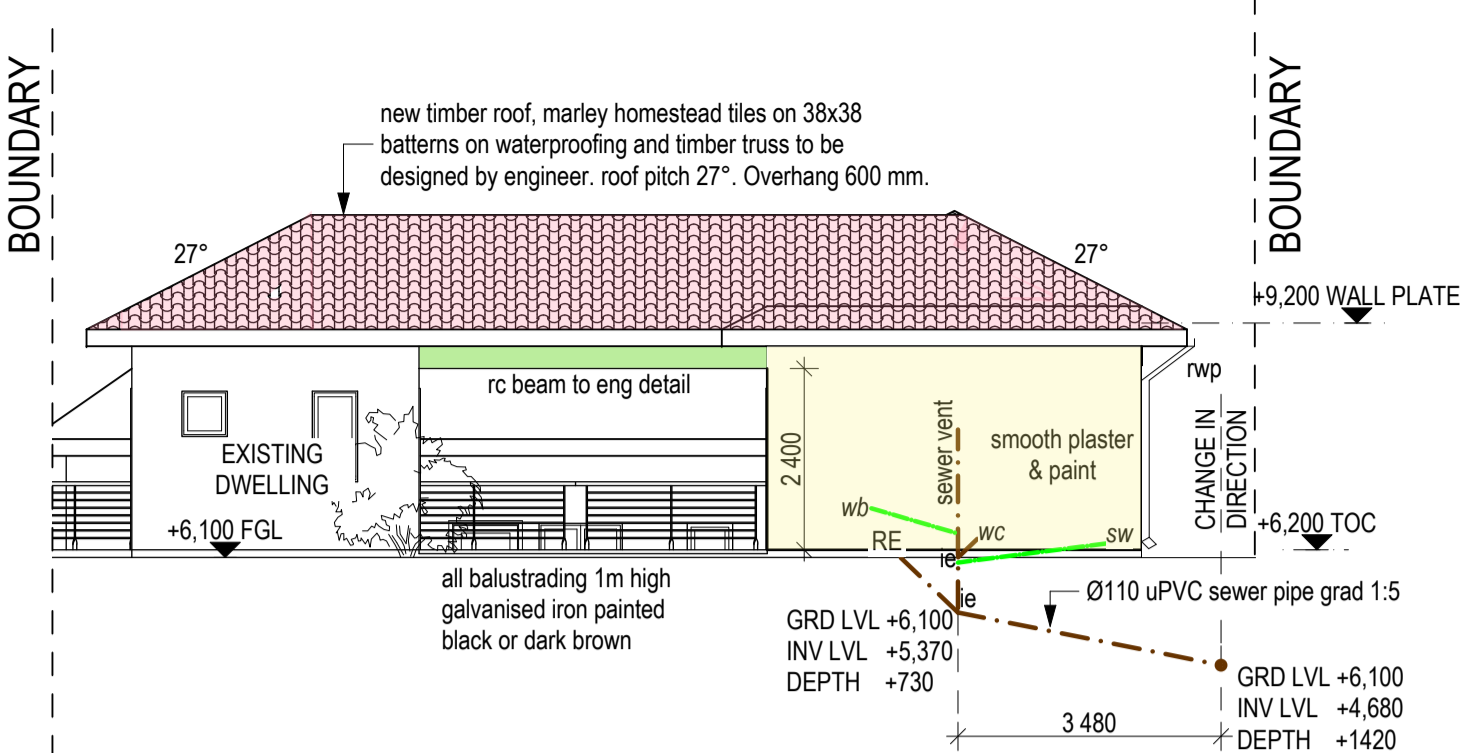
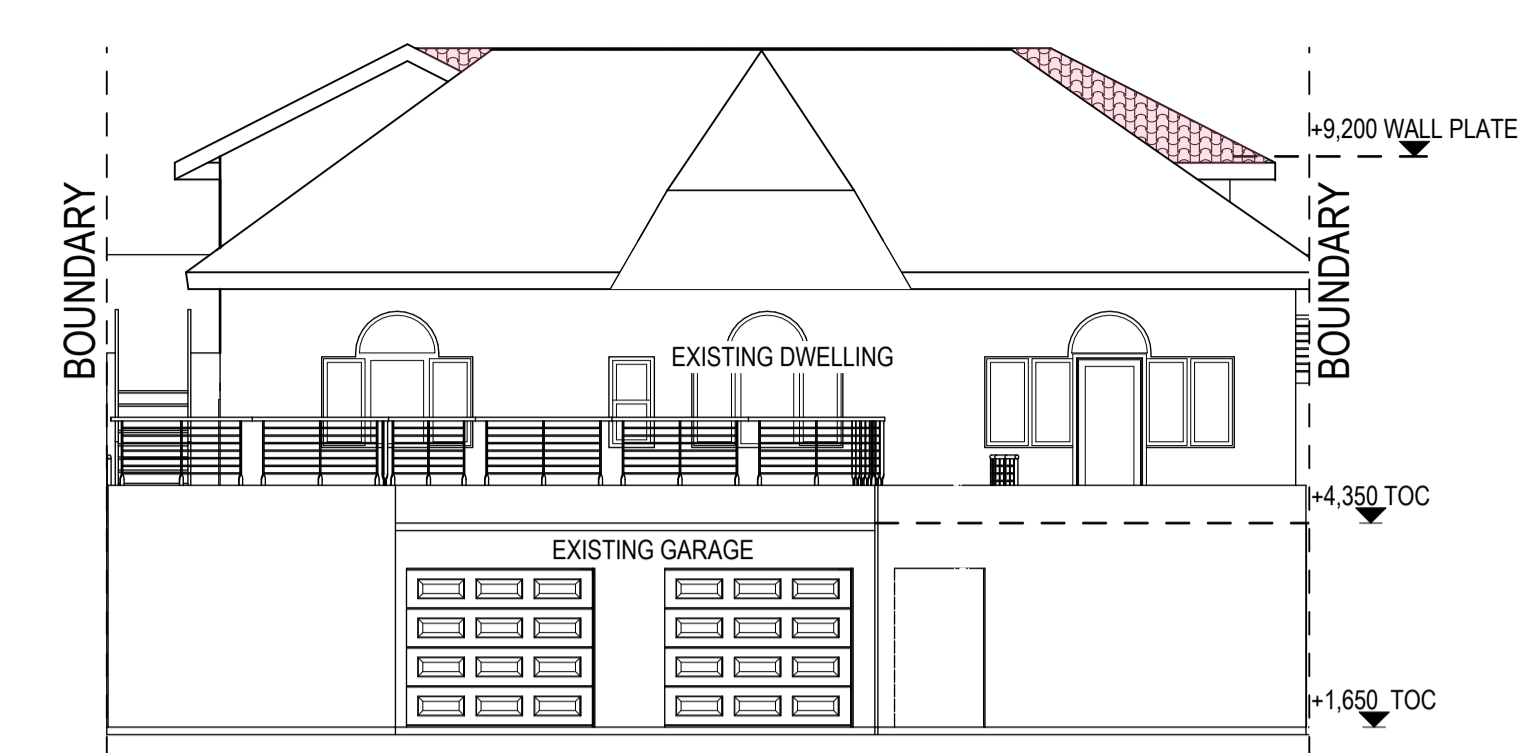


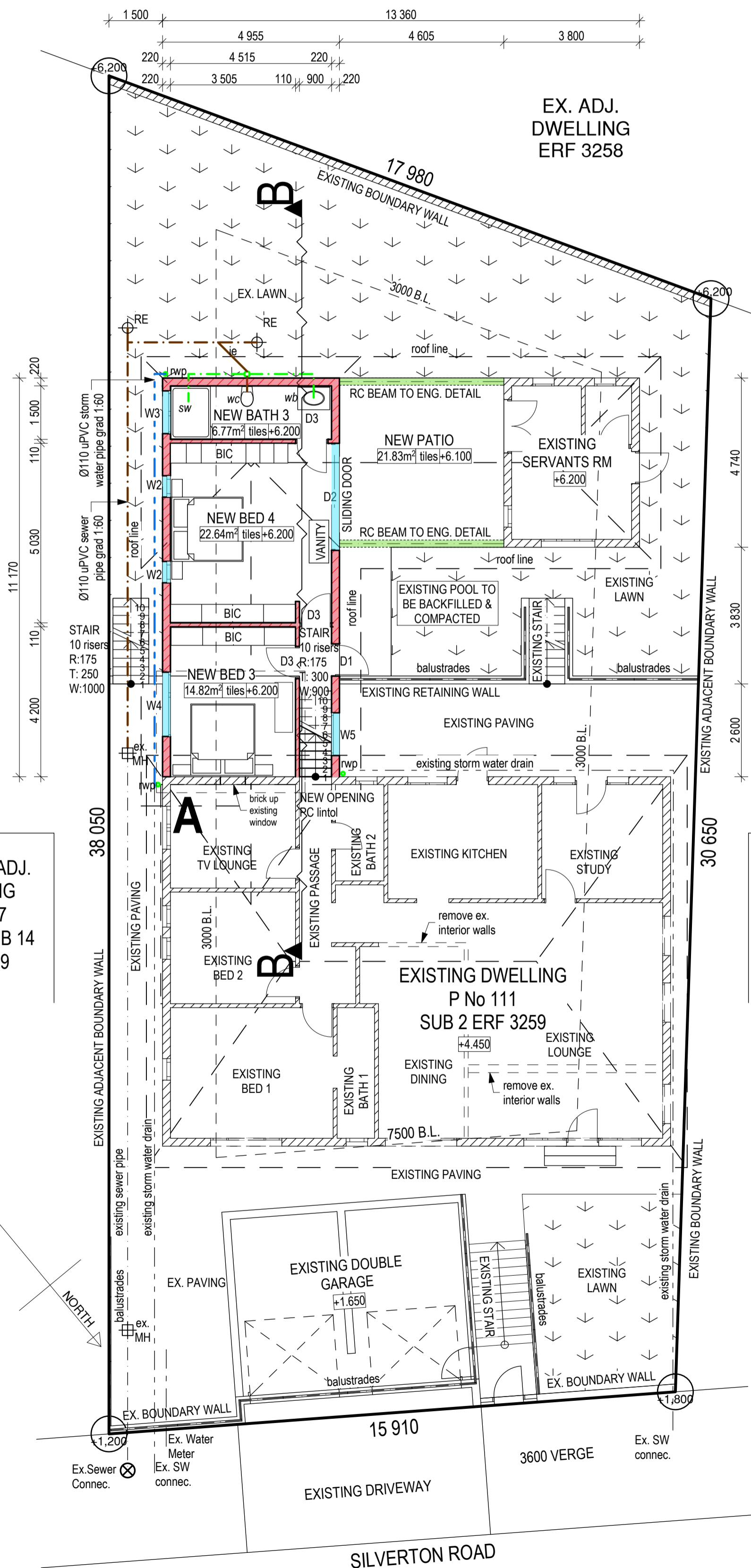
SECTION B-B 1:100



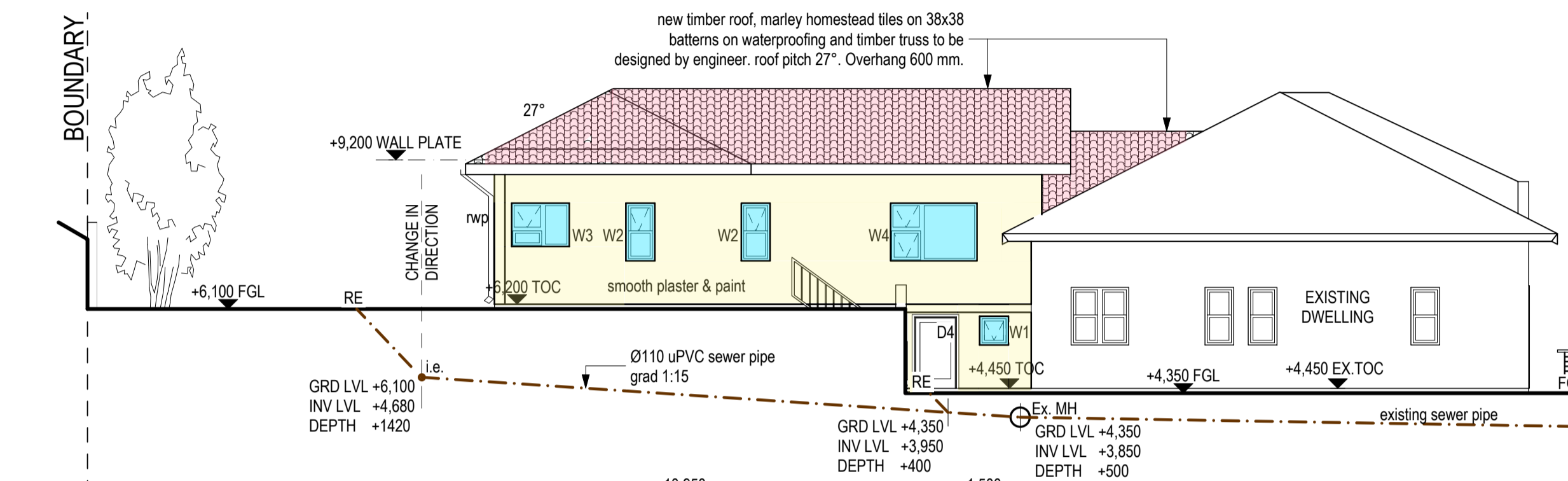
SOUTH WEST ELEVATION & SEWER SECTION 1:100



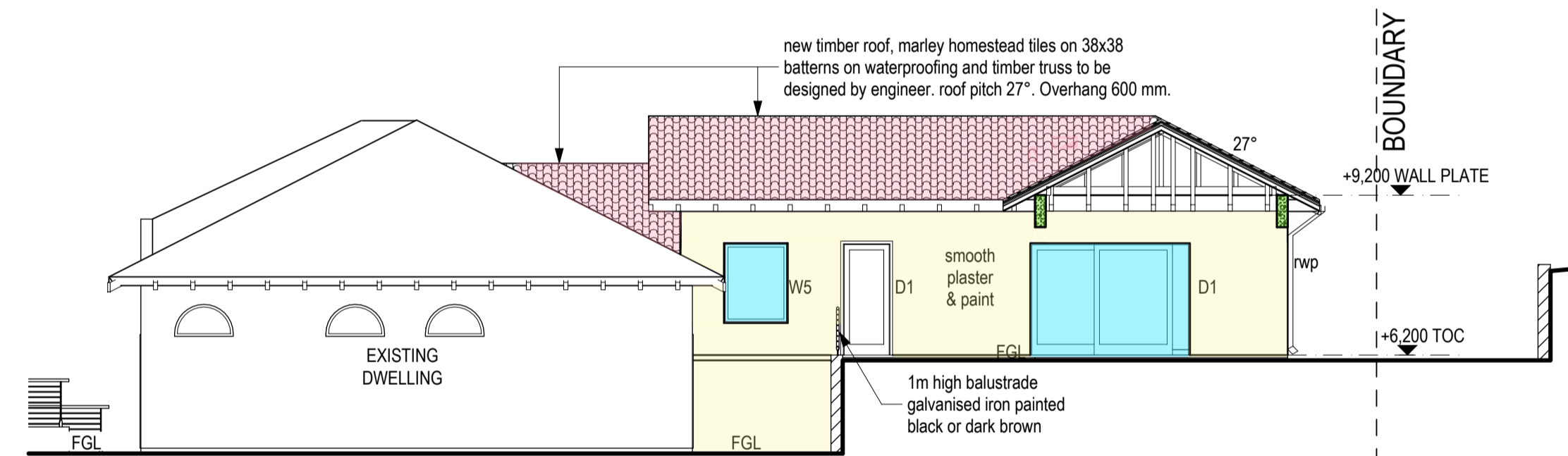
NORTH EAST ELEVATION 1:100



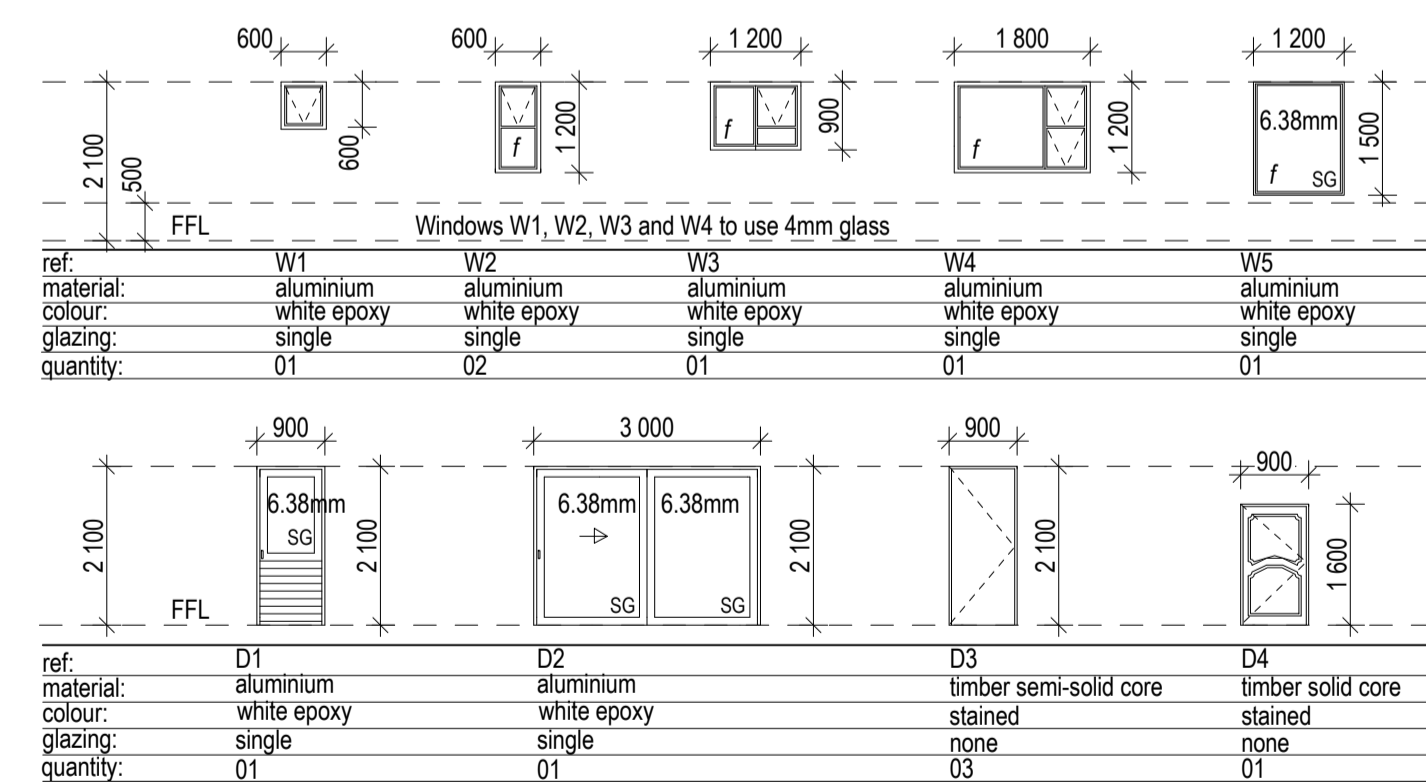
SITE AND GROUND FLOOR PLAN 1:100



SOUTH EAST ELEVATION & SEWER SECTION 1:100



NORTH WEST ELEVATION 1:100



PARTIAL FLOOR PLAN 'A' EL.+4450 1:100

AREA SCHEDULE	
SITE AREA	589 m ²
Allowed F.A.R. 1.2	670.80 m ²
Allowed Coverage 50%	279.50 m ²
Existing F.A.R.	165.29 m ²
Existing Coverage	202.29 m ²
Proposed F.A.R.	55.34 m ²
Proposed Coverage	77.17 m ²
Total F.A.R.	220.63 m ²
Total Coverage	279.46 m ²

- ### General Notes
- All work to comply with National Building Regulations and local bylaws.
 - Written dimensions to be used, no drawing to be scaled off.
 - All dimensions to be checked on site and discrepancies reported to the architect before any work is done.
 - All structural work to be to engineers design and specification.
 - Building area on prepared building platform to be soil poisoned by specialist and Certificate lodged with local authority.
 - Contractor to call for all local authority inspections as and when required.
 - Waterproofing to be carried out by specialist.
 - Roof certificate to be provided as required.
 - Foundation brickwork to be Corrobrik NFX 14 MPa.
 - Above ground brickwork to be Corrobrik NFP 7 MPa.
 - Brickwork to be laid every 4 courses and every course for 4 courses above openings.
 - CONSOL Brickgrip 375 micron DPC to be used between surface bed and brick courses.
 - Gumplas USB green 250 micron sheeting below surface beds, min 150mm laps, sealed with pressure sensitive tape.
 - Agricultural drains to fall to be laid behind all retaining walls below lowest FFL.
 - Weep holes to be left open every 4 bricks horizontally and every 4 courses staggered to garden retaining walls.
 - Gumplas Hyperlastic orange 1000micron plastic sheeting behind retaining walls, min 150 laps sealed with pressure sensitive tape.
 - Where an external retaining wall is more than 1000mm in height, a 1000mm high balustrade to be provided.
 - All excavation work to comply with Part G of SANS 10400.
- ### Lighting Notes
- All Electrical work to be carried out by a registered electrician.
 - Lighting must be "white light".
 - No coloured lighting permitted.
- ### Drainage Notes
- All drainage to comply with National Building Regulations and local bylaws.
 - All drainage to be carried out by a registered plumber.
 - Inspection eyes to be provided at all bends and junctions.
 - Invert levels of rodding eyes to be min 500mm below natural ground level.
 - All drains to be accessible for repair along entire length.
 - All soil and stormwater pipes to be min 110mm diameter.
 - All waste pipes to be fitted with resal traps.
 - All wastes to sinks to be fed into grease trap.
 - Domestic water supply to be balanced.
 - Geysers to be high pressure geysers.
 - Where any pipe is taken below a surface bed or driveway, it is to be encased in min 100mm concrete.
 - All stub stacks to be fitted with two way vent valves.
 - Open vent pipe to be provided at head of drain.
 - Rodding eyes to be provided every 25m and at all bends.
 - All toilets to use dual flush system.
- ### Roof, ceilings and rainwater goods
- Timber roof with marley homestead tiles on 38x38 battens on waterproofing and timber truss to be designed by engineer.
 - Roof pitch 27°. All exposed timber to be treated.
 - Roof eaves overhang 600 mm.
 - Insulation to be 100mm thick 'Aerolite' or similar above ceiling.
 - Rainwater goods to be a minimum of 120dia. OG aluminium gutters and downpipes.
 - Ceilings to be skim plastered rhinoboard.
 - Rafters to be ganngnailed to engineers design.
- ### Windows and Doors
- External sliding doors & windows to be Aluminium powder coated.
 - All glazing in bathrooms to be opaque.
 - Glazing to be carried out in accordance with Part N of the SANS 10400.
 - Windload A3.
 - Float glass to be minimum 4mm thick.
 - All safety glass (SG) to be minimum 6.38mm thick shatterproof.
 - All Safety Glass (individual panes) shall be permanently marked. Such marking shall be visible after glazing.
- ### Temporary Structures
- Builder's sheds, offices and toilets may be permitted on site in such a position that it is not disturbing or offensive. Toilets are to be kept clean and hygienic at all times regardless of whatever waister system is used. One toilet is required for a maximum of 30 persons.

THIS DRAWING MAY NOT BE REPRODUCED IN WHOLE OR PART OR IN ANY MANNER WHATSOEVER WITHOUT WRITTEN PERMISSION FROM THE OWNER



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ARCHITECT'S SIGNATURE _____

CLIENT
P GOVENDER

CLIENT SIGNATURE _____

PROJECT
PROPOSED ADDITIONS TO DWELLING

CADASTRAL DESCRIPTION
PORTION 2 OF ERF 3259, DURBAN

STREET ADDRESS
111 SILVERTON ROAD, MUSGRAVE, BEREA

DRAWING TITLE
SITE/GROUND FLOOR PLAN, SECT. & ELEV.

DRAWN GOVENDER DATE AUG-2021

SCALE 1:100 PAGE No. 1

PROJECT No. -

DRAWING No. 2021-01 REVISION No. 00