

paint red timber fibre cement large boards & fascias aluminium gutters & down pipes fixed in accordance with manufacturers specifications  
bricks/brick to be reinforced with galvanized steel bridle/brace both below wall plate level, above window head height & below window sill level  
concrete lintels over all windows, doors & openings to engineers detail  
375 mm DPC to be provided to walls at slab level, under all sills & to parapets

replace ex. sheathing with factory color coated aluminium sheathing to replace ex. timber rafters damaged by termite, or where necessary, by specialist, to Engineers detail

new factory color coated aluminium sheathing on treated timber rafters supported by engineers detail by specialist to engineers detail

factory color coated aluminium sheathing on treated timber rafters supported by specialist to Engineer's detail aluminium gutters & down pipes fixed in accordance with manufacturers specifications

factory color coated aluminium sheathing prefabricated structure by specialist to Engineer's detail aluminium gutters & down pipes fixed in accordance with manufacturers specifications

SECTION AA

SECTION BB

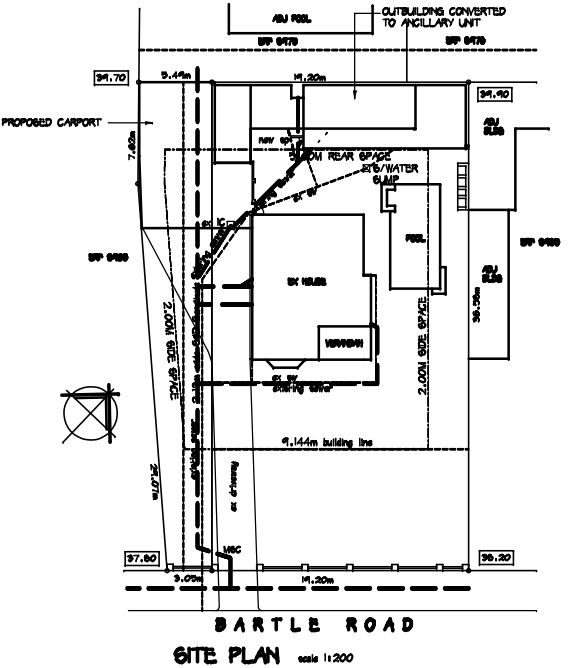
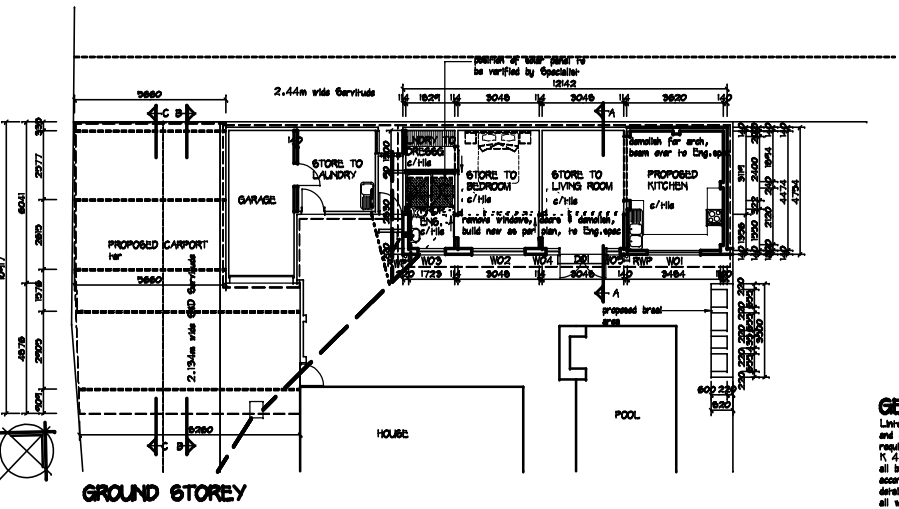
SECTION CC

SOUTH WEST ELEVATION BRAAI AREA

prefabricated aluminium awning erected by specialist with aluminium factory color coated roof sheets, at 3° pitch awning on beams and columns, all to Engineer's detail  
rear of carport clad in vertical sheathing to match ex. GYP to rear of taller or screen wall

remove existing roof and rafter replace existing fibre cement sheathing with new factory color coated aluminium sheathing  
new HW windows to match plaster and paint to match new position of existing HW french door

SOUTH EAST ELEVATION



AREAS

EXISTING AREA	69.69m <sup>2</sup>
GROUND STOREY	61.67m <sup>2</sup>
HOUSE	27.31m <sup>2</sup>
OUTBUILDING TO ANLLRY STORE/LAUNDRY/TOILET	11.40m <sup>2</sup>
GARAGE	19.93m <sup>2</sup>
FIRST STOREY	76.63m <sup>2</sup>
HOUSE	227.22m <sup>2</sup>
TOTAL EXISTING AREA	227.22m <sup>2</sup>

PROPOSED AREA	30.41m <sup>2</sup>
ANCILLARY UNIT	74.67m <sup>2</sup>
CARPOT	109.22m <sup>2</sup>
TOTAL PROPOSED AREA	392.50m <sup>2</sup>
TOTAL FLOOR AREA	392.50m <sup>2</sup>

SITE AREA 0496	702.00m <sup>2</sup>
SITE AREA 0498	105.00m <sup>2</sup>
TOTAL	807.00m <sup>2</sup>
PERMITTED COVERAGE	346.00m <sup>2</sup>
EXISTING COVERAGE	150.34m <sup>2</sup>
PROPOSED COVERAGE	105.26m <sup>2</sup>
TOTAL COVERAGE	255.67m <sup>2</sup>

GENERAL NOTES

Lintels shall be provided above all windows and door openings in accordance with the requirements of SANS 10400 Part R 4.2.4, to Engineer's approval  
all lintel/block work to be built strictly in accordance with Structural Engineer's detail  
all walls to be reinforced with galvanized steel bridle/brace above all openings and below all sills to Engineer's detail  
All foundations to be taken down below natural ground level, any foundations deeper than 450mm must be to Engineer's detail as per SANS 10400 Part H  
Finishing to comply to SANS 10400 LL5.2 external doors to be fitted with draft seals

All work to comply with SANS 10400 & SANS 0400 as applicable  
Corner beams to be located and spaced before work on site commences  
Contractor to check all dimensions and levels (schedules and details) before the relevant work is placed in hand and report any discrepancies to the ARCHITECTURAL PROFESSIONAL/OWNER  
All written dimensions to be taken in preference to scaling  
All earthworks to be checked with site boundaries & within 1000 of any boundary  
Berms to be cut to a maximum of 28°  
Gutter min 100mm wide and drainage min 75mm<sup>2</sup> materials as per notes all to comply to SANS 10400 Part R

Contractor to ensure that no changes in levels are made over local authority services or underground services unless permission has been given in writing by the local authority  
Any discrepancies and omissions are to be brought to the DESIGNER/OWNER'S attention immediately  
If on excavation the site is found to contain asbestos, shale, ground water or other suspect soil conditions, then all foundations are to be built to professional engineers details & under his supervision  
No backfilling of over excavated areas will be permitted

The contractor is to inspect the official approved copies of the drawings to ensure that all amendments have been taken into account  
The attention of the owner is drawn to the fact that changes to the plan &/or specification after official approval is likely to invalidate that approval.  
It is the responsibility of the Owner to ensure that the Builder/Contractor complies with all of the specifications in the approved drawings  
Natural ground line in approximate position only & no claim can be made for any discrepancies on site  
soil to be well compacted behind walls, under slabs in layers not exceeding 100 mm

GENERAL NOTES:

- All glazing to comply with SANS 10400-N12010.
- Plant glass to comply with SANS 00072-1/EN 572.1 & 572.2
- Toughened & Laminated safety glass to comply with SANS 1253-1.
- All individual panes of safety glazing material to be permanently marked by installer and a certificate to suit effect to be issued to the owner on completion of installation.
- Installer to issue a certificate on completion of the glazing installation to that the glazing material installed has been installed in the position indicated and such installation complies with the provisions of SANS 10400-1.
- No changes are to be effected to the size, thickness or type of glazing material without prior approval of the Professional Practitioner, to any such changes may affect the compliance with SANS 10400-1 and the National Building Regulations.

	1780	2000	2000	1877	1775
Window/door	W01	W02	W02	W03	W03
Timber	Timber	Timber	Timber	Timber	Timber
Sliding door	STD FULL PANE	STD FULL PANE	STD FULL PANE	STD FULL PANE	STD FULL PANE
Toughened clear safety glass	MONOLITHIC ANNEALED SAFETY GLASS	MONOLITHIC ANNEALED SAFETY GLASS	MONOLITHIC ANNEALED SAFETY GLASS	TOUGHENED CLEAR OR PATTERED ANNEALED SAFETY GLASS	TOUGHENED CLEAR OR PATTERED ANNEALED SAFETY GLASS
Min. of glass	ALL 600S	ALL 600S	ALL 600S	ALL 600S	ALL 600S
Min. of glass	6mm	4mm	4mm	4mm	4mm
Min. of glass	4.0m2	1.0m2	1.0m2	1.9m2	1.9m2

PROJECT  
PROPOSED ADD6 & ALTS TO DWELLING FOR R.J DU PLOOY AT 76 BARTLE ROAD ON ERF 0496 & ERF 0498 DURBAN

DESCRIPTION  
PLANS, SECTIONS, ELEVATIONS, NOTES, AREA'S  
sheet 1/2 1-220  
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