

COUNCIL STAMP

10	03/10/2023	1. CHANGES AS PER CLIENT FEEDBACK; 2. ISSUE TO CLIENT
NO	DATE	DESCRIPTION
REVISION SCHEDULE		
ESTATE STAMP		
ARCHITECT		
REGISTERED PROPERTY OWNER		
CCA CORNELCLOETE architects and project managers DIRECTOR: CORNEL CLOETE SACAP: PR.ARCH 24743077 Po Box 6461 Zimbal 4418 OFFICE: 032 538 1089 MOBILE: 082 322 1405 cornel@ccarch.co.za		
PROJECT: PROPOSED ALTERATIONS AND ADDITIONS ON LOT 2399 SEAWARD AT 21 SAN LORENZO SEAWARD ESTATE		
CLIENT: D.M. WILSON & N.G.A. GEDEN		
DRAWING DESCRIPTION: SITE PLAN, SECTION A-A AND GENERAL NOTES		
BUILDING CLASSIFICATION: H4		
AUTHOR: M. NAUDE - PSAT 46036820		
CHECKED BY: _____		
WORKING DRAWINGS		
PROJECT NO. CCA23/015		P/A PLAN NO: 22/04/229
DRAWING NO. KZN23-DEV02-100		SHEET: 1 OF 7
DATE: 2023/10/03 06:52:23		REVISION: 10

GLAZING NOTE - SANS 10400

- ALL GLAZING TO COMPLY WITH SANS 10400 PART N
- ALL GLAZING TO MATERIALS TO COMPRISE OF GLASS THAT COMPLIES WITH THE REQUIREMENTS OF PARTS 1 TO 5 OF SANS 50572, OR POLYCARBONATE SHEETING
- FRAMES TO RECEIVE GLAZING MATERIAL SHALL EITHER COMPLY WITH THE REQUIREMENTS OF SANS 727 OR SANS 1553-2, OR BE CAPABLE OF WITHSTANDING THE WIND AND IMPACT LOADS DETERMINED AND IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-B
- THE THICKNESS OF PAINES OF GLASS AND FLAT SOLID POLYCARBONATE SHEETING, OTHER THAN IN LIFTS, SHALL BE DETERMINED BY A COMPETANT GLAZING PERSON IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10137 AND TO BE BASED ON WIND LOADS IN ACCORDANCE WITH SANS10400-B
- SANS 10400-B REQUIRES THAT WIND LOADS BE DETERMINED BY A COMPETANT STRUCTURES PERSON
- GLASS CODE 1 (HUMAN IMPACT) TO COMPLY WITH SANS 1263 PART I
- GLASS CODE 2 (BURGLARY AND VANDALISM) TO COMPLY WITH SANS 1263 PART II
- GLASS CODE 3 (ARMED ATTACK) TO COMPLY WITH SANS 1263 PART III

NOTE:
WIRED GLASS IS NOT REGARDED AS SAFETY GLAZING MATERIAL UNLESS IT CONFORMS TO SANS 1263 PART

- WINDOWS & DOORS
- WINDOWS: AS PER WINDOW SCHEDULE
- ANY PANE OF GLASS WHICH IS TO BE INSTALLED WITHOUT A SUPPORT FRAME SHALL BE IN ACCORDANCE WITH SANS 10137
- THICKNESS OF PAINES IN RELATION TO THEIR AREA SHALL BE IN ACCORDANCE WITH SANS 10137
- EXTERNAL SLIDING DOORS: AS PER WINDOW/DOOR SCHEDULE
- INTERNAL DOORS: HARDWOOD MERRATI (TO INTERIOR DESIGNERS SPEC)
- FRENCH DOORS: DOORS AS PER SCHEDULE
- ANY DOOR LEADING FROM THE GARAGE INTO THE HOUSE MUST BE 'CLASS B FIRE RATED' DOOR WITH SELF-CLOSER
- INTERNAL DOORS TO HAVE A FLOOR MOUNTED 'UNION' REF. ALB730AS ALUMINIUM DOOR STOP OR A 'UNION' REF. 8254AS ALUMINIUM WALL MOUNTED DOOR STOP
- WINDOW FRAMES
- AS SHOWN ON THE PLANS AND WINDOW LEGEND/SCHEDULE

- NOTE:**
- FOR ALL WINDOW AND DOOR OPENING DIRECTION AND STYLE REFER TO PLANS
 - ALL OPENING SIZES TO BE MEASURED ON SITE PRIOR TO MANUFACTURING
 - ALL U VALUES & SHGC'S TO MATCH OR BETTER THE ONES SHOWN ON SCHEDULE

POOL NOTES:

- EARTH LEAKAGE PROTECTION TO BE FITTED TO ALL ELECTRICAL SUPPLIES
- PRECAUTIONS TO BE TAKEN AGAINST:
 - FLOODING, SEEPAGE AND RAINWATER IN SUNKEN PUMP CHAMBERS AND FILTER UNITS
 - CONDENSATION
- PUMP CHAMBER TO BE ADEQUATELY DRAINED
- PLAN TO COMPLY WITH SECTION AS(2) AND PART DS (1)(2)(3) OF THE NATIONAL BUILDING REGULATIONS
- POOL DEPTH TO BE A MAXIMUM OF 1.5M AT THE DEEPEST END
- BACKWASH TO CONNECT TO STORMWATER LINE UNLESS OTHERWISE SPECIFIED
- IF THE PROPERTY IS NOT FULLY FENCED WITH AN AUTOMATED GATE, A POOL FENCE MUST BE INSTALLED IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS (SANS 10400 PART D)

NOTE:
ALL POOL DETAILS STRICTLY AS PER ENGINEER AND/OR SPECIALIST'S DETAIL AND DESIGN SPECIFICATIONS

LINE LEGEND:

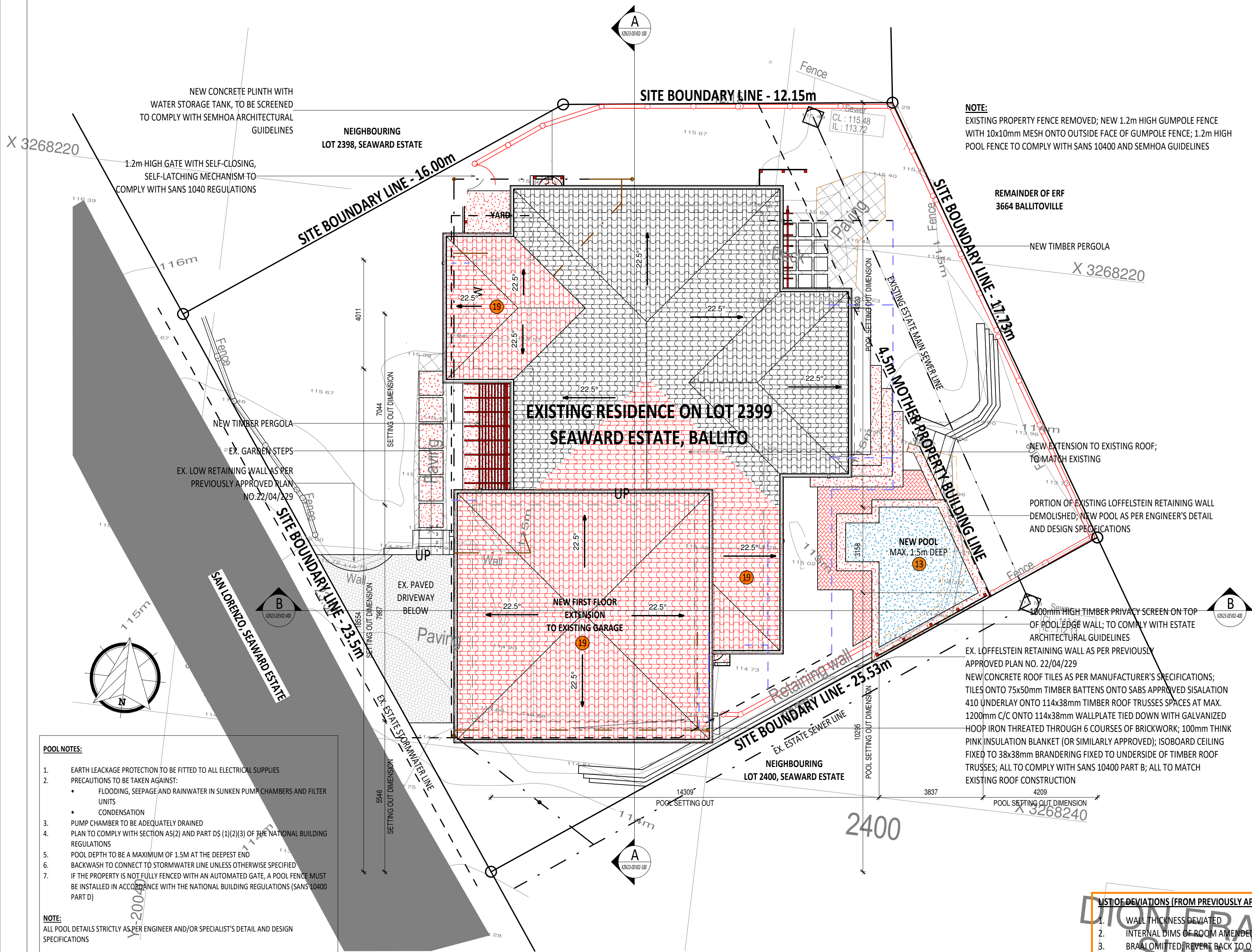
NEW SEWER LINE	— — — — —
EX. SEWER LINE	— — — — —
NEW S/W LINE	- - - - -
EX. S/W LINE	- - - - -
NEW WASTE	- - - - -
DEMOLISHED	- - - - -

AREA LEGEND:

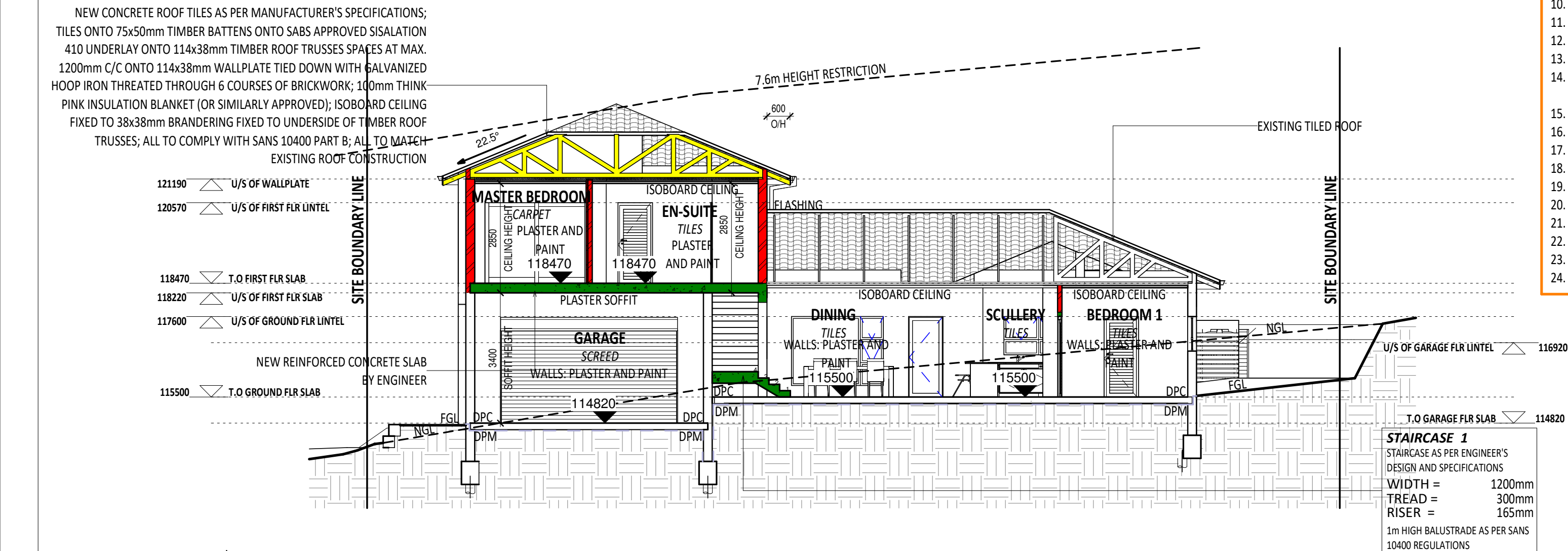
SITE AREA	586 sqm
ALLOWED COVERAGE (40%)	234.4 sqm
EXISTING COVERAGE (33.34%)	195.39 sqm
PROPOSED NEW COVERAGE	0.46 sqm
PROPOSED TOTAL COVERAGE (33.4%) 195.85 sqm	
ALLOWED F.A.R. (0.35)	205.1 sqm
EXISTING F.A.R. (0.31)	181.55 sqm
PROPOSED NEW F.A.R.	5.8 sqm
PROPOSED TOTAL F.A.R. (0.32) 187.35 sqm	
EXISTING BUILT AREA	249.56 sqm
PROPOSED NEW BUILD AREA	5.97 sqm
PROPOSED TOTAL BUILT AREA 255.53 sqm	

LIST OF DEVIATIONS (FROM PREVIOUSLY APPROVED):

- WALL THICKNESS DEVIATED
- INTERNAL DIMS OF ROOM AMENDED AS PER SITE MEASUREMENTS
- BRAIL OMITTED/REVERT BACK TO ORIGINAL APPROVED RATIO
- SLIDING DOOR CHANGED TO WINDOW
- SLIDING DOOR DEVIATED
- WINDOW DEVIATED
- WINDOW OMITTED
- YARD DEVIATED
- SCREEN WALL DEVIATED
- NEW TIMBER SCREEN
- EN-SUITE 2 DEVIATED
- STAIRS DEVIATED
- POOL DEVIATED
- FIRST FLOOR WALLS AMENDED TO BE ON TOP OF EXISTING GARAGE WALLS
- EN-SUITE DEVIATED
- DRESSING ROOM DEVIATED
- DRIVEWAY EXTENSION DEVIATED
- NEW WINDOW
- ROOF DEVIATED/AMENDED AS PER SITE MEASUREMENTS
- PERGOLA DEVIATED/AMENDED AS PER SITE MEASUREMENTS
- NEW GARAGE DOOR
- AREA SCHEDULE UPDATED AS PER ON SITE MEASUREMENTS
- ELECTRICAL LAYOUTS UPDATED AS PER SITE MEASUREMENTS
- FIRST FLOOR FRAME DEVIATED



scale 1 : 100 | 0 - Site Plan



scale 1 : 100 | SECTION A-A