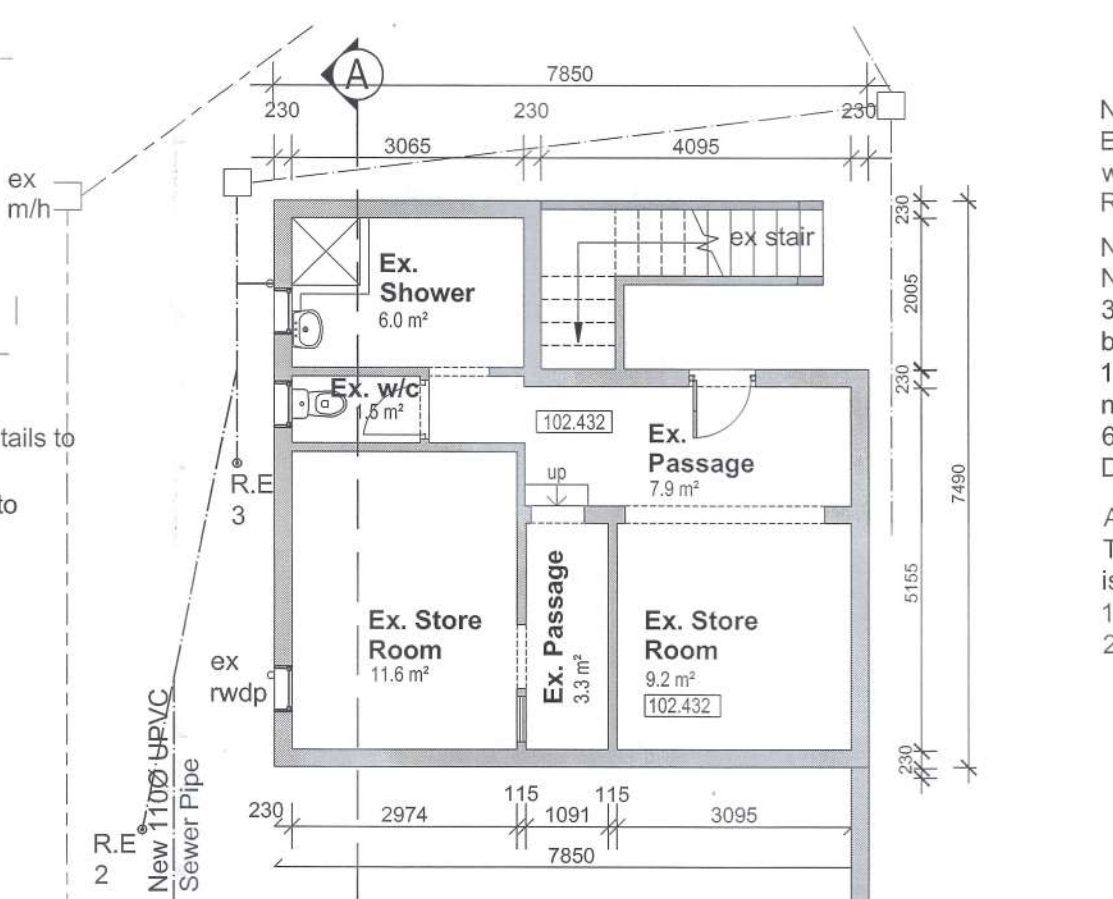


AREA SCHEDULE	
ZONING	SPECIAL RESIDENTIAL 400
SITE AREA	1007m ²
PERMITTED F.A.R	N/A
PERMITTED COVERAGE	50%
	503.50m ²

	AREA	F.A.R	COVERAGE
EXISTING	210.19m ²	142.67m ²	181.18m ²
PROPOSED	25.17m ²	19.65m ²	32.13m ²
TOTAL	235.36m²	162.32m²	213.31m²
COVERAGE IN HAND			290.19m ²
F.A.R. IN HAND			N/A

LEGEND	
NEW	
EXISTING	
DEMOLISHED	



Ex Lower Ground Storey Plan
Scale 1:100

To Comply with SANS 10400-XA, A minimum of 50% 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 systems or processes.
Water Calculation as per 4 persons Refer SANS 204 (4.5.2)

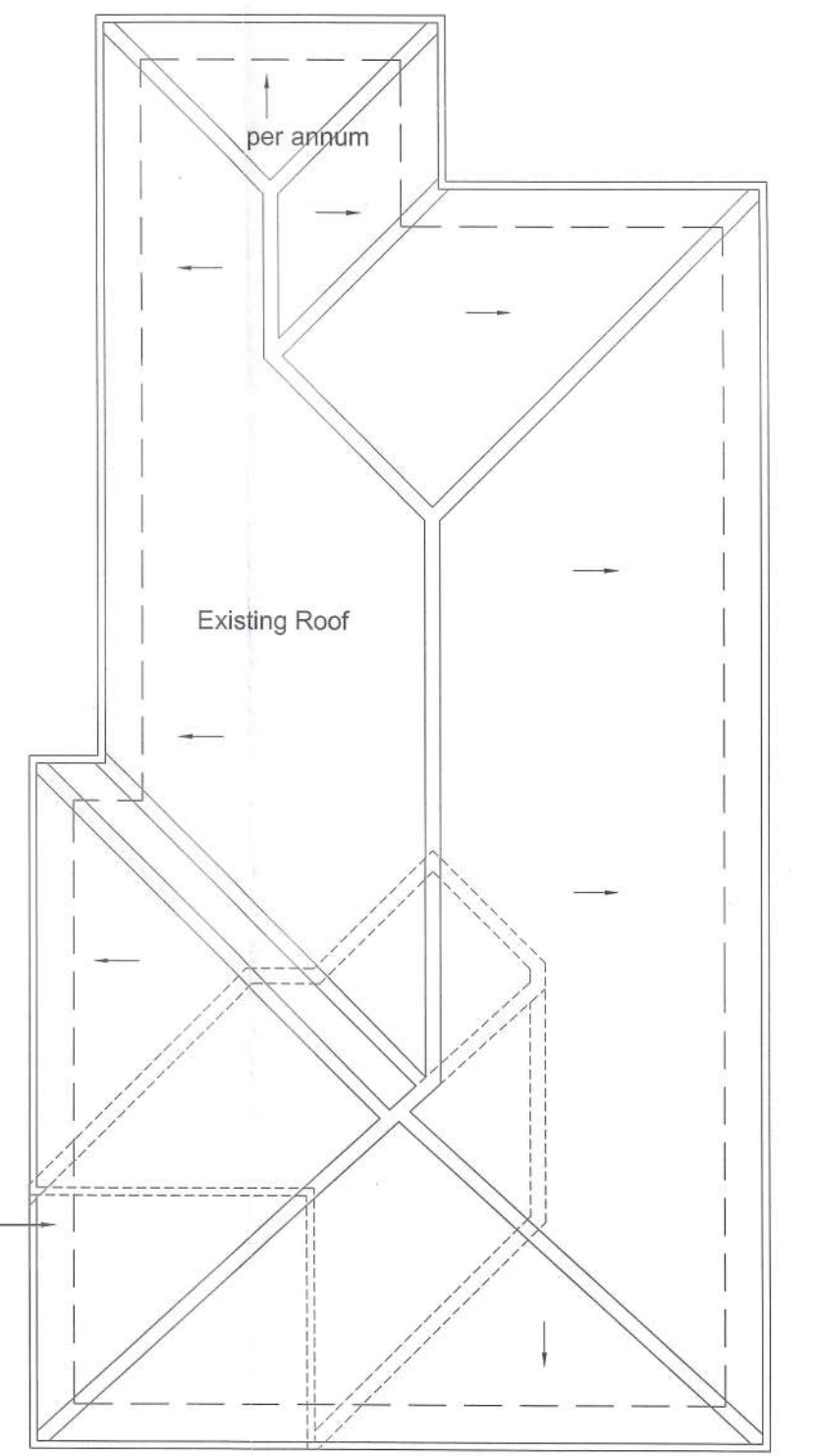
Hot Water Services (Measured as per typical number of persons supplied data)	
Type of Accommodation	Dwelling House (H4) -Low Rental : 80-115 L / Capita / day
Assumed Hot Water Tank	200 L
No. of Persons	4
Assumed Hot Water Daily Demand	720 L
Assumed Annual Hot Water Demand	224.64 kL-Based on Daily Design Occupancy per week.
50% of Annual Hot Water Demand	112.32 kL-Minimum Volume of Hot Water to be heated by means other than electrical resistance heating.
or	
50% of Daily Hot Water Demand	360 L-to be heated by means other than electrical resistance heating (Heat Pump)
Insulation Requirements:	
Internal Diameter of Hot Water Service Pipe	≤ 80 mm
Minimum Required R-value for pipe insulation	1.0 Refer SANS 204 (4.5.2)
Minimum required R-value for Vessels / Tanks:	2.0 Additional insulation to Manufacturers insulation may be required to achieve this value

Ground Storey (New Bedroom, W.C and Scullery)
Energy Demand & Consumption
Maximum Permissible Energy Demand (W) - 5W/m²
Maximum Permissible Energy consumption (kWh)/m²
New Permissible Area = 35.07m²
35.07m² x 5kWh/m² = 175.35kWh/m²

Ground Storey (Ex. Bed Room Extended)
Fenestration:
To comply with SANS 10400 PART "XA" maximum permissible fenestration not requiring rational design is 20%.
Total permissible fenestration area= 18sqm
0.27+0.27+0.27+0.27 = 1.08 sqm
1.08 / 18sqm = 0.06 x 100 = 6%
Therefore by rational design, fenestration complies with SANS 10400 Part "XA" and SANS 10400 Part "O" 4.2.1.1.3 (a).

Ventilation:
To comply with SANS 10400 PART "O" where the maximum permissible 'opening' area shall not be less than 5% of the floor area of the room.
Total permissible ventilation area= 18sqm
4.3sqm = 4.3sqm
4.3 / 18sqm = 0.0238 x 100 = 23.88%
Therefore ventilation complies with SANS 10400 Part "O" 4.2.1.1.3 (a), and 4.3.1.1.4

- General Notes:**
- Drawing not to be scaled, only written dimensions to be used. All dimensions are in mm's unless stated otherwise.
 - All work to comply with National Building Regulations, SANS 10400 regulations and local authority bylaws.
 - All site beacons to be exposed prior to commencement of any work.
 - All levels and dimensions to be checked on site- any discrepancies to be brought to the authors attention.
 - The contractor is responsible for the correct setting out of the works particularly boundaries, building lines, servitudes etc.
 - The contractor is to locate and identify any/all existing services and to protect these from damage whilst on site, throughout the contract period.
 - No foundations or other building work to encroach boundaries.
 - Any discrepancies, errors, omissions etc. are to be brought immediately to the attention of the AUTHOR.
 - Workmanship is to be of the highest standard throughout.
- New Walls:**
Internal and External walls to comply with SANS 10400 part K
New 230mm brickwork plastered and painted both sides in compliance with SANS 10400-XA 4.4.3.2(a) R-Value of 0.49.
- New Drainage:**
New drainage to comply with SANS 10400 part P.
1. Any damaged fittings to be replaced
2. All gully surrounds and manhole covers to be 75mm above ground level
3. Sewer connection to be exposed before commencing work.
4. I.e's to all bends and junctions
5. All wc's to have a dual flush function
- Foundations:**
1. All foundations are to be in accordance with structural engineer's design and detail and to structural engineer's approval.
- Roof:**
1. Lafarge Cupola concrete roof tiles on 38x38mm timber battens with 'stislition 405' on Engineered trusses resting on 114 x 38mm wall plates and tied into min 3 courses of brick work using galvanised steel straps @ 17.5"
2. All exposed roof members to be stained or varnished.
3. 275 x 80mm fb barge board
225 x 15 mm fc fascia board
- Ceiling:**
1. Rfnoboard ceiling on 38 x 38mm branderling @ +600mm centres.
2. Ceilings to be flush plastered and painted
3. Cornice to clients choice



Roof Plan
Scale 1:100

New Roof To Engineers details to comply with SANS 10400 Part L
New Garage to Engineers details to comply with SANS 10400 Part K
New 230mm brickwork plastered and painted both sides in compliance with SANS 10400-XA 4.4.3.2(a) R-Value of 0.49
All new walls to Engineers details to comply with SANS 10400 Part K
Ex Stoop to be bricked up and made good to all trades.
New 230mm brickwork plastered and painted both sides in compliance with SANS 10400-XA 4.4.3.2(a) R-Value of 0.49. All new walls to Engineers details to comply with SANS 10400 Part K.
New Scullery, floor level to be re-constructed to match the internal Ground Storey Floor Level. New Floor to Engineers details.
New Window to be installed as per Schedule.
New Glazing to comply with SANS 10400 Part N.
Ex internal wall to be demolished and area to be made good to all trades.
Portion of existing wall to be demolished and area to be made good to all trades.
New R.C Flat Roof to Engineers Details to comply with SANS 10400 Part L (4.3)
Portion of existing Roof to be cut back.
Existing wall to be demolished and made good to All Trades
New 1m high, Safety Balustrading to comply with SANS 10400 Part D.
Ex Area to be bricked up and made good to all trades.
New 230mm brickwork plastered and painted both sides in compliance with SANS 10400-XA 4.4.3.2(a) R-Value of 0.49.
All new walls to Engineers details to comply with SANS 10400 Part K.
Portion of existing walkway position revised.
New Walkway to Eng., details to comply with SANS 10400 Part J.

ELECTRICAL INSTALLATION NOTES:

- All exterior fittings 'plug points, lights' to be waterproof fittings
- All light fittings not dimensioned must be centered relative to rooms, wall recesses, ceiling coffers, columns or passages.
- The minimum artificial lighting levels for the occupancy and activity undertaken, in the Building, shall be in accordance with the requirements of SANS 10114-1

House Electrical Legend	
	downlight
	single wall switch

Legend For Water Reticulation	
	HOT WATER / INSULATION
	COLD WATER

House Water Legend	
	Cold Water
	Hot Water (lagged Pipe)
	Heat Pump
	250lt Geyser
	Automatic shut-off valve
	Temperature and pressure safety valve (safety valve)
	Non return valve
	Thermostatic controller
	Stop cock
	Tap mixer
	Ø15mm pipe
	Ø22mm pipe
	Ø28mm pipe Cold Water Feed Pipe

- Rainwater Goods:**
- 125 x 100mm seamless aluminium gutter
 - 100 x 100mm seamless aluminium rwdp
- Surface Bed:**
1. Concrete surface bed laid on approved dpm on brc mesh on well compacted & poisoned fill to Eng. detail.
- Balustrading:**
1. Change of level and ramps to comply with Sans 10400 part D.
Glazing:
1. All glazing to comply with Sans 10400 part N.
Lighting:
1. All lighting to have low energy cfl light bulbs only.
Retaining Walls:
1. Ex retaining (Dry stack wall) to Eng. detail.
Storm Water Layout:
1. Storm water layout to building and site to be designed by an engineer, and to comply with NBR and SANS 10400 part R
Lintels / Beams:
1. Pre-cast pre-stressed concrete lintols shall be built above every window and door opening unless otherwise specified, to Engineers details to comply with SANS 10400 Part K.
2. Bearing areas on either side of openings on all pre-cast lintol lengths shall be a minimum of 300mm;
3. Pre-cast lintols shall be propped in the centre for 7 days.
4. Brick coursing above lintols shall be to the lintol manufacturer's specification.
5. Where facebrick has been specified, pre-cast concrete lintols shall not be used.
6. Facebrick lintols (if any) to be facebrick-on-edge with brick holes used to accommodate 10mm mild steel reinforcing bars, reinforcing bars to be free of rust, grease & oil.
7. Bearing areas on either side of openings on all brick-on-edge lintol lengths shall be a minimum of 300mm;
8. Brick-on-edge lintols shall be supported with a strong soffit plank and propped in the centre for a minimum of 14 days before stripping.
9. All in-situ reinforced concrete beams to structural engineer's design, detail and specification.

No.	Revision	Author	Date

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MANOVRETI NAIDOO

project description:
PROPOSED ADDITIONS AND ALTERATIONS TO ERF 18 / 8 DAINTREE AVENUE, SYDENHAM

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SITE PLAN AND GROUND STOREY , BASEMENT PLAN , ANCILLARY UNIT.

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1:100

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M.K - S.G

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