

GENERAL NOTES:

- * OCCUPANCY: H4
- * ALL WORK TO COMPLY WITH SANS 10400
- * ALL DIMENSIONS AND LEVELS GIVEN TO BE VERIFIED ON SITE. WHEN IN DOUBT, CONFIRM WITH ARCHITECT
- * OVERALL EXTERNAL DIMENSIONS ARE TO TAKE PRECEDENCE. WORK FROM FIGURED DIMENSIONS ONLY - DO NOT SCALE FROM THE DRAWINGS
- * WHERE APPLICABLE, SUB-CONTRACTORS TO CHECK ON SITE THE SIZE OF COMPONENTS PRIOR TO MANUFACTURE
- * ROOF CONSTRUCTION TO COMPLY WITH PART 11 OF SANS 10400
- * DEPTH OF FOUNDATIONS TO BE APPROVED ON SITE BY CONSULTING ENGINEER
- * ALL LINTOLS OVER DOORS AND WINDOWS LAID TO MANUFACTURER'S SPECIFICATIONS
- * FINISHED FLOOR LEVEL TO BE MIN 150mm ABOVE NATURAL GROUND LEVEL
- * ALL GLAZED DOORS AND WINDOWS IN EXCESS OF 1sqm OR WITHIN 300mm OF FINISHED FLOOR LEVEL TO BE SAFETY GLAZED
- * DPC TO BE MIN 150mm ABOVE EXTERNAL FINISHED GROUND LEVEL
- * DPC'S TO ALL WINDOW CILLS VERTICAL DPC'S TO ALL CHANGES IN GROUND FLOOR LEVELS
- * STORM WATER TO BE DIRECTED AWAY FROM BUILDING
- * ROOF TRUSSES TO BE FIXED AS PER CONSULTING ENGINEER'S SPECIFICATIONS
- * ALL PORTIONS OF STRUCTURAL TIMBER BUILT INTO WALLS ARE TO BE WELL TARRED, CROSDOTED AND/OR ENCASED IN A DAMP PROOF MEMBRANE
- * BEAM FILL TO UNDERSIDE OF ROOF COVERINGS

DRAINAGE NOTES:

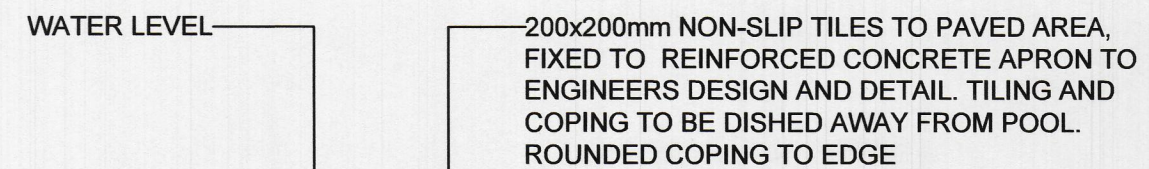
- * ALL DRAINAGE TO COMPLY WITH PART 'P' OF SANS 10400
- * IE'S TO ALL BENDS AND JUNCTIONS IN WASTE, SOIL AND DRAIN PIPES
- * IE'S UNDER GROUND TO BE MARKED AT GROUND LEVEL
- * DRAINS UNDER BUILDINGS TO BE ENCASED IN 150mm CONCRETE, HAVE NO BENDS OR JUNCTIONS AND HAVE IE'S AT EITHER END
- * WASTES TO BE FULLY ACCESSIBLE FOR REPAIRS
- * WASTE PIPES FOR WHB TO BE 50mm MIN
- * SOIL DRAINS TO BE 110mm diam. UPVC UNLESS OTHERWISE STATED AND BE FULLY ACCESSIBLE
- * OVP'S TO BE 110mm UPVC OR OTHER APPROVED AND BE CARRIED UP MINIMUM 100mm ABOVE THE HIGHEST JUNCTION WITH THE ROOF AND/OR 200mm ABOVE THE HIGHEST DOOR OR WINDOW HEAD WITHIN 600mm OF SAME
- * ALL SOIL PIPES WITH MAX FALL OF 1:60
- * WASTE FITTINGS TO BE FITTED WITH APPROVED RESEAL TRAPS AND FULLY ANTI-SYPHONED IF REQUIRED BY LOCAL AUTHORITY
- * IE'S TO ALL CONNECTIONS
- * R/E'S AT CHANGE OF DIRECTION AND HEAD OF DRAIN WITH MARKED COVERS AT GROUND LEVEL
- * DRAIN PIPES EXCEEDING 6m TO JUNCTION TO HAVE OWN 110 diam. OVP
- * WHERE DRAINAGE OCCURS UNDER FOUNDATIONS AND CONCRETE FLOOR SLAB, DRAIN TO BE PROTECTED AGAINST THE LOAD
- * MINIMUM INVERT LEVEL OF DRAIN 460mm
- * 110 diam. OVP AT HEAD OF DRAIN
- * MINIMUM FALL OF DRAIN 1:60

LIST OF ALTERATIONS

- A- EXISTING BEDROOM 4 DOOR REMOVED AND NEW WINDOW INSTALLED. WALLS AND SURROUNDINGS TO BE MADE GOOD TO MATCH EXISTING.
- B- EXISTING BEDROOM 2 WINDOW TO BE REMOVED AND BRICKED UP. NEW WINDOWS TO BE INSTALLED. WALLS AND SURROUNDINGS TO BE MADE GOOD TO MATCH EXISTING.
- C- NEW TILLEY GARDEN SHED TO BE ADDED.
- D- NEW POOL AND POOL PUMP BY SPECIALIST.
- E- EXISTING PLANTER WALLS TO BE REMOVED.
- F- NEW PLANTER RETAINING WALLS AND GARDEN STAIRS
- G- EX. POOL TO BE REMOVED AND REMAINING HOLE TO BE FILLED WITH SOIL.

SCHEDULE OF AREAS:

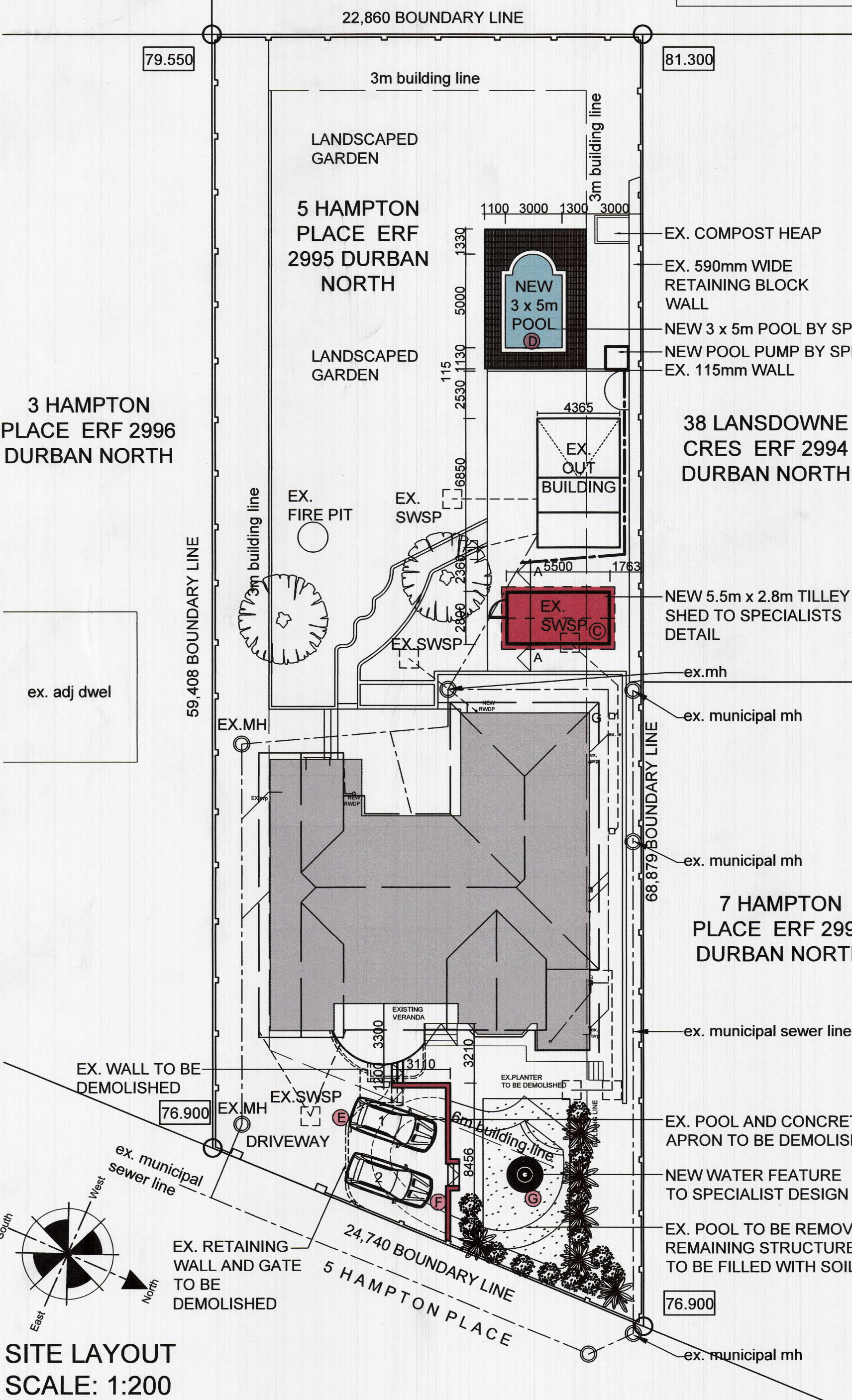
SITE AREA:	1466.28m ²
EXISTING BUILDING - GROUND FLOOR:	240m ²
EXISTING BUILDING - FIRST FLOOR:	50.5m ²
EXISTING OUTBUILDING:	29.9m ²
EXISTING TOTAL FLOOR AREA:	320.4m ²
NEW SHED:	15.5m ²
TOTAL NEW FLOOR AREA:	335.9m ²
TOTAL EXISTING COVERAGE:	299.9m ² (20.5%)
TOTAL NEW COVERAGE:	325.2m ² (22.1%)



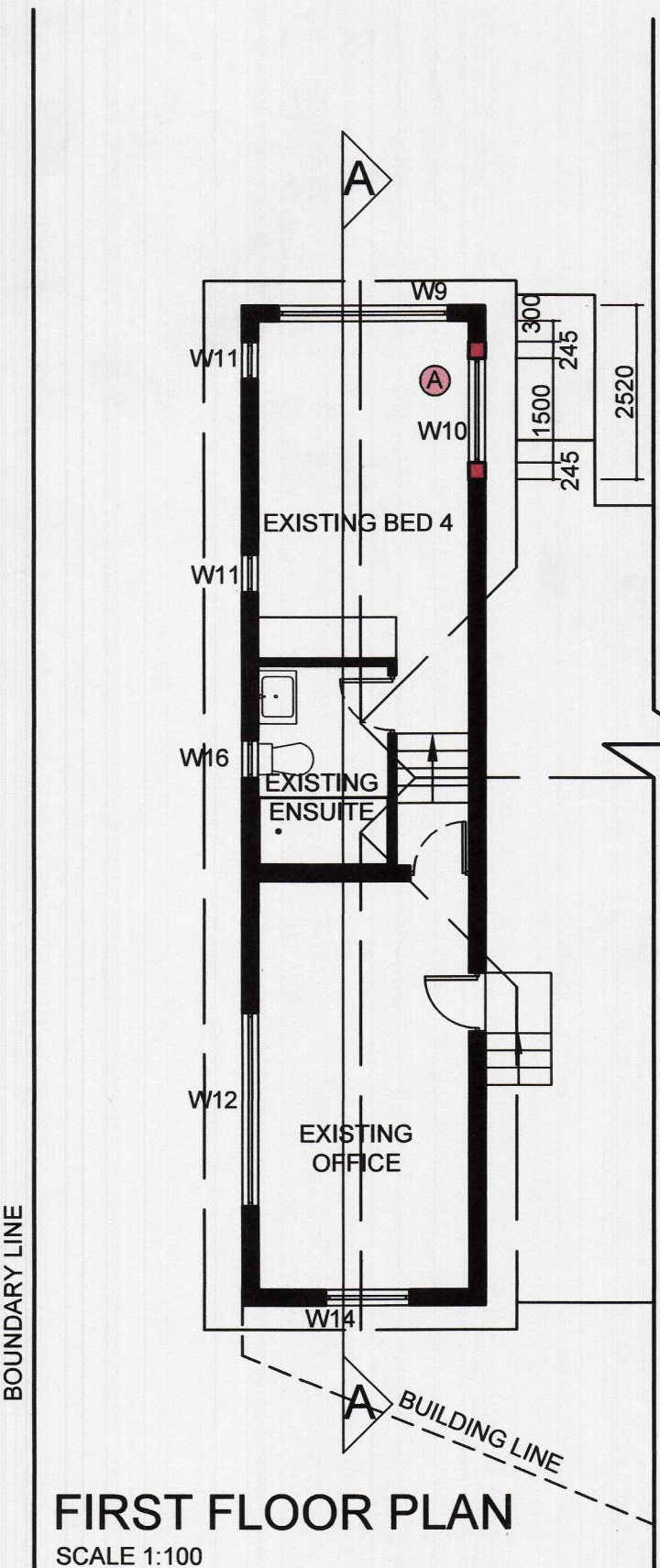
POOL SECTION
SCALE 1:100

POOL COVERING AND/OR NET TO COVER THE ENTIRE EXTENT OF THE WATER SURFACE AND TO COMPLY WITH SANS 10134 AND ASTM F1346-91. SAFETY COVER AND/OR NET TO BE INSTALLED BY AN ACCREDITED MANUFACTURER/PARTY AS PER SANS 10134, CLAUSE 8.9. 'MARBELITE' OR SIMILAR APPROVED FINISH TO CONCRETE SURFACE BY SPECIALIST. REINFORCED CONCRETE APRON, WALLS AND FLOOR TO ENGINEERS DETAIL. PUMP CHAMBER TO HAVE ADEQUATE DRAINAGE. POOL WALLS BACKFILLED WITH SAND TO ENGINEER'S DETAILS. EARTH LEAKAGE PROTECTION TO BE FITTED TO ELECTRICAL SUPPLY. PRECAUTION TO BE TAKEN AGAINST CONDENSATION. ELECTRICAL APPARATUS HOUSED AND PRECAUTION TAKEN AGAINST FLOODING AND SEEPAGE. EXCESS SOIL TO BE SPREAD ON SITE. POOL OVERFLOW TO DISCHARGE AWAY FROM DWELLING AND TO SOAK AWAY TO ENGINEERS DETAIL. SWIMLINE OR SIMILAR APPROVED FILTER BY SPECIALIST. EARTH LEAKAGE PROTECTION TO BE FITTED TO ELECTRICAL SUPPLY. FILTER PLANT ARRANGEMENT AND FIXINGS TO SUPPLIER'S REQUIREMENTS

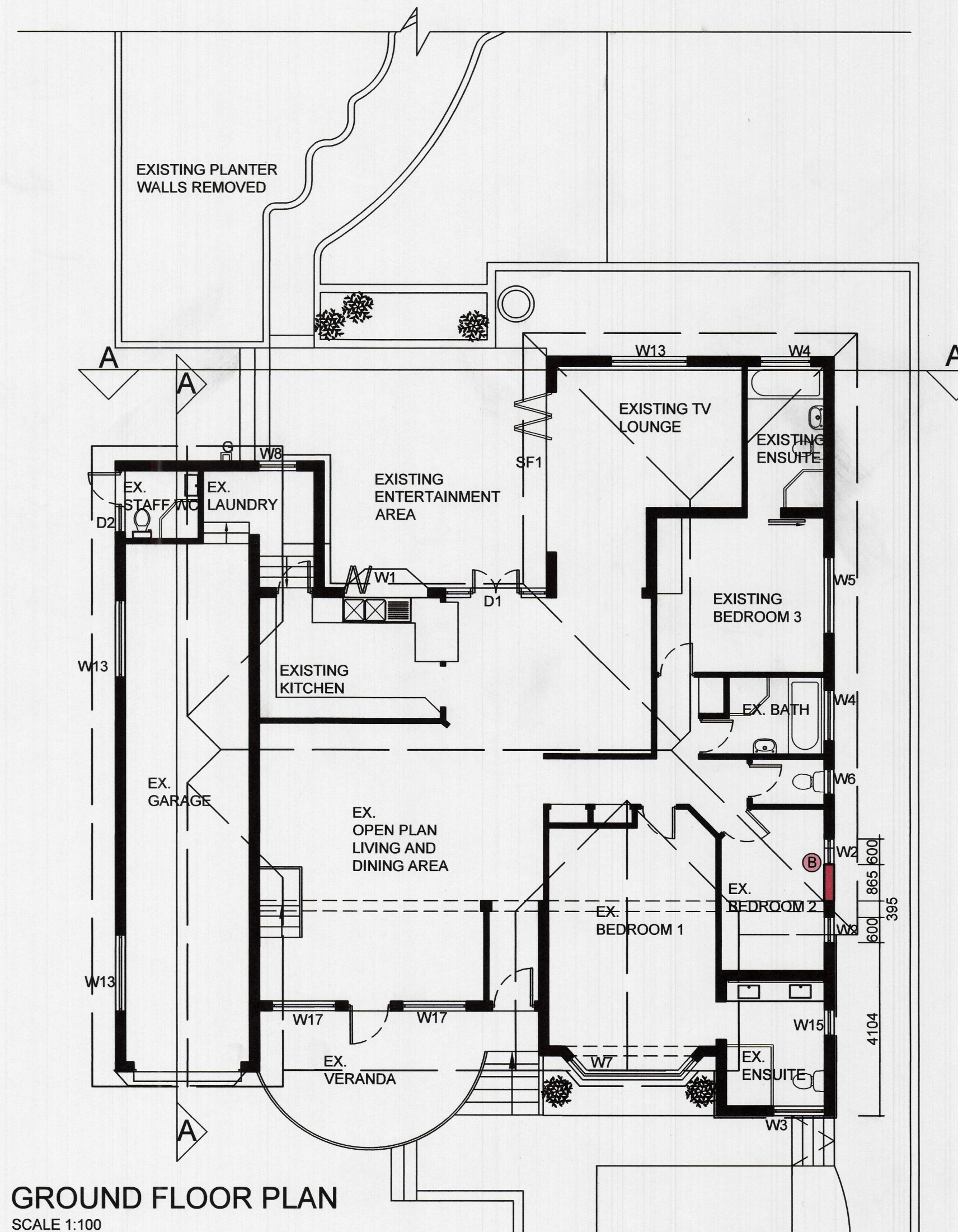
23 INVERNESS CRES ERF 2998 DURBAN NORTH
36 LANSDOWNE CRES ERF 2999 DURBAN NORTH
ex. adj dwel



SITE LAYOUT
SCALE: 1:200



FIRST FLOOR PLAN
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100

SANS 10400-XA & SANS204 CALCS:
CLIMATE ZONE 5
OCCUPANCY CLASSIFICATION H4

WALLS & LINTELS
230mm COMMON BRICK WALL PLASTERED & PAINTED BOTH SIDES - IN COMPLIANCE WITH SANS 10400-XA 4.4.3.2 (a) WITH R-VALUE 0.49 ALL LINTELS TO COMPLY WITH SANS 10400 PART 4.29

ROOF
DOUBLE SIDED "RADENSHIELD(TM)" UNDERLAY WITH R - VALUE 1.59
75mm THICK ISOTHERM INSULATION, DENSITY 10kg/m³ R - VALUE 1.53
TOTAL ACHIEVED R - VALUE 3.12

LIGHTING
Maximum Permissible Energy demand (W) 5W/m²
Maximum Permissible Energy consumption (kWh) 5kWh/m²

SOLAR GEYSER / HEAT PUMP
MAINSTREAM 150L - 2KW (INCALLOY) GEYSER WITH VACUUM TUBES TYPE SOLAR HEATED PANEL

DAILY HOT WATER CONSUMPTION 280L
INSULATION REQUIREMENT MIN. R VALUE 1.00 FOR INTERNAL O HOT WATER PIPE <80mm

PIPE INSULATION
GLASSWOOL INSULATION ON ALL EXTERNAL HOT WATER PIPES
GEYSER BLANKET - FLEXIBLE GLASSWOOL WITH FOIL FACING - R VALUE 1.2

FENESTRATION
CONDUCTANCE 255m²X1.4=357
SOLAR HEAT GAIN 255m²X0.11=28.05
% OF FENESTRATION 12%
CONDUCTANCE ACHIEVED: 212.52
SOLAR HEAT GAIN ACHIEVED: 13.44

FLOOR CONSTRUCTION
SUSPENDED TIMBER FLOOR

No.:	DATE:	DESCRIPTION:	REVISION:
GENERAL NOTES			
1. IF IN DOUBT, ASK.			
2. ALL WORK CARRIED OUT TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITY SPECIFICATIONS AND THE NATIONAL BUILDING REGULATIONS.			
3. FIGURED DIMENSION TO BE TAKEN IN PREFERENCE WITH SCALING.			
4. CHECK ALL DIMENSIONS ON SITE.			
OWNERS SIGNATURE:		DATE: 03-08-2021	
TOWNSCAPE DESIGNS PROJECT MANAGEMENT AND DESIGN			
EMAIL- TOWNSCAPE@MZ-ZONE.COM TEL- +27(0)31 262 4312 FAX- +27(0)85 610 1458 CELL- +27(0)83 631 5373 3A BEADSFIELD RD., WESTVILLE 3629 SACAP NO.: ST 0315 SAIAT NO.: 32155			
PROPOSED NEW POOL, GARDEN SHED AND ALTS TO EXIST. DWELLING FOR MR & MRS LOURENS, AT 5 HAMPTON PLACE, ON ERF 2995, DURBAN NORTH, DURBAN			
DRAWING NAME: SUBMISSION DRAWING: SITE AND FLOOR PLAN, POOL SECTION			
DATE:	AUGUST 2021	SCALE:	1:200, 1:100@ A1
DRAWING No.:	2020-81-100	DRAWN BY:	C. KNUDSEN