

GENERAL NOTES

All work to comply with SANS 10400 and any other associated SANS referred to in SANS 10400. All work to comply with the design and development guidelines as laid down by THE HOME OWNER'S ASSOCIATION. Architectural drawings are to be read in conjunction with engineers drawings. Corner beacons to be located and exposed before work on site commences. Contractor to check all dimensions and levels (schedules and details) before the relevant work is given in hand and report any discrepancies to the AUTHOR / OWNER. All reinforced concrete, slabs, foundations, column details, beams, stairs, and retaining walls are to be built strictly in accordance to professional engineers details and under his / her supervision. Contractor to ensure that no changes in existing levels are made over local authority servitudes or underground services unless permission has been given in writing by the local authority. The contractor is to inspect the approved copies of drawings to ensure that all amendments during the submissions process have been taken into account. The attention of the owner is drawn to the fact that changes to the plan and / or specification after municipal approval is likely to invalidate that approval. All foundations are to be built to professional engineers details & under his / her supervision. All foundations to be taken down below natural ground level. Natural ground line in approximate position only and no claim can be made for any discrepancies on site. All earthworks to be completed as per plan and as per engineers instruction. All banks greater than 26° are to be certified by the engineer i.e a certificate of stability is required. All earthworks and stormwater will be the responsibility of the engineer i.e all work to be completed under the supervision of the engineer and certified accordingly. Existing foundations & structure to be certified by engineer to carry additional loading prior to work being commenced. All earthworks to be completed according to engineers detail and specification and an engineers stability certificate will be required on completion of works.

SANS 10400 NOTES

Part B: Structural Design
The structural system of the building must comply with the detailed requirements of SANS 10400-H; J; K; L; M and N where applicable

Part D: Public Safety
Where there is a change of level, a ramp, a driveway or access to swimming pools all must be in accordance with the detailed requirements of SANS 10400-D

Part F: Site Operations
On all sites there must be provision of sanitary facilities in accordance with the detailed requirements of SANS 10400-F

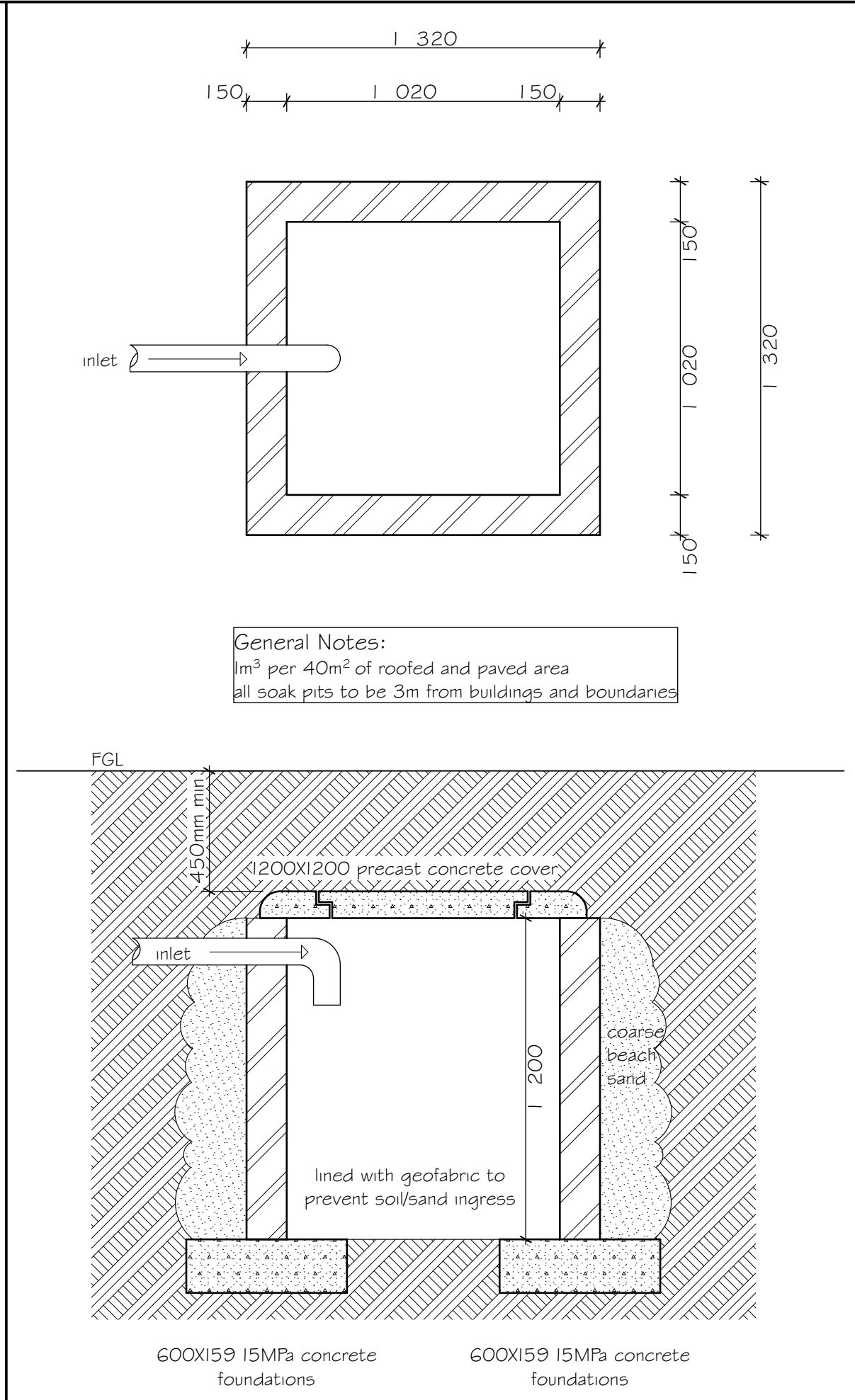
Part H: Foundations
All foundations to be in accordance with SANS 10400-B and the detailed requirements of SANS 10400-H

Part J: Floors
Floors in any laundry, kitchen, shower room, bathroom or room containing a toilet pan or urinal to be in accordance with the detailed requirements of SANS 10400-J
Suspended floors to be in accordance with the requirements of SANS 10400-B and SANS 10400-T and SANS 10082 and the detailed requirements of SANS 10400-J
Slabs supported on the ground to be in accordance with SANS 10400-B and SANS 10400-H and the detailed requirements of SANS 10400-J

Part K: Walls
The structural strength and stability of the walls to be in accordance with SANS 10400 - B and SANS 10400-T and the detailed requirements of SANS 10400-K. Roof fixings to be in accordance with SANS 10400-B and the detailed requirements of SANS 10400-K

Water penetration through a wall is in accordance with the detailed requirements of SANS 10400-K

Part L: Roofs
Roof coverings and waterproofing systems are in accordance with the detailed requirements of SANS 10400-L
Flat roofs and related gutters to be in accordance with the detailed requirements of SANS 10400-L
Roof assembly and any ceiling assembly, in addition to complying with the requirements of SANS 10400-C to be in accordance with the detailed requirements of SANS 10400-L and the roof assembly is supported on walls that comply with the requirements of SANS 10400-K all to be in accordance with SANS 10400-B and SANS 10400-L
Gutters and downpipes to be sized in accordance with the requirements of SANS 10400-R
The fire resistance and combustibility of the roof assembly or any ceiling assembly are in accordance with the detailed requirements of SANS 10400-L and SANS 10400-T



Typical Soak Away Detail
1:20

TOTAL PARKING = 17 BAYS	
16 x bays	
1 x Paraplegic bay No. 3	
Parking Schedule:	
No. 1 Bay size =	2,2m x 5m
No. 2 Bay size =	2,55m x 5m
No. 3 Bay size =	3,5m x 4,54m
No. 4 - 9 Bay size =	2,5m x 4,54m
No. 10 Bay size =	2,6m x 5m
No. 11 - 17 Bay size =	2,5m x 5m

Part M: Stairways
Stairways to be in accordance with SANS 10400-B and SANS 10400-T the detailed requirements of SANS 10400-M
Walls, screens, railings or balustrades to such stairway to be in accordance with the requirements of SANS 10400-B and SANS 10400-T SANS 10400-K and SANS 10400-T

Part N: Glazing
The type and fixing of glazing is to be in accordance with SANS 10400-B and the detailed requirements of SANS 10400-N
The selection of the glazing is to be in accordance with the detailed requirements of SANS 10400-N

Part O: Lighting and Ventilation
The lighting in a habitable room, bathroom, shower room and room containing a toilet pan to comply with the requirements of SANS 10400-T and the detailed requirements of SANS 10400-O
The ventilation to be in accordance with the requirements of SANS 10400-T and to be in accordance with the detailed requirements of SANS 10400-O

Part P: Drainage
The design of the drainage system to be in accordance with the detailed requirements of SANS 10400-P

Part R: Storm water disposal
The means for the control and disposal of storm water is in accordance with the detailed requirements of SANS 10400-R

Part S: Persons with disabilities
Where applicable the means for providing facilities for persons with disabilities to be in accordance with the detailed requirements of SANS 10400-S

Part T: Fire protection
Where applicable the fire protection measures provided to be in accordance with the detailed requirements of SANS 10400-T

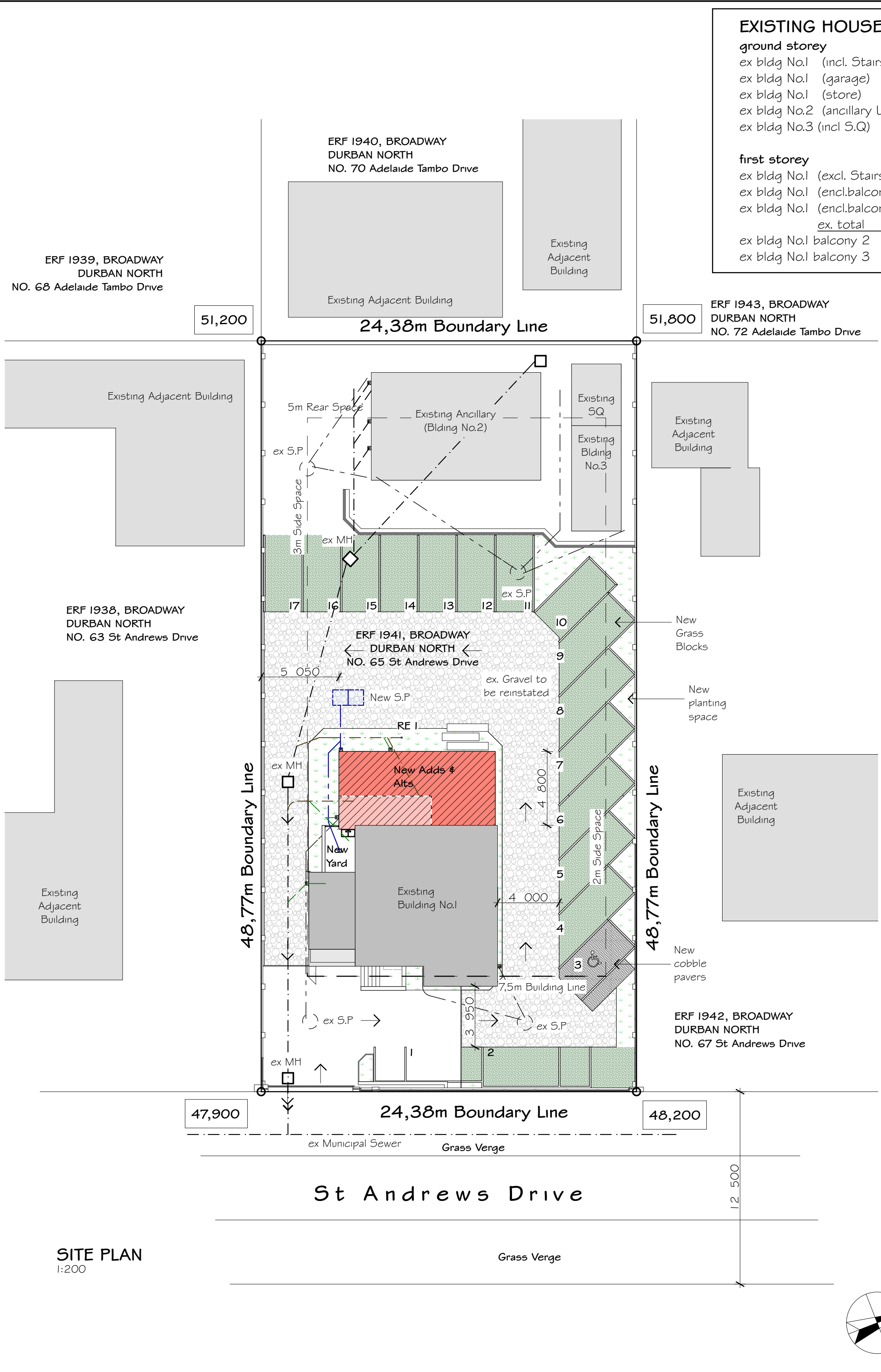
Part V: Space heating
Where applicable the provision of space heating to be in accordance with the detailed requirements of SANS 10400-V

Part W: Fire installation
Where applicable the fire installations must comply with the detailed requirements of SANS 10400-W
The supply of water to be in accordance with the detailed requirements of SANS 10400-W

Part XA: Energy Efficiency in Buildings
Note: ** All buildings predates these codes **
External walls are to be in accordance with the detailed requirements of SANS 10400-XA
Fenestration to be in accordance with SANS 10400-XA or SANS 204
Roof assembly construction to be in accordance with SANS 10400-XA
Services that use energy or control the use of energy to be in accordance with SANS 204
Hot water systems to be in accordance with SANS 10400-XA

DRAINAGE NOTES
minimum of 450mm earth cover to be maintained over all drainage pipes at all times along each run
position & levels of sewer pipes to be determined and / or verified on site prior to commencement of work
IE's to be provided at all junctions
RE's or MH's to be provided at all changes in direction of sewer drainage pipes
all damaged fittings are to be replaced
all gully surrounds & manhole covers to be 75mm above ground level
all drainage pipes to be bridged over beneath all walls and to be encased in concrete beneath all hardened surfaces and to be 100mm diameter Upvc ribbed pipe
SVP - 300x200 access panels to be provided to all ducts at levels that provide adequate access to plumbing junctions & should be located preferably on the outside
all pipes below building to be encased in concrete

FIRE NOTES
fire door - as per SANS 10400 part T 4.9.3 a fire door must be a solid timber door constructed with double rebated joints, that have a thickness of not less than 40 mm and shall be deemed to comply with the requirement of 4.9.2 for a rating of 30 min.
fire wall - as per SANS 10400 part T 4.9.2 a) any separating element (wall and floor) between any garage that is not large enough to be classified as J4 and any habitable room shall have a fire resistance of not less than 30 min and the wall shall extend to the underside of the roof
b) any door between such garage and any such room shall have a fire resistance of not less than 30 min and such doorway shall require a threshold of not less than 10 mm
c) no combustible roof components shall penetrate the separating element dividing the space between the garage and the habitable room.



SITE PLAN
1:200

EXISTING HOUSE AREAS	
ground storey	
ex bldg No.1 (incl. Stairs)	101,30m ²
ex bldg No.1 (garage)	18,30m ²
ex bldg No.1 (store)	3,62m ²
ex bldg No.2 (ancillary Unit)	77,07m ²
ex bldg No.3 (incl. S.Q)	34,94m ²
first storey	
ex bldg No.1 (excl. Stairs)	72,26m ²
ex bldg No.1 (encl.balcony 1)	8,90m ²
ex bldg No.1 (encl.balcony 2)	15,00m ²
ex. total	331,39m²
ex bldg No.1 balcony 2	3,30m ²
ex bldg No.1 balcony 3	11,66m ²

NEW ADDS & ALTS AREAS	
New ground storey	
Addition	37,32m ²
New first storey	
Alteration (ex.balcony 3)	15,15m ²
total addition	52,47m²
New yard	6,30m ²
Demolished first storey	
Alteration (new dobl.vol)	-5,37m ²
total demolition	-5,37m²
total	378,49m²

SITE AREAS	
site area	1 189m ²
allowable far (.80)	951,20m ²
allowable cov (40%)	475,60m ²
ex far	331,39m ²
ex cov	232,85m ²
proposed far	47,10m²
proposed cov	37,32m²
total far (.3183)	378,49m²
total cov (22,72%)	270,17m²

SANS 10400 XA SANS 204 REPORT	
maximum energy demand & consumption	
max energy demand:	kVA (kW)
max energy consumption:	kWh
building orientation	
North	
floor construction	
slab on ground with no in-slab heating	
suspended floor with no in-slab heating	
external wall construction	
masonry wall as per SANS 10400-XA with a minimum R-value of 0,35	
fenestration	
By Mechanical Engineer	
ground storey	
net floor area:	121,45m ²
fenestration area:	44,33m ²
ratio fenestration / floor area:	36,50%
first storey	
net floor area:	115,52m ²
fenestration area:	13,45m ²
ratio fenestration / floor area:	11,60%
second storey (male hair salon)	
net floor area:	15,40m ²
fenestration area:	9,09m ²
ratio fenestration / floor area:	59%
roof assembly	
minimum total r-value required:	2,7m ² K/W
direction of heat flow:	down
roof lights	
none	
air infiltration & leakage	
If an a/c unit is fitted - draft seals need to be fitted to all opening doors and windows in the effected area	
services	
max energy demand:	4319 W
max energy consumption per annum:	10797 kWh
total energy consumption	973,44 kWh
hot water services - 50% of annual hot water consumption to be heated by means other than electrical resistance heating	

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REVISIONS	
Climatic Zone as per SANS 204	5
Occupancy as per SANS 10400-A20	G1
project	
PROPOSED ADDITIONS AND ALTERATIONS TO EX.DWELLING FOR INOHAIR CC ON ERF 1941, DURBAN NORTH NO. 65 St ANDREWS DRIVE	
author's signature:	
owner's signature:	
description	
SITE PLAN	

Sheet 1 / 4 **23-03 WDOI**

scale	date	drawn	checked
AS SHOWN	2022/06/26	Avandren Mudyali	FW

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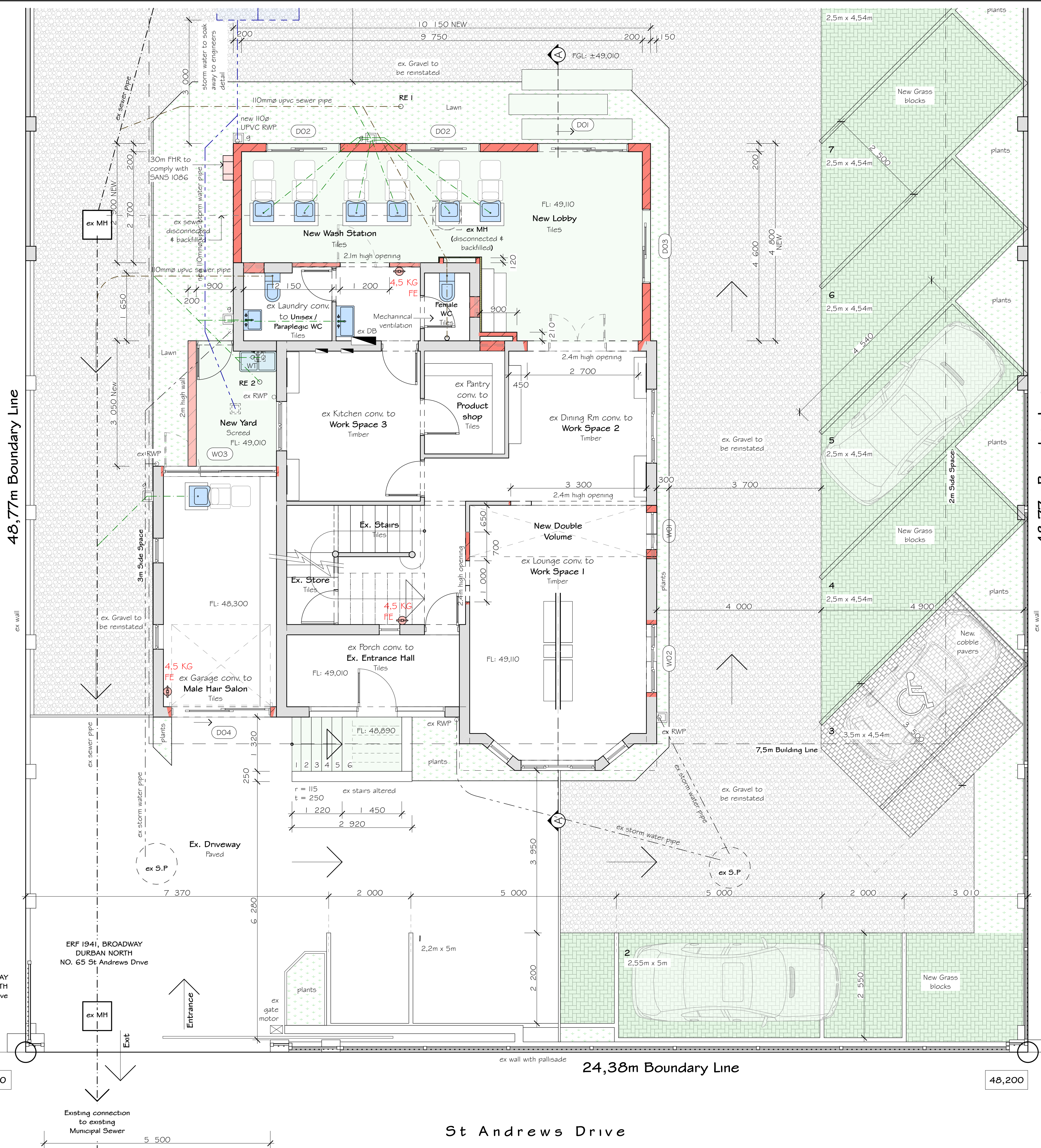
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PR.SNR.ARCH.TECHNICIAN SACAP NUMBER STOIG8

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48,77m Boundary Line

48,77m Boundary Line

24,38m Boundary Line



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REVISIONS	
Climatic Zone as per SANS 204	5
Occupancy as per SANS 10400-A20	G1

project
 PROPOSED ADDITIONS AND ALTERATIONS TO EX.DWELLING FOR INOHAIR CC ON ERF 1941, DURBAN NORTH NO. 65 St ANDREWS DRIVE

author's signature:

owner's signature:

description
GROUND STOREY

Sheet 2 / 4		23-03 WD02	
scale	date	drawn	checked
AS SHOWN	2022/06/26	Avandren Muzdy	PW

WHITEHOUSE DESIGNS

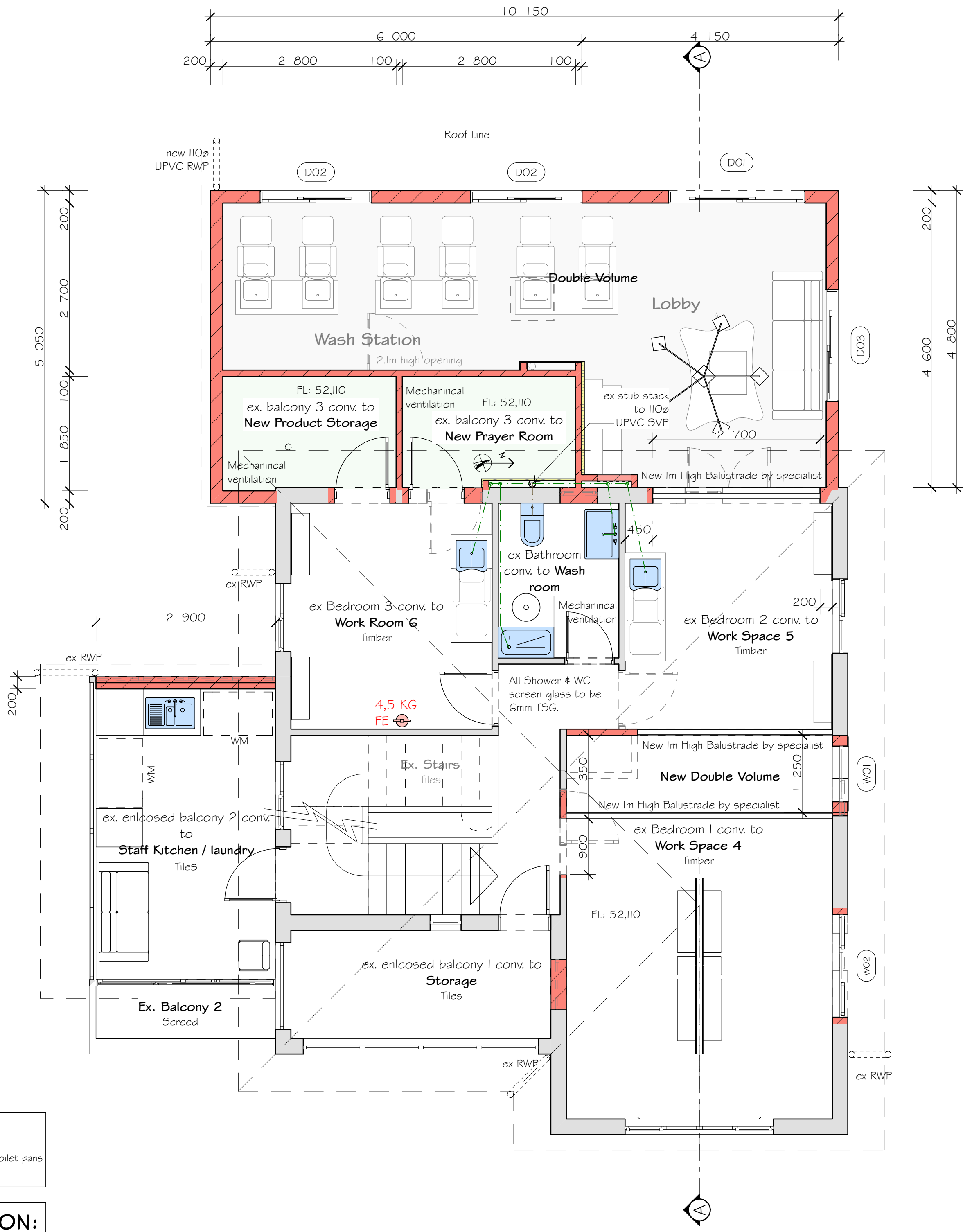


EST. 1990
 4A Loudon Park, 8 St.Marys Road, Kloof, 3610 | Tel. 031 764 6666
 Fax. 031 764 5818 | e-mail: admin@whitehousedesigns.co.za

P.M. WHITEHOUSE	
PR.SNR.ARCH.TECHNICIAN	SACAP NUMBER STOIG8

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GROUND STOREY
 1:50



Door Schedule Door Glazing Schedule				
A: monolithic annealed glass B: laminated annealed SG C: Toughened safety glass				
Window / Door Number	D01	D02	D03	D04
Quantity	1	2	1	1
W x H Size	2 200x3 400	1 800x2 600	1 800x2 600	2 400x2 500
Frame Material	aluminium	aluminium	aluminium	aluminium
Frame Type	sliding	sliding + top hungs above	sliding + top hungs above	sliding + top hungs above
No. of Sides Supported	all	all	all	all
Glazing Pane min. Thickness	a: n/a b: 8mm [Low-E]	a: n/a b: 6mm [Low-E]	a: n/a b: 6mm [Low-E]	a: n/a b: 6mm [Low-E]
Total Opening Area	7,48	4,68	4,68	6,00
Glazing pane max. Area	a: 1,5m ² b: 4,3m ²	a: 1,5m ² b: 2,9m ²	a: 1,5m ² b: 2,9m ²	a: 1,5m ² b: 2,9m ²

Window Schedule Window Glazing Schedule	
A: monolithic annealed glass B: laminated annealed SG C: Toughened safety glass	
Window / Door Number	W02
Quantity	1
W x H Size	1 660x1 700
Frame material	aluminium
Frame type	side hung + top hung
No. of sides supported	all
Glazing pane min. thickness	a: 4mm [Low-E] b: n/a
Total Opening Area	2,82
Glazing pane max. area	a: 1,5m ² b: 2,9m ²

FF Window Schedule	
A: monolithic annealed glass B: laminated annealed SG C: Toughened safety glass	
Window / Door Number	W02
Quantity	1
W x H Size	1 660x1 700
Frame material	aluminium
Frame type	side hung + top hung
No. of sides supported	all
Glazing pane min. thickness	a: 4mm [Low-E] b: n/a
Total Opening Area	2,82
Glazing pane max. area	a: 1,5m ² b: 2,9m ²

DV Window Schedule	
A: monolithic annealed glass B: laminated annealed SG C: Toughened safety glass	
Window / Door Number	W01
Quantity	1
W x H Size	900x5 000
Frame material	aluminium
Frame type	fixed
No. of sides supported	all
Glazing pane min. thickness	a: n/a b: 6mm [Low-E]
Total Opening Area	4,50
Glazing pane max. area	a: 1,5m ² b: 2,9m ²

GLAZING NOTES
 All glazing to comply with SANS 10400-N
 All individual panes of safety glazing material to be permanently marked by installer and a certificate to such effect be issued to the owner on completion of installation
 Float glass to comply with SANS 50572-1/EN 572.1 & 572.2
 Toughened & Laminated safety glass to comply with SANS 1263-1
 Installer to issue a certificate on completion of the glazing installation & that the glazing material indicated has been installed in the position indicated and such installation complies with the provisions of SANS 10137
 No changes are to be effected to the size, thickness or type of glazing material without prior approval of the Architectural Professional as any such changes may affect the compliance with SANS 10400-N and SANS 10400-XA

ARTIFICIAL LIGHTING:
 150 lux lighting to rooms containing baths, showers, toilet pans or urinals, prayer room, product storage room

MECHANICAL VENTILATION:
 to comply with SANS 10400-O Table 2
 Rooms containing baths, showers, toilet pans or urinals
 - 20 air changes per hour
 - 20 l/s per person

BALUSTRADE NOTES
 1m high balustrade by specialist to comply with part D4.2 of SANS 10400
 no ball with a diameter of 100mm shall pass through any part

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REVISIONS	
Climatic Zone as per SANS 204	5
Occupancy as per SANS 10400-A20	G1

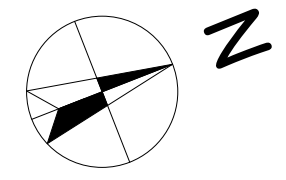
project
 PROPOSED ADDITIONS AND ALTERATIONS TO EX.DWELLING FOR INOHAIR CC ON ERF 1941, DURBAN NORTH NO. 65 St ANDREWS DRIVE

author's signature:			
owner's signature:			
description FIRST FLOOR			
Sheet 3 / 4	23-03 WD03		
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 Fax. 031 764 5818 | e-mail: admin@whitehousedesigns.co.za
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FIRST STOREY
 1:50



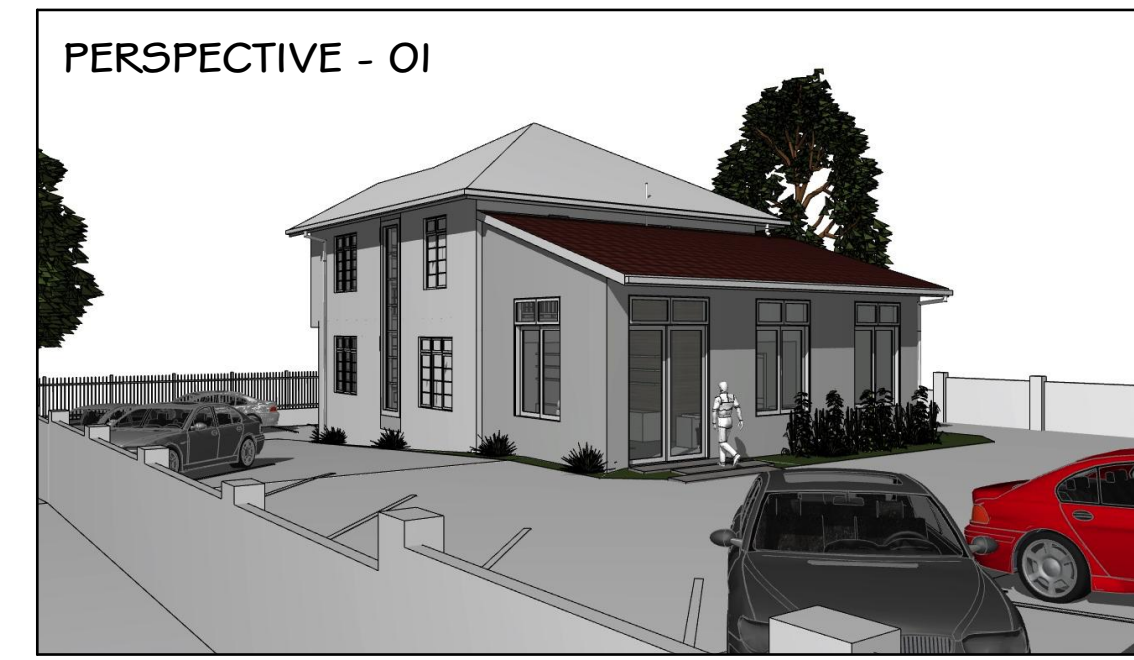
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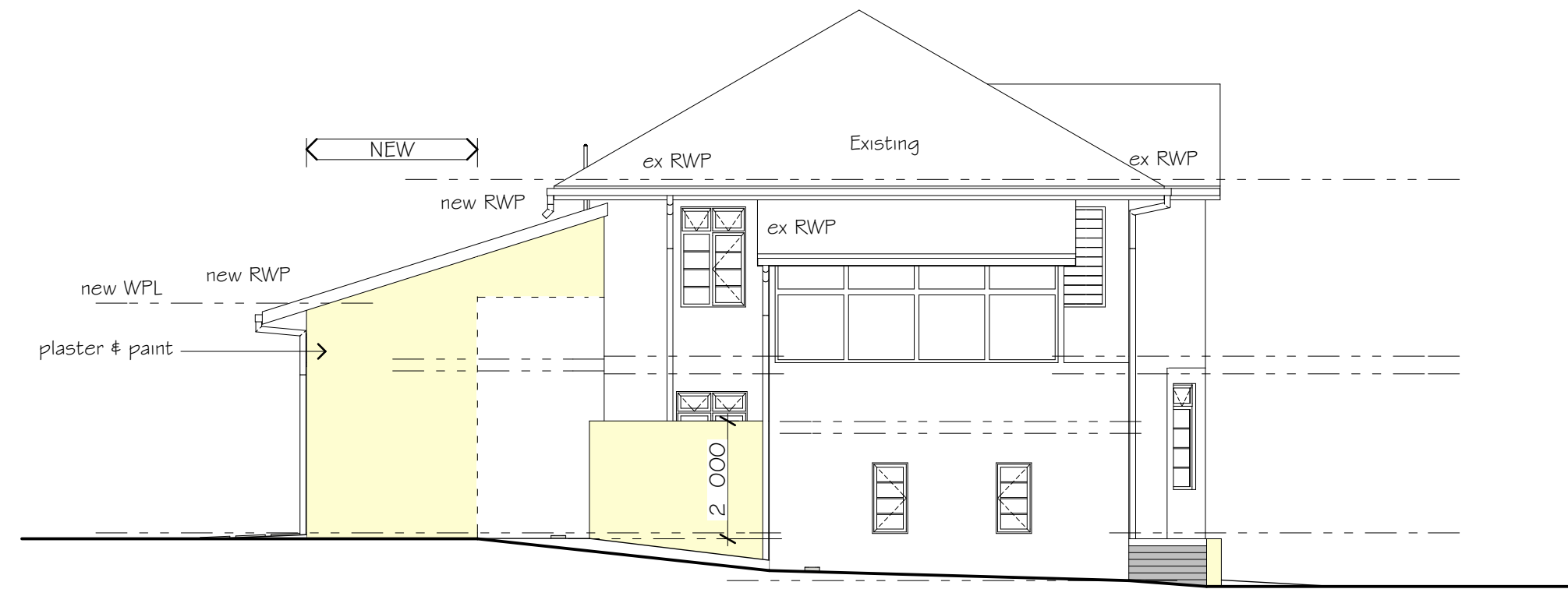
PERSPECTIVE - 03



PERSPECTIVE - 02



PERSPECTIVE - 01



SOUTH ELEVATION
1:100

GENERAL SECTION NOTES

17.5° pitched roof
concrete roof tiles on 38x38 battens on marley under tile membrane on timber rafters designed & certified by engineers with 17.5° pitch @ 740 centres on 38x114 wall plate with trusses fixed using galvanised hoop iron tied down 6 courses into brickwork (entire roof r-value to be more than 2.7m²KW)

fibreglass blanket type insulation with a density of min. 10-18 kg/m³ to be min. 50mm thick on 6.4 mm gypsum ceiling board fixed to 38x38 bracing @ 400 centres both ways moulded cornice

fibre cement facias aluminium gutters and down pipes fixed in accordance with manufacturers specifications

building structures

two courses of brickwork to be reinforced with brick force both below wall plate level, above window head height and below window sill level

external face of inner skin of all external walls to be bagged and rendered waterproof with two coats of bitumen paint
375 mic. dpc to be provided to walls at slab level, under all cills and to parapets

all external walls to achieve a minimum R-Value of 0.35

timber skirting's to floor finish as per plan on 30mm screed on 100mm concrete surface bed reinforced with 'ref. 193' weld mesh on 250mic damp proof membrane on 50mm blinding layer of clean river sand on 150mm hardcore

sub-structures

subfloor ground and foundation trenches to be poisoned with 'CHLORDANE' solution in accordance with SANS 'Codes of Practice' by specialist

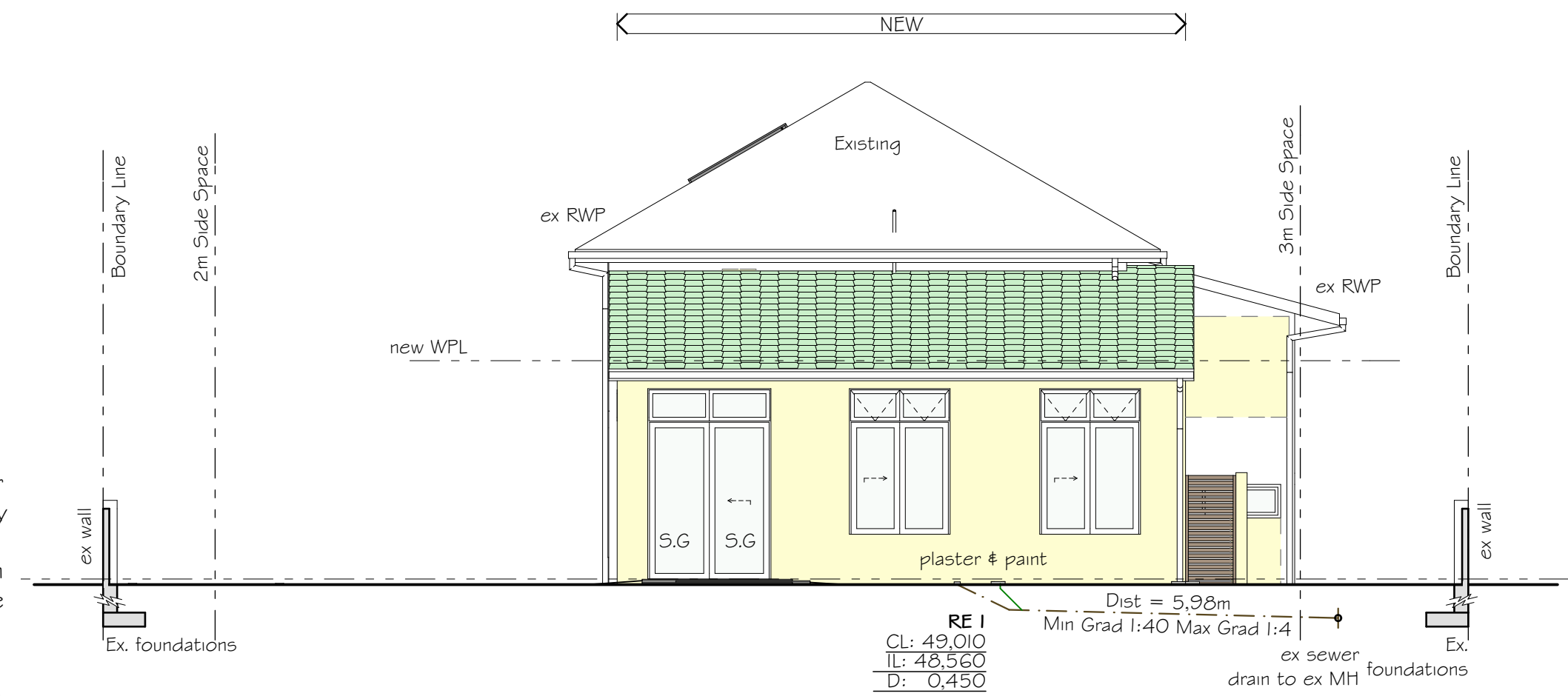
retaining structures

all walls retaining earth to be built strictly in accordance with structural engineers details

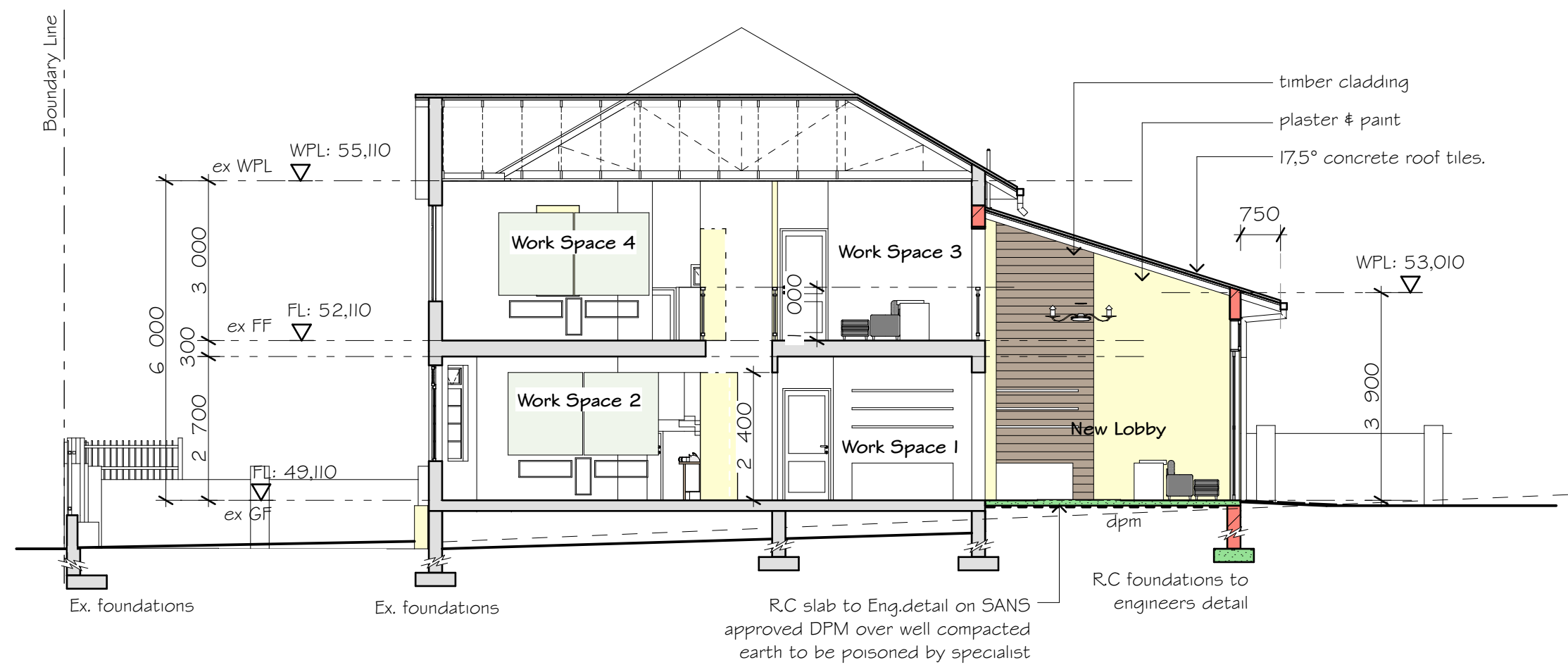
vertical banking behind all internal retaining walls to consist of 3 coats of bitumen paint over bagged finish and 500 mic.

vdpc installed to manufactures specifications

1100 upvc slotted agricultural drain by specialist behind internal retaining walls and below slab level, pipe to be laid in clean river sand and to be laid to fall and connect into surface water disposal system



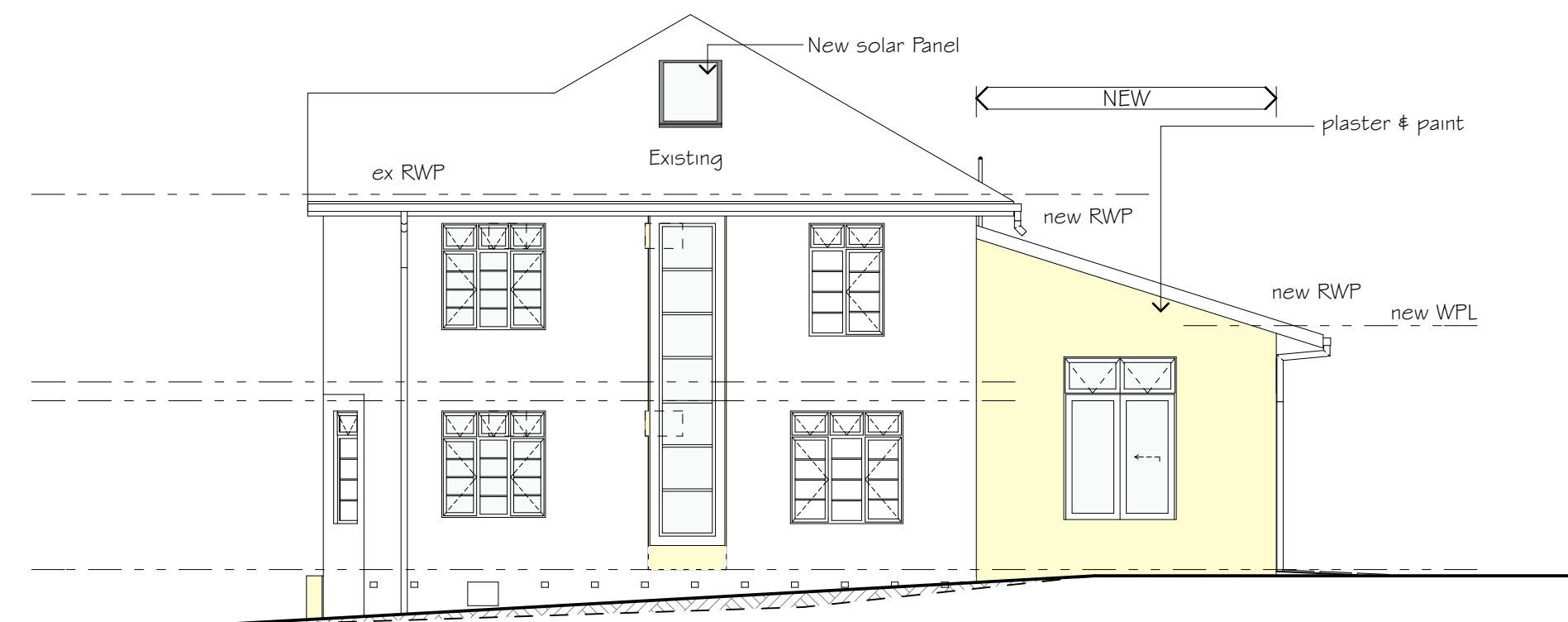
WEST ELEVATION
1:100



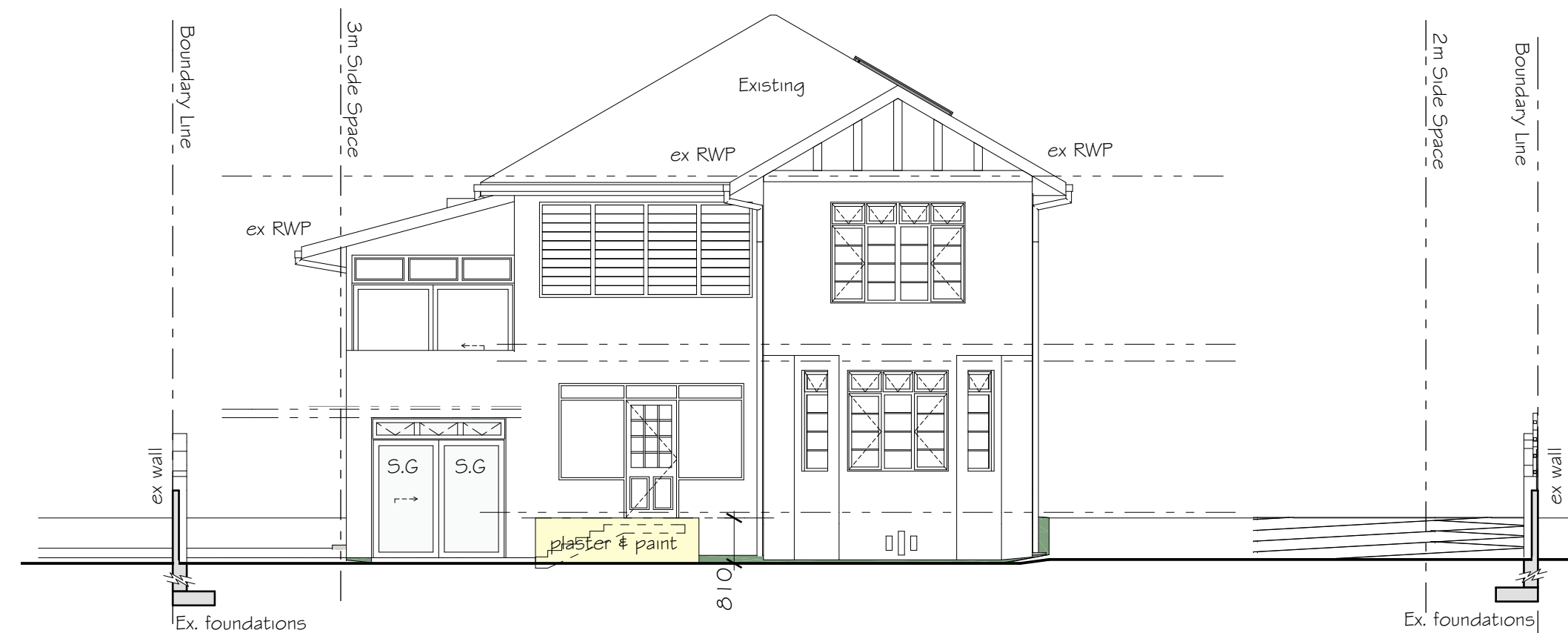
SECTION A-A
1:100

BALUSTRADE NOTES

1m high balustrade by specialist to comply with part D4.2 of SANS 10400
"no ball with a diameter of 100mm shall pass through any part"



NORTH ELEVATION
1:100



EAST ELEVATION
1:100

3	
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REVISIONS

Climatic Zone as per SANS 204	5
Occupancy as per SANS 10400-A20	G1

project
PROPOSED ADDITIONS AND ALTERATIONS TO EX.DWELLING FOR INOHAIR CC ON ERF 1941, DURBAN NORTH NO. 65 St ANDREWS DRIVE

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owner's signature:
description
ELEVATION

Sheet 4 / 4 23-03 WDO4

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AS SHOWN	2022/06/26	Avandren Muzday	PW

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Fax. 031 764 5818 | e-mail: admin@whitehousedesigns.co.za

P.M. WHITEHOUSE
PR.SNR.ARCH.TECHNICIAN SACAP NUMBER 510168

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