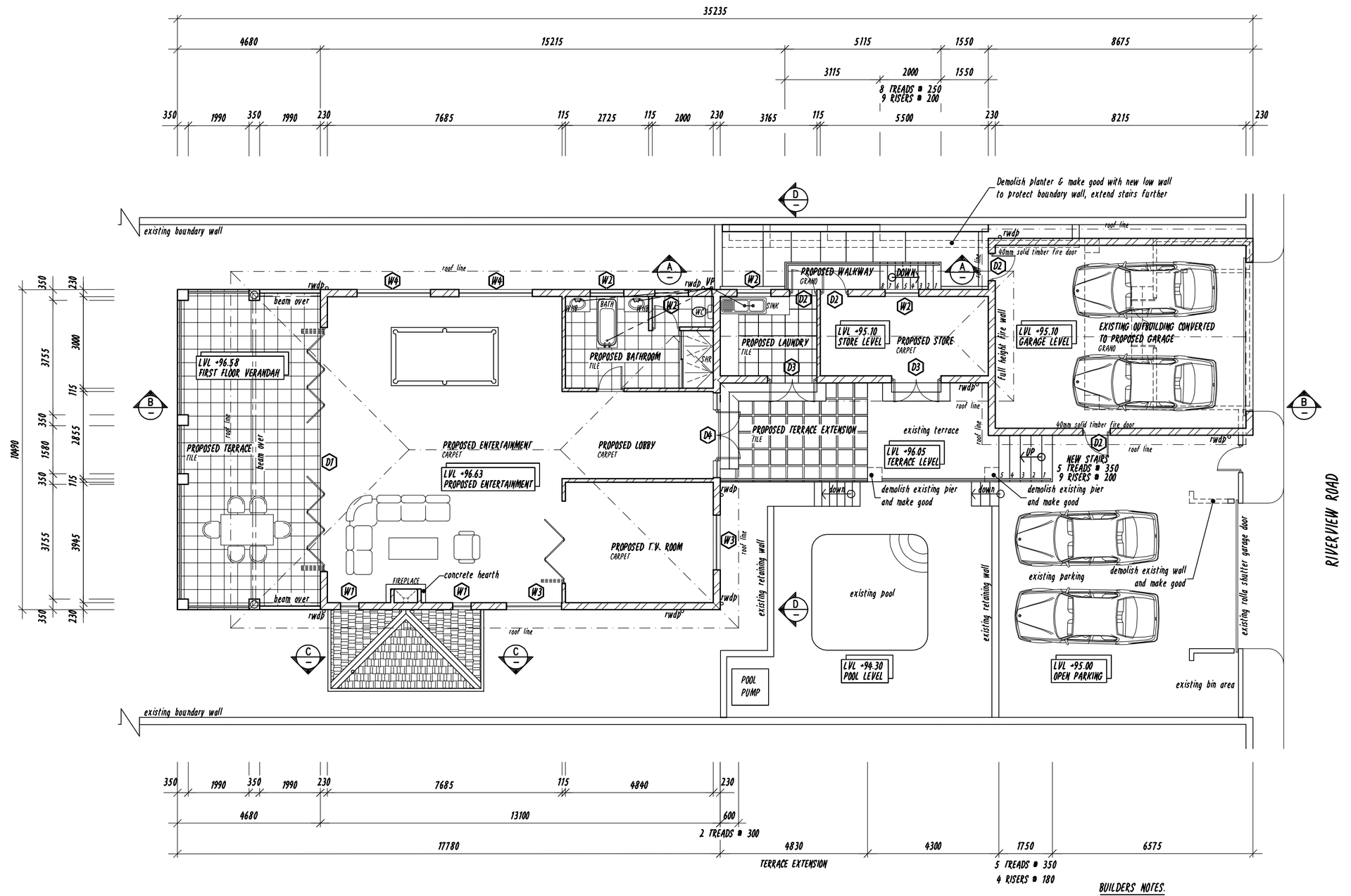
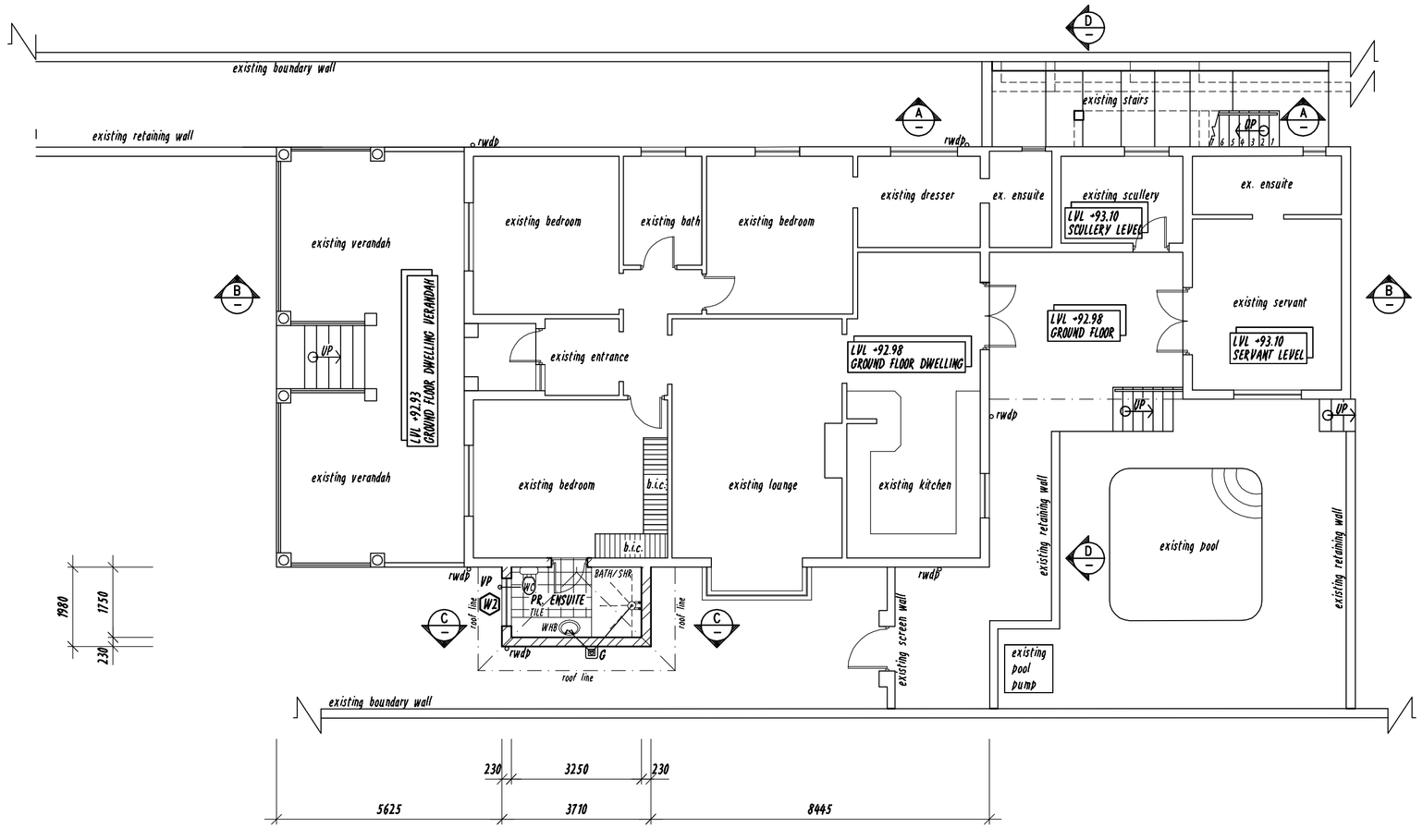


FIRST FLOOR/UPPER GROUND FLOOR PLAN

SCALE 1:100



GROUND FLOOR PLAN

SCALE 1:100

BUILDERS NOTES:

ALL FOUNDATIONS TO BE MIN 650x250, UNLESS OTHERWISE NOTED.
25 THK SCREED ON 75mm 10mPa CONC & MESH SLAB ON PVC MEMBRANE ON HARDCORE COMPACTED BACKFILL.
DUNDLE "BRICK GRIP" D.P.C. TO BE PROVIDED OVER SLABS, UNDER CILLS AND PARAPETS.
GLAZING TO COMPLY WITH PART N OF SABS 0400 1990.
ALL WORK TO COMPLY WITH SABS 0400 OF 1990 NBR & TO LOCAL AUTHORITIES BYLAWS.
SOIL POISONING TO SABS 0400 1990 PART F
2 AIRBRICKS OVER ALL DOORS AND WINDOWS
SAFETY GLAZING TO COMPLY WITH N.H.B.R.
ALL PROPOSED WORK TO MATCH THE EXISTING & COMPLY WITH NAT.BLD.REGS. AND S.A.B.S. 082
TIMBER TO BE TREATED IN ACCORDANCE WITH S.A.B.S. 05 AND COMPLY WITH TH RELEVANT REQUIREMENT OF S.A.B.S. 1288 (4-7.1)
BRICKFORCE EVERY THIRD COURSE
2 COURSES OF BRICKWORK TO BE REINFORCED WITH BRICKFORCE IN SOLID CEMENT MORTAR JOINTS BELOW WALLPLATE LEVEL, ABOVE WINDOW HEAD LEVEL AND BELOW WINDOW CILL LEVEL.
JOINTS IN FACEBRICK TO BE POINTED "SQUARE RAKED" UNLESS OTHERWISE SPECIFIED ON THE DRAWING.
WALLS TO COMPLY WITH PART K OF S.A.B.S. 0400-1990
LIGHTING & VENTILATION TO COMPLY WITH TO COMPLY WITH PART O OF S.A.B.S. 0400-1990
DEMOLITION WORK IN ACCORDANCE OF PART E OF S.A.B.S 0400-1990
FLASHING TO COMPLY WITH PART LL 5.2 OF S.A.B.S. 0400-1990
FLOORS IN ACCORDANCE OF PART J OF S.A.B.S. 0400-1990
EXTERNAL DOORS & WINDOWS & THEIR FRAMES TO BE TREATED HARDWOOD.
NO PART OF WORK TO ENCROACH BOUNDARY LINE

PLUMBERS NOTES:

MIN FALL TO DRAINS TO BE 1:40
MIN COVER TO DRAINS TO BE 450mm
ALL DRAIN PIPES AND FITTINGS TO BE SABS APPROVED.
ALL WASTE PIPES TO BE 50m PVC.
PROVIDE CE's TO ENDS OF RUNS (DRAINS) AS PER DRAWING.
PROVIDE IE's TO ALL JUNCTIONS AND BENDS AS PER DRAWING.
PROVIDE VV's TO END OF RUN & AS PER DRAWING.
ALL STORMWATER TO BE CHANNELED TO SOAKPIT OR AS PER DEFAILS ON DRAWING.

ROOF NOTES:

DOUBLE ROMAN ROOF TILES AT 26° ROOF PITCH ON 38 X 38 TILE BATTENS AT 330 CRS ON "WHITE" TILE PVC MEMBRANE TO SABS
TRUSS FABRICATION AND GRADE OF TIMBER TO BE AS PER PART L OF SABS 0400 1990 TABLE 1 AND 2
RAFTERS 114x38 GRD 6
TIE BEAMS 114x38 GRD 6
KING/QUEEN & BRACE 114x38 GRD 6
3 x M16 BOLTS, WASHERS AND NUTS PER CONNECTION.
MAX TRUSS SPACING 660mm C/CRS ON 76 X 114 WALL PLATES. 2 X 44 GALVANISED TRUSS TIES BUILT IN TO BRICKWORK MIN 4 COURSES PER TRUSS END AS PER SABS ROOF SPECIFICATION
230 X 10 THK FIBRE CEMENT FASCIA AND BARGE BOARDS.
PVC GUTTERS & DOWNPIPES.
38 X 38 SA PINE CEILING BATTENS AT +-600 CRS TO SUPPORT HERCOLITE OR SIMILAR CEILING BOARD SKIMMED. DECOR. CEILING CORNICE TO OWNERS SPECIFICATION.
FIREWALLS TO UNDERSIDE OF ROOF TILES.

SCHEDULE OF AREAS

PORTION 4 OF ERF 275 DURBAN, AREA = 811,00 m²

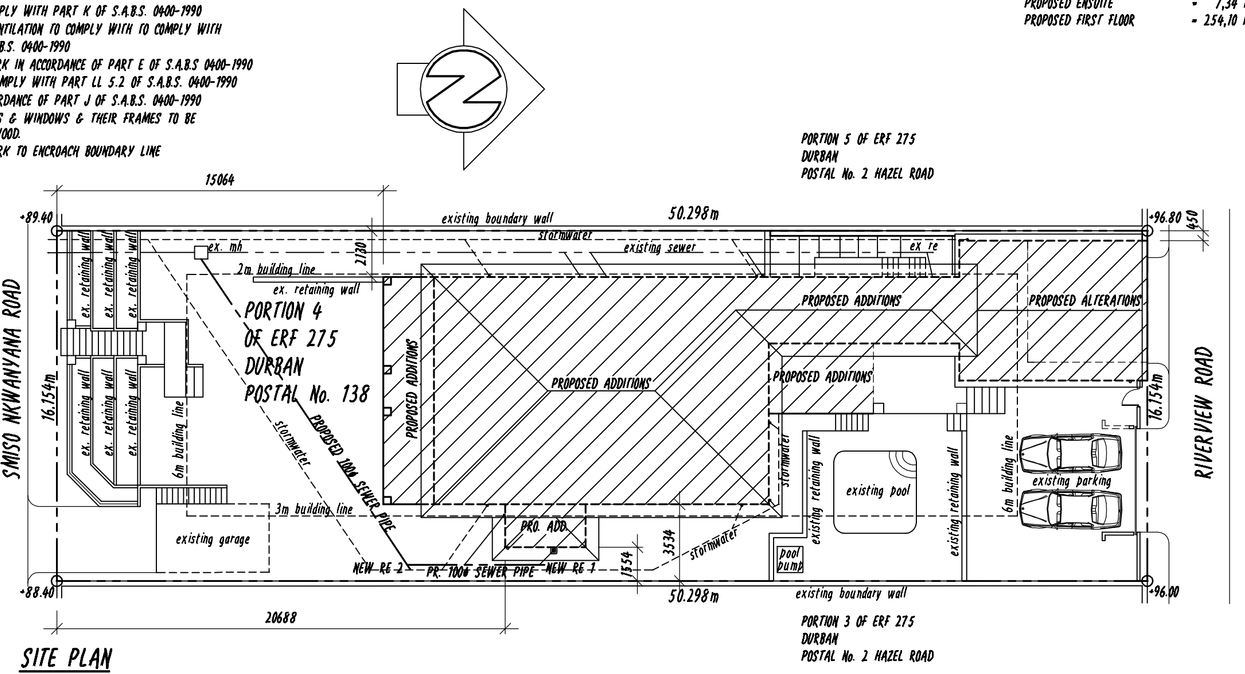
FLOOR AREA RATIO

EXISTING FLOOR AREA	= 272,93 m²
PROPOSED FLOOR AREA	= 267,44 m²
TOTAL FLOOR AREA	= 536,37 m²

COVERAGE

PERMISSIBLE 40% OF 811,00 m²	= 324,00 m²
EXISTING COVERAGE AREA	= 274,82 m²
PROPOSED COVERAGE	= 47,34 m²
TOTAL COVERAGE	= 322,16 m²
COVERAGE IN HAND	= 133,88 m²

PROPOSED GARAGE EXTENSION	= 24,36 m²
PROPOSED TERRACE EXTENSION	= 15,64 m²
PROPOSED ENSUITE	= 7,36 m²
PROPOSED FIRST FLOOR	= 259,10 m²



SITE PLAN

SCALE 1:200

NEIGHBOURS CONSENT			
ADDRESS	NAME	TEL: No	SIGNATURE
2 Hazel Road			
6 Hazel Road			
134 Smiso Nkwanyana Road			
149 Smiso Nkwanyana Road			

HYPERCASE SYSTEMS cc CK 94/13816/23 T/A
Ian Whitaker
Draughting Designs
COMPUTER AIDED DRAWINGS
REG. No. D0783
PROFESSIONAL ARCHITECTURAL DRAUGHTS PERSON CELL No. 083 303 8863
8 UP THE HILL, SUNNINGDALE, 4051 TEL: 031 5620310 FAX: 0866 499530

PROPOSED ALTERATION AND ADDITIONS TO EX. DWELLING FOR P.H. BLOUNT

138 SMISO NKWANYANA ROAD
PORTION 4 OF ERF 275
DURBAN
TEL - 082 443 9914

DRAWING TITLE
SUBMISSION DRAWING – SITE PLAN & FLOOR PLANS

PROJECT NO:	DRAWING NO:	REV. NO:
WD11/28	WD11/28/s01	A

SCALE :	DATE :
1:100 & 1:200	20-04-2011

AUTHOR'S SIGNATURE : .....

OWNER'S SIGNATURE : .....

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