

Burleigh Crescent - 12.9m Wide



CONSTRUCTION NOTES

BRICKWORK

FLOOR

All existing soil pipes below additions to be encased in concrete. All waste pipes to be 50Ø p.v.c. to discharge into p.c. gully unless otherwise stated. All soil pipes to 110Ø 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 \pm 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 secures to superstructure with galvanised hoop iron min. 600mm below wallplate level. Painted fibrecement bargeboards and fascias and pvc rainwater goods. rhinoboard ceiling with scrim mesh at joints or coverstrips.

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 FENESTRATION - DWELLING UNIT 3 Net floor area: 160 [15%] = 24 sqm Net floor area: 158 [15%] = 23.7 sqm Fenestration: 23.7sqm = 14.81%Fenestration: 23.2sqm = 14.68%

<u>R - Value</u> 0.48

0.05 2.17

Kaunda Roa Q <u>Material</u> Roof tiles \sim 4 ω 9

No of light 18

No of light 20

[20 x 11 x 7 x 365] / 1000 = 562.1 kwh/pa No of light

[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

1.0. GEYSER 100mm isotherm flexible blanket around with R - Value 2 200ltrs water capacity 50% (87 600ltrs) and (58 400ltrs) and (14 600lts) respectively of water to be heated through heat pump by manufactures details

HEAT PUMP Heat capa Power su Unit size

Water Consumption - New Dwelling 3 [2 people per room] 8 people @ 40ltr per person per day $8 \times 40 \times 365 = 116800$ ltrs /pa

Water Consumption - Servants Quarters [2 people per room] 2 people @ 40ltr per person per day $2 \times 40 \times 365 = 29 200$ ltrs /pa

25mm screed on 100mm thick concrete slab with BRC ref 193 mesh min. 20mm cover to top on 250 micron GUNDLE 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

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 lintol with 2 coarses of brick work to be reinforced with brick force in solid motar joints, above doors and window openings and below cills 375 micron damp proof coarse below external cills.

PLUMBING

GENERAL NOTES

23.7sqm [14.81%] < 24 sqm [15%] [COMPLIES] 23.2sqm [14.68%] < 23.7 sqm [15%] [COMPLIES] FENESTRATION - SERVANTS QUARETS Net floor area: 40 [15%] = 6 sqm

Fenestration: 5.9 sqm = 14.75% 5.9sqm [14.75%] < 40 sqm [15%] [COMPLIES

ROOF [NOT VENTILATED]

R - Value required = 2.7Ceiling [Gypsum board]

Insulation [100mm aerolite insulation with 30cm overlaps

Total R - Value = 2.7 [COMPLIES]

ENERGY CONSUMPTION - DWELLING UNIT 2

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

Watts Hrs 11

[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 $[F/A \times 5kwh p/sqm] = 162 sqm \times 5 kwh = 810 kwh/pa$ Watts Hrs

11

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/paWatts Hrs

than 1.5m from geyser to be embedded in wallØ15mm SANS approved insulation covering with R - value

PUMP	
pacity	:3,0kw
upply	:220v/1Ph/50Hz
Э	: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 800ltrs /pa

GENERAL NOTES:

ALL WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS AND LOCAL BY MUNICIPALITY BY-LAWS ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF ANY WORK ALL DRAWINGS MUST BE CHECKED AND ALL DIMENSIONS MUST BE CONTROLLED ON SITE BEFORE ANY MATERIALS ARE ORDERED DISREPANCIES 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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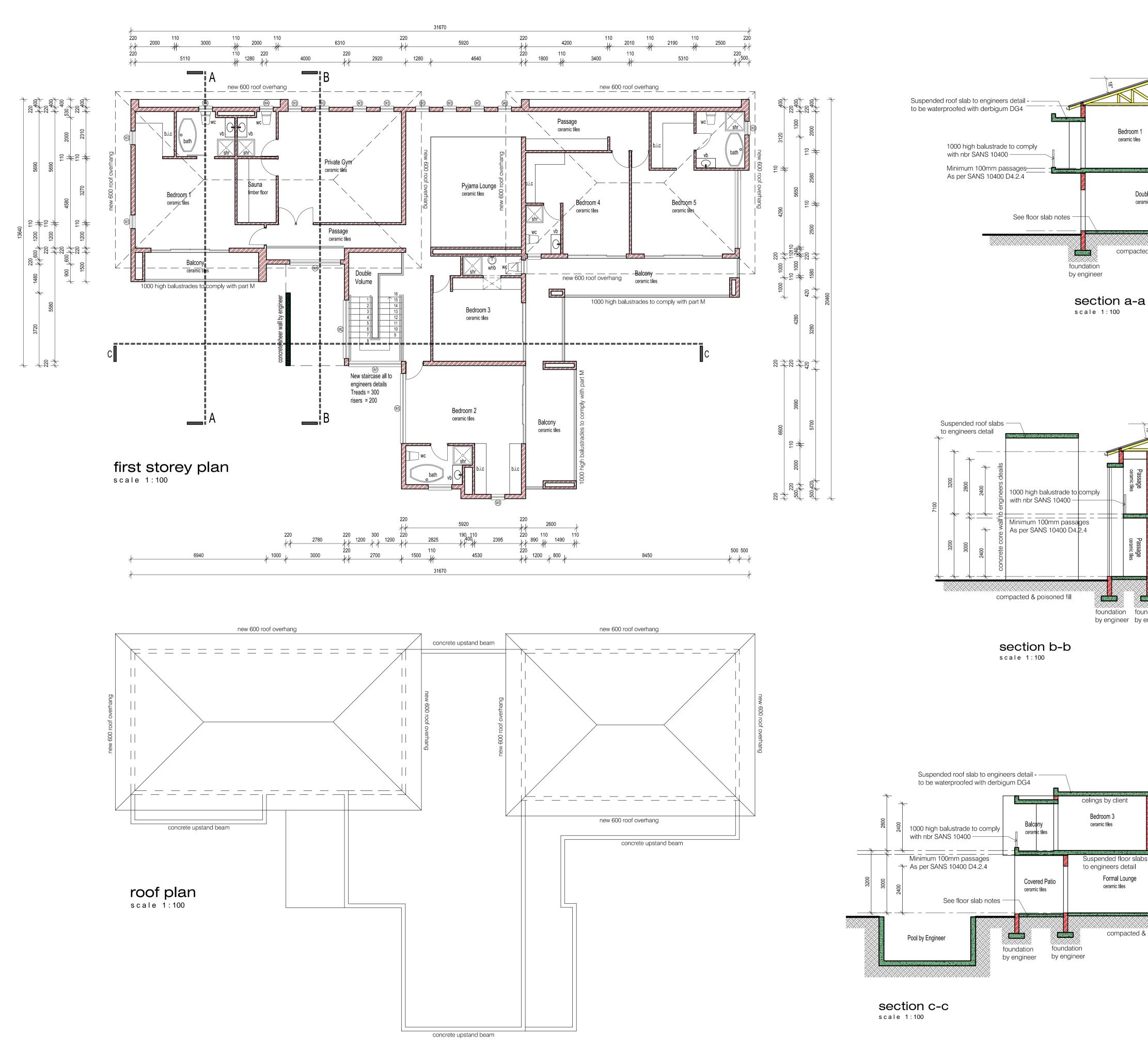
AREA SC	HEDU	LE	
ZONING - SPECIAI	_ RESIDENT	TAL 1200	
SITE AREA	SITE AREA		
	PERMITTED COVERAGE		
PERMITTED F.A.R.	PERMITTED F.A.R.		
EXISTING COVERA	EXISTING COVERAGE EXISTING FAR		
PROPOSED COVER	PROPOSED COVERAGE		
PROPOSED FAR		570 sqm.	
TOTAL NEW COVE TOTAL NEW FAR	RAGE	400 sqm. 570 sqm.	
SUMMERY OF FAR			
GROUND STOREY FIRST STOREY ANCILLARY UNIT		210 sqm 320 sqm. 40 sqm.	
DOUBLE GARAGE	- (Excluded) 50 sqm.	
Oldfield Business Park, I Office No.9 Mkondeni Pietermaritzburg, 3201 I sbonelo@dtarch.co.za		0118 Union Main (45-51 Josiah g pinetown, 36 Tel : 031 70	n Gumede Rd 600 1 1669
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Owner Alle	unke		
Project			
PROPOSED NEW D	WELLING	& BOUNDARY	WALLS
Site description			
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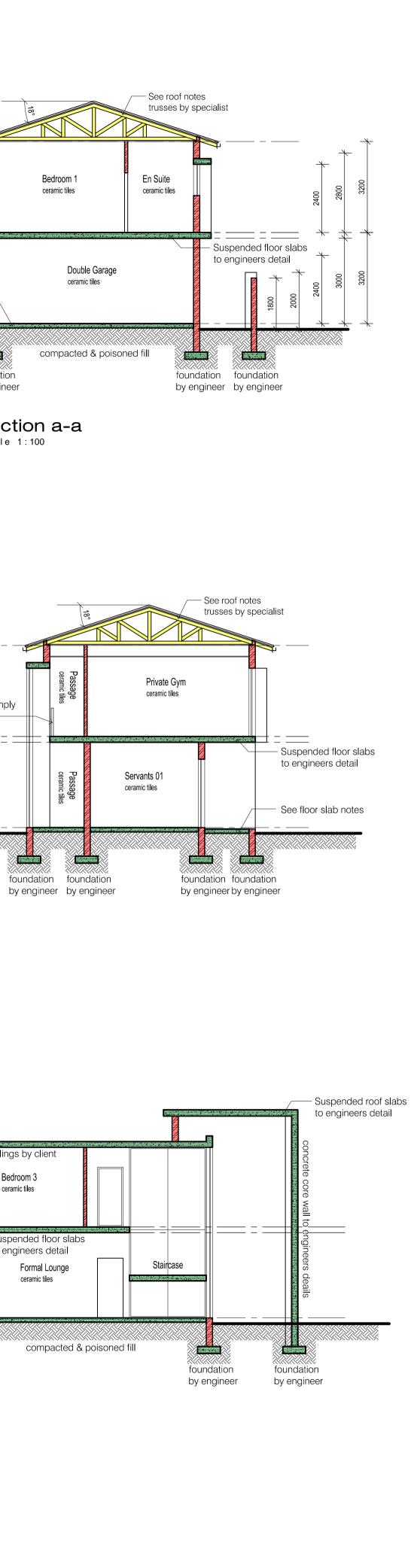
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21/04 - D100

Date FEB 2021

Scale As shown





Bedroom 1

ceramic tiles

Passage ceramic tiles

celings by client

Bedroom 3

Suspended floor slabs

Formal Lounge

ceramic tiles

to engineers detail

ceramic tiles

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Clay roof tiles to clients choice Trusses by engineer w.p.l

New aluminium sliding doors as per schedule 1000 high balustrade to comply f.₩ith nbr SANS 10400 Minimum 100mm passages As per SANS 10400 D4 2 4

New aluminium sliding door as per schedule Plaster and Paint fto clients choice

GENERAL NOTES:

ALL WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS AND LOCAL BY MUNICIPALITY BY-LAWS ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE RIOR O COMMENCEMENT OF ANY WORK ALL DRAWINGS MUST BE CHECKED AND ALL DIMENSIONS MUST BE CONTROLLED ON SITE BEFORE ANY MATERIALS ARE ORDERED DISREPANCIES 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 HER SUPERVISION

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Clay roof tiles to clients choice Trusses by engineer w.p.l

100 x 75mm aluminium seemless gutters

Plaster and Paint to clients choice f.f.l _____

New aluminium glazing as per schedule f.f.l

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		、 ·	fgl
			K.

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SBONELO N.B. DLAMINI (PSAT 20685) Owner NL SHEMBE				
Affende				
Project PROPOSED NEW DWELLING & BOUNDARY WALLS				
Site description 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				