H4 - DWELLING HOUSE

GENERAL NOTES:

ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS. NOTES IN RESPECT OF S.A. STANDARD CODE OF PRACTICE - THE APPLICATION OF THE NATIONAL BUILDING REGULATIONS , SANS 10400.

- ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR/SUBCONTRACTOR PRIOR TO CONSTRUCTION.
- ALL DIMENSIONS AND LEVELS ARE TO BE TAKEN IN PREFERENCE TO SCALING OFF.
- ANY DISCREPANCIES ARE TO BE REPORTED TO THE OFFICE OF THE ARCHITECT IMMEDIATELY.
- DATUM LEVEL TO BE ESTABLISHED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION.
- ALL RETAINING WALLS, PILES, FOOTINGS, SLABS, BEAMS, COLUMNS AND AGRICULTURAL DRAINS TO ENGINEERS DETAILS.
- DPC TO ALL HORIZONTAL & VERTICAL OPENINGS & ROOF
- FOUNDATIONS TO BE MINIMUM 300mm BELOW NGL
- SUPPLY ADEQUATE FLASHING TO ALL PARAPET WALLS.

OCCUPANCY CLASS: H4 - DWELLING HOUSE

STRUCTURE TO COMPLY WITH PART H, J, K, L or N OF SANS 10400:-

- ALL STRUCTURAL WORK TO ENGINEER'S DETAIL TO COMPLY SANS 10400
- COLUMNS - ALL STRUCTURAL COLUMNS BY ENGINEER

PUBLIC SAFETY TO COMPLY WITH SANS 10400 - D:-

- BALUSTRADING:- BALUSTRADING ALL TO DETAIL MIN 1000 HIGH TO COMPLY WITH SANS 10400 - B, SANS 10400 - T, SANS 10400 - K & SANS 10400.

SITE OPERATIONS TO COMPLY WITH SANS 10400 - F :

FOUNDATIONS TO COMPLY WITH SANS 10400 - H :

- REINFORCED CONCRETE FOUNDATIONS TO STRUCTURAL ENGINEER'S DETAIL.

FLOORS TO COMPLY WITH SANS 10400 - J :

- FINISH AS PER SPECIFICATIONS ON CEMENT SCREED ON 100mm CONCRETE SURFACE BED
- CONCRETE SURFACE BED WITH BRC MESH ON 250 MICRON GUNPLAS GREEN UNDERLAY ON WELL COMPACTED AND POISONED SOIL. SOIL POISONING BY SPECIALIST TO LOCAL AUTHORITY'S REQUIREMENTS.
- DAMP PROOF MEMBRANE TO BE WELL LAPPED TO BRICK WALL DPC
- DPC TO BE MIN 150mm ABOVE NGL
- ALL SUSPENDED REINFORCED CONCRETE SLABS BY ENGINEER.

WALLS TO COMPLY WITH SANS 10400 - K :

- EXTERNAL WALLS - IMPERIAL BRICK, PLASTER AND PAINT FINISH.
- RETAINING WALLS - TO ENGINEER'S DETAIL - TO BE DRAINED WITH AGRICULTURAL DRAIN CONNECTED TO STORMWATER MANAGEMENT SYSTEM.
- BRICKFORCE IN EVERY COURSE FOR MIN 6 COURSES ABOVE LINTOLS.
- CONTINUOUS DPC AND ANT GUARD AT SLAB LEVEL AND AT WINDOW CILLS AS REQUIRED BY THE LOCAL AUTHORITY AND IN ACCORDANCE WITH NBR AND WINDOW SYSTEMS.
- GALVANISED WIRE TIES OR EQUAL TO BE BUILT INTO ALL EXTERNAL WALLS AT 600 CENTRES HORIZONTALLY AND EVERY 6TH COURSE VERTICALLY.

STAIRWAYS TO COMPLY WITH SANS 10400 - M :

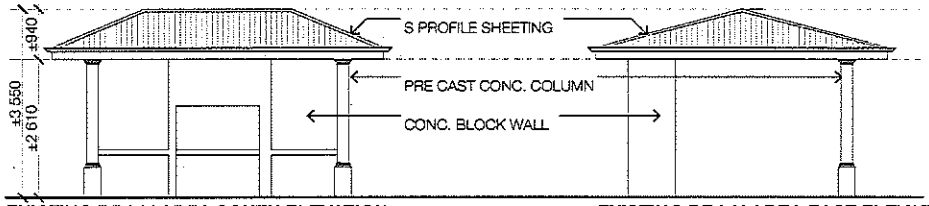
- STAIRS TO COMPLY FULLY WITH SANS 10400

DRAINAGE TO COMPLY WITH SANS 10400 - P :

STORMWATER TO COMPLY WITH SANS 10400 - R :

RAINWATER GOODS:- R.C. BALCONY SLABS TO BE FITTED WITH FULLBORE DRAINAGE FITTINGS AND CONNECTED TO 100mmØ RWDPS

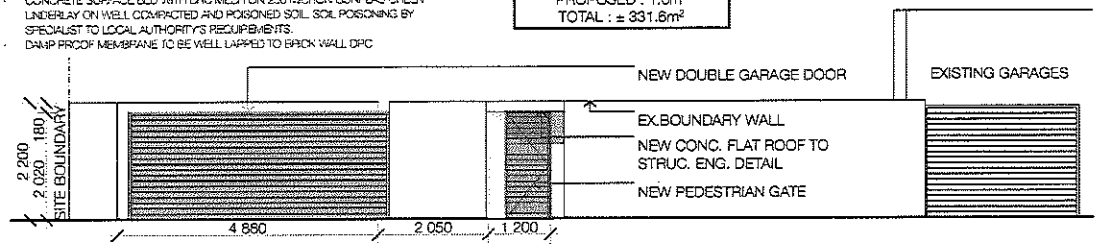
NB : The below braai area structure is existing and was built before this LA submission was made.
These drawings merely indicate what has been built and engine architecture indemnifies itself from any loss, damage or liability in this regard.



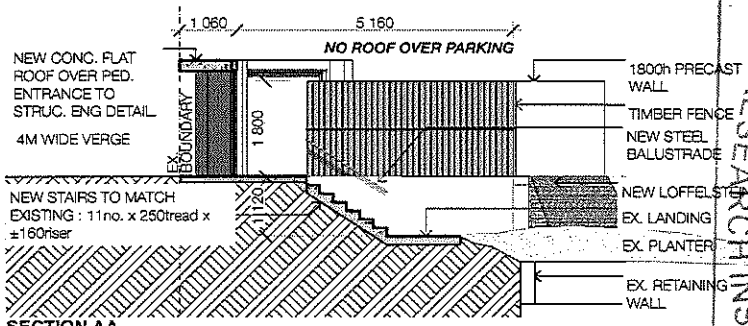
EXISTING BRAAI AREA SOUTH ELEVATION
SCALE 1:100

EXISTING BRAAI AREA EAST ELEVATION
SCALE 1:100

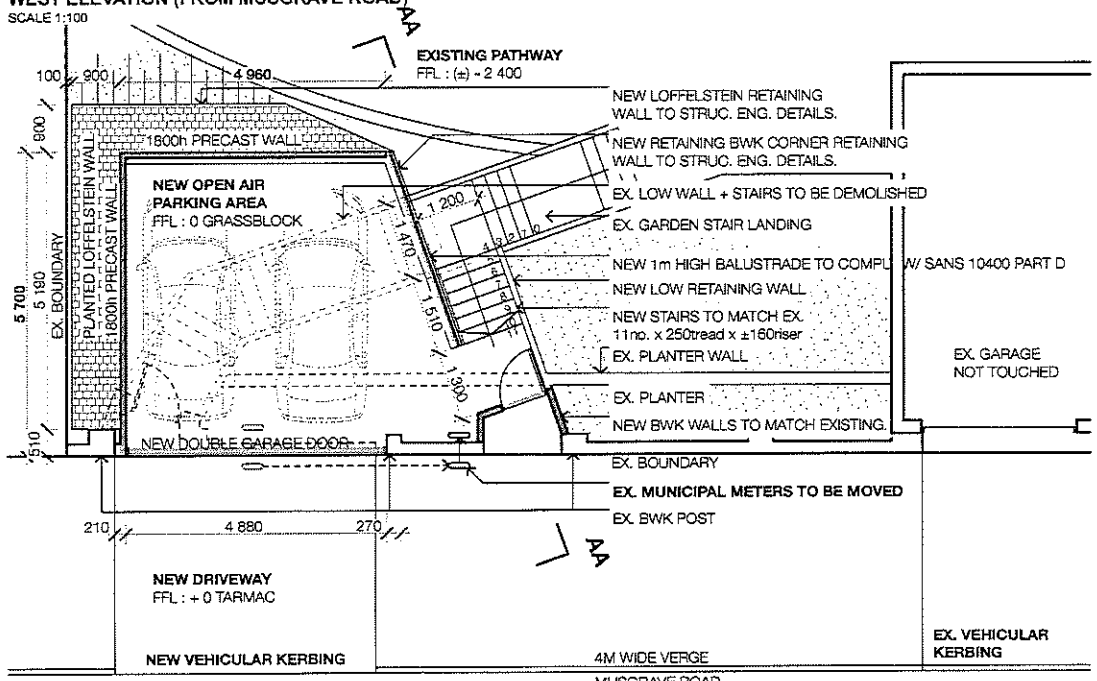
AREAS	PARKING
SITE AREA : 1078m²	EXISTING : 2
FAR : NONE ADDED	PROPOSED : 2
COVERAGE :	TOTAL : 4
EXISTING : ± 330m²	
PROPOSED : 1.6m²	
TOTAL : ± 331.6m²	



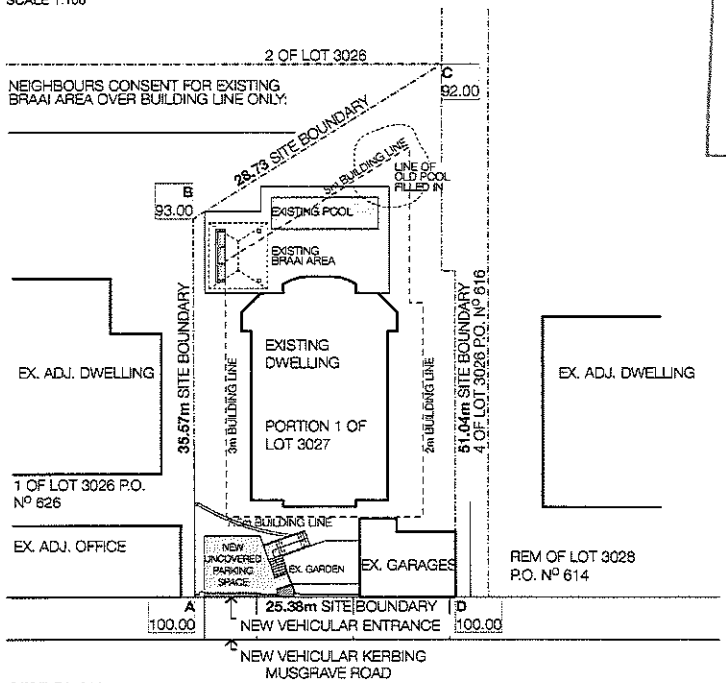
WEST ELEVATION (FROM MUSGRAVE ROAD)
SCALE 1:100



SECTION AA
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100
NORTH



SITE PLAN
SCALE 1:500

MUNICIPAL STAMPS

KWAZULU - NATAL ANIMAL RESEARCH INSTITUTE
PERM
APPROVED

COLOUR KEY
NEW MASONRY
NEW PLASTER + PAINT
NEW STEEL / ALUMINIUM
NEW CONCRETE
NEW TIMBER

NORTH

ID NO: 4707145041089

NEIGHBOUR (WHOM GIVES CONSENT)
CEDRIC PETIT

ADDRESS 626 MUSGRAVE ROAD ON 1 OF LOT 3026 P.O. Nº 626

TEL/CELL NO. 082 454 24 21

ARCHITECT
CAMERON FINNIE PR. ARCH 24750899

ID NO: 5312050139082

OWNER
STEPHANIE BENNETT

618 MUSGRAVE ROAD

18/007

ADDITIONS TO EXISTING BOUNDARY WALL AND PEDESTRIAN ENTRANCE FOR STEPHANIE BENNETT 618 MUSGRAVE ROAD ON PORTION 1 OF LOT 3027

SUBMISSION : PLANS, ELEVATIONS + SECTION (C)

STAGE	STATUS	PRINT	PLAN	DATE	PLAN
M	GA	100	01	JULY | 2021	CF

ENGINE architecture