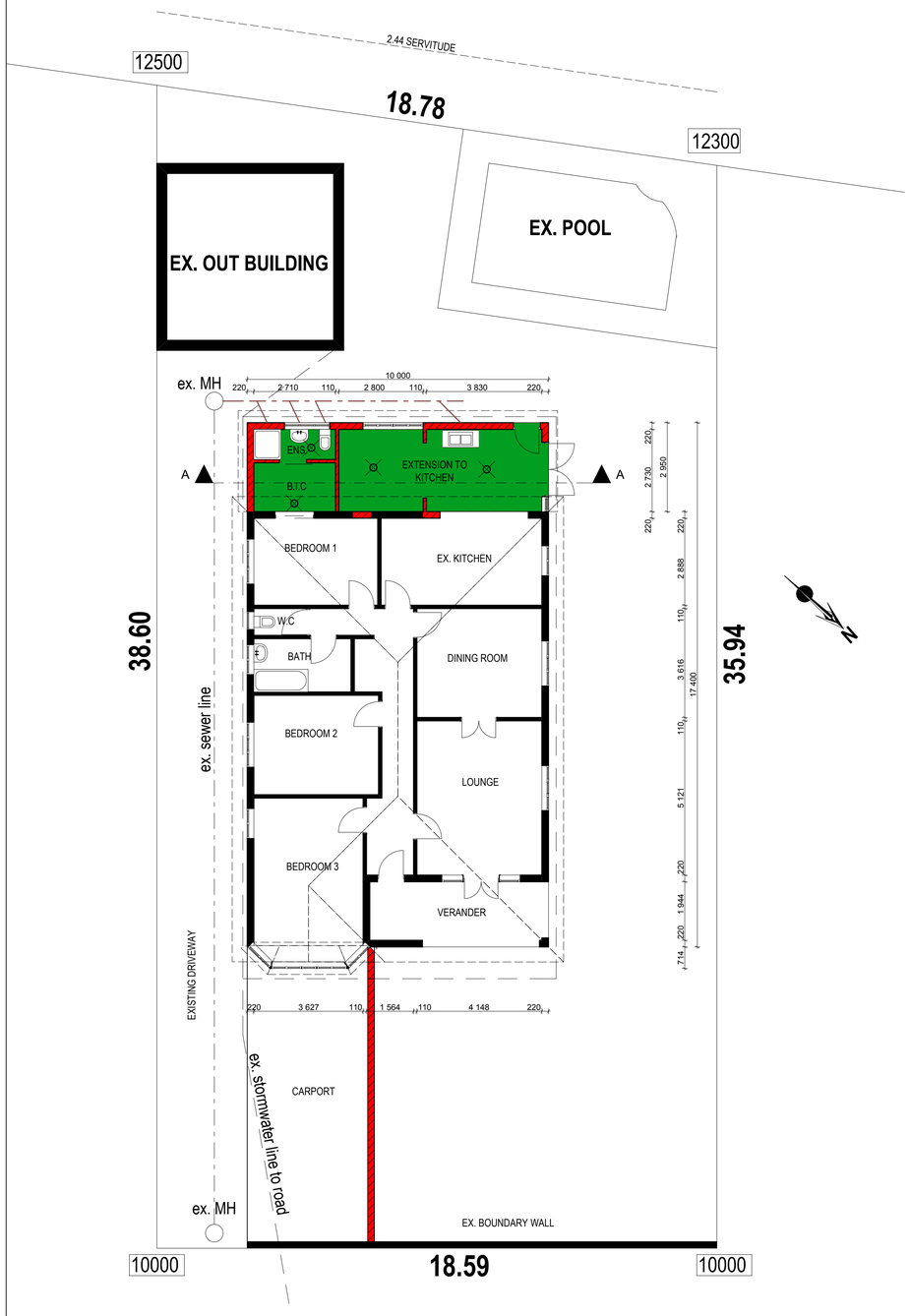
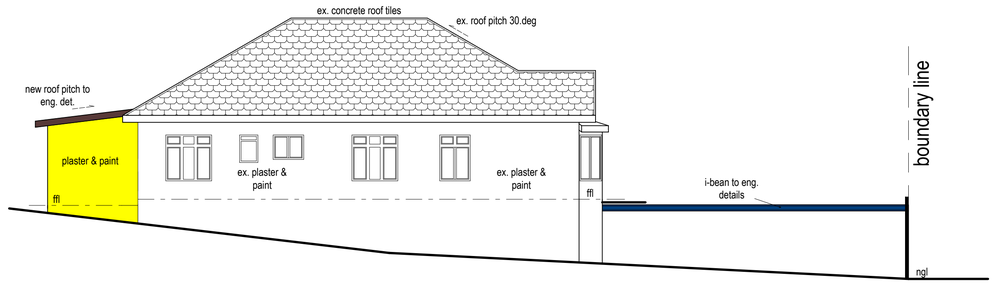
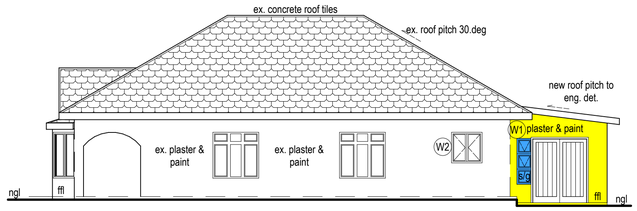


GROUND STOREY PLAN + SITE PLAN



SOUTH EAST ELEVATION



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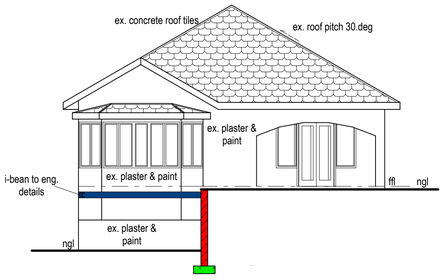

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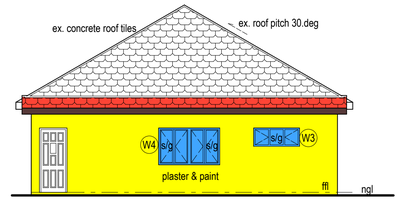

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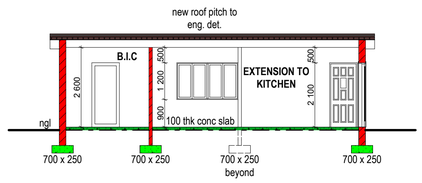

SECTION A-A

WINDOW SCHEDULE

W1	500 × 1 500	TOUGHENED SAFETY GLASS WITH 4mm THK GLAZING, ALUMINIUM FRAME.
W2	1 000 × 1 000	MONOLITHIC ANNEALED GLASS WITH 3mm THK GLAZING, ALUMINIUM FRAME.
W3	1 500 × 600	TOUGHENED SAFETY GLASS WITH 4mm THK GLAZING, ALUMINIUM FRAME.
W4	2 000 × 1 200	TOUGHENED SAFETY GLASS WITH 4mm THK GLAZING, ALUMINIUM FRAME.

LEGEND:

⊗ = 11 W

ALLOWED SKwH PER sqm
= sqm X 5 Kwh
= 29.5 sqm X 5 Kwh
= 147.50 Kwh

ENERGY CONSUMPTION
= (5 hrs per day X 365) X (4 X 11 WATTS)
= 1825 kwh X 44 watts (x 1000)
= 80.3 kwh

Hot Water Supply
1. All internal hot water supply pipes (19mm) to be insulated with a materail with a minimum R-value of 1,000 (40x40x6mm 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
= 65700 litres per annum (total consumption)
Hot water per person = 15 litres

Roof insulation
Ventilation : Unvented
Climate Zone : 5
Orientation : North East

R- VALUES

Clay Roof Tiles :	0,48
Plaster Board Gypsium 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
CEILINGS	
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

FENESTRATION - FIRST STOREY ANCILLARY UNIT
1. NETT FLOOR AREA= 46.29

2. GLAZING AREA: TOTAL= 4.99
NORTH WEST ELEVATION = 1.69 NORTH WEST ELEVATION =
SOUTH WEST ELEVATION = 3.30 SOUTH EAST ELEVATION =

3. 15% OF NETT FLOOR AREA:
(sqm/100) X 15= 6.94

CONCLUSION: TOTAL GLAZING AREA < 15% OF NET FLOOR AREA
4.99 sqm < 6.94 sqm

GLAZING IS LESS THAN 15% OF NETT FLOOR AREA OF PROPOSAL THEREFORE CALCULATIONS ACCORDING TO SANS 204 NOT REQUIRED.

GENERAL NOTES

ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS SANS 10400-2011. ALL LEVELS AND DIMENSIONS TO BE CHECKED AND VERIFIED IN SITE PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATLEY.

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 GEYSERS
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.

GLAZING NOTES:

GLAZING TO COMPLY WITH PART N OF SANS 10400- 2011

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.

STRUCTURAL:

ALL REINFORCED CONCRETE WORK AND RETAINING WALLS TO BE STRICTLY IN ACCORDANCE WITH REGISTERED STRUCTURAL ENGINEEERS DETAILS AND SPECIFICATIONS.

SANS 10400XA:

WALLS:
NON-MASONRY WALL WILL HAVE 'R' VALUES AS PROVIDED. (SANS 10400-XA-4,4,3,1)
DOUBLE SKING MASONRY WITH PLASTER INSIDE OR RENDER
OUTSIDECOMPLIES,SINGLE LEAFE, MIN. 140MM WITH PLASTER INSIDE OR RENDER OUTSIDECOMPLIES. (SANS 10400-XA-4,4,3,2)
OTHER MASONRY WALLS WILL HAVE 'R' VALUE OF 0,35. (SANS 10400-XA-4,4,3,3).

FENESTRATION:

AIR LEAKAGE SHALL NOT EXCEED 2L/S/METERS SQUARE FENESTRATION AREA; 0.306 L/s/METERS SQUARE FIXED GLAZING; AND 5 L/s/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

PROPOSED ADDITIONS & ALTERATIONS TO EXISTING DWELLING AND CARPORT FOR A+R MURUVEN @ 131 RICK TURNER ROAD ON LOT 8905 OF DURBAN

PROJECT

SCHEDULE OF AREA

SITE AREA	**693 sqm**
EX. COVERAGE	**184.86 sqm**
PROP. COVERAGE	**29.50 sqm**
TOTAL COVERAGE	**214.36 sqm**
PERMITTED COVERAGE	**277.20 sqm**
EX. FAR	**184.86 sqm**
PROP. FAR	**29.50 sqm**
TOTAL FAR	**214.36 sqm**
PERMITTED FAR	**n/a**

THE PERFECT PLAN
P.O.BOX. 561318
CHATSWORTH 4030
TEL : 084 779 4061
SACAP : D1082

Drawn by KOVESHAN NAIDOO Date

Checked by JOSAH PERUMAL Date

Drawing Scale **1:100**