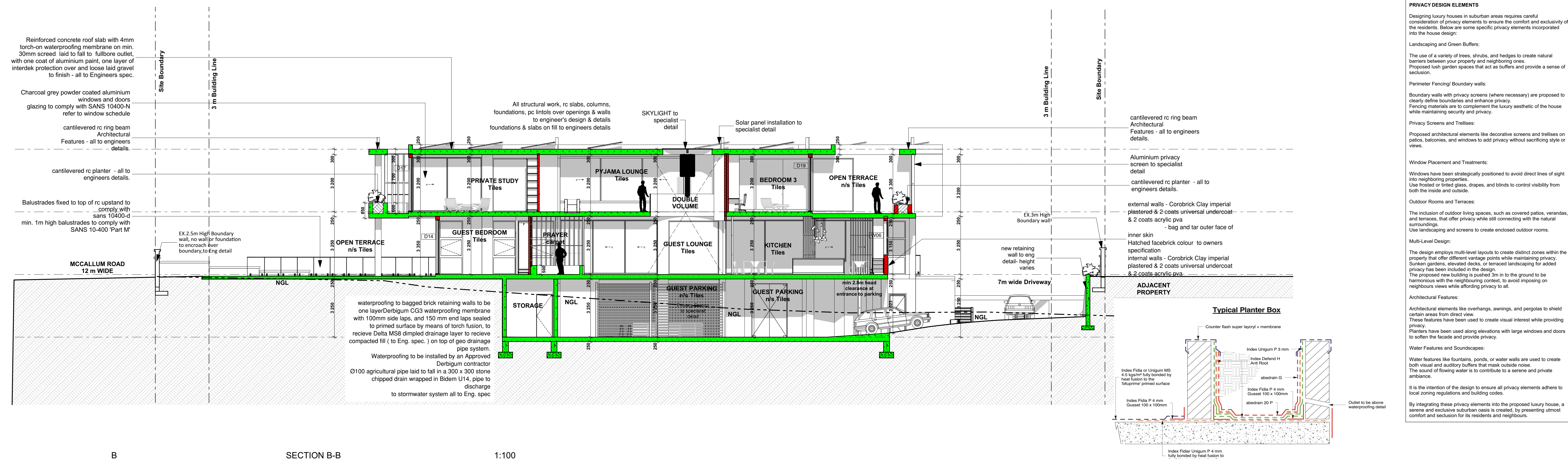


A SECTION A-A 1:100



B SECTION B-B 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 Treatments:
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.

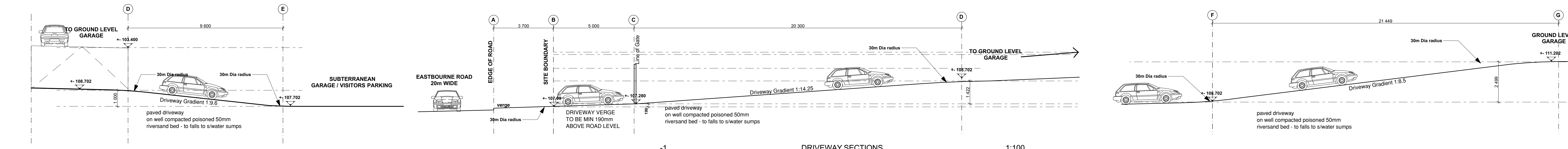
Multi-Level Design:
The design employs multi-level layouts to create distinct zones within the property that offer different vantage points while maintaining privacy. Sunken gardens, elevated decks, or terraced landscaping for added privacy has been included in the design. The proposed new building is pushed 3m 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.

Site as a Barrier:
It is a 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 preserving utmost comfort and seclusion for its residents and neighbours.



-1- DRIVEWAY SECTIONS 1:100

GENERAL NOTES:

- 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.
- 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.
- 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. proposed sewer and stormwater/government requirements regulations require more stringent requirements than shown on this drawing they are to be complied with after obtaining the owners consent.
- GLAZING:** all glazing to comply with sans 10400 part n, sabs 0137 & aamaa regulations
- ARTIFICIAL VENTILATION:** internal bathrooms to be supplied with outside air at a rate of 25 litres per second
- 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 n
- 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 n
- PLUMBING:** all plumbing to comply with ethalwin water by law. all wc flushing systems to be provided with overflow to external walls, end of overflow pipe to be visible. a boundary beacon to be flagged by a registered land surveyor.
- the contractor to inspect the official approved copies of the drawing for any amendments or proposed conditions of approval and sign off. government requirements regulations require more stringent requirements than shown on this drawing they are to be complied with after obtaining the owners consent.
- the omission of any information on this drawing does not preclude the omission by the contractor.
- 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

ENERGY EFFICIENCY

- occupancy classification = h2
- climatic zone ? = ?
- orientation and shading = North east to South west
- external walls
- external wall to have min. r-value of 0.35
ie. >= 140mm thick with 20mm plaster internally and externally
- 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.
- roof assemblies to have min. r-value of 2.7
- metal sheeting roof assemblies:
5.2.1 direction of heat flow: = 0.36
5.2.2 r-value of roof covering material = 2.29
5.2.3 r-value of approved insulation = 0.05
5.2.4 r-value of ceiling
- hot water supply
thermal insulation shall be installed in accordance with the manufacturers instructions.
- water installations in buildings shall be in accordance with sans 10252-1 and sans 10254.
- 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.
- a heat pump is also to be installed according to manufacturers instructions as the 50% alternate water heating requirements next to the geyser.
- all hot water service pipes to be max. 22mm dia copper and shall be clad with an approved insulation with a minimum r-value of 1.00
- dwelling house: total hot water demand: storage vol @ 60° c: heater power
low rental : 80 - 115 l/capita/d ; 100 - 150 lunit ; 2-3 kw/unit
medium - high : 115 - 140 l/capita/d ; 40 - 50 l/capita ; 2-5 kw/unit

TOTAL = 2.7

STRUCTURAL NOTES:

- 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.
- Note: Foundations are not to encroach Servitudes and/or Boundaries.
- pc lintels to all non beam openings
- off shutter conc. to be cleaned and rubbed down

HEALTH NOTES:

Artificial Lighting & Ventilation to comply with SANS 10400-0
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.

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

OCCUPANCY CLASSIFICATION
H4- DWELLING HOUSE

All structural work, rc slabs, columns, foundations, pc lintels over openings & walls to engineer's design & details foundations & slabs on fill to engineers details

CLIENT Mr N. Akooib for GoldMat Investments (PTY) Ltd

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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
SECTIONS & DRIVEWAY SECTION

DRAWN	JSS	CHECKED	SR
DATE	21 JUNE 2022	DRAWING NUMBER	UDG > 99 301 REV 3
SCALE	1:100 A0		