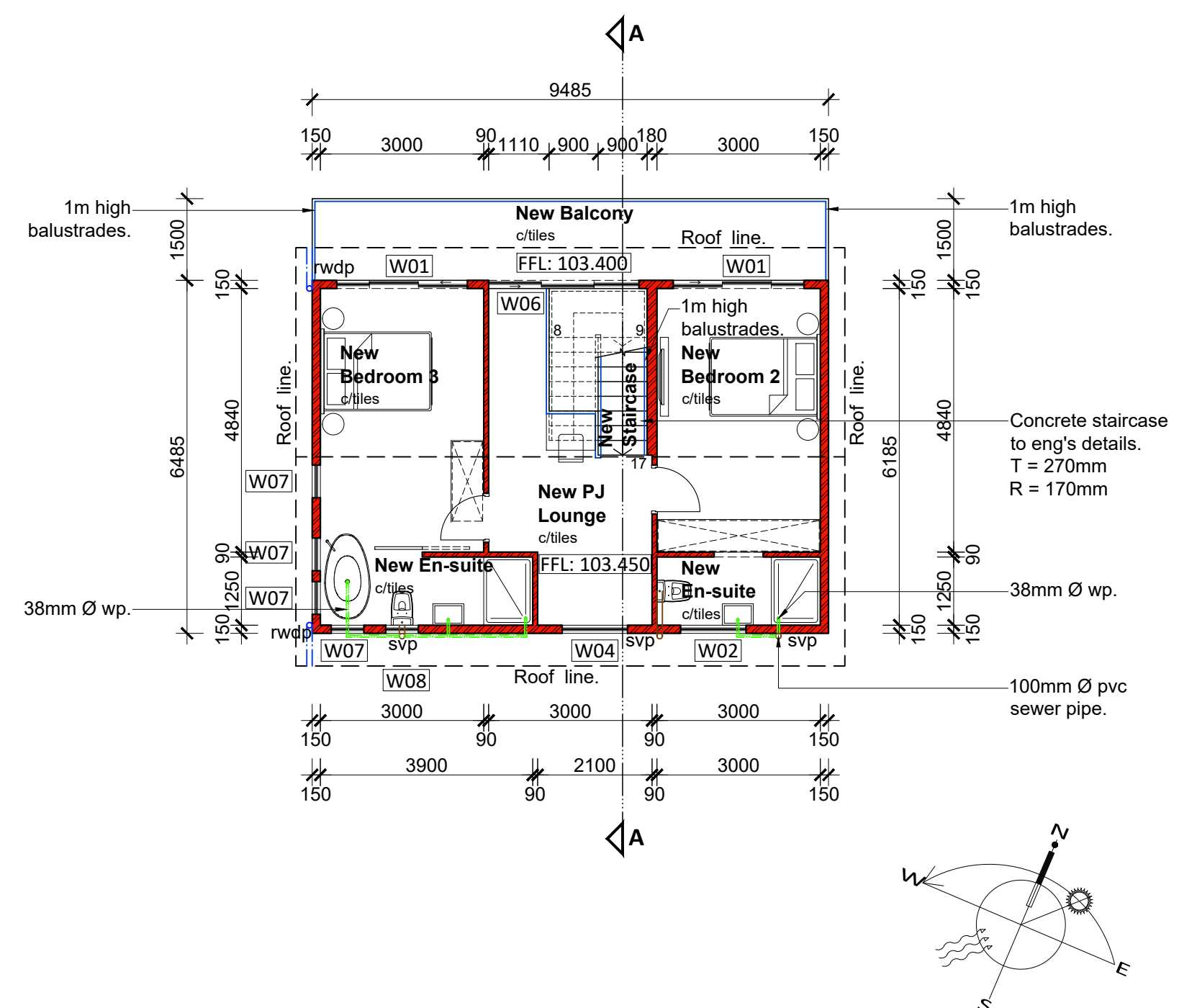


Schedule of Areas	
SITE AREA	= 2130.16m² (2281m² - 150.84m² Road Servitude)
Permitted Coverage	= 30% = (639.05m ²)
Ex. Coverage	= 181.80m ²
Proposed Coverage	= 44.10m²
Total Coverage	= 225.96m²
Coverage on Hand	= 413.09m ²
Permitted F.A.R	= 0.3 = (639.05m ²)
Ex. F.A.R	= 185.32m ²
Proposed F.A.R:	= 84.35m²
Total F.A.R	= 269.67m²
F.A.R on Hand	= 369.38m ²

wp	= Waste Pipe
svp	= Sewer vent pipe
hp	= Heat pump
re	= Rodding eye
ie	= Inspection eye
whb	= Wash hand basin
wc	= Water closet
shr	= Shower
G	= Gully
g	= Geyser
EM	= Electrical meter
WM	= Water meter
fb	= Fullbore outlet
rwdp	= Rain water down pipe
MH	= Man hole (sewer)
sw	= Stormwater
sws	= Stormwater sump

NAME:	ADDRESS:	I.D. NO.:	CELL NO.:	SIGNATURE:
Vishnu Govender	Portion 2 of ERF 1506, Westville, 5 Circle Drive.	7409095122087	083 629 2777	



First Storey Plan
Scale 1:100

Window Type:	W01	W02	W03	W04	W05	W06	W07
Location:	Bedrooms	Bathrooms	Kitchen	PJ Lounge/Dining	Dining	PJ Lounge	En suite/Bedroom
Window Description:	Type A	Type B	Type B	Type B	Type B	Type A	Type B
Area of glass panels:	0.60m ² max.	0.25m ² max.	0.25m ² max.	0.25m ² max.	0.25m ² max.	1.72m ² max.	0.40m ² max.
Glazing Type:	Type A	Type B	Type C	Type C	Type A	Type A	Type B
Furniture Type:	Type A	Type B	Type C	Type C	Type A	Type A	Type B

GENERAL WINDOW & DOOR NOTES:
Glazing installation to comply with SANS 10400:2010 Part N. The manufacturer is to carry out site verifications of the wind loading & the glazing thickness to be confirmed.
All aluminum frame sizes to comply with AAAMSA standards. All glazed edges to be polished to reduce the possibility of thermal breakage.

Fixing:
Installation shall be such that the installed products are securely anchored using stainless steel or aluminum screws and sealed with an approved silicone sealant on the outside. Quality assurance shall be in accordance with the AAAMSA Allow for compensation channels.

Sealing:
All corners mitred to form close joints, fixed with stainless steel self tapping screws to AAAMSA stds. All aluminum joints to be sealed 100%. Whole unit to be sealed with silicon, after installation, to form water tight joint between brickwork/concrete/steel & frame. Seal with matching silicone sealer between the aluminum and building structure, to be airtight. Contractors shall allow for a maximum 10x10mm fillet of clear silicone sealant to the external perimeter of all window units. Allow for waterproofing at head and sill levels of all windows.

Performance:
Glazing to be carried out in accordance with SANS 10400:2010, Part N, with particular attention to size limitations and packing and setting blocks. Glass to rest on setting blocks on specific glazing tables and will not interfere with bead.

Manufacture to check wind-loading for glass thickness.
Complete system shall meet or exceed the requirements of AAAMSA and the design loading determination by SANS 0160 for this application. Glazing shall be executed strictly in conformance with glass manufacturer's recommendations and all in accordance with the national building regulations part n, SABS 0137, SABS 0400, SABS 1263, and AAAMSA selection guide for safety glazing materials.

A warranty is to be provided that the manufacturer of the laminated safety glass and/or the hermetically sealed glazing units warrants the product against delamination and colour degradation for a period of not less than 5 (five) years.

Glazing Beads:
Aluminum glazing beads to match frame. Black neoprene gaskets between glazing & glazing beads. Rubber gaskets to all doors & opening window sections.

Protection of frames:
All frames to be supplied with protective taping & is to be plastic wrapped.

NOTES FOR GLAZING SCHEDULE

WINDOW DESCRIPTIONS

Type A:
Heavy duty powder coated aluminum - 1 framed sliding panel and 1 fixed glazed panel with sidelights. Compensation channels to be installed at the heads of all door heads for the purposes of deflection, as per manufacturers specifications.

Type B:
Heavy duty powder coated aluminum casement type window system with top hung opening sashes, as indicated. Compensation channels to be installed at the heads of all window heads for the purposes of deflection, as per manufacturers specifications.

GLAZING DESCRIPTIONS

Type A:
6.38mm laminated annealed safety glass to comply with Part N of SANS 10400:2010

Type B:
4mm monolithic annealed obscure glass to comply with Part N of SANS 10400:2010

Type C:
5mm monolithic annealed clear glass to comply with Part N SANS 10400:2010

General Construction Notes:
All works to be carried out in accordance with the relevant parts of SANS 10400:2010 regulations.

Demolition Works:
All demolition works to be carried out in accordance with SANS 10400:2010 Part E.

Excavations:
• All excavations to be as per the eng's details.
• Excavations to comply with SANS 10400:2010 Part G. Excavations to be maintained in a safe condition at all times.

Foundations:
• The foundation design to comply with SANS 10400:2010 Part H, and as per the eng's specifications and details.
• All retaining wall foundations to engineers details. All foundations to be taken down to virgin soil.

Floor slabs:
• All work to be in accordance with SANS 10400:2010.
• Suspended floor slabs, to be as per eng's details.
• Concrete surface beds to comply with SANS 10400:2010 Part J.
• Floor slab to engineers details. Concrete surface bed slab reinforced with welded mesh reinforcement ref. 193 on 250mm green dampproofing membrane under floors with turned up taped joints on earth filling compacted to 93% MODAASHTO density. Soil poisoning & ant guard by specialist.
• All penetrations through dampproofing must be taped with a pressure sensitive approved tape.
• Compaction to comply with SANS 10400:2010 Part J.4.4.
• All slip and movement joints as per engineers specification.
• All foundations to engineers details.
• Horizontal and vertical damp proof course (dpc) shall be of black polyethylene sheeting having embossed surface 375 microns thick.
• Saw-cut joints in the surface bed slab to be as per the eng's details.
• Min 30mm screed over floor slab to receive floor finish as shown.
• Floors for all abutment facilities to be waterproofed with an approved waterproofing material. Waterproofing to be turned up onto the wall at min. 75mm high.
• Shower walls to be waterproofed to the full height.

Skirtings:
• 75 x 19mm Meranti timber skirtings to sit flush with the floor finish. Gaps between skirting & floor finish to be sealed with a clear silicone sealer. Max gap to be 2mm.

Brickwork:
• Masonry walls to eng detail.
• 230 walls tied together with metal ties evenly spaced at not more than 600mm apart to every 3rd course. Wall ties to be staggered.
• 110mm brick wall reinforced with 75mm wide reinforcing one row to every 3 courses in height.
• Provide brick face to every course above windows, doors and openings.
• Allow for open vertical perpend on external skins, equally spaced.
• Allow for dpc at window head and sill levels.
• All foundation and plinth brickwork to be NFX bricks. All un-plastered walls to be NFX bricks.
• 10mm impregnated softboard at all junctions between brickwork & concrete, as well as between old and new brickwork. Joints to be filled with polysulphide sealant.
• Brinforce to be placed in the first six courses of brickwork on strip foundations, thereafter placed in every 4th course in all brick walls.
• All brick walls to be reinforced with reinforcing one row to every 4th course, to comply with SANS 10400:2010 Part K.
• Precast concrete lintels to eng. detail.
• As shown on elevations. Internal & External walls to be plastered and painted with SABS approved PVA external quality paints.
• Vertical and horizontal waterproofing (damp-proof) to external walls to be as per SANS 10400:2010 Part K. 'V' joints to be provided at the junction between brickwork and concrete. Install 10mm softboard joints between brick & concrete and seal with suitable non-combustible material as per eng's details.

Windows & Doors:
• Glazing installation to comply with SANS 10400:2010 Part N, and SANS 204.
• The manufacturer is to carry out site verifications of the wind loading & the glazing thickness to be confirmed.
• All aluminum frame sizes to comply with AAAMSA standards.
• Refer to window & door schedules.
• Door threshold to be waterproofed as per the manufacturer's specifications.

Window Cills:
• Brick-on-edge window cills to be installed at 15° slope, with a minimum of 25mm overhang. Provide a 10mm drip below the cill.
• DPC to be installed at the window cill level.

Ceilings:
Gypsum Board:
• 6.4mm Gypsum ceiling boards to be fixed to 38x38mm timber bracing at max 450mm centres. Joints to be taped flush and skimmed.
• Ceilings to be prepared to receive one coat primer, one intermediate coat and 2 or more top coats.
• Ceilings to be painted with SABS approved ceiling paint.
• 76mm painted Gypsum cornices at junction between walls and ceilings, fixed to bracing or r/c soffits.

Ceiling Insulation:
• minimum 100mm Flexible fibre glass blanket, thermal insulation to be installed in the ceiling void between the bracing over the ceiling boards.

Roof:
• Roof installation to comply with SANS 10400:2010 Part L, and SANS 10400:2011 Part T. The roof assembly to comply with SANS 204:2011 4.3.6. A minimum R-value of 2.7m² KW is to be achieved.
• Roof finish: Double Roman or similar approved roof tiles on SA pine 38 x 38 battens at 17.5° pitch on 38x38mm timber battens at max 345mm centres as per the manufacturers recommendations. All roof tiles at the overhangs to be secured to battens with storm-clips.
• Roof Flashing as per manufacturers specifications.
• Battens to be laid on a reflective foil insulation layer. Roof isolation to be installed between battens & rafters as per the manufacturers specifications and as per SANS 204:2011 4.3.6.2.
• Trusses to be installed by an approved roof installer. Roof trusses to be designed and certified by the roof manufacturer. Roof manufacturer to provide a certificate of structural stability for the completed roof.
• Class 'N' 38x114 tie-beams and rafters at max 750mm centres.
• 30 x 12mm Galvanized steel straps to be tied to the roof trusses and taken min 300mm below the tie beams into the brickwork.
• Cut 225-bricks for beam fill. 110 bricks to suit wall plate.
• All exposed timber rafters to be finished with cabinolium paint.

Rain Water Goods:
• 155 x 100mm uPVC gutters with fascia brackets fixed to fascia boards. Gutters to be laid to min 1:60 falls to rwdp's.
• 1000 uPVC rwdp fixed to walls with square clips to wall.
• RWDP's to be connected existing Stormwater line.
• 12 x 225 painted fibre cement fascia fixed to rafters.

Glazing:
• Glazing to comply with SANS 10400:2012 Part N.
• Refer to window schedules for specifications.

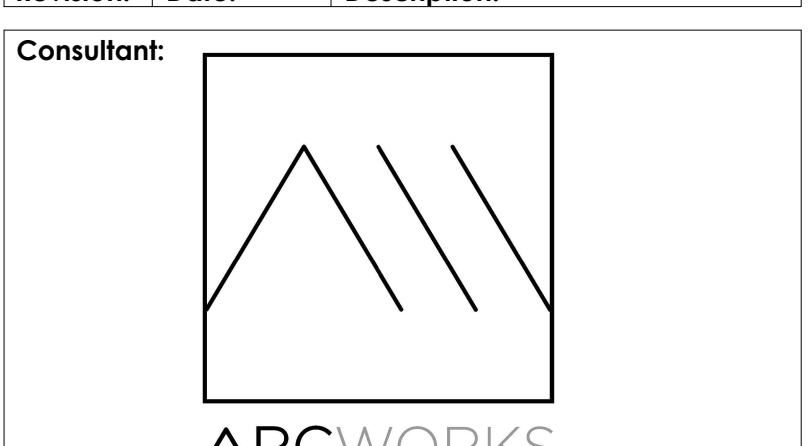
Lighting & Ventilation:
• Lighting & ventilation to comply with SANS 10400:2010 Part O.
• Natural ventilation to be provided to rooms through operable windows or doors at 5% of the floor area.
• Natural lighting to be provided at 10% of the floor area.
• All new rooms / spaces to be naturally lit and ventilated.
• Provide 1 x light fitting per bedroom room, common spaces, ablutions and passages.

Drainage Notes:
• The new drainage installation to comply with SANS 10400:2010 Part P.
• All plumbing and drainage work and installation of sanitary fittings to comply with the relevant Local Authority by-laws, regulations and requirements.
• Provide 1 E.I.'s to all bends and junctions with suitable markers at ground level and to be fully accessible at all times.
• Minimum 1.60 fall to all drain pipes.
• Provide approved resal traps to all waste fittings.
• Soil pipes = 1000 pvc pipes.
• Waste pipes = 380 pvc pipes.
• All soil pipes passing under buildings or footings to be protected against loads and is to be encased in concrete. All under ground pipes to be HDPE.
• The wtb & shower to be provided with hot water from Ex. geyser.
• Pipes & insulation must comply with SANS 204: Part 4.5.2.
• All new hot water pipes to be insulated with a minimum R-value of 1.
• No New Geyser installed, to use existing Geysers.

General:
• It is the owners responsibility to make sure that all of the SANS requirements are adhered to, during construction.
• Compliance with Part XA SANS 10400:2011XA and SANS 204.
• Read in conjunction with the energy efficiency document that is attached.
• The owner and the contractor to comply with the site operations requirements in terms of SANS 10400:2010 Part F.
• No dimensions to be scaled or scanned from drawings.
• All dimensions to be checked on site.
• Contractor is responsible for correct setting out of the buildings, all internal and external walls with particular reference to boundaries, building lines etc.
• Contractor to verify all levels, heights and dimensions on site and to check the same against the drawings before putting any work in hand.
• Contractor is to locate and identify existing services on the site and to protect these from damage throughout the duration of the works.
• Any errors, discrepancies or omissions to be reported immediately.
• Contractor is to build in approved 4 ply D.P.C. whether or not these are shown on drawings, to all windows, doors, grilles or other openings in external walls.
• Any queries arising from all the above must be reported and clarified before any work is put in hand.
• Figured dimensions are to be used at all times.
• Structural work to professional engineers details.
• Owner to point out the boundary pegs to the contractor prior to any construction works commencing on site. If boundary pegs cannot be located, a land surveyor is to be appointed to locate the boundary pegs.
• It is the owners & contractors responsibility to contact the author of the plans to obtain clarity on any information reflected on these drawings or if additional information is required.
• All shower cubicles are to be 6.38mm clear laminated annealed safety glass to comply with Part N SANS 10400:2010.

SHEET:
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Revision:	Date:	Description:
C	2023_07_21	Issued for LUMS Refusal 2.
B	2023_07_11	Issued for LUMS Refusal 1.
A	2023_04_14	Issued for LUMS Submission.



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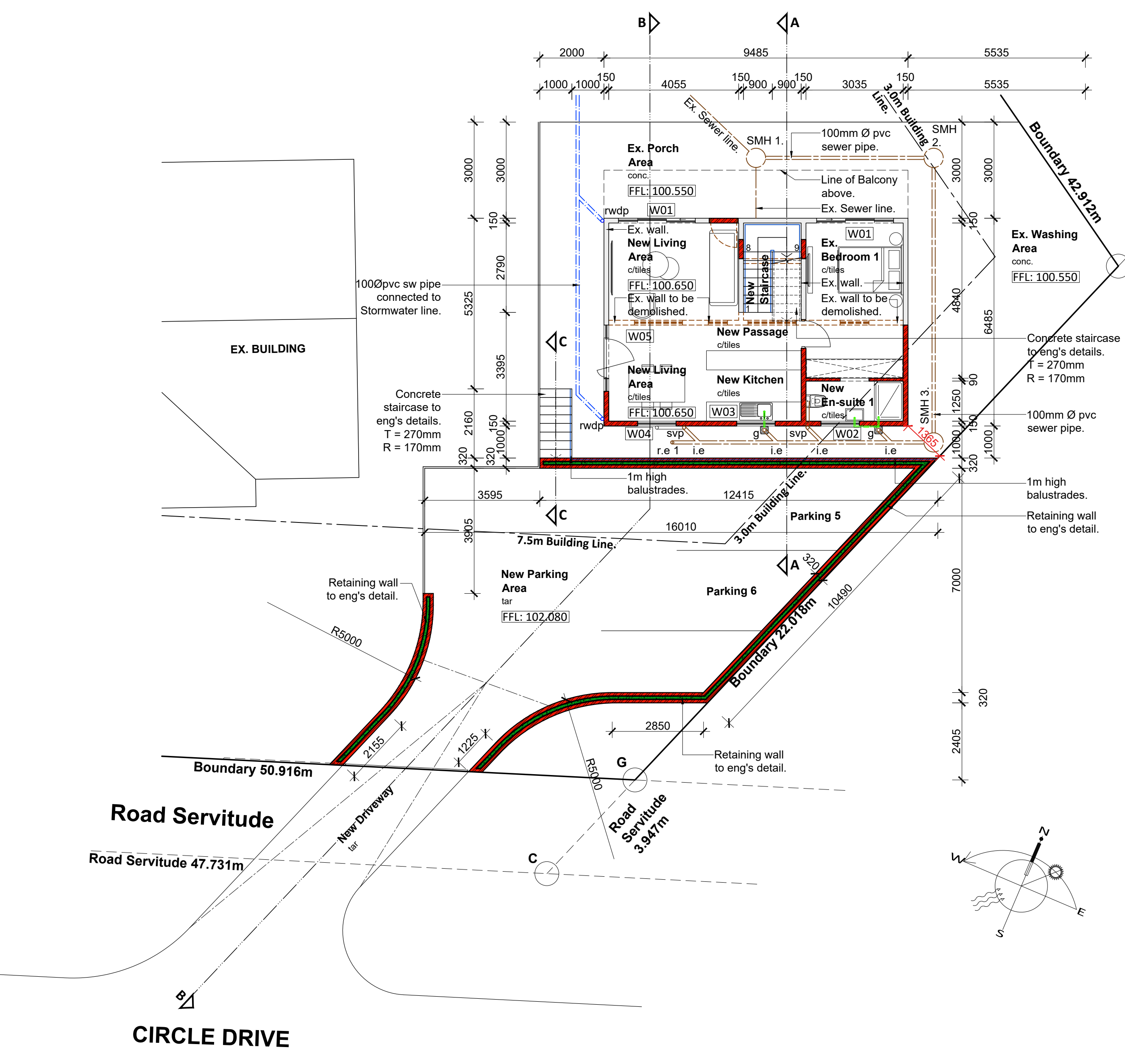
Theelin Craig Nadason Signature:

Client: Nkhubabala Sylvia & Siphelele Nobongaza

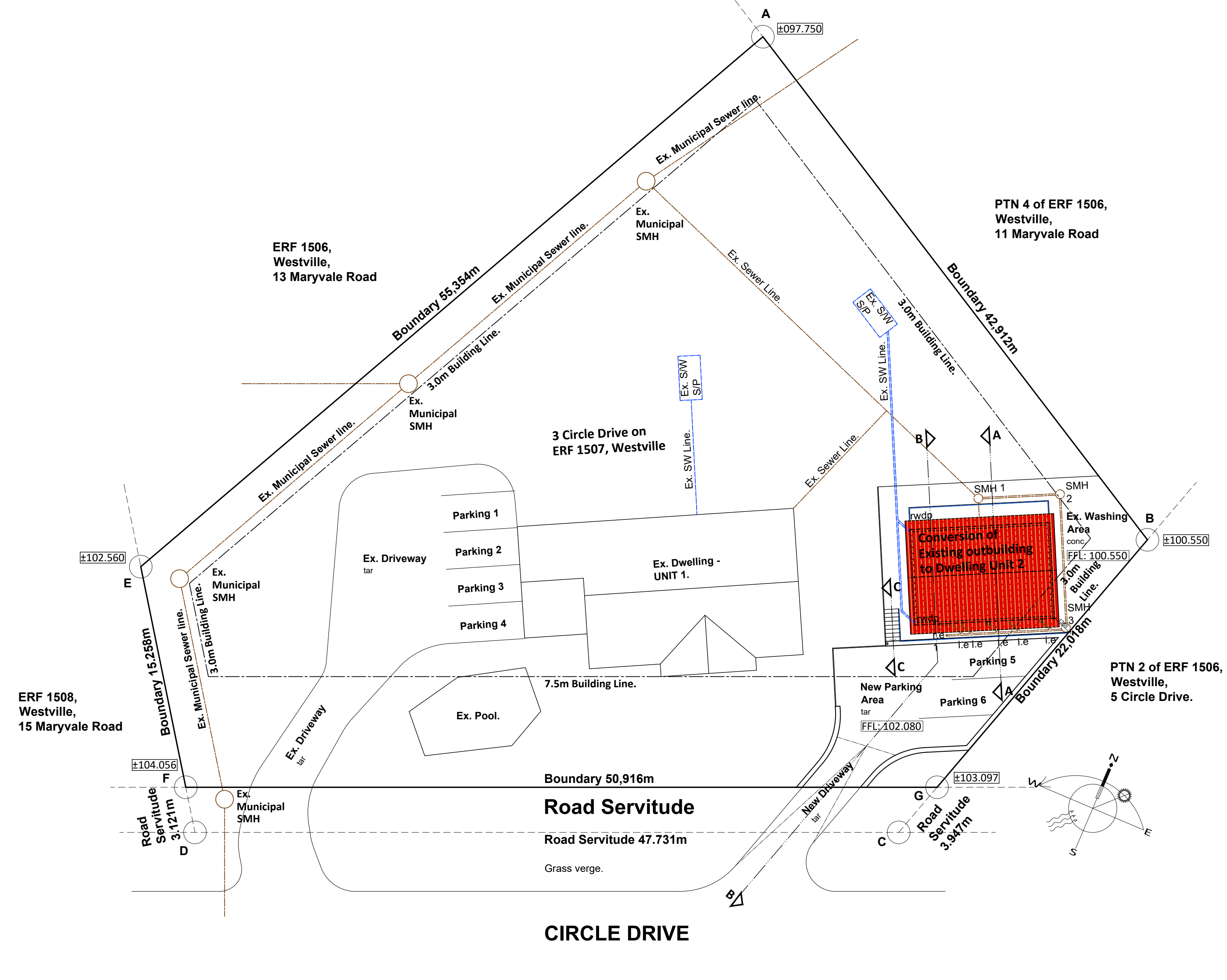
Client Signature:

Project Title: Proposed Multiple Unit Development for 2 units and Additions and Alterations of 3 Circle Drive on ERF 1507, Westville.

Issued for:	Municipal Submission	Issued Date:	2023_07_21
Drawn by:	T.C Nadason	Checked by:	W.Moonsamy
Drawing No:	084_SD_1000	Scales:	As Shown(A0)
Page:	1 of 2	Rev:	C



Ground Storey Plan
Scale 1:100



Site Plan
Scale 1:200