GENERAL NOTES

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OF THIS DRAWING OR ANY PORTION
THEREOF, IS RESERVED BY THE
ARCHITECTS.

NO BUILDING WORK TO COMMENCE PRIOR TO
PLANS APPROVAL FROM ETHEKWINI MUNICIPALITY.

AMAFA NEIGHBOURS CONSENT:

NAME:	ADDRESS:	SIGNATURE:
	99 SIR DUNCAN ROAD	
	107 SIR DUNCAN ROAD	
	110 SIR DUNCAN ROAD	
	444 LENA AHRENS ROAD	
	448 LENA AHRENS ROAD	
	452 LENA AHRENS ROAD	

GENERAL NOTES:
1. ALL WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS SANS 10400.
2. CONTRACTOR TO CHECK ALL LEVELS AND DIMENSIONS ON SITE BEFORE ANY WORK COMMENCES, ANY DISCREPANCIES FOUND TO BE REPORTED TO ARCHITECT IMMEDIATLY BEFORE WORK TO COMMENCE.
3. NO PART OF FOOTING OR WALL TO ENCROACH OVER BDRY. LINE.
4. GLAZING TO COMPLY WITH PART 'N' OF THE SANS 10400 & NBR.
5. BOUNDARY BEACONS TO BE FLAGGED AND EXPOSED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. IT MUST BE ACCEPTED THAT WITH THE VARIATION IN MATERIAL TYPES IN CONSTRUCTION OF THE STRUCTURE, TOGETHER WITH THEIR MOVEMENT DUE TO TEMPERATURE CHANGES THROUGHOUT THE DAY, COMBINED WITH THE SOIL CONDITIONS ON SITE, IT WILL BE INEVITABLE THAT CRACKS WILL FORM IN WALLS ETC.. AT SOME STAGE.
7. THE ARCHITECT WILL NOT THEREFORE BE HELD RESONSIBLE FOR ANY SETTLEMENT, TEMPERATURE CRACKING OR DERFORMATION AND THE OWNER IS THUS RECOMMENDED TO SET A MAINTANCE PLAN FOR FUTURE SETTLEMENT / TEMPERATURE CRACKING THA SHOULD TAKE PLACE.
8. ALL STRUCTURAL WORK TO ENGINEERS DETAILS.
9. STORMWATER AND SEWER DRAINAGE TO ENGINEERS DETAILS.
10. ALL EARTHWORKS TO ENGINEERS DETAILS.
11. BALUSTRADING TO COMPLY TO COMPLY WITH PART "D" OF THE SANS 10400 & NBR.
12. POOL FENCING TO COMPLY WITH PART DD4. OF THE SANS 10400 & NBR.
13. SOIL POISONING TO BE IN ACCORDANCE WITH SABS 0124.
14. BOUNDARY BEACONS TO BE EXPOSED AND FLAGGED.
15. GLASS THICKNESS TO COMPLY WITH PART NN2 SANS 10400 & NBR.
16. SAFETY GLAZING TO BE IN ACCORDANCE WITH PART "N" SANS 10400 & NBR.
17. RE's, IE's AND CE's REQUIRED AT ALL JUNCTIONS.
18. ENGINEERS CERTIFICATE OF STABILITY TO BE ISSUED ON COMPETION.
19. ALL STRUCTURAL WORK TO COMPLY WITH SANS 10400-B & NBR.
20. CONTRACTOR TO ISSUE COUNCIL WITH ALL COMPIANCE CERTIFICATES, AS REQUESTED BY CONCIL TO ACHIEVE FINAL COMPLETION CERTIFICATE.
21. ALL FENESTRATION AIR FILTRATION SHALL BE IN ACCORADANCE WITH SANS 613 WHICH PROVIDES FOR FENESTRATION PRODUCTS TO MEET A MINIMUM AIR LEAKAGE REQUIREMENT OF 2.0L/m/s. MAUFACTURERS TO SUPPLY CERTIFICATION.

NOTE:
FOR STRUCTURAL AND CIVIL WORKS. WHERE MATERIAL OR MECHANICAL FAILURE OCCURS WITH ANY PRODUCT USED ON SITE EITHER SPECIFIED BY THE ARCHITECT, OR SELECTED BY THE MAIN CONTRACTOR AND/ OR ANY SUB-CONTRACTOR ON SITE, THE MANUFACTURER IS LIABLE TO RECTIFY SUCH FAILURE. THE ARCHITECT DOES NOT GUARANTEE ANY PRODUCT USED ON SITE ON BEHALF OF ANY MANUFACTURER
THE CONTRACTOR TO INSPECT THE OFFICIAL APPROVED COPIES OF THE DRAWING FOR ANY AMENDMENTS OR IMPOSED CONDITIONS OF APPROVAL.

NOTES:

ROOFS:
NEW ROOF - PITCH TO MATCH EXISTING. 31°.
CLAY ROOF TILES TO MATCH EXISTING ON 38x38mm (CENTRES TO MANUF SPEC.)BATTENS ON SINGLE SIDED RADIENT BARRIER WATERPROOFING MEMBRANE ON PREFABRICATED GANGNAILED TIMBER TRUSSES AT MAX. 760 C/C TO MANUFACTURERS SPECIFICATIONS. TRUSSES TO SIT ON 114x38mm WALLPLATES SECURED WITH GALV. HOOP IRON STRAPS BUILT INTO BRICKWORK.
ALL TRUSSES TO ENGINEERS DETAILS. ALL ROOF FIXING TO MANUFACTURERS SPECIFICATION.

100mm THICK AEROLITE INSULATION TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS.

EXPOSED TIMBER EAVE RAFTERS TO BE PAINTED WITH CARBOLINEUM.
ALL ROOF TILE ACCESSORIES INCLUDING RIDGE STOPS, RIDGE TILES, JUNCTIONS, ETC. TO MATCH ROOF TILES.
STORMCLIPS FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. SEALOFLEX ACRYLIC FLASHING OR SIMILAR APPROVED USED WHERE REQUIRED, PAINTED TO MATCH ROOF TILES.

RAINWATER GOODS:
TO MATCH EXISTING.

CEILINGS:
6.4mm GYPSUM RHINOBOARD CEILINGS FIXED TO 38x38mm CROSS TIMBER BRANDERING TO MANUFACTURERS SPECIFICATIONS. CEILINGS TO BE FLUSH SKIMMED WITH RHINOLITE THROUGHOUT. CORNICES TO FIXED WITH RHINOBED.
ALL FIXINGS ETC. TO MANUFACTURERS SPECIFICATIONS.

WALLS:
EXTERNAL: COROBRICK "CLAY BRICK" NFP . "NFX" NON-FACING EXTRA
TO BE USED BELOW DAMP-PROOF COURSE.
EXTERNAL WALLS - 230mm 2 SKIN BRICKWORK
INTERNAL - 115mm SINGLE SKIN BRICKWORK
EXCEPT WHERE DEPICTED ON PLAN.
BRICKWORK TO HAVE BRICKFORCE EVERY 3 COURSES TO WINDOW HEAD LEVEL AND EVERY TWO COURSES ABOVE WINDOW HEAD LEVEL. OUTER FACE OF INNER SKIN OF BRICKWORK TO BE BAGGED AND PAINTED WITH TWO COATS OF BITUMINOUS PAINT. EMBOSSED GUNDLE BRICKGRIP 375 MICRON SABS 952-1969 TYPE B DPC TO BE USED, WELL TAPED AT ALL JOINTS.
INTERNAL WALLS TO BE SMOOTH PLASTERED AND PAINTED., COLOUR TO OWNERS CHOICE.
BRICKWORK/BRICKFORCE TO BE IN ACCORDANCE TO BRICK MANUFACTURERS SPECIFICATIONS.
MORTAR MIXES TO BE IN ACCORDANCE WITH BRICK AND CEMENT MANUFACTURERS SPECIFICATIONS.
PLASTER MIXES TO BE IN ACCORDANCE WITH BRICK AND CEMENT MANUFACTURERS SPECIFICATIONS.

GALVANIZED WIRE TIES TO BE BUILT IN ALL 230mm WALLS AT 800MM CENTRES HORIZONTALLY AND EVERY 3RD COURSE VERTICALLY TO BRICK MAUFACTURERS SPECIFICATIONS.

BALUSTRADES:
ALL BALUSTRADES TO COMPLY WITH PART "D" AND "B" OF THE SANS 10400 & NBR
ALL BALUSTRADES TO BE MINIMUM 1.000 HIGH FROM ADJACENT FLOOR LEVEL, AND DESIGNED NOT TO PERMITT THE PASSAGE OF A 100Ø BALL.
ALL FIXING TO MANUFACTURERS SPECIFICATIONS.

WINDOWS:
TIMBER WINDOWS TO MATCH EXISTING.
WINDOW SILLS WITH DPC UNDER TO MATCH EXISTING.
GLAZING TO COMPLY WITH PART "N" OF THE SANS 10400 & NBR.
ALL FIXING TO MANUFACTURERS SPECIFICATIONS.
REFER TO GENERAL NOTE FOR FENESTRATIONS.

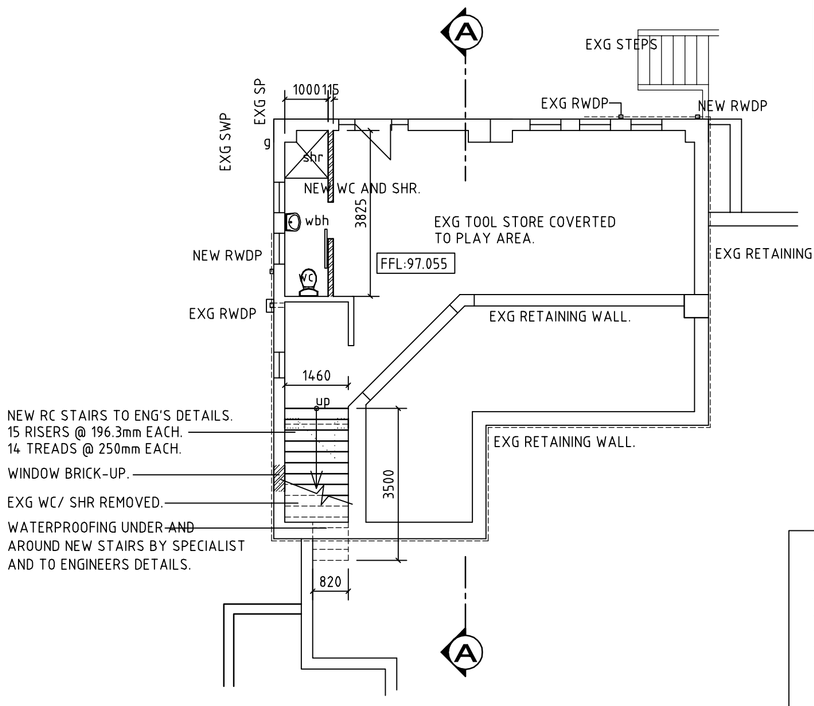
SURFACEBED:
100mm THICK REINFORCED CONCRETE SURFACEBED ON AN APPROVED UNDERLAY ON WELL COMPACTED AND POISONED SOIL. SURFACEBED TO ENGINEERS DETAILS.

FOOTINGS:
ALL FOOTINGS TO ENGINEERS DETAILS.
230mm WALLS- 750x230 CONC.
115 mm WALLS- 600x200 CONC.
NO FOOTINGS/FOUNDATIONS TO ENCROACH OVER ANY BOUNDARY'S.

STRUCTURAL WORK:
ALL STRUCTURAL WORK IE. BEAMS, STAIRS, SLABS,TIMBER BEAMS ETC. TO ENGINEERS DETAILS.

STORMWATER
AS PER DRAWING.

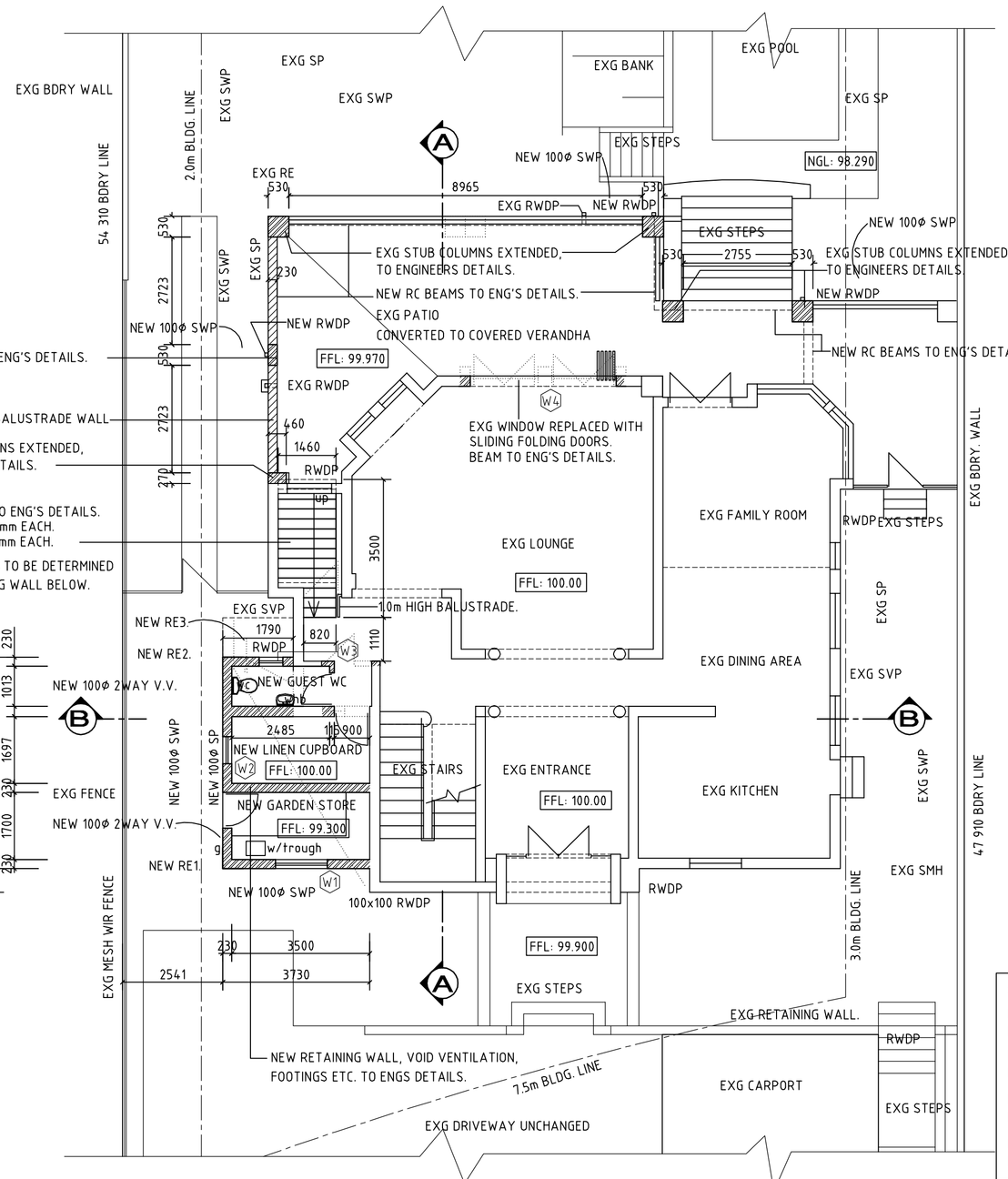
PLUMBING NOTES:
ALL PLUMBING TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS AND SANS 10400.
1. ALL SOIL PIPES TO BE 100 DIA. UPVC.
2. SOIL PIPES FROM WC'S TO BE 100 DIA. PVC.
3. WASTE PIPES - 40 DIA. PVC.
4. SVP. 100 DIA PVC. SOIL VENT PIPES.
5. IE'S. TO BE PROVIDED AT ALL JUNCTIONS AND BENDS.
6. CLEANING EYES PROVIDED WHERE NECESSARY.
7. ALL DRAINAGE PIPES UNDER BUILDING/ FOUNDATIONS TO BE ENCASED IN CONCRETE (PROTECTION AGAINST LOAD).
8. ACCESS FOR CLEANING (EG. CLEANING EYES) PURPOSE MUST BE PROVIDED TO STACK/ DISCHARGE PIPES WITHIN 2m ABOVE THE ENTRY POINT OF THE PIPES INTO THE GROUND. (REFER TO PART PP21,1(B) OF SANS 10400 & NBR.
9. THE DESIGN OF THE DRAINAGE SYSTEM IS TO COMPLY WITH PART P OF THE NBR AND ANY REQUIREMENTS OF THE RELEVANT LOCAL AUTHORITY AND IS THE RESPONSIBILITY OF THE PLUMBERING CONTRACTOR.
10. THE MUNICIPAL SEWER CONNECTION POINT IS TO BE EXPOSED PRIOR TO COMMENCMENT OF ANY DRAINAGE INSTALLATION AND THE LEVEL VERIFIED, ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER PRIOR TO COMMENCEMENT OF THE WORK.
11. THE SEWER SECTIONS SHOWN INDICATES THE DESIGN INTENT ONLY AND IS TO BE VERIFIED BY THE PLUMBING CONTRACTOR AND ANY DISCREPANCIES OR PROPOSED ALTERATIONS IS TO BE REPORTED TO THE ENGINEER PRIOR TO COMMENCEMENT OF ANY WORK.



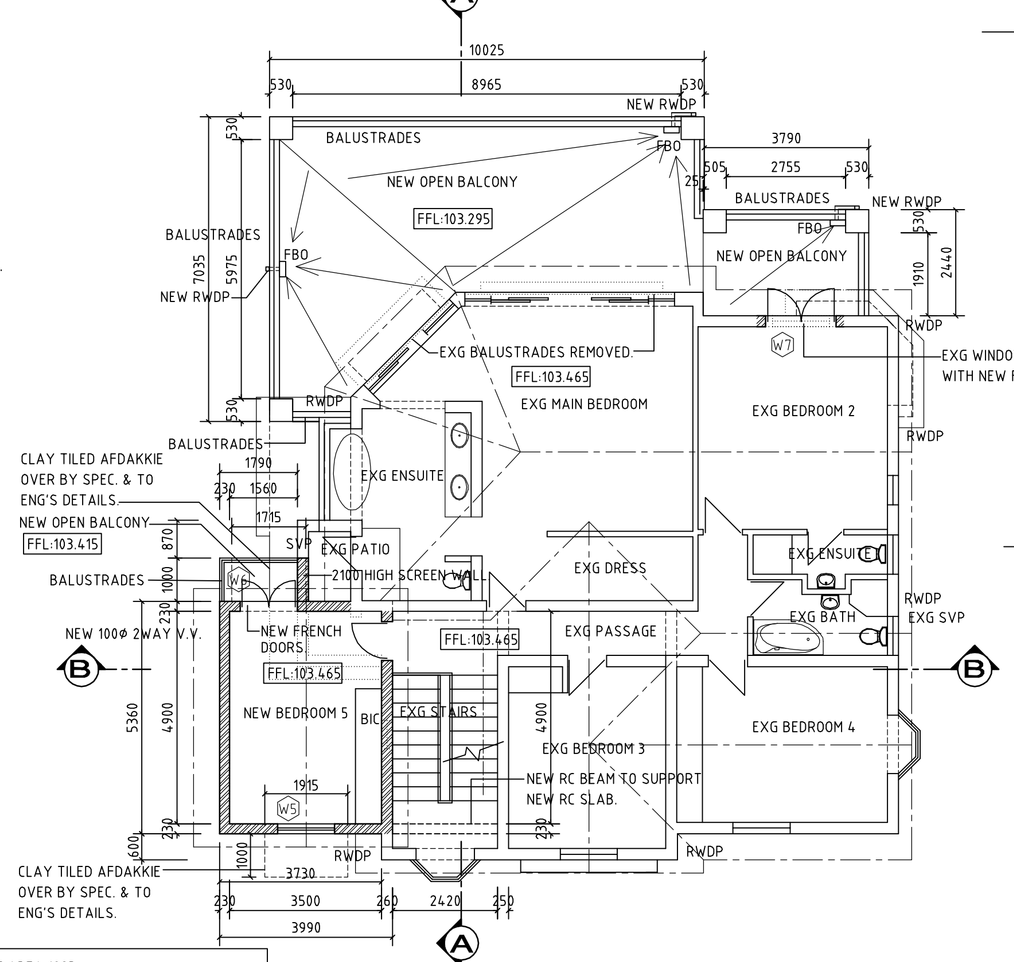
BASEMENT STOREY PLAN 1:100

EXG BRICKWORK TO BE REMOVED
EXG BRICKWORK
NEW BRICKWORK
NEW RC WORK TO ENG'S DETAILS.

1. ALL STRUCTURAL WORK TO ENGINEERS DETAILS.
2. EXISTING MAIN SEWER DRAINAGE UNCHANGED.
3. EXISTING MAIN STORMWATER DRAINAGE UNCHANGED.
4. EXISTING DRIVEWAY LEVELS UNCHANGED.

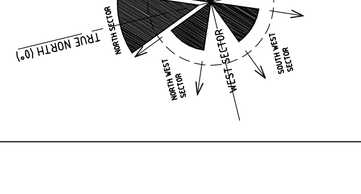


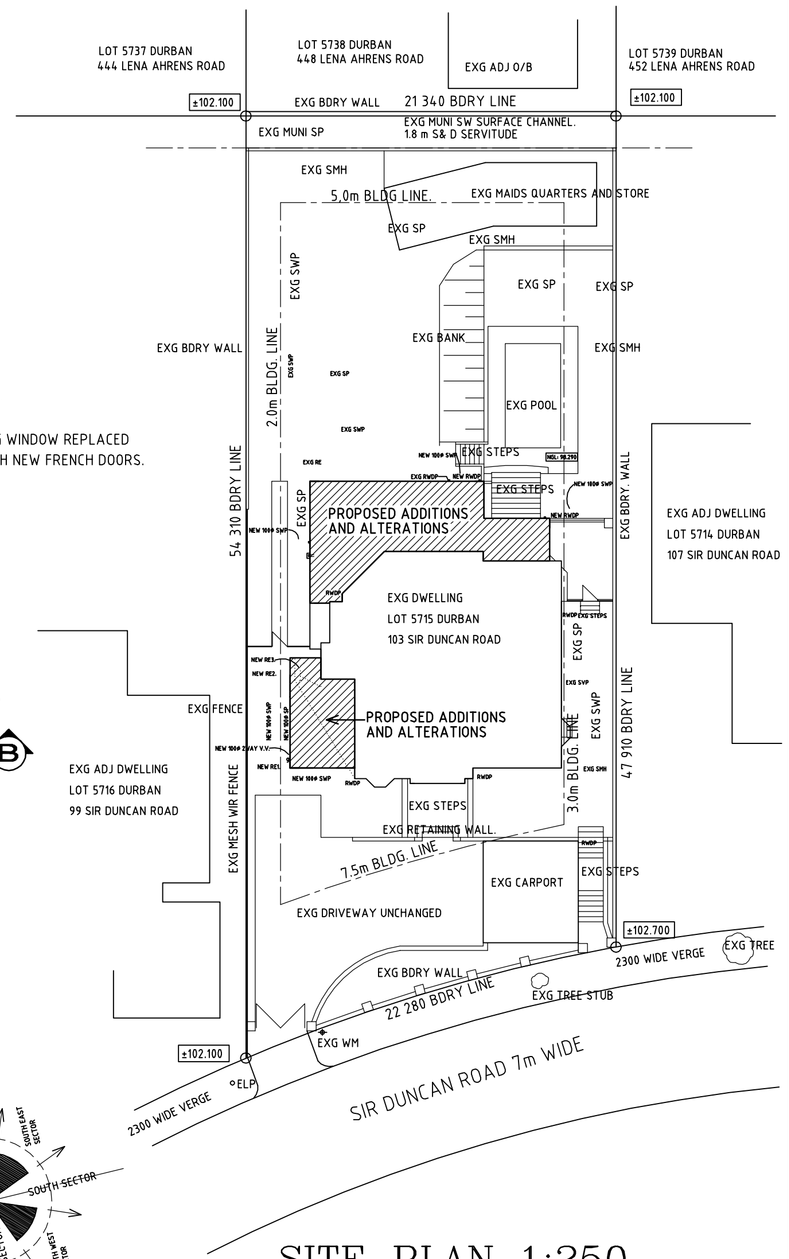
GROUND STOREY PLAN 1:100



FIRST STOREY PLAN 1:100

SITE AREA 1083 sqm	
PERMITED COVERAGE = 40% = 433.2sqm PERMITED PAR = 80% = 866.4sqm	
EXISTING COVERAGE = 340.6sqm EXISTING PAR = 526.8sqm	
PROPOSED COVERAGE = 18.866sqm PROPOSED PAR. = 96.729sqm	
NEW TOTAL COVERAGE = 359.466sqm NEW TOTAL PAR. = 623.529sqm	
PROPOSED GROUND STOREY = 17.076sqm PROPOSED FIRST STOREY = 79.653sqm TOTAL PROPOSED AREA = 96.729sqm	





SITE PLAN 1:250

OWNERS SIGNATURE:.....

PROPOSED ADDITIONS AND ALTERATIONS
on
LOT 5715 DURBAN
at
103 SIR DUNCAN ROAD,
GLENWOOD
for

date	scale	drawn	designed
11/12/2012	AS SHOWN	RB	MAP

PELLEGRINI ASSOCIATE ARCHITECTS
95 RIDGE ROAD, LA LUCIA, 4051
PO BOX 418 UMHLANGA ROCKS, 4320
tel 031 562 1903 fax 031 562 1923
email: pellegarch@mweb.co.za REG. NO. 3479

drawing number 2012/12/11 A

SHEET 1/3