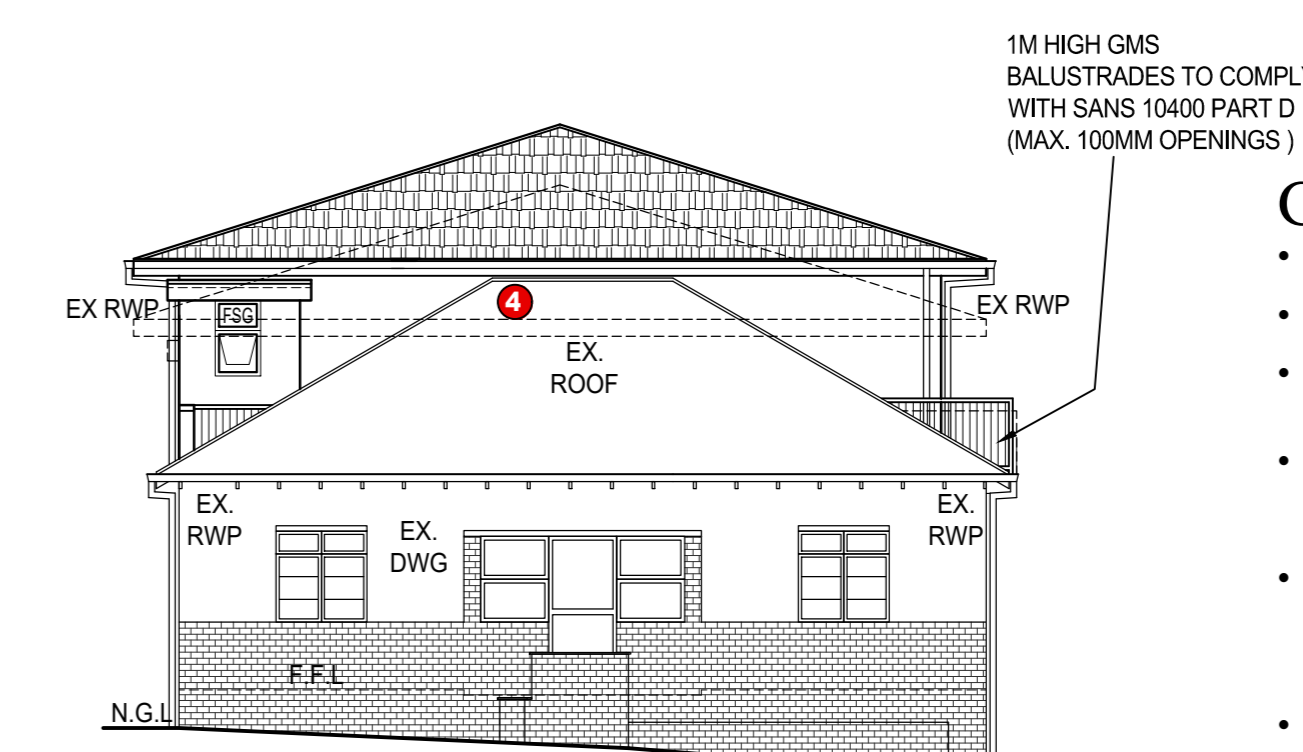
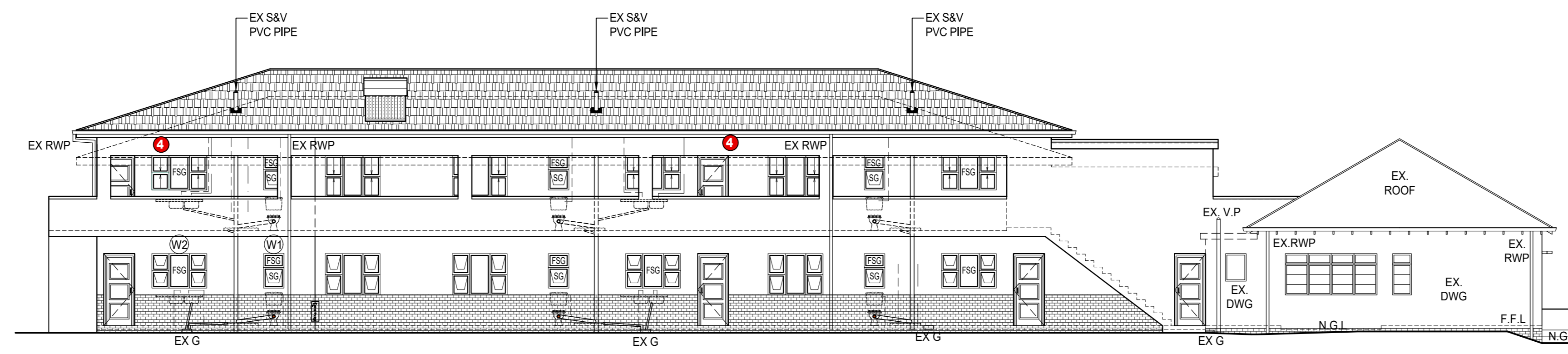
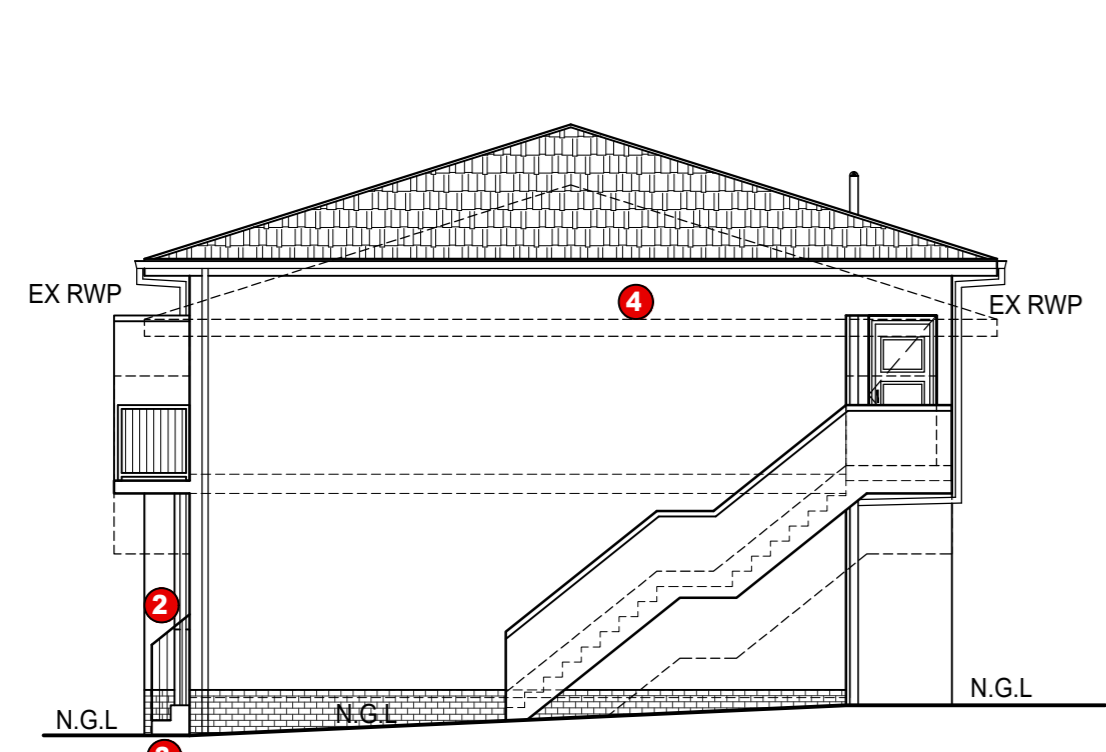


ENERGY EFFICIENCY NOTES:

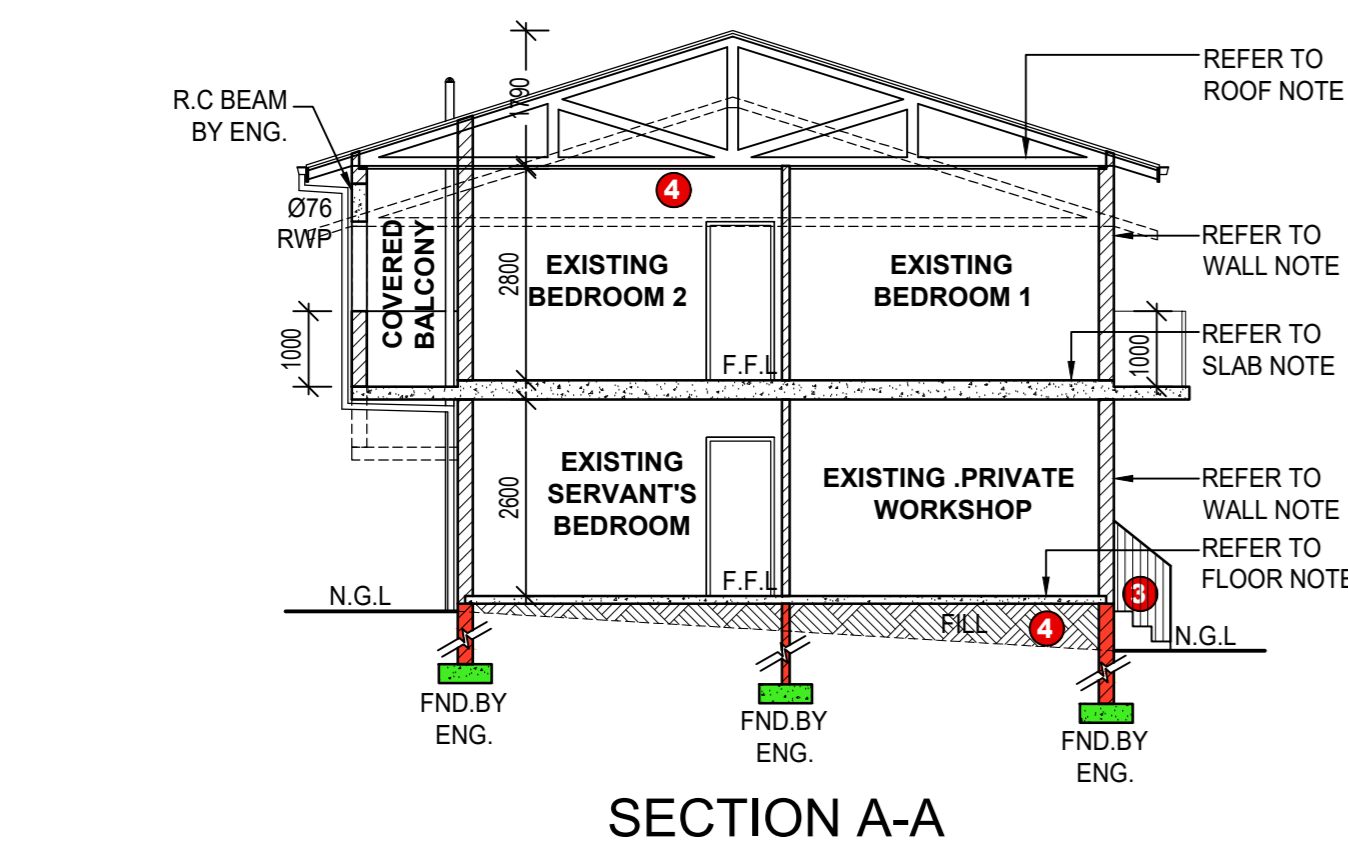
- CLIMATIC ZONE 5
- 16 PEOPLE
- NOT MORE THAN 50 % OF HOT WATER MAY BE HEATED BY CONVENTIONAL GEYSER
- 50% OF HEAT TO GEYSER BY SOLAR WATER HEATER
- MINIMUM OF 50% OF AVERAGE ANNUAL HOT WATER HEATING REQUIREMENT (50% OF 218 4.52 KL) SHALL BE BY MEANS OF SOLAR
- GEYSER TO BE IN A HORIZONTAL POSITION. 300L SOLAR WATER HEATER TO BE INSTALLED ON THE ROOF BY SPECIALIST.
- 1800MM X 1500MM 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 ISOVERS 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 ISOVERS RIGID NON-COMBUSTIBLE LIGHTWEIGHT "SNAP ON PIPE" GLASSWOOL INSULATION WITH A WALL THICKNESS OF 35MM 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 ISOVERS 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: 10-18 KG/M³
- ROOF NOT VENTILATED
- EXTERNAL DOORS PROVIDE DOOR SEALS/DRAUGHT PROTECTIONS (SANS 204 4.4.3)
- NO IN FLOOR HEATING
- FLOOR R-VALUE NOT LESS THAN 5 DOUBLE SKIN MASONRY WALL. NO CAVITY PLASTERED INTERNALLY OR RENDERED EXTERNALLY



GENERAL NOTES

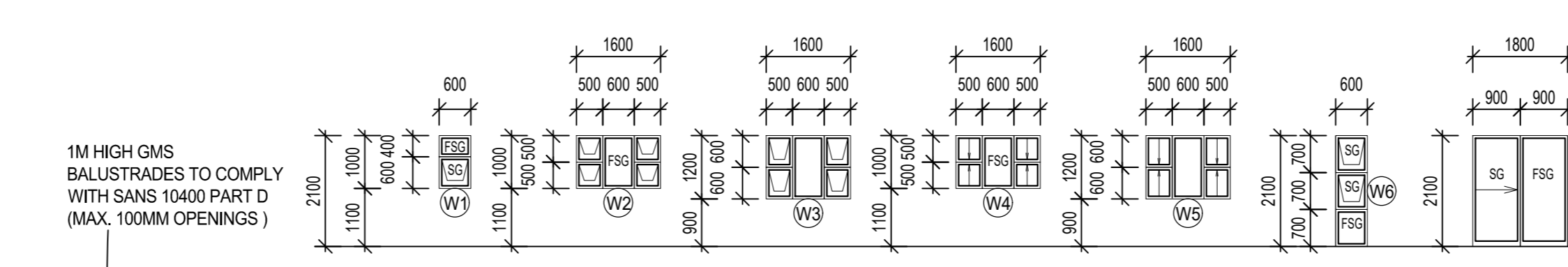
- ALL WORK TO COMPLY WITH SANS 10400 OF NATIONAL BUILDING REGULATIONS.
- DIMENSIONS ARE TO BE READ AND NOT SCALED OFF.
- ANY DISCREPANCIES ARE TO BE REPORTED TO THE AUTHOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORKS.
- ALL STRUCTURAL WORK TO BE DESIGNED BY A PROFESSIONAL STRUCTURAL ENGINEER AND CONSTRUCTED UNDER HIS SUPERVISION AND APPROVAL.
- NO WORK IS TO BE PERMITTED PRIOR TO THE PRINCIPAL 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 WITH OUT THE WRITTEN CONSENT OF THE AUTHOR.
- AUTHOR IS NOT RESPONSIBLE FOR CONSTRUCTION OR SUPERVISION OF PROJECT.
- NO STRUCTURES TO ENCRACH OVER BOUNDARY LINES

- 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 EX-LAWS
 - THIS DRAWING IS COPYRIGHT AND MAY NOT BE REPRODUCED OR UTILIZED IN ANY WAY WITH OUT THE WRITTEN CONSENT OF MR. P. NACKER
 - AUTHOR IS NOT RESPONSIBLE FOR CONSTRUCTION OR SUPERVISION OF PROJECT
 - OWNERS RESPONSIBILITY TO MASONRY WORK ONLY AFTER THIS PLAN HAS BEEN APPROVED BY LOCAL MUNICIPALITY

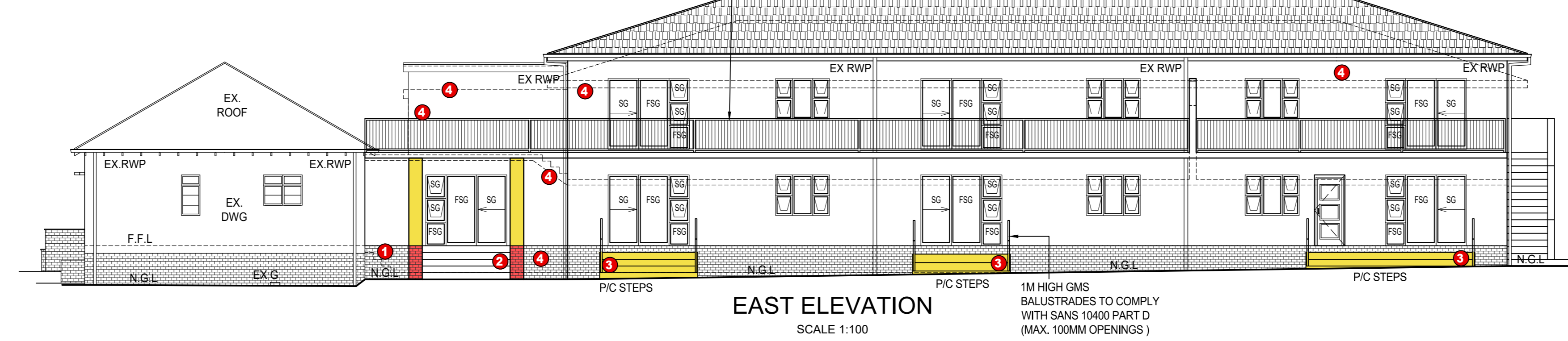


ABBREVIATIONS OF WATER MATERIALS

ALL MIXERS AND SHOWERS AIR RATED MINIMUM PRESSURE TO BE 450 kpa	PCV
PRESSURE CONTROL VALVE COMBINED WITH EXPANSION CONTROL VALVE	NRV
NON-RETURN VALVE	S
STOPCOCK	SC
WATER METER	WM
RISER MAIN (PLAN VIEW)	RM



- LIST OF DEVIATIONS**
- STEPS BETWEEN DINING AND GUEST LOUNGE ON GROUND STOREY OMITTED.
 - EXISTING PORCH ON GROUND STOREY AND ON EAST ELEVATION EXTENDED
 - P.C. STEPS ADDED ON GROUND STOREY AND ON EAST ELEVATION
 - BUILDING HEIGHT / F.F.L INCREASED TO MATCH EXISTING
 - BOUNDARY WALLS ADDED



WINDOW / GLAZING SCHEDULE

WINDOW	SIZE (WxH) IN METERS	FRAME	GLASS TYPE	GLASS THICKNESS
W1	0.6 X 1	ALUM	LAMINATED ANNEALED SAFETY GLASS	6 MM
W2	1.6 X 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	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

SANS 10252-1 WATER LEGEND

PIPE CARRYING COLD WATER	TAP (EXTERNAL)	NOTE: ALL MUNICIPAL SERVICES / PIPES POSITIONS SHOW ON PLAN TO BE CONFIRMED ON SITE
PIPE CARRYING HOT WATER	TAP (INTERNAL)	
PIPE CARRYING HOT WATER (RETURN)	MIXER (THERMOSTATICALLY CONTROLLED)	NOTE: ALL DIMENSIONS, LEVELS AND HEIGHTS TO BE CONFIRMED / CHECKED ON SITE
PIPE CARRYING MIXED (TEMPERATURE) WATER	MIXER (SINGLE MANUAL CONTROLS, SINGLE LEVER)	
NON-RETURN VALVE	MIXER (TWO MANUAL CONTROLS)	SHOWER GLAZING: SHOWER DOORS / PANELS TO BE 6MM LAMINATED ANNEALED SAFETY GLASS TO COMPLY WITH SANS 10400 PART D
NORMAL DIRECTION OF FLOW	SHOWER (FIXED)	
STORAGE WATER HEATER (DOMESTIC TYPE)	STOP COCK	
VACUUM RELIEF VALVE	WATER METER	
TEMPERATURE AND PRESSURE SAFETY VALVE (SAFETY VALVE)	STRAINER	
PIPE - NOMINAL DIAMETER (MM)	FLOAT VALVE	
RISER PIPE (PLAN VIEW)	ISOLATING VALVE (SCREWED ENDS) (MANUAL CONTROL)	
DROPPER PIPE (PLAN VIEW, PIPE CROSS SECTION)	SOLAR HEATER	

LIGHTING - GROUND STOREY / EXCLUDING EXISTING DWELLING

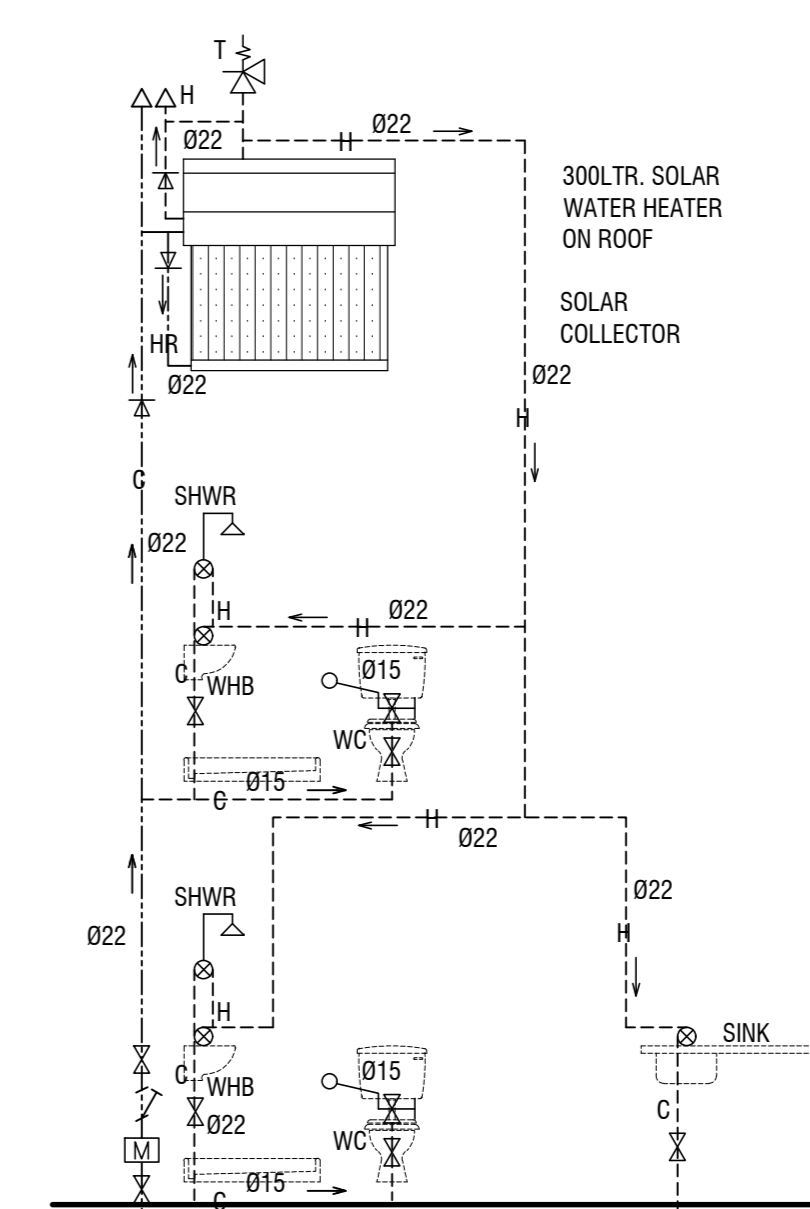
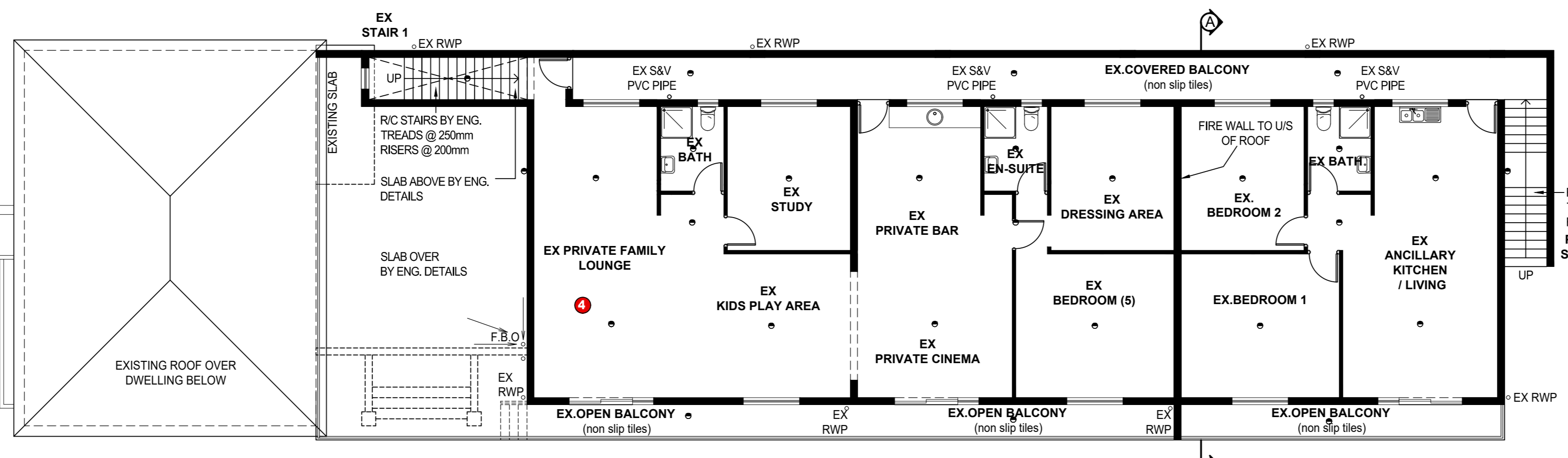
TOTAL FLOOR AREA	384 SQM
LIGHTING TO DWELLING (24W X 28) = 672W	
MAXIMUM LIGHTING ALLOWED 384 X 5W = 1920W	
672W < 1920W	
"LIGHTING ACCEPTABLE"	

LIGHTING - PROP ADDS TO EX DWG & ANC. - FIRST STOREY

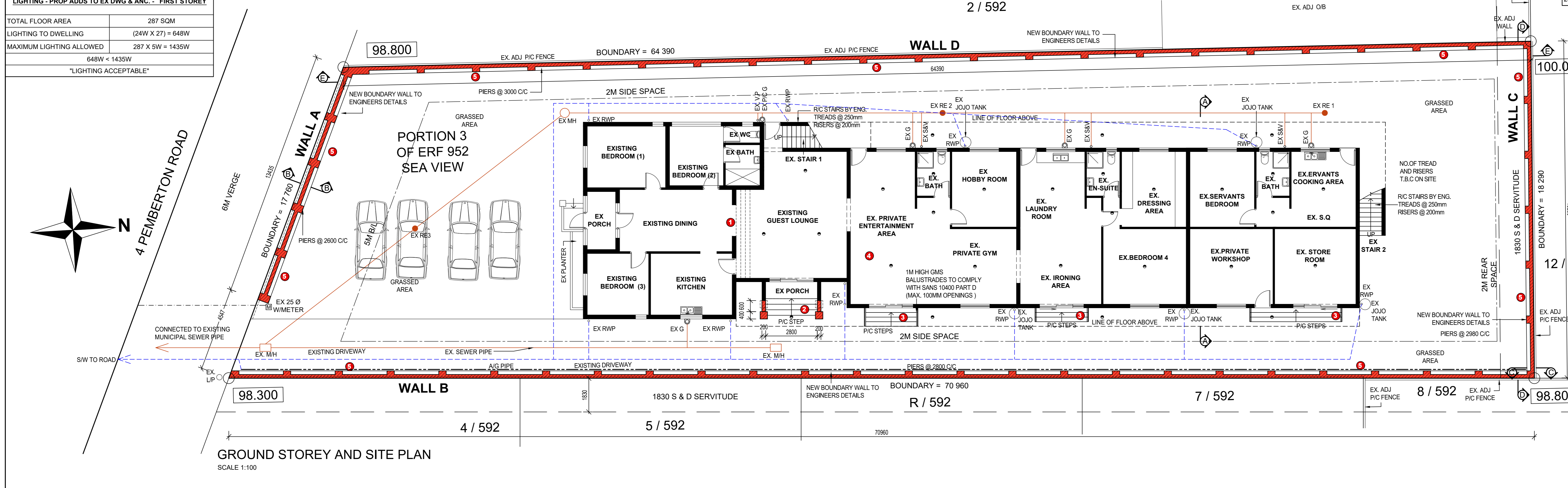
TOTAL FLOOR AREA	287 SQM
LIGHTING TO DWELLING (24W X 27) = 648W	
MAXIMUM LIGHTING ALLOWED 287 X 5W = 1435W	
648W < 1435W	
"LIGHTING ACCEPTABLE"	

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	



- SUSPENDED R/C SLAB:**
- NEW SUSPENDED R/C SLAB BY ENGINEERS DETAILS
 - FLOOR FINISH TO BE TILES BY OWNERS CHOICE
 - SLEEVES TO BE PROVIDED, FOR SERVICES AS REQUIRED
- SURFACE BED FLOOR:**
- 25MM THICK SCREED ON 100MM THICK CONCRETE FLOOR SLAB REINFORCED WITH BRC MESH ON 250 MICRON S.A.B.S APPROVED UNDERLAY ON WELL COMPACTED SOIL
 - POISONED EARTH
 - FINISH TO FLOOR - TILES (COLOUR & TYPE BY OWNERS CHOICE)
- WALLS:**
- REFER TO FLOOR PLAN FOR WALL THICKNESS
 - ALL WALLS TO BE REINFORCED WITH BRICKFORCE 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
 - P.C CORING 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 SURROUNDS
 - HARDWOOD TIMBER DOOR 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 SEWER CONNECTIONS ARE INSTALLED AND ALSO ENSURE THAT THE FALL TO THESE CONNECTIONS ARE ADEQUATE
 - ALL GULLY SURROUNDS & MIN 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



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 < 5.77 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	478.08 SQM	287.78 SQM	765.82 SQM
PROP. ADD'S TO EX DWG	00.00 SQM	00.00 SQM	00.00 SQM
EXISTING COVERAGE			478.08 SQM
TOTAL COVERAGE			478.08 SQM

OWNERS SIGNATURE: _____

OWNERS SIGNATURE: _____

DRAWN BY: PROFESSIONAL TIME DESIGNS

163 NATURE VIEW STREET
CROFTDENE
CHORTHORNE
4092
REG NO. TQ425
072 426 597

SIGNATURE: _____

PROJECT: DEVIATION TO APPROVED PLAN NO. CE21 09 118 AND PROPOSED BOUNDARY WALLS FOR T AND V PADAYACHEE ON PORTION 3 OF ERF 952 - SEA VIEW AT 4 PEMBERTON ROAD CLIENT CELL :

SCALE: AS SHOWN **DATE:** 15 SEPTEMBER 2022

ADDRESS: 4 PEMBERTON ROAD **REV:** 0

DRAWN: J PILLAY **CHECKED:** P NACKER