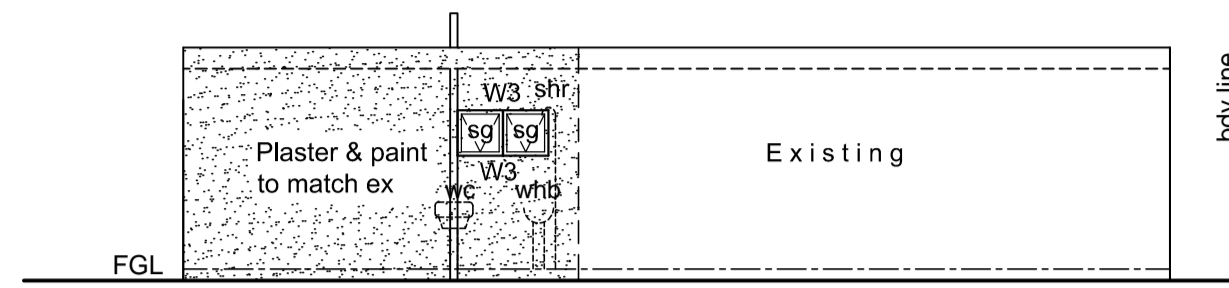


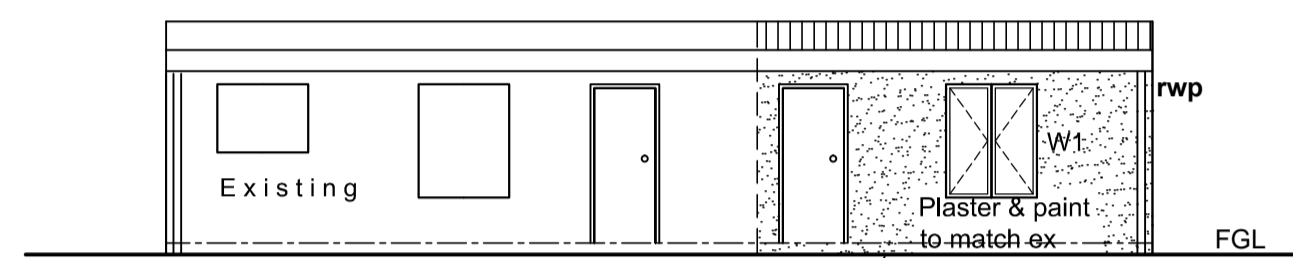
SOUTH WEST ELEVATION

SCALE 1:100



NORTH WEST ELEVATION

SCALE 1:100

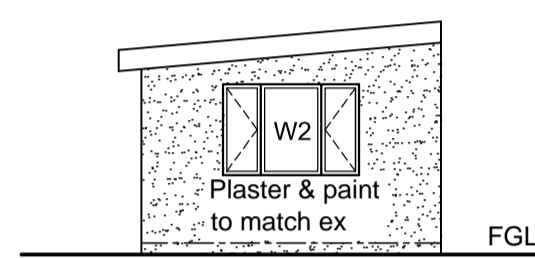


re3
g.l. = 100.6 tie into ex sewer line
i.l. = 99.77 depths to be checked
d = 0.83 on site

re2
g.l. = 100.6
i.l. = 100.02
d = 0.58

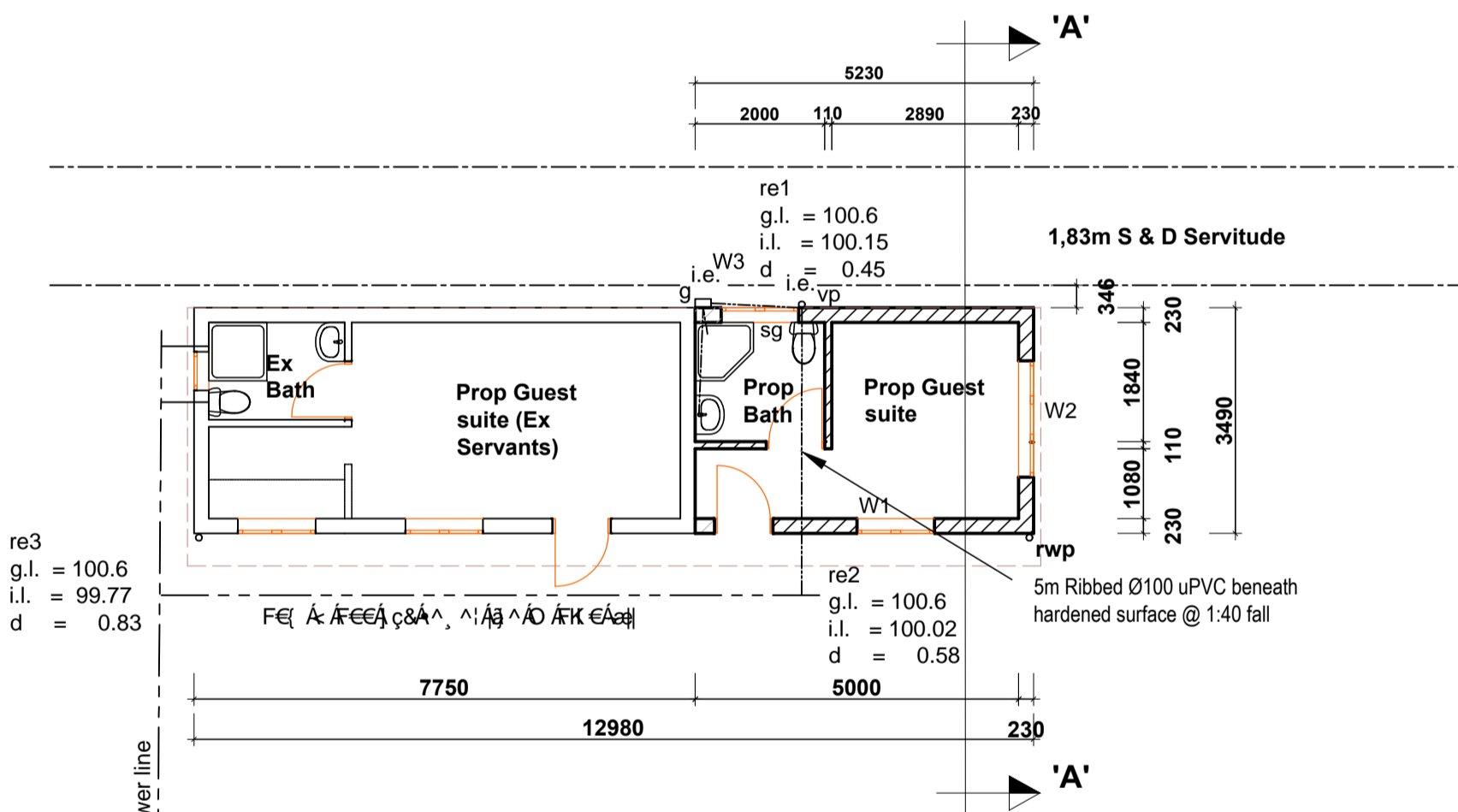
SOUTH EAST ELEVATION

SCALE 1:100



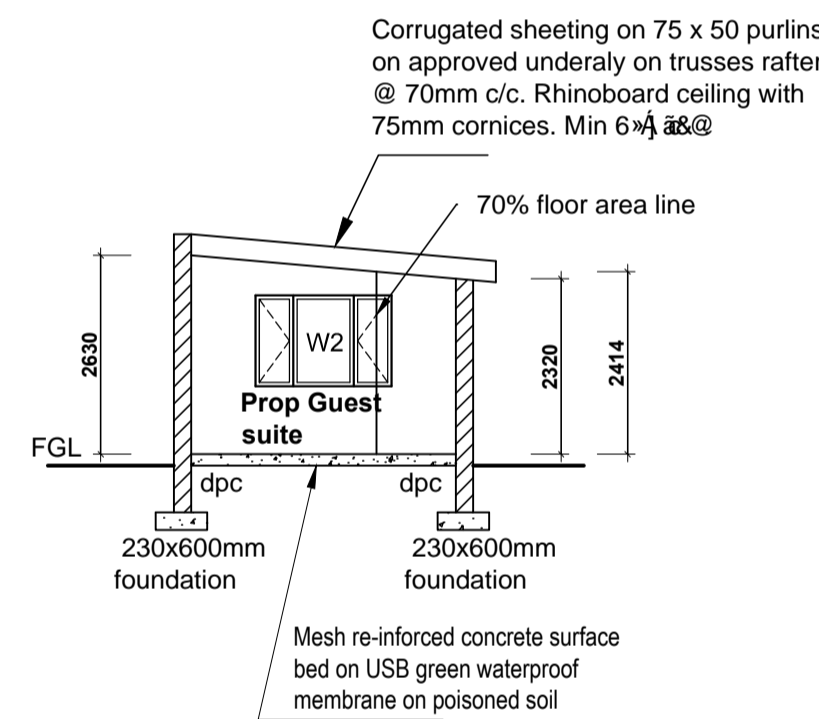
NORTH EAST ELEVATION

SCALE 1:100



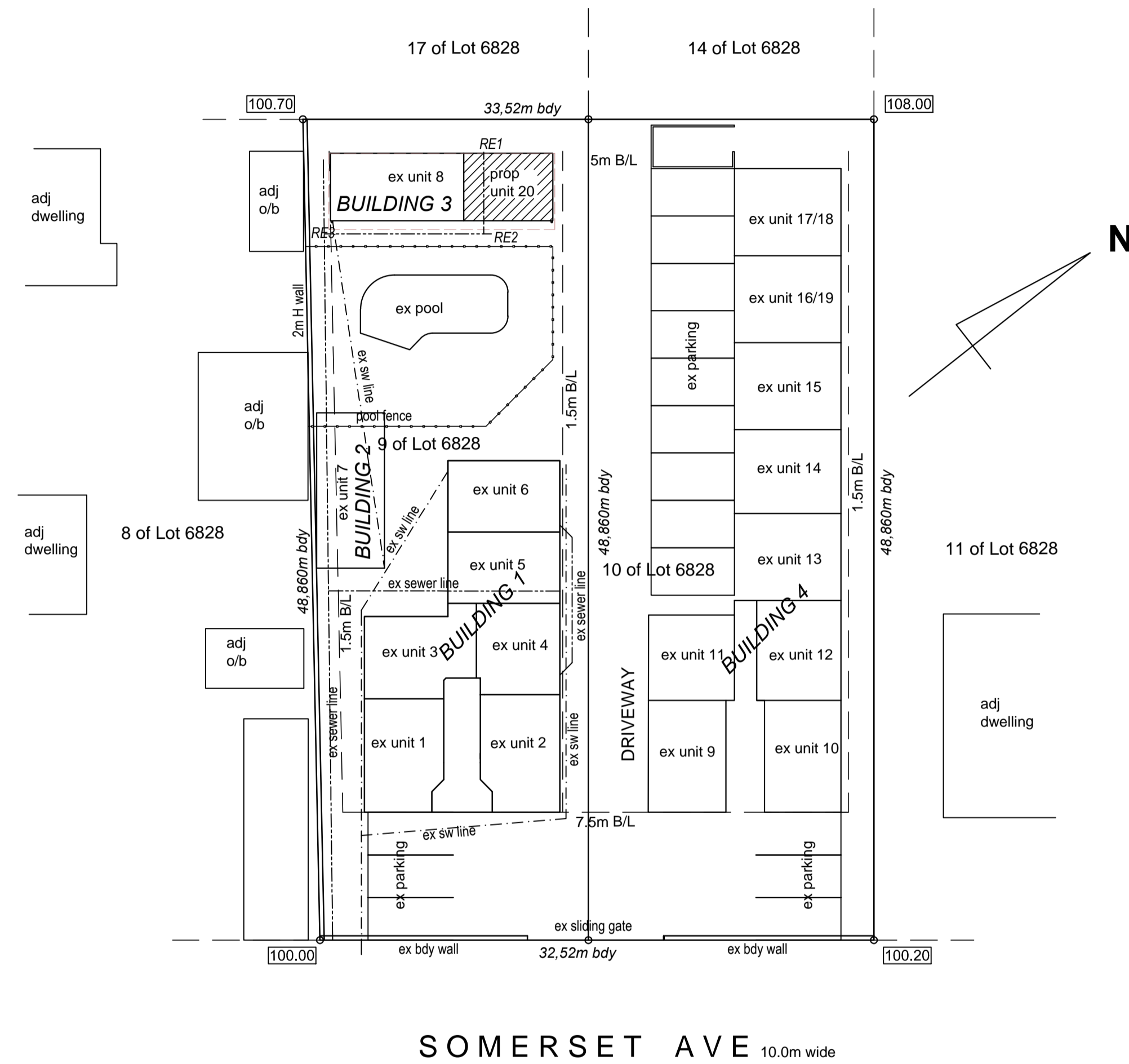
GROUND STOREY OUT BUILDING UNIT 20

SCALE 1:100



SECTION A-A

SCALE 1:100



SITE PLAN

SCALE 1:250

GENERAL CONSTRUCTION NOTES

- EXCAVATION WORK SHALL COMPLY WITH SANS 10400 - G:2011
- ALL FOUNDATION TRENCHES TO BE TAKEN DOWN TO SOLID NATURAL GROUND.
- ANY ADVERSE GROUND CONDITIONS (eg. expansive clay, excessive ground water) TO BE REPORTED IMMEDIATELY TO APPOINTED PR ENGINEER AND HIS INSTRUCTIONS TO BE STRICTLY COMPLIED WITH.
- ALL FOUNDATION TRENCHES TO BE INSPECTED BY APPROPRIATE AUTHORITIES PRIOR TO CASTING OF ANY CONCRETE.
- ALL EXPOSED HOT WATER SUPPLY TO BE CLAD IN ACCORDANCE WITH SANS 204:TABLE 13
- FOUNDATIONS: ALL NEW FOUNDATION WORK SHALL COMPLY WITH SANS 10400 - H:2012. UNLESS OTHERWISE INDICATED, ALL NEW FOUNDATION WORK TO BE AS FOLLOWS:
 - 650 x 250 CONC FOOTINGS MIN ALL TRENCH BASES TO BE MIN 500mm BELOW NGL.)
 - FOUNDATION WALLS TO BE MIN 230mm THICK, CLAY BRICK, WITH BRICKFORCE EVERY THREE COURSES.
- SLABS:
 - GROUND FLOOR SLABS TO BE 100mm CONC RE-INFORCED WITH BRC MESH LAID ON CONTINUOUS PVC DPM ON WELL COMPACTED POISONED FILL.
 - ALL SUSPENDED RC SLABS TO PR ENG DETAIL.
 - ALL EXPOSED BALCONIES TO BE SUITABLY WATERPROOFED BELOW FLOOR FINISH AND SCREEDED TO FALLS TO FULLBORE OUTLETS
- ALL NEW FLOOR CONSTRUCTION SHALL COMPLY WITH SANS 10400 - J:2010.
- WALLS:
 - THE CONSTRUCTION OF ALL NEW WALLS SHALL COMPLY WITH SANS 10400 - K:2011 UNLESS OTHERWISE INDICATED, ALL NEW WALLING TO CONSIST OF:
 - BRICKS (AS SELECTED BY OWNER) WITH BRICKFORCE EVERY THREE COURSES.
 - DPC AT SLAB LEVEL AND BELOW CILLS AS INDICATED ON SECTIONS.
 - RC LINTOLS ABOVE ALL NEW DOOR AND WINDOW OPENINGS.
 - ALL NEW MASONRY TO BE CORRECTLY BONDED INTO EXISTING WALLS WITH GALV METAL TIES.
 - ALL NEW FACEBRICK WORK TO BE WATERPROOFED AND WIRE-TIED.
 - ALL EXTERNAL WALL THICKNESSES SHALL COMPLY WITH SANS 1040 - K & SANS 10400 - C (min 140 mm)
 - ALL LOAD BEARING WALL THICKNESSES TO BE MIN 190 mm.

D) ROOFING:

- UNLESS OTHERWISE INDICATED, ALL NEW ROOFING TO CONSIST OF:
- CORRUGATED SHEETING ON 75 x 50 PURLINS ON APPROVED UNDERLAY ON 150 x 50 RAFTERS @ 70MM C/C.
 - ALL TRUSSES ON TYPE TO PR ENG DESIGN.
 - ALL TIMBERS SABS 0160 AND 0163 CODES.
 - ALL TRUSSES TO BE DESIGNED BY MANUFACTURER IN ACCORDANCE WITH MEASUREMENTS TAKEN ON SITE.
 - ALL NEW RAFTERS TO BE SECURELY BRACED AGAINST WIND LOADING AS PER NBR.
 - BEAM FILLING TO ALL GAPS AT EAVES AND ALL RAFTERS SECURED INTO MASONRY WITH GALV STEEL STRAP AS PER SANS 10400 - K:2011 4.2.11
 - MIN 2 COATS OF CARBOLINEUM (OR SIMILAR) TO ALL EXPOSED ROOF TIMBERS.
 - RIDGE GAPPING SET IN MORTAR TO COVER ALL NEW ROOF RIPS AND APICES.
 - ALL GUTTERS TO VALLEYS MUST BE PROPERLY FITTED AND THOROUGHLY WATERPROOFED
 - ALL NEW ROOFING SHALL COMPLY WITH SANS 10400 - L:2011.
 - ALL OTHER TYPES OF ROOFING TO BE AS INDICATED ON SECTIONS AND / OR DETAILS.

E) DRAINAGE:

- UNLESS OTHERWISE INDICATED, ALL NEW SOIL AND WASTE DRAINAGE TO BE AS FOLLOWS:
- INSPECTION EYES TO BE FITTED AT ALL BENDS AND JUNCTIONS IN DRAINS AND SEWER LINES.
 - ALL GULLY SURROUNDS TO BE 150mm MINIMUM ABOVE FGL.
 - ALL SOIL PIPES TO BE 100 Ø UPVC ABOVE AND BELOW GROUND.
 - ALL WASTE PIPES TO BE Ø100 UPVC BELOW GROUND AND Ø50 UPVC ABOVE.
 - ALL KITCHEN WASTE OUTLETS TO DISCHARGE INTO A GREASE TRAP.
 - RODDING EYES TO BE FITTED AT DRAIN HEADS AND BENDS. (I.L. min 450 below FGL)

F) MINIMUM GRADIENT OF DRAINS 1 : 40.

- ALL DRAINPIPES AND OTHER SERVICES (INCLUDING STORMWATER) PASSING BELOW FOUNDATIONS OR FLOOR SLABS TO BE SOLIDLY ENCASED IN CONCRETE OR PROTECTED BY MEANS OF A RE-INFORCED SERVICES BRIDGE.
- IN THE ABSENCE OF AN ACCESSIBLE MUNICIPAL SEWER LINE, WASTE WATER AND SEWERAGE TO DISCHARGE INTO HOLDING TANK AND SOAKPIT TO PR ENG DESIGN.
- ALL NEW DRAINAGE WORK SHALL COMPLY WITH SANS 10400-P:2010

G) STORMWATER:

- ALL SW TO DISCHARGE AWAY FROM BUILDINGS BY MEANS OF OPEN SURFACE CHANNELS / UNDERGROUND PVC PIPES AND CATCHPITS TO SOAKAWAYS OR STORAGE TANKS, SUBJECT TO CONDITIONS ON SITE.
- ALL SOAKPITS TO BE MINIMUM 3000mm FROM BUILDINGS AND / OR BOUNDARY
- ALL STORMWATER DISPOSAL FACILITIES TO COMPLY WITH SANS 10400 - R:2011

H) GLAZING:

- ALL GLAZING WORK SHALL BE EXECUTED STRICTLY ACCORDING TO GLASS MANUFACTURERS RECOMMENDATIONS AND ALL IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS SANS 10137, SANS 10400-N, SANS 1263 AND B.S. ACT 103 OF 1977.
- ALL SAFETY GLAZING MATERIALS (INDIVIDUAL PANE) SHALL BE PERMANENTLY MARKED IN SUCH A WAY THAT SUCH MARKING WILL BE VISIBLE AFTER INSTALLATION OF THE GLAZING.
- ALL GLAZING MATERIAL SHALL BE PREPARED TO FIT FRAMES IN ACCORDANCE WITH MEASUREMENTS TAKEN ON SITE BY GLAZING CONTRACTOR.
- ALL GLAZING MATERIAL SHALL BE ADEQUATE TO WITHSTAND A MINIMUM WIND LOAD OF 1500 Pa (terrain CAT 1 A2) AS PER SANS 10190 (DEEMED - TO - SATISFY REGULATIONS)

NB: THE LOCATION OF EXISTING SERVICES (AS INDICATED ON THIS DRAWING) MUST BE TAKEN ONLY AS APPROXIMATE, SINCE IT IS BASED ON INFORMATION SHOWN ON PREVIOUS DRAWINGS AND / OR INFORMATION SUPPLIED BY OWNER (UNLESS OTHERWISE STATED). IT SHALL BE THE RESPONSIBILITY OF THE APPOINTED CONTRACTOR TO CAREFULLY LOCATE AND EXPOSE ANY SUCH SERVICES WHICH WILL BE DIRECTLY AFFECTED BY THE PROPOSED WORK, (PRIOR TO ANY SUCH WORK BEING CARRIED OUT) AND TO PROVIDE ADEQUATE PROTECTION FOR SUCH SERVICES AS REQUIRED BY LOCAL AUTHORITY AND / OR N.B.R.

DESCRIPTION	WINDOW SCHEDULE wooden to match existing			TYPE
	SIZE	VENT AREA sqm	LIGHT AREA sqm	
W1	1.2 x 1.5	1.80	1.80	4mm monolithic annealed
W2	1.8 x 1.2	1.44	2.16	4mm monolithic annealed
W3	1.2 x 0.6	0.72	0.72	4mm monolithic annealed

Owner's Signature _____ Tel: _____

This plan has been inspected by me Mr. Basil Clark Contact No. 0845779512 and the contents thereof are in accordance with my brief and thus are acceptable.

Author's Signature _____
Lorraine Duggan-Jones

CLASSIFICATION H3

Proposed alterations & additions for Mr. Basil Clark
37/41 Somerset Avenue
Sub 9 & 10 of Lot 6828, Durban

SUBMISSION DRAWINGS

SCHEDULE OF AREAS (sqm)

SITE AREA for Lot 9 of 6828	1614
EX F.A.R ALL 19 UNITS	544.00
PROPOSED F.A.R	18.25
TOTAL F.A.R.	562.25
EXISTING COVER ALL 19 UNITS	544.00
PROPOSED COVER	18.25
TOTAL COVER	562.25
EXISTING F.A.R. BUILDING 3	26.00
PROPOSED F.A.R.	18.25
TOTAL F.A.R.	44.25
EXISTING COVER FOR BUILDING 3	26.00
PROPOSED COVER	18.25
TOTAL COVER	44.25
PROP ADDITIONAL UNIT #20	18.25

HDV CONSULTING
D0626
Lorraine Duggan-Jones
4 Edgemoor Road, Westville, 3630
084 611 4889
EMAIL: autodetox@mweb.co.za

Date: 13-11-2012	Scale: 1:100	Design: luj	Checked: luj
Drawing No: L001/109	Drawn: esp	Sheet: 1 of 2	