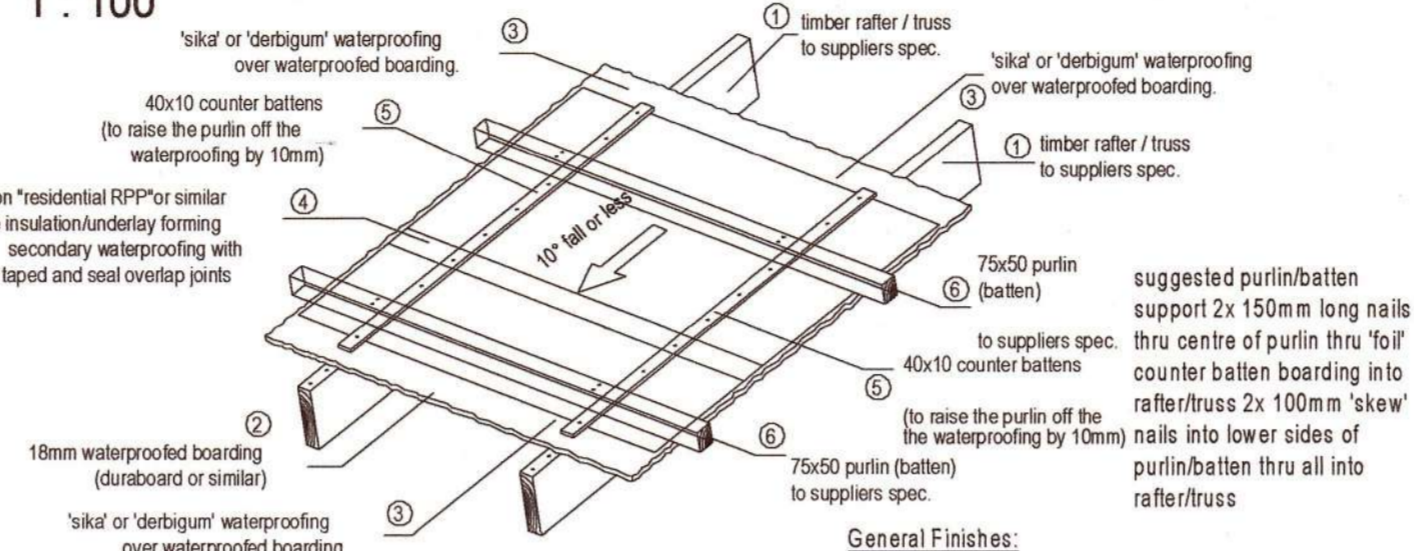


A/U Ground Storey Plan



1 : 100

Area Schedule (Ex)		
Level	Name	Area
Garage Storey Plan	Garage	64.69 m ²
S/Q Ground Storey Plan	S/Q Living	64.43 m ²
Ground Storey Plan	Living	172.85 m ²
Garage First Storey Plan	Porch	2.30 m ²
Garage First Storey Plan	Guest Bedroom	61.94 m ²
Grand total		366.22 m ²

Area Schedule (New)		
Level	Name	Area
Garage Storey Plan	Garage	64.69 m ²
S/Q Ground Storey Plan	S/Q Living	64.43 m ²
A/U Ground Storey Plan	A/U Porch	11.47 m ²
A/U Ground Storey Plan	A/U Living	24.22 m ²
Ground Storey Plan	Living	172.85 m ²
Garage First Storey Plan	Porch	2.30 m ²
Garage First Storey Plan	Guest Bedroom	61.94 m ²
Grand total		401.91 m ²

Area Schedule (New)		
Site Area		: 929 m ²
Allowable COV (40%)		: 371.6 m ²
Ex COV		: 327.45 m ²
Proposed COV		: 39.61 m ²
Total COV		: 367.06 m ²
Allowable FAR (0,8)		: 743.2 m ²
Ex FAR		: 301.32 m ²
Proposed FAR		: 24.22 m ²
Total FAR		: 325.54 m ²
Added Area		: 35.69 m ²

GENERAL NOTES min requirements
 All dimensions pertaining to the structural integratory of the structure are for information only. The appointed engineer must specify all foundations, depth of foundations, backfill, reinforced concrete slabs, lintels, brickwork 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 the local authority bylaws.
 All glazing to comply with SANS 10400 part N
 NB: Sealed window / glazing schedule
 Surface beds - 25mm screed on 85k 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 have a 100 mm spacing and to comply with SANAS 10400 part D.

Engineers notes:
 All dimensions pertaining to the structural integratory of the structure are for information only. The appointed engineer must specify all foundations, depth of foundations, backfill, reinforced concrete slabs, lintels, brickwork 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
 nat lighting to comply with SANS 10400 part D
 min 10% floor area - (5% operable)
 ret. walls to comply with SANS 10400 part K.4.2.4
 NB: Should the contractor/builders 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 page 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, ie's to be provided at all accessible junctions and bends. All drainage pipes under hardened surfaces to be 'win walled' uPVC piping SANS 10400. Access for cleaning of stacks/discharge pipes within 2m above entry point of the pipes into the ground are to have removable access points (covers) SANS 10400-P.19.19 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:
 corrugated profile aluminium sheeting at 3° & ceramic roof tile at 12.5° on 75x50 SABS treated pine battens at ±1000 c/c on 'isolation' Residential RPP tile underlay (SANS 10400 spec) 100mm thick SANS 10400 approved mineral wool ceiling insulation 1 truss fabrication and grade of timber to be as per part L of SANS 10400 2011 table 1 & 2 max truss spacing 1000mm close to 76x114 wall plates - 2x 40g gally. wire truss tie 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 does not comply with local authorities bylaws must be designed and manufactured by 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 ganngal plates as required. all parapet wall and wall to roof finish to be 'sea-lo-flex' 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 c/c to support skimmed GYPSUM ceiling board. Decor cornice (150 NWC) to owners detail U.O.N.

NB - PLEASE NOTE:
 IF ROOFING SPECIALIST/SUPPLIER/INSTALLER SPECIFIES AN ALTERNATIVE METHOD OF WATERPROOFING TO WHAT IS DESCRIBED HERE - PLEASE NOTE THAT THE AUTHOR SHALL TAKE NO RESPONSIBILITY TO ANY PROBLEMS THAT MAY ARISE. OWNER IS TO ENSURE THAT THE ROOFING INSTALLER SUPPLIES THEM WITH WRITTEN WARRANTY/GUARANTEE AGAINST LEAKING.

NB - SANS 10400-XA & SANS 204 REQUIREMENTS:

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

ALL GLAZING TO COMPLY WITH PART "N" OF SANS 10400

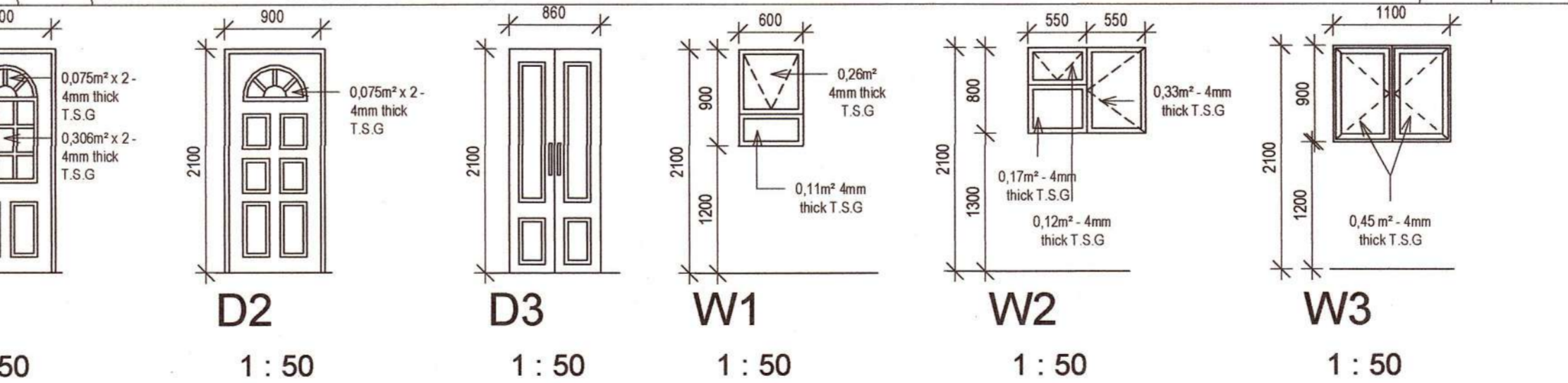
NB: All windows and doors to be checked with client before order is placed. Timber door designs can change to owners design & specification. All changes are to be reported to author prior to ordering & installation.
 whilst every effort is made to note the opening and safety glazed panes it is the suppliers responsibility to make sure the correct glazing is used and certified on completion with all the relevant certificates. Supplier to comply with the NEW SANS 10400 part N 2012.

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

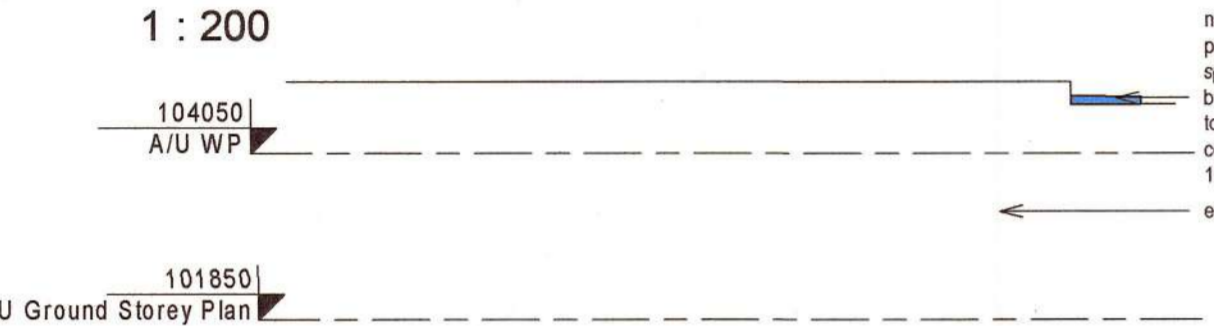
Type	Mark	Count	Description	Width	Height
Window Schedule	W1	1	Solid Meranti Timber top hung window, glazing to comply with SANS 10400 and to be 5mm thick, refer to energy report LND-EC-1 for the SHGC and U-value, natural finish	600	900
	W2	1	Solid Meranti Timber side and top hung window, glazing to comply with SANS 10400 and to be 5mm thick, refer to energy report LND-EC-1 for the SHGC and U-value, natural finish	1100	800
	W3	1	Solid Meranti Timber side hung window, glazing to comply with SANS 10400 and to be 5mm thick, refer to energy report LND-EC-1 for the SHGC and U-value, natural finish	1100	900
Door Schedule	D1	1	40mm solid Meranti timber moulded external door c/w jambliners for architraves, 900mm x 2100mm, 2/3 solid 1/3 glass, glazing to comply with SANS 10400, refer to energy report LND-EC-1 for the SHGC and U-value, natural finish	900	2100
	D2	1	40mm solid Meranti timber moulded external door c/w jambliners for architraves, 900mm x 2100mm, 2/3 solid 1/3 glass, glazing to comply with SANS 10400, refer to energy report LND-EC-1 for the SHGC and U-value, natural finish	900	2100
	D3	1	TDM 2 panel moulded hollowcore internal single double door c/w jambliners for architraves, 980mm x 2100mm, 1/3 solid 2/3 solid, finish white paint	980	2100

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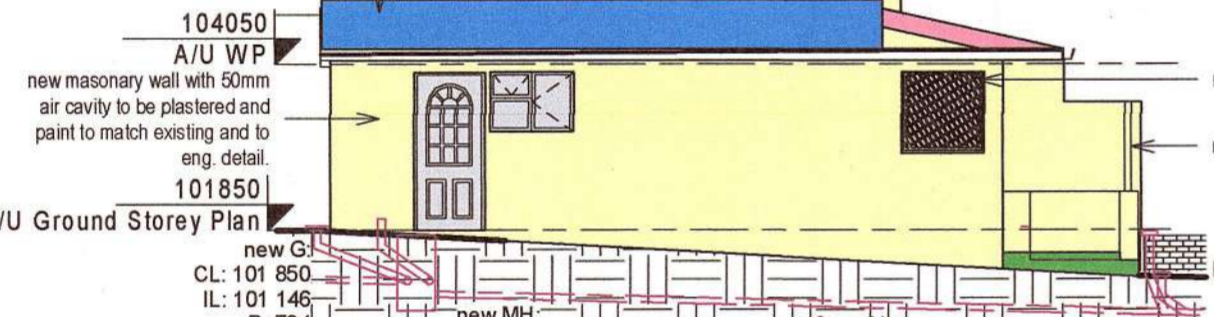
Site Plan



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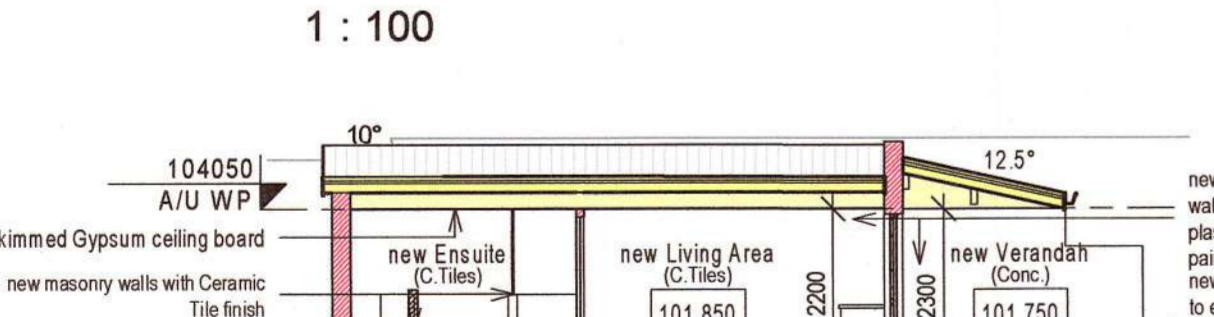


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North Elevation

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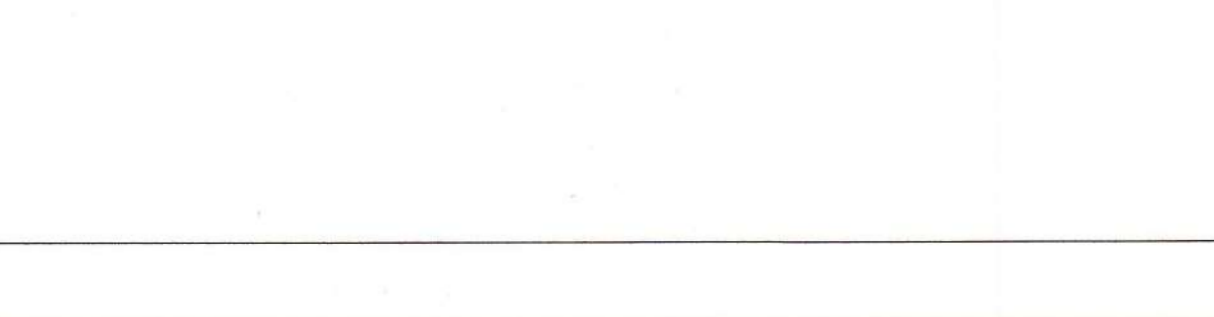
East Elevation

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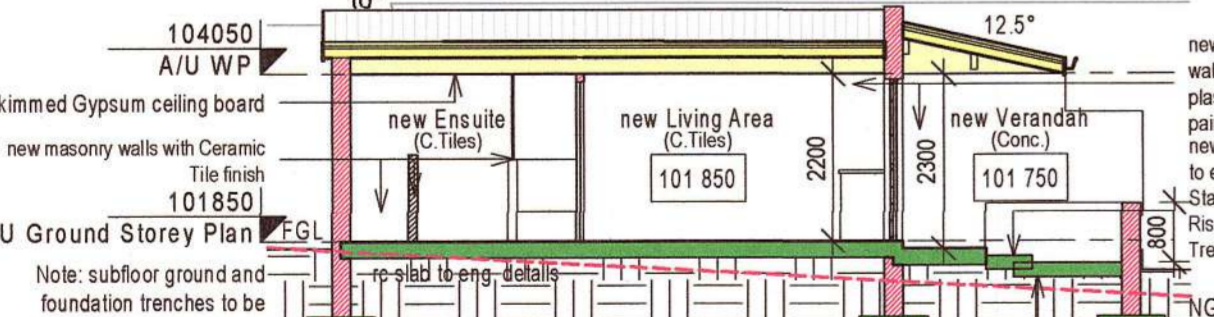


South Elevation

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West Elevation



Section A-A

1 : 100



Section B-B

1 : 100



Client sign: Richard Holgate
 PrARCH 39622593

Project description:
 Proposed new A/U at 42 St Kilda Avenue on PTN 57 of ERF 935 Durban North for MJ Lund (Building Classification H3)

Project number: 17/50
Date: 19-08-22 **Scale:** As indicated
Drawn by: TC Rev
drp no: LND-SUB-01

Title:
 Site Plan, A/U Ground Storey Plan, Elevations, Sections, Sewer Section, Area Schedule, Window Schedule, Door Schedule and Notes.

Name: M. NAIPA **Address:** 49 Romsey Grove **LOT No.:** PTN. 56 OF ERF 935 **Sign:** [Signature] **Date:** 25/09/2022

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