DEVIATION LIST:
 Door Repositioned Door Revised Window Omitted and opening bricked up Kitchen Demolished New Extended Bathroom New Carport Door Omitted Window Revised New Door New Door New Window
10.New Window 11.New Wet Room 12. Sewer line revised

13. New Water Trough 14.Steps revised 15. Ex Ancilliary Unit converted to form part of the

house 16. Change in Areas 17. Awning Omitted 18. New Built-in Braai Area

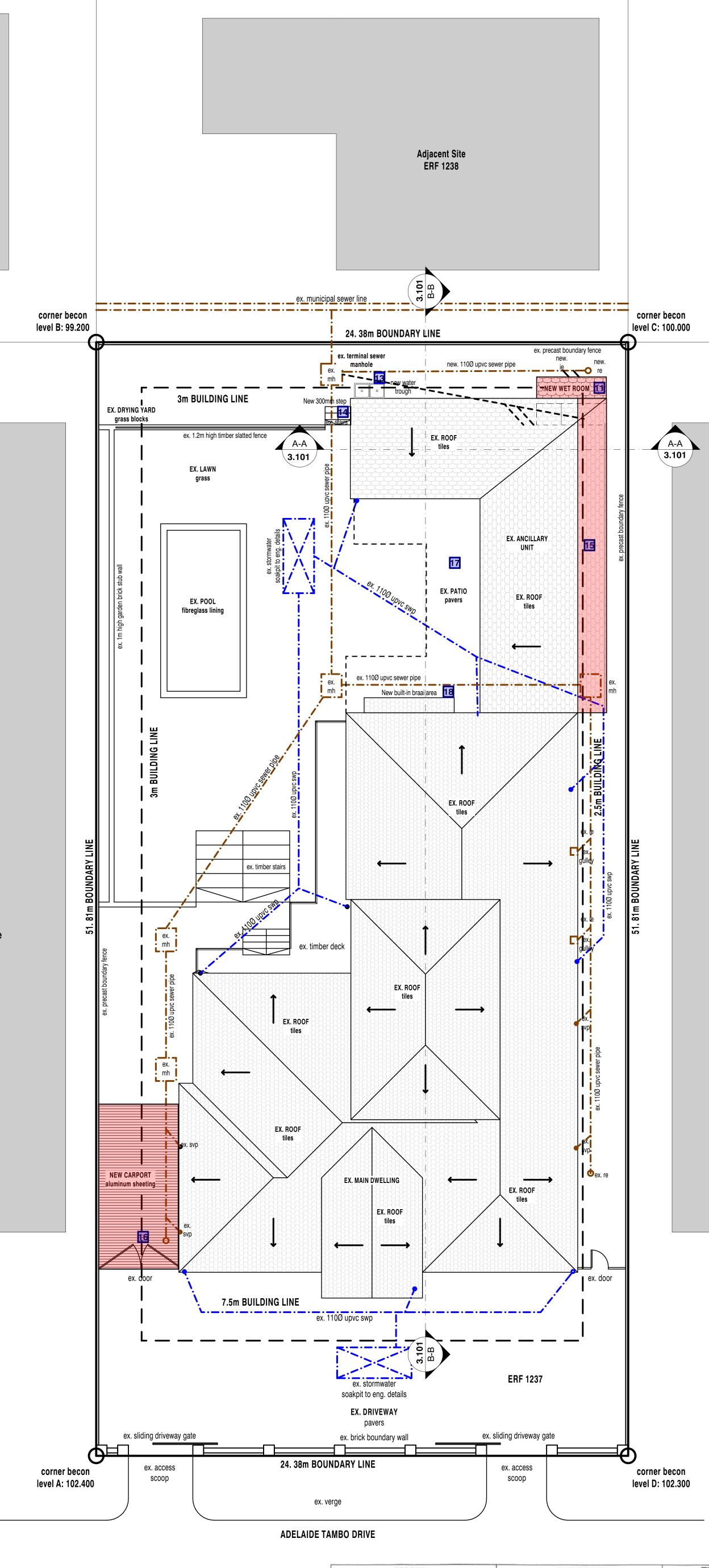
Ζ

Adjacent Site ERF 1241

Adjacent Site ERF 1242

SITE PLAN | 1:100 @ A0

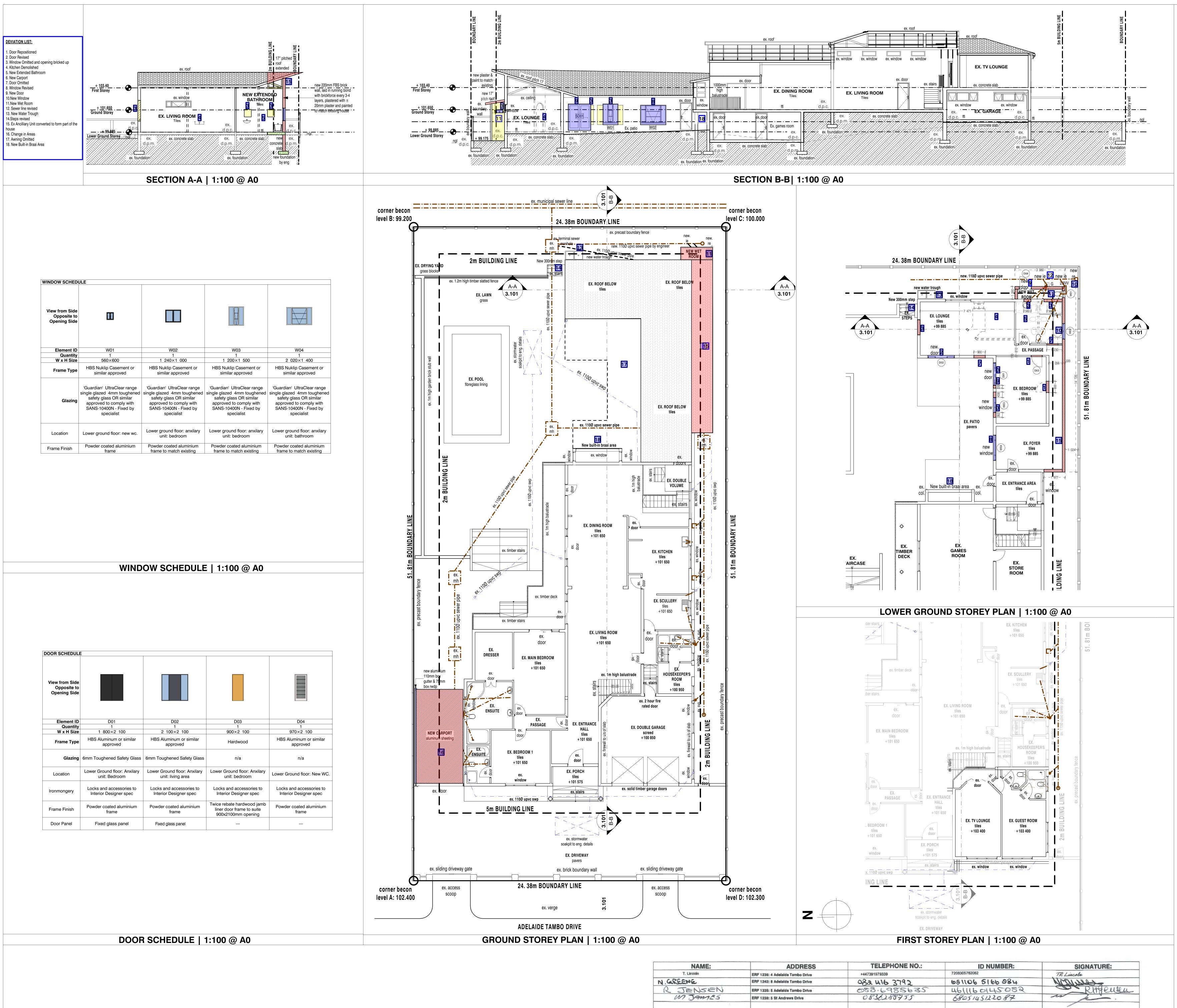
NAME:	ADDRESS	TELEPHONE NO.:	ID NUMBER:	SIGNATURE:
T. Lincoln	ERF 1236: 4 Adelaide Tambo Drive	+447391979339	7208305762082	TR Lincoln
N. GREENE	ERF 1242: 8 Adelaide Tambo Drive	082 W16 3792	651106 5166 084	told with the
R JENSEN	ERF 1335: 5 Adelaide Tambo Drive	083.6985635	4611160145082	Ritteuler
un James	ERF 1238: 5 St Andrews Drive	0836288755	6805145122087	in the .
.1				



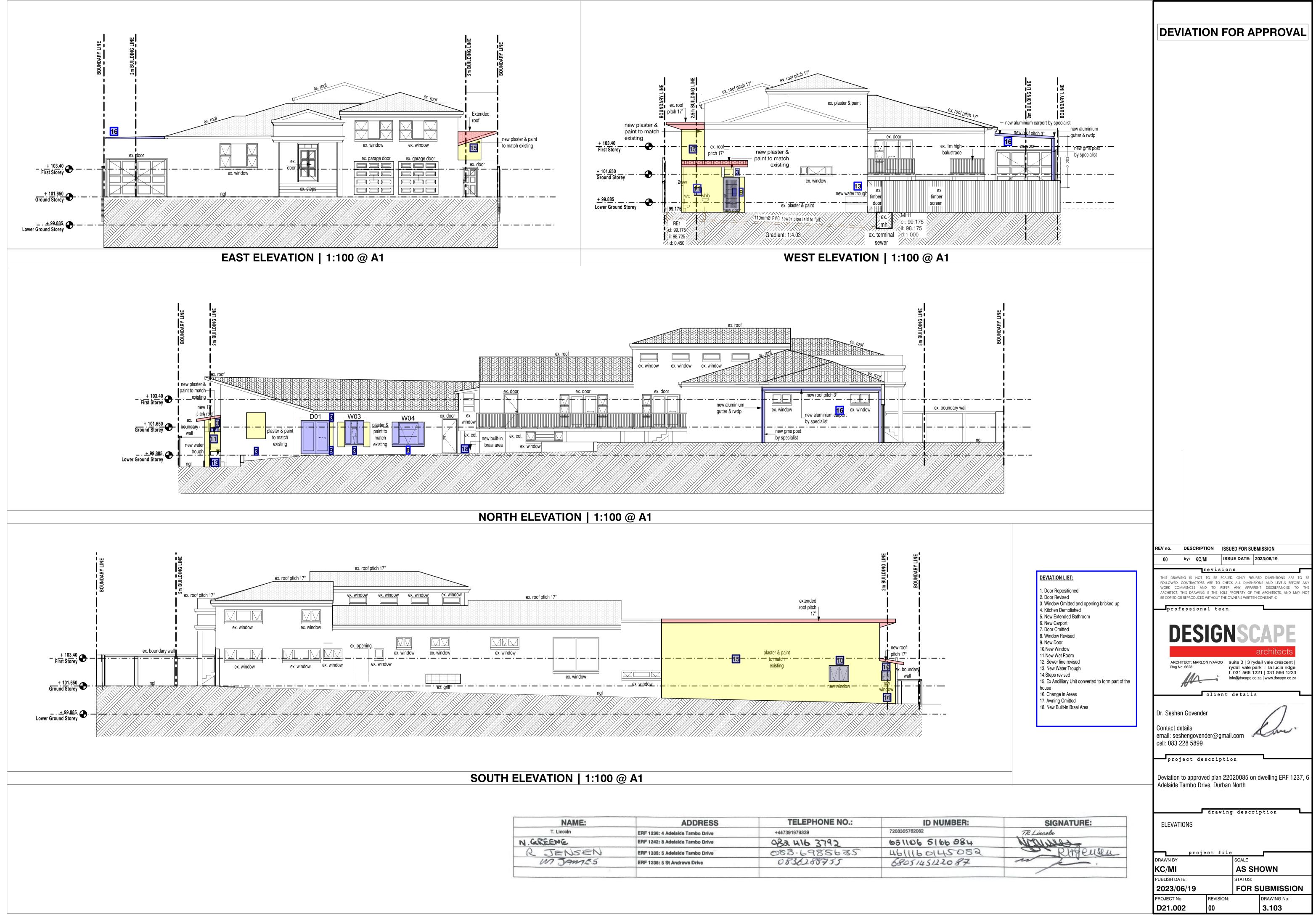
Adjacent Site ÉRF 1234

Adjacent Site	ļ
ERF 1236	

NATIONAL BUILDING REGULATIONS SANS 10400		DEVIATIO	N FOR APPROVAL	
 PART B: STRUCTURAL DESIGN All structural elements or components to be structural Eng. details and the requirements 		DEVIATE		
PART C: DIMENSIONS - The dwelling floor area, the area and plan di				
 The dwelling loor area, the area and plan on space, and the room heights to comply with PART D: PUBLIC SAFETY 				
 All balustrading to comply with SANS 10400- Dimensions of stairways to comply with SAN 				
 PART F: SITE OPERATIONS All Site operations to comply with SANS 104 Soil poisoning to be applied to trenches and 				
PART G:EXACVATIONS				
- All excavations to comply with SANS 10400-	G.			
 PART H: FOUNDATIONS All new foundations to comply with SANS10 Structural Eng. details. 				
 All new conc. foundations to Engineers detail SANS10400-H. Foundations that are subject to alterations to 				
 excavations proceed. No foundations are to be cast or reinforcement excavations have been approved by a 				
 Engineer. Concrete strip foundations to be inspected b construction. 	by the Engineer prior to			
 Foundations to be inspected and approved Structural Engineer. Concrete strip foundations for 110 / 220mm 				
SANS 10400-H to Eng. detail. - Foundations not to encroach over boundarie - All foundations to be laid min. 600mm into na	es and into servitude's.			
PART J: FLOORS - All new floors to comply with SANS10400-J.				
 Soil poisoning to be applied to earth and cop issue to the local building inspector. Concrete surface beds, with reinforced steel 	py of certificate to be			
Gunplas USB Green waterproofing on 25mm sand bed on compacted and hardened earth - Wood floated surface bed to receive tiles wh	n h to Eng. detail.			
 Expansion joints to Eng. detail. PART K: WALLS 				
 All new masonry walls & lintels to comply w SECTION 4.2. All new internal timber stud partitions to 				
requirements of SANS 10082. - 110mm imperial brick walls internally.	יאייאייאיז אווידעוש איקיייאייי			
 230mm imperial brick walls externally. Conc. beam to Eng. detail. Brickforce to be used at every fourth course. 				
 Brickforce to all courses from door and wind wall plate. Galvanised crimp wire wall ties (7 per square metre - laid 				
 Bitumen sealant to inner skin brickwork. Walls to be inspected and approved by a Pro Engineer. 	ofessional Structural			
- Concrete columns and beams to Eng. details PART L: ROOFS	s			
 All new roofs to comply with SANS10400-L. All treatment of timber to be in accordance w Roof assembly shall achieve a minimum tota 				
 Ex. conc. roofs and roof sheeting to be clear New skylight with safety glass to comply with be supervised and 	ned.			
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 some set of the set of t	specialist to comply with			
AAAMSA specifications. Colour to clients choice. - 6mm toughened safety glass to new shopfro	onts, doors and skylight			
to comply with SANS 10400-N.Glazing certificate to be provided by supplier certificate to be issued to	r / installer and copy of			
the Local Building Inspector Plastered and painted window cills externally	y and internally.			
 at ground level. Rodding eyes:- to be provided at all bends at waste pipes. All soil pipes to be min 100mm All soil ventilation pipes (svp) must be taken to 1800mm above the nearest adjacent window here closest part of the roof covering it passes. 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 1200mm, these fittings are to be anti-syphon. Access panels to be fitted to all ducts & to hat 200mm, these fittings are to be anti-syphon. Access panels to be fitted to all ducts & to hat 4. All toilets to be dual flush mandatory PART R: STORM WATER DISPOSAL Reinforced concrete balcony slabs to be fitte fittings and connected to 100mmØ rwdp All new rainwater downpipes to connect to e disposal system. PART T: FIRE PROTECTION Safety distances, all building materials, struct assemblies and coverings to comply with 10400-T Fire door to garage to be sabs class a 120mi with Locks in compliance with TT19.9. Roof assemblies and coverings to comply with 2000 for the same base of the sam	to a minimum height of head. And 100mm above es through. ne main drain exceeds fitted. ave a 2 hour fire rating ed with fullbore drainage existing storm water ctural elements, roof n requirements in SANS in. Fire rated door fitted			
 All ceilings to comply with TT13. PART V: SPACE HEATING The design and construction of any flue piper fireplace to comply with requirements in SAM 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 geyse Walls to be min r-value of 0.35 Roof r value- 0.55 & Thermal insulation - flexible polyester blanket 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 polyeater 	NS 10400-V. 1 ers. et @ 100mm - min r value	00 by: KC/M THIS DRAWING IS NOT T FOLLOWED. CONTRACTORS WORK COMMENCES AND ARCHITECT. THIS DRAWING I BE COPIED OR REPRODUCED W Drofessiona	evisions o be scaled. ONLY FIGURED DIMENSIONS ARE TO E ARE TO CHECK ALL DIMENSIONS AND LEVELS BEFORE AN TO REFER ANY APPARENT DISCREPANCIES TO TH s THE SOLE PROPERTY OF THE ARCHITECTS, AND MAY NO ITHOUT THE OWNER'S WRITTEN CONSENT. © 1 team I team	
 PART V: SPACE HEATING The design and construction of any flue piper fireplace to comply with requirements in SAM 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 geyse Walls to be min r-value of 0.35 Roof r value- 0.55 & Thermal insulation - flexible polyester blanket 2.15 Pipe insulation to be 80mm of r value 1 Geyser tank insulation : 2.0 	NS 10400-V. Prs. At @ 100mm - min r value prior to commencement Prior to commencement prior to commencement supervision. Prvitude's not permitted. cement of construction. Health and Safety Act	00 by: KC/M THIS DRAWING IS NOT T FOLLOWED. CONTRACTORS WORK COMMENCES AND ARCHITECT. THIS DRAWING I BE COPIED OR REPRODUCED W Dr of essiona ARCHITECT: MARLON Reg No: 6628 Dr. Seshen Govender Contact details email: seshengovend	ISSUE DATE: 2023/06/19 evisions O BE SCALED. ONLY FIGURED DIMENSIONS ARE TO FARE TO CHECK ALL DIMENSIONS AND LEVELS BEFORE AND TO REFER ANY APPARENT DISCREPANCIES TO THE ST THE SOLE PROPERTY OF THE ARCHITECTS, AND MAY NOW THOUT THE OWNER'S WRITTEN CONSENT. © 1 team CONSCASPSE Iteam CONSCASPSE Iteam Suite 3 3 rydall vale cresscent rydall vale park la lucia ridge t. 031 566 1221 031 566 1223 info@dscape.co.za www.dscape.co.za Itent details	
 PART V: SPACE HEATING The design and construction of any flue pipe fireplace to comply with requirements in SAN 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 geyse Walls to be min r-value of 0.35 Roof r value- 0.55 & Thermal insulation - flexible polyester blanker 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 por fample of any building work. Any discrepancies to be brought to the Author commencement of building work and the rist or developer if this is not adhered to. All structural work to Engineer's details and set Encroachments over boundaries and into set Contractor to flag beacons prior to commence if Structural work to be supervised and certification 1993. All structural work to be supervised and certification of the data of the d	NS 10400-V. Prs. At @ 100mm - min r value prior to commencement Prior to commencement prior to commencement supervision. Prvitude's not permitted. cement of construction. Health and Safety Act	00 by: KC/M THIS DRAWING IS NOT T FOLLOWED. CONTRACTORS WORK COMMENCES AND ARCHITECT. THIS DRAWING I BE COPIED OR REPRODUCED W Dr of ession a ARCHITECT: MARLON Reg No: 6628 Dr. Seshen Govender Contact details email: seshengovend cell: 083 228 5899	ISSUE DATE: 2023/06/19 evisions O BE SCALED. ONLY FIGURED DIMENSIONS ARE TO THE ARE TO CHECK ALL DIMENSIONS AND LEVELS BEFORE AND TO REFER ANY APPARENT DISCREPANCIES TO THE SOLE PROPERTY OF THE ARCHITECTS, AND MAY NOW THOUT THE OWNER'S WRITTEN CONSENT. O 1 team Iteam Iteam Iteam OBSUME SCALED. OBSUME SCALED. OPERATION SUITEN CONSENT. O Iteam Iteam Iteam Iteam OBSUME SIGNAR SCALED. OBSUME SIGNAR SCALED. OPERATION Suite SI STYCAL VALUE CRESCENTS Info@dscape.co.za www.dscape.co.za Itent details er@gmail.com	
 PART V: SPACE HEATING The design and construction of any flue pipe fireplace to comply with requirements in SAN 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 geyse Walls to be min r-value of 0.35 Roof r value- 0.55 & Thermal insulation - flexible polyester blanker 2.15 Pipe insulation to be 80mm of r value 1 Geyser tank insulation : 2.0 Mart to comply with SANS 10400. Dimensions and levels to be verified on site por famp building work. Any discrepancies to be brought to the Auth commencement of building work and the rist or developer if this is not adhered to. All structural work to Engineer's details and set Encroachments over boundaries and into set Contractor to flag beacons prior to commence if structural work to be supervised and certification in 1993. All structural work to be supervised and certification in the supervi	NS 10400-V. Prs. At @ 100mm - min r value prior to commencement Prior to commencement prior to commencement supervision. Prvitude's not permitted. cement of construction. Health and Safety Act	00 by: KC/M THIS DRAWING IS NOT T FOLLOWED. CONTRACTORS WORK COMMENCES AND ARCHITECT. THIS DRAWING I BE COPIED OR REPRODUCED W Professiona MACHITECT: MARLON Reg No: 6628 Dr. Seshen Govender Contact details email: seshengovend cell: 083 228 5899	ISSUE DATE: 2023/06/19 evisions 0 o BE SCALED. ONLY FIGURED DIMENSIONS ARE TO TARE TO CHECK ALL DIMENSIONS AND LEVELS BEFORE AND TO REFER ANY APPARENT DISCREPANCIES TO THE SOLE PROPERTY OF THE ARCHITECTS, AND MAY NOW THOUT THE OWNER'S WRITTEN CONSENT. © 1 team CONSTRUCT Iteam CONSTRUCT Iteam CONSTRUCT Iteam CONSTRUCT Iteam CONSTRUCT Iteam CONSTRUCT Iteam CONSTRUCT CONSTRUCT CONSTRUCT Iteam CONSTRUCT CONSTRUCT CONSTRUCT <td colspa<="" td=""></td>	
 PART V: SPACE HEATING The design and construction of any flue pipe fireplace to comply with requirements in SAM 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 geyse Walls to be min r-value of 0.35 Roof r value- 0.55 & Thermal insulation - flexible polyester blanket 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 p of any building work. Any discrepancies to be brought to the Authcommencement of building work and the rist or developer if this is not adhered to. All structural work to Engineer's details and set Encroachments over boundaries and into set Contractor to flag beacons prior to commence Safety standards to comply with Occupation 1993. All structural work to be supervised and certify Structural Engineer. Copyright of drawings reserved. 	NS 10400-V.	00 by: KC/M THIS DRAWING IS NOT T FOLLOWED. CONTRACTORS WORK COMMENCES AND ARCHITECT. THIS DRAWING IB BE COPIED OR REPRODUCED W Professiona ARCHITECT: MARLON Reg No: 6628 Dr. Seshen Govender Contact details email: seshengovend cell: 083 228 5899 Project des Deviation to approved	ISSUE DATE: 2023/06/19 evisions 0 o BE SCALED. ONLY FIGURED DIMENSIONS ARE TO THE ARCHITECTS, AND MAY NOT TO REFER ANY APPARENT DISCREPANCIES TO THE SOLE PROPERTY OF THE ARCHITECTS, AND MAY NOT THE OWNER'S WRITTEN CONSENT. © 1 team GOSSCADE Iteam OBE SCALED. ONLY FIGURED DIMENSIONS ARE TO THE ARCHITECTS, AND MAY NOT TO REFER ANY APPARENT DISCREPANCIES TO THE ARCHITECTS, AND MAY NOT THE OWNER'S WRITTEN CONSENT. © I team GOSSCADE I team IDENTIFICATION I team IDENTIFICATION INTER CONSENT. © ITEM TO EXPRESSION ON THE ARCHITECTS, AND MAY NOT THE OWNER'S WRITTEN CONSENT. © INTEM SOLE PROPERTY OF THE ARCHITECTS, AND MAY NOT THE OWNER'S WRITTEN CONSENT. © I team GOSSCADE IDENTIFICATION INTEM CONSENT OF THE ARCHITECTS, AND MAY NOT TYPE IDENTIFICATION INTEM CONSENT ON THE ARCHITECTS, AND MAY NOT TYPE IDENTIFICATION INTEM CONSENT INTEM CONSENT IDENTIFICA	
 PART V: SPACE HEATING The design and construction of any flue pipe fireplace to comply with requirements in SAN 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 geyse Walls to be min r-value of 0.35 Roof r value- 0.55 & Thermal insulation - flexible polyester blanker 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 pof any building work. Any discrepancies to be brought to the Auth commencement of building work and the rist or developer if this is not adhered to. All structural work to Engineer's details and set Encroachments over boundaries and into set Contractor to flag beacons prior to commence Safety standards to comply with Occupation 1993. All structural work to be supervised and certification ing: ite Area: ermitted Coverage: ermitted Coverage: ermitted F.A.R: 	NS 10400-V. 4 ers. ers. at @ 100mm - min r value prior to commencement ors attention prior to sk remains with the client supervision. ervitude's not permitted. cement of construction. hal Health and Safety Act ified by a Professional SR Site 1263m ² 40% - 505.2m ²	00 by: KC/M THIS DRAWING IS NOT T FOLLOWED. CONTRACTORS WORK COMMENCES AND ARCHITECT. THIS DRAWING I BE COPIED OR REPRODUCED W Professiona	ISSUE DATE: 2023/06/19 evisions 0 o BE SCALED. ONLY FIGURED DIMENSIONS ARE TO THE ARCHITECTS, AND MAY NOT TO REFER ANY APPARENT DISCREPANCIES TO THE SOLE PROPERTY OF THE ARCHITECTS, AND MAY NOT THE OWNER'S WRITTEN CONSENT. © 1 team GOSSCADE Iteam OBE SCALED. ONLY FIGURED DIMENSIONS ARE TO THE ARCHITECTS, AND MAY NOT TO REFER ANY APPARENT DISCREPANCIES TO THE ARCHITECTS, AND MAY NOT THE OWNER'S WRITTEN CONSENT. © I team GOSSCADE I team IDENTIFICATION I team IDENTIFICATION INTER CONSENT. © ITEM TO EXPRESSION ON THE ARCHITECTS, AND MAY NOT THE OWNER'S WRITTEN CONSENT. © INTEM SOLE PROPERTY OF THE ARCHITECTS, AND MAY NOT THE OWNER'S WRITTEN CONSENT. © I team GOSSCADE IDENTIFICATION INTEM CONSENT OF THE ARCHITECTS, AND MAY NOT TYPE IDENTIFICATION INTEM CONSENT ON THE ARCHITECTS, AND MAY NOT TYPE IDENTIFICATION INTEM CONSENT INTEM CONSENT IDENTIFICA	
PART V: SPACE HEATING The design and construction of any flue pipe fireplace to comply with requirements in SAN ENERGY USAGE AND PART XA - SANS 204 All lighting to be low energy/cfl light bulbs Use of solar lights for external Use of timer switches on conventional geyse Walls to be min r-value of 0.35 Roof r value 0.55 & Thermal insulation - flexible polyester blanket 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 por day building work. Any discrepancies to be brought to the Auth commencement of building work and the rise or developer if this is not adhered to. All structural work to Engineer's details and set Encroachments over boundaries and into set Contractor to flag beacons prior to commence Safety standards to comply with Occupation 1993. All structural work to be supervised and certification of drawings reserved. CHEDULE OF AREAS: entitled Coverage: ermitted Coverage: ermitted Coverage: arxisting Coverage: xisting F.A.R:	NS 10400-V. 4 ers. et @ 100mm - min r value prior to commencement ors attention prior to sk remains with the client supervision. ervitude's not permitted. cement of construction. hal Health and Safety Act ified by a Professional SR Site 1263m ² 40% - 505.2m ² N/A 451m ² 522m ²	00 by: KC/M THIS DRAWING IS NOT T FOLLOWED. CONTRACTORS WORK COMMENCES AND ARCHITECT. THIS DRAWING I BE COPIED OR REPRODUCED W Dr of ession a ARCHITECT: MARLON Reg No: 6628 Dr. Seshen Govender Contact details email: seshengovend cell: 083 228 5899 Project des Deviation to approved Adelaide Tambo Drive SITE PLAN	ISSUE DATE: 2023/06/19 evisions 0 o BE SCALED. ONLY FIGURED DIMENSIONS ARE TO INARE TO CHECK ALL DIMENSIONS AND LEVELS BEFORE AND TO REFER ANY APPARENT DISCREPANCIES TO THE STHE SOLE PROPERTY OF THE ARCHITECTS, AND MAY NOW THOUT THE OWNER'S WRITTEN CONSENT. 0 1 team GOSOGOS CADES I team GOSOGOS CADES I team GOSOGOS CADES I team I team I team	
 PART V: SPACE HEATING The design and construction of any flue piper fireplace to comply with requirements in SAM 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 geyse Walls to be min r-value of 0.35 Roof r value- 0.55 & Thermal insulation - flexible polyester blanker 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 por farmed to the commencement of building work and the rist or developer if this is not adhered to. All structural work to Engineer's details and se Encroachments over boundaries and into se Contractor to flag beacons prior to commence structural Engineer. Copyright of drawings reserved. 	NS 10400-V. 4 ers. et @ 100mm - min r value prior to commencement ors attention prior to sk remains with the client supervision. ervitude's not permitted. cement of construction. hal Health and Safety Act ified by a Professional SR Site 1263m ² 40% - 505.2m ² N/A 451m ² 522m ²	00 by: KC/M THIS DRAWING IS NOT T FOLLOWED. CONTRACTORS WORK COMMENCES AND ARCHITECT. THIS DRAWING I BE COPIED OR REPRODUCED W Dr of ession a ARCHITECT: MARLON Reg No: 6628 Dr. Seshen Govender Contact details email: seshengovend cell: 083 228 5899 Project des Deviation to approved Adelaide Tambo Drive SITE PLAN	ISSUE DATE: 2023/06/19 evisions 0 O BE SCALED. ONLY FIGURED DIMENSIONS ARE TO FARE TO CHECK ALL DIMENSIONS AND LEVELS BEFORE AND TO REFER ANY APPARENT DISCREPANCIES TO THE SOLE PROPERTY OF THE ARCHITECTS, AND MAY NOW THEOUT THE OWNER'S WRITTEN CONSENT. © 1 team CONSTRUCT I team CONSTRUCT I team CONSTRUCT CONSTRUCT <td col<="" td=""></td>	



NATIONAL BUILDING REGULATIONS SANS 10402 PART 5: 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 C: DIMENSIONS - All balustrading to comply with SANS 10400-C. - Matter State Comply with SANS 10400-D. - Bissued to the local building inspector to comply with SANS 10400-F. - All osciaations to comply with SANS 10400-F. - All excavations to comply with SANS 10400-G. PART 6: EXACAVITIONS - All excavations to comply with SANS 10400-H. - All excavations to comply with SANS 10400-H. - All excavations to comply with SANS 10400-H. - PART 6: COUNCATIONS - All excavations to comply with SANS 10400-H. - PART 1: FOUNDATIONS - All excavations to to comply with SANS 10400-H. - Foundations are to be cast or reinforcement fixed in bases until excavations proceed. - Owner strip foundations to for 110 / 220mm walls to comply with SANS 10400-H. - Roundations to to be inspected by the Engineer prior to construction. - Owner strip foundations to for 110 / 220mm walls to comply with SANS 10400-H.	PROVAL
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-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 6: EVACVATIONS All Site operations to comply with SANS 10400-F. PART 6: EVACVATIONS All exeavations to comply with SANS 10400-F. PART 6: EVACVATIONS All exeavations to comply with SANS 10400-H. PART H: FOUNDATIONS All exeavations to comply with SANS 10400-H. All new foundations to Engineers detail and to comply with SANS10400-H. Foundations that are subject to alterations to Engineers detail as eccavations 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 for 110 / 220mm walls to comply with SANS 10400-H. Foundations to be inspected and approved by a Professional Structural Engineer. Concrete strip foundations for 110 / 220mm walls to comply with SANS 10400-H. Foundations to be laid min. 600mm into natural ground. FART 9: FLOORS All rew floors to comply with SANS 10400-J. Soil poisoning to be applied to earth and copy of certificate to be issue to the local building inspector. Concrete strip Genundations for 110 / 220mm walls to comply with SANS 10400-J. Soil poisoning to be applied to earth and copy of certificate to be issue to the local building inspector. Concrete strip Genundations for 110 / 220mm walls to comply with SANS 10400-J. Soil poisoning to be applied to earth and copy of certificate to	
 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. Soli 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:EXACVATIONS All Rive to comply with SANS 10400-G. PART H: FOUNDATIONS All new foundations to comply with SANS10400-H and to the Structural Eng. details. All new conc. foundations to Engineers detail and to comply with SANS10400-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 proceed. No foundations are to be cast or reinforcement fixed in bases until excavations proceed. Concrete stip foundations to be inspected by the Engineer prior to construction. Foundations to be inspected and approved by a Professional Structural Engineer. Concrete stip foundations tor 110 / 220mm walls to comply with SANS 10400-J. Soli poisoning to be applied to earth and copy of certificate to be issue to the local building inspector. Concrete stip foundations to to incover boundaries and into servitude's. All new floors to comply with SANS10400-J. Soli poisoning to be applied to earth and copy of certificate to be issue to the local building	
 PART D: PUBLIC SAFETY All balustrading to comply with SANS 10400-D. Dimensions of stainways to comply with SANS 10400-M. PART F: SITE OPERATIONS All Site operations to comply with SANS 10400-F. Soli 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 6: EXACVATIONS All excavations to comply with SANS 10400-G. PART 1: FOUNDATIONS All new foundations to comply with SANS10400-H and to the Structural Eng. details. All new conc. foundations to Engineers detail and to comply with SANS10400-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 proceed. No foundations to be inspected by the Engineer prior to construction. Foundations to be inspected and approved by a Professional Structural Engineer. Concrete strip foundations to 10/200mm walls to comply with SANS 10400-H. Foundations not to encroach over boundaries and into servitude's. All new floors to comply with SANS10400-J. Soli poisoning to be applied to earth and copy of certificate to be issue to the local building inspector. Concrete strip foundations to bo undaries and into servitude's. All foundations to be laid min. 600mm into natural ground. PART J: FLOORS All new floors to comply with SANS10400-J. Soli poisoning to be applied to earth and copy of certificate to be issue to the local building inspector. Concrete sufface beds, with reinforced steel mesh on 250 microns Gunplas USB Green waterproving on 25mm sond bed on compacted and hardened earth to Eng. detail. Wood floated sufface bed to receive tiles where applicable. Expansion joints to Eng. detail. 	
 Dimensions of stairways to comply with SANS 10400-M. PART F: SITE OPERATIONS All Site operations to comply with SANS 10400-F. Soli 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:EXACVATIONS All excavations to comply with SANS 10400-G. PART H: FOUNDATIONS All new foundations to comply with SANS10400-H and to the Structural Eng. details. All new conc. foundations to Engineers detail and to comply with SANS10400-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 proceed. No foundations to be inspected by the Engineer prior to construction. Foundations to be inspected and approved by a Professional Structural Engineer. Concrete strip foundations to 110 / 220mm walls to comply with SANS 10400-H to Eng. detail. 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 to be langencer. Concrete strip foundations for 110 / 220mm walls to comply with SANS 10400-H to Eng. detail. Foundations to be applied to earth and copy of certificate to be issue to the local building inspector. Concrete surge foundations for 100 / 220mm walls to comply with SANS 10400-H to Eng. detail. Foundations not be applied to earth and copy of certificate to be issue to the local building inspector. Concrete surge to eapple to earth and copy of certificate to be issue to the local building inspector. Concrete surge to be applied to earth and copy of certificate to be issue to the local building inspector. Concrete surge to be applied to earth and copy of certificate to be is	
 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:EXACVATIONS All excavations to comply with SANS 10400-G. PART H: FOUNDATIONS All new foundations to comply with SANS10400-H and to the Structural Eng. details. All new conc. foundations to Engineers detail and to comply with SANS10400-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 for 110 / 220mm walls to comply with SANS 10400-H to Eng. detail. Foundations not to encroach over boundaries and into servitude's. All foundations to be laid min. 600mm into natural ground. PART J: ELOORS All foundations to be applied to earth and copy of certificate to be issue to the local building inspector. Concrete strip foundations for 110 / 220mm walls to comply with SANS 10400-H to Eng. detail. PART J: ELOORS All new floors to comply with SANS10400-J. Soil poisoning to be applied to earth and copy of certificate to be issue to the local building inspector. Concrete surface beds, with reinforced steel mesh on 250 microns Gunplas 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 I: FLORS All new masonry walls & lintles to comply with SANS 10400-K SECTION 4.2. 	
 All excavations to comply with SANS 10400-G. PART H: FOUNDATIONS All new foundations to comply with SANS10400-H and to the Structural Eng. details. All new conc. foundations to Engineers detail and to comply with SANS10400-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 servitude's. All new floors to be laid min. 600mm into natural ground. PART J: FLOORS All new floors to comply with SANS10400-J. Soli poisoning to be applied to earth and copy of certificate to be issue to the local building inspector. Concrete surface beds, with reinforced steel mesh on 250 microns Gunplas 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 foundations to comply with SANS10400-H and to the Structural Eng. details. All new conc. foundations to Engineers detail and to comply with SANS10400-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 the 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 encreach over boundaries and into servitude's. All new floors to comply with SANS10400-J. Soil poisoning to be applied to earth and copy of certificate to be issue to the local building inspector. Concrete surface beds, with reinforced steel mesh on 250 microns Gunplas 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 conc. foundations to Engineers detail and to comply with SANS10400-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 servitude's. All new floors to comply with SANS10400-J. Soil poisoning to be applied to earth and copy of certificate to be issue to the local building inspector. Concrete surface beds, with reinforced steel mesh on 250 microns Gunplas 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. 	
 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 servitude's. All foundations to be laid min. 600mm into natural ground. PART J: FLOORS All new floors to comply with SANS10400-J. Soil poisoning to be applied to earth and copy of certificate to be issue to the local building inspector. Concrete surface beds, with reinforced steel mesh on 250 microns Gunplas 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. 	
 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 servitude's. All foundations to be laid min. 600mm into natural ground. PART J: FLOORS All new floors to comply with SANS10400-J. Soil poisoning to be applied to earth and copy of certificate to be issue to the local building inspector. Concrete surface beds, with reinforced steel mesh on 250 microns Gunplas 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. 	
 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 servitude's. All foundations to be laid min. 600mm into natural ground. PART J: FLOORS All new floors to comply with SANS10400-J. Soil poisoning to be applied to earth and copy of certificate to be issue to the local building inspector. Concrete surface beds, with reinforced steel mesh on 250 microns Gunplas 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. 	
 Foundations not to encroach over boundaries and into servitude's. All foundations to be laid min. 600mm into natural ground. PART J: FLOORS All new floors to comply with SANS10400-J. Soil poisoning to be applied to earth and copy of certificate to be issue to the local building inspector. Concrete surface beds, with reinforced steel mesh on 250 microns Gunplas 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 floors to comply with SANS10400-J. Soil poisoning to be applied to earth and copy of certificate to be issue to the local building inspector. Concrete surface beds, with reinforced steel mesh on 250 microns Gunplas 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. 	
 issue to the local building inspector. Concrete surface beds, with reinforced steel mesh on 250 microns Gunplas 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. 	
 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. 	
PART K: WALLS - All new masonry walls & lintels to comply with SANS 10400-K SECTION 4.2.	
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. Conc. beam to Eng. detail. 	
 Brickforce to be used at every fourth course. Brickforce 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 SANS10400-L All treatment of timber to be in accordance with SANS 10005 Deef eccemption and intervent total Puralities of 0.7	
 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 	
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 64mm 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 closest 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-syphon 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 100mm@ nvdp	
fittings and connected to 100mmØ 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 operaty (off light bulks)	ION
 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 geveers 	/06/19
 Use of timer switches on conventional geysers. Walls to be min r-value of 0.35 Roof r value- 0.55 & Thermal insulation - flexible polyester blanket @ 100mm - min r value 	AND LEVELS BEFORE ANY DISCREPANCIES TO THE
 Inermal 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.	NDF
of any building work. - Any discrepancies to be brought to the Authors attention prior to area and a second and a second area.	chitects
 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. Engroup hound rise and into contitude's not normitted 	I la lucia ridge 031 566 1223
 Encroachments over boundaries and into servitude's not permitted. Contractor to flag beacons prior to commencement of construction. Safety standards to comply with Occupational Health and Safety Act Client details 	www.uscape.co.za
 1993. All structural work to be supervised and certified by a Professional Structural Engineer. Copyright of drawings reserved. 	1
Contact details email: seshengovender@gmail.com cell: 083 228 5899	for.
SCHEDULE OF AREAS:	
I6SR SiteDeviation to approved plan 22020085 on dwoSite Area:1263m²Adelaide Tambo Drive, Durban North	elling ERF 1237, 6
Permitted Coverage: 40% - 505.2m ² Permitted F.A.R: N/A	
drawing descript	ion
Existing Coverage:451m²FLOOR PLANS, SECTIONS & SCHEDULESExisting F.A.R:522m²	
New Coverage: 54 (Proposed) - 46(Omitted awning) = 8m ² New F.A.B: 26m ² SCALE NS/MI AS SHO	WN
New Total Coverage: 459m² 2023/06/19 FOR INF	
New Total F.A.R: 548m ² New Total BULK: 52m ²	RAWING No: 3.102



NAME:	ADDRESS	TELEPHONE NO.:	ID NUMBER:
T. Lincoln	ERF 1236: 4 Adelaide Tambo Drive	+447391979339	7208305762082
N. GREENE	ERF 1242: 8 Adelaide Tambo Drive	982 W16 3792	651106 5166 084
R JENSEN	ERF 1335: 5 Adelaide Tambo Drive	083.6985635	4611160145082
un James	ERF 1238: 5 St Andrews Drive	0836288755	6805145122087