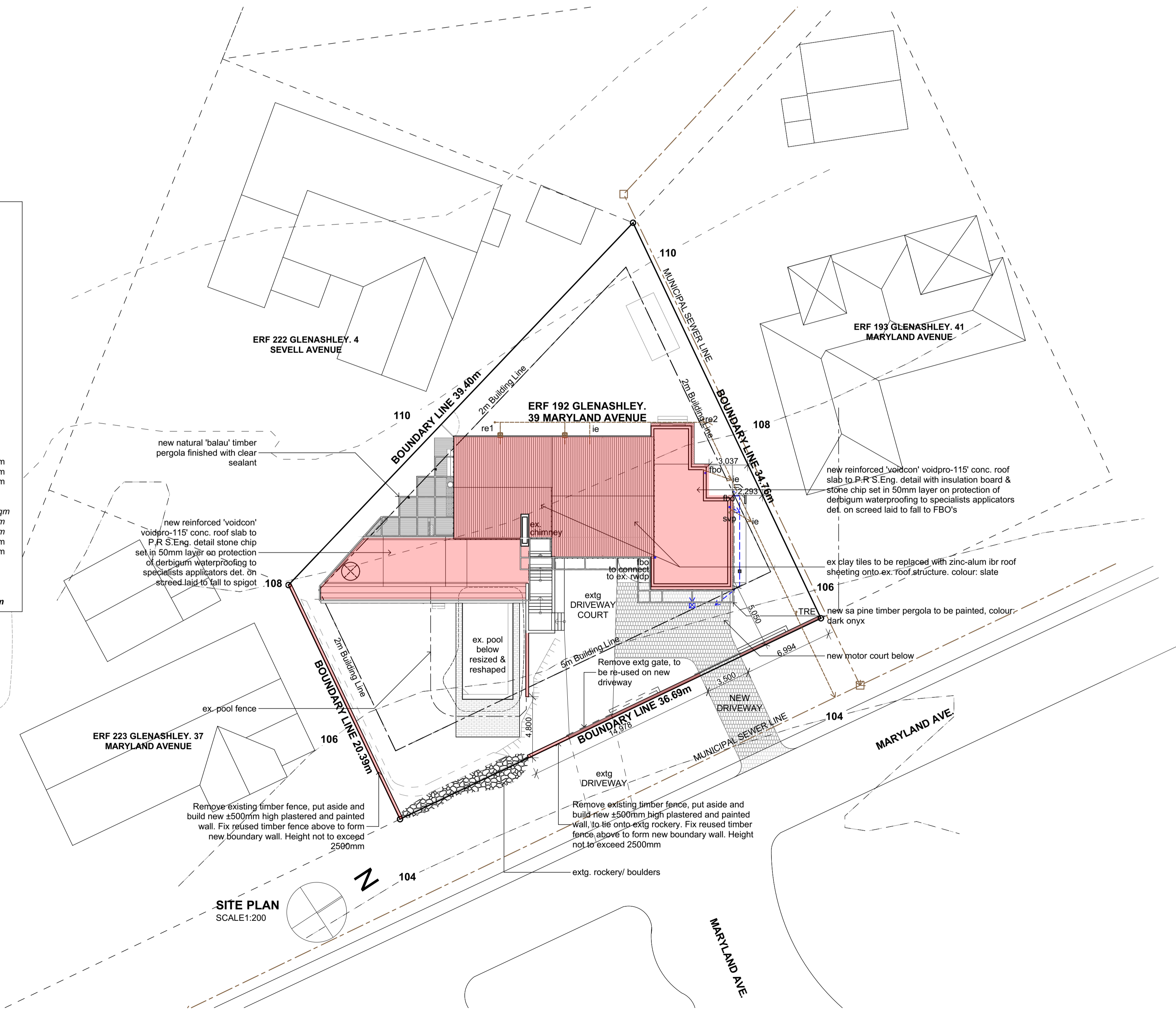


<b>OCCUPANCY CLASS:</b>	H4
<b>ZONING:</b>	SPECIAL RESIDENTIAL 900
<b>SCHEDULE OF AREAS:</b>	
<b>SITE AREA:</b>	1012 sqm
<b>FAR:</b>	
ALLOWABLE FAR:	N/A
EXISTING FAR:	123.3 sqm
PROP. FAR:	80.5 sqm
TOTAL NEW:	203.8 sqm
<b>COVERAGE:</b>	
ALLOWED:	50% = 506 sqm
EXISTING:	14.3% = 145.2 sqm
PROPOSED:	7.9% = 79.2 sqm
TOTAL:	22.1% = 224.4 sqm
IN HAND:	27.9% = 281.6 sqm
<b>AREA BREAKDOWN:</b>	
<b>LOWER GROUND FLOOR:</b>	
ex. garage converted to bike store	27 sqm
laundry	25.9 sqm
NEW CARPORT	38.4 sqm
NEW GARDEN STORE	13.5 sqm
<b>UPPER GROUND FLOOR:</b>	
ex. living	123.3 sqm
ex. verandah converted to enclosed verandah	30.7 sqm
ex. timber deck	15.8 sqm
NEW VERANDAH	24.3 sqm
NEW MASTER BEDROOM	56.2 sqm
<b>total built area:</b>	<b>354.5</b>
<b>FOR SUBMISSION FEE PURPOSES ONLY</b>	
<b>PROPOSED BUILT AREA:</b>	<b>132.4qm</b>



**GENERAL NOTES:**

ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS. NOTES IN RESPECT OF S.A. STANDARD CODE OF PRACTICE - THE APPLICATION OF THE NATIONAL BUILDING REGULATIONS, SANS 10400.

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- ALL DIMENSIONS AND LEVELS ARE TO BE TAKEN IN PREFERENCE TO SCALING OFF.
- DATUM LEVEL TO BE ESTABLISHED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION.
- ALL RETAINING WALLS, PILES, FOOTINGS, SLABS, BEAMS, COLUMNS AND AGRICULTURAL DRAINS TO ENGINEER'S DETAILS.
- DPC TO ALL HORIZONTAL & VERTICAL OPENINGS.
- FOUNDATIONS TO BE MINIMUM 300mm BELOW NGL.
- SUPPLY ADEQUATE FLASHING TO ALL PARAPET WALLS.
- GLAZING EXCEEDING 1m<sup>2</sup> OR LESS THAN 500mm FROM FFL TO BE SAFETY GLAZED.
- INTERNAL WALLS - PLASTERED AND PAINTED TO CLIENT'S SPECIFICATIONS.
- 250mm EXTERNAL CAVITY WALL - PLASTERED AND PAINTED TO ZEMA SPECIFICATIONS.
- SUPPLY 250 CONDU IT WITH DRAW WIRE FROM DWELLING TO FRONT BOUNDARY IN POSITION AS REQUIRED BY TELKOM.

**OCCUPANCY CLASS: H4**

**STRUCTURE TO COMPLY WITH PART H, J, K, L or N OF SANS 10400:-**

- ALL STRUCTURAL WORK TO ENGINEER'S DETAIL TO COMPLY WITH SANS 10400.
- COLUMNS:- ALL STRUCTURAL COLUMNS BY ENGINEER

**PUBLIC SAFETY TO COMPLY WITH SANS 10400 - D:-**

- BALUSTRADING:- BALUSTRADING ALL TO DETAIL, MIN 1000 HIGH TO COMPLY WITH SANS 10400 - B, SANS 10400 - T, SANS 10400 - K & SANS 10400.

**SITE OPERATIONS TO COMPLY WITH SANS 10400 - F:-**

**FOUNDATIONS TO COMPLY WITH SANS 10400 - H:-**

- NEW REINFORCED CONCRETE FOUNDATIONS TO STRUCTURAL ENGINEER'S DETAIL.

**FLOORS TO COMPLY WITH SANS 10400 - J:-**

- FINISH AS PER SPECIFICATIONS ON POWERFLOATED CONCRETE SURFACE BED TO ENG. SPECIFICATION.
- CONCRETE SURFACE BED WITH BRG MESH ON 250 MICRON GUNPLAS GREEN UNDERLAY ON WELL COMPACTED AND POISONED SOIL. SOIL POISONING BY SPECIALIST TO LOCAL AUTHORITY'S REQUIREMENTS.
- DAMP PROOF MEMBRANE TO BE WELL LAPPED TO BRICK WALL DPC.
- DPC TO BE MIN 150mm ABOVE NGL.
- ALL SUSPENDED REINFORCED CONCRETE SLABS BY ENGINEER.

**WALLS TO COMPLY WITH SANS 10400 - K:-**

- EXTERNAL WALLS - IMPERIAL BRICK, PLASTER AND PAINT FINISH WITH CAVITY.
- INTERNAL WALLS - IMPERIAL BRICK, PLASTER AND PAINT FINISH.
- INSULATION IN WALLS TO COMPLY WITH SANS 10400 WHERE REQUIRED.
- ALL TO SPECIALIST DETAIL.
- RETAINING WALLS - TO ENGINEER'S DETAIL - TO BE DRAINED WITH AGRICULTURAL DRAIN CONNECTED TO STORMWATER MANAGEMENT SYSTEM.
- BRICKFORCE IN EVERY COURSE FOR MIN 5 COURSES ABOVE LINTOLS.
- CONTINUOUS DPC AND ANT GUARD AT SLAB LEVEL AND AT WINDOW SILL AS REQUIRED BY THE LOCAL AUTHORITY AND IN ACCORDANCE WITH NBR AND WINDOW SYSTEMS.
- GALVANISED WIRE TIES OR EQUAL TO BE BUILT INTO ALL EXTERNAL WALLS AT 800 CENTRES HORIZONTALLY AND EVERY 6TH COURSE VERTICALLY.

**ROOF TO COMPLY WITH SANS 10400 - L:-**

- FLAT ROOF - 19mm STONE CHIP ON DERBIGUM SP4 TORCH FUSED WITH 75mm SIDE & 100mm END LAPS. STONE COLOUR TO BE CONFIRMED. ALL PROJECTIONS THROUGH THE ROOF AND EDGES MUST BE PROTECTED & TO CONFORM TO SANS 10400.
- KLIPOK O.E.A ZINCALUM ROOF SHEETING ON 75x50mm PURLINS ON SISALATION ON PURLINS TO SUIT AT MAX 1100mm C/C.
- INTERNAL CEILINGS:- 9.2mm GYPSUM PLASTERBOARD WITH 6mm SKIM.
- SKIM SOFFITS TO RC SLABS.
- ALL CEILINGS TO COMPLY WITH T13.

**STAIRWAYS TO COMPLY WITH SANS 10400 - M:-**

- STAIRS TO COMPLY FULLY WITH SANS 10400

**GLAZING TO COMPLY WITH SANS 10400 - N:-**

- WINDOWS:- ALL NEW WINDOWS TO BE POWDER COATED ALUMINIUM SECTIONS. GLAZING TO COMPLY WITH PART N SANS 10400.
- CLEAR GLAZING THROUGHOUT.
- SAFETY GLASS TO WINDOWS AND DOORS TO COMPLY WITH SANS 10400

**LIGHTING & VENTILATION TO COMPLY WITH SANS 10400 - O:**

- LIGHTING:-
- ALL AREAS TO BE ARTIFICIALLY LIT.

**TOILETS:-**

- ARTIFICIALLY LIT MINIMUM 160 LUX
- MECHANICALLY VENTILATED EXTRACTION TO BE MINIMUM 20L/SEC/FITMENT

**DRAINAGE TO COMPLY WITH SANS 10400 - P**

- ALL WASTE PIPES:-
- TO BE ACCESSIBLE ALONG THEIR ENTIRE LENGTH.
- TO BE FITTED WITH A 64mm RE-SEAL TRAP.
- EXCEEDING 2500mm TO JUNCTION, TO BE FITTED WITH ANTI-SIPHON VENT.
- TO CONNECT TO STACK INDEPENDENTLY
- ALL SANITARY FITTINGS:- TO BE TRAPPED IN ACCORDANCE WITH LOCAL AUTHORITY REGULATIONS.
- INSPECTION EYES:- TO BE FITTED TO ALL BENDS AND JUNCTIONS AND TO BE MARKED AT GROUND LEVEL.
- RODDING EYES:- TO BE PROVIDED AT ALL BENDS AND JUNCTIONS OF SOIL AND WASTE PIPES.
- ALL SOIL PIPES TO BE MIN 100mmØ.
- ALL SOIL VENTILATION PIPES (SVP) MUST BE TAKEN TO A MINIMUM HEIGHT OF 1800mm ABOVE THE NEAREST ADJACENT WINDOW HEAD, AND 100mm ABOVE THE CLOSEST PART OF THE ROOF COVERING IT PASSES THROUGH.
- VENT STACKS TO COMPLY WITH SANS 10400
- ALL VENT VALVES TO BE 2 WAY VENT VALVES
- WHERE A DRAIN PASSES UNDER A BUILDING IT MUST BE HIGH DENSITY PVC ENCASED IN 150mm CONCRETE ALL ROUND AND MUST BE IN A STRAIGHT RUN UNDER THE BUILDING WITH NO BENDS OR JUNCTIONS AND MUST HAVE IE'S AT EACH END AT A MINIMUM OF 600mm BEYOND THE BUILDING.
- WHERE A DRAIN PASSES UNDER A TRAFFICABLE AREA IT MUST BE HIGH DENSITY PVC ENCASED IN 150mm CONCRETE ALL ROUND.
- WHERE THE VERTICAL DROP FROM SOIL FITTINGS TO THE MAIN DRAIN EXCEEDS 1200mm, THESE FITTINGS ARE TO BE ANTI-SYPHON FITTED.
- ACCESS PANELS TO BE FITTED TO ALL DUCTS & TO HAVE A 2 HOUR FIRE RATING

**STORMWATER TO COMPLY WITH SANS 10400 - R:-**

- RAINWATER GOODS:- R. C. BALCONY SLABS TO BE FITTED WITH FULLBORE DRAINAGE FITTINGS AND CONNECTED TO 100mmØ RWDP'S

**FIRE PROTECTION TO COMPLY WITH SANS 10400 - T**

- SAFETY DISTANCES TO COMPLY WITH T2.
- ALL MATERIALS TO COMPLY WITH T5
- ROOF ASSEMBLIES AND COVERINGS TO COMPLY WITH T12.
- ALL CEILINGS TO COMPLY WITH T13.
- ALL FLOOR COVERINGS TO COMPLY WITH T14.
- ALL WALL FINISHES TO COMPLY WITH T15.
- SERVICE PIPES, CONDUITS, AND SLEEVES TO COMPLY WITH T41.
- GARAGE DOOR IS TO BE A 2 HOUR FIRE RATED SOLID TIMBER DOOR.

**FIRE INSTALLATION TO COMPLY WITH SANS 10400 - W:-**

OWNER: LEIMAN

ARCHITECT: PAUL NEL REG NO: 6490

THE SOUTH AFRICAN COUNCIL FOR THE ARCHITECTURAL PROFESSION

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**PROJECT**

ADDITIONS & ALTERATIONS FOR MR. D LEIMAN, AT 39 MARYLAND AVENUE, GLENASHLEY, DURBAN, ERF 192

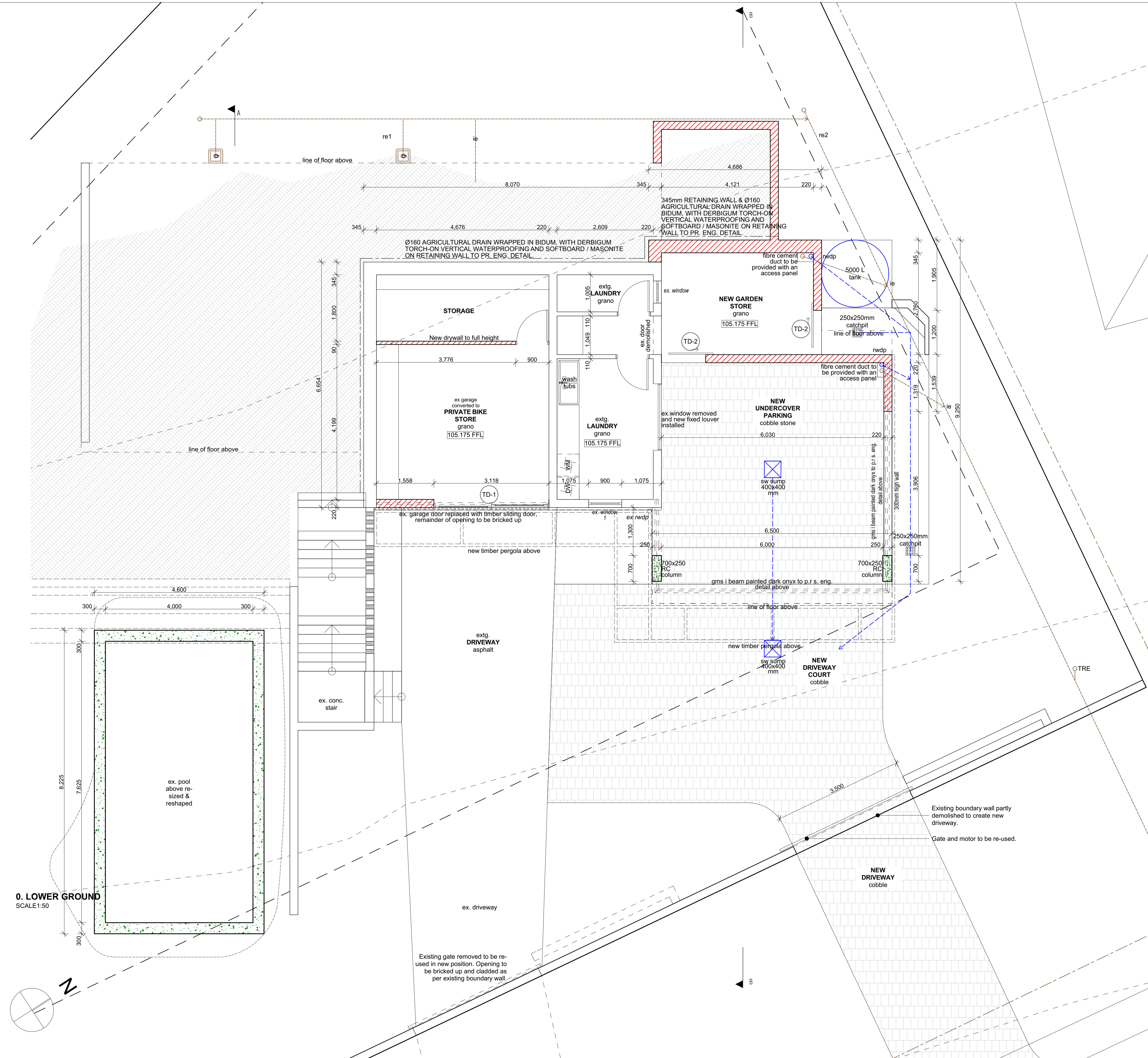
**TITLE**

SUBMISSION DRAWINGS:  
SITE PLAN & LOWER GROUND FLOOR PLAN

JOB NO. #Pin	DATE 23-Mar-23	DRAWN NN
DRAWING NO. LA 001	REVISION NO.	SCALE AS SHOWN

paul nel architects

Paul Nel Architects (Pty) Ltd  
Tel: +27 31 313 1230 Fax: 086 222 4451  
Unit 2C, 33 Churchhill Road, Durban 4000  
Post net Suite 219 Private Bag X504 Northway 4065  
Director: Paul Nel B.Arch. U.N.D. (Summa Cum Laude) P'Arch KZNIA  
Reg # 2012/069002/07



OWNER: LEIMAN

ARCHITECT: PAUL NEL REG NO: 6490

THE SOUTH AFRICAN COUNCIL FOR THE ARCHITECTURAL PROFESSION

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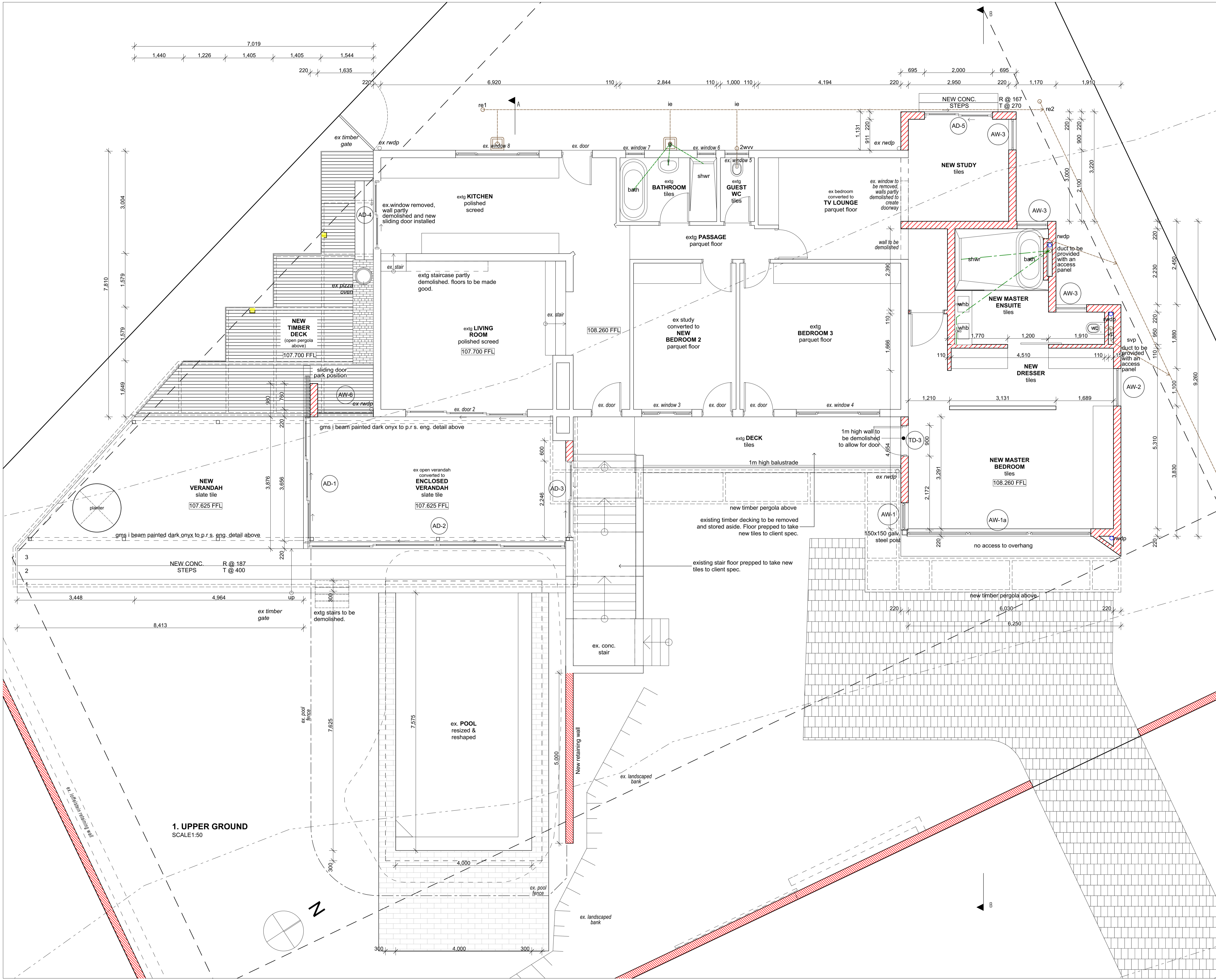
PROJECT  
 ADDITIONS & ALTERATIONS FOR MR. D LEIMAN, AT 39 MARYLAND AVENUE, GLENASHLEY, DURBAN, ERF 192

TITLE  
 SUBMISSION DRAWINGS:  
 LOWER GROUND STOREY PLAN

JOB NO. #Pin	DATE 23-Mar-23	DRAWN NN
DRAWING NO. LA 100	REVISION NO.	SCALE AS SHOWN

paul nel architects

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 Post net Suite 219 Private Bag X504 Northway 4065  
 Director: Paul Nel B.Arch. U.N.D. (Summa Cum Laude) PRAKCH KZANIA  
 Reg # 2012/06902/07



**1. UPPER GROUND**  
SCALE: 1:50

**OWNER:** LEIMAN

**ARCHITECT:** PAUL NEL      **REG NO:** 6490

THE SOUTH AFRICAN COUNCIL FOR THE ARCHITECTURAL PROFESSION

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**PROJECT**

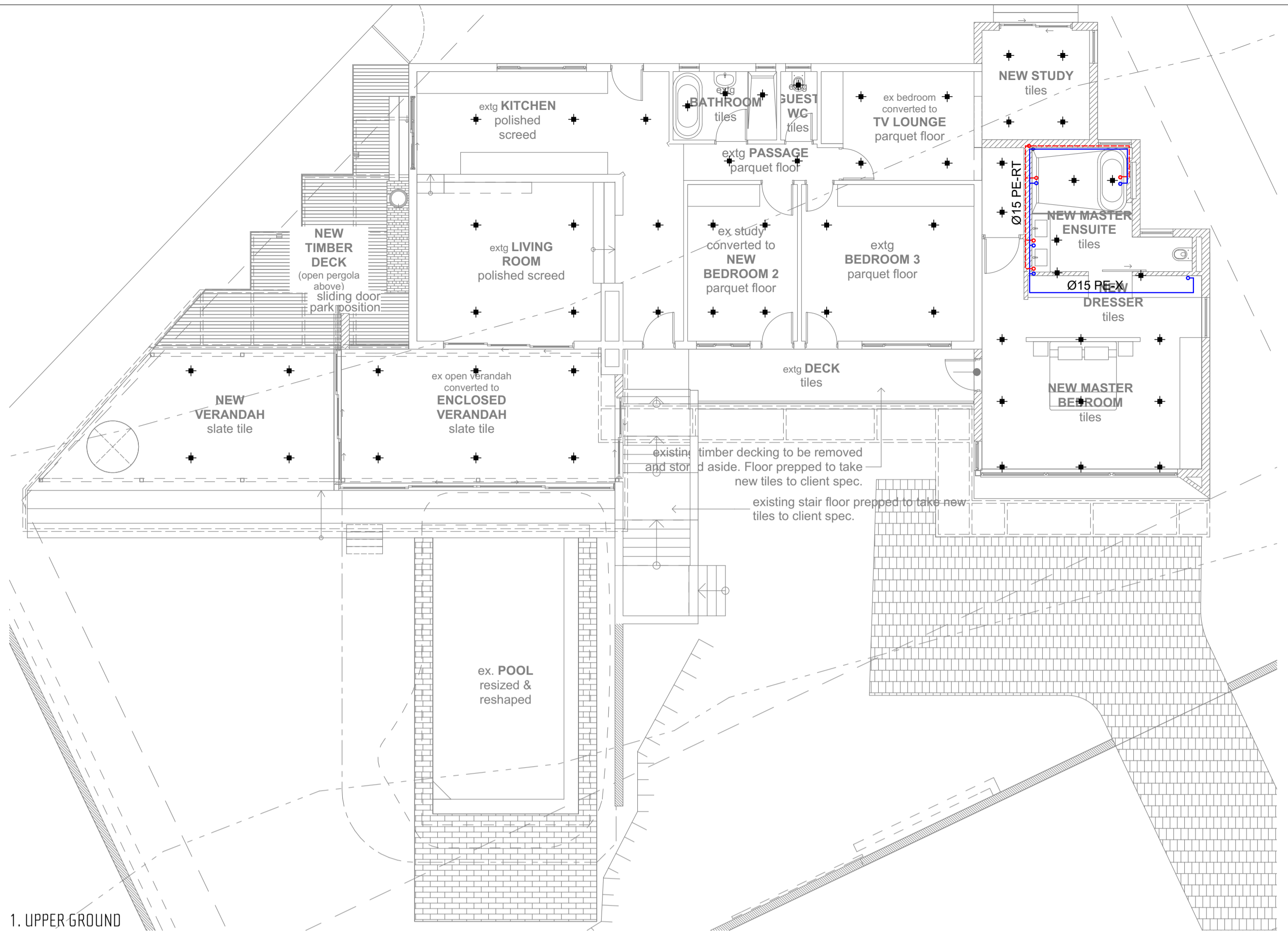
**ADDITIONS & ALTERATIONS FOR MR. D LEIMAN, AT 39 MARYLAND AVENUE, GLENASHLEY, DURBAN, ERF 192**

**TITLE**

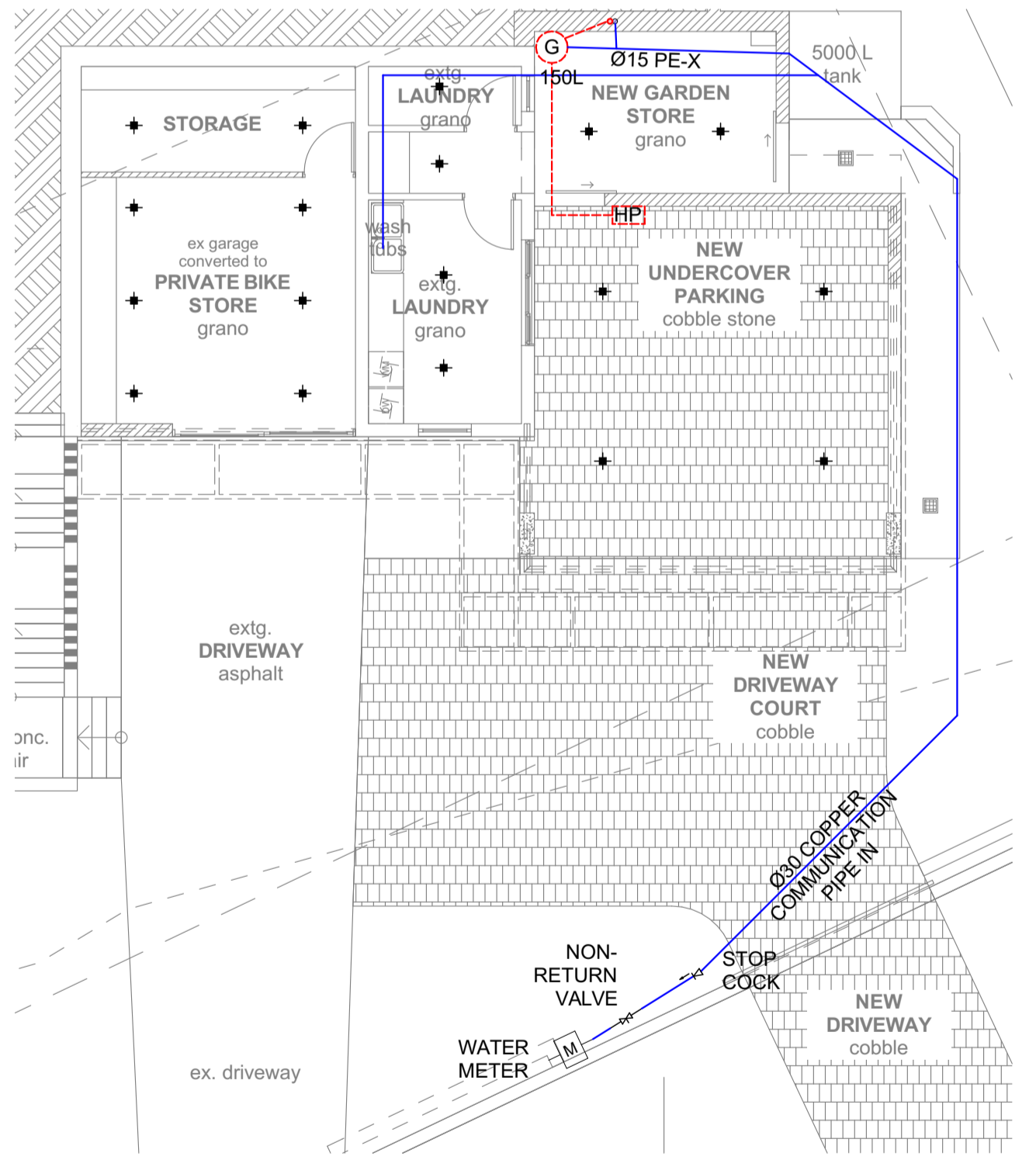
**SUBMISSION DRAWINGS: UPPER GROUND STOREY PLAN**

<b>JOB NO.</b> #Pin	<b>DATE</b> 23-Mar-23	<b>DRAWN</b> NN
<b>DRAWING NO.</b> LA 101	<b>REVISION NO.</b>	<b>SCALE</b> AS SHOWN

paul nel architects



1. UPPER GROUND  
SCALE:1:100



0. LOWER GROUND  
SCALE:1:100

- LEGEND**
- DROPPER PIPE
  - RISER PIPE
  - VACUUM RELIEF VALVE
  - AIR RELEASE VALVE
  - ISOLATING VALVE
  - NON-RETURN VALVE
  - PRESSURE REDUCING VALVE
  - STOP COCK
  - STORAGE WATER HEATER
  - WATER METER
  - SAFETY VALVE
  - FLOAT VALVE
  - STRAINER
  - TAP - EXTERNAL
  - TAP - INTERNAL
  - SHOWER - FIXED
  - SHOWER - MOVABLE
  - MIXER - SINGLE MANUAL CONTROL
  - MIXER - TWO MANUAL CONTROLS
  - PE-X CROSS-LINKED POLY-ETHYLENE PIPE (COLD WATER)
  - PE-RT POLY-ETHYLENE RAISED TEMPERATURE PIPE (HOT WATER)

- WATER RETICULATION NOTES :**
- ALL HOT WATER SERVICE PIPES SHALL BE CLAD WITH INSULATION TO THE R-VALUE OF 1.
  - ENSURE THAT THE WC IS THE LAST POINT RECEIVING COLD WATER ON THE PLUMBING LINE.
  - 200 PE-X HOT WATER DROPPER FROM GEYSER. REDUCE TO 200 AT TERMINAL FITTING (WHB,SH,WC). BATH REMAIN AT 200.
  - 200 PE-X COLD WATER DROPPER PIPE. REDUCE TO 150 AT TERMINAL FITTING (WHB,SH,WC). BATH REMAIN AT 200.
  - 400 PVC DISCHARGE PIPE FROM DRIP TRAY/ 200 PE-X DISCHARGE PIPE FROM TP VALVE, DISCHARGED TO A SAFE AREA.

- LIGHTING LEGEND**
- ★ INTERIOR RECESSED SINGLE DOWNLIGHTER (5W LED)

**ENERGY CONSUMPTION - LIGHTING**

LOCATION	DESCRIPTION	QUANTITY	WATTS	TOTAL WATTS PER ROOM/SECTION	USAGE IN HOURS PER DAY	WATTS x HOURS	KWh PER DAY	KWh / ANNUM (KWh x 365 DAYS)
<b>GROUND STOREY</b>								
NEW DBL CARPORT	5W LED	4	5	20	2	40	0.04	14.6
NEW GARDEN STORE	5W LED	2	5	10	5	50	0.05	18.25
ex garage converted to STORE	5W LED	6	5	30	10	300	0.3	109.5
ex laundry	5W LED	4	5	20	5	100	0.1	36.5
ex store	5W LED	2	5	10	5	50	0.05	18.25
<b>NEW MASTERBEDROOM</b>								
NEW MASTER EN-SUITE	5W LED	9	5	45	5	225	0.225	82.125
ex Verandah convrd to ENCLOSED VERANDAH	5W LED	5	5	25	5	125	0.125	45.625
NEW VERANDAH	5W LED	4	5	20	5	100	0.1	36.5
NEW STUDY	5W LED	6	5	30	5	150	0.15	54.75
ex kitchen	5W LED	3	5	15	5	75	0.075	27.375
ex passage	5W LED	3	5	15	5	75	0.075	27.375
ex bathroom	5W LED	3	5	15	2	30	0.03	10.95
ex guest wc	5W LED	1	5	5	5	25	0.025	9.125
study converted to BEDROOM 2	5W LED	4	5	20	2	40	0.04	14.6
ex bedroom 3	5W LED	4	5	20	2	40	0.04	14.6
ex living	5W LED	4	5	20	5	100	0.1	36.5
<b>TOTAL (both storeys)</b>				<b>345 W</b>				<b>602.25 KWh</b>
<b>TOTAL BUILT AREA</b>				<b>354.5 m2</b>				<b>354.5 m2</b>
<b>RATE RECEIVED</b>				<b>0.97 W/m2</b>				<b>1.70 KW/m2</b>
<b>RATE ALLOWED AS PER TABLE 12 OF S/</b>				<b>5 W/m2</b>				<b>5 KW/m2</b>

RESULT : THE RATES ACHIEVED ARE LESS THAN THE RATES ALLOWED THEREFORE THE PROPOSED LIGHTING COMPLIES WITH SANS 10400 XA AND SANS 204

ENERGY DEMAND COMPLIANCE	ENERGY CONSUMPTION COMPLIANCE
ALLOWANCE AS PER TABLE 12 OF SANS 204:	
TOTAL NETT AREA OF BUILDING:	5 W/m2
MAX ALLOWANCE FOR THE PROPERTY:	354.5 m2
	1772.5 W
	5 KW/m2
	1772.5 KW/h

PROBABLE FLOW DEMAND AS PER TABLE 3 OF SANS 10252-1

FITTING	DESIGN FLOW RATE PER FITTING (Q) (in L/min)	NO OFF:	SUM OF FLOW RATES
WHB: 15mm AERATED MIXING VALVE	9	6	54
BATH: 15mm AERATED MIXING VALVE	20	1	20
SHOWER: 15mm STD SHOWER HEAD	15	3	45
WC: 15mm CISTERN FLOAT VALVE	5	4	20
SINK: 15mm AERATED MIXING VALVE	10	2	20
APPLIANCE SUPPLY: 15mm PLAIN VALVE	15	3	45
GARDEN: 15mm PLAIN OUTLET	15	5	75
<b>TOTAL FLOW DEMAND TO EXISTING METER</b>			<b>279 L/MIN</b>

HOT WATER DEMAND AS PER TABLE 5 OF SANS 10252

TOTAL HOT WATER DEMAND	STORAGE VOLUME AT 60 deg	NO. OF PERSONS	ACTUAL HOT WATER DEMAND
140 L/capita/day	45 L/capita	2	280 L/DAY

PROBABLE FLOW DEMAND TO EXISTING METER

Q <sub>p</sub>	=	(FLOW DEMAND) <sup>n</sup>	
	=	279	0.6
	=	<b>29.33 L/min</b>	

POPULATION BREAKDOWN SUMMARY:

1. 1xBEDROOM= 2 PERSONS	2 PERSON
2. OCCUPANCY POPULATION @ PEAK	2 PERSONS

HOT WATER STORAGE TANK SIZE (BASED ON TABLE 5 OF SANS 10252)

STORAGE VOLUME AT 60 deg	NO. OF PERSONS	MIN. TANK SIZE REQUIRED	SIZE PROVIDED
45 L/capita	2	90.00 L	150 L

SCHEDULE OF DAILY WATER DEMAND & AVERAGE WATER CONSUMPTION (HOT & COLD) OF APPLIANCES AS PER TABLE 1 & 2 OF SANS 10252-2

LOCATION	FITTING	LITRES / USE USES/DAY	PERSONS	CONSUMPTION
MASTER E/S 1	WC	9	3	2
	WHB	6	4	1
	WHB	6	4	1
	BATH	85	1	1
	SHOWER	45	1	2
ex bathroom	WC	9	3	2
	WHB	6	4	1
	SHOWER	45	1	2
ex Guest wc	WC	9	3	2
	WHB	6	4	2
<b>ADDITIONAL ACTIVITY AS PER TABLE 2</b>				
CAR-WASH & GARDEN		6	2	2
DRINK, FOOD PREP & COOKING		22	2	4
LAUNDRY		15	2	2
DISH WASHING		20	2	4
<b>TOTAL DAILY WATER CONSUMPTION</b>				<b>967</b>

OWNER: LEIMAN

ARCHITECT: PAUL NEL REG NO: 6490

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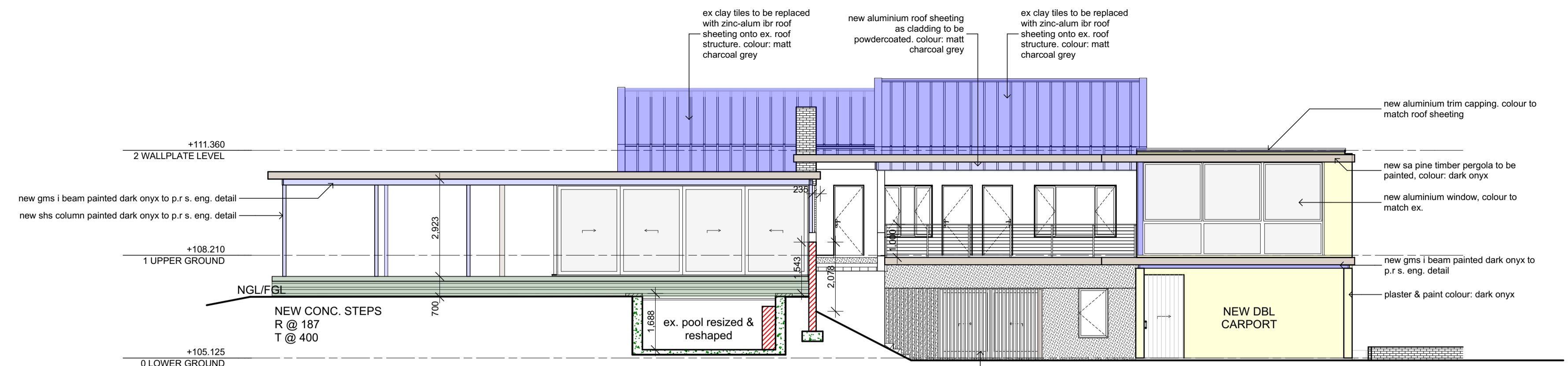
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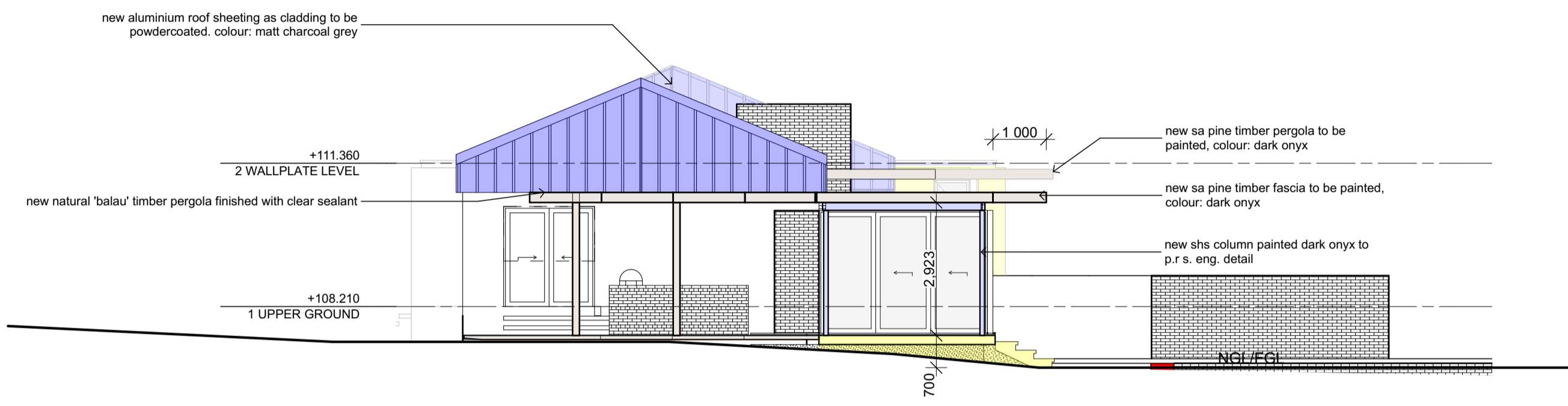
TITLE  
 SUBMISSION DRAWINGS:  
 LIGHT & WATER RETICULATION

JOB NO. #Pin	DATE	DRAWN NN
	23-Mar-23	
DRAWING NO. LA 110	REVISION NO.	SCALE AS SHOWN

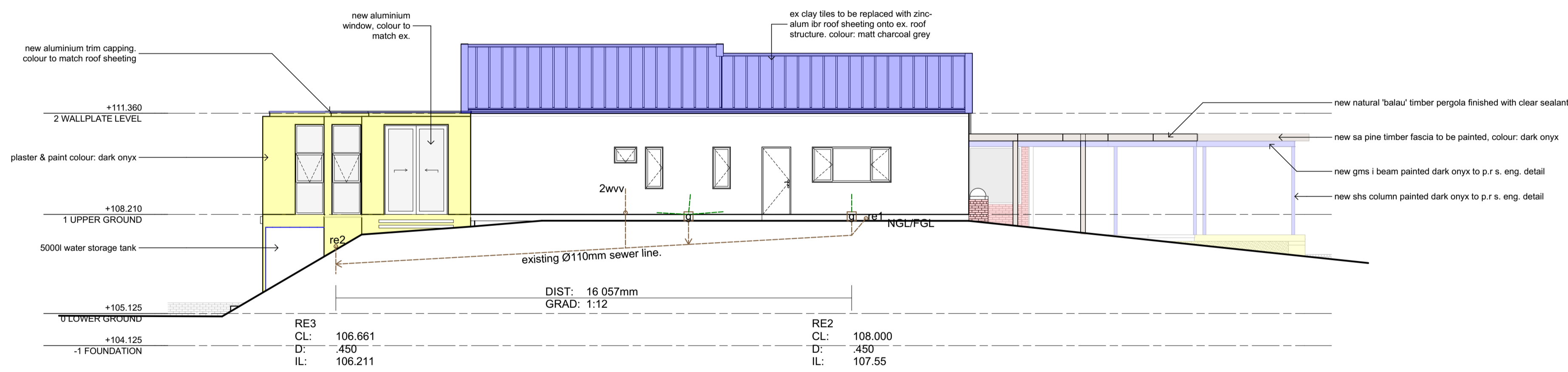
paul nel architects  
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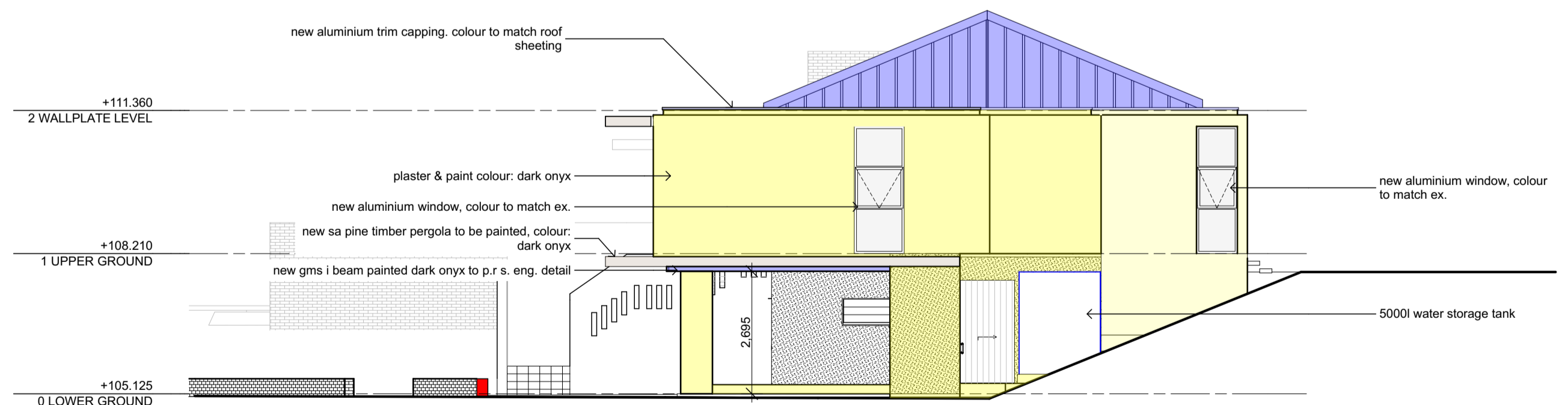
**SE ELEVATION**  
SCALE 1:100



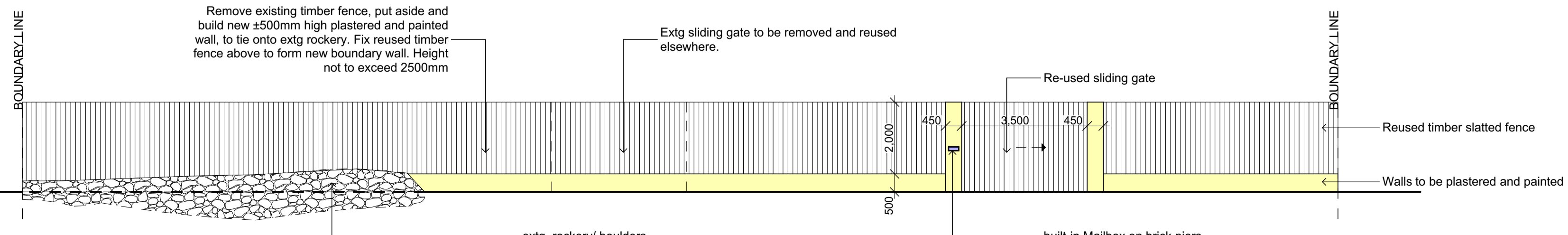
**SW ELEVATION**  
SCALE 1:100



**NW ELEVATION**  
SCALE 1:100



**NE ELEVATION**  
SCALE 1:100



**BOUNDARY WALL [EAST ELEV]**  
SCALE 1:100

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- FOUNDATIONS TO BE MINIMUM 300mm BELOW NGL
- SUPPLY ADEQUATE FLASHING TO ALL PARAPET WALLS
- GLAZING EXCEEDING 1m<sup>2</sup> OR LESS THAN 500mm FROM FFL TO BE SAFETY GLAZED
- INTERNAL WALLS - PLASTERED AND PAINTED TO CLIENT'S SPECIFICATIONS.
- 250mm EXTERNAL CAVITY WALL - PLASTERED AND PAINTED TO ZEMA SPECIFICATIONS
- SUPPLY 250 CONDUIT WITH DRAW WIRE FROM DWELLING TO FRONT BOUNDARY IN POSITION AS REQUIRED BY TELKOM

**OCCUPANCY CLASS: H4 DWELLING**

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- COLUMNS:- ALL STRUCTURAL COLUMNS BY ENGINEER

**PUBLIC SAFETY TO COMPLY WITH SANS 10400 - D:-**

- BALLUSTRADING:- BALLUSTRADING ALL TO DETAIL, MIN 1000 HIGH TO COMPLY WITH SANS 10400 - B, SANS 10400 - T, SANS 10400 - K & SANS 10400.

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**FOUNDATIONS TO COMPLY WITH SANS 10400 - H:-**

- REINFORCED CONCRETE FOUNDATIONS TO STRUCTURAL ENGINEER'S DETAIL.

**FLOORS TO COMPLY WITH SANS 10400 - J:-**

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- CONCRETE SURFACE BED WITH BRC MESH ON 250 MICRON GUNPLAS GREEN UNDERLAY ON WELL COMPACTED AND POISONED SOIL. SOIL POISONING BY SPECIALIST TO LOCAL AUTHORITY'S REQUIREMENTS.
- DAMP PROOF MEMBRANE TO BE WELL LAPPED TO BRICK WALL DPC
- DPC TO BE MIN 150mm ABOVE NGL.
- ALL SUSPENDED REINFORCED CONCRETE SLABS BY ENGINEER.

**WALLS TO COMPLY WITH SANS 10400 - K:-**

- EXTERNAL WALLS - IMPERIAL BRICK, PLASTER AND PAINT FINISH WITH CAVITY
- INTERNAL WALLS - IMPERIAL BRICK, PLASTER AND PAINT FINISH.
- INSULATION IN WALLS TO COMPLY WITH SANS 10400 WHERE REQUIRED. ALL TO SPECIALIST DETAIL.
- RETAINING WALLS - TO ENGINEER'S DETAIL - TO BE DRAINED WITH AGRICULTURAL DRAIN CONNECTED TO STORMWATER MANAGEMENT SYSTEM.
- BRICKFORCE IN EVERY COURSE FOR MIN 5 COURSES ABOVE LINTOLS.
- CONTINUOUS DPC AND ANT GUARD AT SLAB LEVEL AND AT WINDOW
- COLLS AS REQUIRED BY THE LOCAL AUTHORITY AND IN ACCORDANCE WITH NBR AND WINDOW SYSTEMS.
- GALVANISED WIRE TIES OR EQUAL TO BE BUILT INTO ALL EXTERNAL WALLS AT 800 CENTRES HORIZONTALLY AND EVERY 6TH COURSE VERTICALLY.

**ROOF TO COMPLY WITH SANS 10400 - L:-**

- ZINC ALUM IBR ROOF SHEETING ON EXISTING GANG-NAILED TRUSSES
- FLAT ROOF - 19mm STONE CHIP ON DERBIGUM SP4 TORCH FUSED WITH 75mm SIDE & 100mm END LAPS. STONE COLOUR TO BE CONFIRMED. ALL PROJECTIONS THROUGH THE ROOF AND EDGES MUST BE PROTECTED & TO CONFORM TO SANS 10400.
- INTERNAL CEILINGS:- 9.2mm GYPSUM PLASTERBOARD WITH 6mm SKIM. SKIM SOFFITS TO RC SLABS
- ALL CEILINGS TO COMPLY WITH T13

**STAIRWAYS TO COMPLY WITH SANS 10400 - M:-**

- STAIRS TO COMPLY FULLY WITH SANS 10400

**GLAZING TO COMPLY WITH SANS 10400 - N:-**

- WINDOWS:- ALL NEW WINDOWS TO BE POWDER COATED ALUMINIUM SECTIONS, GLAZING TO COMPLY WITH PART N SANS 10400.
- CLEAR GLAZING THROUGHOUT.
- SAFETY GLASS TO WINDOWS AND DOORS TO COMPLY WITH SANS 10400

**LIGHTING & VENTILATION TO COMPLY WITH SANS 10400 - O.**

**LIGHTING:-**

- ALL AREAS TO BE ARTIFICIALLY LIT.

**TOILETS:-**

- ARTIFICIALLY LIT MINIMUM 160 LUX
- MECHANICALLY VENTILATED EXTRACTION TO BE MINIMUM 10 AIR CHANGES, 25L/SEC/FITMENT.

**DRAINAGE TO COMPLY WITH SANS 10400 - P**

- ALL WASTE PIPES:
  - TO BE ACCESSIBLE ALONG THEIR ENTIRE LENGTH.
  - TO BE FITTED WITH A 64mm RE-SEAL TRAP.
  - EXCEEDING 2500mm TO JUNCTION, TO BE FITTED WITH ANTI-SIPHON VENT.
- TO CONNECT TO STACK INDEPENDENTLY
- ALL SANITARY FITTINGS:- TO BE TRAPPED IN ACCORDANCE WITH LOCAL AUTHORITY REGULATIONS.
- INSPECTION EYES:- TO BE FITTED TO ALL BENDS AND JUNCTIONS AND TO BE MARKED AT GROUND LEVEL.
- RODDING EYES:- TO BE PROVIDED AT ALL BENDS AND JUNCTIONS OF SOIL AND WASTE PIPES.
- ALL SOIL PIPES TO BE MIN 100mmØ.
- ALL SOIL VENTILATION PIPES (SVP) MUST BE TAKEN TO A MINIMUM HEIGHT OF 1800mm ABOVE THE NEAREST ADJACENT WINDOW HEAD, AND 100mm ABOVE THE CLOSEST PART OF THE ROOF COVERING IT PASSES THROUGH.
- VENT STACKS TO COMPLY WITH SANS 10400
- ALL VENT VALVES TO BE 2 WAY VENT VALVES
- WHERE A DRAIN PASSES UNDER A BUILDING IT MUST BE HIGH DENSITY PVC ENCASED IN 150mm CONCRETE ALL ROUND AND MUST BE IN A STRAIGHT RUN UNDER THE BUILDING WITH NO BENDS OR JUNCTIONS AND MUST HAVE IE'S AT EACH END AT A MINIMUM OF 600mm BEYOND THE BUILDING.
- WHERE A DRAIN PASSES UNDER A TRAFFICABLE AREA IT MUST BE HIGH DENSITY PVC ENCASED IN 150mm CONCRETE ALL ROUND.
- WHERE THE VERTICAL DROP FROM SOIL FITTINGS TO THE MAIN DRAIN EXCEEDS 1200mm, THESE FITTINGS ARE TO BE ANTI-SYPHON FITTED.
- ACCESS PANELS TO BE FITTED TO ALL DUCTS & TO HAVE A 2 HOUR FIRE RATING

**STORMWATER TO COMPLY WITH SANS 10400 - R:-**

RAINWATER GOODS:- R.C. BALCONY SLABS TO BE FITTED WITH FULLBORE DRAINAGE FITTINGS AND CONNECTED TO 100mmØ RWDPS

**FIRE PROTECTION TO COMPLY WITH SANS 10400 - T**

- SAFETY DISTANCES TO COMPLY WITH PART 4.2
- ALL MATERIALS TO COMPLY WITH T5
- ROOF ASSEMBLIES AND COVERINGS TO COMPLY WITH 4.12
- ALL CEILINGS TO COMPLY WITH 4.13
- ALL FLOOR COVERINGS TO COMPLY WITH 4.14
- ALL WALL FINISHES TO COMPLY WITH 4.15
- PROVISION FOR ESCAPE ROUTES TO COMPLY WITH 4.16
- FIRE DETECTION & ALARM SYSTEMS TO COMPLY WITH 4.31
- HOSE REELS AND HYDRANTS TO COMPLY WITH 4.34 AND 4.35
- MOBILE FIRE EXTINGUISHERS TO COMPLY WITH 4.38
- AIRCOR SYSTEM AND ARTIFICIAL VENTILATION TO COMPLY WITH 4.43

**FIRE INSTALLATION TO COMPLY WITH SANS 10400 - W:-**

**OWNER: LEIMAN**

**ARCHITECT: PAUL NEL REG NO: 6490**

THE SOUTH AFRICAN COUNCIL FOR THE ARCHITECTURAL PROFESSION

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**PROJECT**

**ADDITIONS & ALTERATIONS FOR MR. D LEIMAN, AT 39 MARYLAND AVENUE, GLENASHLEY, DURBAN, ERF 192**

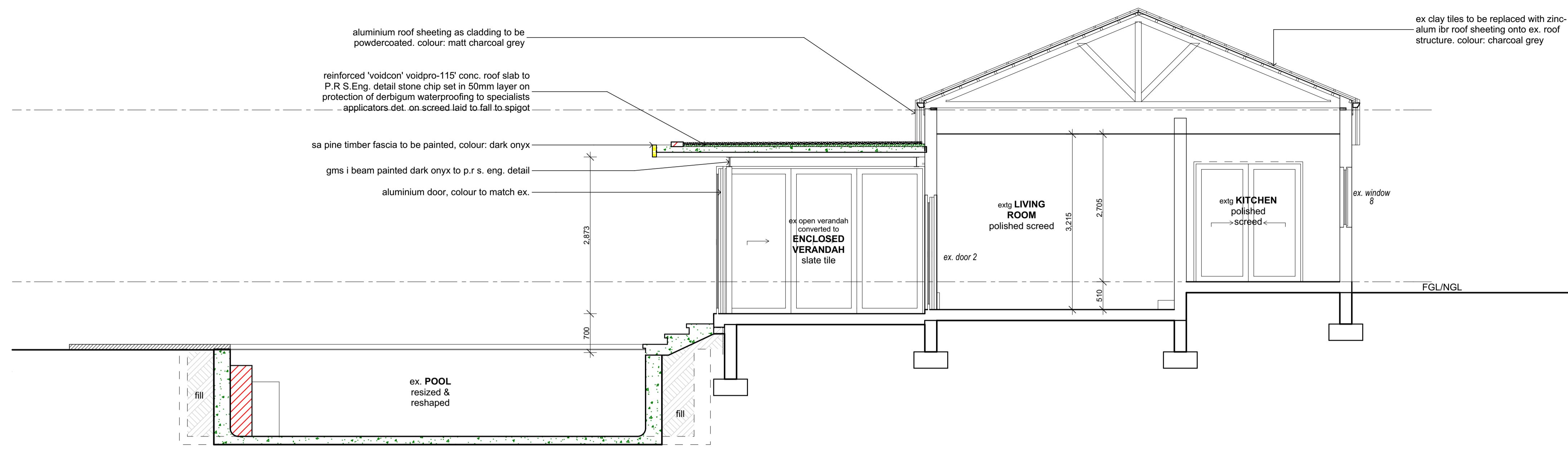
**TITLE**

**SUBMISSION DRAWINGS: ELEVATIONS**

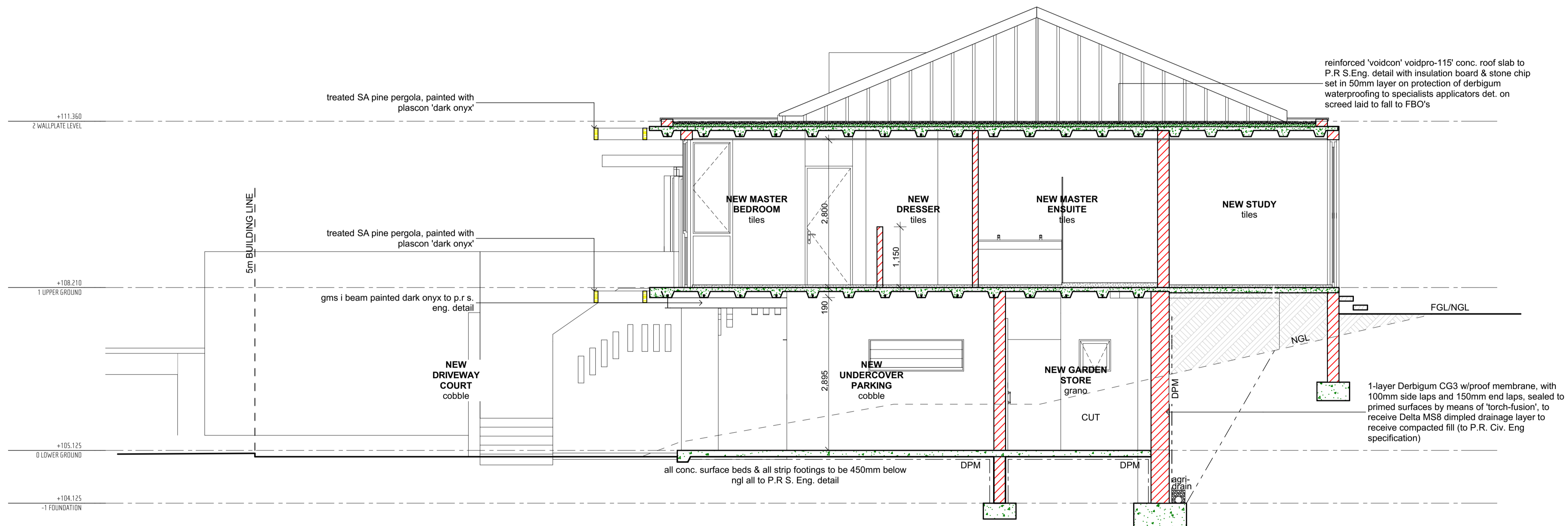
<b>JOB NO.</b> #Pin	<b>DATE</b> 23-Mar-23	<b>DRAWN</b> NN
<b>DRAWING NO.</b> LA 200	<b>REVISION NO.</b>	<b>SCALE</b> AS SHOWN

paul nel architects

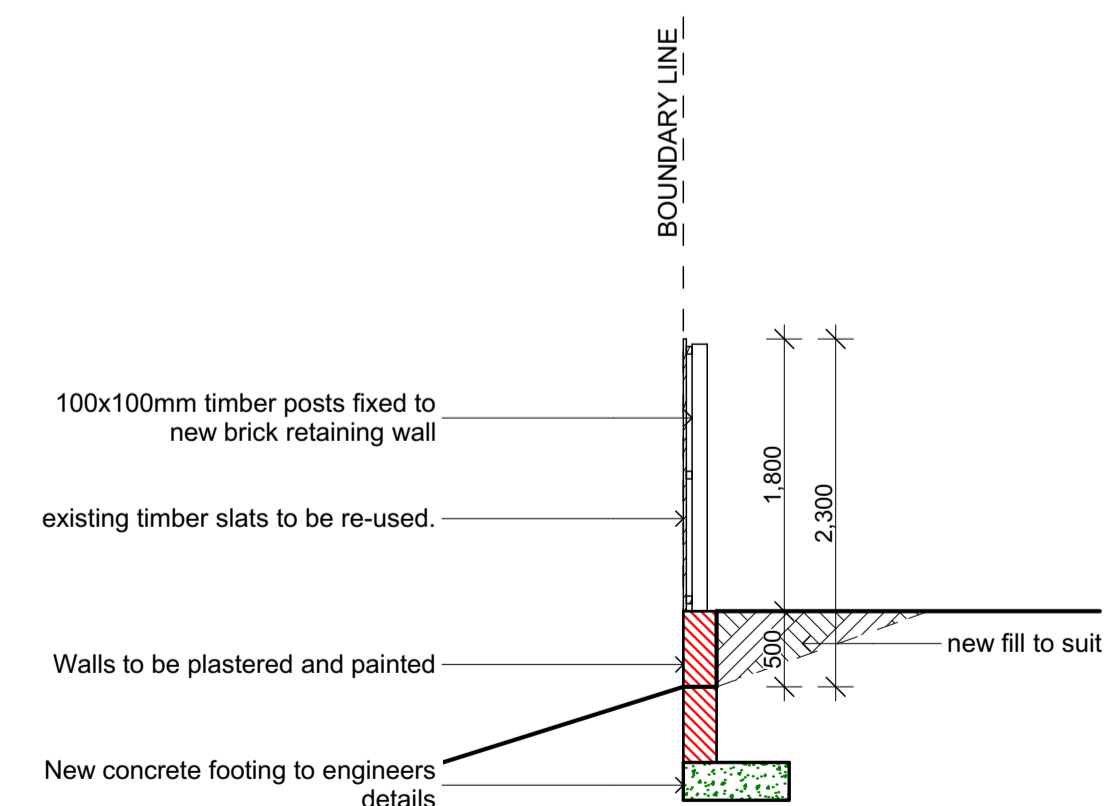
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Director: Paul Nel B.Arch. U.N.D. (Summa Cum Laude) P'Arch KZNIA  
Reg # 2012/06902/07



A SECTION  
SCALE 1:50



B SECTION  
SCALE 1:50



TYPICAL SECTION: BOUNDARY WALL  
SCALE 1:50

OWNER: LEIMAN

ARCHITECT: PAUL NEL REG NO: 6490

THE SOUTH AFRICAN COUNCIL FOR THE ARCHITECTURAL PROFESSION

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PROJECT  
 ADDITIONS & ALTERATIONS FOR MR. D LEIMAN, AT 39 MARYLAND AVENUE, GLENASHLEY, DURBAN, ERF 192

TITLE  
 SUBMISSION DRAWINGS: SECTIONS

JOB NO. #Pin	DATE 23-Mar-23	DRAWN NN
DRAWING NO. LA 300	REVISION NO.	SCALE AS SHOWN



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 Reg # 2012/06902/07


ID	AW-1	AW-1a	AW-2	AW-3	AW-6	
DESCRIPTION:	2-PANE WINDOW TOP PANE SIDE HUNG WITH FIXED PANEL BELOW AS SHOWN	ALUMINIUM MULTI SLIDING WITH FIXED BOTTOM PANE WINDOW AS SHOWN	3-PANE WINDOW TOP PANE TOP HUNG WITH FIXED PANEL BELOW AS SHOWN	3-PANE WINDOW TOP PANE SIDE HUNG WITH FIXED PANEL BELOW AS SHOWN	3-PANE WINDOW TOP PANE SIDE HUNG WITH FIXED PANEL BELOW AS SHOWN	ALUMINIUM FIXED WINDOW AS SHOWN
FRAME:		ALUMINIUM FRAME TO SUIT	ALUMINIUM FRAME TO SUIT	ALUMINIUM FRAME TO SUIT	ALUMINIUM FRAME TO SUIT	ALUMINIUM FRAME TO SUIT
FINISH:	PRODUCT: INTERPON D1025; QUALITY: QUALICOAT CLASS 1 COMPLIANT POWDER (SANS 1796); APPLIED BY INTERPON APPROVED APPLICATOR; COLOUR UMBER GREY. MIN. 80 MICRON APPLICATION.	PRODUCT: INTERPON D1025; QUALITY: QUALICOAT CLASS 1 COMPLIANT POWDER (SANS 1796); APPLIED BY INTERPON APPROVED APPLICATOR; COLOUR UMBER GREY. MIN. 80 MICRON APPLICATION.	PRODUCT: INTERPON D1025; QUALITY: QUALICOAT CLASS 1 COMPLIANT POWDER (SANS 1796); APPLIED BY INTERPON APPROVED APPLICATOR; COLOUR UMBER GREY. MIN. 80 MICRON APPLICATION.	PRODUCT: INTERPON D1025; QUALITY: QUALICOAT CLASS 1 COMPLIANT POWDER (SANS 1796); APPLIED BY INTERPON APPROVED APPLICATOR; COLOUR UMBER GREY. MIN. 80 MICRON APPLICATION.	PRODUCT: INTERPON D1025; QUALITY: QUALICOAT CLASS 1 COMPLIANT POWDER (SANS 1796); APPLIED BY INTERPON APPROVED APPLICATOR; COLOUR UMBER GREY. MIN. 80 MICRON APPLICATION.	PRODUCT: INTERPON D1025; QUALITY: QUALICOAT CLASS 1 COMPLIANT POWDER (SANS 1796); APPLIED BY INTERPON APPROVED APPLICATOR; COLOUR UMBER GREY. MIN. 80 MICRON APPLICATION.
GLAZING:	GLAZING TO COMPLY WITH SANS 10400, PART N, SABS RECOMMENDATION 0137 & AAAMSA REGULATIONS BASED ON SABS	GLAZING TO COMPLY WITH SANS 10400, PART N, SABS RECOMMENDATION 0137 & AAAMSA REGULATIONS BASED ON SABS	GLAZING TO COMPLY WITH SANS 10400, PART N, SABS RECOMMENDATION 0137 & AAAMSA REGULATIONS BASED ON SABS 137	GLAZING TO COMPLY WITH SANS 10400, PART N, SABS RECOMMENDATION 0137 & AAAMSA REGULATIONS BASED ON SABS 137	GLAZING TO COMPLY WITH SANS 10400, PART N, SABS RECOMMENDATION 0137 & AAAMSA REGULATIONS BASED ON SABS 137	GLAZING TO COMPLY WITH SANS 10400, PART N, SABS RECOMMENDATION 0137 & AAAMSA REGULATIONS BASED ON SABS 137
MAX. PANE SIZE:			1.6 sqm	1.3 sqm	1.3 sqm	2.6 sqm
MIN. PANE THICKNESS:	4mm TOUGHENED SAFETY GLASS; 5mm MONOLITHIC ANNEALED GLASS	54mm TOUGHENED SAFETY GLASS	4mm TOUGHENED SAFETY GLASS; 5mm MONOLITHIC ANNEALED GLASS	4mm TOUGHENED SAFETY GLASS; 4mm MONOLITHIC ANNEALED GLASS	4mm TOUGHENED SAFETY GLASS; 4mm MONOLITHIC ANNEALED GLASS	6mm MONOLITHIC ANNEALED GLASS
QUANTITY:	1	1	1	1	2	1
LOCATION:		MASTER BEDROOM	MASTER BEDROOM	MASTER EN-SUITE		ENCLOSED VERANDAH
TOTAL GLAZED AREA:	2.24	15.12	3.08	2.52	2.52	30.93 m <sup>2</sup>

Aluminium Window Schedule

OWNER: LEIMAN

ARCHITECT: PAUL NEL REG NO: 6490



THE SOUTH AFRICAN COUNCIL FOR THE ARCHITECTURAL PROFESSION

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PROJECT  
 ADDITIONS & ALTERATIONS FOR MR. D LEIMAN, AT 39 MARYLAND AVENUE, GLENASHLEY, DURBAN, ERF 192

TITLE  
 SUBMISSION DRAWINGS:  
 WINDOW SCHEDULE

JOB NO. #Pin	DATE 23-Mar-23	DRAWN NN
DRAWING NO. LA WS001	REVISION NO.	SCALE AS SHOWN

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 Reg # 2012/06902/07



ID	AD-1	AD-2	AD-3	AD-4	AD-5	
DESCRIPTION:	TRI-SLIDER ALUMINIUM DOOR AS SHOWN	ALUMINIUM 4-SLIDER DOOR AS SHOWN	ALUMINIUM DOUBLE SLIDER DOOR AS SHOWN	ALUMINIUM DOUBLE SLIDER DOOR AS SHOWN	ALUMINIUM DOUBLE SLIDER DOOR AS SHOWN	
FRAME:	ALUMINIUM FRAME TO SUIT	ALUMINIUM FRAME TO SUIT	ALUMINIUM FRAME TO SUIT	ALUMINIUM FRAME TO SUIT	ALUMINIUM FRAME TO SUIT	
FINISH:	PRODUCT: INTERPON D1025; QUALITY: QUALICOAT CLASS 1 COMPLIANT POWDER (SANS 1736); APPLIED BY INTERPON APPROVED APPLICATOR. COLOUR UMBER GREY. MIN. 80 MICRON APPLICATION.	PRODUCT: INTERPON D1025; QUALITY: QUALICOAT CLASS 1 COMPLIANT POWDER (SANS 1736); APPLIED BY INTERPON APPROVED APPLICATOR. COLOUR UMBER GREY. MIN. 80 MICRON APPLICATION.	PRODUCT: INTERPON D1025; QUALITY: QUALICOAT CLASS 1 COMPLIANT POWDER (SANS 1736); APPLIED BY INTERPON APPROVED APPLICATOR. COLOUR UMBER GREY. MIN. 80 MICRON APPLICATION.	PRODUCT: INTERPON D1025; QUALITY: QUALICOAT CLASS 1 COMPLIANT POWDER (SANS 1736); APPLIED BY INTERPON APPROVED APPLICATOR. COLOUR UMBER GREY. MIN. 80 MICRON APPLICATION.	PRODUCT: INTERPON D1025; QUALITY: QUALICOAT CLASS 1 COMPLIANT POWDER (SANS 1736); APPLIED BY INTERPON APPROVED APPLICATOR. COLOUR UMBER GREY. MIN. 80 MICRON APPLICATION.	
GLAZING:	GLAZING TO COMPLY WITH SANS 10400, PART N, SABS RECOMMENDATION 0137 & AAAMSA REGULATIONS BASED ON SABS 137	GLAZING TO COMPLY WITH SANS 10400, PART N, SABS RECOMMENDATION 0137 & AAAMSA REGULATIONS BASED ON SABS 137	GLAZING TO COMPLY WITH SANS 10400, PART N, SABS RECOMMENDATION 0137 & AAAMSA REGULATIONS BASED ON SABS 137	GLAZING TO COMPLY WITH SANS 10400, PART N, SABS RECOMMENDATION 0137 & AAAMSA REGULATIONS BASED ON SABS 137	GLAZING TO COMPLY WITH SANS 10400, PART N, SABS RECOMMENDATION 0137 & AAAMSA REGULATIONS BASED ON SABS 137	
MAX. PANE SIZE:	2.5 sqm	4.1 sqm				
MIN. PANE THICKNESS:	5mm TOUGHENED SAFETY GLASS	5mm TOUGHENED SAFETY GLASS	5mm TOUGHENED SAFETY GLASS	5mm TOUGHENED SAFETY GLASS	5mm TOUGHENED SAFETY GLASS	
FURNITURE:	FLUSH PULL HANDLES & LOCK; HALF CYLINDER CISA (O.E.A) INTERNAL THUMB TURN & BLANKED OFF EXTERNALLY	FLUSH PULL HANDLES & LOCK; HALF CYLINDER CISA (O.E.A) INTERNAL THUMB TURN & BLANKED OFF EXTERNALLY	FLUSH PULL HANDLES & LOCK; HALF CYLINDER CISA (O.E.A) INTERNAL THUMB TURN & BLANKED OFF EXTERNALLY	FLUSH PULL HANDLES & LOCK; HALF CYLINDER CISA (O.E.A) INTERNAL THUMB TURN & BLANKED OFF EXTERNALLY	FLUSH PULL HANDLES & LOCK; HALF CYLINDER CISA (O.E.A) INTERNAL THUMB TURN & BLANKED OFF EXTERNALLY	
QUANTITY:	1	1	1	1	1	
LOCATION:	ENCLOSED VERANDAH	ENCLOSED VERANDAH				
TOTAL GLAZED AREA:	10.00	20.47	6.07	4.40	5.60	46.54 m²

Aluminium Door Schedule


ID	TD-1	TD-2	TD-3
DESCRIPTION:	VERTICAL TIMBER SLATTED SLIDING DOOR	TIMBER SLIDING DOOR	HARDWOOD TIMBER DOOR TO BE PAINTED
FRAME:	HARDWOOD TIMBER FRAME TO SUIT	HARDWOOD TIMBER FRAME TO SUIT	HARDWOOD TIMBER FRAME TO SUIT
FINISH:	SAND SMOOTH IN DIRECTION OF GRAIN WITH 150 GRIT PAPER & DUST OFF. APPLY 'PLASCON' oem KNOT SEALER FOR KNOTS IN WOOD WHERE APPLICABLE. ALLOW 1 HOUR TO DRY. APPLY VELVAGLO NON-D RIP ENAMEL oem AS PER MANUFACTURERS DIRECTION.	SAND SMOOTH IN DIRECTION OF GRAIN WITH 150 GRIT PAPER & DUST OFF. APPLY 'PLASCON' oem KNOT SEALER FOR KNOTS IN WOOD WHERE APPLICABLE. ALLOW 1 HOUR TO DRY. APPLY VELVAGLO NON-D RIP ENAMEL oem AS PER MANUFACTURERS DIRECTION.	SAND SMOOTH IN DIRECTION OF GRAIN WITH 150 GRIT PAPER & DUST OFF. APPLY 'PLASCON' oem KNOT SEALER FOR KNOTS IN WOOD WHERE APPLICABLE. ALLOW 1 HOUR TO DRY. APPLY VELVAGLO NON-D RIP ENAMEL oem AS PER MANUFACTURERS DIRECTION.
FURNITURE:	HENDERSON 'HUSKY 100 LOW HEADROOM' DOOR SYSTEM. HANDLES & LOCKS AS PER IRONMONGERY SCHEDULE.	HENDERSON 'HUSKY 50 LOW HEADROOM' DOOR SYSTEM. HANDLES & LOCKS AS PER IRONMONGERY SCHEDULE.	2 PAIRS BRUSHED STAINLESS STEEL HINGES TO SUIT. HANDLES TBC CLIENT. DOOR CLOSER TO ARCHITECTS SPEC
QUANTITY:	1	2	1
LOCATION:	BIKE STORE	GARDEN STORE	MASTER BEDROOM

Timber Door Schedule

OWNER: LEIMAN

ARCHITECT: PAUL NEL REG NO: 6490



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**PROJECT**  
**ADDITIONS & ALTERATIONS FOR MR. D LEIMAN, AT 39 MARYLAND AVENUE, GLENASHLEY, DURBAN, ERF 192**

**TITLE**  
**SUBMISSION DRAWINGS: DOOR SCHEDULE**

JOB NO. #Pin	DATE 23-Mar-23	DRAWN NN
DRAWING NO. LA DS001	REVISION NO.	SCALE AS SHOWN

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