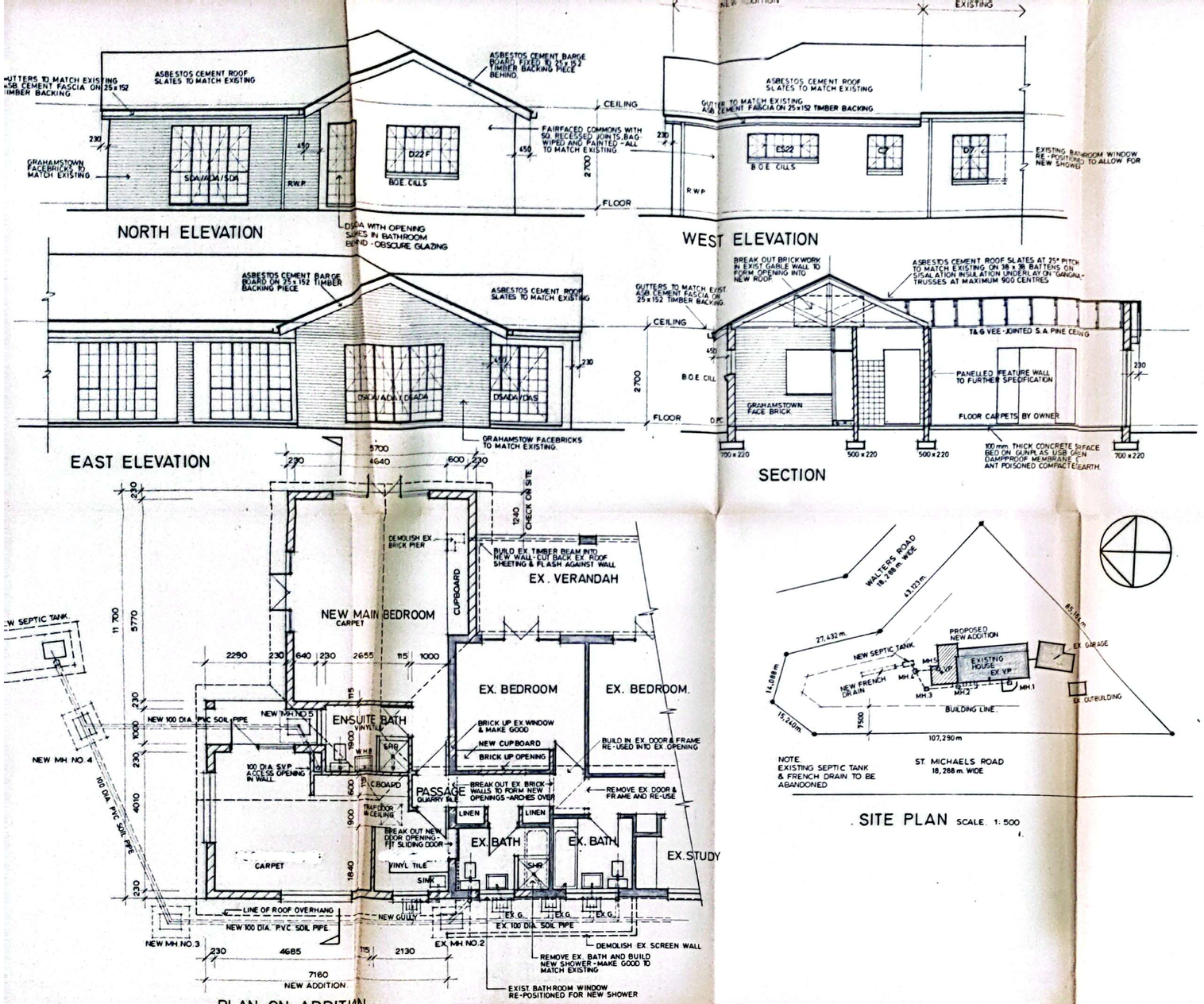


NOTES

ALL STEEL WINDOWS AND DOORS SHALL HOT-DIPPED GALVANISED

ALL OPENING LIGHTS SHALL BE FITTED W BURGLAR BARS

ALTERATIONS & ADDITION TO EXISTING HOUSE FOR

HILTON.

OWNERS SIGNATURE

AREA OF NEW ADDITION 73,42 SQ. METRES

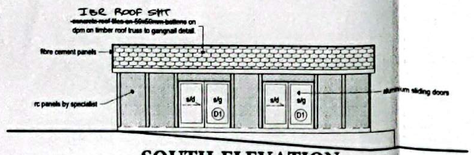
SCALE. 1:50

DATE FEBRUARY 1983

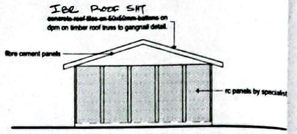
PLAN PREPARED BY.

F.N. HOWARD

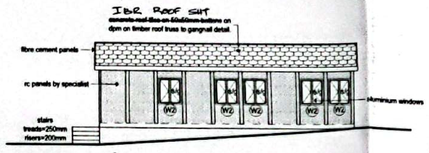
P.O. BOX 241, HILTON, 3245



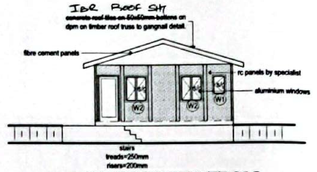
SOUTH ELEVATION



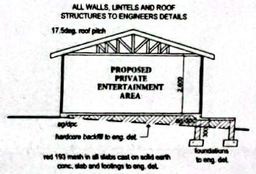
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

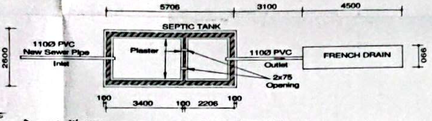


SECTION A-A

NOTES FOR PRE FAB BUILDING

1.ROOF
IBR ROOF SHT GANG NAILED ROOF TRUSSES TO ENGINEERS DETAILS, BOLTED BY M/S BRACKETS WITH 2X8 MM BOLTS.
2.WALLS
REINFORCED CONCRETE PANELS BOLTED TO R/C PIERS WITH GALVINIZED BOLTS.
AIR VENTS TO EVERY SECOND LEVEL
3.DOORS AND WINDOWS
HARDWOOD AND ALLUMINIUM
4.RAINWATER GOODS FIBRE CEMENT.
5. ALL WORK TO BE UNDER ENGINEERS SUPERVISION.
6. 45MIN FIE RESISTENCE.
7. STORMWATER TO LEAD TO EXISTING THEN TO SOAKPITS.

Frames to receive glazing material shall either comply with the requirements of SANS 727 or SANs 1553-2, or capable of withstanding the wind and impact loads determined in accordance with requirements of SANS 10400-B without deflecting more than 1/175th of their span. The panes of all safety glazing material shall be permanently marked by the installer in such a manner that the markings are visible in individual panes after installation

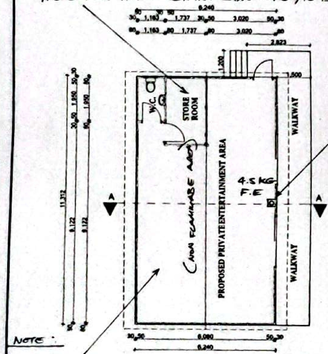


TYPICAL FRENCH DRAIN AND SEPTIC TANK DETAIL

SCALE 1 : 100

NOTE :
ANY FLAMMABLE LIQUID INSTALLATION SUCH AS FLAMMABLE LIQUID STORES, TANKS, SPRAY PAINTING OR LIQUID PETROLEUM GAS FACILITIES MUST COMPLY WITH THE PETROMASSCHE BY LAWS REGARDS TO FIRE PREVENTION AND REGULATIONS SANS 10108, TO BE REGISTERED WITH THE LOCAL FIRE DEPARTMENT.

NOTE :
FIRE EXTINGUISHERS ARE TO BE WALL MOUNTED WITH THE HANDLE AT 1.5M ABOVE GROUND LEVEL IN AN EASILY VISIBLE AND ACCESSIBLE POSITION.
25/01/2021.



NOTE :
MARKINGS AND SIGNPOSTING OF EMERGENCY ROUTES AND FIRE EQUIPMENT MUST COMPLY WITH T.4.2.4

GROUND STOREY FLOOR PLAN
(1:100)

NOTE :
REGISTERED PLUMBER TO PERFORM INSTALLATION AND TO COMPLY WITH MUNICIPAL WATER SUPPLY BY-LAWS WATER RETICULATION FOR FIRE FIGHTING PURPOSES TO BE SEPERATED FROM DOMESTIC MAINS.

SCHEDULE OF AREA

SITE AREA	4053 sqm
EX. COVERAGE	372.85 sqm
PROP. COVERAGE	85.66 sqm
TOTAL COVERAGE	458.51 sqm
PERMITTED COVERAGE	. sqm
EX. FAR	333.43 sqm
PROP. FAR	85.66 sqm
TOTAL FAR	419.09 sqm
PERMITTED FAR	. sqm

GLAZING SCHEDULE

W1	600 x 900	6mm thick toughened safety glass with aluminium frame
W2	1,000 x 1,200	6mm thick toughened safety glass with aluminium frame
D1	2,346 x 2,100 s/d s/g	6mm thick toughened safety glass with aluminium frame

GENERAL NOTES

ANY DISCREPANCIES AND OMISSIONS ARE TO BE BROUGHT TO THE DESIGNERSOWNERS ATTENTION IMMEDIATELY.
CONTRACTOR TO ENSURE THAT NO CHANGES IN LEVELS ARE MADE OVER LOCAL AUTHORITY SERVITUDES OR UNDERGROUND SERVICES UNLESS PERMISSION HAS BEEN GIVEN IN WRITING BT THE LOCAL AUTHORITY.
ALL WRITTEN DIMENSIONS TO BE TAKEN IN PREFERANCE TO SCALING.
CORNER BEACONS TO BE LOCATED AND EXPOSED BEFORE WORK ON SITE COMMENCES.
ALL WORK TO COMPLY WITH SANS 10400.
ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS SANS 10400-2011. ALL LEVELS AND DIMENSIONS TO BE CHECKED AND VERIFIED IN SITE PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATLEY.

NAME/S	ADDRESS	CONTACT NO.	SIGNATURE/S

ALL MATERIALS TO BE SABS APPROVED

Roof:
IBR. Corr. Galv. on 50 x 50mm battens on dpm on timber roof truss to gangnail detail
@ 17.5 degrees as per engineers spec.

Walls:
Reinforced conc.panels onto rc piers with galv. bolts in solid cement mortar and joints both at window cill & windpiate levels.

Floor:
100mm thick concrete floor slab reinforced with BRC mesh on U5B black underlay on well consolidated & poisoned earth. Soil poisoning in accordance with recommendations of SABS

Foundations:
Foundations to eng's detail

Drainage:
Any damaged fittings to be replaced. All gully surrounds & manhole covers to be 75mm above ground level. Sewer connections to be exposed before commencing work. I.E.s to all bends & junctions. Soil pipes to be 100mm diameter PVC & waste pipes to be 50mm diameter PVC.

Structural Work:
All structural work to Engineer's design & detail.

Local Authority:
The contractor is responsible for all local authority notices. Where local authority or government regulations require more stringent specifications than shown herein, they are to be followed with prior consent from the owner. The Contractor is to inspect the official approved copies of this drawing to ensure that all ammendments have been taken into account. All NBR and SABS standards and specifications are to be adhered to as a minimum standard.

General Notes
All Beacons to be exposed.
Geotechnical Engineer.
All excavations to be supervised and certified by a
Excavated earth to be removed from site.
All PVC rainwater goods to be used. All rainwater pipes to gutter.
Aluminium windows and doors.
All existing doors and windows to be replaced with aluminium doors and windows.
All finishes to match existing.
All levels & dimensions to be checked on site prior to commencement of building works. All discrepancies pertaining to plans & specifications to be referred to author of plans.
All work to comply with national building regulations and local authority bylaws. All boundary beacons to be exposed prior to commencement of any work. Extreme care to be taken when excavating in the vicinity of cables. Owner / Contractor to be responsible for the protection of all municipal services. All fittings, finishes, materials to be to owner's satisfaction.

ROOF ASSEMBLIES
Minimum total R-value required for zone 5 = 2.7
Direction of heat flow down
R-value of roof material (clay tile) : 0.48
R-value of ceiling : 0.05
Required R-value of insulation: 2.17
Generic insulation used:
FLEXIBLE FIBRE GLASS BLANKET : 100mm
Density of generic insulation added:
10-18kg/m cube

EXTERNAL WALLS
reinforced concrete panels
with no cavity, plain & painted internally.
with an R-value of 1.9

ENERGY DEMAND ENERGY CONSUMPTION (EH)

TOTAL FLOOR AREA	124.5
energy demand (kWh/m.sq)	5
energy consumption (kWh/m.sq)	3
max energy demand	620.0 kWh/sq
max energy consumption	620.0 kWh

light type	qty. lts off	total watts
energy saver	12	132
tube	2	56
total energy demand (kWh/m.sq)		188
total consumption (kWh/m.sq)		680.34
total energy demand + Pmx x365/1000		

HOT WATER SUPPLY

No. of people	5
volume of hot water/day	150
% by solar panel	
Pipe cladding of hot pipes to be less than 85% to be clad with Hardfibre form by supplier specifications	

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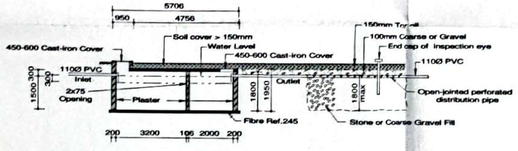
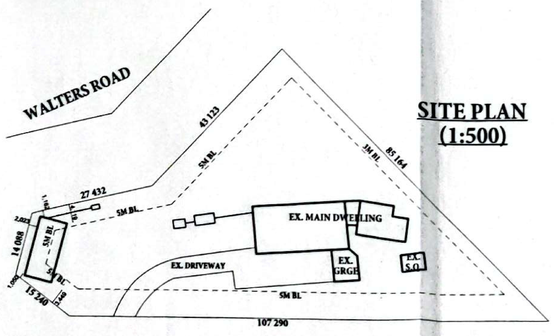


SECTION THROUGH SEPTIC TANK AND FRENCH DRAIN

SCALE 1 : 100



SITE PLAN
(1:500)

uMngeni Municipality
Building Plan Approval

PLAN NO: 311/2020
This plan has been examined and approved in terms of the National Building Regulations and Building Standards Act, 103 of 1977.
25/01/21
DATE GENERAL MANAGER-DEVELOPMENT AND PLANNING

IMPORTANT NOTICE:

1. This approval is granted in terms of the applicable building regulations and does not constitute any other applicable authority required by law.
2. The municipality does not accept any liability for stability as shown and designed, or the workmanship and materials used in connection with the building construction or alterations shown.
3. The municipality does not warrant that the building is suitable for the purpose for which they have been approved.
4. The approval is granted subject to the conditions of title of the property and you are REMINDED to check your Title Deeds for any conditions, which may preclude you from proceeding with the above plans.
5. This approval is subject to the Town Planning Zoning of the property and you are REMINDED to check whether or not to the property allows the development or building intended planned.
6. In terms of the National Building Regulations and Building Standards Act, 1977 Part A(2)(1) no buildings may be used for purposes other than a dwelling or ancillary thereto, without the permission of the municipality

25/01/2

OCCUPANCY CLASSIFICATION: A1

PROPOSED NEW PRE-FAB PRIVATE ENTERTAINEMNT AREA, STORE AND

FOR MR..../MRS.....

PROJECT

THE PERFECT PLAN
P.O BOX 561318
CHATSWORTH 4030
TEL : 084 779 4061
SACAP : D1082

Drawn by KOVESHAN NAIDOO	Date 20/02/2020	
Checked by JOASH PERUMAL	Date 20/02/2020	
Drawing Scale 1:100		PAGE 1/1