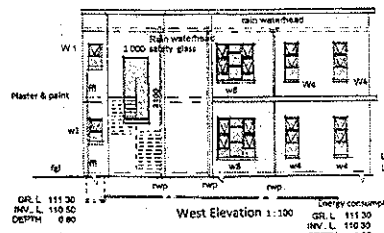
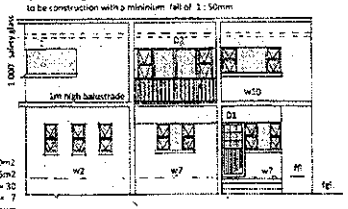


West Elevation 1 : 100



East Elevation : 100

1m high balustrade to have maximum 100mm space to pass
r/c roof to engineers' detail & to be treated with an approved waterproofing compound and to be construction with a minimum fall of 1 : 50mm

Lighting Proposed ground floor : 50m2
Lamp power 11w / 5m2
No. of lamps 5 into 50 = 10
Hours in use / day = 7
Energy consumption =11x10x7x354= 280 260Kw/annum

First floor : 150m2
11w / 5m2
5 into 150= 30
= 7
11x46x7x364 = 868 868 Kw / annum

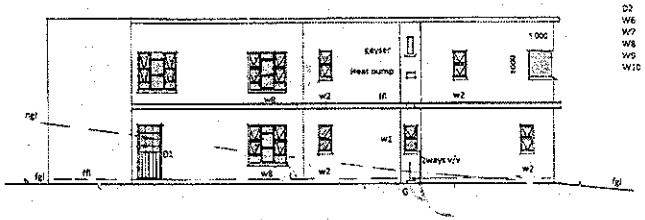
Roof to engineers' detail and to be treated with an approved waterproofing compound and to be constructed with a minimum fall of 1 : 50
1m high balustrade to have maximum 100mm space to pass.

Water consumption : no of person = 5
Therefore 5x30x265 = 54 750 L / annum
Water consumption =23 375 L / annum
Therefore 13 687 L / annum by power & 13 687 L / annum by heat pump

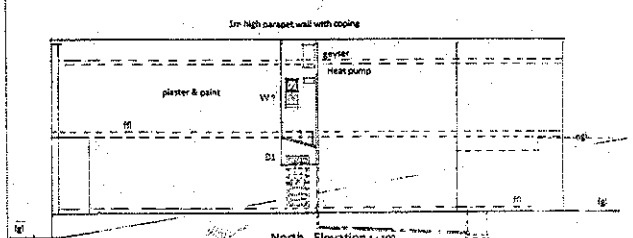
Glazing schedule / notes : 4mm thick glazing for below 1.5m2 to have mandatnic annealed glass
6mm thick glazing for above 1.5m2 to 4.5m2 to have toughened safety glass

Window / door no:	size	area	material	glazing
W1	900x 500	450	aluminium	6mm thick frosted safety glass
D1	1 000x 800	800	"	4mm thick clear glass
W2	900 x 500	0.450	"	4mm thick clear glass
W4	1 500x 500	750	"	4mm thick clear glass
D2	3000 x 2 100	6 300	"	6mm thick toughened safety glass
W6	1 000 x 1 000	1 000	"	4mm thick clear glass
W7	1 500 x 1 000	1 500	"	6mm thick toughened safety glass
W8	1 500 x 1 500	2 000	"	6mm thick toughened safety glass
W9	1 500 x 1 500	2 000	"	6mm thick toughened safety glass 500
W10	2100 x 1 000	2100	"	6mm thick toughened safety glass

	Nett. Floor Area	Glazing	15%
Ground Floor			
Hall	4 500x3 500=15 525	1 500x1 500= 2m2	2 329
kitchen	4 620x 3 550=20 500	1 500 x 1 500= 2 000	
	2 840x 1 720=4 885	1 000x 900= 900m2	
	= 25000	= 1900m2	2 558
Bathroom	2 930x 1 400=4 076	9 00x 500= 450m2 frossed safety glass	610
Stairwell	3 150x1 800=5 670	2 000x 1 000= 2 000	851
Passage	3 600x 900 = 3 240	1 000 x 1 000 = 1 000	
		2 100 x 1 800 = 3 780= A 780	486
First Floor			
Private Entrainment	5 980x 7 450= 44 551	2 500x 1 000=2 500m2	
Manja Balcony	3 340 x 1 250= 4 275	2 100x 1 800=3 780m2	
	+40 276	900x 500 = 450m2	6 041
Guest Room	3 780x 3 500=13 230m2	900x 500x2= 900m2	
		1 500x 500 = 750m2	
		=3 650m2	1 995
Foyer	3 553x 3 500= 12 425m2	1 500 x 1 000 =1 500m2	1 864
Bedroom 4	4 100 x 3 290 = 13 489m2	2 400 x 1 000 = 2 400	
	8 540 x 900 = 7 686m2	900 x 500 = 450m2	
		2 850m2	3 176
Bedrm 4 Ensuite	3 000 x 900 = 2 700m2		
	1 830 x 1 650 = 2 946		
	= 5 646m2	9 00 x 500 = 450m2 frosted safety glass	847
Study	3 630 x 3 450 = 13 215m2	1 500 x 1 000= 1 500 .	1 748
Bathroom	2 910 x 1 600 = 4 656m2	900 x 500 = 450m2 frosted safety glass	698



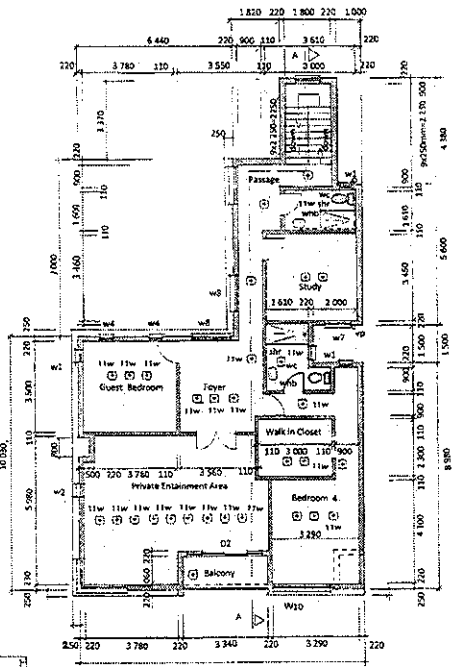
SOUTH ELEVATION 1 : 100



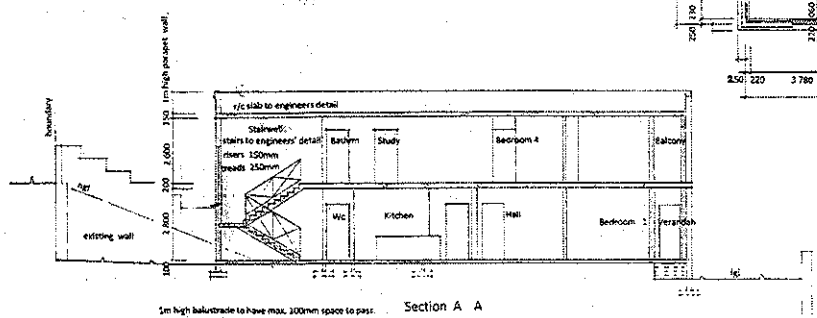
North Elevation 1 : 100

GR. L 111 30
INV. L 110 70
DEPTH 0 60

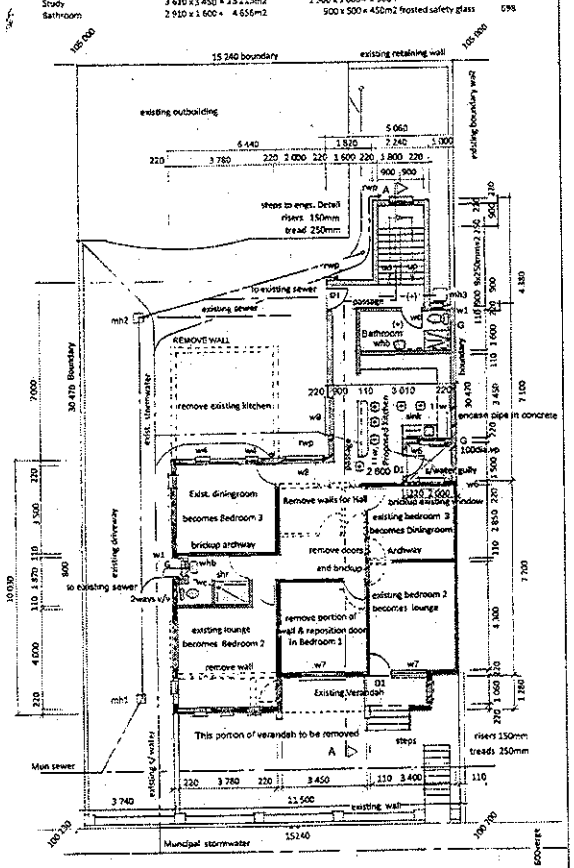
GR. L 111 30
INV. L 110 50
DEPTH 0 80



First Floor 1 : 100



Section A A



Ground Floor 1 : 100

North

Name	Address	Telephone	Signature
Environmental Pillar	144 Dahlia Road Ashe	031 2015241	
Jacob Lyon	146 Dahlia Rd Ashe	031 2045 80	
Grace Dlamini	147 Dahlia Road Ashe	031 2045 80	

AREA SCHEDULE (IN SQ. MTS.)	
SITE	464 363
EXIST. DWELLING	115 436
EXIST. DWELLING UNITTED	20 400
EXIST. DWELLING COVERAGE	101 860
EXISTING OUTBLDG. COVERAGE	76 100
PROPOSED GROUND FLOOR	52 621
PROPOSED FIRST FLOOR	153 982
TOTAL COVERAGE	232 182

Drawn by : Cambridge Plans
Cluster Box 2555
Mayville 4091
Author : Krishen Basdeo
Contact nos. 031 263 2157 072 312 3740
SACAP No. 0 2589

PROPOSED ADDITION AND ALTERATION TO DWELLING
AT 45 DAHLIA ROAD ASHERVILLE ON
SUB 16 OF ERF 351 SPRINGFIELD
FOR D & D.G. C. CHETTY
Contact : 031 208 3398 073517 2560

GENERAL NOTES

1. ALL LEVELS AND DIMENSIONS TO BE VERIFIED ON SITE
2. ALL WORK TO CONFORM TO S.A.B.S. 0400 AND NATIONAL BUILDING REGULATIONS.
3. DIMENSIONS TO BE USED IN PREFERENCE TO SCALING.

FOUNDATIONS

4. STRIP FOOTINGS 300 x 150mm TO BE A MINIMUM OF 500mm BELOW GROUND LEVEL IN FIRM, NATURAL GROUND.
5. FOUNDATIONS TO ENGINEER'S DESIGN AND DETAIL.
6. SHOWER TO CERTIFY ADDITIONAL LOADING ON EXISTING FOUNDATIONS.
7. FOUNDATIONS NOT TO ENCROACH OVER BOUNDARIES.

FLOOR SLABS

8. 100mm CONCRETE REINFORCED WITH 20mm SQUARE B.R.C. MESH ON DAMP PROOF COURSE ON HYDROSEAL COMPACTED SOIL.
9. FIRST FLOOR / ROOF SLAB TO ENGINEER'S DESIGN AND DETAIL.
10. SALISTRASHING TO BE NOT LESS THAN 150mm HIGH ON STAIRCASES AND FIRST FLOOR VERANDAHS OR BALCONIES.

WALLS

11. RETAINING WALLS TO BE TO ENGINEER'S DESIGN AND DETAIL.
12. GLASS BACK WALL TO HAVE 6mm DIAMETER REINFORCING BAR IN ALL VERTICAL AND HORIZONTAL JOINTS.
13. DPC TO BE A 15% P.C.P. SOLUTION IN ACCORDANCE WITH S.A.B.S. 0142.
14. TWO COURSES OF BRICKWORK AT GIL AND WALLPLATE LEVEL TO BE REINFORCED WITH BRICKFORCE OR SIMILAR APPROVED.
15. WINDOW CILLS - INTERIOR: PRESS TILE
EXTERIOR: SILL TILES
16. PRESTRESSED LINTELS TO BE FITTED ABOVE EACH DOOR AND WINDOW OPENING WITH A MINIMUM OF 110mm BEARING ON EACH SIDE.
17. TWO AIRBRICKS TO BE PROVIDED AT EACH EXTERNAL DOOR AND WINDOW.
18. WALLS TO BE DAMPPROOFED WITH A.B.E. DURASLURRY TO MANUFACTURER'S SPECIFICATION.

ROOF

19. ROOF TRUSSES TO BE TIED DOWN WITH GALVANIZED IRON ROOF TIES SECURED EIGHT COURSES INTO BRICKWORK.
20. FLAT ROOFS TO BE TREATED WITH AN APPROVED WATERPROOFING COMPOUND AND TO BE CONSTRUCTED WITH A MINIMUM FALL OF 1 : 50.

21. TIMBER & ASBESTOS FACIA & BARGE BOARDS.
22. ASBESTOS & P.V.C. RAINWATER GOODS.
23. GRANOLITHIC PAVING.
24. MANHOLE COVERS TO BE 300mm ABOVE GROUND LEVEL.
25. ALL SERVICE PIPES TO BE ENCASED IN CONCRETE UNDER HARDENED SURFACES AND BRICKED OVER UNDER PAVED AREAS.