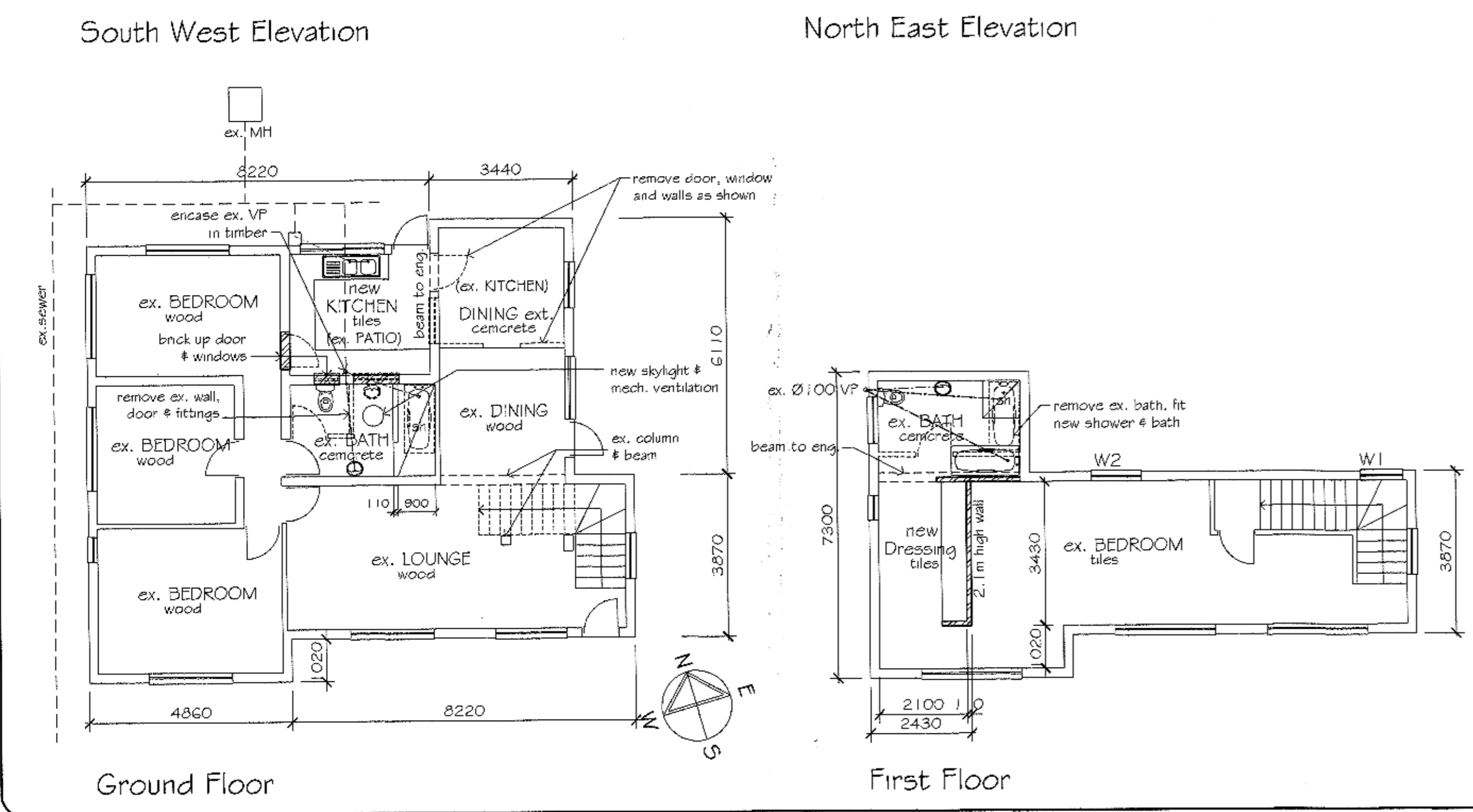
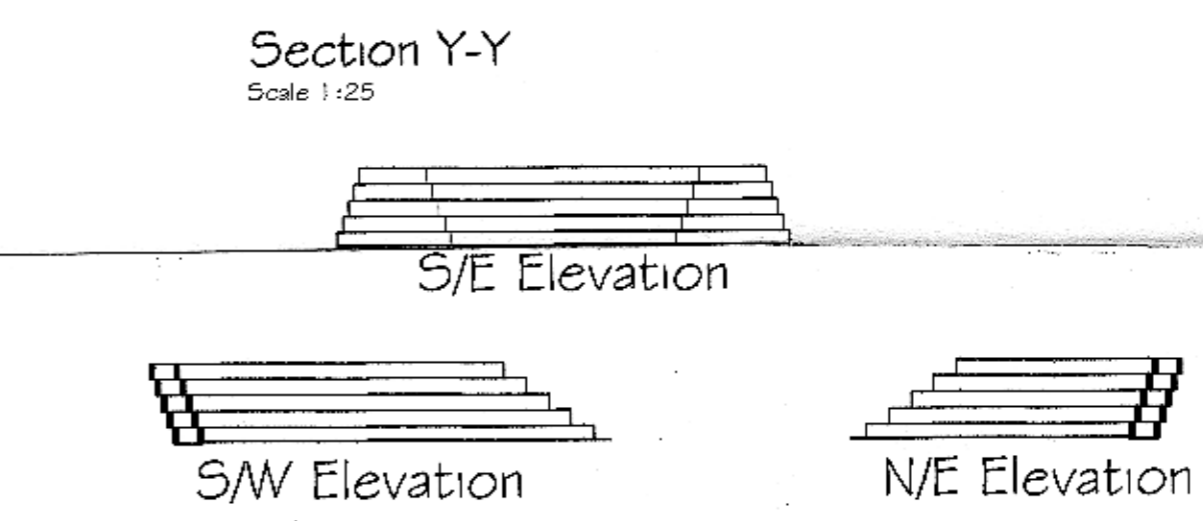


Areas	m <sup>2</sup>
Exst. Dwelling GF	121.68
Exst. Dwelling FF	57.74
Exst. Serv. rm	14.12
Exst. Garage	21.70
New Verandah	20.00
<b>Total</b>	<b>235.24</b>
Site Area	945.00
Existing Floor Area Ratio	193.74
Proposed Floor Area Ratio	24.00
Total Floor Area Ratio	193.74
	20.50%
Existing Coverage	157.70
Proposed Coverage	29.00
Total Coverage	186.70
	19.75%
Perim - cov	46%
	378.00



**ROOF**  
 Pitch - 3°  
 IBR roof sheets on 38 x 38 battens on sisalation underlay on trusses at max. 760ccs on 114 x 38 wallplates tied down 3 courses into brickwork.  
 Roof trusses design and timber grades to be certified by Professional Engineer.  
 PVC gutters & downpipes to match existing.

**WALLS**  
 External walls 220 brickwork. Walls, foundations and lintels to eng. 375 mm on plastic damp proof course at min. 150mm above ground level, window head and sill height to eng.

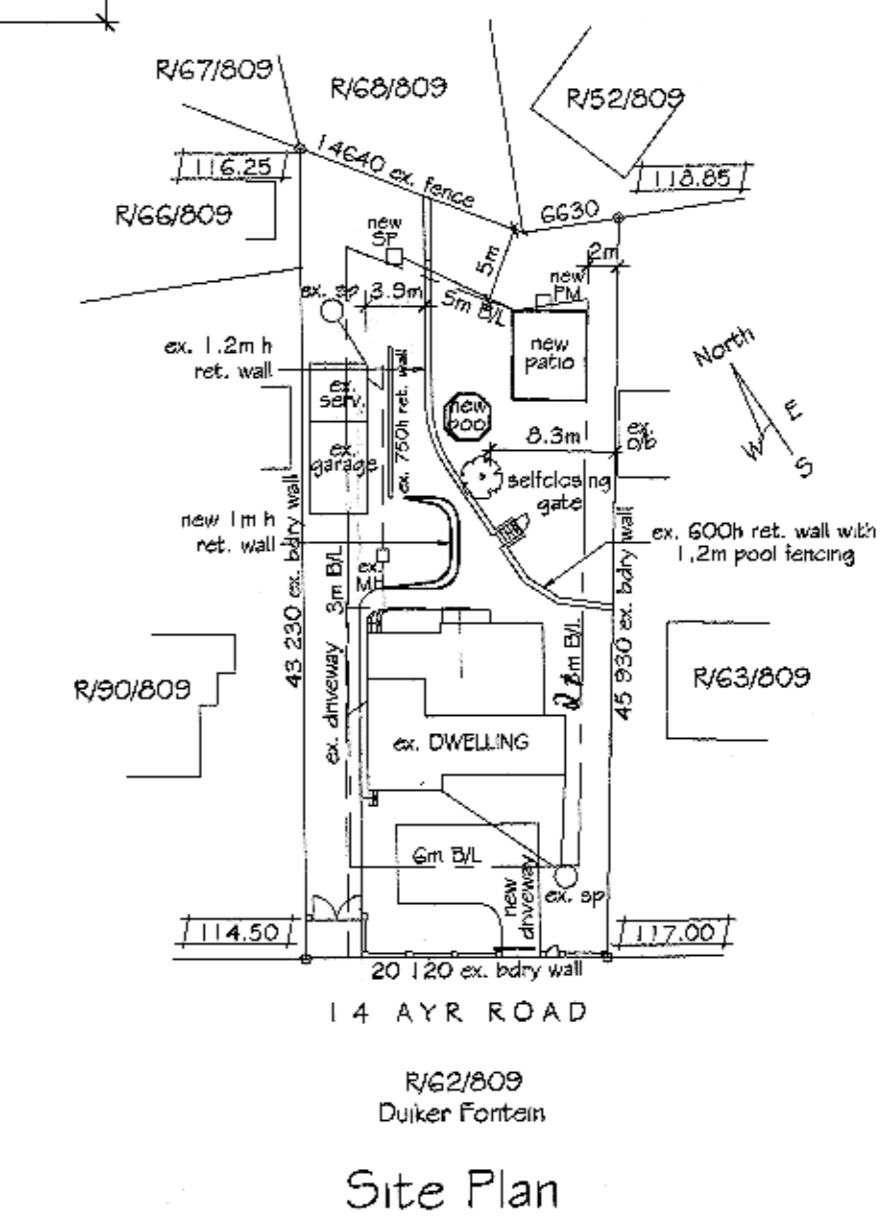
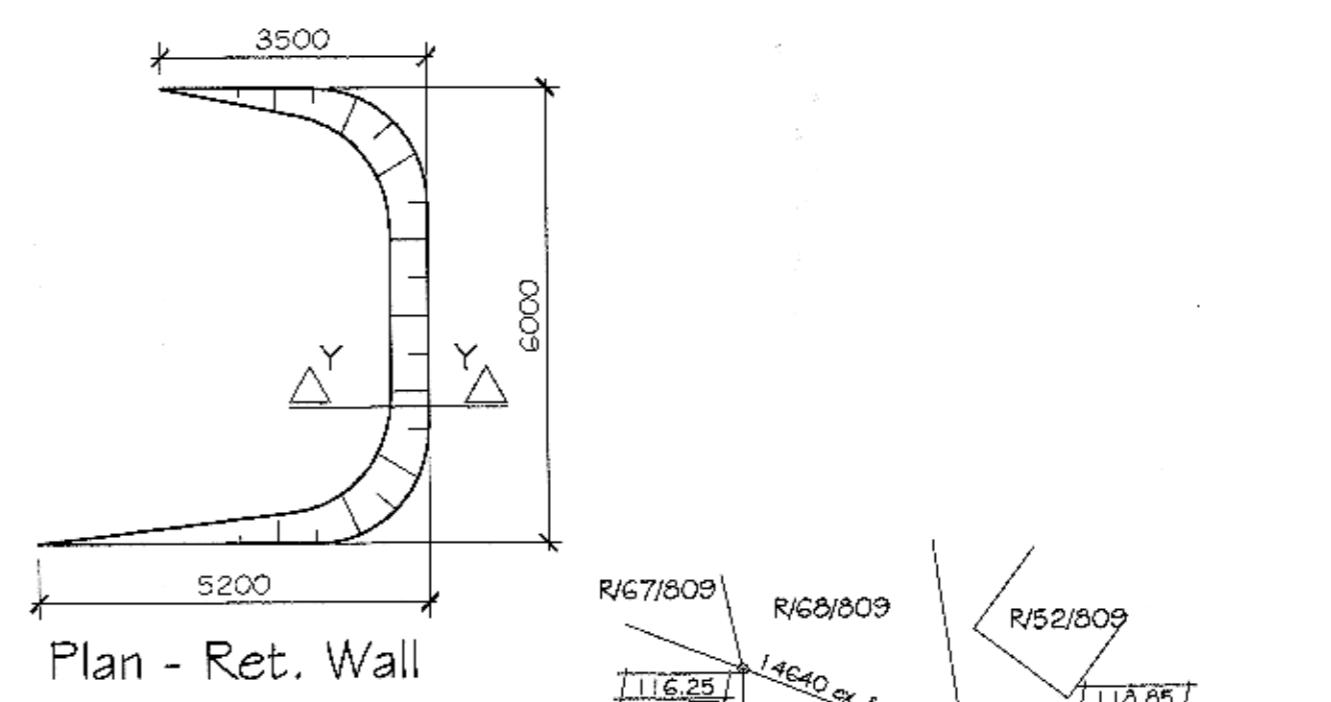
**WINDOWS & DOORS**  
 Steel windows.  
 Safety glass to comply with NBR to doors & spandrel panels.  
 Precast concrete lintels over all openings.

**FLOORS**  
 20mm cement screed on 100mm BRC mesh reinforced concrete surfaced bed on min. 250mm SABS approved underlay with soil positioning by specialist.

**GENERAL**  
 Roof, walls & lintels, foundations, retaining walls & pool to be designed, inspected and certified by prof. engineer.

All dimensions to be confirmed on site.

**DRAINAGE**  
 Any damaged fittings to be replaced.  
 All gully & MH surrounds to be 75mm above ground level.  
 Provide I.E.'s to all bends and junctions.  
 All sewer pipes to be Ø100 pvc and waste pipes Ø50.  
 All drain pipes under floor slabs to be Ø100 corflow ribbed pipe.  
 Internal plumbing to be concealed in impervious ducts.  
 Soil drain is to discharge at invert level of manhole.  
 Sewer under building to be corflow pipe.



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Rev.	description	date

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Project  
**Internal Alterations, New Pool & Verandah Rem of 62/809 Duiker Fontein 14 Ayr Road Durban**  
 Occupation classification = H4

Title	PLANS, ELEVATIONS, SECTIONS & SITE PLAN	
Scale	1:100, 1:500	A1
Drawn	Janet Barnard	18.3.2013
Drwg.No.	13-03-632	Rev. 0