

NOTE:
A: GENERAL PRINCIPLES & REQUIREMENTS
CLASS OF OCCUPANCY: H4 DWELLING HOUSE
POPULATION: 2 PERSONS X 4 BEDROOM = 8 PERSONS PER UNIT
B: STRUCTURAL DESIGN
ALL STRUCTURES ARE TO BE DESIGNED AND INSPECTED BY STRUCTURAL ENGINEER
C: DIMENSIONS
ALL ROOM DIMENSIONS ARE TO COMPLY WITH SANS 10400-C
D: PUBLIC SAFETY

F: SITE OPERATIONS
THE CONTRACTOR IS TO INSURE THAT ALL SITE OPERATION DURING CONSTRUCTION ARE TO COMPLY WITH SANS 10400 PART F IN TERMS OF PROTECTION OF THE PUBLIC, DAMAGE TO LOCAL AUTHORITY'S PROPERTY, GEOTECHNICAL SITE AND ENVIRONMENTAL CONDITIONS, PREPARATION OF SITE, CONTROL OF UNREASONABLE LEVELS OF DUST AND NOISE, CUTTING INTO, LAYING OPEN AND DEMOLISHING CERTAIN WORK, WASTE MATERIAL ON SITE, CLEANING OF SITE, BUILDERS SHEDS AND SANITARY FACILITIES.

G: EXCAVATIONS
ALL EXCAVATIONS WITH RESPECT TO DEEP FOOTINGS, SOIL RAFTS, COMPACTION OF IN-SITU SOIL OR SUB-SURFACE DRAINAGE ARE TO BE IN ACCORDANCE TO THE DESIGN AND INSPECTION OF A CIVIL/STRUCTURAL ENGINEER.

H: FOUNDATIONS
ALL STRIP FOOTINGS AND REINFORCED CONCRETE RAFT FOUNDATIONS ARE TO BE IN ACCORDANCE TO THE DESIGN AND INSPECTION OF A STRUCTURAL ENGINEER.

J: FLOORS
ALL SURFACE BEDS AND SUSPENDED FLOOR SLABS ARE TO BE IN ACCORDANCE TO THE DESIGN AND INSPECTION OF A STRUCTURAL ENGINEER.

K: WALLS
THE STRUCTURAL STRENGTH AND STABILITY OF ALL WALLS ARE TO BE IN ACCORDANCE WITH THE SANS 10400-B, SANS 10400-T AND SANS 10400-K
EXTERNAL WALL ELEMENT TO BE DOUBLE SKIN OF CLAY MASONRY BRICKWORK WITH SMOOTH PLASTER & PAINT FINISH. STEEL BRICK FORCE TO BE USED EVERY 4TH COURSE AND OVER EVERY COURSE ABOVE ALL OPENINGS.
INTERNAL WALL ELEMENT TO BE SINGLE SKIN CLAY MASONRY BRICK WORK WITH SMOOTH PLASTER & PAINT FINISH

L: ROOFS
ALL ROOF COVERING AND WATERPROOFING SYSTEMS ARE TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-L
ROOF COVER TO BE CLAY "MARSEILLE" PATTERN ROOF TILES TO MATCH EX. ROOF STRUCTURE. TO BE SAP GANG NAIL TRUSS IN ACCORDANCE WITH THE DESIGN AND INSPECTION BY A STRUCTURAL ENGINEER. SET @ A MIN. SPACING OF 690.
TILE FINING TO BE 38 X 38 SAP H/2 TREATED BATTENS @ 333 CENTRES UNDER TILE MEMBRANE TO BE USED THROUGHOUT.

M: STAIRWAYS
STAIRWAY TO BE IN ACCORDANCE WITH SANS 10400 PARTS B,K,M & T.
REINFORCE CONCRETE STAIRCASE TO BE IN ACCORDANCE WITH THE DESIGN AND INSPECTION OF A STRUCTURAL ENGINEER.

TREADS TO BE AS SHOWN ON PLAN
RISERS TO BE AS SHOWN ON PLAN
BALUSTRADES AND RAILS ARE TO BE 1000HT AND IN ACCORDANCE WITH SANS 10400-K & T

N: GLAZING
ALL FRAMES AND THEIR ASSOCIATED GLAZING ARE TO BE IN ACCORDANCE WITH SANS 10400-B THE SELECTION OF GLAZING IS TO BE IN ACCORDANCE WITH SANS 10400-N

O: LIGHTING & VENTILATION
THE LIGHTING & VENTILATION IN ALL HABITABLE ROOMS AND BATHROOMS ARE TO BE IN ACCORDANCE WITH SANS 10400 PART O & T

P: DRAINAGE
THE DESIGN AND INSTALLATION OF DRAINAGE SYSTEM TO BE IN ACCORDANCE WITH SANS 10400-P

DRAINAGE TO BE DESIGNED AND INSTALLED AS A SINGLE STACK SYSTEM.
ALL SANITARY FITTINGS TO HAVE SEALED TRAPS. WASH HAND BASIN, SINKS AND SHOWERS TRAYS TO DISCHARGE INTO 50mm WP TOILET PAN TO DISCHARGE INTO 100mm SP WITH A 100mm ONE WAY VENT PIPE AT HEAD OF STACK. ALL JUNCTIONS TO BE FITTED WITH IE. 1 GULLY TO BE PROVIDED WITH EACH DRAINAGE SYSTEM. A RE. TO BE PROVIDED PRIOR TO CONNCTION INTO MUNICIPAL DRAINAGE SYSTEM.
Q: NON-WATER-BORNE MEANS OF SANITARY DISPOSAL DRAINAGE

NA
R: STORMWATER DISPOSAL
THE MEANS FOR THE CONTROL & DISPOSAL OF STORMWATER IS TO BE IN ACCORDANCE WITH SANS 10400-R. REFER TO LAYOUT PLAN SHOWING RETICULATION INTO EXISTING SYSTEM/

S: FACILITIES FOR PERSONS WITH DISABILITIES
THE MEANS FOR PROVIDING FACILITIES FOR PERSONS WITH DISABILITIES IS IN ACCORDANCE WITH SANS 10400-S

T: FIRE PROTECTION
THE FIRE PROTECTION MEASURES ARE IN ACCORDANCE WITH SANS 10400-T

V: SPACE HEATING
NA

W: FIRE INSTALLATION
NA

XA: ENERGY USAGE & EFFICIENCY IN BUILDINGS
THE ENERGY USAGE & EFFICIENCY IN THE BUILDING ARE TO BE IN ACCORDANCE WITH SANS 10400-XA & SANS 204

CLIMATIC ZONE: NO.5 SUB-TROPICAL COASTAL
OCCUPANCY CLASSIFICATION: H4
TO BE CERTIFIED BY A COMPETENT PERSON THAT THE BUILDINGS THEORETICAL ENERGY CONSUMPTION IS LESS THAN OR EQUAL TO A REFERENCE BUILDING THAT COMPLIES WITH SANS 10400-XA 4.2.1(B)

SCHEDULE OF AREAS

SITE AREA 2025 m²

FLOOR AREA	EXISTING	ADDITIONAL	TOTAL
MAIN DWELLING			
BASEMENT LEVEL	30,35 m ²	18,87 m ²	49,22 m ²
GROUND FLOOR LEVEL	171,23 m ²	49,55 m ²	220,78 m ²
FIRST FLOOR LEVEL	150,49 m ²	8,47 m ²	158,96 m ²

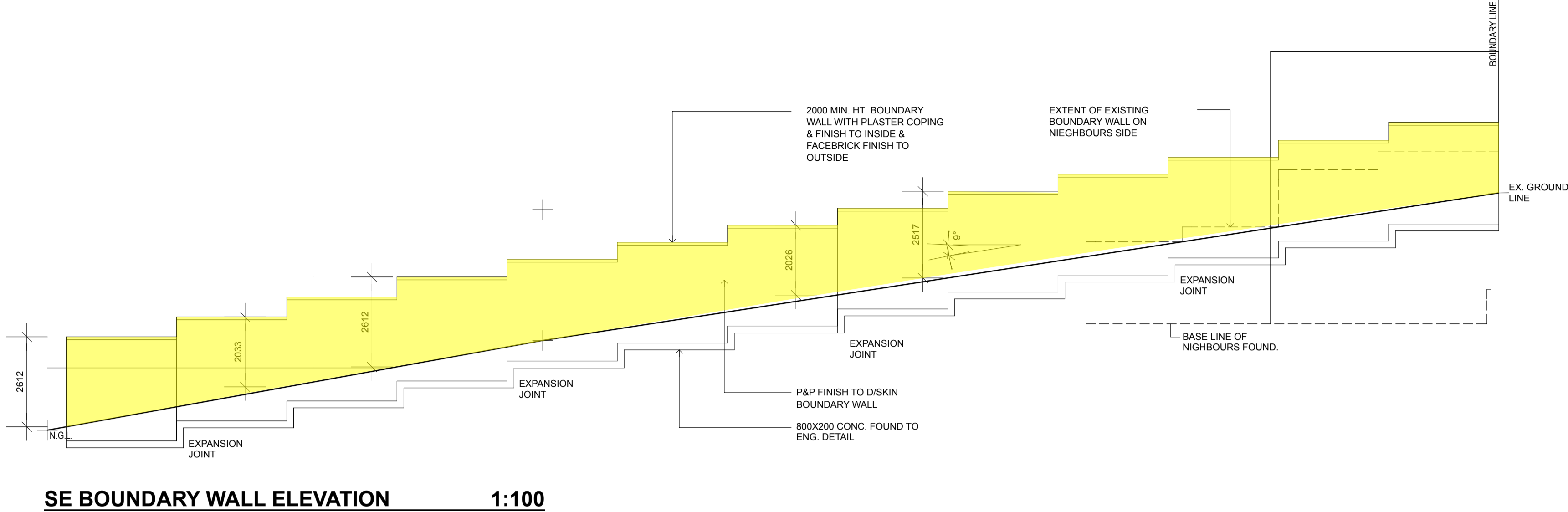
OUTBUILDING

GARAGE	37,84 m ²	-	37,84 m ²
SERVANTS QUARTERS	37,84 m ²	-	37,84 m ²
CARPOT	44,31 m ²	-	44,31 m ²

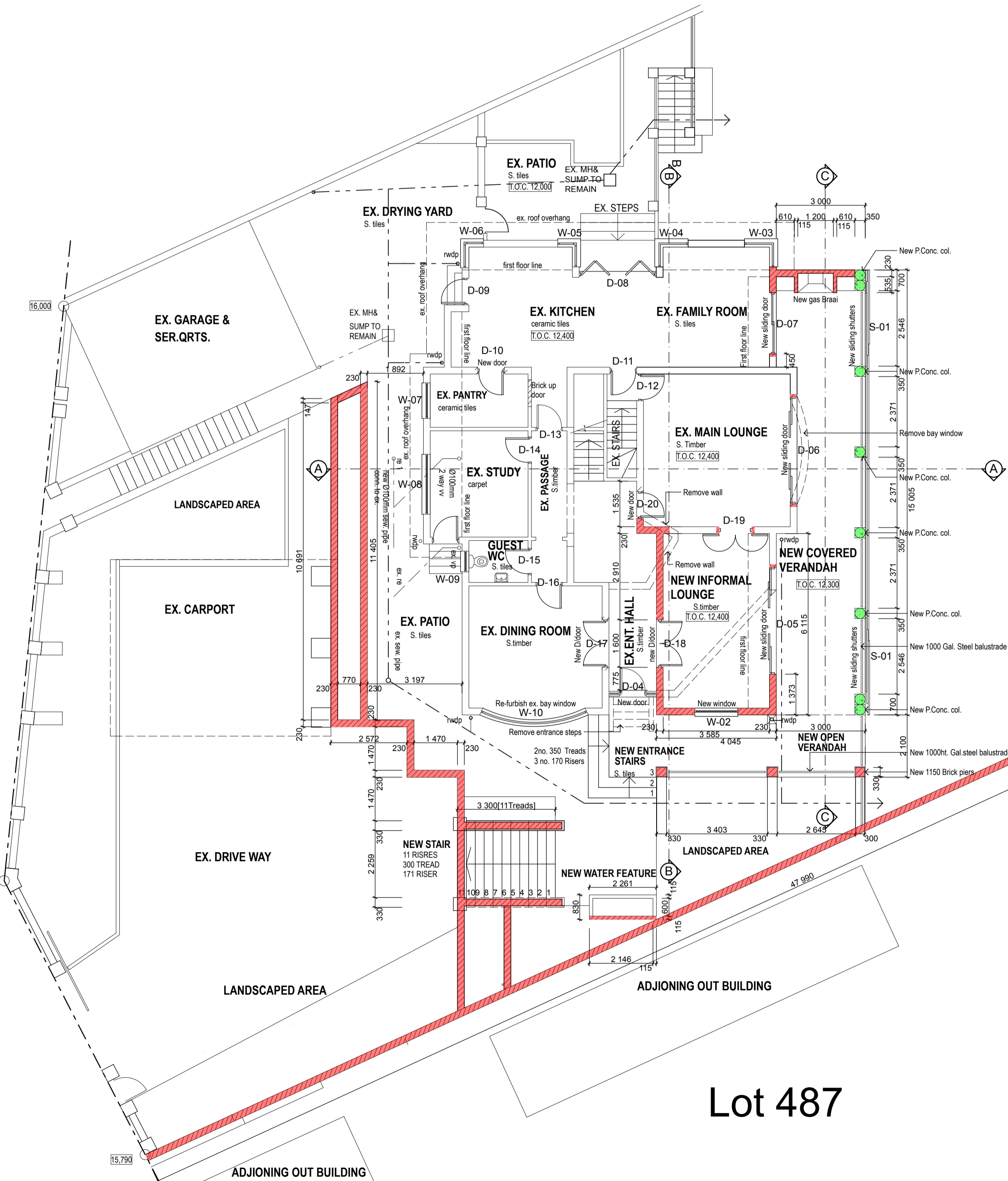
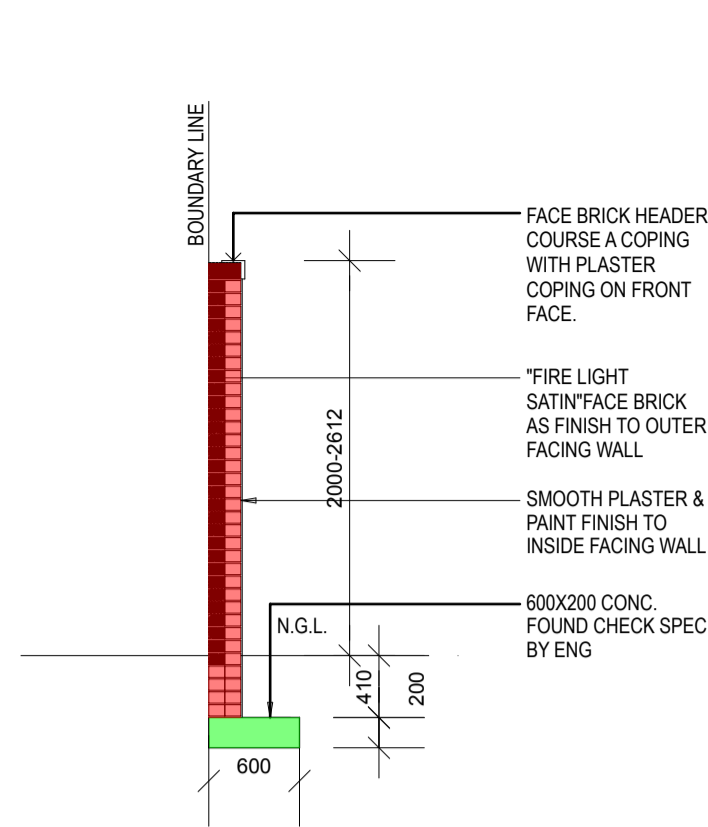
TOTAL AREAS 337,06 m² 76,89 m² 548,95 m²

FLOOR AREA RATIOS (FAR) DWELLING & OUT BUILDINGS 0.164 0.271

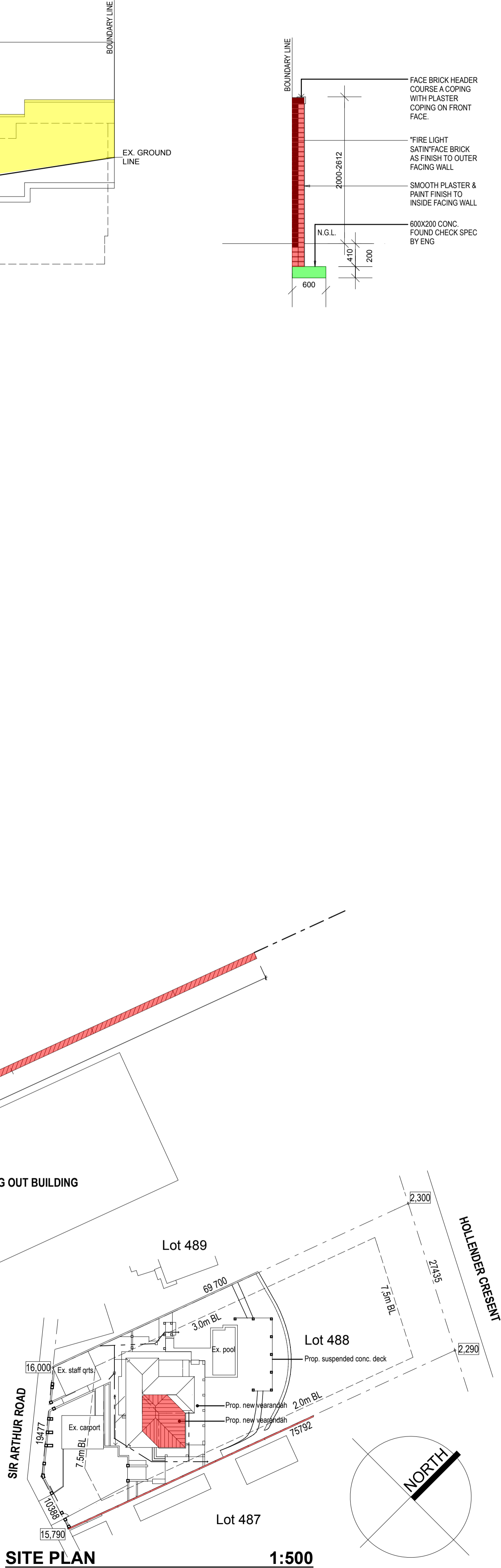
COVERAGE DWELLING & OUT BUILDINGS 12.56% 14.9%



SE BOUNDARY WALL ELEVATION 1:100



GROUND FLOOR PLAN 1:100



SITE PLAN 1:500

Owner's signature:

Architect's signature: 0829018215

HUIZINGA ARCHITECTS

Client: Dr. N. Miller
Project: Alterations & additions to existing dwelling

Title: Ground Floor Plan & Boundary wall elevations

Rate no:

Address: 62 Sir Arthur Road

Morningside

4001

Tel No: 031 3125310

Cad des: Lot No. 488

Durban

Date: 25/06/2013 Scale: 1:100

PROJ. No DRAWING NUMBER REVISION

MILLER SUB-01 *