

29.72M BOUNDARY LINE

AREA SCHEDULE:

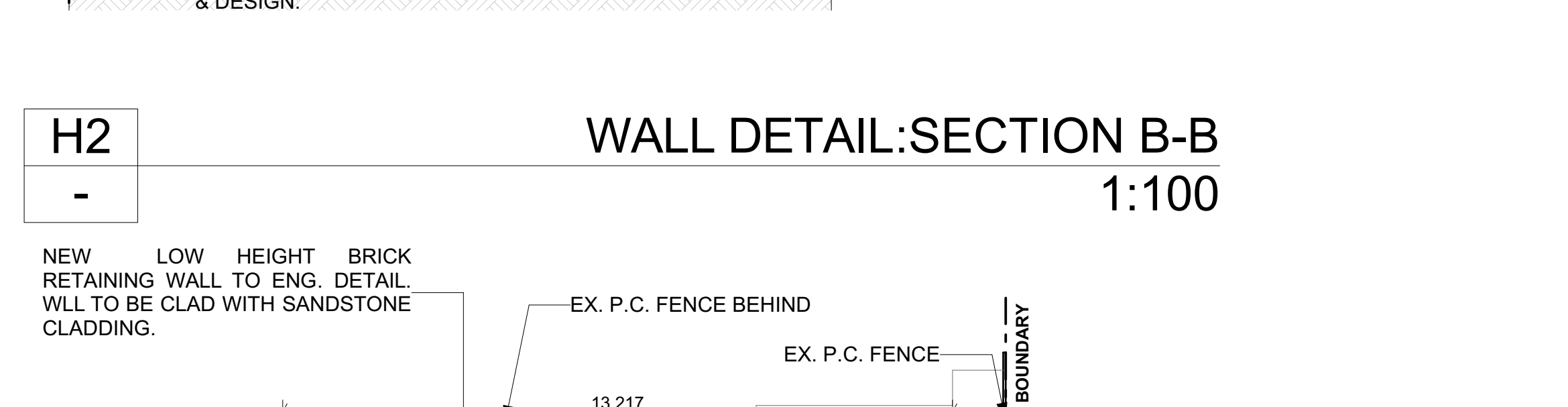
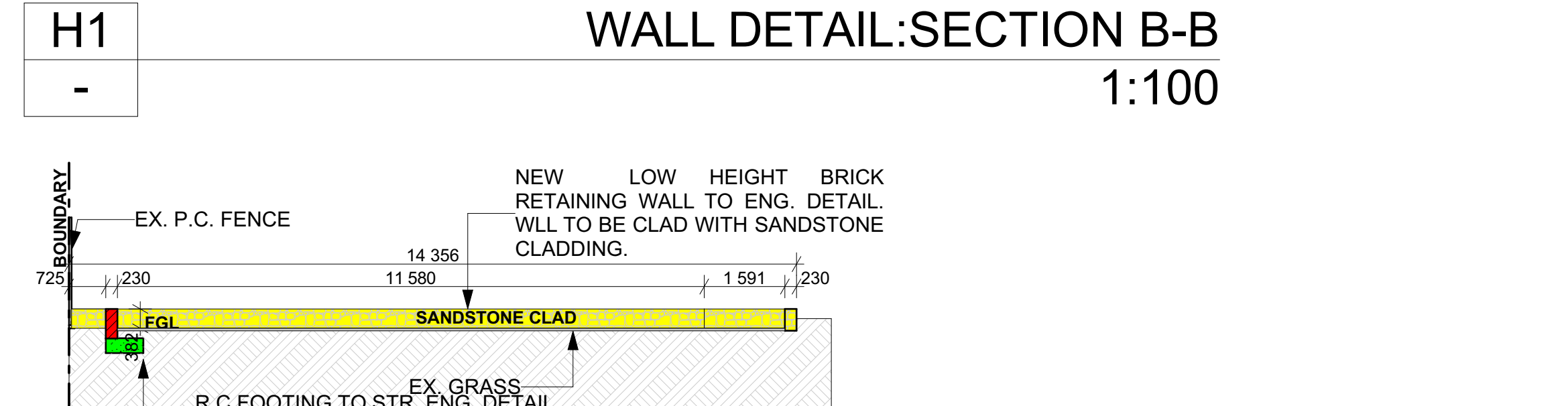
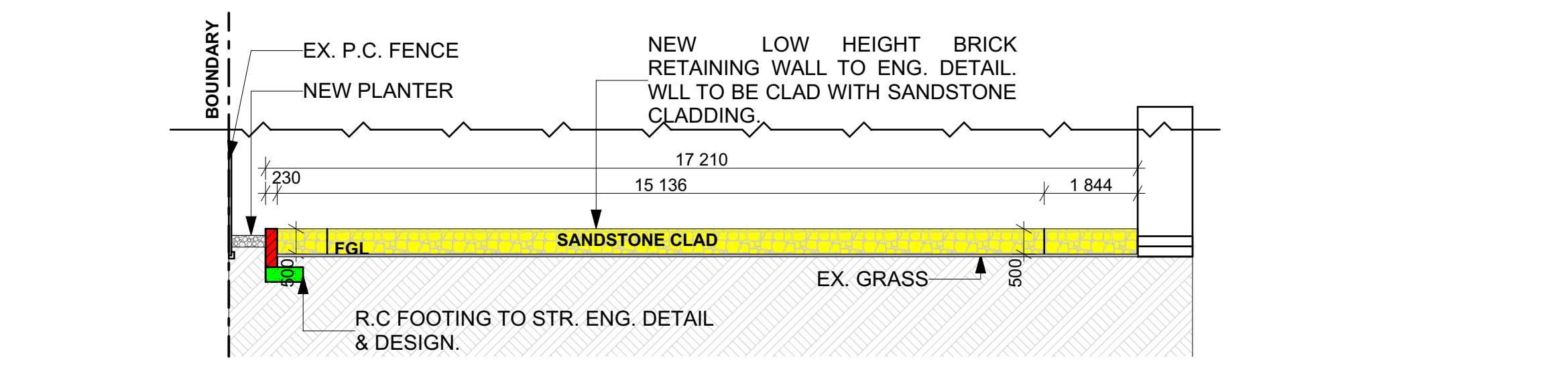
SITE AREA: 1178 m²
 ZONING: SPECIAL RESIDENTIAL 900
 ALLOWED FAR: N/A
 ALLOWED COVERAGE: 50 % (589m²)
 EXISTING COVERAGE: = 406.06m²
 EXISTING FAR: = 275.18m²
 NEW FAR: 5.46m² (NEW BATHROOM EXTENSION)
 NEW COVERAGE: 95.88 m² (NEW AWNING 1+ NEW AWNING 2 + NEW AWNING 3+ EXTENSION TO EX. COVERED AREA)
 NEW TOTAL COVERAGE=501.94 m² (42.86%)
 NEW TOTAL FAR=280.64m² (23.82%)

FIRE PROTECTION TO COMPLY WITH PART 4:
 - ALL WORK TO COMPLY WITH SANS 10400
 - SAFETY DISTANCES TO COMPLY WITH CLAUSE 4.2, ALL EXTERNAL WALLS FIRE RESISTANCE TO COMPLY WITH TABLE 1-30 MINUTE RATINGS FOR WALLS WITH WINDOW OPENINGS ONTO A LATERAL BOUNDARY AS PER 4.2.8 AND TABLE 2 SAFETY DISTANCES: H3 OPENINGS OF LESS THAN 5M² WITH A DISTANCE OF 1M.
 - ANY BUILDING DIVIDED WITH DIFFERENT OCCUPANCIES MUST COMPLY WITH SANS 1000 PART 1, CLAUSE 4.4, 4.5, 4.7, 4.8 AND 4.9
 - ALL MATERIALS TO COMPLY WITH 4.5
 - ALL STRUCTURAL ELEMENTS AND COMPONENTS TO COMPLY WITH PART 4-1.1
 - ALL OPENINGS TO BE PROTECTED IN COMPLIANCE WITH 4.10
 - WHERE AN OPENING IN ANY EXTERNAL WALL OF ANY DIVISION IS LESS THAN 1M MEASURED FROM THE EXISTING EXTERIOR FACE OF THE WALL TO ANOTHER DIVISION SHALL BE PROTECTED BY ANY OTHER EQUIVALENT MEANS OF FIRE PROTECTION WHICH ENSURES THAT THE FLAME TRAVEL PATH FROM ONE OPENING TO ANOTHER IS NOT LESS THAN 1M SHALL BE PERMITTED. TO APPLY TO GLAZED CURTAIN WALLS
 - ALL INTERNAL FINISHES TO COMPLY WITH PART 4-1.2
 - ALL CEILINGS TO COMPLY WITH PART 4-1.3
 - ALL FLOOR COVERINGS TO COMPLY WITH PART 4-1.4
 - ALL INTERNAL FINISHES TO COMPLY WITH PART 4-1.5
 - EMERGENCY AND ESCAPE ROUTES ARE TO COMPLY WITH PART 4-1.6, 4.17, 4.18 AND 4.19
 - ALL ACCESS DOORS TO EMERGENCY ROUTES TO BE SABS CLASS B 120MIN.
 - FIRE RATED DOORS ATTACHED WITH SELF CLOSERS IN COMPLIANCE WITH 4.10.4 AND LOCKS IN COMPLIANCE WITH 4.18.9
 - ALL FIRE DOORS ARE CLASS B FIRE DOORS -2 HOUR FIRE RATING AND ARE SELF CLOSING
 - ESCAPE ROUTES TO BE PROVIDED IN ACCORDANCE WITH 4.18
 - IRONMONGERY, LOCKS AND PANIC HARDWARE TO FIRE ESCAPE AND ACCESS AND 4.21
 - DIMENSIONS OF COMPONENTS OF ESCAPE ROUTES TO COMPLY WITH 4.20 AND 4.21. WIDTH OF ESCAPE ROUTE NOT LESS THAN 1M
 - VENTILATION OF BASEMENTS TO COMPLY WITH 4.4.2
 - ALL OPENINGS IN FLOORS TO COMPLY WITH 4.26
 - EXTERNAL STAIRWAYS TO COMPLY WITH 4.27
 - LOBBIES, FOYERS AND VESTIBLES TO COMPLY WITH 4.28

NOTES:
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 2. Partial Service: Any discrepancies with site or other information is to be advised to the Architect and direction of approval is to be sought before the implementation of the detail.
 3. Do not scale this drawing.
 4. For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect.
 5. All fittings, fixtures, sanitaryware, furniture etc. are indicative only. Refer to data sheets for details.
 6. Any dimensions not shown must be confirmed by the Architect prior to construction.
 7. Engineer to confirm all structural design and layout prior to construction and submission for municipal approval.

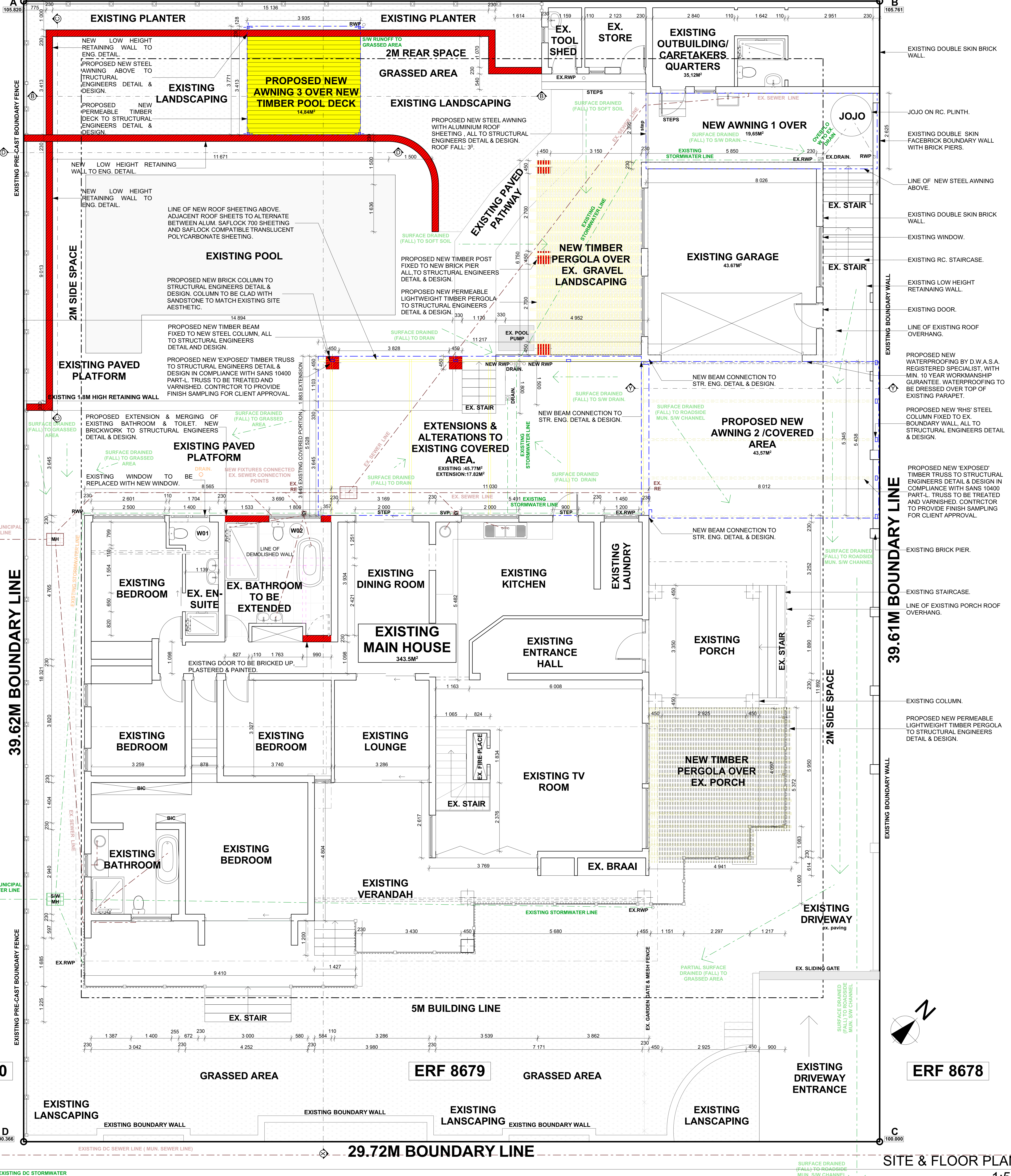
1. QUALITY OF MATERIALS TO COMPLY WITH THE LATEST RELEVANT SABS & BSS SPECIFICATION AND SHALL CONFORM TO THE MINIMUM STANDARDS SPECIFIED IN THE NATIONAL BUILDING REGULATIONS
 2. THE CONTRACTOR IS TO CHECK ALL DIMENSIONS SHOWN ON THESE DRAWINGS BEFORE ANY WORK IS PUT ON HAND AND IS TO REPORT ANY DISCREPANCIES TO THE ARCHITECT/AUTHOR FOR RATIFICATION
 3. THE CONTRACTOR SHALL CORRECT (AT HIS OWN COST) ANY WORK INCORRECTLY PERFORMED AS A CONSEQUENCE OF HIS FAILURE TO OBSERVE THIS INSTRUCTION
 4. ALL CONTRACTORS TO CHECK THE DETAILS SHOWN ON THESE DRAWINGS FOR COMPLIANCE WITH STANDARDS OF GOOD BUILDING PRACTICE WITH PARTICULAR REFERENCE TO SPECIAL REQUIREMENTS NECESSITATED BY LOCAL AND/OR SITE CONDITIONS AND TO REFER ANY COMMENTS OR QUERIES TO THE ARCHITECT/AUTHOR OR PROJECT CO-ORDINATOR BEFORE ANY WORK IS UNDERTAKEN
 5. CONTRACTORS ARE TO LOCATE AND IDENTIFY EXISTING SERVICES ON SITE AND TO PROTECT THESE FROM DAMAGE THROUGHOUT THE DURATION OF THE PROJECT WORKS. SERVICES HAVE BEEN IDENTIFIED BASED ON INFORMATION GATHERED FROM EXISTING DRAWINGS AND VARIANCES EXPERIENCED ON SITE; ANY DISCREPANCIES ENCOUNTERED DURING THE BUILDING WORKS MUST BE RELATED TO THE AUTHOR/ENGINEER FOR RATIFICATION
 6. ANY ERRORS, DISCREPANCIES OR OMISSIONS ON THESE DRAWINGS ARE TO BE REPORTED TO THE ARCHITECT/AUTHOR IMMEDIATELY BEFORE WORK IS UNDERTAKEN
 7. CONTRACTOR IS TO BUILD IN APPROVED DPCS WHETHER OR NOT THESE ARE SHOWN ON THE DRAWINGS I.E. EXTERNAL WALLS, AT EACH FLOOR, BEAM OR PARAPET LEVEL AND TO ALL WINDOWS, DOORS, GRILLES OR OTHER OPENINGS
 8. FIGURED DIMENSIONS TO BE USED AT ALL TIMES
 9. ALL STRUCTURAL WORK TO ENGINEER'S DETAILS
 10. ENGINEER'S DRAWINGS TO BE CHECKED AGAINST ARCHITECT'S/AUTHORS DRAWINGS; ANY DISCREPANCIES TO BE BROUGHT TO THE ARCHITECT'S/AUTHORS ATTENTION ACCORDINGLY
 11. ALL CONSTRUCTION DETAIL UNLESS OTHERWISE SPECIFIED TO BE IN ACCORDANCE WITH MANUFACTURERS WRITTEN SPECIFICATION
 12. CONTRACTOR IS RESPONSIBLE FOR CORRECT SETTING OUT OF BUILDINGS, ALL EXTERNAL AND INTERNAL WALLS WITH PARTICULAR REFERENCE TO BOUNDARIES, BUILDING LINES ETC.
 13. SOIL POSING TO COMPLY WITH THE LOCAL AUTHORITIES REQUIREMENTS
 14. ALL RELEVANT COMPLIANCE CERTIFICATES TO BE OBTAINED BY THE RELEVANT CONTRACTORS FOR SUBMISSION TO COUNCIL
 15. RC LINTOLS ABOVE ALL DOORS AND WINDOWS (TO ENGINEER'S DETAILS AND SPECIFICATION)
 16. EXPRESS JOINTS TO ALL RC BEAM AND MASONRY JOINTS
 17. ROOF TILING TO COMPLY WITH SANS 10062, 2003 CODE OF PRACTICE AND STANDARD FIXING MECHANISMS AND DETAILS
 18. DOORS: WEATHERPROOF GILL TO ALL EXTERNAL FACING DOORS JOINTS TO BE CONFIRMED BY SUPPLIERS
 19. STAIRCASES: ALL FINAL DIMENSIONS FOR STAIRCASES/STEPS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. ANY VARIATIONS SHOULD BE BROUGHT TO THE ATTENTION OF THE AUTHOR
 20. TIMBER: ALL STRUCTURAL TIMBER WORK BY TO ENG. DESIGN AND DETAILS; EXTERNAL TIMBER TO BE OF SUITABLE STRUCTURAL GRADE AND SEALED ACCORDINGLY
 21. WINDOW CILLS: 75x50MM PLASTERED CILLS WITH 10MM V CHANNEL DRIP GROOVE TO UNDERSIDE
 22. TIMBER: ALL GLAZING TO CONFORM TO SANS 10400: PART N (REFER TO DOOR/WINDOW SCHEDULE)

PART P DRAINAGE
 ALL WASTE PIPES AND DRAINS TO BE ACCESSIBLE ALONG THE ENTIRE LENGTH.
 INSPECTION EYE (I.E.) TO BE PROVIDED AT ALL BENDS AND JUNCTIONS IN THE DRAIN AND AT A MAXIMUM OF 23m LENGTHS ALONG STRAIGHT RUNS OF THE DRAIN.
 ALL INSPECTION EYES TO HAVE MARKED COVERS AT GROUND LEVEL
 CLEANING EYES (C.E.) TO BE PROVIDED AT ALL BENDS AND JUNCTIONS OF WASTE PIPES.
 ALL WASTES TO BE FITTED WITH 60mm RE-SEAL TRAPS
 ALL SOIL PIPES TO BE 100mm EXCEPT URINALS WHICH ARE TO BE 75mm OR 50mm IN CASE OF WALL HUNG URINALS.
 ALL SOIL VENTILATION PIPES (S.V.P.) MUST BE TAKEN TO A MINIMUM HEIGHT OF 1.8m ABOVE THE NEAREST ADJACENT WINDOW HEAD.
 WHERE A DRAIN PASSES UNDER A BUILDING IT MUST BE ENCASED IN 150mm CONCRETE AT GROUND AND MUST BE IN A STRAIGHT RUN UNDER THE BUILDING WITH NO BENDS OR JUNCTIONS AND MUST HAVE I.E.'S AT EACH END AT A MINIMUM OF 600mm BEYOND THE BUILDING.
 50mm² COLDROOM CONDENSATE
 100mm² W.O. AND REFUSE FLOOR DRAIN
 WHERE THE VERTICAL DROP FROM SOIL FITTINGS TO THE MAIN DRAIN EXCEEDS 1.2m THESE FITTINGS ARE TO BE ANTI-SYPHON VENTED
 ALL ACCESS PANELS TO BE LOCATED AT PIPE JUNCTION. EXTERNAL PANEL TO BE FIRE CEMENT FINISHED TO MATCH SURROUNDING PLASTER/WALL FINISH.
 ALL DISCHARGES FROM WASHING AREAS TO COMPLY WITH SANS 10400 PART P 4.9
 ALL MATERIALS, PIPES, FITTINGS AND JOINTS TO COMPLY WITH SANS 10400 PART P 4.2
 ALL SANITARY FIXTURES TO BE IN ACCORDANCE WITH SANS 10400 PART P 4.1
 ALL DISCHARGE & VENTILATING PIPES TO BE INSTALLED IN ACCORDANCE WITH SANS 10400 PART P 4.18
 DRAINS TO BE ACCESSIBLE IN ACCORDANCE WITH SANS 10400 PART P 4.19
 ALL SANITARY FIXTURES TO HAVE TRAPS IN ACCORDANCE WITH SANS 10400 PART P 4.20
 ALL GULLYS TO BE INSTALLED IN ACCORDANCE WITH SANS 10400 PART P 4.21
 ALL SEWER & STORMWATER LAYOUTS TO ENGINEER'S DESIGN & DETAILS
 SIZES OF WASTE/SOIL PIPES:
 50mm² - WBS
 38mm² - SHOWER AND SINK
 ALL DRAINS TO BE LAID IN ACCORDANCE WITH SANS 10400 PART P 4.22



NAME+ SURNAME	ADDRESS	EMAIL & CELL	SIGNATURE
THORNE BARDON	23 WANLESS ROAD	THORNEBARDON@ARCHITECTS.COM 0847020761	
SHARONA NUCKER	34 BAIRD ROAD	SHARONANUCKER@ARCHITECTS.COM 072-2136478	
BENEDICT POTGIETER	19 WANLESS ROAD GLENMORE	ben@mrigroup.co.za	

Architect: MITHASHA MISTRY
 Client: MR S.D. DEONARAIN
 Name: MR S.D. DEONARAIN
 Signature:
 Project: PROPOSED ADDITIONS & ALTERATIONS TO 38 BAIRD ROAD, UMBILO (ERF 8679 DURBAN)
 Drawing description: PROPOSED ALTERATIONS TO EX. AWNING, NEW AWNING, COVERED TIMBER DECK, REFURBISHMENT TO BATHROOM, EXTENSION OF BATHROOM & REPLACEMENT OF EXISTING MAIN HOUSE ROOF COVERINGS
 Project: IRSHAAD DALA
 Drawing Number: 140-SD-100

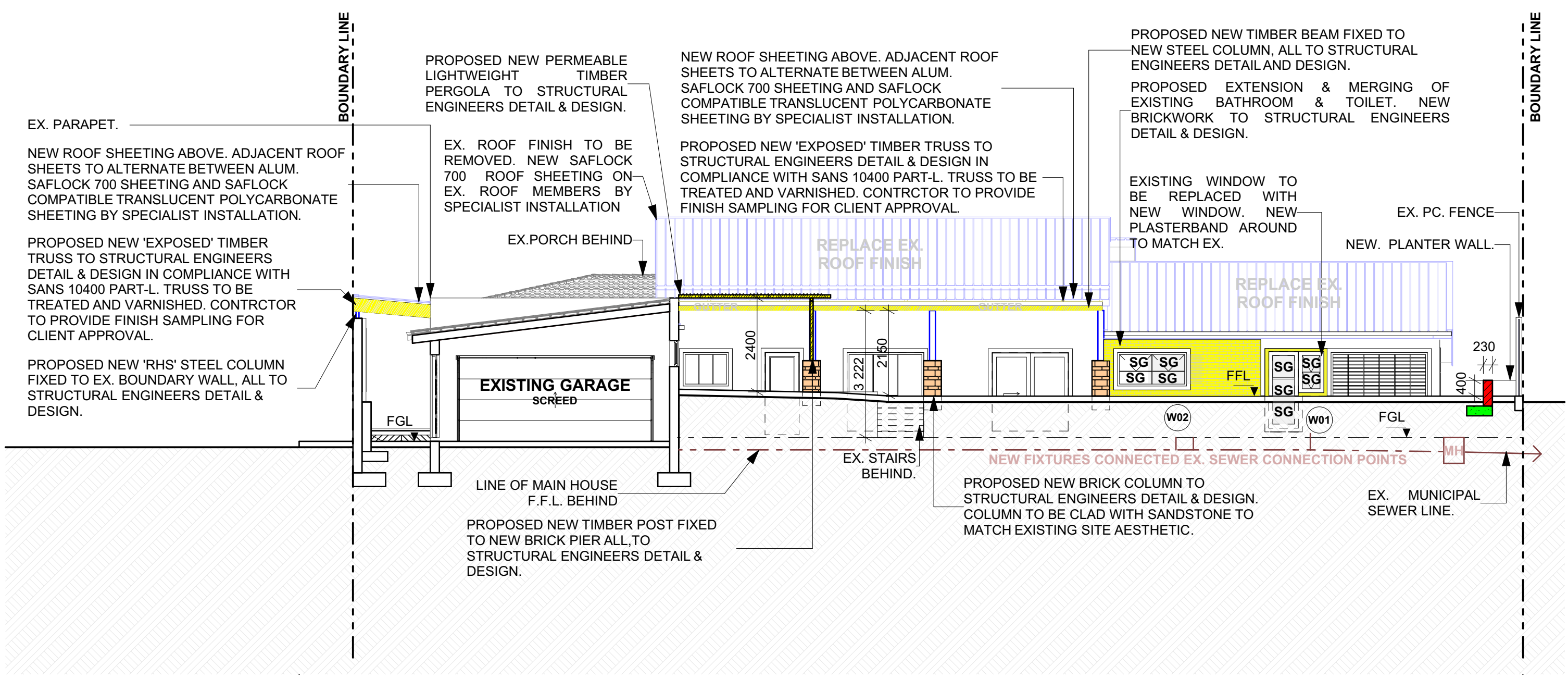


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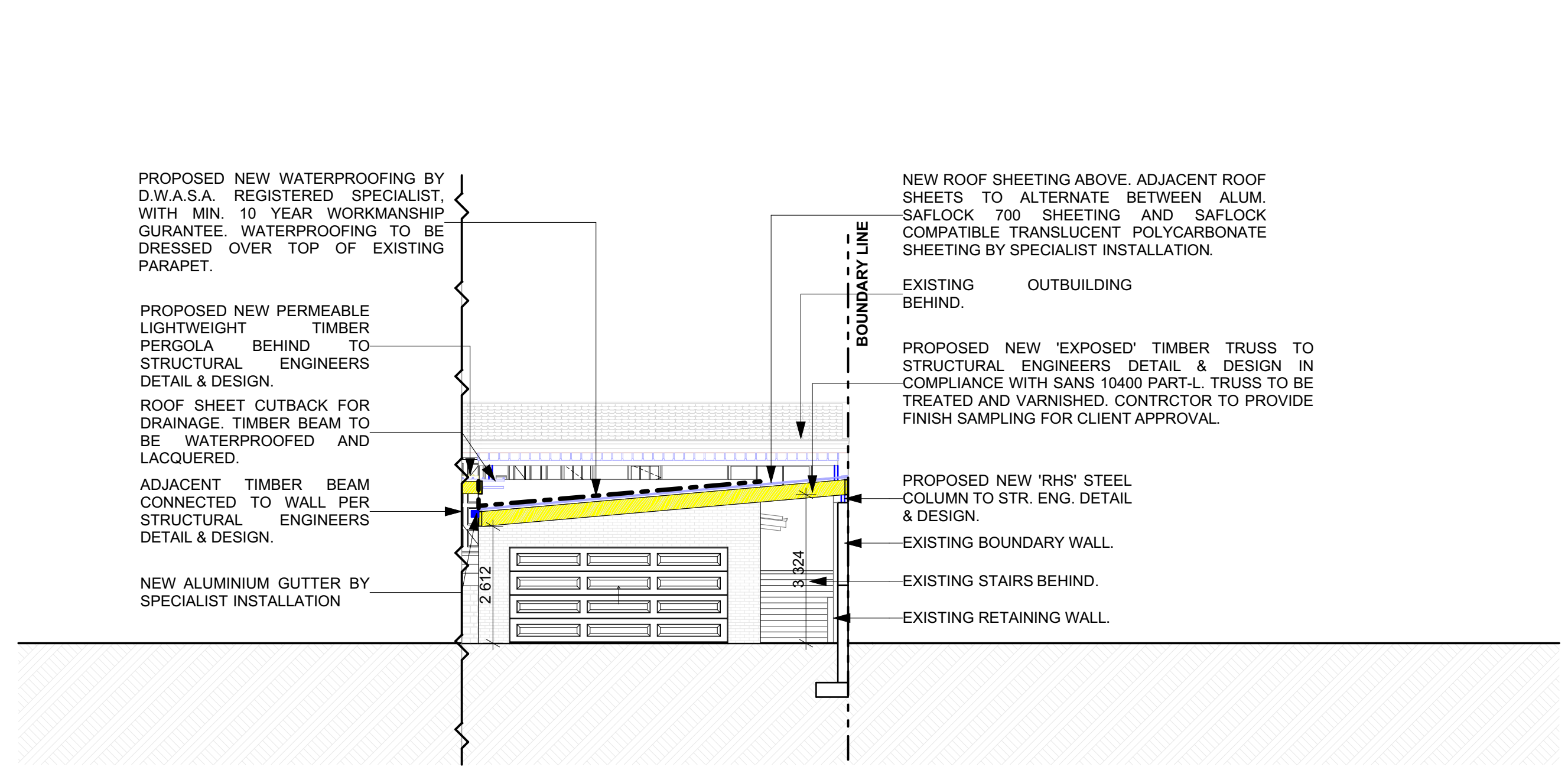
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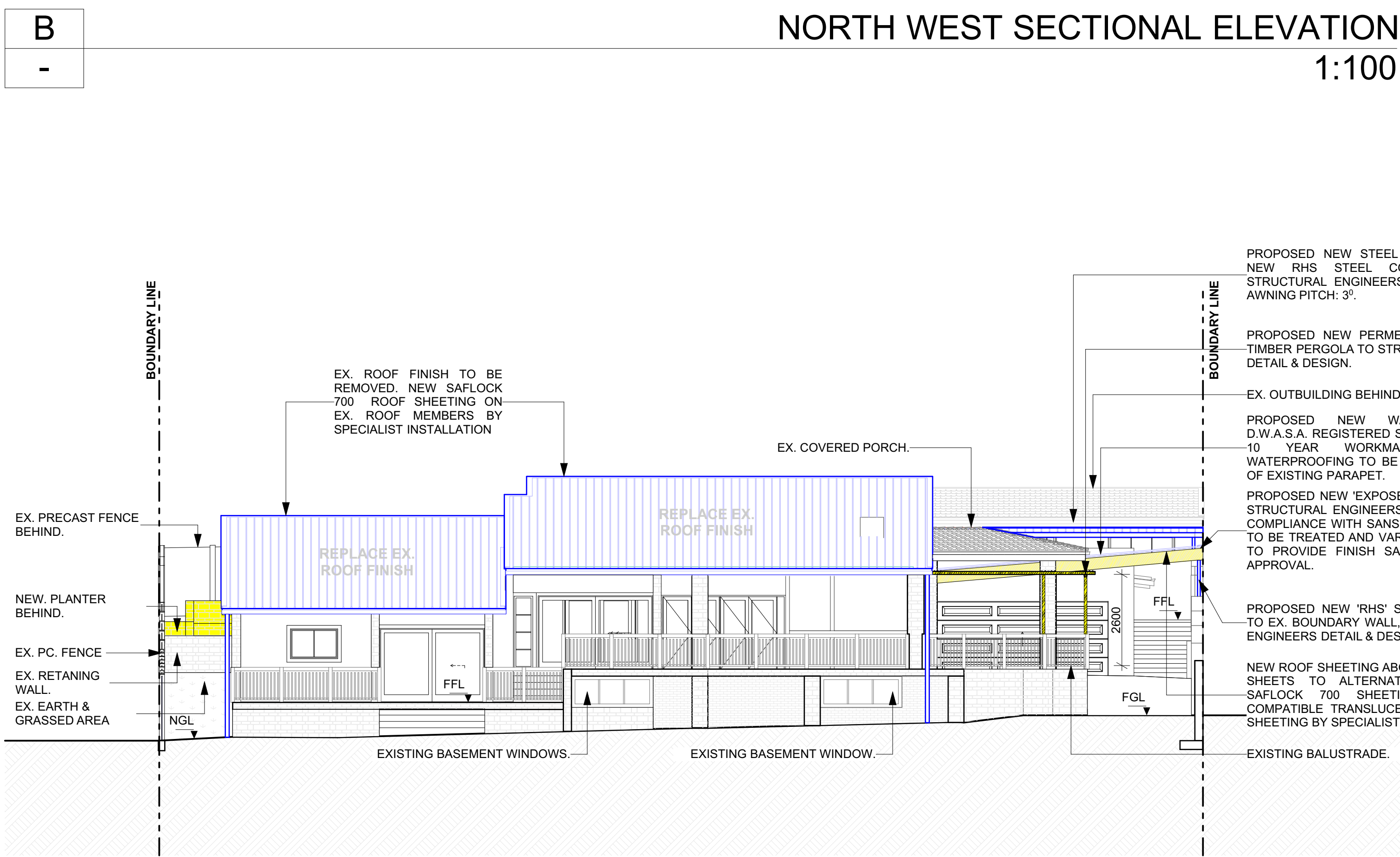
SITE & FLOOR PLAN
 1:50



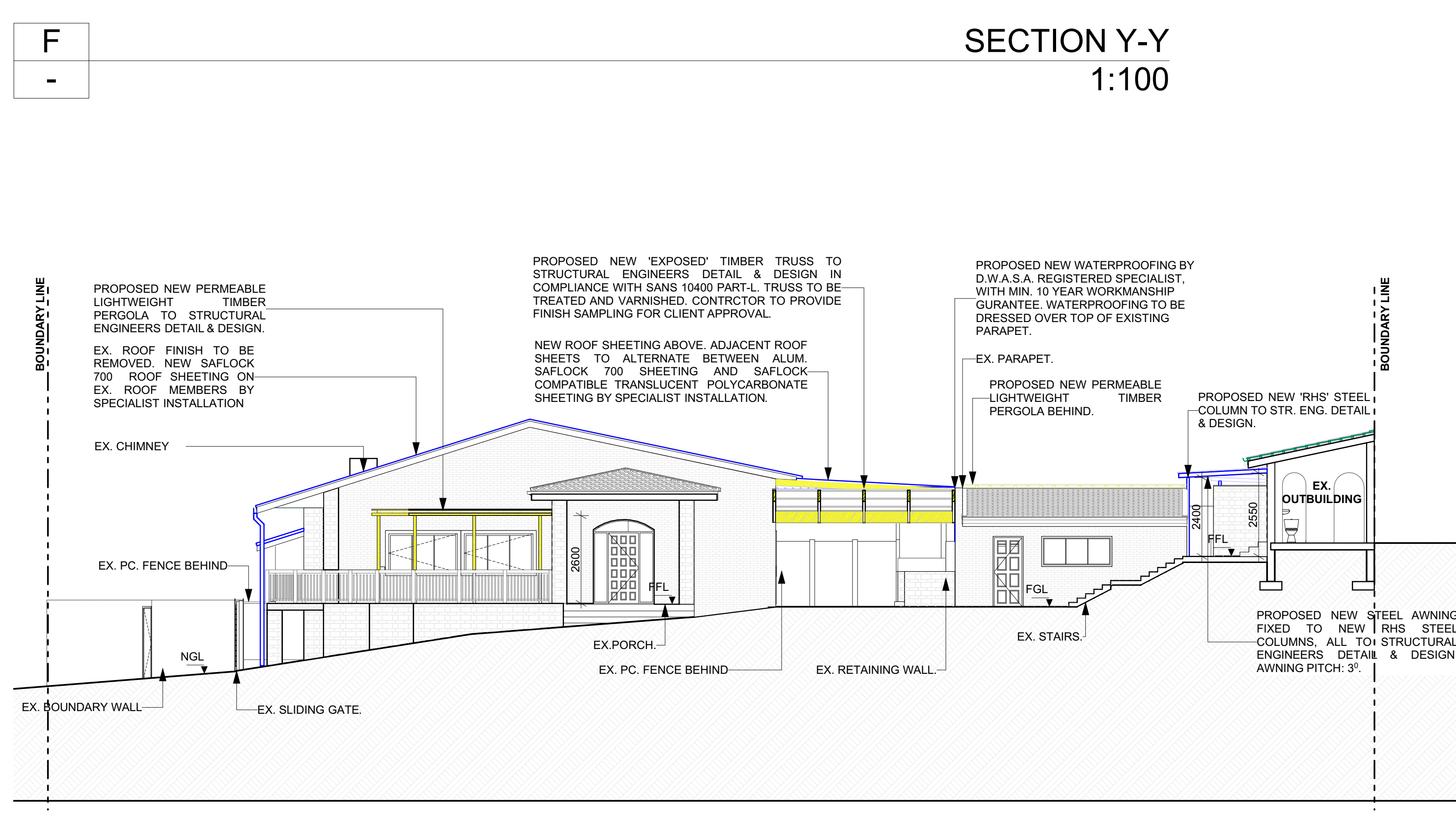
NORTH WEST SECTIONAL ELEVATION
1:100



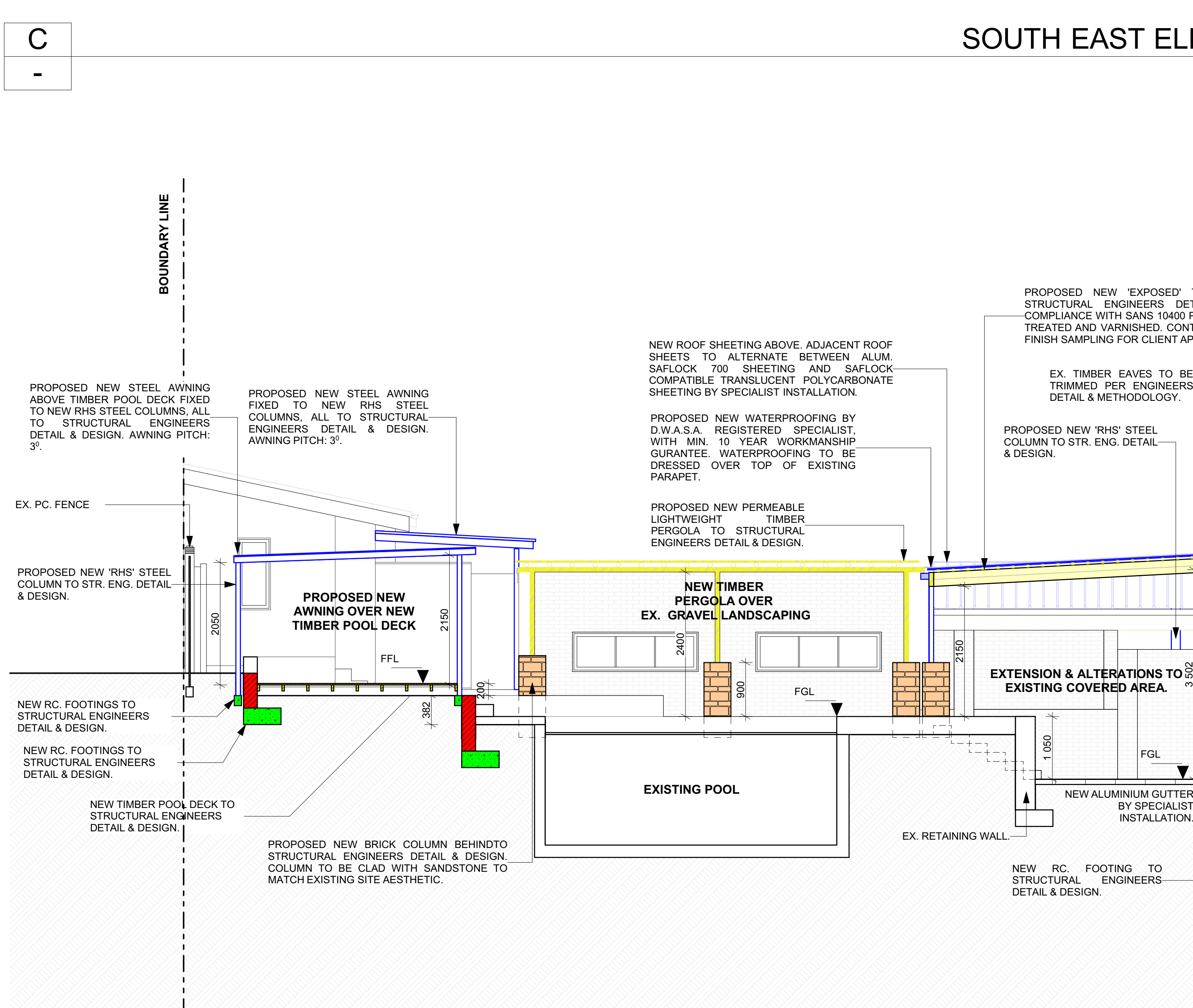
SECTION Y-Y
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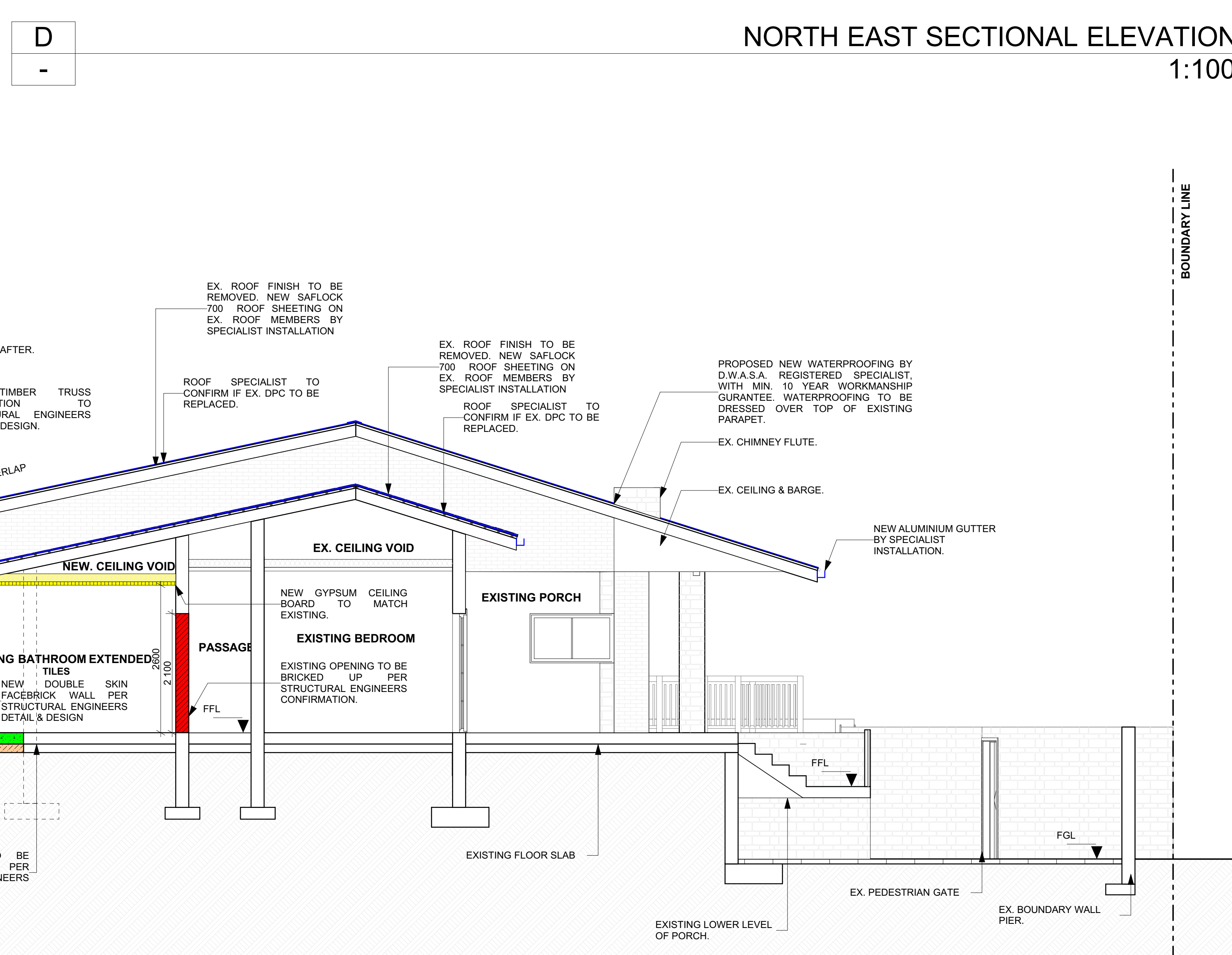
SOUTH EAST ELEVATION
1:100



NORTH EAST SECTIONAL ELEVATION
1:100



SOUTH EAST ELEVATION
1:100



SECTION X-X
1:50

ELEMENT ID	W02	W01
TYPE	DOUBLE TOP HUNG WITH FIXED GLAZING TRANSOM	DOUBLE TOP HUNG WITH FIXED GLAZING SIDELIGHT
FRAME	POWDERCOATED ALUMINIUM COLOUR: TO MATCH EX. ON SITE	POWDERCOATED ALUMINIUM COLOUR: TO MATCH EX. ON SITE
GLAZING	5MM TINTED TOUGHENED SAFETY GLAZING	5MM TINTED TOUGHENED SAFETY GLAZING
VINYL	CLIENT TO CONFIRM	CLIENT TO CONFIRM

G WINDOW SCHEDULE.
1:50

STORMWATER TO COMPLY WITH PART P:-
 - STORM WATER TO BE ATTENUATED ON SITE AS PER ENGINEERS DESIGNS AND THE REQUIREMENTS OF THE LOCAL AUTHORITY.
 - TYPICAL STORM WATER CHANNEL DETAIL TO BE DESIGNED AND DETAILED BY ENGINEER.
 - WATERPROOFING TO SPECIALIST DETAILS.
 - ACCESS TO STORM WATER DRAINS TO BE PROVIDED AT INTERVALS SO THAT NO PART OF THE DRAIN MEASURED ALONG THE CENTRE LINE OF THE DRAIN IS MORE THAN 40M FROM SUCH ACCESS AS PER SANS10400
 - DURING CONSTRUCTION CONTRACTOR TO ENSURE PROPER RUN OFF INTO STORM WATER CHANNEL, APRONS, GRIDS AND OTHER MEASURES AS INDICATED BY THE ENGINEER.
 - AGRICULTURAL DRAINS FOR RETAINING WALLS TO BE POSITIONED AND GRADED TO FALL TO SURFACE WATER DISPOSAL SYSTEM OR EQUIVALENT SYSTEM.
 - RAINWATER GOOD FLAT REINFORCED CONCRETE ROOF (AND OTHER SLABS, WHERE APPLICABLE) TO BE FITTED WITH FULL-BORE DRAINAGE FITTINGS AND CONNECTED TO MIN 75MM DIA.
 - STORMWATER PIPES TO BE MINIMUM DIAMETER OF 110MM. PVC PIPES AT MINIMUM FALL OF 1:100.
 - STORMWATER PIPES FROM ROOF ARE TO BE SEPARATE FROM OTHER STORM WATER PIPES TO BALCONIES, WALKWAYS AND OTHER SIMILAR AREAS.
 - THE TWO SETS OF PIPES TO CONNECT SEPARATELY TO THE STORMWATER ATTENUATION SYSTEM.
 - ALL SURFACES LAID TO FALL TO DRAINS TO BE FINISHED IN NON-POROUS MATERIALS.
 - MINIMUM OF 300 MM WIDE TRENCH DRAINS WITH GMS GRID ACROSS DRIVE WAY WITHIN PROPERTY BOUNDARY.

PART O: LIGHTING AND VENTILATION
 ALL AREAS THAT ARE MECHANICALLY VENTILATED ARE TO BE IN ACCORDANCE WITH SANS 10400 PART O 4.3.2. FRESH AIR TO BE SUPPLIED AT RATE OF 7.5L/SP & TO BE UNIFORMLY DISTRIBUTED THROUGHOUT HABITABLE AREA.

NOTE: OPEN END SVP VENTED 100mm ABOVE ROOF FINISH IN ACCORDANCE WITH SANS 10400 PART P

NAME+ SURNAME	ADDRESS	EMAIL & CELL	SIGNATURE
THANE RAJOO	23 WANLESS ROAD	THANE@HAROLD HAROLD@HAROLD	[Signature]
SHARONA NUCKER	34 FAIRFOLD ROAD	SHARONA@HAROLD 071-215478	[Signature]
BENEDICT POTGIETER	19 WANLESS ROAD GLEAMORE	ben@imgroup.co.za	[Signature]

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Architect: MITHASHA MISTRY
 Client: MR. J. DEONARAIN
 Name: MR S.D. RUGANAN
 Signature: [Signature]
 URBAN PLATFORM ARCHITECTS + PLANNERS
 SUITE 7, SUTTON SQUARE
 306 MATTHEWS MEYIWA ROAD,
 WINDERMERE
 BEREA, 4001
 Project: PROPOSED ADDITIONS & ALTERATIONS TO 38 BAINES ROAD, UMBILO (ERF 8679 DURBAN)
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 Project: IRSHAAD DALA
 Drawing Number: 140-SD-101
 Revision: 8