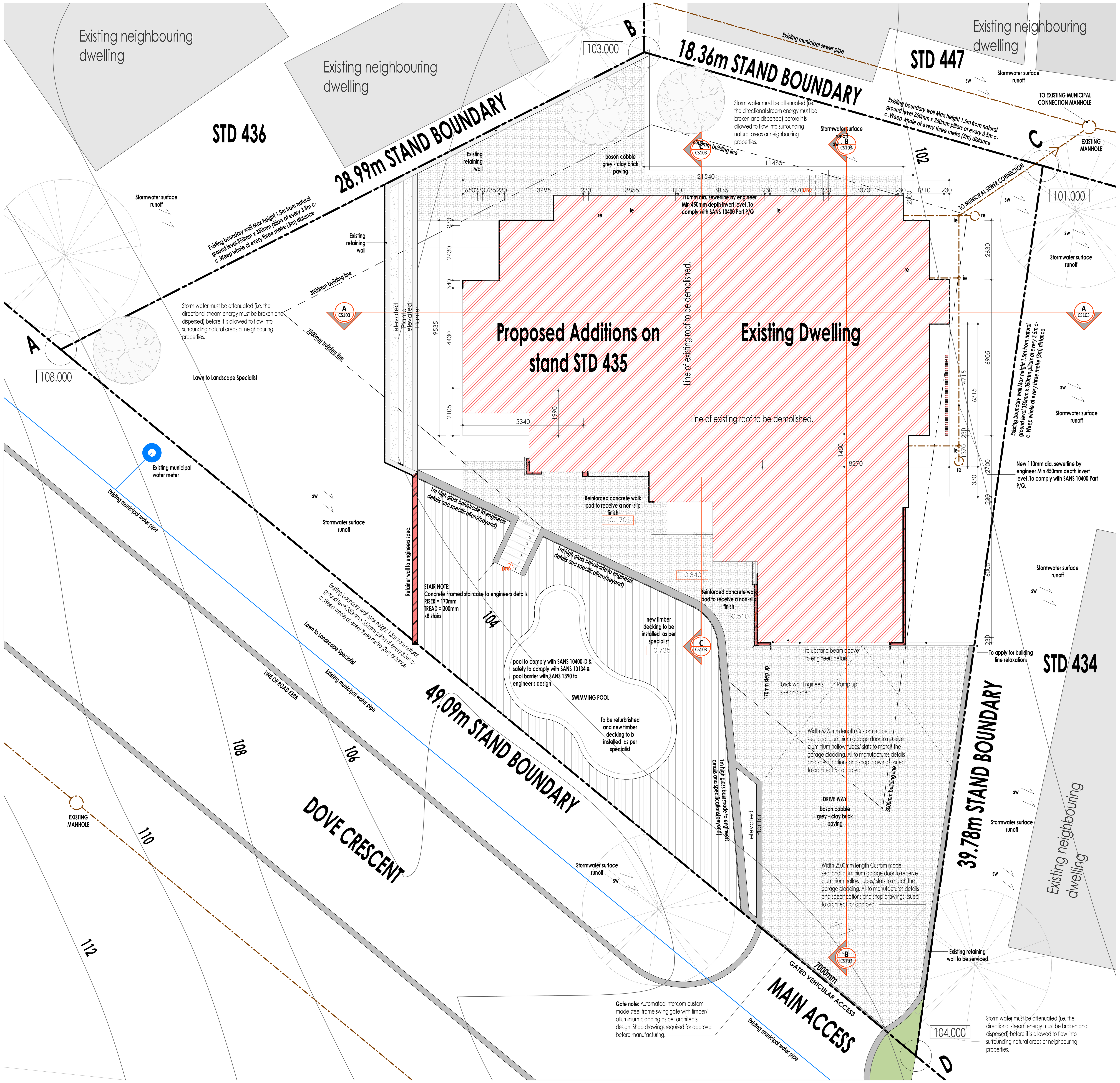

SITE PLAN

1 : 100

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:
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.

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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

STREET NAME	: 4 DOVE CRESCENT, COEDMORE, YELLOWWOOD PARK, KZN
SITE AREA	: 1014 m²
ZONING	: RESIDENTIAL 1
BUILDING CLASIFICATION	: H4 (Dwelling house)
BUILDING LINES	: 7.5m STREET BUILDING LINE 3.0m BUILDING LINE ON SIDE BOUNDARIES AND REAR BOUNDARY

	PERMISSIBLE	ACTUAL
HEIGHT	2 STOREYS	2 STOREY
COVERAGE **TOTAL NEW COVERAGE:**	507m² = 50%	296m² = 29%
F.A.R	1.2	0.44
DENSITY	1 Dwelling per Erf	1 Dwelling per Erf
PARKING	Sufficient space for 2 bays	Sufficient space for 2 bays

GROUND FLOOR	
Existing Area:	157.000 m²
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**
EXISTING AREA FOOTPRINT	157m²
NEW FOOTPRINT	286m²
EXTERNAL AREAS	612m²

WASTE MANAGEMENT CALCULATIONS

Formula:	F(g) x FA/ 100 = Volume (m³) / Week F(g) = Generation factor FA = Floor area
Ground Floor Area:	257.000 m²
First Floor Area:	188.000 m²
Total Area:	**445.000 m²**

F(g) x FA/ 100 = Volume (m³) / 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.

Landscaping
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

Building Orientation
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.
The building thus confims with the minimum requirements of Sections 4.1 and 4.2 of SANS 204.

Landscape note
Landscaping on sidewalks must be undertaken within the integrated landscape language of Eye of Africa Estate to be approved by the HOA with assistance from the appointed landscape architect.

Parking
Provide 2 parking bays on site as indicated + 1 reserve parking

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LIGHTING AND VENTILATION
TO COMPLY WITH PART O OF SABS 0400

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

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

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

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

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110mm DIAMETER UPVC PIPE TO TOILETS

REVISIONS

Rev	Date	Issued by	Description

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PHUMULANI M. ZWANE
PSAT53440716

CLIENT
MR. X. MAKHOBA
SIGNATURE

PROJECT INFORMARION
ERF 435 YELLWWOOD PAK | KZN
4 DOVE CRESCENT

PROJECT DESCRIPTION
ADDITIONS AND ALTERATIONS TO EXISTING DWELLING

PROJECT NO. 202112

DRAWING NAME
SITE PLAN

Drawn by: S.K
Drawing No. CS100
Revision No.

COUNCIL SUBMISSION
2022/08/18 10:14:09

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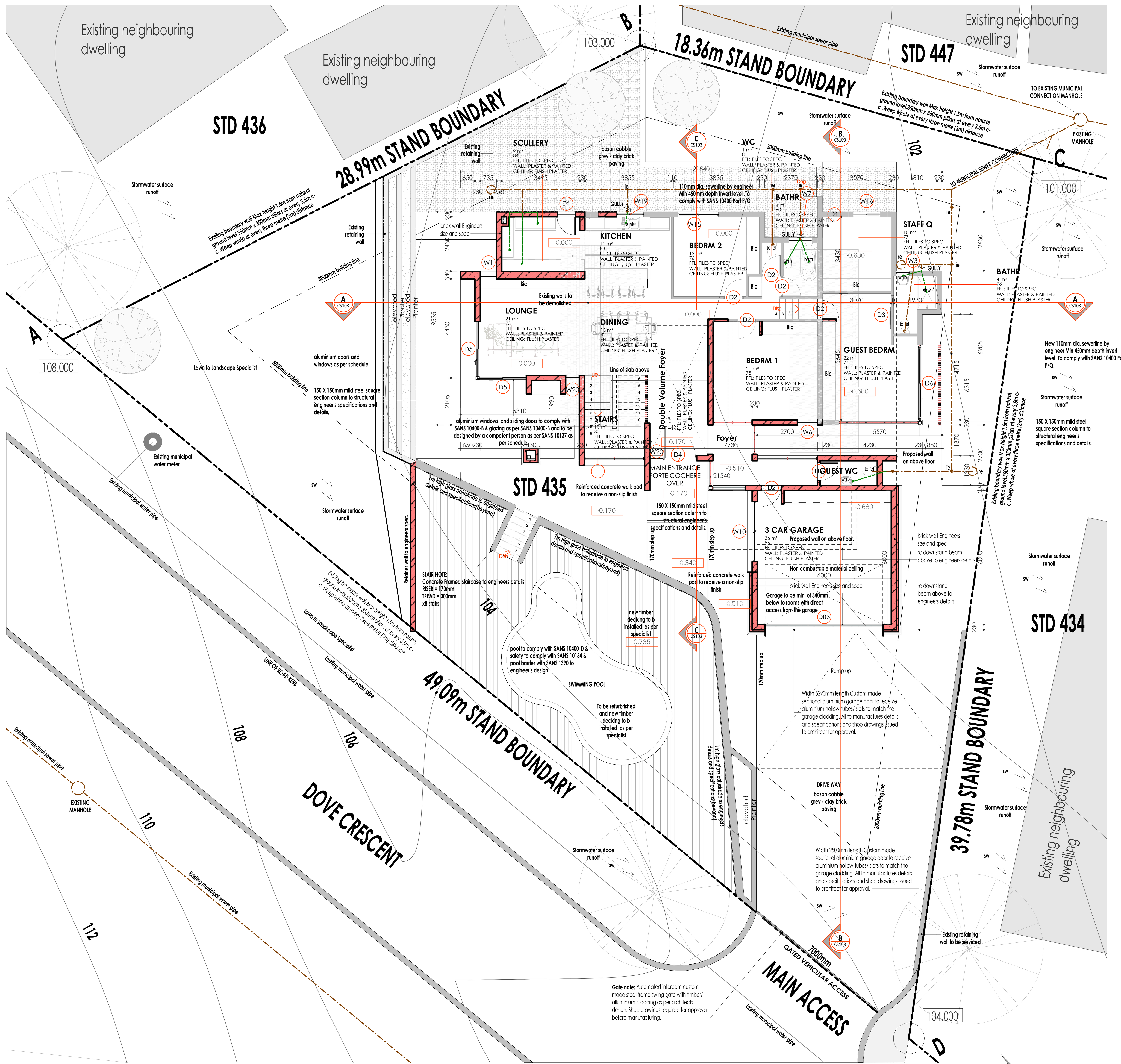

1 GROUND FLOOR PLAN

1 : 100

PLUMBING

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

STORMWATER
• At all times the grounds to be graded away from the building and stormwater to be directed away from the building.
• 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 withthe requirements of SANS 10400-H for strip footings, slab-on-the-ground 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.: 100.

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 (PET)
• 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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LIGHTING AND VENTILATION
TO COMPLY WITH PART O OF SABS 0400

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

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

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AS SPECIFIED ON THE DRAWINGS

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REVISIONS

Rev	Date	Issued by	Description

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PHUMULANI M. ZWANE
PSAT53440716

CLIENT SIGNATURE
MR. X. MAKHOBA

PROJECT INFORMARION
ERF 435 YELLWWOOD PAK | KZN
4 DOVE CRESCENT

PROJECT DESCRIPTION
ADDITIONS AND ALTERATIONS TO EXISTING DWELLING

PROJECT NO. 202112

DRAWING NAME
GROUND FLOOR PLAN

Drawn by: S.K
Drawing No. CS101
Revision No.

COUNCIL SUBMISSION
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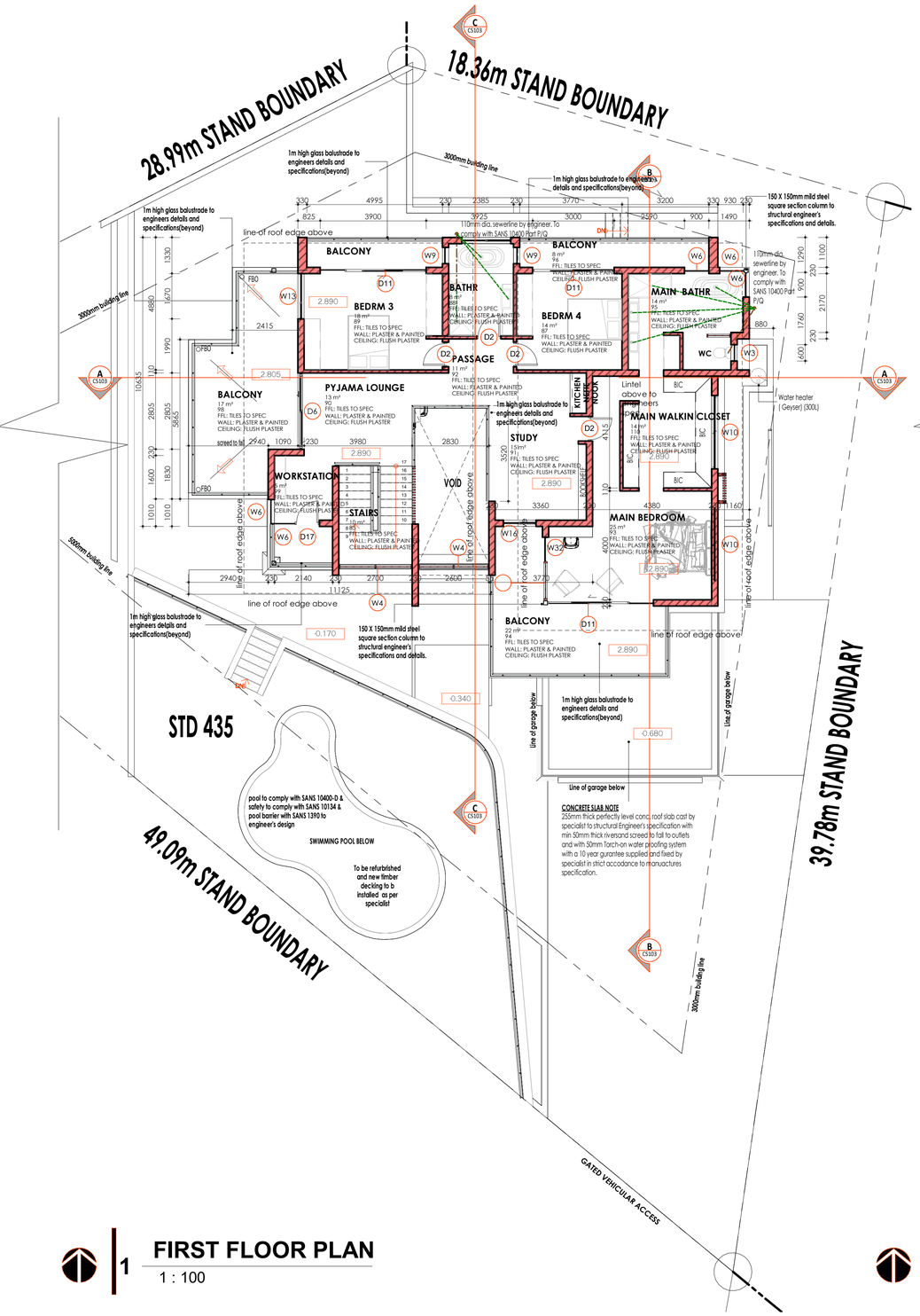
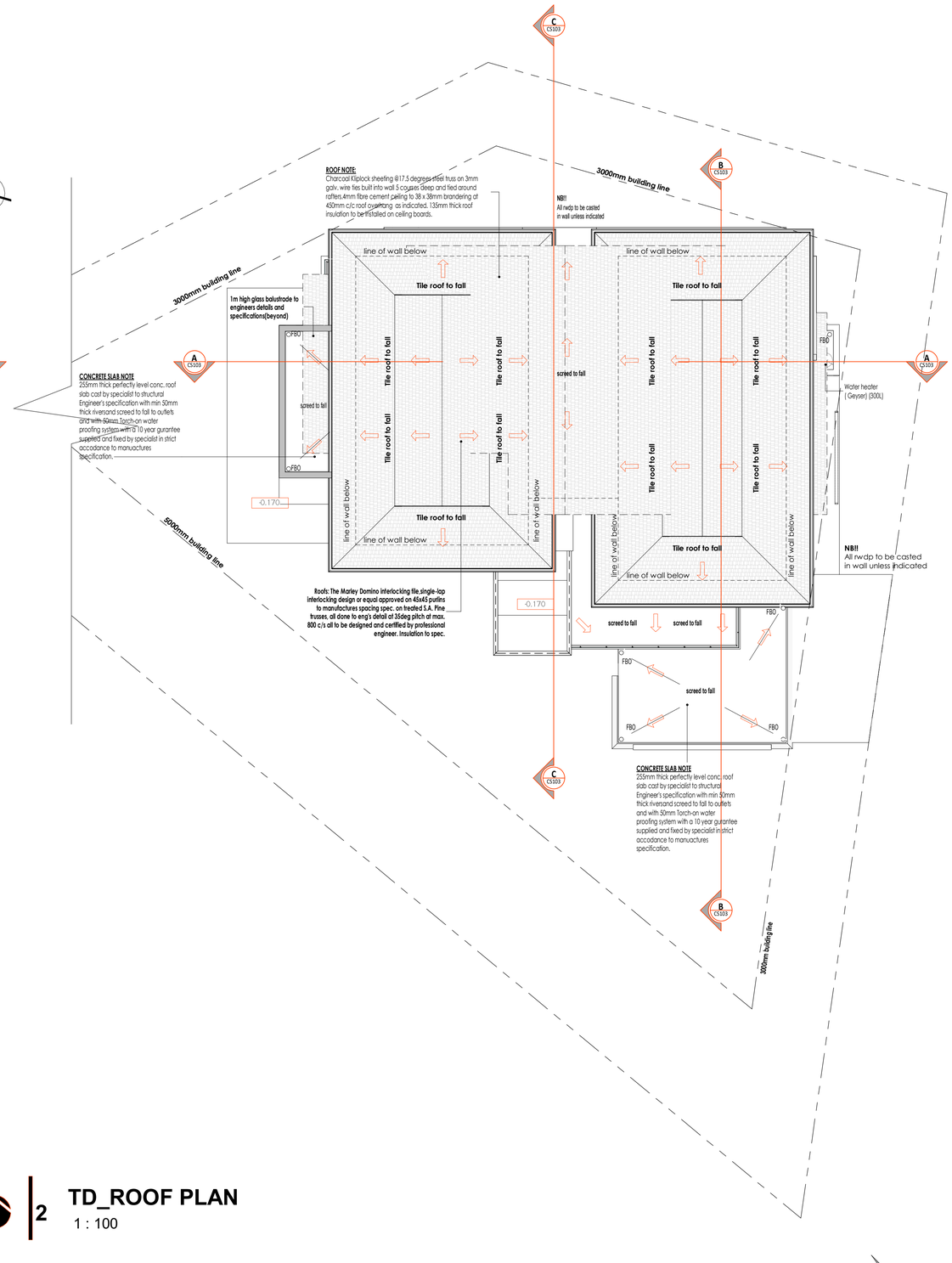


1 **FIRST FLOOR PLAN**
1 : 100



2 **TD_ROOF PLAN**
1 : 100

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PHUMULANI M. ZWANE
PSAT53440716

CLIENT
MR. X. MAKHOBA

SIGNATURE

PROJECT INFORMARION
ERF 435 YELLWWOOD PAK | KZN

4 DOVE CRESCENT

PROJECT DESCRIPTION
ADDITIONS AND ALTERATIONS TO EXISTING DWELLING

PROJECT NO. 202112

DRAWING NAME
FIRST FLOOR PLAN

Drawn by: S.K

Drawing No. CS102

Revision No.

COUNCIL SUBMISSION
2022/08/17 15:25:53

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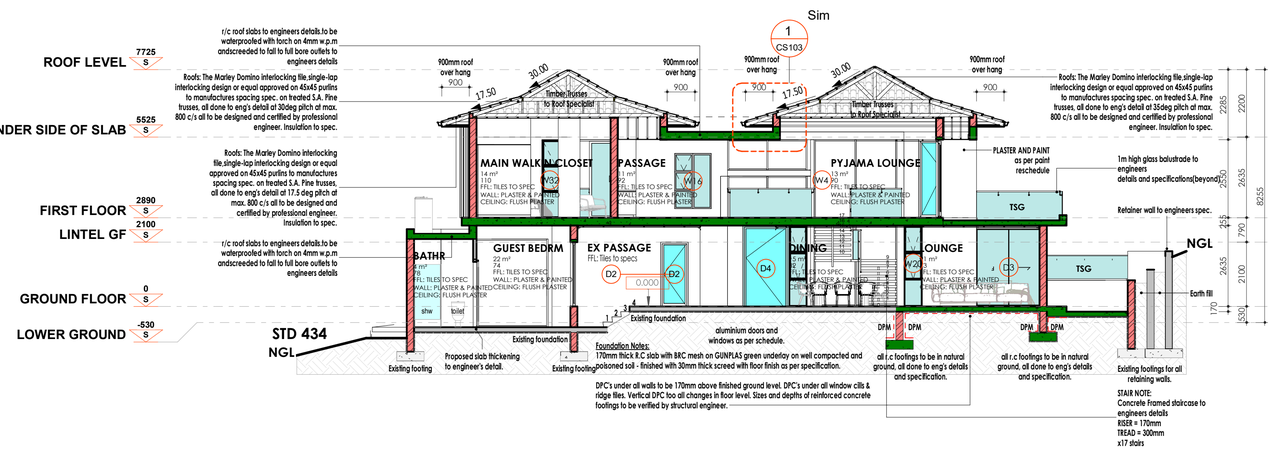

A Section A

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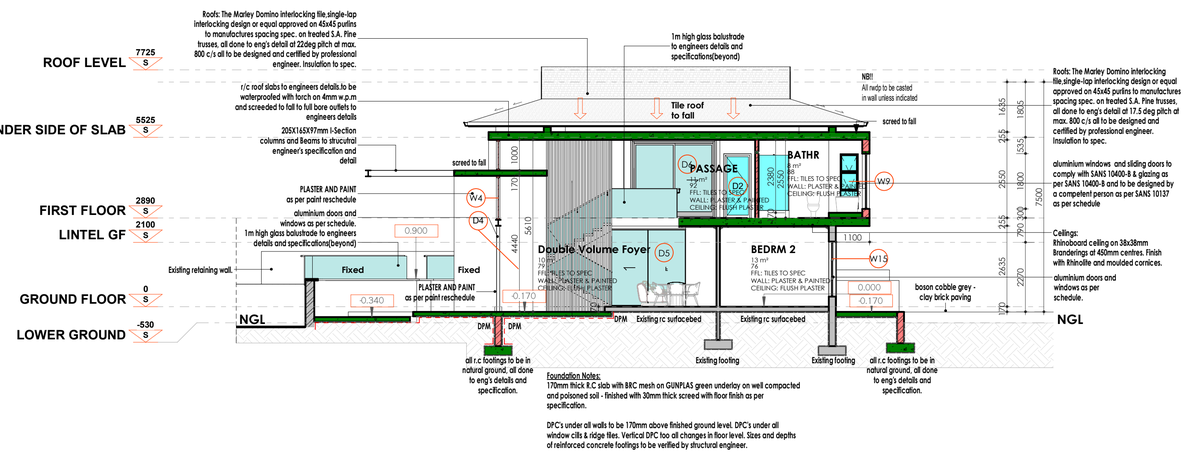

C Section C

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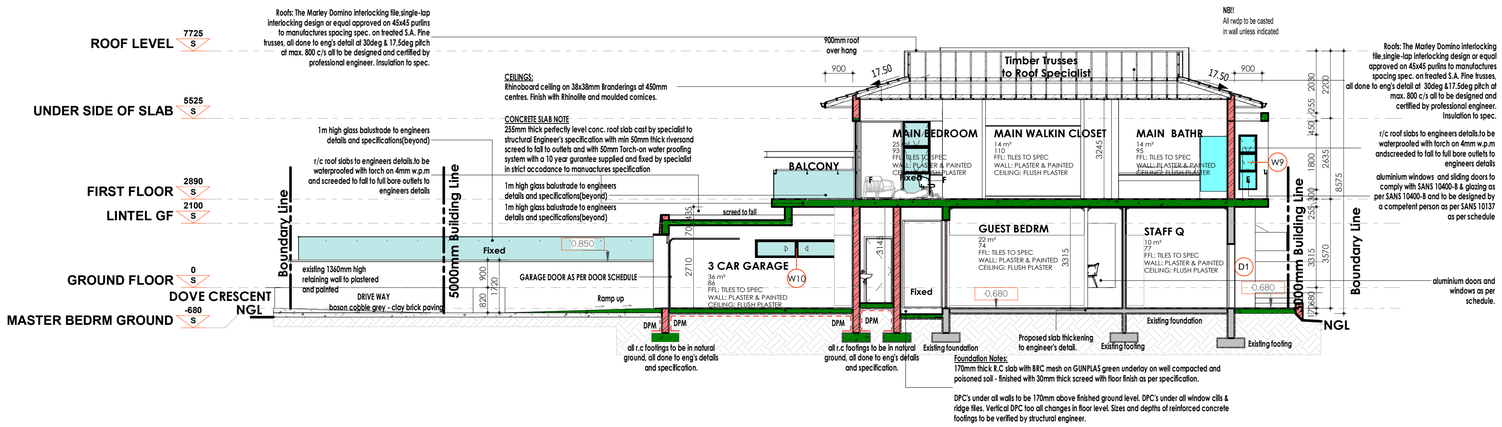

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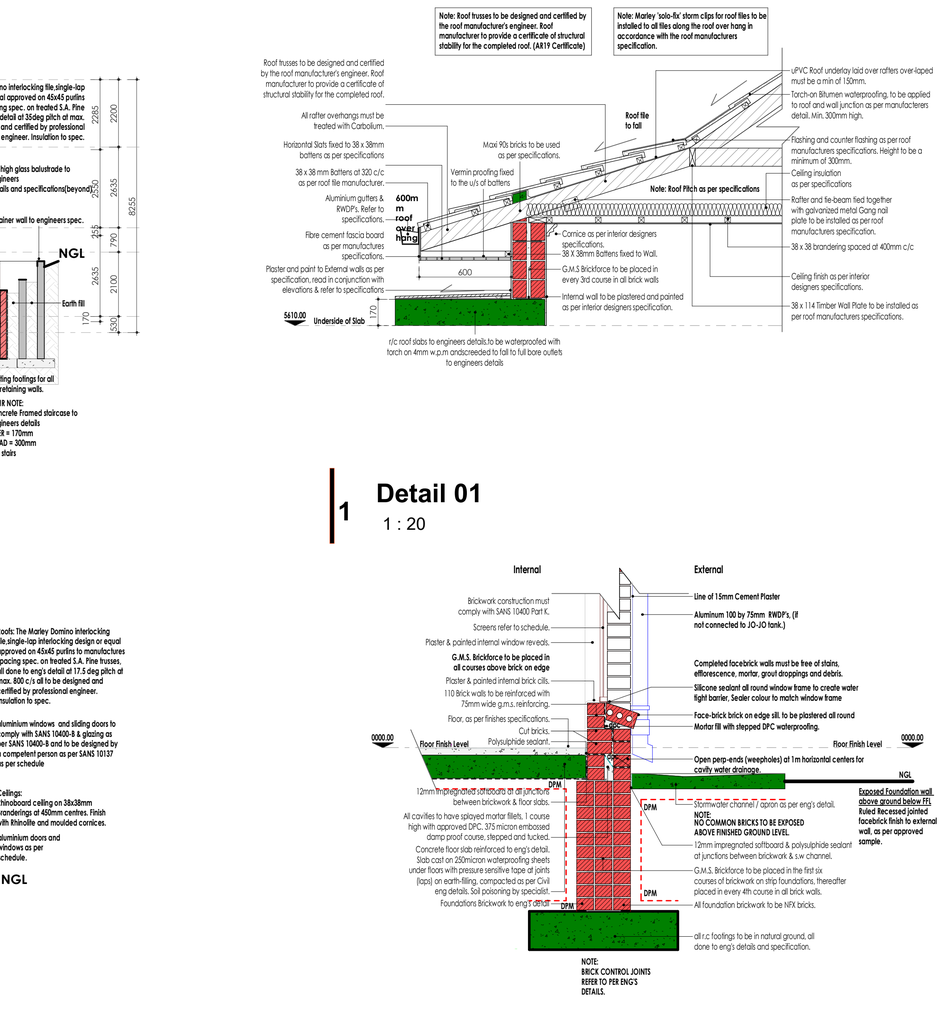
1 : 100



1 Detail 01

1 : 20

2 Foundation Detail

1 : 20

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-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.

WATERPROOFING
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:
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LIGHTING AND VENTILATION
TO COMPLY WITH PART O OF SABS 0400

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

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

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

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ERF 435 YELLWWOOD PAK | KZN

4 DOVE CRESCENT

PROJECT DESCRIPTION
ADDITIONS AND ALTERATIONS TO EXISTING DWELLING

PROJECT NO. 202112

DRAWING NAME
SECTIONS

Drawn by: S.K

Drawing No. CS103

Revision No.

COUNCIL SUBMISSION
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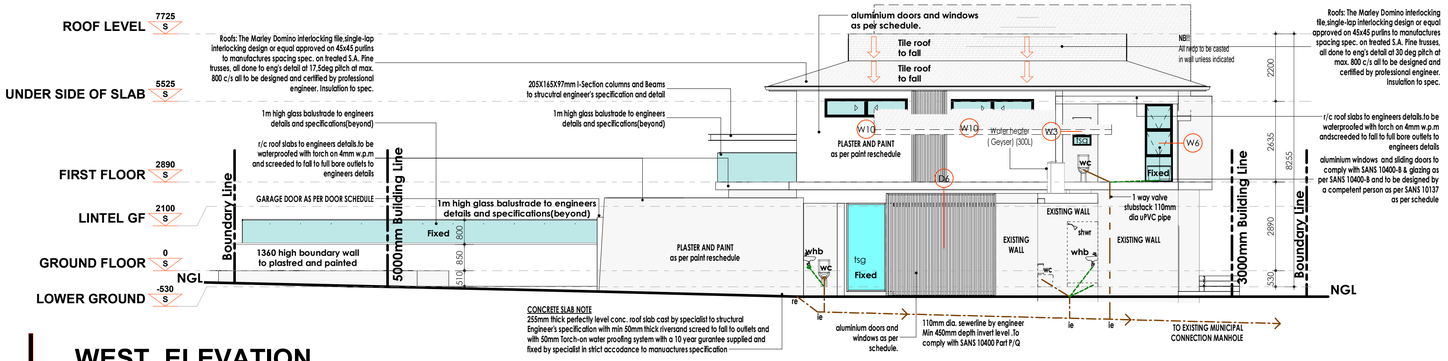
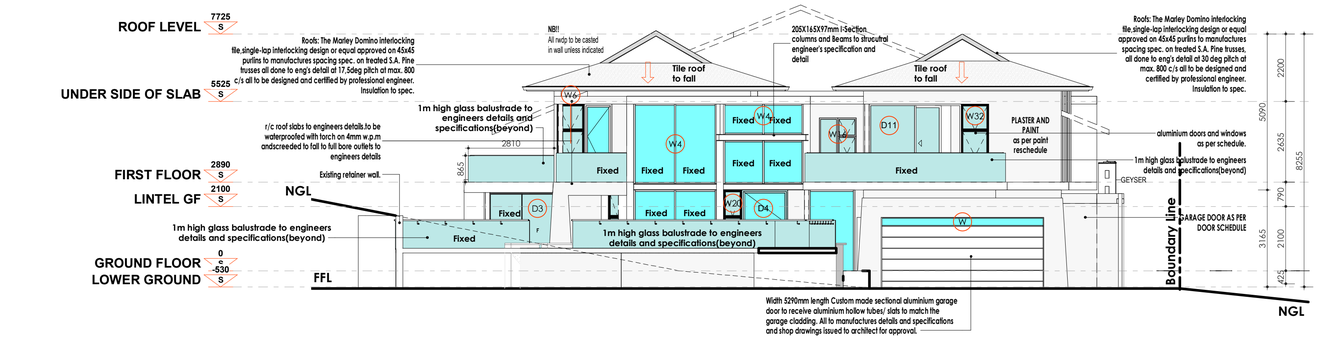


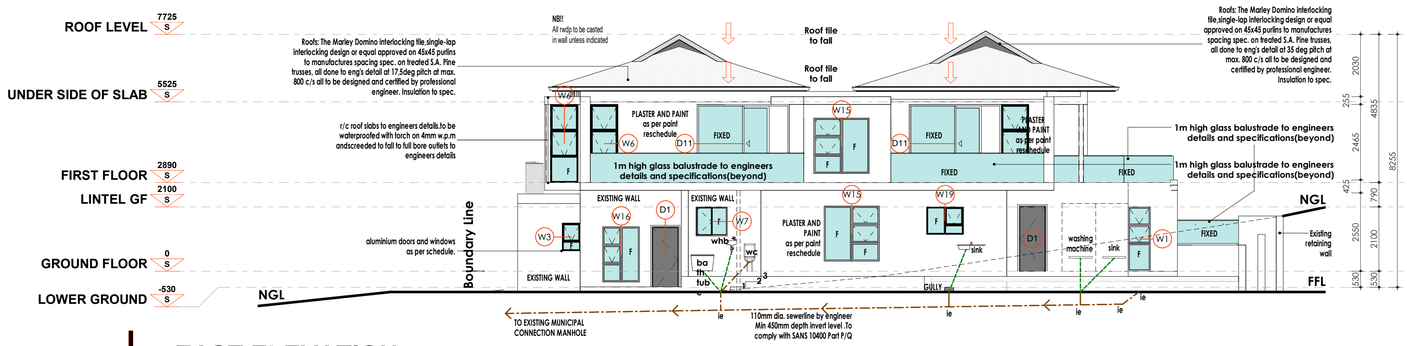
1 WEST ELEVATION

1 : 100



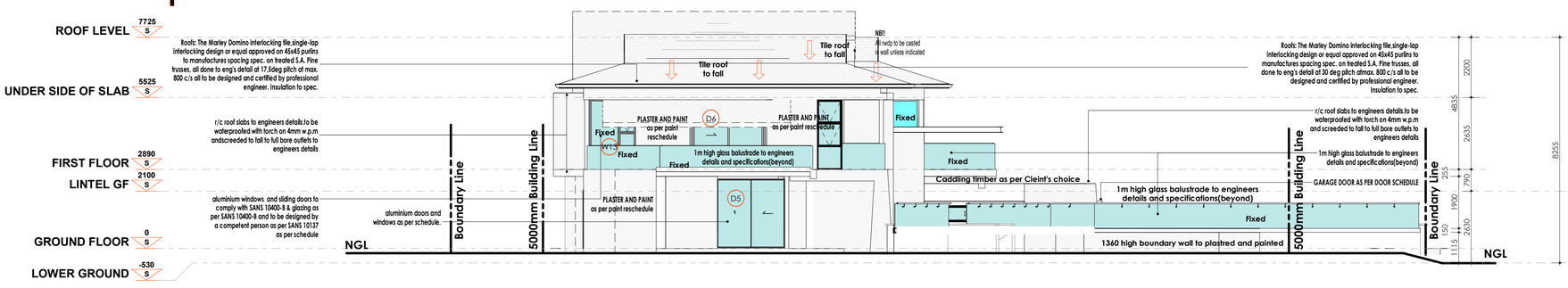
2 NORTH ELEVATION

1 : 100



3 EAST ELEVATION

1 : 100



4 EAST ELEVATION

1 : 100

UTILITIES

UTILITIES NOTES:

1. SATELLITE 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 CONDITIONING 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

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 withthe requirements of SANS 10400-H for strip footings, slab-on-the-ground 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.: 100.
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 (PET)
• 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

cladding stone
supplier :

paving
supplier :

facebrick
supplier:

paints

Dulux 24yy 22/043
Grey suede

(Dulux 50YY 83/029)
Natural White

(Dulux 30YY 68/024)
Barley Beige

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AS SPECIFIED ON THE DRAWINGS

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110mm DIAMETER UPVC PIPE TO TOILETS

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PROJECT INFORMARION
ERF 435 YELLWWOOD PAK | KZN

4 DOVE CRESCENT

PROJECT DESCRIPTION
ADDITIONS AND ALTERATIONS TO EXISTING DWELLING

PROJECT NO. 202112

DRAWING NAME
ELEVATIONS

Drawn by: S.K

Drawing No. CS104

Revision No.

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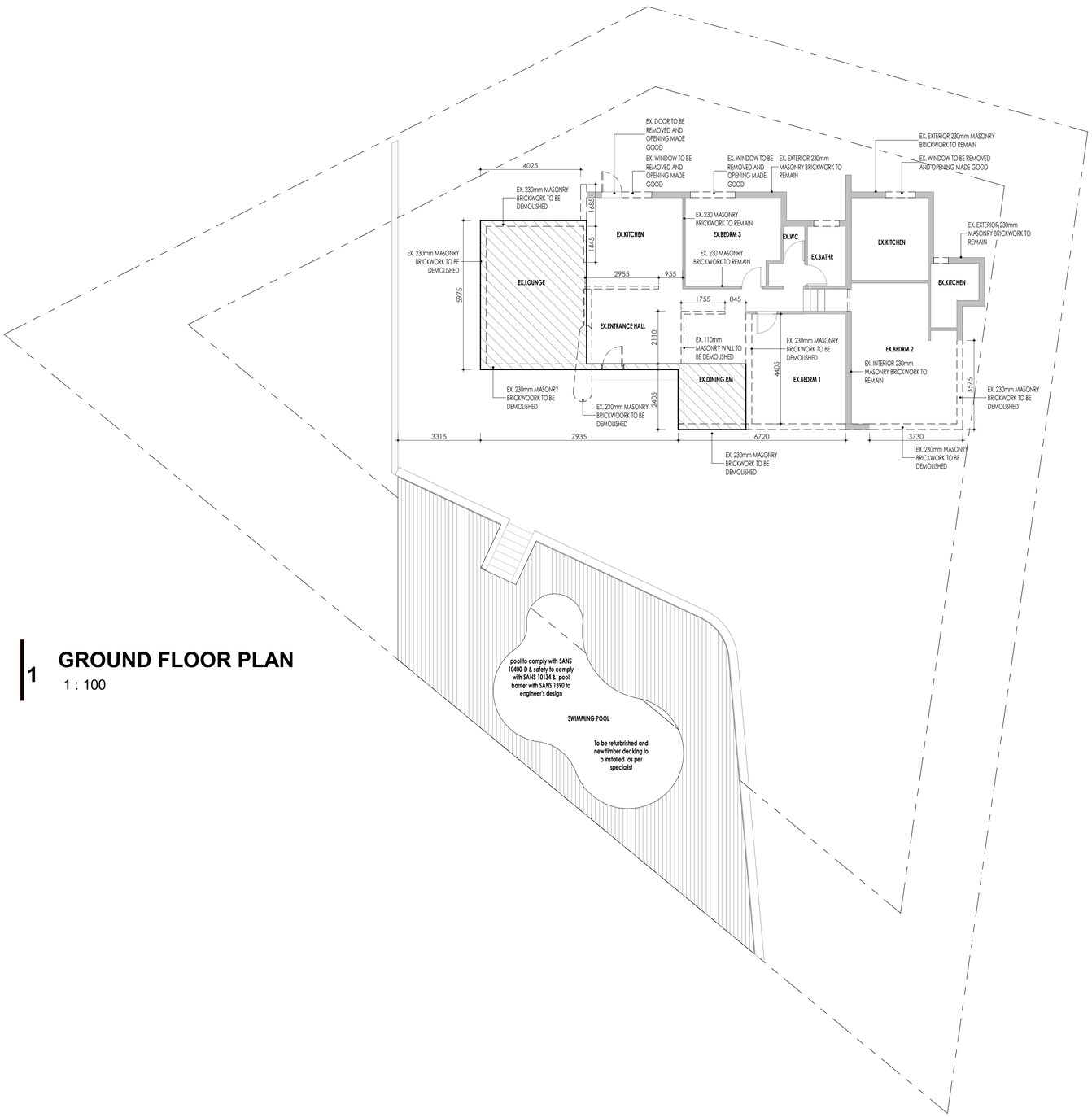
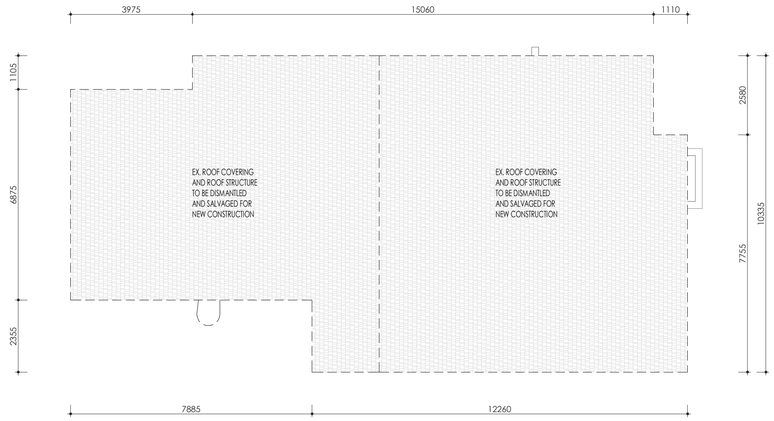


1 GROUND FLOOR PLAN

1 : 100



2 TD_ROOF DEMOLITION PLAN

1 : 100

GENERAL KEY

- EXISTING TO REMAIN
- DEMOLISH / REMOVE
- DEMOLISH / REMOVE FLOOR
- EXIST FLOOR TO REMAIN

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PROJECT DESCRIPTION
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PROJECT NO. 202112

DRAWING NAME
DEMOLITION PLAN

Drawn by: S.K

Drawing No. CS108

Revision No.

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