

GROUND STOREY

SCALE 1:100

WALLS
 SANS 10400-XA REQUIRED R-VALUE 0.35
 SANS 204 REQUIRED CR-VALUE 60 HOURS
 230MM BRICK WALLS WITH A 50MM AIR CAVITY
 R-VALUE = 1.9 COMPLIES AS PER SANS 10400-XA
 CR-VALUE = 60 COMPLIES AS PER SANS 204

WATER
 DWELLING HOUSE LOW RENTAL : 80-115 L/CAPITADAY
 ASSUMED HOT WATER CONSUMPTION : 30L
 NUMBER OF PERSONS : 4 PER DAY
 ASSUMED DAILY HOT WATER CONSUMPTION : 120L
 ASSUMED ANNUAL HOT WATER CONSUMPTION : 43,68KL
 50% OF ANNUAL HOT WATER CONSUMPTION : 21,34KL
 60L PER DAY PROVIDED BY 50KW HEAT PUMP.

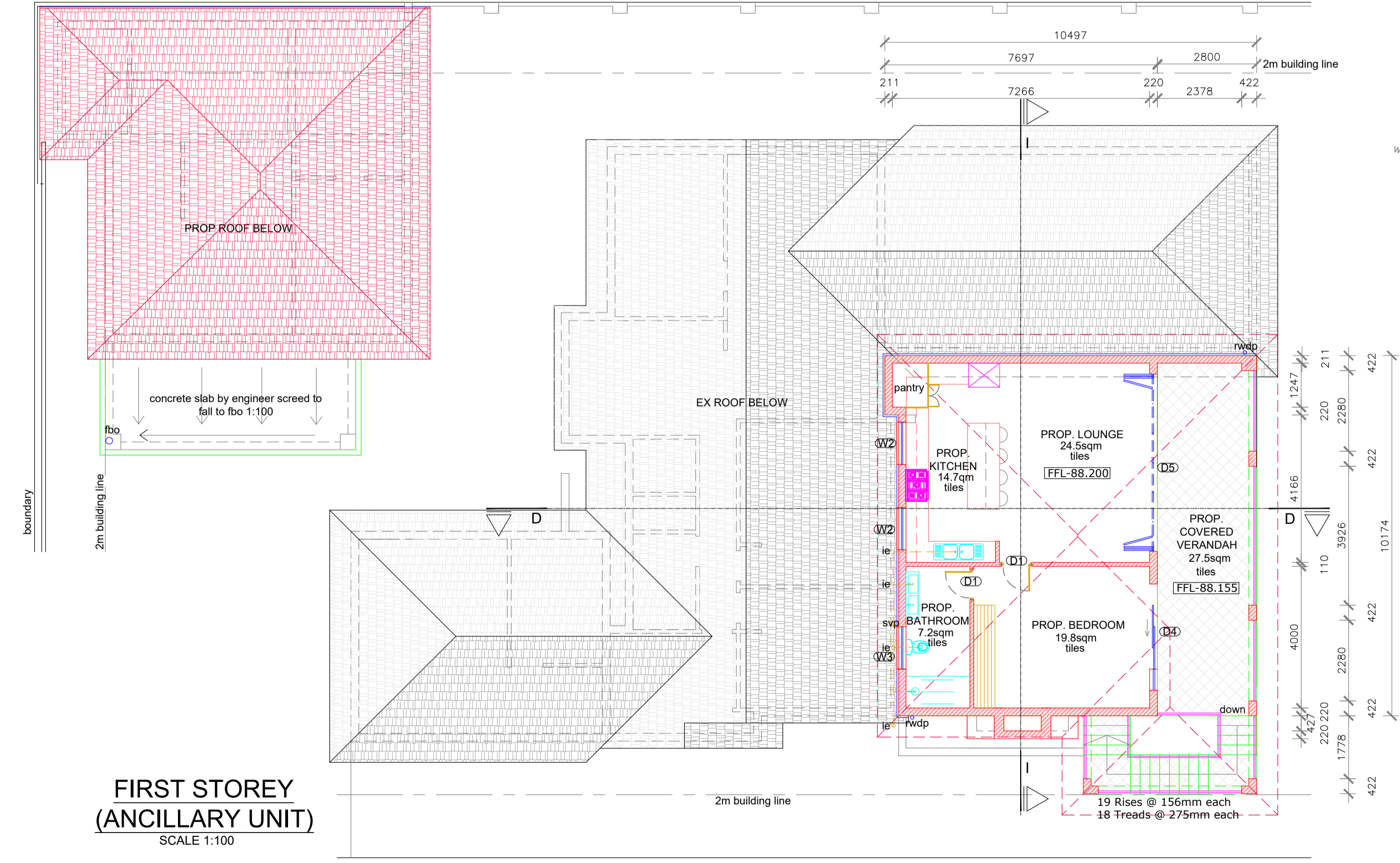
>80MM DIAMETER HOT WATER PIPE WITH A MINIMUM R-VALUE OF 1.5 TO BE USED

ROOF (NOT VENTILATED)
 R-Value required = 2.7
 Material R-Value
 Roof tile : 0.45
 Ceiling (gypsum board) : 0.05
 Insulation (100mm aerolite) : 2.17
 Insulation with 30cm overlaps
 Total R-Value = 2.7 [complies]

SITES ZONED: SPECIAL RESIDENTIAL 900
 POR 180 OF ERF 3193 DURBAN NORTH SITE AREA: 1301sqm
 TOTAL F.A.R PERMISSIBLE: N/A
 TOTAL COVERAGE PERMISSIBLE: 50% =650.5sqm

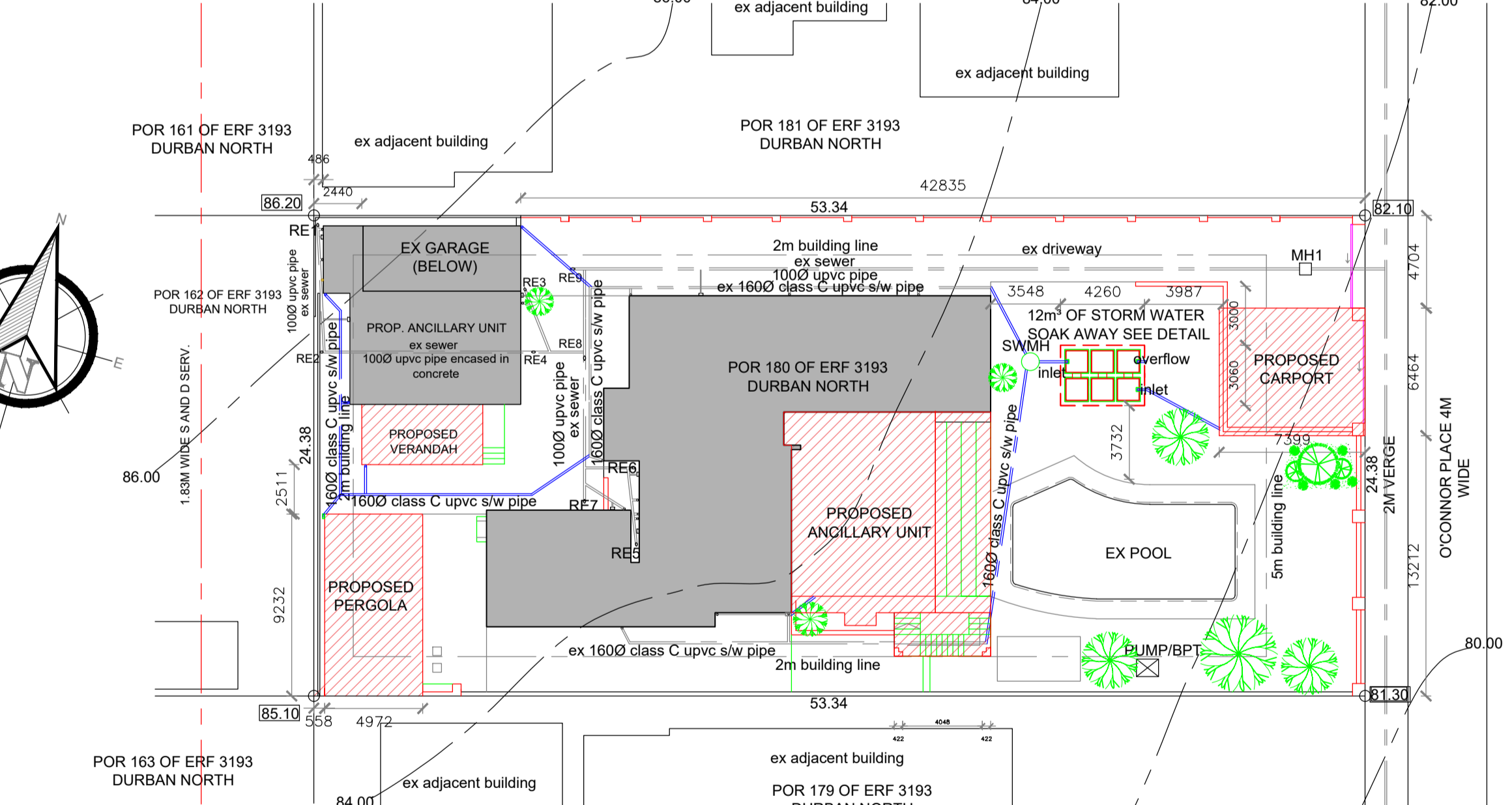
FLOOR AREA	AREA	COV.
EX. GROUND STOREY -	239.7m ²	239.7m ²
EX. OUTBUILDING -	56.5m ²	56.5m ²
EX. GARAGE TO STOREY -	11.1m ²	11.1m ²
EX. GARAGE TO STOREY -	15.4m ²	15.4m ²
TOTAL EX AREA-	322.7m²	322.7m²
PROP. GROUND STOREY VERANDAH -	115.2m ²	115.2m ²
PROP. VERANDAH OUTBUILDING -	18.7m ²	18.7m ²
PROP. FIRST STOREY ANCILLARY -	76.2m ²	76.2m ²
PROP. FIRST STOREY VERANDAH -	28.2m ²	28.2m ²
PROP. CARPORT -	42.1m ²	41.2m ²
TOTAL NEW AREA-	279.5m²	175.1m²

EX COVERAGE = 322.7sqm = 24.8%
 PROP COVERAGE = 175.1sqm = 13.5%
 TOTAL COVERAGE = 497.8sqm = 38.3%
 COVERAGE IN HAND = 152.7sqm = 11.7%



FIRST STOREY (ANCILLARY UNIT)

SCALE 1:100



SITE PLAN

SCALE 1:250

NOTES IN RESPECT OF SA STANDARD CODE OF PRACTICE FOR THE APPLICATION OF THE NATIONAL BUILDING REGULATIONS SANS 10400-2010

CONSTRUCTION NOTES
GENERAL NOTES

- Contractor to report any discrepancies, omissions or deviations to architect.
- Do not scale this drawing.
- Contractor to notify local authority when inspections are due and to obtain all the necessary clearances and certificates.
- Contractor to locate & identify any services on site and protect these from damage during construction.
- Contractor to ensure all certificates of compliance are handed to owner on completion of construction.
- all construction materials and components to comply strictly with all national building regulations (NBR), and SANS 10400 Specifications and codes of practice.

WATER NOTES:
 Municipal ticket registered plumbing contractor is to perform plumbing installation and comply with municipal water supply by-laws.

PART N: GLAZING
 All glazing to comply with SANS 10400-N 2010 as per glazing schedule.
 Glazing certificate required from SAGGA on completion.

- SUSPENDED CONCRETE SLABS WALLS AND FOUNDATIONS**
 - Strictly to Engineers detail and design.
 - Joints to walls and slabs to comply with engineer.
 - Engineer to inspect building work during construction.
 - Stability to be certified by engineer on completion of
- Common brick walls as shown with galvanised brick force as specified by engineer and to be provided at slab, sill and wall plate level, and laid to manufacturers recommendations, with expansion joints to engineers details.**
 - All sand used in mortar to be screened free of impurities and cleaned, top surface of all new parapets, openings, exposed walls and sills to be waterproofed with approved waterproof membrane.
 - 1 Coat smooth sand/cement plaster to all new external walls. All materials used in plaster to comply with the relevant SANS 10400 standard specifications.
 - All support columns and beams to Engineers design.
- ROOF**
 - 22° Roof pitch with concrete roof tiles with approved underlay. Roof fixed as per manufactures specification on 38 x 38 battens at 700mm centers on PVC waterproof membrane/sisilation on 38 x 150mm trusses (bolted together) by specialist at max 760 cnts on 76 x 114 wall plates.
 - Galvanized truss ties built in to brickwork min 4 courses per truss end as per SANS 10400 part L.
 - 230 x 10mm thk Fibre Cement Barge Boards and Fascias.
 - 100 x 100mm Powder coated aluminum gutters and downpipes.
 - 200mm STYCON durable polystyrene villa cornice to be fixed to walls with STYCON adhesive.
 - Professional roofing engineer to certify fixing and stability of roof.
 - All over hangs minimum 600mm.
- ELECTRICAL**
 - All lighting and ventilation to comply with SANS 10400 - O
 - Electrical refer to electrical layout.
 - Electrical to be fitted by council approved registered electrician.

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Brian Gordon	19 O'Connor Place, Durban North	0828000965	
Johannes Jacobus Van Der Berg	20 Maryland Ave, Durban North	0828776437	

OWNER / AGENT SIGNATURE:

CLIENT:
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 MRS. LINDI JACOBS

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 POR 180 OF ERF 3193 DURBAN NORTH

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 CK 95/35928/23

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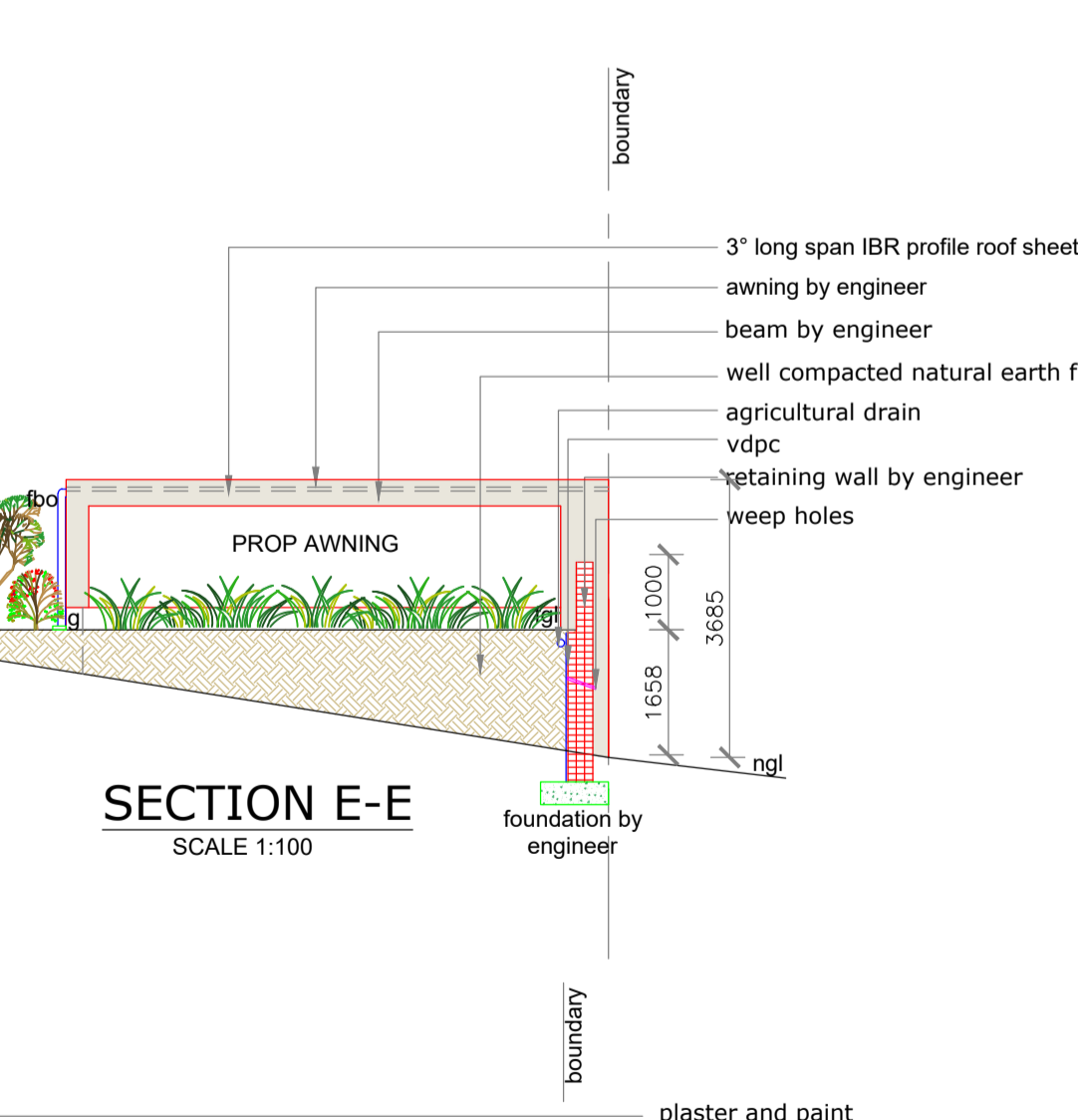
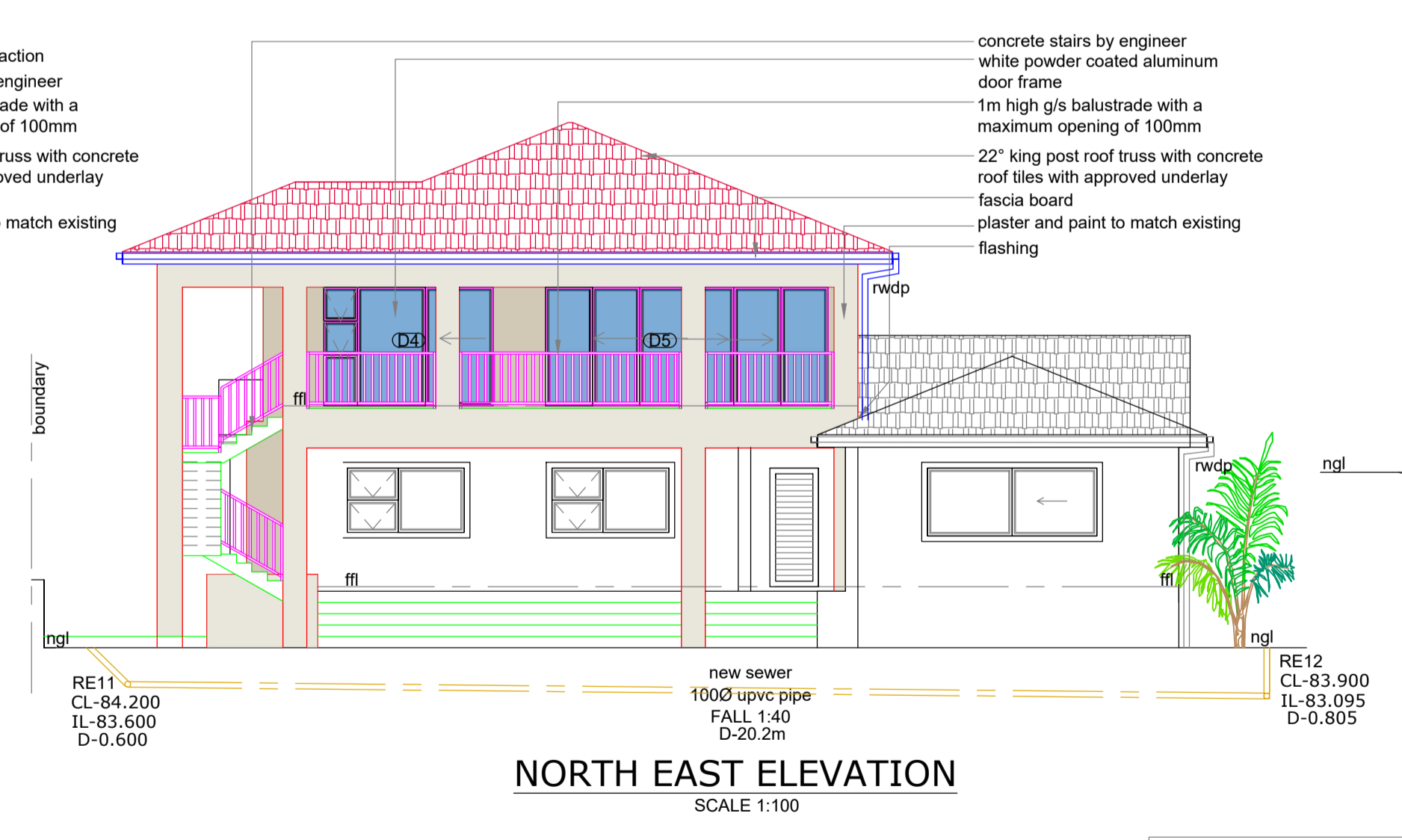
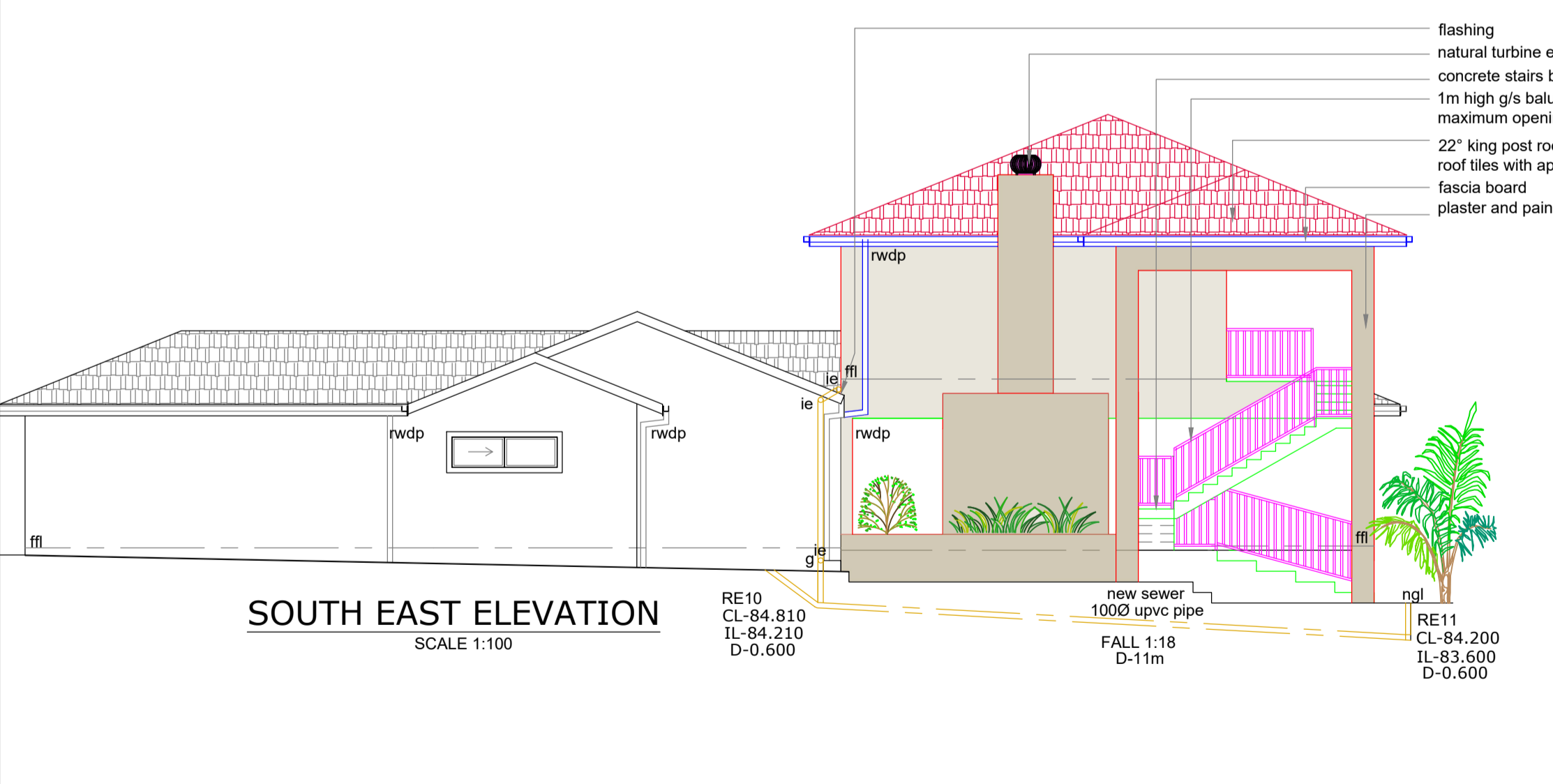
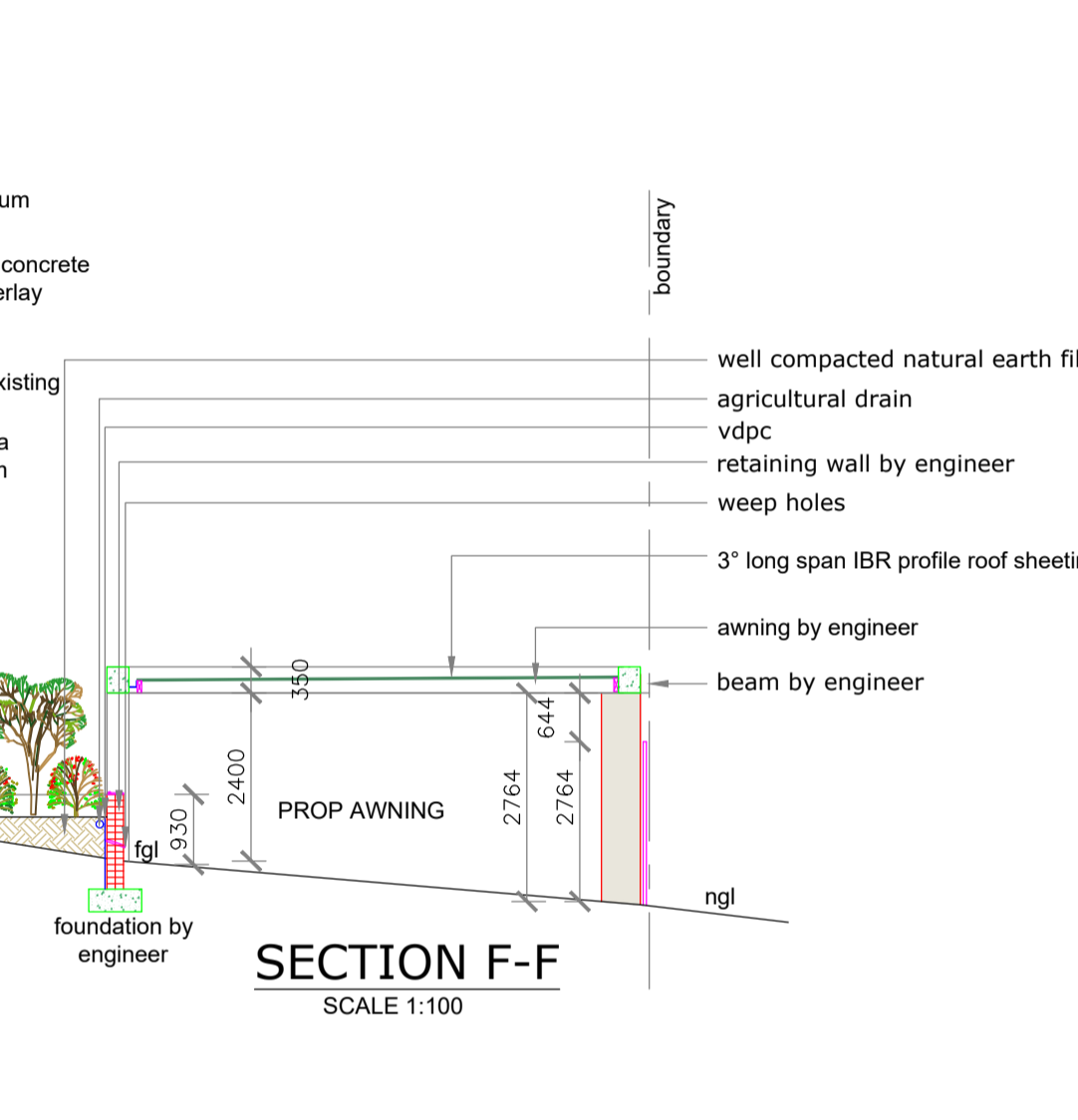
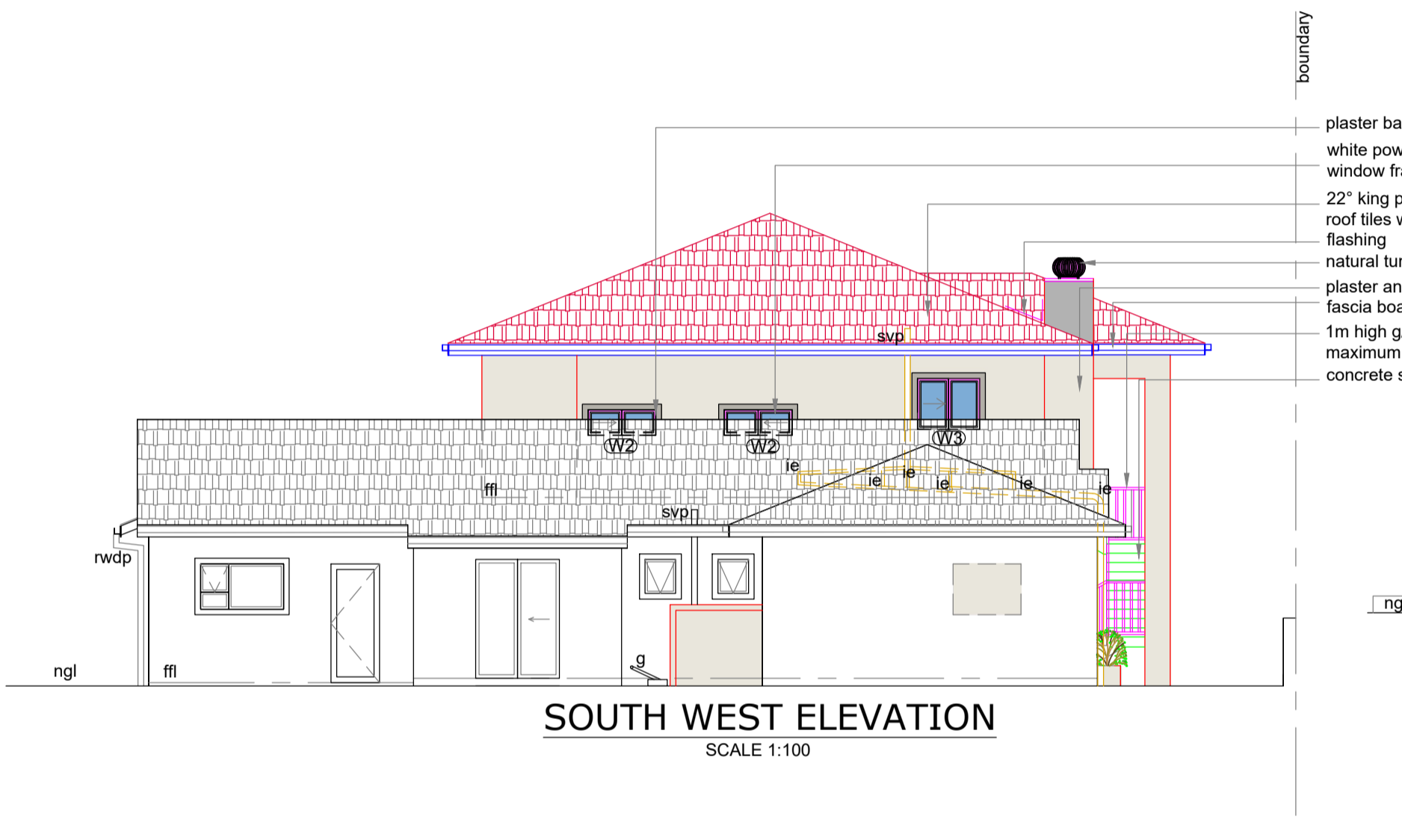
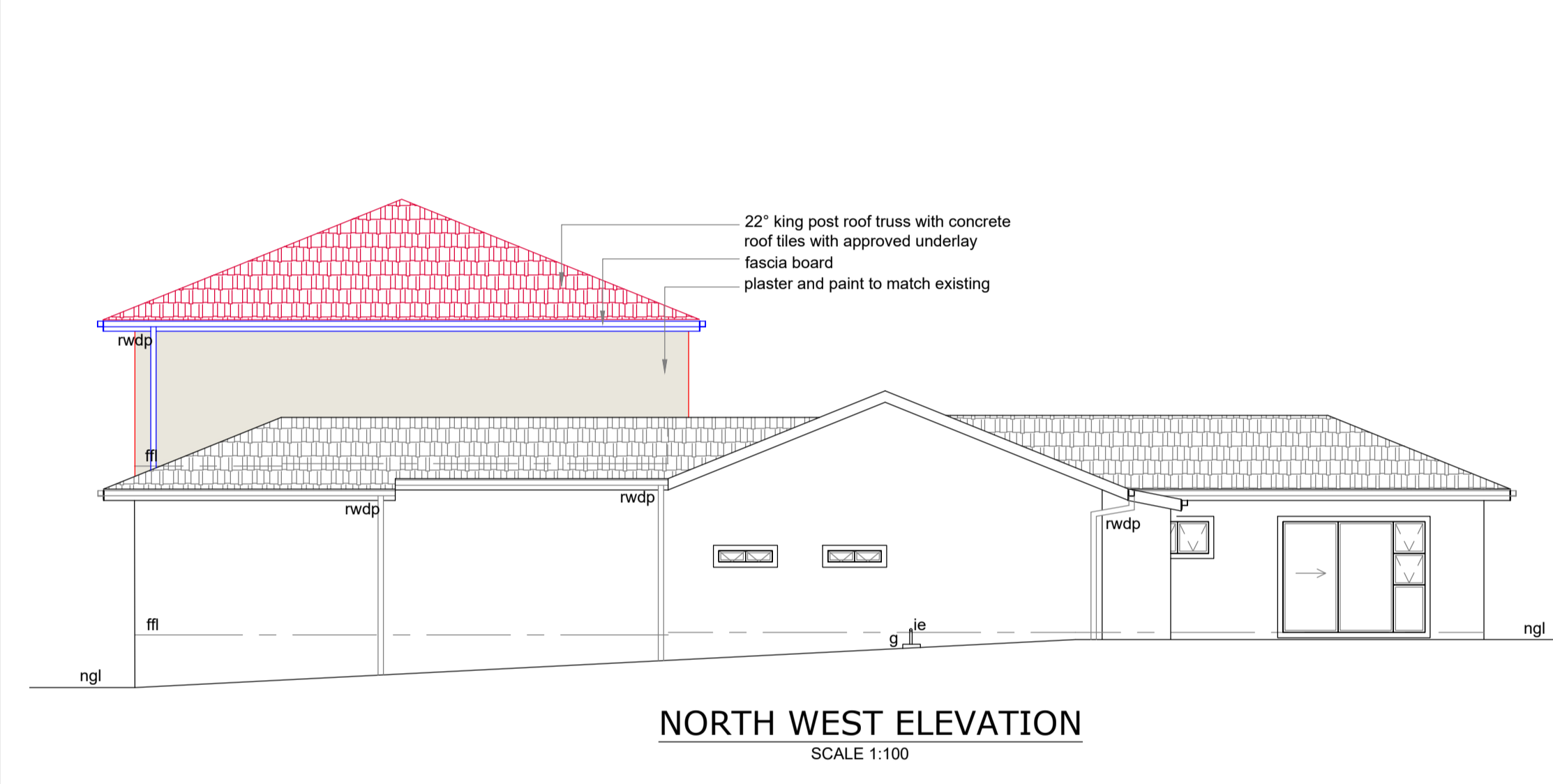
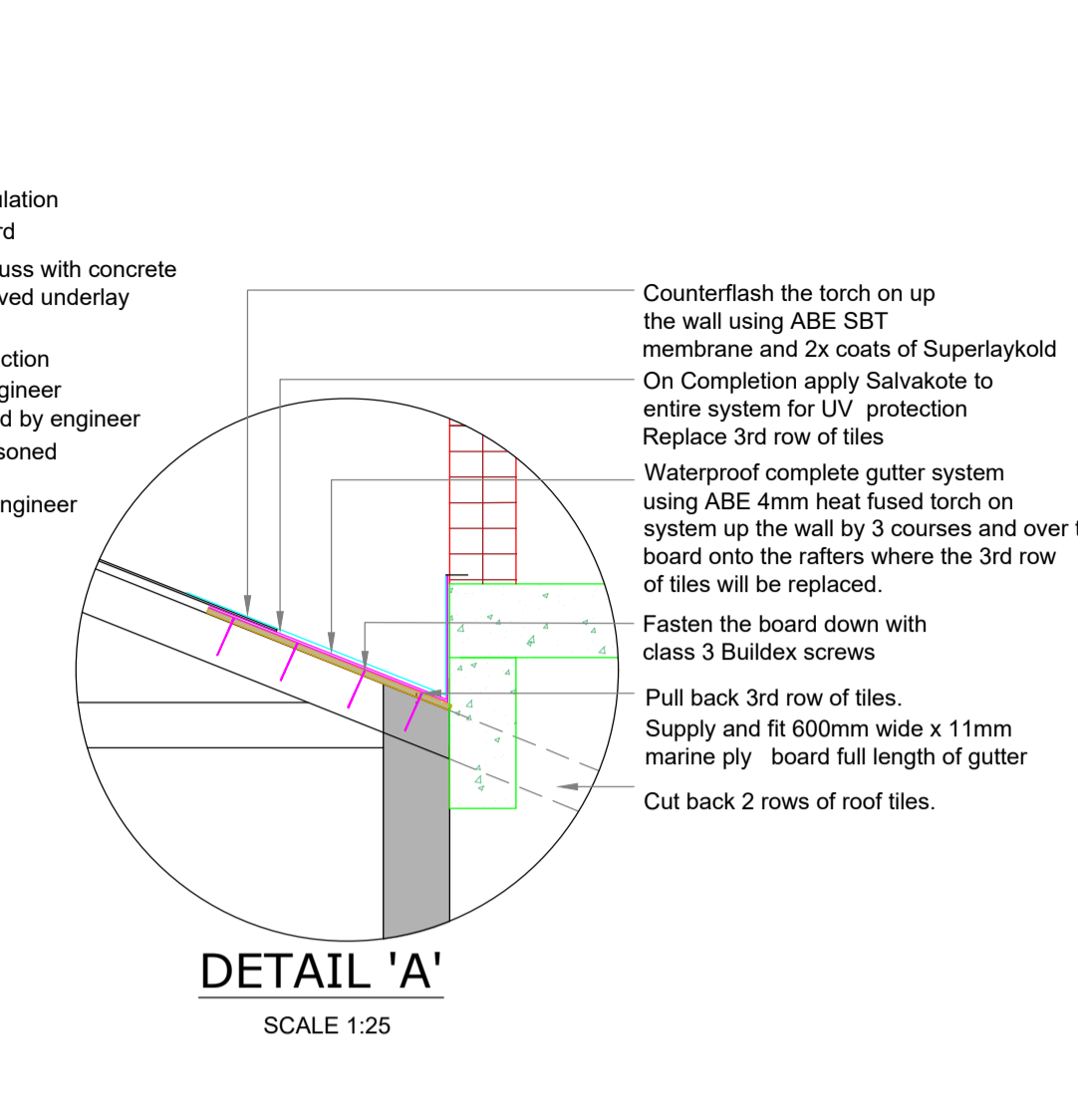
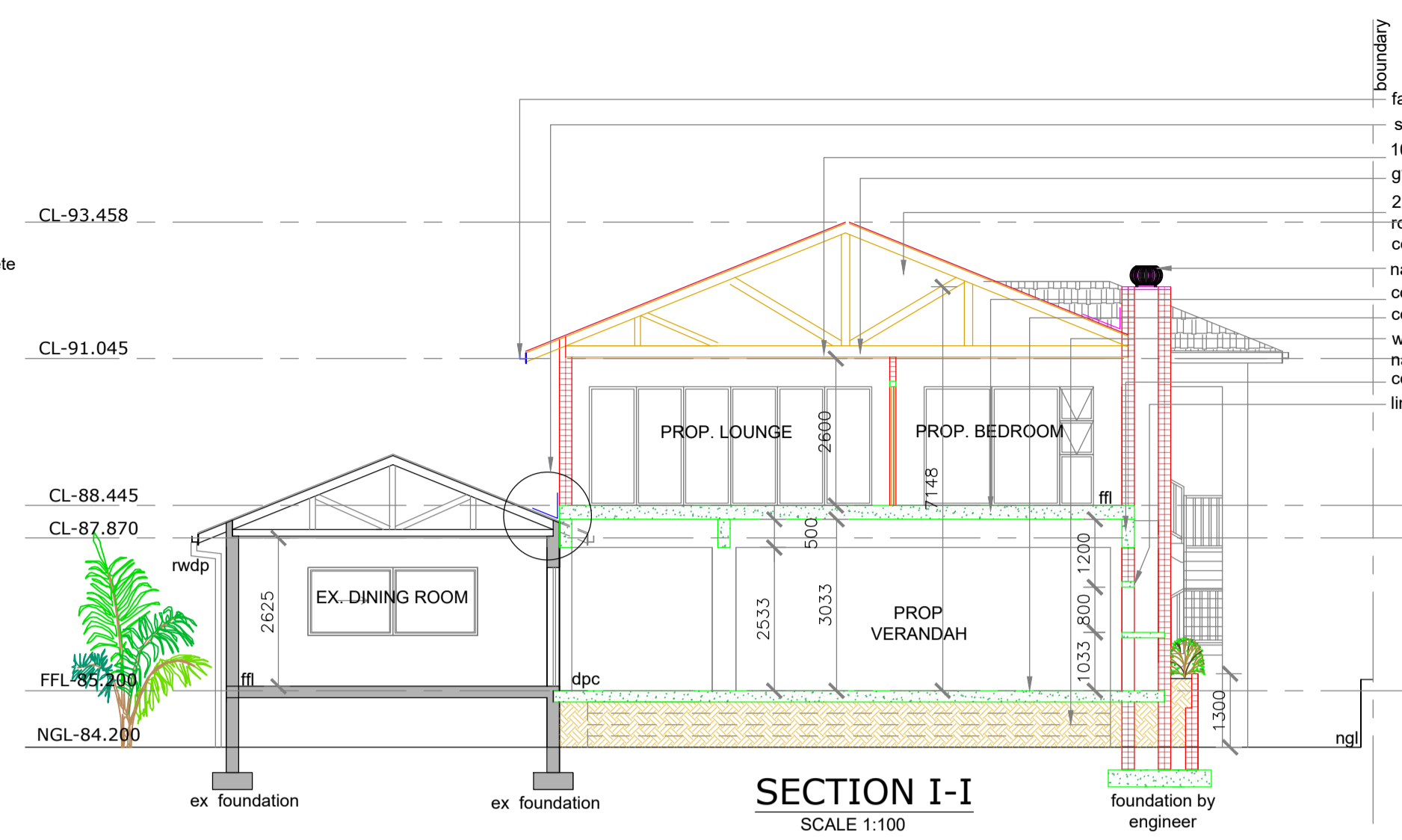
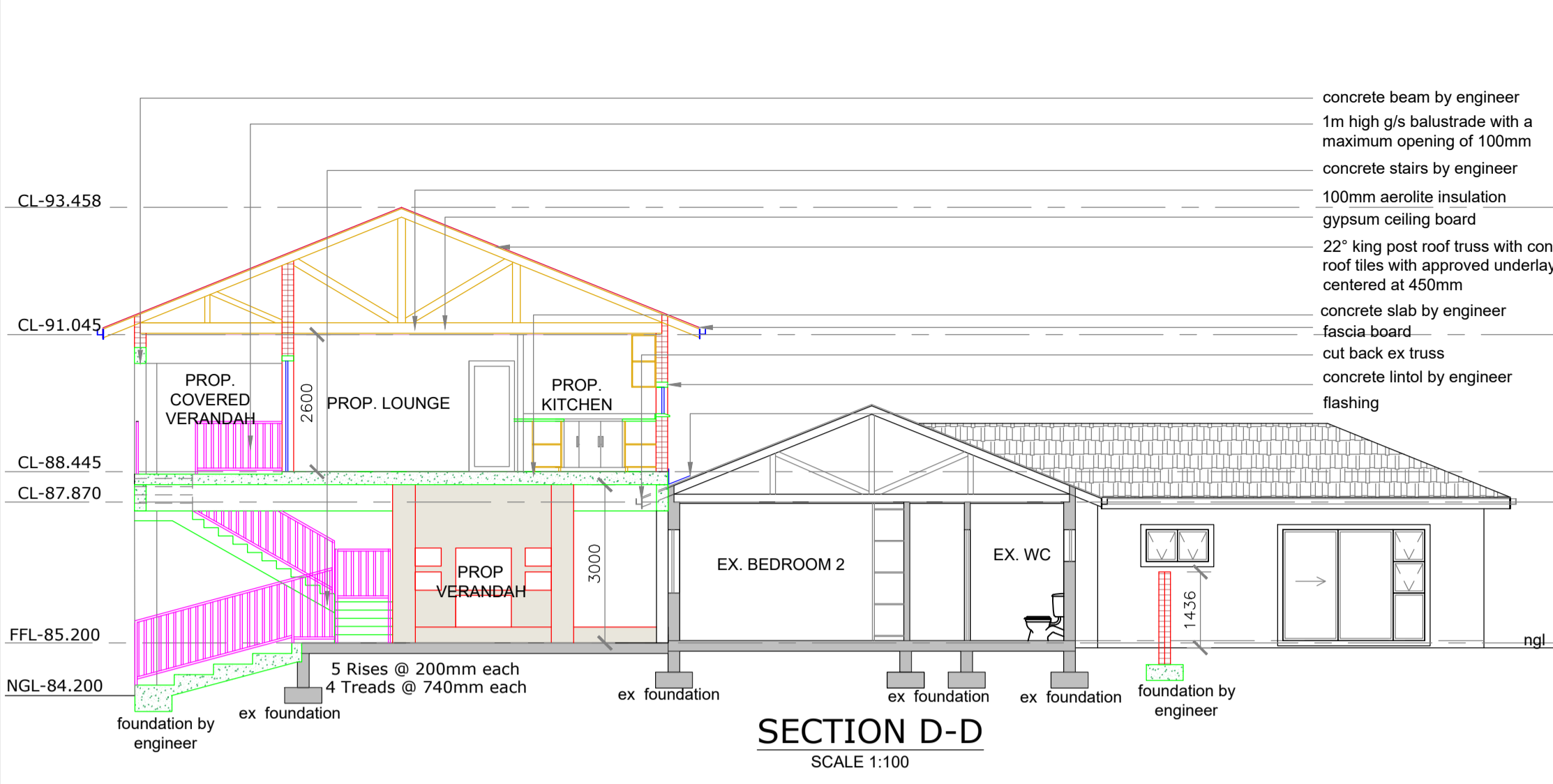
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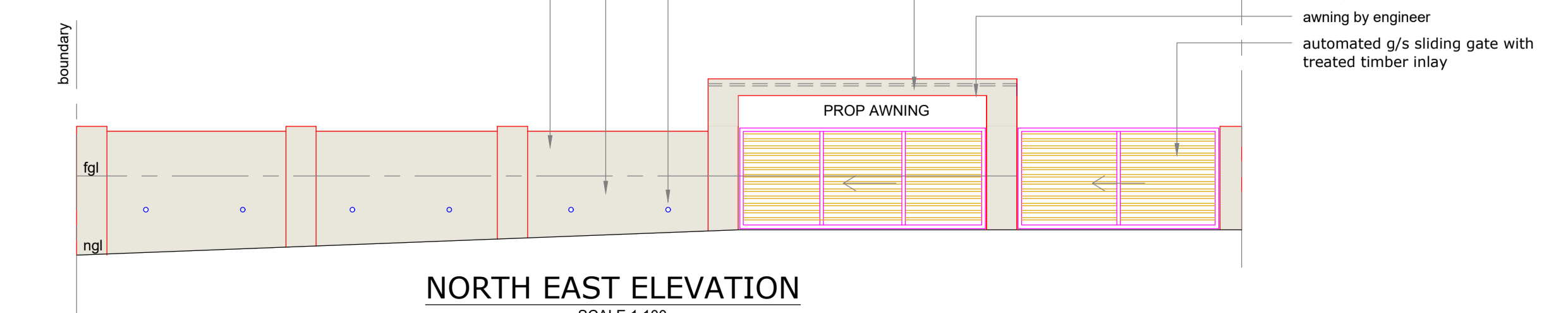
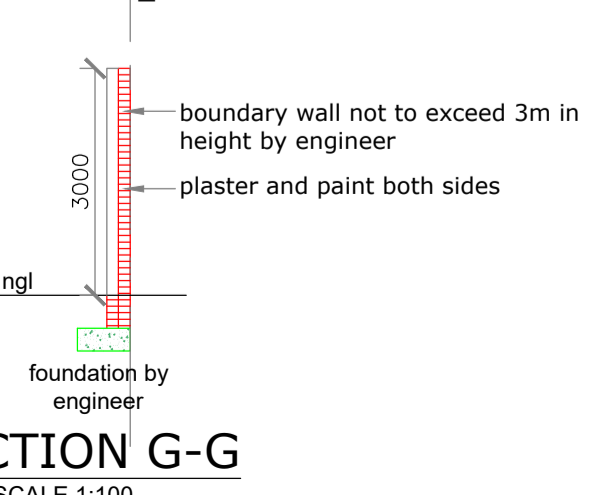
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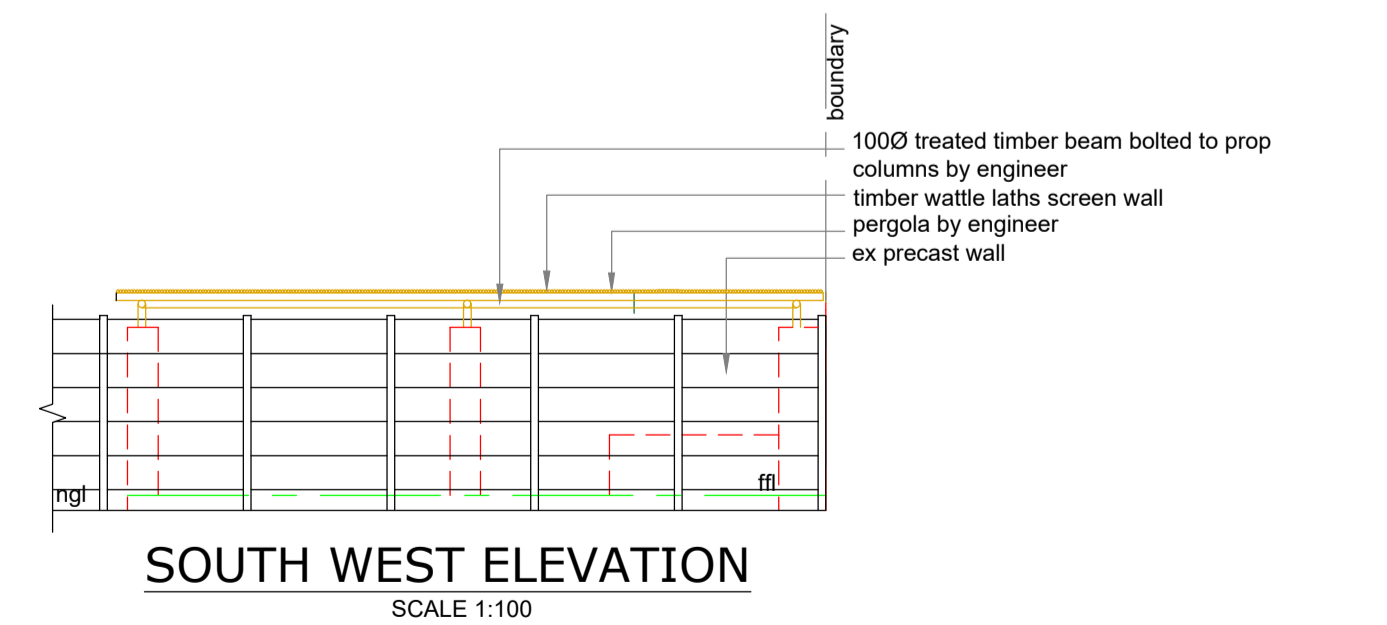
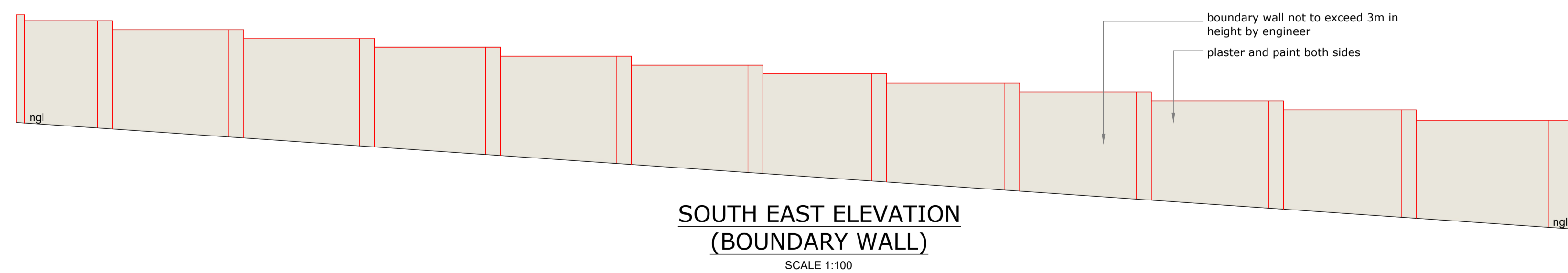
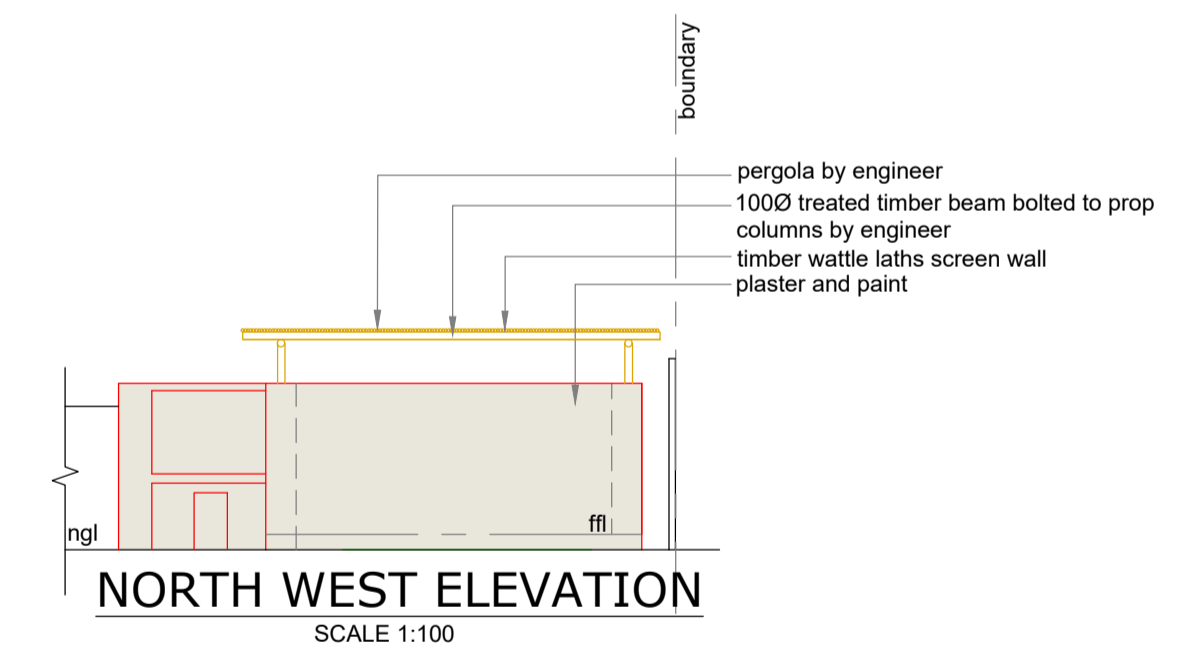
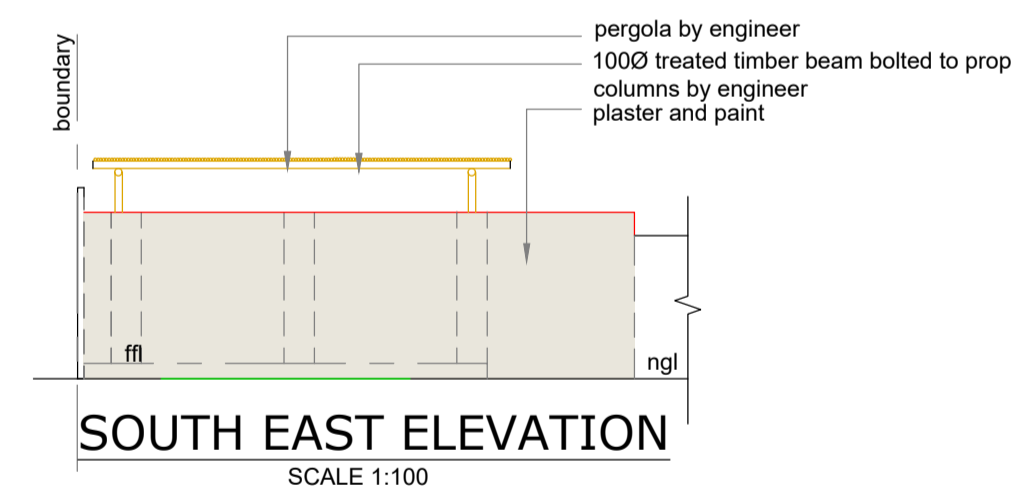
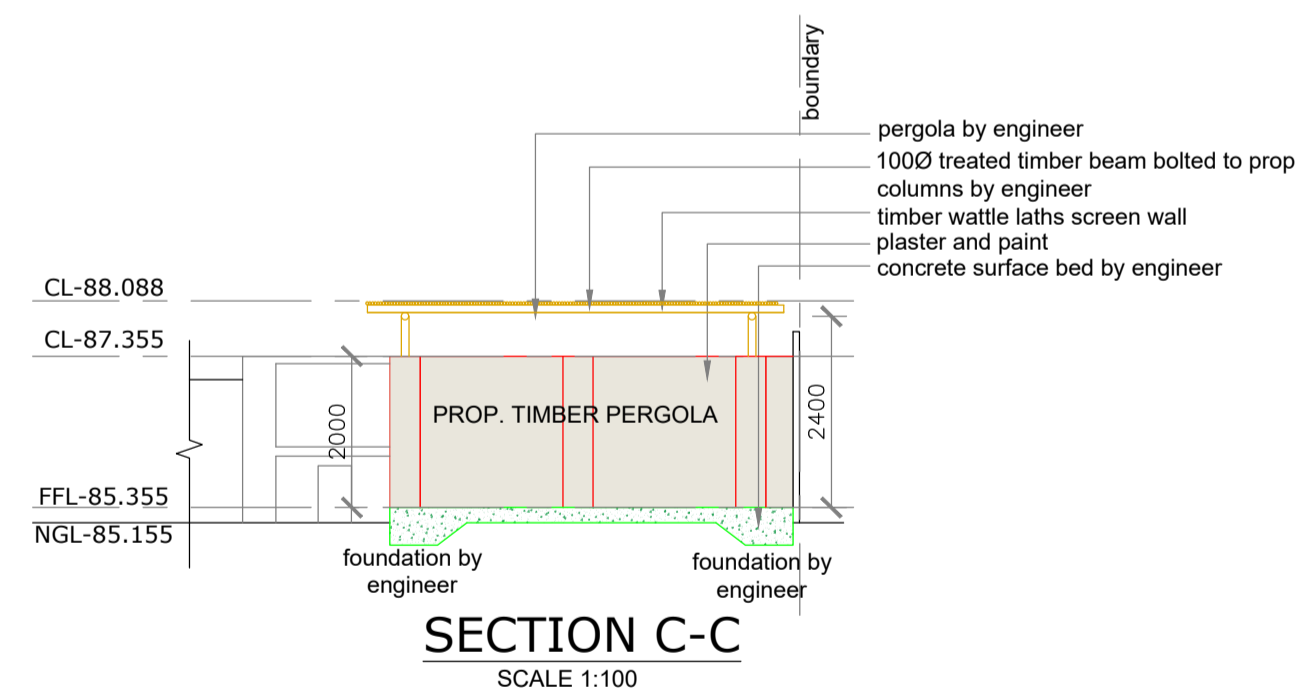
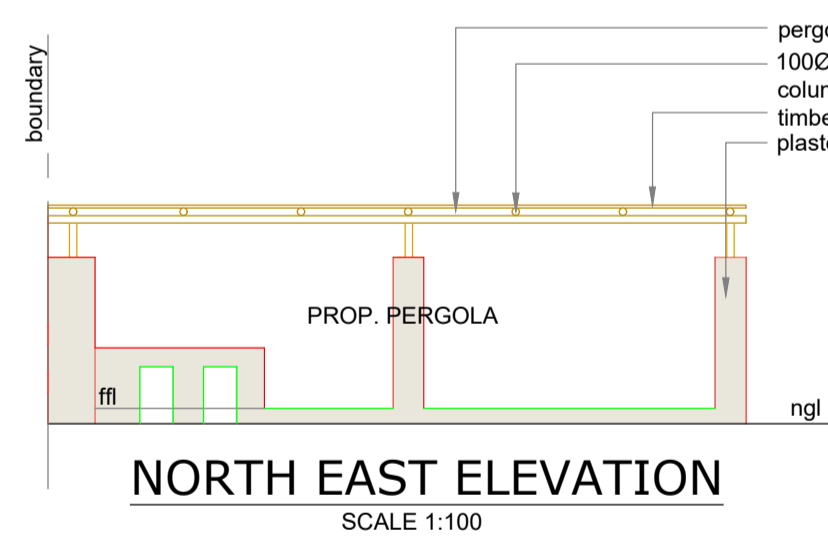
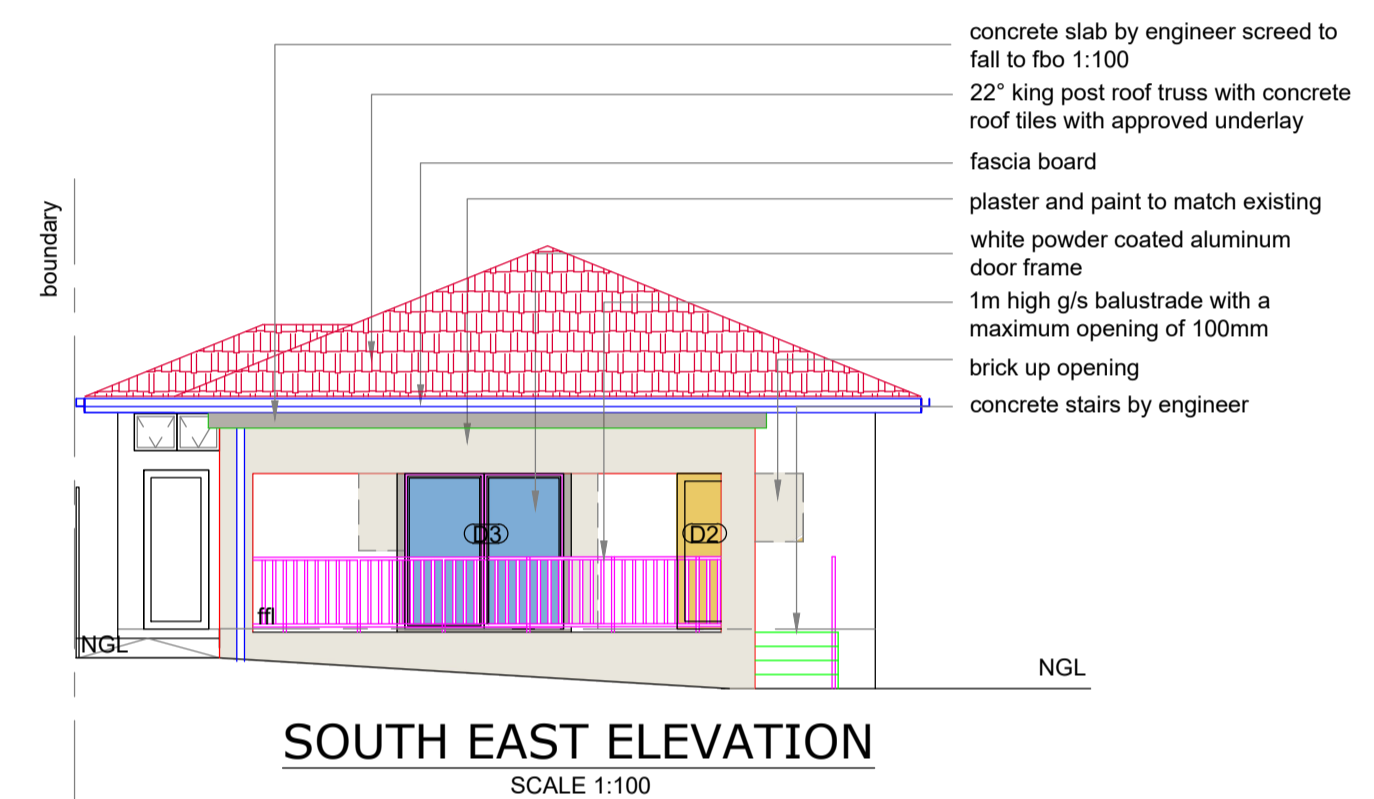
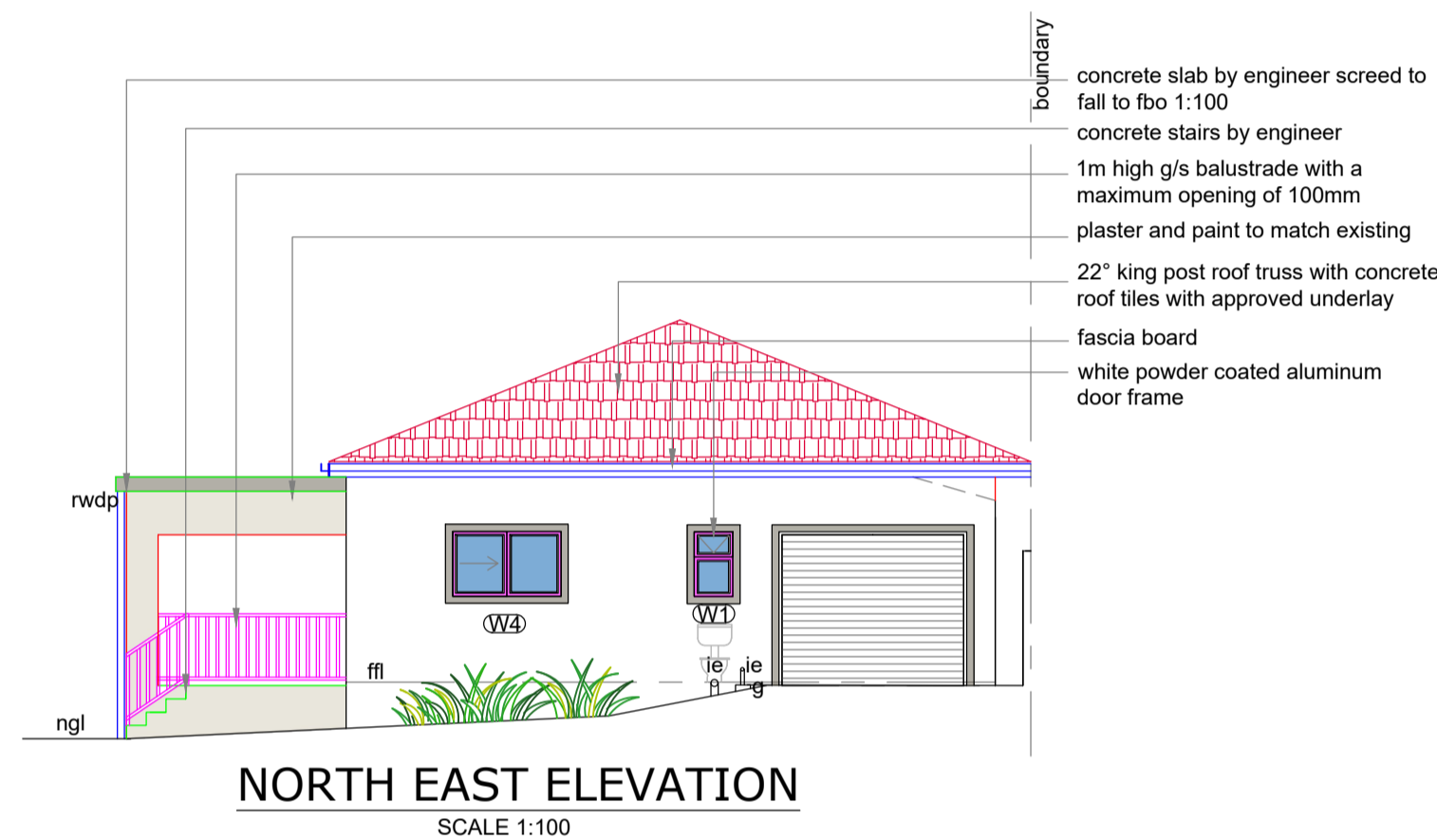
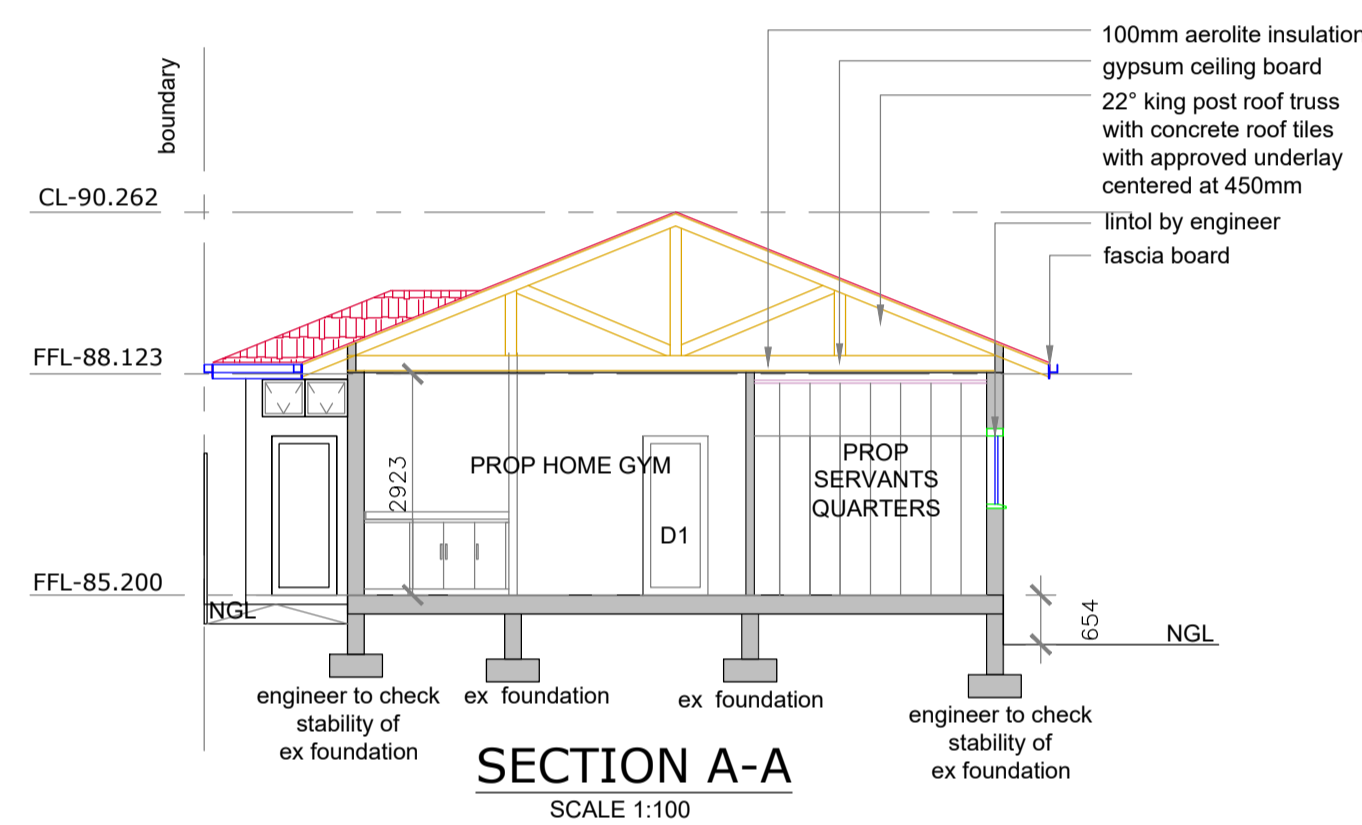
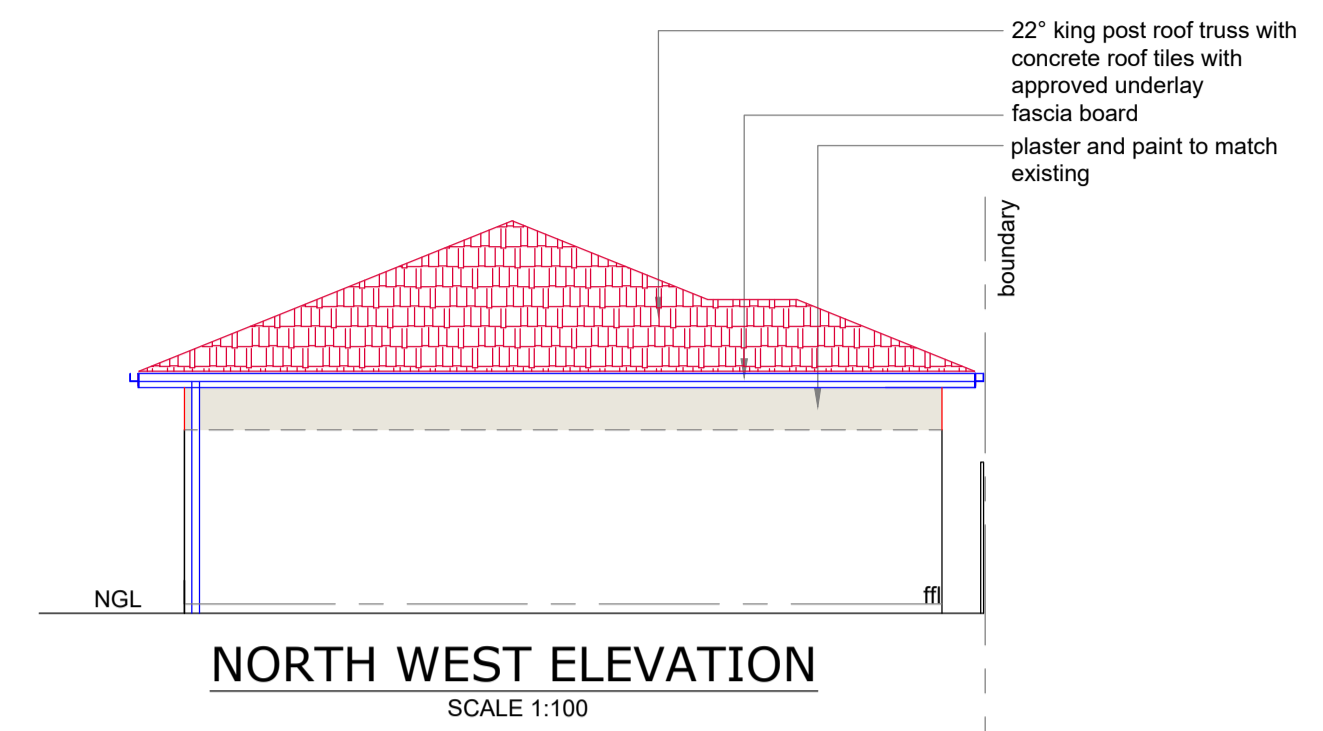
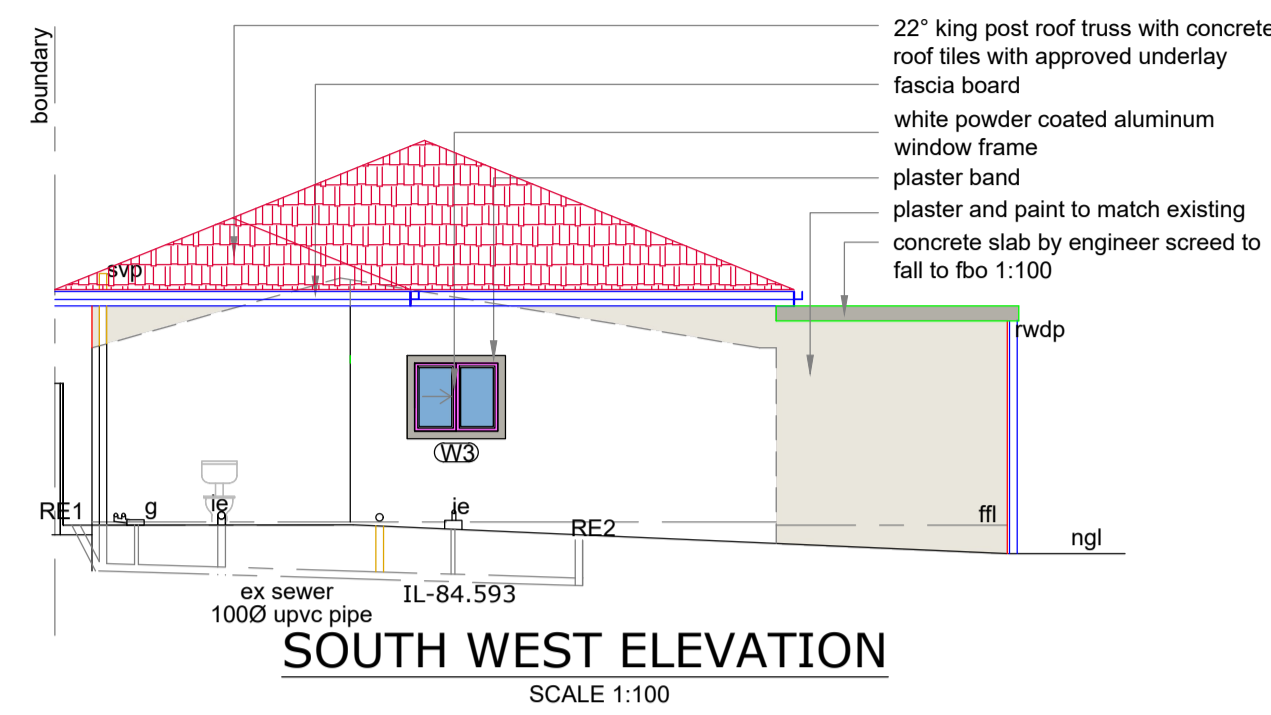
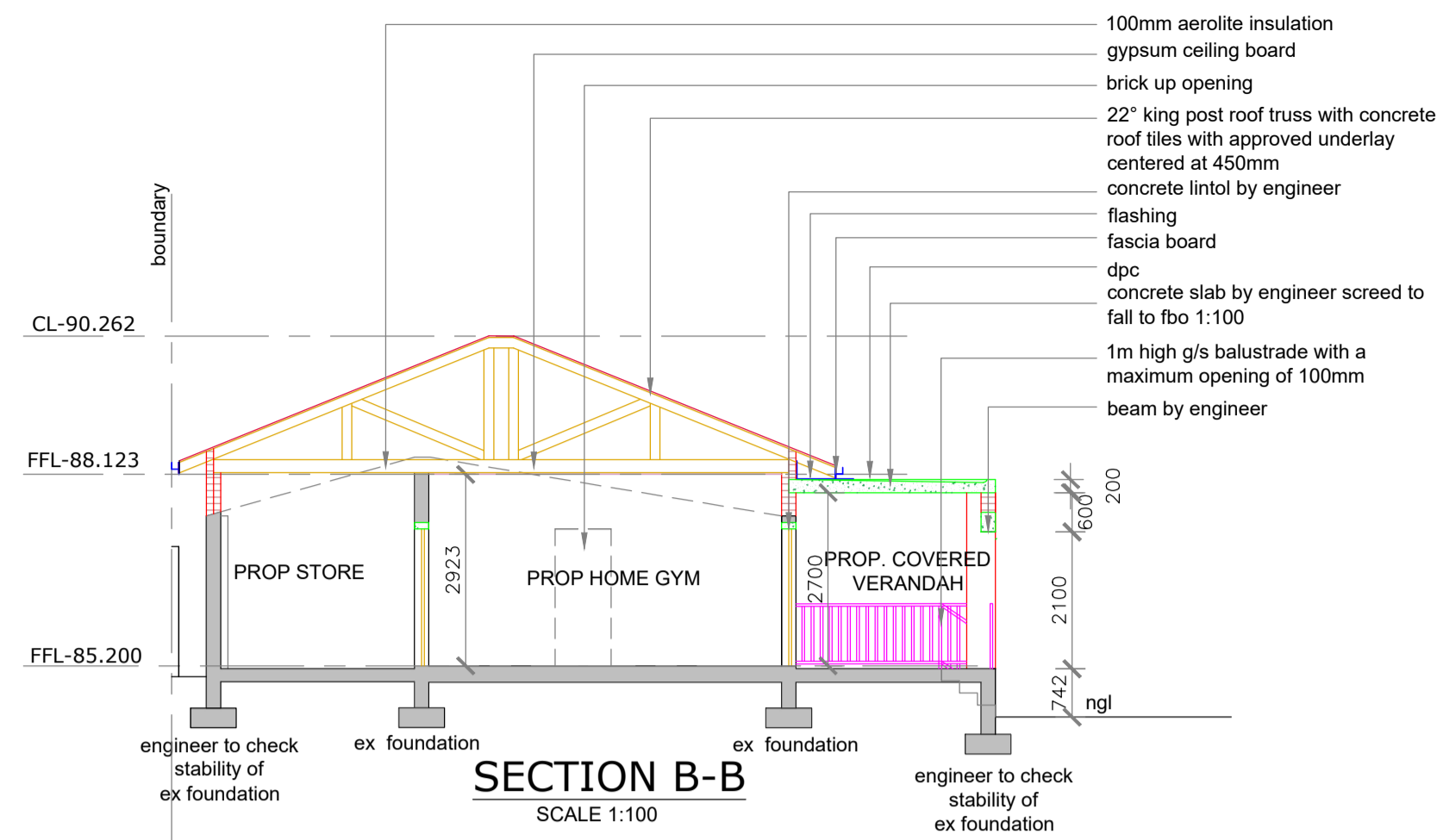
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