SECTION A - A
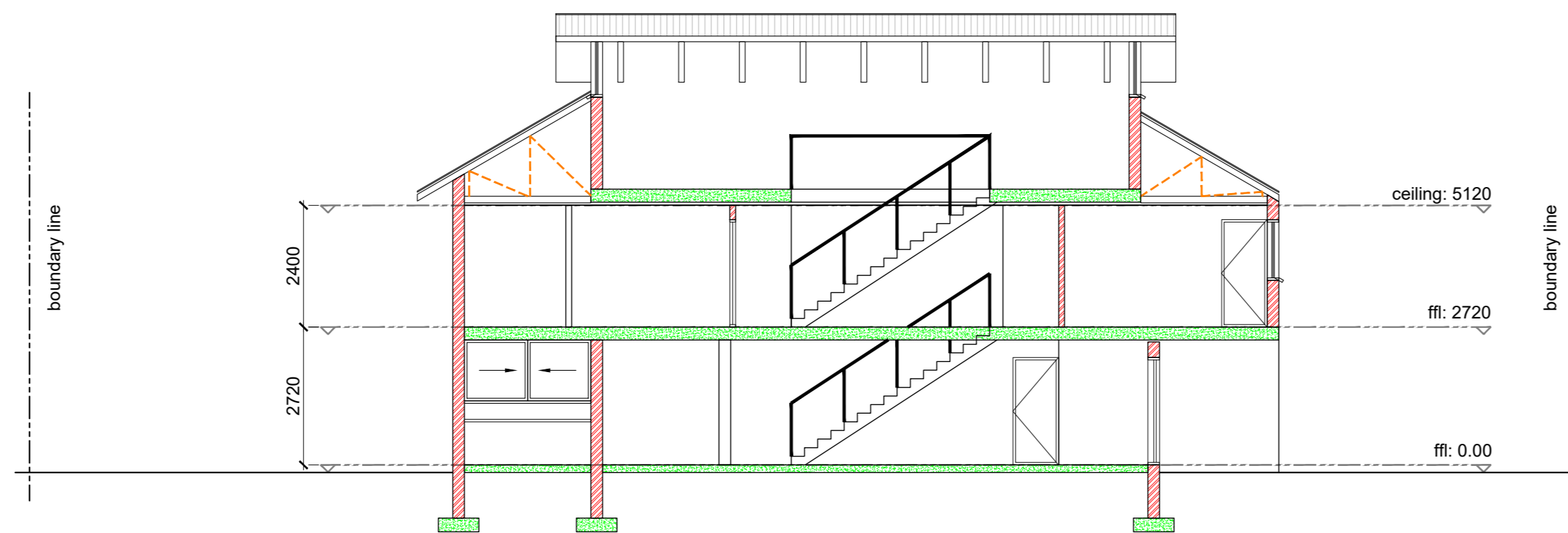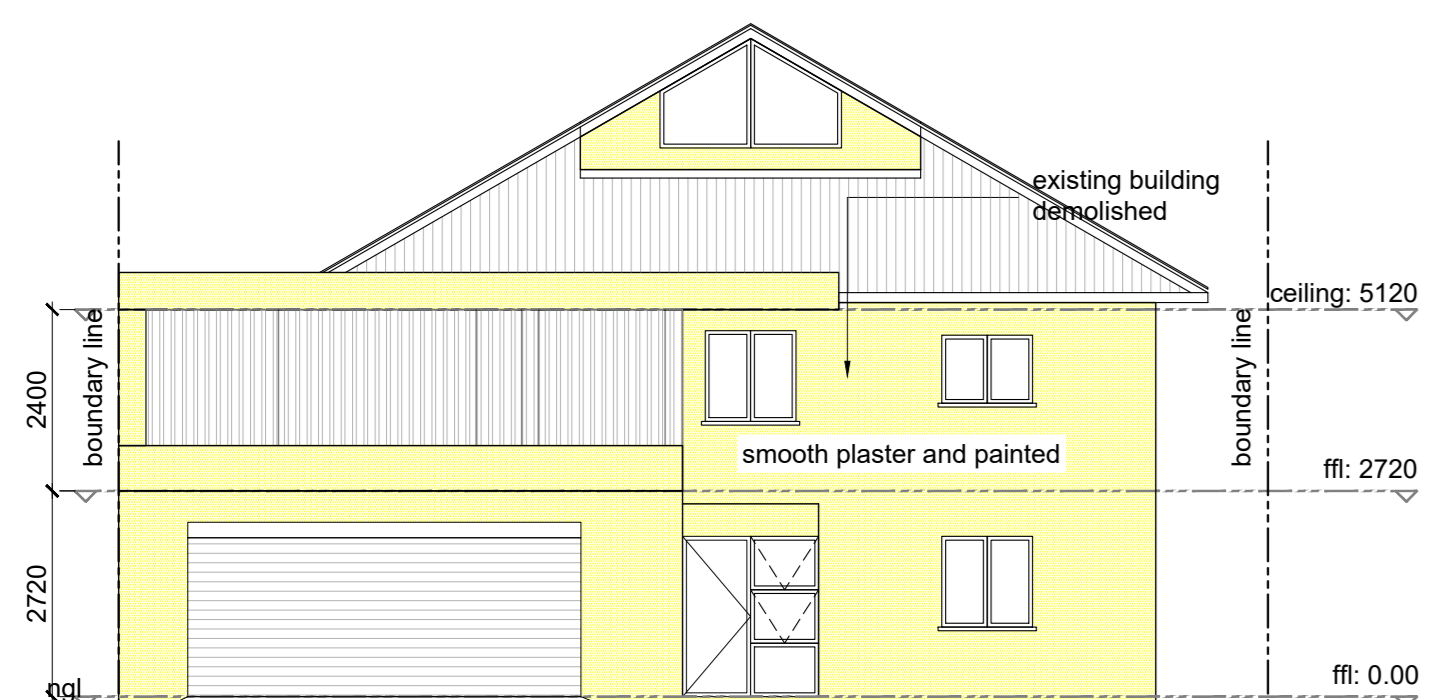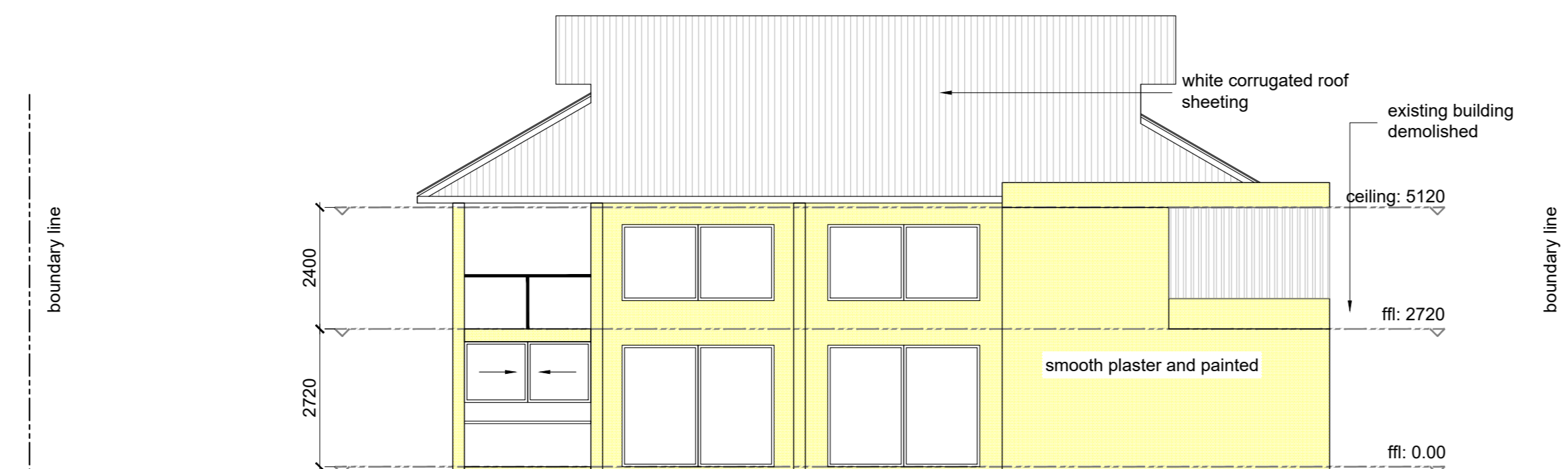SCALE - 1:100
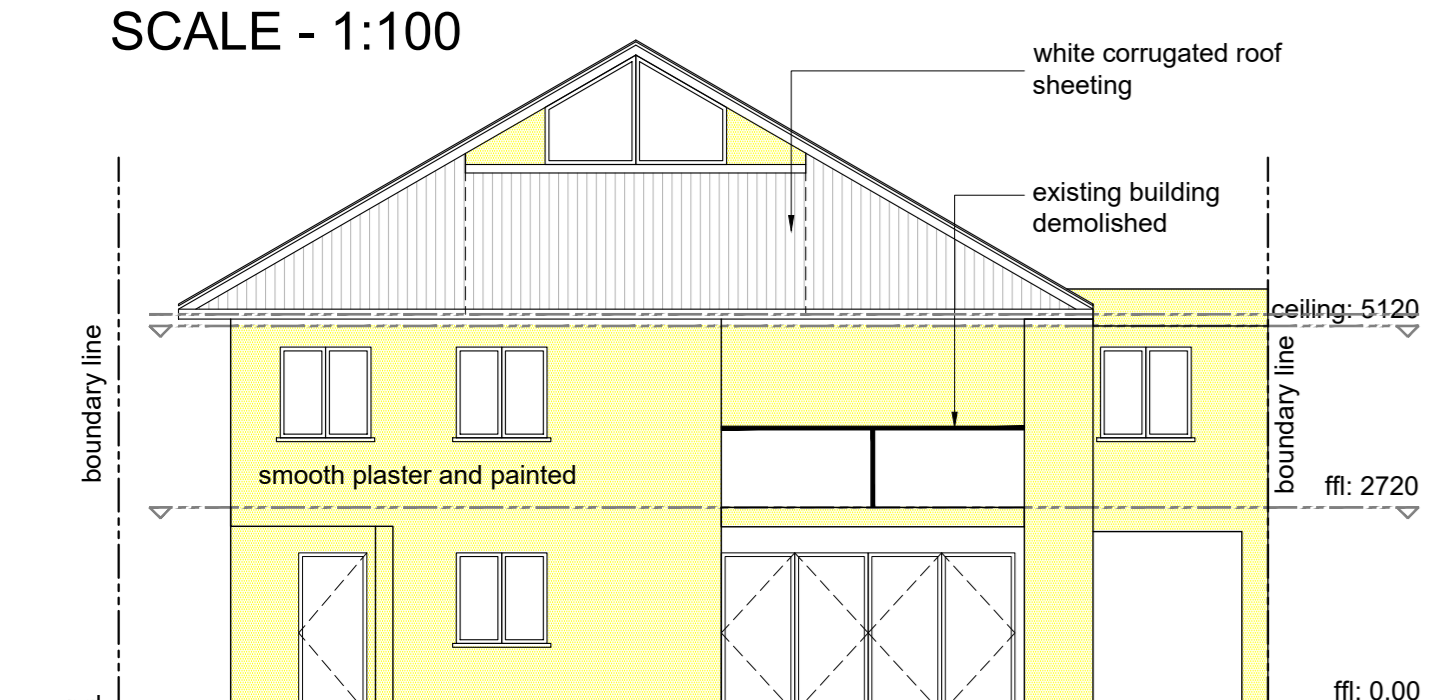
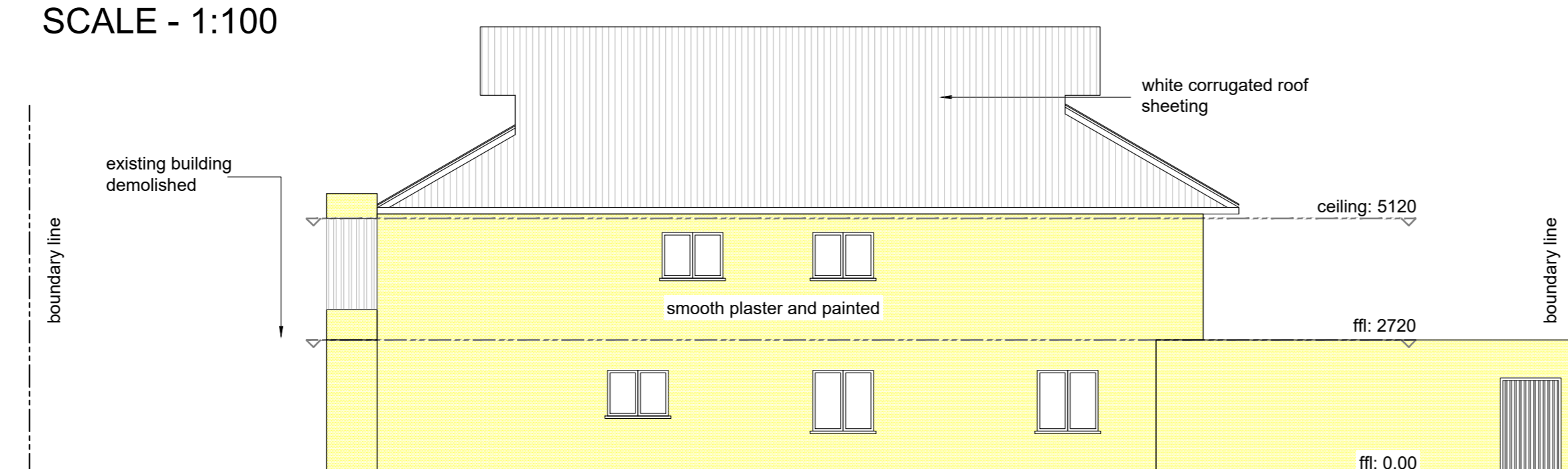# SECTION B - B
SCALE - 1:100

NORTH WEST ELEVATION
SCALE - 1:100

NORTH EAST ELEVATION
SCALE - 1:100

SOUTH EAST ELEVATION
SCALE - 1:100

SOUTH WEST ELEVATION
SCALE - 1:100

GENERAL NOTES:

Engineers drawings to take preference over architects drawings.
This drawing to be read in conjunction with the relevant engineers drawings.
The contractor must verify all dimensions , levels & existing work before any building work is commenced with. Any discrepancies, conflicting information or incorrect information must be verified with the architect and architect must be notified in writing immediately and prior to commencement of such work.
Only figured dimensions no scaling of the drawing.
All notes, descriptions & information on layout drawings must be accepted as minimum specification.
All building work and materials to comply with National Building Regulations SANS 10400, Building standards Act (103/1977) and Local Authority Bylaws.
The property owner to appoint a health and safety officer for the building works.
All demolition, site and building work to comply with health and safety report by architects and relevant consultants.
This drawing is the property of the architect, is copyright and is to be returned on completion of the contract.

ALL EXISTING STORMWATER AND SEWER
PIPES TO BE LOCATED AND VERIFIED
PRIOR TO INSTALLATION OF NEW STORM WATER
AND SEWER LINES ALL TO ENG. DETAILS.
ALL EARTHWORKS TO ENGINEERS DETAILS.
ALL BRICKWORK, LINTOLS, B.O.E, DPC, FILL
TO ENGINEERS DETAILS & SPECIFICATIONS

GENERAL SPECIFCATIONS :
ALL WORK TO COMPLY WITH SANS 10400 & L.A. BY-LAWS.
CONTRACTOR IS RESPONSIBLE FOR CORRECT SETTING OUT OF
THE BUILDING. ALL EXTERNAL & INTERNAL WALLS WITH PARTICULAR
REFERENCE TO BOUNDARIES.
CONTRACTOR TO LOCATE & IDENTIFY EXISTING SERVICES ON SITE
& TO PROTECT THESE FROM DAMAGE THROUGHOUT THE DURATION OF WORKS.
CONTRACTOR TO USE FIGURED DIMENSIONS & NOT TO SCALE OF DRAWINGS.
ALL ENTRANCE LEVELS ARE DERIVED BY USING LOCAL AUTHORITIES FORMULA.

GENERAL SPECIFICATIONS
ROOF: PITCH 22.5°
IBR SHEETING ON 38X38mm TIMBER BATTENS
AT 345mm CENTRES ON APPROVED UNDERLAY ON 114X38mm
TIMBER TRUSSES AT 1000mm CENTRES ON 114X38mm TIMBER
WALL PLATE - TO BE TIED DOWN 6 COURSES INTO BRICKWORK.

CEILINGS:
6.4mm GYPSUM RHINOBOARD CEILING FIXED TO UNDERSIDE
OF 38X38 TIMBER BRANDERING. BRANDERING TO BE
450mm CENTRES - SEE SECTION FOR INSULATION NOTE

EXTERNAL : 230mm BRICKWORK PLASTERED & PAINTED
INTERNAL : 115mm BRICKWORK PLASTERED & PAINTED

WINDOWS:
ALUMINIUM FRAMED CLEAR GLAZED WINDOWS
GLAZING TO COMPLY WITH PART N

DOORS:
TIMBER DOORS TO CLIENTS CHOICE

FLOOR CONSTRUCTION:
FLOOR FINISH ON 5MM 25mm THICK SCREED ON
100mm THICK REINFORCED CONCRETE SLAB ON 250 MICRON
DPM ON WELL COMPACTED POISONED EARTH.

PLUMBING:
WASTE PIPES: 50Ø PVC PIPES
SEWER PIPES: 100Ø PVC PIPES
INTERNAL WATER PIPES:
TO BE 13mmØ COPPER FEED TO FITMENTS

ELECTRICAL:
ALL WORK BY REGISTERED TRADESMAN

SCHEDULE OF AREAS : sqm
SITE AREA	462.92
COVERAGE PERMITTED @ 50%	231.46
COVERAGE PROVIDED @ 49.25%	228.00
F.A.R PERMITTED - N/A	462.92
F.A.R PROVIDED @ 0.77	362.00

UNIT AREA:(excluding balconies)
GROUND STOREY	162
FIRST STOREY	158
ATTIC	42
TOTAL AREA	362

WINDOW SCHEDULE

W01 TYPE OF GLASS : MONOLITHIC ANNEALED FRAME : 25 MICRONS NATURAL ANODISED AREA : 1.44msq — U/SIDE OF LINTOL — 1.44msq / window — 6 OFF — TOTAL AREA : 8.64msq

W02 TYPE OF GLASS : MONOLITHIC ANNEALED FRAME : 25 MICRONS NATURAL ANODISED AREA : 0.63msq — U/SIDE OF LINTOL — 1.91msq / window — 1 OFF — TOTAL AREA : 1.91msq

W03 TYPE OF GLASS : MONOLITHIC ANNEALED FRAME : 25 MICRONS NATURAL ANODISED AREA : 1.50msq — 3.00msq / window — 1 OFF — TOTAL AREA : 3.0msq

W04 TYPE OF GLASS : MONOLITHIC ANNEALED FRAME : 25 MICRONS NATURAL ANODISED AREA : 0.54msq — U/SIDE OF LINTOL — 1.08msq / window — 4 OFF — TOTAL AREA : 4.32msq

W05 TYPE OF GLASS : MONOLITHIC ANNEALED FRAME : 25 MICRONS NATURAL ANODISED AREA : 3.60msq — U/SIDE OF LINTOL — 7.18msq / window — 2 OFF — TOTAL AREA : 14.36msq

W06 TYPE OF GLASS : MONOLITHIC ANNEALED FRAME : 25 MICRONS NATURAL ANODISED AREA : 0.28msq — U/SIDE OF LINTOL — 0.84msq / window — 1 OFF — TOTAL AREA : 0.84msq

W07 TYPE OF GLASS : MONOLITHIC ANNEALED FRAME : 25 MICRONS NATURAL ANODISED AREA : 2.48msq — U/SIDE OF LINTOL — 3.54msq / window — 1 OFF — TOTAL AREA : 3.54msq

W08 FRAME : 25 MICRONS NATURAL ANODISED AREA : 1.06msq — 2.64msq / window — 2 OFF — TOTAL AREA : 5.28msq

ALL SHOWER DOORS AND SIDE PANELS TO BE
ALUMINIUM FRAMED WITH 6.5mm THICK
TOUGHENED SAFETY GLASS

FENESTRATION CALCS.
GROUND STOREY:

NET FLOOR AREA (EXCL WALLS): 162.52msq
REQUIRED AT 10% : 16.25
PROVIDED : 26.11msq @16%

THEREFORE COMPLIES WITH SANS10400

FENESTRATION CALCS.
FIRST STOREY:

NET FLOOR AREA (EXCL WALLS): 158.50msq
REQUIRED AT 10% : 15.85
PROVIDED : 22.26msq @14%

THEREFORE COMPLIES WITH SANS10400

FENESTRATION CALCS.
ATTIC:

NET FLOOR AREA (EXCL WALLS): 42msq
REQUIRED AT 10% : 4.20
PROVIDED : 5.28msq @13%

THEREFORE COMPLIES WITH SANS10400

XA-LIGHTING
GROUND STOREY	: 162.52
FIRST STOREY	: 158.50
ATTIC	: 42.00
TOTAL NETT FLOOR AREA	: 363.02

REQUIRED AT 5W / MSQ :
5W x 363.02 = 1815.10 W
PROVIDED :

GROUND STOREY :
GARAGE : 2 X 32 W EACH	=	64W
BEDROOM 1 : 1 X 11W	=	11W
BATHROOM : 1 X 11 W	=	11W
LIBRARY : 2 X 11 W	=	22W
SCULLERY : 2 X 11 W	=	22W
KITCHEN : 2 X 32 W	=	64W
DINING : 4 X 11 W	=	44W
TOTAL		**: 238 WATTS**

FIRST STOREY :
BEDROOM 3 : 1 X 11 W	=	11W
BEDROOM 2 : 1 X 11 W	=	11W
EN-SUITE : 1 X 11 W	=	11W
PRAYER : 1 X 11 W	=	11W
WUDU : 1 X 11 W	=	11W
BATHRROM : 1 X 11 W	=	11W
EN-SUITE : 1 X 11 W	=	11W
DRESSER : 1 X 11 W	=	11W
STUDY : 1 X 11 W	=	11W
BEDROOM 4 : 2 X 11 W	=	22W
FAMILY ROOM : 1 X 11 W	=	11W
TOTAL		**: 132 WATTS**

ATTIC :
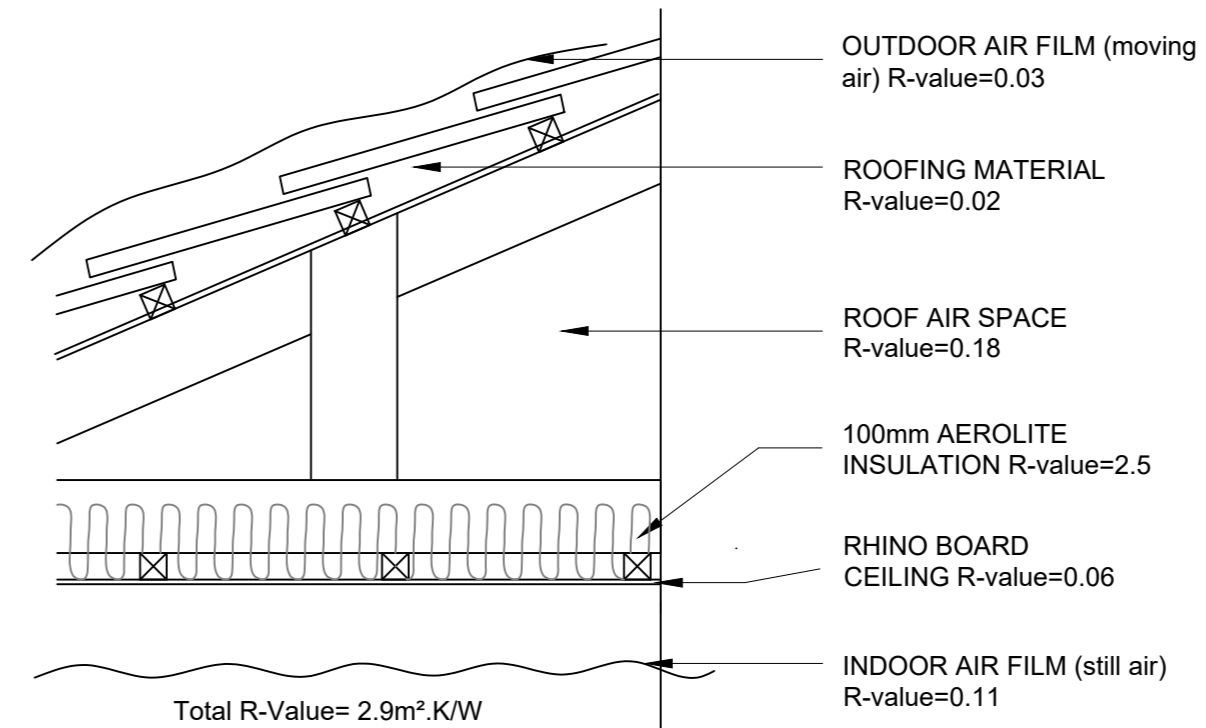|		
ATTIC : 4 X 11 W	=	44W
TOTAL		**: 44 WATTS**

TOTAL WATTS PROVIDED : 414 WATTS

ELECTRICAL DEMAND :
414 WATTS X 5 HOURS = 2070 WATTS

ACTUAL DEMAND : 414 WATTS

414 WATTS < 2070 WATTS
THEREFORE IT COMPLIES.

CONSUMPTION :
NETT FLOOR AREA X 5 HRS
363.02 X 5HOURS = 1815.10 KW PA.

ANNUAL DEMAND :
414WATTS X 5 HRS X 365 = 755 550 WATTS
$$\frac{414 \text{WATTS} \times 5 \text{HRS} \times 365}{1000} = 755.55 \text{ WATTS}$$
414 < 755.55 W
COMPLIES

TYPICAL INSULATION DETAIL
1 : 10

- OUTDOOR AIR FILM (moving air) R-value=0.03
- ROOFING MATERIAL R-value=0.02
- ROOF AIR SPACE R-value=0.18
- 100mm AEROLITE INSULATION R-value=2.5
- RHINO BOARD CEILING R-value=0.06
- INDOOR AIR FILM (still air) R-value=0.11

Total R-Value= 2.9m².K/W

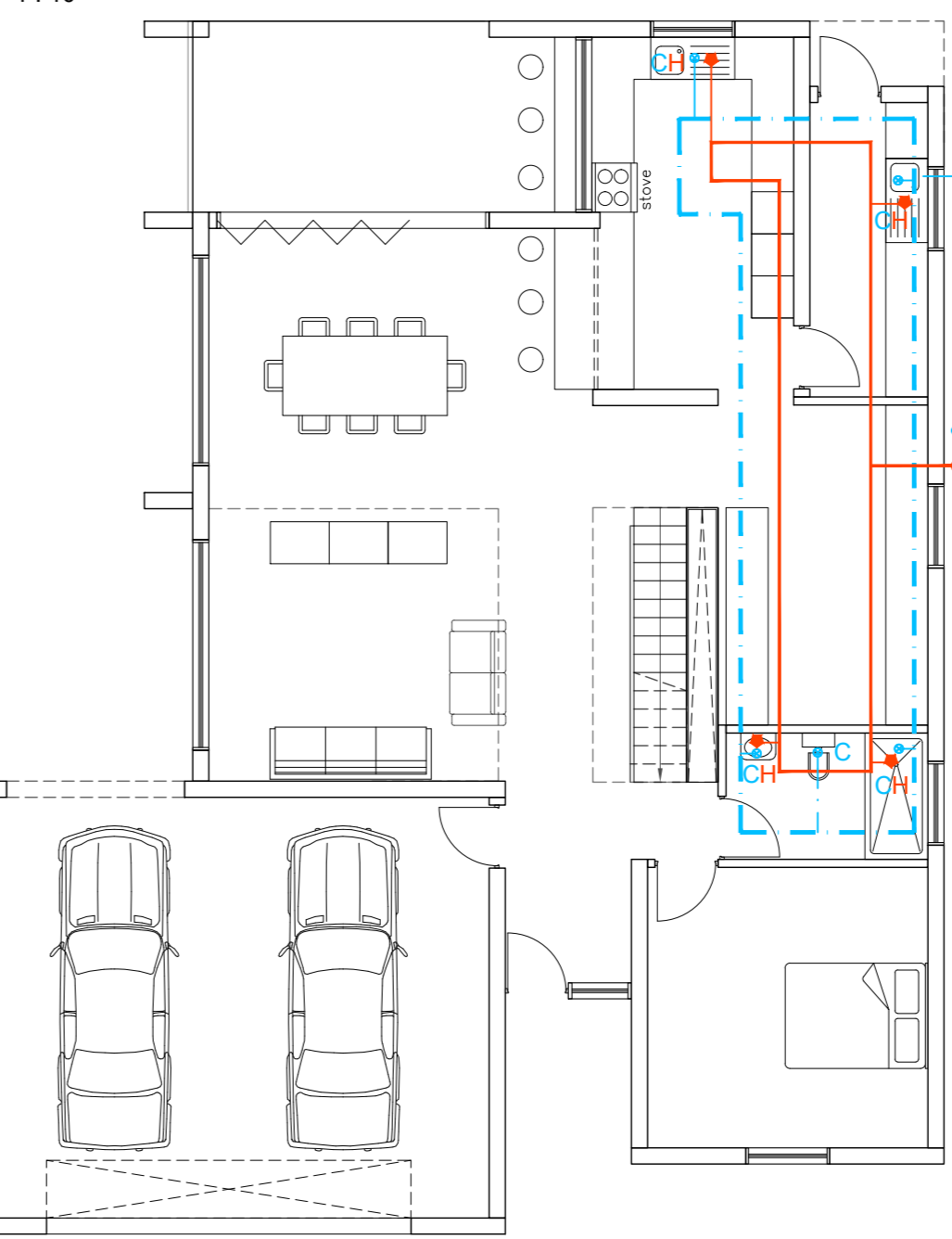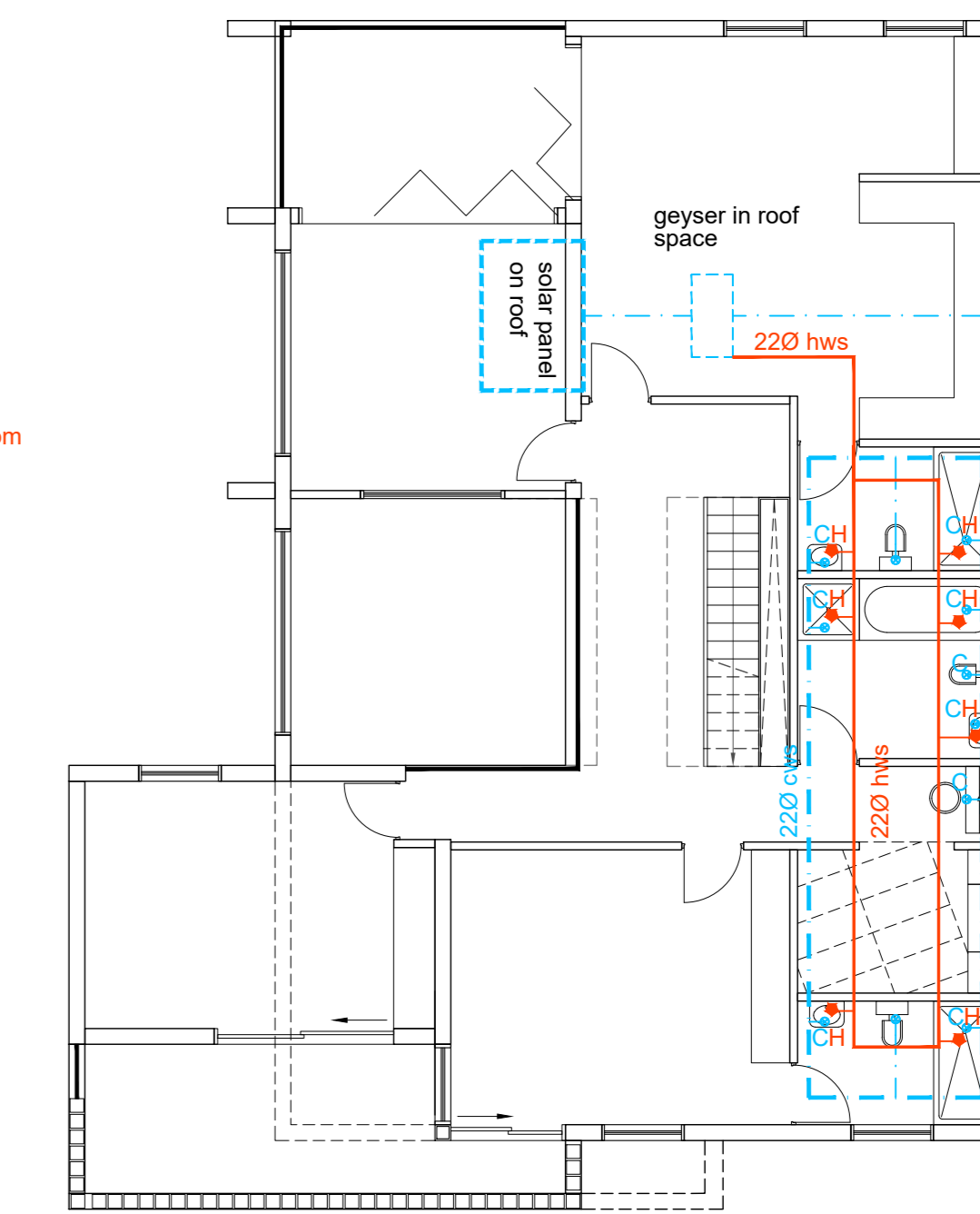## GEYSER CAPACITY : PER UNIT

POPULATION : 8 PEOPLE
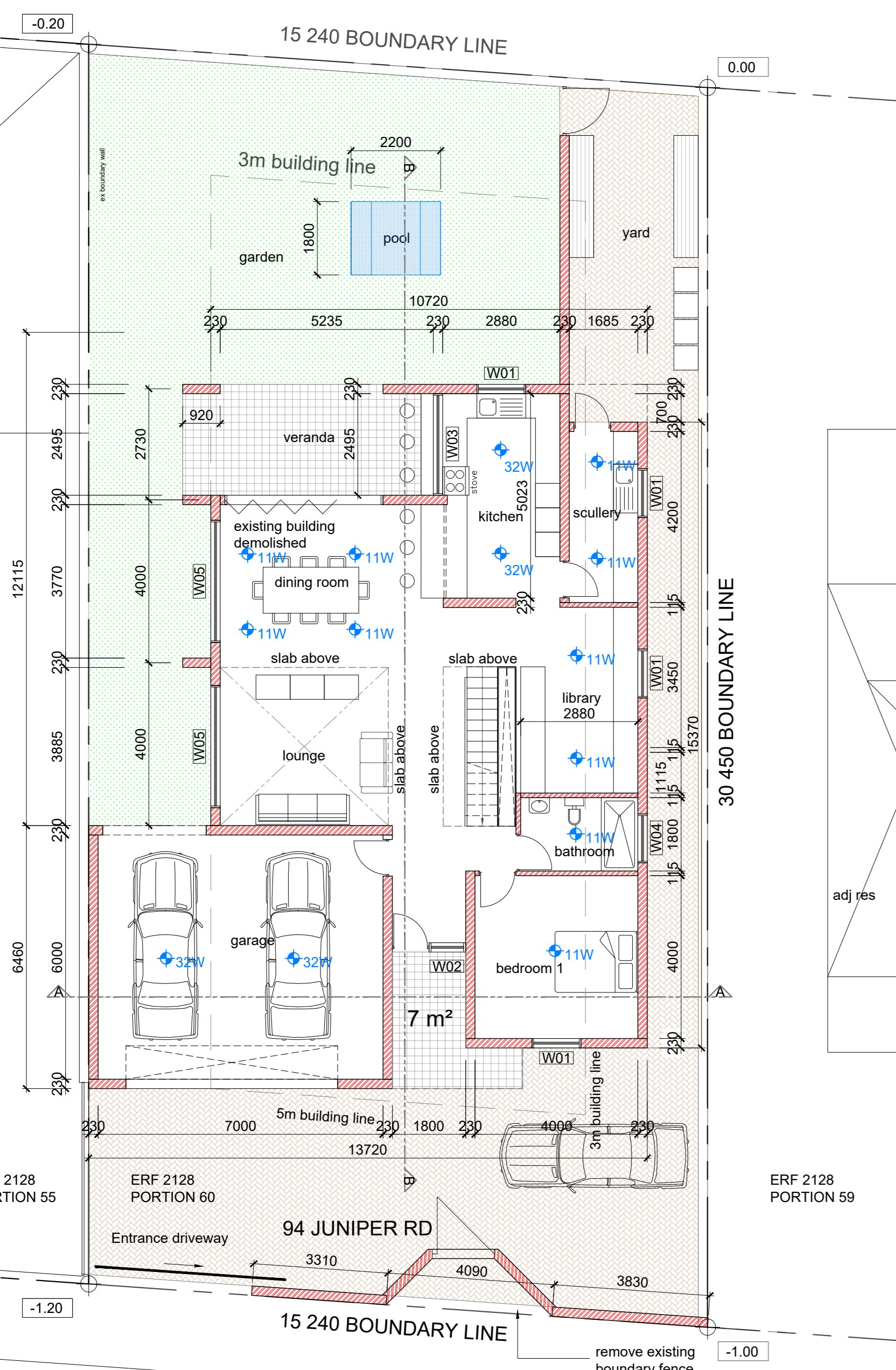ENERGY DEMAND : 5/W/msq
ENERGY CONSUMPTION : 5 kWh/msq/a

MASS :
115l x 8 people = 920 l
SHC = 4.182kj/kgk (GIVEN AS PER ISO STANDARD)
DELTA = 38° - 20° = 18°

920 l x 4.182kj/kgk x 18k = 69.25 MJ
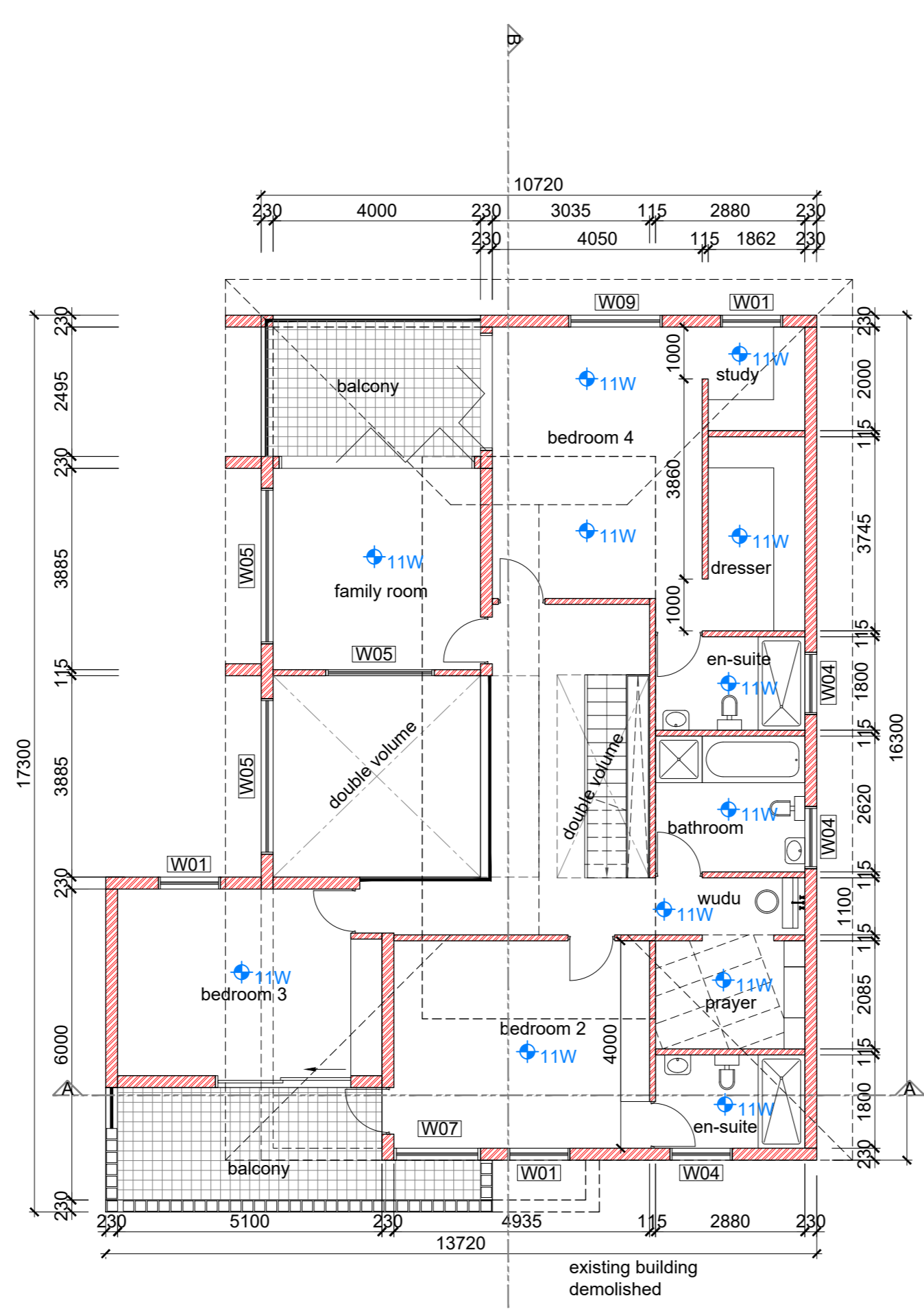50% = 34.62 MJ
= 350 l GEYSER

GROUND STOREY PLAN
SCALE - 1:100

FIRST STOREY PLAN
SCALE - 1:100

ATTIC PLAN
SCALE - 1:100

HOT & COLD WATER RETICULATION - GROUND STOREY
1 : 100
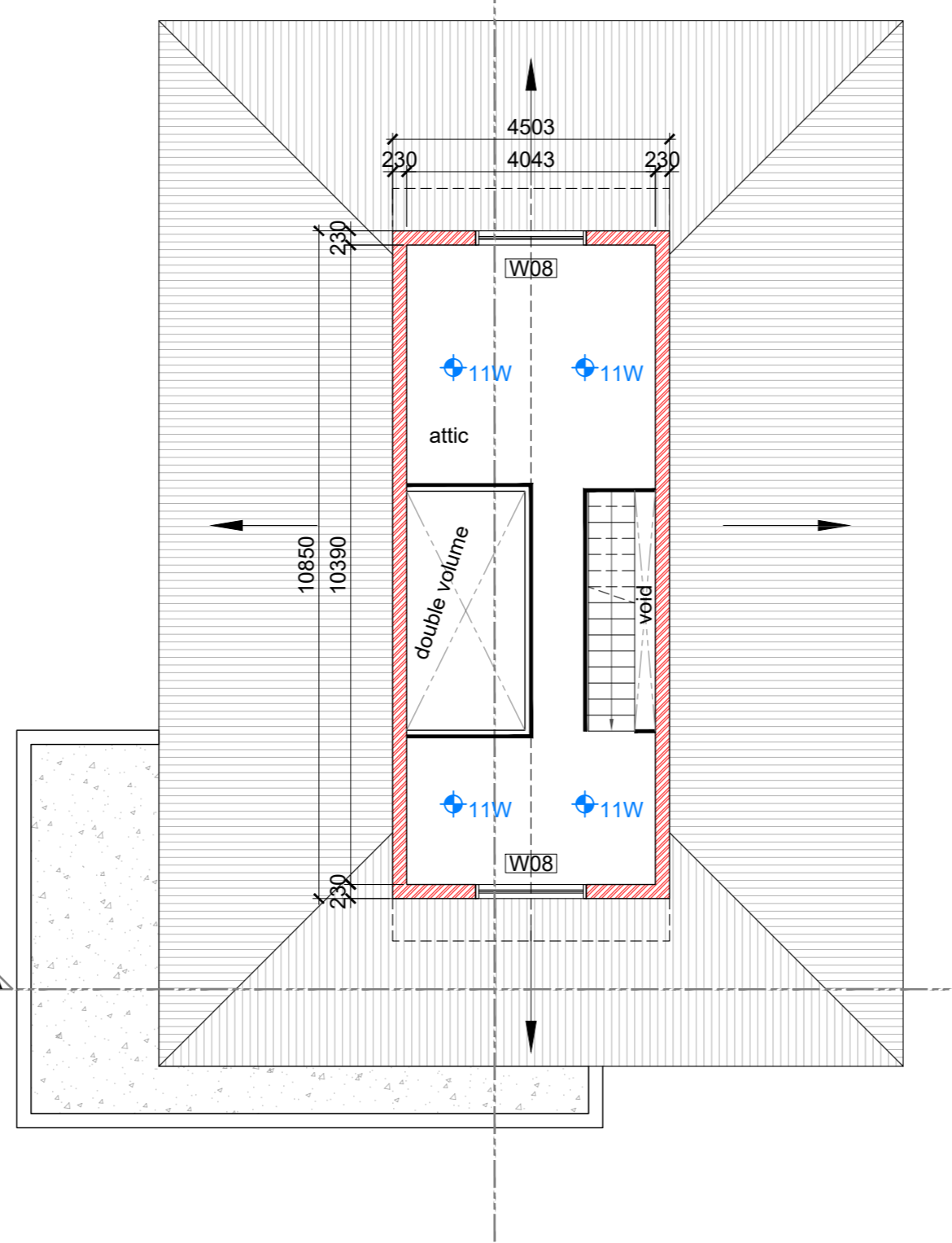
HOT & COLD WATER RETICULATION - FIRST STOREY
1 : 100

Architects Collaborative cc.
41 Cedar Road   PO Box 17181
Glenwood   Congella
Durban   4013
4001   South Africa
Tel +27 31 - 206 1591 , Fax. +27 31 - 206 1590

Design : Y.P   Drawn : N.M
Owner's Signature :
Name   Date   Sign
Architect's Signature :
YUSUF .PATEL
Name   Date   Sign

Project Name :
PROPOSED DWELLING FOR MR SUHAIL
AGJEE ON ERF 2128, PORTION 60,
ESSENWOOD

PN: 94 JUNIPER ROAD, ESSENWOOD,
DURBAN

Drawing Title :
SITE PLAN/ GROUND STOREY PLAN/
FIRST STOREY PLAN / ELEVATIONS

Scale : AS SHOWN   Date : UULY 2023
Drawing no. : 03042023 / 01   Rev.