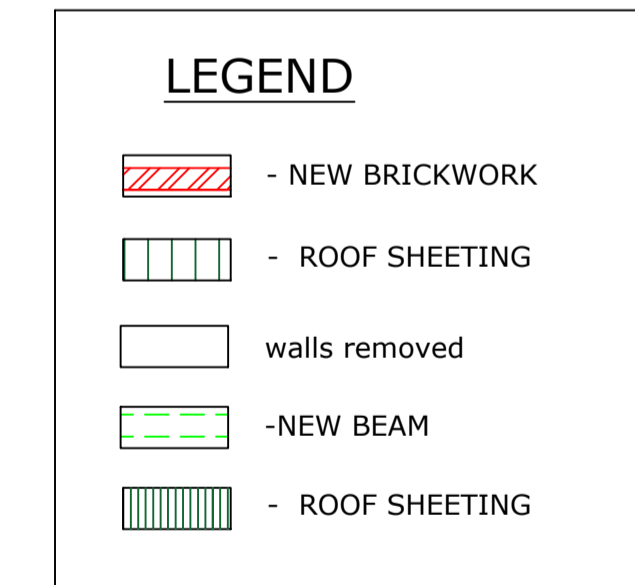


SITES ZONED: GENERAL RESIDENTIAL 2 to be rezoned to Mixed Use 2
 POR 1 ERF 1467 DURBAN SITE AREA: 623sqm

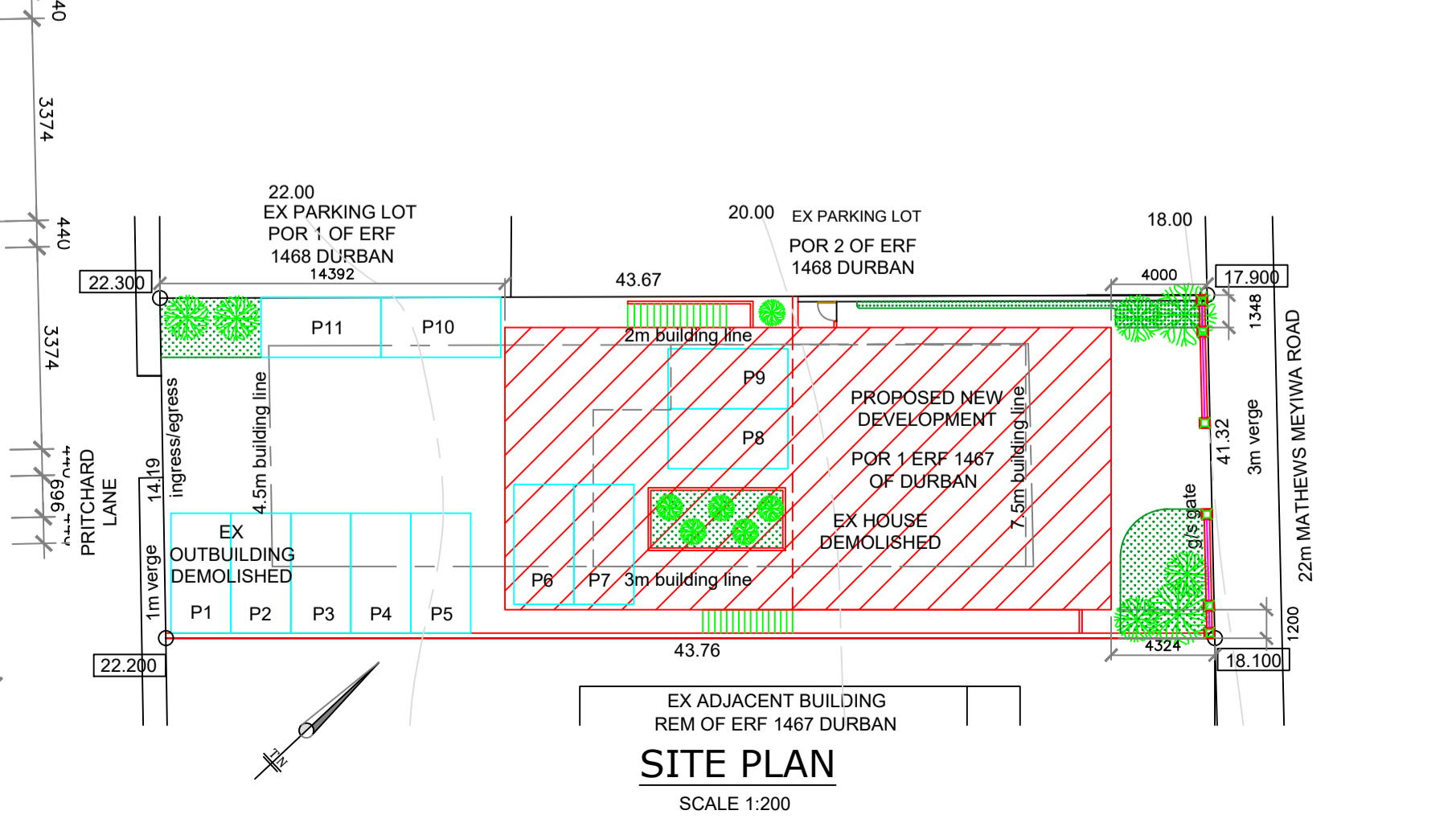
FLOOR AREA:	COV.	F.A.R.
EX. GROUND STOREY REMOVED -	138m ²	---
EX. GROUND STOREY VERANDAH REMOVED -	20m ²	---
EX. OUTBUILDING REMOVED-	47m ²	---
TOTAL EX AREA-	205m²	---
PROP. BASEMENT STOREY-	146m ²	146m ²
PROP. BASEMENT STOREY VERANDAH-	12m ²	130m ²
PROP. GROUND STOREY-	130m ²	---
PROP. GROUND STOREY VERANDAH-	6.6m ²	---
PROP. GROUND STOREY COVERED AREA-	160m ²	---
PROP. FIRST STOREY-	289m ²	289m ²
PROP. FIRST STOREY ENTRANCE PORCH-	9m ²	9m ²
TOTAL NEW AREA-	752.6m²	565m²



NOTES IN RESPECT OF SA STANDARD CODE OF PRACTICE FOR THE APPLICATION OF THE NATIONAL BUILDING REGULATIONS SANS 10400-2010

- CONSTRUCTION NOTES**
GENERAL NOTES
- SITE CURRENT ZONE GENERAL RESIDENTIAL 2
 - Proposed new zoning to be determined.
 - Contractor not to proceed prior to approval from council.
- CURRENT OBSERVATION**
- Site being vandalized due to it being vacant.
 - Instability with floor to be determined by engineer.
 - External walls not compliant with sans 10400 regulations.
 - Current structure-alteration not reflected on last approved plan.
 - Current roof sheeting is asbestos.
 - current age of building is estimated at 112 years old.
 - Reusing ex columns and windows
- ROOF**
- 7.5° Roof pitch with 1BR profile roof sheeting with approved underlay. Roof fixed as per manufactures specification on 38 x 38 battens at 700mm centers on PVC waterproof membrane/sisalation on 38 x 150mm trusses (bolted together) by specialist at max 760 cnts on 76 x 114 wall plates.
 - Galvanized truss ties built in to brickwork min 4 courses per truss end as per SANS 10400 part L.
 - 230 x 10mm thk Fibre Cement Barge Boards and Fascias.
 - 100 x 100mm Powder coated aluminum gutters and downpipes.
 - Professional roofing engineer to certify fixing and stability of roof.
 - All over hangs minimum 300mm.

- SUSPENDED CONCRETE SLABS WALLS AND FOUNDATIONS
 - Strictly to Engineers detail and design.
 - Joints to walls and slabs to comply with engineer.
 - Engineer to inspect building work during construction.
 - Stability to be certified by engineer on completion of project
- New common brick walls as shown with galvanised brick force as specified by engineer and to be provided at slab, sill and wall plate level, and laid to manufacturers recommendations, with expansion joints to engineers details.
 - All sand used in mortar to be screened free of impurities and cleaned, top surface of all new parapets, openings, exposed walls and sills to be waterproofed with approved waterproof membrane.
 - Precast r/c lintels to all new openings with brick force above as per engineer.
 - 1 Coat smooth sand/cement plaster to all new external walls. All materials used in plaster to comply with the relevant SANS 10400 standard specifications.
 - All support columns and beams to Engineers design.
- PART N: GLAZING**
- All glazing to comply with SANS 10400-N 2010 as per glazing schedule.
 - Glazing certificate required from SAGGA on completion.



CLIENT:

ADDRESS:
 245 MATHEWS MEYIWA ROAD
 POR 1 OF ERF 1467 DURBAN

PROJECT:
 PROPOSED DEMOLISHING OF EX BUILDING & NEW BUILDING

Architectural Aspirations
 Trading as Budget Plans cc CK 9535928/23
 Address : 27 Lady Bruce Place Morningside Durban 4001
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Designed: M.Black Drawn: W.LAVIS
 Registration: SACAP T0076 Checked: KZNIA 103 SAIBD B0404 Date: 22 October 2019
 Sheet: 1 of 1 Paper Size: A0
 Drawing Number: 18/1204W Revision: e



EX STREET VIEW / PROPOSED DEVELOPMENT

245 MATHEWS MEYIWA ROAD
POR 1 OF ERF 1467 DURBAN