

CONSTRUCTION NOTES

FLOOR
25mm screed on 100mm thick concrete slab with BRC ref 193 mesh min. 20mm cover to top on 250 micron GUNDE waterproof sheeting with overlaps sealed with GUNPLAS PRESSURE SENSITIVE TAPE on min. 150mm compacted fill with soil poisoned to n.b.r. of sans 10400

BRICKWORK
External walls to be single skin 190mm common block plaster and paint to match existing. Internal walls to be single skin 90mm common block. All openings in block work to have approved concrete lintel with 2 courses of brick work to be reinforced with brick force in solid mortar joints, above doors and window openings and below cills 375 micron damp proof course below external cills.

PLUMBING
All existing soil pipes below additions to be encased in concrete. All waste pipes to be 500 p.v.c. to discharge into p.c. gully unless otherwise stated. All soil pipes to 1100 p.v.c. to discharge into sewer line. I.E.s to be provided at all junctions and bends.

ROOF (18° pitch)
Concrete roof tiles on 38 x38 sa pine battens at ≈ 320 cts. on pp. 250micron waterproof underlay on sa pine prefabricated roof trusses @ 725 centres by specialist on 114 x 38 sa pine wallplate on solid cement mortar. Trusses to be secured to superstructure with galvanised hoop iron min. 600mm below wallplate level. Painted fibre cement bargeboards and fascias and pvc rainwater goods, rhinobard ceiling with scrim mesh at joints or coverstrips.

GENERAL NOTES
All work to comply with sans 10400 of national building regulations. Dimensions are to be read and not scaled off. Any discrepancies are to be reported to the author prior to the commencement of any building works. All structural work to be designed by a professional structural engineer and constructed under his supervision and approval. No work is to be permitted prior to the principal or formal approval of the relevant local authorities and the risk remains with the owner or developer at all times if this is not adhered to. All levels and dimensions to be verified physically on site by contractor. Beacons to be flagged prior to commencement of any building work. All structural demolition work to be supervised by a structural engineer.

NOTES
FLOORS TO KITCHEN, BATHROOM AND TOILETS TO HAVE NON SLIP CERAMIC TILES SLAB BY ENGINEER

FLOOR SUPPORTED ON GROUND ALL TO ENGINEERS DETAIL
WALLS AND LINTELS TO COMPLY WITH PART L OF SANS 10400 ALL TO ENGINEERS DETAILS
ROOF TO COMPLY WITH PART L OF SANS 10400 ALL TO ENGINEERS DETAILS
STAIRS TO COMPLY WITH PART M OF SANS 10400 ALL TO ENGINEERS DETAILS

SANS 10400 PART XA COMPLIANCE

FENESTRATION - DWELLING UNIT 2 Net floor area: 160 [15%] = 24 sqm Fenestration: 23.7sqm = 14.81%	FENESTRATION - DWELLING UNIT 3 Net floor area: 158 [15%] = 23.7 sqm Fenestration: 23.2sqm = 14.68%
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23.7sqm [14.81%] < 24 sqm [15%] [COMPLIES]	23.2sqm [14.68%] < 23.7 sqm [15%] [COMPLIES]
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FENESTRATION - SERVANTS QUARTERS
Net floor area: 40 [15%] = 6 sqm
Fenestration: 5.9sqm = 14.75%

5.9sqm [14.75%] < 40 sqm [15%] [COMPLIES]

ROOF [NOT VENTILATED]

R - Value required = 2.7

Material	R - Value
Roof tiles	0.48
Ceiling (Gypsum board)	0.05
Insulation (100mm aerogel insulation with 30cm overlaps)	2.17

Total R - Value = 2.7 [COMPLIES]

ENERGY CONSUMPTION - DWELLING UNIT 2

Total energy demand [F/A x 5kwh p/sqm] = 167 sqm x 5 kwh = 835 pa

No of light	Watts	Hrs
18	11	7

[18 x 11 x 7 x 365] / 1000 = 505.89/pa

505.89 kwh/pa < 835 kwh/pa [COMPLIES]

ENERGY CONSUMPTION - DWELLING UNIT 3

Total energy demand [F/A x 5kwh p/sqm] = 162 sqm x 5 kwh = 810 kwh/pa

No of light	Watts	Hrs
20	11	7

[20 x 11 x 7 x 365] / 1000 = 562.1 kwh/pa

562.1 kwh/pa < 810 kwh/pa [COMPLIES]

ENERGY CONSUMPTION - SERVANTS QUARTERS

Total energy demand [F/A x 5kwh p/sqm] = 40 sqm x 5 kwh = 200 kwh/pa

No of light	Watts	Hrs
5	11	7

[5 x 11 x 7 x 365] / 1000 = 140.525 kwh/pa

140.525 kwh/pa < 200 kwh/pa [COMPLIES]

Walls - 220mm block walls with r - value = 1.9 - complies as per SANS 204

HOT WATER SUPPLY
Hot water pipes to be insulated within 1.5m from inlet & exit of geyser. More than 1.5m from geyser to be embedded in wall @ 15mm SANS approved insulation covering with R - value 1.0.

GEYSER
100mm isotherm flexible blanket around with R - Value 2.00litrs water capacity
50% (87 600litrs) and (58 400litrs) and (14 600litrs) respectively of water to be heated through heat pump by manufactures details

HEAT PUMP
Heat capacity : 3.0kw
Power supply : 220v/1Ph/50Hz
Unit size : 720 x 620 x 260mm

Water Consumption - New Dwelling 2 [2 people per room]
6 people @ 40ltr per person per day 6 x 40 x 365 = 116 800litrs /pa

Water Consumption - New Dwelling 3 [2 people per room]
8 people @ 40ltr per person per day 8 x 40 x 365 = 116 800litrs /pa

Water Consumption - Servants Quarters [2 people per room]
2 people @ 40ltr per person per day 2 x 40 x 365 = 29 200litrs /pa

GENERAL NOTES:

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ALL DRAWINGS MUST BE CHECKED AND ALL DIMENSIONS MUST BE CONTROLLED ON SITE BEFORE ANY MATERIALS ARE ORDERED

DISCREPANCIES MUST BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE AUTHOR

ALL PLUMBING BY REGISTERED CONTRACTOR

ALL ELECTRICAL BY REGISTERED CONTRACTOR

ALL GLAZING TO COMPLY WITH PART "N" OF SANS10400

IF ON EXCAVATION IT IS FOUND TO CONTAIN POOR SOIL CONDITIONS THEN ALL FOUNDATIONS ARE TO BE BUILT TO PROFESSIONAL ENGINEERS DETAILS AND UNDER HIS SUPERVISION

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AREA SCHEDULE

ZONING - SPECIAL RESIDENTIAL 1200

SITE AREA	1460 sqm.
PERMITTED COVERAGE	40% [584 sqm.]
PERMITTED F.A.R.	N/A
EXISTING COVERAGE	Demolished
EXISTING FAR	Demolished
PROPOSED COVERAGE	400 sqm.
PROPOSED FAR	570 sqm.
TOTAL NEW COVERAGE	400 sqm.
TOTAL NEW FAR	570 sqm.

SUMMARY OF FAR

GROUND STOREY	210 sqm.
FIRST STOREY	320 sqm.
ANCILLARY UNIT	40 sqm.
DOUBLE GARAGE - (Excluded)	50 sqm.

AUTHOR'S SIGNATURE:

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Owner

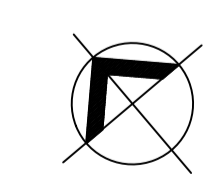
Project
PROPOSED NEW DWELLING & BOUNDARY WALLS

Site description
ERF 1450 DURBAN NORTH
NO. 115 KENNETH KAUNDA ROAD

Drawing description
SUBMISSION PLAN
SITE AND GROUND STOREY PLAN

Drawn	NAG	Checked	SNB DLAMINI	01 OF 03
Date	FEB 2021	Drawing No	21/04 - D100	
Scale	As shown			

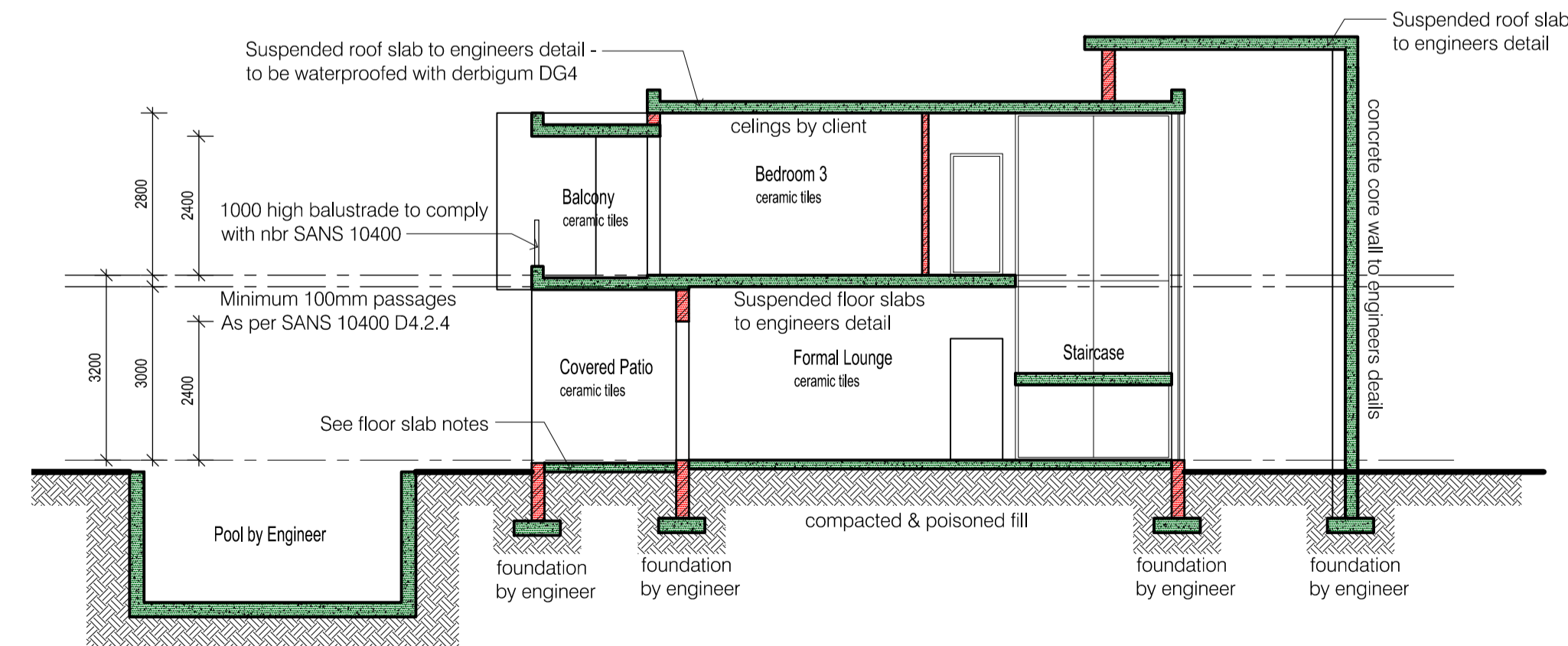
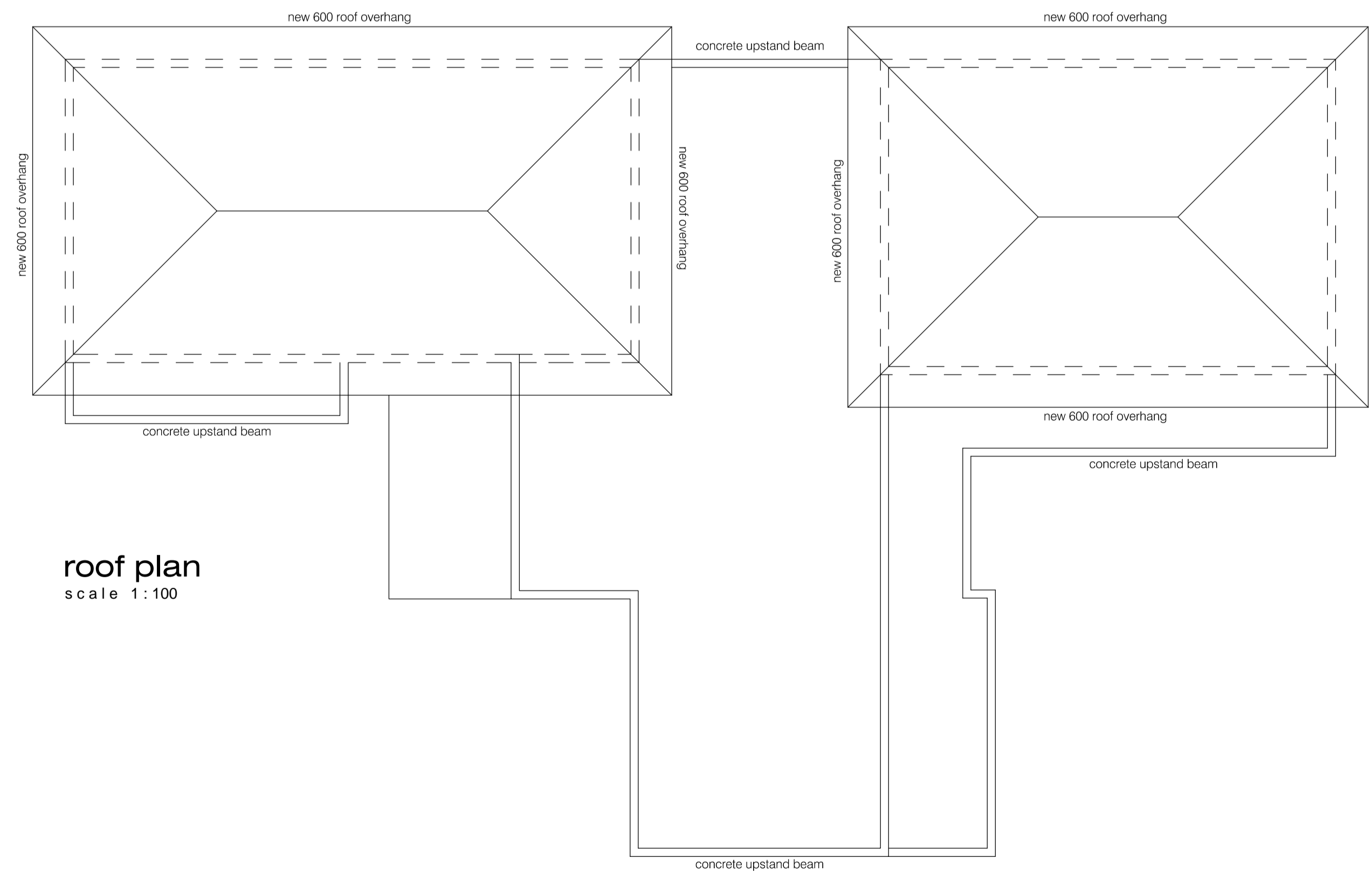
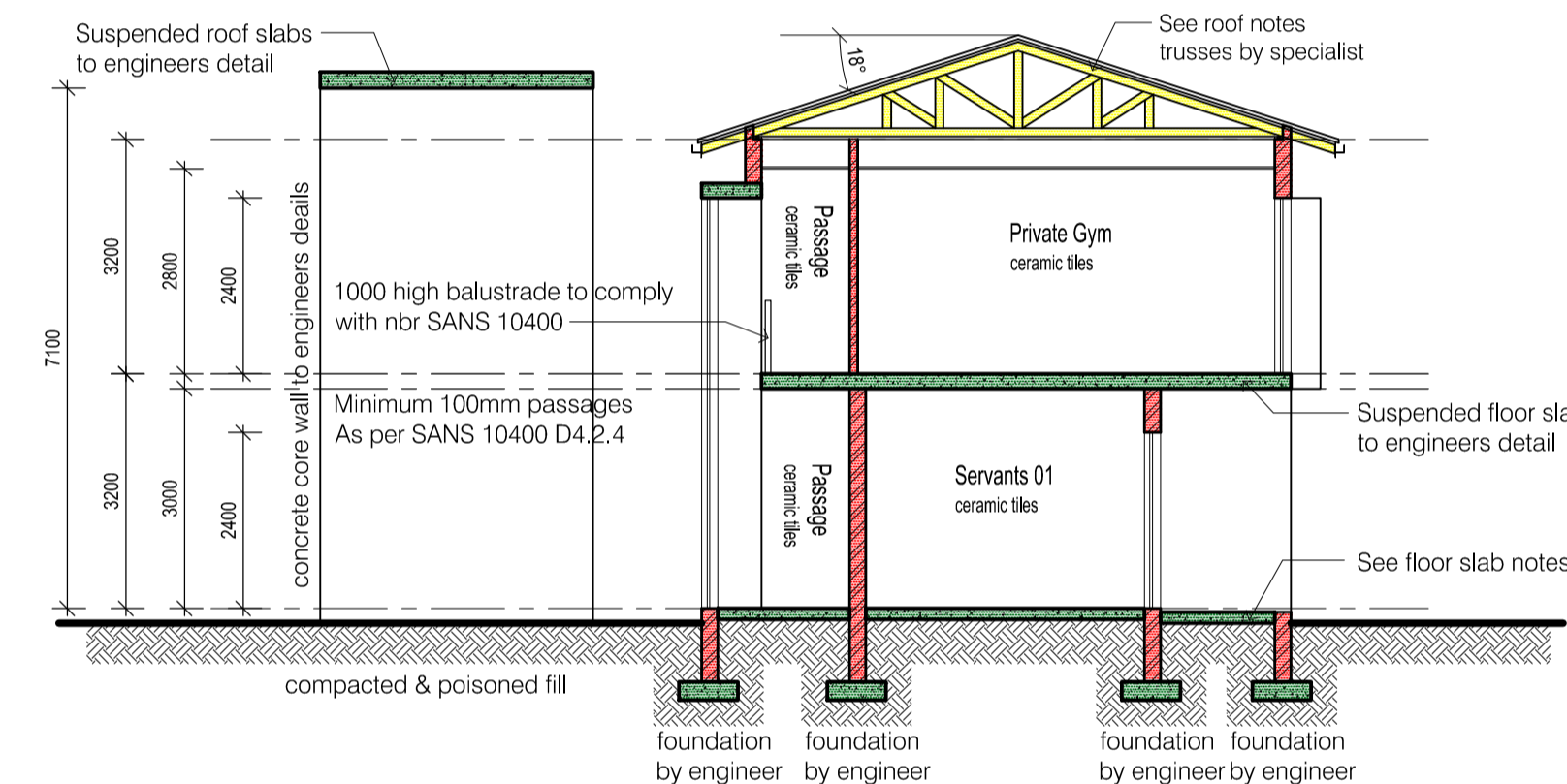
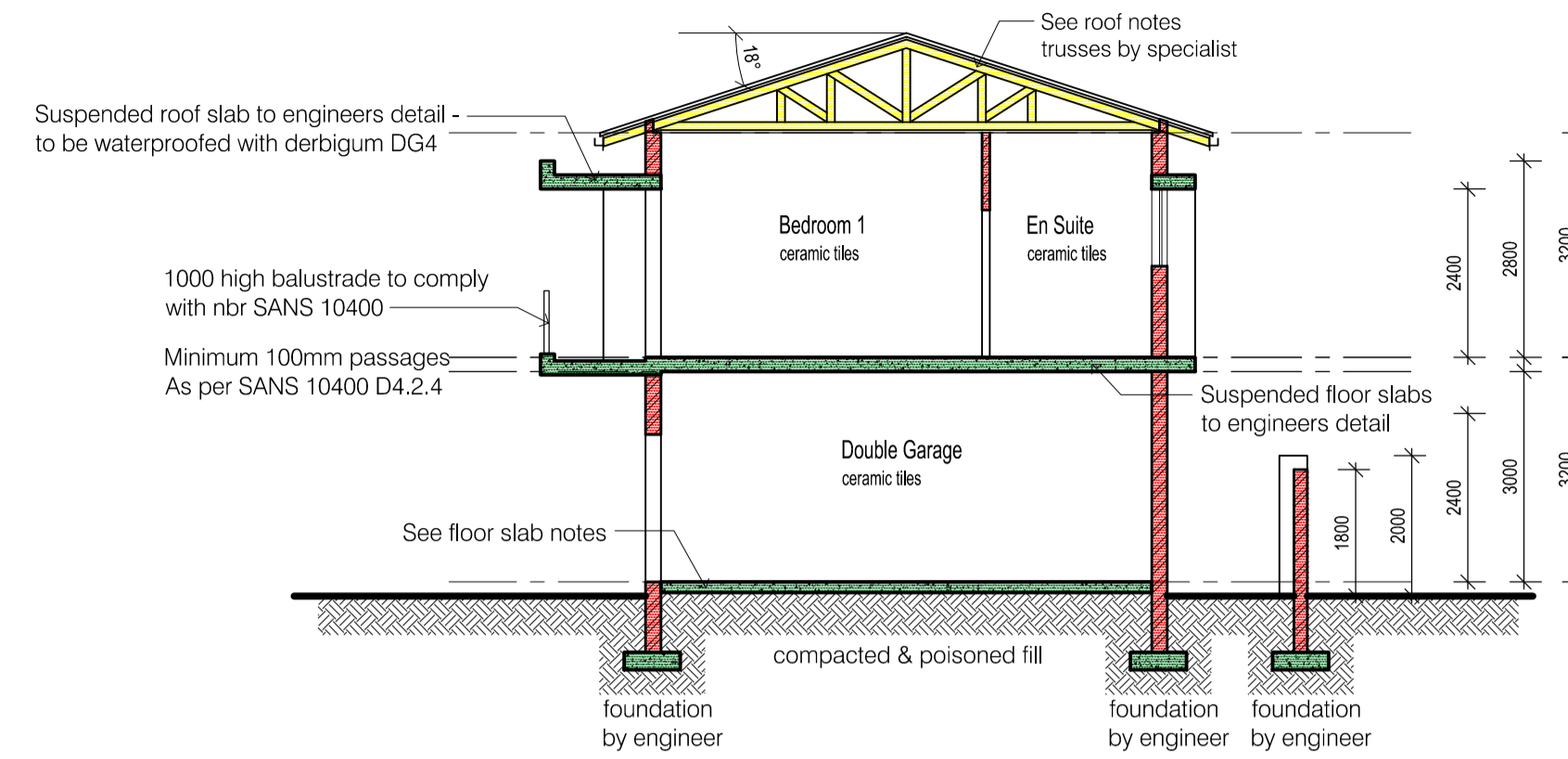
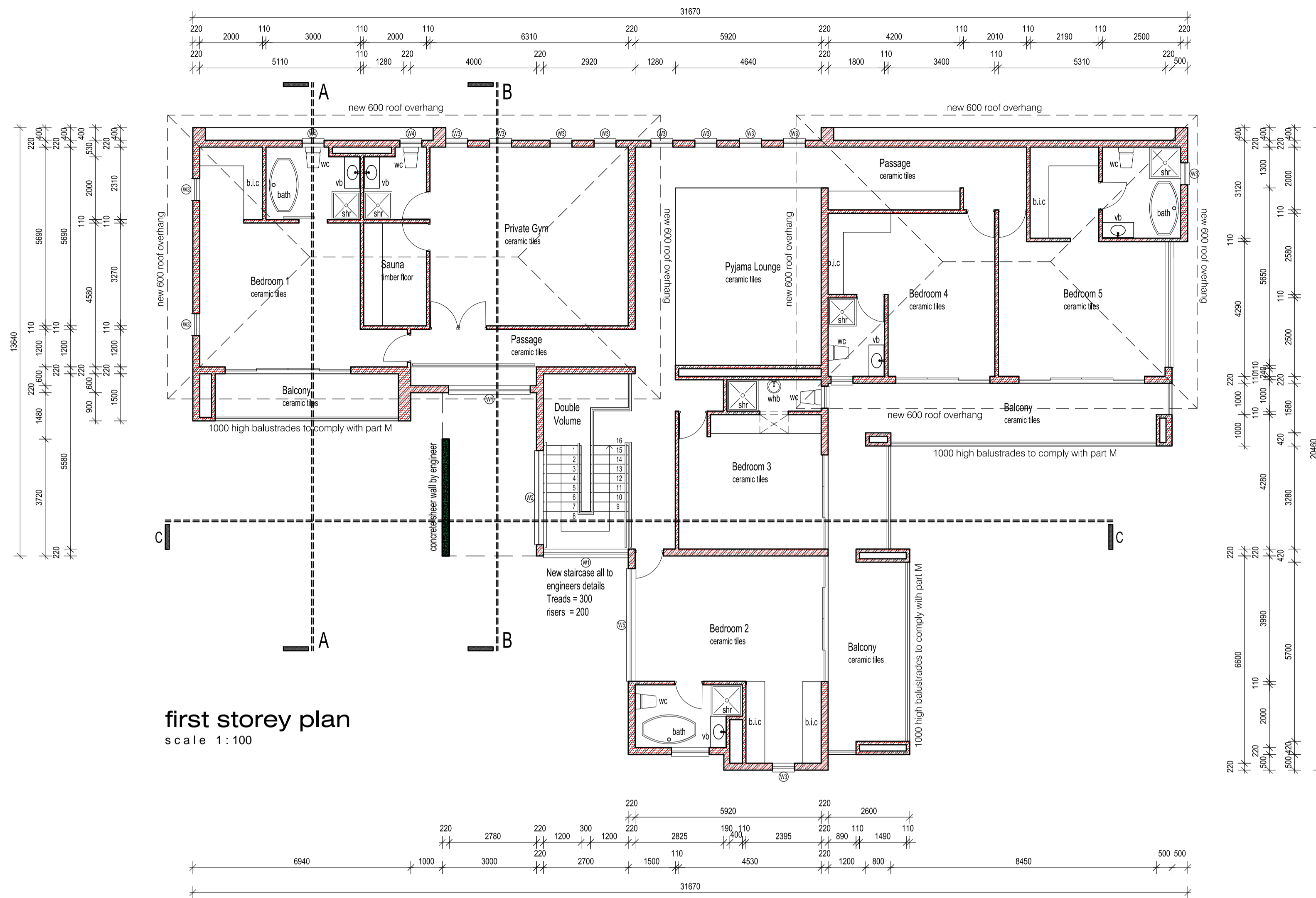
site and ground storey plan
scale 1:100



Burleigh Crescent - 12.9m Wide

ADJACENT
ERF 1455

Kenneth Kaunda Road - 24.39m Wide



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WINDOW & DOOR SCHEDULE

Ref No.:	W Size:	Type & Thickness of Glass
W1	1.8 x 1.5m	5mm monolithic annealed glass
W2	2.8 x 3.6m	10mm toughened safety glass
W3	1.2 x 2.1m	5mm monolithic annealed glass
W4	1.2 x 1.1m	6mm toughened safety glass
W5	0.6 x 1.1m	6mm toughened safety glass
W6	1.8 x 1.1m	5mm monolithic annealed glass
W7	0.7 x 2.1m	5mm monolithic annealed glass
W8	5.7 x 2.1m	6mm toughened safety glass
D1	3 x 2.1m	10mm toughened safety glass
D2	2.4 x 2.1m	10mm toughened safety glass
D3	1.8 x 2.1m	10mm toughened safety glass
Shower door	0.9 x	10mm toughened safety glass

All glazing to comply with SANS 10400 Part 'N'
25 Micron natural anodised aluminium

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Project
PROPOSED NEW DWELLING & BOUNDARY WALLS

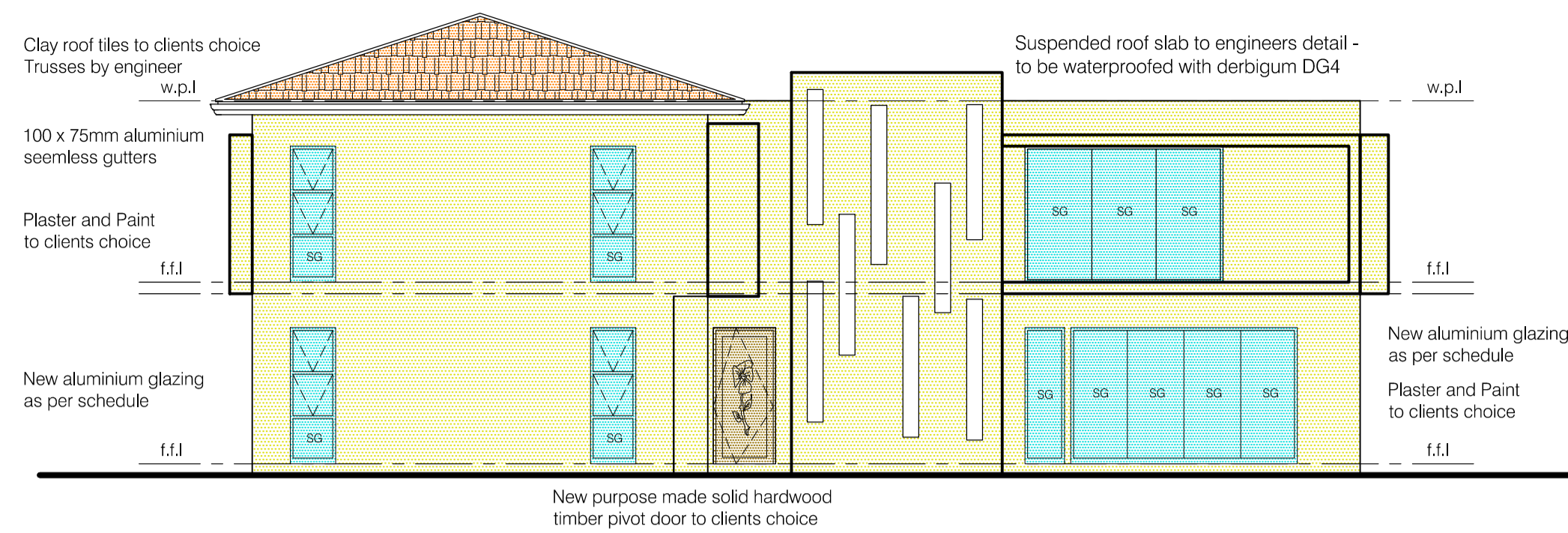
Site description
ERF 1450 DURBAN NORTH
NO. 115 KENNETH KAUNDA ROAD

Drawing description
SUBMISSION PLAN
FIRST STOREY PLAN & SECTIONS

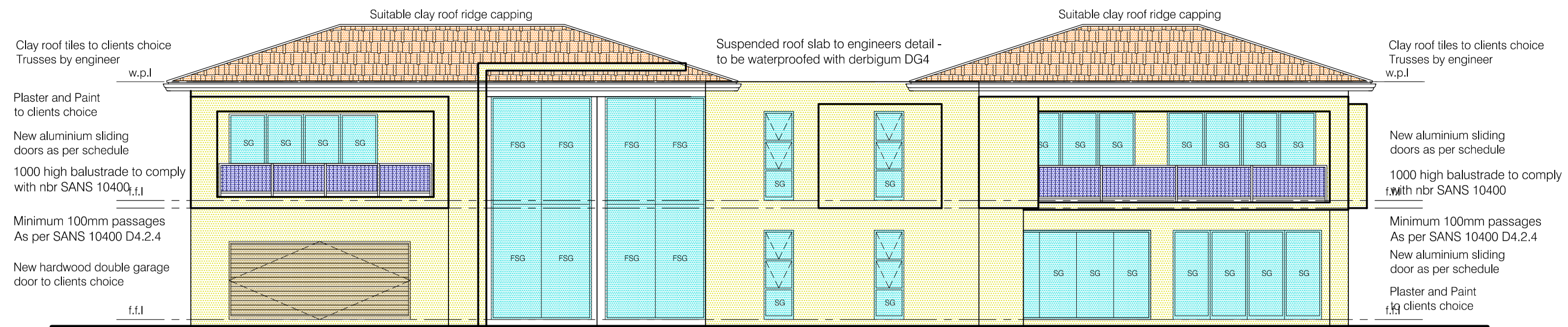
Drawn NAG | **Checked** SNB DLAMINI | 02 OF 03

Date FEB 2021 | **Drawing No**

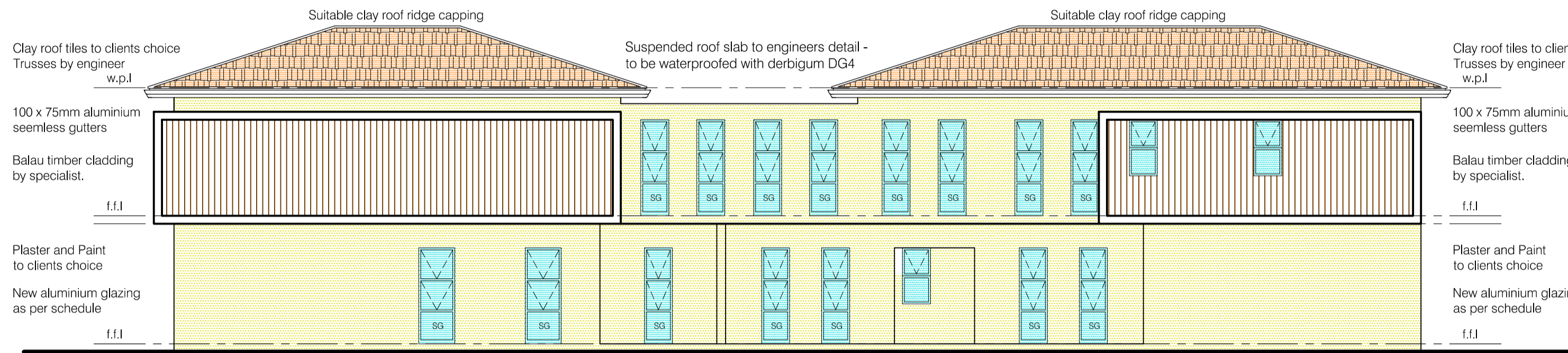
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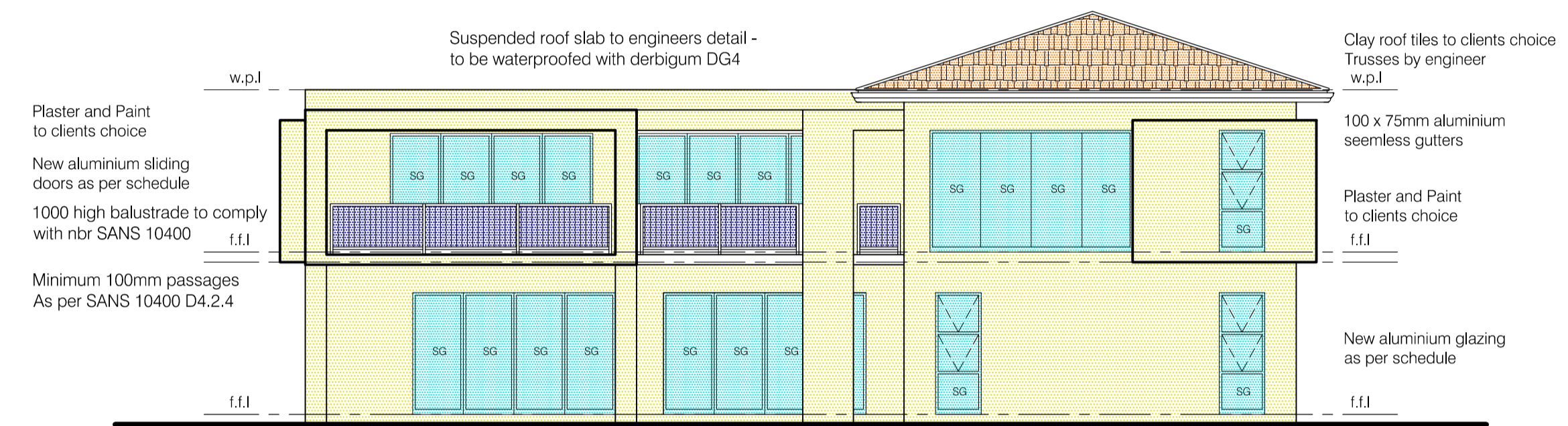
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scale 1:100



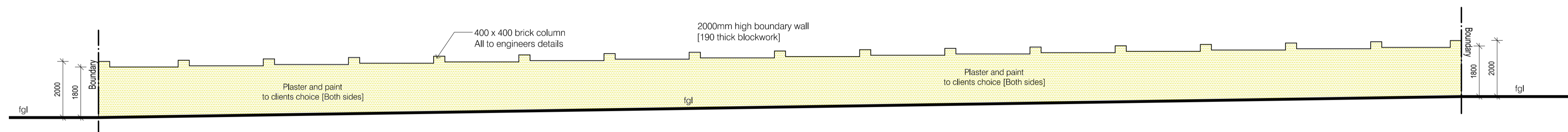
south west elevation - burleigh crescent
scale 1:100



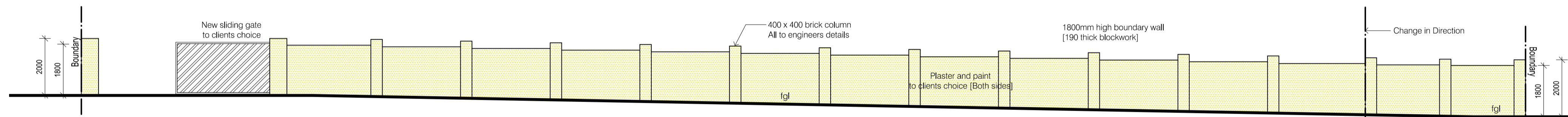
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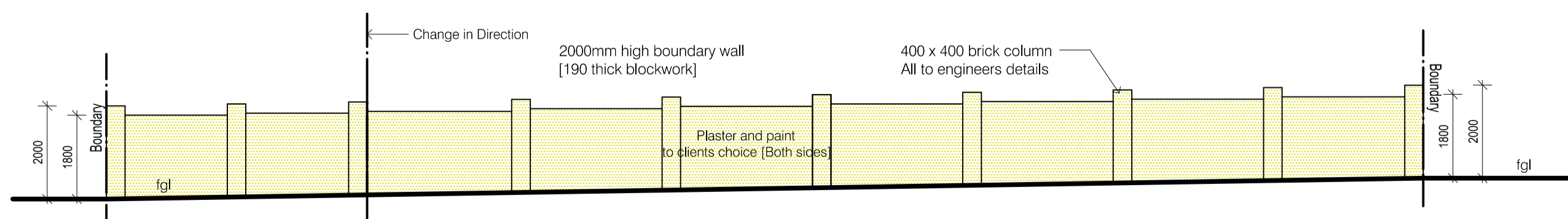
south east elevation - kenneth kaunda
scale 1:100



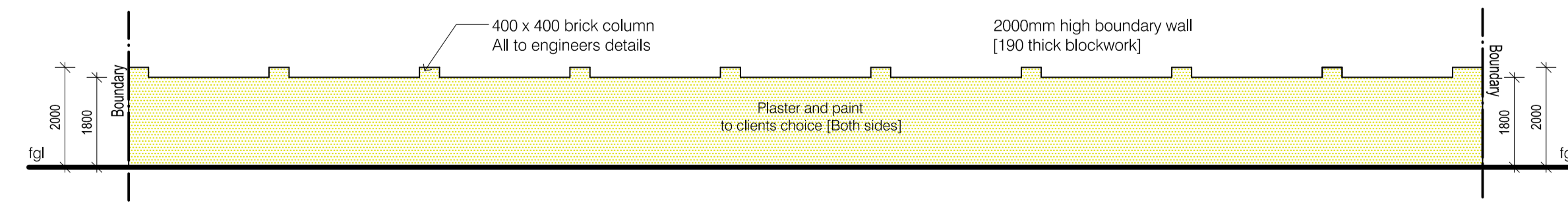
north east elevation
scale 1:100



south west elevation - burleigh crescent
scale 1:100



south east elevation - kenneth kaunda
scale 1:100



north west elevation
scale 1:100

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Owner NI. SHEMA

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PROPOSED NEW DWELLING & BOUNDARY WALLS

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ERF 1450 DURBAN NORTH
NO. 115 KENNETH KAUNDA ROAD

Drawing description
SUBMISSION PLAN
ELEVATIONS

Drawn NAG Checked SNB DLAMINI 03 OF 03

Date FEB 2021 Drawing No

Scale As shown 21/04 - D102