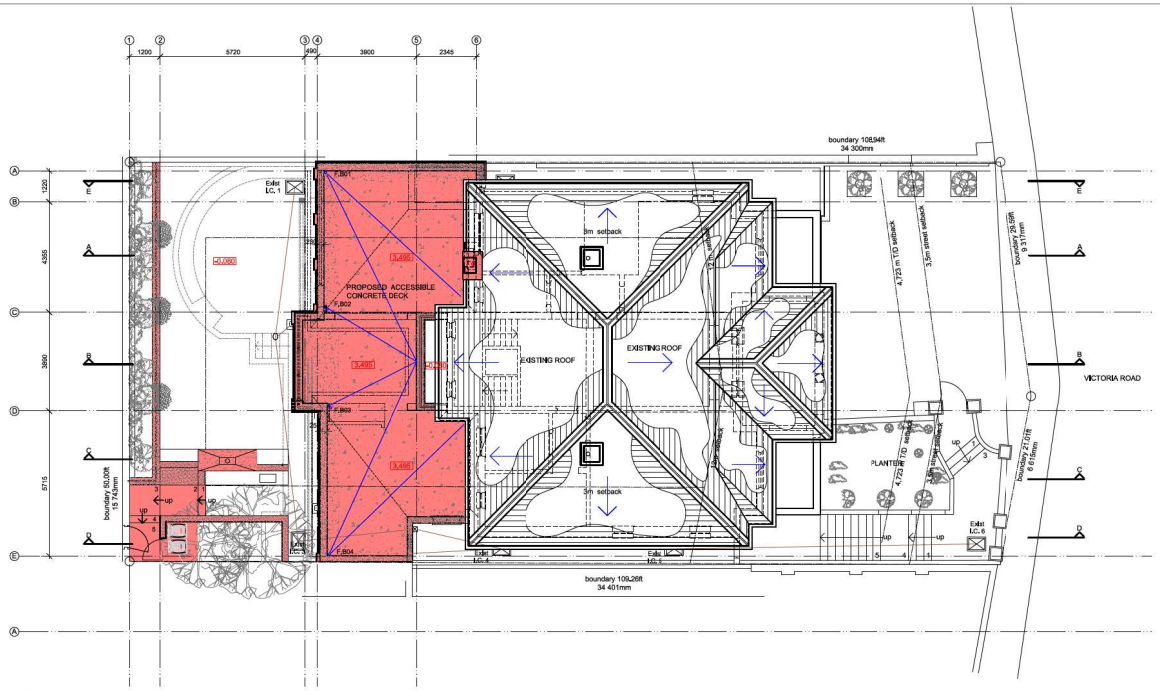
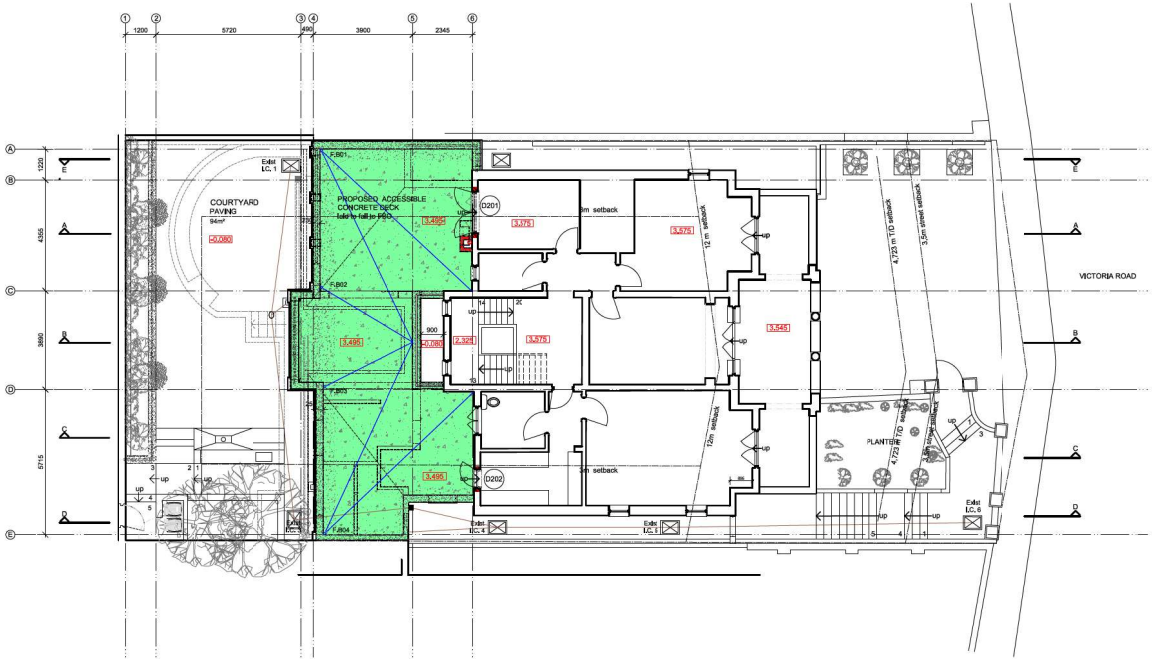
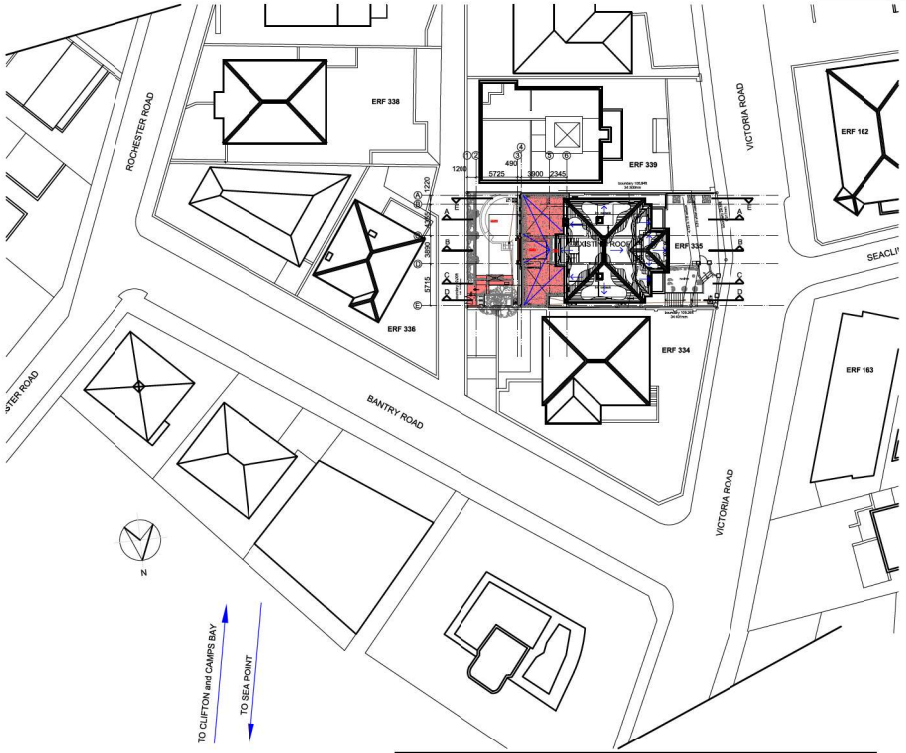


ROOF STOREY



SECOND STOREY
1:100



SITE/ LOCALITY PLAN
NTS

ZONING	SR1	
FLOOR FACTOR	**1**	
	PERMISSIBLE	**ACTUAL**
MAX FLOOR SPACE	550m²	427m²
FOOT PRINT		277m²
Maximum height To top of roof	10m	9.845m
Maximum height To Wall plate	8m	7.970m
STREET SETBACKS		
Victoria Street	3.5m	7.370m
COMMON BOUNDARY SETBACKS		
3m beyond 12m street setback		
AREA OF SITE	550m²	
GROUND STOREY	81.5m²	EX GARAGE
FIRST STOREY	153m²	EX ISTING
SECOND STOREY	252m²	EXISTING
SECOND STOREY LIVING	4m²	NEW
SECOND STOREY NEW KITCHEN	18m²	NEW
SECOND STOREY DECK	90m²	NEW
SECOND STOREY TOTAL	274m²	NEW
TOTAL	**427m²**	EXCL GARAGE
TOTAL INCL 2ND FLR DECK	**517m²**	EXCL GARAGE

12m SETBACK REMAINDER CALCULATIONS
REM 60.034m
60% of remainder = 36,020m
Linear distances of dwelling within the 3m setback
= 29,695m
Application is compliant with regard to setbacks

GENERAL NOTES

- This drawing is the copyright of the Architects.
- All dimensions and levels must be checked on site prior to setting out.
- Any discrepancies are to be reported to the Architects immediately.
- All work is to be done in accordance with the National Building Regulations.
- Prestressed concrete lintols to all external and internal openings less than 3 metres.
- Light and ventilation areas are to conform to regulations :
- Light area to be min 10% and ventilation area to be min 5% of the floor area of all habitable rooms.
- All glazing to comply with Part 'N' of the National Building Regulations.
- Vertical and horizontal dpc's to conform to SANS 10400 with regard to quality and positioning.
- All portions of structural timber built into walls to be wrapped 'n damp proof membrane.
- All steps to have a tread of min. 250mm and riser of max. 200mm.
- All balustrade to be min. 1000mm high, and max. spacing between balusters at 100mm.

CONSTRUCTION NOTES

ROOF
Refer to detail drawings

WALLS
All external walls as per drawing.
All internal walls as indicated.
Top 3 courses below wallplate height, foundation walls up to floor level and gable end walls above window lintol height to be solid plus 3 courses brickforce (to cavity walls only)
Pre-stressed concrete lintols to all external and internal openings up to 3000mm max. with min. 4 courses brickforce above.
All retaining walls to Eng's detail.

FLOORS
Floor finish as indicated on plan on 30mm screed on concrete surface bed to Engineer's detail on DPM on 50mm clean sand blinding on compacted fill on hardcore.
All floor slabs to Engineer's details.

FOUNDATIONS
280mm walls to have min. 700 x 230mm foundations.
230mm walls to have min. 700 x 230mm foundations.
110mm walls to have min. 600 x 230mm foundations.
Foundation sizes to be checked and specified by Engineer.

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REVISIONS

R.	DATE	DESCRIPTION
	02-07-21	ISSUED TO CLIENT FOR COMMENT AND INFORMATION
A	08-07-21	GENERAL AMENDMENTS FOR COMMENT AND INFORMATION
B	06-08-21	DESIGN REVISED AS PER CLIENT MEETING
C	12-08-21	DESIGN REVISED AS PER CLIENT MEETING
D	08-09-21	DESIGN REVISED AS PER CLIENT MEETING

Client: HOUSE SWART

Project: ALTERATIONS AND ADDITIONS TO No: 23 VICTORIA ROAD , BANTRY BAY

Drawing type: **COUNCIL SUBMISSION DRAWINGS**
SECOND STOREY and ROOF/ SITE PLAN

Date:	Scale	
28-08-21	1:100 @ A1	
Designed: SA	Drawn: ES	Checked:

Project Number	Drawing Number	Revision
12123	C-0002	D

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Figure 31. Proposed Alterations and Additions at Erf 335, Bantry Bay (RSA, 2021).