NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS AMENDMENT ACT, 1995 (section 14 (3)(a))

Theuns Kruger

AS OWNER / AUTHORISED REPRESENTATIVE

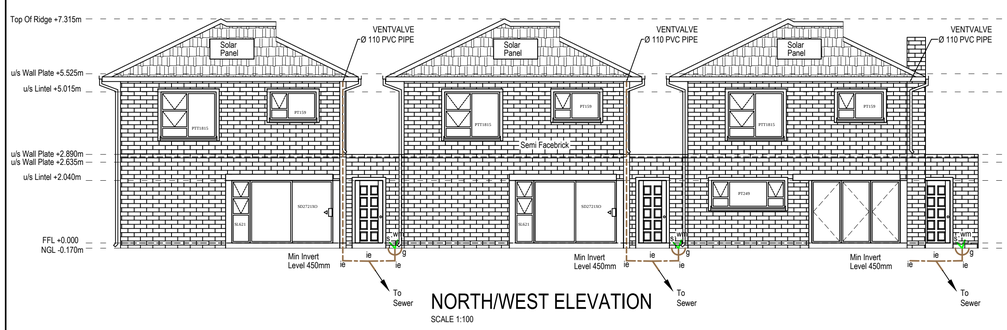
ACCEPT THE FOLLOWING CONDITIONS:

AN OBLIGATION BY THE DESIGNER OF THE PREFABRICATED TIMBER ROOF STRUCTURE WILL BE SUBMITTED TO THE COUNCIL PRIOR TO THE ERECTION OF THE TRUSSES.

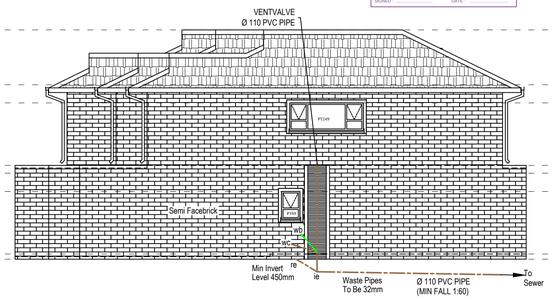
AFLUEARANCE CERTIFICATE WILL BE SUBMITTED BY THE DESIGNER PRIOR TO THE ISSUE OF AN OCCUPANCY CERTIFICATE.

SIGNED : ..... DATE : .....

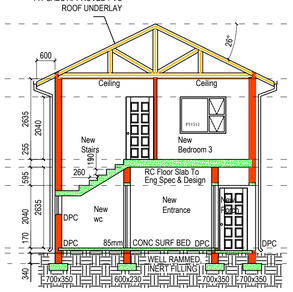
ROOF NOTE
CLASS B ROOF CONC ROOF TILES ON 38x38
PINE BATTENS @ 340 CTS ON 152x38 GR 8
PINE PREFABRICATED GANG NAIL
TRUSSES @ 760 CTS ON 152x38 PINE
TIE BEAMS ON 114x38 PINE WALL PLATES
ITC CERTIFICATE TO BE SUPPLIED
BY SPECIALIST ROOF INSTALLER
GALV. ROOF NAIL 4 COARSES
DEEP AND TIED TO TRUSSES
FIT SABS APPROVED PVC
ROOF UNDERLAY



NORTH/WEST ELEVATION
SCALE 1:100

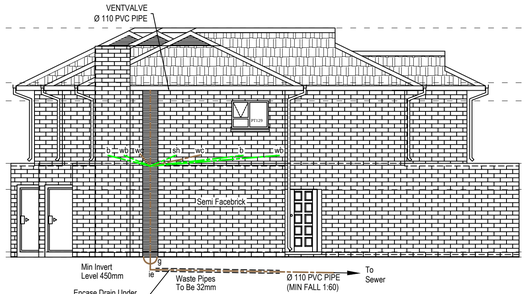


NORTH/EAST ELEVATION
SCALE 1:100



SECTION B-B
SCALE 1:100

SOUTH/EAST ELEVATION
SCALE 1:100



SOUTH/WEST ELEVATION
SCALE 1:100

Window & Door Schedule		
u/s Lintel +2.040m / FFL +0.000m / NGL -0.170m	600 × 2040 (SL621)	2100 × 2040 (SW 219 SO)
WINDOW/DOOR	W1 - SL621	W2 - SW219
NO REQUIRED	1	3
DIRECTION	SE	NW
FRAME	STANDARD ALUMINIUM FRAME	STANDARD ALUMINIUM FRAME
PANE	SINGLE GLAZE LOW-E	SINGLE GLAZE LOW-E
U-VALUE	7.93	7.93
SHGC	0.81	0.81
u/s Lintel +2.040m / FFL +0.000m / NGL -0.170m	900 × 2040 (PT99)	1800 × 2040 (PTT1815)
WINDOW/DOOR	W3 - PT99	W4 - PTT1815
NO REQUIRED	1	3
DIRECTION	SE	NW
FRAME	STANDARD ALUMINIUM FRAME	STANDARD ALUMINIUM FRAME
PANE	SINGLE GLAZE LOW-E	SINGLE GLAZE LOW-E
U-VALUE	7.93	7.93
SHGC	0.81	0.81
u/s Lintel +2.040m / FFL +0.000m / NGL -0.170m	1500 × 2040 (PT159)	1500 × 2040 (PTT1512)
WINDOW/DOOR	W5 - PT159	W6 - PTT1512
NO REQUIRED	3	5
DIRECTION	NW	SE
FRAME	STANDARD ALUMINIUM FRAME	STANDARD ALUMINIUM FRAME
PANE	SINGLE GLAZE LOW-E	SINGLE GLAZE LOW-E
U-VALUE	7.90	7.90
SHGC	0.81	0.81

u/s Lintel +2.040m / FFL +0.000m / NGL -0.170m	600 × 2040 (PT69)	2880 × 2040 (SFD2880)	1200 × 2040 (PT129)	2700 × 2040 (SD2721XO SO) + 590 × 2040 (SL621)
WINDOW/DOOR	W7 - PT69	D1 - SFD2880	W8 - PT129	D2 - SD2721XO & SL621
NO REQUIRED	3	1	3	2
DIRECTION	NE	NW	SW	SW
FRAME	STANDARD ALUMINIUM FRAME	STANDARD ALUMINIUM FRAME	STANDARD ALUMINIUM FRAME	STANDARD ALUMINIUM FRAME
PANE	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
SHGC	0.81	0.81	0.81	0.81
u/s Lintel +2.040m / FFL +0.000m / NGL -0.170m	2400 × 2040 (PT249)	2100 × 2040 (SD2121XO)	813 × 2040	4880 × 2040
WINDOW/DOOR	W9 - PT249	D2 - SD2121XO	D3-VAN ACHT HORIZONTAL HOLLOW CORE	D3 - CHROMADEK SECTIONAL DOOR
NO REQUIRED	3	2	24	3
DIRECTION	NE	SW		
FRAME	STANDARD ALUMINIUM FRAME	STANDARD ALUMINIUM FRAME	FRAME SPECIFIED BY CLIENT (PAINTED)	
PANE	SINGLE GLAZE LOW-E	SINGLE GLAZE LOW-E		
U-VALUE	7.90	7.90		
SHGC	0.81	0.81		

- 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.
-DPC TO ALL WALLS AND WINDOW SILLS.
-VERTICAL D.P.C. TO ANY CHANGE OF FLOOR LEVEL
-WINDOWS-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

-SEMI-FACEBRICK FINISH TO MATCH EXISTING
-ALIMINIUM WINDOWS AND DOOR FRAMES

- DRAINAGE

-MIN. INVERT LEVEL 410mm
-NO CHANGE OF DIRECTION UNDER FLOORS AND BUILDINGS
-ENCASE DRAINAGE UNDER BUILDING IN 300mm CONCRETE

ENERGY EFFICIENCY NOTES AS PER SANS 10400 XA

1. HOT WATER SERVICES:
   - A MINIMUM OF 50% 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

2. FENESTRATION:UNIT C
   - ALL WINDOWS TO BE ALUMINIUM FRAMES FOR ALL NEW AREAS
   - WINDOW AREA MAY NOT EXCEED 15% OF APPLICABLE NETT FLOOR AREA
   - TOTAL APPLICABLE NETT FLOOR AREA = 336.00m²

THUS:
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 = 50.40

SUBSEQUENTLY, THIS COMPLIES TO SANS 10400 XA

3. 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

4. ROOF INSULATION

ONLY APPLICABLE TO DRIVERS ACCOMMODATION
R-VALUE FOR CHROMADEK IBR SHEETING ROOF COVERING
MATERIAL = 0,30m².K/W
CEILING = 0,05m².K/W
TOTAL ROOF INSULATION
R-VALUE TO ACHIEVE = 3,70m².K/W
TOTAL ADDED R-VALUE REQUIRED = 3,35m².K/W
TOTAL ADDED R-VALUE ACHIEVED = 3,38m².K/W
TOTAL R-VALUE WITH ADDED MATERIAL = 3,73m².K/W
TO ACHIEVE THIS, A FLEXIBLE FIBREGLASS CEILING BLANKET (AEROLITE) OF 135MM, 11KG/M² WITH A R-VALUE OF 3,38m².K/W TO BE INSTALLED OVER CEILING

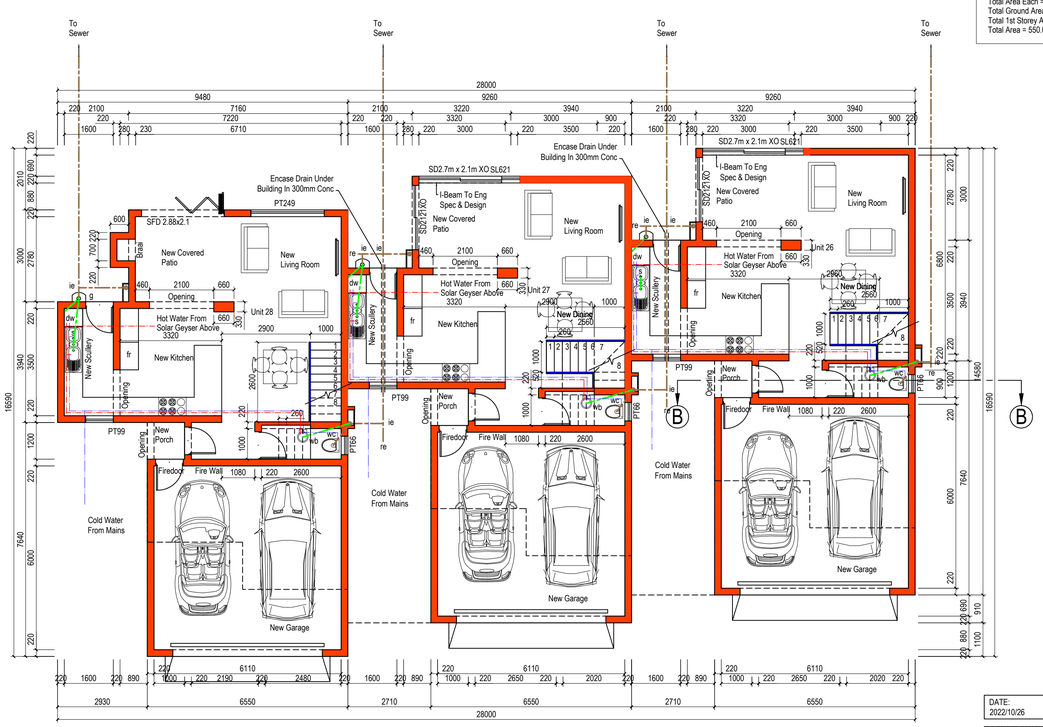
SUBSEQUENTLY, THE ABOVE COMPLIES TO SANS 10400XA

TOTAL R-VALUE ACHIEVED = 3.73m².K/W

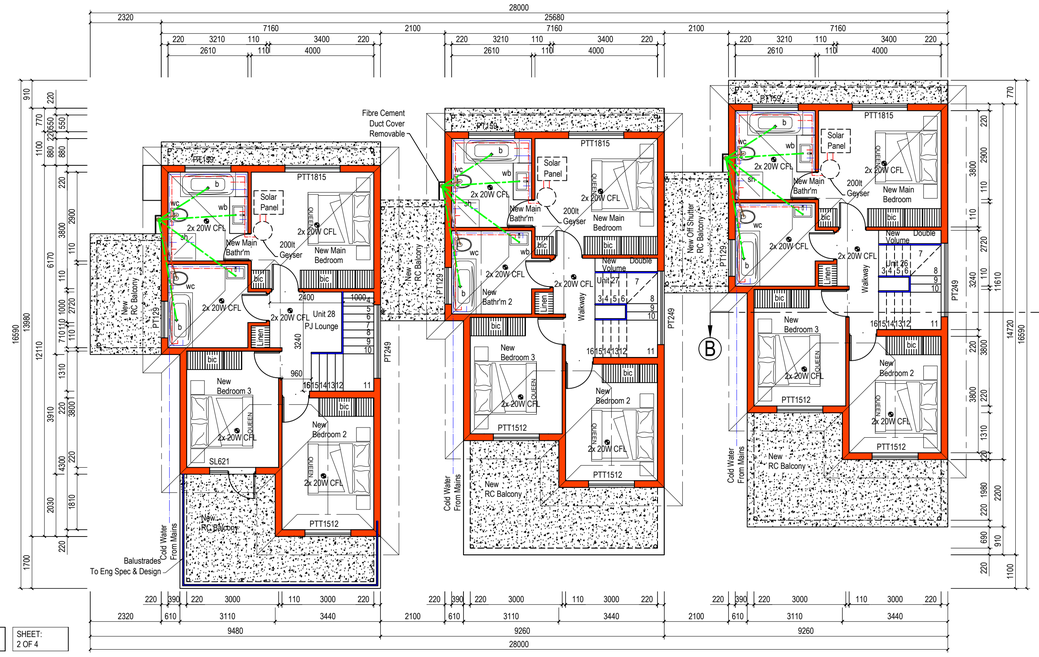
PROPOSED NEW UNITS ON:

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

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 26-28 TYPE C GROUND STOREY PLAN VIEW
SCALE 1:100



UNITS 26 - 28 TYPE C 1st STOREY PLAN VIEW
SCALE 1:100

DATE: 2022/10/26	SCALE 1:100 A1	SHEET: 2 OF 4

DRAWING NAME:
UNITS 26-28 TYPE C LAYOUT, ELEVATIONS & SECTION PHASE 3

DRAWN BY: R. PRETORIUS
CHECKED BY: GEOFF ODENDAAL
ARCHITECH DESIGN & CONSTRUCTION
082 938 8642

PROFESSIONAL ARCHITECHTURAL DRAUGHTSMAN
SACAP REGISTRATION NO DO472

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

• TOTAL STAND AREA	= 21413m²
UNIT TYPE A	
• NEW RESIDENCE EACH	= 100.04m²
• NEW GARAGE 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 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 TYPE C UNITS	= 15
TOTAL NEW GROUND STOREY AREA TYPEC	=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

VDM CONSULTANTS
LR VAN WYK 900548
31/10/2019

EKURHULENI METROPOLITAN MUNICIPAITY

Ekurhuleni 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		