

COUNCIL STAMP

ESTATE STAMP

ARCHITECT

REGISTERED PROPERTY OWNER



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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:
FLOOR PLANS AND AREAS

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-DEV02-200 **SHEET:** 3 OF 7

DATE: 2023/10/03 06:53:14 **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 10400-8
 - THE THICKNESS OF PANE 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 SANS10400-8
 - SANS 10400-8 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 PANES IN RELATION TO THEIR AREA SHALL BE IN ACCORDANCE WITH SANS 10137
 - EXTERNAL SLIDING DOORS: AS PER WINDOW/DOOR SCHEDULE
 - INTERNAL DOORS: HARDWOOD MERRITT (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. AL8730AS ALUMINIUM DOOR STOP OR A 'UNION' REF. 8254AS ALUMINIUM WALL MOUNTED DOOR STOP
- NOTE:**
FOR ALL WINDOW AND DOOR OPENING DIRECTION AND STYLE REFER TO PLANS
ALL U VALUES & SHGCS TO MATCH OR BETTER THE ONES SHOWN ON SCHEDULE
ALL U VALUES & SHGCS TO MATCH OR BETTER THE ONES SHOWN ON SCHEDULE

LINE LEGEND:

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

LIST OF DEVIATIONS (FROM PREVIOUSLY APPROVED):

- WALL THICKNESS DEVIATED
- INTERNAL DIMS OF ROOM AMENDED AS PER SITE MEASUREMENTS
- BRAAI OMITTED; REVERT BACK TO ORIGINAL APPROVED PATIO
- 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

GENERAL BUILDING NOTES: (ALL IN COMPLIANCE WITH SANS 10400 REGULATIONS)

- GENERAL**
- THIS DRAWING IS NOT TO BE SCALED; USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS AND HEIGHTS TO BE CHECKED AND VERIFIED BEFORE COMMENCEMENT OF ANY WORK ON SITE. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY. ALL LEVELS, HEIGHTS OF PLINTHS, DEPTHS OF EXCAVATIONS AND NUMBERS OF STEPS TO BE FINALLY CHECKED BY CONTRACTOR ON SITE.
- THE SOIL ON SITE IS TO BE TREATED/POISONED WITH CHLORODANE 00A INSECTICIDE TO COMPLY WITH SABS 1024
- TOP OF FOUNDATION GROUND BEAMS TO BE A MINIMUM OF 300MM BELOW NATURAL GROUND LEVEL.
- BACKFILL TO ALL FOUNDATIONS
- TOP OF 75MM GROUND FLOOR CONCRETE SURFACE BED TO BE A MINIMUM OF 150MM ABOVE FINISHED GROUND LEVEL.
- 75MM THICK GROUND FLOOR CONCRETE SURFACE BED TO BE ON 250 MICRON GREEN POLYOLEFIN DPM (SABS 952 TYPE C) ONTO SAND BINDING ONTO WELL COMPACTED EARTH FILL.
- 'GUNDLE' BRICKGRIP SANS 10400 EMBOSSED DAMP PROOF COURSE UNDER ALL WALLS, WINDOW SILL AND AT CHANGES IN FLOOR LEVELS.
- STORMWATER SHALL BE REMOVED FROM THE DWELLING, YARD AND SITE; ALL STORMWATER PIPE SIZES, SLOPES AND LAYOUTS AS PER REGISTERED ENGINEER'S DETAIL AND SPECIFICATIONS.
- ELECTRICAL INSTALLATIONS SHALL BE ON 'HEINEMANN' EARTH LEAKAGE SYSTEM DISTRIBUTION BOARD.
- ALL BUILDING WORK TO BE CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITY BUILDING BY-LAWS AND REGULATIONS.
- ALL WORKS TO BE SET OUT ONLY FROM APPROVED LOCAL AUTHORITY BUILDING PLANS.
- AGRICULTURAL DRAINS TO BE PROVIDED WHERE NECESSARY AND TO BE STRICTLY AS PER REGISTERED ENGINEER'S DETAIL AND DESIGN SPECIFICATIONS.
- ALL EMBANKMENTS EXCEEDING 23 DEGREES TO BE CERTIFIED BY A REGISTERED ENGINEER.
- FINAL RETAINING WALL DIMENSIONS TO BE DETERMINED ON SITE.
- ALL BOUNDARY BEACONS TO BE CHECKED AND FLAGGED ON SITE.
- ALL LEVELS TO BE CHECKED WITH THE ARCHITECT BEFORE BULK EARTHWORKS COMMENCES ON SITE.

- FOUNDATIONS**
- ALL FOUNDATIONS, FOUNDATION WALLS, STRUCTURAL CONCRETE WORK AND SUBSOIL STORMWATER DRAINAGE STRICTLY AS PER REGISTERED CIVIL ENGINEER'S DETAIL AND DESIGN SPECIFICATIONS.
- ALL SOIL COMPACTION TO REGISTERED CIVIL ENGINEER'S DETAIL AND SPECIFICATIONS.
- MINIMUM 230X600MM REINFORCED CONCRETE FOUNDATIONS TO 190MM BRICK WALLS UNLESS OTHERWISE SPECIFIED BY REGISTERED ENGINEER.
- MINIMUM 300X100MM PAD FOUNDATIONS FOR 460X460MM BRICK COLUMNS UNLESS OTHERWISE SPECIFIED BY REGISTERED ENGINEER.
- ALL CONCRETE FOUNDATIONS TO BE REINFORCED AS PER REGISTERED ENGINEER'S DETAIL AND DESIGN SPECIFICATIONS.

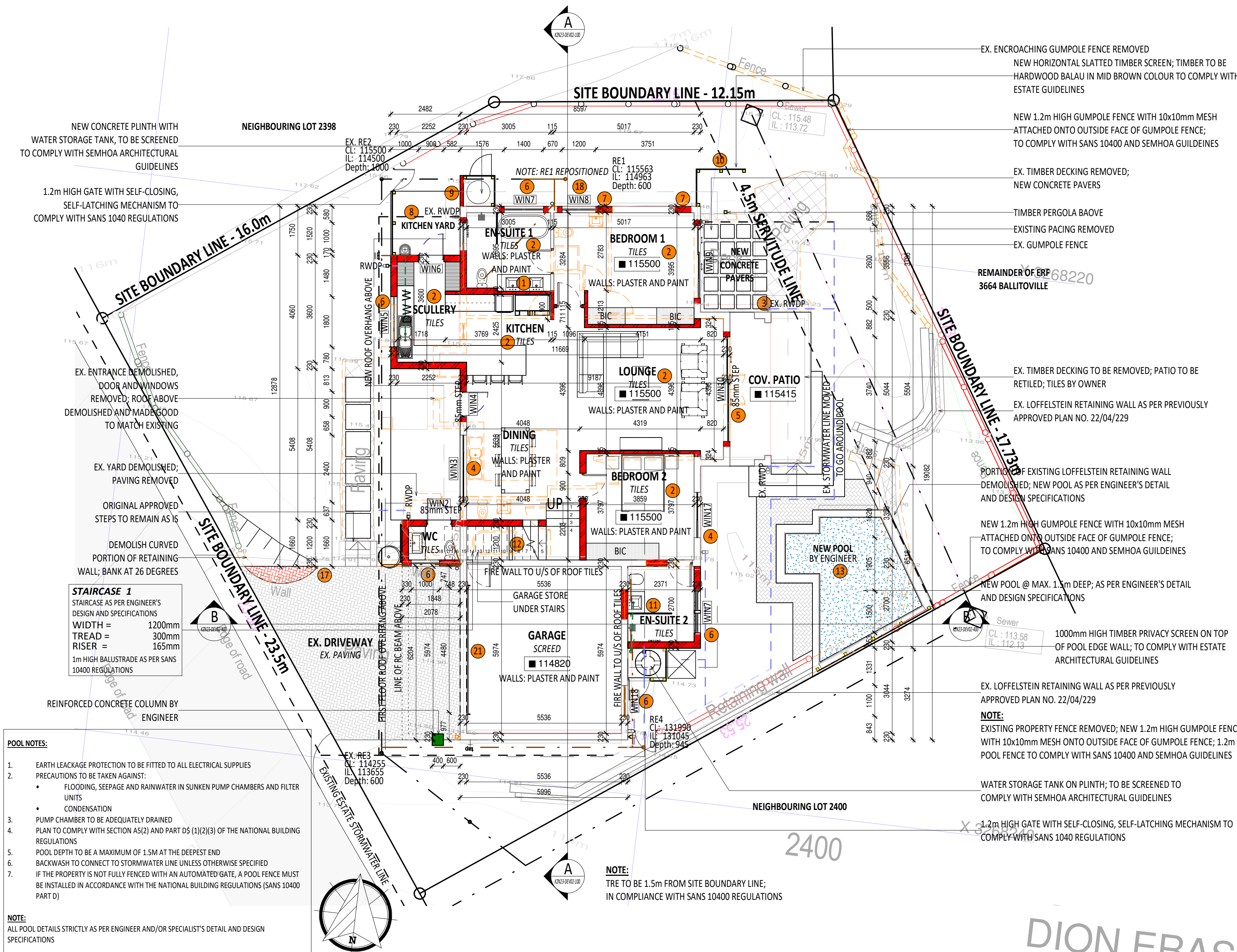
- FLOORS**
- 25MM CEMENT SCREED TO ALL FLOORS.
- WALLS**
- 230MM BRICK WALLS WITH 'GUNDLE' BRICKGRIP D.P.C.
- BRICKFORCE AT EVERY 6 COURSES AND EVERY 4 COURSES WHERE OVER OPENINGS.
- ALL BRICKWORK MINIMUM 7 MPA CLASS II
- WINDOWS BUILT IN WITH 'GUNDLE' BRICKGRIP D.P.C.
- ALL PAINTWORK TO COMPLY WITH MANUFACTURER'S SPECIFICATIONS WITH NECESSARY UNDERCOATS WHERE NEEDED.
- ALL PAINT COLORS TO COMPLY WITH APPLICABLE ESTATE ARCHITECTURAL GUIDELINES AND COLOR PALETTE WHEN BUILDING WITHIN GATED DEVELOPMENTS.
- EXTERNAL WALLS TO HAVE SMOOTH PLASTER AND PAINT UNLESS OTHERWISE SPECIFIED.
- INTERNAL WALLS TO HAVE PLASTER AND PAINT UNLESS OTHERWISE SPECIFIED.

- ROOF**
- ROOF PITCH AS INDICATED ON DRAWING SECTIONS.
- CONCRETE/CLAY ROOF TILES @ SPECIFIED ROOF PITCH; ROOF TILES INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS; TILES ONTO 38X38MM TIMBER BATTENS ON TO SABS APPROVED SIALATION 410 ONTO 114X38MM TIMBER ROOF TRUSSES @ MAX 750MM C/C ONTO 114X38MM WALPLATE TIED DOWN WITH GALVANIZED HOOP IRON THREADED THROUGH MINIMUM 4 COURSES OF BRICKWORK; 100MM ISOTHERM MINERAL WOOL INSULATION BLANKET; ISOBORD CEILING ONTO 38X38MM BRANDINGER FIXED TO U/S OF TIMBER ROOF TRUSSES.
- ALL FACIA BOARDS, BARGE BOARDS AND ROOF TRIMS TO BE 'EVERITE' MEDIUM DENSITY TIMBER GRAIN NUTEC BARGE BOARDS, SIZE 150MM BY 9MM THICK, FIXED TO 38X38MM TRIMMER BATTENS.
- 'EVERITE' NUTEC CLASSIC 150MM BY 10MM THICK EXTERNAL WEATHERBOARDING WITH MINIMUM 25MM OVERLAP, FIXED TO VERTICAL TIMBER FRAMING AT MINIMUM 600MM C/C; PAINTED WHITE; ALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- FLASHING TO BE PROVIDED AS PER SANS 10400 REGULATIONS; FLASHING TO BE PAINTED TO MATCH WALL COLOUR.
- ALL RAINWATER CONTROL GOOD TO BE PAINTED TO MATCH WALL COLOUR.
- FLAT ROOF:**
REINFORCED CONCRETE ROOF SLAB BY REGISTERED ENGINEER; XYPEX ADMIX C-1000 ADDED TO THE CONCRETE MIX AS PER MANUFACTURER'S SPECIFICATIONS; APPROVED WATERPROOFING BY SPECIALIST ONTO 70MM VERMICULITE INSULATION SCREED @ 1:60 MINIMUM FALL TO FULLBORE OUTLETS; FULLBORE OUTLET TO BE CONNECTED TO 100MM RWDP; WATERPROOFING TO BE TAKEN OVER PARAPETS; FLASHING TO BE PROVIDED WHERE ALL WALLS AND SLABS MEET AND AS PER SANS 10400 REQUIREMENTS; UNDERSIDE OF FLAT ROOF SLABS TO BE PLASTERED AND PAINTED UNLESS OTHERWISE SPECIFIED; ALL STORMWATER STRICTLY AS PER REGISTERED ENGINEER'S DETAIL AND DESIGN SPECIFICATIONS.
- 5.8.1 THERMAL INSULATION TO CONCRETE ROOF DECKS SHALL BE THERMO SHIELD, LAID TO FALL AT AN AVERAGE THICKNESS OF 100MM REDUCING TO A MINIMUM OF 50MM AT FULLBORE OUTLETS; ALL AS PER MANUFACTURER'S INSTALLATION SPECIFICATIONS.

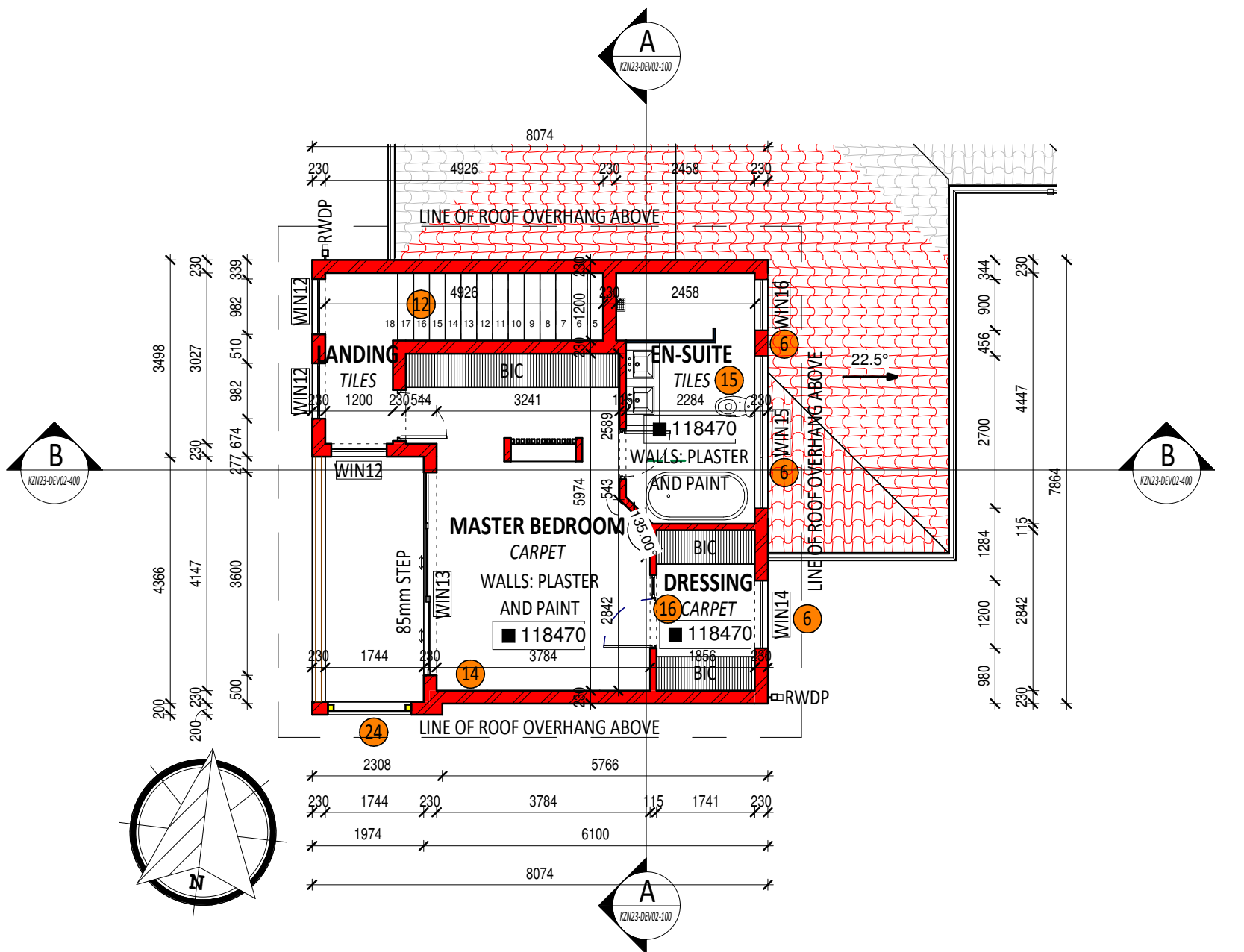
- WINDOWS & DOORS**
- WINDOWS TO HAVE ALUMINIUM FRAMES UNLESS OTHERWISE SPECIFIED AS PER WINDOW SCHEDULE.
- 2.6.2 ANY PANE OF GLASS WHICH IS TO BE INSTALLED WITHOUT A SUPPORT FRAME IS TO BE IN ACCORDANCE WITH SANS 10400 REGULATIONS AND REQUIREMENTS.
- THICKNESS OF GLASS PANES IN RELATION TO THEIR AREA SHALL BE IN ACCORDANCE WITH SANS 10400 REGULATIONS AND REQUIREMENTS.
- EXTERNAL SLIDING DOORS AS PER WINDOW LEGEND AND SCHEDULE.
- INTERNAL DOORS TO HAVE WOODEN FRAMES OR TO INTERIOR DESIGNER'S SPECIFICATIONS.
- FRENCH DOOR AS PER DOOR SCHEDULE.

- DRAINAGE NOTES**
- 110MM DIAMETER U.P.V.C SEWER DRAIN PIPE WITH MINIMUM 1:60 FALL.
- 110MM DIAMETER OVP AT THE HEAD OF DRAIN PIPES AS SHOWN ON PLAN.
- RODDING EYES AT THE HEAD OF DRAIN, AT ALL CHANGES OF DIRECTION AND AT MAXIMUM INTERVALS OF 25M IN COMPLIANCE WITH SANS 10400 PART P
- INSPECTION EYES AT ALL JUNCTIONS OF DRAIN AND TO HAVE MARKED COVERS AT GROUND LEVEL.
- DRAIN PIPES UNDER BUILDING TO BE PROTECTED AGAINST LOAD.
- ALL WASTE PIPES TO HAVE 65MM RE-SEAL TRAPS; ALL WASTE PIPES TO BE ACCESSIBLE OVER ENTIRE LENGTH FOR CLEANING AND REPAIRS.
- ALL WASTE PIPES TO BE SLEEVED WHERE UNDER CONCRETE SLAB.
- INTERNAL DOORS TO HAVE WOODEN FRAMES OR TO INTERIOR DESIGNER'S SPECIFICATIONS.
- 7.9 RAINWATER DOWNPIPES TO DISCHARGE A MINIMUM OF 2400MM FROM ANY OPEN GULLEY.
- 7.10 ALL DRAINAGE WORK TO BE CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITY DRAINAGE BY-LAWS AND REGULATIONS.
- 7.11 ALL WASTE PIPES TO BE 50MM IN DIAMETER.
- 7.12 SEWER LAYOUT AND PIPING TO BE VERIFIED BY A REGISTERED PLUMBER.
- 7.13 ALL OVP'S TO BE TAKEN UP ABOVE ROOF FINISH AND TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS SANS 10400
- 7.14 ALL DRAINAGE AND SEWER TO COMPLY WITH: SANS 10400 PART P
- P4.31.3.1 e, i & j; P4.8.8; P4.18.6; P4.19.1; P4.22.4

- STAIRS**
- 8.1 ALL STAIRS STRICTLY AS PER REGISTERED ENGINEER'S DETAIL AND DESIGN SPECIFICATIONS.
• TREADS TO BE A MINIMUM OF 250MM
• RISERS TO BE A MAXIMUM OF 200MM
- 8.2 1000MM HIGH BALUSTRADE TO ALL STAIRCASES AS PER NBR; ALL TO BE IN COMPLIANCE WITH SANS 10400 REGULATIONS.



scale 1 : 100 | 1 - T.O GROUND FLR SLAB



scale 1 : 100 | T.O FIRST FLR SLAB

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 BUILT AREA	5.97 sqm
PROPOSED TOTAL BUILT AREA	255.53 sqm

4.1 - Schedule of Areas

Name	Total Area	IN F.A.R.	F.A.R.	In Coverage	Coverage	Covered Areas	Covered Areas
Not Placed							
OMITTED LIVING	Not Placed	No	0 m ²	Yes		No	0 m ²
EX. G/F LIVING	Not Placed	Yes		Yes		Yes	
OMITTED YARD	Not Placed	No	0 m ²	Yes		No	0 m ²
	0 m ²		0 m ²		0 m ²		0 m ²
T.O GROUND FLR SLAB							
EX. G/F LIVING	114.47 m ²	Yes	114.47 m ²	Yes	114.47 m ²	Yes	114.47 m ²
NEW G/F LIVING	10.08 m ²	Yes	10.08 m ²	Yes	10.08 m ²	Yes	10.08 m ²
YARD	5.69 m ²	No	0 m ²	No	0 m ²	No	0 m ²
NEW G/F LIVING	3.45 m ²	Yes	3.45 m ²	Yes	3.45 m ²	Yes	3.45 m ²
EX. COV. DECK	8.17 m ²	No	0 m ²	Yes	8.17 m ²	Yes	8.17 m ²
EX. GARAGE	38.58 m ²	No	0 m ²	Yes	38.58 m ²	Yes	38.58 m ²
NEW G/F LIVING	8.22 m ²	Yes	8.22 m ²	Yes	8.22 m ²	Yes	8.22 m ²
F/F OVERHANG	12.89 m ²	No	0 m ²	Yes	12.89 m ²	Yes	12.89 m ²
	201.55 m ²		136.21 m ²		195.85 m ²		195.85 m ²
T.O FIRST FLR SLAB							
F/F LIVING	51.17 m ²	Yes	51.17 m ²	No	0 m ²	Yes	51.17 m ²
F/F BALCONY	8.5 m ²	No	0 m ²	No	0 m ²	Yes	8.5 m ²
D/V STAIRS	4.23 m ²	No	0 m ²	No	0 m ²	No	0 m ²
	63.91 m ²		51.17 m ²		0 m ²		59.68 m ²
Grand total	265.46 m ²		195.85 m ²		195.85 m ²		255.53 m ²