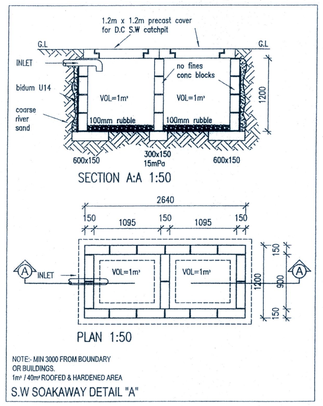
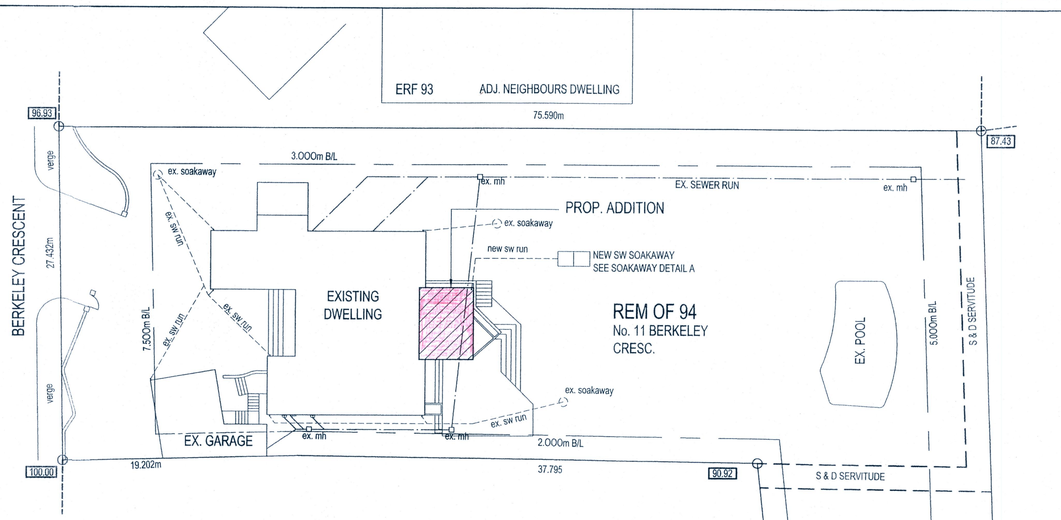
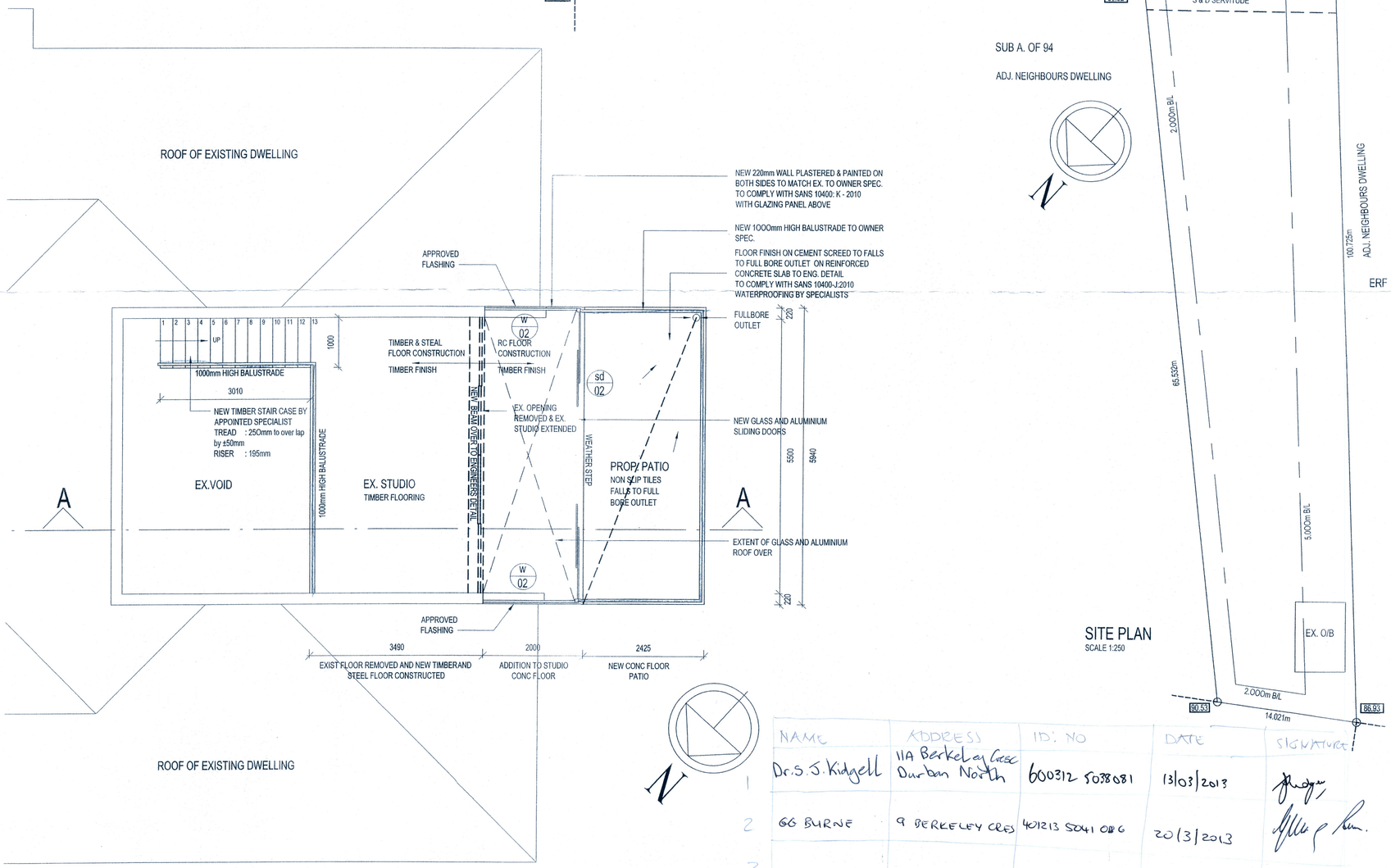




SUB A. OF 94

ADJ. NEIGHBOURS DWELLING



UPPER FLOOR PLAN

SCALE 1:50

SITE PLAN

SCALE 1:250

	NAME	ADDRESS	ID. NO	DATE	SIGNATURE
1	Dr. S. J. Kidgell	11A Berkeley Cres Durban North	600312 5038081	13/03/2013	
2	GG BURNE	9 BERKELEY CRES	401213 5041 086	20/3/2013	
3	M DITZ	8 BERKELEY CRES	640105 5055 08 5	20/3/2013	

AREA SCHEDULE

SITE AREA	3 266.00m²
COVERAGE ALLOWED	1 306.00m²
FAR ALLOWED	NA
EXIST COVERAGE	276.19m²
EXIST FAR	284.95m²
PROPOSED COVERAGE	29.77m²
PROPOSED FAR	11.88m²
TOTAL NEW COVERAGE	305.96m²
TOTAL NEW FAR	296.83m²
TOTAL NEW USABLE ROOFED AREA	41.65m²

A: FOOTINGS:-
1. EX. HOUSE FOOTINGS TO BE CONFIRMED ADEQUATE BY ENGINEER
2. FOOTINGS FOR NEW COLUMNS TO ENGINEERS DETAIL

B: FLOORS:-
1. SUSPENDED SLABS:- FLOOR FINISH BY OWNER LAID ON CEMENT SCREED WITH MIN 20mm THICKNESS ON REINFORCES CONCRETE SLAB TO ENGINEERS DETAIL.
2. SURFACE BED SLABS. FLOOR FINISH BY OWNER LAID ON CEMENT SCREED WITH MIN THICKNESS OF 20mm ON 115mm CONCRETE SURFACE BED MIX OF NOT GREATER THAN 1:3:6 BY VOLUME WITH BRC MESH LAID ON APPROVED 250 MICRON UNDERLAY LAID ACCORDING TO MANUFACTURERS SPEC ON 50mm CLEAN BUNDING LAYER ON WELL COMPACTED FILL
3. SUB FLOOR GROUND TO BE POISENED WITH PENTACHLOROPHENOL SOLUTION IN ACCORDANCE WITH S.A.B.S 0124 CODE OF PRACTICE AND ANT GUARDS ARE TO BE PROVIDED TO COMPLY WITH LACOL AUTHORITY REGULATIONS

C: WALLS:-
1. SABS APPROVED CLAY BRICKWORK, TO COURSES OF BRICKWORK ARE TO BE REINFORCED WITH BRICKFORCE IN SOLID CEMENT MORTAR JOINTS BELOW WALL PLATE LEVEL, ABOVE WINDOW HEAD LEVEL & BELOW WINDOW SILL LEVEL
2. EXTERNAL FACE OF INNER SKIN OF ALL EXTERNAL WALLS TO BE BAGGED AND BENDERED WATERPROOF WITH SUITABLE APPLICATIONS OF BITUMEN.
3. PRE-CAST CONCRETE LINTOLS ABOVE DOOR AND WINDOW HEAD LEVEL
4. GALVANISED WIRE TIES TO BE BUILT IN ALL 230mm WALLS AT 800 CENTRES HORIZONTALLY AND EVERY 6th COURSE VERTICALLY.
5. DAMP PROOF COURSE TO BE EMBOSSED GUNDLE BRICKGRIP 375 micron SABS 952-1969 TYPE B WELL TAPED AT ALL JOINTS AND INTERSECTIONS AND BEDDED AND JOINTED IN CEMENT MORTAR.
6. ALL FINISHES TO BE MADE GOOD TO MATCH EXISTING RESIDENCE.

D: BOUNDARY WALLS:-

E: GATES:-

F: ROOF:-
1. DIRBIGUM ON 22mm PLY ALL BY SPECIALISTS
2. STROM WATER FROM NEW GLAZED ROOF TO DROP TO NEW UPPER LEVEL PATIO TO BE COLLECTED BY 1 OFF 76Ø FULL BORE OUTLET WITH DOWNPIPE SET IN CONCRETE COLUMN.

G: CEILING:-
1. TO UNDERSIDE OF SLAB. PLASTERED UNDERSIDE OF RC SLAB.
2. TO UNDERSIDE OF SUSPENDED SECTION. EXPOSED TIMBER AND STEAL.

H: WINDOWS:-
1. ALL NEW WINDOWS, DOORS TO BE ANODIZED ALUMINIUM
2. ALL IRONMONGERY SELECTION TO BE CONFIRMED WITH THE OWNER.
3. WINDOW SILLS TO MATCH EXISTING WITH DPC UNDER.
4. HEAD HEIGHTS TO WINDOWS TO MATCH EXISTING UNLESS OTHERWISE STATED.

J: SKIRTINGS & ARCHITRAVES:-
1. ALL SKIRTINGS AND ARCHITRAVES TO MATCH EXISTING.

K: DRAINAGE:-
1. ALL SANITARY FITTINGS TO BE TRAPPED IN ACCORDANCE WITH LOCAL AUTHORITY REGULATIONS.
2. THE CONTRACTOR TO ENSURE THAT ADEQUATE STORMWATER DRAINAGE IS PROVIDED AS NOT TO CAUSE ANY DAMAGE TO THE PROPERTY.
3. ANY NEW HARDENED AREAS OR ROOFED AREAS TO BE PROVIDED WITH A MUNICIPAL APPROVED SOAKAWAY AT 1m³:1.40m² OF SUCH AREA.

SPECIAL NOTES TO CONTRACTOR:-
1. ALL STRUCTURAL TIMBER SIZES SHOWN ON THIS DRAWING ARE TO BE CONFIRMED AS ADEQUATE BY A PROFFESSIONAL ENGINEER BEFORE FIXING.
2. CONTRACTOR IS TO CHECK ALL DIMENSIONS AND LEVELS BEFORE COMMENCING ANY WORK AND TO REPORT ANY DISCREPANCIES IMMEDIATLY TO THE ARCHITECT.
3. ALL FOUNDATIONS TO BE TAKEN DOWN TO HARD VIRGIN GROUND.
4. WHERE LOCAL AUTHORITY OR GOVERNMENT BUILDING REGULATIONS REQUIRE MORE STRINGENT REQUIREMENTS THAN SHOWN ON THESE DRAWINGS, THEY ARE TO BE COMPLIED WITH AFTER OBTAINING THE OWNERS CONSENT.
5. ALL N.B.R CODES OF BUILDING PRACTICE AND SANS STANDARD ARE TO BE COMLIED WITH WHERE APPLICABLE.
6. ALL REINFORCED CONCRETE, FOUNDATIONS, COLUMN BASES BEAMS, SLABS AND RETAINING WALLS ARE TO BE BUILT STRICTLY IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS DETAILS AND UNDER HIS USER SUPERVISION
7. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALING.

ENDORSEMENTS:-

FLOORS:
1. TO COMPLY WITH SANS 10400 - J:2010

WALLS:
1. TO COMPLY WITH SANS 10400 - K:2010

ROOF:
TO COMPLY WITH SANS 10400 - L:2010

STAIRS:
TO COMPLY WITH SANS 10400 - M:2010

BALUSTRADE:
TO COMPLY WITH SANS 10400 - MM:2010

GLAZING:
TO COMPLY WITH SANS 10400 - N:2010

DRAINAGE:
TO COMPLY WITH SANS 10400 - P:2010

STORMWATER:
TO COMPLY WITH SANS 10400 - R:2010

NATURAL LIGHTING:
TO COMPLY WITH SANS 10400 - O:2010

RETAINING WALLS:
TO COMPLY WITH SANS 10400 - DD.2:2010

ALETHEA DUNCAN-BROWN
B.BLD ARTS, B.ARCH, M. ARCH(UPE)
Pr. ARCH (Reg No:6630) MIArch, KZNIA

38 KELVIN PLACE
DURBAN NORTH
4051
PH: 031 563 9952 / 083 574 3358

ADDITIONS AND ALTERATIONS TO EXISTING HOME FOR Mr B & Mrs B. CHELIUS AT 11 BERKELEY CRESCENT ON REM OF ERF 1692 DURBAN NORTH

DATE: SEPTEMBER 2011 | SCALES: AS SHOWN

DRAWN: RVS

DRAWINGS:

SUBMISSION DRAWINGS:

FIRST FLOOR PLAN
SITE PLAN
SOAKAWAY DETAIL
AREA SCHEDULE

JOB No: | DRAWING No: 102

ARCHITECTS SIGNATURE:

CLIENTS SIGNATURE: