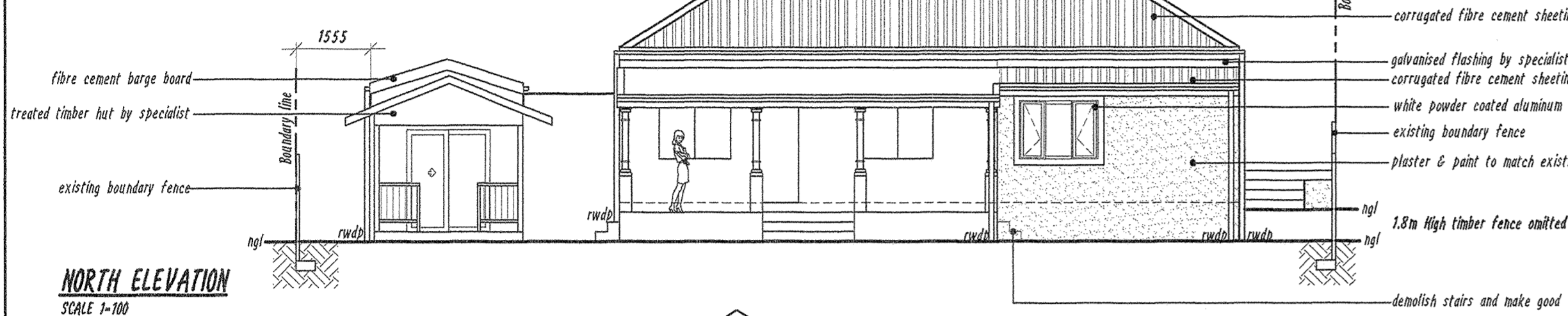
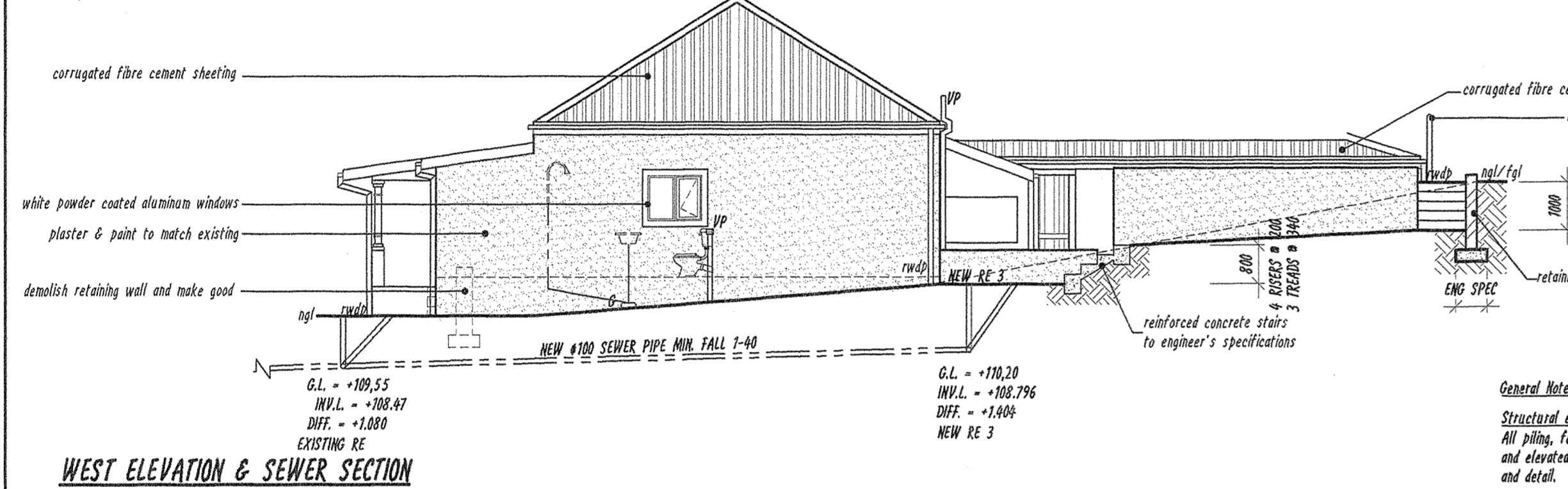


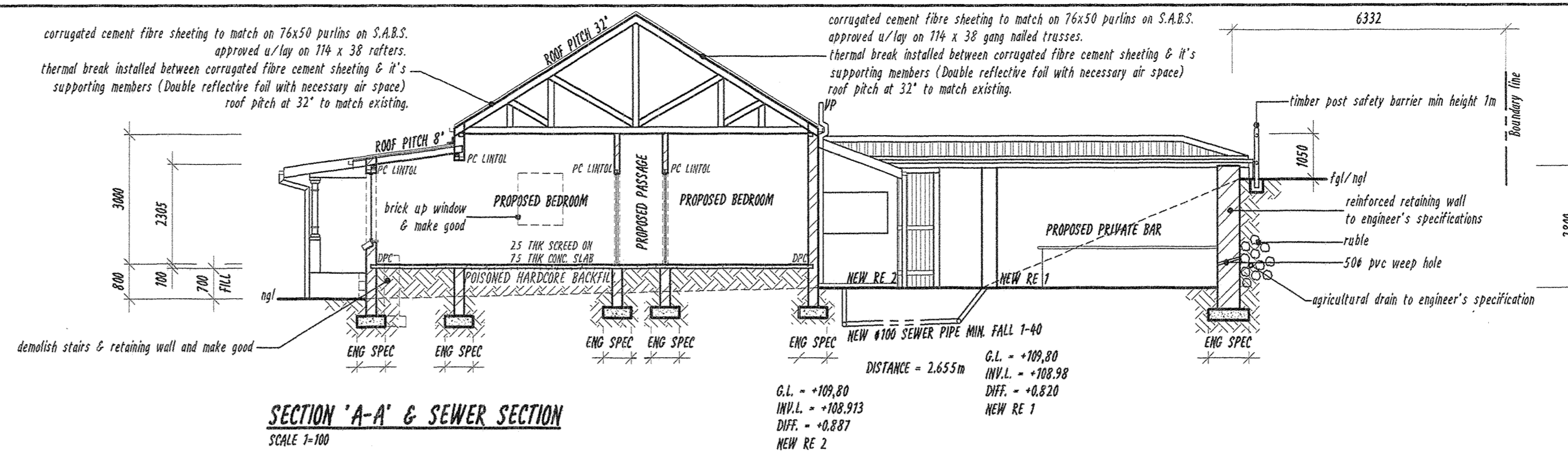
SOUTH ELEVATION & SECTION 'B-B' & SEWER SECTION
SCALE 1:100



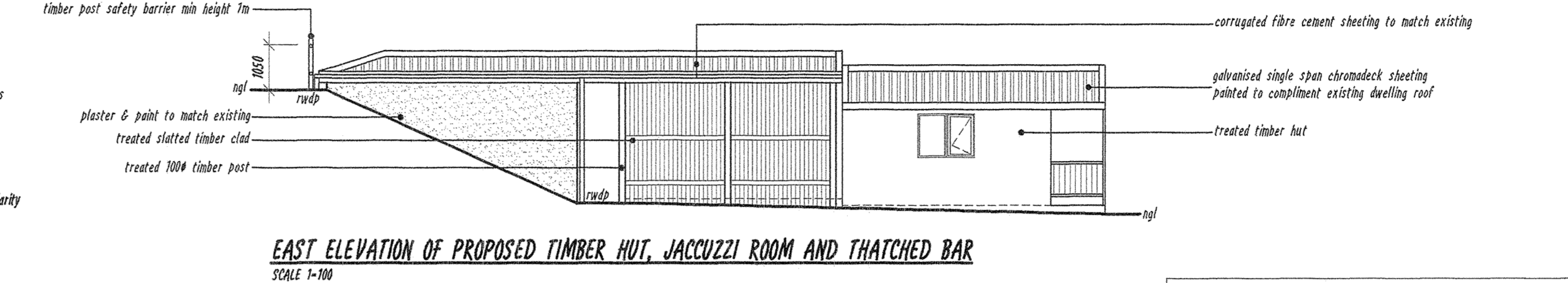
NORTH ELEVATION
SCALE 1:100



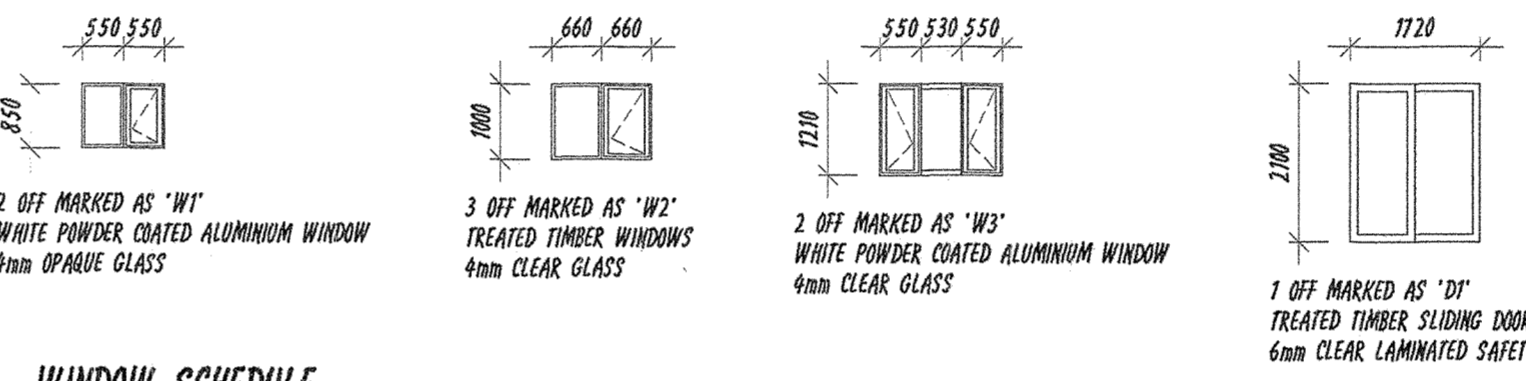
WEST ELEVATION & SEWER SECTION
SCALE 1:100



SECTION 'A-A' & SEWER SECTION
SCALE 1:100

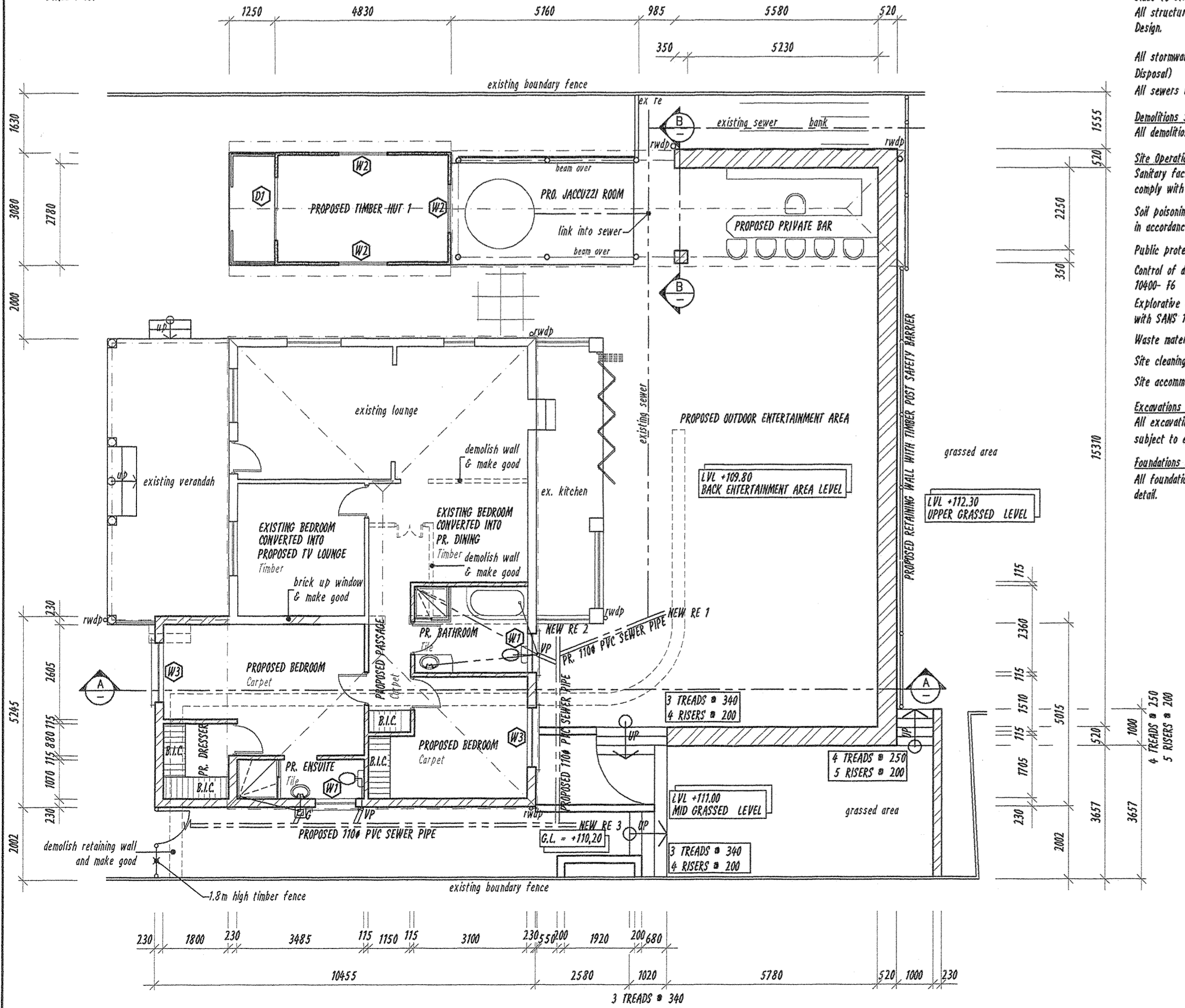


EAST ELEVATION OF PROPOSED TIMBER HUT, JACUZZI ROOM AND THATCHED BAR
SCALE 1:100



WINDOW SCHEDULE
SCALE 1:100

XA Calculations:
Grand Storey Dwelling Addition:
Net Floor Area = 52.89 sqm
Area of glazing elements serving this space = 5.81 sqm (10.98%)
Therefore glazing elements area < 15%



GROUND FLOOR PLAN
SCALE 1:100

General Notes:
Structural engineer:
All piling, footings, foundations, columns, beams retaining walls and elevated slabs to structural engineers specification and detail.
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- FA.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 - P1.
Control of dust and noise levels to comply with SANS 10400- 16
Explorative cutting into, laying open or demolition to comply with SANS 10400 - F7.
Waste material on site to comply with SANS 10400 - FB.
Site cleaning to comply with SANS 10400 - FP.
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 4pm on pozzoloned consolidated fill to comply with SANS 10400- J 4.4.
All slabs to be designed by structural engineer to comply with SANS 10400- JA.
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 -KA.2.9
Full protection to be provided to comply with SANS 10400- MA.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 brickface with a minimum bearing of 150mm. Brickface 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 and structural engineer's specifications.
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- NR.2.
Stormwater disposal SANS 10400 - R
All stormwater management systems to comply with SANS 10400- R.

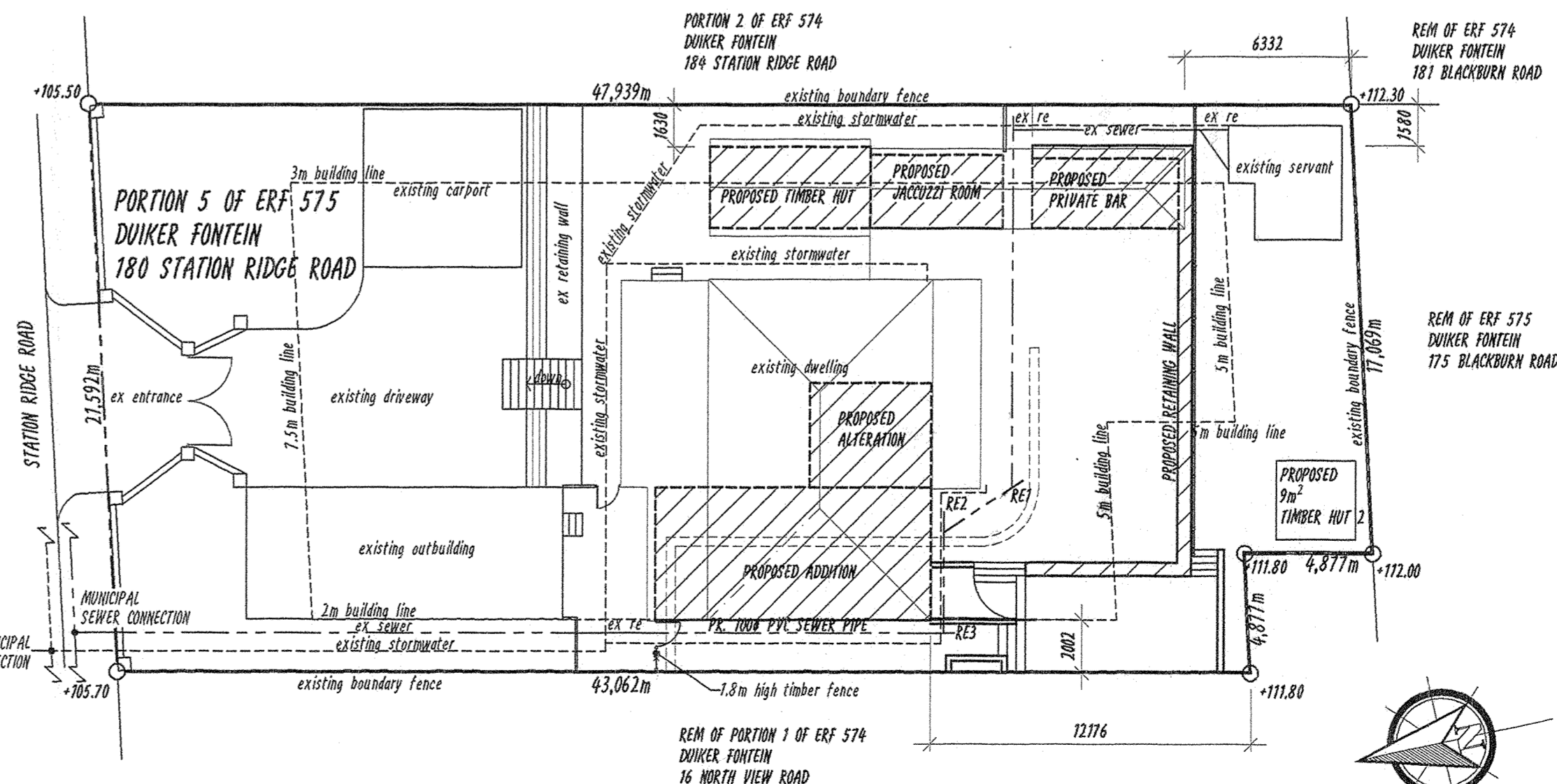
FINISHES:
- Cement fibre barge, fascia boards.
- Pvc rwdp & aluminium gutters.
- Approved flashing to all parapets.
WALLS:
- Copings to owner's spec over all parapets.
GLAZING:
- Obscure 6mm glazing to all abutments.
- Shower 6mm toughened safety glass.
- Min. 6mm safety glazing to all glass within 300mm off fill.
- 4mm clear float glass elsewhere.
- External plaster bands to all windows and doors.
PLUMBING:
- L.e.'s at all bends, junctions & changes in direction
- 20mm copper water supply above fg; polycoop below.
- Rwdp's to discharge to dishd gutter's.
- Required Fire Resistance of Division Separating Elements as per SANS 10400 FA.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 regulations.
7. Contractor to locate and protect ex. services on site during construction.

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 CR-value R of 40.
Fenestration in accordance with SANS204:2011 4.3.4
See XA calculations
Sliding in accordance with SANS 204:2011 4.3.5
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 2.71m 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- O
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 & from cylinder & central heating system to be insulated with a min. R-Value of 1.00
Insulation to be protected from weather and sunlight.

Roof Notes:
Corrugated cement fibre roof sheeting to match existing at 30° slope on 76 x 50 purlins at 820 c/crs on Double reflective foil with necessary air space trusses at 650 c/crs
Truss fabrication and grade of timber to be as per SANS 1040-L Table 1 and 2
Rafters 114 x 38 GRD. 6
16 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 10 thick cement fibre fascia and barge boards.
100 x 100 aluminium (powder coated) gutters and pvc downpipes.
38 x 38 S.A. pipe ceiling battens at ±600 centers to support herculite 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.

SCHEDULE OF AREAS

PORTION 5 OF ERF 575 DUIKER FONTEIN, AREA	= 1011,00 m ²
FLOOR AREA RATIO	
PERMISSIBLE F.A.R. 0,30	= 808,80 m ²
EXISTING FLOOR AREA	= 243,16 m ²
PROPOSED FLOOR AREA	= 85,23 m ²
TOTAL FLOOR AREA	= 328,39 m ²
FLOOR AREA IN HAND COVERAGE	= 480,41 m ²
PERMISSIBLE 40% OF 1011,00 m ²	= 404,60 m ²
EXISTING COVERAGE AREA	= 183,16 m ²
PROPOSED COVERAGE	= 85,23 m ²
TOTAL COVERAGE	= 268,39 m ²
COVERAGE IN HAND	= 136,01 m ²
EXISTING DWELLING	= 116,67 m ²
EXISTING OVERBUILDING	= 65,00 m ²
EXISTING SERVANTS	= 16,49 m ²
PROPOSED DWELLING ADDITIONS	= 52,89 m ²
PROPOSED TIMBER HUT 1	= 18,72 m ²
PROPOSED JACUZZI ROOM	= 13,62 m ²
PROPOSED JACUZZI ROOM	= 9,00 m ²



SITE PLAN
SCALE 1:200

NEIGHBOURS CONSENT

ADDRESS	NAME	TEL. No	SIGNATURE
84 Station Ridge Rd	MEANIE WITCHER	06 2385 8800	[Signature]
76 North View Road	[Signature]	033 535 566	[Signature]
75 Blackburn Road	MICHAEL JOHN COWARD	031 5731168	[Signature]
81 Blackburn Road	[Signature]	011 544 108	[Signature]
87 Belvedere Road	S.G. Mkhize	031 564 7780	[Signature]

HYPERBASE SYSTEMS cc OK 94/13816/23 T/A
Ian Whitaker
Drafting Designs
COMPUTER AIDED DRAWINGS
PREC. No. D07253
PROFESSIONAL ARCHITECTURAL DRAUGHTS PERSON CELL No. 083 303 8863
8 UP THE HILL, SUNNINGDALE, 4051 TEL: 031 5620310 FAX: 0866 498530

Proposed Alterations and Additions to Existing Dwelling FOR C. Ganachaud
180 Station Ridge Road
Duiker Fontein
TEL - 031 564 3784

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

PROJECT NO: WD11/51 DRAWING NO: WD11/51/001 REV. NO: E

SCALE: 1:100 & 1:200 DATE: 19-06-2013

AUTHOR'S SIGNATURE: [Signature]
OWNER'S SIGNATURE: [Signature]