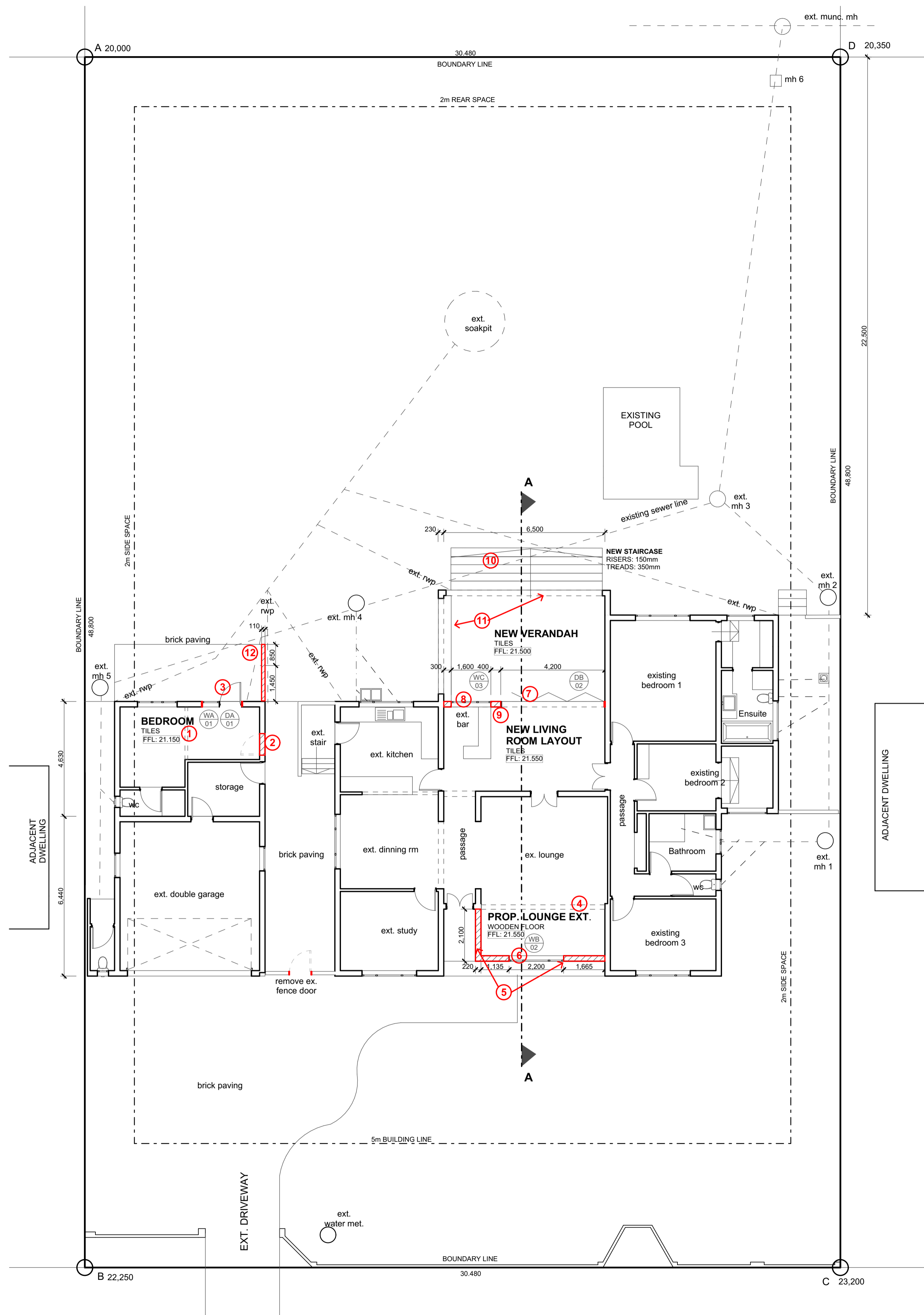
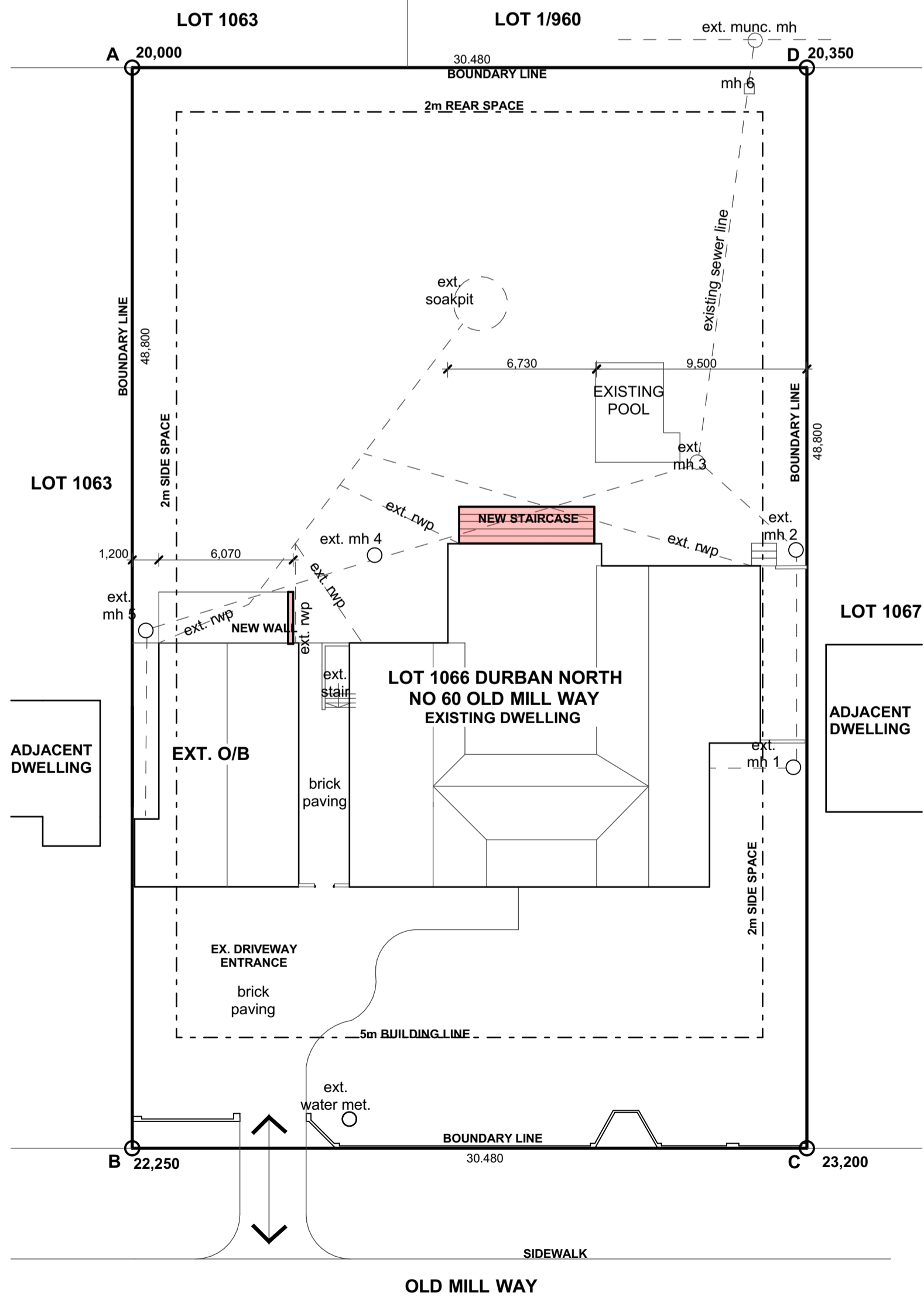


SCHEDULE OF AREAS:		LOT 1066 DURBAN	
SITE AREA	: 1487,42m ²		
50% ALLOWABLE COVERAGE	: 743,71m ²	FAR: N/A	
EXISTING COVERAGE	: 274 m ²		
PROPOSED ADDITIONAL COVERAGE : 0m ²			
PROPOSED TOTAL COVERAGE : 274 m ²			
HEIGHT RESTRICTION		: 2 STOREYS	
ZONING		: SPECIAL RESIDENTIAL 900	

SANS 10 400 XA:					
STOREY	NET FLOOR AREA	EXISTING GLAZED AREA	PROPOSED GLAZED AREA	GLAZED / FLOOR AREA	STATUS
STOREY 0	274m ²	18.78m ² HOUSE 2.53m ² OB	5.49 m ² =(24,22 m ²) 0,63 m ² =(3,16 m ²)	10.0% 10.0%	UNDER 15% UNDER 15%
TOTAL	274m ²	21.31 m ²	6.12 m ² =(27,38m ²)	10.0%	UNDER 15%

- LIST OF ADDITIONS AND ALTERATIONS:**
1. WALLS TO BE DEMOLISHED AND MADE GOOD
 2. REMOVE DOOR AND BRICK UP WALL MADE GOOD
 3. PROPOSED NEW WINDOW AND DOOR MADE GOOD
 4. WALLS TO BE DEMOLISHED AND MADE GOOD
 5. PROPOSED NEW LOUNGE EXTERNAL WALL
 6. PROPOSED NEW WINDOW
 7. PROPOSED NEW STACKING DOOR
 8. PROPOSED NEW WINDOW
 9. PROPOSED NEW LIVING RM EXTERNAL WALL MADE GOOD
 10. PROPOSED NEW CASCADING STAIRS
 11. WALLS TO BE DEMOLISHED AND OPENED UP
 12. PROPOSED NEW FREESTANDING WALL

Sides	Meters
AB	48.80
BC	30.48
CD	48.80
DA	30.48
Area=1487.42sqm	



GENERAL NOTES:

- ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS. NOTES IN RESPECT OF S.A. STANDARD CODE OF PRACTICE - THE APPLICATION OF THE NATIONAL BUILDING REGULATIONS - SANS 10400.
- 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.
- 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 AGRICULTURAL DRAINS TO ENGINEERS DETAILS.
- DPC TO ALL HORIZONTAL & VERTICAL OPENINGS & ROOF
- FOUNDATIONS TO BE MINIMUM 300mm BELOW NGL
- 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 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.
 - INTERNAL WALLS - IMPERIAL BRICK, PLASTER AND PAINT FINISH.
 - RETAINING WALLS - TO ENGINEER'S DETAIL - TO BE DRAINED WITH AGRICULTURE
 - 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:-**
- CEILINGS:- 9.2mm GYPSUM PLASTERBOARD WITH 6mm CRESTSTONE SKIM
 - SKIM SOFFITS TO RC SLABS
 - T&G BOARDING FIXED TO TOP OF RAFTERS
 - ALL CEILINGS TO COMPLY WITH TT13
- 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.
 - CLEAR GLAZING 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.
 - 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-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 TT2.
 - ALL MATERIALS TO COMPLY WITH TT5
 - FIRE DOOR TO GARAGE TO BE SABS CLASS A 120MIN. FIRE RATED DOOR FITTED WITH
 - LOCKS IN COMPLIANCE WITH TT19.9.
 - ROOF ASSEMBLIES AND COVERINGS TO COMPLY WITH TT12.
 - ALL CEILINGS TO COMPLY WITH TT13.
 - ALL FLOOR COVERINGS TO COMPLY WITH TT14.
 - ALL WALL FINISHES TO COMPLY WITH TT15.
 - SERVICE PIPES, CONDUITS, AND SLEEVES TO COMPLY WITH TT41.
 - FIRE INSTALLATION TO COMPLY WITH SANS 10400 - W

OWNER : MR G R & MRS L L BROOKS

ARCHITECT : RICHARD HOLGATE SACAP REG NO: PrArch 39622593

PROPOSED ADDITIONS & ALTERATIONS

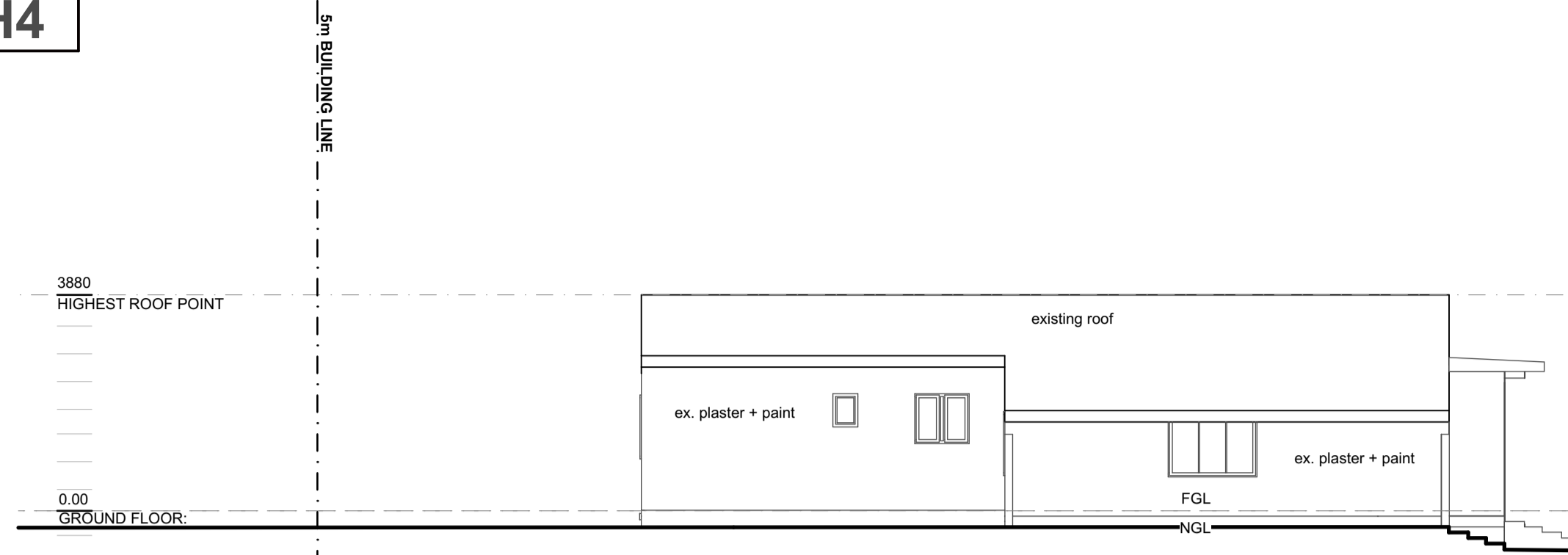
FOR : MR G R & MRS L L BROOKS
NO : 60 OLD MILL WAY, DURBAN NORTH, 4051

PLANS

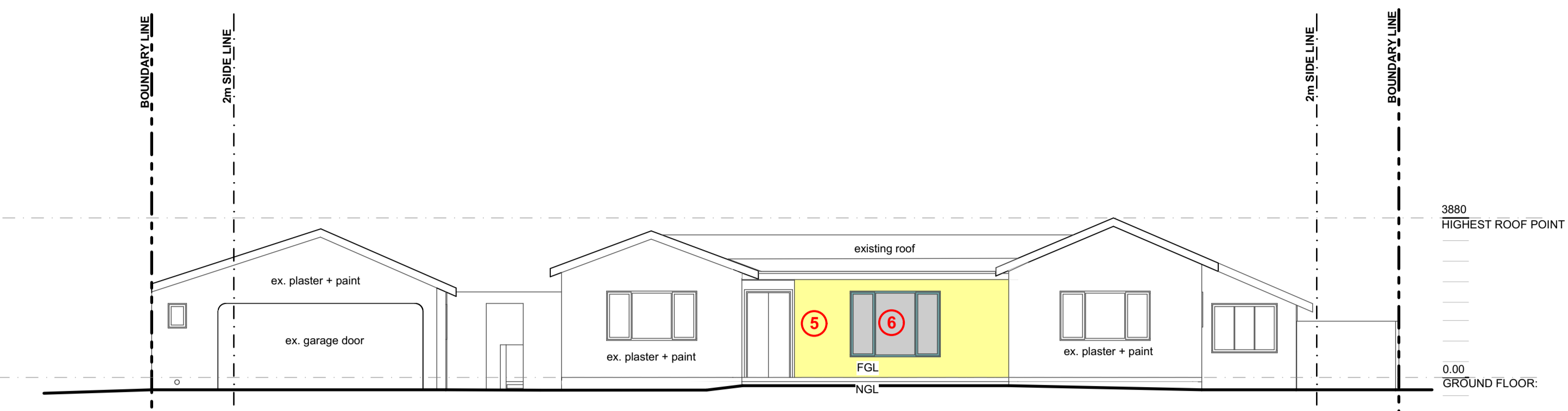
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MARCH 2023	RH	AB

PRJ NO	ZONE	STAGE	SERIES	TYPE	REV
2023-03		M	GA	100	00

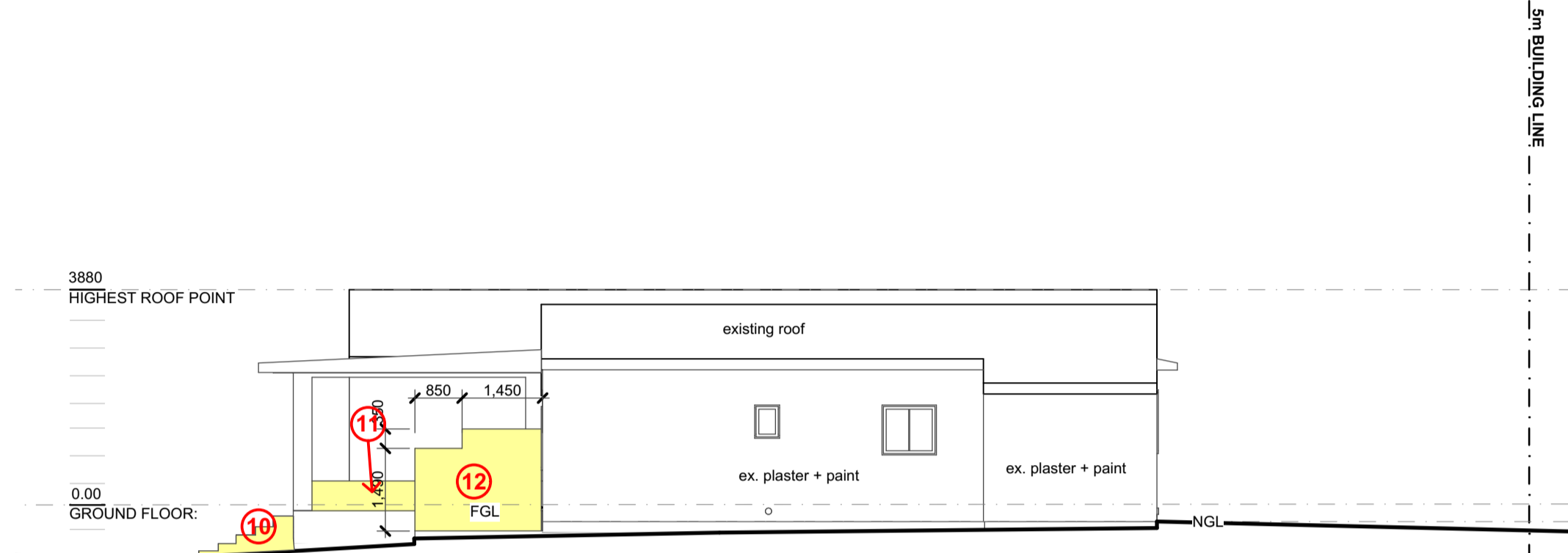




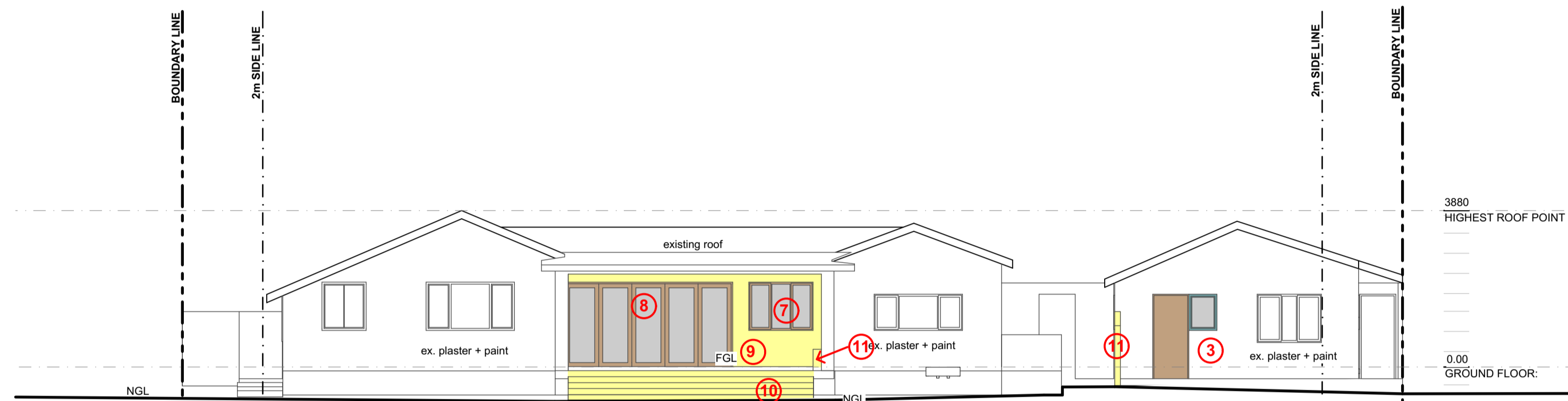
ELEVATION | WEST
SCALE 1: 100



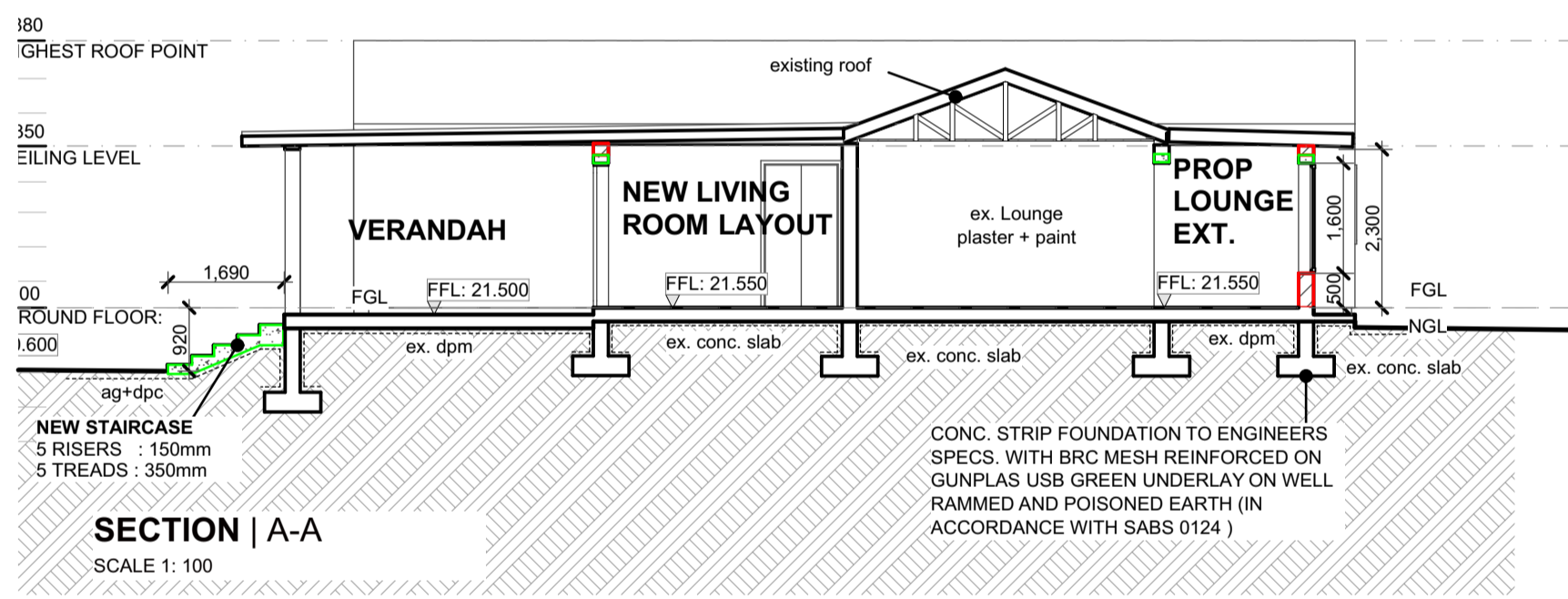
ELEVATION | NORTH
SCALE 1: 100



ELEVATION | EAST
SCALE 1: 100



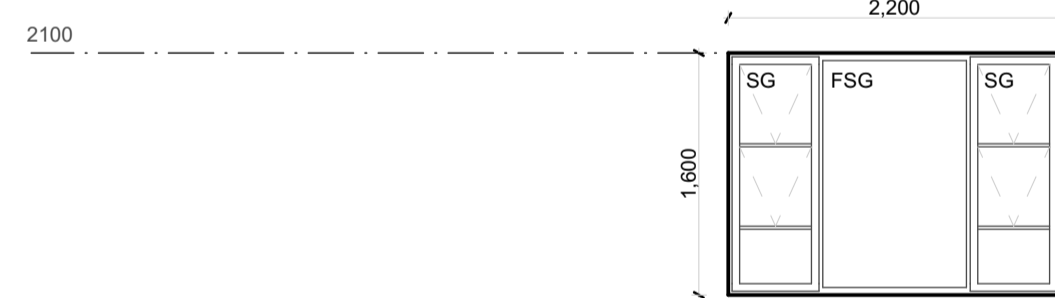
ELEVATION | SOUTH
SCALE 1: 100



SECTION | A-A
SCALE 1: 100

WINDOW TYPE | WB

WINDOW NO. | 02



FFL

DESCRIPTION | 2200(w) x 1600(h) ALUM. FRAMED OPENABLE AND FIXED WINDOWS

FRAME | ALUMINIUM FRAME TO SUIT

GLAZING | MONOLITHIC ANNEALED GLASS

NOTES | TO COMPLY WITH SABS RECOMMENDATION 0137, AAAMSA + SAGGA REGULATIONS BASED ON SABS 137 + SANS 10400 (PART N_GLAZING)

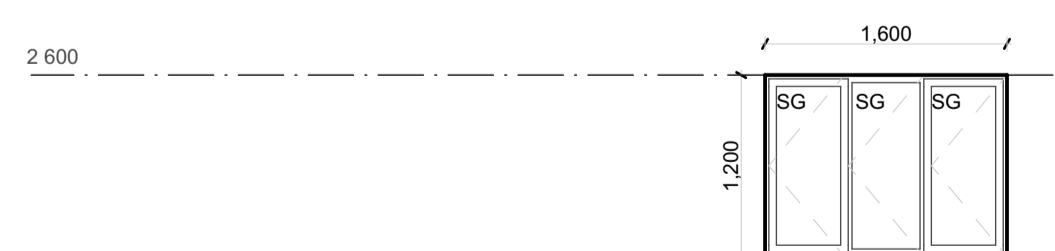
GLAZING AREA | 3.52 m²

OPENING AREA | 1.28 m²

MIN. PANE THICKNESS | 6 mm

WINDOW TYPE | WC

WINDOW NO. | 03



FFL

DESCRIPTION | 1 600(w) x 1200(h) TIMBER FRAMED STACKING WINDOWS

FRAME | TIMBER FRAME TO SUIT

GLAZING | MONOLITHIC ANNEALED GLASS

NOTES | TO COMPLY WITH SABS RECOMMENDATION 0137, AAAMSA + SAGGA REGULATIONS BASED ON SABS 137 + SANS 10400 (PART N_GLAZING)

GLAZING AREA | 1.92 m²

OPENING AREA | 1.35 m²

MIN. PANE THICKNESS | 4 mm

DOOR TYPE | DA

DOOR NO. | 01



FFL

DESCRIPTION | 900(w) x 2 100(h) SOLID HARDWOOD VENEERED DOOR FOR PAINTING

FRAME | 900mm x 2 100mm SINGLE REBATED FRAME WITH HARDWOOD DOOR JAMBS. FINISH TO MATCH DOOR

PAINT | PAINT TO ARCHITECTS TO MATCH ADJACENT WALL COLOUR

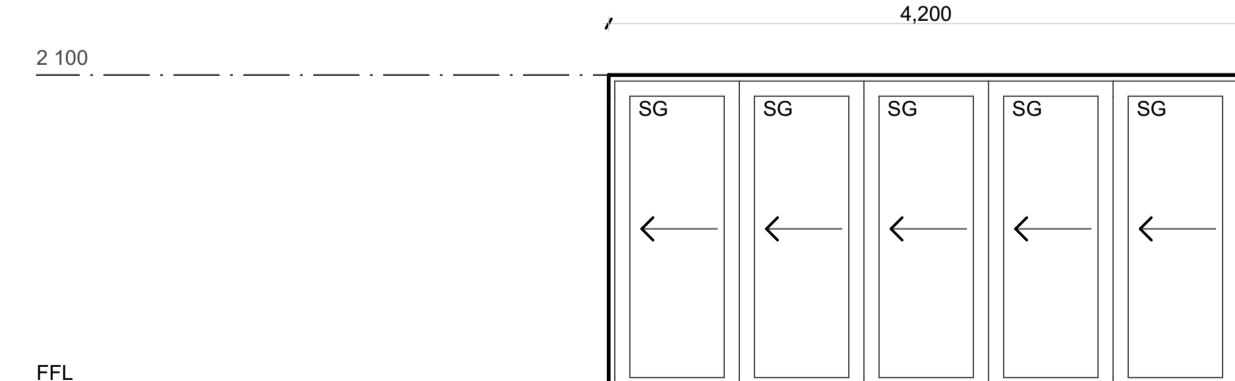
NOTES | CENTRE OF DOOR HANDLES TO BE AT 1000mm AFFL

TIMBER AREA | 1.89 m²

OPENING AREA | 1.89 m²

DOOR TYPE | DB

DOOR NO. | 02



FFL

DESCRIPTION | 4200(w) x 2 100(h) GLAZED TIMBER FRAMED SLIDING FOLDING DOORS

FRAME | TIMBER FRAME TO MATCH ADJACENT EXISTING FRAMES

GLAZING | THOUGHENED SAFTY GLASS

NOTES | TO COMPLY WITH SABS RECOMMENDATION 0137, AAAMSA + SAGGA REGULATIONS BASED ON SABS 137 + SANS 10400 (PART N_GLAZING)

GLAZED AREA | 5.80m²

OPENING AREA | 8.82 m²

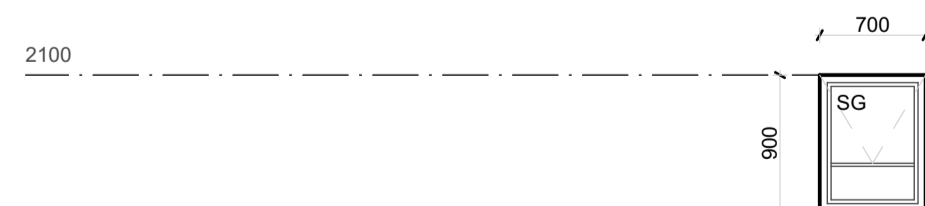
MIN. PANE THICKNESS | 8 mm

LIST OF ADDITIONS AND ALTERATIONS:

01. WALLS TO BE DEMOLISHED AND MADE GOOD
02. REMOVE DOOR AND BRICK UP WALL MADE GOOD
03. PROPOSED NEW WINDOW AND DOOR MADE GOOD
04. WALLS TO BE DEMOLISHED AND MADE GOOD
05. PROPOSED NEW LOUNGE EXTERNAL WALL
06. PROPOSED NEW WINDOW
07. PROPOSED NEW STACKING DOOR
08. PROPOSED NEW WINDOW
09. PROPOSED NEW LIVING RM EXTERNAL WALL MADE GOOD
10. PROPOSED NEW CASCADING STAIRS
11. WALLS TO BE DEMOLISHED AND OPENED UP
12. PROPOSED NEW FREESTANDING WALL

WINDOW TYPE | WA

WINDOW NO. | 01



FFL

DESCRIPTION | 700(w) x 900(h) ALUM. FRAMED OPENABLE AND FIXED WINDOWS

FRAME | ALUMINIUM FRAME TO SUIT

GLAZING | MONOLITHIC ANNEALED GLASS

NOTES | TO COMPLY WITH SABS RECOMMENDATION 0137, AAAMSA + SAGGA REGULATIONS BASED ON SABS 137 + SANS 10400 (PART N_GLAZING)

GLAZING AREA | 0.63 m²

OPENING AREA | 0.48 m²

MIN. PANE THICKNESS | 3 mm

OWNER : MR G R & MRS L L BROOKS

NO : 60 OLD MILL WAY, DURBAN NORTH 4051

ARCHITECT : RICHARD HOLGATE SACAP REG NO: PrArch 39622593

DATE : MARCH 2023

STAGE : M

SERIES : GA

TYPE : 101

REV : 00

PROPOSED ADDITIONS & ALTERATIONS

FOR : MR G R & MRS L L BROOKS

NO : 60 OLD MILL WAY, DURBAN NORTH 4051

SECTIONS, ELEVATIONS & SCHEDULES

DATE	CHECKED	DRAWN
MARCH 2023	RH	AB

PRJ NO.	ZONE	STAGE	SERIES	TYPE	REV
2023-03		M	GA	101	00