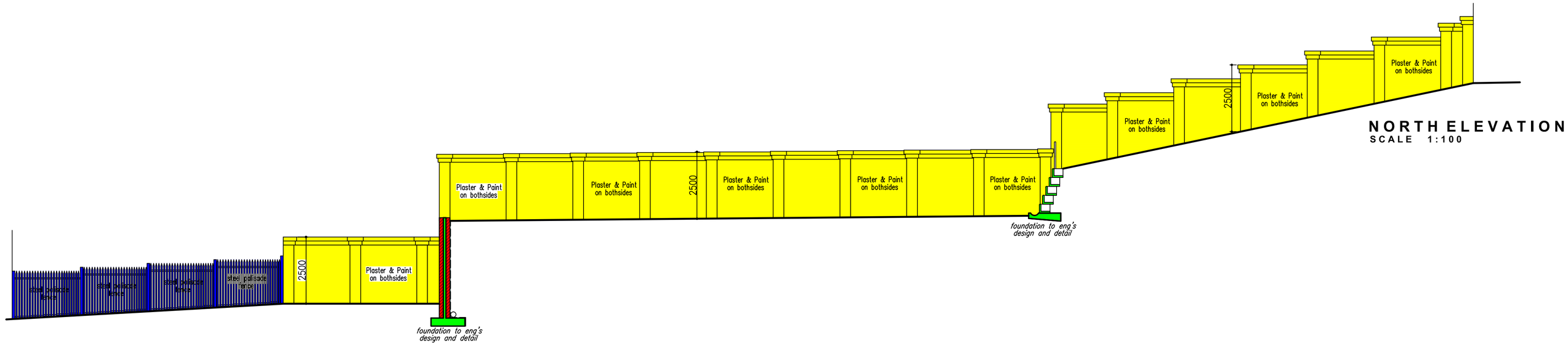
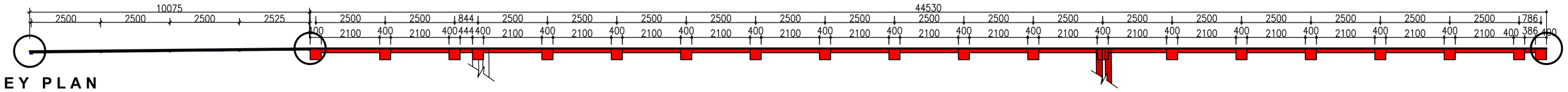
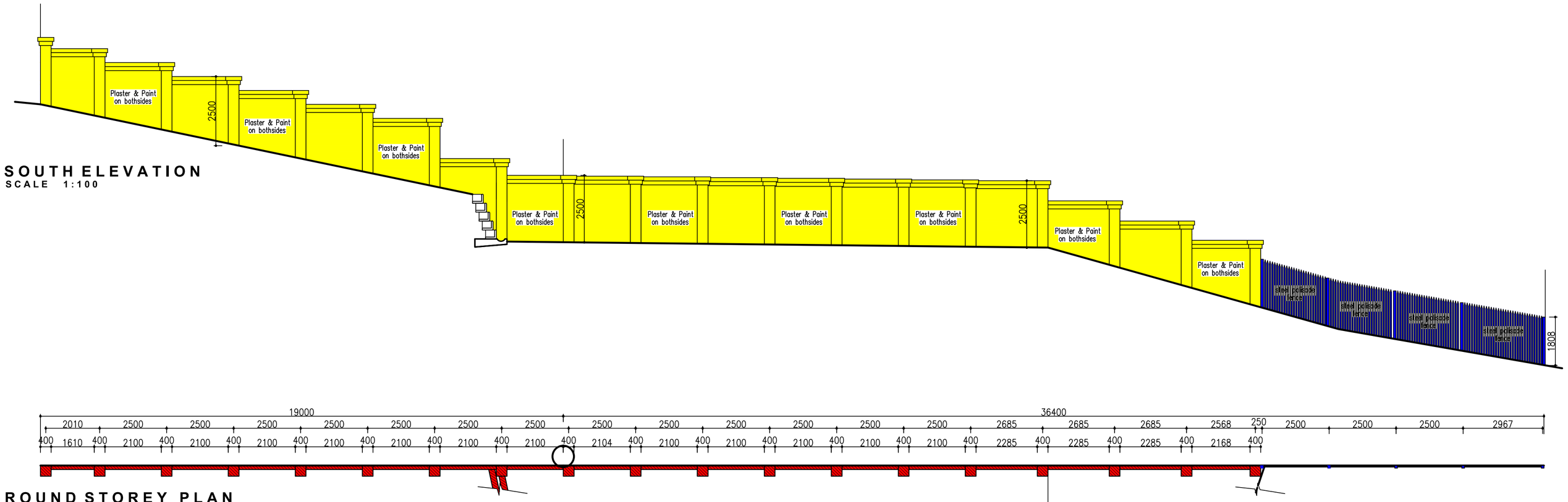


NORTH ELEVATION
SCALE 1:100

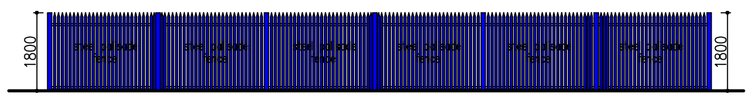


GROUND STOREY PLAN
SCALE 1:100

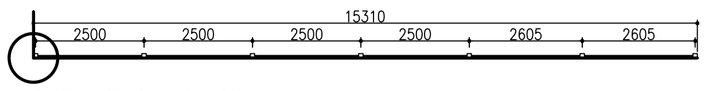


SOUTH ELEVATION
SCALE 1:100

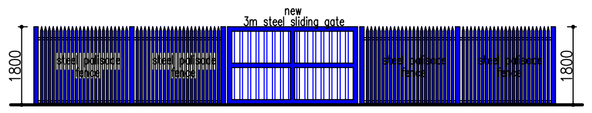
GROUND STOREY PLAN
SCALE 1:100



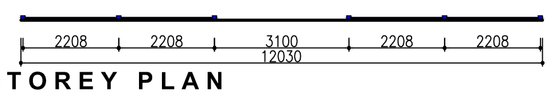
SOUTH WEST ELEVATION
SCALE 1:100



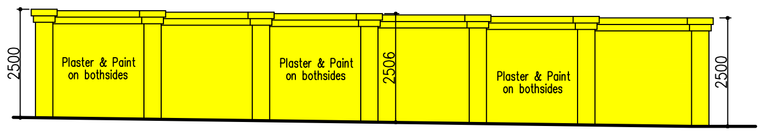
GROUND STOREY PLAN
SCALE 1:100



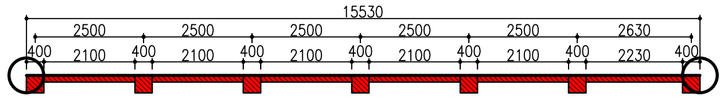
NORTH EAST ELEVATION
SCALE 1:100



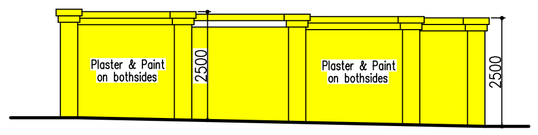
GROUND STOREY PLAN
SCALE 1:100



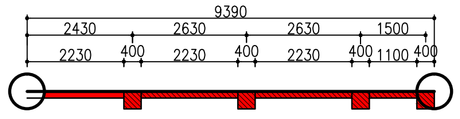
SOUTH WEST ELEVATION
SCALE 1:100



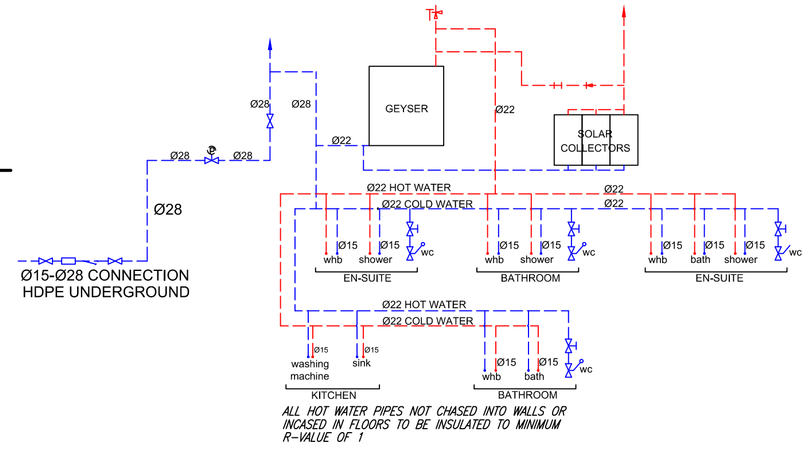
GROUND STOREY PLAN
SCALE 1:100



NORTH EAST ELEVATION
SCALE 1:100



GROUND STOREY PLAN
SCALE 1:100



WATER SCHEMATIC LAYOUT
SCALE 1:100

General Notes:
- All dimensions and levels to be checked on site
- All dimensions and levels are to be taken from drawing
- Glazing exceeding 1sqm or less than 500mm from FFL to be safely glazed

Occupancy class: H4 – Dwelling House
Structure to comply with part H,J,K,L or N of SANS 10400
Public safety to comply with SANS 10400 – Part D
Foundations to comply with SANS 10400 – Part H:
Reinforced concrete foundations to structural engineers detail
Floors to comply with SANS 10400 – Part J:
Finish as per specifications on cement screed on 100mm concrete surface bed with BRC mesh on 250 micron gunplas green underlay on well compacted and poisoned soil. Soil poisoning by specialist to local authority's requirement
DPM to be well lapped tp brick wall DPC ·
All suspended reinforced concrete slabs by engineer

Walls to comply with SANS 10400 – Part K:
- Two courses of brickwork to be reinforced with brickforce. Solid cement motar joint below wallplate level,above window and below window sill level
- Unplastered external walls to be bagged and bitumen painted between skins
- All brickwork below NGL to be bricks recommended for purpose by manufacturers
- Galvanised wire ties to be built into all 230mm cavity walls at 800centres horizontaly and every 6th course vertically
- Parapet wall finished with water proofing membrane on top

Glazing to comply with SANS 10400 - Part N
- Windows – all new windows to be powder coated aluminium sections glazing to comply with part N of SANS 10400
- Clear glazing throughout
- Safety glass to windows and doors to comply with SANS 10400 & AAAMSA association
- Windows & doors to be installed by specialist

Lighting & Ventilation to comply with SANS 10400 - Part O:
Lighting:
- All areas to be artificially lit

Toilets:
- Artifially lit minimum 160 lux
- Mechanically ventilated extraction to be minimum 20L/sec/fitment

Structure to comply with part H,J,K,L or N of SANS 10400
Public safety to comply with SANS 10400 - Part D
Foundations to comply with SANS 10400 - Part H:
- Reinforced concrete foundations to structural engineers detail

Floors to comply with SANS 10400 - Part J:
- Finish as per specifications on cement screed on 100mm concrete surface bed with BRC mesh on 250 micron gunplas green underlay on well compacted and poisoned soil. Soil poisoning by specialist to local authority's requirement
- DPM to be well lapped tp brick wall DPC
- All suspended reinforced concrete slabs by engineer

Hot Water Supply:
- 150ltr geyser to be installed in the roof
- 3.5kw SANS 10400–XA kwikkot heat pump to be fitted in the position indicated on plan
- All hot water service pipes to be clad with a min. R–value of 1.00 (i.e 40mm fibre glass or 50mm polyester blanket insulated)
- 100mm thick aerolite fibre glass bulk blanket to be installed in roof
- Roof to be ventilated
- Not more than 50% of hot water may be heated by conventional geyser, the other 50% of hot water should be heated by heat pump which is indicated on plan
- Where applicable, solar water heater to comply with SANS 10400–XA

A20 Classification:	H4
A21 Occupacy:	2 persons/bedroom
Type of hot water generation:	Solar with back–up element
Hot water demand (SANS10252–1:	140 L per day per person
Number of Bedrooms:	6
Total demand:	6 X 2 X 140 =1680 L
Hot water storage capacity required:	1680 X 50% = 840 L(50%DA2
Capacity provided:	300 L + 300 L +300 L

AREA SCHEDULE

EX.	COV:	128.69m²
PROP.	COV:	136.76m²
TOTAL	COV:	265.45m² (26%)
EX.	FAR:	128.30m²
PROP.	FAR:	163.19m²
TOTAL	FAR:	291.49m² (29%)
SITE	AREA:	1017 m²

SIZES

FIRST STOREY : 153.04m²
GROUND STOREY : 165.00m²
BASEMENT STOREY : 64.49m²

TOTAL= : 382.53m²

PROPOSED: ADDITIONS AND ALTERATIONS TO EXISTING DWELLING,BOUNDARY WALL, RETAINING WALL AND DOMESTIC STAFF ACCOMMODATION

CLIENT: MR.S.F & MRS. P.N. MGOBHOZI

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ADDRESS: No: 20 ARAUCARIA ROAD, KINGSBURGH

ARCHITECTURAL REGISTRATION NO: PAD-1181

CHECKED BY: E.M MAKHUBU & T.L NKOSI

DURBAN ARCHITECTURAL & DESIGN CENTRE

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Owner's Sign :	
Architect's Sign:	
Client's No:	
Drawn By:	N. Msabala
Dwg No:	
Date	02 - 12 - 2020