

| NAME | ADDRESS | TELEPHONE NUMBER | SIGNATURE |
|------|---------|------------------|-----------|
|      |         |                  |           |
|      |         |                  |           |

**NOTES IN RESPECT OF SA STANDARD CODE OF PRACTICE FOR THE APPLICATION OF THE NATIONAL BUILDING REGULATIONS SANS 10400-2010**

- GENERAL**
- All construction materials and components to comply strictly with all national building regulations (NBR), and SANS 10400 specifications and codes of practice.
  - Sanitary Fixtures to be approved by the Machinery Occupational Act (Act 6 OF 1983).
  - All Underground ducts, pipes and vents to be adequately sealed against methane seepage.
  - All slabs and structural steel to Engineers details premises to be rendered rodent proof in accordance with N.B.R.

- PART M: STAIRWAYS**
- Dimensions of stairways to comply with MM2.
  - All balustrades to be minimum 1000mm wide and to comply with MM3.
  - All treads to be minimum 250mm wide & risers to be maximum 200mm high.
- PART N: GLAZING**
- All glazing to comply with SANS 10400-N 2010 as follows:
  - doors: 6.5mm laminated safety glass or 6mm fro less than 1sqm.
  - windows: 3mm for areas less than 7.5sqm  
4mm for areas less than 1.5sqm  
6mm for area more than 1.5sqm

- PART O : LIGHTING AND VENTILATION**
- All lighting and ventilation to comply with SANS 10400 -O 2011 and Annex A.
  - Part O1 Lighting and Ventilation Requirement and part O2 Special Provision of Natural Lighting as well as Part O7 Fire Requirements.

**CONSTRUCTION NOTES**

- GENERAL NOTES**
- Contractor to report any discrepancies, omissions or deviations to architect.
  - Do not scale this drawing.
  - Contractor to notify local authority when inspections are due and to obtain all the necessary clearances and certificates.
  - Contractor to locate & identify any services on site and protect these from damage during construction.
  - Contractor to ensure all certificates of compliance are handed to owner on completion of construction.

- NEW WALLS, BEAMS & COLUMNS**
- New common brick walls as shown with galvanized brick force as specified by engineer and to be provided at slab, sill and wall plate level, and laid to manufacturers recommendations, with expansion joints to engineers details.
  - All external brickwork to have outside face of internal brick skin bagged and bitumised.
  - All sand used in mortar to be screened free of impurities and cleaned, top surface of all new parapets, openings, exposed walls and sills to be waterproofed with approved waterproof membrane.
  - Precast r/c lintels to all new openings with brick force above as per SANS 10400 Part K.
  - 1 Coat smooth sand/cement plaster to all new and existing external & internal walls. All materials used in plaster to comply with the relevant SANS 10400 standard specifications.
  - All support columns and beams to Engineers design.

- DOORS**
- Standard meranti doors inside, timber exterior doors to be SABS class 1ext (exposure class) hd performance class.
  - All exterior doors and frames to be stained and sealed with plascon sunproof applied strictly in accordance with manufactures specifications.
- SUSPENDED CONCRETE SLABS**
- Joints to walls and slabs to comply with SANS 10400 PART K
  - External slabs to have torched derbigum waterproof membrane layer on top of reinforced conc slab by specialist.

- PART P: DRAINAGE**
- All drainage to comply with part SANS 10400 part P.
  - All new hot water piping > 18mm to have a min R value of 1.5 and be insulated or to use pre-insulated piping.

- PART T : FIRE PROTECTION**
- All fire protection to comply with SANS 10400-T:2011
  - All openings to have protection compliance with T: 4.10
  - All ceilings to comply with T : 4.13
  - All floor coverings to comply with T: 4.14
  - All internal finishes to comply with T: 4.15
  - All services in structural or separating elements to comply with T : 4.41
  - All building materials to comply with T : 4.56

- PART XA: ENERGY EFFICIENCY**
- 50% of all hot water supply should be from another source other than electrical and to be shown on plan.
  - Fenestration of all windows and doors to be less than 15% if not then a rational assessment will be done.
  - Roofing and insulation to comply with SANS 10400 XA and to be specified on plan.
  - Insulation on walls to comply and be specified on plans.
  - Isotherm to comply with sANS 10400 XA 55mm rigid polyurethane insulation board doubling up as ceiling board
  - All fenestration air infiltration shall be in accordance with SANS 613 which provided's for fenestration products to be met a minimum air leakage requirement of 2.0l/m/s.

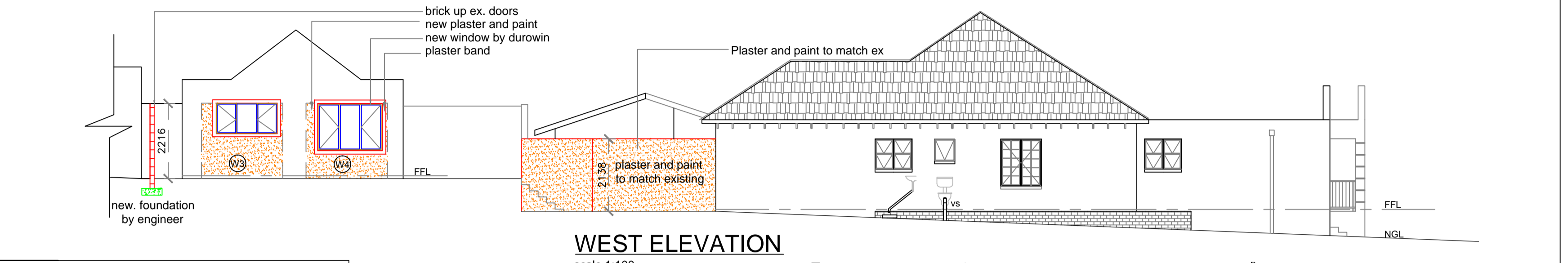
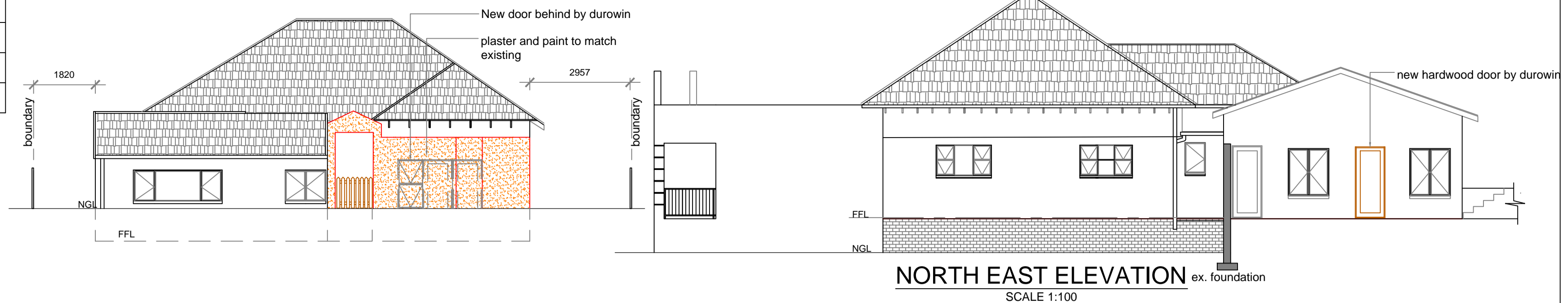
- PART D: PUBLIC SAFETY**
- All Public Safety to comply with part P of SANS 10400-D 2011
  - All swimming Pools and swimming baths to comply with

**NEW FOUNDATIONS, FLOORS**

- Engineer to check stability of all load bearing foundations prior to commencement of work.
- Foundation size to be specified by engineer.
- Floor finish as per floor plan on 30mm screed on 85 mm concrete surface bed, reinforced with brc mesh on 375 micro usb green damproof membrane on 50mm blinding layer of clean river sand on poisoned, natural earth.

- WINDOWS**
- New aluminium window frames standard made as per Durowin catalogue and SANS specifications, protected against mechanical damage during construction, all ironmongery brushed chrome. Dpc's to all sills and window reveals.
  - new sills : external to be brick on edge to match existing.

- DRAINAGE**
- No drainage bends or junctions below floor slabs all bends and junctions to be fitted with l.e.s.drains under buildings to be HDPVC and encased in concrete.
  - Kitchens to have grease traps and to have cw tap over.
  - Soil pipes to be 100Ø upvc with minimum fall of 1:60.
  - All hot water pipes to be 22mm with a minimum R-value of 1.5 .Piping and fittings by Speedfit Africa all pre-insulated.
- ROOF**
- 7°Roof pitch. Chromadek IBR profile sheeting.
  - Roof fixed as per manufactures specification on 38 x 38 battens at 300mm centers on PVC waterproof membrane/insulation on 38 x 150mm trusses (bolted together) by specialist at max 760 cnts on 76 x114 wall plates.
  - Galvanized truss ties built in to brickwork min 4 courses per truss end as per SANS 10400 part L .
  - 230 x 10mm thk Fibre Cement Barge Boards and Fascias.
  - 100 x 100mm Powder coated aluminum gutters and downpipes.
  - Internal ceilings 55mm rigid polyurethane insulation board doubling up as ceiling board
  - Professional roofing engineer to certify fixing and stability of roof.
  - All over hangs minimum 600mm.
  - External ceiling boards to be NU-TEC or equivalent.

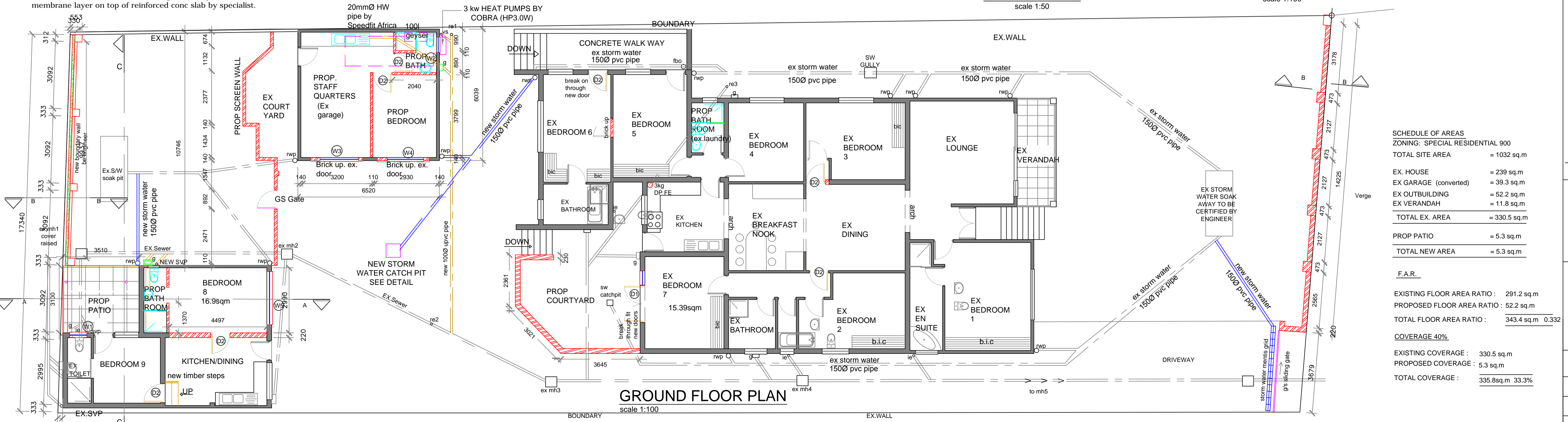
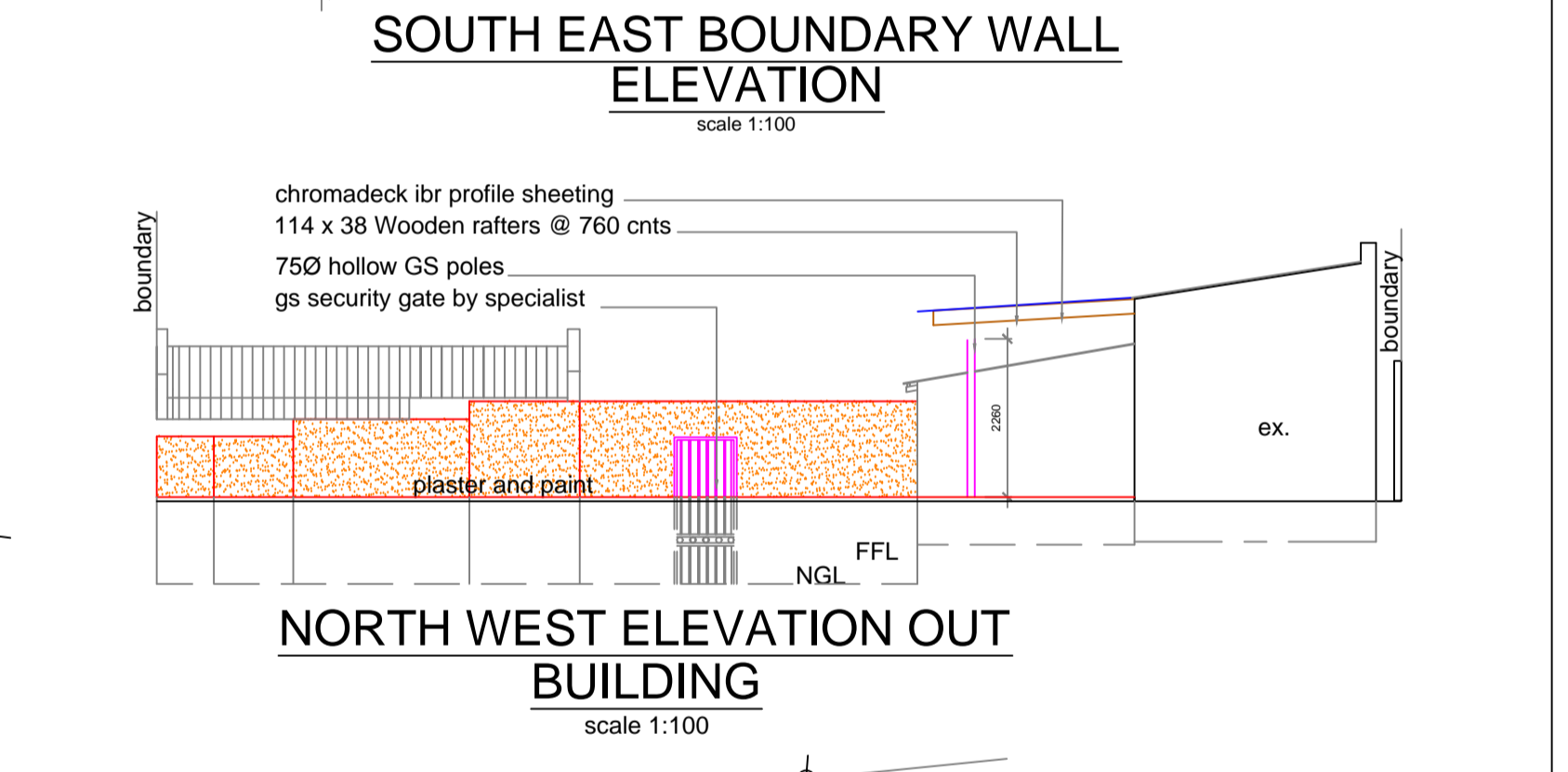
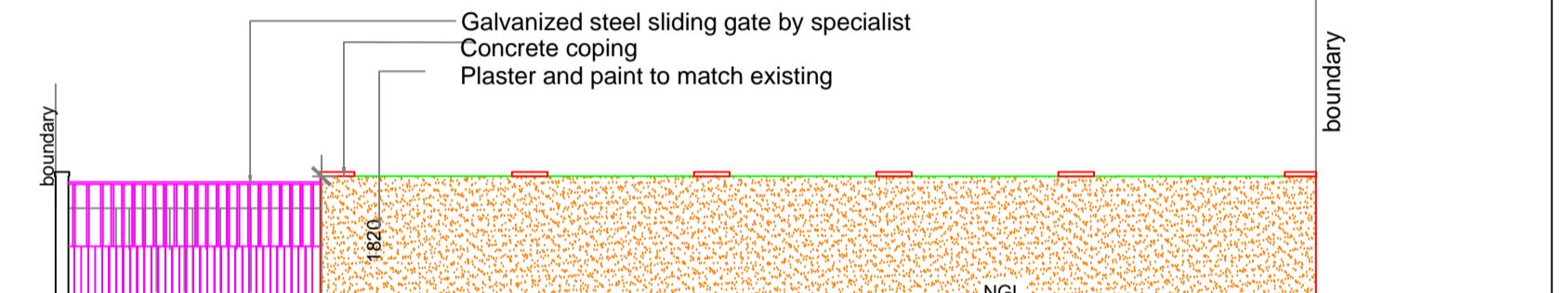
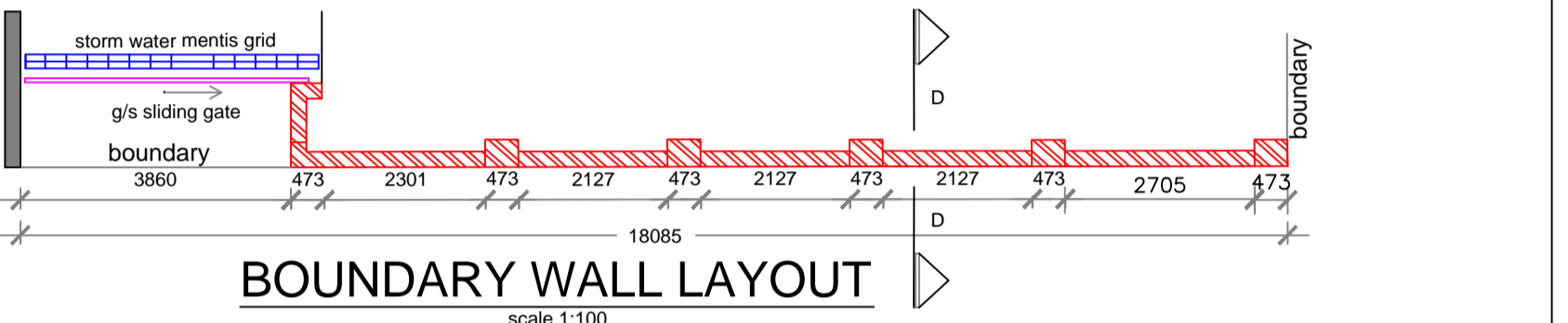
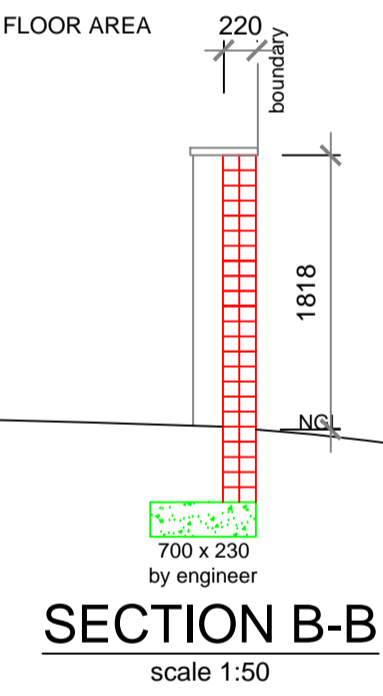


| Area       | Window/Door | Description   |
|------------|-------------|---|
| 0.3552 sqm | WINDOW 1    | 1 No. NE1 top hung range DUROWIN Windows monolithic annealed glass 4mm glazing                    |
| 1.0304 sqm | WINDOW 2    | 1 No. NC 7 side hung range DUROWIN Windows monolithic annealed glass 4mm glazing                  |
| 1.4339sqm  | WINDOW 3    | 1 No. NC 4 side hung range DUROWIN Windows monolithic annealed glass 4mm glazing                  |
| 2.327sqm   | WINDOW 4    | 1 No. ND 54 side hung range DUROWIN Windows monolithic annealed glass 4mm glazing                 |
| 2.327sqm   | WINDOW 5    | 1 No. TD 191 top hung range DUROWIN Windows monolithic annealed glass 4mm glazing                 |
| 1.26sqm    | DOOR 1      | 5 No. hollow core wood door as per Strong Wood  |
| 1.26sqm    | DOOR 2      | 1 No. double clear hollow core wood door as per Strong Wood 4mm glazing monolithic annealed glass |

| Area    | Door   | Description   |
|---------|--------|---|
| 1.26sqm | DOOR 1 | 5 No. hollow core wood door as per Strong Wood  |
| 1.26sqm | DOOR 2 | 1 No. double clear hollow core wood door as per Strong Wood 4mm glazing monolithic annealed glass |

**DOOR SCHEDULE**

**ENERGY EFFICIENCY OF GLAZING ELEMENTS**  
 AFFECTED FLOOR AREA = 71.47 m² / 15% = 10.72m² permissible  
 TOTAL GLAZING AREA= 8.7335m²  
 GLAZING AREA LESS THAN 15% OF AFFECTED FLOOR AREA



**SCHEDULE OF AREAS**

ZONING: SPECIAL RESIDENTIAL 900

TOTAL SITE AREA = 1032 sq.m

EX. HOUSE = 239 sq.m

EX GARAGE (converted) = 39.3 sq.m

EX OUTBUILDING = 52.2 sq.m

EX VERANDA = 11.8 sq.m

TOTAL EX. AREA = 330.5 sq.m

PROP PATIO = 5.3 sq.m

TOTAL NEW AREA = 5.3 sq.m

**F.A.R.**

EXISTING FLOOR AREA RATIO : 291.2 sq.m

PROPOSED FLOOR AREA RATIO : 52.2 sq.m

TOTAL FLOOR AREA RATIO : 343.4 sq.m 0.332

**COVERAGE 40%**

EXISTING COVERAGE : 330.5 sq.m

PROPOSED COVERAGE : 5.3 sq.m

TOTAL COVERAGE : 335.8sq.m 33.3%

OWNERS SIGNATURE

DRAWING TITLE:  
 PROPOSED ADDITIONS & ALTERATIONS TO EXISTING RESIDENCE AND OUTBUILDING AT 27 CAMBRIDGE DRIVE - DURBAN NORTH AT POR 8 OF ERF 950, DURBAN NORTH FOR CARLO BALDOCCI FAMILY TRUST

*Architectural Aspirations*  
 Trading as Budget Plans REG.No. CK/95/35928/23  
 ARCH/MECH/CIV/STRUCT. PLANS

PO Box 53302 CELL - 082 443 3278  
 YELLOWWOOD PARK TELL - 031-208 9382  
 DURBAN FAX - 031-209 8440  
 4004 email - marionblack@telkomsa.net

DESIGNED BY: M.BLACK SCALE: AS SHOWN

DRAWN BY: MB DATE:04/12/12

REGISTRATION: SACAP T0076 / KNZIA 103

SHEET 1 OF 2 PAPER SIZE A 1

DRAWING No.: 2303/12M