

KOMMUNISIPALE PLAN NO. 2019/108429
GOEDGEUR/APPROVED

Volgens die NBR, WET No 103 van 1977 soos gewysig
According to NBR, ACT No 103 of 1977 as amended

BOUWER: *[Signature]* DATE: 2019-07-11

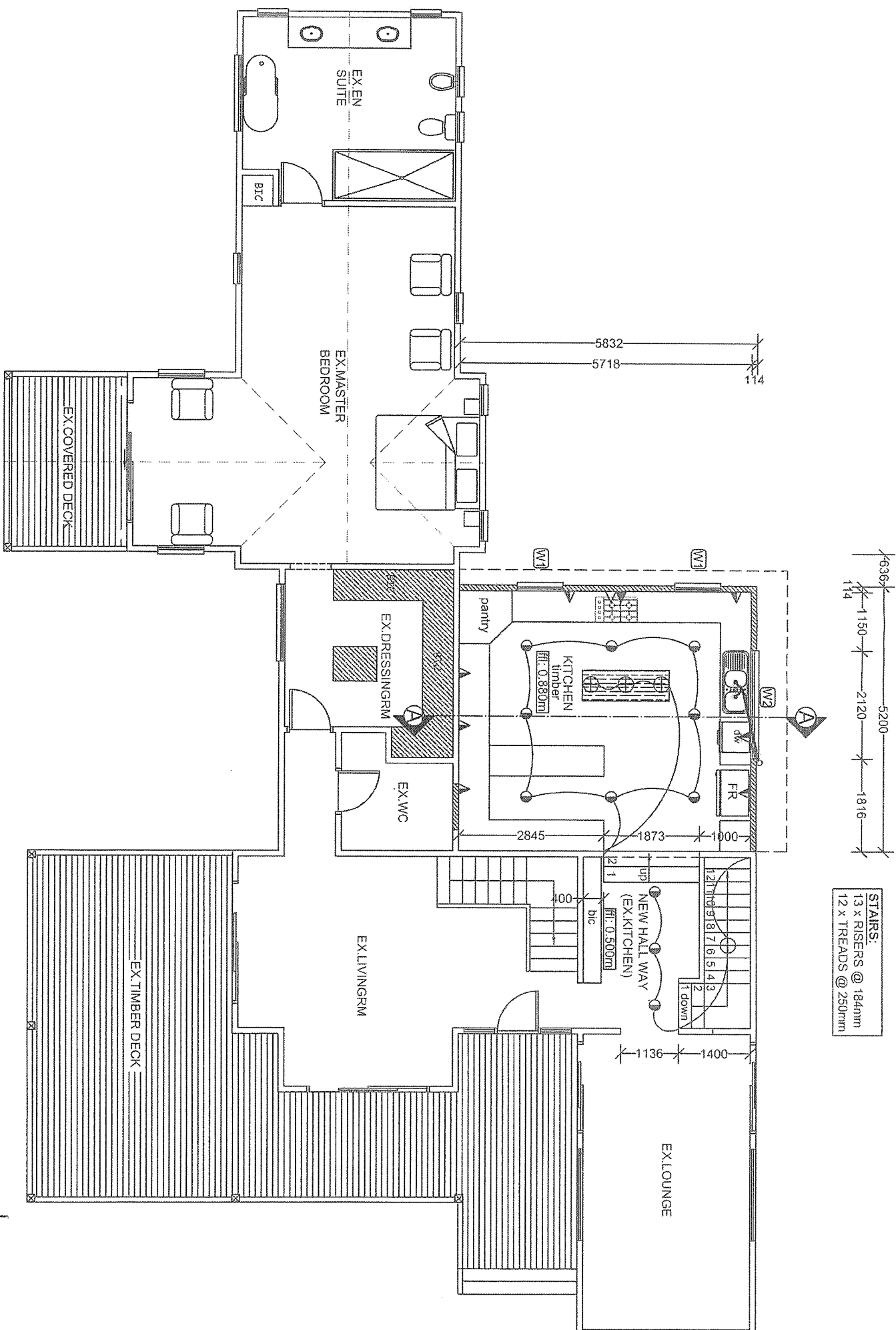
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SITE PLAN
Scale 1:200

N.GENADE ARCHITECTURAL DRAUGHTING & DESIGN SERVICES PO BOX 346 KNYRNA 6570 CELL : 082 215 7709 TEL : 044-3822673 TEL : 044-3825086 E.MAIL : ngenade@gmail.com		
DRAWINGS: N.GENADE		
REG. NO. D0049		
PROJECT		
PROPOSED ADDITIONS		
ERF 273		
STEENBRAS STREET		
BRENTON ON SEA		
CLIENT		
DR.W.GERBER		
TITLE		
SITE PLAN		
SCALE		
1:200		
DRW NO.	REV	DATE
N003/02/2019	02	21-06-2019

NOTE:
TIMBER STRUCTURES TO COMPLY
WITH SANS 10082, SANS 10400 & SANS
1400XA

LEGEND	
⊕	CEILING PENDANT
⊕	WALL LIGHT
⊕	DOWNLIGHT LED
⊕	GARDEN LIGHT
⊕	15 amp DOUBLE PLUG
⊕	15 amp SINGLE PLUG
⊕	15 amp W/PROOF SINGLE PLUG
⊕	TV PLUG
⊕	TELEPHONE
⊕	STOVE CONNECTION
⊕	DISTRIBUTION BOARD
⊕	SATELITE DISH
⊕	MOTION SENSOR WALL LIGHT
⊕	DOUBLE FLOURESCENT
⊕	HEATED TOWEL RAIL
⊕	SPOT LIGHTS
⊕	FAN / LIGHT



GROUND STOREY PLAN

Scale 1:100

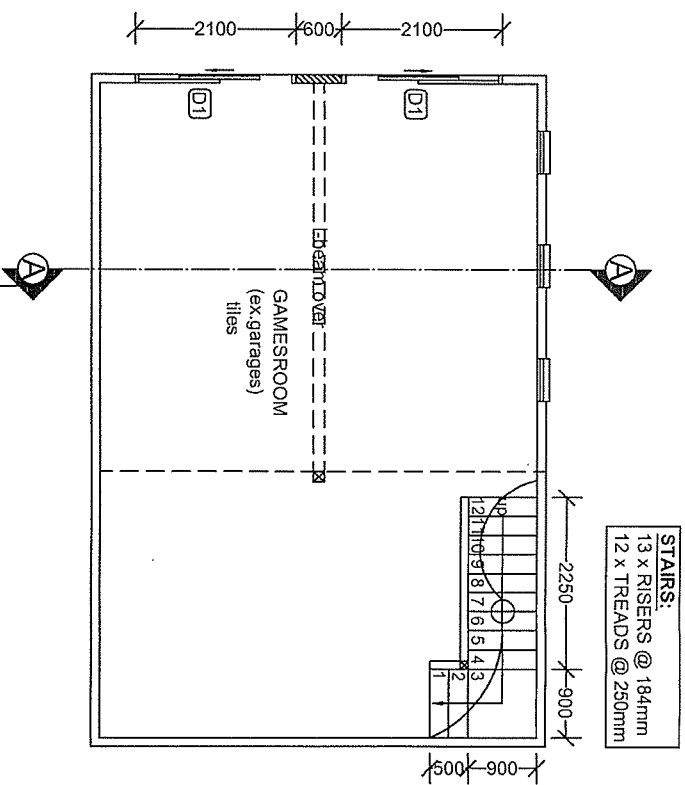
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STAIRS:
13 x RISES @ 184mm
12 x TREADS @ 250mm

NOTES :								
1.	Drawings may not be scaled.							
2.	Any discrepancies on drawings are to be reported to the architect.							
3.	All dimensions & levels must be verified on site.							
4.	Timber structure to be by engineers.							
5.	All work to be in accordance with SABS, NBR, local building practice, bye-laws, health & fire requirements.							
6.	Contractor to advise client of any underground services which are to be avoided or removed & to accept instructions before proceeding.							
7.	TIMBER : All timber to be weather and insect treated and to carry the SABS mark.							
8.	FOUNDATIONS : Foundations to be 600x600x100 RC padfootings. Foundations to be inspected by engineer & building control.							
9.	TIMBER FRAMING: External cladding on 405 Sisalation on 8mm OSB board on 38x114mm timber wall frame, studs @ 450mm c/c with required cross bracing & 38x228mm timber lintels above all openings. 100mm Think Pink Aerolite in all wall cavities 12.5mm Skinned fireboard walls, primed and painted to owner's choice Waterproof membrane for all windows & sliding doors.							
10.	ELECTRICAL : All electrical work to be tested & approved by Local Electrical Authority.							
11.	All plumbing & drainage work & installation of sanitary fittings to comply with relevant Local Authority bye-laws, regs & requirements. Min. falls to drain pipes to 1 : 60. Provide approved reseal traps to all waste fittings. Provide I.E's at foot of all soil stacks. I.E's to waste pipes to be fully accessible at all times. All soil pipes passing under buildings or footings to be encased in concrete of min. 100mm thickness all round pipe. 12. Any changes to approved plans, must be submitted to local authority for approval.							
<p>N.GENADE ARCHITECTURAL DRAWING & DESIGN SERVICES</p> <p>PO BOX 346 KNYSNA 6570 CELL : 082 215 7709 TEL : 044-3822673 TEL : 044-3825086 E.MAIL : ngenade@gmail.com</p> <p>DRAWINGS: N.GENADE REG. NO. D0049</p> <p>PROJECT PROPOSED ADDITIONS ERF 273 STEENBRAS STREET BRENTON ON SEA</p> <p>CLIENT DR.W.GERBER</p> <p>TITLE GROUND STOREY PLAN</p> <p>SCALE 1:100</p> <table border="1"> <thead> <tr> <th>RAW NO</th> <th>REV</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>N003/02/2019</td> <td>02</td> <td>21-06-2019</td> </tr> </tbody> </table>			RAW NO	REV	DATE	N003/02/2019	02	21-06-2019
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NOTE:
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LEGEND	
⊕	CEILING PENDANT
⊖	WALL LIGHT
⊙	DOWNLIGHT LED
⊗	GARDEN LIGHT
⊕	15 amp DOUBLE PLUG
⊖	15 amp SINGLE PLUG
⊕	15 amp WIPROOF SINGLE PLUG
⊖	TV PLUG
⊕	TELEPHONE
⊖	STOVE CONNECTION
⊕	DISTRIBUTION BOARD
⊖	SATELITE DISH
⊕	MOTION SENSOR WALL LIGHT
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⊕	HEATED TOWEL RAIL
⊖	SPOT LIGHTS
⊕	FAN / LIGHT



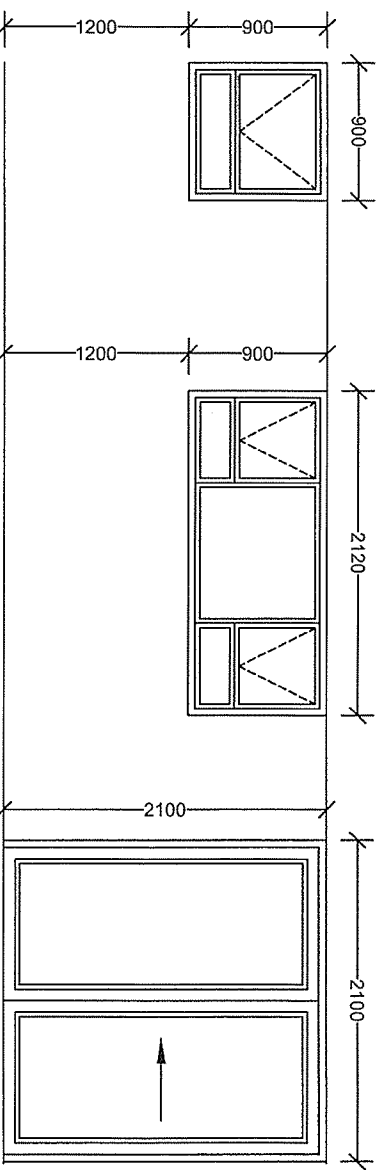
LOWER STOREY PLAN

Scale 1:100

GOEDGEGEKEUR/APPROVED

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BOORTE: *[Signature]* DATE: 2019-09-11



CODE	W1 (N) KITCHEN	W2 (E) KITCHEN	D1 (N) GAMESROOM
NO OF	2 x	1 x	2 x (1xlhs, 1xrhs)
DESCRIPTION	Aluminium window frames Colour : White 6.38mm Toughened safety glass	Aluminium window frames Colour : White 6.38mm Toughened safety glass	Aluminium sliding doors (palace type) Colour : White 6.38mm Laminated safety glass
SUNDRIES	Standard aluminium handles	Standard aluminium handles	Standard aluminium handles

NOTE:

- 1) KITCHEN WINDOW AREAS: 3.5m²
- 2) KITCHEN FLOOR AREA: 29.64m²
- 3) % GLAZING TO FLOOR: 11.8% < 15%
- 4) GAMES ROOM WINDOW AREAS: 10.3m²
- 5) GAMES ROOM FLOOR AREA: 49m²
- 6) % GLAZING TO FLOOR: 21% > 15%

NOTES

- 1) All frames to be protected during construction
- 2) All opening sections to be provided with rubber seals
- 3) All heights are from finished floor level (FFL)
- 4) Sliding doors to be Palace type
- 5) 30.5 Casement windows
- 6) Bathroom windows to be obscure glass
- 7) All windows & doors to comply to SANS 10400 Part N

AREAS

EX TOTAL AREAS: 509.8m²

ADDITIONS: 30.3m²

NEW TOTAL AREAS: 540.1m²

EX. FOOTPRINT: 222.8m²

NEW FOOTPRINT: 222.8m²

ERF AREA: 1106m²

COVERAGE: 20.14%

ALLOWABLE COVERAGE: 50%

- NOTES :**
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 4. Timber structure to be by engineers.
 5. All work to be in accordance with SABS, NBR, local building practice, by-laws health & fire requirements.
 6. Contractor to advise client of any underground services which are to be avoided or removed & to accept instructions before proceeding.
 7. **TIMBER :**
All timber to be weather and insect treated and to carry the SABS mark.
 8. **FOUNDATIONS :**
Foundations to be 600x600x100 RC padfootings. Foundations to be inspected by engineer & building control.
 9. **TIMBER FRAMING:**
External cladding on 405 Sisation on 8mm OSB board on 38x14mm timber wall frame, studs @ 450mm c/c with required cross bracing & 38x228mm timber lintols above all openings.
100mm Think Pink Aerolite in all wall cavities
12.5mm Skimmed rinochoard walls, primed and painted to owner's choice
Waterproof membrane for all windows & sliding doors.
 10. **ELECTRICAL :**
All electrical work to be tested & approved by Local Electrical Authority.
 11. All plumbing & drainage work & installation of sanitary fittings to comply with relevant Local Authority by-laws, regs & requirements. Min. falls to drain pipes to 1 : 60.
Provide approved reseal traps to all waste fittings. Provide IE's at foot of all soil stacks. IE's to waste pipes to be fully accessible at all times. All soil pipes passing under buildings or footings to be encased in concrete of min. 100mm thickness all round pipe.
12. Any changes to approved plans, must be submitted to local authority for approval.

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DRAWINGS: N.GENADE
REG. NO. D0049

PROJECT
PROPOSED ADDITIONS
ERF 273
STEENBRAS STREET
BRENTON ON SEA

CLIENT
DR.W.GERBER

TITLE
LOWER STOREY PLAN

SCALE
1:100

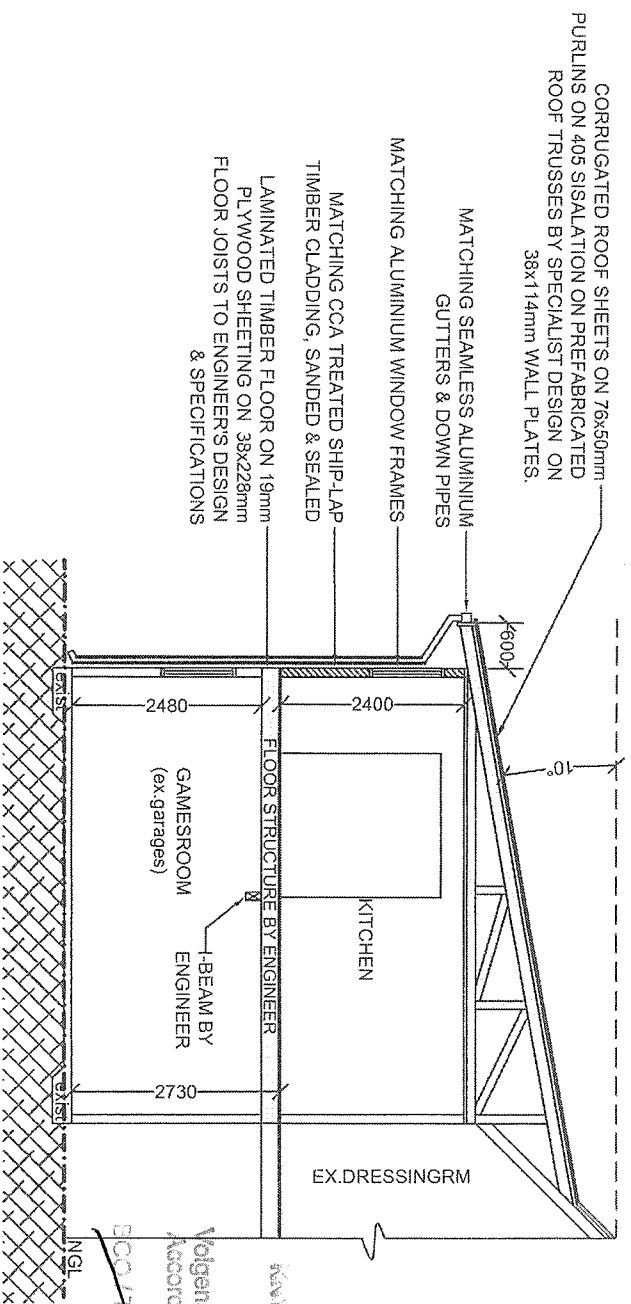
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SKILION ROOF < 12degrees
 OUTDOOR AIR FILM = 0,03
 METAL SHEETING = 0,00
 ROOF AIR SPACE = 0,15
 12.5mm RHINO BOARD CEILING = 0,059
 INDOOR AIR FILM = 0,11
 75mm AEROLITE = 1,88
 DOUBLE SIDED RADENSHIELD = 1,59
 TOTAL R-VALUE = 3,82
 REQUIRED R-VALUE = 3,17

EXTERNAL WALLS:
 120 x 22mm SHIP LAP = 0,16
 8mm OSB BOARD = 0,08
 75mm AEROLITE = 1,65
 12mm RHINOBOARD = 0,059
 TOTAL R-VALUE = 1,949
 REQUIRED R-VALUE = 1,9

FLOORS:
 22x140mm T&G TBTO FLOORING = 0,47
 18mm PLYWOOD SHEETING = 0,94
 TOTAL R-VALUE = 1,41
 REQUIRED R-VALUE = 1,0

NOTE:
 TIMBER STRUCTURES TO COMPLY WITH SANS 10082, SANS 10400 & SANS 1400XA



SECTION A:A
 Scale 1:100

KWV SANS 10082 SPECIALIST BEAM NO. 2019/10819
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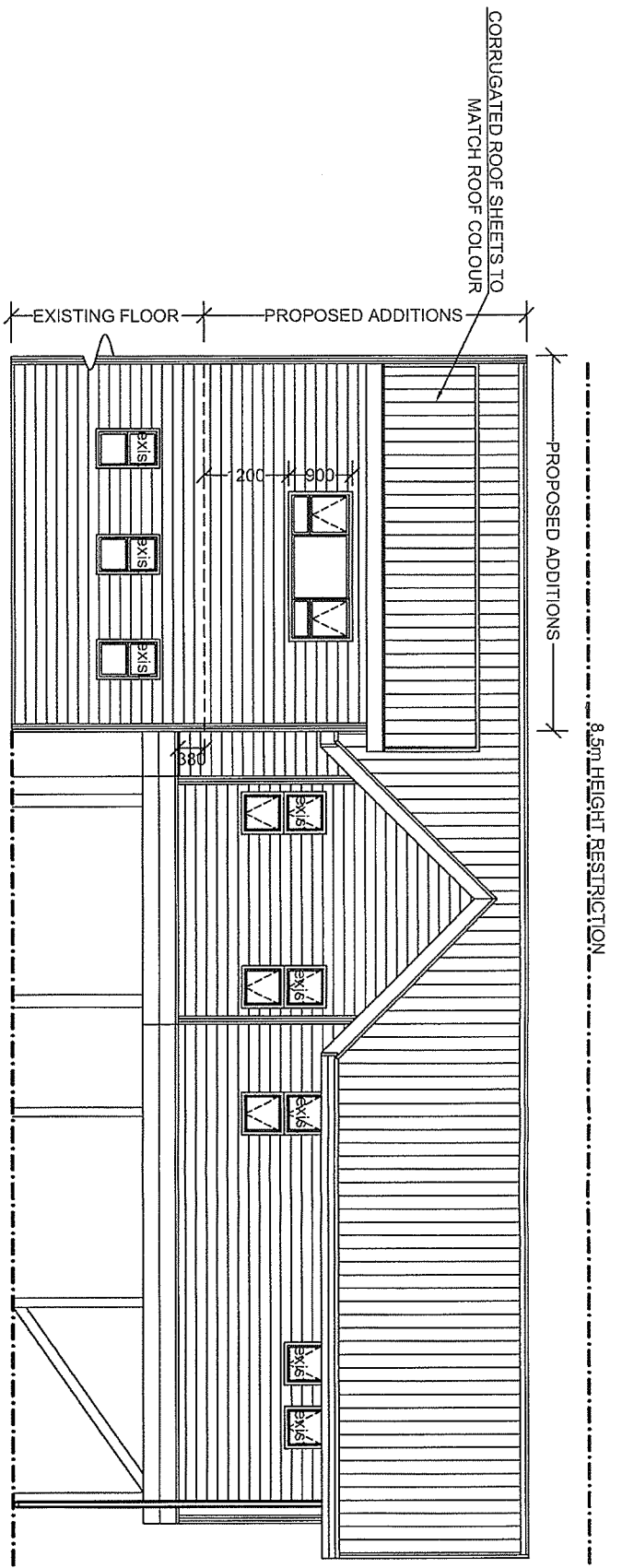
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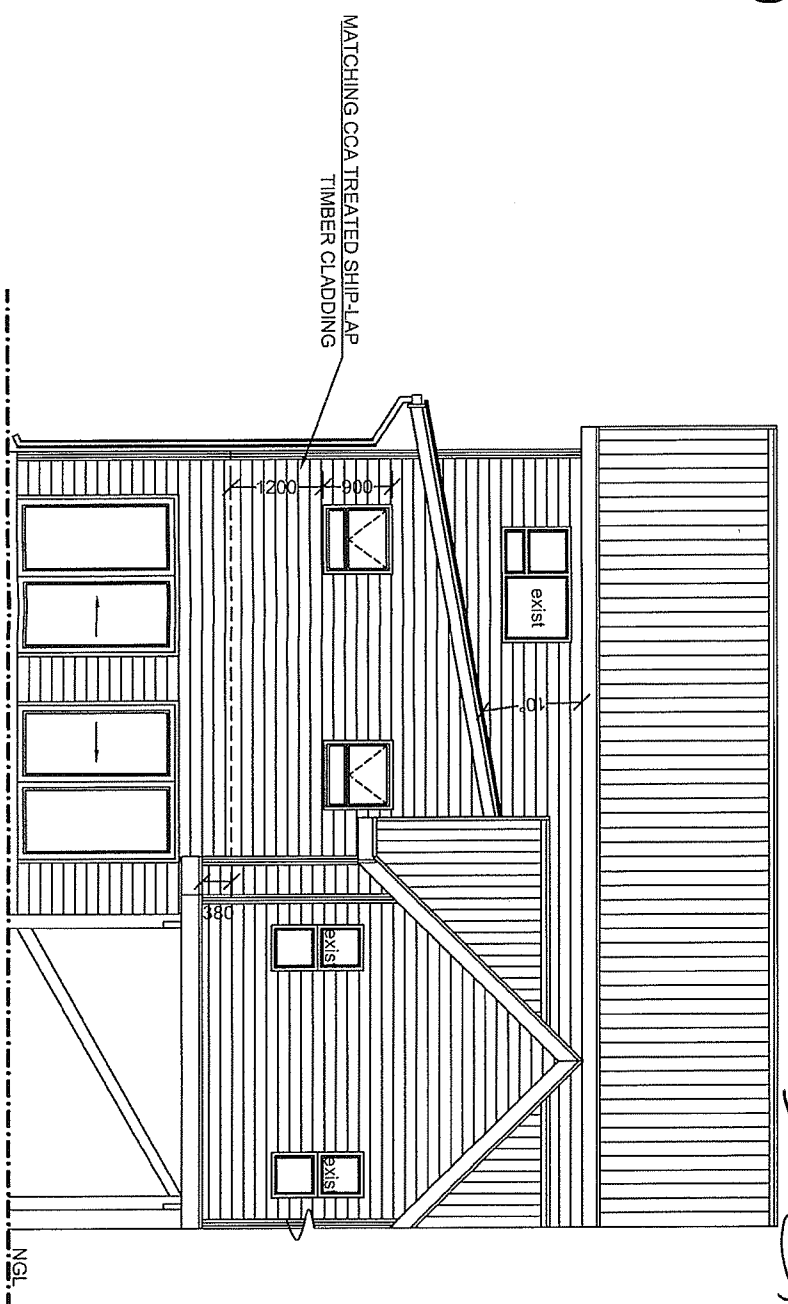
TITLE
 SECTION A:A

SCALE
 1:100

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EAST ELEVATION
Scale 1:100



NORTH ELEVATION
Scale 1:100

BOO/TE/... DATE 2019-09-09

WONONGA MUNICIPALITY PLANNING GOEDGEDEUR/APPROVED

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