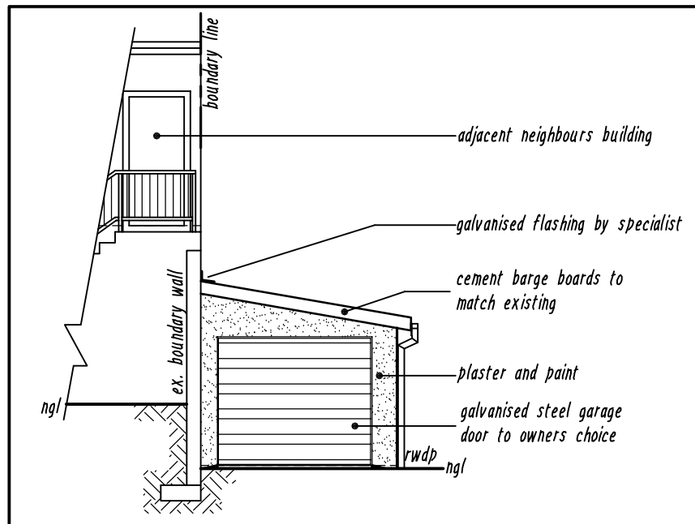
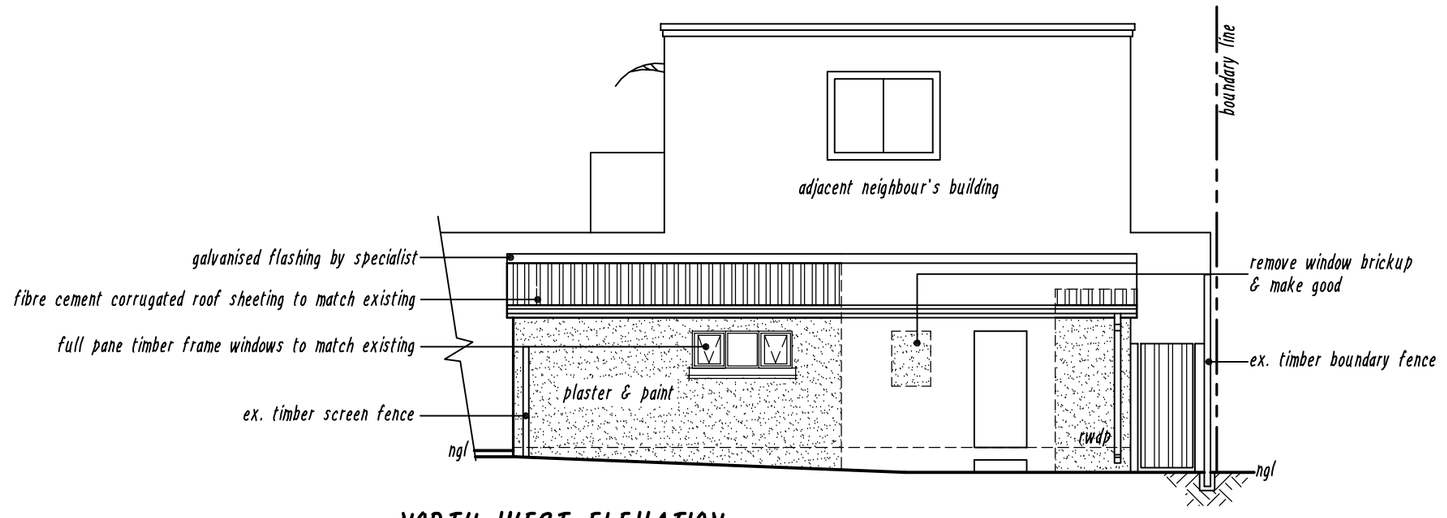



## NORTH EAST ELEVATION
SCALE 1:100




## NORTH WEST ELEVATION
SCALE 1:100

| NEIGHBOURS CONSENT | | | |
|---|---|---|---|
| ADDRESS | NAME | TEL: No | SIGNATURE |
| 18 Nelson Road | | | |
| 20 Nelson Road | | | |
| 21 Nelson Road | | | |
| 5 Roseanne Place | | | |
| 8 Roseanne Place | | | |

## SCHEDULE OF AREAS

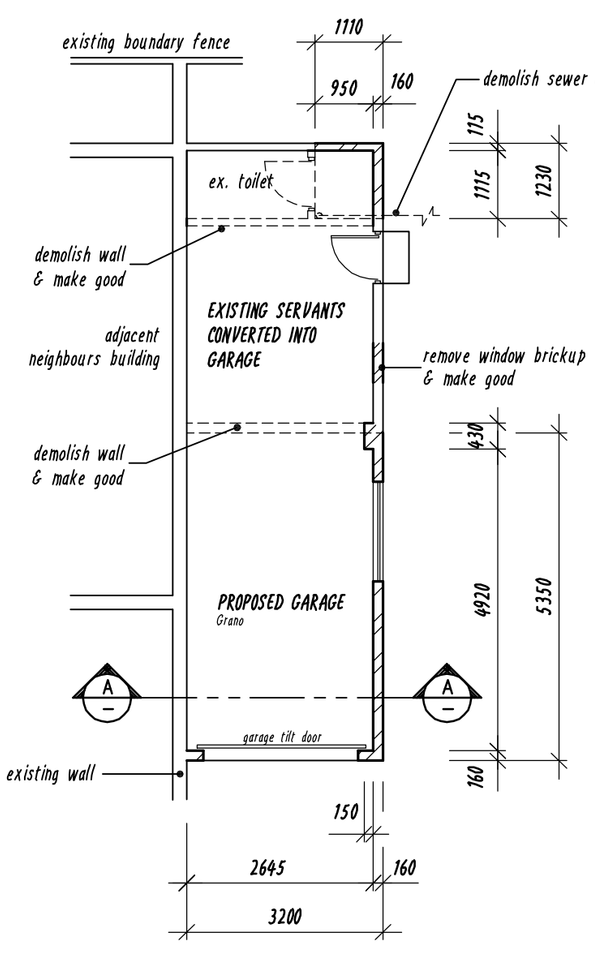
PORTION 34 OF ERF 2125
DURBAN, AREA = 546,00 m²

## FLOOR AREA RATIO

| | |
|---|---|
| EXISTING FLOOR AREA | = 153,60 m² |
| PROPOSED FLOOR AREA | = 17,12 m² |
| TOTAL FLOOR AREA | = 170,72 m² |

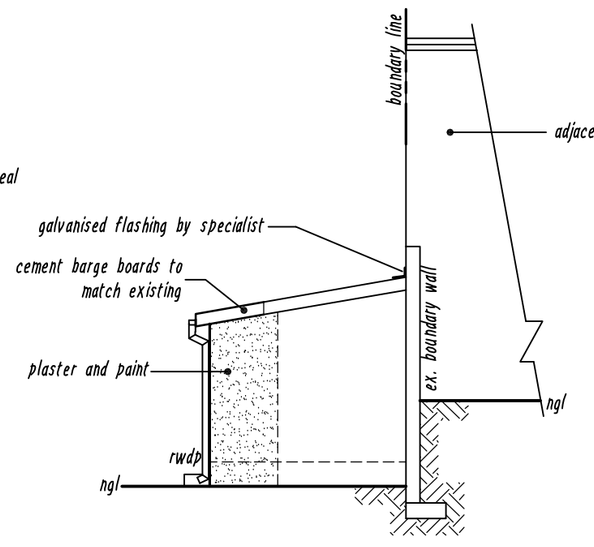
## COVERAGE

| | |
|---|---|
| PEMISSABLE 40% OF 546,00 m² | = 218,40 m² |
| EXISTING COVERAGE AREA | = 153,60 m² |
| PROPOSED COVERAGE | = 17,12 m² |
| TOTAL COVERAGE | = 170,72 m² |
| COVERAGE IN HAND | = 47,68 m² |




## GROUND STOREY-OUTBUILDING
SCALE 1:100

**Roof Notes:**
Cement fibre roof sheeting to match existing on 70 x 50 purlins at 1200 centres on 114 x 38 rafters at 900 centres.
Rafters 150 x 38 GRD. 6
Max rafters spacing 1200mm centres on 76 x 114 wall plates. 2 x 40 galvanised truss ties built into brickwork min 4 courses per rafter end as per SANS roof specification.
Firewall to underside of roof sheeting.
230 x 10 thick cement fibre fascia and barge boards.
100 x 100 aluminium (powder coated) gutters and pvc downpipes.




## SOUTH WEST ELEVATION
SCALE 1:100

**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.

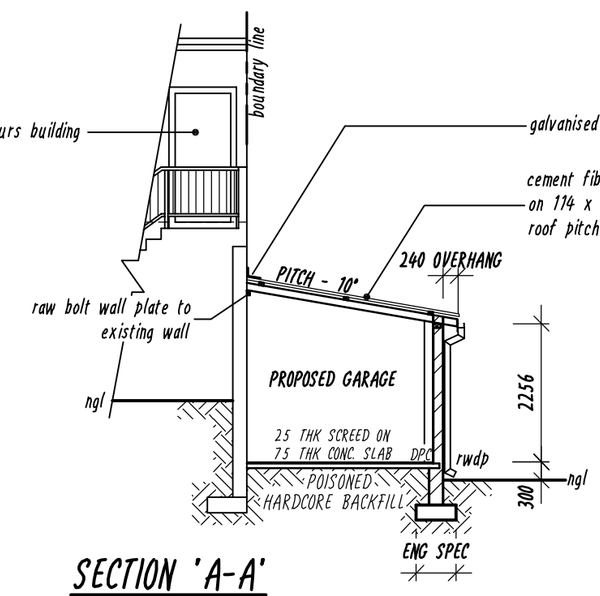
**Demolitions SANS 10440 - E**
All demolitions to comply with SANS 10400-E.

**Site Operations SANS 10400 - F**
Sanitary facilities to be provided for duration of contract to comply with SANS 10400- F4.2 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**
Concrete floors are to be concrete surface beds on 250 micron dpm on poisoned consolidated fill to comply with SANS 10400-J 4.4.




## SECTION 'A-A'
SCALE 1:100

**Walls SANS 10400-k**
All walls to comply with SANS 10400 -K and structural engineer's specifications 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.

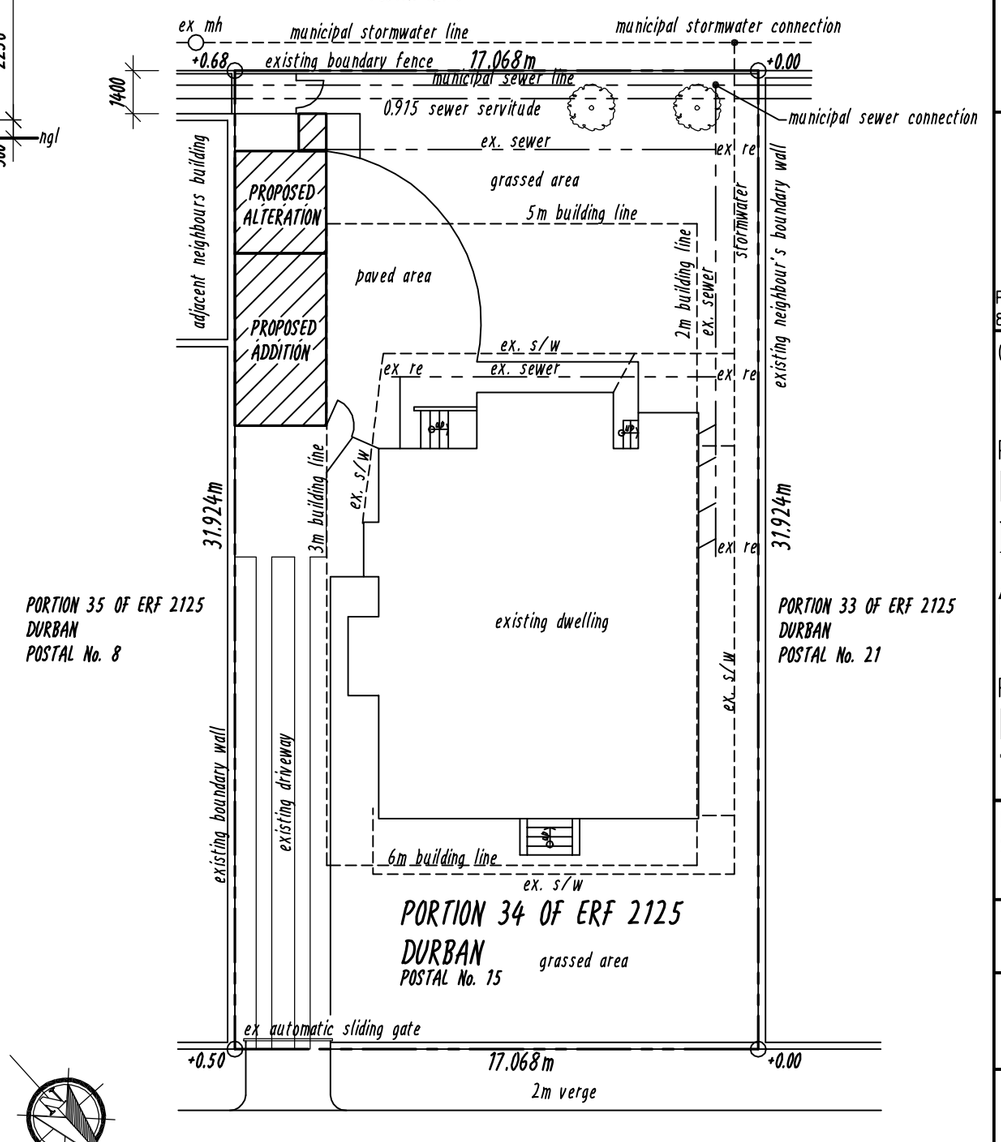
**Roofs SANS 10400-L**
Roofing to comply with SANS 10400-L and structural engineer's specifications and detail.
Waterproofing & Flashing to comply with SANS 10400-LL 5

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

**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.

PORTION 14 OF ERF 2125
DURBAN
POSTAL No. 5




PORTION 35 OF ERF 2125
DURBAN
POSTAL No. 8

PORTION 33 OF ERF 2125
DURBAN
POSTAL No. 21

NELSON ROAD

## SITE PLAN
SCALE 1:200


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


Owner:
B. LOGAN

Property Details:
PORTION 34 OF ERF 2125
DURBAN
At 15 NELSON ROAD
ESSENWOOD

Proposal:
PR. GARAGE AND ALT.
TO EX. OUTBUILDING

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

| PROJECT NO: | DRAWING NO: | REV. NO: |
|---|---|---|
| WD14/09 | WD14/09/s01 | A |

| SCALE : | DATE : |
|---|---|
| 1:100 & 1:200 | 05–02–2014 |

AUTHOR'S SIGNATURE : .....

OWNER'S SIGNATURE : .....

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