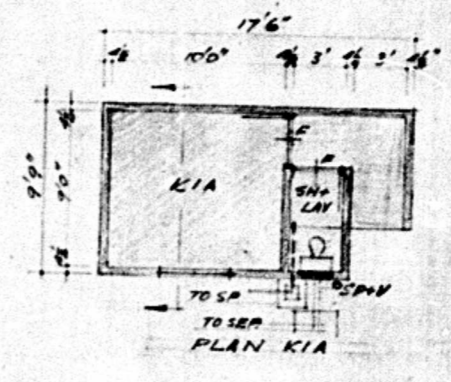
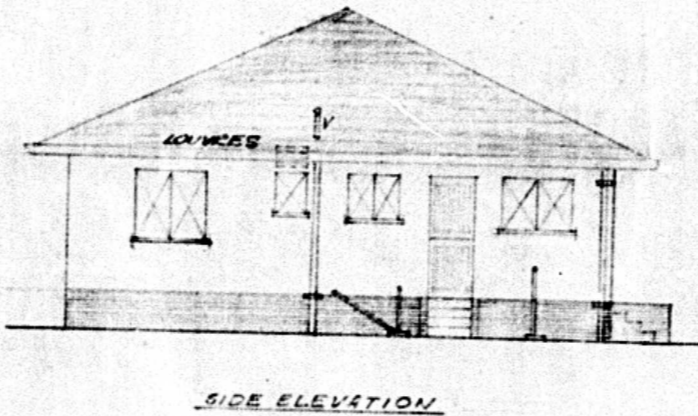
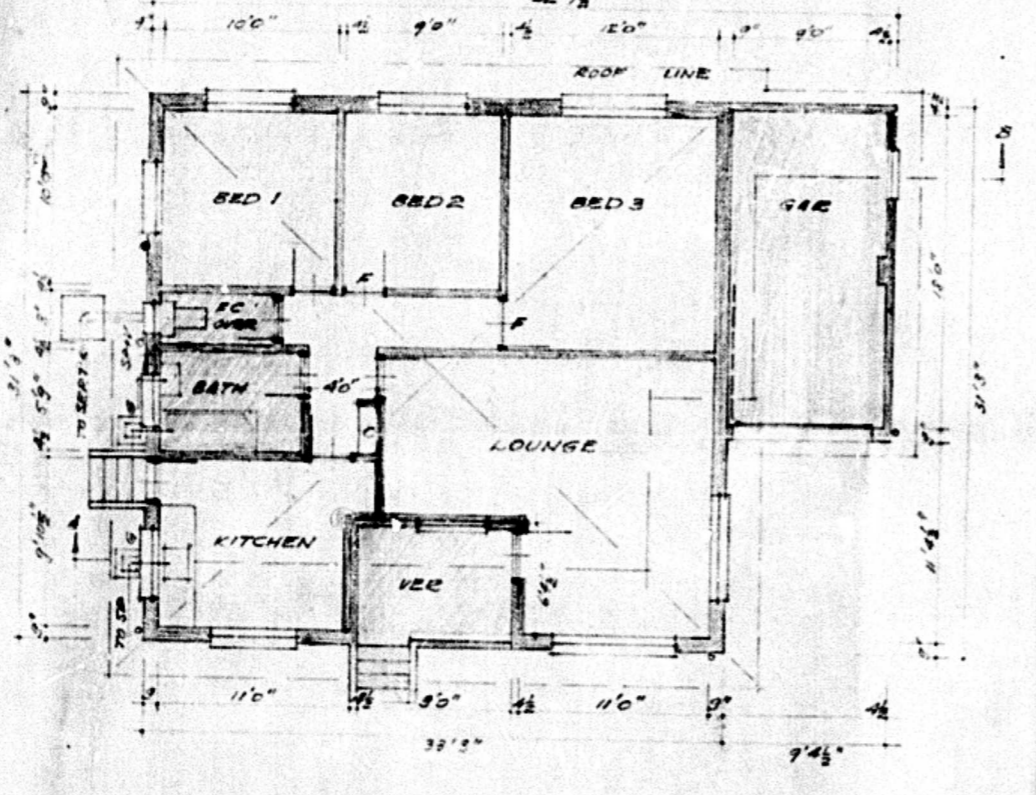
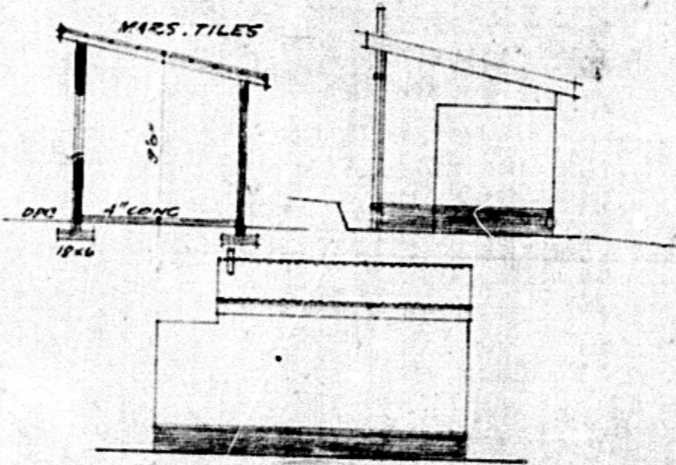
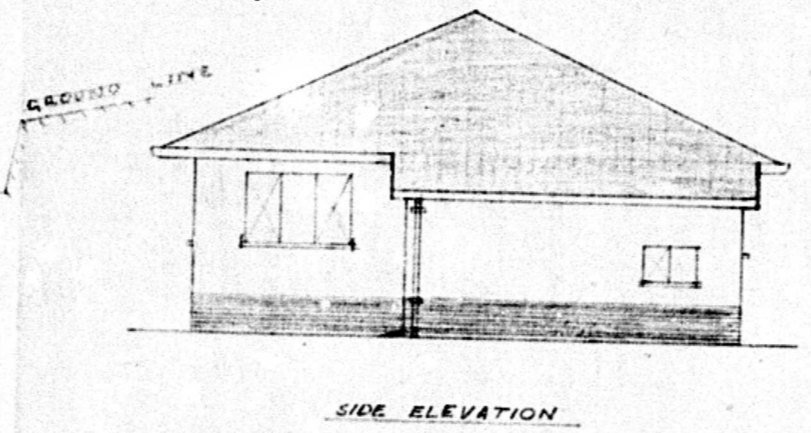
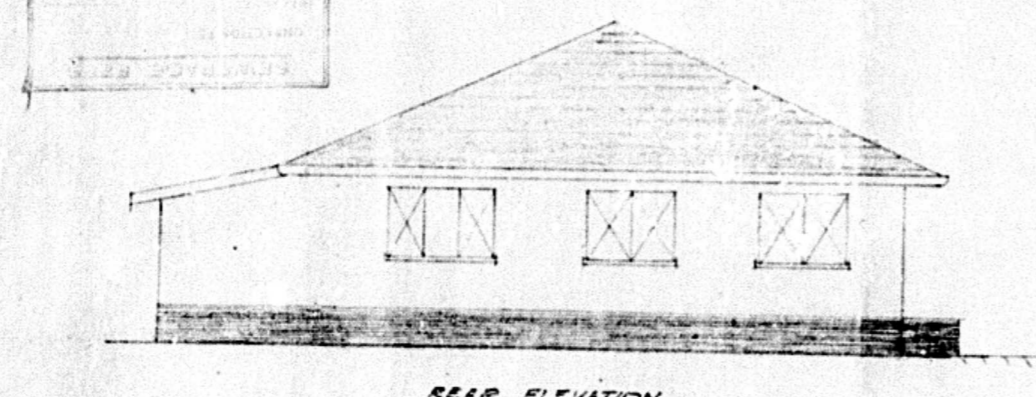


DRAWN BY: *E. Peen*  
 DATE: 10/5/55  
 SCALE: 1" = 8'

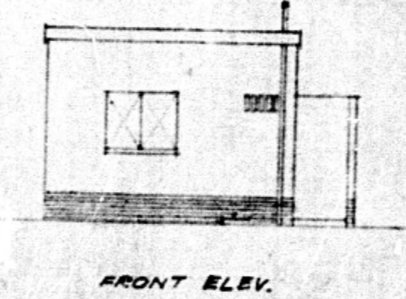
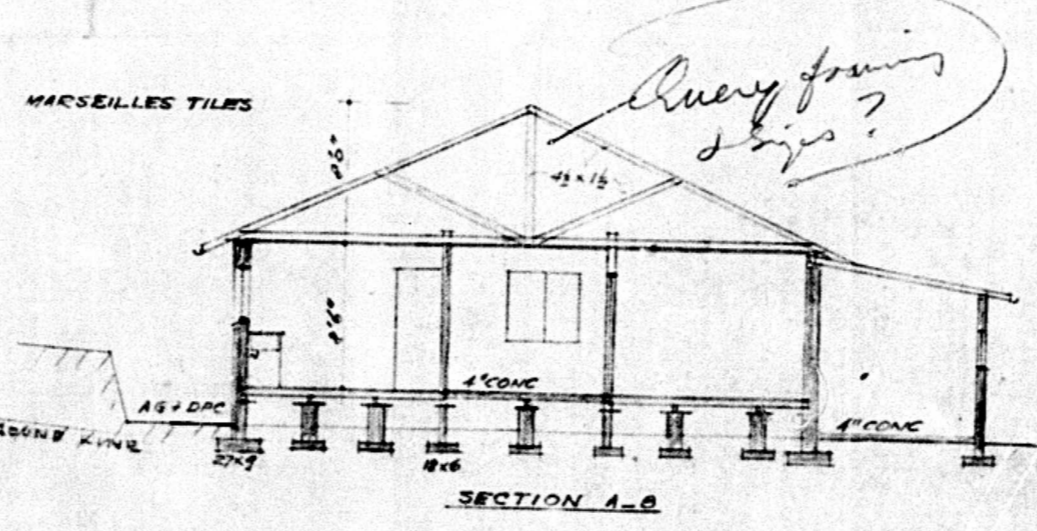
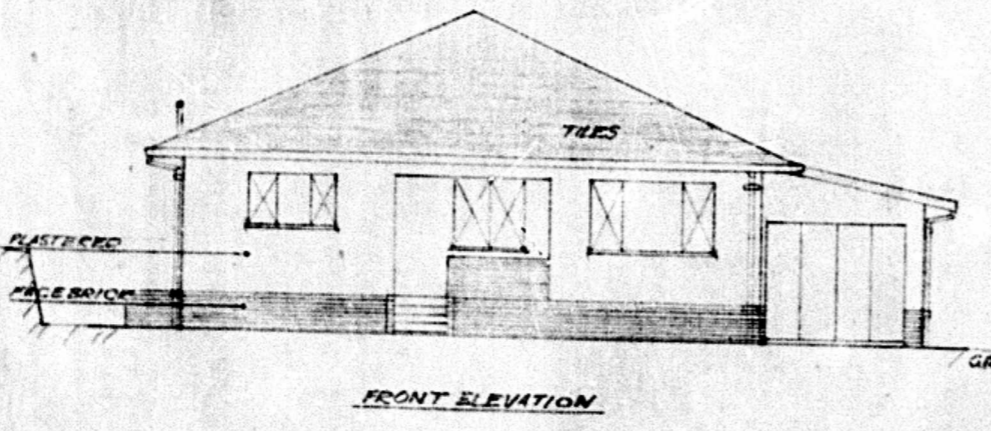
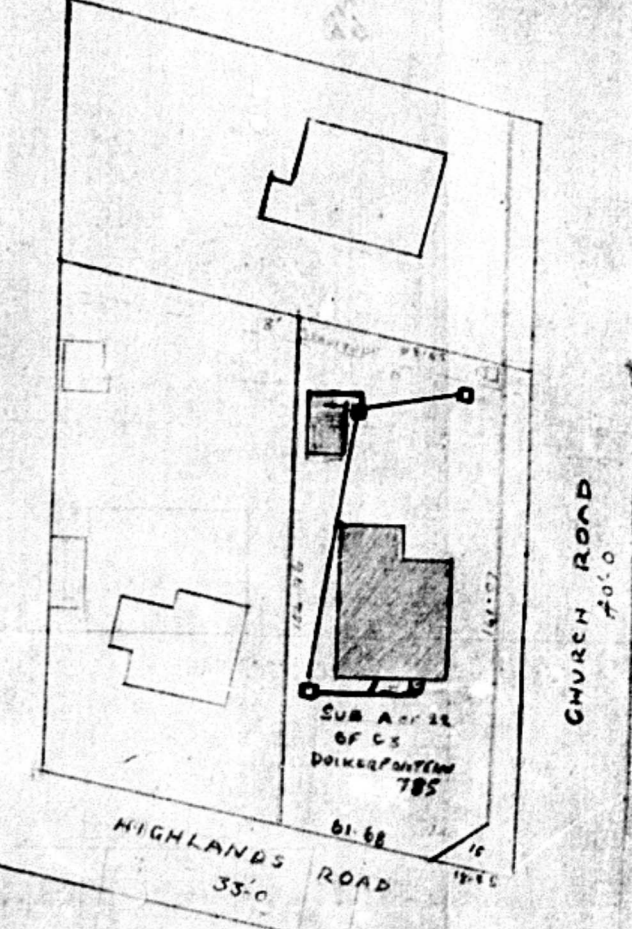
**PROPOSED NEW DWELLING FOR E. PEEN ESQ.**  
**TO BE ERECTED ON SUB A OF R2 OF C3**  
**OF DUKERFONTEIN 785**

**GROUP AREA ACT 1929**  
 Attention is directed to Section 12 of the Group Areas Act No. 41 of 1929 regarding the right of occupation of the premises for any business proposed to be carried out for which a license is required, and to the provisions of Section 23 of the Act.



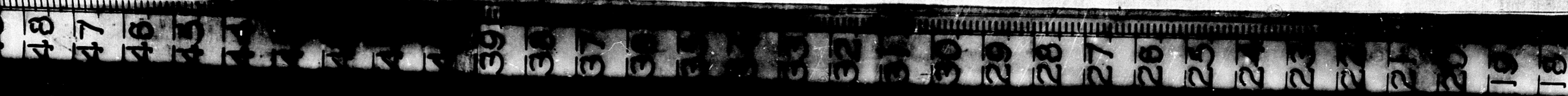
**ROADS & DRAINAGE SECTION**  
 Subject to all floor and foundation levels being in conformity with abutting road levels unless stated otherwise.  
 Entrance levels to be applied as shown on this section.  
 Attention is drawn to Section 12 of the Group Areas Act No. 41 of 1929 regarding the right of occupation of the premises for any business proposed to be carried out for which a license is required, and to the provisions of Section 23 of the Act.

DATE: 28/7/55

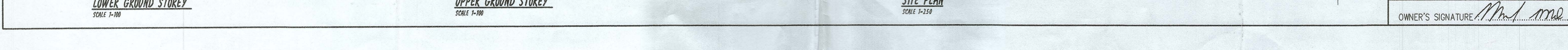
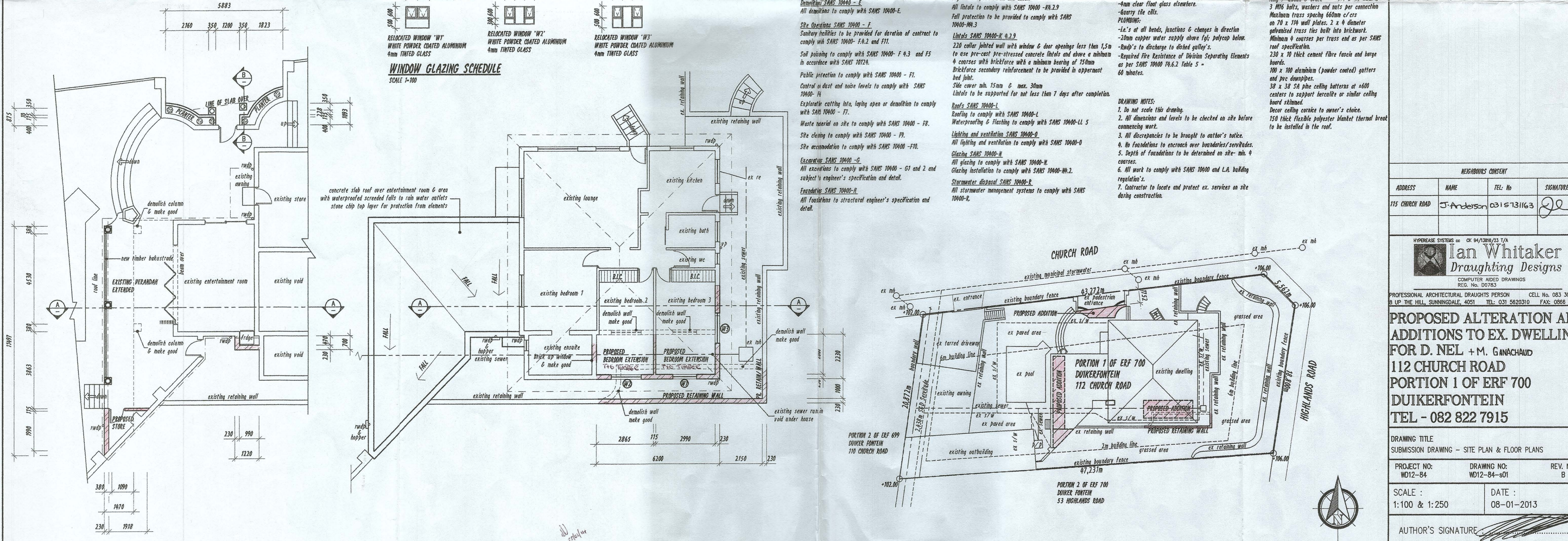
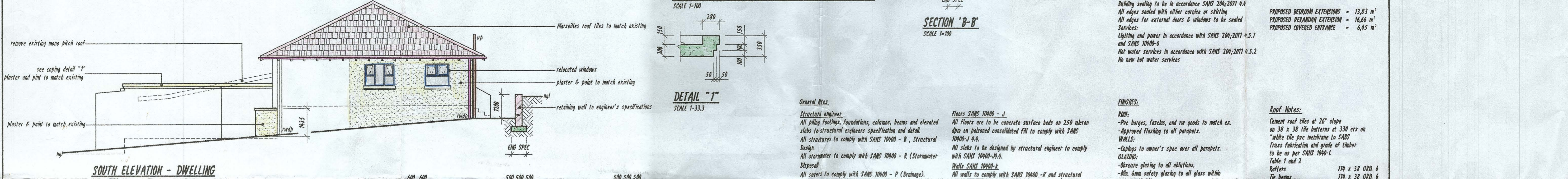
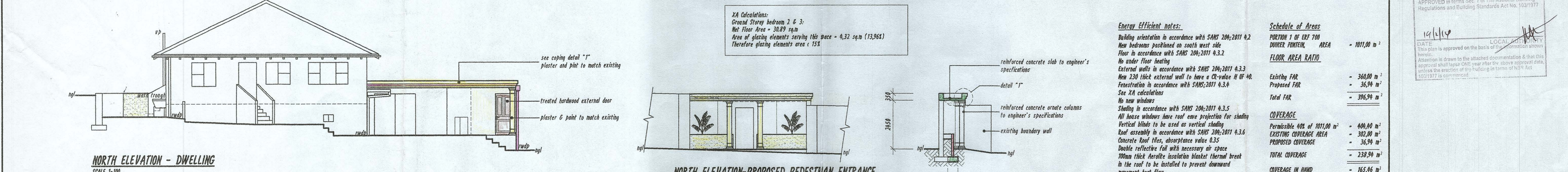
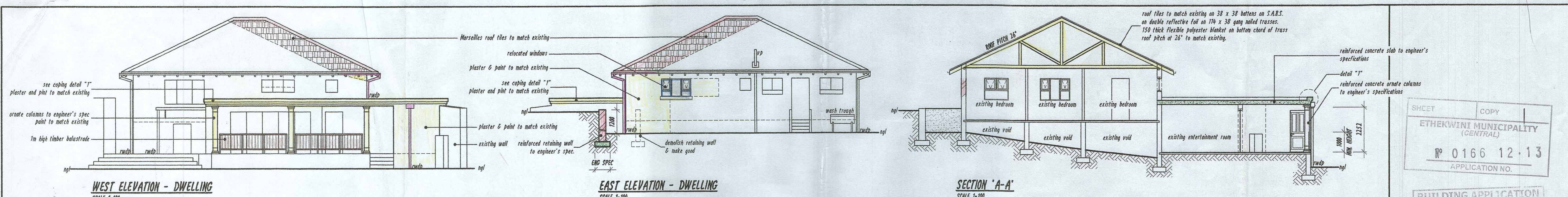


*Query forming steps?*

SEWERAGE  
 CONNECTION TO  
 MAINS  
 2/2/55







**XA Calculations:**  
Ground Storey bedroom 2 & 3:  
Net Floor Area = 30.89 sqm  
Area of glazing elements serving this space = 4.32 sqm (13.96%)  
Therefore glazing elements area < 15%

**Energy Efficient notes:**  
Building orientation in accordance with SANS 204:2011 4.2  
New bedrooms positioned on south west side  
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 40.  
Penetration in accordance with SANS 204:2011 4.3.4  
See XA calculations  
No new windows  
Shading in accordance with SANS 204:2011 4.3.5  
All house windows have roof eave projection for shading  
Vertical blinds to be used as vertical shading  
Roof assembly in accordance with SANS 204:2011 4.3.6  
Concrete Roof tiles, absorptance value 0.35  
Double reflective foil with necessary air space  
100mm thick Aerogel insulation 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  
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  
No new hot water services

**Schedule of Areas**

|  |                          |
|--|--------------------------|
| PORTION 1 OF ERF 700<br>DUIKERFONTEIN AREA | - 1011,00 m <sup>2</sup> |
| <b>FLOOR AREA RATIO</b>                    |                          |
| Existing FAR                               | - 340,00 m <sup>2</sup>  |
| Proposed FAR                               | - 36,94 m <sup>2</sup>   |
| Total FAR                                  | - 376,94 m <sup>2</sup>  |
| <b>COVERAGE</b>                            |                          |
| Permissible 40% of 1011,00 m <sup>2</sup>  | - 404,40 m <sup>2</sup>  |
| EXISTING COVERAGE AREA                     | - 302,00 m <sup>2</sup>  |
| PROPOSED COVERAGE                          | - 36,94 m <sup>2</sup>   |
| TOTAL COVERAGE                             | - 238,94 m <sup>2</sup>  |
| COVERAGE IN HAND                           | - 165,46 m <sup>2</sup>  |
| PROPOSED BEDROOM EXTENSIONS                | - 13,83 m <sup>2</sup>   |
| PROPOSED VERANDAH EXTENSION                | - 16,66 m <sup>2</sup>   |
| PROPOSED COVERED ENTRANCE                  | - 6,45 m <sup>2</sup>    |

**General Notes:**  
**Structural engineer:**  
All piling, footings, foundations, columns, beams and elevated slabs to structural engineer's 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).

**Demolition 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.4.2 and F.11.  
Soil piling to comply with SANS 10400 - F.4.3 and F.5 in accordance with SANS 10724.  
Public protection to comply with SANS 10400 - F1.  
Control of dust and noise levels to comply with SANS 10400 - F1.  
Explosive cutting, laying open or demolition to comply with SANS 10400 - F1.  
Waste material on site to comply with SANS 10400 - F2.  
Site cleaning to comply with SANS 10400 - F3.  
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 FFI to comply with SANS 10400 - J.4.1.  
All slabs to be designed by structural engineer to comply with SANS 10400 - J.4.1.  
**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 - R4.2.9  
Full protection to be provided to comply with SANS 10400 - M4.3  
**Lintels SANS 10400 - K.4.2.2**  
220 collar jibbed 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 Brickforce secondary reinforcement to be provided in appropriate 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 - H.2.  
**Stormwater disposal SANS 10400 - R**  
All stormwater management systems to comply with SANS 10400 - R.

**FINISHES:**  
**ROOF:**  
-Pvc barge, fascias, and ruf goods to match ex.  
-Approved flashing to all parapets.  
**WALLS:**  
-Coping to owner's spec over all parapets.  
**GLAZING:**  
-Obscure glazing to all abutments.  
-Min. 6mm safety glazing to all glass within 300mm of FFI.  
-4mm clear float glass elsewhere.  
-Quarry tile cills.  
**PLUMBING:**  
-Le's at all bends, junctions & changes in direction  
-20mm copper water supply above 100' drop/cross below  
-Down's to discharge to distal gully.  
-Approved 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 encroach over boundaries/servitudes.  
5. Depths 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.

**WINDOW GLAZING SCHEDULE**  
SCALE 1-100

|                       |                               |                  |
|-----------------------|-------------------------------|------------------|
| RELOCATED WINDOW 'W1' | WHITE POWDER COATED ALUMINIUM | 4mm TINTED GLASS |
| RELOCATED WINDOW 'W2' | WHITE POWDER COATED ALUMINIUM | 4mm TINTED GLASS |
| RELOCATED WINDOW 'W3' | WHITE POWDER COATED ALUMINIUM | 4mm TINTED GLASS |

SHEET COPY  
ETHEKWINI MUNICIPALITY  
(CENTRAL)  
№ 0166 12-13  
APPLICATION NO.

**BUILDING APPLICATION**  
APPROVED in terms Sec 1 of The National Building Regulations and Building Standards Act No. 109/1977  
DATE: 14/11/13  
LOCAL AUTHORITY: [Signature]

**NEIGHBOURS CONSENT**

| ADDRESS         | NAME        | TEL: No     | SIGNATURE   |
|-----------------|-------------|-------------|-------------|
| 115 CHURCH ROAD | J. Anderson | 031 5731163 | [Signature] |

HYPERBASE SYSTEMS cc 04/13/04/23 T/A  
**Ian Whitaker**  
Drafting Designs  
COMPUTER AIDED DRAWINGS  
REG. No. D0763

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

**PROPOSED ALTERATION AND ADDITIONS TO EX. DWELLING FOR D. NEL + M. GAMACHAU**  
112 CHURCH ROAD  
PORTION 1 OF ERF 700  
DUIKERFONTEIN  
TEL - 082 822 7915

DRAWING TITLE  
SUBMISSION DRAWING - SITE PLAN & FLOOR PLANS

PROJECT NO: WD12-84 DRAWING NO: WD12-84-s01 REV. NO: B

SCALE: 1:100 & 1:250 DATE: 08-01-2013

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