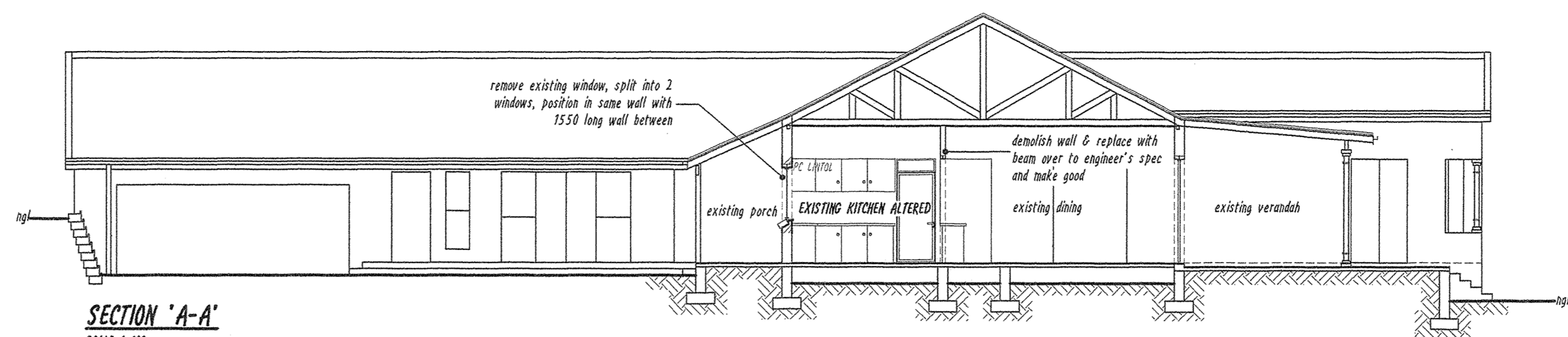
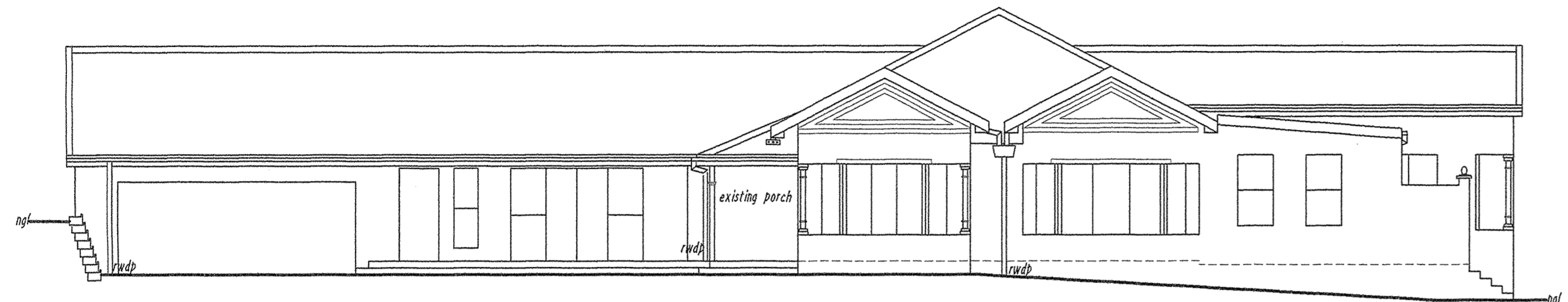


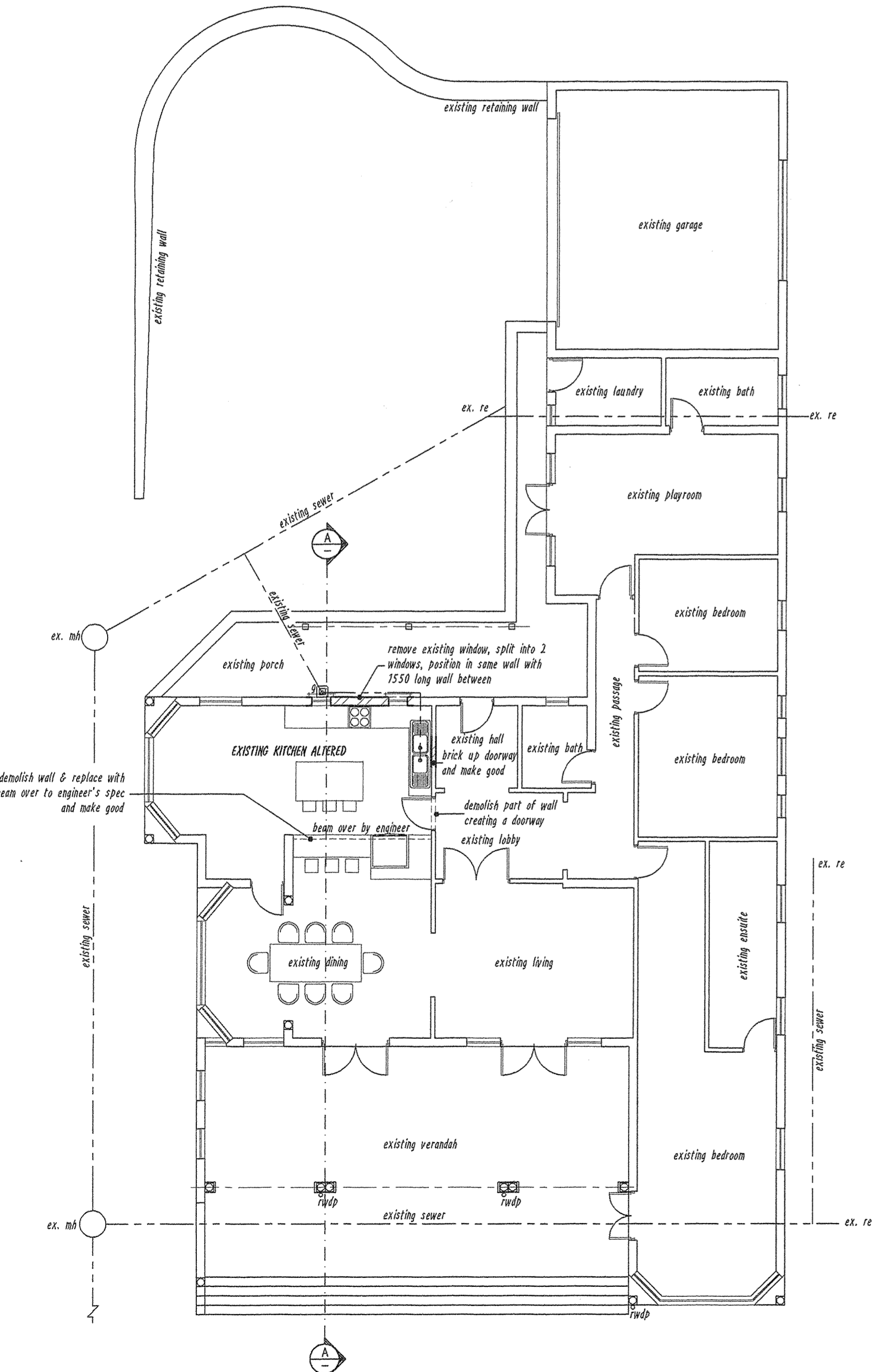
NORTH WEST ELEVATION
SCALE 1:100



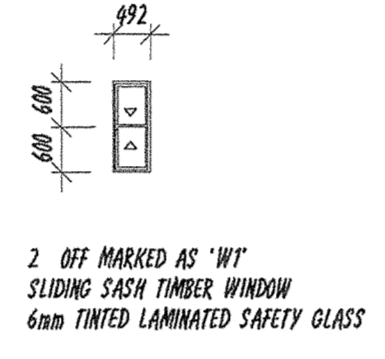
SECTION 'A-A'
SCALE 1:100



SOUTH WEST ELEVATION
SCALE 1:100



GROUND STOREY
SCALE 1:100



WINDOW GLASS SCHEDULE
SCALE 1:100

XA Calculations:
Ground Storey existing altered kitchen:
Net Floor Area = 27,00 sqm
Area of glazing elements serving this space = 9,68 sqm (36,6%)
Therefore glazing elements area is 15% for existing altered kitchen

General Notes

- Structural engineer:** All walls, piling, footings, foundations, columns, beams and elevated slabs to structural engineers specification and detail. All structures to comply with SANS 10400 - B, Structural Design.
- 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-FA.2 and F11. Soil pitting to comply with SANS 10400-F 4.3 and F5 in accordance with SANS 10724. 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 accommodation 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:** Concrete floors are to be concrete surface beds on 250 micron open air pozzolone consolidated fill to comply with SANS 10400-J 4.4. Suspended timber floor to comply with SANS 10400-J 2.8 & 2.9.
- Walls SANS 10400 - K:** All walls to comply with SANS 10400 -K and structural engineer's specifications and detail. All lintels to comply with SANS 10400 -K6.2.9. Full protection to be provided to comply with SANS 10400-K6.3.
- 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.
- Lighting and ventilation SANS 10400-0:** All lighting and ventilation to comply with SANS 10400-0.
- Glazing SANS 10400-H:** All glazing to comply with SANS 10400-H. Glazing installation to comply with SANS 10400-H6.2.
- Stormwater disposal SANS 10400-F:** All stormwater management systems to comply with SANS 10400-F.
- Fire SANS 10400-TT:** Escape routes to comply with SANS 10400-T TT16.1. Fire detection and alarm system to comply with SANS 10400-T TT31. Provision for fire-fighting equipment to comply with SANS 10400-T TT32. Portable fire extinguishers to comply with SANS 10400-T TT37.

FINISHES:

- WALLS:** -Plaster & paint to match existing.
- GLAZING:** -Min. 6mm safety glazing to all glass within 300mm off FFL. -All new glazing to be tinted. -Exposed plaster cills to match existing.
- PLUMBING:** -Le.'s at all bends, junctions & changes in direction -Rooftops to discharge to distal gully's.

Energy Efficient notes:

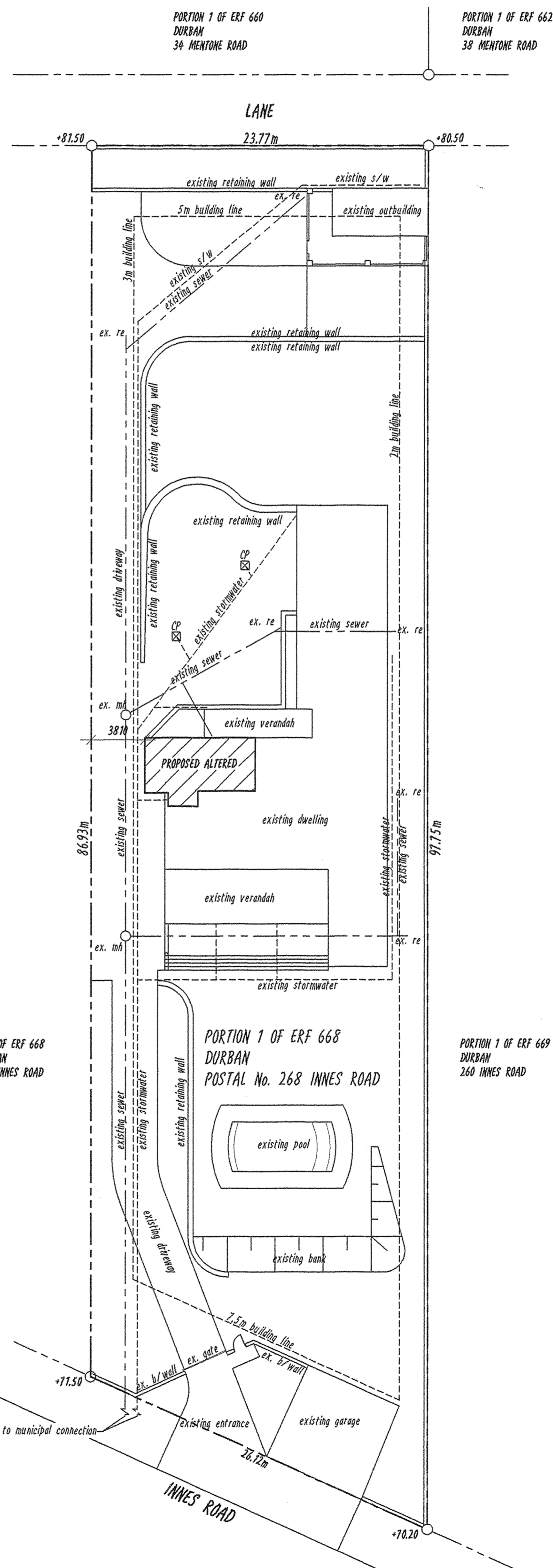
- Orientation:** Building orientation in accordance with SANS 204:2011 4.2. Kitchens positioned on South West side of the house.
- Floors:** Floor in accordance with SANS 204:2011 4.3.2. No under floor heating.
- Walls:** External walls in accordance with SANS 204:2011 4.3.3. New 230 block external wall to have a CR-value H of 0.9.
- Fenestration:** Fenestration in accordance with SANS:2011 4.3.4. See XA calculations & fenestration certificate. All new window glazing to be Tinted Double Low E. Shading in accordance with SANS 204:2011 4.3.5.
- Roof:** No new roof.
- Sealing:** 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 10400-0. Hot water services in accordance with SANS 204:2011 4.5.2. Existing solo heat system to supply hot water for new service pipes. All new exposed hot water pipes to & from cylinder & central heating system to be insulated with a min. R-Value of 1.00. Insulation to be protected from weather and sunlight.

SCHEDULE OF AREAS

PORTRION 1 OF ERF 668 DURBAN AREA	= 2194,00 m ²
FLOOR AREA RATIO	= 388,15 m ²
EXISTING FLOOR AREA	= 0,00 m ²
PROPOSED FLOOR AREA	= 388,15 m ²
TOTAL FLOOR AREA	= 388,15 m ²
COVERAGE	
PERMISSIBLE 40% OF 2194,00 m ²	= 877,60 m ²
EXISTING COVERAGE AREA	= 388,15 m ²
PROPOSED COVERAGE	= 0,00 m ²
TOTAL COVERAGE	= 388,15 m ²
COVERAGE IN HAND	= 489,45 m ²

DRAWING NOTES:

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



SITE PLAN
SCALE 1:250

CLIFTON SCHOOL
102 Lambert Road, Durban, 4001
Tel: 031-312 2147
Fax: 031-312 7057

NEIGHBOURS CONSENT

ADDRESS	NAME	TEL. No	SIGNATURE
34 MENTONE ROAD	A. Nels	031 312 0704	[Signature]
38 MENTONE ROAD	J. Mansford	031 303 4100	[Signature]
253 INNES ROAD	Clifton School		
259 INNES ROAD	Clifton School		
260 INNES ROAD	[Name]	31-313 8446	[Signature]
261 INNES ROAD	[Name]		[Signature]
276 INNES ROAD	Moyt Hooper	031 312 5953	[Signature]
130 ROSETTA ROAD	Kate Field	031 312 2147	[Signature]

HYPERBASE SYSTEMS cc (Pty) Ltd
Ian Whitaker
Drafting Designs
COMPUTER AIDED DRAWINGS
REG. No. 00728

PROPOSED ALTERATION TO EXISTING DWELLING FOR R.A. COLLINS
268 INNES ROAD
PORTION 1 OF ERF 668 DURBAN
TEL - 031 312 7703

DRAWING TITLE
SUBMISSION DRAWING - SITE PLAN, FLOOR PLAN, SECTION AND ELEVATIONS

PROJECT NO: WD13/61	DRAWING NO: WD13/61/01	REV. NO: D
SCALE: 1:100 & 1:250	DATE: 19-09-2013	
AUTHOR'S SIGNATURE:		
OWNER'S SIGNATURE:		