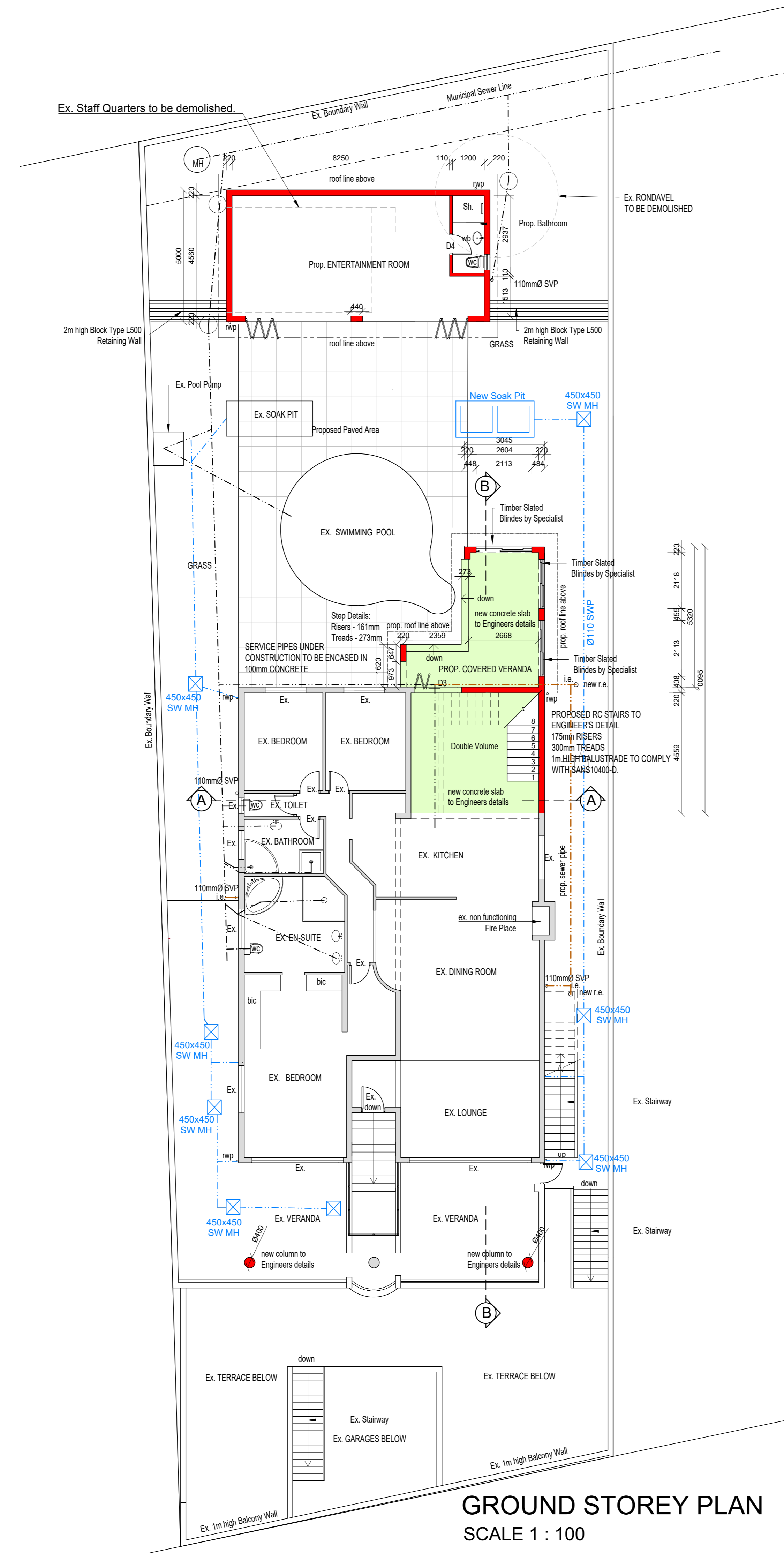
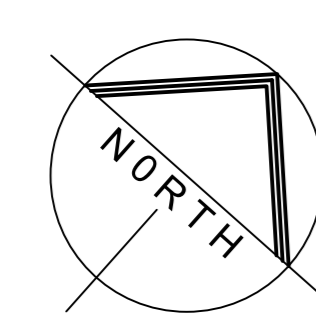


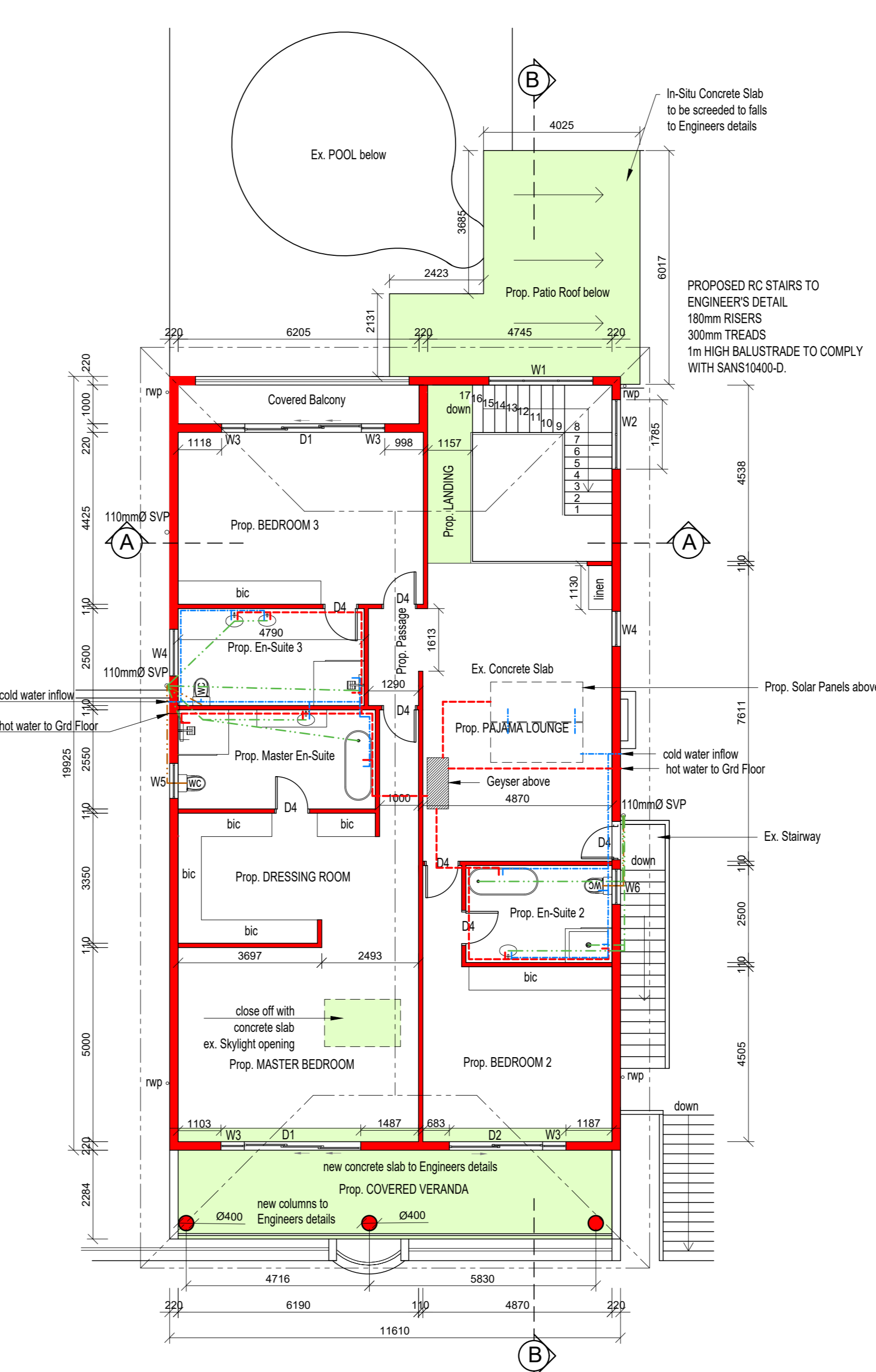
SITE PLAN
SCALE 1 : 250

BOUNDARY BEACONS TO BE EXPOSED AND DEMARKED PRIOR TO COMMENCEMENT OF BUILDING WORKS

KEY	
	PROPOSED STORMWATER DRAINAGE
	EXISTING STORMWATER DRAINAGE
	PROPOSED FOUL DRAINAGE
	SOIL PIPES
	EXISTING FOUL DRAINAGE
	EXISTING DWELLING
	PROPOSED NEW WORK



GROUND STOREY PLAN
SCALE 1 : 100



FIRST STOREY PLAN
SCALE 1 : 100

BASEMENT PLAN
SCALE 1 : 100

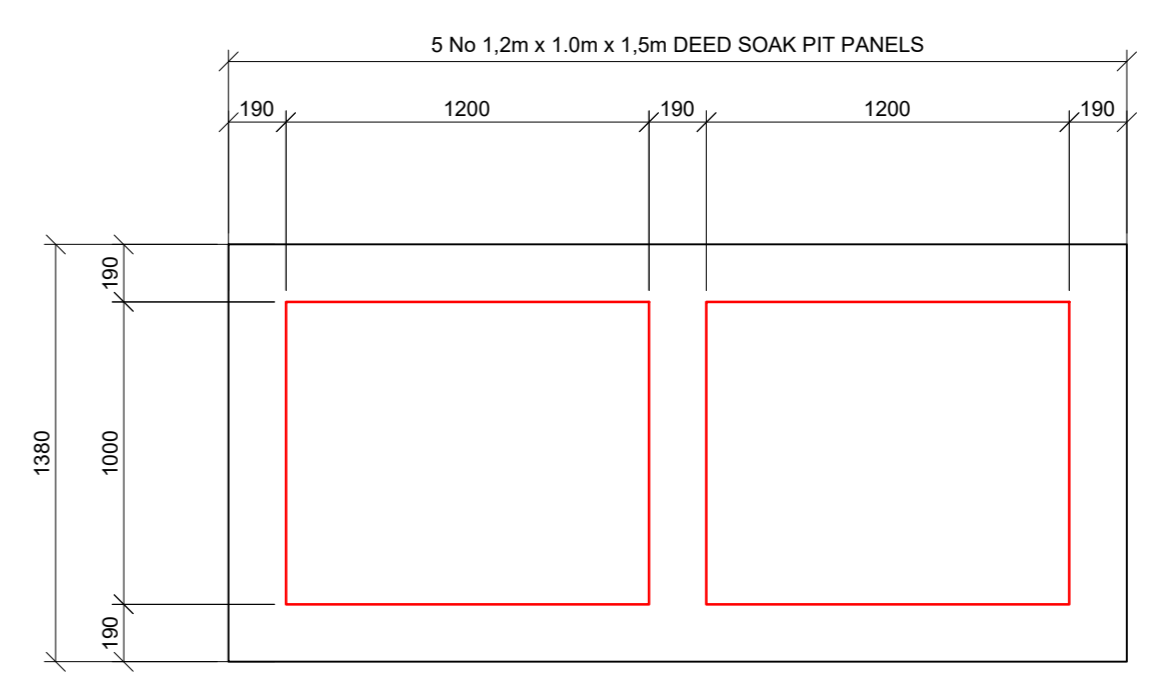
IMPORTANT NOTE:
Measurements are NOT to be scaled off plan. If there is insufficient information, it is the responsibility of the contractor to request more comprehensive information from the architect. All dimensions are to be confirmed on site and any discrepancy is to be reported to the Architect.

OUTBUILDING ROOF PLAN
SCALE 1 : 100

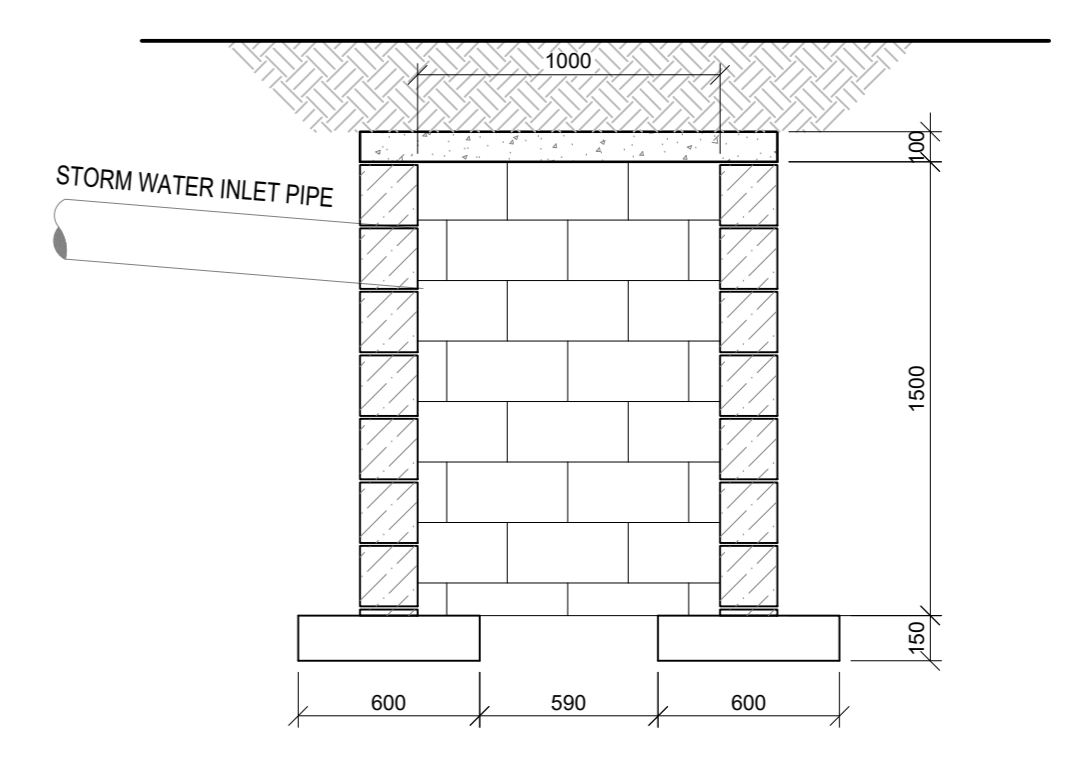
STORMWATER:
1100 pvc stormwater piped system to connect to existing stormwater pipes and with access existing SOAK PIT as per Engineers details

SOAKAWAY CALCULATIONS

HARDENED AREA = 142m²
1m² Per 40m³ HARDENED AREA
142 / 40 = 3.55m²
SOAKAWAY REQUIRED = 3.55m²
SOAKAWAY PROVIDED = 1.2m x 1.0m x 1.5m DP = 3.6m³



PLAN OF STORMWATER SOAKPIT
1:25



TYPICAL SECTION OF SOAKPIT
1:25

ROOF SCHEDULE					
Climatic Zone	Heat flow direction	Roof Covering	R Value of Roof Covering	Roof Assembly Thermal Insulation	R Value Insulation
5				(EPS)IC	

WALL SCHEDULE					
Occupancy group	Climatic Zone	Min. C.R. Value	Function	Type of Wall	R Value
Dwelling H4	5	60	Exterior	220mm masonry wall	0.35
Dwelling H4	5	20	Interior	110mm masonry wall	0.35

ENERGY EFFICIENCY NOTES

- 100mm thick 'Pink Aerocel' roof insulation.
- Solar geyser to be installed as per Part XX of SANS 10400.
- Please see attached Energy Efficiency Report for additional information.

FENESTRATION CALCULATIONS
FIRST FLOOR - MAIN DWELLING & ENTERTAINMENT
NET FLOOR AREA = 254m² x 20% = 50.8m²
THEREFORE:

W1 x 1 = 6.54m ²
W2 x 1 = 3.75m ²
W3 x 4 = 5.04m ²
W4 x 2 = 2.88m ²
W5 x 1 = 1.09m ²
W6 x 1 = 0.91m ²
D1 x 2 = 12.80m ²
D3 x 1 = 5.84m ²
W7 x 1 = 0.54m ²
D2 x 2 = 16.8m ²

TOTAL GLAZED AREA = 54.16m² = 21.23%

HOT WATER SERVICES	
Type of accommodation	Dwelling house - medium : 115-147 Occupants/day
Assumed hot water consumption	100 L
No. of persons	8 per day
Assumed daily hot water consumption	800 L
Assumed annual hot water consumption	218.4 KL - based on daily design occupancy per week.
50% of annual hot water consumption	109.2 KL - minimum volume of hot water to be provided by means other than electrical resistance heating

TOWN PLANNING REQUIREMENTS:

AREA OF SITE	929 m ²
PERMITTED COVERAGE	50% (464.5m ²)
EX. SITE COVERAGE	370.00m ²
PERMITTED F.A.R	N / A
EXISTING SITE COVERAGE	370.00m ²
PROP NEW COVERAGE-Dwelling	24.20m ²
PROP NEW COVERED VERANDA	20.10m ²
PROP NEW ENTERTAINMENT Rm.	50.00m ²
TOTAL PROPOSED COVERAGE	464.30m² (50.0%)

ENGINEERING NOTE:
ALL DIMENSIONS PERTAINING TO THE STRUCTURAL INTEGRITY OF THE STRUCTURE ARE FOR INFORMATION ONLY. THE APPOINTED ENGINEER MUST SPECIFY ALL FOUNDATIONS, DEPTH OF FOUNDS, BACKFILL, REINFORCED CONG. SLABS, LINTOLS, BRICKWORK AND ALL MATTERS RELATING TO THE STRUCTURAL STABILITY OF THE PROPOSED WORKS. THE ENGINEER IS TO PROVIDE DETAILED DRAWINGS OF SUCH SPECIFICATIONS AND TO CERTIFY ALL WORK THAT HE IS RESPONSIBLE FOR. SHOULD THE ENGINEER SPECIFY SOMETHING DIFFERENT TO WHAT HAS BEEN DIMENSIONED THEN THE PR. ENGINEERS SPECIFICATION MUST SUPERCEDE THE NOTED DIMENSIONS. THE DISCREPANCIES MUST BE REPORTED TO THE AUTHOR PRIOR TO CONSTRUCTION.

NEW ADDED AREA: 301.4m²

FIRST STOREY AREA	231.3m ²
COVERED VERANDA	20.1m ²
ENTERTAINMENT ROOM	50m ²

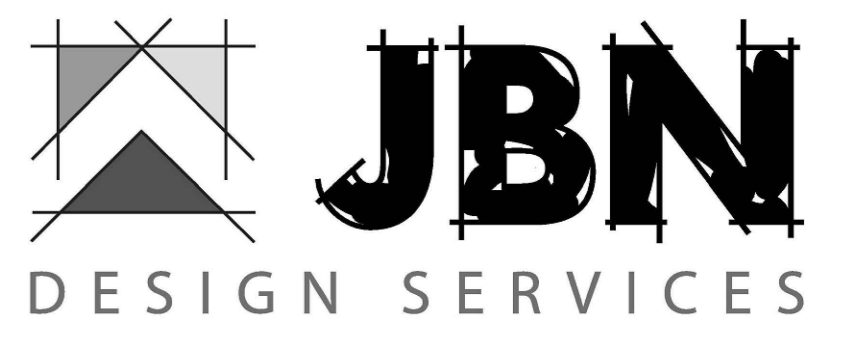
Notes:
Copyright: The contents of this drawing may not be reproduced in whole or part without the written consent of JBN Design Services.
No dimensions to be scaled from this drawing.
All dimensions to be checked on site by the Contractor.
Where discrepancy occur the Contract Administrator must be notified immediately.

OWNER'S SIGNATURE:

SIGNATURE:

JORGE NICOLAU
Pr. Arch. Draught
SACAP No. PAD 43018738

SITE & FLOOR PLANS



Project Title:
PROP. ADDITIONS & ALTERATIONS
Por 10 of ERF 679
of BLUFF
For: VEDTRANS C.C.
68 MARINE DRIVE, BLUFF
Drawing Title:
SUBMISSION DRAWINGS

Scale: 1 : 100 | Date: 15/08/2021 | Drawn: J NICOLAU | Checked: G.C.

21-341/01

Revision