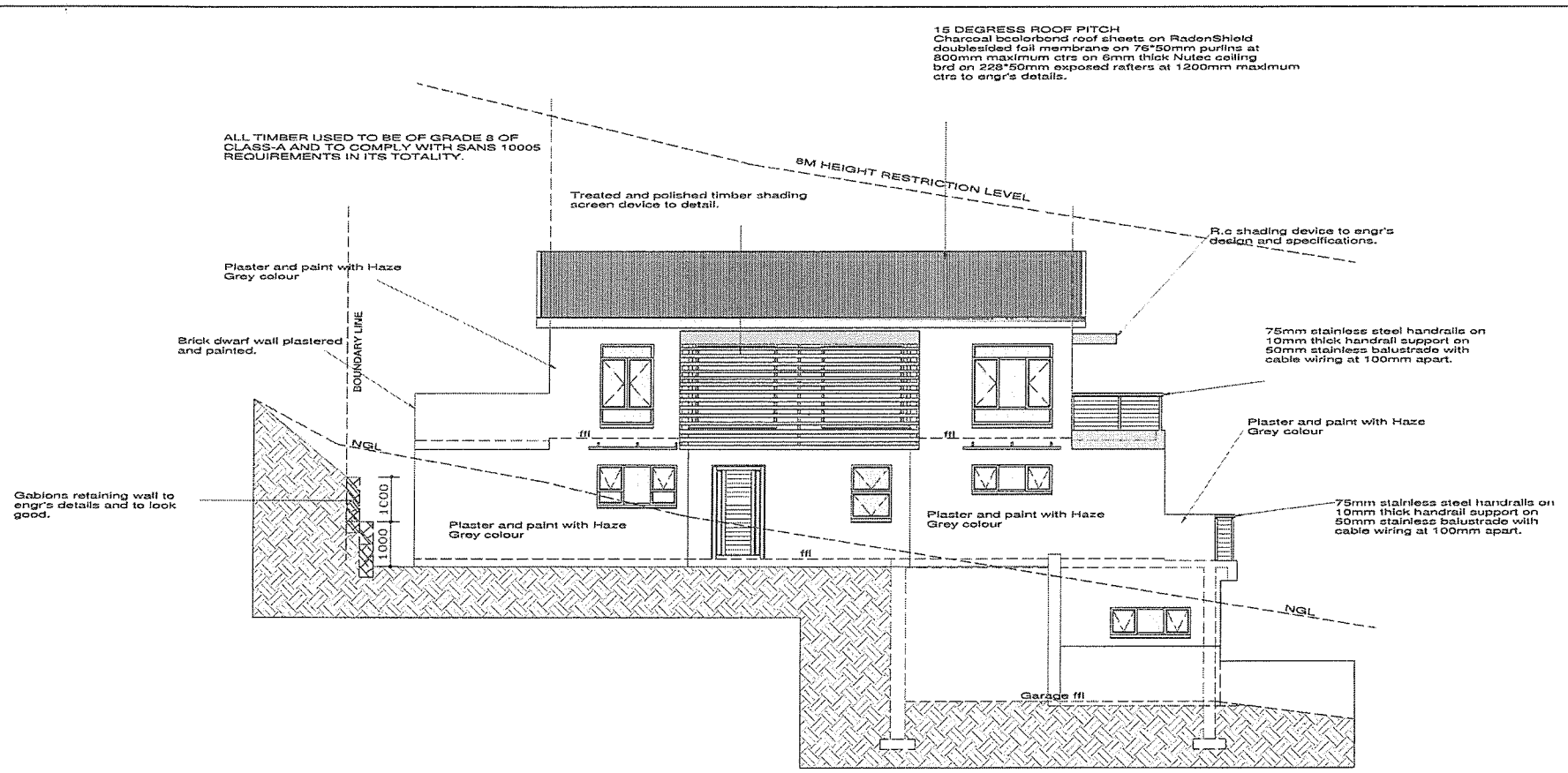
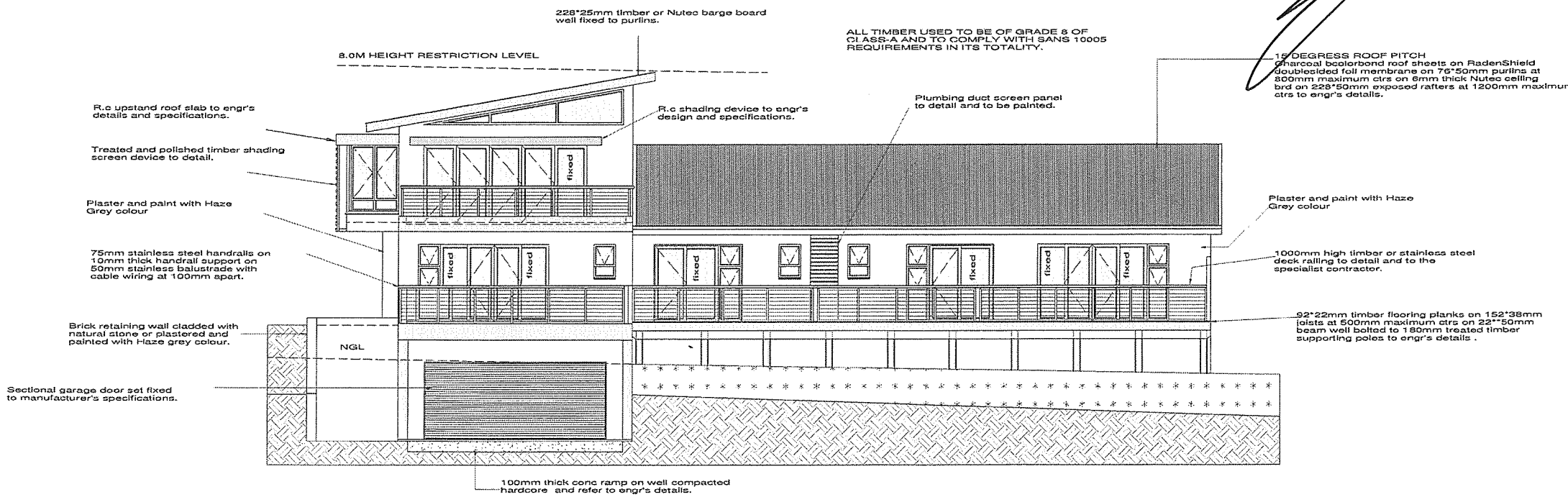




KNYSNA MUNISIPALITEIT PLAN No 2018/8072
GOEDGEKEUR / APPROVED

Volgens die NBR WET No 103 van 1977 soos gewysig
According to NBR ACT No 103 of 1977 as ammended

BOO / TE: ..... DATE: 29/5/2018

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Project
PROPOSED RE-BUILD OF THE FIRE DAMAGED DWELLING ON ERF 3953 KNYSNA HEIGHTS

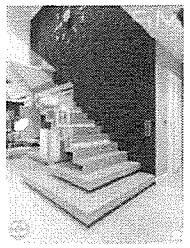
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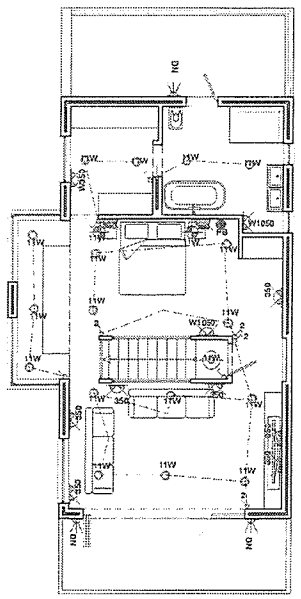
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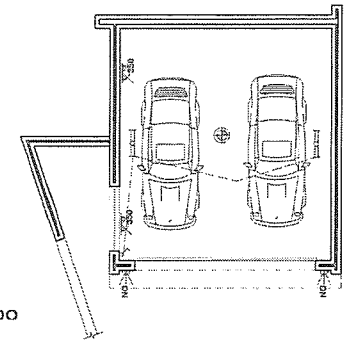
KITCHEN IDEA (NTS)



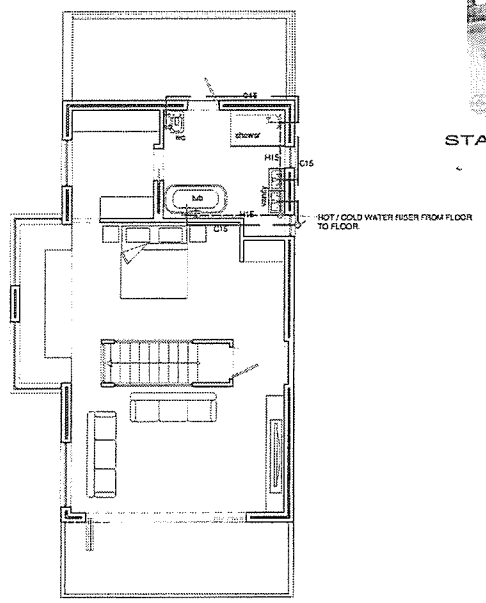
STAIR DESIGN IDEA (NTS)



FIRST FLOOR ELECTRICAL PLAN 1:100



BASEMENT ELECTRICAL PLAN 1:100



FIRST FLOOR HOT WATER PLAN 1:100

DISCRIPTION OF SYSTEM AND MATERIALS TO BE USED.
DOMESTIC USE AND FIRE PROTECTION:
A combined system where the fire mains constitutes the main supply is used. The branches for domestic use are taken from the main supply. Each branch must be provided with its own isolating valve.

UNDERGROUND WATER PIPING:
All piping in the ground is to be of class 16 high density polyethylene or thin wall hard drawn copper.

ABOVE GROUND WATER PIPING:
All piping above ground level but concealed in roofs and ducts must be thin wall hard drawn copper pipe.

HOT WATER PIPING:
Hot water piping is to be of thin wall hard drawn copper for all dimensions

PROTECTION OF PIPES:
Water pipes in buildings should be exposed to facilitate maintenance,where it is necessary to run a pipe beneath the building it must be sleeved so that it can be withdrawn.

ISOLATING VALVES:
Isolating valves must be provided at all important points & junctions.No stop cocks are to be used on hot water reticulation.

GARDEN TAPS:
Height of garden stand pipes to be 300mm above floor level - to be installed in well.

20mm polypropylene (PP) cold water supply pipe from meter point by a registered plumber as per SANS and NBR regulations.

For hot water circulation use copper of Class 0 or 46C/G and comply with all SANS requirements.

HOT WATER CONSUMPTION
DWELLING HOUSE -LOW RENTAL 90 -115 L PER CAPITA DAY

ASSUME HOT WATER CONSUMPTION 90.0L
NO OF PERSONS 8 PER DAY

ASSUME DAY HOT WATER CONSUMPTION IS 960.0L
ASSUME ANNUAL HOT WATER CONSUMPTION IS 350.4KL (based on daily design occupancy per week).

50% ANNUAL HOT WATER CONSUMPTION IS 175.2KL (minimum volume of hot water to be powered by means other than electricity).

DAILY HOT WATER CONSUMPTION 480.0L
(to be provided by means other than electrical resistance heating).

INSULATION REQUIREMENTS

INTERNAL DIAMETER OF HOT WATER SERVICE PIPE< 90MM
MINIMUM REQUIRED R-VALUE FOR PIPE INSULATION 1.00
MINIMUM REQUIRED R-VALUE FOR VESSEL/ TANK 2.0

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ENERGY DEMAND ZONE 4 ACCORDING TO SANS 204

ALLOWED 54 PER SQ.M
54 PEAR SQ.M x 286.65= 1 439.25W
NUMBER OF LAMPS = 75

THEREFORE 75x 11W= 825W

OR 825/286.65

=2.878 PER SQ.M

2.878 < 54/SQ.M ACCEPTABLE

ENERGY CONSUMPTION

5KWH PER SQ.M
NETT FLOOR AREA = 286.65 SQ.M
A= 1 YEAR (YR)

5KWH PER SQ.M x 1YR x 286.65 SQ.M

= 1 433.25KWH.A

ASSUME LIGHTS ARE ON FROM 5PM - 10PM EACH DAY / YR THUS 5HRS PER DAY.

52(WEEKS) x 7(DAYS) x 5 (HOURS) = 1 820HRS PER YEAR

LAMPS = 825W OR 0.825KW

THEREFORE 0.825KW x 1820HRS PER YR

=1 501 .50KWH PER YR

<1 501 <1213.15W) NOT ACCEPTABLE, THEREFORE , ~~THEREFORE , USE 10W NOT 11W .~~

WATER RETICULATION KEY

HWC	POSITION OF WARM WATER CILINDER, SEE SPECIFICATION FOR DESCRIPTION.
	COLD WATER TAP
	WARM WATER TAP
	COLD WATER BITAP WITH HOSE CONNECTION.
	COLDWATER STOPCOCK
	SHOWER MIXER AND ROSE
	KITCHEN MIXERTAP
	TOILET CISTERN COMPLETE WITH LID AND FITTINGS WITH STOPCOCK 300mm ABOVE FINISHED Floor Level.
	BATH MIXER TAP WITH TELEPHONE SHOWER.
	WASH HANDBASIN MIXER TAP.
	BIDET MIXER TAP WITH SHOWER SPRAY CONVERTOR.
WM	WASHINGMACHINE COLD WATER COUPLING WITH STOPCOCK 1100mm ABOAVE FINISHED FLOOR LEVEL.
WM	WASHINGMACHINE HOT WATER COUPLING WITH STOPCOCK 1100mm ABOAVE FINISHED FLOOR LEVEL.
R	REFRIGERATOR COLD WATER COUPLING WITH STOPCOCK 1100mm ABOAVE FINISHED FL. LEVEL IN REFRIGERATOR.
15	COLD WATER PIPE WITH PIPE SIZE IN CIRCLE
15	WARM WATER PIPE WITH PIPE SIZE IN SQUARE.
	HOT / COLD WATER RISER FROM FLOOR TO FLOOR
	POSITION FOR WATER METER
	NON RETURN VALVE C HT FLO pressure control valve from EKIKOT
	WATER BOOSTER PUMP. WATEROX C BALANCED WATER PRESSURE

PIPE SUPPLY KEY

W.H.B.	15mm PIPE
SHOWER	22mm PIPE
SINK	22mm PIPE
BATH	22mm PIPE
W.C. FLUSH MASTER	42mm PIPE
URINALS	28mm PIPE
GARDEN TAPS	15mm PIPE

ELECTRICAL LEGEND

	DOUBLE 15AMP PLUG, 1050mm HIGH
	DOUBLE 15AMP PLUG, 350mm HIGH
	DOUBLE 15AMP PLUG, 750mm HIGH
	WATERPROOF PLUG
	GARAGE DOOR MOTOR PLUG
	STOVE POWER POINT
	HEATPROOF BRAAI LIGHT
	INCANDESCENT WALL LIGHT FITTING
	LOW VOLT DOWNLIGHTER
	TRUSS MOUNTED SPOTS
	RECESSED FLOOR LIGHT
	TRACK LIGHTING
	TUBULAR FLUORESCENT LAMP FITTING
	RECESSED FOOTLIGHTS
	RECESSED BRICK LIGHT
	WATERPROOF POND LIGHTS
	WATERPROOF GARDEN LIGHT POINT
	SOFFIT DOWN LIGHTER
	DAY/NIGHT EXTERNAL LIGHT
	CENTERED CEILING LIGHT
	PENDENT / CHANDALIER POINT
	ONE WAY SWITCH
	ONE WAY SWITCH, WITH DIMMER
	TWO WAY SWITCH
DB	DISTRIBUTION BOARD
SB	SUB BOARD
	HEATED TOWEL RAIL
	HOT WATER GEYSER
	SHAVER POINT
	UNDER COUNTER LIGHTING
	STRIP BULKHEAD LIGHTING
	FLOOR PLUG
	KITCHEN POWER POINT
	KITCHEN STOVE EXTRACTOR FAN
	INFRA RED EYE WIRELESS
	PANIC BUTTON
	BATHROOM EXTR. CEILING FAN
	CEILING FAN

WATER LEGEND

15C ——— 15mm cold water pipe.
——— 15mm hot water pipe
SC Stock cock
Fixed shower head
Solar water heating unit

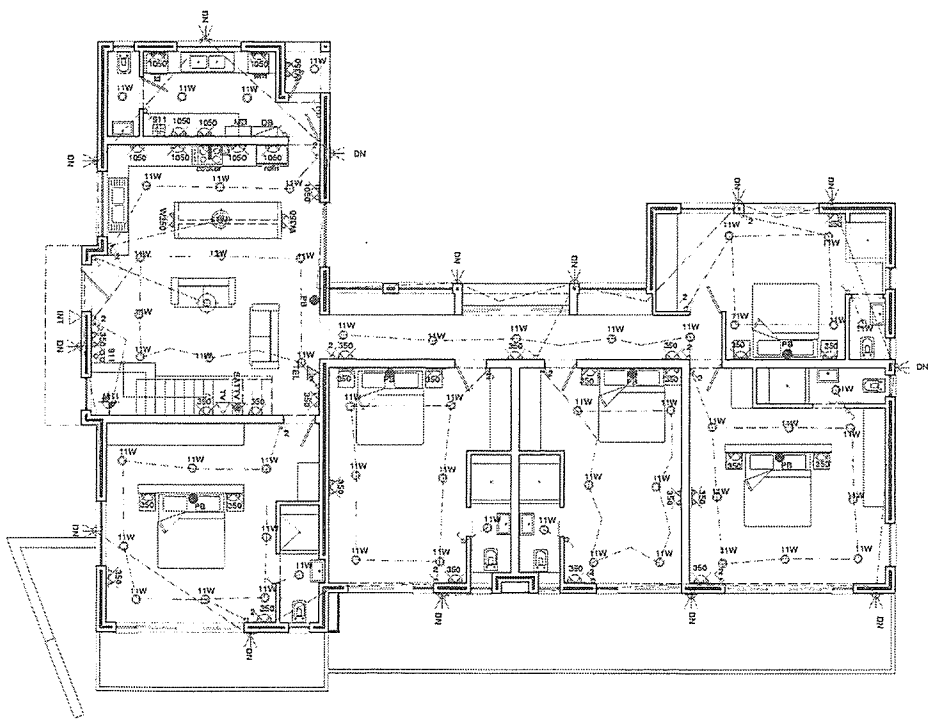
COMMUNICATION LEGEND

TEL	TELEPHONE POINT
TV	TELEVISION POINT
SATTV	DSTV CONNECTION TO DISH
INT	INTERCOM/DOORBELL
	ALARM KEYPAD
911	ALARM PANIC BOX
COM	COMPUTER PLUG POINT

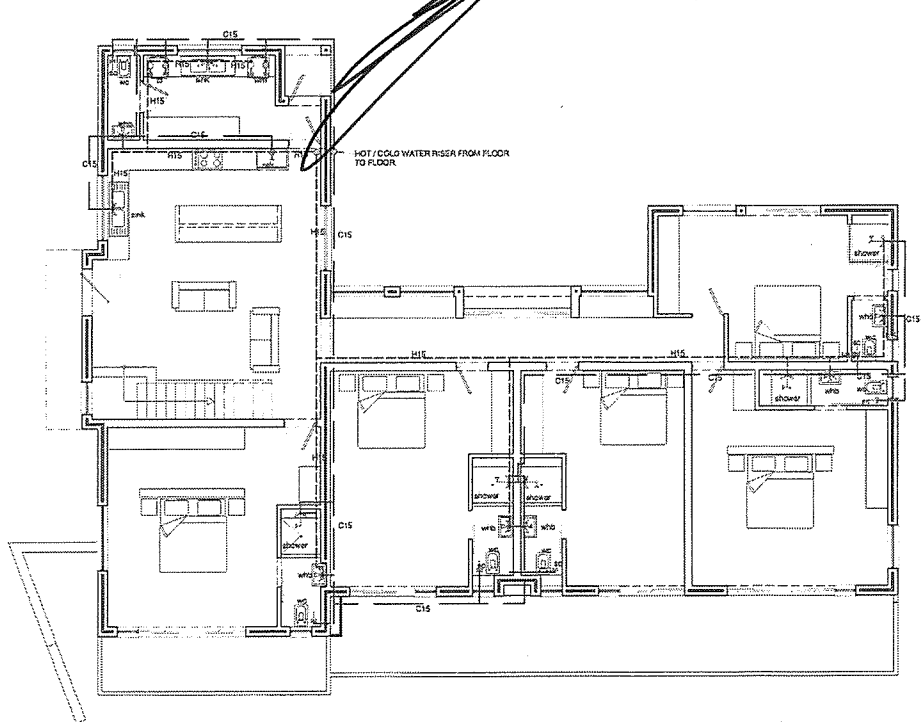
MUSIC

	F=FLOOR MOUNTED; W=WALL MOUNTED CEILING MOUNTED — SPEAKER POINT
	VOLUME CONTROL POINT

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GROUND ELECTRICAL PLAN 1:100



GROUND HOT WATER PLAN 1:100

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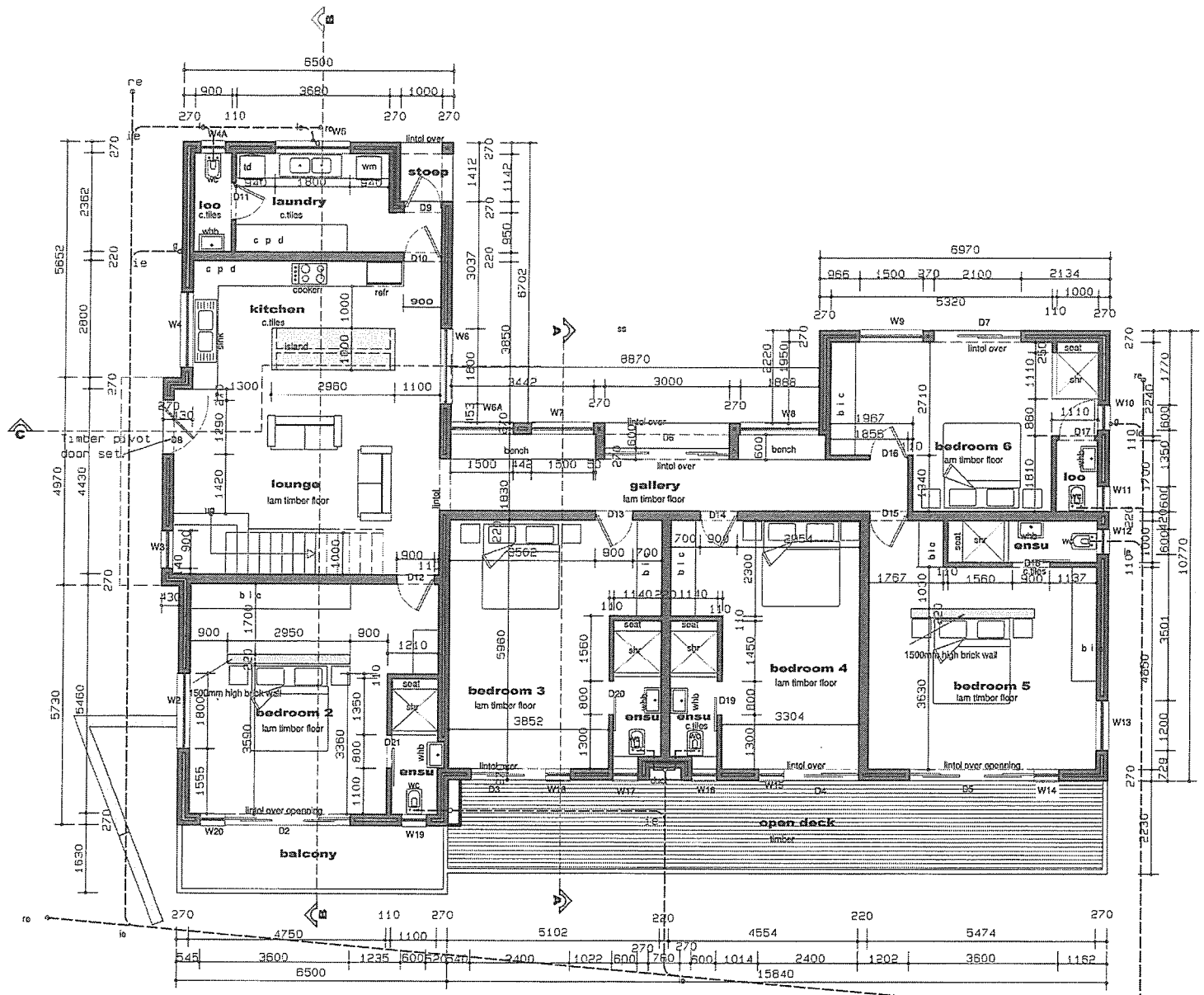
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Project
PROPOSED RE-BUILD OF THE FIRE DAMAGED DWELLING ON ERF 3953 KNYSNA HEIGHTS

Client
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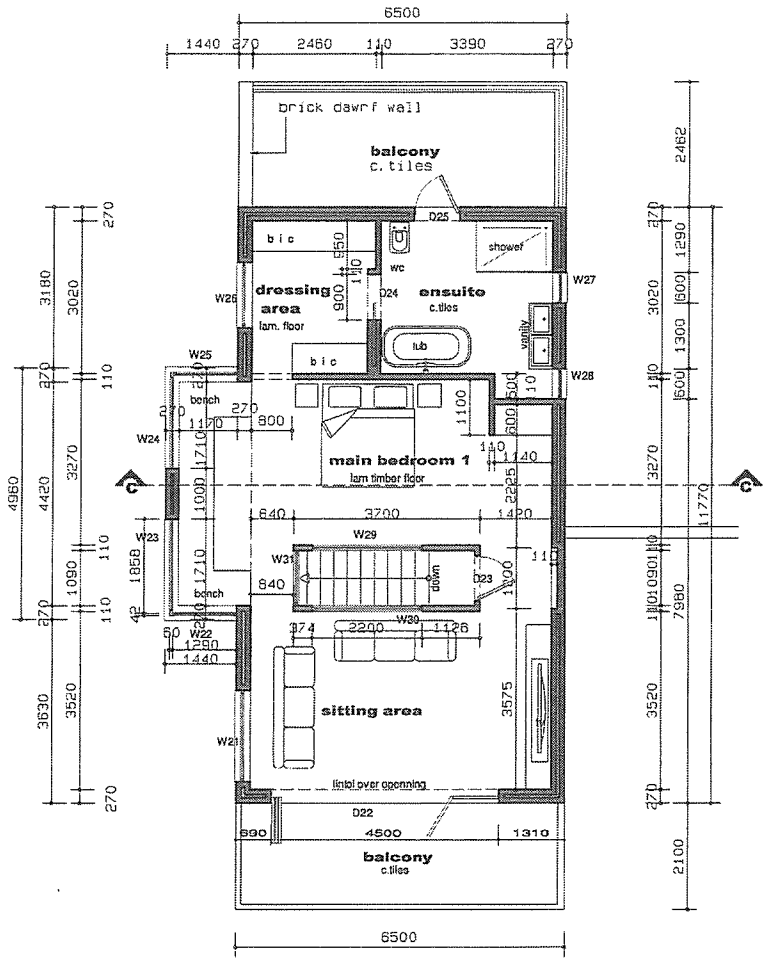
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GROUND STOREY FLOOR PLAN 1:100

BASEMENT FLOOR PLAN 1:100



FIRST STOREY FLOOR PLAN 1:100

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Volgens die NBR, WET No 103 van 1977 soos gewysig
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DATE: 29/5/2018

BASEMENT GARAGE AREA=	46.345 SQ.M
GROUND FLOOR AREA	=259.330 SQ.M
OPEN DECK/BALCONY	= 36.382 SQ.M
FIRST FLOOR AREA	= 43.647 SQ.M
BALCONIES AREA	= 29.763 SQ.M
TOTAL BUILDING AREA	=415.487 SQ.M

NOTES

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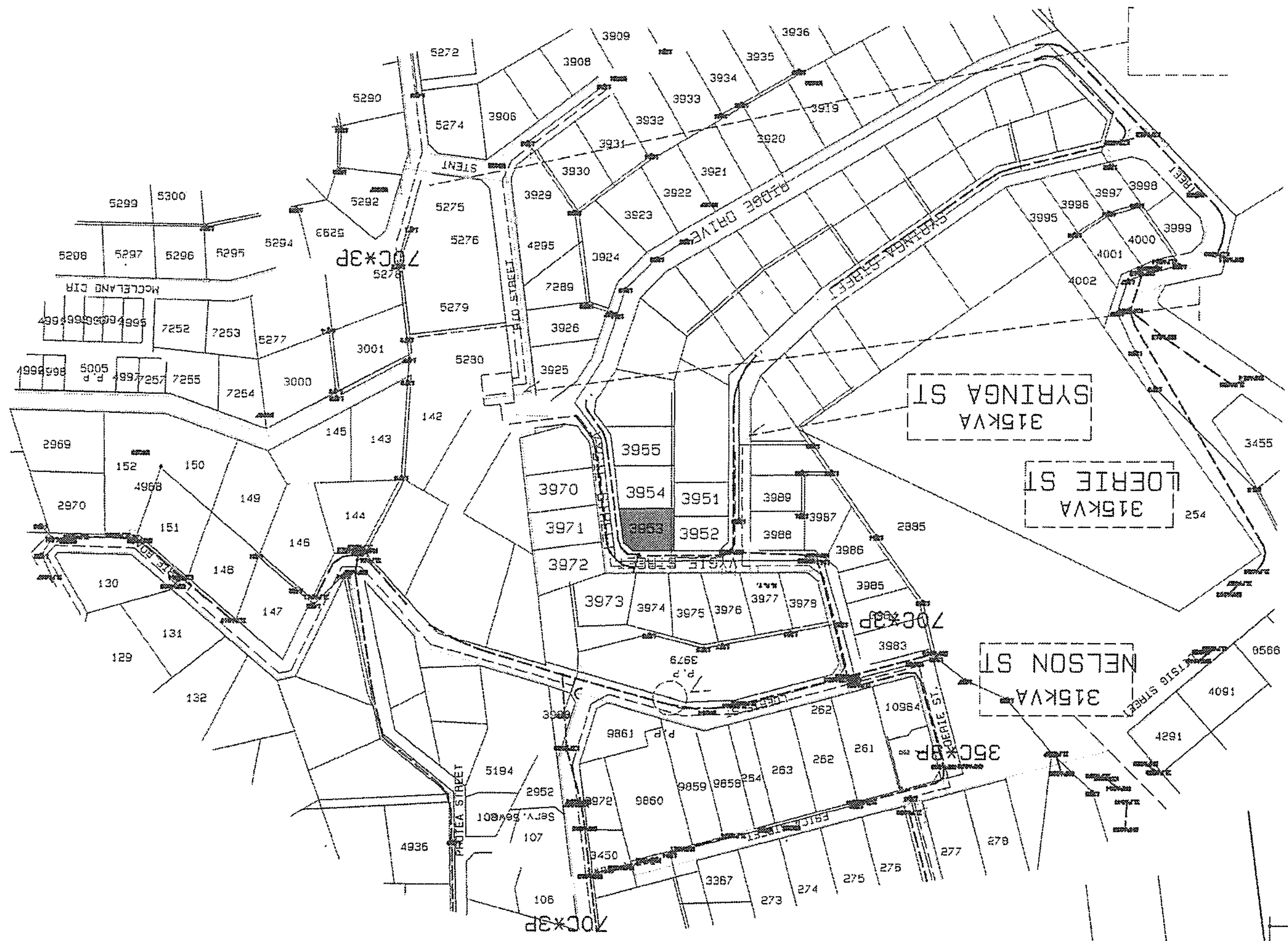
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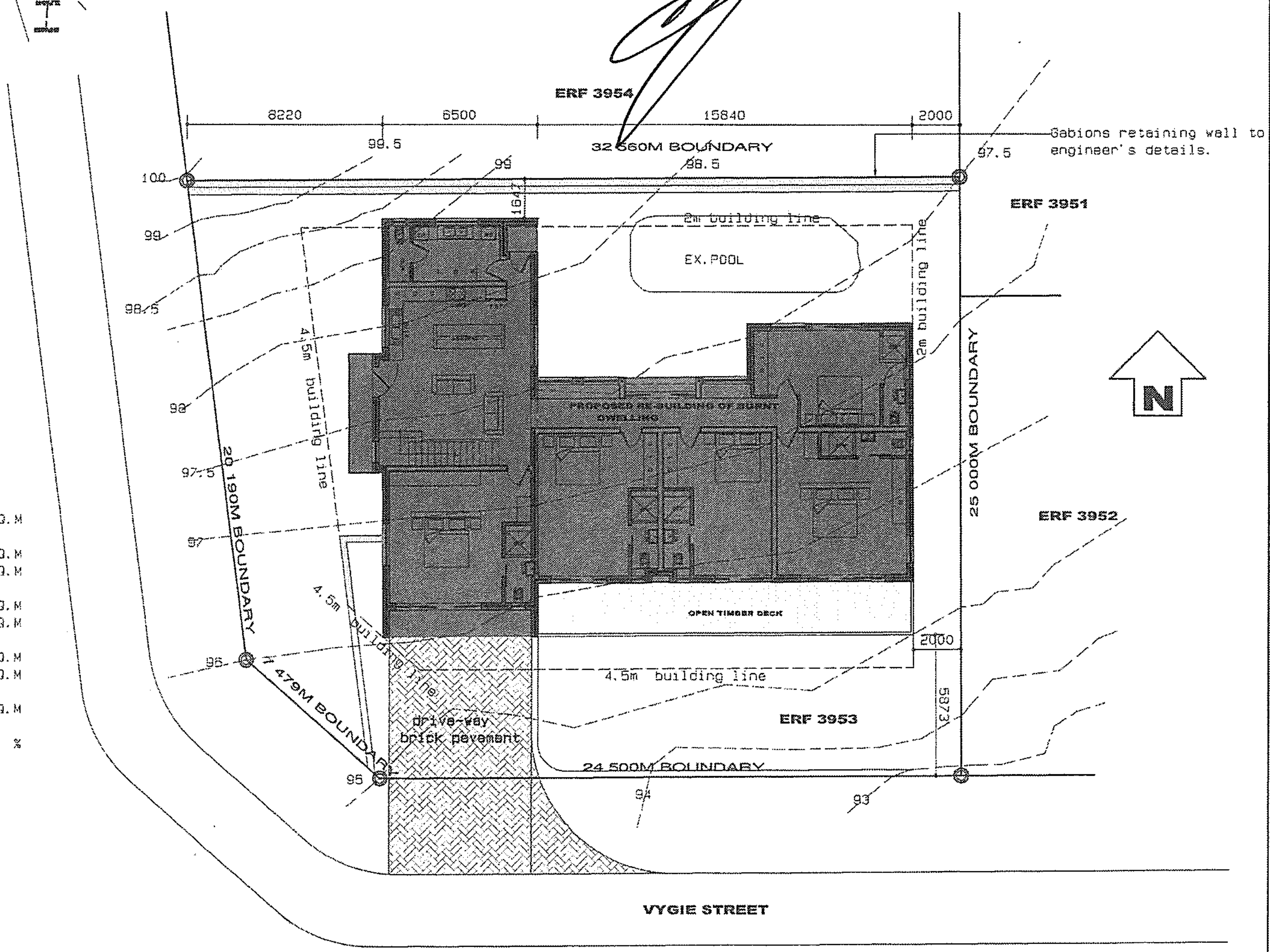
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LOCALITY PLAN NTS

BUILDING & SITE DATA

BASEMENT GARAGE AREA	= 46.345 SQ.M
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TOTAL BUILDING AREA	=415.467 SQ.M
FOORPRINT AREA	=306.960 SQ.M
ERF AREA	=783.000 SQ.M
COVERAGE %	= 39.40 %



SITE PLAN 1:200

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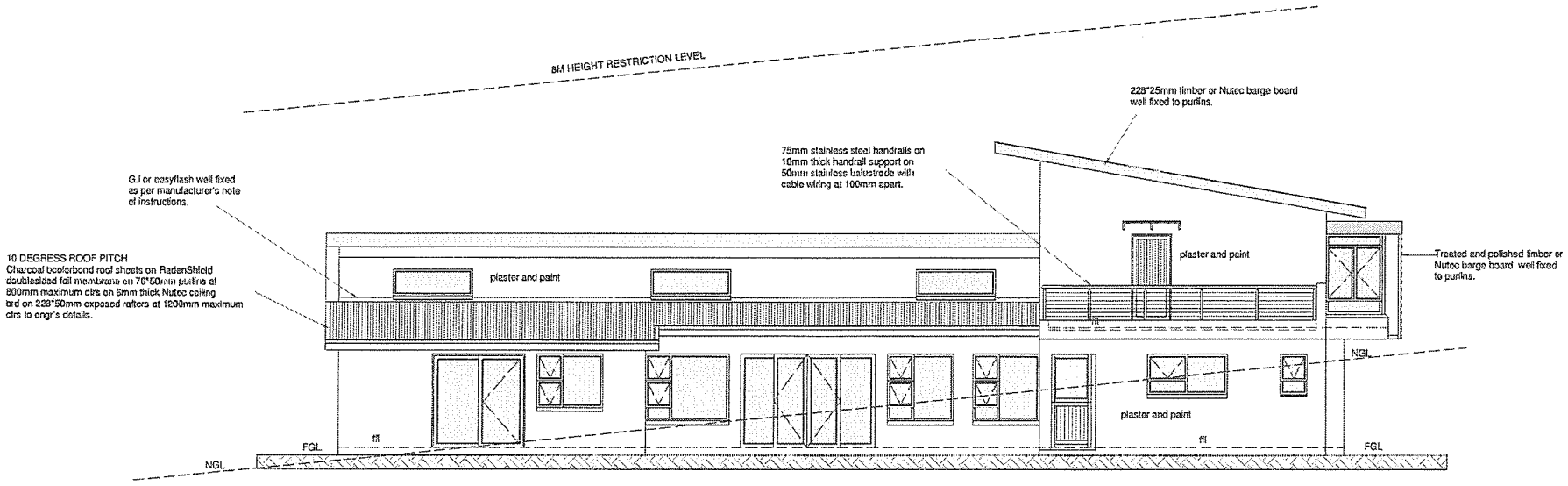
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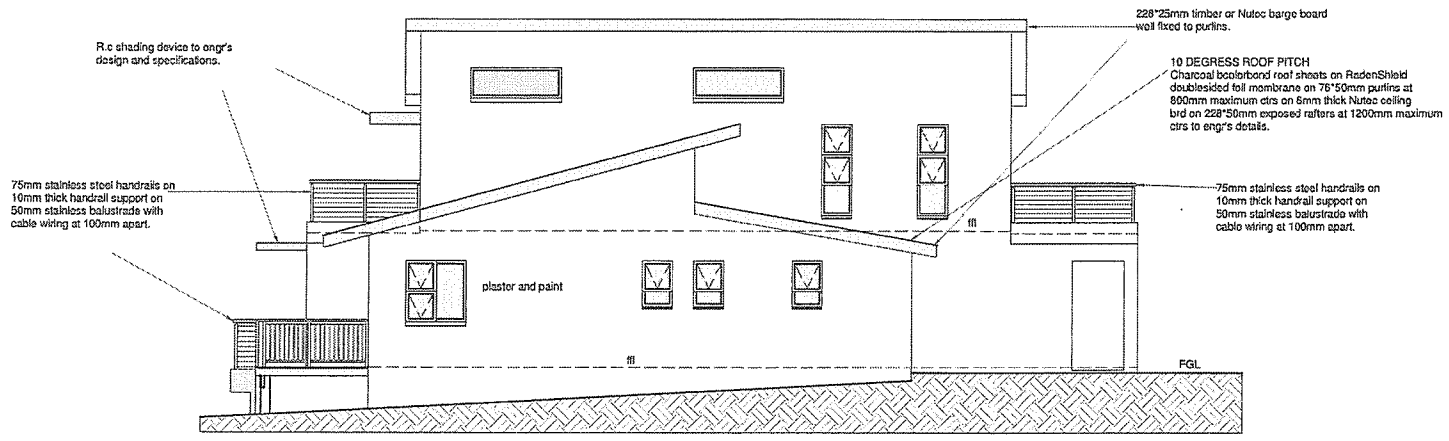
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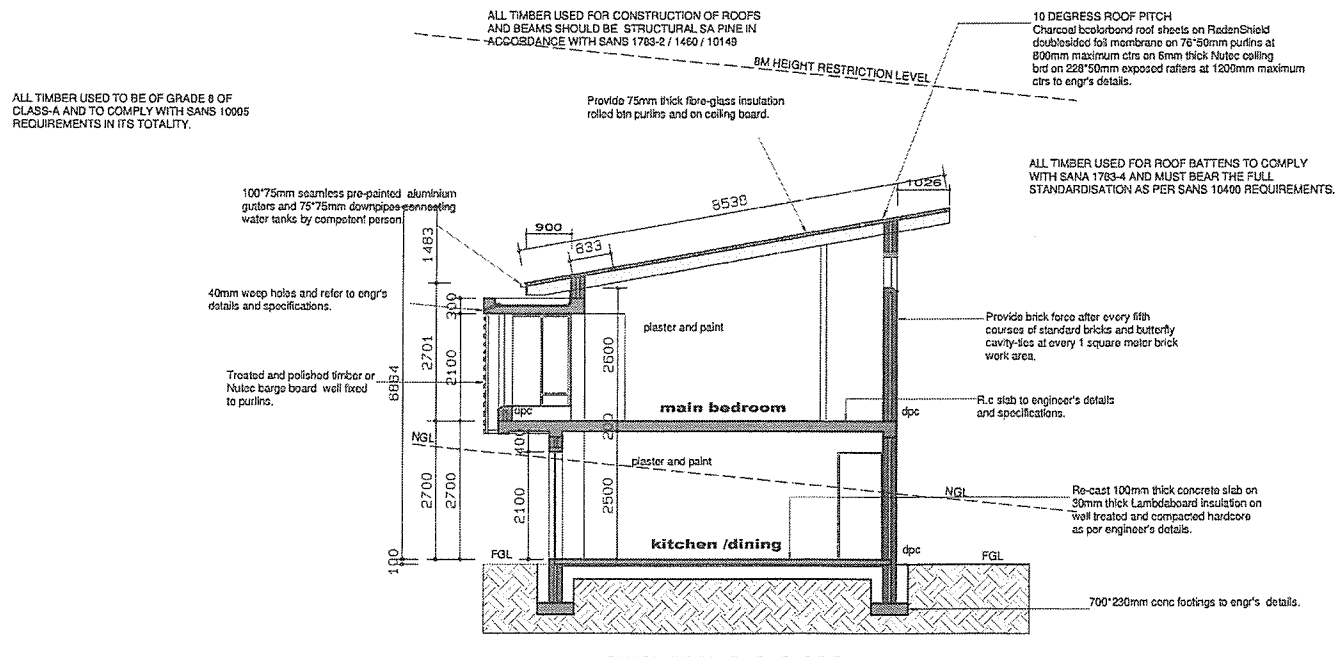
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N. ELEV . 1:100



E.ELEV. 1:100



SECTION C-C 1:100

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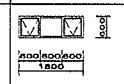
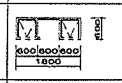
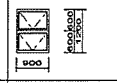
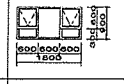
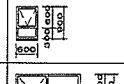
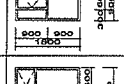
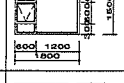
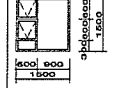
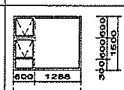
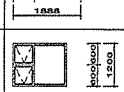
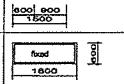
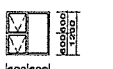
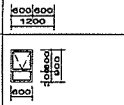
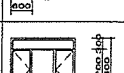
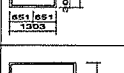
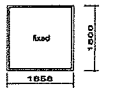
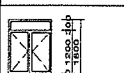
Project
PROPOSED RE-BUILD OF THE FIRE DAMAGED DWELLING ON ERF 3953 KNYSNA HEIGHTS

Client
EVELYN

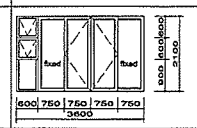
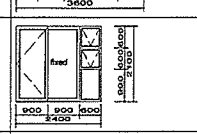
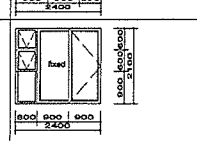
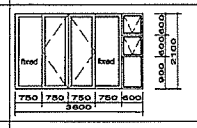
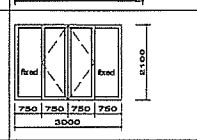
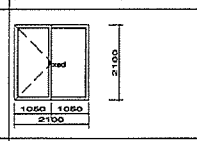
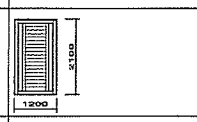
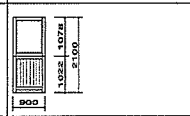
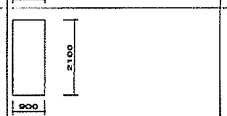
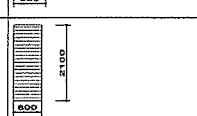
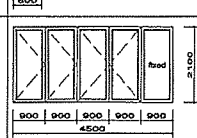
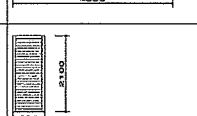
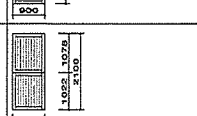
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drwg number
EVELYN HOUSE 017

WINDOW AND DOOR SCHEDULE

CODE	DRAWING	REMARKS	POSITION	GLAZING ELEMENT	QUANTITY
W1		ALUMINIUM WINDOW FRAME WITH RUBBER SEAL AROUND . GLAZING AREA = 1.080 SQ.M VENT AREA = 0.720 SQ.M	GARAGE	3+4+4 CLEAR GLAZING	1
W2		ALUMINIUM WINDOW FRAME WITH RUBBER SEAL AROUND GLAZING AREA = 1.080 SQ.M VENT AREA = 0.720 SQ.M	BEURDOM 2	SINGLE- LOW E [R] refer to fenestration sheet	1
W3		ALUMINIUM WINDOW FRAME WITH RUBBER SEAL AROUND . GLAZING AREA = 1.080 SQ.M VENT AREA = 0.080 SQ.M	LOUNGE	SINGLE- LOW E [R]	1
W4		ALUMINIUM WINDOW FRAME WITH RUBBER SEAL AROUND . GLAZING AREA = 1.620 SQ.M VENT AREA = 0.720 SQ.M	KITCHEN	DITTO	1
W4A		ALUMINIUM WINDOW FRAME WITH RUBBER SEAL AROUND . GLAZING AREA = 1.540 SQ.M VENT AREA = 0.360 SQ.M	LAUNDRY LOO	DITTO	1
W5		ALUMINIUM WINDOW FRAME WITH RUBBER SEAL AROUND . GLAZING AREA = 1.620 SQ.M VENT AREA = 0.540 SQ.M	LAUNDRY	DITTO	1
W6		ALUMINIUM WINDOW FRAME WITH RUBBER SEAL AROUND . GLAZING AREA = 2.700 SQ.M VENT AREA = 0.720 SQ.M	LOUNGE / KITCHEN	DITTO	1
W6A W7		ALUMINIUM WINDOW FRAME WITH RUBBER SEAL AROUND . GLAZING AREA = 2.550 SQ.M VENT AREA = 0.720 SQ.M	GALLERY	DITTO	2
W8		ALUMINIUM WINDOW FRAME WITH RUBBER SEAL AROUND . GLAZING AREA = 2.832 SQ.M VENT AREA = 0.720 SQ.M	GALLERY	DITTO	1
W9		ALUMINIUM WINDOW FRAME WITH RUBBER SEAL AROUND . GLAZING AREA = 1.800 SQ.M VENT AREA = 0.720 SQ.M	BEDROOM 6	DITTO	1
W9A W9B W9C W9D W9E		ALUMINIUM WINDOW FRAME WITH RUBBER SEAL AROUND . GLAZING AREA = 1.080 SQ.M VENT AREA = 0.000 SQ.M	TOP ROOF	DITTO	5
W10 W11 W12		ALUMINIUM WINDOW FRAME WITH RUBBER SEAL AROUND . GLAZING AREA = 0.540 SQ.M VENT AREA = 0.360 SQ.M	BEDROOM 5 & 6 LOOS	DITTO	3
W13		ALUMINIUM WINDOW FRAME WITH RUBBER SEAL AROUND . GLAZING AREA = 1.440 SQ.M VENT AREA = 0.720 SQ.M	BEDROOM 5	DITTO	1
W16 W17 W18		ALUMINIUM WINDOW FRAME WITH RUBBER SEAL AROUND . GLAZING AREA = 0.540 SQ.M VENT AREA = 0.360 SQ.M	BEDROOM 2,3,4 ENSUITES.	DITTO	3
W21		ALUMINIUM WINDOW FRAME WITH RUBBER SEAL AROUND . GLAZING AREA = 2.340 SQ.M VENT AREA = 1.440 SQ.M	BEDROOM 1 LOUNGE	DITTO	1
W22 W25		ALUMINIUM WINDOW FRAME WITH RUBBER SEAL AROUND . GLAZING AREA = 1.620 SQ.M VENT AREA = 0.540 SQ.M	BEDROOM 1	DITTO	2
W23 W24		ALUMINIUM WINDOW FRAME WITH RUBBER SEAL AROUND . GLAZING AREA = 2.345 SQ.M VENT AREA = 0.976 SQ.M	BEDROOM 1	DITTO	2
W25		ALUMINIUM WINDOW FRAME WITH RUBBER SEAL AROUND . GLAZING AREA = 1.620 SQ.M VENT AREA = 0.540 SQ.M	BEDROOM 1	DITTO	1
W27 W28		ALUMINIUM WINDOW FRAME WITH RUBBER SEAL AROUND . GLAZING AREA = 1.080 SQ.M VENT AREA = 0.720 SQ.M	BEDROOM 1 ENSUITE	DITTO	2
W29 W30 W31		ALUMINIUM WINDOW FRAME WITH RUBBER SEAL AROUND .	BEDROOM 1 STAIRCASE	DITTO	2 & 1

WINDOW AND DOOR SCHEDULE

CODE	DRAWING	REMARKS	POSITION	GLAZING ELEMENT	QUANTITY
D1		COROFLUTE ALUMINIUM SECTIONAL GARAGE DOOR SET FITTED AS PER MANUFACTURER'S INSTRUCTION.	GARAGE		
D2		ALUMINIUM SLIDING DOOR SET WITH RUBBER SEAL AROUND AS PER SANS 204 REQUIREMENTS . GLAZING AREA = 7.560 SQ.M VENT AREA = 0.720 SQ.M	BEDROOM 2	SINGLE- LOW E [R]	1
D3		ALUMINIUM SLIDING DOOR SET WITH RUBBER SEAL AROUND AS PER SANS 204 REQUIREMENTS . GLAZING AREA = 5.040 SQ.M VENT AREA = 0.720 SQ.M	BEDROOM 3	SINGLE- LOW E [R]	1
D4		ALUMINIUM SLIDING DOOR SET WITH RUBBER SEAL AROUND AS PER SANS 204 REQUIREMENTS . GLAZING AREA = 5.040 SQ.M VENT AREA = 0.720 SQ.M	BEDROOM 4	DITTO	1
D5		ALUMINIUM SLIDING DOOR SET WITH RUBBER SEAL AROUND AS PER SANS 204 REQUIREMENTS . GLAZING AREA = 7.560 SQ.M VENT AREA = 0.720 SQ.M	BEDROOM 5	DITTO	1
D6		ALUMINIUM SLIDING DOOR SET WITH RUBBER SEAL AROUND AS PER SANS 204 REQUIREMENTS . GLAZING AREA = 6.300 SQ.M VENT AREA = 0.000 SQ.M	GALLERY	DITTO	1
D7		ALUMINIUM SLIDING DOOR SET WITH RUBBER SEAL AROUND AS PER SANS 204 REQUIREMENTS . GLAZING AREA = 4.410 SQ.M VENT AREA = 0.000 SQ.M	BEDROOM 6	DITTO	1
D8		WOODEN PIVOT DOOR SET WITH RUBBER SEAL AROUND THE FRAME AS PER SANS SANS 204 REQUIREMENTS.	LOUNGE	DITTO	1
D9		WOODEN STABLE DOOR SET WITH RUBBER SEAL AROUND THE FRAME AS PER SANS REQUIREMENTS GLAZING AREA = 0.870 SQ.M VENT AREA = 0.000 SQ.M	LAUNDRY STOEP	DITTO	1
D10 D11 D12 D13 D14 D15 D16 D17		INTERNAL HOLLOW FLUSH DOOR TYPE AS PER CLIENT'S SELECTION.	BEDROOMS AND LAUNDRY LOO AND KITCHEN	NONE	8
D18 D19 D20 D21 D24		INTERNAL HOLLOW FLUSH SLIDING DOOR TYPE TO THE SPECIALIST CONTRACTOR.	BEDROOM ENSUITES	NONE	5
D22		ALUMINIUM SLIDING DOOR SET WITH RUBBER SEAL AROUND AS PER SANS 204 REQUIREMENTS . GLAZING AREA = 9.450 SQ.M VENT AREA = 0.000 SQ.M	BEDROOM 1	SINGLE- LOW E [R]	1
D23		WOODEN STABLE DOOR SET WITH RUBBER SEAL AROUND THE FRAME AS PER SANS REQUIREMENTS	BEDROOM 1 STAIRCASE	NONE	1
D25		WOODEN STABLE DOOR SET WITH RUBBER SEAL AROUND THE FRAME AS PER SANS REQUIREMENTS	BEDROOM 1 ENSUITE	NONE	1

KNYSNA MUNICIPALITY PLAN No 2018/80072
GOEDGEKEUR / APPROVED

Volgens die NBR, WET No 103 van 1977 soos gewysig
According to NBR, ACT No 103 of 1977 as amended

BCO / TE: ..... DATE: 29/5/2018

NOTES

MUNICIPAL BY-LAWS AND THOSE OTHERS AFFECTED AUTHORITES MUST BE ADHERED TO

POSITION OF BOUNDARY PEGS TO BE CHECKED BY A REGISTERED SURVEYOR ,

ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE TO BE CHECKED BY THE CONTRACTOR ON SITE BEFORE COMMENCING WORK AND ANY OF DISCREPENCIES TO BE REPORTED TO THE AUTHOR /ARCHITECT IMMEDIATLY.

NEVER SCALE THIS DRAWING ON SITE BUT RATHER USED FIGURED DIMENSIONS & REFER TO DETAILS

ALL WORKS TO BE DONE IN ACCORDANCE TO NOR SANS 10400 AND SANS 10400- XA REQUIREMENTS

ALL BRICK CAVITY WALLS BELOW FLOOR FINISH LEVEL TO BE FILLED WITH CONCRETE AND DPC TO BE STEPPED

ALL PLUMBING TO BE INSTALLED BY A PLUMBER REGISTERED/COMPETENT.

ALL HOT WATER PIPES TO BE INSULATED AS PER SANS 10254 & 10252-1 REQUIREMENTS , AND TO MEET MUNICIPALITY BY-LAWS.

ENGINEER TO BE APPOINTED FOR ANY STEEL TIMBER & CONCRETE STRUCTURAL WORKS AND NO SITE AMENDMENT TO BE DONE WITHOUT ARCHITECTS APPROVAL.

HEALTH & SAFETY INSPECTOR TO BE APPOINTED BY THE CONTRACTOR/CLIENT BEFORE ANY WORK STARTS ON BUILDING SITE.

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Project
PROPOSED RE-BUILT OF THE BUILT DAMAGED DWELLING ON ERF 3953 KNYSNA HEIGHTS

Client
EVELYN

ckd	date	drn	rev	sht
AUTHOR	MAR 018	XOLANI	A0	1

drwg number
EVELYN HOUSE /017



ALL TIMBER USED FOR ROOF BATTENS TO COMPLY WITH SANA 1783-4 AND MUST BEAR THE FULL STANDARDISATION AS PER SANS 10400 REQUIREMENTS.

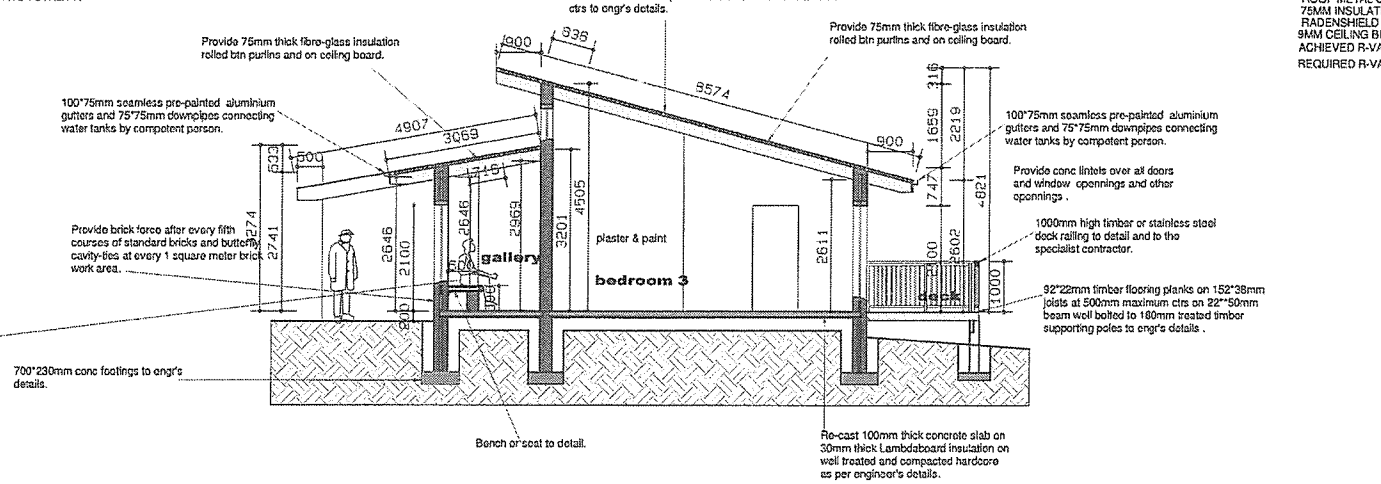
ALL TIMBER USED TO BE OF GRADE 8 OF CLASS-A AND TO COMPLY WITH SANS 10005 REQUIREMENTS IN ITS TOTALITY.

15 DEGRESS ROOF PITCH
Charcoal boralbond roof sheets on RadenShield doublesided foil membrane on 76*50mm purlins at 800mm maximum ctrs on 6mm thick Nutec ceiling brd on 228*50mm exposed rafters at 1200mm maximum ctrs to engr's details.

ALL TIMBER USED TO BE OF GRADE 8 OF CLASS A AND COMPLY WITH SANS 10005 REQUIREMENTS, NO USE OF COMBUSTABLE MATERIALS .

ALL TIMBER USED FOR CONSTRUCTION OF ROOFS AND BEAMS SHOULD BE STRUCTURAL SA PINE IN ACCORDANCE WITH SANS 1783-2 / 1460 / 10149

ROOF R-VALUE DATA
ROOF METAL SHEET = 0.30K/W
75MM INSULATION= 3.24K/W
RADENSHIELD FOIL= 1.59K/W
9MM CEILING BRD = 0.05K/W
ACHIEVED R-VALUE = 5.18K/W
REQUIRED R-VALUE = 3.7K/W



SECTION A-A 1:100

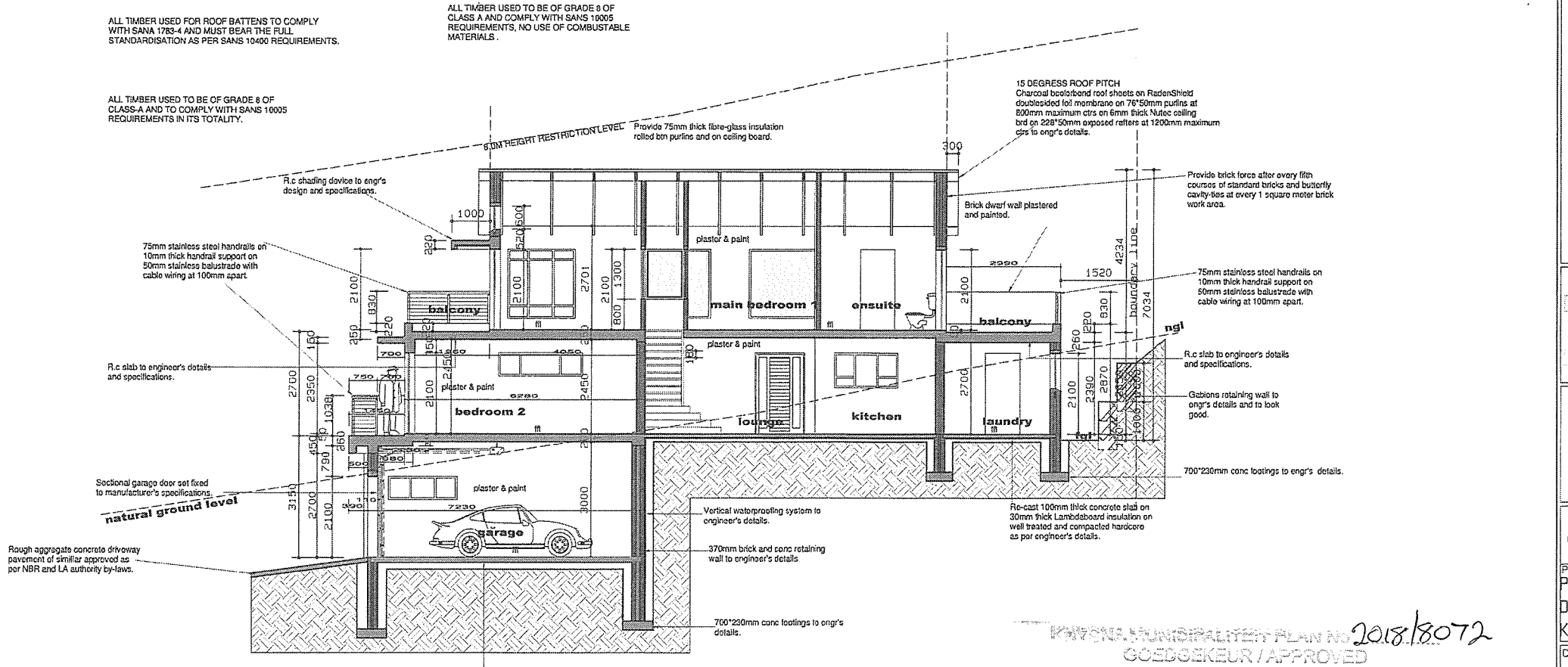
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ROOF METAL SHEET = 0.30K/W
75MM INSULATION= 3.24K/W
RADENSHIELD FOIL= 1.59K/W
9MM CEILING BRD = 0.05K/W
ACHIEVED R-VALUE = 5.18K/W
REQUIRED R-VALUE = 3.7K/W



SECTION B-B 1:100

KNYSNA MUNICIPALITY PLAN NO 2018/8072
GOEDGEKEUR / APPROVED
Volgens die NBR, Wet No 103 van 1977 soos gewysig
According to NBR, Act No 103 of 1977 as amended
DATE 29/5/2018

Notes
MUNICIPAL BY-LAWS AND THOSE OTHERS AFFECTED AUTHORITES MUST BE ADHERED TO

POSITION OF BOUNDARY PEGS TO BE CHECKED BY A REGISTERED SURVEYOR ,

ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE TO BE CHECKED BY THE CONTRACTOR ON SITE BEFORE COMMENCING WORK AND ANY OF DISCREPENCIES TO BE REPORTED TO THE AUTHOR /ARCHITECT IMMEDIATLY.

NEVER SCALE THIS DRAWING ON SITE BUT RATHER USED FIGURED DIMENSIONS & REFER TO DETAILS

ALL WORKS TO BE DONE IN ACCORDANCE TO NBR SANS 10400 AND SANS 10400- XA REQUIREMENTS

ALL BRICK CAVITY WALLS BELOW FLOOR FINISH LEVEL TO BE FILLED WITH CONCRETE AND OPC TO BE STEPPED

ALL PLUMBING TO BE INSTALLED BY A PLUMBER REGISTERED/COMPETENT.

ALL HOT WATER PIPES TO BE INSULATED AS PER SANS 10254 & 10252-1 REQUIREMENTS , AND TO MEET MUNICIPALITY BY-LAWS.

ENGINEER TO BE APPOINTED FOR ANY STEEL , TIMBER & CONCRETE STRUCTURAL WORKS AND NO SITE AMMENDMENT TO BE DONE WITHOUT ARCHITECTS APPROVAL.

HEALTH & SAFETY INSPECTOR TO BE APPOINTED BY THE CONTRACTOR/CLIENT BEFORE ANY WORK STARTS ON BUILDING SITE.

THIS DRAWING BELONGS TO X-CUBE DESIGNS & THE COPYRIGHT THEREOF IS STRICTLY RESERVED BY THEM .

A COMPETENT PERSON IS TO BE APPOINTED FOR ELECTRICAL & MECHANICAL WORKS AS PER SANS REQUIREMENTS AND MUST BE ON LA DATABASE.

ALL INSTALLATIONS TO BE DONE DONE AS PER REQUIREMENTS OF THE L.A AND SANS 1025.1, 10400 AND 10254:2012.

ANY DEVIATION FROM APPROVED DRAWINGS EXEMPT THE ARCHITECT/AUTHOR FROM ANY LIABILITY THEREOF.

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Project
PROPOSED RE-BUILDING OF THE FIRE DAMAGED DWELLING ON ERF 3953 KNYSNA HEIGHTS.

Client
EVELYN

ckd	date	drn	rev	sht
AUTHOR	OCT 017	XOLANI	A0	01

drwg number
EVELYN HOUSE