

SITE PLAN

Trees as indicated. To be relocated and integrated to landscape design or pruned/trunked in sections close to house Solar panels Flush mount solar panels by specialist **WASTE MANAGEMENT CALCULATIONS** Formula: $F(g) \times FA / 100 = Volume (m^3) / Week$ All Living Areas orientated North to comply with SANS 4.1,402 and estate code. Western facing windows to be shaded to sheild dwelling from unwanted solar heat gain. F(g) = Generation factor The building thus confirms with the minimum requirements of Sections 4.1 and 4.2 of SANS 204. FA = Floor area Ground Floor Area: First Floor Area: 257.000 m² andscaping on sidewalks must be undertaken within the integrated landscape language of 188.000 m Eye of Africa Estate to be approved by the HOA with assistance from the appointed landscape Total Area: 445.000 m² Provide 2 parking bays on site as indicated + 1 reserve parking $F(g) \times FA / 100 = Volume (m^3) / Week$ 445.000m² x 0.1425m³ / 100m² /7 Days / 100 = **0.63m³ / Week**

0.626m³/ Week x 4 bins/ m³ = 2.52 bins.

This would require 3 Bins and a 3m² refuse area.

UTILITIES

UTILITIES NOTES:

1. SATELLITTE DISHES AND AERIALS: COMPACT DOMESTIC TV SATELLITE DISHES AND AERIAL TO RECEIVE THE CHANNELS AS GENERALLY OFFERED IN SA AND TO BE MOUNTED AT A LESS CONSPICUOUS POSITION BELOW THE EAVE HEIGHT.

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WHICH DOESN'T PROTRUDE OR STAND PROUD OF WALLS. WHEREVER MECHANICAL EQUIPMENT IS NOT PLACED AT GROUND FLOOR LEVEL, IT SHALL ONLY BE POSITIONED ON ROOF SLABS AND SCREENED IN ARCHITECTURAL MANNER OF WHICH A DETAIL MUST BE SUBMITTED WITH THE BUILDING DESIGN OR BEFORE THE INSTALLATION.

3. SOLAR PANELS:

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6. TELECOMMUNICATIONS:

A 110mm MINIMUM DIAMETER SLEEVE MUST BE INSTALLED AT A MINIMUM OF 800mm WITHOUT ANY RIGHT ANGLE BENDS FROM THE PROPRIATE POSITION ON THE SIDE WALK TO THE POINT IN THE HOUSE WHERE IT IS REQUIRED TO TERMINATE. HE SLEEVE SHOULD BE PROTECTED AND HAVE A DRAW WIRE INSERTED. DEQUATE LIGHTENING PROTECTION SHOULD BE PROVIDED.

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SCHEDULE OF RIGHTS ERF 435 YELLOWWOOD PARK : 4 DOVE CRESCENT, COEDMORE, YELLOWWOOD PARK, KZN STREET NAME SITE AREA ZONING : RESIDENTIAL BUILDING CLASIFICATION: H4 (Dwelling house) .7.5m STREET BUILDING LINE 3.0m BUILDING LINE ON SIDE BOUNDARIES AND REAR BOUNDARY PERMISSIBLE **ACTUAL** 2 STOREY HEIGHT 2 STOREYS **COVERAGE** 296m² = 29% **TOTAL NEW** $507m^2 = 50\%$ COVERAGE 1.2 F.A.R 0.44 1 Dwelling per Erf 1 Dwelling per Erf DENSITY Sufficient space for 2 bays Sufficient space for 2 bays PARKING **GROUND FLOOR** ERF 435 YELLWWOOD PAK | KZN 157.000 m² Existing Area: Prop Area: 100.000 m² Total Area: 257.000 m² **FIRST FLOOR** Prop Area: 188.000 m² Total Area: 188.000 m² TOTAL FLOOR AREA: (GROUND + FIRST FLOOR) 445.000 m² 157m² **EXISTING AREA FOOTPRINT**

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AND THE NAIONAL BUILDING REGULATIONS

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-130mm SINGLE SKIN BRICKWORK WALL. BRICKFORCING TO BE INSTALLED AT EVERY 4TH BRICK COURSE. FOUNDATIONS AS PER ENGINEERS DETAILS, PLASTERED AND PAINTED FINISH, INTERNALLY LOCATED NON-LOADBEARING WALLS ON GROUND FLOOR TO SIT ON LOCALLY THICKENED IN-SITU CONCRETE SURFACE BED -230mm DOUBLE SKIN BRICKWORK WALL, BRICKFORCING TO BE INSTALLED AT EVERY 4TH BRICK COURSE. FOUNDATIONS AS PER ENGINEERS DETAILS. PLASTERED AND PAINTED FINISH -280mm CAVITY WALL CONSISTING OF STANDARD SIZED 106mm BRICKS EITHER SIDES AND 50mm CAVITY, TIES TOGETHER WITH WIRETIES. BRICKFORCING TO BE INSTALLED AT EVERY 4TH BRICK COURSE. FOUNDATIONS AS PER ENGINEERS DETAILS. PLASTERED AND PAINTED FINISH. ALL CAVITIES TO BE CLOSED MINIMUM 3 BRICK COURSES BELOW WALL PLATE.

<u>WATERPROOFING</u> ANY MATERIAL USED AS DAMP PROOF COURSE SHALL BE IN ACCORDANCE TO SABS 248, SABS 952 OR SABS 298. WEEPHOLES TO PROVIDED IN ACCORDANCE WITH THE FOLLOWING: -TO BE HIGHER THAN 150mm ABOVE THE N.G.L. OR ADJACENT G.L. -TO OCCURE AT EVERY THIRD PERPEND IN THE BRICKWORK.

 $\underline{\textbf{LIGHTING}}$ AREA OF OPENING SHALL NOT BE LESS THAN 10% OF THE ROOM

FLOOR AREA OF THE ROOM OR 0.2sqm.

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0137.SABS 0400,SABS 1263. ALL AFETY GLAZING SHALL BE PERMANENTLY MARKED. SUCH MARKING SHOULD BE VISIBLE AFTER INSTALLATION. NOMINAL THICKNESS AND MAX. GLASS AREAS TO COMPLY WITH

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TABLE 1 OF SABS 0400 -LATEST EDITION - PART N

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WHERE THE UNDERSIDE OF THE WINDOW IS LOWER THAN 800mm

ROOFING
TO COMPLY WITH PARTS L & XA OF SANS 10400. AS SPECIFIED ON THE DRAWINGS

<u>DOWNPIPES AND GUTTERS</u> TO BE PROVIDED IN ACCORDANCE TO 1cm SQUARED OF DOWNPIPE

SUFFICIENT FOR 1sgm OF ROOF AREA, 7cm SQUARED OF GUTTER SUFFICIENT FOR 5m SQUARED OF ROOF AREA. 125mm SEAMLESS ALUMINIUM GUTTERS

100mm DIAMETER SEAMLESS ALUMINIUM RAINWATER DOWNPIPES.

<u>DRAINAGE</u> 50mm DIAMETER UPVC WASTE PIPES TO WASH-BASINS, SINKS, DISHWASHERS, BATHS, & SHOWERS. 110mm DIAMETER UPVC PIPE TO TOILETS

REVISIONS



NOMATEC (PTY) LTD Johannesburg, Cape Town, Durban, Pretoria DATE & TIME PRINTED

PHUMULANI M. ZWANE

MR. X. MAKHOBA

4 DOVE CRESCENT

ADDITIONS AND ALTERATIONS TO **EXISTING DWELLING**

PROJECT NO.

SITE PLAN

Drawn by:

CS100 Drawing No.

202112

Revision No.

286m²

612m²

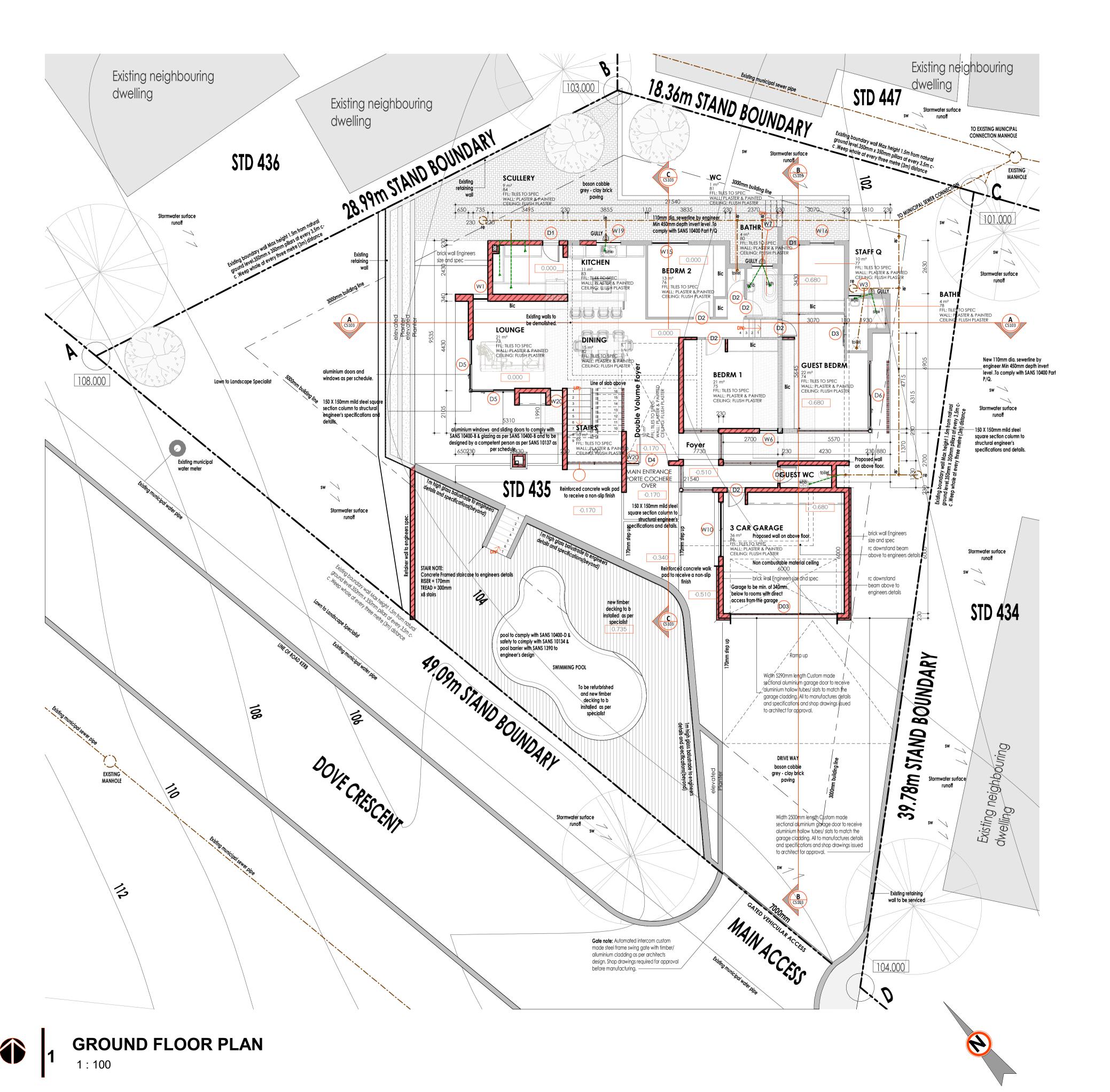
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NEW FOOTPRINT

EXTERNAL AREAS



PLUMBING

ALL PLUMBING AND DRAINAGE WORK AND INSTALLATION OF SANITARY FITTINGS TO COMPLY WITH THE LOCAL AUTHORITY BYE-LAWS, REGULATIONS AND REQUIREMENTS. PROVIDE I.E.'s TO ALL BENDS AND JUNCTIONS

WITH SUITABLE MARKS AT GROUND LEVEL. MINIMUM FALL TO ALL DRAINS PIPES TO BE 1:40. PROVIDE APPROVED RESEAL TRAPS TO ALL WASTE FITTINGS.

PROVIDE A.E. TO FOOT OF ALL SOIL STACKS. I.E.'s TO WASTE PIPES TO BE FULLY ACCESSIBLE AT ALL TIMES.

ALL SOIL PIPES PASSING UNDER BUILDINGS OR FOOTINGS TO BE ENCASED IN CONCRETE OF MINIMUM 100mm THICKNESS ALL ROUND PIPE. RE'S EVERY 25m

• At all times the grounds to be graded away from the building and stormwater to be directed away from the

 Allow for necessary cuttings and building up levels retaining walls, stone pitching ect where necessary.

FOUNDATIONS

FOUNDATIONS

SANS 2001-CM2 Strip footings, pad footings and slab on the ground foundations for masonry walling (includes the construction of lightly loaded concrete surface beds): site class designation: R / H / C / S / P / H1 / C1/S1/H2/C2/S2/H3

• foundations: see drawings / in accordance with the requirements of SANS 10400-H for strip footings, slab-on-theground foundations or modified normal construction for category of expected damage 1 or 2 / rational design

Additional requirements: protection against termites: required / not required • fabric reinforcement: welded steel fabric SANS 1024 ref. no.:

INSULATION

• required R-value/thickness: SANS 204 / rational design / see

• reflective foil under roof tiles: SANS 1381-4, class B; if one surface reflective, install facing down. • flexible fibre mats: SANS 1381–1, manufactured

from recycled materials, e.g. polyethylene terephthalate

• expanded polystyrene (EPS) board: SANS 53163

• extruded polystyrene (XPS) board: density 32D:SANS 53164 • pipe insulation: bonded preformed mineral fibre pipe sections SANS 1445-3, marked with expected maximum service temperature and exposure conditions

• masonry cavity wall insulation type: full fill cavity/ partial fill cavity / loose fill

• flat roof insulation: rigid EPS density 32D: over waterproofing / under screed /

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AREA OF OPENING SHALL NOT BE LESS THAN 10% OF THE ROOM

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O COMPLY WITH PARTS L & XA OF SANS 10400. AS SPECIFIED ON THE DRAWINGS

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50mm DIAMETER UPVC WASTE PIPES TO WASH-BASINS, SINKS, DISHWASHERS, BATHS, & SHOWERS. 110mm DIAMETER UPVC PIPE TO TOILETS

REVISIONS



Johannesburg, Cape Town, Durban, Pretoria PHUMULANI M. ZWANE

MR. X. MAKHOBA

PROJECT INFORMARION

4 DOVE CRESCENT

ADDITIONS AND ALTERATIONS TO EXISTING DWELLING

ERF 435 YELLWWOOD PAK | KZN

PROJECT NO. 202112

GROUND FLOOR PLAN

Drawn by:

CS101

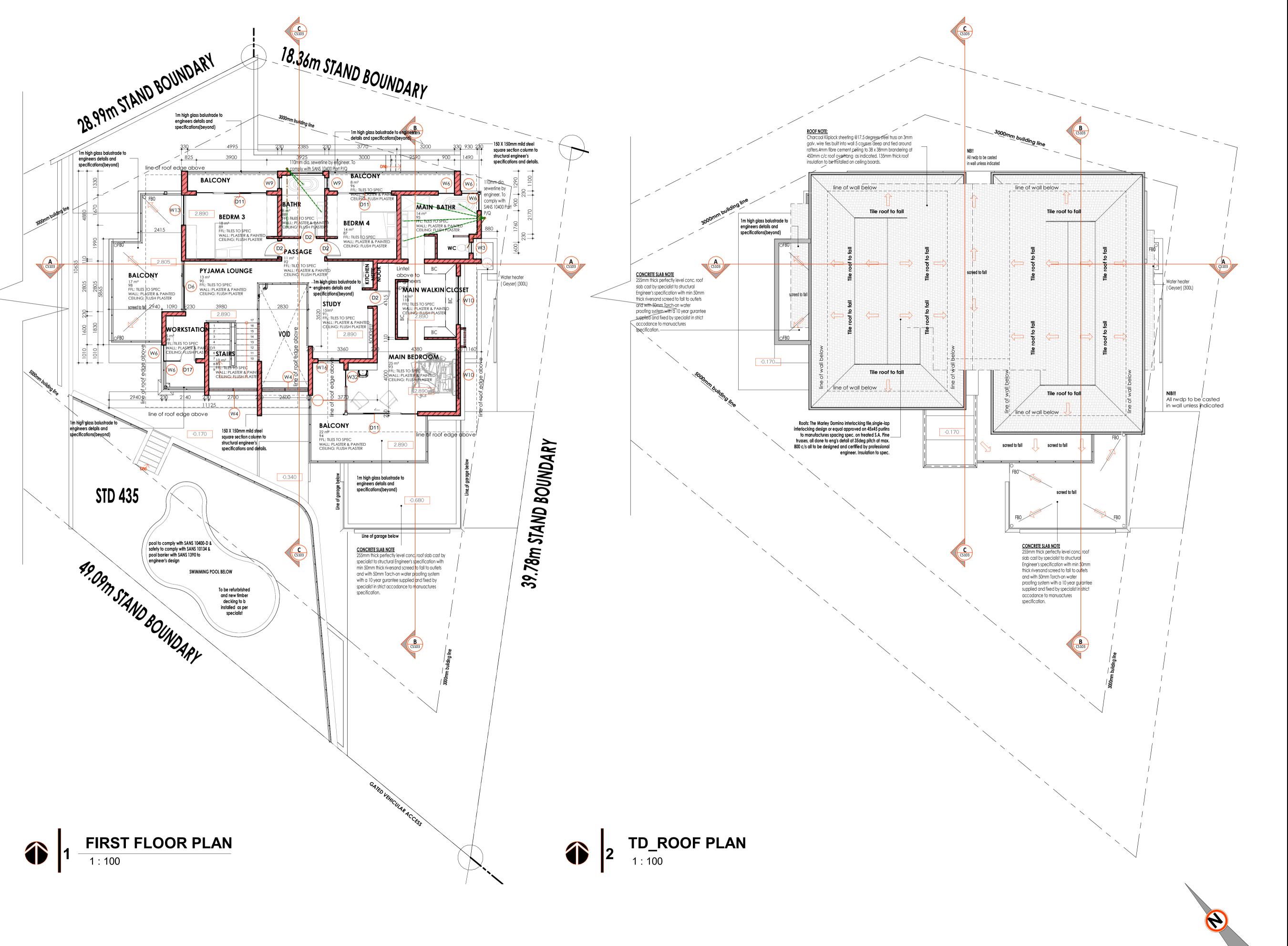
Revision No.

Drawing No.

COUNCIL SUBMISSION

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6mm - 3.2sqm CLEAR GLASS USED INDOORS MUST BE MARKED SO THAT IT IS

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REVISIONS



Johannesburg, Cape Town, Durban, Pretoria

DATE & TIME PRINTED PHUMULANI M. ZWANE

202112

S.K

MR. X. MAKHOBA PROJECT INFORMARION

ERF 435 YELLWWOOD PAK | KZN

4 DOVE CRESCENT

PROJECT DESCRIPTION ADDITIONS AND ALTERATIONS TO **EXISTING DWELLING**

PROJECT NO.

FIRST FLOOR PLAN

Drawn by:

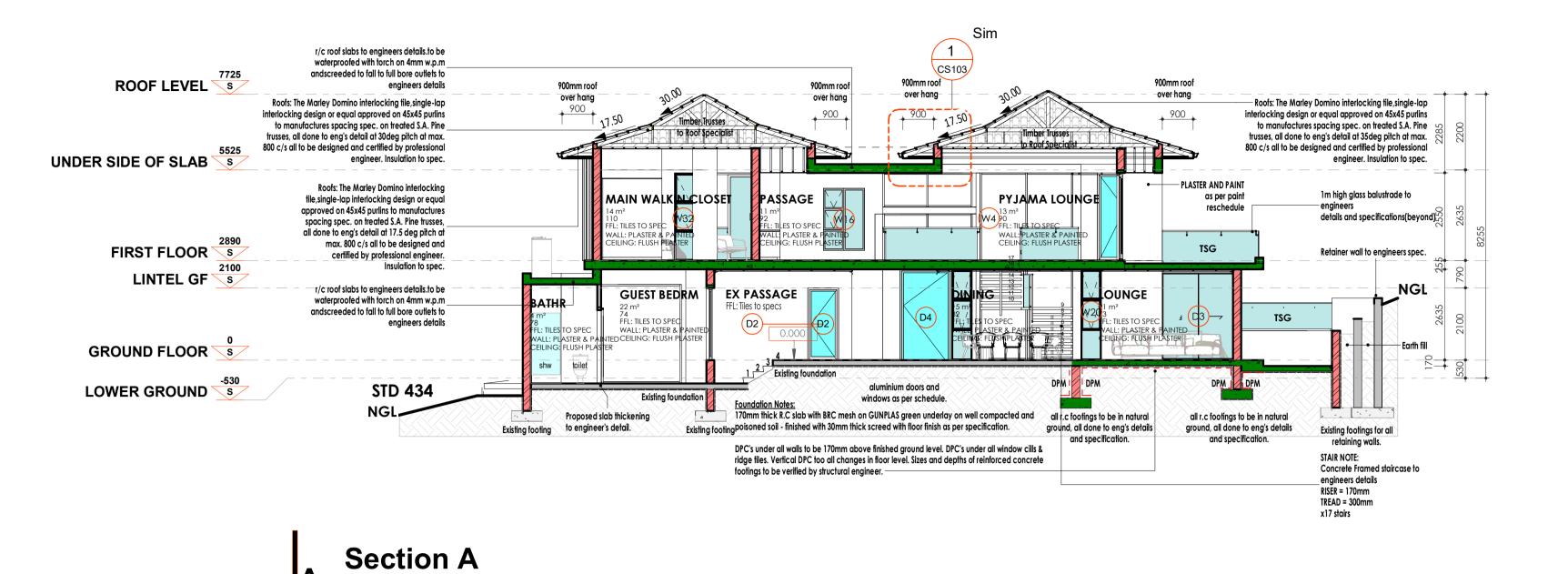
CS102 Drawing No.

Revision No.

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COUNCIL SUBMISSION

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1m high glass balustrade

– to engineers details and

BEDRM 2

Existing rc surfacebed

WALL: PLASTER & PAIN

CELLING: FLUSH PLASTE

All rwdp to be casted

in wall unless indicated

screed to fall

all r.c footings to be in

natural ground, all done

to eng's details and

specification.

boson cobble arev -

clay brick paving

specifications(beyond)

Tile roof

to fall

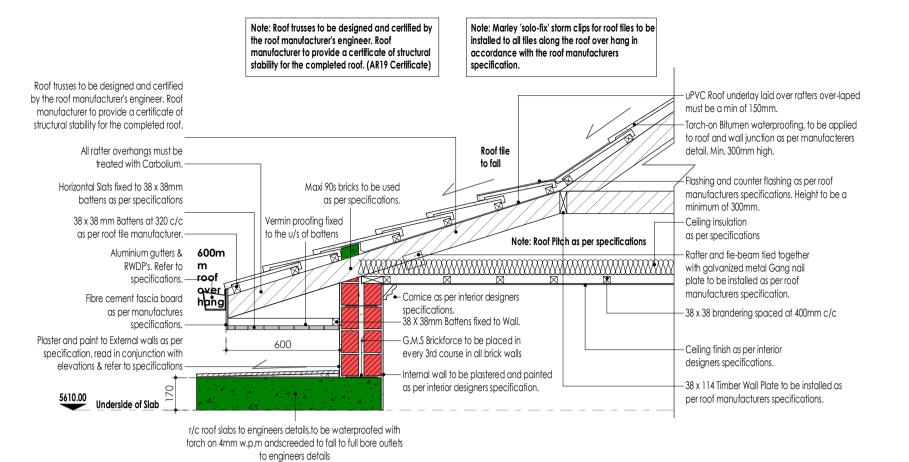
Foundation Notes:
170mm thick R.C slab with BRC mesh on GUNPLAS green underlay on well compacted

DPC's under all walls to be 170mm above finished ground level. DPC's under all

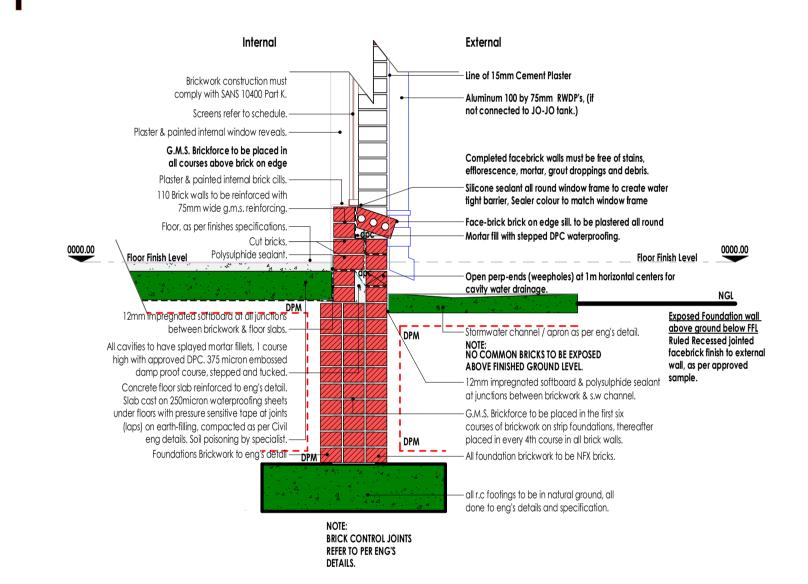
window cills & ridge tiles. Vertical DPC too all changes in floor level. Sizes and depths

and poisoned soil - finished with 30mm thick screed with floor finish as per

of reinforced concrete footings to be verified by structural engineer.



Detail 01



Section C 1: 100

Existing retaining wall. +

Roofs: The Marley Domino interlocking tile, single-lap

interlocking design or equal approved on 45x45 purlins to manufactures spacing spec. on treated S.A. Pine

trusses, all done to eng's detail at 22deg pitch at max.

800 c/s all to be designed and certified by professional

engineer. Insulation to spec.

205X165X97mm I-Section

columns and Beams to strucutral

engineer's specification and

PLASTER AND PAINT

as per paint reschedule

1m high glass balustrade to engineers

details and specifications(beyond)

aluminium doors and windows as per schedule.

0.900

Fixed

all r.c footings to be in

natural ground, all done

to eng's details and

specification.

PLASTER AND PAINT

r/c roof slabs to engineers details.to be

waterproofed with torch on 4mm w.p.m

and screeded to fall to full bore outlets to

ROOF LEVEL S

FIRST FLOOR S

GROUND FLOOR S

LOWER GROUND S

LINTEL GF S

UNDER SIDE OF SLAB

Roofs: The Marley Domino interlocking tile, single-lap All rwdp to be casted interlocking design or equal approved on 45x45 purlins in wall unless indicated to manufactures spacing spec. on treated S.A. Pine ROOF LEVEL S trusses, all done to eng's detail at 30deg & 17,5deg pitch Roofs: The Marley Domino interlocking over hang at max. 800 c/s all to be designed and certified by tile, single-lap interlocking design or equal professional engineer. Insulation to spec. approved on 45x45 purlins to manufactures 900 spacing spec. on treated S.A. Pine trusses, <u>CEILINGS:</u> Rhinoboard ceiling on 38x38mm Branderings at 450mm all done to eng's detail at 30deg &17.5deg pitch at max. 800 c/s all to be designed and centres. Finish with Rhinolite and moulded cornices. certified by professional engineer. UNDER SIDE OF SLAB S Insulation to spec. CONCRETE SLAB NOTE 255mm thick perfectly level conc. roof slab cast by specialist to 1m high glass balustrade to engineers EDROOM MAIN WALKIN CLOSET MAIN BATHR r/c roof slabs to engineers details.to be details and specifications(beyond) structural Engineer's specification with min 50mm thick riversand waterproofed with torch on 4mm w.p.m screed to fall to outlets and with 50mm Torch-on water proofing andscreeded to fall to full bore outlets to FFL: TILES TO SPEC r/c roof slabs to engineers details.to be system with a 10 year gurantee supplied and fixed by specialist engineers details BALCONY WALL: PLASTER & PAINTED WALL: PLASTER & PA in strict accodance to manuactures specification waterproofed with torch on 4mm w.p.m aluminium windows and sliding doors to and screeded to fall to full bore outlets to comply with SANS 10400-B & glazing as 1m high glass balustrade to engineers FIRST FLOOR S engineers details details and specifications(beyond) per SANS 10400-B and to be designed by a competent person as per SANS 10137 1m high glass balustrade to engineers LINTEL GF S screed to fall details and specifications(beyond) as per schedule **GUEST BEDRM** STAFF Q FFL: TILES TO SPEC FL: TILES TO SPEC WALL: PLASTER & PAINTED
CEILING: FLUSH PLASTER WALL: PLASTER & PAII 3 CAR GARAGE existing 1360mm high GARAGE DOOR AS PER DOOR SCHEDULE -**GROUND FLOOR** retaining wall to plastered aluminium doors and and painted FFL: TILES TO SPEC windows as per **DOVE CRESCENT** DRIVE WAY WALL: PLASTER & PAINTED schedule. boson cobble grey - clay brick paving MASTER BEDRM GROUND Proposed slab thickening Existing footing all r.c footings to be in natural all r.c footings to be in natural to engineer's detail. ground, all done to eng's details ground, all done to eng's details **Foundation Notes:**

and specification.

Roofs: The Marley Domino interlocking

tile,single-lap interlocking design or equal

approved on 45x45 purlins to manufactures

spacing spec. on treated S.A. Pine trusses,

all done to eng's detail at 17.5 deg pitch at

aluminium windows and sliding doors to

comply with SANS 10400-B & glazing as

per SANS 10400-B and to be designed by

a competent person as per SANS 10137

Rhinoboard ceiling on 38x38mm

Branderings at 450mm centres. Finish

with Rhinolite and moulded cornices

170mm thick R.C slab with BRC mesh on GUNPLAS green underlay on well compacted and

DPC's under all walls to be 170mm above finished ground level. DPC's under all window cills &

ridge tiles. Vertical DPC too all changes in floor level. Sizes and depths of reinforced concrete

poisoned soil - finished with 30mm thick screed with floor finish as per specification.

footings to be verified by structural engineer.

max. 800 c/s all to be designed and

certified by professional engineer.

Insulation to spec.

as per schedule

aluminium doors and

windows as per

Section B

Foundation Detail

DISTRIBUTED PATTERN, AT A RATE OF 3 TIES PER sqm OF THE FACE

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ALL WORK EXECUTED ON SITE IN ACCORDANCE WITH SABS 0400

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WALL TIES SHALL BE INSTALLED IN ANY CAVITY WALL IN AN EVENLY

NOT LESS THAN 50mm WIDE AND NOT MORE THAN 100mm WIDE.

AND THE NAIONAL BUILDING REGULATIONS

ARE OF SUCH WALL. -130mm SINGLE SKIN BRICKWORK WALL. BRICKFORCING TO BE INSTALLED AT EVERY 4TH BRICK COURSE. FOUNDATIONS AS PER ENGINEERS DETAILS PLASTERED AND PAINTED FINISH INTERNALLY LOCATED NON-LOADBEARING WALLS ON GROUND FLOOR TO SIT ON LOCALLY THICKENED IN-SITU CONCRETE SURFACE BED. -230mm DOUBLE SKIN BRICKWORK WALL. BRICKFORCING TO BE INSTALLED AT EVERY 4TH BRICK COURSE. FOUNDATIONS AS PER ENGINEERS DETAILS. PLASTERED AND PAINTED FINISH. -280mm CAVITY WALL CONSISTING OF STANDARD SIZED 106mm BRICKS EITHER SIDES AND 50mm CAVITY, TIES TOGETHER WITH WIRETIES. BRICKFORCING TO BE INSTALLED AT EVERY 4TH BRICK COURSE. FOUNDATIONS AS PER ENGINEERS DETAILS. PLASTERED AND PAINTED FINISH. ALL CAVITIES TO BE CLOSED MINIMUM 3 BRICK COURSES BELOW WALL PLATE.

<u>WATERPROOFING</u>

GENERAL NOTES

ANY MATERIAL USED AS DAMP PROOF COURSE SHALL BE IN ACCORDANCE TO SABS 248, SABS 952 OR SABS 298. WEEPHOLES TO PROVIDED IN ACCORDANCE WITH THE FOLLOWING: -TO BE HIGHER THAN 150mm ABOVE THE N.G.L. OR ADJACENT G.L. -TO OCCURE AT EVERY THIRD PERPEND IN THE BRICKWORK.

<u>LIGHTING AND VENTILATION</u> TO COMPLY WITH PART O OF SABS 0400

AREA OF OPENING SHALL NOT BE LESS THAN 10% OF THE ROOM

<u>VENTILATION</u>
THE AREA OF OPENING SHALL NOT BE LESS THAN 10% OF THE FLOOR AREA OF THE ROOM OR 0.2sqm.

ALL GLAZING SHALL BE EXECUTED STRICTLY IN CONFORMANCE WITH THE NATIONAL BUILDING REGULATIONS PART N, SABS 0137,SABS 0400,SABS 1263. ALL AFETY GLAZING SHALL BE PERMANENTLY MARKED. SUCH

TABLE 1 OF SABS 0400 -LATEST EDITION - PART N 4mm - 1.5sqm 5mm - 2.1sqm

6mm - 3.2sqm CLEAR GLASS USED INDOORS MUST BE MARKED SO THAT IT IS

MARKING SHOULD BE VISIBLE AFTER INSTALLATION.

6mm SAFETY GLASS MUST BE USED IF THE GLASS AREA IN DOOR IS MORF THAN 1sam. 6mm SAFTETY GLASS MUST BE USED IF THE UNDERSIDE OF A WINDOW IS LOWER THAN 300mm ABOVE UFL.

NOMINAL THICKNESS AND MAX. GLASS AREAS TO COMPLY WITH

IF WALKWAYS LEAD STRAIGHT TO A WINDOW, USE SAFETY GLASS WHERE THE UNDERSIDE OF THE WINDOW IS LOWER THAN 800mm ABOVE UFL.

O COMPLY WITH PARTS L & XA OF SANS 10400. AS SPECIFIED ON THE DRAWINGS

O BE PROVIDED IN ACCORDANCE TO 1cm SQUARED OF DOWNPIPE SUFFICIENT FOR 1sqm OF ROOF AREA, 7cm SQUARED OF GUTTER SUFFICIENT FOR 5m SQUARED OF ROOF AREA. 125mm SEAMLESS ALUMINIUM GUTTERS

100mm DIAMETER SEAMLESS ALUMINIUM RAINWATER DOWNPIPES.

50mm DIAMETER UPVC WASTE PIPES TO WASH-BASINS, SINKS, DISHWASHERS, BATHS, & SHOWERS. 110mm DIAMETER UPVC PIPE TO TOILETS

REVISIONS

Description



NOMATEC (PTY) LTD Johannesburg, Cape Town, Durban, Pretoria

DATE & TIME PRINTED 2022/08/17 15:26:11 info@nomatec.co.za | 072 657 7191 PHUMULANI M. ZWANE

MR. X. MAKHOBA

PROJECT INFORMARION

ERF 435 YELLWWOOD PAK | KZN

4 DOVE CRESCENT PROJECT DESCRIPTION

ADDITIONS AND ALTERATIONS TO **EXISTING DWELLING**

PROJECT NO. DRAWING NAME

SECTIONS

202112

S.K

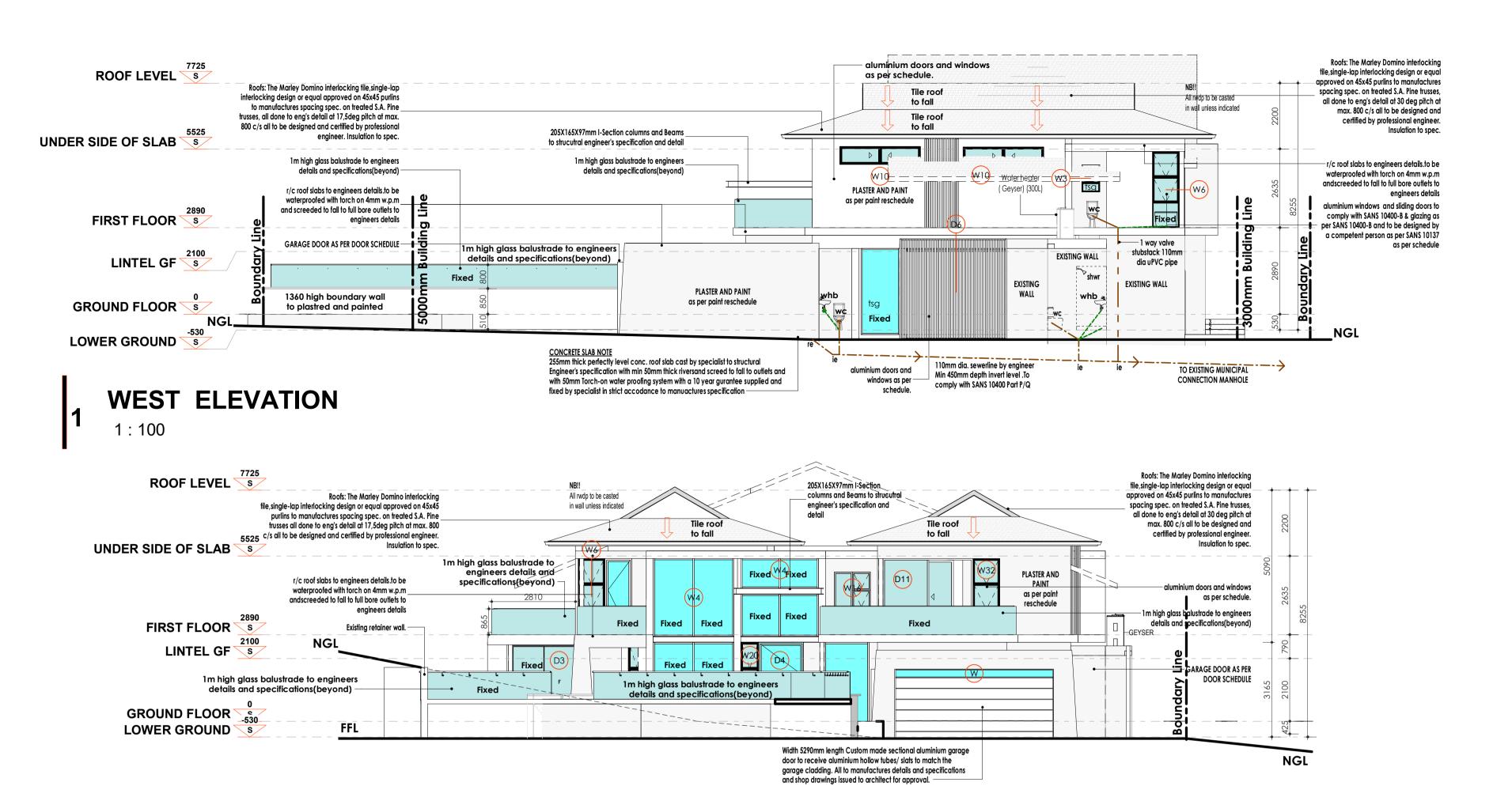
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CS103 Drawing No.

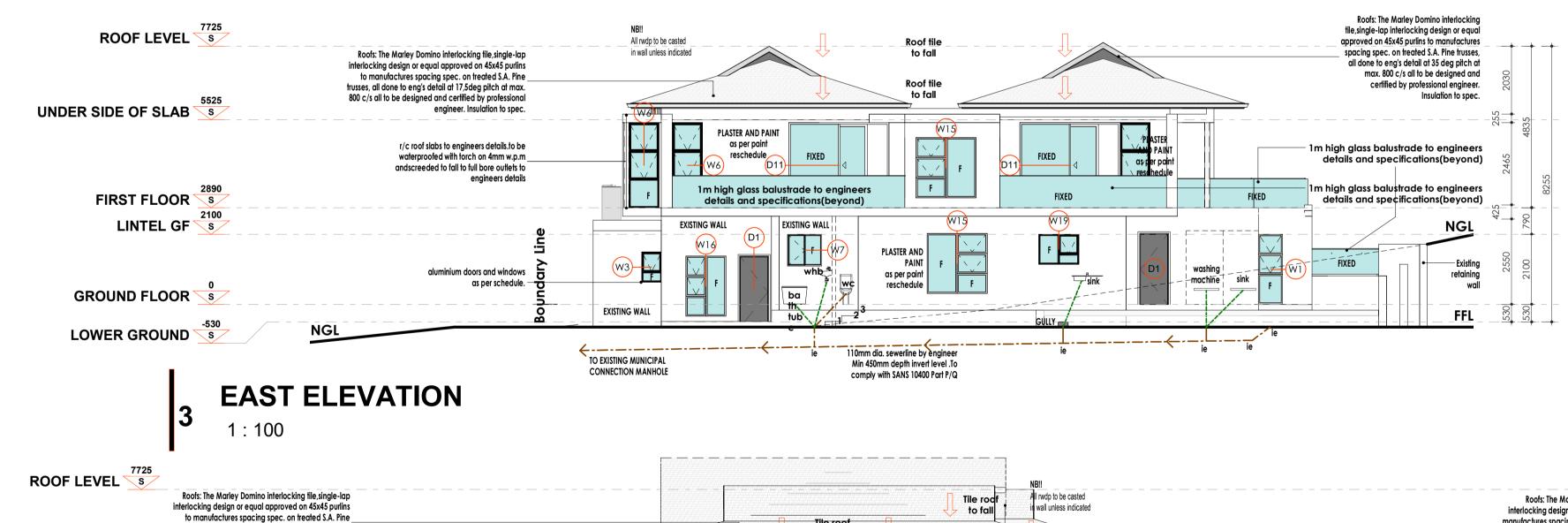
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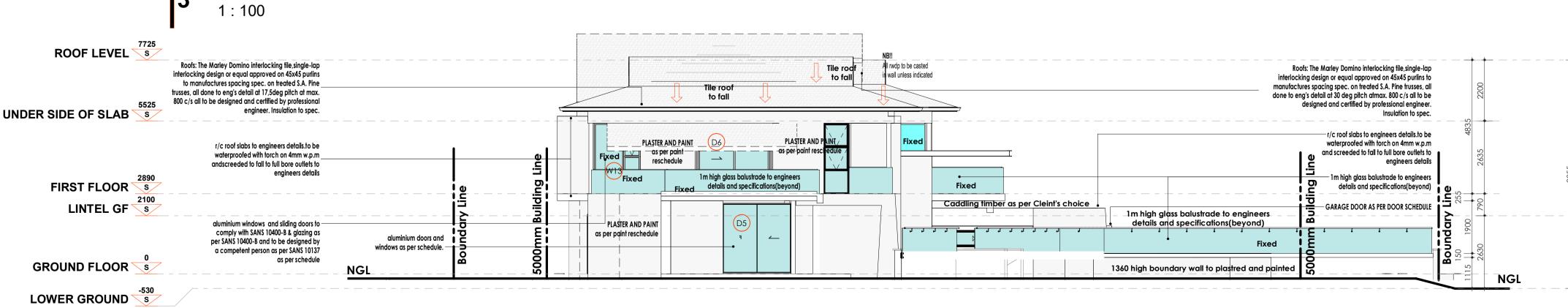
COUNCIL SUBMISSION

2022/08/17 15:26:11



NORTH ELEVATION





EAST ELEVATION

UTILITIES

UTILITIES NOTES:

1. SATELLITTE DISHES AND AERIALS:

COMPACT DOMESTIC TV SATELLITE DISHES AND AERIAL TO RECEIVE THE CHANNELS AS GENERALLY OFFERED IN SA AND TO BE MOUNTED AT A LESS CONSPICUOUS POSITION BELOW THE EAVE HEIGHT. 2. AIR CONDITIONING:

AIR CONDITIONING UNITS MUST BE INSTALLED AT GROUND LEVEL AND NOT VISIBLE FROM ANY STREET, GOLF COURSE OR PUBLIC OPEN SPACE. NO RETICULATION OF AIR CONDITTIONING UNITS MAY BE SURFACE MOUNTED AND SHOULD BE HOUSED IN DUCTS OR AN INCOSPICUOUS MANNER

WHICH DOESN'T PROTRUDE OR STAND PROUD OF WALLS. WHEREVER MECHANICAL EQUIPMENT IS NOT PLACED AT GROUND FLOOR LEVEL, IT SHALL ONLY BE POSITIONED ON ROOF SLABS AND SCREENED IN ARCHITECTURAL MANNER OF WHICH A DETAIL MUST BE SUBMITTED WITH THE BUILDING DESIGN OR BEFORE THE

INSTALLATION. 3. SOLAR PANELS:

SOLAR PANELS TO BE FLUSH MOUNTED WITH ROOF SURFACE AND ALL PIPES CONCEALED. ANY EXPOSED PIPES TO BE PAINETD TO MATCH ROOF COLOUR. A DATA OR SPECIFICATION SHEET OF THE UNITS MUST BE PROVIDED FOR AESTHETIC APPROVAL BY THE DESIGN REVIEW COMMITTEE.

4. SERVICE PIPES AND DUCTS:

ALL PLUMBING TO BE CONCEALED AND NO PAINTED FIBRE CEMENT PANELS WILL BE ALLOWED. ALL SERVICE DUCTS TO BE COVERED WITH NATURAL TIMBER SLATS OR ALUMINIUM LOUVRE PANELS TO MATCH COLOUR OF WINDOWS. THE MINIMUM SIZE FOR ANY ONE DUCT SHALL BE 220mm DEEP BY 330mm WIDE.

5. BUILDING NUMBERS AND SIGNAGE:

BUILDING NUMBERS AND NAMES ARE PERMITTED PROVIDED THEY ARE PAINTED BLACK / CHARCOAL, NOT ILLUMINATED AND THAT THE LETTERING AND NUMBERS DO NOT EXCEED A HEIGHT OF 300mm. A MAXIMUM OF ONE BUILDING NUMBER AND/OR NAME PERMITTED. BUILDING NAMES AND/OR NUMBERS MAY BE MOUNTED ON THE EXTERNAL WALLS OF THE BUILDING.

6. TELECOMMUNICATIONS:

A 110mm MINIMUM DIAMETER SLEEVE MUST BE INSTALLED AT A MINIMUM OF 800mm WITHOUT ANY RIGHT ANGLE BENDS FROM THE PROPRIATE POSITION ON THE SIDE WALK TO THE POINT IN THE HOUSE WHERE IT IS REQUIRED TO TERMINATE. HE SLEEVE SHOULD BE PROTECTED AND HAVE A DRAW WIRE INSERTED. DEQUATE LIGHTENING PROTECTION SHOULD BE PROVIDED.

7. BACKUP GENERATOR:

REFER TO 'RULES AND SPECIFICATION ON BACKUP GENERATOR INSTALLATION' FROM HOA FOR MORE DETAILS REGARDING NOISE AND AIR POLLUTION. ANY PART OF THE GENERATOR SHALL NOT BE VISIBLE FROM STREET, GOLF COURSE AND OPEN SPACES ANY SCREENING OF A GENERATOR SHALL BE TO THE SATISFACTORY OF

THE DESIGN REVIEW COMMITTEE. 8. EXTERNAL LIGHTING:

WALL MOUNTED LIGHTING TO BE MINIMAL AND ONLY USED TO ILLUMINATE GARAGE AND ENTRANCE DOORS. LIGHTS IN THE SIDE BOUNDARY ONLY ALLOWED IF THEY DO NOT ILLUMINATE NEIGHBOUR'S SIDE. EXTERNAL POLE MOUNTED STREET LAMPS ARE NOT PERMITED. BOLLARD LIGHTS MAY BE PERMITED WITH MAX. HEIGHT OF 1000m AND NOT RESULT IN NUISANCE THAT EXTENDS BEYOND THE CONFINES OF THE ERF

FOUNDATIONS

SANS 2001-CM2 Strip footings, pad footings and slab on the ground foundations for masonry walling (includes the construction of lightly loaded concrete surface beds): site class designation: R / H / C / S / P / H1 /

C1/S1/H2/C2/S2/H3

 foundations: see drawings / in accordance with the equirements of SANS 10400-H for strip footings, slab-on-theground foundations or modified normal construction for category of expected damage 1 or 2 / rational design Additional requirements:

 protection against termites: required / not required • fabric reinforcement: welded steel fabric SANS 1024 ref. no.:

INSULATION

• required R-value/thickness: SANS 204 / rational design / see drawings

• reflective foil under roof tiles: SANS 1381–4, class B; if one surface reflective, install facing down. • flexible fibre mats: SANS 1381–1, manufactured

from recycled materials, e.g. polyethylene terephthalate • expanded polystyrene (EPS) board: SANS 53163

 extruded polystyrene (XPS) board: density 32D:SANS 53164 • pipe insulation: bonded preformed mineral fibre pipe sections SANS 1445-3, marked with expected maximum service temperature and exposure conditions masonry cavity wall insulation type: full fill cavity/ partial fill

cavity / loose fill • flat roof insulation: rigid EPS density 32D: over waterproofing / under screed /

Features wall and landscape finishes supplier paving supplier facebrick supplier: paints Dulux 24yy 22/043 Grey suede (Dulux 50YY 83/029) Natural White (Dulux 30YY Benjamin Moore Barley Beige 1066 68/024) Barley Beige

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-130mm SINGLE SKIN BRICKWORK WALL. BRICKFORCING TO BE INSTALLED AT EVERY 4TH BRICK COURSE, FOUNDATIONS AS PER ENGINEERS DETAILS PLASTERED AND PAINTED FINISH INTERNALLY LOCATED NON-LOADBEARING WALLS ON GROUND FLOOR TO SIT ON LOCALLY THICKENED IN-SITU CONCRETE SURFACE BED. -230mm DOUBLE SKIN BRICKWORK WALL. BRICKFORCING TO BE INSTALLED AT EVERY 4TH BRICK COURSE. FOUNDATIONS AS PER ENGINEERS DETAILS. PLASTERED AND PAINTED FINISH. -280mm CAVITY WALL CONSISTING OF STANDARD SIZED 106mm BRICKS EITHER SIDES AND 50mm CAVITY, TIES TOGETHER WITH WIRETIES. BRICKFORCING TO BE INSTALLED AT EVERY 4TH BRICK COURSE. FOUNDATIONS AS PER ENGINEERS DETAILS. PLASTERED AND PAINTED FINISH. ALL CAVITIES TO BE CLOSED MINIMUM 3 BRICK COURSES BELOW WALL PLATE.

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0137,SABS 0400,SABS 1263. ALL AFETY GLAZING SHALL BE PERMANENTLY MARKED. SUCH MARKING SHOULD BE VISIBLE AFTER INSTALLATION. NOMINAL THICKNESS AND MAX. GLASS AREAS TO COMPLY WITH TABLE 1 OF SABS 0400 -LATEST EDITION - PART N

WITH THE NATIONAL BUILDING REGULATIONS PART N, SABS

5mm - 2.1sqm 6mm - 3.2sqm

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WHERE THE UNDERSIDE OF THE WINDOW IS LOWER THAN 800mm ABOVE UFL.

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REVISIONS



NOMATEC (PTY) LTD

Johannesburg, Cape Town, Durban, Pretoria DATE & TIME PRINTED PHUMULANI M. ZWANE

MR. X. MAKHOBA

PROJECT INFORMARION

ERF 435 YELLWWOOD PAK | KZN

4 DOVE CRESCENT PROJECT DESCRIPTION

ADDITIONS AND ALTERATIONS TO **EXISTING DWELLING**

PROJECT NO. 202112

ELEVATIONS

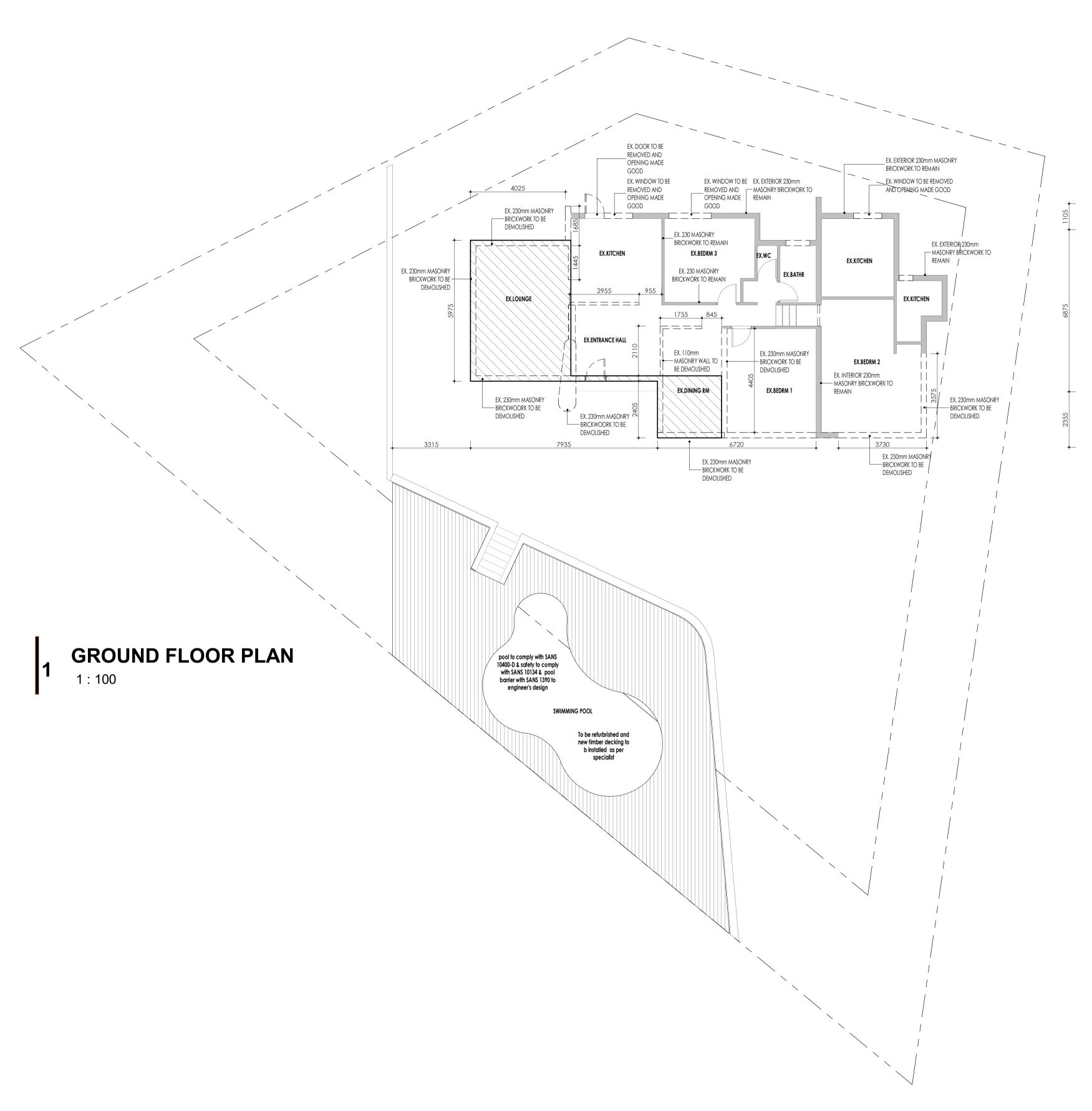
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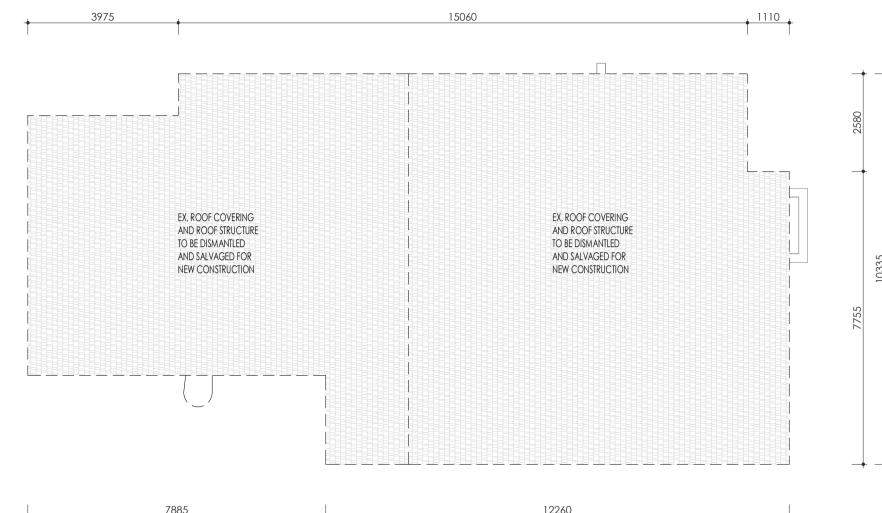
CS104 Drawing No.

Revision No.

COUNCIL SUBMISSION

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TD_ROOF DEMOLITION PLAN

1 : 100



GENERAL KEY

EXISTING TO REMAIN

[] DEMOLISH / REMOVE

DEMOLISH / REMOVE FLOOR

EXIST FLOOR TO REMAIN

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-130mm SINGLE SKIN BRICKWORK WALL. BRICKFORCING TO BE INSTALLED AT EVERY 4TH BRICK COURSE. FOUNDATIONS AS PER ENGINEERS DETAILS. PLASTERED AND PAINTED FINISH. INTERNALLY LOCATED NON-LOADBEARING WALLS ON GROUND FLOOR TO SIT ON LOCALLY THICKENED IN-SITU CONCRETE SURFACE BED. -230mm DOUBLE SKIN BRICKWORK WALL. BRICKFORCING TO BE INSTALLED AT EVERY 4TH BRICK COURSE. FOUNDATIONS AS PER ENGINEERS DETAILS. PLASTERED AND PAINTED FINISH. -280mm CAVITY WALL CONSISTING OF STANDARD SIZED 106mm BRICKS EITHER SIDES AND 50mm CAVITY, TIES TOGETHER WITH WIRETIES. BRICKFORCING TO BE INSTALLED AT EVERY 4TH BRICK COURSE. FOUNDATIONS AS PER ENGINEERS DETAILS. PLASTERED AND PAINTED FINISH. ALL CAVITIES TO BE CLOSED MINIMUM 3 BRICK COURSES BELOW WALL PLATE.

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5mm - 2.1sqm 6mm - 3.2sqm

ABOVE UFL.

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AS SPECIFIED ON THE DRAWINGS

DOWNPIPES AND GUTTERS

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REVISIONS



Johannesburg, Cape Town, Durban, Pretoria DATE & TIME PRINTED PHUMULANI M. ZWANE

202112

MR. X. MAKHOBA

ERF 435 YELLWWOOD PAK | KZN

4 DOVE CRESCENT

ADDITIONS AND ALTERATIONS TO **EXISTING DWELLING**

PROJECT NO.

DEMOLITION PLAN

CS108 Drawing No.

Revision No.

Drawn by:

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