



- Notes**
- Construction**
- All foundations to comply with SANS-10400, Part H
  - Strip foundation to be 600x230.
  - T.O.C. to be min. 250 above FGL.
  - FFL to be min. 250 above FGL.
  - All floors to comply with SANS-10400, Part J
  - All floor slabs on further storeys to be min. 250mm reinforced conc. and as per professional engineers detail.
  - Hardcore fill 225mm thick with concrete slab with 193 BRC mesh at 100mm thick.
  - Ground under concrete slab to be prepared with 5% PCP in solution.
  - Brick walls to be min. 225mm above FGL.
  - DPM (250 micron) to be fitted between hardcore and slab. SABS 1985 Type C.
  - Also see notes on drawings.
- Walls**
- All walls to comply with SANS-10400, Part K
  - Brickwork to be used with plaster and paint finish.
  - Brickwork joints at window and wall plate.
  - DPC (375 micron) to be fitted on first course of bricks/blocks, at window sill and at lintel level. SABS 1985 Type B.
  - Outer walls to be 230mm thick and all inner walls to be 100mm.
  - All brickwork to be brick forced every fourth course.
  - Lintel supports over all openings, with reinforced lintels over lounge bedroom windows.
  - Wire ties or hoop iron to be fitted four courses from finished roof level.
  - All retaining walls, banks and platforms and structural work to professional engineers detail.
  - Also see notes on drawings.
- Windows and doors**
- All windows to be copper anodised aluminium.
  - All doors to be copper anodised aluminium.
  - Also see plan views for window and door schedule numbers.
- Glazing**
- All glazing to comply with SANS-10400, Part N & SABS0317
  - All glass below 300mm must be fitted as toughened safety glass.
  - All sliding doors to be fitted with toughened safety glass.
  - All sliding doors with area greater than 3.2 meters square must be fitted with markers.
  - 3mm floor glass must not exceed 0.75 meters square.
  - 4mm floor glass must not exceed 1.5 meters square.
  - 5mm floor glass must not exceed 2.1 meters square.
  - 6mm floor glass must not exceed 3.2 meters square.
- Lighting and ventilation**
- All lighting and ventilation to comply with SANS-10400, Part O.
  - All artificial lighting must be provided in accordance with SANS-10400, Part O.
  - All rooms to have 10% natural lighting and all passages and kitchens to have min 160 lux.
  - Any ventilating extractors must be to min. 202mm per second.
  - All fresh air to be supplied at 7.5Ltrs per person per second.
  - Other air distribution to be at a max. velocity of 0.5 meters per second.
- Sewer Notes**
- All drainage to comply with SANS-10400-1990, Part P and Q where applicable.
  - All gully, manhole covers and surroundings to be 75mm above FGL.
  - Sewer connections to be exposed before commencing work.
  - Soil pipes to be 110mm (CP) and 100mm (JT).
  - All sewer line starts to be 400mm below FGL, min. fall 1:60.
  - 2 way vent valves to be fitted at head of all drain runs.
  - Waste pipes to be 50mm.
  - Roofing eyes to be supplied at all beginnings and to be fitted every 25 meters.
  - Inspection eyes to be provided at all bends, junctions and wherever pipe changes direction.
  - Maximum run for PVC sewer pipes to be 25 meters.
  - Manholes to be fitted for each continuous run over 25 meters.
  - Anchor (throat) blocks to be provided where gradients exceed 1:40.
  - All sewer and storm water pipes to pass through walls as provided, all to be in accordance with SANS-10400, Part P.
  - Heavy duty pipe to be encased in conc. where any structure passes over such sewer line and same is to be protected from any loads imposed on it.
  - All Septic tanks & French drains to geotech engineer specifications.
  - See notes on drawings also.
- Storm water**
- Storm water management to comply with SANS-10400, Part R.
  - Skootlips to be constructed as per geotech engineers detail.
  - Ratio to be min. 40 square meters roof area, per 1 cubic meter of pit.
  - Skootlips to be positioned 4.5m from either buildings, or boundaries.
- Roof**
- Roof to comply with SANS-10400, Part L
  - Maximum principle framed trusses to comply all round.
  - Roof to professional engineers detail.
  - Class B trusses to be used.
  - Rafters: 38x152, timber grade 5.
  - Tie beam: 38x152, timber grade 5.
  - Struts: 38x152, timber grade 5.
  - Wall plate: 38x152, timber grade 5.
  - Trusses to be set at 700mm centers, or as per drawings details.
  - Roof pitch to be set at 2:1
  - Roof overhangs 400mm.
  - Gable roof tiles to be fitted.
  - UT 250um plastic membrane underlay on 38x38 battens.
  - Trusses (by specialist) SABS 952 1985 Type E.
  - 6.4 mm Rhinoboard ceilings (not nailed) to 38x38 SA Pine boarding at 600 centers.
  - Gutters and down pipes to be 80e Events type.
  - Also see notes on drawings.
- Public safety**
- All stairs and balustrades to comply with SANS-10400, Part M.
  - All stairs to comply with SANS-10400, Part M and to be as per engineers detail.
  - All clear openings to be min. 750mm in accordance with SANS-10400, Part S.
  - Finished levels on retaining wall that exceeds 1.0m high, to be fitted with safety railings/balustrades (where applicable).
  - All balustrades or railings to be min. 1100mm in height and to comply with SANS-10400 and with local authority by-laws.
- Structure**
- All retaining walls, banks and platforms and structural work to professional engineers detail.
  - All soil excavation and filling to professional engineers detail.
  - Reinforced conc. floor slabs and beams to professional engineers detail.
  - Pre-cast lintels over all non-beam openings.
  - Off shutter conc. to be cleaned and rubbed down.
  - Holding down bolts and pad foundations to professional engineers detail.
  - All steel columns, rafters and gables to professional engineers detail.
- General notes**
- All queries to be referred to the author of this plan.
  - Contractors to use figured dimensions and not to scale drawing.
  - All dimensions and levels to be checked on site prior to construction.
  - All work to comply with current by-laws.
  - All work to comply with SANS-10400.
  - SANS-10400, Part B to be considered.
  - All retaining walls, slabs, beams, columns, pile footings and architectural drains where used to be as per professional engineer's detail and under his supervision.
  - All foundations/piling as per structural engineer's detail.
  - All wall work to be wire tied and brick forced.
  - Land surveyors drawings to be checked as verification that the correct levels have been used.
  - No building work to commence prior to the approval of these plans.
  - Any construction prior to the approval of these plans will be at owner's risk.
  - Contractor to ensure that no changes in levels are made over local authority servitudes, or underground services unless permission has been given in writing by the local authority.
  - Contractors to inspect the approved plans and take note of all local authority requirements.
  - Contractors to make good all existing work affected by alterations, where applicable.
  - Contractors are to check levels of excavations and build up prior to rendering.
  - All levels and dimensions to be checked on site prior to construction.

**Additions and Alterations to Existing Dwelling**

for  
 Ms. C. A. Rose  
 14 Lonsdale Drive  
 Durban North  
 Mobile:  
 Portion 2595 of Erf 943 of Durban North  
 Rate no: 90259075

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

C. A. (Dickie) du Plessis  
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Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Scales Used			
Plan views, Elevations and Sections:	1:100		
Site Plan:	1:200		
Schedule of Areas			
Site Area:	1128.0m <sup>2</sup>		
Existing Coverage:	153.0m <sup>2</sup>	13.6%	
Existing FAR:	217.8m <sup>2</sup>	20.8%	
Proposed Coverage:	0.0m <sup>2</sup>	0.0%	
Proposed FAR:	19.4m <sup>2</sup>	0.2%	
Total Coverage:	153.0m <sup>2</sup>	13.6%	
Total FAR:	237.2m <sup>2</sup>	21.0%	
Allowable Coverage:	451.2m <sup>2</sup>	40.0%	

  

Disclaimer		Line Types Used	
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-----	sewer line	-----	building lines, line of roof
-----	storm water		