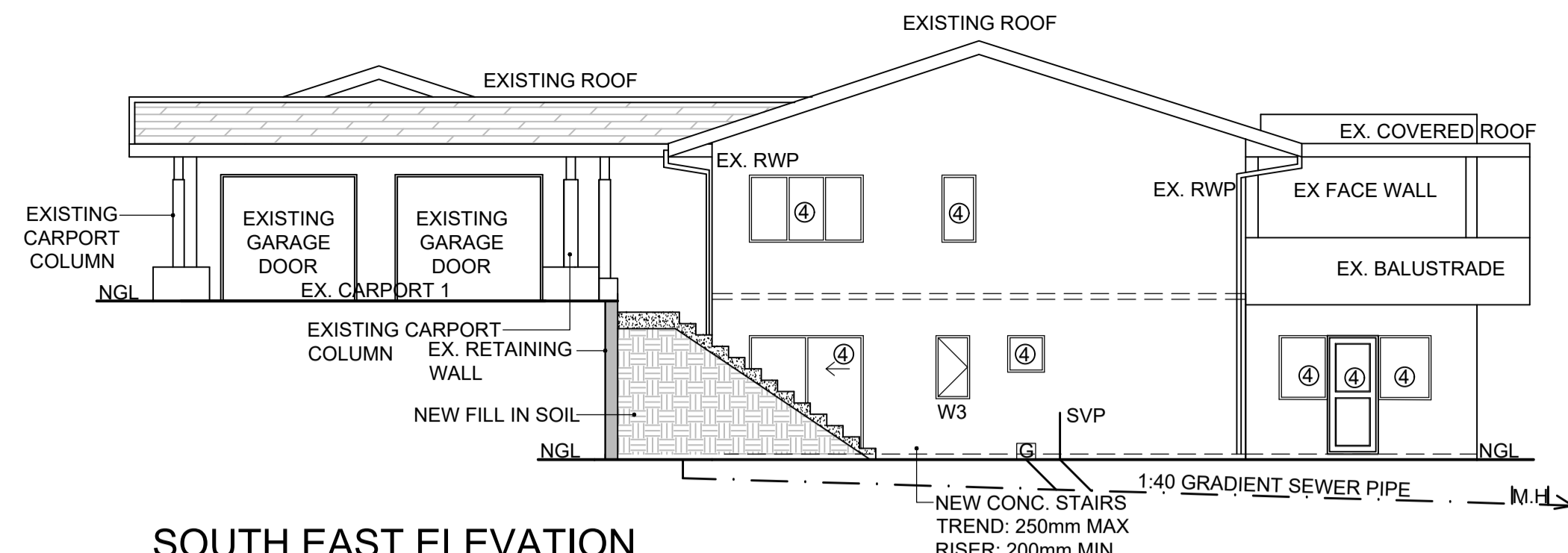


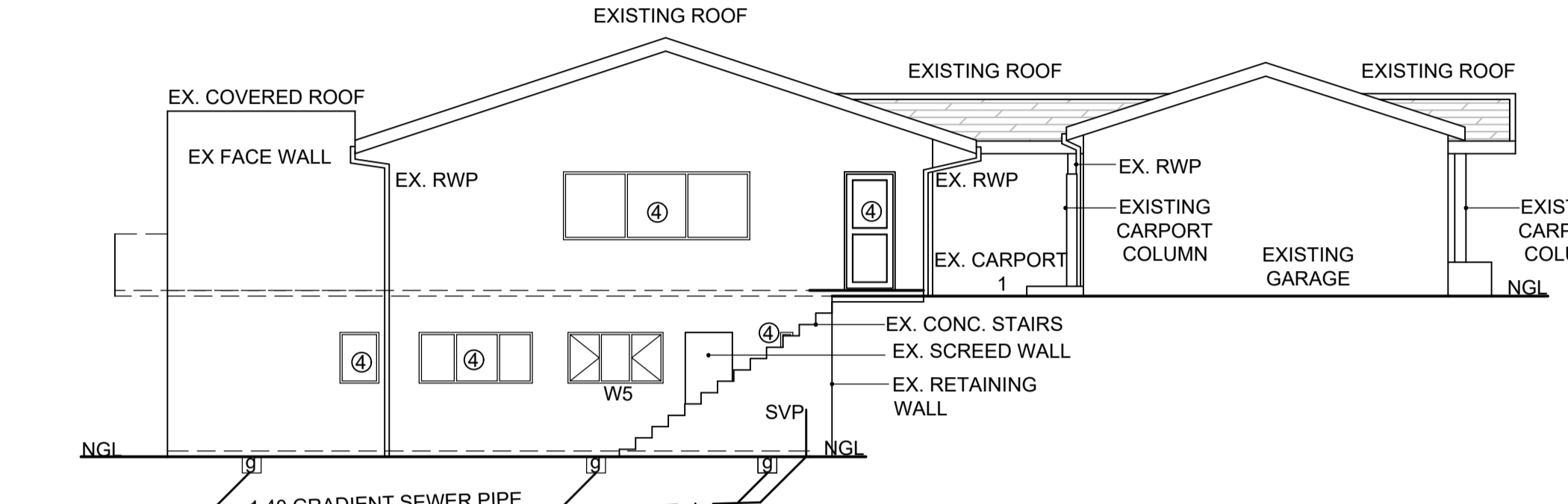
**NORTH EAST ELEVATION**  
SCALE: 1:100



**SOUTH EAST ELEVATION**  
SCALE: 1:100



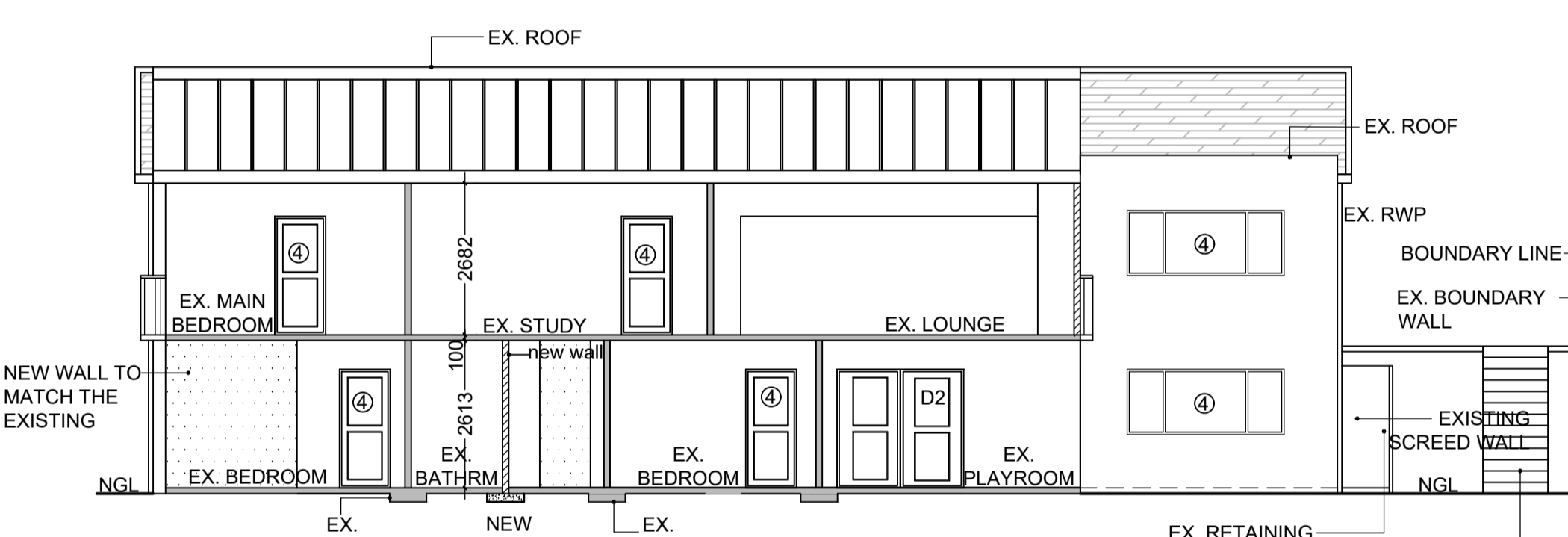
**SOUTH WEST ELEVATION**  
SCALE: 1:100



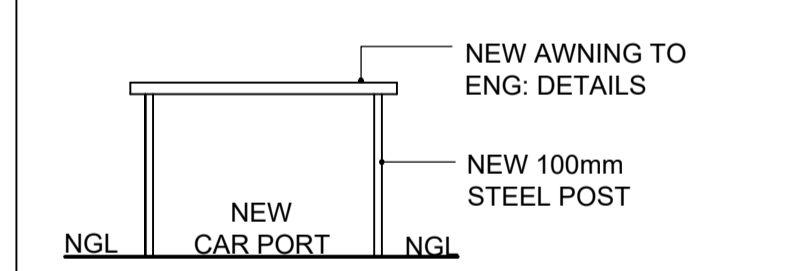
**NORTH WEST ELEVATION**  
SCALE: 1:100



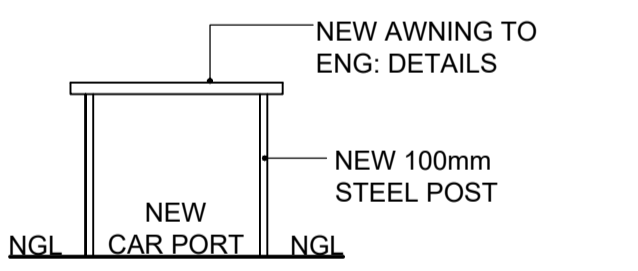
**SECTION A-A**  
SCALE: 1:100



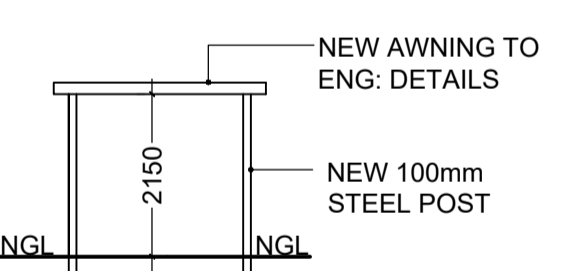
**SECTION B-B**  
SCALE: 1:100



**FRONT ELEVATION VIEW - NEW CARPORT 2**  
SCALE 1:100



**SIDE ELEVATION VIEW - NEW CARPORT 2**  
SCALE 1:100



**SECTION C-C - NEW CARPORT 2**  
SCALE 1:100

AREA OF SCHEDULE	
SITE OF AREA	
EXISTING LOWER GROUND FLOOR	238.7m <sup>2</sup>
EXISTING UPPER GROUND FLOOR	238.7m <sup>2</sup>
EXISTING BALCONY	31.7m <sup>2</sup>
EXISTING GARAGE	39.0m <sup>2</sup>
EXISTING CARPORT 1	34.6m <sup>2</sup>
EXISTING ENTRANCE COVERAGE	5.7m <sup>2</sup>
NEW CARPORT 2	6.4m <sup>2</sup>
EXISTING ENTRANCE	
COVERAGE:	
EXISTING LOWER GROUND FLOOR	238.7m <sup>2</sup>
EXISTING UPPER GROUND FLOOR	238.7m <sup>2</sup>
EXISTING BALCONY	31.7m <sup>2</sup>
EXISTING GARAGE	39.0m <sup>2</sup>
EXISTING CARPORT 1	34.6m <sup>2</sup>
EXISTING ENTRANCE COVERAGE	5.7m <sup>2</sup>
TOTAL EXISTING COVERAGE	588.4m <sup>2</sup>
NEW CARPORT 2	6.4m <sup>2</sup>
TOTAL PROPOSAL COVERAGE	6.4m <sup>2</sup>
TOTAL NEW COVERAGE	594.8m <sup>2</sup>
FAR:	
EXISTING LOWER GROUND FLOOR	238.7m <sup>2</sup>
EXISTING UPPER GROUND FLOOR	238.7m <sup>2</sup>
TOTAL EXISTING FAR	477.4m <sup>2</sup>

	900	2243	1500	2020	2647	1170	600	900	1685	1182
D1	D2	D3	D4	W1	W2	W3	W4	W5	W6	
TIMBER	TIMBER	TIMBER SLIDING DOOR	TIMBER SLIDING DOOR	TIMBER	TIMBER	TIMBER	TIMBER	TIMBER	TIMBER	TIMBER
HINGED DOOR	FRENCH DOOR	FIXED	FIXED	FIXED	FIXED	FIXED	FIXED	FIXED	FIXED	FIXED
NO GLASS	NO GLASS	TOUGHENED SAFETY GLASS	TOUGHENED SAFETY GLASS	TOUGHENED SAFETY GLASS	TOUGHENED SAFETY GLASS	TOUGHENED SAFETY GLASS	TOUGHENED SAFETY GLASS	TOUGHENED SAFETY GLASS	TOUGHENED SAFETY GLASS	TOUGHENED SAFETY GLASS
ALL SIDE	ALL SIDE	ALL SIDE	ALL SIDE	ALL SIDE	ALL SIDE	ALL SIDE	ALL SIDE	ALL SIDE	ALL SIDE	ALL SIDE
N/A	N/A	3mm	3mm	3mm	3mm	3mm	3mm	3mm	3mm	3mm
N/A	N/A	3.1	2.4	2.4	0.7	0.6	0.6	1.0	0.7	

DEVIATIONS		
NO.	DATE	DESCRIPTION
1.	08/11/2018	NEW BRICK UP WALL
2.	08/11/2018	WALL TO BE DEMOLISHED
3.	08/11/2018	WINDOWS & DOORS REMOVED
4.	08/11/2018	EXISTING WINDOWS & DOORS

**FENESTRATION CALCULATIONS :**

	NORTH EAST ELEVATION		SOUTH EAST ELEVATION		SOUTH WEST ELEVATION		NORTH WEST ELEVATION		TOTAL FENESTRATION
	window no.	window area.	window no.	window area.	window no.	window area.	window no.	window area.	
proposed net area	W4	0.6	W1	0.6	W1 W2 W6	2.4 0.7 0.7	W5	1.0	6.6m <sup>2</sup>
75.4m <sup>2</sup>									8.7%
TOTAL		1.2		0.6		3.8		1.0	

**GENERAL NOTES:**

WORK TO BE ACCORDANCE WITH S.A.B.S. 0400/1990 AND OR TO LOCAL AUTHORITY BYLAWS. REINFORCED CONCRETE WORK TO ENGINEER'S DRAWINGS AND SPECIFICATIONS. CONCRETE MINIMUM STRENGTH 15 MPA. MORTAR MINIMUM STRENGTH 10 MPA. BALLASTING TO COMPLY WITH DD2 OF NBR. POOL FENCING TO COMPLY WITH DD4 OF NBR. SOIL POISONING IN ACCORDANCE WITH SABS 0124. GLASS THICKNESS TO COMPLY WITH NN2 OF NBR. SAFETY GLASS TO COMPLY WITH NN3 OF NBR.

**DRAINAGE NOTES:**

1. IE'S TO BE PROVIDED AT ALL BENDS AND JUNCTIONS.
2. CES AT CHANGE OF DIRECTION AND MARKED
3. COVERS AT GROUND LEVEL
4. DRAIN PIPES EXCEEDING 6M TO JUNCTION TO HAVE OWN 100MM O.V.P.
5. WASTE PIPES 38MM AND 100MM P.V.C.
6. PIPES IN FLOOR TO BE WITHOUT BENDS & CONNECTIONS.
7. WHERE DRAINAGE OCCURS UNDER FOUNDATIONS AND CONCRETE FLOOR SLAB, PIPES TO BE ENCASED IN 100MM THICK CONCRETE AND NOT DEVIATE FROM STRAIGHT WITH IE'S EITHER SIDE.
8. MIN INVERT LEVEL OF DRAIN - 490MM
9. 100MM S.P. AT HEAD OF DRAIN WITH 110MM AIRVALVE
10. WHERE ONE-PIPE SYSTEM IS APPLIED, ANTI-SYPHON VENT PIPES TO BE 50MM
11. MINIMUM FALL OF DRAIN 1:40
12. WHERE FALL OF DRAIN EXCEEDS 1:10 BACK DROPS TO BE PROVIDED TO ENSURE MAXIMUM FALL OF 1:10.
13. WASTE PIPES TO HAVE RESEAL TRAPS AND TO BE FULLY ACCESSIBLE OVER FULL LENGTH.
14. ATWATER 38MM
15. BASINWASTE 32MM
16. GULLEYS AT KITCHEN TO HAVE CW TAP OVER
17. ALL VENT PIPES ARE TO EXTEND 200MM ABOVE WINDOW HEAD.
18. ALL PLUMBING & DRAINAGE WORK TO BE CARRIED OUT BY A REGISTERED PLUMBING CONTRACTOR.
19. P-&S TRAPS TO BE PROVIDED AT ALL SANITARY FITTINGS.

**GENERAL NOTES-GENERAL NOTES**

1. ALL MATERIALS & WORKMANSHIP TO BE IN ACCORDANCE WITH S.A.B.S. SPECIFICATIONS AND CODES OF PRACTICE.
2. READ THIS DRAWING IN CONJUNCTION WITH THE ENGINEERS, LAND SURVEYOR OR OTHER SPECIALISTS DRAWINGS & DETAILS, WHICHEVER MAY BE APPLICABLE.
3. THE CONTRACTOR SHALL NOTIFY THE SUPERVISING CONSULTANT AT LEAST 24 HOURS IN ADVANCE OF COMMENCING ANY SECTION OF WORK.
4. SHOULD ANY DISCREPANCY EXIST BETWEEN ANY DIMENSIONS AND/OR DETAILS AND/OR THE SPECIFICATION THE CONSULTANT SHALL BE NOTIFIED WITHOUT DELAY AND HE WILL TAKE THE FINAL DECISION.
5. SHOULD DEVIATION FROM THE DETAILS BE DESIRED THE CONSULTANT'S WRITTEN APPROVAL SHALL BE OBTAINED BEFOREHAND.
6. ALL STIPULATIONS OF THE LOCAL AUTHORITY AND/OR STATUTORY BODY WITH RESPECT TO CONSTRUCTION AND/OR THE SITE AND THE LIKE, SHALL BE STRICTLY ADHERED TO.
7. ONLY THE DRAWING WITH THE MOST RECENT REVISION WILL BE VALID, UNLESS IT IS REPLACED BY A WRITTEN INSTRUCTION.
8. ONLY WRITTEN DIMS AND/OR LEVELS SHALL BE USED.
9. FIREWALLS MUST ALWAYS BE 220MM THICK WALLS.
10. DAMPCOURSE UNDER ALL WINDOW SILLS AND WALLS.
11. CONCRETE RAINWATER CHANNELS UNDER ALL RAINWATER PIPES.
12. ALL ELECTRICAL AND PLUMBING WORK MUST BE CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITY REGULATIONS.
13. RAFTERS MUST BE BOLTED AT ALL JUNCTIONS.
14. PURLINS-RAFTERS CONNECTIONS MUST BE TIED WITH SUITABLE WIRE.
15. ALL WORK MUST BE CARRIED OUT STRICTLY IN ACCORDANCE TO DIMENSIONS GIVEN.
16. ALL INTERNAL PLASTER MUST HAVE A SMOOTH FINISH.
17. ALL WINDOWS MUST BE APPROVED DESIGN.
18. ALL WALLS LONGER THAN 2500MM MUST BE PROVIDED WITH BRICKFORCE IN EVERY THIRD LAYER.
19. ROOF PITCH AS SPECIFIED ON SECTION. CONC. ROOF TILES OR EQUIVALENT ON 38X38 BATTENS AT 380MM CENTRES ON 410 GRADE SISALATION ON GANGNAILED TREATED TIMBER RAFTERS TO BE DESIGNED & CERTIFIED BY PROFESSIONAL ENGINEER ON 114X38MM SA PINE WALLPLATE.
20. CONCRETE BRICKS WITH BRICKFORCE AT EVERY 3 COURSES TO BE STEEL FLOAT PLASTERED INTERNALLY WITH 2 COATS PAINT, WOOD FLOAT PLASTER EXTERNALLY WITH PRIMER & BONDING LIQUID, UNDERCOAT, FILLERCOAT AND 2 FINAL COATS PAINT. PRECAST CONCRETE LINTOLS ABOVE WALL OPENINGS.
21. ALUMINIUM WINDOWS WITH GLASS TO COMPLY WITH NN2 & NN3 OF NBR'S.
22. 12MM RHINOBOARD CEILING BOARD FIXED TO 38X38MM SA PINE BRANDERS AT 400MM CENTRES TO BE SKIMMED AND PAINTED. MOULDED CORNICES TO CLIENT'S SPECIFICATIONS
23. FLOOR FINISHES TO OWNERS CHOICE. GROUND FLOOR TO BE 25MM CEMENT SCREED ON 100MM REINFORCED CONC. SURFACE BED TO ENGINEER'S DETAILS WITH BRO MESH ON SABS APPROVED DPM ON WELL COMPACTED & POISONED SOIL. UPPER FLOOR SLAB SIZE TO BE SPECIFIED BY ENGINEER.
24. MOULDED SKIRTINGS TO MATCH EXISTING.
25. SMOOTH PLASTER & PAINT AS SHOWN.
26. SMOOTH PLASTER & PAINT ON DOOR AND WINDOW SURROUNDS.
27. DAMP PROOF MEMBRANE BY SPECIALIST.
28. ALUMINIUM RAIN WATER GOODS.
29. RETAINING WALLS TO ENG. DETAIL & SUBJECT TO SITE CONDITIONS.
30. 1000 PVC SEWER PIPE.
31. 1000 PVC SEWER PIPE ON ANCHOR BLOCKS.
32. STORMWATER CHANNEL WITH STEEL GRATING.
33. CONC. BEAM TO ENGINEER'S DETAIL.
34. TIMBER BEAM TO ENG. DETAIL.
35. 100MM PLASTER BAND AROUND WINDOW.

**CONTRACTOR'S NOTES:**

REFER TO CONSULTANTS & OR BUILDERS FINISHING SCHEDULE FOR ALL FINISHES OR CLIENT IF NO FINISHING SCHEDULE ARE AVAILABLE FOR THE PURPOSE OF DRAWING GROUND LEVEL IS ASSUMED LEVEL (UNLESS OTHERWISE NOTED ON DRAWINGS).

**FIRE PREVENTION NOTES**

1. ALL NEW WORK TO BE DONE IN ACCORDANCE WITH PART T OF THE FIRE-PREVENTION REGULATIONS AS PROMULGATED IN THE NATIONAL BUILDING REGULATIONS.
2. DIVISION CAPACITY SHALL BE SEPARATED BY 229MM FIRE WALL EXTENDING TO UNDERSIDE OF ROOF TILES
3. SAFETY DISTANCES IN COMPLIANCE WITH TT2.

**STORMWATER:**

NEW STORMWATER TO EXISTING VIA GUTTERS, DOWNPIPES & GULLIES. PVC GUTTER AND DOWNPIPE SYSTEM TO BE FITTED BY COMPETENT PERSON ACCORDING TO DRAWINGS.

**PLUMBING:**

PROVIDE IE'S TO ALL BENDS AND JUNCTIONS WITH MARKED COVERS AT GROUND LEVEL. PROVIDE RE'S AT 25 M OF STRAIGHT SEWER PIPE & AT MUNICIPAL CONNECTION (IF REQUIRED). PROVIDE 110 MM DIAMETER O.V.P.'S TO END (LAST) W.C. PROVIDE 50 MM DIAMETER V.P. WHERE DROP EXCEEDS 1200 MM. ALL WASTE PIPES & FITTINGS 50 MM DIAMETER P.V.C. & TO HAVE RESEALABLE TRAPS WHICH ARE FULLY ACCESSIBLE. FALL TO PIPE TO BE A MINIMUM OF 1 : 80 . WHERE SEWER PIPE RUNS UNDER CONSTRUCTION OF ANY KIND, PIPE WILL BE ENCASED IN 100 MM OF CONCRETE SURROUND.

**ROOF NOTES:**

APPROVED CONCRETE ROOF TILE @ 29.0 DEG ON 38X38 TIMBER PURLINS @ MAX. 800MM C/C ON APPROVED DAMP PROOFING MEMBRANE ON TIMBER ROOF TRUSSES ON TIMBER WALL PLATES

**Notes:**

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No dimensions to be scaled from this drawing

All dimensions to be checked on site by the Contractor

Where discrepancy occur the Contract Administrator must be notified immediately

REVISION	DATE	DESCRIPTION

OWNER'S SIGNATURE:

AUTHOR'S SIGNATURE:

**PLANNING**

**POOVEN ELLEN**  
Professional Senior Architectural Technologist  
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Project Title:  
**Additions & Alterations**  
15 Beverley Drive  
Rem Of Erf Beverley Hills  
Westville  
For: Erna Steynberg  
Drawing Title:  
**ELEVATION, SECTION  
WINDOW AND DOOR SCHEDULE  
XA CALCULATION**

Scale: As Shown | Date: 10/24/2018 | Drawn: T.C | Checked: P.E

**2225 Pg1**

Revision