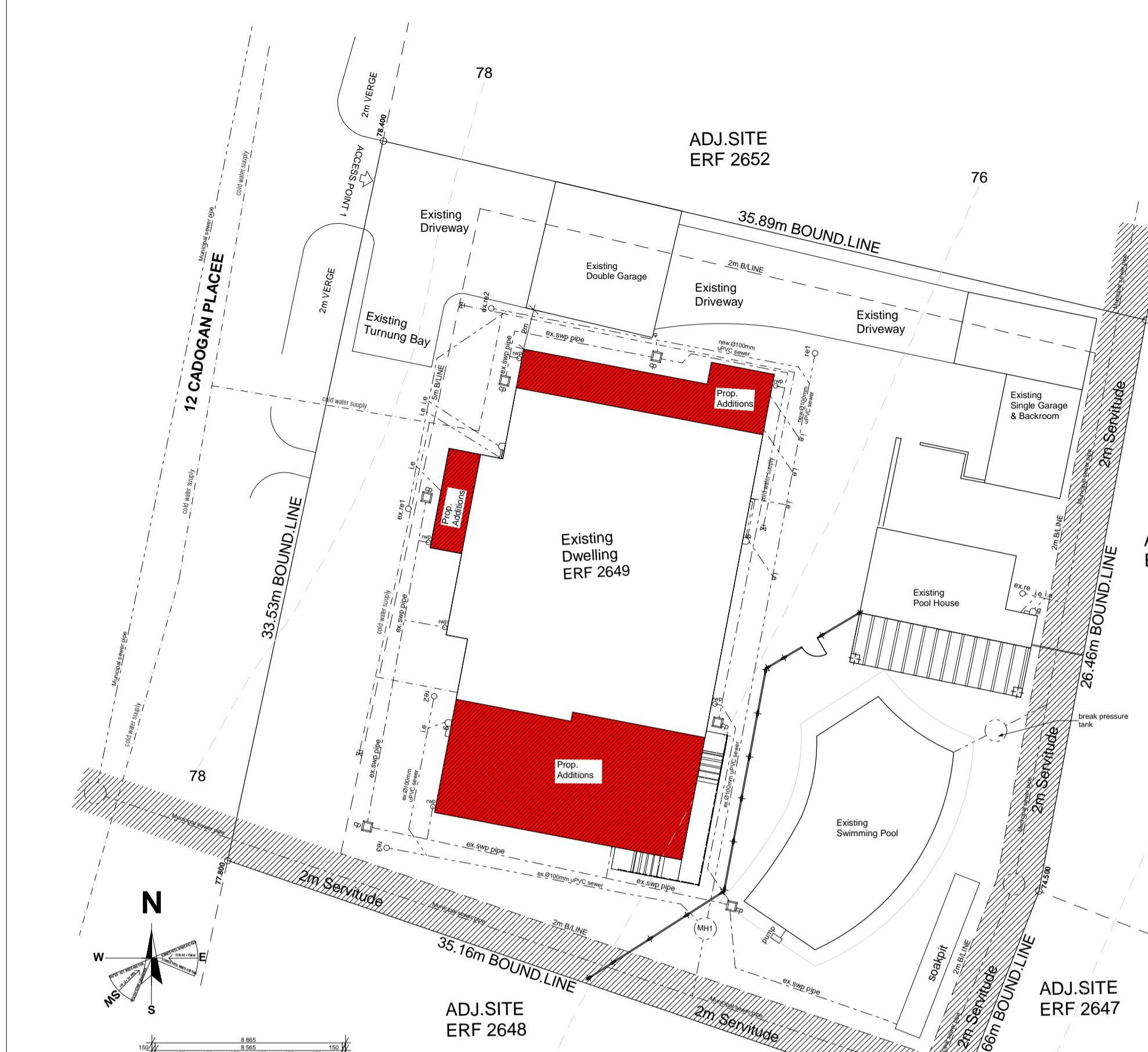
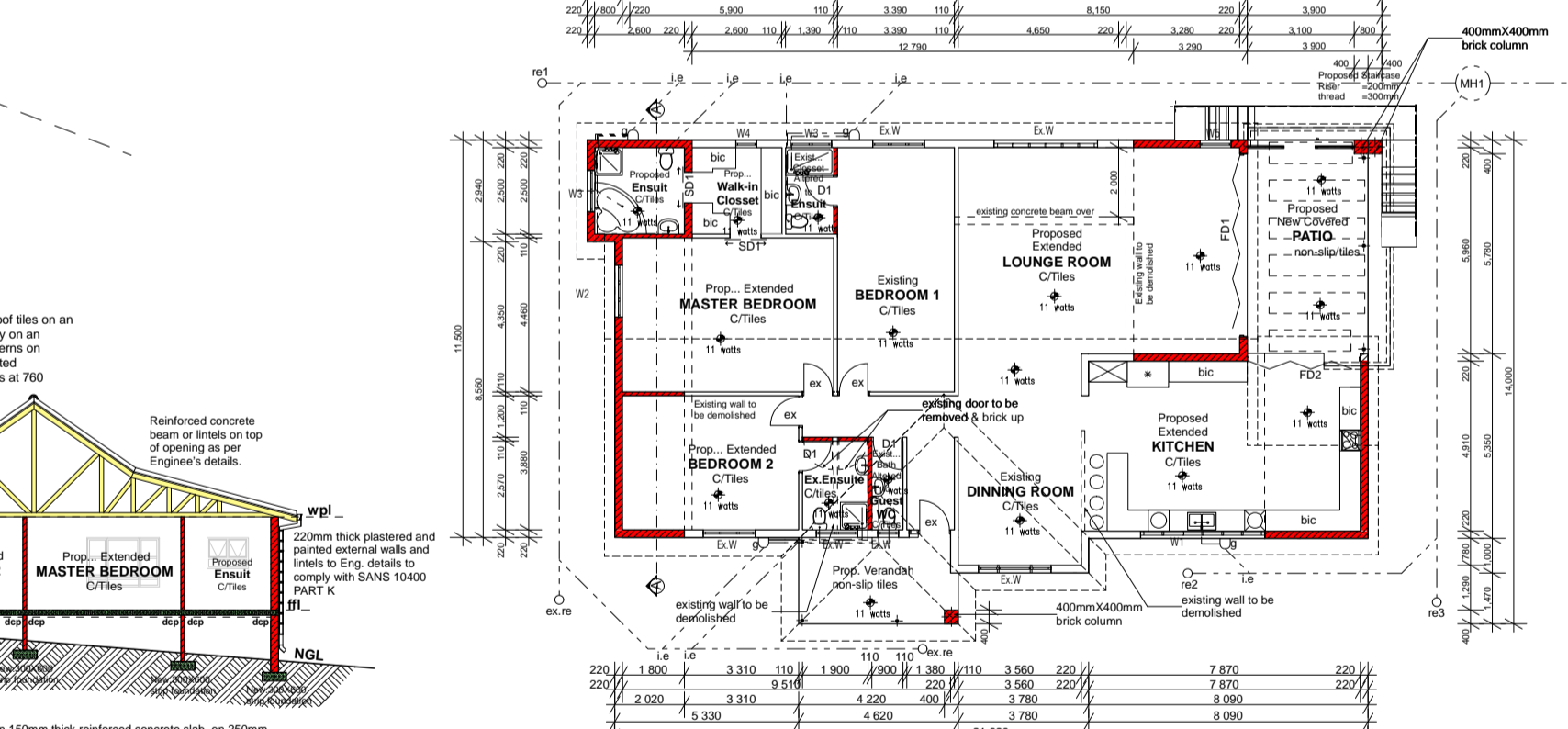
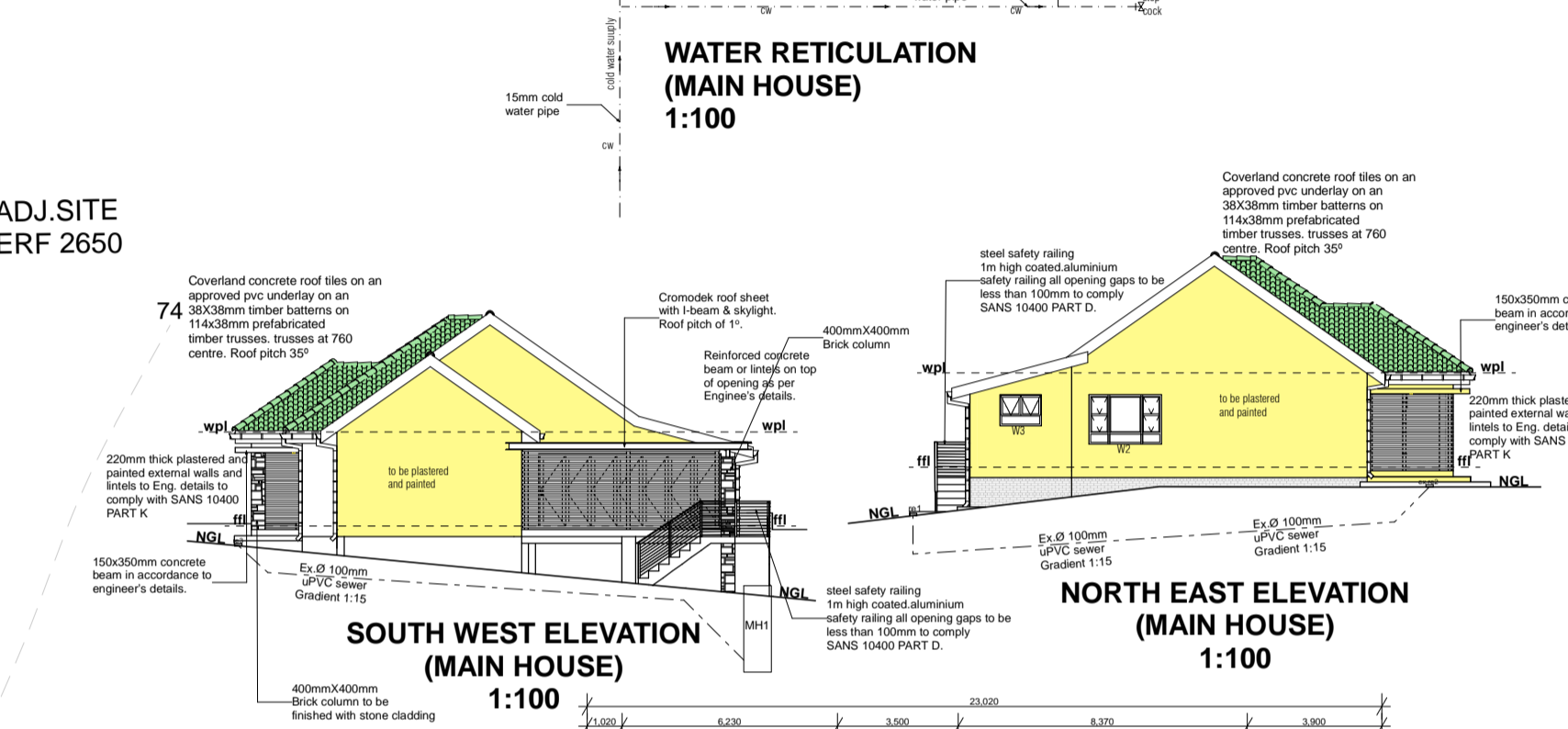
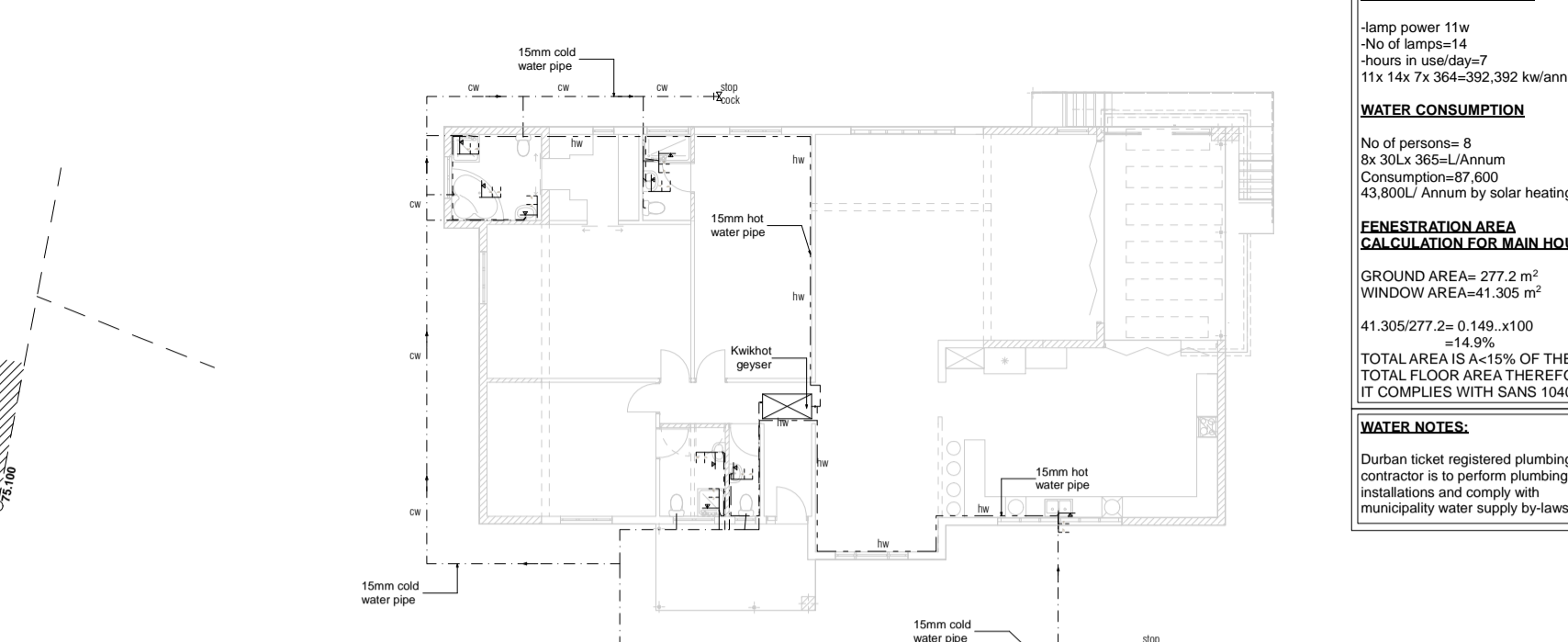
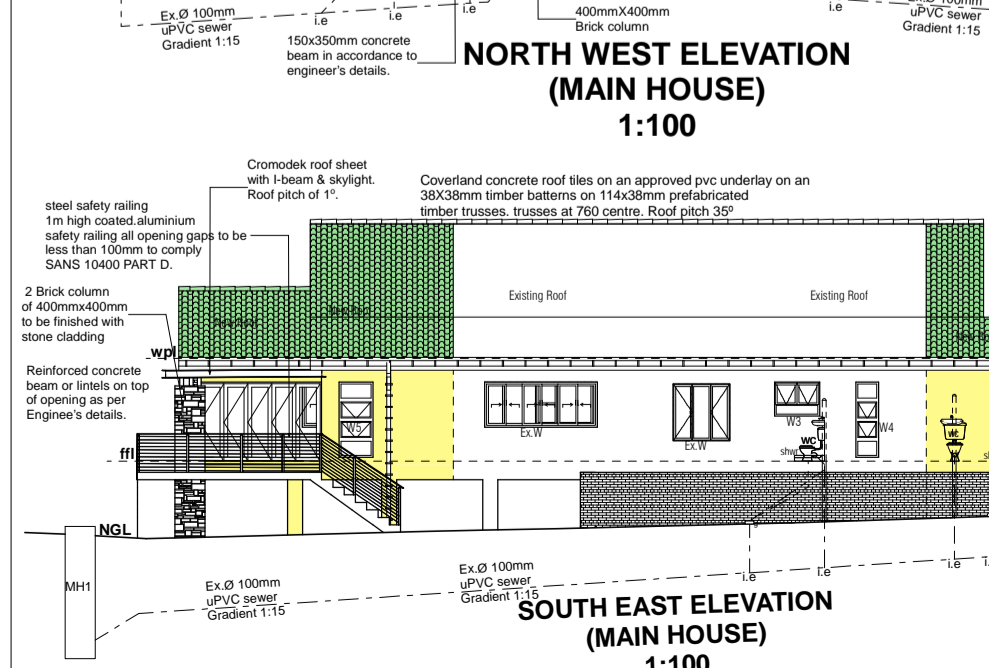
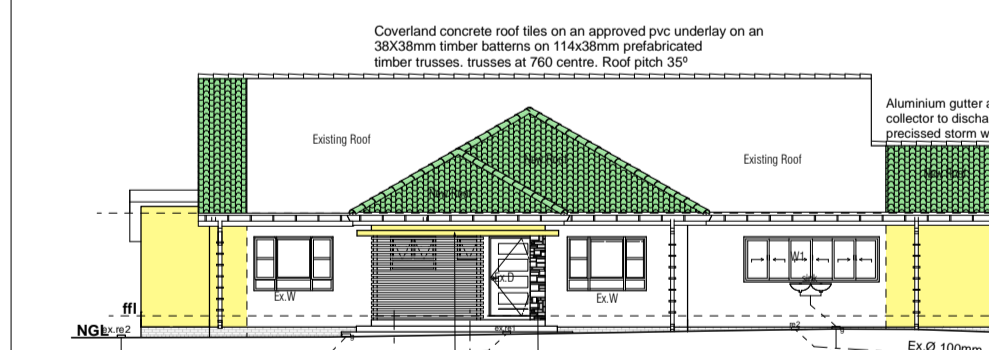


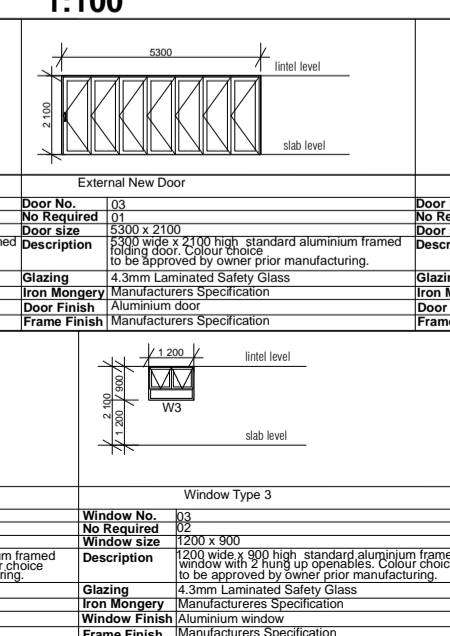
ALL DIMENSIONS ARE INDICATED IN MILLIMETRES AND MUST BE CONTROLLED ON SITE. THIS DRAWING MUST NOT BE SCALED. ONLY FIGURED DIMENSIONS MAY BE USED.



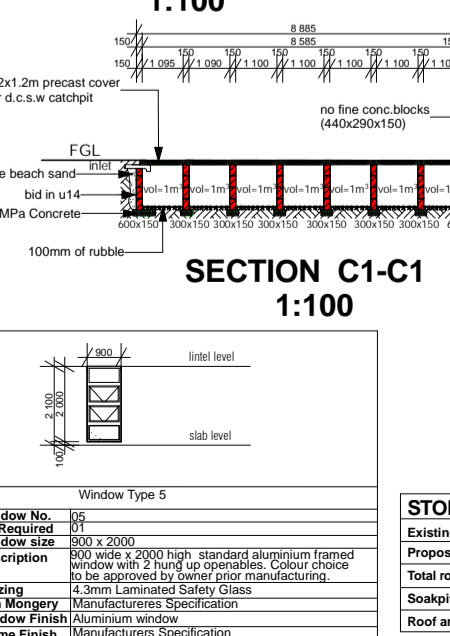
SITE PLAN 1:100



SECTION A-A 1:100



SECTION C1-C1 1:100



SANS 10252 WATER LEGEND	
---hw---	PIPE CARRYING HOT WATER
---cw---	PIPE CARRYING COLD WATER
---	STOP COCK
---	WATER METER
---	PIPE JOINT (COMPRESSION)
---	MIXER (SINGLE MANUAL CONTROLLER, SINGLE LEVER)

STORMWATER DRAINAGE CALCULATIONS	
Existing Roofed area	307.15m²
Proposed Roofed area	36.33m²
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 365=392,392 kw/annum

WATER CONSUMPTION

No of persons=8
8x 30Lx 365=L/annum
Consumption=SF 500
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 municipally water supply by-laws.

ENERGY EFFICIENCY (PART K) 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 provided by solar power system other than electrical heating.

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

Install "sover" 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 "sover" 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 "sover" 100mm thick flexible non-combustible 80g glass wool (Aerolite)

Lightweight loft insulation material between the roof trusses and purfins 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 38x38mm sap battens on pvc underlay on 114x38mm 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 LAWS AND SANS 10400 REQUIREMENTS.

ALL WALLS TO BE REINFORCED WITH TWO COURSE BRICKWORK AT ALL CHILL AND WALL PLATE LEVELS.

ALL EXTERNAL FACERICK WALLS TO HAVE OUTER FACE OF INNER SKIN OF BRICKWORK BAGGED AND PAINTED WITH BITULUM.

HEALTH/DRAINAGE NOTE

AIR TO BE UNIFORMLY DISTRIBUTED THROUGHOUT ALL HABITABLE AREA.
LIGHTING AND VENTILATION TO COMPLY WITH LA AND SANS10400 REQUIREMENT.

ALL WASTE PIPES AND DRAINS TO BE ACCESSIBLE ALONG ENTIRE LENGTH.
INSPECTION EYES (E/S) TO BE PROVIDED AT ALL BENDS AND JUNCTIONS OF WASTE PIPES.
ALL WASTE TO BE FITTED WITH 60mm RE-SEAL TRAPS.

ALL SOIL PIPES TO BE 100mm EXCEPT URINALS WHICH ARE TO BE 75 OR 50mm IN THE CASE OF WALKING URINALS

ANY WASTE WATER DISCHARGING OVER GULLEY TO COMPLY WITH SANS 10400.

ALL SOIL VENTILATION PIPES (S.V.P) 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 BENDS OR JUNCTIONS AND MUST HAVE E/S AT EACH END AT MINIMUM OF 600mm BEYOND THE BUILDING.

WHERE THE VERTICAL DROP FROM SOIL FITTING TO BE MAIN DRAIN EXCEEDS 2m THESE FITTINGS ARE TO BE ANTI-SYPHON VENTED.

ETHEKWINI MUNICIPALITY

SCHEDULE OF AREAS	
Site	= 1271 sqm
Existing Main House	= 165.1 sqm
Existing Double Garage	= 25.3 sqm
Existing Single Garage & Backroom	= 37.9 sqm
Existing Pool House	= 46.6 sqm
Existing Swimming Pool	= 29.4 sqm
Total	= 344.3 sqm
Proposed additions (main house)	= 112.1 sqm
Total (New work only)	= 112.1 sqm
New Grand Total	= 456.4 sqm
Permitted Coverage(41m)	= 50%
Proposed Coverage(112.1m)	= 8.7%
Total Coverage(244.3m)	= 24.8%
Proposed Roofed area	= 36.33m²
Total roofed area	= 403.54m²
Permitted FAR(0m)	= N/A
Proposed FAR(7.1m)	= 0.08
Exist FAR (206.75m)	= 0.16
Total FAR (290.35m)	= 0.219

Drawing Status: ISSUED FOR SUBMISSION

Project Name: 12 CADOGAN PLACE

Author's Signature: *[Signature]*

Company Title: DTA DEEPE THOUSHTS

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Email: info@dtath.co.za

Drawing Description: Proposed Additions and Alterations of existing Main House for Mr S. Singh of Erf 2649, 12 Cadogan Place Broadway, Durban North.

Signature: *[Signature]* **Scale:** as shown **Design:** M.M

Date: 24 August 2021 **Drawn:** M.M

Drawing No: A2104/001 **Revision:** AD