

SITE GROUND STOREY PLAN SCALE 1:100

**SCHEDULE OF RIGHTS AND AREAS**

PROPERTY DESCRIPTION		Site Area
Erf/ Portion	: 2426	: 1207m <sup>2</sup>
Township	: Durban North	
Site Address:	33 Roehampton Way	

ZONING & LAND USE INFORMATION		
Authority	: Ethekwini	Zoning : h4
Control		Permissible : Permissible
Floor Area Ratio	n/a	
Coverage	50 %	603.5m <sup>2</sup>
Height Of Building	2	
Parking	N/A	

BREAKDOWN OF AREAS	
<b>Coverage</b>	
Existing Coverage	: 333m <sup>2</sup> (27.5%)
Existing Coverage (covered patios & porches)	: 57.5m <sup>2</sup> (4.7%)
<b>Total existing coverage</b>	: 390.5m <sup>2</sup> (32.2%)
<b>Remaining Coverage</b>	: 212.5m <sup>2</sup> (17.8%)
<b>FAR</b>	
Existing FAR (Main dwelling)	: 186.5m <sup>2</sup>
Existing FAR (Outbuilding)	: 81.1m <sup>2</sup>
Existing FAR (Servants quarters)	: 44.6m <sup>2</sup>
<b>Total Existing FAR(All buildings)</b>	: 312.2m <sup>2</sup>

**GENERAL NOTES:**

- ALL WORK DONE UNDER THIS CONTRACT MUST COMPLY WITH THE FOLLOWING: THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT No. 193 OF 1997 AND SABS 0400 (1900) AS AMENDED.
- CONTRACTOR IS RESPONSIBLE FOR CORRECT SETTING OUT OF THE NEW BUILDING ADDITIONS, ALL EXTERNAL & INTERNAL WALLS WITH PARTICULAR REFERENCE TO BOUNDARIES.
- CONTRACTOR TO LOCATE & IDENTIFY EXISTING SERVICES ON SITE & TO PROTECT THESE FROM DAMAGE THROUGHOUT THE DURATION OF WORKS.
- CONTRACTOR TO USE FIGURED DIMENSIONS & NOT TO SCALE OF DRAWINGS.
- ALL ENTRANCE LEVELS ARE DERIVED BY USING LOCAL AUTHORITIES FORMULA.
- UNLESS OTHERWISE STATED, ANY PRODUCTS SPECIFIED BY TRADE NAME ARE TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND/OR INSTRUCTIONS.
- ALL DISCREPANCIES TO BE BROUGHT TO THE PROJECT MANAGER'S NOTICE IMMEDIATELY. ALL QUERIES ARE TO BE CONVEYED TO CONSULTANTS VIA PROJECT MANAGER.

**ROOF**  
 DOUBLE ROMAN CONCRETE ROOF TILES @ 17.5° PITCH ON 38X38MM SAP TIMBER BATTEN AT 320 CENTRES ON PVC UNDERLAYER ON ROOF TRUSSES  
 RAFTER : 152 X 38 , WEB MEMBER : 114 X 38  
 TIE BEAM : 152 X 38 AT 760 CENTRES  
 ON 114X38 SAP TIMBER WALLPLATE, ALL TO ENGINEERS DETAILS.  
 ALUMINUM RAIN WATER GOODS , FACIA BOARDS AND BARGE BOARDS TO RECEIVE PAINT.

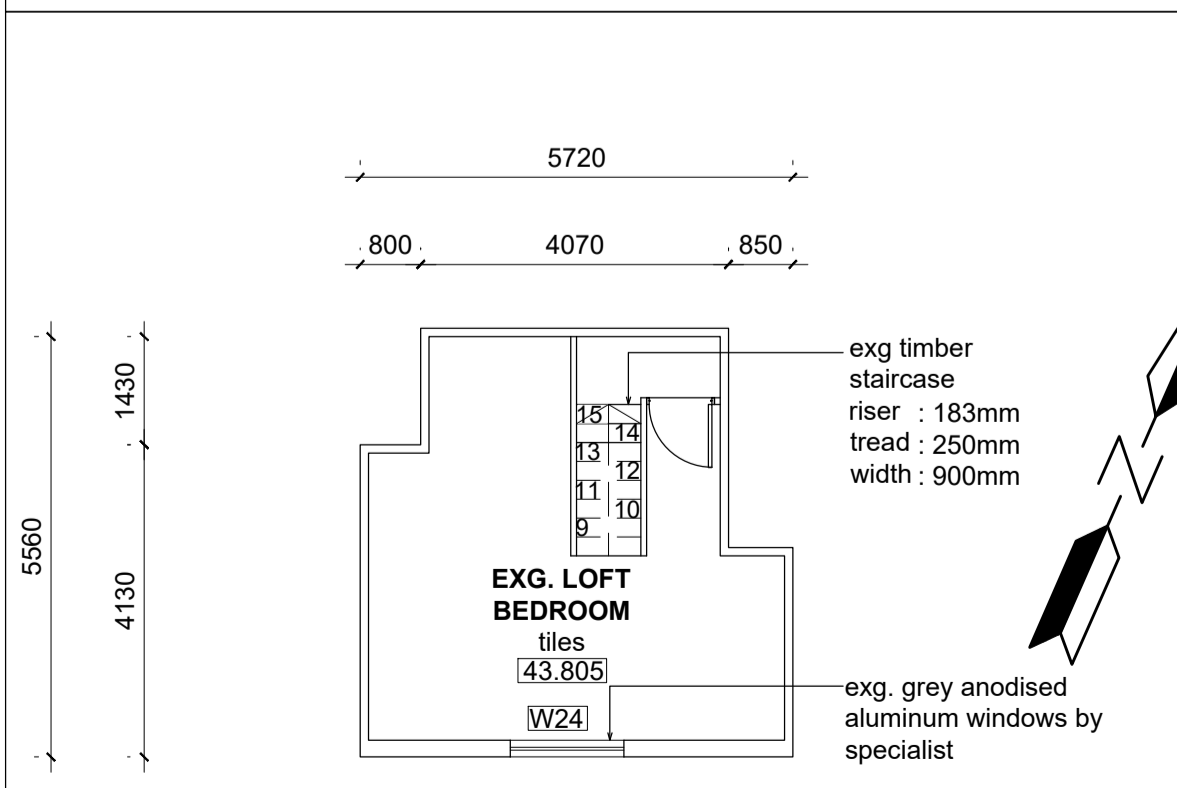
**CEILING**  
 RHINOBOARD FIXED TO 38 X 38 BRANDINGER FIXED TO UNDER SIDE OF THE BEAM .  
 SOFFIT OF SLAB TO BE SKIMMED TO SMOOTH FINISH.

**WALL**  
 TWO COURSES BRICKWORK WITH BRICKFORCE AND JOINTS IN SOLID CEMENT MORTAR TO BE PROVIDED BOTH AT WINDOW CILL AND WALL PLATE LEVELS. DEPTH OF FOUNDATIONS TO SUIT ACTUAL SITE CONDITIONS WITH MIN. 4 COURSES BRICKWORK BELOW GROUND. NO WALLS OR FOUNDATIONS NOT TO ENCROUCH OVER BOUNDARIES.  
 EXTERNAL WALLS : PLASTERED AND PAINTED. INTERNAL WALLS : PLASTERED AND PAINTED.

**FLOOR**  
 POWER FLOATED REINFORCED CONC. SLAB TO ENG'S DETS. ON APP. UNDERLAY ON WELL COMPACTED POISONED SOIL SOIL POISONING TO BE IN ACCORDANCE WITH SABS 0124

**FOUNDATIONS / RETAINING WALLS:**  
 RC CONC. STRIP FOOTINGS, BASES and GROUND BEAMS SHALL BE TO PR. ENG DETAIL.  
 WHERE SHOWN, DRYSTACK WALLING SHALL BE TO PR. ENG DETAIL.  
 RETAINING WALLS AND ASSOCIATED AGRICULTURAL DRAINS SHALL BE TO PR.ENG DETAIL.

**DRAINAGE**  
 ALL SANITARY FITTINGS TO BE TRAPPED IN ACCORDANCE WITH LOCAL AUTHORITY BY - LAWS. INSPECTION EYES TO BE PROVIDED AT ALL BENDS , JUNCTIONS AND CHANGES IN DIRECTION.



LOFT STOREY PLAN SCALE 1:100

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17 Myna Crescent Parlock Durban 4037

PROJECT:  
 PROPOSED ADDITIONS AND ALTERATIONS ON 33 ROEHAMPTON WAY, BROADWAY, DURBAN NORTH ERF 2426

DRAWING TITLE:  
 SITE GROUND STOREY PLAN, LOFT STOREY.

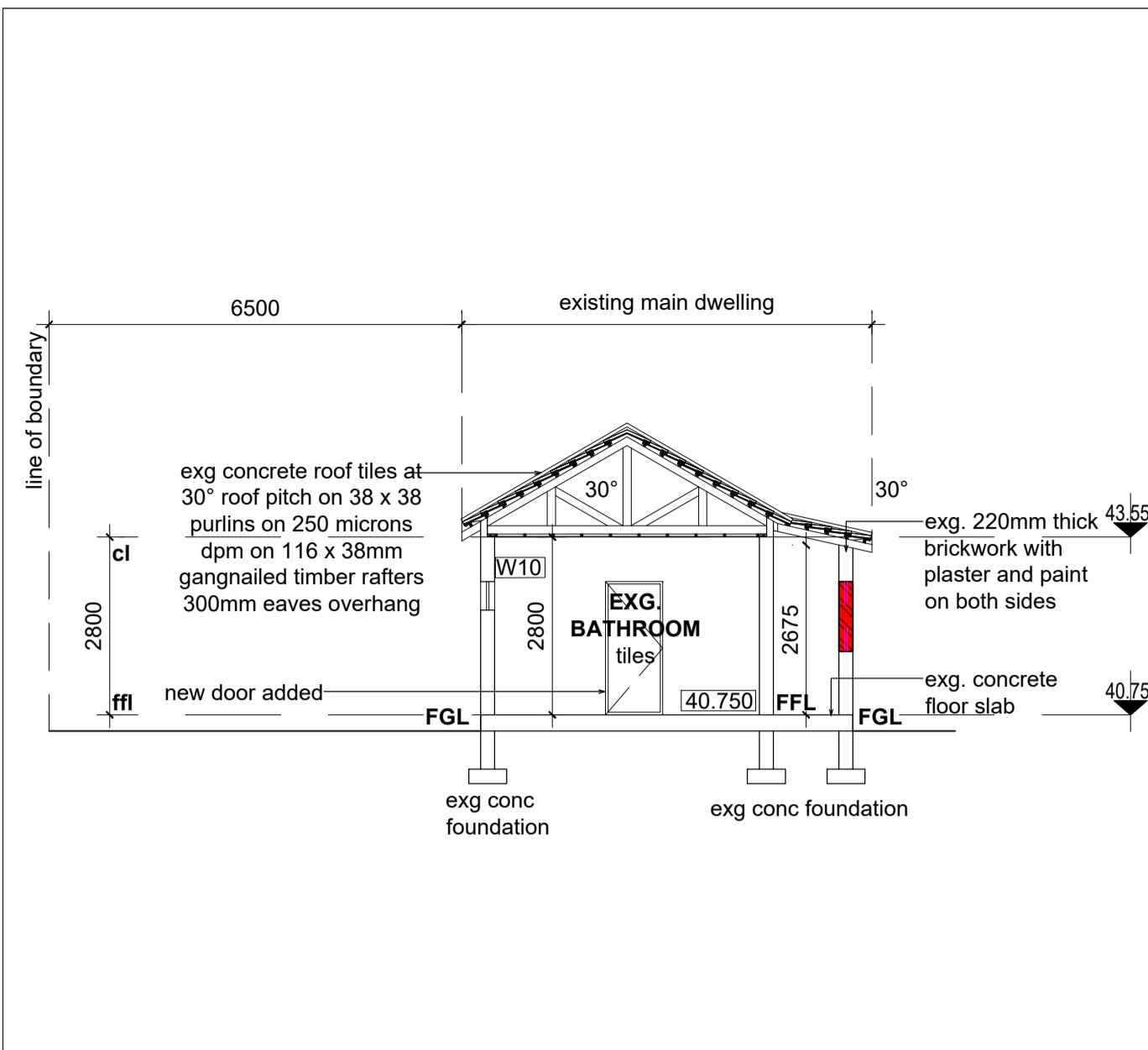
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PROJECT CO-ORDINATOR	T.G
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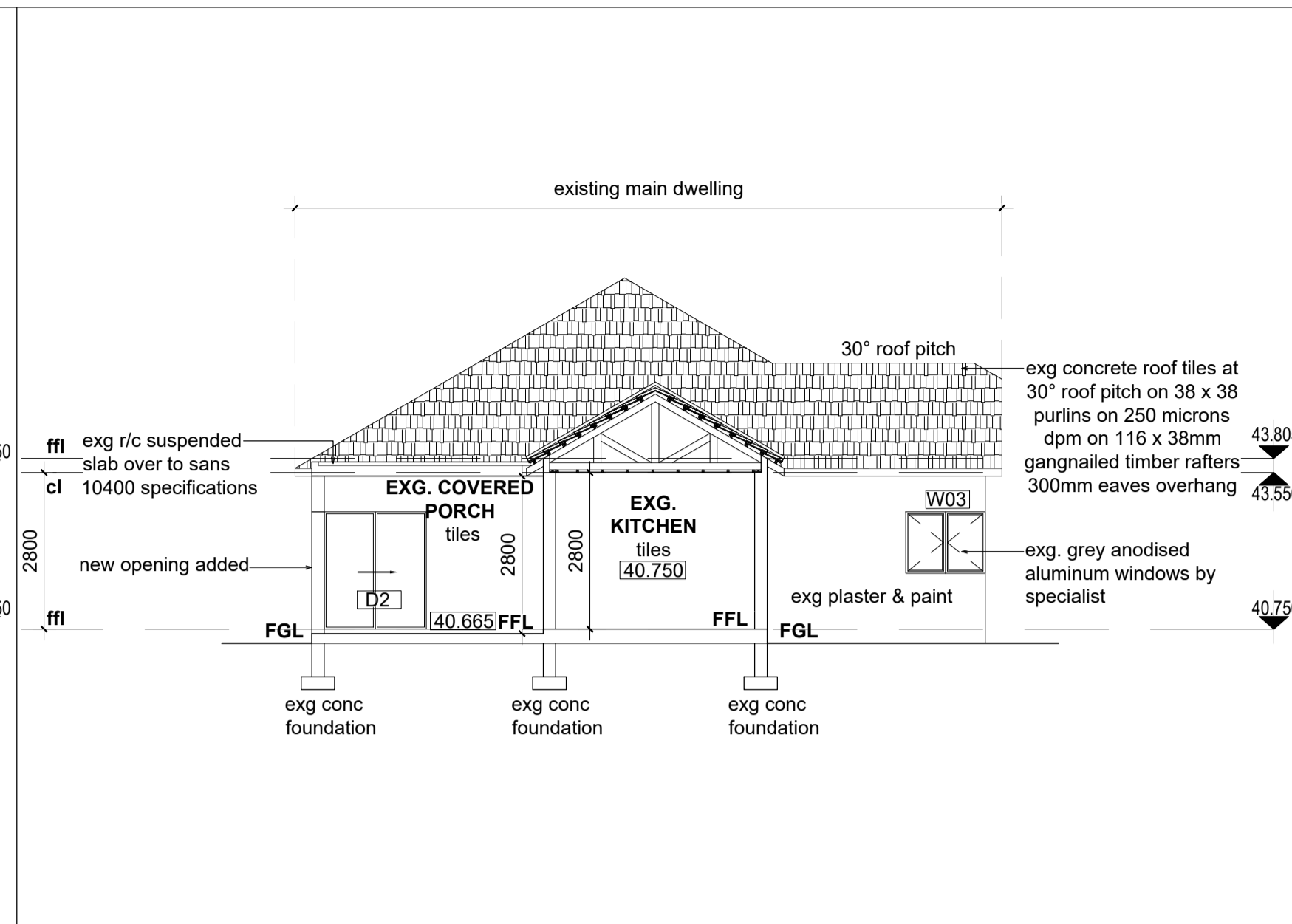
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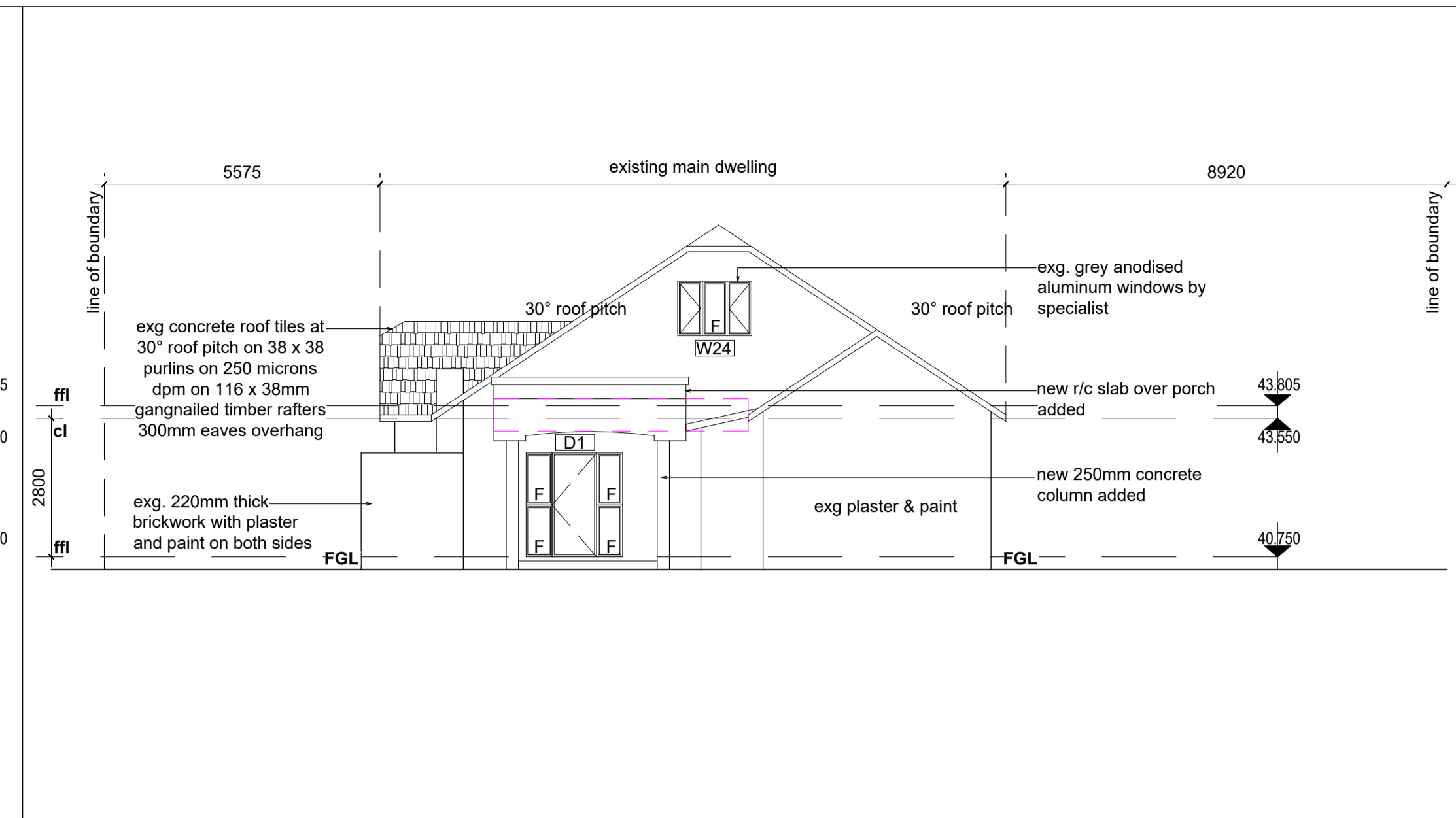




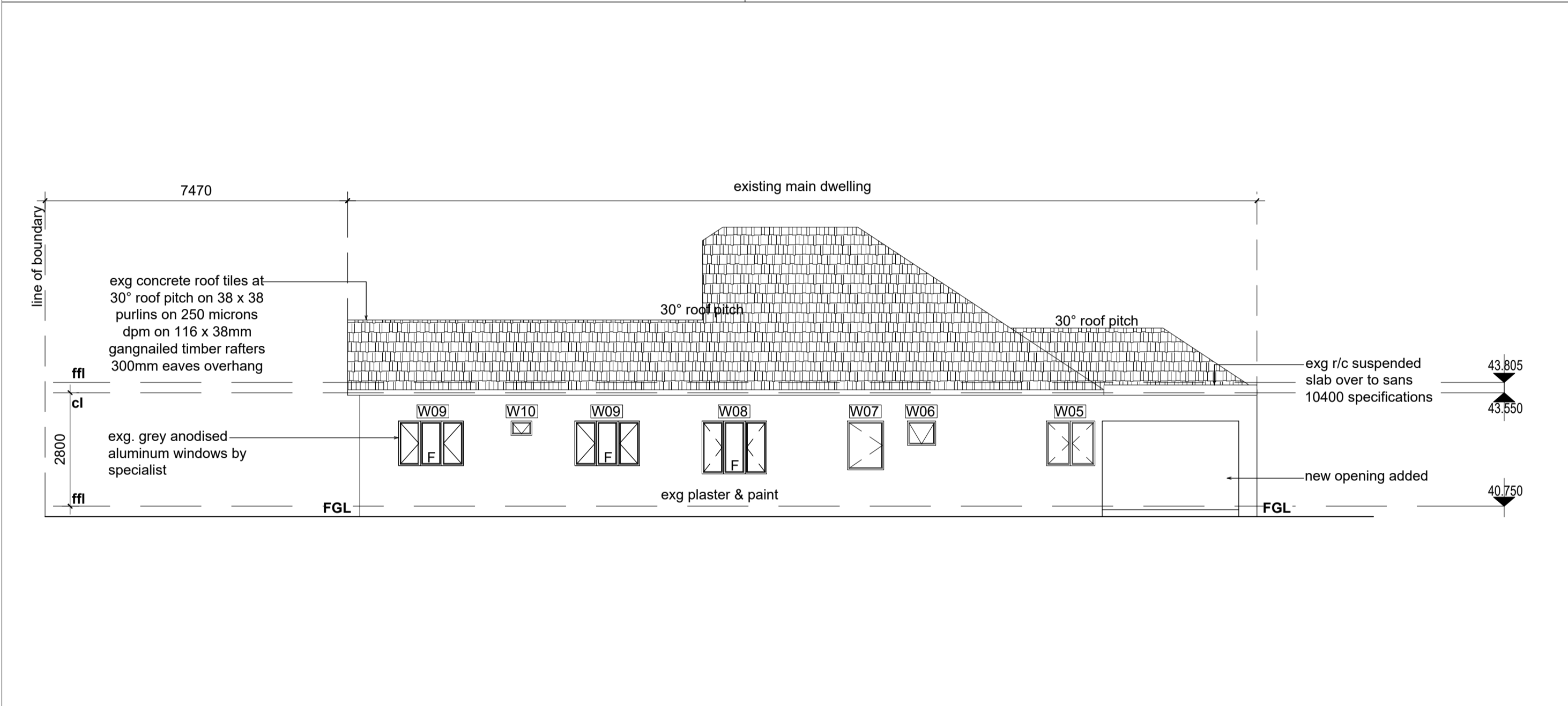
SECTION B-B - MAIN DWELLING SCALE 1:100



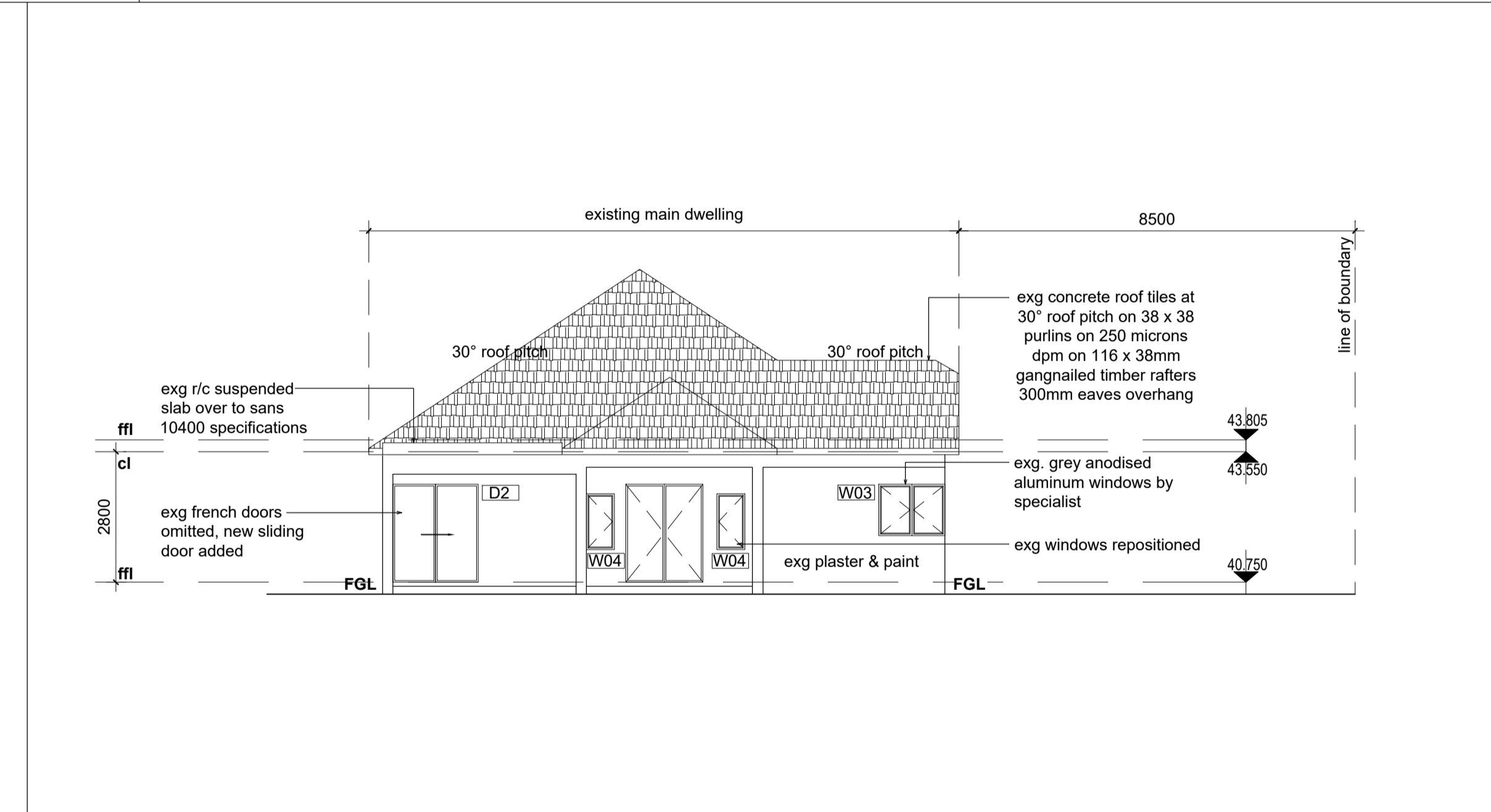
SECTION A-A- MAIN DWELLING SCALE 1:100



SOUTH ELEVATION MAIN DWELLING SCALE 1:100



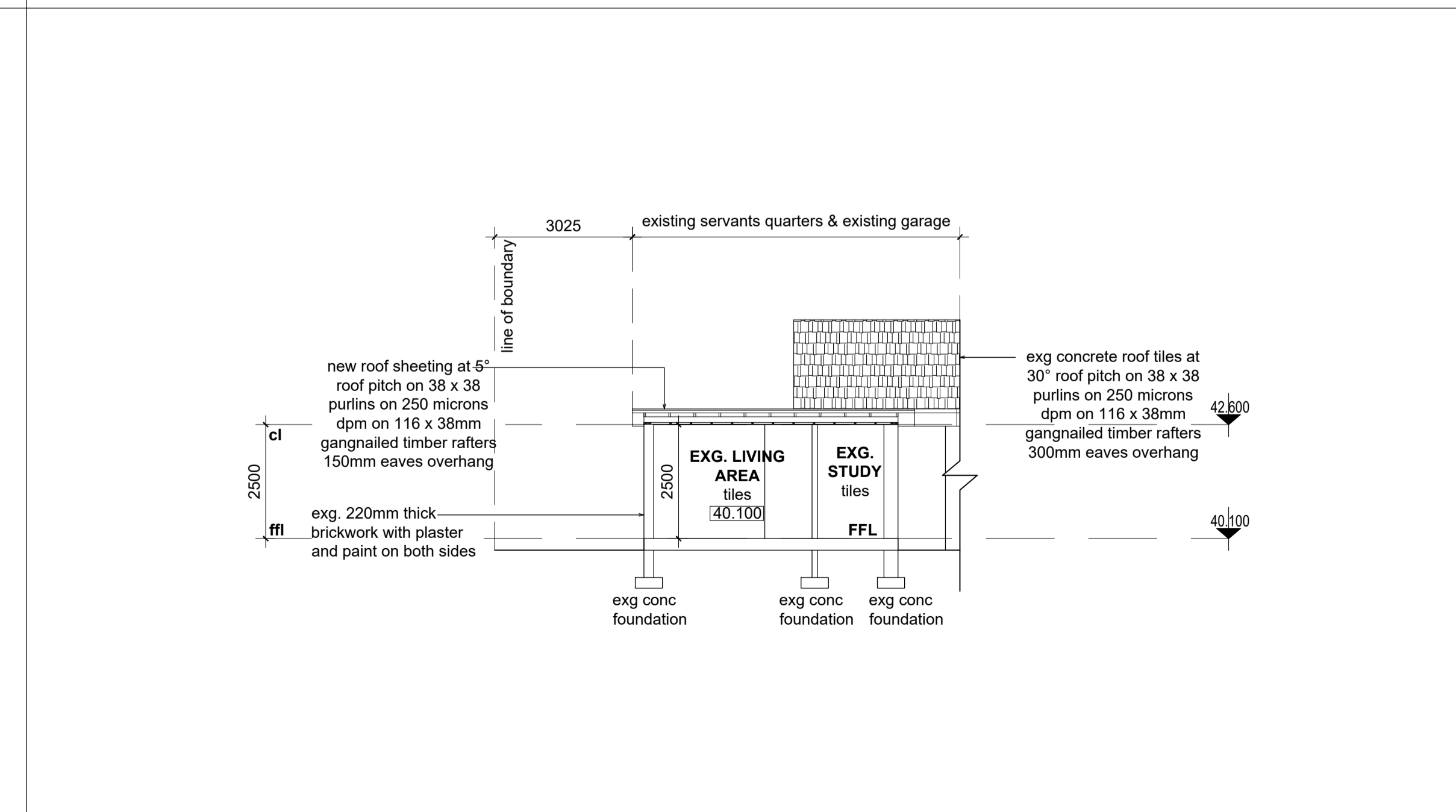
EAST ELEVATION MAIN DWELLING SCALE 1:100



NORTH ELEVATION MAIN DWELLING SCALE 1:100



WEST ELEVATION MAIN DWELLING SCALE 1:100



SECTION D-D-SERVANTS QUARTERS SCALE 1:100

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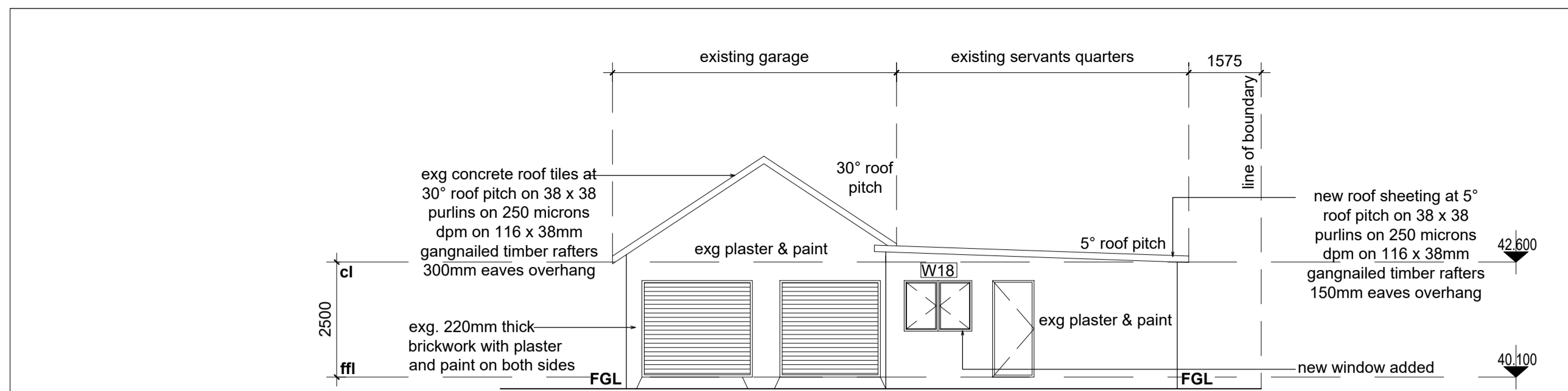
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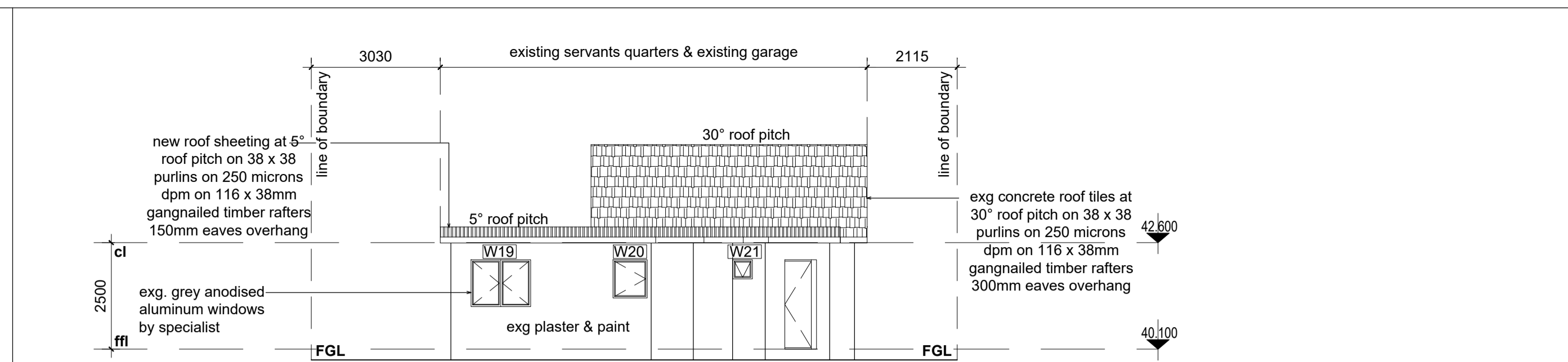
DRAWING TITLE:  
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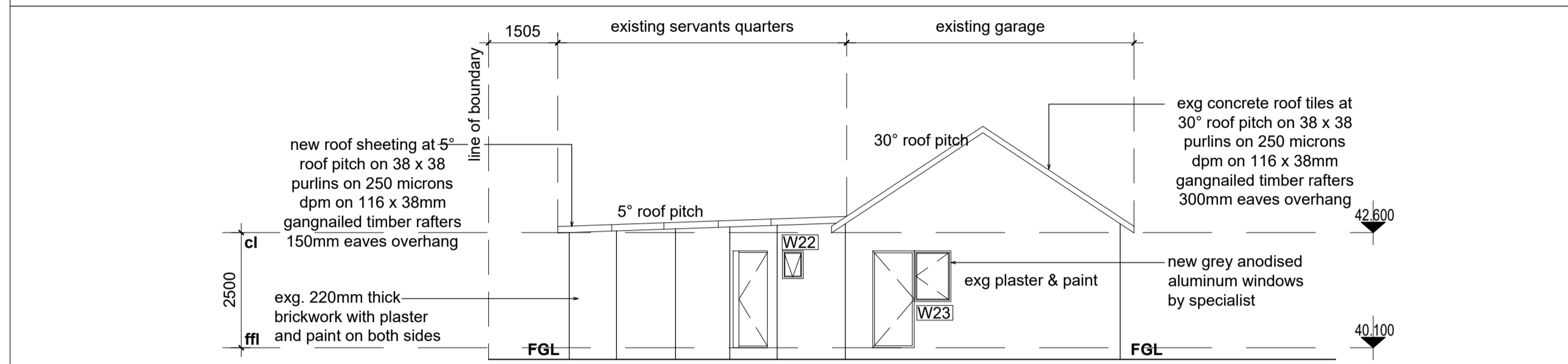




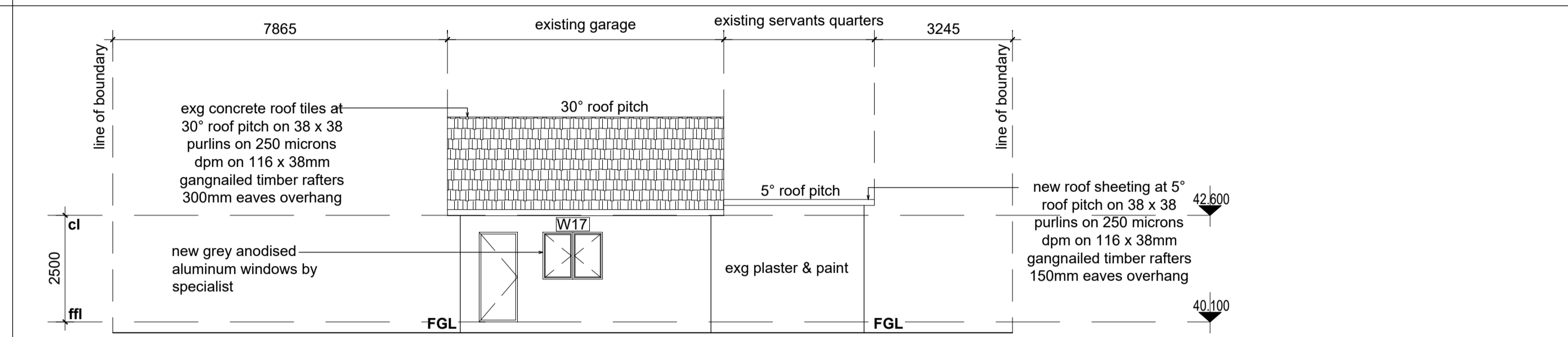
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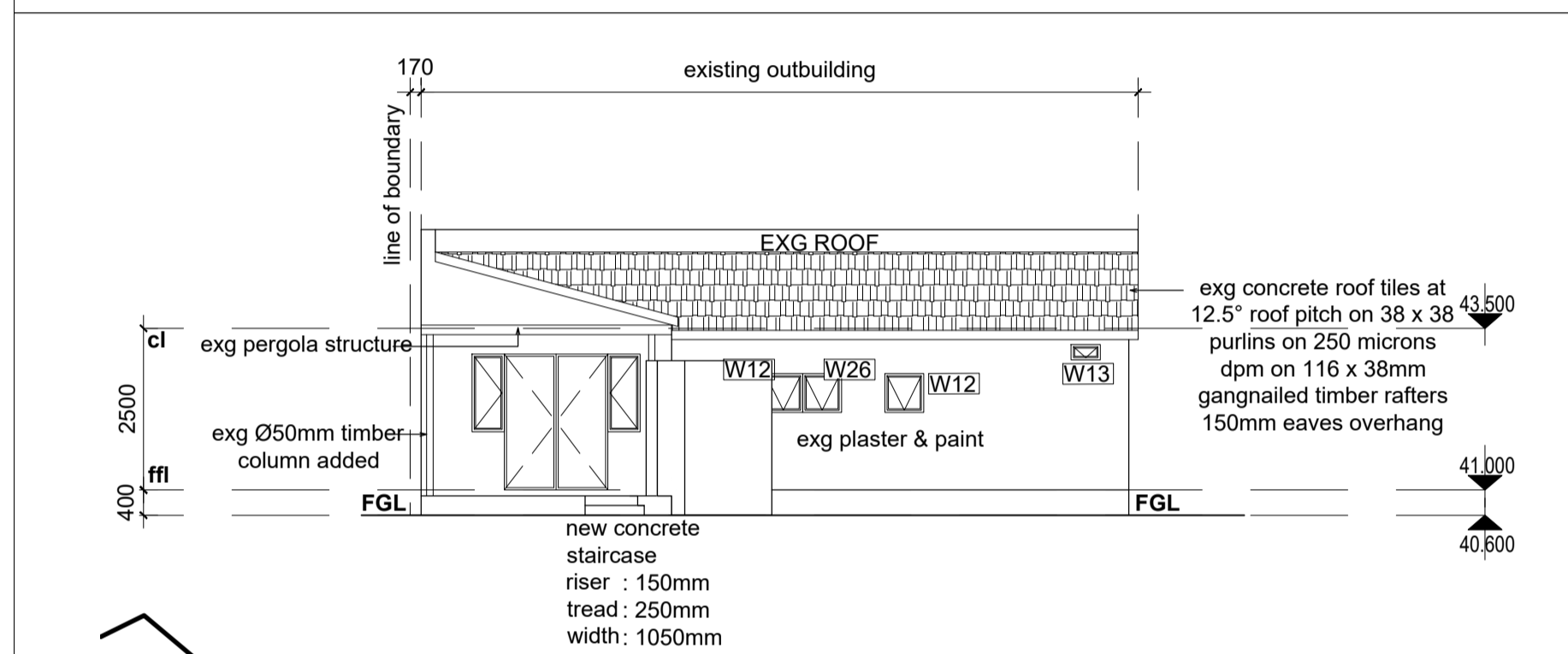
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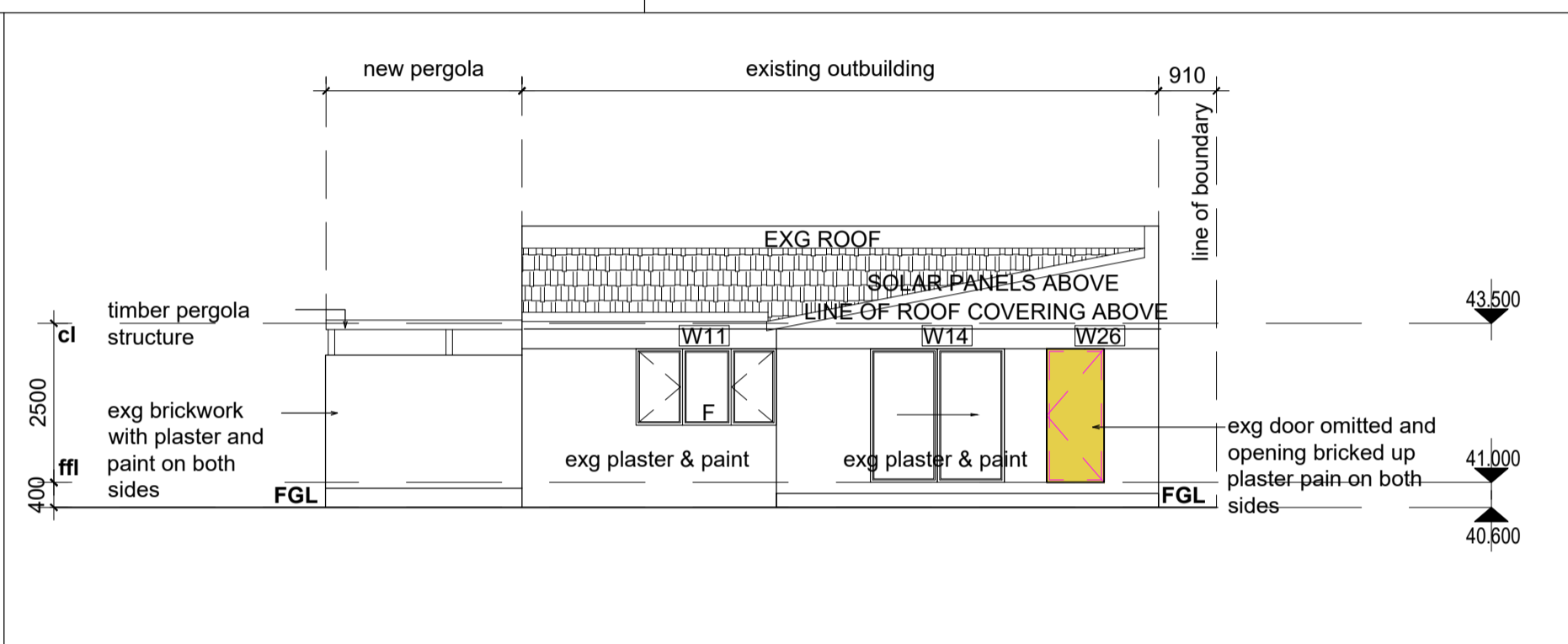
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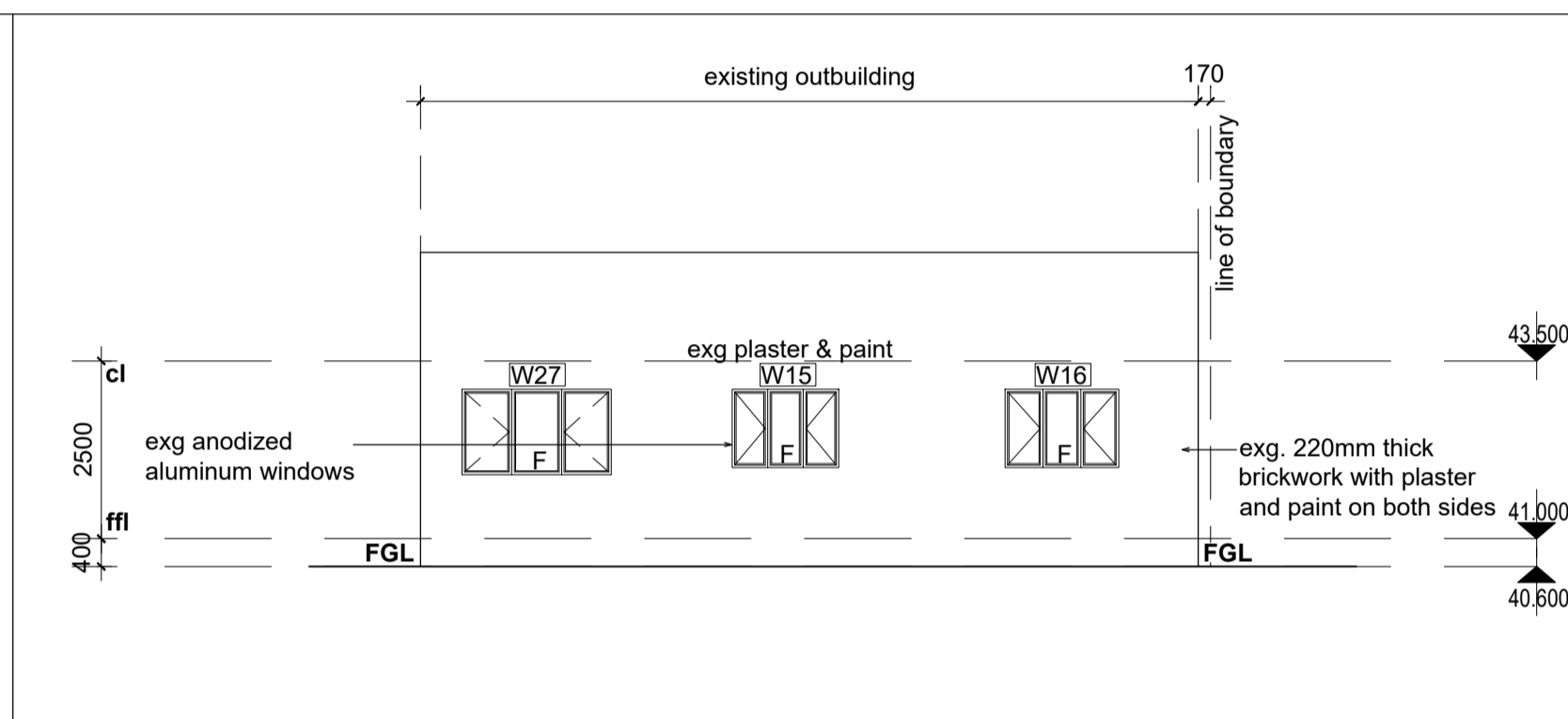
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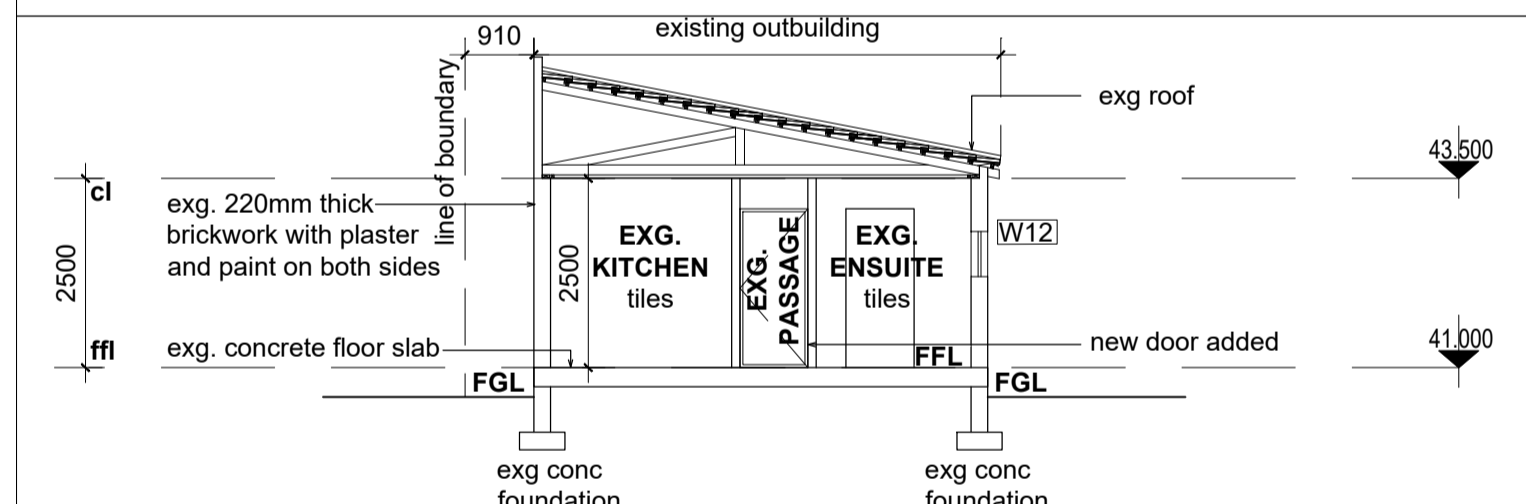
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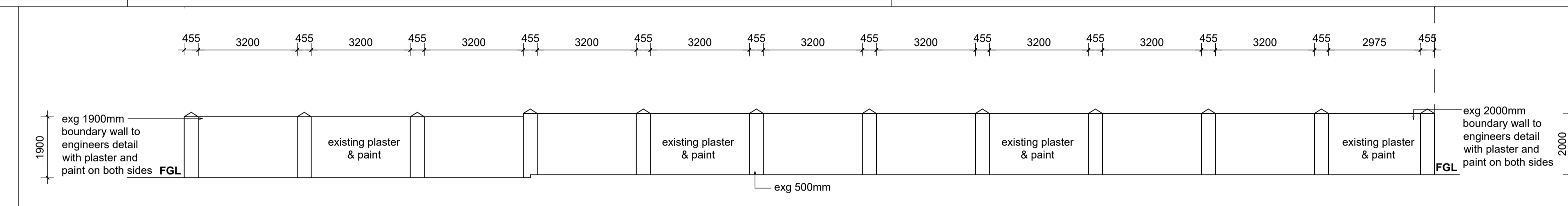
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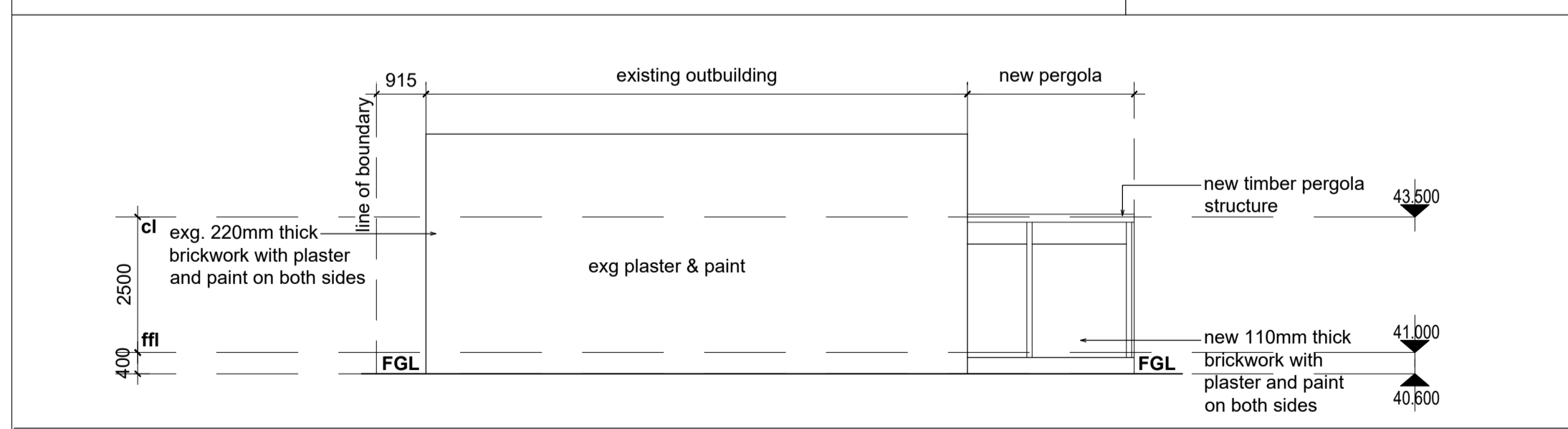
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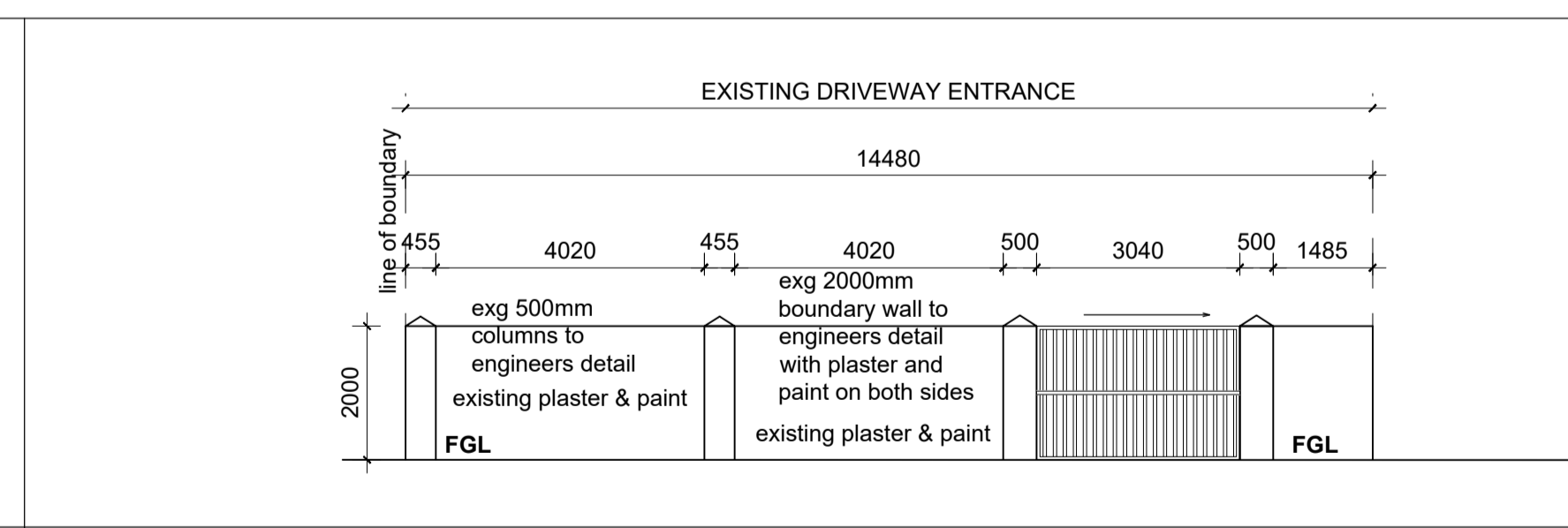
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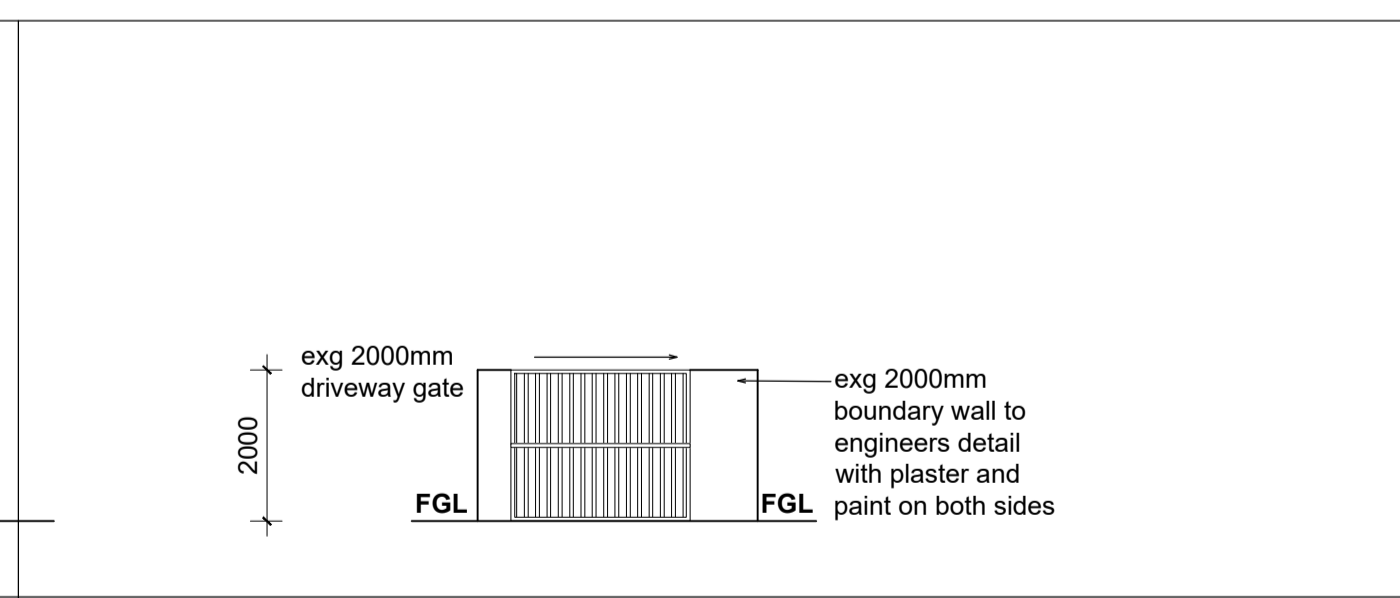
**BOUNDARY WALL ELEVATION 1-SCALE 1:100**



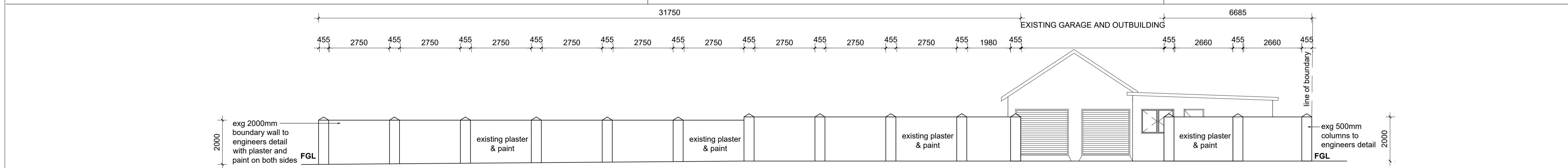
**WEST ELEVATION- OUTBUILDING SCALE 1:100**



**BOUNDARY WALL ELEVATION 3-SCALE 1:100**



**BOUNDARY WALL ELEVATION 4-SCALE 1:100**



**BOUNDARY WALL ELEVATION 2-SCALE 1:100**

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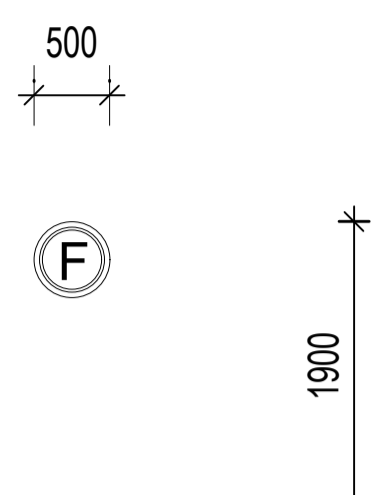
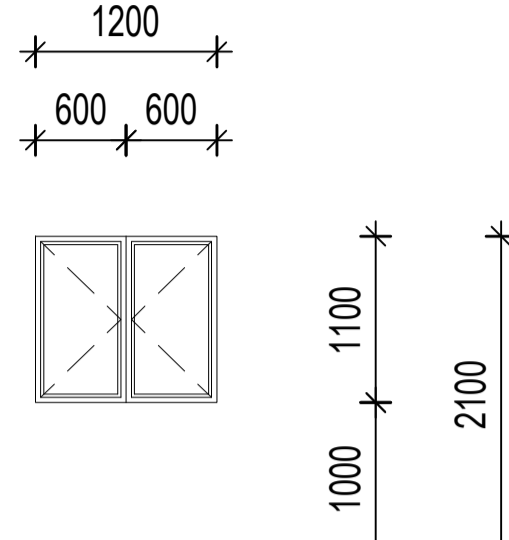
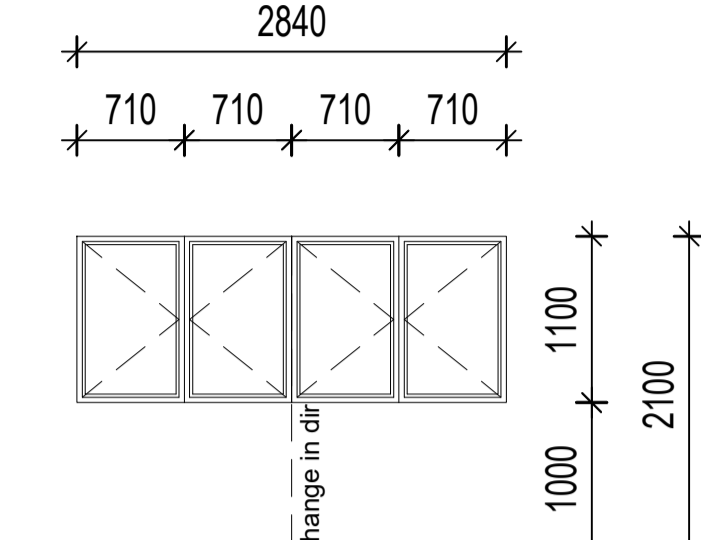
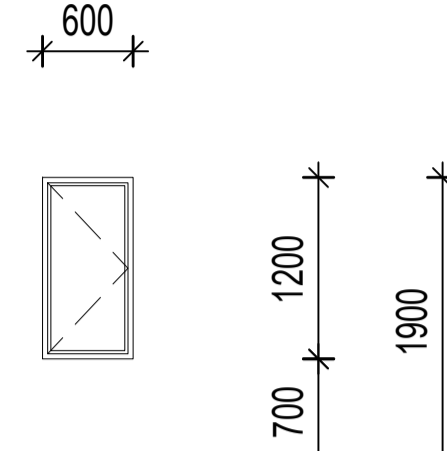
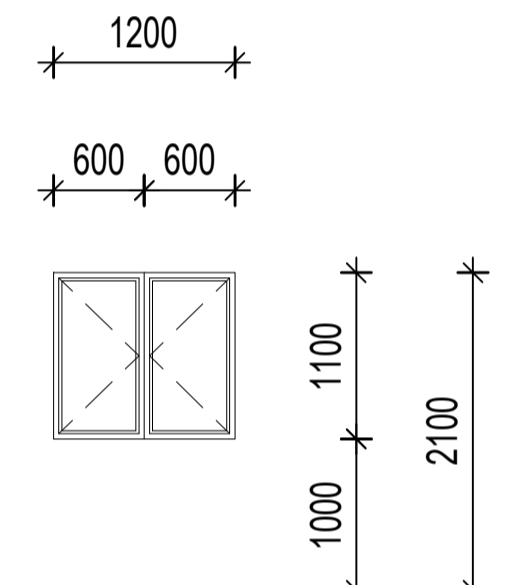
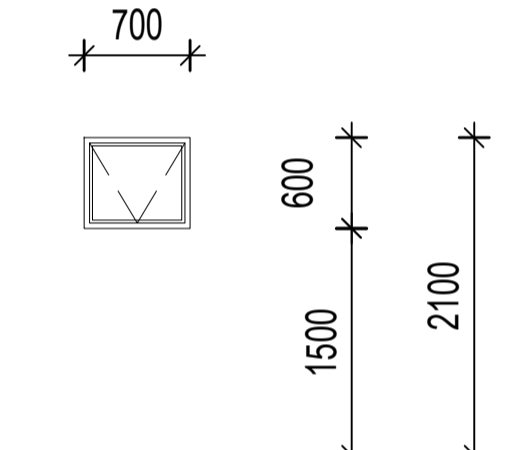
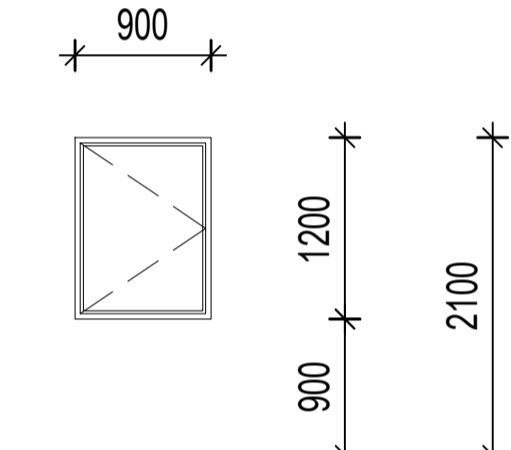
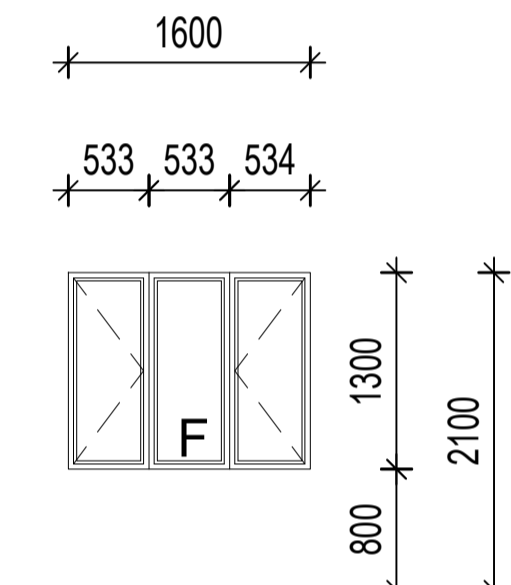
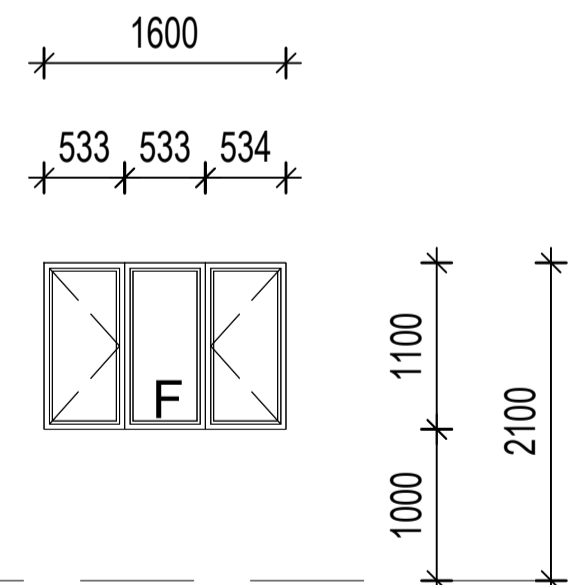
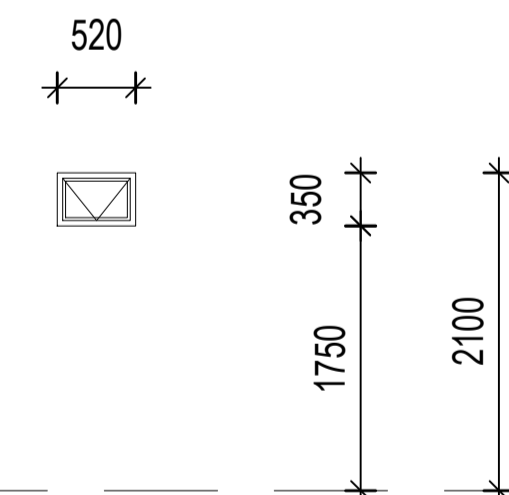
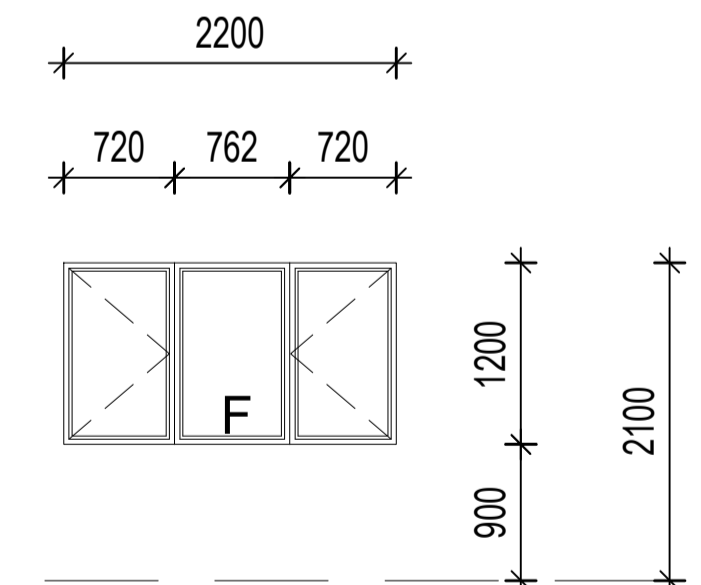
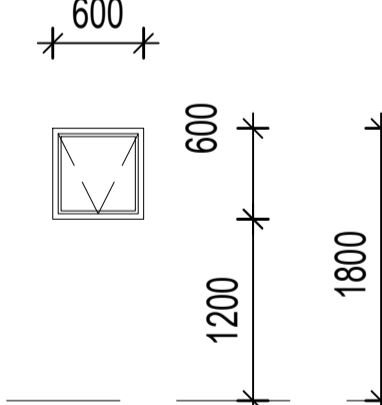
DRAWING TITLE:  
 SECTION & ELEVATIONS

SCALE	AS SHOWN	DATE	11/12/2022
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PROJECT CO-ORDINATOR	T.G
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ISSUE STATUS	SUBMISSION - NOT FOR CONSTRUCTION
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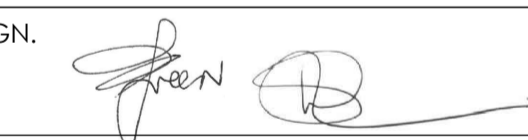
							
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AMOUNT REQUIRED	Refer to plan	AMOUNT REQUIRED	Refer to plan	AMOUNT REQUIRED	Refer to plan	AMOUNT REQUIRED	Refer to plan
TYPE	Aluminium fixed section	TYPE	Aluminium side hung section	TYPE	Aluminium side hung sections	TYPE	Aluminium side hung section
GLASS	4mm Toughened Safety glass	GLASS	4mm Toughened Safety glass	GLASS	6mm Toughened Safety glass	GLASS	4mm Toughened Safety glass
FINISHES	Grey anodized finish	FINISHES	Grey anodized finish	FINISHES	Grey anodized finish	FINISHES	Grey anodized finish
NOTES	Dimension to be C.O.S	NOTES	Dimension to be C.O.S	NOTES	Dimension to be C.O.S	NOTES	Dimension to be C.O.S
							
REFERENCE	<b>W5</b>	REFERENCE	<b>W6</b>	REFERENCE	<b>W7</b>	REFERENCE	<b>W8</b>
AMOUNT REQUIRED	Refer to plan	AMOUNT REQUIRED	Refer to plan	AMOUNT REQUIRED	Refer to plan	AMOUNT REQUIRED	Refer to plan
TYPE	Aluminium side hung sections	TYPE	Aluminium top hung section	TYPE	Aluminium fixed section	TYPE	Aluminium fixed section
GLASS	4mm Toughened Safety glass	GLASS	4mm Toughened Safety glass	GLASS	4mm Toughened Safety glass	GLASS	4mm Toughened Safety glass
FINISHES	Grey anodized finish	FINISHES	Grey anodized finish	FINISHES	Grey anodized finish	FINISHES	Grey anodized finish
NOTES	Dimension to be C.O.S	NOTES	Dimension to be C.O.S	NOTES	Dimension to be C.O.S	NOTES	Dimension to be C.O.S
							
REFERENCE	<b>W9</b>	REFERENCE	<b>W10</b>	REFERENCE	<b>W11</b>	REFERENCE	<b>W12</b>
AMOUNT REQUIRED	Refer to plan	AMOUNT REQUIRED	Refer to plan	AMOUNT REQUIRED	Refer to plan	AMOUNT REQUIRED	Refer to plan
TYPE	Aluminium side hung fixed sections	TYPE	Aluminium top hung section	TYPE	Aluminium side hung and fixed sections	TYPE	Aluminium top hung section
GLASS	4mm Toughened Safety glass	GLASS	4mm Toughened Safety glass	GLASS	4mm Toughened Safety glass	GLASS	4mm Toughened Safety glass
FINISHES	Grey anodized finish	FINISHES	Grey anodized finish	FINISHES	Grey anodized finish	FINISHES	Grey anodized finish
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PROJECT:  
PROPOSED ADDITIONS AND ALTERATIONS ON  
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DRAWING TITLE:  
WINDOW SCHEDULE

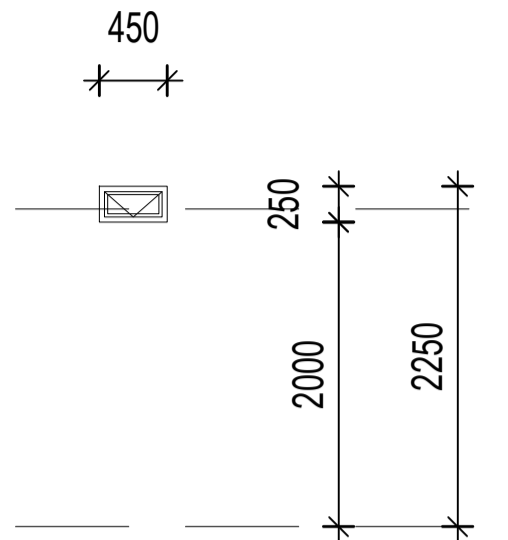
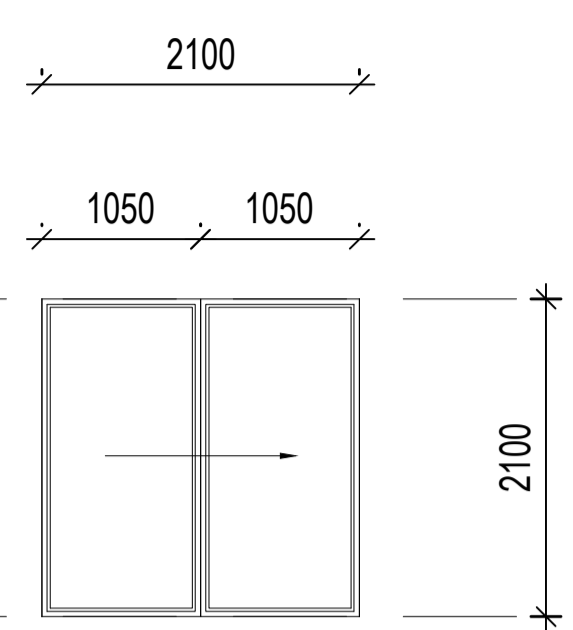
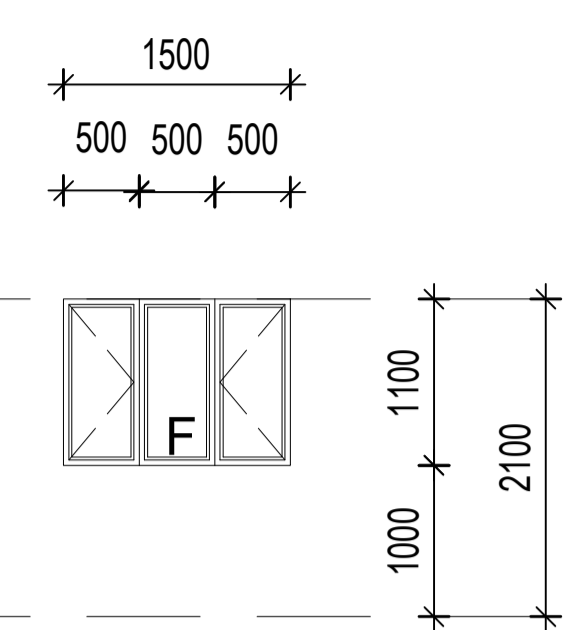
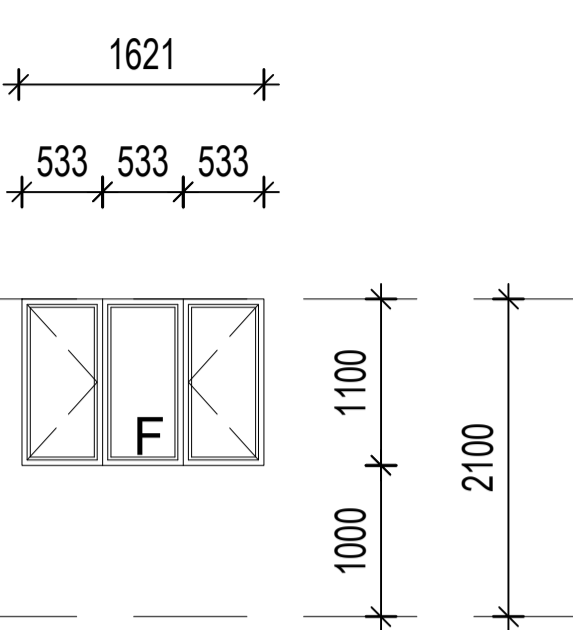
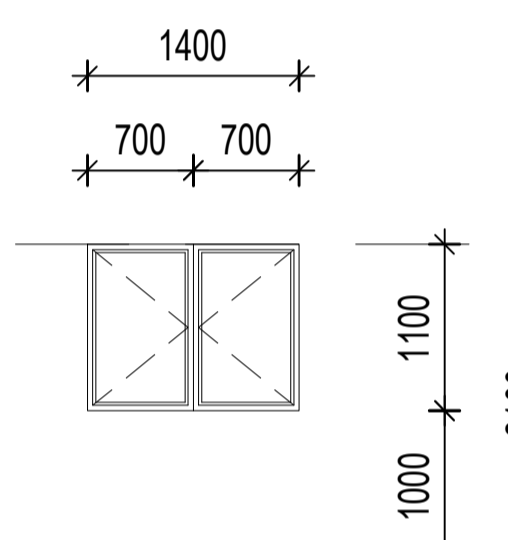
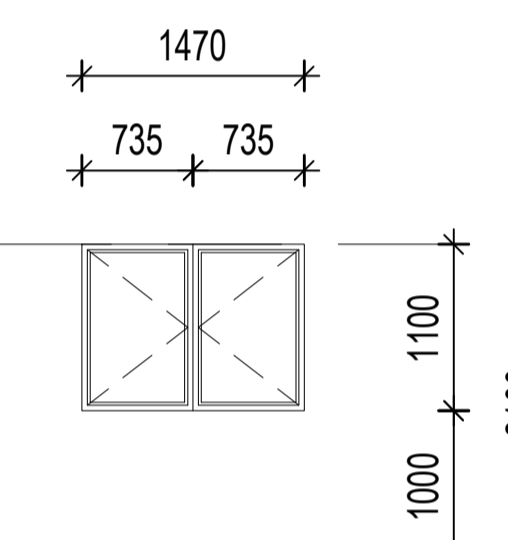
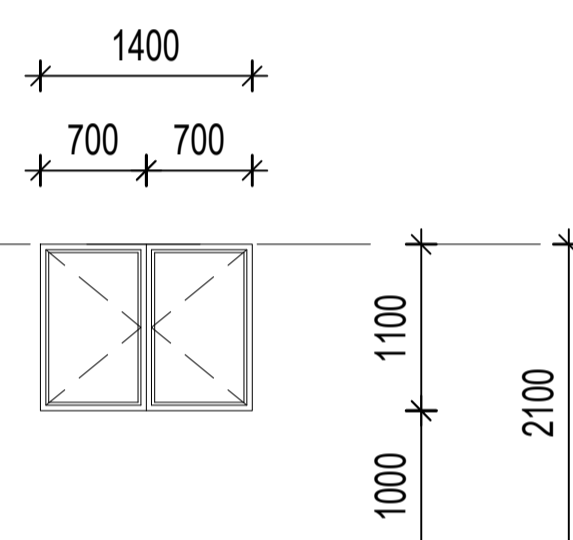
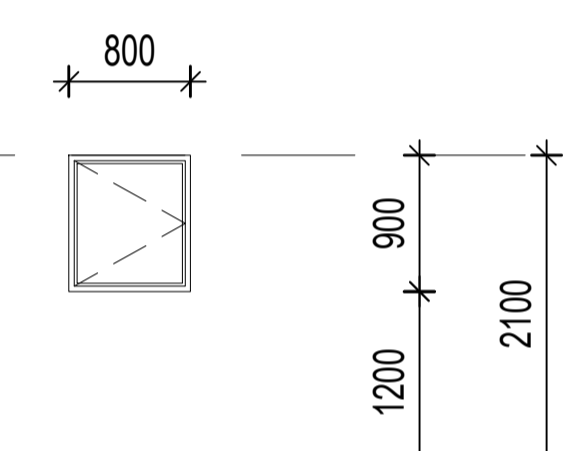
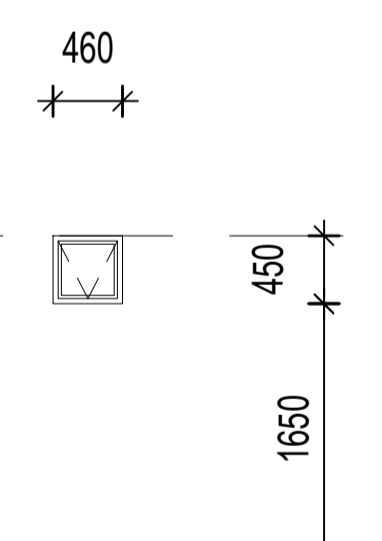
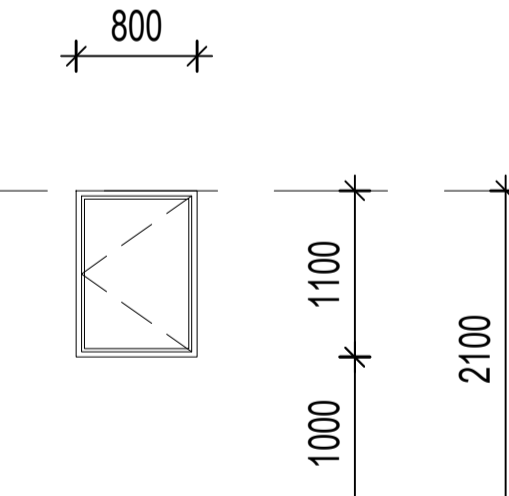
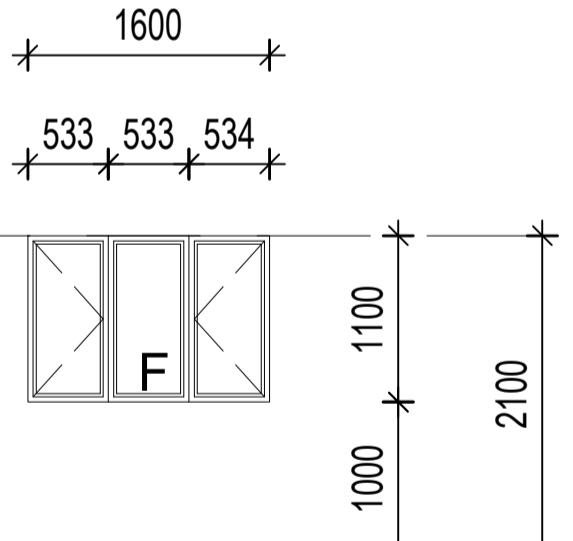
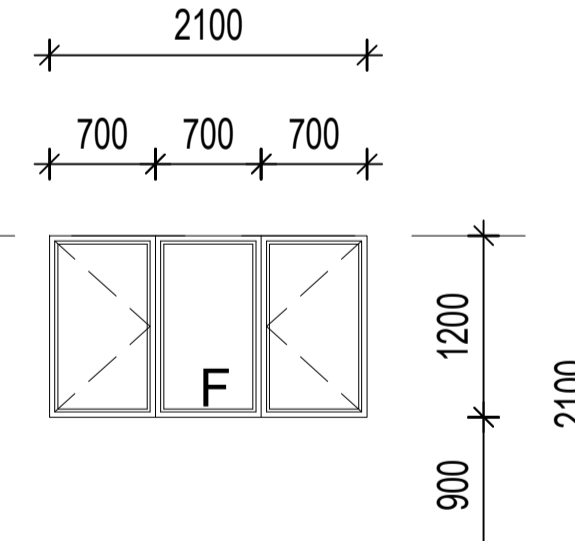
SCALE AS SHOWN DATE 11/12/2022

PROJECT CO-ORDINATOR T.G

ISSUE STATUS SUBMISSION - NOT FOR CONSTRUCTION

JOB NO:	TYPE:	DWG NO:	REVISION:
001	H4	004	000



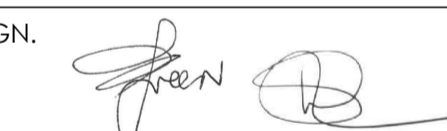
							
REFERENCE	<b>W13</b>	REFERENCE	<b>W14</b>	REFERENCE	<b>W15 and W24</b>	REFERENCE	<b>W16</b>
AMOUNT REQUIRED	Refer to plan	AMOUNT REQUIRED	Refer to plan	AMOUNT REQUIRED	Refer to plan	AMOUNT REQUIRED	Refer to plan
TYPE	Aluminium top hung sections	TYPE	Aluminium side hung fixed sections	TYPE	Aluminium side hung fixed sections	TYPE	Aluminium side hung fixed sections
GLASS	4mm Toughened Safety glass	GLASS	4mm Toughened Safety glass	GLASS	4mm Toughened Safety glass	GLASS	4mm Toughened Safety glass
FINISHES	Grey anodized finish	FINISHES	Grey anodized finish	FINISHES	Grey anodized finish	FINISHES	Grey anodized finish
NOTES	Dimension to be C.O.S	NOTES	Dimension to be C.O.S	NOTES	Dimension to be C.O.S	NOTES	Dimension to be C.O.S
							
REFERENCE	<b>W17</b>	REFERENCE	<b>W18</b>	REFERENCE	<b>W19</b>	REFERENCE	<b>W20</b>
AMOUNT REQUIRED	Refer to plan	AMOUNT REQUIRED	Refer to plan	AMOUNT REQUIRED	Refer to plan	AMOUNT REQUIRED	Refer to plan
TYPE	Aluminium top hung sections	TYPE	Aluminium side hung sections	TYPE	Aluminium side hung sections	TYPE	Aluminium side hung section
GLASS	4mm Toughened Safety glass	GLASS	4mm Toughened Safety glass	GLASS	4mm Toughened Safety glass	GLASS	4mm Toughened Safety glass
FINISHES	Grey anodized finish	FINISHES	Grey anodized finish	FINISHES	Grey anodized finish	FINISHES	Grey anodized finish
NOTES	Dimension to be C.O.S	NOTES	Dimension to be C.O.S	NOTES	Dimension to be C.O.S	NOTES	Dimension to be C.O.S
							
REFERENCE	<b>W21 and W22</b>	REFERENCE	<b>W23</b>	REFERENCE	<b>W25</b>	REFERENCE	<b>W27</b>
AMOUNT REQUIRED	Refer to plan	AMOUNT REQUIRED	Refer to plan	AMOUNT REQUIRED	Refer to plan	AMOUNT REQUIRED	Refer to plan
TYPE	Aluminium top hung section	TYPE	Aluminium side hung section	TYPE	Aluminium side hung and fixed section	TYPE	Aluminium side hung and fixed section
GLASS	4mm Toughened Safety glass	GLASS	4mm Toughened Safety glass	GLASS	4mm Toughened Safety glass	GLASS	4mm Toughened Safety glass
FINISHES	Grey anodized finish	FINISHES	Grey anodized finish	FINISHES	Grey anodized finish	FINISHES	Grey anodized finish
NOTES	Dimension to be C.O.S	NOTES	Dimension to be C.O.S	NOTES	Dimension to be C.O.S	NOTES	Dimension to be C.O.S

**NOTES**

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THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER ARCHITECTS DETAIL DRAWINGS, SCHEDULES AND SPECIFICATIONS.

AUTHORS NAME : WENDLE DWAINA NAIDOO  
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PROJECT:  
PROPOSED ADDITIONS AND ALTERATIONS ON  
33 ROEHAMPTON WAY, BROADWAY, DURBAN  
NORTH ERF 2426

DRAWING TITLE:  
WINDOW SCHEDULE

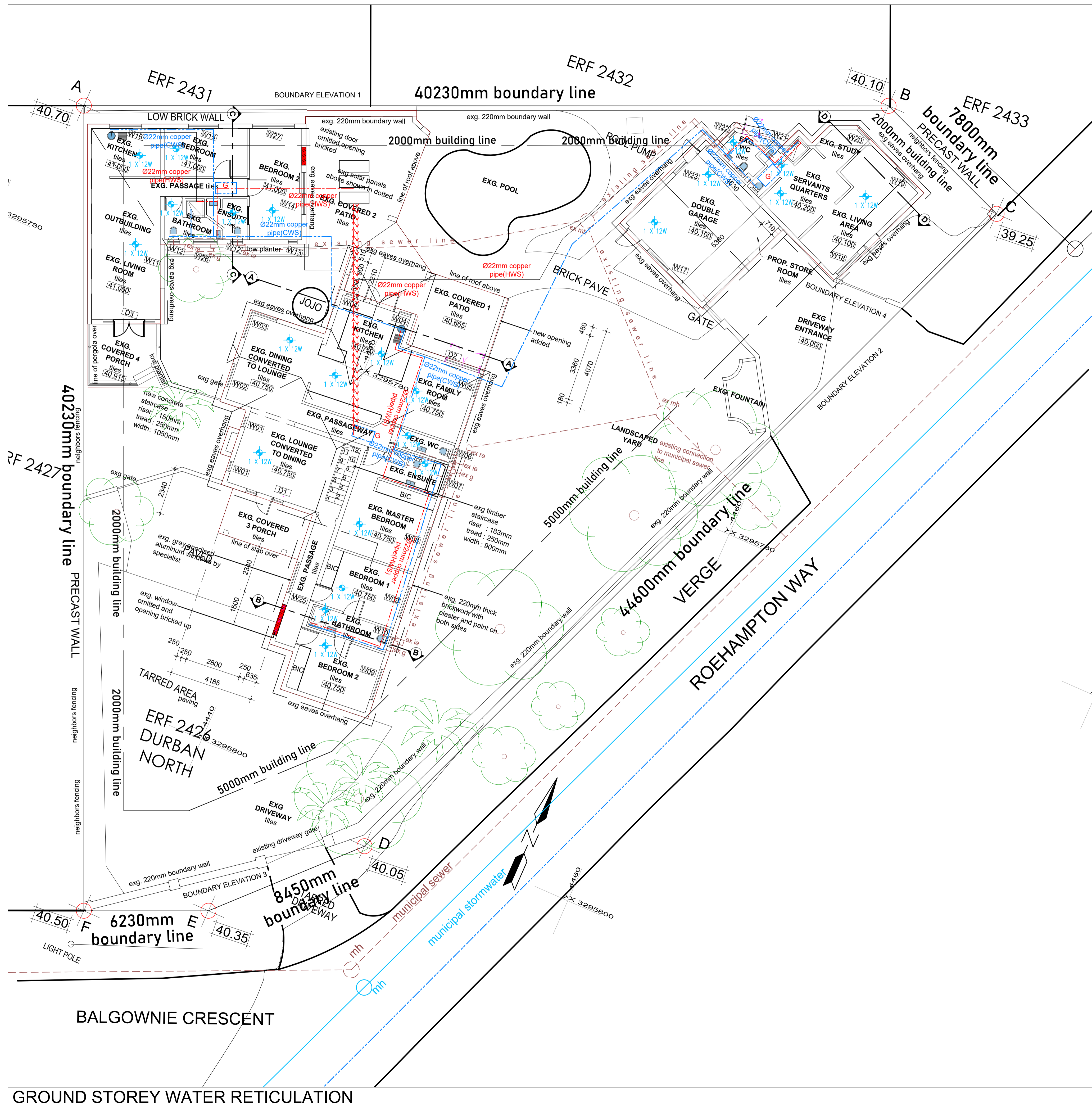
SCALE AS SHOWN DATE 11/12/2022

PROJECT CO-ORDINATOR T.G

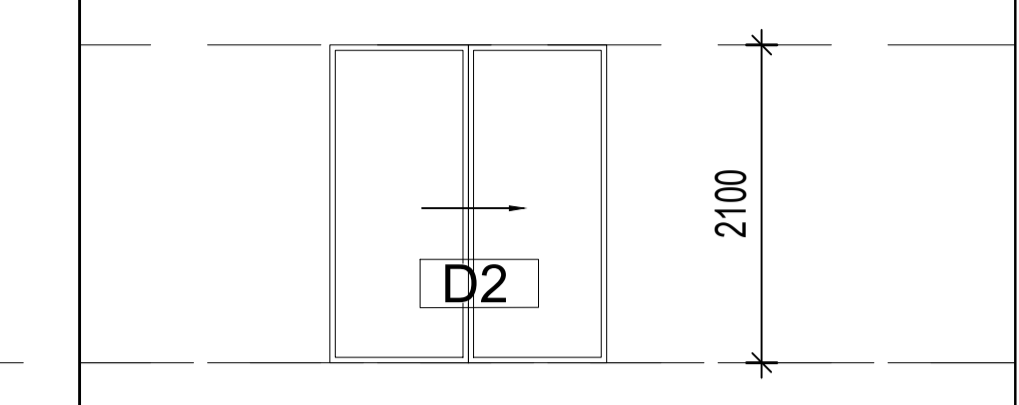
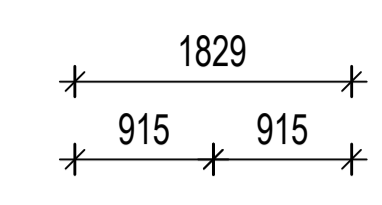
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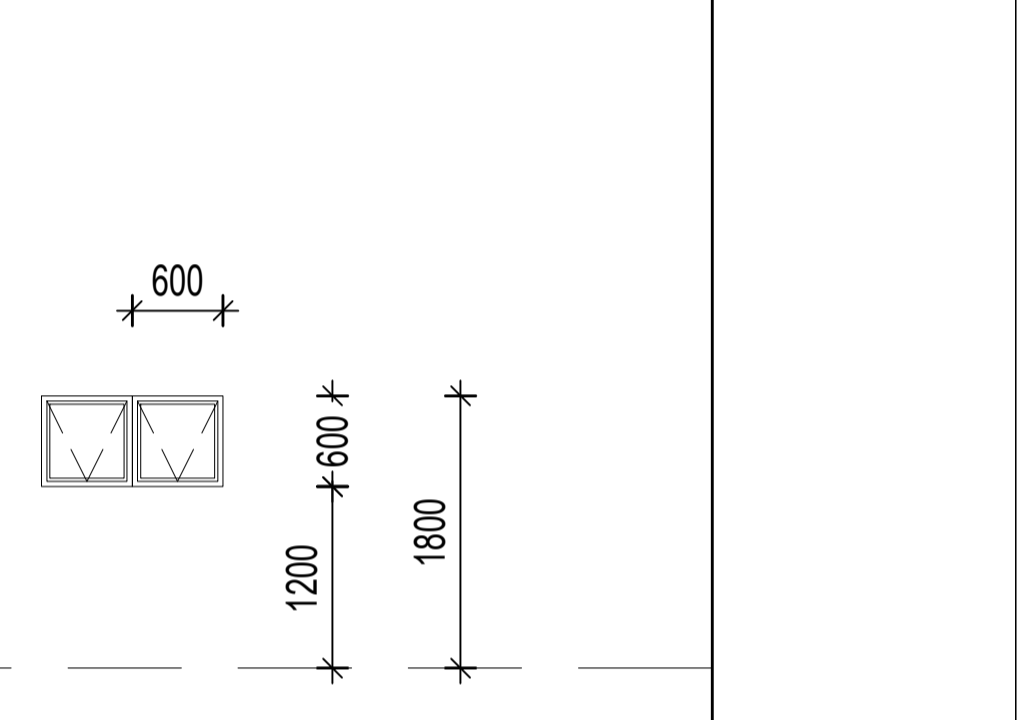




**GROUND STOREY WATER RETICULATION**



REFERENCE	W21 and W22
AMOUNT REQUIRED	Refer to plan
TYPE	Aluminium top hung section
GLASS	4mm Toughened Safety glass
FINISHES	Grey anodized finish
NOTES	Dimension to be C.O.S



<b>W26</b>	
Refer to plan	
Aluminium top hung section	
4mm Toughened Safety glass	
Grey anodized finish	
Dimension to be C.O.S	

**WINDOW SCHEDULE SCALE 1:50**

**GENERAL NOTES:**

- ALL WORK DONE UNDER THIS CONTRACT MUST COMPLY WITH THE FOLLOWING: THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT No. 193 OF 1997 AND SABS 0400 (1900) AS AMENDED.
- CONTRACTOR IS RESPONSIBLE FOR CORRECT SETTING OUT OF THE NEW BUILDING ADDITIONS. ALL EXTERNAL & INTERNAL WALLS WITH PARTICULAR REFERENCE TO BOUNDARIES.
- CONTRACTOR TO LOCATE & IDENTIFY EXISTING SERVICES ON SITE & TO PROTECT THESE FROM DAMAGE THROUGHOUT THE DURATION OF WORKS.
- CONTRACTOR TO USE FIGURED DIMENSIONS & NOT TO SCALE OF DRAWINGS.
- ALL ENTRANCE LEVELS ARE DERIVED BY USING LOCAL AUTHORITIES FORMULA.
- UNLESS OTHERWISE STATED, ANY PRODUCTS SPECIFIED BY TRADE NAME ARE TO BE INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS' RECOMMENDATIONS AND/OR INSTRUCTIONS.
- ALL DISCREPANCIES TO BE BROUGHT TO THE PROJECT MANAGER'S NOTICE IMMEDIATELY. ALL QUERIES ARE TO BE CONVEYED TO CONSULTANTS VIA PROJECT MANAGER.

**ROOF**  
 DOUBLE ROMAN CONCRETE ROOF TILES @ 17.5° PITCH ON 38X38MM SAP TIMBER BATTEN AT 320 CENTRES ON PVC UNDERLAYER ON ROOF TRUSSES  
 RAFTER : 152 X 38 , WEB MEMBER : 114 X 38  
 TIE BEAM : 152 X 38 AT 760 CENTRES  
 ON 114X38 SAP TIMBER WALLPLATE, ALL TO ENGINEERS DETAILS.  
 ALUMINUM RAIN WATER GOODS , FACIA BOARDS AND BARGE BOARDS TO RECEIVE PAINT.

**CEILING**  
 RHINOBOARD FIXED TO 38 X 38 BRANDINGER FIXED TO UNDER SIDE OF THE BEAM  
 SOFFIT OF SLAB TO BE SKIMMED TO SMOOTH FINISH.

**WALL**  
 TWO COURSES BRICKWORK WITH BRICKFORCE AND JOINTS IN SOLID CEMENT MORTAR TO BE PROVIDED BOTH AT WINDOW CILL AND WALL PLATE LEVELS. DEPTH OF FOUNDATIONS TO SUIT ACTUAL SITE CONDITIONS WITH MIN. 4 COURSES BRICKWORK BELOW GROUND. NO WALLS OR FOUNDATIONS NOT TO ENCRUCH OVER BOUNDARIES.  
 EXTERNAL WALLS : PLASTERED AND PAINTED. INTERNAL WALLS : PLASTERED AND PAINTED.

**NOTES**

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**PROJECT:**  
 PROPOSED ADDITIONS AND ALTERATIONS ON 33 ROEHAMPTON WAY, BROADWAY, DURBAN NORTH ERF 2426

**DRAWING TITLE:**  
 WATER RETICULATION WINDOW SCHEDULE

SCALE	AS SHOWN	DATE	11/12/2022
PROJECT CO-ORDINATOR	T.G		
ISSUE STATUS	SUBMISSION - NOT FOR CONSTRUCTION		
JOB NO:	TYPE:	DWG NO:	REVISION:
001	H4	006	000