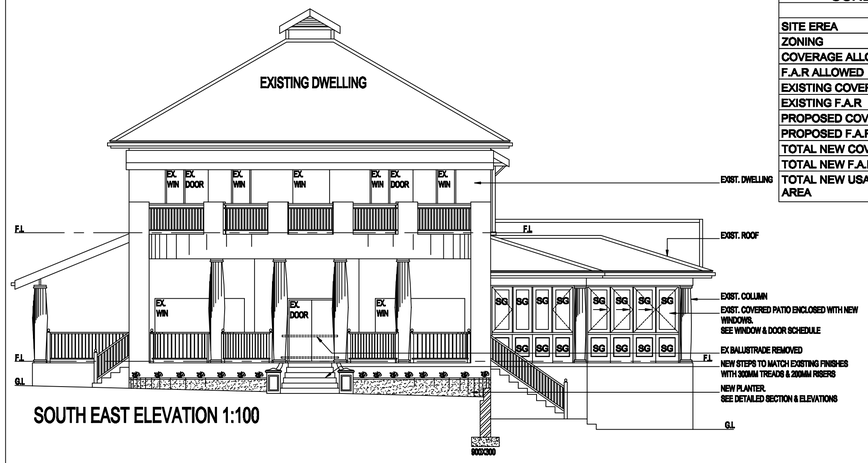
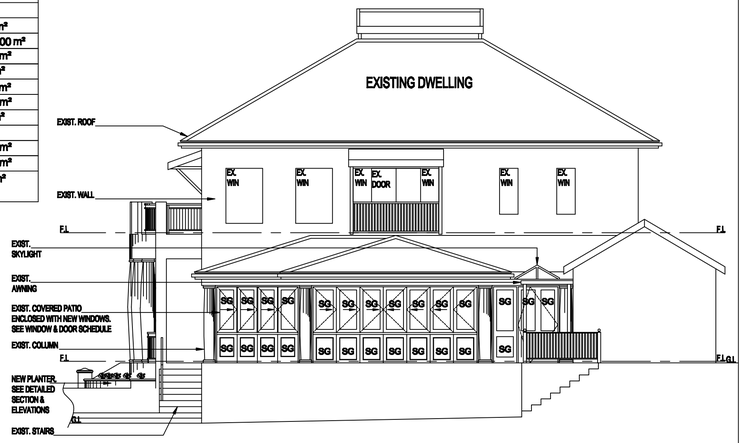
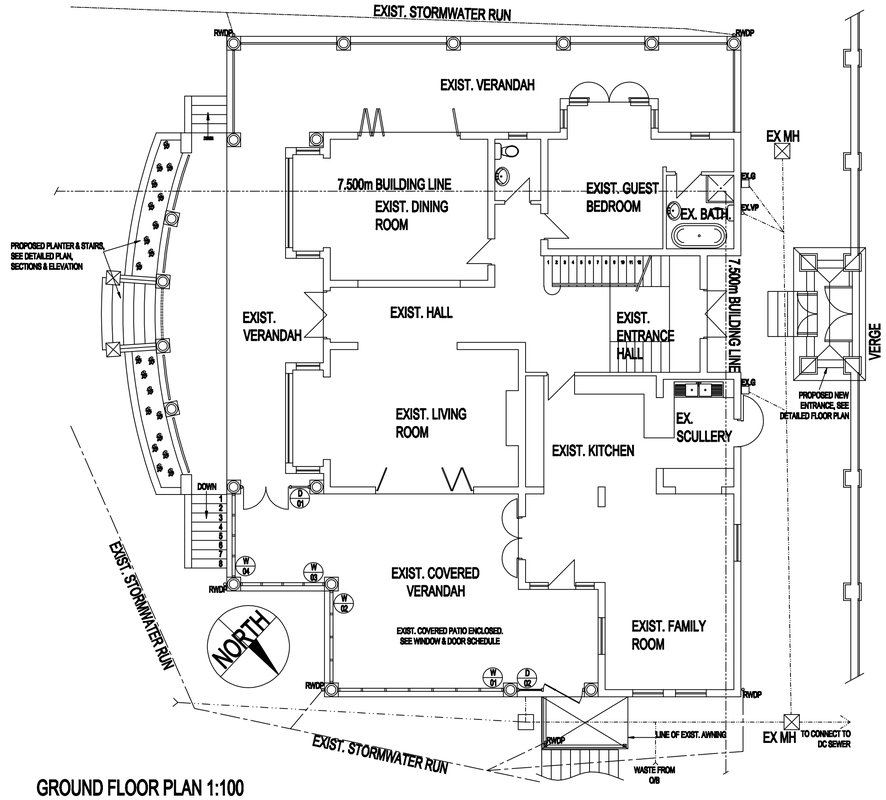
SCHEDULE OF AREAS	
SITE EREA	1786 m²
ZONING	Masonetta 900 m²
COVERAGE ALLOWED	1428.8 m²
F.A.R ALLOWED	714.4 m²
EXISTING COVERAGE	495.45 m²
EXISTING F.A.R	481.79 m²
PROPOSED COVERAGE	21.08 m²
PROPOSED F.A.R	113.99
TOTAL NEW COVERAGE	516.53 m²
TOTAL NEW F.A.R	595.78 m²
TOTAL NEW USABLE ROOFED AREA	52.89 m²



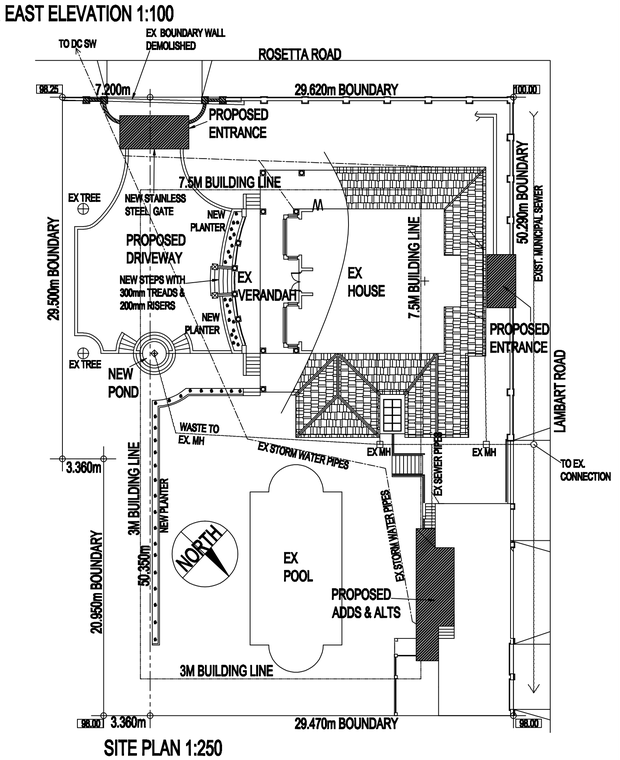
SOUTH EAST ELEVATION 1:100



NORTH EAST ELEVATION 1:100



GROUND FLOOR PLAN 1:100



SITE PLAN 1:250

WINDOW & DOOR SCHEDULE SCALE 1:100

	W01	W02	W03	W04	W05	D01	D02	D02
	5440 × 2530	3050 × 2530	2740 × 2530	2725 × 2530	900 × 1800	2280 × 2530	2190 × 2530	1600 × 2100
	SIZE: 13.76m²	SIZE: 7.71m²	SIZE: 6.93m²	SIZE: 6.89m²	SIZE: 1.62m²	SIZE: 5.71m²	SIZE: 5.54m²	SIZE: 2.08m²
FINISH	H/W PAINTED TO MATCH EXIST.	H/W PAINTED TO MATCH EXIST.	H/W PAINTED TO MATCH EXIST.	H/W PAINTED TO MATCH EXIST.	H/W PAINTED TO MATCH EXIST.	H/W PAINTED TO MATCH EXIST.	H/W PAINTED TO MATCH EXIST.	H/W PAINTED TO MATCH EXIST.
GLASS THNSS	6mm	6mm	6mm	6mm	4mm	6mm-TOUGHENED SAFETY GLASS	6mm-TOUGHENED SAFETY GLASS	6mm-TOUGHENED SAFETY GLASS
GLASS TYPE	CLEAR TOUGHENED SAFETY GLASS	CLEAR TOUGHENED SAFETY GLASS	CLEAR TOUGHENED SAFETY GLASS	CLEAR TOUGHENED SAFETY GLASS	CLEAR MONOLITHIC ANNEALED	CLEAR MONOLITHIC ANNEALED	CLEAR MONOLITHIC ANNEALED	CLEAR MONOLITHIC ANNEALED
QUANTITY	1	1	1	1	2	1	1	1
LOCATION	EXIST. COVERED VERANDAH	EXIST. COVERED VERANDAH	EXIST. COVERED VERANDAH	EXIST. COVERED VERANDAH	NEW LIVING ROOM	EXIST. COVERED VERANDAH	EXIST. COVERED VERANDAH	EXIST. COVERED VERANDAH

NOTE
- SG DENOTES SAFETY GLAZING
- GLAZING & SAFETY GLAZING TO COMPLY WITH SANS 10137 & SANS 1263 PART 1
- GLASS TO BE MONOLITHIC ANNEALED
- ALL FENESTRATION TO COMPLY WITH SANS 10400: XA - 2012 & SANS 204
- WINDOW FRAME TO CLOMPLY WITH ZEMA STANDARDS

A: FOOTINGS:-
1. 230mm WALLS - TO ENG. DETAIL
2. 115mm WALLS - TO ENG. DETAIL.

B: FLOORS:-
1. SURFACE BEDS:- FLOOR FINISH BY OWNER LAID ON CEMENT SCREED WITH MIN 20mm THICKNESS ON 115mm CONCRETE SURFACE BED MIX OF MIX NOT GREATER THAN 1:3:6 BY VOLUME WITH B.R.C MESH LAID ON APPROVED GUNPLAS USB GREEN WATERPROOF SHEETING LAID ACCORDING TO MANUFACTURERS ON 50mm CLEAN BLINDING LAYER ON WELL COMPACTED FILL.
2. SUBFLOOR GROUND TO BE POISENED WITH PENTACHLOROPHENOL SOLUTION IN ACCORDANCE WITH S.A.B.S 0124 CODE OF PRACTICE AND ANT GUARDS ARE TO BE PROVIDED TO COMPLY WITH LOCAL AUTHORITY REGULATIONS

B: WALLS:-
1. SABS APPROVED CLAY BRICKWORK, TO COURSES OF BRICKWORK ARE TO BE REINFORCED WITH BRICKFORCE IN SOLID CEMENT MORTAR JOINTS BELOW WALL PLATE LEVEL, ABOVE WINDOW HEAD LEVEL & BELOW WINDOW SILL LEVEL.
2. EXTERNAL FACE OF INNER SKIN OF ALL EXTERNAL WALLS TO BE BAGGED AND BENDERED WATERPROOF WITH SUITABLE APPLICATIONS OF BITUMEN.
3. PRE-CAST CONCRETE LINTOLS ABOVE DOOR AND WINDOW HEAD LEVEL.
4. GALVANISED WIRE TIES TO BE BUILT IN ALL 230mm WALLS AT 600 CENTRES HORIZONTALLY AND EVERY 6th COURSE VERTICALLY.
5. DAMP PROOF COURSE TO BE EMBOSSED GUNDLE BRICKGRIP 375 micron SABS 952-1989 TYPE B WELL TAPED AT ALL JOINTS AND INTERSECTIONS AND BEDDED AND JOINTED IN CEMENT MOTAR.

C: ROOF:-
1. ROOF TILES ON 38X38mm BATTENS @ 300mm c/c ON APPROVED DPM UNDERLAY ON PREFABRICATED ROOF TRUSS @ 720mm c/c TO MATCH EXISTING, TO ENGINEERS DETAIL ON 114X38mm TIMBER WALL PLATE
3. ALL RAIN WATER TO BE COLLECTED BY SW SUMP SITUATED AROUND HOUSE.

D: CEILING:-
1. 12.5mm GYPSUM SKIMMED RHINOBOARD ON 38x38mm SA PINE BRANDERING AT MAX 320mm c.c. WITH COVED CORNICES TO MATCH EXISTING. (FLUCH PLASTERED - TWO COATS CEILINGS)

E: WINDOWS:-
1. ALL NEW HWOOD & ALUMINIUM WINDOWS AND DOORS.
2. ALL IRONMONGERY SELECTION TO BE CONFIRMED WITH THE OWNER.
3. WINDOW SILLS TO MATCH EXISTING WITH DPC UNDER.
4. PLASTERBAND AROUND ALL WINDOWS & DOORS

E: SKIRTINGS & ARCHITRAVES:-
1. ALL SKIRTINGS AND ARCHITRAVES TO MATCH EXISTING.

F: DRAINAGE:-
1. ALL SANITARY FITTINGS TO BE TRAPPED IN ACCORDANCE WITH LOCAL AUTHORITY REGULATIONS.
2. THE CONTRACTOR TO ENSURE THAT ADEQUATE STORMWATER DRAINAGE IS PROVIDED AS NOT TO CAUSE ANY DAMAGE TO THE PROPERTY.
3. ANY NEW HARDENED AREAS OR ROOFED AREAS TO BE PROVIDED WITH A MUNICIPAL APPROVED SOAKAWAY AT 1m³ \ 40m² OF SUCH AREA.

SPECIAL NOTES TO CONTRACTOR:-
1. ALL STRUCTURAL TIMBER SIZES SHOWN ON THIS DRAWING ARE TO BE CONFIRMED AS ADEQUATE BY A PROFFESSIONAL ENGINEER BEFORE FIXING.
2. CONTRACTOR IS TO CHECK ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK AND TO REPORT ANY DISCREPANCIES IMMEDIATLY TO THE ARCHITECT.
3. ALL FOUNDATIONS TO BE TAKEN DOWN TO HARD VIRGIN GROUND.
4. WHERE LOCAL AUTHORITY OR GOVERNMENT BUILDING REGULATIONS REQUIRE MORE STRINGENT REQUIREMENTS THAN SHOWN ON THESE DRAWINGS, THEY ARE TO BE COMPLIED WITH AFTER OBTAINING THE OWNERS CONSENT.
5. ALL N.B.R CODES OF BUILDING PRACTICE AND SANS STANDARD ARE TO BE COMLIED WITH WHERE APPLICABLE.
6. ALL REINFORCED CONCRETE, FOUNDATIONS, COLUMN BASES BEAMS, SLABS AND RETAINING WALLS ARE TO BE BUILT STRICTLY IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS DETAILS AND UNDER HIS \ HER SUPERVISION
7. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING.

ENDORSEMENTS:-
FLOORS:
1. TO COMPLY WITH SANS 10400 - J:2010

WALLS:
1. TO COMPLY WITH SANS 10400 - K:2010

ROOF:
TO COMPLY WITH SANS 10400 - L:2010

STAIRS & BALUSTRADE:
TO COMPLY WITH SANS 10400 - M:2010

GLAZING:
TO COMPLY WITH SANS 10400 - N:2010

DRAINAGE:
TO COMPLY WITH SANS 10400 - P:2010

STORMWATER:
TO COMPLY WITH SANS 10400 - R:2010

NATURAL LIGHTING:
TO COMPLY WITH SANS 10400 - O:2010

ENERGY EFFECIENCY :
TO COMPLY WITH SANS 10400 - XA:2012 & SANS 204 - 2010

NEIGHBOURS CONSENT SIGNATURES

STREET ADDRESS	NAME & NUMBER	SIGNATURE

Project description

PROPOSED ADDITIONS AND ALTERATIONS FOR
M. ANDERSON
AT 129 LAMBERT ROAD, DURBAN
REMAINDER OF PORTION 3 OF ERF 742
DURBAN

Kwaramu Symmetry
innovative architectural solutions

Durban Office
45 Glenwood Drive
Glenwood

Shandir Ramburan: pr snr arch tech
SACAP: ST 0261 Cell:083 291 9748
R.K.van Staden: pr snr arch tech
SACAP: ST 1363 Cell:082 366 3636

Tel :031 261 5107
Fax :031 261 5107
email:kwasym@yahoo.com
web :kwasym.weebly.com

GREEN BUILDING COUNCIL SA

OWNERS SIGNATURE/DETAILS

DRAWING DESCRIPTION
SITE PLAN, FLOOR PLAN, ELEVATIONS, AREA SCHEDULE, WINDOW SCHEDULE & NEIGHBOURS CONSENT

Drawn	Checked
MKHUNGO N.V.	R.K VAN STADEN

Date	Drawing No.
11-2012	10-2012-22-ANDERSON