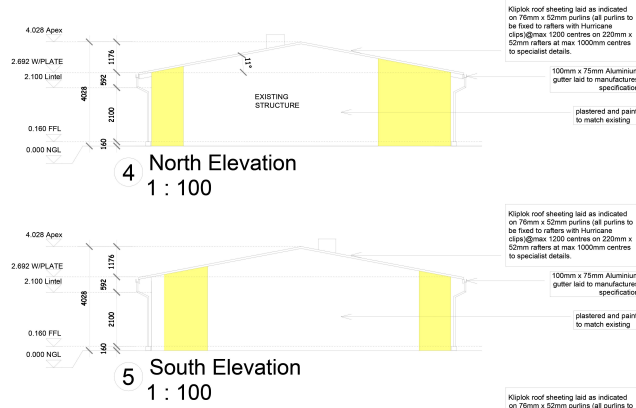
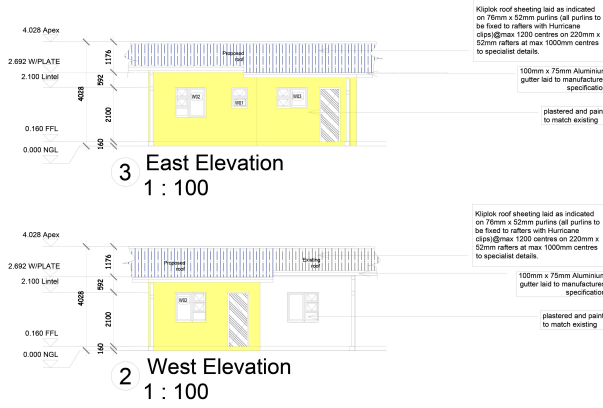






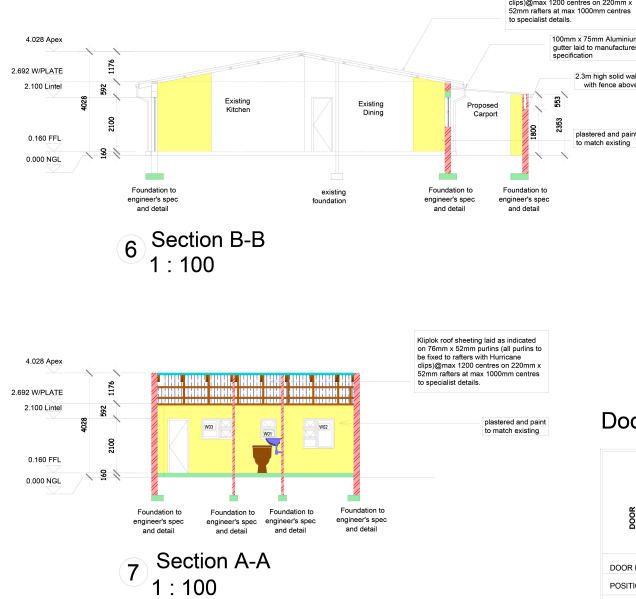
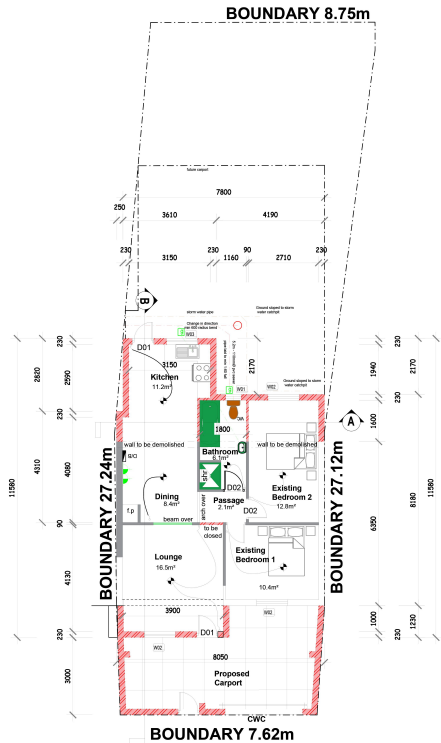
Site Rights and Constraints		
Zoning	General Residential Zone 4	
Erf no:		
Erf Area:	221.8m²	
Existing Coverage	Permitted	Proposed
Proposed Dwelling Area	40%	51.1m²
Proposed Coverage		70m²
Coverage %	40%	78.8m²
Floor Factor	2.5	35.5m²
Height Restriction	8m	1
Street setback	5m	4.028m
Common setback	0 for 60%	3m
Building Occupancy	H4 RESIDENTIAL USE	
Climatic Zone	H4	

SANS 10400 - PART XA: Floor plan

FENESTRATION

NETT. FLOOR AREA	=	70 sq/m
NETT. GLAZED AREA	=	5.57 sq/m
% GLAZED AREA	=	12.5%

ALL LIGHT BULBS IN DWELLING TO BE ENERGY SAVING LIGHT BULBS.



Site Rights and Constraints	
Zoning	General Residential Zone 4
Erf no:	133884
Site Area:	221.8m²
Floor Factor	2.5
Existing Ground Floor Area	51.1m²
NEW FLOOR AREA	
Lounge	16.5m²
Bathroom	6.1m²
Bedroom 1	10.4m²
Dining	8.4m²
Kitchen	11.2m²
Passage	2.1m²
New Dwelling Area	70m²
New Coverage	78.8m²
COVERAGE PERCENTAGE	35.5%

Linear Calculation	
Zoning Scheme	GR 4
Permissible length >75%	
EXISTING STRUCTURE	
8.0+6.3+6.3= 20.75	
7.62+27.12+8.75= 43.49	to give 47.7%
New Proposal	
11.5+11.5+8= 31	
7.62+27.12+27.24= 61.98	to give 50%

NOTES

The contractor is to verify all levels, heights and dimensions on site, and it to check the same against the drawing before putting the work to hand. Any errors, discrepancies or omissions are to be reported to the architect immediately.

FOR INFORMATION

All work to be carried out strictly in accordance with the Model Preambles for Trades as recommended and published by the Association of South African Quantity Surveyors, (latest available edition) and shall be deemed to be incorporated herein. All demolition to be carried out as indicated on drawings.

EARTHWORKS: Trenches for foundations etc. shall be excavated to the lengths, depths and widths as directed, by the engineer to ensure good foundation. Cut and fill on slope to be carried out as per levels indicated on drawings to engineer's specifications

FOUNDATIONS: All RC pad foundations and RC ground beams, strip footing and piling to engineer's specification. NO FOOTINGS TO PROJECT BEYOND SITE BOUNDARY.

RC. slab to structural engineer's details. Provision to be made for openings in slab for water reticulation, drainage and electrical points. All RC. columns and beams to engineer's design.

COLUMN8: RC columns to structural engineer's detail

1. **BIYU/ C:** Destroyed, present concrete totals to be specified by:

CHIN LINTS: Prestressed, precast concrete lintels to be specified by the structural engineer to be used over openings no more than 3000mm wide, with min. 4 brick courses above Prestressed concrete lintels Type A.P.S. as supplied by "Allied Concrete" (or similar) to be used above all openings not more than 3000mm wide. Lintels shall be 300mm longer than the width of the opening unless otherwise specified. The internal lintel 150mm wide and the external lintel 110mm wide, the stepped DPC, shall pass between the two lintels. Lintels in 110 and 230mm walls shall be the full width of the wall.

BRICKWORK REINFORCEMENT: Brickforce to be used as per engineers specifications. Cement maxi bricks to be used throughout.

WALLS: Internal walls to be 90mm masonry walls, plastered and painted. External walls to be 230mm masonry walls, plastered and painted.

WATERPROOFING: 375 micron Polyethylene Slopewall stepped horizontal
375 micron Polyethylene continuous DPM below all surface beds.
250 micron UT Polyethylene sheet underlay below roofing covering
DPC below all eals and above all sills, openings and other
bridges to cavity walls and vertical DPC to ends of all openings,
to all pitched roofs, 4mm Dermapon SP400r (or similar approved)
applied waterproof membrane (as recommended) by approved
applicator to manufacturer's specifications to all roof slabs,
terrace slabs & terraces. Uniflash 600 with Goflex system (or
similar) counter flashing to all slab edges, upstands, copings &
parapets.

GENERAL: All timber shall be sawn die square, planed smooth and free from knots, blemishes and other imperfections. All timber to be light sanded prior to painting.

PLASTERBOARD CEILINGS: Skimmed and painted 6.4mm plasterboard fixed to 38x38mm SA pine ceiling branders at max 350mm c/c.

RC. CEILINGS: Skimmed and painted soffits below RC. slabs. All floor finishes as shown on plan.

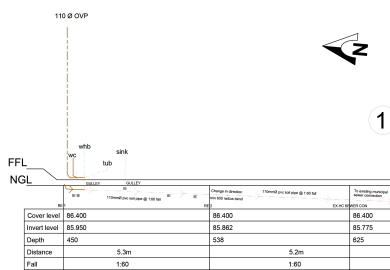
GLAZING: 4mm thick clear glass to be used throughout. 6mm thick safety glass to be used in all sections greater than 19mm or closer than 1000mm to the floor, to comply with N(1)(2) of the N.B.R.

PLUMBING & DRAINAGE: To comply with part P of N.B.R. Soil pipes to be min. 110 dia. uPVC. Waste pipes to be min. 40mm dia. uPVC. Substack to be 100mm dia. uPVC. Open vent pipe to be 50mm dia. uPVC. 75mm deep seal traps to all fittings. All pipes to have min. 1:60 falls.

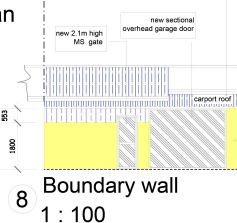
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Door Schedule

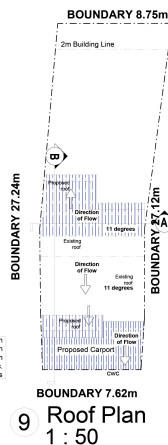
DOOR SCHEDULE:							
	DOOR NO.	POSITION	DOOR	FRAME	FINISH	IRON/MONTERY	NOTES
	D01 (230mm Wall)	Lounges & Kitchen	2 Total	Hardwood solid door (external)	Bedroom & Bathroom	2 Total	
				metal door frames to manu spec	Hollow core door (internal)	metal door frames to manu spec	
				Coated with 3 layers of reputabile water based searant to comply with SANS 10460	Masonite Clad	Hinges and handles to manufacturers specification and client approval.	
						Hinges and handles to manufacturers specification and client approval.	
							DOORS SHALL BE APPROVED HARDWOOD AND COMPLY WITH SANS 10460
							DOORS TO BE SUPPLIED WITH 2 LEVER LOCK SET AND PANTIED AROUND



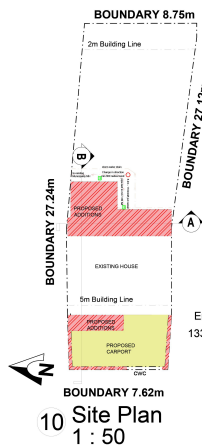
Schematic Drainage Section



8 Boundary wall
1 : 100



9 Roof Plan
1 : 50



10 Site Plan
1 : 50

TYPICAL WINDOW SCHEDULE

WINDOW SCHEDULE			
	W02	W03	W03
POSITION	Lounges, Bedroom 2	Kitchen	Dining Room, Bedroom 2, Bedroom 18, Dining Room
NO. REQUIRED	1 Total	1 Total	5
DESCRIPTION	Purpose-made aluminium framed glazed window with top-hung opening section and fixed panes as indicated by specialist. Clifton 44 Type aluminium casement (or similar) with 'trealux' (or similar) closes for glazing unit	Purpose-made aluminium framed glazed window with top-hung opening section and fixed panes as indicated by specialist. Clifton 44 Type aluminium casement (or similar) with 'trealux' (or similar) closes for glazing unit	Purpose-made aluminium framed glazed window with top-hung opening section and fixed panes as indicated by specialist. Clifton 44 Type aluminium casement (or similar) with 'trealux' (or similar) closes for glazing unit
CASSETTE	Aluminium frame to manufacturer's specification	Aluminium frame to manufacturer's specification	Aluminium frame to manufacturer's specification
FRAME	Aluminium frame to manufacturer's specification	Aluminium frame to manufacturer's specification	Aluminium frame to manufacturer's specification
FINISH	Powdercoated. Colour to client's specification	Powdercoated. Colour to client's specification	Powdercoated. Colour to client's specification
GLAZING	Re fabrication calculations for glazing specification	Re fabrication calculations for glazing specification	Re fabrication calculations for glazing specification
IRONWORKERY	Hinges and handles to manufacturer's specification and client approval	Hinges and handles to manufacturer's specification and client approval	Hinges and handles to manufacturer's specification and client approval
NOTES	ALL OFFRINGS TO BE MEASURED ON SITE PRIOR TO MANUFACTURE. GLAZING TO COMPLY WITH SANS1900	ALL OFFRINGS TO BE MEASURED ON SITE PRIOR TO MANUFACTURE. GLAZING TO COMPLY WITH SANS1900	ALL OFFRINGS TO BE MEASURED ON SITE PRIOR TO MANUFACTURE. GLAZING TO COMPLY WITH SANS1900

ARCHITECTURAL CONSULTANTS



CLIENT
THURLOW GREEF

PROJECT

THURLOW RESIDENCE

PROPOSED ADDITIONS ,

COUNCIL SUBMISSION

Plans, Elevations and Sections					
DWG NO.	SCALE	DATE	DRAWN	CHECKED	REV.
	As indicated	14-01-2021	RM	CB	