



SCHEDULE OF AREAS

Category	Area (sq m)
Existing house	332.75
PROPOSED AREA	
Pool room	17.48
Covered Terrace	30.00
TOTAL PROPOSED	47.48
NEW OVERALL AREA	380.23

D/A SITE AREA	SITE AREA
Existing Cov.	290.30
Proposed Cov.	47.48
TOTAL COV.	337.78
Existing FAR	292.45
Proposed FAR	47.48
TOTAL FAR	339.93

LIGHTING+VENTILATION

Category	Area (sq m)
Ground Storey	
new OFFICE+KITCHEN+BATH	146.52
TOTAL AREA	146.52
Glazing Area Openable	23.45
Openable to Floor Area Ratio	16.00 %
Upper Storey	
GUEST-BEDROOM+KITCHEN	39.60
EN-SUITE+DRESSER	2.78
TOTAL AREA	42.38
Glazing Area Openable	2.78
Openable to Floor Area Ratio	7.02 %

- SPECIFICATION OF CONSTRUCTION & FINISHES**
- FOUNDATION:** 200mm concrete. All foundations to be taken to natural ground.
 - FLOOR:** 20mm screed on 100mm BRC mesh r/c surface bed 250 micron plastic underlay on wall compacted possum fill r/c to be provided. SUSPENDED floor slabs, beams, ramps, etc. to ENO details.
 - WALL:** 110mm brick internal/220 external to be plastered & PVA finished. 2 or bricks per room to external walls facebrick finish up to floor level.
 - BRICKWORK:** 2 courses to be provided at eaves level.
 - CEILING:** Fibreboard on 38x38mm bracing at 450 c/s joints to be lapped.
 - ROOF:** Pitch 30° clay tiles on 38x38mm battens on 250 micron plastic underlay to be provided over wall plate & lapped at ridges & valleys & joints on gong nailed truss at 750 c/s to ENO specifications.
 - PUMBLING:** All drainage to comply with NBR 25mm PVC underground connection 20mm copper water supply above ground.
 - FLOORING:** Carpet in lounge, bedrooms, etc. Newtion in bathroom, ceramic tiles in verandahs & kitchens & stores.
 - DOORS:** Hardwood externally flush panel internally galvanized garage doors.
 - WINDOWS:** Hardwood meranti with safety glass as req. by NBR.
 - TILING:** Selection of coloured tiles up to E range in the bathrooms & toilets.
 - BURGLAR PROOFING:** Supplied to all windows as req.
 - ARTIFICIAL VENTILATION:** Extractor fans with oil supply with 25.00 L/S.
 - ARTIFICIAL LIGHTING:** & shes to 100 Lux artificial lighting.
 - FOUNDATIONS TO BOUNDARY WALLS NOT TO ENCRANCH.**

H4 CLASSIFICATION
MR. R.W. ORATOR

NOTES

Project: **HOUSE ORATOR**
 Location: **Durban North**
 Proposed: **Proposed Additions and Alterations to unit no. 13 Roehampton Way**
 erf: **Lot 1875 of Lot 15 of 1556**
 start add: **No. 13 Roehampton Way**
 owner: **Mr R.W Orator**

SUBMISSION PLAN - 13
PLAN, SECTIONS & ELEVATIONS

30000 reg. no. PSRCHIT 510326
NICHOLAS DOUGLAS
 design associates cc
 interior architectural & landscape design

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Scale: 1:500, 1:100
 Date: NOVEMBER 2012
 Revision: B
 Drawn: M.D./J.B/T.M.
 Sheet No: Hse Orator-w1
 CAD No: Hse Orator-w1