

SITE PLAN / ROOF PLAN
SCALE 1:100



WINDOW NO.	QUANTITY	W x H	GLAZING THICKNESS	GLAZING TYPE 01	GLAZING TYPE 02	GLAZING TYPE 03
W1	3	800x1100	TO COMPLY WITH SANS 10400 - N	TOUGHENED	SAFETY	TO COMPLY WITH SANS 10400 - XA
W2	1	2925x800	TO COMPLY WITH SANS 10400 - N	TOUGHENED	SAFETY	TO COMPLY WITH SANS 10400 - XA

DOOR NO.	QUANTITY	W x H Size	GLAZING THICKNESS	GLAZING TYPE 01	GLAZING TYPE 02	GLAZING TYPE 03
GD01	2	2785x2100	TO COMPLY WITH SANS 10400 - N	TOUGHENED	SAFETY	TO COMPLY WITH SANS 10400 - XA
GD02	1	1800x2100	TO COMPLY WITH SANS 10400 - N	TOUGHENED	SAFETY	TO COMPLY WITH SANS 10400 - XA

ROEHAMPTON WAY

ERF 2408 DURBAN NORTH

ADJACENT ERF 2406
40.23m BOUNDARY LINE

ADJACENT ERF 2409
40.23m BOUNDARY LINE

25.15m BOUNDARY LINE

25.15m BOUNDARY LINE

EXISTING STORMWATER TO SITE

EXISTING STORMWATER TO SITE

AREA SCHEDULE	AREA
SITE AREA	1012 m ²
BUILDING CLASS	744
SITE ZONING	SR5900

PERM. F.A.R.	EXIST. F.A.R.	TOTAL F.A.R.	SURPLUS F.A.R.
N/A	209.0 m ²	209.63 m ²	N/A

PERM. COV.	EXIST. COV.	PROF. COV.	TOTAL COV.	SURPLUS COV.
506.00 m ² (50%)	227.02 m ²	35.45 m ²	282.47 m ²	243.53 m ²

GENERAL FINISHES	TO BE CONFIRMED BY CLIENT
1 - STONE CLADDING	TO BE CONFIRMED BY CLIENT
2 - COLOUR OF HOUSE	TO LATER SPECIFICATION.
3 - TIMBER WORKS	BALAU TIMBER BY SPECIALIST
4 - ROOF TYPE	SEE GENERAL NOTE 11.1
5 - ROOF COLOUR	SEE GENERAL NOTE 11.1
6 - RAINWATER GOODS & FIXTURES	TO ENGINEER'S DETAIL.
7 - WINDOWS AND DOORS	AS PER SCHEDULE.
8 - PAVING	N/A

- NOTES IN RESPECT OF S.A NATIONAL STANDARD FOR THE APPLICATION OF NATIONAL BUILDING REGULATIONS SANS 10400**
- PART A GENERAL PRINCIPLES AND REQUIREMENTS
 - PART B STRUCTURAL DESIGN, IF NOT DESIGNED BY A COMPETENT PERSON, SHALL COMPLY WITH PART B SANS 10400
 - PART C ELECTRICAL DESIGN AS PER RATIONAL DESIGN PERSON
 - PART D MECHANICAL DESIGN AS PER RATIONAL DESIGN PERSON
 - PART E SANITARY DESIGN AS PER RATIONAL DESIGN PERSON
 - PART F SITE OPERATIONS
 - ALL SITE OPERATIONS TO COMPLY WITH PART F SANS 10400
 - PART G EXCAVATIONS RELATING TO A BUILDING TO COMPLY WITH G4.1 & G4.2
 - ALL EXCAVATIONS AS PER RATIONAL DESIGN BY COMPETENT PERSON
 - PART H FOUNDATIONS TO COMPLY WITH PART H OF SANS 10400
 - ALL FOUNDATIONS AS PER RATIONAL DESIGN BY COMPETENT PERSON
 - PART I FLOORS TO COMPLY WITH (ANNEX A) J1
 - ALL FLOOR RESISTANT FLOORS TO COMPLY WITH J4.2
 - ALL CONCRETE FLOOR SLABS TO COMPLY WITH J4.4
 - ALL FLOORS AS PER RATIONAL DESIGN BY COMPETENT PERSON
 - PART K MASONRY WALLS TO COMPLY WITH K4.2 & K1 - K2 (ANNEX A)
 - ALL LINTELS TO COMPLY WITH B1 (ANNEX B) OF PART K
 - FRING OF ROOF TO CONCRETE ELEMENTS TO COMPLY WITH K4.4 & K3 (ANNEX A)
 - ALL WATERPROOFING TO WALLS TO COMPLY WITH K4.5 & C1 (ANNEX C) OF PART K
 - ALL FIRE PERFORMANCE AND RESISTANCE OF ALL STRUCTURAL WALLS AS PER RATIONAL DESIGN BY COMPETENT PERSON
 - PART L ROOFS
 - ALL ROOF ASSEMBLIES TO COMPLY WITH L4.1
 - ALL ROOF ASSEMBLIES TO BE PITCHED
 - ALL ROOF ASSEMBLIES TO COMPLY WITH L4.2
 - THE FIRE RESISTANCE AND COMBUSTIBILITY OF THE ROOF ASSEMBLY TO COMPLY WITH L4.5
 - ROOF AS PER RATIONAL DESIGN BY COMPETENT PERSON
 - PART M STAIRWAYS
 - ALL STAIRWAYS TO COMPLY WITH M4.1
 - ALL STAIRWAYS TO BE IN COMPLIANCE WITH M4.2
 - ALL WOODEN STAIRWAYS TO COMPLY WITH M4.3
 - ALL WOODEN STAIRWAYS TO COMPLY WITH M4.4
 - STAIRWAYS AS PER RATIONAL DESIGN BY COMPETENT PERSON
 - PART N GLAZING
 - ALL GLAZING TO COMPLY WITH PART N, M (ANNEX A) AND AAMASA REGULATIONS
 - GLAZING & GLAZING STRUCTURE AS PER RATIONAL DESIGN BY COMPETENT PERSON
 - PART O LIGHTING & VENTILATION
 - ALL LIGHTING AND VENTILATION TO COMPLY WITH PART O4.1
 - ALL AREAS TO BE ARTIFICIALLY AND NATURALLY LIT TO COMPLY WITH PART O4.2 OF SANS 10400
 - ALL MECHANICAL AND MECHANICAL VENTILATION TO BE PROVIDED IN ACCORDANCE WITH PART O4.3 OF SANS 10400
 - PART P DRAINAGE
 - ALL PIPES JOINTS TO COMPLY WITH P4.2
 - ALL PIPES TO BE IN ACCORDANCE WITH P4.3 & P4.4
 - ALL DISCHARGES FROM WASHING AREAS TO COMPLY WITH P4.9
 - ALL SANITARY FIXTURES TO BE PROVIDED IN ACCORDANCE WITH P4.10
 - ALL ACCUMULATED LOADS OF DRAINAGE INSTALLATIONS TO BE PROVIDED
 - ALL DRAINAGE SYSTEMS TO COMPLY WITH P4.13
 - ALL SIZING OF DISCHARGE PIPES TO COMPLY WITH P4.14
 - ALL MAIN SIZES SHALL COMPLY WITH P4.15
 - ALL SANITARY FIXTURES TO HAVE TRAPS IN ACCORDANCE WITH P4.16
 - ALL SIZING OF VENTILATION PIPES TO COMPLY WITH P4.17
 - ALL DISCHARGE & VENTILATING PIPES TO BE IN ACCORDANCE WITH P4.18
 - ALL DRAINAGE TO BE ACCESSIBLE IN ACCORDANCE WITH P4.19
 - ALL TRAPS TO BE PROVIDED IN ACCORDANCE WITH P4.20
 - REQUIREMENTS OF P4.20
 - ALL DRAINAGE TO BE LAND IN ACCORDANCE WITH P4.22 & P4.23
 - ALL DRAINAGE AS PER RATIONAL DESIGN BY COMPETENT PERSON
 - PART R STORMWATER DISPOSAL
 - ALL STORMWATER DISPOSAL TO COMPLY WITH PART R4
 - ALL STORMWATER DISPOSAL TO COMPLY WITH PART R4
 - ALL STORMWATER AS PER RATIONAL DESIGN BY COMPETENT PERSON

GENERAL NOTES:

ALL WORK TO BE IN ACCORDANCE WITH SANS 10400

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HOUSE HOLSHAUSEN

Project Description:
ADD'S & ALT'S TO AN EX. DWELLING

Client:
MR. K. HOLSHAUSEN

Contract Description:
ERF 2408 DURBAN NORTH

Sheet Address:
15 ROEHAMPTON WAY, DBN NORTH

ISSUED FOR SUBMISSION

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SITE PLAN

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LOCAL AUTHORITY STAMPS

1. FOUNDATIONS
 1.1 ALL FOUNDATIONS TO ENGINEER'S DETAILS
2. GROUND FLOOR CONSTRUCTION
 2.1 ALL EXISTING CONCRETE TO REMAIN UNLESS OTHERWISE SPECIFIED
 2.2 NEW CONCRETE TO BE SUPPLIED WITH 15% STEEL FIBRE
 2.3 ALL CONCRETE TO BE FINISHED WITH A COMPACTED FILL SURFACE BED TO HAVE A 50mm STEP INTO ALL SHOWER AREAS. ALL TO BE TO ENGINEER'S DETAILS AND SPECIALIST'S RECOMMENDATIONS
3. NEW WALLS
 3.1 NEW BEAM TO ENGINEER'S DETAIL AND DESIGN.
 3.2 NEW LINTOL TO ENGINEER'S DETAIL AND DESIGN.
4. WALLS
 4.1 INTERNAL WALL TO BE COROBRIK NFP IMPERIAL UNITS WITH BRICKFORCE EVERY FOURTH COURSE TO COMPLY WITH SANS 10400 PART N
 4.2 EXTERNAL WALL TO BE COROBRIK IMPERIAL UNITS WITH BRICKFORCE EVERY FOURTH COURSE AND TO COMPLY WITH SANS 10400 PART K
5. COLUMNS AND POSTS
 5.1 ALL POSTS TO BE TO ENGINEER'S DETAIL
 5.2 ALL COLUMNS TO BE TO ENGINEER'S DETAIL
6. DOORS
 6.1 ALL DOORS TO BE TO ENGINEER'S DETAIL
 6.2 UNLESS OTHERWISE STATED, FINISHED AS PER SEPERATE DOOR SCHEDULE
 6.3 UNLESS OTHERWISE STATED, ALL EXTERNAL DOORS FINISHED AS PER SEPERATE DOOR SCHEDULE
 6.4 ALL GLAZED DOORS TO BE ALUMINIUM FRAMED, FINISHED AS PER SEPERATE DOOR SCHEDULE AND TO COMPLY WITH SANS 10400 PART N
 6.5 UNLESS OTHERWISE STATED, ALL WINDOWS TO BE ALUMINIUM FRAMED, WINDOWS FINISHED AS PER SEPERATE WINDOW SCHEDULE AND TO COMPLY WITH SANS 10400 PART N
8. BEAMS & LINTELS
 8.1 ALL REINFORCED CONCRETE BEAMS TO BE TO ENGINEER'S DETAIL
 8.2 ALL PRECAST CONCRETE LINTELS TO BE TO ENGINEER'S DETAIL
 8.3 ALL TIMBER BEAMS TO BE TO ENGINEER'S DETAIL
10. CEILINGS & SOFFIT
 10.1 9mm RHINOBOARD FLUSH PLASTERED CEILING WITH 30x30mm ALUMINIUM SHADOWLINE CORNICE SKIMMED AND PINTED WHITE BY SPECIALIST
 10.2 UNLESS OTHERWISE STATED, TO COMPLY WITH SPECIALIST'S RECOMMENDATION.
11. ROOFS
 11.1 ROOF PITCH AT 17.5 DEGREES, ON 38x38 SAP BATTENS, ON SAP APPROVED RAFTERS ALL TO SPECIALIST'S DETAIL, RIDGE CAPPING & BARBE BOARDS TO MATCH EXISTING HOUSE AND TO BE ON INSULATION AND RADIANT BARRIER. INSULATION TO BE TO SPECIALIST'S RECOMMENDATIONS.
 11.2 GUTTER TO MATCH EXISTING.
 11.3 RWD/P TO MATCH EXISTING.
12. EXTERNAL FINISHES
 12.1 EXTERNAL PLASTER AND PAINT TO LATER SPECIFICATION (TO MATCH EXISTING HOUSE)
 12.2 EXTERNAL PLASTER & PAINT - TO LATER SPECIFICATION.
14. EXTERNAL FLOOR FINISHES
 14.1 EXTERNAL FLOOR TO BE REPLACED - TO LATER SPECIFICATION
 14.2 EXISTING TIMBER FLOOR TO REMAIN, NEW VINYL FLOOR TO INTERIOR DESIGNER'S SPECIFICATION.
16. TIMBER DECKS / PERGOLAS / SCREENS
 16.1 TIMBER DECK ON TIMBER SUBSTRUCTURE TO ENGINEER'S DETAIL, FINISHED AS PER SEPERATE SCHEDULE
 16.2 PERGOLA TO REMAIN, NEW SCREEN WITH VERTICAL TIMBER SLATS TO SPECIALIST'S DETAIL
17. BALUSTRADING
 17.1 1000mm HIGH TIMBER AND STEEL BALUSTRADE BY SPECIALIST, BALUSTRADING TO COMPLY WITH SANS 10400 PART D
18. LPG GAS STORAGE
 18.1 LPG STORAGE CAGE TO BE INSTALLED BY SPECIALIST
19. SEWER
 19.1 SEWER LINES TO BE INSTALLED BY SPECIALIST
20. STORMWATER
 20.1 STORMWATER LINES TO BE INSTALLED BY SPECIALIST

GENERAL NOTES:
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 Client:
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 Architect:
MR. K. HOLSHAUSEN
 Contract Description:
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GROUND FLOOR PLAN
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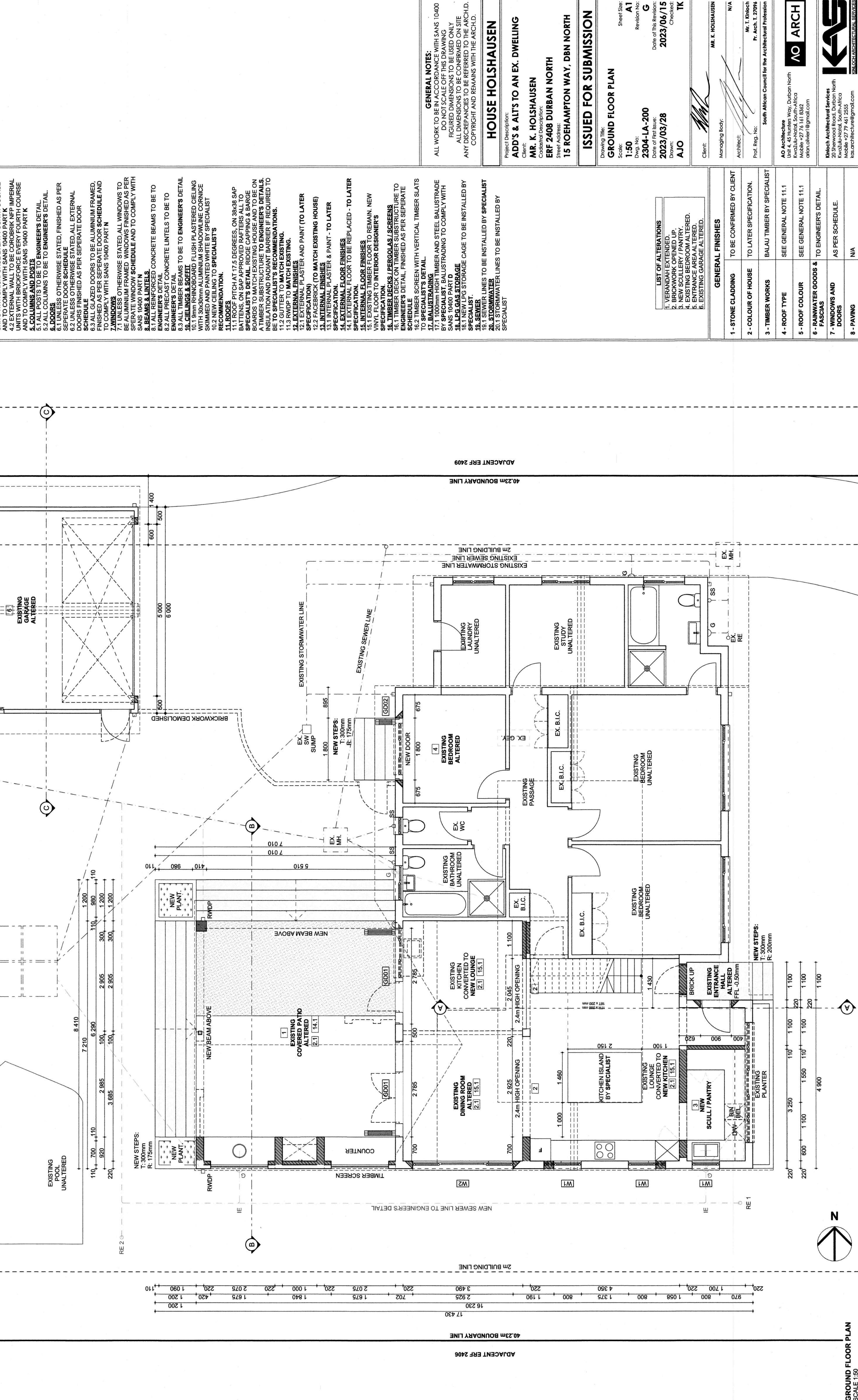
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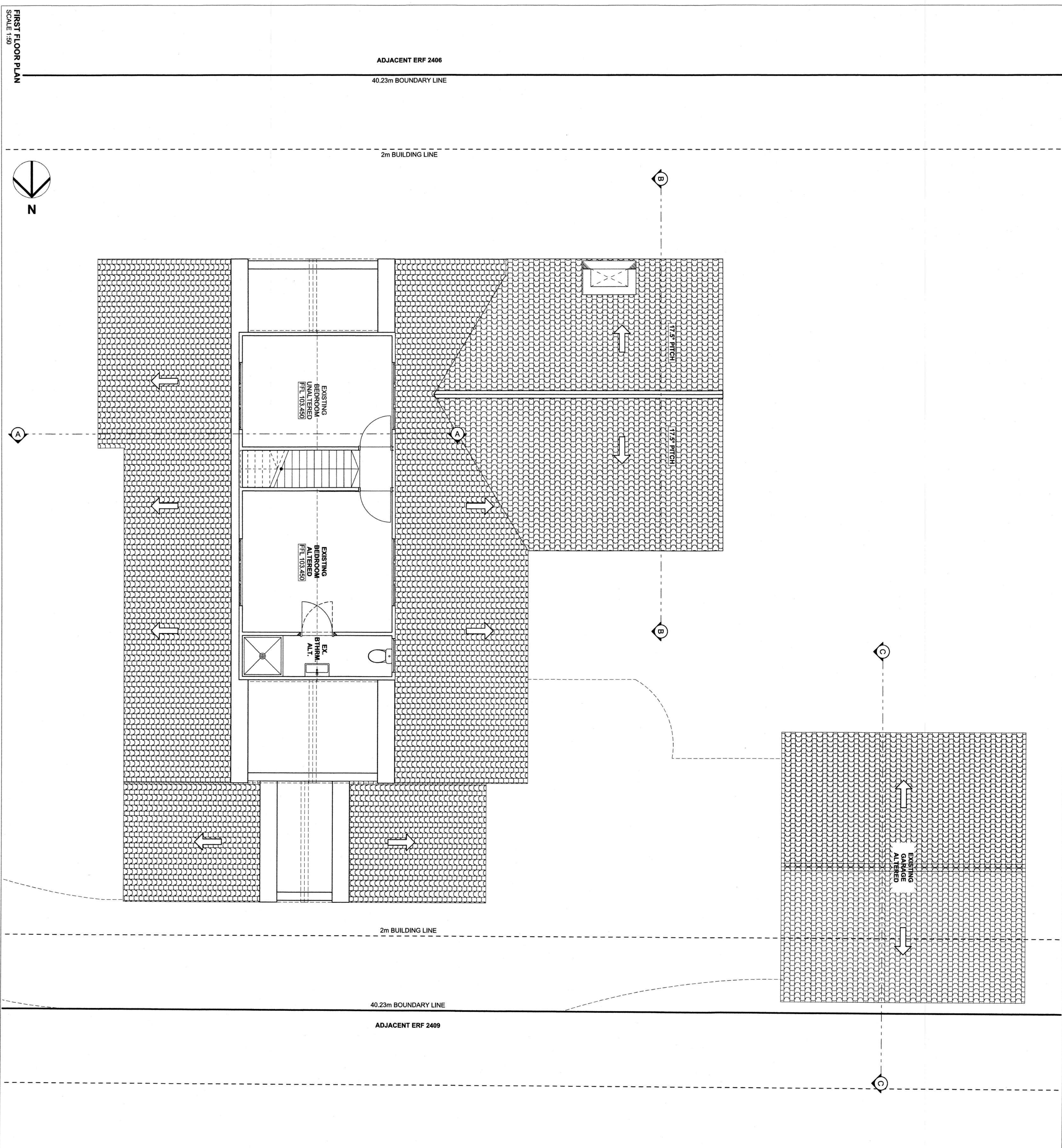
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GENERAL FINISHES
 TO BE CONFIRMED BY CLIENT
 TO LATER SPECIFICATION.
 BALAU TIMBER BY SPECIALIST
 SEE GENERAL NOTE 11.1
 SEE GENERAL NOTE 11.1
 TO ENGINEER'S DETAIL.
 AS PER SCHEDULE.
 N/A

LIST OF ALTERATIONS
 1. VERANDAH EXTENDED
 2. NEW SCULLERY / PANTRY
 3. NEW SCULLERY / PANTRY
 4. EXISTING BEDROOM ALTERED.
 5. ENTRANCE AREA ALTERED.
 6. EXISTING GARAGE ALTERED.



GROUND FLOOR PLAN
 SCALE: 1:50



ADJACENT ERF 2406
40.23m BOUNDARY LINE

2m BUILDING LINE

ADJACENT ERF 2409
40.23m BOUNDARY LINE

2m BUILDING LINE

1. FOUNDATIONS
- 1.1 ALL FOUNDATIONS TO ENGINEER'S DETAILS
2. GRAVEL FLOOR EGGS REDUCTION
- 2.1 ALL EXISTING GRAVEL FLOOR EGGS TO BE REMOVED AND REPLACED WITH 100MM RENEWED CONCRETE SURFACE BED, ON 250MM RENEWED GUNPLUS USB GREEN DPM, ON AN APPROVED BRAND OF ANTI-TERMITE SOIL POISONED COMPACTED FILL, SURFACE BED TO HAVE A 50mm STEP INTO ALL SHOWER AREAS, ALL TO BE TO ENGINEER'S DETAILS AND SPECIALISTS
3. BEAMS AND JOISTS
- 3.1 NEW BEAM TO ENGINEER'S DETAIL AND DESIGN.
- 3.2 NEW LINTOL TO ENGINEER'S DETAIL AND DESIGN.
4. WALLS
- 4.1 INTERNAL WALL TO BE COROBRIK NFP IMPERIAL UNITS WITH BRICKFORSCE EVERY FOURTH COURSE
- 4.2 EXTERNAL WALL TO BE COROBRIK WITH IMPERIAL UNITS WITH BRICKFORSCE EVERY FOURTH COURSE AND TO COMPLY WITH SANS 10400 PART K
5. COLUMNS AND POSTS
- 5.1 ALL POSTS TO BE TO ENGINEER'S DETAIL.
- 5.2 ALL COLUMNS TO BE TO ENGINEER'S DETAIL.
6. DOORS
- 6.1 UNLESS OTHERWISE STATED, FINISHED AS PER SEPERATE DOOR SCHEDULE
- 6.2 UNLESS OTHERWISE STATED, ALL EXTERNAL DOORS FINISHED AS PER SEPERATE DOOR SCHEDULE
- 6.3 ALL GLAZED DOORS TO BE ALUMINIUM FRAMED, FINISHED AS PER SEPERATE DOOR SCHEDULE AND TO COMPLY WITH SANS 10400 PART N
7. WINDOWS
- 7.1 UNLESS OTHERWISE STATED, ALL WINDOWS TO BE ALUMINIUM FRAMED, WINDOWS FINISHED AS PER SEPERATE WINDOW SCHEDULE AND TO COMPLY WITH SANS 10400 PART M
8. BEAMS & LINTELS
- 8.1 ALL EXISTING CONCRETE BEAMS TO BE TO ENGINEER'S DETAIL
- 8.2 ALL PRECAST CONCRETE LINTELS TO BE TO ENGINEER'S DETAIL
- 8.3 ALL TIMBER BEAMS TO BE TO ENGINEER'S DETAIL
10. CEILING & SOFFIT
- 10.1 9mm RHINOBOARD FLUSH PLASTERED CEILING WITH 30x30mm ALUMINIUM SHADOWLINE CORNICE
- 10.2 NEW CEILING TO SPECIALIST'S RECOMMENDATION.
11. ROOFS
- 11.1 ROOF PITCH AT 17.5 DEGREES, ON 38x38 SAP BATTENS, ON SAP APPROVED RAFTERS ALL TO SPECIALIST'S DETAIL, RIDGE CAPPING & BARGE AT TIMBER SUBSTRATE EXISTING HOUSE AND TO BE ON INSULATION AND RADIANT BARRIER IF REQUIRED TO BE TO SPECIALIST'S RECOMMENDATIONS.
- 11.2 GUTTER TO MATCH EXISTING.
- 11.3 RWDP TO MATCH EXISTING.
12. EXTERNAL FINISHES
- 12.1 EXTERNAL PLASTER AND PAINT TO LATER SPECIFICATION
- 12.2 FACEROCK (TO MATCH EXISTING HOUSE)
13. INTERNAL FINISHES
- 13.1 INTERNAL PLASTER & PAINT - TO LATER SPECIFICATION.
14. EXTERNAL FLOOR FINISHES
- 14.1 EXTERNAL FLOOR TO BE REPLACED - TO LATER SPECIFICATION
15. INTERNAL FLOOR FINISHES
- 15.1 EXISTING TIMBER FLOOR TO REMAIN, NEW VINYL FLOOR TO INTERIOR DESIGNERS SPECIFICATION
16. TIMBER DECKS / PERGOLAS / SCREENS
- 16.1 TIMBER DECK ON TIMBER SUBSTRUCTURE TO ENGINEER'S DETAIL, FINISHED AS PER SEPERATE 16.2 TIMBER SCREEN WITH VERTICAL TIMBER SLATS TO SPECIALIST'S DETAIL.
17. BALUSTRADING
- 17.1 1000mm HIGH TIMBER AND STEEL BALUSTRADE BY SPECIALIST, BALUSTRADING TO COMPLY WITH SANS 10400 PART O
18. NEW STAIRS
- 18.1 NEW STAIRS TO BE TO SPECIALIST'S DETAIL
- 18.2 NEW STAIRS TO BE TO SPECIALIST'S DETAIL
19. SEWER
- 19.1 SEWER LINES TO BE INSTALLED BY SPECIALIST
20. STORMWATER
- 20.1 STORMWATER LINES TO BE INSTALLED BY SPECIALIST

GENERAL FINISHES	
1 - STONE CLADDING	TO BE CONFIRMED BY CLIENT
2 - COLOUR OF HOUSE	TO LATER SPECIFICATION.
3 - TIMBER WORKS	BALAU TIMBER BY SPECIALIST
4 - ROOF TYPE	SEE GENERAL NOTE 11.1
5 - ROOF COLOUR	SEE GENERAL NOTE 11.1
6 - RAINWATER GOODS & FASCIAS	TO ENGINEER'S DETAIL.
7 - WINDOWS AND DOORS	AS PER SCHEDULE.
8 - PAVING	N/A

- LIST OF ALTERATIONS**
1. VERANDA/ALC EXTENDED
 2. BRICKWORK OPENED UP
 3. NEW SCULLERY / PANTRY
 4. EXISTING BEDROOM ALTERED.
 5. ENTRANCE AREA ALTERED.
 6. EXISTING GARAGE ALTERED

GENERAL NOTES:
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FIRST FLOOR PLAN

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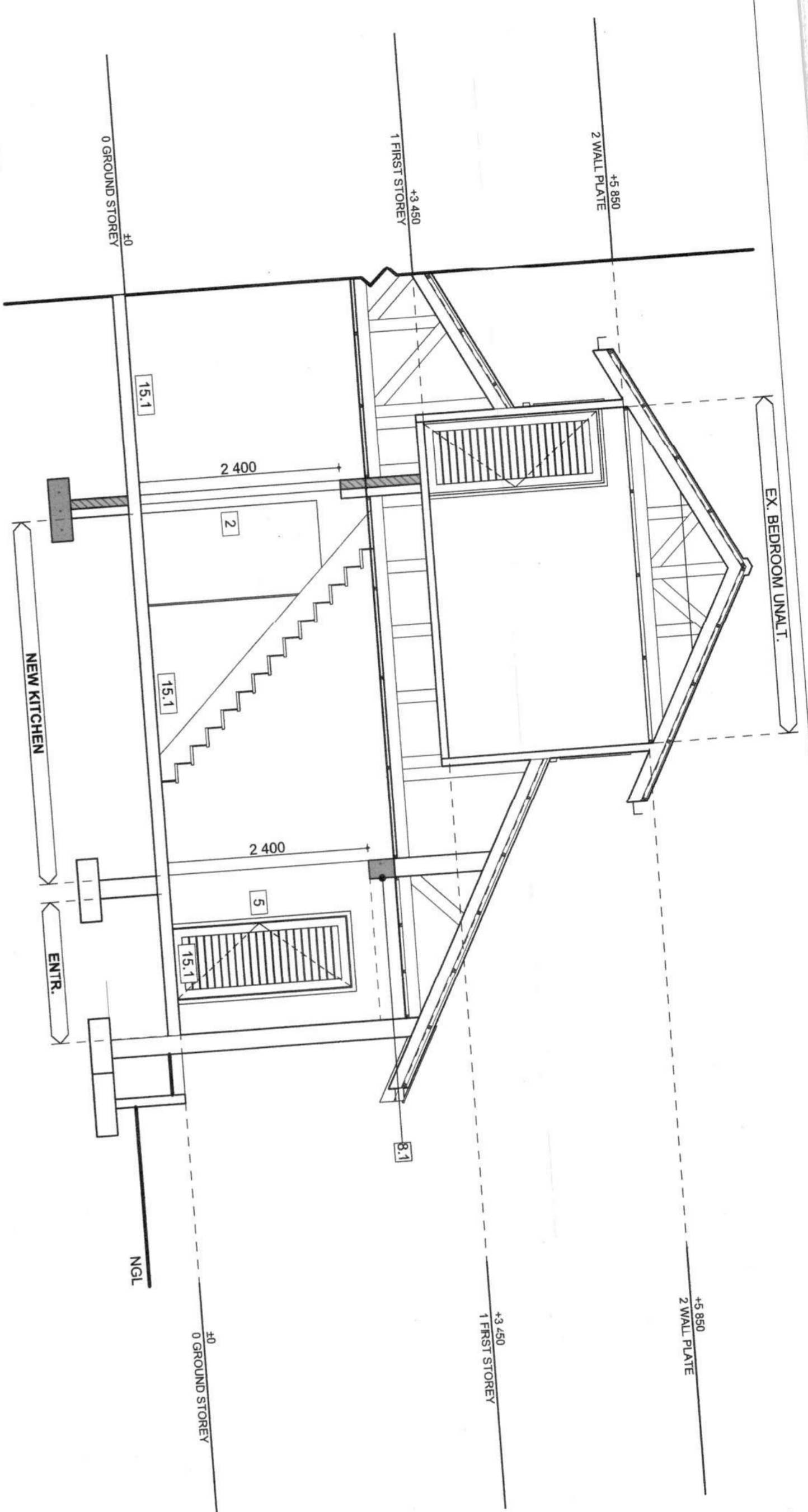
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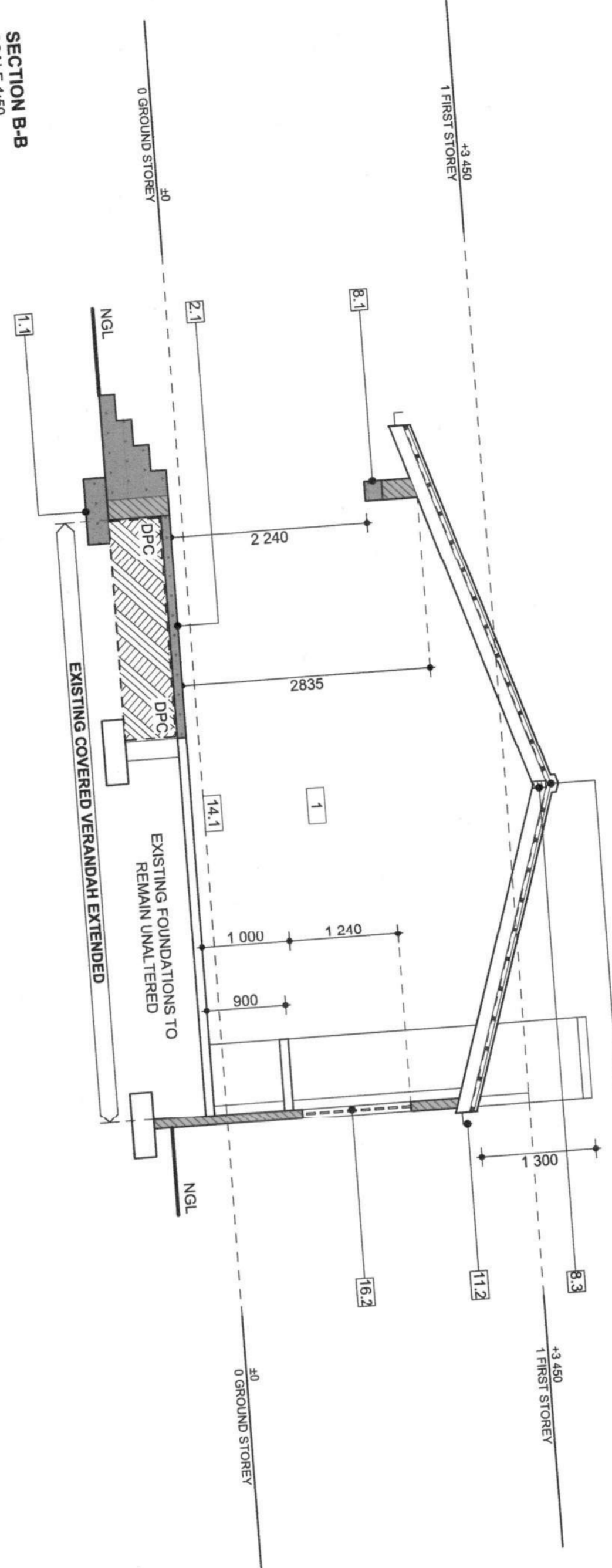
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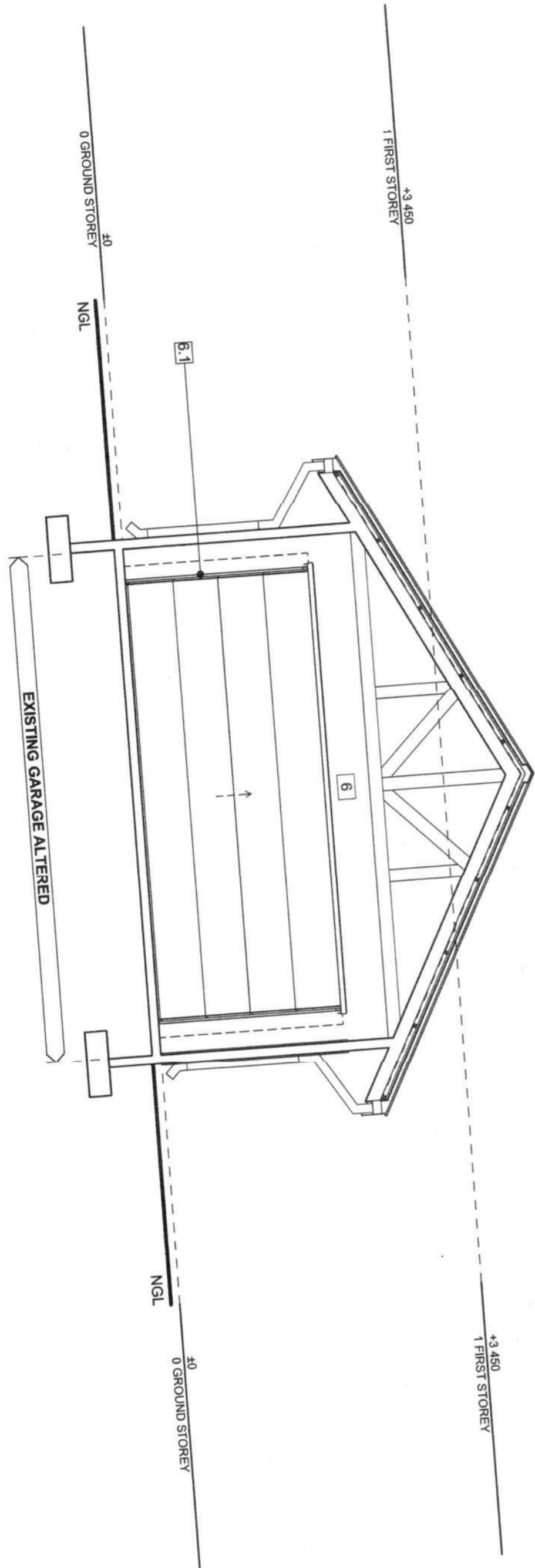
KEYS
NON-COMMERCIAL ARCHITECTURAL SERVICES



SECTION A-A
SCALE 1:50



SECTION B-B
SCALE 1:50



SECTION C-C
SCALE 1:50

- 1. FOUNDATIONS TO ENGINEER'S DETAILS
- 2. GROUND FLOOR CONCRETE REINFORCED WITH 100MM MESH REINFORCED
- 2.1 MIN 25mm SPACED ON 250 MICRON CONCRETE USB GREEN DPM ON AN APPROVED BRAND OF ANTI-TERMITE SOLID TO HAVE A 50mm COMPACTED FILL. SLAB AREAS ALL TO BE TO STEP INTO ALL DETAILS AND SPECIALISTS ENGINEER'S DETAILS
- 3. BEAMS AND LINTELS
- 3.1. NEW BEAM TO ENGINEER'S DETAIL AND DESIGN.
- 3.2. NEW LINTEL TO ENGINEER'S DETAIL AND DESIGN.
- 4. INTERNAL WALL TO BE CORROBK NFP IMPERIAL UNITS WITH BRICKWORK SANS 1040 PART K IMPERIAL AND TO COMPLY WITH BRICKWORK COURSE AND TO COMPLY WITH SANS 1040 PART K AND TO COMPLY WITH SANS 1040 PART K
- 5. COLUMNS AND BEAMS TO ENGINEER'S DETAIL
- 5.1 ALL COLUMNS TO BE TO ENGINEER'S DETAIL
- 5.2 DOORS
- 5.3 UNLESS OTHERWISE STATED, FINISHED AS PER SEPARATE DOOR SCHEDULE
- 6.2 UNLESS OTHERWISE STATED, ALL EXTERNAL DOORS TO BE FINISHED AS PER SEPARATE DOOR SCHEDULE
- 6.3 ALL GLAZED DOORS TO BE ALUMINIUM FRAMED, FINISHED AS PER SEPARATE DOOR SCHEDULE AND TO COMPLY WITH SANS 1040 PART N
- 7. WINDOWS
- 7.1 UNLESS OTHERWISE STATED, ALL WINDOWS TO BE ALUMINIUM FRAMED AND TO COMPLY WITH SANS 1040 PART N
- 8. ALL REINFORCED CONCRETE BEAMS TO BE TO ENGINEER'S DETAIL
- 8.2 ALL PERGOLA BEAMS TO BE TO ENGINEER'S DETAIL
- 9. ALL TIMBER BEAMS TO BE TO ENGINEER'S DETAIL
- 10. CEILING & SOFFIT
- 10.1 9mm RHINOBRON ALUMINIUM SHADOWLINE CORNICE WITH 30x30mm MINIMUM SHADOWLINE CORNICE 50% NEW CEILING TO SPECIALIST
- 11. ROOF
- 11.1 ROOF AT 17.5 DEGREES, ON 38x38 SAP 11.1 ROOF ON SAP APPROVED RAFTERS A LARGE SPECIALIST'S DETAIL, RIDGE COURSE AND TO BE ON BOARDS TO MATCH EXISTING TO ENGINEER'S DETAILS. A TIMBER SUBSIDIARY RADIANT BARRIER IF REQUIRED TO INSU SPECIALIST'S RECOMMENDATIONS.
- 11.2 GUTTER TO MATCH EXISTING.
- 11.3 RAMP TO MATCH EXISTING.
- 12. EXTERNAL PLASTER AND PAINT TO LATER SPECIFICATION
- 12.2 FACEROCK (TO MATCH EXISTING HOUSE)
- 13. INTERNAL PLASTER & PAINT - TO LATER SPECIFICATION
- 13.1 INTERNAL PLASTER & PAINT - TO LATER SPECIFICATION
- 14.1 EXTERNAL FLOOR TO BE REPLACED - TO LATER SPECIFICATION
- 14.2 EXTERNAL FLOOR TO REMAIN, NEW VINYL FLOOR TO INTERIOR DESIGNERS SPECIFICATION.
- 15. INTERIOR DOOR FINISHES
- 15.1 EXISTING TIMBER FLOOR TO REMAIN, NEW VINYL FLOOR TO INTERIOR DESIGNERS SPECIFICATION.
- 16.1 TIMBER DECK / PERGOLA / SCREENS TO BE REPLACED - TO LATER SPECIFICATION
- 16.2 TIMBER DECK WITH VERTICAL TIMBER SLATS TO BE REPLACED - TO LATER SPECIFICATION.
- 17. BALCONY
- 17.1 BALCONY HIGH TIMBER AND STEEL BALUSTRADE BY SPECIALIST BALUSTRADE TO COMPLY WITH SANS 1040 PART K
- 18. LEGGAS STORAGE CAGE TO BE INSTALLED BY SPECIALIST
- 19.1 SEWER LINES TO BE INSTALLED BY SPECIALIST
- 20. STORMWATER LINES TO BE INSTALLED BY SPECIALIST

- 1. VERANDAH EXTENDED
- 2. BRICKWORK COURSE
- 3. NEW SOA BEDROOM ALTERED.
- 4. ENTRANCE AREAL ALTERED.
- 5. EXISTING GARAGE ALTERED.

GENERAL FINISHES	
1 - STONE CLADDING	TO BE CONFIRMED BY CLIENT
2 - COLOUR OF HOUSE	TO LATER SPECIFICATION.
3 - TIMBER WORKS	BALAU TIMBER BY SPECIALIST
4 - ROOF TYPE	SEE GENERAL NOTE 11.1
5 - ROOF COLOUR	SEE GENERAL NOTE 11.1
6 - RAINWATER GOODS & FLASHINGS	TO ENGINEER'S DETAIL
7 - WINDOWS AND DOORS	AS PER SCHEDULE.
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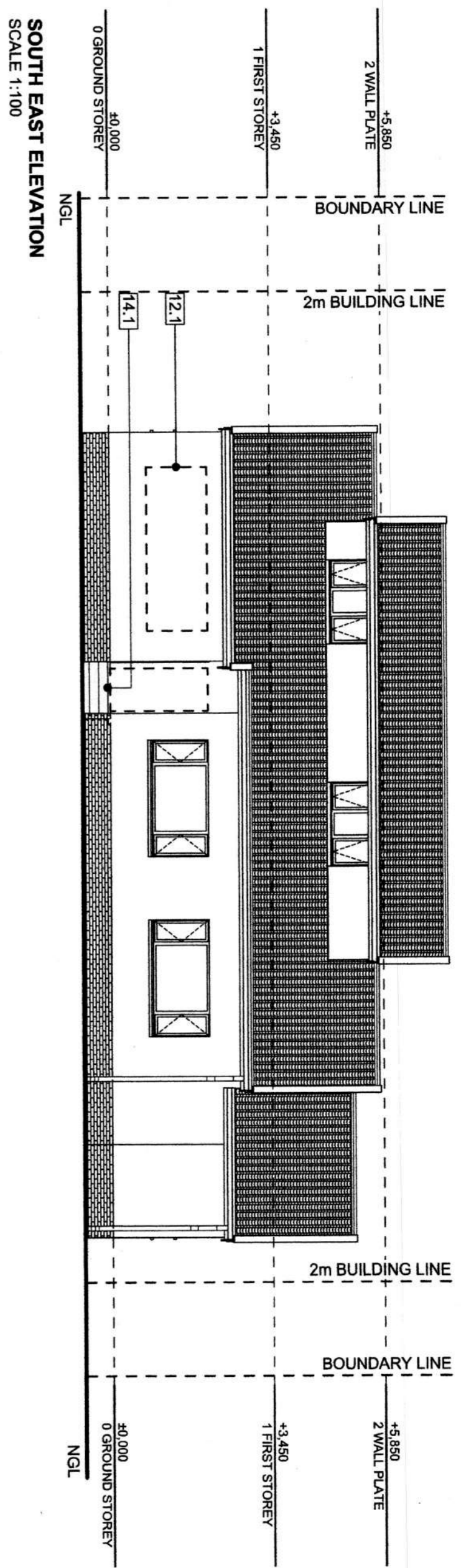
LIST OF ALTERATIONS	
1. VERANDAH EXTENDED	
2. BRICKWORK COURSE	
3. NEW SOA BEDROOM ALTERED.	
4. ENTRANCE AREAL ALTERED.	
5. EXISTING GARAGE ALTERED.	

GENERAL NOTES:
 ALL WORK TO BE IN ACCORDANCE WITH SANS 10400
 ALL DIMENSIONS TO BE REFERRED TO THE ARCHITECT'S DRAWINGS
 ANY DISCREPANCIES TO BE REFERRED TO THE ARCHITECT
 COPYRIGHT AND REMAINS WITH THE ARCHITECT

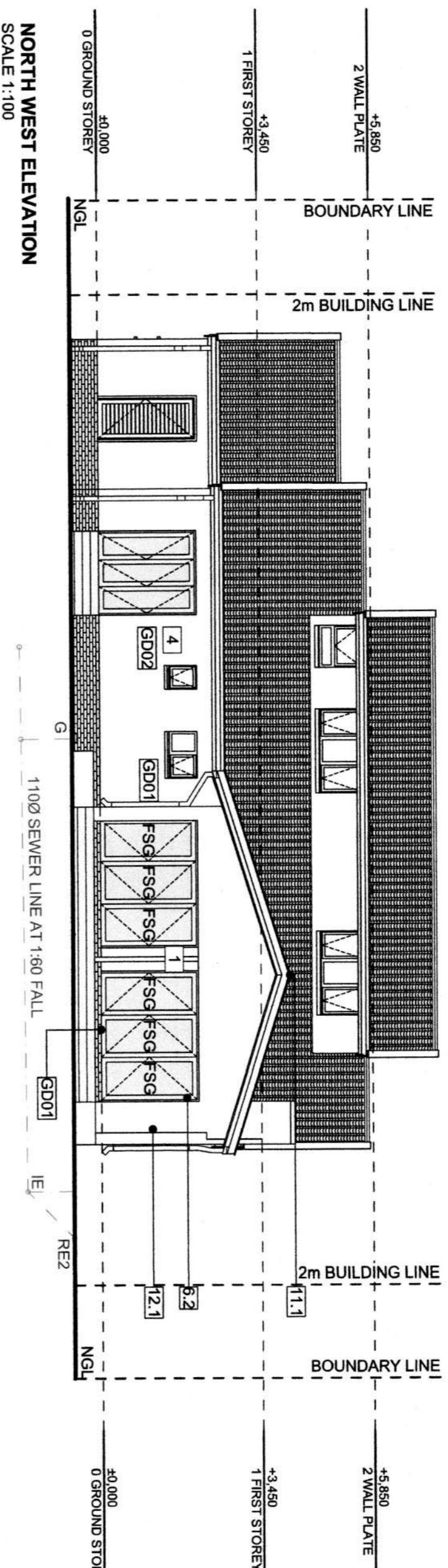
HOUSE HOLSHAUSEN
 ADD'S & ALTS TO AN EX. DWELLING
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 Consultant: ERF 2408 DURBAN NORTH
 Sheet Address: 15 ROHAMPTON WAY, DBN NORTH
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Project Title: SECTIONS 01
 Scale: 1:50
 Date of Issue: 2023/03/28
 Checked: TK

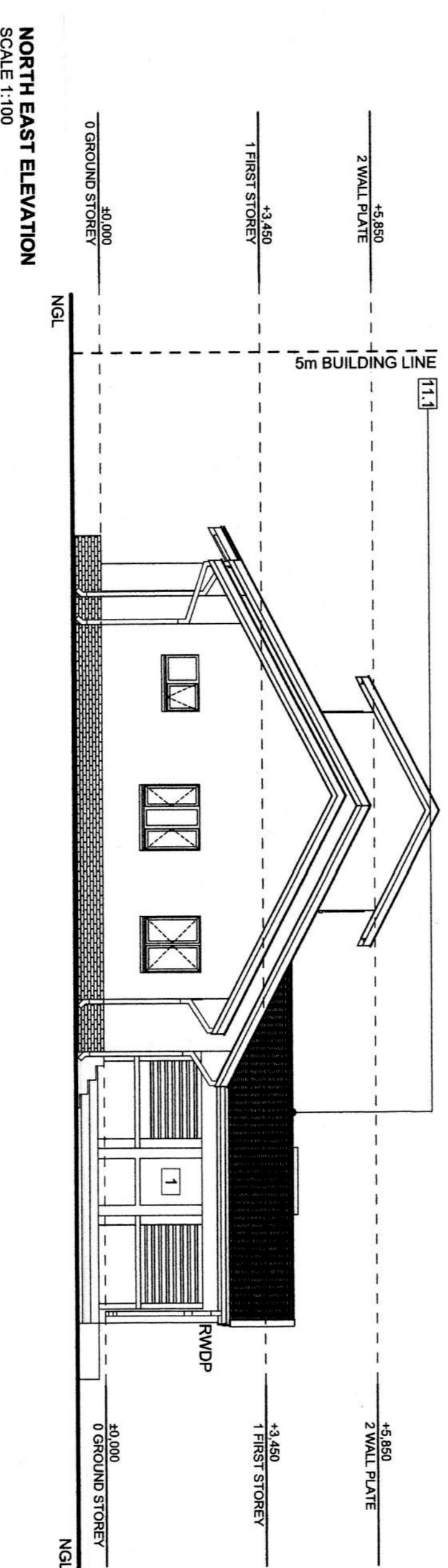
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 Architect: MR. T. KILBEN
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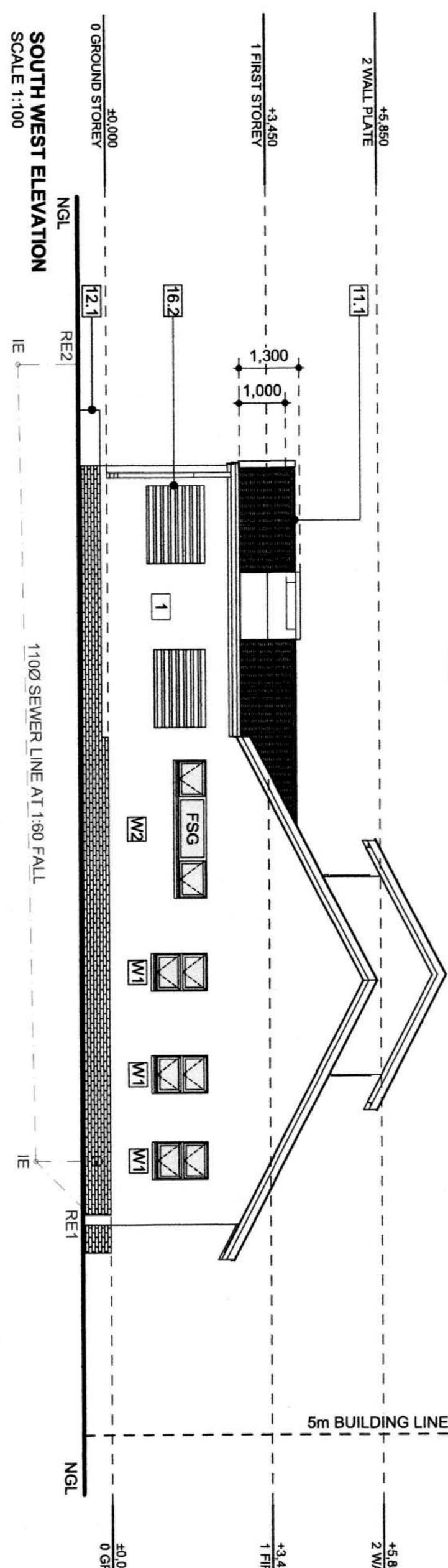
SOUTH EAST ELEVATION
SCALE 1:100



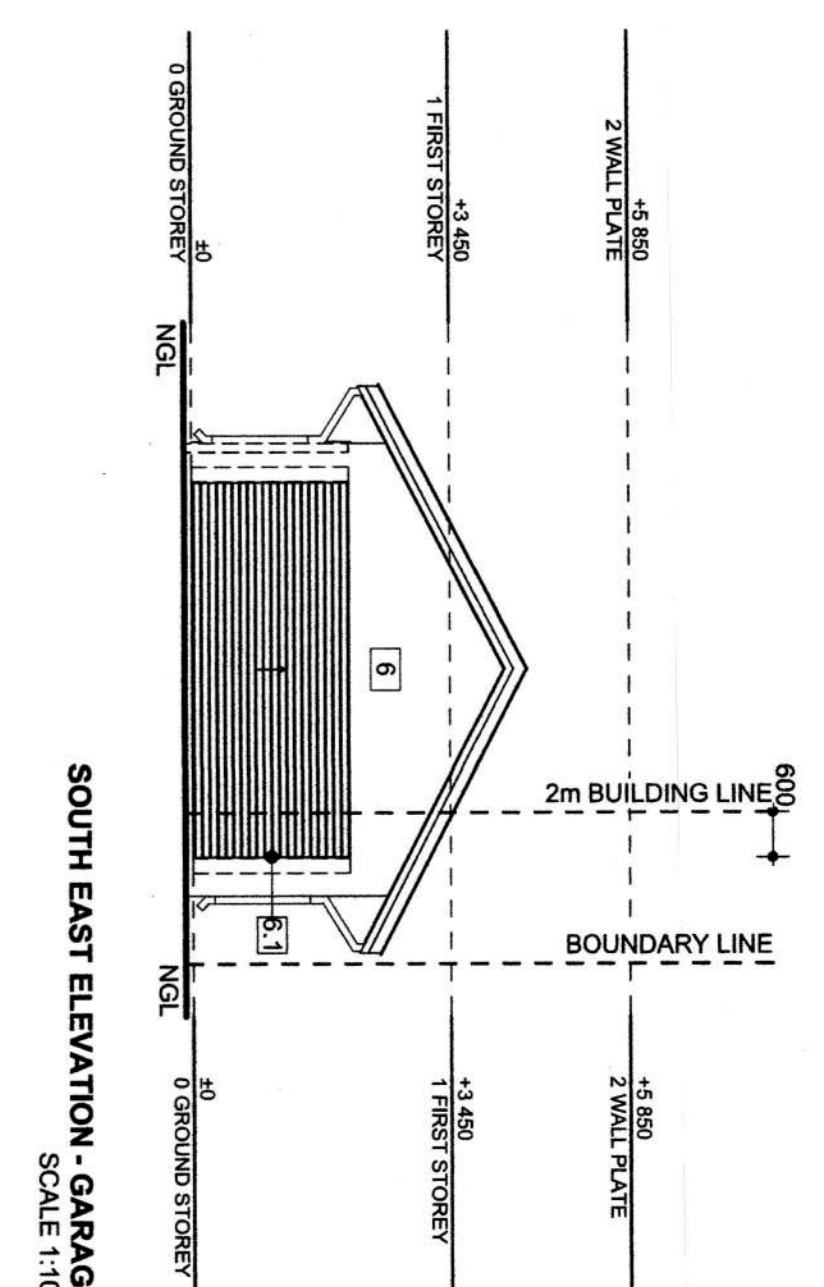
NORTH WEST ELEVATION
SCALE 1:100



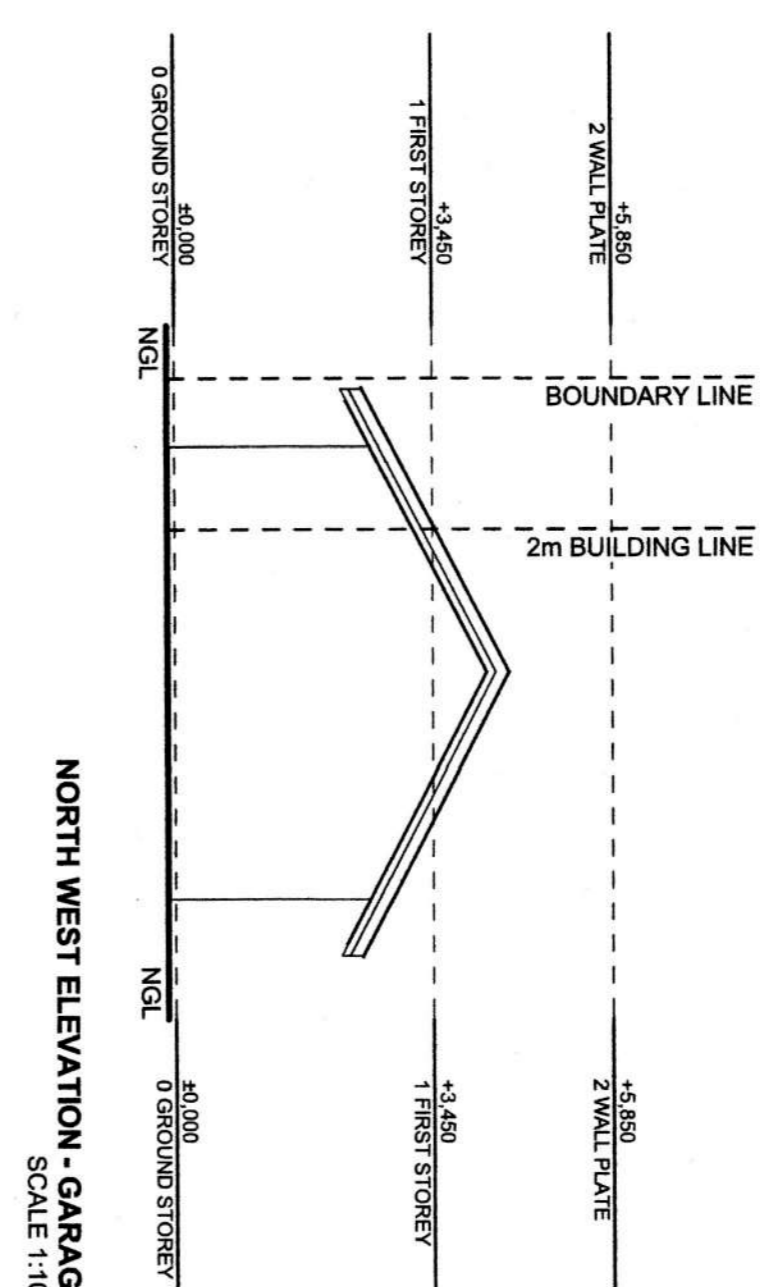
NORTH EAST ELEVATION
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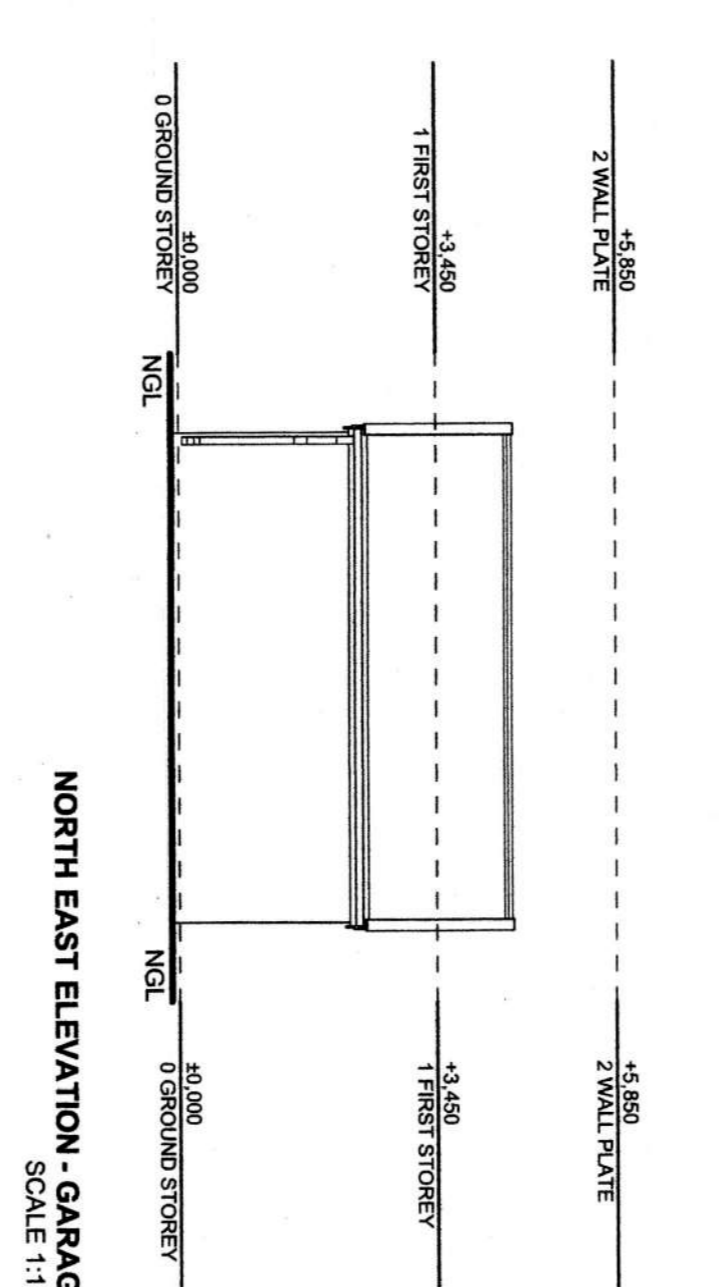
SOUTH WEST ELEVATION
SCALE 1:100



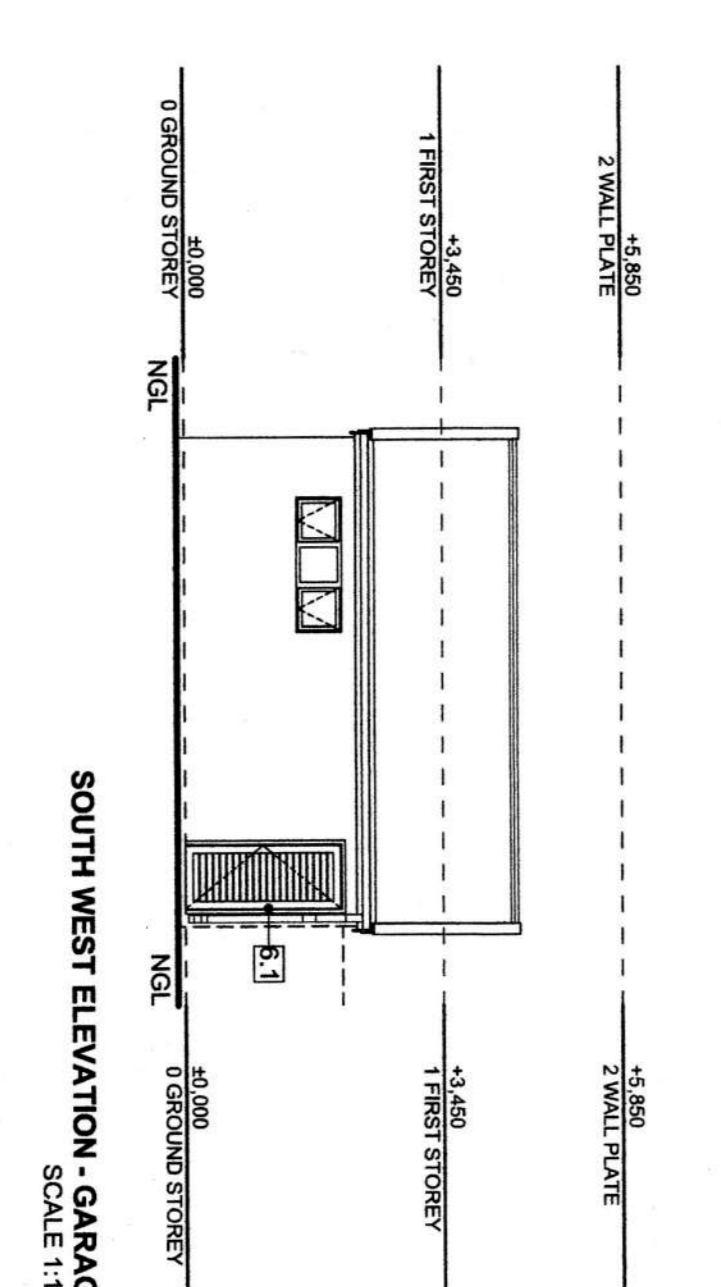
SOUTH EAST ELEVATION - GARAGE
SCALE 1:100



NORTH WEST ELEVATION - GARAGE
SCALE 1:100



NORTH EAST ELEVATION - GARAGE
SCALE 1:100



SOUTH WEST ELEVATION - GARAGE
SCALE 1:100

1. FOUNDATIONS TO ENGINEER'S DETAILS
2. GROUND FLOOR CONSTRUCTION
- 2.1 MIN 25mm SCREEN ON MESH REINFORCED CONCRETE SURFACE BED, ON 250 MICRON GRANULOS USA GREEN BED, ON 200 MICRON GRANULOS USA GREEN BED, ON 100 MICRON COMPACTED FILL SURFACE BED TO HAVE A 50mm STEP INTO ALL SHOWER AREAS. ALL TO BE TO ENGINEER'S DETAILS AND SPECIALISTS RECOMMENDATIONS
- 3.1 NEW BEAM TO ENGINEER'S DETAIL AND DESIGN.
- 3.2 NEW UNTO TO ENGINEER'S DETAIL AND DESIGN.
4. WALLS
- 4.1 EXTERNAL WALL TO BE COROBRIK NFP IMPERIAL UNITS WITH BRICKFORCE EVERY FOURTH COURSE AND TO COMPLY WITH SANS 10400 PART K
- 4.2 EXTERNAL WALL TO BE COROBRIK NFP IMPERIAL UNITS WITH BRICKFORCE EVERY FOURTH COURSE
5. COLUMNS AND POSTS
- 5.1 ALL POSTS TO BE TO ENGINEER'S DETAIL
- 5.2 ALL COLUMNS TO BE TO ENGINEER'S DETAIL
6. DOORS
- 6.1 UNLESS OTHERWISE STATED, FINISHED AS PER SEPARATE DOOR SCHEDULE
- 6.2 UNLESS OTHERWISE STATED, ALL EXTERNAL DOORS FINISHED AS PER SEPARATE DOOR SCHEDULE
- 7.1 UNLESS OTHERWISE STATED, ALL WINDOWS TO BE TO ENGINEER'S DETAIL AND FINISHED AS PER SEPARATE WINDOW SCHEDULE AND TO COMPLY WITH SANS 10400 PART N
8. BEAMS & LINTELS
- 8.1 ALL REINFORCED CONCRETE BEAMS TO BE TO ENGINEER'S DETAIL
- 8.2 ALL PRECAST CONCRETE LINTELS TO BE TO ENGINEER'S DETAIL
- 9.3 ALL TIMBER BEAMS TO BE TO ENGINEER'S DETAIL
10. CEILING & SOFFIT
- 10.1 EXISTING CEILING TO REMAIN, FINISHED WITH 300x300mm ALUMINIUM SHADOWLINE CORNICE SKIMMED AND PAINTED WHITE BY SPECIALIST
- 10.2 NEW CEILING TO SPECIALISTS RECOMMENDATION.
11. ROOF
- 11.1 ROOF PITCH AT 17.5 DEGREES, ON 38x48 SAP BATTENS, ON SAP APPROVED RAFTERS ALL TO SPECIALISTS DETAIL, RIDGE CAPPING & BARGE BOARDS TO MATCH EXISTING HOUSE AND TO BE ON INSULATION AND RADIANT BARRIER IF REQUIRED TO BE TO SPECIALISTS RECOMMENDATIONS.
- 11.2 GUTTER TO MATCH EXISTING.
- 11.3 RAMP TO MATCH EXISTING.
- 12.1 EXTERNAL PLASTER AND PAINT (TO LATER SPECIFICATION)
- 12.2 FACEROCK (TO MATCH EXISTING HOUSE) SPECIFICATION.
13. INTERNAL FINISHES
- 13.1 EXISTING INTERIOR FINISHES TO REMAIN, NEW VINYL FLOOR TO INTERIOR DESIGNERS SPECIFICATION.
14. EXTERNAL FLOOR FINISHES
- 14.1 EXTERNAL FLOOR TO BE REPLACED - TO LATER SPECIFICATION, GOR FINISHES
15. EXISTING TIMBER FLOOR TO REMAIN, NEW VINYL FLOOR TO INTERIOR DESIGNERS SPECIFICATION.
16. TIMBER DECKS, TERRAZZAS, SCREENS
- 16.1 EXISTING TIMBER AND STEEL BALUSTRADE TO REMAIN, FINISHED AS PER SEPARATE SCHEDULE
- 16.2 TIMBER SCREEN WITH VERTICAL TIMBER SLATS TO SPECIALISTS DETAIL.
17. FENCING
- 17.1 EXISTING TIMBER AND STEEL BALUSTRADE BY SPECIALIST, BALUSTRADE TO COMPLY WITH SANS 10400 PART D
18. LPG GAS STORAGE
- 18.1 LPG GAS STORAGE CAGE TO BE INSTALLED BY SPECIALIST
19. SEWER
- 19.1 SEWER LINES TO BE INSTALLED BY SPECIALIST
20. STORMWATER
- 20.1 STORMWATER LINES TO BE INSTALLED BY SPECIALIST

- GENERAL FINISHES**
- 1 - STONE CLADDING TO BE CONFIRMED BY CLIENT
 - 2 - COLOUR OF HOUSE TO LATER SPECIFICATION.
 - 3 - TIMBER WORKS BALAU/TIMBER BY SPECIALIST
 - 4 - ROOF TYPE SEE GENERAL NOTE 11.1
 - 5 - ROOF COLOUR SEE GENERAL NOTE 11.1
 - 6 - RAINWATER GOODS & FASCIAS TO ENGINEER'S DETAIL.
 - 7 - WINDOWS AND DOORS AS PER SCHEDULE.
 - 8 - PAVING N/A

LIST OF ALTERATIONS	
1. VERANDAH EXTENDED	
2. NEW COLLECTOR / PANTRY	
3. NEW SULLERY / PANTRY	
4. EXISTING BEDROOM ALTERED	
5. ENTRANCE AREA ALTERED	
6. EXISTING GARAGE ALTERED	

GENERAL NOTES:

ALL WORK TO BE IN ACCORDANCE WITH SANS 10400
DO NOT SCALE OFF THIS DRAWING
FIGURED DIMENSIONS TO BE USED ONLY
ANY DIMENSIONS TO BE REFERRED TO THE ARCHD.
CORNER/RIGHT AND REMAINS WITH THE ARCHD.

HOUSE HOLSHAUSEN

Project Designer:
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Drawing Title:
ELEVATIONS

Scale:
1:100

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Dwg. No.:
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G

Date of first issue:
2023/03/28

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2023/06/15

Checked:
TK

Drawn:
AJO

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