



- CONSTRUCTION NOTES:**
- GENERAL NOTES**
- This drawing is to be read in conjunction with consulting engineer's drawings, the electrical layout, and the schedule of finishes to obviate any discrepancies.
  - Attention of the owner is drawn to the fact that construction divergent to that which is stipulated herein and/or changes in specifications after Local Authority approval may invalidate that approval.
- WALL NOTES**
- Two courses of brickwork to be reinforced with brick force. Solid cement mortar joint below walkplate level, above window head level and below window sill level.
  - Unplastered external walls to be bagged and bitumen painted between skins.
  - All brickwork below ground level to be suitable and recommended by manufacturer.
  - Galvanized wire tied to be built into all 220mm walls at 800mm c/c horizontally and every 6th course vertically.
  - Gundie "kickrip" DPC to be provided under all sills, under all sills, parapets and where elsewhere required in accordance with NBR.
  - Galvanized steel coil out guards, lapped and soldered at joints, to local authority requirements.
  - Two vermin proofed airbricks to be provided on the external walls of all habitable and non habitable rooms.
- ROOF NOTES**
- Refer to Section A-A.
  - All rainwater goods, fascia and bargeboards to be fibre-cement, aluminium or PVC, as specified on elevation.
  - All exposed roof timber members are to be dark stained.
  - Reinforced concrete (RC) roofs to professional engineer's specification, topped with insulating screed to falls, covered with waterproofing and laid in accordance with NBR and manufacturer's recommendations.
  - Waterproofing to be covered with 50mm layer of white gravel.
  - Minimum 600mm overhangs to all roofs.
  - Roof ventilation to be Ridge Tiles.
- SURFACE BEDS**
- Surface beds to be min 100mm concrete of mix no weaker than 1:2:6 by volume, reinforced with BRC mesh at 300mm c/c in both directions.
  - Surface beds to be laid on Gundie UFS green membrane on ground prepared by specialist to SABS requirements.
- SEWER NOTES**
- Inspection eye (IE) to be provided at all bends and junctions.
  - All sewer and stormwater pipes to be PVC.
  - 110mm Ø two-way vent valves in PVC.
  - All gulleys to be concrete.
  - 600mm bends to be provided where necessary.
  - Hot and cold water to be supplied to all wash facilities.
- CEILING NOTES**
- 6.4mm Painted Gypsum Board ceiling fixed onto fixed onto 38x38mm timber battens 114x38mm timber rafter.
  - Joints to be covered with Rhinotape fixed over joints (double over butt joints) and then plastered with Rhinolight Fix.
  - Cove cornice unless elsewhere stated on drawing.
- DOOR AND FRAMES**
- External frames to be aluminium / hard wood to clients choice and to comply with SAGGA / AAAMSA requirements.
  - Internal frames to be hardwood to clients choice.
  - External doors to be hardwood to clients choice.
  - Internal doors to be flush panel semi hollowcore, faced in.
  - Doors in timber to be provided with 1 pair of internal and 1.5 pairs external 100mm brass hinges and lockset.
- WINDOW & GLAZING**
- Window frames to be bronze power coated with 25mm cover and sealed.
  - All windows and manufacturing is to comply with SAGGA / AAAMSA requirements / regulations.
  - All new windows to have tape protection.
  - All glazing is to be in accordance with NBR D400.
  - Glazing to bathrooms and WCs to be in opaque glass.
- SITING AND EXCAVATION**
- All boundary beacons to be flagged by a registered land surveyor. Contractor is to obtain a certificate stating that work has been correctly set out, prior to commencement of excavations.
  - The contractor is to check all dimensions and levels before commencement of work, and to report any discrepancies to the Architect.
  - Contractor is to confirm and ensure the correctness of finished floor and entrance levels physically on site with Local Authority inspector before commencement of construction.
  - If the site is found to contain clay, shale groundwater or any suspect soil condition, all foundations are to be professional engineer's specification and supervision, and will supersede the specifications stated on this plan.
- LOCAL AUTHORITY**
- The owner is responsible for all Local Authority notices and fees.
  - The owner is required to obtain all necessary connections to services.
  - Where local authority or government regulations require more stringent specifications than what is shown herein, they are to be followed with prior notification to the owner.
  - The contractor is to inspect the official approved copies of the drawing to ensure that all amendments have been taken into account.
  - All SANS 10400 specifications and SABS standards are to be adhered to as a minimum standard and recommended construction principles.
  - All levels shown herein are approximate and must be verified.

**DOOR SCHEDULE**

DOOR TYPE	Q01	Q02	Q03
QUANTITY	4	3	6
DOOR	ALUMINIUM AND GLASS DOUBLE DOOR WITH FIXED GLASS FAULNTIGHT AND SIGHTLIGHT	ALUMINIUM AND GLASS DOUBLE DOOR WITH FIXED GLASS FAULNTIGHT AND SIGHTLIGHT	800x1000mm TIMBER DOOR
FRAME	ALUMINIUM	ALUMINIUM	TIMBER
FINISH	POWDER COATED	POWDER COATED	GLOSS ENAMEL
GLAZING	6.4mm TOUGHENED SAFETY GLASS	6.4mm TOUGHENED SAFETY GLASS	N/A
AREA	7.80	7.80	1.89

**SCHEDULE OF AREAS**

AREA OF SITE	2 230.00 m <sup>2</sup>
PERMITTED COVERAGE	N/A
PERMITTED F.A.R. (D.0)	4 400.00 m <sup>2</sup>
EXISTING F.A.R. (0.87)	1 906.50 m <sup>2</sup>
PROPOSED F.A.R. (0.82)	54.37 m <sup>2</sup>
<b>TOTAL F.A.R. (0.89)</b>	<b>1 960.88 m<sup>2</sup></b>
COVERAGE IN HAND	N/A
F.A.R. IN HAND	2 499.12 m <sup>2</sup>
<b>TOTAL BUILDING AREA (fee calculation)</b>	<b>54.37 m<sup>2</sup></b>

**FOR INFORMATION**

**OCCUPANCY:** F2 - SMALL SHOP

**OWNER:** ARES ENTERPRISE (POA MR. AHMED LATIB)

**SASHEN THUMBERAN**  
PROFESSIONAL SENIOR ARCHITECTURAL TECHNOLOGIST  
SACAP REG NO: PSAT 32422533

**PROJECT:** ADDITIONS AND ALTERATION TO EXISTING AT 140 KING DINUZULU ROAD BERA, ON LOT 6134 DURBAN FOR ARES ENTERPRISE (POA MR. AHMED LATIB)

**TITLE:** AMAFA SUBMISSION

<b>JOB NO.:</b> JN	<b>DATE:</b> 9/15/2023	<b>DRAWN:</b> ST
<b>DRAWING NO.:</b> A-001	<b>REVISION NO.:</b>	<b>SCALE:</b> 1:500, 1:100, 1:1

CONSULTANT (ARCHITECT)

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