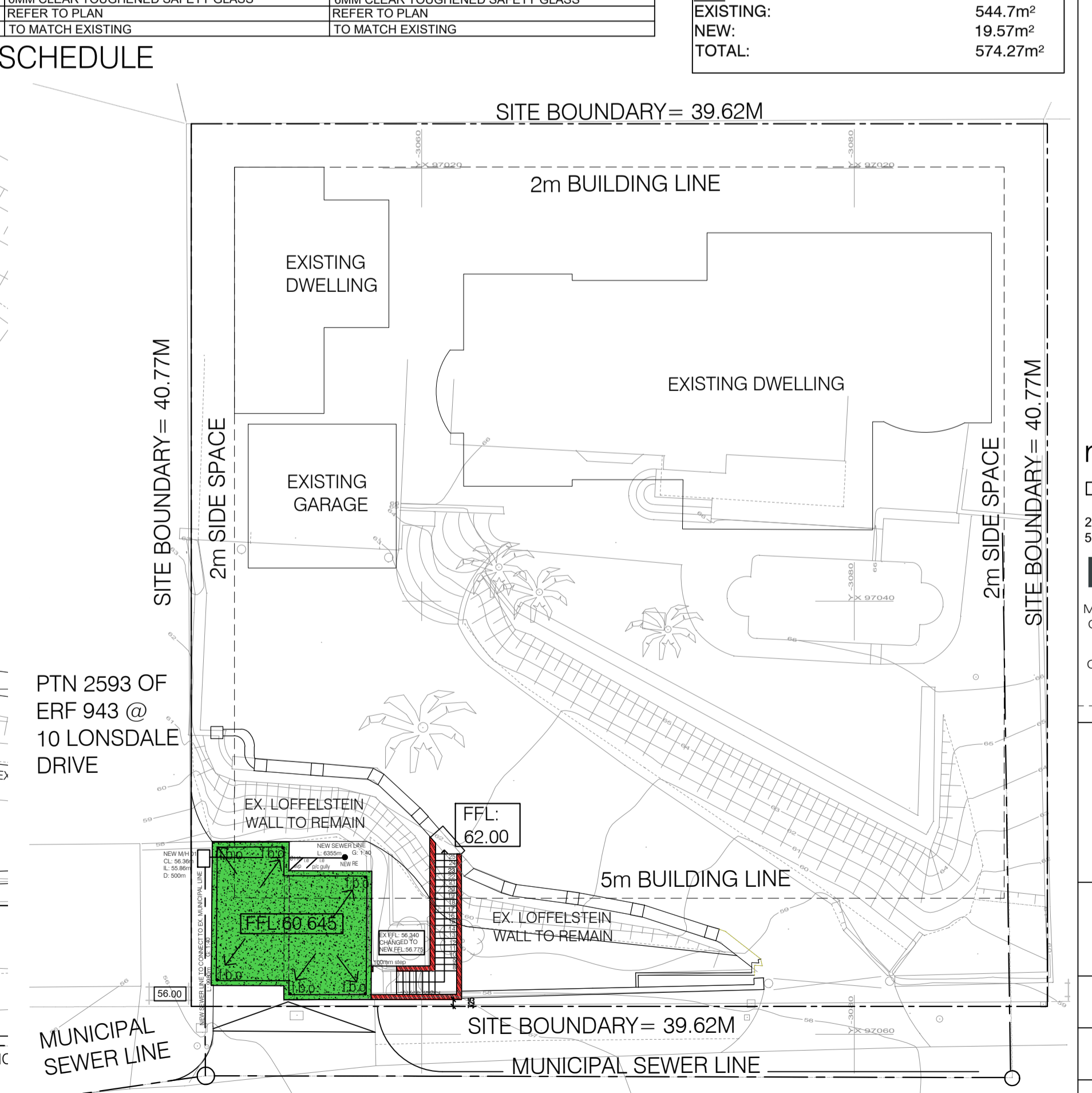
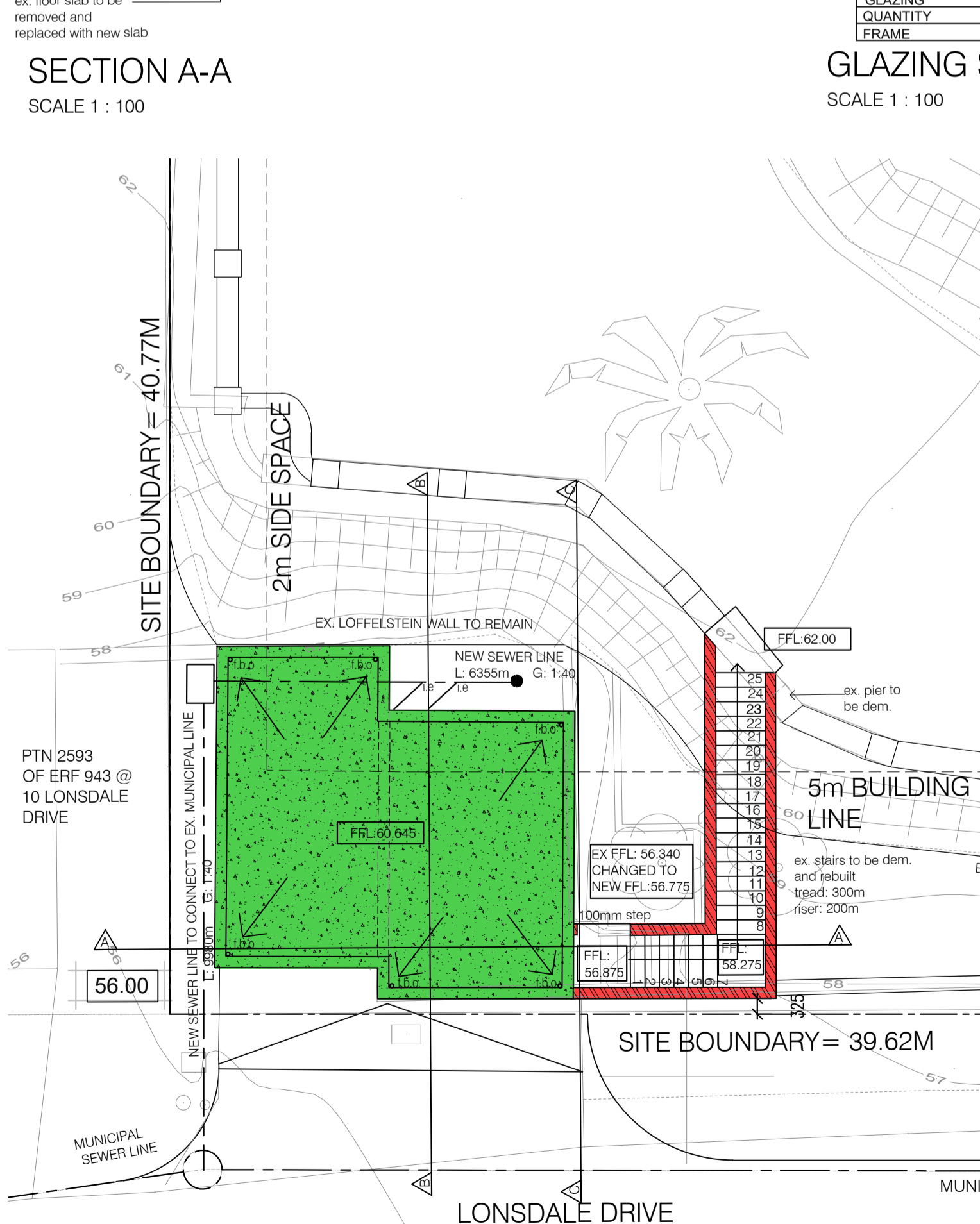
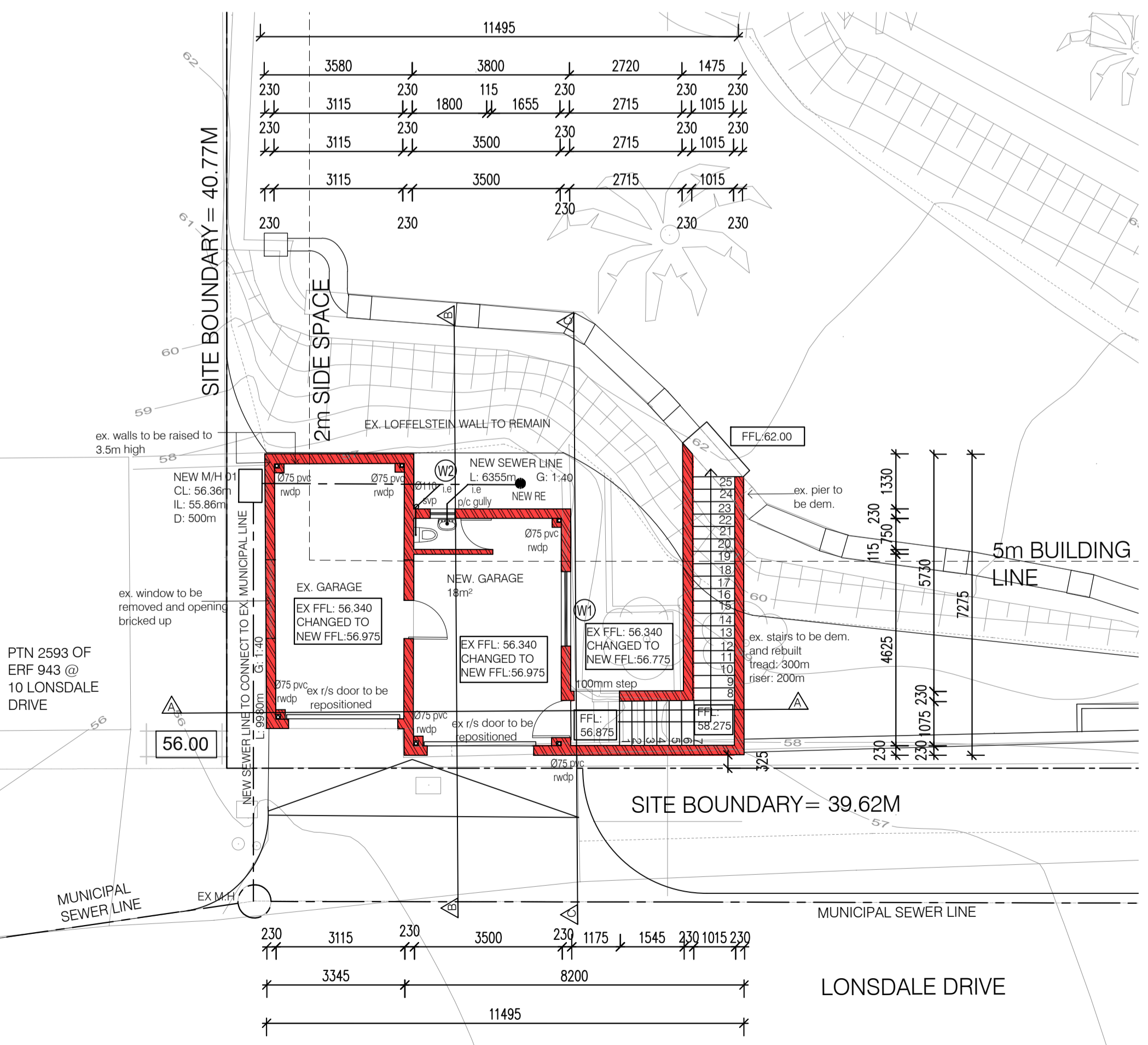


GENERAL NOTES
ALL WORK TO COMPLY WITH SANS 10400 OF NATIONAL BUILDING REGULATIONS. DIMENSIONS ARE TO BE READ AND NOT SCALED OFF. ANY DISCREPANCIES ARE TO BE REPORTED TO THE AUTHOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORKS.
ALL STRUCTURAL WORK TO BE DESIGNED BY A PROFESSIONAL STRUCTURAL ENGINEER AND CONSTRUCTED UNDER HIS SUPERVISION AND APPROVAL. NO WORK IS TO BE PERMITTED PRIOR TO THE PRINCIPAL OR FORMAL APPROVAL OF THE RELEVANT LOCAL AUTHORITIES AND THE RISK REMAINS WITH THE OWNER OR DEVELOPER AT ALL TIMES IF THIS IS NOT ADHERED TO.
ALL LEVELS AND DIMENSIONS TO BE VERIFIED PHYSICALLY ON SITE BY CONTRACTOR. BEACONS TO BE FLAGGED PRIOR TO COMMENCEMENT OF ANY BUILDING WORK.
ALL STRUCTURAL DEMOLITION WORK TO BE SUPERVISED BY A STRUCTURAL ENGINEER.

CONSTRUCTION NOTES
ROOF:
-screed laid to falls on 170mm reinforced concrete roof slab as per engineer's detail drainage and waterproofing to comply with part 1.4.3.
-derbigum sp 4mm to be torched on and waterproofing to be laid in strict accordance to manufacturer's instruction
FLOORS
25mm screed on rc surface bed by eng on 500 micron * hyperlastic orange * waterproof underlay to be laid in strict accordance to manufacturers installation on well compacted poisoned soil -by registered entymologist. store room Floor r/c slab on approved slip joint
FOUNDATIONS
All new foundation by a competent structural engineer
WALLS/ BRICKWORK
-222 x 106 x 73 clay common minimum compressive strength 14Mpa. Brick force every fourth course and two courses above all openings.375 micron malthold dpc at bedding courses between mortar bed and to comply with PART K SANS 10400.
-Precast concrete lintols above all openings unless otherwise stated and to be constructed in accordance with PART K SANS 10400 4.2.9.3
GLAZING/ FENESTRATION:
- All new fenestration to comply with SANS 204:2011 4.3.4
- Glazing material to comply with sans 10400:N-2010 4.3
- Thickness of glazing to comply with SANS 10400:N-2010 4.2.3
- All transparent glazing to be marked in accordance to SANS 10400:N-2010 4.3
PLUMBING/ SEWER:
All new lines to connect to ex. S&D servitude line.
-All waste pipe to be 50Ø pvc to discharge into p/c gully unless otherwise stated.
-All soil pipes to be 110Ø pvc to discharge into municipal sewer line
-i.e to be provided at all bends and junctions
-All drainage to comply with SANS 10400 part P
STORMWATER :
to be attenuated by engineer

SCHEDULE OF AREAS

SPECIAL RESIDENTIAL 900	
SITE AREA	1615m ²
PERMITTED FAR: N/A	N/A
PERMITTED COVERAGE: 50%	807.5m ²
COVERAGE	
EXISTING:	421.12m ²
NEW:	24.106m ²
TOTAL:	445.22m ²
REMAINDER:	362.28m ²
FAR	
EXISTING:	544.7m ²
NEW:	19.57m ²
TOTAL:	574.27m ²



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SOUTH AFRICAN COUNCIL
ARCHITECTURAL PROFESSION

MOHAMED SAYED (REG NO. PAT 0849)
Client

Client signature

Project
ADDITIONS AND ALTERATIONS TO EXISTING GARAGE @ PORTION 2595 OF ERF 943 @ NO 8 LONSDALE DRIVE, DURBAN NORTH

Title
SITE PLAN, FLOOR PLANS, SECTIONS, ELEVATIONS AND WINDOW SCHEDULE

Scale
AS SHOWN

Designed
MSS

Drawn
LR

Date
AUGUST 2021

Issue status
SUBMISSION

Drawing number
SM01-201