

GENERAL NOTES:

ALL BUILDING WORKS TO BE CARRIED OUT IN ACCORDANCE WITH NATIONAL BUILDING REGULATION AND STANDARDS ACT (SABS 0400-1990 & SANS 10400)

ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE, PRIOR TO COMMENCEMENT OF WORK OR MANUFACTURE OF PRE-CONSTRUCTED COMPONENTS

FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING

ALL STRUCTURAL WORK TO ENGINEERS DETAILS AND SUPERVISION

ANY QUERIES TO BE REFERRED TO ARCHITECT, PRIOR TO ANY COMMENCEMENT OF CONSTRUCTION

WHERE APPLICABLE BOUNDARY BEACONS TO BE FLAGGED BY A REGISTERED LAND SURVEYOR

CONSTRUCTION NOTES:

ELECTRICAL:
TO BE CARRIED OUT BY A REGISTERED TRADESMAN.

BALUSTRADE & HANDRAILS
GALVANISED MILD STEEL HANDRAILS AND BALUSTRADE PAINTED IN ACCORDANCE WITH ARCHITECTS SPECIFICATION AND INSTALLED BY SPECIALIST
ALL BALUSTRADES 1.05M HIGH BALUSTRADES WITH OPENINGS NOT EXCEEDING 125MM

REFERENCE TO BOUNDARIES
CONTRACTOR TO LOCATE & IDENTIFY EXISTING SERVICES ON SITE & TO PROTECT THESE FROM DAMAGE THROUGH OUT THE DURATION OF WORKS. CONTRACTOR TO USE FIGURED DIMENSIONS & NOT TO SCALE OF DRAWINGS. ALL ENTRANCE LEVELS ARE DERIVED BY USING LOCAL AUTHORITIES FORMULA

GENERAL SPECIFICATIONS

ROOF: PITCH 26°
CONCRETE ROOF TILES ON 38X38mm PINE BATTENS ONTO SISLATION 410 A.S.AT UNDERLAY ONTO ENGINEERS TRUSSES BY SPECIALIST ONTO WALL PLATE PROPERLY SECURED TO BRICKWORK WITH GALVANISED HOOP IRON TIES AT +- 1m SPACING

CONCRETE ROOF:
DERBIGUM WATERPROOFING ON MIN. 30mm SCREED LAID TO FALL TO Ø100 FULLBORE OUTLET ON R/C SLAB TO ENG'S DETAILS

CEILING:
9mm GYPSUM RHINOBOARD CEILING FIXED TO UNDERSIDE OF 38X38 TIMBER BRANDING, BRANDING TO BE 450mm CENTRES DIAGONALLY TO TRUSSES
SKIMMED PLASTER TO UNDERSIDE OF R/C SLAB

WALLS:
EXTERNAL : 230mm BRICKWORK PLASTERED & PAINTED
INTERNAL : COMMON BRICKWORK PLASTERED & PAINTED

WINDOWS:
GLAZING TO COMPLY WITH PART N.

FLOOR CONSTRUCTION:
FLOOR FINISH ON MIN 25mm THICK SCREED ON 100mm THICK REINFORCED CONCRETE SLAB ON 250 MICRON DPM ON WELL COMPACTED POISONED EARTH.

PLUMBING:
WASTE PIPES : 50Ø PVC PIPES
SEWER PIPES : 100Ø PVC PIPES
NEW SEWER TO CONNECT INTO EXIST. AS SHOWN
ALL WHB TO HAVE 50Ø 1 WAY VENT VALVE
ALL WC'S TO HAVE 2 WAY VENT VALVE
INTERNAL WATER PIPES:
TO BE 13mmØ COPPER FEED TO FITMENTS

CONTRACTOR TO CHECK ALL DIMENSIONS AND LEVELS (SCHEDULES AND DETAILS) BEFORE THE RELEVANT WORK IS PLACED IN HAND AND REPORT ANY DISCREPANCIES TO THE DESIGNER/OWNER.

ALL WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING.

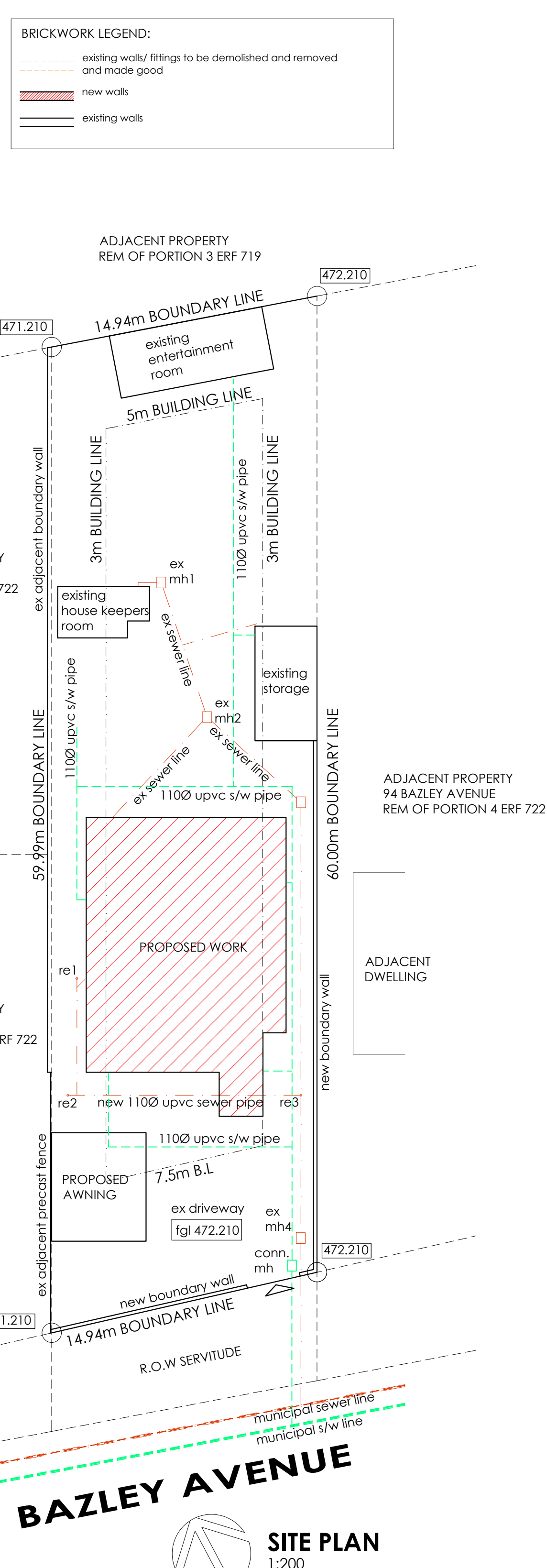
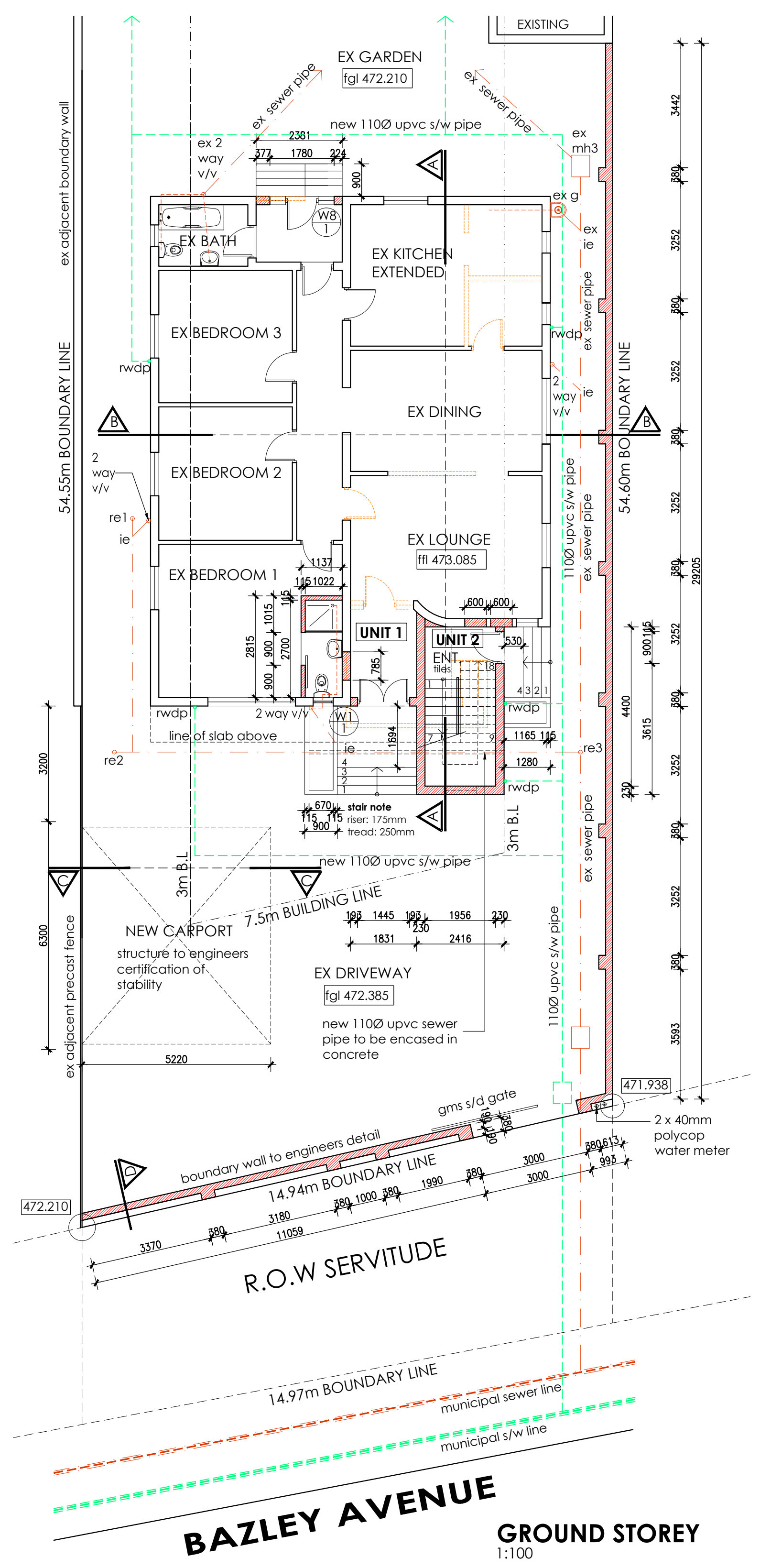
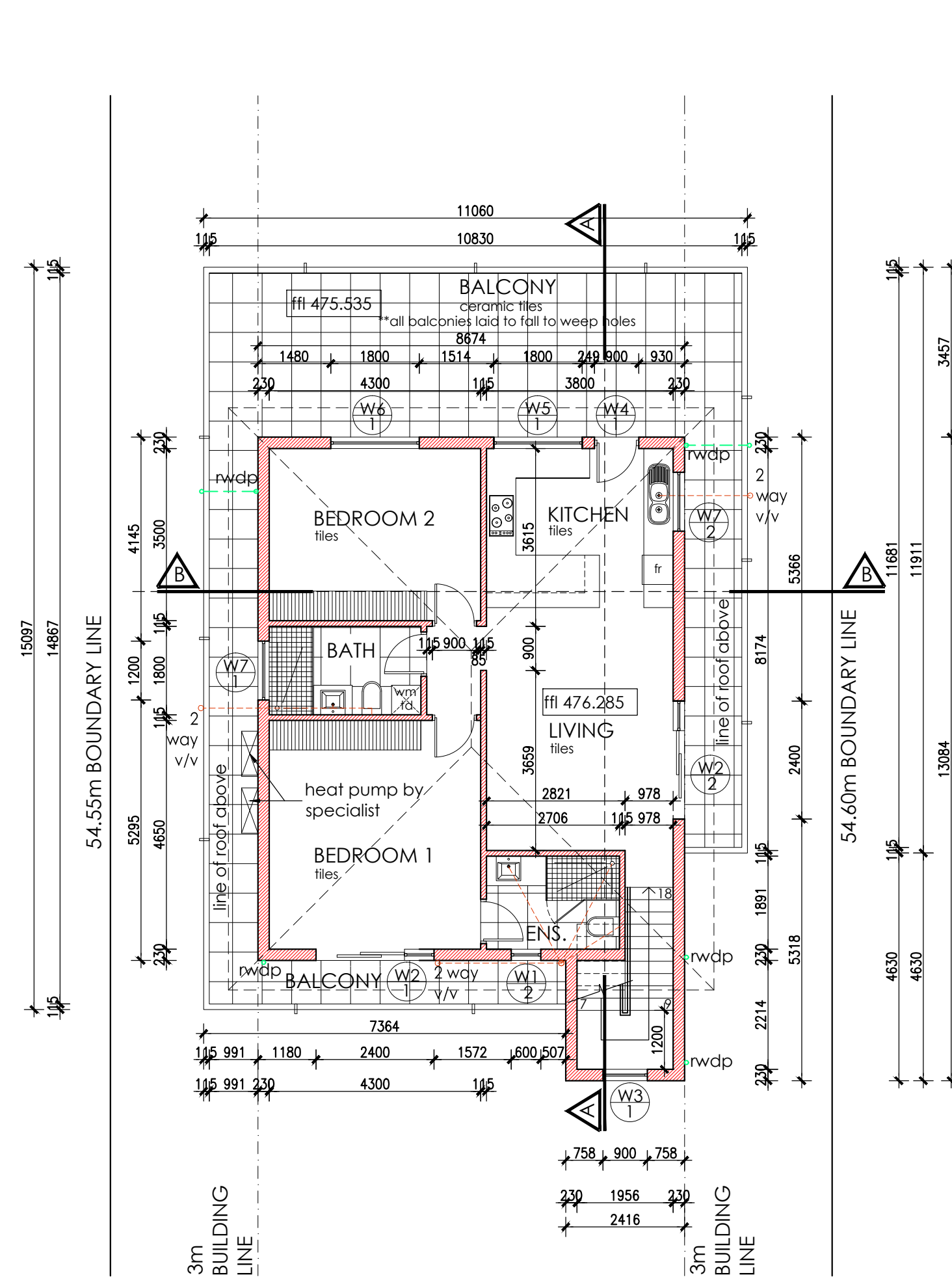
ALL REINFORCED CONCRETE, SLABS, FOUNDATIONS, COLUMN DETAILS, BEAMS, STAIRS, STRUCTURAL STEEL WORK AND RETAINING WALLS ARE TO BE BUILT STRICTLY IN ACCORDANCE WITH PROFESSIONAL ENGINEERS DETAIL AND UNDER HIS SUPERVISION.

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/OWNERS ATTENTION IMMEDIATELY.

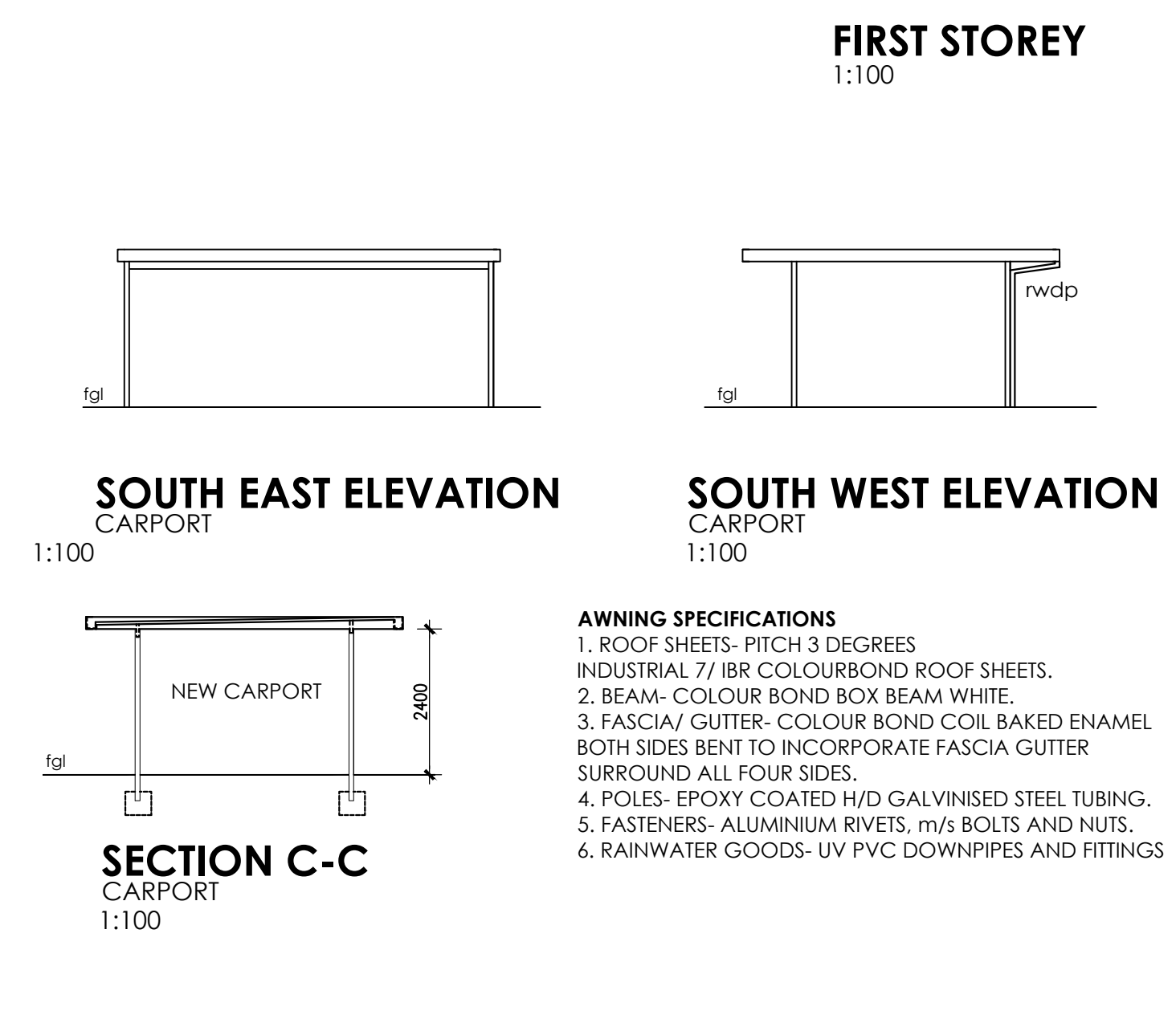
THE CONTRACTOR IS TO INSPECT THE OFFICIAL APPROVED COPIES OF THE DRAWINGS TO ENSURE THAT ALL AMENDMENTS HAVE BEEN TAKEN INTO

THE ATTENTION OF THE OWNER IS DRAWN TO THE FACT THAT CHANGES TO THE PLAN AND/OR SPECIFICATION AFTER OFFICIAL APPROVAL IS LIKELY TO INVALIDATE THAT APPROVAL.



BRICKWORK LEGEND:

- existing walls/ fittings to be demolished and removed and made good
- new walls
- existing walls



96 Bazley Avenue Rem of Portion 3 of ERF 722 of the farm BRICKFIELD	
Zoning	Maisonette 900
FAR	N/A
Coverage	40%
Height Restrictions	2 Storeys
Building Lines - Front	7.5 m
Building Lines - Rear	5.0 m
Building Lines - Sides	Aggregate 5m
Area of Site	768.000
Permitted FAR	N/A
Permitted Coverage	307.200
Existing Coverage of Main Building	150.840
Existing Coverage of Entertainment Rg	30.000
Existing Coverage of Store Room	21.700
Existing Coverage of Housekeepers roo	13.330
Total Existing Coverage	215.870
Coverage in Hand	91.330
New Coverage of Main Building	5.900
New Coverage of Carport Awning	31.320
Total New Coverage	37.220
Coverage in Hand	54.110
New Area Added	
New Area of Ground storey	5.900
New Area of First Storey	90.500
New Area of First Storey Balcony	68.190

DRAWING TITLE :
ADDITIONS AND ALTERATIONS TO EXISTING DWELLING FOR

CADASTRAL INFO: REM OF PORTION 3 ERF 722, BRICKFIELD

ADDRESS: 96 BAZLEY AVENUE, ASHERVILLE

DRAWING TITLE :
Plans, Elevations & Section

DWG NUMBER : 2014 01- 1 **DRAWN BY : A.O**

DWG STATUS : AMAFA **DATE : JANUARY 2013**

AUTHORS DETAILS

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