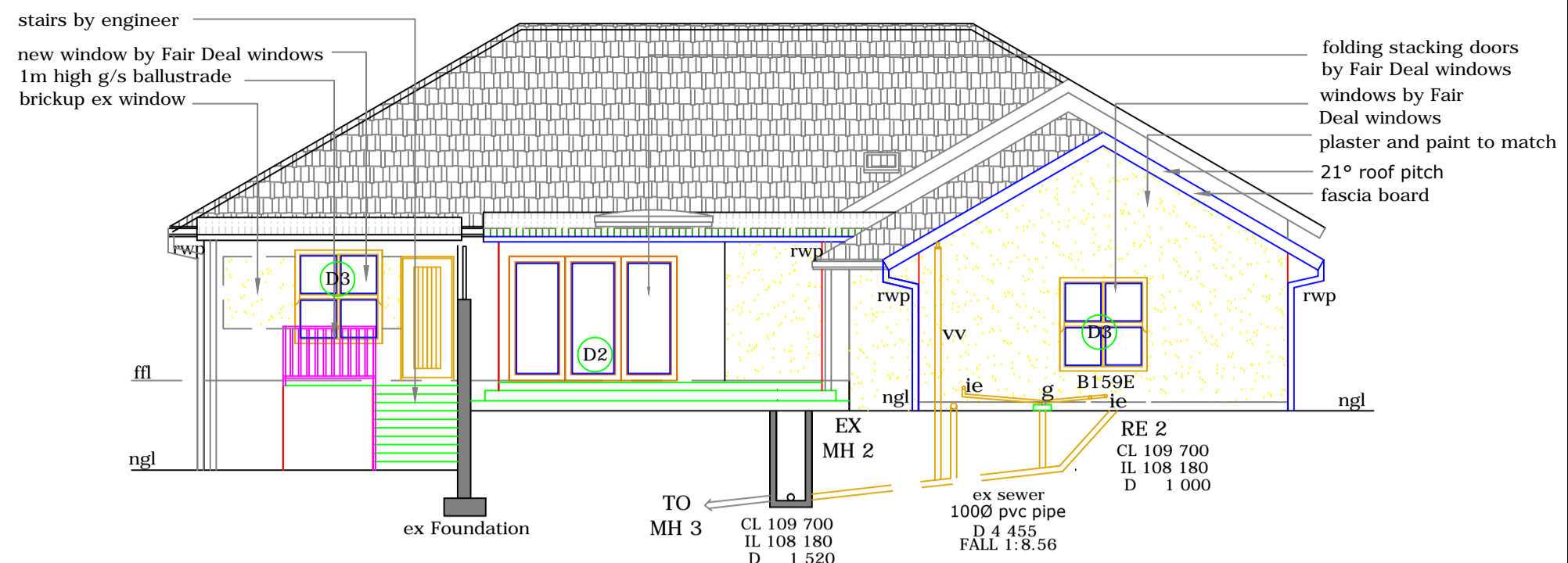


**SOUTH WEST ELEVATION**  
Scale 1:100



**SOUTH EAST ELEVATION**  
Scale 1:100

**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 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
- 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 180mm high.
- PART N: GLAZING**
- All glazing to comply with SANS 10400-N 2010 as follows:
  - doors: 6.5mm laminated safety glass or 6mm for 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 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 O : LIGHTING AND VENTILATION**
- All lighting and ventilation to comply with SANS 10400 -O 2011 and Annex A.
  - Part 01 Lighting and Ventilation Requirement and part 02 Special Provision of Natural Lighting as well as Part 07 Fire Requirements.

- ELECTRICAL**
- All lighting and ventilation to comply with SANS 10400 -O 2011 and Annex A.
  - Part 01 Lighting and Ventilation Requirement and part 02 Special Provision of Natural Lighting as well as Part 07 Fire Requirements.
  - SABS 0400 emergency lighting.
  - The Municipal By-laws and special requirements of the local supply authority.
  - Telkom regulations of the department of posts and telecommunications.
  - The Occupational Health and safety Act No 85 of 1993 Regulations of the local gas Board.
- 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 with SANS 613 which provided's for fenestration products to be met a minimum air leakage requirement of 2.0l/m<sup>2</sup>/s.

**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 galvanised 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 manufacturers specifications.
- SUSPENDED CONCRETE SLABS**
- Strictly to Engineers detail and design.
  - 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.

**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 dampproof membrane on 50mm blinding layer of clean river sand on poisoned, natural earth.

**WINDOWS**

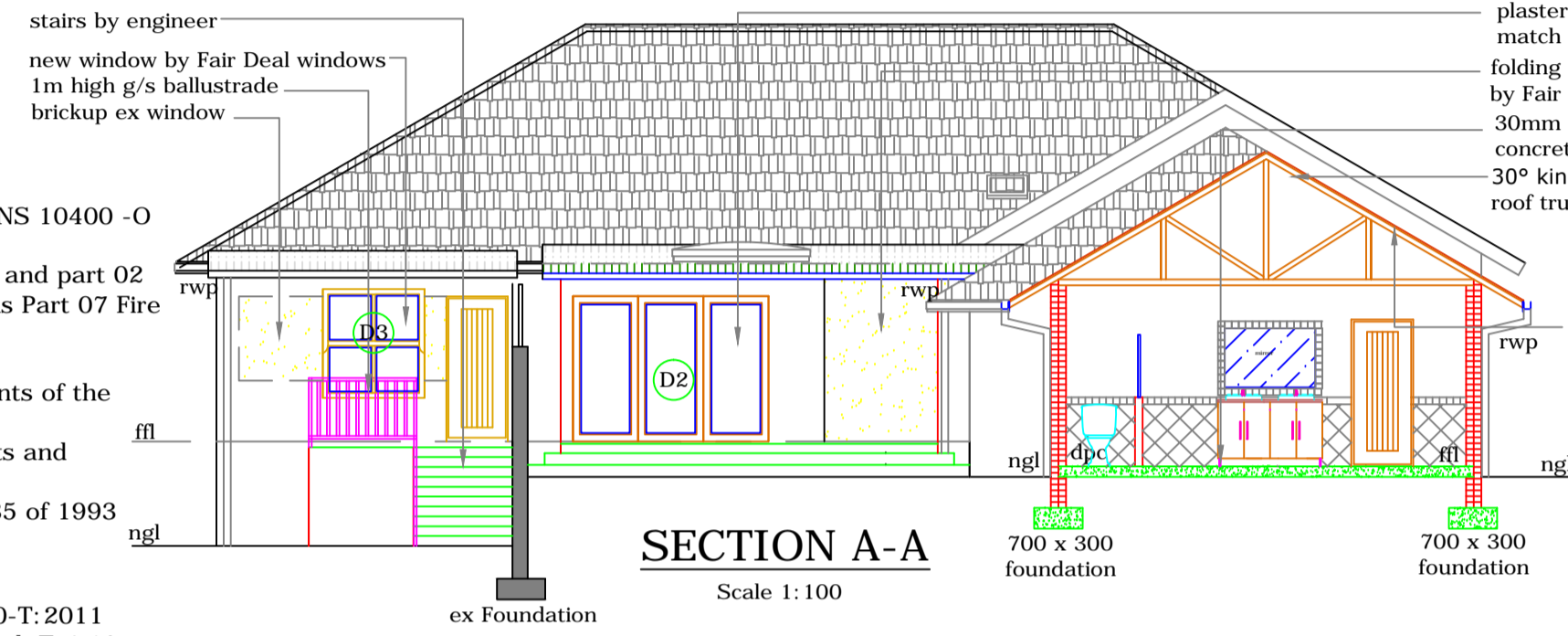
- New timber window frames standard made as per Fair Deal catalogue and SANS specifications, protected against mechanical damage during construction, all ironmongery brushed chrome. Dpc's to all sills and window reveals.
- new sills : external to be brick on edge to match existing.

**DRAINAGE**

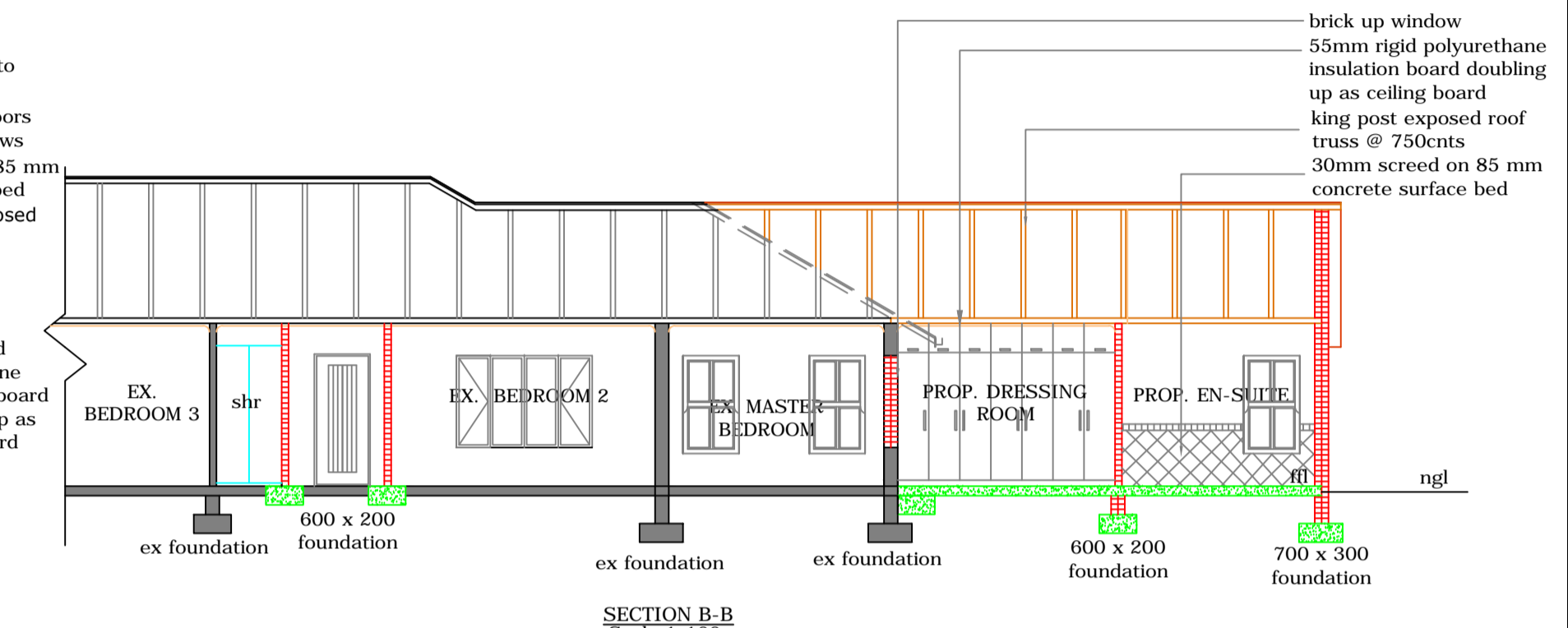
- No drainage bends or junctions below floor slabs all bends and junctions to be fitted with l.e.s.drains under buildings to be HDPVC and encased in concrete.
- Kitchens to have grease traps and to have cw tap over.
- Soil pipes to be 100Ø upvc with minimum fall of 1:60.
- All hot water pipes to be 22mm with a minimum R-value of 1.5. Piping and fittings by Speedfit Africa all pre-insulated.

**ROOF**

- 22°Roof pitch, concrete roof tiles. Roof fixed as per manufacturers specification on 38 x 38 battens at 300mm centers on PVC waterproof membrane/sisilation on 38 x 150mm trusses (bolted together) by specialist at max 760 cnts on 76 x 114 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
- 200mm STYCON durable polystyrene villa cornice to be fixed to walls with STYCON adhesive.
- Professional roofing engineer to certify fixing and stability of roof.
- All over hangs minimum 380mm.



**SECTION A-A**  
Scale 1:100

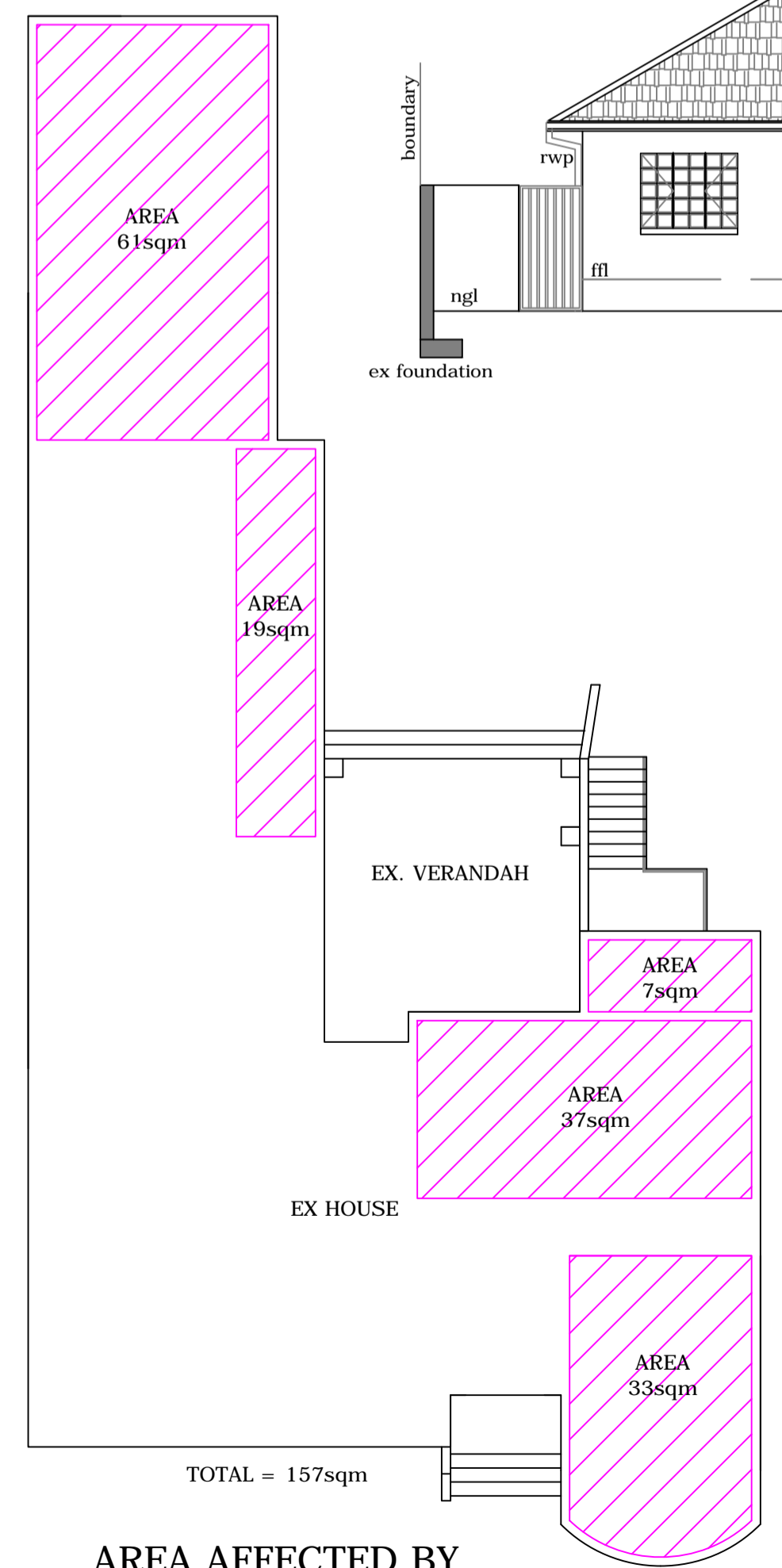


**SECTION B-B**  
Scale 1:100

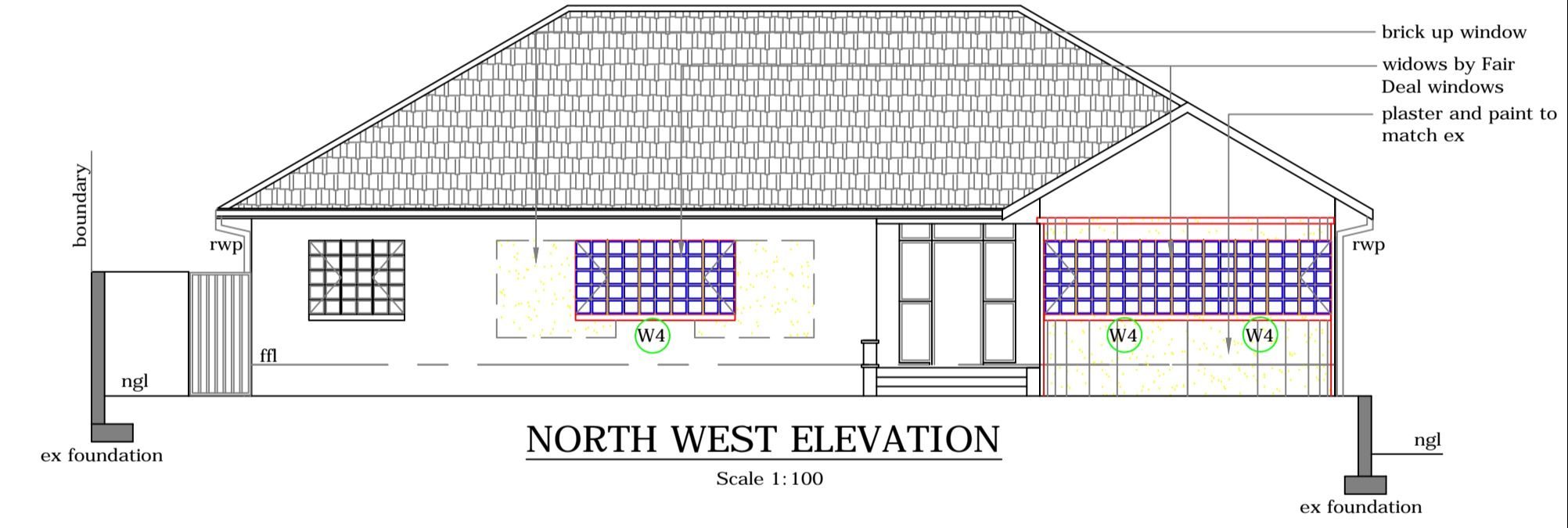
| WINDOW      | NO.   | DESCRIPTION                            | GLAZING   | AREA       |
|-------------|-------|--|---|------------|
| WINDOW 1    | 4 No. | FULL PANE B615E FAIR DEAL WOODEN DOORS | SINGLE CLEAR 4mm glazing  | 1.35 sqm   |
| WINDOW 2    | 2 No. | FULL PANE B69E FAIR DEAL WOODEN DOORS  | SINGLE CLEAR 4mm glazing  | 0.9 sqm    |
| WINDOW 3    | 2 No. | B159E FAIR DEAL WOODEN WINDOWS         | SINGLE CLEAR 4mm glazing  | 2.25 sqm   |
| WINDOW 4    | 3 No. | ND 229 FAIR DEAL WOODEN WINDOWS        | SINGLE CLEAR 4mm glazing  | 3.3178 sqm |
| EX WINDOW 5 | 1 No. | EX WINDOW                              | WINDOW AFFECTED BY SANS 10400 XA                                    | 2.7 sqm    |
| EX WINDOW 6 | 1 No. | EX WINDOW                              | WINDOW AFFECTED BY SANS 10400 XA                                    | 4.05 sqm   |
| DOOR 1      | 1 No. | ST5 GLASS TOP FAIR DEAL WOODEN DOORS   | DOUBLE TOUGHENED SAFETY GLASS 6mm glazing monolithic annealed glass | 1.2 sqm    |
| DOOR 2      | 1 No. | FULL PANE FAIR DEAL WOODEN DOORS       | DOUBLE TOUGHENED SAFETY GLASS 6mm glazing monolithic annealed glass | 1.2 sqm    |

ENERGY EFFICIENCY OF GLAZING ELEMENTS  
AFFECTED FLOOR AREA= 157 m<sup>2</sup> x 15% = 23.55m<sup>2</sup>  
PERMISSIBLE  
TOTAL GLAZING AREA= 32.24m<sup>2</sup>  
GLAZING AREA MORE THAN 15% OF AFFECTED FLOOR AREA  
THE GLAZING PROPOSED DOES NOT SATISFIES THE REQUIREMENTS OF SANS 204 AND SANS 10400 PART XA  
REFER TO SUPPLEMENTARY GUIDE

**WINDOW SCHEDULE**  
Scale 1:100



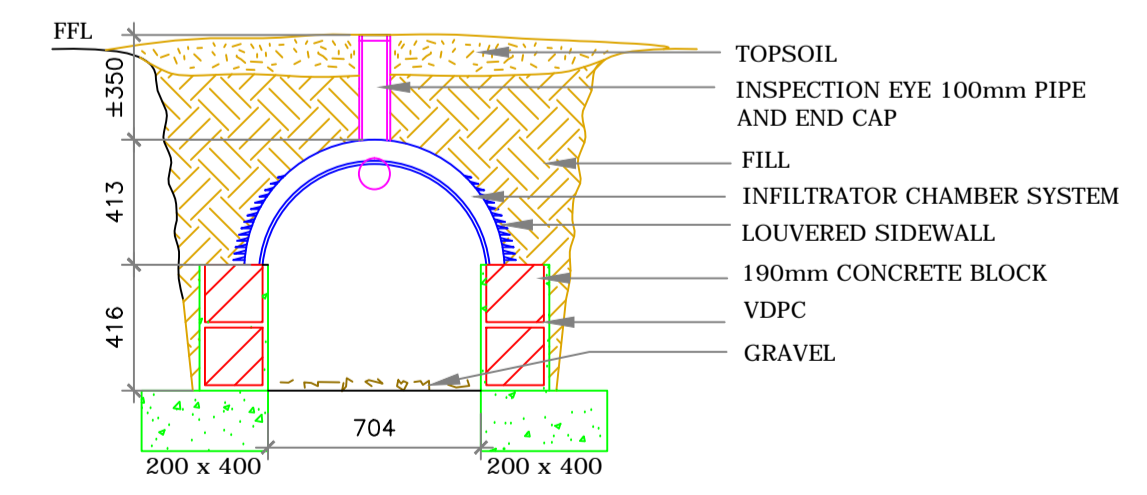
**AREA AFFECTED BY SANS 10400 XA**  
Scale 1:150



**NORTH WEST ELEVATION**  
Scale 1:100

**DETAIL OF INFILTRATOR SYSTEM**

45 m<sup>2</sup> OF NEW HARDENED AREA \ 40 = 1.125m<sup>3</sup> OF SOAK AWAY REQUIRED  
L 1.35m x H 0.826m x W0.86m = 0.921m<sup>3</sup>  
2 CHAMBERS REQUIRED



**SECTION TRU**  
SCALE 1:25

| ELECTRICAL LEGEND |                 |       |
|-------------------|-----------------|-------|
| SYMBOL            | DESCRIPTION     | TOTAL |
| ⊕                 | LIGHT SWITCH    | 3     |
| ⊕                 | DOWN LIGHTS 12w | 22    |

allowed 5kw/m<sup>2</sup>  
5kw/m<sup>2</sup> x 61m<sup>2</sup> = 305kw  
18 x 12w Down Lights = 216w  
384 w / 560kw = 1.4583W/m<sup>2</sup> (<5W/m<sup>2</sup>)  
**ENERGY CONSUMPTION SATISFIES THE REQUIREMENTS WITH SANS 10400 XA**

OWNERS/AGENT SIGNATURE:

DRAWING TITLE:

PROPOSED ADDITIONS AND ATERATIONS FOR MR AND MRS NEL AT 6 STIRLING CRESCENT BROADWAY ON ERF 2779 ON THE FARM DURBANNORTH

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

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CHECKED BY: M.E.BLACK SCALE: AS SHOWN

DRAWN BY: W.R.LAWS DATE: 20/03/13

REGISTRATION: SACAP 10076 / KZNA 103

SHEET 2 OF 2 PAPER SIZE A 1

DRAWING No.: 13/0081W REV.B