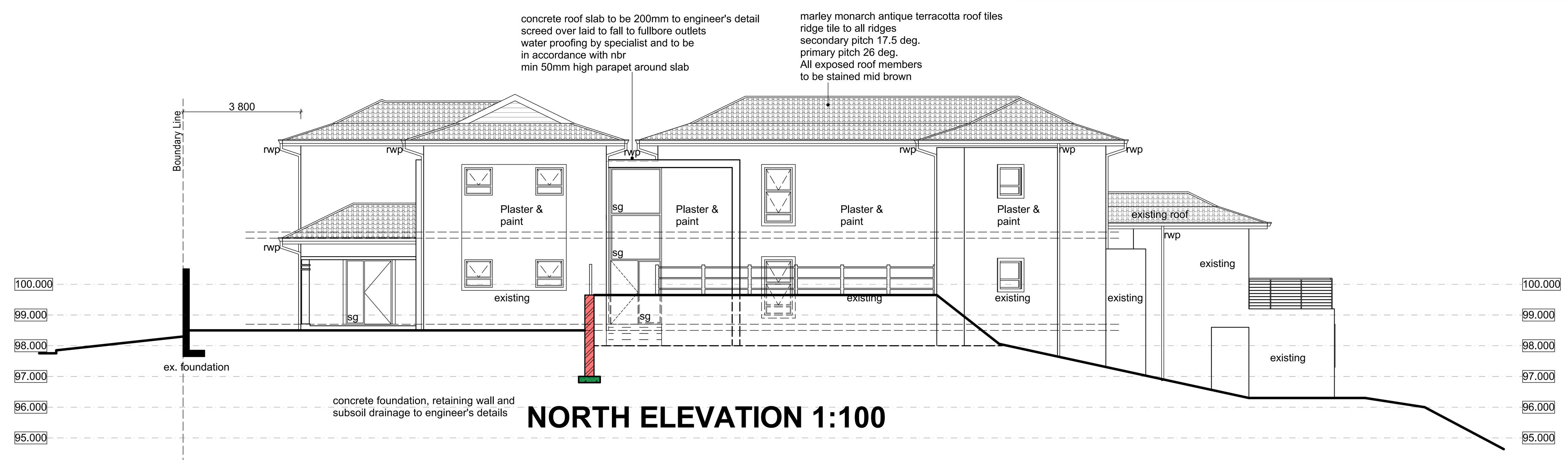
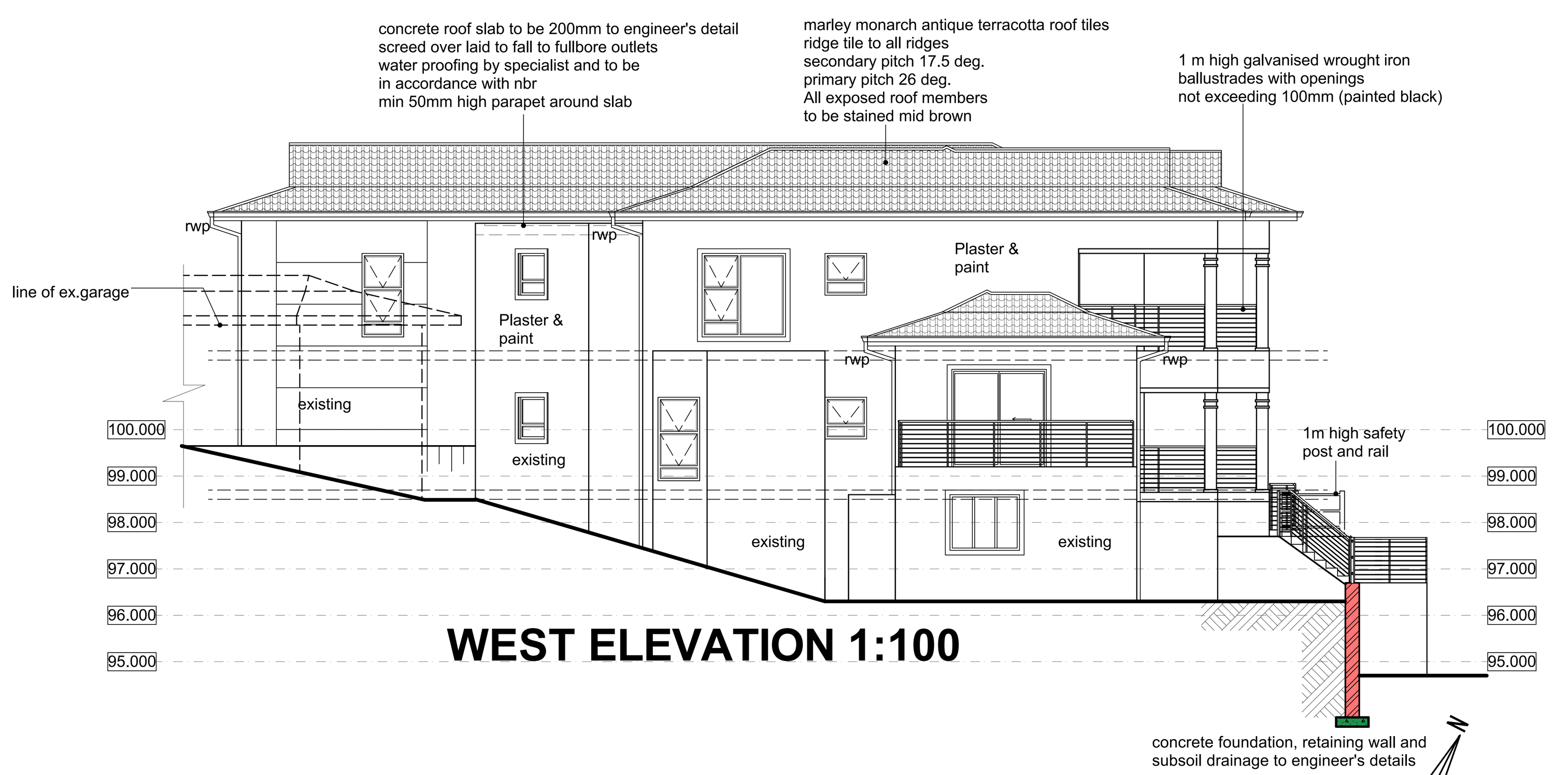
SHEET



NORTH ELEVATION 1:100



WEST ELEVATION 1:100

SITE PLAN AND GROUND STOREY PLAN 1:100

AREA SCHEDULE

HOUSE 01	
EX.GROUND STOREY PLAN =	304.00 m^2
PROP.GROUND STOREY PLAN =	70.00 m^2
PROP.FIRST STOREY PLAN =	312.00 m^2
TOTAL UNIT SIZE =	**686.00 m^2**
HOUSE 02	
L. GROUND STOREY PLAN =	170.00 m^2
GROUND STOREY PLAN =	264.00 m^2
FIRST STOREY PLAN =	264.00 m^2
TOTAL UNIT SIZE =	**698.00 m^2**
EX. OUT-BUILDINGS (NOT ALTERED)	
EX. GARAGE =	48.00 m^2
EX. MAIDSROOM =	26.00 m^2
BULK AREA CALCULATION	
ZONING : SR 1200	
CLASSIFICATION :	
AREA OF SITE :	2 418.00 m^2
PERMITTED COVERAGE 40% :	967.20 m^2
PERMITTED FAR = N/A	
EX. COVERAGE	378.00 m^2
UNIT 01 COVERAGE	70.00 m^2
UNIT 02 COVERAGE	264.00 m^2
TOTAL COVERAGE =	711.00 m^2
TOTAL PROPOSED AREA =	**1074.00 m^2**

COMPLIANCE

COMPLIANCE : PART K
NOTE: WALLS AND LINTELS, SUPPORTS BEAMS TO ENGINEER'S DETAILS

COMPLIANCE : PART L
ALL ROOF STRUCTURES, FIXING, SUPPORTS, LOADING AND INSULATION TO ENGINEER'S DETAIL (RATIONAL ASSESSMENT)

General Construction Notes:

-All works to be carried out in accordance with the relevant parts of SANS10400: regulations

DEMOLITION WORKS:

-All demolition works to be carried out in accordance with SANS10400:2010 Part E.

EXCAVATIONS:

-All excavations deeper than 3,0m to be as per the eng's details.
-Excavations to comply with SANS 10400:2010 Part G. Excavations to be maintained in a safe condition at all times.
-All boundary beacons are to be flagged by a registered land surveyor and the contractor is to obtain a certificate stating that the work has been correctly set out before proceeding with excavations.
-Boundary beacons to be exposed and checked, prior to the commencement of work.

FOUNDATIONS:

-The foundation design to comply with SANS10400:2010 Part H, and as per the eng's specifications and details.
-All retaining wall foundations to engineers details. All foundations to be taken down to virgin soil.
-For 230mm non-retaining walls, foundations to be 700x230mm or as per the engineers details.

FLOOR SLABS:

-Suspended floor slabs, to be as per eng's details.
-Concrete surface beds to comply with SANS10400:2010 Part J, as per the engineers details.
-Concrete surface bed to be reinforced with welded mesh reinforcement ref. 193 on 250um green damproofing membrane under floors with turned up taped joints on earth filling compacted to 98% MODAASHTO density. Soil poisoning & ant guard by specialist.
-All penetrations through damproofing must be taped with a pressure sensitive approved tape.
-Compaction to comply with engineers details.
-All slip and movement joints as per engineers specification.
-Horizontal and vertical damp proof course (dpc) shall be of black polyethylene sheeting having embossed surface 375 microns thick.
-Saw-cut joints in the surface bed slab to be as per the eng's details.
-Min 30mm screed over floor slab to receive floor finish as shown on the floor plans.
-Floors for all ablution facilities, kitchens & laundry's to be waterproofed with an approved waterproofing material. Waterproofing to be turned up onto the wall at min. 75mm high.

SKIRTINGS:

-150 x 19mm Zimbali profile timber skirting: drilled, plugged & screwed to wall.

BRICKWORK:

-All foundation and plinth brickwork to be NFX clay bricks. All un-plastered walls to be NFX clay bricks.
-Brickforce to be placed in the first six courses of brickwork on strip foundations, thereafter placed in every 4th course in all brick walls.
-10mm impregnated softboard at all junctions between brickwork & concrete, as well as between old and new brickwork. Joints to be filled with polysulphide sealant.
-Masonry walls to comply with SANS 10400:2010 Part K.
-230 walls tied together with metal ties evenly spaced at not more than 600mm apart to every 3rd course. Wall ties to be staggered.
-110mm brick wall reinforced with 75mm wide reinforcing one row to every 3 courses in height.
-Provide brick force to every course above windows, doors and openings.
-Allow for open vertical perpends on cavity external skins, equally spaced.
-Allow for dpc at window head and cill levels.
-All brick walls to be reinforced with reinforcing one row to every 4th course, to comply with SANS 10400:2010 part K.
-As shown on elevations, Internal & External walls to be plastered and painted with SABS approved PVA external quality paints.
-Vertical and horizontal waterproofing (damp-proof) to external walls to be as per SANS 10400:2010 Part K.
-'V' joints at junction between brickwork & concrete slabs & beams. Install 10mm softboard joints between brick & concrete and seal with suitable polysulphide.
-Outer face of inner skin of facebrick or stone cladded walls to be bagged and bitumen tarred.
-All spans & supports over corner windows to be as per eng's details.

RETAINING WALLS:

-Retaining walls to comply with engineers details & specifications.
-All retaining walls to be waterproofed as per the engineers specifications.
-Weep holes and agricultural drains behind retaining walls to be as per engineers details.

RETAINING BLOCKS:

-Terraforce concrete retaining blocks to be installed as per the manufacturers and engineers specifications.
-Colour : Sandstone
-Retaining concrete blocks to comply with engineers details & specifications.
-All retaining blocks to have agricultural drains as per the engineers specifications.
-Maximum height to be 2m per single lift in accordance with the Izinga Building Design Code.
-Retaining blocks must be landscaped as per the Izinga Landscape D

WINDOWS & DOORS:

Windows:
-Refer to schedules.

EXTERNAL WINDOW CILLS:

-Plastered brickwork 100mm bands, with 10mm drip below.

CEILINGS:

Gypsum Board:
-6.4mm Gypsum ceiling boards to be fixed to 38x38mm timber brandering at max 450mm centres. Joints to be taped flush and skimmed.
-Ceilings to be prepared to receive one coat primer, one intermediate coat and 2 or more top coats. Ceilings to be painted with SABS approved ceiling paint.
-135 x 22mm painted timber cornices at junction between walls and ceilings, fixed to brandering or rc soffits.

CEILING INSULATION:

-Minimum 100mm Flexible fibre glass blanket, thermal insulation to be installed in the ceiling void between the brandering over the ceiling boards.

SOFFIT CEILINGS:

-RC soffit ceilings to be plastered or skimmed to be smooth and consistent and finished with PVA paint, with cornice.

ROOF:

1- aluminium roof sheeting @ 7.5 degrees on approved underlay.
on 76x50 purlins on engineered trusses
roof sheets to be colour coated
engineer to supervise construction
2- 6.5mm thick rhino board ceiling to be fixed
to 38x38mm sap battens @ 400mm c/c
coved cornices to be fixed rhinobed
3- gutters & down pipes : 80x80mm precoated aluminium longspan
gutters & matching 80mm diameter rainwater downpipes
4- Fascia & barge boards to be 228x10mm pressed fibre cement
5. Concrete roof slab to be 200mm to engineer's detail
screed over laid to fall to fullbore outlets
water proofing by specialist and to be
in accordance with nbr
min 200mm high parapet around slab

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Sagren Soobramoney

CLIENT
D. GOVENDER
authorized by (capacity: owner)

PROPOSAL
PROP. ADDITIONS & ALTERATIONS AND SECOND DWELLING

PROPERTY DETAILS
30 BURNDALE PLACE
ATHLONE
PORTION 222 OF ERF 944 DURBAN NORTH

DRAWING TITLE
SITE PLAN
GROUND STOREY PLAN
ELEVATIONS

DATE :2022/09/22
DRAWN :
SCALE : AS SHOWN
CHECKED: S.S

DRAWING NUMBER
D.D. 62 -1/2022 REV 0