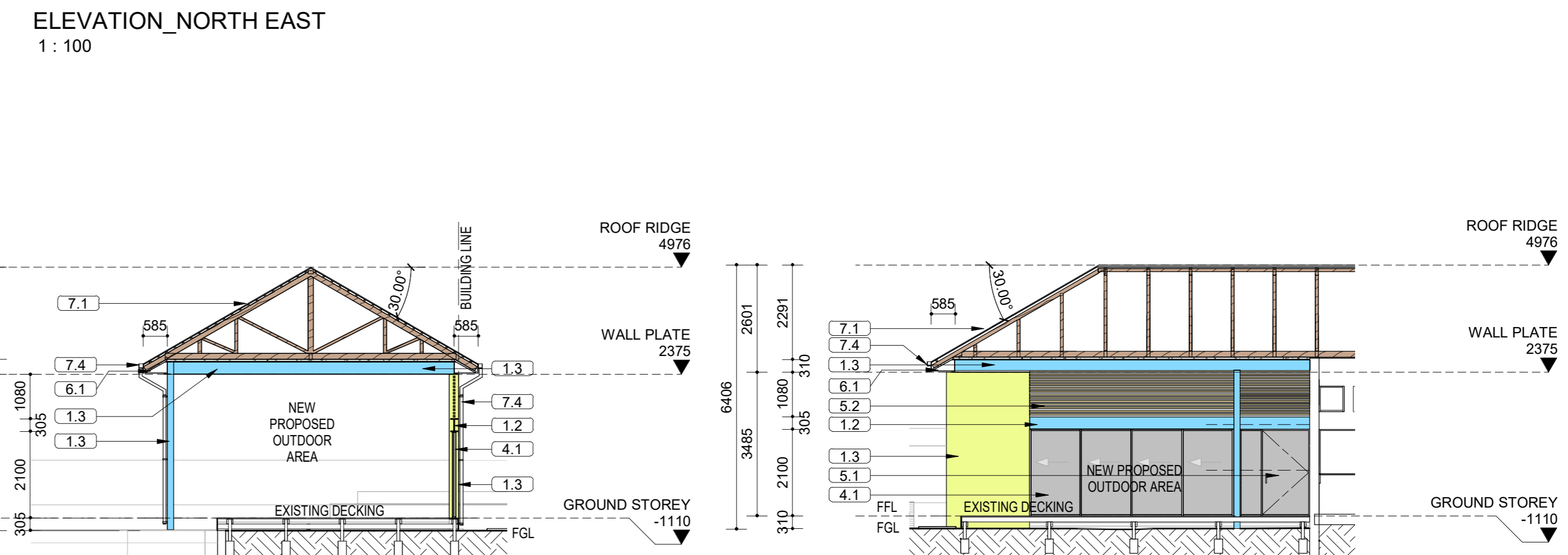
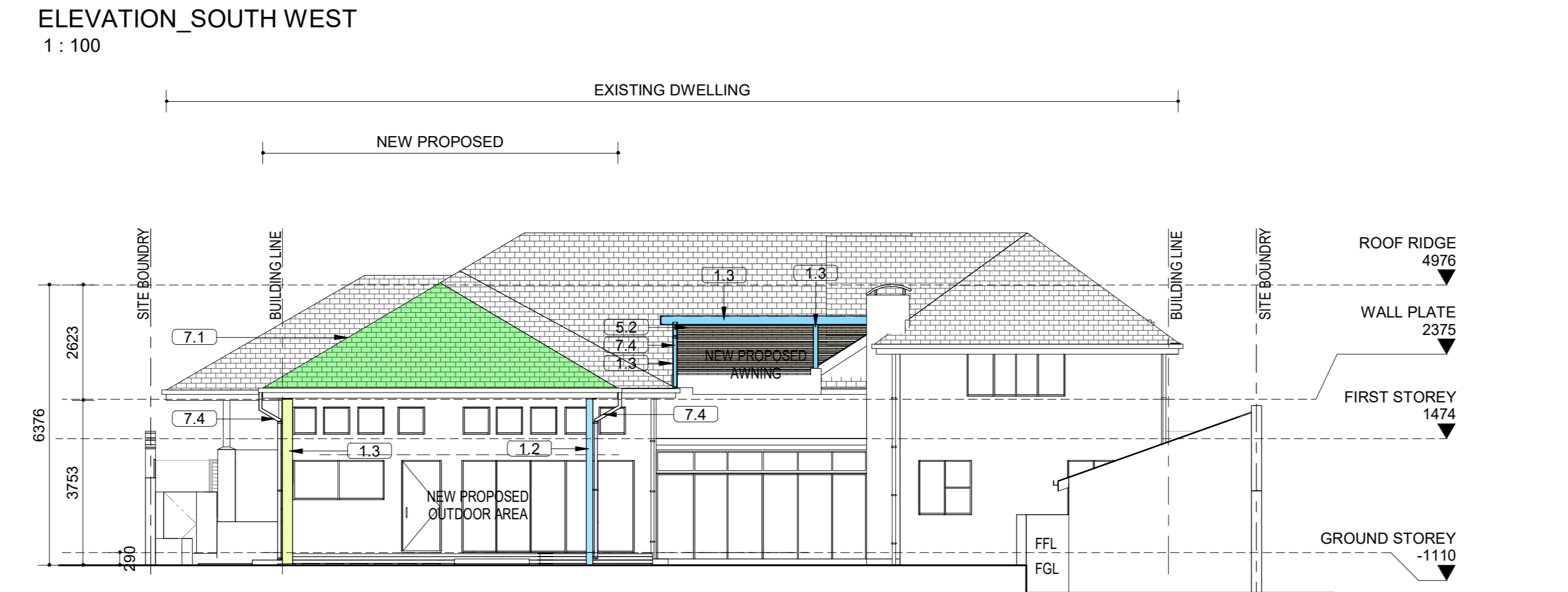
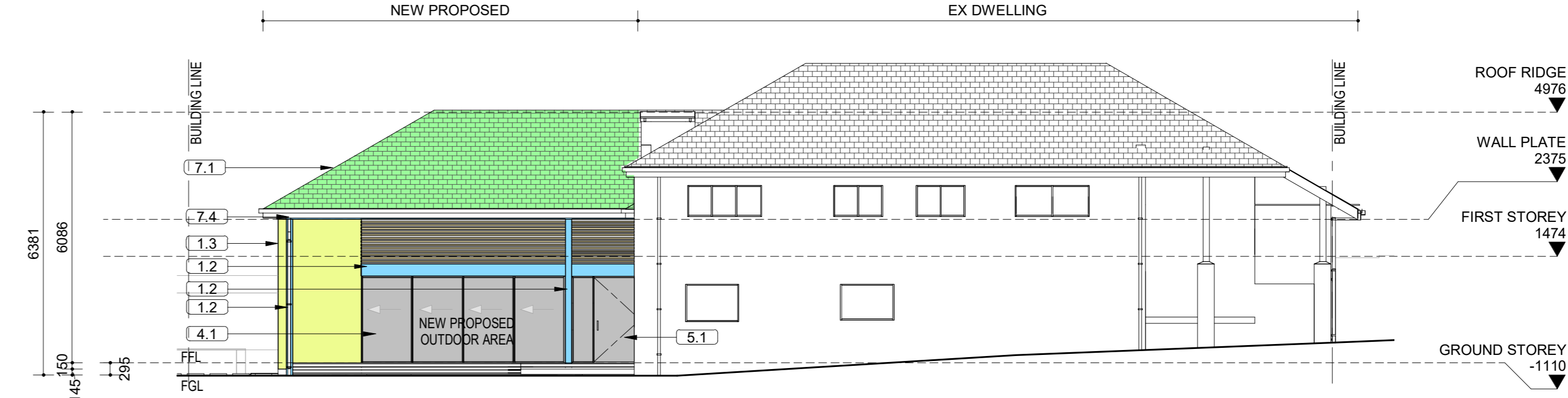
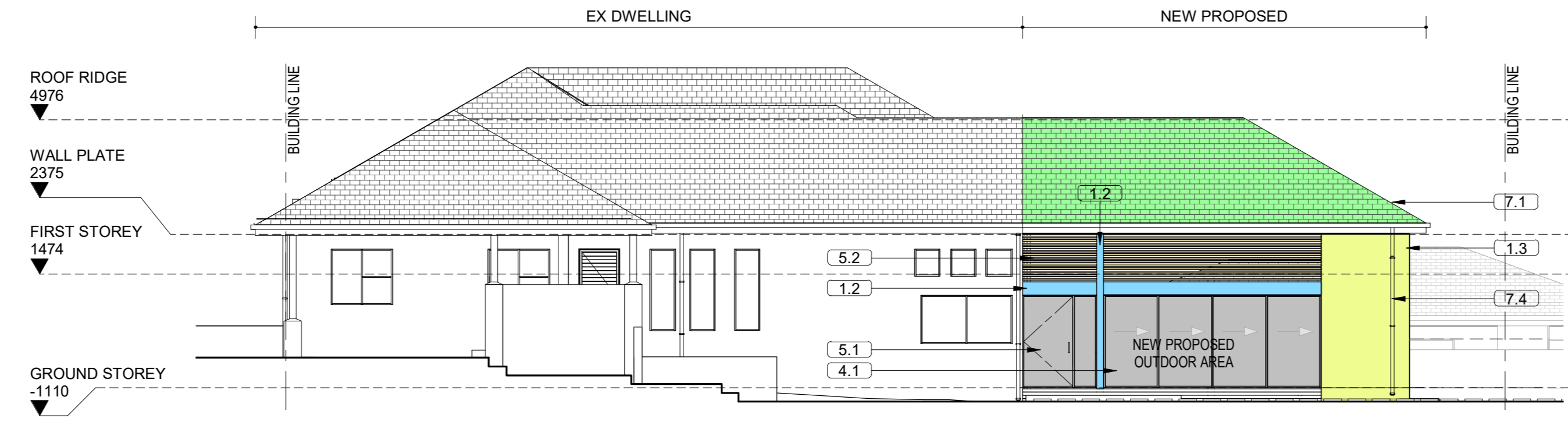


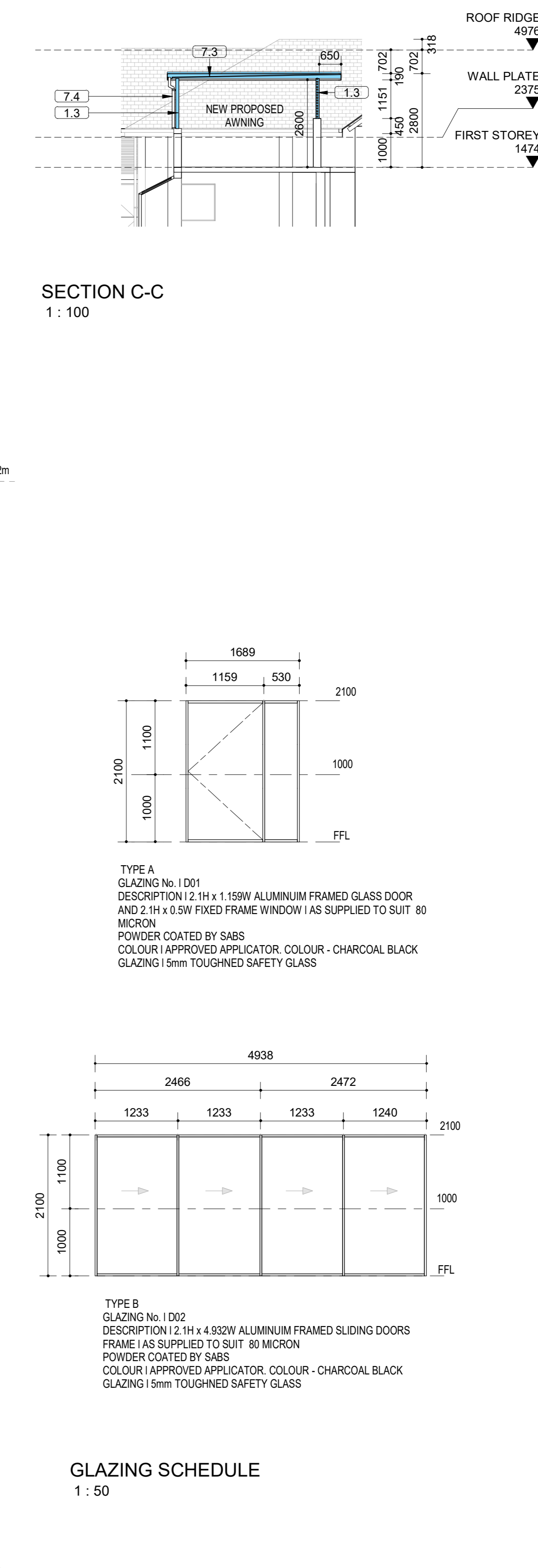
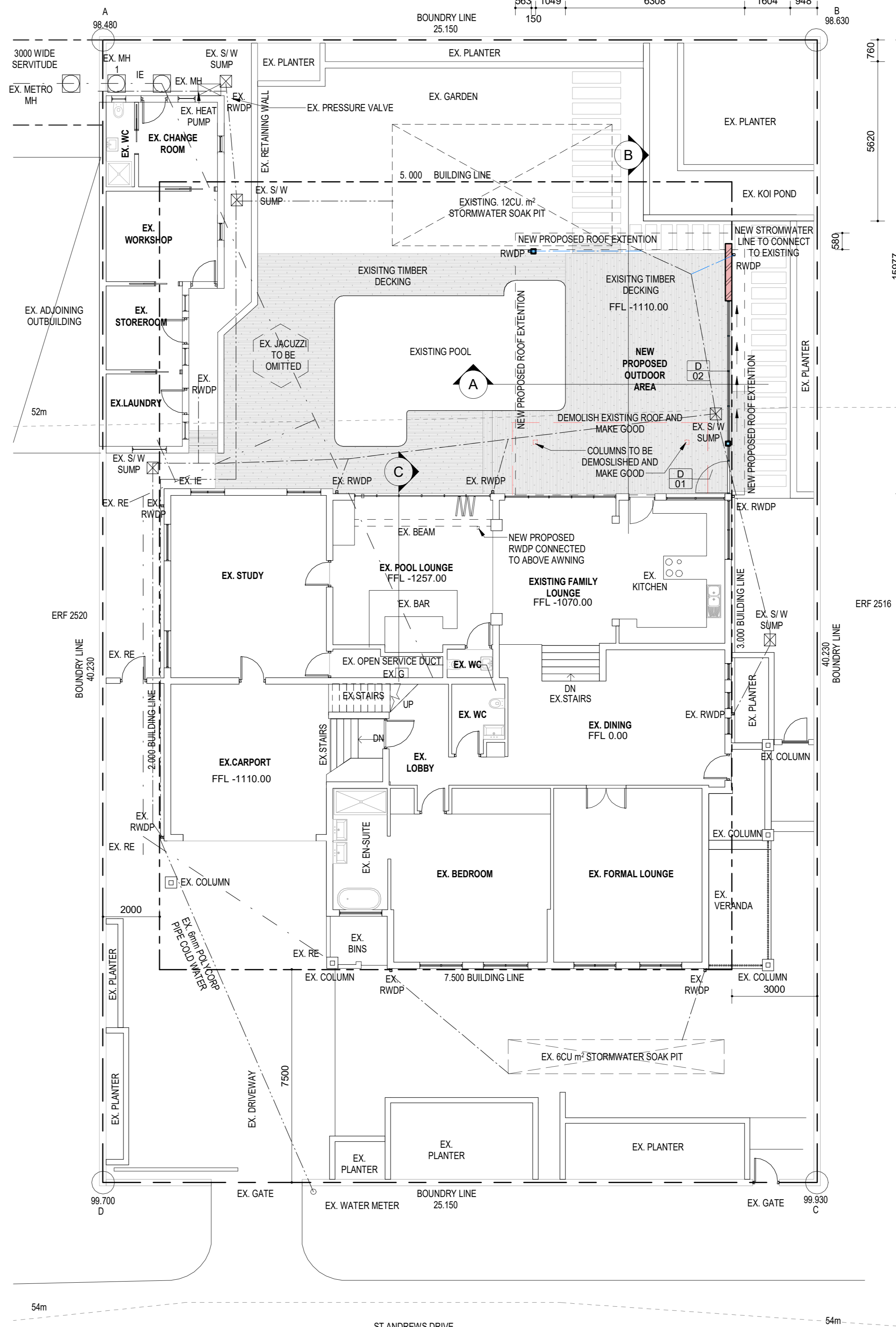
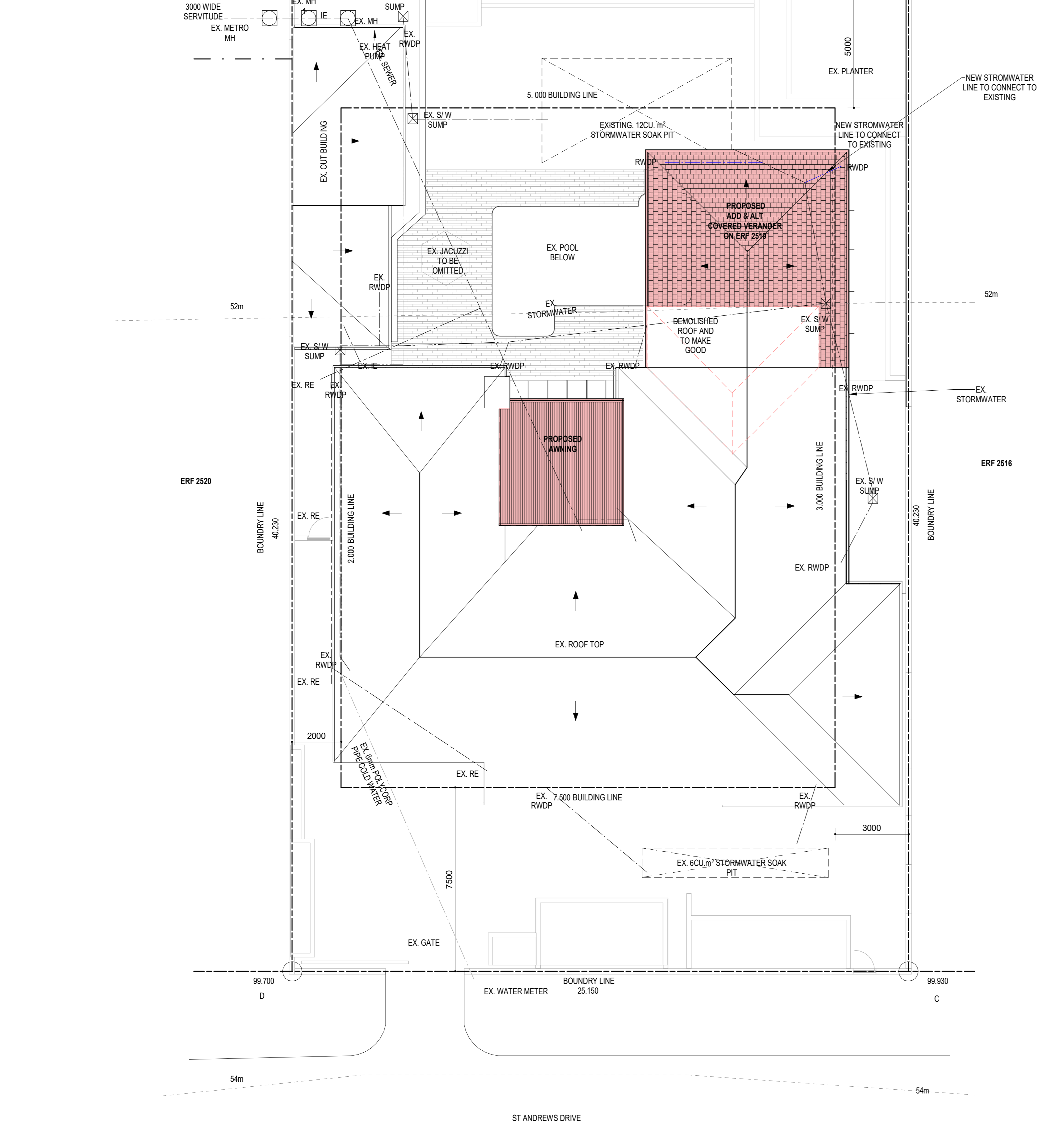
OCCUPANCY CLASS: H4 - DWELLING HOUSE

- COMPLIANCE IN RESPECT OF THE SOUTH AFRICAN NATIONAL STANDARDS FOR THE APPLICATION OF THE NATIONAL BUILDING REGULATIONS AND STANDARDS ACT NO. 103 OF 1977**
- STRUCTURE TO COMPLY WITH PART H, J, K, L OR N OF SANS 10400 -**
- ALL STRUCTURAL WORK TO ENGINEERS DETAIL TO COMPLY SANS 10400
 - COLUMNS - ALL STRUCTURAL COLUMNS BY ENGINEER
- PUBLIC SAFETY TO COMPLY WITH SANS 10400 - D-D-**
- SITE OPERATIONS TO COMPLY WITH SANS 10400 - F-**
- FOUNDATIONS TO COMPLY WITH SANS 10400 - H-**
- REINFORCED CONCRETE FOUNDATIONS TO STRUCTURAL ENGINEERS DETAIL.
- FLOORS TO COMPLY WITH SANS 10400 - J-**
- FINISH AS PER SPECIFICATIONS ON CEMENT SCREED ON 100mm CONCRETE SURFACE BED
 - CONCRETE SURFACE BED WITH BRIC MESH ON 250 MICRON 6.0mm GREEN SAND/SLAY 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 N.O.L.
 - ALL SUSPENDED REINFORCED CONCRETE SLABS BY ENGINEER.
- WALLS TO COMPLY WITH SANS 10400 - K-**
- EXTERNAL WALLS - IMPERIAL BRICK, PLASTER AND PAINT FINISH. BRICKFORCE 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 900mm HORIZONTALLY AND EVERY 6TH COURSE VERTICALLY.
- ROOF TO COMPLY WITH SANS 10400 - L-**
- CELANGS - 9.2mm GYPSUM PLASTERBOARD WITH 6mm CRETESTONE SKIM.
 - SKIM SOFFITS TO RC SLABS
 - TAG BOARDING FIXED TO TOP OF RATTERS
 - ALL CEILING TO COMPLY WITH T113
- 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.
 - GLAZING TO BE DONE THROUGHOUT.
 - SAFETY GLASS TO WINDOWS AND DOORS TO COMPLY WITH SANS 10400
- LIGHTING & VENTILATION TO COMPLY WITH SANS 10400 - O.**
- LIGHTING-**
- ALL AREAS TO BE ARTIFICIALLY LIT.
- STORMWATER TO COMPLY WITH SANS 10400 - R-**
- RAINWATER GOODS, R.C. BALCONY SLABS TO BE FITTED WITH FULLBORE DRAINAGE FITTINGS AND CONNECTED TO 100mmØ RWDP'S
- FIRE PROTECTION TO COMPLY WITH SANS 10400 - T.**
- ALL MATERIALS TO COMPLY WITH T15
 - ROOF ASSEMBLIES AND COVERINGS TO COMPLY WITH T12
 - ALL CEILING TO COMPLY WITH T113
 - ALL WALL FINISHES TO COMPLY WITH T115

- GENERAL NOTES:**
- ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND STANDARDS ACT NO. 103 OF 1977
- ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
 - ALL DIMENSIONS AND LEVELS ARE TO BE TAKEN IN PREFERENCE TO SCALING OFF.
 - ANY DISCREPANCIES ARE TO BE REPORTED TO THE OFFICE OF THE ARCHITECT IMMEDIATELY.
 - DATUM LEVEL TO BE ESTABLISHED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION.
 - ALL RETAINING WALLS, PILES, FOOTINGS, SLABS, BEAMS, COLUMNS AND AGGREGATION GRANS TO ENGINEERS DETAILS.
 - DPC TO ALL HORIZONTAL & VERTICAL OPENINGS & ROOF
 - FOUNDATIONS TO BE MINIMUM 200mm BELOW N.O.L. PARAPET WALLS TO BE TIED BACK TO TRUSSES WITH HOOP-IRON STRAPS AT 600mm CENTRES
 - SUPPLY ADEQUATE FLASHING TO ALL PARAPET WALLS
 - GLAZING EXCEEDING 1m² OR LESS THAN 500mm FROM FFL TO BE SAFETY GLAZED
 - INTERNAL WALLS - PLASTERED AND PAINTED TO CLIENT'S SPECIFICATIONS
 - EXTERNAL WALLS - PLASTERED AND PAINTED TO H.O.A. SPECIFICATIONS
 - ALL DUCTS TO HAVE ACCESS PANELS TO DETAIL.
 - ALLOW FOR THE INSTALLATION OF 3 STANDPIPES - POSITIONS AS SHOWN ON PLAN.
- GENERAL SERVICES NOTES**
- ALL PLUMBING TO BE CARRIED OUT BY A REGISTERED PLUMBER.
 - SUPPLY 200 WATER CONNECTION.
 - SUPPLY 200 CONDUIT WITH DRAW WIRE FROM DWELLING TO FRONT BOUNDARY POSITION AS REQUIRED BY TELKOM
 - WORKS TO COMPLY WITH ALL MUNICIPAL BY-LAWS.
 - ALL ELECTRICAL RETICULATION TO ELECTRICAL ENGINEERS DETAILS AND REQUIREMENTS.
- SIGNAGE NOTE**
- GENERAL**
- ALL SIGNAGE UNDER SEPARATE APPLICATION
- SCHEDULE OF AREAS**
- ERF 2518
- 102 ST ANDREWS DRIVE
- ZONED: Special Residential 500
- BUILDING CLASSIFIED: H4
- SITE AREA: 5002 m²
- PERMITTED COVERAGE (50%): 506.00 m²
- PERMITTED F.A.R.: N/A
- FRONT BUILDING LINE: 7.9M
- SIDE BUILDING LINES: 2.5M
- REAR BUILDING LINE: 3M
- FAR - EXCL. GARAGE STORE, OPEN VERANDA
- EXISTING F.A.R.: 473.00 m²
- (NO NEW PROPOSED F.A.R.)
- COVERAGE**
- EXISTING MAIN DWELLING COVERAGE: 387.00 m²
- EXISTING OUTBUILDING COVERAGE: 38.24 m²
- PROPOSED COVERAGE: 77.34 m²
- TOTAL COVERAGE: 402.58 m²
- PERMITTED COVERAGE (50%): 506 m²
- COVERAGE IN HAND: 3.42 m²



- GENERAL NOTES**
- 1.0 STRUCTURE**
- 1.1 ALL REINFORCED CONCRETE SLABS, BEAMS, COLUMNS AND FOUNDATIONS TO STRUCTURAL ENGINEERS DETAIL.
- 1.2 STRUCTURAL H.D.G. M.S. POSTS AND BEAMS, ALL TO ENGINEERS DETAILS, FINISHES AS PER SPECIFICATION.
- 1.3 EXTERNAL WALLS TO BE 200mm THICK CONSISTING OF TWO SKINS OF 100mm CLAY BRICKS. WALLS TO BE PLASTERED AND PAINTED TO MATCH EXISTING. EXTERNAL FACE OF INNER SKIN TO BE BAGGED AND WATERPROOFED WITH A SUITABLE BITUMEN PAINT OR EQUAL AND APPROVED.
- 2.0 FINISHES (VERTICAL SURFACES)**
- 2.1 SMOOTH PLASTER AND PAINT TO WALLS. PAINT TO MATCH EXISTING.
- 2.2 PAINT AS PER SPECIFICATION TO H.D.G. M.S. STRUCTURAL STEEL POSTS.
- 2.3 EXTERNAL WINDOW CILL: SMOOTH PLASTER & PAINT WITH 40x50mm FORMED SMOOTH PLASTER Drip TO MATCH EXISTING
- 3.0 FINISHES (HORIZONTAL SURFACES)**
- 3.1 LANDSCAPING BY SPECIALIST.
- 4.0 WINDOWS / GLAZING / LOUVRES**
- 4.1 POWDER COATED ALUMINIUM FRAMED WINDOWS AND SLIDING DOOR SYSTEMS, TO COMPLY WITH AAMSA REGULATIONS, TO MATCH EXISTING
- 5.0 DOORS / GATES / SCREENS**
- 5.1 ALL EXTERNAL DOORS UNLESS OTHERWISE INDICATED TO BE GLASS SINGLE DOOR AND FRAMED WITH POWDER COATED ALUMINIUM, ALL BY SPECIALIST, FINISHED AS PER SPECIFICATION.
- 5.2 HARDWOOD TIMBER SLATED SCREEN, FINISHED AS PER SPECIFICATION
- 6.0 CEILING / SOFFIT**
- 6.1 SKIMMED FLUSH 9.5mm GYPSUM PLASTERBOARD CEILING, ALL TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS.
- 6.2 15mm PLASTER AND PAINT TO UNDERSIDE OF CONCRETE SOFFIT.
- 7.0 ROOF / RC SLAB / RAINWATER GOODS / CANOPIES**
- 7.1 CONCRETE ROOF TILES ON SUITABLE UNDERLAY TO MATCH EXISTING. PITCH OF ROOF TO MATCH EXISTING.
- 7.2 POLYCARB ROOF SHEETING ON TIMBER BATTERNS AT SUITABLE CENTERS ON TIMBER ROOF STRUCTURE TO ENGINEERS DETAILS. ALL BY SPECIALIST. ROOF PITCH TO MATCH EXISTING TO COMPLY WITH SANS PART L.
- 7.3 AWNING: CLASS A CHROMODEK AZ200 KLIPLOK 700 CONCEALED FIXED ROOF OR SIMILAR APPROVED SHEETING. ROOF PITCH @ 10% ON STEEL STRUCTURE AS PER MANUFACTURER'S SPECIFICATION. COLOUR CHARCOAL.
- 7.4 SEAMLESS ALUMINIUM RAINWATER GUTTER & DOWN PIPES TO MATCH EXISTING
- NUMBER OF DOWNPIPES**
- MIN REQUIREMENT: ROOF AREA / DOWN PIPE CROSS AREA (82cm²) = No. OF DOWNPIPES
- | | |
|----------|----|
| EXISTING | 10 |
| PROPOSED | 3 |
| TOTAL | 13 |



GLAZING SCHEDULE
1 : 50

TYPE A	GLAZING No 1 D01	DESCRIPTION 1 21H x 115W ALUMINIUM FRAMED GLASS DOOR AND 2 1H x 0.5W FIXED FRAME WINDOW (AS SUPPLIED TO SUIT 80 MICRON POWDER COATED BY SABS COLOUR APPROVED APPLICATOR, COLOUR - CHARCOAL BLACK GLAZING 15mm TOUGHENED SAFETY GLASS)
TYPE B	GLAZING No 1 D02	DESCRIPTION 1 21H x 4.95W ALUMINIUM FRAMED SLIDING DOORS FRAME AS SUPPLIED TO SUIT 80 MICRON POWDER COATED BY SABS COLOUR APPROVED APPLICATOR, COLOUR - CHARCOAL BLACK GLAZING 15mm TOUGHENED SAFETY GLASS

REVISION

MUNICIPAL STAMPS

OWNER: MR ALLAN GRAHAM SCHOEMAN

ARCHITECT: PIM ARTZ SACAP REG NO. P/Arch/206688/02

Project
PROPOSED ADD & ALT TO EXISTING DWELLING ON ERF 2519, BEING 102 ST ANDREWS DRIVE

FOR: MR ALLAN GRAHAM SCHOEMAN

GENERAL NOTES & SITE PLAN

SHEET SIZE: A0	DATE: 12 OCTOBER 2022	DRAWN: TW	CHECKED: TW
SCALE: 1:100	PROJECT: M/GA 1000	DATE: 2022.10	SCALE: 1:100

Arkus
architectural practice

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