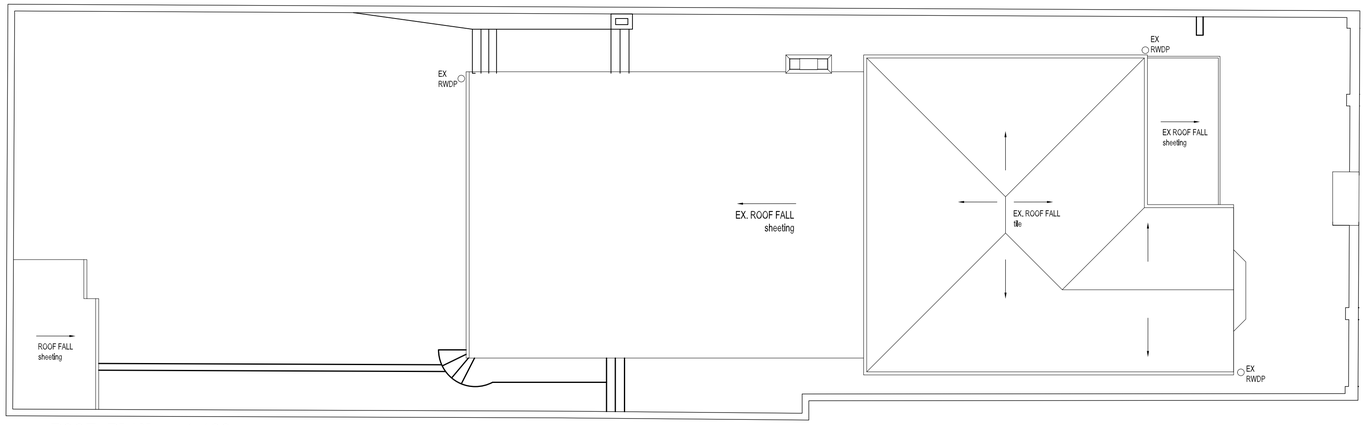
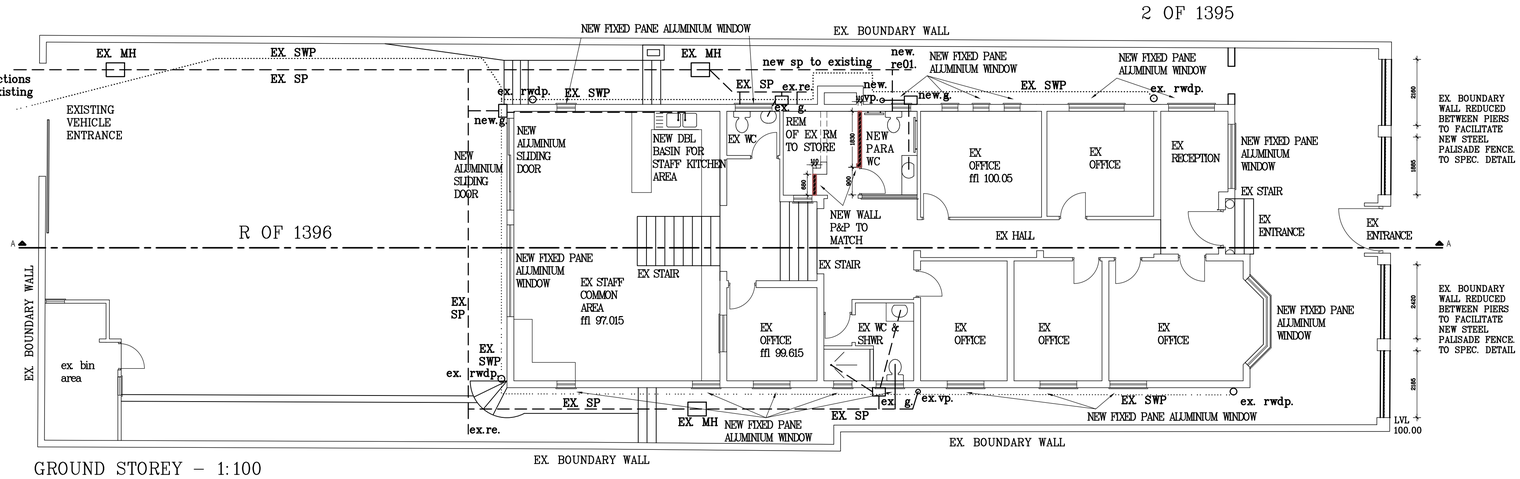
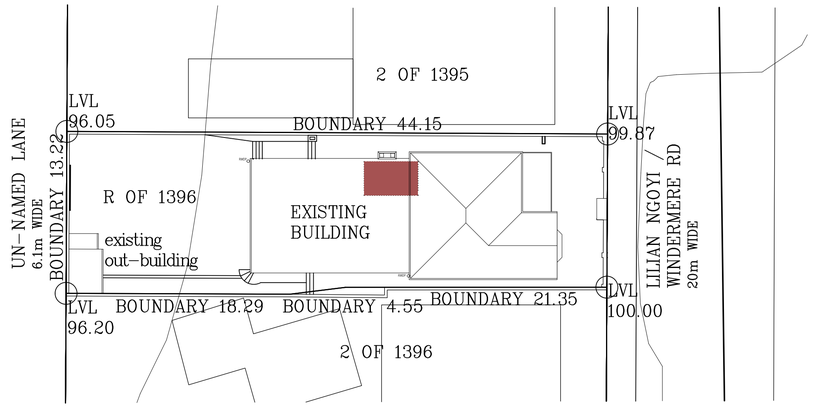


ROOF PLAN – 1:100

SCHEDULE OF AREAS: NO ADDITIONAL AREA			
Site Area: 568sqm			
Allowable: FAR: 1.0 = 569sqm COV: 40% = 227.6sqm			
	House	Bin Area.	Total
Existing: FAR: COV:	227.3sqm 227.6sqm	0.0sqm 0.0sqm	227.3sqm 227.6sqm
New: FAR: COV:	0.0sqm 0.0sqm	0.0sqm 0.0sqm	0.0sqm 0.0sqm
Total: FAR: COV:	227.3sqm 227.6sqm	0.0sqm 0.0sqm	227.3sqm 227.6sqm
Remaining: FAR: COV:	– –	– –	341.7sqm 0.0sqm



GROUND STOREY – 1:100



SITE PLAN – 1:250

XA TABLE			
CLASS:	H4 – DWELLING HOUSE		
ZONE:	5		
ORIENTATION:	BLDG: E–W SITE: E–W		
FLOORS:	EXISTING CONCRETE & SUSPENDED TIMBER	NO FUNCTIONAL CHANGE	
WALLS:	EXISTING 230 BRICKWORK PLASTERED		
PART XA			
	TOTAL GLAZING AREA (SQM)	FLOOR AREA (sqm)	PERCENTAGE (%)
GLAZING	34.0	227.3	14.0
HOT WATER	NO FUNCTIONAL CHANGE		

CONSTRUCTION NOTES TO CONTRACTORS:

GENERAL:

1) USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING.
2) ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCING WITH CONSTRUCTION.
3) ALL NEW WORK TO MATCH EXISTING.
4) MATERIALS & CONSTRUCTION TO COMPLY TO SANS 10082, SANS 10400, AND TO ETHEKWINI MUNICIPALITY - TIMBER CONSTRUCTION BY-LAW REFERENCE No. 0187 / 04 / 98 / 07
5) COMPLETION AND /OR COMPLIANCE CERTIFICATE TO BE SUPPLIED BY ENGINEERS & OTHER SERVICE PROVIDERS.
6) CERTIFICATE FOR LOADING, STRUCTURAL & FIRE STABILITY REGARDING FLOOR & WALLS CONSTRUCTION TO BE ISSUED BY STRUCTURAL ENGINEER.
7) UNLESS OTHERWISE SPECIFIED AND APPROVED, ANY ENCROACHMENT OVER BOUNDARY / BUILDING LINES, SERVITUDE ETC, ARE TO BE RECTIFIED AND /OR REPORTED TO AUTHOR OF PLAN.
8) CLIENTS AND/OR CONTRACTORS TO NOTIFY THE APPOINTED STRUCTURAL ENGINEER AND THE MUNICIPAL BUILDING INSPECTOR OF THE NECESSARY INSPECTIONS DURING THE VARIOUS STAGES OF CONSTRUCTION, AS PER THE LOCAL COUNCIL'S REQUIREMENTS

ROOF AND CEILING:

1) EXISTING ROOF TILES AND TIMBER TO BE REMOVED. THE EXISTING TIE BEAMS AND CEILING PANELS AND BATONS TO REMAIN
2) REUSE ROOF TILES AND SECURE WITH 8mm WIRE TIES ON 38 X 38 mm BATTENS ON PVC UNDERLAY ON 38 X 144 mm GANGNAILED TIMBER TRUSSES @ APPROX. 700 mm CTRS ON 38 X 114 mm WALL PLATES - ROOF PITCH AS SPECIFIED.
3) CEILING - GYPSUM BOARD ON 38 x 38mm BRANDERING FIXED UNDERSIDE TRUSSES
4) PCV FASCIA, BARGE BOARDS AND FLASHING TO MATCH EXISTING

DRAINAGE: TO COMPLY TO SANS 10400-P

1) EXISTING RETICULATIONS TO BE CHECKED AND DAMAGED FITTINGS REPLACED.
2) RAINWATER: GUTTERS AND DOWNPIPES TO MATCH EXIST AND TO COMPLY WITH N.B.R. AND SANS 10400 - 160 mm PVC PIPES BELOW AND ABOVE NGL AND 160 mm UPVC RIBBED PIPES BELOW STRUCTURES.
3) 50mm WASTE PIPES AND 110 mm SOIL PIPES - PVC PIPES ABOVE AND BELOW NGL AND UPVC / UPVC RIBBED PIPES BELOW STRUCTURES. PIPES BELOW NGL & STRUCTURES TO HAVE IE'S & RE'S AT ALL BENDS AND JUNCTIONS RE'S EVERY 10 METRES MIN. ON STRAIGHT RUNS AND A 110 mm PVC VENT PIPE AT HEAD OF DRAIN SYSTEM. ALL WASTE & SOIL PIPES TO HAVE MINIMUM FALL OF 1:40.
4) ROOF ROOMS RAIN WATER PIPES TO DISCHARGE WATER VIA SPREADER OVER EXISTING DWELLING ROOF.
5) RAINWATER PENETRATION TEST TO COMPLY WITH S.A.B.S 685.

WATERPROOFING SHOWERS & BATHS ETC:

COAT BELOW SHOWER TRAY AND BATH TUB AND ADJACENT WALLS AND WASH HAND BASIN SPLASH WALL WITH EPOXY SEALANT, FIT TILES AND SEAL: ALL SANWARE AND TILE JOINTS/SPACINGS WITH SILICONE SEALANT. ALL BATHROOM INTERNAL WALL PANELS TO BE 15mm WATER RESISTANCE GYPSUM RHINOWALL.

GLAZING:

1) AS PER SANS 10400-N - SEE WINDOW & DOOR SCHEDULES
2) LIGHTING AND VENTILATION AS PER SANS 10-400 PART 0

TRANSPARENT GLAZING:

WHERE TRANSPARENT GLAZING IS USED AND IS NOT LIKELY TO BE APPARENT TO, OR SUSPECTED BY, ANY PERSON APPROACHING IT, SUCH GLAZING SHALL BEAR MARKINGS THAT SHALL RENDER IT APPARENT TO SUCH PERSON

SAFETY GLAZING:

THE PANES OF ALL SAFETY GLAZING SHALL BE PERMANENTLY MARKED BY THE INSTALLER IN SUCH A MANNER THAT THE MARKINGS ARE VISIBLE IN INDIVIDUAL PANES AFTER INSTALLATION.

BRICK AND CONCRETE WORKS:

1) ALL BRICK-WORK AS DETAILED AND STRICTLY TO ENGINEERS SPECS:. CONCRETE FLOORS, BEAMS, COLUMNS, BUTTRESSES, SPANS, JOINTS, MATERIALS TO RC AND/OR BRICKWORK. TO COMPLY TO SANS 10400 FOUNDATIONS, RETAINING WALLS AND METHOD OF FIXING OTHER.
2) LINTELS TO BE PROVIDED OVER DOORS, WINDOWS, ARCHWAYS ETC.
3) 100mm CONCRETE SURFACE BEDS, SKIMMED & REINFORCED WITH BRC MESH 193 ON 250 MICRONS POLYETHELYNE SHEET ON COMPACTED POISONED SOIL

HOT WATER SYSTEMS

NO NEW HOT WATER SUPPLY.

MAB IKHWEZI ARCHITECTS cc ©

GENERAL CONSTRUCTION NOTES

1. Figured dimensions are to be taken in preference to scaling from the drawing.
2. All relevant details, levels, dimensions must be checked on site before commencement of work. Any discrepancies to be reported to the MABIKHWEZI ARCHITECTS cc Office immediately.
3. All work to be carried out in strict accordance with local authority requirements, national building regulations & the s,a,b,s. standards.

MAB iKhwezi ARCHITECTS
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with:
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PROJECT TITLE & CLIENT INFORMATION
HOUSE ADDITIONS & ALTERATIONS
56 WINDERMERE RD. CC
SITE DESCRIPTION
ERF 1396 DURBAN - 56 LILIAN NGOYI / WINDERMER RD. DURBAN
RATE No. 0000 00000

DRAWING DESCRIPTION
SITE, ROOF & FLOOR PLANS
-
SUBMISSION DRAWING

SCALE	PLOT DATE	DATE	DRAWN
1:100 & 1:250	06 OCT 2013	OCT 2013	JJ
PROJECT No. - DRAWING NUMBER		REVISION	
PAM-01 S-001		0	