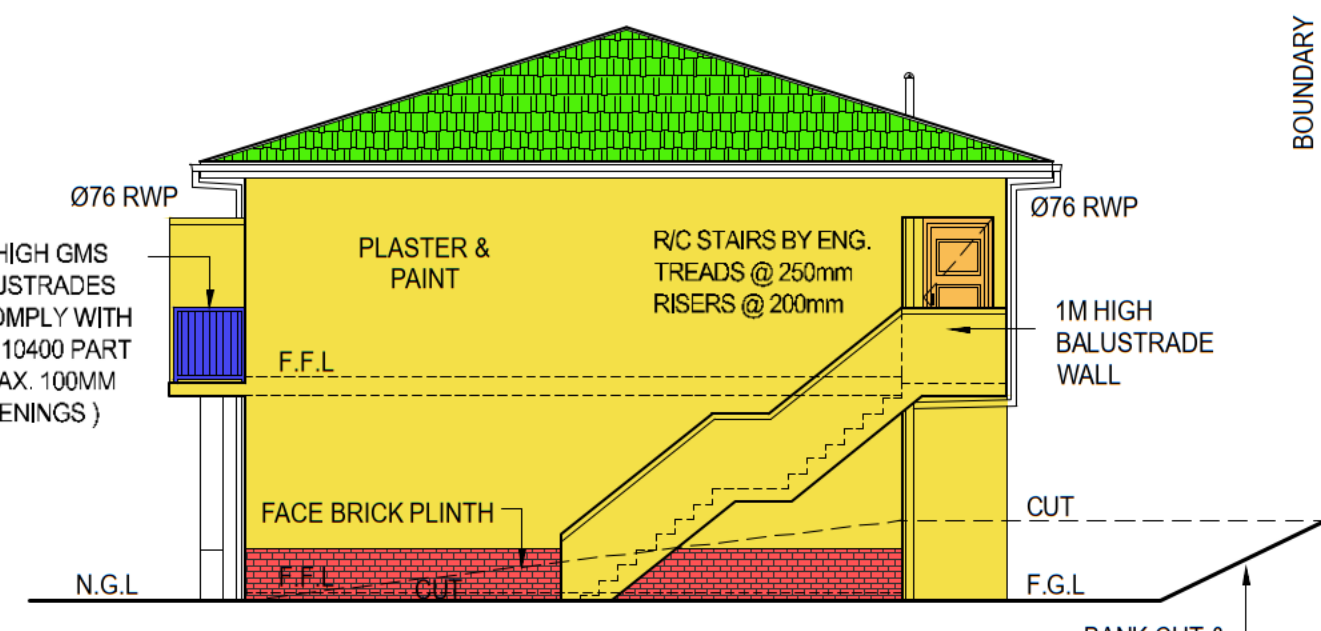
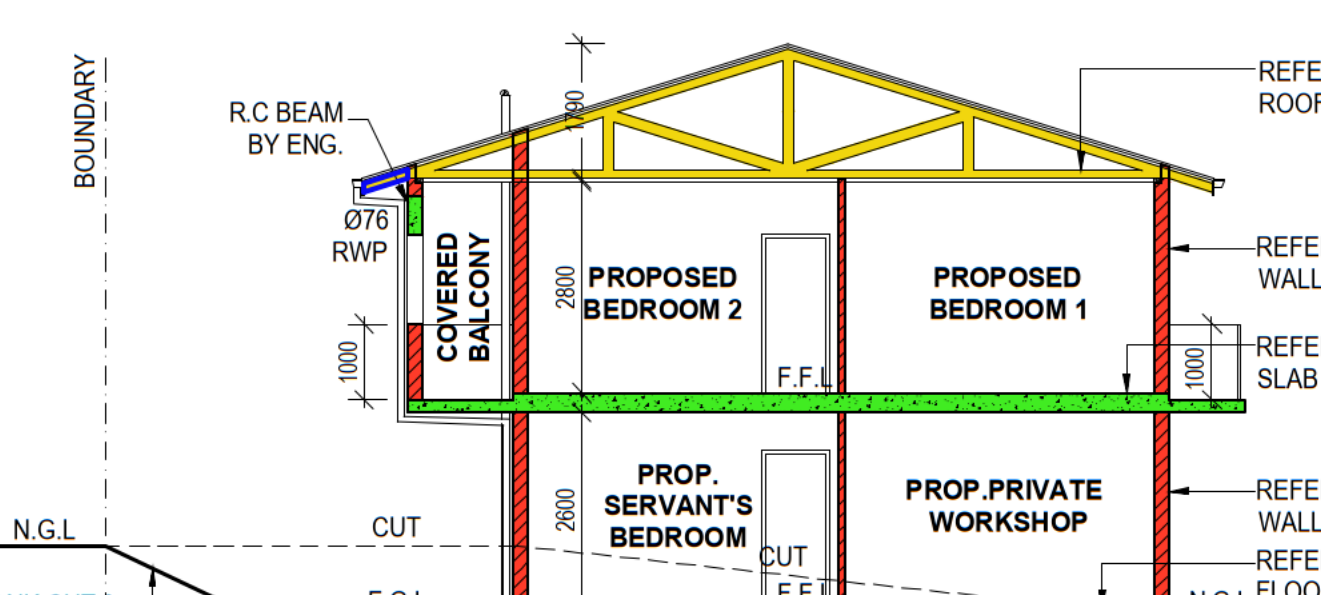


ENERGY EFFICIENCY NOTES:

- CLIMATIC ZONE 5
- 16 PEOPLE
- NOT MORE THAN 50% OF HOT WATER MAY BE HEATED BY CONVENTIONAL GEYSER
- 50% OF HEAT TO GEYSER BY SOLAR WATER HEATER
- MINIMUM OF 50% OF AVERAGE ANNUAL HOT WATER HEATING REQUIREMENT (50% OF 2184,52 KL), SHALL BE BY MEANS OF SOLAR
- GEYSER TO BE IN A HORIZONTAL POSITION. 300L SOLAR WATER HEATER TO BE INSTALLED ON THE ROOF BY SPECIALIST.
- 1800MM X 1300MM X 75MM SOLAR PANEL TO BE INSTALLED BY SPECIALIST ELECTRICAL
- CONNECTION TO BE COMPLETED BY REGISTERED ELECTRICIAN INSULATION MATERIAL TO HAVE A MIN. R-VALUE OF 1.0. INSTALL ISOVER'S 50MM THICK FLEXIBLE FOIL FACED, NON-COMBUSTIBLE, LIGHTWEIGHT GLASSWOOL INSULATION BLANKET AROUND THE GEYSER OR HOT WATER CYLINDER WITH A R-VALUE OF 1.25. SEAL EDGES WITH DUCT TAPE.
- GEYSER PIPE INSULATION TO HAVE A MIN. R-VALUE OF 1.0. INSTALL ISOVER'S RIGID NON-COMBUSTIBLE LIGHTWEIGHT "SNAP ON PIPE" GLASSWOOL INSULATION WITH A WALL THICKNESS OF 30MM FOR THE FIRST 2M ON ALL INCOMING / OUTGOING WATER PIPES FROM THE GEYSER WITH A R-VALUE OF 1.00. INSTALL IN ACCORDANCE WITH MANUFACTURER'S DETAIL AND SPECIFICATION. DENSITY OF INSULATION: 88 KG/M³
- ROOF INSULATION TO HAVE A MIN. R-VALUE OF 2.15.
- INSTALL ISOVER'S 100MM THICK FLEXIBLE NON-COMBUSTIBLE LIGHT WEIGHT GLASSWOOL "LOFT INSULATION" MATERIAL BETWEEN THE ROOF TRUSSES & OVER BRANDING/PURLINS IN A COMPLETED ROOF & CEILING SYSTEM, WITH A R-VALUE OF 2.50. INSTALLATION STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S DETAIL & SPECIFICATION. DENSITY OF INSULATION: 10-16 KG/M³
- ROOF NOT VENTILATED
- EXTERNAL DOORS PROVIDE DOOR SEALS/DRAUGHT PROTECTIONS (SANS 24 4.3)
- NO IN FLOOR HEATING
- FLOOR R-VALUE NOT LESS THAN 5 DOUBLE-SKIN MASONRY WALL, NO CAVITY PLASTERED INTERNALLY OR RENDERED EXTERNALLY



NORTH ELEVATION
SCALE 1:100



SECTION A-A
SCALE 1:100

CL. LVL	100.000	99.900	99.340
INV. LVL	98.485	98.000	97.570
DEPTH	1.515	1.900	1.770
DISTANCE		10.000	10.800
FALL		1.20.62	1.25.12
MATERIAL		110 Ø PVC	110 Ø PVC

SEWER SECTION B
SCALE 1:100

SANS 10252-1 WATER LEGEND		NOTE
—○—	PIPE CARRYING COLD WATER	ALL MUNICIPAL SERVICES / PIPES POSITIONS SHOW ON PLAN TO BE CONFIRMED ON SITE
—●—	PIPE CARRYING HOT WATER	
—○—	PIPE CARRYING HOT WATER (RETURN)	
—○—	PIPE CARRYING MIXED (TEMPERATURE) WATER	
—○—	NON-RETURN VALVE	
—○—	NORMAL DIRECTION OF FLOW	
—○—	STORAGE WATER HEATER (DOMESTIC TYPE)	
—○—	VACUUM RELIEF VALVE	
—○—	TEMPERATURE AND PRESSURE SAFETY VALVE (SAFETY VALVE)	
—○—	PIPE - NOMINAL DIAMETER (MM)	
—○—	RISER PIPE (PLAN VIEW)	
—○—	DROPPER PIPE (PLAN VIEW, PIPE CROSS SECTION)	

LIGHTING - GROUND STOREY / EXCLUDING EXISTING DWELLING	
TOTAL FLOOR AREA	384 SQM
LIGHTING TO DWELLING	(24W X 28) = 672W
MAXIMUM LIGHTING ALLOWED	384 X 5W = 1920W
	672W < 1920W
	"LIGHTING ACCEPTABLE"

LIGHTING - PROP ADDS TO EX DWG & ANC. - FIRST STOREY	
TOTAL FLOOR AREA	287 SQM
LIGHTING TO DWELLING	(24W X 27) = 648W
MAXIMUM LIGHTING ALLOWED	287 X 5W = 1435W
	648W < 1435W
	"LIGHTING ACCEPTABLE"

FENESTRATION CALCULATIONS - PROP PRIVATE WORKSHOP - GROUND STOREY	
NET FLOOR AREA	18.20 SQM
15% NET FLOOR AREA	2.73 SQM
TOTAL WINDOW GLAZING	1.92 SQM
	1.92 SQM < 2.73 SQM
	SATISFIED

FENESTRATION CALCULATIONS - PROP ANC UNIT - FIRST STOREY	
NET FLOOR AREA	74 SQM
15% NET FLOOR AREA	11.1 SQM
TOTAL WINDOW GLAZING	11.08 SQM
	11.08 SQM < 11.1 SQM
	SATISFIED

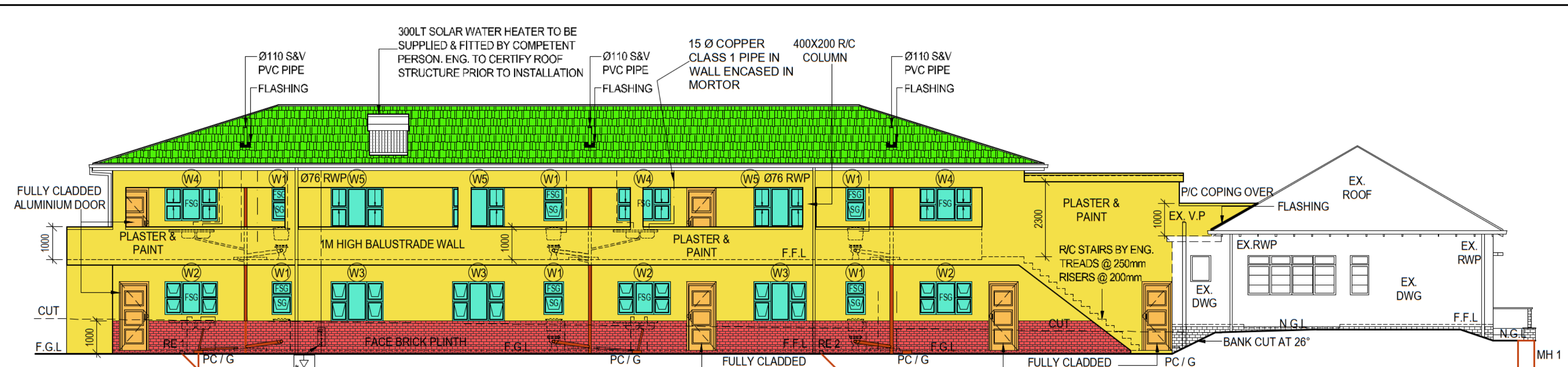
FENESTRATION CALCULATIONS - PROP S.Q - GROUND STOREY	
NET FLOOR AREA	36.27 SQM
15% NET FLOOR AREA	5.44 SQM
TOTAL WINDOW GLAZING	4.12 SQM
	4.12 SQM < 5.44 SQM
	SATISFIED

FENESTRATION CALCULATIONS - PROP ADDITIONS - FIRST STOREY	
NET FLOOR AREA	147.98 SQM
15% NET FLOOR AREA	22.20 SQM
TOTAL WINDOW GLAZING	22.16 SQM
	22.16 SQM < 22.20 SQM
	SATISFIED

FENESTRATION CALCULATIONS - ADD'S TO EXISTING DWELLING - GROUND STOREY	
NET FLOOR AREA	193.61 SQM
15% NET FLOOR AREA	29.04 SQM
TOTAL WINDOW GLAZING	27.8 SQM
	27.8 SQM < 29.04 SQM
	SATISFIED

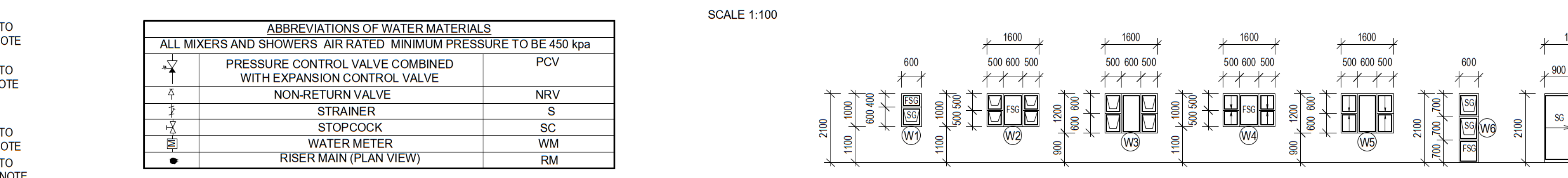
SCHEDULE OF AREAS			
BUILDING	GROUND STOREY	FIRST STOREY	TOTAL
SITE			1180 SQM
EXISTING DWELLING			94.06 SQM
PROP ADD'S TO EX DWG	384.00 SQM	287.76 SQM	671.76 SQM
EXISTING COVERAGE			94.06 SQM
TOTAL COVERAGE			478.06 SQM

DATE: 02 APRIL 2021	REV: 0
DRAWN: J.PILLAY	CHECKED: P.NACKER

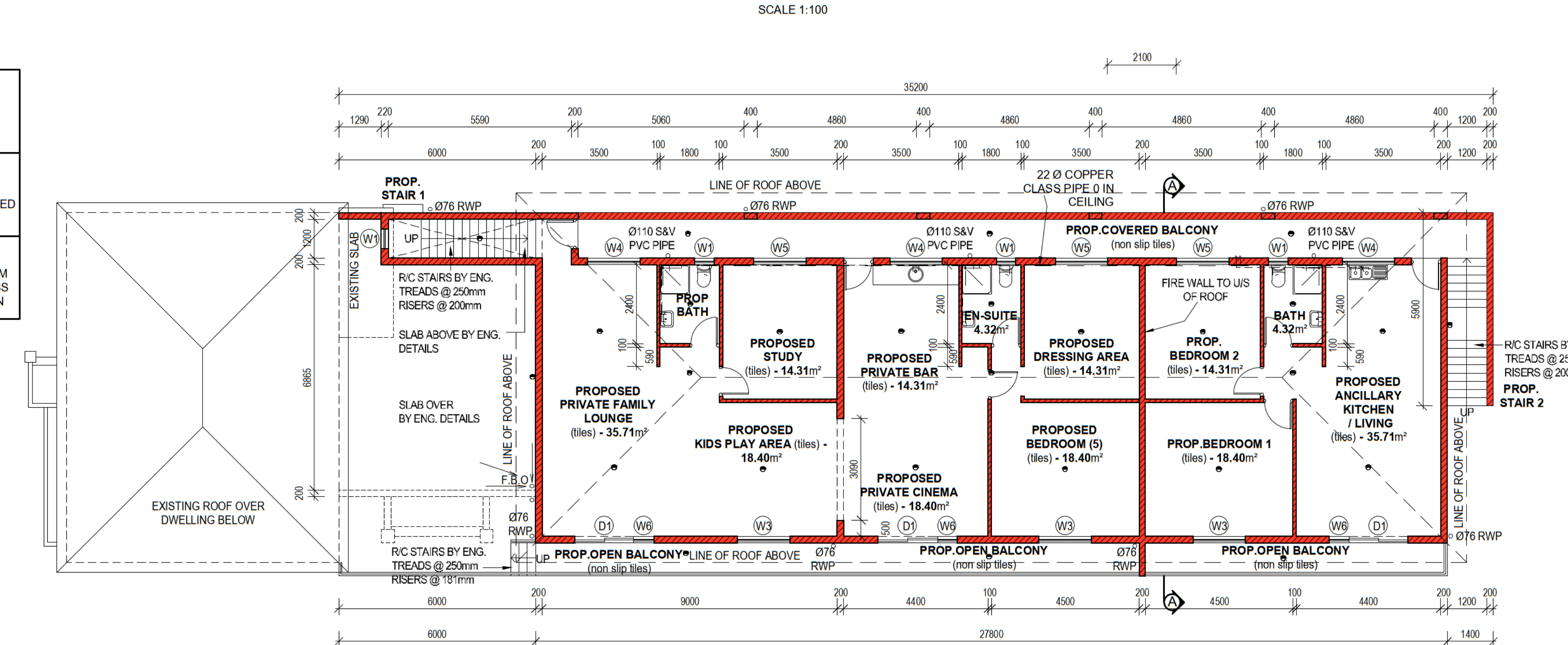


WEST ELEVATION AND SEWER SECTION A
SCALE 1:100

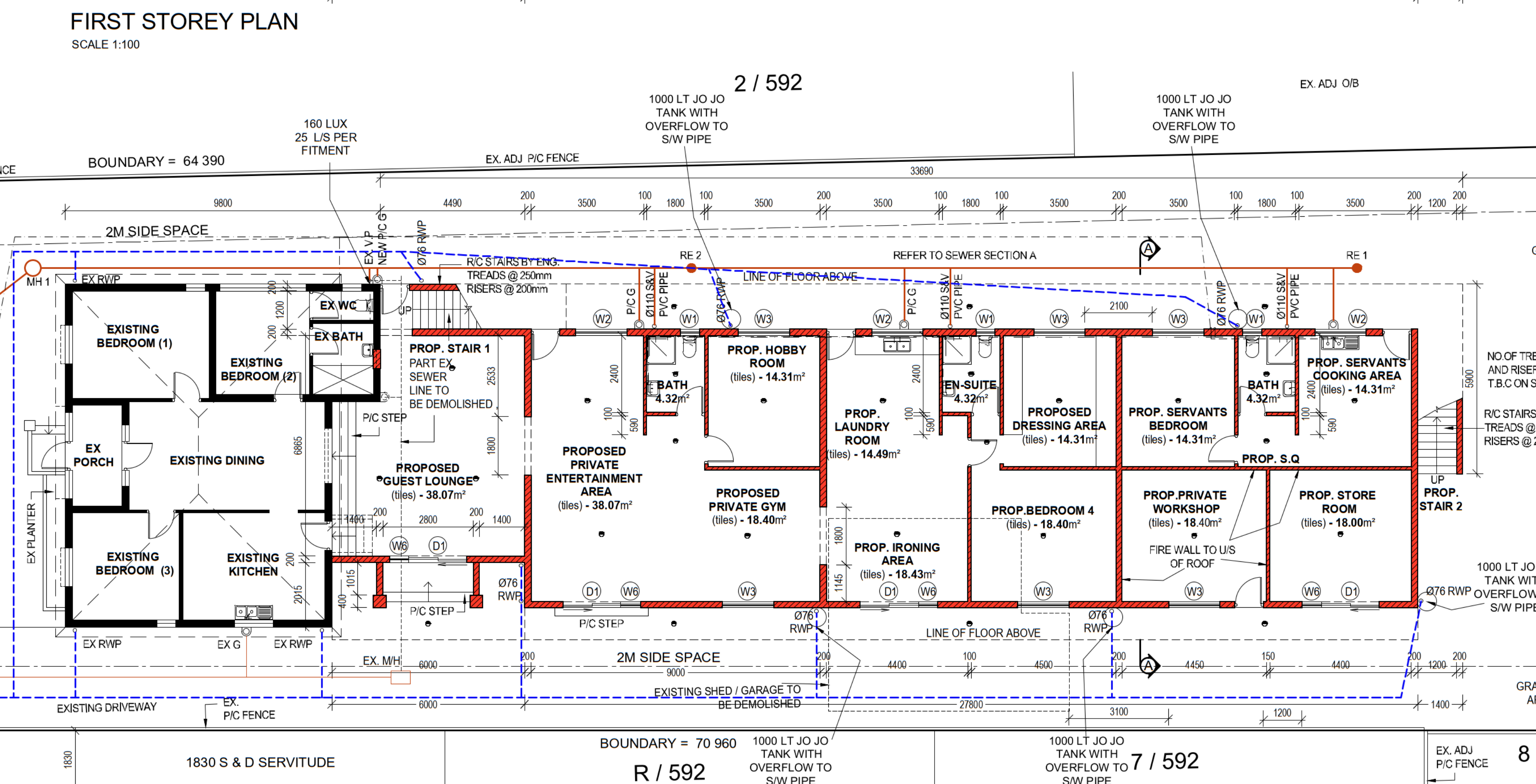
CL. LVL	100.000	99.000	98.485
INV. LVL	99.500	99.000	98.485
DEPTH	0.500	1.000	1.515
DISTANCE		19986	20486
FALL		1.39.97	1.39.77
MATERIAL		110 Ø PVC	110 Ø PVC



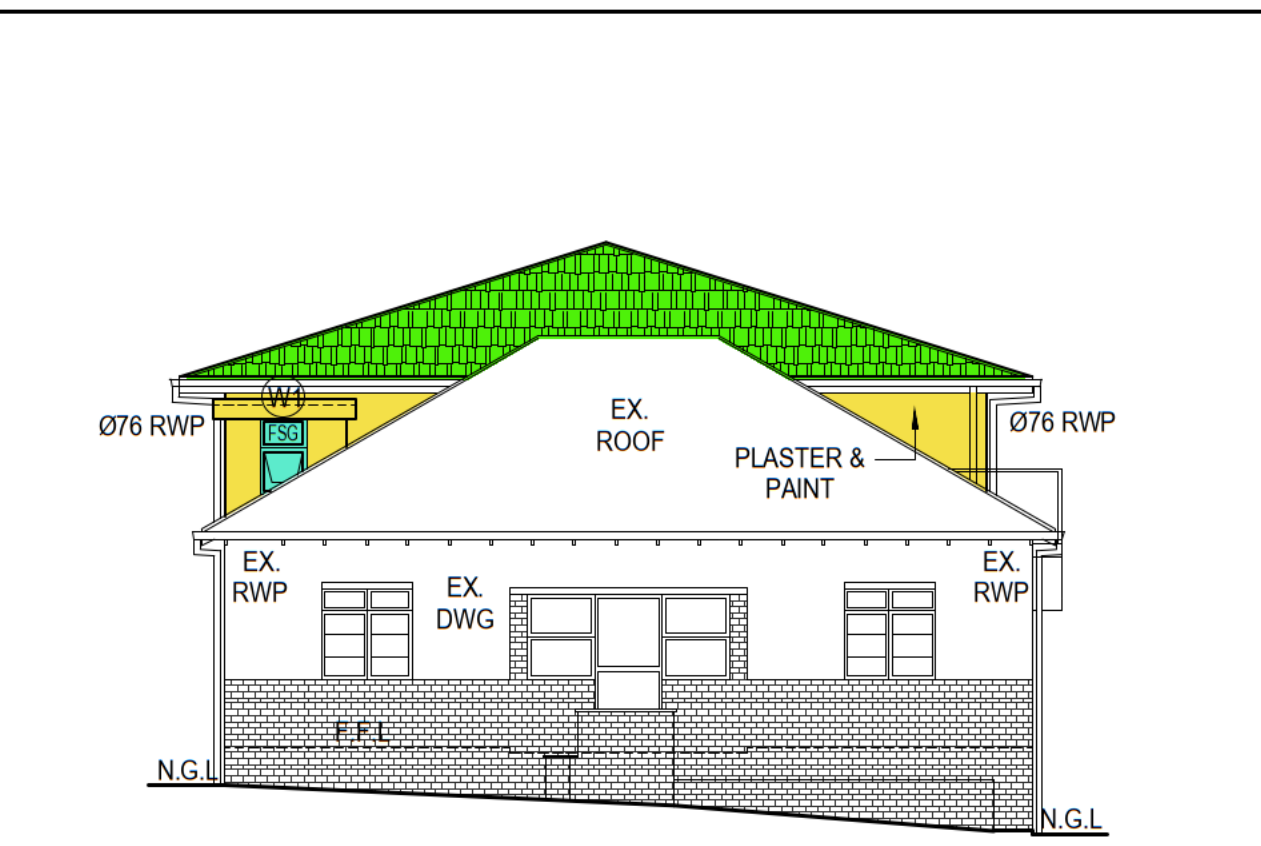
EAST ELEVATION
SCALE 1:100



FIRST STOREY PLAN
SCALE 1:100



DATE: 02 APRIL 2021	REV: 0
DRAWN: J.PILLAY	CHECKED: P.NACKER



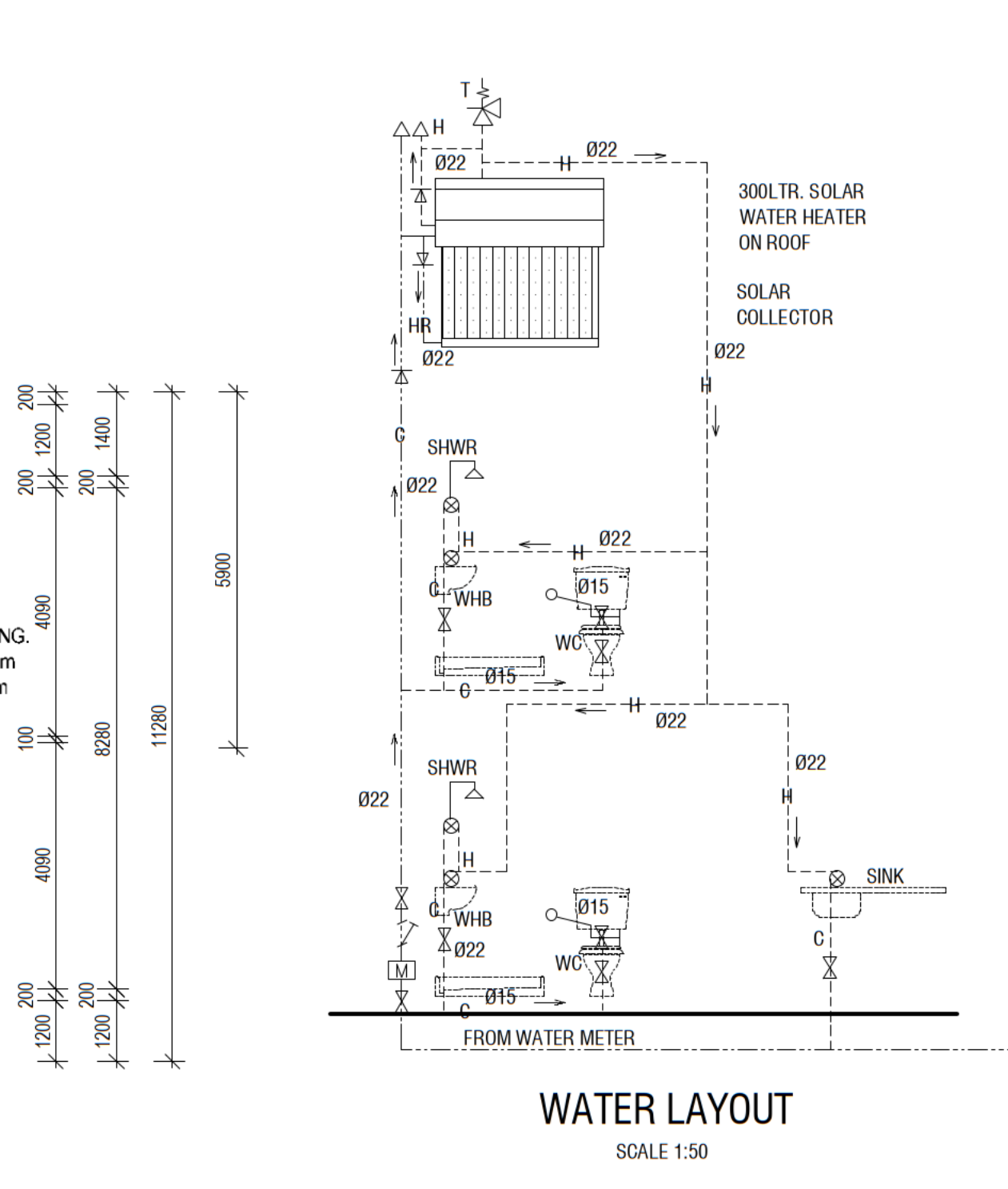
SOUTH ELEVATION
SCALE 1:100

GENERAL NOTES:

- ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK
- ALL WORK TO BE IN ACCORDANCE WITH SANS - 10400 REGULATIONS AND LOCAL AUTHORITY BY-LAWS
- THIS DRAWING IS COPYRIGHT AND MAY NOT BE REPRODUCED OR UTILIZED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF MR. P.NACKER
- AUTHOR IS NOT RESPONSIBLE FOR CONSTRUCTION OR SUPERVISION OF PROJECT
- OWNERS RESPONSIBILITY TO COMMENCEMENT WORK ONLY AFTER THIS PLAN HAS BEEN APPROVED BY LOCAL MUNICIPALITY

WINDOW	SIZE (WxH) IN METERS	FRAME	GLASS TYPE	GLASS THICKNESS
W1	0.6 X 1.0	ALUM.	LAMINATED ANNEALED SAFETY GLASS	6 MM
W2	1.6 X 1.1	ALUM.	LAMINATED ANNEALED SAFETY GLASS	6 MM
W3	1.6 X 1.2	ALUM.	MONOLITHIC ANNEALED GLASS	4 MM
W4	1.6 X 1.1	ALUM.	LAMINATED ANNEALED SAFETY GLASS	6 MM
W5	1.6 X 1.2	ALUM.	MONOLITHIC ANNEALED GLASS	4 MM
W6	0.6 X 2.1	ALUM.	LAMINATED ANNEALED SAFETY GLASS	6 MM
D1	1.8 X 2.1	ALUM.	LAMINATED ANNEALED SAFETY GLASS	6 MM

WINDOW / GLAZING SCHEDULE



WATER LAYOUT
SCALE 1:50

LIGHTING KEY	
24W CEILING MOUNTED LIGHT FITTING	○

FENESTRATION CALCULATIONS - PROP ANC UNIT - FIRST STOREY	
NET FLOOR AREA	74 SQM
15% NET FLOOR AREA	11.1 SQM
TOTAL WINDOW GLAZING	11.08 SQM
	11.08 SQM < 11.1 SQM
	SATISFIED

FENESTRATION CALCULATIONS - PROP S.Q - GROUND STOREY	
NET FLOOR AREA	36.27 SQM
15% NET FLOOR AREA	5.44 SQM
TOTAL WINDOW GLAZING	4.12 SQM
	4.12 SQM < 5.44 SQM
	SATISFIED

FENESTRATION CALCULATIONS - PROP ADDITIONS - FIRST STOREY	
NET FLOOR AREA	147.98 SQM
15% NET FLOOR AREA	22.20 SQM
TOTAL WINDOW GLAZING	22.16 SQM
	22.16 SQM < 22.20 SQM
	SATISFIED

FENESTRATION CALCULATIONS - ADD'S TO EXISTING DWELLING - GROUND STOREY	
NET FLOOR AREA	193.61 SQM
15% NET FLOOR AREA	29.04 SQM
TOTAL WINDOW GLAZING	27.8 SQM
	27.8 SQM < 29.04 SQM
	SATISFIED

SCHEDULE OF AREAS			
BUILDING	GROUND STOREY	FIRST STOREY	TOTAL
SITE			1180 SQM
EXISTING DWELLING			94.06 SQM
PROP ADD'S TO EX DWG	384.00 SQM	287.76 SQM	671.76 SQM
EXISTING COVERAGE			94.06 SQM
TOTAL COVERAGE			478.06 SQM

DATE: 02 APRIL 2021	REV: 0
DRAWN: J.PILLAY	CHECKED: P.NACKER

GENERAL NOTES

- ALL WORK TO COMPLY WITH SANS 10400 OF NATIONAL BUILDING REGULATIONS.
- DIMENSIONS ARE TO BE READ AND NOT SCALED OFF.
- ANY DISCREPANCIES ARE TO BE REPORTED TO THE AUTHOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORKS.
- ALL STRUCTURAL WORK TO BE DESIGNED BY A PROFESSIONAL STRUCTURAL ENGINEER AND CONSTRUCTED UNDER HIS SUPERVISION AND APPROVAL.
- NO WORK IS TO BE PERMITTED PRIOR TO THE ORIGINAL OR FORMAL APPROVAL OF THE RELEVANT LOCAL AUTHORITIES AND THE RISK REMAINS WITH THE OWNER OR DEVELOPER AT ALL TIMES IF THIS IS NOT ADHERED TO.
- ALL LEVELS AND DIMENSIONS TO BE VERIFIED PHYSICALLY ON SITE BY CONTRACTOR.
- BEACONS TO BE FLAGGED PRIOR TO COMMENCEMENT OF ANY BUILDING WORK.
- ALL STRUCTURAL DEMOLITION WORK TO BE SUPERVISED BY A STRUCTURAL ENGINEER.
- THIS DRAWING IS COPYRIGHT AND MAY NOT BE REPRODUCED OR UTILIZED IN ANY WAY WITHOUT THE WRITTEN CONSENT OF THE AUTHOR.
- AUTHOR IS NOT RESPONSIBLE FOR CONSTRUCTION OR SUPERVISION OF PROJECT.
- NO STRUCTURES TO ENCRUSH OVER BOUNDARY LINES.

- STRUCTURAL**
- THE FOLLOWING NEW & EXISTING:
 - WALLS, EX WALLS
 - FLOOR SLAB
 - RC SLAB / SUSPENDED SLAB
 - LINTELS
 - ROOFS
 - FOUNDATIONS, EX FOUNDATIONS
 - BEAMS
 - COLUMNS
 - PIERS
 - RC STAIRCASE - TREAD 250MM / RISER 200 / HW HANDRAIL

- ARE ALL BY ENGINEER'S DETAILS**
- ROOF:**
- DOUBLE ROMAN CONCRETE ROOF TILES ON 38MM X 38MM TIMBER BATTENS @ MAX. 400MM C/C ON SABS PLASTIC UNDERLAY ON GANGNAIL TRUSSES @ MAX. 760MM C/C ON TIMBER WALL PLATE.
 - ROOF PITCH - 17.5 DEGREES
 - ROOF OVERHANGS - AS INDICATED
 - ALL RAINWATER GOODS TO BE PVC OR ALUMINIUM (OWNER'S CHOICE)
 - RW/P TO BE DIAMETER 75
 - ALL BARGE AND FACA BOARDS TO BE NUTEC FIBRE-CEMENT AND PAINTED
 - ROOF STRUCTURE BY ENGINEER'S DESIGN
 - CONCRETE ROOF SLAB BY ENGINEER'S DETAILS.
 - SLAB TO BE DRAINED TO FALL (1:50) TO F.O. AND WATERPROOFED BY SPECIALIST

CEILING:

- 6.4MM GYPSUM RHINOBOARD CEILING PAINTED, WITH COVER CORNICES FIXED TO UNDER SIDE OF 38MM X 38MM BRANDING. BRANDING TO BE MAX. 450MM C/C DIAGONALLY TO TRUSSES

SUSPENDED R/C SLAB:

- NEW SUSPENDED R/C SLAB BY ENGINEER'S DETAILS
- FLOOR FINISH TO BE PROVIDED BY OWNERS CHOICE
- SLEEVES TO BE PROVIDED, FOR SERVICES AS REQUIRED

SURFACE BED FLOOR:

- 25MM THICK SCREEN ON 100MM THICK CONCRETE FLOOR SLAB REINFORCED WITH BRC MESH ON 250 MICRON S.A.B.S APPROVED UNDERLAY ON WELL COMPACTED SOIL POSITIONED 50MM ABOVE FINISHED FLOOR
- FINISH TO FLOOR - TILES (COLOUR & TYPE BY OWNER'S CHOICE)

WALLS:

- REFER TO FLOOR PLAN FOR WALL THICKNESS
- ALL WALLS TO BE REINFORCED WITH BRICK/STONE EVERY SECOND COURSE
- REINFORCED LINTELS (BY ENGINEER) OVER ALL DOORS AND WINDOWS, UNLESS OTHERWISE STATED
- ALL WALLS TO BE PLASTER AND PAINTED ON BOTH SIDES
- PLASTER MIX TO COMPLY WITH SANS 2001-EM1
- PC COING TO WALLS
- AIR BRICKS TO BE PROVIDED MIN 2 PER ROOM
- ALL PAINT COLOURS BY OWNERS CHOICE

DOORS AND WINDOWS:

- ALL ALUMINIUM TO BE 25 MICRON - COLOUR TO BE CONFIRMED BY OWNER
- ALL GLAZING TO COMPLY WITH AAAMSA & SAAGA REGULATIONS
- CONTRACTOR TO ALLOW FOR SEALING OF ALL DOOR AND WINDOW FRAME SURROUNDINGS
- HARDWOOD TIMBER DOORS BY OWNERS CHOICE
- IRONMONGERY BY OWNERS CHOICE
- ALL GLAZING TO COMPLY WITH SANS 10400 PART N
- ALL BATHROOM WINDOW / GLAZING TO BE FROSTED.

DRAINAGE / HEALTH:

- AIR TO BE UNIFORMLY DISTRIBUTED THROUGHOUT ALL HABITABLE AREA
- LIGHTING AND VENTILATION TO COMPLY WITH LA AND SANS REQUIREMENTS
- ALL WASTE PIPES AND DRAINS TO BE ACCESSIBLE ALONG THEIR ENTIRE LENGTH
- INSPECTION EYES / RODDING EYES (I.E / R/E) TO BE PROVIDED AT ALL BENDS AND JUNCTIONS IN THE DRAIN AND AT A MAXIMUM OF 2M LENGTHS ALONG STRAIGHT RUNS OF THE DRAIN
- ALL I.E / R.E TO HAVE MARKED COVERS AT GROUND LEVEL
- CLEANING EYES (C.E) TO BE PROVIDED AT ALL BENDS AND JUNCTIONS OF WASTE PIPES
- ALL WASTES TO BE FITTED WITH 60MM RE-SEAL TRAPS.
- WHERE A DRAIN PASSES UNDER A BUILDING IT MUST BE ENCASED IN 150MM CONCRETE ALL ROUND AND MUST BE IN A STRAIGHT RUN UNDER THE BUILDING WITH NO BENDS OR JUNCTIONS AND MUST HAVE I.E'S AT EACH END
- THE CONTRACTOR NEEDS TO ENSURE THAT THE NECESSARY STORM WATER AND/OR SEWER CONNECTIONS ARE INSTALLED AND ALSO ENSURE THAT THE FALL TO THESE CONNECTIONS ARE ADEQUATE
- ALL GULLY SURROUNDINGS & MAN COVERS TO BE 75MM ABOVE GROUND LEVEL THE SEWER SECTIONS SHOWN INDICATE THE DESIGN INTENTION ONLY & ARE TO BE VERIFIED BY THE PLUMBING CONTRACTOR.
- THE CONTRACTOR IS TO ENSURE THAT THE SURFACE WATER DRAINAGE IS ADEQUATE
- SEWER CONNECTION TO BE EXPOSED FOR APPROVAL BY BUILDING INSPECTOR
- I.E'S TO ALL BENDS & JUNCTIONS
- ALL WASTE PIPES TO BE DIAMETER 50 PVC
- ALL SOIL PIPES TO BE DIAMETER 110 PV

BALUSTRADE:

- BALUSTRADE TO BE MIN 1M HIGH

SHEET 1 / 1 ONLINE-COPY
ETHEKWINI MUNICIPALITY
central
21090118
APPLICATION NUMBER
BUILDING APPLICATION
APPROVED in terms Section 7 of the National Building Regulations and Building Standards Act No. 103/1977
11 Oct 2021

LOCAL AUTHORITY
Attention is drawn to the attached documentation & that this approval shall lapse ONE year after the above approval date, unless the erection of the building in terms of NBR Act 103/1977 is commenced.

OWNERS SIGNATURE: _____
DRAWN BY: PROFESSIONAL HOME DESIGNS
163 NATURE VIEW STREET
CROFTDENE
CHARTSWORTH
4092
REG NO. TO425
072 426 5597
SIGNATURE: _____
PROJECT: PROPOSED ADDITIONS & ALTERATIONS
FOR AND V PADAYACHEE
ON PORTION 3 OF ERF 952, SEA VIEW
AT 4 PEMBERTON ROAD
CLIENT CELL: 0846995684
SCALE: AS SHOWN
RATE NO.: _____
DATE: 02 APRIL 2021
ADDRESS: 4 PEMBERTON ROAD
DRAWN: J.PILLAY
CHECKED: P.NACKER