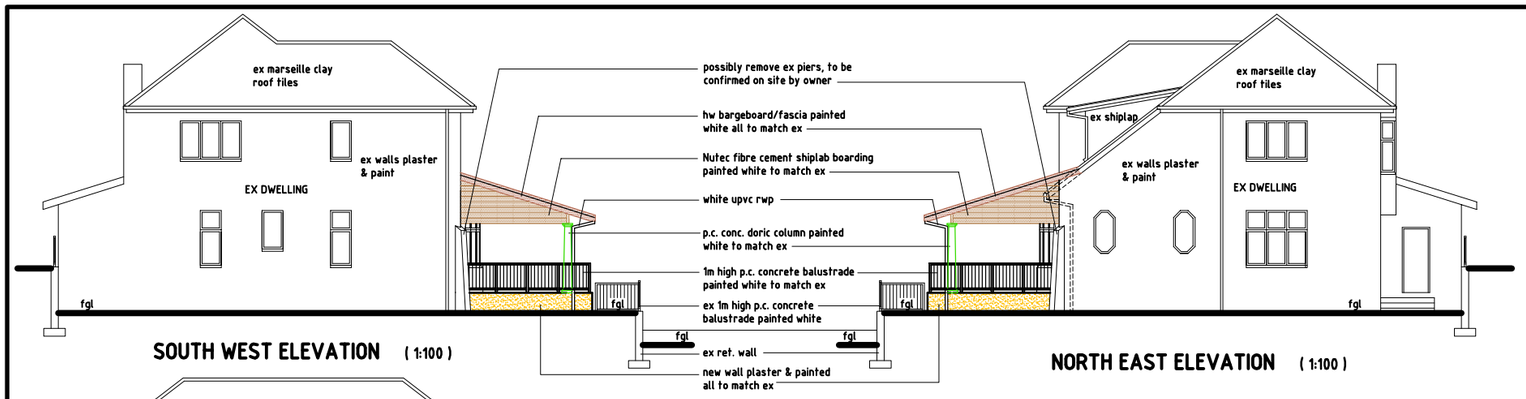
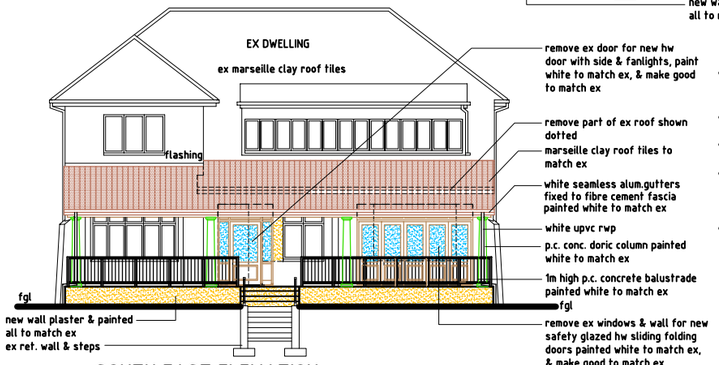


SOUTH WEST ELEVATION (1:100)

NORTH EAST ELEVATION (1:100)



SOUTH EAST ELEVATION (1:100)

general drainage notes

- all stormwater to be piped to soakpits unless otherwise indicated. No soakpit to be within 3m from any building or boundary.
- all stormwater soakpits size to be $1m^3$ for every 40 m^2 of roofed area and other hardened surface areas.
- agricultural drains to be provided where necessary and to p.r. engineer's detail.
- drains passing under buildings must be encased in 150mm concrete and in a straight run under the building with no bends or junctions and have ie's at each end at a minimum of 600mm beyond the building.
- only a registered plumber is permitted to carry out work, work to be in accordance with all SANS requirements & only SABS approved products/fittings to be used/installed

construction notes

ROOF

- approved marseille clay roof tiles to match ex on 38 x 38 treated timber battons on SABS approved 250 mic Undertile White or similar approved waterproofing membrane, with min 150mm overlap, on treated SABS timber rafters/trusses to specialists design and sizing. rafters/trusses at max. 760 centres and all timber rafters/trusses & beams to be certified by engineer.
- all fascias, bargeboards, shiplap and roof frims to be Nutec boarding painted white to match ex
- flashing : "raincote" waterbased paint-on flashing onto fabric membrane.
- gutters to be 100 x 125mm og seamless white aluminium, and rainwater downpipes to white upvc.
- ceilings :internal to be gypsum skimmed rhinoboard, with taped joints,on 38x38 softwood brandering. external to be painted Nutec boarding, with taped joints,on 38x38 softwood brandering. All nail heads to be treated against corrosion.
- All the above to comply with SANS 10400 - K,L,R & T

WALLS

- all plasterwork to match ex.
- all outer face of innerskin brickwork to be bagged and bitumised with 2 coats brixeal
- two courses brickforce to be provided at slab, cill and wall plate level.
- p.c. lintols to be provided above all openings.
- stepped SABS approved 375 mic Black DPC to all floor slabs, cills, above all openings & cavity wall door jamb
- All the above to comply with SANS 10400 - B,K & T

FLOOR

- ground floor: 100mm "BRC" mesh reinforced concrete surface bed, to be certified by engineer, on SABS approved 250 mic USB Green damp proof membrane, with min 100mm overlap laid according to specifiaction, on hardcore compacted every 150mm. hardcore to be poisoned by specialist.
- floor screed - min 25mm
- floors in any laundry, kitchen, shower room, bathroom or room containing a toilet pan or urinal must be waterproofed as per SANS 10400-J requirements
- All the above to comply with SANS 10400 - B,H,J & T

FOUNDATIONS

- all foundations/piles to pr.engineers detail.
- All the above to comply with SANS 10400 - H

general notes

- all dimensions and levels to be checked on site prior to work commencing.
- all building methods and materials to comply with the national building regulations, SANS 10400 & SABS
- the works to be set out from approved local authority plans only.
- drawings are NOT to be scaled (figured dimensions to be read in preference to scaling.) contact Author if unsure of any dimensions
- all reinforced concrete work to pr. engineers specification and detail
- all foundations, slabs, beams, columns, stairs, structural steel & retaining walls to pr. eng's specification & detail.
- all foundations to be taken below natural ground level.
- all balustrading to be min.1m high and to comply with SANS 10400-2010 Annex D1.
- all glazing to comply with part N of SANS 10400-2010
- flashing to be provided as per part L of SANS. 10400-2010.
- all underground ducts, pipes and vents to be adequately sealed against menthane seepage
- premises to be rendered rodent proof in accordance with N.B.R.
- Natural/Finished ground line in approximate position only and no claim can be made for any discrepancies on site.

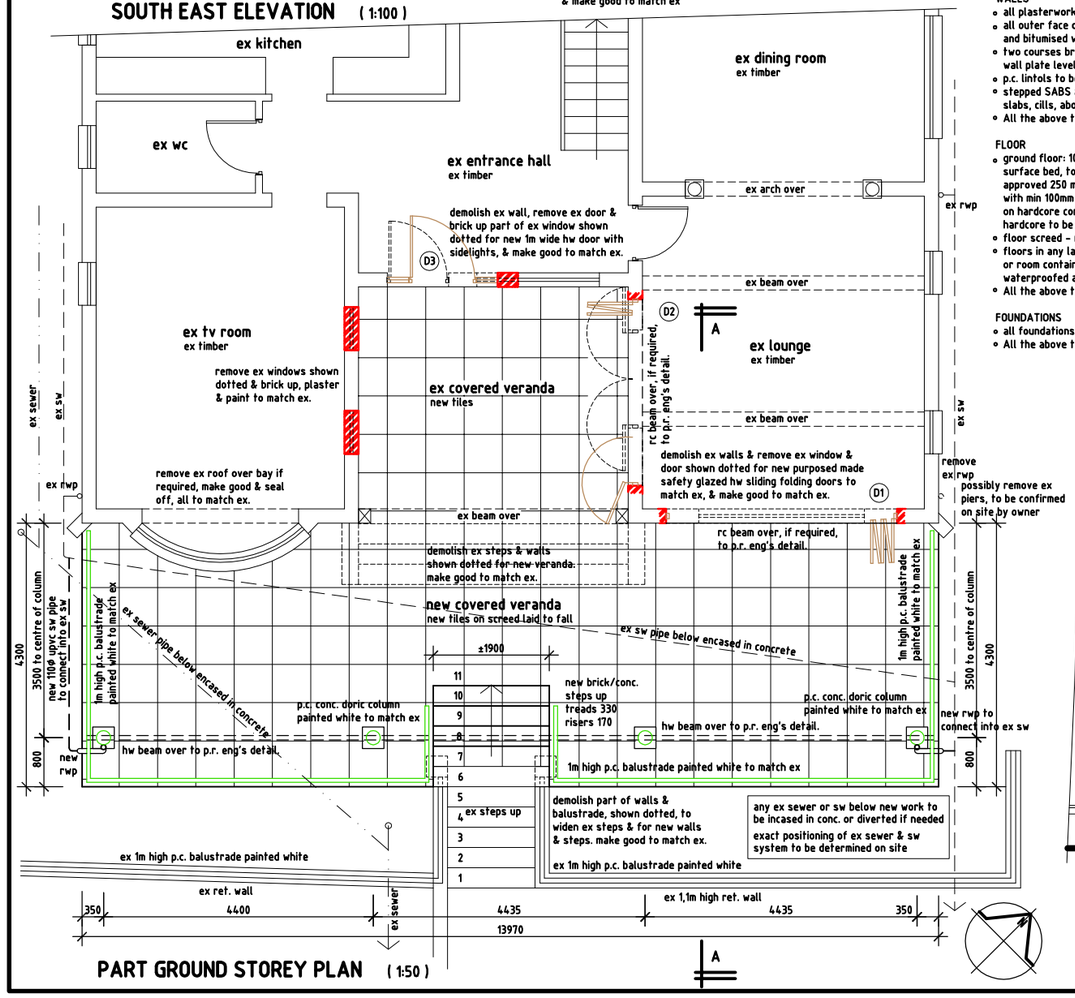
NOTES (SANS 10400:2010 Extracts)
PART D : PUBLIC SAFETY
all Public Safety to comply with SANS 10400-D:2011.
all balustrading to be a min. of 1000mm high & to comply with Annex D1.
all swimming pool to comply Annex D4.

NOTES (SANS 10400:2010 Extracts)
PART M : STAIRWAYS
dimensions of stairways to comply with MM2.
all balustrading to be a minimum of 1000mm high & to comply with MM3.
all treads to be a minimum of 250mm wide & risers to be a maximum of 200mm high.

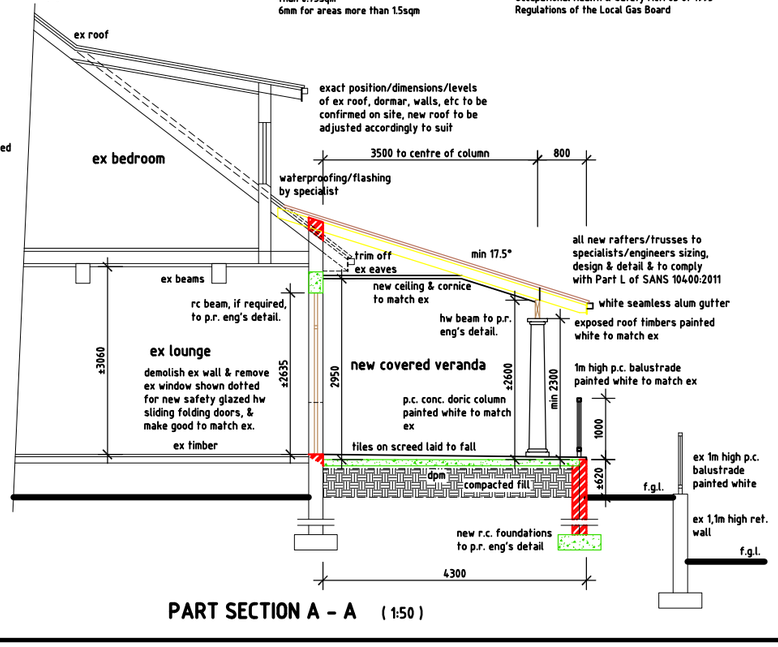
NOTES (SANS 10400:2010 Extracts)
PART N : GLAZING
all glazing to comply with part N SANS 10400-2010 as follows:
Doors : 6.5mm laminated safety glass or 6mm for less than 1sqm
Windows : 3mm for areas less than 0.75sqm
4mm for areas less than 1.5sqm but greater than 0.75sqm
6mm for areas more than 1.5sqm

NOTES (SANS 10400:2010 Extracts)
PART O : LIGHTING & VENTILATION
all lighting & ventilation to comply with SANS 10400-O:2011 & Annex A part 01 (Lighting & Ventilation Requirements) & part 02 Special Provision of Natural Lighting together with part 7 Fire Requirements.

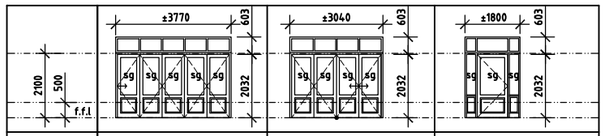
NOTES (SANS 10400:2010 Extracts)
ELECTRICAL
all electrical installations shall be carried out strictly in accordance with the latest edition of:
SABS 0142 : code of practice for the wiring of premises
SABS 0114 : code of practice for interior artificial lighting (Part 1 & O of SANS 10400)
SABS 0400 :emergency lighting, the Municipality by-laws and special requirements of the local supply authority
TELKOM : regulations of the department of Posts & Telecommunications
Occupational Health & Safety Act. 85 of 1993
Regulations of the Local Gas Board



PART GROUND STOREY PLAN (1:50)



PART SECTION A - A (1:50)

	±3770	±3040	±1800
			
TOTAL NO. OF	1 x D1	1 x D2	1 x D3
DESCRIPTION	hw sliding folding doors - glazed top panel & solid bottom panel with fanlights	hw sliding folding doors - glazed top panel & solid bottom panel with fanlights	hw door & sidelights - glazed top panels & solid bottom panels with fanlights
GLASS THICKNESS IN MM	6mm for doors & 4mm for fanlights	6mm for doors & 4mm for fanlights	6mm for doors & sidelights 4mm for fanlights
GLAZING MATERIAL	doors - clear toughened safety fanlight -clear monolithic annealed	doors - clear toughened safety fanlight -clear monolithic annealed	doors & sidelights - clear toughened safety fanlight -clear monolithic annealed
NO OF SUPPORTING SIDES	4 sides	4 sides	4 sides
MAX PANE SIZE IN SQM	4,5 & 1,5	4,5 & 1,5	4,5 & 1,5

ALL GLAZING THICKNESS & MATERIAL TO BE CERTIFIED BY SPECIALISTS & TO COMPLY WITH PART "N" OF SANS 10400-2012 INCLUDING SAGGA & SABS CODES

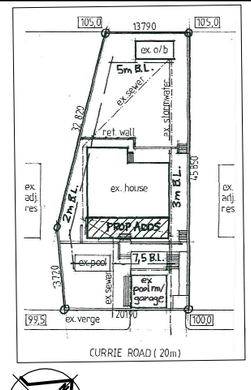
ALL SIZES SHOWN ARE AN ESTIMATE, THEREFORE ALL DIMENSIONS/SIZES TO BE CHECKED & CONFIRMED ON SITE PRIOR TO ORDERING & MANUFACTURING. ALL NEW DOOR SIZES ARE TO MATCH EX.

GLAZING SCHEDULE (1 : 100)

AREA SCHEDULE			
site area	845.00 m^2		
permitted f.a.r.	N/A		
permitted coverage	338.00 m^2	(40%)	
EXISTING	**AREA**	**COV**	**FAR**
BASEMENT STOREY			
EX GARAGE	31.00	31.00	—
GROUND STOREY			
EX LIVING	147.40	147.40	—
EX COVERED VERANDA	16.95	16.95	—
EX POOL ROOM	31.00	—	—
EX OUTBUILDING	18.00	18.00	—
FIRST STOREY			
EX LIVING	134.85	—	—
EXITING TOTAL	379.20	213.35	—
PROPOSED	**AREA**	**COV**	**FAR**
GROUND STOREY			
NEW COVERED VERANDA	47.50	47.50	—
PROPOSED TOTAL	47.50	47.50	—
NEW TOTAL	**426.70**	**260.85**	—

IMPORTANT NOTES:

1. ALL NEW WORK TO MATCH EXISTING
2. ALL NEW RAINWATER AND SEWER TO CONNECT INTO EXISTING SYSTEM UNLESS INDICATED DIFFERENTLY
3. ALL DIMENSIONS & LEVELS TO BE CHECKED ON SITE PRIOR TO ANY WORK COMMENCING
4. PLEASE NOTE THAT THESE ARE PURELY SUBMISSION DRAWINGS AS REQUIRED BY ETHEKWINI MUNICIPALITY, SO ALL PARTIES INVOLVED MUST PLEASE CONTACT ARCHITECT / AUTHOR SHOULD THEY REQUIRE ANY FURTHER DETAILS & INFORMATION FOR PRICING & CONSTRUCTION PURPOSES BEFORE ANY WORK COMMENCES ON SITE
5. ANY DISCREPANCIES OR UNCERTAINTIES MUST IMMEDIATELY BE REPORTED TO THE ARCHITECT / AUTHOR / OWNER BEFORE ANY WORK COMMENCES
6. THE ARCHITECT / AUTHOR MUST IMMEDIATELY BE NOTIFIED IF THERE ARE ANY CHANGES TO BE MADE TO THE APPROVED PLANS, AS IT WOULD LIKELY INVALIDATE THAT APPROVAL.
7. DEVIATION PLANS WILL THEN NEED TO BE SUBMITTED FOR APPROVAL BY ETHEKWINI MUNICIPALITY PROIR TO ANY CHANGES COMMENCING ON SITE
8. NO CLAIMS CAN BE MADE AGAINST ARCHITECT / AUTHOR UNLESS ARCHITECT / AUTHOR HAS BEEN APPOINTED AS PRINCIPAL AGENT / PROJECT MANAGER TO OVERSEE ENTIRE PROJECT VIA A SIGNED CONTRACT WITH CLIENT SPECIFIC TO THIS NATURE
9. ALL FINISHES, COLOURS, ETC TO BE CONFIRMED BY OWNER
10. ALL WORK, MATERIALS, FITTINGS, SANITARYWARE, DRAINAGE, PLUMBING, INSTALLATIONS, ETC. TO COMPLY WITH SANS 10400, NATIONAL BUILDING REGULATIONS & SABS CODES



SITE PLAN (1:500)

CLIENT :
CONTACT NO : 082 443 4022
AUTHOR :

PROPOSED ALTERATIONS AND ADDITIONS TO EX DWELLING AT 529 CURRIE ROAD ON PTN 1 OF ERF 3040 DURBAN FOR MR I PUTERMAN

SUBMISSION DRAWING

RATE NO: 06788028

MED DESIGNS
MONTY ENGELBRECHT
B. Tech. Arch. (Natal) SAIAT 30693

Unit 8 & 9
8 Holwood Crescent
Holwood Park
La Lucia Ridge Office Estate

Tel : +27 31 566 5750
Fax : +27 31 566 0007
Cell : +27 83 320 5267
monty@architectsche.co.za

SCALE : 1:50 1:100 1:500	DATE: MARCH 2013
DWG. NO: ME 13/03/03	REVISION:

DRAWN BY : MONTY ENGELBRECHT
Pr S Arch T SACAP Reg No ST1047
B T Arch (Natal) SAIAT 70693
monty@architectsche.co.za