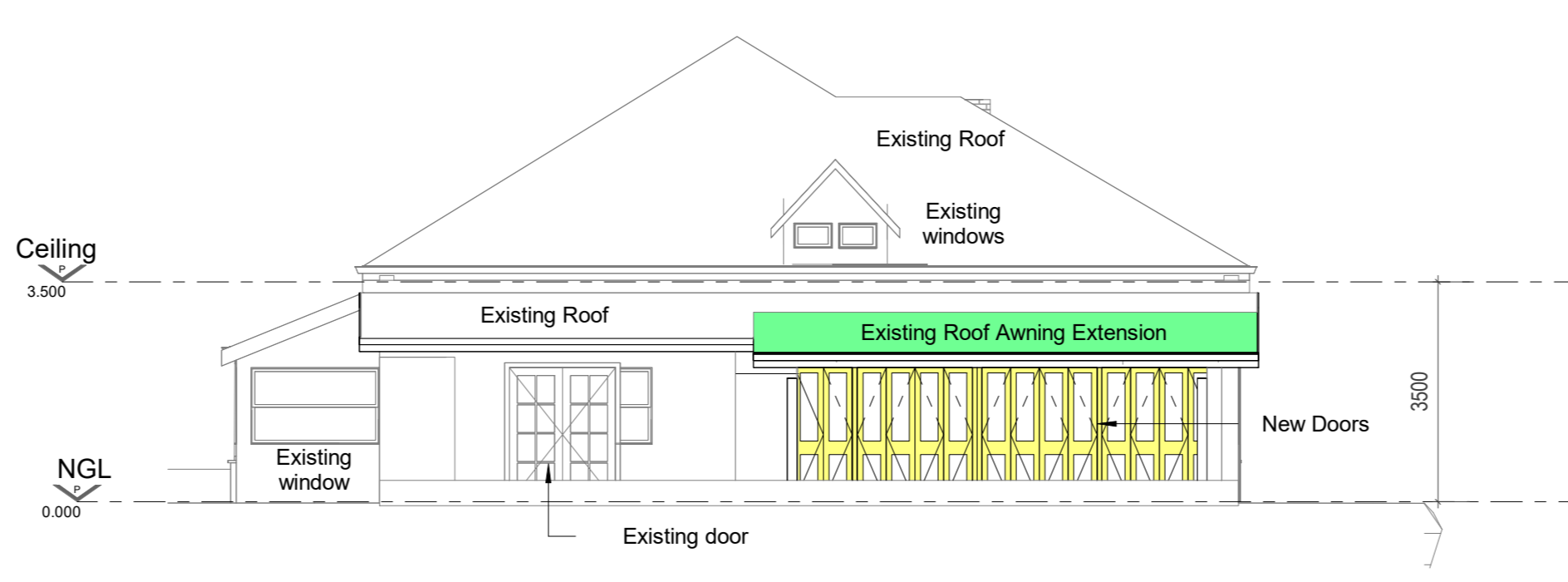
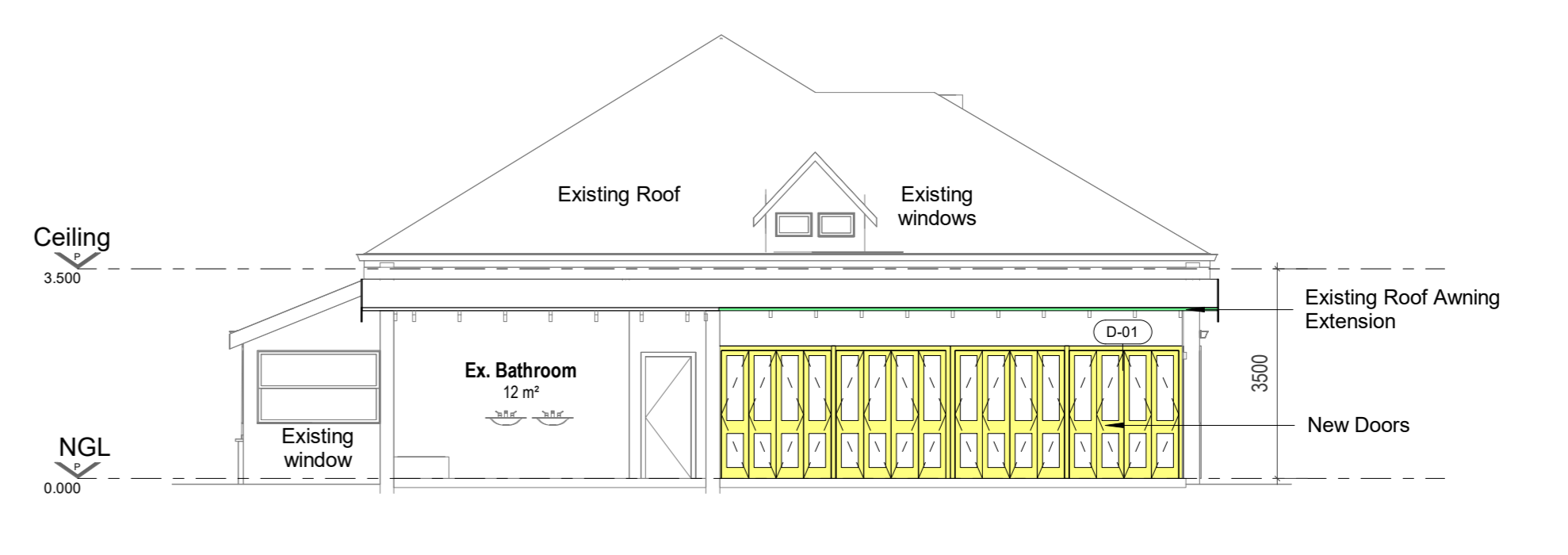


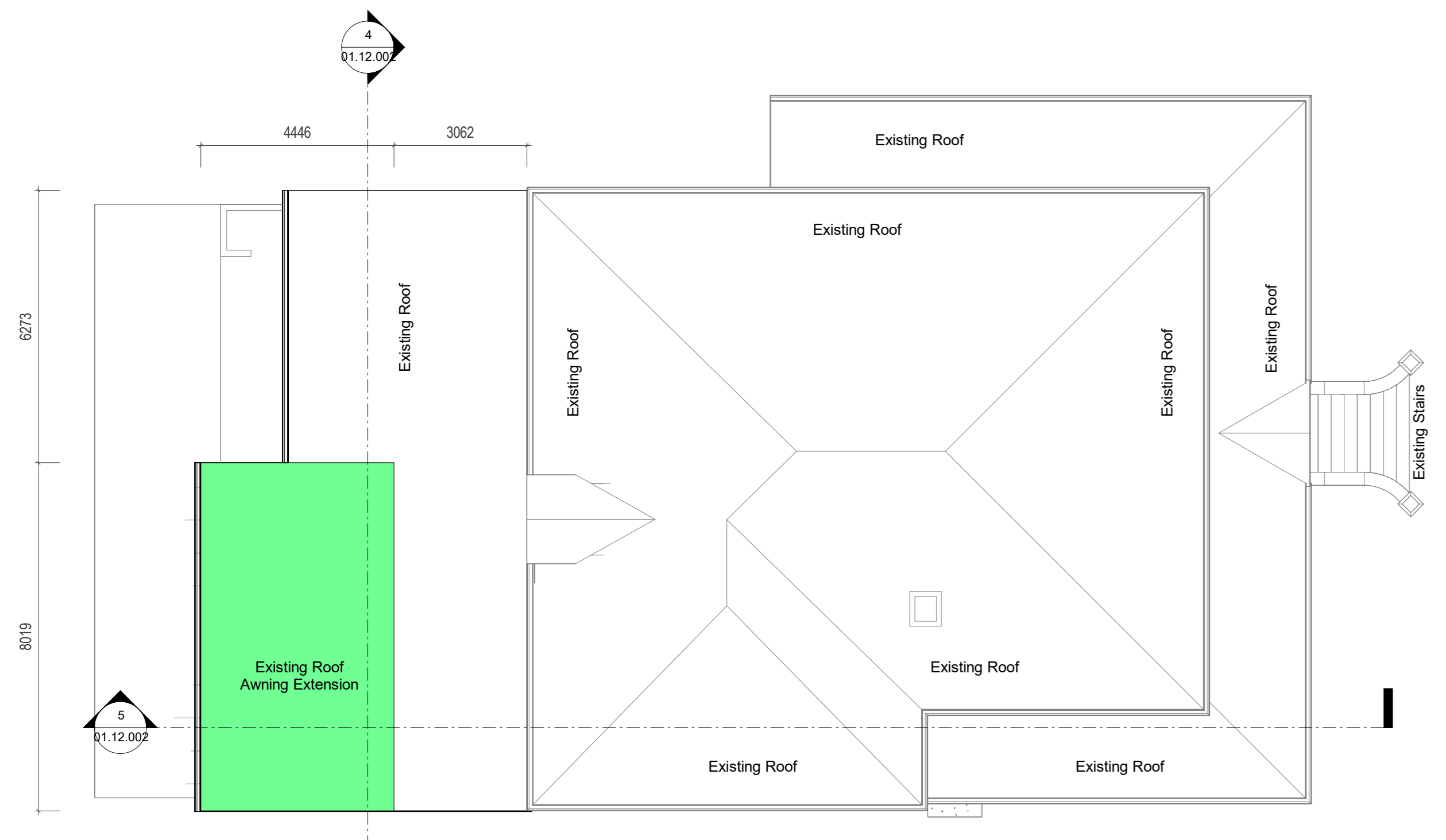
6 South Elevation
1:100



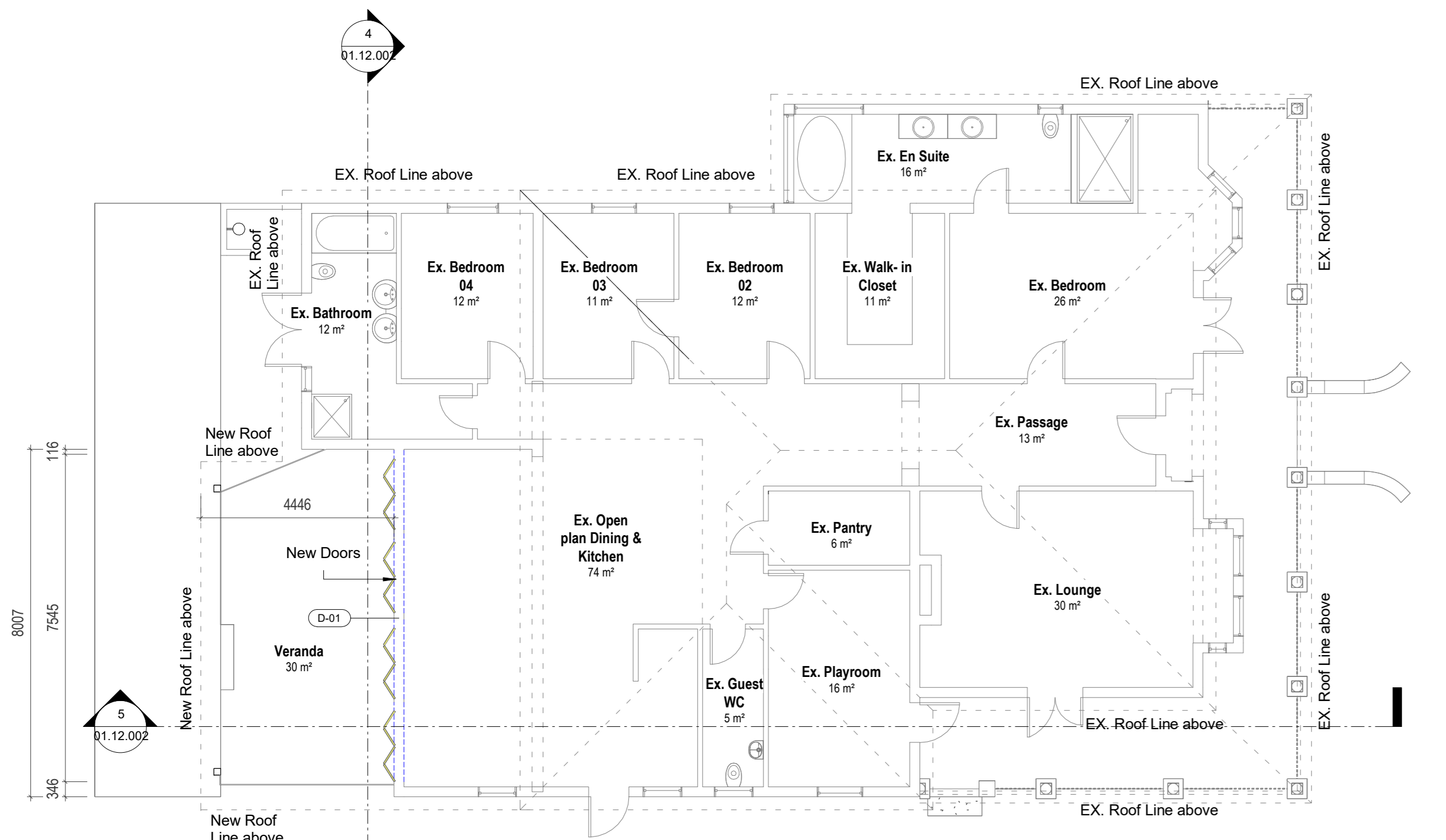
7 West Elevation
1:100



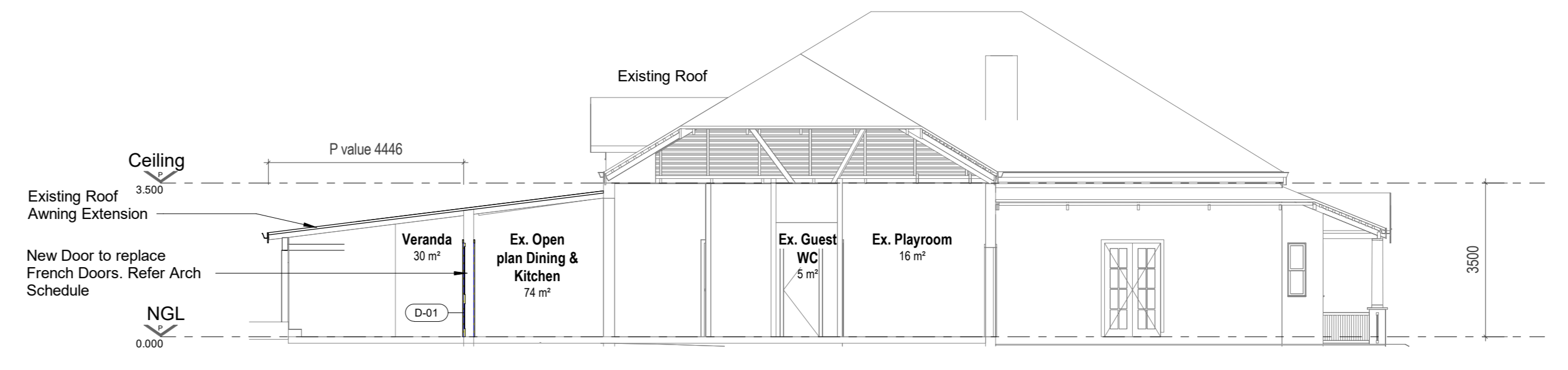
4 Section 01
01.12.002 1:100



2 Roof Level
01.12.000 1:100



1 Ground Level
05.01.000 1:100



5 Section 02
01.12.002 1:100

DOOR SCHEDULE

Type Mark	Type	_RRA_01 Door Description	RRA_02 Door Frame	_RRA_03 Door Glazing
D-01	7700 x 2210mm	Prime and painted solid timber folding door. Installed with strict accordance with manufacture spec.	Prime and painted timber door frame as supplied complete with door with strict accordance with manufacture spec.	AAAMSA & SAGGA approved safety glazing to suit timber door

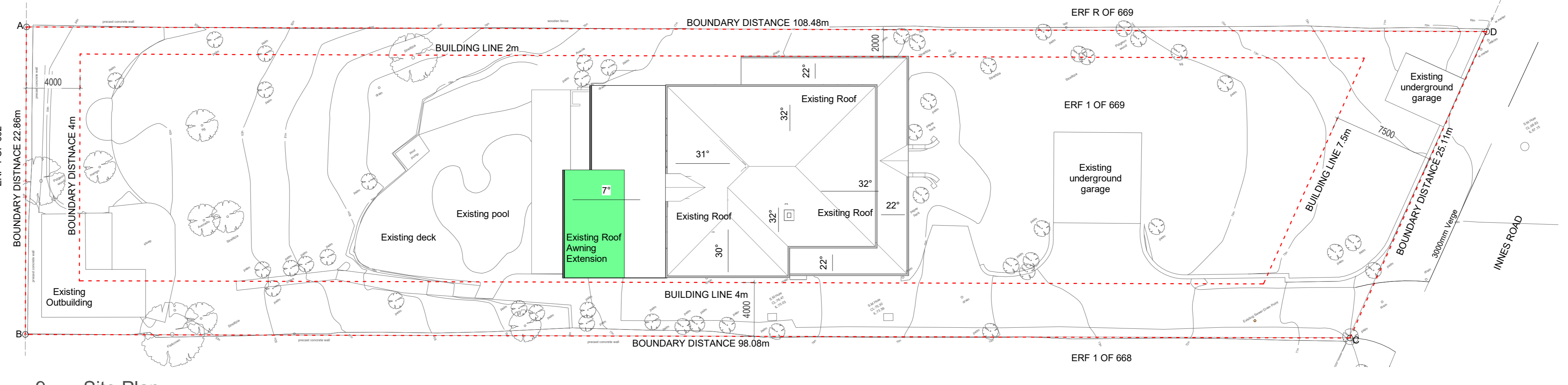
Room Schedule phase 1.1

Number	Name	Area	Floor Finish Description	Wall Finish Description	Natural Light & Ventilation Calculations
1	Ex. Bedroom 04	12 m²	Existing Finish to be maintained	Existing Finish to be maintained	N/A
2	Ex. Bathroom	12 m²	Existing Finish to be maintained	Existing Finish to be maintained	N/A
3	Ex. Bedroom 03	11 m²	Existing Finish to be maintained	Existing Finish to be maintained	N/A
4	Ex. Bedroom 02	12 m²	Existing Finish to be maintained	Existing Finish to be maintained	N/A
5	Ex. Walk-in Closet	11 m²	Existing Finish to be maintained	Existing Finish to be maintained	N/A
6	Ex. Bedroom	26 m²	Existing Finish to be maintained	Existing Finish to be maintained	N/A
7	Ex. En Suite	16 m²	Existing Finish to be maintained	Existing Finish to be maintained	N/A
8	Ex. Lounge	30 m²	Existing Finish to be maintained	Existing Finish to be maintained	N/A
9	Ex. Pantry	6 m²	Existing Finish to be maintained	Existing Finish to be maintained	N/A
10	Ex. Playroom	16 m²	Existing Finish to be maintained	Existing Finish to be maintained	N/A
11	Ex. Guest WC	5 m²	Existing Finish to be maintained	Existing Finish to be maintained	N/A
13	Ex. Passage	13 m²	Existing Finish to be maintained	Existing Finish to be maintained	20% Natural light, 20% Natural
14	Ex. Open plan Dining & Kitchen	74 m²	Existing Finish to be maintained	Existing Finish to be maintained	20% Natural light, 20% Natural
15	Veranda	30 m²			

Ground Level FFL: 14

NATURAL LIGHT AND VENTILATION COMPLY WITH SANS 10400 PART 0

- NEW ROOF
- NEW DOOR
- DEMOLISHED



9 Site Plan
05.01.000 1:200

ZONE: SPECIAL RESIDENTIAL 1200

SCHEDULE OF AREAS

SITE AREA	2360.00 m²
EXISTING HOUSE	291.72 m²
EXG OUTBUILDING	30.45 m²
EXISTING GARAGES	75.00 m²
TOTAL EXISTING	367.17 m²
EXISTING VERANDA	43.91 m²
TOTAL FLOOR AREA	414.17 m²
FAR	0.17
ALLOWABLE FAR	0.5
EXISTING COVERAGE	430 m²
PROPOSED COVERAGE	48.7 m²
TOTAL COVERAGE	19.7%
ALLOWABLE COVERAGE	40%

Natural light and Ventilation calculations

Dining and Kitchen Passage	74m²
	13m²
Total sgm	87m²
New Door areas	15m²
Window areas	3m²
Total Opening area	18m²
18m² / 87m² (x100)	20%

HSC CONSULTING

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East London, 5201
P.O. Box 1186
Southern Cross, 5213

tel: (043) 743 9528
tel: (043) 743 5367
e-mail: hsc@hsc.co.za

EMPLOYER: RUBEN REDDY

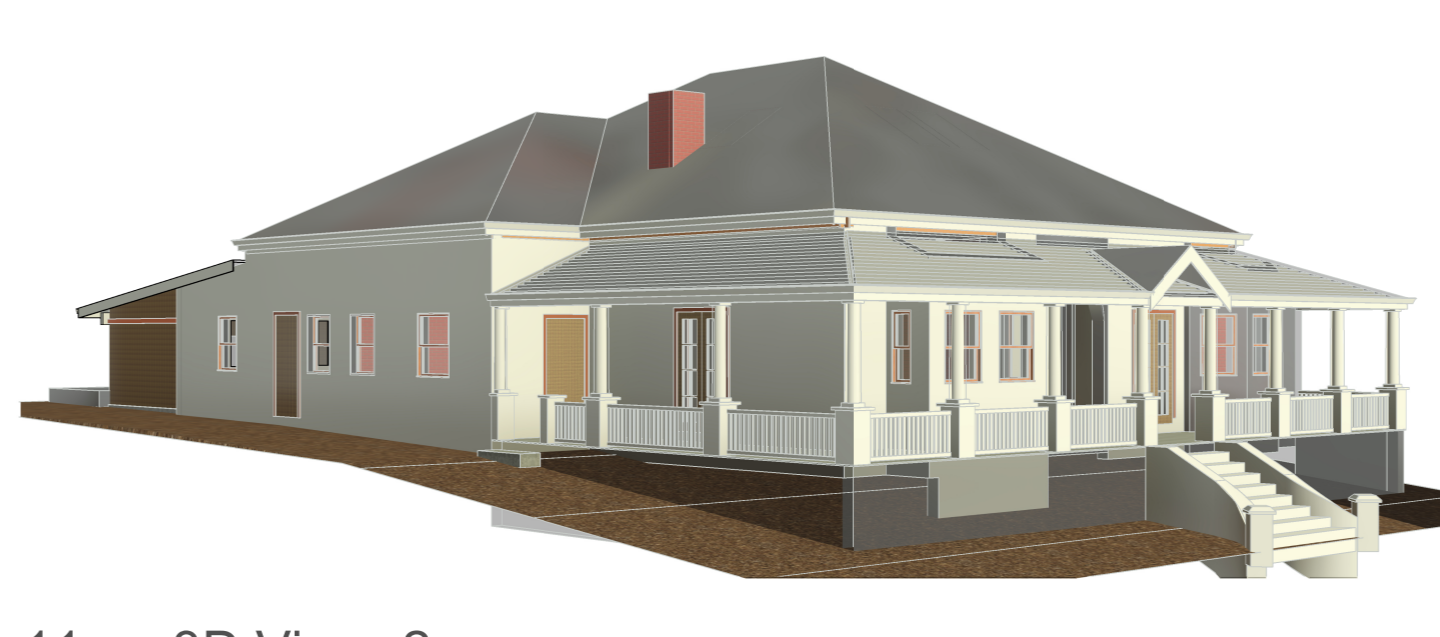
ARCHITECT: AYLA HARVEY

FOR AND ON BEHALF OF: RUBEN REDDY ARCHITECTS (PTY) LTD

ARCH SACAP No.: PrArch43540973



8 3D View 1



11 3D View 2

GENERAL NOTES

- ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. ANY AND ALL DISCREPANCIES ARE TO BE VERIFIED WITH THE ARCHITECT IMMEDIATELY PRIOR TO COMMENCEMENT OF WORK.
- ALL WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED DIMENSIONS DO NOT SCALE DRAWINGS.
- COPYRIGHT, PATENTS AND ALL INDUSTRIAL RIGHTS RESERVED. ALL NECESSARY FITTINGS, SEALS AND FIXTURES TO BE PROVIDED FOR TO ENSURE QUALITY OF OPERATION.
- ALL SLABS, SCREENED REINFORCED MESH, BEAMS, COLUMNS, FOUNDATIONS, STRUCTURAL STEEL, STRUCTURAL WALLS, RETAINING WALLS INCLUDING ANY OTHER STRUCTURAL ELEMENTS ARE TO BE IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S DESIGN, DETAIL AND SPECIFICATIONS AND TO THE STRUCTURAL ENGINEER'S APPROVAL.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, SCHEDULES AND SPECIFICATIONS RELATED TO THIS PROJECT INCLUDING STRUCTURAL, FACADE AND CIVIL ENGINEERS DRAWINGS.
- ALL WATERPROOFING ELEMENTS TO BE APPLIED IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTION.
- WATERPROOFING SYSTEMS TO BE APPROVED BY CONTRACTOR'S SPECIALIST FOR ASSESSMENT/GENERAL ARRANGEMENT AND APPROVED BY ARCHITECT.
- THE PREMISES MUST COMPLY WITH THE TOCACCIO PRODUCTS CONTROL ACT, NO. 83 OF 1993 (AS AMENDED).
- ALL APARTMENT FRONT DOORS TO BE 40mm HARDWOOD (30min FIRE RATING).
- ALL DIVIDING WALLS BETWEEN UNITS TO BE 60min FIRE WALLS.
- ALL REFUSE AND ELECTRICAL DUCT ROOM DOORS TO BE 40mm HARDWOOD DOOR CLASS E FIRE RATED DOORS (30min FIRE RATING).

FACADE

- FACADE SYSTEM TO LATER DETAIL. FACADE SUPPORTING SYSTEM TO BE DESIGNED AND SPECIFIED BY FACADE ENGINEER.

DISCLAIMER

- ALL WATERPROOFING DETAILS ARE INDICATIVE OF GENERAL PRINCIPLES. THE RESPONSIBILITY TO RENDER THE STRUCTURE WATERPROOF RESTS WITH THE SPECIALIST WATERPROOFING SUB-CONTRACTOR.
- ENGINEER'S CERTIFICATE OF STABILITY TO BE PROVIDED UPON COMPLETION.
- ALL BEACONS TO BE EXPOSED & DEMARCATED ON COMMENCEMENT (WHERE NECESSARY).
- STORMWATER: NEW HARD SURFACES AROUND BUILDING TO BE LAID TO FALLS TO CIVIL ENGINEER'S DETAILS. RAIN WATER/DOWNPIPES FROM BUILDING TO BE CONNECTED TO EXISTING/NEW STORMWATER PIPES TO CIVIL ENGINEER'S DETAILS.
- THIS RECORD DRAWING/SPECIFICATION HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS.
- WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THIS RECORD DRAWING/SPECIFICATION OR FOR ANY ERRORS OR OMISSIONS THAT MAY HAVE BEEN INCORPORATED INTO IT AS A RESULT OF INCORRECT INFORMATION PROVIDED TO THE ARCHITECT.
- THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY.

STATUTORY NOTES: SANS 10400

- ALL NEW CONSTRUCTION AND ALTERATIONS TO BE IN STRICT ACCORDANCE WITH SANS 10400 (ALL PARTS RELEVANT TO THIS PROJECT) AS WELL AS LOCAL AUTHORITY BY LAWS.

STRUCTURAL ELEMENTS

- ALL STRUCTURAL ELEMENTS TO ENGINEERS DESIGN & SPECIFICATION, TO COMPLY WITH SANS 10400 - H, J, K, L, M OR N. TIMBER CONSTRUCTION TO COMPLY WITH SANS 10882.

DIMENSIONS

- ROOF & SPACE DIMENSIONS TO COMPLY WITH SANS 10400 - C.

PUBLIC SAFETY

- CHANGES IN LEVEL, RAMPS AND ACCESS ALL TO COMPLY WITH SANS 10400 - C.

SITE OPERATIONS

- PROVISION OF SANITARY FACILITIES TO COMPLY WITH SANS 10400 - F.

EXCAVATIONS

- STABILITY OF SOIL TO BE ASSESSED & CONFIRMED BY AN APPOINTED ENGINEER PRIOR TO CONSTRUCTION.
- ALL EXCAVATIONS TO ENGINEERS DESIGN & SPECIFICATION, TO COMPLY WITH SANS 10400 - G.
- FINAL BULK EARTH LEVELS TO BE ESTABLISHED BY CONTRACTOR AND APPROVED BY ARCHITECT & ENGINEER.

FLOORS

- ALL FLOORS TO WET ROOMS (LAUNDRY, KITCHEN, SHOWER ROOM, BATHROOM, TOILETS, ETC.) TO COMPLY WITH SANS 10400 - J.
- SUSPENDED FLOORS TO COMPLY WITH SANS 10400 - B, T, J & SANS 10082 WHERE APPROPRIATE.
- SLABS SUPPORTED ON GROUND TO COMPLY WITH SANS 10400 - B, H & J.
- APPOINTED TO ENGINEER TO CONFIRM NECESSITY OF THE APPOINTMENT OF A GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.

WALLS

- STRUCTURAL STRENGTH AND STABILITY OF ALL WALLS TO COMPLY WITH SANS 10400 - B, T & K.
- ROOF FIXING TO COMPLY WITH SANS 10400 - B & K.
- WATER PENETRATION THROUGH WALLS TO COMPLY WITH SANS 10400 - K.
- PARTITIONS TO BE RODENT PROOF IN ACCORDANCE WITH SANS 5419.

LIGHTING & VENTILATION

- LIGHTING OF HABITABLE ROOMS, BATHROOMS, ETC. TO COMPLY WITH SANS 10400 - T & O.
- VENTILATION TO COMPLY WITH SANS 10400 - T & O OR BE THE SUBJECT OF A RATIONAL DESIGN / ASSESSMENT OR BOTH BY A COMPETENT PERSON.
- INTERNAL ABLUCTIONS: AIR TO BE EXTRACTED TO EXTERNAL AIR AT A RATE OF 20 LITRES PER SECOND PER FITMENT.
- INTERNAL BATHROOMS TO BE MECHANICALLY VENTILATED AT A RATE OF 25 LITRES PER SECOND PER ROOM.
- INTERNAL OFFICES TO BE MECHANICALLY VENTILATED AT A RATE OF 7.5 LITRES PER SECOND PER PERSON.
- KITCHEN TO BE MECHANICALLY VENTILATED AT A RATE OF 17.5 LITRES PER SECOND PER PERSON.

DRAINAGE

- DRAINAGE DESIGN & INSTALLATION TO COMPLY WITH SANS 10400 - P OR BE THE SUBJECT OF AN AGREEMENT CERTIFIED RATIONAL DESIGN / ASSESSMENT OR BOTH BY A COMPETENT PERSON.

ROOFS

- ROOF COVERINGS & WATERPROOFING TO COMPLY WITH SANS 10400 - L.
- FLAT ROOFS & RELATED GUTTERS TO COMPLY WITH SANS 10400 - L OR BE THE SUBJECT OF A RATIONAL DESIGN / ASSESSMENT OR BOTH BY A COMPETENT PERSON.
- ROOF & CEILING ASSEMBLY TO COMPLY WITH SANS 10400 - C & L.
- ROOF ASSEMBLY SUPPORTING WALLS TO COMPLY WITH SANS 10400 K, B & L.
- GUTTERS & DOWNPIPES SIZING TO COMPLY WITH SANS 10400 - R.
- FIRE RESISTANCE & COMBUSTIBILITY OF THE ROOF ASSEMBLY TO COMPLY WITH SANS 10400 - L & T.

STARWAYS

- STARWAYS TO COMPLY WITH SANS 10400 - B, T & M. WALLS, SCREENS, RAILINGS OR BALUSTRADES TO STARWAYS & RAMPS TO COMPLY WITH SANS 10400 - B, T, & K.
- BASIC STAR NOTES: 170mm RISE/MIN 300mm TREAD.
- BALUSTRADES 1.0m HIGH WITH NO GAP MORE THAN 100mm.

GLAZING

- GLAZING TYPE AND FIXING TO COMPLY WITH SANS 10400 - 8 & N.

STORMWATER DISPOSAL

- CONTROL AND DISPOSAL OF STORMWATER TO COMPLY WITH SANS 10400 - R OR BE THE SUBJECT OF A RATIONAL DESIGN / ASSESSMENT BY A COMPETENT PERSON.

MOBILITY IMPAIRED PERSONS

- FACILITIES PROVIDED FOR MIP & TO COMPLY WITH SANS 10400 - S.
- EGRESS PROVIDED FOR MIP & TO COMPLY WITH SANS 10400 - T.

FIRE PROTECTION

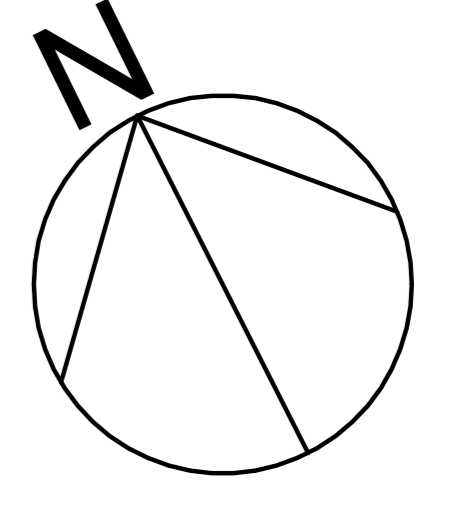
- FIRE PROTECTION TO COMPLY WITH SANS 10400 - T OR BE THE SUBJECT OF A RATIONAL DESIGN / ASSESSMENT BY A COMPETENT PERSON.

FIRE INSTALLATION

- ALL FIRE INSTALLATIONS TO COMPLY WITH SANS 10400 - W.
- WATER SUPPLY FOR FIRE RETICULATION TO COMPLY WITH SANS 10400 - W, OR BE THE SUBJECT OF A RATIONAL DESIGN / ASSESSMENT BY A SPECIALIST.

ENVIRONMENTAL SUSTAINABILITY

- THE BUILDING IS TO BE DESIGNED AND CONSTRUCTED WITH ORIENTATION, SHADING, SERVICES & BUILDING ENVELOPE TO COMPLY WITH SANS 10400 - XA, OR BE THE SUBJECT OF A RATIONAL DESIGN / ASSESSMENT BY A COMPETENT PERSON.



FOR APPROVAL

ruben reddy architects

ALTERATIONS TO INNES ROAD HOUSE

260 INNES ROAD, MORNINGSIDE, BEREA, DURBAN
PORTION 1 OF ERF 669

SUBMISSION PLAN 1.1

TIME STAMP: 24/03/2023 14:57:17 As indicated @ A0

INFORMATION	LA SUBMISSION	TENDER	CONSTRUCTION
PROJECT NUMBER	ZONE	STAGE	ISSUE DATE
2022_G412	A00	DD	2023-03-24
DRAWING NUMBER			REVISION
2022_G412-RRR-A00-DR-A-01.12.002			A