

COMPLIANCE IN RESPECT OF THE SOUTH AFRICAN NATIONAL STANDARDS FOR THE APPLICATION OF THE NATIONAL BUILDING REGULATIONS AND STANDARDS

REQUIREMENTS COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART A WILL BE DEEMED TO BE COMPLIANT WITH REQUIREMENTS OF PART A OF THE NATIONAL BUILDING REGULATIONS.

PART B SANS 10400 - STRUCTURAL DESIGN

EQUAL APPROVED, WALLS TO BE PLASTERED AND PAINTED AS PER SPECIFICATION. **BUILDING REGULATIONS** 1.4 EXTERNAL WALLS TO BE 230mm THICK THE FUNCTIONAL REGULATIONS PERTAINING TO CONSISTING OF TWO SKINS OF 90mm CLAY BRICKS

OF INNER SKIN TO BE BAGGED, AND WATERPROOFED WITH A SUITABLE BITUMEN PAINT

1.5 ALL RETAINING WALLS TO STRUCTURAL ENGINEER'S DETAILS. WALLS TO BE SUITABLY WATERPROOFED, AND SUBSOIL DRAINS AND OR WEEPHOLES TO BE PROVIDED AS REQUIRED.

1.6 TIMBER PERGOLA

2.0 FINISHES (VERTICAL SURFACES)

2.1 SMOOTH PLASTER AND PAINT TO WALLS. PAINT SPECIFICATION AS PER FINISHING SCHEDULE.

2.2 EXTERNAL WINDOW CILL: SMOOTH PLASTER & PAINT WITH 40x15mm FORMED SMOOTH PLASTER

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 MANUFACTURE'S SPECIFICATIONS

3.2 SELECTED PAVERS LAID BY SPECIALIST.

3.3 TIMBER DECK CONSISTING OF 90x22mm THICK SOLID BALAU TIMBER SLATS FIXED TO TIMBER JOISTS. ALL BY SPECIALIST.

3.4 BRUSHED CONCRETE FINISH TO EXTERNAL SURFACE BED SLAB, SLAB CAST TO FALLS TO SURFACE WATER SUMP.

3.5 LANDSCAPING BY SPECIALIST

4.0 WINDOWS / GLAZING / LOUVRES

4.1 POWDER COATED ALUMINIUM FRAMED WINDOWS AND SLIDING DOOR SYSTEMS, TO COMPLY WITH AAAMSA REGULATIONS.

4.2 SHOWERS - ALL GLAZING TO BE CLEAR TOUGHENED SAFETY GLASS, SPECIFIED AND INSTALLED BY SPECIALIST

5.0 DOORS / GATES / SCREENS

5.1 ALL EXTERNAL DOORS UNLESS OTHERWISE INDICATED, TO BE HORIZONTAL BATTEN FRAMED HARDWOOD SINGLE DOOR. ALL BY SPECIALIST, FINISHED AS PER SPECIFICATION.

5.2 HARDWOOD TIMBER SLATTED SCREEN, FINISHED AS PER SPECIFICATION

6.0 BALUSTRADES

6.1 O/A 1000mm HIGH TOUGHENED SAFETY GLASS

7.1 SKIMMED FLUSH 9,5mm GYPSUM PLASTERBOARD CEILING. ALL TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS.

8.0 ROOF / RC SLAB / RAINWATER GOODS / CANOPIES

8.1 CLAY ROOF TILES ON SUITABLE ROOF UNDERLAY AND REFLECTIVE FOIL INSULATING LAYER ON TIMBER BATTENS AT SUITABLE CENTERS ON TIMBER TRUSSES TO ENGINEER'S DETAILS. ALL BY SPECIALIST. ROOF PITCH =30°

8.2 CLAY ROOF TILES ON SUITABLE ROOF UNDERLAY AND REFLECTIVE FOIL INSULATING LAYER ON TIMBER BATTENS AT SUITABLE CENTERS ON TIMBER TRUSSES TO ENGINEER'S DETAILS. ALL BY SPECIALIST. ROOF PITCH TO MATCH EXISTING

8.3 TREATED TIMBER ROOF TRUSSES TO SPECIALIST

8.4 TREATED TIMBER WALL PLATE

8.6 100mx100m ALUMINIUM GUTTER

9.0 WATER FEED

8.1 25MM HDPE PIPING TO COMPLY WITH SANS 10

ACT NO. 103 OF 1977

PART A SANS 10400 - GENERAL PRINCIPLES AND

 COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART B WILL BE DEEMED TO BE COMPLIANT WITH REQUIREMENTS OF PART B OF THE NATIONAL

STRUCTURAL DESIGN CONTAINED IN PART B OF THE NATIONAL BUILDING REGULATIONS SHALL BE DEEMED TO BE SATISFIED. SUBJECT TO BUILDINGS IN DOLOMITE LAND COMPLYING WITH THE REQUIREMENTS OF 4.4, WHERE THE STRUCTURAL SYSTEM OF THE BUILDING:

COMPLIES WITH THE REQUIREMENTS OF PARTS H, J K, L, M & N OF SANS 10400

PART C SANS 10400 - DIMENSIONS COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART C WILL BE DEEMED TO BE COMPLIANT WITH REQUIREMENTS OF PART C OF THE NATIONAL BUILDING REGULATIONS

THE FUNCTIONAL REGULATIONS CONTAINED IN PART C OF THE NATIONAL BUILDING REGULATIONS SHALL BE DEEMED TO BE SATISFIED WHERE THE DIMENSIONS OF ANY ROOM OR SPACE COMPLY WITH THE REQUIREMENTS OF 4.2, 4.3 & 4.4.

PART E SABS 0400 - DEMOLITION WORK

 THE FUNCTIONAL REGULATIONS CONTAINED IN PART E OF THE NATIONAL BUILDING REGULATIONS SHALL BE DEEMED TO BE SATISFIED WHERE REGULATION E1, E2, E3 & E4 ARE COMPLIED WITH.

COMPLIANCE WITH THE REQUIREMENTS OF SANS

10400 PART F WILL BE DEEMED TO BE COMPLIANT WITH REQUIREMENTS OF PART F OF THE NATIONAL BUILDING REGULATIONS.

PART G SANS 10400 - EXCAVATIONS

PART F SANS 10400 - SITE OPERATIONS

COMPLIANCE WITH THE REQUIREMENTS OF **SANS** 10400 PART G WILL BE DEEMED TO BE COMPLIANCE WITH REQUIREMENTS OF PART G OF THE NATIONAL **BUILDING REGULATIONS**

THE FUNCTIONAL REGULATION G1(1) CONTAINED IN PART G OF THE NATIONAL BUILDING REGULATIONS SHALL BE DEEMED TO BE SATISFIED WHERE THE **EXCAVATION RELATING TO A BUILDING:** IS LESS THAN 3,0m DEEP & COMPLIES WITH THE REQUIREMENTS OF 4.2, OR

PART H SANS 10400 - FOUNDATIONS

 COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART H WILL BE DEEMED TO BE COMPLIANT WITH REQUIREMENTS OF PART H OF THE NATIONAL **BUILDING REGULATIONS**

THE FUNCTIONAL REGULATION H1(1) CONTAINED IN PART H OF THE NATIONAL BUILDING REGULATIONS SHALL BE DEEMED TO BE SATISFIED WHERE A GEOTECHNICAL SITE INVESTIGATION HAS BEEN CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF 4.2, & THE FOUNDATIONS OF A BUILDING ARE IN ACCORDANCE WITH THE

RELEVANT REQUIREMENTS OF (a) SANS 10400-B, AND SUCH FOUNDATIONS ARE DESIGNED TO SUIT THE SITE CONDITIONS PROVIDED THAT THE OCCUPANCIES CLASSIFIED AS E4, H3, H4 & H5 ALSO COMPLY WITH THE REQUIREMENTS OF ANNEX A; (b) 4.3 IN THE CASE OF SINGLE STOREY TYPE 1

MASONRY BUILDINGS, OR

PART J SANS 10400 - FLOORS COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART J WILL BE DEEMED TO BE COMPLIANT WITH REQUIREMENTS OF PART J OF THE NATIONAL

BUILDING REGULATIONS. THE FUNCTIONAL REGULATIONS CONTAINED IN PART J OF THE NATIONAL BUILDING REGULATIONS SHALL BE DEEMED TO BE SATISFIED WHERE: (a) FLOORS IN ANY LAUNDRY, KITCHEN, SHOWER ROOM, BATHROOM OR ROOM CONTAINING A TOILET PAN OR URINAL COMPLY WITH THE REQUIREMENTS OF 4.2;

(b) SLABS SUPPORTED ON THE GROUND ARE IN ACCORDANCE WITH THE REQUIREMENTS OF 1. SANS 10400 B, 2. SANS 10400 H

PART K SANS 10400 - WALLS

COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART K WILL BE DEEMED TO BE COMPLIANCE WITH REQUIREMENTS OF PART K OF THE NATIONAL **BUILDING REGULATIONS**

THE FUNCTIONAL REGULATIONS K1 TO K4 CONTAINED IN PART K OF THE NATIONAL BUILDING REGULATIONS SHALL BE DEEMED TO BE SATISFIED WHERE A WALL COMPLIES WITH THE **REQUIREMENTS OF:** (a) SANS 10400 B, SANS 10400 T & 4.4; OR

(b) 4.2, 4.4, 4.5 & 4.6; OR (c) 4.3, 4.4, 4.5 & 4.6

PART L SANS 10400 - ROOFS COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART L WILL BE DEEMED TO BE COMPLIANT WITH REQUIREMENTS OF PART L OF THE NATIONAL

BUILDING REGULATIONS THE FUNCTIONAL REGULATIONS PERTAINING TO ROOFS CONTAINED IN PART L OF THE NATIONAL BUILDING REGULATIONS SHALL BE DEEMED TO BE SATISFIED WHERE:

(a) ROOF COVERINGS & WATERPROOFING SYSTEMS ARE IN ACCORDANCE WITH THE REQUIREMENTS OF

(b) THE ROOF ASSEMBLY AND ANY CEILING ASSEMBLY, IN ADDITION TO COMPLYING WITH THE

REQUIREMENTS OF SANS 10400 C, ARE IN ACCORDANCE WITH THE REQUIREMENTS OF EITHER 1. 4.4, PROVIDED THAT THE ROOF ASSEMBLY IS SUPPORTED ON WALLS THAT COMPLY WITH THE REQUIREMENTS OF SANS 10400 K, OR

(d) GUTTERS AND DOWNPIPES, WHERE PROVIDED, ARE SIZED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400 R, AND (e) THE FIRE RESISTANCE AND COMBUSTIBILITY OF THE ROOF ASSEMBLY OR ANY CEILING ASSEMBLY ARE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400 T OR 4.5

PART N SANS 10400 - GLAZING

 COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART N WILL BE DEEMED TO BE COMPLIANT WITH REQUIREMENTS OF PART N OF THE NATIONAL **BUILDING REGULATIONS**

 THE FUNCTIONAL REGULATION N1(1) CONTAINED IN PART N OF THE NATIONAL BUILDING REGULATIONS SHALL, PROVIDED THAT TRANSPARENT GLAZING IS IN ACCORDANCE WITH THE REQUIREMENTS OF 4.3 & GLAZING SYSTEMS EXPOSED TO THE NATURAL ELEMENTS COMPLY WITH ALL THE REQUIREMENTS OF SANS 613, BE DEEMED TO BE SATISFIED WHEN: (a) GLAZING & ITS ASSOCIATED FRAMES & FIXINGS ARE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400 B, PROVIDED THAT 1. ANY PANES OF GLASS OR POLYCARBONATE

THE REQUIREMENTS OF 4.2, AND 2. THE REQUIREMENTS OF 4.2.2 & 4.2.5 ARE COMPLIED WITH; OR THE FUNCTIONAL REGULATION N1(2) CONTAINED IN PART N OF THE NATIONAL BUILDING REGULATIONS

PANELS HAVE A NOMINAL THICKNESS NOT LESS

THAN THAT DETERMINED IN ACCORDANCE WITH

SHALL BE DEEMED TO BE SATISFIED WHERE GLAZING IS IN ACCORDANCE WITH THE REQUIREMENTS OF 4.4

 FIRE RELATED REQUIREMENTS FOR GLAZING SHALL BE IN ACCORDANCE WITH SANS 10400 T ENERGY USAGE REQUIREMENTS FOR GLAZING

PART O SANS 10400 - LIGHTING & VENTILATION COMPLIANCE WITH THE REQUIREMENTS OF SANS

SHALL BE IN ACCORDANCE WITH SANS 10400 XA

10400 PART O WILL BE DEEMED TO BE COMPLIANCE WITH REQUIREMENTS OF PART O OF THE NATIONAL **BUILDING REGULATIONS** THE FUNCTIONAL REGULATIONS PERTAINING TO

LIGHTING IN A HABITABLE ROOM, BATHROOM, SHOWER ROOM & ROOM CONTAINING A TOILET PAN. CONTAINED IN PART O OF THE NATIONAL BUILDING REGULATIONS, SHALL BE DEEMED TO BE SATISFIED WHERE THE LIGHTING IN SUCH ROOMS COMPLIES WITH THE REQUIREMENTS OF SANS 10400 T AND THE REQUIREMENTS OF 4.2

PART P SANS 10400 - DRAINAGE

 COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART P WILL BE DEEMED TO BE COMPLIANT WITH REQUIREMENTS OF PART P OF THE NATIONAL **BUILDING REGULATIONS**

 THE FUNCTIONAL REGULATION P2 CONTAINED IN PART P OF THE NATIONAL BUILDING REGULATIONS SHALL BE DEEMED TO BE SATISFIED WHERE THE DRAINAGE INSTALLATION (a) COMPLIES WITH THE REQUIREMENTS OF 4.2 TO

PART R SANS 10400 - STORMWATER DISPOSAL COMPLIANCE WITH THE REQUIREMENTS OF SANS

10400 PART R WILL BE DEEMED TO BE COMPLIANT WITH REQUIREMENTS OF PART R OF THE NATIONAL BUILDING REGULATIONS

PART XA SANS 10400 - ENERGY USAGE IN BUILDINGS COMPLIANCE WITH THE REQUIREMENTS OF SANS 10400 PART XA WILL BE DEEMED TO BE COMPLIANCE WITH REQUIREMENTS OF PART XA OF THE

NATIONAL BUILDING REGULATIONS • THE FUNCTIONAL REGULATION XA 1, XA 2 & XA 3 CONTAINED IN PART XA OF THE NATIONAL BUILDING REGULATIONS SHALL BE DEEMED TO BE SATISFIED WHERE

IN ANY BUILDING OF OCCUPANCY CLASSIFIED IN TERMS OF REGULATION A20 AS A1, A2, A3, A4, C1, C2. E1. E2. E3. E4. F1. F2. F3. G1. H1. H2. H3. H4 & H5. A COMPETENT PERSON CERTIFIES THAT SUCH **BUILDING HAS A THEORETICAL ANNUAL ENERGY** CONSUMPTION AND DEMAND LESS THAN OR EQUAL TO A REFERENCE BUILDING THAT COMPLIES WITH THE REQUIREMENTS OF 4.2.1(b)

SANS 2001 - CONSTRUCTION WORKS - CM1 MASONRY

• ALL CONSTRUCTION OF MASONRY WALLING TO COMPLY WITH SANS 2001-CM1

SANS 2001 - CONSTRUCTION WORKS - EM1 CEMENT PLASTER

 ALL CEMENT PLASTER TO MASONRY AND CONCRETE SURFACES TO COMPLY WITH SANS 2001

project ADDITIONS & ALTERATIONS

19001 - 0 - (0) - LA - 1000-001

DEVELOPMENT SCHEDULE SPECIAL RESIDENTIAL ZONING (LAND USE) ZONE 5 ZONING (CLIMATIC ZONE) BUILDING CLASSIFICATION 667, 53 m² SITE AREA PERMISSIBLE F.A.R. PERMISSIBLE COVERAGE 40% 267, 01 m PROPOSED F.A.R. (0.05)38, 00 m² EXISTING COVERAGE 27% 180, 91 m² PROPOSED COVERAGE 74, 09 m² 11% TOTAL COVERAGE 38% 255, 00 m²

NOTES:

168, 00 m²

168, 00 m²

86, 00 m²

86, 00 m²

TOTAL

TOTAL

• all work to be done in accordance with National Building Regulations

figured dimensions to be taken in preference to scaled dimensions

report any discrepancies direct to the architect before commencing work

this drawing is copyright and remains with the architect and must not be

copied in whole or in part without prior written consent by the architect.

and Building Standards Act No. 103 of 1977

EXISTING BUILDING AREAS (FAR)

MAIN HOUSE

LEVEL 0

LEVEL 0

PROPOSED FAR SCHEDULE **ANCILLARY UNIT** 38, 00 m² LEVEL 0 TOTAL 38, 00 m²

TOTAL GBA SCHEDULE

PROPOSED GBA SCHEDULE

EXISTING (276m²) + PROPOSED (86m²)

ANCILLARY UNIT + COVERED VERANDAH

362, 00 m² LEVEL 0 TOTAL 362, 00 m²

PLUMBING NOTES - WATER SUPPLY

1. INSTALLATIONS TO BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY AND SANS 10252:1 (WATER INSTALLATIONS FOR BUILDINGS), SANS 10400 (NATIONAL BUILDING REGULATIONS) AND SANS 10254:2012 (HOT WATER CYLINDERS). SANS XA204 AND SANS 10106 FOR SOLAR WATER HEATER INSTALLATIONS SHALL

2. ALL MATERIAL USED SHALL BE SABS AND BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION. NB: PRESSURE MUST BE CHECKED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.

PIPE-WORK:

1. PIPE RUNS ARE DIAGRAMMATICALLY INDICATED ON DRAWINGS.

2. THEIR EXACT POSITION SHOULD HOWEVER BE ESTABLISHED ON SITE. MAJOR RE-POSITIONING OF PIPE WORK MAY AFFECT THE CRITERIA ON WHICH THE CALCULATIONS ARE BASED AND SHOULD THUS BE PRE-CHECKED BY THE DESIGNER BEFORE PROCEEDING WITH THE INSTALLATION.

3. ALL PIPE RUNS SHALL BE FLUSHED, FASTENED AND PRESSURE TESTED, PRIOR TO THE APPLICATION OF ANY TERMINAL FITTINGS

4. WHERE ANY PORTION OF A PIPE PASSES THROUGH A WALL OR UNDER A FLOOR, SUCH PIPE MUST BE HOUSED IN A SUITABLE SLEEVE IN SUCH A WAY THAT IT CAN BE REMOVED AND REPAIRED WITHOUT HAZARD TO THE BUILDING STRUCTURE. ADEQUATE MEASURES MUST BE TAKEN TO PROTECT SUCH PIPES FROM EXTERNAL PRESSURE OR FROM TRANSMISSION OF LOAD TO IT. PROVISION MUST BE MADE FOR EXPANSION IN PIPE RUNS BY ALLOWING FREEDOM OF MOVEMENT AT

BENDS OR BRANCHES. **HOT WATER PIPING:**

ALL EXPOSED HOT WATER PIPING MUST BE

ADEQUATELY LAGGED.

PIPING MATERIAL AND JOINTING: 1. COLD WATER FEED TO BE UPVC CLASS 6 UNLESS

WHERE OTHERWISE STATED HOT & COLD WATER FEED TO BE COPPER SANS 460 JOINED USING EITHER CAPILLARY TYPE FITTINGS SANS 1067-2 OR COMPRESSION TYPE FITTINGS SANS 1067-1. INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS' SPECIFICATION.

INSPECTION, TESTING AND DISINFECTION

ALL PIPE WORK SHALL BE INSPECTED IN ACCORDANCE WITH SANS 10252:1 (9.2.1) AND PRESSURE TESTED IN ACCORDANCE WITH SANS 10252:1 (9.2.2) AND CONSIDERATIONS OF DISINFECTIONS SANS 10252:1 (9.3.2) SHALL BE OBSERVED.

TERMINAL FITTINGS:

1. ALL BRASSWARE AND SANITARYWARE SHALL BE AS SPECIFIED IN THE SANITARYWARE SCHEDULE AND SHALL BE FULLY SABS COMPLIANT AND MEET THE REQUIREMENTS IN TERMS OF SANS 10252:1. 2. ANGLE REGULATING VALVES MUST BE INSTALLED ON THE HOT AND COLD SUPPLY CONNECTORS TO

ALL WHB'S AND WC CISTERNS WHERE APPLICABLE.

THE ATTACHED DESIGN IS BASED ON THE FITTINGS SPECIFIED. CHANGES IN SPECIFICATION OF FITTINGS COULD DEEM THIS DESIGN INVALID. IF SPECIFICATION OF FITTING IS CHANGED AT ANY TIME, THE DESIGNER SHOULD BE CONSULTED

REGARDING THE CHANGES. drawing SHEET 1 OF 3

MARK LEITH ARCHITECT unit 14, 89 j b marks rd glenwood

checked drawn scale As indicated 04/13/17 ML t: 071 480 78 76

24750874 architect's sacap no. architect's signature

NEIGHBOURS CONSENT NAME OF OWNER **ADDRESS CONTACT NUMBER SIGNATURE**

● location 154 EVANS ROAD ERF 7775 DURBAN • client MR K DE BRUIN project no. revision