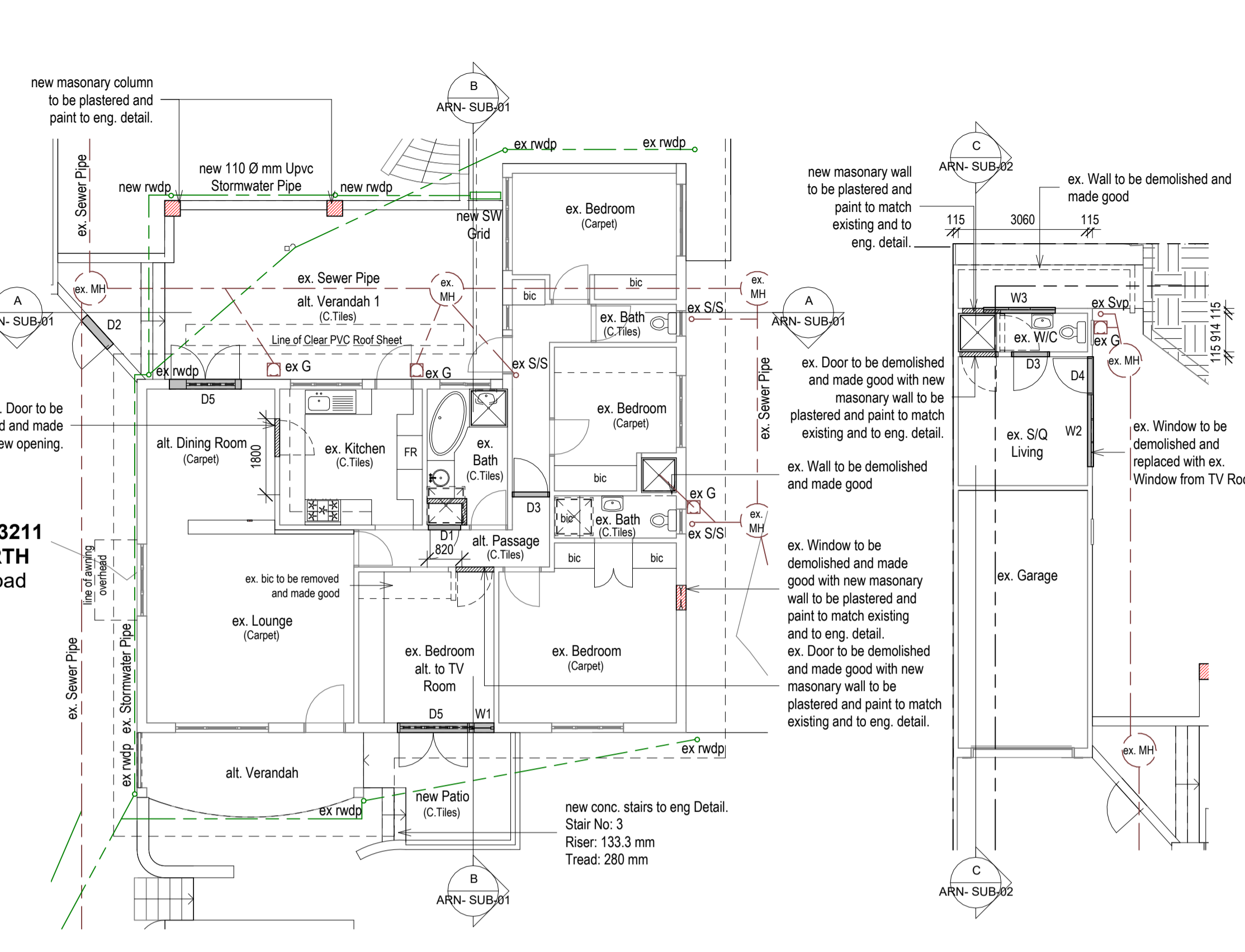
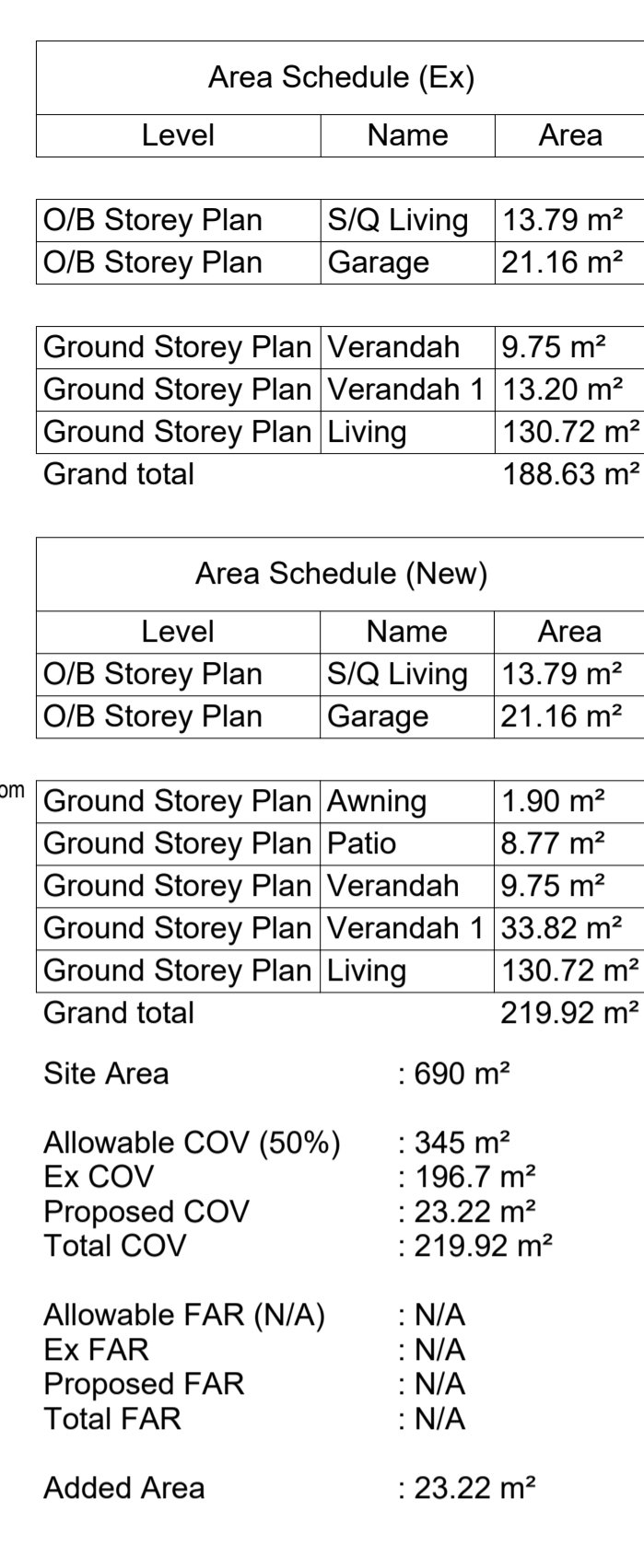


Site Plan
1 : 200



Ground Storey Plan
1 : 100



O/B Storey Plan
1 : 100

Area Schedule (Ex)		
Level	Name	Area
O/B Storey Plan	S/Q Living	13.79 m ²
O/B Storey Plan	Garage	21.16 m ²

Area Schedule (New)		
Level	Name	Area
O/B Storey Plan	S/Q Living	13.79 m ²
O/B Storey Plan	Garage	21.16 m ²

Ground Storey Plan	Verandah	9.75 m ²
Ground Storey Plan	Verandah 1	13.20 m ²
Ground Storey Plan	Living	130.72 m ²
Grand total		188.63 m ²

Ground Storey Plan	Awning	1.90 m ²
Ground Storey Plan	Patio	8.77 m ²
Ground Storey Plan	Verandah	9.75 m ²
Ground Storey Plan	Verandah 1	33.82 m ²
Ground Storey Plan	Living	130.72 m ²
Grand total		219.92 m ²

Site Area	: 690 m ²
Allowable COV (50%)	: 345 m ²
Ex COV	: 196.7 m ²
Proposed COV	: 23.22 m ²
Total COV	: 219.92 m ²
Allowable FAR (N/A)	: N/A
Ex FAR	: N/A
Proposed FAR	: N/A
Total FAR	: N/A
Added Area	: 23.22 m ²

GENERAL NOTES: min requirements
 All dimensions pertaining to the structural integrity of the structure are for information only. The appointed engineer must specify all foundations, depth of foundations, backfill, reinforced conc slabs, lintols, brickforce and all matters relating to the structural stability of the proposed works.
 Should the engineer specify something different to what has been dimensioned then the pr engineers specification must supercede the noted dimensions. The discrepancies must be reported to the author prior to construction.
 The contractor must adhere to all the current NHBC regulations and specifications relating to building practices. Any deviation from these regulations will become the sole responsibility of the contractor and any cost relating to the rectification of such items will be to the cost of the contractor.
 All construction works are to further comply with the standard building regulations as per SANS 10400 of 2010 as well as the local authorities bylaws.
 All glazing to comply with SANS 10400 part N
 NB: See detailed window / glazing schedule
 Surface beds - 25mm screed on 85kN 25 Mpa conc. 100mm Mesh reinforced (Ref 193) surface bed on DPM (250 mm) on compacted soil to 95%
 Mod A.A.S.H.O ponded with 5 P.C.P. solution
 NB engineers design takes preference to above.
 All new balustrading to be 1000 mm high and to have a 100 mm spacing and to comply with SANAS 10400 part D.

Engineers notes:
 All dimensions pertaining to the structural integrity of the structure are for information only. The appointed engineer must specify all foundations, depth of foundations, backfill, reinforced conc slabs, lintols, brickforce and all matters relating to the structural stability of the proposed works. The engineer is to provide detailed drawings of such specifications and is to certify all work that he is responsible for.
 Should the engineer specify something different to what has been dimensioned then the pr engineers specification must supercede the noted dimensions. The discrepancies must be reported to the author prior to construction.
 All walls and lintols to engineers details.
 Foundations to comply with the design requirements made by the Engineer in the Geotechnical Engineers report, if needed.
 All Roofs and walls to Engineers details.

Endorsements:
 floors to comply with SANS 10400 part J
 walls to comply with SANS 10400 part K
 roof to comply with SANS 10400 part L
 stairs to comply with SANS 10400 part M
 balustrading to comply with SANS 10400 part M4.3
 glazing to comply with SANS 10400 part N
 drainage to comply with SANS 1040 part P
 stormwater to comply with SANS 10400 part R
 nat lighting to comply with SANS 10400 part 0
 min 10% floor area - (5% openable)
 ret. walls to comply with SANS 10400 part K4.2.4
 NB. Should the contractor/builders be unsure of any of the regulations as noted above or wish to amend any of the above, written notification to the author must be made in order to obtain approval from the relevant authority.

All cadastral boundary pegs must be exposed and flagged prior to the site being handed over for any works to commence, and must remain exposed and flagged throughout the construction period. The Land Surveyor must place the site number plate identifying the site, on the street facing boundary at the midway mark.

Plumbers Note:
 Min fall to drains 1:40. - Min cover to drains 450mm. Provide anchor blocks to ends of drains exceeding 1.5. All drain pipes and fittings to be SANS 10400 approved. All waste pipes SODIA unless specified and certified by registered plumber. Provide re's to ends of pipe runs and bends as noted on drawings. ie's to be provided at all accessible junctions and bends. All drainage pipes under hardened surfaces to be "twin walled" uPVC piping SANS 10400 Access for cleaning of stack/discharge pipes within 2m above entry point of the pipes into the ground are to have removable access points (covers) SANS 10400-P4.19
 The design of the drainage system is to comply with part P of SANS 10400 and any requirements of the relevant local authority & is the responsibility of the Main contractor Plumbing contractor. The municipal sewer connection point is to be exposed prior to commencement of any drainage installation and the level verified. Any discrepancies are to be reported to the engineer PRIOR to commencement of the work. The sewer sections shown indicate the design intent only. This is to be verified by the registered plumber/plumbing contractor - any discrepancies or proposed alterations are to be reported to the author prior to commencement of any work. Agricultural drains to be provided where necessary as per structural engineers design and requirements. All stormwater to be piped to soakpits unless otherwise indicated. No soakpit to be positioned within 3m of any building or boundary. All svp's to be taken 2m above window/door head height or 2 way vent valves added to SABS spec. Any drain passing under or adjacent to a building shall not impair the structural stability of the building.

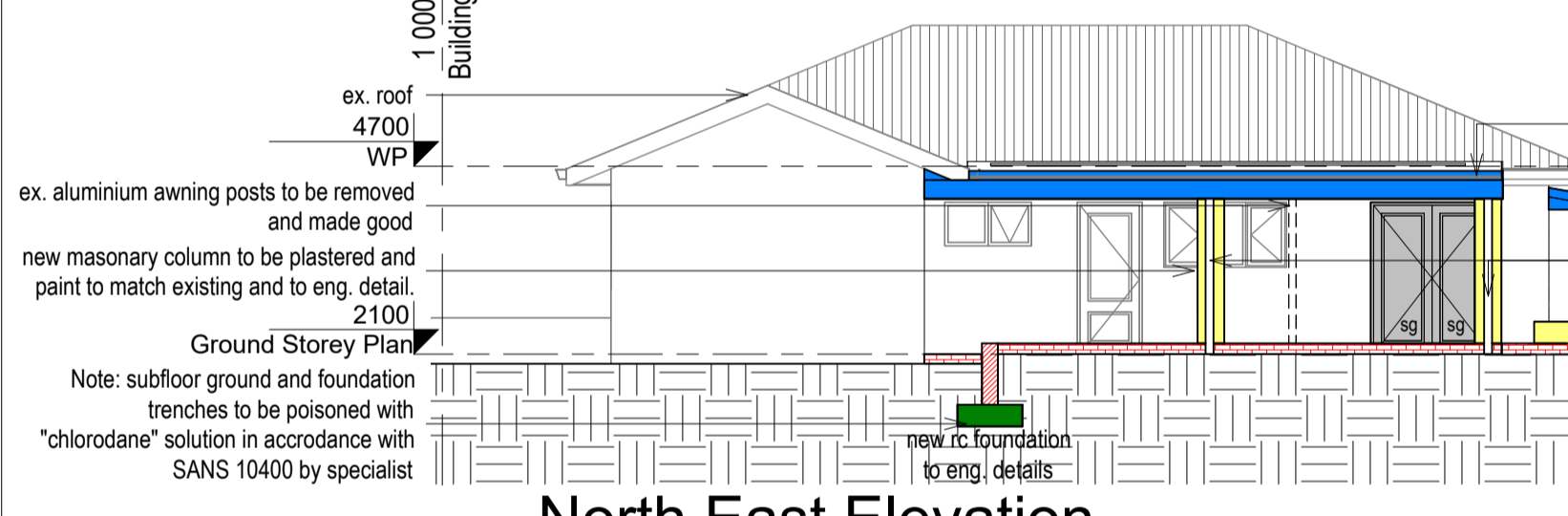
Roof Notes:
 corrugated profile aluminium sheeting at 10° & 3° on 75x50 SABS treated pine battens at ±1000 crs on "sisalation" Residential RPP tile underlay (SANS 10400 spec) 100mm thick SANS 10400 approved mineral wool ceiling insulation Truss fabrication and grade of timber to be as per part L of SANS 10400 2011 table 1 & 2 max truss spacing 1000mm c/crs on 76x114 wall plates - 2x 42 galv. wire truss ties built into brickwork min 4 courses per truss end as per SANS 10400 roof specification. Any roof which does not comply with part L of SANS 10400 2011 and or does not comply with local authorities bylaws must be designed and manufactured by Roofing suppliers "MITEK" engineered gang nail specification and erected and certified by roof suppliers engineers. exposed trusses to be sanded on site and stained as per finishing schedule with 5mm plywood stained cover plates to gannalng plates as required. all parapet wall and wall to roof finish to be "seal-o-flex" or similar flexible membrane to match roof colour & to comply with part L4.2 of SANS 10400 All fascias and bargeboards to be fibre-cement unless otherwise specified. Colour as per colour palette.
 All roof accessories to match colour of roof.
 All valley gutters to be (min) 0.6mm "SAFTAL" alum. sheeting
 100x100 powder coated alum. seamless gutters and downpipes
 38x38 SA pine ceiling battens at ±600 crs to support skinned GYPSUM ceiling board. Decor cornice (150 NMC) to owners detail U.O.N.

gutters & downpipes
 downpipes and gutters indicated on elevations as a design guide only. Specialist gutter supplier to design and erect to design standards

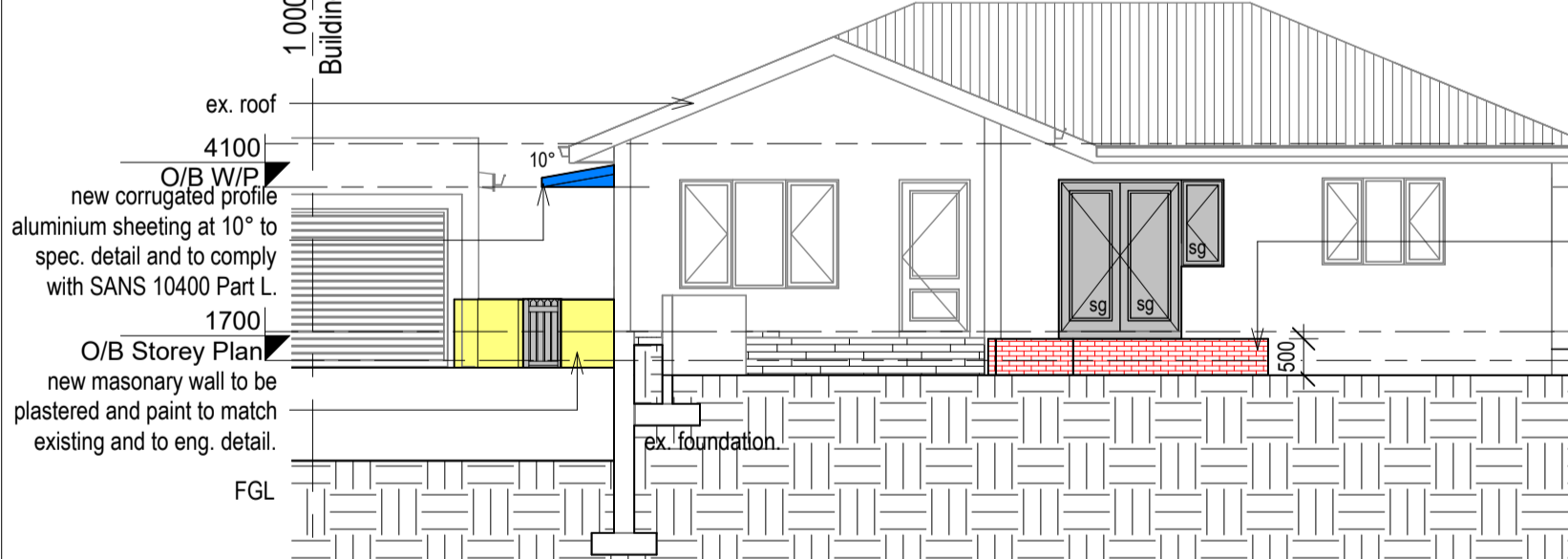
- NB - SANS 10400-XA & SANS 204 REQUIREMENTS:**
- All external walls to be built with 50mm air cavity- minimum CR value required = 60 hours
 - Minimum R-value of roof insulation = 1.99
 - 50% of annual hot water to be provided by means other than electrical heating i.e. solar, heat pumps
 - Hot water pipes to be insulated with minimum R-value = 1
 - Hot water tank to be insulated with minimum R-value = 2
 - See window/door schedule for specific glazing required

For these specifications & further requirements see attached SANS calculation report which must be read in conjunction with this plan.

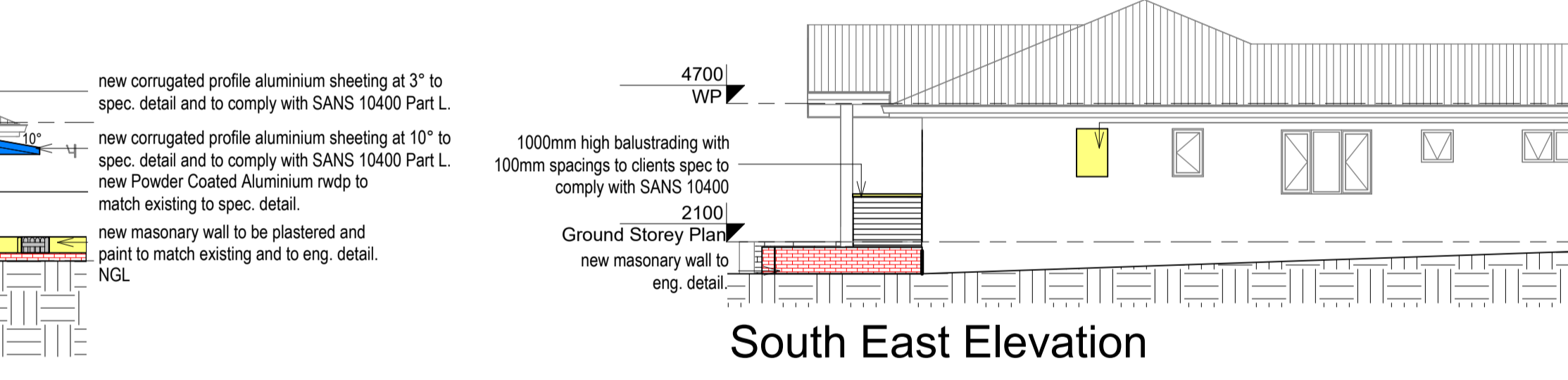
- General Finishes:**
- WALL COLOURS - Plaster & Paint
 - ROOF - Safintra 'Zinc-Alum' Profile Sheeting
 - RAINWATER GOODS - Powder Coated Aluminium, colour to match existing
 - WINDOWS - Solid Meranti timber as per schedule
 - MAIN DOOR - Solid Meranti timber as per schedule
 - ALL OTHER DOORS - Solid Meranti timber as per schedule



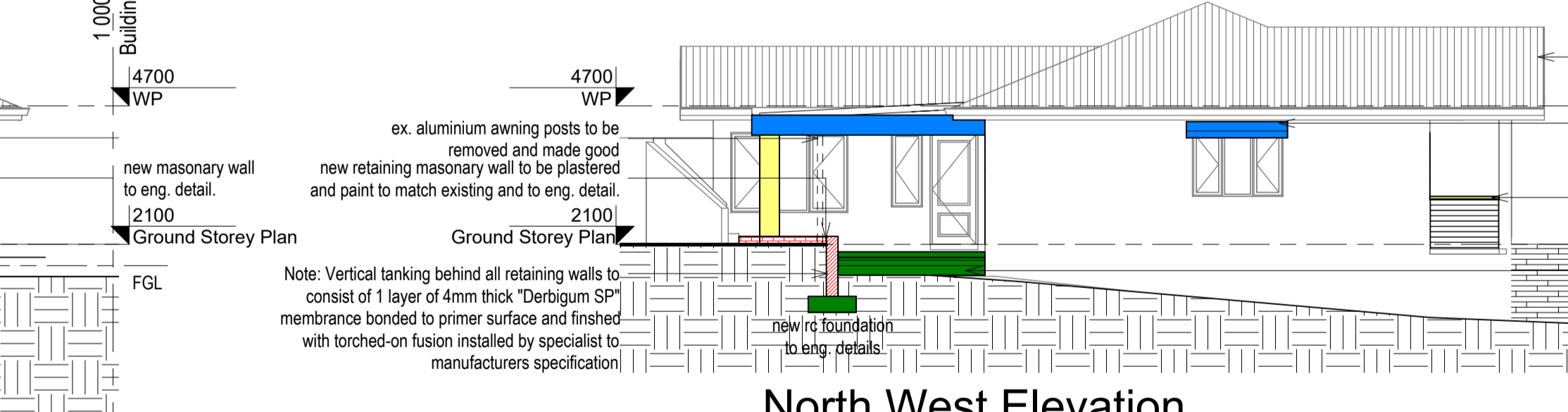
North East Elevation
1 : 100



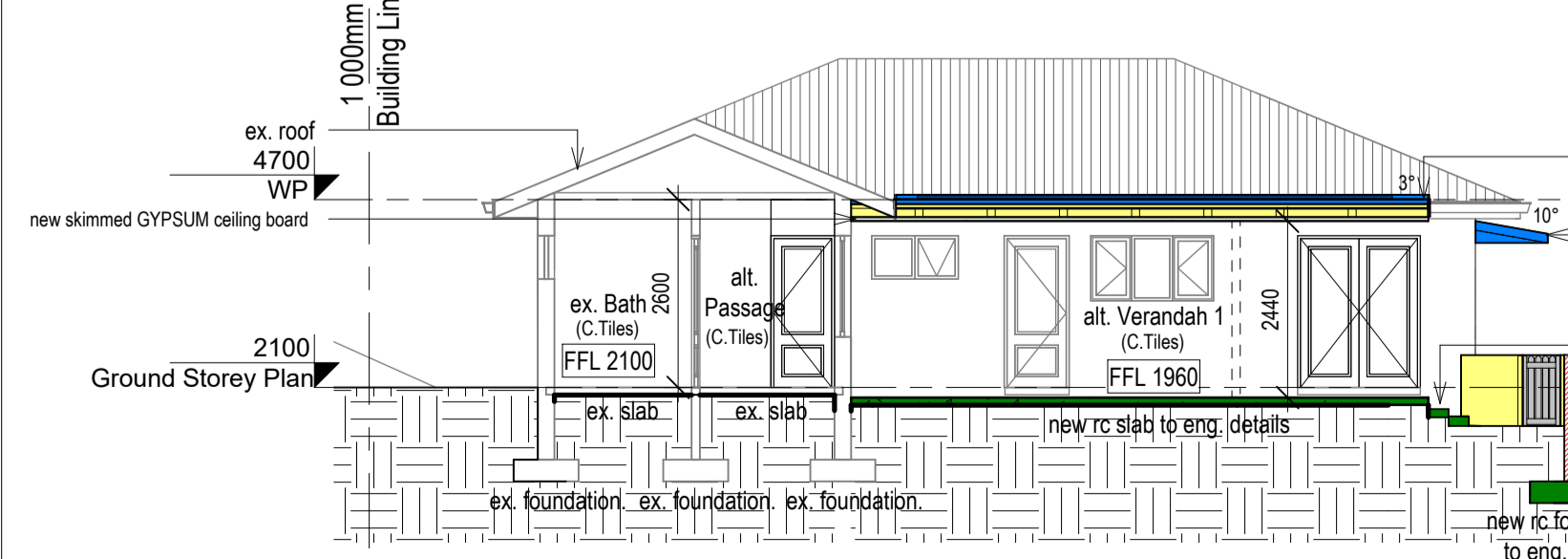
South West Elevation
1 : 100



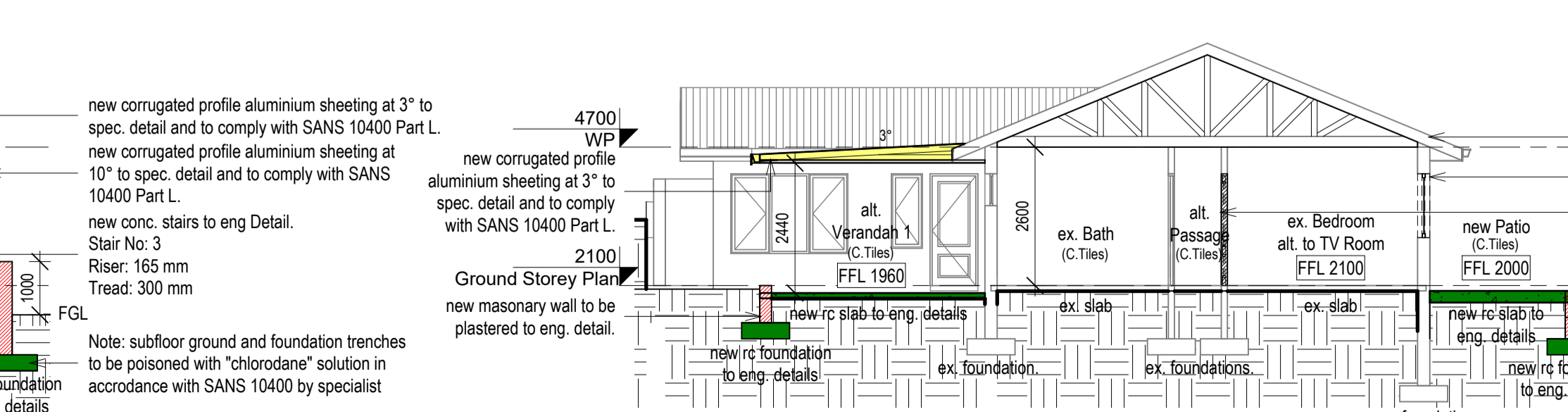
South East Elevation
1 : 100



North West Elevation
1 : 100



Section A-A
1 : 100



Section B-B
1 : 100



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Client sign: Richard Holgate
 PRARCH 39422593

Project description:
 Proposed additions and alterations at 14 Orthman Road on PTN 2 of ERF 3211, Durban North for Graham Aaron (Building Classification H4)

title:	Site Plan, Ground Storey Plan, O/B Storey Plan, Elevations, Sections, area Schedule and Notes	
Project number:	17/50	
Date:	02-02-23	Scale As indicated
Drawn by:	TC	Rev
circ no:	ARN- SUB-01	
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(A)	NOT FOR CONSTRUCTION	