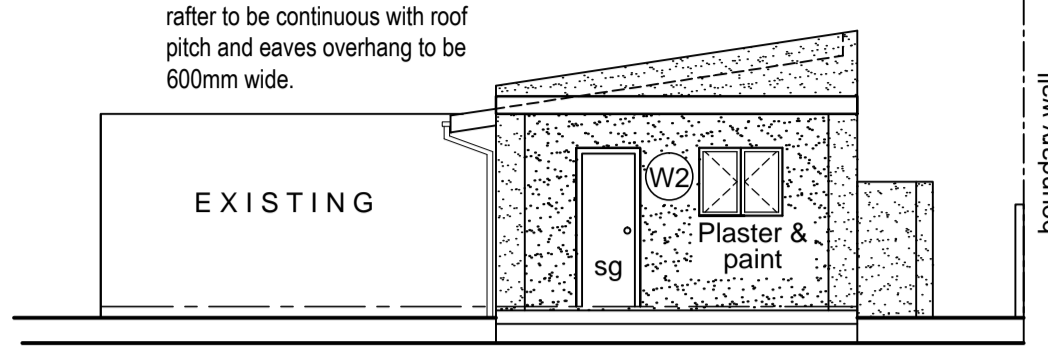


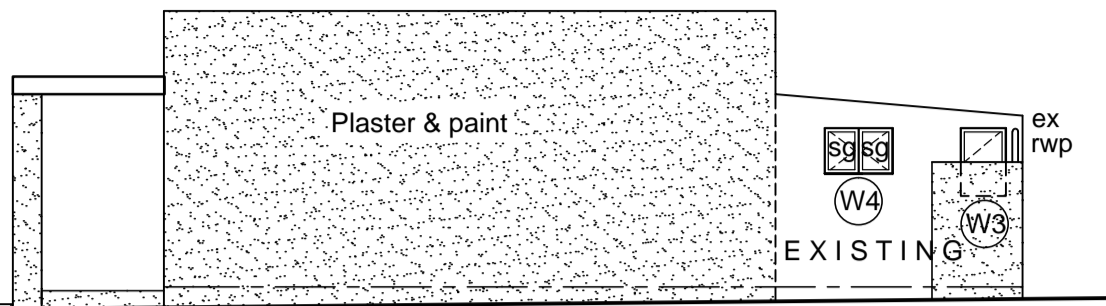
GUTTER NOTE:
PVC profile gutter and bracket fixed to SAP fascia fitted directly to eaves rafter

EAVE NOTE:
rafter to be continuous with roof pitch and eaves overhang to be 600mm wide.

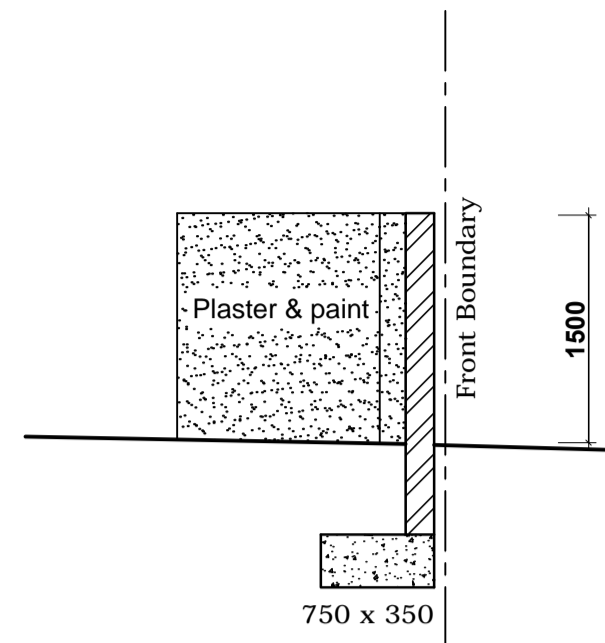


SOUTH EAST ELEVATION
Scale 1:100

N.B. : ALL GLAZING WORK SHALL BE EXECUTED STRICTLY IN CONFORMANCE WITH GLASS MANUFACTURERS RECOMMENDATIONS AND ALL IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS PART N, SANS 10137, SANS 10400, SANS 1263 AND B.S. ACT 103 of 1977.
ALL SAFETY GLAZING MATERIALS (INDIVIDUAL PANES) SHALL BE PERMANENTLY MARKED IN SUCH A WAY THAT SUCH MARKING WILL BE VISIBLE AFTER INSTALLATION OF THE GLAZING.

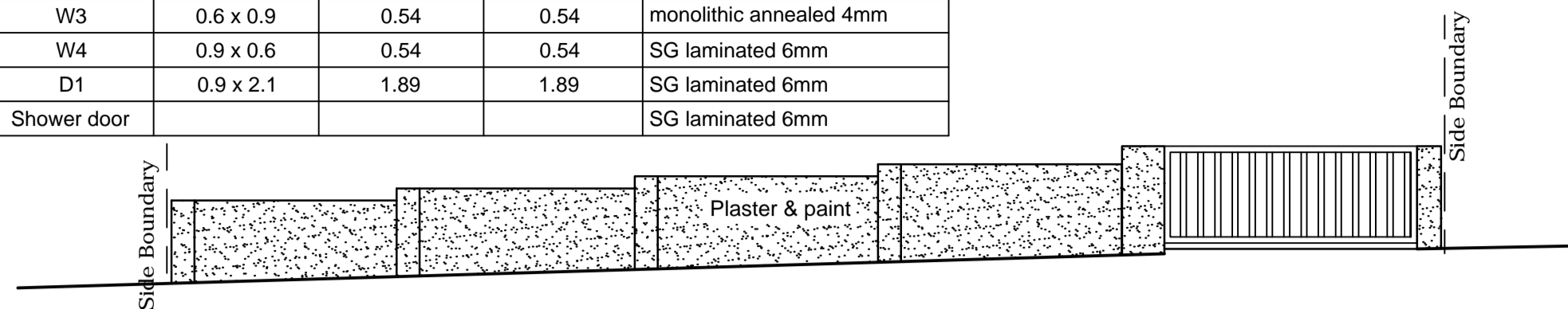


NORTH EAST ELEVATION
Scale 1:100



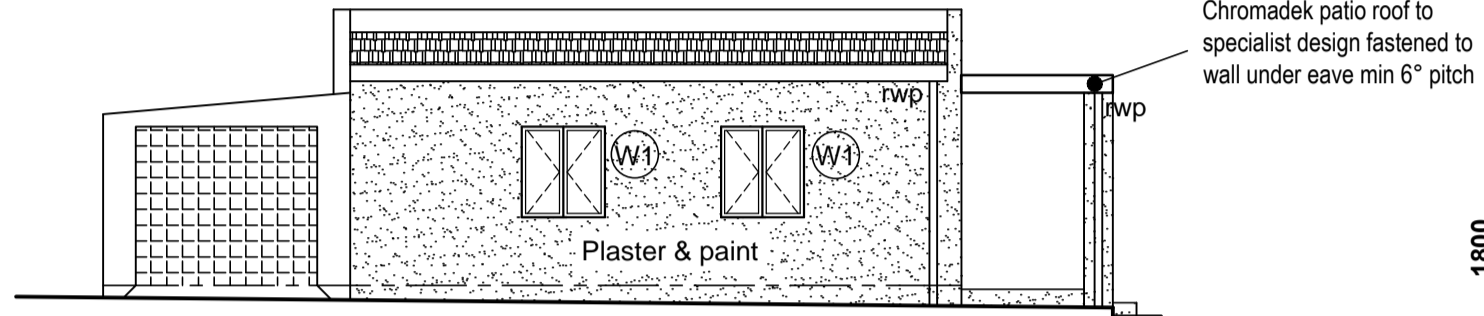
SECTION C-C
SCALE 1:50

WINDOW SCHEDULE (Aluminium frames)				
DESCRIPTION	SIZE	VENT AREA	LIGHT AREA	TYPE
		sqm	sqm	
W1	1.1 x 1.2	1.32	1.32	monolithic annealed 4mm
W2	1.1 x 0.9	0.99	0.99	monolithic annealed 4mm
W3	0.6 x 0.9	0.54	0.54	monolithic annealed 4mm
W4	0.9 x 0.6	0.54	0.54	SG laminated 6mm
D1	0.9 x 2.1	1.89	1.89	SG laminated 6mm
Shower door				SG laminated 6mm

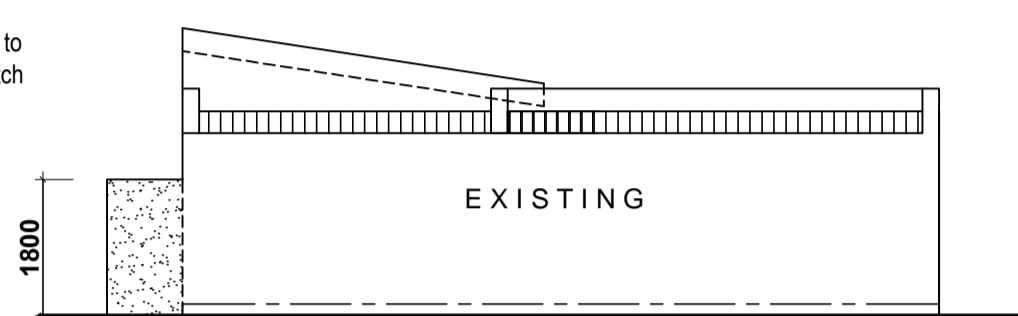


SOUTH EAST ELEVATION
Scale 1:100

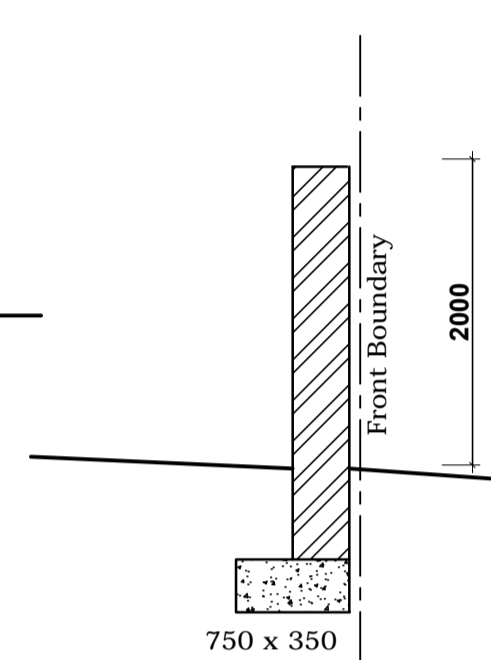
ROOF NOTE:
Marseilles tiles to match existing on 38 x 38 batons on metaloid layer on plywood sheeling on 38 x 114 mm "gang nailed" trusses on 38 x 76 wall plates tied down with 25gga. hoop iron at <700mm centres, min 9° pitch. Roof coverings and waterproofing systems shall be in accordance with the requirements of SANS10400 Part L.4.2



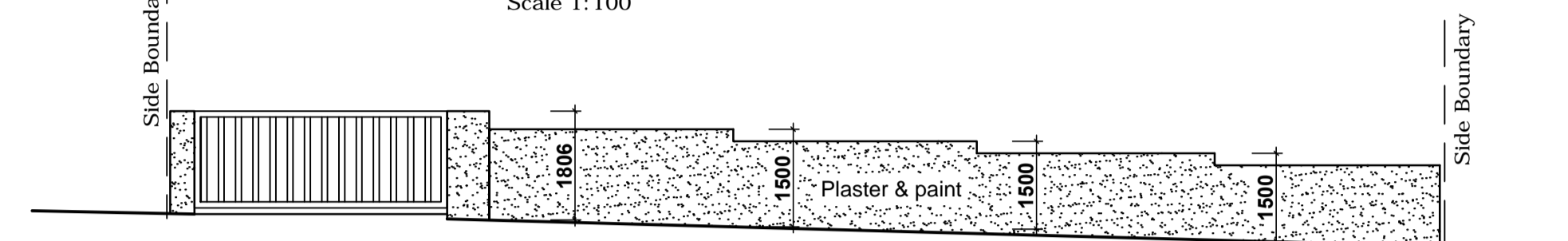
SOUTH WEST ELEVATION
Scale 1:100



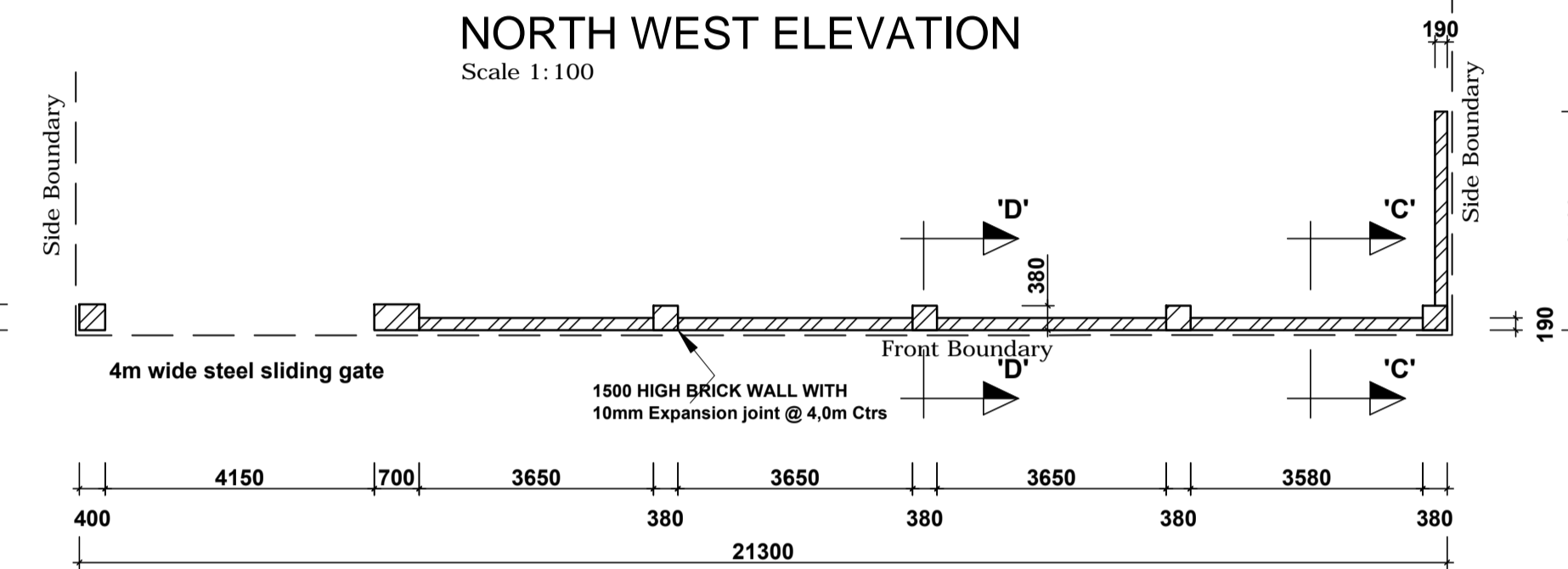
NORTH WEST ELEVATION
Scale 1:100



SECTION D-D
SCALE 1:50



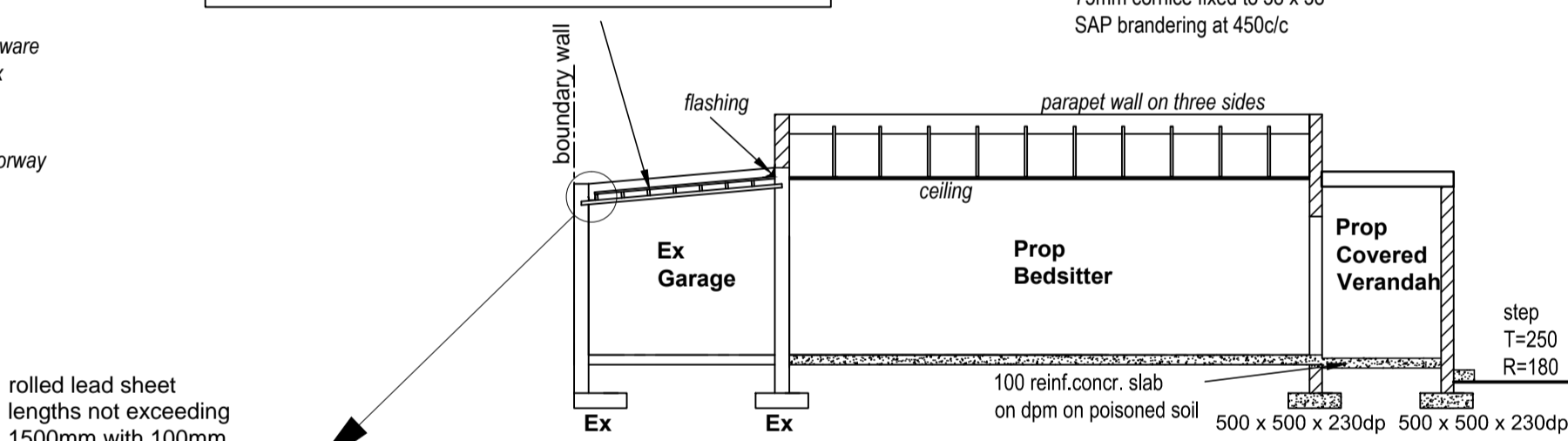
NORTH WEST ELEVATION
Scale 1:100



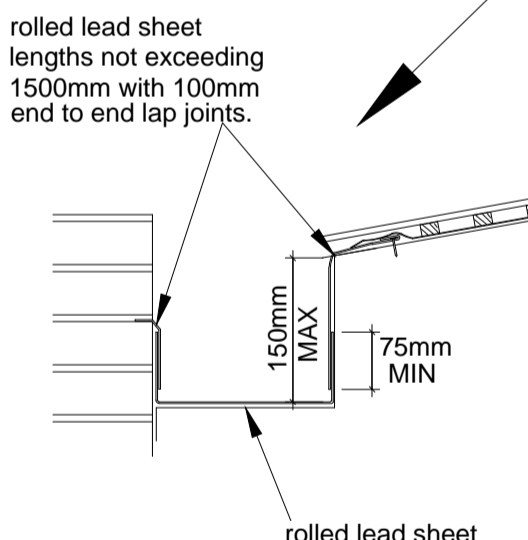
PLAN VIEW OF FRONT BOUNDARY WALL
Scale 1:100

NOTE
Garage roof to be separated from livable areas in accordance with SANS 10400 T 4.6.4
No combustible roof components shall penetrate the occupancy-separating elements or division-separating elements between occupancies and divisions.

CEILING NOTE:
6.4mm gypsum plasterboard with 75mm cornice fixed to 38 x 38 SAP brading at 450c/c

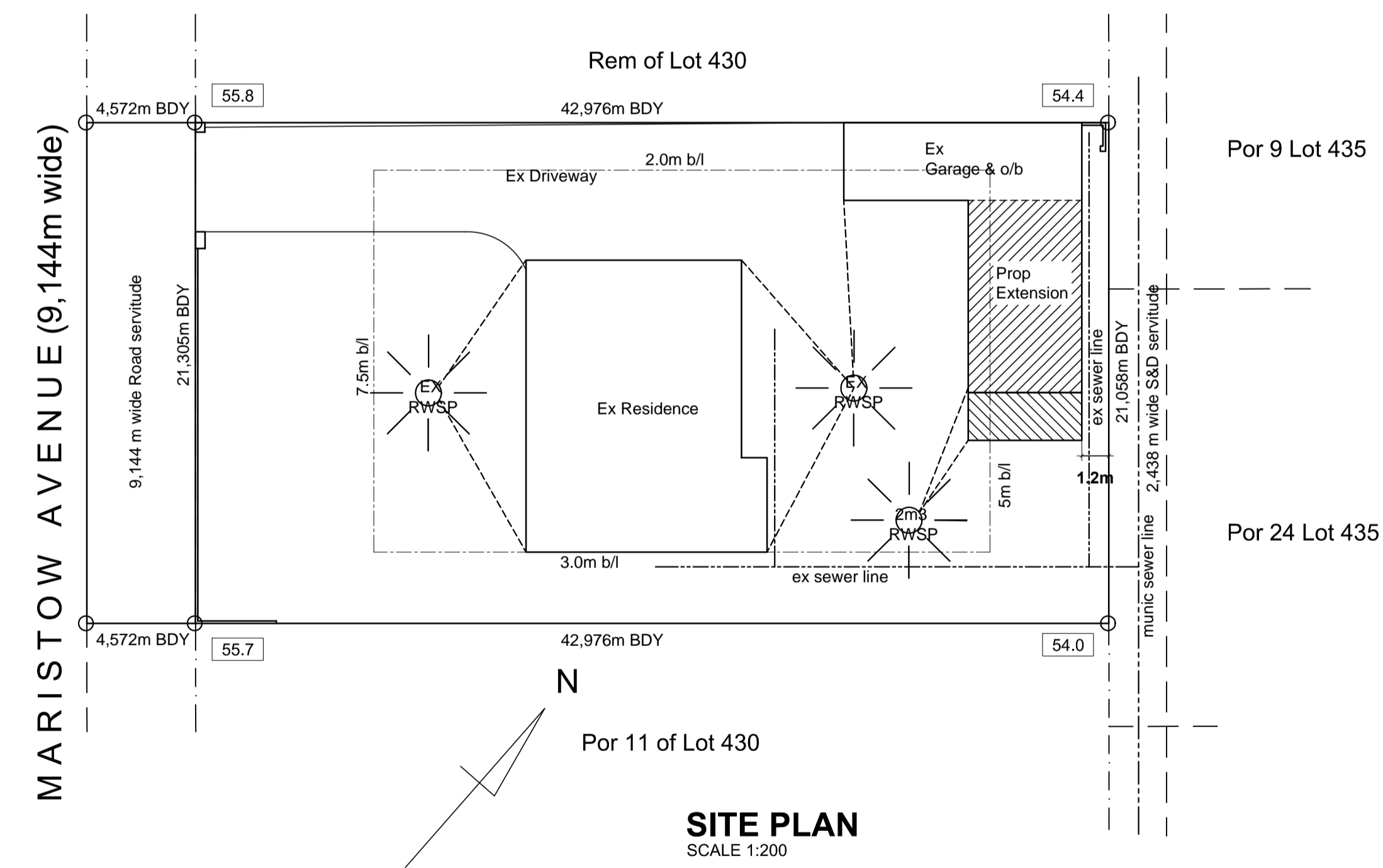


SECTION B-B
Scale 1:100

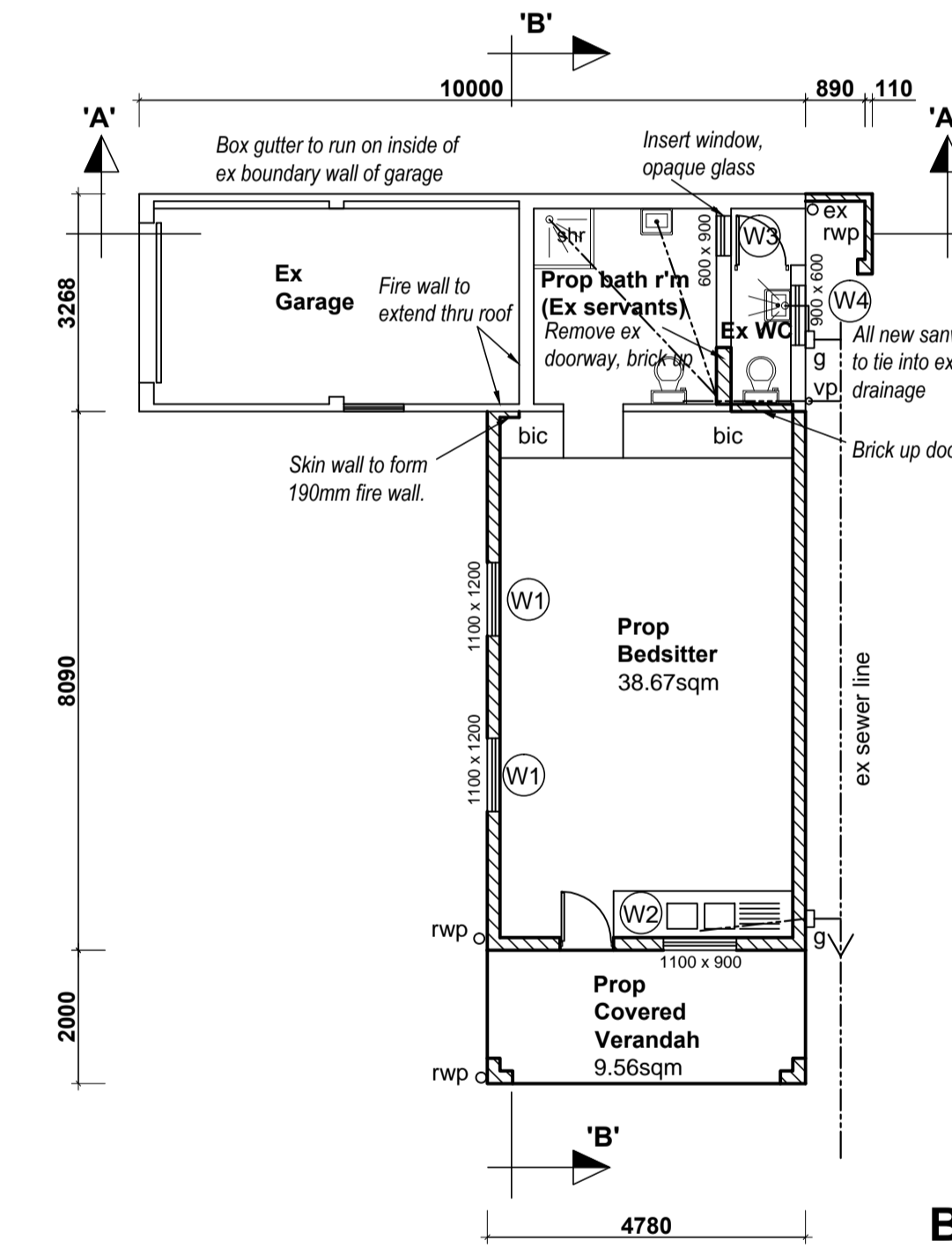


BOX GUTTER DETAIL
NTS

SECTION A-A
Scale 1:100



SITE PLAN
SCALE 1:200



GROUND STOREY
SCALE 1:100

GENERAL CONSTRUCTION NOTES

- EXCAVATION WORK SHALL COMPLY WITH SANS 10400 : G. LESS THAN 3m DEEP
- ALL FOUNDATION TRENCHES TO BE TAKEN DOWN TO SOLID NATURAL GROUND.
- ANY ADVERSE GROUND CONDITIONS (Eg: expansive clay, excessive ground water) TO BE REPORTED IMMEDIATELY TO APPOINTED PR ENGINEER, AND HIS INSTRUCTIONS TO BE STRICTLY COMPLIED WITH.
- ALL FOUNDATION TRENCHES TO BE INSPECTED BY APPROPRIATE AUTHORITIES PRIOR TO CASTING OF ANY CONCRETE.
- ALL EXPOSED HOT WATER SUPPLY TO BE CLADD IN ACCORDANCE WITH SANS 204:TABLE 13
- FOUNDATIONS : ALL NEW FOUNDATION WORK SHALL COMPLY WITH SANS 10400 : H. UNLESS OTHERWISE INDICATED, ALL NEW FOUNDATION WORK TO B AS FOLLOWS :
1.) 650 x 250 CONC FOOTINGS MIN (ALL TRENCH BASES TO BE MIN 500 mm BELOW NGL.)
2.) FOUNDATION WALLS TO BE MIN 230 mm THICK, CLAY BRICK, WITH BRICKFORCE EVERY THREE COURSES.
- ALL EXPOSED BALCONIES TO BE SUITABLY WATERPROOFED BELOW FLOOR FINISH AND SCREEDED TO FALLS TO FULLBORE OUTLETS
- SLABS:
1.) GROUND FLOOR SLABS TO BE 100 mm CONC RE-INFORCED WITH BRC MESH LAID ON CONTINUOUS PVC DPM, ON WELL COMPACTED POISONED FILL.
2.) ALL SUSPENDED RC SLABS TO Pr ENG DETAIL.
ALL NEW FLOOR CONSTRUCTION SHALL COMPLY WITH SANS 10400 : J.

- WALLS : THE CONSTRUCTION OF ALL NEW WALLS SHALL COMPLY WITH SANS 10400 : K UNLESS OTHERWISE INDICATED, ALL NEW WALLING TO CONSIST OF :
1.) BLOCKS (AS SELECTED BY OWNER) WITH BRICKFORCE EVERY THREE COURSES.
2.) DPC AT SLAB LEVEL AND BELOW CILLS AS INDICATED ON SECTIONS.
3.) RC LINTOLS ABOVE ALL NEW DOOR AND WINDOW OPENINGS.
4.) ALL NEW MASONRY TO BE CORRECTLY BONDED INTO EXISTING WALLS WITH GALV METAL TIES.
5.) ALL NEW FACEBRICK WORK TO BE WATERPROOFED AND WIRE-TIED.
6.) ALL EXTERNAL WALL THICKNESSES SHALL COMPLY WITH SANS 10400 : K & SANS 10400 : C (min 140 mm)
7.) ALL LOAD BEARING WALL THICKNESSES TO BE MIN 190 mm.
- ROOFING : UNLESS OTHERWISE INDICATED, ALL NEW ROOFING TO CONSIST OF :
1.)SELECTED CONC TILES TO MATCH EXIST TYPE FIXED TO 38 x 38 TIMBER BATTENS ON MIN 114 x 38 TIMBER RAFTERS @ CENTERS TO PR ENG DETAIL AND SPEC.
2.) ALL TRUSSES GN TYPE TO PR ENG DESIGN.
3.) ALL TIMBERS SABS 0160 AND 0163 CODES.
4.) ALL TRUSSES TO BE DESIGNED BY MANUFACTURER IN ACCORDANCE WITH MEASUREMENTS TAKEN ON SITE.
5.) ALL NEW RAFTERS TO BE SECURELY BRACED AGAINST WIND LOADING AS PER NBR.
6.) BEAM FILLING TO ALL GAPS AT EAVES AND ALL RAFTERS SECURED INTO MASONRY WITH GALV STEEL STRAP AS PER SANS 10400 : K 4.2.11

- DRAINAGE : UNLESS OTHERWISE INDICATED, ALL NEW SOIL AND WASTE DRAINAGE TO BE AS FOLLOWS :
1.) INSPECTION EYES TO BE FITTED AT ALL BENDS AND JUNCTIONS IN DRAINS AND SEWER LINES.
2.) ALL GULLEY SURROUNDS TO BE 150 mm MINIMUM ABOVE FGL.
3.) ALL SOIL PIPES TO BE 100 Ø UPVC ABOVE AND BELOW GROUND.
4.) ALL WASTE PIPES TO BE 100 Ø UPVC BELOW GROUND AND 50 UPVC Ø ABOVE.
5.) ALL KITCHEN WASTE OUTLETS TO DISCHARGE INTO A GREASE TRAP.
6.) RODDING EYES TO BE FITTED AT DRAIN HEADS AND BENDS. (I.L. min 450 below FGL)
7.) MINIMUM GRADIENT OF DRAINS 1 : 40.
8.) ALL DRAINPIPES AND OTHER SERVICES (INCLUDING STORMWATER) PASSING BELOW FOUNDATIONS OR FLOOR SLABS TO BE SOLIDLY ENCASED IN CONCRETE OR PROTECTED BY MEANS OF A RE-INFORCED SERVICES BRIDGE.
9.) IN THE ABSENCE OF AN ACCESSIBLE MUNICIPAL SEWER LINE, WASTE WATER AND SEWERAGE TO DISCHARGE INTO HOLDING TANK AND SOAKPIT TO Pr ENG DESIGN.
- STORMWATER :
1.) ALL 'SW TO DISCHARGE AWAY FROM BUILDINGS BY MEANS OF OPEN SURFACE CHANNELS / UNDERGROUND PVC PIPES AND CATCHPITS TO SOAKAWAYS OR STORAGE TANKS, SUBJECT TO CONDITIONS ON SITE.
2.) ALL SOAKPITS TO BE MINIMUM 3000 mm FROM BUILDINGS AND /OR BOUNDARY
3.) ALL STORMWATER DISPOSAL FACILITIES TO COMPLY WITH PART R OF SANS 10400

SPECIAL NOTES TO CONTRACTOR

All levels, dimensions and heights to be checked on site prior to commencement of work.
Above base walls there is to be wrought iron panels by specialist all steel work to be adequately treated for rust and the prevention thereof
If site contains extensive clay, excessive ground water or other poor soil conditions, Engineer to design & supervise all foundations. All foundations to be taken down to hard virgin ground.
All r.f. concrete, foundations, column bases, column, beams, slabs & retaining walls to be designed and supervised by Prof. engineer.
All SANS10400 codes of building practise & S.A.B.S. standards are to be complied with where applicable.
Foundations to be 750mm x 350mm concrete bases (6:3:1 mix) and no portion of the foundations is permitted to encroach over the boundary at ANY part along the fence line

NAME	ADDRESS	CONTACT NO	SIGNATURE

Owner's Signature: _____ Tel: _____
This plan has been inspected by me Mrs. P. Puther and the contents thereof are in accordance with my brief and thus are acceptable.

Classification H3, zone SR650

Proposed alterations & additions for Mrs. P Puther
18 Maristow Avenue, Fynlands
on Por 10 of 430, Bluff

WORKING DRAWINGS

SCHEDULE OF AREAS (sqm)

SITE AREA	910.45
EX F.A.R	138.39
PROPOSED F.A.R.	38.67
TOTAL PROPOSED F.A.R. 0.194	177.06
EXISTING COVER	157.03
PROPOSED COVER	48.23
TOTAL PROPOSED COVER 22.54%	205.26
PROPOSED COVER :	
PROP BEDSITTER	38.67
PROP COVERED VERANDAH	9.56
TOTAL PROPOSED COVER	48.23
PROPOSED FLOOR AREA RATIO :	
PROP BEDSITTER	38.67
TOTAL PROP F.A.R.	38.67

HDV CONSULTING
D0626
Lorraine Duggan-Jones
4 Edgocot Road, Westville, 3630
084 611 4889
EMAIL : autodetox@telkomsa.net

Date: 18-02-2014 Scale: 1:100 @ A1 Design: kjf Drawn: kjf Checked: kjf
Drawing No. L001/063-2014 Sheet: 1 of 1
A1