

ALTERATIONS TO EXISTING DWELLING No.2 : FENESTRATION DETAILS AND SPECIFICATIONS
 The NETT floor area of Dwelling No. 2 is 61,74m² Total glazed area = 13,24m² which represents 21.44% of the NETT floor area.
 The following specifications are based on Part 5 of SANS 10400-XA:2021 Edition 2 including Table 4 and Annex E.

FENESTRATION CALCULATIONS AND SPECIFICATIONS

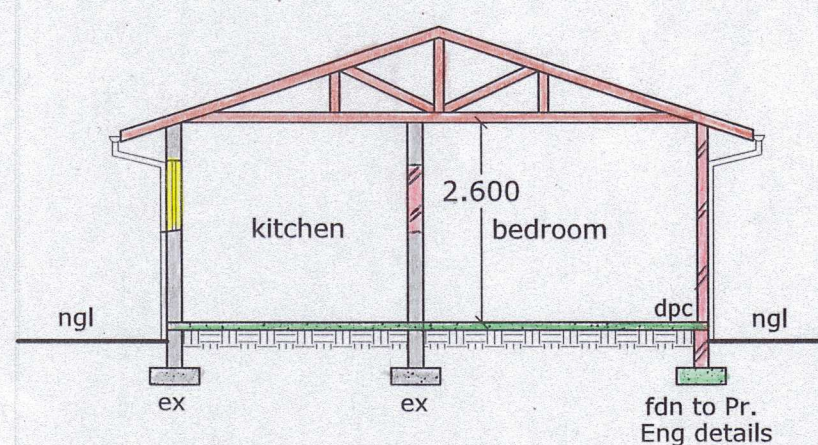
Description	Sector	Width	Height	Area	Max SHGC	Max U-Value	Glass type and specification	Frame
D1	West	1.50	2.10	3.15m ²	0.49	5.20	4mm coated toughened safety glass	Aluminium
W1	West	1.18	0.90	1.06m ²	0.66	5.20	4mm monolithic coated annealed glass	Aluminium
W2	West	1.18	1.20	1.42m ²	0.66	5.20	4mm monolithic coated annealed glass	Aluminium
W3	East	1.18	1.00	1.18m ²	0.66	5.20	4mm coated toughened safety glass	Aluminium
D2	East	0.76	0.90	0.68m ²	0.66	5.20	4mm coated toughened safety glass	Aluminium
W4	East	1.18	1.00	1.18m ²	0.66	5.20	4mm coated monolithic annealed glass	Aluminium
D3	South	1.50	2.10	3.15m ²	Any	5.20	4mm tinted toughened safety glass	Aluminium
W5	North	1.18	1.20	1.42m ²	Any	5.20	4mm monolithic coated annealed glass	Aluminium
				Total			13.24m²	

ADDITIONS & CONVERSION OF SERV. ROOM TO ANCILLARY UNIT : FENESTRATION DETAILS AND SPECIFICATIONS
 The NETT floor area of the Ancillary Unit is 37.79m² Total glazed area = 7.44m² which represents 19.69% of the NETT floor area and therefore complies with Table 4 of SANS 10400-XA:2021 Edition 2.

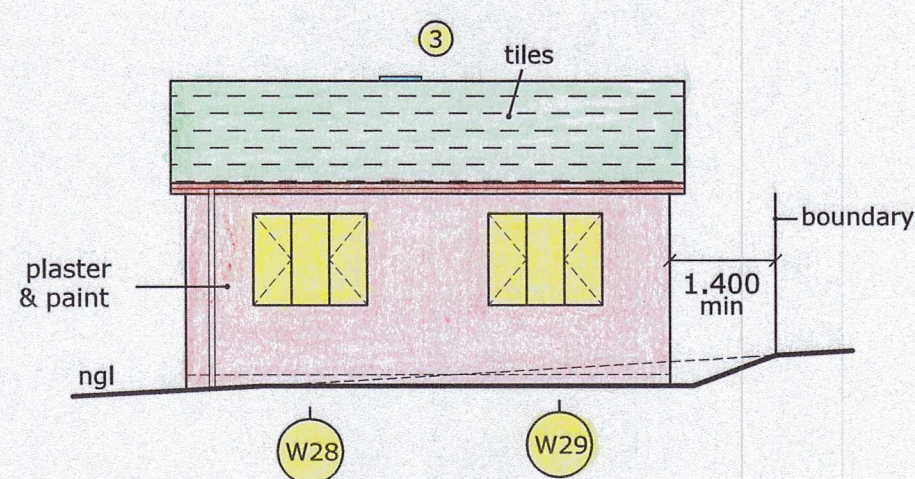
Description	Sector	Width	Height	Area	Glass type and specification	Frame
W28	South East	1.50	1.20	1.80m ²	4mm monolithic annealed glass	Aluminium
W29	South East	1.50	1.20	1.80m ²	4mm monolithic annealed glass	Aluminium
W30	North West	1.50	0.90	1.35m ²	4mm monolithic annealed glass	Aluminium
W31	North West	1.00	0.60	0.60m ²	4mm toughened safety glass	Aluminium
D9	South West	0.90	2.10	1.89m ²	4mm toughened safety glass	Aluminium
				Total	7.44m²	

ALTERATIONS TO EXISTING DWELLING No.1 : FENESTRATION DETAILS AND SPECIFICATIONS
 The following door and windows to the ground storey enclosed verandah of dwelling unit 1 are excluded from the building envelope in terms of Part 5.5.5 of SANS 10400-XA:2021 Edition 2.
 Following are the details of such door and windows.

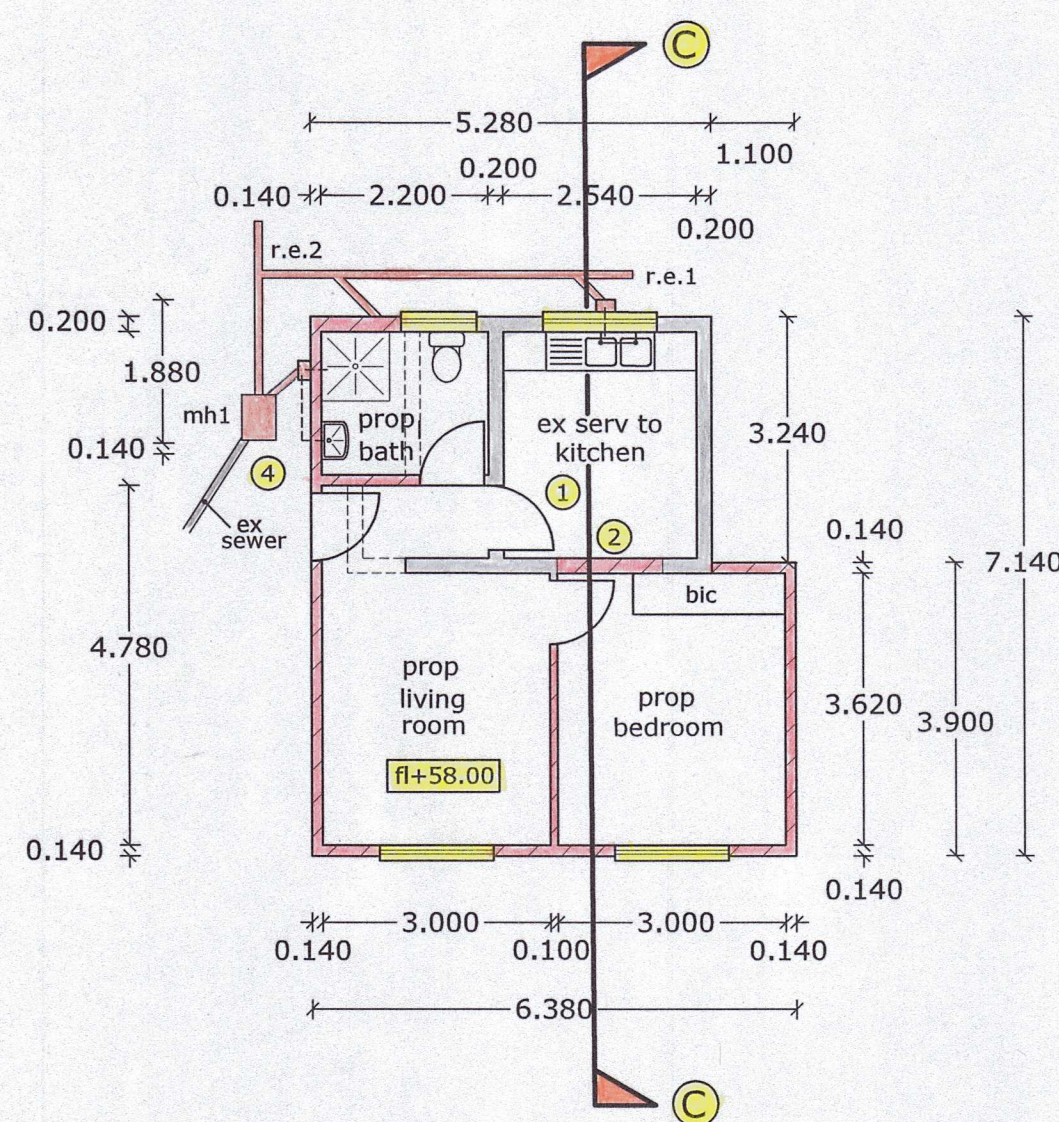
Description	Sector	Width	Height	Area	Glass type and specification	Frame
W25	South	1.85	2.10	3.89m ²	4mm toughened safety glass	Aluminium
D8	South	0.86	2.10	1.81m ²	4mm toughened safety glass	Aluminium
W26	South	1.69	2.10	3.55m ²	4mm toughened safety glass	Aluminium
W27	East	0.90	2.10	1.89m ²	4mm toughened safety glass	Aluminium



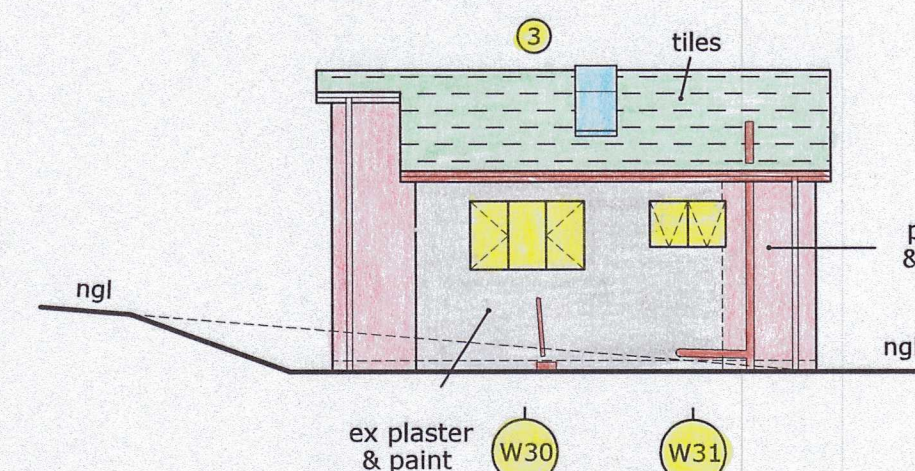
SECTION C - C
PROPOSED ANC. UNIT



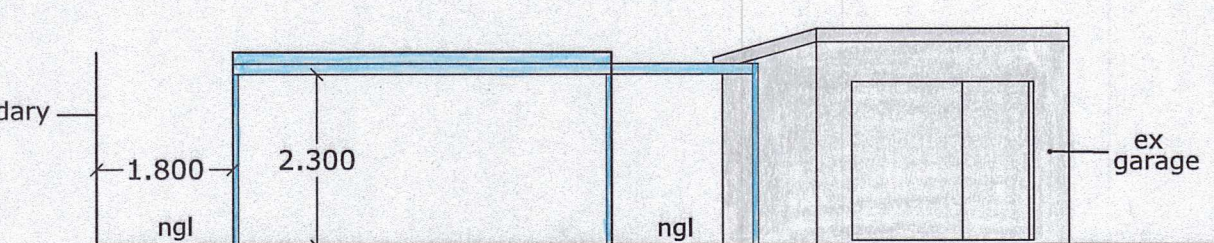
SOUTH EAST ELEVATION
PROPOSED ANC. UNIT



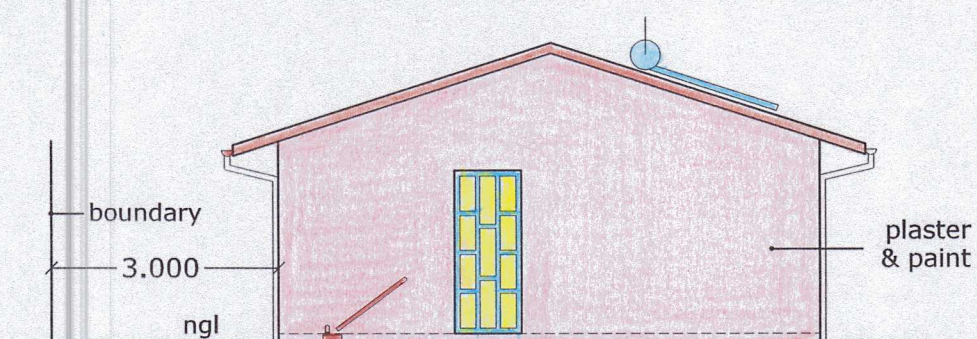
GROUND STOREY PLAN EX SERV. QTS.
CONVERTED INTO AN ANCILLARY UNIT
Category 1 Building



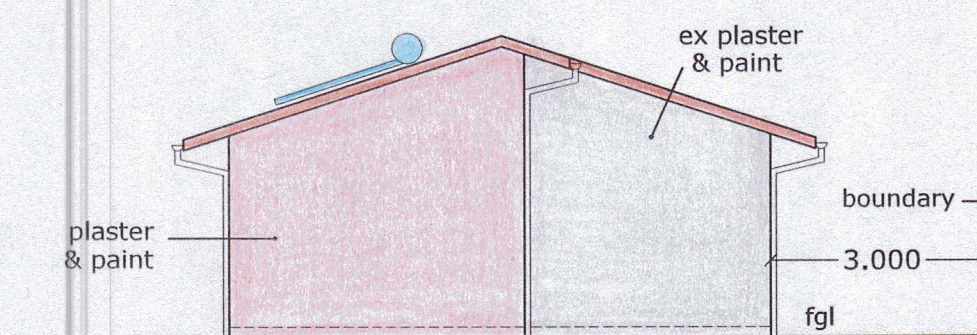
NORTH WEST ELEVATION
PROPOSED ANC. UNIT



SOUTH ELEVATION OF PROPOSED
CARPORT AND EXISTING GARAGE



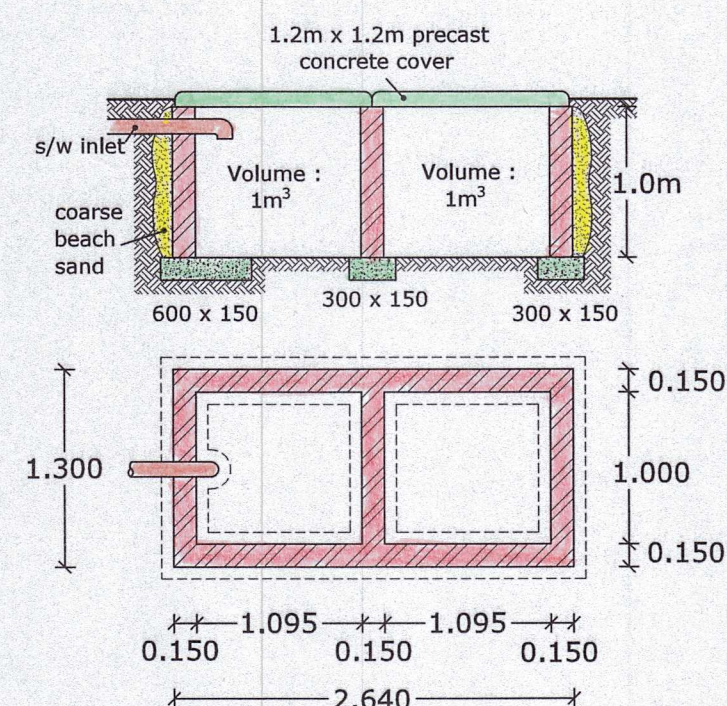
SOUTH WEST ELEVATION
PROPOSED ANC. UNIT



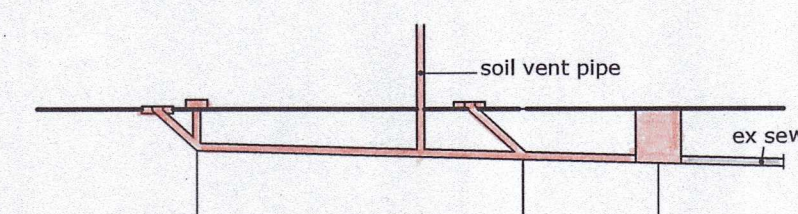
NORTH EAST ELEVATION
PROPOSED ANC. UNIT

Precast Concrete Wall Notes

Precast concrete wall not to retain in excess of 300mm at any point. Pattern to be standard louvre design. Height to be 1,800 metres.
 A - B Length 15.75 metres
 B - C Length 7.30 metres
 Precast concrete wall identified on site plan adjacent to the proposed carport, but not indicated on elevations etc for purposes of clarity.

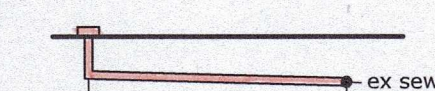


Stormwater Soakpit
Detail



Fitting Description	r.e.1	r.e.2	mh1
Ground Level	+57.85	+57.85	+57.85
Invert Level	+57.40	+57.29	+57.24
Depth	0.45	0.56	0.61
Gradient	1 in 38.64		1 in 36.6
Distance	4.25	1.83	
Materials	100mm SABS PVC 791		

Sewer Section to the
proposed Ancillary Unit



Fitting Description	gully	i.e.
Ground Level	+57.12	+57.00
Invert Level	+56.67	+56.55
Depth	0.45	0.45
Gradient	1 in 28.33	
Distance	3.40	
Materials	100mm SABS PVC 791	

Sewer Section to kitchen
of existing Dwelling No. 2

Stormwater Notes

Existing roofed area :	220.54m ²
Proposed roofed area :	94.75m ²
Total	315.29m²

A 2.00m³ stormwater soakpit is to be provided adjacent to the existing dwelling unit number 2 and the proposed ancillary unit which will serve the ancillary unit of 42m² and half of the existing dwelling unit 2 which totals 77.29m². Such soakpit is to be a minimum of 3,00 metres from buildings and boundaries. Consequently, 315.29m² less 77.29m² leaves a balance of 238.00m² to be controlled by means of Jojo tanks, as described below.
 House 1 including awning 1: 131.07m² to be served by 4 x 1,500 lt Jojo tanks.
 Proposed carport 29.75m² to be served by 1 x 1,500 lt Jojo tank.
 Awning 2 including the existing garage: 41.90m² to be served by 1 x 1,800 lt Jojo tank.
 The balance of dwelling unit 2: 35.29m² to be served by 1 x 1,500 lt Jojo tank.
 The Jojo tanks total 10,800 litres in volume. As only 60% of the tank is considered to be available for containment, 10,800 litres x 60% = 6,480 litre storage available.
 6,480 litres represents 6.48m³. Therefore, 6.48m³ of storage capacity x 40m³ per cubic metre equals 259.20m³ of stormwater capacity available in the tanks so described.
 As 259.20m³ exceeds the required roofed area of 238.00m² the stormwater from all roofed areas is considered to be fully controlled within the curtilage of the site.
 Furthermore, you are advised that any possible runoff from the existing driveways will simply discharge onto the adjacent grassed areas and percolate into the soil.
 The positions of the proposed Jojo tanks are indicated as circular black dots on the site plan. Consequently, this application is considered to fully comply with Ethekwini's adopted stormwater policy dated 4 November 2016 with respect to the use of Jojo tanks in residential properties. Note : Jojo tanks not shown on elevations for purposes of clarity.

General Notes

The parameters upon which the foundations are to be determined and cast to be in accordance with the geotechnical engineers site investigation report.
 100mm concrete floor slab reinforced with ref. 193 weld mesh on 250 micron SABS approved membrane underlay on 50mm blinding layer of clean river sand on 150mm hardcore poisoned with Chlorodane solution by specialist in accordance with SANS 10124.
 SABS approved malthoid damp proof course to be provided.
 Two courses blockwork to be reinforced with brickforce in solid cement mortar at window cill and wall plate levels. Walls and lintols over doors, windows and openings to be designed and certified by the appointed structural engineer.
 Concrete roof tiles on 38 x 38mm battens on approved underlay on gangnail trusses at maximum 760mm centres to the proposed ancillary unit. Roof pitch 18 degrees.
 Trusses to be braced and erected true and plumb. Trusses to be tied down with two strands of 2,4mm diameter galvanised steel wire anchored to a minimum depth of 400mm. Rhinoboard ceilings and cornices.
 Smooth plaster & paint finish internally and externally to the ancillary unit to match existing developments.
 Impervious floor tiles to be provided to the bathroom.
 Fibre cement fascias, bargeboards and 125mm P.V.C. gutters and 75mm diameter P.V.C. downpipes.
 Stormwater to be connected to 1 x 2.00m³ stormwater soakpit serving the proposed ancillary unit and part existing dwelling unit number 2, with the remainder of the stormwater being discharged into Jojo tanks as detailed in the stormwater notes. Stormwater soakpits to be a minimum of 3.0 metres from any building or boundary.
 Stair treads to have a minimum tread of 250mm with risers not exceeding 200mm.
 Any banks in cut or fill not to exceed 26° to the horizontal.

Electricity Demand and Consumption

Only light-emitting diodes (LED) and compact fluorescents (CFL) are to be installed within all the proposed developments within this application in terms of Part 6.2.2 of SANS 10400-XA:2021 Edition 2.

Building Sealing

Roofs, external walls and floors that form the building envelope and any opening such as windows and doors in the external fabric shall be constructed to minimize air leakage.
 A foam or rubber compressible strip or a fibrous seal to restrict air leakage shall be fitted to each edge of an external door that serves a habitable room (or conditioned space) all in terms of SANS 10400-XA:2021 Edition 2.
 Maximum permissible air leakage for openable glazing to be 2.0 L/s. per square metre with a pressure difference of 75Pa.
 Maximum permissible air leakage for non-openable glazing to be 0.31 L/s. per square metre with a pressure difference of 75Pa.

Door and Window Glazing Notes

Window frame and glazing to fully comply with SANS 10400 N incorporating SANS 10137 and SANS 10160. Wind load is calculated as Category 3 - A0-600Pa in terms of Deemed to Satisfy Table based on SANS 10160. Window glazing is as specified with the relevant code number reflected above or below such window.
 Installer is to issue a certificate upon completion of the glazing installation that the glazing material indicated has been installed in the position indicated and such installation complies with the provisions of SANS 10137.
 The panes of all safety glazing material is to be permanently marked by the installer in such a manner that the markings are visible in individual panes after installation.
 6mm toughened safety glass to be provided to the shower cubicle doors and any supporting panels provided that such panel or door does not exceed 1.6m² in extent.
 No changes are to be effected to the size, thickness or type of glazing material without the prior approval of the Architectural Professional.

Drawing No. 32-M-112022

Name : JACQUES ABRAHAM TRYTSMAN
 Address : 10 Mons Road
 Signature :
 Phone No. 0844 6836 72
 Date : 04 JANUARY 2023
 Name : PAUL ADRIK BOSTER
 Address : 16 Mons Road
 Signature :
 Phone No. 076 522 0710
 Date : 03 DEC 2022

NOTE : The AMAFA/SAHRIS APPLICATION IS ONLY IN RESPECT OF THE PROPOSED ALTERATIONS AND ADDITIONS TO THE EXISTING OUTBUILDING

ENERGY ZONE 5H

SITE CLASS DESIGNATION : P/C 1

The attention of the owner is drawn to the fact that deviations to this plan and / or specifications after formal approval is likely to invalidate such approval.

CLASSIFICATION H3

LITTLEFIELD & ASSOCIATES
 Specialists in Residential Developments

Proposed Alterations and Additions to the existing Outbuilding, Alterations to the existing Dwellings, New Carport and new awnings to both dwellings for Mr. & Mrs. A.E. & D. Campbell at 32 Mons Road, Bellair. Remainder of Portion 1 of Erf 45 of Sea View.