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 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 All water installations in buildings shall be in accordance with sans 10400, 10252-1 , 1352 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 & shall be cladded 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 l/unit : 2-3 kw/unit

medium - high : 115 -140 l/capita/d : 40 - 50 l/capita : 2-5 kw/unit

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 / 100dia thereafter 75dia.
6.12 All pipes in chase to be copper/1.
6.13 All copper tubing in a chase is to be lagged.

SERVICES:

The electricity supply cable and water suppy 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 / heighted control points as submitted by Visick Moodie are to be used for setting out.

The levels as shown on the manholes on Visick Moodie's 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 -laws
inspection eyes to be provided at all bends, junctions and change in direction
all gulley surrounds and manhole covers to be 75mm above grd.
anchor blocks to be provided where gradient exceeds 1:5

110Ø 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

110Ø upvc ribbed pipe laid where any structure passes over sewer line being protected from any loads imposed on the drain

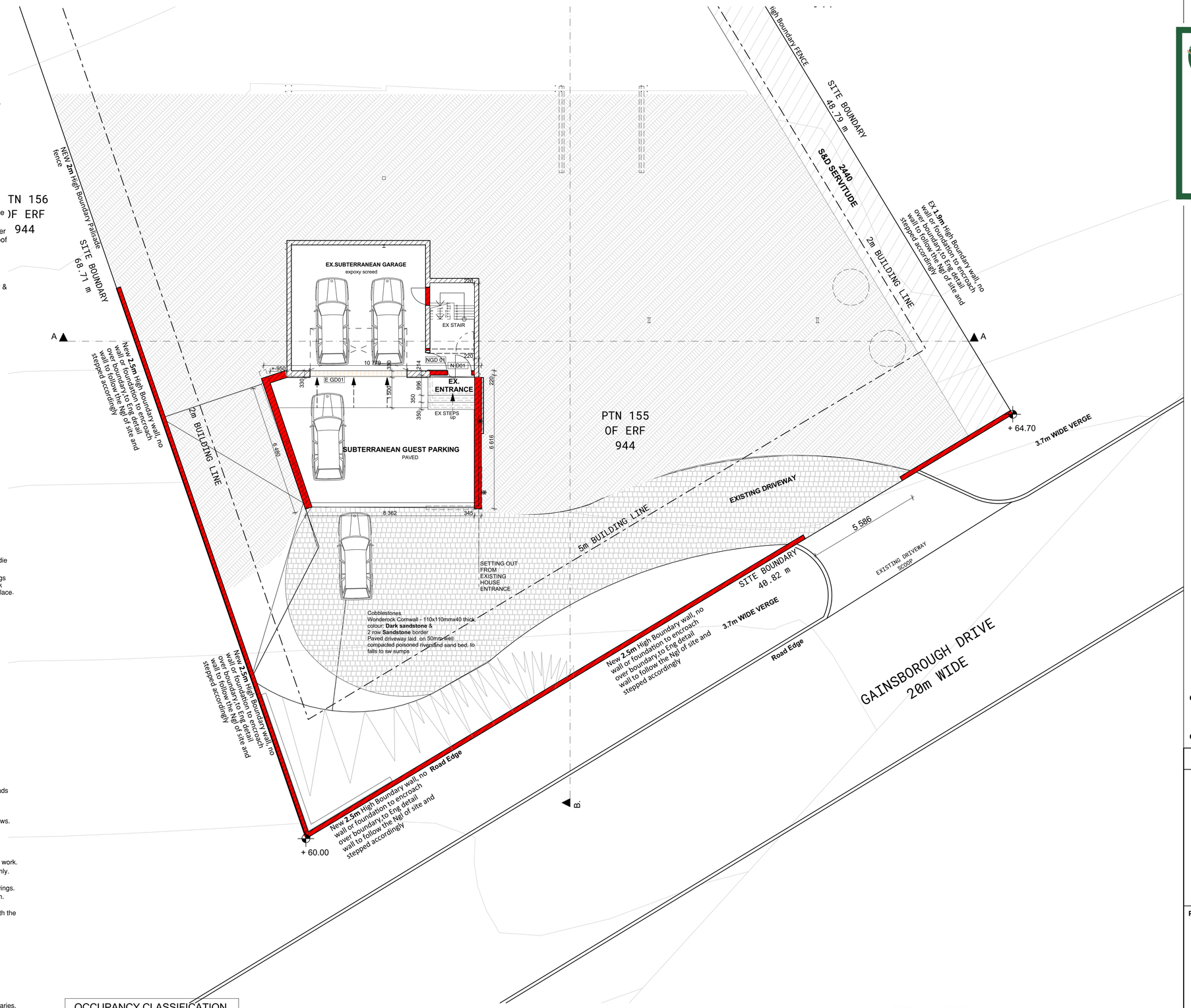
GENERAL NOTES:

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.
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 SANS 10400

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

paving to verge for driveways must incorporate 2 x100Ø 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 futuren, then they will be able to tranverse the driveway without having to lift the paving



OCCUPANCY CLASSIFICATION
H4- DOMESTIC DWELLING

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

0. LOWER GROUND STOREY PLAN 1:100

KWAZULU-NATAL AMAFA & RESEARCH INSTITUTE

CASE ID: 22460
09 October 2023
APPROVED

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

SUBMISSION

URBAN DEVELOPMENT GROUP
Turnkey property development specialists
Architecture///Urban design
Suhayl Ballim for U D G
SACAP: 7265
B.Acrh[adv] *cum laude*
Mobile : +27(0) 82 767 9460

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 **LOWER GROUND STOREY PLAN**

DRAWN	JS	CHECKED	SB
DATE	15 MARCH 2023	DRAWING NUMBER	
SCALE	1:100 A1	UDG > 70	101 REV 3