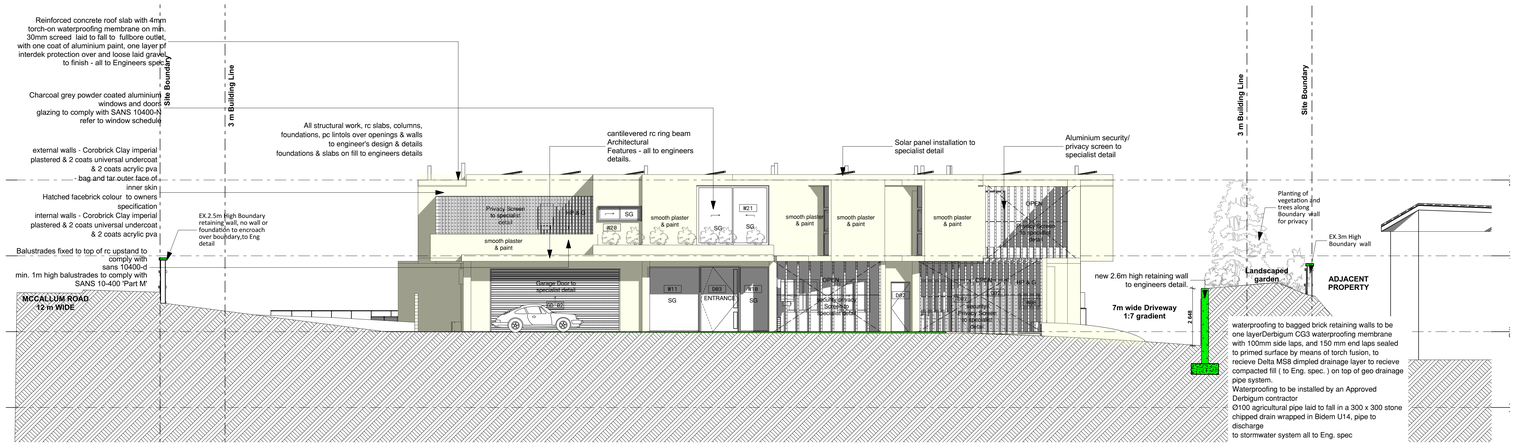
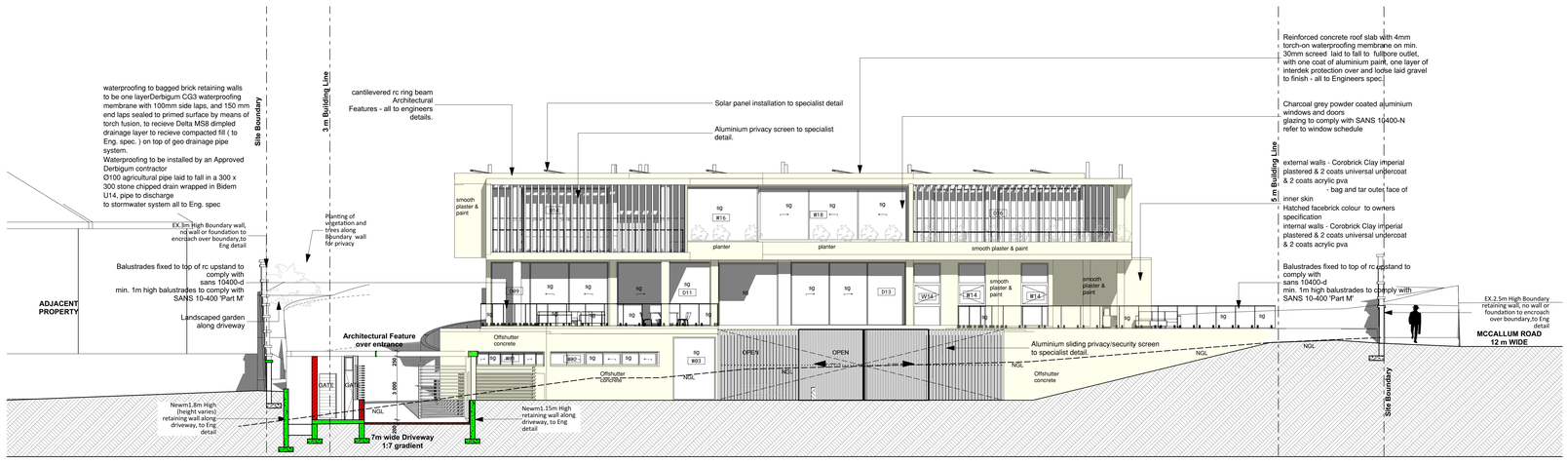
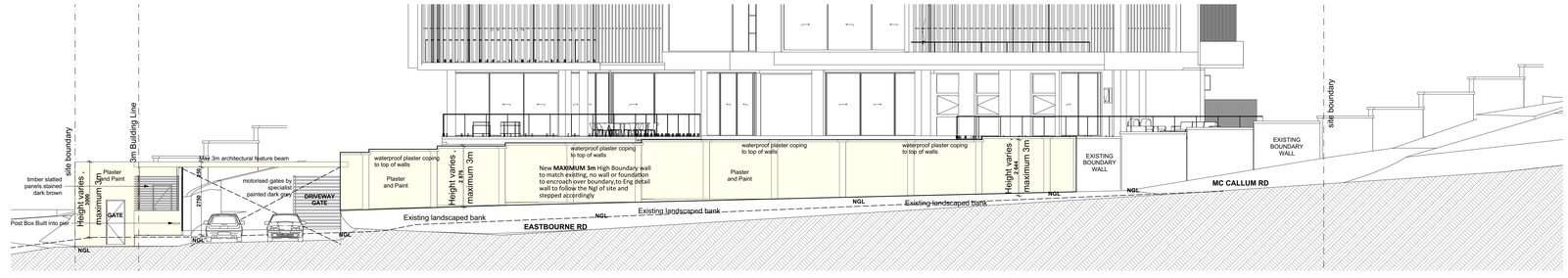


NORTH WEST ELEVATION.13 1:100



SOUTH EAST ELEVATION.11 1:100



SOUTH EAST BOUNDARY WALL ELEVATION 1:100

PRIVACY DESIGN ELEMENTS

Designing luxury houses in suburban areas requires careful consideration of privacy elements to ensure the comfort and exclusivity of the residents. Below are some specific privacy elements incorporated into the house design:

Landscaping and Green Buffers:

The use of a variety of trees, shrubs, and hedges to create natural barriers between your property and neighboring ones.
Proposed lush garden spaces that act as buffers and provide a sense of seclusion.

Perimeter Fencing/ Boundary walls:

Boundary walls with privacy screens (where necessary) are proposed to clearly define boundaries and enhance privacy.
Fencing materials are to complement the luxury aesthetic of the house while maintaining security and privacy.

Privacy Screens and Trellises:

Proposed architectural elements like decorative screens and trellises on patios, balconies, and windows to add privacy without sacrificing style or views.

Window Placement and Treatments:

Windows have been strategically positioned to avoid direct lines of sight into neighboring properties.
Use frosted or tinted glass, drapes, and blinds to control visibility from both the inside and outside.

Outdoor Rooms and Terraces:

The inclusion of outdoor living spaces, such as covered patios, verandas, and terraces, that offer privacy while still connecting with the natural surroundings.
Use landscaping and screens to create enclosed outdoor rooms.

Multi-Level Design:

The design employs multi-level layouts to create distinct zones within the property that offer different vantage points while maintaining privacy.
Sunken gardens, elevated decks, or terraced landscaping for added privacy has been included in the design.
The proposed new building is pushed 3m in to the ground to be harmonious with the neighbouring context, to avoid imposing on neighbours views while affording privacy to all.

Architectural Features:

Architectural elements like overhangs, awnings, and pergolas to shield certain areas from direct view.
These features have been used to create visual interest while providing privacy.
Planters have been used along elevations with large windows and doors to soften the facade and provide privacy.

Water Features and Soundscapes:

Water features like fountains, ponds, or water walls are used to create both visual and auditory buffers that mask outside noise.
The sound of flowing water is to contribute to a serene and private ambiance.

It is the intention of the design to ensure all privacy elements adhere to local zoning regulations and building codes.

By integrating these privacy elements into the proposed luxury house, a serene and exclusive suburban oasis is created, by presenting utmost comfort and seclusion for its residents and neighbours.

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 propose 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

OCCUPANCY CLASSIFICATION
H3- DOMESTIC RESIDENCE

General Construction Notes:

All works to be carried out in accordance with the relevant parts of SANS10400:2010 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 SANS10400:2010 Part J.
- Floor slab to engineers details. Concrete floor slab reinforced with welded mesh reinforcement ref. 193 on 250um green damproofing membrane under floors with turned up taped joints on earth filling compacted to 93% MODAASHTO density. Soil poisoning & ant guard by specialist.
- All penetrations through damproofing 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 microns 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 ablution 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 tarred.
- Allow for dpc at window head and cill levels.
- All foundation and plinth brickwork to be NFX bricks. All un-plastered walls to be NFX bricks.
- 10mm impregnated softboard 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:
Windows & doors:
- New aluminum windows & doors.
- Refer to schedules.
- Lintels to comply with sans 10400:2011 Part K 4.29 all to engineers detail

Ceilings:
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 brandering over the ceiling boards.

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.K/W 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 M4.5.
- 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 min 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 25l/s 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 XA 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, to 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.

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

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SUBMiSSiON

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PROJECT

HOUSE TAWAKUL

PROPOSED NEW ADDITIONAL RESIDENCE

FOR 40 EASTBOURNE ROAD, MORNINGSIDE

REM OF ERF 627, DURBAN

FOR

GoldMat Investments (PTY) Ltd

TITLE

ELEVATIONS 2 OF 2

DRAWN	JS	**CHECKED**	SB
DATE	27 JUNE 2022	**DRAWING NUMBER**	UDG > 99 202 REV 3
SCALE	1:100 A0		