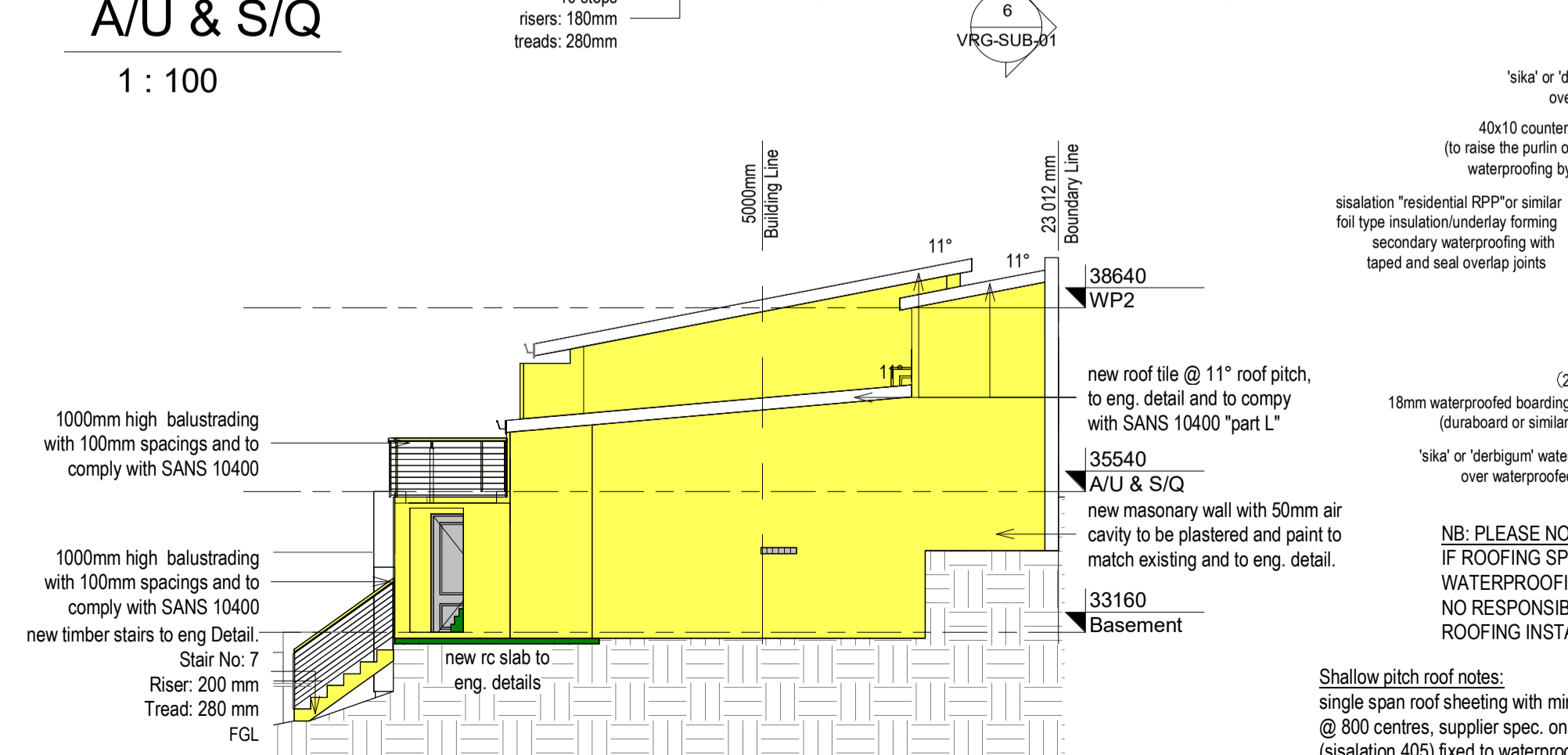
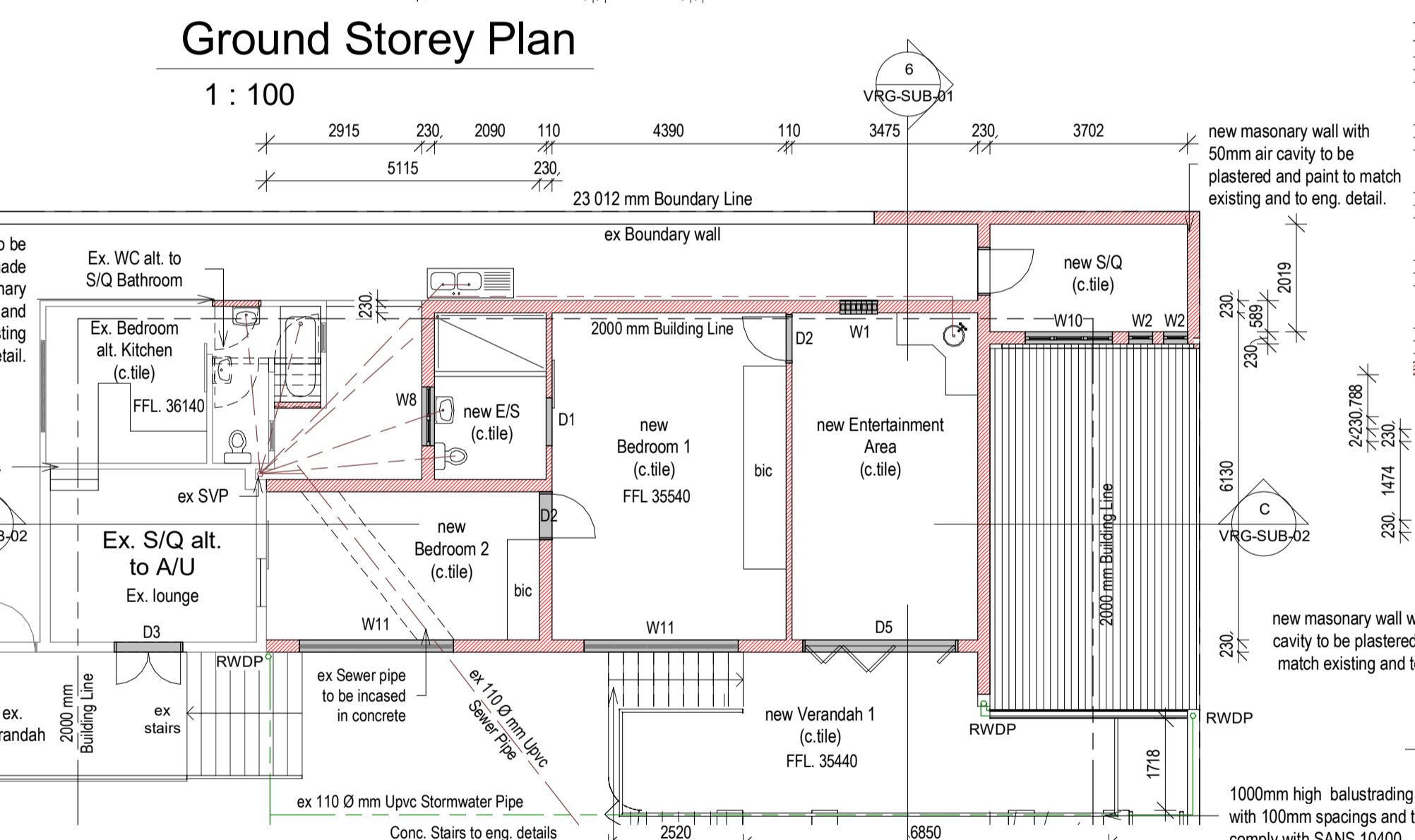
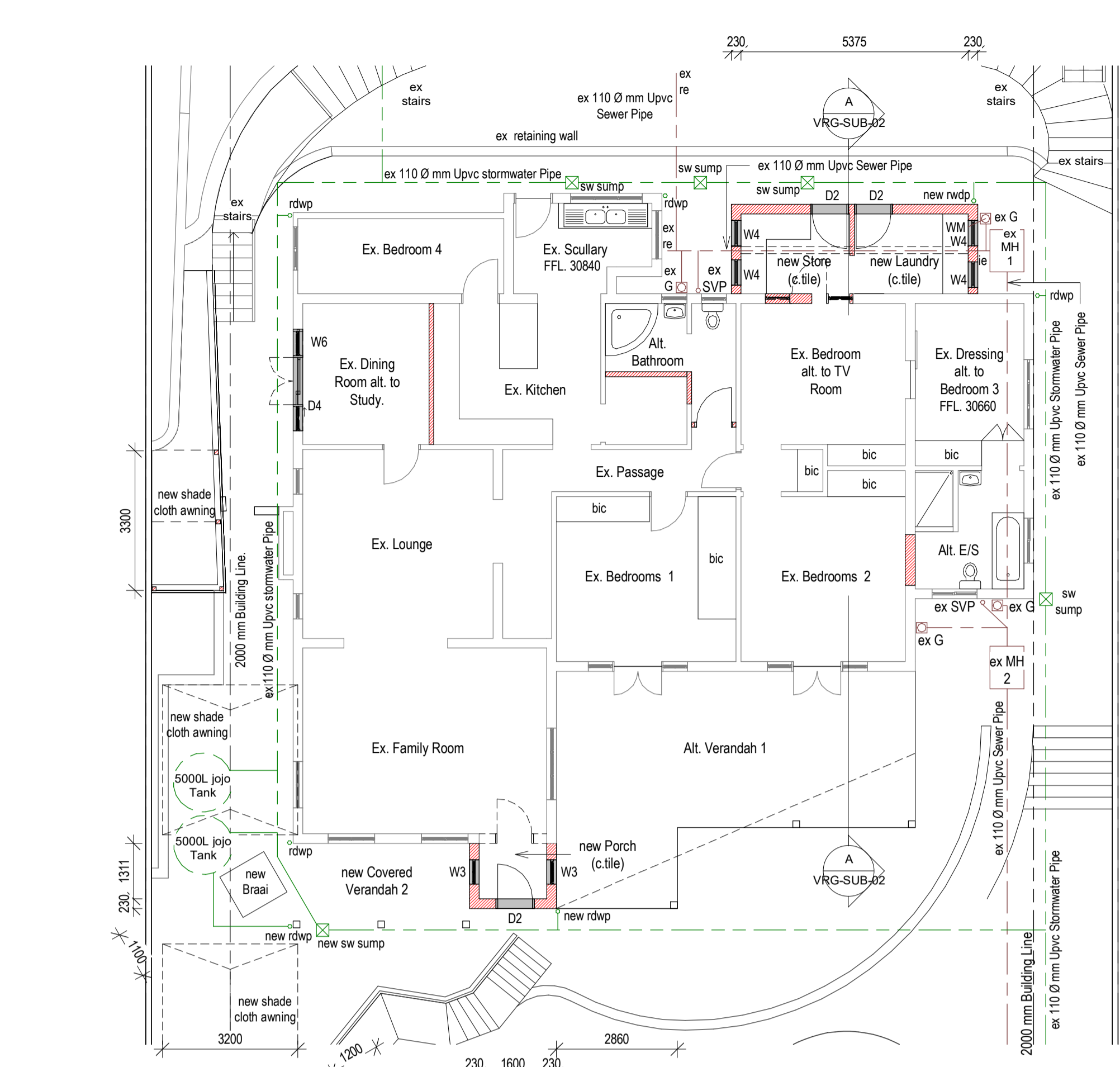


Section B-B
1 : 100

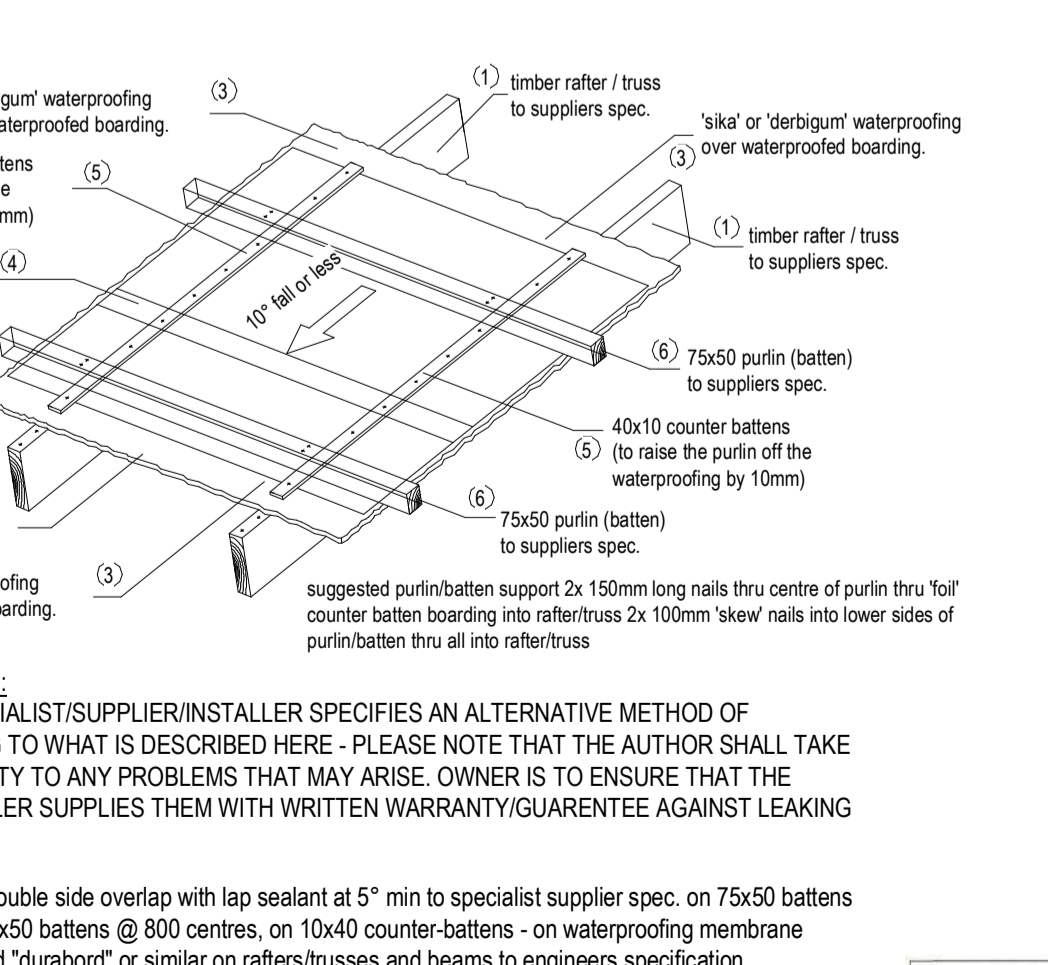
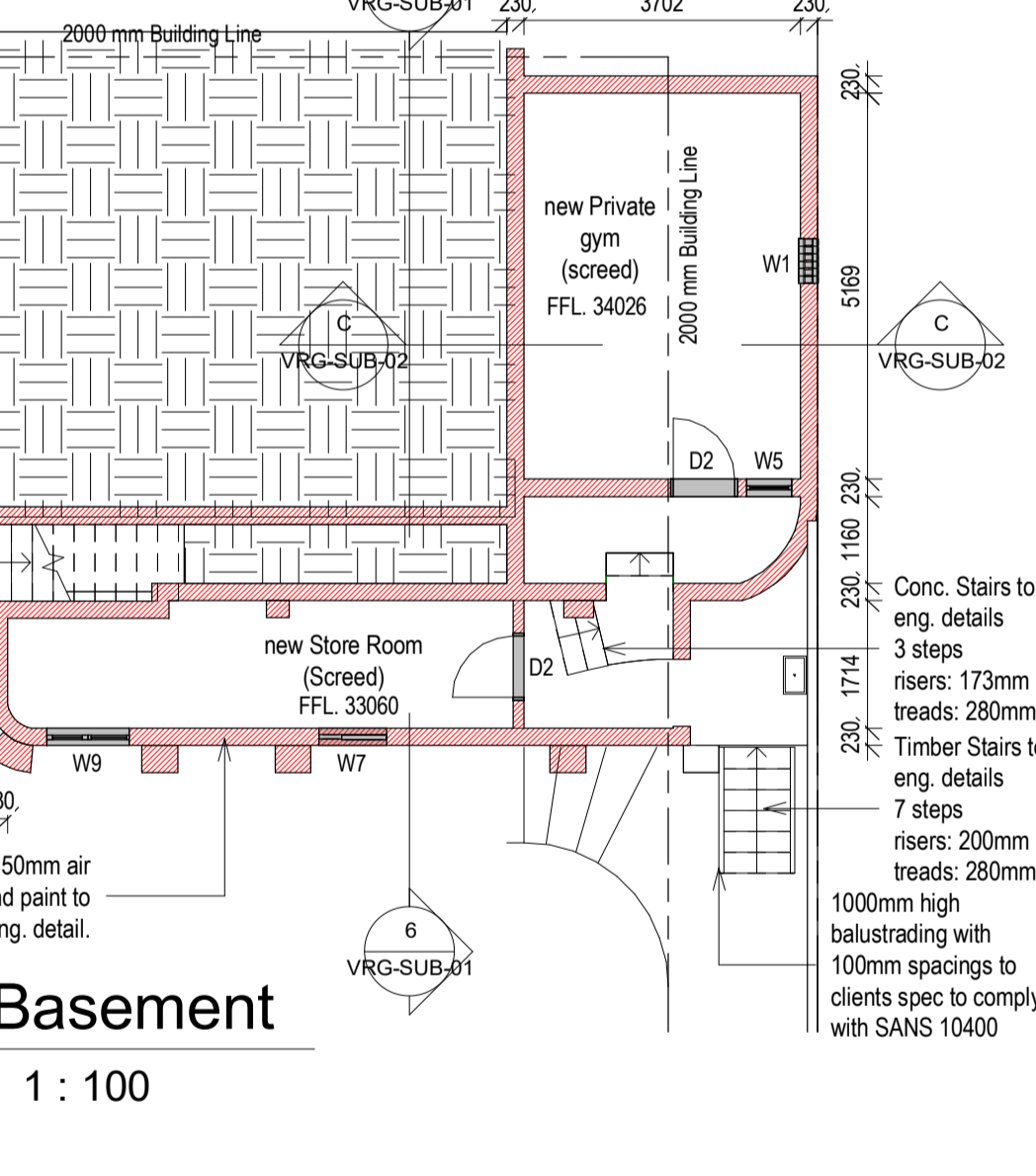


A/U - North West Elevation
1 : 100

Area Schedule (Ex)		
Level	Name	Area
Garage	Garage	18.69 m ²
Ground Storey Plan	Awning	33.22 m ²
Ground Storey Plan	Living	195.12 m ²
A/U & S/Q	S/Q	30.35 m ²
Grand total		277.38 m ²

Area Schedule (New)		
Level	Name	Area
Garage	Garage	18.69 m ²
Ground Storey Plan	Porch	3.17 m ²
Ground Storey Plan	Verandah 2	8.35 m ²
Ground Storey Plan	Verandah 1	36.86 m ²
Ground Storey Plan	Living	207.43 m ²
Basement	Store room	18.29 m ²
Basement	Private Gym	28.37 m ²
A/U & S/Q	S/Q WC.	5.97 m ²
A/U & S/Q	Verandah	9.78 m ²
A/U & S/Q	S/Q	14.25 m ²
A/U & S/Q	Verandah 1	23.06 m ²
A/U & S/Q	Entertainment area	24.42 m ²
A/U & S/Q	A/U	79.48 m ²
Grand total		478.12 m ²

Site Area	: 935,25 m ²
Allowable COV (50%)	: 467.63 m ²
Ex COV	: 278.34 m ²
Proposed COV	: 153.12 m ²
Total COV	: 431.46 m ²
Allowable FAR (N/A)	: N/A m ²
Added Area	: 153.12 m ²



Shallow roof detail
1 : 100

GENERAL NOTES min requirements
All dimensions pertaining to the structural integrity of the structure are for information only. The appointed engineer must specify all foundations, depth of backfill, reinforced conc slabs, lintols, brickforce and all matters relating to the structural stability of the proposed works.
Should the engineer specify something different to what has been dimensioned then the pr engineers specification must supercede the noted dimensions. The discrepancies must be reported to the author prior to construction.
The contractor must adhere to all the current NHBC regulations and specifications relating to building practices. Any deviation from these regulations will become the sole responsibility of the contractor and any cost relating to the rectification of such items will be to the cost of the contractor.
All construction works are to further comply with the standard building regulations as per SANS 10400 of 2010 as well as th the local authorities bylaws.
All glazing to comply with SANS 10400 part N
NB. See detailed window / glazing schedule
Surface beds - 25mm screed on 85thk 25 Mpa conc. 100mm Mesh reinforced (Ref 193) surface bed on DPM (250 mic) on compacted soil to 95± Mod.A.A.S.H.O poisoned with 5 P.C.P. solution
NB engineers design takes preference to above.
All new balustrading to be 1000 mm high and to have a 100 mm spacing and to comply with SANAS 10400 part D.

Engineers notes:
All dimensions pertaining to the structural integrity of the structure are for information only. The appointed engineer must specify all foundations, depth of founds, backfill, reinforced conc slabs, lintols, brickforce and all matters relating to the structural stability of the proposed works. The engineer is to provide detailed drawings of such specifications and is to certify all work that he is responsible for.
Should the engineer specify something different to what has been dimensioned then the pr engineers specification must supercede the noted dimensions. The discrepancies must be reported to the author prior to construction.
All walls and lintols to engineers details.
Foundations to comply with the design requirements made by the Engineer in the Geotechnical Engineers report, if needed.
All Roofs and walls to Engineers details.

Endorsements:
floors to comply with SANS 10400 part J
walls to comply with SANS 10400 part K
roof to comply with SANS 10400 part L
stairs to comply with SANS 10400 part M
balustrading to comply with SANS 10400 part M.3
glazing to comply with SANS 10400 part N
drainage to comply with SANS 10400 part P
stormwater to comply with SANS 10400 part R
nat lighting to comply with SANS 10400 part 0
min 10% floor area - (5% openable)
ret. walls to comply with SANS 10400 part K4.2.4
NB. Should the contractor/buildier be unsure of any of the regulations as noted above or wish to amend any of the above, written notification to the author must be made in order to obtain approval from the relevant authority.

All cadastral boundary pegs must be exposed and flagged prior to the site being handed over for any works to commence, and must remain exposed and flagged through out the construction period. The Land Surveyor must place the site number plate identifying the site, on the street facing boundary at the midway mark.

Plumbers Note:
Min fall to drains 1:40. - Min cover to drains 450mm. Provide anchor blocks to ends of drains exceeding 1.5. All drain pipes and fittings to be SANS 10400 approved. All waste pipes 50DIA unless specified and certified by registered plumber. Provide re's to ends of pipe runs and bends as noted on drawings. ie's to be provided at all accessible junctions and bends. All drainage pipes under hardened surfaces to be "twin walled" UPVC piping SANS 10400 Access for cleaning of stack/discharge pipes within 2m above entry point of the pipes into the ground are to have removable access points (covers) SANS 10400-P4.19 The design of the drainage system is to comply with part P of SANS 10400 and any requirements of the relevant local authority & is the responsibility of the Main contractor/ Plumbing contractor. The municipal sewer connection point is to be exposed prior to commencement of any drainage installation and the level verified. Any discrepancies are to be reported to the engineer PRIOR to commencement of the work. The sewer sections shown indicate the design intent only. This is to be verified by the registered plumber/plumbing contractor - any discrepancies or proposed alterations are to be reported to the author prior to commencement of any work. Agricultural drains to be provided where necessary as per structural engineers design and requirements. All stormwater to be piped to soakpits unless otherwise indicated. no soakpit to be positioned within 3m of any building or boundary. All svp's to be taken 2m above window/door head height or 2 way vent valves added to SABS spec. Any drain passing under or adjacent to a building shall not impair the structural stability of the building.

Roof Notes:
Ceramic roof tile at 3°, 5° & 11° on 75x50 SABS treated pine battens at ±600 crs on "sialation" Residential RPP tile underlay (SANS 10400 spec) 100mm thick SANS 10400 aprvd. mineral wool ceiling insulation Truss fabrication and grade of timber to be as per part L of SANS 10400 2011 table 1 & 2 max truss spacing 1000mm c/ors on 76x114 wall plates - 2x 40 galv. wire truss ties built into brickwork min 4 courses per truss end as per SANS 10400 roof specification. Any roof which does not comply with part L of SANS 10400 2011 and or does not comply with local authorities bylaws must be designed and manufactured to Roofing suppliers MITEK engineered gang nail specification and erected and certified by roof suppliers engineers. exposed trusses to be sanded on site and stained as per finishing schedule with 5mm plywood stained cover plates to gannal plates as required. all parapet wall and wall to roof finish to be "seal-off" or similar flexible membrane to match roof colour & to comply with part L4.2 of SANS 10400 All fascias and bargeboards to be fibre-cement unless otherwise specified. Colour as per colour palette.
All roof accessories to match colour of roof.
All valley gutters to be (min) 0.6mm 'SAFTAL' alum. sheeting
100x100 powder coated alum. seamless gutters and downpipes
38x38 SA pine ceiling battens at ±600 crs to support skimmed GYPSUM ceiling board. Decor cornice (150 NMC) to owners detail U.O.N.

gutters & downpipes
downpipes and gutters indicated on elevations as a design guide only. Specialist gutter supplier to design and erect to design standards

NB - SANS 10400-XA & SANS 204 REQUIREMENTS:

- All external walls to be built with 50mm air cavity- minimum CR value required = 60 hours
- Minimum R-value of roof insulation = 1.99
- 50% of annual hot water to be provided by means other than electrical heating i.e. solar, heat pumps
- Hot water pipes to be insulated with minimum R-value = 1
- Hot water tank to be insulated with minimum R-value = 2
- See window/door schedule for specific glazing required

For these specifications & further requirements see attached SANS calculation report which must be read in conjunction with this plan.

General Finishes:

WALL COLOURS - Plaster & Paint to match ex.

ROOF - ceramic roof tile to match ex.

RAINWATER GOODS - fibre cement to match ex.

WINDOWS - Meranti Timber to match ex.

DOORS - Meranti timber to match ex.

Name	Address	LOT No	Sign	Date
G.N. GORING	103 Union crescent, Durban North	ERF 436		
V.A. MADDE	115 Union crescent, Durban North	ERF 434		
NISHA DAVIA	60 Lothian Road, Durban North	ERF 437		

33 Marion Avenue, Glenastley
C: 072 902 3996
E: daren@dgscdesigns.co.za

Client sign	Richard Holgate PRARCH 39622593
Client sign	Avan Rensburg

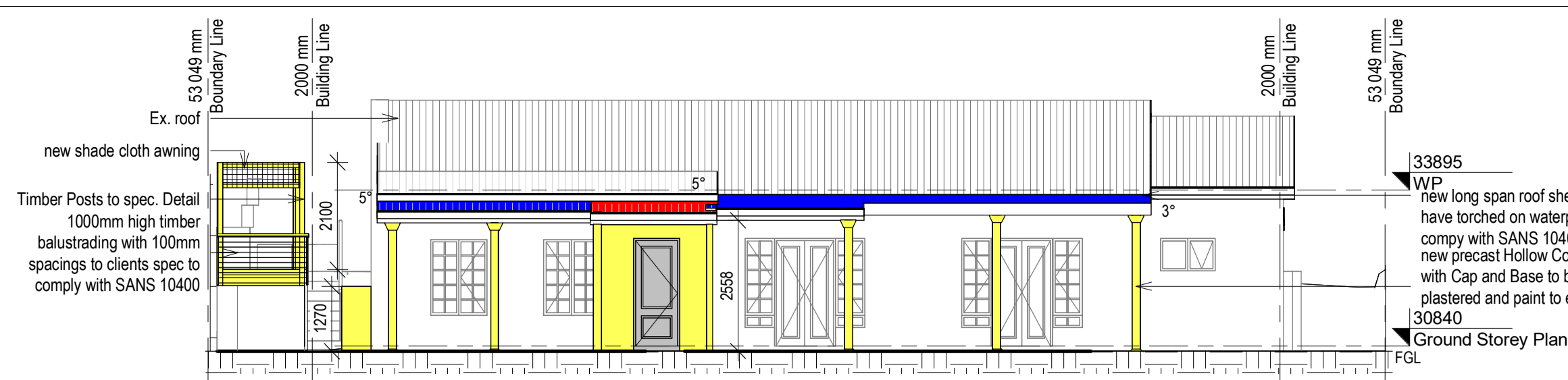
Project description
Proposed Additions and alterations to existing dwelling & New A/U on ERF 435 at 74 Lothian Road, Durban North for Mrs E. A. van Rensburg (Building Classification H4)

Site Plan, Ground Storey Plan, A/U & S/Q title Section and Area Schedule

Project number: 01/001
Date: 07.03.2022 Scale: As indicated
Drawn by: DC Rev: _____

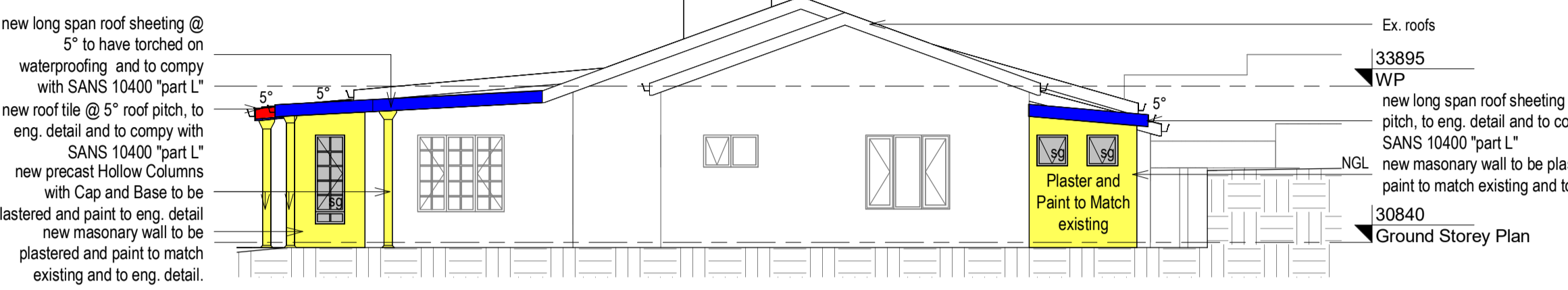
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Copyright reserved - DGSC Designs

A1	NOT FOR CONSTRUCTION
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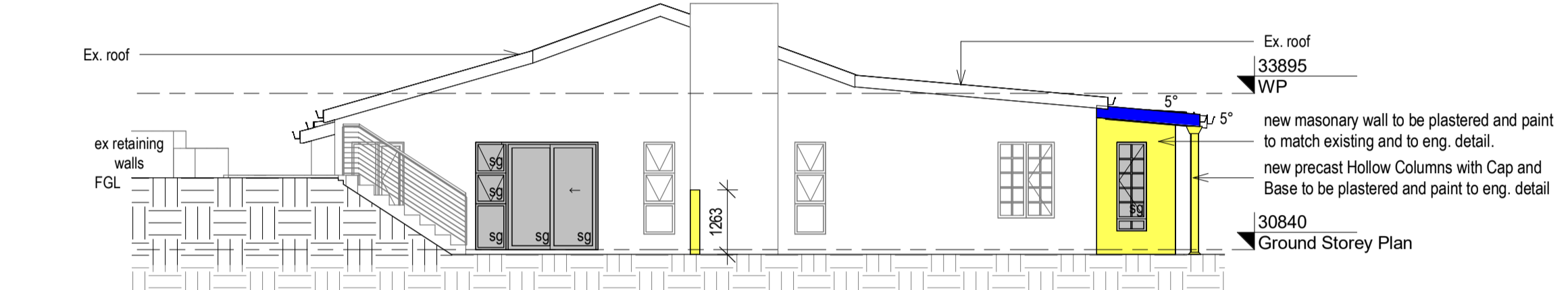
North East Elevation

1 : 100



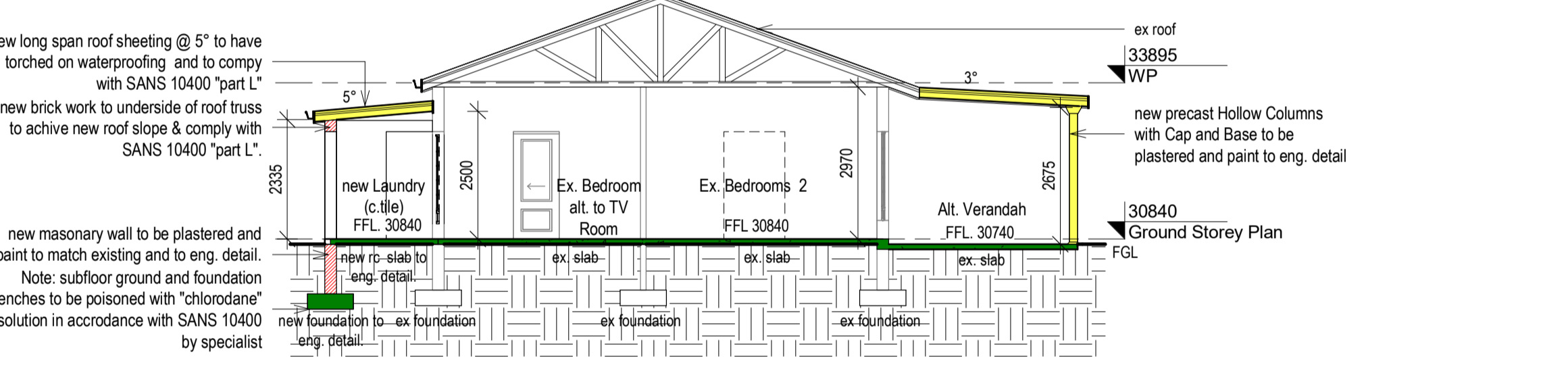
North West Elevation

1 : 100



South East Elevation

1 : 100



Section A-A

1 : 100

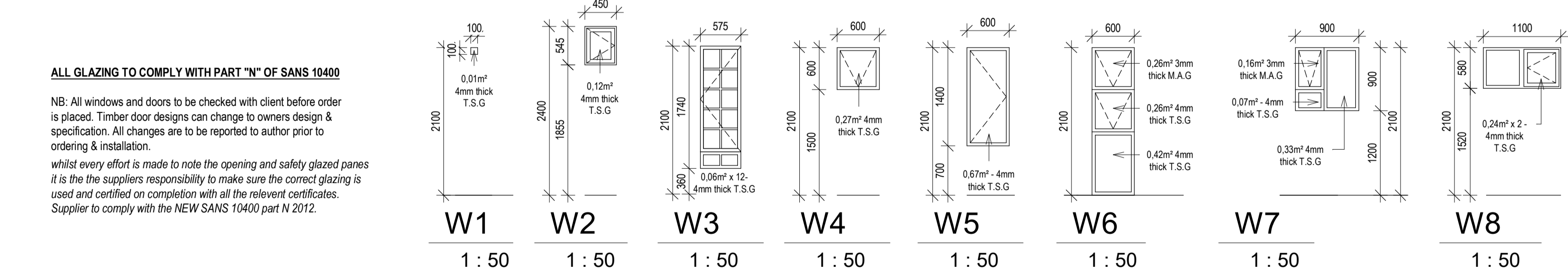
Type Mark	Count	Description	Width	Height
W1	13	Glass block window, glazing to comply with SANS 10400, refer to energy report VRG-EC-1 for the SHGC and U-value.	100	100
W2	2	Meranti Timber side Hung window, glazing to comply with SANS 10400, refer to energy report VRG-EC-1 for the SHGC and U-value, Natural finish.	450	545
W3	2	Meranti Timber side Hung window, glazing to comply with SANS 10400, refer to energy report VRG-EC-1 for the SHGC and U-value, Natural finish.	575	1740
W4	4	Meranti Timber top Hung window, glazing to comply with SANS 10400, refer to energy report VRG-EC-1 for the SHGC and U-value, Natural finish.	600	600
W5	1	Meranti Timber side Hung window, glazing to comply with SANS 10400, refer to energy report VRG-EC-1 for the SHGC and U-value, Natural finish.	600	1400
W6	1	Aluminium top Hung window, glazing to comply with SANS 10400, refer to energy report VRG-EC-1 for the SHGC and U-value, powder coated aluminium	600	2100
W7	1	Aluminium top Hung window, glazing to comply with SANS 10400, refer to energy report VRG-EC-1 for the SHGC and U-value, powder coated aluminium	900	900
W8	1	Meranti Timber side Hung window, glazing to comply with SANS 10400, refer to energy report VRG-EC-1 for the SHGC and U-value, Natural finish.	1100	580
W9	1	Meranti Timber side Hung window, glazing to comply with SANS 10400, refer to energy report VRG-EC-1 for the SHGC and U-value, Natural finish.	1100	1200
W10	1	Meranti Timber side Hung window, glazing to comply with SANS 10400, refer to energy report VRG-EC-1 for the SHGC and U-value, Natural finish.	1640	545
W11	2	Meranti Timber side Hung window, glazing to comply with SANS 10400, refer to energy report VRG-EC-1 for the SHGC and U-value, Natural finish.	2885	1200

Table 1: dimensions for vertical glass supported by a frame on all sides in external walls in buildings where the height measured from the ground to the top of such wall does not exceed 10m

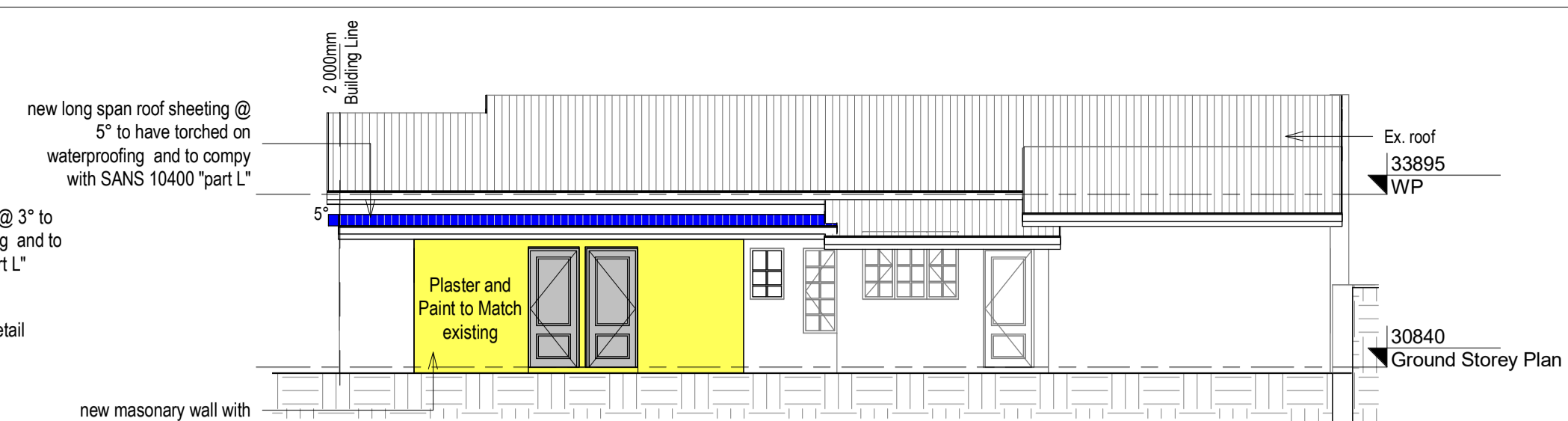
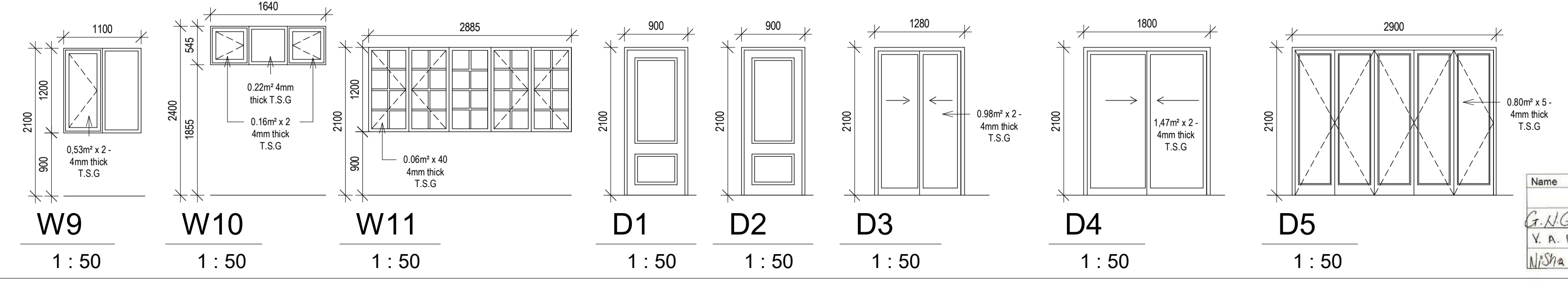
Type of glass	Maximum pane area m ²					
	3mm	4mm	5mm	6mm	8mm	10mm
Monolithic annealed glass (M.A.G)	0,75	1,5	2,1	3,2	4,6	6,0
Patterned annealed and wired glass	-	0,75	1,2	1,9	2,6	3,4
Laminated annealed safety glass	-	-	-	-	2,9	4,3
toughened safety glass (T.S.G)	-	-	1,9	3,0	4,5	8,0

ALL GLAZING TO COMPLY WITH PART "N" OF SANS 10400

NB: All windows and doors to be checked with client before order is placed. Timber door designs can change to owners design & specification. All changes are to be reported to author prior to ordering & installation.
 whilst every effort is made to note the opening and safety glazed panels it is the suppliers responsibility to make sure the correct glazing is used and certified on completion with all the relevant certificates.
 Supplier to comply with the NEW SANS 10400 part N 2012.

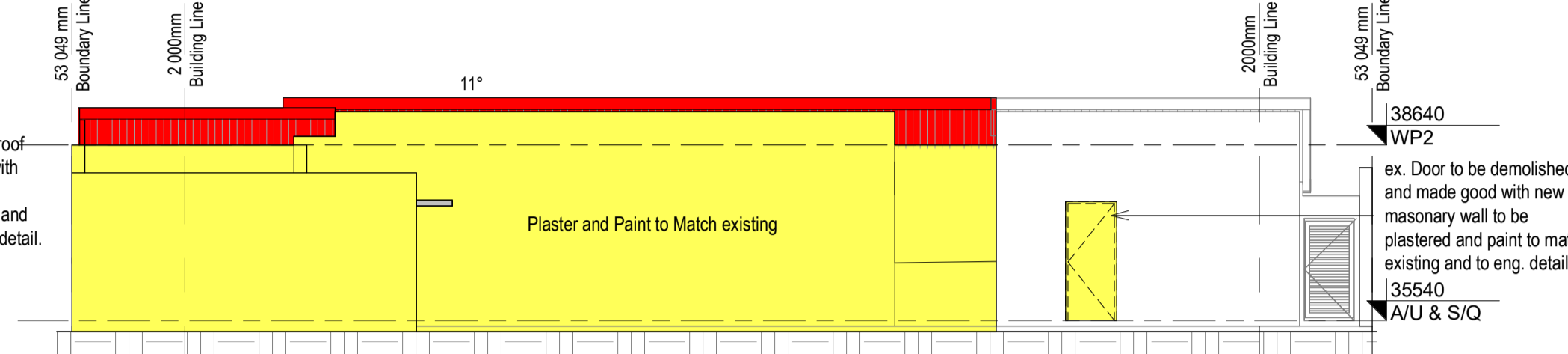


Type Mark	Count	Description	Width	Height
D1	1	TDM 6 panel moulded hollowcore internal single cavity door clw jambliners for architraves, 620mm x 2360mm, 1/3 solid 2/3 solid, finish white paint	900	2100
D2	9	TDM 6 panel moulded hollowcore internal single door clw jambliners for architraves, 620mm x 2360mm, 1/3 solid 2/3 solid, finish white paint	900	2100
D3	1	Meranti Timber external double door, 1/3 glass 2/3 glass, 1200mm x 2060mm, glazing to comply with SANS 10400, refer to energy report VRG-EC-1 for the SHGC and U-value, natural finish.	1280	2100
D4	1	Aluminium external sliding door, 1/3 glass 2/3 glass, 1800mm x 2060mm, glazing to comply with SANS 10400, refer to energy report VRG-EC-1 for the SHGC and U-value, powder coated aluminium	1800	2100
D5	1	Aluminium external Folding door, 1/3 glass 2/3 glass, 2820mm x 2460mm, glazing to comply with SANS 10400, refer to energy report VRG-EC-1 for the SHGC and U-value, natural finish	2900	2100



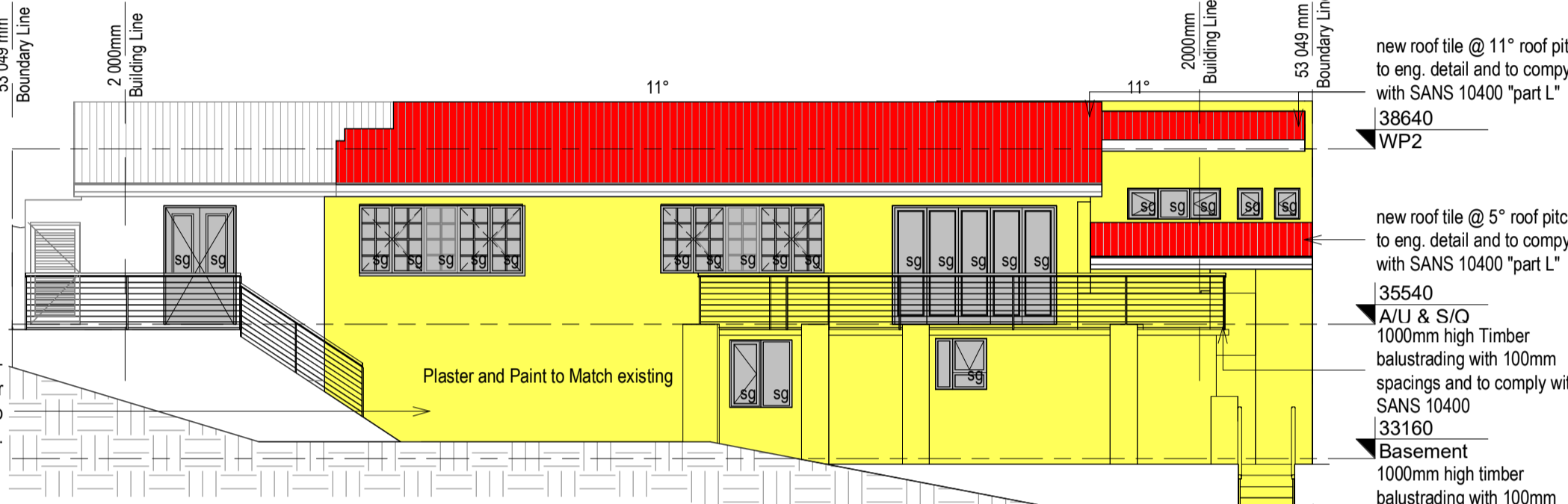
South West Elevation

1 : 100



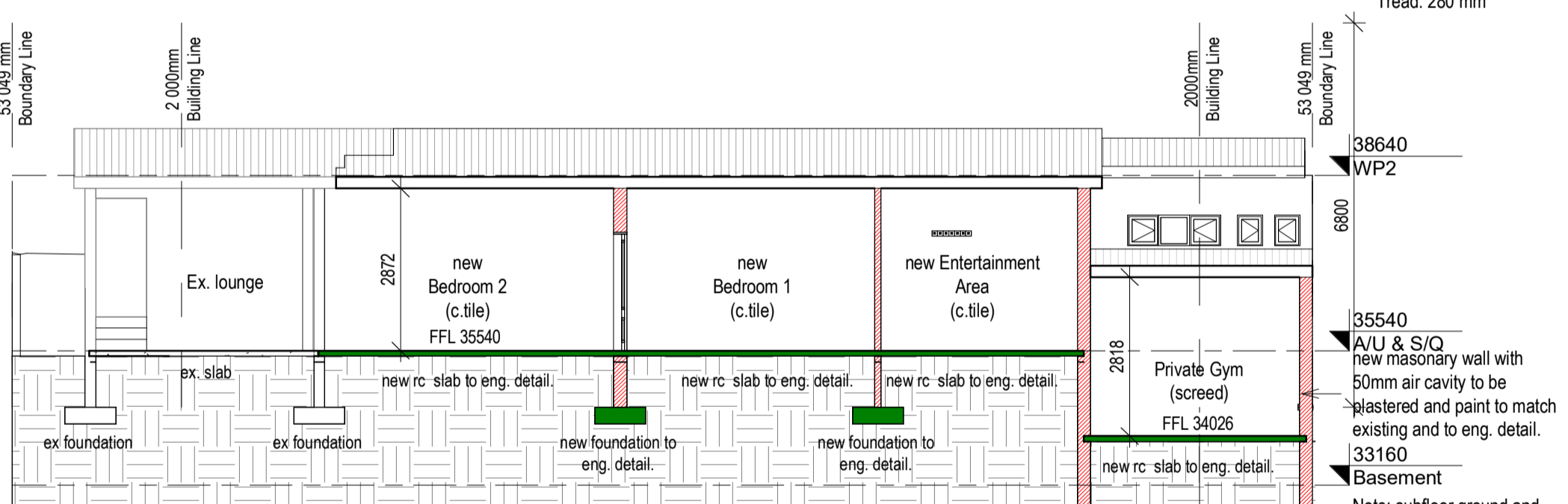
A/U - South West Elevation

1 : 100



A/U - North East Elevation

1 : 100



Section C-C

1 : 100

GENERAL NOTES min requirements
 All dimensions pertaining to the structural integratory of the structure are for information only. The appointed engineer must specify all foundations, depth of founds, backfill, reinforced conc slabs, lintols, brickforce and all matters relating to the structural stability of the proposed works
 Should the engineer specify something different to what has been dimensioned then the pr engineers specification must supercede the noted dimensions. The discrepancies must be reported to the author prior to construction.
 The contractor must adhere to all the current NHBC regulations and specifications relating to building practices. Any deviation from these regulations will become the sole responsibility of the contractor and any cost relating to the rectification of such items will be to the cost of the contractor.
 All construction works are to further comply with the standard building regulations as per SANS 10400 of 2010 as well as th the local authorities bylaws.
 All glazing to comply with SANS 10400 part N.
 NB. See detailed window / glazing schedule
 Surface beds - 25mm screed on 85thk 25 Mpa conc. 100mm Mesh reinforced (Ref 193) surface bed on DPM (250 mic) on compacted soil to 95+ Mod.AA.S.H.O poisoned with 5 P.C.P. solution
 NB engineers design takes preference to above.
 All new balustrading to be 1000 mm high and to have a 100 mm spacing and to comply with SANAS 10400 part D.

Engineers notes:
 All dimensions pertaining to the structural integratory of the structure are for information only. The appointed engineer must specify all foundations, depth of founds, backfill, reinforced conc slabs, lintols, brickforce and all matters relating to the structural stability of the proposed works. The engineer is to provide detailed drawings of such specifications and is to certify all work that he is responsible for.
 Should the engineer specify something different to what has been dimensioned then the pr engineers specification must supercede the noted dimensions. The discrepancies must be reported to the author prior to construction.
 All walls and lintols to engineers details.
 Foundations to comply with the design requirements made by the Engineer in the Geotechnical Engineers report, if needed.
 All Roofs and walls to Engineers details.

Endorsements:
 Roofs to comply with SANS 10400 part J
 walls to comply with SANS 10400 part K
 roof to comply with SANS 10400 part L
 stairs to comply with SANS 10400 part M
 balustrading to comply with SANS 10400 part M4.3
 glazing to comply with SANS 10400 part N
 drainage to comply with SANS 10400 part P
 stormwater to comply with SANS 10400 part R
 nat lighting to comply with SANS 10400 part O
 min 10% floor area - (5% openable)
 ret. walls to comply with SANS 10400 part K4.2.4
 NB. Should the contractor/builders be unsure of any of the regulations as noted above or wish to amend any of the above, written notification to the author must be made in order to obtain approval from the relevant authority.

All cadastral boundary pegs must be exposed and flagged prior to the site being handed over for any works to commence, and must remain exposed and flagged through out the construction period. The Land Surveyor must place the site number plate identifying the site, on the street facing boundary at the midway mark.

Plumbers Note:
 Min fall to drains 1:40. - Min cover to drains 450mm. Provide anchor blocks to ends of drains exceeding 1.5. All drain pipes and fittings to be SANS 10400 approved. All waste pipes SODIA unless specified and certified by registered plumber. Provide re's to ends of pipe runs and bends as noted on drawings. ie's to be provided at all accessible junctions and bends. All drainage pipes under hardened surfaces to be "twin walled" uPVC piping SANS 10400 Access for cleaning of stack/discharge pipes within 2m above entry point of the pipes into the ground are to have removable access points (covers) SANS 10400-P4.19 The design of the drainage system is to comply with part P of SANS 10400 and any requirements of the relevant local authority & is the responsibility of the Main contractor/ Plumbing contractor. The municipal sewer connection point is to be exposed prior to commencement of any drainage installation and the level verified. Any discrepancies are to be reported to the engineer PRIOR to commencement of the work The sewer sections shown indicate the design intent only. This is to be verified by the registered plumber/plumbing contractor - any discrepancies or proposed alterations are to be reported to the author prior to commencement of any work. Agricultural drains to be provided where necessary as per structural engineers design and requirements. All stormwater to be piped to soakpits unless otherwise indicated. no soakpit to be positioned within 3m of any building or boundary. All svp's to be taken 2m above window/door head height or 2 way vent valves added to SABS spec. Any drain passing under or adjacent to a building shall not impair the structural stability of the building.

Roof Notes:
 Ceramic roof tile at 3° 5° & 11° on 75x50 SABS treated pine battens at ±600 crs on "sialator" Residential RPP tile underlay (SANS 10400 spec) 100mm thick SANS 10400 aprvd. mineral wool ceiling insulation Truss fabrication and grade of timber to be as per part L of SANS 10400 2011 table 1 & 2 max truss spacing 1000mm/crs on 76x114 wall plates - 2x 40 galv. wire truss ties built into brickwork min 4 courses per truss end as per SANS 10400 roof specification. Any roof which does not comply with part L of SANS 10400 2011 and or does not comply with local authorities bylaws must be designed and manufactured to Roofing suppliers "MITEK" engineered gang nail specification and erected and certified by roof suppliers engineers. exposed trusses to be sanded on site and stained as per finishing schedule with 5mm plywood stained cover plates to gangnail plates as required. all parapet wall and wall to roof finish to be "seal-o-flex" or similar flexible membrane to match roof colour & to comply with part L4.2 of SANS 10400 All fascias and bargeboards to be fibre-cement unless otherwise specified. Colour as per colour palette.
 All roof accessories to match colour of roof.
 All valley gutters to be (min) 0.6mm "SAFTAL" alum. sheeting
 100x100 powder coated alum. seamless gutters and downpipes
 38x38 SA pine ceiling battens at ±600 crs to support skimmed GYPSUM ceiling board. Decor cornice (150 MMC) to owners detail U.O.N.

gutters & downpipes
 downpipes and gutters indicated on elevations as a design guide only. Specialist gutter supplier to design and erect to design standards
 NB - SANS 10400-XA & SANS 204 REQUIREMENTS:

- All external walls to be built with 50mm air cavity- minimum CR value required = 60 hours
- Minimum R-value of roof insulation = 1,99
- 50% of annual hot water to be provided by means other than electrical heating i.e. solar, heat pumps
- Hot water pipes to be insulated with minimum R-value = 2
- Hot water tank to be insulated with minimum R-value = 2
- See window/door schedule for specific glazing required

For these specifications & further requirements see attached SANS calculation report which must be read in conjunction with this plan.

General Finishes:
 WALL COLOURS - Plaster & Paint to match ex.
 ROOF - ceramic roof tile to match ex.
 RAINWATER GOODS - fibre cement to match ex.
 WINDOWS - Meranti Timber to match ex.
 DOORS - Meranti timber to match ex.

Name	Address	LOT No.	Sign	Date
G. N. Govender	103 Union crescent, Durban North	ERF 436		
V. A. Muzore	109 Union crescent, Durban North	ERF 434		
N. S. D. D. D.	115 Union crescent, Durban North	ERF 432		
	60 Lothian Road, Durban North	ERF 437		



33 Marion Avenue, Glenastley
 C: 072 902 3996
 E: daren@dgscdesigns.co.za

Client sign: *Richard Holgate*
 Richard Holgate
 PRARCH 39622593

Project description
 Proposed Additions and alterations to existing dwelling & New A/U on ERF 435 at 74 Lothian Road, Durban North for Mrs E. A. van Rensburg (Building Classification H4)

title	Elevations, Sections, Window Schedule and Door Schedule
Project number	01/001
Date:	07.03.2022
Scale	As indicated
Drawn by	DC
Rev	
Project number	VRG-SUB-02
Copyright reserved - DGSC Designs	
NOT FOR CONSTRUCTION	