

site areas	
site area	4047.00m ²
zoning	SR1800
allowable far (0.35)	1416.45m ²
allowable cov (30%)	1214.10m ²
existing far (0.10)	401.00m ²
existing cov (14%)	553.50m ²
proposed far (0.01)	36.00m ²
proposed cov (1%)	51.00m ²
new total far (0.11)	437.00m ²
new total cov (15%)	604.50m ²
building areas	
ex. main dwelling	320.00m ²
ex. covered verandah	64.50m ²
ex. covered laundry	5.50m ²
ex. ancillary (to second dwelling)	49.00m ²
prop. bedroom addition	36.00m ²
(second dwelling new total)	(85.00m ²)
prop. deck & awning	15.00m ²
ex. garages & workshop	88.00m ²
ex. workers	26.50m ²
total additional area	51.00m²
new grand total	604.50m²

sans 10400 xa sans 204 report	
Maximum Energy Demand & Consumption	
Max Energy Demand:	--kVA (kW)
Max Energy Consumption:	--kWh
Building Orientation	
north east	
Floor Construction	
Slab on ground with no in-slab heating	
External Wall Construction	
Masonry wall as per SANS 10400-XA with a minimum R-value of 0.35	
Fenestration	
Ground Storey (second dwelling)	
Net Floor Area:	97m ²
Fenestration Area:	18.54m ²
Ratio Fenestration / Floor Area:	19%
Roof Assembly	
Minimum total R-value required:	2.7m ² /KW
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:	--W
Max energy consumption per annum:	--kWh
Total energy consumption	--kWh
Hot Water Services - 50% of annual hot water consumption to be heated by means other than electrical resistance heating	

parking schedule	
open parking	4
garage parking	3
total parking bays	7

REVISION	
3	--
2	--
1	--

climatic zone as per SANS 204	5
occupancy as per SANS 10400 part A	H4

red giraffe ARCHITECTURE

Ryan Fuller PrArchT PAT 24749934
red giraffe architecture pty ltd | reg no. 2017/176746/07

address
3 mervia drive
gillitts
3610

078 634 2636 | www.redgiraffe.co.za | ryan@redgiraffe.co.za

owners signature: *[Signature]*
authors signature: *[Signature]*

project
PROPOSED ADDS & ALTS & SECOND DWELLING CONVERSION FOR TANIA M RETIEF ON ERF 16 DRUMMOND AT 16 OLD MAIN ROAD, DRUMMOND, OUTER WEST DURBAN, 3626

description
site plan

page | 1/2 20-25 |WD01

scale	date	drawn	checked
as shown	2023/07/19	RF	RF

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drawing type
SUBMISSION DRAWING

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 h.o.a or body corporate if applicable. 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 placed 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 their 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 their supervision. All foundations are 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 storm water 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.

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 their 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 to be 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

Fat 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

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

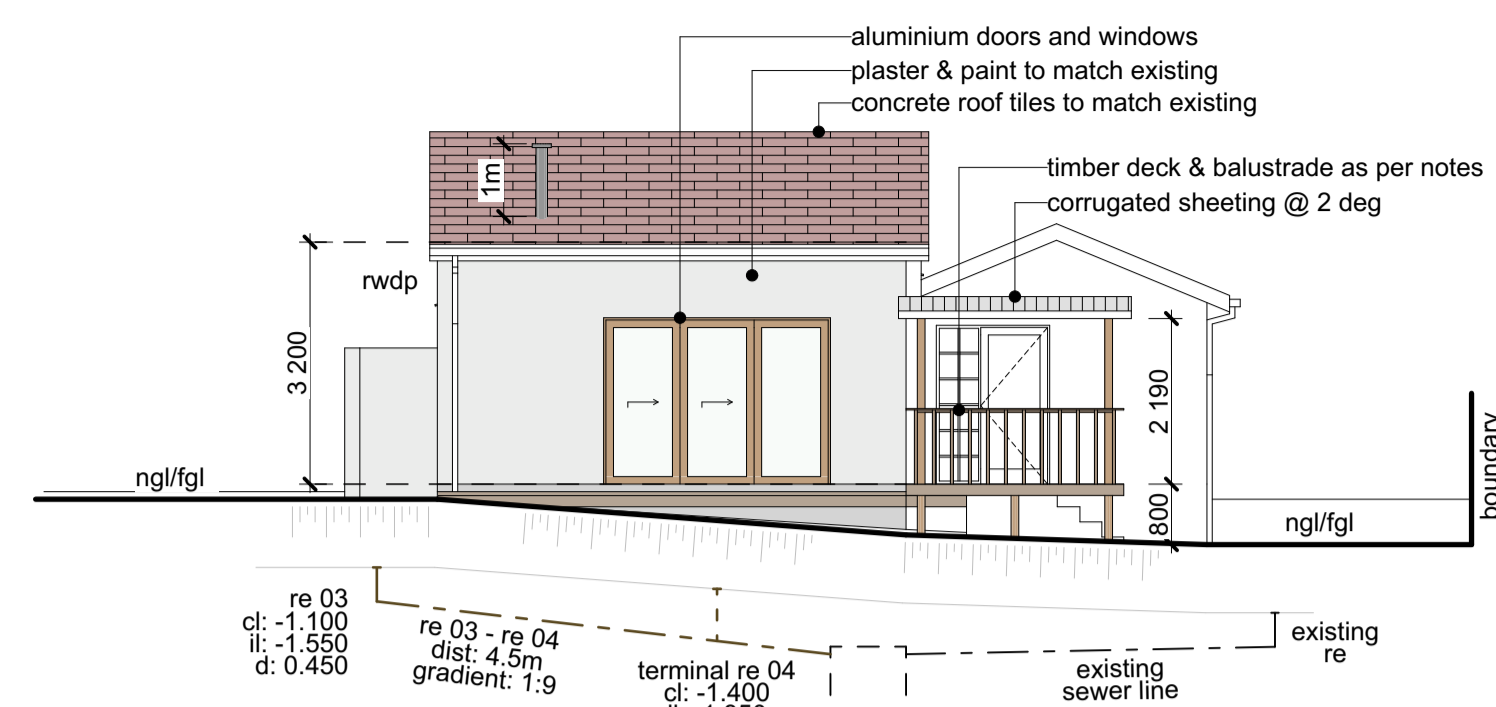
The supply of water to be in accordance with the detailed requirements of SANS 10400-W

Part XA: Energy Efficiency in Buildings
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

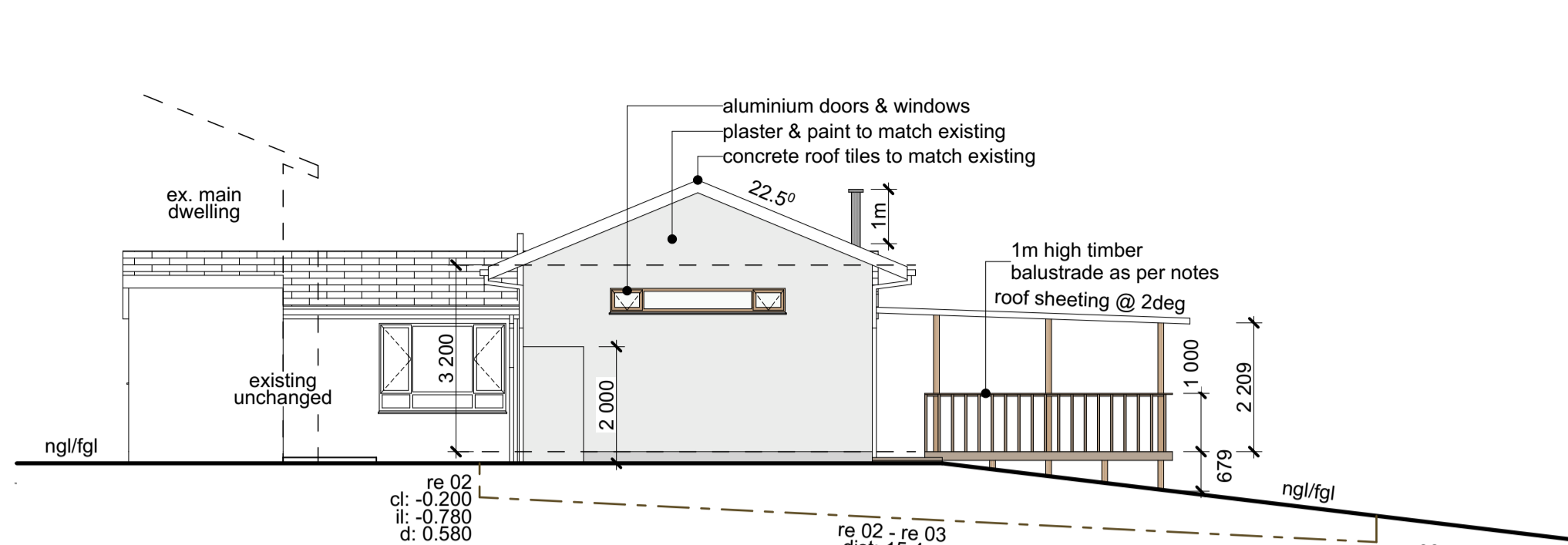
Roof assembly construction to be in accordance with SANS 10400-XA

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

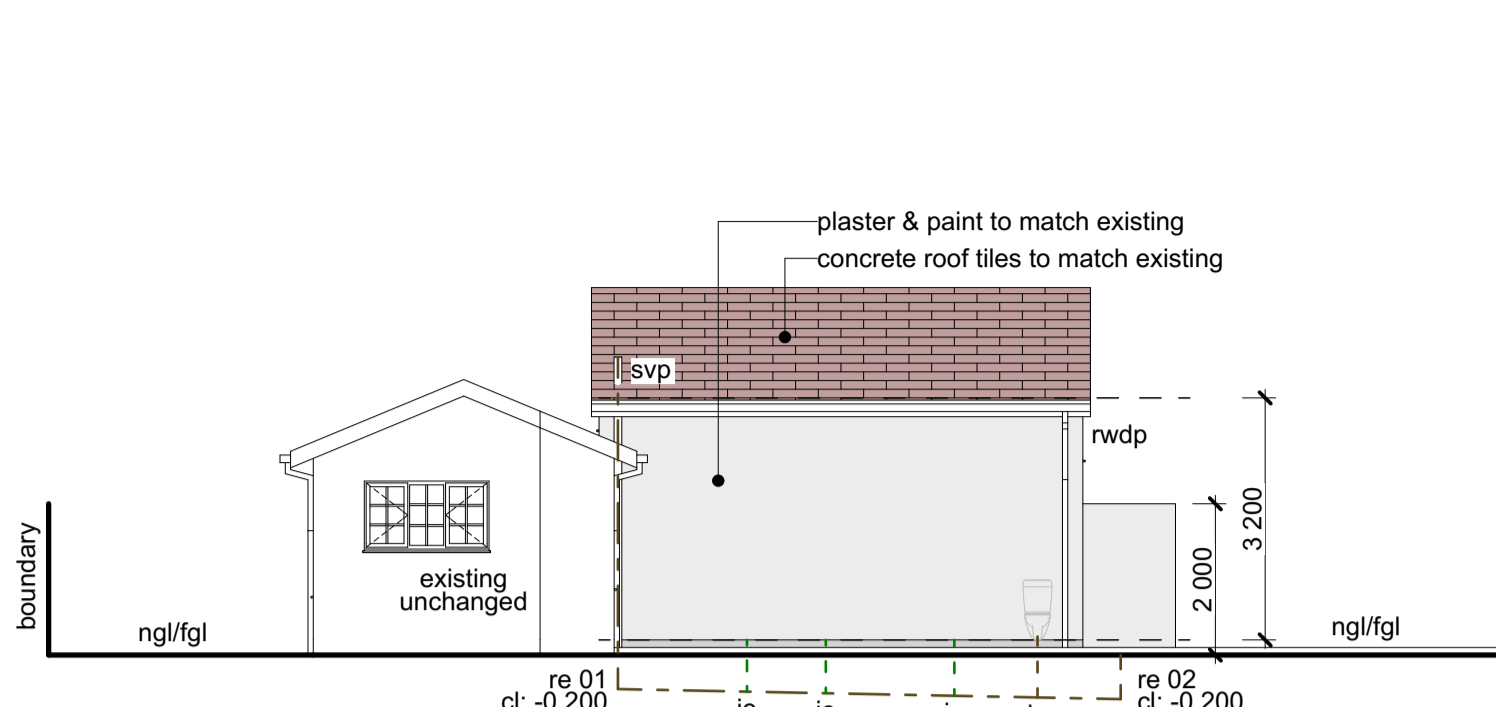
BUILDING APPLICATION
 APPROVED in terms Section 7 of the National Building Regulations and Building Standards Act No. 103/1977
 19/09/2023
 This plan is approved on the basis of the information shown herein. Attention is drawn to the attached documentation & that this approval shall lapse ONE year after the above approval date, unless the erection of the building in terms of NBR Act 103/1977 is commenced



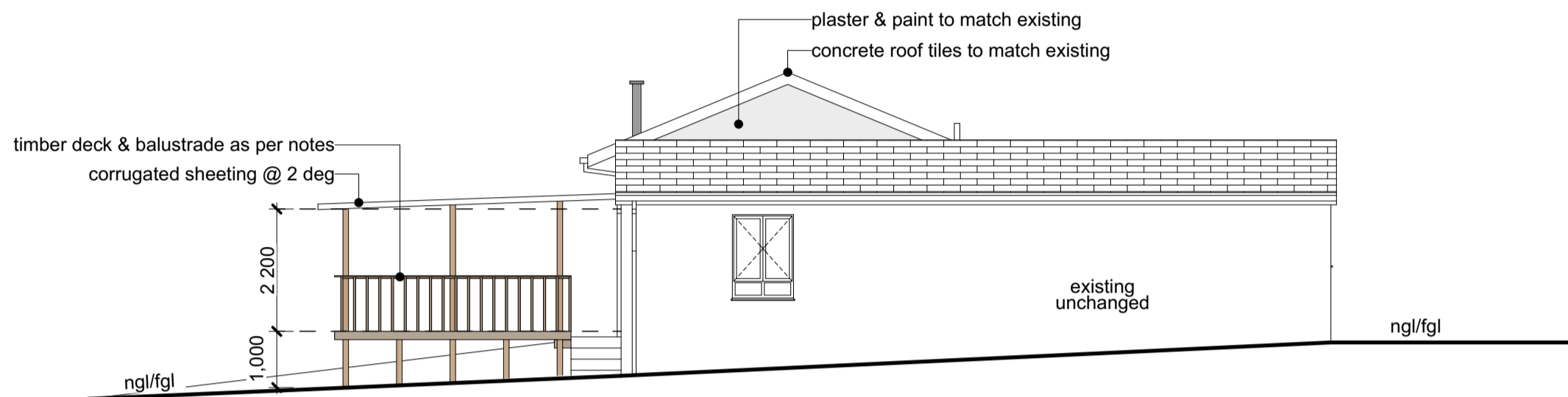
north east elevation & sewer section
 1:100 @ A1



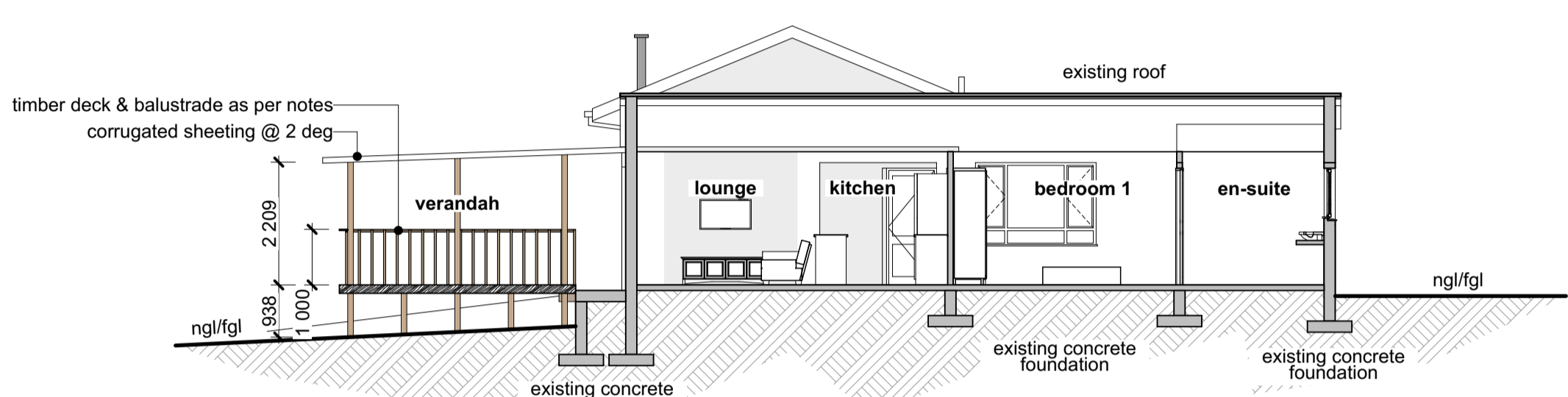
south east elevation & sewer section
 1:100 @ A1



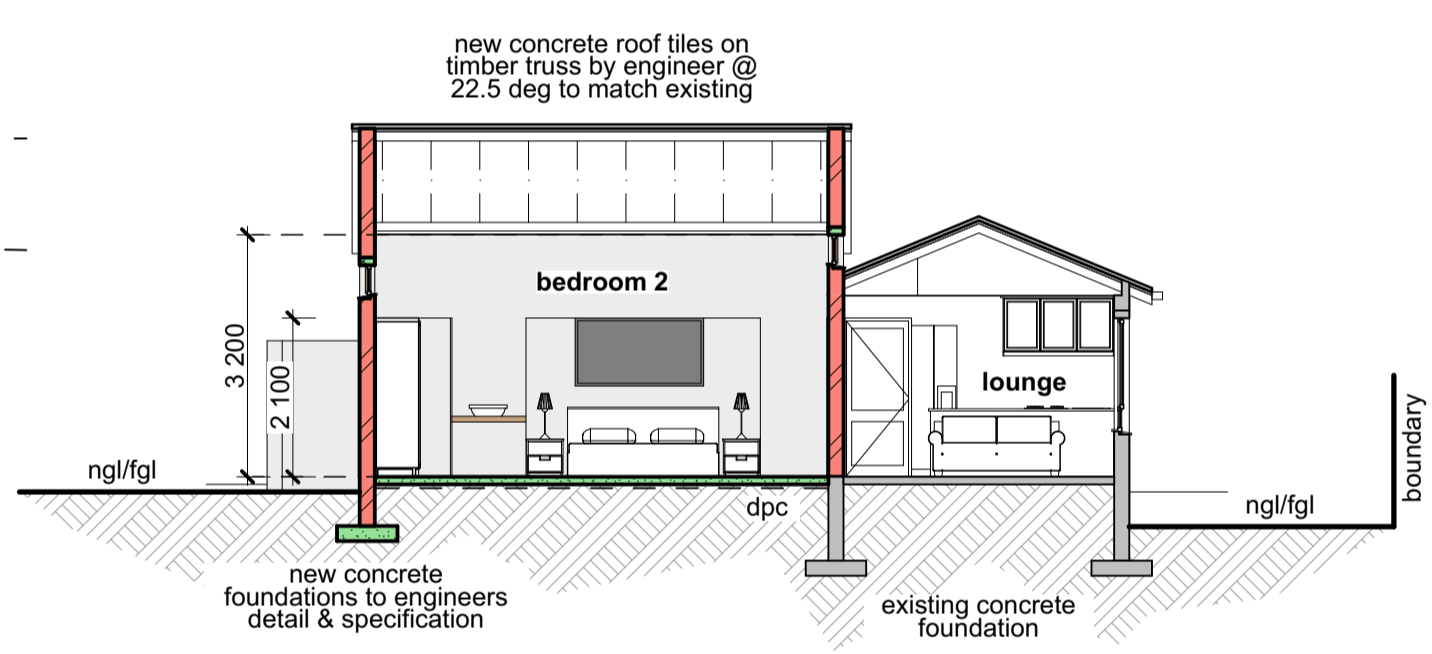
south west elevation & sewer section
 1:100 @ A1



north west elevation
 1:100 @ A1



section bb
 1:100 @ A1



section aa
 1:100 @ A1

general section notes

22.5° pitched roof
 concrete roof tiles on 38x38 battens on marley under tile membrane on nail plated timber trusses designed & certified by engineers with 22.5° pitch @ 740 centres on 36x114 wall plate with trusses fixed using galvanised hoop iron tied down 6 courses into brickwork (entire roof r-value to be more than 2.7m2K/W 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 fascia's 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 sills and to parapets all external walls to achieve a minimum R-Value of 0.35 timber skirting 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 hard-core

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. vdp installed to manufactures specifications 110dia 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

29/08/2023
 stormwater notes
 new bedroom addition (36m2) & existing building half roof (24.5m2) total: 60.50m2 of roof area - a 2 compartment 2m3 soak away is provided. the west facing existing roof goes to an existing soak away at the front of the property. the proposed timber deck roof is 15m2 and spills on the grass below.

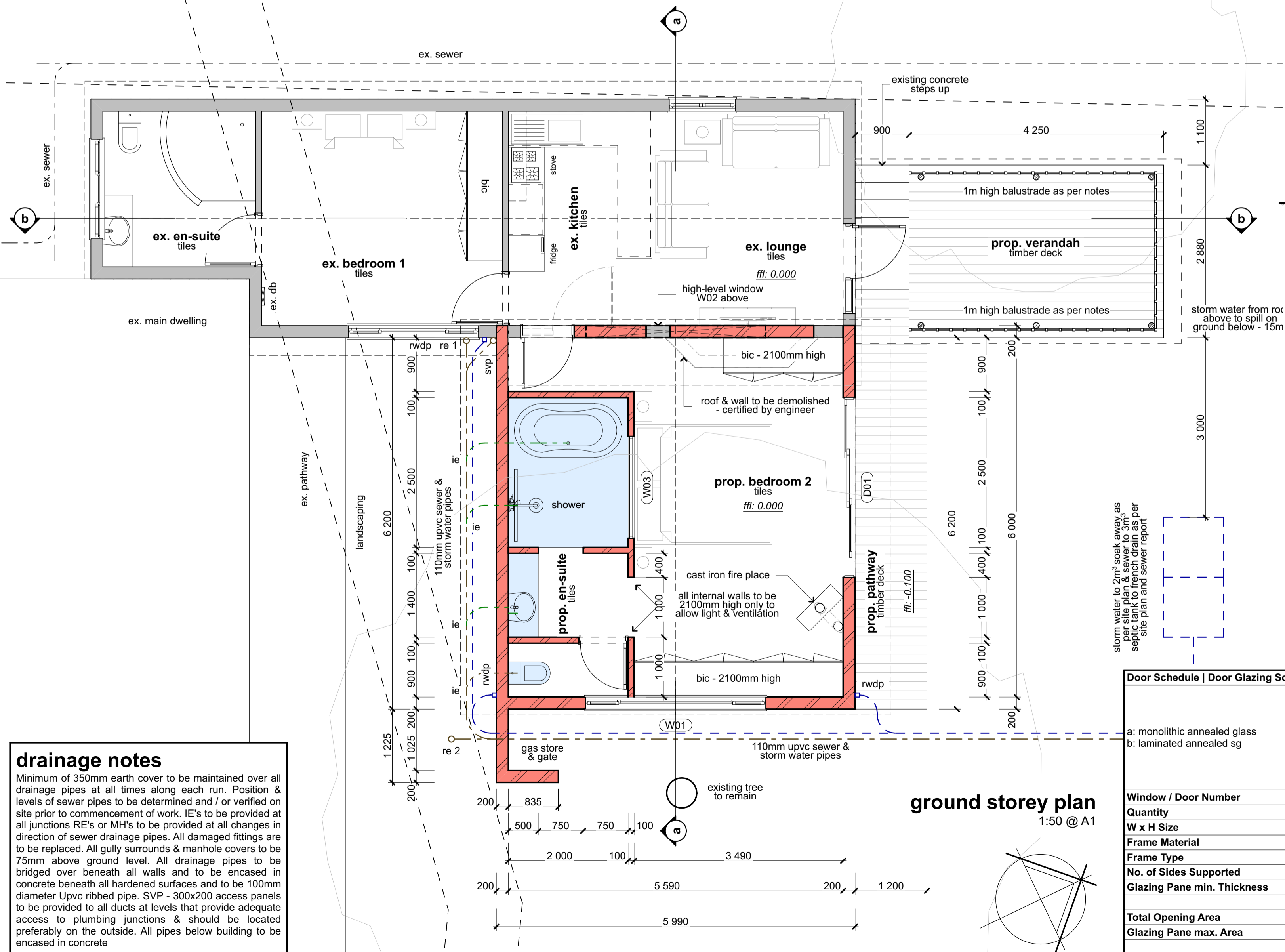
glazing notes

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 All frameless glass shower enclosures/ doors to be 10mm toughened safety glass to comply with SANS 10400-N. 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

storm water to 2m3 soak away as per site plan & sewer to work septic tank to french drain as per site plan and sewer report

drainage notes

Minimum of 350mm 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



ground storey plan
 1:50 @ A1

Door Schedule | Door Glazing Schedule

a: monolithic annealed glass	b: laminated annealed sg
Window / Door Number	D01
Quantity	1
W x H Size	3 000x2 200
Frame Material	aluminium
Frame Type	sliding
No. of Sides Supported	all
Glazing Pane min. Thickness	a: na b: 6mm
Total Opening Area	6,60
Glazing Pane max. Area	a: na b: 2.9m2

Window Schedule | Window Glazing Schedule

a: monolithic annealed glass	b: laminated annealed sg		
Window / Door Number	W01	W02	W03
Quantity	1	1	1
W x H Size	3 000x400	3 000x400	1 700x900
Head Height to FFL	2 800	800	2 100
Frame material	aluminium	aluminium	steel
Frame type	top hung	top hung	fixed
No. of sides supported	all	all	all
Glazing pane min. thickness	a: 4mm b: na	a: 4mm b: na	a: na b: 6mm
Total Opening Area	1,20	1,20	1,53
Glazing pane max. area	a: 1.5m2 b: na	a: 1.5m2 b: na	a: na b: 2.9m2

3	
2	
1	
REVISION	
climatic zone as per SANS 204	5
occupancy as per SANS 10400 part A	H4

red giraffe ARCHITECTURE

Ryan Fuller PrArchT PAT 24749934
 red giraffe architecture pty ltd | reg no. 2017/176746/07

address
 3 minerva drive
 gillits
 3610

078 634 2636 | www.redgiraffe.co.za | ryan@redgiraffe.co.za

owners signature: *[Signature]*
 authors signature: *[Signature]*

project
PROPOSED ADDS & ALTS & SECOND DWELLING CONVERSION FOR TANIA M RETIEF on ERF 16 DRUMMOND at 16 OLD MAIN ROAD, DRUMMOND, OUTER WEST DURBAN, 3626

description			
floor plans elevations sections			
page 2/2	20-25 WD02		
scale	date	drawn	checked
as shown	2023/07/19	RF	RF
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drawing type
SUBMISSION DRAWING