

INFORMATION

REF no:	8031
REF (4x4m)	6000
ZONING	RESIDENTIAL L
SUBURB	JEFFREYSBAV
ALLOWED COVERAGE PERCENTAGE	5%
ALLOWED FSI	N/A
MASTER/CONTRACTOR NOTES	N/A
RELEVANT AUTHORITIES	N/A
EXISTING COVERAGE	0 m ²
ADDITIONAL COVERAGE	114 m ²
TOTAL COVERAGE	114 m ²
EXISTING FLOOR AREA	0 m ²
ADDITIONAL FLOOR AREA	114 m ²
TOTAL FLOOR AREA	114 m ²

PROPOSED NEW DWELLINGS

address: **ENF 803 THE SANDS**
 client: **HOMELY PROPERTY**
 drawing: **SITE PLAN FLOOR PLAN / DRAINAGE SECTION / CALCULATIONS**
 scale: **A1 - 1:100 & 1:50**
 drawn by: **S. SCHOEMAN**
 date: **2023-07-17**
 drawing no: **2113.27 - HUNDI-1 rev-1**

homely Property



FLOOR PLAN
Scale 1:50

LANDSCAPING NOTE

- Home owner to apply guidelines to their garden to their satisfaction at their own cost.

EXTERNAL ANTENNAE

- All to be installed on a structural steel support.
- All wiring to be installed under ground.
- Internal electricity shall be installed in a separate conduit.
- All external antenna door shall be installed under ground.

MURDER PROOFING NOTE

- All external doors shall be installed on a concrete slab.
- All external doors shall be installed on a concrete slab.
- All external doors shall be installed on a concrete slab.

INTERNAL SECURITY

- All external doors shall be installed on a concrete slab.
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FENESTRATION CALCULATIONS

TOTAL STOREY NET INTERNAL FLOOR AREA = 93m²
LOCATED NET INTERNAL SOUTH 34.05

ORIENTATION	category	reference	width	height	number	quantity	area m ²
W	WINDOW	W1	1800	2125	2	7.65	
		W2	1580	800	1	1.26	
		W3	800	1580	2	2.53	
W	WINDOW	W4	800	800	5	3.20	
		W5				0.00	
		W6				0.00	
W	WINDOW	W7				0.00	
		W8				0.00	
		W9				0.00	
Total WINDOW/VEHICLE orientated fenestration area							14.64
Storey total fenestration area							13.91
Storey net internal floor area							93.00

Fenestration/Net floor area: **0.1505** **DEEMED TO SATISFY**

SANS 10400 REQUIREMENTS CALCULATIONS

TOTAL R VALUE REQUIRED FOR ROOF ASSEMBLY	3.7
TOTAL R VALUE ACHIEVED FOR ROOF ASSEMBLY	3.7
MINIMUM R VALUE REQUIRED FOR ROOF INSULATION	0.7
R VALUE ACHIEVED BY ROOF INSULATION	3.35
R VALUE ACHIEVED BY ROOF INSULATION	3.38

LIGHTING REQUIREMENTS

LIGHTS	NO. OF LIGHTS	WATTS
DOWNLIGHTS	8	10W
CEILING LIGHTS	6	12W
WALL MOUNT LIGHTS	4	7W
TOTAL	18	189W

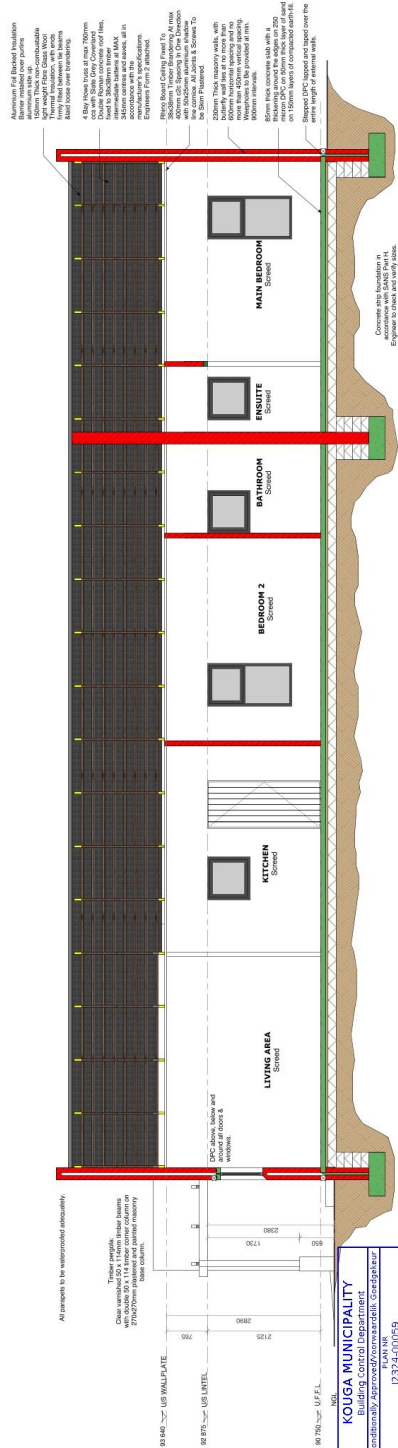
OCCUPANCY - 145 - 4W/m²
FLOOR AREA - 93
WATTS ALLOWED - 93 X 4 = 372



SITE PLAN
Scale 1:50

CONNECTION

100mm x 100mm	1.00
150mm x 150mm	1.50
200mm x 200mm	2.00
250mm x 250mm	2.50
300mm x 300mm	3.00
350mm x 350mm	3.50
400mm x 400mm	4.00
450mm x 450mm	4.50
500mm x 500mm	5.00
550mm x 550mm	5.50
600mm x 600mm	6.00
650mm x 650mm	6.50
700mm x 700mm	7.00
750mm x 750mm	7.50
800mm x 800mm	8.00
850mm x 850mm	8.50
900mm x 900mm	9.00
950mm x 950mm	9.50
1000mm x 1000mm	10.00



4 Bay floor joists at max. 700mm centres with 20mm GFRP composite decking. All spans to be waterproofed adequately. All spans to be waterproofed adequately. All spans to be waterproofed adequately.

Concrete slab foundation in accordance with SANS 10400-11. Engineer to check and verify sizes.

Concrete slab foundation in accordance with SANS 10400-11. Engineer to check and verify sizes.

DESCRIPTION	LOCATION	GLAZING	IRONMONEY	GENERAL
1500x2000mm covered coated aluminium window with a 800x600mm top hung opening section.	1 - LIVING ROOM	U/S Linet	GEZE 5	Standard GEZE 5, lower multiple locked or upper multiple locked or upper door handle.
800x1500mm covered coated aluminium window with a 800x600mm top hung opening section.	1 - LIVING ROOM	U/S Linet	GEZE 5	Standard GEZE 5, lower multiple locked or upper multiple locked or upper door handle.
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800x1500mm covered coated aluminium window with a 800x600mm top hung opening section.	1 - LIVING ROOM	U/S Linet	GEZE 5	Standard GEZE 5, lower multiple locked or upper multiple locked or upper door handle.



Water supply to be installed in accordance with SANS 10400-11. Engineer to check and verify sizes.

Gas supply to be installed in accordance with SANS 10400-11. Engineer to check and verify sizes.

Electrical supply to be installed in accordance with SANS 10400-11. Engineer to check and verify sizes.



North West Elevation Scale 1:100

Material callouts for walls, windows, and doors.



South West Elevation Scale 1:100

Material callouts for walls, windows, and doors.



North East Elevation Scale 1:100

Material callouts for walls, windows, and doors.



South East Elevation Scale 1:100

Material callouts for walls, windows, and doors.



Water Retention Scale 1:100

Material callouts for pipes and fittings.