

NOTE:
DRAWINGS TO BE CROSS REFERENCED WITH:
ENERGY EFFICIENCY IN BUILDINGS - SUPPLEMENTAL GUIDE
TO SANS 10400 - XA AND SANS 204 - REPORT DONE BY:
D. VIERA - DEBCAL EFFICIENCY CONSULTANTS
REPORT NAME: 0663 - 00
DATED: 28/09/2021

The Contractor and the client are to refer to Debal's
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:
PART P - REPORT CALCULATIONS DONE BY:
V. PARNELL
VP DESIGNS
PEROSITY REPORT VP4677
DATED: 29/09/2021

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

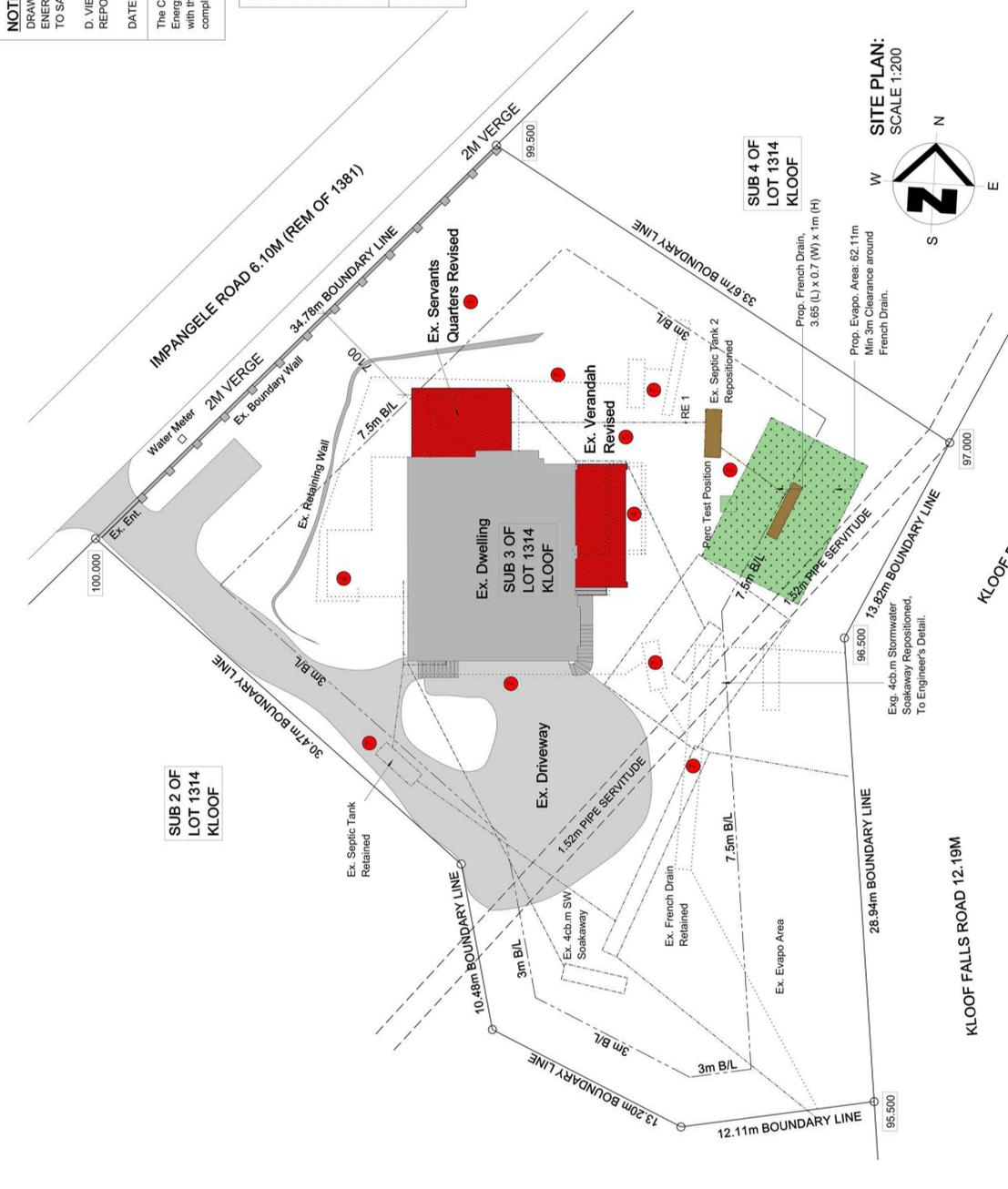
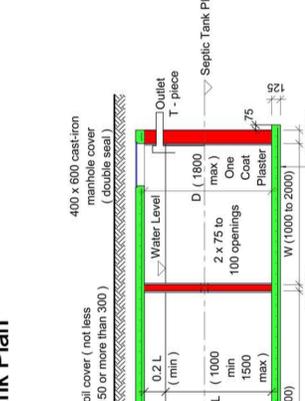
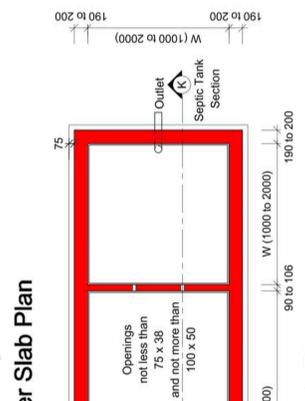
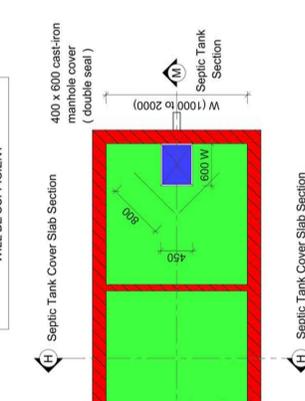
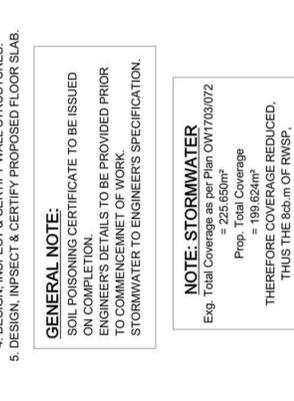
Areas m ²		Designated Areas		Proposed		Total	
Zoning:	Special Residential 1800	Existing	Demolished	Proposed	Existing	Demolished	Total
Permitted COV:	0.35						
Designated Areas	30%						
GROUND STOREY:		145.16m ²	10.962m ²	134.198m ²			
Ground Floor		16.396m ²	25.64m ²	25.64m ²			
Servants Quarters		18.33m ²	18.33m ²	23.88m ²			
Verandah Revised		40.82m ²	40.82m ²	40.82m ²			
Entrance Verandah		220.706m ²	86.508m ²	183.718m ²			
SUB TOTAL:		411.7m ²	21.42m ²	433.12m ²			
FIRST FLOOR:		12.66m ²	12.66m ²	12.66m ²			
First Floor		154.36m ²	34.08m ²	188.44m ²			
Verandah		375.00m ²	120.588m ²	254.412m ²			
TOTAL:		800.02m ²	66.676m ²	733.344m ²			
Site Area	1800m ²	Ratio					
Ex. FAR	303.256m ²	0.1685					
Dem. FAR	48.778m ²	0.0271					
Add. FAR	30.064m ²	0.0167					
Total FAR	284.542m ²	0.1581					
m ²	%						
Ex. COV.	225.66m ²	12.54					
Dem. COV.	75.546m ²	4.2					
Add. COV.	49.52m ²	2.751					
Total COV.	199.624m ²	11.091					
NEW AREA ADDED:							
THEREFORE NO NEW							
AREA ADDED							

*** ENGINEER'S RESPONSIBILITY ***
1. DESIGN, INSPECT & CERTIFY ALL FOUNDATIONS.
2. DESIGN, INSPECT & CERTIFY ROOF TRUSSES.
3. DESIGN, INSPECT & CERTIFY ALL LINTELS AND BEAMS.
4. DESIGN, INSPECT & CERTIFY WALL STRUCTURES.
5. DESIGN, INSPECT & CERTIFY PROPOSED FLOOR SLAB.

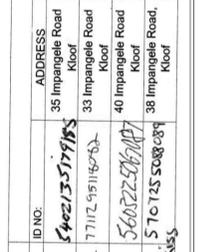
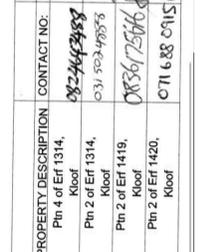
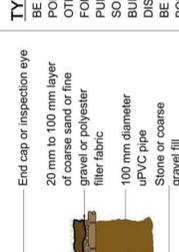
GENERAL NOTE:
SOIL POISONING CERTIFICATE TO BE ISSUED
ON COMPLETION.
ENGINEER'S DETAILS TO BE PROVIDED PRIOR
TO COMMENCEMENT OF WORK.
STORMWATER TO ENGINEER'S SPECIFICATION.

NOTE: STORMWATER
Eg. Total Coverage as per Plan OW1703/072
= 225.650m²
Prop. Total Coverage
= 199.624m²
THEREFORE COVERAGE REDUCED.
THUS THE RATIO OF RWSP,
WILL BE SUFFICIENT.

GENERAL NOTES
1. CONTRACTOR TO CHECK AND VERIFY ALL LEVELS AND DIMENSIONS BEFORE COMMENCING (AUTHOR TO BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY).
2. ALL 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 WITH THE SANS 10400 R. 10.1.1.
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 AND NOTIFIED IN WRITING BY THE REG. OWNER OF ANY INTENDED DEVIATION TO APPROVED PLAN.
FOUNDATIONS:
1. FOUNDATIONS TO COMPLY WITH SANS 10400-PART H.
2. MASS REINFORCED CONCRETE STRIP FOUNDATIONS 100mm TO 150mm COMPRESSIVE STRENGTH OF NOT LESS THAN 10MPa.
3. MIN. 700 x 230mm 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.
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. FLOORS TO BE CONSTRUCTED 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.
5. REINFORCED CONCRETE SLAB AND SUSPENDED SLABS, HAVING A COMPRESSIVE STRENGTH OF NOT LESS 15 MPa AT 28 DAYS AND MIN. 75mm THICKNESS ON A POLYETHYLENE UNDER FLOOR MEMBRANE (MIN. 250 micron) ON 50mm RIVER SAND BLENDED WITH 10% POLYURETHANE GRANULES TO BE PROVIDED. ALL FILL SHALL EXCEEDING 40mm TO ENGINEER'S DESIGN, INSPECT AND CERTIFY.
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 220mm THK.
4. NON-LOAD BEARING WALLS ARE TO BE 110mm THK.
5. CLAY BRICK OR CONCRETE COMMONS OR SIMILAR APPROVED.
6. BRICK FORCE EVERY SECOND COURSE AS WELL AS AT LINTEL.
7. DPC AT THE FOOT OF ALL WALLS, AS WELL AS CHILLS.
8. PRECAST STRESSED CONCRETE LINTELS ABOVE ALL OPENINGS, WINDOWS & DOORS TO ENGINEER'S DESIGN, INSPECT, AND CERTIFY.
9. FINISH ON WALLS AS SPECIFIED.
10. EXTERIOR BRICKWORK TO BE FACEBRICK OR LINED PLASTER TO MATCH EXISTING - SEE ELEVATIONS FOR SPECIFICATIONS.
11. PLASTERWORK IS TO BE PLASTERED AND PAINTED TO MATCH EXISTING.
12. 150mm PLASTER BANDS AROUND WINDOWS AND DOORS TO MATCH EXISTING.
ROOF:
ROOF TO COMPLY WITH SANS 10400: PART L.
HOUSE PITCH - SEE SECTIONS.
V-TILE STEEL ROOF SHEETING TO MATCH EX. ROOF LOOK.
FIXED TO 38 x 38mm TIMBER BATTENS @ MAX 345 mm CC ON PVC ROOF UNDERLAY 330 Microns SABS APPROVED ON TRUSSES TO BE DESIGNED, INSPECTED AND CERTIFIED BY ENGINEER (SEE SECTIONS) ON 14 x 38 TIMBER WALL PLATES, TRUSSES AND TO BE EXTENDED INTO THE WALL TO A DEPTH OF AT LEAST 400mm. 6.4mm RHINO BOARD CEILINGING NAILED ONTO 38 x 38 TIMBER BRANDBERINGS AT 450mm CC AND FIXED TO UNDERSIDE OF THE BEAMS.
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 SYSTEMS TO BE 100mm DIA. UPVC CLASS 51 U.O.N.
3. PIPES TO BE LAID AT MIN. FALL OF 1:80.
4. STORMWATER SOAKAWAYS WITH 1m³ VOID PER 40m² 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 ES 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 GULLY SURROUNDS TO BE MIN. 150mm ABOVE GROUND LEVEL & 50mm ABOVE PAVING.
5. ALL SOIL PIPES TO BE 100mm 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 HIS APPROVAL. PRIOR TO BACK FILLINGS.



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 AND BE SO POSITIONED THAT FOUNDATIONS OF ADJACENT BUILDINGS, NOT ADVERSELY AFFECTED BY ITS DISCHARGE AS PER SANS 10400-P 4.8.8B.
BE NOT LESS THAN 3M FROM ANY BUILDING OR BOUNDARY OF THE SITE WHICH IT IS SITUATED, AS PER SANS 10400-P 4.8.8C. IN-SITU PERCOLATION TEST DONE BY COMPETENT PERSON AS PER SANS 10400-P4.8.9 & 4.2.5. 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. 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.



LIST OF DEVIATIONS:

- EX. SERVANTS QUARTERS REVISED
- REVERT BACK TO ORIGINAL PLAN DATED 1946
- EX. ROOF REVISED
- DEMOLISH EXISTING
- PROPOSED
- BRICK UP EX. DOOR/WINDOW
- EX. SEWER LAYOUT REVISED
- REVERT BACK TO ORIGINAL PLAN 1985

Relaxation List	ID NO.	PROPERTY DESCRIPTION	CONTACT NO.	SIGNATURE:
ARR. PARNELL	5402135171918	Pin 4 of Erf 1314, Kloof	08-3442989	[Signature]
R. WESBROOK	7711219511602	Pin 2 of Erf 1314, Kloof	031-523-4935	[Signature]
S.R. WHITFIELD	560222076187	Pin 2 of Erf 1419, Kloof	083612546	[Signature]
Graham Hoadkiss	5701255080809	Pin 2 of Erf 1420, Kloof	071 6 88 0915	[Signature]

DO NOT SCALE

Structural engineer Name: Niel Barker Tel no.: 031 764 5887 Geotech engineer Name: Tel no.:	Building classification - H3 Site class designation - SR 1800 Proposed Additions and Alterations & Deviation to Plan OW1703/072 For: ... Rem 3 of Lot 1314 Kloof For: ... 33A Impangele Road, Kloof For: ... Nompumelelo Lydia Nkhlovu Cell no.: 082 568 0592
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Scale	As Shown	Date	30/11/2021	DD / MM / YYYY
Drawn	V. Parnell	Owners signature:	[Signature]	
Reg. No.	T0809	Authors signature:	[Signature]	
Drawing No.:	V.P. 4677	Sheet	A1	
		1 of 2		

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