

COMMENTS & NOTES

CEILINGS: 9mm RHINOBOARD CLOUT NAILED TO 38 x 38mm BRANDING AT 450mm c/c. PRIME, FILL AND SANDLEVEL FOR PAINTING, 12mm WIDE H-PROFILE METALCOVER STRIPS TO JOINTS, 75 x 20mm SOFTWOODCORNICER SPIKED TO WALL, ALL JOINTS TO BE BEVELLED, PRIME, SAND, UNDERCOAT AND TWO COATS PVA.

Roof Pitch 7°: IBR roof sheing fixed on 76x50mm S.A pine mber baens @ 760mm centers to center fixed on 114x38mm S.A treated mber pine raers @ 800 center to center, laying on 114x38mm S.A pine mber wal 1 plate.

WINDOW CILLS: EXTERNAL CILLS TO BE CLAY TILE WINDOW CILLPAINTED WITH CLEAR VANISH SET AT AN ANGLE OF 15 DEGREES, .375 MICRON EMBOSSED DAMP PROOFMEMBRANE BELOW ALL CILLS INTERNAL CILLS TO BEVERITE NUTEC FIBRE CEMENT (PRODUCTNO. 031-509) COMPLETE WITH FIXING LUGSAND SELF TAPPING SCREWS

PLASTER: INTERNAL PLASTER TO BE 13 to 16mm THICK, CEMENT/SAND RATIO OF 1:5. PLASTER SEALED, 1 UNDERCOAT, 2 COATS 'WALL N' ALL EMULSION PAINT. COLOUR TO CLIENT'S CHOICE. ROOF TILES TO BE LAID ON 38x38 S.A PINE TIMBERBANDERINGS AT 380x/c. BANDERINGS TO BE NAILED ON 114x38 S.A PINETIMBER RAFTERS TO BE FIXED AT 75X85mm PRECAST CONCRETE LINTELS

ELECTRICAL LEGEND

- energy saving 1200 double fluorescent light point
- energy saving ceiling mounted light point
- energy saving wall mounted light 2500 above fl
- 15A single socket plug point
- 15A double socket plug point
- telephone point
- distribution board
- 150l geyser with isolating switch
- one way light switch electrical power supply
- two way light switch electrical power supply

ARCHITECT



CHECKED BY: Y. MBATHA
 REG NUMBER: PSAT57369525
 DATE: Y. MBATHA
 PHONE NUMBER: 061 741 2243
 SIGNATURE:

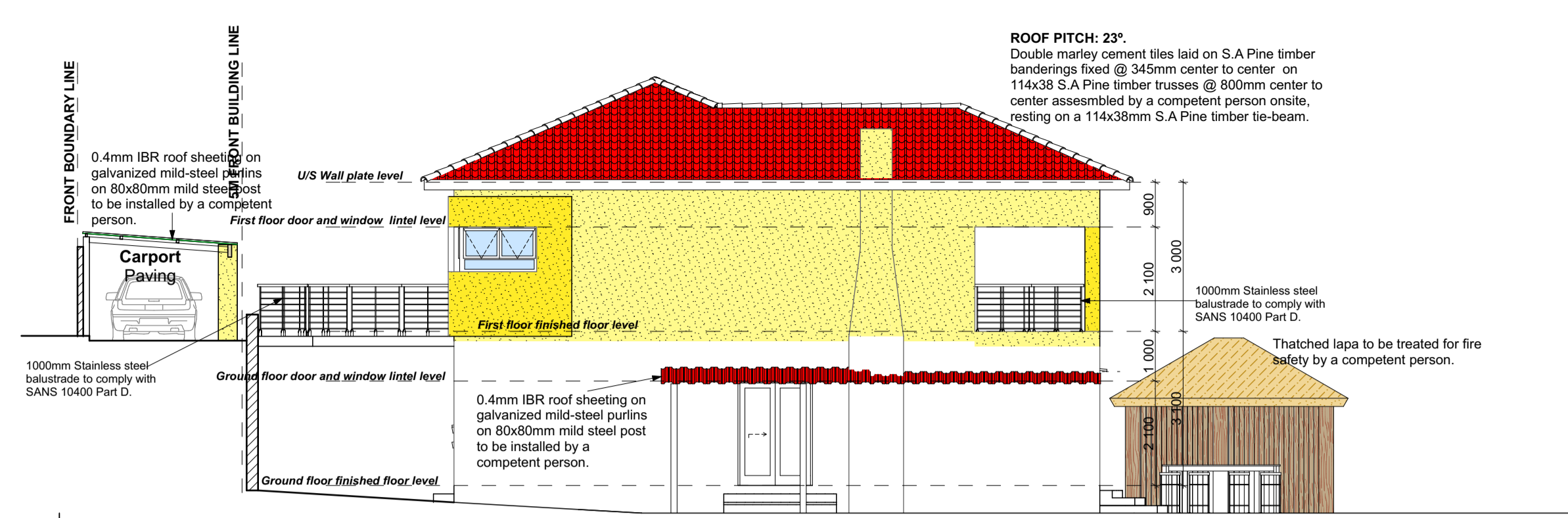
PROJECT TITLE:-
PROPOSED ADDITIONS TO EXISTING DWELLING, CARPORT, AWNINGS, LAPA AND SWIMMING POOL

DRAWING TITLE :-
FLOOR PLANS, ELEVATIONS AND DOOR SCHEDULES

CLIENT: C. KESTING DATE: JULY 2022
 NUMBER (TEL): 082 270 1015 DRAWN BY: B.J.

CLIENT'S SIGNATURE: PHONE NUMBER: 061 741 2243

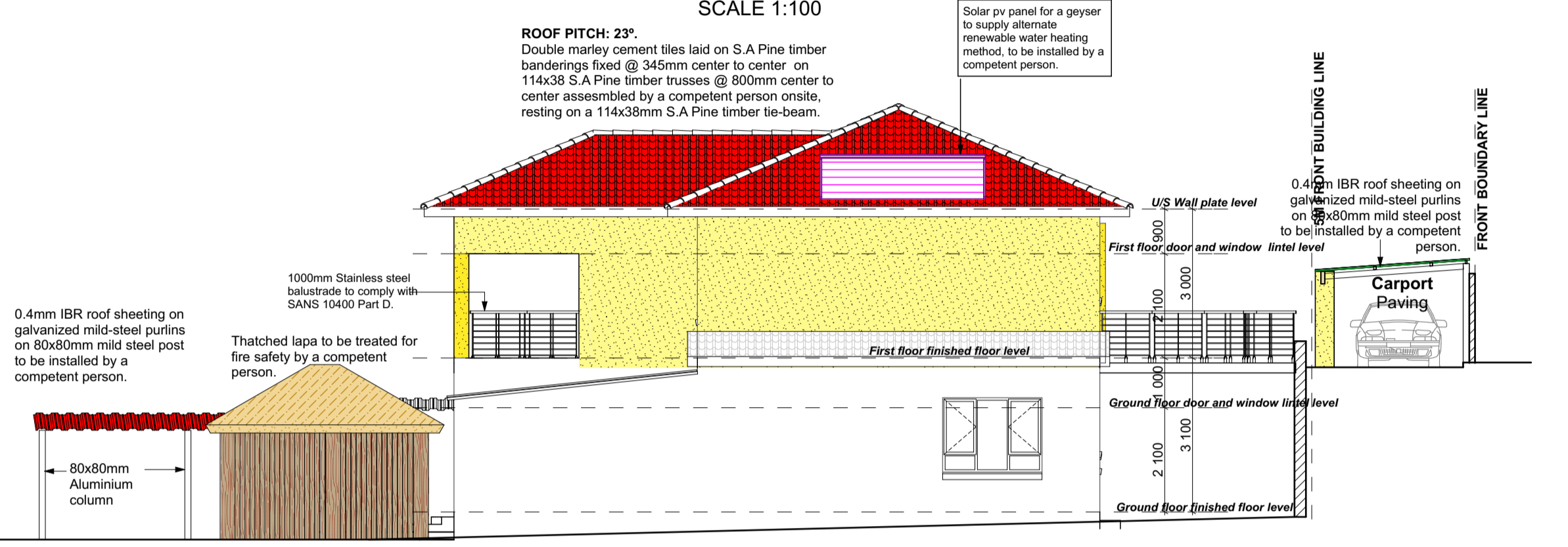
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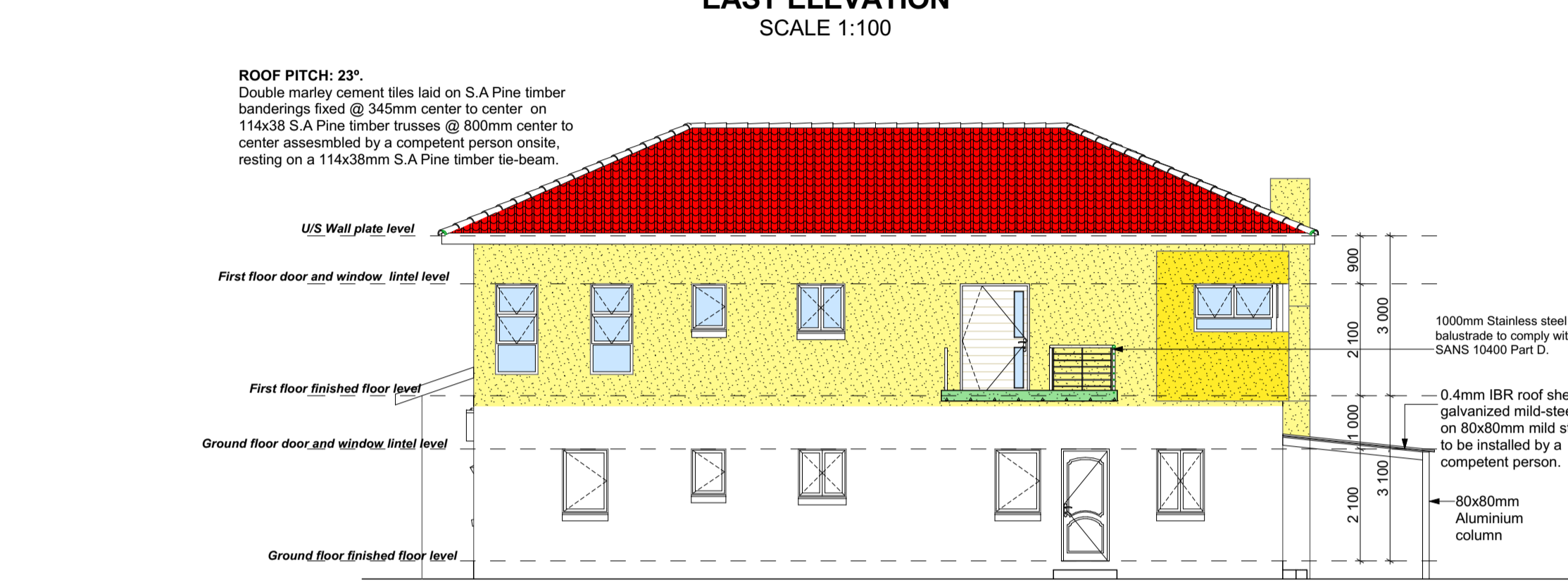
SOUTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100

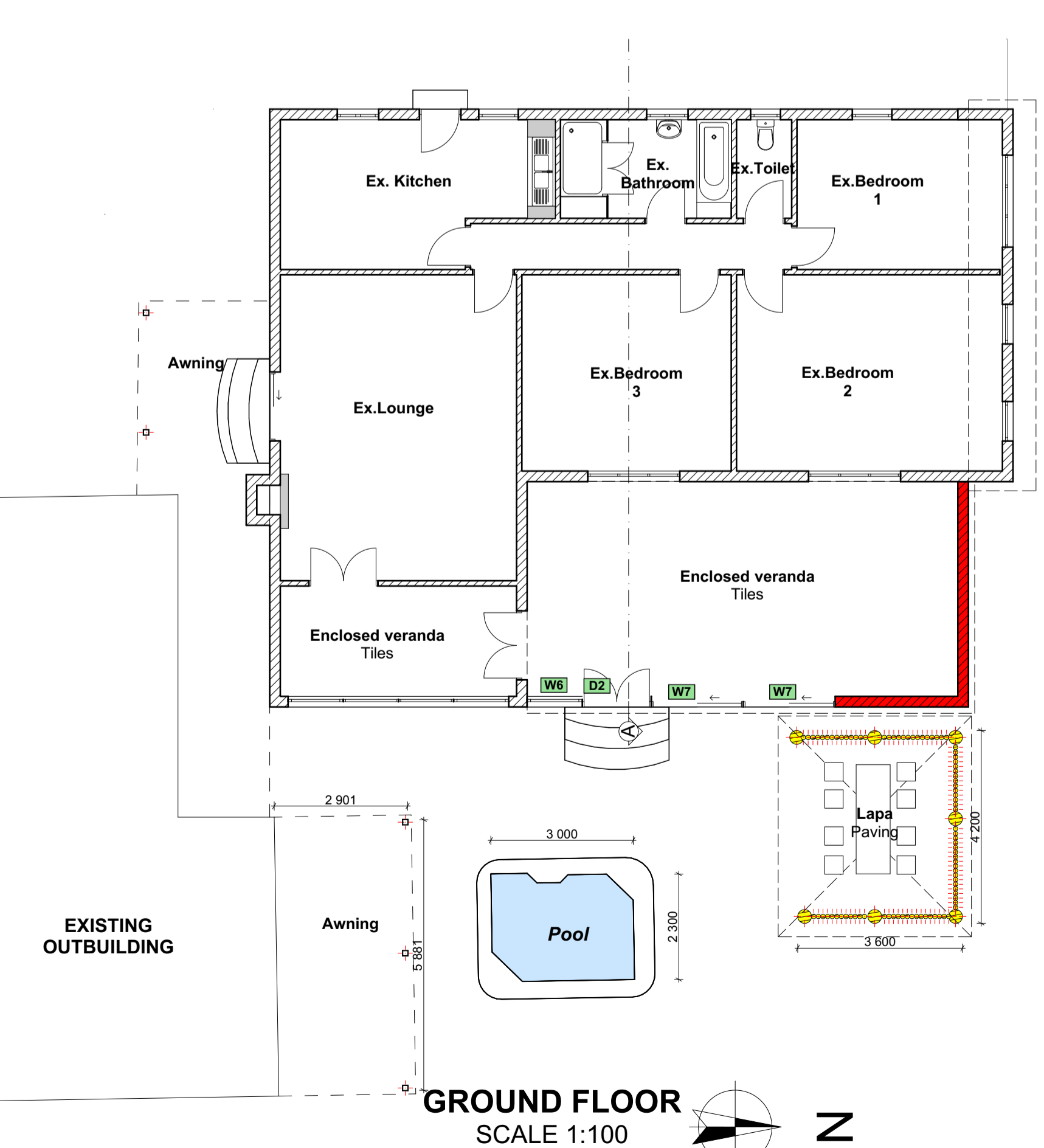


NORTH ELEVATION
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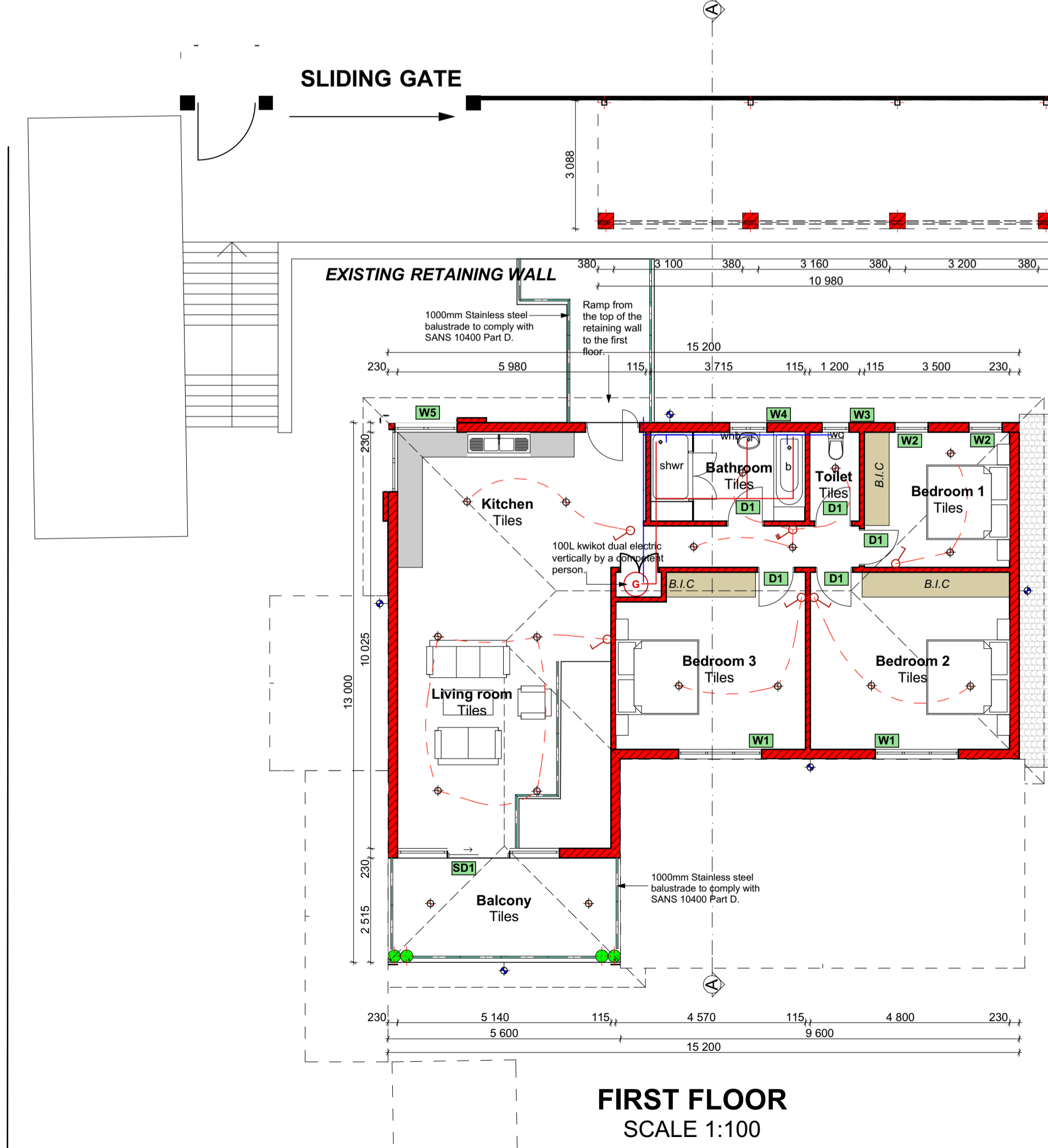


WEST ELEVATION
SCALE 1:100

NAME	ADDRESS	I.D NUMBER	TEL/CELL NO	SIGNATURE
Roland Pillay	187 Torquay Avenue	7809235107080	0786789259	
Catherine Walters	194 Torquay Avenue	7602150003081	0837035604	



GROUND FLOOR
SCALE 1:100



FIRST FLOOR
SCALE 1:100

GLAZED AREA	Nil	1.72m²	5.64 m²
FFL			
CODE	01	02	03
FRAME & FINISH	STD GALV. MILD STEEL FRAME COMPLETE WITH HINGES TO FIT 15mm WALL & TAKE 2032x1340mm THICK (B21) HOLLOW CORE DOUBLE SIDED TWO FIELD PANEL SUPAWOOD DOOR. PAINT ONE COAT UNIVERSAL UNDERCOAT AND TWO COATES HIGH GLOSS ENAMEL. SAND LIGHTLY BETWEEN COATS. DOOR BY AC DOORS.	Silver aluminium frames with 6mm dark tinted safety glass double door.	Silver aluminium frames with 6mm dark tinted safety glass sliding folding door.
GLAZING	Nil	Low E-12mm toughened safety glass	Low E-12mm toughened safety glass
LINTOLS	PRECAST LINTEL	Steel beam to engineer's detail	Conc. beam to engineer's detail
IRON	D0345 - 76mm TWO LEVER LOCKCASE COMPLETE WITH STAINLESS STEEL FOREND AND STRIKER. BY DORMA. TH126 - STAINLESS STEEL DOOR HANDLE SET COMPLETE WITH KEY HOLE ESCUTCIONS. BY DORMA	D0345-76mm two lever lockcase complete with stainless steel forend and striker. By Dorma. TH126 - Stainless steel door handle set complete with key hole escutchions. By Dorma	D0345-76mm two lever lockcase complete with stainless steel forend and striker. By Dorma. TH126 - Stainless steel door handle set complete with key hole escutchions. By Dorma
QUANTITY	5	1	1

Wall R-Value required = 0.35
 Double skin brick wall exceeds minimum R-Value of 0.35
DO COMPLY

Roof R-Value required = 3.7
 Roof cement tiles = 0.01
 Gypsum board = 0.06
 Flexible fibre glass blanket = 4
 Total R-Value = 4.07
DO COMPLY

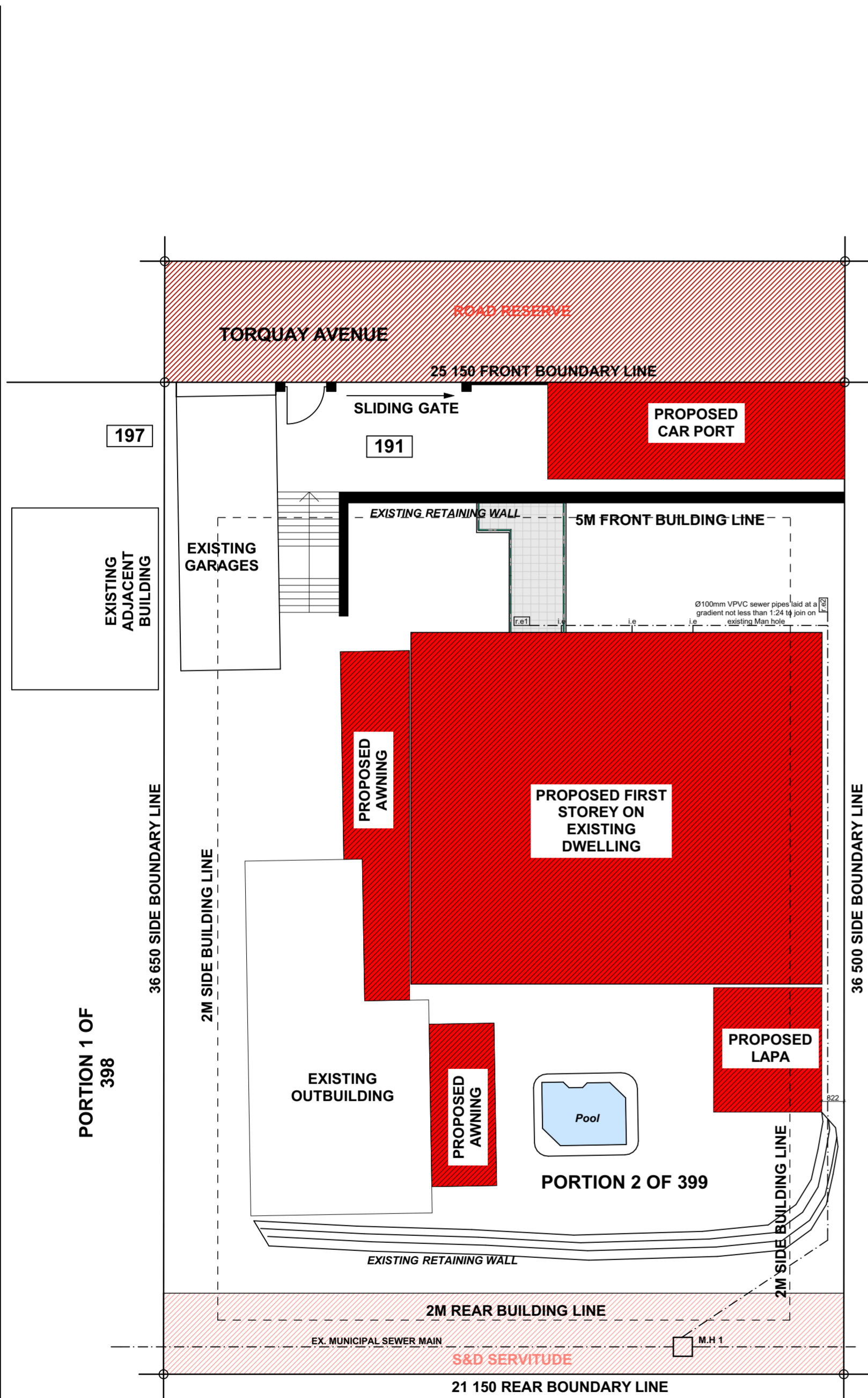
Energy consumption: lighting

Energy demand Allowed..... 5W/m²
 SKWh per annum X net floor area = xxx kWh per annum
 Calculation:
 Total Watts/Net floor area

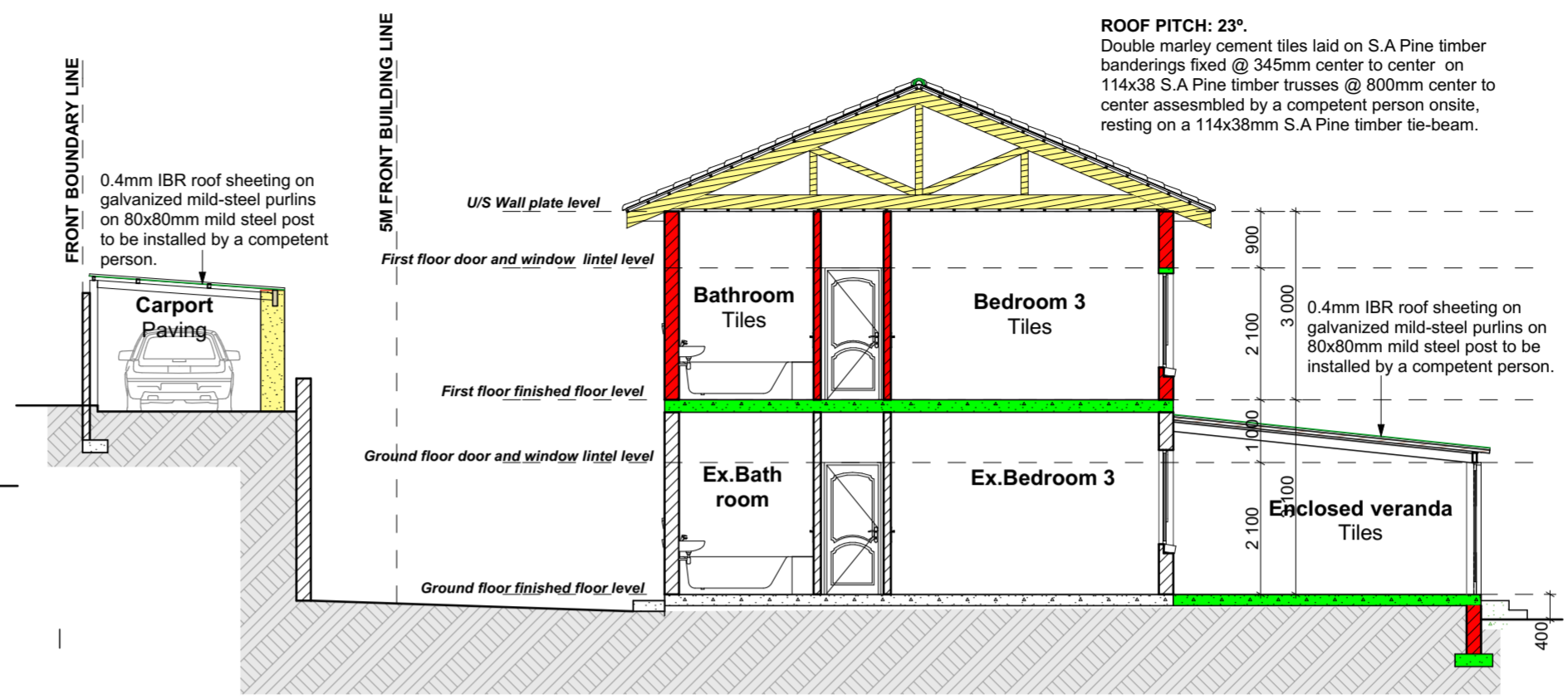
Lights in the dwelling	Qty.	Total
11W interior lights	16	176
44 W Exterior lights	5	220
Total		396W

396W/150.5 m² = 2.6W/m²
DO COMPLY

Energy demand
 Allowed 5KWh/m² per annum (1 year)
 SKWh per annum X net floor area = xxx kWh per annum
 5KWh X 150.5m² = 752.5 kWh. a
 Maximum allowed is 752.5 kWh.a
 Calculation:
 Assume lights are on from 17:00 to 22:00 each each day a year, that is 5 hours a day.
 52 (Weeks) x 7 (Days) x 5 (hours) = 1820 h.a
 Lights = 396W or 0.396kW
 0.396kW x 1820 = 720.72 kWh.a. which is less than 752.5 kWh.a
DO COMPLY



SITE PLAN
SCALE 1:150



SECTION ELEVATION A-A
SCALE 1:100

AREA SCHEDULE	
OVERALL SITE AREA	921,74 m ²
PROPOSED GROUND FLOOR	47 m ²
PROPOSED FIRST FLOOR	150,5m ²
CARPORT	35 m ²
AWNINGS	42 m ²
THATCHED LAPA	18 m ²
PERMITTED F.A.R	80%
PERMITTED COVERAGE	40%
TOTAL PROPOSED COVERAGE	15,4 %
TOTAL PROPOSED F.A.R	16,3%
TOTAL NEW COVERAGE	39,8 %
TOTAL NEW F.A.R	47,33%

FENESTRATION CALCULATIONS	
GROUND FLOOR	
Nett area	47 m ²
Total glazing for windows	5,28m ²
Total glazing for doors	1,72m ²
Total new glazed area	7m ²
15% of the Nett area	47m ² * 100 ² / 15 = 7,05m ²
FIRST FLOOR	
Nett area	150,5m ²
Total glazing for windows	9,1m ²
Total glazing for doors	5,64
Total new glazed area	14,74m ²
15% of the Nett area	150,5 * 100 ² / 15 = 22,58m ²

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GLAZED AREA	4,6 m ²	1,86 m ²	0,35 m ²	0,49 m ²	1,8 m ²	1,32 m ²	3,96 m ²
WINDOW SCHEDULE							
REF NUMBER	W1	W2	W3	W4	W5	W6	W7
QUANTITY	2	2	1	1	1	1	2
FINISH	bronze anodised aluminium windows to be manufactured and supplied by messrs. windows are to be factory - glazed and fixed with all necessary pvc or neoprene glazing gaskets, aluminium glazing beads, weather seals, etc in accordance with the manufacturers standard details and sabs						
FRAME	aluminium frames to be formed perfectly flat on all faces, truly square and properly jointed at angles and intersections						
GLAZING	Low E-6mm toughened safety glass	Low E-12mm toughened safety glass	Low E-12mm toughened safety glass	Low E-6mm toughened safety glass	Low E-6mm toughened safety glass	Low E-12mm toughened safety glass	Low E-12mm toughened safety glass
LINTEL	precast concrete lintel						
NOTE	ALL FENESTRATION AND GLAZING TO COMPLY WITH PART O OF SANS 10400 & PART XA ALL WINDOWS TO HAVE 22X100X20 MM THICK PLASTERBANDS AROUND ALL CILLS TO BE BULLNOSE PLASTERED & PAINTED BRICK ON EDGE						

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NUMBER (TEL)	082 270 1015	DRAWN BY	B.J
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SUBMISSION DRAWING