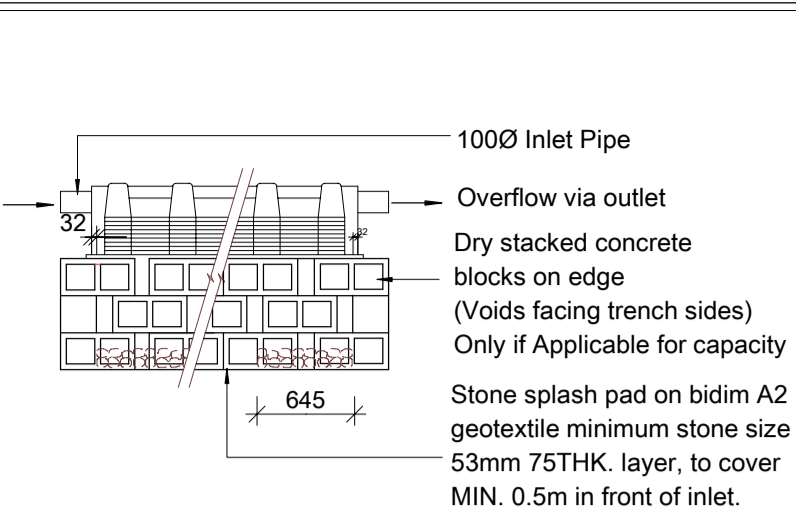


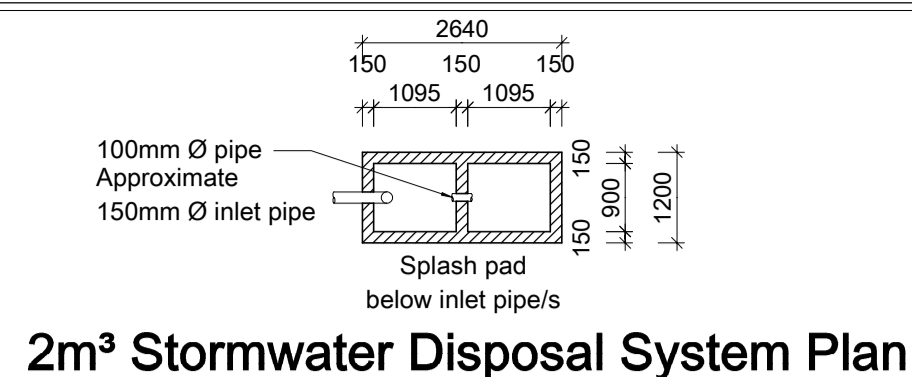
Typical Detail of French Drain "Kaytech Infiltrator System" Scale 1 : 50



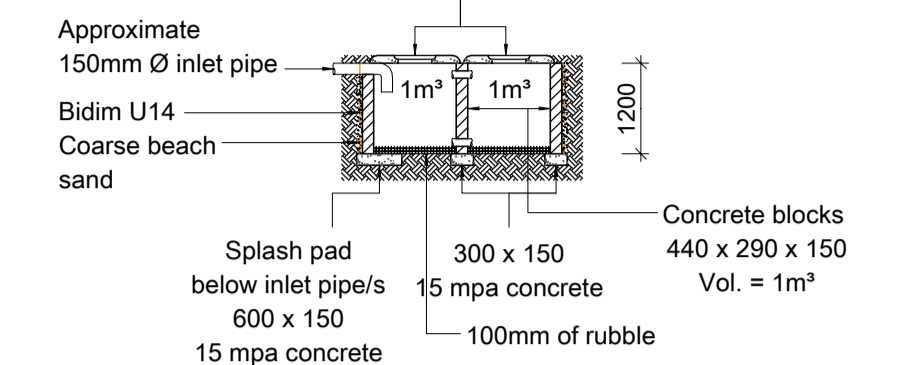
Typical Detail Elevation of French Drain "Kaytech Infiltrator System" (length of Soakaway) Scale 1 : 50

TYPICAL FRENCH DRAIN NOTES:
 BE SO CONSTRUCTED & LOCATED AS NOT TO CAUSE POLLUTION TO ANY SPRING, STREAM, WELL OR OTHER SOURCE OF WATER WHICH IS TO BE USED FOR DRINKING, DOMESTIC USE OR KITCHEN PURPOSES, AS PER SANS 10400-P 4.8.4.4 AND BE SO POSITIONED THAT FOUNDATIONS OF ADJACENT BUILDINGS, NOT ADVERSELY AFFECTED BY ITS DISCHARGE AS PER SANS 10400-P 4.8.8.3 BE NOT LESS THAN 3M FROM ANY BUILDING OR BOUNDARY OF THE SITE WHICH IT IS SITUATED, AS PER SANS 10400-P 4.8.9C. IN-SITU PERCOLATION TEST DONE BY COMPETENT PERSON AS PER SANS 10400-P 4.8.9 & 4.25. BE SIZED AND CONSTRUCTED AS PER SANS 10400-P 4.8.10. PIPES DISCHARGING INTO FRENCH DRAINS SHALL BE OPEN, JOINTED OR PERFORATED, AS PER SANS 10400-P 4.8.12. NOT BE DEEPER THAN 1.8M. THE TOP AND INFILTRATIVE SURFACE BE PROTECTED BY EITHER A POLYESTER FILTER FABRIC OR 30mm TO 100mm THICK LAYER OF FINE GRAVEL OR COARSE SAND. A TOPSOIL LAYER, BETWEEN 100mm AND 150mm BE PLACED ON TOP OF THE DRAIN OVER AN IMPERMEABLE COVERING, AS PER SANS 10400-P 4.8.13. AN INSPECTION PIPE BE INSTALLED IN ALL FRENCH DRAINS, AS PER SANS 10400-P 4.8.14.

**AMAFA PLAN ONLY
 AS-BUILT TO BE LEGALISED
 ALL WORK HAS BEEN CARRIED OUT**



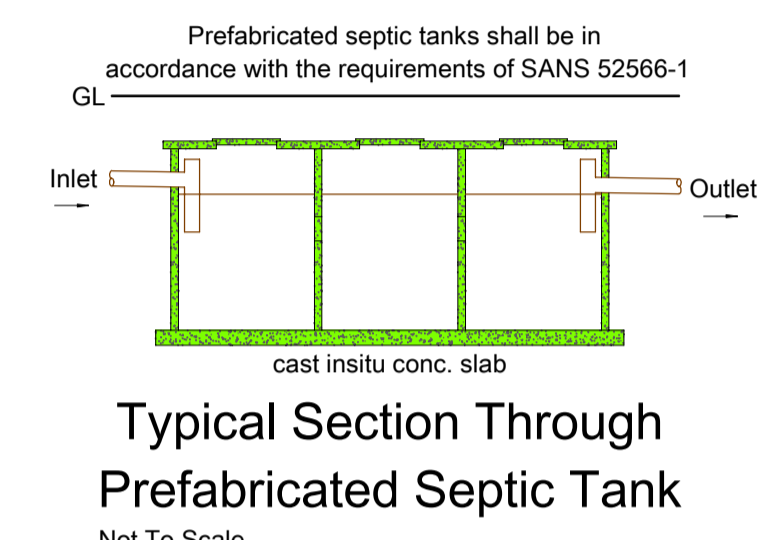
2m³ Stormwater Disposal System Plan Scale 1 : 100



2m³ Stormwater Disposal System Section Scale 1 : 100

NOTE:
 DRAWINGS TO BE CROSS REFERENCED WITH:
 ENERGY EFFICIENCY IN BUILDINGS - SUPPLEMENTAL GUIDE TO SANS 10400 - XA AND SANS 204- REPORT DONE BY:
 DONE BY: D. VIEIRA - DEBCAL
 REPORT NAME: 0882-00
 DATED: 24/01/2022
 The Contractor and the client are to refer to Debcals Energy and Efficiency Report and specifications. Non-compliance with their report will likely result in the building not being certified on completion.

NOTE:
 DRAWINGS TO BE CROSS REFERENCED WITH:
 SANS 10400 PART P - REPORT DONE BY:
 DONE BY: V. PARNELL
 REPORT NAME: PART P REPORT - VP4691
 DATED: 15/03/2022
 The Contractor and the client are to refer to V. Parnell VP Designs and specifications. Non-compliance with their report will likely result in the building not being certified on completion.



Typical Section Through Prefabricated Septic Tank Not To Scale

GENERAL NOTES
 1. CONTRACTOR TO CHECK AND VERIFY ALL LEVELS AND DIMENSIONS BEFORE COMMENCING. (AUTHOR TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY)
 2. ALL CONSTRUCTION WORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH THE N.B.R.
 3. DO NOT SCALE ANY DIMENSIONS OFF PLAN.
 4. ALL WORK TO COMPLY WITH MUNICIPAL BY-LAWS.
 5. CONTRACTOR TO EXPOSE SEWER CONNECTION PRIOR TO ANY WORK COMMENCING.
 6. THIS DRAWING SHALL IN NO WAY BE USED AS A BASIS FOR ANY CLAIM WHATSOEVER.
 7. THE CONTRACTOR IS TO ENSURE THAT ALL WORK IS CARRIED OUT IN ACCORDANCE TO THE SANS 10400 NBR.
 8. THE CONTRACTOR IS RESPONSIBLE FOR ALL LOCAL AUTHORITY NOTICES AND CONNECTIONS.
 9. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY CONNECTIONS TO SERVICES.
 10. THE CONTRACTOR IS TO INSPECT THE OFFICIAL APPROVED COPY OF THE DRAWING TO ENSURE THAT HE IS AWARE OF THE FULL SCOPE OF WORK AND LOCAL AUTHORITY REQUIREMENTS.
 11. THE CONTRACTOR IS TO BE NOTIFIED, IN WRITING, BY THE REG. OWNER OF ANY INTENDED DEVIATION TO APPROVED PLAN.
STORMWATER:
 STORMWATER DISPOSAL TO COMPLY WITH SANS 10400: PART R.
 1. ALL STORMWATER FROM ROOFS TO DISCHARGE DIRECTLY INTO STORMWATER SYSTEM VIA DOWNPIPES.
 2. ALL STORMWATER PIPES TO BE 100mm DIA. uPVC CLASS 51 U.O.N.
 3. ALL PIPES TO BE LAID AT MIN. FALL OF 1 : 80.
 4. STORMWATER SOAKAWAYS WITH 1 m³ VOLUME PER 40 m² ROOF AREA.
 5. STORMWATER SOAKAWAYS TO BE DESIGNED, INSPECTED AND CERTIFIED BY ENGINEER.
DRAINAGE:
 1. ALL DRAINAGE TO COMPLY WITH SANS 10400 PART P AND MUNICIPAL STANDARDS.
 2. PROVIDED IE'S AT ALL BENDS AND JUNCTIONS, WITH SUITABLE MARKERS AT GROUND LEVEL.
 3. PROVIDE APPROVED RESEAL TRAPS TO ALL WASTE FITTINGS & IE'S TO FOOT OF ALL SOIL STACKS.
 4. ALL GULLEY SURROUNDS TO BE MIN 150mm ABOVE GROUND LEVEL & 50mm ABOVE PAVING.
 5. ALL SOIL PIPES TO BE 110mm Ø uPVC UNLESS OTHERWISE SPECIFIED.
 6. ALL WASTE PIPES MIN 50mm Ø uPVC UNLESS OTHERWISE SPECIFIED.
 7. RAIN WATER TO BE COLLECTED IN SOAKAWAY PITS VIA 110mm Ø UNDERGROUND PIPES.
 8. ALL FRENCH DRAINS RECEIVING EFFLUENT SHALL BE NOT LESS THAN 3M AWAY FROM ANY STRUCTURE OR BOUNDARY.
 9. ALL SEPTIC TANKS SHALL NOT BE LESS THAN 2M AWAY FROM ANY STRUCTURE OR BOUNDARY AND SHALL DISCHARGE INTO A FRENCH DRAIN.
 10. ENGINEER TO INSPECT, & CERTIFY THAT SEWERAGE SYSTEM HAS BEEN INSTALLED & CONSTRUCTED TO HISHER APPROVAL, PRIOR TO BACK FILLINGS.
FOUNDATIONS:
 1. FOUNDATIONS TO COMPLY WITH SANS 10400-PART H.
 2. MASS REINFORCED CONCRETE STRIP FOUNDATIONS HAVING A COMPRESSIVE STRENGTH OF NOT LESS THAN 10 MPa AT 28 DAYS.
 3. MIN. 600 x 200mm CONCRETE STRIP FOUNDATIONS FOR EXTERIOR WALLS AND INTERIOR WALLS.
 4. FOUNDATIONS TO BE TAKEN DOWN TO VIRGIN SOIL.
 5. ALL FOUNDATIONS TO BE DESIGNED, INSPECTED & CERTIFIED BY ENGINEER.
WALLS:
 1. WALLS TO COMPLY WITH SANS 10400: PART K.
 2. AND FREE-STANDING BOUNDARY, GARDEN OR RETAINING WALL TO BE DESIGNED, INSPECTED AND CERTIFIED BY ENGINEER.
 3. ALL LOAD BEARING WALLS ARE TO BE MIN 220mm THK.
 4. NON-LOAD BEARING WALLS ARE TO BE MIN 110mm THK.
 5. CLAY BRICK OR CONCRETE COMMONS OR SIMILAR APPROVED.
 6. BRICK FORCE EVERY SECOND CORSE AS WELL AS AT LINTEL AND CILL HEIGHT.
 7. DPC AT THE FOOT OF ALL WALLS, AS WELL AS CILLS.
 8. PRECAST PRESTRESSED CONCRETE LINTELS ABOVE ALL OPENINGS, WINDOWS & DOORS TO ENGINEERS DESIGN, INSPECT, AND CERTIFY.
 FINISH ON WALLS AS SPECIFIED:
 9. EXTERIOR BRICKWORK TO BE FACEBRICK PLINTH AND PLASTER & PAINT, TO MATCH EXISTING
 10. INTERIOR BRICKWORK IS TO BE PLASTERED AND PAINTED TO MATCH EXISTING.
FLOORS:
 1. FLOORS TO COMPLY WITH SANS 10400: PART J.
 2. ANY FLOOR OF A LAUNDRY, KITCHEN, SHOWER ROOM, BATHROOM OR ROOM CONTAINING A TOILET PAN SHALL BE WATER RESISTANT.
 3. ANY SUSPENDED TIMBER FLOOR IN A BUILDING SHALL BE PROVIDED WITH ADEQUATE UNDER-FLOOR VENTILATION.
 4. WHERE ANY CONCRETE FLOOR SLAB IS SUPPORTED ON GROUND OR FILLING, SUCH FLOOR SHALL BE SO CONSTRUCTED THAT ANY MOISTURE IN SUCH GROUND OR FILLING IS PREVENTED FROM PENETRATING SUCH CONCRETE FLOOR SLAB.
 REINFORCED CONCRETE SLAB AND SUSPENDED SLABS, HAVING A COMPRESSIVE STRENGTH OF NOT LESS 15 MPa AT 28 DAYS AND MIN. 75mm THICKNESS ON A POLYOLEFIN UNDER FLOOR MEMBRANE (MIN 250 Micron) ON 50mm RIVER SAND BLINDING LAYER ON 150mm MECHANICALLY COMPACTED AND POISONED FILL. ALL FILLS EXCEEDING 400mm TO ENGINEERS DESIGN, INSPECT AND CERTIFY.
PART O: LIGHTING AND VENTILATION
 NATURAL LIGHTING:
 MIN 10% OF THE FLOOR AREA OF THE ROOMS.
 NATURAL VENTILATION:
 MIN 5% OF THE FLOOR AREA OF THE ROOMS.
 IF THE MINIMUM FOR NATURAL LIGHTING OR NATURAL VENTILATION DOES NOT COMPLY, MEANS FOR ARTIFICIAL LIGHTING AND VENTILATION ARE TO BE PROVIDED.
 (COMPETENT PERSON TO PREPARE A RATIONAL DESIGN OR PERFORM A RATIONAL ASSESSMENT)

DO NOT SCALE

Body corporate signature :
 Name :
 Tel :
 Structural engineer
 Name : Jeanita Dray
 Tel no. : 083 414 4388
 Geotech engineer
 Name :
 Tel no. :

Building classification - H3
 Site class designation - SR 1800
 Proposed Additions and Alterations
 For
 Lot 725,
 Kloof
 For
 105 Krantzview Road,
 Kloof
 For
 Lillian Norma Hoogervorst
 Cell no. : 083 233 5691

VP DESIGNS
 36 Inanda Road Hillcrest
 Tel : 031 765 8974
 Cell : 082 498 2192
 Email : Vic@VPD.co.za
 www.VPDesigns.co.za
Deon Smith Architects

Scale	As Shown	Owners signature :
Date	15 / 03 / 2022	Signee Names
Drawn	V. Parnell 70809	Authors signature :
Reg. No.	5186	D. W. SMITH (PrArch)
Drawing No. :	V.P. 4691	Sheet 1 of 5

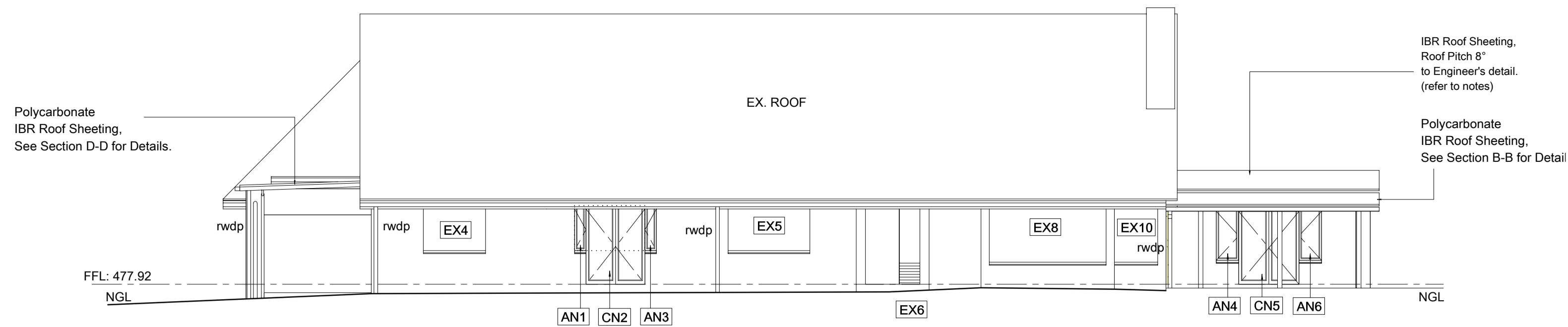
- LIST OF ALTERATIONS:**
- EX. VERANDAH 3 - TO BE LEGALISED
 - EX. BAR AND ENTERTAINMENT AREA - TO BE LEGALISED
 - EX. VISITORS LOUNGE - TO BE LEGALISED
 - EX. VERANDAH 1 - TO BE LEGALISED
 - EX. VERANDAH 2 - TO BE LEGALISED
 - EX. OUTBUILDING - TO BE LEGALISED
 - EX. CARPORT - TO BE LEGALISED
 - EX. SECOND DWELLING - TO BE LEGALISED
 - EX. UTILITY STORE - TO BE LEGALISED

Relaxation List

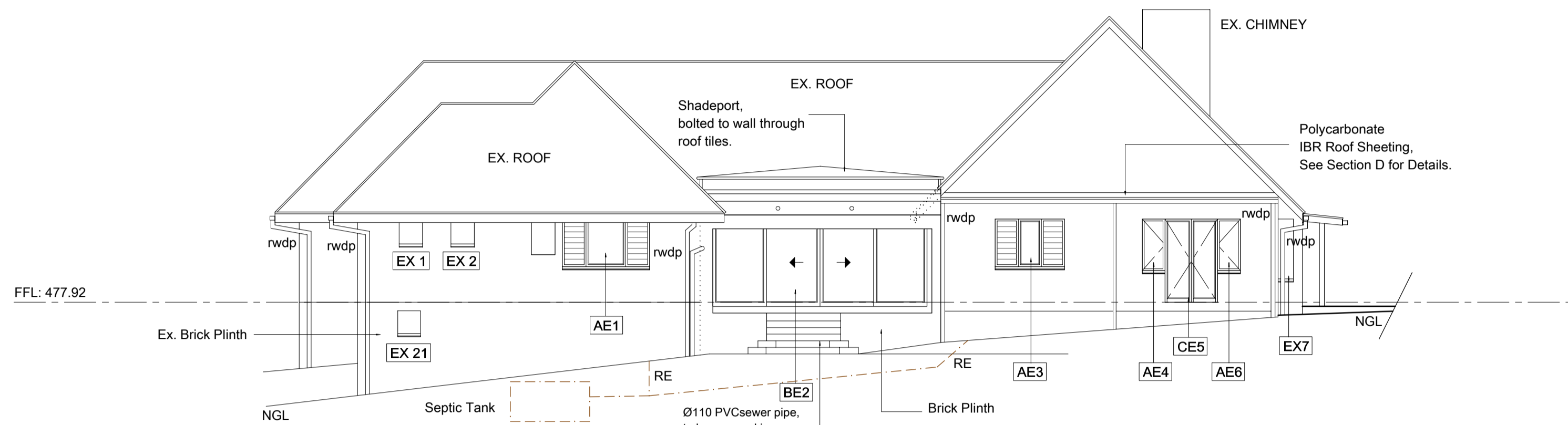
Name	Address	Property description	Signature
CRAG Bennett	101 Krantzview Road, Kloof	Rem of Erf 724 Kloof	<i>Crag Bennett</i>
Maeta Bavel	101A Krantzview Road, Kloof	Ptn 1 of Erf 724 Kloof	<i>Maeta Bavel</i>

SITE PLAN: SCALE 1:250

Areas m²				
Zoning : SPECIAL RESIDENTIAL 1800	Existing	Demolished	Proposed	Total
Permitted FAR : 0.35				
Designated COV : 30%				
Designated Areas				
MAIN DWELLING				
Ex. Main House	331.15	4.38	4.38	326.77
Ex. Pantry Conv. Ex. Porch			4.38	4.38
Ex. Entrance			5.29	5.29
Ex. Bar/Entertainment Area			35.62	35.62
Ex. Visitors Lounge			60.60	60.60
Ex. Verandahs			70.03	70.03
Ex. Garage	39.76			39.76
Ex. Basement	13.86			13.86
SUB TOTAL	384.77	4.38	175.92	556.31
Ex. Garden Shed	35.00	35.00		0.00
Ex. Outbuilding			69.41	69.41
Ex. Servants Toilet			3.06	3.06
Ex. Carport			14.70	14.70
SUB TOTAL	35.00	35.00	87.17	87.17
Ex. Outbuilding	25.34	25.34		0.00
Ex. Second Dwelling			113.88	113.88
Ex. Porch			2.20	2.20
Ex. Verandah 4			38.91	38.91
SUB TOTAL	25.34	25.34	154.99	154.99
Ex. Utility Store			10.83	10.83
SUB TOTAL			10.83	10.83
TOTAL	445.11	64.72	428.91	809.3
Site Area	7555m²	ratio		
Ex. FAR	335.53	0.044		
Dem. FAR	4.38	0.0005		
Add. FAR	213.16	0.028		
Total FAR	544.31	0.072		
Ex. COV.	431.25	5.7%		
Dem. COV.	64.72	0.86%		
Add. COV.	428.91	5.68%		
Total COV.	795.44	10.53%		
TOTAL AREA ADDED:			428.91m² LESS 64.72m²	= 364.19m²

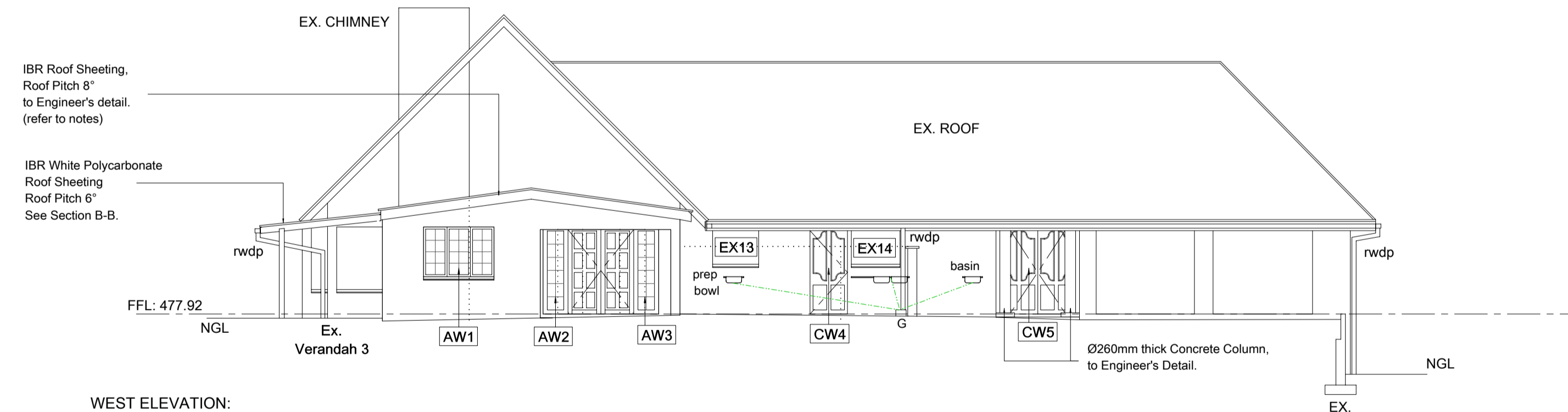


NORTH ELEVATION:
- MAIN DWELLING -
SCALE 1:100

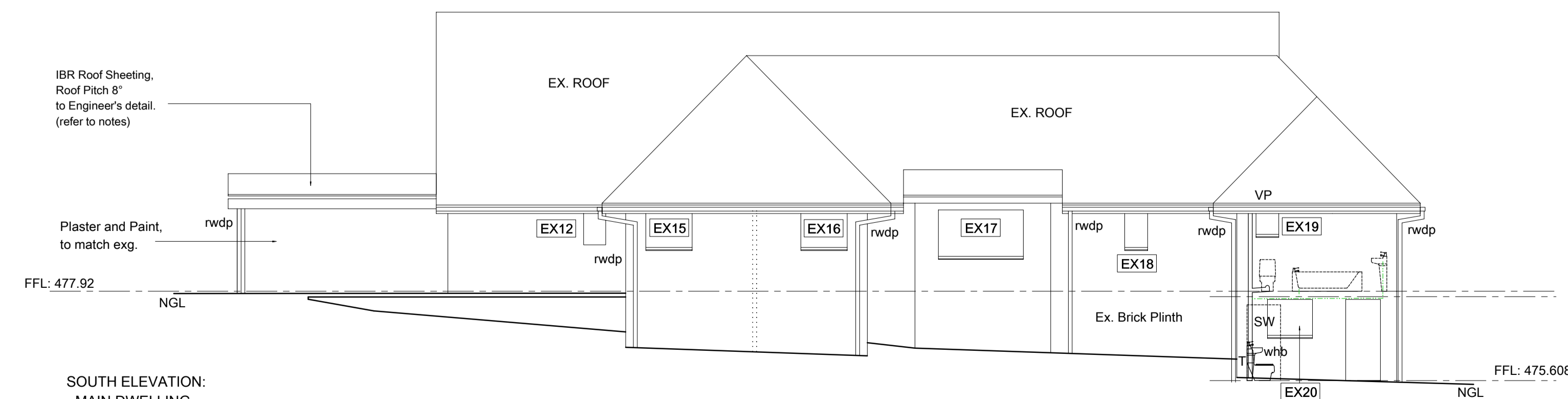


EAST ELEVATION:
- MAIN DWELLING -
SCALE 1:100

G= 1.60		G= 1.10	
Distance		Distance	
GL	475.932	GL	476.962
IL	474.59	IL	476.289
Depth	1.342	Depth	0.673



WEST ELEVATION:
- MAIN DWELLING -
SCALE 1:100

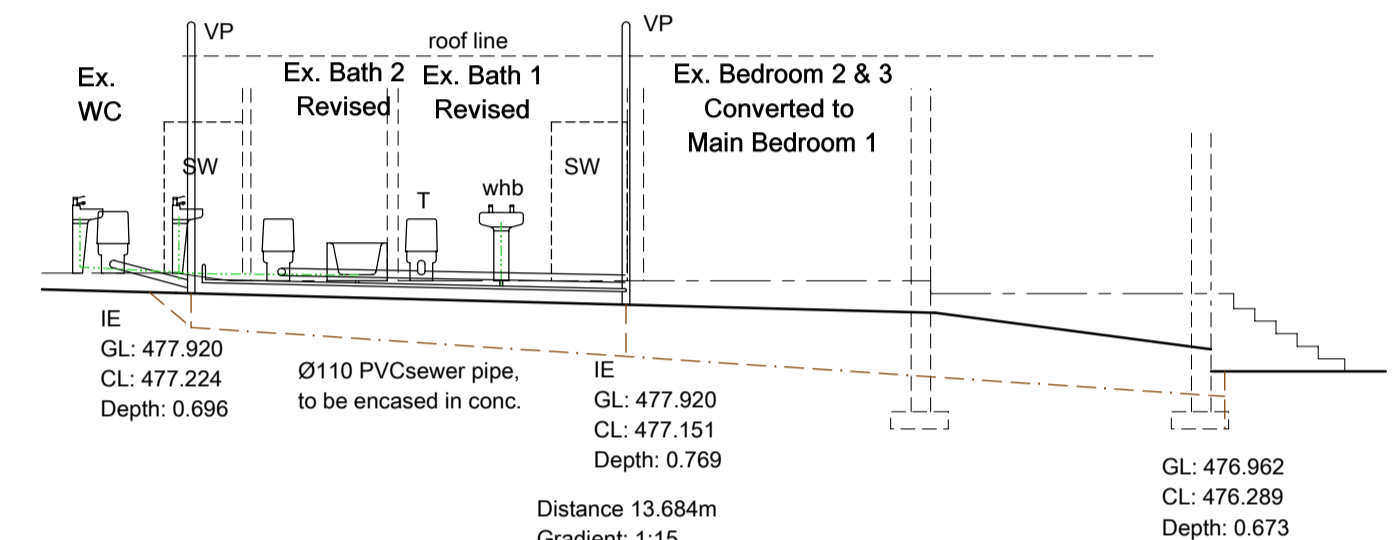


SOUTH ELEVATION:
- MAIN DWELLING -
SCALE 1:100

NOTE:
DRAWINGS TO BE CROSS REFERENCED WITH:
SANS 10400 PART P - REPORT DONE BY:
DONE BY: V. PARNELL
REPORT NAME: PART P REPORT - VP4691
DATED: 15/03/2022
The Contractor and the client are to refer to V. Parnell VP Designs and specifications. Non-compliance with their report will likely result in the building not being certified on completion.

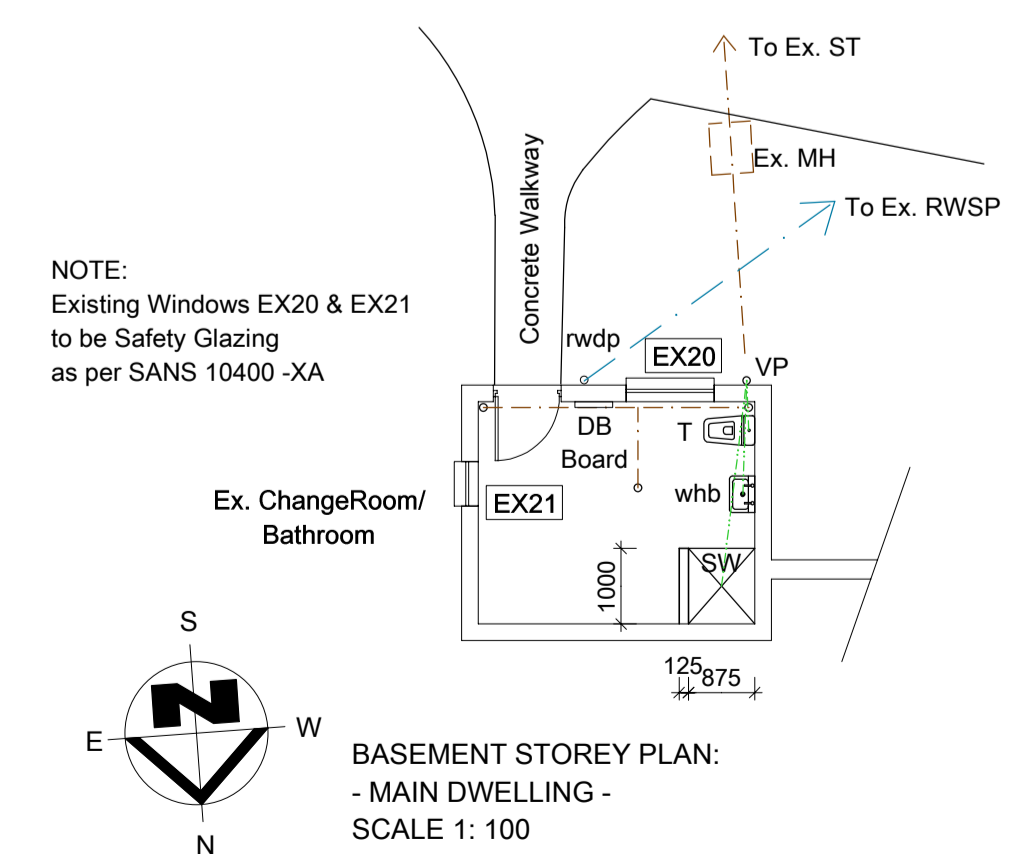
Relaxation List

Name	Address	Property description	Signature
CRAG BERNED	101 Krantzview Road, Kloof	Rem of Erf 724 Kloof	[Signature]
ANCHA BAREL	101A Krantzview Road, Kloof	Ptn 1 of Erf 724 Kloof	[Signature]



DRAINAGE SECTION N-N:
SCALE 1:100

AMAFA PLAN ONLY
AS-BUILT TO BE LEGALISED
ALL WORK HAS BEEN CARRIED OUT



NOTE:
Existing Windows EX20 & EX21 to be Safety Glazing as per SANS 10400 -XA

- GENERAL NOTES**
- CONTRACTOR TO CHECK AND VERIFY ALL LEVELS AND DIMENSIONS BEFORE COMMENCING. (AUTHOR TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY)
 - ALL CONSTRUCTION WORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH THE N. B. R.
 - DO NOT SCALE ANY DIMENSIONS OFF PLAN.
 - ALL WORK TO COMPLY WITH MUNICIPAL-BY-LAWS.
 - CONTRACTOR TO EXPOSE SEWER CONNECTION PRIOR TO ANY WORK COMMENCING.
 - THIS DRAWING SHALL IN NO WAY BE USED AS A BASIS FOR ANY CLAIM WHATSOEVER.
 - THE CONTRACTOR IS TO ENSURE THAT ALL WORK IS CARRIED OUT IN ACCORDANCE TO THE SANS 10400 NBR.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL LOCAL AUTHORITY NOTICES AND CONNECTIONS.
 - THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY CONNECTIONS TO SERVICES.
 - THE CONTRACTOR IS TO INSPECT THE OFFICIAL APPROVED COPY OF THE DRAWING TO ENSURE THAT HE IS AWARE OF THE FULL SCOPE OF WORK AND LOCAL AUTHORITY REQUIREMENTS.
 - THE AUTHOR IS TO BE NOTIFIED, IN WRITING, BY THE REG. OWNER OF ANY INTENDED DEVIATION TO APPROVED PLAN.

- STORMWATER:**
STORMWATER DISPOSAL TO COMPLY WITH SANS 10400: PART R.
- ALL STORMWATER FROM ROOFS TO DISCHARGE DIRECTLY INTO STORMWATER SYSTEM VIA DOWNPIPES.
 - ALL STORMWATER PIPES TO BE 100mm DIA. uPVC CLASS 51 U.O.N.
 - ALL PIPES TO BE LAID AT MIN. FALL OF 1 : 80.
 - STORMWATER SOAKAWAYS WITH 1 m² VOLUME PER 40 m² ROOF AREA.
 - STORMWATER SOAKAWAYS TO BE DESIGNED, INSPECTED AND CERTIFIED BY ENGINEER.

- DRAINAGE:**
- ALL DRAINAGE TO COMPLY WITH SANS 10400 PART P AND MUNICIPAL STANDARDS.
 - PROVIDED IE'S AT ALL BENDS AND JUNCTIONS, WITH SUITABLE MARKERS AT GROUND LEVEL.
 - PROVIDE APPROVED RESEAL TRAPS TO ALL WASTE FITTINGS & IE'S TO FOOT OF ALL SOIL STACKS.
 - ALL GULLEY SURROUNDS TO BE MIN 150mm ABOVE GROUND LEVEL & 50mm ABOVE PAVING.
 - ALL SOIL PIPES TO BE 110mm Ø uPVC UNLESS OTHERWISE SPECIFIED.
 - ALL WASTE PIPES MIN 50mm Ø uPVC UNLESS OTHERWISE SPECIFIED.
 - RAIN WATER TO BE COLLECTED IN SOAKAWAY PITS VIA 110mm Ø UNDERGROUND PIPES.
 - ALL FRENCH DRAINS RECEIVING EFFLUENT SHALL BE NOT LESS THAN 3M AWAY FROM ANY STRUCTURE OR BOUNDARY.
 - ALL SEPTIC TANKS SHALL NOT BE LESS THAN 2M AWAY FROM ANY STRUCTURE OR BOUNDARY AND SHALL DISCHARGE INTO A FRENCH DRAIN.
 - ENGINEER TO INSPECT, & CERTIFY THAT SEWERAGE SYSTEM HAS BEEN INSTALLED & CONSTRUCTED TO HIS/HER APPROVAL, PRIOR TO BACK FILLINGS.

- FOUNDATIONS:**
- FOUNDATIONS TO COMPLY WITH SANS 10400-PART H.
 - MASS REINFORCED CONCRETE STRIP FOUNDATIONS HAVING A COMPRESSIVE STRENGTH OF NOT LESS THAN 10 MPa AT 28 DAYS.
 - MIN. 600 x 200mm CONCRETE STRIP FOUNDATIONS FOR EXTERIOR WALLS AND INTERIOR WALLS.
 - FOUNDATIONS TO BE TAKEN DOWN TO VIRGIN SOIL.
 - ALL FOUNDATIONS TO BE DESIGNED, INSPECTED & CERTIFIED BY ENGINEER.

- WALLS:**
- WALLS TO COMPLY WITH SANS 10400: PART K.
 - AND FREE-STANDING BOUNDARY, GARDEN OR RETAINING WALL TO BE DESIGNED, INSPECTED AND CERTIFIED BY ENGINEER.
 - ALL LOAD BEARING WALLS ARE TO BE MIN 220mm THK.
 - NON-LOAD BEARING WALLS ARE TO BE MIN 110mm THK.
 - CLAY BRICK OR CONCRETE COMMONS OR SIMILAR APPROVED.
 - BRICK FORCE EVERY SECOND CORSE AS WELL AS AT LINTEL AND CILL HEIGHT.
 - DPC AT THE FOOT OF ALL WALLS, AS WELL AS CILLS.
 - PRECAST PRESTRESSED CONCRETE LINTELS ABOVE ALL OPENINGS, WINDOWS & DOORS TO ENGINEERS DESIGN, INSPECT, AND CERTIFY.

- FINISH ON WALLS AS SPECIFIED:**
- EXTERIOR BRICKWORK TO BE FACEBRICK PLINTH AND PLASTER & PAINT, TO MATCH EXISTING
 - INTERIOR BRICKWORK IS TO BE PLASTERED AND PAINTED TO MATCH EXISTING.

- FLOORS:**
- FLOORS TO COMPLY WITH SANS 10400: PART J.
 - ANY FLOOR OF A LAUNDRY, KITCHEN, SHOWER ROOM, BATHROOM OR ROOM CONTAINING A TOILET PAN SHALL BE WATER RESISTANT.
 - ANY SUSPENDED TIMBER FLOOR IN A BUILDING SHALL BE PROVIDED WITH ADEQUATE UNDER-FLOOR VENTILATION.
 - WHERE ANY CONCRETE FLOOR SLAB IS SUPPORTED ON GROUND OR FILLING, SUCH FLOOR SHALL BE SO CONSTRUCTED THAT ANY MOISTURE IN SUCH GROUND OR FILLING IS PREVENTED FROM PENETRATING SUCH CONCRETE FLOOR SLAB.

REINFORCED CONCRETE SLAB AND SUSPENDED SLABS, HAVING A COMPRESSIVE STRENGTH OF NOT LESS 15 MPa AT 28 DAYS AND MIN. 75mm THICKNESS ON A POLYOLEFIN UNDER FLOOR MEMBRANE (MIN 250 Micron) ON 50mm RIVER SAND BLINDING LAYER ON 150mm MECHANICALLY COMPACTED AND POISONED FILL. ALL FILLS EXCEEDING 400mm TO ENGINEERS DESIGN, INSPECT AND CERTIFY.

ROOF:
ROOFS TO COMPLY WITH SANS 10400: PART L.

ROOF PITCH: SEE SCETIONS
IBR ROOF SHEETING FIXED TO 70 x 50mm TIMBER BATTENS ON EDGE @ MAX 345 mm C/C ON PVC ROOF UNDERLAY 320 Microns SABS APPROVED ON TRUSSES TO BE DESIGNED, INSPECTED AND CERTIFIED BY ENGINEER (SEE SECTIONS) ON 114 x 38 TIMBER WALL PLATES. TRUSSES ANCHORED WITH 30mm x 1.2mm GALVANIZED STEEL STRAPS AND TO BE EXTENDED INTO THE WALL TO A DEPTH OF AT LEAST 400mm. 6.4 mm RHINO BOARD CEILINGS NAILED ONTO 38 x 38 TIMBER BRANDERINGS AT 450mm C/C AND FIXED TO UNDERSIDE OF TIE-BEAMS.

DO NOT SCALE

Body corporate signature :
Name :
Tel.
Structural engineer
Name : Jeanita Dray
Tel no. : 083 414 4388
Geotech engineer
Name :
Tel no. :

Building classification - H3
Site class designation - SR 1800
Proposed Additions and Alterations
For . . .
Lot 725,
Kloof
For . . .
105 Krantzview Road,
Kloof
For . . .
Lilly Hoogervorst
Cell no. : 083 233 5691

VP DESIGNS
36 Inanda Road Hillcrest
Tel : 031 765 8974
Cell : 082 498 2192
Email : Vic@VPD.co.za
www.VPDesigns.co.za
Deon Smith Architects

Scale	As Shown	Owners signature :
Date	15 / 03 / 2022	Signee Names
Drawn	V. Parnell T0809	Authors signature :
Reg. No.	5186	D.W. SMITH (PrArch)
Drawing No. :	V.P. 4691	Sheet 3 of 5

A1

WINDOW SCHEDULE (SCALE 1:100) EX. SECOND DWELLING

WH	540	1326	540	1080	3550	300	300	1680	970	1680	900
FFL	2100	2100	2100	2100	2100	2100	2100	2100	2100	2100	2100
Window No:	DNE1	ENE2	DNE3	DNE4	DNW1	DNW3	DNW4	DSW1	DSW2/ DSW3	DSW4	ENW2
Description:	Full Pane Side Hung	Full Pane Side Hung	Full Pane Side Hung	Full Pane Side Hung	Full Pane Side Hung	Full Pane Side Hung	Full Pane Side Hung	Full Pane Side Hung	Full Pane Side Hung	Fixed Full Pane	Fixed Full Pane
Frame Material:	Timber	Timber	Timber	Timber	Timber	Steel	Steel	Timber	Timber	Timber	Timber
Total Area:	0.702m²	2.78m²	0.702m²	0.98m²	4.12m²	0.27m²	0.27m²	1.96m²	0.86m²	1.92m²	0.66m²
Glazing Area:	0.702m² - per pane	1.39m² - per pane	0.702m² - per pane	0.49m² - per pane	A - 0.696m² - per pane B - 1.363m² - per pane	0.27m² - per pane	0.27m² - per pane	0.65m² - per pane	0.43m² - per pane	0.64m² - per pane	0.33m² - per pane
Glazing Thickness:	6.38mm L.C.S.G.	6.38mm L.C.S.G.	6.38mm L.C.S.G.	4mm S.C.M.A.G	8mm S.C.M.A.G	4mm S.P.M.A.G	4mm S.P.M.A.G	4mm S.C.M.A.G	6.38mm L.P.S.G.	4mm S.C.M.A.G	6.38mm L.P.S.G.
No. Required:	1 off each	1 off each	1 off each	1 off each	1 off each	1 off each	1 off each	1 off each	1 off each	1 off each	1 off each
Location:	Ex. Living Room	Ex. Living Room	Ex. Living Room	Ex. Kitchen	Ex. Kitchen	Ex. Bedroom 1	Ex. Bedroom 1	Ex. Bedroom 1	Ex. Bath 1 / Ex. Bath 2	Ex. Bedroom 2	Ex. Living Room

Single Clear Monolithic Annealed Glass - S.C.M.A.G - Laminated Clear Safety Glass - L.C.S.G. - Laminated Patterned Safety Glass - L.P.S.G.
Each individual pane of safety glazing material must be marked by the installer of the glazing material.
Unmarked glazing materials shall be regarded as non safety glazing material.

NOTE:
DRAWINGS TO BE CROSS REFERENCED WITH:
ENERGY EFFICIENCY IN BUILDINGS - SUPPLEMENTAL GUIDE TO SANS 10400 - XA AND SANS 204- REPORT DONE BY:
DONE BY: D. VIEIRA - DEBCAL
REPORT NAME: 0882-00
DATED: 24/01/2022

The Contractor and the client are to refer to Debcals Energy and Efficiency Report and specifications. Non-compliance with their report will likely result in the building not being certified on completion.

NOTE:
DRAWINGS TO BE CROSS REFERENCED WITH:
SANS 10400 PART P - REPORT DONE BY:
DONE BY: V. PARNELL
REPORT NAME: PART P REPORT - VP4691
DATED: 15/03/2022

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GENERAL NOTES

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- THE AUTHOR IS TO BE NOTIFIED, IN WRITING, BY THE REG. OWNER OF ANY INTENDED DEVIATION TO APPROVED PLAN.

STORMWATER:

- STORMWATER DISPOSAL TO COMPLY WITH SANS 10400: PART R.
- ALL STORMWATER FROM ROOFS TO DISCHARGE DIRECTLY INTO STORMWATER SYSTEM VIA DOWNPIPES.
 - ALL STORMWATER PIPES TO BE 100mm DIA. uPVC CLASS 51 U.O.N.
 - ALL PIPES TO BE LAID AT MIN. FALL OF 1 : 80.
 - STORMWATER SOAKAWAYS WITH 1 m³ VOLUME PER 40 m² ROOF AREA.
 - STORMWATER SOAKAWAYS TO BE DESIGNED, INSPECTED AND CERTIFIED BY ENGINEER.

DRAINAGE:

- ALL DRAINAGE TO COMPLY WITH SANS 10400 PART P AND MUNICIPAL STANDARDS.
- PROVIDED IE'S AT ALL BENDS AND JUNCTIONS, WITH SUITABLE MARKERS AT GROUND LEVEL.
- PROVIDE APPROVED RESEAL TRAPS TO ALL WASTE FITTINGS & IE'S TO FOOT OF ALL SOIL STACKS.
- ALL GULLEY SURROUNDS TO BE MIN 150mm ABOVE GROUND LEVEL & 50mm ABOVE PAVING.
- ALL SOIL PIPES TO BE 110mm Ø uPVC UNLESS OTHERWISE SPECIFIED.
- ALL WASTE PIPES MIN 50mm Ø uPVC UNLESS OTHERWISE SPECIFIED.
- RAIN WATER TO BE COLLECTED IN SOAKAWAY PITS VIA 110mm Ø UNDERGROUND PIPES.
- ALL FRENCH DRAINS RECEIVING EFFLUENT SHALL BE NOT LESS THAN 3M AWAY FROM ANY STRUCTURE OR BOUNDARY.
- ALL SEPTIC TANKS SHALL NOT BE LESS THAN 2M AWAY FROM ANY STRUCTURE OR BOUNDARY AND SHALL DISCHARGE INTO A FRENCH DRAIN.
- ENGINEER TO INSPECT, & CERTIFY THAT SEWERAGE SYSTEM HAS BEEN INSTALLED & CONSTRUCTED TO HISHER APPROVAL. PRIOR TO BACK FILLINGS.

FOUNDATIONS:

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- MASS REINFORCED CONCRETE STRIP FOUNDATIONS HAVING A COMPRESSIVE STRENGTH OF NOT LESS THAN 10 MPa AT 28 DAYS.
- MIN. 600 x 200mm CONCRETE STRIP FOUNDATIONS FOR EXTERIOR WALLS AND INTERIOR WALLS.
- FOUNDATIONS TO BE TAKEN DOWN TO VIRGIN SOIL.
- ALL FOUNDATIONS TO BE DESIGNED, INSPECTED & CERTIFIED BY ENGINEER.

WALLS:

- WALLS TO COMPLY WITH SANS 10400: PART K.
- AND FREE-STANDING BOUNDARY, GARDEN OR RETAINING WALL TO BE DESIGNED, INSPECTED AND CERTIFIED BY ENGINEER.
- ALL LOAD BEARING WALLS ARE TO BE MIN 220mm THK.
- NON-LOAD BEARING WALLS ARE TO BE MIN 110mm THK.
- CLAY BRICK OR CONCRETE COMMONS OR SIMILAR APPROVED BRICK FORCE EVERY SECOND CORSE AS WELL AS AT LINTEL AND CILL HEIGHT.
- DPC AT THE FOOT OF ALL WALLS, AS WELL AS CILLS.
- PRECAST PRESTRESSED CONCRETE LINTELS ABOVE ALL OPENINGS, WINDOWS & DOORS TO ENGINEERS DESIGN, INSPECT, AND CERTIFY.

FINISH ON WALLS AS SPECIFIED:

- EXTERIOR BRICKWORK TO BE FACEBRICK PLINTH AND PLASTER & PAINT, TO MATCH EXISTING
- INTERIOR BRICKWORK IS TO BE PLASTERED AND PAINTED TO MATCH EXISTING.

FLOORS:

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- ANY SUSPENDING TIMBER FLOOR IN A BUILDING SHALL BE PROVIDED WITH ADEQUATE UNDER-FLOOR VENTILATION.
- WHERE ANY CONCRETE FLOOR SLAB IS SUPPORTED ON GROUND OR FILLING, SUCH FLOOR SHALL BE SO CONSTRUCTED THAT ANY MOISTURE IN SUCH GROUND OR FILLING IS PREVENTED FROM PENETRATING SUCH CONCRETE FLOOR SLAB.

REINFORCED CONCRETE SLAB AND SUSPENDED SLABS, HAVING A COMPRESSIVE STRENGTH OF NOT LESS 15 MPa AT 28 DAYS AND MIN. 75mm THICKNESS ON A POLYOLEFIN UNDER FLOOR MEMBRANE (MIN 250 Micron) ON 50mm RIVER SAND BLINDING LAYER ON 150mm MECHANICALLY COMPACTED AND POISONED FILL. ALL FILLS EXCEEDING 400mm TO ENGINEERS DESIGN, INSPECT AND CERTIFY.

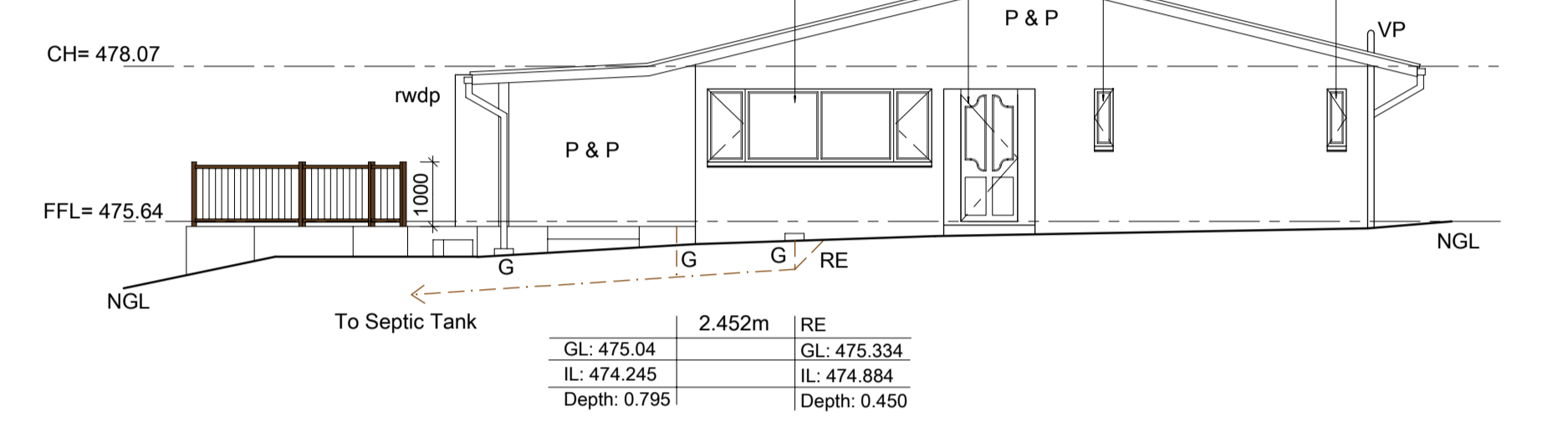
ROOF:

ROOFS TO COMPLY WITH SANS 10400: PART L.

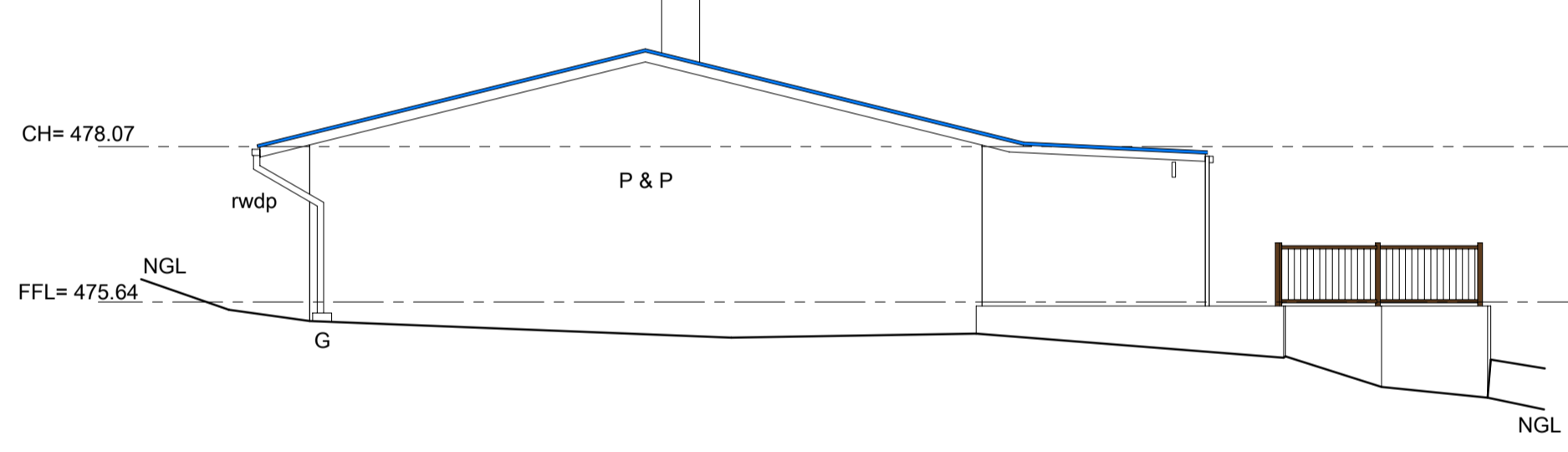
ROOF PITCH: SEE SCCTIONS

IBR ROOF SHEETING FIXED TO 70 x 50mm TIMBER BATTENS ON EDGE @ MAX 345 mm C/C ON PVC ROOF UNDERLAY 320 Microns SABS APPROVED ON TRUSSES TO BE DESIGNED, INSPECTED AND CERTIFIED BY ENGINEER (SEE SECTIONS) ON 114 x 38 TIMBER WALL PLATES. TRUSSES ANCHORED WITH 30mm x 1.2mm GALVANIZED STEEL STRAPS AND TO BE EXTENDED INTO THE WALL TO A DEPTH OF AT LEAST 400mm. 6.4 mm RHINO BOARD CEILINGING NAIL ONTO 38 x 38 TIMBER BRANDING. AT 450mm C/C AND FIXED TO UNDERSIDE OF TIE-BEAMS.

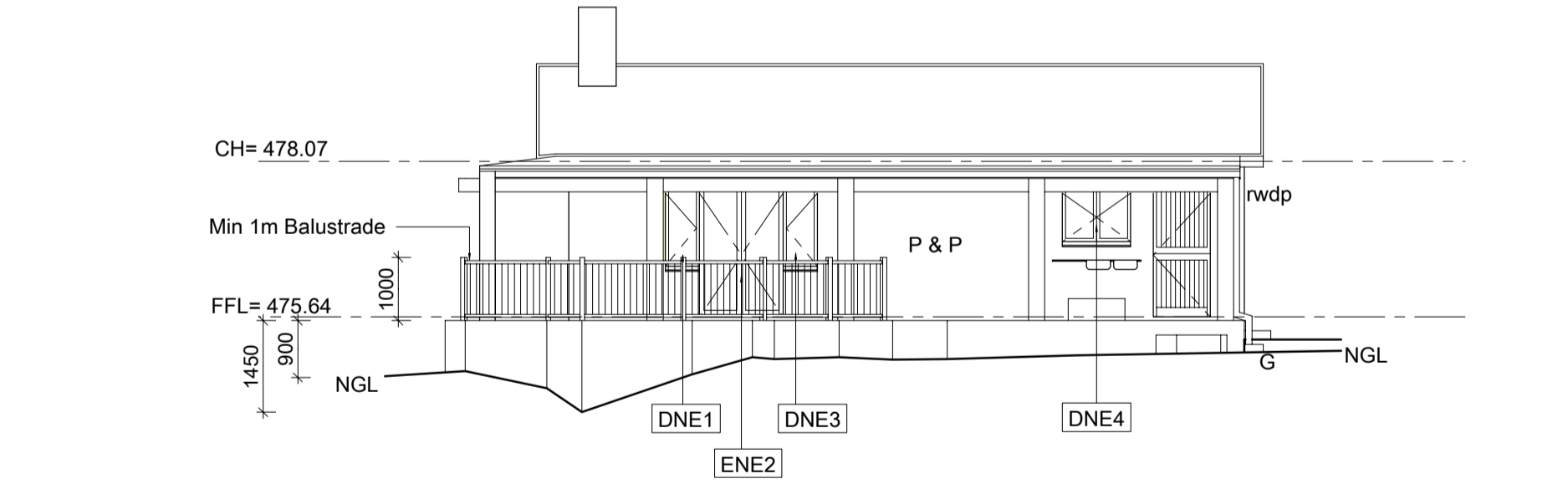
**AMAFU PLAN ONLY
AS-BUILT TO BE LEGALISED
ALL WORK HAS BEEN CARRIED OUT**



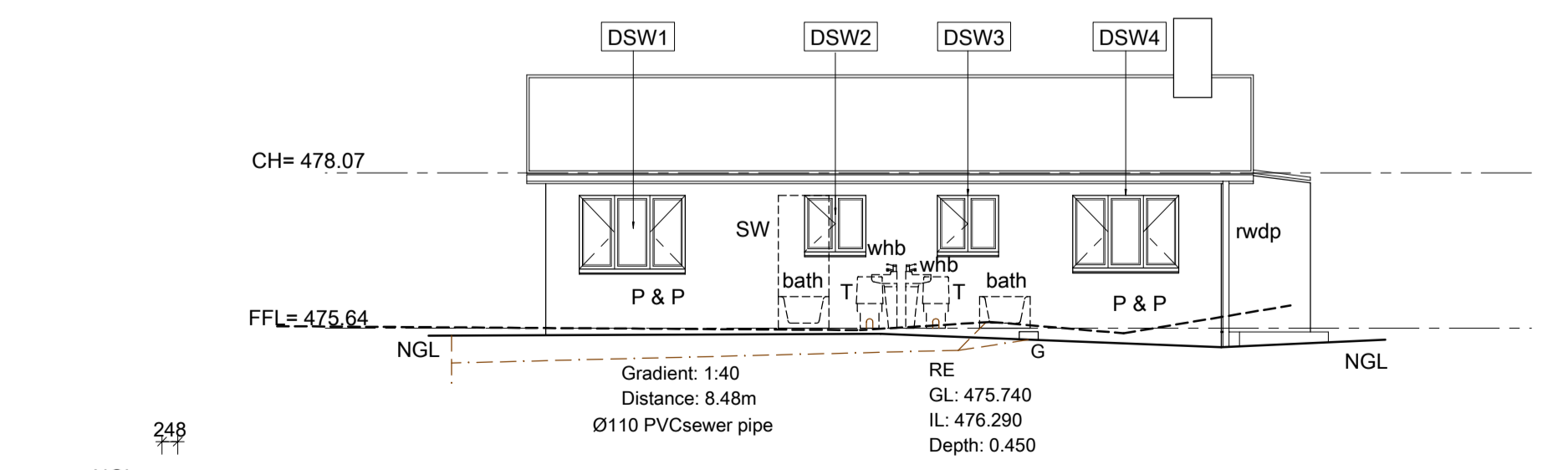
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- (AS-BUILT) EX. SECOND DWELLING TO BE LEGALISED -
SCALE 1:100**



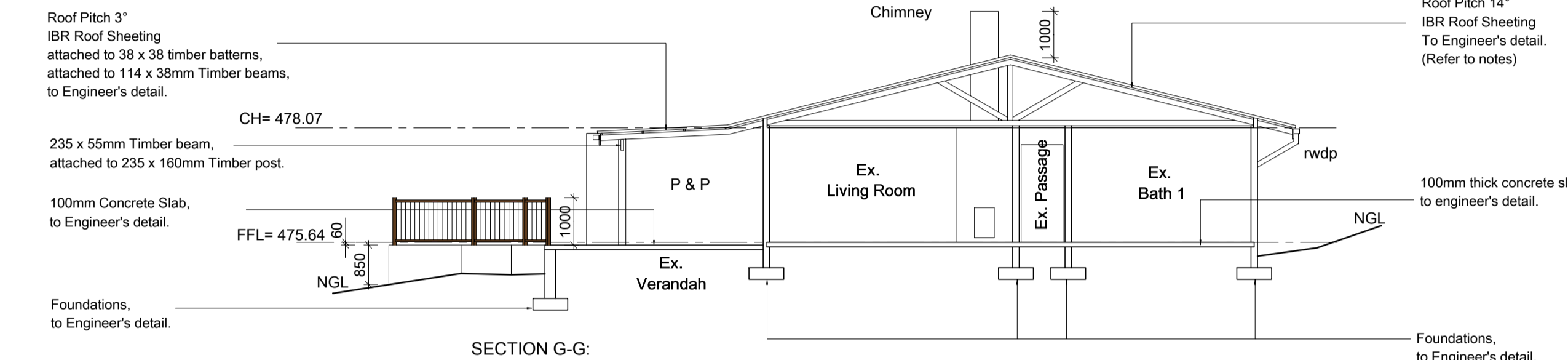
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- (AS-BUILT) EX. SECOND DWELLING TO BE LEGALISED -
SCALE 1:100**



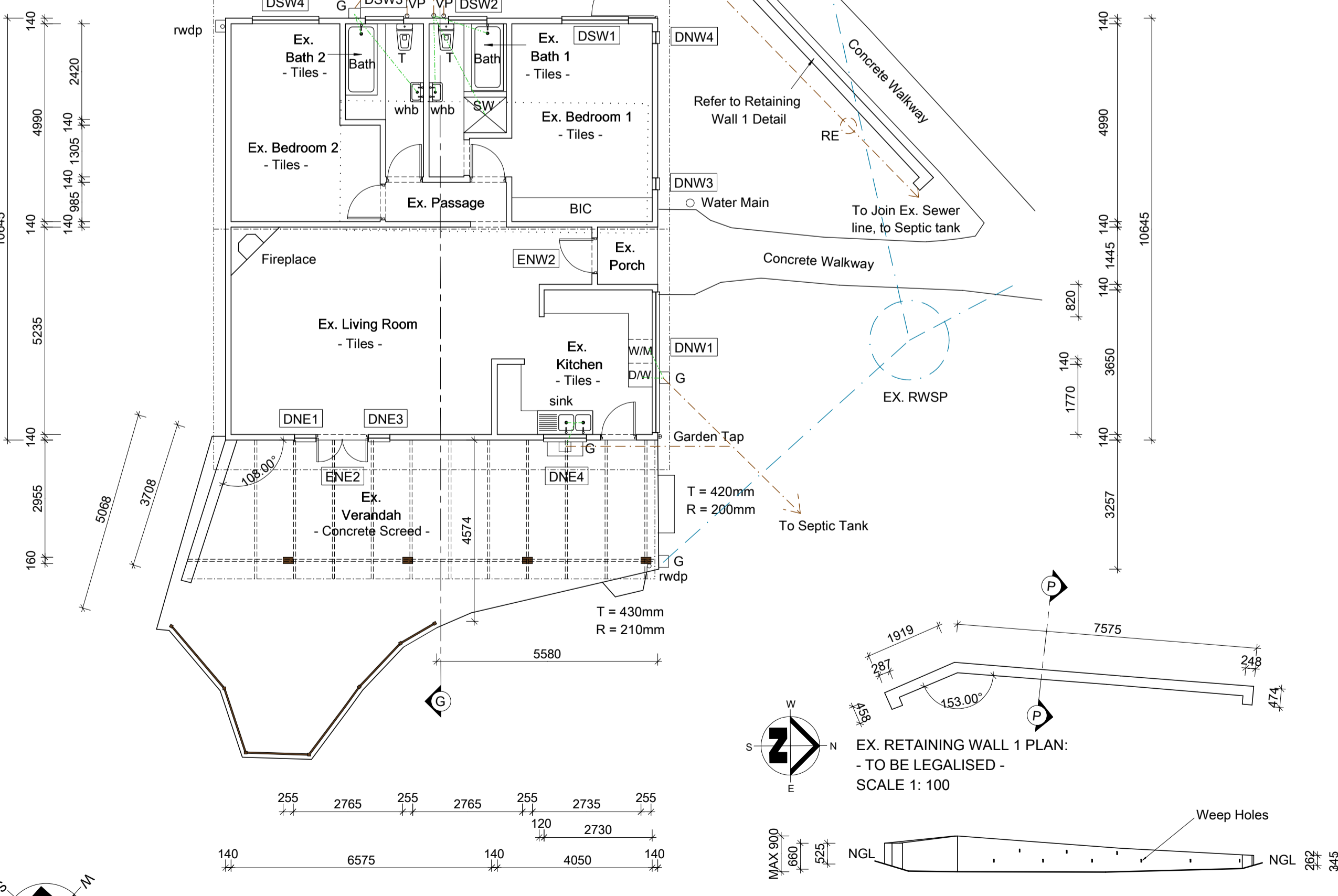
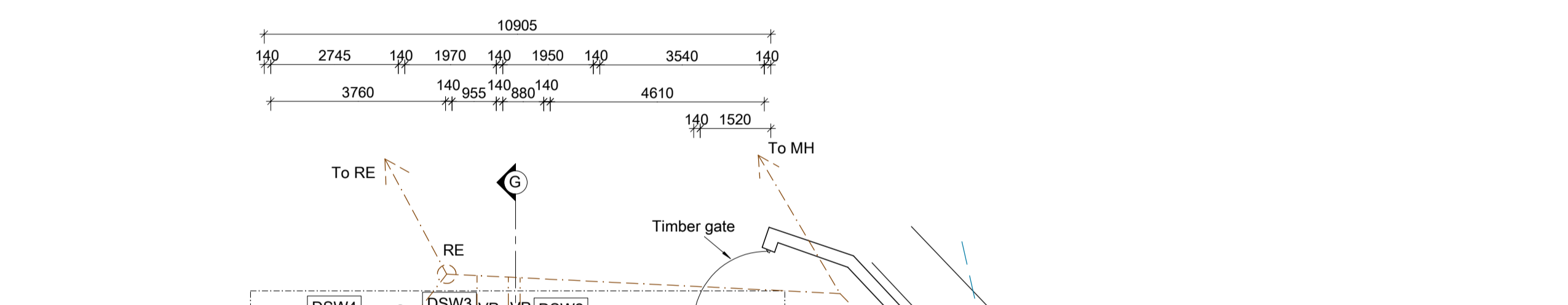
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- (AS-BUILT) EX. SECOND DWELLING TO BE LEGALISED -
SCALE 1:100**



**SOUTH WEST ELEVATION:
- (AS-BUILT) EX. SECOND DWELLING TO BE LEGALISED -
SCALE 1:100**



**SECTION G-G:
- (AS-BUILT) EX. SECOND DWELLING TO BE LEGALISED -
SCALE 1:100**



**EAST ELEVATION:
- EX. RETAINING WALL 1 TO BE LEGALISED -
SCALE 1: 100**

**SECTION P-P:
- EX. RETAINING WALL 1 TO BE LEGALISED -
SCALE 1: 100**

Relaxation List

Name	Address	Property description	Signature
CRAG Bennett	101 Krantzview Road, Kloof	Rem of Erf 724 Kloof	[Signature]
Vanessa Barel	101A Krantzview Road, Kloof	Ptn 1 of Erf 724 Kloof	[Signature]

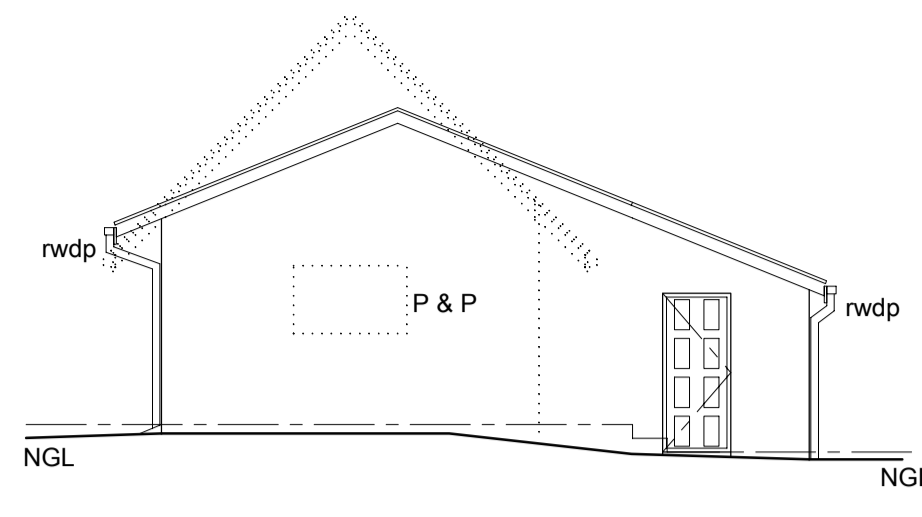
DO NOT SCALE

Body corporate signature :
Name :
Tel.
Structural engineer
Name : Jeanita Dray
Tel no. : 083 414 4388
Geotech engineer
Name :
Tel no. :

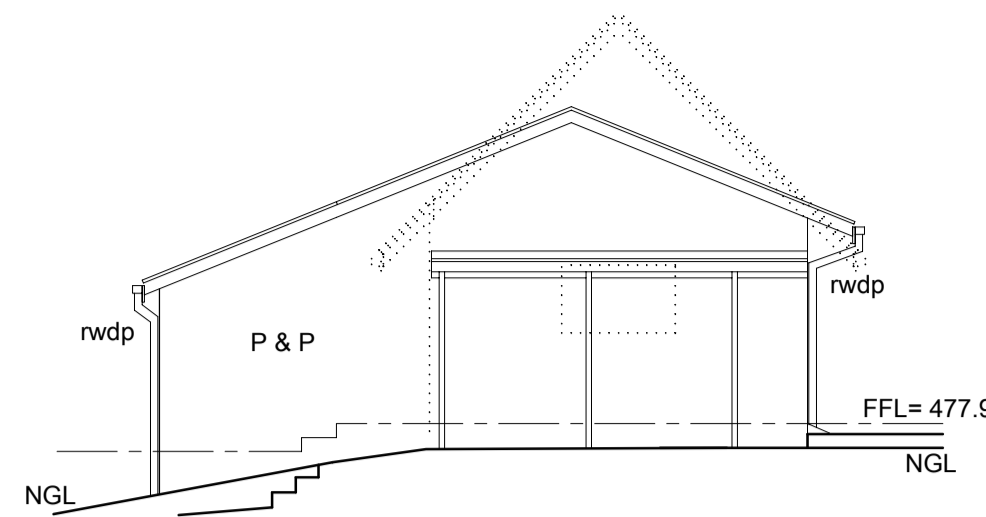
Building classification - H3
Site class designation - SR 1800
Proposed Additions and Alterations
For
Lot 725,
Kloof
For
105 Krantzview Road,
Kloof
For
Lilly Hoogervorst
Cell no. : 083 233 5691

VP DESIGNS
36 Inanda Road Hillcrest
Tel : 031 765 8974
Cell : 082 498 2192
Email : Vic@VPD.co.za
www.VPDesigns.co.za
Deon Smith Architects

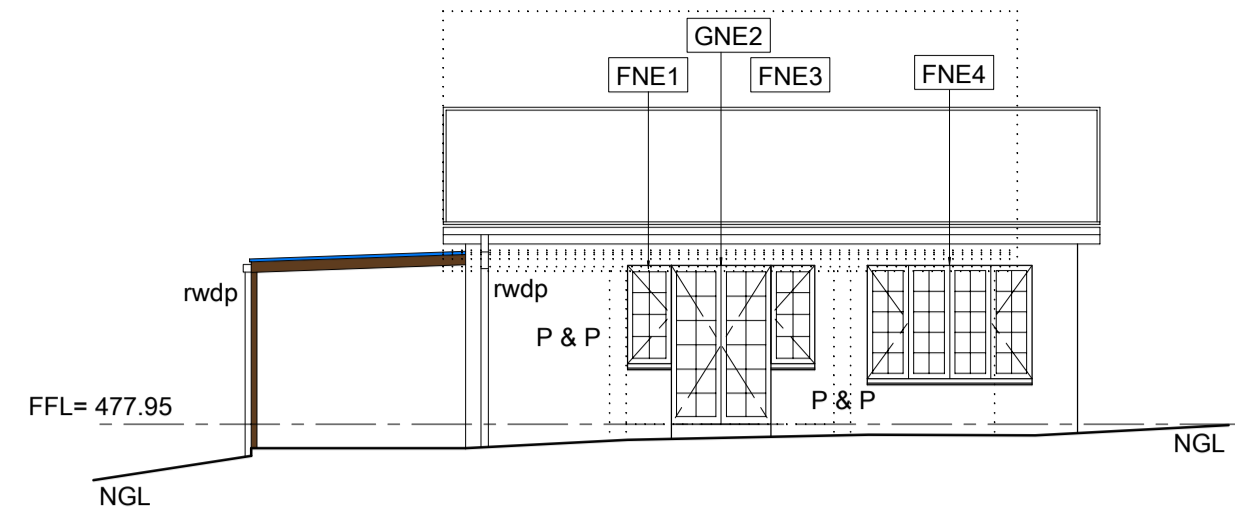
Scale	As Shown	Owners signature :
Date	15 / 03 / 2022	[Signature] Signee Names
Drawn	V. Parnell 10809	Authors signature :
Reg. No.	5186	[Signature] D. W. SMITH (PrArch)
Drawing No. :	V.P. 4691	Sheet 4 of 5



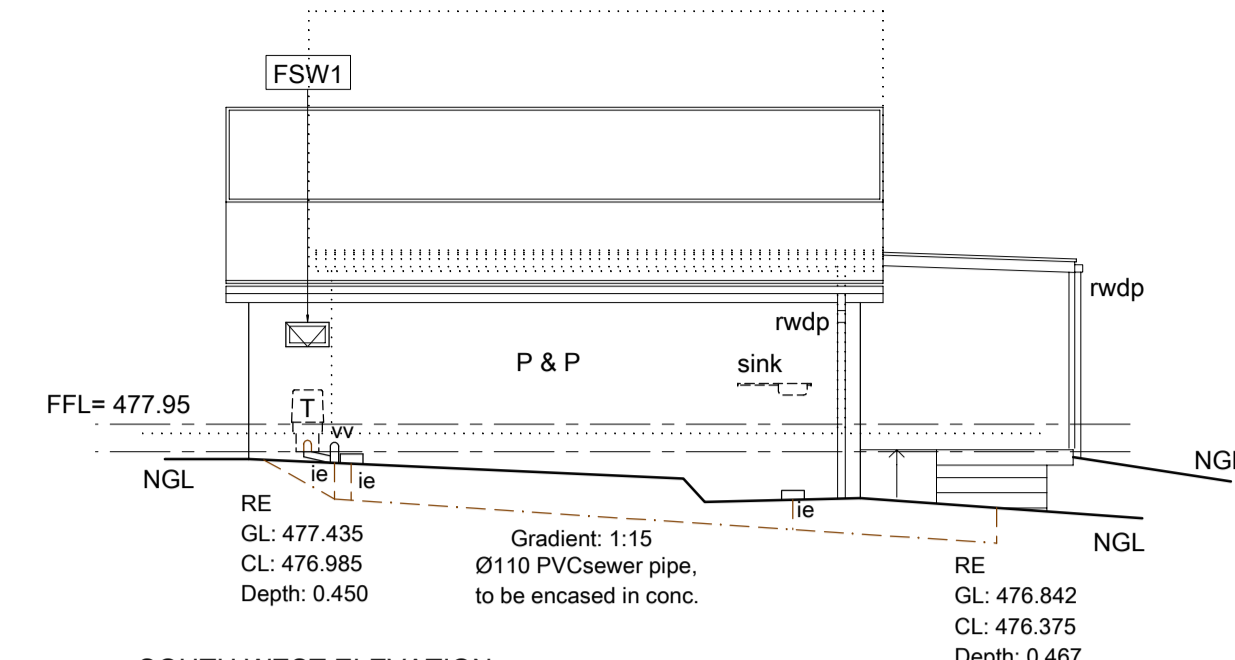
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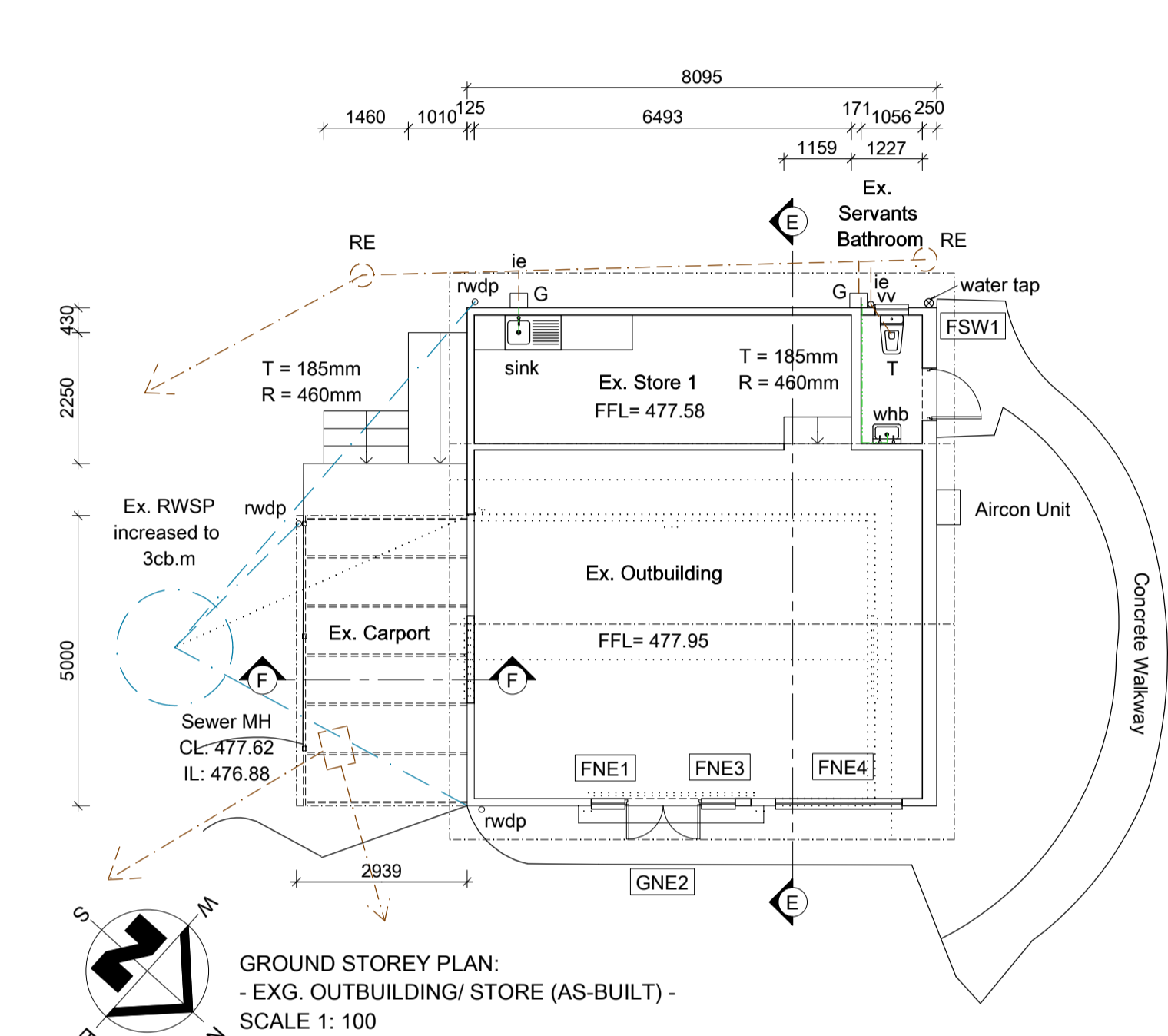
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- EX. OUTBUILDING/ STORE (AS-BUILT) -
SCALE 1:100



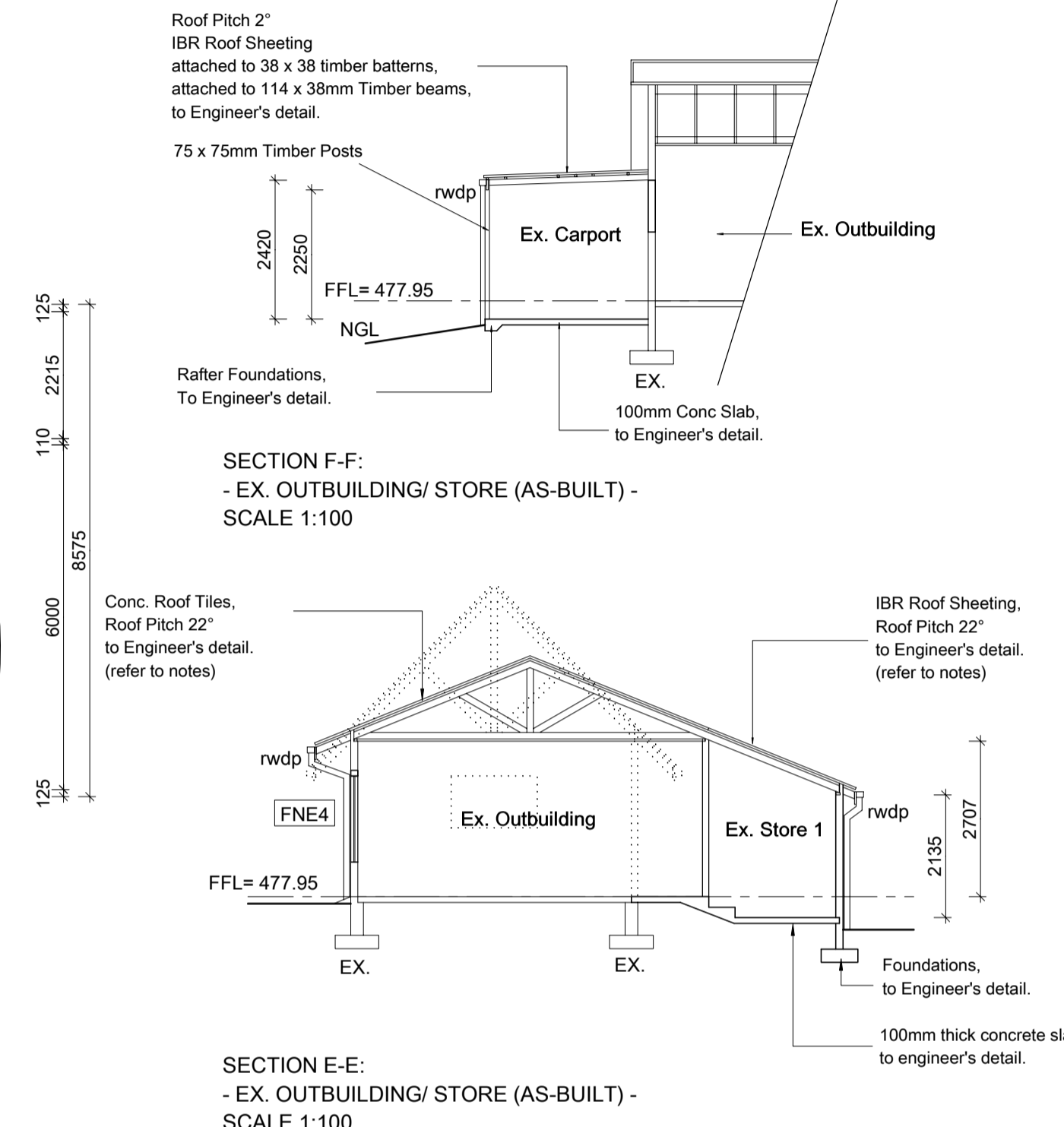
NORTH EAST ELEVATION:
- EX. OUTBUILDING/ STORE (AS-BUILT) -
SCALE 1:100



SOUTH WEST ELEVATION:
- EX. OUTBUILDING/ STORE (AS-BUILT) -
SCALE 1:100



GROUND STOREY PLAN:
- EXG. OUTBUILDING/ STORE (AS-BUILT) -
SCALE 1: 100



SECTION F-F:
- EX. OUTBUILDING/ STORE (AS-BUILT) -
SCALE 1:100

SECTION E-E:
- EX. OUTBUILDING/ STORE (AS-BUILT) -
SCALE 1:100

AMAF PLAN ONLY
AS-BUILT TO BE LEGALISED
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Window No.	FNE1	ONE2	FNE3	FNE4	FSW1
Description:	Cottage Pane Side Hung	Cottage Pane Side Hung	Cottage Pane Side Hung	Cottage Pane Side Hung	Full Pane Top Hung
Frame Material:	Timber	Timber	Timber	Timber	Steel
Total Area:	0.754m ²	2.772m ²	0.754m ²	3.27m ²	0.812m ²
Glazing Area:	0.754m ² - per pane	1.386m ² - per pane	0.754m ² - per pane	0.817m ² - per pane	0.812m ² - per pane
Glazing Thickness:	6.38mm L.C.S.G.	6.38mm L.C.S.G.	6.38mm L.C.S.G.	4mm S.C.M.A.G	4mm S.P.M.A.G.
No. Required:	1 off each	1 off each	1 off each	1 off each	1 off each
Location:	Ex. Outbuilding	Ex. Outbuilding	Ex. Outbuilding	Ex. Outbuilding	Ex. Servants Bathroom

Single Clear Monolithic Annealed Glass - S.C.M.A.G - Laminated Clear Safety Glass - L.C.S.G. - Laminated Patterned Safety Glass - L.P.S.G.
Each individual pane of safety glazing material must be marked by the installer of the glazing material.
Unmarked glazing materials shall be regarded as non safety glazing material.

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- NON-LOAD BEARING WALLS ARE TO BE MIN 110mm THK.
- CLAY BRICK OR CONCRETE COMMONS OR SIMILAR APPROVED.
- BRICK FORCE EVERY SECOND CORSE AS WELL AS AT LINTEL AND CILL HEIGHT.
- DPC AT THE FOOT OF ALL WALLS, AS WELL AS CILLS.
- PRECAST PRESTRESSED CONCRETE LINTELS ABOVE ALL OPENINGS, WINDOWS & DOORS TO ENGINEERS DESIGN, INSPECT, AND CERTIFY.

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ROOF:
ROOFS TO COMPLY WITH SANS 10400: PART L.
ROOF PITCH: SEE SCETIONS

IBR ROOF SHEETING/CONCRETE ROOF TILES TO MATCH EXG FIXED TO 70 x 50mm TIMBER BATTENS ON EDGE @ MAX 345 mm C/C ON PVC ROOF UNDERLAY 320 Microns SABS APPROVED ON TRUSSES TO BE DESIGNED, INSPECTED AND CERTIFIED BY ENGINEER (SEE SECTIONS) ON 114 x 38 TIMBER WALL PLATES. TRUSSES ANCHORED WITH 30mm x 1.2mm GALVANIZED STEEL STRAPS AND TO BE EXTENDED INTO THE WALL TO A DEPTH OF AT LEAST 400mm. 6.4 mm RHINO BOARD CEILINGS NAILED ONTO 38 x 38 TIMBER BRANDERINGS AT 450mm C/C AND FIXED TO UNDERSIDE OF TIE-BEAMS.

DO NOT SCALE

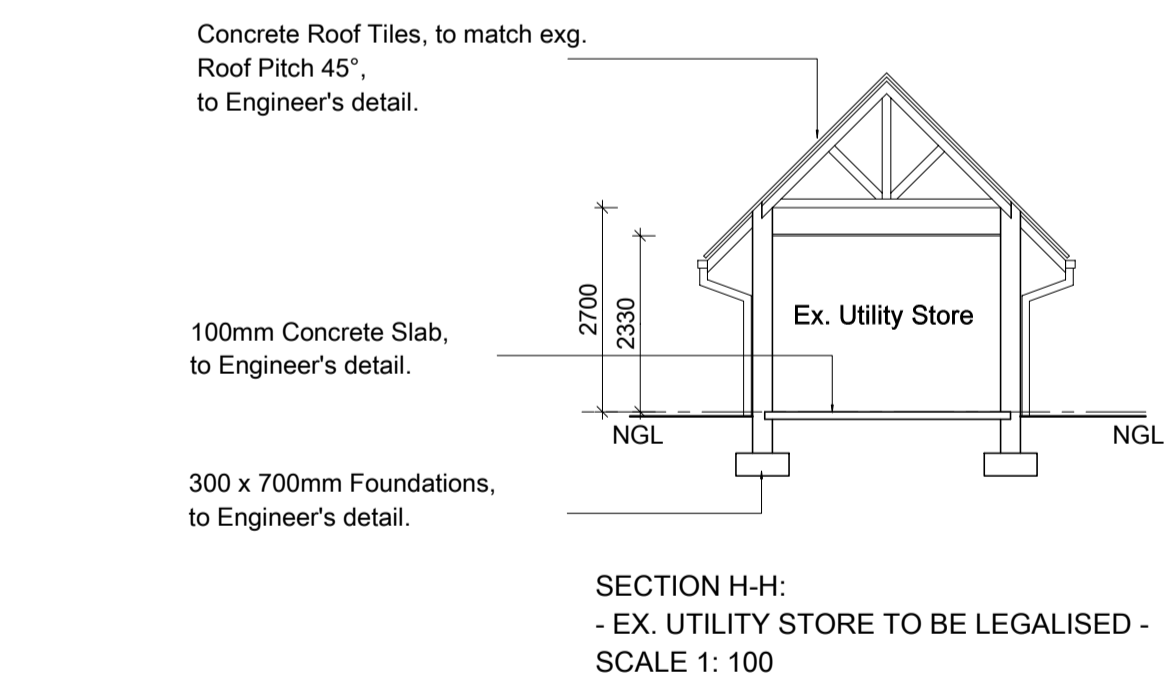
Body corporate signature :
Name :
Tel :
Structural engineer
Name : Jeanita Dray
Tel no. : 083 414 4388
Geotech engineer
Name :
Tel no. :

Building classification - H3
Site class designation - SR 1800
Proposed Additions and Alterations
For . . .
Lot 725,
Kloof
For . . .
105 Krantzview Road,
Kloof
For . . .
Lillian Norma Hoogervorst
Cell no. : 083 233 5691

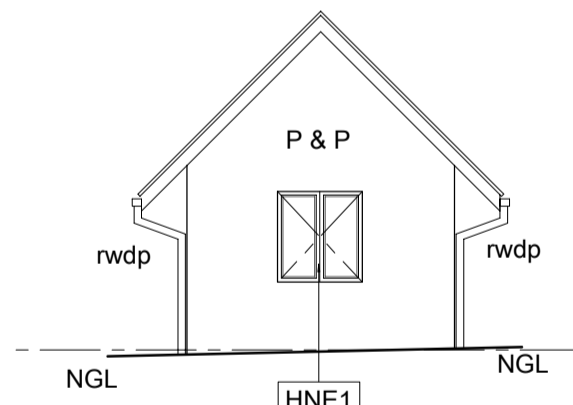
VP DESIGNS
36 Inanda Road Hillcrest
Tel : 031 765 8974
Cell : 082 498 2192
Email : Vic@VPD.co.za
www.VPDesigns.co.za
Deon Smith Architects

Scale	As Shown	Owners signature :	
Date	15 / 03 / 2022	Signee Names	
Drawn	V. Parnell T0809	Authors signature :	
Reg. No.	5186	Victorio Parnell PrArchT	

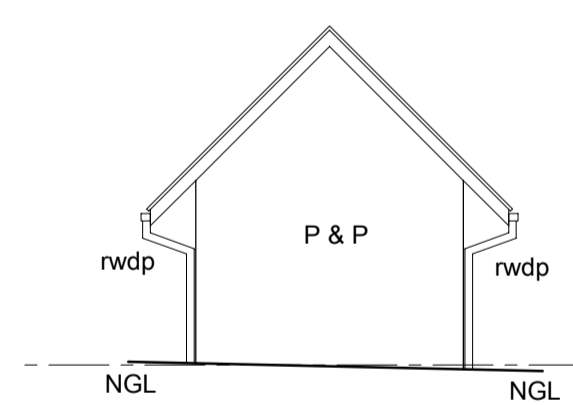
Drawing No. : **V.P. 4691** Sheet 5 of 5 **A1**



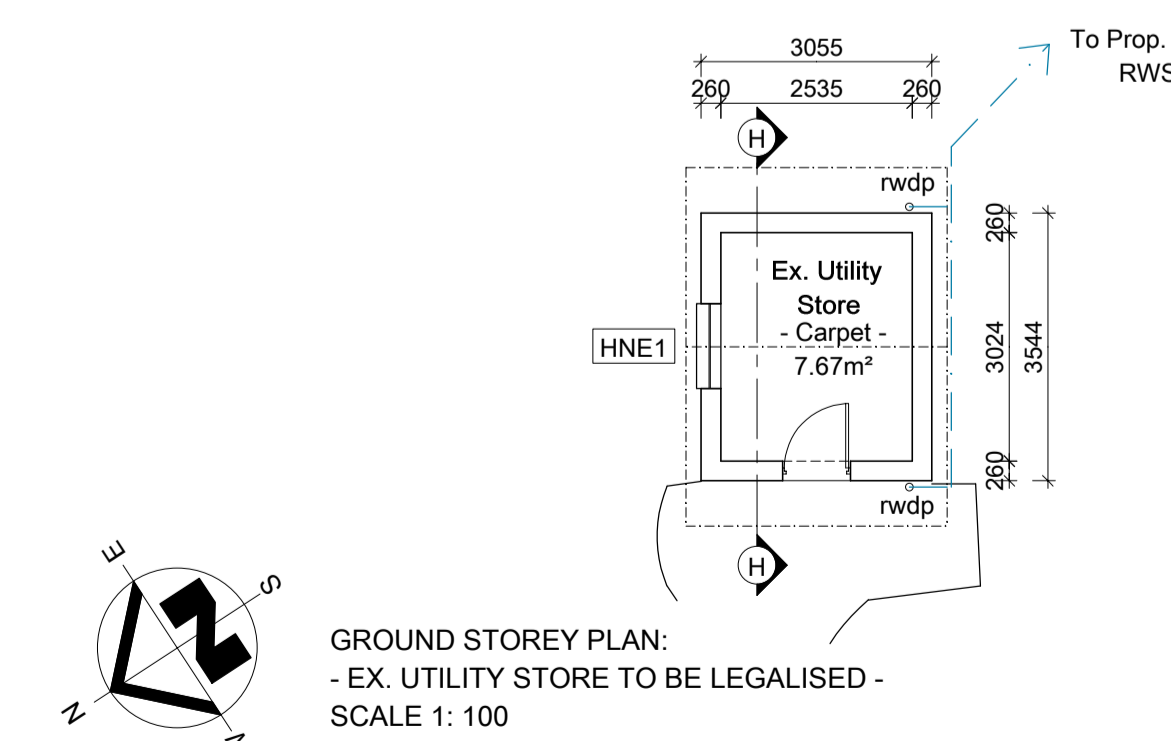
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- EX. UTILITY STORE TO BE LEGALISED -
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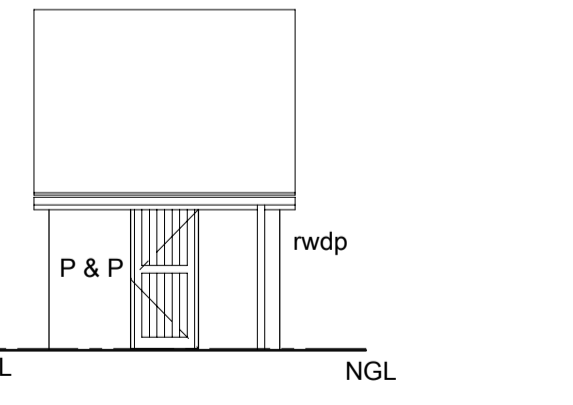
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- EX. UTILITY STORE TO BE LEGALISED -
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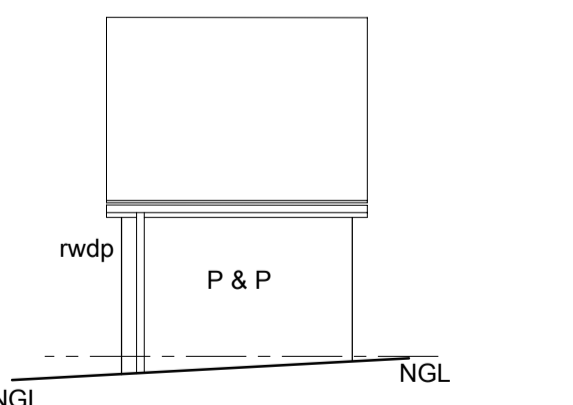
SOUTH WEST ELEVATION:
- EX. UTILITY STORE TO BE LEGALISED -
SCALE 1: 100



GROUND STOREY PLAN:
- EX. UTILITY STORE TO BE LEGALISED -
SCALE 1: 100



NORTH WEST ELEVATION:
- EX. UTILITY STORE TO BE LEGALISED -
SCALE 1: 100



SOUTH EAST ELEVATION:
- EX. UTILITY STORE TO BE LEGALISED -
SCALE 1: 100

NOTE:
DRAWINGS TO BE CROSS REFERENCED WITH: ENERGY EFFICIENCY IN BUILDINGS - SUPPLEMENTAL GUIDE TO SANS 10400 - XA AND SANS 204- REPORT DONE BY: DONE BY: D. VIEIRA - DEBCAL REPORT NAME: 0882-00 DATED: 24/01/2022

The Contractor and the client are to refer to Debcals Energy and Efficiency Report and specifications. Non-compliance with their report will likely result in the building not being certified on completion.

Window No.	HNE1
Description:	Full Pane Side Hung
Frame Material:	Timber
Total Area:	1.344m ²
Glazing Area:	0.672m ² - per pane
Glazing Thickness:	4mm S.C.M.A.G
No. Required:	1 off each
Location:	Ex. Utility Store

Single Clear Monolithic Annealed Glass - S.C.M.A.G
Each individual pane of safety glazing material must be marked by the installer of the glazing material.
Unmarked glazing materials shall be regarded as non safety glazing material.

NOTE:
DRAWINGS TO BE CROSS REFERENCED WITH: SANS 10400 PART P - REPORT DONE BY: DONE BY: V. PARNELL REPORT NAME: PART P REPORT - VP4691 DATED: 15/03/2022

The Contractor and the client are to refer to V. Parnell VP Designs and specifications. Non-compliance with their report will likely result in the building not being certified on completion.

Name	Address	Property description	Signature
<i>Craig Bennett</i>	101 Krantzview Road, Kloof	Rem of Erf 724 Kloof	
<i>Vanessa Baxell</i>	101A Krantzview Road, Kloof	Ptn 1 of Erf 724 Kloof	