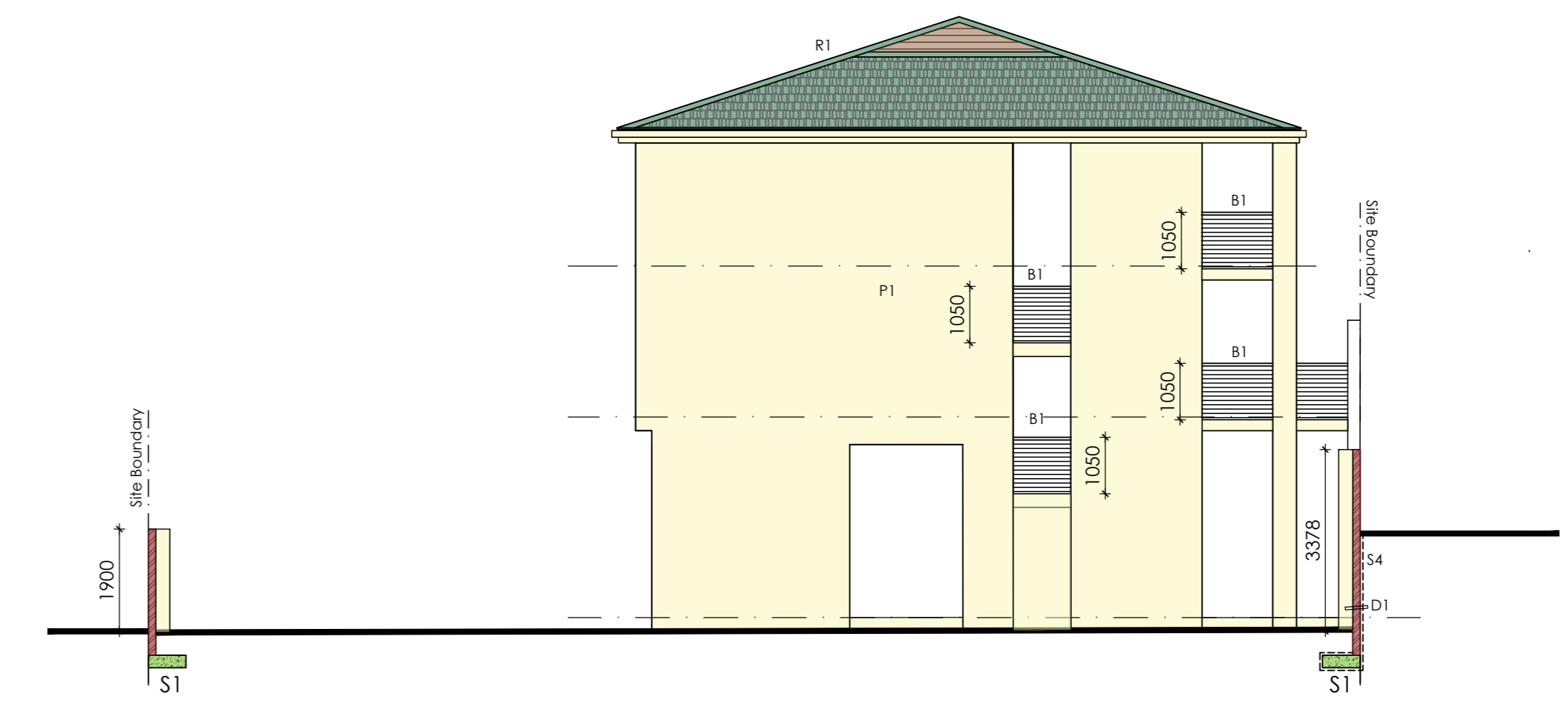




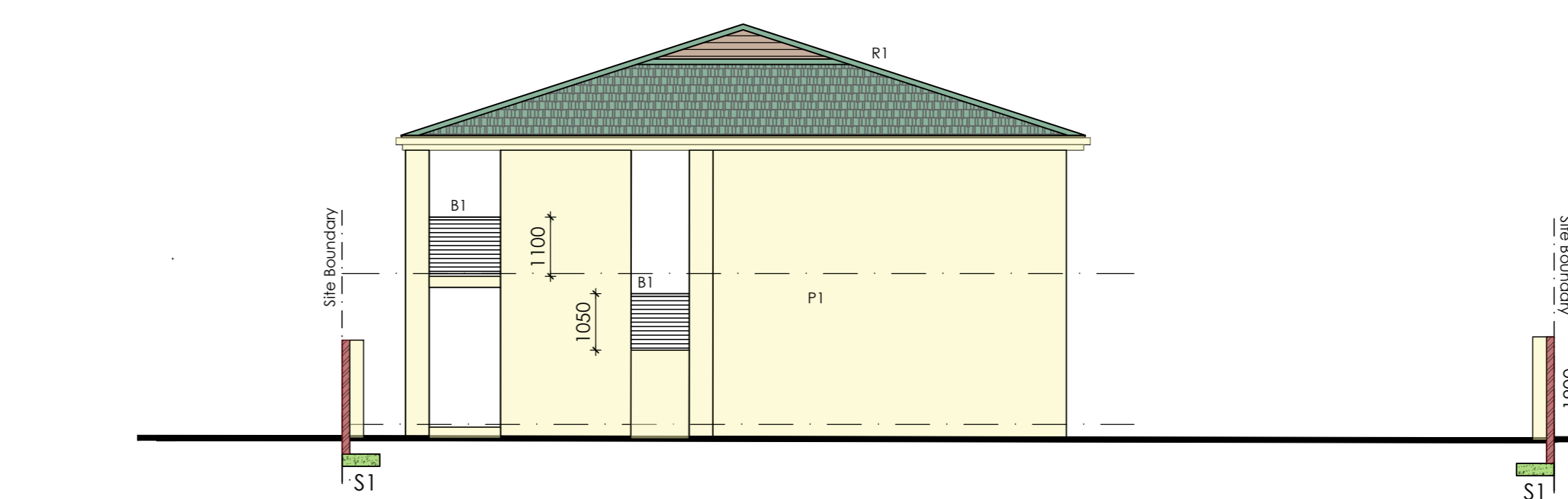
SOUTH WEST ELEVATION
Scale - 1:100

SEMI BASEMENT CALCULATION		
	SQM	%
ABOVE NGL	37,32	48,80%
BELOW NGL	39,16	51,20%
TOTAL	76,48	

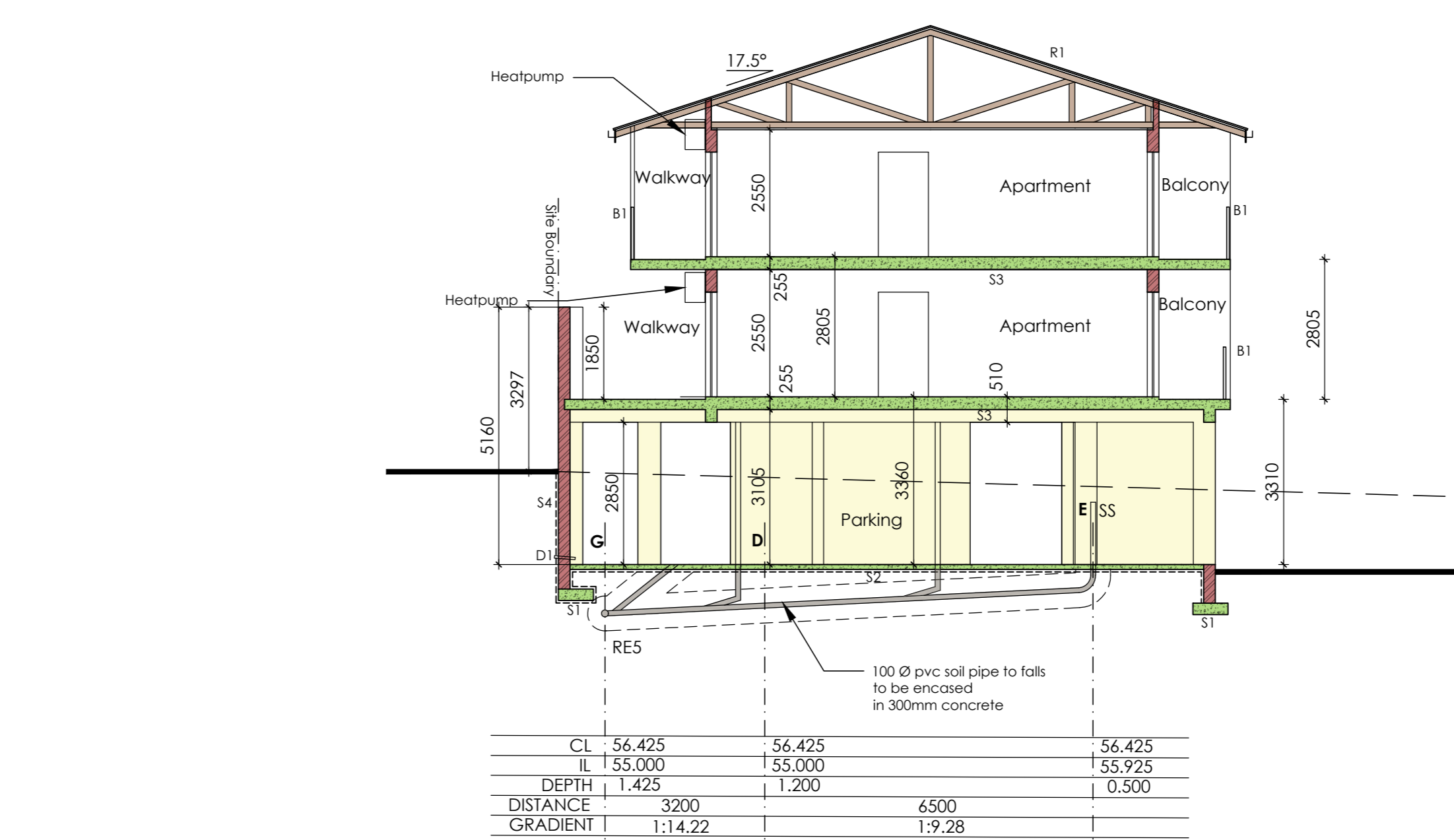
16.06.2023



NORTH WEST ELEVATION
Scale - 1:100



SOUTH EAST ELEVATION
Scale - 1:100



SECTION A-A
Scale - 1:100

SANS 10400 XA 4.4.5

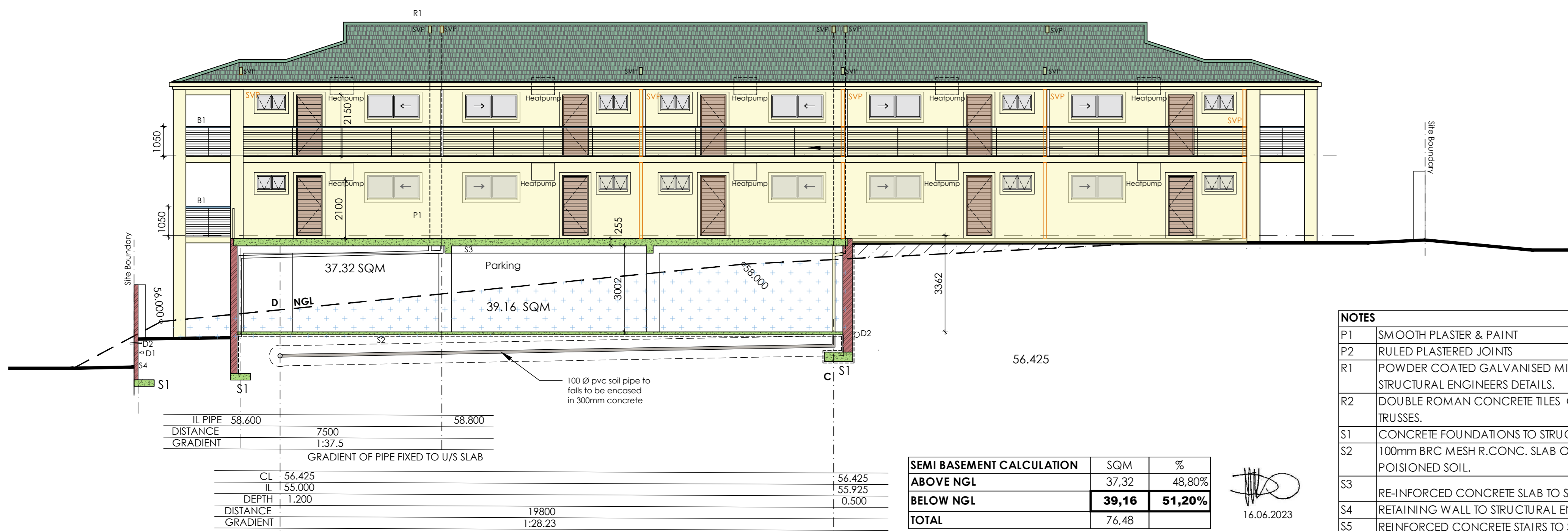
R Value Required	2,7	m ² .K/W
Outdoor Air	0,03	m ² .K/W
Concrete Tiles	0,48	m ² .K/W
Insulation	1,3	m ² .K/W
Isoltherm Ceiling Blanket	0,79	m ² .K/W
Roof Void	0,46	m ² .K/W
Ceiling	0,05	m ² .K/W
Indoor Air	0,16	m ² .K/W
TOTAL PROVIDED	3,08	m².K/W

Compliant SANS 10400 4.4.5

ALL CUT & FILL BANKS TO BE MAXIMUM 26 °

B1 BALUSTRADES GENERAL NOTE:
MINIMUM 1050 ABOVE FINISHED FLOOR LEVEL
SPACINGS BETWEEN MULLIONS AND UPRIGHTS
TO NOT HAVE A VOID THAT COULD ALLOW
A 100mm Ø BALL TROUGH.
RECOMMEND MIND SPACING TO BE 80mm.

SANS 10400 T 4.27.2 (B) ESCAPE IS TO AN OPEN PASSAGE WITH ESCAPE POSSIBLE IN TWO DIRECTIONS

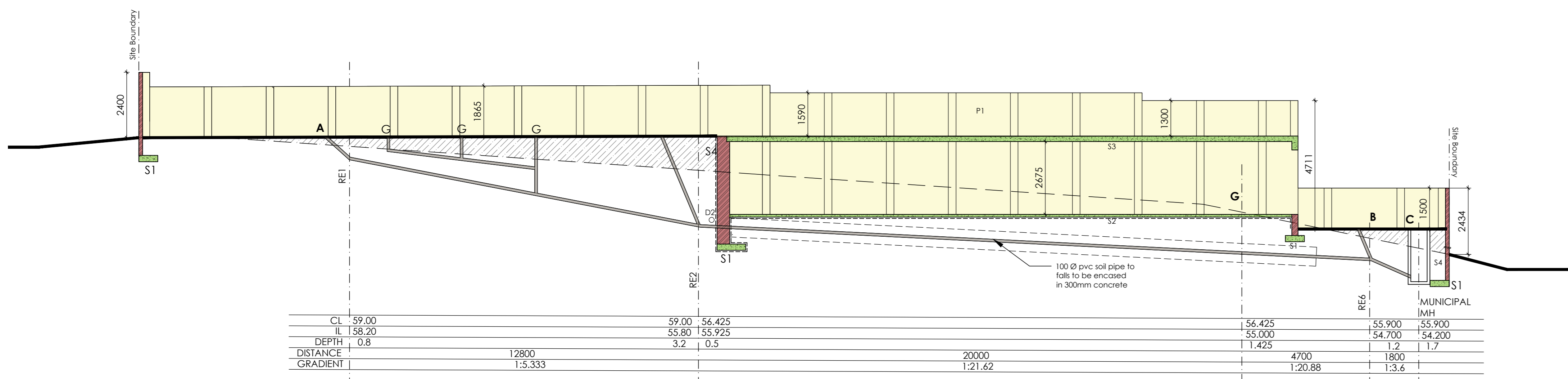


NORTH EAST ELEVATION
Scale - 1:100

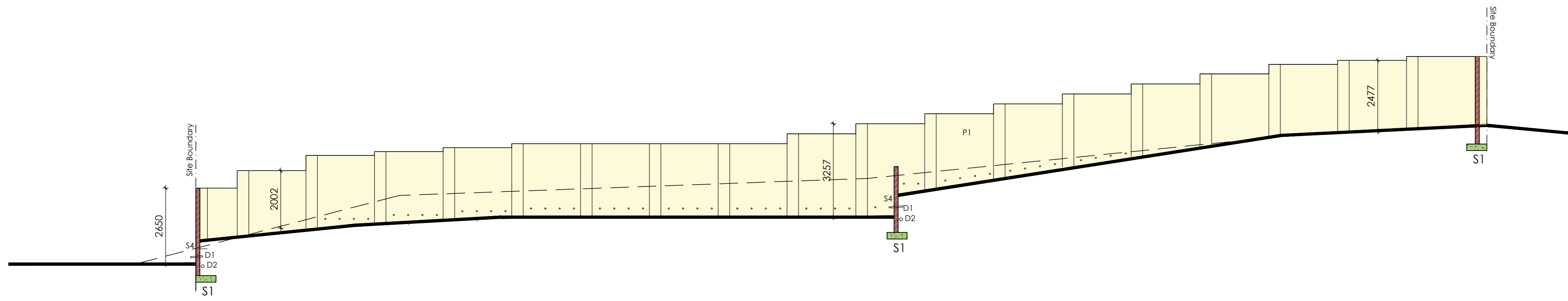
SEMI BASEMENT CALCULATION		
	SQM	%
ABOVE NGL	37,32	48,80%
BELOW NGL	39,16	51,20%
TOTAL	76,48	

16.06.2023

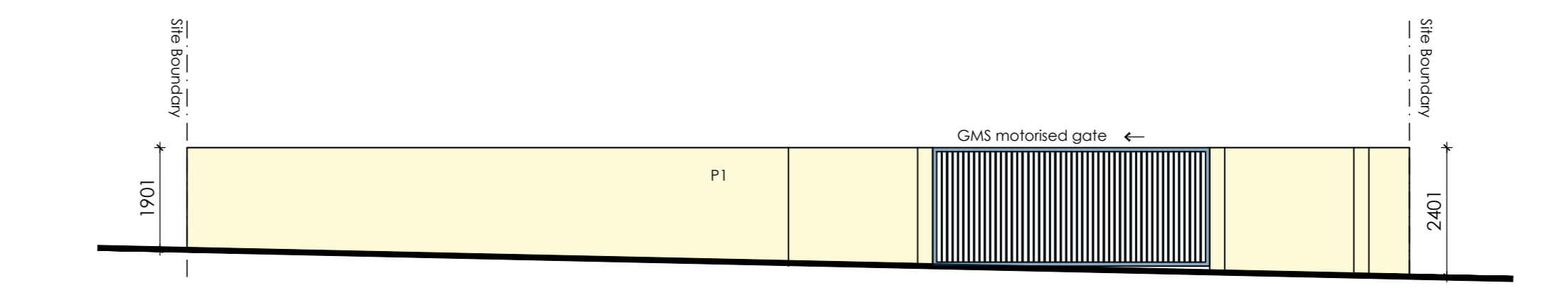
- NOTES**
- P1 SMOOTH PLASTER & PAINT
 - P2 RULED PLASTERED JOINTS
 - R1 POWDER COATED GALVANISED MILD STEEL STRUCTURE TO STRUCTURAL ENGINEERS DETAILS.
 - R2 DOUBLE ROMAN CONCRETE TILES ON ENGINEERED TIMBER TRUSSES.
 - S1 CONCRETE FOUNDATIONS TO STRUCTURAL ENGINEERS DETAILS.
 - S2 100mm BRC MESH R.C. CONC. SLAB ON DPM ON RAMMED & POISIONED SOIL.
 - S3 RE-INFORCED CONCRETE SLAB TO STRUCTURAL ENGINEERS DETAILS.
 - S4 RETAINING WALL TO STRUCTURAL ENGINEERS DETAILS.
 - S5 REINFORCED CONCRETE STAIRS TO STRUCTURAL ENGINEERS DETAILS.
 - S6 BRICK WALLS TO STRUCTURAL ENGINEERS DETAILS
 - D1 WEEPHOLES, 50MM Ø PVC PIPES MAXIMUM 300MM ABOVE FGL AND AT MAXIMUM 1500MM CENTRES.
 - D2 SUBSOIL DRAINAGE TO STRUCTURAL ENGINEERS DETAILS



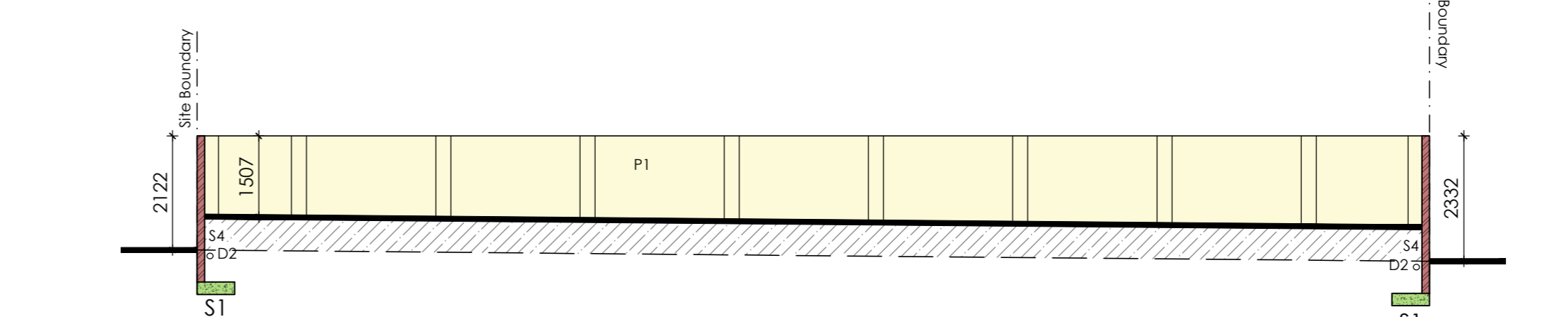
SOUTH WEST ELEVATION - BOUNDARY WALLS
Scale - 1:100



NORTH EAST ELEVATION - BOUNDARY WALLS
Scale - 1:100



SOUTH EAST ELEVATION - BOUNDARY WALLS
Scale - 1:100



SOUTH EAST ELEVATION - BOUNDARY WALLS
Scale - 1:100

Copyright over all designs and drawings shall remain the property of the author and any provision to the contrary in terms of the copyright act no.63 of 1965 is hereby specifically excluded.
All relevant details, levels and dimensions are to be checked on site prior to commencement of work.
Any discrepancies are to be brought to the attention of the architect.
The architectural professional accepts no responsibility for errors resulting from misinterpretation of the drawing.
All work to be carried out strictly in accordance with the national building regulations and local authority regulations.
All dimensions are given in millimeters.
Do not scale this drawing.

OWNER	BKS CIVILS (PTY) LTD
PROJECT	Sanjay Bechan
CONTACT	083 775 5411
SIGNATURE (S)	
AUTHOR	Sumesh Govender
REGISTRATION	PrArch 24692287
CONTACT	083 777 1569, design@sgarch.co.za
SIGNATURE	

sg-arch
architecture . interiors . development

2 Nicoanda Place, Ridgeway Dr, Umhlanga Ridge, Durban, 4150

PROJECT	OCEAN DUNES
DESCRIPTION	PROPOSED TOWNHOUSE DEVELOPMENT
STREET ADD.	22 School Road
ERF	R/1667 Wentworth, Buff
PROVINCE	Kwa Zulu Natal
DRAWING	SECTIONS ELEVATIONS
SCALE	1:100/200 @ A0
DATE	2023 09 08
REVISION	2
DRAWING NO.	2022 065. A201