

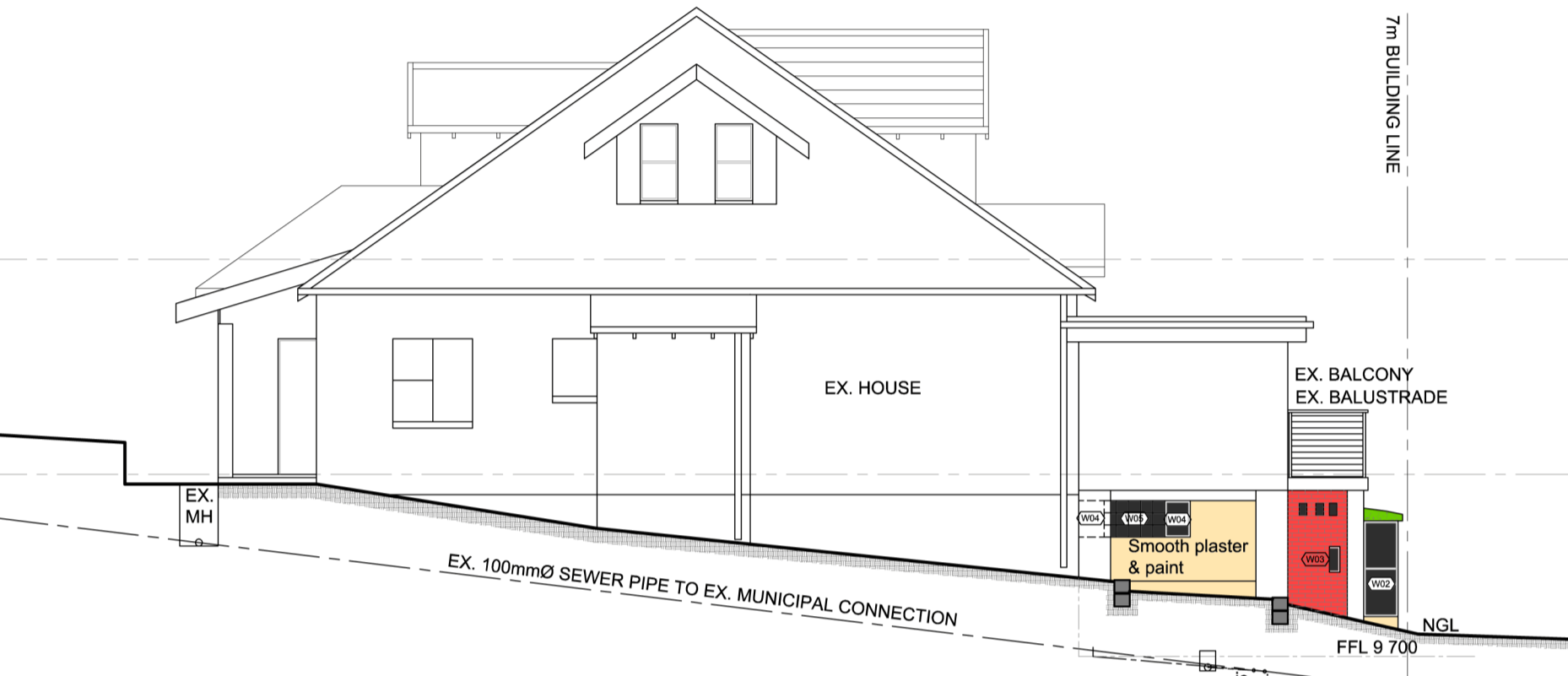
SOUTH EAST ELEVATION



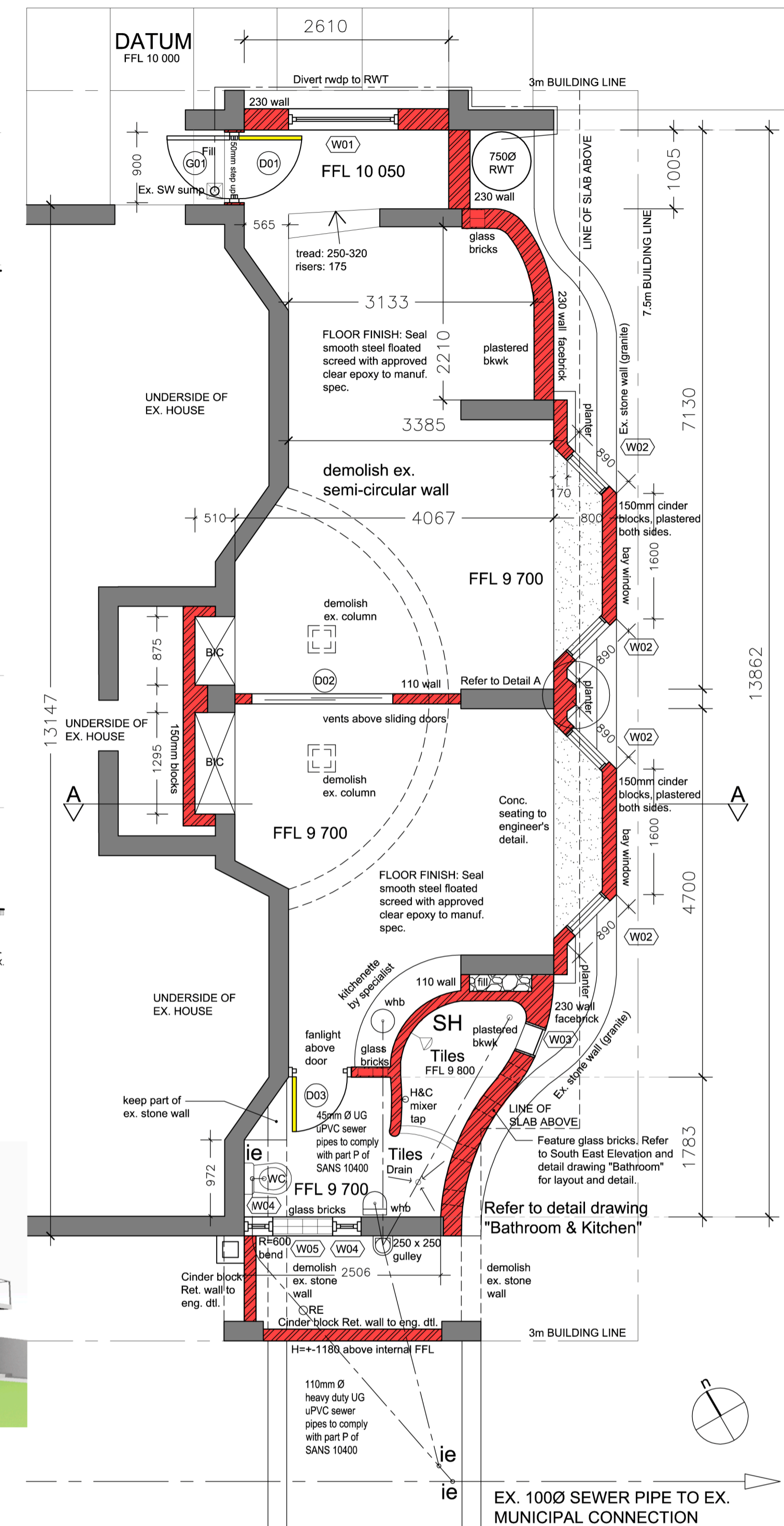
NORTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH WEST ELEVATION



PLAN 1:50

- GENERAL NOTES**
- The contractor shall be responsible for the correct setting out of the building and its internal and external walling and is to check all levels, heights, and dimensions generally and build in DPC's whether shown or not, to all walls, beams, parapets, doors, windows and other external openings, as per SANS 10400 / SABS 021
 - NOTES ON DEMOLITION**
 - All demolition work to comply with Part E of SANS 10400
 - NOTES ON FOUNDATIONS**
 - Foundations to be at least 500mm below NGL
 - Foundations to be specified by engineer.
 - All foundation to be in accordance with Part G & H of SANS 10400.
 - NOTES ON SURFACE BED**
 - 85mm conc. surface bed to engineer's specification.
 - Cast on well compacted fill, ant poisoned by specialist
 - Finish: Seal smooth steel floated 10mm screed with approved clear epoxy to manuf. spec.
 - All work to comply with Part J of SANS 10400.
 - NOTES ON BRICKWORK, WALLS**
 - All walls to comply with Part K of SANS 10400
 - Build in 2.5m Ø brickwork as follows:
 - Double in 2 courses above foundations
 - Double in 2 courses above concrete slabs
 - One (1) layer every 4th course generally
 - Wall wire ties @ 2 per sq. metre in solid walls
 - Wall wire ties @ 2 per sq. metre in cavity walls
 - Brickwork shall be continuous from wall to wall and wrap around corners to form "rings" around corners min 400mm
 - No grooves may be chiseled into brickwork for the installation of electrical ducts or pipes. Grooves must be cut by angle grinder for installation of services only at positions approved by the engineer.
 - NOTES ON RETAINING WALLS**
 - All retaining walls to engineer's spec. with weep holes to suit, to comply with Part K of SANS 10400
 - NOTES ON GLAZING**
 - All framing and glazing by certified specialist to comply with Part N of SANS 10400.
 - NOTES ON CONCRETE AWNING**
 - To comply with Parts B & L of SANS 10400
 - R.conc awning on 150 blockwork, to engineer's detail.
 - Create 10mm Ø drip mold all around @ 30mm from edge.
 - Apply Sika Cemflex on screed to falls strictly to manufacturer's specification.
 - Finish with Plascon Wall and All. Colour to client's specification.
 - NOTES ON DRAINAGE**
 - All sewer drainage to comply with Part P of SANS 10400.
 - All storm water disposal to comply with Part R of SANS 10400.
 - NOTES ON FINISHES**
 - All internal existing walls / slabs / ceilings to be cleaned and plaster skimmed so as to match new surface depth and texture. All internal walls, ceilings to be primed and painted with NO V.O.C acrylic paint to manufacturer's spec. Colour to be specified by client.
 - Bathroom tile layout by specialist.
 - Skirting and corning to client's specification.

SCHEDULE OF AREAS

Site Area:	870m ²
Total ex. covered area:	272m ²
Total new covered area:	2m ²
Total covered area (new & ex):	274m ²
Permitted coverage: 40%:	460m ²
Proposed coverage: 31.5%:	274m ²
Proposed new floor area:	49m ²
Permitted FAR:	
Total new FAR:	37% 322m ²

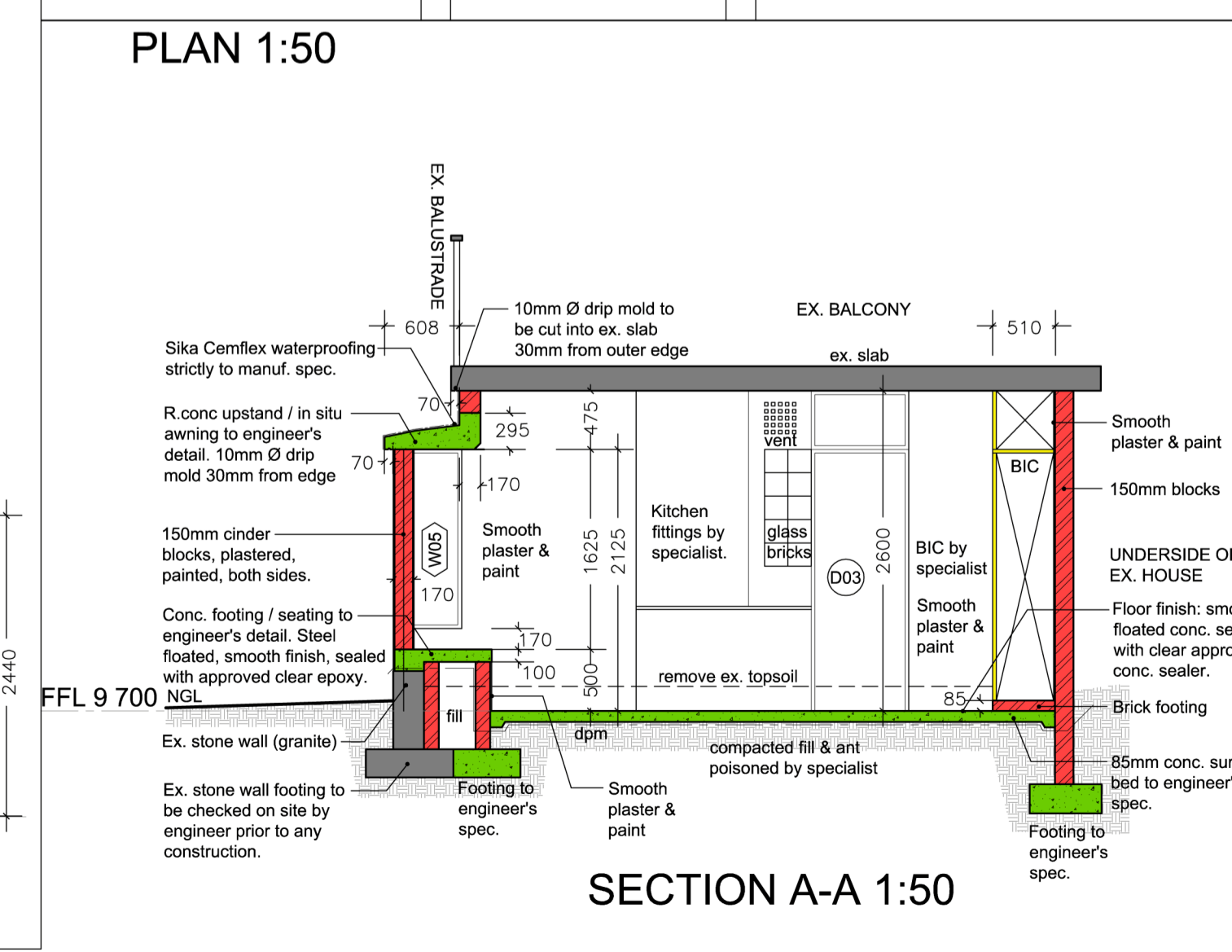
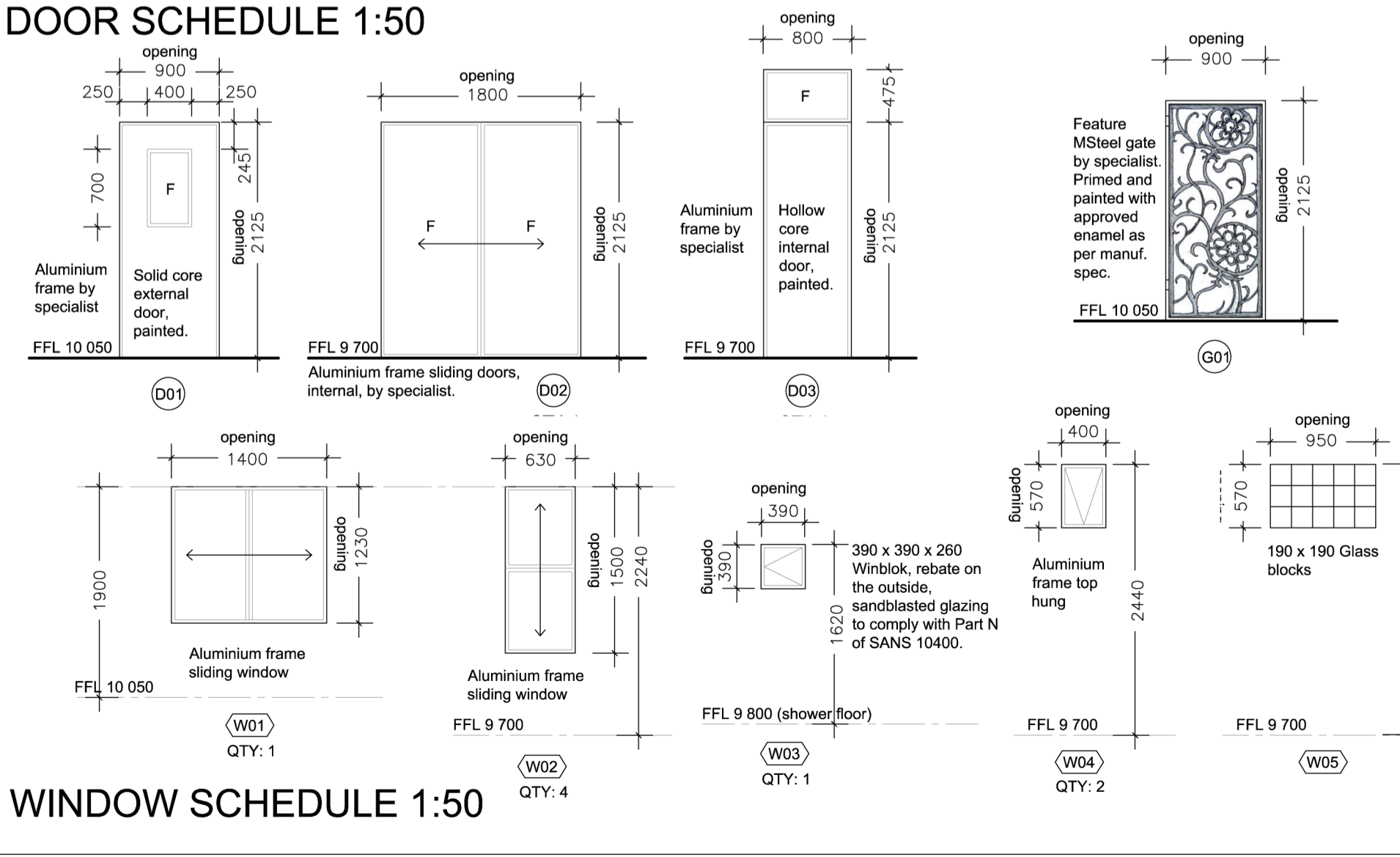
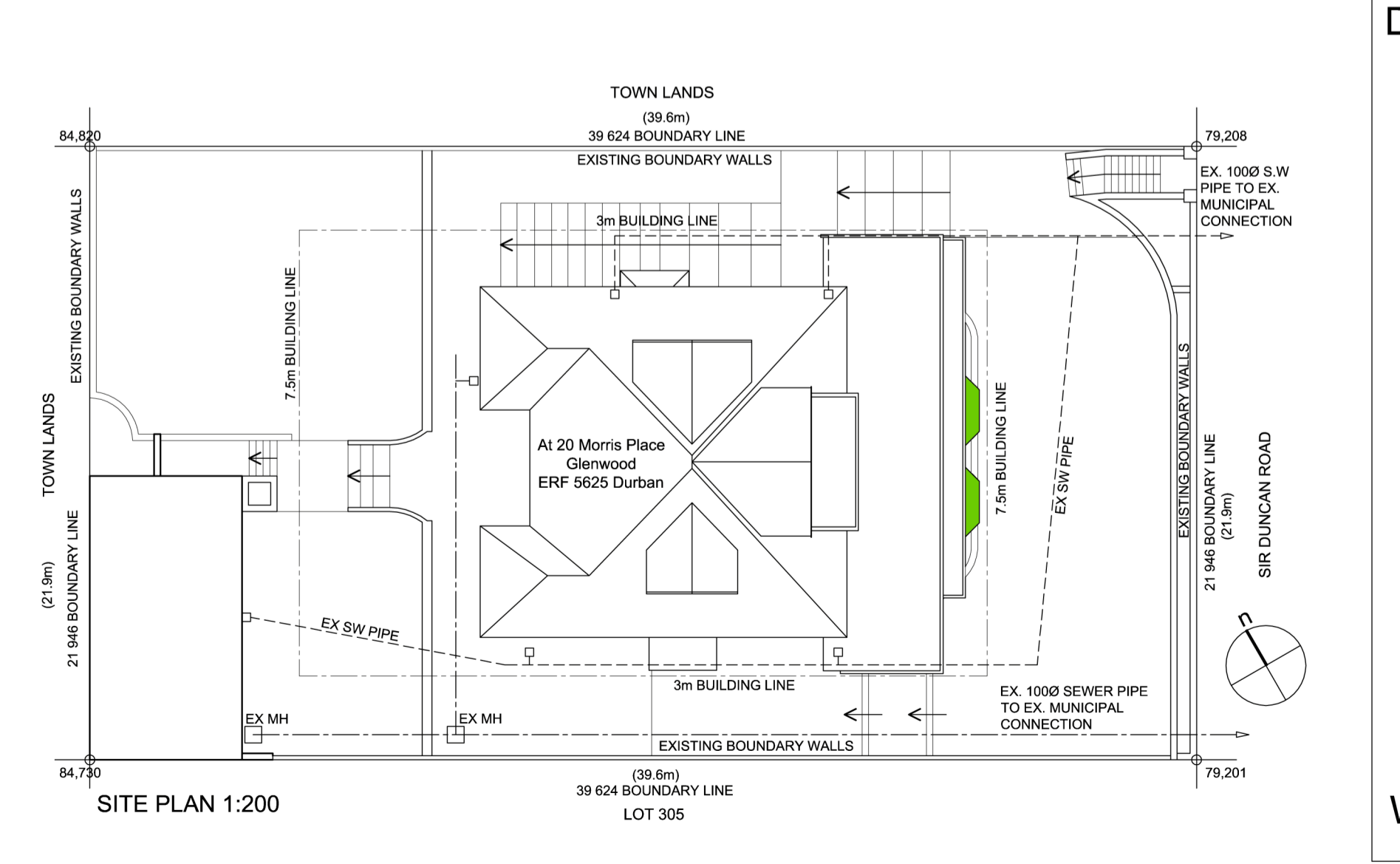
PART XA CALCULATIONS

Net floor area: 43m ² + 6m ² (bathroom) =	49m ²
15% of 49m ² =	7.35m ² = max allowable area for fenestration
W1:	1.722
W2:	4 x (0.945)
W3:	0.1521
W4:	2 x (0.228)
W5:	0.5415
D1:	0.28
Glass Blocks:	11 x (0.0361)
TOTAL:	7.33

GENERAL NOTES
All dimensions to be checked on site prior to construction / fabrication of fittings, doors, windows.



3D PERSPECTIVE



SECTION A-A 1:50

FOR MUNICIPAL USE ONLY

ARCHITECT'S SIGNATURE

CLIENT'S SIGNATURE

CLASSIFICATION

PROJECT
HOUSE RATCLIFF
ADDITIONS & ALTERATIONS to EXISTING HOUSE
At 20 Morris Place Glenwood ERF 5625 Durban

CLIENT: Luke and Wendy Brouckaert

ARCHITECT

DRAWING:
SUBMISSION DRAWING
Site Plan, Floor Plan, Elevations, Section, 3D. Window and Door Schedule, Schedule of Areas, Part XA Calculations.

REV: A DWG#: Sub_H_Ratcliff
DRAWN: DATE: 07 October 2013
CHECKED: SCALE: As shown @ A1

- ALL WORK TO BE DONE IN ACCORDANCE WITH THE SANS 10400
- FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS
- REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK
- THIS DRAWING IS COPYRIGHT AND REMAINS WITH THE ARCHITECT