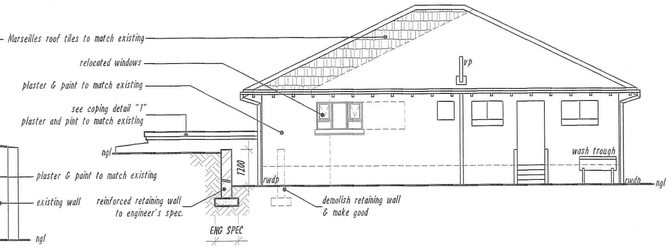
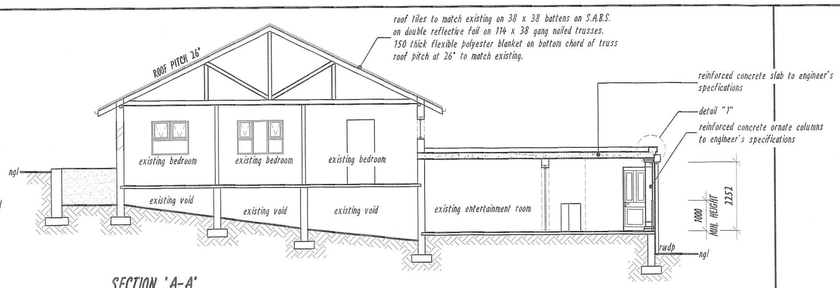
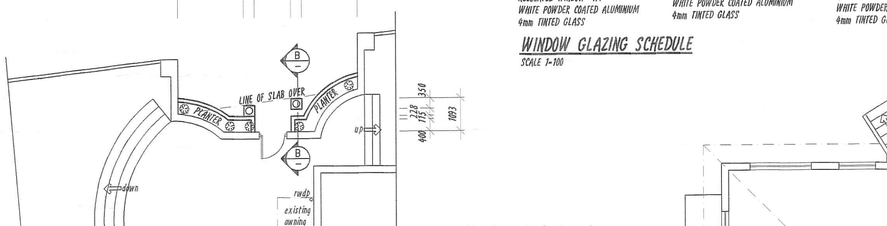
WEST ELEVATION - DWELLING
SCALE 1:100



EAST ELEVATION - DWELLING
SCALE 1:100

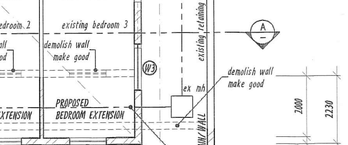


SECTION 'A-A'
SCALE 1:100

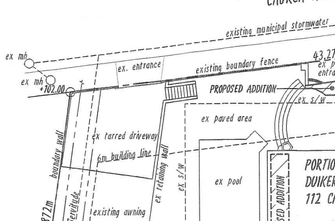


NORTH ELEVATION - DWELLING
SCALE 1:100

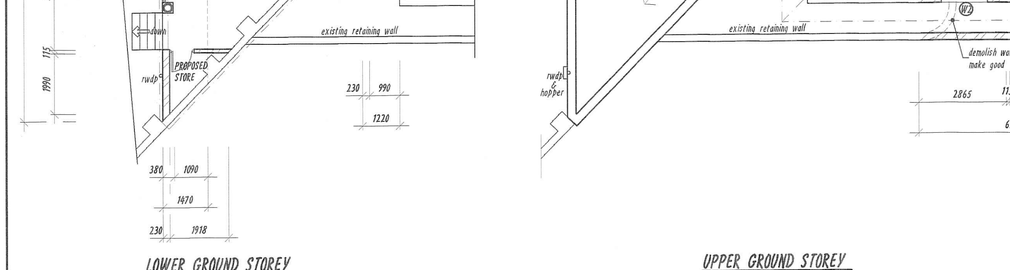
XA Calculations:
Ground Storey bedroom 2 & 3:
Net Floor Area = 30.89 sq.m
Area of glazing elements serving this space = 4,32 sq.m (13,96%)
Therefore glazing elements area < 15%



NORTH ELEVATION-PROPOSED PEDESTRIAN ENTRANCE
SCALE 1:100



SECTION 'B-B'
SCALE 1:100



SOUTH ELEVATION - DWELLING
SCALE 1:100

DETAIL "1"
SCALE 1:33.3

General Notes

Structural engineer
All piling, footings, foundations, columns, beams and elevated slabs to structural engineers specification and detail.
All structures to comply with SANS 10400 - B , Structural Design.
All stormwater to comply with SANS 10400 - R (Stormwater Disposal)
All sewers to comply with SANS 10400 - P (Drainage).

Demolitions SANS 10400 - E
All demolitions to comply with SANS 10400-E.

Site Operations SANS 10400 - F
Sanitary facilities to be provided for duration of contract to comply with SANS 10400- F4.2 and F11.

Soil poisoning to comply with SANS 10400- F 4.3 and F5 in accordance with SANS 10124.

Public protection to comply with SANS 10400 - F1.

Control of dust and noise levels to comply with SANS 10400- F6

Explorative cutting into, laying open or demolition to comply with SANS 10400 - F7.

Waste material on site to comply with SANS 10400 - F8.

Site cleaning to comply with SANS 10400 - F9.

Site accomodation to comply with SANS 10400 -F10.

Excavations SANS 10400 -G
All excavations to comply with SANS 10400 - G1 and 2 and subject to engineer's specification and detail.

Foundations SANS 10400-H
All foundations to structural engineer's specification and detail.

Floors SANS 10400 - J
All floors are to be concrete surface beds on 250 micron dpm on poloned consolidated fill to comply with SANS 10400-J 4.4.
All slabs to be designed by structural engineer to comply with SANS 10400-A4.4.

Walls SANS 10400-K
All walls to comply with SANS 10400 -K and structural engineer's specification and detail.
All lintels to comply with SANS 10400 -K4.2.9
Full protection to be provided to comply with SANS 10400-M4.3

Lintels SANS 10400-K 4.2.9
220 collar jointed wall with window & door openings less than 1,5m to use pre-cast pre-stressed concrete lintels and above a minimum 4 courses with brickforce with a minimum bearing of 150mm
Brickforce secondary reinforcement to be provided in uppermost bed joint.
Side cover min. 15mm & max. 30mm
Lintels to be supported for not less than 7 days after completion.

Roofs SANS 10400-L
Roofing to comply with SANS 10400-L
Waterproofing & flashing to comply with SANS 10400-LL 5

Lighting and ventilation SANS 10400-O
All lighting and ventilation to comply with SANS 10400-O

Glazing SANS 10400-N
All glazing to comply with SANS 10400-N
Glazing installation to comply with SANS 10400-N4.2.

Stormwater disposal SANS 10400-R
All stormwater management systems to comply with SANS 10400-R.

Energy Efficient notes:

Building orientation in accordance with SANS 204:2011 4.2
New bedrooms positioned on south west side
Floor in accordance with SANS 204:2011 4.3.2
No under floor heating
External walls in accordance with SANS 204:2011 4.3.3
New 230 thick external wall to have a CK-value if OF 40.
Fenestration in accordance with SANS:2011 4.3.4
See XA calculations
No new windows
Shading in accordance with SANS 204:2011 4.3.5
All house windows have roof eave projection for shading
Vertical blinds to be used as vertical shading
Roof assembly in accordance with SANS 204:2011 4.3.6
Concrete Roof tiles, absorptance value 0.35
Double reflective foil with necessary air space
100mm thick Aerolite insulation blanket thermal break in the roof to be installed to prevent downward movement heat flow
Building sealing to be in accordance SANS 204:2011 4.4
All edges sealed with either cornice or skirting
All edges for external doors & windows to be sealed
Services:
Lighting and power in accordance with SANS 204:2011 4.5.1 and SANS 10400-O
Hot water services in accordance with SANS 204:2011 4.5.2
No new hot water services

Schedule of Areas

PORTION 1 OF ERF 700
DUIKER FONTEIN, AREA = 1011,00 m²

FLOOR AREA RATIO

Existing FAR	=	360,00 m²
Proposed FAR	=	36,96 m²
Total FAR	=	396,96 m²

COVERAGE

Permissible 40% of 1011,00 m²	=	404,40 m²
EXISTING COVERAGE AREA	=	302,00 m²
PROPOSED COVERAGE	=	36,96 m²
TOTAL COVERAGE	=	238,96 m²
COVERAGE IN HAND	=	165,46 m²
PROPOSED BEDROOM EXTENSIONS	=	13,83 m²
PROPOSED VERANDAH EXTENTION	=	16,66 m²
PROPOSED COVERED ENTRANCE	=	6,65 m²

FINISHES:

ROOF:
-Pvc barges, fascias, and rw goods to match ex.
-Approved flashing to all parapets.
WALLS:
-Copings to owner's spec over all parapets.
GLAZING:
-Obscure glazing to all ablutions.
-Min. 6mm safety glazing to all glass within 300mm off fff.
-4mm clear float glass elsewhere.
-Quarry tile cills.
PLUMBING:
-i.e.'s at all bends, functions & changes in direction
-20mm copper water supply above fgl; polycop below.
-Rwdp's to discharge to dished gulley's.
-Required Fire Resistance of Division Separating Elements as per SANS 10400 F6.6.2 Table 5 = 60 minutes.

DRAWING NOTES:
1. Do not scale this drawing.
2. All dimensions and levels to be checked on site before commencing work.
3. All discrepancies to be brought to author's notice.
4. No foundations to encroach over boundaries/servitudes.
5. Depth of foundations to be determined on site- min. 4 courses.
6. All work to comply with SANS 10400 and L.A. building regulation's.
7. Contractor to locate and protect ex. services on site during construction.

Roof Notes:

Cement roof tiles at 26° slope
on 38 x 38 tile battens at 330 crs on
"white tile pvc membrane to SABS
Truss fabrication and grade of timber
to be as per SANS 1040-L
Table 1 and 2

Rafters	114 x 38 GRD. 6
Tie beams	114 x 38 GRD. 6
King / Queen & brace	114 x 38 GRD. 6

3 M16 bolts, washers and nuts per connection
Maximum truss spacing 660mm c/crs
on 70 x 114 wall plates. 2 x 4 diameter galvanised truss ties built into brickwork.
Minimum 4 courses per truss end as per SANS roof specification.
230 x 70 thick cement fibre fascia and barge boards.
100 x 100 aluminium (powder coated) gutters and pvc downpipes.
38 x 38 SA pine ceiling batterns at 600 centers to support herculite or similar ceiling board skimmed.
Decor ceiling cornice to owner's choice.
150 thick flexible polyester blanket thermal breat to be installed in the roof.

LOWER GROUND STOREY
SCALE 1:100

UPPER GROUND STOREY
SCALE 1:100

WINDOW GLAZING SCHEDULE
SCALE 1:100

RELOCATED WINDOW 'W1' WHITE POWDER COATED ALUMINIUM 4mm TINTED GLASS	600 600	500
RELOCATED WINDOW 'W2' WHITE POWDER COATED ALUMINIUM 4mm TINTED GLASS	500 500 500	600
RELOCATED WINDOW 'W3' WHITE POWDER COATED ALUMINIUM 4mm TINTED GLASS	500 500 500	500

SITE PLAN
SCALE 1:250

53 HIGHLANDS RD	MICHAEL	082 5444866	
143 CHURCH RD	A.WAMICO	083 9867823	
68 HIGHLANDS RD	[illegible]	[illegible]	031 5439000

NEIGHBOURS CONSENT

ADDRESS	NAME	TEL: No	SIGNATURE
115 CHURCH ROAD	J. Anderson	031 5641861	
110 CHURCH RD	C BOGAN	083 661 8782	

HYPEREASE SYSTEMS cc CK 94/13816/23 T/A
Ian Whitaker
Draughting Designs
COMPUTER AIDED DRAWINGS
REG. No. DD783
PROFESSIONAL ARCHITECTURAL DRAUGHTS PERSON CELL No. 083 303 8863
8 UP THE HILL, SUNNINGDALE, 4051 TEL: 031 5620310 FAX: 0866 499530

PROPOSED ALTERATION AND ADDITIONS TO EX. DWELLING FOR D. NEL
112 CHURCH ROAD
PORTION 1 OF ERF 700
DUIKERFONTEIN
TEL - 082 822 7915

DRAWING TITLE
SUBMISSION DRAWING – SITE PLAN & FLOOR PLANS

PROJECT NO:	DRAWING NO:	REV. NO:
WD12-84	WD12-84-s01	B

SCALE : 1:100 & 1:250
DATE : 08-01-2013

AUTHOR'S SIGNATURE : .....

OWNER'S SIGNATURE : .....