

WATER NOTES:

Durban ticket registered plumbing contractor is to perform plumbing installations and comply with municipality water supply by-laws.

SANS 10252 WATER LEGEND

--- hw --- hw ---	PIPE CARRYING HOT WATER
--- cw --- cw ---	PIPE CARRYING COLD WATER
PS	STOP COCK
WM	WATER METER
+	PIPE JOINT (COMPRESSION)
M	MIXER (SINGLE MANUAL CONTROLLERS, SINGLE LEVER)

ENERGY EFFICIENCY (PART XA) NOTES

All doors to have door seats/drought protection.
All external lighting be solar powered
Low energy /CFL light bulbs to be used.
Dual Flush toilets to be specified.

HOT WATER SUPPLY

Atleast 50% (volume fraction) of the annual average hot water heating requirement shall be provided by solar power system other than electrical heating.

100l geyser to be installed on roof in a horizontal position by "solar Primeg" in a closed coupled system installation by specialist electrical connection by registered electrician insulation material to have min.R. value of 1.0.

install "Isover" 50mm thick flexible foil faced non-combustible, lightweight, glasswool insulation blanket around the geyser or hot water cylinder with R-value of 1.25.

seal edges with duct tape.
Geyser pipe insulation with min value of 1.0
install "Isover" rigid non combustible lightweight snap on pipe glasswool with a min R. value of 1.0 with a wall thickness of 35mm for the first 2m on all incoming / outgoing water pipes.
Timer switches on geysers.

ROOF INSULATION

Min R value of 2.15 in accordance with manufactures detail and specifications.
install "Isover" 100mm thick flexible non-combustible 80g glass wool (Aerolite) Lightweight loft insulation material between the roof trusses and purlins in a complete roof and ceiling system with R-value of 2.5.
Installation in strict accordance with the manufacturing and specification

ENERGY CONSUMPTION

-lamp power 11w
-No of lamps=14
-hours in use/day=7
11x 10x 7x 364=392,392 kw/annum

WATER CONSUMPTION

No of persons= 8
8x 30Lx 365=87,600L/Annum
Consumption=43,800L/ Annum by solar heating

FENESTRATION AREA CALCULATION FOR MAIN HOUSE

GROUND AREA= 277.2 m²
WINDOW AREA=41.305 m²

41.305/277.2= 0.149..x100 =14.9%

TOTAL AREA IS <15% OF THE TOTAL FLOOR AREA THEREFORE IT COMPLIES WITH SANS 10400

GLAZING NOTE

All shower glazing to be 2100 high with opening doors all fixed and sealed on base and on the sides.
glazing to be min 10mm toughened safety glass
all to comply to sans 10400 Part N 4.4.2 & table 10

ROOF NOTE:

35 degrees roof pitch. Coverland concrete tiles on 38x 38mm sap battens on pvc underlay on 114mm x 38mm sap rafter to Engineers details and specifications. to comply to SANS 10400 part L

WALLS AND LINTELS NOTE:

220mm thick plastered and painted external walls and lintels to Eng. details. to comply with SANS 10400 part K.

RAINWATER GOODS NOTE:

All Rainwater gutter and down pipes to be 110mm diameter pvc material. to connect to 300 stormwater pipe connecting to a 43.2m sub Attenuation tank. to engineers details and specs.

GENERAL NOTE

LEVELS TO BE CHECKED ON SITE PRIOR TO ANY WORK COMMENCING AND ARCHITECT TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.

ALL REINFORCED CONCRETE WORK TO BE STRICTLY IN ACCORD WITH STRUCTURAL ENGINEERING DETAILS AND SPECIFICATION.

INTERCEPT AND DAMP PROOF COURSE TO COMPLY WITH RELEVANT BY-LAWS AND SANS 10400 REQUIREMENTS.

ALL WALLS TO BE REINFORCED WITH TWO COURSE BRICKWORK AT ALL CILL AND WALLPLATE LEVELS.

ALL EXTERNAL FACEBRICK WALLS TO HAVE OUTER FACE OF INNER SKIN OF BRICKWORK AND BAGGED AND PAINTED WITH BITUMUN.

HEALTH /DRAINAGE NOTES

AIR TO BE UNIFOMLY DISTRIBUTED THROUGHOUT ALL HABITABLE AREA LIGHTIND AND VENTILATION TO COMPLY WITH LA AND SANS10400 REQUIREMENT.

ALL WASTE PIPES AND DRAINS TO BE ACCESABLE ALONG ENTIRE LENGTH.
INSPECTION EYES (I.E'S) TO BE PROVIDED AT ALL BENDS AND JUNCTIONS OF WASTE PIPES.
ALL WASTE TO BE FITTED WITH 64mm RE-SEAL TRAPS.

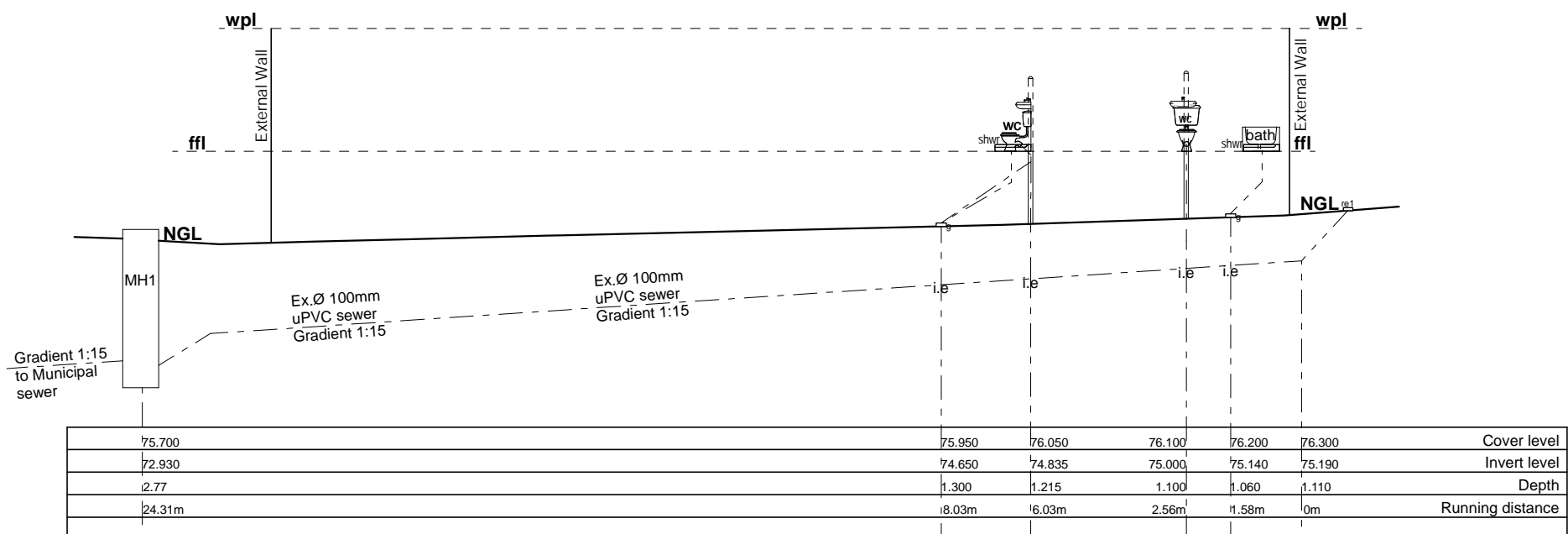
ALL SOIL PIPES TO BE 100mm EXCEPT URINALS WHICH ARE TO BE 75 OR 50mm IN THE CASE OF WALLHUNG URINALS
ANY WASTE WATER DISCHARGING OVER GUILLEY TO COMPLY WITH SANS 10400.

ALL SOIL VENTILATION PIPES (S.V.P.s) MUST BE TAKEN TO A MINIMUM HEIGHT OF 1.8m ABOVE THE NEAREST ADJASENT WINDOW HEAD.

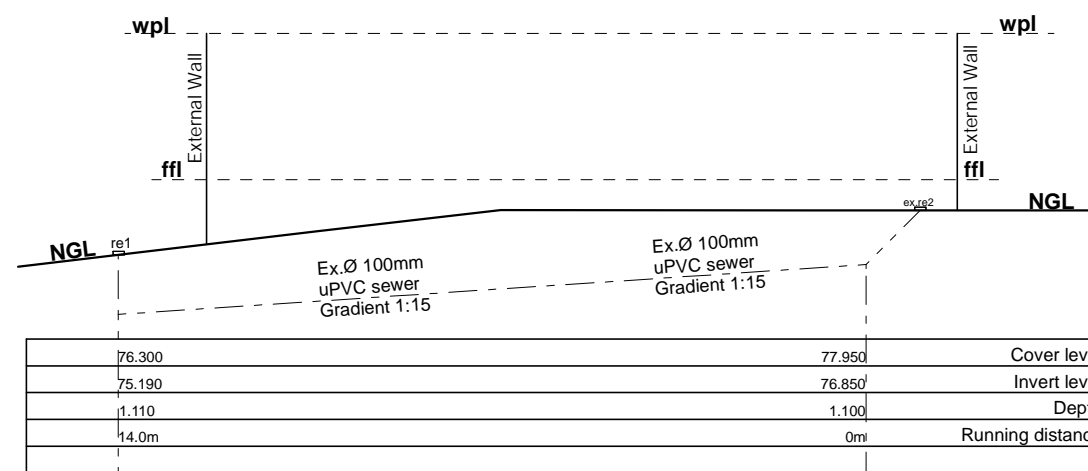
WHERE A DRAIN PASSES UNDER A BUILDING IT MUST BE ENCASED IN 150mm CONCRETE ALL ROUND AND MUST BE IN STRAIT RUN UNDER THE BUILDING WITH NO BEND OR JUNCTIONS AND MUST HAVE I.E'S AT EACH END AT MINIMUM OF 600mm BEYOND THE BUILDING.

WHERE THE VERTICAL DROP FROM SOIL FITTING TO BE MAIN DRAIN EXCEEDS 1.2m THESE FITTING ARE TO BE ANTI-SYPHON VENTED.

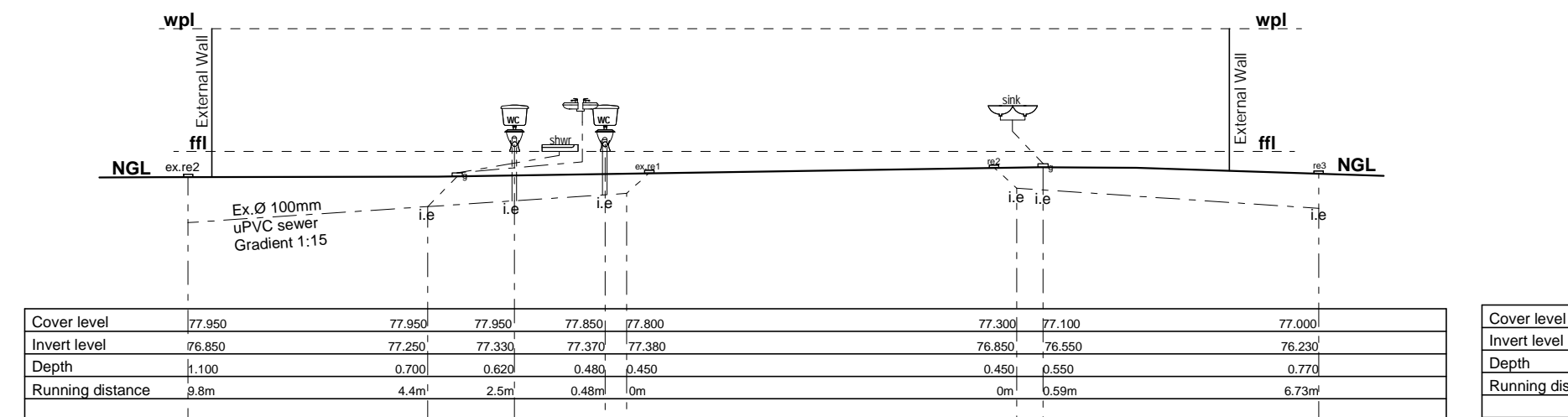
ALL DIMENSIONS ARE INDICATED IN MILLIMETRES AND MUST BE CONTROLLED ON SITE. THIS DRAWING MUST NOT BE SCALED. ONLY FIGURED DIMENSIONS MAY BE USED.



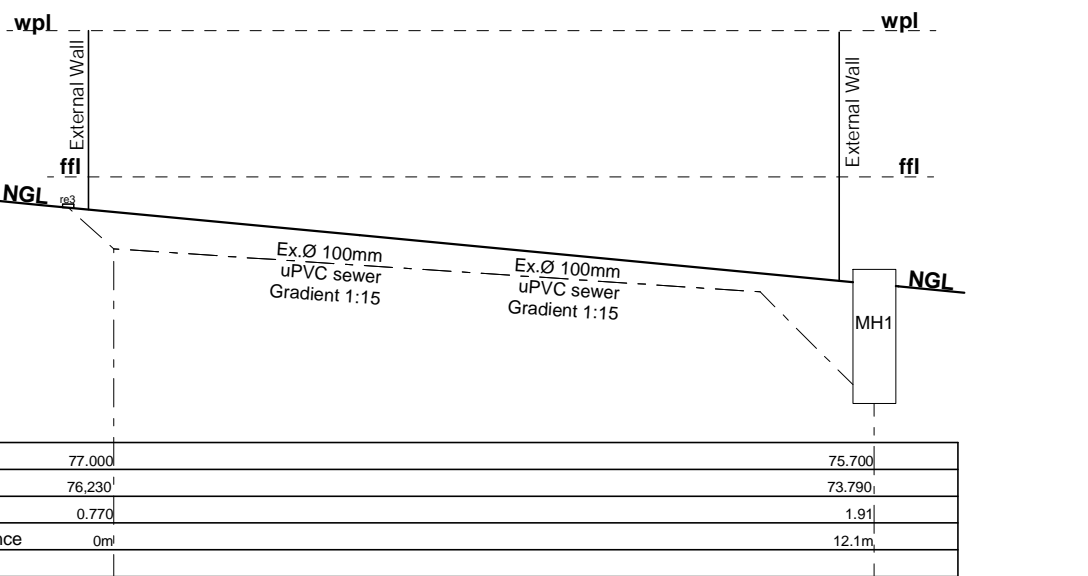
SOUTH EAST ELEVATION SEWER SECTION 1:100



NORTH EAST ELEVATION SEWER SECTION 1:100



NORTH WEST ELEVATION SEWER SECTION 1:100



SOUTH WEST ELEVATION SEWER SECTION 1:100

<p>Internal New Door Door No. 01 No Required 05 Door size 900 x 2100 Description 900 wide x 2100 high standard steel framed wood fitted door. Colour choice to be approved by owner prior manufacturing. Glazing No Glass Iron Mongery Manufacturers Specification Door Finish Wooden door Frame Finish Manufacturers Specification</p>	<p>Internal New Door Door No. 02 No Required 01 Door size 900 x 2100 Description 900 wide x 2100 high standard aluminium framed sliding door. Colour choice to be approved by owner prior manufacturing. Glazing 4.3mm Laminated Safety Glass Iron Mongery Manufacturers Specification Door Finish Aluminium door Frame Finish Manufacturers Specification</p>	<p>External New Door Door No. 03 No Required 01 Door size 5300 x 2100 Description 5300 wide x 2100 high standard aluminium framed folding door. Colour choice to be approved by owner prior manufacturing. Glazing 4.3mm Laminated Safety Glass Iron Mongery Manufacturers Specification Door Finish Aluminium door Frame Finish Manufacturers Specification</p>	<p>External New Door Door No. 04 No Required 01 Door size 3280 x 2100 Description 3280 wide x 2100 high standard aluminium framed folding door. Colour choice to be approved by owner prior manufacturing. Glazing 4.3mm Laminated Safety Glass Iron Mongery Manufacturers Specification Door Finish Aluminium door Frame Finish Manufacturers Specification</p>	
<p>Window Type 1 Window No. 01 No Required 01 Window size 3600 x 1200 Description 3600 wide x 1200 high standard aluminium framed window with sliding operables. Colour choice to be approved by owner prior manufacturing. Glazing 4.3mm Laminated Safety Glass Iron Mongery Manufacturers Specification Window Finish Aluminium window Frame Finish Manufacturers Specification</p>	<p>Window Type 3 Corner Window Window No. 02 No Required 01 Window size 2100 x 1400 Description 2100 wide x 1400 high standard aluminium framed window with 4 hung up operables. Colour choice to be approved by owner prior manufacturing. Glazing 4.3mm Laminated Safety Glass Iron Mongery Manufacturers Specification Window Finish Aluminium window Frame Finish Manufacturers Specification</p>	<p>Window Type 3 Window No. 03 No Required 02 Window size 1200 x 900 Description 1200 wide x 900 high standard aluminium framed window with 2 hung up operables. Colour choice to be approved by owner prior manufacturing. Glazing 4.3mm Laminated Safety Glass Iron Mongery Manufacturers Specification Window Finish Aluminium window Frame Finish Manufacturers Specification</p>	<p>Window Type 4 Window No. 04 No Required 01 Window size 600 x 2000 Description 600 wide x 2000 high standard aluminium framed window with 2 hung up operables. Colour choice to be approved by owner prior manufacturing. Glazing 4.3mm Laminated Safety Glass Iron Mongery Manufacturers Specification Window Finish Aluminium window Frame Finish Manufacturers Specification</p>	<p>Window Type 5 Window No. 05 No Required 01 Window size 800 x 2000 Description 800 wide x 2000 high standard aluminium framed window with 2 hung up operables. Colour choice to be approved by owner prior manufacturing. Glazing 4.3mm Laminated Safety Glass Iron Mongery Manufacturers Specification Window Finish Aluminium window Frame Finish Manufacturers Specification</p>

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STORMWATER DRAINAGE CALCULATIONS

Existing Roofed area	:307.15m ²
Proposed Roofed area	:96.39m ²
Total roofed area	:403.54m ²
Soakpit required at rate of 1m ³ /40m ²	= 10m ³
Roof area	=403.54m ² /40=10.1m ³

ETHEKWINI MUNICIPALITY

SCHEDULE OF AREAS

Site	= 1274 sqm
Existing Main House	=165.1 sqm
Existing Double Garage	=35.3 sqm
Existing Single Garage & Backroom	=37.9 sqm
Existing Pool House	=46.6 sqm
Existing Swimming Pool	=59.4 sqm
Total	=344.3 sqm
Proposed editions (main house)	=112.1 sqm
Total (New work only)	=112.1 sqm
New Grand Total	=456.4 sqm
Permitted Coverage(641m ²)	=50%
Proposed Coverage(112.1m ²)	=8.7%
Exist.Coverage(344.3m ²)	=26.8%
Total.Coverage(456.4m ²)	=35.6%
Permitted FAR(0m ²)	=N/A
Proposed FAR (73.6m ²)	=0.06
Exist FAR (206.75m ²)	=0.16
Total FAR (280.35m ²)	=0.219

Drawing Status:

ISSUED FOR SUBMISSION

Project Name:

12 CADOGAN PLACE

AUTHOR'S SIGNATURE:.....

Company Title:



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Drawing Description:

Proposed Additions and Alterations of existing Main House for Mr S Singh of Erf 2649
12 Cadogan Place
Broadway, Durban North.

SIGNATURE:.....

Date:	Scale:	Design: M.M
24 August 2021	as shown	Drawn: M.M
Drawing No:	Paper size:	Revision
A2104/001	A1	0