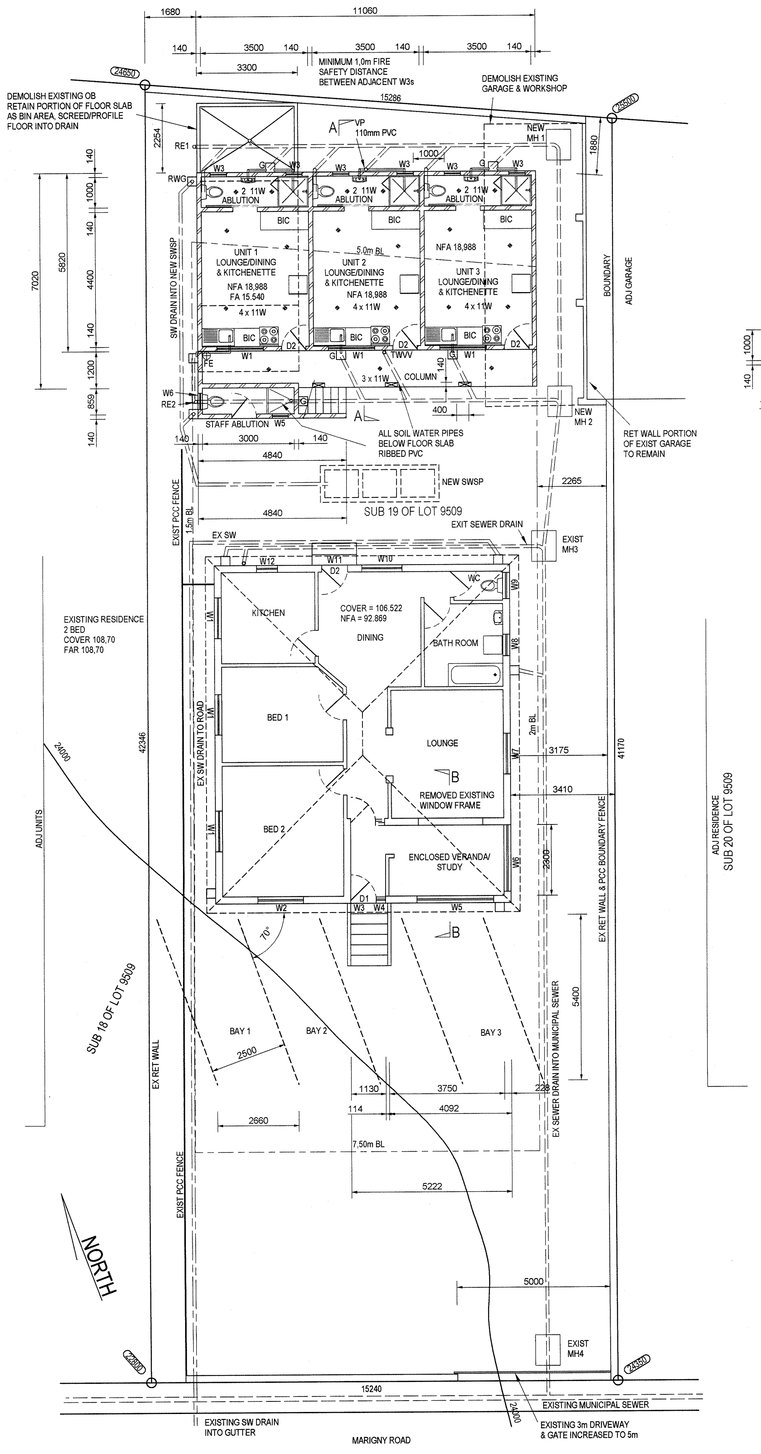
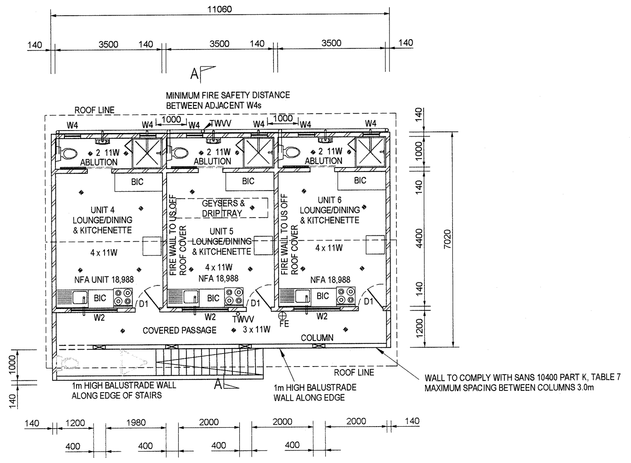
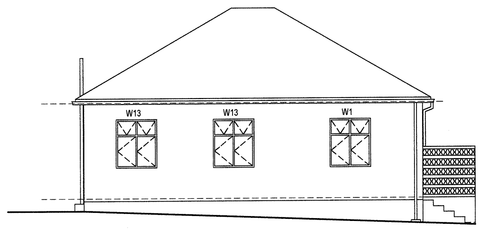


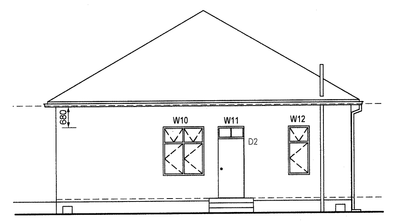
SITE PLAN AND GROUND STOREY LAYOUT 1:100



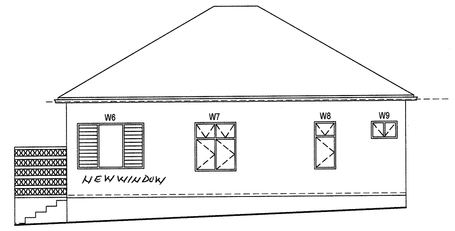
FIRST STOREY PLAN 1:100



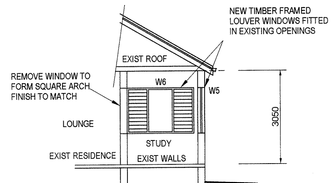
WESTERN ELEVATION 1:100



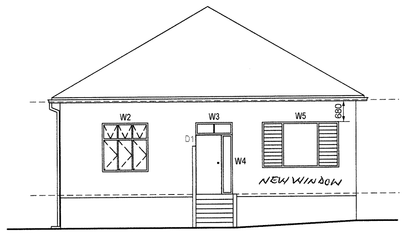
NORTHERN ELEVATION 1:100



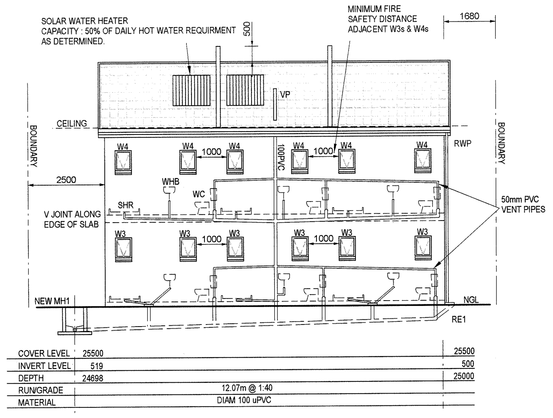
WESTERN ELEVATION 1:100



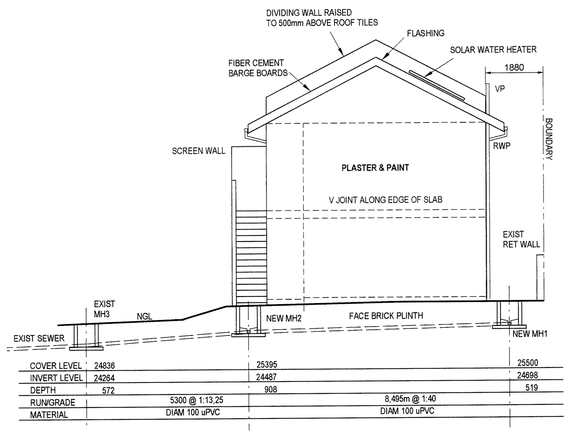
SECTION B - B 1:100



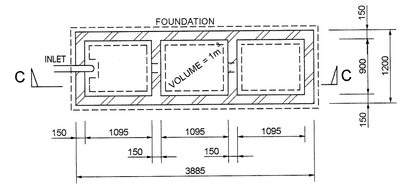
SOUTHERN ELEVATION 1:100



NORTHERN ELEVATION & SEWER SECTION 1:100

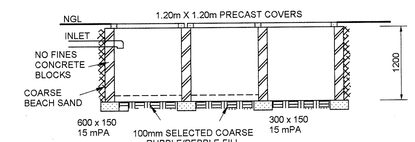


EASTERN ELEVATION & SEWER SECTION 1:100



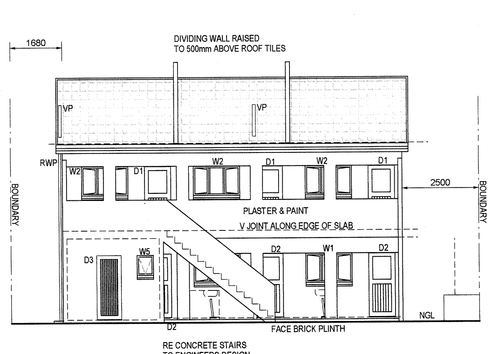
NEW SWSP 1:50

AREA OF NEW ROOF 94.41
REQUIRED SWSP = 1m CUBE PER 40m SQR
PROVIDE 3 X1m CUBE SWSP

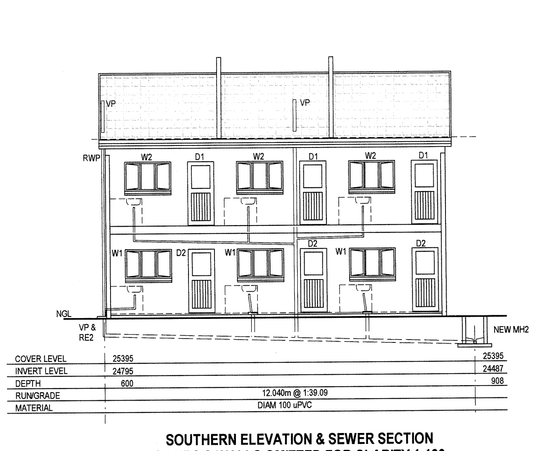


SECTION C - C

WESTERN ELEVATION & SEWER SECTION 1:100



SOUTHERN ELEVATION 1:100



SOUTHERN ELEVATION & SEWER SECTION
STAIRS & WALLS OMITTED FOR CLARITY 1:100

WINDOW & DOOR SCHEDULE RESIDENCE

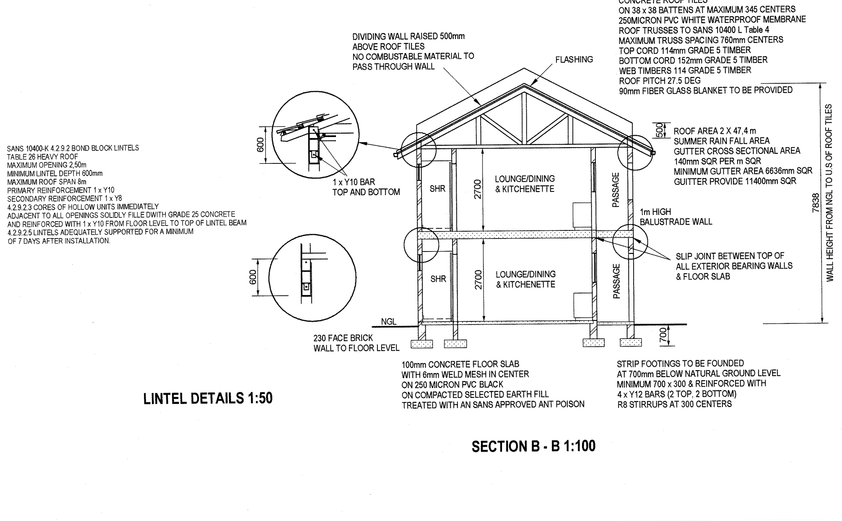
D1	825 × 1935	NUMBER OFF	1	W5	2499 × 1480 × 2335	NUMBER OFF	1
		FRAME	TIMBER			FRAME	TIMBER
		AREA				AREA	3.699
		GLASS TYPE				GLASS TYPE	TOUGHENED SAFETY GLASS
		GLASS THICKNESS				GLASS THICKNESS	4mm
D2	850 × 1935	NUMBER OFF	1	W6	2170 × 1480 × 2335	NUMBER OFF	1
		FRAME	TIMBER			FRAME	TIMBER
		AREA				AREA	3.212
		GLASS TYPE				GLASS TYPE	TOUGHENED SAFETY GLASS
		GLASS THICKNESS				GLASS THICKNESS	4mm
W1	1330 × 1580 × 2585	NUMBER OFF	1	W7	2170 × 1480 × 2335	NUMBER OFF	1
		FRAME	PVC			FRAME	TIMBER
		AREA	2.101			AREA	2.101
		GLASS TYPE	TOUGHENED SAFETY GLASS			GLASS TYPE	TOUGHENED SAFETY GLASS
		GLASS THICKNESS	4mm			GLASS THICKNESS	4mm
W2	1495 × 1580 × 2335	NUMBER OFF	1	W8	2170 × 1480 × 2335	NUMBER OFF	1
		FRAME	PVC			FRAME	TIMBER
		AREA	2.339			AREA	1.078
		GLASS TYPE	TOUGHENED SAFETY GLASS			GLASS TYPE	TOUGHENED SAFETY GLASS
		GLASS THICKNESS	4mm			GLASS THICKNESS	4mm
W3	1185 × 989 × 2324	NUMBER OFF	1	W9	2170 × 1480 × 2335	NUMBER OFF	1
		FRAME	TIMBER			FRAME	TIMBER
		AREA	0.468			AREA	0.476
		GLASS TYPE	MONOLITHIC ANNEALED			GLASS TYPE	TOUGHENED SAFETY GLASS
		GLASS THICKNESS	4mm			GLASS THICKNESS	4mm
W4	350 × 1940	NUMBER OFF	1	W10	2170 × 1480 × 2335	NUMBER OFF	1
		FRAME	TIMBER			FRAME	TIMBER
		AREA	0.679			AREA	2.101
		GLASS TYPE	TOUGHENED SAFETY GLASS			GLASS TYPE	TOUGHENED SAFETY GLASS
		GLASS THICKNESS	4mm			GLASS THICKNESS	4mm
W11	850 × 395 × 2330	NUMBER OFF	1				
		FRAME	TIMBER				
		AREA	0.336				
		GLASS TYPE	MONOLITHIC ANNEALED				
		GLASS THICKNESS	4mm				
W12	690 × 1575 × 2390	NUMBER OFF	1				
		FRAME	ALUMINIUM				
		AREA	1.090				
		GLASS TYPE	MONOLITHIC ANNEALED				
		GLASS THICKNESS	4mm				
W13	1330 × 1575 × 2350	NUMBER OFF	2				
		FRAME	ALUMINIUM				
		AREA	2.101				
		GLASS TYPE	TOUGHENED SAFETY GLASS				
		GLASS THICKNESS	4mm				

NOTE
NET FLOOR AREA PER UNIT : 92.87
FENESTRATION AREA: 23.88 (25.72% OF nfa)
FENESTRATION DOES NOT SATISFY SANS 10400 XA
HOUSE IS OLDER THAN 60 YEARS AND THE ENCLOSING OF THE PORCH WAS DONE PRIOR TO THE PUBLISHING OF PART XA

WINDOW & DOOR SCHEDULE NEW UNITS

D1	850 × 2077 × 2100	NUMBER OFF	3	W5	633 × 640 × 2100	NUMBER OFF	1
		FRAME	TIMBER			FRAME	TIMBER
		AREA	0.444			AREA	0.349
		GLASS TYPE	GEORGIAN WIRED GLASS FROSTED			GLASS TYPE	TOUGHENED SAFETY GLASS
		GLASS THICKNESS	4mm			GLASS THICKNESS	3mm
W1	1510 × 969 × 2100	NUMBER OFF	3	W6	633 × 640 × 2100	NUMBER OFF	1
		FRAME	TIMBER			FRAME	TIMBER
		AREA	1.433			AREA	0.349
		GLASS TYPE	MONOLITHIC ANNEALED			GLASS TYPE	TOUGHENED SAFETY GLASS
		GLASS THICKNESS	4mm			GLASS THICKNESS	3mm
W2	1510 × 1449 × 2100	NUMBER OFF	3	D2	850 × 1745 × 2077	NUMBER OFF	3
		FRAME	TIMBER			FRAME	TIMBER
		AREA	1.433			AREA	0.444
		GLASS TYPE	GEORGIAN WIRED GLASS CLEAR			GLASS TYPE	MONLITHIC ANNEALED GLASS
		GLASS THICKNESS	4mm			GLASS THICKNESS	4mm
W3	633 × 640 × 2100	NUMBER OFF	6	D3	850 × 1745 × 2100	NUMBER OFF	1
		FRAME	TIMBER			FRAME	TIMBER
		AREA	0.349			AREA	1.768
		GLASS TYPE	TOUGHENED SAFETY GLASS			GLASS TYPE	na
		GLASS THICKNESS	3mm			GLASS THICKNESS	na
W4	633 × 640 × 2100	NUMBER OFF	6				
		FRAME	TIMBER				
		AREA	0.349				
		GLASS TYPE	TOUGHENED SAFETY GLASS				
		GLASS THICKNESS	3mm				

NET FLOOR AREA PER UNIT : 18.988
FENESTRATION AREA: 2.575 (13.561% OF nfa)
FENESTRATION SATISFIES SANS 10400 XA



LINTEL DETAILS 1:50

SECTION B - B 1:100

GENERAL NOTES

1. All shower dorrs to be toughened safety glass.

FOUNDATIONS

1. All foundations to be in virgin soil.
2. All strip footings minimum 600 x 200 and 500mm below NGL. discrepancies to be reported to the Author before construction commences.
3. Foundation not to encroach over site boundaries or servitudes.
4. Where required foundations shall bridge municipal services: Bridging detail to local authority requirements.
5. Any cut & fill banks not to steeper than 25 degrees.
6. Written dimensions take preference over scaled dimensions.
7. Boundary pegs to be exposed prior to construction commencing.

WALLS

1. Two courses of brickwork at cill and wall plate level to be reinforced with Brickforce in solid mortar joints
2. Prestressed 'D' lintels above all doors, window and flat arches. Lintel to extend min 300mm in to wall on each side.
3. Air bricks to be provided at each window and door opening: 1 internal, 2 external.
4. Window cills - Exterior : Quarry tiles, Interior : Quarry tiles.
5. Single-leaf masonry wall, nominal thickness not < 140mm, plastered internally and rendered externally.

FLOOR SLABS

1. All ground storey floor slabs 100mm concrete with 6mm BRC mesh on 250 micron USB Green dpc under lay
2. All soil below slabs to be treated with to SANS 100124 adn local authority requirements discrepencies to be reported to the Author before construction commences.
3. Where applicable, all suspended slabs to engineer's design.
4. No in floor heating

DRAINAGE

1. All drains to be laid by a registered plumber.
2. Any damages to existing services & fittings to be repaired to local authority requirements.
3. All connection points into existing soiled water drains to be exposed prior to any work is commencing.
4. Soil pipes 110mm PVC, Waste pipes 50mm PVC.
5. All new gully surrounds to be 75mm proud of adjacent ground level.
6. Inspection eyes at all junctions and bends

OWNER

Mr T MEHLO & Mrs. TP MEHLO
12 MARIGNY ROAD
UMBILO

10/04/2014

10/04/2014

SCHEDULE OF AREAS

EXIST COVER	167.289
DEMOLISH OB	-28.743
DEMOLISH GARAGE	-30.386
PROPOSED COVER	82.476
TOTAL COVER	190.636
EXISTING FAR	136.903
DEMOLISH OB	-28.743
PROPOSED FAR	158.648
TOTAL FAR	266.808
SITE AREA	636

AUTHOR

C.D. GREYLING
87 Springside Road
Hillcrest
3610
Cell 0832864270

Reg Eng Tech 9940020.
Reg Prof Arch Technologist T0031.

10/04/14

PROPOSAL SHEET 1/2

FOR MUNICIPAL APPROVAL:
DEMOLISH EXISTING OB, GARAGE & STOREROOM.
ENCLOSE EXISTING VERANDA
CONSTRUCT 6 x STUDENT ACCOMMODATION UNITS

CADASTRAL DESCRIPTION

SUB 19 OF LOT 9509 DURBAN

FIRE NOTES

- ALL EXTERNAL WALL TO HAVE A 30 MINUTE FIRE RESISTANCE
- MINIMUM 1.0m HORIZONTAL DISTANCE BETWEEN WINDOW IN BUILDING DIVISIONS.
- DIVISION WALLS TO UNDERSIDE OF ROOF COVERING & NO COMBUSTABLE MATERIALS TO PASS THROUGH SEPARATING WALL
- AREA OF OPENINGS PER UNIT FACING REAR BOUNDARY 1.04m SQR (<5m SQR PER UNIT)
- 2 X 9kg FIRE EXTINGHUSERS TO BE PROVIDED