



- NOTES
- 2 vermin proofed air bricks to be
 - all glazing to comply with part N SANS 10400
 - windows to be aluminium
 - all foundations to be 1m clear of dc services
 - no part of bdy wall or foundation to encroach over bdy
 - drawing to be read in conjunction with eng.
 - barge and fascia boards to be provided
 - plan to comply with SANS 10400
 - all dimensions and levels to be checked on site before commencement of work. any discrepancies should be brought to the authors attention
 - bdy beacons to be exposed before starting work
 - conc. roof tiles on 38x38 battens on pvc underlay on 114x38 trusses on 114x38mm timber wall plate
 - retaining wall to engineers drawing
 - walls and lintels to engineers specs
 - roof and roof specs to engineers
 - plan is for submission purposes only
 - do not scale of the drawing
 - all municipal services to be exposed, before connection

DOOR SCHEDULE

DOOR TYPE:	Standard approved 2000x2100xaluminium door with 500mm side light	Standard approved 900x2100x4mm solid flush timber door with approved veneer both sides and two edge strips.
DOOR CODE:	D2	D1
QUANTITY:	3	5
GLAZING:	4mm tsg	NONE

WINDOW SCHEDULE

WINDOW TYPE:	600mm x 600mm aluminium window	500x1200mm aluminium window	900mm x 1200mm aluminium window	1000mm x 1200mm aluminium window
WINDOW CODE:	W1	W2	W3	W4
QUANTITY:	3	6	1	1
FRAME:	aluminum frame	aluminum frame	aluminum frame	aluminum frame
GLAZING:	4mm safety glass	4mm monolithic annelid	4mm monolithic annelid	4mm toughened safety glass

CONDUCTANCE COMPLIANCE

PART XA COMPLIANCE - CLIMATIC ZONE 5

Fenestration	Building area ground floor - including garage, 72.5sqm x 20% = 14.5sqm Glazing area, 9.69sqm	Building area first floor - area 87.5 sqm x 20% = 17.5sqm Glazing area, 16.62 sqm
Under floor Heating:	Not applicable in proposal	
Seyser Tank 150L:	Hot water service pipes (<800) to be clad with insulation with a min R-value of 1.00.	
solar panel:	solar panel by specialist	
Hot Water Supply:	Required: 60 Ltrs/day	Complies: 120 Ltrs/day
Shading:	Vertical height values (H) are indicated on elevations. Horizontal projection value (P) is 600mm.	
Walls:	Single leaf min. 140mm with plaster inside and render outside as per SANS 10400 Part XA 4.4.3.2	
Roofing:	Min. required total R-value (sqm. KW) - 2.7 Direction of heat flow - Down R-value (sqm. KW) of roof covering material - 0.48 R-value (sqm. KW) of ceiling material - 0.05 Added R-value of insulation - 2.17 Aerolite or Isotherm insulation product with required specs to used otherwise similar. 100mm Thick Flexible Fibre Glass Blanket. 10 - 18 Kg/sqm 0,040 W/(m.k.)	

ENERGY COMPLIANCE

DWELLING 2

Room	Power (W)	Room	Power (W)
kitchen	20W	Bedroom 2/en suite	30W
lounge	40W	Bedroom 1/en suite	50W
bedroom 3/en suite	30W	passage	20W
wc-ground floor	10W	balcony	20W
TOTAL	220W		

ENERGY DEMAND

163.5SQM X 5W = 817.5Kw/p.a max

ENERGY CONSUMPTION-SECOND DWELLING

TOTAL WATTS	HOURS / DAY	DAYS / YR
220W	5	365
401500w / 1000 = 401.5Kw		
401Kw < 817.5KW COMPLIES		

AREA SCHEDULE
EX COVERAGE 170.5
PROP COVERAGE 87.71
TOTAL COVERAGE 258.21

PHONE NO *B. Rudesi Narain*

OWNER'S SIGNATURE

PROJECT
PROPOSED SECOND DWELLING
MRS B B NARAIN
39 ALAMEIN ROAD
MONTCLAIR

CAD DESCRIPTION
ERF 314 MOBENI
DRAWING

SUBMISSION PLANS - DWG SP001

SCALE DRAWN DATE
NS NS 5/10/2022

SACAP REG NO. D0872

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