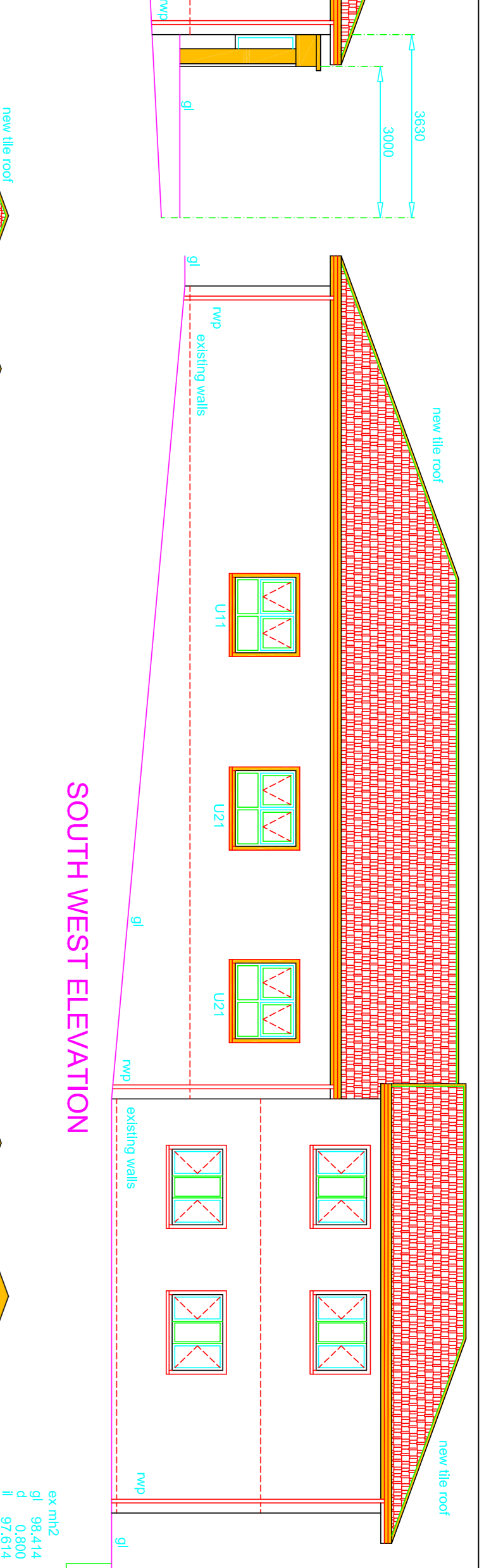
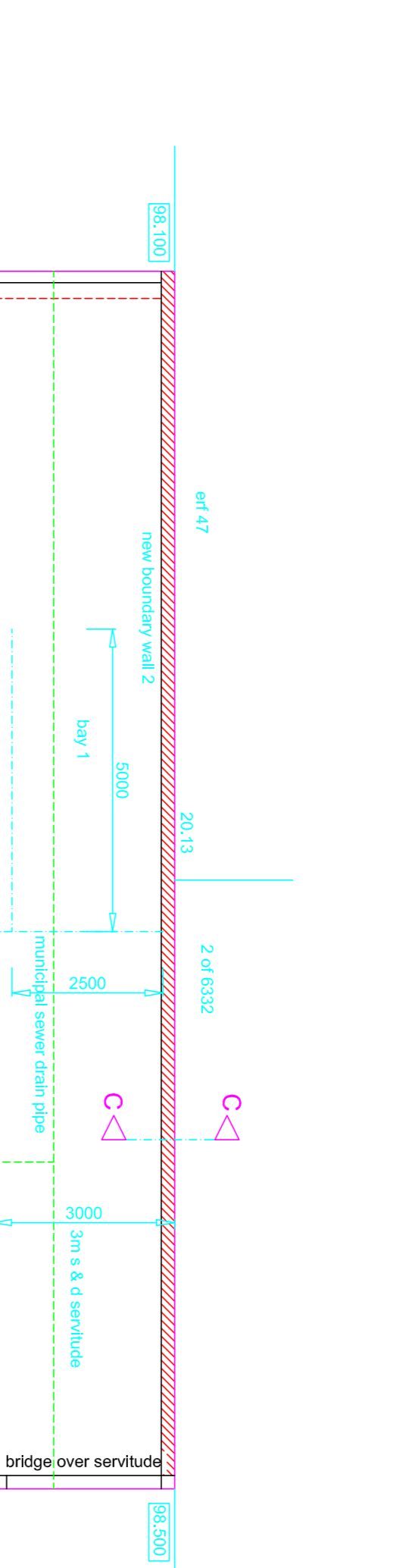


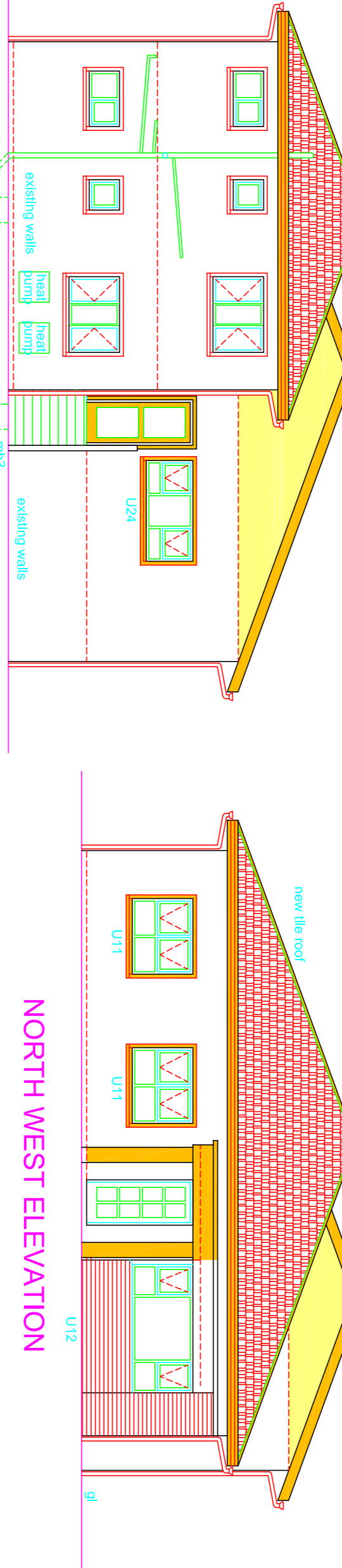
NORTH EAST ELEVATION



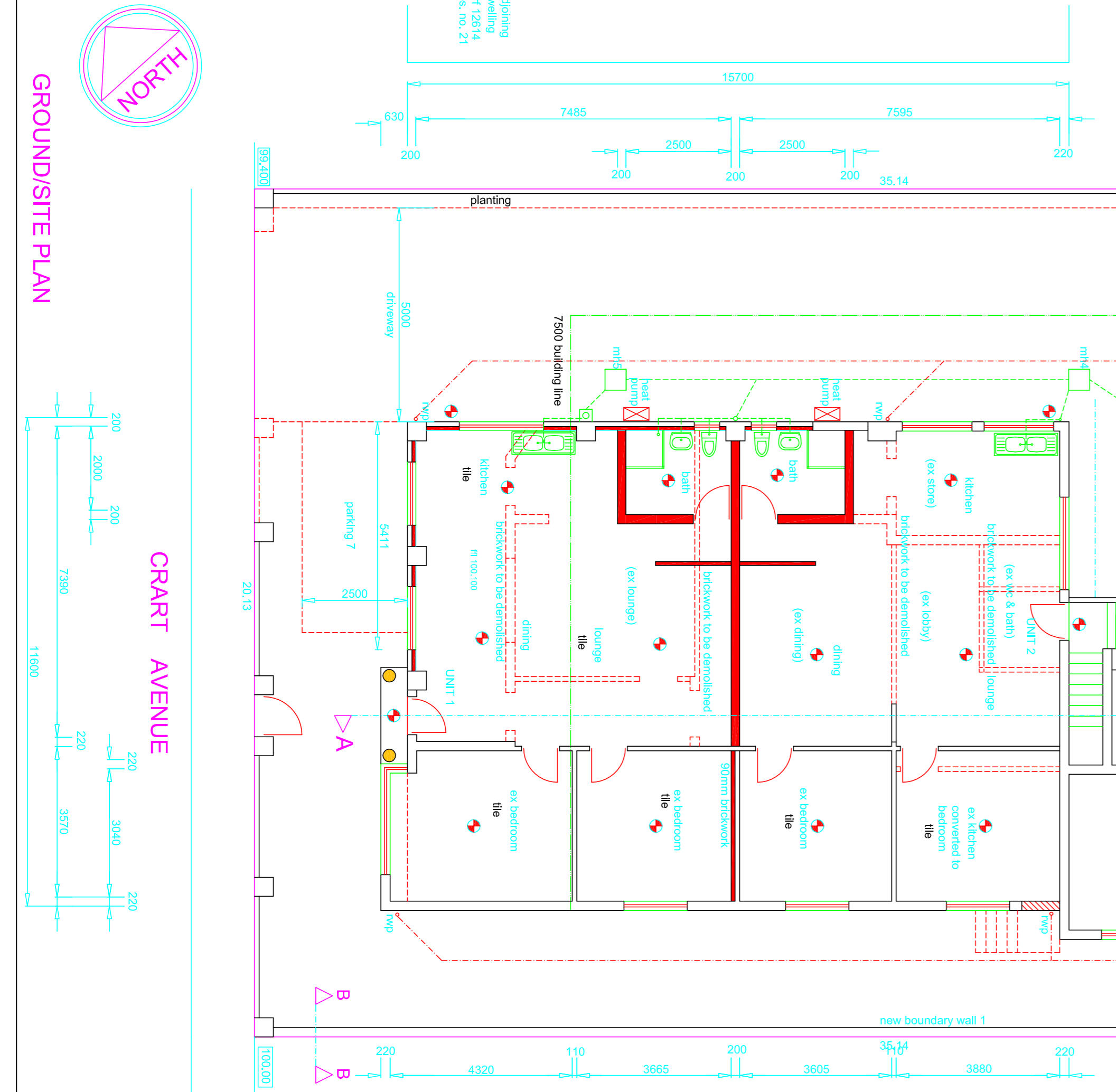
SOUTH EAST ELEVATION



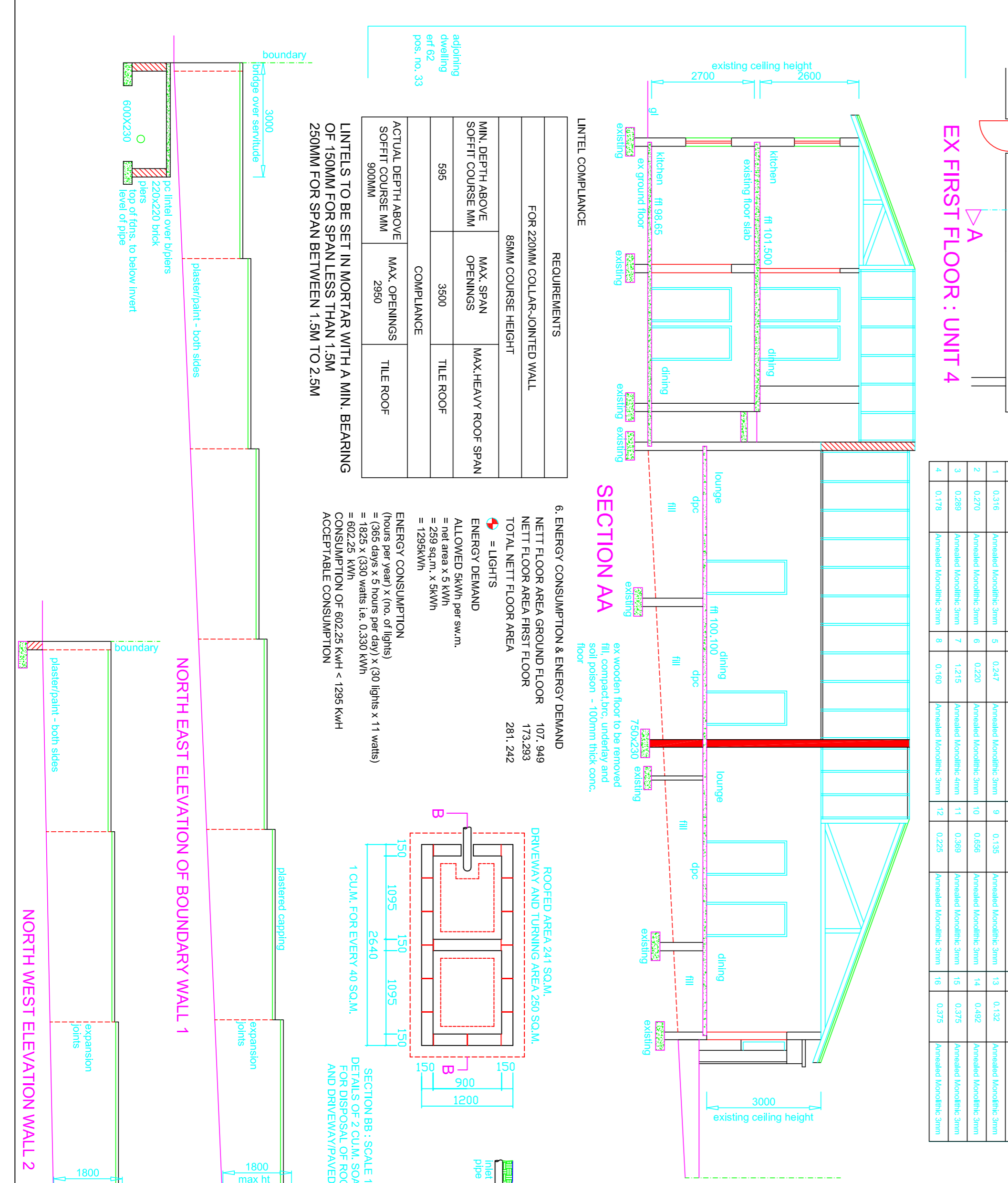
SOUTH WEST ELEVATION



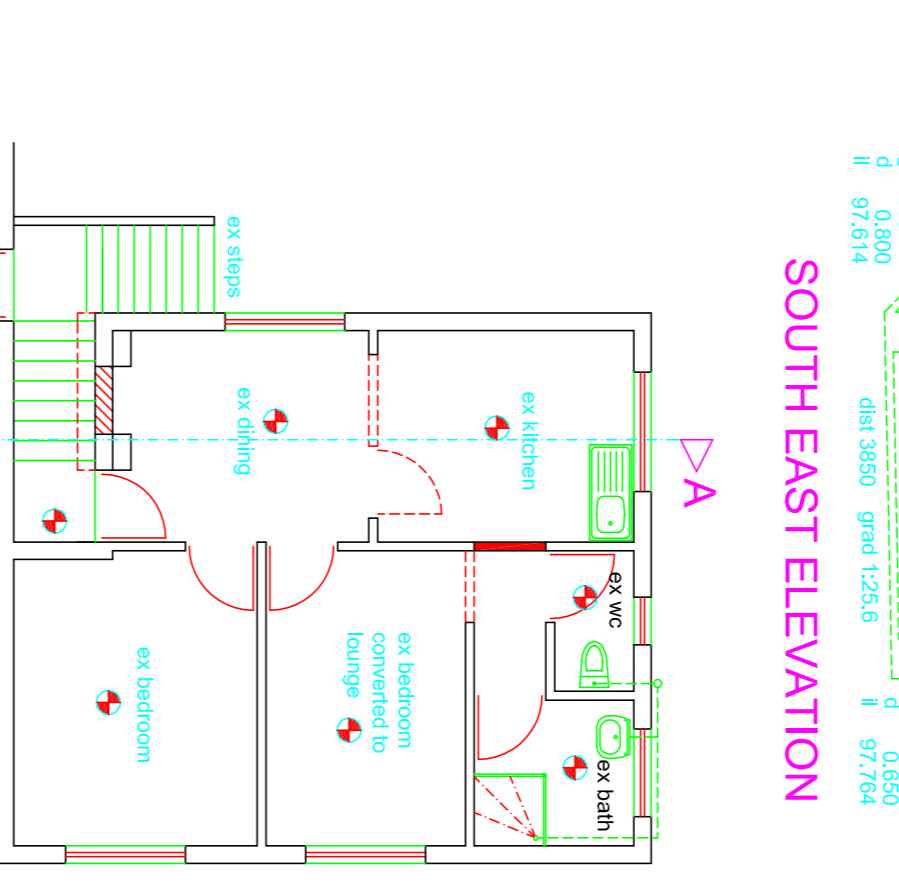
NORTH WEST ELEVATION



GROUNDSITE PLAN



CRART AVENUE

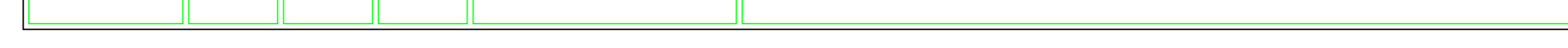
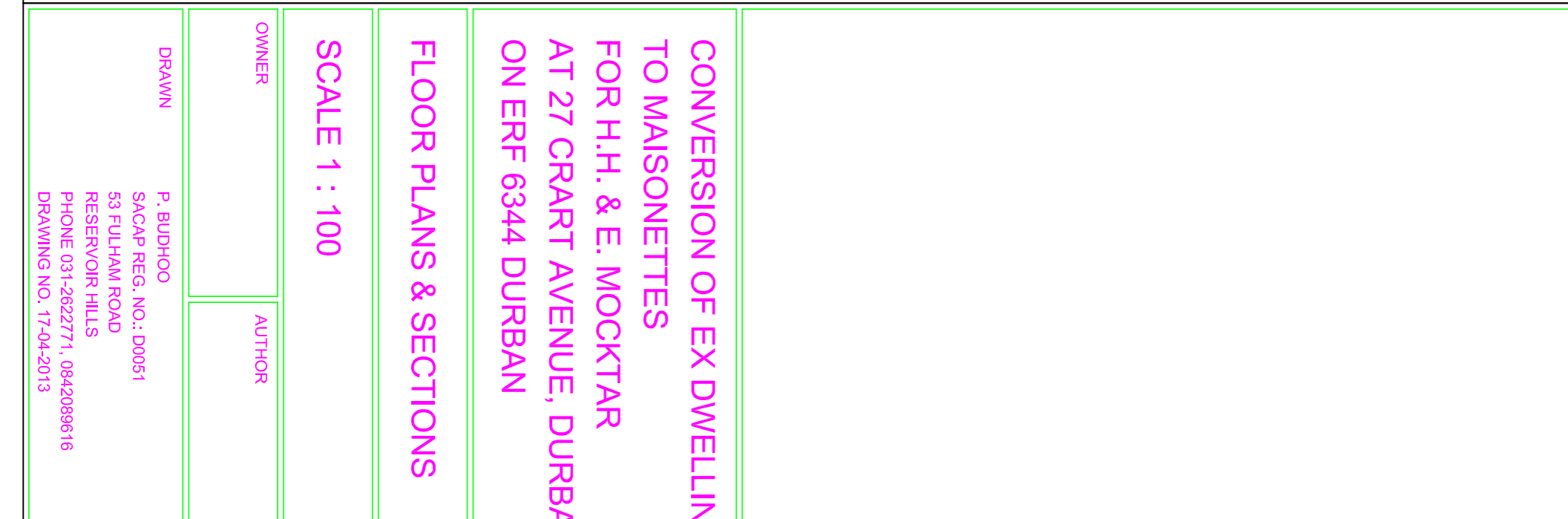
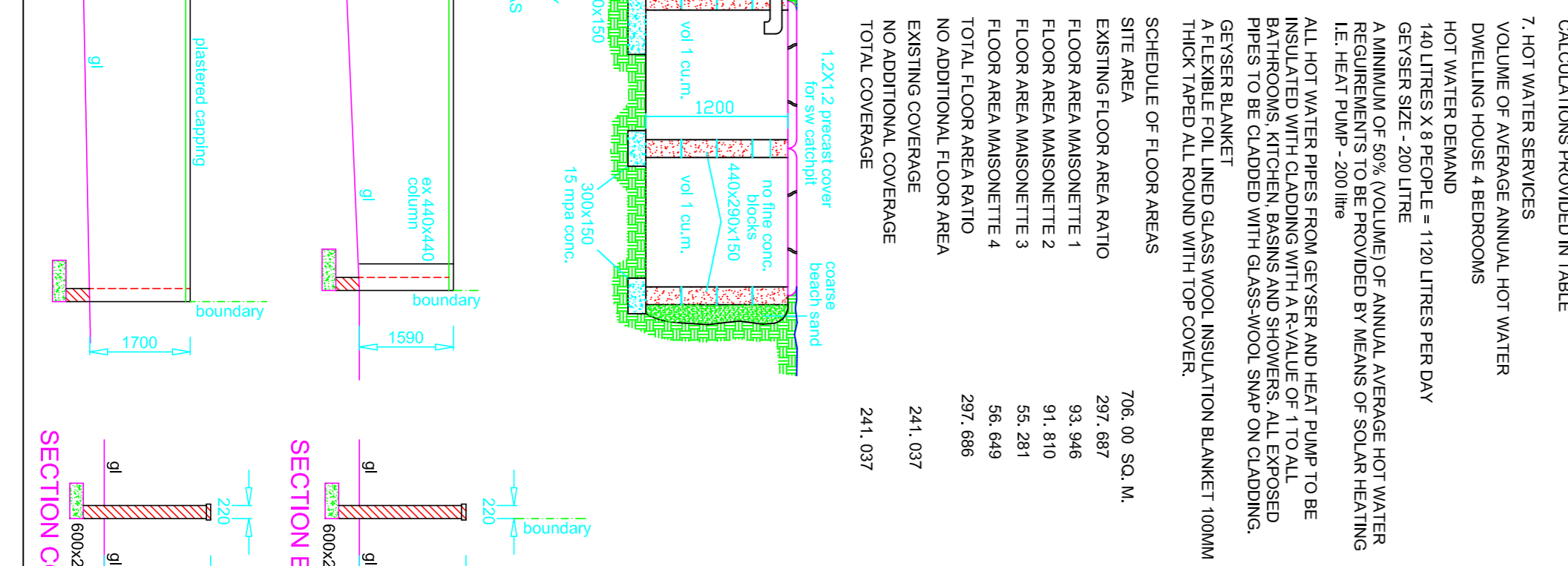


EX FIRST FLOOR : UNIT 4

WINDOW CODE	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8	UNIT 9	UNIT 10	UNIT 11	UNIT 12	UNIT 13	UNIT 14	UNIT 15	UNIT 16	UNIT 17	UNIT 18	UNIT 19	UNIT 20
TYPE	Alum, framed	Alum, framed	Alum, framed	Alum, framed	Alum, framed	Alum, framed	Alum, framed	Alum, framed	Alum, framed	Alum, framed	Alum, framed	Alum, framed	Alum, framed	Alum, framed	Alum, framed	Alum, framed	Alum, framed	Alum, framed	Alum, framed	Alum, framed
NO. OF	3	3	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
AREA	1292.87 sq.m	1292.87 sq.m	828.28 sq.m	828.28 sq.m	828.28 sq.m	828.28 sq.m	828.28 sq.m	828.28 sq.m	828.28 sq.m	828.28 sq.m	828.28 sq.m	828.28 sq.m	828.28 sq.m	828.28 sq.m	828.28 sq.m	828.28 sq.m	828.28 sq.m	828.28 sq.m	828.28 sq.m	828.28 sq.m
Net floor area of unit 1	= 82,408 sq.m.																			
Total area of fenestration	= 11,332 sq.m. (13.27%)																			
Net floor area of unit 2	= 82,408 sq.m.																			
Total area of fenestration	= 3,028 sq.m. (10.25%)																			
Net floor area of unit 3	= 82,408 sq.m.																			
Total area of fenestration	= 14,474 sq.m. (17.28%)																			
Net floor area of unit 4	= 82,408 sq.m.																			
Total area of fenestration	= 15,031 sq.m. (18.23%)																			

REQUIREMENTS	FOR 220MM COLLAR-JOINTED WALL	FOR 107,948 NETT FLOOR AREA	FOR 173,293 NETT FLOOR AREA
MIN. DEPTH ABOVE SOFT FLOOR (MM)	85MM	107,948	173,293
MAX. SPAN OPENINGS (MM)	3500	281,242	281,242
MAX-HEAVY ROOF SPAN	3500	281,242	281,242
TILE ROOF	3500	281,242	281,242
TILE ROOF	3500	281,242	281,242

REQUIREMENTS	FOR 220MM COLLAR-JOINTED WALL
MIN. DEPTH ABOVE SOFT FLOOR (MM)	85MM
MAX. SPAN OPENINGS (MM)	3500
MAX-HEAVY ROOF SPAN	3500
TILE ROOF	3500
TILE ROOF	3500



SECTION CC

NOTES TO ALTERATIONS & ADDITIONS

- EXISTING SINGLE STOREY DWELLING WAS BEING RENOVATED. BOILER INSTALLED ROOF WAS REMOVED AND ALL WOODEN WORKING REMOVED. WOODEN FLOORING, ROOFING, ROOF TRUSSES, ROOF TIMBER, ROOF BRACKETS, ROOF PILES, ROOF POSTS AND THE BUILDING WAS EXTENSIVELY VANDALISED. THE BUILDING NOW BEING RENOVATED AND DIVIDED INTO MASONRY SPECIFICATION AND NOTES TO CONSTRUCTION CLIMATIC ZONE 5
- WALLS MASONRY WALLS
- INTERNAL WALL - 200MM COLLAR JOINTED DOUBLE SKIN PLASTERED INTERNALLY AND EXTERNALLY WITH A MIN. R-VALUE OF 0.35 AND EXTERNALLY 150MM COLLAR JOINTED PLASTERED INTERNALLY AND EXTERNALLY
- ORIENTATION ALTERATIONS AND ADDITIONS TO EXISTING BUILDING

NOTES

- ROOF CONSTRUCTION PREFABRICATED GANG-WALLED ROOF TRUSSES TO EMPIRICAL DESIGN COMPRISING 11x438 BATTERS, TIEBEAMS, POSTS AND STRIPS. CONCRETE ROOF TILES ON 38x38mm BIRCHWORK WITH GALVANISED STRIPS. PITCH 20 DEGREES
- ROOF DESIGN & CONSTRUCTION TO ENGINEERS SPECIFICATION. MINIMUM R-VALUE FOR ROOF ASSEMBLY 2.7
- ROOF TILES MINIMUM R-VALUE OF 0.48. CEILING R-VALUE 0.05 AND ADDED INSULATION R-VALUE OF 2.17 OR SIMILAR APPROVED ROOF ASSEMBLY
- MINIMUM R-VALUE FOR ROOF ASSEMBLY IS 2.7
- MINIMUM R-VALUE FOR CEILING ASSEMBLY IS 0.50
- ADDED R-VALUE INSULATION 2.290 (MIN 100MM THICK)
- FLOORS
- 100MM SOLID CONCRETE SLAB ON GROUND REINFORCED WITH WELDED BRC WIRE MESH ON 250 MICRON UNDERLAY. SOIL POSKONING TO BE APPLIED THROUGHOUT AND SOLUBLE TO BE INTERFERED. FLOORS TO BE FINISHED WITH WATER-PROOFED MATERIAL E.G. CERAMIC TILES ETC.
- FLOOR SLAB TO ENGINEERS DETAIL
- FLOORS SUPPORTED ON GROUND
- FORMS AN INTEGRAL PART OF THE FOUNDATION SYSTEM.
- CONSTRUCTED OF CONCRETE AND EXCEEDS PANEL DIMENSION WALLS AND PASSES OVER AND IS SUPPORTED BY FOUNDATION
- FLOOR CONSTRUCTED LEVEL
- POLYURETHANE UNDERFLOOR MEMBRANE - 250 PROVIDED AND TURNED UP 100MM AROUND THE PERIMETER OF THE FLOOR.
- PENETRATIONS BY PIPES, PLUMBING FITTINGS AND PUNCTURES TO BE TAPED WITH A PRESSURE SENSITIVE APPROVED TAPE.
- FILLING BENEATH FLOORS :-
- 1 TO CONTAIN LITTLE OR NO ORGANIC MATERIAL
- 2 TO CONTAIN LITTLE OR NO CLAY LUMPS OR CLAYEY MATERIAL SIGNIFICANT VOIDS.
- 3 A VIEW OF NOMINAL APERTURE SIZE OF 50MM.
- 4 TO BE MADE UP OF 10% ROCK OR HARD FRAGMENTS REMAINED BY 7.8 FILLING TO BE PLACED IN LAYER OF 100MM FOR HAND COMPACTION AND 150MM FOR MECHANICAL MEANS.
- 7.9 FILLING TO BE COMPACTED LAYER BY LAYER.
- 7.10 FILLING TO BE COMPACTED LAYER BY LAYER.
- 7.11 CIVIL ENGINEER TO TO DESIGN AND INSPECT AS FILLING EXCEEDS 400MM.
- FENESTRATION CONFORMANCE AND SOLAR HEAT GAIN ACCEPTABLE CALCULATIONS PROVIDED IN TABLE
- HOT WATER SERVICES VOLUME OF AVERAGE ANNUAL HOT WATER DWELLING HOUSE 4 BEDROOMS HOT WATER DEMAND 140 LITRES X 8 PEOPLE = 1120 LITRES PER DAY GETTERS SIZE - 280 LITRE
- WATER SUPPLY TO BE PROVIDED BY MEANS OF SOLAR HEATING IE HEAT PUMP - 200 litre
- ALL HOT WATER PIPES FROM GETTER AND HEAT PUMP TO BE INSULATED WITH CLADDING AND A R-VALUE OF 1.170 ALL BATHROOMS, KITCHEN BASINS AND SHOWERS, ALL EXPOSED PIPES TO BE CLADDED WITH GLASS-WOOL SMOKE ON CLADDING. GETTERS BLANKET LINED GLASS WOOL INSULATION BLANKET 100MM THICK TAPED ALL ROUND WITH TOP COVER.
- SCHEDULE OF FLOOR AREAS 706.00 SQ. M.
- EXISTING FLOOR AREA RATIO 297.687
- FLOOR AREA MASONRY TIE 1 93.946
- FLOOR AREA MASONRY TIE 2 91.810
- FLOOR AREA MASONRY TIE 3 55.281
- FLOOR AREA MASONRY TIE 4 56.649
- TOTAL FLOOR AREA RATIO 297.686
- NO ADDITIONAL FLOOR AREA
- EXISTING COVERAGE 241.037
- NO ADDITIONAL COVERAGE 241.037
- TOTAL COVERAGE 241.037

CONVERSION OF EX DWELLING TO MASONRY SPECIFICATION FOR H.H. & E. MOCKTAR AT 27 CRART AVENUE, DURBAN ON ERF 6344 DURBAN

FLOOR PLANS & SECTIONS

SCALE 1 : 100

OWNER

DRAWN P. BUCHHO
SACP REG. NO.: 00051
53 PULHAR ROAD
RESERVEBANK HILLS
PHONE: 031 2827711, 042 2988916
DRAWING NO.: 17-04-0019

AUTHOR