

NOTES IN RESPECT OF S.A NATIONAL STANDARD FOR THE APPLICATION OF NATIONAL BUILDING REGULATIONS SANS 10400

PART A GENERAL PRINCIPLES AND REQUIREMENTS

ALL REQUIREMENTS TO COMPLY WITH PART A SANS 10400

PART B STRUCTURAL DESIGN

ALL STRUCTURAL DESIGN TO COMPLY WITH PART B SANS 10400

PART C DIMENSIONS

ALL DIMENSIONS OF ANY ROOM OR SPACE TO COMPLY WITH THE REQUIREMENTS OF PART C SANS 10400

PART D PUBLIC SAFETY

ENCLOSURE OF PROPERTY TO COMPLY WITH PART D SANS 10400 (FIG 2B)

PART F SITE OPERATIONS

ALL SITE OPERATIONS TO COMPLY WITH PART F SANS 10400

PART G EXCAVATIONS

ALL EXCAVATIONS TO COMPLY WITH PART G SANS 10400

PART H FOUNDATIONS

ALL FOUNDATIONS TO COMPLY WITH PART H SANS 10400

PART J FLOORS

ALL FLOORS TO COMPLY WITH (ANNEX A) J1
ALL WATER RESISTANT FLOORS TO COMPLY WITH J4.2
ALL FLOORS TO COMPLY WITH PART J SANS 10400

PART K WALLS

ALL WATERPROOFING TO WALLS TO COMPLY WITH K4.5 & C1 (ANNEX C) OF PART K
ALL STRUCTURAL WALLS TO COMPLY WITH PART K SANS 10400

PART L ROOFS

ROOF TO COMPLY WITH PART L SANS 10400

PART N GLAZING

ALL GLAZING TO COMPLY WITH PART N4, N1 (ANNEX A) AND AAAMSA REGULATIONS

PART O LIGHTING & VENTILATION

ALL LIGHTING AND VENTILATION TO COMPLY WITH PART O4.1
ALL AREAS TO BE NATURALLY AND ARTIFICIALLY LIT TO COMPLY WITH PART O4.2 OF SANS 10400
ALL NATURAL AND MECHANICAL VENTILATION TO BE PROVIDED IN ACCORDANCE WITH PART O4.3 OF SANS 10400

PART P DRAINAGE

ALL SANITARY FIXTURES TO BE IN ACCORDANCE WITH P4.3, P4.4 & P4.5
ALL SANITARY FIXTURES TO BE PROVIDED IN ACCORDANCE WITH P4.11

PART R STORMWATER DISPOSAL

ALL STORMWATER TO COMPLY WITH PART R SANS 10400

PART T FIRE PROTECTION

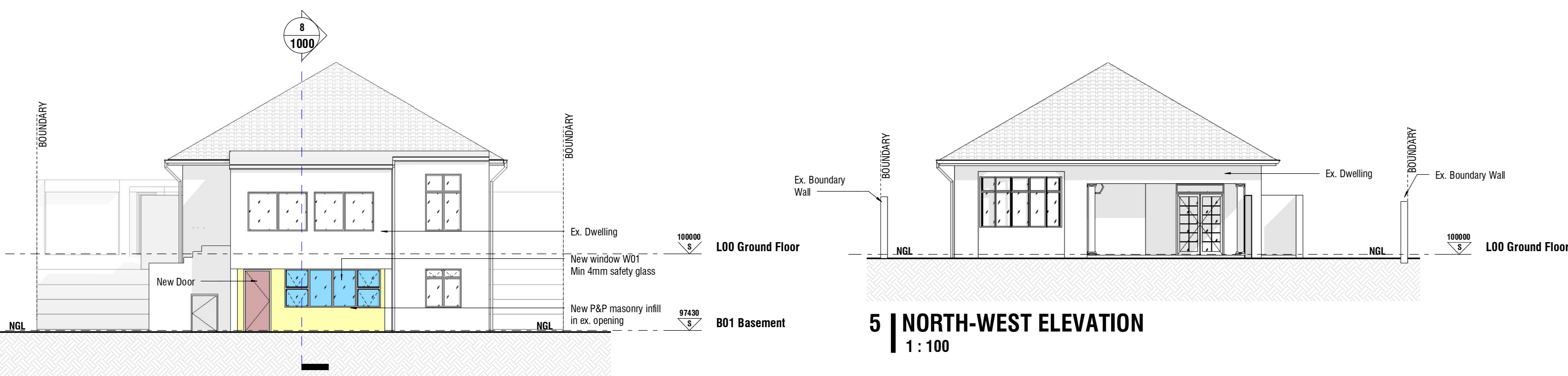
ALL FIRE PROTECTION TO COMPLY WITH PART T SANS 10400

POOL NOTES

WASTE WATER VIA BREAK PRESSURE TANK TO SEWER LINE
EARTH LEAKAGE PROTECTION FITTED TO ENTIRE ELECTRICAL INSTALLATION. PUMP CHAMBER TO BE ADEQUATELY DRAINED.
FILTER PLANT TO SPECIALIST DETAIL AND INSTALLATION.

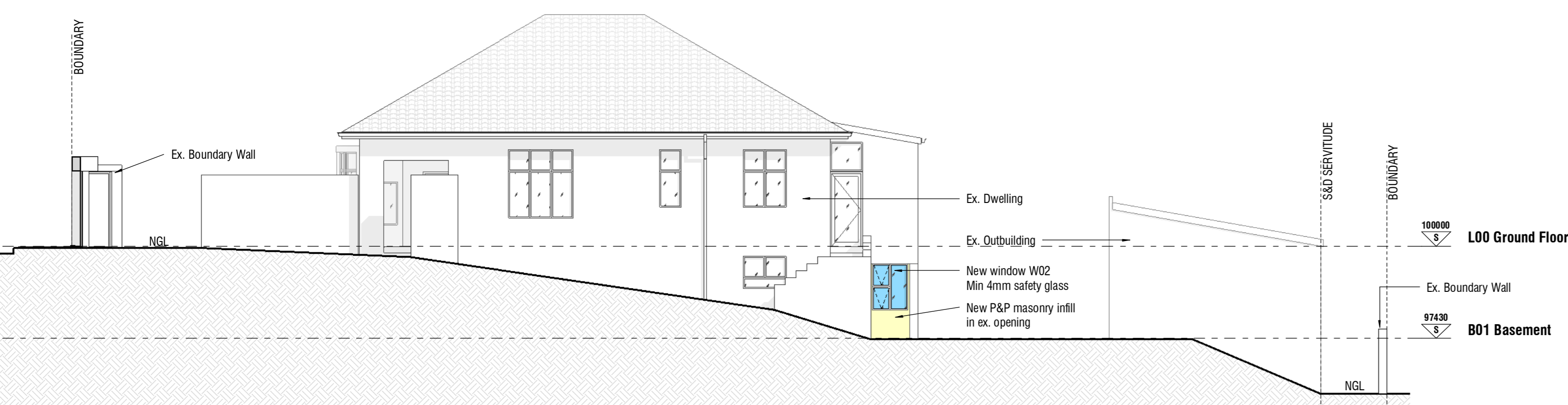
SANS 10400 NOTES

1:1



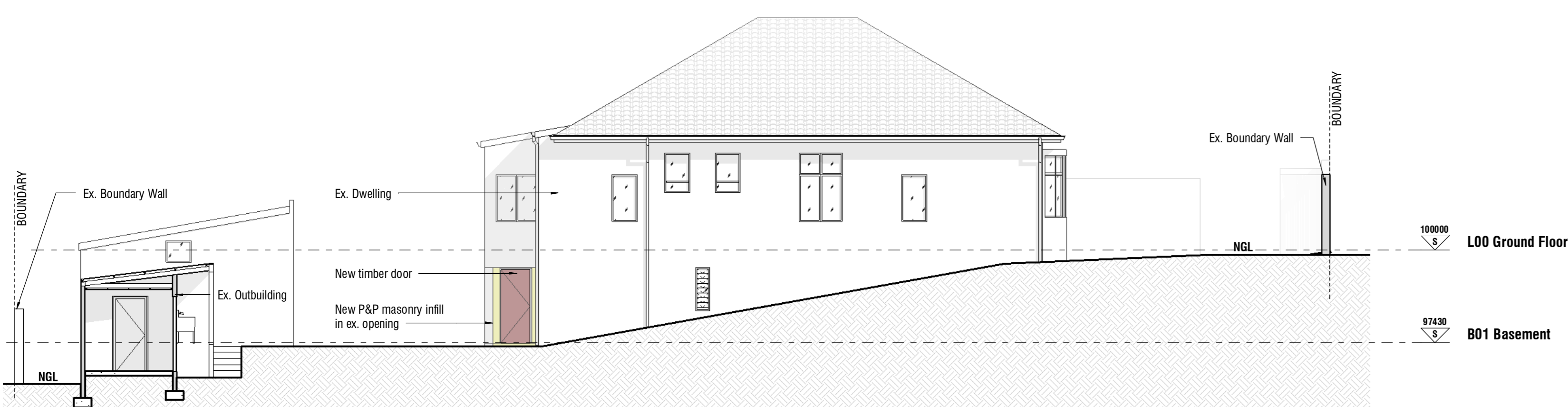
4 | SOUTH-EAST ELEVATION

1:100



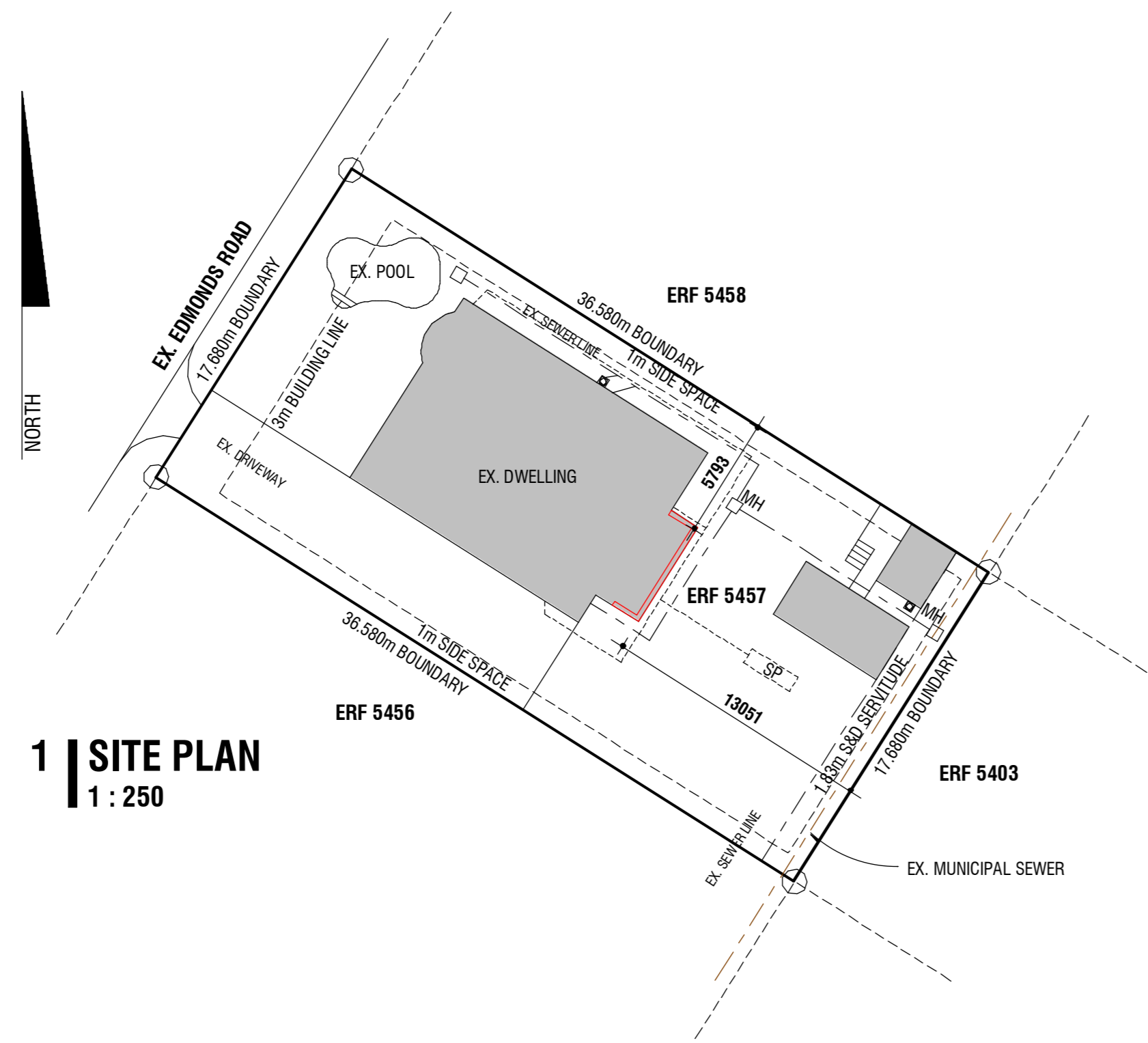
6 | SOUTH-WEST ELEVATION

1:100

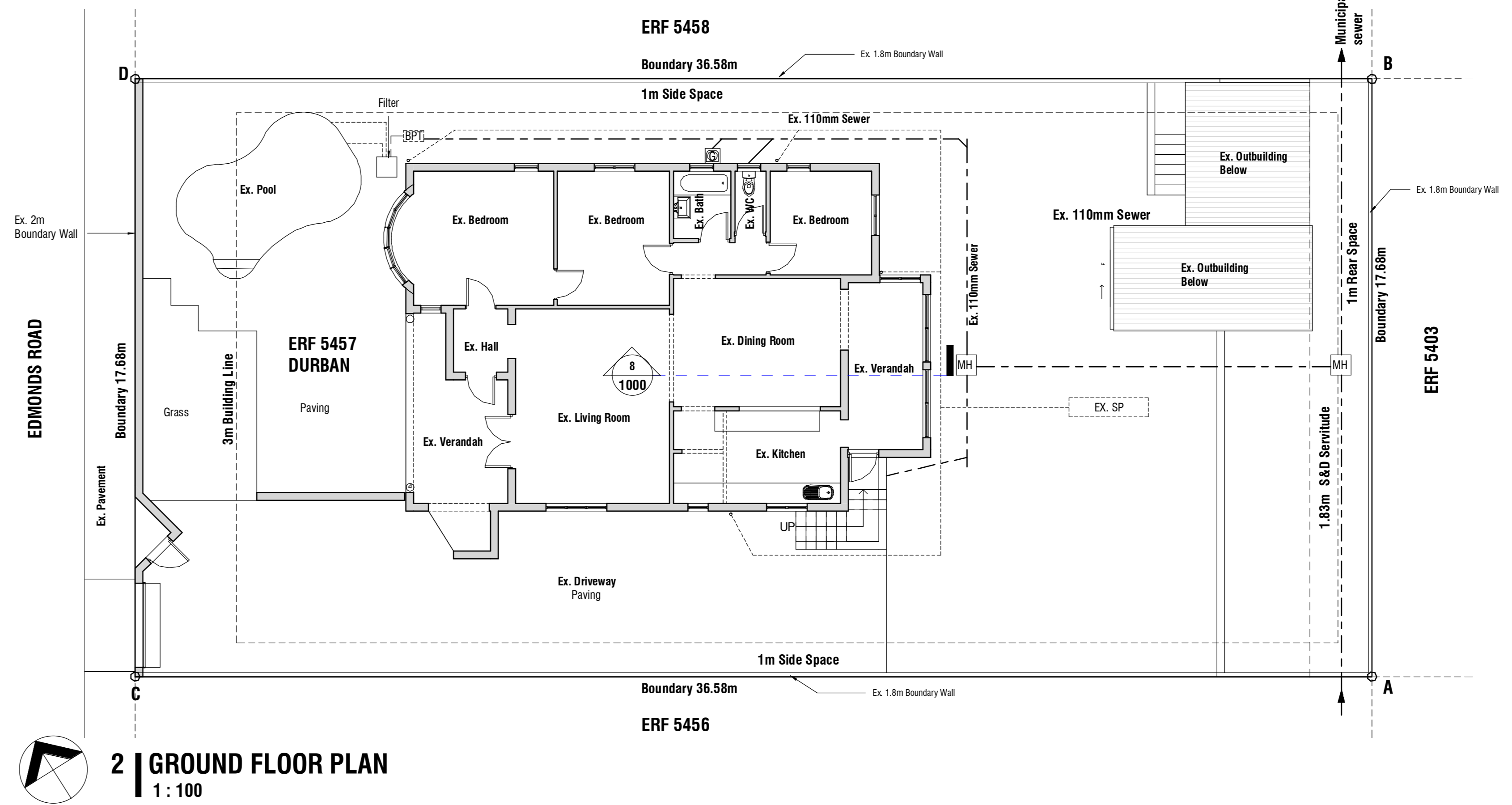


7 | NORTH-EAST ELEVATION

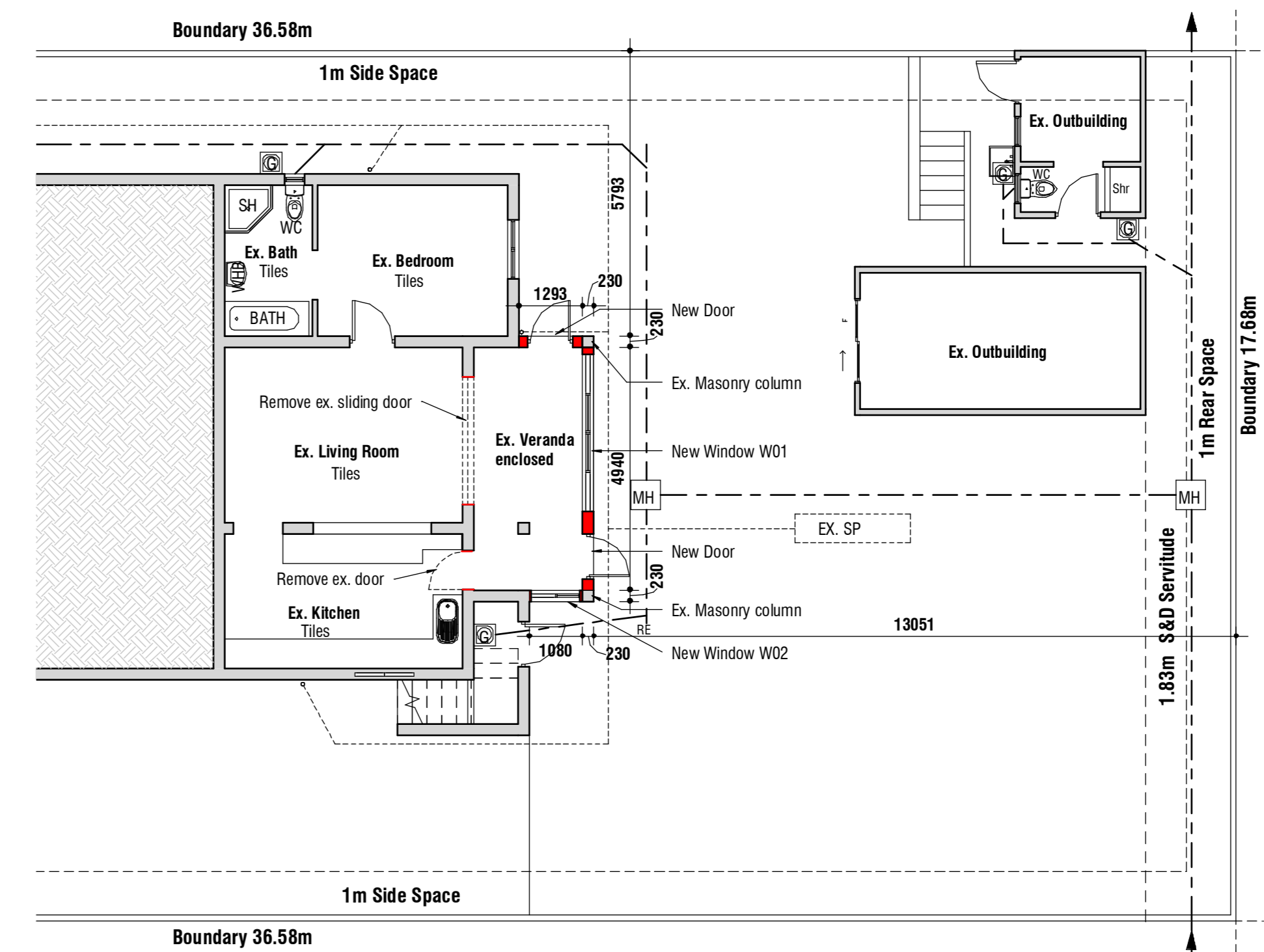
1:100



1 | SITE PLAN
1:250

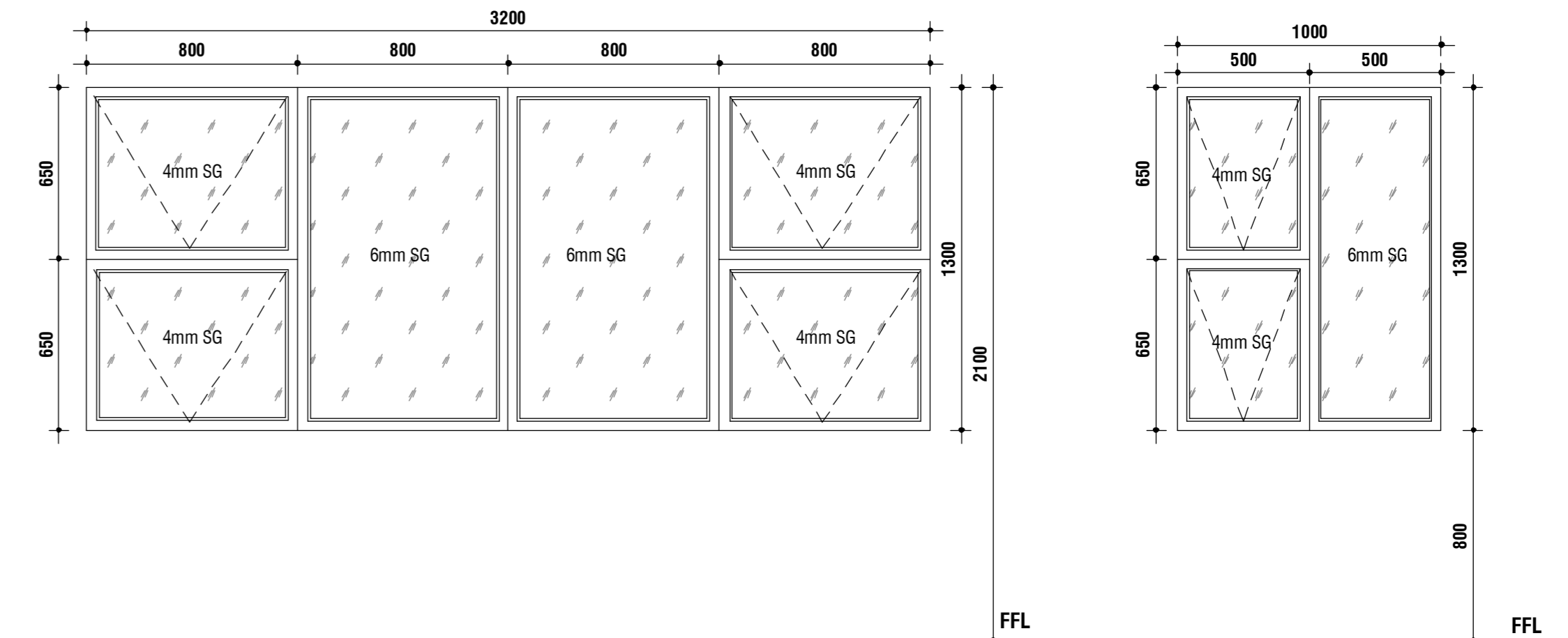


2 | GROUND FLOOR PLAN
1:100



3 | BASEMENT PLAN

1:100

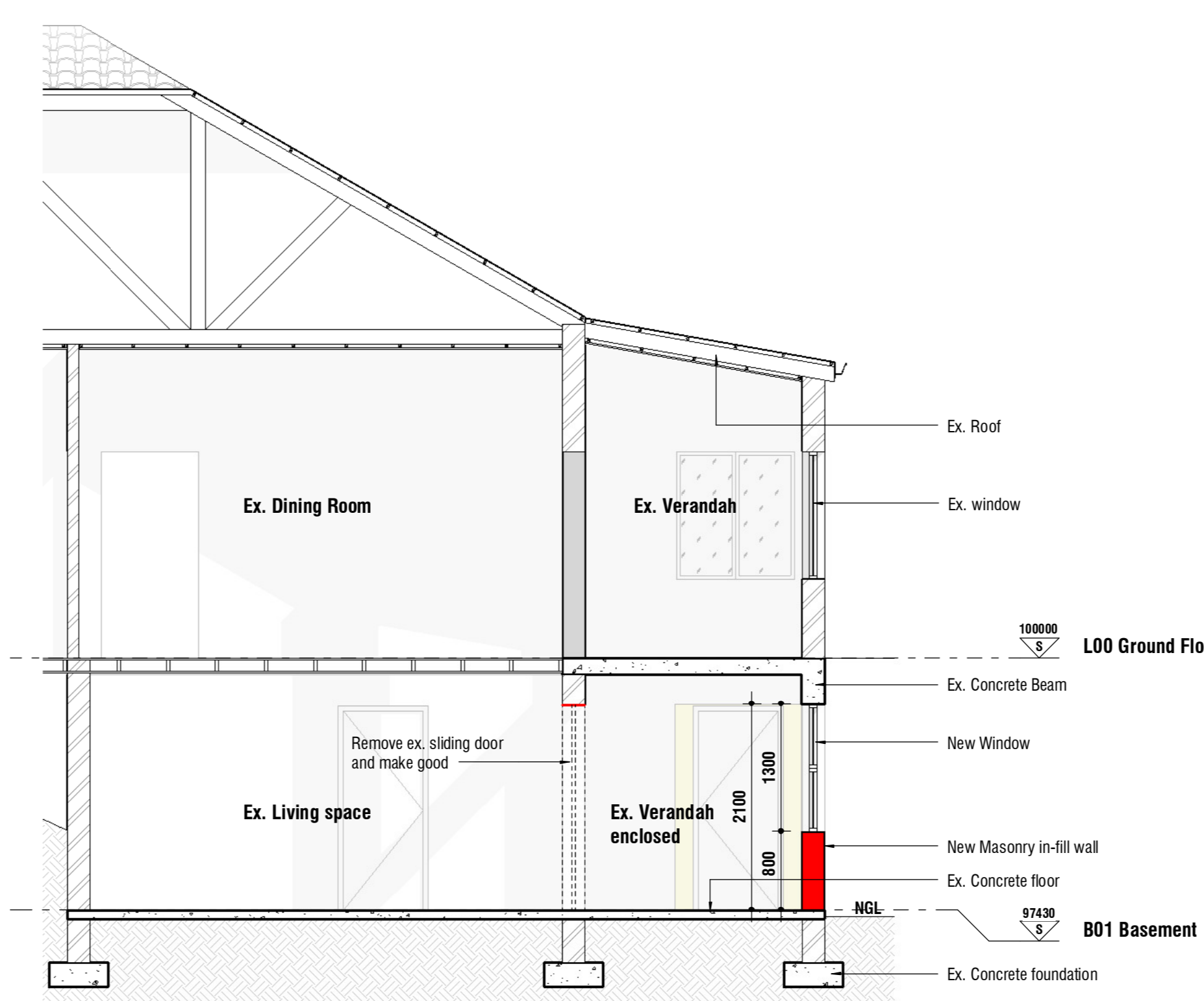


9 | WINDOW W01

1:20

10 | WINDOW W02

1:20



8 | SECTION A-A

1:50

SCHEDULE OF RIGHTS			
PROPERTY DESCRIPTION			
Erft / Portion	ERF 5457	Site Area	646m ²
Township	DURBAN	Title Deed No	20767/2005
ZONING INFORMATION			
Town Planning Scheme	DURBAN eTHEKWINI CENTRAL SCHEME	Amendment Scheme No.	
Use Zone	SPECIAL RESIDENTIAL 400	Annexe No.	
DEVELOPMENT CONTROL MEASURES			
Permissible	Control	Actual	
2 Storeys	Height of buildings	2 Storey	
50%	Coverage (Footprint/Site Area x 100 = %)	Existing - 178m ² (27%) New - 0m ² Total - 178m ² (27%)	
N/A	Floor Area Ratio (FAR)	Existing - 178m ² (0.27) New - 0m ² Total - 178m ² (0.27)	
1	No of Dwelling Units on the erf	No Change	

- All work is to be done in accordance with the National Building Regulations.
- All materials and workmanship are to comply with the relevant S.A.S. codes and or the specified international codes where applicable in the Architectural specifications. Where relevant South African National Standards, British Standards, BS codes of practice, or Agreement Certificates applicable to the design exist, the recommendations and requirements of such documents to be considered a minimum standard for the works.
- The contractor shall in all aspects of the works comply with the provisions of the Occupational Health and Safety Act, 1993 Act No 85 of 1993 and any regulations promulgated in terms of that Act or the Factories Machinery and Building Works Act of 1961.
- The contractor shall set up, document and maintain a quality assurance and quality control system, in accordance with SANS 9001 ISO 9001, able to be checked to the satisfaction of the architect that all materials and workmanship, whatever their sources, meet the requirements of the Specification. Should the contractor or any of his sub-contractors be certified to the SANS 9000 family of standards then monitor these works accordingly.
- This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from Holmes and all other consultants related to the project.
- All portions of the works related to any service or consultant's information is to be done in accordance with the National Building Regulations.
- This drawing is not to be scaled. Figured dimensions to be used. All dimensions are in millimeters unless otherwise stated.
- All dimensions and levels must be checked on site by the contractor before putting work in hand.
- All work to be executed by competent persons qualified for the specific trade.
- This drawing is copyright reserved and remains the property of Holmes Architects.

REV	DATE	DRAWN	ISSUED FOR APPROVAL	DESCRIPTION
A	EX-1/2022			

SIGNATURES

CLIENT

K.F. SHARRATT
ARCHITECT

M. James Pr Arch 6594



DURBAN
200 Glen Road
Durban
031 633 0504
holmes.arch@gmail.com

PROP. ENCLOSURE OF SPACE UNDER VERANDAH

FOR
MS K. SHARRATT
ERF 5457 DURBAN
87 EDMONDS ROAD
DURBAN

GENERAL ARRANGEMENT PLAN

SCALE: As indicated @ A0

PROJECT	PHASE	DRAWING	BLOCK / SERIES / SUFFIX	REVISION
0087	01	AR	1000	A

DRAWN BY: M. JAMES
CHECKED BY: M. JAMES