



- DEVIATIONS**
- ① Ex. kitchen extended
 - ② Ex. games room & patio extended
 - ③ New toilet added
 - ④ Ex. en-suite removed
 - ⑤ New front boundary wall palisade fence added
 - ⑥ Pergola removed
 - ⑦ Alum. sliding doors added
 - ⑧ New bedroom 4 access created

	Sq m
Site area	975,00
Ex site cover	240,04
Prop site cover	14,93
Total	254,97
Ex f.a.r	300,25
Prop f.a.r	14,93
Total	315,18
Prop add. areas	14,93

TEL:0832871321/4647048

PROJECT:
DEVIATIONS TO APPROVED PLAN No 05-2712
FOR
Mr & Mrs OSBORNE

SITE DESCRIPTION:
ERF 5759 DURBAN
500 LENA AHRENS ROAD

RATE No

ROOF NOTES:
18° CONC. ROOF TILES ON 38x38 BATTENS
ON SABS APPROVED UNDERLAY LAID AS
WATERPROOFING MEMBRANE ON HYDROFOIL TRUSSES
TIED 6 COURSES DOWN INTO BRICKWORK WITH GALV.
HOOP IRON TIES, ON 114x38 WALL PLATES.
MAX TRUSS C/C 650 mm
12,5 FIRE STOP CEILING BOARD WITH 115mm WITH
50mm ISOVER PINK THERMAL ISLATION
INSTALLED TO MANUFACTURERS SPECIFICATIONS

RETAINING WALLS:
ALL WALLS RETAINING EARTH ARE TO BE
BUILT STRICTLY IN ACCORDANCE WITH
PROFESSIONAL STRUCTURAL ENGINEER'S
DETAILS

WALLS:
TWO COURSES OF BRICKWORK ARE TO BE
REINFORCED WITH BRICKFORCE WITH
SOLID JOINTS IN CEMENT MORTAR IN ALL
WALLS BELOW WINDOW SILL LEVEL.
WINDOW HEAD LEVEL AND BELOW ROOF
PLATE LEVEL.
GALVANISED WIRE TIES TO BE BUILT IN
ALL 230 mm WALLS AT 800 CENTRES
HORIZONTALLY AND EVERY 6TH COURSE
VERTICALLY.

FLOORS:
100 mm CONCRETE SURFACE BED REINFORCED
WITH 6 mm DIAMETER STEEL REINFORCING
RODS AT 300 CENTRES IN BOTH DIRECTIONS
OR EQUIVALENT B.R.C. MESH ON GUNPLAS
U.S.B. GREEN WATERPROOFING LAID IN
ACCORDANCE WITH MANUFACTURERS
RECOMMENDATIONS ON CLEAN SAND BED.
SUB FLOOR GROUND TO BE POISONED WITH
PENTACHLOROPHENOL SOLUTION IN
ACCORDANCE WITH S.A.B.S. CODES OF PRACTICE

NOTE
ALL NEW WORK TO ENG'S DETAIL

RICHARD A. NEPGEN & ASSOCIATES
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SCALES 1:100 1:500	CHECKED
DRAWN PCF	DRAWING No 2006/957 2/2
DATE JANUARY 2014	TRACED