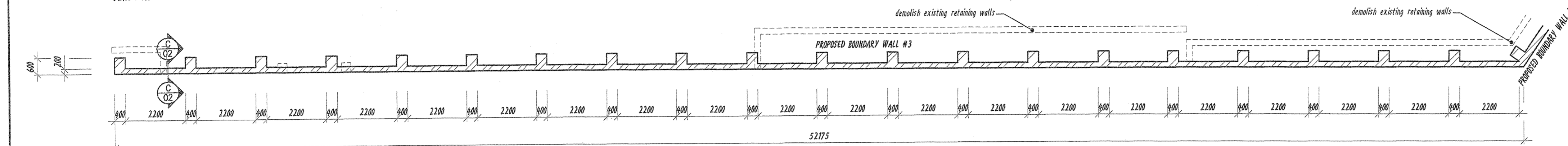
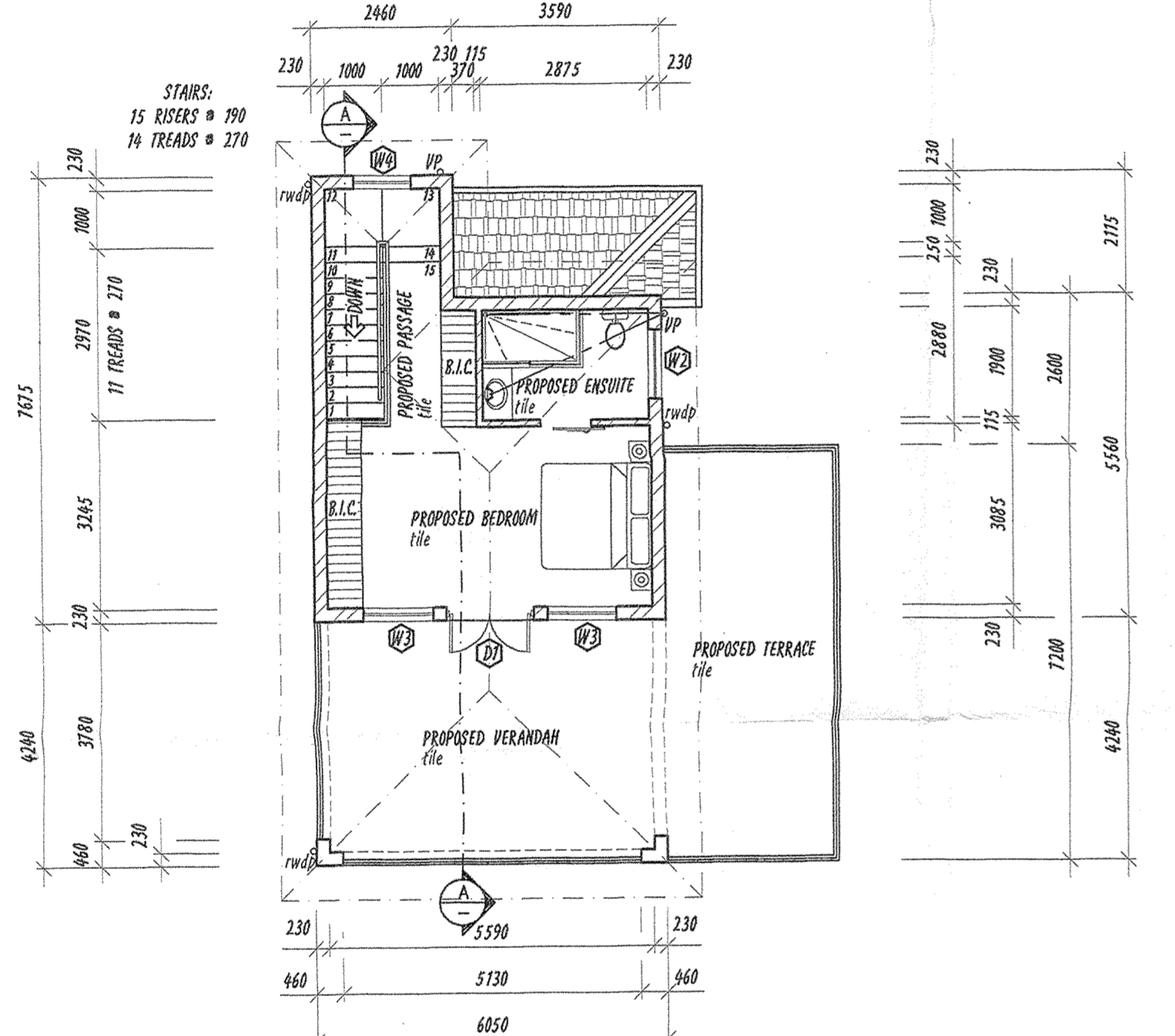


**PROPOSED BOUNDARY WALL #1 - SOUTH EAST BOUNDARY & PROPOSED BOUNDARY WALL #2 - SOUTH BOUNDARY**  
SCALE 1:100

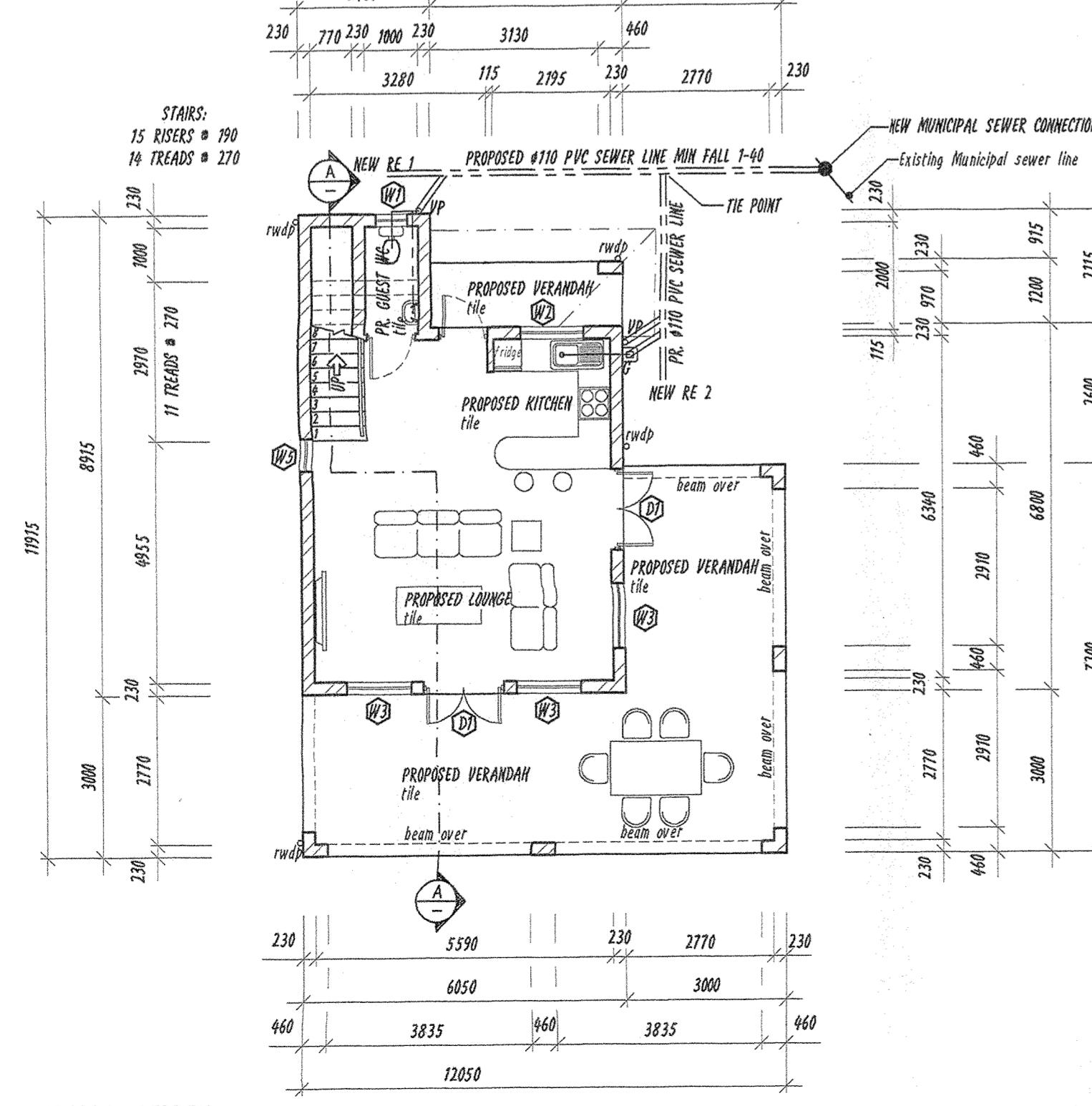


**PROPOSED BOUNDARY WALL #3 - SOUTH WEST BOUNDARY**  
SCALE 1:100

**XA Calculations:**  
Ground Storey : Auxillary Unit  
Net Floor Area = 39,94 sqm  
Area of glazing elements serving 160 space = 12,78 sqm (31,9%)  
Therefore glazing elements area = 15% for first floor  
  
First Storey Dwelling:  
Net Floor Area = 38,85 sqm  
Area of glazing elements serving 160 space = 8,61 sqm (22,2%)  
Therefore glazing elements area = 15% for first floor



**FIRST STOREY**  
SCALE 1:100



**GROUND STOREY**  
SCALE 1:100

**General Notes:**  
Structural engineer:  
All chimneys, Foundations, columns, beams 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  
Site facilities to be provided for duration of contract to comply with SANS 10400- F.6.2 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 - 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 - FR.  
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- J.4.4.  
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 -K.2.3  
Full protection to be provided to comply with SANS 10400- K.3  
  
Lintels SANS 10400- K.4.2.3  
230 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 brickwork with a minimum bearing of 150mm. Brickwork secondary reinforcement to be provided in uppermost bed joint.  
Sill 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- N  
All glazing to comply with SANS 10400-N.  
Glazing installation to comply with SANS 10400- N.2.  
  
Stormwater disposal SANS 10400- R  
All stormwater management systems to comply with SANS 10400- R.

**Roof Notes:**  
Cement roof tiles at 17.5° slope on 38 x 38 tile battens at 330 c/c on "white tile pyc membrane to SABS Truss fabrication and grade of timber to be as per SANS 1040- L Table 1 and 2  
Rafters 114 x 38 GRD. 6  
Tie 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/c's on 70 x 114 wall plates. 2 x 4 diameter galvanized 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 pipe ceiling battens at +600 centers to support heracelle 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.

**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 of 0.9  
Fenestration in accordance with SANS:2011 4.3.4  
See XA calculations  
New windows & glazed doors to be timber framed  
Shading in accordance with SANS 204:2011 4.3.5  
Vertical blinds to be used as vertical shading  
Roof assembly in accordance with SANS 204:2011 4.3.6  
150 thick flexible polyester blanket thermal break in the roof to be installed to prevent downward movement heat flow  
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  
All roof lights 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  
Heat pumps to supply hot water for new service pipes.  
All new exposed hot water pipes to be from cylinder & central heating system to be insulated with a min. R-Value of 1.00  
Insulation to be protected from weather and sunlight.

**FINISHES:**  
ROOF:  
-Pvc barge, fascias, and ruf goods to match ex.  
-White tile pyc membrane to all parapets.  
WALLS:  
-Copings to owner's spec over all parapets.  
GLAZING:  
-Obscure glazing to all abutments.  
-Min. 6mm safety glazing to all glass within 300mm off FFL.  
-4mm clear float glass elsewhere.  
-Waterproofed cement plaster chills.  
PLUMBING:  
-L.C.'s at all bends, junctions & changes in direction  
-20mm copper water supply above FFL; polycup below.  
-RWD's to discharge to ditch/gully's.  
-Required Fire Resistance of Division Separating Elements as per SANS 10400 F4.6.2 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 increase 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 regulation's.  
7. Contractor to locate and protect ex. services on site during construction.

**SCHEDULE OF AREAS**  
ERF 1162, 1163 & 1164 DURBAN NORTH AREA - 2277,00 m<sup>2</sup>

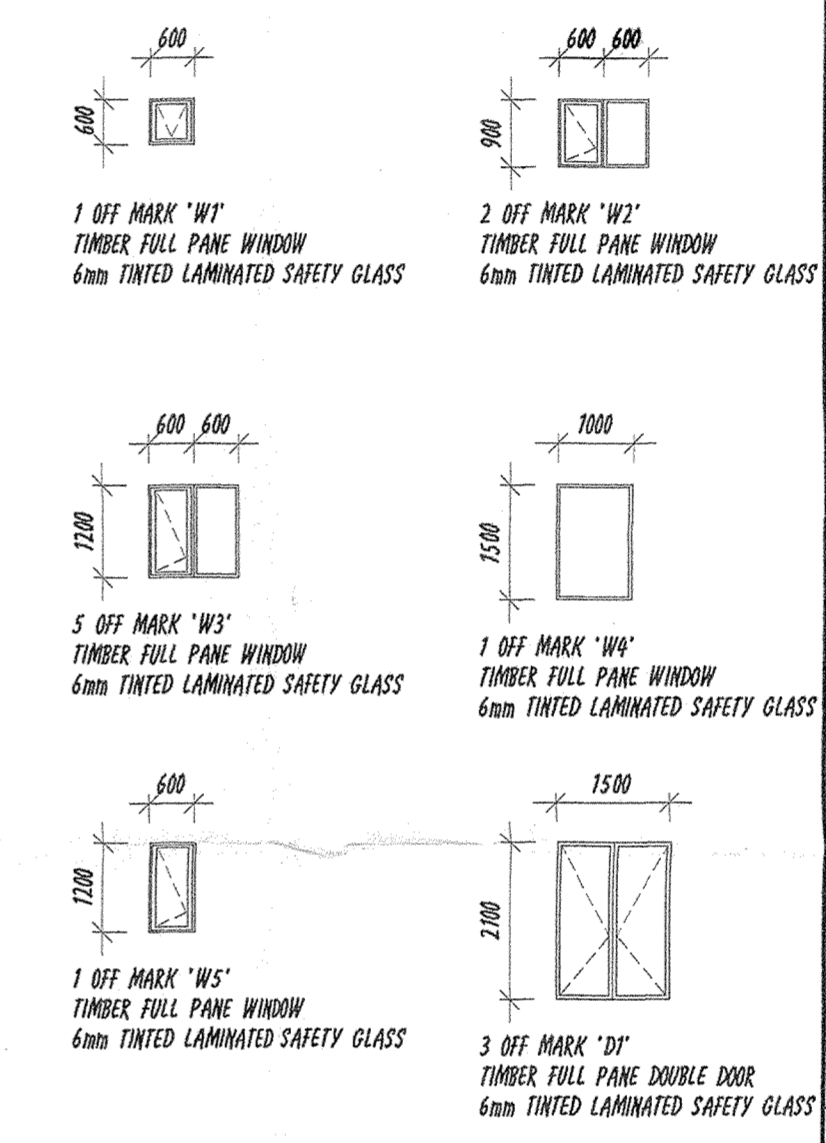
**FLOOR AREA RATIO**

EXISTING FLOOR AREA	= 351,00 m <sup>2</sup>
PROPOSED FLOOR AREA	= 149,69 m <sup>2</sup>
TOTAL FLOOR AREA	= 500,69 m <sup>2</sup>

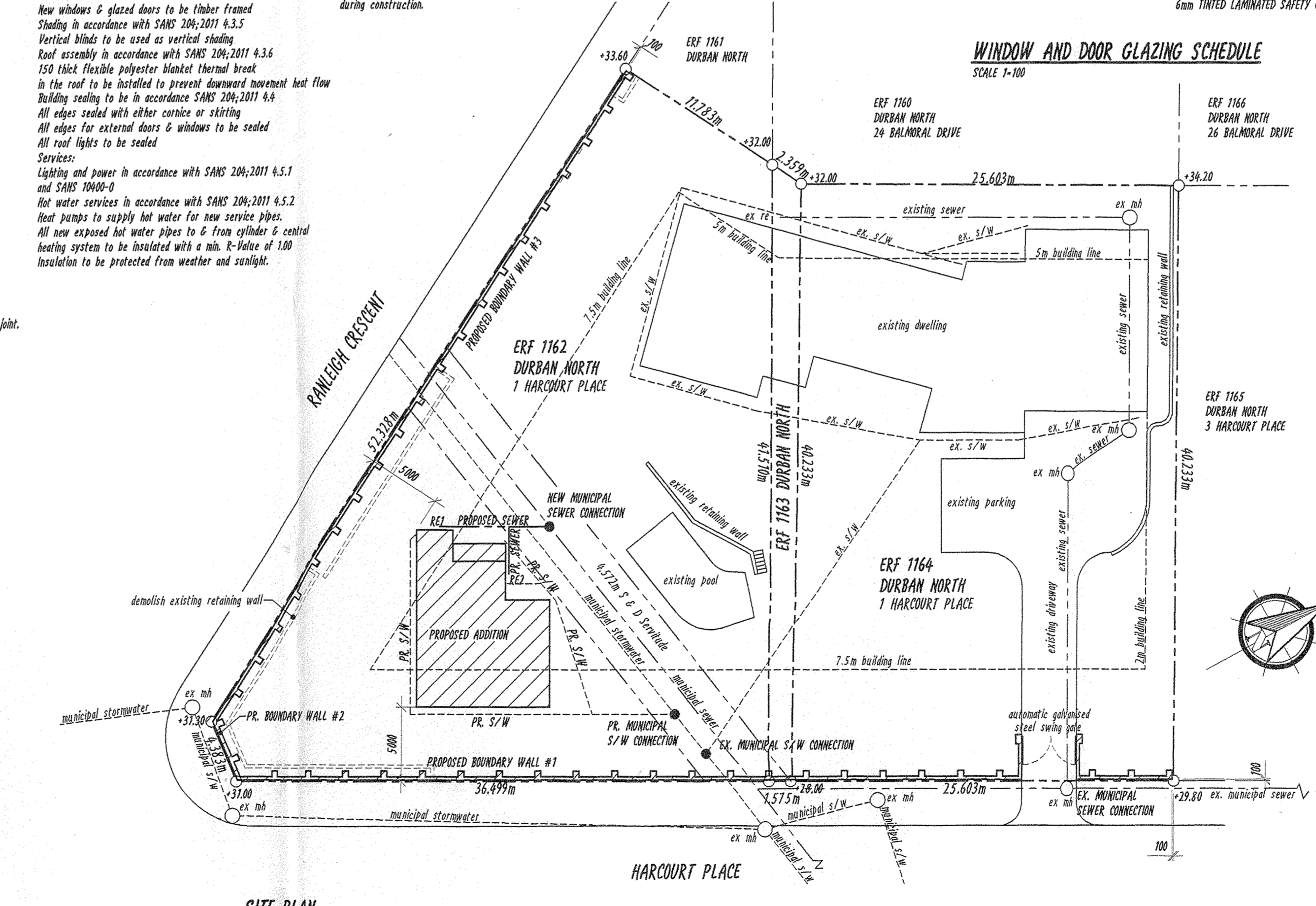
**COVERAGE**

PENINSABLE 40% OF 2277,00 m <sup>2</sup>	= 970,80 m <sup>2</sup>
EXISTING COVERAGE AREA	= 357,00 m <sup>2</sup>
PROPOSED COVERAGE	= 90,49 m <sup>2</sup>
TOTAL COVERAGE	= 447,49 m <sup>2</sup>
COVERAGE IN HAND	= 469,40 m <sup>2</sup>

GROUND STOREY DWELLING	= 41,14 m <sup>2</sup>
GROUND STOREY ENTRANCE VERANDAH	= 4,30 m <sup>2</sup>
GROUND STOREY VERANDAH	= 39,75 m <sup>2</sup>
FIRST STOREY DWELLING	= 33,64 m <sup>2</sup>
FIRST STOREY VERANDAH	= 25,65 m <sup>2</sup>
DOUBLE VOLUME STAIRCASE	= 5,21 m <sup>2</sup>



**WINDOW AND DOOR GLAZING SCHEDULE**  
SCALE 1:100



**SITE PLAN**  
SCALE 1:250

NEIGHBOURS CONSENT			
ADDRESS	NAME	TEL. No	SIGNATURE
3 Harcourt Place	B. HARRIS	082 401 8940	[Signature]
10 Rameleh Crescent	K. DUTYH	082 401 8940	[Signature]
17 Rameleh Crescent	P. NAIPOO	082 401 8940	[Signature]
20 Sackville Place	N. NOUNE	084 909 3885	[Signature]
22 Balmoral Drive	N. RUSSELL	082 3781941	[Signature]
24 Balmoral Drive			
26 Balmoral Drive	E. SQUILVE	081 5623200	[Signature]

HYPERSPACE SYSTEMS cc OK 94/1308/23 T/A  
**Ian Whitaker**  
Drafting Designs  
COMPUTER AIDED DRAWINGS  
REG. No. D0783

PROFESSIONAL ARCHITECTURAL DRAUGHTS PERSON CELL No. 083 303 8863  
8 UP THE HILL, SUNNINGDALE, 4051 TEL: 031 5620310 FAX: 0866 499530

**PROPOSED AUXILIARY UNIT AND BOUNDARY WALLS FOR B.R. MILLER 1 HARCOURT PLACE**  
ERF 1162, ERF 1163 & ERF 1164 DURBAN NORTH  
TEL. No. 078-894 4051

DRAWING TITLE SUBMISSION DRAWING - SITE PLAN, FLOOR PLANS & WINDOW & DOOR SCHEDULE	
PROJECT NO: WD13/01	DRAWING NO: WD13/01/001
SCALE: 1:100 & 1:250	DATE: 20-04-2013
AUTHOR'S SIGNATURE: _____	
OWNER'S SIGNATURE: _____	