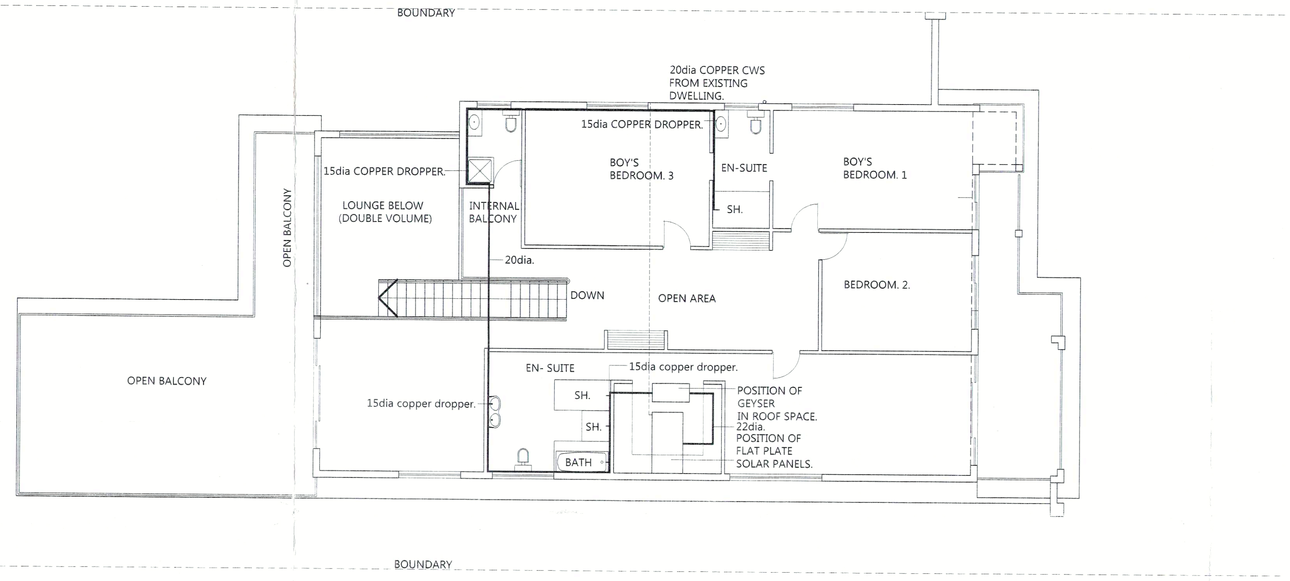
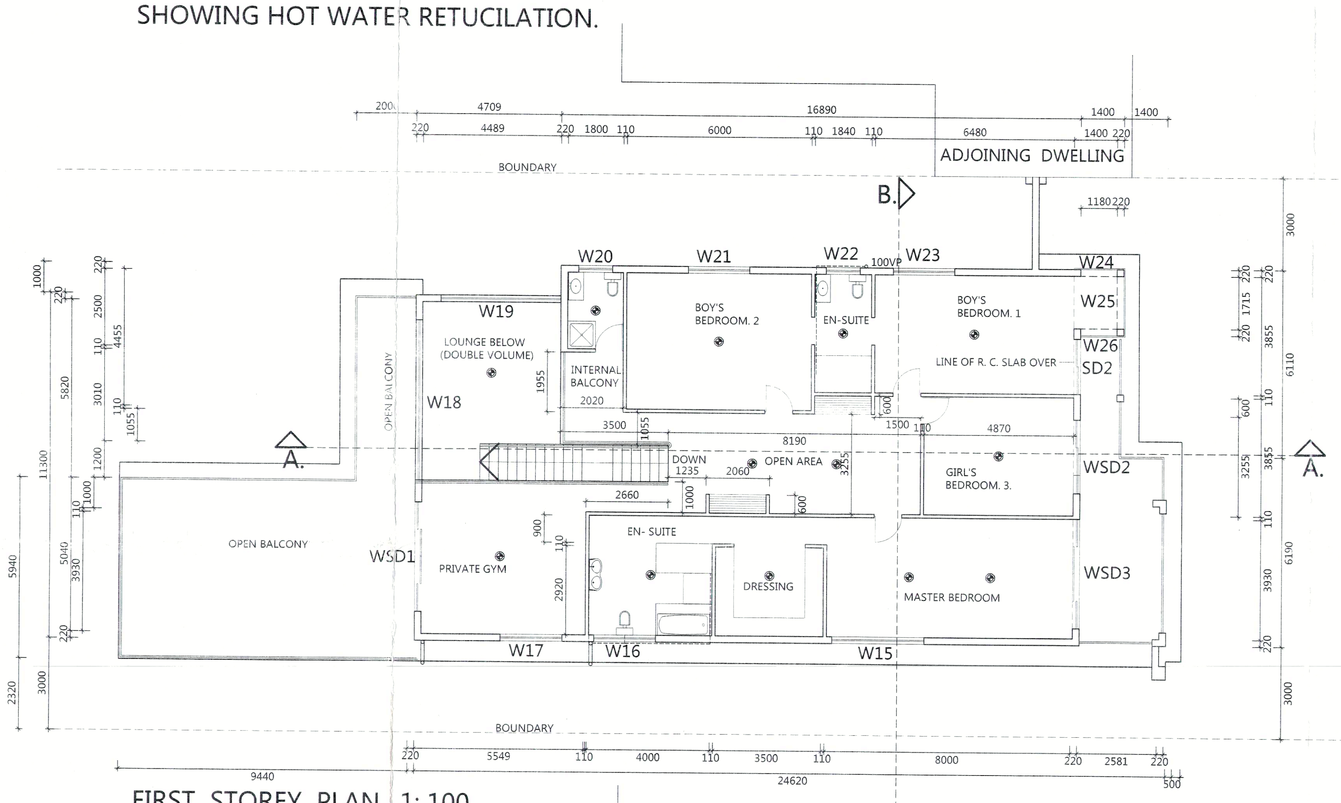


FIRST STOREY PLAN. 1: 100.
SHOWING HOT WATER RETUCILATION.

———	28dia. COPPER HOT WATER SUPPLY (HWS) WITH MIN. 40mm. LAGGING. ISOVER OR EQUALLY APPROVED.
———	28dia. COPPER COLD WATER SUPPLY (CWS).
C. H.	MIXER - SINGLE LEVER MANUAL CONTROL.



FIRST STOREY PLAN. 1: 100.

GROUND STOREY PLAN
AND SITE PLAN. 1: 100.

ROOF: 3degrees.

LONG SPAN METAL SHEETS
ON 50 x 76 PURLINS AT 1. 400 CENTRES
ON 38 x 152 RAFTERS AT 1. 200 CENTRES
TO ENGINEER'S DETAILS.
FIBRE CEMENT FASCIA AND BARGEED .
PVC GUTTERS AND DOWNPIPES.

DIRECTION OF HEAT FLOW	DOWN.
TOTAL R VALUE.	2. 70m2 K/W
R VALUES ROOF: METAL SHEETS.	0. 36m2 K/W
R VALUE 10mm. GYPSUM CEILING.	0. 06m2 K/W
REQUIRED R VALUE FOR INSULATION.	2. 29m2 K/W
100mm. THICK FLEXIBLE PINK AEROLITE FIBRE GLASS BLANKET. R VALUE.	2. 50m2 K/W
R VALUE ACHIEVED = 0. 48 + 0. 06 + 2.5 = R VALUE ACHIEVED > TOTAL R VALUE.	3. 040m2 K/W

FLOOR:

100mm. BS. REF. 100 MESH REINFORCED CONCRETE SURFACE BED
ON 250 MICRON SABS APPROVED ON COMPACT EARTH.
EARTH TO BE POISONED.
NO UNDER FLOOR HEATING OR PERIMETER FLOOR SLAB EDGE INSULATION.

WALLS:

ALL WALLS TO BE REINFORCED WITH BRICKFORCE TWO COURSES BELOW WINDOW SILLS, OVER DOOR AND WINDOW HEAD AT WALL PLATE LEVELS IN SOLID CEMENT MORTAR JOINTS.
FOUNDATIONS TO ENGINEER' DETAILS.

FOUNDATIONS TO COMPLY WITH THE DESIGN REQUIREMENTS MADE BY THE ENGINEER IN THE GEOTECHNICAL ENGINEER'S REPORT

BALUSTRADES- SPACING NOT TO EXCEED 100mm. IN COMPLIANCE WITH SANS 10400 PART D.

STAIRS- RISERS AND TREADS TO COMPLY WITH SANS 1000 PART M.
RISERS - 200 MAXIMUM.
TREADS - 250 MINIMUM

LIGHTING AND POWER:

DWELLING:

LOUNGE/DINING/KITCHEN.	5 X 11 cfl.
SCULLERY.	1 X 11 cfl.
GARAGE.	2 X 11 cfl.
TV LOUNGE.	1 X 11 cfl.
GUEST BEDROOM 1.	1 X 11 cfl.
GUEST BEDROOM 2.	1 X 11 cfl.
EN- SUITE.	1 X 11 cfl.
MASTER BEDROOM	2 X 11cfl.
DRESSING	1 X 11cfl.
EN-SUITE.	1 X 11cfl.
PRIVATE GYM.	1 X 11cfl.
OPEN AREA.	2 X 11cfl.
BOY'S BEDROOM. 1	1 X 11cfl.
BOY'S BEDROOM. 2.	1 X 11 cfl.
GIRL'S BEDROOM. 3.	1 X 11 cfl.
EN- SUITE	1 X 11 cfl.
TOTAL.	=23 X 11 = 253 WATTS.
LIGHT USAGE PER DAY	= 5 hours.

MAXIMUM ENERGY DEMAND: 426. 757 X 5 = 2. 133. 785WATTS
ACHIEVED ENERGY DEMAND = 253 WATTS
ACHIEVED ENERGY DEMAND < MAXIMUM ENERGY DEMAND
ACHIEVED ENERGY CONSUMPTION = 426. 757 X 5 = 2. 133. 785KWH.
ACHIEVED MAXIMUM ENERGY CONSUMPTION PER ANNUM
= 426. 757 X 5 X 365 = 778. 831. 525KWH.
ACHIEVED ENERGY CONSUMPTION < MAXIMUM ENERGY CONSUMPTION.

WATER RETICULATION:
7 PERSONS- 115 LITRES PER PERSON.
7 x 115LITRES = 805 LITRES PER DAY
ENERGY DEMAND 15KWATTS PER SQ. M.
ENERGY CONSUMPTION-5KWATTSPER SQ. M.
PER ANNUM- MASS 115 LITRES x 7 PEOPLE = 805LITRES.
HSC = 4.182KJOULES- TEMPERATURE (DIFFERENCE) 18degrees
805 x 4.182 x 18 KJOULES = DEMAND
60. 597/ 1000 = 60. 597 MEGAJOULES.
TAKE 50% = 30. 298 MEGA JOULES.

HOT WATER RETICULATION

GEYSER - PRIMARY SOURCE - SOLAR ESKOM APPROVED SUPPLIER AND ACCREDITED INSTALLER. KWIKOTT 150L SOLAr heat geyser (DIRECT) .1000 X 2000 X 80MM PANELS X 1 AS RECOMMEDED BY SUPPLIER
SECONDARY - BACK UP POWER SUPPLY OF 2KW
NOTE: PWER SUPPLY IS 50% OF NORMAL 4KW .GEYSER BLANKET : MIN R VALUE REQUIRED 2 SABS APP. ISOTHERM 110MM TO ACHIEVE R VALUE OF 2.73

STRUCTURAL
SOLAR PANELS SUPPORT & FIXING TO STRUCTURAL ENGINEERS DETAILS
ADDITIONAL LOADING TO BE ACCOMODATED FOR TO ENGINEERS DETAIL AND SPECIFICATIONS.

PIPING INSULATION
1.ALL EXPOSED PIPING SUPPLYING HOT WATER TO BE INSULATED WITH THERMAL PRODUCTS WITH MIN. R VALUE OF 1
2. ALL HOT WATER PIPES (COPPER) ARE TO BE EMBEDDED IN WALL. ALL EXPOSED HOT WATER PIPES TO AND FROM HOT WATER CYLINDERS TO BE INSULATED WITH PIPE INSULATION EXPOSED PIPES PRODUCT - ECOFLEX FLEXIBLE PIPE INSULATION TO 22MM COPPER PIPE. OVERALL DIAMETER INCLUDING LAGGING = 26.5MM. PRODUCT IS SANS 10177 APPROVED
3. CONTRACTOR TO ENSURE MIN. DISTANCE TO BE ACHIEVED BETWEEN GEYSER AND FITTING

WATER PIPES:

INTERNAL DIAMETER OF HOT WATER SERVICE PIPE. = 80mm.
MINIMUM R VALUE FOR PIPE INSULATION = 1 0
100mm. THICK PINK AEROLITE FLEXIBLE FIBRE GLASS BLANKET R VALUE 2
GEYSER TO BE WRAPPED WITH PINK AEROLITE FLEXIBLE FIBRE GLASS BLANKET. R VALUE 2
50% OF WATER TO BE HEATED CONVENTIONALLY AND
50% OF WATER TO BE HEATED BY HEAT PUMP.

SANS 10400 PART T4.9.2c TO COMPLY.
NO COMBUSTIBLE ROOF COMPONENTS SHALL PENETRATE THE WALL DIVIDING SPARATING SPACE BETWEEN THE GARAGE AND THE HABITABLE ROOM.
CONTRACTOR IS TO ENSURE NO INTERFERENCE IS SUSTAINED TO NEIGHBOURING STRUCTURES DURING CONSTRUCTION.
IMPORTANCE:
PRIOR TO UNDERTAKING ANY CONSTRUCTION WORK ON SITE, PROVING TRENCHES ARE DUG TO VERIFY THAT NO UNDERGROUND SERVICES EXIST WHICH WILL BE AFFECTED BY THE PROPOSAL. WHERE UNDERGROUND MUNICIPAL SERVICES ARE LOCATED, THE RELEVANT MUNICIPAL SERVICE DEPARTMENT IS TO AUTHORISE THAT WORK OVER SUCH SERVICES MAY CONTINUE.

SCHEDULE OF AREAS:

SITE AREA.	963.000
PERMITTED COVERAGE 40%.	385. 200
PERMITTED. FAR.	N / A
DEMOLISHED AREA.	32. 844
EXISTING HOUSE.	192. 525
PROPOSED GROUND STOREY	192. 675
PROPOSED FIRST STOREY	247. 853
TOTAL NEW FLOOR AREA	440. 528

SCHEDULE OF AREAS.

	m2
SITE AREA (NETT)	963. 000
COVERAGE 40%.	385. 200
EXISTING FLOOR AREA.	192. 525
PROPOSED FLOOR AREA.	440. 528
TOTAL FLOOR AREA.	633. 053
EXISTING COVERAGE.	192. 525
PROPOSED COVERAGE.	192. 675
TOTAL COVERAGE.	385. 200

LOCAL AUTHORITY STAMP

276 05 18
SHEET COPY
ETHEKWINI MUNICIPALITY (CENTRAL)
[redacted] 05 18
APPLICATION No
276 05 18
BUILDING APPLICATION
APPROVED in terms Sec. 7 of The National Building Regulations and Building Standards Act No. 103/1977
2018 -06- 01
DATE
LOCAL AUTHORITY
This plan is approved on the basis of the information shown herein.
Attention is drawn to the attached documentation & that this approval shall lapse ONE year after the above approval date unless the erection of the building in terms of NSR 2.1 103/1977 is commenced.

ENCROACHMENTS INTO/OVER SERVITUDES
Any construction work undertaken by the owner which encroaches upon a Municipal servitude is undertaken entirely at the owner's risk. Any authority of the council thereto shall not be waivro of the Municipality's right in respect of such servitude.
Prevailing benches to locate the exact position of Municipal services is to be done before any building work is undertaken and is the responsibility of the applicant.
NO concrete hardening is permitted over servitude areas

ADDITIONS AND ALTERATIONS TO DWELLING.
AT NO: 30 KENTUCKY DRIVE
ON PORT. 366 OF ERF. 3193 AND PORT. 2 OF ERF. 3193
DURBAN NORTH.

OWNER: Y. S. MODAN.
YOUSUF: 082 821 6786.
owners signature

Sheet No: SHEET 1 OF 3.
Date: 27. 04. 2018./23. 05. 2018
Revision:

DICKIE PILLAY
Architectural Draughtsman & Consultant
Reg.No : D0698
20 Quilpalm Avenue
Shastri Park,
Phoenix, 4068
Tel/Fax: 0315050327
Cell: 0832255671.
email:
maldickdesign@gmail.com
Drawn By : M. S. PILLAY
Drawing No: 2018/0427