

CONSTRUCTION NOTES

FLOOR
25mm screed on 100mm thick concrete slab with BRC ref 193 mesh min. 20mm cover to top on 250 micron GUNDLÉ waterproof sheeting with overlaps sealed with GUNPLAS PRESSURE SENSITIVE TAPE on min. 150mm compacted fill with soil poisoned to n.b.r. of sans 10400

BRICKWORK
External walls to be single skin 190mm common block plaster and paint to match existing. Internal walls to be single skin 90mm common block. All openings in block work to have approved concrete lintol with 2 courses of brick work to be reinforced with brick force in solid mortar joints, above doors and window openings and below cills 375 micron damp proof course below external cills.

PLUMBING
All existing soil pipes below additions to be encased in concrete. All waste pipes to be 500 p.v.c. to discharge into p.c. gully unless otherwise stated. All soil pipes to 1100 p.v.c. to discharge into sewer line. I.E.s to be provided at all junctions and bends.

ROOF OVER NEW OUT BUILDING (5°pitch)
Corrugated IFR roof sheeting on 50 x 76 sa pine purlins at ±1200 cts. on pp. 250micron waterproof underlay on sa pine prefabricated roof trusses @ 725 centres by specialist on 114 x 38 sa pine wallplate on solid cement mortar. Trusses to be secured to superstructure with galvanised hoop iron min. 600mm below wallplate level. Painted fibrecement bargeboards and fascias and pvc rainwater goods. rhinoboard ceiling with scrim mesh at joints or coverstrips.

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.

NOTES
FLOORS TO KITCHEN BATHROOM AND TOILETS TO HAVE NON SLIP CERAMIC TILES SLAB BY ENGINEER
FLOOR SUPPORTED ON GROUND ALL TO ENGINEERS DETAIL
WALLS AND LINTELS TO COMPLY WITH PART L OF SANS 10400 ALL TO ENGINEERS DETAILS
ROOF TO COMPLY WITH PART L OF SANS 10400 ALL TO ENGINEERS DETAILS
STAIRS TO COMPLY WITH PART M OF SANS 10400 ALL TO ENGINEERS DETAILS

SANS 10400 PART XA COMPLIANCE
FENESTRATION - SERVANTS ROOM
Net floor area: 24 [15%] = 3.6 sqm
Fenestration: 3.4 sqm = 14%
3.4sqm [14%] < 3.6 sqm [15%] [COMPLIES]

ROOF (NOT VENTILATED)

| Material | R - Value |
|--|-----------|
| Roof tiles | 0.48 |
| Ceiling (Gypsum board) | 0.05 |
| Insulation [100mm aerogel + insulation with 30cm overlaps] | 2.17 |

Total R - Value = 2.7 [COMPLIES]

ENERGY CONSUMPTION
Total energy demand [F/A x 5kwh p/sqm] = 24sqm x 5 kwh = 120 kwh/pa
No of light Watts Hrs
3 11 7
[3 x 11 x 7 x 365] / 1000 = 84.315 kwh/pa
84.315 kwh/pa < 120 kwh/pa [COMPLIES]
Walls - 190mm block walls with r - value = 1.9 - complies as per SANS 204

HOT WATER SUPPLY
New gas geyser to be installed by specialist all to manufactures specifications

NOTES
1. All levels and dimensions to be checked on site prior to commencing work.
2. All work to be in accordance with the National Building Regulations and Local Authority by-laws.
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AMAF A PROFESSIONAL INSTITUTION

CASE ID:22294

13 September 2023

APPROVED

Deviation List
1. Sliding folding door revised.

AREA SCHEDULE

| ZONING | SR 900 |
|--------------------|-----------|
| SITE AREA | 1226 sqm. |
| PERMITTED COVERAGE | 50% |
| PERMITTED F.A.R. | N/A |
| EXISTING COVERAGE | 390 sqm. |
| EXISTING FAR | 291 sqm |
| PROPOSED COVERAGE | 30 sqm. |
| PROPOSED FAR | 0 sqm. |
| TOTAL NEW COVERAGE | 420 sqm. |
| TOTAL NEW FAR | 291 sqm. |

AUTHOR'S SIGNATURE: *[Signature]*

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ANDILE GWALA (PAD36399527)

Owner: **BIS & A BISNATH**

Project: **DEVIATION TO APPROVED PLAN & CE 22040111 AND NEW VIEWING DECK**

Site description: **ERF 1182 DURBAN NORTH NO 34 ST ANDREWS DRIVE**

Drawing description: **SUBMISSION DRAWING**

| Drawn | Checked | Project No | Drawing No |
|-------|---------|------------|------------|
| NAG | NAG | 21 - 17 | 1 - 100 |

01 OF 02

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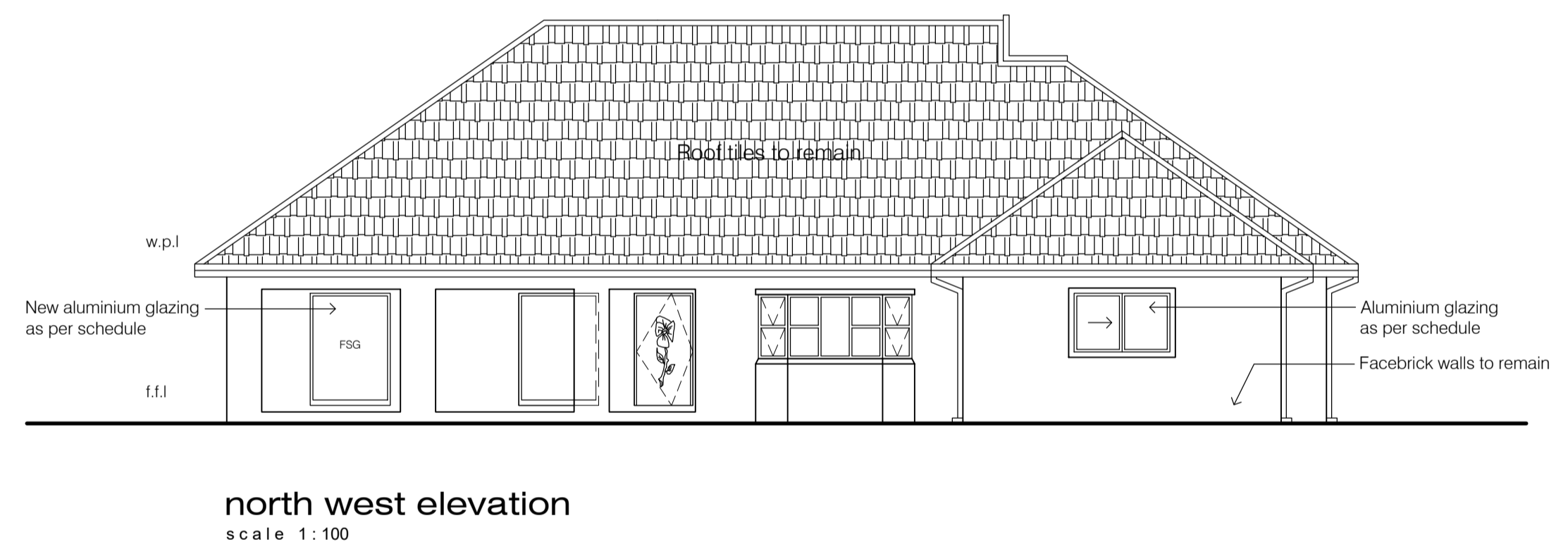
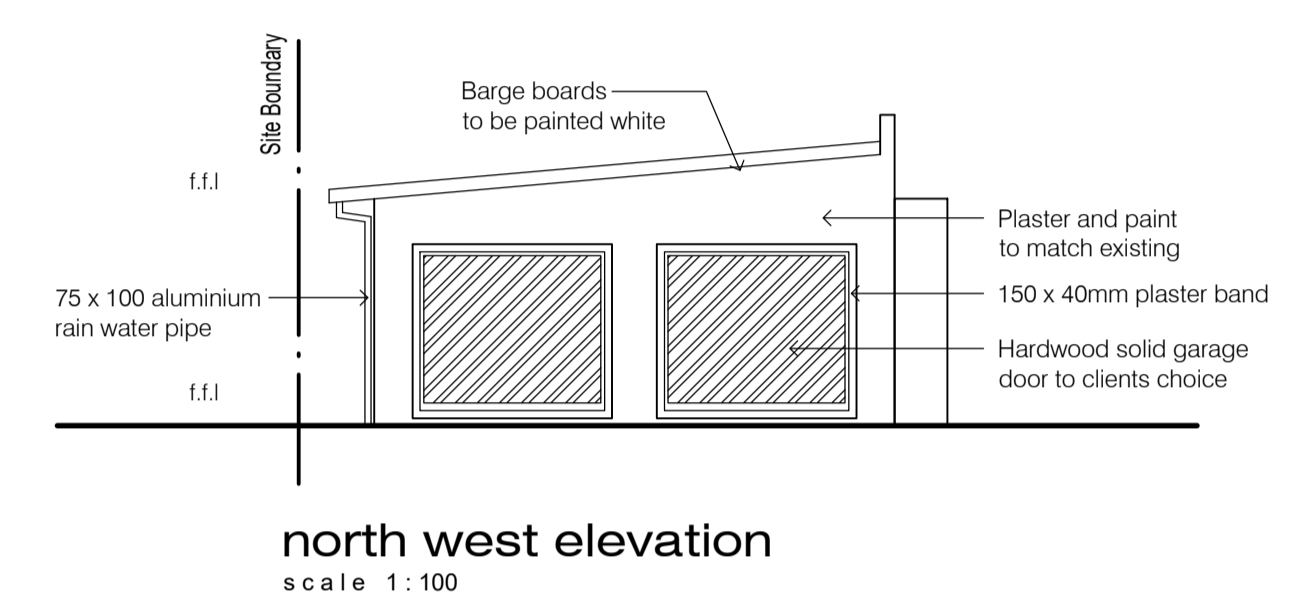
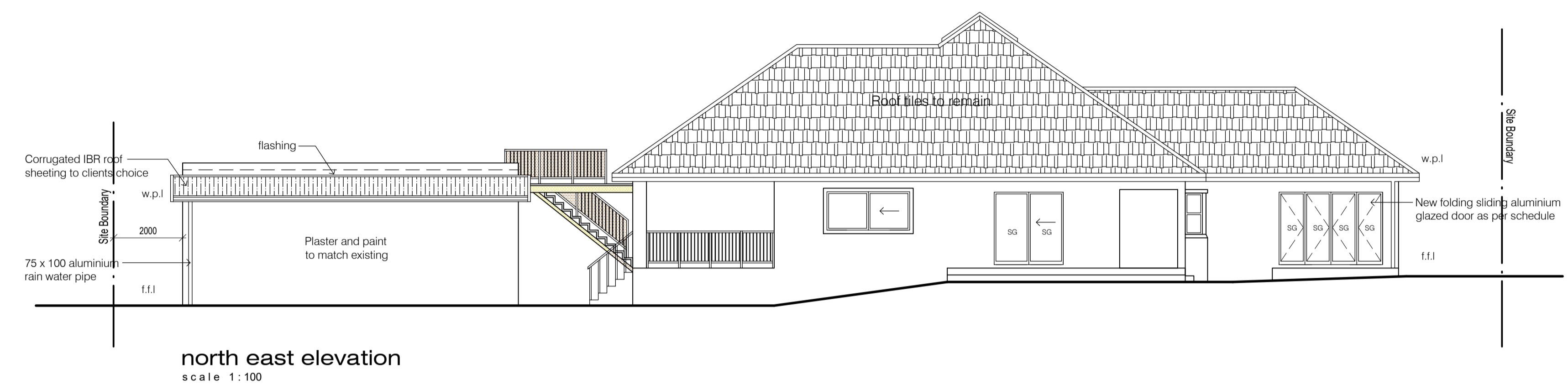
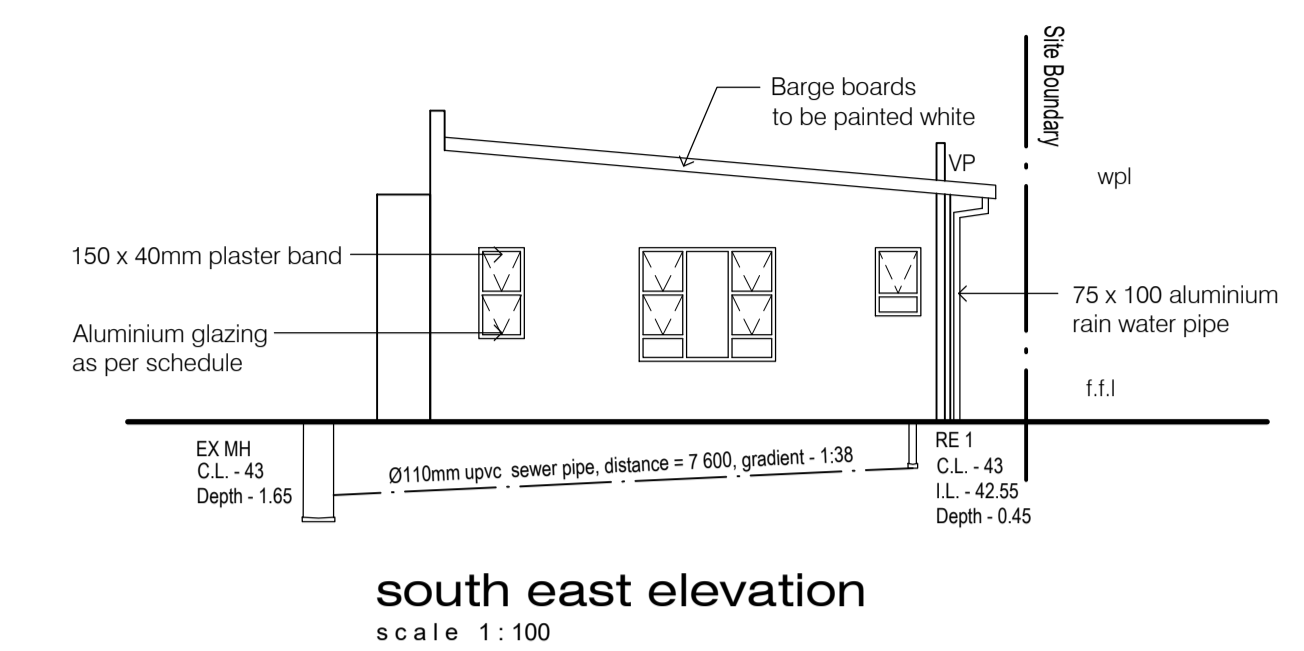
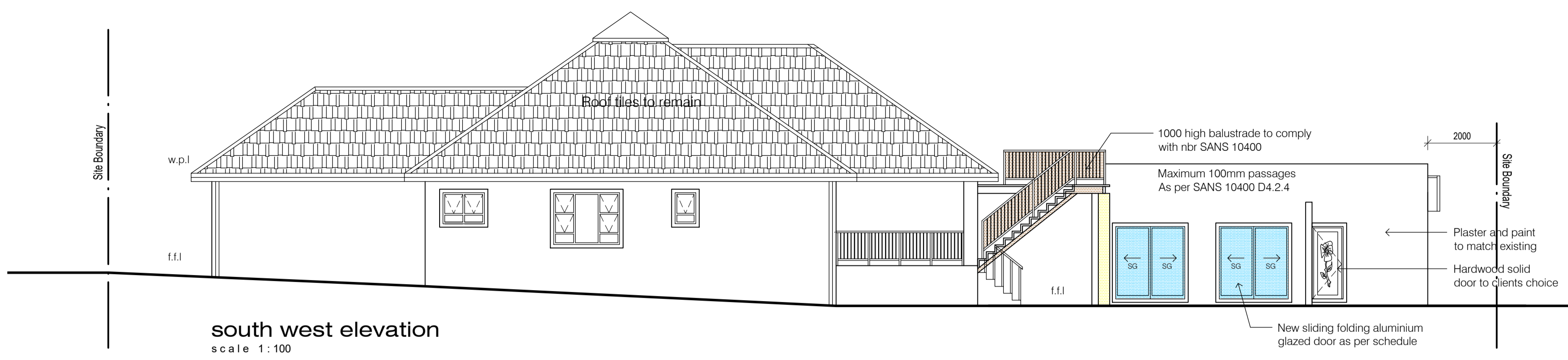
AMAF A REGISTERED ARCHITECT

S. Mole

CASE ID: 22294

13 September 2023

APPROVED



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|--|---|--|--|---|--|
| <p>W1</p> <p>DESCRIPTION: Purpose made 1800 x 2100 top hung with fixed glazing, aluminium window.</p> <p>GLAZING: 10mm toughened safety glass - All glazing to comply with SANS 10400 Part N</p> <p>LOCATION: Existing Lounge & Dining Area</p> | <p>W2</p> <p>DESCRIPTION: Purpose made 2882 x 2100 top hung with fixed glazing, aluminium window.</p> <p>GLAZING: 4mm clear annealed glass - All glazing to comply with SANS 10400 Part N</p> <p>LOCATION: Existing Master Bedroom</p> | <p>W3</p> <p>DESCRIPTION: Purpose made 1800 x 1500 top hung with fixed glazing, aluminium window.</p> <p>GLAZING: 4mm clear annealed glass - All glazing to comply with SANS 10400 Part N</p> <p>LOCATION: New Guest Bedroom, Exit Bedroom 2 & 3, Exit Study and New Servants</p> | <p>W4</p> <p>DESCRIPTION: Purpose made 600 x 900 top hung with fixed glazing, aluminium window.</p> <p>GLAZING: 4mm toughened safety glass - All glazing to comply with SANS 10400 Part N</p> <p>LOCATION: New Guest Bedroom</p> | <p>W5</p> <p>DESCRIPTION: Purpose made 1800 x 2100 top hung with fixed glazing, aluminium window.</p> <p>GLAZING: 4mm clear annealed glass - All glazing to comply with SANS 10400 Part N</p> <p>LOCATION: New Guest Bedroom</p> | <p>W6</p> <p>DESCRIPTION: Purpose made 1800 x 2100 top hung with fixed glazing, aluminium window.</p> <p>GLAZING: 4mm clear annealed glass - All glazing to comply with SANS 10400 Part N</p> <p>LOCATION: Existing Bedroom to Lounge</p> |
| <p>W7</p> <p>DESCRIPTION: Purpose made 2882 x 1200 top hung, aluminium window.</p> <p>GLAZING: 4mm clear annealed glass - All glazing to comply with SANS 10400 Part N</p> <p>LOCATION: New Servants</p> | <p>D1</p> <p>DESCRIPTION: Purpose made 4000 x 2100 with fixed glazing, aluminium window.</p> <p>GLAZING: 10mm toughened safety glass - All glazing to comply with SANS 10400 Part N</p> <p>LOCATION: Existing Master Bedroom</p> | <p>D2</p> <p>DESCRIPTION: Purpose made 4000 x 2100 aluminium sliding door with fixed glazing</p> <p>GLAZING: 10mm toughened safety glass - All glazing to comply with SANS 10400 Part N</p> <p>LOCATION: Existing Dining Area</p> | <p>D3</p> <p>DESCRIPTION: Purpose made 2000 x 2100 aluminium sliding door with fixed glazing</p> <p>GLAZING: 10mm toughened safety glass - All glazing to comply with SANS 10400 Part N</p> <p>LOCATION: Existing Double Garage</p> | <p>SHOWER DOOR</p> <p>DESCRIPTION: Purpose made 900 x 2100 fixed glazing</p> <p>GLAZING: 10mm toughened safety glass - All glazing to comply with SANS 10400 Part N</p> <p>LOCATION:</p> | |

AUTHOR'S SIGNATURE: *Andile Gwala*

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| Date | JUNE 2023 | Project No | 21 - 17 | Drawing No |
| Scale | As shown | | | 1 - 101 |