

AREA SCHEDULE	
SITE AREA:	1900.00sqm
PERMITTED FAR (0.8):	1520.00sqm
PERMITTED COVERAGE(40%):	760.00sqm
EXISTING FAR:	166.00sqm
EXISTING COVERAGE:	167.00sqm
<b>PROPOSED NEW FAR</b>	
GROUND FLOOR:	189.00sqm
FIRST FLOOR:	287.00sqm
TOTAL NEW FAR:	476.00sqm
TOTAL FAR:	643.00sqm
<b>PROPOSED NEW COVERAGE:</b>	
TOTAL COVERAGE:	455.00sqm
ADDITIONAL AREA (FEES):	476.00sqm

COVERAGE	
NAME	AREA
MAIN HOUSE - EXISTING	167 m <sup>2</sup>
MAIN HOUSE - NEW	151 m <sup>2</sup>
TOTAL EXISTING	319 m <sup>2</sup>
ANCILLARY UNIT	111 m <sup>2</sup>
GAZEBO	25 m <sup>2</sup>
TOTAL NEW	136 m <sup>2</sup>
Grand total	455 m <sup>2</sup>

**03 ROOF PLAN**  
1 : 100

**04 SITE PLAN**  
1 : 200

SCHEDULE OF AREAS (TOTAL FAR)		
LEVEL	NAME	FAR
GROUND STOREY LEVEL	EXISTING	166 m <sup>2</sup>
GROUND STOREY LEVEL	NEW ANCILLARY	79 m <sup>2</sup>
GROUND STOREY LEVEL	NEW GROUND FLOOR	110 m <sup>2</sup>
FIRST STOREY LEVEL	NEW ANCILLARY	61 m <sup>2</sup>
FIRST STOREY LEVEL	NEW FIRST FLOOR	211 m <sup>2</sup>
FIRST STOREY LEVEL	NEW GAZEBO	15 m <sup>2</sup>
		643 m <sup>2</sup>

SCHEDULE OF AREAS (NEW FAR)		
LEVEL	NAME	FAR
FIRST STOREY LEVEL	NEW ANCILLARY	61 m <sup>2</sup>
FIRST STOREY LEVEL	NEW FIRST FLOOR	211 m <sup>2</sup>
FIRST STOREY LEVEL	NEW GAZEBO	15 m <sup>2</sup>
GROUND STOREY LEVEL	NEW ANCILLARY	79 m <sup>2</sup>
GROUND STOREY LEVEL	NEW GROUND FLOOR	110 m <sup>2</sup>
		476 m <sup>2</sup>

OWNERS SIGNATURE: *[Signature]*

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SACAP REG. NO. 21187

Client: **MS M NAIKER** CONTACT NO: 0845740169

Project: **HOUSE NAIKER**  
ADDITIONS AND ALTERATIONS TO EXISTING DWELLING  
ON ERF 284, BELLAIR, NO 20 VICTORIA ROAD, MOUNT  
VERNON

Project Stage: SUBMISSION

DRAWING TITLE :  
ROOF AND SITE PLAN

SCALE : As indicated DATE : 29/09/13

DRAWN : DC JOB No. : MN-2013

DWG NO. : 01 REVISION No. :

### HEALTH AND DRAINAGE NOTES:

- AIR TO BE UNIFORMLY DISTRIBUTED THROUGHOUT ALL HABITABLE AREA
- LIGHTING AND VENTILATION TO COMPLY WITH SANS 10400-O
- ALL WASTE PIPES AND DRAINS TO BE ACCESSIBLE ALONG THEIR ENTIRE LENGTH
- INSPECTION EYES (I.E.'s) TO BE PROVIDED AT ALL BENDS AND JUNCTIONS IN THE DRAIN AND AT A MAXIMUM OF 23m LENGTHS ALONG STRAIGHT RUNS OF THE DRAIN IN COMPLIANCE WITH SANS 10400-P
- ALL INSPECTION EYES TO HAVE MARKED COVERS AT GROUND LEVEL
- CLEANING EYES (C.E.'s) TO BE PROVIDED AT ALL BENDS AND JUNCTIONS OF WASTE PIPES
- ALL WASTES TO BE FITTED WITH 64mm RE-SEAL TRAPS.
- PREMISES TO BE SUITABLY RODENTPROOFED
- ALL SOIL PIPES TO BE Ø100mm EXCEPT URINALS WHICH ARE TO BE Ø75mm OR Ø50mm IN THE CASE OF WALL HUNG URINALS. ALL PIPES TO COMPLY WITH SANS 10400-P
- ANY WASTE WATER DISCHARGING OVER A GULLY TO COMPLY WITH PART 4.21 OF SANS 10400-P
- ALL SOIL VENTILATION PIPES (S.V.P.'s) 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 ALL ROUND 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.
- WHERE THE VERTICAL DROP FROM SOIL FITTINGS TO THE MAIN DRAIN EXCEEDS 1.2m THESE FITTINGS ARE TO BE ANTI-SYPHON VENTED

### FIRE NOTES:

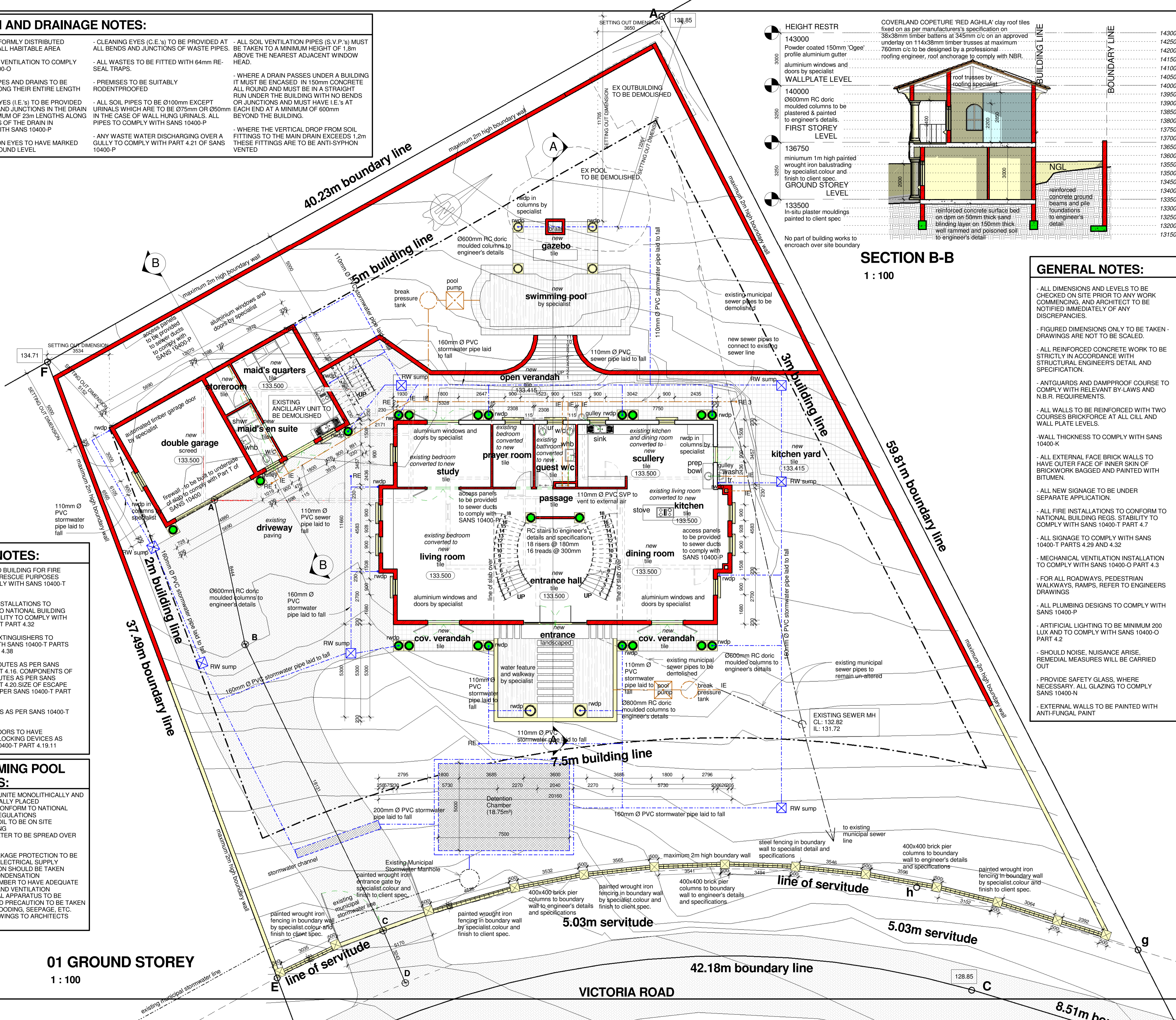
- ACCESS TO BUILDING FOR FIRE FIGHTING & RESCUE PURPOSES MUST COMPLY WITH SANS 10400-T PART 4.54
- ALL FIRE INSTALLATIONS TO CONFORM TO NATIONAL BUILDING REGS. STABILITY TO COMPLY WITH SANS 10400-T PART 4.32
- ALL FIRE EXTINGUISHERS TO COMPLY WITH SANS 10400-T PARTS 4.37 AND/OR 4.38
- ESCAPE ROUTES AS PER SANS 10400-T PART 4.16. COMPONENTS OF ESCAPE ROUTES AS PER SANS 10400-T PART 4.20. SIZE OF ESCAPE ROUTES AS PER SANS 10400-T PART 4.21
- EXIT DOORS AS PER SANS 10400-T PART 4.17
- ESCAPE DOORS TO HAVE APPROVED LOCKING DEVICES AS PER SANS 10400-T PART 4.19.11

### SWIMMING POOL NOTES:

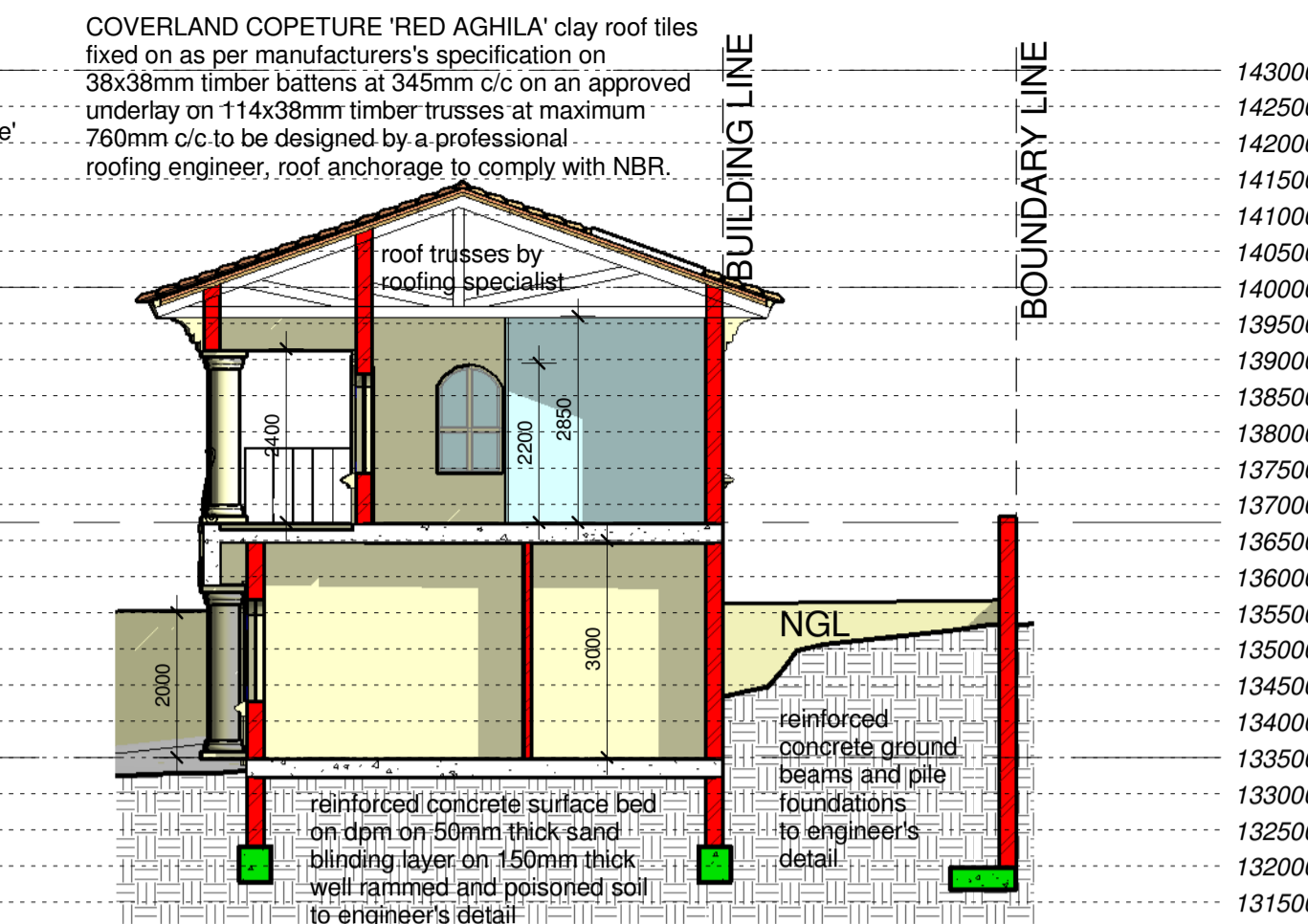
- POOL IN GUNITE MONOLITHICALLY AND PNEUMATICALLY PLACED
- POOL TO CONFORM TO NATIONAL BUILDING REGULATIONS
- EXCESS SOIL TO BE ON SITE LANDSCAPING
- WASTE WATER TO BE SPREAD OVER SITE
- EARTH LEAKAGE PROTECTION TO BE FITTED TO ELECTRICAL SUPPLY
- PRECAUTION SHOULD BE TAKEN AGAINST CONDENSATION
- PUMP CHAMBER TO HAVE ADEQUATE DRAINAGE AND VENTILATION
- ELECTRICAL APPARATUS TO BE HOUSED AND PRECAUTION TO BE TAKEN AGAINST FLOODING, SEEPAGE, ETC.
- SHOP DRAWINGS TO ARCHITECTS APPROVAL

## 01 GROUND STOREY

1 : 100



- HEIGHT RESTR**
- 143000 Powder coated 150mm 'Ogee' profile aluminium gutter
- 140000 Ø600mm RC doric moulded columns to be plastered & painted to engineer's details.
- 136750 minimum 1m high painted wrought iron balustrading by specialist, colour and finish to client spec.
- 133500 In-situ plaster mouldings painted to client spec



### SECTION B-B

1 : 100

### GENERAL NOTES:

- ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE PRIOR TO ANY WORK COMMENCING, AND ARCHITECT TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
- FIGURED DIMENSIONS ONLY TO BE TAKEN - DRAWINGS ARE NOT TO BE SCALED.
- ALL REINFORCED CONCRETE WORK TO BE STRICTLY IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DETAIL AND SPECIFICATION.
- ANTGUARDS AND DAMPPROOF COURSE TO COMPLY WITH RELEVANT BY-LAWS AND N.B.R. REQUIREMENTS.
- ALL WALLS TO BE REINFORCED WITH TWO COURSES BRICKFORCE AT ALL CILL AND WALL PLATE LEVELS.
- WALL THICKNESS TO COMPLY WITH SANS 10400-K
- ALL EXTERNAL FACE BRICK WALLS TO HAVE OUTER FACE OF INNER SKIN OF BRICKWORK BAGGED AND PAINTED WITH BITUMEN.
- ALL NEW SIGNAGE TO BE UNDER SEPARATE APPLICATION.
- ALL FIRE INSTALLATIONS TO CONFORM TO NATIONAL BUILDING REGS. STABILITY TO COMPLY WITH SANS 10400-T PART 4.7
- ALL SIGNAGE TO COMPLY WITH SANS 10400-T PARTS 4.29 AND 4.32
- MECHANICAL VENTILATION INSTALLATION TO COMPLY WITH SANS 10400-O PART 4.3
- FOR ALL ROADWAYS, PEDESTRIAN WALKWAYS, RAMPS, REFER TO ENGINEERS DRAWINGS
- ALL PLUMBING DESIGNS TO COMPLY WITH SANS 10400-P
- ARTIFICIAL LIGHTING TO BE MINIMUM 200 LUX AND TO COMPLY WITH SANS 10400-O PART 4.2
- SHOULD NOISE, NUISANCE ARISE, REMEDIAL MEASURES WILL BE CARRIED OUT
- PROVIDE SAFETY GLASS, WHERE NECESSARY. ALL GLAZING TO COMPLY SANS 10400-N
- EXTERNAL WALLS TO BE PAINTED WITH ANTI-FUNGAL PAINT

OWNER'S SIGNATURE *[Signature]*

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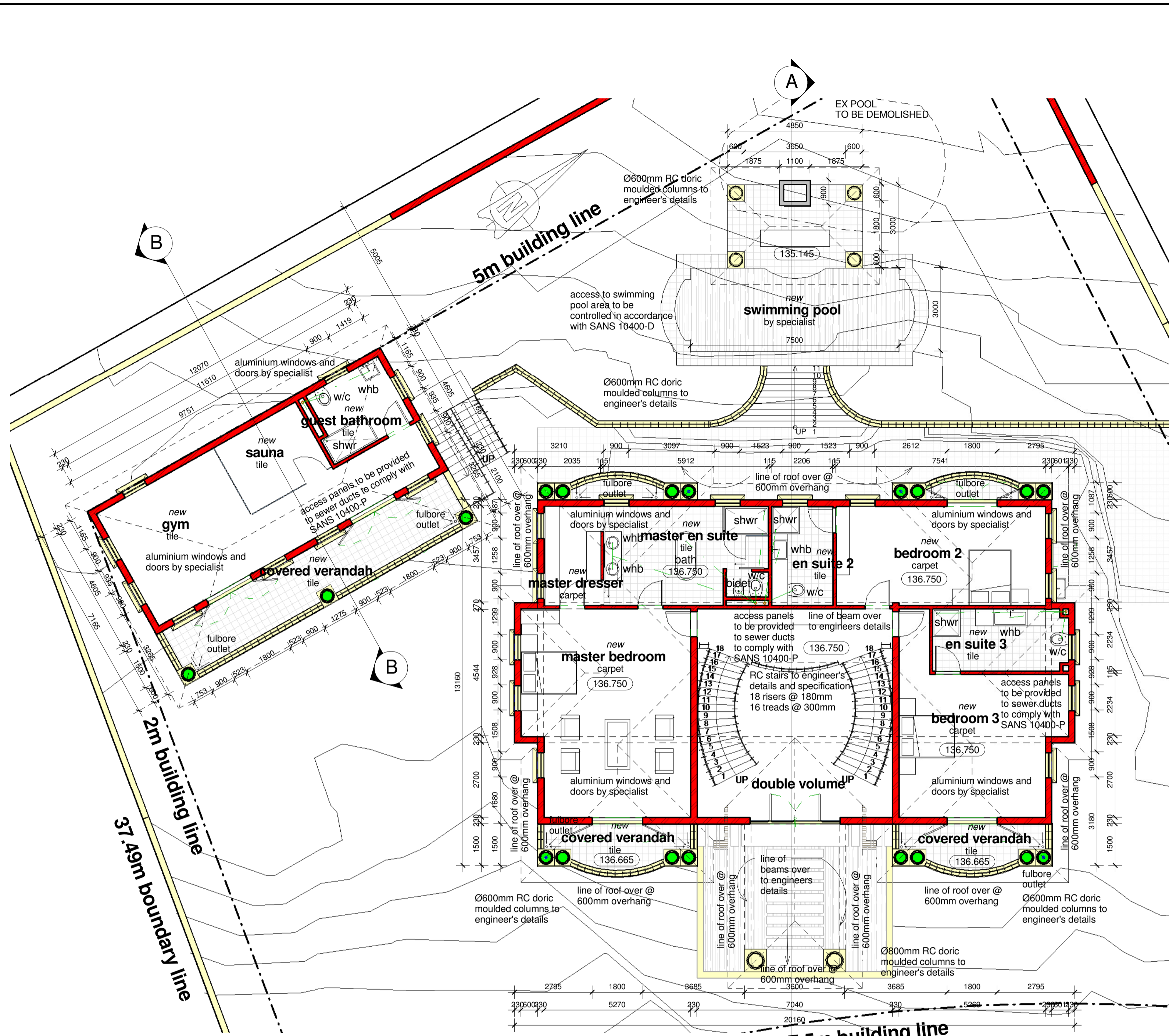
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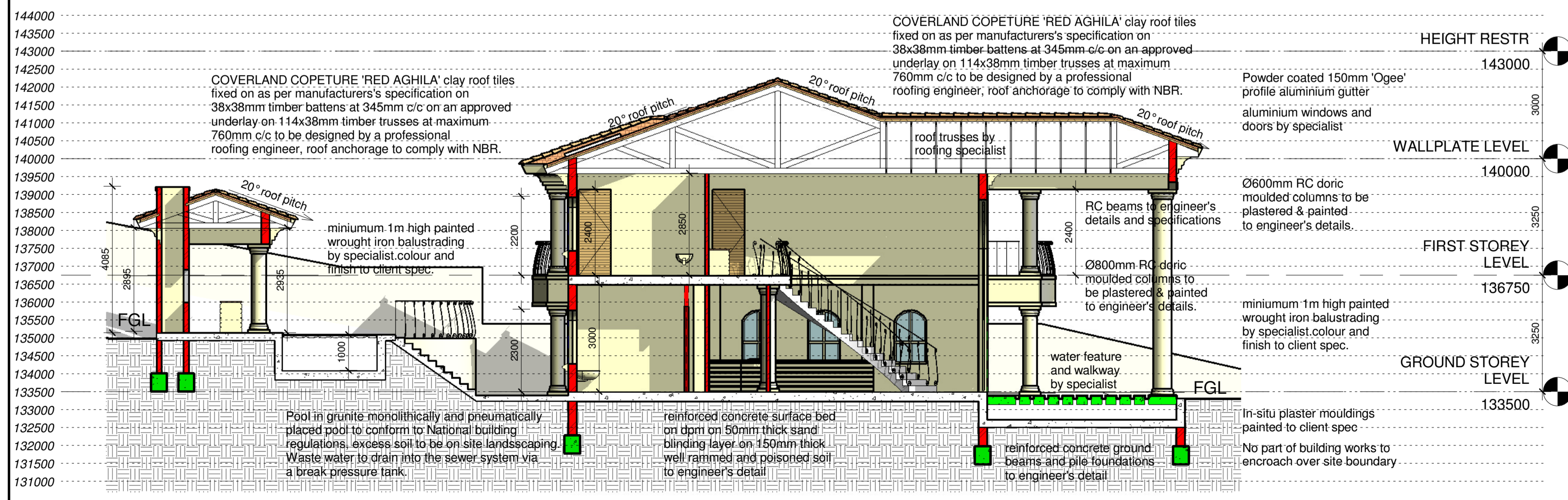
Project Stage: SUBMISSION

DRAWING TITLE: GROUND STOREY, SECTION

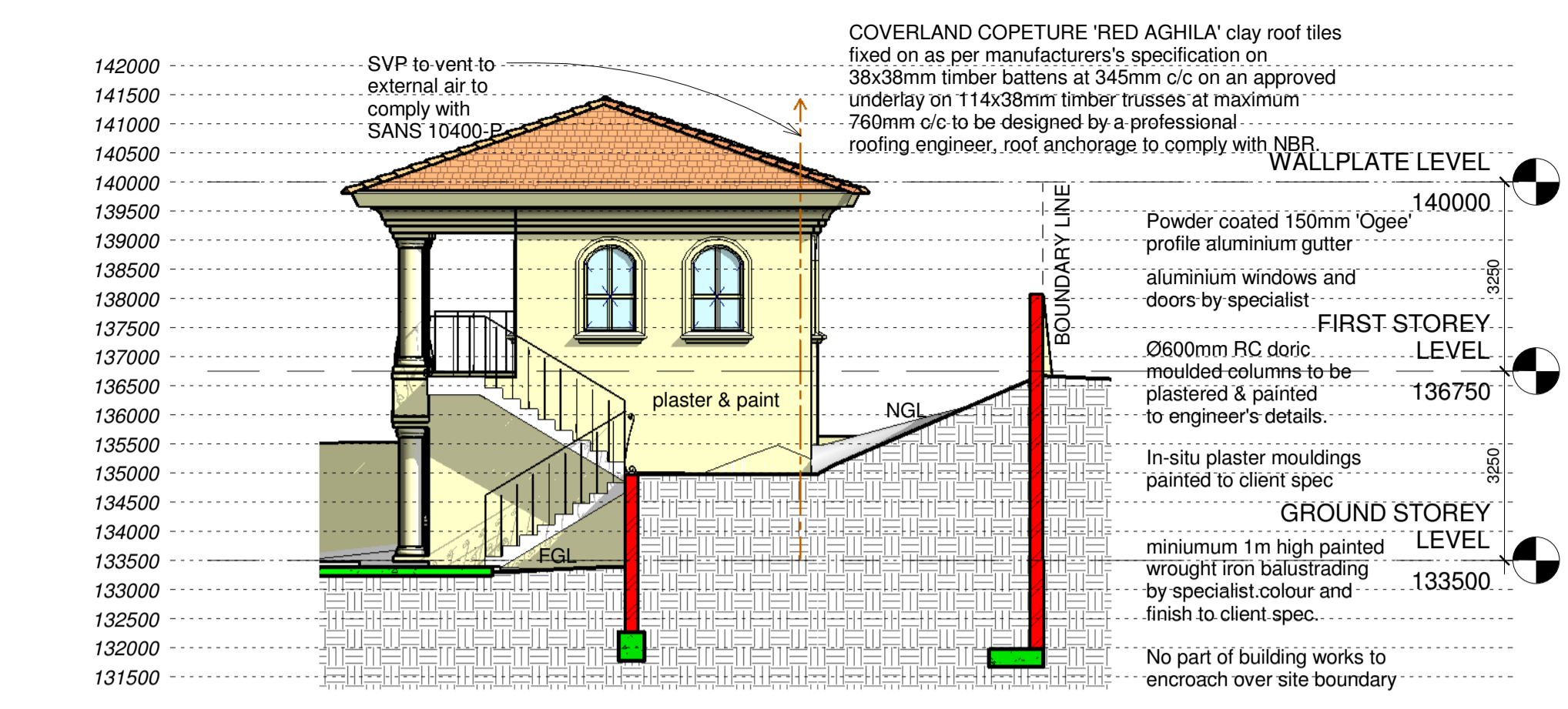
SCALE: As indicated	DATE: 29/09/13
DRAWN: DC	JOB No.: MN-2013
DWG NO.: 02	REVISION No.:



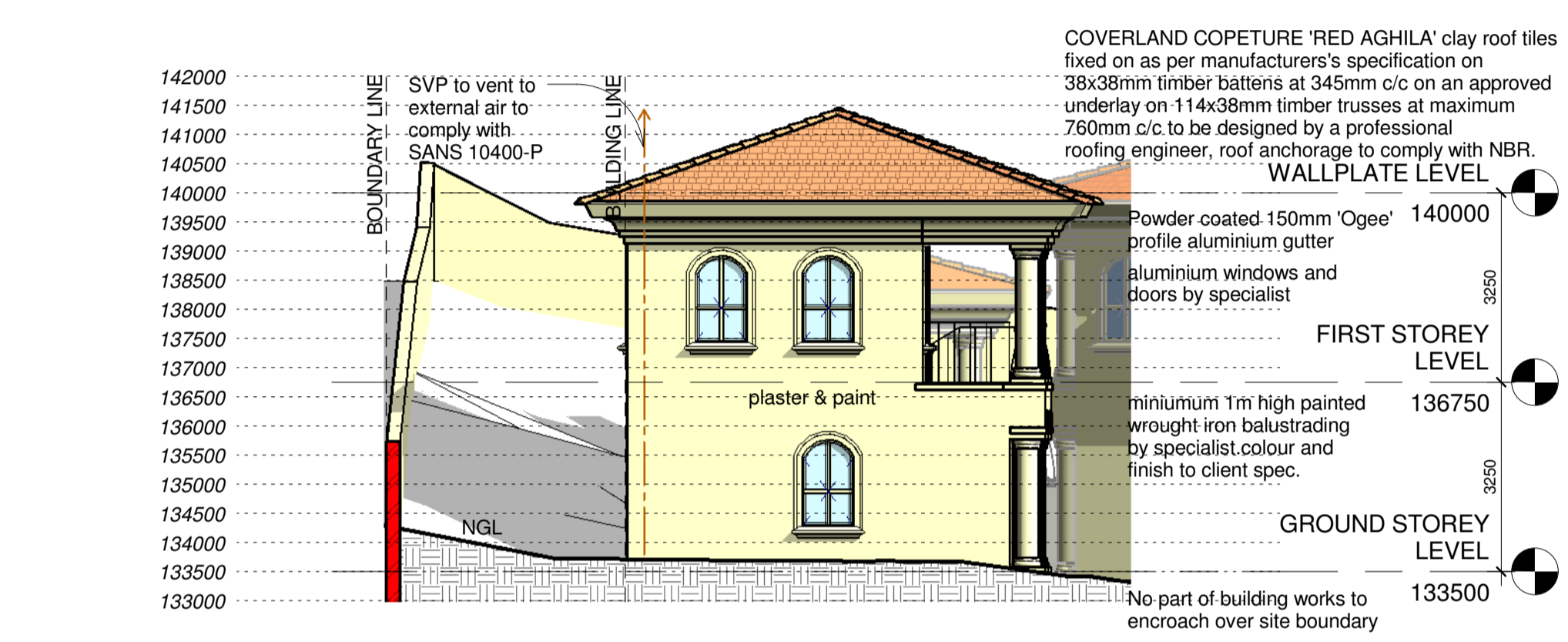
**02 FIRST STOREY**  
1 : 100



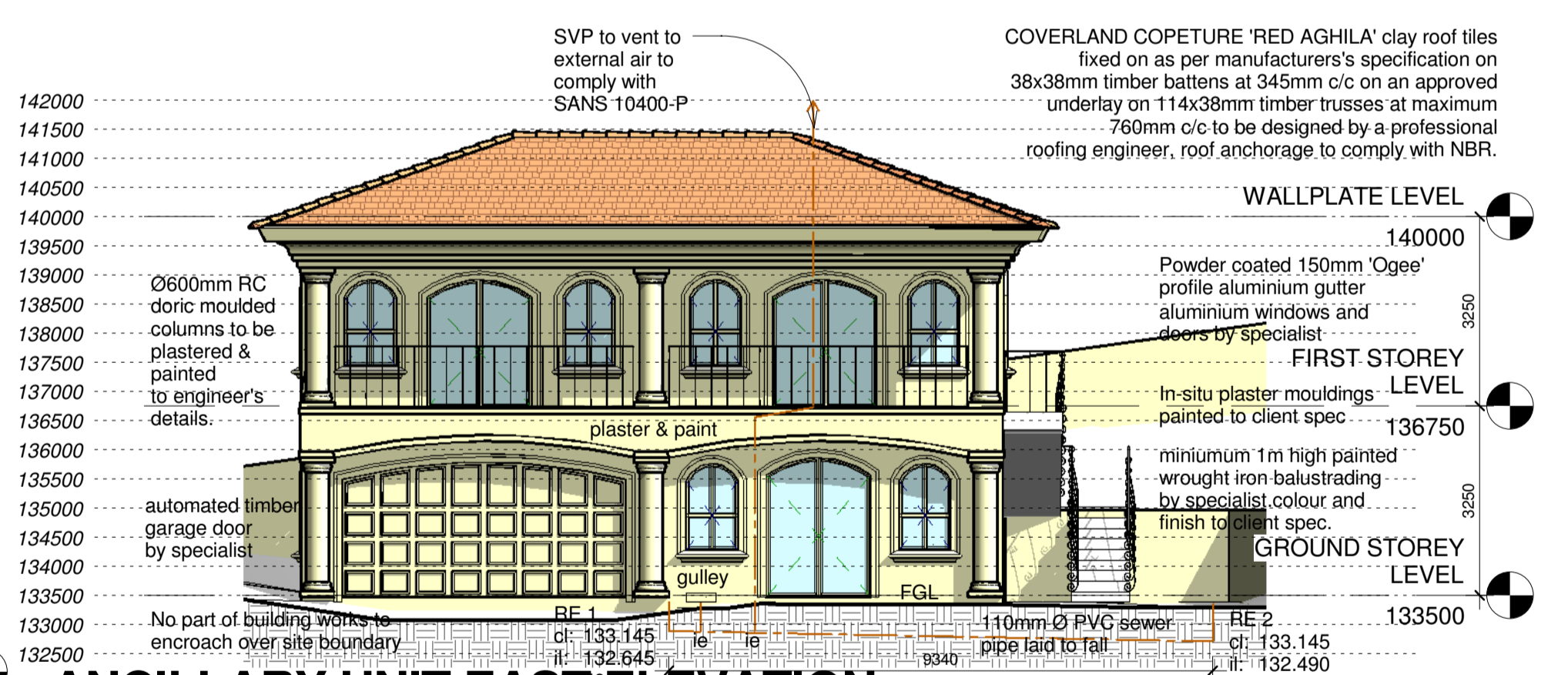
**SECTION A-A**  
1 : 100



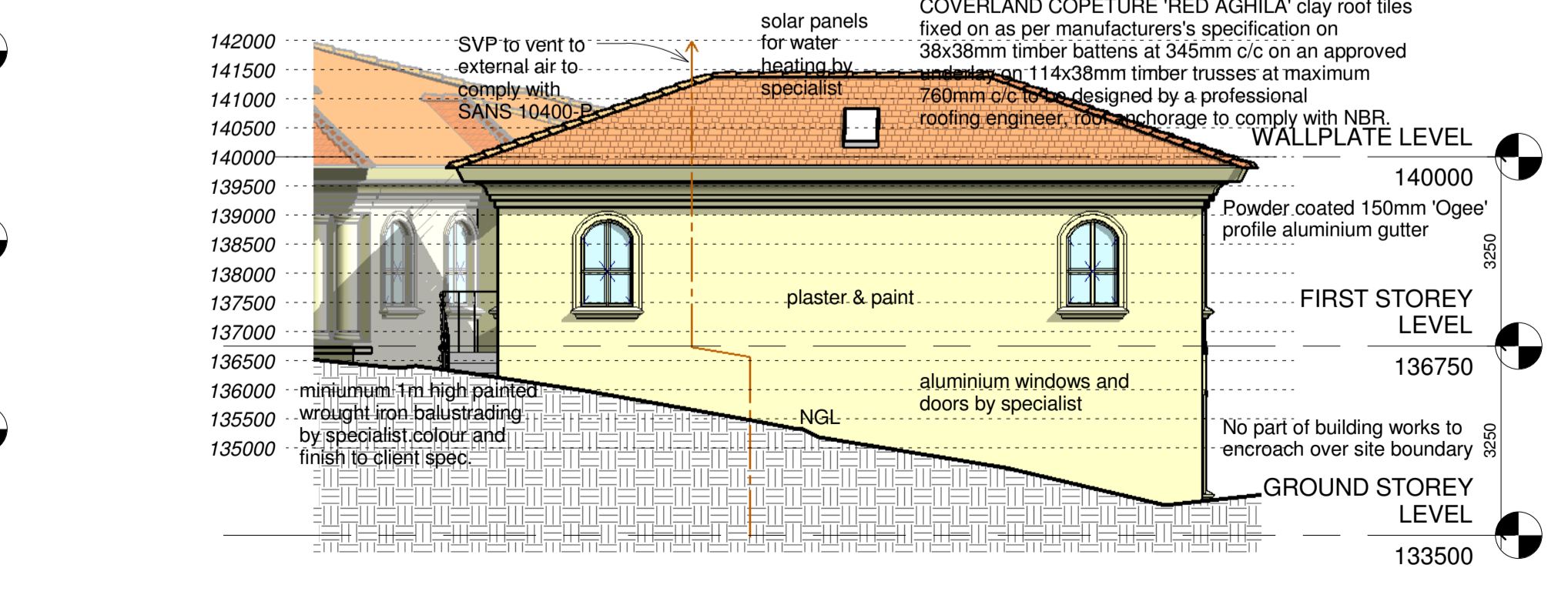
**ANCILLARY UNIT NORTH ELEVATION**  
1 : 100



**ANCILLARY UNIT SOUTH ELEVATION**  
1 : 100



**ANCILLARY UNIT EAST ELEVATION**  
1 : 100



**ANCILLARY UNIT WEST ELEVATION**  
1 : 100

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SACAP REG. NO. 21187

**Client: MS M NAIKER CONTACT NO: 0845740169**

**Project: HOUSE NAIKER ADDITIONS AND ALTERATIONS TO EXISTING DWELLING ON ERF 284, BELLAIR, NO 20 VICTORIA ROAD, MOUNT VERNON**

**Project Stage: SUBMISSION**

**DRAWING TITLE: FIRST STOREY, SECTION & ANCILLARY UNIT**

SCALE: 1 : 100	DATE: 29/09/13
DRAWN: DC	JOB No.: MN-2013
DWG NO.: 03	REVISION No.:

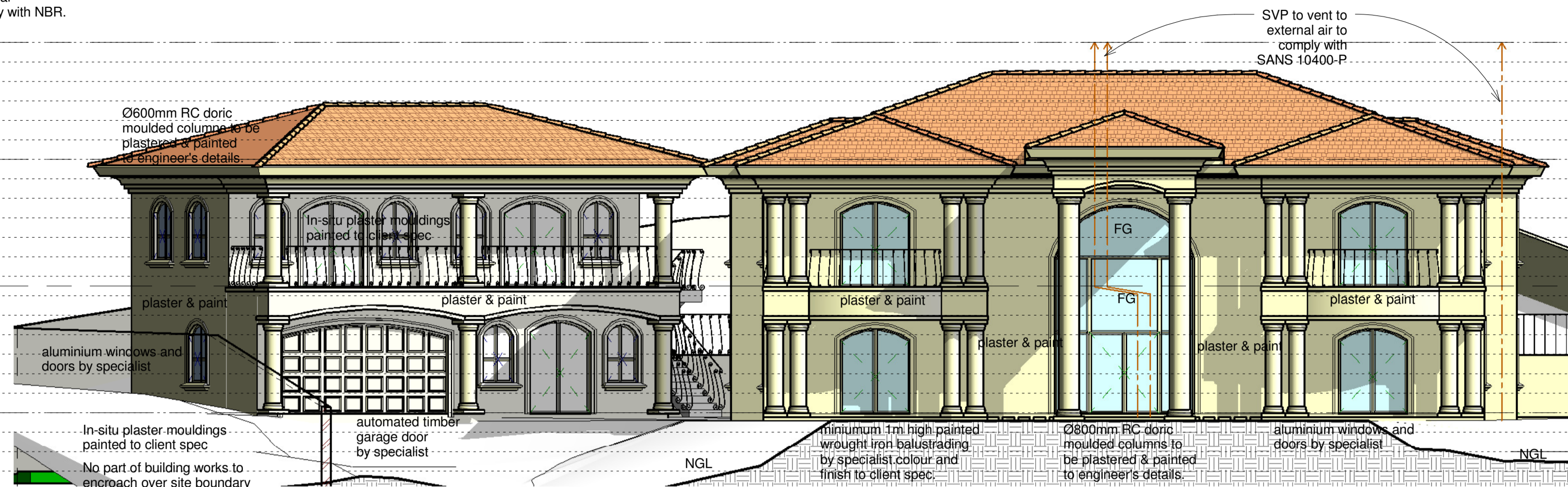
COVERLAND COPETURE 'RED AGHILA' clay roof tiles fixed on as per manufacturer's specification on 38x38mm timber battens at 345mm c/c on an approved underlay on 114x38mm timber trusses at maximum 760mm c/c to be designed by a professional roofing engineer, roof anchorage to comply with NBR.

HEIGHT RESTR

- 143000
- 142500
- 142000
- 141500
- 141000
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- 134000
- 133500
- 133000
- 132500
- 132000

**SOUTH EAST ELEVATION**

1 : 100



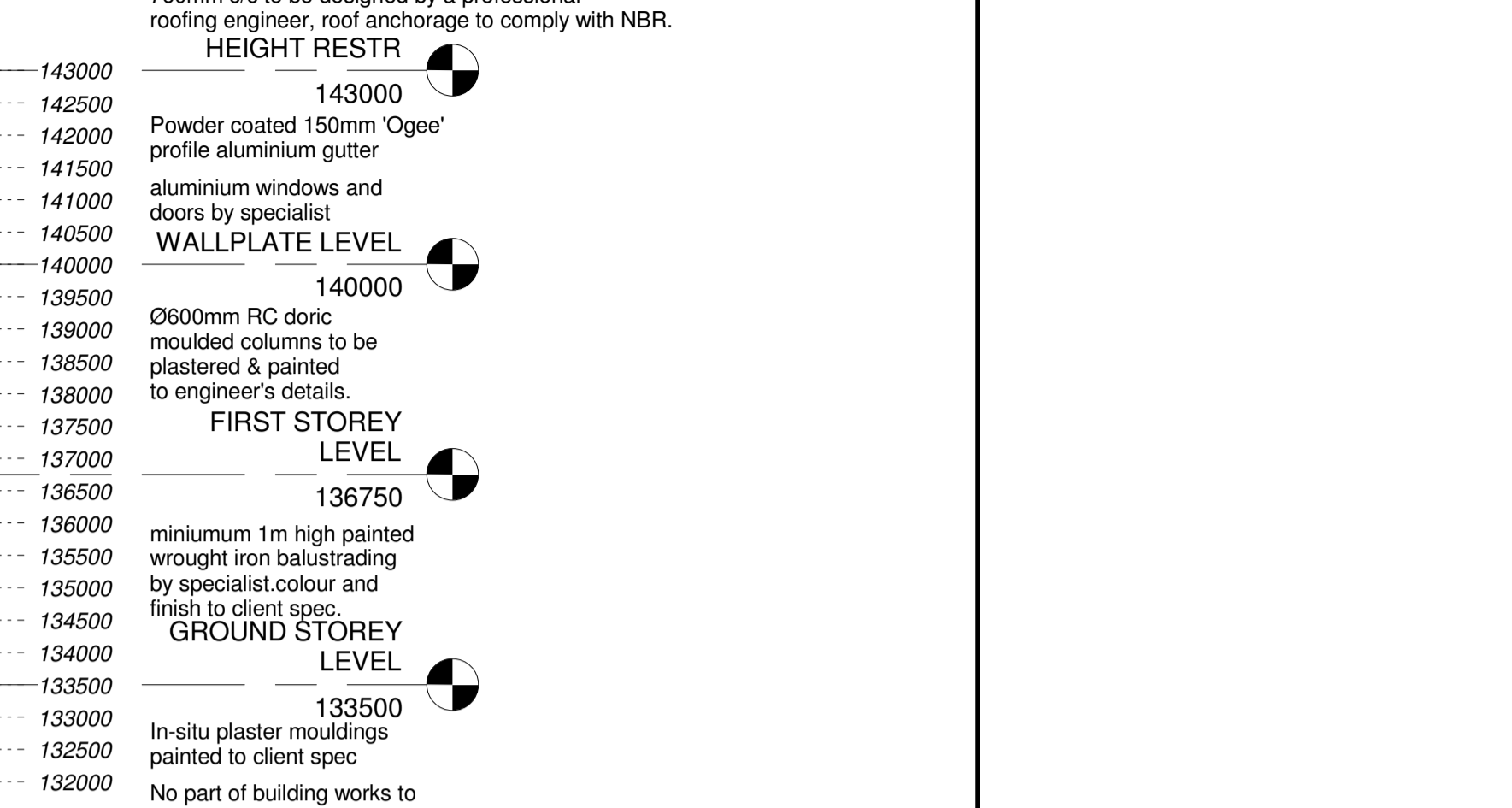
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- 143000
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- 133000
- 132500
- 132000

**SOUTH WEST ELEVATION**

1 : 100

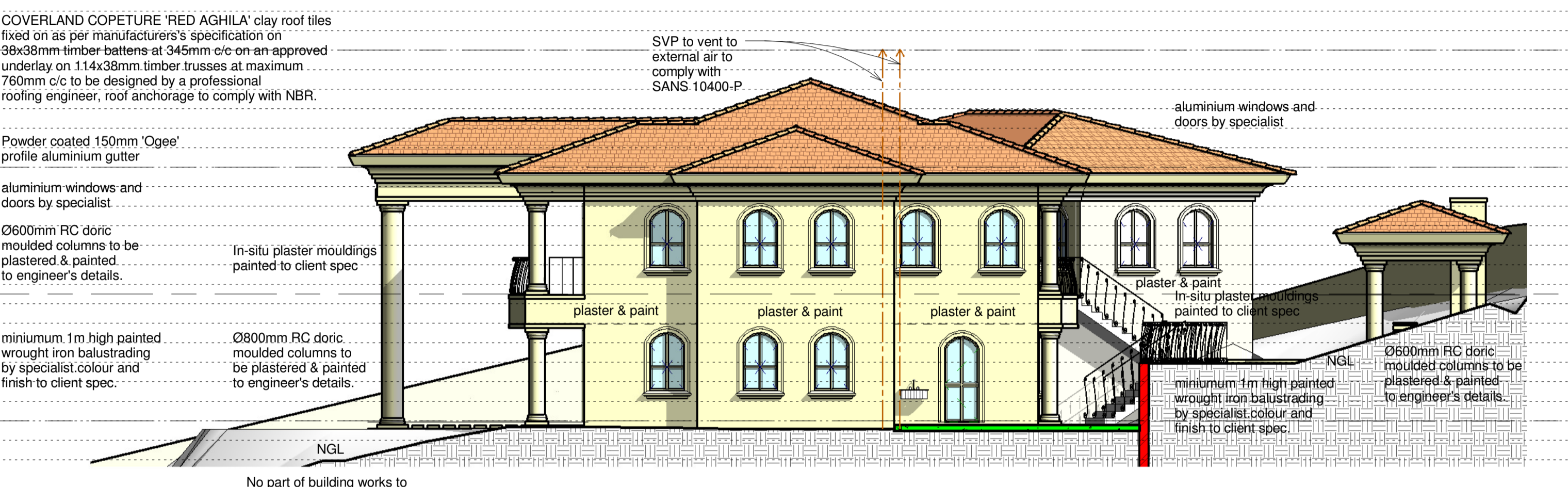


HEIGHT RESTR

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- 133000
- 132500
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**NORTH EAST ELEVATION**

1 : 100



HEIGHT RESTR

- 143000
- 142500
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- 139500
- 139000
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- 134000
- 133500
- 133000
- 132500
- 132000

**NORTH WEST ELEVATION**

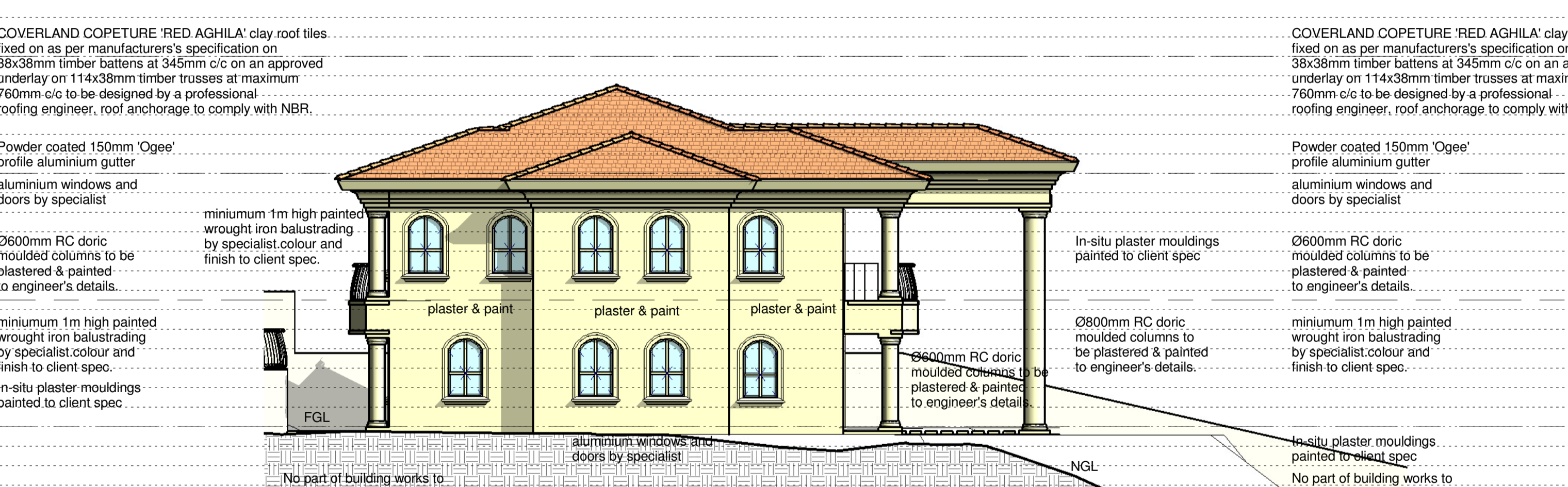
1 : 100

HEIGHT RESTR

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- 132500
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**SOUTH WEST ELEVATION**

1 : 100



HEIGHT RESTR

- 143000
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- 133000
- 132500
- 132000

**NORTH WEST ELEVATION**

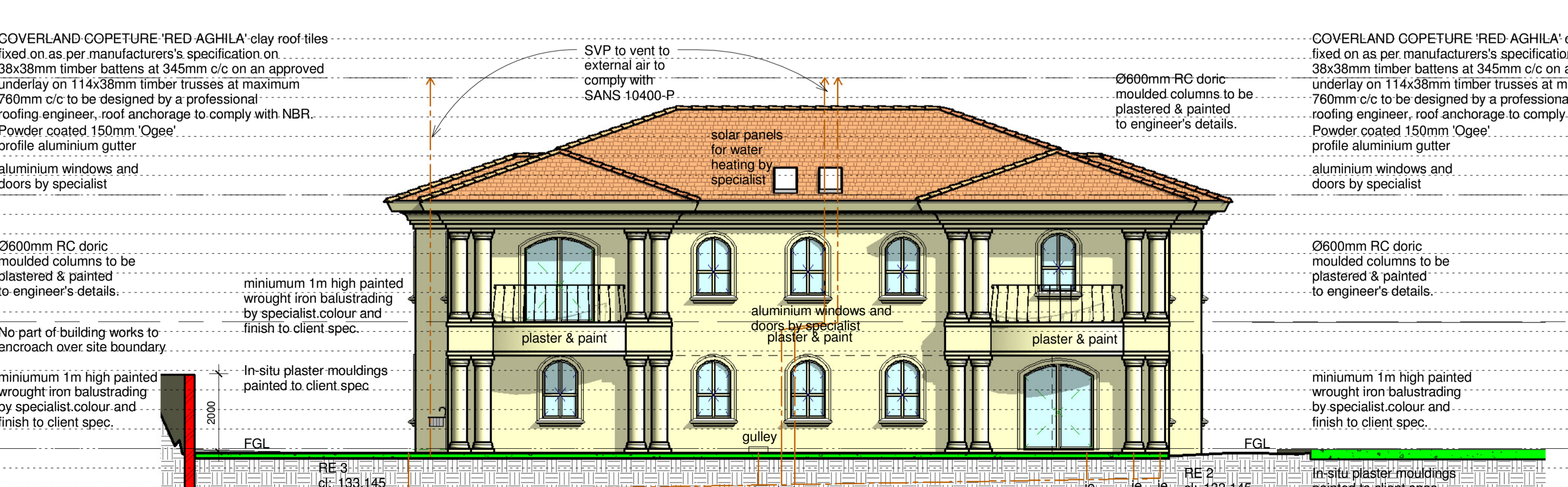
1 : 100

HEIGHT RESTR

- 143000
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**NORTH WEST ELEVATION**

1 : 100



HEIGHT RESTR

- 143000
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- 134500
- 134000
- 133500
- 133000
- 132500
- 132000

**NORTH WEST ELEVATION**

1 : 100

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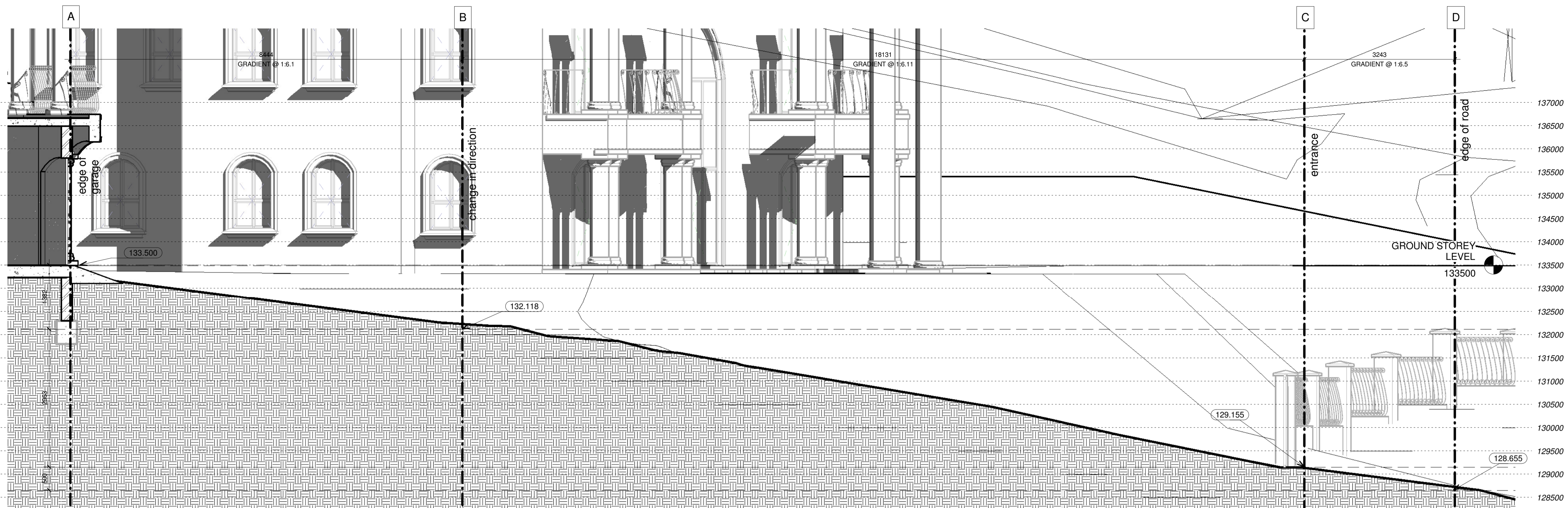
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Project Stage: SUBMISSION

DRAWING TITLE:  
ELEVATIONS

SCALE: 1 : 100	DATE: 29/09/13
DRAWN: DC	JOB No.: MN-2013
DWG NO.: 04	REVISION No.:



**DRIVEWAY SECTION**

1 : 50

**ABBREVIATIONS LEGEND**

ORIENTATION:	LOCATIONS:	MATERIALS:	GLAZING DESCRIPTION (as per SANS 204):	GLAZING TYPES (as per SANS 10400-N):
N - NORTH E - EAST W - WEST S - SOUTH NE - NORTH EAST NW - NORTH WEST SE - SOUTH EAST SW - SOUTH WEST	BR - BEDROOM K - KITCHEN ES - EN SUITE L - LOUNGE DR - DINING ROOM WC - TOILET	AL - ALUMINIUM TM - TIMBER PVC - PLASTIC ST - STEEL	S-C - SINGLE CLEAR S-T - SINGLE TINTED S-E - SINGLE LOW E C-D - CLEAR DOUBLE T-D - TINTED DOUBLE CD-E - CLEAR DOUBLE LOW E TD-E - TINTED DOUBLE LOW E	MG - MONOLITHIC ANNEALED GLASS PG - PATTERNED ANNEALED & WIRED GLASS LG - LAMINATED ANNEALED SAFETY GLASS TG - TOUGHENED SAFETY GLASS SG - SAFETY GLAZING FG - FIXED GLAZING LP - LARGEST PANEL MP - MAXIMUM PANE LENGTH

TYPE A	TYPE B	TYPE C	TYPE D	TYPE E
NO: D04 - D012    ORIENTATION: E, SE, NW    QUANTITY: 9 GLAZING TYPE: GLASS TO BE LG AND S-E TO COMPLY WITH SANS 10400-N GLAZING AREA: 3.396SQM    GLAZING THICKNESS: 6MM (LP=1.698SQM) FRAME TYPE: EPOXY POWDER COATED ALUMINIUM LOCATION: LIVING, DINING ROOM, STUDY, BEDROOMS 2&3, GYM, MASTER BED. DESCRIPTION: 2200 x 1800mm ALUMINIUM DOUBLE DOOR WITH PLASTER BAND	NO: D03    ORIENTATION: E    QUANTITY: 1 GLAZING TYPE: GLASS TO BE LG AND S-E TO COMPLY WITH SANS 10400-N GLAZING AREA: 4.32SQM    GLAZING THICKNESS: 6MM (LP=2.16SQM) FRAME TYPE: EPOXY POWDER COATED ALUMINIUM LOCATION: MAID'S EN SUITE DESCRIPTION: 2400 x 1800mm ALUMINIUM DOUBLE DOOR WITH PLASTER BAND	NO: D02    ORIENTATION: NE    QUANTITY: 1 GLAZING TYPE: GLASS TO BE LG AND S-E TO COMPLY WITH SANS 10400-N GLAZING AREA: 1.98SQM    GLAZING THICKNESS: 6MM (LP=0.99SQM) FRAME TYPE: EPOXY POWDER COATED ALUMINIUM LOCATION: SCULLERY DESCRIPTION: 2200 x 900mm ALUMINIUM DOOR WITH PLASTER BAND	NO: W01 - W38    ORIENTATION: VARIES    QUANTITY: 38 GLAZING TYPE: GLASS TO BE LG AND S-E TO COMPLY WITH SANS 10400-N GLAZING AREA: 1.35SQM    GLAZING THICKNESS: 6MM (LP=1.35SQM) FRAME TYPE: EPOXY POWDER COATED ALUMINIUM LOCATION: VARIES DESCRIPTION: 1500x900mm ALUMINIUM WINDOW WITH PLASTER BAND	NO: D01    ORIENTATION: SE    QUANTITY: 1 GLAZING TYPE: GLASS TO BE LG AND S-E TO COMPLY WITH SANS 10400-N GLAZING AREA: 19.332SQM    GLAZING THICKNESS: 6MM (LP=1.98SQM) FRAME TYPE: EPOXY POWDER COATED ALUMINIUM LOCATION: ENTRANCE HALL DESCRIPTION: 5370x3600mm ALUMINIUM DOORS & FG WITH PLASTER BAND

**NOTES IN RESPECT OF S.A NATIONAL STANDARD FOR THE APPLICATION OF NATIONAL BUILDING REGULATIONS SANS 10400**

- PART A GENERAL PRINCIPLES AND REQUIREMENTS**
  - ALL REQUIREMENTS TO COMPLY WITH PART A SANS 10400
- PART B STRUCTURAL DESIGN**
  - ALL STRUCTURAL DESIGN, IF NOT DESIGNED BY A COMPETENT PERSON, SHALL COMPLY WITH PART B SANS 10400
  - ALL STRUCTURAL DESIGN AS PER RATIONAL DESIGN BY COMPETENT PERSON
- PART C DIMENSIONS**
  - ALL DIMENSIONS OF ANY ROOM OR SPACE TO COMPLY WITH THE REQUIREMENTS OF PART C SANS 10400

- PART D PUBLIC SAFETY**
  - ALL BALUSTRADING TO COMPLY WITH D4.2 & D1 (ANNEX A)
  - PEDESTRIAN ENTRANCES TO PARKING AREAS IN BUILDINGS TO COMPLY WITH D2 (ANNEX A)
  - ALL RAMPS AND DRIVEWAYS TO COMPLY WITH D4.3 & D3 (ANNEX A)
  - ALL SWIMMING POOLS AND SWIMMING BATHS TO COMPLY WITH D4.4 & D4 (ANNEX A)
- PART F SITE OPERATIONS**
  - ALL SITE OPERATIONS TO COMPLY WITH PART F SANS 10400
- PART G EXCAVATIONS**
  - ALL EXCAVATIONS RELATING TO A BUILDING TO COMPLY WITH G4.1 & G4.2
- PART H FOUNDATIONS**
  - ALL FOUNDATIONS AS PER RATIONAL DESIGN BY COMPETENT PERSON

- PART J FLOORS**
  - ALL FLOORS TO COMPLY WITH (ANNEX A) J1
  - ALL WATER RESISTANT FLOORS TO COMPLY WITH J4.2
  - ALL SUSPENDED TIMBER FLOORS NOT EXPOSED TO THE ELEMENTS TO COMPLY WITH J4.3
  - ALL CONCRETE FLOORS SLABS TO COMPLY WITH J4.4
- PART K WALLS**
  - ALL MASONRY WALLS TO COMPLY WITH K4.2 & K1 - K2 (ANNEX A)
  - ALL LINTELS TO COMPLY WITH B1 (ANNEX B) OF PART K
  - FIXING OF ROOF TO CONCRETE ELEMENTS TO COMPLY WITH K4.4 & K3 (ANNEX A)
  - ALL WATERPROOFING TO WALLS TO COMPLY WITH K4.5 & C1 (ANNEX C) OF PART K

- PART L ROOFS**
  - ALL ROOF ASSEMBLIES TO COMPLY WITH L4.1
  - ALL WATERPROOFING AND COVERINGS TO PITCHED ROOFS TO COMPLY WITH L4.2
  - ALL FLAT ROOFS TO COMPLY WITH L4.3
  - ALL TIMBER ROOF CONSTRUCTION TO COMPLY WITH L4.4
  - THE FIRE RESISTANCE AND COMBUSTIBILITY OF THE ROOF ASSEMBLY TO COMPLY WITH L4.5
- PART M STAIRWAYS**
  - ALL STAIRWAYS TO COMPLY WITH M4.1
  - DIMENSIONS OF STAIRWAYS TO BE IN COMPLIANCE WITH M4.2
  - ALL BALUSTRADING TO COMPLY WITH M4.3
  - ALL MASONRY STAIRWAYS TO COMPLY WITH M4.4
- PART N GLAZING**
  - ALL GLAZING TO COMPLY WITH PART N4, N1 (ANNEX A) AND AAMSA REGULATIONS

- PART P DRAINAGE**
  - ALL PIPE JOINTS TO COMPLY WITH P4.2
  - ALL SANITARY FIXTURES TO BE IN ACCORDANCE WITH P4.3, P4.4 & P4.5
  - ALL CONSERVANCY TANKS, SEPTIC TANKS & FRENCH DRAINS TO COMPLY WITH P4.8
  - ALL DISCHARGES FROM WASHING AREAS TO COMPLY WITH P4.9
  - ALL DISCHARGES FROM SWIMMING BATHS, POOLS, FOUNTAINS OR RESERVOIRS TO COMPLY WITH P4.10
  - ALL SANITARY FIXTURES TO BE PROVIDED IN ACCORDANCE WITH P4.11
  - ALL DRAINAGE SYSTEMS TO COMPLY WITH P4.13
  - ALL SIZING OF DISCHARGE PIPES TO COMPLY WITH P4.14
  - ALL DRAIN SIZES SHALL COMPLY WITH P4.15
  - ALL SANITARY FIXTURES TO HAVE TRAPS IN ACCORDANCE WITH P4.16
  - ALL SIZING OF VENTILATION PIPES TO COMPLY WITH P4.17
- PART P DRAINAGE (CONT.)**
  - ALL DISCHARGE & VENTILATING PIPES TO BE INSTALLED IN COMPLIANCE WITH P4.18
  - DRAINS TO BE ACCESSIBLE IN ACCORDANCE WITH P4.19
  - ALL TRAPS TO BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS OF P4.20
  - GULLY TO COMPLY WITH REQUIREMENTS OF P4.21
  - ALL DRAINS TO BE LAID IN ACCORDANCE WITH P4.22 & P4.23
- PART R STORMWATER DISPOSAL**
  - SIZES OF ROOF VALLEYS & GUTTERS TO COMPLY WITH RR3
  - DRAINS TO BE ACCESSIBLE IN ACCORDANCE WITH RR4
  - ALL STORMWATER DISPOSAL TO COMPLY WITH PART R SANS 10400

- PART T FIRE PROTECTION**
  - ALL SAFETY DISTANCES TO COMPLY WITH T4.2
  - ALL MATERIALS TO COMPLY WITH T4.5
  - FIRE RESISTANCE OF DIVISION SEPARATING ELEMENTS TO COMPLY WITH T4.6
  - ALL STRUCTURAL ELEMENTS & COMPONENTS TO COMPLY WITH T4.7
  - ALL OPENINGS TO BE PROTECTED IN COMPLIANCE WITH T4.10
  - ROOF ASSEMBLIES & COVERINGS TO COMPLY WITH T4.12
  - ALL CEILINGS TO COMPLY WITH T4.13
  - ALL FLOOR COVERINGS TO COMPLY WITH T4.14
  - ALL WALL FINISHES TO COMPLY WITH T4.15
  - ACCESS FOR FIRE FIGHTING AND RESCUE PURPOSES TO BE PROVIDED IN ACCORDANCE WITH T4.54
  - BUILDING MATERIALS TO COMPLY WITH T4.55 & T4.56
  - FIRE PROTECTION FOR CATEGORY 1 BUILDINGS H1 & H4 TO COMPLY WITH T4.57

- PART XA ENERGY USAGE IN BUILDINGS**
  - HOT WATER SUPPLY TO BE PROVIDED IN ACCORDANCE WITH PART XA4.1 OF SANS 10400 & PART 4.5 OF SANS 204
  - ENERGY USAGE AND BUILDING ENVELOPE TO BE DESIGNED IN ACCORDANCE WITH PART XA4.2 & XA4.3 & XA4.4 OF SANS 10400
  - BUILDING DESIGN TO BE IN ACCORDANCE WITH PART 4.1, 4.2, 4.3 & 4.4 OF SANS 204
  - SERVICES TO BE PROVIDED IN ACCORDANCE WITH PART 4.5 OF SANS 204

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ARCHITECT'S SIGNATURE:

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SACAP REG. NO. 21187

Client: **MS M NAIKER** CONTACT NO: 0845740169

Project: **HOUSE NAIKER**  
ADDITIONS AND ALTERATIONS TO EXISTING DWELLING ON ERF 284, BELLAIR, NO 20 VICTORIA ROAD, MOUNT VERNON

Project Stage: SUBMISSION

DRAWING TITLE: DRIVEWAY SECTION, GLAZING SCHEDULE

SCALE: As indicated	DATE: 10/21/13
DRAWN: Author	JOB No.: MN-2013
DWG NO.: 05	REVISION No.:

COVERLAND COPETURE 'RED AGHILA' clay roof tiles fixed on as per manufacturers's specification on 38x38mm timber battens at 345mm c/c on an approved underlay on 114x38mm timber trusses at maximum 760mm c/c to be designed by a professional roofing engineer, roof anchorage to comply with NBR.

Powder coated 150mm 'Ogee' profile aluminium gutter

Ø600mm RC doric moulded columns to be plastered & painted to engineer's details.

In-situ plaster mouldings painted to client spec

140500  
139500  
140000  
139500  
139000  
138500  
138000  
137500  
137000  
136500  
136000  
135500  
135000  
134500  
134000

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138000  
137500  
137000  
136500  
136000  
135500  
135000  
134500  
134000  
133500  
133000  
132500

**GAZEBO NORTH WEST ELEVATION**  
1 : 100

**GAZEBO SOUTH EAST ELEVATION**  
1 : 100

COVERLAND COPETURE 'RED AGHILA' clay roof tiles fixed on as per manufacturers's specification on 38x38mm timber battens at 345mm c/c on an approved underlay on 114x38mm timber trusses at maximum 760mm c/c to be designed by a professional roofing engineer, roof anchorage to comply with NBR.

Powder coated 150mm 'Ogee' profile aluminium gutter

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In-situ plaster mouldings painted to client spec

Pool in grunite monolithically and pneumatically placed pool to conform to National building regulations, excess soil to be on site landscaping. Waste water to drain into the sewer system via a break pressure tank.

140500  
140000  
139500  
139000  
138500  
138000  
137500  
137000  
136500  
136000  
135500  
135000  
134500  
134000  
133500  
133000

**GAZEBO SOUTH WEST ELEVATION**  
1 : 100

COVERLAND COPETURE 'RED AGHILA' clay roof tiles fixed on as per manufacturers's specification on 38x38mm timber battens at 345mm c/c on an approved underlay on 114x38mm timber trusses at maximum 760mm c/c to be designed by a professional roofing engineer, roof anchorage to comply with NBR.

Powder coated 150mm 'Ogee' profile aluminium gutter

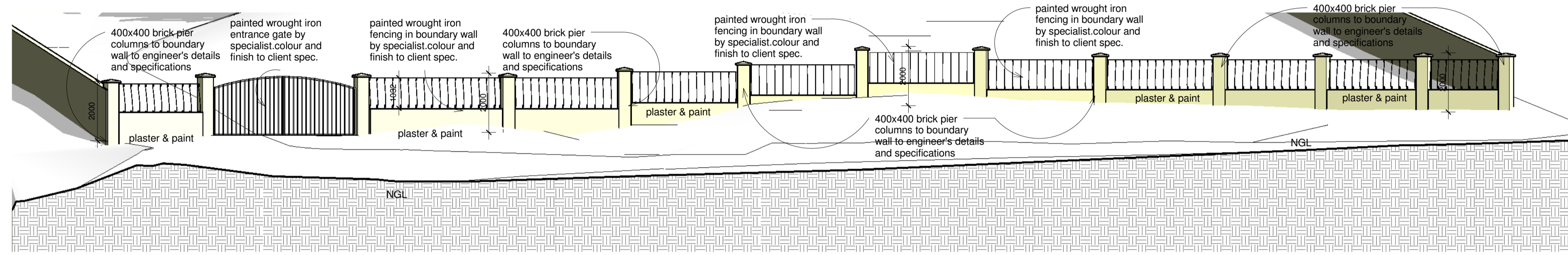
Ø600mm RC doric moulded columns to be plastered & painted to engineer's details.

In-situ plaster mouldings painted to client spec

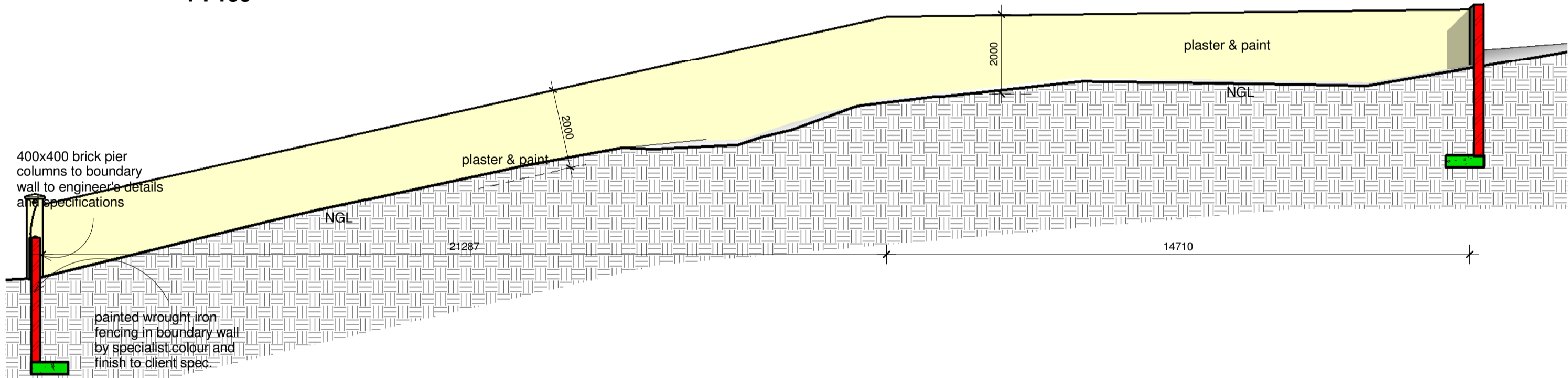
Pool in grunite monolithically and pneumatically placed pool to conform to National building regulations, excess soil to be on site landscaping. Waste water to drain into the sewer system via a break pressure tank.

140000  
139500  
139000  
138500  
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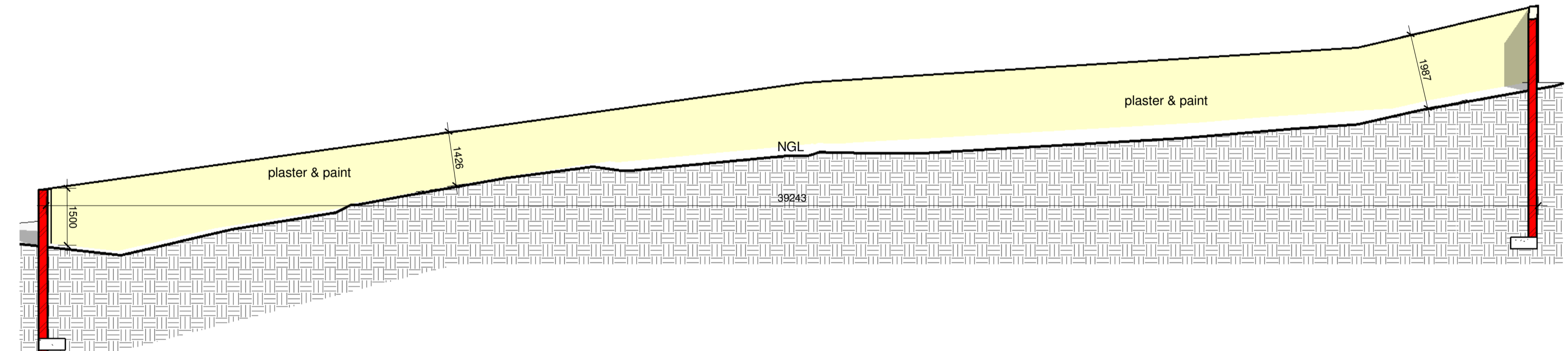
**GAZEBO NORTH EAST ELEVATION**  
1 : 100



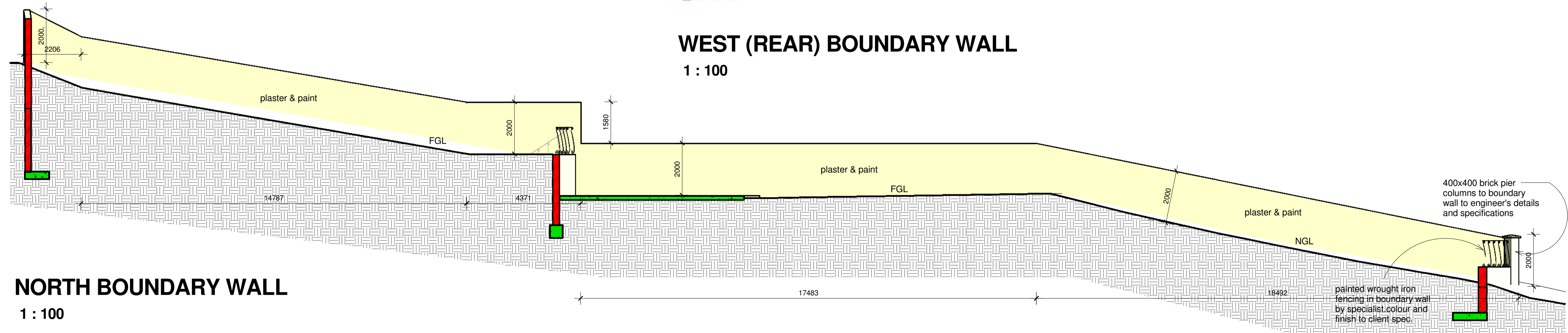
**EAST (FRONT) BOUNDARY WALL**  
1 : 100



**SOUTH BOUNDARY WALL**  
1 : 100



**WEST (REAR) BOUNDARY WALL**  
1 : 100



**NORTH BOUNDARY WALL**  
1 : 100

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Client: **MS M NAIKER** CONTACT NO: 0845740169

Project: **HOUSE NAIKER**  
ADDITIONS AND ALTERATIONS TO EXISTING DWELLING  
ON ERF 284, BELLAIR, NO 20 VICTORIA ROAD, MOUNT  
VERNON

Project Stage: SUBMISSION

DRAWING TITLE:  
BOUNDARY WALLS, GAZEBO

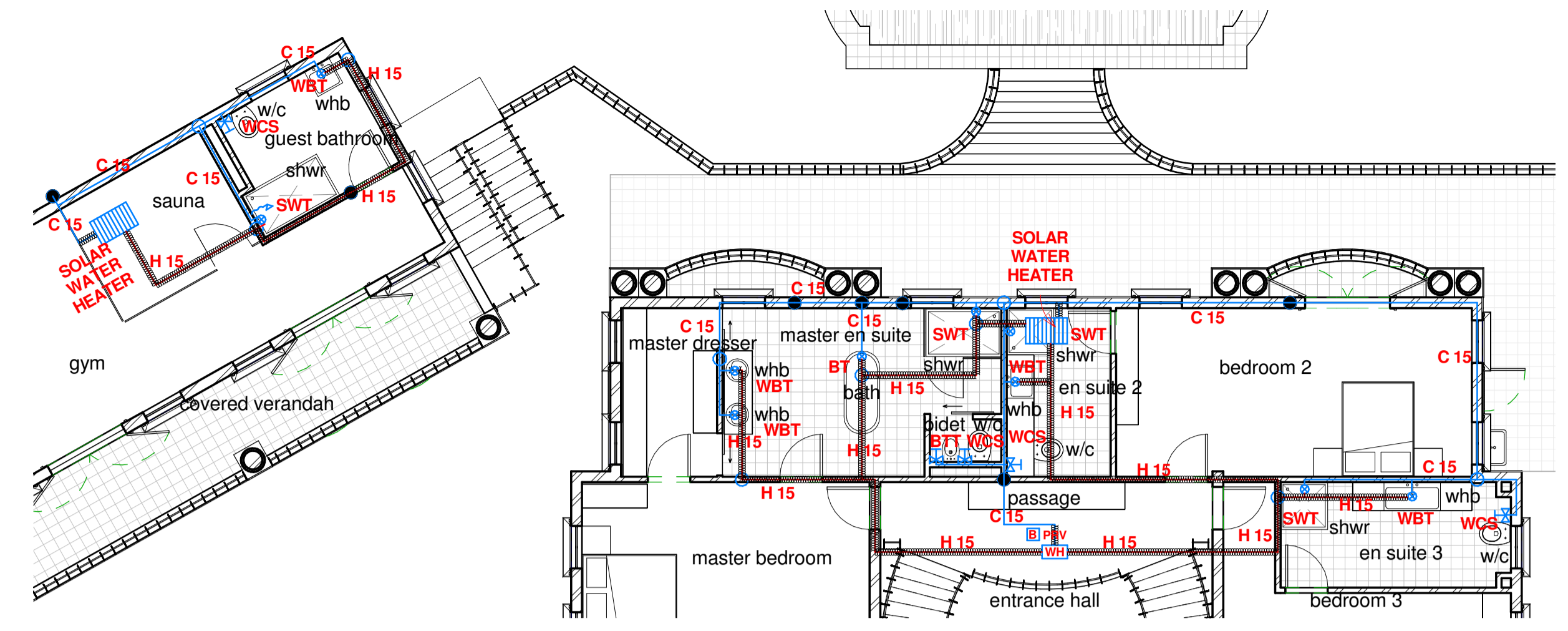
SCALE: 1 : 100	DATE: 29/09/13
DRAWN: DC	JOB No.: MN-2013
DWG NO.: 06	REVISION No.:

**SANS 10252-1 ABBREVIATIONS**

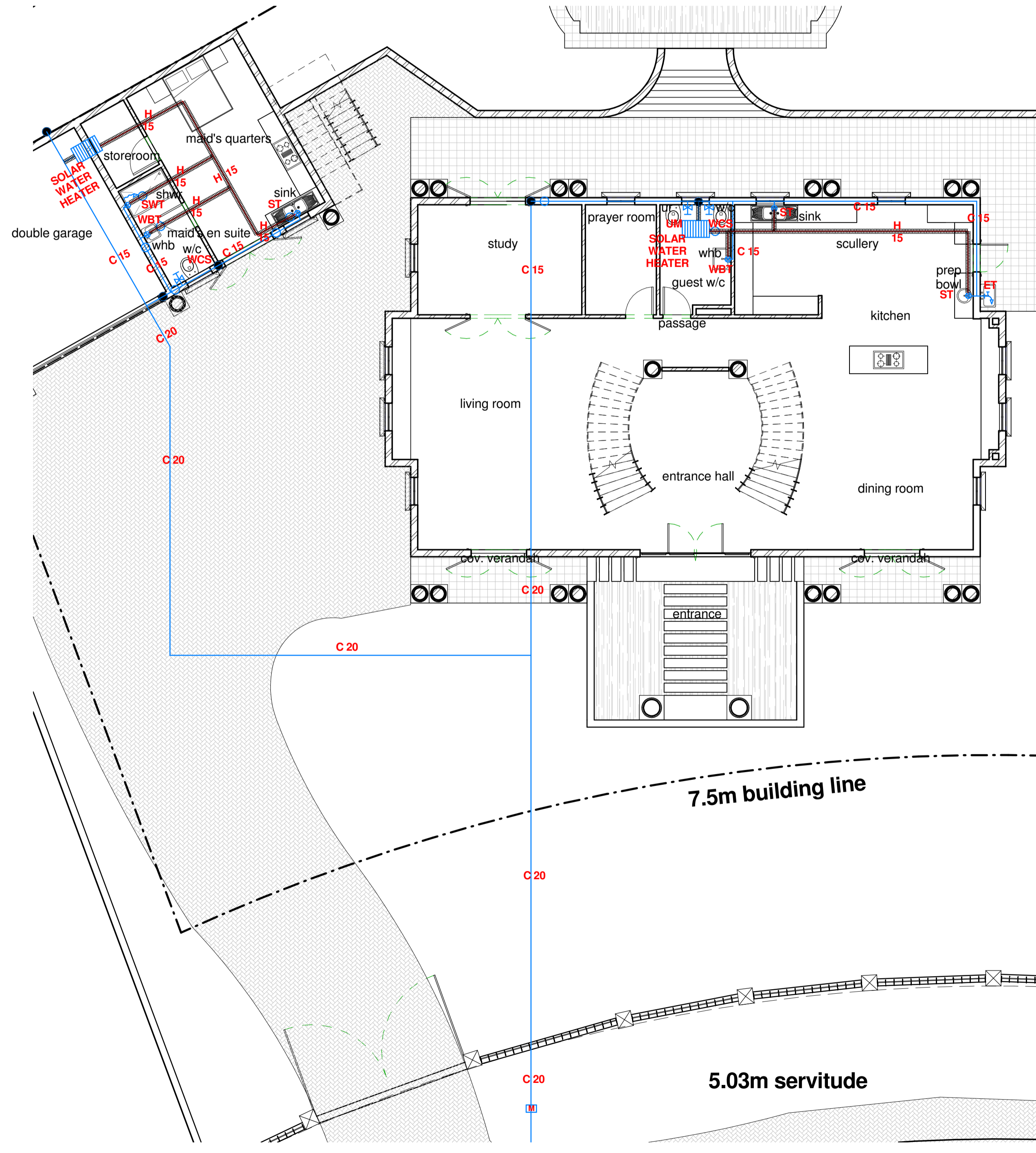
MATERIALS	
ABS	Alkyl butal styrene
CI	Cast iron
CLPE	Cross-linked polyethylene
CONC	Concrete
COP	Copper
FC	Fibre cement
GMS	Galvanised mild steel
HDPE	High density polyethylene
LDPE	Low density polyethylene
PF	Pitch impregnated fibre
RC	Reinforced concrete
SS	Stainless steel
PVC-u	Polyvinyl chloride-unplastered
FIXTURES AND FITTINGS	
BT	Tap (bath)
BTT	Bidet (taps and spouts)
ET	External tap
FE	Fire extinguisher
FH	Fire hydrant
FM	Fire main
FPC	Fire pump connection
FS	Fire switch
FV	Fire valve
HR	Hose reel
HSTO	Hot water storage tank
LCV	Lever control valve
NRV	Non-return valve
PCV	Pressure control valve
PRV	Pressure reducing valve
PS	pressure switch
PU	Pump
RBT	Registered break tank
RV	Reflux valve
ST	Tap (sink)
STO	Cold water storage tank
SWT	(taps and showerhead)
UA	Urinals-automatically controlled flushing device
UM	Urinals-manually operated flushing device
US	Urinals-sensor-operated flushing device
WBT	Tap (wash-hand basin)
WCS	Water closet (cistern or automatic shut-off flush valve)
WH	Water heater
WTT	Tap (wash trough)
V	Valve

**SANS 10252-1 WATER LEGEND**

	Pipe carrying cold water		Air vessel (air chamber)
	Pipe carrying hot water		Automatic shut-off valve
	Pipe carrying hot water (return)		Balancing device (hot water control)
	Pipe carrying mixed (temperature) water		Double check valve/backflowpreventer
	Pipe carrying water for fire-fighting		Thermostatic controller
	Pipe crossing (not connecting)		Vacuum relief valve
	Lagged pipe		Vacuum relief valve combined with air release valve
	Normal direction of flow		Temperature and pressure safety valve (safety valve)
	Pipe joint (butt welded)		Pressure control valve
	Pipe joint (compression)		Pressure control valve (adjustable)
	Pipe joint (flanged and bolted)		Pressure control valve combined with expansion control valve
	Pipe joint (screwed)		Pressure control valve (adjustable)
	Pipe joint (soldered or solvent welded)		Pressure relief valve
	Pipe junction		Pressure switch
	Pipe : nominal diameter (mm)		Strainer
	Pipe support (adjustable)		Float valve
	Pipe support (adjustable hanger)		Flow restrictor (controller)
	Pipe support (flexible)		Flow switch
	Pipe support (flexible hanger)		Guage (pressure:P ; Temperature:T ; Level:L
	Pipe support (guide)		Guage with isolating valve
	Pipe support (simple)		Isolating coupling for dissimilar metals
	Pipe support (simple hanger)		Isolating valve (flanged ends) (electrical control)
	Pipe support (simple hanger)		Isolating valve (flanged ends) (manual control)
	Riser pipe (plan view)		Isolating valve (screwed ends) (electrical control)
	Dropper pipe (plan view, pipe cross section)		Isolating valve (screwed ends) (manual control)
	Tap (external)		Water level control valve
	Tap (internal)		Solar Heater
	Mixer (thermostatically controlled)		Heat Pump
	Mixer (single manual controls, single lever)		
	Mixer (two manual controls)		
	Drinking fountain		
	Draining tap		
	Shower (fixed)		
	Shower (moveable)		
	Stop cock		
	Water meter		
	Fire brigade inlet/booster pump connrction		
	Fire-hose reel		
	Fire hydrant		
	Irrigation sprinkler		
	Storage water heater (domestic type)		
	Expansion control valve		
	Expansion control valve (incorporating vacuum relief)		
	Expansion control vessels		
	Non-return valve		
	Orifice plate control device		
	Air release valve		



**FIRST STOREY WATER RETICULATION**  
1 : 100



**GROUND STOREY WATER RETICULATION**  
1 : 100

Table 2 - Average water consumption (hot and cold) appliances				Table 5 - Hot water demand, storage and heater power requirements		
DOMESTIC APPLIANCES	LITRES/ OPERATION	NO OF PERSONS	TOTAL LT/ OPERATION	TOTAL HOT WATER DEMAND	STORAGE VOLUME @ 60°C	HEATER POWER
Car washing and garden use	3 - 6	6	18	690	240	5
Drinking, food preparation and cooking	18 - 22	6	108			
Laundry	10 - 15	6	60			
Personal washing and bathing	20 - 30	6	120			
Washing dishes	8 - 12	6	48			
WC flushing	32 - 40	6	192			
a - Per minute						
<b>TOTAL</b>			546			

**NB: SOLAR WATER HEATERS TO PROVIDE 50% HOT WATER DEMAND AS PER SANS 10400-XA, SANS 204 & SANS 10252**

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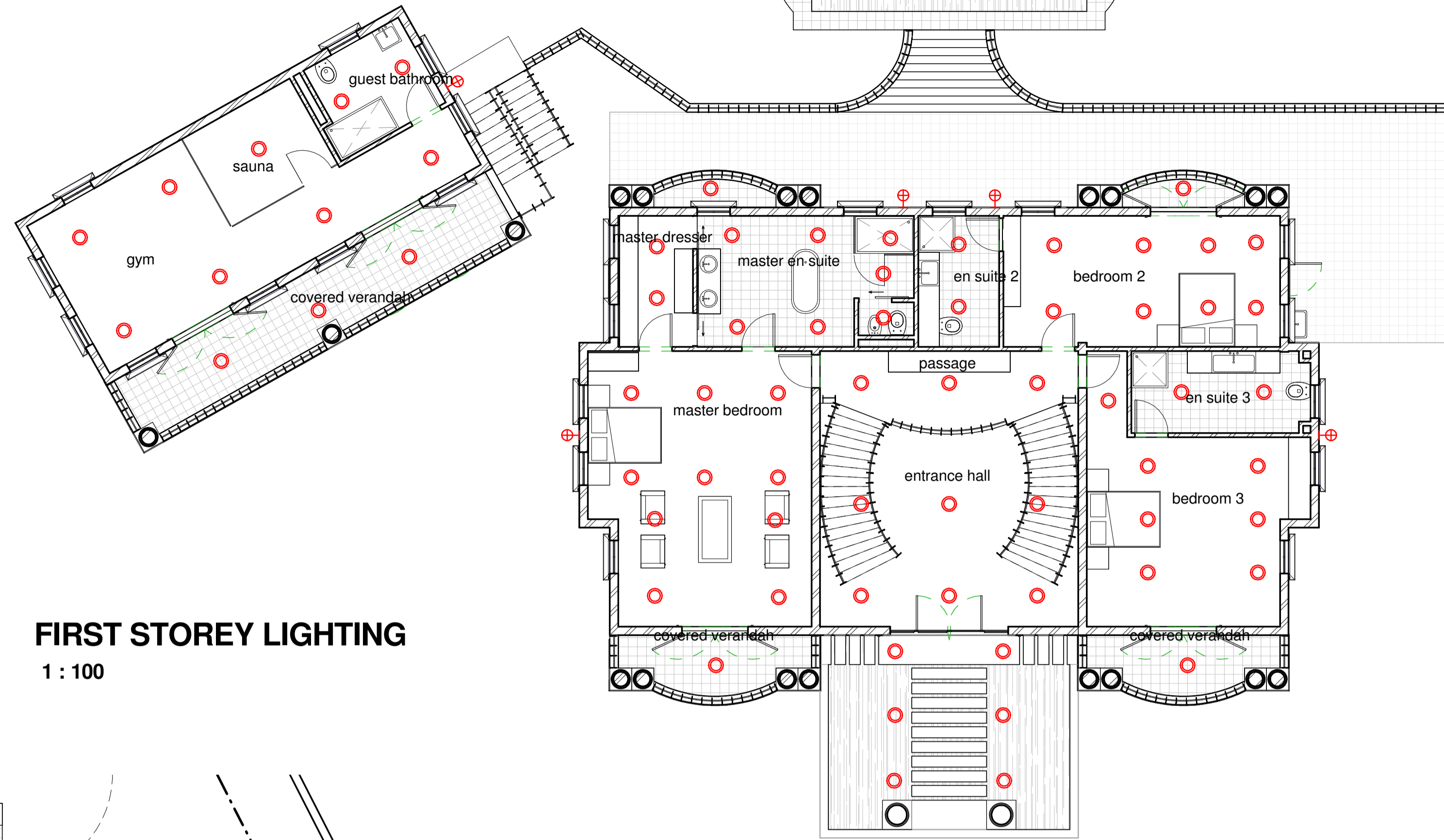
Project: **HOUSE NAIKER**  
ADDITIONS AND ALTERATIONS TO EXISTING DWELLING ON ERF 284, BELLAIR, NO 20 VICTORIA ROAD, MOUNT VERNON

Project Stage: SUBMISSION

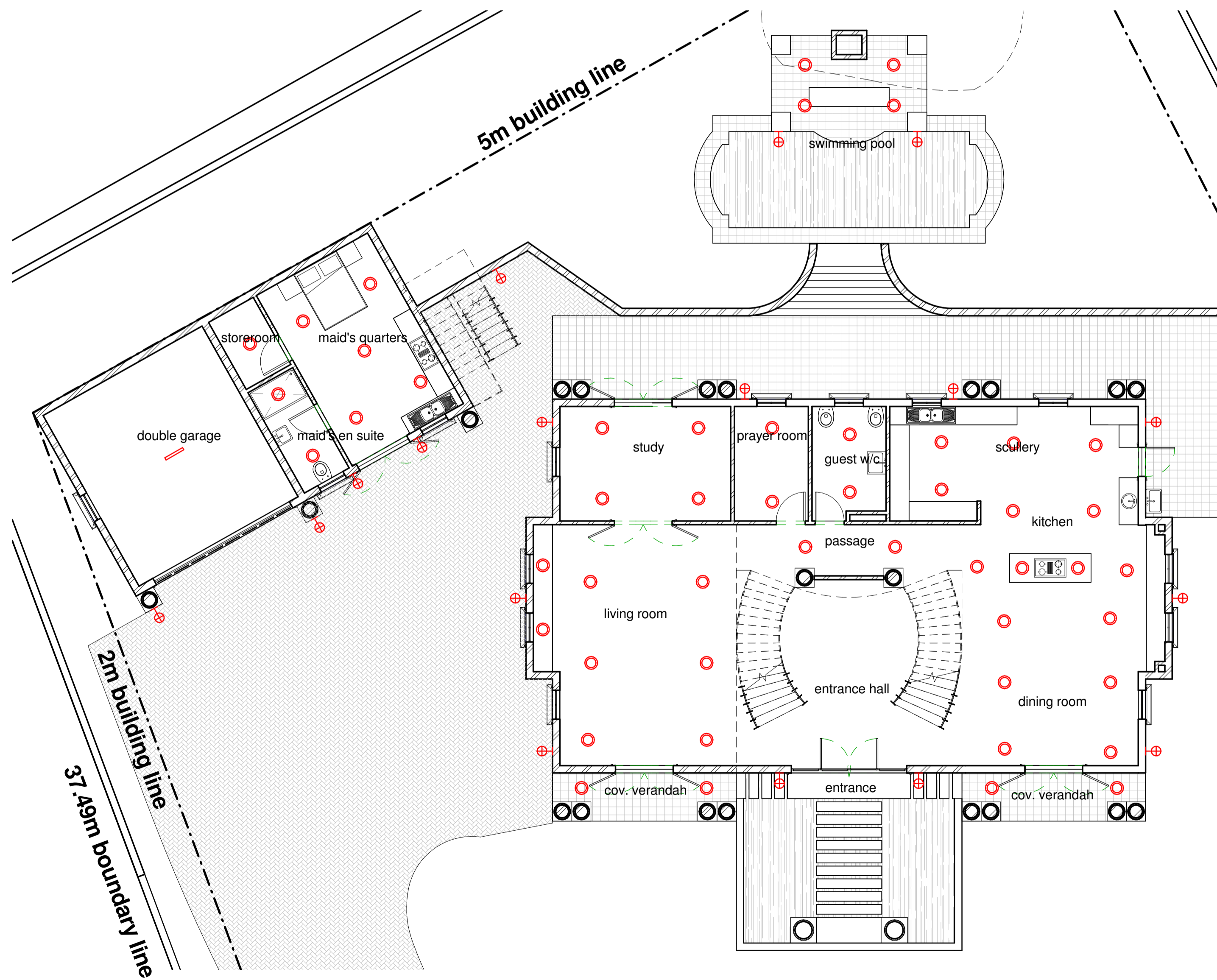
DRAWING TITLE: ENERGY USAGE - WATER RETICULATION

SCALE: As indicated	DATE: 10/21/13
DRAWN: Author	JOB No.: MN-2013
DWG NO.: 07	REVISION No.:

LIGHTING LEGEND			
SYMBOL	DESCRIPTION	NO. OF FITTINGS	WATTS PER FITTING
○	STD LED CEILING MOUNTED LIGHT	119	3W
⊕	LED WALL MOUNTED LIGHT	22	5W
—	LED GARAGE LIGHT	1	12W
TOTAL		142	



**FIRST STOREY LIGHTING**  
1 : 100



**GROUND STOREY LIGHTING**  
1 : 100

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VERNON

Project Stage: SUBMISSION

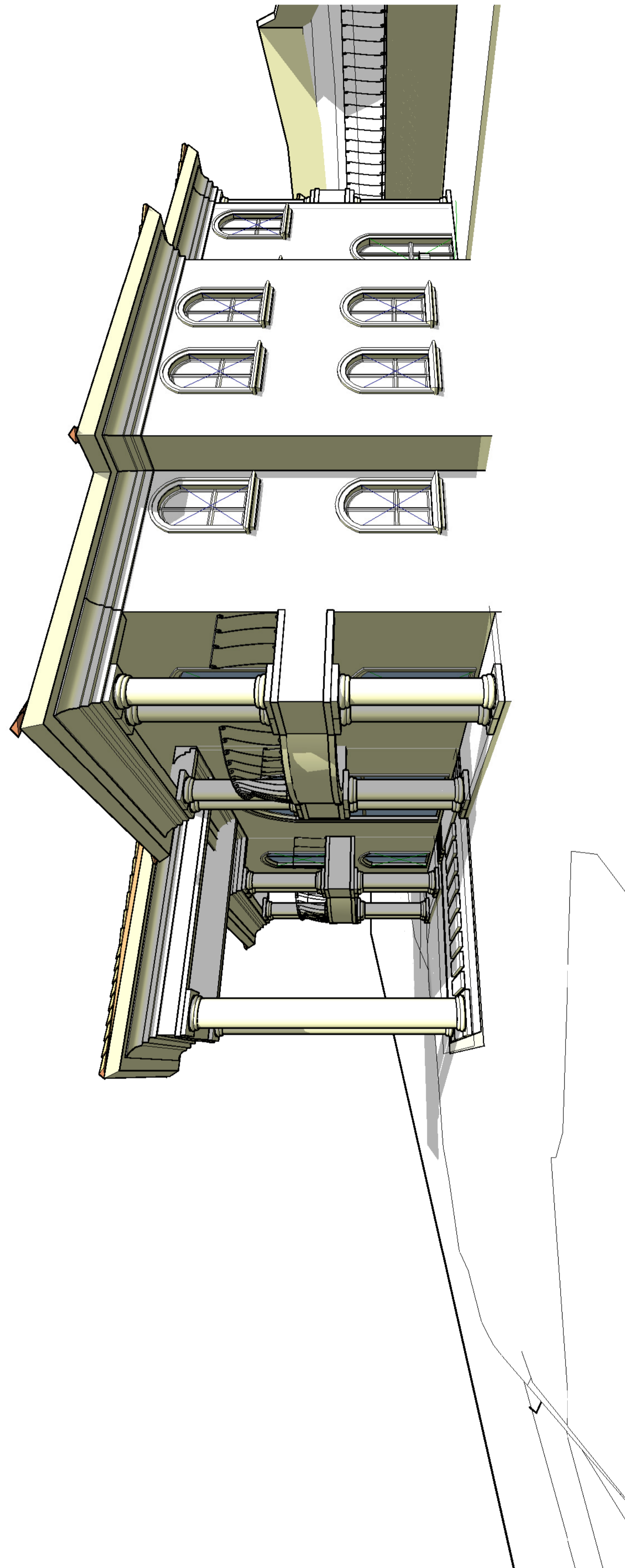
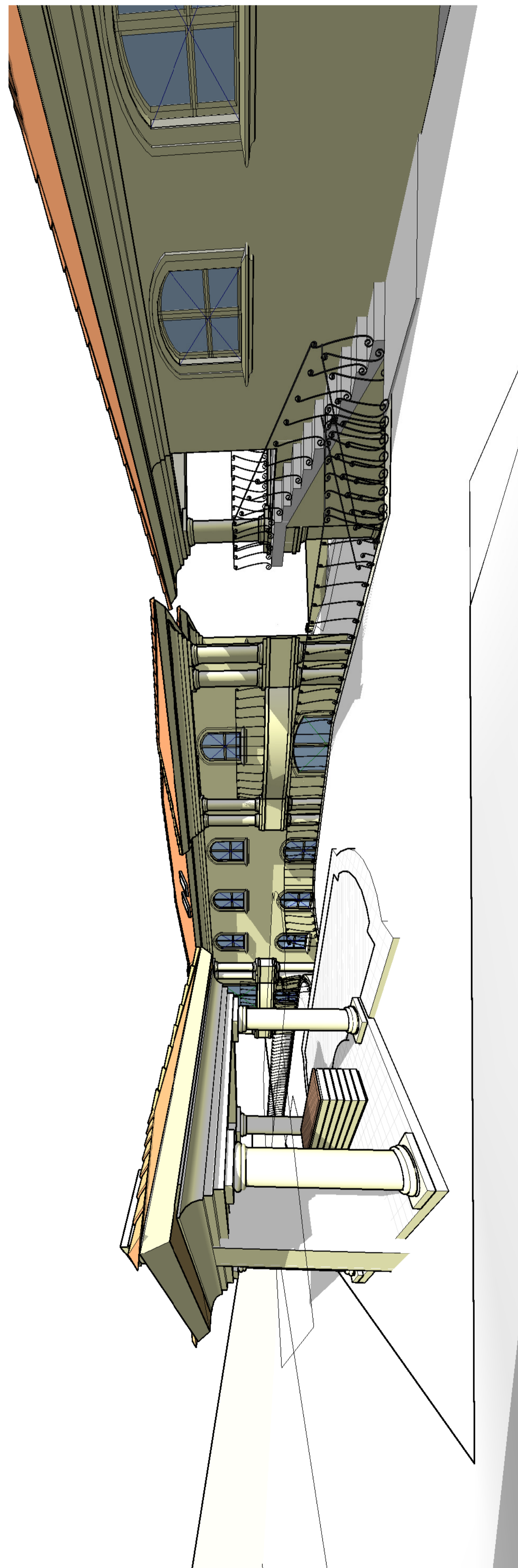
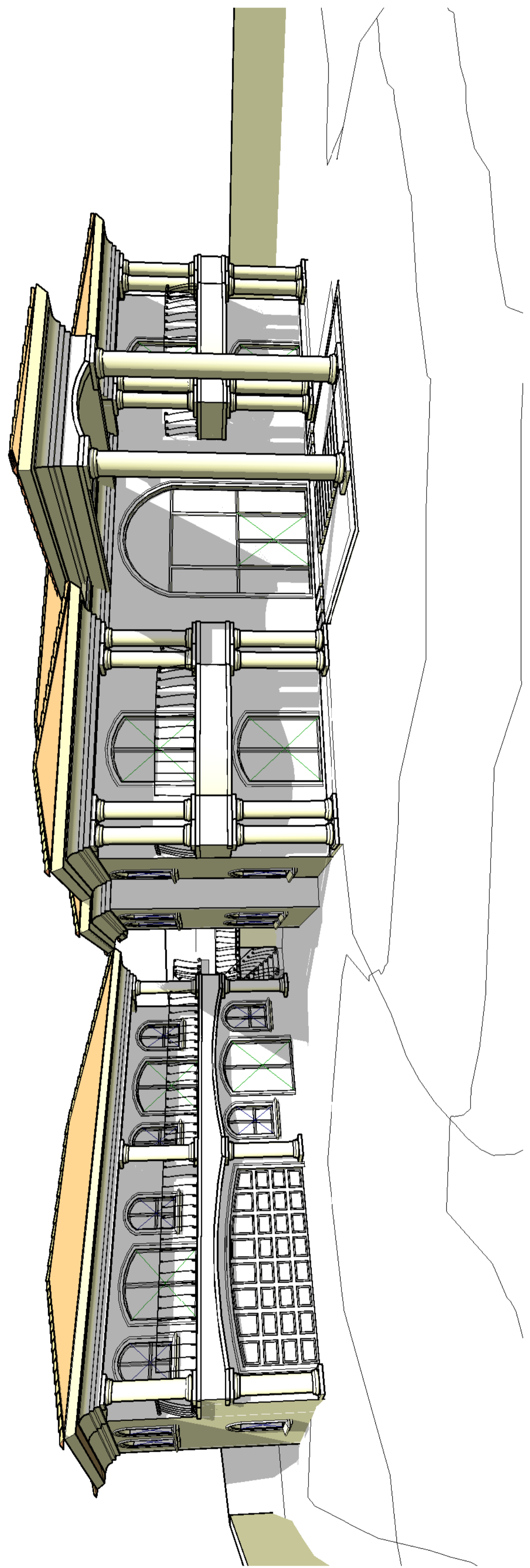
DRAWING TITLE :  
ENERGY USAGE - LIGHTING LAYOUTS

SCALE : 1 : 100 DATE : 01/06/14

DRAWN : Author JOB No. : MN-2013

DWG NO. : 08 REVISION No. :





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Project Stage: SUBMISSION

DRAWING TITLE:  
PERSPECTIVES

SCALE :	DATE : 29/09/13
DRAWN : Author	JOB No. : MN-2013
DWG NO. : 09	REVISION No. :