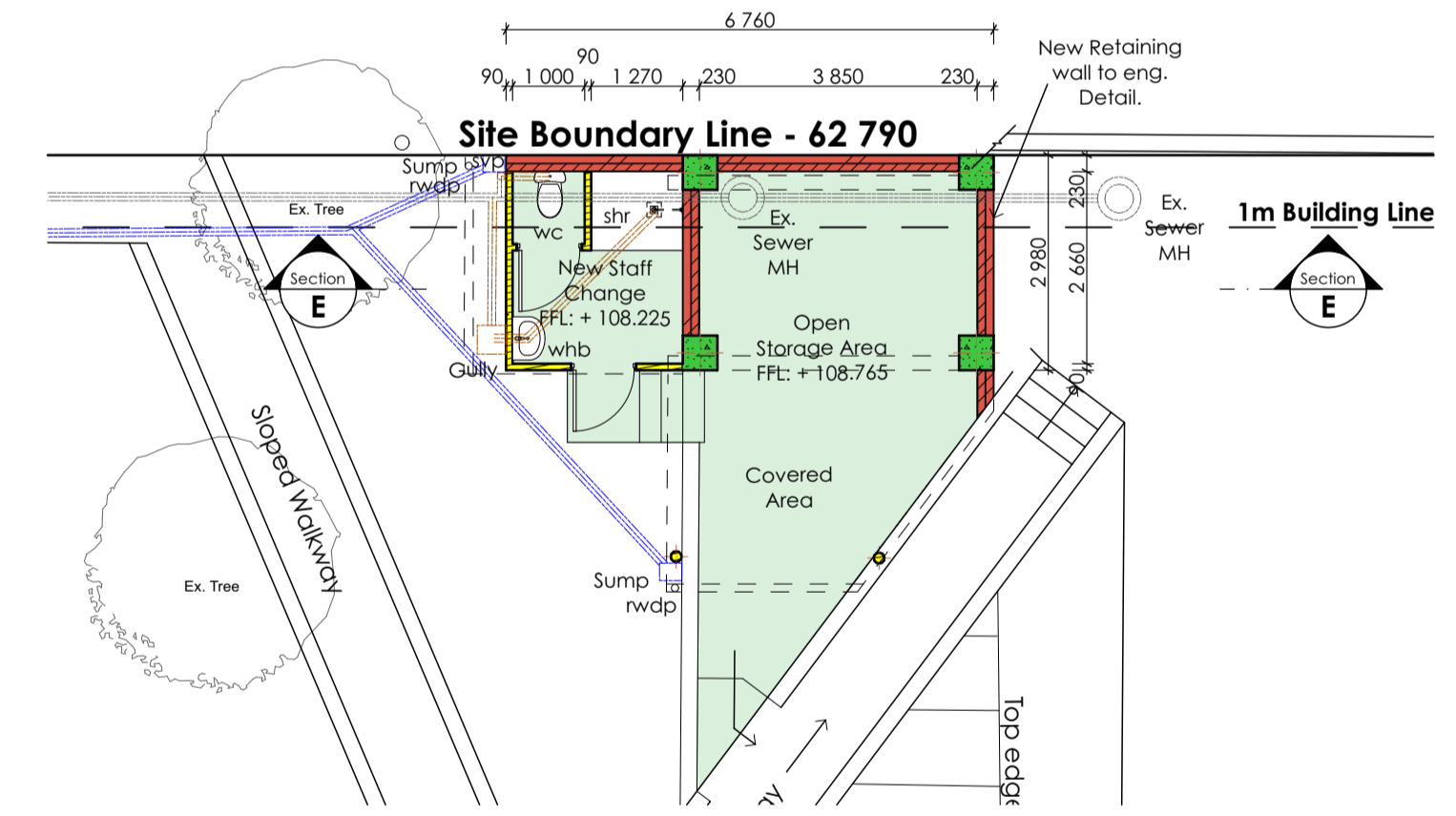
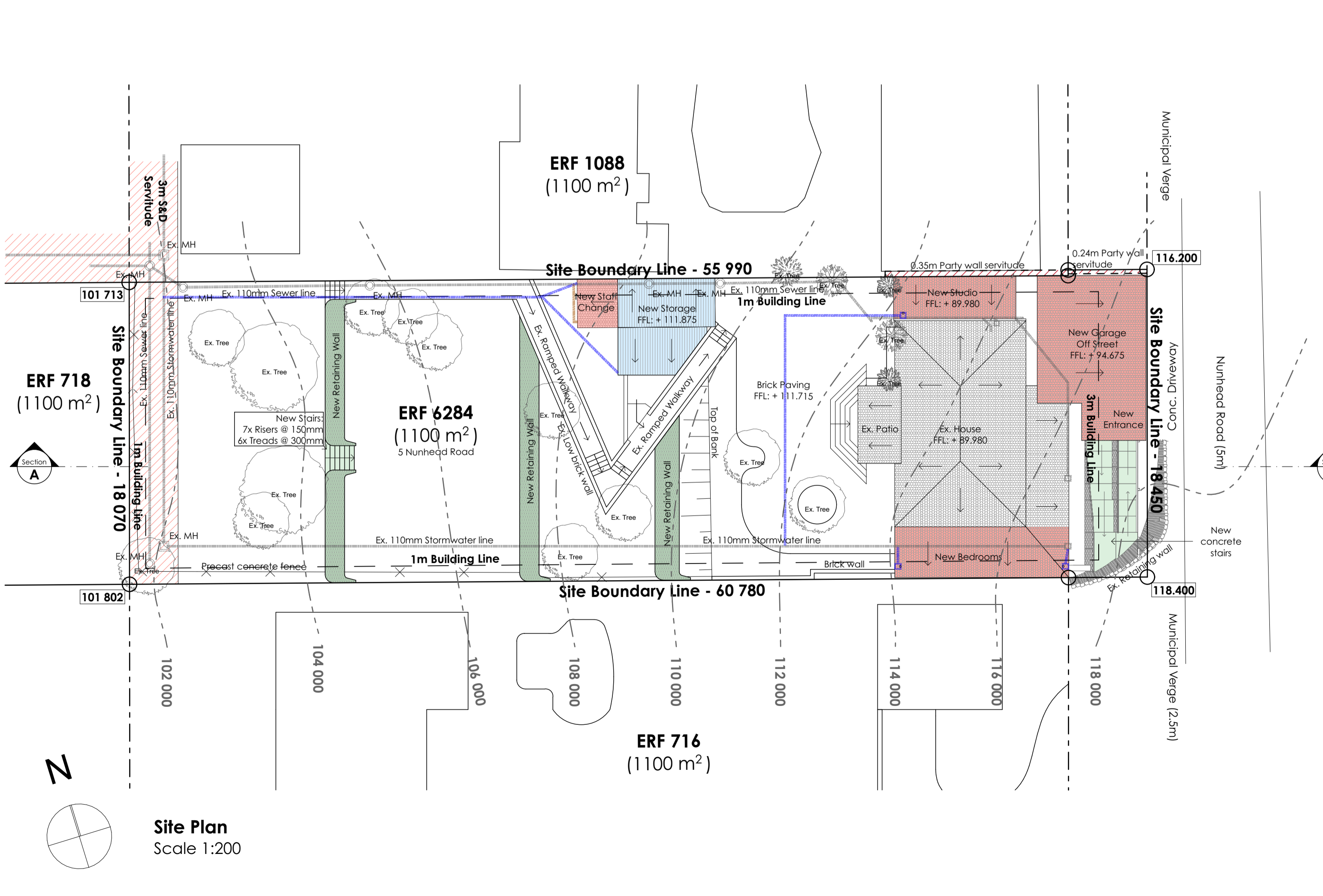
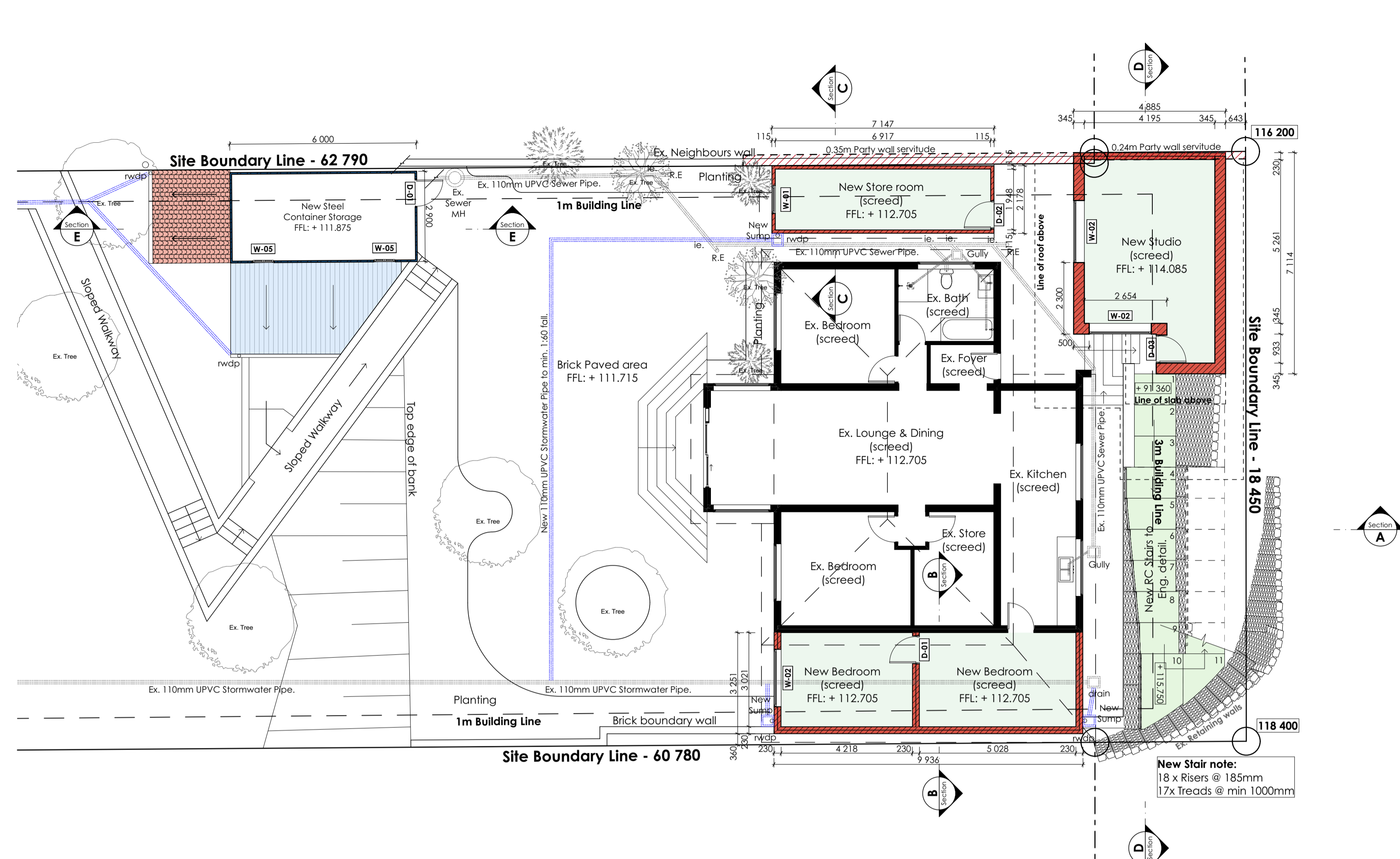
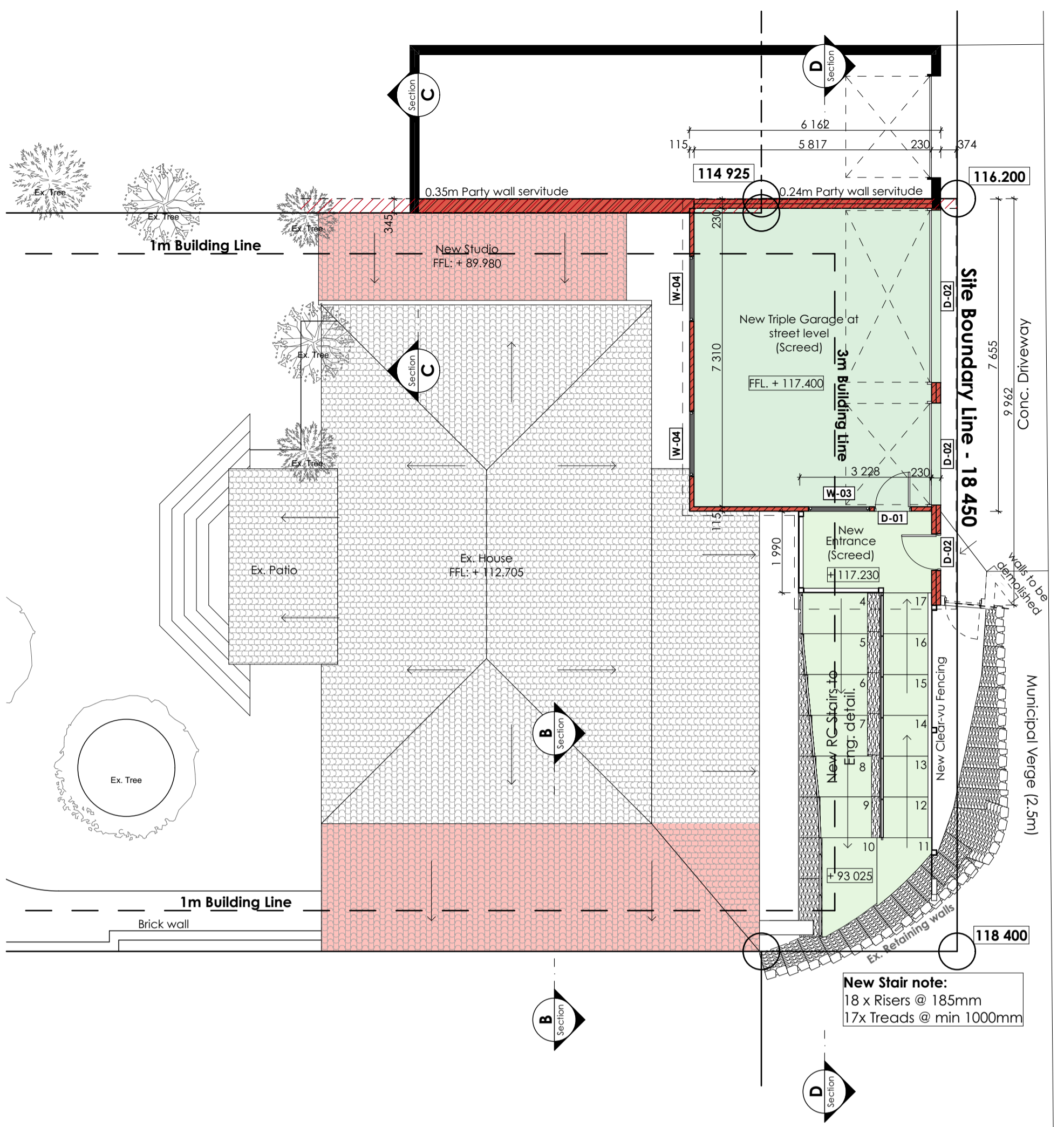


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**Schedule Of Areas**

Site Zoning : Special Residential 400

Site Area	- 1100 m <sup>2</sup>
Allowable Coverage (50%)	- 550 m <sup>2</sup>
Ex. Coverage	- 117.48 m <sup>2</sup>
New Coverage	- 127.94 m <sup>2</sup>
<b>TOTAL COVERAGE</b>	<b>- 245.42 m<sup>2</sup></b>
Allowable F.A.R (0.5)	- 550 m <sup>2</sup>
Ex. F.A.R	- 117.48 m <sup>2</sup>
New F.A.R	- 103.33 m <sup>2</sup>
<b>TOTAL F.A.R</b>	<b>- 220.81 m<sup>2</sup></b>

**NEW AREAS**

Store Room	- 15.57 m <sup>2</sup>
Studio	- 31.36 m <sup>2</sup>
Bedrooms	- 32.30 m <sup>2</sup>
Container Store	- 17.40 m <sup>2</sup>
Staff Change room	- 6.7 m <sup>2</sup>
Covered Storage Area	- 21.50 m <sup>2</sup>
Garage	- 45.27 m <sup>2</sup>
Entrance	- 6.6 m <sup>2</sup>
<b>Total New Areas</b>	<b>- 176.7 m<sup>2</sup></b>

**Glazing Area Schedule**

Element ID	W-01	W-02	W-03	W-04	W-05
Quantity	1	3	1	2	2
2D Front View					
Glazing Type	6.5mm clear toughened safety glass	6.5mm clear toughened safety glass	6.5mm clear toughened safety glass	6.5mm clear toughened safety glass	6.5mm clear toughened safety glass
Glazing Area	0.61 m <sup>2</sup>	1.55 m <sup>2</sup>	1.72 m <sup>2</sup>	1.55 m <sup>2</sup>	0.5 m <sup>2</sup>

01 First Issue 2023/03/28  
 Rev ID Change  
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Rev: Daniel P. Arch 2455

CLIENT  
**ANDREW NIVISON**

PROJECT  
**House Nivison**  
 Additions & Alterations on ERF 6284, CATO MANOR

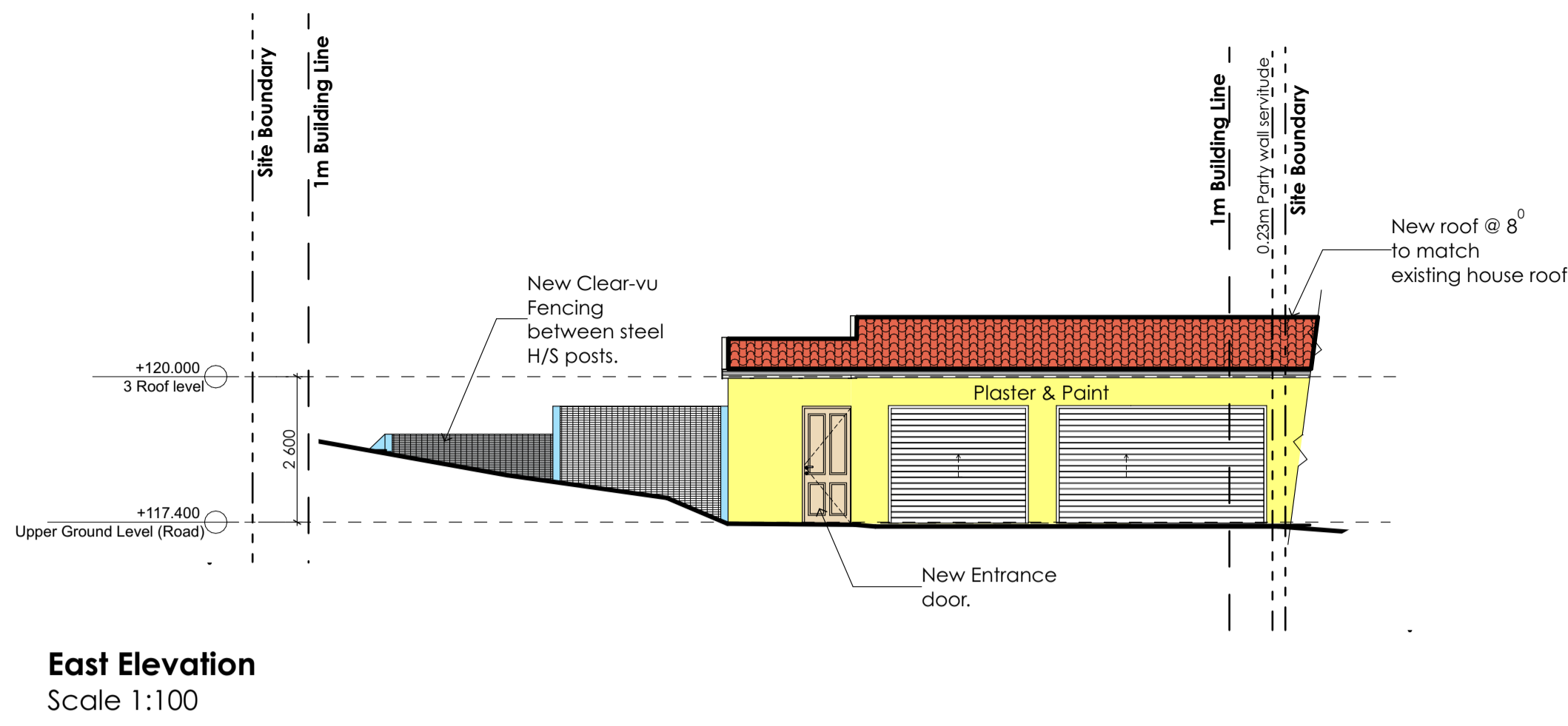
5 Nunhead Road, Westridge  
 Berea  
 Durban - Kwa-Zulu Natal  
 4091

DRAWING TITLE  
**Submission Drawings**  
 GA Plans & Site Plan  
 SCALE: 1:200, 1:100, 1:50 on A1

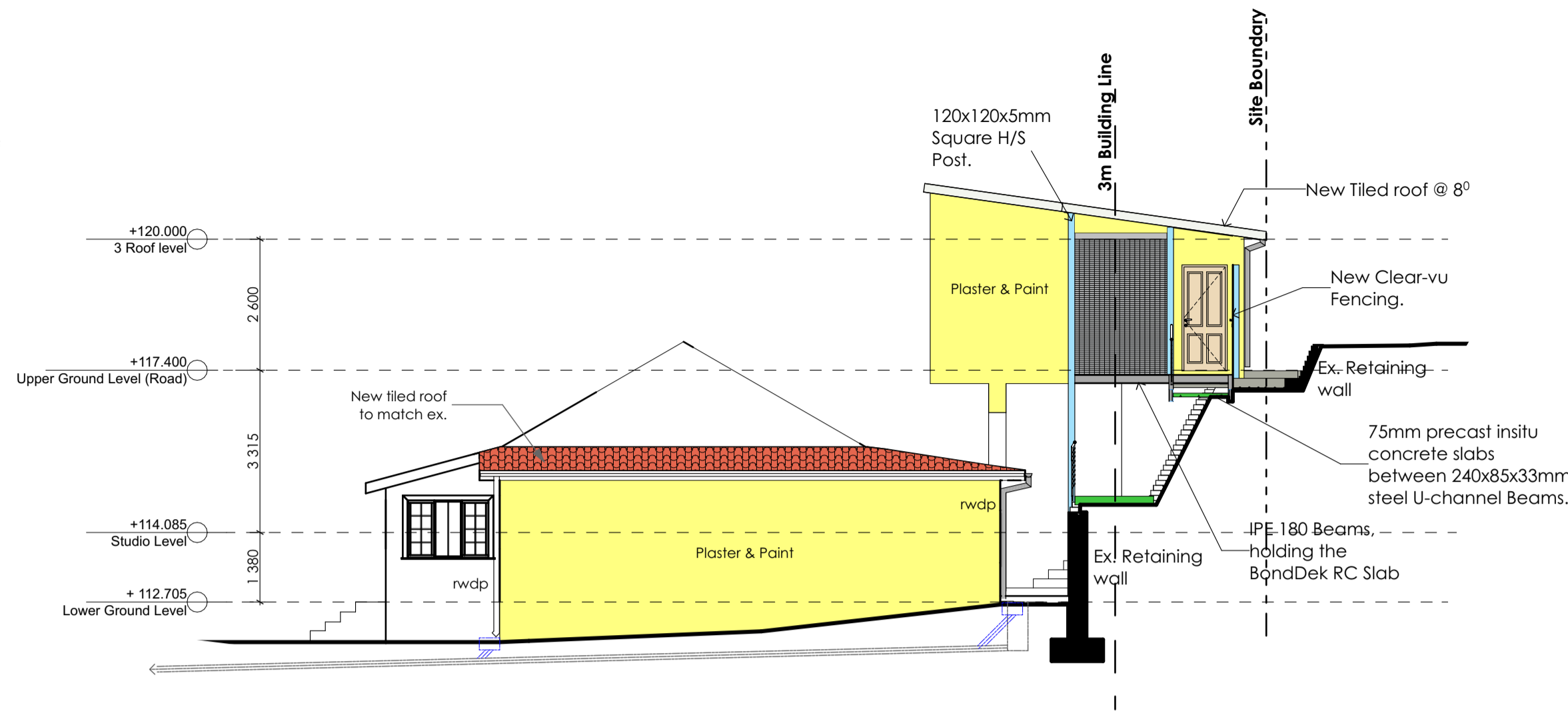
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 DRAWING NO:  
**A-D-100-001 01**

**Development Application**

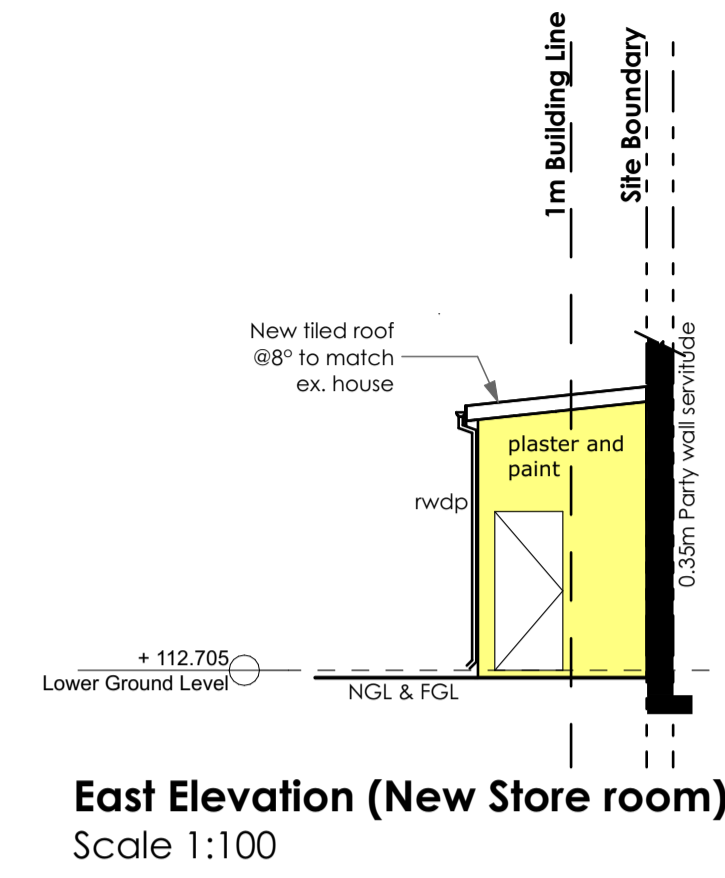
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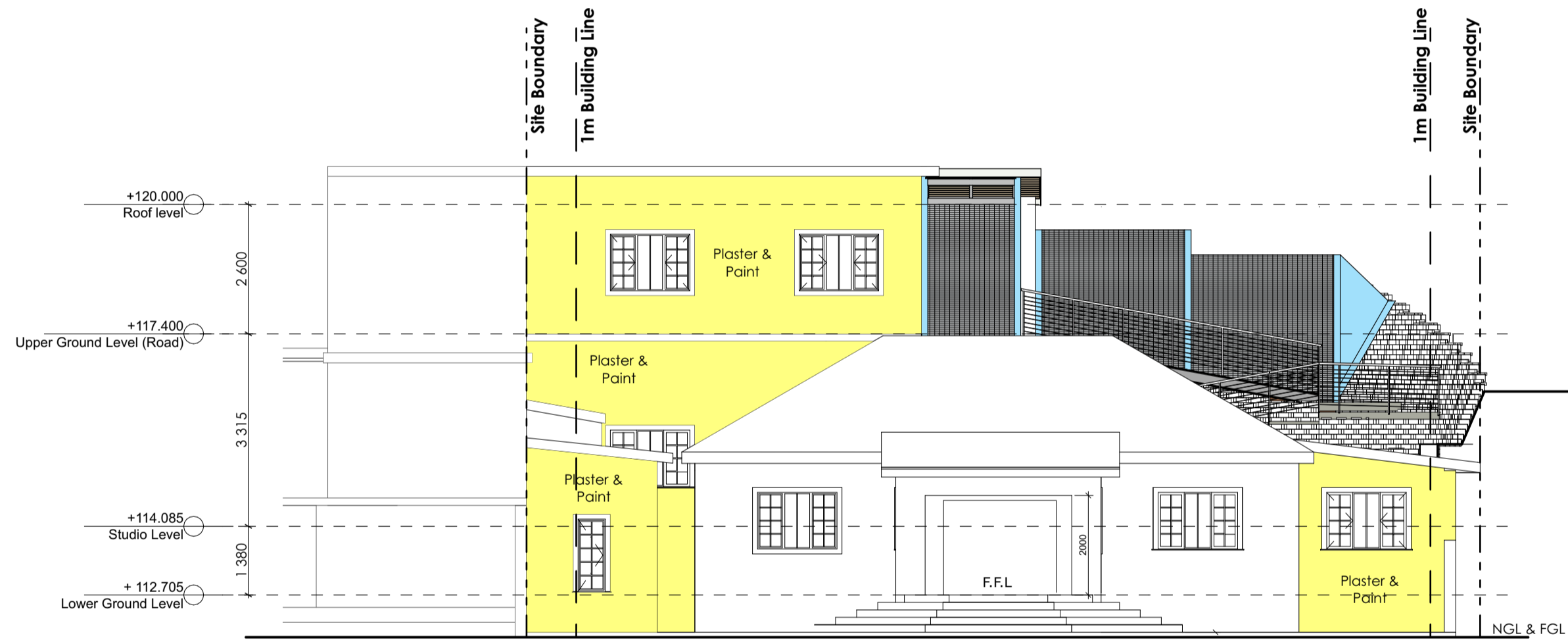
East Elevation  
 Scale 1:100



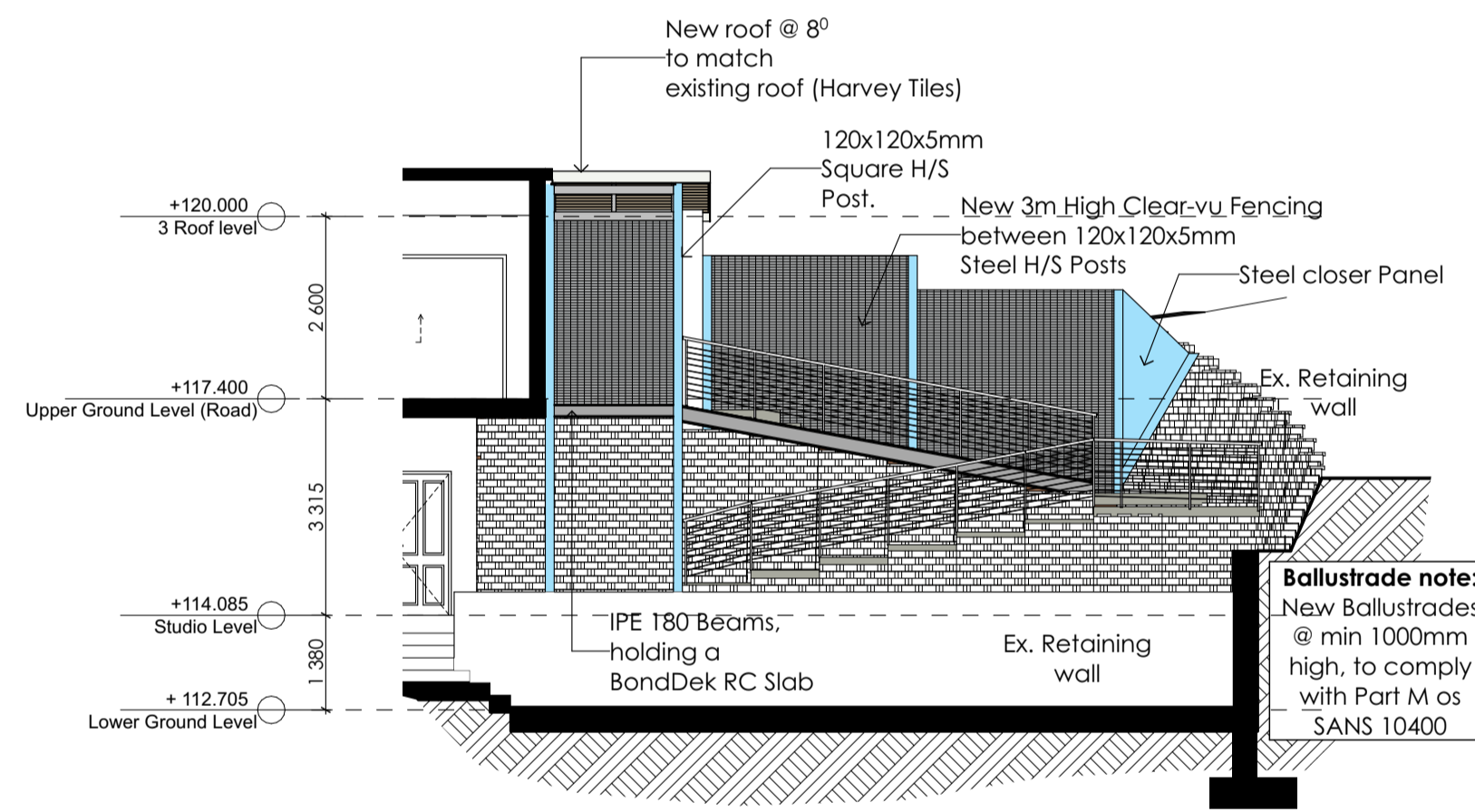
South Elevation  
 Scale 1:100



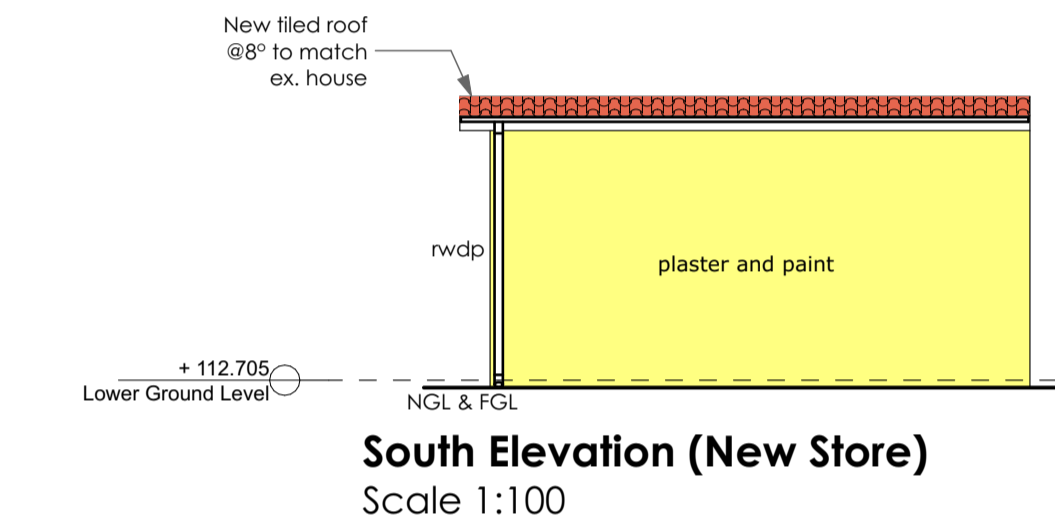
East Elevation (New Store room)  
 Scale 1:100



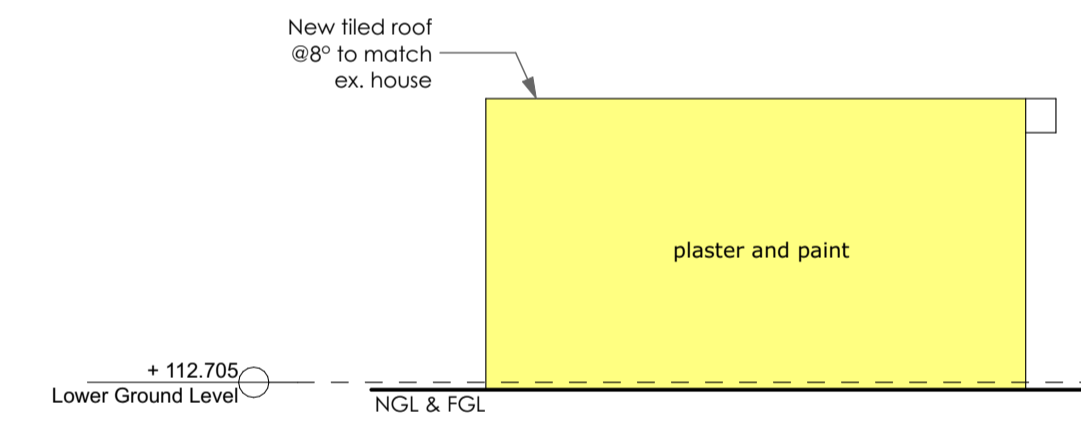
West Elevation  
 Scale 1:100



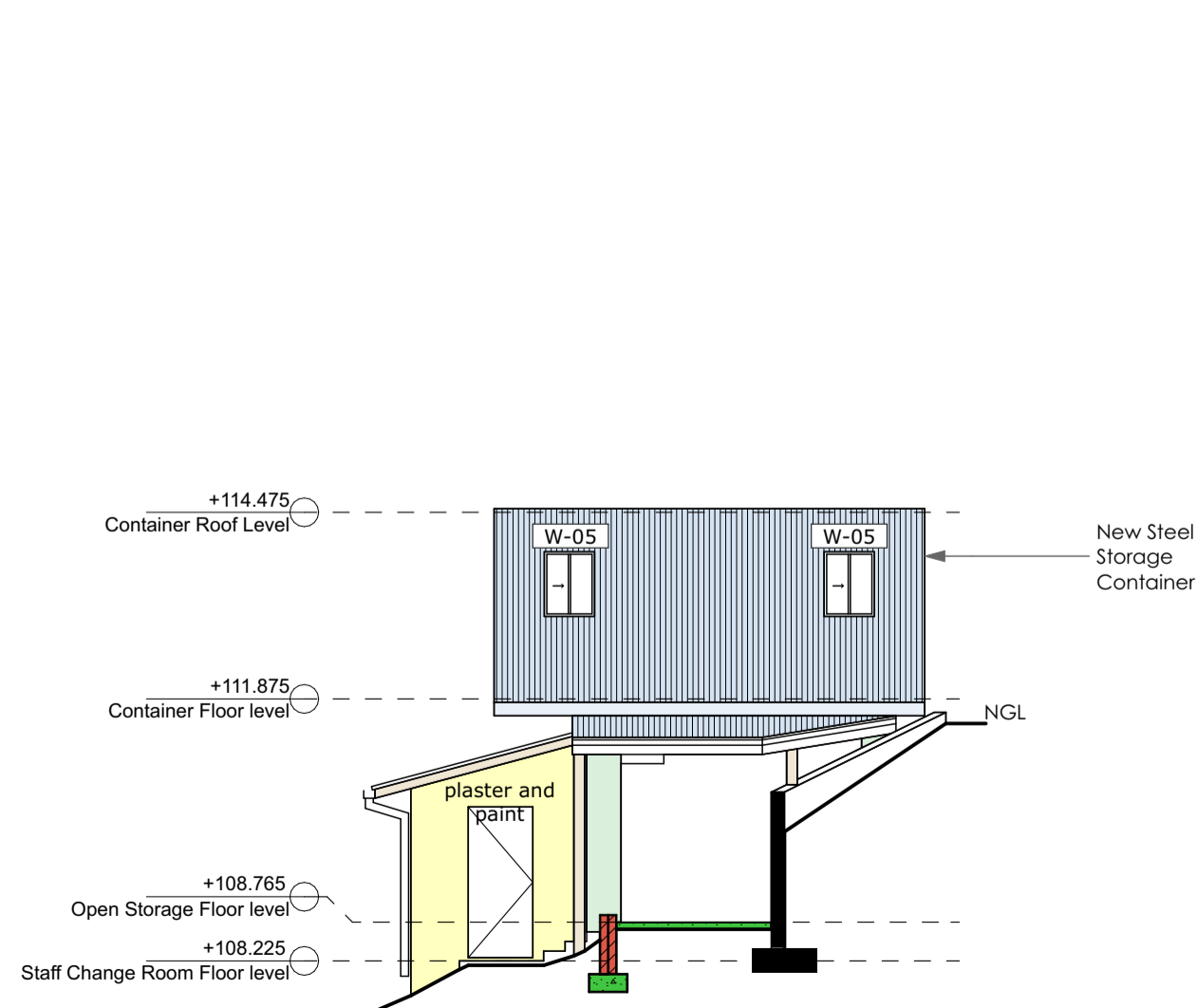
West Elevation (New Entrance)  
 Scale 1:100



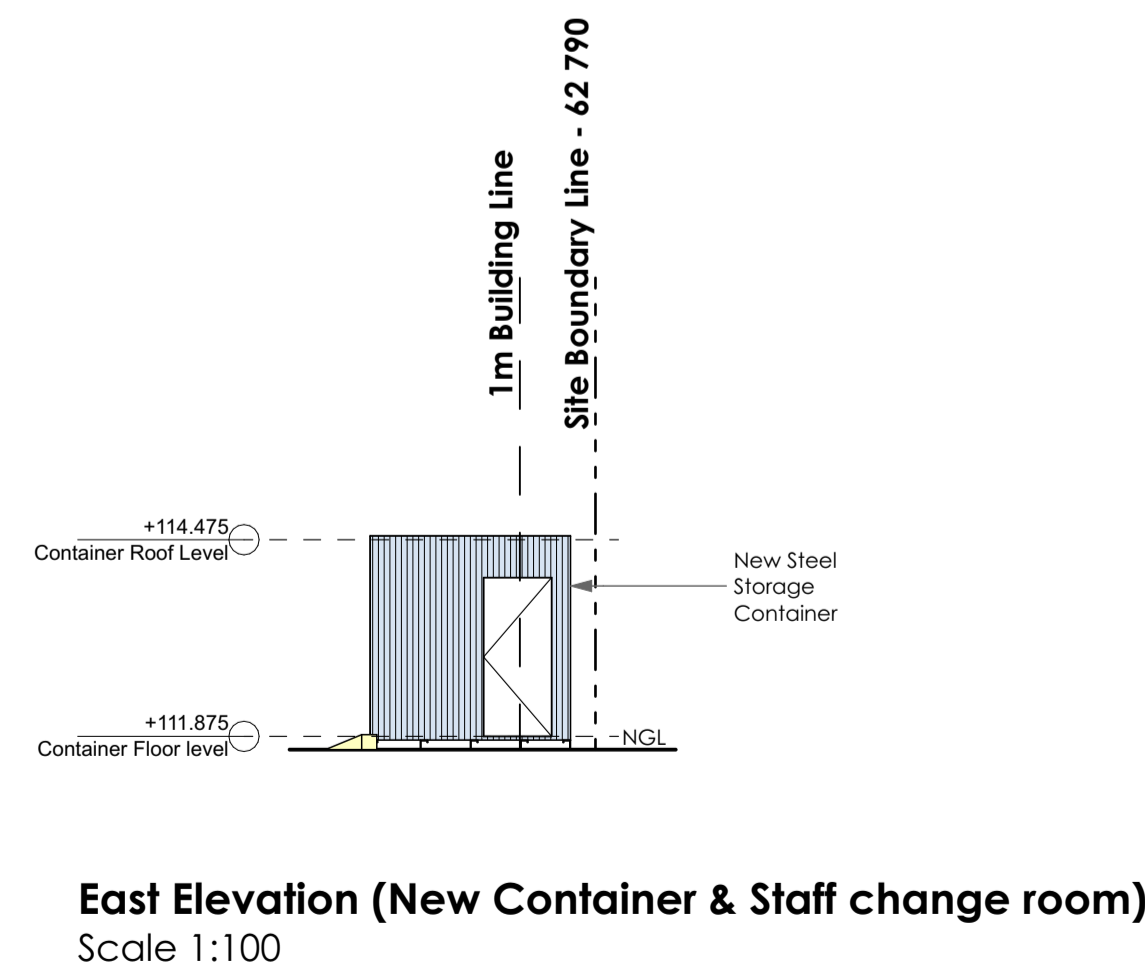
South Elevation (New Store)  
 Scale 1:100



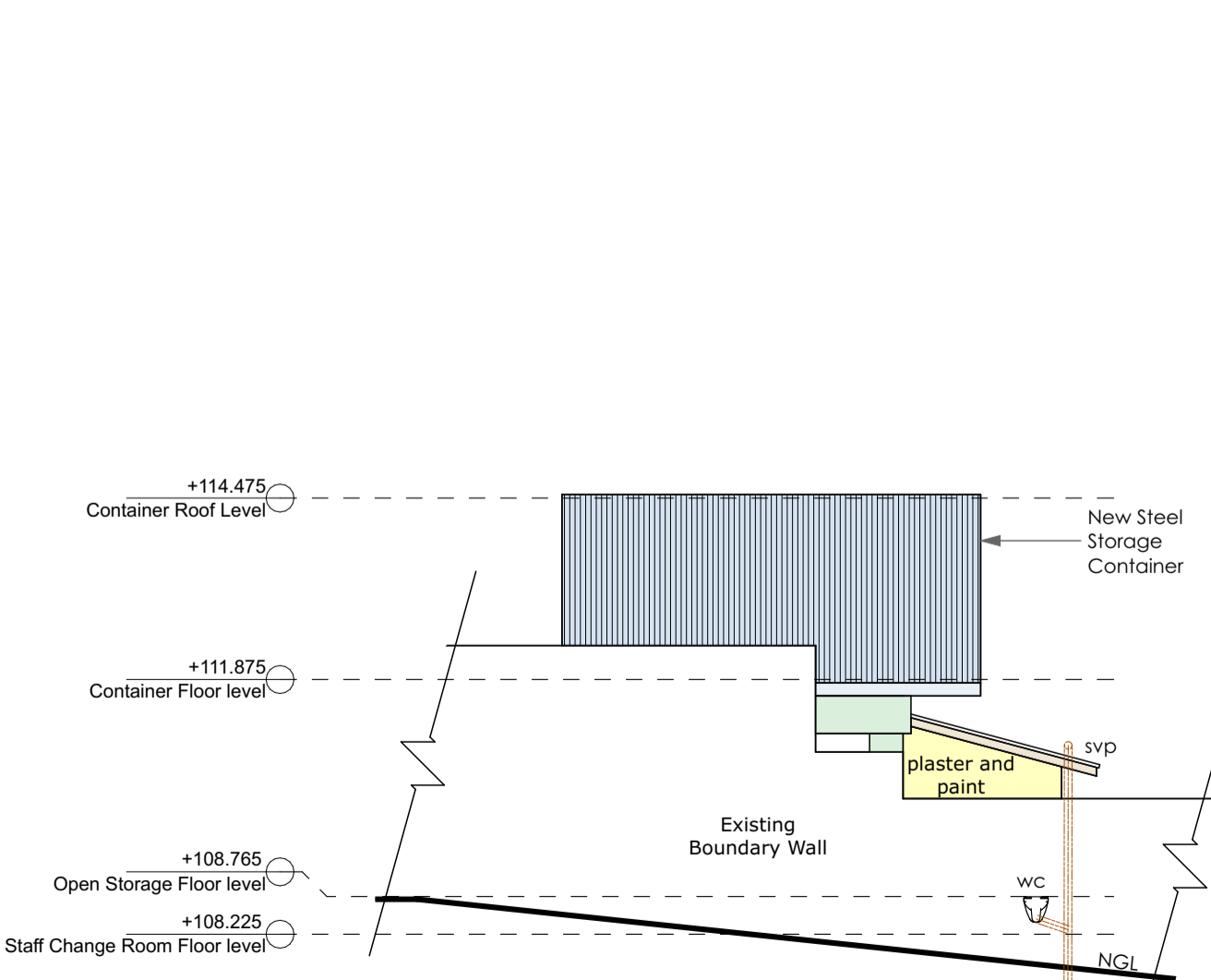
North Elevation (New Store)  
 Scale 1:100



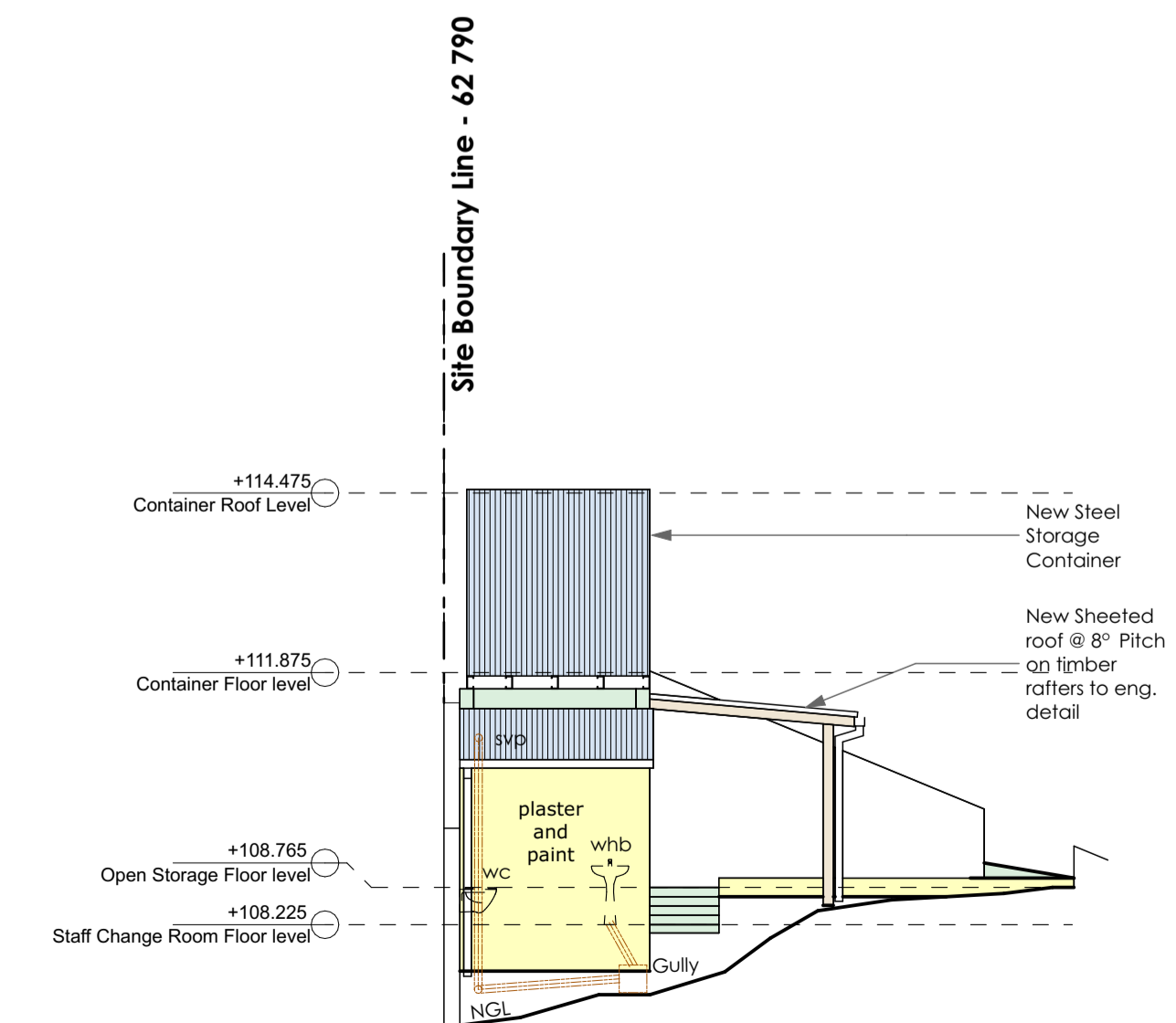
South Elevation (New Container & Staff change room)  
 Scale 1:100



East Elevation (New Container & Staff change room)  
 Scale 1:100



North Elevation (New Container & Staff change room)  
 Scale 1:100



West Elevation (New Container & Staff change room)  
 Scale 1:100

01	First Issue	2023/03/28
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		Date

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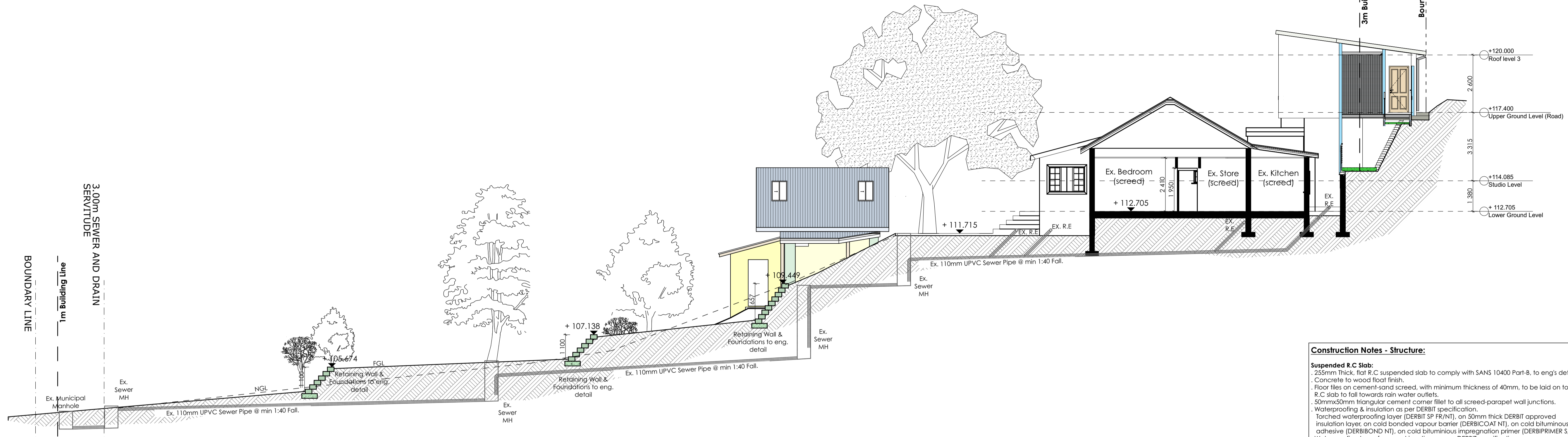
Client  
**ANDREW NIVISON**

PROJECT  
**House Nivison**  
 Additions & Alterations on ERF 6284, CATO MANOR

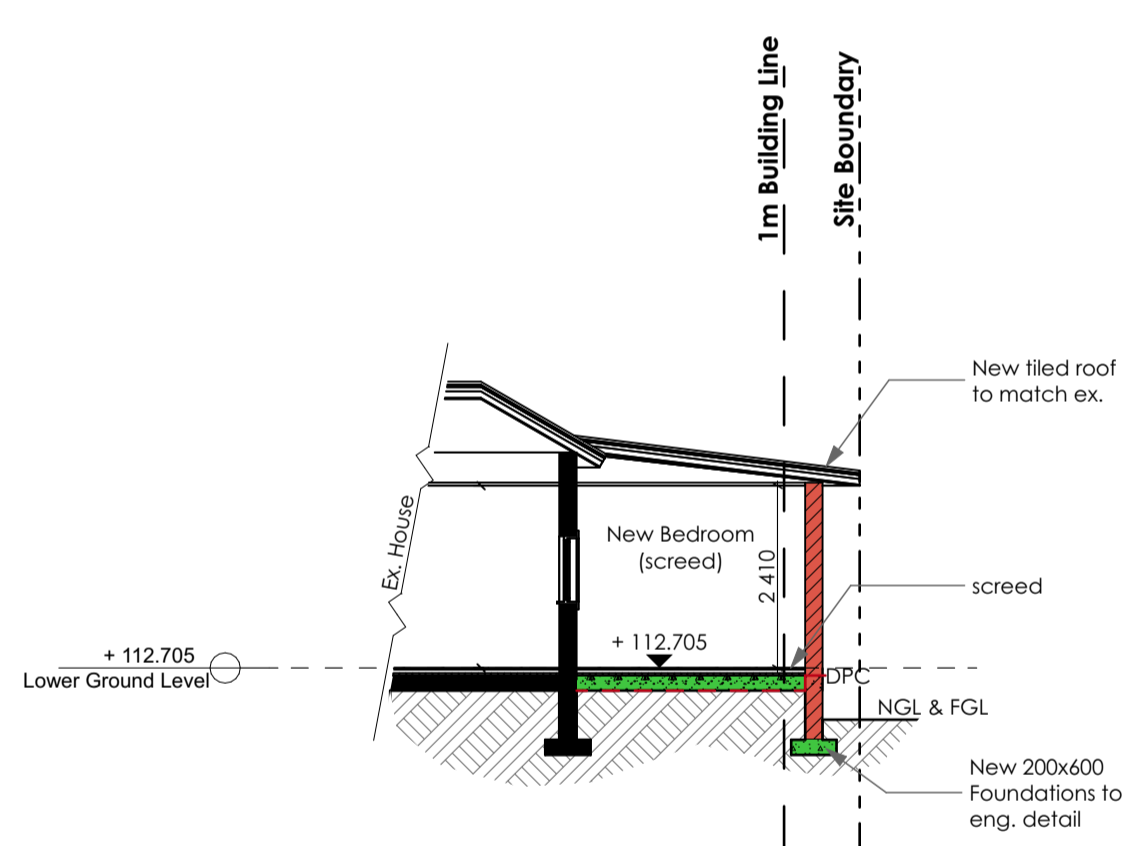
5 Nunhead Road, Westridge  
 Berea  
 Durban - Kwa-Zulu Natal  
 4091

DRAWING TITLE  
**Submission Drawings**  
 GA Elevations  
 SCALE: 1:100 on A1

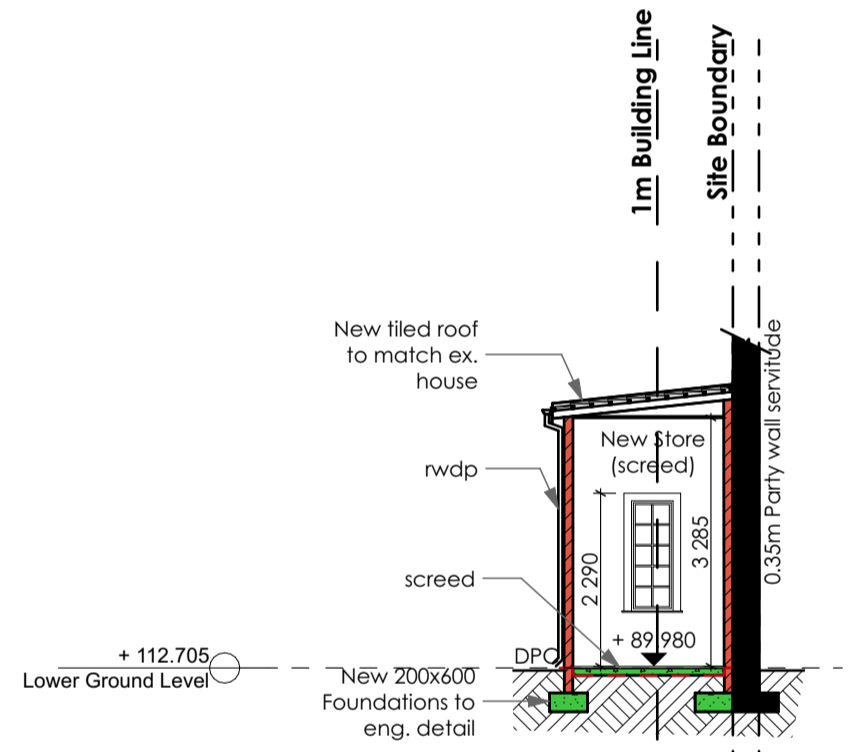
PROJECT NO: 0875.01  
 DRAWING NO: **A-D-100-003** 01  
**Development Application**



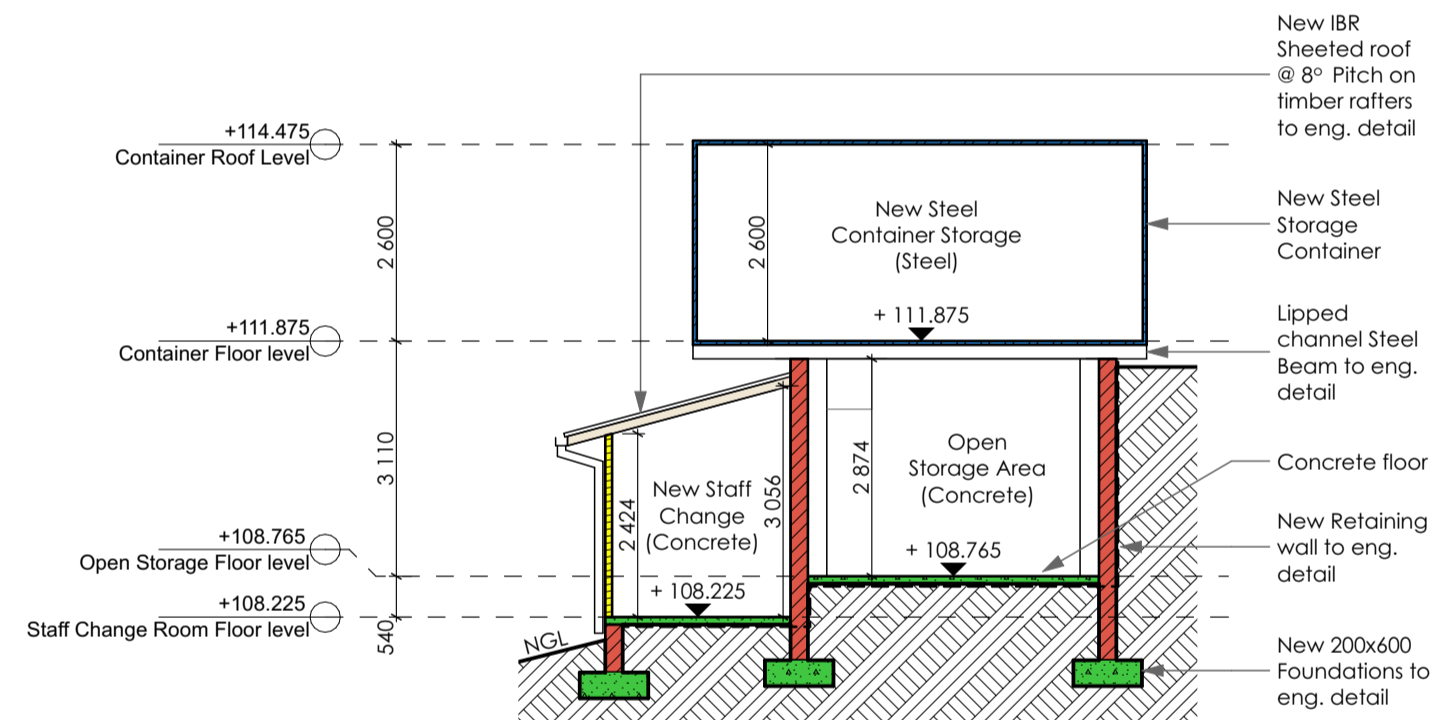
**Site Section A:A**  
Scale 1:100



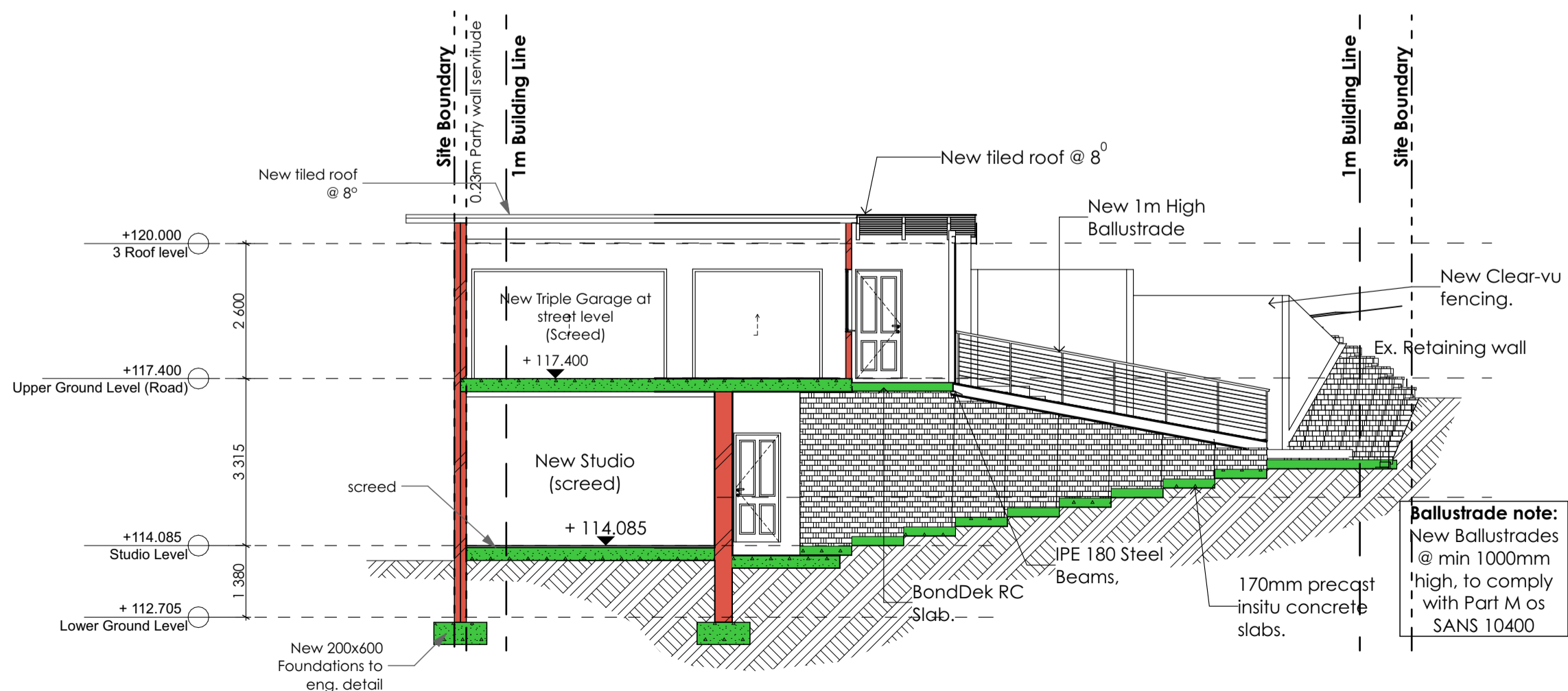
**Section B:B**  
Scale 1:100



**Section C:C**  
Scale 1:100



**Section E**  
Scale 1:100



**Section D:D**  
Scale 1:100

**Construction Notes - Structure:**

- Suspended R.C Slab:**
- 255mm thick, flat R.C suspended slab to comply with SANS 10400 Part-B, to eng's details.
  - Concrete to wood float finish.
  - Floor tiles on cement-sand screed, with minimum thickness of 40mm, to be laid on top of R.C slab to fall towards rain water outlets.
  - 50mmx50mm triangular cement corner filled to all screed-parapet wall junctions.
  - Waterproofing & insulation as per DERBIT specification.
  - Torched waterproofing layer (DERBIT SP FR/NT), on 50mm thick DERBIT approved insulation layer, on cold bonded vapour barrier (DERBICOAT NT), on cold bituminous adhesive (DERBIBOND NT), on cold bituminous impregnation primer (DERBIPRIMER S/GC).
  - Waterproofing to roof-parapet junctions as per DERBIT specification.

- Composite Deck Slab:**
- 140-200mm thick Bond-dek (or similar approved) composite balcony slab, on structural steel balcony structure, to comply with SANS 10400 Part-B, size and spec to eng's details.
  - Concrete to wood float finish.
  - Floor tiles on cement-sand screed, with minimum thickness of 40mm, to be laid on top of R.C slab to fall towards rain water outlets.
  - Waterproofing & insulation as per DERBIT specification.
  - Torched waterproofing layer (DERBIT SP FR/NT), on 50mm thick DERBIT approved insulation layer, on cold bonded vapour barrier (DERBICOAT NT), on cold bituminous adhesive (DERBIBOND NT), on cold bituminous impregnation primer (DERBIPRIMER S/GC).
  - Waterproofing to roof-parapet junctions as per DERBIT specification.

- Steel Entrance Structure:**
- 254 x 152mm I-Beam structural steel entrance deck, to comply with SANS 10400 Part-B, to eng's details.
  - Floor tiles on cement-sand screed, with minimum thickness of 40mm, to be laid on top of slab to fall towards rain water outlets.
  - Waterproofing & insulation as per DERBIT specification.
  - Torched waterproofing layer (DERBIT SP FR/NT), on 50mm thick DERBIT approved insulation layer, on cold bonded vapour barrier (DERBICOAT NT), on cold bituminous adhesive (DERBIBOND NT), on cold bituminous impregnation primer (DERBIPRIMER S/GC).
  - Waterproofing to roof-parapet junctions as per DERBIT specification.

- R.C Beams:**
- R.C beams where required, to comply with SANS 10400 Part-B, to eng's details.

- Steel Columns:**
- 254 x 152mm I-section steel columns, to comply with SANS 10400 Part-B, to eng's details.

- Balustrades:**
- All balustrades to comply with SANS 10400 Part-M.
  - 1000mm high stainless steel balustrades to external stairs to be fixed to new RC stairs, all to specialist's details.

- Walls:**
- All walls to comply with SANS 10400 Part-K.
  - Brick force to every third course of all walls.
  - Precast concrete lintels over wall openings in plastered walls, with brick force in every course above opening for 4 courses.
  - Burnt clay NFP stock bricks to all plastered walls.
  - Corobrik face bricks to match existing to all face brick walls.
  - Internal walls to be 115mm single brick or 230mm double brick walls as indicated.
  - External walls to be 230mm double brick walls as indicated, with galvanised steel butterfly wall ties laid @ 900mm ccs in both directions, external face of the inner skin to be finished with bagged cement plaster & 2 coats bilusal.
  - Smooth wood float plaster finish to external walls, with 1 coat primer & 2 coats paint.
  - Smooth steel float plaster finish to internal walls, with 1 coat primer & 2 coats paint.

- Windows:**
- See Door & Window Schedule.

- Stairs:**
- All stairs to comply with SANS 10400 Part-M.
  - R.C stairs to eng's design & detail.
  - Structural steel stairs to eng's design & detail.

- Floor Screed:**
- 30mm thick cement/sand screed, to smooth wood float finish, to all internal floors.
  - Min 40mm thick cement/sand screed to all balconies & verandas, screed to fall away from building or towards rain water drainage system.

- Surface Bed:**
- 120mm thick, flat R.C surface bed to comply with SANS 10400 Part-B, to eng's details.
  - Concrete to wood float finish.
  - Surface bed to be laid on approved USB waterproof membrane.

- R.C Foundations:**
- All new R.C foundations to comply with SANS 10400 Part-B, to eng's details.

**Construction Notes - Site Works & Landscape:**

- Paving:**
- Concrete paving laid in herringbone pattern (to architect's spec), on 50mm sand blinding layer, on compacted stabilised earth, to eng's detail.

**Construction Notes - Stormwater:**

- General:**
- Stormwater management system to comply with SANS 10400 Part-R.
  - Stormwater management system to engineer's design & detail.
  - Gutters, rainwater outlets, downpipes & rain water chains to discharge into stormwater system.
- Downpipes:**
- 100mmx75mm UPVC rainwater down pipes fixed to wall facade detail.
- Rainwater Gully:**
- 257mmx257mmx75mm Easydrain flow-way gully top (colour: grey), connected to stormwater management system, to eng's details.
- Rainwater Pit:**
- 257mmx257mmx280mm Easydrain rainwater pit (colour: grey), connected to stormwater management system, to eng's details.

**Construction Notes - Electrical Installation:**

- General:**
- Electrical installation to comply with SANS 10400 - Part XA

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For Daniel P. Arch 2455

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**DRAWING TITLE**  
**Submission Drawings**  
GA Sections  
SCALE: 1:100 on A1

**PROJECT NO:** 0875.01

**DRAWING NO.** **A-D-100-002** **01**

**Development Application**