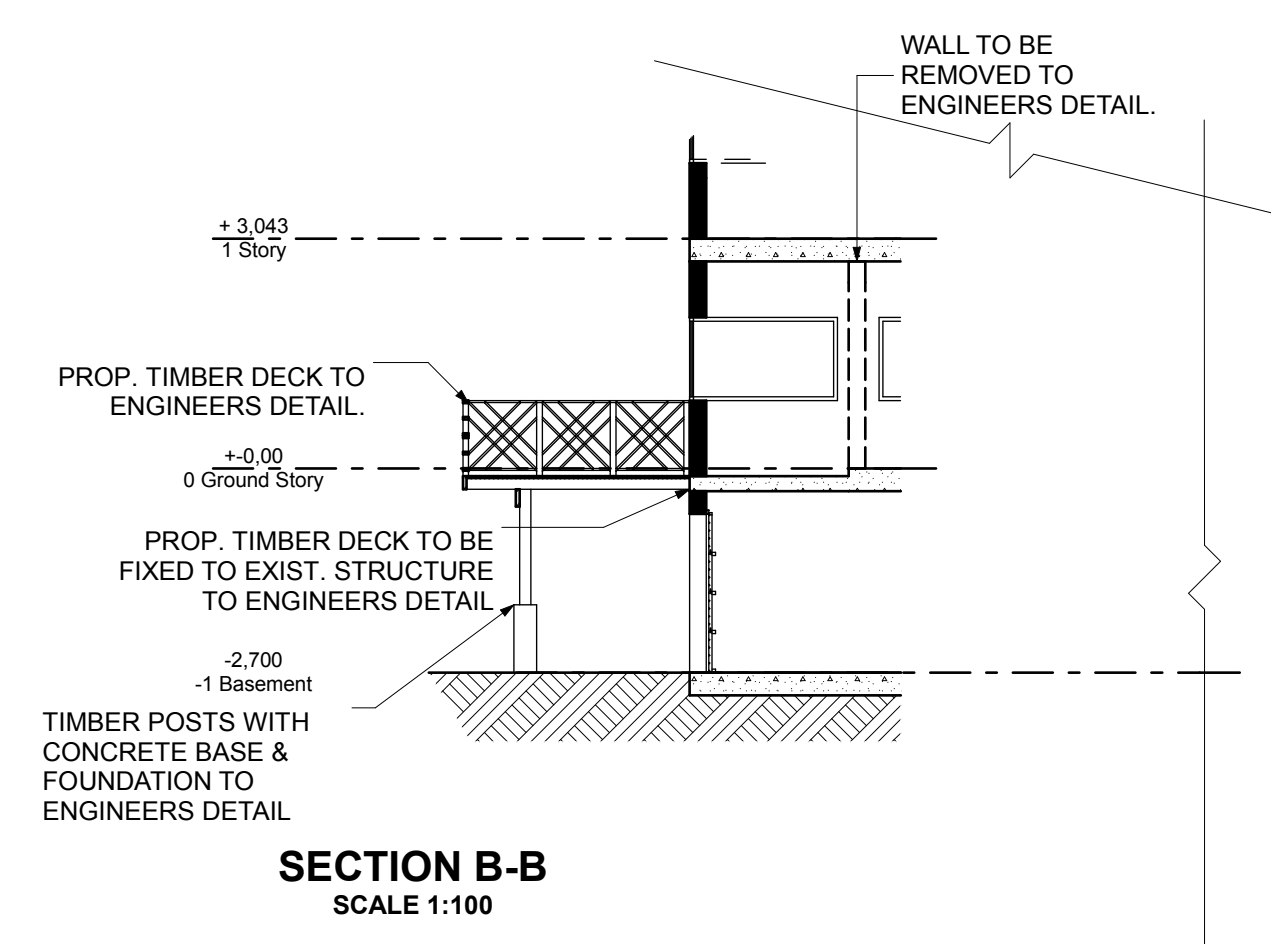
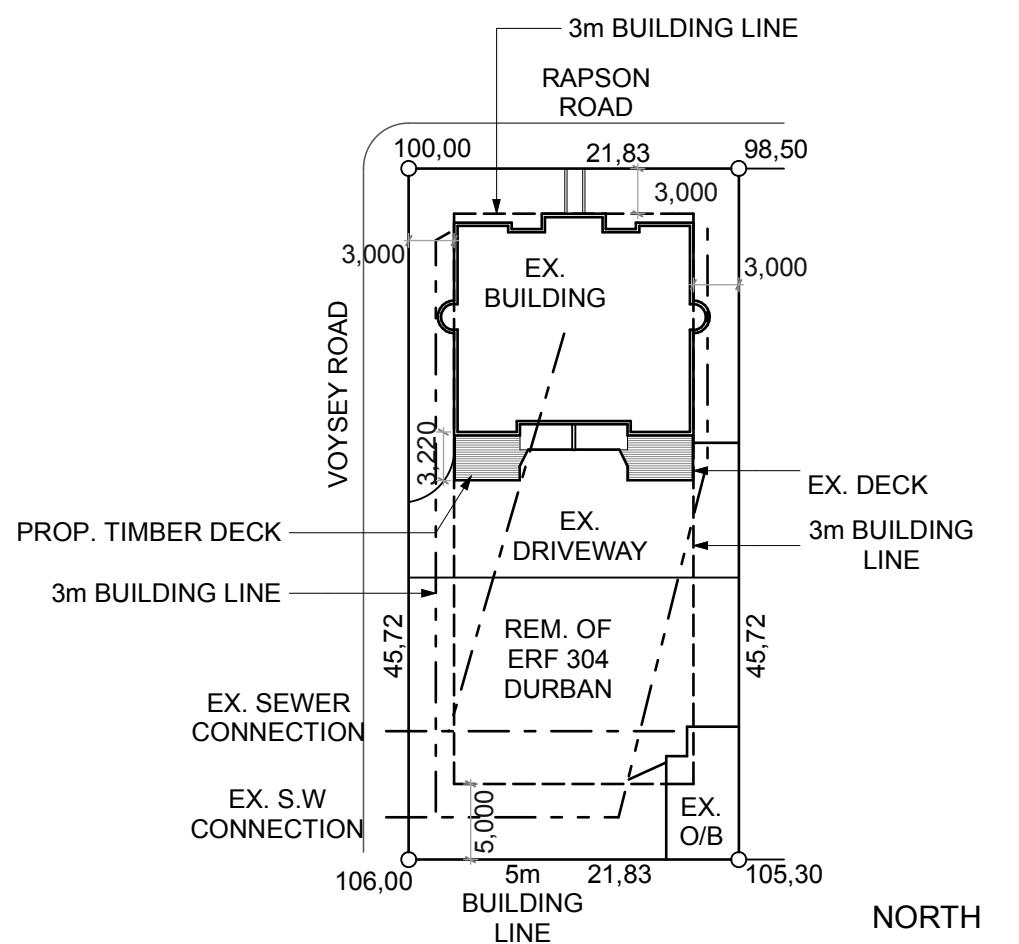


**SOUTH ELEVATION**  
SCALE 1:100

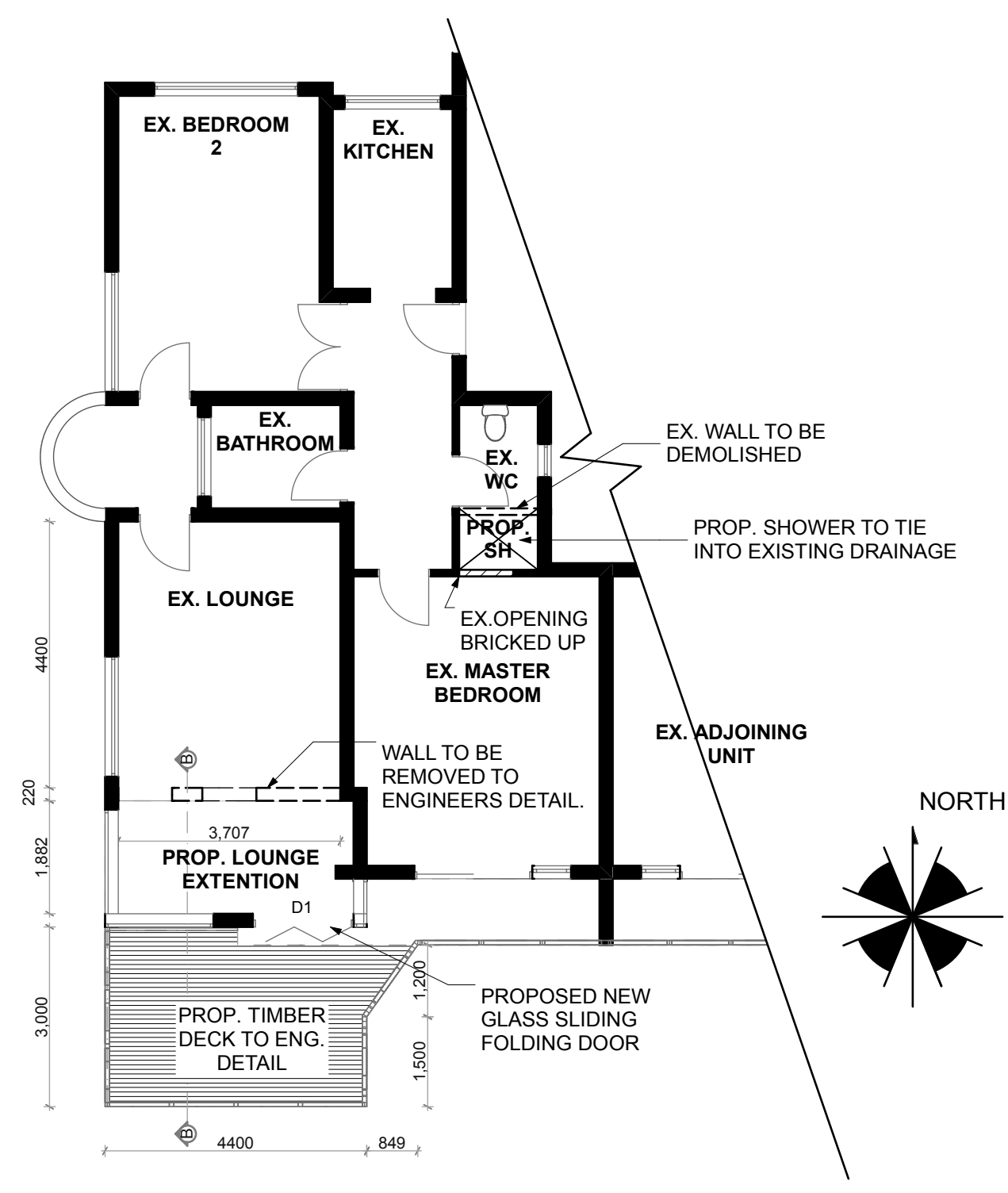
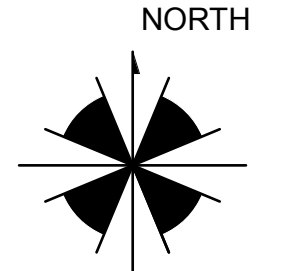
**WEST ELEVATION**  
SCALE 1:100



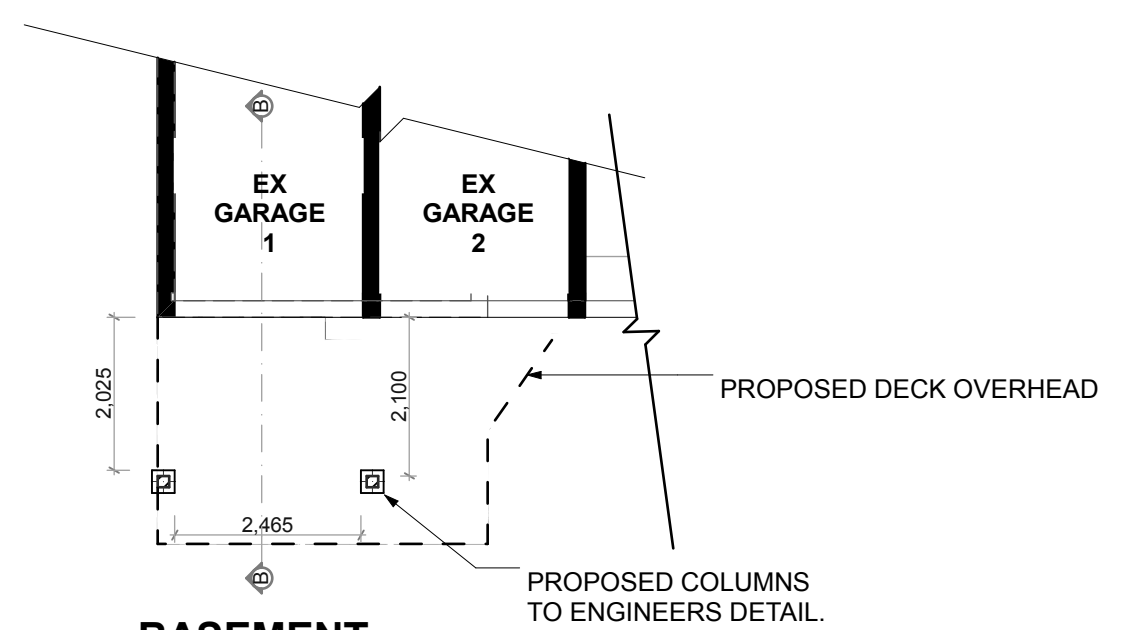
**SECTION B-B**  
SCALE 1:100



**SITE PLAN**  
SCALE 1:500



**GROUND STORY**  
SCALE 1:100



**BASEMENT STORY**  
SCALE 1:100

DOOR SCHEDULE	
QUANTITY	1
SIZE	1,682x2,100
MATERIAL	ALUMINIUM
PANE SIZE	PANE 1 : 334 x 830 = 0.27 m sq
PANE TYPE	6mm LAMINATED ANNEALED
FRAME TYPE	ALUMINIUM
ROOM	LOUNGE
DOOR NO.	D1

Window List	
QUANTITY	1
MATERIAL	ALUMINIUM
PANE SIZE	1000 x 120 = 0.12 M sq.
PANE TYPE	6mm MONOLITHIC ANN.
FRAME TYPE	ALUMINIUM
ROOM	LOUNGE
WINDOW NO.	W1

PART XA	
MAX. CONDUCTANCE PERMITTED	= 34.44
MAX. SOLAR HEAT GAIN PERMITTED	= 2.7
AGGREGATE CONDUCTANCE ACHIEVED	= 72.70
AGGREGATE SOLAR HEAT GAIN ACHIEVED	= 9.349
ACHIEVED CONDUCTANCE > PERMITTED CONDUCTANCE	72.70 > 34.44 = FAIL
ACHIEVED SOLAR HEAT GAIN > PERMITTED SOLAR HEAT GAIN	9.349 > 2.7 = FAIL

AREA SCHEDULE	
SITE AREA	992 m <sup>2</sup>
PERMITTED COVERAGE	396m <sup>2</sup>
PERMITTED FAR	992 m <sup>2</sup>
EX. COVERAGE OF PLOT	247.54 m <sup>2</sup>
EX. FAR OF UNIT	124 m <sup>2</sup>
PROP. COVERAGE	12.9 m <sup>2</sup>
PROP. FAR	0 m <sup>2</sup>
TOTAL COVERAGE	260.44 m <sup>2</sup>
TOTAL FAR	124 m <sup>2</sup>

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**General**  
ALL WORK TO COMPLY WITH SANS 10400.  
1. HABITABLE ROOMS TO HAVE MIN. 1.5% FLOOR AREA CROSS VENTILATION.  
2. VERTICAL D.P.C. TO ALL CHANGES IN FLOOR LEVELS.  
3. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BEFORE ANY WORK COMMENCES.  
4. THIS DRAWING IS NOT TO BE SCALED AND ONLY FIGURED DIMENSIONS ARE TO BE USED.  
5. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS.  
6. ALL LEVELS UNLESS OTHERWISE INDICATED ARE FINISHED FLOOR LEVELS.  
7. FINISHED FLOOR LEVELS ARE TO BE MIN. 150MM ABOVE N.G.L.  
8. ANY DISCREPANCIES ARE TO BE REPORTED TO THE OFFICES OF THE ARCHITECTS.  
9. ALL GLAZING IS TO COMPLY WITH PART N OF THE NBR.

**Drainage**  
1. Ø100MM PVC SOIL PIPES TO MIN 1:60 FALL TO CONNECT TO EX. Ø150MM DRAIN CONNECTED TO MUN. CONNECTION POINT.  
2. Ø100MM C.I. OVP AT ONE BEFORE HEAD OF DRAIN TO MIN 1800MM RISE ABOVE WINDOW SOFFITS.  
3. SOIL PIPE DROPPERS TO BE Ø100MM CAST IRON.  
4. IES & RES AT ALL BENDS & JUNCTIONS TO HAVE CLEARLY MARKED COVERS AT GROUND LEVEL.  
5. ALL WASTE PIPES TO BE SURFACE MOUNTED.  
6. ALL WASTE PIPES LOCATED UNDER SURFACE BEDS TO BE ENCASED IN 230MM CONCRETE ALL ROUND.  
7. ALL SOIL PIPES LOCATED UNDER SURFACE BEDS TO BE ENCASED IN 230MM CONCRETE ALL ROUND.  
8. NO BENDS OR JUNCTIONS IN EITHER SOIL OR WASTE PIPES TO TAKE PLACE UNDER SURFACE BEDS.  
9. DROP IN LEVEL EXCEEDING 1200MM TO BE PROVIDED WITH Ø100MM A.S. V.P.S.  
10. Ø50MM S.P VENTS & W.P'S TO BE PROVIDED WHERE REQUIRED BY REGULATIONS.

**Lighting and Ventilation**  
1. HABITABLE ROOMS WITH NO ARTIFICIAL VENTILATION TO BE PROVIDED WITH WINDOWS OF NO LESS THAN 10% IN THE AREA SERVED WITH A MIN. OPENING OF 5% OF THE FLOOR AREA.

**Waterproofing**  
1. APPROVED DAMP PROOF COURSING (AS SABS 248, 288, OR 952) EXTENDING THE FULL THICKNESS OF WALLS TO BE BUILT INTO ALL WALLS AT MIN. 150MM ABOVE OUTSIDE GROUND LEVEL UNDER ALL WINDOW SILLS & UNDER ALL SURFACE BEDS.  
2. APPROVED VERTICAL WATERPROOFING TO BE BUILT IN AGAINST ALL RETAINING WALLS TO ENGINEERS APPROVAL.  
3. 10 YEAR GUARANTEED WATERPROOFING LAID IN ACCORDANCE WITH MANUFACTURERS SPECS. TO BE LAID ON ALL R.C SLABS.

**Structural**  
1. EXCAVATIONS, FOUNDATIONS, FLOORS, WALLS AND ROOFS ALL TO ENGINEERS DESIGN.

**Glazing**  
1. THE NORMAL THICKNESS OF A PANEL OF GLASS WILL NOT BE LESS THAN THAT INDICATED IN THE FOLLOWING TABLE:  
GLASS THICKNESS(mm) MAX. AREA OF PANEL(sq.m)  
3 0.75  
4 1.50  
5 2.1  
6 3.2  
2. GLAZING TO DOORS TO BE 6MM SAFETY GLASS OR SIMILAR.  
3. GLAZING NOT APPARENT TO APPROACHING PERSONS SHALL BEAR DISTINCTIVE MARKING TO RENDER GLAZING MORE APPARENT.  
4. ALL GLAZING TO BE INSTALLED IN ACCORDANCE WITH SABS 0137 AND 1263.

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**ARCHITECT**

**ENGINEER**

**PROJECT**  
No. 1 CAROLINE COURT  
61 RAPSON ROAD, DURBAN  
ALTERATIONS & ADDITION

**CLIENT**  
Mr. PP VAN DEN HEEVER &  
Mrs. MM VAN DEN HEEVER

**ISSUE DATE**  
2014/09/03

**DRAWING**  
FOR LA APPROVAL  
RR61\_GA 001  
PLANS, SECTION, ELEVATIONS &  
SITE PLAN

sheet A1