SITE PLAN
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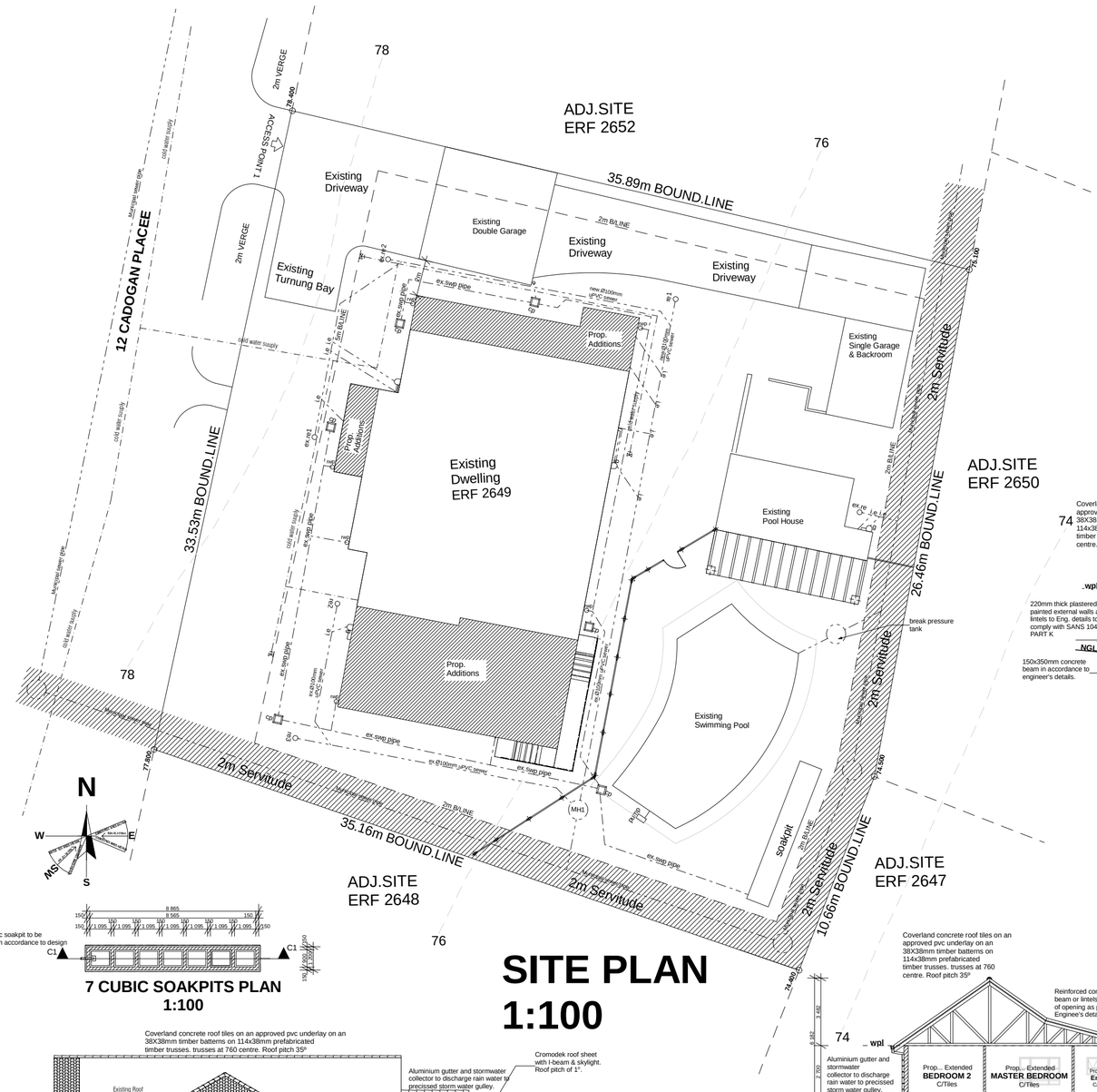
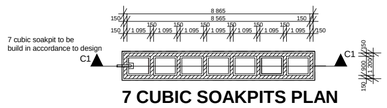
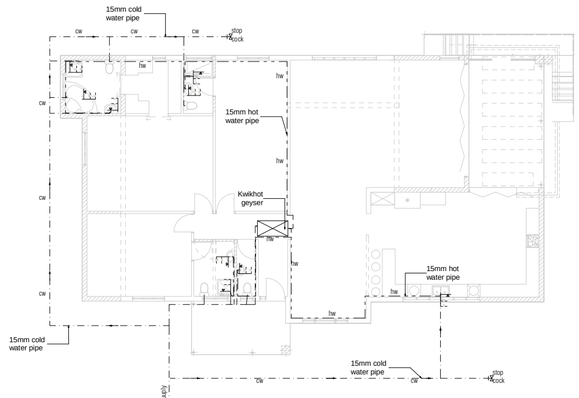


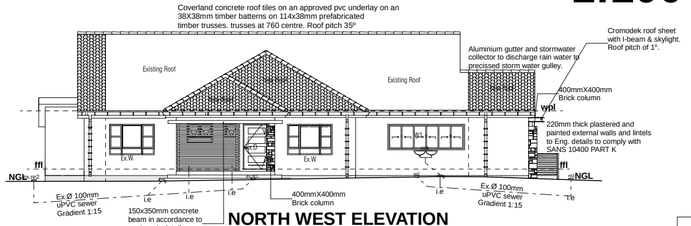
7 CUBIC SOAKPITS PLAN
1:100



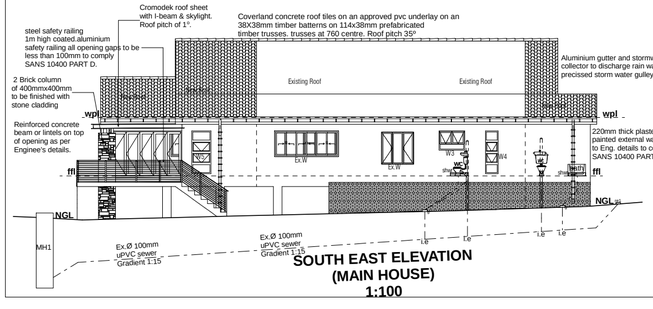
WATER RETICULATION (MAIN HOUSE)
1:100



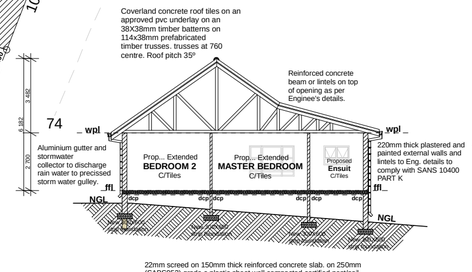
NORTH WEST ELEVATION (MAIN HOUSE)
1:100



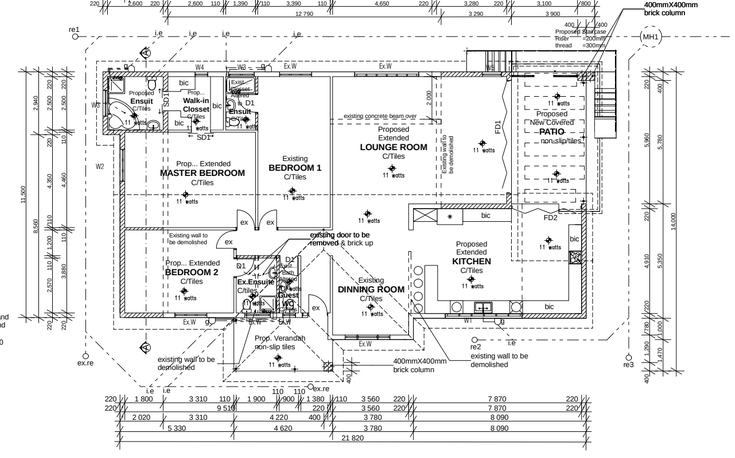
SOUTH EAST ELEVATION (MAIN HOUSE)
1:100



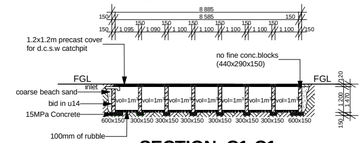
SECTION A-A
1:100



GROUND FLOOR PLAN
1:100



SECTION C1-C1
1:100



Internal New Door

Door No.	01
No Required	03
Door size	900 x 2100
Description	900 wide x 2100 high, standard steel framed hinged door . Colour choice to be approved by owner prior manufacturing.
Glazing	No Glass
Iron Mongery	Manufacturers Specification
Door Finish	Wooden door
Frame Finish	Manufacturers Specification

Internal New Door

Door No.	02
No Required	03
Door size	900 x 2100
Description	900 wide x 2100 high, standard aluminium framed sliding door. Colour choice to be approved by owner prior manufacturing.
Glazing	4.3mm Laminated Safety Glass
Iron Mongery	Manufacturers Specification
Door Finish	Aluminium door
Frame Finish	Manufacturers Specification

External New Door

Door No.	03
No Required	01
Door size	5300 x 2100
Description	5300 wide x 2100 high, standard aluminium framed sliding door. Colour choice to be approved by owner prior manufacturing.
Glazing	4.3mm Laminated Safety Glass
Iron Mongery	Manufacturers Specification
Door Finish	Aluminium door
Frame Finish	Manufacturers Specification

External New Door

Door No.	04
No Required	02
Door size	3280 x 2100
Description	3280 wide x 2100 high, standard aluminium framed sliding door. Colour choice to be approved by owner prior manufacturing.
Glazing	4.3mm Laminated Safety Glass
Iron Mongery	Manufacturers Specification
Door Finish	Aluminium door
Frame Finish	Manufacturers Specification

Window Type 1

Window No.	01
No Required	01
Window size	3600 x 1200
Description	3600 wide x 1200 high, standard aluminium framed window with sliding openables. Colour choice to be approved by owner prior manufacturing.
Glazing	4.3mm Laminated Safety Glass
Iron Mongery	Manufacturers Specification
Window Finish	Aluminium window
Frame Finish	Manufacturers Specification

Window Type 3 Corner Window

Window No.	02
No Required	01
Window size	2100 x 1400
Description	2100 wide x 1400 high, standard aluminium framed window with 2 hung up openables. Colour choice to be approved by owner prior manufacturing.
Glazing	4.3mm Laminated Safety Glass
Iron Mongery	Manufacturers Specification
Window Finish	Aluminium window
Frame Finish	Manufacturers Specification

Window Type 3

Window No.	03
No Required	02
Window size	1200 x 900
Description	1200 wide x 900 high, standard aluminium framed window with 2 hung up openables. Colour choice to be approved by owner prior manufacturing.
Glazing	4.3mm Laminated Safety Glass
Iron Mongery	Manufacturers Specification
Window Finish	Aluminium window
Frame Finish	Manufacturers Specification

Window Type 4

Window No.	04
No Required	01
Window size	600 x 2000
Description	600 wide x 2000 high, standard aluminium framed window with 2 hung up openables. Colour choice to be approved by owner prior manufacturing.
Glazing	4.3mm Laminated Safety Glass
Iron Mongery	Manufacturers Specification
Window Finish	Aluminium window
Frame Finish	Manufacturers Specification

Window Type 5

Window No.	05
No Required	01
Window size	900 x 2000
Description	900 wide x 2000 high standard aluminium framed window with 2 hung up openables. Colour choice to be approved by owner prior manufacturing.
Glazing	4.3mm Laminated Safety Glass
Iron Mongery	Manufacturers Specification
Window Finish	Aluminium window
Frame Finish	Manufacturers Specification

SANS 10252 WATER LEGEND

- - - - hw- - -hw- - -	PIPE CARYING HOT WATER
- - - - cw- - -cw- - -	PIPE CARYING COLD WATER
⋈	STOP COCK
⋈ WM	WATER METER
⋈	PIPE JOINT (COMPRESSION)
⋈	MIXER (SINGLE MANUAL CONTROLLERS, SINGLE LEVER

STORMWATER DRAINAGE CALCULATIONS

Existing Roofed area	307.15m²
Proposed Roofed area	96.39m²
Total roofed area	403.54m²
Soakpit required at rate of 1m³/40m²	= 10m³
Roof area	=403.54m²/40=10.1m³

ENERGY CONSUMPTION

-lamp power 11w
-No of lamps=14
-hours in use/day=7
11x 14x 7x 364=392,392 kw/annum

WATER CONSUMPTION

No of persons= 8
8x 30Lx 365=L/Annum
Consumption=87,600
43,800L/ Annum by solar heating

FENESTRATION AREA CALCULATION FOR MAIN HOUSE

GROUND AREA= 277.2 m²
WINDOW AREA=41.305 m²

41.305/277.2= 0.149..x100
=14.9%
TOTAL AREA IS A<15% OF THE TOTAL FLOOR AREA THEREFORE IT COMPLIES WITH SANS 10400

WATER NOTES:

Durban ticket registered plumbing contractor is to perform plumbing installations and comply with municipality water supply by-laws.

ENERGY EFFICIENCY (PART XA) NOTES

All doors to have door seals/drought protection.
All external lighting be solar powered Low energy /CFL light bulbs to be used.
Dual Flush toilets to be specified.

HOT WATER SUPPLY

Atleast 50% (volume fraction) of the annual average hot water heating requirement shall be provide by solar power system other than e;ectrical heating.

100l geyser to be instaled on roof in a horizontal position by "solar Primeg" in a closed coupled system installation by specialist.
electrical connection by registered electrician insulation material to have min.R. value of 1.0.

install "Isover" 50mm thick flexible foil faced non-combustible, lightweight,glasswool insulation blanket around the geyser or hot water cylinder with R-value of 1.25. seal edges with duct tape.
Geyser pipe insulation with min value of 1.0
install "Isover" rigid non combustible lightweight snap on pipe glasswool with a min R. value of 1.0 with a wall thickness of 35mm for the first 2m on all incoming / outgoing water pipes.
Timer switches on geysers.

ROOF INSULATION

Min R value of 2.15 in accordance with manufactures detail and specifications.
install "Isover" 100mm thick flexible non-combustable 80g glass wool (Aerolite)
Lightweight loft insulation material between the roof trusses and purlins in a complete roof and ceiling system with R-value of 2.5.
installation in strict accordance with the manufacturing and specification

GLAZING NOTE

All shower glazing to be 2100 high with opening
doors all fixed and sealed on base and on the sides.
glazing to be min 10mm toughened safety glass
all to comply to sans 10400 Part N 4.42 & table 10

ROOF NOTE:

35 degrees roof pitch,
Coverland concrete tiles on 38x 38mm sap batterns on pvc underlay on 114mm x 38mm sap rafters to Engineers details and specifications. to comply to SANS 10400 part L

WALLS AND LINTELS NOTE:

220mm thick plastered and painted external walls and lintels to Eng. details. to comply with SANS 10400 part K.

RAINWATER GOODS NOTE:

All Rainwater gutter and down pipes to be 110mm diameter pvc material. to connect to 300 stormwater pipe connecting to a 43.2m sub Attenuation tank. to engineers details and specs.

GENERAL NOTE

LEVELS TO BE CHECKED ON SITE PRIOR TO ANY WORK COMMENCING AND ARCHITECT TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.

ALL REINFORCED CONCRETE WORK TO BE STRICTLY IN ACCORD WITH STRUCTURAL ENGINEERING DETAILS AND SPECIFICATION.

INTERCEPT AND DAMP PROOF COURSE TO COMPLY WITH RELEVANT BY-LAWS AND SANS 10400 REQUIREMENTS.

ALL WALLS TO BE REINFORCED WITH TWO COURSE BRICKFORCE AT ALL CILL AND WALLPLATE LEVELS.

ALL EXTERNALL FACEBRICK WALLS TO HAVE OUTER FACE OF INNER SKIN OF BRICKWORK AND BAGGED AND PAINTED WITH BITUMUN.

HEALTH /DRAINAGE NOTES

AIR TO BE UNIFOMLY DISTRIBUTED THROUGHOUT ALL HABITABLE AREA.
LIGHTING AND VENTILATION TO COMPLY WITH L.A AND SANS10400 REQUIREMENT.

ALL WASTE PIPES AND DRAINS TO BE ACCESABLE ALONG ENTIRE LENGTH.
INSPECTION EYES (I.E's) TO BE PROVIDED AT ALL BENDS AND JUNCTIONS OF WASTE PIPES.
ALL WASTE TO BE FITTED WITH 64mm RE-SEAL TRAPS.

ALL SOIL PIPES TO BE 100mm EXCEPT URINALS WHICH ARE TO BE 75 OR 50mm IN THE CASE OF WALLHUNG URINALS
ANY WASTE WATER DISCHARGING OVER GULLEY TO COMPLY WITH SANS 10400.

ALL SOIL VENTILATION PIPES (S.V.P.s) MUST BE TAKEN TO A MINIMUM HEIGHT OF 1.8m ABOVE THE NEAREST ADJASENT WINDOW HEAD.

WHERE A DRAIN PASSES UNDER A BUILDING IT MUST BE ENCASED IN 150mm CONCRETE ALL ROUND AND MUST BE IN STRAIT RUN UNDER THE BUILDING WITH NO BEND OR JUNCTIONS AND MUST HAVE I.E's AT EACH END AT MINIMUM OF 600mm BEYOND THE BUILDING.

WHERE THE VERTICALDROP FROM SOIL FITTING TO BE MAIN DRAIN EXCEEDS 1.2mTHESE FITTING ARE TO BE ANTI-SYPHON VENTED.

ALL DIMENSIONS ARE INDICATED IN MILLIMETRES AND MUST BE CONTROLLED ON SITE. THIS DRAWING MUST NOT BE SCALED; ONLY FIGURED DIMENSIONS MAY BE USED.

ETHEKWINI MUNICIPALITY

SCHEDULE OF AREAS

Site	= 1274 sqm
Existing Main House	=165.1 sqm
Existing Double Garage	=35.3 sqm
Existing Single Garage & Backroom	=37.9 sqm
Existing Pool House	=46.6 sqm
Existing Swimming Pool	=59.4 sqm
Total	=344.3 sqm
Proposed editions (main house)	=112.1 sqm
Total (New work only)	=112.1 sqm
New Grand Total	=456.4 sqm
Permitted Coverage(641m²)	=50%
Proposed Coverage(112.1m²)	=8.7%
Exist.Coverage(344.3m²)	=26.8%
Total Coverage(456.4m²)	=35.6%
Permitted FAR(0m²)	=N/A
Proposed FAR (73.6m²)	=0.06
Exist FAR (206.75m²)	=0.16
Total FAR (280.35m²)	=0.219

Drawing Status:

ISSUED FOR SUBMISSION

Project Name:

12 CADOGAN PLACE

AUTHOR'S SIGNATURE:.....

Company Title:

DEEP THOUGHTS
Office No. 9, 25 Oldfield Road, Pietermaritzburg, 3201
Tel: 033 811 2001
mpilo@dtarch.co.za
Postal Address Private Bag x9118 Suite 200 Pietermaritzburg 3201,
Suite 601 - 602, 45 -51 Josiah Gumede Rd, pinetown, 3600
Tel:031 701 1669
Cell: 083 296 4172
Fax: 086 571 1085
sbonelo@dtarch.co.za
Sbonelo N.B. Dlamini | PSAT 20685 | SACAP | KZNIA | SAIAT |

Drawing Description:

Proposed Additions and Alterations of existing Main House for Mr And Mrs Singh of Erf 2649
12 Cadogan Place
Broadway,Durban North.

SIGNATURE:.....

Date:	Scale:	Design: M.M
24 August 2021	as shown	Drawn: M.M
Drawing No:	Paper size:	Revision
A2104/001	A0	0