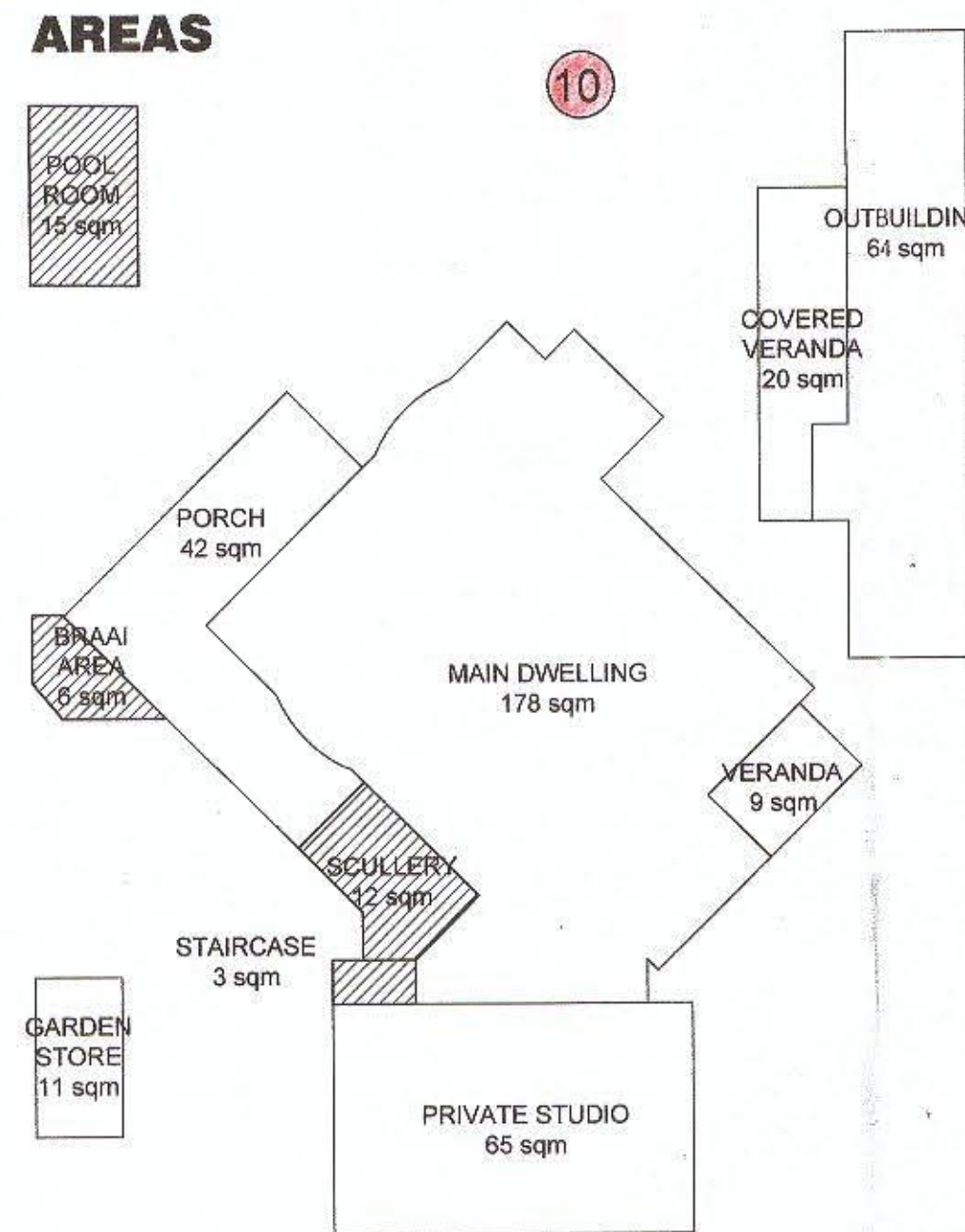
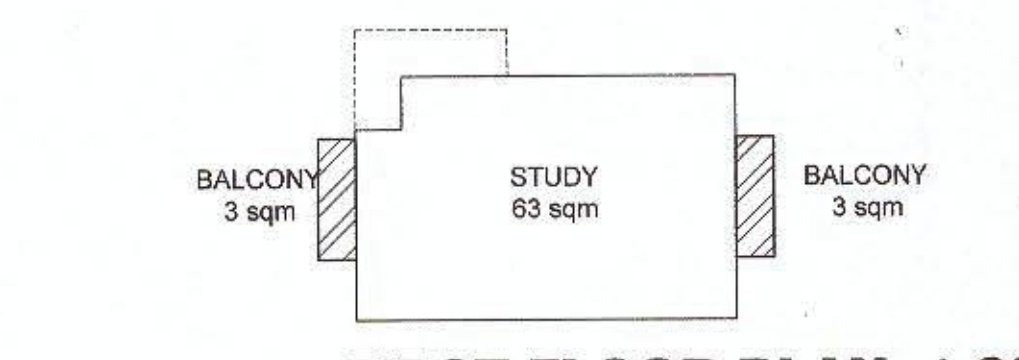


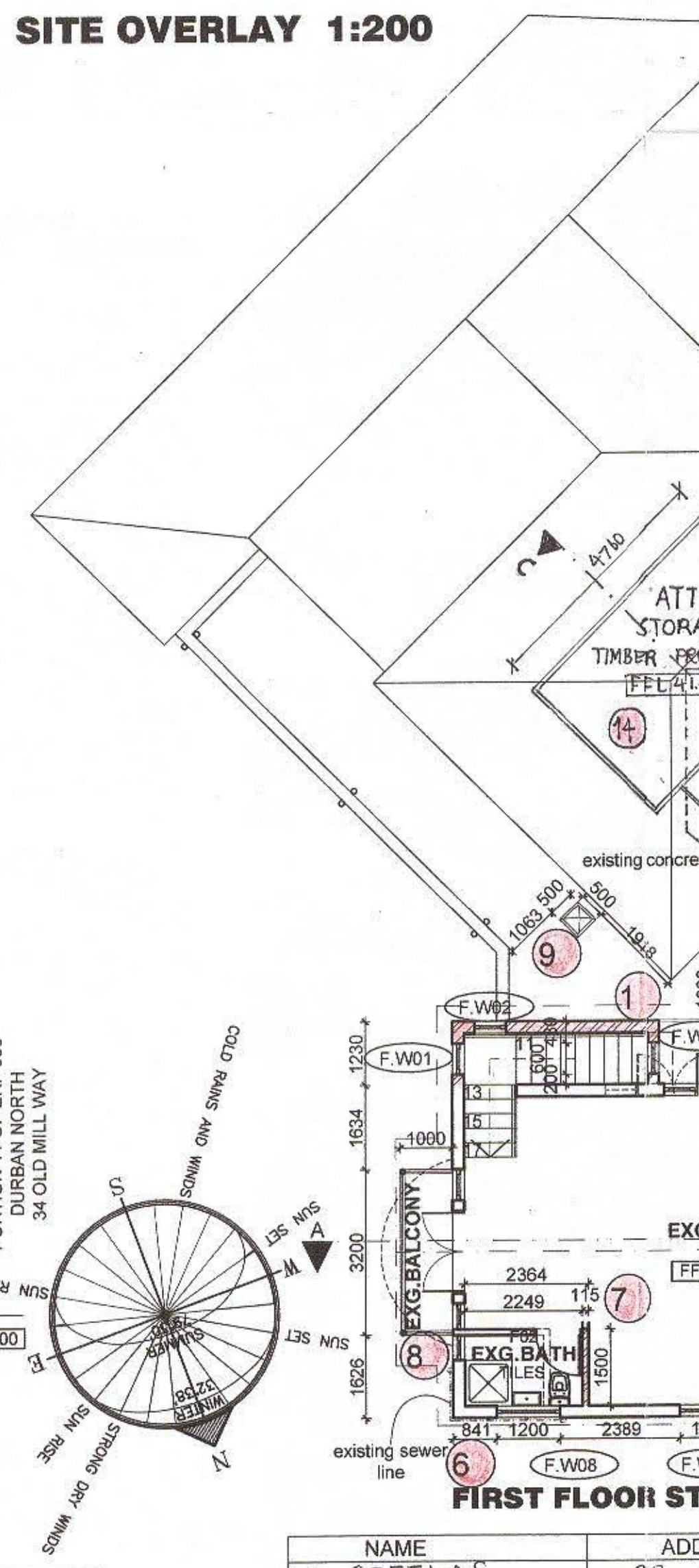
SITE & GROUND FLOOR 1:100 OLD MILL WAY (25M WIDE)



GROUND FLOOR PLAN 1:200



FIRST FLOOR PLAN 1:200



SITE OVERLAY 1:200

NAME	ADDRESS	I.D. NO.	TELL/ CELL NO.	SIGNATURE
L. SOFILAS	23 OLD MILL WAY	8109230050 081	083 680 66 49	[Signature]
K.S. CAWDRON	25 OLD MILL WAY	555879125891	0824533209	[Signature]

SCHEDULE OF AREAS		
SITE AREA	1386 m ²	
PERMITTED F.A.R.	N/A	N/A
PERMITTED COVERAGE	642m ²	40%
ZONING: SPECIAL RESIDENTIAL 900		
HEIGHT RESTRICTION: 2 STOREY HEIGHT		
BUILT AREA	42m ²	

AREAS existing:			
GROUND FLOOR:	FAR	COVERAGE	AREA
EXISTING MAIN DWELLING	178m ²	178m ²	178m ²
EXISTING EXTERNAL COVERED	*	71m ²	71m ²
EXISTING OUTBUILDINGS	64m ²	79m ²	79m ²
EXISTING PRIVATE STUDIO	*	65m ²	65m ²
FIRST FLOOR:	FAR	COVERAGE	AREA
EXISTING STUDY	63m ²	*	63m ²
TOTAL:	305m ²	389m ²	452m ²

AREAS proposed:			
GROUND FLOOR:	FAR	COVERAGE	AREA
NEW SCULLERY	12m ²	12m ²	12m ²
NEW STAIRCASE	3m ²	3m ²	3m ²
NEW BRAAI AREA	*	6m ²	6m ²
NEW OUTBUILDINGS	*	15m ²	15m ²
FIRST FLOOR:	FAR	COVERAGE	AREA
NEW BALCONIES	*	6m ²	6m ²
NEW ATTIC STORAGE	*	17m ²	17m ²
TOTAL:	15m ²	42m ²	59m ²
TOTALS:	320m ²	431m ²	511m ²

- ENERGY EFFICIENCY NOTES**
- OCCUPANCY CLASSIFICATION:
 - H3 Domestic Residence
 - CLIMATIC ZONE:
 - Sub Tropical Coastal, Zone 5
 - ENERGY DEMAND / CONSUMPTION:
 - No Requirement
 - FLOOR INSULATION:
 - No Requirement
 - WALL CONSTRUCTION:
 - Required 'R' value = 0.35
 - Single leaf masonry wall, normal wall thickness not <150mm plastered internally and externally (bag washed) or 150 thick concrete block with 10MPa concrete infill.
 - 20mm plaster internally and externally.
 - CR value = 60 hrs
 - FENESTRATION:
 - All glass to be single clear monolithic annealed.
 - U value = 3.6 & SHGC = 0.66
 - Fenestration - Buildings with Natural Environmental Control
- GENERAL NOTES:**
- COPYRIGHT OF ALL DRAWINGS AND DESIGN SHALL REMAIN THE PROPERTY OF FERGUSON ARCHITECTS.
- Contractor must verify all levels and dimensions on site before commencing work.
- All discrepancies and/or errors to be reported to Architect immediately. DO NOT SCALE THE DRAWING. IF INFORMATION IS REQ. CALL THE ARCHITECT. This drawing to be read in conjunction with all relevant Consultant's drawings. All builders work to comply with the National Building Regulations (SANS 10400).
- FOOTINGS:
 - Mass concrete footings as follows, unless otherwise specified by Structural Engineer:
 - 250 and 230 brick walls - 250 x 700mm mass concrete
 - 110 brick walls - 200 x 600mm mass concrete.
 - To comply with SANS 10400, Part H.
 - FLOORS:
 - 250 micron DPM on 50mm clean sand compacted to 98%
 - Mod AASHTO on compacted hardcore. Ground under concrete slab to be poisoned 5% PCP in solution.
 - All floors to have 50mm finish tolerance to include screed & or tile on reinforced concrete slab to Structural Engineers' detail.
 - KITCHENS, BATHROOMS AND TOILETS to have impervious floor finishes
 - Floors to comply with SANS 10400, Part J.
 - WALLS:
 - External Walls - 280mm cavity brickwork or 230mm brickwork with 5 x wall ties/sq.m. At floor level - stepped DPC with weepholes to every 4th parapet in cavity walls.
 - 375 micron DPC to be minimum 150 above FGL and be well lapped into DPM. DPC all around all openings.
 - Plaster & Paint. Colour as specified by architect.
 - Internal Walls - brick walls, plaster, crestone and painted, unless otherwise specified.
 - Walls to comply with SANS 10400, Part K.
 - ROOFS:
 - Pitched Roofs: Corrugated sheeting Kliplok or similar with insulation on purlins at centres as required by sheeting manufacturer or to engineer's detail on prefabricated gangnail timber trusses or rafters to specialist design and detail. Trusses on 114x38 wall plate with galvanized hoop irons built into brickwork.
 - Pitched Roofs: Tiles on 36x38 SAP battens on approved underlay on prefabricated gangnail timber trusses to specialist design and detail. Trusses on 114x38 wall plate with galvanized hoop irons built into brickwork.
 - Roof to comply with SANS 10400, Part L.
 - RAINWATER GOODS:
 - Aluminium powder coated seamless gutters and downpipes, profile and colour to architect's specification.
 - All downpipes to discharge into site stormwater system.
 - CELLINGS:
 - Skimmed concrete soffit where indicated.
 - 10mm gypsum plasterboard flush suspended ceilings on brading with 6mm crestone skin.
 - All cornices to match existing.
 - NATURAL LIGHTING:
 - Lighting and ventilation to comply with SANS 10400, Part O.
 - All habitable rooms to have natural light = min 10% of floor area.
 - VENTILATION:
 - All habitable rooms to comply with natural ventilation = min 5% of floor area. Rooms indicated to be fitted with extract fan to specialist recommendation.
 - TIMBER WINDOWS & DOORS:
 - New timber purpose made doors & windows see schedule.
 - GLAZING:
 - Glazed areas exceeding 1sq.m to be toughened safety glass. All doors & sidelights to be toughened safety glass. Glazing below 1000mm above floor to be toughened safety glass. Glazing to comply with SANS 10400, Part N and SABS 0137.
 - Showers - as glazing to be frameless toughened safety glass, specialist detail as per architect's specification.
 - DOORS:
 - New internal doors to match existing. Set aside existing for reuse where possible.
 - LINTELS:
 - All lintels to be to structural engineer's specification.
 - SKYLIGHTS:
 - Flashing and counter flashing as per manufacturer's specification. Skylights installed in accordance with the manufacturer's specification.
 - FLOOR FINISHES:
 - Selected internal floor tiles on suitable tile adhesive laid by specialist. Polyurethane expansion joints to be provided as per manufacturer's specifications.
 - Selected external floor tiles on suitable tile adhesive laid by specialist. Polyurethane expansion joints to be provided as per manufacturer's specifications.
 - Cemflex waterproofing as carrier membrane beneath tiles to showers and bath surround.
 - Allow 50mm recess to all showers. To allow for level access tiled screed to fall.
 - WALL FINISHES:
 - PAINT 1 - to bathrooms - Plascon Velvegro
 - PAINT 2 - to bedrooms - Plascon Cashmere
 - Internal Walls - 110mm brick walls, plaster, crestone and painted.
 - Tile (mosaic) full height to showers and bath surround.
 - Cemflex waterproofing on carrier membrane beneath tiles to showers and bath surround.
- STORMWATER**
Stormwater management to comply with SANS 10400, Part R, and to be to engineer's detail where necessary.
- SOAKPITS**
Soakpits to be constructed to geotechnical engineer's detail. Ratio to be min. 40 square meters of hard surface, per 1 cubic metre of pit.
- SOAKPIT**
Soakpits to be positioned minimum 3m from either buildings or boundaries.
- ALL PAVED AREAS**
All paved areas to fall to sumps or to be graded to fall on site stormwater system.
- SEWER NOTES:**
- Soil pipes - 110mm dia
 - Waste pipes - 50mm dia
 - Vent pipes - 50mm dia
 - All slowbends to have minimum radius of 600mm
 - All drainage under driveway and building to be laid sand encased in 150mm concrete.
 - Deep seal traps to all first floor fittings.
 - All gullies to have minimum depth of 450mm.
 - No drainage pipes are to be visible externally.
 - All drainage to comply with SANS 10400-1950, Part P
 - Heavy duty pipe to be encased in concrete where any structure including driveways passes over it. To be adequately protected in accordance with the loads imposed on it.
 - All underground drains to be laid in trenches on granular bedding and backfilled.
 - Pipework cutting and jointing on site to be in accordance with manufacturer's specifications.
 - All drains to be 75mm deep.
 - All drains to be cleared of rubble, cleaned and inspected before commissioning.
 - All cast iron surface boxes, inspection chamber covers and frames to be sabs 558
 - Pumper shall be responsible for the proper fixing and protection of all piping and sanitary fittings while the building is under construction.
 - Adequate access to be provided for inspection, testing and maintenance.
 - As built drawings to be produced by the plumber and to be issued to the architect.

LIST OF DEVIATIONS	
1	NEW WINDOWS & GLASS BLOCKS ADDED
2	NEW DOOR ADDED
3	NEW SCULLERY ADDED TO KITCHEN
4	STAIR REPOSITIONED
5	NEW COVERED PORCH
6	DRAINAGE UPDATED, REPOSITIONED ON NORTH ELEVATION
7	F02 EXG BATH MADE BIGGER
8	EXG BALCONIES MADE RECTANGULAR WITH ROOF OVER
9	NEW POLYCARBONATE PLASTIC SKYLIGHTS ADDED
10	SCHEDULE OF AREAS AMENDED
11	NEW BRAAI AREA
12	EXG. NURSERY TO BE DEMOLISHED
13	NEW POOL ROOM
14	NEW ATTIC STORAGE ADDED

THESE DRAWINGS ARE FOR SUBMISSION ONLY

REVISIONS		
REV	DATE	DESCRIPTION
A	11/06/2018	GENERAL AMENDMENTS

REG NO.	SIGNATURE
ARCHITECT PrArch20599	[Signature]
OWNER : C.R WIGGILL	[Signature]
OWNER : J.S WEIRICH	[Signature]

ferguson ARCHITECTS
 36 OLD MILL WAY
 DURBAN NORTH, KZN
 3600

PROJ TITLE:	HOUSE WIGGILL
PROJ DESCR:	DEVIATIONS TO PLAN NO. 433/04/03
ERF:	PORTION 10 OF ERF 958
LOCATION:	36 OLD MILL WAY
CITY:	DURBAN NORTH, KZN
CLIENT:	C. WIGGILL
DRAWING:	GROUND, FIRST FLOOR PLAN & AREAS

SCALE:	1/100@A1	DATE:	JULY 2018
DWG STATUS:	LOCAL AUTHORITY DRAWING		

PROJ. NO.	DRAWING NO.	REV.
1704	LAD 101	A