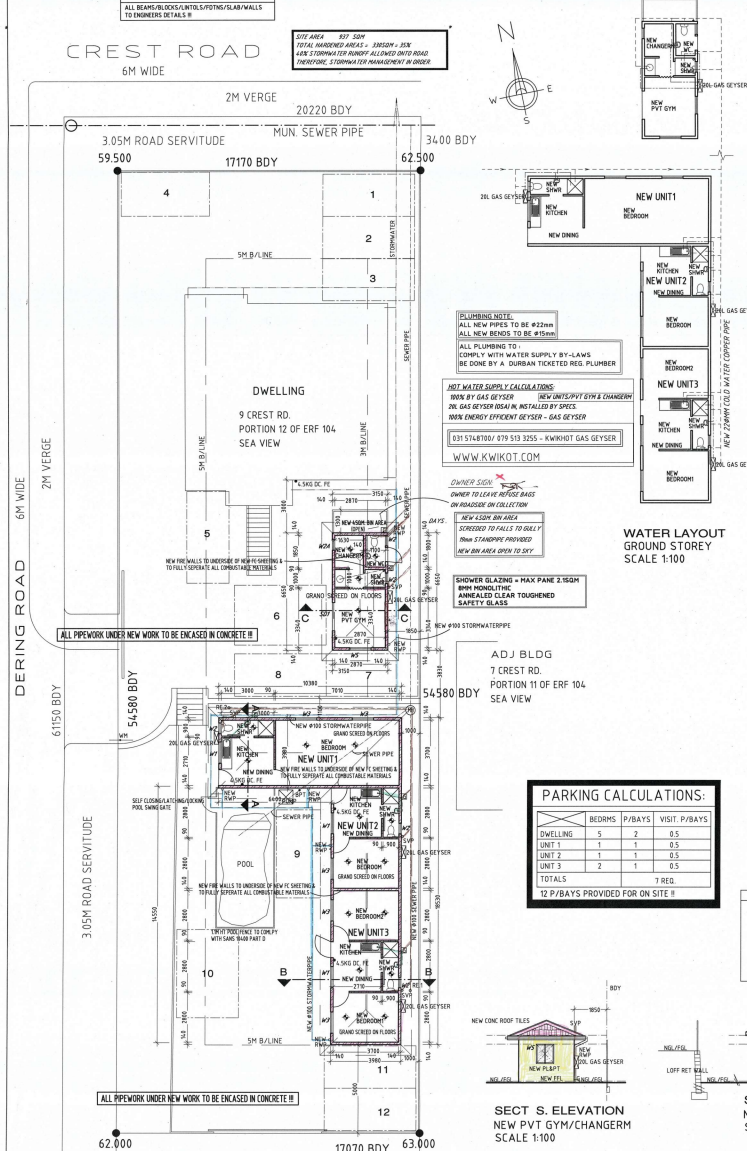
NAME	ADDRESS	ID. NO.	TEL. NO.	SIGNATURE
Colleen Sibongile Zondi	7 CREST RD. Bellair 4094	6007300168084	082 605 9428	

#110mm NEW ALUM. RWDPS IN
#125mm NEW ALUM. HALF ROUND GUTTERS IN

#50WPS TO ALL SHWRS/SINKS/WHBS
#100 WPS TP WC'S

NOTE: ALL STRUCTURAL WORK TO ENGINEERS DETAILS.
ALL BEAMS/BLOCKS/LINTOLS/FOTNS/SLAB/WALLS TO ENGINEERS DETAILS !!

SITE AREA 937 SQM
TOTAL HARDENED AREAS = 338SQM = 35%
40% STORMWATER RUNOFF ALLOWED ONTO ROAD.
THEREFORE, STORMWATER MANAGEMENT IN ORDER



SITE & GROUND STOREY PLAN
SCALE 1:100

PLUMBING NOTE:
ALL NEW PIPES TO BE Ø22mm
ALL NEW BENDS TO BE Ø15mm

ALL PLUMBING TO :
COMPLY WITH WATER SUPPLY BY-LAWS
BE DONE BY A DURBAN TICKETED REG. PLUMBER

HOT WATER SUPPLY CALCULATIONS:
100% BY GAS GEYSER *NEW UNITS/PVT GYM & CHANGERM*
20L GAS GEYSER (GSA) IN, INSTALLED BY SPECS.
100% ENERGY EFFICIENT GEYSER - GAS GEYSER

031 5748700/ 079 513 3255 - KWIKHOT GAS GEYSER

WWW.KWIKOT.COM

OWNER SIGN: *OWNER TO LEAVE REFUSE BAGS ON ROADSIDE ON COLLECTION*

NEW 450M BIN AREA
SCREEDED TO FALLS TO GULLY
19mm STANDPIPE PROVIDED
NEW BIN AREA OPEN TO SKY

SHOWER GLAZING = MAX PANE 2.15SQM
8MM MONOLITHIC
ANNEALED CLEAR TOUGHENED
SAFETY GLASS

WATER LAYOUT
GROUND STOREY
SCALE 1:100

PARKING CALCULATIONS:

	BEDRMS	P/BAYS	VISIT. P/BAYS
DWELLING	5	2	0.5
UNIT 1	1	1	0.5
UNIT 2	1	1	0.5
UNIT 3	2	1	0.5
TOTALS			7 REQ.

12 P/BAYS PROVIDED FOR ON SITE !!

FIRE NOTES :
ESCAPE ROUTES TO COMPLY TT6
PORTABLE FIRE EXTINGUISHERS TO COMPLY TT 37
SMOKE CONTROL TO COMPLY TT42
TENANCY ELEMENT TO COMPLY TT8
STRUCTURAL STABILITY TO COMPLY TT7
ALL FIRE DOORS TO BE 44mm SOLID HARDWOOD DOOR.
FIRE WALLS TO UNDERSIDE OF ROOF TILES.
SUSPENDED NON- COMBUSTABLE CEILINGS TO COMPLY WITH N.B.R. TT13
SAFETY DISTANCES TO COMPLY WITH L.2 & FIRE PERFORMANCE TO COMPLY WITH L.5 &
FIRE STABILITY OF STRUCTURAL ELEMENTS/COMPONENTS TO COMPLY WITH L.7 &
TENANCY SEPERATING ELEMENTS TOWAL ELEMENTS/COMPONENTS TO COMPLY WITH L.8 &
PARTITION WALLS & PARTITIONS TO COMPLY WITH L.9 &
PROTECTION OF OPEINGS TO COMPLY WITH L.10 &
CEILINGS TO COMPLY WITH L.13 &
FLOOR COVERINGS TO COMPLY WITH L.14 &
INTERNAL FINISHES TO COMPLY WITH L.15 &
ALL FIRE REQUIREMENTS TO COMPLY WITH PART T OF THE OF THE SANS 10400-T:2011.

OUTDOOR AIR FILM (moving air) R-value=0.03	
ROOFING MATERIAL R-value=0.02	
ROOF AIR SPACE R-value=0.18	
100mm AEROLITE INSULATION R-value=2.5	
RHINO BOARD CEILING R-value=0.06	
INDOOR AIR FILM (still air) R-value=0.11	
Min. Total R-Value required = 2.7m²K/W	
Total R-Value = 2.9m²K/W	
ROOFING DETAILS	

DRAINAGE NOTES:
PROVIDE DEEP SEALS FOR ALL TRAP FITMENTS.
PROVIDE IES TO ALL BENDS & JUNCTIONS OF ALL SOIL & WASTE PIPES.
PROVIDE 150MM HIGH KERB TO SHOWERS.
ALL IES TO BE ACCESSABLE AT ALL TIMES.
ACCESS TO BE PROVIDED 150MM ABOVE GROUND LEVEL TO FEET OF ALL STACKS.
Ø100MM & Ø50MM SVPS TO BE PROVIDED WHERE POSSIBLE.
ALL WASTE PIPES TO BE 50MM.
ALL SOIL PIPES TO BE MIN 100MM.
PROVIDE HOT & COLD WATER TO WASH HAND BASINS, SINKS, SHOWERS & BATHS.
ALL PLUMBING TO BE CONCEALED.
ALL PLUMBING TO COMPLY WITH MUNICIPALITYS REQUIREMENTS & BY LAWS.

HOT WATER CALCS:
NEW 100% ENERGY EFFICENT ALL BY GAS GEYSER
20L GAS GEYSER (GSA) - KWIKOT - www.kwikot.com
(031) 574 8700 Sales.Kwazulunatal@electrolux.com

HOT WATER SUPPLY:
1. ALL INTERNAL HOT WATER SUPPLY (~Ø20mm) TO BE INSULATED WITH A MATERIAL, WITH A MINIMUM R-VALUE OF 1.00.
INSULATION USED:
15mm FIBREGLASS PREFORMED PIPE SECTION INSULATION = MIN R VALUE =1.00

CONCRETE BLOCK WALL 140mm THICK	
R- VALUES (OWN)	1.540
U- VALUES (OWN)	0.649

GENERAL NOTES
- READ FIGURED DIMENSIONS IN PREFERENCE TO SCALING
- DRAWINGS PREPARED ON SURFACE EXAMINATION
- FINAL LEVELS, DEPTHS OF EXCAVATION OF ANY) HEIGHTS OF PLINTHS (WHERE APPLICABLE), STEPS & FILLS TO BE DETERMINED ON SITE BY CONTRACTOR/ENGINEER
- D.P.C UNDER ALL SILLS & EXTERNAL WALLS
- ALL ROOMS ARE FOR THE INTENTION AS STATED ON PLAN
- ALL BUILDING WORK TO COMPLY WITH LOCAL AUTHORITY BY-LAWS AS WELL AS THE NATIONAL BUILDING REGULATIONS

NOTE:
ALL MAIN PIPES/PIPEWORK ARE SHOWN IN APPROXIMATE POSITON ON SITE PLAN.
CONTRACTOR TO VERIFY THESE PIPES POSITION ON SITE.
ALL PIPEWORK UNDER NEW WORK/DRIVEWAY TO BE UPVC RIBBED PIPE.
NO TAR/CONCRETE ALLOWED OVER MUNICIPAL PIPES!!
NEW FOUNDATIONS TO BE MIN. 1M AWAY FROM MUNICIPAL PIPES!

WATER PIPE LEGEND
NEW 22MM COLD WATER COPPER PIPE
NEW 22MM HOT WATER COPPER PIPE

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NEW 20L GAS GEYSER - KWIKOT - www.kwikot.com
031 - 574 8700

WATER DESIGN FLOW RATES :		NEW UNITS/PVT GYM & CHANGERM	
FIXTURES	NUMBERS	DESIGN FLOW (L/MIN)	MAX DEMAND (L/MIN)
SINK MIXER (STD)	1	15	
15MM WHB TAPS	1	10	
CISTERN FLOAT VALVE/URINALS	1	5	
BATH MIXER (STD)	0	15	
SHOWERHEAD (STD)	1	15	
TOTAL			110

COLD WATER FLOW = 45	HOT WATER FLOW (exclts wcs) = 40
$Qp = (CD)^{0.5}$	$Qp = (KD)^{0.5}$
$Qp = (45)^{0.5}$	$Qp = (40)^{0.5}$
Qp = 14.4L/MIN	Qp = 13.22L/MIN

FENESTRATION CALCULATIONS: NEW UNIT 1
AREA = 37.25SQM
15% OF 37.25SQM = 5.5875SQM
W1 + W2 = W3X2
4.325QM = 11.6% ACCEPTABLE.

MIN CR VALUE FOR EXT. WALLING = 60HOURS	NEW UNIT1
POPULATION 7 PEOPLE/HOUSE	11w BULB
ENERGY DEMAND = ALLOWED: 5W/sqm	
5 X 43.25QM = 206.55W/sqm	
NO. OF LIGHT FITTINGS = 6	
6 x 44w bulbs = 44w = 206.55W/sqm	
ENERGY CONSUMPTION ALLOWED: 5kWh/sqm.a	11w BULB
5 X 43.25QM = 206.55W/sqm	
52weeks x 7days x 5hours = 1820h.a (yearly light usage consumption)	
6 x 11w bulbs = 66w = 0.066 kw	
0.066 x 1820h.a = 120.12 kwh.a = 11% kwh.a & is acceptable	

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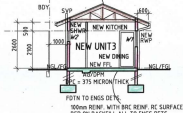
NEW CONC ROOF TILES ON 38x38BATTENS MAX. 320 c/c ON APPROVED UNDERLAY ON PREFABRICATED GANGNAILED TIMBER TRUSSES AT MAX. 720c/c TO MANUFACTURERS SPECIFICATIONS. TRUSSES TO SIT ON 114x38mm WALLPLATES SECURED WITH GALV. HOOP IRON STRAPS BUILT INTO BRICKWORK. ROOF PITCH = 11.5 DEG. ALL TRUSSES/ROOF/ WATERPROOFING TO ENGINEERS & MANUFACTs DETAILS & SPECS. EXPOSED TIMBER EAVE RAFTERS TO BE PAINTED WITH CREOSOTE. ALL ROOF TILE ACCESSORIES INCLUDING RIDGE STOPS, RIDGE TILES, JUNCTIONS, ETC. STORMCLIPS/CORROSION RESISTANT NAILS FIXED IN ACCORDANCE WITH MANUFACTURERS SPEC.



SECTION BB
SCALE 1:100

FENESTRATION CALCULATIONS: NEW UNIT 2
AREA = 28.95QM
15% OF 28.95SQM = 3.14255QM
W1 + W2 = W3
2.8852QM = 13.7% ACCEPTABLE.

MIN CR VALUE FOR EXT. WALLING = 60HOURS	NEW UNIT2
POPULATION 2 PEOPLE/HOUSE	11w BULB
ENERGY DEMAND = ALLOWED: 5W/sqm	
5 X 22.9250M = 114.6w/sqm	
NO. OF LIGHT FITTINGS = 4	
4 x 44w bulbs = 44w = 114.6w/sqm	
ENERGY CONSUMPTION ALLOWED: 5kWh/sqm.a	11w BULB
5 X 22.9250M = 114.6w/sqm	
52weeks x 7days x 5hours = 1820h.a (yearly light usage consumption)	
4 x 11w bulbs = 44w = 0.044 kw	
0.044 x 1820h.a = 80.08kwh.a = 11% kwh.a & is acceptable	

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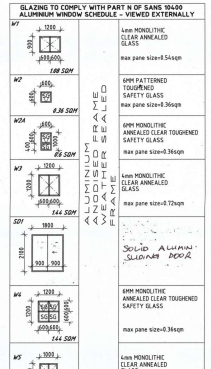
GLAZING TO COMPLY WITH PART N OF SANS 10400
ALUMINIUM WINDOW SCHEDULE - VIEWED EXTERNALLY



FENESTRATION CALCULATIONS: NEW UNIT 3
AREA = 31.5SQM
15% OF 31.5SQM = 4.725SQM
W1 + W2 = W3X2
4.325QM = 13.7% ACCEPTABLE.

MIN CR VALUE FOR EXT. WALLING = 60HOURS	NEW UNIT3
POPULATION 2 PEOPLE/HOUSE	11w BULB
ENERGY DEMAND = ALLOWED: 5W/sqm	
5 X 34.985QM = 174.9w/sqm	
NO. OF LIGHT FITTINGS = 6	
6 x 11w bulbs = 66w = 174.9w/sqm	
ENERGY CONSUMPTION ALLOWED: 5kWh/sqm.a	11w BULB
5 X 34.985QM = 174.9w/sqm	
52weeks x 7days x 5hours = 1820h.a (yearly light usage consumption)	
6 x 11w bulbs = 66w = 0.066 kw	
0.066 x 1820h.a = 120.12 kwh.a = 11% kwh.a & is acceptable	

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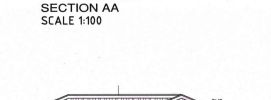
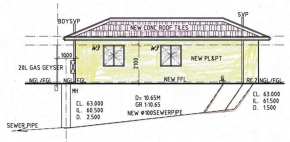
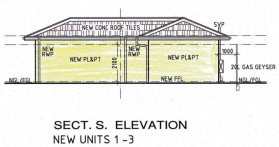


SECTION AA
SCALE 1:100

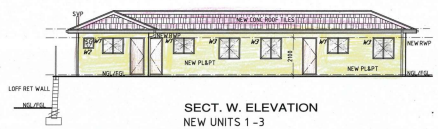
NEW CONC ROOF TILES ON 38x38BATTENS MAX. 320 c/c ON APPROVED UNDERLAY ON PREFABRICATED GANGNAILED TIMBER TRUSSES AT MAX. 720c/c TO MANUFACTURERS SPECIFICATIONS. TRUSSES TO SIT ON 114x38mm WALLPLATES SECURED WITH GALV. HOOP IRON STRAPS BUILT INTO BRICKWORK. ROOF PITCH = 11.5 DEG. ALL TRUSSES/ROOF/ WATERPROOFING TO ENGINEERS & MANUFACTs DETAILS & SPECS. EXPOSED TIMBER EAVE RAFTERS TO BE PAINTED WITH CREOSOTE. ALL ROOF TILE ACCESSORIES INCLUDING RIDGE STOPS, RIDGE TILES, JUNCTIONS, ETC. STORMCLIPS/CORROSION RESISTANT NAILS FIXED IN ACCORDANCE WITH MANUFACTURERS SPEC.



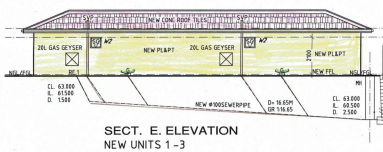
SECT. N. ELEVATION
NEW UNITS 1 -3
SCALE 1:100



SECT. S. ELEVATION
NEW UNITS 1 -3
SCALE 1:100



SECT. W. ELEVATION
NEW UNITS 1 -3
SCALE 1:100



SECT. E. ELEVATION
NEW UNITS 1 -3
SCALE 1:100

FENESTRATION CALCULATIONS: NEW PVT GYM/CHANGERM
AREA = 18.095QM
15% OF 18.095QM = 2.7075QM
W2 + W3A = W5 = 2,06m² = 11,4% ACCEPTABLE!

MIN CR VALUE FOR EXT. WALLING = 60HOURS	NEW PVT GYM/CHANGERM
POPULATION 2 PEOPLE/HOUSE	11w BULB
ENERGY DEMAND = ALLOWED: 5W/sqm	
5 X 20.955QM = 104.75w/sqm	
NO. OF LIGHT FITTINGS = 4	
4 x 11w bulbs = 44w = 104.75w/sqm	
ENERGY CONSUMPTION ALLOWED: 5kWh/sqm.a	11w BULB
5 X 20.955QM = 104.75w/sqm	
52weeks x 7days x 5hours = 1820h.a (yearly light usage consumption)	
4 x 11w bulbs = 44w = 0.044 kw	
0.044 x 1820h.a = 80.08kwh.a = 11% kwh.a & is acceptable	

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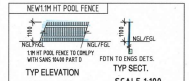
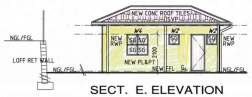
NEW 1.1M HT POOL FENCE



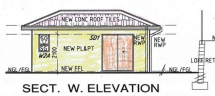
TYP ELEVATION
SCALE 1:100

TYP SECT.
SCALE 1:100

SECT. S. ELEVATION
NEW PVT GYM/CHANGERM
SCALE 1:100



SECT. E. ELEVATION
NEW PVT GYM/CHANGERM
SCALE 1:100



SECT. W. ELEVATION
NEW PVT GYM/CHANGERM
SCALE 1:100

NEW CONC ROOF TILES ON 38x38BATTENS MAX. 320 c/c ON APPROVED UNDERLAY ON PREFABRICATED GANGNAILED TIMBER TRUSSES AT MAX. 720c/c TO MANUFACTURERS SPECIFICATIONS. TRUSSES TO SIT ON 114x38mm WALLPLATES SECURED WITH GALV. HOOP IRON STRAPS BUILT INTO BRICKWORK. ROOF PITCH = 11.5 DEG. ALL TRUSSES/ROOF/ WATERPROOFING TO ENGINEERS & MANUFACTs DETAILS & SPECS. EXPOSED TIMBER EAVE RAFTERS TO BE PAINTED WITH CREOSOTE. ALL ROOF TILE ACCESSORIES INCLUDING RIDGE STOPS, RIDGE TILES, JUNCTIONS, ETC. STORMCLIPS/CORROSION RESISTANT NAILS FIXED IN ACCORDANCE WITH MANUFACTURERS SPEC.

SECTION CC
SCALE 1:100

AREAS:		
NEW UNIT 1	41.31	SQM
NEW UNIT 2	22.92	SQM
NEW UNIT 3	34.98	SQM
NEW PVT GYM/CHANGERM	20.95	SQM
NEW TOTAL AREAS	120.16	SQM

GRASSED AREA 400 SQM (43%)

REV.	
Ⓐ	ROOFS REDESIGNED, MONOPITCHED SHEETED ROOF REMOVED & NEW CONC TILES ROOF IN, ALL TO MATCH EX DWELLING ROOFS. 13/8/2021

PLAN TO BE READ IN CONJUNCTION WITH GEOTECH REPORT !!!

SUBMISSION DRAWING

PROJECT :
PROP NEW UNITS & NEW PVT GYM/CHANGERM
M.B. MGODUSWA
9 CREST RD.
PORTION 12 OF ERF 104
SEA VIEW

OWNERS SIGNATURE			
OWNERS TEL. NO.	076 961 6423	DRAWN BY	SELWYN
OWNERS ID. NO.	9003061370 84	DESIGN BY	S.N.

DATE	DRAWING NO.	SCALE	SHEET	JOB NO.	REV.
19/3/21	19/3/21SD	1:100	1/1	8N/2020	Ⓐ

SELWYN NAIDOO
SACAP. ARCH. No. : T.0063
105 PARKSIDE DRIVE
SILVERGLEN www.anarchy.weebly.com
DURBAN CELL 083 760 7047
4092 email selwynarch@live.co.za

Schedule of Areas

SITE AREA	1230	SQM
NETT SITE AREA	937	SQM
PERMITTED FLOOR AREA (N/A)	——	SQM
EX. FLOOR AREA	262.330	SQM
PROP. FLOOR AREA	120.16	SQM
TOTAL FLOOR AREA	382.49	SQM
TOTAL FLOOR AREA IN HAND	——	SQM
PERMITTED COVERAGE (50%)	468.5	SQM
EX. COVERAGE	123.665	SQM
PROP. COVERAGE	120.16	SQM
TOTAL COVERAGE	243.825	SQM
TOTAL COVERAGE IN HAND	224.675	SQM
TOTAL AREA (for fee purposes) 120.16 SQM		

ANY DISCREPANCIES TO BE BROUGHT TO PROF. ARCHTECHS ATTENTION ASAP !!

BUILDING WORK TO START ON APPROVAL OF PLANS !!!!