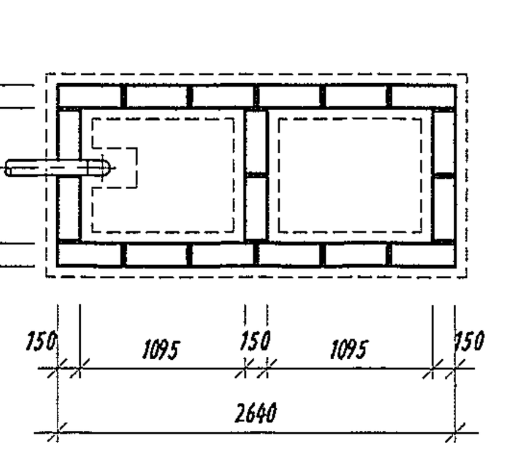
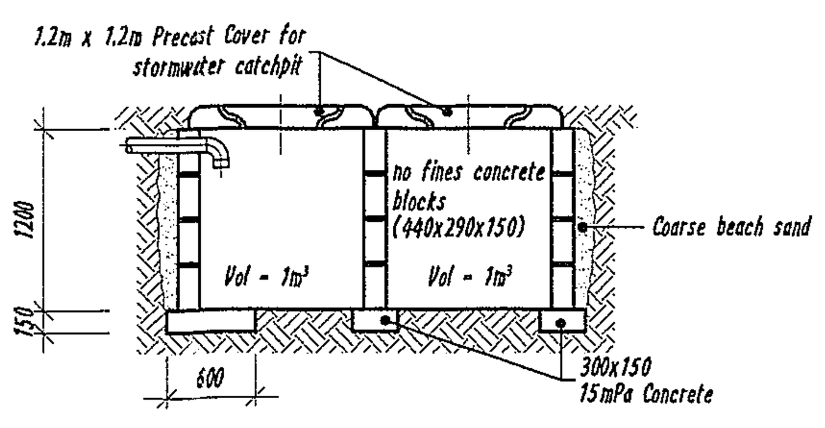
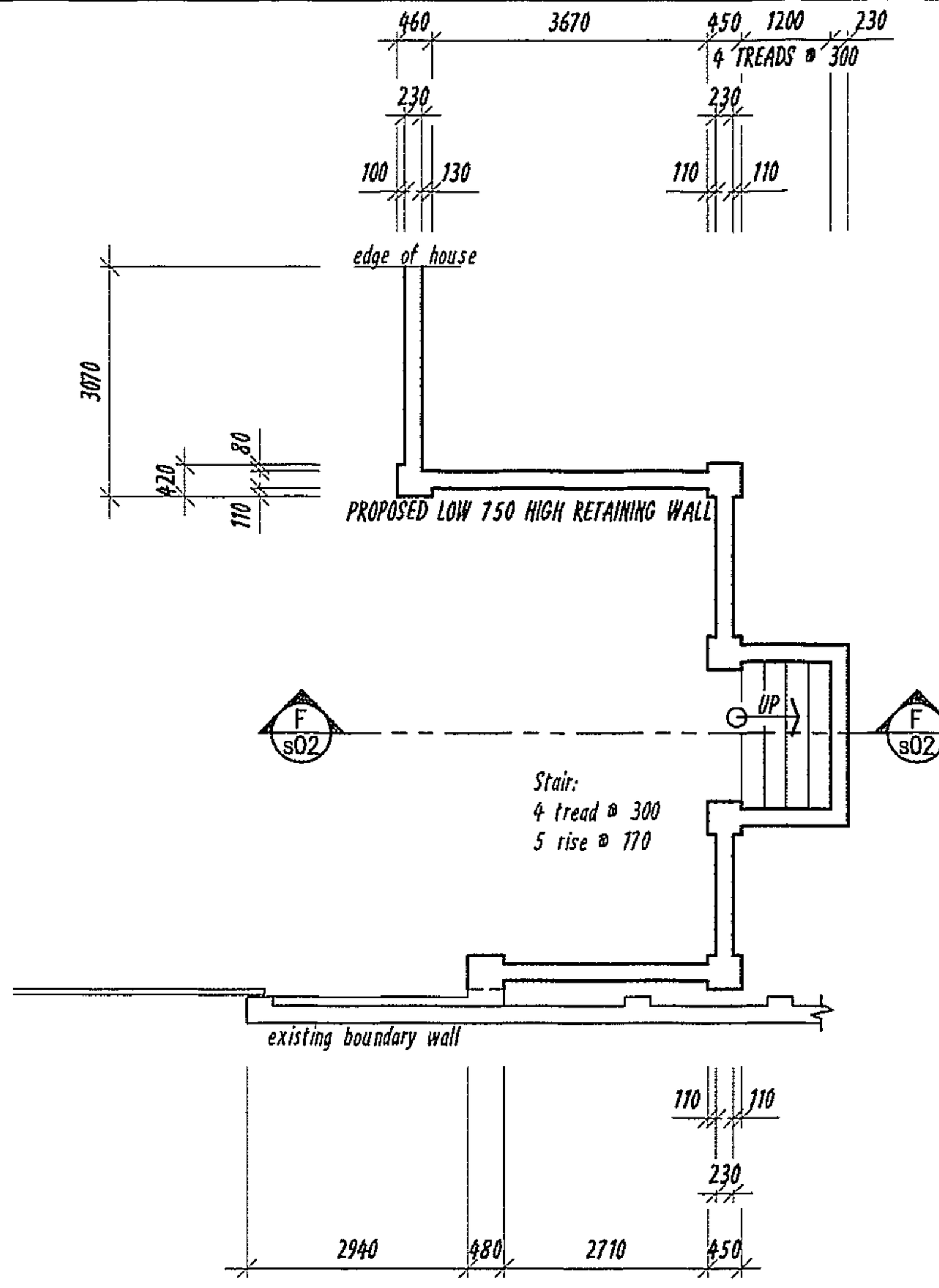


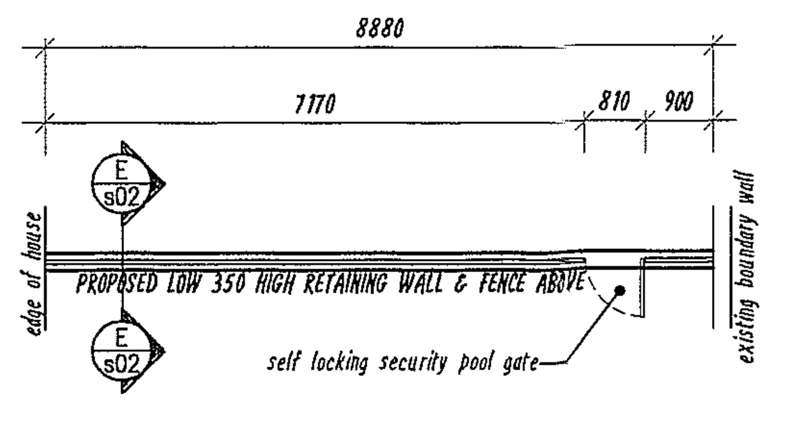
TYPICAL PLAN - SOAKPIT
SCALE 1:50



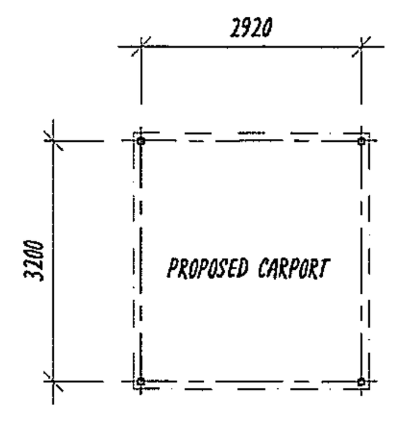
TYPICAL SECTION - SOAK PIT
SCALE 1:50



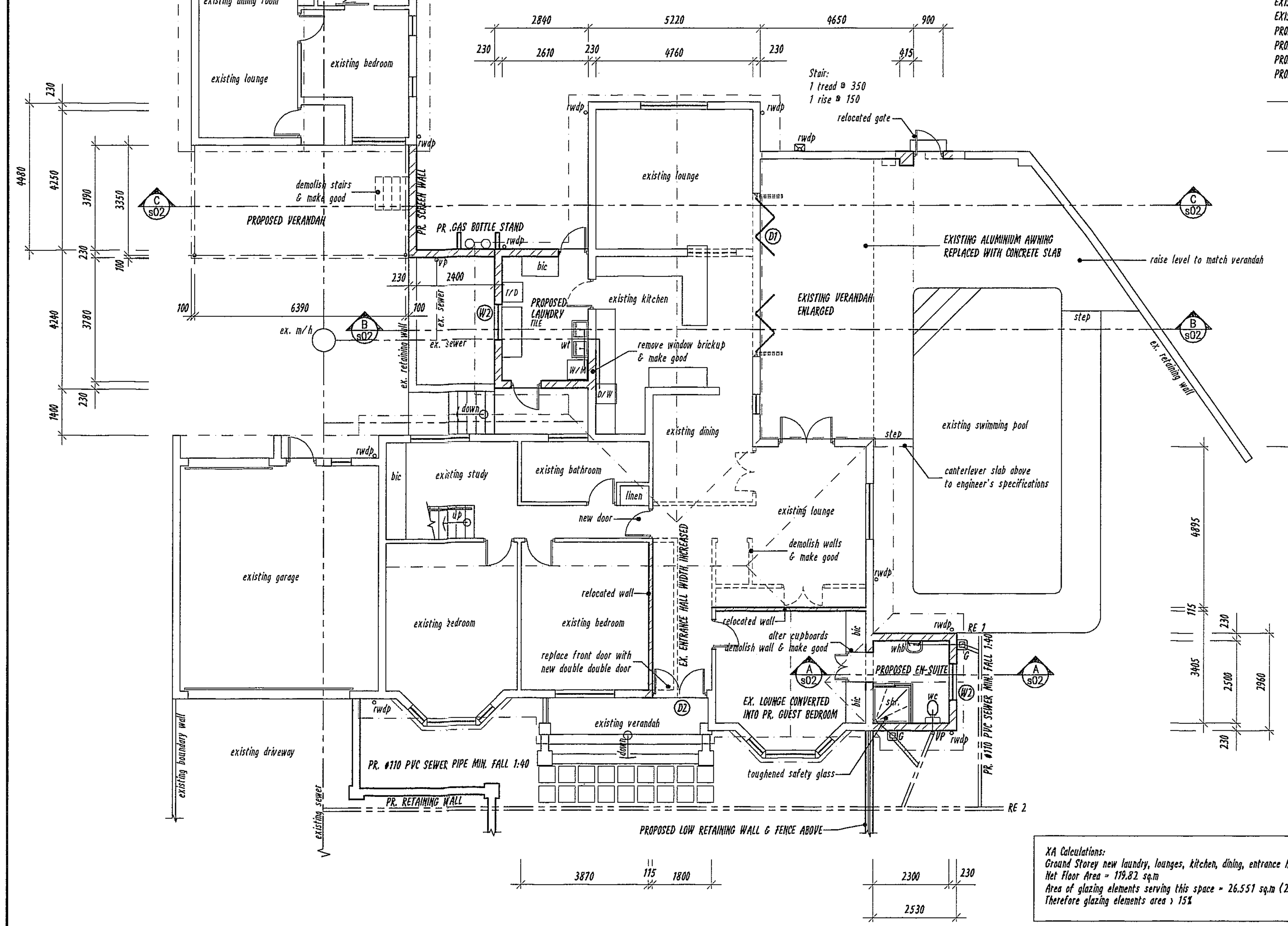
GARDEN RETAINING WALL - PLAN
SCALE 1:100



SWIMMING POOL SECURITY FENCE - PLAN
SCALE 1:100



CARPORT - GROUND STOREY
SCALE 1:100



XA Calculations:
Ground Storey new laundry, lounges, kitchen, dining, entrance hall, guest bedroom & ensuite:
Net Floor Area = 119.82 sq.m
Area of glazing elements serving this space = 26.551 sq.m (22.16%)
Therefore glazing elements area › 15%

HOUSE & ANCILLARY UNIT - GROUND STOREY
SCALE 1:100

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 H 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
New roof to have a thermal break with a R-value of not less than 0.2 installed under tile battens its supporting members. and above ceiling battens 150 thick flexible polyester blanket thermal break to be installed to prevent downward movement heat flow
Insulation suitable to achieve a R value of 2,7mm for climate zone 5 (SANS 204 table 10 page 20 refers)
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 & from cylinder & central heating system to be insulated with a min. R-Value of 1.00
Insulation to be protected from weather and sunlight.

SITE DATA

ERF. 2579 DURBAN NORTH	
AREA	= 1348,00 m²
ZONE	= SPECIAL RESIDENTIAL 900
HEIGHT RESTRICTION	= 7,6m
BUILDING LINES	FRONT = 7,5 m BACK = 3m SIDES = 2m + 3m

SCHEDULE OF AREAS

FLOOR AREA RATIO

PEMISSABLE F.A.R. N/A	= 465,25 m²
EXISTING FLOOR AREA	= 391,07 m²
PROPOSED FLOOR AREA	= 53,06 m²
TOTAL FLOOR AREA	= 444,13 m²

COVERAGE

PEMISSABLE 40% OF 1348 m²	= 539,20 m²
EXISTING COVERAGE AREA	= 339,23 m²
PROPOSED COVERAGE	= 53,06 m²
TOTAL COVERAGE	= 392,29 m²
COVERAGE IN HAND	= 146,91 m²

ADDITIONAL DATA

EXISTING HOUSE GR. FLOOR	= 182,35 m²
EXISTING ENTERTAINMENT VERANDAH	= 30,22 m²
EXISTING FRONT VERANDAH	= 5,6 m²
EXISTING HOUSE 1ST FLOOR	= 51,84 m²
EXISTING GARAGE	= 45,63 m²
EXISTING SERVANTS QUARTERS	= 23,51 m²
EXISTING O/B VERANDAH	= 9,58 m²
EXISTING GRANNY FLAT	= 42,34 m²
PROPOSED GUEST BEDROOM ENSUITE	= 7,49 m²
PROPOSED LAUNDRY	= 12,04 m²
PROPOSED VERANDAH EXTENSION	= 10,79 m²
PROPOSED GRANNY FLAT VERANDAH	= 22,74 m²

ROOF NOTES:

Kitchen - Roof tiles to match existing at 10° slope on 38 x 38 tile batterns at 330 crs on waterproofed boarding on "white tile pvc membrane to SABS
Ensuite - Roof tiles to match existing at 29° slope on 38 x 38 tile batterns 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

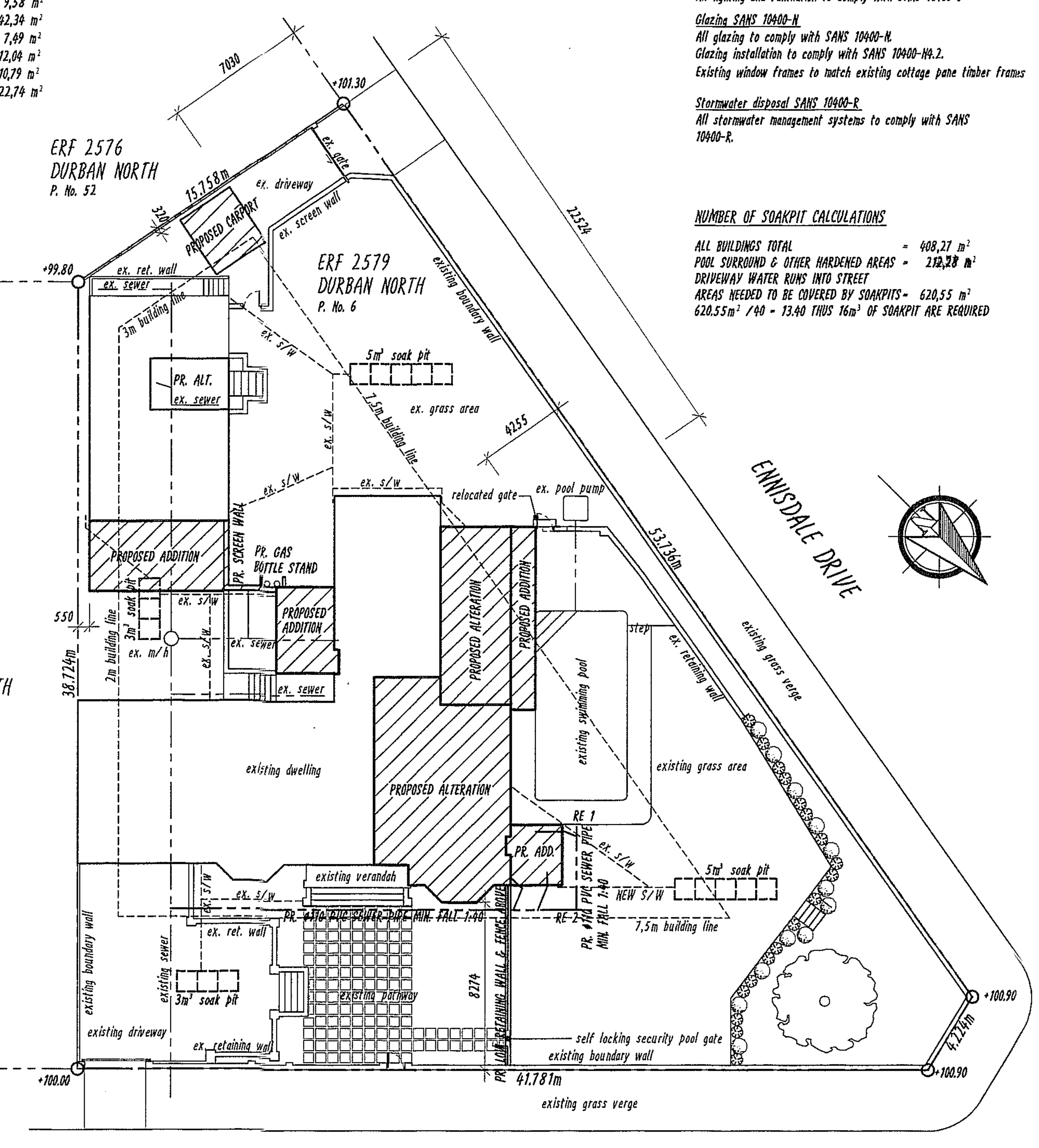
3 M16 bolts, washers and nuts per connection
Maximum truss spacing 660mm c/crs on 70 x 114 wall plates. 2 x 4 diameter galvanised truss ties built into brickwork.
Minimum 4 courses per truss end as per SANS roof specification.
230 x 10 thick cement fibre fascia and barge boards.
100 x 100 aluminium (powder coated) gutters and pvc downpipes.
38 x 38 SA pine ceiling batterns at ±600 centers to support herculite or similar ceiling board skimmed.
Decor ceiling cornice to owner's choice.
Double reflective foil with necessary air space
150 thick flexible polyester blanket thermal break to be installed in the roof for insulation.

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 10400 and L.A. building regulation's.
7. Contractor to locate and protect ex. services on site during construction.

FINISHES:

ROOF:
-Pvc barges, 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 ffl.
-4mm clear float glass elsewhere.
-Quarry tile 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 galley's.
-Required Fire Resistance of Division Separating Elements as per SANS 10400 T4.6.2 Table 5 = 60 minutes.



SITE PLAN
SCALE 1:200

GENERAL NOTES

Structural engineer
All piling, footings, foundations, columns, beams, structural supporting walls 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 10440 - 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 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 - F8.
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 poisoned consolidated fill to comply with SANS 10400-J 4.4.
All slabs to be designed by structural engineer to comply with SANS 10400-J4.4.

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 collar 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 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.

Roofs SANS 10400-L
Roofing to comply with SANS 10400-L
Waterproofing & Flashing to comply with SANS 10400-LL 5

Lighting and ventilation SANS 10400-0
All lighting and ventilation to comply with SANS 10400-0

Glazing SANS 10400-N
All glazing to comply with SANS 10400-N.
Glazing installation to comply with SANS 10400-N4.2.
Existing window frames to match existing cottage pane timber frames

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

NUMBER OF SOAKPIT CALCULATIONS

ALL BUILDINGS TOTAL	= 408,27 m²
POOL SURROUND & OTHER HARDENED AREAS	= 212,28 m²
DRIVEWAY WATER RUNS INTO STREET	
AREAS NEEDED TO BE COVERED BY SOAKPITS	= 620,55 m²

620.55m² /40 = 13.40 THUS 16m³ OF SOAKPIT ARE REQUIRED

NEIGHBOURS CONSENT

ADDRESS	NAME	TEL: No	SIGNATURE
53 ENNISDALE DRIVE	G.HAMMOND	031 5636756	[signature]
52 ENNISDALE DRIVE			
51 ENNISDALE DRIVE	C.VEALE	031-5636174	[signature]
49 ENNISDALE DRIVE	D. CLARK	031-5642528	[signature]
8 WESTBURY CR.	A.Brown	0834563669	[signature]
5 WESTBURY CR.	D.VORSTER	0836266001	[signature]
4 WESTBURY CR.	G.SEARLE	031-5641570	[signature]
91 ADELAIDE TAMBO DR.	S.GUGRAJAH	031-5643028	[signature]

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 ALTERATION & ADDITIONS TO EXISTING DWELLING FOR MR. P. BEZUIDENHOUT 6 WESTBURY CRESCENT LOT 2579 DURBAN NORTH

DRAWING TITLE
SKETCH DRAWING – SITE PLAN & FLOOR PLANS

PROJECT NO:	DRAWING NO:	REV. NO:
WD13/19	WD13/19/s01	B

SCALE :	DATE :
1:100	16-08-2013

AUTHOR'S SIGNATURE : [signature]

OWNER'S SIGNATURE [signature]