

ALL WALLS & LINOLS IN RELATION TO PART K
ALL TO ENGINEERS DETAILS

- ALL CORNER PEGS TO BE PLACED MARKED AND MEASURED PRIOR TO REGISTERED SURVEYOR PRIOR CONSTRUCTION

GENERAL

1. ALL WORK TO COMPLY WITH N.B.R. AND
2. DIMENSIONS SANS 10400 TO BE CHECKED
3. SAFETY CLASS TO BE USED WITHIN 300MM OF FFL
4. ALL CLADDING TO COMPLY WITH PART N
5. SANS 10400 1910

1. FRESH AIR TO BE SUPPLIED AT A RATE OF 25L PER SEC. PER PERSON
2. AIR TO BE UNIFORMLY DISTRIBUTED THRU HABITABLE AREAS
3. VELOCITY MAX. 0.5m/s, MIN 0.2m/s
4. ALL PASSAGES, TUNNELS AND RITORS TO HAVE MIN 180 LUX
5. OFF SHUTTER CONC. TO BE CLEANED AND RUBBED DOWN

1. ALL ACCESS CHANNEL, ON SEWER & STORMWATER DUCT TO COMPLY WITH NBR 400
2. TERMINAL RE SHOULD BE 1.4m FROM CONNECTION

1. ALL REMAINING WALLS AND STRUCTURAL WORK TO PROF. ENG.
2. DETAIL EXCAVATION AND FILLING TO PROF. ENG. DETAIL
3. ALL SOLE FOUNDATIONS TO BE REINFORCED WITH 400mm DIA RE
4. RC LIMITS TO ALL NON BEAM OPENINGS
5. OFF SHUTTER CONC. TO BE CLEANED AND RUBBED DOWN

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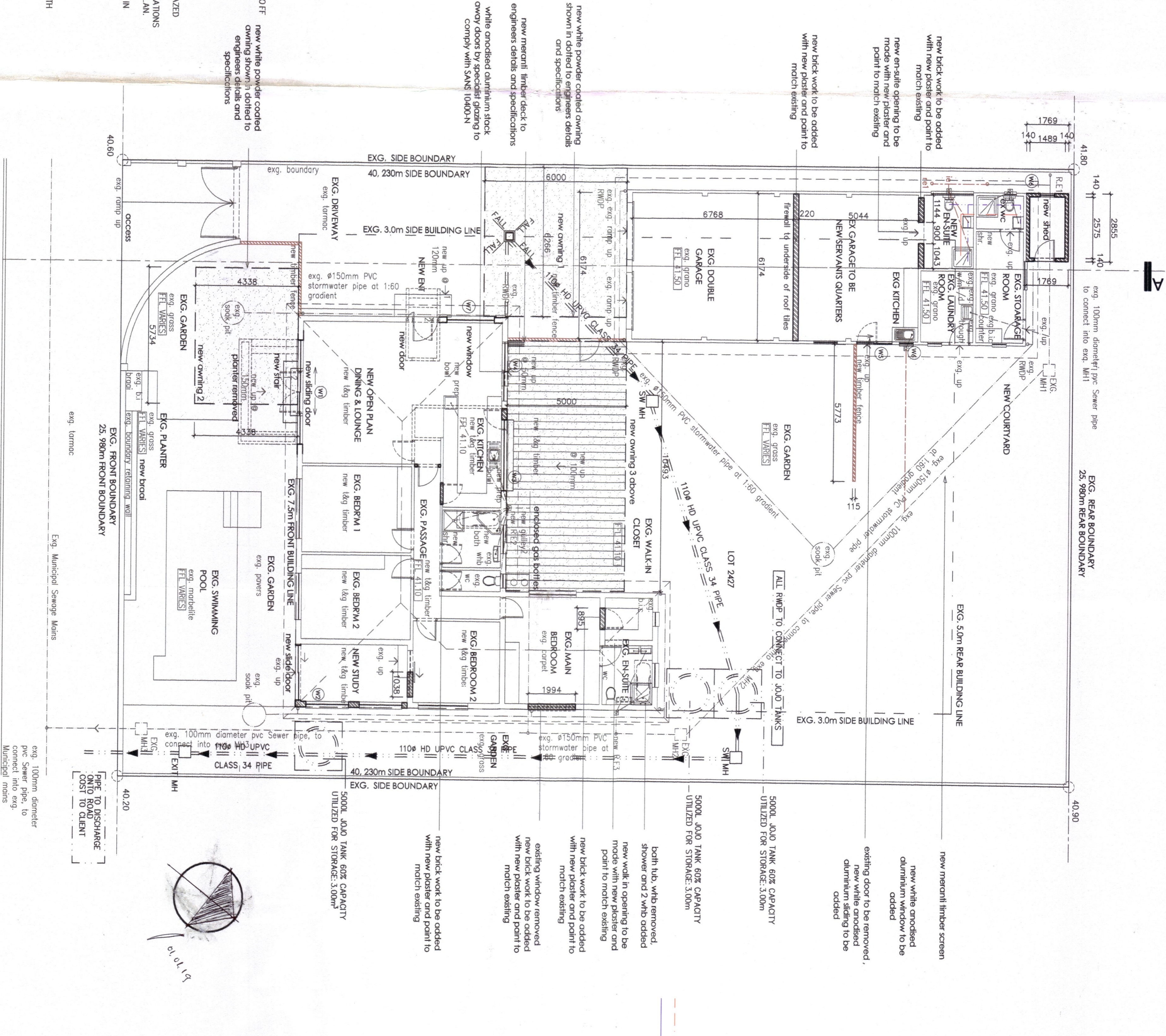
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Ground storey & site plan
Scale 1:100

AVERAGE CONSUMPTION OF WATER

WATER USAGE	no.	OPERATION (L)
BATH	2	80-90
CLOTHING WASHING MACHINE	1	60-180
DISH WASHING MACHINE	1	3-70
SHOWER	2	4-8
WMB	2	3-6
WASHING DISHES	1	8-12
WC	2	8-10
WASH TROUGH	1	8-12
FRIDGE / FREEZER	2	1-2
GARDEN USE	1	3-6
DRINKING, FOOD PREP	2	18-22
TOTAL	29	193-418

WATER RETICULATION AND DRAINAGE

A20 CLASSIFICATION	H4
A21 OCCUPANCY	2PERSONS/BEDROOM
TYPE OF HOT WATER GENERATION	HEAT PUMP
HOT WT DEMAND (SANS10252-1)	140 L/PERSON
NUMBER OF BEDROOMS	3
TOTAL DEMAND	840 L
HOT WT STORAGE CAPACITY REQ.	420 L
CAPACITY PROVIDED	600 L
Q = 140 L x 365 DAYS	25 560 L
Q = 502	

HOT WATER CONSUMPTION
The prop dwelling is for four occupants taken on an average of 60 litres per person per day 60 litres x 7 days x 52 weeks x 4 = 87360 litres per year = 87360 kilo litres per year

ENERGY EFFICIENCY
all work to comply with sams 10400 part 40 all hot water pipes to be insulated with insulation with a minimum R value of 1.0
all hot water pipes 1.5m total gresser to be installed no under floor heating
all walls to comply with sams 10400 part 40
ALL WORK TO COMPLY WITH SANS 10252 WATER SUPPLY AND DRAINAGE FOR BUILDING

ALL WORK TO COMPLY WITH SANS 10254 THE INSTALLATION, MAINTENANCE, REPLACEMENT AND REPAIR OF FIXED ELECTRIC WATER HEATING SYSTEM

AREAS

AREA	EXISTING	PROPOSED
SITE AREA	1045.00	
PERM FAR	NA	418.00
PERM COVERAGE	40%	
LIVING	176.60	
GARAGE	46.00	
SERVANTS QUOTAS	38.00	
LAUNDRY & STORAGE	23.00	
TOTAL EX	283.00	
AWNING 1	38.00	
AWNING 2	25.00	
AWNING 3	52.00	
SHED	5.00	
TOTAL NEW		120.00
TOTAL NEW		283.00
GRAND TOTAL		403.00

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NOTES

ALL WORK MUST COMPLY WITH THE NATIONAL BUILDINGS REGULATIONS SANS 10400. FIGURED DRAWINGS TO BE TAKEN IN PREFERENCE TO SCALING FROM DRAWINGS. ALL DIMENSIONS AND LEVELS MUST BE CHECKED ON SITE BEFORE THE COMMENCEMENT OF ANY WORK. THIS DRAWING IS A COPYRIGHT MATERIAL AND REMAINS WITH THE AUTHOR.

REVISION DATE AMENDMENTS:

LOCAL AUTHORITY STAMP

SHEET 13 COPY 1
ETHERINGTON MUNICIPALITY
279/11/18
APPLICATION NO.

BUILDING APPLICATION
APPROVED IN TERMS OF SECTION 7 OF THE BUILDING REGULATIONS AND BUILDING STANDARDS ACT NO. 107 OF 1977
87360 litres per year

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OWNERS SIGNATURE

Kzn Architects
Architectural Perspectives
REG NO 17169

PROJECT
PROPOSED ADDS & ALTS, AWNINGS FOR MR LN TAYLOR ON ERF 2427, DURBAN NORTH AT 21 BALGOWNIE CRESCENT

SUBMISSION DRAWING

drawn ndu
date 15-11-2018
drawing no. 0793867838

checked wendie
scale as shown
revision

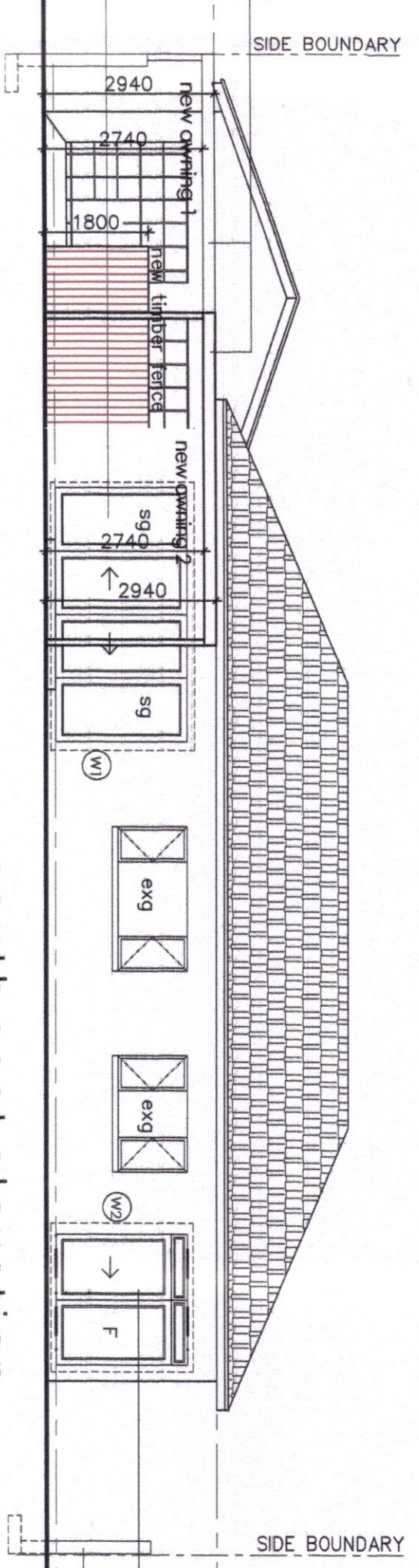
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103 glispie street
page 1/2

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ALL TO ENGINEERS DETAILS

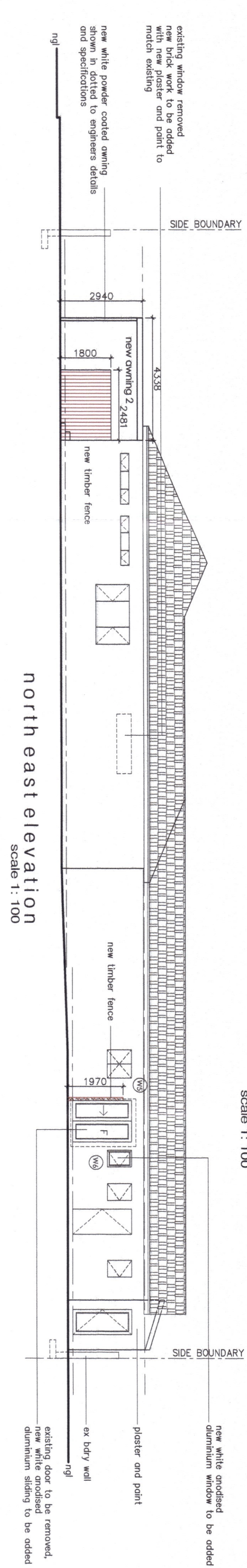
ALL CORNER PEGS TO BE CLEARLY MARKED AND EXPOSED BY REGISTERED SURVEYOR PRIOR CONSTRUCTION

new white powder coated awning shown in dotted to engineers details and specifications

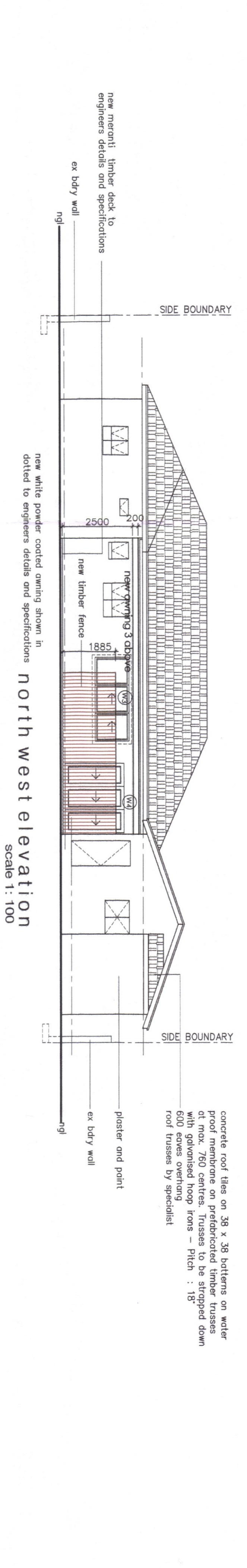
white powder coated aluminium sliding doors by specialist glazing to comply with SANS 10400-N



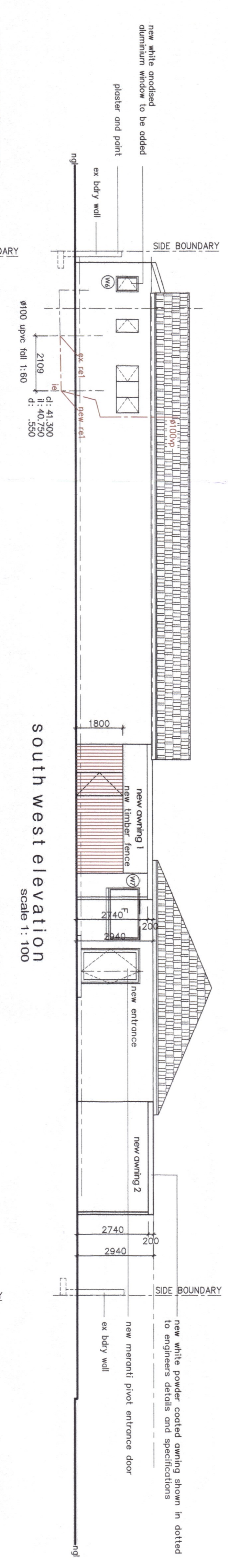
South east elevation
scale 1:100



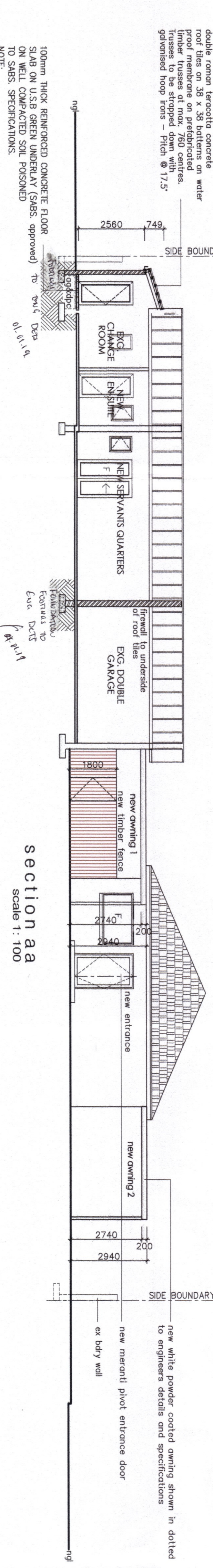
North east elevation
scale 1:100



North west elevation
scale 1:100



South west elevation
scale 1:100



Section aa
scale 1:100

MAX PANE SIZE	TOTAL AREAS	THICKNESS	TYPE
4338	2100	92	toughened safety glass
2300	2270	92	toughened safety glass
3000	1200	92	toughened safety glass
2491	2100	92	toughened safety glass
1500	2100	92	toughened safety glass
1980	1200	92	toughened safety glass

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REVISION	DATE	AMENDMENTS

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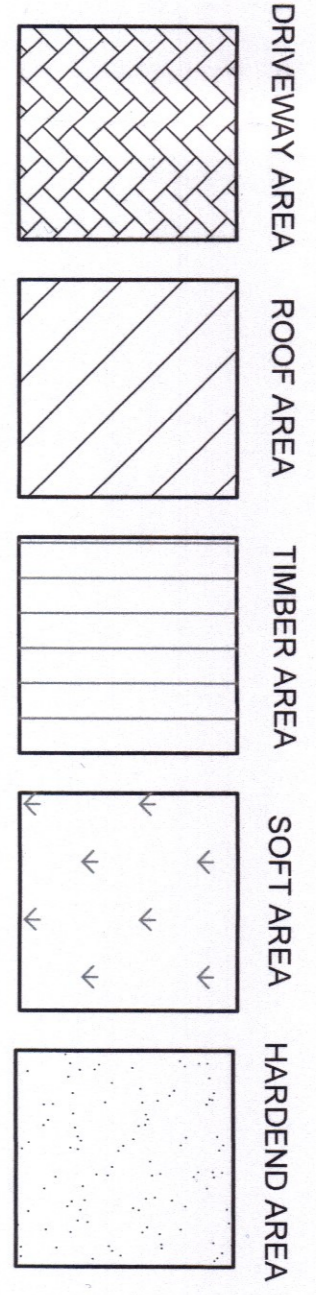
SHEET 2/3 COPY 1
 ETHEKWINI MUNICIPALITY
 279 11 18
 APPLICATION NO

BUILDING APPLICATION
 APPROVED IN TERMS OF SECTION 7 OF THE NATIONAL BUILDING REGULATIONS ACT (Act No. 107/1977)
 DATE: 15/11/2018
 PROJECT: PROPOSED ADDS & ALTS, AMWINGS FOR MR LN TAYLOR ON ER-2427, DURBAN NORTH AT ZI BALOGWE CRESCENT

Kn Architects
 Architecture - Interiors - Architectural Specifications
 REG NO. 11469
 PROJECT: PROPOSED ADDS & ALTS, AMWINGS FOR MR LN TAYLOR ON ER-2427, DURBAN NORTH AT ZI BALOGWE CRESCENT
 DRAWING TITLE: SUBMISSION DRAWING

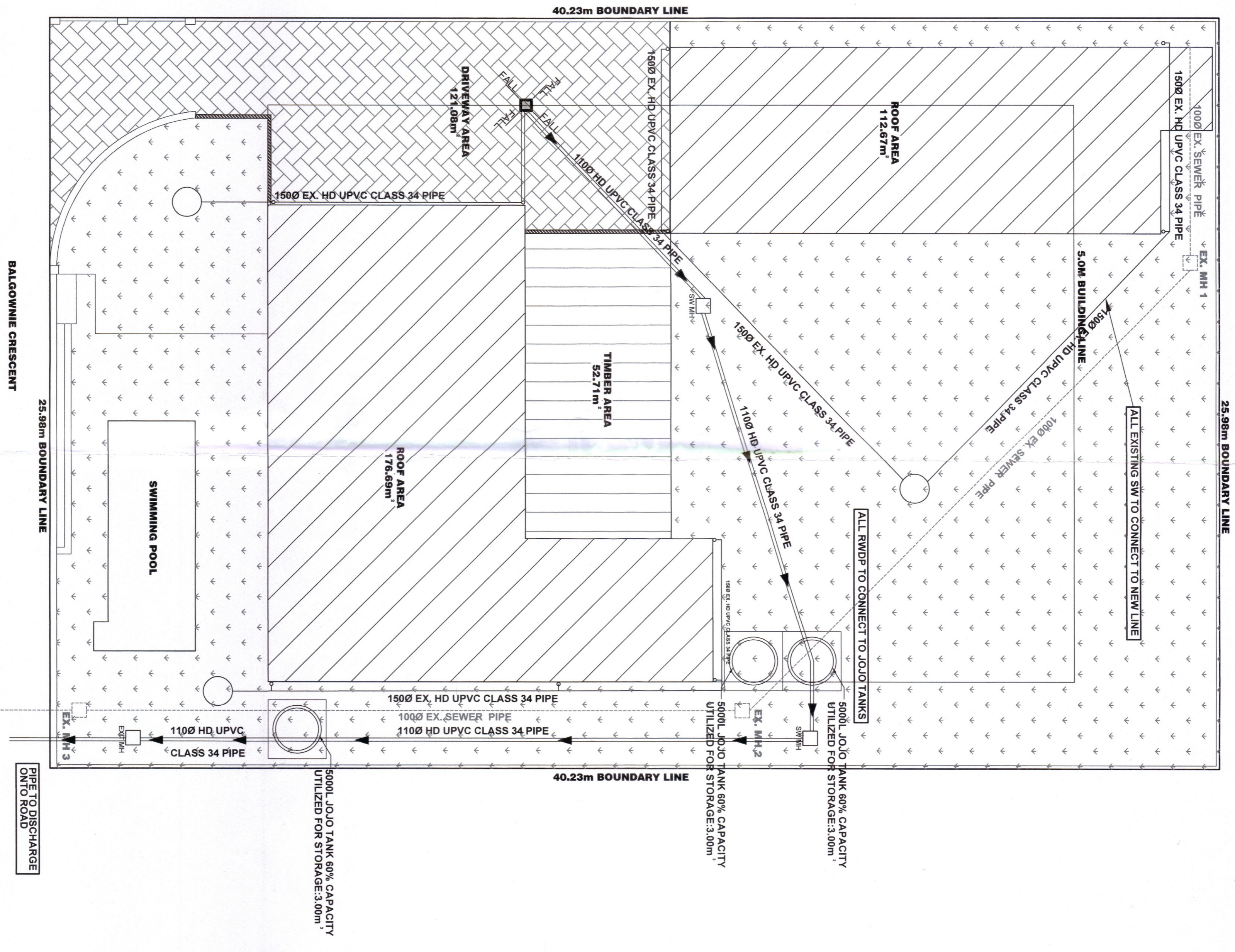
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date: 15-11-2018	scale: AS SHOWN
drawing no.	revision

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 103 gallegher street
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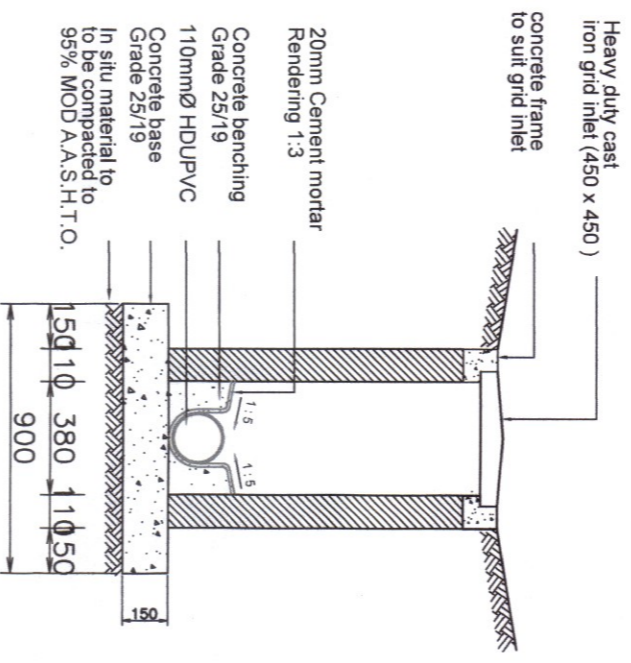
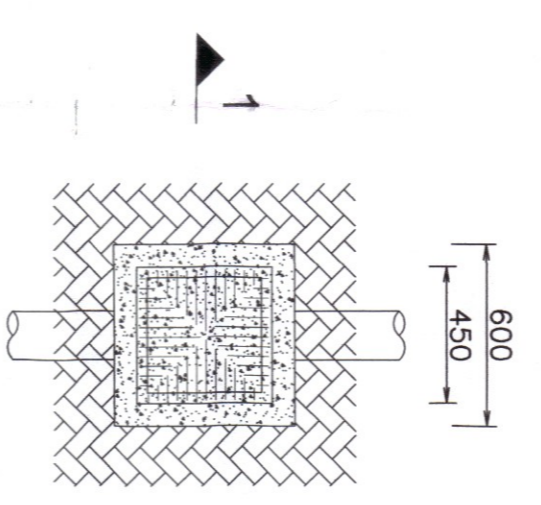


Hardened area = 652.608msq
 1m² TANK PER 40m² RUN-OFF AREA
 410.44msq = 10.26m² ...req.
 40m²/m² = 10.26m² ...req.
 9m² REQUIRED OF SOAKAWAY
 (9m² EXISTING SOAKAWAY PROVIDED)
 Tank design = 1m... per m run

AREA	m ²
ROOF AREA	176.69
DRIVEWAY AREA	121.08
TOTAL	410.44



STORMWATER MANAGEMENT LAYOUT 1: 100



TYPICAL SUMP DETAIL 1:25
 SECTION 1 - 1 1:25

- NOTES:
1. ALL STORMWATER DRAINAGE MUST BE PIPED TO CHAMBERS AS SHOWN.
 2. THE OWNER MUST BE AWARE OF THIS FACT AND ROOF DOWN PIPES WILL BE INSTALLED FROM THE PIPEWORK AND CHAMBERS WHICH REQUIRE MAINTENANCE
 3. THE LANDSCAPING CONTRACTORS MUST INCORPORATE THE BERMS IN THEIR LAYOUT PLAN AND MUST PLANT SUITABLE VEGETATION IS SUITABLE FOR EROSION. PLANTED ROOTS AND SUITABLE TO CONTROL EROSION.
 4. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTS PLANS. ALL SETTING OUT IS TO BE TO ARCHITECTS PLANS.
 5. CLASS 34 HD UPVC STORMWATER PIPES ON FLEXIBLE PIPE BEDDING LAID TO FALL AT MIN 1:50
 5. FOUNDATIONS NOT TO ENCRONCH OVER BOUNDARY LINES

BAZOSORA GROUP
 BAZARONA ENGINEERING PTY LTD
 16 MOTALA ROAD
 WYEBANK
 TEL: 031 827 6039
 FAX: 031 100 8070

DESIGNED: [] DATE: 09/10/2018
 DRAWN: [] DATE: 09/10/2018
 APPROVED: [] DATE: []

ISSUED FOR: [] CONCEPTUAL [] CONSTRUCTION []
 INFORMATION [] TENDER [] APPROVAL []
 FEASIBILITY []

PROJECT TITLE:
 STORM WATER MANAGEMENT

Client: Mr I Taylor
 21 BALGOWNIE CRESCENT
 DURBAN NORTH

REVISIONS:

No.	Description	Date

SCALE:	AS SHOWN	DRG NO.	DRG NO.
PROJECT NO.	001/2018/01/001	REV:	1