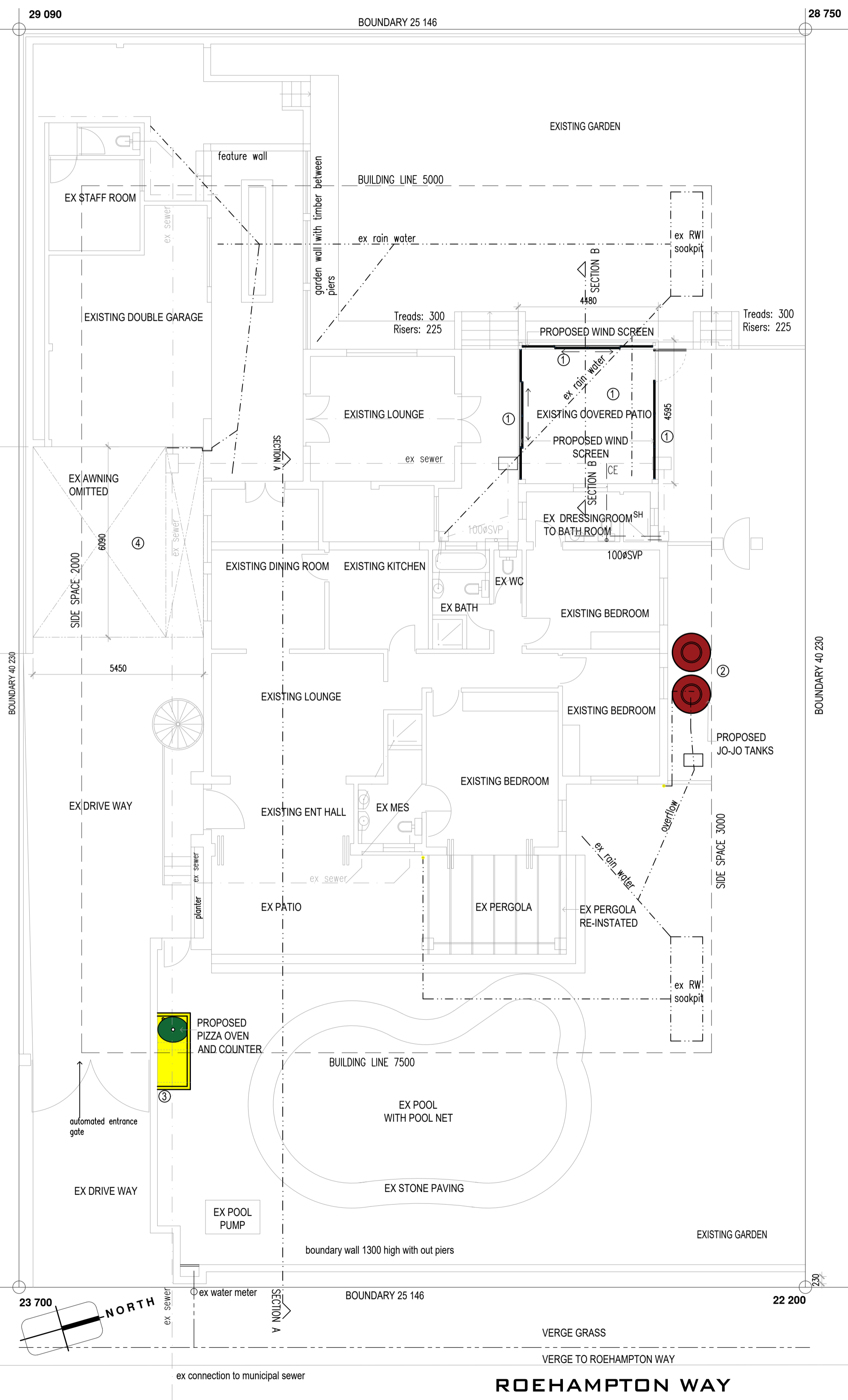
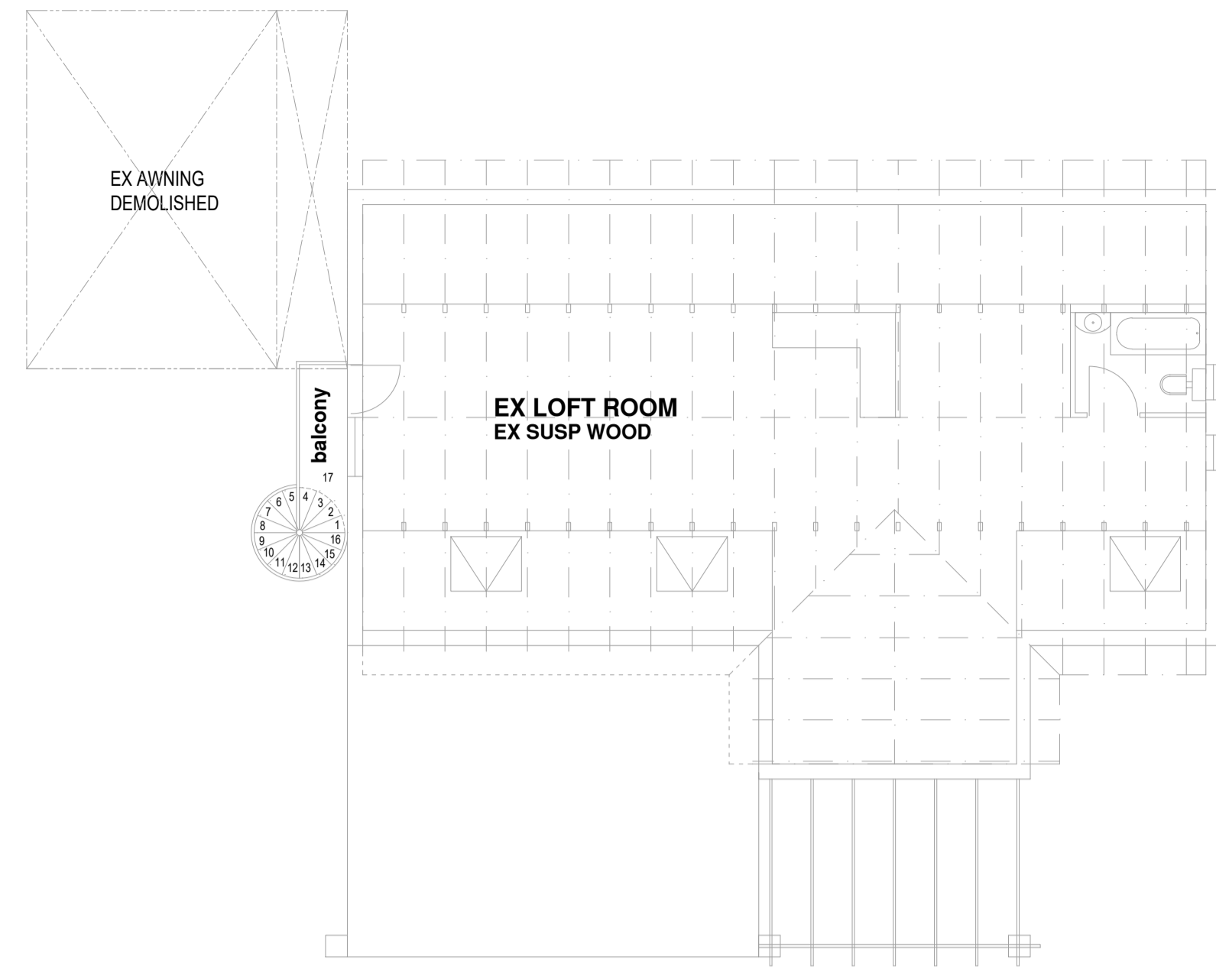


STREET ELEVATION
SCALE 1:100



GROUND STOREY & SITE PLAN
SCALE 1:100



UPPER FLOOR PLAN
SCALE 1:100

NEW WIND SCREEN Type 01 u=0.100		NEW WIND SCREEN Type 02 u=0.100		NEW WIND SCREEN Type 03 u=0.100	
SCREEN NO.	SC 01	SCREEN NO.	SC 02	SCREEN NO.	SC 03
TOTAL NO.	1 OF TYPE 01	TOTAL NO.	1 OF TYPE 02	TOTAL NO.	1 OF TYPE 03
SCREEN DESCRIPTION	450 X 2430 POWDER COATED ALUMINIUM L PANEL WEATHER SCREEN WITH CENTRAL DOUBLE SLEWING DOOR AND SIDE FIXED PANE	SCREEN DESCRIPTION	450 X 2937 POWDER COATED ALUMINIUM L PANEL WEATHER SCREEN WITH CENTRAL DOUBLE SLEWING DOOR AND SIDE FIXED PANE	SCREEN DESCRIPTION	4777 X 953 POWDER COATED ALUMINIUM L PANEL WEATHER SCREEN WITH CENTRAL DOUBLE SLEWING DOOR AND SIDE FIXED PANE
POSITION	EX PATIO	POSITION	EX PATIO	POSITION	EX PATIO
SCREEN SIZE	SCREEN MADE TO FIT OPENING	SCREEN SIZE	SCREEN MADE TO FIT OPENING	SCREEN SIZE	SCREEN MADE TO FIT OPENING
FRAME SIZE	N/A	FRAME SIZE	N/A	FRAME SIZE	N/A
GLAZING	6MM TOUGHENED SAFETY GLAZING	GLAZING	6MM TOUGHENED SAFETY GLAZING	GLAZING	6MM TOUGHENED SAFETY GLAZING
FINISH	ALL ALUMINIUM POWDER COATED BY MANUFACTURER MATCH EXISTING	FINISH	ALL ALUMINIUM POWDER COATED BY MANUFACTURER MATCH EXISTING	FINISH	ALL ALUMINIUM POWDER COATED BY MANUFACTURER MATCH EXISTING
IRONWORKERY	SUPPLIED BY MANUFACTURER	IRONWORKERY	SUPPLIED BY MANUFACTURER	IRONWORKERY	SUPPLIED BY MANUFACTURER

SCREEN SCHEDULE

AREA SCHEDULE

STAND	1011,6
EXISTING GRND FLOOR	240
EXISTING FIRST FLOOR	70,6
PROPOSED GRND FLR ADD.	0
PROPOSED FIRST FLR ADD.	0
TOTAL ADDITION	0
TOTAL AREA	325,9
PERMISSIBLE COVERAGE (40%)	404,6
PROPOSED NEW COVERAGE (0%)	0
USED COVER (25%)	255,3
COVERAGE IN HAND	149,3
PERMISSIBLE F.A.R. (80%)	809,28
PROPOSED NEW F.A.R. (2.1%)	20,85
USED F.A.R. (34.1%)	346,75
F.A.R. IN HAND	462,53

- LIST OF CHANGES**
- ① PROPOSED WIND SCREENS TO EXISTING PATIO
 - ② PROPOSED JO-JO TANKS
 - ③ PROPOSED WOOD FIRED PIZZA OVEN AND COUNTER
 - ④ EX AWNING OMITTED

NOTES
THIS DRAWING IS THE PROPERTY OF SPHERE DESIGN & ARCHITECTURE AND IS ISSUED WITH CONDITION THAT IT IS NOT REPRODUCED, COPIED OR DISCLOSED TO UNAUTHORISED PERSONS WITHOUT THE PERMISSION OF SAID OWNER

ROOF
ROOF PITCH AS SPECIFIED ON SECTION. FIBRE CEMENT ROOF SLATES ON 38 X 38 BATTENS AT 200MM CENTRES ON 40 GRADE SSKALION ON CANGRAILED TREATED TIMBER RAFTERS TO BE DESIGNED & CERTIFIED BY PROFESSIONAL ENGINEER ON 114 X 38MM SA PINE WALLPLATE. ALL TO MATCH EXISTING.

WALLS
BRICKS WITH BRICKFORCE AT EVERY 3 COURSES TO BE STEEL FLOATED PLASTERED EXTERNALLY WITH 2 COATS PAINT, WOOD FLOAT PLASTER INTERNALLY WITH PRIMER & BONDING LIQUID, UNDERCOAT, FILLERCOAT AND 2 FINAL COATS PAINT.
PRECAST CONCRETE LINTOLS ABOVE OPENINGS.
SMOOTH PLASTER & PAINT.

WINDOWS
TIMBER WINDOWS WITH GLASS TO COMPLY WITH N12 & N13 OF NBR'S AND ANAMSA SPEC'S
25MM X 125MM PLASTER BAND AROUND WINDOW & DOORS. TILE WINDOW CILL TO ALL WINDOWS TO FINAL SPEC'S

CEILINGS
12MM RHINOBOARD CEILING BOARD FIXED TO 38X38MM SA PINE BRANDERSAT 400MM CENTRES TO BE SKIMMED AND PAINTED. CORNICES TO FINAL SPEC'S.

FLOORS
FLOOR FINISHES AS SPECIFIED ON PLAN FLOOR TO BE 25MM CEMENT SCREED ON RC SURFACE BED TO ENGINEERS DETAILS WITH BRIC MESH ON SABS APPROVED DPM ON WELL COMPACTED & POISONED SOIL.

SKIRTINGS
SKIRTING TO FINAL SPEC'S

GENERAL
PVC RAIN WATER GOODS.
100P PVC SEWER PIPE
100P PVC SEWER PIPE ON ANCHOR BLOCKS
100P RIPPED UPVC SEWER PIPE UNDER BUILDINGS & DRIVEWAYS STORMWATER CHANNEL WITH STEEL GRATING. RC BEAM TO ENGINEER'S DETAILS TIMBER BEAMS TO ENGINEERS DETAILS STAIN AND VANISH TREATMENT AS PER FINAL SPEC'S.

GENERAL POOL NOTES
RB R/BAR AT 250 G/C BOTTOM AND SIDE STEEL 3X RB R/BAR AT CORNERS TO FORM RING BEAM 125 THICK MINIMUM 25 MPA GRANITE CONCRETE WITH MIN. R/BAR COVER 50MM MARBLE PLASTER WITH NCI TILED RIM TO SKIM LINE CLAY PAVERS TO POOL SURROUND LAID TO FALL SO AS TO FLOW AWAY FROM POOL INTO NEAREST STORMWATER SUMP
POOL OVERFLOW AND BACKWASH WATER TO BE DISCHARGED INTO SEWER SYSTEM VIA BREAK PRESSURE TANK POOL PUMP AND MOTOR TO BE LOCATED WITHIN BUILDING LINE 900MM PAVED STRIP AROUND POOL
PRECAUTION MUST BE TAKEN IN THE PUMP CHAMBER AGAINST FLOODING EARTH LEAKAGE MUST BE FITTED EXCAVATED SOIL TO BE USED AS FILL

HEALTH NOTES
1. WALLS OF THE PREPARATION AND SCALLERY AREAS MUST BE TILED OR COVERED WITH A SUITABLE APPROVED IMPERVIOUS MATERIAL TO A HEIGHT OF NOT LESS THAN 2000MM ABOVE FFL
2. SUITABLE AND ADEQUATE STEEL BOWL SINKS WITH MIN. CAPACITY OF NO. 07 CUBIC METERS AND A DEEP BOWL POT WASH SINK WITH MINIMUM CAPACITY OF 0.15 CUBIC METERS ARE TO BE PROVIDED
3. THE ABOVE SINKS ARE TO BE CONNECTED TO A CONSTANT AND ADEQUATE HOT AND COLD WATER SUPPLY AS WELL AS TO THE DRAINAGE SYSTEM
4. WASTE WATER FROM ABOVE SINKS TO BE DISCHARGED TO WASTE SYSTEM OVER AN EXTERNAL DISCONNECTING GULLY
5. ALL STOREROOMS AND KITCHEN AREAS TO HAVE ADEQUATE CEILINGS TO PREVENT DUST ENTRY FROM ABOVE
6. ALL ELECTRICAL CABLES AND PLUMBING PIPES TO BE CHASED INTO WALLS
7. ALL BASINS AND SINKS TO HAVE CONSTANT HOT AND COLD WATER SUPPLY

00_XXXX REVISION YY.MM.DD DATE XX REVISION BY

ARCHITECT (PR.ARCH 7063) CLIENT

SPHERE
DESIGN & ARCHITECTURE
T+27_0313125133
F+27_0313037293
www.sphere.co.za
office@sphere.co.za
P.O. BOX 201052 DURBAN NORTH 4016
PRACTICE CODE: TL 0238

DRAWING TITLE:	DATE	2022.03.22
FLOOR PLANS	AUTHOR	YP
	CHECKED	GG
	SCALE	1:100

REGISTERED OWNER:
LEON VAN ROOYEN

PROJECT TITLE:
HOUSE VAN ROOYEN PROPOSED ALTERATIONS AND ADDITIONS TO 1 ROEHAMPTON WAY ON ERF 2066 DURBAN NORTH

DRAWING NO:
22421_SU_100_REV 01

THIS DRAWING IS THE PROPERTY OF LEVELSDESIGNLAB AND IS ISSUED WITH CONDITION THAT IT IS NOT REPRODUCED, COPIED OR DISCLOSED TO UNAUTHORISED PERSONS WITHOUT THE PERMISSION OF LEVELSDESIGNLAB

- ALL LEVELS TO BE CHECKED ON SITE BEFORE WORK COMMENCES
- NGL IN APPROXIMATE POSITION ONLY
- WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING
- ALL REINFORCED CONCR. BEAMS, COLUMNS AND SLABS ARE TO BE BUILT STRICTLY IN ACCORDANCE WITH PROFESSIONAL ENG. DETAILS AND UNDER HIS SUPERVISION
- FIRE-CAST LINTOLS TO BE PROVIDED OVER ALL DOORS & WINDOWS 6. DPC WHERE NECESSARY
- 5 % SOIL POISON UNDER ALL SURFACE BEDS & DRIVEWAYS
- ALL GLAZING TO COMPLY WITH PART N OF SABS 0400
- ALL DISCREPANCIES AND OMISSIONS ARE TO BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY
- NO WALLS OR FOUNDATIONS TO ENCRACH OVER BOUNDARY
- LET'S TO BE PROVIDED AT ALL BENDS AND JUNCTIONS
- WASTE PIPES AND VENTS TO BE 50 DIA. PVC
- SOIL PIPES AND VENTS TO BE 100 DIA. PVC
- ALL TRAPS TO BE 'P' TYPE
- ALL VENT PIPES TO BE STUB STACKS
- ALL BUILDING WORK TO COMPLY WITH SABS 0400
- ALL FOUNDATIONS TO BE TAKEN DOWN BELOW NGL

FIRE NOTES

- ASBESTOS BLANKET TO BE PROVIDED IN KITCHEN
- 1.30M HOSE REEL TO BE PROVIDED TO COMPLY WITH IT14
- FIRE EXTINGUISHERS TO COMPLY WITH IT17
- OCCUPANCY CLASSIFICATION A20
- TWO EXTINGUISHERS PROVIDED 18KG & 1X4.5KG
- COMBINATION WATER METER TO BE INSTALLED
- GAS INSTALLATION UNDER SEPERATE APPLICATION
- ALL FIRE ESCAPE DOORS TO BE FITTED WITH EMERGENCY LOCKS IT17
- CARPET TO COMPLY WITH IT14
- SIGNAGE TO COMPLY WITH IT29 & IT32
- FIRE HYDRANTS TO COMPLY WITH IT35
- FIRE EXTINGUISHERS TO COMPLY WITH IT17
- SMOKE VENTILATION TO COMPLY WITH IT42
- ACCESS FOR FIRE FIGHTING TO COMPLY WITH IT55
- ARCONDITIONING SYSTEM TO COMPLY WITH IT43
- SERVICES IN STRUCTURAL OR SEPARATING ELEMENTS TO COMPLY WITH IT41