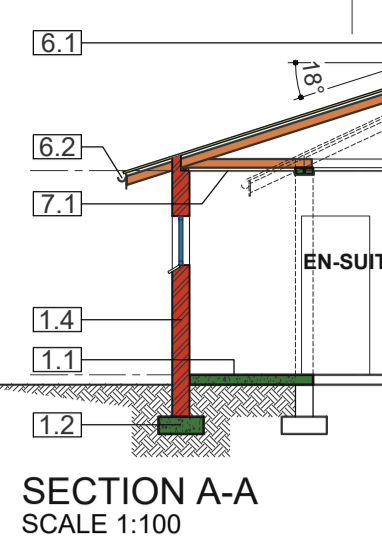


SCHEDULE OF AREAS	
BUILDING CLASSIFICATION ZONING	H4 SR400
SITE AREA	870 m ²
PERMISSIBLE F.A.R. (n/a)	n/a m ²
PERMISSIBLE COVERAGE [50%]	435 m ²
EXISTING F.A.R.	133 m ²
EXISTING COVERAGE	163 m ²
PROPOSED F.A.R.	70 m ²
* dwelling extension 62sqm	
* extension of ex. verandah 8sqm	
NEW TOTAL FAR	130 m ²
PROPOSED COVERAGE	
* dwelling extension 62sqm	
* covered patio 19sqm	
* new carport 8sqm	
* new carport 41sqm	
NEW TOTAL FAR	203 m ²
NEW TOTAL COVERAGE	293 m ²
F.A.R. IN HAND	n/a m ²
COVERAGE IN HAND	142 m ²

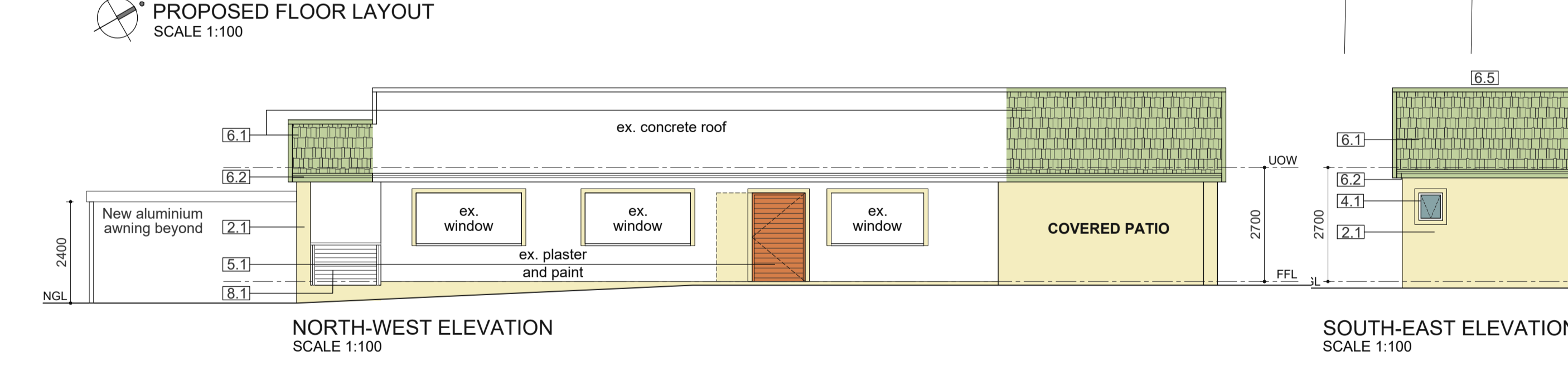
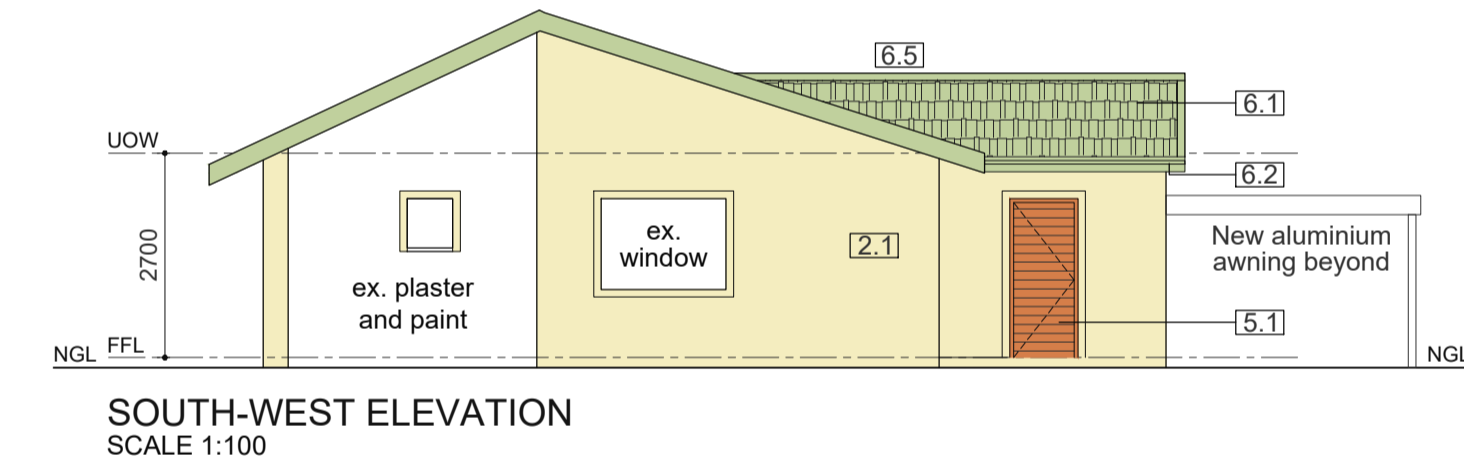
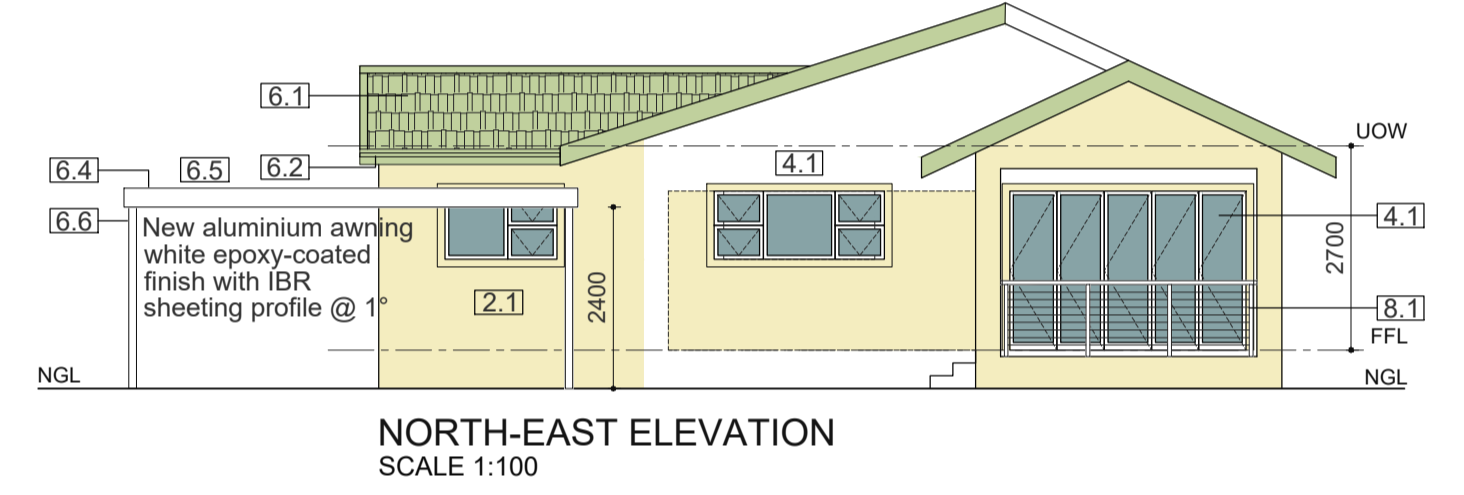
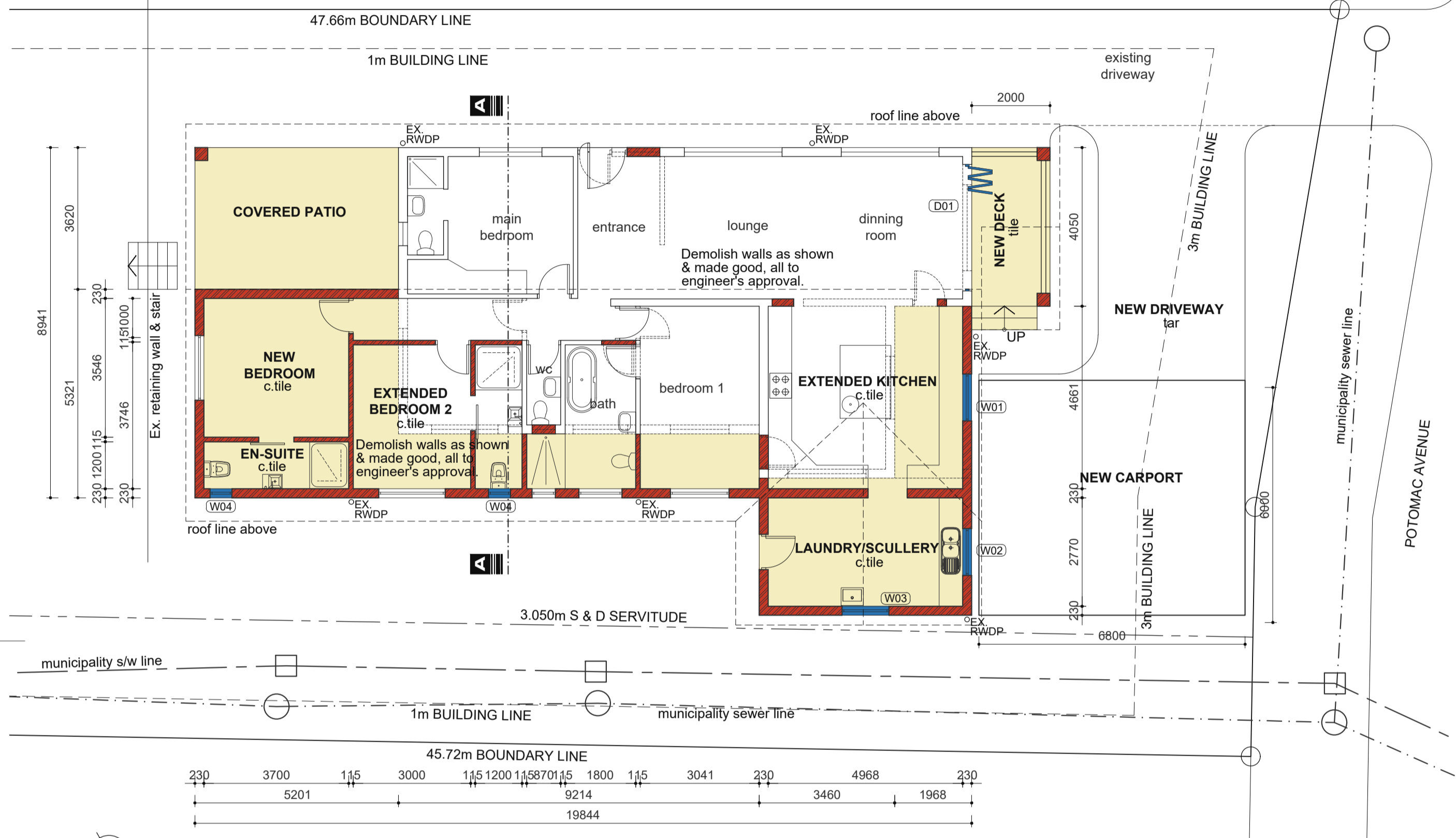
CADASTRAL DESCRIPTION:
PORTION 424 OF ERF 3193
DURBAN NORTH
STREET ADDRESS:
11 POTOMAC AVENUE
VIRGINIA - DURBAN NORTH



GENERAL GLAZING NOTES:
- ALL POWDER-COATED ALUMINIUM DOORS & WINDOWS WITH GLAZING PANELS AS SHOWN, TO COMPLY WITH SANS 1263-1, SANS 0137, SANS 10400 PART N SCHEDULE 1 AND AAAMSA REGULATIONS; WITH MANUFACTURE-NAME PERMANENTLY MARKED ON EACH SHEET AFTER GLAZING.
- ALL FRAMING TO BE POWDER-COATED IN COLOUR TO MATCH EXISTING.
- ALL IRONMONGERY AS PER SPECIALISTS DETAILS.
- ALL ELEVATIONS ARE AS VIEWED FROM OUTSIDE.
- ALL STRUCTURAL OPENINGS TO BE MEASURED ON SITE PRIOR TO MANUFACTURE.
- DISCREPANCIES TO BE REPORTED TO THE ARCHITECT.
- ALL SHOP DRAWINGS TO BE PROVIDED AND APPROVED BY ARCHITECT PRIOR TO FABRICATION.
- ALL STRUCTURAL OPENINGS ARE TO BE SEALED RIGHT AROUND WITH SONDOR POLYURETHANE FOAM OR EQUAL APPROVED AND SEALED WITH SILICONE TO MATCH FRAME COLOUR UNLESS OTHERWISE SPECIFIED BY ARCHITECT.

WINDOW TYPE:	FINISHED:	GLAZING SPECIFICATION:	QUANTITY:
D01	aluminium frame	min. 6mm - toughened safety glass (single low E)	1
W01	aluminium frame	min. 4mm - annealed monolithic glass (single low E)	1
W02	aluminium frame	min. 4mm - annealed monolithic glass (single low E)	1
W03	aluminium frame	min. 6mm - toughened safety glass (single low E)	1
W04	aluminium frame	min. 6mm - toughened safety glass (single low E)	2

- GENERAL NOTES:**
- GENERAL NOTES (STRUCTURE)**
 - MESH REINFORCED CONCRETE SURFACE BED SLAB, ON DAMP PROOF MEMBRANE, ON POISONED COMPACTED SOIL. ALL TO STRUCTURAL ENGINEER'S DETAILS.
 - ALL REINFORCED CONCRETE STAIRS, SLABS, BEAMS, COLUMNS, AND FOUNDATIONS TO STRUCTURAL ENGINEER'S DETAIL.
 - S.A. PINE ROOF-TRUSSES AND PURLINS TO STRUCT. ENG'S SPEC.
 - ALL EXTERNAL BRICKWORK WALLS, FINISH AS INDICATED, BAG AND TAR TO OUTER LEAF OF INNER SKIN.
 - PRE-CAST RC LINTELS OVER ALL INTERNAL WALL-OPENINGS.
 - FINISHES (VERTICAL SURFACES)**
 - EXTERNAL: PAINT TO SMOOTH PLASTER. COLOUR: AS PER SCHEDULE.
 - INTERNAL: PAINT TO SMOOTH PLASTER. COLOUR: AS PER SCHEDULE.
 - FINISHES (HORIZONTAL SURFACES)**
 - SELECTED INTERNAL FLOOR TILES ON SUITABLE TILE ADHESIVE LAID BY SPECIALIST. POLYSULPHIDE EXPANSION JOINTS TO BE PROVIDED AS PER MANUFACTURER'S SPECIFICATIONS.
 - SELECTED EXTERNAL FLOOR TILES ON SUITABLE TILE ADHESIVE LAID BY SPECIALIST. POLYSULPHIDE EXPANSION JOINTS TO BE PROVIDED AS PER MANUFACTURER'S SPECIFICATIONS.
 - WINDOWS**
 - ALL POWDER-COATED ALUMINIUM DOOR AND WINDOWS WITH GLAZING PANELS AS SHOWN, TO COMPLY WITH SANS 10137, 10400 & COMPLY WITH AAAMSA REGULATIONS.
 - WINDOW GLAZING TO COMPLY WITH SANS 10400 PART N4.2 (g)
 - ALL BATH AND SHOWERS ENCLOSURES TO COMPLY WITH SANS 10400 PART N4.4.7
 - DOORS**
 - PURPOSE-MADE SINGLE-DOOR COMPRISING TIMBER-SLATTED PANELS, WITH PIVOT-OPENING-ACTION, AS PER DOOR SCHEDULE. FINISH & IRONMONGERY AS PER DOOR-SCHEDULE.
 - STACKING FOLDING DOOR. GLAZING TO COMPLY WITH SABS CODE NN1, TO POWDER-COATED ALUMINIUM FRAMES IN COLOUR AS PER CLIENT, BY SPECIALIST.
 - FLUSH PANEL SEMI SOLID INTERNAL DOORS, 2.1m HIGH, TO MERANTI TIMBER-FRAMES. FINISH & IRONMONGERY AS PER DOOR-SCHEDULE. PREPARED TO ACCEPT PAINTING.
 - EXTERNAL DOORS TO BE SOLID MERANTI TIMBER DOORS PROVIDED WITH HORIZONTAL SLATS TO MERANTI TIMBER FRAMES.
 - ROOFING**
 - CONCRETE ROOF TILE (TO MATCHED EXISTING) LAID ON 38x38mm S.W. TIMBER BATTENS, ON SABS APPROVED WATERPROOFING MEMBRANE, ALL ON 38x14mm PREFABRICATED TIMBER TRUSSES TO ENGINEER'S DETAIL, ALL ON 38x76mm S.W. TIMBER WALL PLATE ON LEVEL CEMENT MORTAR BED. TRUSSES FIXED DOWN WITH G.M.S. STRAP BUILT MIN. 04 COURSES INTO MASONRY WORK AND SPIKED TO WALL PLATE. ROOF PITCHED = 17.5°
 - 125x100mm PVC GUTTERS FIXED TO FIBRE CEMENT FASCIA BOARD WITH FIXING BRACKETS, BY SPECIALIST
 - 110mm PVC DOWNPIPES WITH FIXING BRACKETS, BY SPECIALIST.
 - NEW AWNING WITH ROOF SHEETING AS PER SPECIALIST. ROOF PITCHED = 1°
 - ALL ROOFS TO COMPLY WITH PART L - TABLE D1 OF SANS 10400 AS SPECIFIED BY MANUFACTURER/SPECIALIST.
 - NEW ALUMINIUM POSTS TO AWNING MANUFACTURER'S SPECS.
 - CEILINGS**
 - PLASTER BOARD CEILING NAILED TO 38x38 TIMBER BRANDING AT MAX. 400c/c. 75mm THICK 'AEROLITE' INSULATION ABOVE CEILING.
 - BALUSTRADES**
 - 1m HIGH 50x50 BALU TIMBER POST AND HANDRAIL, WITH 6mm JACOBS MARINE CABLE AND TENSIONING CONNECTION SYSTEM.



NOTES IN RESPECT OF S.A NATIONAL STANDARD FOR THE APPLICATION OF NATIONAL BUILDING REGULATIONS SANS 10400

PART A GENERAL PRINCIPLES AND REQUIREMENTS

- ALL REQUIREMENTS TO COMPLY WITH PART A SANS 10400

PART B STRUCTURAL DESIGN

- ALL STRUCTURAL DESIGN AS PER RATIONAL DESIGN BY COMPETENT PERSON

PART C DIMENSIONS

- ALL DIMENSIONS OF ANY ROOM OR SPACE TO COMPLY WITH THE REQUIREMENTS OF PART C SANS 10400

PART F SITE OPERATIONS

- ALL SITE OPERATIONS TO COMPLY WITH PART F SANS 10400

PART H FOUNDATIONS

- ALL FOUNDATIONS TO COMPLY WITH THE DESIGN REQUIREMENTS MADE BY THE ENGINEER IN THE GEOTECHNICAL ENGINEERS REPORT

PART J FLOORS

- ALL FLOORS TO COMPLY WITH (ANNEX A) J1
- ALL WATER RESISTANT FLOORS TO COMPLY WITH J4.2
- ALL CONCRETE FLOORS SLABS TO COMPLY WITH J4.4

PART K WALLS

- ALL MASONRY WALLS TO COMPLY WITH K4.2 & K1 - K2 (ANNEX A)
- ALL LINTELS TO COMPLY WITH B1 (ANNEX B) OF PART K
- ALL WATERPROOFING TO WALLS TO COMPLY WITH K4.5 & C1 (ANNEX C) OF PART K
- ALL FIRE PERFORMANCE AND RESISTANCE OF WALLS TO COMPLY WITH K4.6 & K4 (ANNEX A)

PART L ROOFS

- ALL ROOF ASSEMBLIES TO COMPLY WITH L4.1
- ALL WATERPROOFING AND COVERINGS TO PITCHED ROOFS TO COMPLY WITH L4.2
- ALL TIMBER ROOF CONSTRUCTION TO COMPLY WITH L4.4
- THE FIRE RESISTANCE AND COMBUSTIBILITY OF THE ROOF ASSEMBLY TO COMPLY WITH L4.5

PART N GLAZING

- ALL GLAZING TO COMPLY WITH PART N4, N1(ANNEX A) AND AAAMSA REGULATIONS

PART O LIGHTING & VENTILATION

- ALL LIGHTING AND VENTILATION TO COMPLY WITH PART O4.1
- ALL AREAS TO BE ARTIFICIALLY AND NATURALLY LIT TO COMPLY WITH PART O4.2 OF SANS 10400
- ALL NATURAL VENTILATION TO BE PROVIDED IN ACCORDANCE WITH PART O4.3 OF SANS 10400

PART P DRAINAGE

- ALL PIPE JOINTS TO COMPLY WITH P4.2
- ALL SANITARY FIXTURES TO BE IN ACCORDANCE WITH P4.3, P4.4 & P4.5
- ALL DISCHARGES FROM WASHING AREAS TO COMPLY WITH P4.9
- ALL SANITARY FIXTURES TO BE PROVIDED IN ACCORDANCE WITH P4.11
- ALL DRAINAGE SYSTEMS TO COMPLY WITH P4.13
- ALL SIZING OF DISCHARGE PIPES TO COMPLY WITH P4.14

PART R STORMWATER DISPOSAL

- SIZES OF ROOF VALLEYS & GUTTERS TO COMPLY WITH RR3
- DRAINS TO BE ACCESSIBLE IN ACCORDANCE WITH RR4
- ALL STORMWATER DISPOSAL TO COMPLY WITH PART R SANS10 400

PART T FIRE PROTECTION

- ALL SAFETY DISTANCES TO COMPLY WITH T4.2
- ALL MATERIALS TO COMPLY WITH T4.5

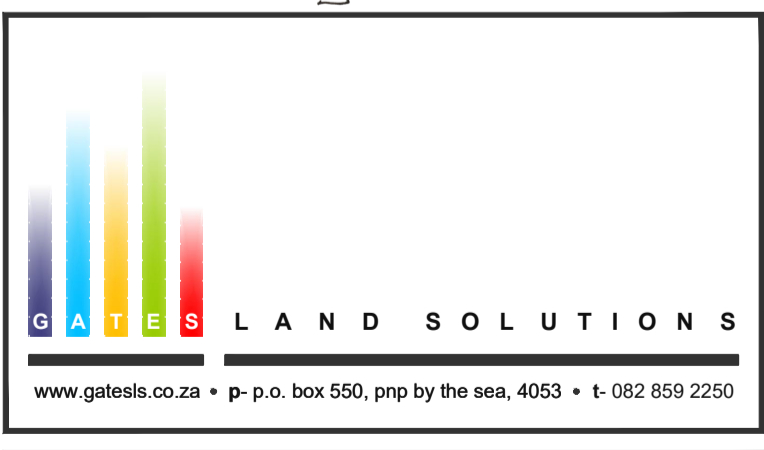
FIRE RESISTANCE OF DIVISION SEPARATING ELEMENTS TO COMPLY WITH T4.6

- ALL STRUCTURAL ELEMENTS & COMPONENTS TO COMPLY WITH T4.7
- ALL OPENINGS TO BE PROTECTED IN COMPLIANCE WITH T4.10
- ROOF ASSEMBLIES & COVERINGS TO COMPLY WITH T4.12
- ALL CEILINGS TO COMPLY WITH T4.13
- ALL FLOOR COVERINGS TO COMPLY WITH T4.14
- ALL WALL FINISHES TO COMPLY WITH T4.15
- BUILDING MATERIALS TO COMPLY WITH T4.55 & T4.56
- FIRE PROTECTION FOR CATEGORY 1 BUILDINGS H1 & H4 TO COMPLY WITH T4.57

PART XA ENERGY USAGE IN BUILDINGS

- HOT WATER SUPPLY TO BE PROVIDED IN ACCORDANCE WITH PART XA4.1 OF SANS 10400 & PART 4.5 OF SANS 204
- ENERGY USAGE AND BUILDING ENVELOPE TO BE DESIGNED IN ACCORDANCE WITH PART XA4.2 & XA4.3 & XA4.4 OF SANS 10400
- BUILDING DESIGN TO BE IN ACCORDANCE WITH PART 4.1,4.2, 4.3 & 4.4 OF SANS 204
- SERVICES TO BE PROVIDED IN ACCORDANCE WITH PART 4.5 OF SANS 204

client: MR. & MRS. REDDY
author: ASHOK MALLGEE
sacapp: T 0989



proposed
ADD'S AND ALT'S TO EXISTING DWELLING
- PORTION 424 OF ERF 3193, DURBAN NORTH
- 11 POTOMAC AVENUE, VIRGINIA - DURBAN NORTH
- FOR MR. & MRS. REDDY

drawing description
- SITE PLAN & FLOOR LAYOUTS
- SECTION A-A
- ELEVATIONS
- WINDOW SCHEDULES
drawn by: rs • scale: as-shown • revision: b • drawing no: 15 105-LA1-001