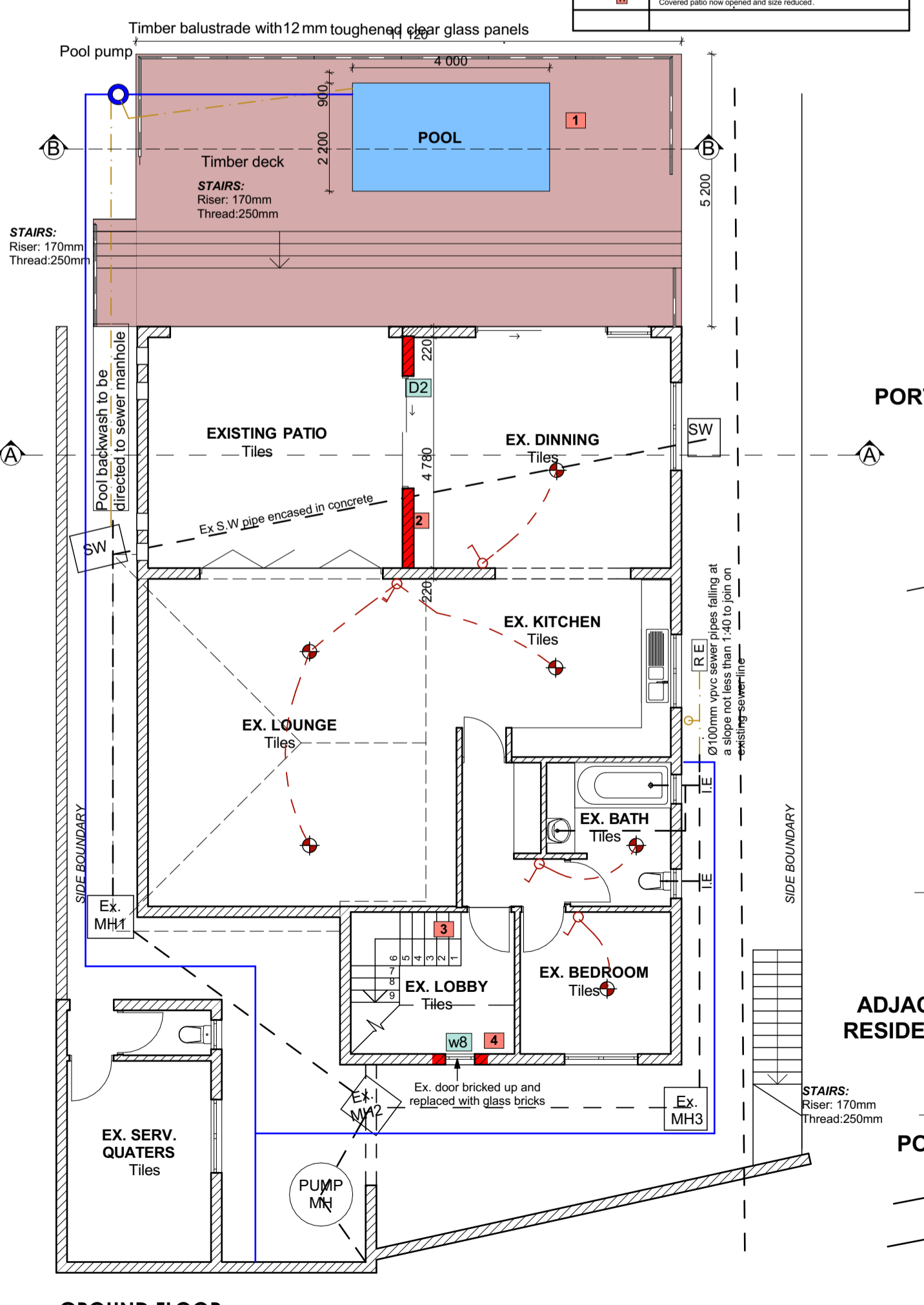


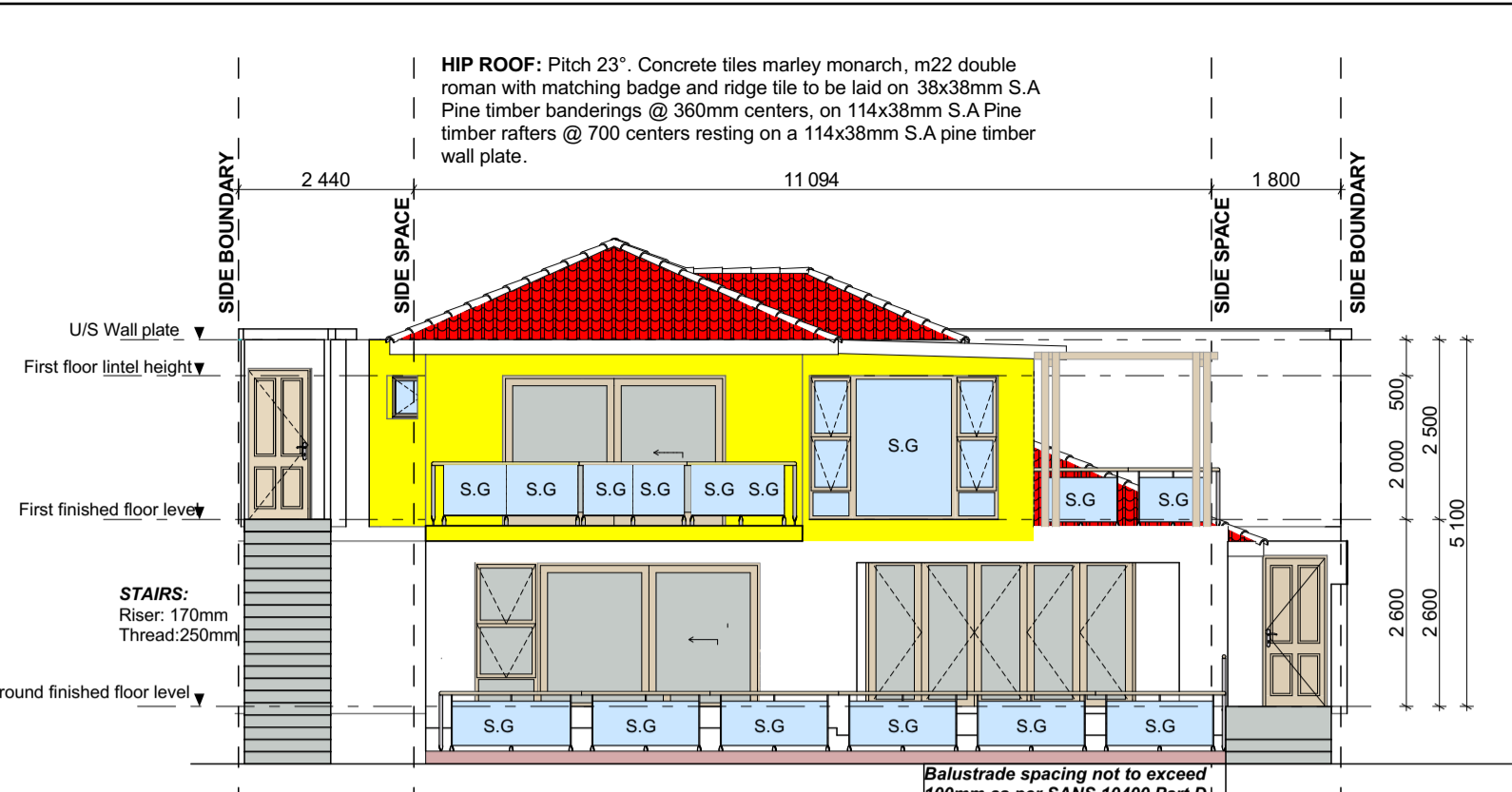
FIRST FLOOR Scale 1:100



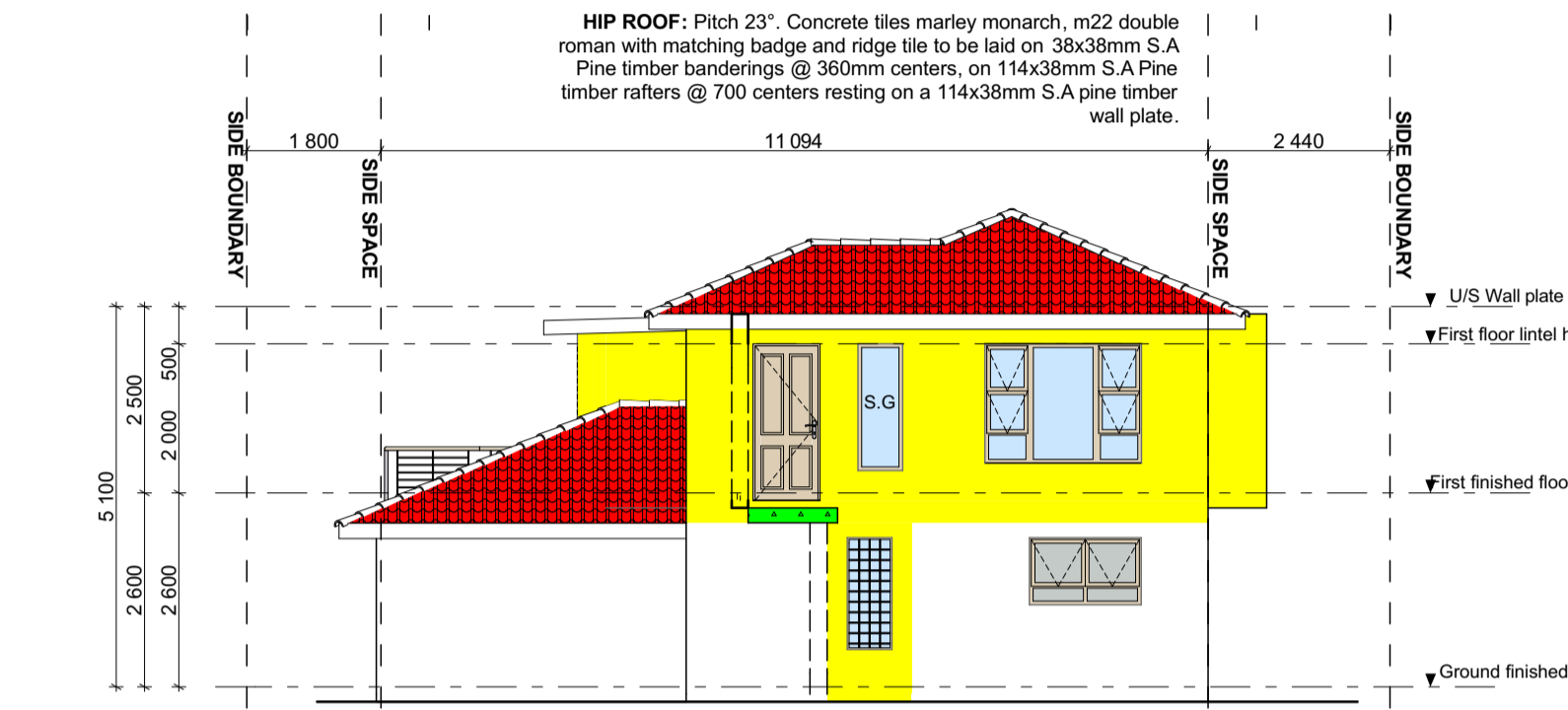
GROUND FLOOR Scale 1:100

LIST OF DEVIATIONS

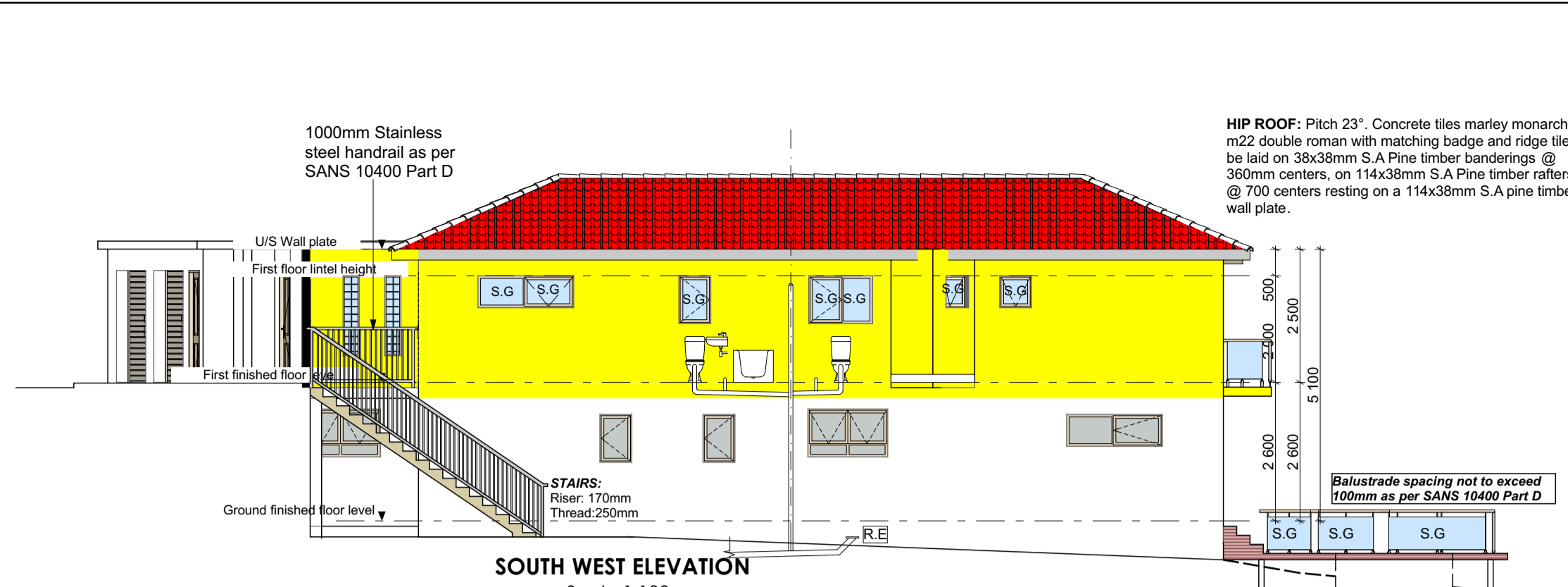
1	Decking layout changed
2	Wall assignment
3	Staircase located within the new lobby
4	Door replaced with glass bricks
5	Garage door repositioned
6	Outside staircase repositioned
7	En-suite layout changed
8	Wall assignment
9	Kitchen and living room omitted, portion is now covered by a roof
10	Private lounge added
11	Convent side note opened and size reduced



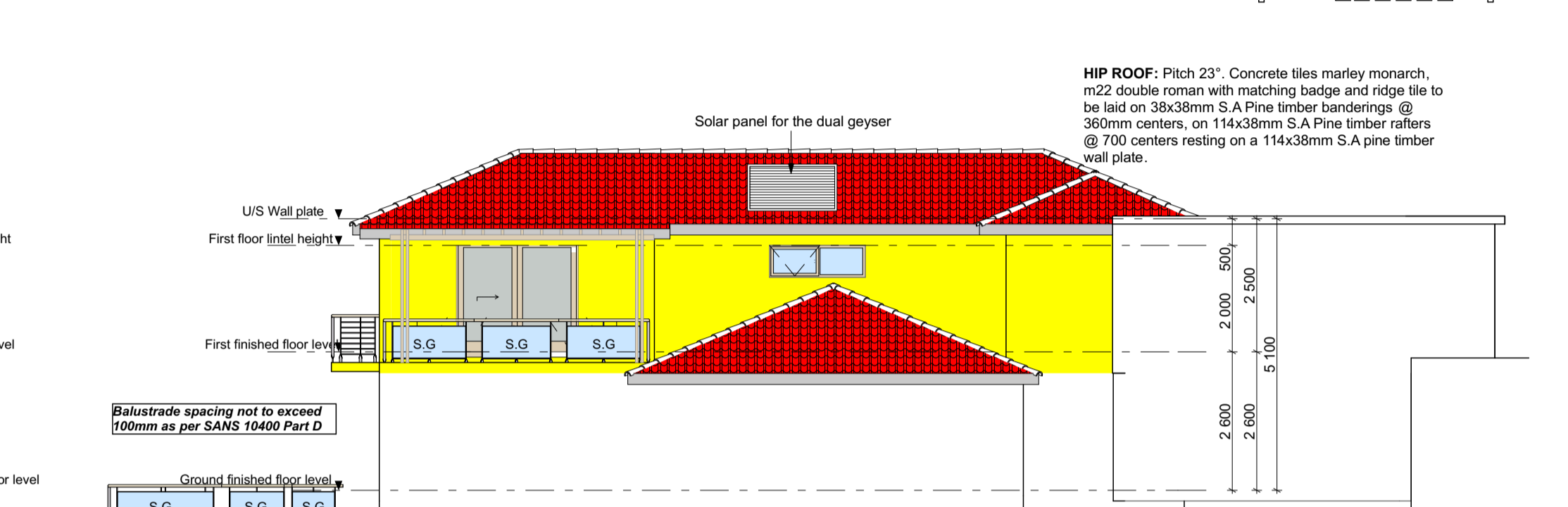
SOUTH EAST ELEVATION Scale 1:100



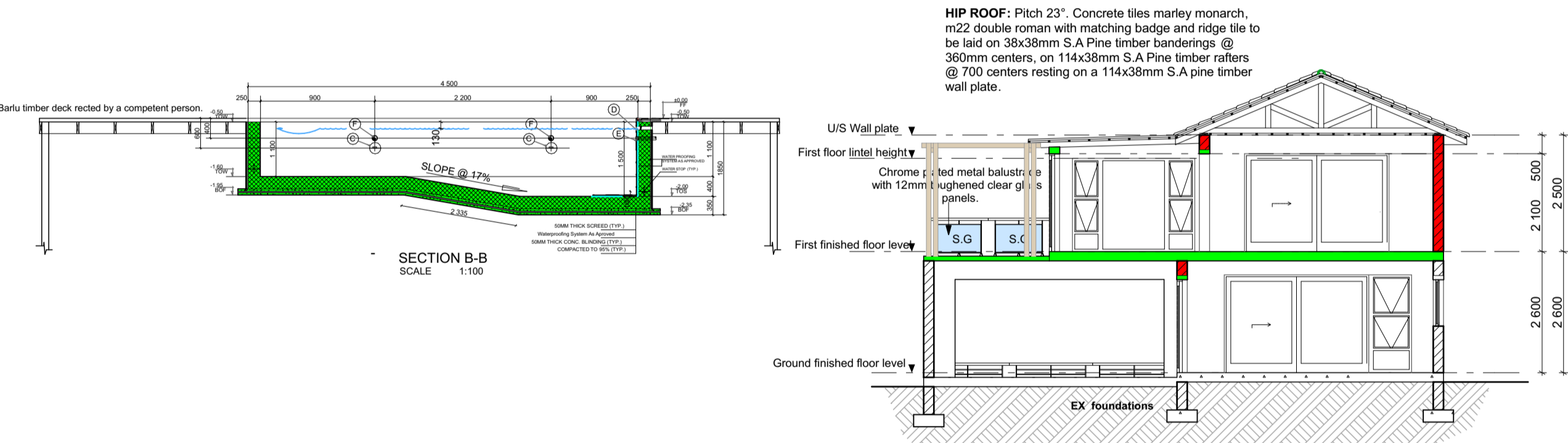
NORTH WEST ELEVATION Scale 1:100



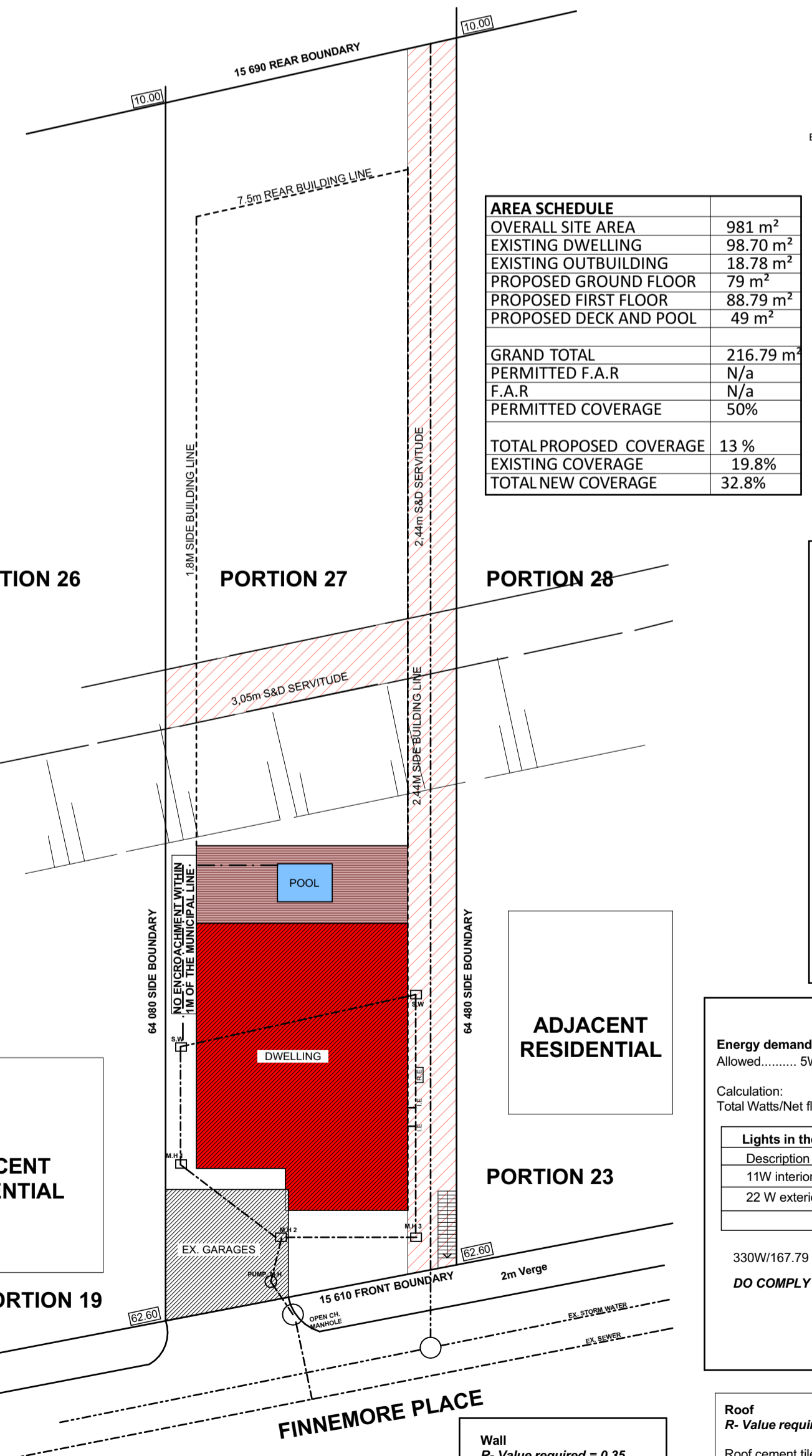
SOUTH WEST ELEVATION Scale 1:100



NORTH EAST ELEVATION Scale 1:100



SECTIONAL ELEVATION A-A Scale 1:100



SITE PLAN Scale 1:300

AREA SCHEDULE

OVERALL SITE AREA	981 m²
EXISTING DWELLING	98.70 m²
EXISTING OUTBUILDING	18.78 m²
PROPOSED GROUND FLOOR	79 m²
PROPOSED FIRST FLOOR	88.79 m²
PROPOSED DECK AND POOL	49 m²
GRAND TOTAL	216.79 m²
PERMITTED F.A.R	N/a
F.A.R	N/a
PERMITTED COVERAGE	50%
TOTAL PROPOSED COVERAGE	13%
EXISTING COVERAGE	19.8%
TOTAL NEW COVERAGE	32.8%

WINDOW SCHEDULE

GLAZED AREA	2.38m²	1.46 m²	0.2m²	0.77m²	0.76m²	1.95m²	0.8m²	0.66 m²
REF NUMBER	W1	W2	W3	W4	W5	W6	W7	W8
QUANTITY	1	1	3	1	1	1	1	1
FINISH	bronze anodised aluminium windows to be manufactured and supplied by messrs. windows are to be factory-glazed and fitted 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	6mm glass or other SABS approved	6mm monolithic annealed glass	6mm PG Clear glass or other SABS approved	6mm PG Clear glass or other SABS approved	6mm PG Clear glass or other SABS approved	6mm PG Clear glass or other SABS approved	6mm PG Clear glass or other SABS approved	190x190x8mm Glass block clear glass or other SABS approved
LINTEL	precast concrete lintel							
NOTE	ALL FENESTRATION AND GLAZING TO COMPLY WITH PART O OF SANS 10400 & PART 3A ALL WINDOWS TO HAVE 22X100X20 MM THICK PLASTERBANDS AROUND ALL CILLS TO BE BULLNOSE PLASTERED & PAINTED BRICK ON EDGE							

Energy consumption: lighting

Energy demand Allowed.....5W/m²

Calculation:
Total Watts/Net floor area

Light in the dwelling	Qty.	Total
11W interior lights	16	176
22 W exterior lights	7	154
Total		330W

330W/167.79 m² = 1.96W/m²
DO COMPLY

Energy demand Allowed 5kWh/m² per annum (1 year)
5kWh per annum X net floor area= xxx kWh per annum
5kWh X 167.79 = 838.95 kWh.a
Maximum allowed is 838.95 kWh.a

Calculation:
Assume lights are on from 07:00 to 22:00 each day a day, that is 5 hours a day.
52 (Weeks) x 7 (Days) x 5 (hours) = 1820 h.a
Lights= 330W or 0.33kW
0.33kW x 1820 = 600.6 kWh.a, which is less than 838.95kWh.a
DO COMPLY

FENESTRATION CALCULATIONS FIRST FLOOR

Nett area	88.79 m²
Total glazing for windows	6.81 m²
Total glazing for sliding doors	4.95 m²
Total new glazed area	11.76 m²
15% of the Nett area	88.79 m²/100 = 13.3m²

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

DOOR SCHEDULE

GLAZED AREA	Nil	4.95m²	Nil	Nil
REF NUMBER	D1	D2	D3	D4
QUANTITY	3	1	3	1
FINISH	STD GALV. MILD STEEL FRAME COMPLETE WITH HINGES TO FIT 15mm WALL & TINE 200x20x10mm THICK (B21) HOLLOW CORE DOUBLE SIDED TWO FIELDED PANEL SUBANODISED PAINT ONE COAT UNIVERSAL UNDERCOAT AND TWO COATES HIGH GLOSS ENAMEL SAND LIGHTLY BETWEEN COATS. DOOR BY AC DOORS			
FRAME & FINISH	Bronze anodised aluminium frames with 6mm dark tinted safety glass sliding door.			
GLAZING	Nil	6mm glass	Nil	Nil
LINTOLS	PRECAST LINTEL			
IRON	D0345-76mm TWO LEVER LOCKCASE COMPLETE WITH STAINLESS STEEL FOREND & STRIKER BY DORMA TH120- STAINLESS STEEL DOOR HANDLE SET COMPLETE WITH KEY HOLE ESCUTCHEONS. BY DORMA			

COMMENTS & NOTES

CEILING: 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 SOFTWOODCORNER SPIKED TO WALL, ALL JOINTS TO BE BEVELLED, PRIME, SAND, UNDERCOAT AND TWOCOATS PVA.

Roof Pitch 7°: 1BR roof sheen 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 plate.

WINDOW CILLS: EXTERNAL CILLS TO BE CLAY TILE WINDOW CILLPAINTED WITH CLEAR VANISH SET AT AN ANGLE OF 15 DEGREES, .375 MICRON EMBOSSED CAMP 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 TIMBERBRANDINGS AT 380c/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	B.W Jiyane
REG NUMBER	PAT44096961
DATE	23/01/2021
PHONE NUMBER	071 841 1127
SIGNATURE	

PROJECT TITLE:
ADDITIONS AND ALTERATIONS TO EXISTING DWELLING ON PORTION 27 OF ERF 681 OF BLUFF. DEVIATIONS TO APPROVED PLAN NO 174/03/07

DRAWING TITLE:
FLOORPLANS, ELEVATIONS, SECTION, SITE PLAN AND SCHEDULES.

CLIENT	D.M Msotho & N.P Nkomo	DATE	24 January 2021
NUMBER (TEL)	081 491 0084	DRAWN BY	B.J
PO BOX 3031 KWA-MBONAMBI 3915		PHONE NUMBER	071 841 1127

CLIENT'S SIGNATURE:

SUBMISSION DRAWING