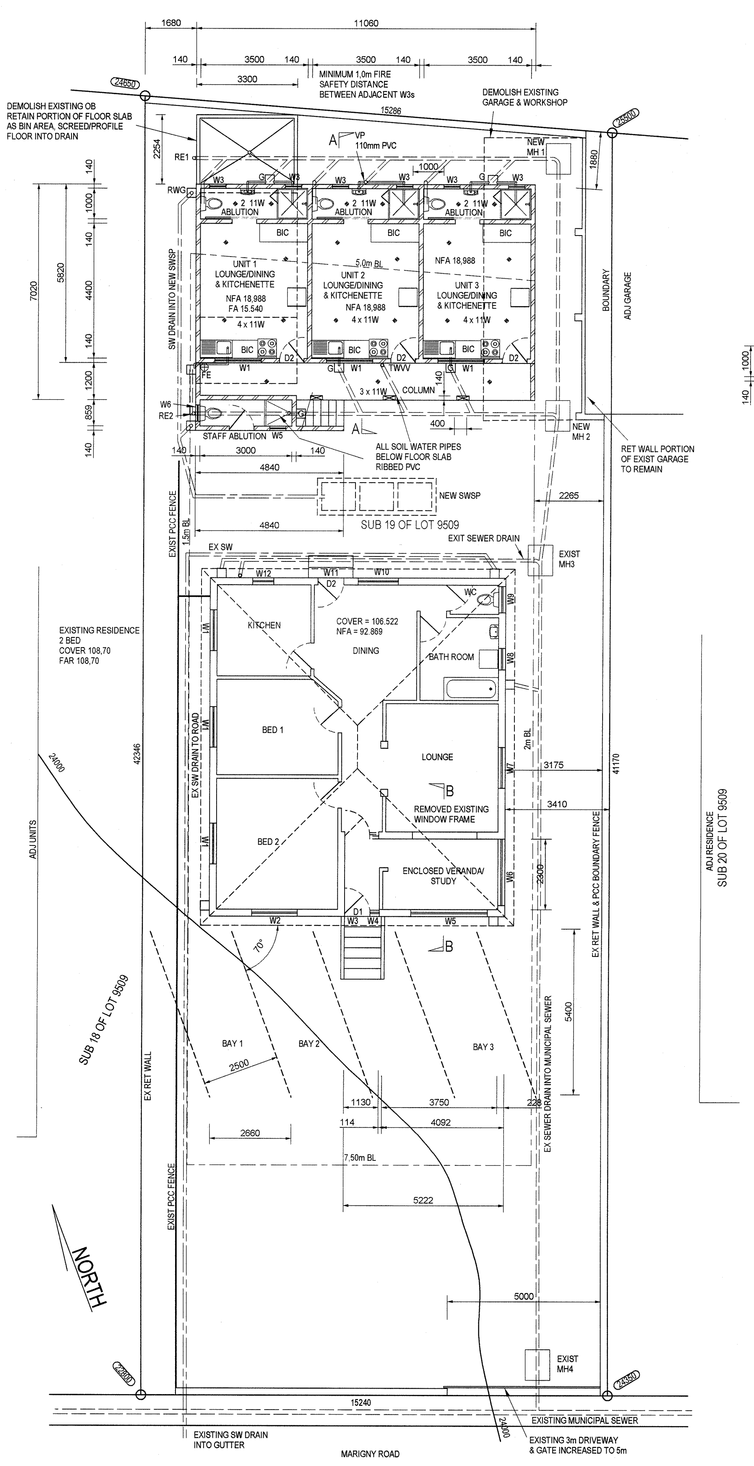
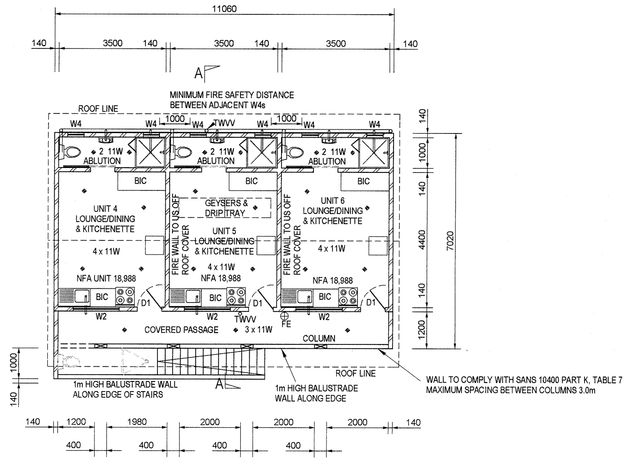
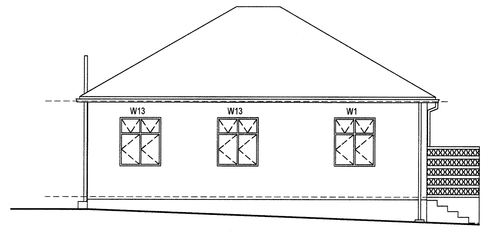


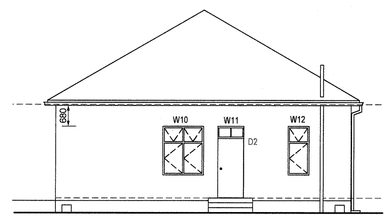
SITE PLAN AND GROUND STOREY LAYOUT 1:100



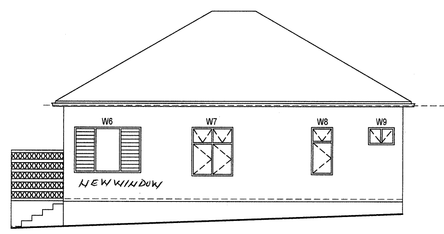
FIRST STOREY PLAN 1:100



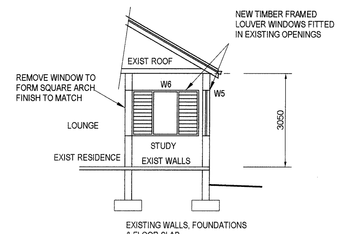
WESTERN ELEVATION 1:100



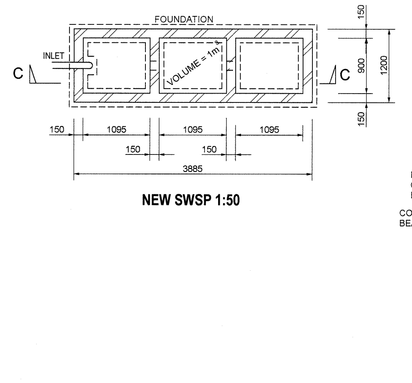
NORTHERN ELEVATION 1:100



WESTERN ELEVATION 1:100

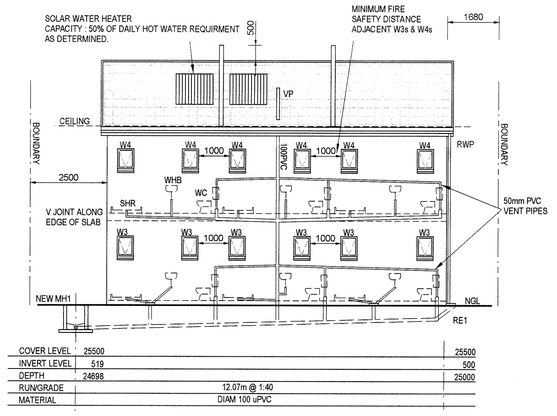


EASTERN ELEVATION & SEWER SECTION 1:100



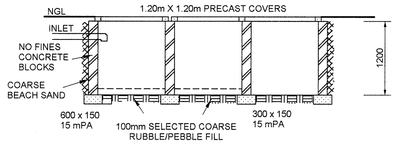
SECTION B - B 1:100

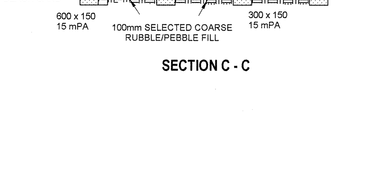
SOUTHERN ELEVATION 1:100



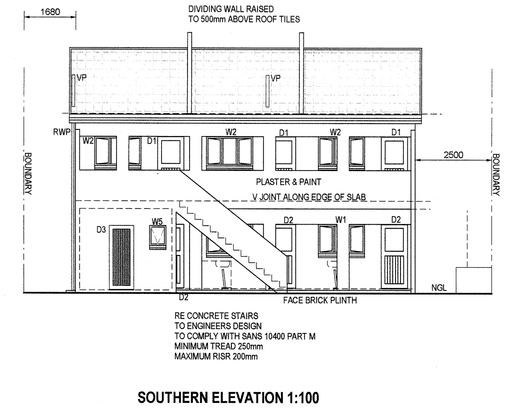
NORTHERN ELEVATION & SEWER SECTION 1:100

NEW SWSP 1:50

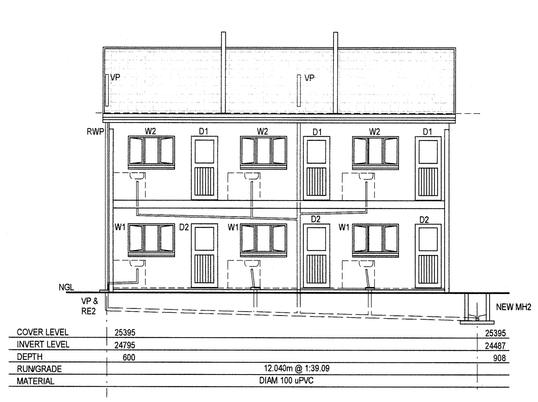




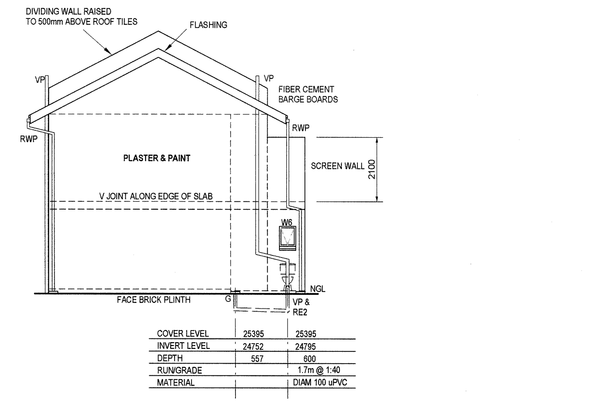
SECTION C - C



SOUTHERN ELEVATION 1:100



SOUTHERN ELEVATION & SEWER SECTION
STAIRS & WALLS OMITTED FOR CLARITY 1:100



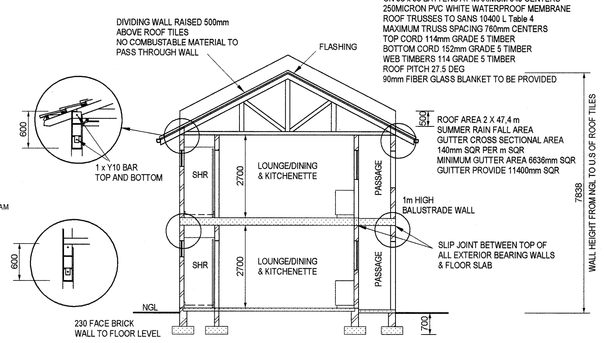
WESTERN ELEVATION & SEWER SECTION 1:100

WINDOW & DOOR SCHEDULE RESIDENCE

D1	NUMBER OFF	1	W5	NUMBER OFF	1	W11	NUMBER OFF	1
	FRAME	TIMBER		FRAME	TIMBER		FRAME	TIMBER
	AREA			AREA	3.699		AREA	0.335
	GLASS TYPE			GLASS TYPE	TOUGHENED SAFETY GLASS		GLASS TYPE	MONOLITHIC ANNEALED
	GLASS THICKNESS			GLASS THICKNESS	4mm		GLASS THICKNESS	4mm
D2	NUMBER OFF	1	W6	NUMBER OFF	1	W12	NUMBER OFF	1
	FRAME	TIMBER		FRAME	TIMBER		FRAME	ALUMINIUM
	AREA			AREA	3.212		AREA	1.090
	GLASS TYPE			GLASS TYPE	TOUGHENED SAFETY GLASS		GLASS TYPE	MONOLITHIC ANNEALED
	GLASS THICKNESS			GLASS THICKNESS	4mm		GLASS THICKNESS	4mm
W1	NUMBER OFF	1	W7	NUMBER OFF	1	W13	NUMBER OFF	2
	FRAME	PVC		FRAME	TIMBER		FRAME	ALUMINIUM
	AREA	2.101		AREA	2.101		AREA	2.101
	GLASS TYPE	TOUGHENED SAFETY GLASS		GLASS TYPE	TOUGHENED SAFETY GLASS		GLASS TYPE	TOUGHENED SAFETY GLASS
	GLASS THICKNESS	4mm		GLASS THICKNESS	4mm		GLASS THICKNESS	4mm
W2	NUMBER OFF	1	W8	NUMBER OFF	1	NOTE		
	FRAME	PVC		FRAME	TIMBER	NET FLOOR AREA PER UNIT : 92.87		
	AREA	2.339		AREA	1.078	FENESTRATION AREA: 23.88 (25.72% OF nfa)		
	GLASS TYPE	TOUGHENED SAFETY GLASS		GLASS TYPE	TOUGHENED SAFETY GLASS	FENESTRATION DOES NOT SATISFY SANS 10400 XA		
	GLASS THICKNESS	4mm		GLASS THICKNESS	4mm	HOUSE IS OLDER THAN 60 YEARS AND THE ENCLOSING OF THE PORCH		
W3	NUMBER OFF	1	W9	NUMBER OFF	1	WAS DONE PRIOR TO THE PUBLISHING OF PART XA		
	FRAME	TIMBER		FRAME	TIMBER			
	AREA	0.468		AREA	0.476			
	GLASS TYPE	MONOLITHIC ANNEALED		GLASS TYPE	TOUGHENED SAFETY GLASS			
	GLASS THICKNESS	4mm		GLASS THICKNESS	4mm			
W4	NUMBER OFF	1	W10	NUMBER OFF	1			
	FRAME	TIMBER		FRAME	TIMBER			
	AREA	0.679		AREA	2.101			
	GLASS TYPE	TOUGHENED SAFETY GLASS		GLASS TYPE	TOUGHENED SAFETY GLASS			
	GLASS THICKNESS	4mm		GLASS THICKNESS	4mm			

WINDOW & DOOR SCHEDULE NEW UNITS

D1	NUMBER OFF	3	W5	NUMBER OFF	1	D2	NUMBER OFF	3
	FRAME	TIMBER		FRAME	TIMBER		FRAME	TIMBER
	AREA	0.444		AREA	0.349		AREA	0.444
	GLASS TYPE	GEORGIAN WIRED GLASS FROSTED		GLASS TYPE	TOUGHENED SAFETY GLASS		GLASS TYPE	MONLITHIC ANNEALED GLASS
	GLASS THICKNESS	4mm		GLASS THICKNESS	3mm		GLASS THICKNESS	4mm
W1	NUMBER OFF	3	W6	NUMBER OFF	1	D3	NUMBER OFF	1
	FRAME	TIMBER		FRAME	TIMBER		FRAME	TIMBER
	AREA	1.433		AREA	0.349		AREA	1.768
	GLASS TYPE	MONOLITHIC ANNEALED		GLASS TYPE	TOUGHENED SAFETY GLASS		GLASS TYPE	na
	GLASS THICKNESS	4mm		GLASS THICKNESS	3mm		GLASS THICKNESS	na
W2	NUMBER OFF	3				NET FLOOR AREA PER UNIT : 18.988		
	FRAME	TIMBER				FENESTRATION AREA: 2.575 (13.561% OF nfa)		
	AREA	1.433				FENESTRATION SATISFIES SANS 10400 XA		
	GLASS TYPE	GEORGIAN WIRED GLASS CLEAR						
	GLASS THICKNESS	4mm						
W3	NUMBER OFF	6						
	FRAME	TIMBER						
	AREA	0.348						
	GLASS TYPE	TOUGHENED SAFETY GLASS						
	GLASS THICKNESS	3mm						
W4	NUMBER OFF	6						
	FRAME	TIMBER						
	AREA	0.349						
	GLASS TYPE	TOUGHENED SAFETY GLASS						
	GLASS THICKNESS	3mm						



LINTEL DETAILS 1:50

SECTION B - B 1:100

GENERAL NOTES

1. All shower dorms to be toughened safety glass.

FOUNDATIONS

1. All foundations to be in virgin soil.
2. All strip footings minimum 600 x 200 and 500mm below NGL, discrepencies to be reported to the Author before construction commences.
3. Foundation not to encroach over site boundaries or servitudes.
4. Where required foundations shall bridge municipal services: Bridging detail to local authority requirements.
5. Any cut & fill banks not to steeper than 25 degrees.
6. Written dimensions take preference over scaled dimensions.
7. Boundary pegs to be exposed prior to construction commencing.

WALLS

1. Two courses of brickwork at cill and wall plate level to be reinforced with Brickforce in solid mortar joints
2. Prestressed 'ID' lintels above all doors, window and flat arches. Lintel to extend min 300mm in to wall on each side.
3. Air bricks to be provided at each window and door opening: 1 internal, 2 external.
4. Window cills - Exterior : Quarry tiles, Interior : Quarry tiles.
5. Single-leaf masonry wall, nominal thickness not < 140mm, plastered internally and rendered externally.

FLOOR SLABS

1. All ground storey floor slabs 100mm concrete with 6mm BRC mesh on 250 micron LISB Green dpc under lay.
2. All soil below slabs to be treated with to SANS 100124 adn local authority requirements discrepencies to be reported to the Author before construction commences.
3. Where applicable, all suspended slabs to engineer's design.
4. No in floor heating

DRAINAGE

1. All drains to be laid by a registered plumber.
2. Any damages to existing services & fittings to be repaired to local authority requirements.
3. All connection points into existing soiled water drains to be exposed prior to any work is commencing.
4. Soil pipes 110mm PVC, Waste pipes 50mm PVC.
5. All new gully surrounds to be 75mm proud of adjacent ground level.
6. Inspection eyes at all junctions and bends

OWNER

Mr. T MEHLO & Mrs. TP MEHLO
12 MARIGNY ROAD
UMBILO

10/04/2014

10/04/2014

SCHEDULE OF AREAS

EXIST COVER	167.289
DEMOLISH OB	-28.743
DEMOLISH GARAGE	-30.386
PROPOSED COVER	82.476
TOTAL COVER	190.636
EXISTING FAR	136.903
DEMOLISH OB	-28.743
PROPOSED FAR	158.648
TOTAL FAR	266.808
SITE AREA	636

PROPOSAL SHEET 1/2

FOR MUNICIPAL APPROVAL:
DEMOLISH EXISTING OB, GARAGE & STOREROOM.
ENCLOSE EXISTING VERANDA
CONSTRUCT 6 x STUDENT ACCOMMODATION UNITS

CADASTRAL DESCRIPTION

SUB 19 OF LOT 9509 DURBAN

FIRE NOTES

- ALL EXTERNAL WALL TO HAVE A 30 MINUTE FIRE RESISTANCE
- MINIMUM 1.0m HORIZONTAL DISTANCE BETWEEN WINDOW IN BUILDING DIVISIONS.
- DIVISION WALLS TO UNDERSIDE OF ROOF COVERING & NO COMBUSTABLE MATERIALS TO PASS THROUGH SEPARATING WALL
- AREA OF OPENINGS PER UNIT FACING REAR BOUNDARY 1.04m SQR (<5m SQR PER UNIT)
- 2 X 9kg FIRE EXTINGHUSERS TO BE PROVIDED

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10/04/14

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