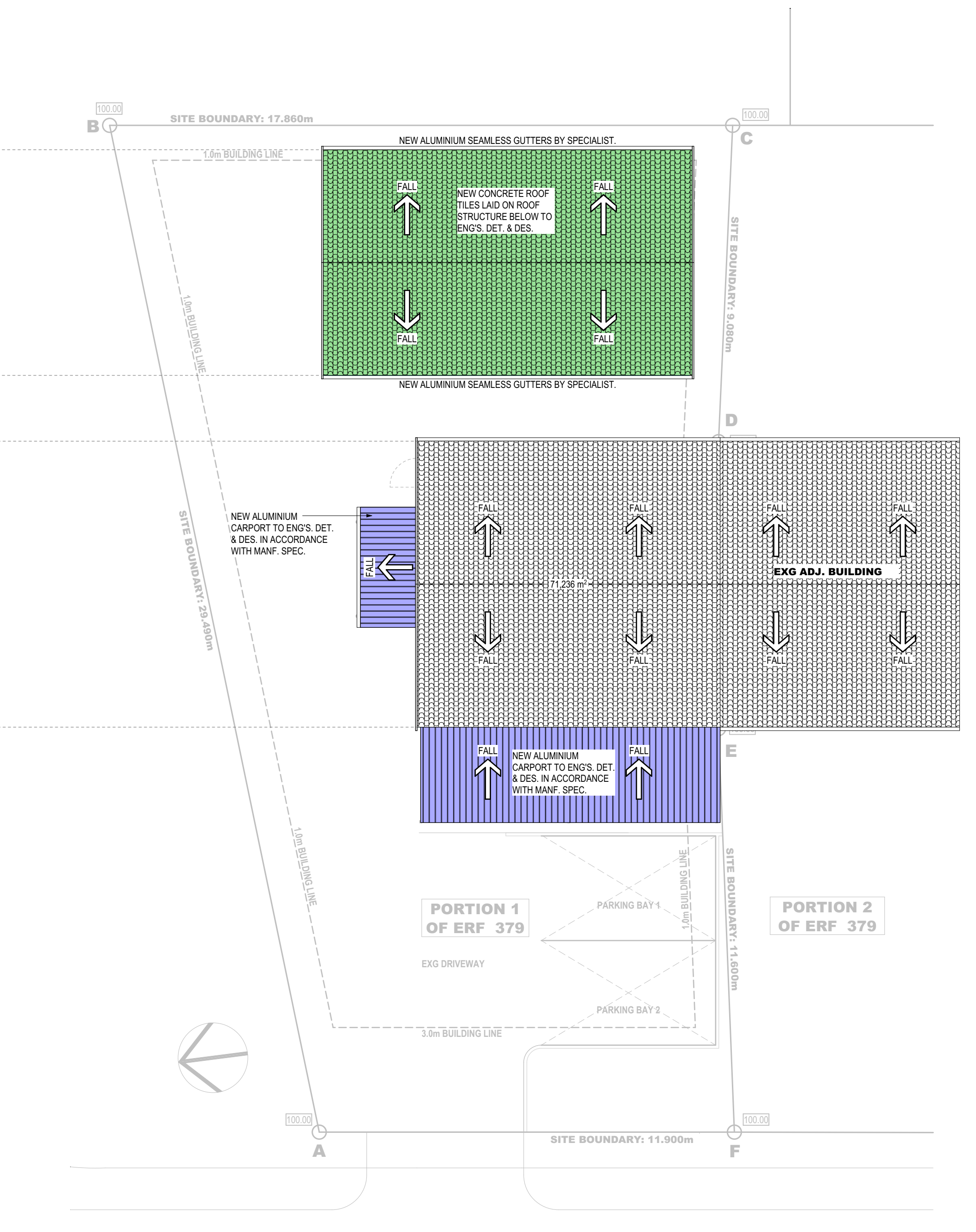


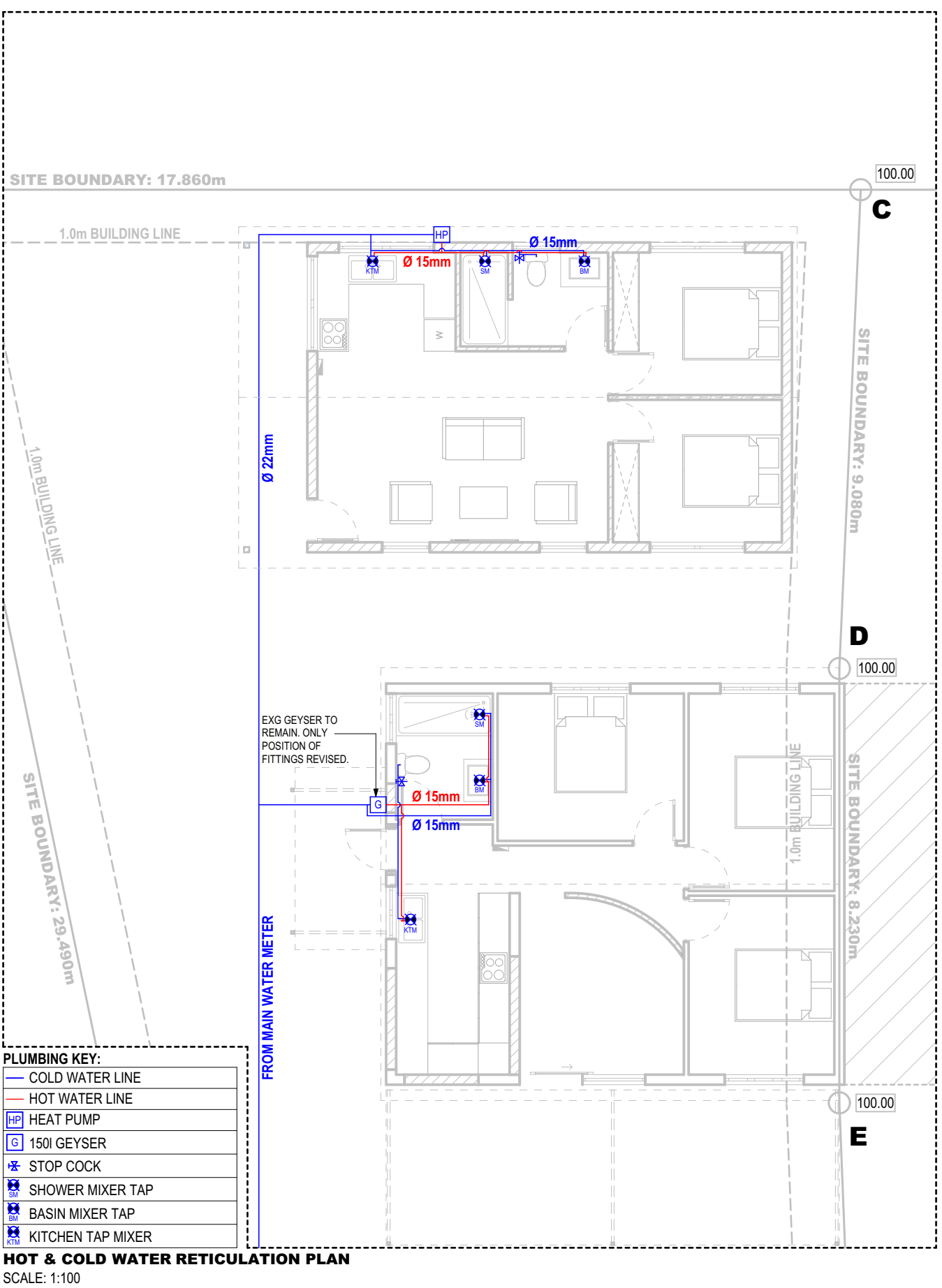
LOTUS ROAD

SITE & GROUND FLOOR PLAN
SCALE: 1:100

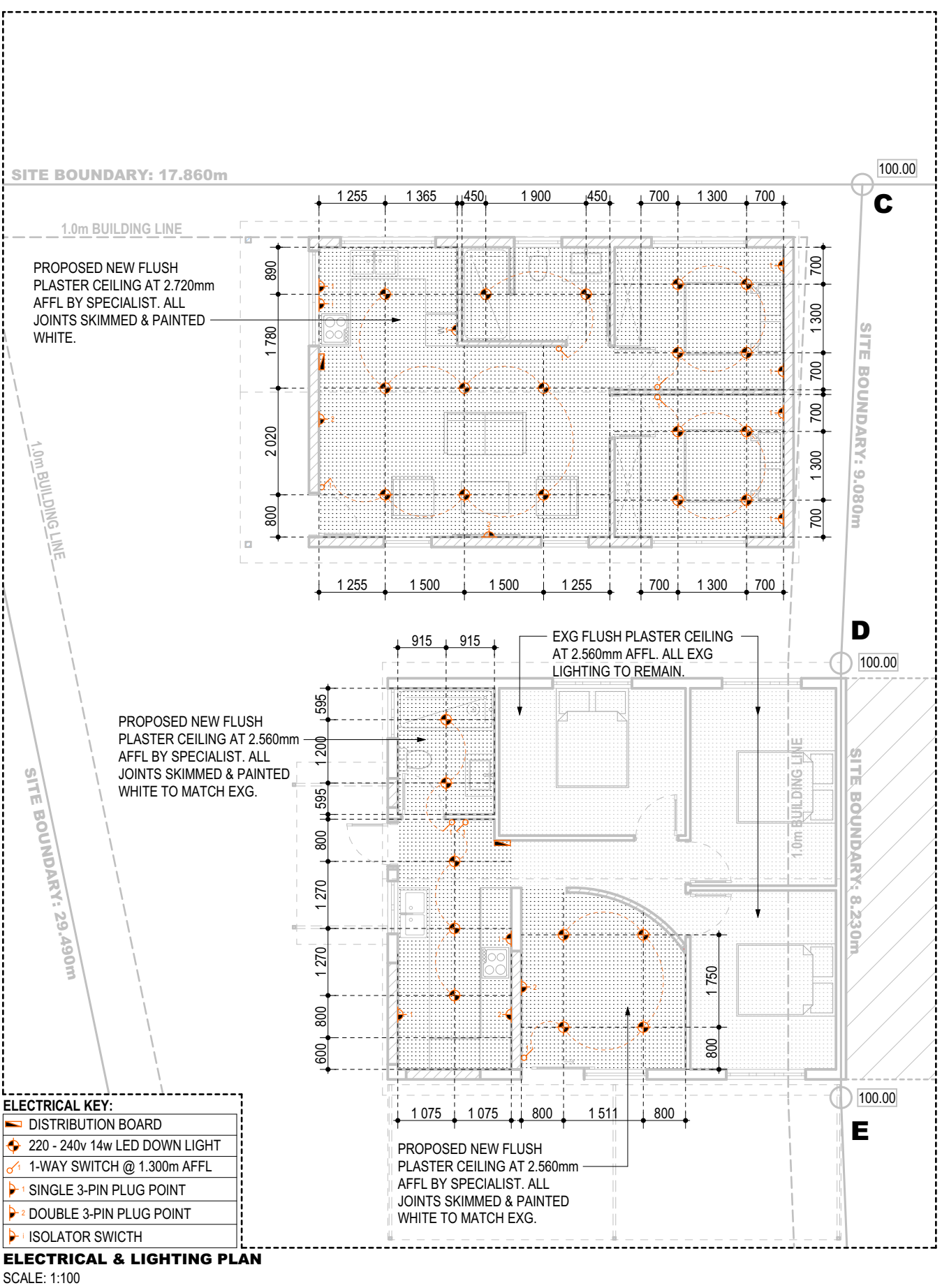


LOTUS ROAD

ROOF PLAN
SCALE: 1:100



HOT & COLD WATER RETICULATION PLAN
SCALE: 1:100



ELECTRICAL & LIGHTING PLAN
SCALE: 1:100

NAME	ADDRESS	SIGNATURE	CONTACT No.
D. MUNSAMY	261 LOTUS ROAD	<i>[Signature]</i>	07470 0131
S. PILLAY	264 LOTUS ROAD	<i>[Signature]</i>	062 484 9933
K. MUTHALOO	260 LOTUS ROAD	<i>[Signature]</i>	072 281 3024
S. PILLAY	261 LOTUS ROAD	<i>[Signature]</i>	064 603 8195
G. NADE	263 LOTUS ROAD	<i>[Signature]</i>	064 300 0285
E.R. HARPERSHAD	248 LOTUS ROAD	<i>[Signature]</i>	063 788 4000

SCHEDULE OF AREAS:	
PROPOSED NEW FLUSH PLASTER CEILING AT 2500mm AFT. BY SPECIALIST. ALL JOINTS DIMMED & PAINTED WHITE TO MATCH EXG.	SPECIAL RESIDENTIAL 403
PROPOSED NEW FLUSH PLASTER CEILING AT 2500mm AFT. BY SPECIALIST. ALL JOINTS DIMMED & PAINTED WHITE TO MATCH EXG.	420.00m ²
ALLOWABLE COVERAGE	50% = 110.00m ²
EXISTING COVERAGE	16.9% = 17.23m ²
PROPOSED COVERAGE	186.44m ²
PROPOSED CARPORT	5.95m ²
PROPOSED CARPORT	20.00m ²
PROPOSED ANCILLARY	18.44m ²
TOTAL COVERAGE	42.9% = 171.72m²
COVERAGE IN HAND	18.26m²

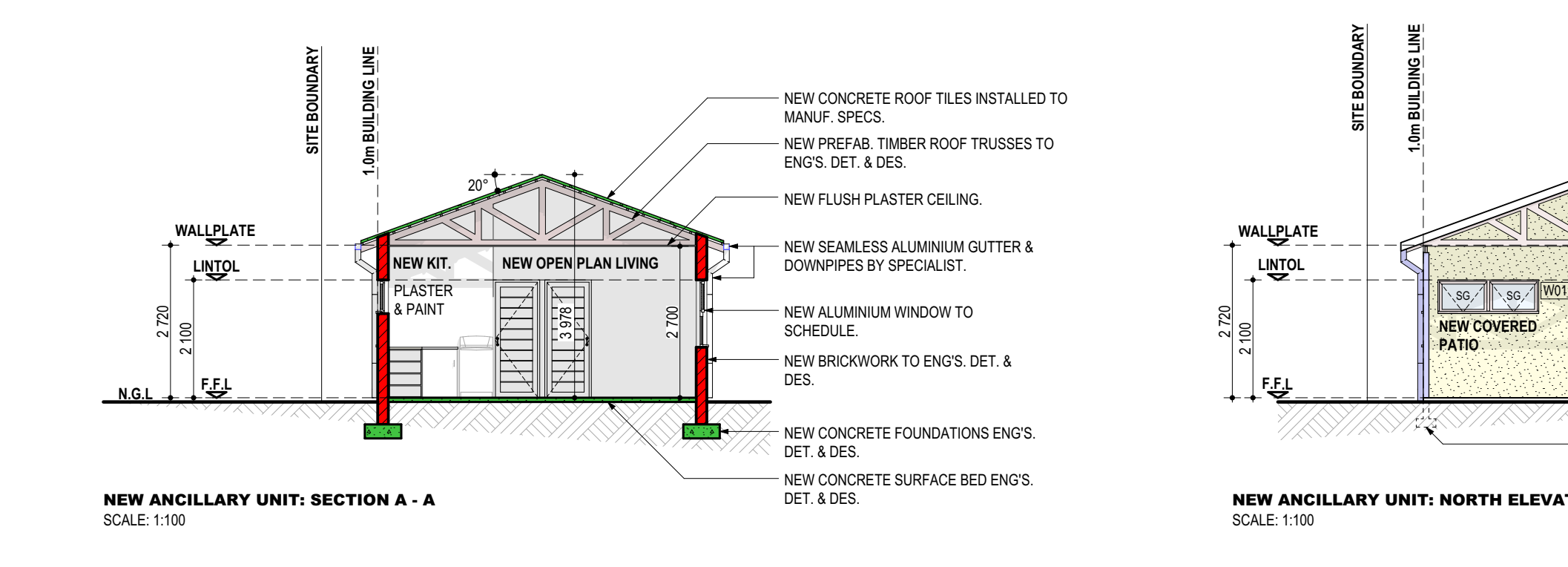
ALLOWABLE F.A.R.:	
EXISTING F.A.R.	N/A
PROPOSED F.A.R.	60.88m ²
PROPOSED NEW KITCHEN IN DWELLING	16.28m ²
PROPOSED ANCILLARY	5.95m ²
F.A.R. IN HAND	N/A

- GENERAL NOTES:**
- THIS DRAWING IS NOT TO BE SCALED. IF ANY DOUBT ARISES CONTACT THE ARCHITECT IMMEDIATELY.
 - WHERE MADE OR PRODUCT NAMES ARE STATED USE EQUAL OR APPROVED PRODUCTS.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, SCHEDULES AND SPECIFICATIONS RELATED TO THE PROJECT AS WELL AS ALL ENGINEERS' DRAWINGS.
 - ALL BUILDING WORK AND MATERIALS TO COMPLY WITH NATIONAL BUILDING REGULATIONS PART 1: 2000.
 - ALL NATURAL LIGHTING AND VENTILATION TO BE IN ACCORDANCE WITH SANS 10 400 PART D.
 - ALL GLAZING TO COMPLY WITH SANS 10 400 PART N.
 - ALL STRUCTURAL WORK, FOUNDATIONS, SLABS, STORMWATER SEWER EFFLUENT DRAINAGE AND FIRE TO BE TO ENGINEERS' DETAIL & DESIGN.
 - ALL STAIRS TO HAVE A MINIMUM TREAD OF 250mm AND A MAXIMUM RISE OF 175mm.
 - ALL HANDRAILS TO BE 1000mm HIGH PROTECTION AGAINST FALLING TO BE PROVIDED IN ACCORDANCE WITH SANS 10 400 PART D.
 - ALL SHEDS TO BE SUBMITTED UNDER SEPARATE APPLICATION.
 - ROOF SHEETING TO SINGLE EXISTING BRICK SHEDS.
 - ALL GLAZING TO SHORFPRIENTS TO BE SAFETY GLAZING TO COMPLY WITH SANS 10 400 PART D.

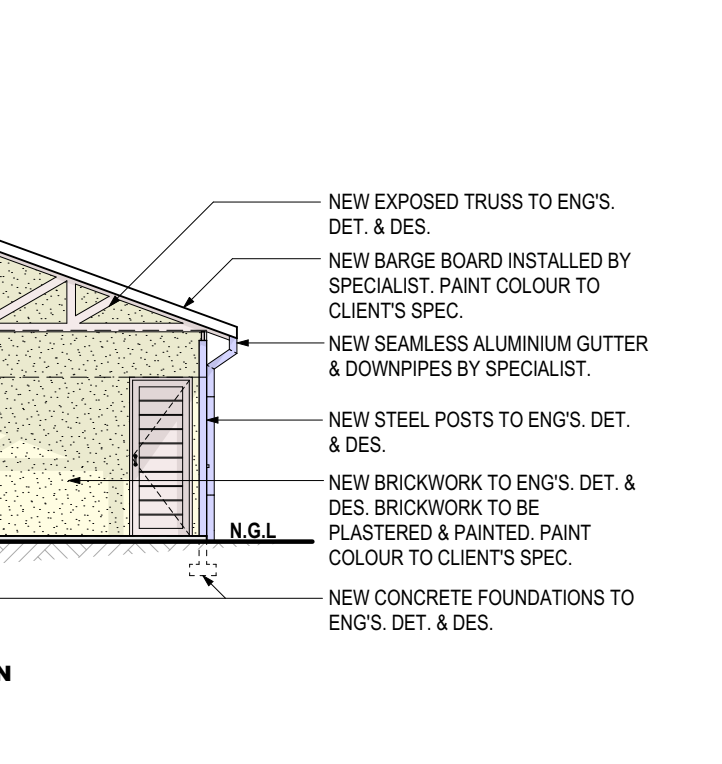
- SEWER / WASTE WATER REQUIREMENTS:**
- ALL NEW SEWER LINES TO COMPLY WITH SANS 10 400 PART N. ALL NEW SEWER LINES TO DISCHARGE INTO EXISTING SEWER LINES.
- STORM WATER REQUIREMENTS:**
- ALL NEW STORMWATER LINES TO DISCHARGE INTO EXISTING STORMWATER LINES.

- LIGHTING & VENTILATION (PART D) REQUIREMENTS:**
- NOTE: ALL AREAS TO BE AIRPOLLUTANT AND VENTILATED IN ACCORDANCE WITH SANS 10 400 PART D.

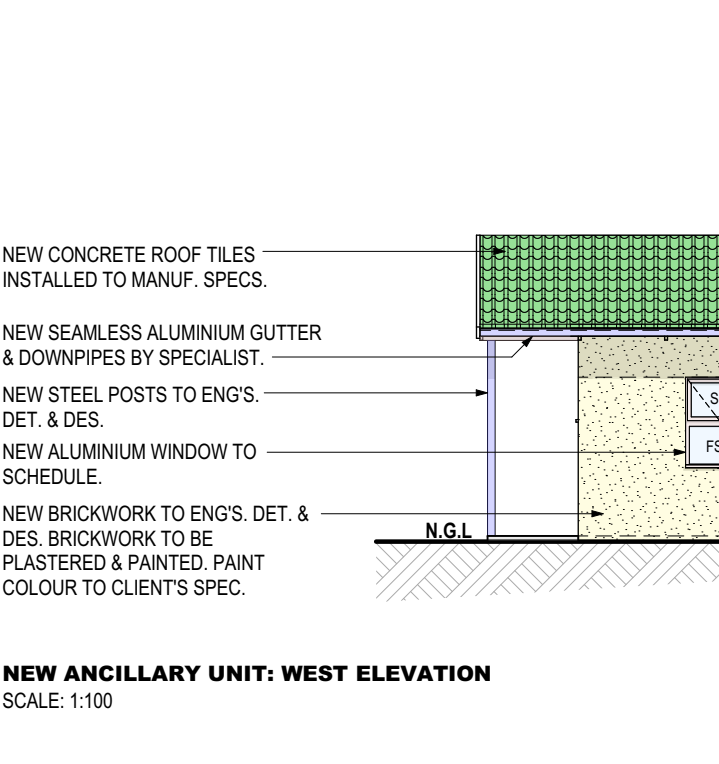
- GROUND FLOOR PLAN (DWELLING):**
- DWELLING FOOT PRINT TO REMAIN. ONLY INTERNAL CHANGES MADE REFER TO PREVIOUSLY APPROVED PLAN No. 202 88 83 (SUB-ECONOMIC HOUSING SCHEME FOR INDIANS SPRINGFIELD - TYPE B)



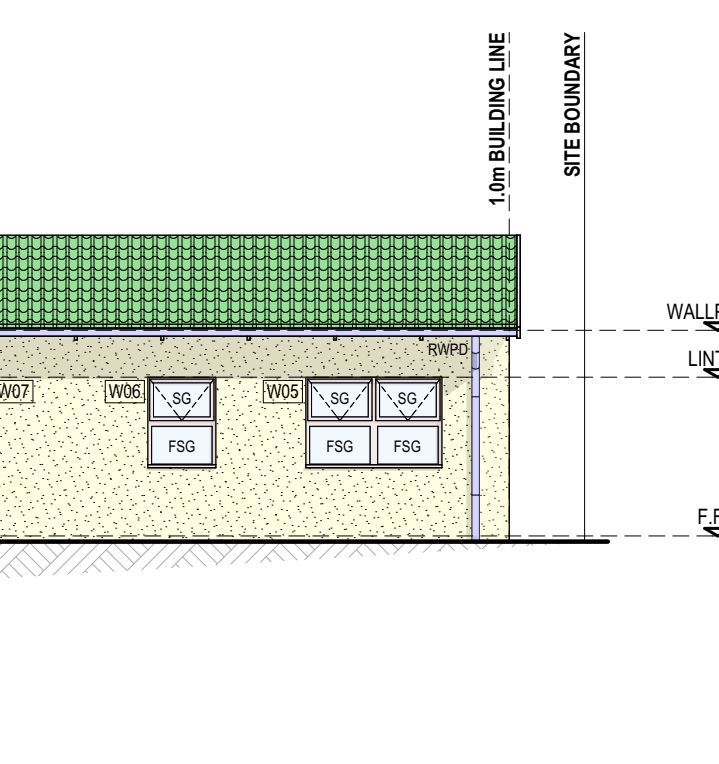
NEW ANCILLARY UNIT: SECTION A - A
SCALE: 1:100



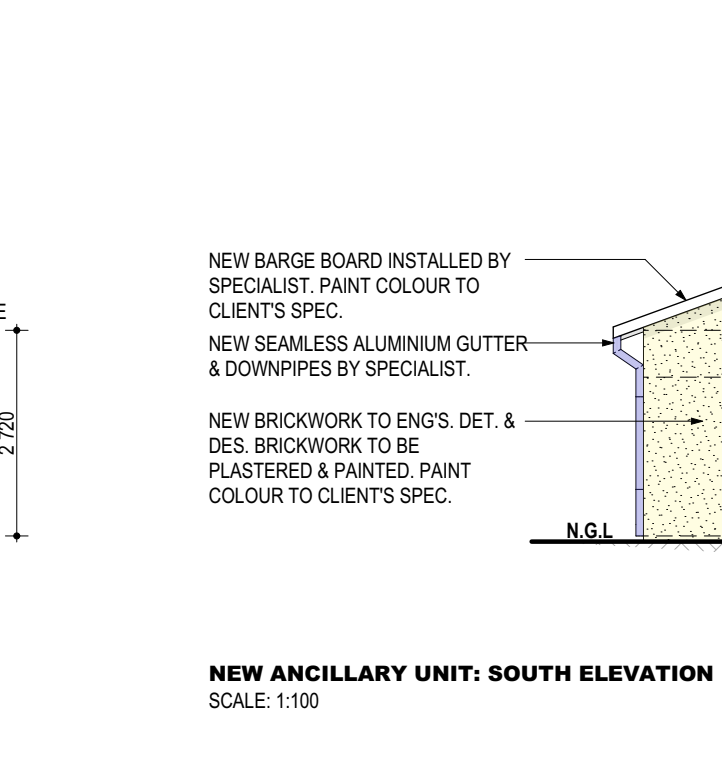
NEW ANCILLARY UNIT: NORTH ELEVATION
SCALE: 1:100



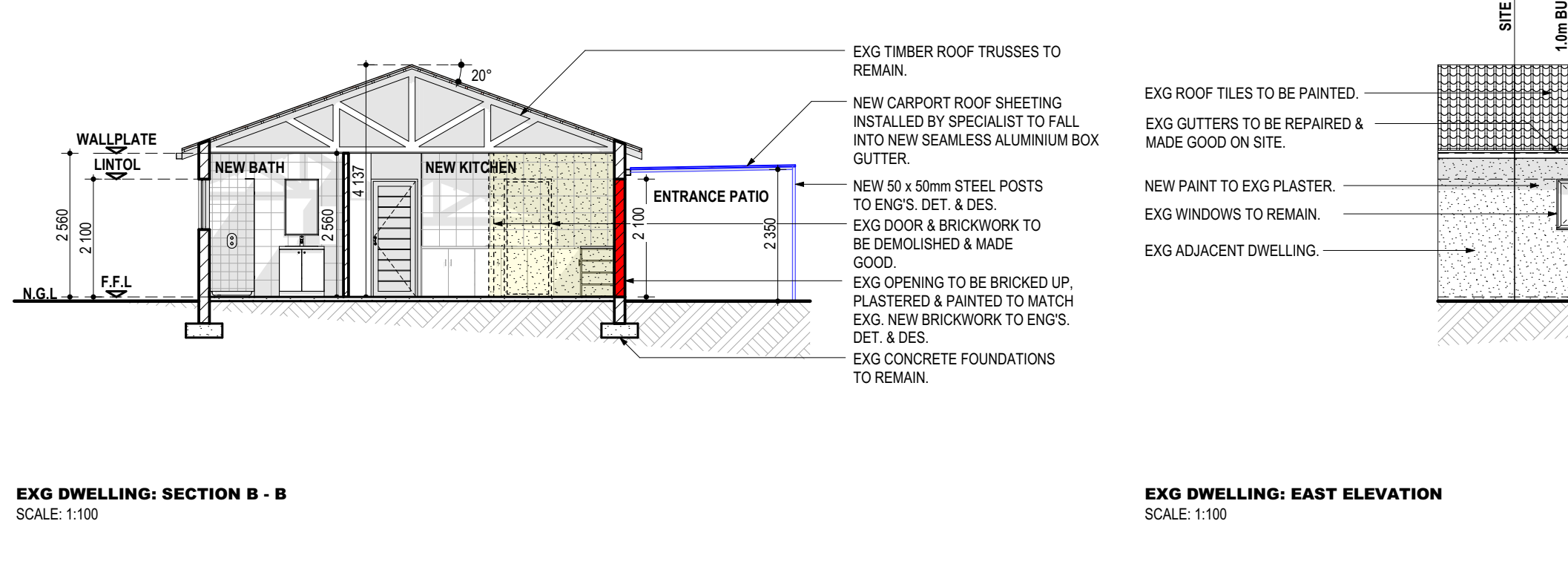
NEW ANCILLARY UNIT: WEST ELEVATION
SCALE: 1:100



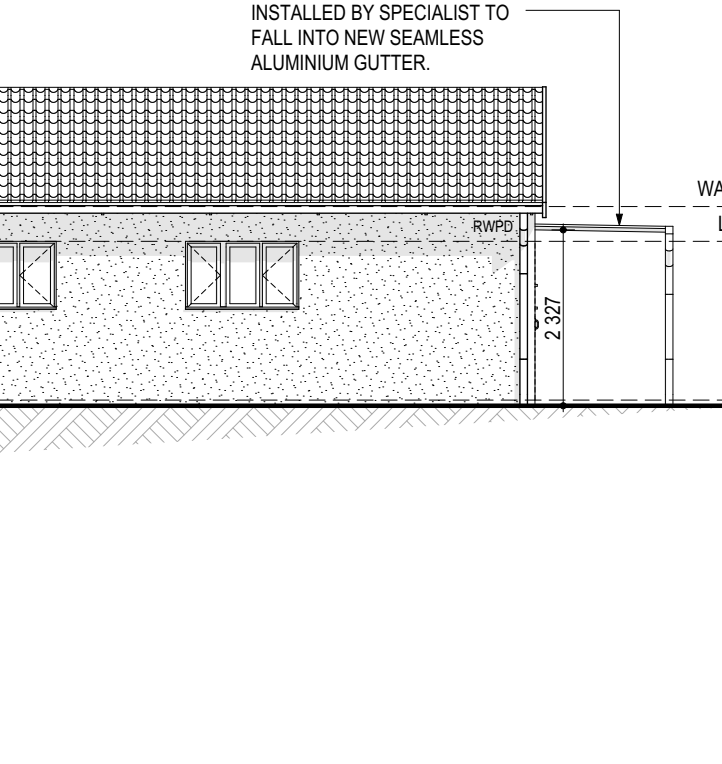
NEW ANCILLARY UNIT: SOUTH ELEVATION
SCALE: 1:100



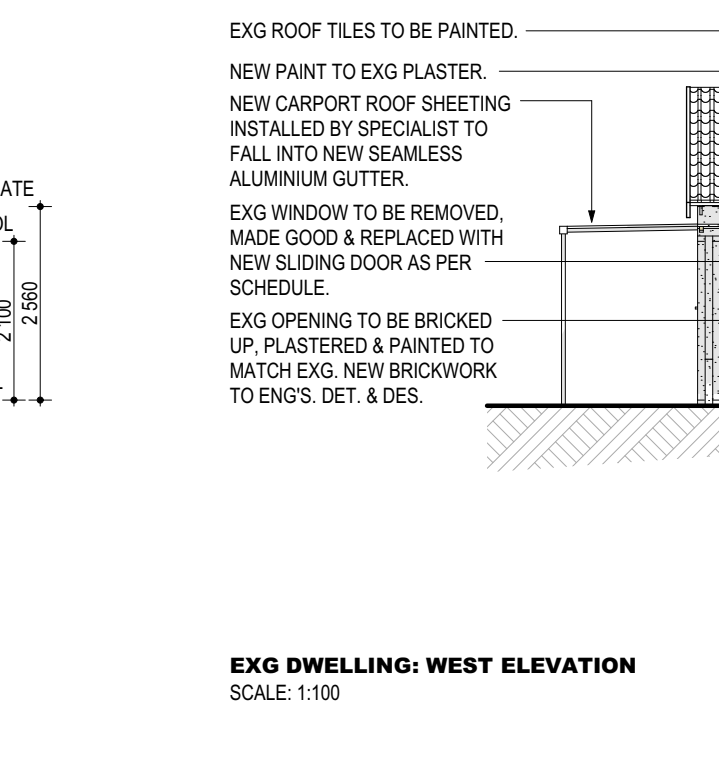
NEW ANCILLARY UNIT: EAST ELEVATION
SCALE: 1:100



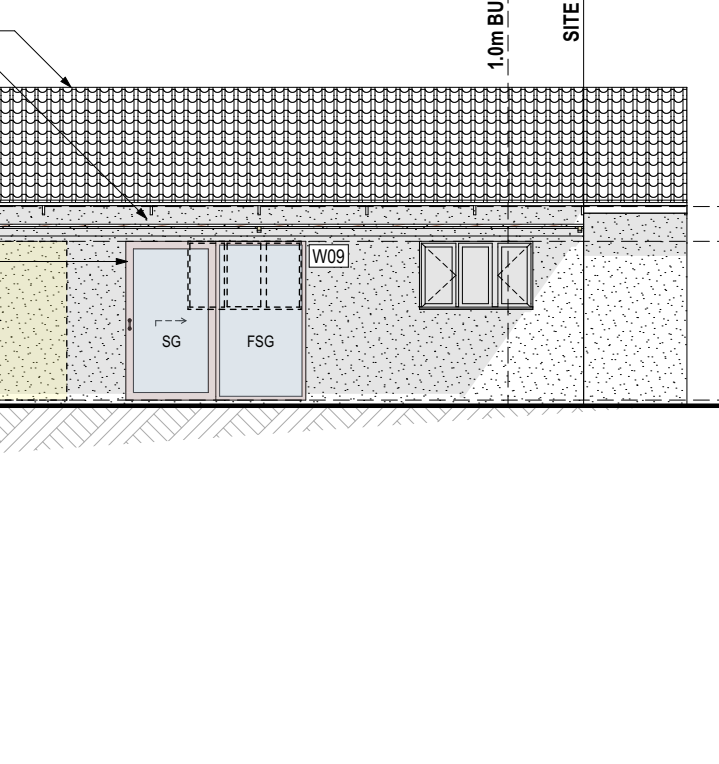
EXG DWELLING: SECTION B - B
SCALE: 1:100



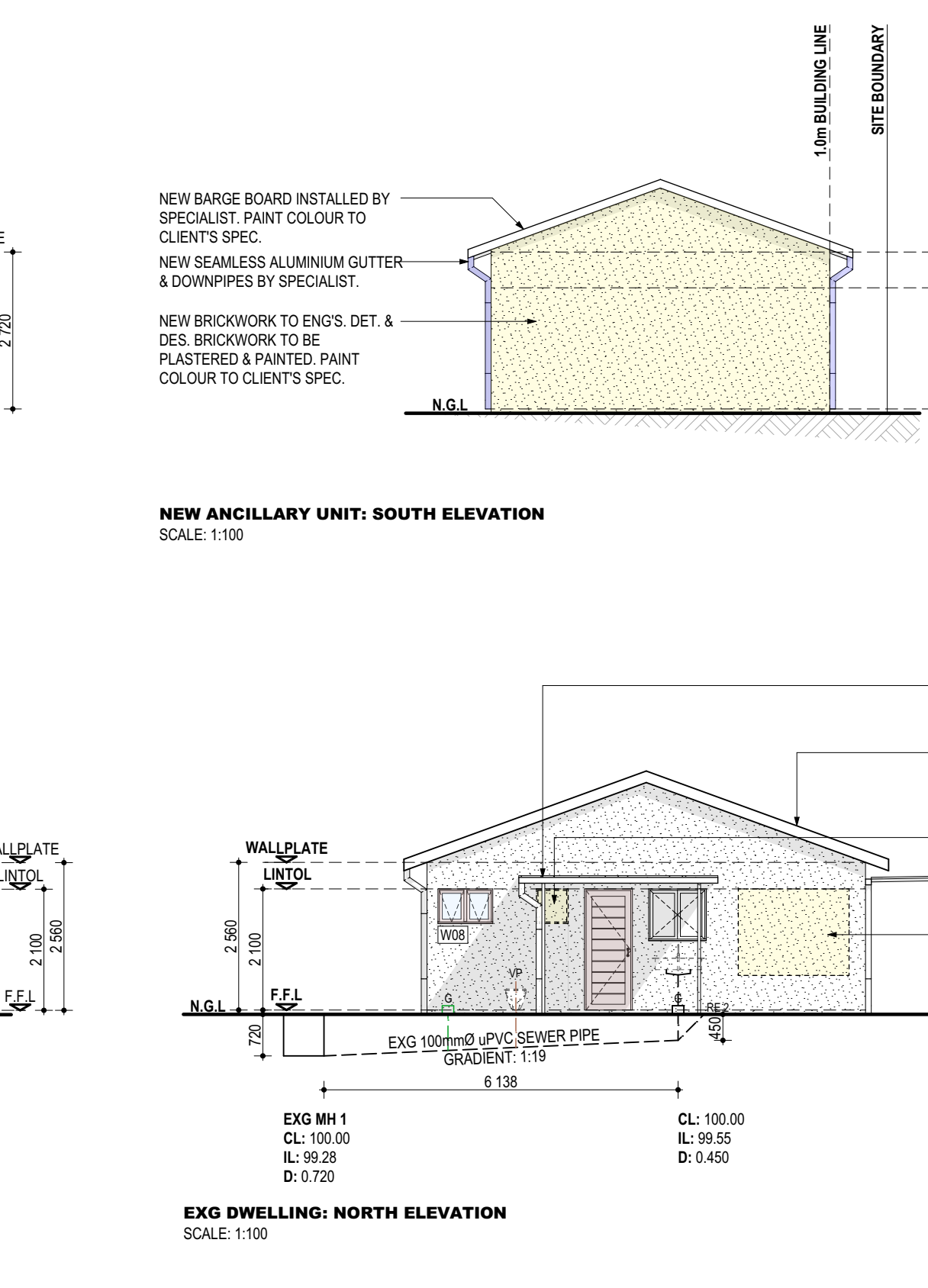
EXG DWELLING: EAST ELEVATION
SCALE: 1:100



EXG DWELLING: WEST ELEVATION
SCALE: 1:100



EXG DWELLING: NORTH ELEVATION
SCALE: 1:100



SEWER SECTION 1
SCALE: 1:100

NOTE: ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES REPORTED IMMEDIATELY TO THE ARCHITECT BEFORE COMMENCING ANY WORK. (ALL DIMENSIONS TO COMPLY WITH SANS 10 400 PART N AND SANS REGULATIONS TO BE READ IN CONJUNCTION WITH DRAWING No. 102 30)

WINDOW TYPE	A
LOCATION	GROUND FLOOR - ANCILLARY UNIT
NO. OFF.	2
WINDOW NO.	W01 & W02
DESCRIPTION	Ø1A: 1800mm x 800mm POWDER COATED ALUMINIUM FRAMED TOP HUNG SAFETY GLAZED WINDOWS.
GLAZING	3mm MONOLITHIC ANNEALED GLASS
FINISH	POWDER COATED - COLOUR TO BE CONFIRMED
NOTES	N/A

NOTE: ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES REPORTED IMMEDIATELY TO THE ARCHITECT BEFORE COMMENCING ANY WORK. (ALL DIMENSIONS TO COMPLY WITH SANS 10 400 PART N AND SANS REGULATIONS TO BE READ IN CONJUNCTION WITH DRAWING No. 102 30)

WINDOW TYPE	B
LOCATION	GROUND FLOOR - ANCILLARY UNIT
NO. OFF.	1
WINDOW NO.	W03
DESCRIPTION	Ø1A: 800mm x 800mm POWDER COATED ALUMINIUM FRAMED TOP HUNG SAFETY GLAZED WINDOWS.
GLAZING	3mm MONOLITHIC ANNEALED GLASS
FINISH	POWDER COATED - COLOUR TO BE CONFIRMED
NOTES	N/A

NOTE: ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES REPORTED IMMEDIATELY TO THE ARCHITECT BEFORE COMMENCING ANY WORK. (ALL DIMENSIONS TO COMPLY WITH SANS 10 400 PART N AND SANS REGULATIONS TO BE READ IN CONJUNCTION WITH DRAWING No. 102 30)

WINDOW TYPE	C
LOCATION	GROUND FLOOR - ANCILLARY UNIT
NO. OFF.	2
WINDOW NO.	W04 & W05
DESCRIPTION	Ø1A: 1800mm x 1200mm POWDER COATED ALUMINIUM FRAMED TOP HUNG SAFETY GLAZED WINDOWS AND FIXED PANELS.
GLAZING	3mm MONOLITHIC ANNEALED GLASS
FINISH	POWDER COATED - COLOUR TO BE CONFIRMED
NOTES	N/A

NOTE: ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES REPORTED IMMEDIATELY TO THE ARCHITECT BEFORE COMMENCING ANY WORK. (ALL DIMENSIONS TO COMPLY WITH SANS 10 400 PART N AND SANS REGULATIONS TO BE READ IN CONJUNCTION WITH DRAWING No. 102 30)

WINDOW TYPE	D
LOCATION	GROUND FLOOR - EXG DWELLING
NO. OFF.	2
WINDOW NO.	W06 & W07
DESCRIPTION	Ø1A: 900mm x 1200mm POWDER COATED ALUMINIUM FRAMED TOP HUNG SAFETY GLAZED WINDOWS AND FIXED PANELS.
GLAZING	3mm MONOLITHIC ANNEALED GLASS
FINISH	POWDER COATED - COLOUR TO BE CONFIRMED
NOTES	N/A

NOTE: ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES REPORTED IMMEDIATELY TO THE ARCHITECT BEFORE COMMENCING ANY WORK. (ALL DIMENSIONS TO COMPLY WITH SANS 10 400 PART N AND SANS REGULATIONS TO BE READ IN CONJUNCTION WITH DRAWING No. 102 30)

WINDOW TYPE	E
LOCATION	GROUND FLOOR - EXG DWELLING
NO. OFF.	1
WINDOW NO.	W08
DESCRIPTION	Ø1A: 1800mm x 800mm POWDER COATED ALUMINIUM FRAMED TOP HUNG SAFETY GLAZED WINDOWS.
GLAZING	3mm MONOLITHIC ANNEALED GLASS
FINISH	POWDER COATED - COLOUR TO BE CONFIRMED
NOTES	N/A

NOTE: ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES REPORTED IMMEDIATELY TO THE ARCHITECT BEFORE COMMENCING ANY WORK. (ALL DIMENSIONS TO COMPLY WITH SANS 10 400 PART N AND SANS REGULATIONS TO BE READ IN CONJUNCTION WITH DRAWING No. 102 30)

WINDOW TYPE	F
LOCATION	GROUND FLOOR - EXG DWELLING
NO. OFF.	1
WINDOW NO.	W09
DESCRIPTION	Ø1A: 2300mm x 2100mm POWDER COATED ALUMINIUM FRAMED SLIDING WINDOW WITH DOUBLE GLAZING.
GLAZING	6mm TUGHENED SAFETY GLASS
FINISH	POWDER COATED - COLOUR TO BE CONFIRMED
NOTES	N/A

- PLEASE NOTE:**
- ALL EXPOSED EARTH TO BE GRADED, ROUGHLY LEVELLED & RAISED.
 - ALL HANDLED BRICK FORCE IS TO BE PROVIDED EVERY 4 COURSES.
 - ALL BRICKS ARE TO BE CLAY (ALTERNATE QUOTE USING CONCRETE BLOCKS).
 - ALL EXPOSED VERANDA PURLINES, RAFTERS AND BATTENS TRIMMER MEMBERS TO BE PAINTED TO SPEC TO ARCHITECT'S SPECIFICATION.
 - THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DURATION OF THE CONTRACT PERIOD.
 - ALL INTERNAL PLUMBING WORK TO BE CHASED OR CONCEALED IN BROCKWORK AND / OR SLAB.
 - ALL STAINLESS STEEL TO BE GRADED 316 BRUSHED FINISH.

- WATER RETICULATION NOTES:**
- THE INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF SANS 10 400 AND SANS 10 252 - 1: 1994.
 - THE INSTALLATION BELOW THE GROUND SHALL COMPRISE OF THE HIGH DENSITY POLYETHYLENE TO SANS 501-1996 (PPE) (DOMESTIC) GLASS ON 12.5 FIRE CLASS PH 16 JOINTS SHALL BE EFFECTED BY MEANS OF COMPRESSION FITTINGS.
 - THE INSTALLATION ABOVE GROUND SHALL COMPRISE OF COPPER PIPES TO SANS 480, CLASS 1 IN THE CASE OF DOMESTIC AND FIRE PROTECTION INSTALLATION.
 - THE INSTALLATION OF PIPES AND FITTINGS SHALL BE STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION AND INSTRUCTIONS. THIS APPLIES ESPECIALLY TO SUPPORT BRACKETRY WHERE PIPES ARE BUILT UP OR SUPPORTED FROM STRUCTURES. SUB PIPES SHALL BE FIXED BY NOT ALLOWED TO SAG. HOWEVER, ALLOWANCE SHALL BE MADE FOR THERMAL MOVEMENT.
 - ISOLATION VALVES SHALL BE INSTALLED ON ALL BRANCH PIPES LONGER THAN 3m AND TO ALL INDIVIDUAL FITTINGS. PIPEWORK SHALL BE INSTALLED IN SUCH A MANNER SO AS TO AVOID ARKLOCKS.
 - PIPES BUILT INTO STRUCTURE SHALL BE WRAPPED WITH BUILDING PAPER BEFORE PLASTERING OR TILING. EXPANSION LOOPS SHALL BE PROVIDED IN PIPES CROSSING BUILDING EXPANSION JOINTS.
 - ON COMPLETION, THE INSTALLATION SHALL BE STERILISED AND TESTED TO ENGINEERS' SPECIFICATION.
 - THE CONTRACTOR SHALL SUBMIT A FULL SET OF AS-BUILT DRAWINGS UPON COMPLETE OF THE INSTALLATION.
 - ALL INTERNAL PLUMBING WORK TO BE CHASED OR CONCEALED IN BROCKWORK AND / OR SLAB.

- SANS 10 400 PART XA (ED. 2) REQUIREMENTS:**
- 5. BUILDING ENVELOPE**
- 5.1 SHADING:**
DWELLING OVERHANGS TO REMAIN AS IS - FENESTRATION REDUCED. THEREFORE, SOLAR RADIATION DURING SUMMER IS LIMITED. SOLAR RADIATION DURING SUMMER.
- 5.2 FENESTRATION:**
DWELLING FENESTRATION REDUCED: OVERALL TOTAL FENESTRATION IS LESS THAN 1% OF TOTAL FLOOR AREA.
ANCILLARY OVERHANGS PROVIDED ALONG THE NORTH ELEVATION TO LIMIT SOLAR RADIATION DURING SUMMER.
- 5.4 FLOORS:** NO UNDER FLOOR HEATING REQUIRED.
- 5.5 WALLS:** ALL NEW EXTERNAL WALLS TO HAVE NO LESS THAN 140mm THICK WALLS.
DWELLING NO CHANGES MADE TO EXISTING ROOF.
ANCILLARY TO UTILISE FIBRE GLASS BOARD INSULATION.
- 6. SERVICES**
- 6.1 HOT WATER SUPPLY:**
DWELLING NO CHANGES MADE EXISTING SYSTEM TO REMAIN. ANCILLARY TO UTILISE DOMESTIC HEAT PUMP.
- 6.2 LIGHTING:**
EXISTING AND NEW TO UTILISE LED DOWN LIGHTERS AND ARE NOT TO EXCEED THE LIGHTING POWER DENSITY OF 14 L/A IN ACCORDANCE WITH SANS 10 400 PART D.
- 6.3 ROOF CONDITIONING:**
NO AIR CONDITIONING PROPOSED.

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ALL DIMENSIONS & LEVELS ARE TO BE CHECKED ON SITE & DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE ANY WORK COMMENCES.

ARCHITECT:
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PROFESSIONAL ARCHITECT
PrAcNo:SBP23147
073 336 3468

CLIENT:
DEVAGIE MUNSAMY

CLIENT:
DEVAGIE MUNSAMY

PROJECT:
ADDITIONS AND ALTERATIONS TO AN EXG DWELLING ON PORTION 1 OF ERF 379 SPRINGFIELD AT 260 LOTUS ROAD, NATAL, DURBAN, KWAZULU-NATAL.

SCALE: AS SHOWN DRAWING No: 1122 150 Rev. 00

DATE: 13TH JULY 2022

DRAWING: M P SHEET SIZE: A0

DRAWING:
SITE, FLOOR & ROOF PLANS
SECTIONS & ELEVATIONS
WINDOW & AREA SCHEDULES

SUBMISSION

SHEET NO: 1 OF 1

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