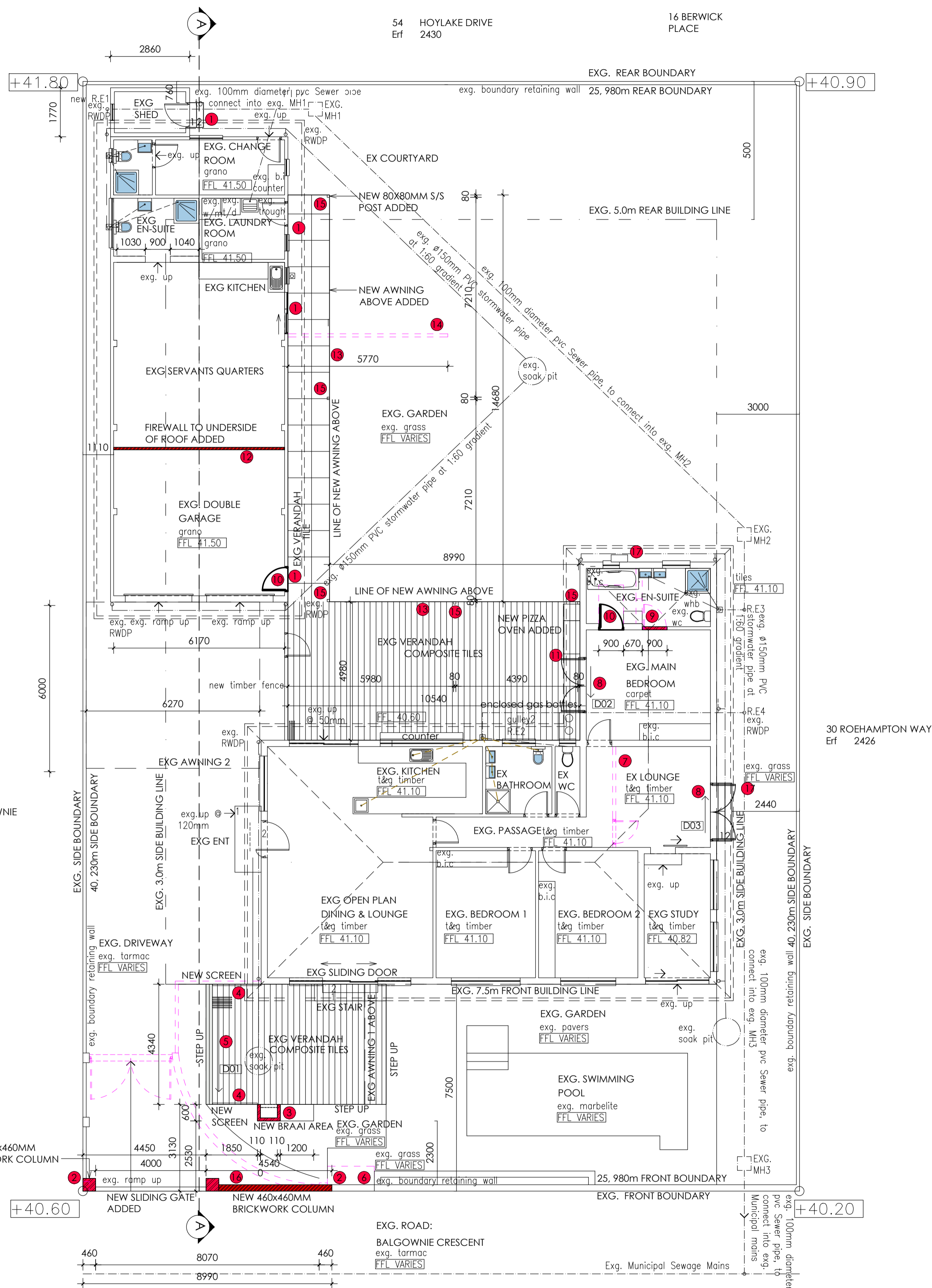


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THE AUTHOR WILL NOT BE HELD LIABLE FOR ANY UNAUTHORIZED BUILDING COMMENCEMENT.  
ALL STRUCTURAL WORK TO BE TO ENGINEER'S DETAIL.

**GENERAL NOTES:**

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- ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR/SUBCONTRACTOR PRIOR TO CONSTRUCTION.
  - ALL DIMENSIONS AND LEVELS ARE TO BE TAKEN IN PREFERENCE TO SCALING OFF.
  - DATUM LEVEL TO BE ESTABLISHED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION.
  - ALL RETAINING WALLS, PILES, FOOTINGS, SLABS, BEAMS, COLUMNS AND AGRICULTURAL DRAINS TO ENGINEER'S DETAILS.
    - DPC TO ALL HORIZONTAL & VERTICAL OPENINGS & ROOF
    - FOUNDATIONS TO BE MINIMUM 300mm BELOW NGL
    - SUPPLY ADEQUATE FLASHING TO ALL PARAPET WALLS
  - GLAZING EXCEEDING 1m<sup>2</sup> OR LESS THAN 500mm FROM FFL TO BE SAFETY GLAZED
  - INTERNAL WALLS - PLASTERED AND PAINTED TO CLIENT'S SPECIFICATIONS.
  - 270mm EXTERNAL CAVITY WALL - PLASTERED AND PAINTED TO H.O.A. SPECIFICATIONS
  - ALLOW FOR THE INSTALLATION OF 3 STANDPIPES - POSITIONS AS SHOWN ON PLAN.
    - SUPPLY 200 WATER CONNECTION.
    - SUPPLY 250 CONDUIT WITH DRAW WIRE FROM DWELLING TO FRONT BOUNDARY IN POSITION AS REQUIRED BY TELKOM
- OCCUPANCY CLASS: H4 - DWELLING HOUSE**
- STRUCTURE TO COMPLY WITH PART H, J, K, L or N OF SANS 10400:-**
- ALL STRUCTURAL WORK TO ENGINEER'S DETAIL TO COMPLY SANS 10400
  - COLUMNS:- ALL STRUCTURAL COLUMNS BY ENGINEER
- PUBLIC SAFETY TO COMPLY WITH SANS 10400 - D:-**
- BALUSTRADING:- BALUSTRADING ALL TO DETAIL, MIN 1000 HIGH TO COMPLY WITH SANS 10400 - B, SANS 10400 - T, SANS 10400 - K & SANS 10400.
- SITE OPERATIONS TO COMPLY WITH SANS 10400 - F:-**
- FOUNDATIONS TO COMPLY WITH SANS 10400 - H:-**
- REINFORCED CONCRETE FOUNDATIONS TO STRUCTURAL ENGINEER'S DETAIL.
- FLOORS TO COMPLY WITH SANS 10400 - J:-**
- FINISH AS PER SPECIFICATIONS ON CEMENT SCREED ON 100mm CONCRETE SURFACE BED
  - CONCRETE SURFACE BED WITH BRG MESH ON 250 MICRON GUNPLAS GREEN UNDERLAY ON WELL COMPACTED AND POISONED SOIL. SOIL POISONING BY SPECIALIST TO LOCAL AUTHORITY'S REQUIREMENTS.
  - DAMP PROOF MEMBRANE TO BE WELL LAPPED TO BRICK WALL DPC
    - DPC TO BE MIN 150mm ABOVE NGL
    - ALL SUSPENDED REINFORCED CONCRETE SLABS BY ENGINEER.
- WALLS TO COMPLY WITH SANS 10400 - K:-**
- EXTERNAL WALLS - IMPERIAL BRICK, PLASTER AND PAINT FINISH WITH 50mm CAVITY.
  - INTERNAL WALLS - IMPERIAL BRICK, PLASTER AND PAINT FINISH.
  - INSULATION ON WALLS TO COMPLY WITH SANS 10400 WHERE REQUIRED. ALL TO SPECIALIST.
  - RETAINING WALLS - TO ENGINEER'S DETAIL - TO BE DRAINED WITH AGRICULTURAL DRAIN CONNECTED TO STORMWATER MANAGEMENT SYSTEM.
  - BRICKWORK IN EVERY COURSE FOR MIN 5 COURSES ABOVE LINTOLS.
  - CONTINUOUS DPC AND JANT GUARD AT SLAB LEVEL AND AT WINDOW GILLS AS REQUIRED BY THE LOCAL AUTHORITY AND IN ACCORDANCE WITH NBR AND WINDOW SYSTEMS.
  - GALVANISED WIRE TIES OR EQUAL TO BE BUILT INTO ALL EXTERNAL WALLS AT 800 CENTRES HORIZONTALLY AND EVERY 6TH COURSE VERTICALLY.
- ROOF TO COMPLY WITH SANS 10400 - L:-**
- 19mm STONE CHIP ON DERBICUM SP4 TORCH FUSED WITH 75mm SIDE & 100mm END LAPS 250x25mm GLASDEK STRIPS LOOSE LAID ON 20mm SHUTTERBOARD ON 100x50mm SAP BRANDING ON R1: 75x390mm SAIGNA BEAMS. ALL TO DETAIL. ROOF PITCH 2°.
  - STONE COLOUR TO BE CONFIRMED. ALL PROJECTIONS THROUGH THE ROOF AND EDGES MUST BE PROTECTED WITH SUITABLE FLASHINGS TO CONFORM TO THE SABS 0400.
  - CEILING:- 9.2mm GYPSUM PLASTERBOARD WITH 6mm CRESTSTONE SKIM.
    - SKIM SOFFITS TO RC SLABS
    - T&G BOARDING FIXED TO TOP OF RAFTERS
    - ALL CEILING TO COMPLY WITH IT13
- STAIRWAYS TO COMPLY WITH SANS 10400 - M:-**
- STAIRS TO COMPLY FULLY WITH SANS 10400
- GLAZING TO COMPLY WITH SANS 10400 - N:-**
- WINDOWS:- ALL NEW WINDOWS TO BE POWDER COATED ALUMINIUM SECTIONS. GLAZING TO COMPLY WITH PART SANS 10400.
    - CLEAR GLAZING THROUGHOUT.
  - SAFETY GLASS TO WINDOWS AND DOORS TO COMPLY WITH SANS 10400 & AAAMSA ASSOCIATION.
    - WINDOWS & DOORS TO BE INSTALLED BY SPECIALIST
- LIGHTING & VENTILATION TO COMPLY WITH SANS 10400 - O.**
- LIGHTING:-**
- ALL AREAS TO BE ARTIFICIALLY LIT.
- TOILETS:-**
- ARTIFICIALLY LIT MINIMUM 160 LUX
  - MECHANICALLY VENTILATED EXTRACTION TO BE MINIMUM 20L/SEC/FITMENT
- DRAINAGE TO COMPLY WITH SANS 10400 - P**
- ALL WASTE PIPES:
    - TO BE ACCESSIBLE ALONG THEIR ENTIRE LENGTH.
    - TO BE FITTED WITH A 64mm RE-SEAL TRAP.
  - EXCEEDING 2500mm TO JUNCTION, TO BE FITTED WITH ANTI-SYPHON VENT.
    - TO CONNECT TO STACK INDEPENDENTLY
- ALL SANITARY FITTINGS:- TO BE TRAPPED IN ACCORDANCE WITH LOCAL AUTHORITY REGULATIONS.
  - INSPECTION EYES:- TO BE FITTED TO ALL BENDS AND JUNCTIONS AND TO BE MARKED AT GROUND LEVEL.
  - RODDING EYES:- TO BE PROVIDED AT ALL BENDS AND JUNCTIONS OF SOIL AND WASTE PIPES. ALL SOIL PIPES TO BE MIN 100mm $\phi$
  - ALL SOIL VENTILATION PIPES (SVF) MUST BE TAKEN TO A MINIMUM HEIGHT OF 1800mm ABOVE THE NEAREST ADJACENT WINDOW HEAD, AND 100mm ABOVE THE CLOSEST PART OF THE ROOF COVERING IT PASSES THROUGH.
    - VENT STACKS TO COMPLY WITH SANS 10400
    - ALL VENT VALVES TO BE 2 WAY VENT VALVES
  - WHERE A DRAIN PASSES UNDER A BUILDING IT MUST BE HIGH DENSITY PVC ENCASED IN 150mm CONCRETE ALL ROUND AND MUST BE IN A STRAIGHT RUN UNDER THE BUILDING WITH NO BENDS OR JUNCTIONS AND MUST HAVE IES AT EACH END AT A MINIMUM OF 600mm BEYOND THE BUILDING.
  - WHERE A DRAIN PASSES UNDER A TRAFFICABLE AREA IT MUST BE HIGH DENSITY PVC ENCASED IN 150mm CONCRETE ALL ROUND.
  - WHERE THE VERTICAL DROP FROM SOIL FITTINGS TO THE MAIN DRAIN EXCEEDS 1200mm, THESE FITTINGS ARE TO BE ANTI-SYPHON FITTED.
  - ACCESS PANELS TO BE FITTED TO ALL DUCTS & TO HAVE A 2 HOUR FIRE RATING
- STORMWATER TO COMPLY WITH SANS 10400 - R-**
- RAINWATER GOODS:- R.C. BALCONY SLABS TO BE FITTED WITH FULLBORE DRAINAGE FITTINGS AND CONNECTED TO 100mm $\phi$  RWDP'S
- FIRE PROTECTION TO COMPLY WITH SANS 10400 - T**
- SAFETY DISTANCES TO COMPLY WITH IT2.
  - ALL MATERIALS TO COMPLY WITH IT5
  - FIRE DOOR TO GARAGE TO BE SABS CLASS A 120MIN. FIRE RATED DOOR FITTED WITH LOCKS IN COMPLIANCE WITH IT19.9.
    - ROOF ASSEMBLIES AND COVERINGS TO COMPLY WITH IT12.
    - ALL CEILING TO COMPLY WITH IT13.
    - ALL FLOOR COVERINGS TO COMPLY WITH IT14.
    - ALL WALL FINISHES TO COMPLY WITH IT15.
    - SERVICE PIPES, CONDUITS, AND SLEEVES TO COMPLY WITH IT41.
- FIRE INSTALLATION TO COMPLY WITH SANS 10400 - W:-**



- LIST OF DEVIATIONS:**
- door 1 be raised
  - new 460x460 brickwork column added
  - new braai area and counter added
  - new timber screen added
  - new shutters added
  - braai area removed
  - brickwork omitted
  - new sliding door added
  - door omitted and new brickwork added
  - new door added to ensuite
  - new pizza oven added
  - new firewall to underside of roof added
  - new awning added
  - timber fence omitted
  - new 80x80mm s/s post added
  - new sliding gate added
  - new enclosed gas bottles

**SCHEDULE OF RIGHTS AND AREAS**

PROPERTY DESCRIPTION			
Erf/ Portion	: 2427	Site Area	: 1045m <sup>2</sup>
Township	: DURBAN NORTH	Title Deed No	: Xxxxxxx
Site Address	: 21 BALGOWNIE CRESCENT		
<b>ZONING &amp; LAND USE INFORMATION</b>			
Authority	: Ethekwini	Zoning	: h3
Control	Permissible	Permissible	Permissible
Floor Area Ratio	: N/A		418m <sup>2</sup>
Coverage	: 40 %		
Height Of Building	: N/A		
<b>BREAKDOWN OF AREAS</b>			
<b>EXISTING COVERAGE</b>			
Existing House	: 176.6m <sup>2</sup>		
Existing Outbuilding	: 107m <sup>2</sup>		
exg Awning 1	: 37.5m		
exg Awning 2	: 25m <sup>2</sup>		
Timber Shed	: 5m <sup>2</sup>		
<b>Total existing coverage</b>	<b>: 350.6m<sup>2</sup></b>		
<b>NEW COVERAGE</b>			
New awning	: 74.7m <sup>2</sup>		
<b>Total New Coverage and exg:</b>	<b>425.3m<sup>2</sup></b>		
<b>EXISTING FAR</b>			
Existing House	: 176.6 m <sup>2</sup>		
Existing Servants Quarters	: 50m <sup>2</sup>		

NOTES  
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**RELAXATION DETAILS**

• NAME \_\_\_\_\_  
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SIGNATURE \_\_\_\_\_

AUTHORS NAME : WENDLE DWAINE NAIDOO  
SACAP REGISTRATION NUMBER  
PRARCH44016755  
CATEGORY TYPE : PROFESSIONAL ARCHITECT  
AUTHOR SIGNATURE: \_\_\_\_\_

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Architecture. Interiors. Architectural Perspectives.

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17 Myna Crescent Parlock  
Durban  
4037

Client:  
Marlen family trust

Project:  
DEVIATIONS TO PLAN NUMBER 2791118  
OF DWELLING ERF 2427, 21 BALGOWNIE  
CRESCENT, DURBAN NORTH

Drawing Title:  
PLANS

Scale	1:100	Date	23/05/2023
Project Co-ordinator	W.D.N		
Issue Status	SUBMISSION - NOT FOR CONSTRUCTION		

Job No:	Type:	Dwg No:	Revision:
001	H3	001	000

GROUND STOREY SCALE 1:100

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  - SUPPLY ADEQUATE FLASHINGS TO ALL PARAPET WALLS.
  - GLAZING EXCEEDING 1m<sup>2</sup> OR LESS THAN 500mm FROM FFL TO BE SAFELY GLAZED.
  - INTERNAL WALLS - PLASTERED AND PAINTED TO CLIENT'S SPECIFICATIONS.
  - 270mm EXTERNAL CAVITY WALL - PLASTERED AND PAINTED TO H.O.A. SPECIFICATIONS.
  - ALLOW FOR THE INSTALLATION OF 3 STANDPIPES - POSITIONS AS SHOWN ON PLAN.
  - SUPPLY 200 WATER CONNECTION.
  - SUPPLY 250 CONDUIT WITH DRAW WIRE FROM DWELLING TO FRONT BOUNDARY IN POSITION AS REQUIRED BY TELKOM.

**OCCUPANCY CLASS: H4 - DWELLING HOUSE**

**STRUCTURE TO COMPLY WITH PART H, J, K, L or N OF SANS 10400:-**

- ALL STRUCTURAL WORK TO ENGINEER'S DETAIL TO COMPLY SANS 10400
- COLUMNS:- ALL STRUCTURAL COLUMNS BY ENGINEER

**PUBLIC SAFETY TO COMPLY WITH SANS 10400 - D:-**

- BALUSTRADING:- BALUSTRADING ALL TO DETAIL, MIN 1000 HIGH TO COMPLY WITH SANS 10400 - B, SANS 10400 - T, SANS 10400 - K & SANS 10400.

**SITE OPERATIONS TO COMPLY WITH SANS 10400 - F:-**

**FOUNDATIONS TO COMPLY WITH SANS 10400 - H:-**

- REINFORCED CONCRETE FOUNDATIONS TO STRUCTURAL ENGINEER'S DETAIL.

**FLOORS TO COMPLY WITH SANS 10400 - J:-**

- FINISH AS PER SPECIFICATIONS ON CEMENT SCREED ON 100mm CONCRETE SURFACE BED
- CONCRETE SURFACE BED WITH BRC MESH ON 250 MICRON GUNPLAS GREEN UNDERLAY ON WELL COMPACTED AND POISONED SOIL. SOIL POISONING BY SPECIALIST TO LOCAL AUTHORITY'S REQUIREMENTS.
- DAMP PROOF MEMBRANE TO BE WELL LAPPED TO BRICK WALL DPC
  - DPC TO BE MIN 150mm ABOVE NGL
  - ALL SUSPENDED REINFORCED CONCRETE SLABS BY ENGINEER.

**WALLS TO COMPLY WITH SANS 10400 - K:-**

- EXTERNAL WALLS - IMPERIAL BRICK, PLASTER AND PAINT FINISH WITH 50mm CAVITY.
- INTERNAL WALLS - IMPERIAL BRICK, PLASTER AND PAINT FINISH.
- INSULATION ON WALLS TO COMPLY WITH SANS 10400 WHERE REQUIRED, ALL TO SPECIALIST.
- RETAINING WALLS - TO ENGINEER'S DETAIL - TO BE DRAINED WITH AGRICULTURAL DRAIN CONNECTED TO STORMWATER MANAGEMENT SYSTEM.
- BRICKWORK IN EVERY COURSE FOR MIN 5 COURSES ABOVE LINTOLS.
- CONTINUOUS DPC AND ANT GUARD AT SLAB LEVEL AND AT WINDOW CILLS AS REQUIRED BY THE LOCAL AUTHORITY AND IN ACCORDANCE WITH NBR AND WINDOW SYSTEMS.
- GALVANISED WIRE TIES OR EQUAL TO BE BUILT INTO ALL EXTERNAL WALLS AT 800 CENTRES HORIZONTALLY AND EVERY 6TH COURSE VERTICALLY.

**ROOF TO COMPLY WITH SANS 10400 - L:-**

- 19mm STONE CHIP ON DERBIGUM SP4 TORCH FUSED WITH 75mm SIDE & 100mm END LAPS 250x3mm GLASDEK STRIPS LOOSE LAID ON 20mm SHUTTERBOARD ON 100x50mm SAP BRANDING ON R1: 75x390mm SALIGNA BEAMS, ALL TO DETAIL, ROOF PITCH 2°.
- STONE COLOUR TO BE CONFIRMED, ALL PROJECTIONS THROUGH THE ROOF AND EDGES MUST BE PROTECTED WITH SUITABLE FLASHINGS TO CONFORM TO THE SANS 10400.
- CEILING:- 9.2mm GYPSUM PLASTERBOARD WITH 6mm CRETESTONE SKIM.
  - SKIM SOFFITS TO RC SLABS
  - T&G BOARDING FIXED TO TOP OF RAFTERS
  - ALL CEILINGS TO COMPLY WITH T113

**STAIRWAYS TO COMPLY WITH SANS 10400 - M:-**

- STAIRS TO COMPLY FULLY WITH SANS 10400

**GLAZING TO COMPLY WITH SANS 10400 - N:-**

- WINDOWS:- ALL NEW WINDOWS TO BE POWDER COATED ALUMINIUM SECTIONS, GLAZING TO COMPLY WITH PART N SANS 10400.
- SAFETY GLASS TO WINDOWS AND DOORS TO COMPLY WITH SANS 10400 & AAAMSA ASSOCIATION.
- WINDOWS & DOORS TO BE INSTALLED BY SPECIALIST

**LIGHTING & VENTILATION TO COMPLY WITH SANS 10400 - O:**

- LIGHTING:-
  - ALL AREAS TO BE ARTIFICIALLY LIT.
  - TOILETS:-
    - ARTIFICIALLY LIT MINIMUM 160 LUX
- MECHANICALLY VENTILATED EXTRACTION TO BE MINIMUM 20L/SEC/FITMENT

**DRAINAGE TO COMPLY WITH SANS 10400 - P**

- ALL WASTE PIPES:
  - TO BE ACCESSIBLE ALONG THEIR ENTIRE LENGTH.
  - TO BE FITTED WITH A 64mm RE-SEAL TRAP.
- EXCEEDING 2500mm TO JUNCTION, TO BE FITTED WITH ANTI-SIPHON VENT.
- TO CONNECT TO STACK INDEPENDENTLY

- ALL SANITARY FITTINGS:- TO BE TRAPPED IN ACCORDANCE WITH LOCAL AUTHORITY REGULATIONS.
- INSPECTION EYES:- TO BE FITTED TO ALL BENDS AND JUNCTIONS AND TO BE MARKED AT GROUND LEVEL.

- RODDING EYES:- TO BE PROVIDED AT ALL BENDS AND JUNCTIONS OF SOIL AND WASTE PIPES.
  - ALL SOIL PIPES TO BE MIN 100mmØ
- ALL SOIL VENTILATION PIPES (SVP) MUST BE TAKEN TO A MINIMUM HEIGHT OF 1800mm ABOVE THE NEAREST ADJACENT WINDOW HEAD, AND 100mm ABOVE THE CLOSEST PART OF THE ROOF COVERING IT PASSES THROUGH.
  - VENT STACKS TO COMPLY WITH SANS 10400
  - ALL VENT VALVES TO BE 2 WAY VENT VALVES

- WHERE A DRAIN PASSES UNDER A BUILDING IT MUST BE HIGH DENSITY PVC ENCASED IN 150mm CONCRETE ALL ROUND AND MUST BE IN A STRAIGHT RUN UNDER THE BUILDING WITH NO BENDS OR JUNCTIONS AND MUST HAVE IE'S AT EACH END AT A MINIMUM OF 600mm BEYOND THE BUILDING.
- WHERE A DRAIN PASSES UNDER A TRAFFICABLE AREA IT MUST BE HIGH DENSITY PVC ENCASED IN 150mm CONCRETE ALL ROUND.
- WHERE THE VERTICAL DROP FROM SOIL FITTINGS TO THE MAIN DRAIN EXCEEDS 1200mm, THESE FITTINGS ARE TO BE ANTI-SIPHON FITTED.
- ACCESS PANELS TO BE FITTED TO ALL DUCTS & TO HAVE A 2 HOUR FIRE RATING

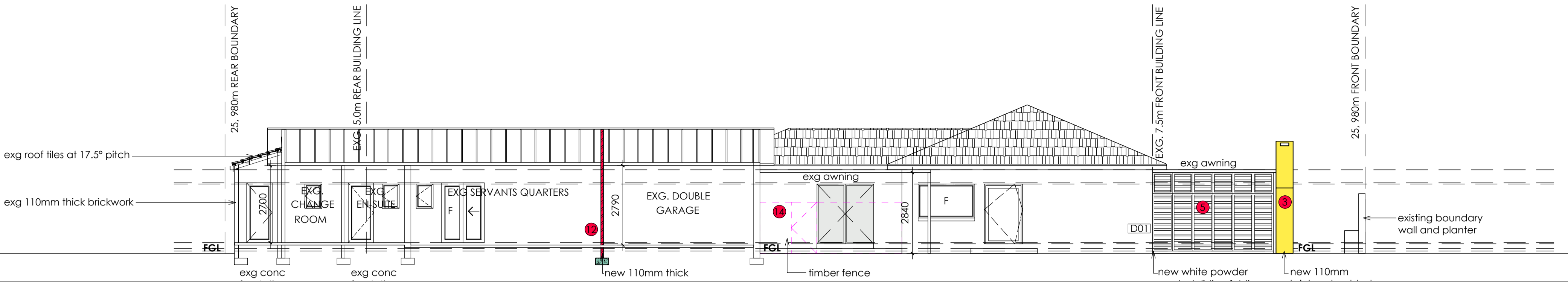
**STORMWATER TO COMPLY WITH SANS 10400 - R:-**

- RAINWATER GOODS:- R.C. BALCONY SLABS TO BE FITTED WITH FULLBORE DRAINAGE FITTINGS AND CONNECTED TO 100mmØ RWDPS

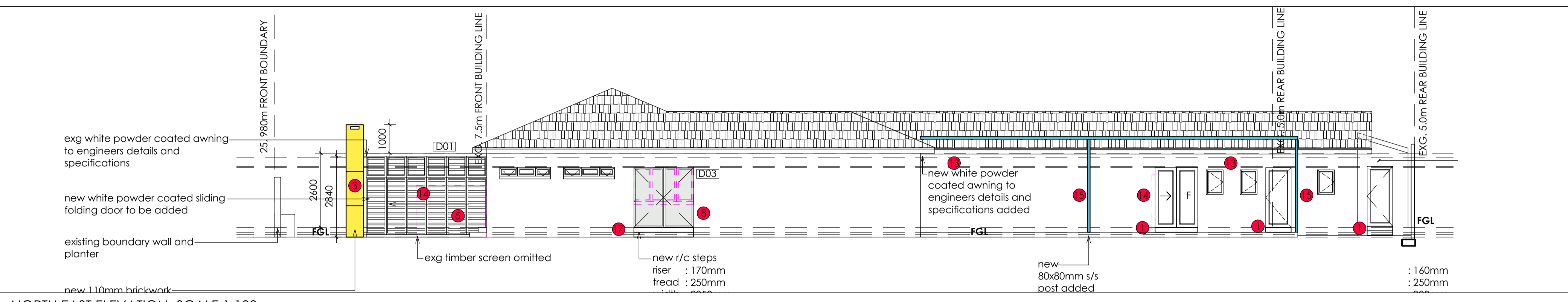
**FIRE PROTECTION TO COMPLY WITH SANS 10400 - T**

- SAFETY DISTANCES TO COMPLY WITH T12.
- ALL MATERIALS TO COMPLY WITH T15
- FIRE DOOR TO GARAGE TO BE SABS CLASS A 120MIN. FIRE RATED DOOR FITTED WITH LOCKS IN COMPLIANCE WITH T19.9.
  - ROOF ASSEMBLIES AND COVERINGS TO COMPLY WITH T112.
  - ALL CEILINGS TO COMPLY WITH T113.
  - ALL FLOOR COVERINGS TO COMPLY WITH T114.
  - ALL WALL FINISHES TO COMPLY WITH T115.
- SERVICE PIPES, CONDUITS, AND SLEEVES TO COMPLY WITH T141.

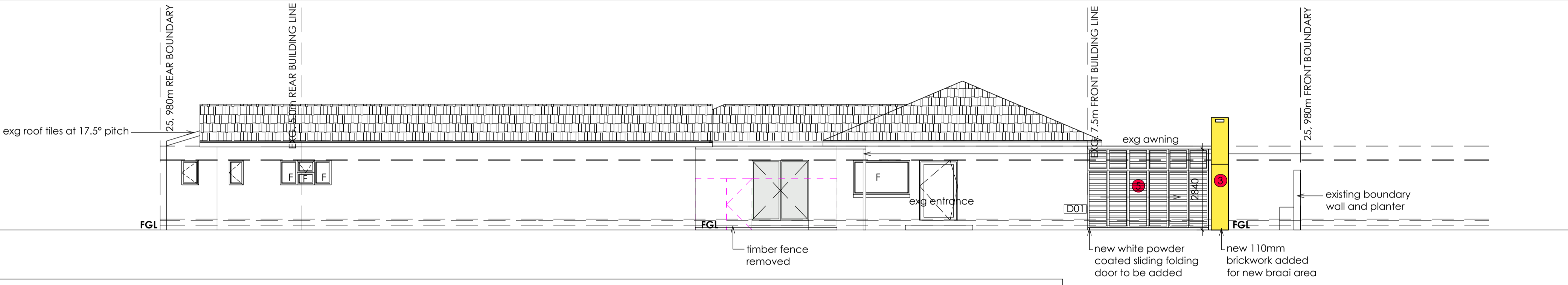
**FIRE INSTALLATION TO COMPLY WITH SANS 10400 - W:-**



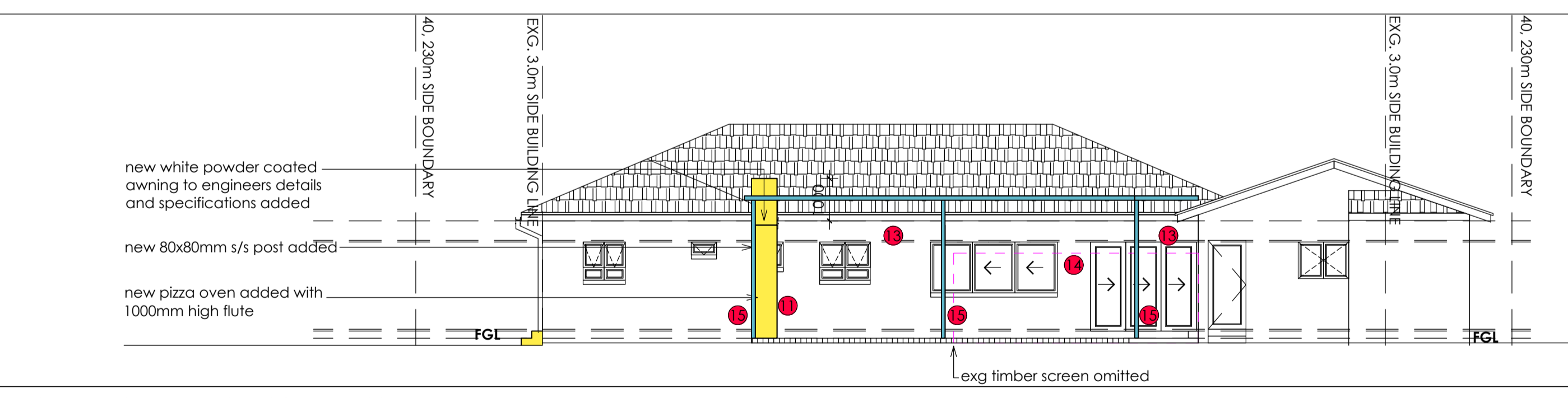
SECTION A-A - SCALE 1:100



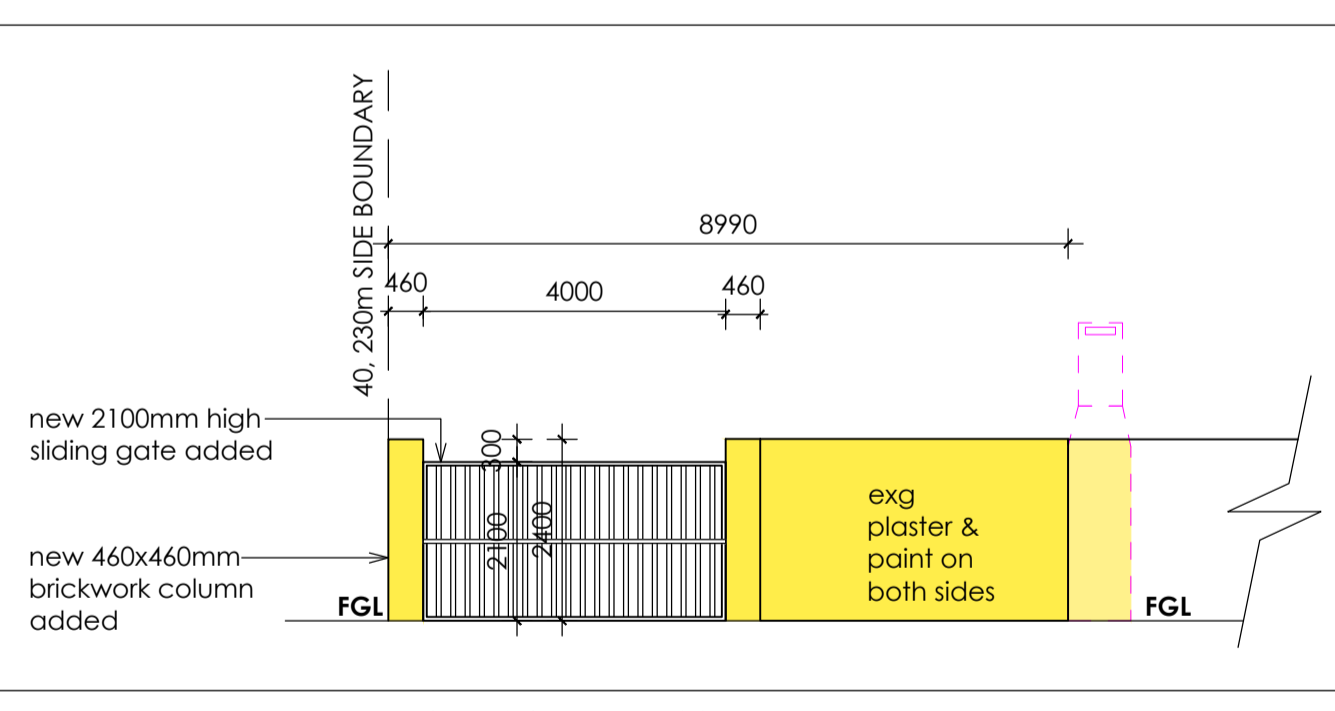
NORTH EAST ELEVATION- SCALE 1:100



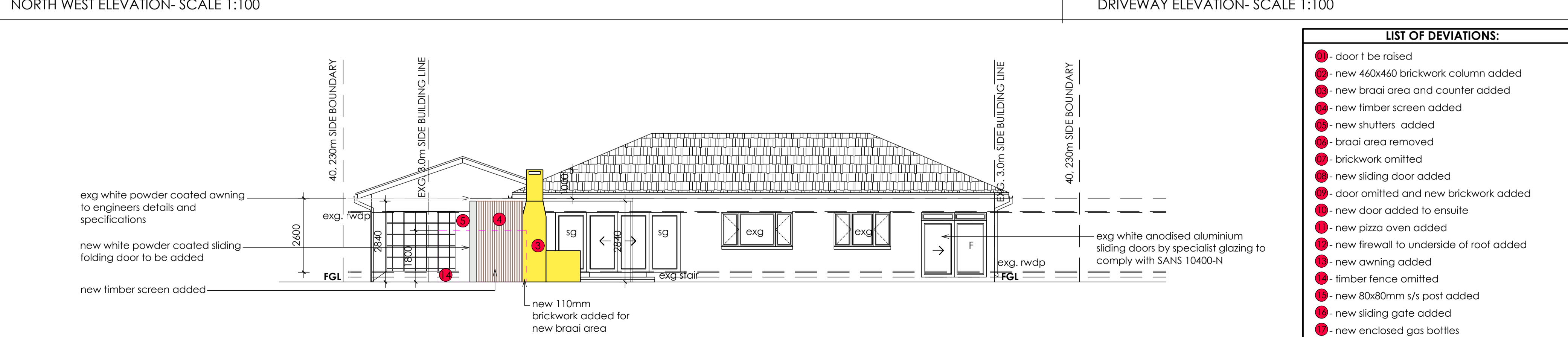
SOUTH WEST ELEVATION- SCALE 1:100



NORTH WEST ELEVATION- SCALE 1:100



DRIVEWAY ELEVATION- SCALE 1:100



SOUTH EAST ELEVATION- SCALE 1:100

LIST OF DEVIATIONS:			
1	door t be raised		
2	new 460x460 brickwork column added		
3	new braai area and counter added		
4	new timber screen added		
5	new shutters added		
6	braai area removed		
7	brickwork omitted		
8	new sliding door added		
9	door omitted and new brickwork added		
10	new door added to ensuite		
11	new pizza oven added		
12	new firewall to underside of roof added		
13	new awning added		
14	timber fence omitted		
15	new 80x80mm s/s post added		
16	new sliding gate added		
17	new enclosed gas baffles		

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AUTHORS NAME : WENDLE DWAINA NAIIDOO  
SACAP REGISTRATION NUMBER PRARCH44016755  
CATEGORY TYPE : PROFESSIONAL ARCHITECT  
AUTHOR SIGNATURE: \_\_\_\_\_

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Wendle Dwaine Naidoo  
084 5374465  
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kznarchitects.co.za

17 Myna Crescent Parlock Durban 4037

Client: Marlen family trust

sign \_\_\_\_\_

Project: DEVIATIONS TO PLAN NUMBER 2791118 OF DWELLING ERF 2427, 21 BALGOWNIE CRESCENT, DURBAN NORTH

Drawing Title: ELEVATIONS & SECTION

Scale	1:100	Date	23/05/2023
Project Co-ordinator	W.D.N		
Issue Status	SUBMISSION - NOT FOR CONSTRUCTION		
Job No:	Type:	Dwg No:	Revision:
001	H3	002	000

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  - SUPPLY ADEQUATE FLASHING TO ALL PARAPET WALLS
- GLAZING EXCEEDING 1m<sup>2</sup> OR LESS THAN 500mm FROM FFL TO BE SAFETY GLAZED
  - INTERNAL WALLS - PLASTERED AND PAINTED TO CLIENT'S SPECIFICATIONS.
- 270mm EXTERNAL CAVITY WALL - PLASTERED AND PAINTED TO H.O.A. SPECIFICATIONS
- ALLOW FOR THE INSTALLATION OF 3 STANDPIPES - POSITIONS AS SHOWN ON PLAN.
  - SUPPLY 200 WATER CONNECTION.
- SUPPLY 250 CONDUIT WITH DRAW WIRE FROM DWELLING TO FRONT BOUNDARY IN POSITION AS REQUIRED BY TELKOM

**OCCUPANCY CLASS: H4 - DWELLING HOUSE**

**STRUCTURE TO COMPLY WITH PART H, J, K, L or N OF SANS 10400:-**

- ALL STRUCTURAL WORK TO ENGINEER'S DETAIL TO COMPLY SANS 10400
  - COLUMNS:- ALL STRUCTURAL COLUMNS BY ENGINEER

**PUBLIC SAFETY TO COMPLY WITH SANS 10400 - D:-**

- BALUSTRADING:- BALUSTRADING ALL TO DETAIL, MIN 1000 HIGH TO COMPLY WITH SANS 10400 - B, SANS 10400 - T, SANS 10400 - K & SANS 10400.

**SITE OPERATIONS TO COMPLY WITH SANS 10400 - F:-**

**FOUNDATIONS TO COMPLY WITH SANS 10400 - H:-**

- REINFORCED CONCRETE FOUNDATIONS TO STRUCTURAL ENGINEER'S DETAIL.

**FLOORS TO COMPLY WITH SANS 10400 - J:-**

- FINISH AS PER SPECIFICATIONS ON CEMENT SCREED ON 100mm CONCRETE SURFACE BED
  - CONCRETE SURFACE BED WITH BRC MESH ON 250 MICRON GUNPLAS GREEN UNDERLAY ON WELL COMPACTED AND POISONED SOIL. SOIL POISONING BY SPECIALIST TO LOCAL AUTHORITY'S REQUIREMENTS.
- DAMP PROOF MEMBRANE TO BE WELL LAPPED TO BRICK WALL DPC
  - DPC TO BE MIN 150mm ABOVE NGL
  - ALL SUSPENDED REINFORCED CONCRETE SLABS BY ENGINEER.

**WALLS TO COMPLY WITH SANS 10400 - K:-**

- EXTERNAL WALLS - IMPERIAL BRICK, PLASTER AND PAINT FINISH WITH 50mm CAVITY.
  - INTERNAL WALLS - IMPERIAL BRICK, PLASTER AND PAINT FINISH.
- INSULATION ON WALLS TO COMPLY WITH SANS 10400 WHERE REQUIRED. ALL TO SPECIALIST.
- RETAINING WALLS - TO ENGINEER'S DETAIL - TO BE DRAINED WITH AGRICULTURAL DRAIN CONNECTED TO STORMWATER MANAGEMENT SYSTEM.
  - BRICKWORK IN EVERY COURSE FOR MIN 5 COURSES ABOVE LINTOLS.
  - CONTINUOUS DPC AND RAIN GUARD AT SLAB LEVEL AND AT WINDOW SILLS AS REQUIRED BY THE LOCAL AUTHORITY AND IN ACCORDANCE WITH NBR AND WINDOW SYSTEMS.
  - GALVANISED WIRE TIES OR EQUAL TO BE BUILT INTO ALL EXTERNAL WALLS AT 800 CENTRES HORIZONTALLY AND EVERY 6TH COURSE VERTICALLY.

**ROOF TO COMPLY WITH SANS 10400 - L:-**

- 19mm STONE CHIP ON DERBICUM SF4 TORCH FUSED WITH 75mm SIDE & 100mm END LAPS 250x2mm GLASDEK STRIPS LOOSE LAID ON 20mm SHUTTERBOARD ON 100x50mm SAP BRANDING ON R1: 75x390mm SAUGHNA BEAMS, ALL TO DETAIL, ROOF PITCH 2°. STONE COLOUR TO BE CONFIRMED. ALL PROJECTIONS THROUGH THE ROOF AND EDGES MUST BE PROTECTED WITH SUITABLE FLASHINGS TO CONFORM TO THE SABS 0400.
  - CEILING:- 9.2mm GYPSUM PLASTERBOARD WITH 6mm CRETSTONE SKIM.
    - SKIM SOFFITS TO RC SLABS
    - T&G BOARDING FIXED TO TOP OF RAFTERS
    - ALL CEILINGS TO COMPLY WITH IT13

**STAIRWAYS TO COMPLY WITH SANS 10400 - M:-**

**GLAZING TO COMPLY WITH SANS 10400 - N:-**

- WINDOWS:- ALL NEW WINDOWS TO BE POWDER COATED ALUMINIUM SECTIONS, GLAZING TO COMPLY WITH PART N SANS 10400.
  - CLEAR GLAZING THROUGHOUT.
- SAFETY GLASS TO WINDOWS AND DOORS TO COMPLY WITH SANS 10400 & AAAMSA ASSOCIATION.
  - WINDOWS & DOORS TO BE INSTALLED BY SPECIALIST

**LIGHTING & VENTILATION TO COMPLY WITH SANS 10400 - O.**

- LIGHTING:-
  - ALL AREAS TO BE ARTIFICIALLY LIT.
- TOILETS:-
  - ARTIFICIALLY LIT MINIMUM 160 LUX
- MECHANICALLY VENTILATED EXTRACTION TO BE MINIMUM 20L/SEC/FITMENT

**DRAINAGE TO COMPLY WITH SANS 10400 - P**

- ALL WASTE PIPES:
  - TO BE ACCESSIBLE ALONG THEIR ENTIRE LENGTH.
  - TO BE FITTED WITH A 64mm RE-SEAL TRAP.
- EXCEEDING 2500mm TO JUNCTION, TO BE FITTED WITH ANTI-SIPHON VENT.
  - TO CONNECT TO STACK INDEPENDENTLY
- ALL SANITARY FITTINGS:- TO BE TRAPPED IN ACCORDANCE WITH LOCAL AUTHORITY REGULATIONS.
- INSPECTION EYES:- TO BE FITTED TO ALL BENDS AND JUNCTIONS AND TO BE MARKED AT GROUND LEVEL.
- RODDING EYES:- TO BE PROVIDED AT ALL BENDS AND JUNCTIONS OF SOIL AND WASTE PIPES.
  - ALL SOIL PIPES TO BE MIN 100mmØ
- ALL SOIL VENTILATION PIPES (SVF) MUST BE TAKEN TO A MINIMUM HEIGHT OF 1800mm ABOVE THE NEAREST ADJACENT WINDOW HEAD, AND 100mm ABOVE THE CLOSEST PART OF THE ROOF COVERING IT PASSES THROUGH.
  - VENT STACKS TO COMPLY WITH SANS 10400
  - ALL VENT VALVES TO BE 2 WAY VENT VALVES
- WHERE A DRAIN PASSES UNDER A BUILDING IT MUST BE HIGH DENSITY PVC ENCASED IN 150mm CONCRETE ALL ROUND AND MUST BE IN A STRAIGHT RUN UNDER THE BUILDING WITH NO BENDS OR JUNCTIONS AND MUST HAVE IES AT EACH END AT A MINIMUM OF 600mm BEYOND THE BUILDING.
- WHERE A DRAIN PASSES UNDER A TRAFFICABLE AREA IT MUST BE HIGH DENSITY PVC ENCASED IN 150mm CONCRETE ALL ROUND.
- WHERE THE VERTICAL DROP FROM SOIL FITTINGS TO THE MAIN DRAIN EXCEEDS 1200mm, THESE FITTINGS ARE TO BE ANTI-SYPHON FITTED.
- ACCESS PANELS TO BE FITTED TO ALL DUCTS & TO HAVE A 2 HOUR FIRE RATING

**STORMWATER TO COMPLY WITH SANS 10400 - R:-**

RAINWATER GOODS:- R.C. BALCONY SLABS TO BE FITTED WITH FULLBORE DRAINAGE FITTINGS AND CONNECTED TO 100mmØ RWDPS

**FIRE PROTECTION TO COMPLY WITH SANS 10400 - T**

- SAFETY DISTANCES TO COMPLY WITH IT2.
- ALL MATERIALS TO COMPLY WITH IT5
- FIRE DOOR TO GARAGE TO BE SABS CLASS A 120MIN. FIRE RATED DOOR FITTED WITH LOCKS IN COMPLIANCE WITH IT19.9.
  - ROOF ASSEMBLIES AND COVERINGS TO COMPLY WITH IT12.
  - ALL CEILINGS TO COMPLY WITH IT13.
  - ALL FLOOR COVERINGS TO COMPLY WITH IT14.
  - ALL WALL FINISHES TO COMPLY WITH IT15.
- SERVICE PIPES, CONDUITS, AND SLEEVES TO COMPLY WITH IT41.

**FIRE INSTALLATION TO COMPLY WITH SANS 10400 - W:-**

NOTES  
Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand. If in doubt, ask.  
This drawing must be read in conjunction with all other architects detail drawings, schedules and specifications.

**RELAXATION DETAILS**

NAME \_\_\_\_\_

CONTACT NO. \_\_\_\_\_

ADDRESS \_\_\_\_\_

SIGNATURE \_\_\_\_\_

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Project:  
DEVIATIONS TO PLAN NUMBER 2791118  
OF DWELLING ERF 2427, 21 BALGOWNIE  
CRESCENT, DURBAN NORTH

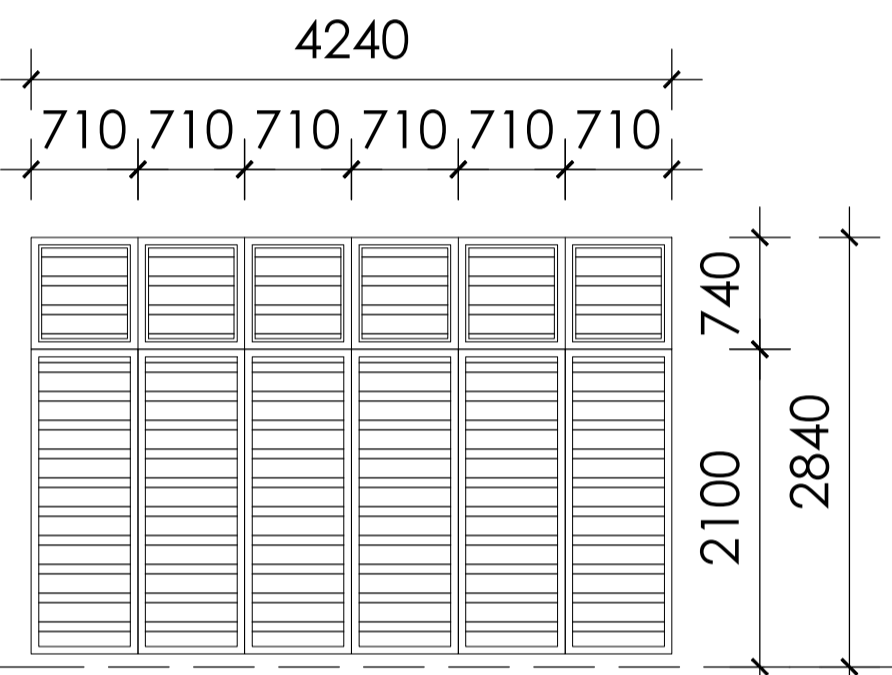
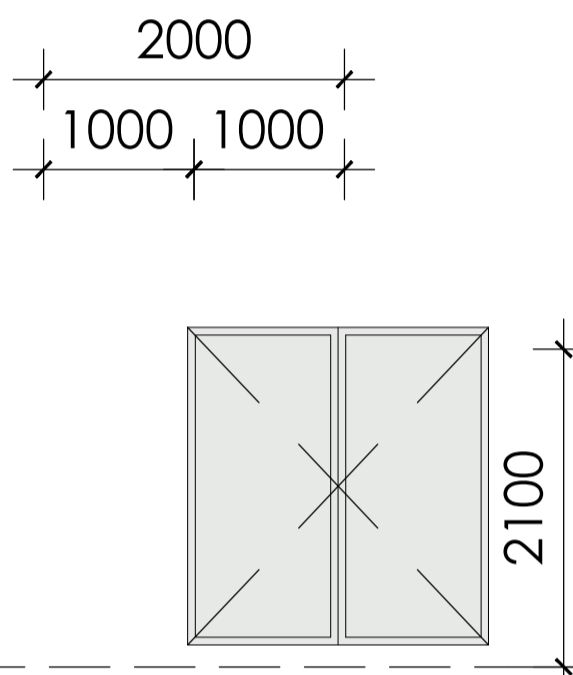
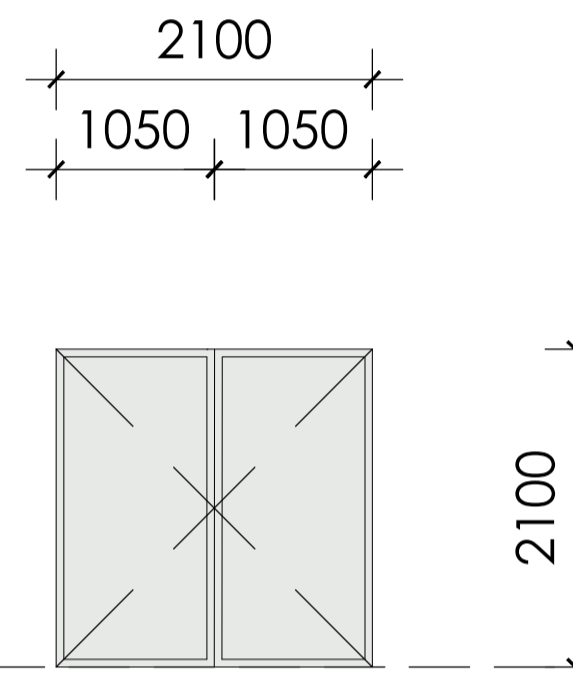
Drawing Title:  
WINDOW SCHEDULE

Scale | 1:100 | Date | 23/05/2023

Project Co-ordinator | W.D.N

Issue Status | SUBMISSION - NOT FOR CONSTRUCTION

Job No:	Type:	Dwg No:	Revision:
001	H3	003	000

	D01	D02	D03
			
TYPE	NEW ALUMINUM SHUTTERS	NEW ALUMINUM DOUBLE DOOR	NEW ALUMINUM DOUBLE DOOR
MATERIAL	WHITE POWDER COATED	WHITE POWDER COATED	WHITE POWDER COATED
GLASS TYPE	NO GLASS	6MM TOUGHENED SAFETY GLASS	6MM TOUGHENED SAFETY GLASS
QUANTITY	01	01	01

**\*ALL GLASS TO COMPLY WITH PART N OF SANS 10400**