

WINDOW NO.	W01	W02	W03	W04	W05	W06
AREA	2.62m ²	8.63m ²	10.92m ²	11.80m ²	2.52m ²	1.20m ²
TYPE	AS PER ARCHITECTS SPECIFICATION	AS PER ARCHITECTS SPECIFICATION	AS PER ARCHITECTS SPECIFICATION	AS PER ARCHITECTS SPECIFICATION	AS PER ARCHITECTS SPECIFICATION	AS PER ARCHITECTS SPECIFICATION
ORIENTATION	NORTH WEST	NORTH EAST	NORTH EAST	SOUTH EAST	SOUTH EAST	SOUTH EAST / SOUTH WEST
GLAZING	PANEL 1: 0.87m ² 4mm MONOLITHIC ANNEALED GLASS PANEL 2: NA PANEL 3: NA PANEL 4: NA	2.88m ² 6mm TOUGHENED SAFETY GLASS NA NA NA	3.64m ² 6mm TOUGHENED SAFETY GLASS NA NA NA	3.93m ² 6mm TOUGHENED SAFETY GLASS NA NA NA	0.84m ² 4mm TOUGHENED SAFETY GLASS 0.84m ² 4mm MONOLITHIC ANNEALED GLASS NA NA	0.40m ² 4mm TOUGHENED SAFETY GLASS NA NA NA
QUANTITY	1	1	1	1	1	2

WINDOW NO.	W07	W8	W9	W10	W11	W12	W13
AREA	9.39m ²	5.26m ²	5.04m ²	1.89m ²	1.23m ²	1.30m ²	1.69m ²
TYPE	AS PER ARCHITECTS SPECIFICATION	AS PER ARCHITECTS SPECIFICATION	AS PER ARCHITECTS SPECIFICATION	AS PER ARCHITECTS SPECIFICATION	AS PER ARCHITECTS SPECIFICATION	AS PER ARCHITECTS SPECIFICATION	AS PER ARCHITECTS SPECIFICATION
ORIENTATION	NORTH EAST	NORTH EAST	SOUTH EAST	SOUTH EAST	NORTH EAST	NORTH EAST	NORTH EAST
GLAZING	PANEL 1: 3.13m ² 6mm TOUGHENED SAFETY GLASS PANEL 2: NA PANEL 3: NA PANEL 4: NA	1.75m ² 4mm TOUGHENED SAFETY GLASS 0.58m ² 4mm TOUGHENED SAFETY GLASS 0.58m ² 3mm MONOLITHIC ANNEALED GLASS NA	1.68m ² 4mm TOUGHENED SAFETY GLASS 0.56m ² 4mm TOUGHENED SAFETY GLASS 0.56m ² 3mm MONOLITHIC ANNEALED GLASS NA	1.89m ² 4mm TOUGHENED SAFETY GLASS NA NA NA	0.41m ² 4mm MONOLITHIC ANNEALED GLASS NA NA NA	0.43m ² 4mm MONOLITHIC ANNEALED GLASS NA NA NA	0.56m ² 4mm MONOLITHIC ANNEALED GLASS NA NA NA
QUANTITY	1	1	1	1	1	1	1

WINDOW SCHEDULE

1:50

GENERAL NOTES:

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE ENGINEER'S DRAWINGS, THE ELECTRICAL LAYOUT, THE KEY TO THE ELECTRICAL LAYOUT AND THE SCHEDULE OF FINISHES.

ALL BUILDING WORKS TO BE CARRIED OUT IN ACCORDANCE WITH NATIONAL BUILDING REGULATION AND STANDARDS ACT (SABS 0400-1990 & SANS 10400)

ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE, PRIOR TO COMMENCEMENT OF WORK OR MANUFACTURE OF PRE-CONSTRUCTED COMPONENTS

ALL REINFORCED CONCRETE, SLABS, FOUNDATIONS, COLUMN DETAILS, BEAMS, STAIRS, STRUCTURAL STEEL WORK AND RETAINING WALLS ARE TO BE BUILT STRICTLY IN ACCORDANCE WITH PROFESSIONAL ENGINEERS DETAIL AND UNDER HIS SUPERVISION.

ANY QUERIES TO BE REFERRED TO ARCHITECT, PRIOR TO ANY COMMENCEMENT OF CONSTRUCTION

THE ATTENTION OF THE OWNER IS DRAWN TO THE FACT THAT CHANGES TO THE PLAN AND/OR SPECIFICATION AFTER OFFICIAL APPROVAL IS LIKELY TO INVALIDATE THAT APPROVAL.

LOCAL AUTHORITY:

- THE OWNER IS RESPONSIBLE FOR ALL LOCAL AUTHORITY FEES.
- THE OWNER IS REQUIRED TO OBTAIN ALL NECESSARY CONNECTIONS TO SERVICES.
- WHERE LOCAL AUTHORITY OR GOVERNMENT REGULATIONS REQUIRE MORE STRINGENT SPECIFICATION THAN SHOWN HEREIN, THEY ARE TO BE FOLLOWED WITH PRIOR CONSENT TO THE OWNER.
- THE CONTRACTOR IS TO INSPECT OFFICIAL APPROVED COPIES OF THE DRAWING TO ENSURE THAT ALL AMENDMENTS HAVE BEEN TAKEN INTO ACCOUNT.
- ALL SANS 10400 (2010) STANDARDS AND SPECIFICATIONS ARE TO BE ADHERED TO AS A MINIMUM STANDARD AND GOOD CONSTRUCTION PRINCIPLES.
- ALL LEVELS ARE APPROXIMATE.
- ALL WORK TO COMPLY WITH SANS 10400 (2010).

GENERAL SPECIFICATIONS

SURFACE BED:

- SURFACE BEDS TO BE LAID ON GUNDLU UFS MEMBRANE ON SOIL POISONED GROUND BY COMPETENT SPECIALIST ON WELL COMPACTED SOIL TO ENGINEER'S DETAIL
- REINFORCED CONCRETE GROUND SLABS TO ENGINEERS DETAIL

WALLS:

- EXTERNAL - COROBRIK IMPERIAL NFP - PLAST/PAINT
- INTERNAL - COROBRIK IMPERIAL NFP - PLAST/PAINT

- TWO COURSES OF BRICKWORK TO BE REINFORCED IN WITH BRICK FORCE. SOLID CEMENT MORTAR JOINT BELOW WINDOW CILL LEVEL.
- UNPLASTERED EXTERNAL WALLS TO BE BAGGED AND BITUMEN PAINTED BETWEEN SKINS
- ALL BRICKWORK BELOW GROUND LEVEL TO BE BRICKS RECOMMENDED FOR THE PURPOSE BY THE MANUFACTURER
- GUNDLU "BRICKGRIP" DPC'S TO BE PROVIDED OVER ALL SLABS, UNDER ALL CILLS, PARAPETS AND ELSEWHERE AS REQUIRED BY THE LOCAL AUTHORITY AND IN ACCORDANCE WITH SANS 10400 (2010).
- ALL WALLS TO ENGINEERS DETAILS TO COMPLY WITH SANS 10400 PART K
- ALL LINTOLS TO ENGINEERS DETAILS TO COMPLY WITH SANS 10400 PART K

ROOF:

- R.C. SUSPENDED ROOF SLABS TO ENGINEER'S DESIGN AND SPECIFICATION.
- GLOBAL ROOFING SOLUTIONS 700MM COVER KLIP-TITE™ PROFILE ROLL-FORMED IN CONTINUOUS LENGTHS FROM 0.55MM THICK ULTIMA® AZ200 SPELTER G550 COLORPLUS® RAIN CLOUD FINISH TOP COAT AND COOL GREY BACKING COAT ROOF SHEETING, FIXED TO STEEL INTERMEDIATE PURLINS AT MAX 2500MM CENTRES AND EAVES AND RIDGE PURLINS AT MAX 2100MM CENTRES USING KL700 PLUS CLIPS FIXED WITH 10NO. 18 X 16MM LONG SELF DRILLING WAFER HEAD PH2 SCREWS, NO. 3 DRILL POINT FASTENERS, ALL IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS BY A GRS APPROVED CONTRACTOR / OR EQUALLY APPROVED BY ARCHITECTSHEETING.
- DERBGM SP4 TORCH FUSED WATERPROOFING ON SCREED TO ROOF SLABS. WATERPROOFING TO BE DRESSED INTO FULL BORE OUTLETS.
- ALL RAINWATER GOODS, FASCIAS AND BARGEBOARDS TO BE ALUMINIUM

CEILINGS:

- SUSPENDED CEILINGS AND BULKHEADS TO BE CONFIRMED BY INTERIOR DESIGNER

ELECTRICAL:

- TO BE CARRIED OUT BY A REGISTERED TRADESMAN.

DRAINAGE:

- THE CONTRACTOR IS REQUIRED TO ENSURE THAT THE LOCAL AUTHORITY INSTALLS NECESSARY STORMWATER AND/OR SEWER CONNECTIONS BEFORE DRAINAGE WORK COMMENCES. CONTRACTOR TO ENSURE ADEQUATE FALLS TO THESE CONNECTIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT STORMWATER DAMAGE TO THE WORK IN PROGRESS OR THE NEIGHBORING PROPERTIES DOES NOT OCCUR DURING CONSTRUCTION AND THAT THE SURFACE WATER DRAINAGE IS ADEQUATE
- ALL SANITARY FITTINGS TO BE TRAPPED AND /OR VENTED TO LOCAL AUTHORITY REQUIREMENTS

DOORS AND FRAMES:

- EXTERNAL FRAMES TO BE HARDWOOD
- INTERNAL FRAMES TO BE HARDWOOD
- EXTERNAL DOORS TO BE SOLID HARDWOOD ENTRANCE DOORS 2.1M HIGH
- ALL INTERNAL DOORS TO BE SOLID HARDWOOD 2.1M HIGH.
- ARCHITRAVES TO ALL DOORS

WINDOWS / GLAZING NOTE:

- SEE WINDOW SCHEDULE FOR NOTES

SITE WORKS & EXCAVATION:

- ALL BOUNDARY BEACONS ARE TO BE FLAGGED BY A REGISTERED LAND SURVEYOR AND THE CONTRACTOR IS TO OBTAIN A CERTIFICATE STATING THAT THE WORK HAS BEEN CORRECTLY SET OUT BEFORE PROCEEDING WITH EXCAVATIONS
- CONTRACTOR IS TO CHECK ALL DIMENSIONS AND LEVELS BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO DRAWING SERVICE.
- CONTRACTOR IS TO CONFIRM AND ENSURE CORRECTNESS OF FLOOR AND ENTRANCE LEVELS. PHYSICALLY ON SITE WITH LOCAL AUTHORITY INSPECTOR BEFORE COMMENCING WORK
- IF THE SITE IS FOUND TO CONTAIN CLAY, SHALE, GROUND WATER OR ANY OTHER SUSPECT SOIL CONDITION, THEN ALL FOUNDATIONS ARE TO BE TO PROFESSIONAL ENGINEER'S DETAILS AND BUILT UNDER HIS SUPERVISION.
- ALL FOUNDATIONS TO BE TAKEN TO HARD VIRGIN GROUND. NO BACK FILLING OVER EXCAVATED AREAS WILL BE PERMITTED ON THE SITE REPORT AND DRAWINGS

BRICKWORK LEGEND:

- existing walls / fittings to be demolished and removed and made good
- new walls
- existing walls

BALUSTRADE NOTE:

- ALL BALUSTRADES TO BE MIN 1M HIGH AND SHALL NOT HAVE ANY OPENING THAT PERMITS THE PASSAGE OF A 100MM DIAMETER BALL.

ZONING: SPECIAL RESIDENTIAL 900
OCCUPANCY CLASSIFICATION: H4

G.P.S CO-ORDINATES:
29°55'27.52"S | 31° 01'01.22"E

AGE OF BUILDING: 68 YEARS

DEVELOPMENT INFORMATION AND AREA SCHEDULE	
SITE AREA :	1152.00m ²
COVERAGE	
PERMITTED (50%)	576.00m ²
EXISTING COVERAGE	155.00m ²
PROPOSED	140.00m ²
COVERAGE ON HAND	281.00m ²
FLOOR AREA RATIO (FAR)	n/a
FLOOR AREA (FEE CALC)	114.00m ²
HEIGHT RESTRICTION	2 STOREY
SPACE ABOUT BUILDINGS	
BUILDING LINES	5.0m
SIDE AND REAR SPACE	2.0m

EXISTING: EX POOL, EX DRIVEWAY, EX GARDEN, EX PUMP, EX MH3, EX MH2, EX MH5, EX OVP, EX G, EX RE, EX SEWER LINE, EX S/D SERVITUDE.

PROPOSED: PROPOSED DECK, PROPOSED ADDITION, NEW YARD, NEW S/W SUMP.

517 MARINE DRIVE
PORTION 13 OF ERF 1817
WENTWORTH

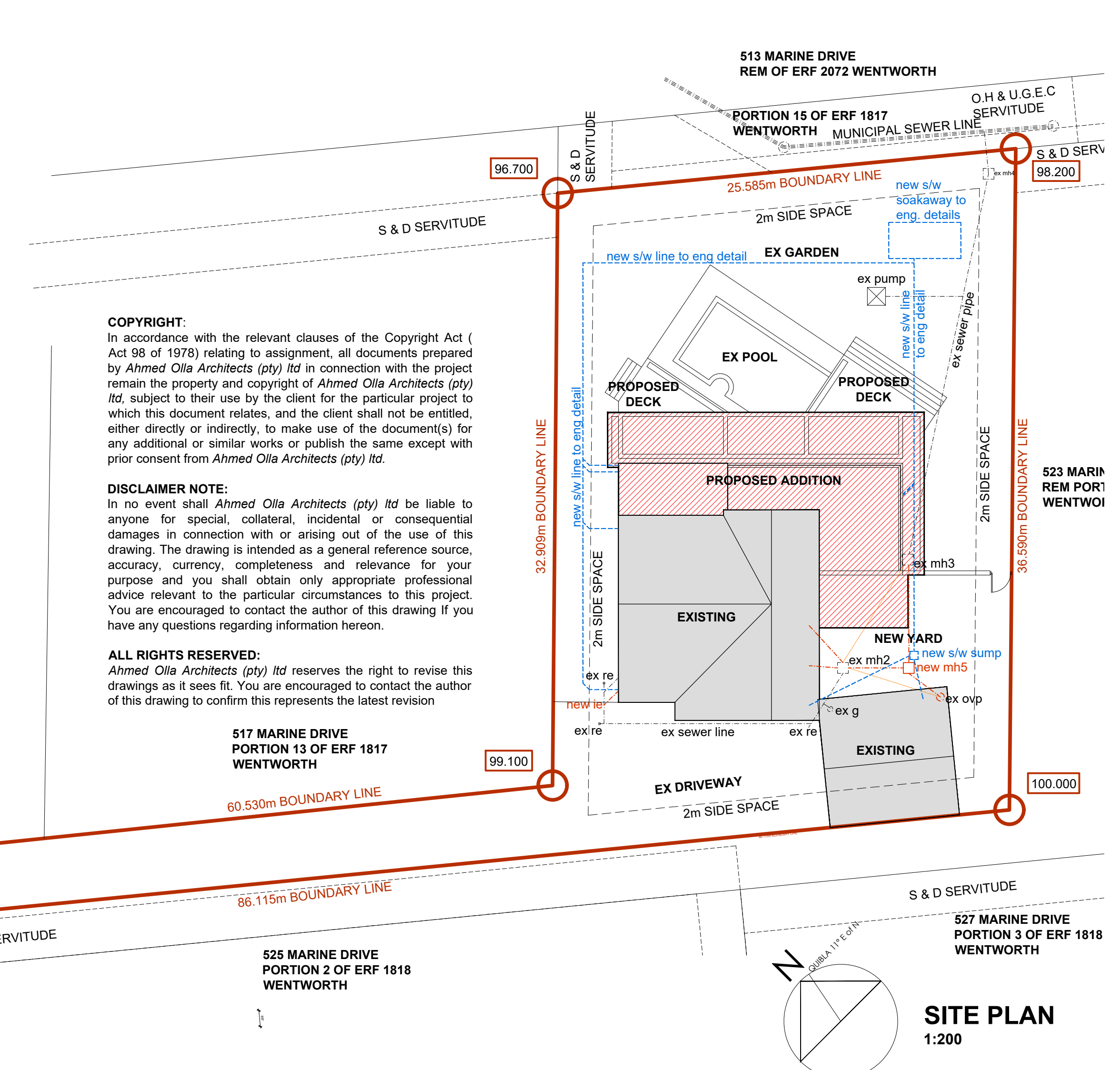
519 MARINE DRIVE
PORTION 12 OF ERF 1817
WENTWORTH

525 MARINE DRIVE
PORTION 2 OF ERF 1818
WENTWORTH

513 MARINE DRIVE
REM OF ERF 2072 WENTWORTH

PORTION 15 OF ERF 1817
WENTWORTH MUNICIPAL SEWER LINE

523 MARINE DRIVE
REM PORT WENTWORTH



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Project Description			
PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING DWELLING			
Street Address			
521 MARINE DRIVE, OCEAN VIEW, BLUFF			
Site Description			
PORTION 11 OF ERF 1817 OF WENTWORTH			
Number	Rate	Volume	Sub.
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Owners Names			
HAROON YAKOUB	CHANTAL JOY		
VAWDA	VAWDA		
Signature		Signature	

Drawing Title			
LOCAL AUTHORITY SUBMISSION			
Project No.	Drawing No.	Status	Revision
2022-22	001	SP	00
P= Preliminary	SK= Sketch Design	SP= Submission Plans	
DP= Deviation Plan	CD= Construction Drawing	AB= As Built	
Responsible Person	Date	Scale	
M.K / A.M	05.08.2022	as shown	
Checked	A.O	Sheet Size	
Issued	---	A1	

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