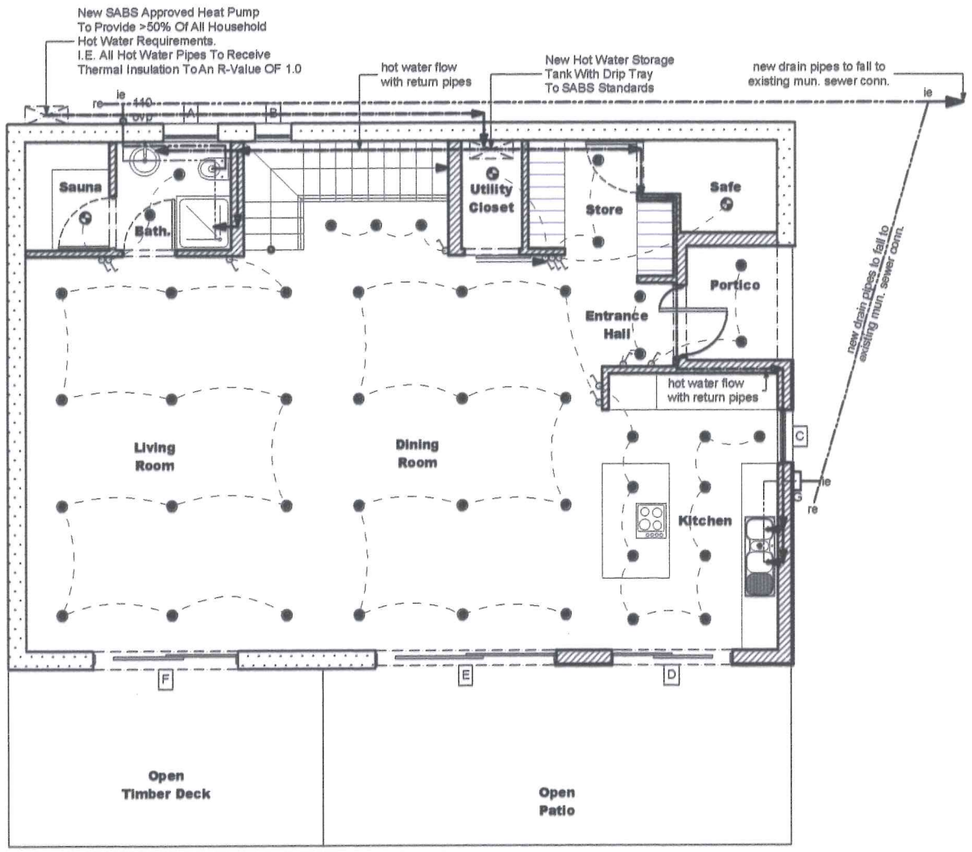




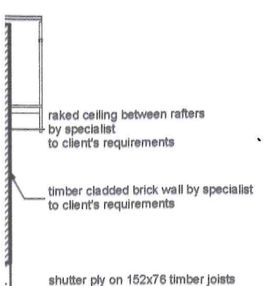
Ground Floor Plan - Services Layout

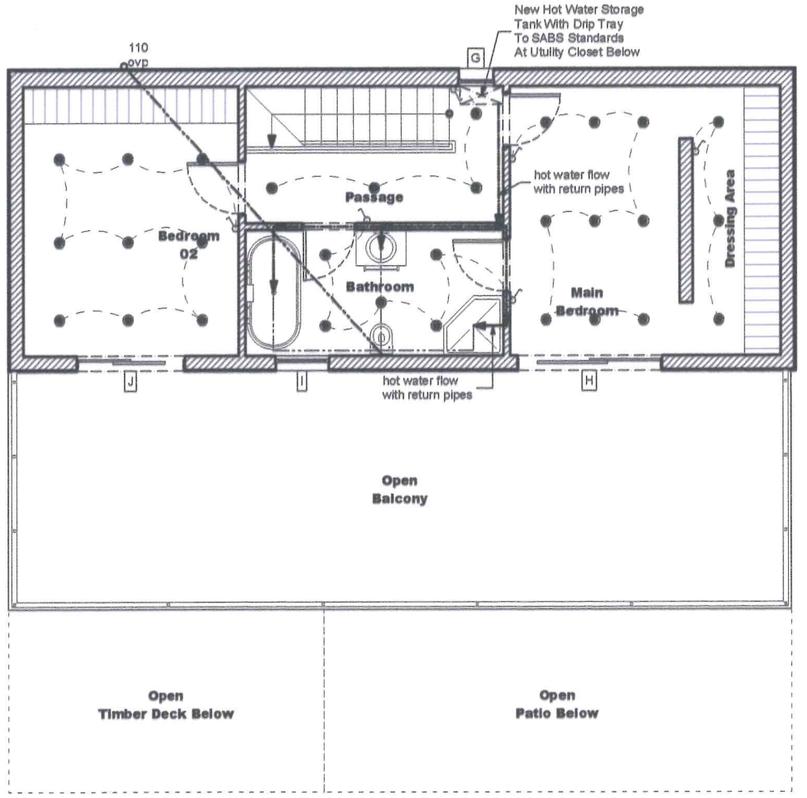
Scale 1:100

Fenestration Calculations - Ground Floor			
Symbol	Location	Dimensions	Area
A	Bath	0.9x1.2	1.08 sqm.
B	Stairs	0.6x1.8	1.08 sqm.
C	Kitchen	0.9x2.1	1.89 sqm.
D	Kitchen	2.0x2.1	4.20 sqm.
E	Dining Room	3.0x2.1	6.30 sqm.
F	Living Room	2.4x2.1	5.04 sqm.
Fenestration Total			19.59 sqm.
Nett Floor Area - Excl. Open Deck / Patio			118.07 sqm.
118.07 sqm. / 19.59 sqm.			0.1659 sqm.
Fenestration Percentage			16.59 %

Electrical Legend	
	Distribution Box
	Low Voltage Down Light
	Low Voltage Ceiling Light
	Flourescent Light
	Light Switch

All Electrical Fittings By Specialist & Fitted As Per SANS 204 To Client's Requirements





First Floor Plan

Scale 1:100

Fenestration Calculations - First Floor			
Symbol	Location	Dimensions	Area
G	Stairs / Passage	0.6x1.8	1.08 sqm.
H	Main Bedroom	2.4x2.1	5.04 sqm.
I	Bathroom	0.9x1.2	1.08 sqm.
J	Bedroom 02	1.8x2.1	3.78 sqm.
Fenestration Total			10.98 sqm.
Nett Floor Area - Excl. Open Balcony			65.79 sqm.
65.79 sqm. / 10.98 sqm.			0.1668 sqm.
Fenestration Percentage			16.68 %

Electrical - Dwelling		
Lighting	As per SANS 204 Table 12	
	Class of Occupancy	H3
	Maximum Light Power Demand (LPD)	5 W/m²
	Total Dwelling Area	183.86 sqm.
	Total LPD = 183.86 sqm. x 5W/m²	919.30 W.

Provided That The Maximum LPD For The Entire Building Envelope Does Not Exceed 919.30 W.

Designer

PAUL S. COOKE

Cell: (072) 486 - 3641

RESIDENTIAL • RETAIL • INDUSTRIAL

General Notes :

- ALL WORKS TO COMPLY SABS 0400 AND THE NATIONAL BUILDING REGULATIONS ACT 03 1977

- FOLLOW FIGURED DIMENSIONS DO NOT SCALE PRINT.

- ALL RELEVANT DETAILS , DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE ANY DISCREPANCIES BETWEEN THIS DRAWING & ITS CORESPONDING SCHEDULES OR DETAILS IS TO BE REPORTED TO THE ARCHITECT/DESIGNER IMMEDIATELY OR CLARIFICATION BEFORE ANY MATERIALS OR COMPONENTS ARE ORDERED OR INSTALLED OR BEFORE ANY WORK IS TO COMMENCE.

- BRICKFORCE TO OCCUR IN EVERY THIRD COURSE WITH BUTTERFLY TIES TO STONEWORK UP TO LINTOL HEIGHT AND IN EVERY COURSE ABOVE THE LINTOL TO WALL PLATE. BRICKS TO COMPLY WITH SABS STANDARDS.

- PROVIDE A THROAT TO EXTERNAL SOFFITS OF LINTOLS ABOVE ALL WINDOWS AND EXTERNAL DOORS.

- PREMISES TO BE LIGHTED AND VENTILATED IN ACCORDANCE WITH PART O OF THE NATIONAL BUILDING REGULATIONS ACT 103 1977, AIR-BRICKS TO BE BUILT INTO THE STONEWORK THROUGHOUT APPROX 600mm ABOVE LINTOL.

Foundation & Earthworks Notes :

1 EARTHWORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH SABS 1200D SUBJECT TO THE FOLLOWING AMENDMENTS:
I) THE DEGREE OF ACCURACY SHALL BE DEGREE II.
II) THE FINISHED LEVEL TOLERANCE IN SUB-CLAUSE.(B3) OF SABS 1200D TO BE AMENDED TO READ +-25mm.

2 NUMBER OF COMPACTION TESTS TO BE 6 PER LAYER OVER THE SITE INCLUDING THE IN-SITU LAYER.

3 ALL EXISTING FLOATERS AND BED-ROCK PINNACLES ARE TO BE BROKEN UP AND REMOVED FROM SITE IF IT CAN NOT BE INCLUDED IN THE FILL.

4 WHERE NATURAL GROUND (TOPSOIL) OCCURS REMOVE A MINIMUM OF 150mm TO BE CARTED OFF SITE AND RETAINED FOR BACKFILLING TOP-SOIL FOR GRASSED LEVEL AND PLANTED TERRACES.

5 CUT TO A MINIMUM OF 450mm BELOW FINISHED FLOOR LEVEL.

6 SCARIFY INSITU MATERIAL COMPACT TO 93% Mod AASHTO.

7 IF REQUIRED IMPORT G7 MATERIAL AND FILL IN LAYERS NOT EXCEEDING 150mm THICK AND COMPACT TO 93% Mod ASSHTO UP TO 450mm BELOW FINISHED FLOOR LEVEL.

8 COVER TO ALL REINFORCEMENT TO BE A MINIMUM OF 75mm ALL AROUND.

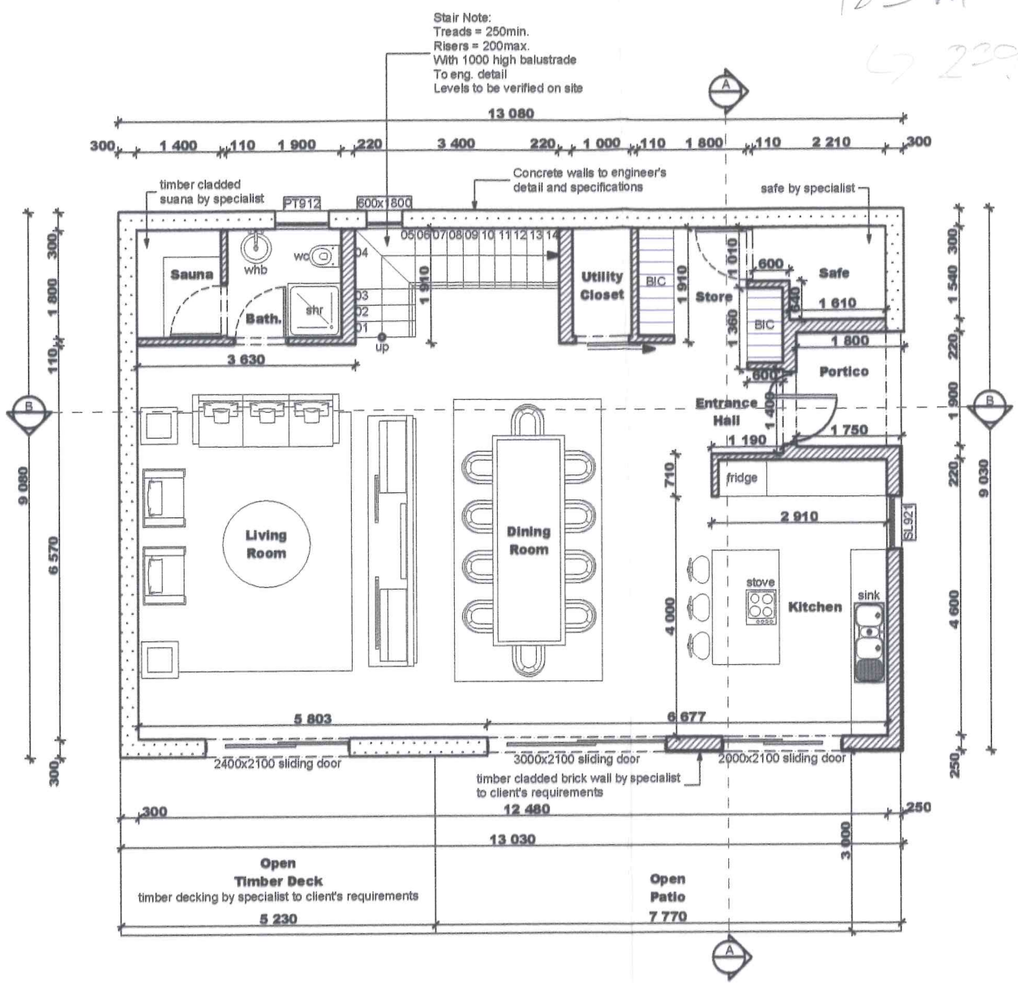
9 BLINDING TO BE PROVIDED TO BOTTOM OF FOUNDATION BASE 50mm THICK15 Mpa.

- CONCRETE TO FOUNDATIONS TO BE 25 Mpa AT 28 DAYS.

- ENGINEER TO BE CALLED OUT TO INSPECT EXCAVATIONSAND REINFORCEMENT BEFORE CASTING OF CONCRETE COMMENCES.

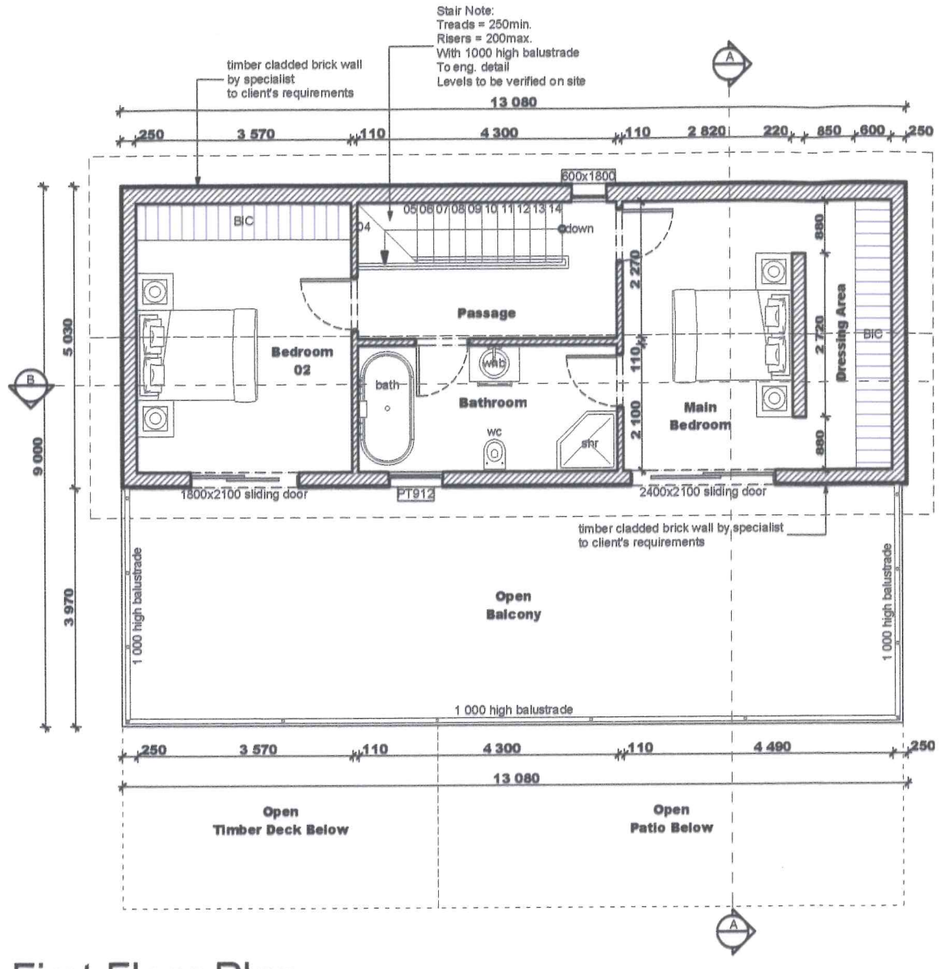
- SEE ENGINEERS DETAILED SPECIFICATIONS FOR ALL STRUCTURAL WORK INCLUDING FOUNDATIONS, RETAINING WALLS , IN-SITU BEAMS ,SLABS AND COLUMNS.

185 m²



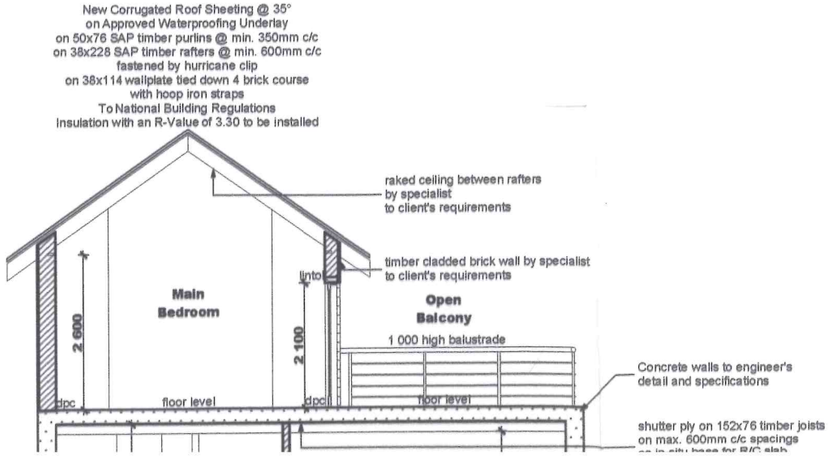
Ground Floor Plan

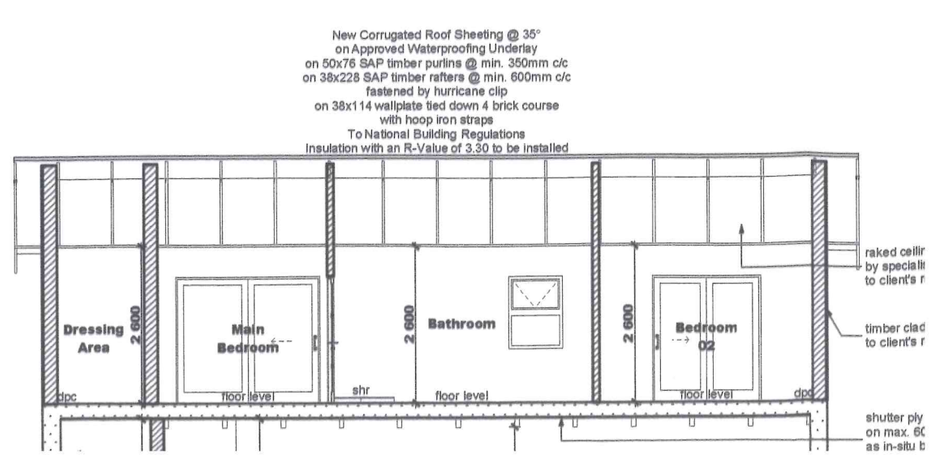
Scale 1:100



First Floor Plan

Scale 1:100





INTERNAL F.F.L
NOTE: F.F.L. MIN 150 mm ABOVE N.G.L.

- ALL REMAINING ROOTS AND VEGETABLE MATTER IS TO BE REMOVED FROM THE SITE PROIR TO BACK FILLING AND SOIL POISONING IN TERMS OF SABS 1024 TO BE PERFORMED @ ANY SIGN OF TERMITES.

- ALL FOUNDATIONS A MIN OF 650x300 mm, SLIP-JOINTING TO BE PROVIDED BTWN ALL BRICKWORK AND CONC. SLABS AND BEAMS.

Paul S. Cooke

Pr Arch D

Reg. No. PAD 21118

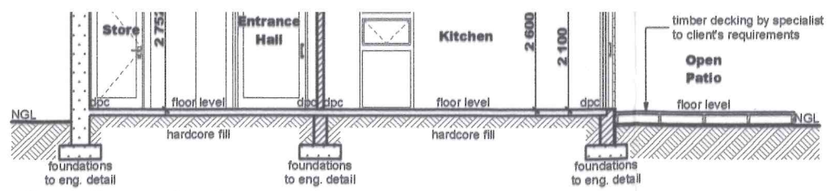
AREA SCHEDULE

LOCATION	Sqm
EXISTING AREAS	
EXISTING DWELLING	xx.xx Sqm
EXISTING OUT BUILDING	xx.xx Sqm
TOTAL EXISTING AREAS	xx.xx Sqm
PROPOSED GROUND FLOOR	118.07 Sqm
PROPOSED FIRST FLOOR	65.79 Sqm
TOTAL NEW AREAS	183.86 Sqm
SQM. TOTAL :	183.86 Sqm

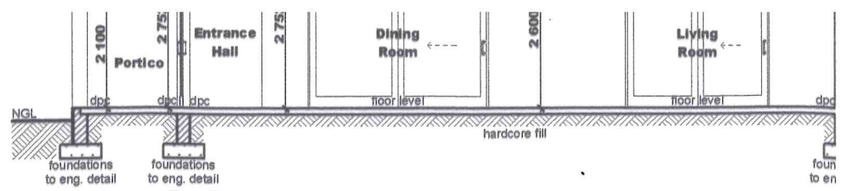
Project Number: M 6478

Issue Date: 2016.05.18

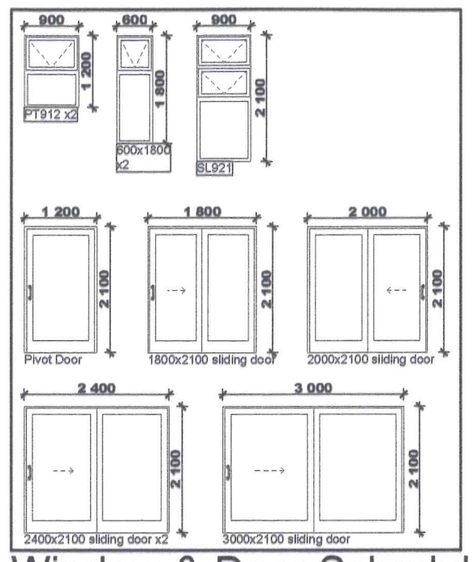
Drawing Number: M 6478



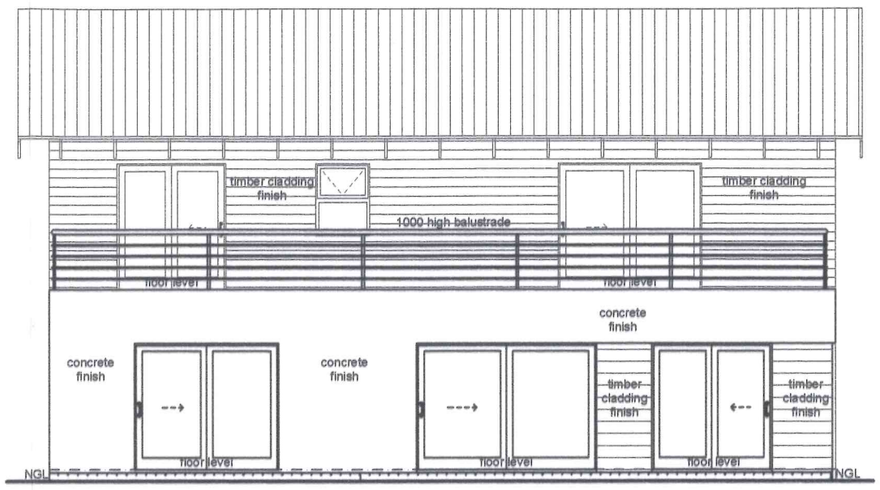
Section A:A
Scale 1:100



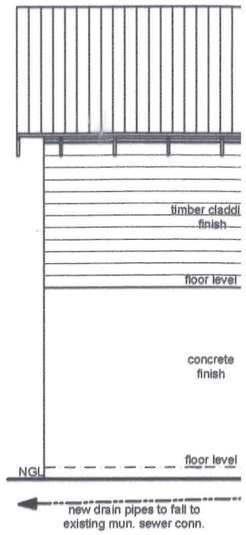
Section B:B
Scale 1:100



Window & Door Schedule
Scale 1:100

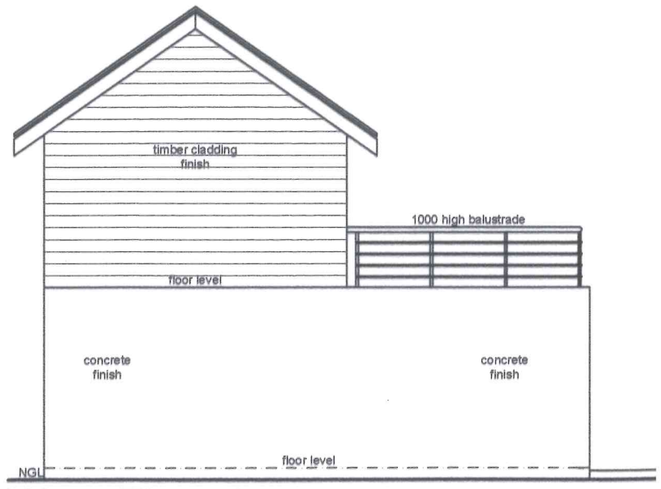


South Elevation
Scale 1:100



North Elevat
Scale 1:100

F.A.R.		COVERAGE	
GROUND FLOOR	118.07 Sqm	STAND SIZE	382.06 Sqm
FIRST FLOOR	65.79 Sqm	BUILDING AREA	118.07 Sqm
F.A.R.	55.72 %	COVERAGE	30.90 %



West Elevation
Scale 1:100

PLANS CENTRAL



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DRAWING TITLE:	DESIGN PROPOSAL DRAWINGS
PROJECT TITLE:	PROPOSED NEW DWELLING
STAND No:	STAND 6829, KLEINMOND, WESTERN CAPE
FOR OWNER:	MICHAEL FALTERMEIER

Note:

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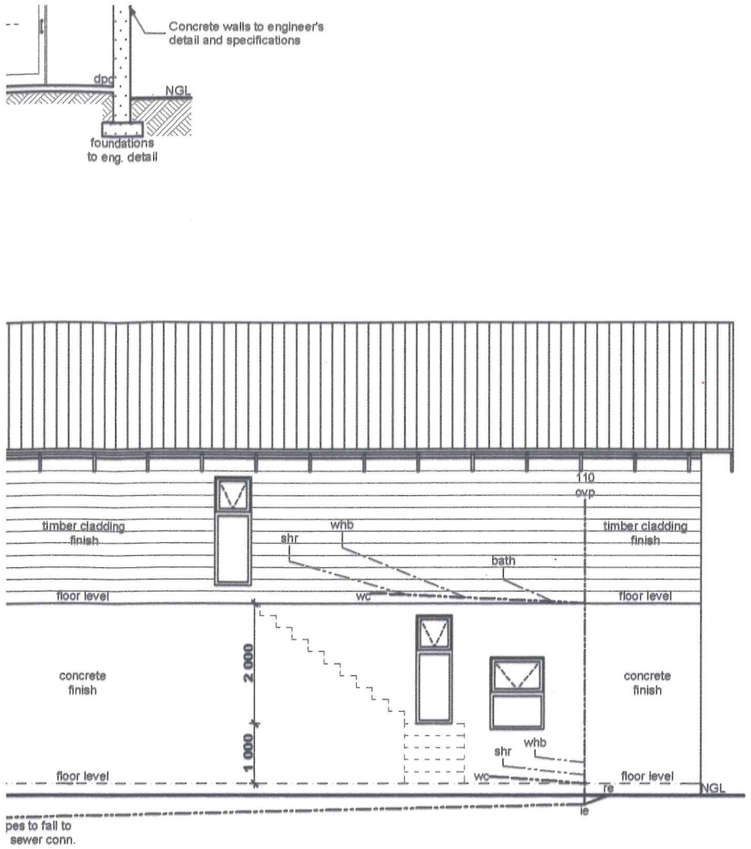
Owners Signature

Scale: As Shown On Plan

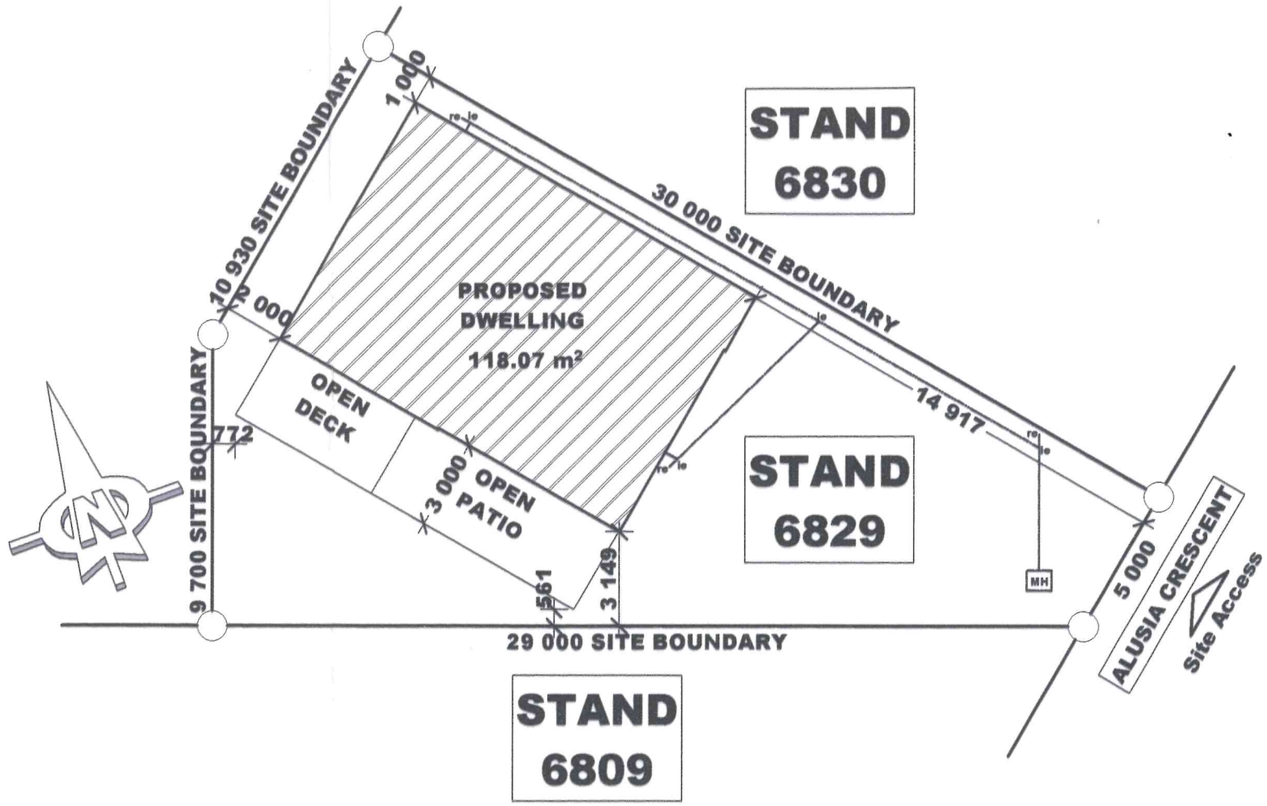
Date: 2016.03.15

Drawn By: RAMSEY

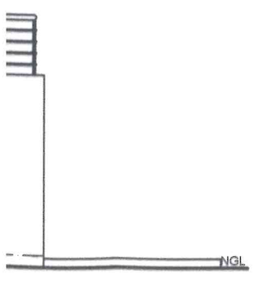
Checked By: PAUL

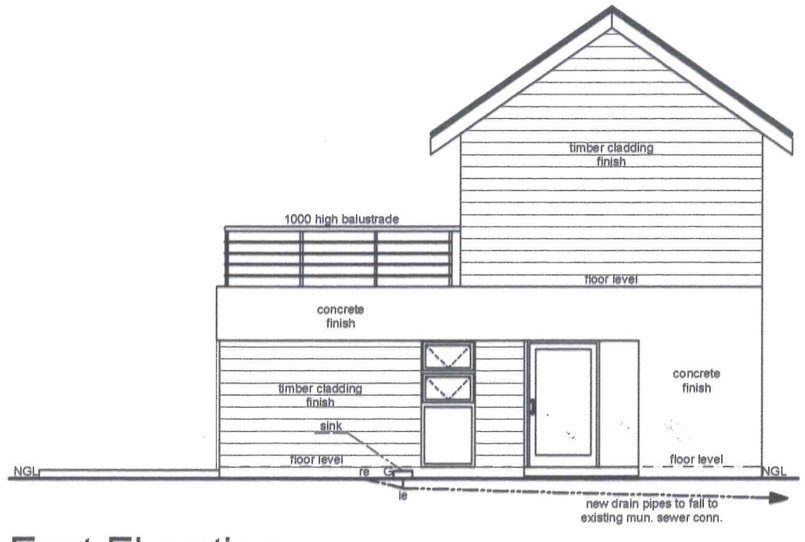


Elevation



Site Plan
Scale 1:200





East Elevation
Scale 1:100