

NOTES

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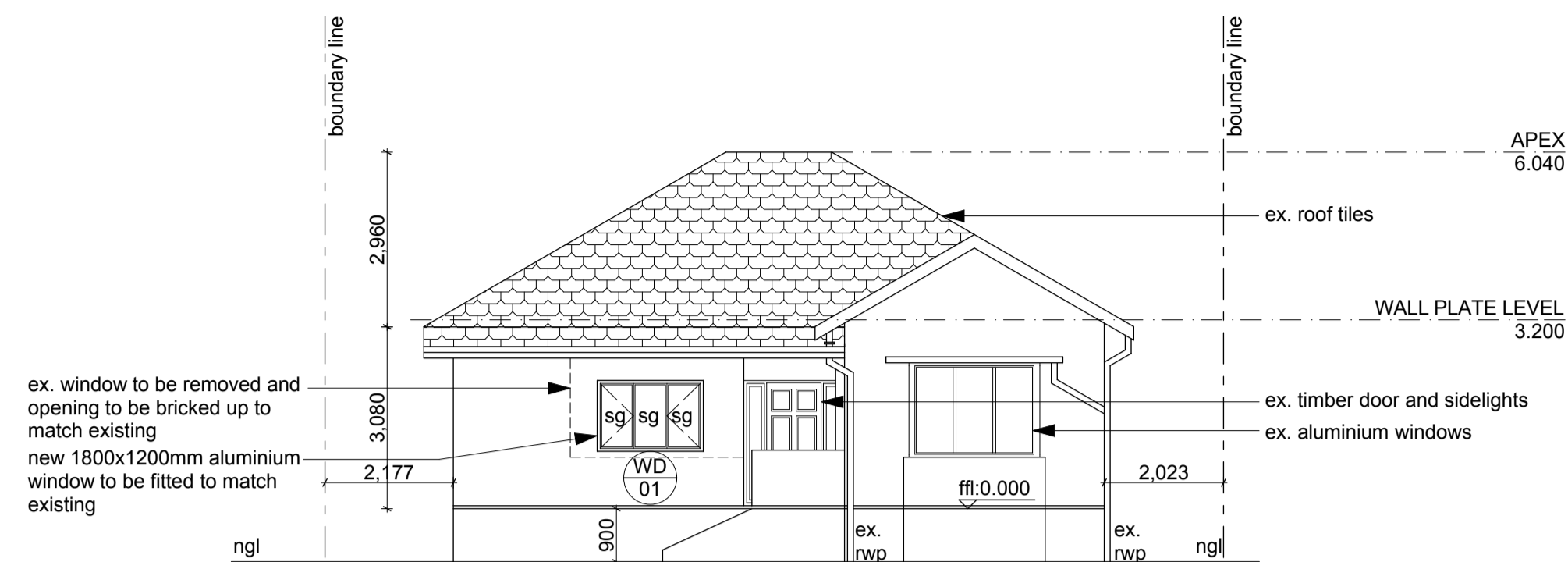
ALL RELEVANT DETAILS, LEVELS AND DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE DRAUGHTSMAN.

THE DRAUGHTSMAN ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM MISINTERPRETATION OF THE DRAWINGS.

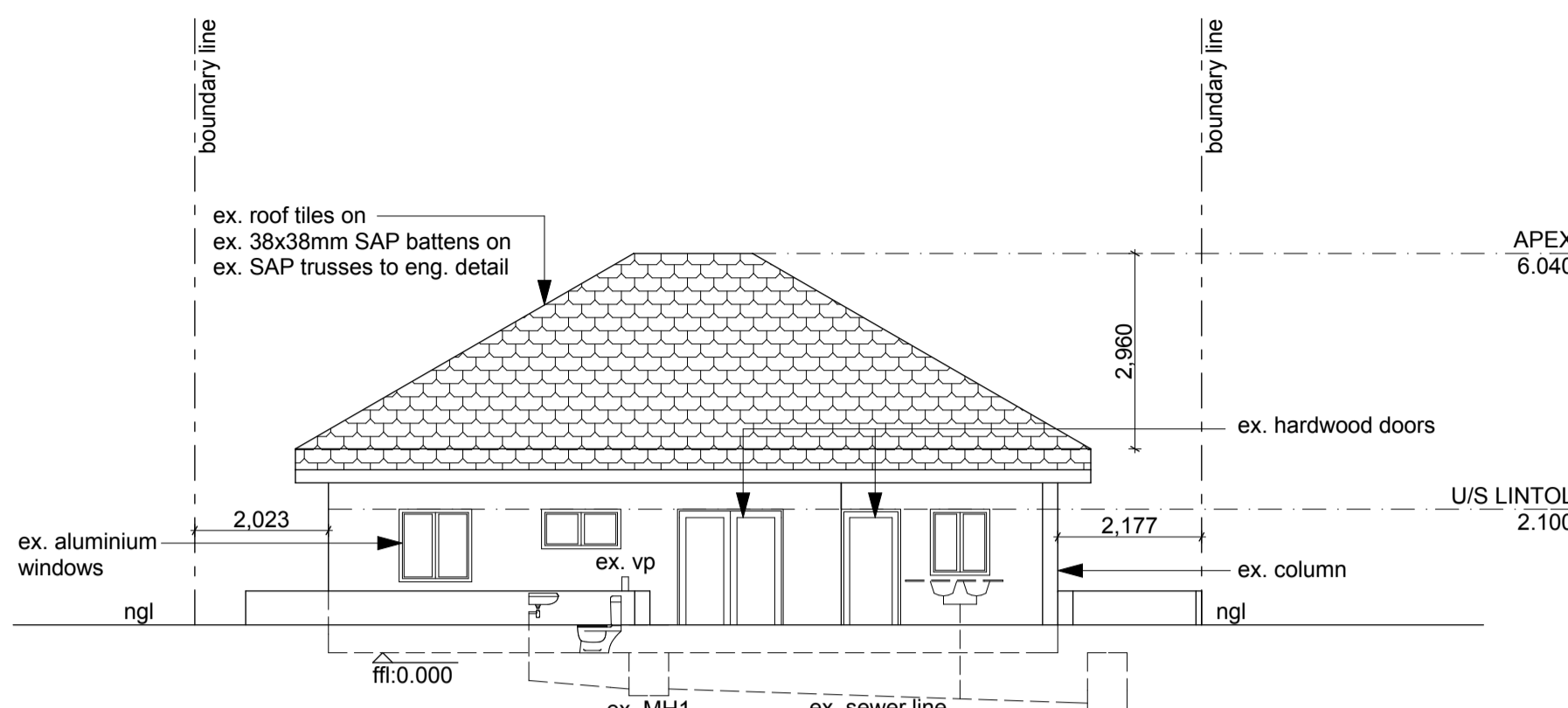
ALL WORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS AND LOCAL AUTHORITY REGULATIONS.

ALL DIMENSIONS ARE GIVEN IN MILLIMETERS.

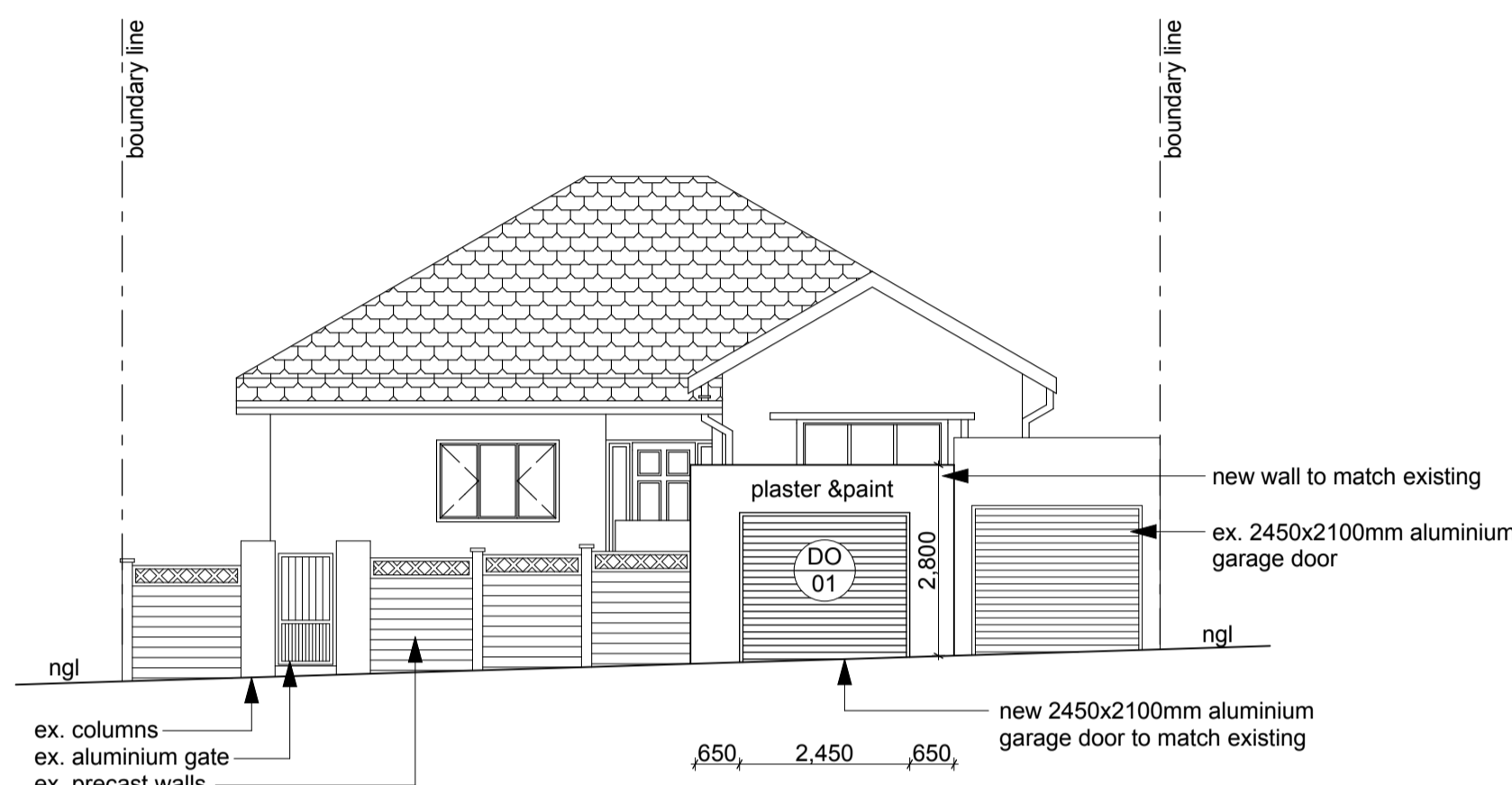
DO NOT SCALE THIS DRAWING.



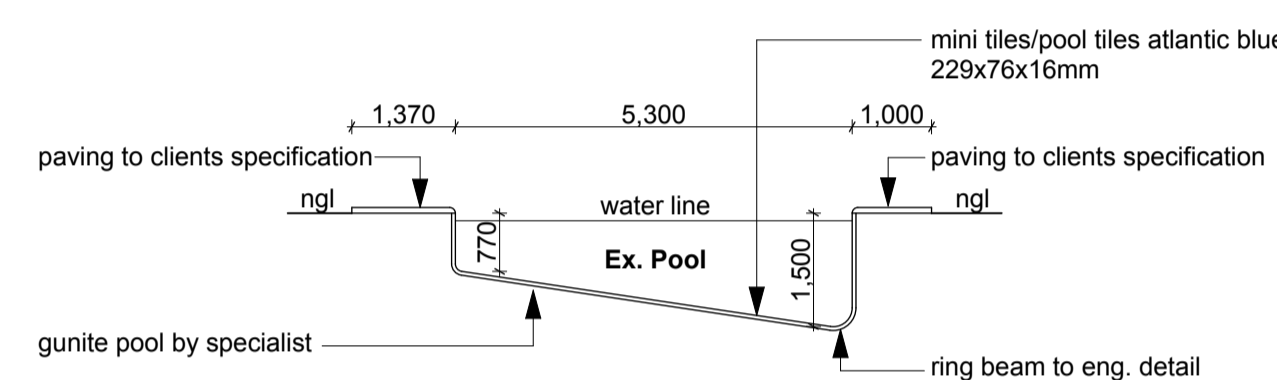
EAST ELEVATION
scale 1:100



WEST ELEVATION
scale 1:100

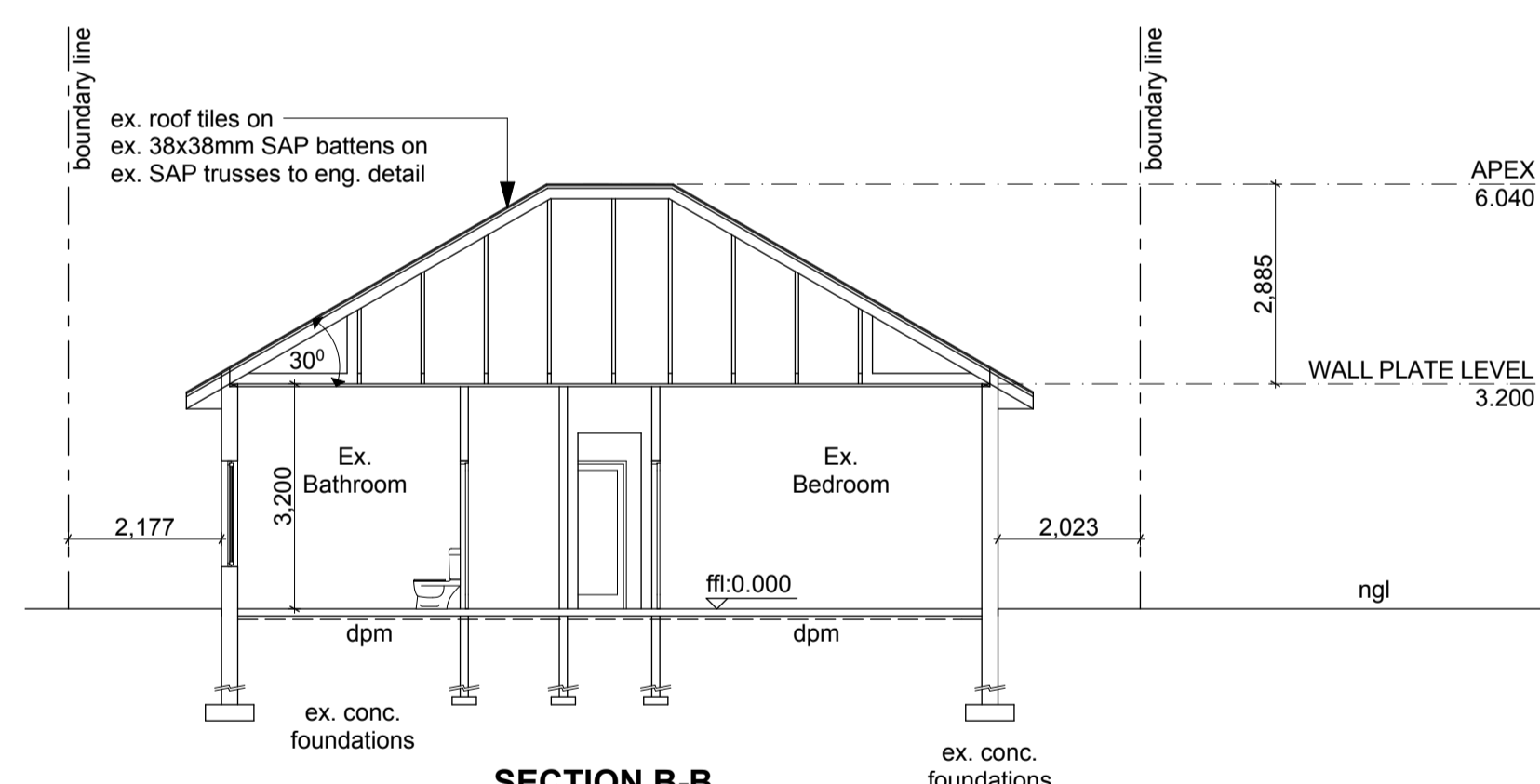


EAST ELEVATION (ROAD)
scale 1:100

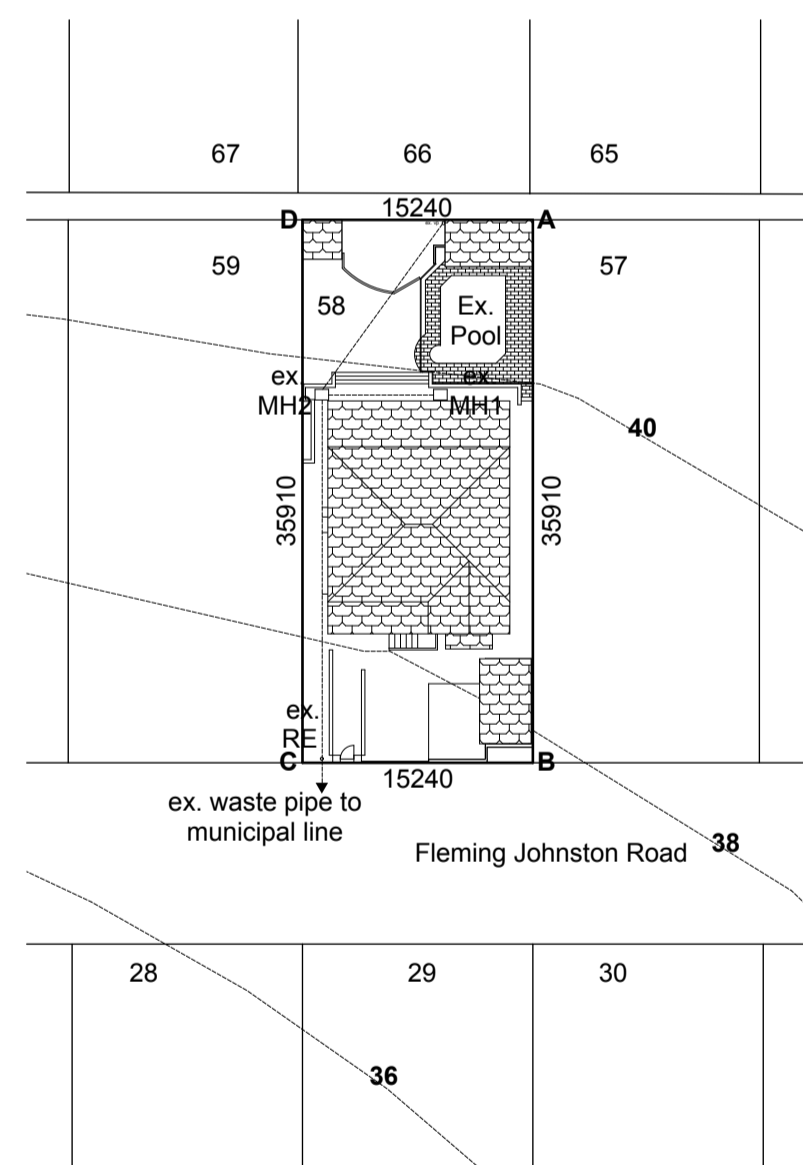


POOL SECTION
Scale 1:100

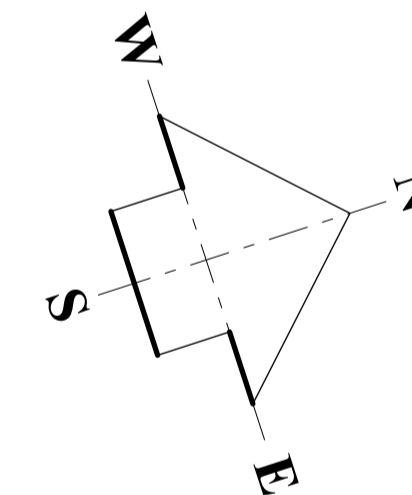
Schedule of Areas	
Site Area:	547m ²
Ex. Building:	165.84m ²
Ex. Servants Room:	15.37m ²
Ex. Store:	6m ²
Ex. Garage:	18.36m ²
Total Coverage:	205.57m² (37.58%)
Ex. Building:	165.84m ²
Ex. Patio:	6.72m ²
Ex. Servants Room:	15.37m ²
Total F.A.R.:	187.93m² (34.35%)
No Additional Area Proposed	



SECTION B-B
scale 1:100



SITE PLAN
Scale 1:500



NB: THE LOCATION OF EXISTING SERVICES, (AS INDICATED ON THIS DRAWING) MUST BE TAKEN ONLY AS APPROXIMATE, SINCE IT IS BASED ON INFORMATION SHOWN ON PREVIOUS DRAWINGS AND/OR INFORMATION SUPPLIED BY OWNER (UNLESS OTHERWISE STATED), IT SHALL BE THE RESPONSIBILITY OF THE APPOINTED CONTRACTOR TO CAREFULLY LOCATE AND EXPOSE ANY SUCH SERVICES WHICH WILL BE DIRECTLY AFFECTED BY THE PROPOSED WORK, (PRIOR TO ANY SUCH WORK BEING CARRIED OUT) AND TO PROVIDE ADEQUATE PROTECTION FOR SUCH SERVICES AS REQUIRED BY LOCAL AUTHORITY AND/OR N.B.R.

GENERAL CONSTRUCTION NOTES

A) GENERAL:
1) EXCAVATION WORK SHALL COMPLY WITH SANS 10400: G
2) ALL FOUNDATION TRENCHES TO BE TAKEN DOWN TO SOLID NATURAL GROUND.
3) 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.
4) ALL FOUNDATION TRENCHES TO BE INSPECTED BY APPROPRIATE AUTHORITIES PRIOR TO CASTING OF ANY CONCRETE.
5) ALL EXPOSED HOT WATER SUPPLY TO BE CLADD IN ACCORDANCE WITH SANS 204:TABLE 13

B) FOUNDATIONS:
ALL NEW FOUNDATION WORK SHALL COMPLY WITH SANS 10400 : H . UNLESS OTHERWISE INDICATED, ALL NEW FOUNDATION WORK TO BE AS FOLLOWS :
1) 650x250 CONC FOOTINGS MIN (ALL TRENCH BASES TO BE MIN 500 mm BELOW NGL.)
2) FOUNDATION WALLS TO BE MIN 230mm THICK, CLAY BRICK, WITH BRICKFORCE EVERY THREE COURSES .

C) 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.
3) ALL EXPOSED BALCONIES TO BE SUITABLY WATERPROOFED BELOW FLOOR FINISH AND SCREEDED TO FALLS TO FULLBORE OUTLETS
4) ALL NEW FLOOR CONSTRUCTION SHALL COMPLY WITH SANS 10400: J.

D) WALLS:
THE CONSTRUCTION OF ALL NEW WALLS SHALL COMPLY WITH SANS 10400: K UNLESS OTHERWISE INDICATED, ALL NEW WALLING TO CONSIST OF:
1) BRICKS (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 140mm)
7) ALL LOAD BEARING WALL THICKNESSES TO BE MIN 190mm .

E) ROOFING:
UNLESS OTHERWISE INDICATED, ALL NEW ROOFING TO CONSIST OF:
1) SELECTED CONC TILES TO MATCH EXIST TYPE FIXED TO 38x38 TIMBER BATTENS ON MIN 114x38 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
7) MIN 2 COATS OF CARBOLINEUM (OR SIMILAR) TO ALL EXPOSED ROOF TIMBERS.
8) RIDGE CAPPING SET IN MORTAR TO COVER ALL NEW ROOF HIPS AND APICES.
9) ALL GUTTERS TO VALLEYS MUST BE PROPERLY FITTED AND THOROUGHLY WATERPROOFED.
ALL NEW ROOFING SHALL COMPLY WITH SANS 10400: L
ALL OTHER TYPES OF NEW ROOFING TO BE AS INDICATED ON SECTIONS AND/OR DETAILS.

F) 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 150mm MINIMUM ABOVE FGL.
3) ALL SOIL PIPES TO BE 100Ø UPVC ABOVE AND BELOW GROUND.
4) ALL WASTE PIPES TO BE 100Ø UPVC BELOW GROUND AND 50 UPVCØ 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 .
ALL NEW DRAINAGE WORK SHALL COMPLY WITH SANS 10400:P.

G) STORMWATER:
1) ALL S/W TO DISCHARGE AWAY FROM BUILDINGS BY MEANS OF OPEN SURFACE CHANNELS / UNDERGROUND PVC PIPES AND CATCHPITS TO SOAKWAYS OR STORAGE TANKS, SUBJECT TO CONDITIONS ON SITE .
2) ALL SOAKPITS TO BE MINIMUM 4000 mm FROM BUILDINGS AND / OR BOUNDARY
3) ALL STORMWATER DISPOSAL FACILITIES TO COMPLY WITH PART R OF SECTION 3 OF SABS 0400

NB: ALL GLAZING WORK SHALL BE EXECUTED STRICTLY IN CONFORMANCE WITH GLASS MANUFACTURER'S 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.

NB: ALL GLAZING MATERIAL SHALL BE PREPARED TO FIT FRAMES IN ACCORDANCE WITH MEASUREMENTS TAKEN ON SITE BY GLAZING CONTRACTOR.
ALL GLAZING MATERIAL SHALL BE ADEQUATE TO WITHSTAND A MINIMUM WIND LOAD OF 1500Pa (terrain CAT 1 A 2) AS PER SANS 10160 (DEEMED-TO-SATISFY REGULATIONS)

Owners Signature:
Owners Signature:
Draughtsman Signature:

OCCUPATIONAL CLASSIFICATION H3

REVISIONS

REV	DATE	DESCRIPTION

Clive Roth - Parchtech Registration Number TO654

CGR
ARCHITECTURAL DRAUGHTING

3 Bona Terra Assagay
TEL: CELL 031 798 1788 CELL 078 933 6988 EMAIL: alipiana@cgrm.co.za

JEBREWS 3 verse 4 For every house is builded by some man; but he that build all things is God

PROJ TITLE: Proposed Additions & Alt's

PROJ DESCRIP: Proposed Additions & Alt's

ERF: 9376

LOCATION: 19 Fleming Johnston Road, Lot 58 Durban

CLIENT: Mr. S.J. Staytler

PROJ NO. DRAWING NO. REV

Proposed Additions & Alterations

1:100 SCALE 25/10/2012 DATE

ZD DRAWN CR CHECKED