

'DERBIGUM SP' waterproofing laid by specialist to manufacturers specification on 1:4 cement screed laid to falls on adequate heat insulation board laid to manufacturers specification on smooth trowelled & well cured reinforced concrete slab to engineers detail

brickwork to be reinforced with galvanised steel brickforce both below wall plate level, above window head height & below window cill level all to engineers detail

concrete lintols over all windows, doors & openings to engineers detail

external face of inner skin of all external walls to be bagged and rendered waterproof with two coats of bitumen paint

375 mic DPC to be provided to walls at slab level, under all cills and to parapets

Flashing to comply with SANS 10400:L 4.3.4.4

30 mm screed on 100mm concrete surface bed reinforced with 'BRC' weld mesh on 375 mic USB green dampproof membrane on 50 mm blinding layer of clean river sand on 150 mm hardcore

subfloor ground and foundation trenches to be poisoned with 'CHLORODANE' solution in accordance with SABS 'Codes of Practice' by specialist

GENERAL NOTES

All work to comply with SANS 10400

Corner beacons to be located and exposed 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 OWNER/ARCHITECTURAL PROFESSIONAL.

All written dimensions to be taken in preference to scaling

Contractor to ensure that no changes in levels are made over local authority servitudes or underground services unless permission has been given in writing by the local authority

Any discrepancies and omissions are to be brought to the OWNER/ARCHITECTURAL PROFESSIONAL's attention immediately

If on excavation the site is found to contain expansive clay, shale, ground water or other suspect soil conditions, then all foundations are to be built to professional engineers details & under his supervision

All foundations to be taken down below natural ground level

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

glazing to comply with part N of SANS 10400.

Natural ground line in approximate position only & no claim can be made for any discrepancies on site

No backfilling of over excavated areas will be permitted

Flashing to comply with SANS 10400:L 4.3.4.4

external doors to be fitted with draft seals

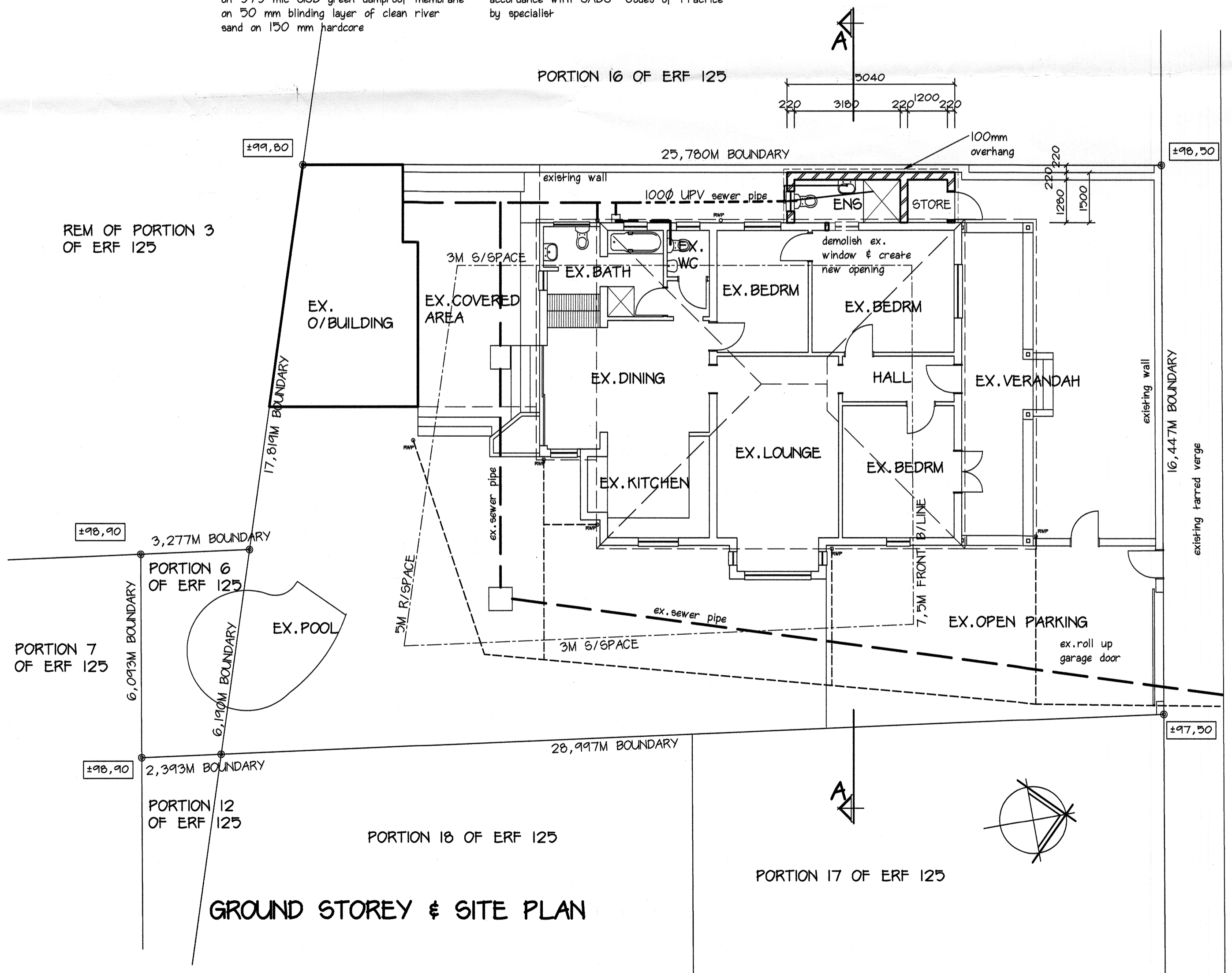
FENESTRATION IN TERMS OF SANS 10400:XA

NETT AREA OF ENG = 4,07m²
 AREA OF WINDOW = 0,54m² (600x900)
 THEREFORE LESS THAN 15%

AREAS

GROUND STOREY	
EX. HOUSE	135,45m ²
EX. BUILDING	25,99m ²
EX. VERANDAH	18,00m ²
NEW ADDITION	7,56m ²

SITE AREA	(460+17) 477m ²
PERMITTED COVERAGE (40%)	190,80m ²
EXISTING COVERAGE	179,44m ²
PROPOSED COVERAGE	7,56m ²
TOTAL COVERAGE	187,00m ²



Climatic Zone as per SANS 204	5
Occupancy as per SANS 10400-A20	H4

PROPOSED ADDITIONS TO EX. HOUSE FOR G.P ARDE & T.L. BROUGHTON AT 9 LARCH ROAD ON PORTION 13 & 6 OF ERF 125 DURBAN

ARDE/BROUGHTON
sketch

2013-05 sheet 1/

LLMG, AMAFA & NBR ASSESSMENT APPLICATION
 scale date drawn
 1/100/250 24 APRIL 2013 G.L. KEUTER

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