

DOOR/ WINDOW NO:	KITCHEN WGO1	NUMBER OFF:1
WINDOW:	1005x1315mm Exist. HW window re-used.	
FINISH:	Sanded and sealed to manufactures specification	
GLASS:	Exist. 4mm Thick Clear monolithic annealed glass	
IRON-MONGERY:	Existing	
LIGHT:	1.12m2	
VENTILATION:	0.56m2	

DOOR/ WINDOW NO:	KITCHEN WGO2	NUMBER OFF:1
WINDOW:	1005x890mm Hardwood Timber window.	
FINISH:	Sanded and sealed to manufactures specification	
GLASS:	4mm Thick Clear monolithic annealed glass.	
IRON-MONGERY:	To manufactures specification.	
LIGHT:	1.26m2	
VENTILATION:	0.63m2	

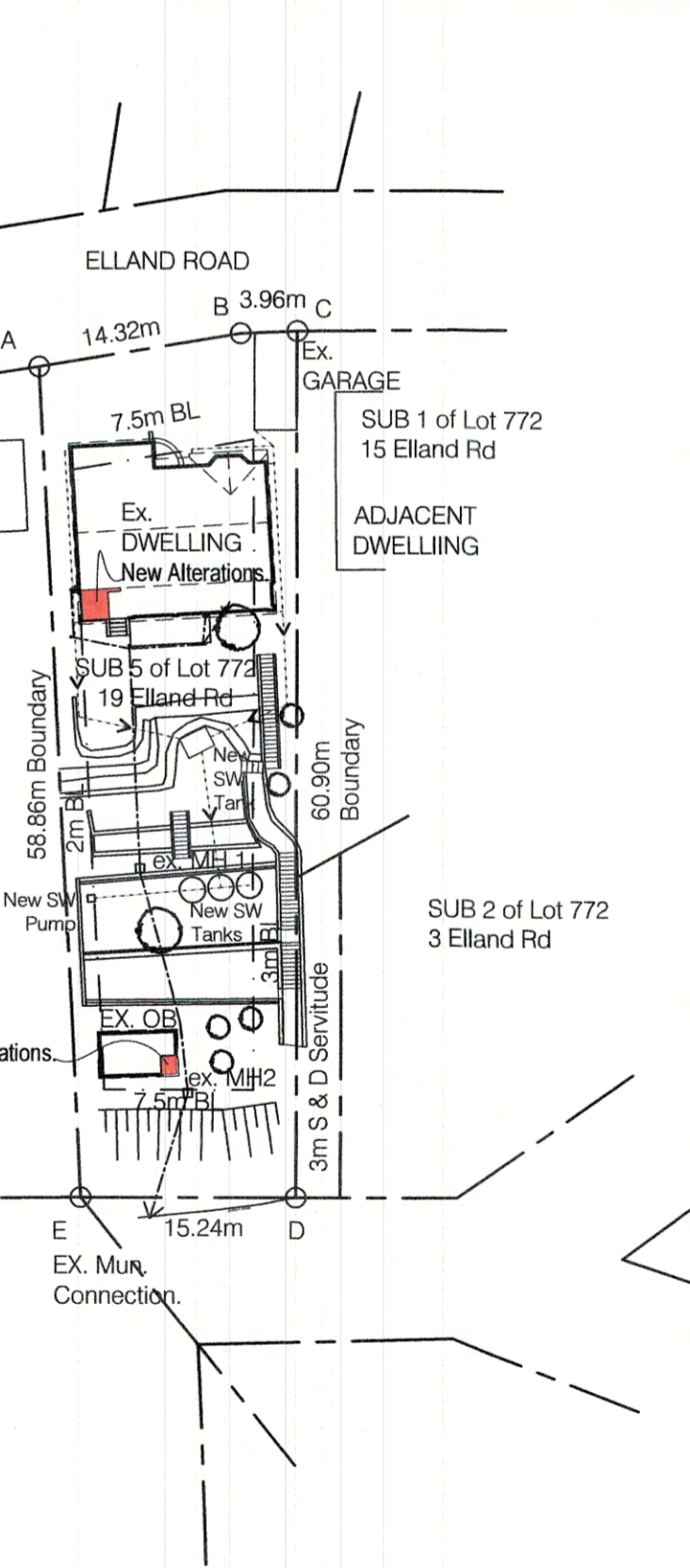
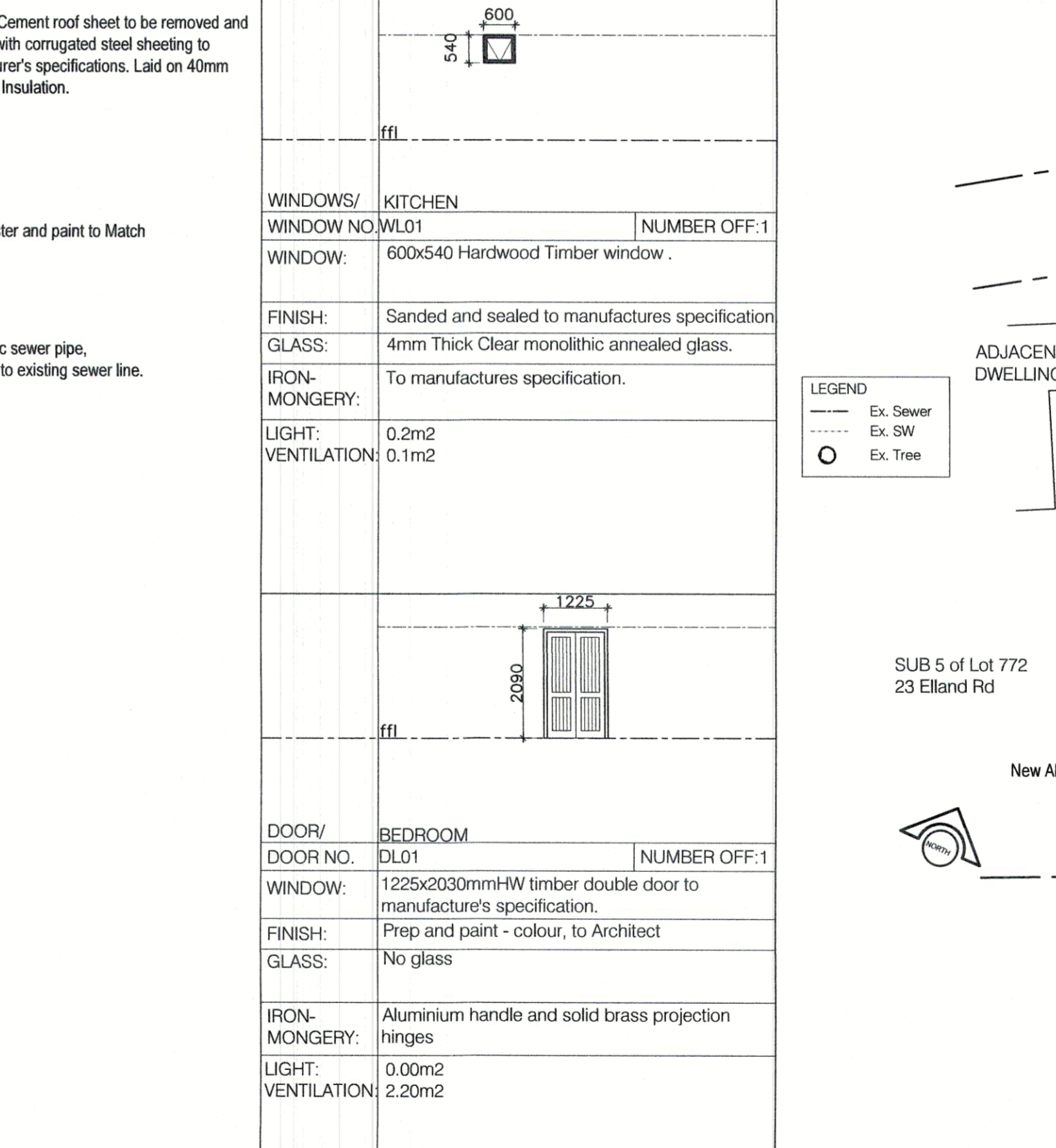
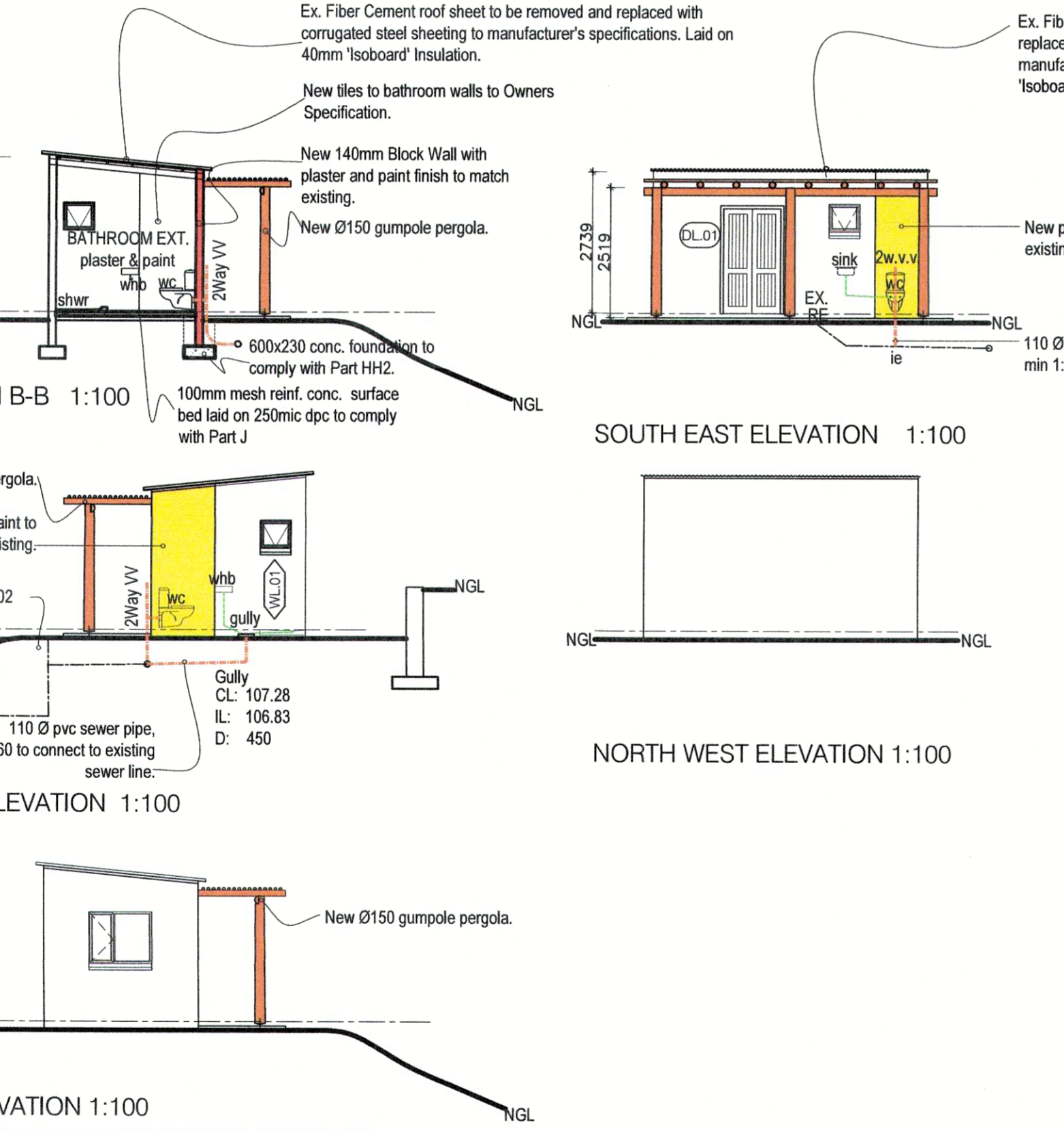
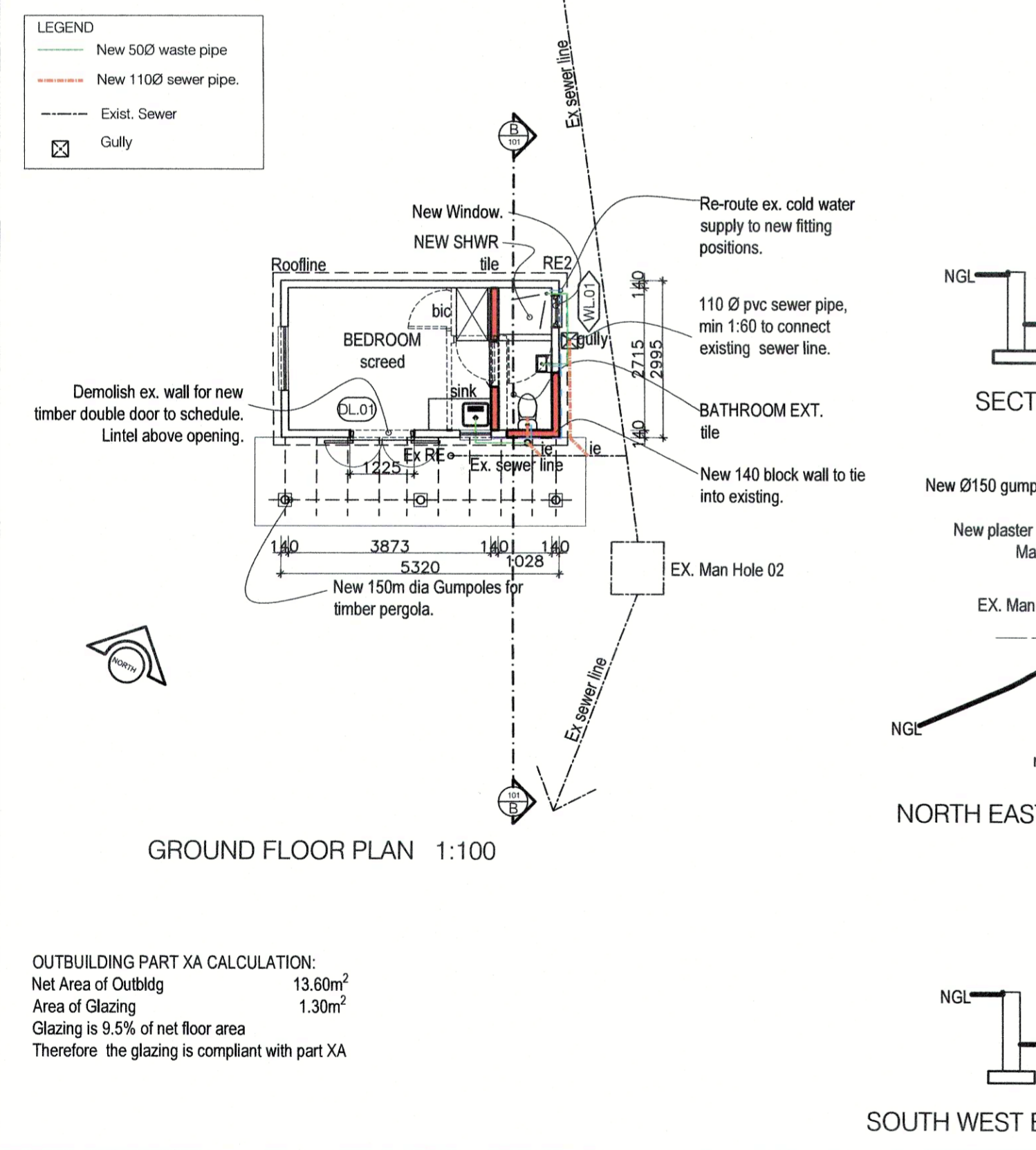
**ZONING: RESIDENTIAL & OCCUPANCY: H4**

**SCHEDULE OF AREAS:**

SITE AREA:	1004.00m <sup>2</sup>
EXISTING DWELLING:	131.00m <sup>2</sup>
EXISTING VERANDAH:	17.30m <sup>2</sup>
EXG VERANDAH CHANGE OF USE:	3.60m <sup>2</sup>
EXISTING GARAGE:	21.00m <sup>2</sup>
EXISTING OUTBUILDING:	12.90m <sup>2</sup>
NEW OUTBUILDING BATHROOM:	3.00m <sup>2</sup>
EXISTING COVERAGE:	185.80m <sup>2</sup>
NEW COVERAGE:	3.00m <sup>2</sup>
TOTAL COVERAGE:	188.80m <sup>2</sup>
EXISTING FAR:	143.90m <sup>2</sup>
NEW FAR:	6.60m <sup>2</sup>
TOTAL FAR:	150.50m <sup>2</sup>

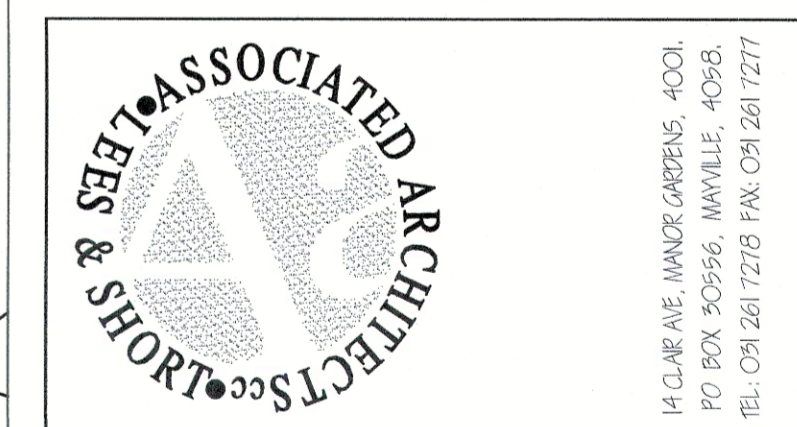
**01 MAIN HOUSE**

**SCALE: 1 : 100**



Client: *Yours faithfully*  
 Architect: *J. M. Boule*

No.	Revision	Date
A	Issued for submission	28/03/18
B	Revised submission drawing to comply with referral dated 10/22/12/22.	14/03/23



**ISSUED FOR SUBMISSION**

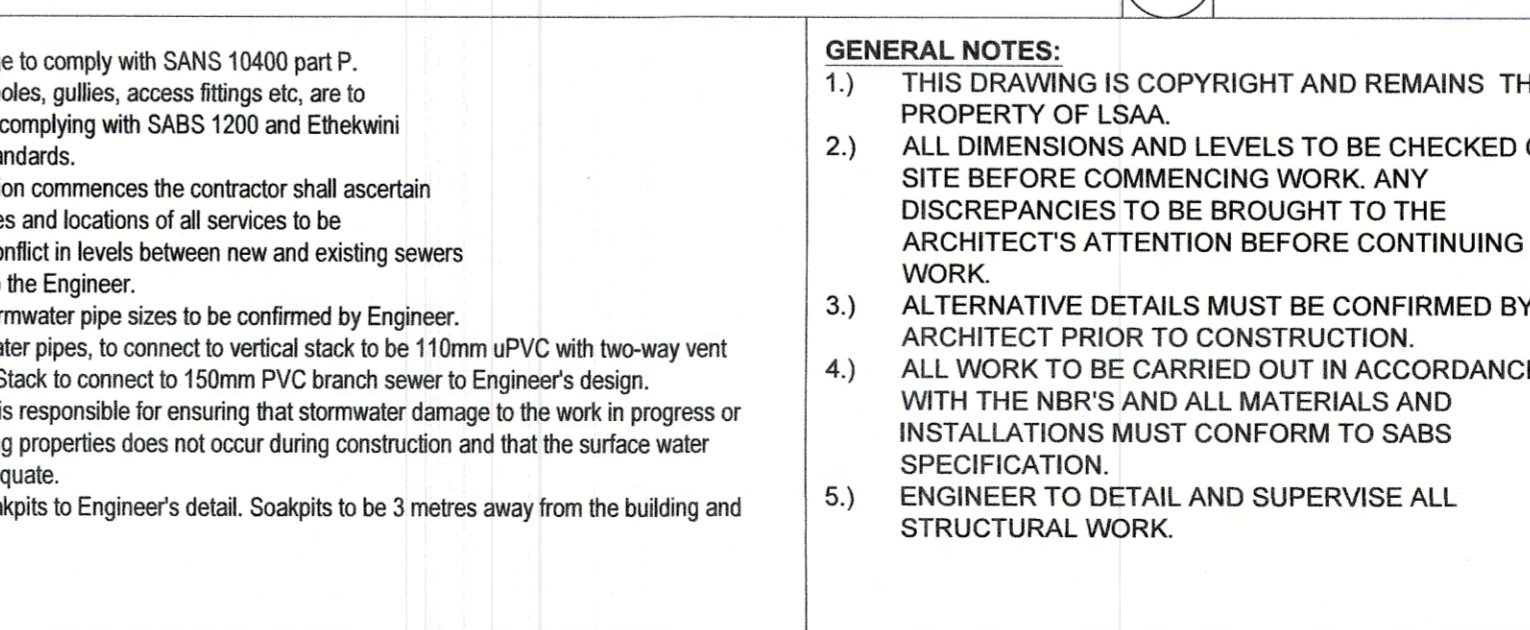
Client: **Ms J.M. Boule**  
**19 Elland Road, Cato Manor 4001**

**02 OUTBUILDING**

**SCALE: 1 : 100**

- GENERAL NOTES:**
- A: ROOF**
- All new roof is to be in accordance with SANS 10400 part L.
  - In terms of regulation a19 of the national building regulation sans 10400 - 1900 promulgated under the building standards act 103/1977 where a rational design is required for the structural system of a building the owner of any building shall appoint a Professional Engineer / Professional Engineer Technologist to take responsibility for the design, inspection during construction of the structural system i.e., foundations, concrete slabs and their supporting structures and any structures required to carry the roof and it's loads, including the design for the roof structure.
  - The structural timber design and fabrication details shall be to structural engineer details. Structural Engineer to ensure that drawings are in accordance with the Sans Codes of practice. 10160 'The general procedures and loadings to be adopted in the design of buildings'. 10163 'The structural use of timber. 10243 'The design and erection of timber roof trusses. Beams / rafters based on applicable SANS code of practice and from approved SABS/SATAS suppliers. Guarantee on design becomes null and void if not from approved SABS/SATAS supplier.
- B: WALL**
- All new wall is to be in accordance SANS 10400 part K.
  - All brickwork below ground level to be bricks recommended for the purpose by the manufacturer and to Engineer's specification.
  - Gundie 'brickgrip' DPC's to be provided over all slabs, under all eills, parapets and elsewhere as required by the local authority and in accordance with NBR and window systems.
  - Prestressed concrete lintols to be approved by Engineer before being built into wall by building contractor.
- C: EXCAVATIONS & FOUNDATIONS**
- All new excavations and foundations is to be in accordance with SANS 10400 part G & H.
  - Contractor is to check all dimensions and levels before commencing work and report any discrepancies to the Architect.
  - If the site is found to contain clay, shale, ground water are to be Professional Engineer's details and built under his supervision.
  - All foundations to be taken to hard, virgin ground. No back filling over excavated areas will be permitted. Foundation depths to be determined on site.
  - All fill to be benched in-situ soil and shall be compacted in layers not exceeding 200mm loose thickness to 93% mod asphalt density to Engineer's specification.
  - Soil benches to be 1200mm wide x 300mm deep to Engineer's detail.
  - Density tests to be carried out by the contractor and verified by the Engineer.
  - All foundations to be compacted to 95% mod asphalt density to Engineer's specification.
  - All back fill material shall be clean cohesionless sand which is non plastic and has less than 10% silt and clay to Engineer's specification.
- D: DRAINAGE**
- All new drainage to comply with SANS 10400 part P.
  - All pipes, manholes, gullies, access fittings etc. are to be in materials complying with SABS 1200 and Ethekwini Municipality Standards.
  - Before excavation commences the contractor shall ascertain the depths, sizes and locations of all services to be crossed. any conflict in levels between new and existing sewers to be notified to the Engineer.
  - All sewer & stormwater pipe sizes to be confirmed by Engineer.
  - uPVC waste water pipes, to connect to vertical stack to be 110mm uPVC with two-way vent valve at head. Stack to connect to 150mm PVC branch sewer to Engineer's design.
  - The contractor is responsible for ensuring that stormwater damage to the work in progress or the neighbouring properties does not occur during construction and that the surface water drainage is adequate.
  - Stormwater soakpits to Engineer's detail. Soakpits to be 3 metres away from the building and boundary line.

- GENERAL NOTES:**
- THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF LSAA.
  - ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BEFORE COMMENCING WORK. ANY DISCREPANCIES TO BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE CONTINUING WITH WORK.
  - ALTERNATIVE DETAILS MUST BE CONFIRMED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
  - ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NBR'S AND ALL MATERIALS AND INSTALLATIONS MUST CONFORM TO SABS SPECIFICATION.
  - ENGINEER TO DETAIL AND SUPERVISE ALL STRUCTURAL WORK.



**SCALE: 1 : 500**

**04 GENERAL NOTES**

**SCALE: 1 : 100**

Orientation	Date	Drawn	Scale	Revision Date
	Sept '15	LSAA	1 : 100 1 : 200	13/03/23

Job No.	Discipline	Stage	Draw No.	Revision
P17001	AR	LA	101	B