

SCHEDULE OF AREAS	
BUILDING CLASSIFICATION	H4
ZONING	SR400
SITE AREA	1 012 m ²
PERMISSIBLE F.A.R. [n/a]	n/a m ²
PERMISSIBLE COVERAGE [50%]	506 m ²
EXISTING F.A.R.	126 m ²
EXISTING COVERAGE	188 m ²
PROPOSED F.A.R.	133 m ²
PROPOSED COVERAGE	51 m ²
NEW TOTAL FAR	259 m ²
NEW TOTAL COVERAGE	239 m ²
F.A.R. IN HAND	n/a m ²
COVERAGE IN HAND	267 m ²

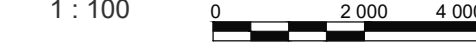
GROUND STOREY PLAN



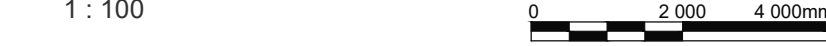
FIRST STOREY PLAN



SECTION A - A



SOUTH-EAST ELEVATION



NORTH-WEST ELEVATION



SECTION B - B



SOUTH-WEST ELEVATION



NORTH-EAST ELEVATION



- GENERAL NOTES:**
- 1.0 GENERAL NOTES (STRUCTURE)**
 - 1.1. MESH REINFORCED CONCRETE SURFACE BED SLAB, ON DAMP PROOF MEMBRANE, ON POISONED COMPACTED SOIL. ALL TO STRUCTURAL ENGINEER'S DETAILS.
 - 1.2. ALL REINFORCED CONCRETE STAIRS, SLABS, BEAMS, COLUMNS, AND FOUNDATIONS TO STRUCTURAL ENGINEER'S DETAIL.
 - 1.3. S.A. PINE ROOF-TRUSSES AND PURLINS TO STRUCT. ENGS SPEC.
 - 1.4. ALL EXTERNAL BRICKWORK WALLS, FINISH AS INDICATED, BAG AND TAR TO OUTER LEAF OF INNER SKIN.
 - 1.5. PRE-CAST RC LINTELS OVER ALL INTERNAL WALL-OPENINGS.
 - 2.0 FINISHES (VERTICAL SURFACES)**
 - 2.1. EXTERNAL: PAINT TO SMOOTH PLASTER. COLOUR: AS PER SCHEDULE.
 - 2.2. INTERNAL: PAINT TO SMOOTH PLASTER. COLOUR: AS PER SCHEDULE.
 - 3.0 FINISHES (HORIZONTAL SURFACES)**
 - 3.1. SELECTED INTERNAL FLOOR TILES ON SUITABLE TILE ADHESIVE LAID BY SPECIALIST. POLYSULPHIDE EXPANSION JOINTS TO BE PROVIDED AS PER MANUFACTURER'S SPECIFICATIONS.
 - 3.2. SELECTED EXTERNAL FLOOR TILES ON SUITABLE TILE ADHESIVE LAID BY SPECIALIST. POLYSULPHIDE EXPANSION JOINTS TO BE PROVIDED AS PER MANUFACTURER'S SPECIFICATIONS.
 - 4.0 WINDOWS**
 - 4.1. ALL POWDER-COATED ALUMINIUM DOORS AND WINDOWS WITH GLAZING PANELS AS SHOWN, TO COMPLY WITH SANS 10137, 10400 & COMPLY WITH AAAMSA REGULATIONS.
 - 4.2. WINDOW GLAZING TO COMPLY WITH SANS 10400 PART N4.2 (d)
 - 4.3. ALL BATH AND SHOWERS ENCLOSURES TO COMPLY WITH SANS 10400 PART N 4.4.7
 - 5.0 DOORS**
 - 5.1. PURPOSE-MADE SINGLE-DOOR COMPRISING TIMBER-SLATTED PANELS, AS PER DOOR SCHEDULE. FINISH & IRONMONGERY AS PER DOOR-SCHEDULE.
 - 5.2. FLUSH PANEL SEMI-SOLID INTERNAL DOORS, 2.1m HIGH, TO MERANTI TIMBER-FRAMES. FINISH & IRONMONGERY AS PER DOOR-SCHEDULE. PREPARED TO ACCEPT PAINTING.
 - 5.3. EXTERNAL DOORS TO BE SOLID MERANTI TIMBER DOORS PROVIDED WITH HORIZONTAL SLATS TO MERANTI TIMBER FRAMES.
 - 6.0 ROOFING**
 - 6.1. CONCRETE ROOF TILE LAID ON 38x38mm S.W. TIMBER BATTENS, ON SABS APPROVED WATERPROOFING MEMBRANE. ALL ON 38x114mm PREFABRICATED TIMBER TRUSSES TO ENGINEER'S DETAIL. ALL ON 38x70mm 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°
 - 6.2. 125x100mm PVC GUTTERS FIXED TO FIBRE CEMENT FASCIA BOARD WITH FIXING BRACKETS, BY SPECIALIST
 - 6.3. 110mm PVC DOWNPIPES WITH FIXING BRACKETS, BY SPECIALIST
 - 6.4. ALL ROOFS TO COMPLY WITH PART L - TABLE 01 OF SANS 10400 AS SPECIFIED BY MANUFACTURER/SPECIALIST.
 - 7.0 CEILINGS/SOFFIT**
 - 7.1. PLASTER BOARD CEILING NAILED TO 38x38 TIMBER BRANDING AT MAX. 400c/c. 75mm THICK 'AEROLITE' INSULATION ABOVE CEILING.
 - 7.2. 15mm PLASTER AND PAINT TO UNDERSIDE OF CONCRETE SOFFIT.
 - 8.0 BALUSTRADES**
 - 8.1. O/A 1m HIGH GALVANISED MILD STEEL BALUSTRADE BY SPECIALIST

- 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

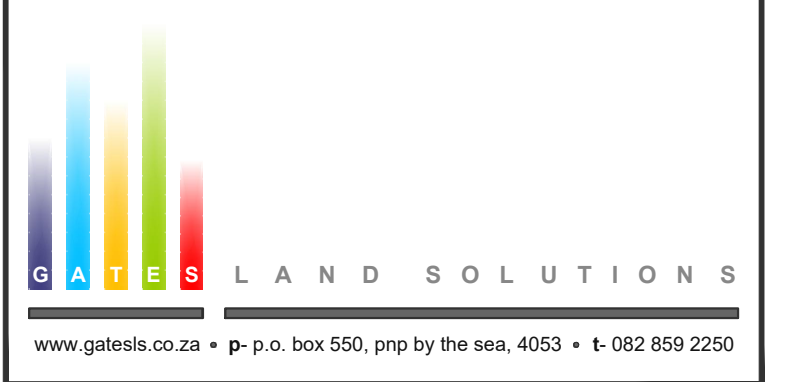
- PART J FLOORS**
- ALL FLOORS TO COMPLY WITH (ANNEX A) J1
 - ALL WATER RESISTANT FLOORS TO COMPLY WITH J4.2
 - ALL CONCRETE FLOORS SLABS TO COMPLY WITH J4.4
- PART K WALLS**
- ALL MASONRY WALLS TO COMPLY WITH K4.2 & K1 - K2 (ANNEX A)
 - ALL LINTELS TO COMPLY WITH B1 (ANNEX B) OF PART K
 - ALL WATERPROOFING 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
 - ALL 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 AAMSA 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

- ALL DRAIN SIZES SHALL COMPLY WITH P4.15
 - ALL SANITARY FIXTURES TO HAVE TRAPS IN ACCORDANCE WITH P4.16
 - ALL SIZING OF VENTILATION PIPES TO COMPLY WITH P4.17
 - ALL DISCHARGE & VENTILATING PIPES TO BE INSTALLED IN COMPLIANCE WITH P4.18
 - DRAINS TO BE ACCESSIBLE IN ACCORDANCE WITH P4.19
 - ALL TRAPS TO BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS OF P4.20
 - GULLY TO COMPLY WITH REQUIREMENTS OF P4.21
 - ALL DRAINS TO BE LAID IN ACCORDANCE WITH P4.22 & P4.23
- 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

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proposed
 ADD'S AND ALT'S TO EXISTING DWELLING
 - PORTION 1 OF ERF 1916, WENTWORTH
 - 166 WATSONIA ROAD, GROSVENOR, BLUFF
 - FOR MR. & MRS. MOODLEY

drawing description
 - SITE PLAN
 - FLOOR LAYOUTS
 - SECTIONS & ELEVATIONS
 drawn by: rs • scale: as-shown • revision: • drawing no: 15 122-LA1-001