GENERAL NOTES

1. all dimensions to be checked on this drawing prior to commencement of work or manufacture of pre-constructed components, discrepancies are to be brought to the attention of the author of this drawing.

2. STRUCTURAL ENGINEER:
all reinforced concrete, foundations, retaining walls, columns, slabs & surface beds to be designed and supervised by a professional engineer. this drawing is to be read in-conjunction with necessary structural engineers details.

3. DRAINAGE:
where drains pass under buildings they are to be protected to the satisfaction of the senior drainage inspector.
existing municipal drain & connection levels to be confirmed prior to commencement of new drainage installation.
rodding eyes to all changes of direction / gradient
inspection eyes at all junctions
all drainage to comply with sans 10400 part p
for stormwater drainage refer to engineers drawings.

4. GLAZING:
all glazing to comply with sans 10400 part n, sabs 0137 & aaamsa regulations

5. ARTIFICIAL VENTILATION:
internal bathrooms to be supplied with outside air at a rate of 25 litres per second

6. NATURAL LIGHTING:
all habitable rooms to be provided with glazed openings with a total area not less than 10 of the floor area of the room in compliance with sans 10400 part o

7. NATURAL VENTILATION:
all habitable rooms to be provided with opening windows or doors in an external wall with a total area not less than 5% of the floor area of the room in compliance with sans 10400 part o

8. PLUMBING:
all plumbing to comply with ethekwinin water by-laws
all wc flushing cisterns to be provided with overflows to external walls, end of overflow pipe to be visible

9. boundary beacons to be flagged by a registered land surveyor.

10. the contractor is to inspect the official approved copies of the drawing for any amendments or imposed conditions of approval and where local authority or government building regulations require more stringent requirements than shown on this drawing they are to be complied with after obtaining the owners consent.

11. the omission of any information on this drawing does not prepose the omission by the contractor.

12. compliance of all requirements of sans 10400 to be to consultants detail

SETTING OUT:

THE BUILDING IS TO BE SET OUT BY PROFESSIONAL LAND SURVEYOR USING ELECTRONIC MEDIA

STRUCTURAL NOTES:

1. The following to Professional Structural Engineer's Detail:
   - Soil Excavation and Filling.
   - Foundations, RC Floor Slabs, Beams and Columns.
   - Structural steel.

   Note: Certificate of Stability to be issued on completion.
2. Note: Foundations are not to encroach Servitudes and or Boundaries.
3. pc lintels to all non beam openings
4. off shutter conc. to be cleaned and rubbed down

HEALTH NOTES:

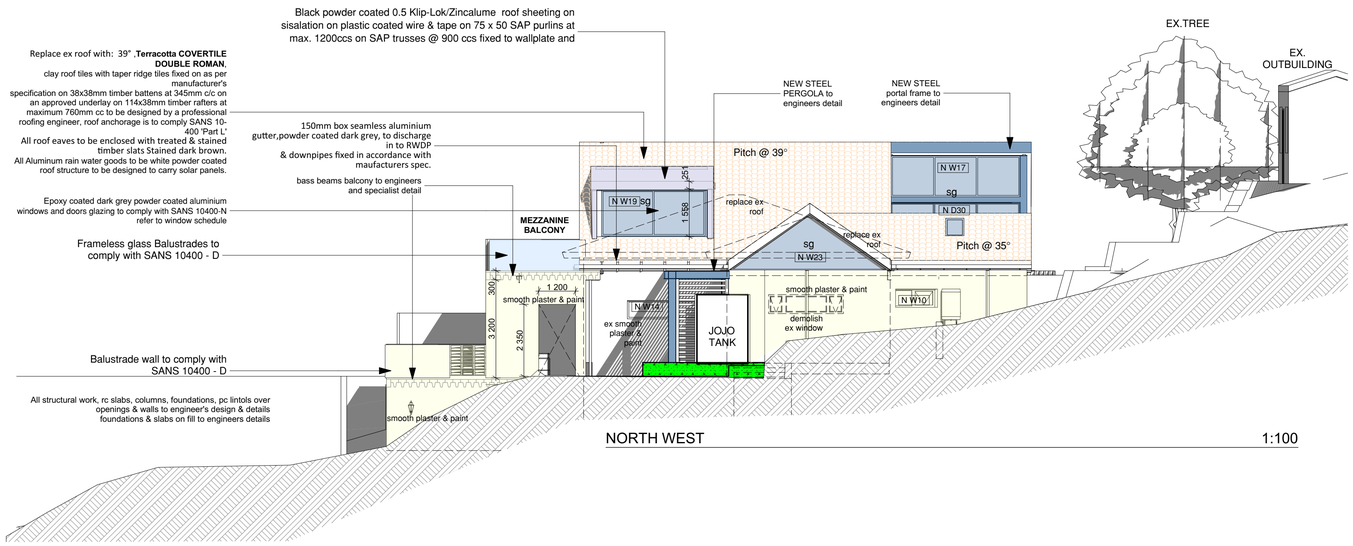
Artificial Lighting & Ventilation to comply with SANS 10400-O
where not ventilated directly to open air,
to be mechanically vented with fresh air at a minimum rate of 25 l/s per person, with a velocity not exceeding 0.5 m/s or less than 0.2 m/s
artificial lighting to be minimum 350 lux.

GENERAL NOTES:

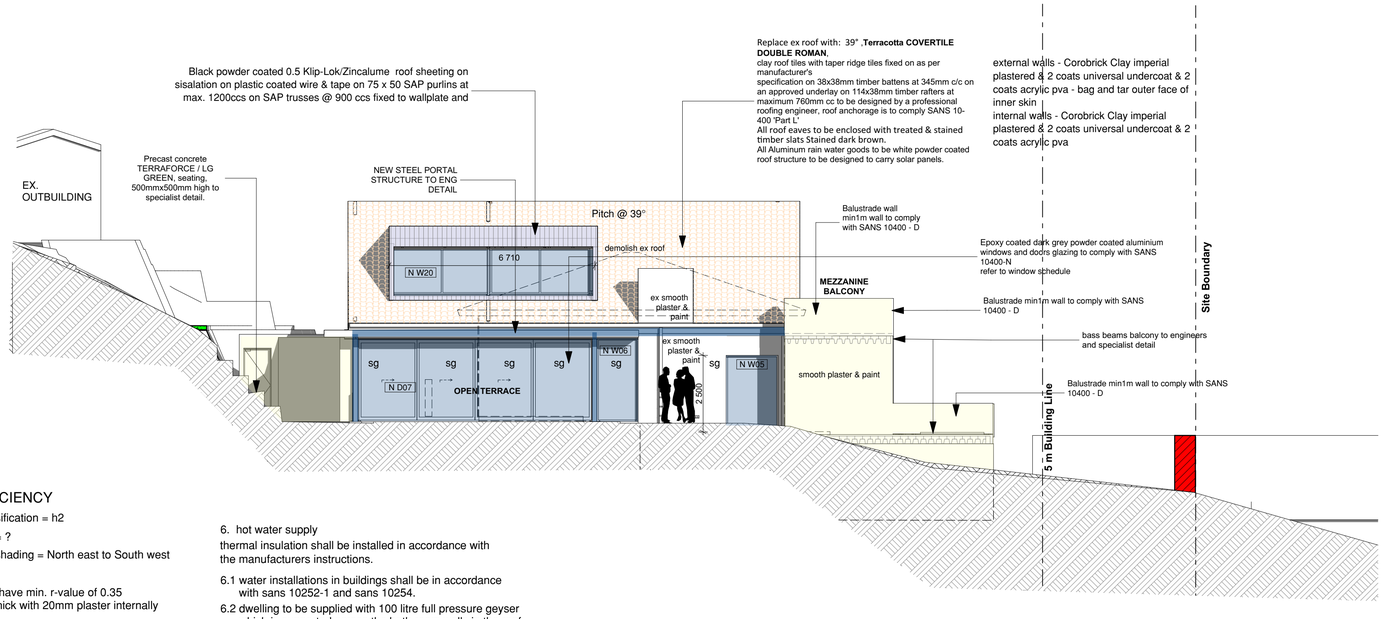
1. All work to comply with SANS 10400 and Local Municipal By-Laws.
2. Boundary beacons to be exposed and checked, prior to the commencement of work.
3. All dimensions, angles and levels to be checked on site before work is put to hand. Architect to be notified of discepancies prior to the undertaking any work.
4. Drawings are not to be scaled; Figured dimensions to be used only. All dimensions are, unless otherwise specified, in milimeters.
5. Drawings are to be read in conjunction with Structural, Civil drawings.
6. All glazing to comply with NBR SANS 10400-N 2010 3RD Edition.
7. All safety glazing in accordance with SANS 10400-N
8. All balustrading to be minimum one meter high and to comply with the requirements of SANS 10400 - D
9. All stairs to comply with SANS 10400-M
10. Soil Poisoning in to be in accordance with SABS 0124.

SETTING OUT:

THE BUILDING IS TO BE SET OUT BY PROFESSIONAL LAND SURVEYOR USING ELECTRONIC MEDIA



NORTH WEST 1:100



SOUTH EAST 1:100

OCCUPANCY CLASSIFICATION
H4- DOMESTIC DWELLING

For External Sewer & Stormwater Reticulation, refer to:
KDA ENGINEERS
CONSULTING CIVIL & STRUCTURAL ENGINEERS
Drawing Nos.

ENERGY EFFICIENCY

1. occupancy classification = h2
2. climatic zone ? = ?
3. orientation and shading = North east to South west
4. external walls
4.1 external wall to have min. r-value of 0.35
ie. >= 140mm thick with 20mm plaster internally and externally.
5. roof assemblies
approved insulation shall be installed so that it abutts, overlaps adjoining insulation or is sealed and shall be installed in accordance with the manufacturers instructions.
5.1 roof assemblies to have min. r-value of 2.7
5.2 metal sheeting roof assemblies:
5.2.1 direction of heat flow - down
5.2.2 r-value of roof covering material = 0.36
5.2.3 r-value of approved insulation = 2.29
5.2.4 r-value of ceiling = 0.05
TOTAL = 2.7

6. hot water supply
thermal insulation shall be installed in accordance with the manufacturers instructions.
6.1 water installations in buildings shall be in accordance with sans 10252-1 and sans 10254.
6.2 dwelling to be supplied with 100 litre full pressure geyser which is supported across the bath room walls in the roof space above the bathroom.
6.3 a heat pump is also to be installed according to manufacturers instructions as the 50% alternate water heating requirements next to the geyser.
6.4 all hot water service ppes to be max. 22mm dia copper and shall be cladded with an approved insulation with a minimum r-value of 1.00
6.5 dwelling house : total hot water demand : storage vol @ 60° c : heater power
low rental : 80 - 115 l/capita/d : 100 - 150 l/unit : 2-3 kw/unit
medium - high : 115 -140 l/capita/d : 40 - 50 l/capita : 2-5 kw/unit

CLIENT Ms N. Kader for
SUN TRUST IT 235/2005
CONTACT 072 117 8852

SUBMISSION

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PROJECT
PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING DWELLING
ON 27 GAINSBOROUGH DRIVE, ATHLONE
PTN 155 OF ERF 944, DURBAN NORTH
FOR
MS N.KADER FOR SUN TRUST

TITLE
ELEVATIONS 1 OF 2

DRAWN	J.S	CHECKED	SB
DATE	15 MARCH 2023	DRAWING NUMBER	
SCALE	1:100 A1	UDG > 70	201 REV 1