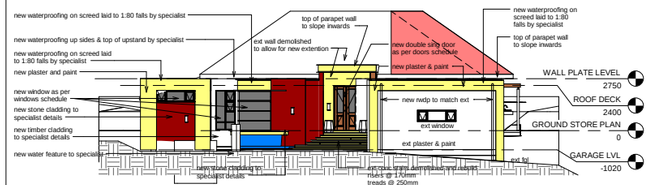
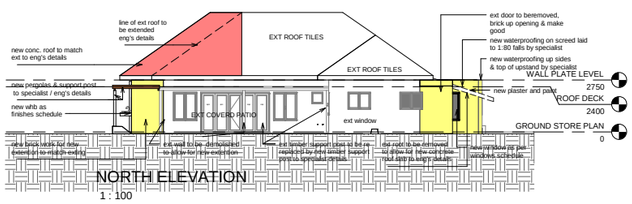


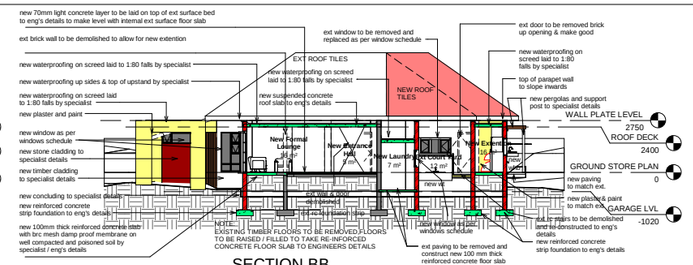
SOUTH ELEVATION

1 : 100



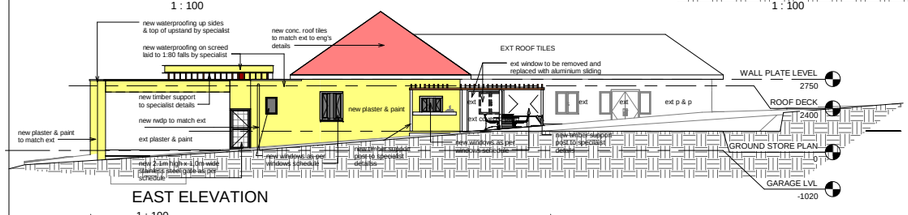
NORTH ELEVATION

1 : 100



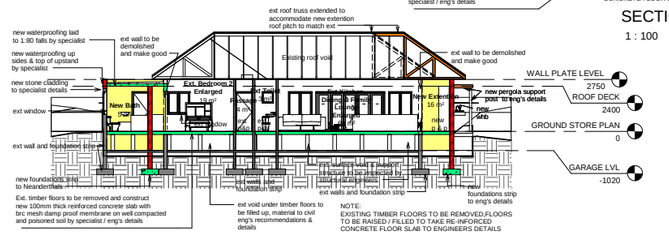
SECTION BB

1 : 100



EAST ELEVATION

1 : 100



SECTION A-A

1 : 100

GENERAL NOTES

1. Occupancy classifications :
H4 – Dwelling House
2. All new Building Work to comply in Terms of National Building Regulations of SANS 10400:2010 - as updated.
3. All building work to be carried out in accordance with Local Authorities building by-laws and regulations
4. This drawing is not to be scaled, use figured dimensions only. All dimensions and heights to be checked and verified prior to fabrication or construction. Any discrepancies shall be reported to the Architect immediately.
5. All measurements to be checked on site Contractor to check all Levels and Dimensions on Site before any construction work is taken on hand.
6. All final levels, heights of plinths, depth of excavations and number of steps to be checked by contractor on site.
7. The site to be treated in accordance with S.A.N.S. code of practice N.0124-1977 with soil poisoning according to specialist details. Soil poisoning certificate to be furnished on completion of application
8. All New Structural Elements, i.e. Floor Slabs, Columns, Retaining Walls, etc., according to Engineers Details and Specifications, and to comply in Terms of PART B of SANS 10400:2010.
9. Walls to comply to SANS 10400 Parts B and XA. 200mm brick walls with Brickgrip D.P.C. Brickforce every 6 courses and every course for 4 courses over openings All load bearing brick walls to be constructed of bricks having a min crushing strength of 14MPA. mortar to be CLASS 2 in accordance with NBR and SANS 10164
10. Window built in with Brickgrip D.P.C or similar approved.
11. All paintwork to comply with manufacturers spec with necessary undercoats of Brick seal
12. Floor finish as per schedule to be laid on min 25mm cement screed, as per manufacturers specifications
13. Any new changes in level, ramps or public access to comply in Terms of PART D of SANS 10400:2010.
14. Min 1m timber post & rail fall protection to top of steep banks - to comply with SANS10400 Part D.
15. All new foundations to be to engineers detail and to comply in Terms of PART H of SANS 10400:2010 . All foundations, foundation walls, structural concrete work and sub-soil stormwater drainage to Civil Engineers spec and to comply to SANS 10400
16. All soil compaction to Engineers spec
17. Top of 100mm concrete surface bed to be min of 170mm above finished ground level 1.6 Brickgrip S.A.B.S. embossed D.P.C. 375 MIC. under all walls, window cills and at changes in floor levels
18. All new floors, suspended floors and/or slabs to be to engineers detail and to comply in Terms of PART J of SANS 10400:2010
19. All new walls to comply in Terms of PARTS K and B of SANS 10400:2010
20. All new roofs, roof coverings and waterproofing to comply in Terms of PARTS L, B and XA of SANS 10400:2010. Roof to Engineers Detail and Specifications.
21. Total roof construction R-Value to equal min R = 2.7m²K/W to comply to SANS10400 Part XA, Min 100mm Flexible fibre glass blanket laid above ceiling or equal approved insulation.
22. 75x75mm aluminium rainwater downpipes from aluminium gutters 100mm dia F.B.O above 100mm dia uPVC RWDP. All to manufacturers installation specifications
23. All Waterproofing Membranes laid on Concrete Slabs to be S.A.B.S. approved and laid to a minimum of 1 : 50 gradients to manufacturers instructions, all by S.A.B.S. approved specialist.
24. All new stairways to comply in Terms of PART M of SANS 10400:2010. All Handrails and balustrades to be minimum 1000mm in height above finish floor levels and to comply in terms of PART M of SANS 10400:2010.
25. All General and Safety Glazing to comply in Terms of PARTS N and XA of SANS 10400:2010. Any glazing to shower enclosures to comply to SANS 10400 Part N and to be safety glazing. Windows and sliding doors as per glazing schedule.
26. Artificial Lighting to comply in Terms of PART O of SANS 10400:2010.
27. Fire protection and fire installation to be in accordance with PARTS T & W of SANS 10400:2010.
28. SANS 10400 Part XA - deemed to satisfy compliance. All new work to comply in terms of SANS 10400 Part XA: Climatic zone 5H.
29. Site & Building orientation as shown on plan
30. Lighting and power to comply with Table 12 SANS 204.
31. Hot water system to comply with SANS 204.
32. Any Mechanical Ventilation and Air-conditioning provided to comply with SANS 204.
33. All exposed hot water supply pipes to be lagged as per SANS 10400 XA Table 1 - min R-Value = 1
34. Electrical installation shall be an earth leakage system in distribution board as per local authorities requirements and certification.
35. Stormwater to engineers detail and to comply with SANS 10400 Part R. Contractor must allow for sand traps to all stormwater catch pits or stormwater surface drains.
36. All galvanizing to be accordance with " SANS 121 (ISO 1461)"
37. All water reticulation to comply to SANS 10252-1 : water supply and drainage for buildings

SOIL AND WASTE DRAINAGE

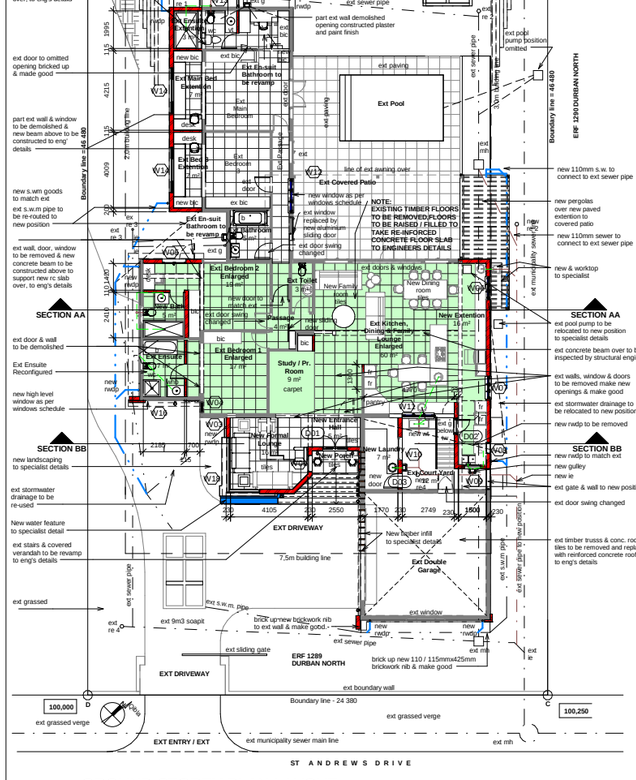
1. In accordance with engineers details and drawings as included in submission.
2. The installation shall comply with the requirements of SANS 10400 and 0252-2 : 2004.
3. Sanitary drainage pipes and fittings shall comprise upvc to sans 967, or jasvic-approved hdpe, unless otherwise noted. minimum internal diameters shall be as shown on the drawings.
4. Access shall be provided to pipes and fittings at every change of grade or direction, and at least every 5m by means of a cleaning eye.
5. The maximum bend on any single fitting shall be 45ø, with the exception of ventilation pipes, where up to 90ø may be used.
6. All traps up to and including 50mm diameter shall be of the deep (75mm) reseal type, unless otherwise Noted.
7. All soil and waste branch drains are to be connected to the stack at or above floor level. no branch drains are to be cast in the floor slabs.
8. The installation of pipes and fittings shall be strictly in accordance with the manufacturer's specifications and instructions. This applies especially to support brackets+, where pipes are built into or supported from structure. such pipes shall be fixed but not allowed to swing. however, allowance shall be made for thermal movement.
9. Soil and waste drains shall comprise upvc pipes to sans 791 (class 34, homogenous solid-wall pipes).
10. Bedding of drains shall be class c.
11. Sewer manholes shall be precast concrete 750mm diameter, unless otherwise noted.
12. On completion, the installation shall be tested to the engineer's specification.
13. The contractor shall submit a full set of as-built drawings upon completion of the installation.
14. All soil and waste drainage, installation of pipes and fittings shall be strictly in accordance with the manufacturer's specifications and instructions and to comply in terms of PART P of SANS 10400:2010. Drainage to be Certified and to Engineers Details and Specifications.
15. Installation of drains to comply to PART P 4.22 of SANS 10400:2010.
16. Where drains pass under a building, they shall comply to Installation of drains to PART P 4.222.2 of SANS 10400:2010.
17. Rodding Eyes at head of drain, at all changes of direction & @ max. of 25m intervals. Inspection Eyes at all junctions of drain, & to have marked covers @ ground level
18. All waste pipes to be 50mm diameter and to have 65mm re-seal traps, all waste pipes to be accessible over the entire length for cleaning & repairs
19. All soil fittings with vertical discharge greater than 1220 to have antisyphon ventpipes
20. All drainage to be carried out in accordance with Local authorities drainage and by-laws & regulations
21. The W.C is to be a close-coupled suite while with cistern bail –o-stop.
22. Plumber must allow for above-counter stop cocks for the washing machine

POOL NOTES

1. Existing Swimming Pool retained
2. Existing swimming pool pump repositioned
3. Pump and filter to be connected to break pressure tand, to be connected to sewer drain
4. Pool overflow to tbe connecte to sewer drain
5. Pool pump room / area to be drained
6. Electrical earth leakage trip switch to be privided
7. Allowance to be makde in the pump chamber for condsation
8. Pool fence to be privded in accordance with SANS 10400:2010 Pard D and to be privuded with a self closing, self locking gate.

SCHEDULE OF AREAS SQM

SITE AREA	1133sqm
ALLOWABLE FAR. (N/A)	
EXISTING FAR	216.40sqm
PROPOSED	72.00sqm
NEW TOTAL FAR	288.40sqm
ALLOWABLE COVERAGE (40%)	453.20sqm
PROPOSED COVERAGE	72.00sqm
EXISTING COVERAGE	316.38sqm
NEW TOTAL COVERAGE	388.38sqm
AVAILABALE COVERAGE	64.82sqm
NEW FORMAL LOUNGE	23.00sqm
NEW EXTENTION	19.00sqm
NEW LAUNDRY	8.00sqm
EXT BED 2	3.00sqm
EXT MAIN BED,	
EXT BED 3 & EXT ENSUITE	19.00sqm



GROUND STOREY PLAN LAYOUT

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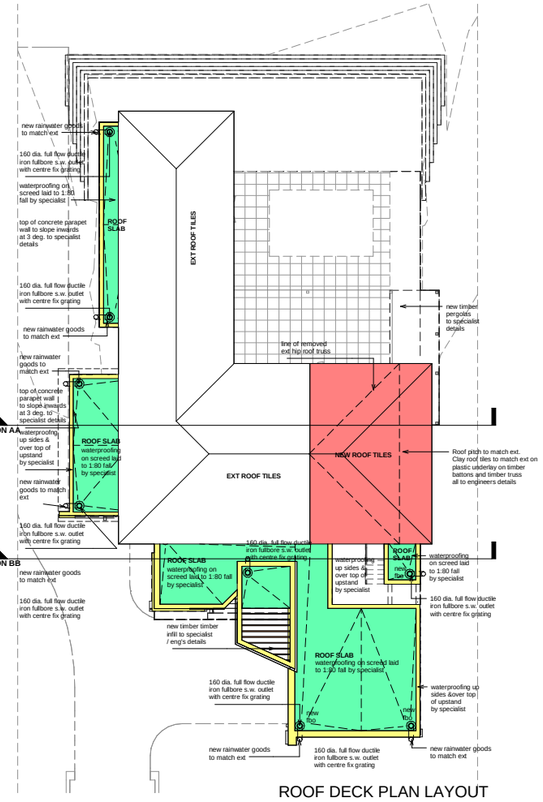
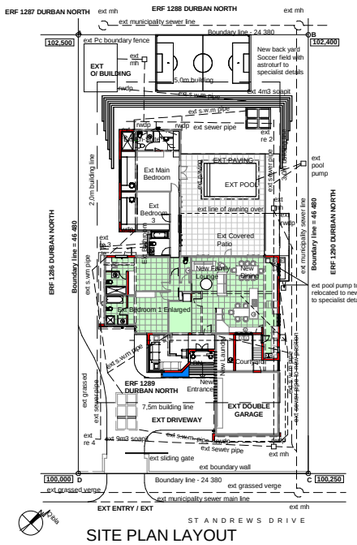


ROOF DECK PLAN LAYOUT

1 : 100



SITE PLAN LAYOUT

1 : 200

Rev	Revision Description	By	Date
A	Issued for Submission		03 - 03 - 22

Client
Mr & Mrs Hassan

Project
Proposed additions & Alterations to Existing Dwelling House on ERF 1289 of NO. 37 ST Andrews Drive Durban North

Drawing
Site, Ground Storey, Roof Plan Layout, Sections & Elevations

Stage
Submission Drawing

zai
ARCHITECTS + ENGINEERS
A MEMBER OF THE ISG GROUP

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Scale	As indicated		Client	
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