

**CONSTRUCTION NOTES**

ROOF: 25° PITCH DOUBLE ROMAN ROOF TILES ON 38 X 38 BATTENS AT 750MM CENTRES ON CEILING SITUATION ON GANGED/SLATED ROOF WITH 12.5% FALL TO GUTTERS. ALL ROOF FINISHES TO BE APPROVED BY A PROFESSIONAL ENGINEER ON THE 38MM SA PINE WALLPLATE.

WALLS: EXPOSED FACE OF ALL EXTERNAL WALLS TO BE BAGGED AND RENDERED WATERPROOF WITH 2 COATS OF BITUMEN PAINT BAGGED WITH BRICKFORCE AT EVERY 3 COURSES TO BE STEEL FLOATED. PLASTERED EXTERNALLY WITH 2 COATS PAINT, WOOD UNDERCOAT, FILLERCOAT AND 2 FINAL COATS PAINT. ALL EXTERNAL DOWNPIPE WALLS ARE CAVITY CONSTRUCTION.

BALUSTRADES: ALL BALUSTRADES TO COMPLY WITH PART D OF SABS 0400. TIMBER BALUSTRADES TO BE 100mm HIGH TO LATER DETAILS.

WINDOWS / DOORS: WHITE TIMBER WINDOWS/DOORS WITH GLASS TO COMPLY WITH NZS 8:2001. ALL WINDOWS AND DOORS TO BE 100mm TO LATER DETAILS.

FINAL SPECS: PRECAST CONCRETE LINTELS ABOVE OPENINGS. SMOOTH PLASTER & PAINT. FACEBRICK STACKED COARSE PLINTH AS SHOWN AS PER APPROVED SAMPLE.

150MM BRANDBOARD CEILING BOARD FIXED TO 30X38MM SA PINE BRANDBOARDS AT 400MM CENTRES TO BE SKIMMED AND PAINTED. CORNICES TO FINAL SPECS.

FLOORS: FLOOR FINISHES AS SPECIFIED ON PLAN FLOOR TO BE 250MM CEMENT SCAFFED ON RC SURFACE BED TO ENGINEERS DETAILS WITH BRC MESH ON SABS. APPROVED DPM ON WELL COMPACTED & POSITIONED SOIL.

FOUNDATIONS: ALL FOUNDATIONS ARE TO BE IN ACCORDANCE WITH STRUCTURAL DESIGN AND DETAIL AND TO STRUCTURAL ENGINEER'S APPROVAL.

SKIRTINGS: SKIRTINGS TO FINAL SPECS.

GENERAL NOTES

1. ALL LEVELS TO BE CHECKED ON SITE BEFORE WORK COMMENCES
2. NGL IN APPROXIMATE POSITION ONLY
3. WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING
4. ALL REINFORCED CONCRETE COLUMNS AND SLABS ARE TO BE CAST AND CURED IN ACCORDANCE WITH THE SABS 0400-1999 AND UNDER HIS SUPERVISION
5. PRE-CAST LINTELS TO BE PROVIDED OVER ALL DOORS & WINDOWS
6. DPC WHERE NECESSARY ALL SURFACE BEDS & DRIVEWAYS
7. ALL GLAZING TO COMPLY WITH PART N OF SABS 0400
8. ALL GLAZING TO COMPLY WITH PART N OF SABS 0400
9. ALL ARCHITECTS ATTENTION IMMEDIATELY
10. ALL GLAZING TO BE BROUGHT TO THE OVER BOUNDARY
11. ALL WASTE PIPES AND VENTS TO BE 50 DIA. PVC
12. ALL WASTE PIPES AND VENTS TO BE 100 DIA. PVC
13. ALL VENT PIPES TO BE 100 DIA. PVC
14. ALL BUILDING WORK TO COMPLY WITH SABS 0400
15. ALL FOUNDATIONS TO BE TAKEN DOWN BELOW NGL

**FIRE COMPLIANCE NOTES**

All building work, plumbing, water reticulation and material, fire escape, fire safety signage and escape routes to be in accordance with National Building Regulations.

Fire stability of all structural elements and components are to be in accordance with the National Building Regulations part 11.10.

The building is to comply with the National Building Regulations part 11.10. All ceilings are to comply with the National Building Regulations part 11.13.

All carpets are to comply with the National Building Regulations part 11.13.

All emergency routes to comply with the National Building Regulations part 11.9.

Fire escape doors to be provided with approved panic bolts in accordance with the National Building Regulations part 11.13.

All handrails and balustrades to be in accordance with the National Building Regulations part 11.23.

Lighting of emergency routes to comply with the National Building Regulations part 11.33.

Fire alarm and alarm systems to comply with the National Building Regulations part 11.31.

All required fire safety signage to be provided as required by the National Building Regulations part 11.32.

Water reticulation for fire fighting equipment to comply with the National Building Regulations part 11.33.

Water supply pipe to any fire hose reel to be a minimum of 50mm diameter.

Water supply pipe to any fire hydrant to be a minimum of 75mm diameter.

Fire hose reels to be provided in accordance with SABS 543 and the National Building Regulations part 11.34.

Fire hydrants to be provided for every 500sqm or part thereof of floor area of any storey in accordance with the National Building Regulations part 11.35.

All water supply pipes to fire hose reels and fire hydrants to be in accordance with the National Building Regulations part 11.31.

Portable fire extinguishers to be provided and to be in accordance with the National Building Regulations part 11.31.

The stopping of inaccessible concealed spaces to comply with the National Building Regulations part 11.40.

Smoke control to comply with the National Building Regulations part 11.41.

Artificial lighting to comply with the National Building Regulations part 11.43.

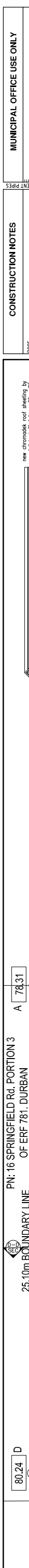
No smoking signs to be provided where applicable to comply with the National Building Regulations part 11.44.

Access to buildings for fire fighting and rescue purposes to comply with the National Building Regulations part 11.55.

**MUNICIPAL OFFICE USE ONLY**

STAND NO.	1117
REGISTRATION NO.	207
EXISTING GROUND FLOOR AREA	125
EXISTING FIRST FLOOR AREA	30
OUTBUILDING AREA	465
TOTAL EXISTING	620
PROPOSED GROUND FLOOR AREA	7.0
PROPOSED FIRST FLOOR AREA	20.00
TOTAL PROPOSAL	27.00
EXISTING COVERAGE	338
PROPOSED COVERAGE	7.0
TOTAL COVERAGE	345
EXISTING F.A.R.	384
PROPOSED F.A.R.	20
TOTAL F.A.R.	404

**ZONE DURBAN - (SUB-TROPICAL) ZONE 5**  
**TOWN PLANNING SCHEME 10 - 400**  
**CLASSIFICATION (SABS 10 - 400)**  
**H4**



**PROPOSE SUBMISSION DRAWINGS**

PROJ. TITLE: PLANS, SECTIONS AND ELEVATIONS

PROJECT DESCRIPTION: DEVIATION TO APPROVED PLAN & PROPOSED BEDROOM

ADDRESS: 701 CURRIE ROAD, DURBAN

CLIENT: PORTION 4 OF ERF 781, DURBAN

NAME OF OWNER: NELSON 662 (PTY) LTD

LIMITED POWER OF ATTORNEY: LC NAIDOO, PRAARH 20 580

PROJECT ARCHITECT: LC NAIDOO, PRAARH 20 580

PROFESSIONAL AUTHOR: LC NAIDOO, PRAARH 20 580

DRAWING NUMBER: 1216 - 201

REVISION: 0

**HEALTH NOTES**

MECHANICAL VENTILATION: 0400 part 0

To comply with sub 0400 part 0

A) Habitable areas (excluding kitchen) fresh air to be supplied at a rate of 17.5 l/s/person air to be evenly distributed throughout all habitable areas and velocity is not to exceed 0.3m/s.

B) 17.5 l/s/person (commercial) to be extracted to external rate of 20 l/s/person (retail commercial/ industrial)

ARTIFICIAL LIGHTING: To comply with sub 0400 part 0 to comply with sub 016 part 1

**DEVIATION LIST**

1. TIMBER DECK CUT SHORT
2. ROOF REDESIGNED
3. PROPOSED BEDROOM
4. PLASTER REFINISH
5. PLANTER OMITTED
6. BUILT IN BRAA OMITTED
7. SHELF ADDED
8. STAIRCASE ADDED
9. NEW GRS GATES
10. WINDOW SIZES CHANGED
11. WINDOW REDESIGNED
12. DOOR ADDED
13. WINDOW REDESIGNED
14. DOOR ADDED
15. FEATURE WALL ADDED

**DRAINAGE NOTES**

8. WATER RETICULATION SHALL BE CAPILLARY TYPE COPPER UNLESS OTHERWISE SPECIFIED.

9. STANDARD PRECAST CONCRETE INSPECTION EYE COVERS SHALL BE PROVIDED OVER ALL RIDDING EYES (RES) AND INSPECTION POINTS TO MATCH WATER MANAGE.

10. WASTE AND SOIL PIPE SIZES SHALL BE STRICTLY IN ACCORDANCE WITH LOCAL BUILDING BY-LAWS.

11. WASTE TO WBS'S 300

12. WASTE TO SHOWERS 400

13. SOIL TO WC 1000

14. SOIL TO WBS'S 300

15. PRE-PANED ALUMINIUM GUTTERING SHALL BE USED FOR ALL ROOF GUTTERS.

16. ACCESS TO BE PROVIDED 500mm ABOVE GROUND LEVEL AT THE FOOT OF ALL SOIL STACKS.

17. PROVIDE 200 WATER SUPPLY TO ALL FITTINGS.

18. PROVIDE HOT AND COLD WATER TO ALL WASH HAND BASINS (WHS), SINKS, PREP BOWLS, SHOWERS AND BATHS.

19. WASTE TO BE TO ENGINEER'S DESIGN DETAIL AND UNDERSIDE OF THE THATCH.

**BRICKWORK GENERAL**

EMBEDDED 375 MICRON BRICKGRIP DPC SHALL BE REPLACED IN ALL EXTERNAL WALLS AT A MINIMUM HEIGHT OF 150mm ABOVE GROUND LEVEL AND UNDER TO FULL WIDTH AND LAPPED AT ENDS, ANGLES AND JOINTS BY A MINIMUM OF 100mm.

ALL BRICKWORK SHALL BE PLUMB AND LAPPED AT ENDS AND CORNERS. BRICKFORCE TO BE USED AT EVERY 3RD COURSE ABOVE BONDING. BRICKFORCE TO BE USED AT EVERY COURSE ABOVE ALL DOORS AND WINDOWS FOR THREE COURSES AND AT WINDOW ALL LEVEL WHERE POSSIBLE.

ALL BRICKWORK TO HAVE EXPANSION JOINTS TO MANUFACTURER'S APPROVAL. ALL BRICKWORK TO BE CONNECTED WITH GALVANISED MILD STEEL HOOP IRON TIES AT EVERY 3RD COURSE AT 900 YSP/PHASE JOINTS. THE OUTER FACE OF THE INNER SKIN OF BRICKWORK SHALL BE BAGGED AND PAINTED WITH A MINIMUM OF 2 COATS OF BITUMASTIC PAINT.

**FLOOR SLABS AND SURFACE BEDS**

ALL CONCRETE FLOOR SLABS AND SURFACE BEDS ARE TO BE IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S DESIGN AND DETAIL AND TO THE STRUCTURAL ENGINEER'S APPROVAL.

ALL SURFACE BEDS ARE TO BE RENOVATED USING 193 MESH CENTRALLY SITUATED 200 MICRON PVC SHEETING TO BE LAPPED ON TOP AND TO THE STRUCTURAL ENGINEER'S DESIGN AND DETAIL AND TO THE STRUCTURAL ENGINEER'S APPROVAL.

ALL SURFACE BEDS ARE TO BE RENOVATED USING 193 MESH CENTRALLY SITUATED 200 MICRON PVC SHEETING TO BE LAPPED ON TOP AND TO THE STRUCTURAL ENGINEER'S DESIGN AND DETAIL AND TO THE STRUCTURAL ENGINEER'S APPROVAL.

ALL SURFACE BEDS ARE TO BE RENOVATED USING 193 MESH CENTRALLY SITUATED 200 MICRON PVC SHEETING TO BE LAPPED ON TOP AND TO THE STRUCTURAL ENGINEER'S DESIGN AND DETAIL AND TO THE STRUCTURAL ENGINEER'S APPROVAL.

ALL SURFACE BEDS ARE TO BE RENOVATED USING 193 MESH CENTRALLY SITUATED 200 MICRON PVC SHEETING TO BE LAPPED ON TOP AND TO THE STRUCTURAL ENGINEER'S DESIGN AND DETAIL AND TO THE STRUCTURAL ENGINEER'S APPROVAL.

**EARTH WORKS AND EXCAVATIONS**

ALL LEVELS ARE TO BE AS PER THE DRAWINGS.

ALL GENERAL EXCAVATION WORK, INCLUDING CUT AND FILL IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS PART 11.10.

EXCAVATE ALL FOUNDATION TRENCHES TO FIRM NATURAL GROUND LEVEL AS PER STRUCTURAL ENGINEER'S DESIGN AND TO THE STRUCTURAL ENGINEER'S APPROVAL.

ALL EXCAVATION WORK TO BE TO THE FULL EXTENT OF THE AREA OF NEW BUILDINGS WORK, SET THIS TOP SOLE ASIDE FOR LATER USE.

TRENCHES FOR ALL PIPES, DRAINS, CABLES ETC SHALL BE EXCAVATED TO A MINIMUM DEPTH BELOW FINISHED GROUND LEVEL.

**NOTES**

CORNER BEACONS TO BE LOCATED, EXPLODED AND PLANS APPROVED BEFORE WORK ON SITE COMMENCES. LOCAL ARCHITECTURE CO. WILL NOT BE RESPONSIBLE IN THE DELAY OF APPROVAL OF PLANS BY LOCAL AUTHORITIES. CONTRACTOR TO CHECK ALL DIMENSIONS AND LEVELS (SCHEDULES AND DETAILS) BEFORE THE RELEVANT WORK IS PLACED IN HAND AND REPORT ANY DISCREPANCY TO THE LOCAL ARCHITECTURE CO. ALL REINFORCED CONCRETE, SLAB, FOUNDATIONS, COLUMNS DETAILS, BEAMS, STAIRS, STRUCTURAL STEEL WORK AND RETAINING WALLS ARE TO BE BUILT STRICTLY IN ACCORDANCE WITH PROFESSIONAL ENGINEERS DETAILS AND UNDER HIS SUPERVISION. CONTRACTOR TO ENSURE THAT NO CHANGES IN LEVELS ARE MADE OVER LOCAL AUTHORITY BEVERITUDS OR UNDERGROUND SERVICES UNLESS PERMISSION HAS BEEN GIVEN IN WRITING BY LOCAL AUTHORITY.

**SECTION A-A SCALE 1:100**

**FIRST FLOOR PLAN SCALE 1:100**