







BUILDING CLASSIFICATION ZONING SR900 SITE AREA PERMISSABLE F.A.R. [n/a] PERMISSABLE COVERAGE [50%] 631.5 m² EXISTING F.A.R. **EXISTING COVERAGE** 250 m² PROPOSED F.A.R. New extended living & en-suite: 14m² PROPOSED COVERAGE New extended living & en-suite: 14m² New covered patio: 61m² **NEW TOTAL FAR** 325 m² NEW TOTAL COVERAGE

306.5 m²

SCHEDULE OF AREAS

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

F.A.R. IN HAND

COVERAGE IN HAND

PART A GENERAL PRINCIPLES AND REQUIREMENTS

ALL REQUIREMENTS TO COMPLY WITH PART A SANS 10400

PART B STRUCTURAL DESIGN

 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 F SITE OPERATIONS

ALL SITE OPERATIONS TO COMPLY WITH PART F SANS 10400

PART H FOUNDATIONS

 ALL FOUNDATIONS TO COMPLY WITH THE DESIGN REQUIREMENTS MADE BY THE ENGINEER IN THE GEOTECHNICAL ENGINEERS REPORT

PART J FLOORS • ALL FLOORS TO COMPLY WITH (ANNEX A) J1

• ALL WATER RESISTANT FLOORS TO COMPLY WITH J4.2 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
- ALL WATERPROOFING TO WALLS TO COMPLY WITH K4.5 & C1
- (ANNEX C) OF PART K ALL FIRE PERFORMANCE AND RESISTANCE OF WALLS TO

PART L ROOFS

ALL ROOF ASSEMBLIES TO COMPLY WITH L4.1

• ALL WATERPROOFING AND COVERINGS TO PITCHED ROOFS TO COMPLY WITH **L4.2**

• ALL TIMBER ROOF CONSTRUCTION TO COMPLY WITH **L4.4** THE FIRE RESISTANCE AND COMBUSTIBILITY OF THE ROOF

ASSEMBLY TO COMPLY WITH L4.5

COMPLY WITH K4.6 & K4 (ANNEX A)

PART N GLAZING

• ALL GLAZING TO COMPLY WITH PART N4, N1(ANNEX A) AND AAMSA REGULATIONS

PART O LIGHTING & VENTILATION

• ALL LIGHTING AND VENTILATION TO COMPLY WITH PART 04.1 ALL AREAS TO BE ARTIFICIALLY AND NATURALLY LIT TO

COMPLY WITH PART 04.2 OF SANS 10400

ALL NATURAL VENTILATION TO BE PROVIDED IN ACCORDANCE WITH PART O4.3 OF SANS 10400

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 DISCHARGES FROM WASHING AREAS TO COMPLY WITH
- 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
- 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**

CONNECTION SYSTEM.

DAMP PROOF MEMBRANE, ON POISONED COMPACTED

SOIL. ALL TO STRUCTURAL ENGINEER'S DETAILS.

COLUMNS, AND FOUNDATIONS TO STRUCTURAL

BAG AND TAR TO OUTER LEAF OF INNER SKIN.

ADHESIVE LAID BY SPECIALIST. POLYSULPHIDE

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WITH GLAZING PANELS AS SHOWN, TO COMPLY WITH

TO MERANTI TIMBER-FRAMES. FINISH & IRONMONGERY

5.2. EXTERNAL DOORS TO BE SOLID MERANTI TIMBER DOORS PROVIDED WITH HORIZONTAL SLATS TO MERANTI TIMBER

AS PER DOOR-SCHEDULE. PREPARED TO ACCEPT

6.1. REINFORCED CONCRETE ROOF SLAB TO STRUCTURAL

ENGINEER'S DETAILS WITH DERBIGUM TORCH-ON

PROTECTED BY A MIN 100mm GRAVEL TOPPING.

6.2. 110mm PVC DOWNPIPES WITH FIXING BRACKETS, BY

WATERPROOFING ON MINIMUM 60mm LIGHT WEIGHT SCREED, AT 1:60 FALLS TO FULLBORE OUTLET

6.3. ALL ROOFS TO COMPLY WITH PART L - TABLE 01 OF SANS

10400 AS SPECIFIED BY MANUFACTURER/SPECIALIST.

7.1. 15mm PLASTER AND PAINT TO UNDERSIDE OF CONCRETE

8.1. 1m HIGH 50x50 BALU TIMBER POST AND HANDRAIL, WITH

6mm JACOBS MARINE CABLE AND TENSIONING

EXPANSION JOINTS TO BE PROVIDED AS PER

SANS 10137, 10400 & COMPLY WITH AAAMSA

EXPANSION JOINTS TO BE PROVIDED AS PER

MANUFACTURES SPECIFICATIONS.

MANUFACTURES SPECIFICATIONS.

ENGINEER'S DETAIL.

WALL-OPENINGS.

SCHEDULE.

PART N4.4.2 (d)

PAINTING

6.0 ROOFING

7.0 CEILINGS

SOFFIT.

8.0 BALUSTRADES

SANS 10400 PART N 4.4.7

- 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
- BUILDING MATERIALS TO COMPLY WITH T4.55 & T4.56
- FIRE PROTECTION FOR CATEGORY 1 BUILDINGS H1 & H4 TO

PART XA ENERGY USAGE IN BUILDINGS

COMPLY WITH **T4.57**

SANS 204

 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

Naighbourg concept fo

Neighbours consent for building line encroachment:	
Name: Address: 105 St. Andrews Dr. ID No.:	Tel/Cell: Signature:
Name: Address: 109 St. Andrews Dr. ID No.:	Tel/Cell: Signature:
Name: Address: 96 St. Andrews Dr. ID No.:	Tel/Cell: Signature:
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client: LESLIE A. ZOGRAFOS - 072 259 8876 client: PAULA K. ZOGRAFOS author: ASHIK MALLGEE - 082 859 2250 sacap: **T 0989**



LAND SOLUTIONS

ADD'S AND ALT'S TO EXISTING DWELLING ERF 2537 DURBAN NORTH □ 107 ST. ANDREWS DRIVE, DURBAN NORTH

drawing description SITE PLAN FLOOR LAYOUT

ROOF LAYOUT

FOR MR & MRS ZOGRAFOS

drawn by: rs • scale: as-shown • revision: . • drawing no: 15 120-LA1-001