

**SERVICES:**  
The electricity supply cable and water supply pipe is to be in 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 for digital services and provide 2 x 50mm pvc sleeve pipes from junction box to ripple box.

**SETTING OUT:**  
Benchmark / heightened control points as submitted by clients land surveyor are to be used for setting out.  
The levels as shown on the manholes on Visk Modie's drawings are not always correct. It is the contractor's 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.

**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 inlets to all non beam openings.  
4. off shutter conc. to be cleaned and rubbed down  
paving to verge for driveways must incorporate 2 x 1000 heavy duty PVC ducts at 600mm below the ground level and approximately 1500mm from the road edge. these ducts should protrude a minimum of 500mm on either side of the paving. the PVC pipes must have stop ends on both sides. this measure is to ensure that should any of the service providers need to lay a cable/pipe in the verge in the future, then they will be able to transverse the driveway without having to lift the paving

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**HEALTH NOTES:**  
where not ventilated directly to open air, to be mechanically ventilated 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 laws  
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

--- Ø 110 PVC SEWER PIPE @ MIN 1:60 FALL  
--- Ø 110 PVC STORMWATER PIPE @ MIN 1:60 FALL  
--- 1100 upvc ribbed pipe laid where any structure passes over sewer line being protected from any loads imposed on the drain

**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.  
4. Drawings are not to be scaled. Figured dimensions to be used only. All dimensions are, unless otherwise specified, in millimeters.  
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 SANS 10400

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**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  
to >= 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

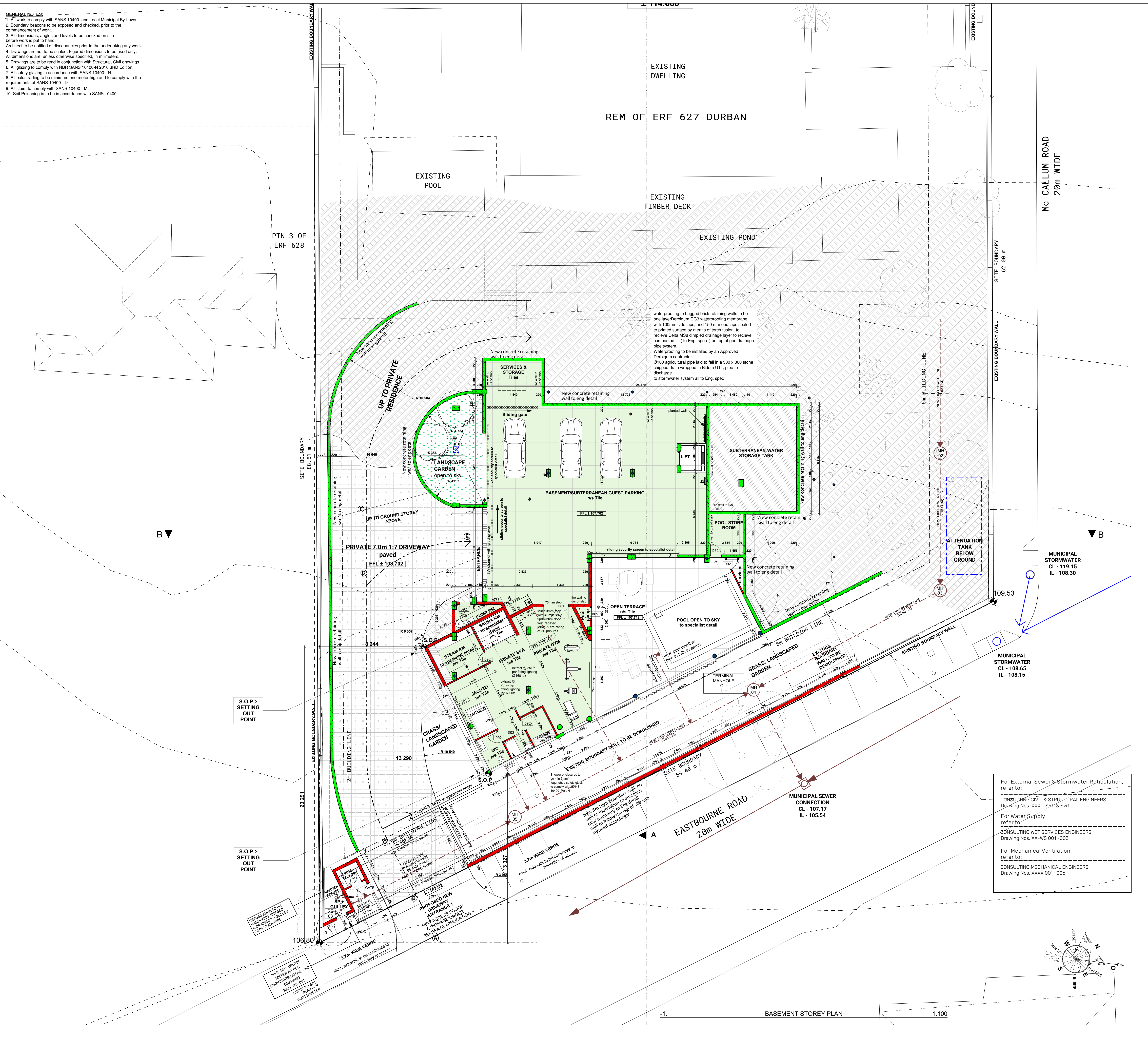
6. hot water supply  
thermal insulation shall be installed in accordance with the manufacturers instructions.  
6.1 all water installations in buildings shall be in accordance with sans 10400, 10252-1, 1355 and sans 10254.  
6.2 dwelling to be supplied with 100 litre full pressure geyser which is supported 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 pipes to be max. 22mm dia copper & shall be clad with an approved insulation with a minimum r-value of 1.00

6.5 dwelling Unit : total hot water demand :  
storage vol @ 60° c : heater power  
low rental : 80 - 115 l/capita/d : 100 - 150 kw/unt : 2-3 kw/unt  
medium - high : 115 - 140 l/capita/d : 40 - 50 l/capita : 2-5 kw/unt

6.6 All installation work to be undertaken by registered responsible plumber Durban municipality  
6.7 All fittings to be SABS / Jaswic approved.  
6.8 No galvanised fitting or pipe is to be used.  
6.9 WC overflows to discharge externally.  
6.10 minimum spec on fire is class 12.  
6.11 First 50m / 1000da thereafter 755da.  
6.12 All pipes in chase to be copper/1.

**OCCUPANCY CLASSIFICATION**  
H3- DOMESTIC RESIDENCE

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For External Sewer & Stormwater Retention, refer to:  
CONSULTING CIVIL & STRUCTURAL ENGINEERS  
Drawing Nos. XXX - SE1 & SW1

For Water Supply refer to:  
CONSULTING WET SERVICES ENGINEERS  
Drawing Nos. XX-WS 001-003

For Mechanical Ventilation, refer to:  
CONSULTING MECHANICAL ENGINEERS  
Drawing Nos. XXXX 001-006

**CLIENT** Mr N. Akob for  
GoldMat Investments (PTY) Ltd

**CONTACT** 082 786 1200

**SUBMISSION**

Turnkey property development specialists

Architecture // Urban design  
Suhayl Ballim for U D G  
SACAP: 7265  
B.Arch[adv] cum laude  
Mobile : +27(0) 82 767 9460

**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**  
BASEMENT STOREY PLAN  
[ ±107.777 ]

<b>DRAWN</b> JS	<b>CHECKED</b> SB
<b>DATE</b> 27 JUNE 2022	<b>DRAWING NUMBER</b>
<b>SCALE</b> 1:100 A0	<b>UDG &gt; 99 102 REV 5</b>