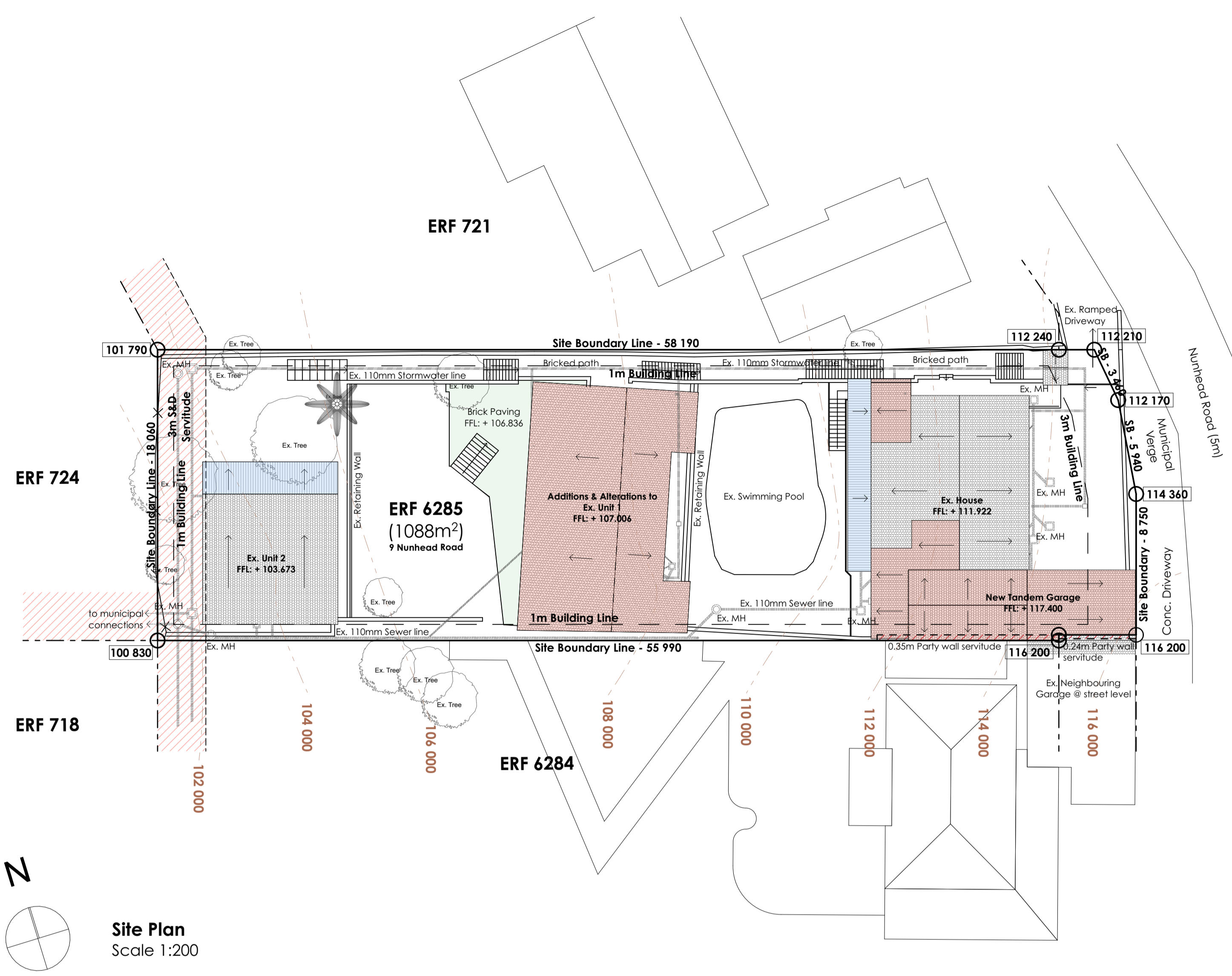
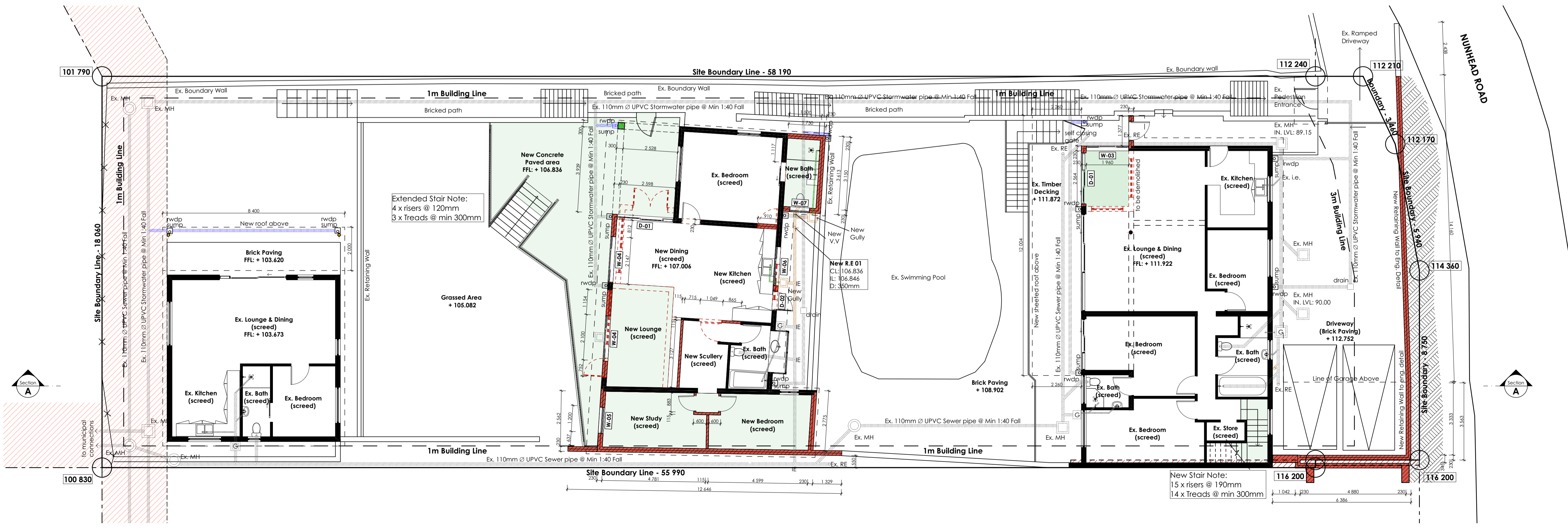


NOTES
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Site Plan
 Scale 1:200

Schedule Of Areas	
Site Zoning: Special Residential 400	
Site Area	- 1088 m ²
Allowable Coverage (50%)	- 544 m ²
Ex. Coverage	- 247.1 m ²
New Coverage	- 82.81 m ²
TOTAL COVERAGE	- 329.84 m²
Allowable F.A.R (0.5)	- 544 m ²
Ex. F.A.R	- 247.1 m ²
New F.A.R	- 73.81 m ²
TOTAL F.A.R	- 320.91 m²
NEW AREAS	
Unit 1, New Bedrooms	- 24.2 m ²
Unit 1, New Bathroom	- 6.21 m ²
Main House, Bedroom & Dressing	- 34.5 m ²
Main House, New Bathroom	- 8.9 m ²
Garage	- 47.1 m ²
Total New Areas	- 120.91 m²



Lower Ground Floor Plan
 Scale 1:100

01 First Issue 2020/12/10
 Rev ID Change Date
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Ivor Daniel P. Arch 2455
 CLIENT
ANDREW NIVISON

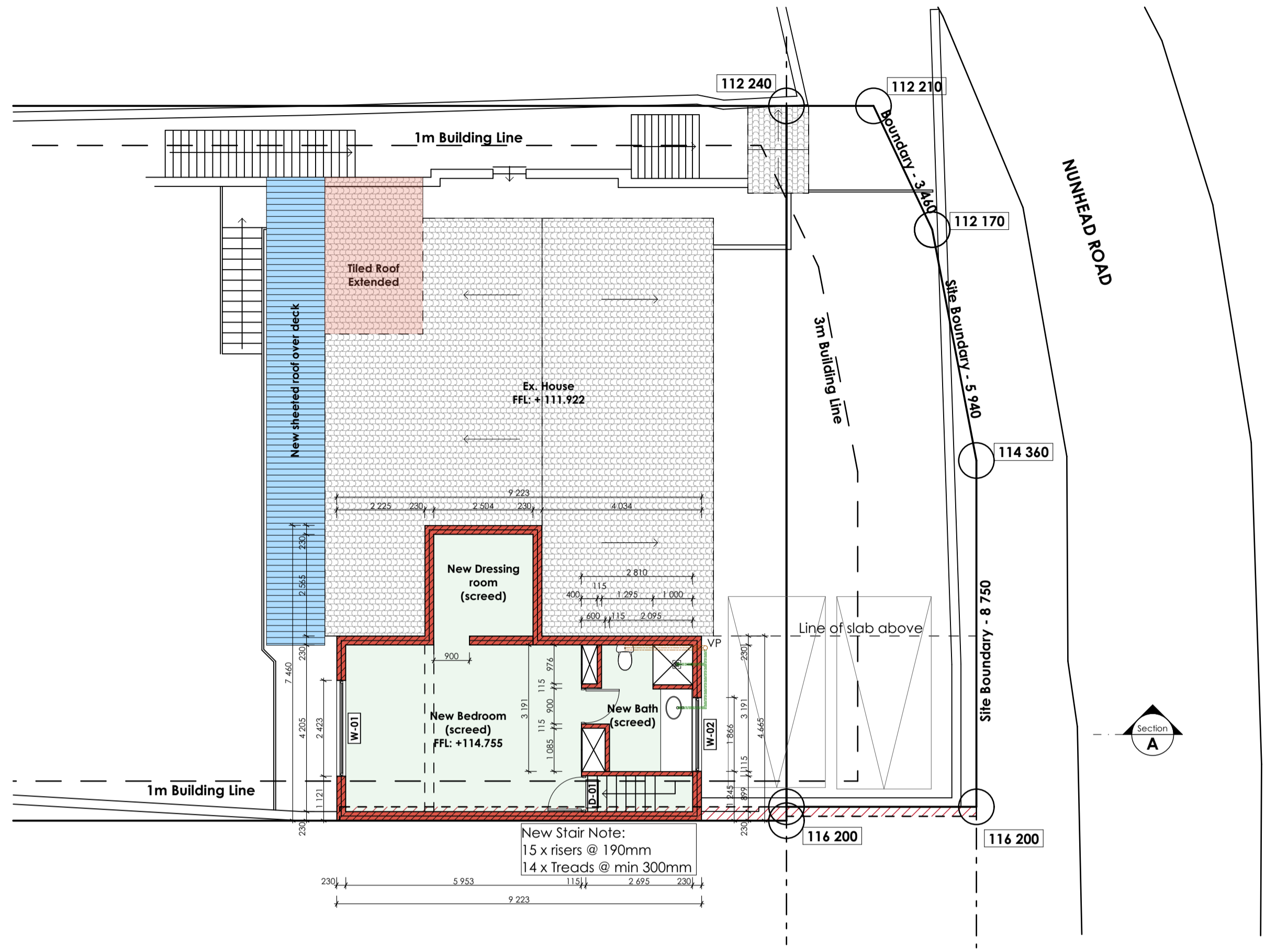
PROJECT
House Nivison
 Additions & Alterations on ERF 6285, CATO MANOR

9 Nunhead Road, Westridge
 Berea
 Durban - Kwa-Zulu Natal
 4091

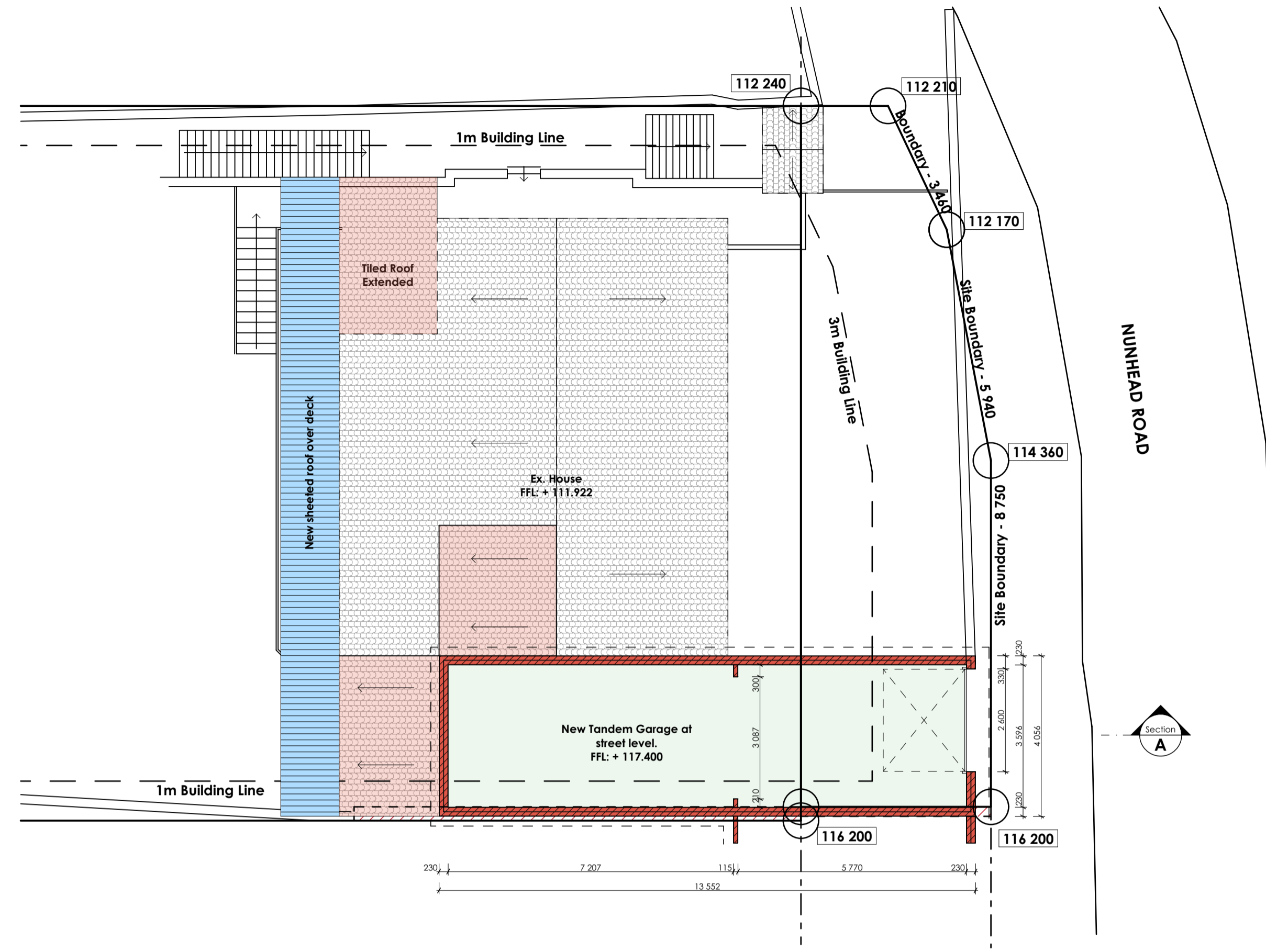
DRAWING TITLE
Site Plans
 Site & Ground Floor Plans
 SCALE: 1:100, 1:200 on A1

PROJECT NO: 0875.02
 DRAWING NO: **A-D-100-001** 01
Development Application

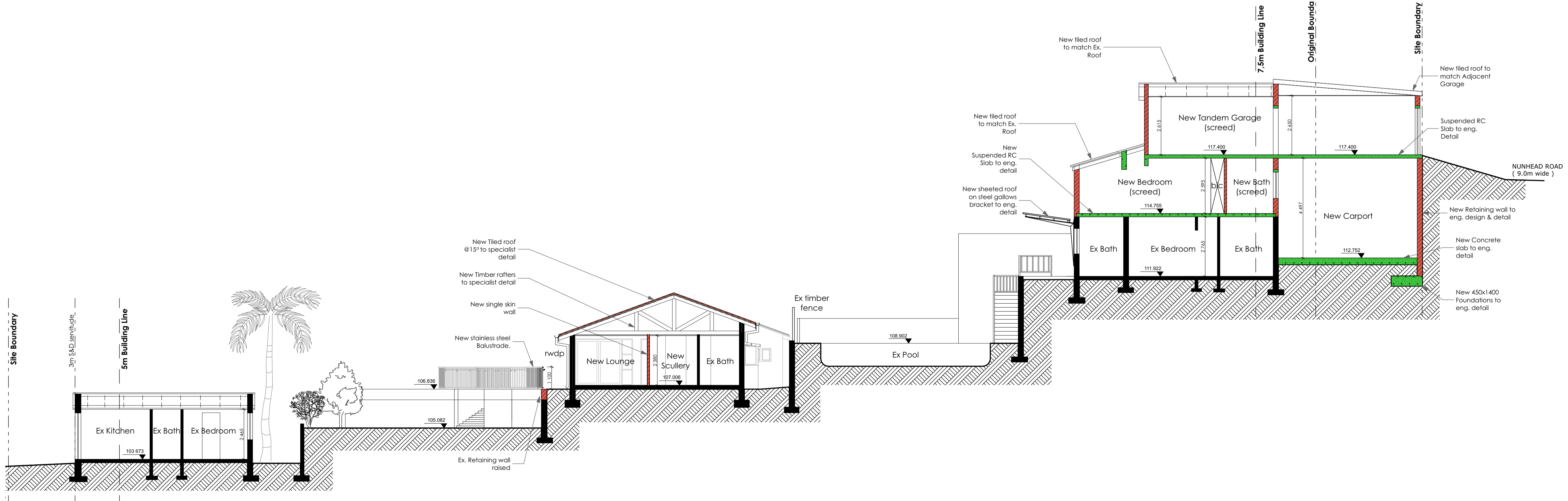
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First Floor Plan
Scale 1:100



Garage Level Plan
Scale 1:100



Section A : Site Section
Scale 1:100

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ANDREW NIVISON

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PROJECT
House Nivison
Additions & Alterations on ERF 6285, CATO MANOR

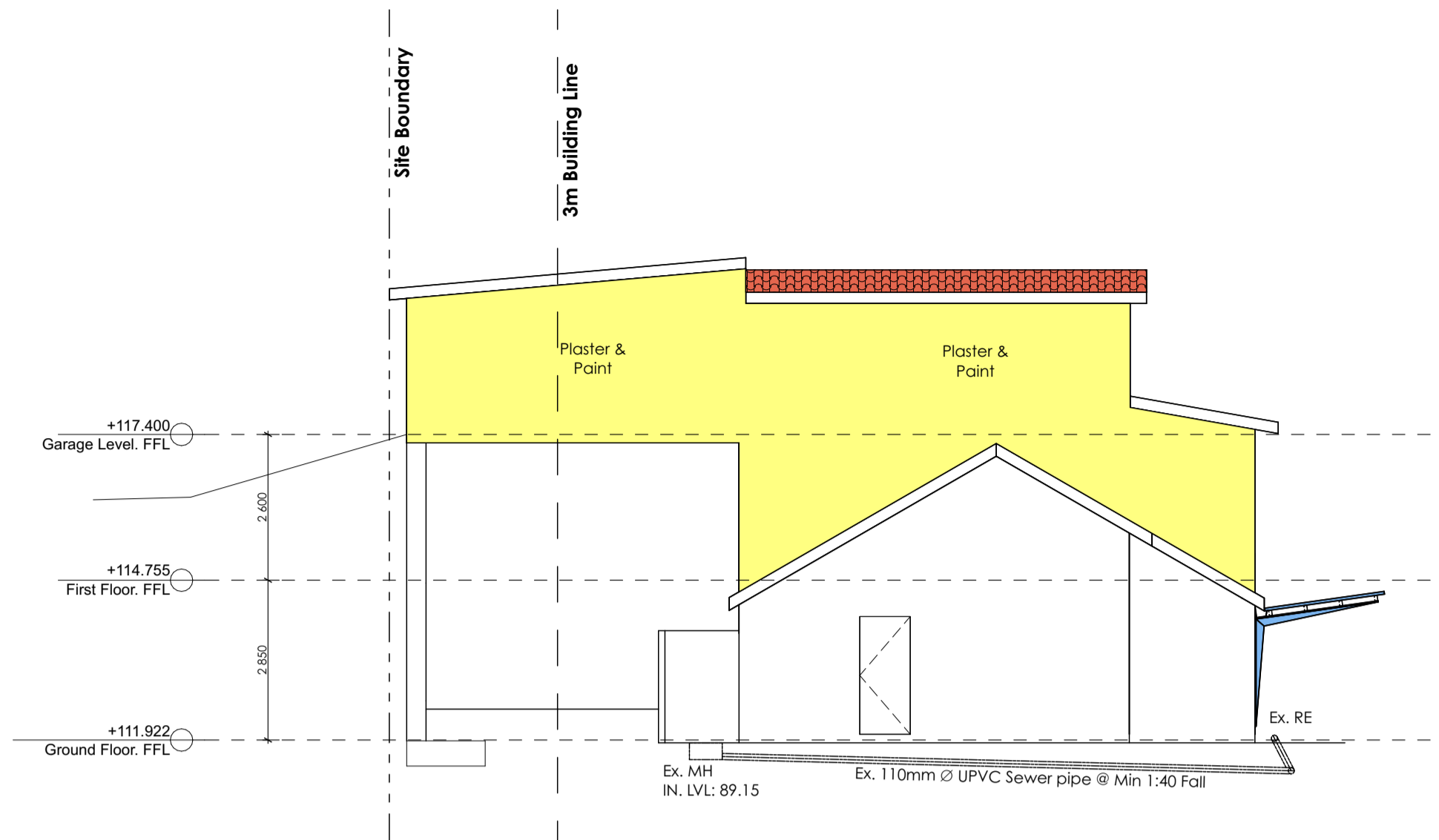
9 Nunhead Road, Westridge
Benoni
Durban - Kwa-Zulu Natal
4091

DRAWING TITLE
Site Plans
Plans & Site Section
SCALE: 1:100 on A1

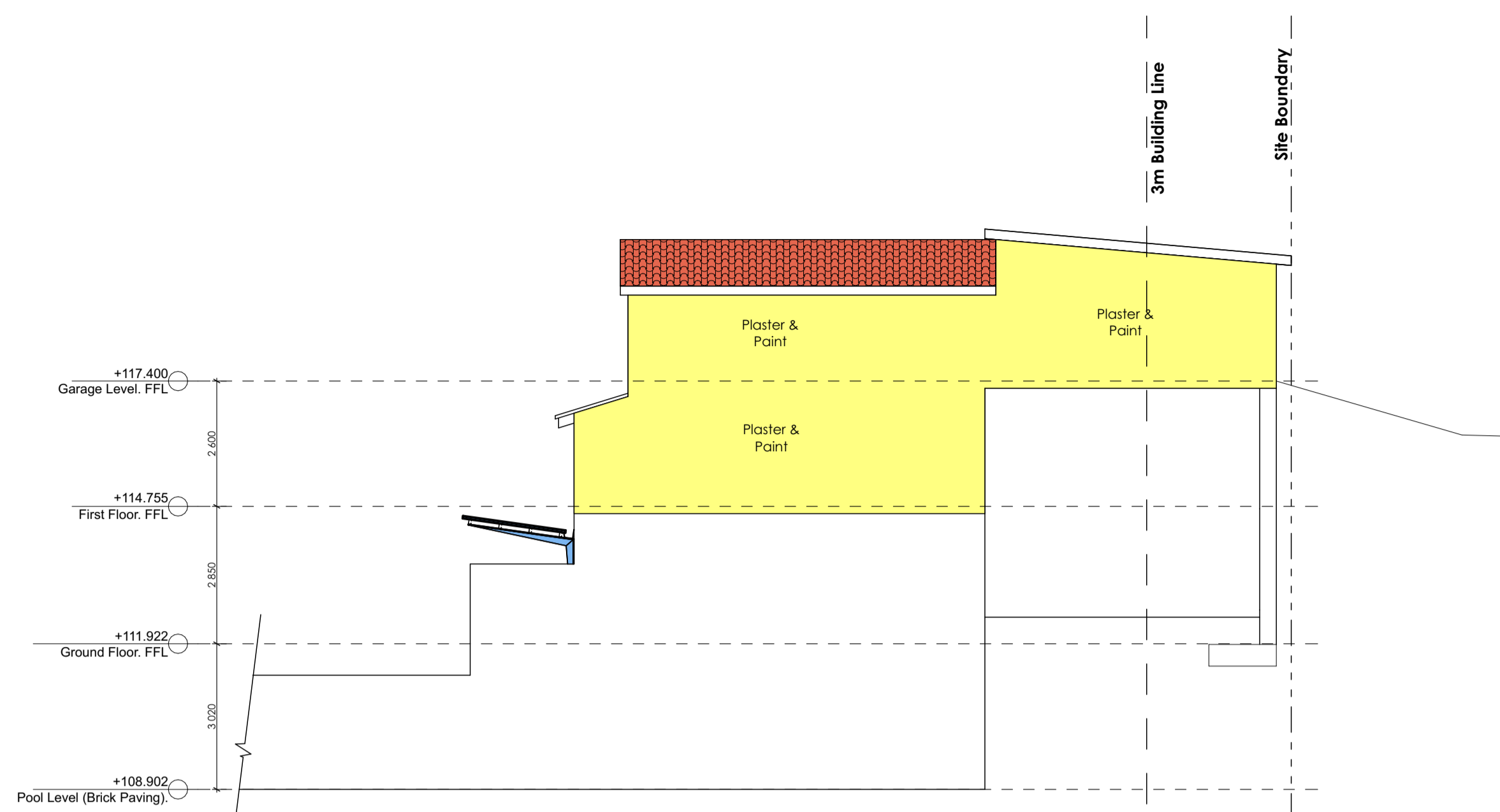
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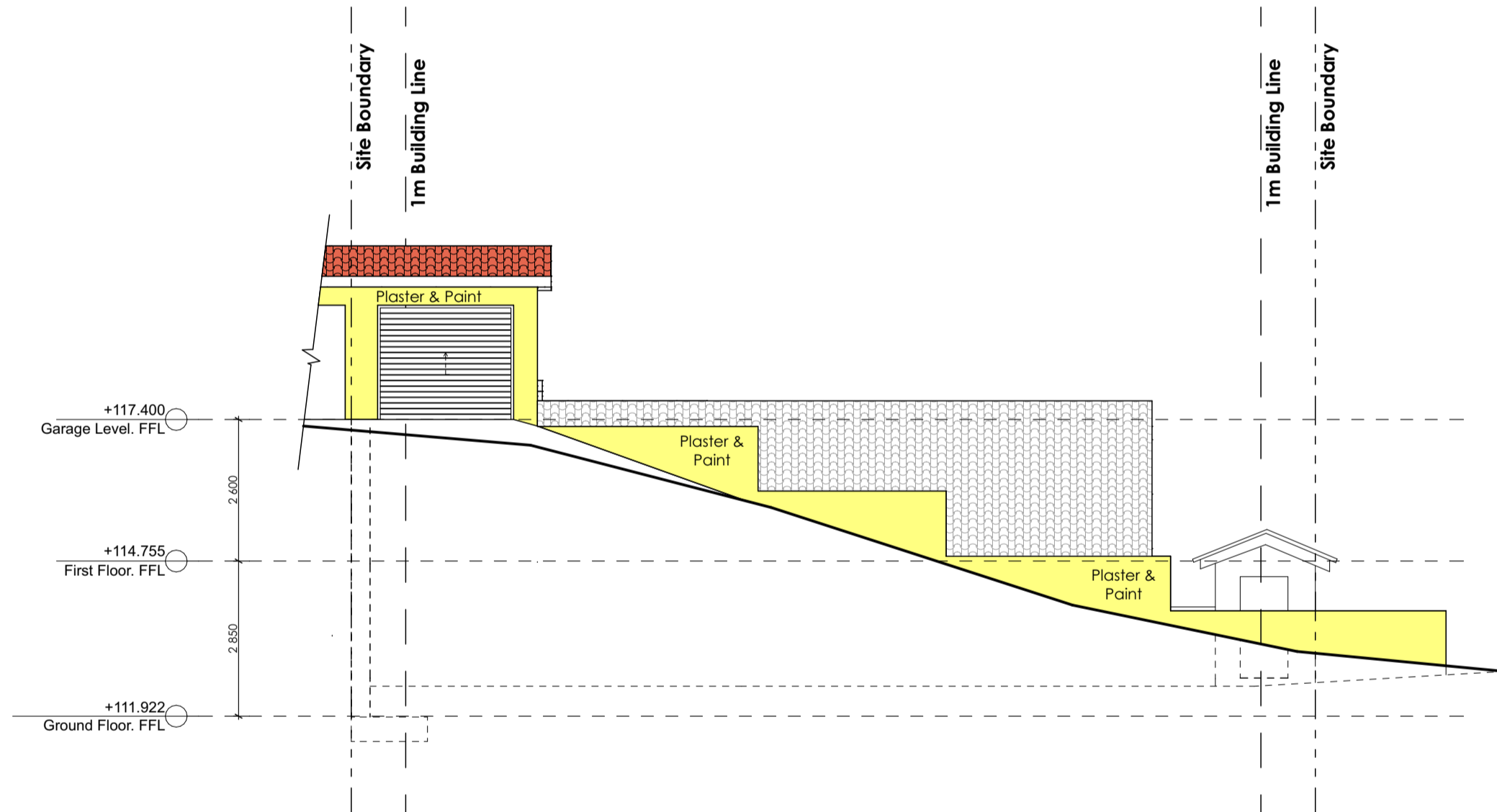
Development Application



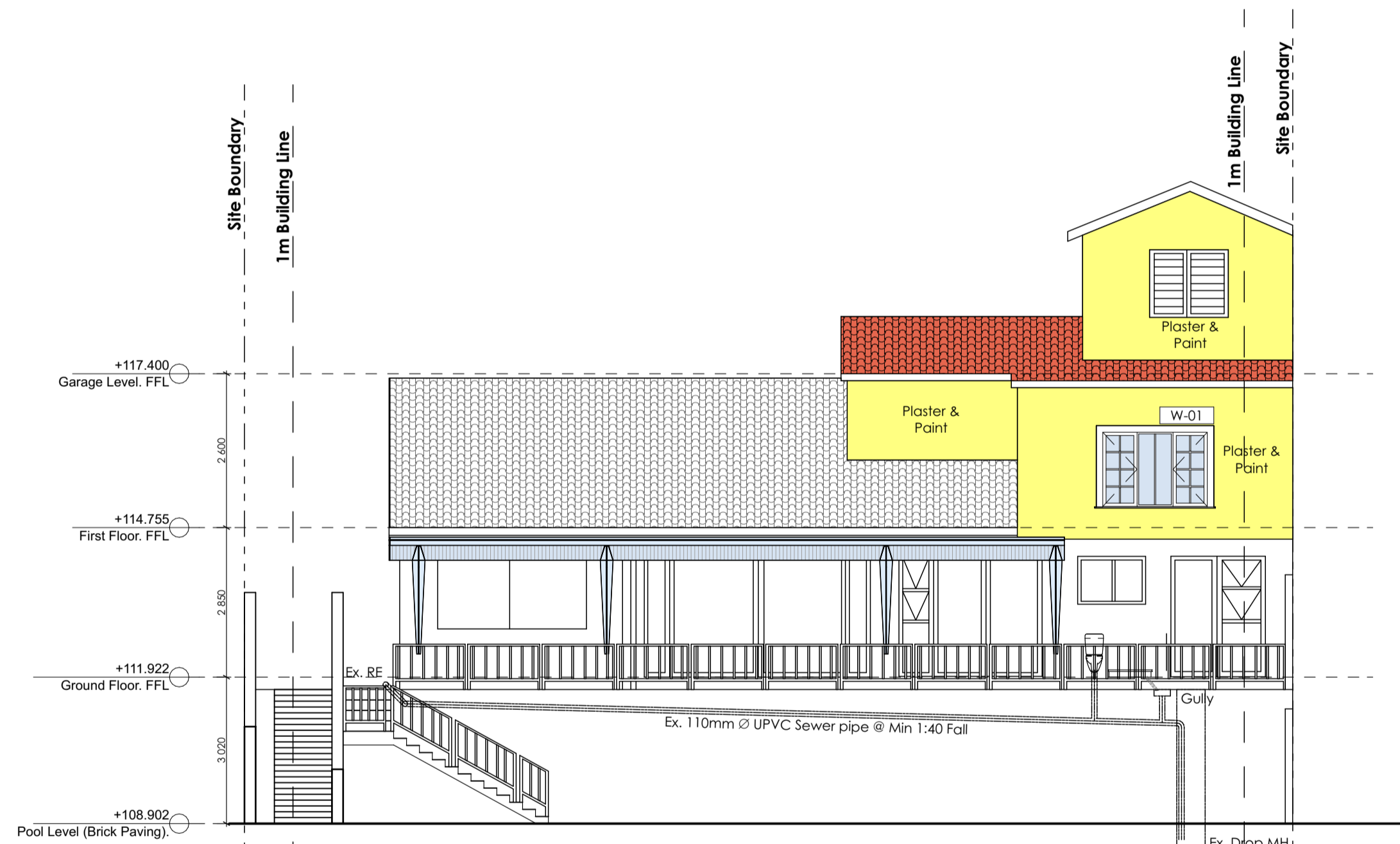
North Elevation (Main House)
Scale 1:100



South Elevation (Main House)
Scale 1:100



East Elevation (Main House)
Scale 1:100



West Elevation (Main House)
Scale 1:100

Construction Notes - Structure:

Suspended R.C Slab:
 . 25mm Thick, flat R.C suspended slab to comply with SANS 10400 Part-B, to eng's details.
 . Concrete to wood float finish.
 . Floor files on cement-sand screed, with minimum thickness of 40mm, to be laid on top of R.C slab to fall towards rain water outlets.
 . 50mmx50mm triangular cement corner file to all screed-parapet wall junctions.
 . Waterproofing & insulation as per DERBIT specification.
 . Trenched waterproofing layer (DERBIT SP FR/NT), on 50mm thick DERBIT approved insulation layer, on cold bonded vapour barrier (DERBICOAT NT), on cold bituminous adhesive (DERBIBOND NT), on cold bituminous impregnation primer (DERBIPRIMER S/GC).
 . Waterproofing to roof-parapet junctions as per DERBIT specification.

Composite Deck Slab:
 . 140 -200mm thick Bond-dek (or similar approved) composite balcony slab, on structural steel balcony structure, to comply with SANS 10400 Part-B, size and spec to eng's details.
 . Concrete to wood float finish.
 . Floor files on cement-sand screed, with minimum thickness of 40mm, to be laid on top of R.C slab to fall towards rain water outlets.
 . Waterproofing & insulation as per DERBIT specification.
 . Trenched waterproofing layer (DERBIT SP FR/NT), on 50mm thick DERBIT approved insulation layer, on cold bonded vapour barrier (DERBICOAT NT), on cold bituminous adhesive (DERBIBOND NT), on cold bituminous impregnation primer (DERBIPRIMER S/GC).
 . Waterproofing to roof-parapet junctions as per DERBIT specification.

Steel Entrance Structure:
 . 254 x 152mm I-Beam structural steel entrance deck, to comply with SANS 10400 Part-B, to eng's details.
 . Floor files on cement-sand screed, with minimum thickness of 40mm, to be laid on top of slab to fall towards rain water outlets.
 . Waterproofing & insulation as per DERBIT specification.
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 . Waterproofing to roof-parapet junctions as per DERBIT specification.

R.C Beams:
 . R.C beams where required, to comply with SANS 10400 Part-B, to eng's details.

Steel Columns:
 . 254 x 152mm I-section steel columns, to comply with SANS 10400 Part-B, to eng's details.

Balustrades:
 . All balustrades to comply with SANS 10400 Part-M.
 . 1000mm high stainless steel balustrades to external stairs to be fixed to new RC stairs, all to specialist's details.

Walls:
 . All walls to comply with SANS 10400 Part-K.
 . Brick force to every third course of all walls.
 . Precast concrete lintels over wall openings in plastered walls, with brick force in every course above opening for 4 courses.
 . Burnt clay NFP stock bricks to all plastered walls.
 . Corobrik face bricks to match existing to all face brick walls.
 . Internal walls to be 115mm single brick or 230mm double brick walls as indicated.
 . External walls to be 230mm double brick walls as indicated, with galvanised steel butterfly wall ties laid @ 900mm ccs in both directions, external face of the inner skin to be finished with bagged cement plaster & 2 coats bituseal.
 . Smooth wood float plaster finish to external walls, with 1 coat primer & 2 coats paint.
 . Smooth steel float plaster finish to internal walls, with 1 coat primer & 2 coats paint.

Windows:
 . See Door & Window Schedule.

Stairs:
 . All stairs to comply with SANS 10400 Part-M.
 . R.C stairs to eng's design & detail.
 . Structural steel stairs to eng's design & detail.

Floor Screed:
 . 30mm thick cement/sand screed, to smooth wood float finish, to all internal floors.
 . Min 40mm thick cement/sand screed to all balconies & verandas, screed to fall away from building or towards rain water drainage system.

Surface Bed:
 . 120mm Thick, flat R.C surface bed to comply with SANS 10400 Part-B, to eng's details.
 . Concrete to wood float finish.
 . Surface bed to be laid on approved USB waterproof membrane.

R.C Foundations:
 . All new R.C foundations to comply with SANS 10400 Part-B, to eng's details.

Construction Notes - Site Works & Landscape:

Paving:
 . Concrete paving laid in herringbone pattern (to architect's spec), on 50mm sand blinding layer, on compacted stabilised earth, to eng's detail.

Construction Notes - Stormwater:

General:
 . Stormwater management system to comply with SANS 10400 Part-R.
 . Stormwater management system to engineer's design & detail.
 . Gutters, rainwater outlets, downpipes & rain water chains to discharge into stormwater system.

Downpipes:
 . 100mmx75mm UPVC rainwater down pipes fixed to wall facade detail.

Rainwater Gully:
 . 257mmx257mmx75mm Easydrain flow-way gully top (colour: grey), connected to stormwater management system, to eng's details.

Rainwater Pit:
 . 257mmx257mmx280mm Easydrain rainwater pit (colour: grey), connected to stormwater management system, to eng's details.

Construction Notes - Electrical Installation:

General:
 . Electrical installation to comply with SANS 10400 - Part XA

NOTES

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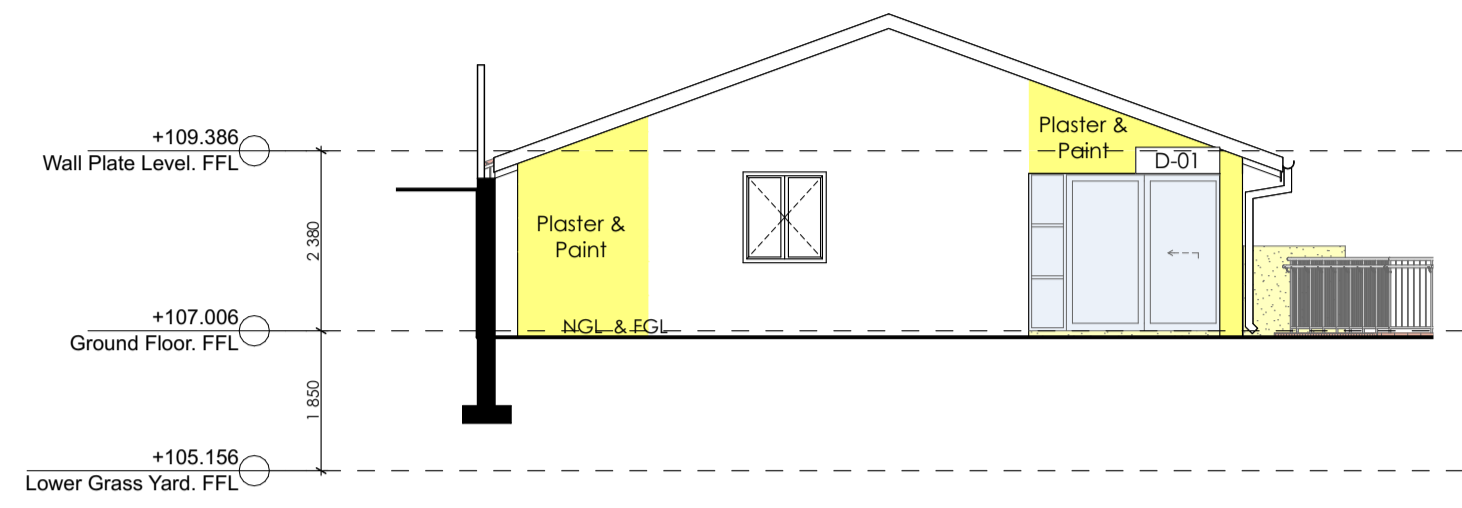
DRAWING TITLE
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 Main House Elevations
 SCALE: 1:100, 1:50 on A1

PROJECT NO: 0875.02
 DRAWING NO. _____ REV. _____

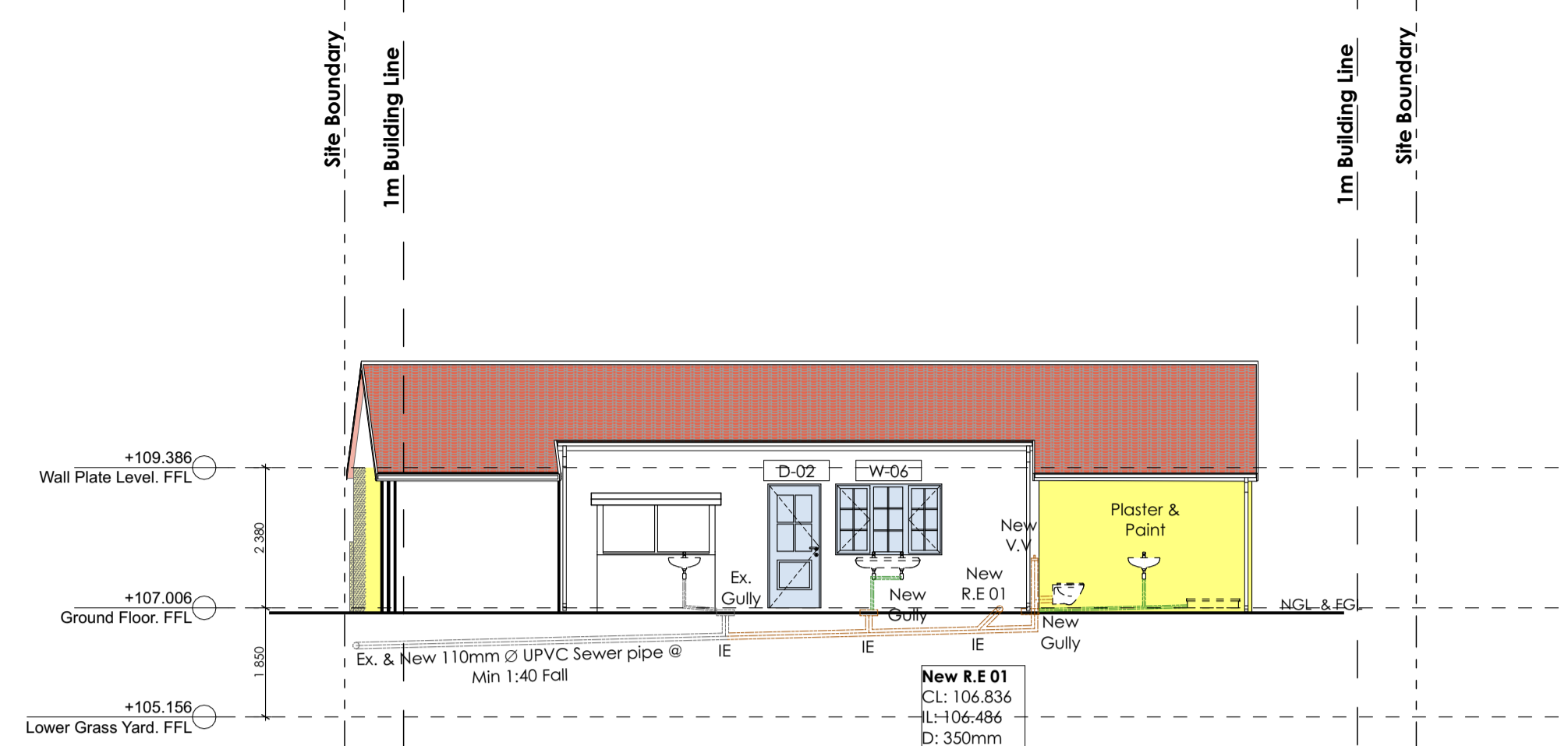
A-D-100-003 01

Development Application

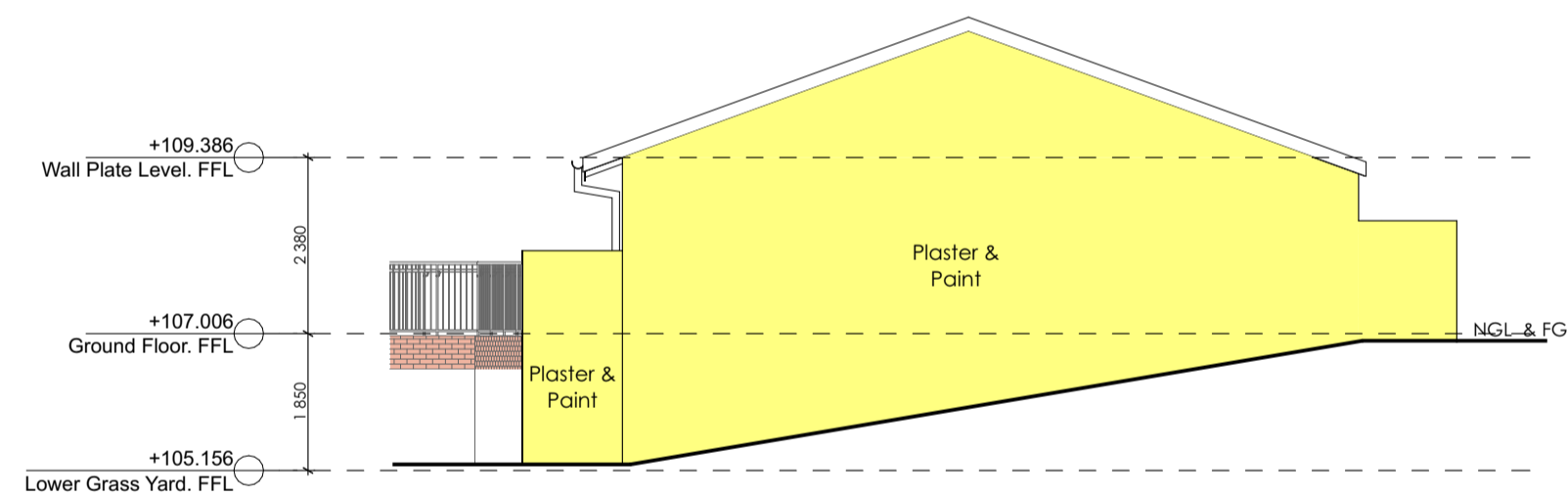
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2D Front View									
Glazing Type	6.5mm clear toughened safety glass	6.5mm clear toughened safety glass	6.5mm clear toughened safety glass	6.5mm clear toughened safety glass	6.5mm clear toughened safety glass	6.5mm clear toughened safety glass	6.5mm white toughened safety glass	6.5mm clear toughened safety glass	6.5mm clear toughened safety glass
Glazing Area	2.38 m ²	1.3 m ²	1.51 m ²	1.66 m ²	1 m ²	1.37 m ²	0.27 m ²	3.66 m ²	0.51 m ²



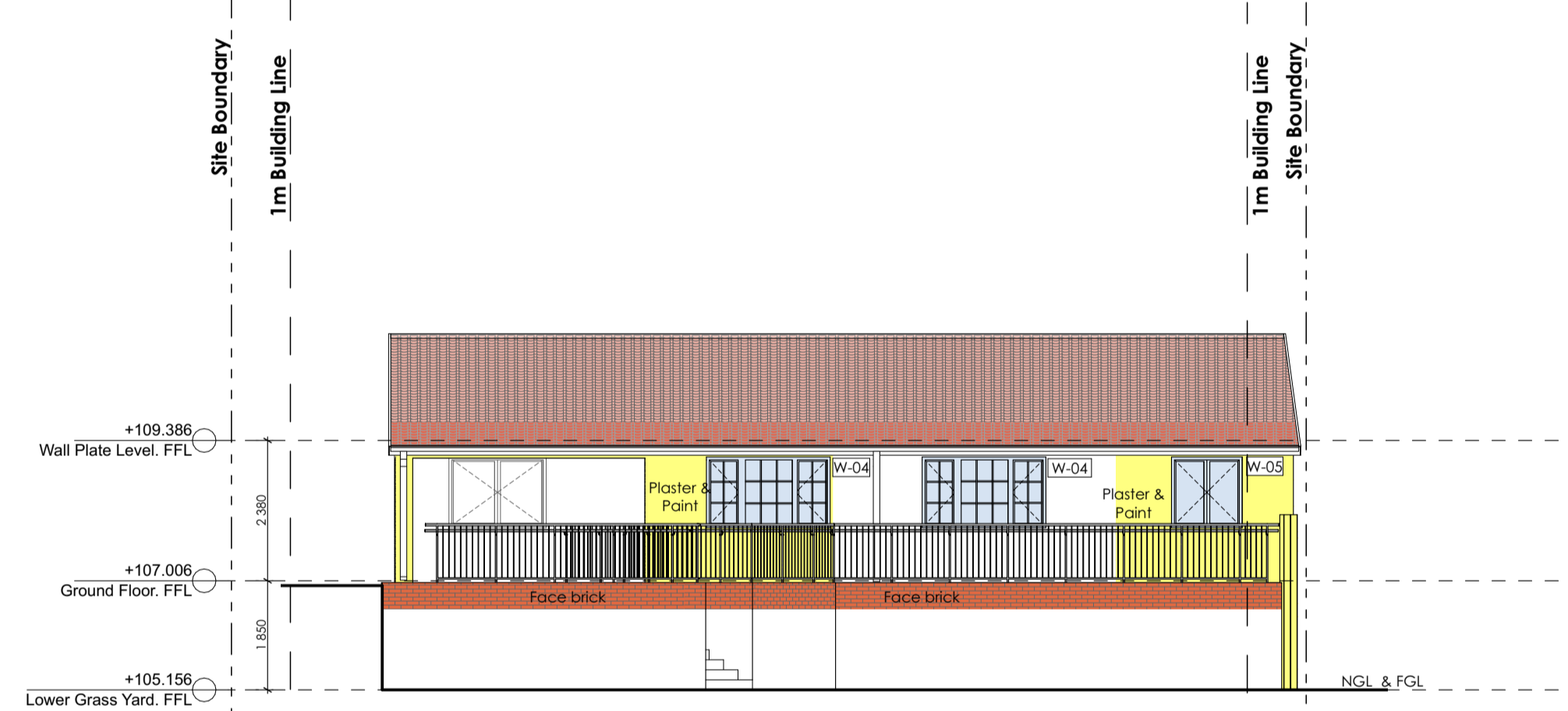
North Elevation (Ex. Unit 1)
Scale 1:100



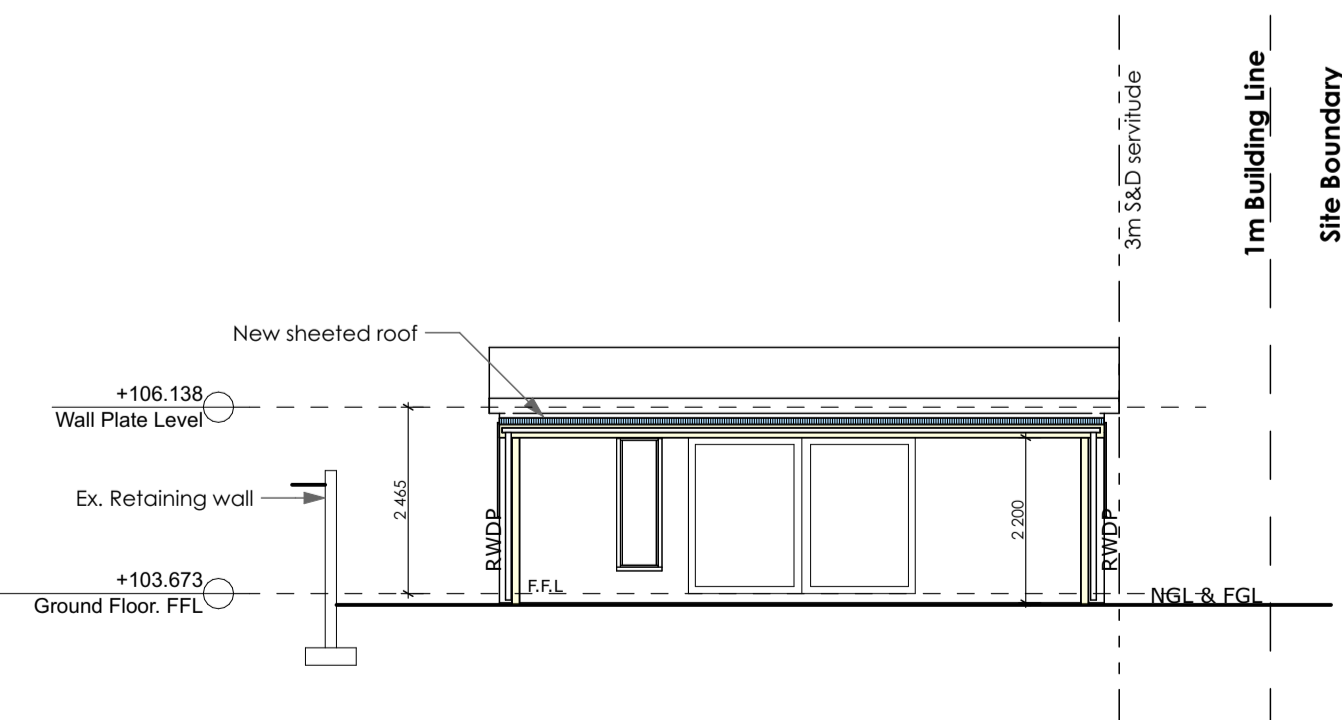
East Elevation (Ex. Unit 1)
Scale 1:100



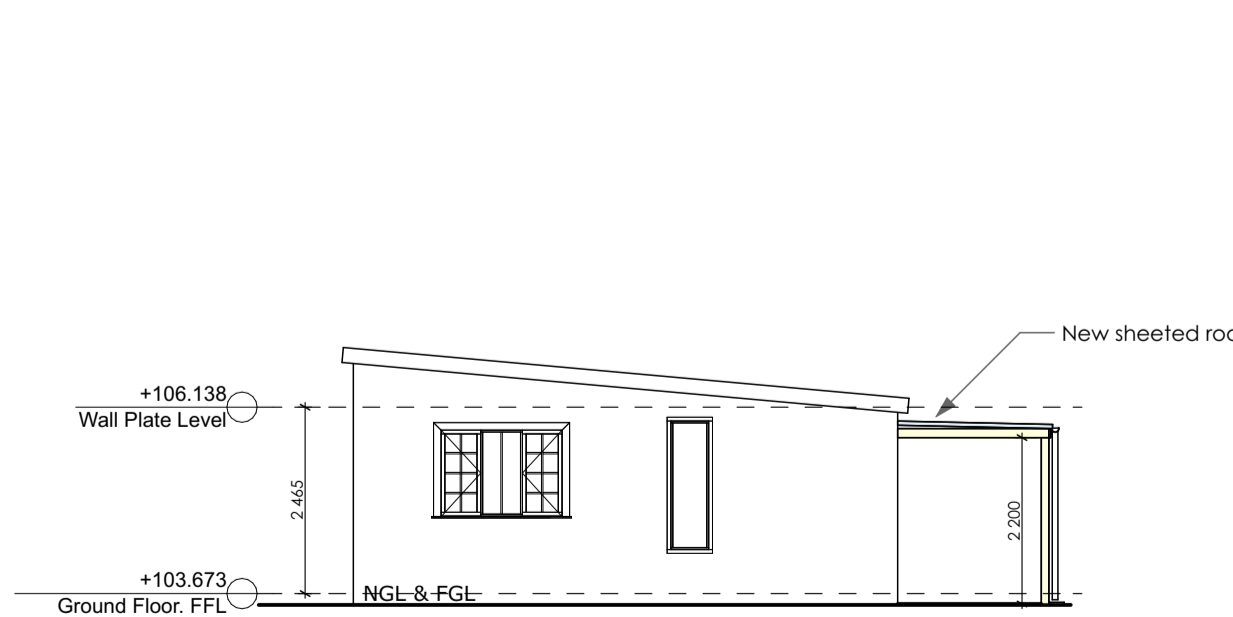
South Elevation (Ex. Unit 1)
Scale 1:100



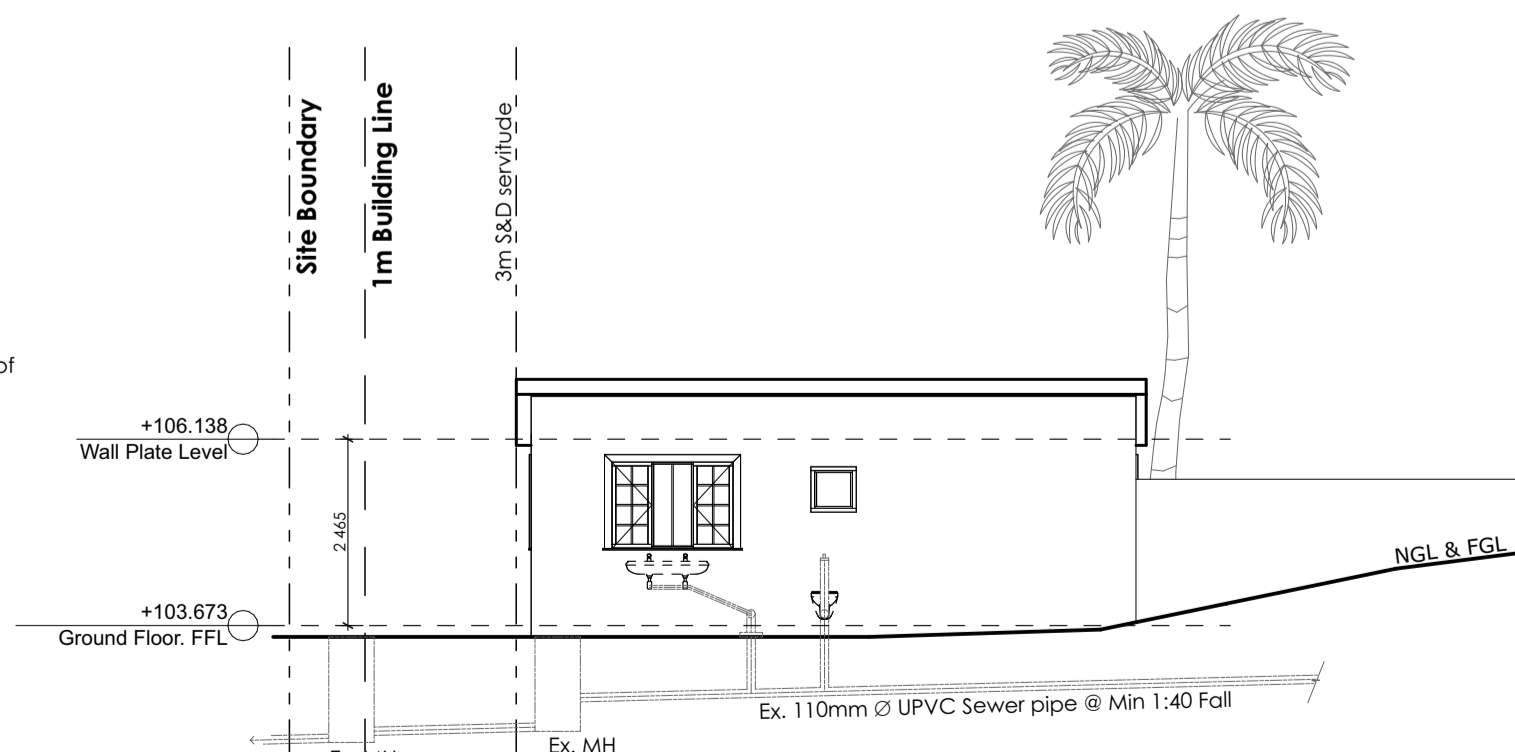
West Elevation (Ex. Unit 1)
Scale 1:100



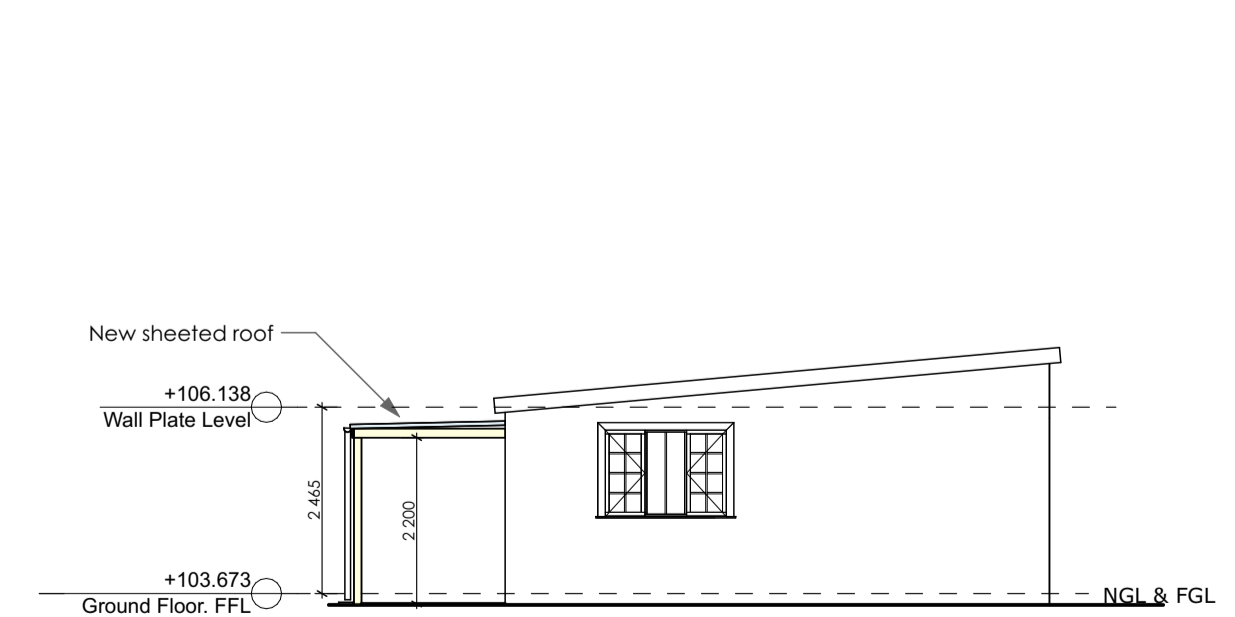
North Elevation (Ex. Unit 2)
Scale 1:100



East Elevation (Ex. Unit 2)
Scale 1:100



South Elevation (Ex. Unit 2)
Scale 1:100



West Elevation (Ex. Unit 2)
Scale 1:100

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 . Touched waterproofing layer (DERBIT SP FR/NT), on 50mm thick DERBIT approved insulation layer, on cold bonded vapour barrier (DERBICOAT NT), on cold bituminous adhesive (DERBIBOND NT), on cold bituminous impregnation primer (DERBIPRIMER S/GC)
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Construction Notes - Electrical Installation:

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DRAWING TITLE
Site Plans
 Unit 1 & 2 Elevations
 SCALE: 1:100 on A1

PROJECT NO: 0875.02

DRAWING NO: **A-D-100-004** **01**

Development Application