



CONSTRUCTION LEGEND	
	exterior brickwork
	interior brickwork
	exterior timber
	interior timber
	timber decking
	glazing
	plaster & paint
	ibr sheeting
	translucent sheeting

UPPER GROUND STOREY FLOOR PLAN  
 ANCILLARY UNIT  
 GROUND STOREY FLOOR PLAN  
 (DWELLING & ENTERTAINMENT ROOM)  
 Scale 1:100

ROOF VIEW  
 Scale 1:100

ADJOINING PROPERTY OWNERS  
 Name: GARY HERBERT  
 ID N°: 690511 5050 0910  
 Address: 100 WYLIE RD  
 SIGNATURE: [Signature]

CONTRACTORS NOTES  
 SETTING OUT - THE BUILDING IS TO BE SET OUT BY PROFESSIONAL LAND SURVEYOR USING ELECTRONIC MEDIA.  
 CONTRACTOR IS RESPONSIBLE FOR CORRECT SETTING OUT OF THE BUILDINGS, ALL INTERNAL AND EXTERNAL WALLS WITH PARTICULAR REFERENCE TO BOUNDARIES, BUILDING LINES, ETC.  
 OWNER TO POINT OUT BOUNDARY PEGS TO THE CONTRACTOR PRIOR TO ANY CONSTRUCTION WORKS COMMENCING ON SITE. IF BOUNDARY PEGS CANNOT BE LOCATED, CONTRACTOR TO VERIFY ALL LEVELS, HEIGHTS AND DIMENSIONS ON SITE AND TO CHECK THE SAME AGAINST THE DRAWINGS BEFORE PUTTING ANY WORK IN HAND.  
 A LAND SURVEYOR IS TO BE APPOINTED TO LOCATED THE BOUNDARY PEGS.  
 CONTRACTOR IS TO LOCATE AND IDENTIFY EXISTING SERVICES ON THE SITE AND TO PROTECT THESE FROM DAMAGE THROUGHOUT THE DURATION OF THE PROJECT.  
 CONTRACTOR IS TO BUILD IN APPROVED 4 PLY D.P.C. WHETHER OR NOT THESE ARE SHOWN ON DRAWINGS, TO ALL WINDOWS, DOORS, GRILLES OR OTHER OPENINGS IN EXTERNAL WALLS.  
 STRUCTURAL WORK TO PROFESSIONAL ENGINEERS DETAILS AND MUST BE IN ACCORDANCE WITH SANS 10400:2011 MECHANICAL WORK TO PROFESSIONAL ENGINEERS DETAILS AND MUST BE IN ACCORDANCE WITH SANS 10400:2011 WET SERVICE TO PROFESSIONAL ENGINEERS DETAILS AND MUST BE IN ACCORDANCE WITH SANS 10400:2011 COMPLIANCE WITH PART XA SANS 10400:2011 AND SANS 204. READ IN CONJUNCTION WITH THE ENERGY EFFICIENCY DOCUMENT THAT IS ATTACHED.  
 THE OWNER AND CONTRACTOR TO COMPLY WITH THE SITE OPERATIONS REQUIREMENTS IN TERMS OF SANS 10400:2010 PART F.  
 IT IS THE OWNERS RESPONSIBILITY TO MAKE SURE THAT ALL OF THE SANS REQUIREMENTS ARE ADHERED TO, DURING CONSTRUCTION.

CLIENT SIGNATURE  
 [Signature]

CLIENT  
 MR. SH WATKINS  
 MRS. EC WATKINS

PROJECT DESCRIPTION  
 PROPOSED ADDITIONS AND ALTERATIONS

ADDRESS  
 98 WYLIE ROAD  
 FYNNLANDS, BLUFF

SITE DESCRIPTION  
 PTN 228 OF ERF 665 FYNNLANDS

DRAWING DESCRIPTION  
 SITE PLAN, FLOOR PLAN, ROOF VIEW

**Zane Osborne**  
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 CIVIL ARCHITECTURE, INTERIORS, DESIGN, DESIGN COLLABORATION  
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 PROFESSIONAL | ORGANISED | EFFICIENT | INNOVATIVE

AUTHOR: zane osborne 32613835 DATE: August 2021  
 DRAWN BY: Z.P. OSBORNE SCALE: 1:100  
 DWG: Z2/4021 PAGE: 1 of 2

**BRICKWORK TO WALLS**  
 EXTERNAL WALLS - 150mm CONCBLOCK (15mpa)  
 COMMON CONC. BLOCKS 380x150x190  
 INTERNAL WALLS - 110mm SINGLE COURSE BRICKWORK EXCEPT WHERE DEPICTED ON PLAN.  
 2 COURSE BRICKWORK REINFORCED WITH BRICKFORCE (SABS APPROVED) EVERY THIRD COURSE WITH SOLID JOINTS INCREMENT MORTAR IN ALL WALLS.  
 GALVANISED WIRE TIES TO BE BUILT IN ALL 230mm WALLS AT 800 CENTRES HORIZONTALLY AND EVERY 3RD COURSE VERTICALLY.  
 GUNDLIE BRICKGRIP DAMP PROOF COURSE PROVIDED BELOW ALL WALLS AT SLAB LEVEL.  
 PRE-STRESSED CONCRETE LINTELS TO BE PROVIDED OVER DOOR AND WINDOW OPENINGS EXCEPT IF OTHERWISE DIFFERENT. ALL WALLS AND LINTELS TO ENG. DETAILS.

**FLOOR NOTES**  
 110mm CONCRETE SURFACE BED REINFORCED WITH BRC MESH ON GUNDLIE U.F.S. GREEN DAMP PROOF MEMBRANE ON CLEAN SAND BED.  
 SUB FLOOR GROUND TO BE SOIL POISONED IN ACCORDANCE WITH SABS CODES OF PRACTICE.

**FOUNDATIONS**  
 ALL FOUNDATIONS TO COMPLY WITH THE DESIGN REQUIREMENTS MADE BY THE ENGINEER IN THE GEOTECHNICAL ENGINEERS REPORT.

**ROOF NOTES**  
 ROOF PITCH 5°. IBR ROOF SHEETING ON 38X38 BATTENS ON SISOLATION 420 WATERPROOF MEMBRANE ON PREFABRICATED ROOF TRUSSES TO ENGINEERS DETAILS, TIED DOWN 12 COURSES INTO BRICKWORK WITH GALVANISED HOOP IRON TIES, 110X38 WALL PLATES.  
 9mm GYPSUM CEILING BOARD ON 38X38 BATTENS.  
 FIBRE CEMENT FASCIA BOARDS - 220x9mm  
 100φ H.R. PVC GUTTERS  
 76φ PVC RAIN WATER PIPES  
 ALL ROOFING TO ENGINEERS DETAILS.

**FASCIAS AND BARGEBOARDS**  
 ALL TO BE IN FIBRE CEMENT.

**RAINWATER GOODS**  
 PROFILED ALUMINIUM GUTTERS WITH STANDARD PVC DOWNPIPES, SUPPLIED BY SPECIALIST.  
 ALUMINIUM WINDOWS AND DOORS AS PER ARCHITECTS SCHEDULE SPECIFICATIONS

**WASTE WATER**  
 CONNECTED TO WATERBOURNE SEWER VIA BREAK PRESSURE TANK

**CILLS**  
 TO BE PLASTERED INTERNALLY AND EXTERNALLY

**DOORS & WINDOWS**  
 ALUMINIUM SASH WINDOWS AND DOORS AS PER ARCHITECTS SCHEDULE SPECIFICATIONS.

**DRAINAGE NOTES**  
 ALL SANITARY FITTINGS TO BE TRAPPED IN ACCORDANCE WITH SANS 10400 PART P.  
 ALL BENDS AND JUNCTIONS IN DRAINS AND SEWER LINES TO BE FITTED WITH INSPECTION EYES.  
 ADEQUATE ACCESS PANELS TO BE FITTED TO ALL DUCTS OVER JUNCTION AND INSPECTION EYES.  
 RODDING EYES PROVIDED TO SEWER LINE AT ALL CHANGES OF DIRECTION AND CHANGES OF GRADIENT.  
 THE HEADS ON DRAINS TO BE MINIMUM OF 350mm BELOW FGL AND/OR NGL.

**WATER RETICULATION**  
 A. EXTERNAL SUPPLY - 25mm DIAMETER POLYCOPI  
 B. INTERNAL SUPPLY - CAPILLARY TYPE COPPER TUBING TO SABS MARKING.

ALL PLUMBING AND DRAINAGE WORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH SANS 10400 PART P.  
 INSPECTION EYES PROVIDED TO ALL WASTE PIPE AND SOIL PIPES ABOVE GROUND LEVEL TO PART P OF SANS 10400

**GENERAL**  
 THIS APPLICATION IS TO BE READ IN CONJUNCTION WITH THE GEOTECHNICAL INVESTIGATION REPORT.

USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING DRAWINGS.  
 CONTRACTOR TO CHECK ALL DIMENSIONS AND LEVELS BEFORE COMMENCEMENT OF ANY WORK AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT.

THE CONTRACTOR TO INSPECT THE OFFICIAL APPROVED COPIES OF THE DRAWING FOR ANY AMENDMENTS OR IMPOSED CONDITIONS OF APPROVAL

THE LIABILITY OF THE ARCHITECT FOR DESIGN FAILURE IS LIMITED TO ONE YEAR FROM DATE OF PRACTICAL COMPLETION. THE ARCHITECT IS NOT LIABLE FOR ANY FAILURE FOR STRUCTURAL AND CIVIL WORKS, WHERE MATERIAL OR MECHANICAL FAILURE OCCURS WITH ANY PRODUCT USED ON SITE EITHER SPECIFIED BY THE ARCHITECT, OR SELECTED BY THE MAIN CONTRACTOR AND/OR ANY SUB-CONTRACTOR ON SITE. THE MANUFACTURER IS LIABLE TO RECTIFY SUCH FAILURE. THE ARCHITECT DOES NOT GUARANTEE ANY PRODUCT USED ON SITE ON BEHALF OF ANY MANUFACTURER.

THIS DRAWING IS NOT TO BE SCALED. USE FIGURED DIMENSIONALLY ALL HEIGHTS AND DIMENSIONS MUST BE CHECKED ON SITE AND ANY DISCREPANCIES TO BE REPORTED TO THE AUTHOR OF THIS DRAWING IMMEDIATELY. ALL LEVEL HEIGHTS OR PLINTH DEPTHS, OR EXCAVATION AND NUMBER OF STEPS TO BE FINALLY CHECKED ON SITE BY THE PRINCIPAL BUILDING CONTRACTOR. THESE ARCHITECTURAL DRAWINGS MUST BE READ IN CONJUNCTION WITH THE ENGINEERS AND CONSULTANTS DRAWINGS WHERE APPLICABLE.

SITE INFORMATION:	
LOT NO	PTN 228 OF ERF 665 FYNNLANDS
SITE AREA	915m <sup>2</sup>
ZONING	SPECIAL RESIDENTIAL 400
PERMISSIBLE COV	50% (366,00m <sup>2</sup> )
AREA SCHEDULE	
EXISTING DWELLING	150,072m <sup>2</sup>
EXISTING STAFF QUARTERS	12,001m <sup>2</sup>
EXISTING GARAGE	12,204m <sup>2</sup>
EXISTING CARPORT	15,300m <sup>2</sup>
TOTAL EXISTING	189,577m <sup>2</sup>
PROPOSED ANCILLARY UNIT	40,440m <sup>2</sup>
PROPOSED COVERED DECK	13,110m <sup>2</sup>
PROPOSED AWNING	18,254m <sup>2</sup>
PROPOSED ENTERTAINMENT ROOM	22,794m <sup>2</sup>
TOTAL PROPOSED	94,598m <sup>2</sup>
TOTAL COVERAGE USED	284,175m <sup>2</sup>
TOTAL COVERAGE AVAILABLE	81,825m <sup>2</sup>
TOTAL PROPOSED COVERAGE	284,175m <sup>2</sup>
TOTAL ADDITIONAL AREA (FOR CALCULATION OF SUBMISSION FEES)	94,598m <sup>2</sup>