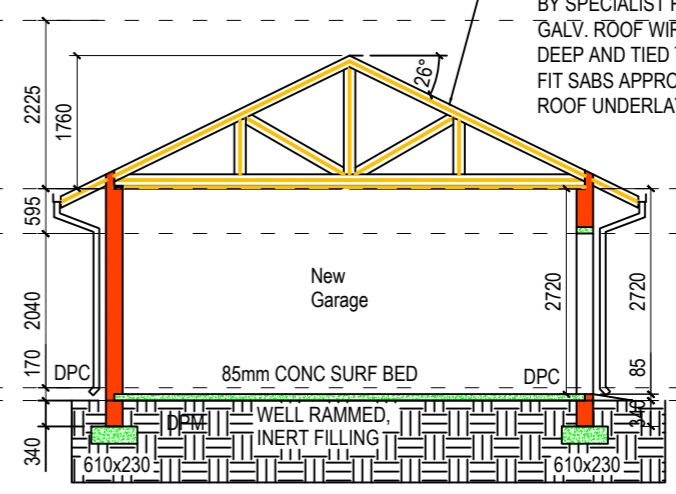


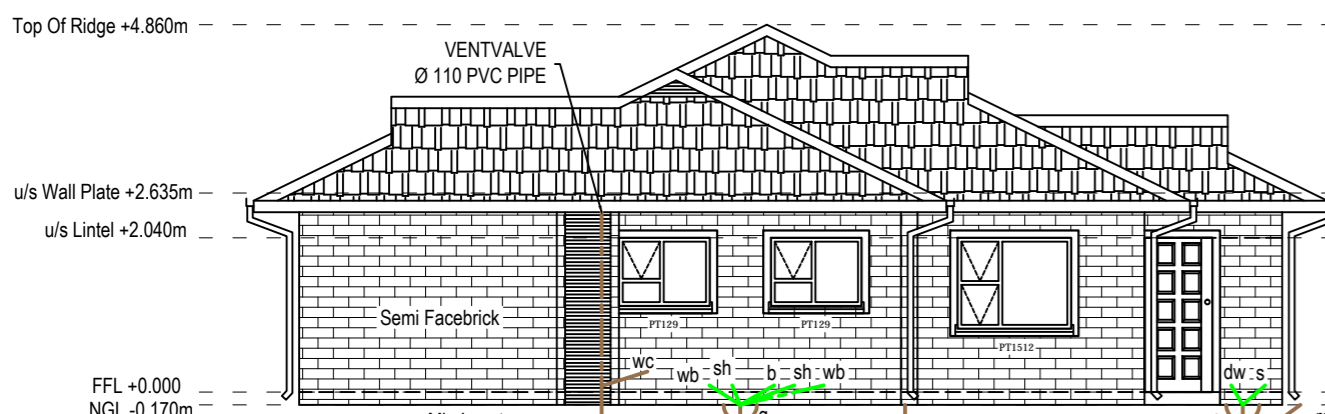
**NORTH/EAST ELEVATION**  
SCALE 1:100



**SOUTH/EAST ELEVATION**  
SCALE 1:100



**SECTION D-D**  
SCALE 1:100

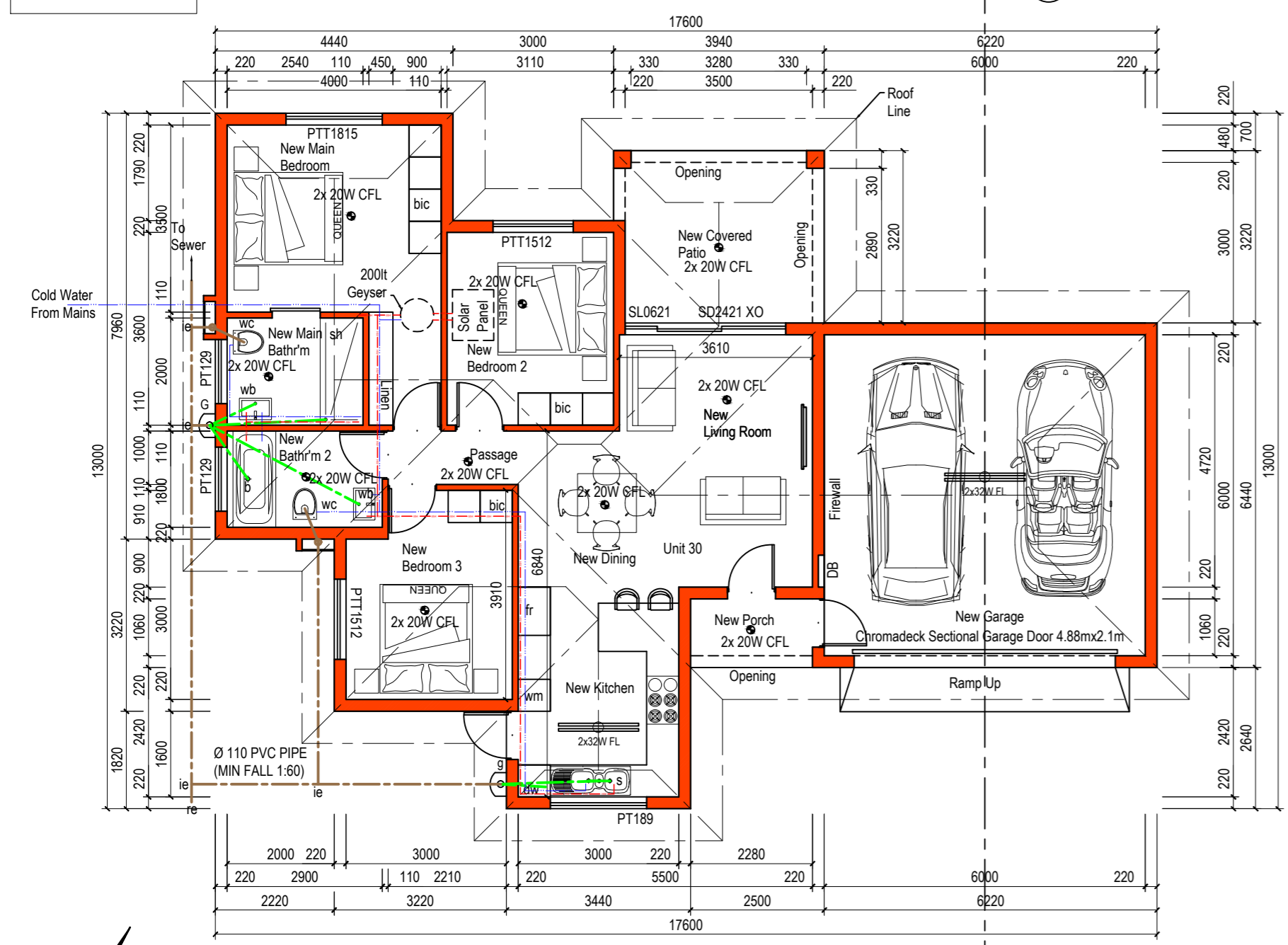


**SOUTH/WEST ELEVATION**  
SCALE 1:100



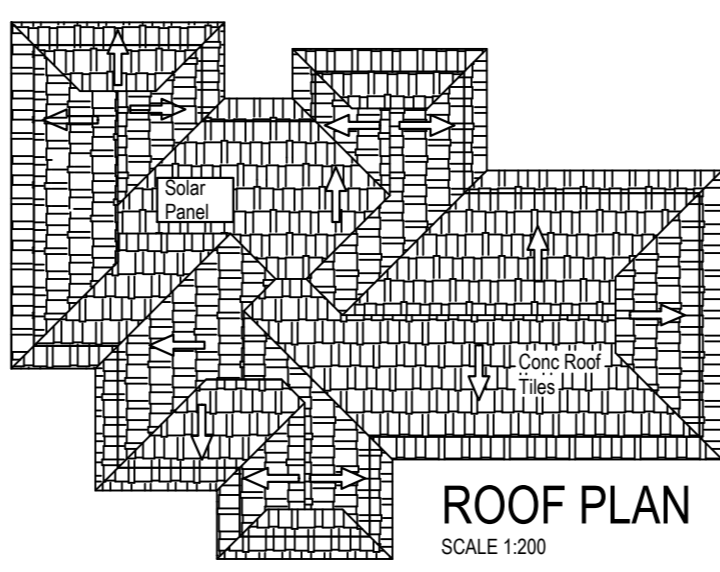
**NORTH/WEST ELEVATION**  
SCALE 1:100

New Residence = 100.04m<sup>2</sup>  
New Covered Patio = 12.27m<sup>2</sup>  
New Porch = 2.92m<sup>2</sup>  
New Garage = 40.34m<sup>2</sup>  
Total New Area = 155.57m<sup>2</sup>



**UNIT 30 TYPE A PLAN VIEW**  
SCALE 1:100

Window & Door Schedule			
u/s Lintel +2.040m			
FFL +0.000m NGL -0.170m	W1 - SD2421XO & SL621	W1 - PTT1512	W2 - PTT1815
NO REQUIRED	1	2	1
DIRECTION	NE	NE & NW	NE
FRAME	STANDARD ALUMINIUM FRAME	STANDARD ALUMINIUM FRAME	STANDARD ALUMINIUM 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
u/s Lintel +2.040m			
FFL +0.000m NGL -0.170m	W3 - PT189	W4 - PT129	D3 - VAN ACHT HORIZONTAL HOLLOW CORE
NO REQUIRED	1	2	7
DIRECTION	SW	NW	
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	
u/s Lintel +2.040m			
FFL +0.000m NGL -0.170m	D3 - CHROMADEK SECTIONAL DOOR		
NO REQUIRED	1		



**ROOF PLAN**  
SCALE 1:200

**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 WIRE 4 COARSES 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.
- 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
- ALUMINIUM 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**
- 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
  - FENESTRATION:**
    - 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 = 86.50m<sup>2</sup>

**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 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: \_\_\_\_\_

PROPOSED NEW UNITS ON:  
**ERF 806**  
**VALKHOOGTE EXT 14**  
**BENONI**  
FOR:  
**PTY TRADE 374 (PTY) LTD**  
**OWNERS SIGNATURE**

- TOTAL STAND AREA = 21413m<sup>2</sup>
- UNIT TYPE A
  - NEW RESIDENCE EACH = 100.04m<sup>2</sup>
  - NEW GARAGE EACH = 40.34m<sup>2</sup>
  - NEW COVERED PATIO EACH = 12.27m<sup>2</sup>
  - NEW PORCH = 2.92m<sup>2</sup>
  - UNIT TYPE A AREA EACH = 155.57m<sup>2</sup>
- TOTAL NEW AREA TYPE A = 155.57m<sup>2</sup>
- 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 = 622.28m<sup>2</sup>
- UNIT TYPE B
  - TOTAL EXISTING TYPE B UNITS = 3
  - TOTAL AREA TYPE B UNITS = 466.71m<sup>2</sup>
- UNIT TYPE C
  - TYPE C GROUND STOREY AREA EACH = 108.29m<sup>2</sup>
  - TYPE C 1st STOREY AREA EACH = 75.05m<sup>2</sup>
  - TOTAL EXISTING TYPE C UNITS = 6
  - TOTAL EXIST GROUND AREA TYPE C UNITS= 649.74m<sup>2</sup>
  - TOTAL EXIST 1st AREA TYPE C UNITS = 450.30m<sup>2</sup>
  - NEW GROUND RESIDENCE EACH = 56.16m<sup>2</sup>
  - NEW GARAGE EACH = 41.01m<sup>2</sup>
  - NEW COVERED PATIO EACH = 9.66m<sup>2</sup>
  - NEW PORCH EACH = 1.46m<sup>2</sup>
  - UNIT TYPE C EACH GROUND STOREY= 108.29m<sup>2</sup>
  - NEW 1ST STOREY AREA EACH = 75.05m<sup>2</sup>
  - TOTAL NEW TYPE C UNITS PHASE 2 = 9
  - TOTAL TYPE C UNITS = 15
  - TOTAL NEW GROUND STOREY AREA TYPE C=974.61m<sup>2</sup>
  - TOTAL NEW 1st STOREY AREA TYPE C = 675.45m<sup>2</sup>
  - TOTAL GROUND STOREY AREA WITH NEW=2713.34m<sup>2</sup>
  - TOTAL 1st STOREY NEW =1125.75m<sup>2</sup>
  - F.A.R = 0.18
  - % COVER = 13%
  - TOTAL NEW AREA = 1805.63m<sup>2</sup>

DATE: 2021/03/03 SCALE: 1:100 A2 SHEET: 4 OF 4  
DRAWING NAME: UNIT 30 TYPE A LAYOUT, ELEVATIONS & SECTION PHASE 3  
DRAWN BY: R. PRETORIUS  
CHECKED BY: GEOFF ODENDAAL  
ARCHITECT DESIGN & CONSTRUCTION  
082 938 8642  
PROFESSIONAL ARCHITECTURAL DRAUGHTSMAN  
SACAP REGISTRATION NO D0472

- ELECTRICAL LIGHTING CONSUMPTION:**
  - TOTAL ENERGY DEMAND FOR LIGHTS/LUMENS MAY NOT EXCEED 5W PER m<sup>2</sup> APPLICABLE MEAN FLOOR AREA
  - THEREFORE, APPLICABLE AREA = 2278.34m<sup>2</sup>
  - 5W X 2278.34m<sup>2</sup> = 11391.7W
  - MAX LUMENS MAY NOT EXCEED 11391.7W TOTAL SUBSEQUENTLY, THIS COMPLIES TO SANS 10400 XA
- ROOF INSULATION**  
ONLY APPLICABLE TO DRIVERS ACCOMMODATION  
R-VALUE FOR CHROMADEK IBR SHEETING ROOF COVERING  
MATERIAL = 0.30m<sup>2</sup>.K/W  
CEILING = 0.05m<sup>2</sup>.K/W  
TOTAL ROOF INSULATION  
R-VALUE TO ACHIEVE = 3.70m<sup>2</sup>.K/W  
TOTAL ADDED R-VALUE  
REQUIRED = 3.35m<sup>2</sup>.K/W  
TOTAL ADDED R-VALUE ACHIEVED = 3.38m<sup>2</sup>.K/W  
TOTAL R-VALUE WITH ADDED  
MATERIAL = 3.73m<sup>2</sup>.K/W  
TO ACHIEVE THIS, A FLEXIBLE FIBREGLASS CEILING BLANKET (AEROLITE) OF 135MM, 11KG/M<sup>3</sup> WITH A R-VALUE OF 3.38m<sup>2</sup>.K/W TO BE INSTALLED OVER CEILING SUBSEQUENTLY, THE ABOVE COMPLIES TO SANS 10400XA  
TOTAL R-VALUE ACHIEVED = 3.73m<sup>2</sup>.K/W
- 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
  - FIRE VENTILATION TO BE 3% OF FLOOR AREA
  - TOTAL OFFICE AREA = 164.22m<sup>2</sup>
  - TOTAL ADDITIONAL AREAS = 592.11m<sup>2</sup>
  - TOTAL FLOOR AREA = 756.33m<sup>2</sup>
  - FIRE EXTINGUISHERS TO BE 1 x 9kg DCP PER 200m<sup>2</sup> FOR OFFICES
  - FIRE EXTINGUISHERS TO BE 1 x 9KG DCP PER 100m<sup>2</sup> FOR TRANSPORT
  - FIRE HYDRANTS TO BE 1 PER 1000m<sup>2</sup>
  - FIRE HOSE REELS TO BE 1 x 30m FHR PER 500m<sup>2</sup>
  - TOTAL FLOOR AREA = 1
  - TOTAL FE REQUIRED = 2
  - TOTAL FE REQ. FOR PHASE 3 = 6
  - TOTAL FE PROVIDED = 6
  - TOTAL FIRE HOSE REELS REQUIRED = 2
  - TOTAL FIRE HOSE REELS PROVIDED = 3
  - TOTAL FIRE HYDRANTS REQUIRED = 1
  - TOTAL FIRE HYDRANTS PROVIDED = 1
  - ROOF INSULATION TO COMPLY TO SANS 421

VDM CONSULTANTS  
LR VAN WYK 900548  
3/10/2019