

**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 INSITU 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 SAF GANG NAIL TRUSS IN ACCORDANCE WITH THE DESIGN AND INSPECTION BY A STRUCTURAL ENGINEER. SET @ A MIN. SPACING OF 690.  
 TILE FIXING TO BE 38 X 38 SAP H2 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 SOU 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 CONNECTION 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

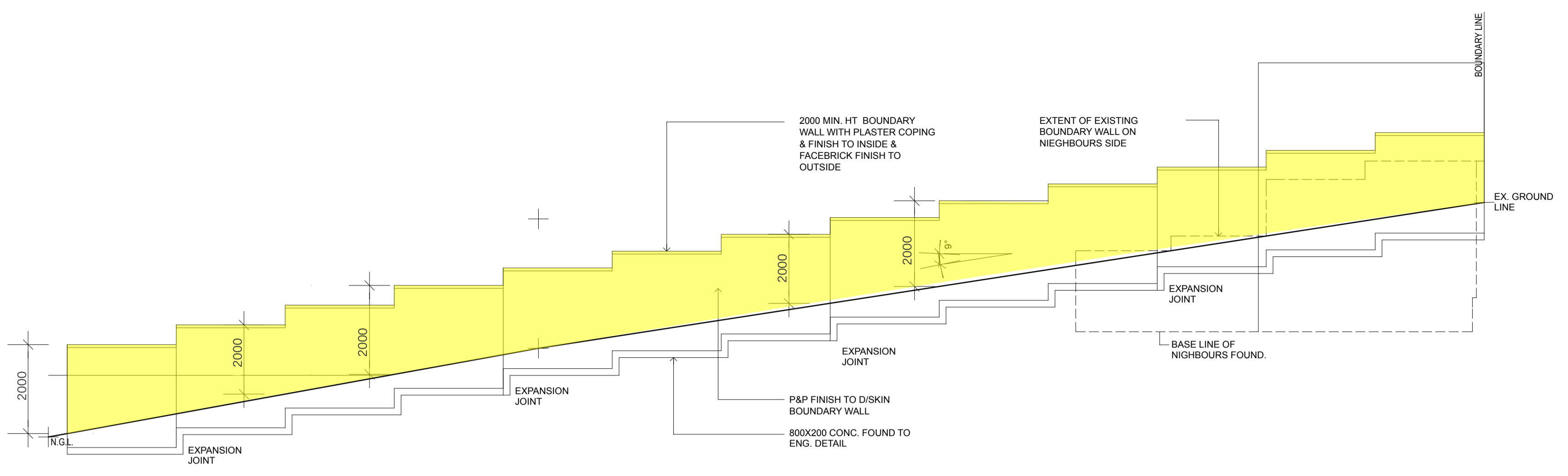
**V. SPACE HEATING**  
 NA

**W. FIRE INSTALLATION**  
 NA

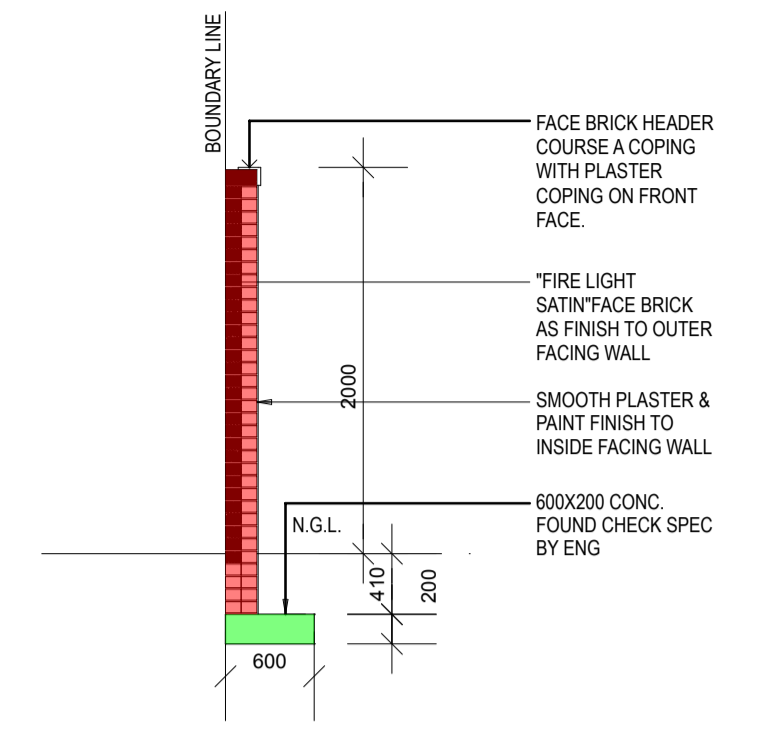
**XA: ENERGY USAGE & EFFICIENCY IN BUILDINGS**  
 THE ENERGY USAGE & EFFICIENCY IN THE BUILDING ARE TO BE IN ACCORDANCE WITH SANS 10400-XA SANS 304  
 CLIMATIC ZONE: NO.5 SUB-TROPICAL COASTAL  
 OCCUPANCY CLASSIFICATION: H4  
 TO BE CERTIFIED BY A COMPETENT PERSON THAT THE BUILDING THEORETICAL ENERGY CONSUMPTION IS LESS THAN OR EQUAL TO A REFERENCE BUILDING THAT COMPLIES WITH SANS 10400-XA 4.2.1(B)

**SCHEDULE OF AREAS**

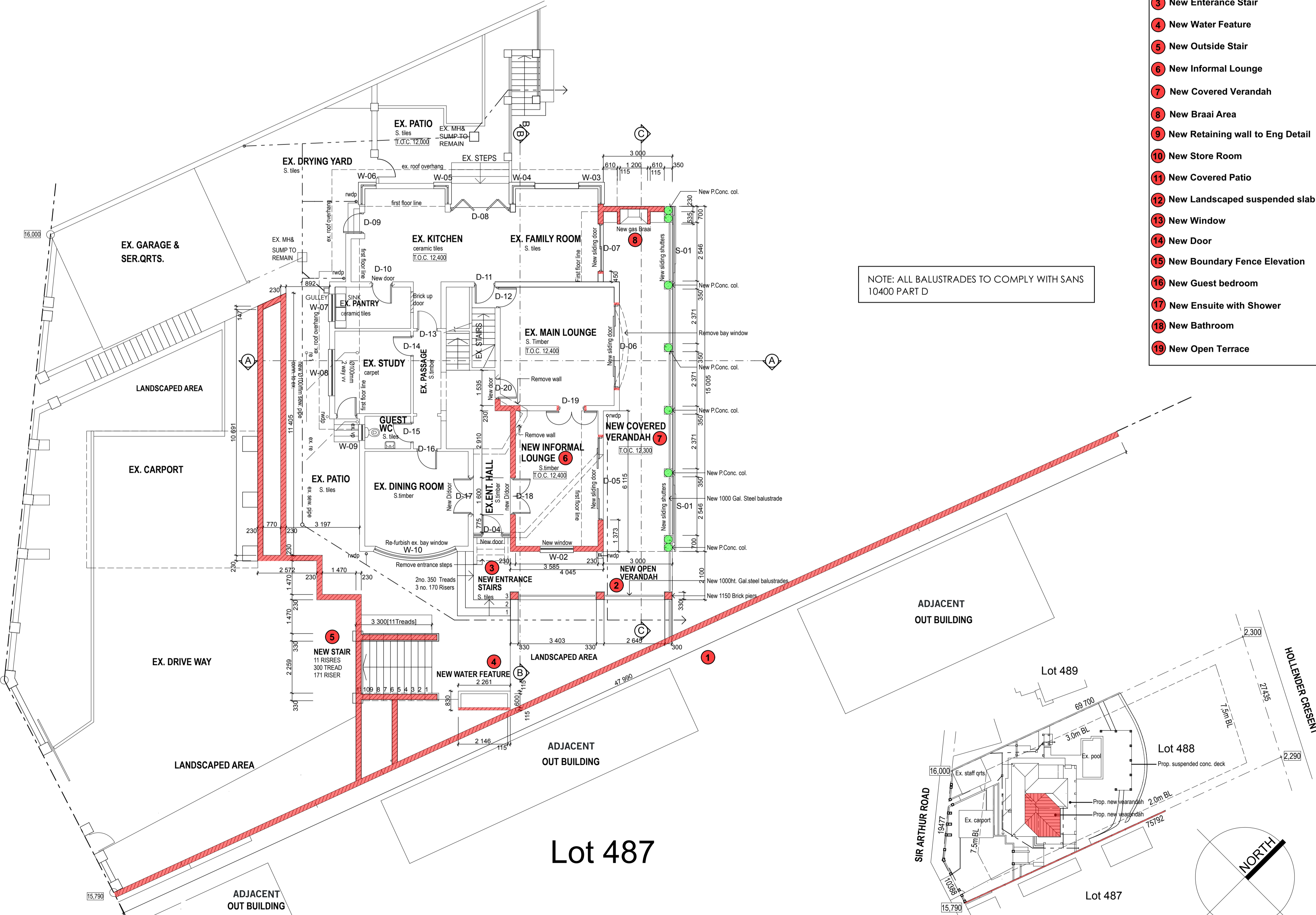
SITE AREA	2025 m <sup>2</sup>		
FLOOR AREA	EXISTING	ADDITIONAL	TOTAL
<b>MAIN DWELLING</b>			
BASEMENT LEVEL	30.35 m <sup>2</sup>	18.87 m <sup>2</sup>	49.22 m <sup>2</sup>
GROUND FLOOR LEVEL	171.23 m <sup>2</sup>	42.55 m <sup>2</sup>	220.78 m <sup>2</sup>
FIRST FLOOR LEVEL	150.49 m <sup>2</sup>	8.47 m <sup>2</sup>	158.96 m <sup>2</sup>
<b>OUTBUILDING</b>			
GARAGE	37.84 m <sup>2</sup>	-	37.84 m <sup>2</sup>
SERVANTS QUARTERS	37.84 m <sup>2</sup>	-	37.84 m <sup>2</sup>
CARPORY	44.31 m <sup>2</sup>	-	44.31 m <sup>2</sup>
<b>TOTAL AREAS</b>	337.06 m <sup>2</sup>	69.89 m <sup>2</sup>	548.95 m <sup>2</sup>
<b>FLOOR AREA RATIOS (FAR)</b>			
DWELLING & OUT BUILDINGS	0.164		0.271
<b>COVERAGE</b>			
DWELLING & OUT BUILDINGS	12.56%		14.9%



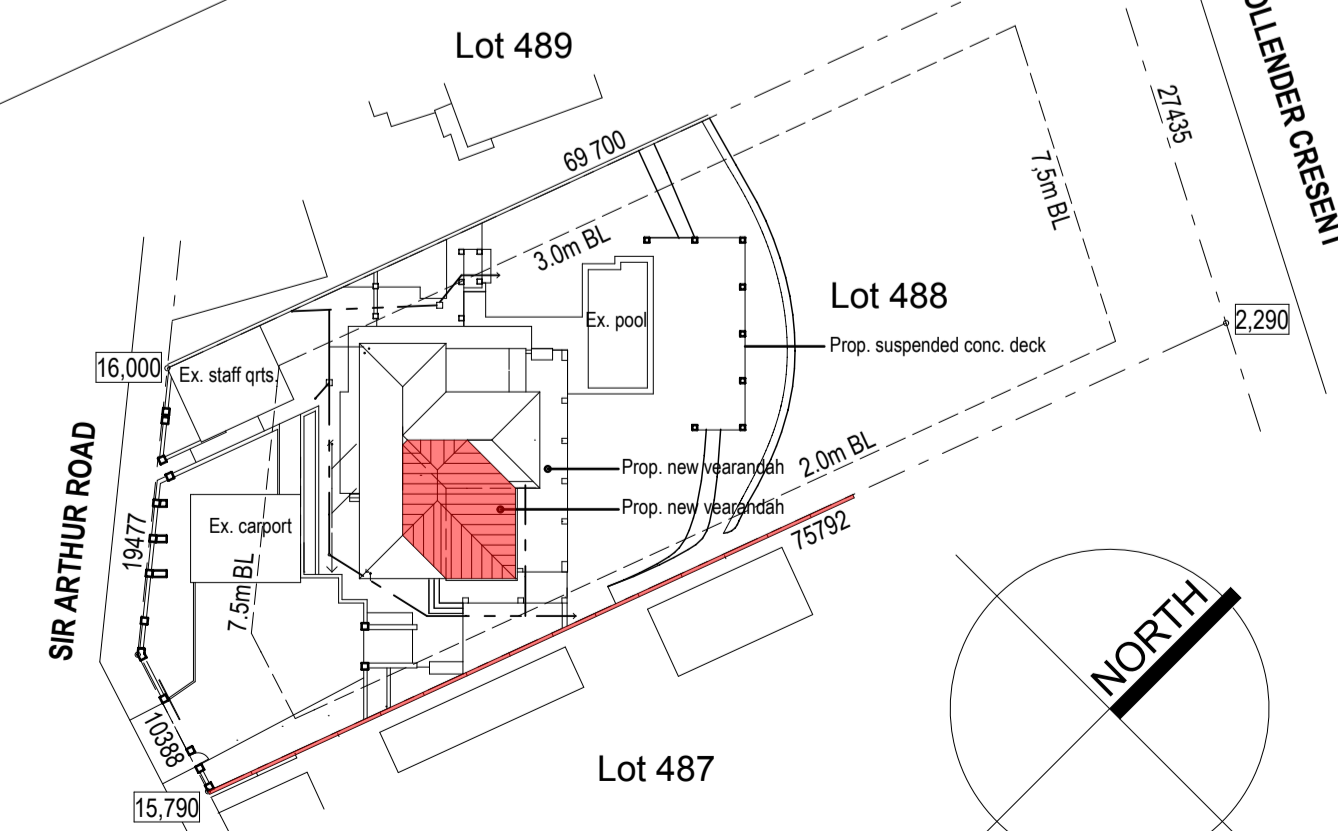
**SE BOUNDARY WALL ELEVATION 1:100**



- LIST OF DEVIATIONS**
- 1 New SE Boundary wall
  - 2 New Open Verandah
  - 3 New Entrance Stair
  - 4 New Water Feature
  - 5 New Outside Stair
  - 6 New Informal Lounge
  - 7 New Covered Verandah
  - 8 New Braai Area
  - 9 New Retaining wall to Eng Detail
  - 10 New Store Room
  - 11 New Covered Patio
  - 12 New Landscaped suspended slab
  - 13 New Window
  - 14 New Door
  - 15 New Boundary Fence Elevation
  - 16 New Guest bedroom
  - 17 New Ensuite with Shower
  - 18 New Bathroom
  - 19 New Open Terrace



**GROUND STOREY PLAN 1:100**



**SITE PLAN 1:500**



**MSA**

ANDRE MAISTRY- PSAT  
 18 POPPY PLACE  
 ASHERVILLE  
 DURBAN 4091

Owner's signature: \_\_\_\_\_

Architect's signature: *Andre Maistry*

Client: Dr. N. Miller

Project: Alterations & additions to existing dwelling

Title: Deviations to approved plan no. 136 - 04 - 05

Rate no: \_\_\_\_\_

Address: 62 Sir Arthur Road  
 Morningside  
 4001

Cad des: Lot No. 488  
 Durban

Date: 21/6/2022 Scale: 1:100

PROJ. No	DRAWING NUMBER	REVISION
MILLER 20	SUB-01	*