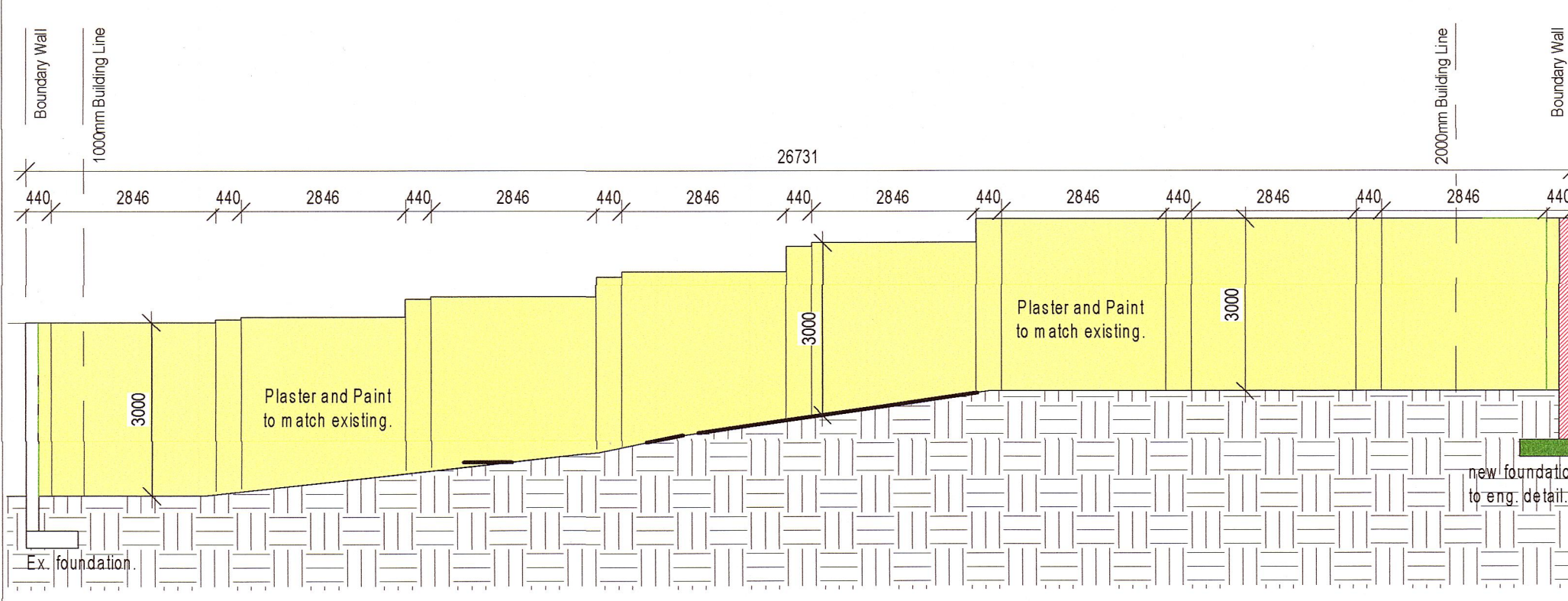


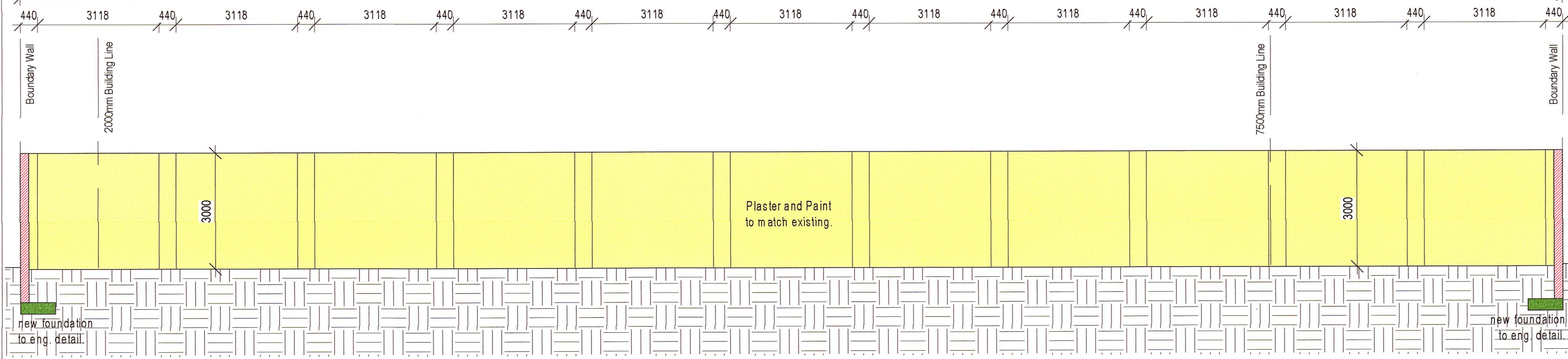
**Site Plan**

1 : 200



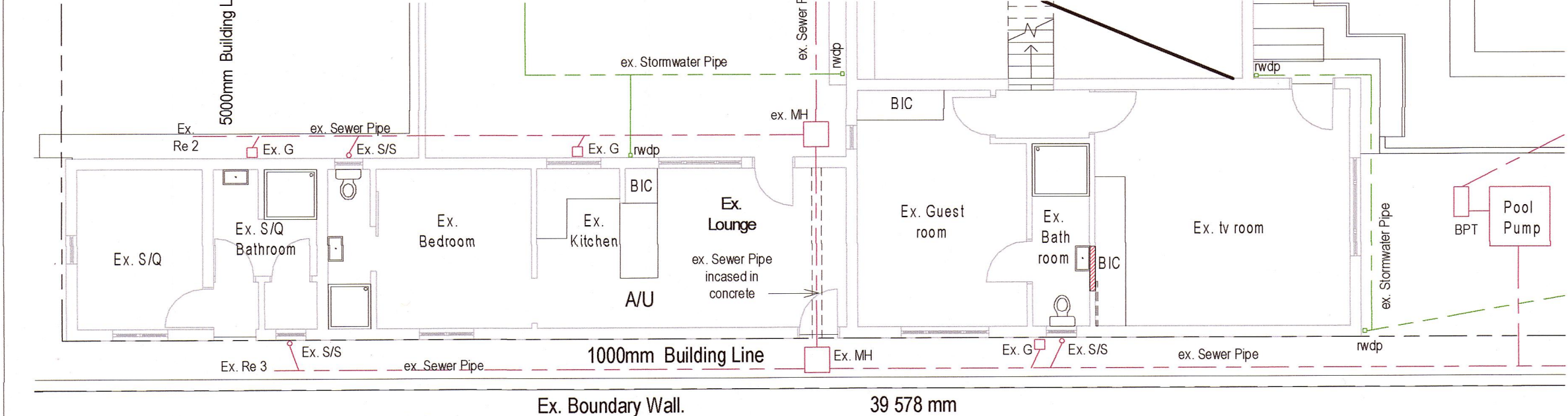
**South West Boundary wall**

1 : 100



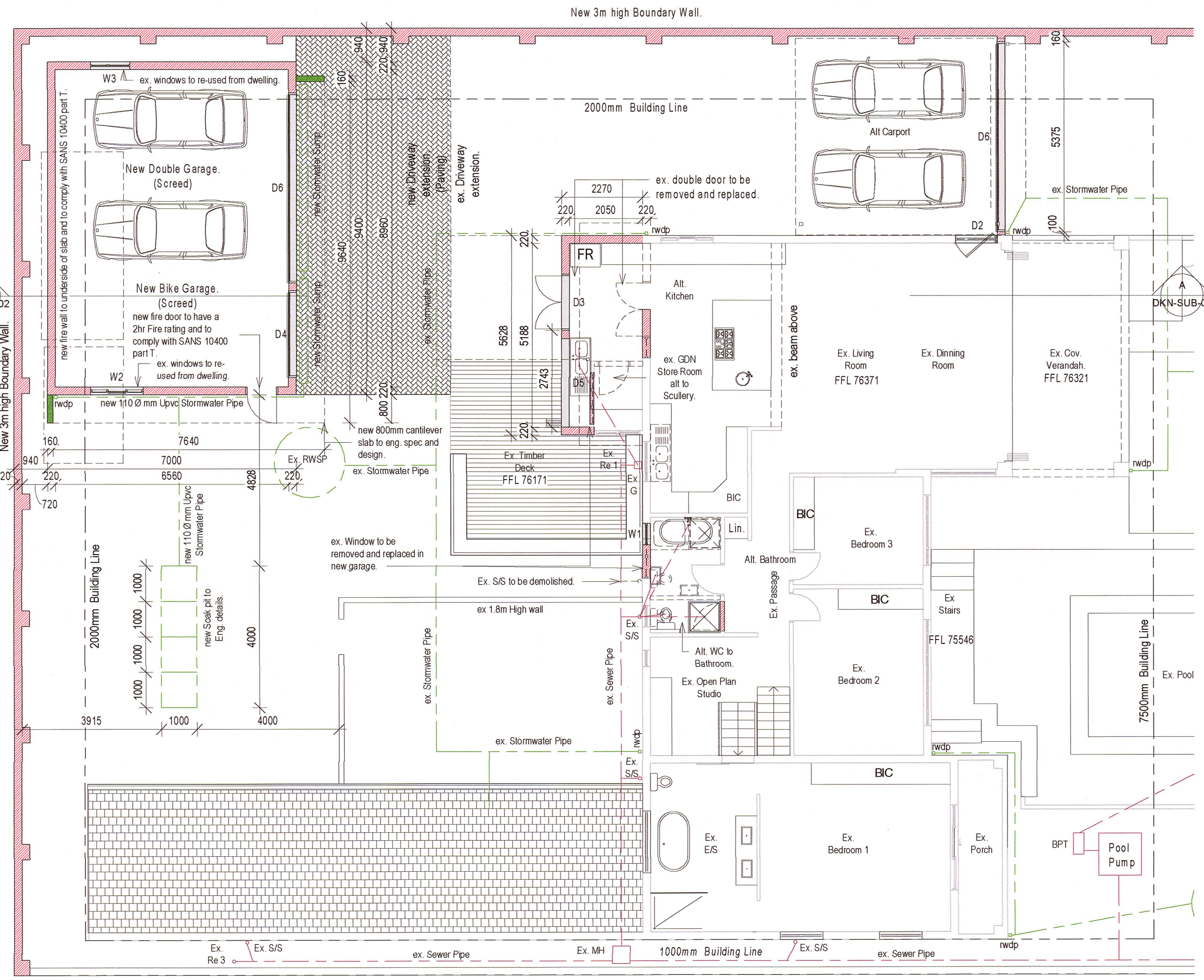
**North West Boundary wall**

1 : 100



**Basement Storey Plan**

1 : 100



**Ground Storey Plan**

1 : 100

**Area Schedule (Ex)**

Level	Name	Area
Basement Storey Plan	S/Q	18.67 m <sup>2</sup>
Basement Storey Plan	A/U	38.12 m <sup>2</sup>
Basement Storey Plan	Living	53.37 m <sup>2</sup>
Ground Storey Plan	Store Room	3.06 m <sup>2</sup>
Ground Storey Plan	Porch	7.22 m <sup>2</sup>
Ground Storey Plan	Verandah	22.44 m <sup>2</sup>
Ground Storey Plan	Carport	31.95 m <sup>2</sup>
Ground Storey Plan	Living	181.20 m <sup>2</sup>
Grand total		356.03 m <sup>2</sup>

**Area Schedule (New)**

Level	Name	Area
Basement Storey Plan	S/Q	18.67 m <sup>2</sup>
Basement Storey Plan	A/U	38.12 m <sup>2</sup>
Basement Storey Plan	Living	53.37 m <sup>2</sup>
Ground Storey Plan	Porch	7.22 m <sup>2</sup>
Ground Storey Plan	Verandah	22.44 m <sup>2</sup>
Ground Storey Plan	Carport	31.95 m <sup>2</sup>
Ground Storey Plan	Garage	65.80 m <sup>2</sup>
Ground Storey Plan	Living	193.98 m <sup>2</sup>
Grand total		431.54 m <sup>2</sup>

**NB - SANS 10400-XA & SANS 204 REQUIREMENTS:**

1. All external walls to be built with 50mm air cavity- minimum CR value required = 60 hours
2. Minimum R-value of roof insulation = 1.99
3. 50% of annual hot water to be provided by means other than electrical heating i.e. solar, heat pumps
4. Hot water pipes to be insulated with minimum R-value = 1
5. Hot water tank to be insulated with minimum R-value = 2
6. See window/door schedule for specific glazing required

For these specifications & further requirements see attached SANS calculation report which must be read in conjunction with this plan.

**Site Area**

Site Area	: 1058 m <sup>2</sup>
Allowable COV (40%)	: 423.20 m <sup>2</sup>
Ex COV	: 254.53 m <sup>2</sup>
Proposed COV	: 75.51 m <sup>2</sup>
Total COV	: 325.91 m <sup>2</sup>
Allowable FAR (N/A)	: N/A
Ex FAR	: N/A
Proposed FAR	: N/A
Total FAR	: N/A
Added Area	: 75.51 m <sup>2</sup>

**GENERAL NOTES min requirements**  
 All dimensions pertaining to the structural integrity of the structure are for information only. The appointed engineer must specify all foundations, depth of founds, backfill, reinforced conc slabs, lintels, brickforce and all matters relating to the structural stability of the proposed works.  
 Should the engineer specify something different to what has been dimensioned then the pr engineers specification must supercede the noted dimensions. The discrepancies must be reported to the author prior to construction.  
 The contractor must adhere to all the current NHBC regulations and specifications relating to building practices. Any deviation from these regulations will become the sole responsibility of the contractor and any cost relating to the rectification of such items will be to the cost of the contractor.  
 All construction works are to further comply with the standard building regulations as per SANS 10400 of 2010 as well as th the local authorities bylaws.  
 All glazing to comply with SANS 10400 part N  
 NB. See detailed window / glazing schedule  
 Surface beds - 25mm screed on 85thk 25 Mpa conc. 100mm Mesh reinforced (Ref 193) surface bed on DPM (250 mm) on compacted soil to 95+ Mod AA S.H.O poisoned with 5 P.C.P. solution  
 NB engineers design takes preference to above.  
 All new balustrading to be 1000 mm high and to have a 100 mm spacing and to comply with SANAS 10400 part D.

**Engineers notes:**  
 All dimensions pertaining to the structural integrity of the structure are for information only. The appointed engineer must specify all foundations, depth of founds, backfill, reinforced conc slabs, lintels, brickforce and all matters relating to the structural stability of the proposed works. The engineer is to provide detailed drawings of such specifications and is to certify all work that he is responsible for. Should the engineer specify something different to what has been dimensioned then the pr engineers specification must supercede the noted dimensions. The discrepancies must be reported to the author prior to construction.  
 All walls and lintels to engineers details.  
 Foundations to comply with the design requirements made by the Engineer in the Geotechnical Engineers report, if needed.  
 All Roofs and walls to Engineers details.

**Endorsements:**  
 floors to comply with SANS 10400 part J  
 walls to comply with SANS 10400 part K  
 roof to comply with SANS 10400 part L  
 stairs to comply with SANS 10400 part M  
 balustrading to comply with SANS 10400 part M 4.3  
 glazing to comply with SANS 10400 part N  
 drainage to comply with SANS 1040 part P  
 stormwater to comply with SANS 10400 part R  
 net lighting to comply with SANS 10400 part O  
 min 10% floor area - (5% openable)  
 ret. walls to comply with SANS 10400 part K 4.2.4  
 NB. Should the contractor/builder be unsure of any of the regulations as noted above or wish to amend any of the above, written notification to the author must be made in order to obtain approval from the relevant authority.

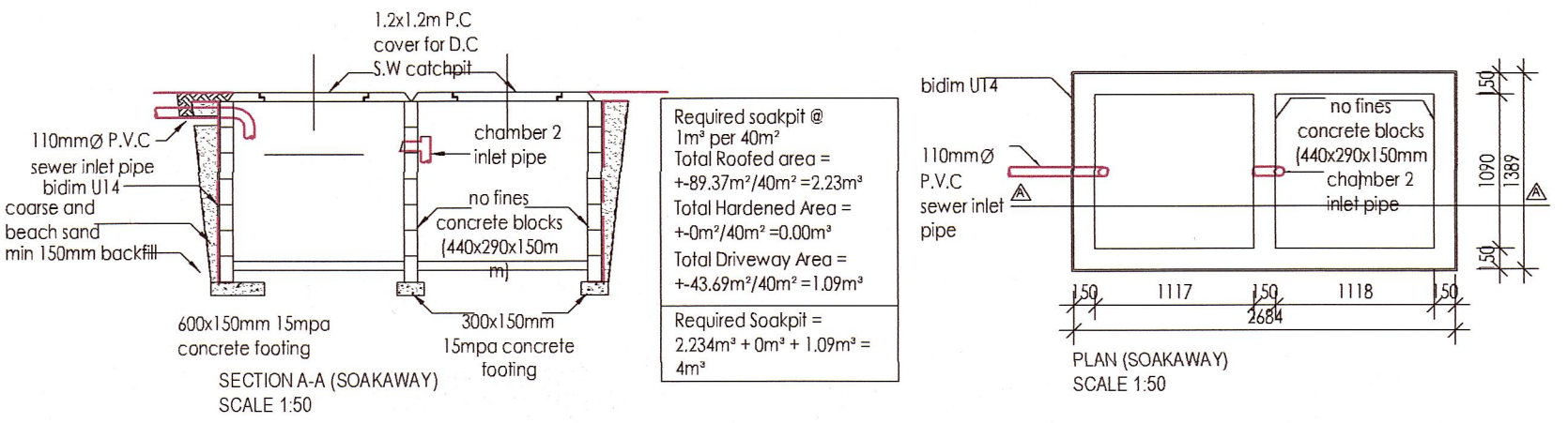
All cadastral boundary pegs must be exposed and flagged prior to the site being handed over for any works to commence, and must remain exposed and flagged through out the construction period. The Land Surveyor must place the site number plate identifying the site, on the street facing boundary at the midway mark.

**Plumbers Note:**  
 Min fall to drains 1:40 - Min cover to drains 450mm. Provide anchor blocks to ends of drains exceeding 1.5. All drain pipes and fittings to be SANS 10400 approved. All waste pipes 50DIA unless specified and certified by registered plumber. Provide re's to ends of pipe runs and bends as noted on drawings. re's to be provided at all accessible junctions and bends. All drainage pipes under hardened surfaces to be 'win walle' uPVC piping SANS 10400 Access for cleaning of stack/discharge pipes within 2m above entry point of the pipes into the ground are to have removable access points (covers) SANS 10400-P 4.19 The design of the drainage system is to comply with part P of SANS 10400 and any requirements of the relevant local authority & is the responsibility of the Main contractor/ Plumbing contractor. The municipal sewer connection point is to be exposed prior to commencement of any drainage installation and the level verified. Any discrepancies are to be reported to the engineer PRIOR to commencement of the work. The sewer sections shown indicate the design intent only. This is to be verified by the registered plumber/plumbing contractor - any discrepancies or proposed alterations are to be reported to the author prior to commencement of any work. Agricultural drains to be provided where necessary as per structural engineers design and requirements. All stormwater to be piped to soakpits unless otherwise indicated. No soakpit to be positioned within 3m of any building or boundary. All svp's to be taken 2m above window/door head height or 2 way vent valves added to SABS spec. Any drain passing under or adjacent to a building shall not impair the structural stability of the building.

**Roof Notes:**  
 new flat slabbed roof to have a run off into stormwater sump and comply with SANS 10400 Part R. 100mm thick SANS 10400 approved mineral wool ceiling insulation Truss fabrication and grade of timber to be as per part L of SANS 10400 2011 table 1 & 2 max truss spacing 1000mm c/crs on 76x114 wall plates - 2x 4Ø galv. wire truss ties built into brickwork min 4 courses per truss end as per SANS 10400 roof specification. Any roof which does not comply with part L of SANS 10400 2011 and/or does not comply with local authorities bylaws must be designed and manufactured to Roofing suppliers 'MITEK' engineered gang nail specification and erected and certified by roof suppliers engineers. exposed trusses to be sanded on site and stained as per finishing schedule with 5mm plywood stained cover plates to ganngeil plates as required. all parapet wall and wall to roof finish to be 'sasi-rev' or similar flexible membrane to match roof colour & to comply with part L 2 of SANS 10400 All fascias and bargeboards to be fibre-cement unless otherwise specified. Colour as per colour palette. All roof accessories to match colour of roof. All valley gutters to be (min) 0.6mm 'SAFTAL' alum. sheeting 100x100 powder coated alum. seamless gutters and downpipes 38x38 SA pine ceiling battens at ±600 crs to support skimmed GYPSUM ceiling board. Decor cornice (150 NMC) to owners detail U.O.N.

**gutters & downpipes**  
 downpipes and gutters indicated on elevations as a design guide only. Specialist gutter supplier to design and erect to design standards

**Boundary walls:**  
 All New Boundary walls to be plastered and painted on both sides of the wall including neighbours. Neighbours side to have a plain white prime coat.



**Soakpit Detail**

1 : 50

Name	Address	LOT No.	Sign	Date
	95 Chelsea Dr, Broadway, Durban North	ERF 2655, DURBAN NORTH		
<i>Brent Cayley</i>	18 Cadogan Pl, Broadway, Durban North	ERF 2656, DURBAN NORTH		
<i>Richard Mathis</i>	8 Monmouth Cre, Broadway, Durban North	ERF 2658, DURBAN NORTH	<i>[Signature]</i>	10/02/22



33 Marlon Avenue, Glenchely  
 C: 072 902 3996  
 E: dclan@dgscdesigns.co.za

Client sign: *[Signature]* Richard Holgate  
 PRATCH 39622593

**Project description**  
 Proposed Additions & Alterations to existing dwelling at 10 Monmouth Cr. Durban North on ERF 2659 Durban North for Mr D.G. Donkin (Building Classification H4)

Site Plan, Ground Storey Plan, Basement Storey Plan, Section, Wall Elevations and Notes	
Project number	0122-0002
Date:	18.01.2022
Scale	As indicated
Drawn by	DC Rev
arg no	DKN-SUB-01
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A1	NOT FOR CONSTRUCTION