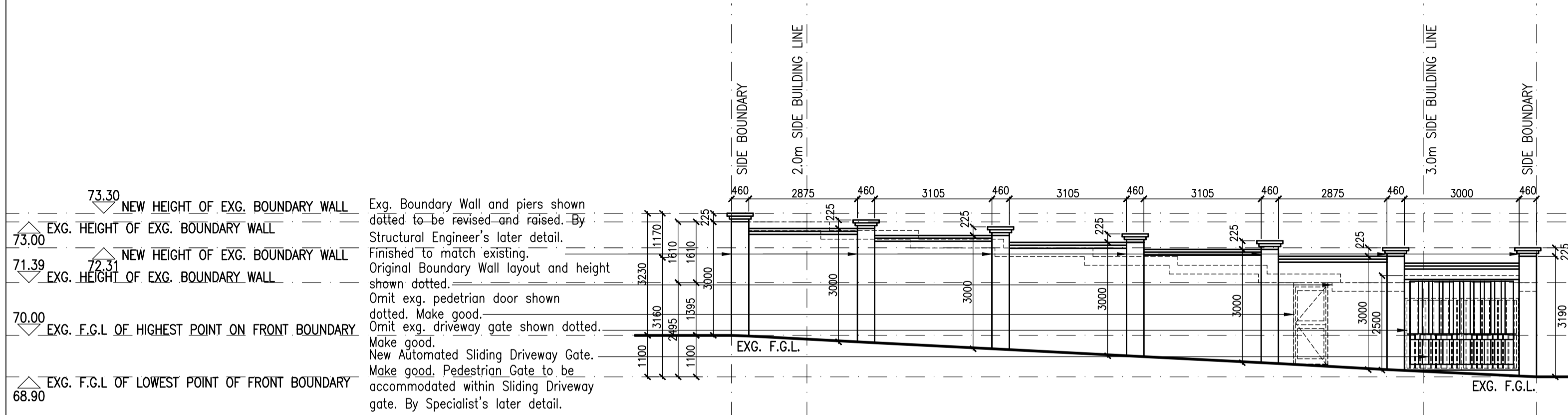


**● DRAINAGE SECTION A**  
1 : 150



**● FRONT BOUNDARY WALL**  
1 : 100

**● DOOR SCHEDULE**  
1 : 50

DOOR TYPE "A"	
<b>DESCRIPTION:</b>	SELECTED SOLID 40mm HARDWOOD LOUVERED TIMBER FRAMED FIRE DOOR COMPRISING 1 NO. SOLID HARDWOOD DOOR. DOOR TO BE SUPPLIED COMPLETE WITH ALL NECESSARY BUILDING-IN LUGS. ALL TO SUIT 900mm(w) x 2100mm(h) BRICK OPENING SIZE.
<b>LOCATION:</b>	D01: NEW WC
<b>FINISH:</b>	TREAT AND PAINT SPECIFICATION TO MATCH EXISTING.
<b>GLAZING:</b>	NIL
<b>No. REQUIRED:</b>	1 no. REQUIRED
<b>IRONMONGERY:</b>	ALL IRONMONGERY TO BE SUPPLIED COMPLETE WITH DOOR ALL AS PER SPECIALIST'S DETAIL, AND TO BE FITTED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

WINDOW TYPE "A"	
<b>DESCRIPTION:</b>	EXG. SOLID HARDWOOD TIMBER FRAMED WINDOW FROM EXG. WC TO BE RECONDITIONED AND REPOSITIONED IN NEW WC. WINDOW COMPRISING OF 1 NO. GLAZED SECTION (1 X 0.53M <sup>2</sup> ). WINDOW TO BE SUPPLIED COMPLETE WITH BUILDING-IN LUGS. APPLY A CLEAR SILICONE SEALANT ALL AROUND PERIMETER OF WINDOW. ALL TO SUIT 600mm(w) x 900mm(h) BRICK OPENING SIZE. 4mm MONOLITHIC ANNEALED GLAZING WINDOW GLAZING= 0.53M <sup>2</sup>
<b>LOCATION:</b>	W01: NEW WC
<b>FINISH:</b>	TREAT AND PAINT SPECIFICATION TO MATCH EXISTING.
<b>GLAZING:</b>	NEW CLEAR 4mm LAMINATED ANNEALED SAFETY GLAZING TO COMPLY WITH NBR AND IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. GLAZING TO COMPLY WITH SANS 10400-N:2010.
<b>No. REQUIRED:</b>	1 no. REQUIRED
<b>IRONMONGERY:</b>	ALL IRONMONGERY TO BE SUPPLIED COMPLETE WITH DOOR ALL AS PER SPECIALIST'S DETAIL, AND TO BE FITTED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

**GENERAL NOTE:**  
SOIL POISONING CERTIFICATE TO BE ISSUED ON COMPLETION.  
ENGINEER'S DETAILS TO BE PROVIDED PRIOR TO COMMENCEMENT OF WORK.  
STORMWATER TO ENGINEER'S SPECIFICATION.

**SCHEDULE OF AREAS (m<sup>2</sup>).**

AREA OF SITE	845.00m <sup>2</sup>
PERMITTED F.A.R. (N/A)	N/A
PERMITTED COVERAGE 40%	338.00m <sup>2</sup>
EXISTING COVERAGE	307.43m <sup>2</sup>
EXISTING HOUSE	228.05m <sup>2</sup>
EXISTING OUTHOUSE	40.20m <sup>2</sup>
EXISTING GARAGE	39.18m <sup>2</sup>
PROPOSED NEW COVERAGE	24.08m <sup>2</sup>
EXISTING ENTERTAINMENT AREA EXTENDED	24.08m <sup>2</sup>
EXISTING OUTHOUSE: NEW WC	24.08m <sup>2</sup>
<b>NEW TOTAL COVERAGE</b>	<b>331.51m<sup>2</sup></b>
EXISTING COVERAGE	307.43m <sup>2</sup>
PROPOSED NEW COVERAGE	24.08m <sup>2</sup>

**NOTES IN RESPECT OF S. A. STANDARD CODE OF PRACTICE FOR THE APPLICATION OF THE NATIONAL BUILDING REGULATIONS, SANS 10400:2010. GENERAL.**

sanitary fixtures to be as required by the Machinery Occupational Safety Act (act 6 of 1983).  
all underground ducts, pipes & vents to be adequately sealed against methane seepage.  
all slabs, foundations & structural steel to engineer's details.  
premises to be rendered rodent proof in accordance with N.B.R.  
**PART D : PUBLIC SAFETY.**  
all Public Safety to comply with SANS 10400-D:2011  
all balustrading to be minimum 1000mm high and to comply with Annex D1  
all swimming pools and swimming baths to comply with Annex D4  
**PART M : STAIRWAYS.**  
dimensions of stairways to comply with MM2.  
all balustrading to be minimum 1000mm high and to comply with MM3.  
all treads to be minimum 250mm wide & risers to be maximum 200mm high.  
**PART N : GLAZING.**  
all glazing to comply with part SANS 10400-N:2010, as follows:  
doors: min 6mm laminated annealed safety glass  
windows: 3mm monolithic annealed for areas less than 0.75 sqm.  
4mm monolithic annealed for areas less than 1.5 sqm.  
6mm laminated annealed safety glazing for areas more than 1.5 sqm  
showers: to comply with SANS 10400-N:2010:6mm toughened safety glass  
XA compliance has been achieved via a rational design- report attached  
**PART O : LIGHTING & VENTILATION.**  
all lighting & ventilation to comply with SANS 10400-O: 2011 and Annex A part O1 Lighting & Ventilation Requirement and Part O2 Special Provision of Natural Lighting as well as Part O7 Fire Requirements.  
**ELECTRICAL.**  
all electrical installations shall be carried out strictly in accordance with the latest edition of:  
SABS 0142 : code of practice for the wiring of premises ;  
SABS 0114 : code of practice for interior artificial lighting SANS 10400-0:2011  
SABS 0400 : emergency lighting ;  
the Municipality by-laws & special requirements of the local supply authority ;  
Telkom : regulations of the Department of Posts and Telecommunications ;  
the Occupational Health & Safety Act No. 85 of 1993 ;  
Regulations of the Local Gas Board.  
**PART T : FIRE PROTECTION.**  
all fire protection to comply with SANS 10400-T:2011  
all openings to be protected in compliance with T: 4.10.  
all ceilings to comply with T: 4.13.  
all floor coverings to comply with T: 4.14.  
all internal finishes to comply with T: 4.15.  
all services in structural or separating elements to comply with T: 4.41.  
all building materials to comply with T: 4.56.

**SPECIFICATION.**

ALL WORK DONE UNDER THIS CONTRACT MUST COMPLY WITH THE FOLLOWING:  
THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT No. 103 OF 1977 AND SANS 10400: 2010 AS AMENDED.  
MARIA VIDAL ARCHITECTS CC GENERAL SPECIFICATION (AVAILABLE FOR INSPECTION AT THE OFFICES OF THE ARCHITECTS).  
UNLESS OTHERWISE STATED, ANY PRODUCTS SPECIFIED BY TRADE NAME ARE TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND/OR INSTRUCTIONS.

**EXCAVATIONS.**

- ALL LEVELS ARE SHOWN ON THE DRAWINGS. GENERAL EXCAVATION WORK, INCLUDING CUT AND FILL, TO BE CARRIED OUT AS PER DRAWING.
- TRENCHES FOR FOUNDATIONS SHALL BE EXCAVATED TO FIRM NATURAL GROUND AND SHALL BE TO ENGINEER'S APPROVAL.
- TO THE FULL EXTENT OF THE AREA OF NEW BUILDING WORK, REMOVE TOP SOIL TO A MAXIMUM DEPTH OF 300mm AS REQUIRED AND SET ASIDE FOR LATER USE.
- TRENCHES FOR ALL PIPES, DRAINS, CABLES, ETC.M SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 450mm BELOW FINISHED GROUND LEVELS.

**FOUNDATIONS.**

- STRIP FOOTINGS, PILING AND GROUND BEAMS SHALL BE TO ENGINEER'S DETAIL.

**FLOORS.**

- FILLING UNDER CONCRETE SURFACE BEDS AND/OR PAVING SHALL CONSIST OF EARTH, SAND OR OTHER ACCEPTABLE MATERIAL FREE OF CLAY AND ORGANIC MATTER, WELL RAMMED AND WATERED IN LAYERS OF NOT MORE THAN 300mm TO ENGINEER'S SPECIFICATION.
- ANT POISONING & SOIL POISONING OF SUB-SURFACE BED FILL SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY AND SHALL BE GUARANTEED FOR 10 YEARS.
- CONCRETE FOR SURFACE BEDS & SLABS SHALL BE TO ENGINEER'S DETAIL AND SHALL BE WOODFLOATED/POWERFLOATED WHERE APPLICABLE TO TAKE SPECIFIED FINISH. SURFACE BEDS SHALL BE STEPPED DOWN AT TRESHOLDS AND LAID ON GUNPLAS USB GREEN SABS SHEETING, LAID IN THE WIDEST PRACTICAL WIDTHS, TURNED UP AND DRESSED INTO EXTERNAL WALLS, UNDER BRICKGRIP DPC.

**COLUMNS AND RING BEAMS.**

- STRUCTURAL COLUMNS AND RING BEAMS SHALL BE TO ENGINEER'S DETAIL.

**WALLS.**

- RETAINING WALLS AND THE ASSOCIATED WATERPROOFING SHALL BE TO ENGINEER'S DETAIL AND SPECIFICATION.
- EMBEDDED 375 micron BRICKGRIP DPC SHALL BE PLACED IN ALL WALLS AT A MINIMUM HEIGHT OF 150mm ABOVE GROUND LEVEL AND UNDER WINDOW GILLS, LAID TO FULL WIDTH AND LAPPED AT ENDS, ANGLES AND JUNCTIONS BY A MINIMUM OF 100mm
- ALL BRICKWORK SHALL BE PLUMB AND TRUE, CORRECTLY BONDED AND AT LEAST 230mm EXTERNAL AND AND 115mm INTERNAL WALLS.
- ROOF TIMBERING SHALL BE SECURELY ANCHORED TO SUPPORTING WALLS WITH GALVANISED HOOP IRON AND/OR 4mm GALVANISED WIRE TIES CAST INTO R.C. RING BEAM TO ENGINEER'S DETAIL.
- BRICK COURSE RESTING ON DPC TO SURFACE BED TO BE RAKED AT EVERY FIFTH PERPENDICULAR/VERTICAL COURSE. INTERNAL SKIN TO BE TIED WITH BRICKFORCE TO IMPERIAL EXTERNAL SKIN EVERY THIRD COURSE. ABOVE PLINTH LEVEL WIRE TIES TO BE USED TO CAVITY WALLS.
- BRICKFORCE AND WIRE TIES TO WALLS TO BE MINIMUM GRADE 2 COATED GALVANIZED, TO ENGINEER'S DETAIL.

**ROOFS.**

- PRINCIPLE RAFTERS, TIE BEAMS, AND GIRDERS SHALL BE TO SPECIALIST'S DETAIL, SHALL BEAR THE SABS MARK AND SHALL BE MADE FROM MINIMUM V6 STRUCTURAL TIMBER. ROOF CONSTRUCTION SHALL HAVE ADEQUATE CROSS-BRACING AND SHALL BEAR ON 114mm X 38mm WALL-PLATES TO ENGINEER'S DETAIL.
- RAFTERS SHALL BE SPACED AT MAXIMUM 760mm CENTRES. BATTENS SHALL BE 38mm X 38mm AT MAXIMUM 320mm CENTRES, PLACED ON SISALATION OR EQUAL AND APPROVED.
- CONCEALED ROOF TRUSSES TO BE GANG NAILED. EXPOSED LAMINATED BEAMS TO BE BOLTED TO ENGINEER'S DETAIL AND ARCHITECT'S APPROVAL.
- CONCRETE ROOF TILES SHALL BE FIXED IN ACCORDANCE TO MANUFACTURERS SPECIFICATION.
- TRUSSES TO BE DESIGNED & CERTIFIED BY PR. ENGINEER.

**WINDOWS/DOORS.**

- DOORS FRAMES TO BE MADE FROM MATERIAL AS SPECIFIED BY THE ARCHITECT, TO MANUFACTURER'S SPECIFICATION AND SHALL BE OTHERWISE IN ACCORDANCE WITH THE DOOR SCHEDULE.
- WINDOWS TO BE MADE FROM MATERIAL AS SPECIFIED BY THE ARCHITECT, TO MANUFACTURER'S SPECIFICATION AND SHALL BE OTHERWISE IN ACCORDANCE WITH THE WINDOW SCHEDULE.
- ALL GLASS SHALL BE FREE FROM DEFECTS AND WHERE APPLICABLE, SET IN PUTTY AND SPRIGGED WHERE NECESSARY, OR FIXED IN ACCORDANCE WITH SUB-CONTRACTOR'S APPROVED FIXING SYSTEM. GLAZING THICKNESS TO STRICTLY COMPLY WITH SANS 10400-N:2010 AND WINDOW SCHEDULE.
- THE PANES OF ALL SAFETY GLAZING MATERIAL SHALL BE PERMANENTLY MARKED BY THE INSTALLER IN SUCH MANNER THAT THE MARKINGS ARE VISIBLE IN INDIVIDUAL PANES AFTER INSTALLATION.
- SHOWERS: TO COMPLY WITH SANS 10400-N:2010: 6mm TOUGHENED SAFETY GLASS
- XA COMPLIANCE HAS BEEN ACHIEVED VIA A RATIONAL DESIGN- REPORT ATTACHED

**PLUMBING**

- DRAINS SHALL BE LAID STRICTLY IN ACCORDANCE WITH THE DRAWINGS, REQUIREMENTS OF THE LOCAL AUTHORITY AND PART P 2,(2)(g) OF THE NATIONAL BUILDING REGULATIONS. THE HEAD OF THE DRAIN SHALL BE A MINIMUM OF 450mm BELOW F.G.L. AND/OR N.G.L., AT ITS HEAD AND SHALL OTHERWISE BE IN ACCORDANCE WITH THE LEVELS SHOWN ON THE DRAWINGS.
- WATER RETICULATION SHALL BE 18mm/3/4tr inch CLASS O CAPILLARY TYPE COPPER TUBING OR EQUAL AND APPROVED.
- STANDARD PRECAST CONCRETE INSPECTION EYE COVERS SHALL BE PROVIDED OVER ALL C.E.'S/I.E.'S.
- WASTE AND SOIL PIPES SHALL BE STRICTLY IN ACCORDANCE WITH THE N.B.R.'S & AS PER THE ARCHITECT'S DRAWINGS, AS FOLLOWS:  
WASTE TO WB : 32mm  
WASTE TO SW : 40mm  
SOIL : 100mm.
- GEYSERS SHALL BE THE FOLLOWING: HORIZONTALLY MOUNTED KWIKOT ECONOFLO DUAL MARK 200 LITRE GEYSER.  
ALL GEYSERS TO BE SUPPLIED WITH DRIP TRAYS.
- SOAK AWAYS AND SEPTIC TANKS, AS PER LOCAL AUTHORITIES AS PER ENGINEER'S DETAILS.

**ELECTRICAL**

- ALL ELECTRICAL INSTALLATIONS SHALL BE CARRIED OUT STRICTLY IN ACCORDANCE WITH S.A.B.S 0142 : THE WIRING OF PREMISES, PART V OF THE NATIONAL BUILDING REGULATIONS AND AS PER THE ARCHITECT'S DRAWING.
- UNLESS OTHERWISE SHOWN, ALL PLUGS SHALL BE BUILT IN AT 200mm ABOVE F.F.L. TO THE CENTRE-LINE OF THE COVER PLATE. UNLESS OTHERWISE SHOWN, ALL LIGHT SWITCHES SHALL BE BUILT IN AT 900mm ABOVE F.F.L. TO THE CENTRE-LINE OF THE COVER PLATE.

**DRAINAGE NOTES**

- \* New and Exg. Roof run-off water to be discharged into new downpipes which are connected to existing and/or new Stormwater lines.
- \* New and Exg. Bathroom waste and soil pipes to connect to existing and/or new Sewer lines.

**ROOF NOTES**

- \* New concrete tile roof, by Specialist, to match existing roof.
- \* New roof trusses, by Specialist, to match existing roof trusses.
- \* New gutters and downpipes, by Specialist, to match existing gutters and downpipes.
- \* New gutters and downpipes, to tie into existing and/or new downpipe discharge.

All work to be carried out strictly in accordance with National Building Regulations SANS 10400, OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS and Local Authority Regulations.

All dimensions are given in millimeters.

Do not scale this drawing.

All levels, dimensions and details to be checked on site prior to commencement of work and any discrepancies brought to the attention of the architect immediately.

The Architect accepts no responsibility for errors resulting from misinterpretation of the drawing.

Copyright over all designs and drawings shall remain the property of MARIA VIDAL ARCHITECTS CC and any provision to the contrary in terms of the Copyright Act No. 63 of 1965 is hereby specifically excluded.

CLIENT NAME: .....

CLIENT SIGNATURE: .....

ARCHITECT SIGNATURE: .....

SACAP REG. NO. : .....

PROJECT PROPOSED ALTERATIONS & ADDITIONS TO EXISTING SECTIONAL TITLE DWELLING FOR MR B.J.F HATCH , ON ERF 5255, 10 PRINCESS ALICE AVENUE, BULWER, DURBAN

DRAWING TITLE  
**DRAINAGE SECTION A;  
FRONT BOUNDARY WALL;  
DOOR SCHEDULE;  
WINDOW SCHEDULE;  
SCHEDULE OF AREAS;  
GENERAL NOTES**

PHASE  
SUBMISSION DRAWINGS  
SCALE VARIES DATE APRIL 2013  
DRAWN LB CHECKED BY M.J.V.  
DATE OF PRINT 23/04/2013  
PROJECT NUMBER 082-12  
DRAWING NUMBER LA103 REV. \*

