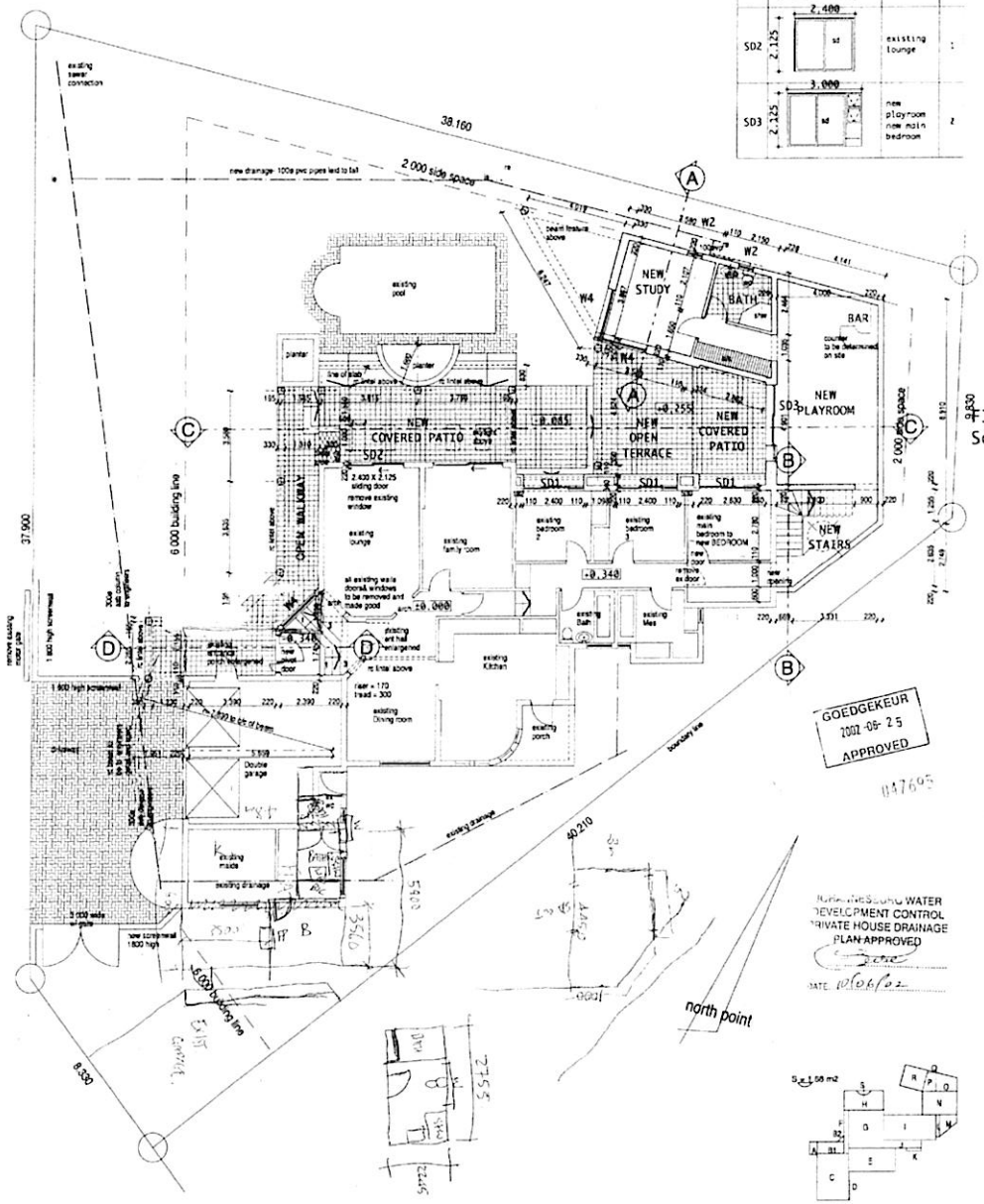
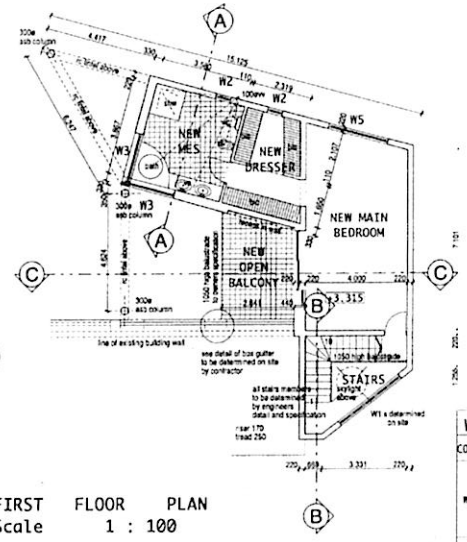


GROUND FLOOR PLAN SCALE 1 : 100

DOOR SCHEDULE

CODE	DESCRIPTION	POSITION	QTY
SD1	2.400 × 2.125, 1.800	bedroom 2,3 new	3
SD2	2.400 × 2.125, sd	existing lounge	1
SD3	3.000 × 2.125, sd	new playroom new main bedroom	2



FIRST FLOOR PLAN
Scale 1 : 100

WINDOW SCHEDULE

CODE	DESCRIPTION	POSITION	QTY
W1	600 × 600, WINBLOKS	STAIRWELL TO BE DETERMINED ON SITE	
W2	600 × 1 200	NEW DRESSER NEW MES NEW STUDY NEW BATH	4
W3	1 800 × 1 200	NEW MES	2
W4	1 800 × 1 500	ENTRANCE HALL NEW STUDY	3
W5	2 400 × 1 500	NEW MAIN BEDROOM	1

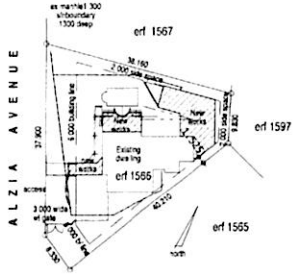
all glazing to comply with part N of SBA
all windows to be in accordance with
ALL windows specifications.
all sizes to be verified on site by contractor

schedule of areas

	existing	new works
Ground floor		
dwelling	158.25 m2	33.24 m2
covered porch	8.92 m2	12.45 m2
covered patio		33.54 m2
garage / maids	58.58 m2	
sub total	225.75 m2	148.73 m2
FIRST FLOOR		
dwelling		64.52 m2
sub total	225.75 m2	217.45 m2
TOTAL FLOOR AREA		434.80 m2
Assessment area		217.45 m2
site area		1040.75 m2

COVERAGE

A	=	1.560	x	2.540	=	3.96 m2
B1	=	5.250	x	2.320	=	12.18 m2
B2	=	1.158	x	1.158	x 0.5 =	0.67 m2
C	=	5.220	x	9.220	=	57.35 m2
D	=	0.220	x	5.600	=	1.23 m2
E	=	4.625	x	9.250	=	42.78 m2
F	=	0.975	x	8.490	=	8.24 m2
G	=	6.580	x	7.480	=	51.45 m2
H	=	3.830	x	7.850	=	30.07 m2
I	=	10.340	x	4.930	=	50.97 m2
J	=	1.500	x	7.470	=	11.95 m2
K	=	2.900	x	0.800	=	1.74 m2
L	=	4.330	x	0.745	=	3.23 m2
M	=	(4.330 + 1.581)/2 x 3.475			=	10.27 m2
N	=	4.557	x	8.940	=	31.62 m2
O	=	(3.843 + 2.712)/2 x 4.220			=	13.89 m2
P	=	(2.720 + 1.692)/2 x 3.843			=	8.48 m2
Q	=	0.438	x	1.634	x 0.5 =	3.58 m2
R	=	4.417	x	4.595	=	20.29 m2
less 5 segmental arch					=	1.68 m2
total coverage					=	358.70 m2 34.5% zov



SITE PLAN Scale 1 : 500

GENERAL NOTES

All's above all fanlass doors and windows.
2 x All's to all bathrooms, wcs, kitchen and maids quarters
Contractor to check all levels, dimensions, height of plinths, depth of excavations, and number of steps prior to construction.
No claim can be made for any discrepancy on site.
Figured dimensions to be read in preference to scaling
All structural work to be designed by a competent Professional Structural Engineer.

SPECIFICATION

25 screed on 78 concrete reinforced with BRC mesh on 250 micron SABS approved damp proof membrane on 50 sand blinding on clean selected soil, consolidated in layers not exceeding 150mm thick and treated with 5% Pentachlorophenal soil poison solution.
Foundations to be cast on virgin ground.
Damp proof course under all window sills.
Windows to habitable rooms to provide 10% of floor area natural light and 50% of window to be openings.
Shatterproof glass to all sliding doors, glazing to comply with Part N of National Building Regulations.
Brickforce at both levels of window and at waliplate level.
Galvanised wire ties to be built in at 225mm walls at 800 centres horizontally and every sixth course vertically.

DRAINAGE

Inspection eyes at all bends, junctions and gradient of drains and all gullies in open air.
Inspection eyes to have marked covers at ground level.
100e PVC drain pipes laid to fall 1:40 minimum.
WC soil pipes having a greater drop than 1,220m must be antisiphoned.
No drainage bends or junctions in or under building.
Portion of sewer under building to be protected against load by being encased in concrete to comply with part: P.27 (a), (b), and P30 (a), (b), (c)
All shower and waste pipes to be seewed with inspection eyes at both ends.
Resaal traps to all waste fittings.
Pipe sizes:
wc : 100e wbi: 40e bath: 40e shw : 50e
bf : 50e sink : 50e urt : 50e jac : 50e

ROOF NOTES

Concrete tiles on 38 x 38 battens at 320 max. centres on "Gunplus Dakseel" 400 micron laid as waterproofing membrane on truss members, rafters 38 x 114 and 38 x 114 tiebeams, trusses at 700 max. centres tied down with galvanised iron hoop iron ties 8 courses in wall.
All trusses to be joinled
38 x 114 wall plates
Roof pitch 20
All timbers grade "B"
2 coats creosote to all exposed eave timbers
0.6mm galvanised sheet metal flashing
Close mitred valleys with 0.5mm galvanised sheet metal gutters
Rhino board ceiling fixed to 38 x 38 brandering at 400 max. centres with 38mm clout nails at 150 max. centres. Brandering fixed to tiebeam with 75 to 100mm wire nails.
Cornice to match ceiling
cover strips to owners specification

NUMBER	REVISION	DATE
9		
8		
7		
6		
5		
4		
3		
2		
1		

PLAN SERVICES
ARCHITECTURE
(54 FREDERICK STREET OBSERVATORY 2198 GAUTENG SOUTH AFRICA
JORGE FERREIRA
P.O. BOX 747
ROSE FERREIRA
2130
TEL: (011) 4670937
FAX: (011) 4670937
CELL: 083 416 0186

CLIENT
MR JORGE SIMOES

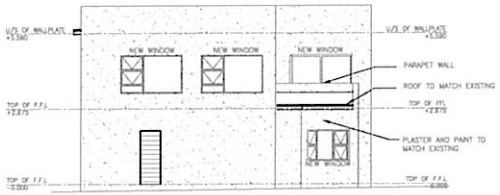
PROJECT
PROPOSED ADDITION ON STAND 1566 GLENVISTA EXT 3

DESCRIPTION
FLOOR PLAN, SITE PLAN AREAS, WINDOW SCHEDULES

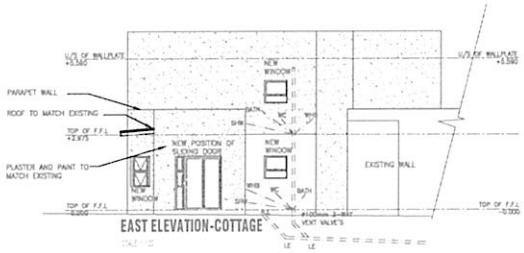
Name
Registered Owner

Scale	Date	Drawn by	Drawing Number
1:100 1:500	2006/02	FMADDER	AS SUB CAD FF 1

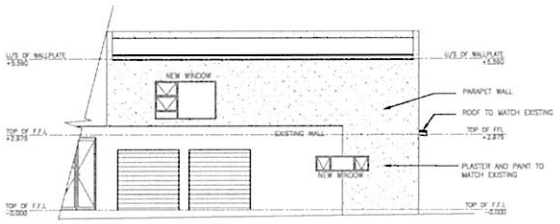
PRODUCED BY AN AUTODESK STUDENT VERSION



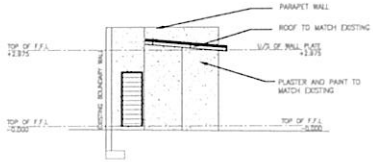
SOUTH ELEVATION-COTTAGE



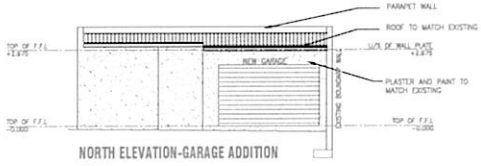
EAST ELEVATION-COTTAGE



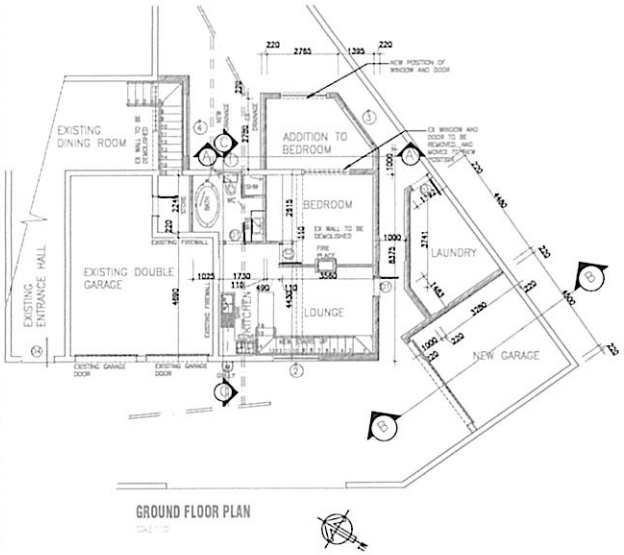
EAST ELEVATION-COTTAGE



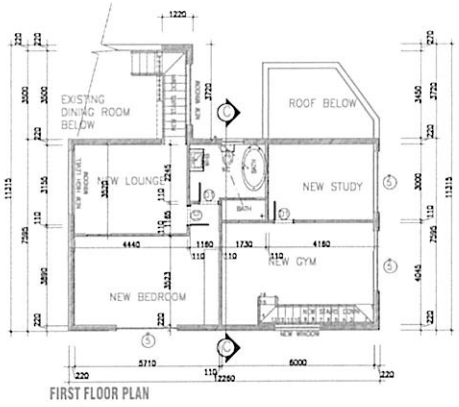
EAST ELEVATION-GARAGE ADDITION



NORTH ELEVATION-GARAGE ADDITION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PRODUCED BY AN AUTODESK STUDENT VERSION

DRG. No. GLENV/1566/001

NOTES

1. ALL LOCAL, NATIONAL BY-LAWS & SANS10400XA SHALL BE COMPLIED WITH.
2. SITE BOUNDARY PEGS OR CO-ORDINATES TO BE IDENTIFIED BEFORE COMMENCEMENT OF ANY WORK.
3. CONTRACTORS AND SUB-CONTRACTORS TO CHECK ALL DIMENSIONS, LEVELS ETC. ON SITE PRIOR TO COMMENCEMENT OF WORK.
4. ALL LEVELS SHOWN ARE FINISHED LEVELS UNLESS OTHERWISE STATED.
5. ALL NEW WORK TO MATCH AND LINE UP WITH EXISTING.
6. NO DIMENSIONS TO BE SCALED, ONLY FIGURED DIMENSIONS TO BE USED AND LARGE SCALE DETAILS SUPERCEDE SMALL SCALE DRAWINGS.
7. ANY QUERIES OR DISCREPANCIES IN DIMENSIONS OR DETAIL ON THE DRAWINGS OR BETWEEN DRAWINGS AND SPECIFICATION TO BE REPORTED TO THE ARCHITECT FOR CLARIFICATION BEFORE RELEVANT MATERIALS ARE ORDERED OR WORK PUT IN HAND.
8. ALL WALL OPENINGS IE: DOORS, WINDOWS ETC. TO HAVE PRE-STRESSED CONCRETE LINTOLS OVER UNLESS OTHERWISE DETAILED.
9. ALL ELECTRICAL WORK TO BE DONE BY A CONTRACTOR REGISTERED WITH THE ELECTRICAL CONTRACTING BOARD.

PVM ARCHITECTURAL DESIGNS

PAUL VAN DER MERWE
REGISTERED WITH S.A.C.A.P. (T0650)

PO BOX 96
MULBARTON
2059
CELL: 082 389 2595

AREA SCHEDULE:	
EXISTING HOUSE:	434.1m²
NEW LAUNDRY:	12m²
NEW GARAGE:	22.2m²
ADDITIONS TO FLAT:	35m²
NEW LOUNGE AND BEDROOM	52m²
NEW STUDY AND GYM:	38m²
TOTAL NEW:	159.2m²
EXISTING HOUSE:	434.1m²
GRAND TOTAL:	593.3m²
Stand Size:	1040.75m²
FAR	0.57
COVERAGE:	42.5%

ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE

OWNERS SIGNATURE:.....

ENGINEERS SIGNATURE:.....

PROPOSED ADDITIONS AND ALTERATIONS TO ERF 1566, GLEVNISTA EXT 3. PLANS AND ELEVATIONS

DATE: 28/10/2020
SCALE: 1:100
DRG.No. GLENV/1566/001
REVISION 01

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