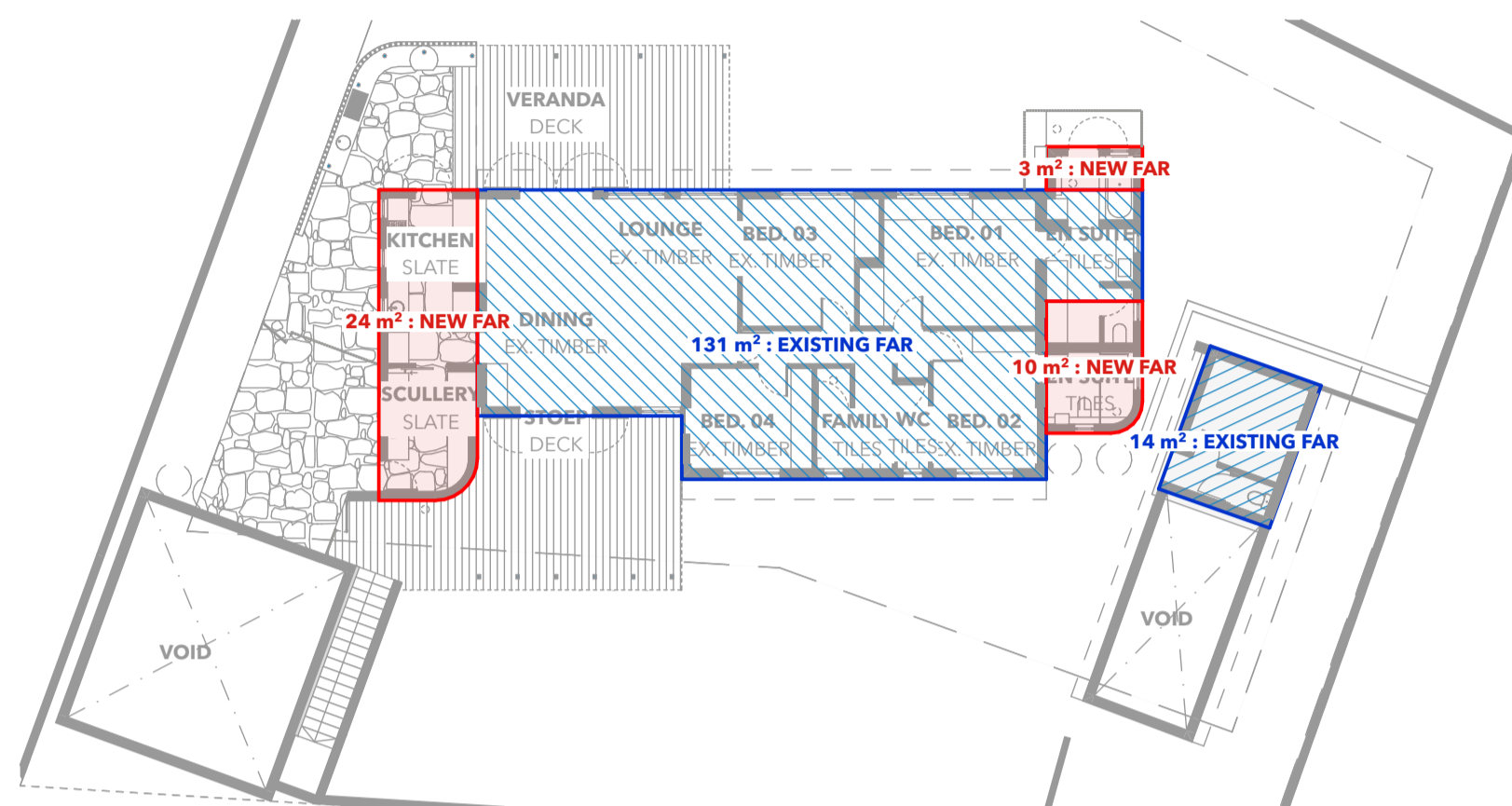


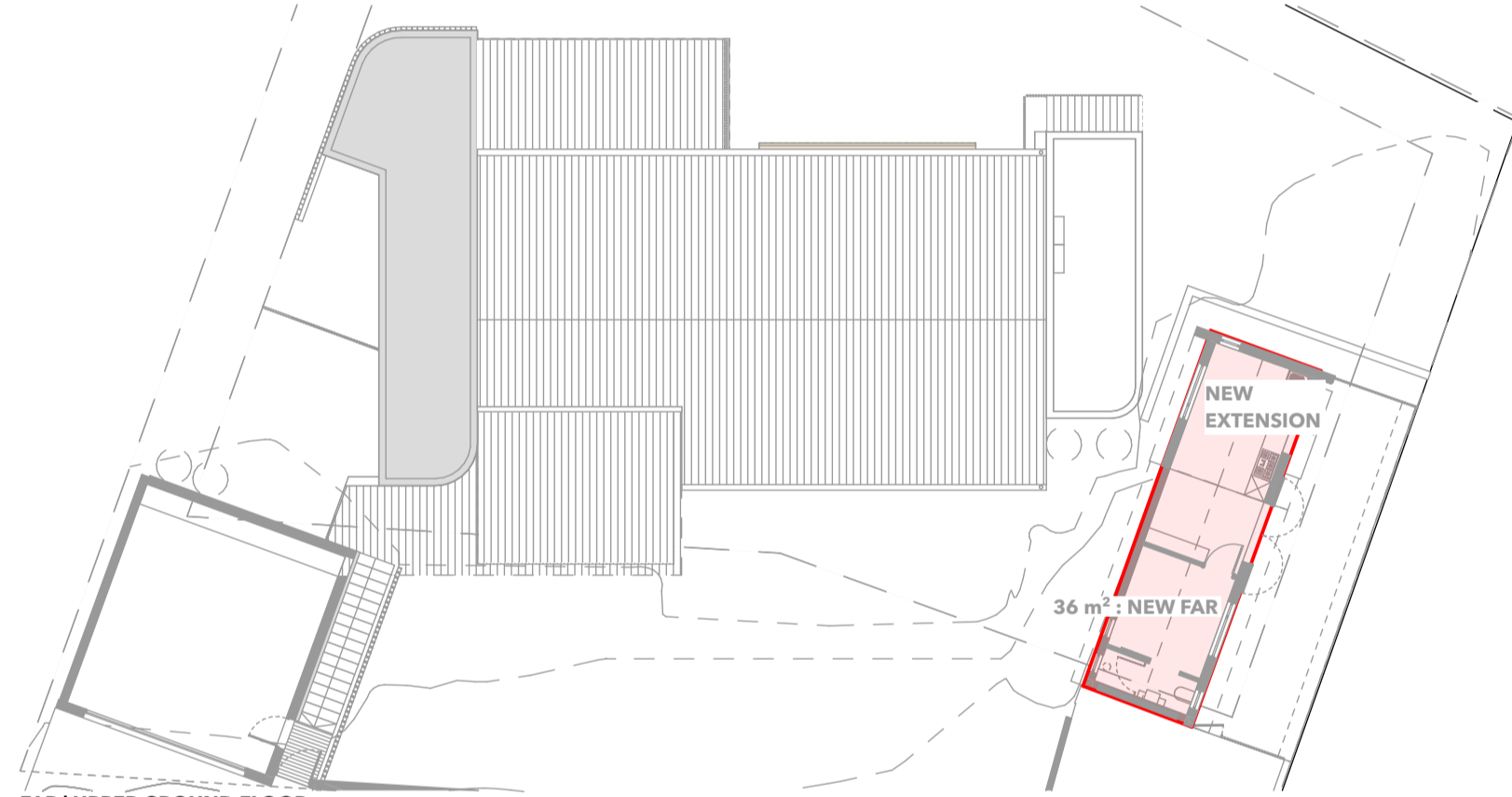
SCHEDULE OF AREAS:

SITE AREA : 892.18m²
 TOWNPLANNING ZONE : SPECIAL RESIDENTIAL 900
 ALLOWABLE F.A.R. : 0.3 (267.65 m²)
 ALLOWABLE COVERAGE : 50% (446.09m²)

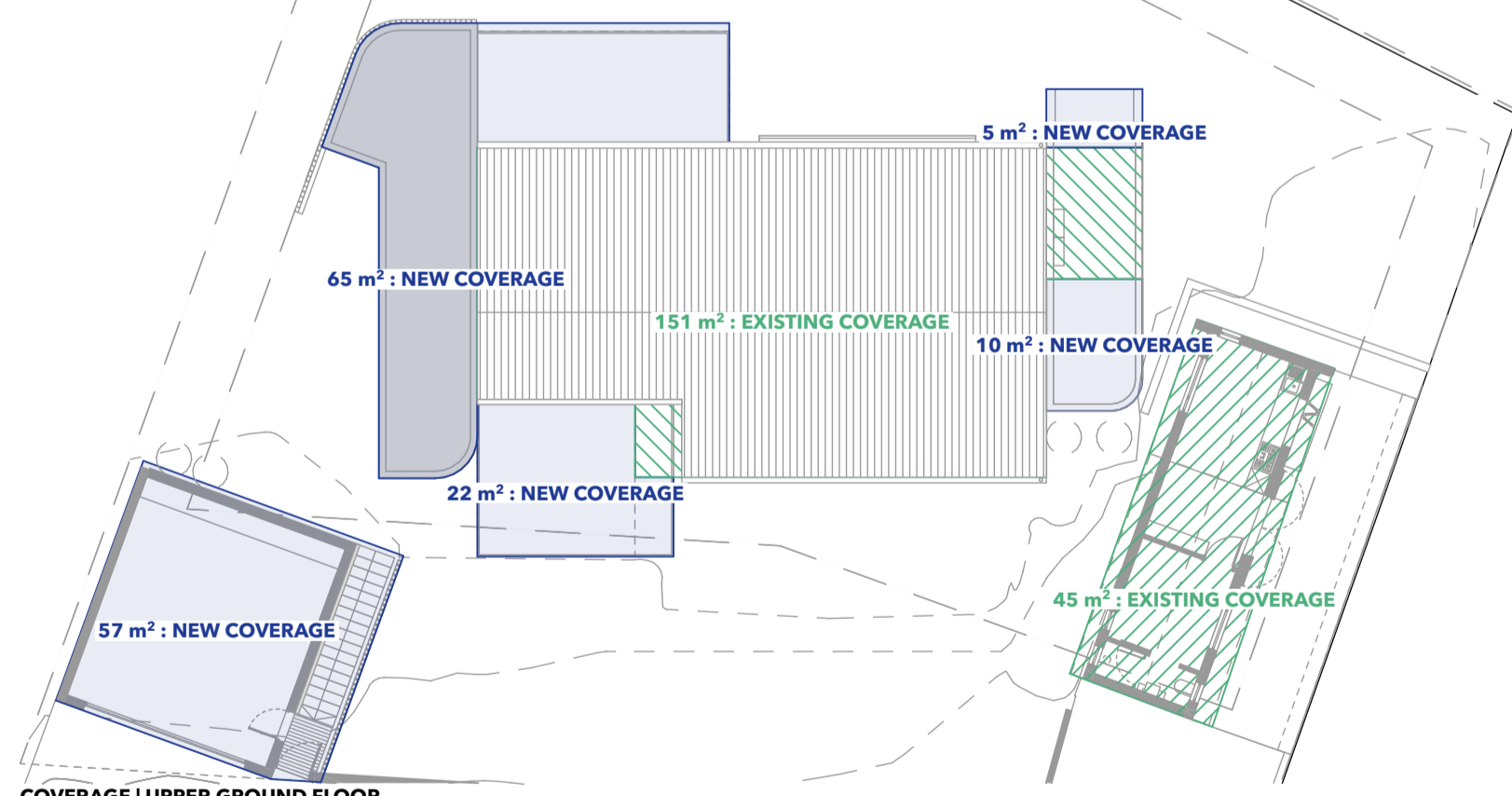
FAR	COVERAGE	TOTAL
EXISTING	EXISTING	TOTAL: 196m²
UPPER GROUND FLOOR : 0m ²		
LOWER GROUND FLOOR : 145m ²		
TOTAL: 145m²	PROPOSED	TOTAL: 159m²
PROPOSED	CONSOLIDATED	TOTAL: 355m²
UPPER GROUND FLOOR : 36m ²		
LOWER GROUND FLOOR : 37m ²		
TOTAL: 73m²		
CONSOLIDATED		
UPPER GROUND FLOOR : 36m ²		
LOWER GROUND FLOOR : 183m ²		
TOTAL: 219m²		



FAR LOWER GROUND FLOOR
SCALE 1:200



FAR UPPER GROUND FLOOR
SCALE 1:200



COVERAGE UPPER GROUND FLOOR
SCALE 1:200

H4 - DWELLING

GENERAL NOTES:
 ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS. NOTES IN RESPECT OF S.A. STANDARD CODE OF PRACTICE - THE APPLICATION OF THE NATIONAL BUILDING REGULATIONS, SANS 10400.
 THESE ARE FOR SUBMISSION ONLY; THEY ARE NOT CONSTRUCTION DRAWINGS
 ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR/SUBCONTRACTOR PRIOR TO CONSTRUCTION
 THESE DRAWINGS ARE NOT TO BE SCALED; ONLY DIMENSIONS AND LEVELS ARE TO BE USED.
 ANY DISCREPANCIES ARE TO BE REPORTED TO THE OFFICE OF THE ARCHITECT IMMEDIATELY.
 DATUM LEVEL TO BE ESTABLISHED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION

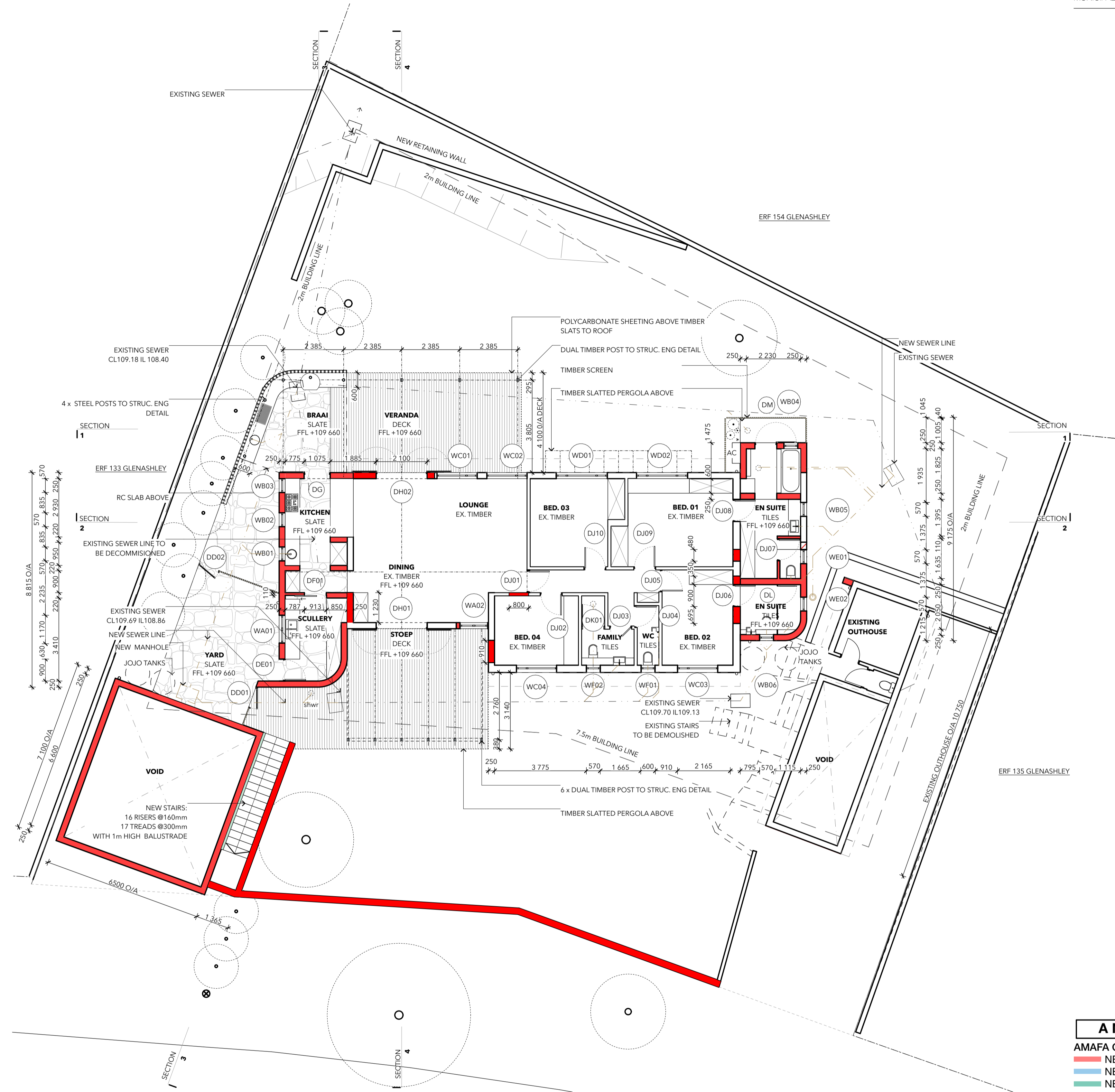
- STRUCTURE TO COMPLY WITH PART H, J, K, L or N OF SANS 10400:-**
 - ALL STRUCTURAL WORK TO ENG'S DETAIL TO COMPLY SANS 10400
 - COLUMNS- ALL STRUCTURAL COLUMNS BY ENGINEER
- PUBLIC SAFETY TO COMPLY WITH SANS 10400 - D:-**
 - BALUSTRADING: ALL TO DETAIL. MIN 1000mm HIGH, TO COMPLY WITH SANS 10400 PARTS B, T AND K.
- SITE OPERATIONS TO COMPLY WITH SANS 10400 - F:-**
- FOUNDATIONS TO COMPLY WITH SANS 10400 - H:-**
 - REINFORCED CONCRETE FOUNDATIONS TO STRUC. ENG. DETAIL.
 - FOUNDATIONS TO BE MINIMUM 300mm BELOW NGL
- FLOORS TO COMPLY WITH SANS 10400 - J:-**
 - FINISH AS PER SPECIFICATIONS ON CEMENT SCREED ON 100mm CONCRETE SURFACE BED
 - CONCRETE SURFACE BED WITH BRC MESH ON 250 MICRON GUNPLAS GREEN UNDERLAY ON WELL COMPACTED AND POISONED SOIL. (POISONING BY SPECIALIST TO LOCAL AUTHORITY'S)

- WALLS TO COMPLY WITH SANS 10400 - K:-**
 - EXTERNAL WALLS - IMPERIAL BRICK. FINISH TO DETAIL
 - INTERNAL WALLS - IMPERIAL BRICK. FINISH TO DETAIL
 - RETAINING WALLS - TO ENGINEER'S DETAIL - TO BE DRAINED WITH AGRICULTURAL DRAIN CONNECTED TO STORMWATER MANAGEMENT SYSTEM.
 - BRICKFORCE IN EVERY COURSE FOR MIN 5 COURSES ABOVE LINTOLS.
 - CONTINUOUS DPC AND ANT GUARD AT SLAB LEVEL AND AT WINDOW CILLS AS REQUIRED BY THE LOCAL AUTHORITY AND IN ACCORDANCE WITH NBR AND WINDOW SYSTEMS.
 - GALVANISED WIRE TIES OR EQUAL TO BE BUILT INTO ALL EXTERNAL WALLS AT 800mm CENTRES HORIZONTALLY AND EVERY 6TH COURSE VERTICALLY.
- ROOF TO COMPLY WITH SANS 10400 - L:-**
 - REFER TO SECTIONS & ELEVATIONS FOR ROOF PITCH
 - APPROVED ROOF TILES ON 50x75mm TIMBER PURLINS @ MAX 450mm, RAFTERS TO ENG'S SPEC & DETAIL. WALLPLATE TIED DOWN WITH GALV. HOOP IRON, THREADED THROUGH 4 COURSES OF BRICKWORK
 - 40mm INSULATION BLANKET
 - REINFORCED CONCRETE SLAB TO ENG'S DETAIL

- STAIRWAYS TO COMPLY WITH SANS 10400 M**
- GLAZING TO COMPLY WITH SANS 10400 N**
 - WINDOWS- ALL NEW WINDOWS TO BE POWDER COATED ALUMINIUM SECTIONS, GLAZING TO COMPLY WITH PART N SANS 10400.
 - CLEAR GLAZING THROUGHOUT.
 - SAFETY GLASS TO WINDOWS AND DOORS TO COMPLY WITH SANS 10400
- LIGHTING & VENTILATION TO COMPLY WITH SANS 10400 O**
 - ALL AREAS TO BE ARTIFICIALLY LIT
 - TOILETS TO BE LIT TO MINIMUM 160 LUX
 - MECHANICALLY VENTILATED EXTRACTION OF TOILETS TO BE MINIMUM 20L/SEC/FITMENT
- DRAINAGE TO COMPLY WITH SANS 10400 P**
 - ALL WASTE PIPES:
 - TO BE ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR CLEANING AND REPAIRS
 - TO BE FITTED WITH A 65mm RE-SEAL TRAP.
 - EXCEEDING 2500mm TO JUNCTION, TO BE FITTED WITH ANTI-

- ALL SANITARY FITTINGS:-** TO BE TRAPPED IN ACCORDANCE WITH LOCAL AUTHORITY REGULATIONS.
 - INSPECTION EYES TO BE FITTED TO ALL BENDS AND JUNCTIONS AND TO BE MARKED AT GROUND LEVEL
 - RODDING EYES TO BE PROVIDED AT ALL BENDS AND JUNCTIONS OF SOIL AND WASTE PIPES.
 - ALL SOIL PIPES TO BE MIN 100mmØ
 - VENT STACKS TO COMPLY WITH SANS 10400
 - ALL VENT VALVES TO BE 2 WAY VENT VALVES
 - WHERE A DRAIN PASSES UNDER A BUILDING IT MUST BE HIGH DENSITY PVC ENCASED IN 150mm CONCRETE ALL ROUND AND MUST BE IN A STRAIGHT RUN UNDER THE BUILDING WITH NO BENDS OR JUNCTIONS AND MUST HAVE IE's AT EACH END AT A MINIMUM OF 600mm BEYOND THE BUILDING.
 - WHERE A DRAIN PASSES UNDER A TRAFFICABLE AREA IT MUST BE HIGH DENSITY PVC ENCASED IN 150mm CONCRETE ALL ROUND.
 - WHERE THE VERTICAL DROP FROM SOIL FITTINGS TO THE MAIN DRAIN EXCEEDS 1200mm, THESE FITTINGS ARE TO BE ANTI-SYPHON FITTED.
 - ACCESS PANELS TO BE FITTED TO ALL DUCTS & TO HAVE A 2 HOUR FIRE RATING

- STORMWATER TO COMPLY WITH SANS 10400 R**
 - RAINWATER GOODS:- RC BALCONY SLABS UNDER TIMBER DECK TO BE FITTED WITH FULLBORE DRAINAGE FITTINGS AND CONNECTED TO 100mmØ RWDP'S
- FIRE PROTECTION TO COMPLY WITH SANS 10400 T**
 - SAFETY DISTANCES TO COMPLY WITH TT2.
 - ALL MATERIALS TO COMPLY WITH TT5
 - ROOF ASSEMBLIES AND COVERINGS TO COMPLY WITH TT12.
 - ALL CEILINGS TO COMPLY WITH TT13
 - ALL FLOOR COVERINGS TO COMPLY WITH TT14.
 - ALL WALL FINISHES TO COMPLY WITH TT15.
 - SERVICE PIPES, CONDUITS, AND SLEEVES TO COMPLY WITH TT41.
- FIRE INSTALLATION TO COMPLY WITH SANS 10400 W**
- ENERGY USAGE TO COMPLY WITH SANS 10400 XA**



LOWER GROUND FLOOR
SCALE 1:100

AMAFI SUBMISSION

- AMAFI COLOUR KEY**
- NEW MASONRY
 - NEW STEEL / ALUMINIUM
 - NEW CONCRETE
 - NEW TIMBER

6 MINERVA AVENUE

this is a LA SUBMISSION for ALTERATIONS AND ADDITIONS TO AN EXISTING HOUSE in 6 MINERVA AVENUE, GLENASHLEY, DURBAN KWA-ZULU NATAL for BYRON + MARA BRISCOE represented by CAMERON FINNIE (PR. ARCH 24750893) from ENGINE ARCHITECTURAL DESIGN ALLIANCE
 t: +27 78 933 932 e: design@enginearchitect.com a: 48b madiera road, morningside, durban, 4001

OWNER: BYRON + MARA BRISCOE
 ARCHITECT: CAMERON FINNIE PR. ARCH 24750893

DRAWING ISSUED FOR: LA SUBMISSION

ISSUED : MARCH | 2023
 DRAWN : CF
 REVISION : 00