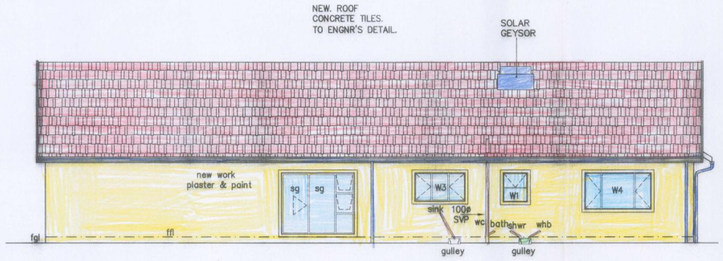
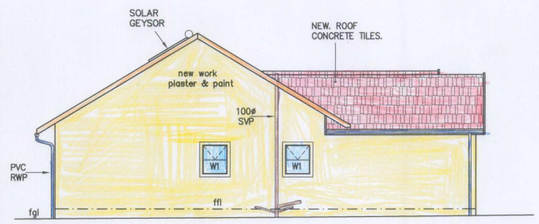
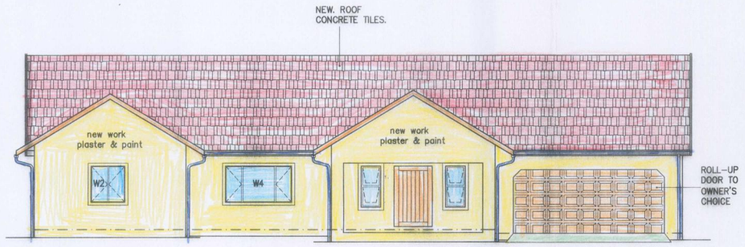


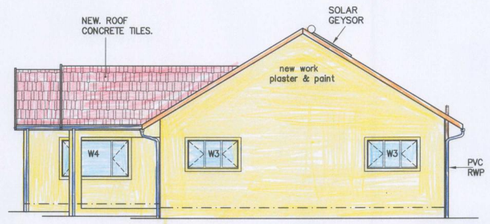
— SOUTH EAST ELEVATION —
SECOND DWELLING
SCALE 1:100



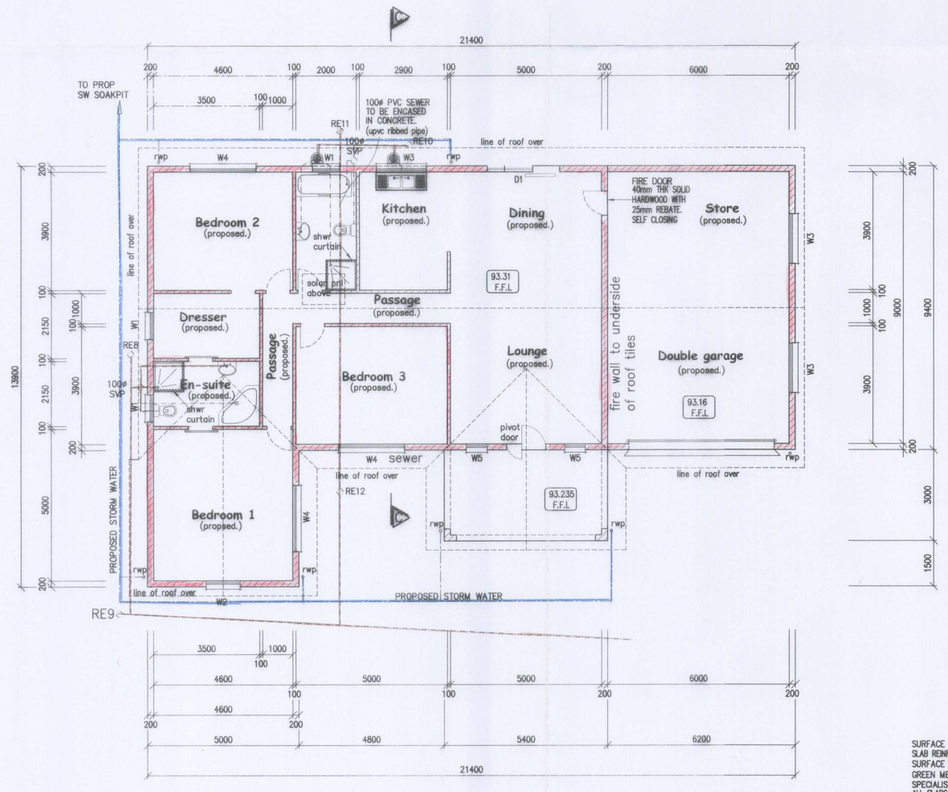
— NORTH EAST ELEVATION —
SECOND DWELLING
SCALE 1:100



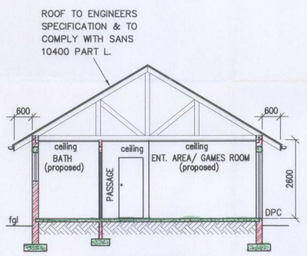
— NORTH WEST ELEVATION —
SECOND DWELLING
SCALE 1:100



— SOUTH WEST ELEVATION —
SECOND DWELLING
SCALE 1:100



— GROUND STOREY PLAN —
SECOND DWELLING
SCALE 1:100



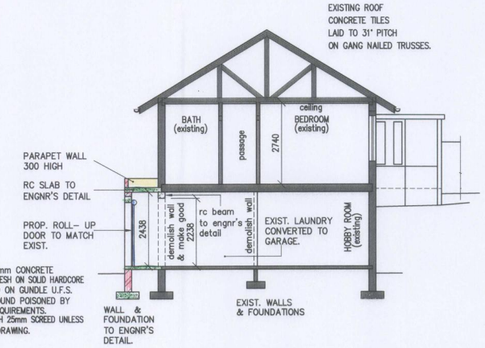
— SECTION A-A —
SCALE 1:100

CONCRETE ROOF TILES ON 38 x 38 BATTENS ON 400 MICRO GANPLAS DAKSTEEL WATERPROOFING MEMBRANE ON GANGNAILED TRUSSES FORMED OF 152 x 38 MEMBERS.
TRUSSES SECURED WITH HOOP IRON TIES.
BATTENS SPACED AT 380 CENTERS. TILES SECURED WITH STORMCLIPS.
TRUSSES LAID TO PITCH 31° TO MATCH EXISTING.

LINTELS, WALLS TO ENGINEERS SPECIFICATIONS AND TO COMPLY WITH SANS 10400 PART K.

WINDOWS — ALUMINIUM
PROVIDE DPC AT ALL WINDOW SILL LEVELS

SURFACE BEDS TO BE 100mm CONCRETE SLAB REINFORCED WITH BRC MESH ON SOLID HARDCORE SURFACE BEDS TO BE LAID ON GUNDLE U.F.S. GREEN MEMBRANE, ON GROUND POISONED BY SPECIALISTS TO S.A.B.S REQUIREMENTS.
ALL SLABS TO BE TOPPED WITH 25mm SCREED UNLESS OTHERWISE SPECIFIED ON DRAWING.



SURFACE BEDS TO BE 100mm CONCRETE SLAB REINFORCED WITH BRC MESH ON SOLID HARDCORE SURFACE BEDS TO BE LAID ON GUNDLE U.F.S. GREEN MEMBRANE, ON GROUND POISONED BY SPECIALISTS TO S.A.B.S REQUIREMENTS.
ALL SLABS TO BE TOPPED WITH 25mm SCREED UNLESS OTHERWISE SPECIFIED ON DRAWING.

— SECTION B-B —
SCALE 1:100

1.GENERAL NOTES:
ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS SANS 10400-2011.
ALL LEVELS AND DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

2.GLAZING NOTES:
ALL GLAZING TO COMPLY WITH PART N OF SANS 10400-2011.

3.DEMOLITION WORK:
ALL DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH SANS 10400-2011 PART F.
NO DEMOLITION WORK TO BE CARRIED OUT WITHOUT RELEVANT MUNICIPAL AND/OR CLIENT APPROVAL.

4.PLUMBING & DRAINAGE:
ALL PLUMBING TO COMPLY WITH PART P OF THE SANS 10400-2010.
ALL WASTE PIPES AND DRAINS TO BE ACCESSIBLE ALONG THEIR ENTIRE LENGTH. PROVIDE INSPECTION EYES AT ALL DRAIN BENDS AND JUNCTIONS AND AT A MAX. 25m ALONG STRAIGHT RUNS.
CLEANING EYES TO BE PROVIDED AT ALL BENDS AND JUNCTIONS OF WASTE PIPES.
WASTE PIPES TO BE FITTED WITH 64mm RESEAL TRAPS.
WATER CONNECTIONS TO FITTINGS:
15mm DIA TO WHB, WC & SHOWERS
20mm DIA TO GEYSERS
ALL VENT PIPES TO DISCHARGE TO EXTERNAL AIR.
50MMR WASTE PIPES REQUIRE A 75MMR SLEEVE
110MMR WASTE PIPES REQUIRE A 150MMR SLEEVE.

5.STRUCTURAL:
ALL REINFORCED CONCRETE WORK AND RETAINING WALLS TO BE STRICTLY IN ACCORDANCE WITH REGISTERED STRUCTURAL ENGINEER'S DETAILS AND SPECIFICATIONS.

6.SANS 10400XA:
WALLS:
NON-MASONARY WALLS WILL HAVE 'R' VALUES AS PROVIDED IN SANS 10400-XA-4.4.3.1.
DOUBLE SKIN MASONARY WITH PLASTER INSIDE OR RENDER OUTSIDE. SINGLE LEAFE, MIN. 140mm WITH PLASTER INSIDE AND RENDER OUTSIDE COMPLYING TO SANS 10400-XA-4.4.3.2.
OTHER MASONARY WALLS WILL HAVE 'R' VALUE OF 0.35 ACCORDING TO SANS 10400-XA-4.4.3.3.

7.FENESTRATION:
AIR LEAKAGE SHALL NOT EXCEED 2L/s/m².
FENESTRATION; 0.306l/s/m²
FIXED GLAZING ; 5L/s/m².
REVOLVING/SWING DOORS ACCORDING TO SANS 10400-XA-4.4.1.1.
FENESTRATION MORE THAN 15% AREA TO NETT FLOOR AREA PER STOREY THEN SANS 10400-XA-4.4.4.2.
FENESTRATION UP TO 15% AREA TO NETT FLOOR AREA PER STOREY THEN SANS 10400-XA-4.4.4.1.
SOLAR HEAT GAIN AND HEAT CONDUCTANCE TO COMPLY WITH SANS 204 -4.3.4.

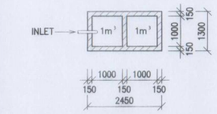
WINDOW & DOOR SCHEDUL (second dwelling)

WINDOW 1	WINDOW 2	WINDOW 3	WINDOW 4
800 / 950 — QTY:3	1115 / 1195 — QTY:1	1650 / 925 — QTY:3	2184 / 1195 — QTY:3
GLAZING AREA: 0.76m²	GLAZING AREA: 1.33m²	GLAZING AREA: 1.52m²	GLAZING AREA: 2.6m²
GLAZING DESCRIPTION: 4mm TOUGHENED SAFETY GLASS.	GLAZING DESCRIPTION: 4mm TOUGHENED SAFETY GLASS.	GLAZING DESCRIPTION: 4mm TOUGHENED SAFETY GLASS.	GLAZING DESCRIPTION: 4mm TOUGHENED SAFETY GLASS.
FRAMING : ANODIZED ALUMINIUM			

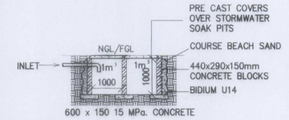
WINDOW 5	D1
650 / 1350 — QTY:2	2400 / 2100 — QTY: 1
GLAZING AREA: 0.87m²	LOCATION: LOUNGE
GLAZING DESCRIPTION: 4mm TOUGHENED SAFETY GLASS.	GLAZING AREA: 5.0m²
	GLAZING DESCRIPTION: 6mm TOUGHENED SAFETY GLASS.

STORMWATER SOAKPIT CALCULATIONS

NOTE:—
3m FROM BOUNDARY OR BUILDINGS
1 CUBIC METER FOR 40SQ.M. ROOF AREA & HARDENED SURFACES.
PROPOSED ROOF COVER = 240m²
PROPOSED DRIVEWAY =9.6
THEREFORE 2 x 3 CUBIC METERS & 1 x 4 CUBIC METERS OF SOAKPIT PROVIDED.

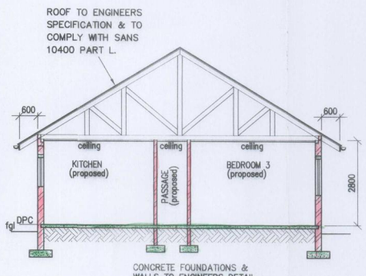


TYPICAL PLAN VIEW OF SOAK PIT



TYPICAL SECTIONAL VIEW OF SOAK PIT
SCALE 1:100

DETAILS OF TYPICAL SOAKPIT-FOR ROOF & HARDENED SURFACE WATER DISPOSAL.



— SECTION C-C —
SCALE 1:100

CONCRETE ROOF TILES ON 38 x 38 BATTENS ON 400 MICRO GANPLAS DAKSTEEL WATERPROOFING MEMBRANE ON GANGNAILED TRUSSES FORMED OF 152 x 38 MEMBERS.
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TRUSSES LAID TO PITCH 31°

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ALL SLABS TO BE TOPPED WITH 25mm SCREED UNLESS OTHERWISE SPECIFIED ON DRAWING.

NEIGHBOUR'S CONSENT:

NAME	ADDRESS	LOT No.	SIGNATURE	DATE
K. Moodley	10 A Grace Ave	Rest. Erf 896		14/12/2016

OWNER:
S GANY
T RAMZAN

PROPOSAL:
PROPOSED ADDS & ALTS TO MAIN DWELLING, SECOND DWELLING 7 BOUNDARY WALLS @ No.10 GRACE AVENUE, WESTVILLE, ON REM of ERF 896 WESTVILLE

RATE NO:

DRAWN:
THE PERFECT PLAN
46 COLLIER AVENUE
UMHLATUZANA TOWNSHIP
4092
TEL: 0318223212/ 0740246492
SACAP: PD182
DRAWN: VIJEN GOVENDER

SCALE: 1:100
DRWG NO. NAD 02112016
DATE: 13-12-2016
SHEET NO. 2 of 4