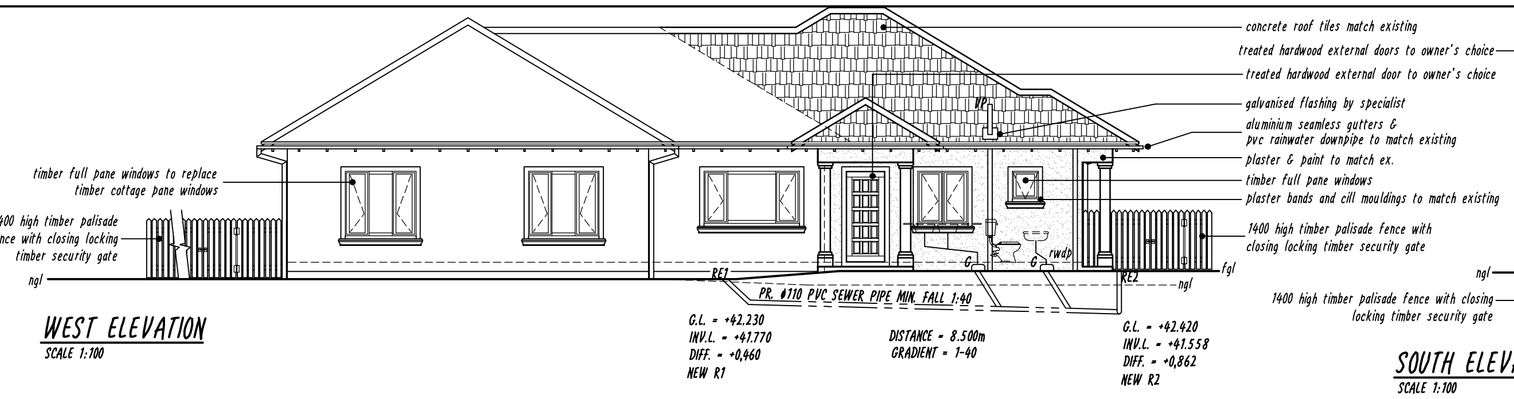
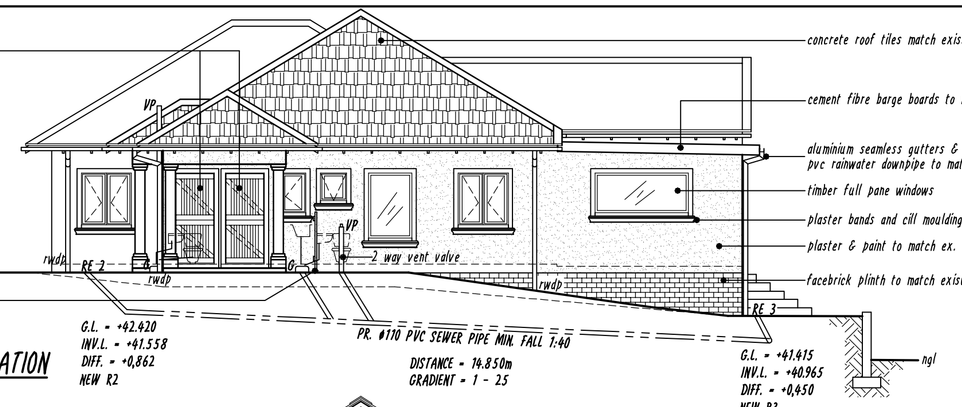
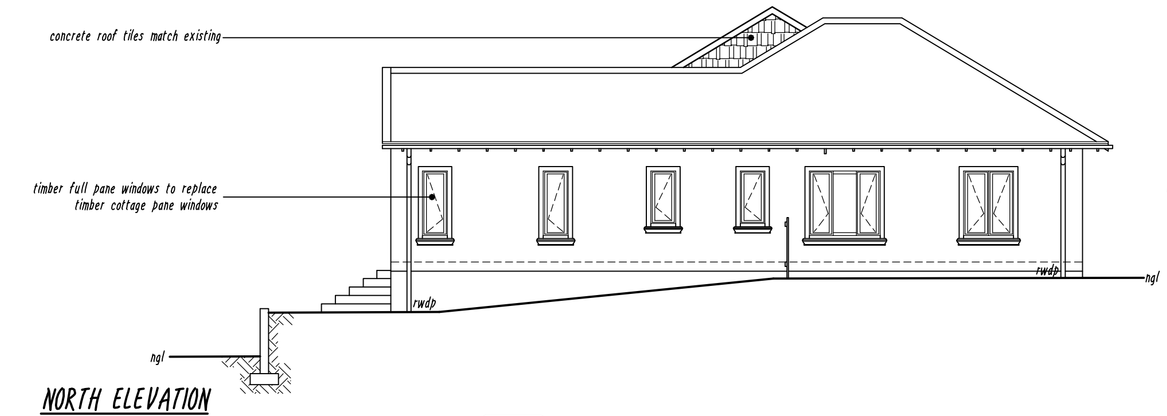
WEST ELEVATION
SCALE 1:100

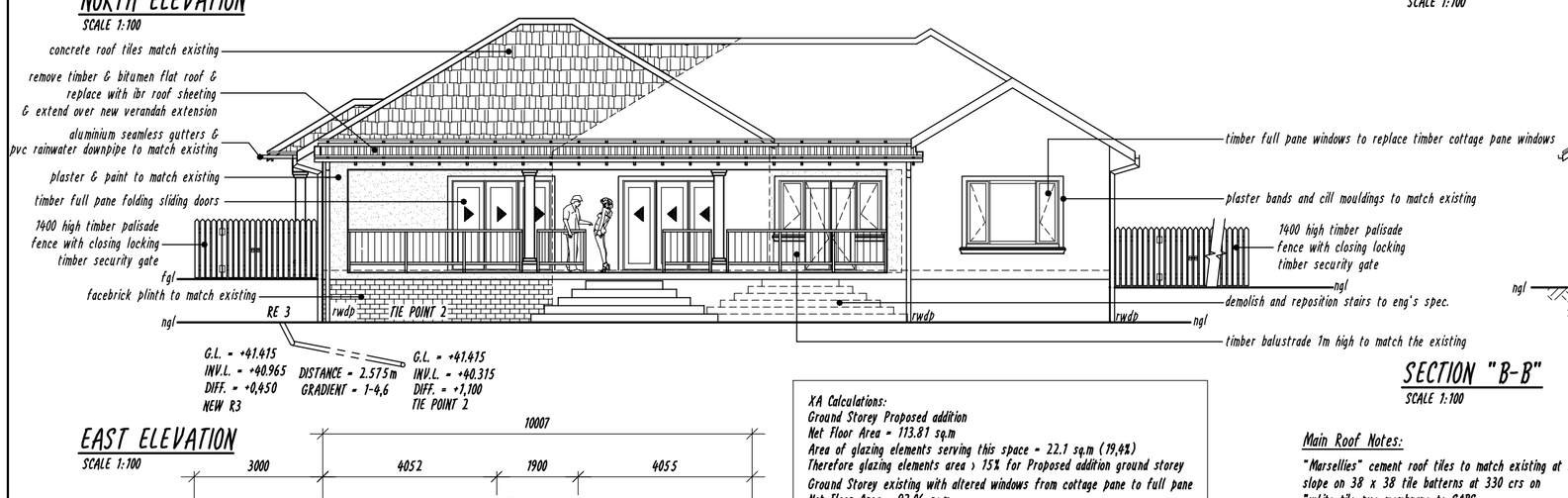


SOUTH ELEVATION
SCALE 1:100

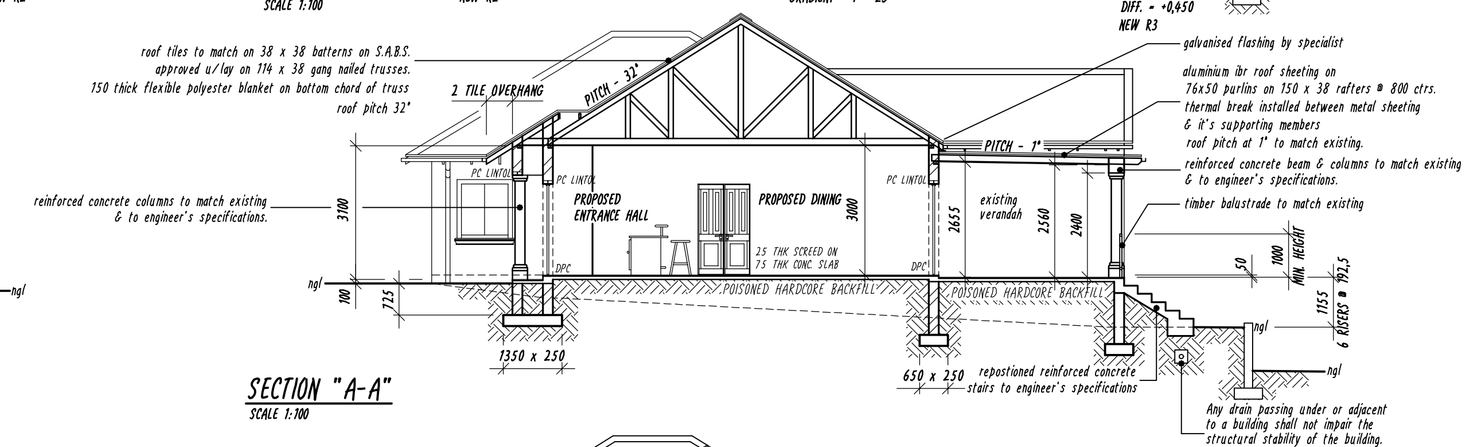




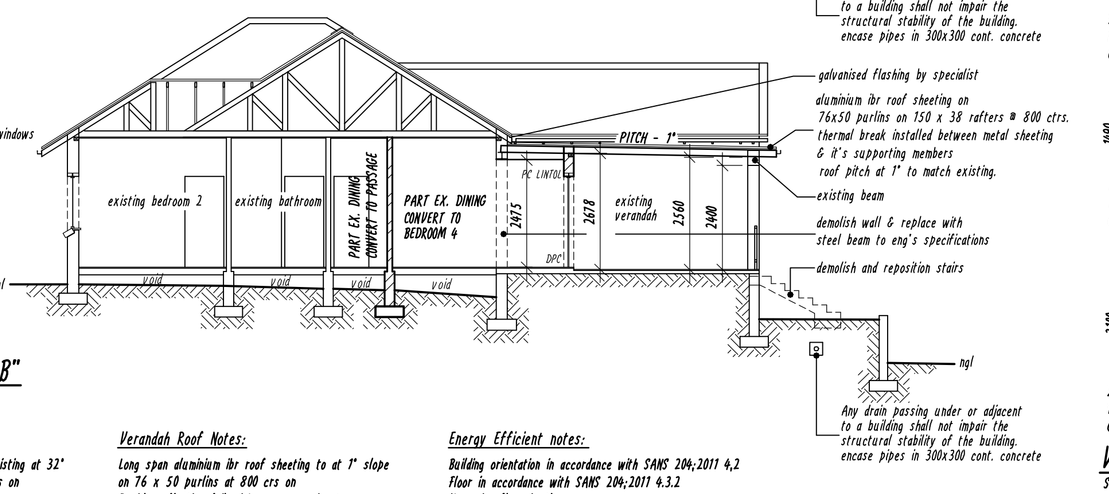
NORTH ELEVATION
SCALE 1:100



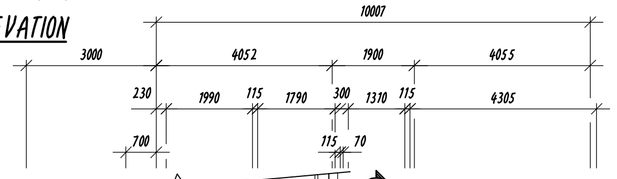
SECTION "A-A"
SCALE 1:100



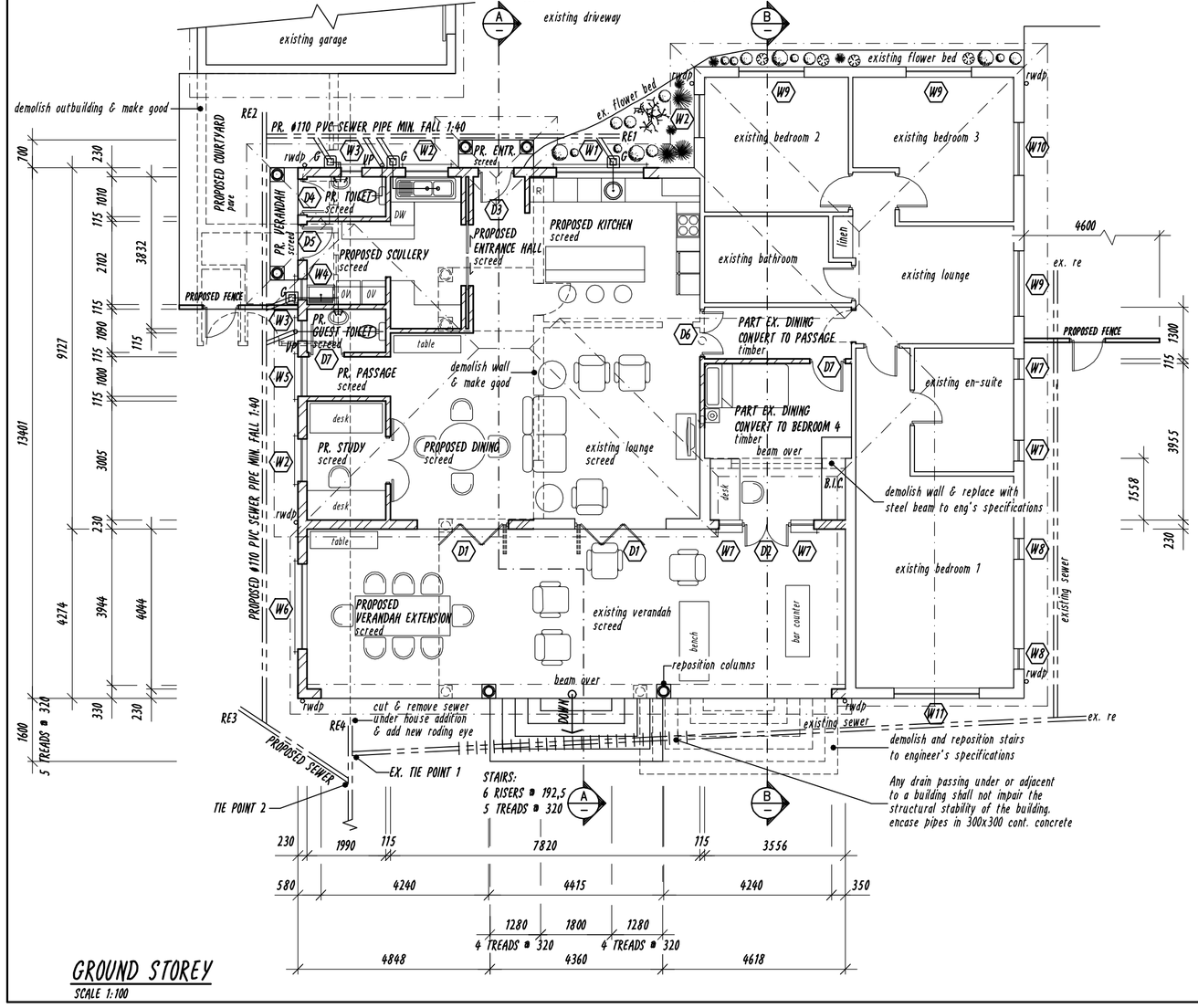
SECTION "B-B"
SCALE 1:100



EAST ELEVATION
SCALE 1:100



GROUND STOREY
SCALE 1:100



XA Calculations:
Ground Storey Proposed addition
Net Floor Area = 113.81 sq.m
Area of glazing elements serving this space = 22.1 sq.m (19,4%)
Therefore glazing elements area > 15% for Proposed addition ground storey
Ground Storey existing with altered windows from cottage pane to full pane
Net Floor Area = 92.06 sq.m
Area of glazing elements serving this space = 16.6 sq.m (18,03%)
Therefore glazing elements area > 15% for existing ground storey

Main Roof Notes:
"Marsellies" cement roof tiles to match existing at 32° slope on 38 x 38 tile battens at 330 crs on "white tile pvc 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/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 SA pine ceiling battens at ±600 centers to support hercuflite 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.

Verandah Roof Notes:
Long span aluminium ibr roof sheeting to at 1° slope on 76 x 50 purlins at 800 crs on
Double reflective foil with necessary air space
Rafter fabrication and grade of timber to be as per SANS 1040-L
Table 1 and 2
Rafters 150 x 38 GRD. 6
Maximum rafters spacing 800mm c/crs on 70 x 114 wall plates. 2 x 4 diameter galvanised rafters ties built into brickwork.
Minimum 4 courses per rafter 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 SA pine ceiling battens at ±600 centers to support hercuflite 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 R OF 40.
Fenestration in accordance with SANS:2011 4.3.4
See XA calculations
New window to be timber frame to match existing
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-O
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 & from cylinder & central heating system to be insulated with a min. R-Value of 1.00
Insulation to be protected from weather and sunlight.

General Notes
Structural engineer
All piling, footings, foundations, columns, beams and elevated slabs to structural engineers specification and detail.
All structures to comply with SANS 10400 - B , Structural Design.

Mechanical engineer
All artificial ventilation systems by approved accredited HVAC engineer to comply with SANS 10400-O.
All to comply with SANS 10400 - T for fire protection and SANS 10400 - W for fire installation.
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- F:6.2 and F11.
Soil poisoning hardcore backfill to comply with SANS 10400 - F 6.3 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 - F8.
Site cleaning to comply with SANS 10400 - F9.

Excavations SANS 10400 -G
All excavations to comply with SANS 10400 - G1 and 2 and subject to engineer's specification and detail.

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-N4.2.

Stormwater disposal SANS 10400-R
All stormwater management systems to comply with SANS 10400-R.

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 poisoned consolidated fill 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 lintols to comply with SANS 10400 -K4.2.9
Fall protection to be provided to comply with SANS 10400-M4.3

Lintols SANS 10400-K 4.2.9
220 caller jointed wall with window & door openings less than 1,5m to use pre-cast pre-stressed concrete lintols and above a minimum 4 courses with brickforce with a a minimum bearing of 150mm
Brickforce secondary reinforcement to be provided in uppermost bed joint.
Side cover min. 15mm & max. 30mm
Lintols to be supported for not less than 7 days after completion.

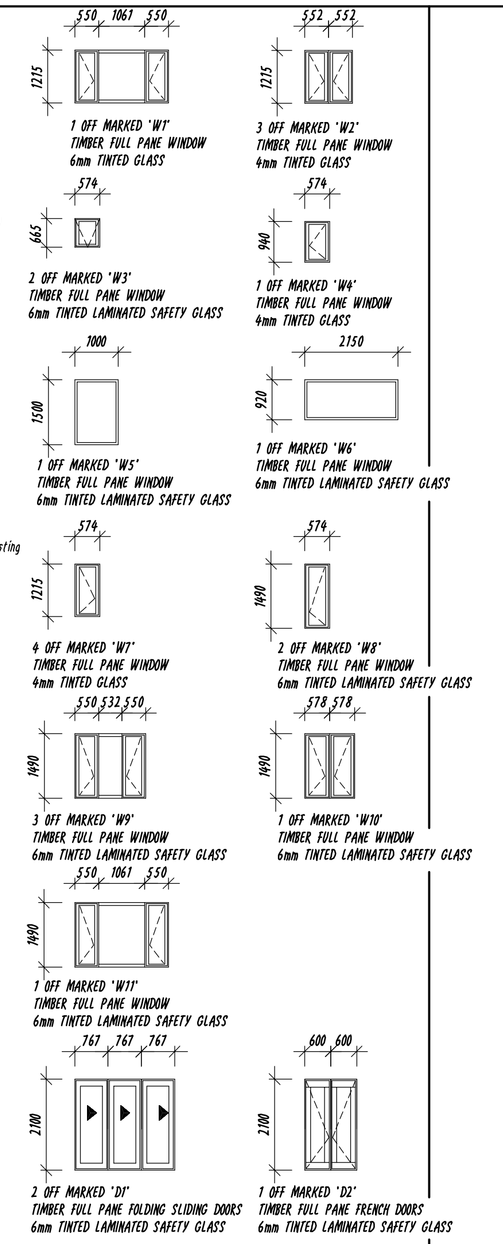
FINISHES:
ROOF:
-Pvc fascias, and rw goods to match ex.
-Approved flashing to all parapets.
WALLS:
-Copings to owner's spec over all parapets.
GLAZING:
-Obscure glazing to all ablutions.
-Min. 6mm safety glazing to all glass within 300mm off fff.
-4mm clear float glass elsewhere.
-waterproofed cement plaster cills.
PLUMBING:
-i.e.'s at all bends, junctions & changes in direction
-20mm copper water supply above fgl; polycop below.
-Rwdp's to discharge to dished gulley's.
-Required Fire Resistance of Division Separating Elements as per SANS 10400 T4.6.2 Table 5 - 60 minutes.

SCHEDULE OF AREAS
ERF 2042
DURBAN NORTH, AREA = 1042,00 m²

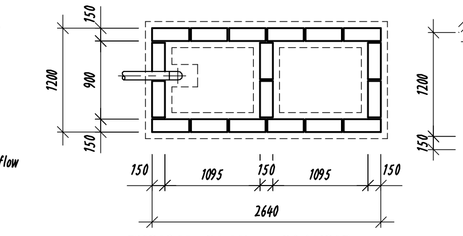
FLOOR AREA RATIO
EXISTING FLOOR AREA = 273,84 m²
PROPOSED FLOOR AREA = 51,87 m²
TOTAL FLOOR AREA = 325,71 m²

COVERAGE
PERMISSABLE 40% OF 1042,36 m² = 416,94 m²
EXISTING COVERAGE AREA = 273,84 m²
PROPOSED COVERAGE = 51,87 m²
TOTAL COVERAGE = 325,71 m²
COVERAGE IN HAND = 91,23 m²

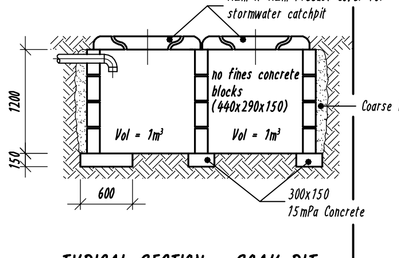
WINDOW & DOOR GLAZING SCHEDULE
SCALE 1:100



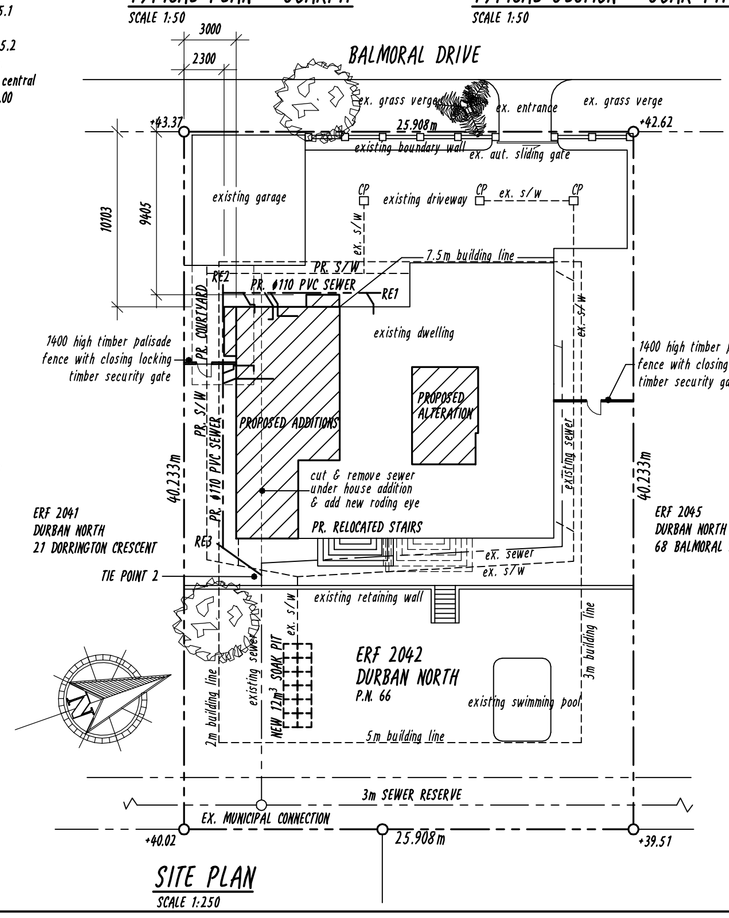
TYPICAL PLAN - SOAKPIT
SCALE 1:50



TYPICAL SECTION - SOAK PIT
SCALE 1:50



SITE PLAN
SCALE 1:250



HYPEREASE SYSTEMS cc CK 94/13816/23 T/A
Ian Whitaker
Draughting 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 Alterations and Additions to Existing Dwelling
For N. Hooper
66 Balmoral Drive
Broadway
ERF 2042
Durban North
TEL - (031) 564 8036

DRAWING TITLE
SUBMISSION DRAWING – SITE PLAN, FLOOR PLANS, SECTIONS AND ELEVATIONS

PROJECT NO:	DRAWING NO:	REV. NO:
WD13/15	WD13/15/s01	D
SCALE : 1:200 1:100 & 1:50	DATE : 10–04–2013	

AUTHOR'S SIGNATURE : .....

OWNER'S SIGNATURE : .....

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 0400 and L.A. building regulation's.
7. Contractor to locate and protect ex. services on site during construction.

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