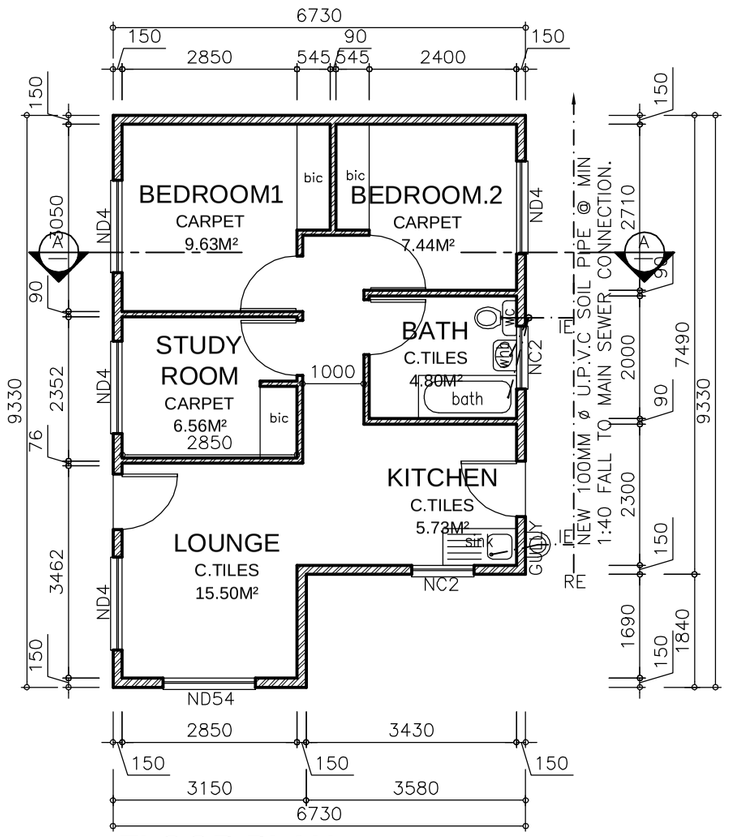
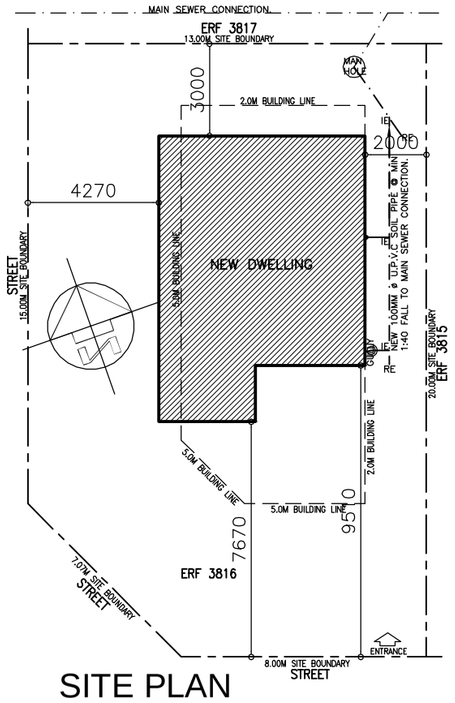


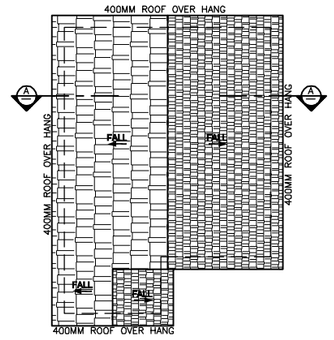
FLOOR PLAN

SCALE 1:100



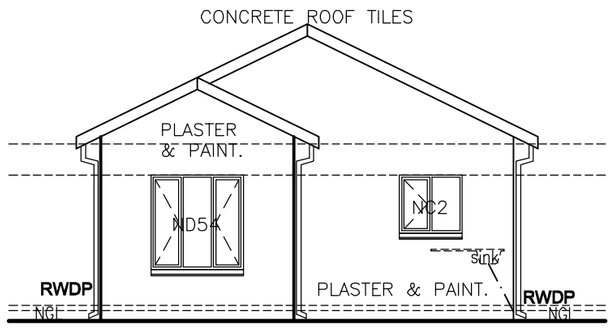
SITE PLAN

SCALE 1:200



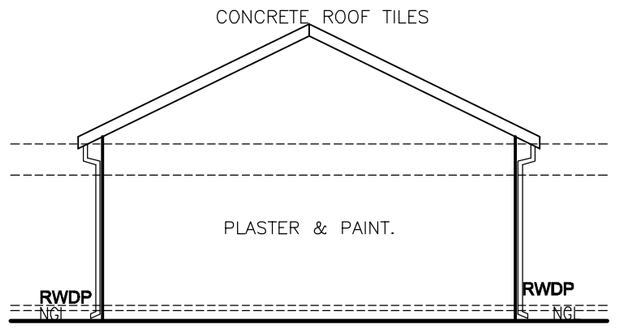
ROOF PLAN

SCALE 1:200



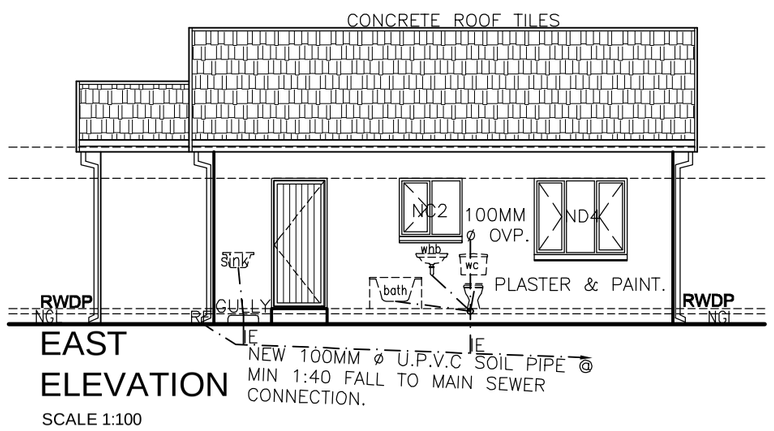
SOUTH ELEVATION

SCALE 1:100



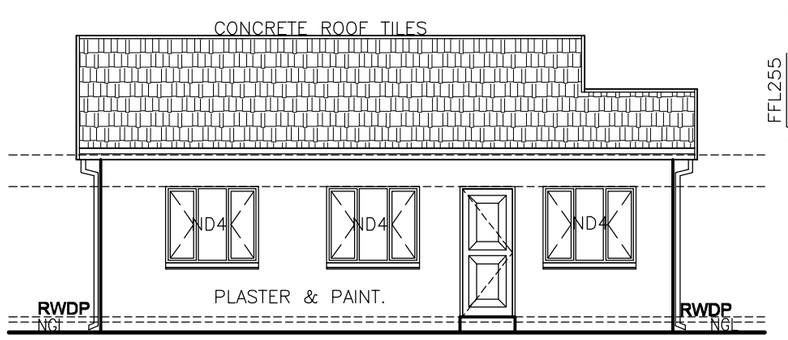
NORTH ELEVATION

SCALE 1:100



EAST ELEVATION

SCALE 1:100



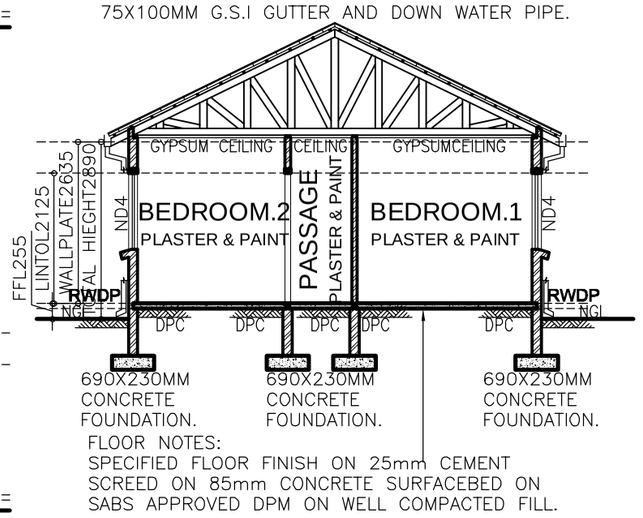
WEST ELEVATION

SCALE 1:100

ROOF NOTES:
ROOF PITCH 26° CONCRETE ROOF TILES ON 38X38MM S.A BATTENS ON @ 360MM CCS 158X38MM
S.A PINE TRUSSES @ 760MM CCS ON 158X38MM S.AP PINE WALLPLATE TIED DOWN BY HOOP IRONS.
G.I FLASHING ON ALL ROOF ABULMENTS.
PVC PLASTIC UNDER ROOF.

CEILING:
7,5MM GYPSUM CEILING BOARD ON 38X38MM S.A PINE @ 300MM CCS ON UNDERSIDE OF TRUSSES.
56MM Ø COVED CORNICE.

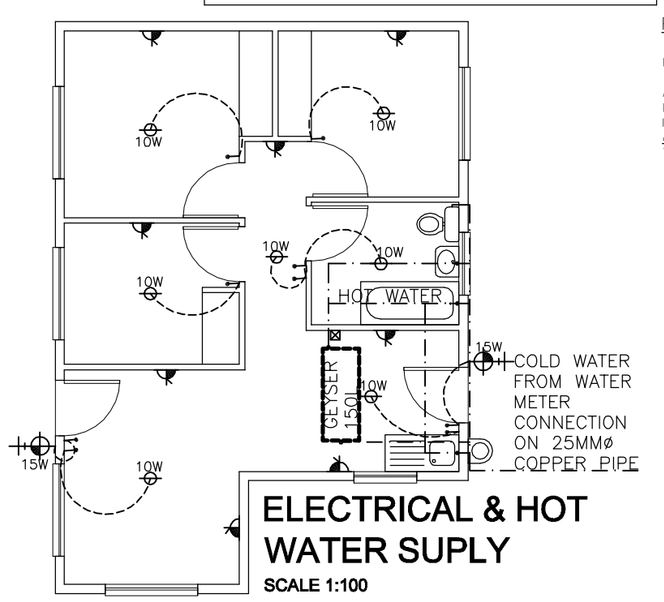
RAIN WATER:
75X100MM G.S.I GUTTER AND DOWN WATER PIPE.



FLOOR NOTES:
SPECIFIED FLOOR FINISH ON 25mm CEMENT SCREED ON 85mm CONCRETE SURFACEBED ON SABS APPROVED DPM ON WELL COMPACTED FILL.

SECTION A-A

SCALE 1:100



ELECTRICAL & HOT WATER SUPLY

SCALE 1:100

ELECTRICAL LEGEND	
	GLS RECESSED DOWNLIGHTER
	SPLASH PROOF RECESSED DOWNLIGHTER
	WALL MOUNTED LIGHT FITTING
	INCANDESCENT CEILING MOUNTED LIGHT FITTING
	RECESSED DOWNLIGHTER WITH LOW BRIGHTNESS BAFFEL
	LOW VOLTAGE RECESSED MULTI GROOVE MINI DOWNLIGHTER
	RECESSED EYEBALL DOWNLIGHTER
	LOW VOLTAGE RECESSED MINI EYEBALL DOWNLIGHTER
	ADJUSTABLE GARDEN LIGHT
	1500 FLUORESCENT LIGHT FITTING
	WORKTOP FLUORESCENT LIGHT
	POOL LIGHT
BE	SWITCH AND TWO-WAY SWITCH
	SPOTLIGHT
	STAIR LIGHT LOW VOLTAGE 300mm OFF FFL
	WALL MOUNTED UPLIGHTER
	GEYSER ROOF MOUNTED WITH COVER 150 OR 250

WINDOW SCHEDULE	1511MM (1540MM, ND4)	1022MM (949MM, NC2)	2000MM (1540MM, ND54)
WINDOW NO.	ND4	NC2	ND54
WINDOW TYPE	"DURO STEEL" STANDARD SIDE-HUNG OPEN-OUT TYPE WINDOW.	"DURO STEEL" STANDARD SIDE-HUNG OPEN-OUT TYPE WINDOW.	"DURO STEEL" STANDARD SIDE-HUNG OPEN-OUT TYPE WINDOW.
CAT. NO.	ND4	NC2	ND54
LOCATION	BEDROOM.1,2, STUDY & LOUNGE	BATHROOM & KITCHEN	LOUNGE
QUANTITY	4	2	1
GLAZING	PG 6MM S.A.B.S APPROVED SAFETY GLASS.	PG 6MM S.A.B.S APPROVED SAFETY GLASS.	PG 6MM S.A.B.S APPROVED SAFETY GLASS.
WINDOW AREA	1.88 M²	0.97 M²	2.33 M²

WINDOW SCHEDULE

SCALE 1:100

FENESTRATION CALCULATIONS

GROUND STOREY

STOREY	NET FL. AREA	15% OF NFA	GLAZING AREA	COMPARISON
GROUND STOREY	49.66M²	7.45M²	11.79M²	DO NOT COMPLY
ALLOWED	15% OF NFA = 7.45M²			*THUS CUNDUCTANCE CALCULATIONS ARE REQUIRED*
ACTUAL	11.79M² THUS 15% OF NFA IS LESS			

CONDUCTANCE CALCULATIONS

ALLOWED	(IN TERMS OF NFA) 320.42
A X U = MAXIMUM CONDUCTANCY ALLOWED	
49.66M² X 1.2 = 59.59	
11.79M² X 4.3 = 50.70	COMPLIES

HOT WATER SUPPLY

VOLUME OF ANNUAL HOT WATER HEATING REQUIREMENTS:

POPULATION CALCULATION:

BEDROOMS	2 PEOPLE PER BEDROOM	TOTAL
2 X	2 =	4

HOT WATER HEATING CALCULATION:

DEMAND:	STORAGE VOLUME:	HEATER POWER:
80l/PERSON/DAY	150L/UNIT	3KW/UNIT
80lX 4 = 320/DAY	150L/480=3.13 UNITS	4X2=8KW/DAY

THUS: 4260KW/YEAR BUT USE OF SOLAR PANELS =50% SAVING
TOTAL: 2130KW/YEAR HOT WATER HEATING REQUIREMENT
OR: 0.2KWH PER ANNUM.

THEORETICAL ANNUAL ENERGY CONSUMPTION

LIGHTING

ENERGY COMMAND (OCCUPANCY =H4)

MAXIMUM ALLOWED 5W/M
TOTAL FLOOR AREA 56.00 M²
PERMISSIBLE ON THIS HOUSE 289.25W

ENERGY CONSUMPTION (OCCUPANCY =H4)

MAXIMUM ALLOWED 5KWH/SQM PER ANNUM
TOTAL FLOOR AREA 56.00 M²
PERMISSIBLE ON THIS HOUSE 28.93KWH PER ANNUM

EXTERNAL WALL CALCULATION

REQUIRED CR-VALUE:	80CR/H
DOUBLE SKIN MASONRY	40 CR/H
PLASTERED AND RENDERING INTERNALLY	20 CR/H
PLASTERED AND RENDERING EXTERNALLY	20 CR/H
TOTAL	80 CR/H

ROOF ASSEMBLY CALCULATION: R.C ROOF

REQUIRED R-VALUE: 3.30 SQM.K/W

ACTUAL ROOF ASSEMBLY - R.C ROOF:

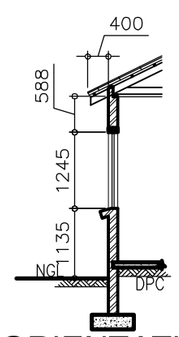
4MM RUBBER SYNTHETIC WATERPROOF MEMBRANE	0.05 SQM.K/W
100MM ISOBOARD	3.34 SQM.K/W
TOTAL R-VALUE OF ROOF TYPE I	3.30 SQM.K/W

ROOF ASSEMBLY CALCULATION: TILED ROOF

REQUIRED R-VALUE: 0.35 SQM.K/W

ACTUAL ROOF ASSEMBLY - TILED ROOF:

LIGHT GREY COLOUR	0.45 SQM.K/W
100MM ISOTHERM THERMAL INSULATION	2.20 SQM.K/W
405 SISOLATION INSULATION MEMBRANE	0.05 SQM.K/W
TOTAL R-VALUE OF ROOF TYPE I	2.25 QSM.K/W



ORIENTATION & SHADING

SCALE 1:100

SPECIFICATIONS

1. GENERAL
1.1 THIS DRAWING IS NOT TO BE SCALED,USE FIGURED DIMENSIONS ONLY.ALL DIMENSIONS AND HEIGHTS TO BE CHECKED AND VERIFIED BEFORE ANY WORK COMMENCES ON SITE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. ALL LEVELS ,HEIGHTS OF PLINTHS,DEPTH OF EXCAVATIONS AND NUMBER OF STEPS TO BE FINALLY CHECKED BY CONTRACTOR ON SITE
1.2 THE SITE TO BE TREATED IN ACCORDANCE WITH S.A.B.S. CODE OF PRACTICE NO.0124—1977 WITH 'SHELLDRITE' TERMITEPRUFE SOIL POISONER
1.3 TOP OF FOUNDATIONS TO BE A MINIMUM OF 300MM BELOW NATURAL GROUND LEVEL
1.4 BACKFILL TO FOUNDATIONS
1.5 TOP OF 75MM CONCRETE SURFACE BED TO BE MINIMUM OF 150MM ABOVE FINISHED GROUND LEVEL
1.6 75MM THICK CONCRETE SUFFRACE BED TO BE ON 'GUNPLAS' USB GREEN DAMP PROOF MEMBRANE ON SAND BINDING ON WELL COMPACTED FILL
1.7 'GUNDLE' BRICKGRIP S.A.B.S. EMBOSSED D.P.C 375 MIC. UNDER ALL WALLS, WINDOW CILLS AND AT CHANGES IN FLOOR LEVELS.
1.8 STORMWATER SHALL BE REMOVED FROM DWELLING, YARD AND SITE
1.9 ELECTRICAL INSTALLATION SHALL BE 'HEINEMANN' EARTH LEAKAGE SYSTEM IN DISTRIBUTION BOARD.
1.10ALL BUILDING WORK TO BE CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITIES BUILDING BY—LAWS AND REGULATIONS.

2. FOUNDATIONS
2.1 ALL FOUNDATIONS,FOUNDATION WALLS,STRUCTURAL CONCRETE WORK AND SUB SOIL STORMWATER DRAINAGE TO CIVIL ENG'S SPECIFICATIONS
2.2 ALL SOIL COMPACTION TO CIVIL ENG'S SPECIFICATIONS.
2.3 230x600MM CONCRETE FOUNDATIONS FOR 230MM BRICK WALLS.
2.4 300x100MM PAD FOUNDATIONS FOR 460x460MM BRICK COLUMNS.
2.5 ALL FOUNDATIONS TO BE REINFORCED AS REQUIRED BY ENGINEER

3. FLOORS
3.1 25MM CEMENT SCREED TO ALL FLOORS.
3.2 76x19MM SKIRTING AND 19MM QUADRANT TO ALL FLOORS

4. WALLS
4.1 230MM BRICK WALLS WITH GUNDLE BRICKGRIP DPC.
4.2 BRICKFORCE EVERY 6 COURSES. AND EVERY COURSE FOR 4 COURSES OVER OPENINGS
4.3 ALL BRICKWORK MIN. 7 Mpa CLASS II.
4.4 WINDOWS BUILT IN WITH GUNDLE BRICKGRIP DPC.
4.5 ALL PAINTWORK TO COMPLY WITH MANUFACTURER'S SPECIFICATIONS WITH NECESSARY UNDERCOATS
4.6 EXTERNAL—PLASTER AND PAINT.
INTERNAL—PLASTER AND PAINT.

5. GLAZING
GLASS TO COMPLY WITH S.A.B.S BUILDING REGULATION FOR GLAZING

AREA SCHEDULE	SQM
NEW DWELLING	56.00 M²
SITE AREA	248.00 M²
COVERAGE	22.58 %
FAR	0.23

DRAWN BY:
K.MAFIFI

NAME OF PRACTICE:
KG's HOUSE PLANS.

NAME OF DEVELOPER:
RAC DEV (Pty) Ltd

PROJECT
PROPOSED NEW DWELLING. ON ERF 3816 LAKESIDE FOR R.C. HATLANE.

DISCRIPTION:
SITE PLAN, FLOOR PLAN, ROOF PLAN, ELEVATIONS, SCHEDULE & SECTION.

685 Missouri Crescent
Cosmo City EXT 1 2188
Tel: 011 391 2536
Cell: 073 571 9507.
Email:
kgshouseplans@gmail.com

SCALE: 1:100 | DATE: 30.05.2013 | PAGE: 1/1 | REV NO A