**GENERAL NOTES** 1. all dimensions to be checked on this drawing prior to commencement of work or manufacture of pre-constructed components, discrepancies are to be brought to the attention of the author of this drawing. 2. STRUCTURAL ENGINEER: all reinforced concrete, foundations, retaining walls, columns, slabs & surface beds to be designed and supervised by a professional engineer. this drawing is to be read in-conjunction with necessary structural engineers details. 3. DRAINAGE: where drains pass under buildings they are to be protected to the satisfaction of the senior drainage inspector. existing municipal drain & connection levels to be confirmed prior to commencement of new drainage installation rodding eyes to all changes of direction / gradient inspection eves at all junctions all drainage to comply with sans 10400 part p for stormwater drainage refer to engineers drawings. 4. GLAZING: all glazing to comply with sans 10400 part n, sabs 0137 & aaamsa regulations 5. ARTIFICIAL VENTILATION: internal bathrooms to be supplied with outside air at a rate of 25 litres per second 6. NATURAL LIGHTING: all habitable rooms to be provided with glazed openings with a total area not less than 10 % of the floor area of the room in compliance with sans 10400 part o 7. NATURAL VENTILATION: all habitable rooms to be provided with opening windows or doors in an external wall with a total area not less than 5% of the floor area of the room in compliance with sans 10400 all plumbing to comply with ethekwinin water by-laws all wc flushing cisterns to be provided with overflows to external walls, end of overflow pipe to be visible 9. boundary beacons to be flagged by a registered land 10. the contractor is to inspect the official approved copies of the drawing for any amendments or imposed conditions of approval and where local authority or government building regulations require more stringent requirements than shown on this drawing they are to be complied with after obtaining 11. the omission of any information on this drawing does not prepose the omission by the contractor. 12. compliance of all requirements of sans 10400 to be to **SETTING OUT:** THE BUILDING IS TO BE SET OUT BY PROFESSIONAL LAND SURVEYOR USING ELECTRONIC MEDIA 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 3. pc lintels to all non beam openings

**HEALTH NOTES:** Artificial Lighting & Ventilation to comply with SANS 10400-O where not ventilated directly to open air, to be mechanically vented with fresh air at a minimum rate of 25 l/s per person, with a velocity not exceeding

4. off shutter conc. to be cleaned and rubbed down

**GENERAL NOTES:** 1. All work to comply with SANS 10400 and Local Municipal By-Laws.

0.5 m/s or less than 0.2 m/s

artificial lighting to be minimum 350 lux.

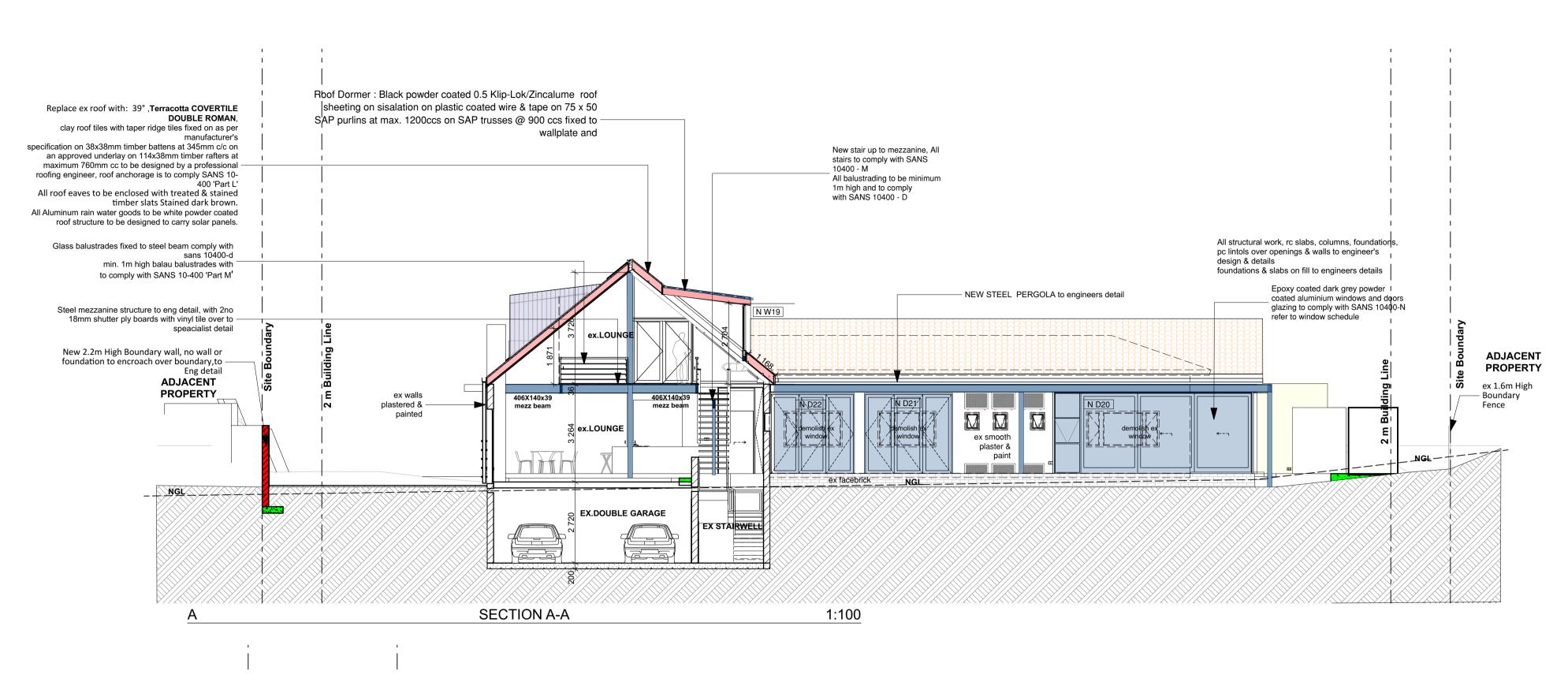
2. Boundary beacons to be exposed and checked, prior to the commencement of work. 3. All dimensions, angles and levels to be checked on site before work is put to hand. Architect to be notified of discepancies prior to the undertaking any work. 4. Drawings are not to be scaled; Figured dimensions to 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 SABS 0124.

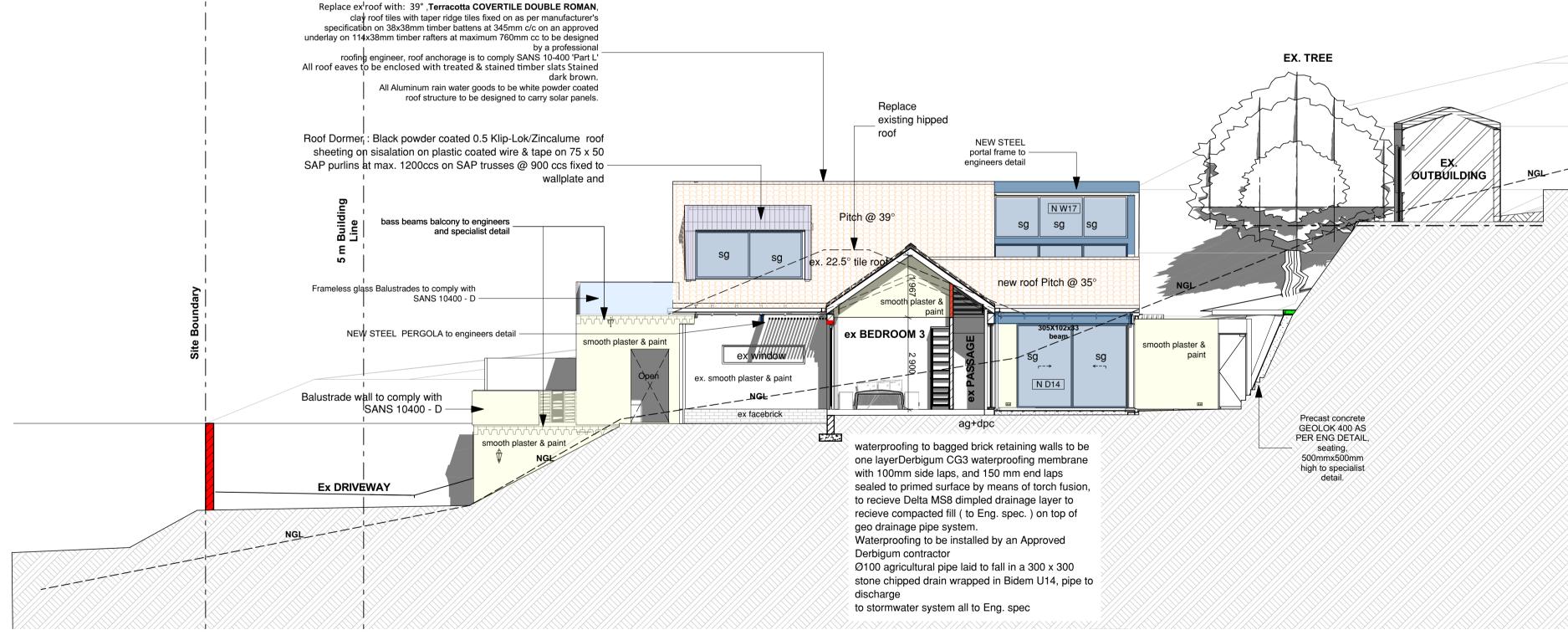
**SETTING OUT:** 

THE BUILDING IS TO BE SET OUT BY PROFESSIONAL LAND SURVEYOR USING ELECTRONIC MEDIA

> OCCUPANCY CLASSIFICATION H4- DOMESTIC DWELLING

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





1:100

**ENERGY EFFICIENCY** 

1. occupancy classification = h2

2. climatic zone ? = ?

3. orientation and shading = North east to South west 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

= 0.05TOTAL = 2.7

6. hot water supply

thermal insulation shall be installed in accordance with the manufacturers instructions.

6.1 water installations in buildings shall be in accordance

with sans 10252-1 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 and shall be cladded with an approved insulation with a minimum

r-value of 1.00 6.5 dwelling house: 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

**SECTION F-F** 

AMAFA **CASE ID: 22460** 09 October 2023

CONTACT

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SUN TRUST IT 235/2005

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SUBMISSION



Turnkey property development

specialists Architecture///Urban design Suhayl Ballim for U D G

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URBAN DEVELOPMENT GROUP

PROJECT

PROPOSED ADDITIONS AND ALTERATIONS

TO EXISTING DWELLING ON 27 GAINSBOROUGH DRIVE, ATHLONE

PTN 155 OF ERF 944, DURBAN NORTH

MS N.KADER FOR SUN TRUST

TITLE	SECTIONS		
DRAWN	J.S		CHECKED SB
DATE	15 MARCH 2023		DRAWING NUMBER
SCALE	1:100 A1		UDG > 70 <b>301 REV 2</b>