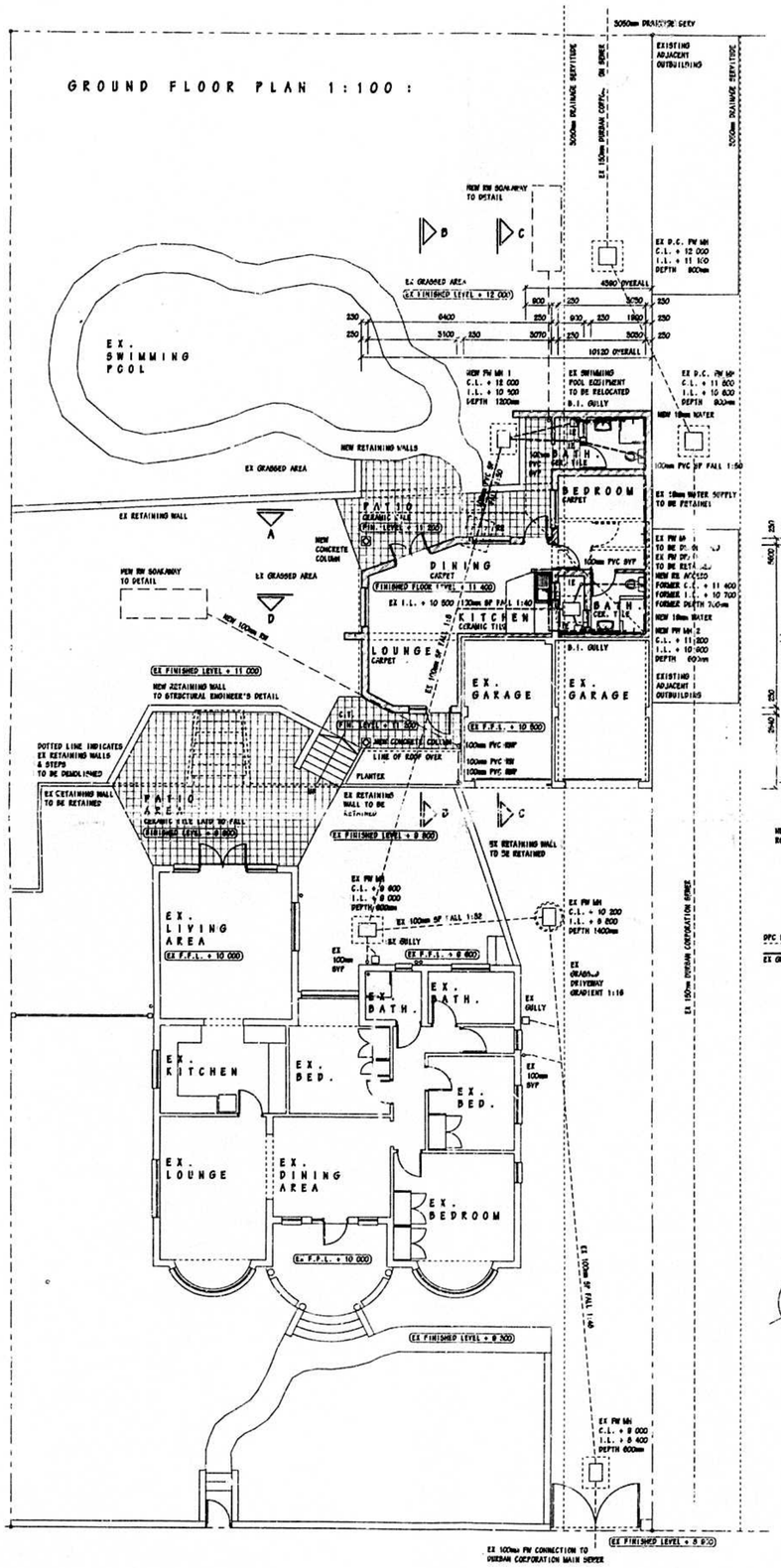
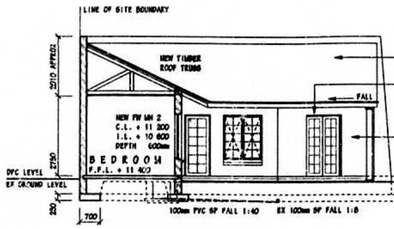
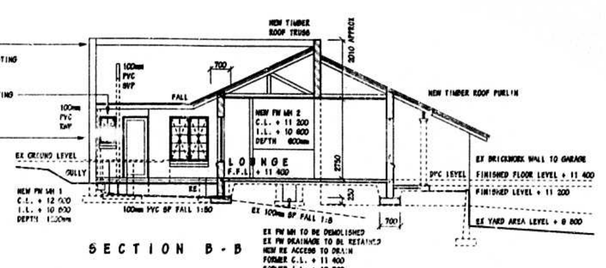
GROUND FLOOR PLAN 1:100 :

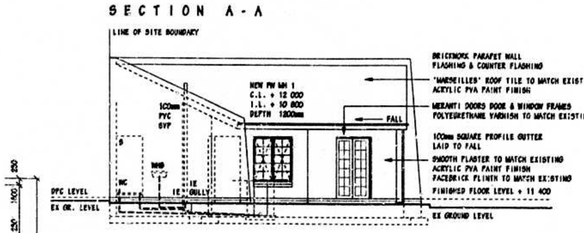




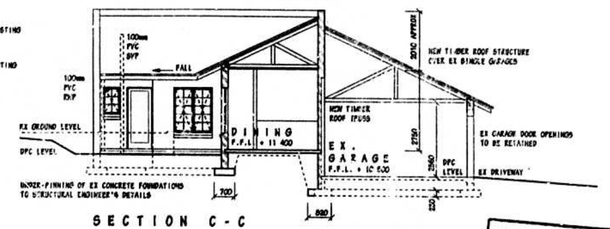
SECTION A-A



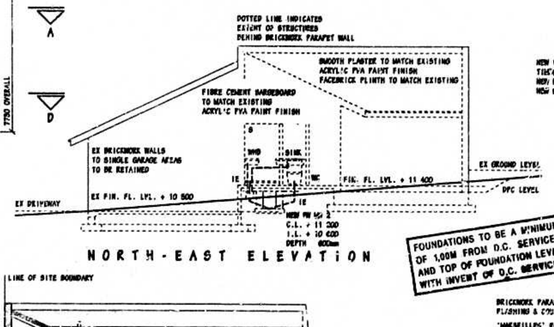
SECTION B-B



NORTH-WEST ELEVATION

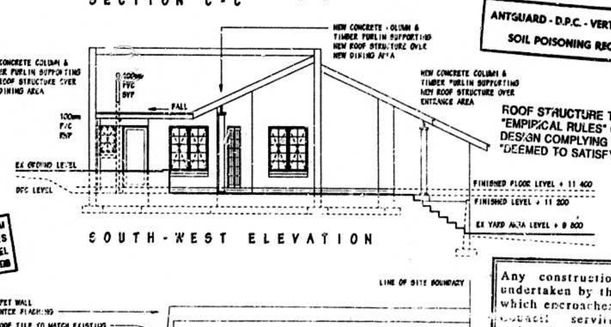


SECTION C-C



NORTH-EAST ELEVATION

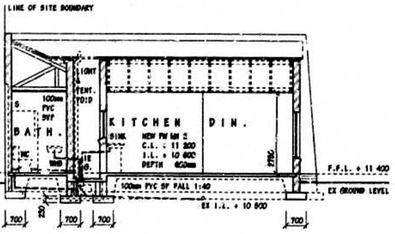
FOUNDATIONS TO BE A MINIMUM OF 1,00M FROM D.C. SERVICES AND TOP OF FOUNDATION LEVEL WITH INVERT OF D.C. SERVICES



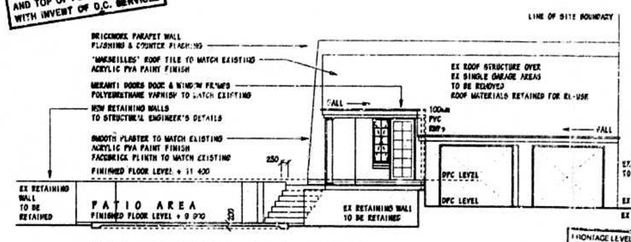
SOUTH-WEST ELEVATION

ANTSGUARD - D.P.C. - VERTICAL D.P.C. SOIL POISONING REQUIRED

ROOF STRUCTURE TO BE TO "EMPIRICAL RULES" OR TO RATIONAL DESIGN COMPLYING WITH "DEEMED TO SATISFY RULE B6.4"

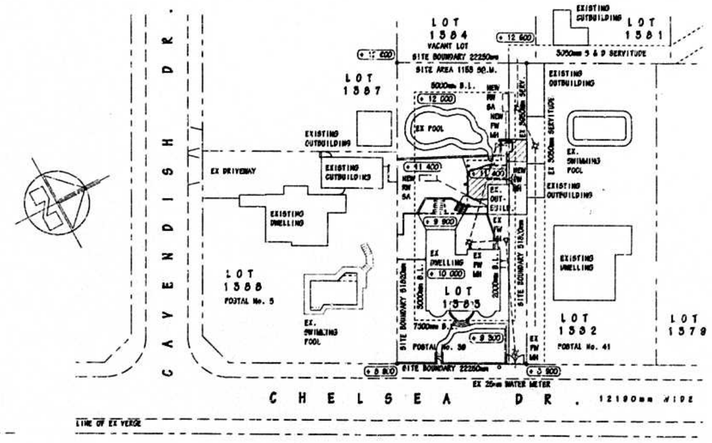


SECTION D-D



SOUTH-EAST ELEVATION

SITE PLAN 1:500



THE AUTHOR OF THE PLAN IS RESPONSIBLE FOR SHOWING ON THE APPLICATION DRAWINGS THE TOPS OF FOUNDATIONS OF ANY FRONTAGE WORKS AT A MINIMUM DEPTH OF 0,230 METERS BELOW FRONTAGE LEVEL.

SUBDIVISIONS DIVISION SITEPLAN CHECKED 1998-11-19

GENERAL NOTES:

CONTRACTOR TO CONFIRM ALL DIMENSIONS THROUGHOUT PRIOR TO COMMENCEMENT OF SETTING OUT, SHOPWORK ETC. ANY DISCREPANCY TO BE BROUGHT TO ATTENTION OF ARCHITECT

WRITTEN DIMENSIONS TO TAKE PREFERENCE OVER SCALED DIMENSIONS ETC.

CONTRACTOR IS TO LOCATE ALL SITE SERVICES & PROTECT THESE THROUGHOUT BUILDING OPERATIONS

ALL NEW GLAZING THROUGHOUT NEW AREAS TO COMPLY WITH N.B.R. PART N

ON COMPLETION OF ALL BUILDING WORK INDICATED MAKE GOOD SURROUNDING SURFACES TO MATCH EXISTING & REMOVE ALL BUILDER'S RUBBLE FROM SITE

INSPECTION EYES TO BE PROVIDED TO ALL BENDS & JUNCTIONS
50mm PVC SP 10 M.M. A MINIMUM FALL 1:40
100mm PVC SP TO MC MINIMUM FALL 1:50

ALL NEW & EXISTING STORMWATER & SEWER DRAINAGE PASSING BENEATH ALL PROPOSED & EXISTING STRUCTURES TO BE ENCASED IN MINIMUM 150mm THICK IN-SITU CONCRETE

SCHEDULE OF AREAS:

EXISTING FLOOR AREA OF DWELLING	160.0 SQ.M.
EXISTING FLOOR AREA OF OUTBUILDING	48.0 SQ.M.
PROPOSED FLOOR AREA OF OUTBUILDING	41.0 S.M.
PROPOSED TOTAL FLOOR AREA	256.0 SQ.M.
PROPOSED ADDITIONAL FLOOR AREA	41.0 SQ.M.

CONSTRUCTION NOTES:

ROOF CONSTRUCTION :
NEW "MARSEILLES" ROOFTILES TO MATCH EXISTING LAID AT A PITCH OF 25 DEGREE'S
ACRYLIC PVA PAINT FINISH
ON 50mm x 38mm HARDWOOD TILING BATTENS
ON 250 MICRON G.A.B.S. PVC ROOFING UNDERLAY
ON 50mm x 114mm HARDWOOD ROOF TRUSSES
PROFILED & SUPPLIED BY SPECIALIST MANUFACTURER
SPACED AT MAXIMUM 760mm CENTRES
4mm THICK GALVANISED WIRE ROOF TIES
AT MAXIMUM 1.0mm CENTRES
BUILTED INTO BRICKWORK MINIMUM 3 no. COURSES
FIBRE CEMENT FASCIAS & BARGEBOARDS TO RECEIVE PRIMER UNDERCOAT & 2 COATS GLOSS ENAMEL PAINT
FIBRE CEMENT FLAT SHEET EAVES SOFFIT LINING
ACRYLIC PVA PAINT FINISH

WALL CONSTRUCTION :
230mm CLAY BRICKWORK EXTERNAL WALLS
FACE BRICKWORK TO MATCH EXISTING &
SMOOTH PLASTER & ACRYLIC PVA PAINT TO MATCH EXISTING
110mm CLAY BRICK WORK INTERNAL WALLS
SMOOTH PLASTER & ACRYLIC PVA PAINT TO MATCH EXISTING
DAMPTRE DPC 100 REINFORCE THROUGHOUT ALL WALLS
375 MICRON G.A.B.S. PVC SHEET DAMP PROOF COURSE

FLOOR CONSTRUCTION :
125mm POWER-FLOATED 32MPA REINFORCED CONCRETE SURFACE BED
ON 375mm BEDDING G.A.B.S. PVC SHEET DAMP PROOF MEMBRANE
ON WELL-COMPACTED MACHINE COMPACTED HARDCORE
BY PENTAMACHRIC/METHYL SOIL POISONING

FOUNDATION CONSTRUCTION :
700mm WIDE x 225mm DEEP CONCRETE STRIP FOUNDATION
TO ALL EXTERNAL BRICKWORK WALLS
450mm WIDE x 225mm DEEP THICKENING OF SURFACE BED
TO ALL INTERNAL BRICKWORK WALLS
FOUNDATION DEPTH TO BE VERIFIED ON SITE
REFER TO CODE OF EXCAVATION ROAD.
UNDER-PINNING OF EXISTING FOUNDATIONS
TO STRUCTURAL ENGINEER'S DETAILS

Any construction work undertaken by the owner which encroaches upon a [illegible] servitude is undertaken entirely at owner's risk. Any consent by the Council thereto shall not be deemed to be a waiver of any of the Council's rights in respect of such servitude.

FRONTAGE LEVELS ARE:
(A) TO CONFORM TO THE BACK OF THE CONSTRUCTED SIDEWALK, OR
(B) TO BE CALCULATED BY THE USE OF THE FOLLOWING FORMULA: FL=E+0.150m+(D/33)
WHERE FL=FRONTAGE LEVEL, E=LEVEL OF EDGE OF HARDENED ROAD AND D=DISTANCE IN METERS BETWEEN EDGE OF ROAD HARDENING AND ROAD RESERVE BOUNDARY)
A CONCRETE BEAM AT THE CORRECT FRONTAGE LEVEL IS TO BE PROVIDED AT EACH ENTRANCE/EXIT AT THE SAME GRADE AS THE KERB OF ROAD

REVISION 'A' - 10 NOVEMBER 1998
AMENDMENTS MADE FOR MUNICIPALITY REQUIREMENTS
* SERVITUDE DETAILS ADDED
* EXISTING MUNICIPALITY DRAINAGE ADDED
* SECTION D-D ADDED THROUGH VOID AREA

PLAN SUBSTITUTED 19/11/98
SHEET SUBSTITUTED
SHEET ADDED

SHEET 1 of 2

CITY OF DURBAN
PLAN NUMBER
0057-10-98-1

APPROVED: Ms. I SUBBAN
EXECUTIVE DIRECTOR DEVELOPMENT PLANNING UNIT
DATE: 26 NOV 1998 PER:
~~SHOULD WORK NOT HAVE COMMENCED THIS APPROVAL WILL EXPIRE ON ITS FIRST ANNIVERSARY DATE.~~

COPINGS TO BE PROVIDED TO THE TOPS OF ALL BOUNDRY/PARAPET WALLS

LAND USE MANAGEMENT CONSENT USE AUTHORITY
GRANTED
23 NOV 1998
Signature
Checked

ALL GLAZING TO COMPLY WITH PART NN2 AND NN3 OF SABS 0400.

"It should be noted that this plan has been approved on the basis of information thereon."

ELECTRICITY SERVICES
Any person undertaking building operations in accordance with this plan is required to ascertain from the Executive Director Electricity Department.
1) The location of any electrical services and servitudes in the vicinity of the proposed works.
2) Departmental requirements regarding Substation, Meterrooms and Cable ducts.

BUILDING OWNER : POA.

ANTHONY HART
ARCHITECT
B.A. (HONS.) ARCH. DIP. ARCH. ARCH. (S.A.) MIA KZNIA RIBA
5 CAVENDISH DRIVE
DURBAN NORTH 4051
TELEPHONE : 031 83 5505
FACSIMILE : 031 83 5505

CLIENT
ESTATE LATE E.B. MACPHERSON WILL TRUST

PROJECT
ALTERATIONS TO EXISTING RESIDENCE & PROPOSED ANCILLARY UNIT
30 CHELSEA DRIVE
DURBAN NORTH 4051

LOT 1585 OF DURBAN NORTH

DRAWING
WORKING DRAWING

SCALE	DATE
1:100	01.10.1998
DRAWING No.	REVISION
9805 / 02	A