General Notes

Structural engineer
All piling, footings, foundations, columns, beams and elevated slabs to structural engineers specification and detail.
All structures to comply with SANS 10400 - B , Structural Design.

Demolitions SANS 10440 - E
All demolitions to comply with SANS 10400-E.

Site Operations SANS 10400 - F
Sanitary facilities to be provided for duration of contract to comply with SANS 10400- F.4.2 and F11.
Soil poisoning to comply with SANS 10400- F 4.3 and F5 in accordance with SANS 10124.
Public protection to comply with SANS 10400 - F1.
Control of dust and noise levels to comply with SANS 10400- F6
Explorative cutting into, laying open or demolition to comply with SANS 10400 - F7.
Waste material on site to comply with SANS 10400 - F8.
Site cleaning to comply with SANS 10400 - F9.
Site accommodation to comply with SANS 10400 -F10.

Excavations SANS 10400 -G
All excavations to comply with SANS 10400 - G1 and 2 and subject to engineer's specification and detail.

Foundations SANS 10400-H
All foundations to structural engineer's specification and detail.

Floors SANS 10400 - J
Concrete floors are to be concrete surface beds on 250 micron dpm on poisoned consolidated fill to comply with SANS 10400-J 4.4.
Suspended timber floor to comply with SANS 10400-J 2.8 & 2.9
All slabs to be designed by structural engineer to comply with SANS 10400-J4.4.

Walls SANS 10400-k
All walls to comply with SANS 10400 -K and structural engineer's specification and detail.
All lintols to comply with SANS 10400 -K4.2.9
Fall protection to be provided to comply with SANS 10400-M4.3

Lintols SANS 10400-K 4.2.9
220 collar jointed wall with window & door openings less than 1,5m to use pre-cast pre-stressed concrete lintols and above a minimum 4 courses with brickforce with a minimum bearing of 150mm
Brickforce secondary reinforcement to be provided in uppermost bed joint.
Side cover min. 15mm & max. 30mm
Lintols to be supported for not less than 7 days after completion.

Roofs SANS 10400-L
Roofing to comply with SANS 10400-L and structural engineer's specifications and detail.
Waterproofing & Flashing to comply with SANS 10400-LL 5

Stairways SANS 10400-M
All stairways to comply with SANS 10400-M.
Dimension requirements to comply with SANS 10400-M 4.2.
Fall protection to be provided to comply with SANS 10400-M 4.3
Masonary stairways to comply with SANS 10400-M 4.4

Glazing SANS 10400-N
All glazing to comply with SANS 10400-N.
Glazing installation to comply with SANS 10400-N4.2.
The panes of all safety glazing to be marked to comply with SANS 10400-N4.4.1

Lighting and ventilation SANS 10400-O
Lighting and Ventilation to comply with SANS 10400-O
Category 1 building H3; glazed openings including frames and glazing bars, shall not be less than 5% of respective room's net area or 0,1 sq.m.
Dwelling Guest WC's windows = 0,81 sq.m or 19,85% of Guest WC's net area.
Dwelling Guest En-suite's windows =1,55 sq.m or 24,76% of En-suite's net area.
Dwelling Bedroom 1 En-suite's windows = 1,92 sq.m or 21,59% of En-suite's net area.
Dwelling Bathroom's windows = 1,374 sq.m or 18,77% of Bathroom's net area.
All windows have zones of space free of obstructions

Drainage SANS 10440 - P
All drainage to comply with SANS 10400-P.
Materials, pipes fittings & joints to comply with SANS 10400-P 4.2
Sanitary fittings to comply with SANS 10400-P 4.3
Toilet pans to comply with SANS 10400-P 4.4
Connectors for toilet pans to comply with SANS 10400-P 4.6
Provisions of sanitary fixtures to comply with SANS 10400-P 4.11
Vent pipes to comply with SANS 10400-P 4.18.6 & 4.18.11

Stormwater disposal SANS 10400-R
All stormwater management systems to comply with SANS 10400-R.

Fire protection SANS 10400-T
All fire protection to comply with SANS 10400-T.
All Fire Resistance of Division Separating Elements as per SANS 10400 T4.6.2 Table 5 = 30 minutes.

Roof Notes:

"Marseilles" clay roof tiles to match existing on 38 x 38 tile battens at 345 crs on double reflective foil with necessary air space on 114 x 38 gang nailed trusses.
100 thick flexible polyester blanket thermal break between trusses bottom chord on ceiling battens
Roof pitch 30°
Truss fabrication and grade of timber to be as per SANS 1040-L
Table 1 and 2

Rafters	114 x 38 GRD. 6
Tie beams	114 x 38 GRD. 6
King / Queen & brace	114 x 38 GRD. 6

3 M16 bolts, washers and nuts per connection
Maximum truss spacing 760mm c/crs on 70 x 114 wall plates. 2 x 4 diameter galvanised truss ties built into brickwork.
Minimum 4 courses per truss end as per SANS roof specification.
230 x 10 thick cement fibre fascia and barge boards.
100 x 100 aluminium (powder coated) gutters and pvc downpipes.
38 x 38 SA pine ceiling battens at ±600 centers to support herculite or similar ceiling board skimmed.
Decor ceiling cornice to owner's choice.
150 thick flexible polyester blanket thermal break to be installed in the roof.

Concrete slab Roof Notes:

waterproof screed to fall on reinforced concrete slab to engineer's specifications
200 ceiling void
100 thick flexible polyester blanket thermal break to be installed in the roof on bottom chord.
Insulation suitable to achieve a R value of 2,7mm for climate zone 5 (SANS 204 table 10 page 20 refers)
38 x 38 SA pine ceiling battens at ±600 centers to support herculite or similar ceiling board skimmed.
Decor ceiling cornice to owner's choice.

Energy Efficient notes:

Orientation
Building orientation in accordance with SANS 204;2011 4,2

Floors
Floor in accordance with SANS 204;2011 4.3.2
Concrete surface bed with water proof membrane under.
No under floor heating

Walls
External walls in accordance with SANS 204;2011 4.3.3
New 230 thick external wall to have a CR-value H OF 40.

Fenestration
Fenestration in accordance with SANS;2011 4.3.4
See XA calculations
Shading in accordance with SANS 204;2011 4.3.5
Vertical blinds to be used as vertical shading
New doors to be timber frame to match existing with 5mm clear toughened safety glass U.N.O.
New windows to be timber frame to match existing with 4mm clear float glass U.N.O.
See XA calculations

Roof
Roof assembly in accordance with SANS 204;2011 4.3.6

Tile Roof:
New roof to have a thermal break with a R-value of not less than 0.2
Double reflective foil with necessary air space & 100 thick flexible polyester blanket thermal break to be installed in the roof on bottom chord.
Insulation suitable to achieve a R value of 2,7mm for climate zone 5 (SANS 204 table 10 page 20 refers)

Concrete Roof:
200mm ceiling void created by the ceiling brandering with 100 thick flexible polyester blanket thermal break to be installed to prevent downward movement
Insulation suitable to achieve a R value of 2,7mm for climate zone 5 (SANS 204 table 10 page 20 refers)

Sealing
Building sealing to be in accordance SANS 204;2011 4.4
All edges sealed with either cornice or skirting
All edges for external doors & windows to be sealed

Services
Lighting and power in accordance with SANS 204;2011 4.5.1 and SANS 10400-O
Hot water services in accordance with SANS 204;2011 4.5.2
Heat pupms to supply hot water for new service pipes.
All new exposed hot water pipes to & from cylinder & central heating system to be insulated with a min. R-Value of 1.00
Insulation to be protected from weather and sunlight.

Hot water calculation:	
A20 Classification:	H4
A21 Occupancy:	2 persons/bedroom
Type of hot water generation:	Heat pump
Hot water demand (SANS10252-1):	140l per day per person
Number of bedrooms:	4
Number of bedrooms effected:	4
Total demand:	4 x 2 x 140 = 1120L
Hot water storage capacity required:	1120 x 50% = 560L (50%xA2)
Capacity provided:	300L + 260L
New hot water for:	
First Storey Ensuite = 150L Heat pump hot water system	
First Storey Bathroom = 300L Heat pump hot water system	

XA Calculations:
Ground Storey Dwelling:
Net Floor Area = 112,47 sq.m
Area of glazing elements serving this space = 23,85 sq.m (23,87%)
Therefore glazing elements area › 15% for Ground Storey

First Storey Dwelling :
Net Floor Area = 103,04 sq.m
Area of glazing elements serving this space = 18,234 sq.m (17,7%)
Therefore glazing elements area › 15% for First Storey

General Pool Notes:-

R 8 reinforced bar at 250 centres bottom and side steel.
3 X R 8 reinforced bar at corner to form ring beam.
125 thick minimum 25MPa gunite concrete with minimum reinforced bar cover 50mm
Marble plaster with NCI tiled rim to skim line.
Concrete tile pool surround laid to fall so as to allow rainwater to flow away from pool into nearest stormwater sump.
Pool overflow and backwash water to be discharged into sewer system via break pressure tank.

FINISHES:

ROOF:
-Cement fibre barges, fascias to match ex.
-aluminium rain water gutters & pvc down pipes to match ex.
-Approved flashing to all parapets.

WALLS:
-Existing "Popcorn" render to be replace by "Smooth" render generally.
-"Smooth" render new external walls generally.
-"Smooth" plaster new internal walls generally.
-150 wide cement plaster Coping.

GLAZING:
-Min. 6,38mm safety glazing to all glass within 300mm off ffl.
-Obscure glazing to all ablutions.
-4mm clear float glass elsewhere U.O.N.
-Window cills to match existing

PLUMBING:
-i.e.'s at all bends, junctions & changes in direction
-20mm copper water supply above fgl; polycop below.
-Rwdp's to discharge to dished gulley's.
-Required Fire Resistance of Division Separating Elements as per SANS 10400 T4.6.2 Table 5 = 30 minutes.

DRAWING NOTES:

1. Do not scale this drawing.
2. All dimensions and levels to be checked on site before commencing work.
3. All discrepancies to be brought to author's notice.
4. No foundations to encroach over boundaries/servitudes.
5. Depth of foundations to be determined on site- min. 4 courses.
6. All work to comply with SANS 10400 and L.A. building regulation's.
7. Contractor to locate and protect ex. services on site during construction.

ENGINEER'S NOTES:

THE FOLLOWING ARE TO BE THE ENGINEER'S RESPONSABILITY:
1. SLABS
2. BEAMS
3. COLUMNS
4. FOUNDATIONS
5. STAIRS
6. ROOF STRUCTURE
7. SWIMMING POOL

SCHEDULE OF AREAS

PORTION 34 OF ERF 2125 DURBAN, AREA	= 546,00 m²
ZONE	= MEDIUM DENSITY HOUSING
HEIGHT RESTRICTION	= 2 STOREYS
BUILDING LINES	FRONT = 5 m SIDES = 3m + 3m BACK = 3m

FLOOR AREA RATIO

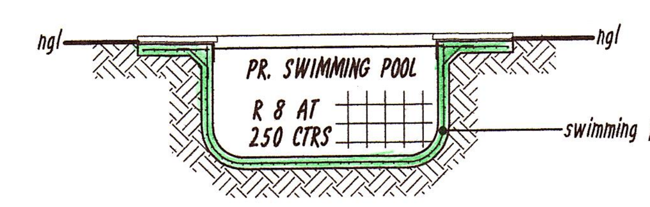
PERMISSIBLE F.A.R. N/A	
EXISTING FLOOR AREA	= 170,72 m²
PROPOSED FLOOR AREA	= 116,66 m²
TOTAL FLOOR AREA	= 287,38 m²

COVERAGE

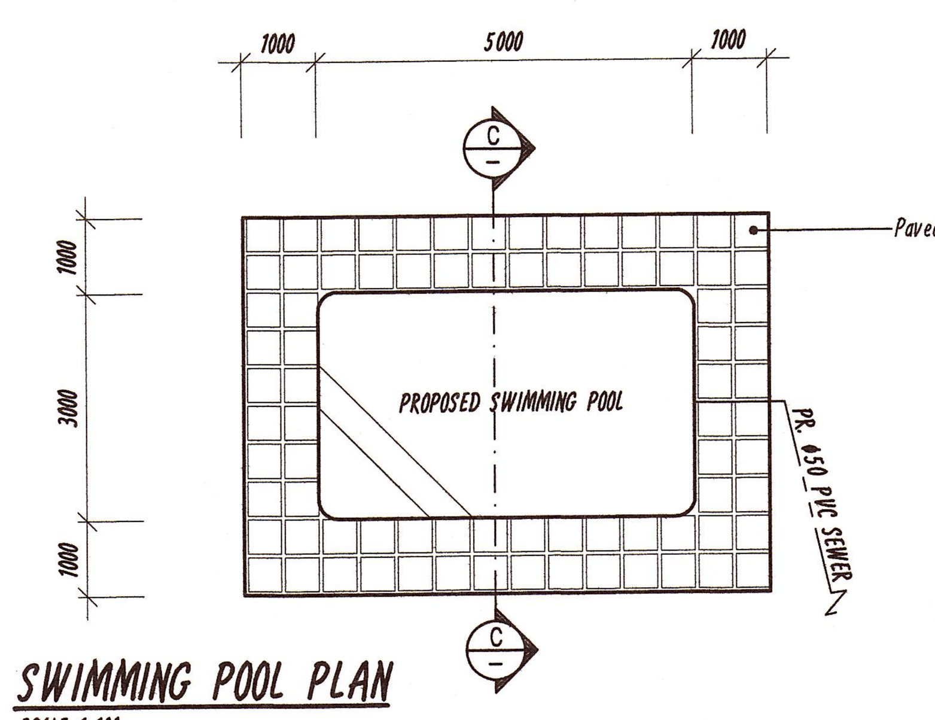
PEMISSABLE 50% OF 546,00 m²	= 273,00 m²
EXISTING COVERAGE AREA	= 170,72 m²
PROPOSED COVERAGE	= 2,79 m²
TOTAL COVERAGE	= 173,51 m²
COVERAGE IN HAND	= 101,49 m²

ADDITIONAL INFOMATION

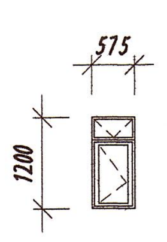
GROUND STOREY ADDITION	= 2,79 m²
FIRST STOREY ADDITION	= 113,87 m²



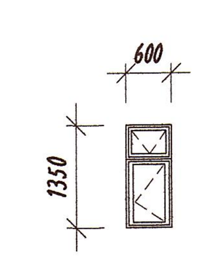
SECTION "C-C"
SCALE 1:100



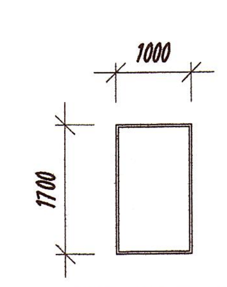
SWIMMING POOL PLAN
SCALE 1:100



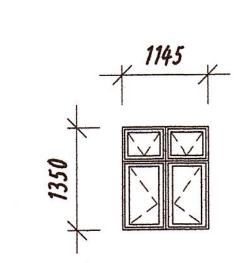
1 OFF MARKED AS 'W1' = 0,69m²
FULL PANE TIMBER WINDOW
3mm CLEAR SINGLE LOW E FLOAT GLASS
LOCATION: FIRST STOREY TV LOUNGE



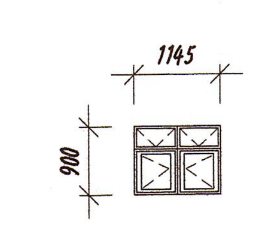
1 OFF MARKED AS 'W2' = 0,81m²
FULL PANE TIMBER WINDOW
3mm OPAQUE SINGLE LOW E FLOAT GLASS
LOCATION: GROUND STOREY GUEST WC



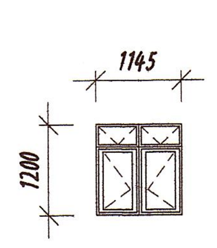
1 OFF MARKED AS 'W3' = 1,7m²
FULL PANE TIMBER WINDOW
5mm OPAQUE SINGLE LOW E TOUGHENED SAFETY GLASS
LOCATION: FIRST STOREY STAIRWELL



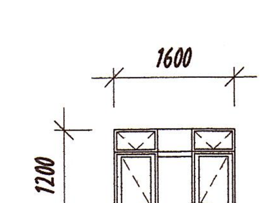
1 OFF MARKED AS 'W4' = 1,55m²
FULL PANE TIMBER WINDOW
5mm OPAQUE SINGLE LOW E TOUGHENED SAFETY GLASS
LOCATION: GROUND STOREY GUEST EN-SUITE



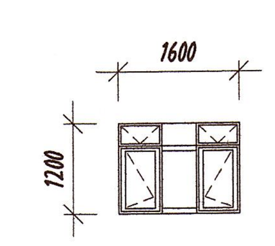
1 OFF MARKED AS 'W5' = 1,03m²
FULL PANE TIMBER WINDOW
3mm CLEAR SINGLE LOW E FLOAT GLASS
LOCATION: FIRST STOREY PASSAGE



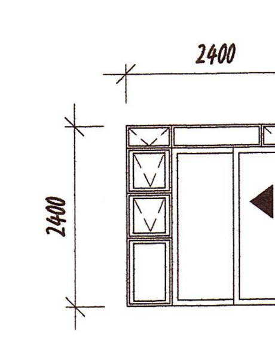
1 OFF MARKED AS 'W6' = 1,374m²
FULL PANE TIMBER WINDOW
5mm OPAQUE SINGLE LOW E TOUGHENED SAFETY GLASS
LOCATION: FIRST STOREY BATHROOM



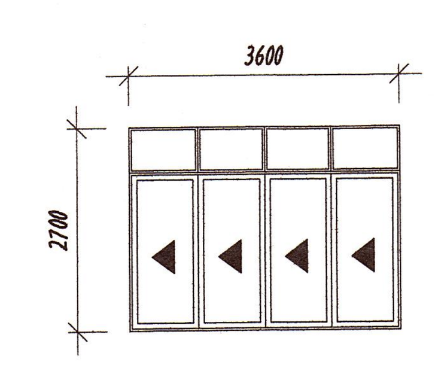
3 OFF MARKED AS 'W7' = 1,92m²
FULL PANE TIMBER WINDOW
3mm CLEAR SINGLE LOW E FLOAT GLASS
LOCATION: FIRST STOREY TV LOUNGE, BEDROOM 2, BEDROOM 3



1 OFF MARKED AS 'W8' = 1,92m²
FULL PANE TIMBER WINDOW
5mm OPAQUE SINGLE LOW E TOUGHENED SAFETY GLASS
LOCATION: BEDROOM 1's EN-SUITE

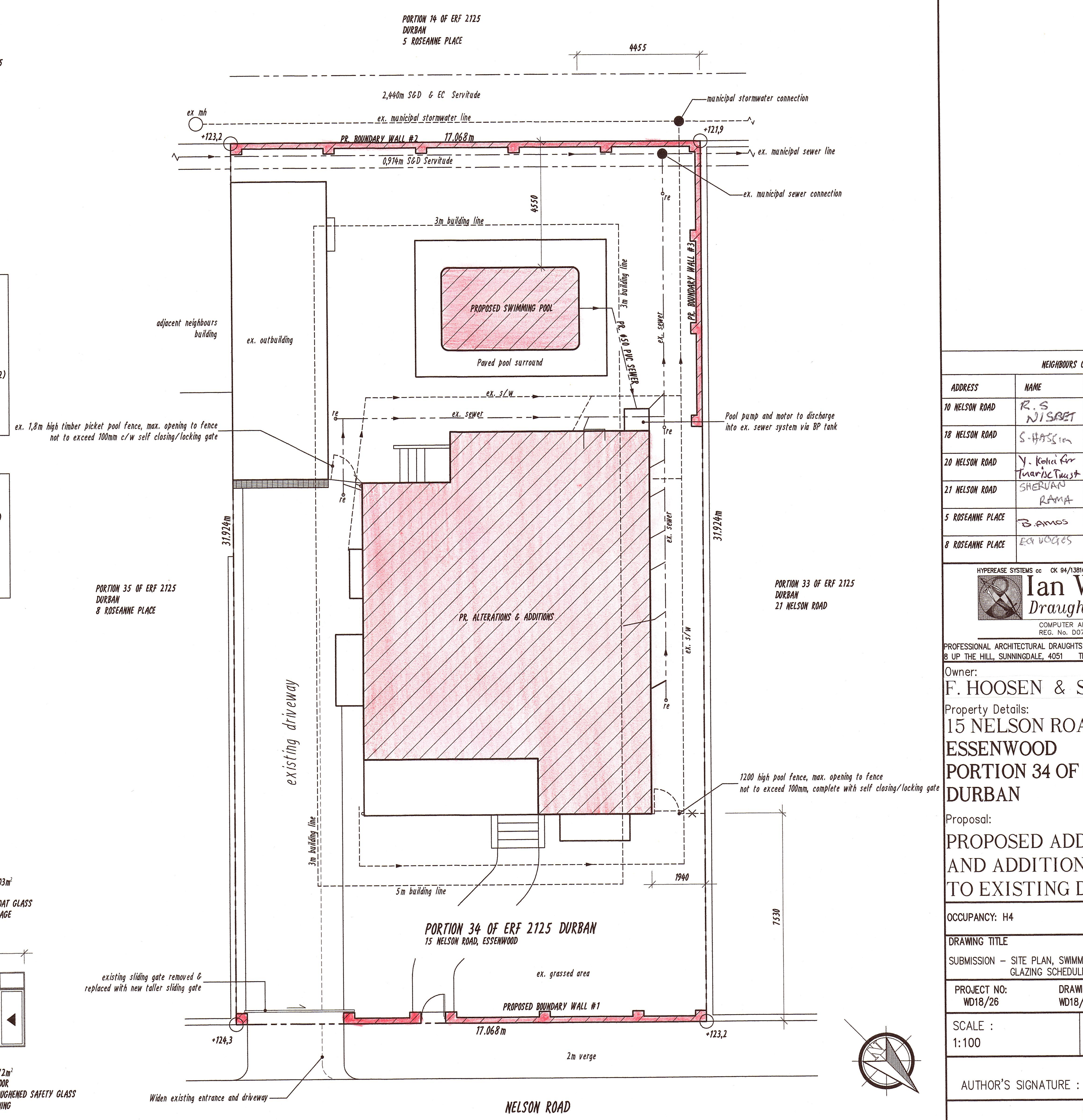


1 OFF MARKED AS 'D1' = 5,76m²
FULL PANE TIMBER SLIDING DOOR
5mm CLEAR SINGLE LOW E TOUGHENED SAFETY GLASS
LOCATION: FIRST STOREY BEDROOM 1



1 OFF MARKED AS 'D2' = 9,72m²
FULL PANE TIMBER SLIDING DOOR
5mm CLEAR SINGLE LOW E TOUGHENED SAFETY GLASS
LOCATION: GROUND STOREY DINING

WINDOW AND DOOR GLAZING SCHEDULE
SCALE 1:100



SITE PLAN
SCALE 1:100

NEIGHBOURS CONSENT

ADDRESS	NAME	TEL: No	SIGNATURE
10 NELSON ROAD	R.S NISBET	084 5559322	[signature]
18 NELSON ROAD	S-HASSim	0833386785	[signature]
20 NELSON ROAD	Y. Kolici for TuariscTrust	0836601281	[signature]
21 NELSON ROAD	SHERVAN RAMA	0727821262	[signature]
5 ROSEANNE PLACE	B.AMOS	0834876842	[signature]
8 ROSEANNE PLACE	EG VOGES	084499[illegible]	[signature]

HYPEREASE SYSTEMS cc CK 94/13816/23 T/A
Ian Whitaker
Draughting Designs
COMPUTER AIDED DRAWINGS
REG. No. D0783

PROFESSIONAL ARCHITECTURAL DRAUGHTS PERSON CELL No. 083 303 8863
8 UP THE HILL, SUNNINGDALE, 4051 TEL: 031 5620310 FAX: 0866 499530

Owner:
F. HOOSEN & S. E. HOOSEN

Property Details:
15 NELSON ROAD
ESSENWOOD
PORTION 34 OF ERF 2125
DURBAN

Proposal:
PROPOSED ADDITION AND ADDITIONS TO EXISTING DWELLING

OCCUPANCY: H4 CLIMATE ZONE: 5

DRAWING TITLE
SUBMISSION – SITE PLAN, SWIMMING POOL & GLAZING SCHEDULE

PROJECT NO:	DRAWING NO:	REV. NO:
WD18/26	WD18/26/s01	A

SCALE :	DATE :
1:100	19 NOVEMBER 2021

AUTHOR'S SIGNATURE : ....

OWNER'S SIGNATURE : ....