

**GENERAL NOTES:-**

- (SANS 10400-A-2010)
- OCCUPANCY CLASSIFICATION - H4 (DWELLING HOUSE)
- POPULATION - 2 PERSONS PER BEDROOM
- H4 (DWELLING HOUSE)
- 2 PERSONS PER BEDROOM

**PUBLIC SAFETY NOTES:-**

- (SANS 10400-D-2010)
- CHANGE IN LEVEL AT THE EDGE OF A BALCONY, BRIDGE, FLAT ROOF OR SIMILAR PLACE IS MORE THAN 1m, A BALUSTRADE OR PARAPET WALL NOT LESS THAN 1m IN HEIGHT SHALL BE PROVIDED.
- SUCH BALUSTRADE SHALL NOT HAVE ANY OPENING THAT PERMITS THE PASSAGE OF A 100mm DIAMETER BALL.

**SITE OPERATIONS NOTES:-**

- (SANS 10400-F-2010)
- SAINTARY FIXTURES SHALL BE PROVIDED AT THE RATE OF NOT LESS THAN ON SAINTARY FACILITY FOR EVERY THIRTY (OR PART OF THAT NUMBER) OF THE PERSONNEL CONCERNED.
- SAINTARY FIXTURES SHALL BE SO SITED AS NOT TO BE OFFENSIVE, AT ALL TIMES BE MAINTAINED IN A CLEAN AND HYGIENIC CONDITION AND BE REMOVED IMMEDIATELY ONCE BUILDING WORK HAS BEEN COMPLETED.

**EXCAVATIONS NOTES:-**

- (SANS 10400-G-2010)
- WHEN THE EXCAVATIONS OF FOUNDATIONS IS BEING CARRIED OUT, THE OWNER SHALL TAKE PRECAUTIONARY MEASURES TO ENSURE THAT THE SAFETY AND STABILITY OF THE PROPERTY IS MAINTAINED.
- WHILST EXCAVATIONS REMAIN OPEN, AND DURING PLAGING OF ANY FOUNDATION, SUCH EXCAVATION SHALL BE MAINTAINED IN A SAFE CONDITION BY THE OWNER AND CONTRACTOR.
- THE OWNER SHALL ATLEAST 7 DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION, NOTIFY THE LOCAL AUTHORITY, IN WRITING, OF HIS INTENTION TO EXCAVATE.

**FOUNDATIONS NOTES:-**

- (SANS 10400-H-2010)
- ALL EXISTING FOUNDATIONS TO BE EXPOSED, INSPECTED & CERTIFIED BY A REGISTERED PROFESSIONAL STRUCTURAL ENGINEER.
- ALL EXISTING FOUNDATIONS THAT ARE SUFFERING FROM CORROSION BE RESED AND CERTIFIED BY A REGISTERED PROFESSIONAL STRUCTURAL ENGINEER.
- ALL FOUNDATIONS ARE TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS DESIGN AND DETAIL AND TO STRUCTURAL ENGINEER'S APPROVAL.

**FLOOR NOTES:-**

- (SANS 10400-J-2010)
- FLOOR SLABS/SURFAC BEDS SHALL BE 100mm 15MPa CONCRETE WITH BRG MESH OVER 350 MICRON PVC DAMP PROOF MEMBRANE OVER COMPACTED AND SUCH SLAB SHALL BE TURNED UP AROUND THE PERIMETER OF THE FLOOR BY AT LEAST THE THICKNESS OF THE FLOOR AND BE PROVIDED WITH AN OVERLAP OF 200MM AT JOINTS. PENETRATIONS BY PIPES, PLUMBING FITTINGS OR PLUNGERS SHALL BE TYPED WITH A PRESSURE SENSATIVE TAPE APPROVED FOR SUCH BY THE MANUFACTURER.
- THE SOIL SHALL BE TREATED AND CERTIFIED BY A SOIL POISONING SPECIALIST USING APPROVED SOIL POISONING IN ACCORDANCE WITH THE RECOMMENDATIONS OF SABS 0124.
- FILLING BENEATH GROUND FLOOR SLAB SHALL COMPRISE OF MATERIAL THAT:-
  - CONTAINS LITTLE OR NO ORGANIC MATERIAL.
  - EXCLUDES STONES OF AVERAGE DIMENSIONS LARGER THAN 75MM.
  - DOES NOT CONTAIN MORE THAN 10% ROCK OR HARD FRAGMENTS OR MATERIAL RETAINED ON A SIEVE OF NOMINAL APERTURE SIZE 50MM.
  - DOES NOT CONTAIN LARGE CLAY CLUMPS THAT DO NOT BREAK UP UNDER THE ACTION OF COMPACTION. NOR BE PREDOMINANTLY CLAYEY MATERIAL.
  - CAN BE PLACED WITHOUT SIGNIFICANT Voids.
- FILLING SHALL BE MOISTENED BEFORE COMPACTION SO THAT A HANDFUL SQUEEZED IN THE HAND IS FIRM, BUT DOES NOT SHOW SIGNS OF MOISTURE.
- FILLING SHALL BE PLACED IN UNCOMPACTED LAYERS NOT EXCEEDING 100mm IN RESPECT OF HAND COMPACTION OR 150mm IN RESPECT OF COMPACTION BY A COMPETENT PERSON (CIVIL ENGINEERING) SHALL DESIGN AND INSPECT FILLS WHERE THE MAXIMUM HEIGHT OF FILL BENEATH FLOORS, MEASURED AT ANY SUSPENDED SLABS TO BE DESIGNED AND CERTIFIED BY STRUCTURAL ENGINEER.

**WALL NOTES:-**

- (SANS 10400-K-2010)
- ALL WALLS SHALL BE PLACED CORRECTLY BONDED.
- ALL BRICKWORK SHALL HAVE EXPANSION JOINTS TO STRUCTURAL ENGINEERS SPECIFICATION, UNLESS OTHERWISE SPECIFIED.
- ALL BRICKWORK TO BE CONNECTED WITH GALVANISED MILD STEEL HOOP IRON TIES AT EVERY 3RD COURSE AT POINTS OF PLUMBLINE JOINTS.
- THE OUTER FACE OF THE INNER SKIN OF BRICKWORK SHALL BE BAGGED AND PAINTED WITH A MINIMUM OF 2 COATS OF PLUMBASTIC PAINT.
- ALL BRICKWORK SHALL BE LAID ON A FULL MORTAR BED OF UNIFORM THICKNESS. PERP JOINTS SHALL BE FULL AND ACROSS THE ENTIRE WIDTH OF THE WALL LEAF.
- BRICKWORK SHALL NOT BE LAID TO A HEIGHT ABOVE 1300mm IN A DAY.
- DAMP PROOF MATERIALS SHALL COMPLY WITH THE RELEVANT SABS SPECIFICATIONS.
- EMBOSSED 375 MICRON BRICKGRIP DPC SHALL BE PROVIDED AT THE TOP OF THE GROUND FLOOR SLAB AND SHALL BE SANDWICHED IN WET MORTAR AND EXTEND SLIGHTLY BEYOND THE OUTSIDE MASONRY UNIT SURFACE AND OVER THE FULL WIDTH OF THE WALL.
- ALL DPC'S SHALL BE LAPPED BY A MINIMUM OF 150mm AT ENDS, ANGLES, JUNCTIONS AND WHEREVER RELEVANT, AND SEALED AND SHALL BE PLACED IN ALL EXTERNAL WALLS TO A MINIMUM HEIGHT OF 150mm ABOVE GROUND LEVEL AND UNDER WINDOW CILLS.
- BRICKWORK SHALL BE USED AT EVERY 3rd COURSE ABOVE FLOOR LEVEL FOR IMPERIAL BRICKWORK.
- BRICKWORK SHALL BE USED AT EVERY 3rd COURSE ABOVE FLOOR LEVEL FOR COROMAX 90 NPF.
- BRICKWORK SHALL BE USED AT EVERY 3rd COURSE ABOVE FLOOR LEVEL FOR COROMAX 150mm.
- BRICKWORK SHALL BE USED AT EVERY 3rd COURSE ABOVE FLOOR LEVEL FOR COROMAX 150mm.
- PRE-CAST PRE-STRESSED CONCRETE LINTELS WHICH COMPLY WITH SABS 1594, TO BE PROVIDED OVER ALL OPENINGS.
- SUCH LINTELS SHALL BE SET IN MORTAR AND HAVE A MINIMUM END BEARING OF:-
  - LINTELS THAT SUPPORTS MASONRY ONLY = 150mm
  - LINTELS THAT SUPPORTS ROOF TRUSSES OF
  - SPAN LESS THAN OR EQUAL TO 1.5m = 150mm
  - SPAN BETWEEN 1.5m AND 2.5m = 250mm
  - SPAN GREATER THAN 2.5m = 350mm
- ALL IN-SITU REINFORCED CONCRETE BEAMS TO STRUCTURAL ENGINEER'S DESIGN, DETAIL AND SPECIFICATION.

**ROOF NOTES:-**

- (SANS 10400-L-2010)
- ROOFS TO COMPLY WITH SANS 10400-L-2010.
- NEW ROOF TILES LAID TO MANUFACTURERS INSTRUCTIONS ON 38x38 BATTENS @ MAX 300cc ON DPM ON "GANGNAL" TRUSSES BY SPECIALIST MANUFACTURER AT MAX 700 CENTRES, TO BE FIXED USING HOOP IRON TIES TIED DOWN 6 COURSES INTO BRICKWORK.
- TRUSSES TO BE DESIGNED AND CERTIFIED BY SUPPLIERS ENGINEERS.
- RAPTERS TO BE DESIGNED AND CERTIFIED BY SUPPLIERS ENGINEERS.
- PROVIDE 114x88 WALLPLATE.
- PROVIDE 100mm AEROLITE CEILING INSULATION ACCORDING TO MANUFACTURERS SPECIFICATIONS @ DENSITY = 10-18kg/m<sup>3</sup>
- PROVIDE 125mm O.G. SEAMLESS ALUMINIUM GUTTERS AND 100mm DIAMETER UPVC DOWNPIPS TO MATCH EXISTING AND TO BE FIXED IN ACCORDANCE WITH PROVIDER'S INSTRUCTIONS.
- PROVIDE FIBREGLASS REINFORCED PLASTER AND BAGGE BOARDS.
- PROVIDE FULL SKIMMED CEILING THROUGHOUT WITH 120mm MOULDED CORNICES TO CLIENTS SPECS.

**STAR NOTES:-**

- (SANS 10400-M-2010)
- 1m HIGH BALUSTRADE TO BE PROVIDED ON AT LEAST ONE SIDE OF THE STAIRCASE.
- CONCRETE STAIRCASE TO BE DESIGNED AND CERTIFIED BY STRUCTURAL ENGINEER.

**GLAZING NOTES:-**

- (SANS 10400-N-2010)
- ALL GLASS TO COMPLY WITH SANS 10400-N-2010
- SLICE AREA DOES NOT EXCEED 10m<sup>2</sup>
- 0.00m<sup>2</sup> = 0.75m<sup>2</sup> = 3mm
- 0.75m<sup>2</sup> = 1.5m<sup>2</sup> = 4mm
- 1.5m<sup>2</sup> = 2.1m<sup>2</sup> = 5mm
- 2.1m<sup>2</sup> = 3.2m<sup>2</sup> = 6mm
- 3.2m<sup>2</sup> = 4.6m<sup>2</sup> = 8mm
- 4.6m<sup>2</sup> = 6.0m<sup>2</sup> = 10mm
- ALL DOORS WITH GLAZING (ie FOLDING/SLIDING DOORS) TO HAVE SAFETY GLASS WITH MARKERS.
- ALL GLASS LOWER THAN 300mm FROM FL, PROVIDED TO DOORS OR SIDE LIGHTS, MUST BE SAFETY GLASS.
- ALL INSTALLED GLASS TO BE OFFICIALLY MARKED BY INSTALLER.
- THE PAGES OF ALL SAFETY GLAZING MATERIAL SHALL BE PERMANENTLY MARKED BY THE INSTALLER IN SUCH A MANNER THAT THE MARKINGS ARE VISIBLE IN INDIVIDUAL PAGES AFTER INSTALLATION.
- SAFETY GLASS TO BE PROVIDED TO ALL WINDOWS, MIRRORS AND SHOWER ENCLOSURES IN BATHROOMS.
- ANY MATERIAL USED IN THE GLAZING OF ANY BUILDING SHALL BE OF A SECURE AND DURABLE TYPE AND SHALL BE FIXED IN A MANNER AND POSITION THAT WILL SAFELY SUSTAIN ANY WIND ACTIONS WHICH CAN REASONABLY BE EXPECTED.
- NOT ALLOW PENETRATION OF WATER TO THE INTERIOR OF THE BUILDING.
- BE APPARENT, IN CASE OF CLEAR GLAZING, TO ANY PERSON APPROACHING SUCH GLAZING.

**DRAINAGE NOTES:-** (SANS 10400-P-2010)

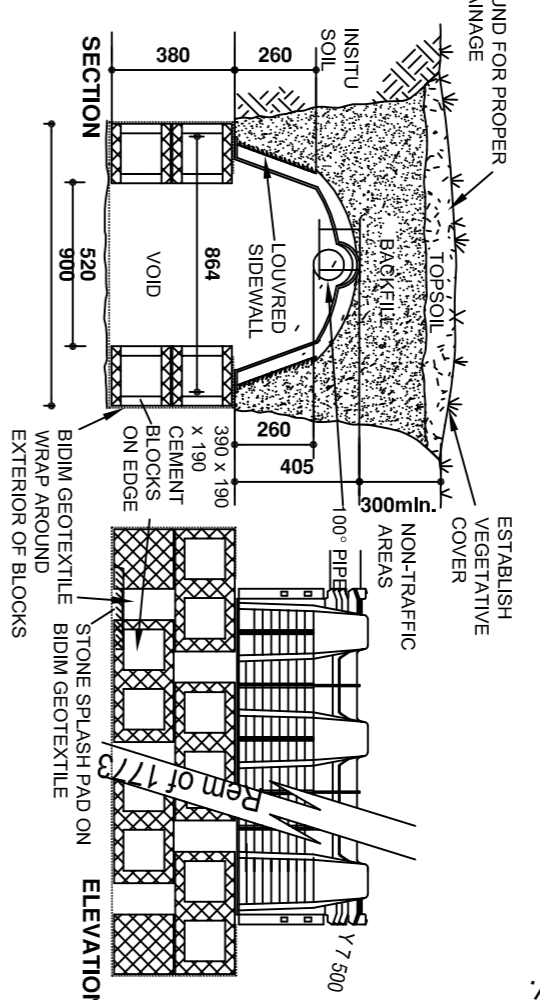
- ALL DRAINAGE TO COMPLY WITH SANS 10400-P-2010.
- IE. S TO BE PROVIDED AT ALL BENDS, JUNCTIONS AND CHANGES IN DIRECTION.
- WASTE PIPES TO BE 50mm Ø PVC.
- SOIL PIPES TO BE 100mm Ø PVC.
- GULLY KERBS TO BE 75mm ABOVE FGL.
- WALLS AND FOUNDATIONS ARE TO BRIDGE OVER ALL PIPES.
- REMOVABLE ACCESS PANELS ARE TO BE PROVIDED TO ALL DUCTS. FITTINGS ARE TO BE FULLY ACCESSIBLE.
- ACCESS IS TO BE PROVIDED 150mm ABOVE GROUND LEVEL AT THE FOOT OF ALL SOIL STACKS.
- PROVIDE 20mmØ WATER SUPPLY TO ALL FITTINGS.
- PROVIDE HOT AND COLD WATER TO ALL WASH HAND BASINS (WHBS), SINKS, PREP BOWLS, SHOWERS AND BATHS, UNLESS OTHERWISE STATED.:
- WASTE & SOIL PIPES ARE TO CONNECT SEPARATELY TO STACK.

**STORMWATER DISPOSAL NOTES:-** (SANS 10400-R-2010)

- RAINWATER SOAKPITS ARE TO BE PROVIDED (1M<sup>3</sup> FOR EVERY 40M<sup>2</sup> OF ROOFED OR HARDENED AREA).
- 110mm Ø PVC STORMWATER PIPES TO CONNECT INTO STORMWATER SOAKPITS.

**ENERGY EFFICIENCY NOTES:-** (SANS 10400-XA-2010 & SANS 204)

- ORIENTATION AND SHADING ARE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 204.
- EXTERNAL WALLS ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-XA.
- COMPETENT PERSON CERTIFIES THAT PENETRATION IS IN ACCORDANCE WITH SANS 204 / RENESTRATION IS IN ACCORDANCE WITH SANS 10400-XA.
- ROOF ASSEMBLY CONSTRUCTION IS IN ACCORDANCE WITH SANS 10400-XA.
- SERVICES THAT USE ENERGY OR CONTROL THE USE OF ENERGY IS IN ACCORDANCE WITH SANS 204.
- HOT WATER SYSTEMS IS IN ACCORDANCE WITH SANS 10400-XA.
- SEE ATTACHED DOCUMENT REF NO. 0249 - ELEMENAI - XA.



**HIGH CAPACITY TRENCH DETAIL**  
(NOT TO SCALE)

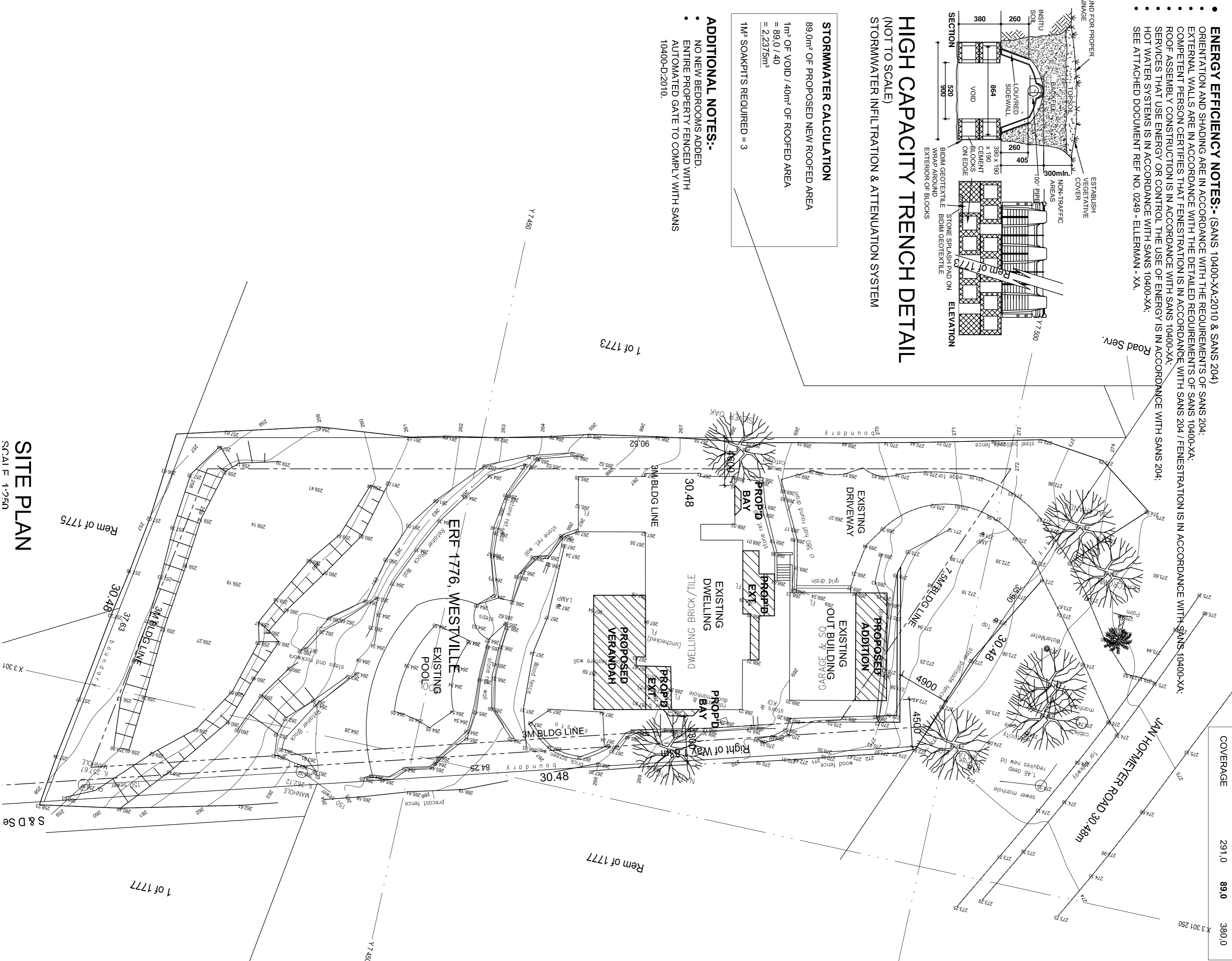
STORMWATER INFILTRATION & ATTENUATION SYSTEM

**STORMWATER CALCULATION**

89.0m<sup>2</sup> OF PROPOSED NEW ROOFED AREA  
 1m<sup>3</sup> OF VOID / 40m<sup>2</sup> OF ROOFED AREA  
 = 89.0 / 40  
 = 2.2375m<sup>3</sup>  
 1M<sup>3</sup> SOAKPITS REQUIRED = 3

**ADDITIONAL NOTES:-**

- NO NEW BEDROOMS ADDED.
- ENTIRE PROPERTY FENCED WITH AUTOMATED GATE TO COMPLY WITH SANS 10400-D-2010.



AREA SCHEDULE		SITE AREA	
AREA	SCHEDULE	EXIST	NEW
AREA	H4	250.7	45.0
OCUPANCY	H4	291.0	89.0
GROUND STOREY			295.7
DWELLING			380.0
GARAGES			
PORCH			
VERANDAH			
GRAND TOTAL		291.0	89.0
F.A.R		250.7	45.0
COVERAGE		291.0	89.0
			380.0

**SITE PLAN**  
SCALE 1:250

<p><b>HAMILTON ARCHITECTS (PTY) LTD</b>                  6 ST. MARY'S RD.                  KILNAT 3510                  TEL - 031 7548909                  FAX - 031 7542296                  email: mg@hiltona.co.za</p>		<p>CLIENT : MR &amp; MRS COVENTRY                  PROJECT : ALTERATIONS &amp; ADDITIONS TO EXISTING HOUSE                  ADDRESS : 56 JAN HOFMEYER ROAD ERF 1776, WESTVILLE</p>	
<p>ALL DRAWINGS ARE COPYRIGHT</p>			
<p>DRAWING : SITE PLAN</p>			
DESIGNED BY	DATE	CHECKED BY	DATE
DRAWN BY	9/09/2013	DATE ISSUED	1:100
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