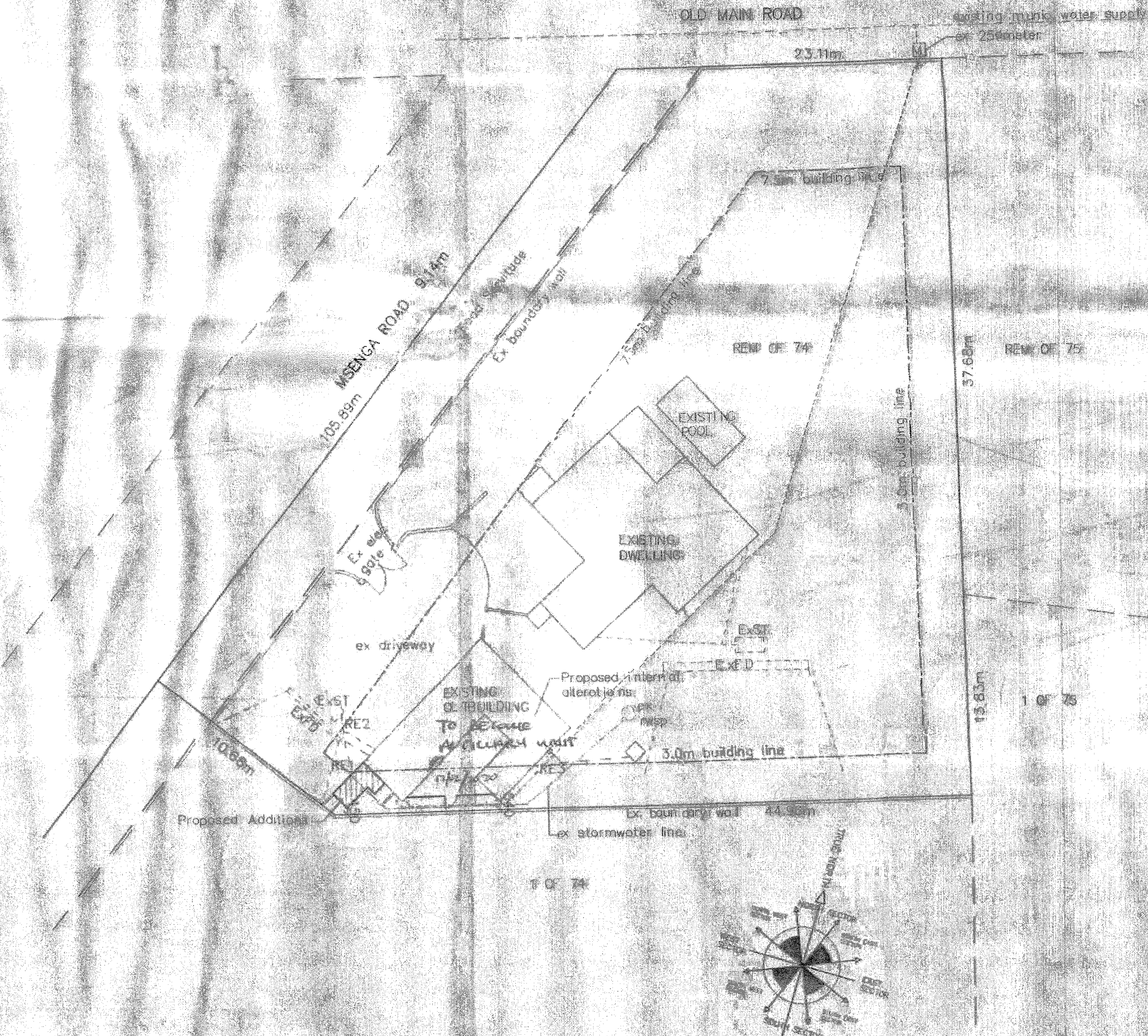
SCANNED COPY

SANS 10-400 XA 2011 NOTES:

- CLIMATIC ZONE 5
- A MINIMUM OF 50% BY VOLUME OF THE ANNUAL AVERAGE HOT WATER HEATING REQUIREMENT SHALL BE PROVIDED BY MEANS OTHER THAN ELECTRICAL RESISTANCE HEATING, INCLUDING, BUT NOT LIMITED TO, SOLAR HEATING, HEAT PUMPS, HEAT RECOVERY FROM OTHER SYSTEM OR PROCESSES.
- THE SOLAR WATER HEATING SYSTEMS SHALL COMPLY WITH SANS 1307 AND SANS 10106, BASED ON THE THERMAL PERFORMANCE DETERMINED IN ACCORDANCE WITH THE PROVISIONS OF SANS 6211-1 AND 6211-2. THE INSTALLATION THEREOF SHALL COMPLY WITH SANS 10254.
- ALL EXPOSED PIPES TO AND FROM THE HOT WATER CYLINDERS TO BE CLAD WITH INSULATION WITH A MINIMUM THERMAL RESISTANCE (R-VALUE) OF 1.00
- HOT WATER VESSELS AND TANKS SHALL BE INSULATED WITH A MATERIAL ACHIEVING A MINIMUM R-VALUE OF 2.0
- PIPING TO BE INSULATED INCLUDES ALL FLOW AND RETURN PIPING, COLD WATER SUPPLY PIPING WITHIN 1 METER OF THE CONNECTION TO THE HEATING OR COOLING SYSTEM AND PRESSURE RELIEF WITHIN 1 METER OF THE CONNECTION TO THE HEATING OR COOLING SYSTEM. WHERE POSSIBLE LENGTH OF PIPE RUNS SHOULD BE MINIMIZED.
- INSULATION SHALL:
  a) BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT
  b) BE ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING
  c) ACHIEVE A THERMAL RESISTANCE OF 1.00
- TOTAL PERMISSABLE GLAZED AREA FOR ENTIRE BUILDING @ 15% OF NETT FLOOR AREA
  GROUND STOREY NETT=57.10sqm 15%=8.565sqm TOTAL FENESTRATION=11.2sqm(19.62%)
- THEREFORE DOES NOT COMPLY WITH THE MINIMUM ENERGY PERFORMANCE REQUIREMENTS (XA CODE 4.4.4.1) FENESTRATION AREA IS GREATER THAN 15% OF FLOOR AREA. REFER TO ATTACHED SCHEDULE INDICATING HOW COMPLIANCE HAS BEEN ACHIEVED
- 230mm MASONRY WALLS COMPLY WITH THE MINIMUM TOTAL R-VALUE REQUIREMENT OF 3,0 AS PER XA CODE 4.4.3.2



SITE PLAN 1:250

CONSTRUCTION NOTES:

OCCUPANCY CLASSIFICATION: H4

SITE OPERATIONS NOTES:
- SANITARY FACILITIES SHALL BE PROVIDED AT THE RATE OF NOT LESS THAN ONE SANITARY FACILITY FOR EVERY THIRTY (OR PART OF THAT NUMBER) OF THE PERSONNEL CONCERNED.
- SANITARY FACILITIES SHALL BE SO SITED AS NOT TO BE OFFENSIVE, AT ALL TIMES BE MAINTAINED IN A CLEAN AND HYGIENIC CONDITION AND BE REMOVED IMMEDIATELY ONCE BUILDING WORK HAS BEEN COMPLETED.

ROOF NOTES: (SANS 10400-L: 2011)
- PITCH - NEW ROOF PITCH 10°, EX ROOF 6°
- CHROMADEK ROOF SHEETING ON 38 X 38 BATTENS ON UNDERTILE MEMBRANE ON 114x38 SA PINE TRUSSES TO ENGINEERS DETAIL FIXED AT MAX 750 CENTRES AND STRAPPED DOWN WITH GAL HOOP IRONS. ROOF TO BE CERTIFIED BY ENGINEER. TO MATCH EXSITING
- PROVIDE 114x38 WALLPLATE
- 125 SEAMLESS ALUMINIUM GUTTERS AND DOWNPIPES TO BE FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
- PROVIDE FC FACIAS AND BARGE BOARDS.
- PROVIDE 50MM THICK AEROLITE INSULATION

FLOOR NOTES:
- FLOOR SLABS ON GROUND TO BE 100mm 15MPA CONCRETE WITH BRC MESH OVER 350 MICRON PVC DAMP PROOF MEMBRANE OVER COMPACTED AND POISONED SOIL.
- SUCH DPM SHALL BE TURNED UP AROUND THE PERIMETER OF THE FLOORS BY AT LEAST THE THICKNESS OF THE FLOOR AND BE PROVIDED WITH AN OVERLAP OF 200mm AT JOINTS. PENETRATIONS BY PIPES, PLUMBING FITTINGS OR PUNCTURES SHALL BE TAPED WITH A PRESSURE SENSITIVE ADHESIVE TAPE APPROVED FOR SUCH USE BY THE MANUFACTURER.
- FILLING BENEATH GROUND FLOOR SLAB SHALL COMPRISE MATERIAL THAT:
  - CONTAINS LITTLE OR NO ORGANIC MATERIAL.
  - EXCLUDES STONES OF AVERAGE DIMENSIONS LARGER THAN 75mm.
  - DOES NOT CONTAIN MORE THAN 10% ROCK OR HARD FRAGMENTS OF MATERIAL RETAINED ON A SIEVE OF NOMINAL APERTURE SIZE 50mm.
  - DOES NOT CONTAIN LARGE CLAY CLUMPS THAT DO NOT BREAK UP UNDER THE ACTION OF COMPACTION, NOR BE PREDOMINANTLY CLAYEY MATERIAL
  - CAN BE PLACED WITHOUT SIGNIFICANT VOIDS.
- FILLING SHALL BE MOISTENED BEFORE COMPACTION SO THAT A HANDFUL SQUEEZED IN THE HAND IS FIRM, BUT DOES NOT SHOW SIGNS OF MOISTURE.
- FILLING SHALL BE PLACED IN UNCOMPACTED LAYERS NOT EXCEEDING 100mm IN RESPECT OF HAND COMPACTION OR 150mm IN RESPECT OF COMPACTION BY MECHANICAL MEANS. EACH LAYER SHALL BE WELL COMPACTED BEFORE ADDITIONAL FILL MATERIAL IS ADDED.
- A COMPETENT PERSON (CIVIL ENGINEERING) SHALL DESIGN AND INSPECT FILLS WHERE THE MAXIMUM HEIGHT OF FILL BENEATH FLOORS, MEASURED AT ANY POINT, EXCEEDS 400mm.
- SCREED THICKNESS TO BE CONFIRMED ON SITE.
- SUSPENDED FLOORS SLABS TO BE DESIGNED BY STRUCTURAL ENGINEER
- MIN 10mm STEP TO BE PROVIDED FROM THE GARAGE UP INTO THE DWELLING

WALL NOTES: (SANS 10400-K: 2011)
- EXTERNAL WALLS 230mm COMMON BRICKS, PLASTERED AND PAINTED
- INTERNAL WALLS TO BE 90mm COMMON BRICKS
- PRECAST PRESTRESSED CONCRETE LINTELS WHICH COMPLY WITH THE RELEVANT REQUIREMENTS OF SANS 1504, TO BE PROVIDED OVER ALL OPENINGS.
- SUCH LINTELS SHALL BE SET IN MORTAR AND HAVE A MINIMUM END BEARING OF:
  a) LINTEL THAT SUPPORTS MASONARY ONLY = 150mm
  b) LINTELS THAT SUPPORTS ROOF TRUSSES OF
     1) SPAN LESS THAN OR EQUAL TO 1,5m = 150mm
     2) SPAN BETWEEN 1,5m AND 2,5m = 250mm
     3) SPAN GREATER THAN OR EQUAL TO 2,5m = 350mm
- BRICKFORCE TO BE PROVIDED EVERY 3 COURSES, EVERY 2 COURSES BELOW WINDOWS AND EVERY COURSE BETWEEN LINTEL AND WALL PLATE.
- 375 mic PVC DPC TO BE PROVIDED TO WALLS AT SLAB LEVEL, UNDER ALL WINDOW CILLS AND HEAD HIGHTS.
- INTERNAL WALLS TO BE PLASTERED AND PAINTED IN ACCORDANCE WITH SANS 2001-EM1, USING 5:1 SAND/CEMENT MIX.
- EXTERNAL WALLS TO HAVE SIKALITE WATERPROOFING MIX TO SUPPLIERSW SPECIFICATION

GLAZING NOTES: (SANS 10400-N: 2012):
- ALL GLASS TO COMPLY WITH SANS 10400-N: 2010
- PANE AREA OF VERTICAL GLASS SUPPORTED BY A FRAME ON ALL SIDES IN EXTERNAL WALLS WHERE THE HEIGHT MEASURED FROM THE GROUND TO THE TOP OF SUCH WALL DOES NOT EXCEED 10m:
  - 0.00m² - 0.75m² = 3mm
  - 0.75m² - 1.50m² = 4mm
  - 1.50m² - 2.1m² = 5mm
  - 2.1m² - 3.2m² = 6mm
  - 3.2m² - 4.6m² = 8mm
  - 4.6m² - 6.0m² = 10mm
- FOLDING/SLIDING DOORS TO HAVE SAFETY GLASS WITH MARKERS
- ALL GLASS LOWER THAN 300mm FROM FFL ; PROVIDED TO DOORS OR SIDE LIGHTS TO DOORS, MUST BE SAFETY GLASS
- ALL INSTALLED GLASS TO BE OFFICIALLY MARKED BY INSTALLER.
- THE PANES OF ALL SAFETY GLAZING MATERIAL SHALL BE PERMANENTLY MARKED BY THE INSTALLER IN SUCH A MANNER THAT THE MARKINGS ARE VISIBLE IN INDIVIDUAL PANES AFTER INSTALLATION.
- SAFETY GLASS TO BE PROVIDED TO WINDOWS IN BATHROOMS.
- MIRRORS AND SHOWER SURROUNDS TO BE SAFETY GLASS.
- ANY MATERIAL USED IN THE GLAZING OF ANY BUILDING SHALL BE OF A SECURE AND DURABLE TYPE AND SHALL BE FIXED IN A MANNER AND POSITION THAT WILL ENSURE THAT IT WILL:
  a) SAFELY SUSTAIN ANY WIND ACTIONS WHICH CAN REASONABLY BE EXPECTED
  b) NOT ALLOW PENETRATION OF WATER TO THE INTERIOR OF THE BUILDING
  c) BE APPARENT, IN CASE OF CLEAR GLAZING, TO ANY PERSON APPROACHING SUCH GLAZING.

DRAINAGE NOTES:
- 110 DIA PVC SEWER PIPES
- IE'S TO BE PROVIDED AT ALL BENDS AND JUNCTIONS.
- WASTE PIPES TO BE 50mm DIA PVC
- SOIL PIPES TO BE 110mm DIA PVC
- GULLY CURBS TO BE 75mm ABOVE FGL

STORMWATER DISPOSAL NOTES: (SANS 10400-R: 2010)
- 100 DIA PVC STORM WATER PIPES TO CONNECT INTO EX SOAKPIT. TO ENG DESIGN

GENERAL PRINCIPLES AND REQUIREMENTS: (SANS 10400-A: 2010)
- ALL WORK TO COMPLY WITH N.B.R. & SANS 10400 CODES AND NHBRC SPECIFICATIONS.
- ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
- CORNER BEACONS TO BE LOCATED AND EXPOSED BEFORE WORK COMMENCES
- ALL WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING
- ALL FOUNDATIONS TO BE TAKEN DOWN BELOW NATURAL GROUND LEVEL

NEIGHBOURS CONCENT FOR RELAXATION

NAME	ADDRESS	ID NUMBER	TELL/CELL No.	SIGNATURE
DM MALAHLENA	11 MSENGA ROAD	9205 2303 4808 1	076 346 9037	[signature]

SHEET 1 OF 3

NOTE:
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All work to be executed in compliance with code 0400 of the SABS. These drawings are for municipal submission ONLY. They are NOT to be used for tender and construction.
Contact the Architects for the working drawings and details.

SHEET 1/3 COPY 2
ETHEKWINI MUNICIPALITY (OUTER WEST)
OW2001/027
APPLICATION No.

BUILDING APPLICATION
APPROVED in terms Section 7 of the National Building Regulations and Building Standards Act No. 103/1977
2020-02-27

SUBMISSION ANEW - ACCEPTABLE
Acceptance of this application for re-submission does not imply that the application has been corrected satisfactorily. I acknowledge any that the reasons for refusal and/or ... been attended to.
2020/02/1?
AP Signature
Plan Substituted
Sheet Substituted No. of
Sheet Added No. of

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0834 144 368 / 0865264 758
JERNITAK@MWEB.CO.ZA

OWNER: [signatures]

PROPOSED ADDITIONS AND ALTERATIONS TO EX DWELLING
FOR MR P. STRENG & MRS L STRENG
REM OF 74, GLENHOLM
65 OLD MAIN ROAD, KLOOF

ELK ARCHITECTURAL
PROFESSIONAL SENIOR ARCHITECTURAL TECHNOLOGIST

DRAWING NAME:
SUBMISSION DRAWING
SITE PLAN, GENERAL NOTES

ERIKA KORTE
JULY 2019
1:100
EK-07-19-01

CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WITH ANY BUILDING WORK OR SHOP DRAWINGS