



**CONSTRUCTION NOTES:**

- FOUNDATIONS**
  - 1.1. ALL REINFORCED FOUNDATIONS AND FOUNDATION WALLS TO BE TO ENGINEER'S DETAIL.
- GROUND FLOOR CONSTRUCTION**
  - 2.1. MIN 25MM SCREED ON MESH REINFORCED CONCRETE SURFACE BED SLAB, ON DPM, ON POISONED COMPACTED SOIL, SURFACE BED TO HAVE 50mm STEP DOWN INTO ALL SHOWER AREAS.
- WALLS**
  - 3.1. ALL INTERNAL WALLS TO BE PLASTER AND PAINTED AS PER LATEST SPECIFICATION, UNLESS OTHERWISE INDICATED. WALLS TO COMPLY WITH SANS 10400 PART K
  - 3.2. ALL EXTERNAL WALLS TO BE PLASTERED AND PAINTED AS PER LATEST SPECIFICATION, UNLESS OTHERWISE INDICATED. WALLS TO COMPLY WITH SANS 10400 PART K
- POSTS**
  - 4.1. ALL STEEL POSTS TO BE TO ENGINEER'S DETAIL.
  - 4.2. STEEL C-CHANNEL TO ENGINEER'S DETAIL.
- DOORS**
  - 5.1. ALL EXTERNAL DOORS UNLESS OTHERWISE INDICATED, TO BE INSTALLED BY SPECIALIST AND FINISHED AS PER LATEST SPECIFICATION
  - 5.2. ALL INTERNAL DOORS UNLESS OTHERWISE INDICATED, TO BE INSTALLED BY SPECIALIST AND FINISHED AS PER LATEST SPECIFICATION.
  - 5.3. ALL GLAZED DOORS UNLESS OTHERWISE INDICATED, TO BE INSTALLED BY SPECIALIST AND FINISHED AS PER SCHEDULE AND COMPLY WITH SANS 10400 PART N.
- WINDOWS/GLAZING**
  - 6.1. ALL WINDOWS UNLESS OTHERWISE INDICATED, TO BE INSTALLED BY SPECIALIST AND FINISHED AS PER SCHEDULE. GLAZING TO COMPLY WITH SANS 10400 PART N.
  - 6.2. SHOWERS: ALL GLAZING TO BE CLEAR TOUGHENED SAFETY GLASS, SPECIFIED AND INSTALLED BY SPECIALIST. GLAZING TO COMPLY WITH SANS 10400 PART N.
- BEAMS & LINTELS**
  - 7.1. ALL TIMBER BEAMS TO BE TO ENGINEER'S DETAIL.
  - 7.2. ALL PRECAST LINTELS TO ENGINEER'S SPECIFICATION.
- CEILING**
  - 8.1. CEILING BOARDS TO BE INSTALLED BY SPECIALIST AND FINISHED AS PER LATEST SPECIFICATION.
- ROOFS**
  - 9.1. 30° ROOF PITCH WITH RENOWN CONCRETE ROOF TILES FIXED AS PER MANUFACTURERS SPECIFICATION ON 38x38mm TIMBER BATTERS AT 395mm C/C ON AN APPROVED UNDERLAY ON 114x38 TIMBER TRUSSES AT MAXIMUM 760mm C/C TO BE DESIGNED BY PROFESSIONAL ROOFING ENGINEER, ROOF ANCHORAGE TO COMPLY WITH NBR - COLOUR TO MATCH EXISTING MAIN DWELLING.
  - 9.2. RAINWATER DOWNPIPE, INSTALLED BY SPECIALIST, COLOUR AS PER LATEST SPECIFICATION.
  - 9.3. ROOF FLASHING BY SPECIALIST.
- EXTERNAL WALL FINISHES**
  - 10.1. PLASTER AND PAINT FINISHED AS PER LATEST SPECIFICATION.
- INTERNAL WALL FINISHES**
  - 11.1. PLASTER AND PAINT FINISHED AS PER LATEST SPECIFICATION.
- INTERNAL FLOOR FINISHES**
  - 12.1. SELECTED INTERNAL FLOOR FINISH LAID BY SPECIALIST AND TO BE TO MANUFACTURERS

**NEIGHBOR'S CONSENT FOR RELAXATION**

NAME:	
ADDRESS:	
CONTACT NO.:	
ID NO.:	
SIGN:	
NAME:	
ADDRESS:	
CONTACT NO.:	
ID NO.:	
SIGN:	
NAME:	
ADDRESS:	
CONTACT NO.:	
ID NO.:	
SIGN:	

**HOUSE ROWNTREE GLAZED WINDOW & DOOR SCHEDULE**

WINDOW NO.	QUANT.	W x H SIZE	GLAZING THICKNESS	FRAME
W 1	3	1800 x 1500	6mm Monolithic	ALUMINIUM
W 2	1	2200 x 1800	6mm Monolithic	ALUMINIUM
W 3	1	1800 x 1400	6mm Monolithic	ALUMINIUM
W 4	1	570 x 935	6mm Monolithic	ALUMINIUM
W 5	1	400 x 830	6mm Monolithic	ALUMINIUM
W 6	1	600 x 600	6mm Monolithic	ALUMINIUM
W 7	1	1100 x 1200	6mm Monolithic	ALUMINIUM
W 8	1	600 x 900	6mm Monolithic	ALUMINIUM
W 9	1	1100 x 950	6mm Monolithic	ALUMINIUM
W 10	1	1800 x 1200	6mm Monolithic	ALUMINIUM
W 11	1	1200 x 280	6mm Monolithic	TIMBER
D 1	1	1200 x 2100	6mm Monolithic	ALUMINIUM
D 2	1	900 x 2100	6mm Monolithic	ALUMINIUM

**NOTES IN RESPECT OF THE APPLICATION OF THE NATIONAL BUILDING REGULATIONS - SANS 10400**

**PART A GENERAL PRINCIPLES AND REQUIREMENTS**

**PART B STRUCTURAL DESIGN**

**PART C DIMENSIONS**

**PART D SITE OPERATIONS**

**PART E EXCAVATIONS**

**PART F FOUNDATIONS**

**PART G FLOORS**

**PART H WALLS**

**PART I LINTELS**

**PART J ROOFS**

**PART K GLAZING**

**PART L LIGHTING & VENTILATION**

**PART M DRAINAGE**

**PART N STORMWATER DISPOSAL**

**SCHEDULE OF AREAS**

BUILDING CLASS	H4
SITE ZONING	DWELL.
SITE AREA	1012m <sup>2</sup>
F.A.R. EXISTING	
MAIN DWELLING	131m <sup>2</sup>
STORAGE FOR PRIV. USE	16m <sup>2</sup>
NEW STAFF QUARTERS	31m <sup>2</sup>
F.A.R. PROPOSED	
ANCILLARY UNIT	28m <sup>2</sup>
F.A.R. TOTAL	159m <sup>2</sup>
F.A.R. SURPLUS	75m <sup>2</sup>
COV. EXISTING	
MAIN DWELLING	142m <sup>2</sup>
STORAGE FOR PRIV. USE	16m <sup>2</sup>
NEW STAFF QUARTERS	31m <sup>2</sup>
COV. PROPOSED	
ANCILLARY UNIT	82m <sup>2</sup>
AWNING	17m <sup>2</sup>
COV. TOTAL	298m <sup>2</sup>
COV. SURPLUS	10.70%

**ANCILLARY UNIT GLAZING SCHEDULE**

TOTAL NET FLOOR AREA - 79.7m<sup>2</sup>

TOTAL GLAZED AREA - 9.1m<sup>2</sup>

0.11 x 100 = 0.11%

6.11 x 100 = 4.26%

▲ XA REPORT NOT REQUIRED

A.O 2019/04/29

LOCAL AUTHORITY STAMPS

SHEET 1 COPY

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APPLICATION No

**BUILDING APPLICATION**

APPROVED in terms Section 7 of the National Building Regulations and Building Standards Act No. 103/1977

2019-05-21

**HOUSE ROWNTREE**

Project Description: **NEW ANC. UNIT, ADD'S & ALT'S TO EX.G.**

Client: **SHELLA ANNE WOODROFFE**

Cadastral Description: **PTN 68 OF ERF 958 DURBAN NORTH**

Street Address: **32 WINDSOR DRIVE, DURBAN NORTH**

**ISSUED FOR APPROVAL:**

Drawing Title: **SUBMISSION DRAWING** AS SHOWN

Dwg. No: **1841-LA-100** Revision No: -

Date of First Issue: **2018-11-13** Date of This Revision: **2018-11-30**

Drawn: **AJO** Checked: **MLU**

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Managing Body: *Mark Lawrence Usher* N/A

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**MUA**