

274

253

254

272

Erf 273
1100sqm

KNYSNA MUNISIPALITEIT PLAN No
GOEDGEKEUR / APPROVED

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

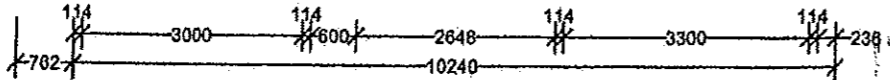
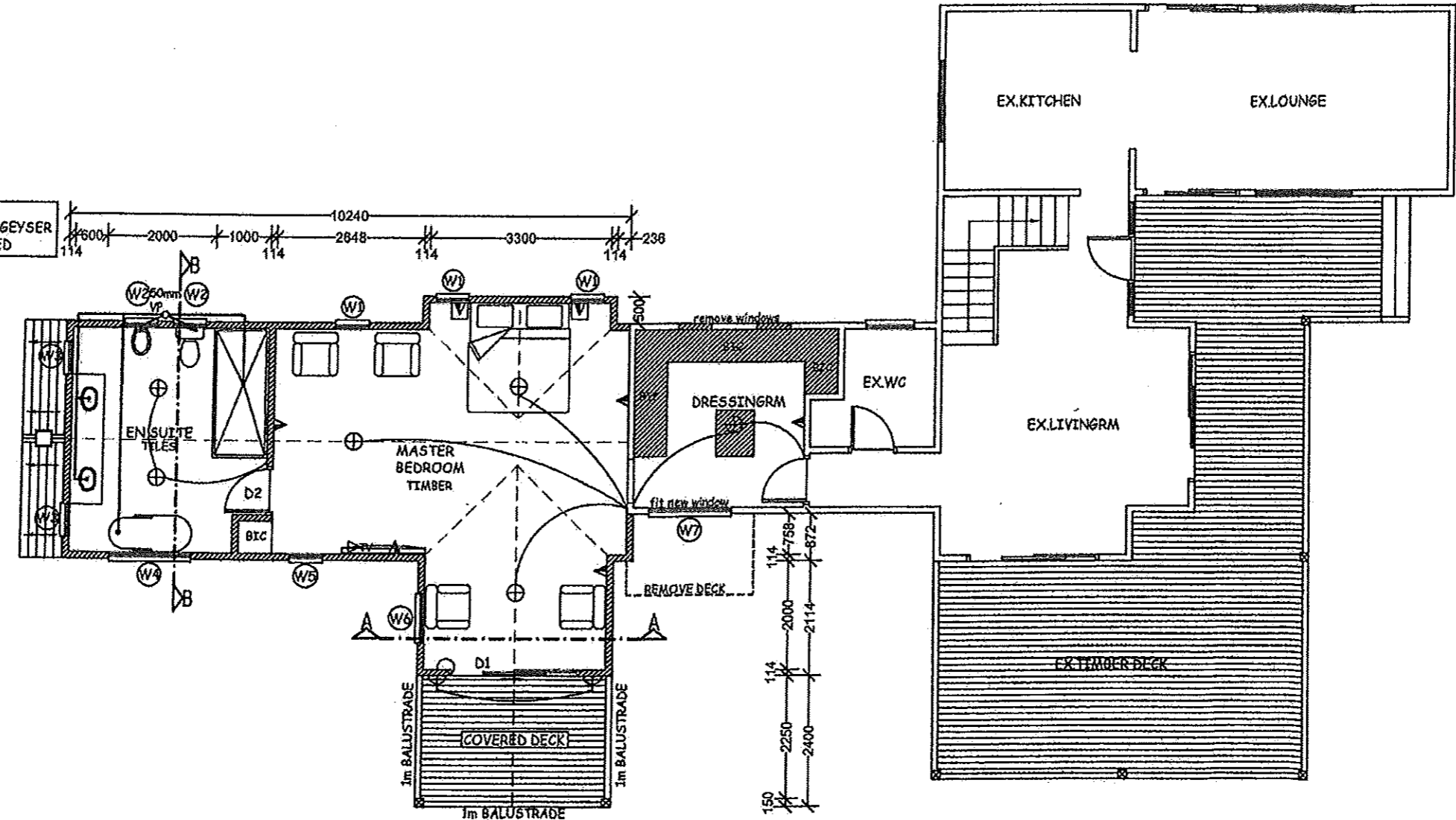
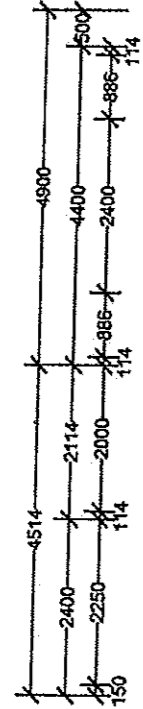
DATE: 7/10/2016

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| <p>N.GENADE ARCHITECTURAL DRAUGHTING & DESIGN SERVICES</p> <p>PO BOX 346 KNYSNA 6570 CELL : 082 216 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 SITE PLAN</p> | | |
| <p>SCALE 1:100</p> | | |
| <p>DAW. NO N005/04/2016</p> | <p>REV. 0</p> | <p>DATE 22-09-2016</p> |

| 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 |
| MS | MOTION SENSOR WALL LIGHT |
| ⊕ | DOUBLE FLOURESCENT |

DATE: 7/11/2016
 Volgens die NBR, WET No 103 van 1977 soos gewysig
 According to NBR, WET No 103 of 1977 as amended

NOTE:
 150L SOLAR GEYSER
 TO BE FITTED



GROUND STOREY PLAN
 Scale 1:100

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

KNYSNA MUNISIPALITEIT PLAN No
 GOEDGEKEUR / APPROVED

Volgens die NBR, WET No 103 van 1977 soos gewysig
 According to NBR, WET No 103 of 1977 as amended
 DATE: 7/11/2016

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, 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 Sisalation on 8mm OSB board on 38x14mm 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 Skimmed rhinoboard 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 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

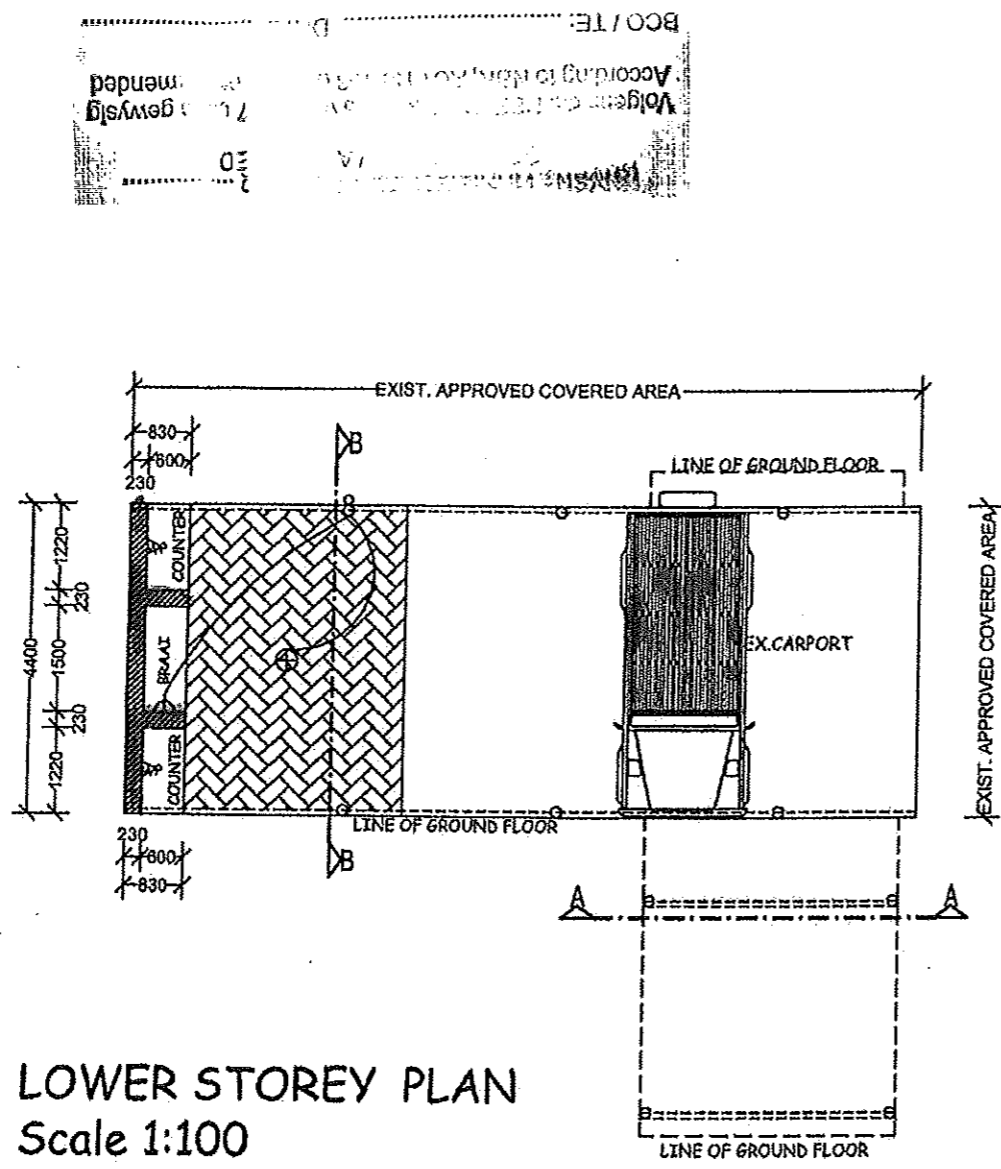
CLIENT
DR.W.GERBER

TITLE
GROUND STOREY PLAN

SCALE
1:100

| D/W NO | REV | DATE |
|--------------|-----|------------|
| N005/04/2016 | 0 | 22-09-2016 |

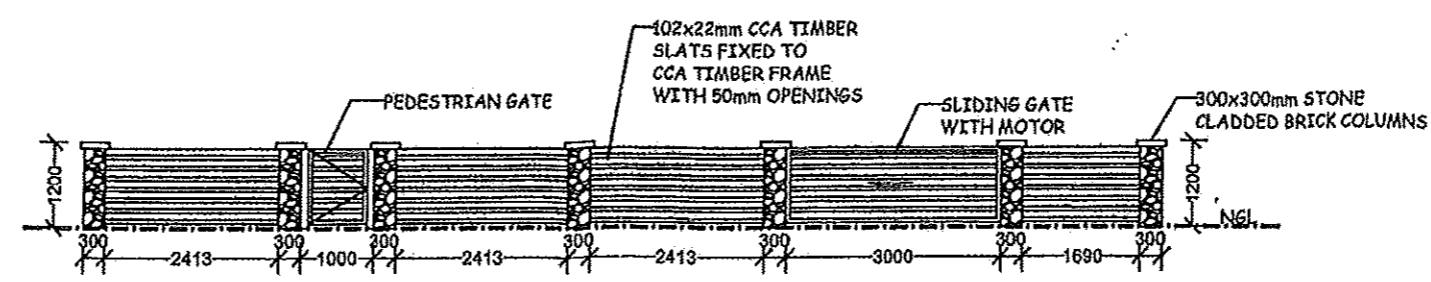
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| ⬆ | MOTION SENSOR WALL LIGHT |
| ⊕ | DOUBLE FLOURESCENT |



LOWER STOREY PLAN
Scale 1:100

AREAS
 EXIST.FIRST FLOOR : 107.5m²
 EXIST. GROUND FLOOR: 217.3 m²
 EXIST.LOWER FLOOR: 129.6m²
 TOTAL EX.AREAS: 454.7m²
 EXIST. FOOTPRINT: 205.1m²
 PROPOSED ADDITIONS: 52.8m²
 NEW TOTAL AREAS: 507.2m²
 NEW FOOTPRINT: 222.8m²
 ERF AREA: 1106m²
 COVERAGE: 20.14%
 ALLOWABLE COVERAGE: 50%

KNYSNA MUNISIPALITEIT PLAN NO. GOEDGEKEUR / APPROVAL
 Volgens die NBR, WET No 100 van 1977 as aangevuldig
 According to NBR, ACT No 103 of 1977 as amended
 BCO/TE: [Signature] DATE: 7/10/2016



STREET BOUNDARY FENCE
 Fence length: 34,3m
 Scale 1:100

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

NOTE:
 ALL FOUNDATIONS TO BE INSIDE
 PROPERTY BOUNDARY

- NOTES:**
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 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 S'slation on 9mm 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.
 12.6mm 8klmmed rhinoboard 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 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

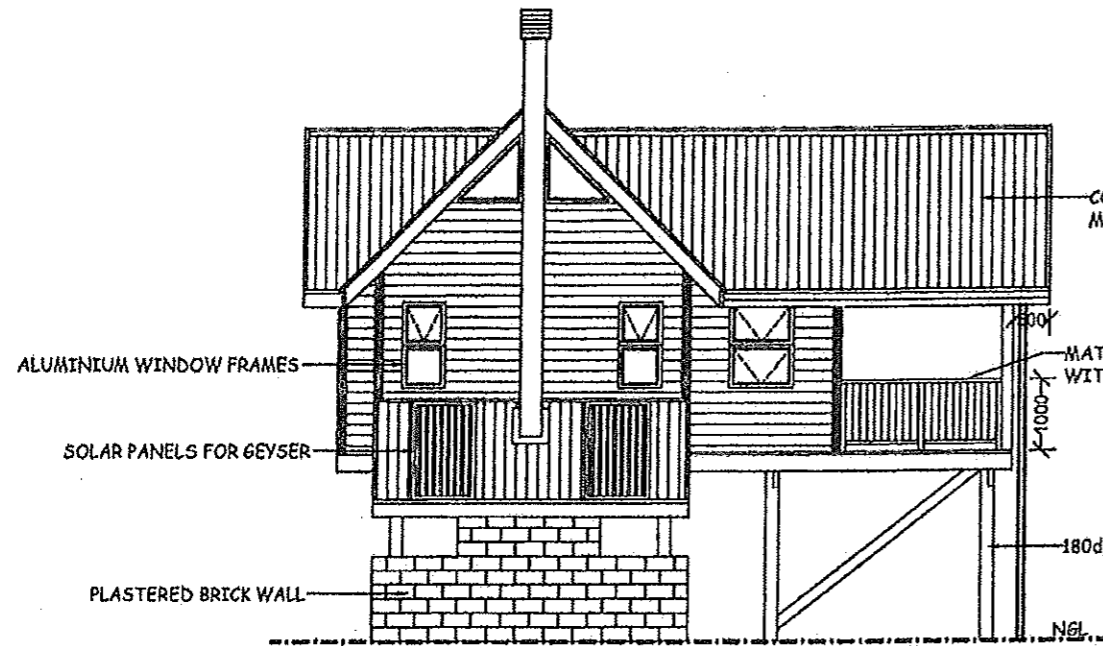
PROJECT
 PROPOSED ADDITIONS
 ERF 273
 STEENBRAS STREET
 BRENTON ON SEA

CLIENT
 DR.W.GERBER

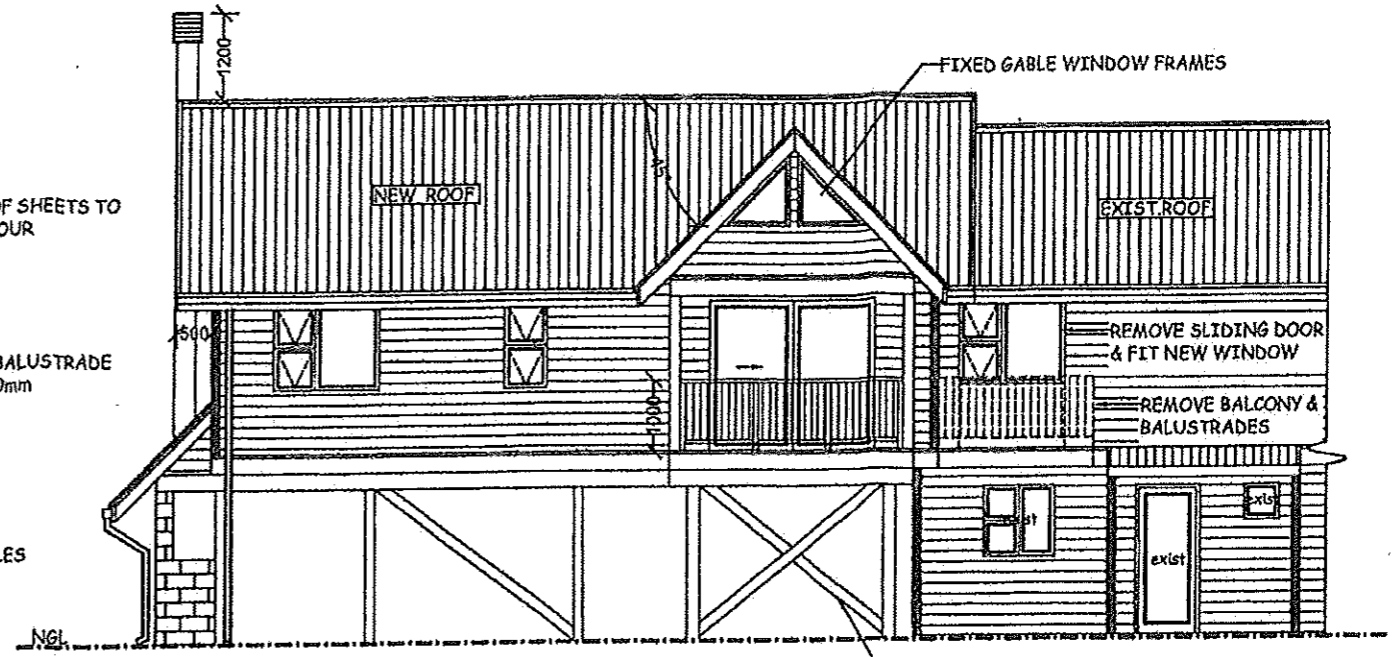
TITLE
 LOWER STOREY PLAN

SCALE
 1:100

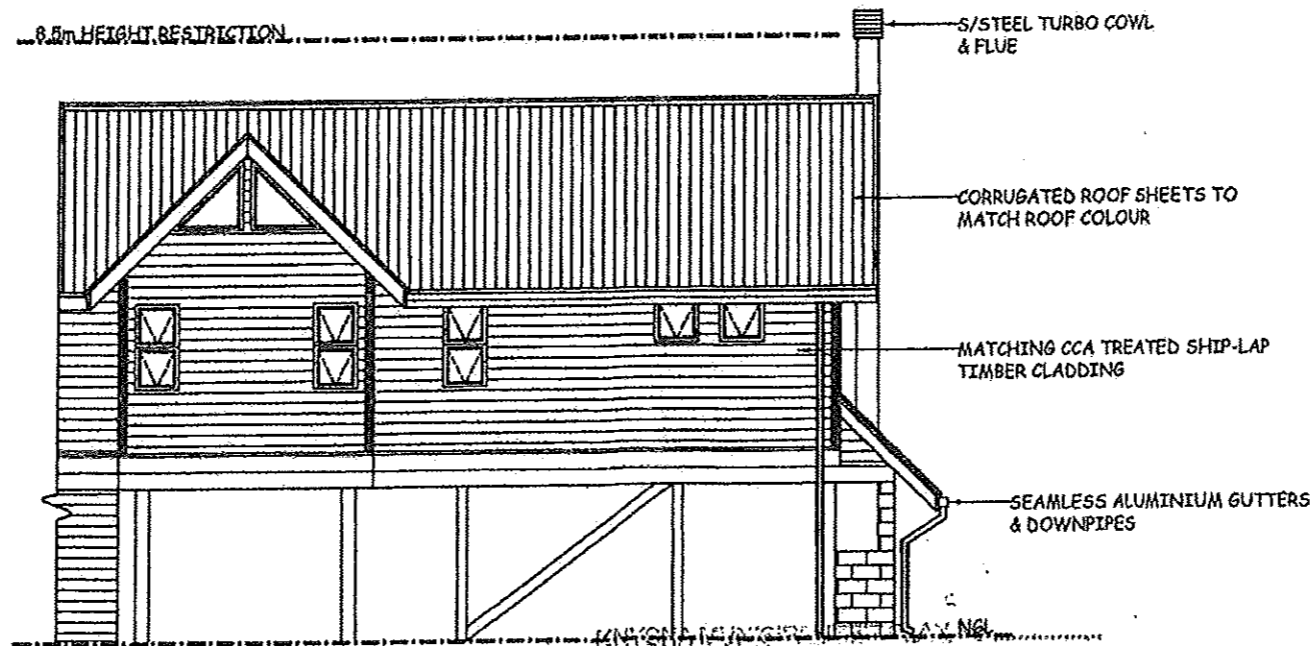
| DRW. NO. | REV. | DATE |
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| N005/04/2016 | 0 | 22-09-2016 |



NORTH ELEVATION
Scale 1:100



WEST ELEVATION
Scale 1:100



EAST ELEVATION
Scale 1:100

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

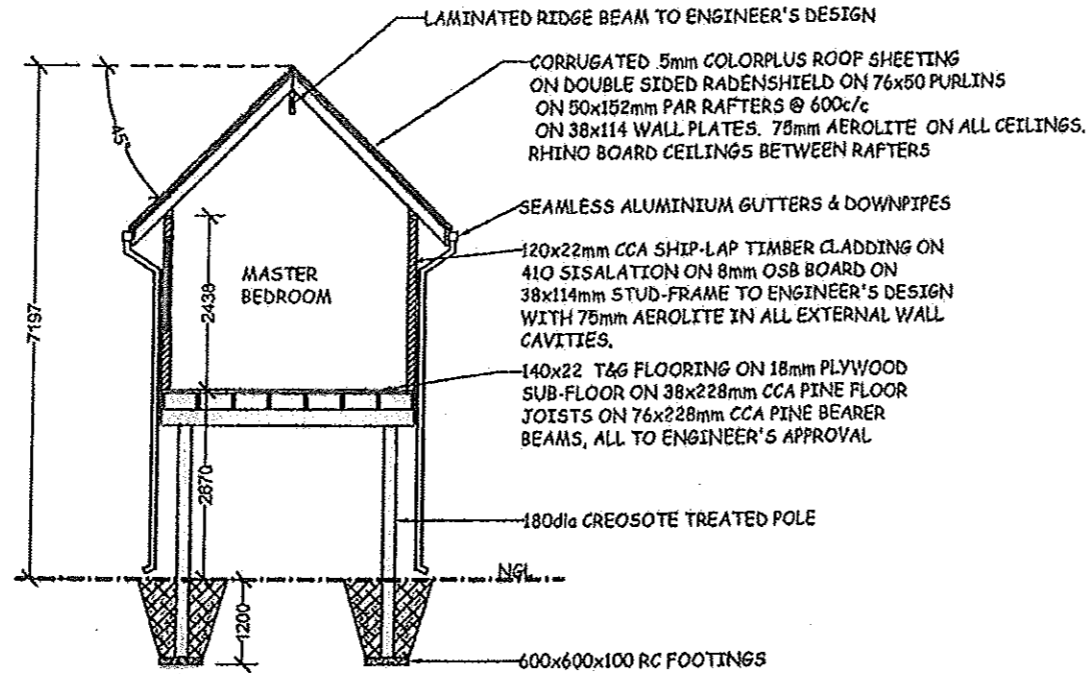
Voigens die NGR, W 11 No 100 van 1977 aan geysers
According to NGR, Act No 103 of 1977 as amended

BOO / TEL: B&S:

7/11/2016

| | | |
|--|------------------|----------------------------|
| <p>N.GENADE ARCHITECTURAL DRAUGHTING & 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>PROTECT PROPOSED ADDITIONS ERF 273 STEENBRAS STREET BRENTON ON SEA</p> | | |
| <p>CLIENT DR.W.GERBER</p> | | |
| <p>TITLE ELEVATIONS</p> | | |
| <p>SCALE 1:100</p> | | |
| <p>DRW.NO N005/04/2016</p> | <p>REV 0</p> | <p>DATE 22-09-2016</p> |

8,5m HEIGHT RESTRICTION



SECTION A:A
Scale 1:100

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 = 3,77

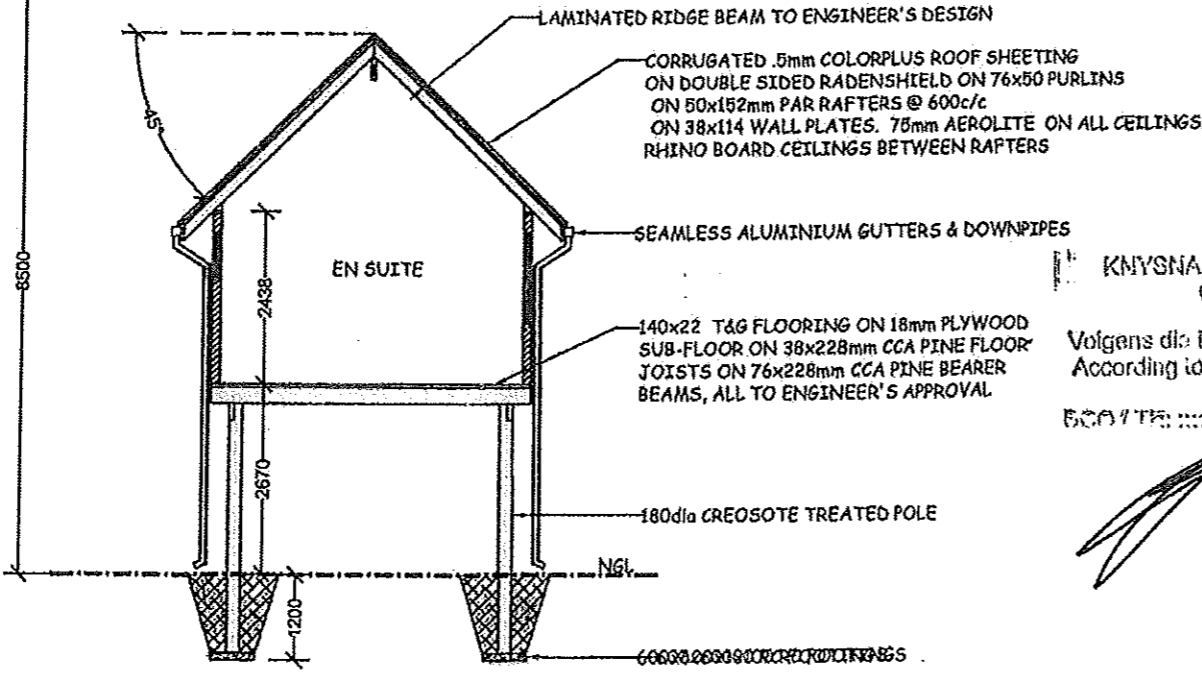
EXTERNAL WALLS:
 120 x 22mm SHIPLAP = 0,16
 8mm OSB BOARD = 0,08
 75mm AEROLITE = 1,65
 12mm RHINOBOARD = 0,059
 TOTAL R-VALUE = 1,949
 REQUIRED R-VALUE = 1,9

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

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8,5m HEIGHT RESTRICTION



SECTION B:B
Scale 1:100

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

DATE: 7/11/2016

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PROJECT
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 ERF 273
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 BRENTON ON SEA

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TITLE
 SECTIONS

SCALE
 1:100

| DRW. NO. | REV | DATE |
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