

AREAS

EXISTING HOUSE	137.95msq	OCCUPANCY CLASSIFICATION	H4
PORCH	3.76msq	ZONING	SR 400
COVERED PATIO	19.08msq	SITE AREA	54.5msq
GARAGE	38.08msq	COVERAGE ALLOWED(50%)	272.50msq
TOTAL EXISTING	198.87msq	COVERAGE EXISTING	198.87msq
PROP ADDS GROUND STOREY	48.46msq	COVERAGE PROPOSED	58.12msq
COVID WALKWAY	9.66msq	COVERAGE TOTAL	256.99msq
FIRST STOREY	86.33msq	COVERAGE REMAINING	15.51msq
TOTAL PROPOSED AREA	144.45msq		
TOTAL COVID AREA	343.32msq		

GLAZING SCHEDULE

area	1.89msq	1.08msq	1.32msq	0.41msq	1.26msq
window/door number	W01, W06, W10	W02	W03	W04, W05, W07, W12, W14	W08, W09
frame material	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
frame type	AWNING	AWNING	AWNING	FIXED	AWNING
glazing material	A - MONOETHIC ANNEALED GLASS B - TOUGHENED SG	MONOETHIC ANNEALED GLASS	MONOETHIC ANNEALED GLASS	TOUGHENED SG W05 - MONOETHIC ANNEALED GLASS B - TOUGHENED SG	A - MONOETHIC ANNEALED GLASS B - TOUGHENED SG
no. of sides supported	ALL SIDES	ALL SIDES	ALL SIDES	ALL SIDES	ALL SIDES
glazing pane min. thickness	4mm	4mm	4mm	4mm	4mm
glazing pane max. area	A - 1.5m ² B - 3.0m ²	1.5m ²	1.5m ²	3.0m ² W05 - 1.5m ²	A - 1.5m ² B - 3.0m ²
				GENERAL NOTES: - All glazing to comply with SANS 10400-N2010. - Floor glass to comply with SANS 50572-1/EN 572.1 & 572.2 - Toughened & Laminated safety glass to comply with SANS 1263-1. - ALL individual panes of safety glazing material to be permanently marked by installer and a certificate to such effect to be issued to owner on completion of installation. - Installer to issue a certificate on completion of the glazing installation & that the glazing material indicated has been installed in the position indicated and such installation complies with the provisions of SANS 1037. - No changes are to be effected to the size, thickness or type of glazing material without prior approval of the Architectural Professional, as any such changes may affect the compliance with SANS 10400-N and the National Building Regulations. - All sizes are inclusive of frames and should not be taken as glazing sizes only. - all frameless shower doors to have min. thickness of 10mm toughened SG over a max. area of 2.1msq.	
area	2.16msq	0.42msq	1.62msq		
window/door number	W11, W13	W15, W17	W16, W19		
frame material	ALUMINIUM	ALUMINIUM	ALUMINIUM		
frame type	AWNING	FIXED	FIXED		
glazing material	TOUGHENED SAFETY GLASS	TOUGHENED SAFETY GLASS	TOUGHENED SAFETY GLASS		
no. of sides supported	ALL SIDES	ALL SIDES	ALL SIDES		
glazing pane min. thickness	4mm	4mm	4mm		
glazing pane max. area	3.0m	3.0m	3.0m		

GENERAL NOTES

All work to comply with SANS 10400.
Contractor to check all dimensions and levels (schedules and details) before the relevant work is placed in hand and report any discrepancies to the DESIGNER/OWNER.
All written dimensions to be taken in preference to scaling.
Any discrepancies and omissions are to be brought to the DESIGNERS/OWNERS attention immediately.

The contractor is to inspect the official approved copies of the drawings to ensure that all amendments have been taken into account.

The attention of the owner is drawn to the fact that changes to the plan and/or specification after official approval is likely to invalidate that approval.

All existing work to be made good if affected by new work.

SITING & EXCAVATION

If an excavation the site is found to contain expansive clay, shale, ground water or other suspect soil conditions, then all foundations are to be built to professional engineers details & under his supervision.

All foundations to be taken down below natural ground level.

Natural ground line in approximate position only and no claim can be made for any discrepancies on site.

drainage notes

minimum of 450mm of cover to be maintained over all drainage pipes at all times.

positions & levels of sewer pipes to be determined & verified on site prior to commencement of work.

ie's are to be provided at all junctions.

ie's or mt's to be provided at all changes in direction of sewer drainage pipes.

any/all damaged fittings are to be replaced.

all gully surrounds & manhole covers to be 75mm above ground level.

all sewer drainage pipes to be bridged over beneath all walls & to be encased in concrete beneath all hardened surfaces or to be 100mmØ upvc ribbed pipe.

300x200mm ACCESS PANELS ARE TO BE PROVIDED TO ALL DUCTS AT LEVELS THAT PROVIDE ADEQUATE ACCESS TO PLUMBING JUNCTIONS & SHOULD BE LOCATED PREFERABLY ON THE OUTSIDE.

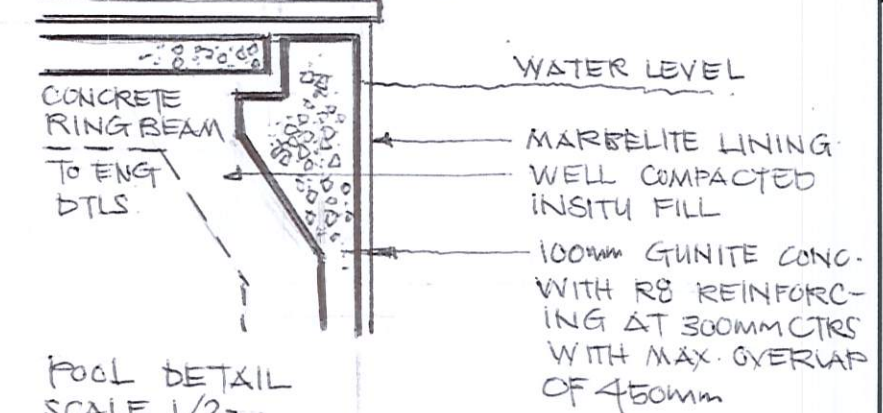
ELECTRICAL LEGEND

SYMBOL	DESCRIPTION	W
	LED DOWNLIGHTER	5w
	WALL LIGHT WITH PHOTOCELL (D/N)	max 9w
	12m FLOURESCENT	36w
	BI-PIN CHANDELIER with energy saving bulbs	max 25w
	CEILING LIGHT	max 9w

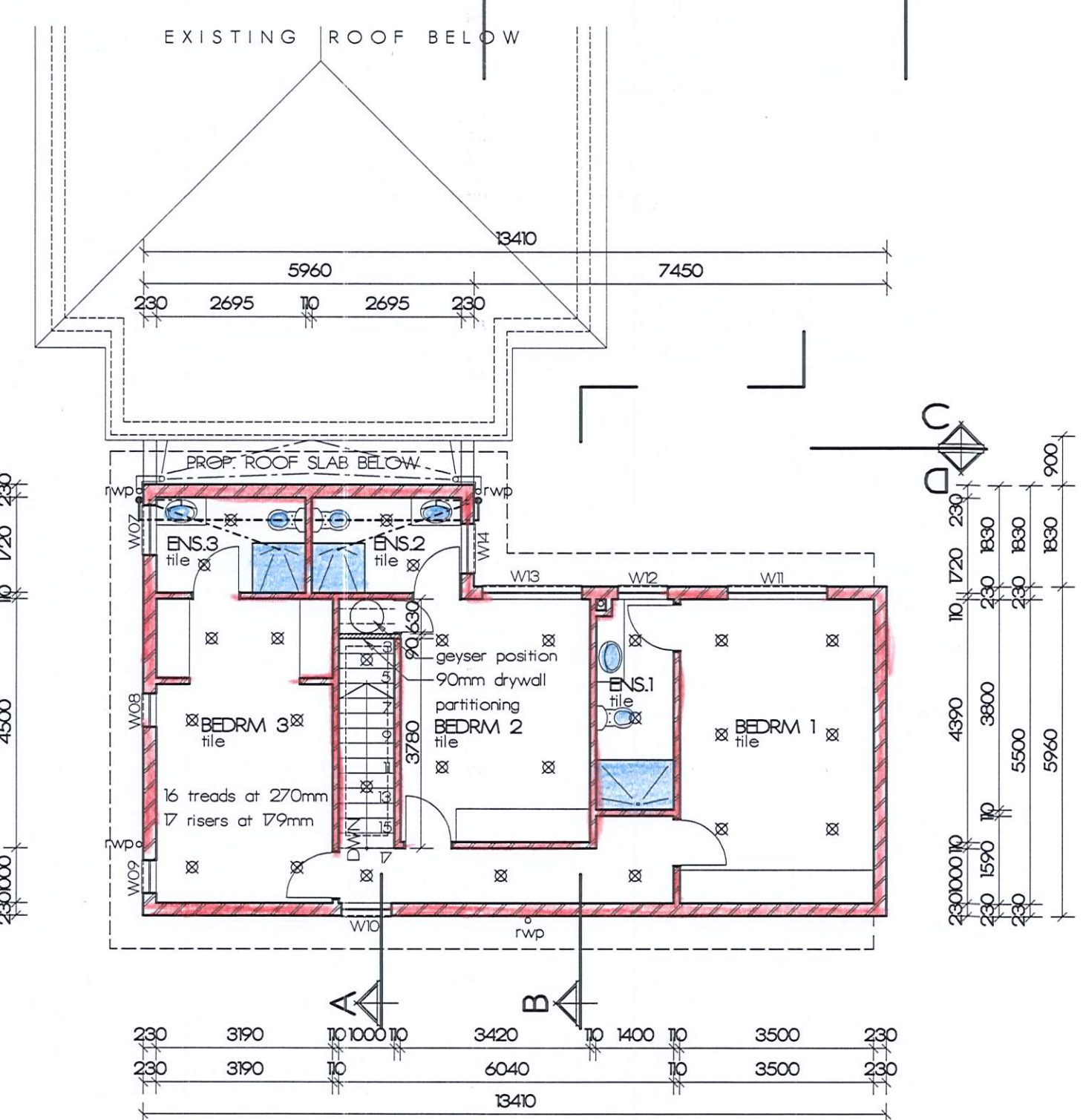
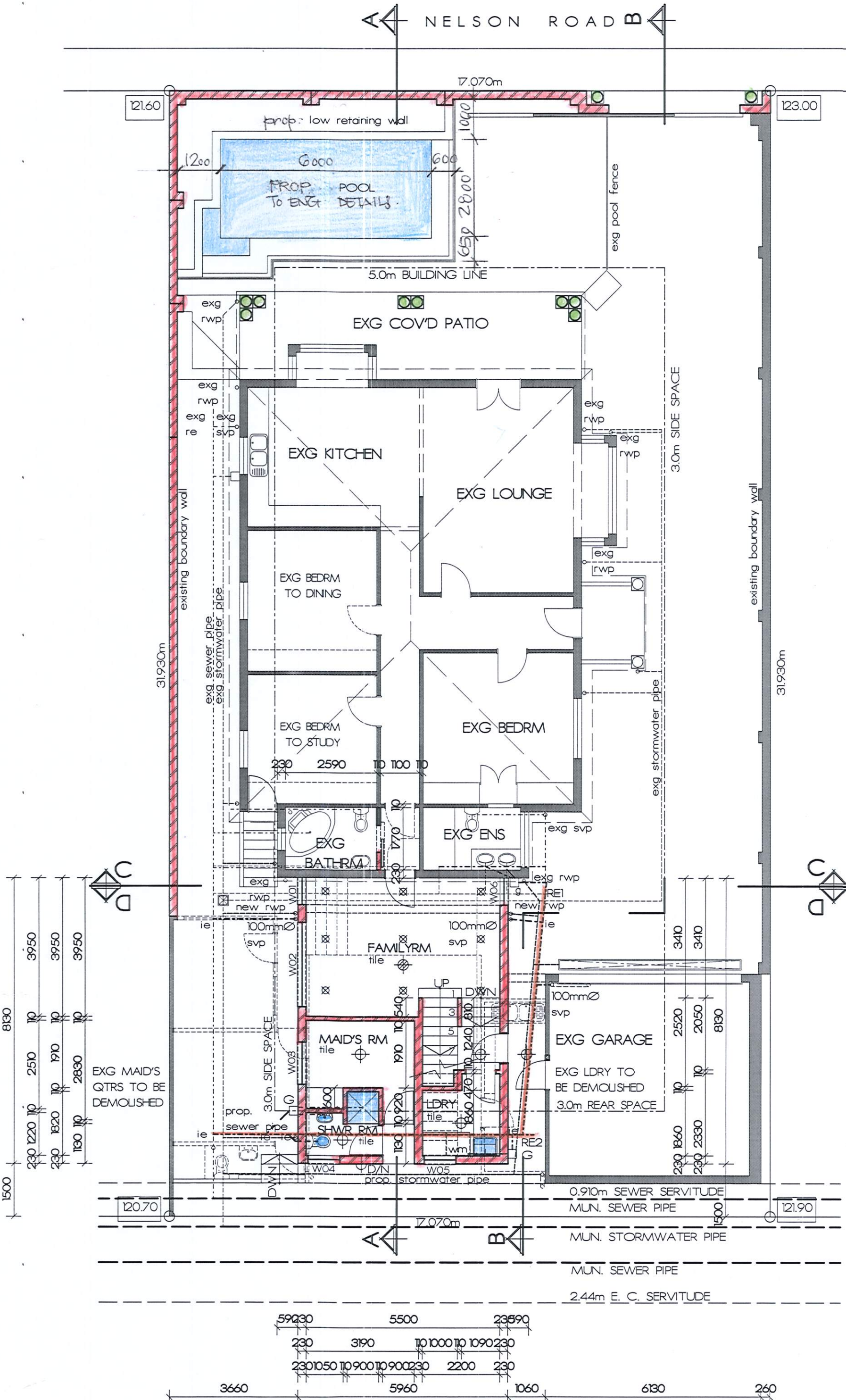
PPOOL NOTES

- PUMP CHAMBER TO BE ADEQUATELY DRAINED.
- PRECAUTIONS TO BE TAKEN AGAINST FLOODING, SEEPAGE & RAINWATER IN PUMP CHAMBER.
- EARTH LEAKAGE UNIT TO BE FITTED & PLANT ARRANGEMENT TO MANUFACTURERS REQUIREMENTS
- WASTE WATER TO BE SPREAD OVER SITE
- EXCESS SOIL TO BE SPREAD OVER SITE OR CARTED AWAY IF NECESSARY
- POOL AREA TO BE SECURED BY POOL FENCING TO COMPLY WITH SANS 10400 WITH SELF-CLOSING, SELF-LOCKING GATE
- REINFORCED GUNITE TO ENGINEERS DETAILS.

BRICK PAVING SURROUND



POOL DETAIL SCALE 1/20



GROUND STOREY
SCALE V100

FIRST STOREY
SCALE V100

NAME	ADDRESS	TEL NO.	SIGNATURE
	5 ROSEANNE PLACE, ESSENWOOD	03 204 7489	<i>dalence</i>
	15 NELSON ROAD, ESSENWOOD	0836591353	<i>Shamoun</i>

client
S. RAMA & C. W. LEUNG

signature *[Signature]*

project
PROPOSED ADDITIONS & ALTERATIONS TO EXISTING DWELLING

address
21 NELSON ROAD

cadastral description
PORTION 33 OF ERF 2125 DURBAN

metro acc. no. **83611550735**

scale
AS SHOWN

sheet no.
V3

job no.
r21-22 wd01

date
23.11.2021

DESIGN & drawing TECHNOLOGY
PRSRARCHITECTOLOGIST NO.570239
NSHAMOUN
137 RILEY ROAD
ESSENWOOD,
DURBAN, 4001
CELL:0832980646
FAX: 0836956139
nazleen.drawings@gmail.com