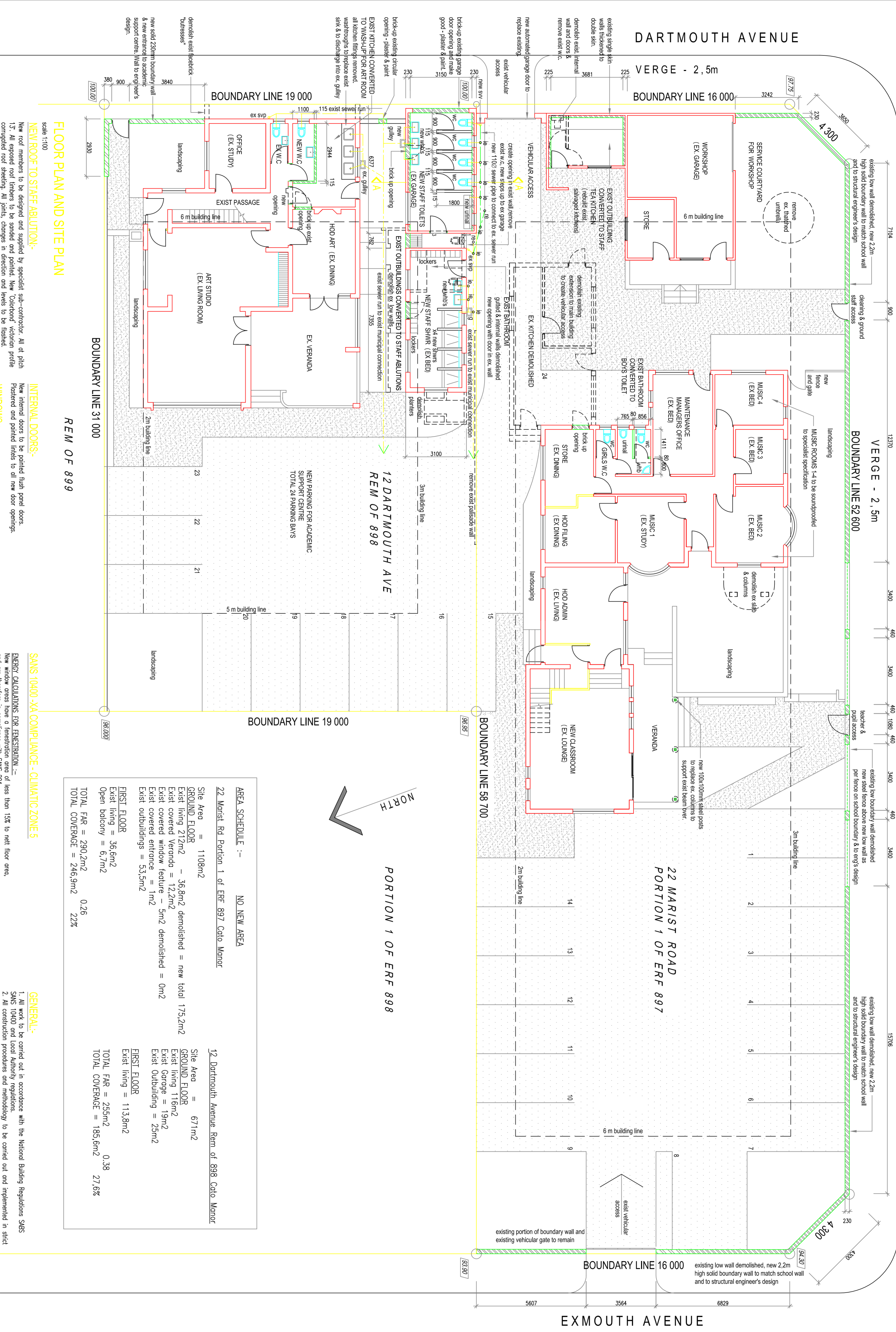


REV	REVISION DESCRIPTION	DATE



AREA SCHEDULE :-	NO. NEW AREA
22 Marist Rd Portion 1 of ERF 897 Cato Manor	
Site Area = 1108m <sup>2</sup>	
<b>GROUND FLOOR</b>	
Exist living 212m <sup>2</sup> - 36,8m <sup>2</sup> demolished = new total 175,2m <sup>2</sup>	
Exist covered Veranda = 12,2m <sup>2</sup>	
Exist covered window feature = 5m <sup>2</sup> demolished = 0m <sup>2</sup>	
Exist covered entrance = 1m <sup>2</sup>	
Exist outbuildings = 53,5m <sup>2</sup>	
<b>FIRST FLOOR</b>	
Exist living = 36,6m <sup>2</sup>	
Open balcony = 6,7m <sup>2</sup>	
<b>TOTAL FAR = 290,2m<sup>2</sup></b>	<b>0,26</b>
<b>TOTAL COVERAGE = 246,9m<sup>2</sup></b>	<b>22%</b>
12 Dartmouth Avenue Rem of 898 Cato Manor	
Site Area = 671m <sup>2</sup>	
<b>GROUND FLOOR</b>	
Exist living 116m <sup>2</sup>	
Exist Garage = 19m <sup>2</sup>	
Exist Outbuilding = 25m <sup>2</sup>	
<b>FIRST FLOOR</b>	
Exist living = 113,8m <sup>2</sup>	
<b>TOTAL FAR = 255m<sup>2</sup></b>	<b>0,38</b>
<b>TOTAL COVERAGE = 185,6m<sup>2</sup></b>	<b>27,6%</b>

**BUILDING CLASSIFICATION A3:**

**udh**  
ARCHITECTURAL  
DRAUGHTING

PROJECT :  
PROPOSED ALTERATIONS AND  
ADDITIONS TO 12 DARTMOUTH AVE  
PORTION 1 OF ERF 897 AND 22  
MARIST RD, REM OF 898 CATO  
MANOR FOR THE TRUST FOR THE  
TIME BEING OF THE INSTITUTE OF  
THE MARIST BROTHERS OF THE  
SCHOOLS IN SOUTH AFRICA  
WITH REGARDS SPECIAL CONSENT  
APPLICATION NO CU 002 11 2011

DWG. NO. : 100  
SCALE: 1:100  
DATE : NOV 2013  
REVISION :

OWNERS :  
AUTHOR :

**FLOOR PLAN AND SITE PLAN**

**NEW ROOF TO STAFF ABUITION:-**  
New roof members to be designed and supplied by specialist sub-contractor. All of pitch 13°. All exposed roof timbers to be sanded and painted. New 'Coloband' victrola profile corrugated roof sheeting. All joints, changes in direction and levels to be finished. Roof to comply with SABS SANS 10400-PART 1 AND SANS 10400-XA-PART 4.4.5. New 100mm compliant Insultherm with total R-value 2.73, to comply with SANS 10400XA. To be installed to manufacturers guidelines. New slotted post-tensioned ceilings. New 'Ogee' aluminium profiled gutters, to discharge into 75x50mm aluminium w/d's to fall to existing stormwater surms.

**NEW WALLS:-**  
All new single skin walls to be 90x115x222mm Coro Max 90. All new double skin walls to be 42 skins 90x115x222mm Coro Max 90. External face of internal skin of new external walls to be bogged and pointed with 2 coats bituminous paint, make good where existing walls are demolished. New brickwork to be 'tied' into existing, vertically and horizontally. All new openings to have lintels over. All new sills to be as per existing with OPC below. Walls and lintels to comply with SABS SANS 10400.

**NEW FLOORS:-**  
Floor in New Staff Ablution and New Kitchen - existing ceramic tiles filled and existing screed made good, new ceramic tiles laid.

**INTERNAL DOORS:-**  
New internal doors to be pointed flush panel doors. Plastered and painted lintels to all new door openings.

**WINDOWS:-**  
New standard timber 'Swatford' (or equal approved) glazed casement windows.

**DRAINAGE AND PLUMBING:-**  
The design and installation of any new sewer is to comply with SABS SANS 10400-PART 1 and any requirements of the local authority, and is the responsibility of the plumbing contractor to ensure compliance therewith. The sewer details shown indicate the design intention and one to be verified by the plumbing contractor, and any discrepancies or proposed alterations are to be reported to the architect. The stormwater drainage is to comply with SABS SANS 10400-PART 1. Silt pipes are to be 110mm uPVC, waste pipes are to be 50mm uPVC. Inspection eyes are required at all bends and junctions. 110mm uPVC vent valve of head of sewer run and rodding eye at change in direction.

**SANS 10400-XA COMPLIANCE - CLIMATIC ZONE 5**  
**ENERGY CALCULATIONS FOR RESTRUCTION:-**  
New window glass have a transmittance area of less than 15% to net floor area, and are therefore in compliance with SANS 204.

**NEW WALLS:-**  
New external walls one to be double skin masonry (in con'ty) plastered internally and externally with an R value in compliance with SANS 10400-XA-PART 4.4.3

**HOT WATER SUPPLY FOR NEW STAFF ABUITION:-**  
New 200L solar water geyser installed on north facing roof and to be in compliance with SANS 10400-XA-PART 4.1.1(b) All new hot water pipes to be insulated in compliance with SANS 10400-XA-PART 4.1.3

**GENERAL:-**  
1. All work to be carried out in accordance with the National Building Regulations SABS SANS 10400 and Local Authority regulations.  
2. All construction procedures and methodology to be carried out and implemented in strict accordance with the latest occupational health and safety act and regulations - this is the contractor's responsibility.  
3. All dimensions are indicated in millimeters. Do not scale from the drawings.  
4. Check all levels and dimensions on site when setting out. Cross check all building dimensions during the building process.  
5. All work to be carried out in accordance with the latest gazetted NBS'S and all materials and installation must conform with SABS specifications and manufacturers instructions and recommendations.  
6. All structural work to be carried out in strict accordance with the approved structural engineer's design.  
7. All openings to be checked prior to the construction or installation of fitted items.  
8. The architect does not accept responsibility for errors resulting from the mis-interpretation of the drawings and specification.

**N.B.:-**  
In accordance with the special consent conditions all Music rooms must be soundproofed. Specialist acoustic panels to walls and or ceiling to be installed to specialist's design and specification.