

Roof:
RC roof slabs to structural eng. details & specifications. Floor finishes in as shown to eng. details & installed according to manufacturers specifications.
Roof installation to comply with SANS 10400:2010 Part L and SANS 10400:2011 Part T. The roof assembly to comply with SANS204:2011: 4.3.6. A minimum R-Value of 2.7m²/KW is to be achieved. Refer to the Energy Efficiency calculation document, that is attached.

Staircases:
Staircases to comply with SANS 10400:2011 Part M.
Treads to comply with SANS 10400:2011 Part M.4.5.
Balustrades to be provided at 1m high and as per the eng's details and is to comply with SANS10400:2011 Part M.4.3.
Escape staircases to be 1500mm wide and to comply with SANS 10400:2011 Part T & Part M.
Balustrades:
12mm toughened safety glass @ 800mm high fixed on 800mm high wall to act as 1.6m high balustrade to comply with SANS 10400:2011 Part M.4.3. Wind loading test to be done by engineer prior to design & manufacture.
Installation according to manufacturers specifications.
1.2m high aluminum balustrade around pool with self-closing & self-latching gate to be fixed to surrounding timber deck in compliance with SANS 10400 Part D.
Balustrade not have any opening above the pitch line that permits the passage of 100mm diameter ball

Glazing:
Glazing to comply with SANS 10400:2012 Part N.
Refer to window schedules for specifications.
All shower enclosures to be 6mm toughened safety glass to comply with SANS 10400 Part N

Lighting & Ventilation:
Lighting & ventilation to comply with SANS 10400:2010 Part O.
Natural ventilation to be provided to rooms through operable windows or doors at 5% of the floor area.
Natural lighting to be provided at 10% of the floor area.
Artificial Ventilation to mechanical eng. details & to comply with SANS 10400: Part O.
All internal bathrooms to be extended to external at a rate of 25lx per bathroom with a light of 160 lux.

Drainage Notes:
Drainage & rain water goods to wet services engineers details & to comply with SANS 10400 Part P.
All services and pipes beneath building to be hardened uPVC as per engineers specification.
Stormwater:
Stormwater lines and goods to wet services engineers details & to comply with SANS 10400 Part P.
All services and pipes beneath building to be hardened uPVC as per engineers specification.

General:
It is the owners responsibility to make sure that all of the SANS requirements are adhered too, during construction.
Compliance with Part XX SANS 10400:2011XA and SANS 204.
Read in conjunction with the energy efficiency document that is attached.
The owner and the contractor to comply with the site operations requirements in terms of SANS 10400:2010 Part F.
No dimensions to be scaled or scanned from drawings.
All dimensions to be checked on site.
Contractor is responsible for correct setting out of the buildings, all internal and external walls with particular reference to boundaries, building lines etc.
Contractor to verify all levels, heights and dimensions on site and to check the same against the drawings before putting any work in hand.
Contractor is to locate and identify existing services on the site and to protect these from damage throughout the duration of the works.
Any errors, discrepancies or omissions to be reported immediately.
Contractor is to build in approved 4 ply D.P.C. whether or not these are shown on drawings, at all windows, doors, grilles or other openings in external walls.
Any queries arising from all the above must be reported and clarified before any work is put in hand.
Figured dimensions are to be used at all times.
Structural work to professional engineers details and must be in accordance with SANS10400:2011
Wet services to professional engineers details and must be in accordance with SANS 10400:2011
Mechanical work to professional engineers details and must be in accordance with SANS10400:2011
Owner to point out the boundary pegs to the contractor prior to any construction works commencing on site. If boundary pegs cannot be located, a land surveyor is to be appointed to locate the boundary pegs.
It is the owners & contractors responsibility to contact the author of the plans to obtain clarity on any information reflected on these drawings or if additional information is required.

REFUSE NOTES
1. BIN AREA TO BE HARDENED, KERBED & GRADED TO GALLEY WITH A STANDPIPE OVER.
2. BIN AREA TO HAVE A MINIMUM CLEANING HEIGHT OF 2.400m
3. TO BE ADEQUATELY RODENT PROOFED
4. TO BE ADEQUATELY VENTILATED WITH AIR BRICKS AT HIGH LEVEL
5. ALL INTERNAL WALLS TO BE SMOOTH PLASTERED AND PAINTED
6. BIN AREA TO BE ACCESSIBLE TO REFUSE COLLECTOR AT ALL TIMES FROM THE STREET.
7. AREA TO BE SUITABLY SCREENED FROM THE ROAD AND SURROUNDING PROPERTIES
8. NON-HAZARDOUS WASTE TO BE MANAGED BY LOCAL TOWN COUNCIL DUMPS AND SLUMP
9. REFUSE AREA TO BE PROVIDED WITH HOSE REEL, BIFURCATED GULLY SUITABLE FOR CLEANING BINS
10. ALL REFUSE DISPOSAL MUST COMPLY WITH ALL LOCAL AUTHORITY REGULATIONS AND CODES

General Construction Notes:
All works to be carried out in accordance with the relevant parts of SANS 10400:2010 regulations.
Demolition Works:
All demolition works to be carried out in accordance with SANS10400:2010 Part E.

Excavations:
All excavations deeper than 3.0m to be as per the eng's details.
Excavations to comply with SANS 10400:2010 Part G. Excavations to be maintained in a safe condition at all times.

Foundations:
The foundation design to comply with SANS10400:2010 Part H, and as per the eng's specifications and details.
All retaining wall foundations to engineers details. All foundations to be taken down to virgin soil.
For 230mm non-retaining walls foundations to be 700x230mm.
All foundations on fill to engineer's details

Floor slabs:
Suspended floor slabs, to be as per engineer's details.
Concrete surface beds to comply with SANS10400:2011 Part J.
Floor slab to engineers details. Concrete floor slab reinforced with welded mesh reinforcement ref. 193 on 250mm green dampproofing membrane under floors with turned up taped joints on earth filling compacted to 93% MODDASHTO density. Soil positioning & anti guard to specialist.
All penetrations through dampproofing must be taped with a pressure sensitive approved tape.
Compaction to comply with SANS 10400:2010 Part J 4.4.
All work to be in accordance with SANS 10400:2010.
All slip and movement joints as per engineers specification.
All foundations to engineers details.
Horizontal and vertical damp proof course (dpc) shall be of black polyethylene sheeting having embossed surface 375 micron thick.
Saw-cut joints in the surface bed slab to be as per the eng's details.
Min 30mm screed over floor slab to receive specified floor finish.
Floors for all ablation facilities to be waterproofed with an approved waterproofing material. Waterproofing to be turned up onto the wall at min. 75mm high.

Brickwork:
Masonry walls to comply with SANS 10400:2010 Part K.
230 walls tied together with metal ties evenly spaced at not more than 600mm apart to every 3rd course. Wall ties to be staggered.
110mm brick wall reinforced with 75mm wide reinforcing one row to every 3 courses in height.
Provide brick force to every course above windows, doors and openings.
Allow for open vertical perpends on external skins, equally spaced.
Facebrick (or un-plastered walls) finish to external wall. Outer face of inner skin to be bagged and bitumen tared.
Allow for dpc at window head and sill levels.
All foundation and plinth brickwork to be NFX bricks. All un-plastered walls to be NFX bricks.
10mm impregnated subsoil at all junctions between brickwork & concrete, as well as between old and new brickwork. Joints to be filled with polysulphide sealant.
Brickforce to be placed in the first six courses of brickwork on strip foundations, thereafter placed in every 4th course in all brick walls.
All brick walls to be reinforced with reinforcing one row to every 4th course, to comply with SANS 10400:2010 part K.
As shown on elevations, Internal & External walls to be plastered and painted with SABS approved PVA external quality paints.
Vertical and horizontal waterproofing (damp-proof) to external walls to be as per SANS 10400:2010 Part K.
All internal and external walls to engineer's details.

Windows & Doors:
New aluminum windows & doors.
Refer to schedules.
Linteals to comply with SANS 10400:2011 Part K 4.29 all to engineers detail

Cellings:
Benchmark / heighted control points as submitted by clients land surveyor are to be used for setting out.
The levels as shown on the manholes ordinals land surveyor drawings are not always correct. It is the contractors responsibility to check the datum level with the surveyor prior to any setting out taking place.
The building to be set out by professional land surveyor using electronic media.

Painted soffits:
Soffits to be painted with SABS approved ceiling paint.
Soffit to be prepared to receive one coat primer, one intermediate coat and 2 or more top coats.

Ceiling Insulation:
minimum 135mm Flexible fibre glass blanket, thermal insulation to be installed in the ceiling void between the bracing under the ceiling boards.

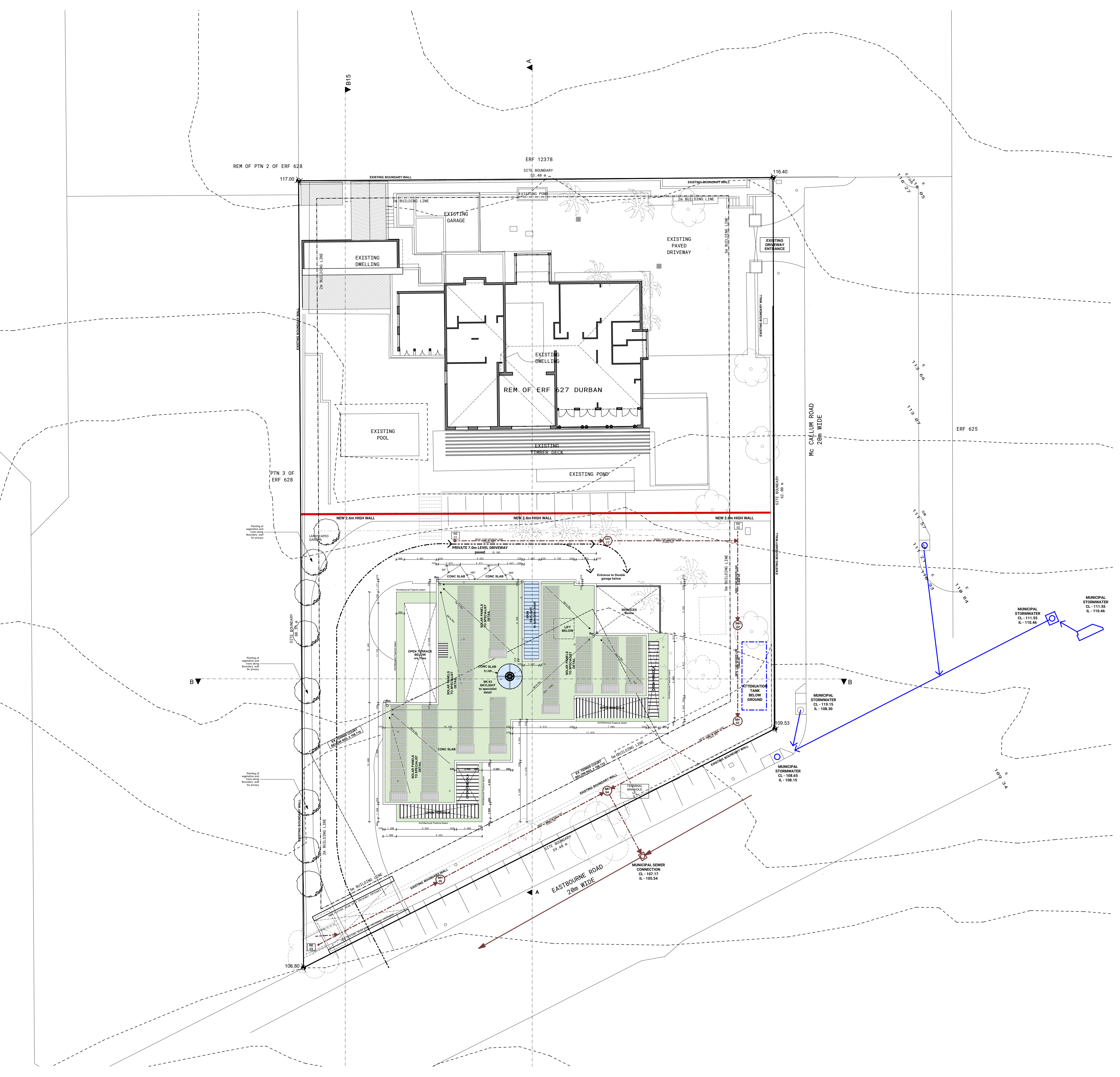
SEWER SERVICES:
The electricity supply cable and water supply pipe to be buried PVC sleeves installed within the property.
Telephone wires to be in a 20mm buried conduit installed within the property to the nearest distribution point in the verge.
Weather proof junction box to be installed on boundary with local authority by SABS inspection eyes to be provided 2 x 50mm PVC sleeve pipes from junction box to ripple box.
SETTING OUT:
Benchmark / heighted control points as submitted by clients land surveyor are to be used for setting out.
The levels as shown on the manholes ordinals land surveyor drawings are not always correct. It is the contractors responsibility to check the datum level with the surveyor prior to any setting out taking place.
The building to be set out by professional land surveyor using electronic media.

HEALTH NOTES:
where not ventilated directly to open air, to be mechanically vented with fresh air at a minimum rate of 7.5 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.
DRAINAGE:
All sanitary fittings to be trapped in accordance with local authority by SABS inspection eyes to be provided at all bends, junctions and change in direction.
all gully surrounds and manhole covers to be 75mm above grd.
anchor blocks to be provided where gradient exceeds 1:5
1100 upvc ribbed pipe laid where any structure passes over sewer line being protected from any loads imposed on the drain

2.

SITE PLAN

1:200

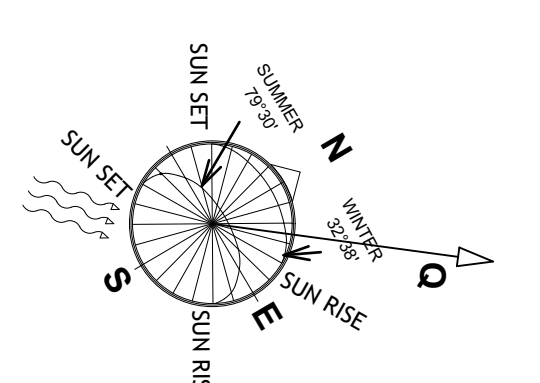


ENERGY EFFICIENCY
1. occupancy classification = h3
2. climatic zone 5 = subtropical coastal
3. orientation and shading = north to south
4. external walls
4.1 external wall to have min. r-value of 0.35
ie. >= 140mm thick with 20mm plaster internally and externally.
5. roof assemblies
approved insulation shall be installed so that it abuts, 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 all water installations in buildings shall be in accordance with sabs 10400, 10252-1, 1352 and sabs 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 pipes to be max. 22mm dia copper & shall be clad with an approved insulation with a minimum r-value of 1

6.5 dwelling Unit : 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 kw/unit : 2-9 kw/unit
6.6 All installation work to be undertaken by registered / responsible plumber Durban municipality
6.7 All fittings to be SABS / Jasic approved.
6.8 No galvanised fitting or pipe to be used.
6.9 WC overflows to discharge externally.
6.10 minimum spec on fire- is class 12.
6.11 First 50m - 100kva thereafter 75kva.
6.12 All pipes in chase to be copper!

For External Sewer & Stormwater Retiulation, refer to:
CONSULTING CIVIL & STRUCTURAL ENGINEERS
Drawing Nos. XXX - SE1 & SW1
For Water Supply refer to:
CONSULTING WET SERVICES ENGINEERS
Drawing Nos. XX-WSS 001-003
For Mechanical Ventilation, refer to:
CONSULTING MECHANICAL ENGINEERS
Drawing Nos. XXXX 001-006



OCCUPANCY CLASSIFICATION
H3- DOMESTIC RESIDENCE

CONSOLIDATED SCHEDULE OF AREAS

ZONING :	SR 1200
Site Area	4002.00 m ²
Permitted F.A.R	N/A m ²
Permitted Coverage (40%)	1 600.8 m ²

FLOOR AREA RATIO

Existing F.A.R (Existing House)	953 m ²
Proposed new Dwelling F.A.R	
Basement	110 m ²
Ground Storey	326 m ²
First Storey	375 m ²

Proposed new Dwelling F.A.R 811 m²

TOTAL F.A.R 1 764 m²

COVERAGE

Existing Coverage (Existing House)	757 m ²
Proposed new Dwelling Coverage	663 m ²
TOTAL Coverage	1 420 m ²

Total Proposed Area

Basement	396 m ²
Ground Storey	527 m ²
First Storey	574 m ²
Total Proposed Area	1 497 m ²

(For Fee Calculation)

PARKING SCHEDULE:

Ex. House	= 1 x 5 bedroom House
Parking Bays	= 4 Bays
Proposed new Dwelling	= 1 x 5 bedroom units
Proposed Parking Bays	= 6 Bays

- FIRE NOTES:**
- OCCUPANCY CLASSIFICATIONS : H3
 - All Occupancy and Division Separating Elements to comply with 4.6 of SANS 10400:2020.
 - Fire Stability of Structural Elements and/or Components to comply with 4.7 of SANS 10400:2020.
 - All Tenancy Separating Elements to comply with 4.8 of SANS 10400:2020.
 - Partition Walls and Partitions to comply with 4.9 of SANS 10400:2020.
 - Protection of Openings to comply with 4.10 of SANS 10400:2020.
 - All Ceilings to comply with 4.13 of SANS 10400:2020.
 - Floor coverings to comply with 4.14 of SANS 10-400:2020.
 - Wall Finishes to comply with 4.15 of SANS 10400:202.
 - Provision of Escape Routes to comply with 4.16 of SANS 10400:2020.
 - Stairways to comply with 4.23 of SANS 10400:2020.
 - Fire Signage to comply with 4.29 and 4.32 of SANS 10400:2020.
 - Emergency lighting to comply with 4.30 of SANS 10-400:2020. (where applicable)
 - Fire alarm and detection system to comply with 4.31 of SANS 10-400:2020. (where applicable)
 - Water Reticulation for Fire-Fighting Purposes to comply with 4.33 & WW 5 of SANS 10400:2020
 - Fire Hose Reels to comply with 4.34 of SANS 10400:2020. (where applicable)
 - Fire Hydrants to comply with 4.35 of SANS 10400:2020.
 - Fire Extinguishers to comply with 4.37 of SANS 10400:2020.
 - Fire Stopping to comply with 4.39, 4.40 & 4.41 of SANS 10400:2020.
 - Lifts to comply with 4.45 of SANS 10400:2020.
 - Parking Garages to comply with 4.50 of SANS 10400:2020.
 - Access for Fire Fighting and Rescue Purposes to comply with 4.54 of SANS 10400:2020.
 - Locking devices to comply with 4.16.9 of SANS 10400:2020.

CLIENT Mr N. Akob for
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SUBMISSION

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URBAN DEVELOPMENT GROUP

PROJECT
HOUSE TAWAKUL
PROPOSED NEW ADDITIONAL RESIDENCE
FOR 40 EASTBOURNE ROAD, MORNINGSIDE
REM OF ERF 627, DURBAN
FOR
GoldMat Investments (PTY) Ltd

TITLE	SITE PLAN	
DATE	25	CHECKED 08
DRAWN	21 JUNE 2022	DRAWING NUMBER
SCALE	1:100 A0/1:200	UDG > 99 100 REV 0