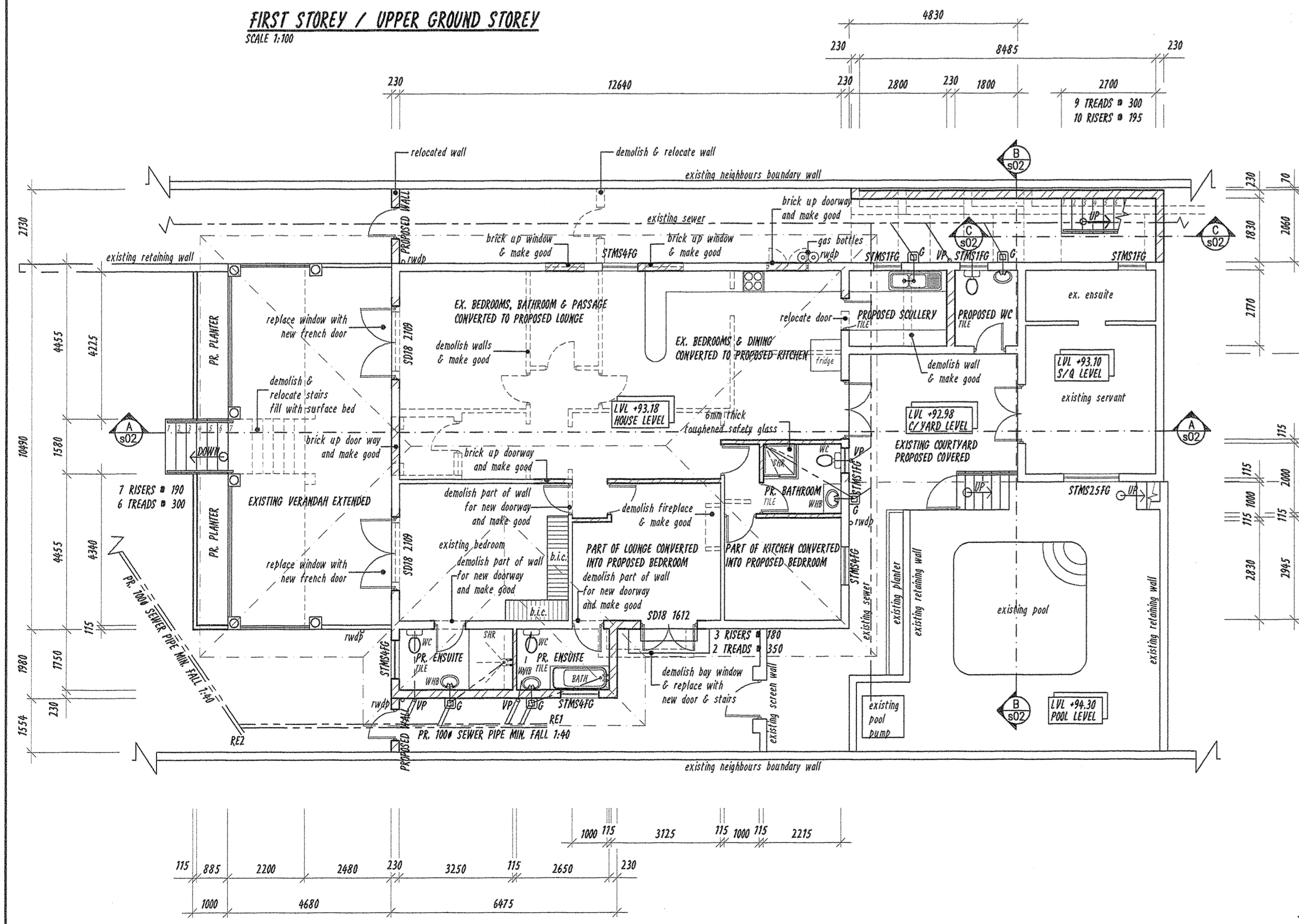


FIRST STOREY / UPPER GROUND STOREY
SCALE 1:100



GROUND STOREY
SCALE 1:100

XA Calculations:
Lower Ground Floor - Dwelling
Net Floor Area = 183,80 sqm
Area of glazing elements serving this space = 27,83sqm (14,92%)
Therefore glazing elements area < 15%

- GENERAL NOTES**
- Structural engineer.
 - All piling, footings, foundations, columns, beams, structural supporting walls 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 - F.1, F.2 and F.11.
 - Soil pitting to comply with SANS 10400 - F.4.3 and F.5 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 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
 - All floors are to be concrete surface beds on 250 micron dpm on prepared consolidated fill to comply with SANS 10400 - J.4.4.
 - All slabs to be designed by structural engineer to comply with SANS 10400 - M.4.
 - Walls SANS 10400 - L
 - All walls to comply with SANS 10400 - K and structural engineer's specification and detail.
 - All lintels to comply with SANS 10400 - M.2.9
 - Fall protection to be provided to comply with SANS 10400 - M.3
 - Lintels SANS 10400 - K 6.2.9
 - 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 - H
 - All glazing to comply with SANS 10400 - H
 - Glazing installation to comply with SANS 10400 - M.2.
 - Existing window frames to be replaced with timber "Mock sash" frames
 - Stormwater disposal SANS 10400 - R
 - All stormwater management systems to comply with SANS 10400 - R.

- ROOF NOTES:**
- Reuse existing roof tiles at 26° slope on 38 x 38 1/8 battens at 330 c/c 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 74 x 38 GRD. 6
 - Tie beams 74 x 38 GRD. 6
 - King & Queen & brace 74 x 38 GRD. 6
 - 3 M16 bolts, washers and nuts Per connection
 - Maximum truss spacing 650mm c/c's on 70 x 114 wall plates. 2 x 4 diameter galvanneal truss ties built into brickwork.
 - Minimum 4 courses per truss and as per SANS roof specification.
 - 230 x 10 thick cement fibre fascia and barge boards.
 - 100 x 100 aluminium (powder coated) gutters and pvc downpipes.
 - 38 x 38 SA pine ceiling battens at +600 centers to support herocelux or similar ceiling board skinned.
 - Decor ceiling cornice to owner's choice.
 - 150 thick flexible polyester blanket thermal break to be installed in the roof for insulation.

- Energy Efficient notes:**
- Building orientation in accordance with SANS 204:2011 4.2
 - 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 U-value of 0.40
 - Penetration in accordance with SANS 204:2011 4.3.4
 - See XA calculations
 - All window and door frames to be timber
 - All glazing to be low E
 - Shading in accordance with SANS 204:2011 4.3.5
 - Roof projections over all windows.
 - Roof assembly in accordance with SANS 204:2011 4.3.6
 - 150 thick flexible polyester blanket on bottom chord of truss in the roof to be installed to prevent downward movement heat flow suitable to achieve an R value of 2.7mm for climate zone 5
 - 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-D
 - Hot water services in accordance with SANS 204:2011 4.5.2
 - Heat pump to supply hot water for new service pipes.
 - All new exposed hot water pipes to be G-froon 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

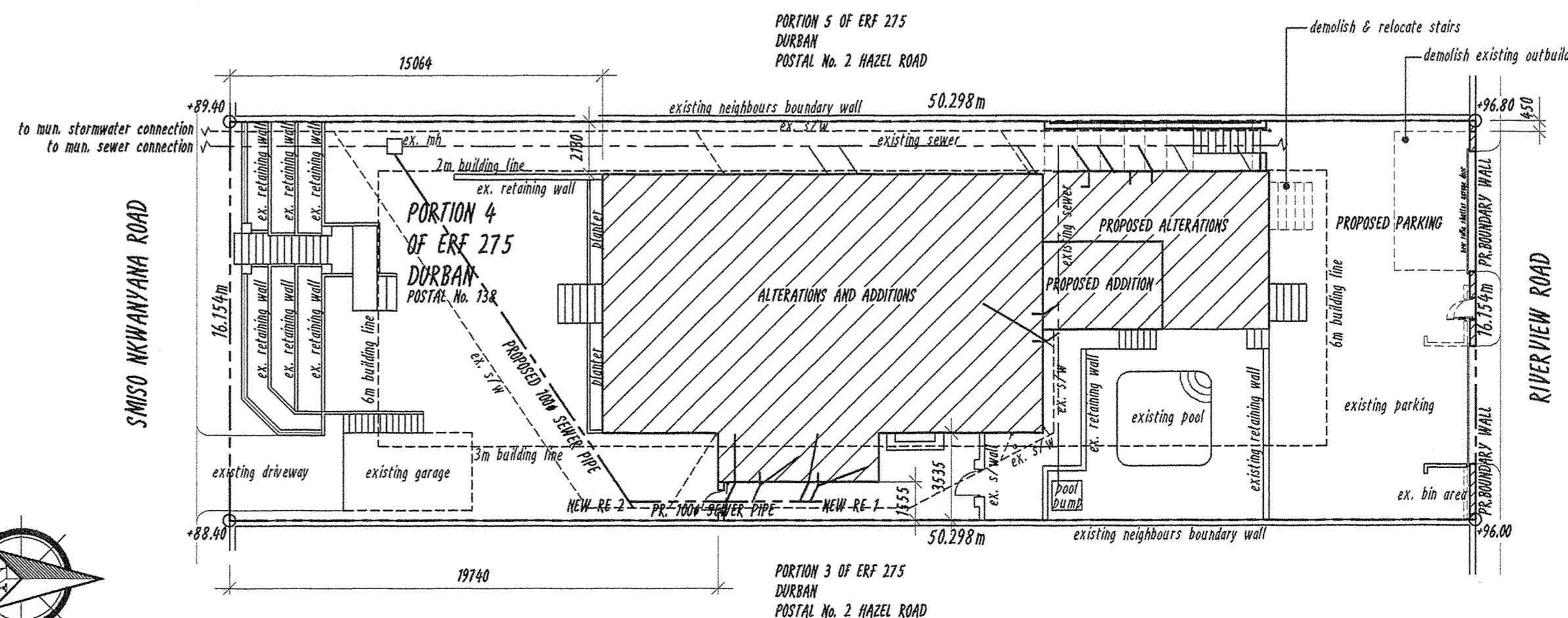
PORTION 4 OF ERF 275 DURBAN AREA	- 811,00 m ²
FLOOR AREA RATIO	
EXISTING FLOOR AREA	- 249,86 m ²
PROPOSED FLOOR AREA	- 77,94 m ²
DEMOLISHED FAR	- -30,96 m ²
TOTAL FLOOR AREA	- 296,84 m²

COVERAGES

PERMISSIBLE 90% OF 811,00 m ²	- 324,40 m ²	FA & COV.
EXISTING COVERAGE AREA	- 249,86 m ²	FA & COV.
PROPOSED COVERAGES	- 53,63 m ²	FA & COV.
DEMOLISHED COVERAGES	- -30,96 m ²	FA & COV.
TOTAL COVERAGES	- 272,53 m²	
COVERAGES IN HAND	- 51,87 m ²	

EXISTING GROUND FLOOR	- 202,87 m ²	FA & COV.
EXISTING GARAGE	- 16,43 m ²	FA & COV.
EX. OUTBUILDING DEMOLISHED	- 30,96 m ²	FA & COV.
PROPOSED GARAGE	- 24,31 m ²	FA
PROPOSED GROUND FLOOR ENSUITES	- 12,82 m ²	FA & COV.
PROPOSED COVERED COURTYARD	- 17,73 m ²	FA & COV.
PROPOSED VERANDAH EXTENSION	- 23,88 m ²	FA & COV.

- 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 regulation's.
 - Contractor to locate and protect ex. services on site during construction.



SITE PLAN
SCALE 1:200

NEIGHBOURS CONSENT

ADDRESS	NAME	TEL. No	SIGNATURE
2 Hazel Road	ALAN HUNTER	031 2154330	[Signature]
6 Hazel Road	JAMES BURN	084463561	[Signature]
34 Smiso Nkwanyana Road	ASD RAMSAY	031 370963	[Signature]
49 Smiso Nkwanyana Road	R. D. MUKHI	031 3136500	[Signature]

HYPERBASE SYSTEMS cc. 04/13/16/23/1/A
Ian Whitaker
 Draughting Designs
 COMPUTER AIDED DRAWINGS
 REG. NO. 02/783

PROPOSED ALTERATION AND ADDITIONS TO EX. DWELLING FOR P.H. BLOUNT
 PORTION 4 OF ERF 275 DURBAN
 138 SMISO NKWANYANA ROAD
 DURBAN
 TEL - 031 312 8822

DRAWING TITLE
 SUBMISSION DRAWING - SITE PLAN & FLOOR PLANS

PROJECT NO: WD13/40	DRAWING NO: WD13/40/s01	REV. NO: G
SCALE: 1:100 & 1:200	DATE: 12-07-2013	
AUTHOR'S SIGNATURE: [Signature]		
OWNER'S SIGNATURE: [Signature]		