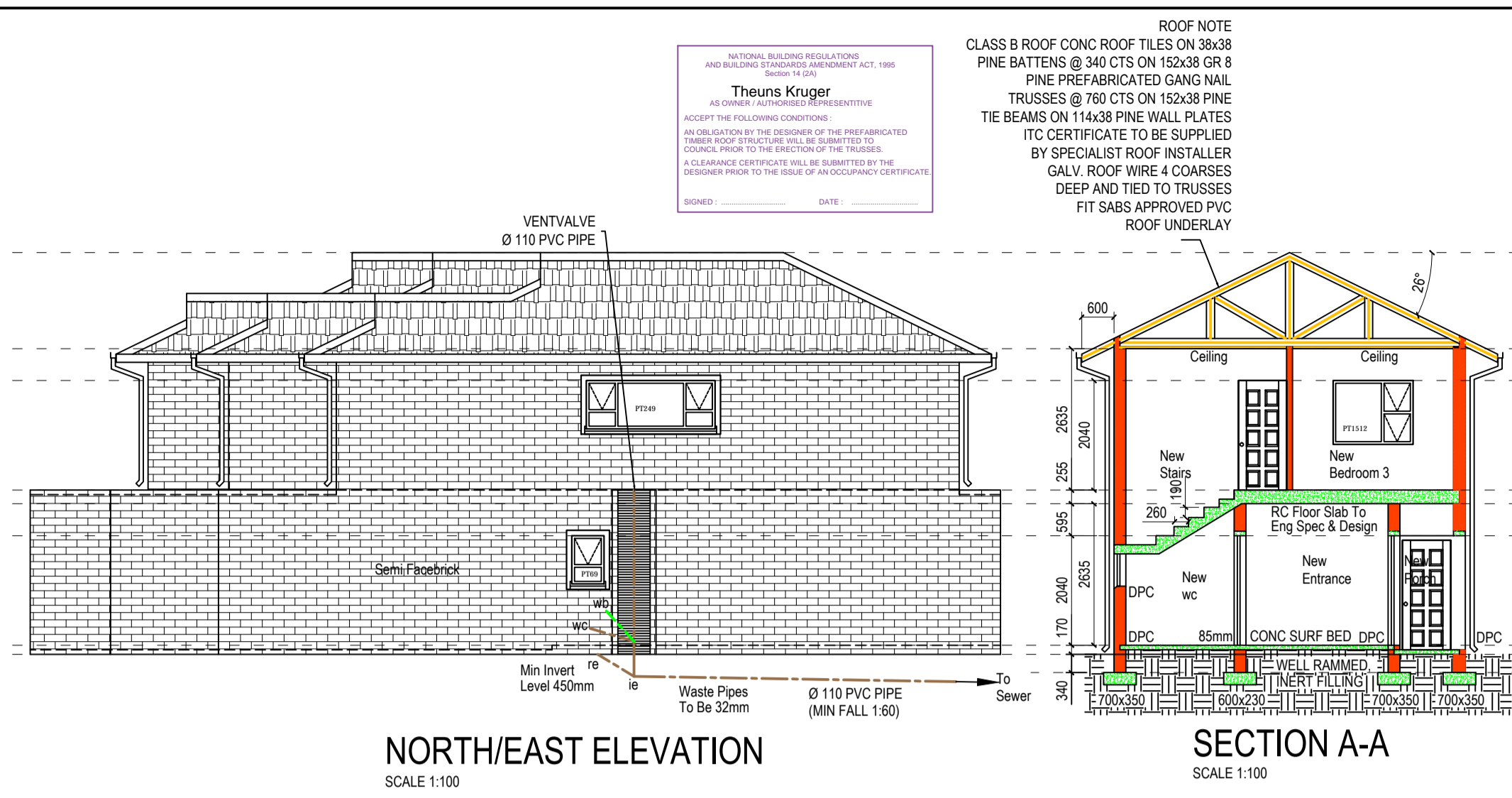
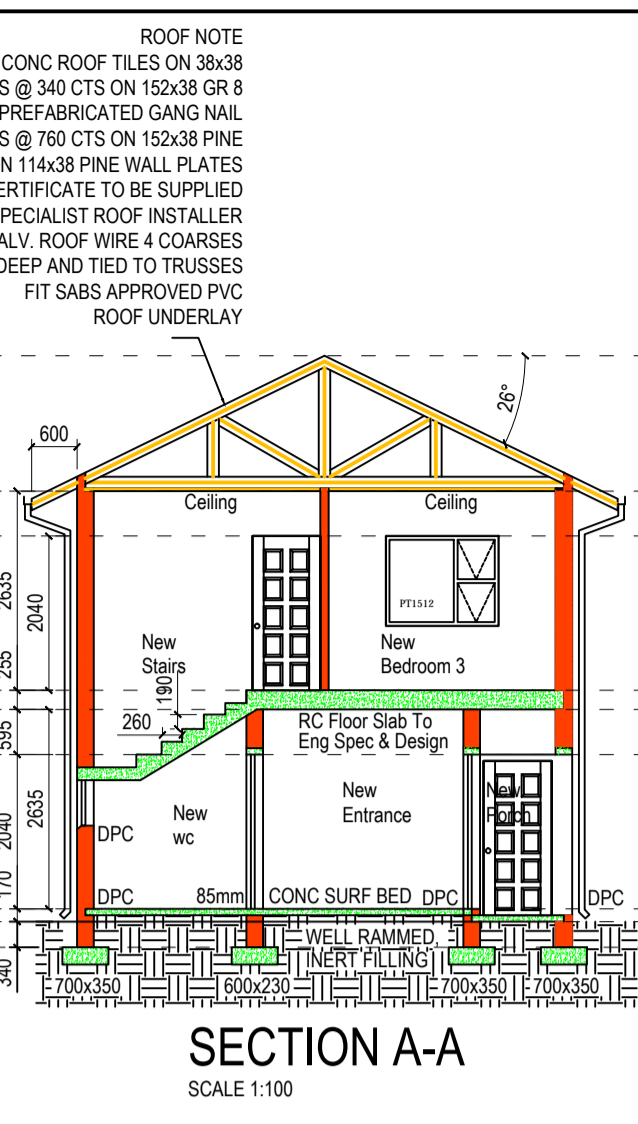


NORTH/WEST ELEVATION
SCALE 1:100



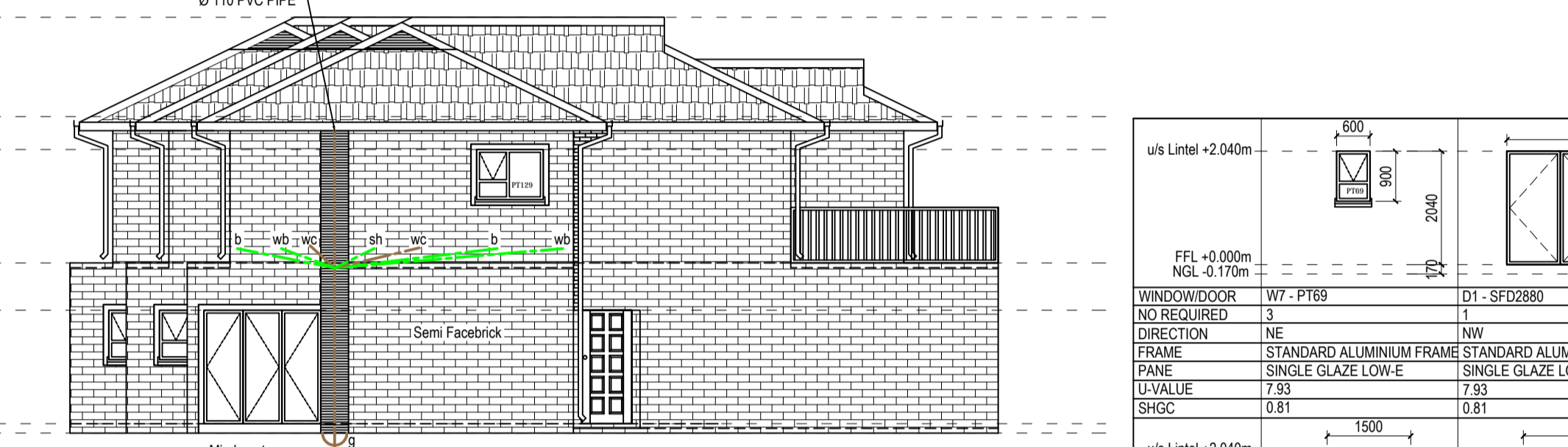
NORTH/EAST ELEVATION
SCALE 1:100



SECTION A-A
SCALE 1:100

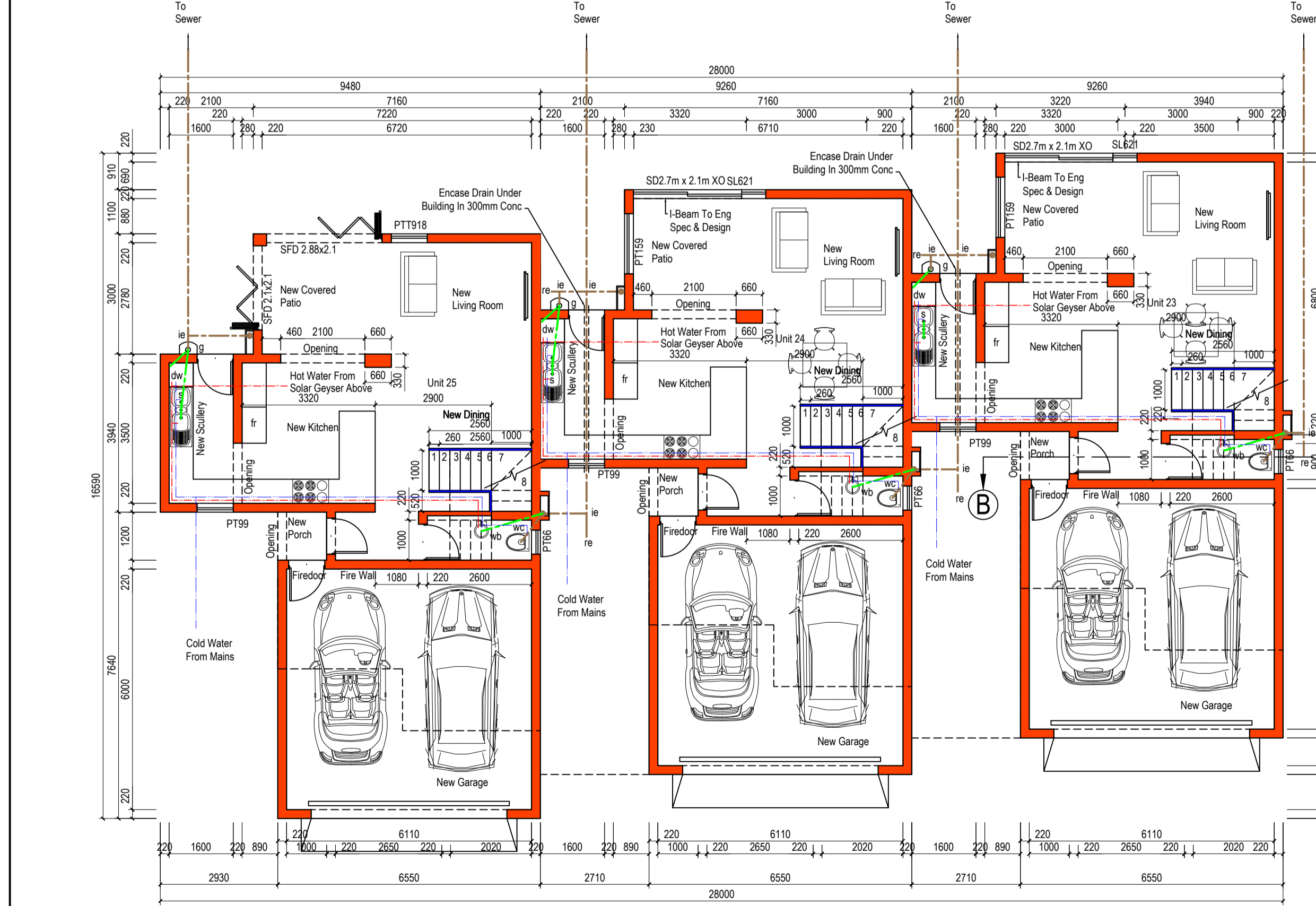


SOUTH/EAST ELEVATION
SCALE 1:100



SOUTH/WEST ELEVATION
SCALE 1:100

New Ground Storey Area Each = 56.16m²
 New Covered Patio Each = 9.66m²
 New Porch Each = 1.46m²
 New Garage Each = 41.01m²
 Total Ground Area Each = 108.29m²
 New 1st Storey Each = 75.05m²
 Total Area Each = 183.34m²
 Total Ground Area = 324.87m²
 Total 1st Storey Area = 225.15m²
 Total Area = 550.02m²



UNITS 23 - 25 TYPE C GROUND STOREY PLAN VIEW
SCALE 1:100

DATE: 2022/10/26 SCALE: 1:100 A1 SHEET: 1 OF 4
 DRAWING NAME: UNITS 23 - 25 TYPE C LAYOUT, ELEVATIONS & SECTION PHASE 3
 DRAWN BY: R. PRETORIUS
 CHECKED BY: GEOFF OENDAAAL
 ARCHITECT DESIGN & CONSTRUCTION
 082 938 8642
 PROFESSIONAL ARCHITECTURAL DRAUGHTSMAN
 SACAP REGISTRATION NO D0472

THE CONTRACTOR/CLIENT MAY NOT CLAIM AGAINST THE ARCHITECT AS A RESULT OF DISCREPANCIES OR ERRORS NOT REPORTED BEFORE THE START OF CONSTRUCTION

ROOF NOTE
 CLASS B ROOF CONC ROOF TILES ON 38x38 PINE BATTENS @ 340 CTS ON 152x38 GR 8 PINE PREFABRICATED GANG NAIL TRUSSES @ 780 CTS ON 152x38 PINE TIE BEAMS ON 14x38 PINE WALL PLATES ITC CERTIFICATE TO BE SUPPLIED BY SPECIALIST ROOF INSTALLER GALV ROOF WIRE 4 COARSE DEEP AND TIED TO TRUSSES FIT SABS APPROVED PVC ROOF UNDERLAY

GENERAL NOTES
 ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BEFORE ANY WORK COMMENCES.
 ALL WORK TO COMPLY WITH MUNICIPAL BY-LAWS AND N.B.R. ACT 1977.
 OPC TO ALL WALLS AND WINDOW SILLS.
 VERTICAL D.P.C. TO ANY CHANGE OF FLOOR LEVEL.
 WINDOWING MIN. 10% OF FLOOR AREA.
 NATURAL VENTILATION MIN. 5% OF FLOOR AREA.
 PRESTRESSED LINTELS ABOVE ALL DOORS AND WINDOWS.
 ROOF NOTES:
 • REFER TO ROOF NOTES
 • WALLS
 • SELF-FACEROCK FINISH TO MATCH EXISTING ALUMINIUM WINDOWS AND DOOR FRAMES
 • DRAINAGE
 • MIN. INVERT LEVEL 450mm
 • NO CHANGE OF DIRECTION UNDER FLOOR AND BUILDINGS
 • ENCASE DRAINAGE UNDER BUILDING IN 300mm CONCRETE

Window & Door Schedule	W1 - PTT18	W2 - SW219	W3 - PT199	W4 - PTT1815	W5 - PT159	W6 - PTT1812	D1 - SFD2880	W8 - PT129	D2 - SD2721X0	D3 - 900 Alu Door & 621SL	D3-VAN ACHT HORIZONTAL HOLLOW CORE	D3 - CHROMADEK SECTIONAL DOOR
us Lintel +2.040m	900	2100	900	1800	1500	1500	2880	1200	2700	900	2700	580
FFL +0.000m NGL -0.170m	1900	2040	1900	1800	1900	1900	2040	2040	2040	2040	2040	2040
NO REQUIRED	3	3	3	7	3	3	3	3	3	2	24	3
DIRECTION	NW	NW	SE	NW	SE	SE	NW	SW	SW	SE	SE	SE
FRAME	STANDARD ALUMINIUM FRAME	STANDARD ALUMINIUM FRAME	STANDARD ALUMINIUM FRAME	STANDARD ALUMINIUM FRAME	STANDARD ALUMINIUM FRAME	STANDARD ALUMINIUM FRAME	STANDARD ALUMINIUM FRAME	STANDARD ALUMINIUM FRAME	STANDARD ALUMINIUM FRAME	FRAME SPECIFIED BY CLIENT (PAINTED)	FRAME SPECIFIED BY CLIENT (PAINTED)	FRAME SPECIFIED BY CLIENT (PAINTED)
PANE	SINGLE GLAZE LOW-E	SINGLE GLAZE LOW-E	SINGLE GLAZE LOW-E	SINGLE GLAZE LOW-E	SINGLE GLAZE LOW-E	SINGLE GLAZE LOW-E	SINGLE GLAZE LOW-E	SINGLE GLAZE LOW-E	SINGLE GLAZE LOW-E	SINGLE GLAZE LOW-E	SINGLE GLAZE LOW-E	SINGLE GLAZE LOW-E
U-VALUE	7.93	7.93	7.93	7.93	7.90	7.90	7.93	7.93	7.93	7.93	7.93	7.93
SHGC	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81

ENERGY EFFICIENCY NOTES AS PER SANS 10400 XA

- HOT WATER SERVICES:**
 - A MINIMUM OF 5% BY VOLUME OF THE ANNUAL AVERAGE HOT WATER REQUIREMENT SHALL BE PROVIDED BY MEANS OTHER THAN ELECTRICAL RESISTANCE HEATING, INCL. BUT NOT LIMITED TO SOLAR HEATING, HEAT PUMPS, HEAT RECOVERY FROM OTHER SYSTEMS.
 - ALL NEW EXPOSED HOT WATER PIPES TO BE INSULATED WITH SABS APPROVED INSULATION TO SANS 10400XA WITH A R-VALUE OF MINIMUM 1 FOR PIPES LESS THAN 80mm DIA.
 - IF ANY NEW GEYSERS TO BE FITTED WITH SABS APPROVED BLANKET
- FENESTRATION UNIT C**
 - ALL WINDOWS TO BE ALUMINIUM FRAMES FOR ALL NEW AREAS
 - WINDOW AREA MAY NOT EXCEED 15% OF APPLICABLE NET FLOOR AREA
 - TOTAL APPLICABLE NET FLOOR AREA = 336.00m²
 - TOTAL WINDOW AREA TO BE 15% OF APPLICABLE FLOOR AREA TARGET = 0.15 x 336.00m² = 50.40m²
 - APPLICABLE RATIO ACHIEVED = 61.94m² / 336.00m² = 19%
 - THEREFORE, THIS COMPLIES BY USING A SINGLE GLAZE LOW-E GLAZING ELEMENT ON ALUMINIUM WINDOW FRAME WITH A U-VALUE OF 7.90 AND A SHGC OF 0.81
 - CONDUCTANCE ACHIEVED = 403.20W/m²K
 - SHGC ACHIEVED = 0.81
 - SUBSEQUENTLY, THIS COMPLIES TO SANS 10400 XA
- ELECTRICAL LIGHTING CONSUMPTION:**
 - TOTAL ENERGY DEMAND FOR LIGHTS/LUMENS MAY NOT EXCEED 5W PER m² APPLICABLE MEAN FLOOR AREA
 - THEREFORE, APPLICABLE AREA = 2278.34m²
 - 5W X 2278.34m² = 11391.7W
 - MAX LUMENS MAY NOT EXCEED 11391.7W TOTAL SUBSEQUENTLY, THIS COMPLIES TO SANS 10400 XA
- ROOF INSULATION**
 - ONE (1) APPLICABLE TO DRIVERS ACCOMMODATION R-VALUE FOR CHROMADEK BR SHEETING ROOF COVERING
 - MATERIAL = 0.30m²/KW
 - CEILING = 0.02m²/KW
 - TOTAL ROOF INSULATION R-VALUE TO ACHIEVE = 3.70m²/KW
 - TOTAL ADDED R-VALUE REQUIRED = 3.35m²/KW
 - TOTAL ADDED R-VALUE ACHIEVED = 3.38m²/KW
 - TOTAL R-VALUE WITH ADDED MATERIAL = 3.73m²/KW
 - TO ACHIEVE THIS, A FLEXIBLE FIBREGLASS CEILING BLANKET (AEROLITE) OF 150MM, 1KG/M³ WITH A R-VALUE OF 3.38m²/KW TO BE INSTALLED OVER CEILING SUBSEQUENTLY, THE ABOVE COMPLIES TO SANS 10400XA
 - TOTAL R-VALUE ACHIEVED = 3.73m²/KW

PROPOSED NEW UNITS ON:

ERF 806
VALKHOOGTE EXT 14
BENONI
FOR:
PTY TRADE 374 (PTY) LTD
OWNERS SIGNATURE

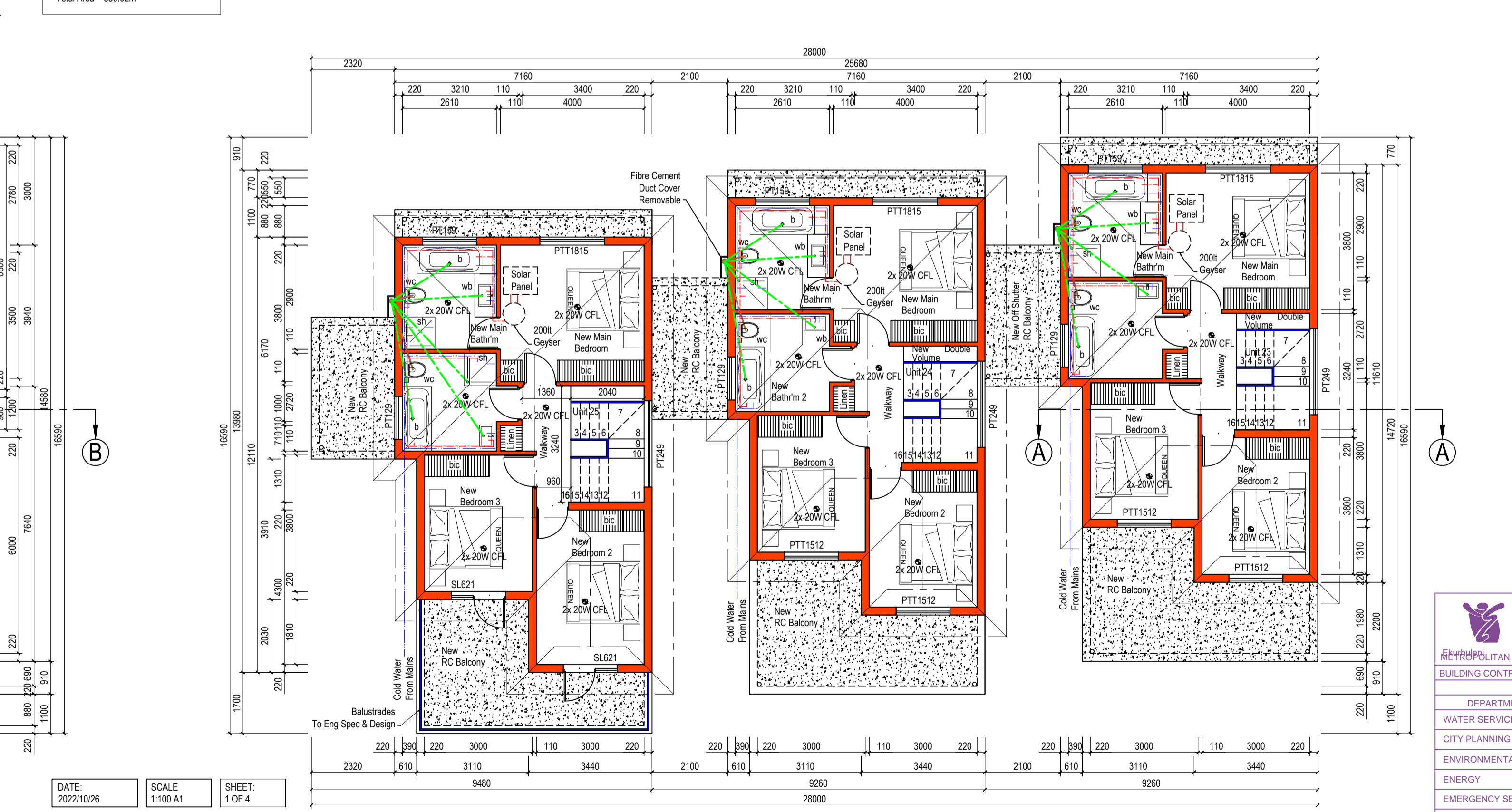
- TOTAL STAND AREA = 21413m²
- UNIT TYPE A = 100.04m²
- NEW RESIDENCE EACH = 40.34m²
- NEW COVERED PATIO EACH = 12.27m²
- NEW PORCH = 2.92m²
- UNIT TYPE A AREA EACH = 155.57m²
- TOTAL NEW AREA TYPE A = 155.57m²
- TOTAL EXISTING TYPE A UNITS PHASE 1 = 3
- TOTAL NEW TYPE A UNITS PHASE 2 = 1
- TOTAL TYPE A UNITS = 4
- TOTAL AREA TYPE A UNITS PHASE 1 & 2 = 622.28m²

UNIT TYPE B

- TOTAL EXISTING TYPE B UNITS = 3
- TOTAL AREA TYPE B UNITS = 466.71m²

UNIT TYPE C

- TYPE C GROUND STOREY AREA EACH = 108.29m²
- TYPE C 1st STOREY AREA EACH = 75.05m²
- TOTAL EXISTING TYPE C UNITS = 6
- TOTAL EXIST GROUND AREA TYPE C UNITS = 649.74m²
- TOTAL EXIST 1st STOREY AREA TYPE C UNITS = 450.30m²
- NEW GROUND RESIDENCE EACH = 56.16m²
- NEW GARAGE EACH = 41.01m²
- NEW COVERED PATIO EACH = 9.66m²
- NEW PORCH EACH = 1.46m²
- UNIT TYPE C EACH GROUND STOREY = 108.29m²
- NEW 1st STOREY AREA EACH = 75.05m²
- TOTAL NEW TYPE C UNITS PHASE 2 = 9
- TOTAL NEW TYPE C UNITS = 15
- TOTAL NEW GROUND STOREY AREA TYPE C = 974.61m²
- TOTAL NEW 1st STOREY AREA TYPE C = 675.45m²
- TOTAL GROUND STOREY AREA WITH NEW = 2713.34m²
- TOTAL 1st STOREY NEW = 1125.75m²
- F.A.R. = 0.18
- % COVER = 13%
- TOTAL NEW AREA = 1805.63m²



UNITS 23 - 25 TYPE C 1st STOREY PLAN VIEW
SCALE 1:100

EKURHULENI METROPOLITAN MUNICIPALITY
METROPOLITAN MUNICIPALITY
 BUILDING CONTROL DIVISION - PLAN NO. _____
 RECOMMENDED FOR APPROVAL

DEPARTMENT	SIGNATURE	DATE
WATER SERVICES		
CITY PLANNING OPERATIONS		
ENVIRONMENTAL HEALTH		
ENERGY		
EMERGENCY SERVICES		
ROADS		
STORMWATER		
DOLomite		
SOLID WASTE		
WATER QUALITY		
ENVIRONMENTAL RESOURCE MANAGEMENT		
BUILDING INSPECTOR		

YDM CONSULTANTS
 31/10/2022
 LR VAN DYK 900548