

MAIN-NORTH WEST ELEVATION



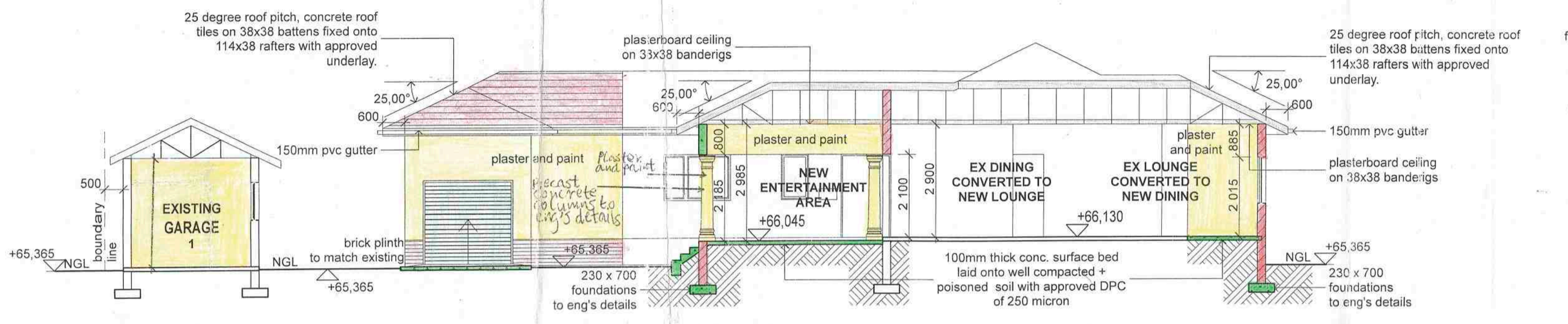
MAIN-NORTH EAST ELEVATION



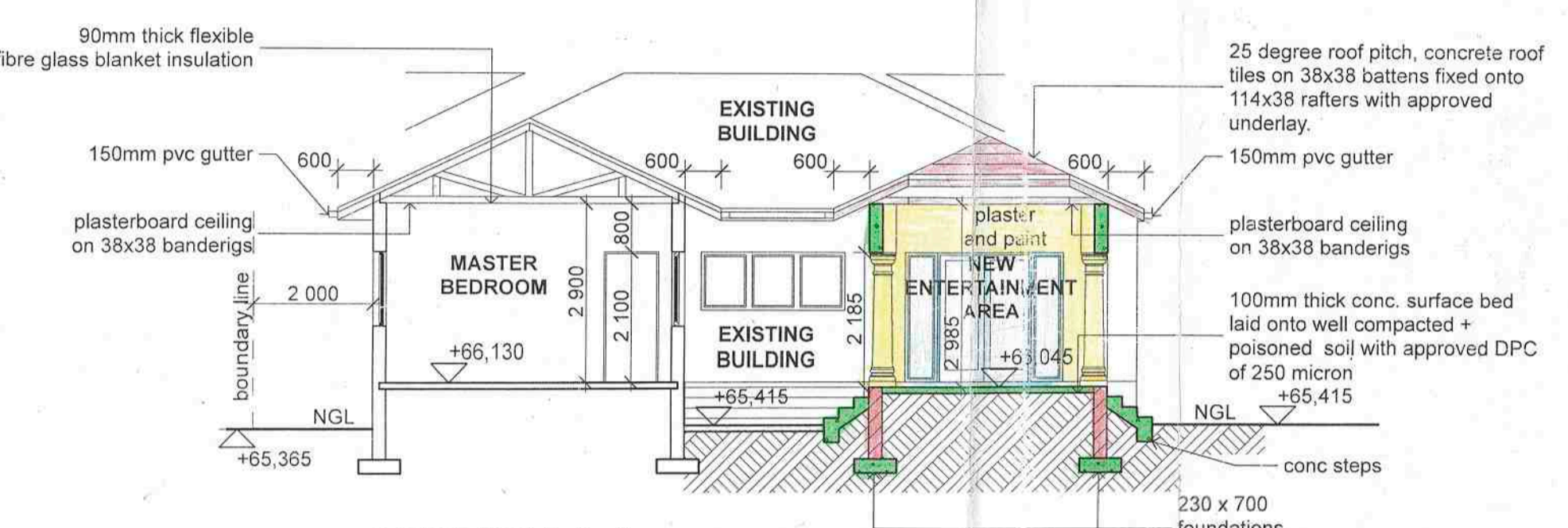
MAIN-SOUTH EAST ELEVATION



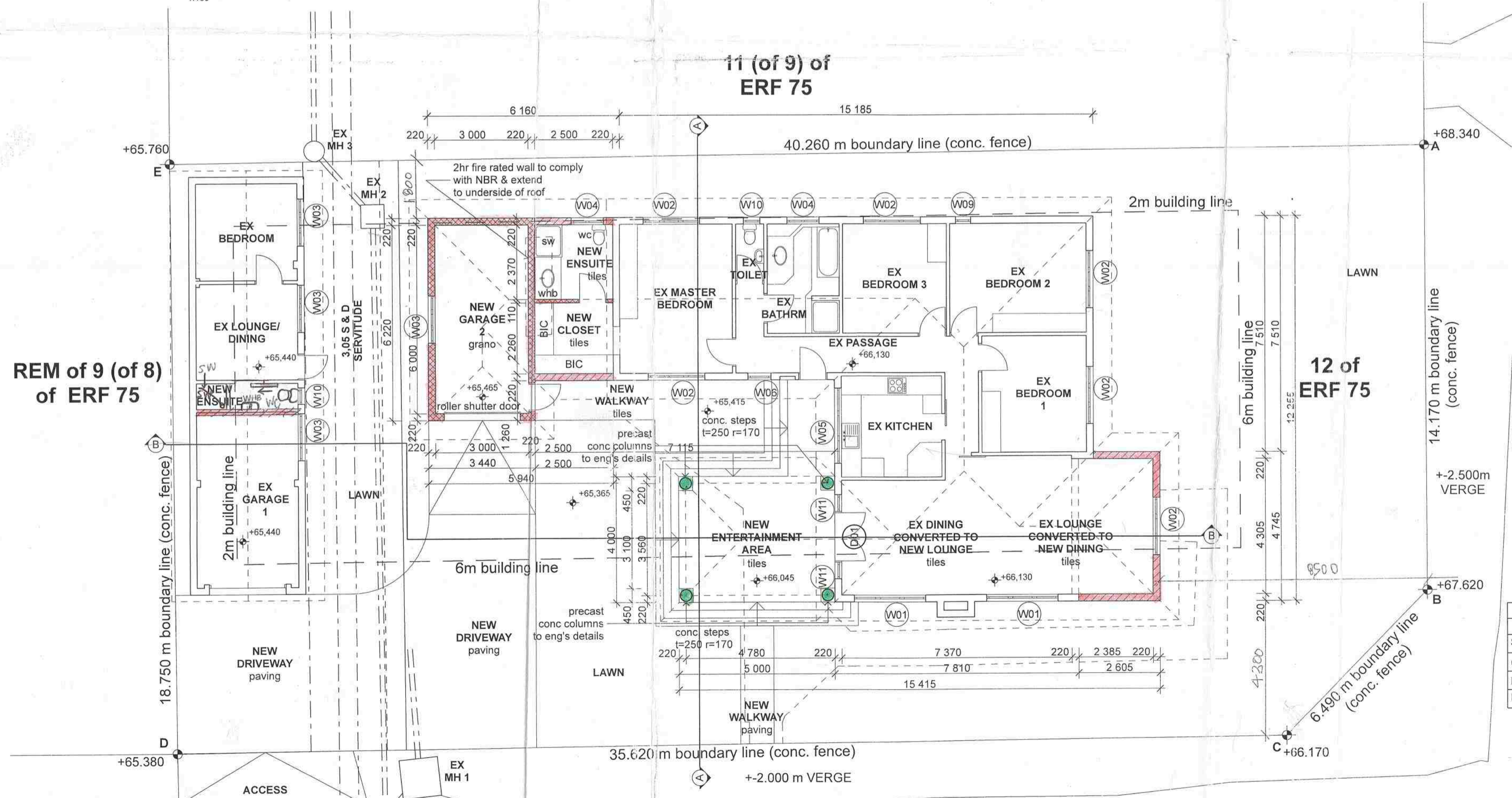
MAIN-NORTH EAST ELEVATION



SECTION B-B



SECTION A-A



GLYNWOOD GROVE
(6,10M WIDE)

GENERAL NOTES:

- Foundation:** 750 x 230 20MPa concrete strip foundations under all walls with top of foundation level in natural ground with a minimum of 700mm below ground level and to engineers details and approval.
- Boundary Walls & Concrete:** All conc. blocks and brick walls to be plastered and painted. All conc. structures & walls to be to eng's details.
- Walls:** Brickwork external and internal with brickwork every third course and every course above opening. All walls to be plastered and painted with at least two air bricks above all openings. All openings to have pre-cast concrete lintols. Face brick walls where indicated.
- Windows:** All windows to be standard aluminium windows, as per window schedule and in accordance to the manufacturer's specifications.
- Doors:** All external doors to be solid merranti hwd doors and all internal doors to be semi-solid doors. Aluminium double doors & sliding door with safety glass.
- Glazing:** All glazing to comply with Part N of the SANS 10400
- Ceiling:** 6mm rhino board ceiling on 38x38 banderings at max. 400/c.
- Roof:** 25 degree roof pitch respectively, concrete roof tiles on 38x38 battens fixed onto 114x38 rafters with approved underlay and in accordance with eng's structural details and specifications. 150mm Pvc gutters + 75mm downpipe as indicated and to comply with NBR.
- Plumbing:** Sanitary services to comply with part P of SANS 10400. Inspection chambers to be provided to enable inspection of connections below internal surface beds. Pipe material and sizes:-
- WHB 32diam uPVC
- sink 50diam uPVC
- WC 100diam uPVC
Stormwater pipe in PVC to connect as indicated and to discharge to the SWP soakpit or municipal connection.
- Hot Water Supply:** Hot Water Supply services to comply with SANS 204.4.5.2. litre hot water to be provided by means other than electrical resistance heating. Internal diameter of hot water pipes to be <=80mm with min. R-value 1.00
- Energy Efficiency Compliance:** Refer to SANS 10400-XA & 204 report

SITE AREA	SCHEDULE OF AREAS		TOTAL
	EXIST	PROPOSED	
COVERAGE	198,12 M ²	55,10 M ²	253,22 M ²
F.A.R	144,12 M ²	35,10 M ²	179,22 M ²
PEAMISSABLE COV.(40%) & FAR(N/A)			217,60 M ²

GENERAL NOTES:
ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCING WORK. FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALED DIMENSIONS.
ANY DISCREPANCIES OR QUERIES TO BE REPORTED IMMEDIATELY TO THE ARCHITECT.
ALL WORK TO COMPLY WITH MUNICIPAL BYLAWS.
ALL WORK TO COMPLY WITH NATIONAL BUILDING REGULATIONS.

OCCUPANCY CLASSIFICATION: (H4; DWELLING HOUSE)

OA
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PROFESSIONAL ARCHITECT'S SIGNATURE DATE: 2016/12/02
CLIENT'S SIGNATURE DATE: 2016/12/02

JOB TITLE:
PROPOSED ALTERATIONS AND ADDITIONS ON PORTION 12 OF ERF 75 OF BELLAIR AT 1031 SARNIA ROAD, BELLAIR FOR MR AND MRS ZULU

RATE NO:
DWG TITLE: { SUBMISSION }
PLANS, SECTIONS AND ELEVATIONS

SCALE: AS INDICATED	DATE: 2016 SEPTEMBER
JOB NO: 198-1401D	REV NO.: 05-00
DRAWN/DESIGN BY: CLEMENT MIYA	SUPERVISED/CHECKED BY: M.K GILLESPIE