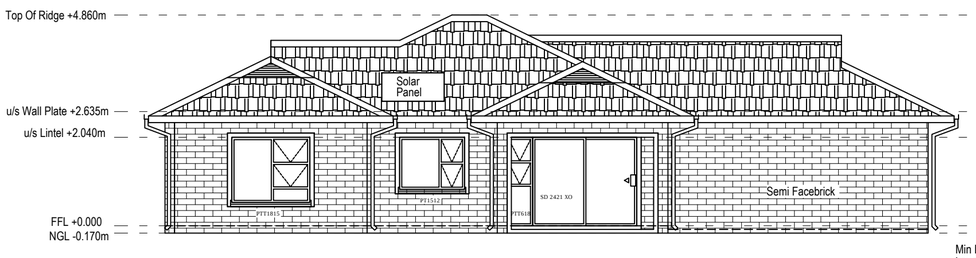
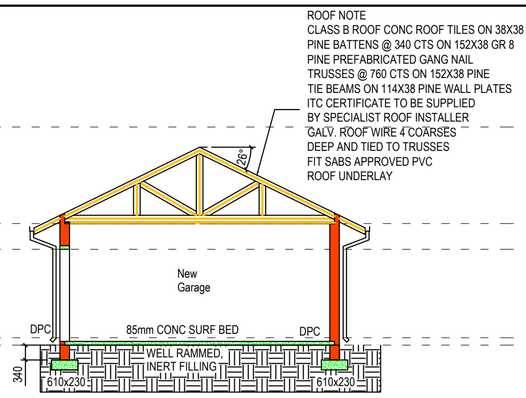


NORTH/WEST ELEVATION

SCALE 1:100

NORTH/EAST ELEVATION

SCALE 1:100

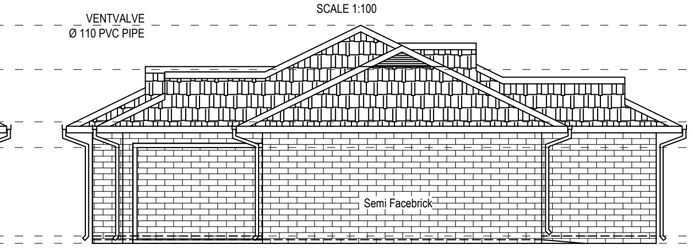


SECTION C-C

SCALE 1:100

SOUTH/EAST ELEVATION

SCALE 1:100



SOUTH/WEST ELEVATION

SCALE 1:100

NATIONAL BUILDING REGULATIONS
AND BUILDING STANDARDS AMENDMENT ACT, 1995
Section 14 (2A)

Theuns Kruger

AS OWNER / AUTHORISED REPRESENTITIVE

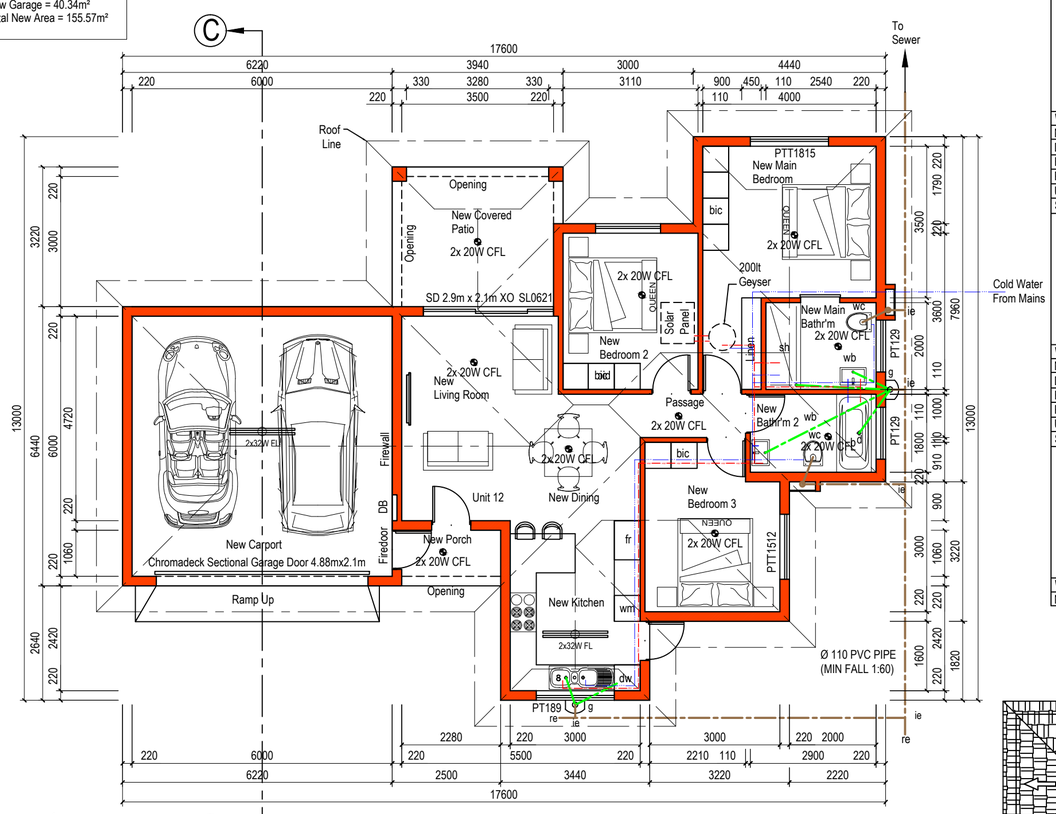
ACCEPT THE FOLLOWING CONDITIONS :

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

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

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

New Residence = 100.04m²
New Covered Patio = 12.27m²
New Porch = 2.92m²
New Garage = 40.34m²
Total New Area = 155.57m²

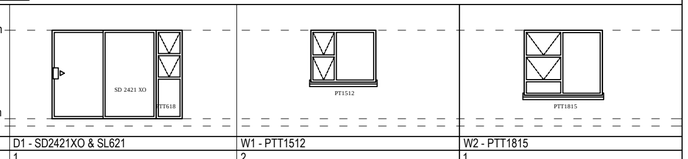


UNIT 29 TYPE B PLAN VIEW

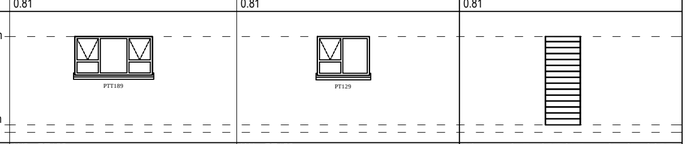
SCALE 1:100

VDM CONSULTANTS
31/10/2019
LR VAN WYK 900548

Window & Door Schedule

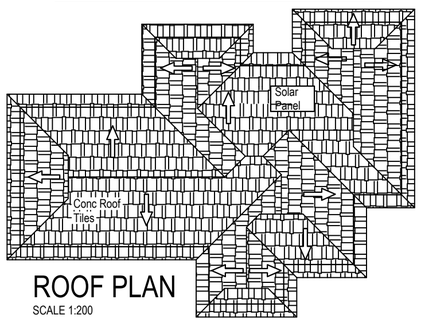


WINDOW/DOOR	D1 - SD2421XO & SL621	W1 - PTT1512	W2 - PTT1815
NO REQUIRED	1	2	1
DIRECTION	NW	NE & NW	NW
FRAME	STANDARD ALUMINIUM FRAME	STANDARD ALIMINIUM FRAME	STANDARD ALIMINIUM FRAME
PANE	SINGLE GLAZE LOW-E	SINGLE GLAZE LOW-E	SINGLE GLAZE LOW-E
U-VALUE	7.93	7.93	7.90
SHGC	0.81	0.81	0.81



WINDOW/DOOR	W3 - PT189	W4 - PT129	D3-VAN ACHT HORIZONTAL HOLLOW CORE
NO REQUIRED	1	2	7
DIRECTION	SE	NE	
FRAME	STANDARD ALUMINIUM FRAME	STANDARD ALIMINIUM 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	

WINDOW/DOOR	D3 - CHROMADEK SECTIONAL DOOR
NO REQUIRED	1



ROOF PLAN

SCALE 1:200

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		

- TOTAL STAND AREA = 21413m²

NEW GUARDHOUSE = 13.50m²

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 EACH = 155.57m²

TOTAL TYPE A UNITS = 3
TOTAL AREA TYPE A UNITS PHASE 1 = 466.71m²

UNIT TYPE B
- NEW RESIDENCE EACH = 100.04m²
- NEW GARAGE EACH = 40.34m²
- NEW COVERED PATIO EACH = 12.27m²
- NEW PORCH = 2.92m²
- UNIT TYPE B EACH = 155.57m²

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

UNIT TYPE C
- 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
- UNIT TYPE C EACH 1ST STOREY

TYPE C TOTAL AREA = 183.34m²
TOTAL TYPE C UNITS = 6
TOTAL GROUND AREA TYPE C UNITS = 649.74m²
TOTAL 1ST STOREY AREA TYPE C UNITS = 450.30m²
TOTAL GROUND STOREY AREA NEW =1596.66m²
TOTAL 1st STOREY NEW = 450.30m²
- F.A.R = 0.11
- % COVER = 8%
- TOTAL NEW AREA =2046.96m²

DATE:	SCALE	SHEET:
2022/10/26	1:100 A2	3 OF 4

DRAWING NAME:
UNIT 29 TYPE B 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

- 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

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

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 B
- 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

= 86.50m²

THUS:
TOTAL WINDOW AREA TO BE 15% OF APPLICABLE FLOOR AREA TARGET
= 0,15 X 86.50m² = 12.98m²
APPLICABLE RATIO ACHIEVED
16.17m² / 86.50m² = 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 = 103.80W/m²K
SHGC ACHIEVED = 12.98
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 = 155.57m²
- 5W x 155.57m² = 777.85W
- MAX LUMENS MAY NOT EXCEED 777.85W TOTAL

SUBSEQUENTLY, THIS COMPLIES TO SANS 10400 XA

4. ROOF INSULATION

ONLY APPLICABLE TO DRIVERS ACCOMMODATION
R-VALUE FOR CONCRETE ROOF TILES COVERING
MATERIAL = 0,35m².K/W
CEILING = 0,05m².K/W
TOTAL ROOF INSULATION
R-VALUE TO ACHIEVE = 3,70m².K/W
TOTAL ADDED R-VALUE
REQUIRED = 3,30m².K/W
TOTAL ADDED R-VALUE ACHIEVED = 3,35m².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

5. FIRE PROTECTION
- SIGNAGE TO COMPLY TO SANS 10400 XA PART. T.
- ALL FIRE HOSE REELS AND FIRE EXTINGUISHERS TO COMPLY TO SANS 10400 XA PART. T.
- FIREWALL UP TO UNDER SIDE OF SLAB AND ROOF
- WATER SUPPLY TO COMPLY TO SANS 10400 PART W
- TOTAL FLOOR AREA = 2046.96m²
- FIRE EXTINGUISHERS TO BE 2 x 4.5kg DCP PER 100m² FOR UNITS
- FIRE HYDRANTS TO BE 1 PER 1000m²
- TOTAL FE REQUIRED = 20
- TOTAL FE PROVIDED = 26
- TOTAL FIRE HYDRANTS REQUIRED = 2
- TOTAL FIRE HYDRANTS PROVIDED = 2
- ROOF INSULATION TO COMPLY TO SANS 421

PROPOSED NEW UNITS ON:

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