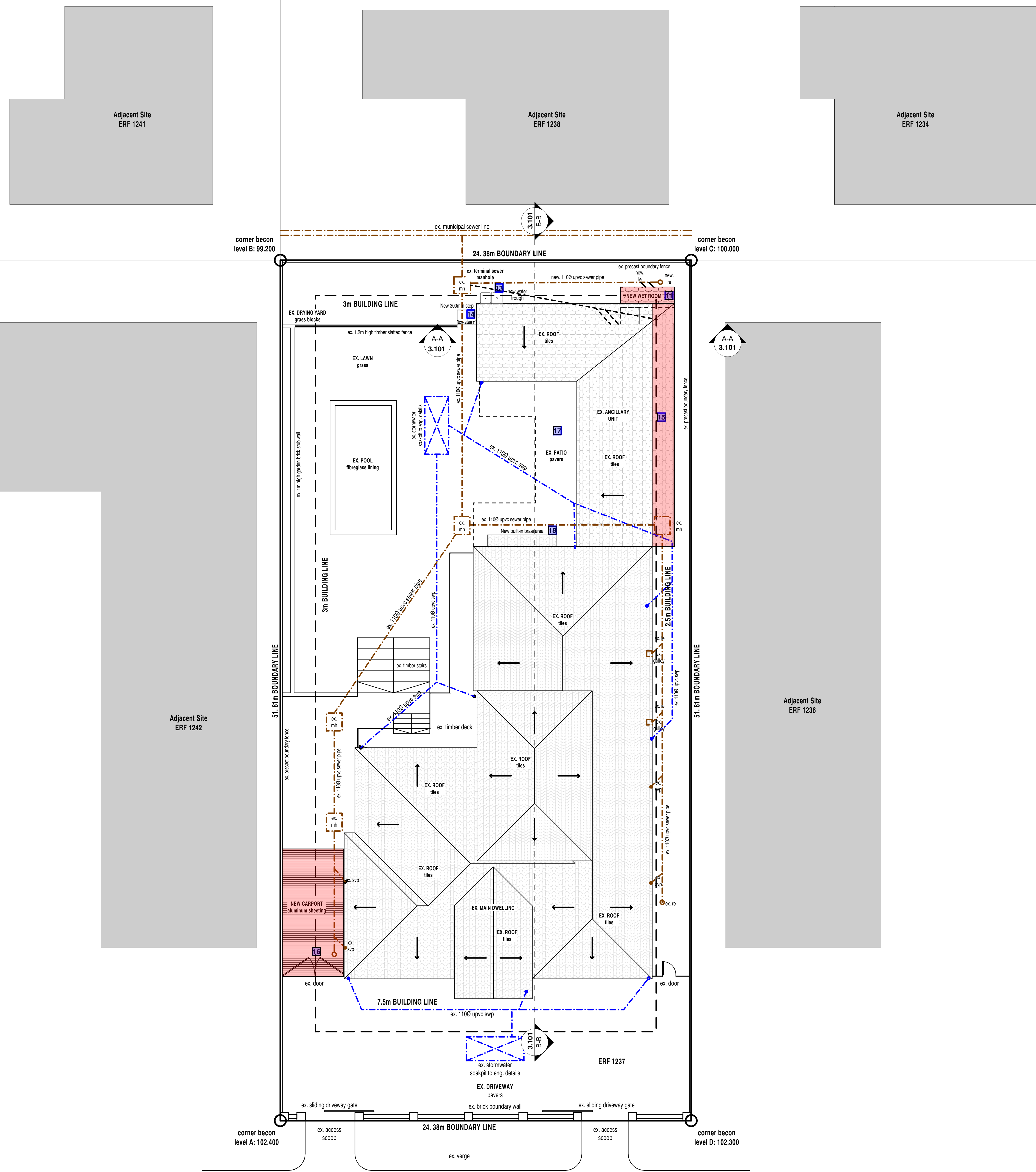


DEVIATION LIST:

1. Door Replaced
2. Door Revised
3. Window Omitted and opening bricked up
4. Kitchen Demolished
5. New Extended Bathroom
6. New Carport
7. Door Omitted
8. Window Revised
9. New Door
10. New Window
11. New Wet Room
12. Stairs like revised
13. New Water Trough
14. Steps revised
15. Ex Ancillary Unit converted to form part of the house
16. Change in Areas
17. Aving Omitted
18. New Built in Braai Area



SITE PLAN | 1:100 @ A0

NAME:	ADDRESS	TELEPHONE NO.:	ID NUMBER:	SIGNATURE:
T. Licoth	ERF 1238: 4 Adelaide Tambo Drive	+447391978339	7208305782082	T. Licoth
N. GREENE	ERF 1242: 8 Adelaide Tambo Drive	082 416 3792	651106 5166 084	N. GREENE
R. JENSEN	ERF 1239: 6 Adelaide Tambo Drive	083 69886 35	461116 0145 052	R. JENSEN
W. JAMES	ERF 1238: 8 St Andrews Drive	083 2188755	6805 451220 87	W. JAMES

- NATIONAL BUILDING REGULATIONS SANS 10400**
- PART B: STRUCTURAL DESIGN**
 - All structural elements or components to be in accordance with the structural Eng. details and the requirements of SANS 10400-B
- PART C: DIMENSIONS**
 - The dwelling floor area, the area and plan dimensions of any room or space, and the room heights to comply with SANS 10400-C.
- PART D: PUBLIC SAFETY**
 - All balustrading to comply with SANS 10400-D.
 - Dimensions of stairways to comply with SANS 10400-M.
- PART F: SITE OPERATIONS**
 - All Site operations to comply with SANS 10400-F.
 - Soil poisoning to be applied to trenches and copy of certificate to be issued to the local building inspector to comply with SANS 10400-F.
- PART G: EXCAVATIONS**
 - All excavations to comply with SANS 10400-G.
- PART H: FOUNDATIONS**
 - All new foundations to comply with SANS 10400-H and to the Structural Eng. details.
 - All new conc. foundations to Engineers detail and to comply with SANS 10400-H.
 - Foundations that are subject to alterations to Engineers detail as excavations proceed.
 - No foundations are to be cast or reinforcement fixed in bases until excavations have been approved by a professional Structural Engineer.
 - Concrete strip foundations to be inspected by the Engineer prior to construction.
 - Foundations to be inspected and approved by a Professional Structural Engineer.
 - Concrete strip foundations for 110 / 220mm walls to comply with SANS 10400-H to Eng. detail.
 - Foundations not to encroach over boundaries and into servitudes.
 - All foundations to be laid min. 600mm into natural ground.
- PART J: FLOORS**
 - All new floors to comply with SANS 10400-J.
 - Soil poisoning to be applied to earth and copy of certificate to be issued to the local building inspector.
 - Concrete surface beds, with reinforced steel mesh on 250 microns Guplas USB Green waterproofing on 25mm sand bed on compacted and hardened earth to Eng. detail.
 - Wood floated surface bed to receive tiles where applicable.
 - Expansion joints to Eng. detail.
- PART K: WALLS**
 - All new masonry walls & lintels to comply with SANS 10400-K SECTION 4.2.
 - All new internal timber stud partitions to comply with the requirements of SANS 10082.
 - 110mm imperial brick walls internally.
 - 230mm imperial brick walls externally.
 - Core: beam to Eng. detail.
 - Brickwork to be used at every fourth course.
 - Brickwork to all courses from door and window heads to underside wall plate. Galvanised
 - crimp wire wall ties (7 per square metre - laid staggered).
 - Bitumen sealant to inner skin brickwork.
 - Walls to be inspected and approved by a Professional Structural Engineer.
 - Concrete columns and beams to Eng. details
- PART L: ROOFS**
 - All new roofs to comply with SANS 10400-L.
 - All treatment of timber to be in accordance with SANS 10005.
 - Roof assembly shall achieve a minimum total R-value of 2.7.
 - Ex. conc. roofs and roof sheeting to be cleaned.
 - New skylight with safety glass to comply with SANS 10400-L and to be supervised and certified by a Roof Engineer.
- PART N: GLAZING**
 - All glazing to comply with SANS 10400-N.
 - 25 micron anodised aluminium windows by specialist to comply with AAAMSA specifications. Colour to clients choice.
 - 6mm toughened safety glass to new shopfronts, doors and skylight to comply with SANS 10400-N.
 - Glazing certificate to be provided by supplier / installer and copy of certificate to be issued to the Local Building Inspector.
 - Plastered and painted window cills externally and internally.
- PART O: LIGHTING AND VENTILATION**
 All areas that are mechanically ventilated are to be in accordance with SANS 10400-O 4.3.2.
 Fresh air to be supplied at rate of 7.5l/s/p & to be uniformly distributed throughout habitable area.
- PART P: DRAINAGE**
 - All waste pipes to be concealed
 - To be accessible along their entire length.
 - To be fitted with a 60mm re-seal trap
 - Exceeding 2500mm to junction, to be fitted with anti-siphon vent.
 - To connect to stack independently
 - All sanitary fittings- to be trapped in accordance with local authority regulations
 - Inspection eyes- to be fitted to all bends and junctions and to be marked at ground level.
 - Rodding eyes- to be provided at all bends and junctions of soil and waste pipes.
 - All soil pipes to be min 100mm
 - All soil ventilation pipes (svp) must be taken to a minimum height of 1800mm above the nearest adjacent window head. And 100mm above the closed part of the roof covering it passes through.
 - Vent stacks to comply with sans 10400
 - All vent valves to be 2 way vent valves
 - Where the vertical drop from soil fittings to the main drain exceeds 1200mm, these fittings are to be anti-siphon fitted.
 - Access panels to be fitted to all ducts & to have a 2 hour fire rating
 - All toilets to be dual flush mandatory
- PART R: STORM WATER DISPOSAL**
 - Reinforced concrete balcony slabs to be fitted with fullbore drainage fittings and connected to 100mmD rwdp
 - All new rainwater downpipes to connect to existing storm water disposal system.
- PART T: FIRE PROTECTION**
 - Safety distances, all building materials, structural elements, roof assemblies and coverings to comply with requirements in SANS 10400-T
 - Fire door to garage to be sabs class a 120min. Fire rated door fitted with
 - Locks in compliance with TT19.9
 - Roof assemblies and coverings to comply with TT12.
 - All ceilings to comply with TT13.
- PART V: SPACE HEATING**
 - The design and construction of any flue pipe, chimney hearth or fireplace to comply with requirements in SANS 10400-V.
- ENERGY USAGE AND PART XA - SANS 204**
 - All lighting to be low energy/cfl light bulbs
 - Use of solar lights for external
 - Use of heat pumps for 50% water heating
 - Use of timer switches on conventional geysers.
 - Walls to be min r value of 0.35
 - Roof r value: 0.5 & 8
 - Thermal insulation - flexible polyester blanket @ 100mm - min r value 2.15
 - Pipe insulation to be 80mm of r value 1
 - Geyser tank insulation : 2.0
- GENERAL:**
 - All work to comply with SANS 10400.
 - Dimensions and levels to be verified on site prior to commencement of any building work.
 - Any discrepancies to be brought to the Authors attention prior to commencement of building work and the risk remains with the client or developer if this is not adhered to.
 - All structural work to Engineer's details and supervision.
 - Encroachments over boundaries and into servitudes not permitted.
 - Contractor to flag beacons prior to commencement of construction.
 - Safety standards to comply with Occupational Health and Safety Act 1988.
 - All structural work to be supervised and certified by a Professional Structural Engineer.
 - Copyright of drawings reserved.

DEVIATION FOR APPROVAL

REV NO.	DESCRIPTION	ISSUED FOR SUBMISSION
00	By: KCM/MI	ISSUE DATE: 2023/06/19

REVISIONS

THIS DRAWING IS NOT TO BE SCALED. ONLY DIMENSIONS ARE TO BE FOLLOWED. CONTRACTORS ARE TO CHECK ALL DIMENSIONS AND LEVELS BEFORE WORK COMMENCES AND TO REPORT ANY APPARENT DISCREPANCIES TO THE ARCHITECT. THIS DRAWING IS THE SOLE PROPERTY OF THE ARCHITECT AND MUST NOT BE COPIED OR REPRODUCED WITHOUT THE ARCHITECT'S WRITTEN CONSENT. ©

DESIGNSCAPE architects

ARCHITECT: MARLON PAVONI | Suite 3 | 3 Rydal vale crescent | Rydal vale park | 1a Sula Ridge | L 031 566 1221 | 031 566 1223 | info@descope.co.za | www.descope.co.za

Professional team

Client details

Dr. Seshen Govender
 email: seshengovender@gmail.com
 cell: 083 228 5899

Project description

Deviation to approved plan 22020085 on dwelling ERF 1237, 6 Adelaide Tambo Drive, Durban North

Drawing description

SITE PLAN

PROJECT FILE	SCALE
DRAWN BY: KCM/MI	AS SHOWN
PUBLISH DATE: 2023/06/19	STATUS: FOR SUBMISSION
PROJECT NO: D21.002	REVISION: 00
	DRAWING NO: 3.101

SCHEDULE OF AREAS:

Zoning:	SR Site
Site Area:	1263m²
Permitted Coverage:	40% - 505.2m²
Permitted F.A.R.:	N/A
Existing Coverage:	451m²
Existing F.A.R.:	522m²
New Coverage: 54 (Proposed) - 46(Omitted awning)	8m²
New F.A.R.:	26m²
New Total Coverage:	459m²
New Total F.A.R.:	548m²
New Total BULK:	52m²

