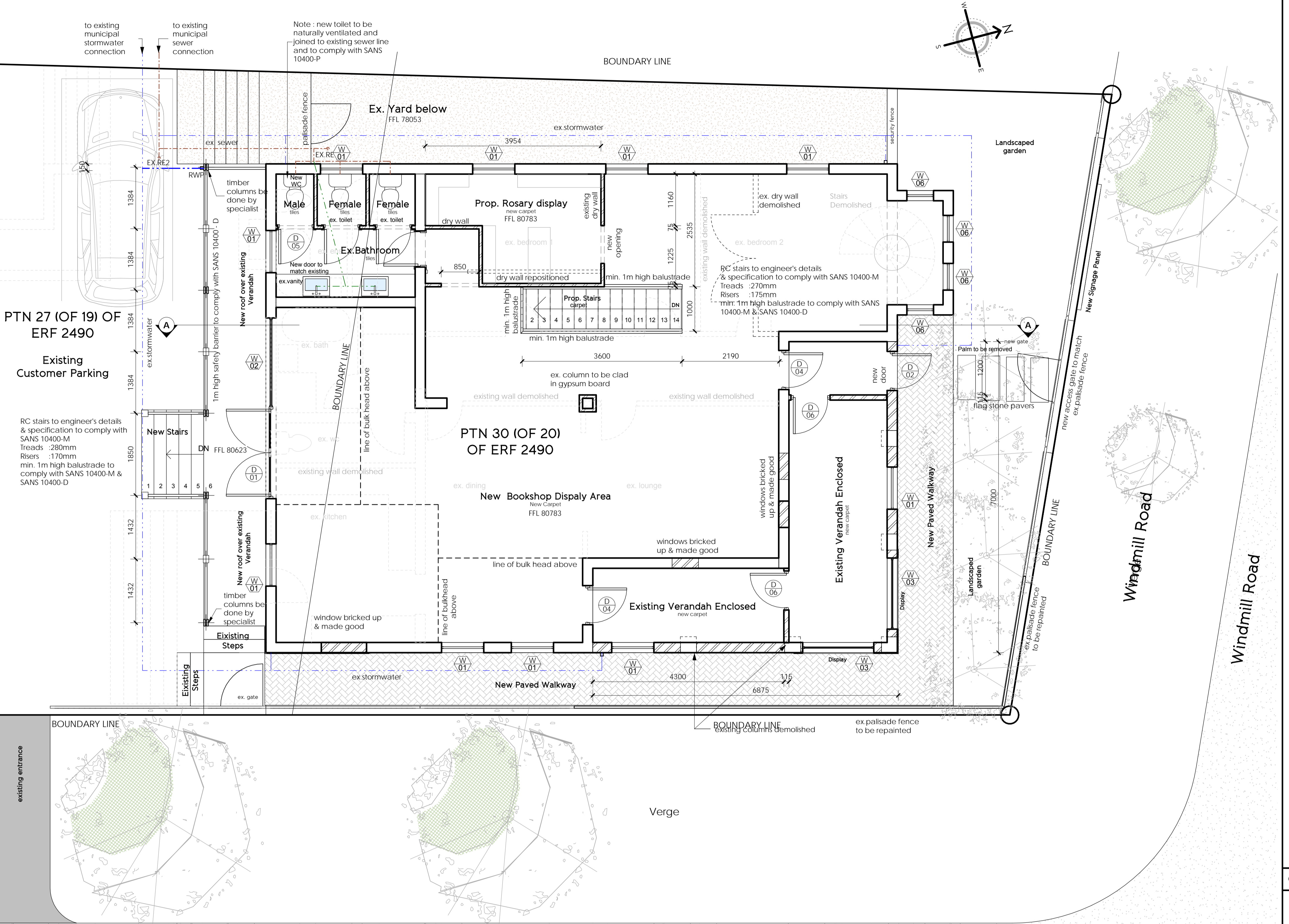


- + GENERAL NOTES:**
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 - THE COPYRIGHTS OF THIS DRAWING REMAIN WITH THE ARCHITECT.

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 SANS10 400
 - 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 RAMP 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 TO COMPLY WITH PART H OF SANS 10 400
 - 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 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 P4.9
 - 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
- PART P DRAINAGE (CONT.)**
- 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
 - 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 SANS10 400
- 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 XA.4.1 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



+01.Ground Storey.
SCALE | 1 : 50

GLAZING NOTES

GENERAL NOTES :

DOOR, WINDOW AND/OR GLAZING SCHEDULES TO BE READ IN CONJUNCTION WITH PLANS.

ALL WORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH SANS 10400-N, NBR AND LOCAL BYE-LAWS.

ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.

ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO MANUFACTURE OF DOOR

*****allow for plaster, paint, screed and tile finish***Foreman to confirm allowance for these items with the supplier - these items are to be considered prior to verification of overall opening sizes*****

FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING.

ALL GLAZING TO BE DONE BY SPECIALIST.

FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALING.

ALL WORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH NBR & LOCAL AUTHORITY BYE-LAWS.

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ALL GLAZING TO COMPLY WITH SANS 10400-N

GLAZING SCHEDULE

#	Quantity	Width	Height	Frame Material	Glazing Material	No. of side supported	Glazing Min. Thickness	Opening	Pane max area
W01	4	950	1700	Aluminium	Mono aneald glass Low E	All sides	4mm	1.62 m ²	1.60 m ²
W02	1	2000	2300	Aluminium	Lamin. aneald SG Low E	All sides	6mm	4.60 m ²	2.90 m ²
W03	2	1600	1300	Aluminium	Lamin. aneald SG Low E	All sides	6mm	2.08 m ²	2.90 m ²
D01	1	2000	2300	Aluminium	Lamin. aneald SG Low E	All sides	6mm	4.60 m ²	2.90 m ²
D02	1	813	2400	Timber	External timber door			1.95 m ²	1.95 m ²
D03	1	813	2100	Timber	External timber door			1.71 m ²	1.71 m ²

SANS 10400 XA | SANS 204 REPORT

Maximum Energy Demand & Consumption

Max Energy Demand:	Non-specified	kVA (kW)
Max Energy Consumption:	Non-specified	kWh

Building Orientation
South

Floor Construction
Slab on ground with no in-slab heating
Suspended floor with no in-slab heating

External Wall Construction
Masonry wall as per SANS 10400-XA with a minimum R-value of 0.35

Fenestration

Ground Storey (Basement)	79.008m ²
Net Floor Area:	4.934m ²
Fenestration Area:	6.2%
Ratio Fenestration / Floor Area:	
First Storey (Ground storey)	147.932m ²
Net Floor Area:	36.731m ²
Fenestration Area:	24.8%
Ratio Fenestration / Floor Area:	
Second Storey (Second Storey & Double Volume)	203.360m ²
Net Floor Area:	36.731m ²
Fenestration Area:	34%
Ratio Fenestration / Floor Area:	

Roof Assembly
Minimum total R-value required: 2.7m²K/W
Direction of heat flow: down

Roof Lights
none

Air Infiltration & Leakage
none

Services

Max energy demand:	5714W
Max energy consumption per annum:	25029kWh
Total energy consumption:	1624.90kWh

Hot Water Services - 50% of annual hot water consumption to be heated by means other than electrical resistance heating

Occupancy as per SANS 10400-A20 F2

+ JUSTIN BATE ARCHITECTURE

LOCATION: 229 Lambert Road, Morningside, Durban
EMAIL: justin@batearc.com
PHONE: 031 303 9107
CELL: 072 340 0060
SACAP REG. NO. 21187

OWNER'S SIGNATURE
ARCHITECT'S SIGNATURE

CLIENT: PAULINE BOOKS & MEDIA CENTRE TRUST Reg No: 115081/2005

PROJECT: ADDITIONS & ALTERATIONS TO EXISTING BUILDING on PIN 27 (of 19) of ERF 2490 & PIN 30 (of 20) of ERF 2490 on 155 STEPHEN DLAMINI ROAD, MUSGRAVE, DURBAN

PROJECT STAGE: SUBMISSION

DRAWING TITLE :
Ground Storey

SCALE : As indicated DATE : 20/08/15

DRAWN : WW JOB No. : 100/15
DWG NO. : 100-A REVISION No. :