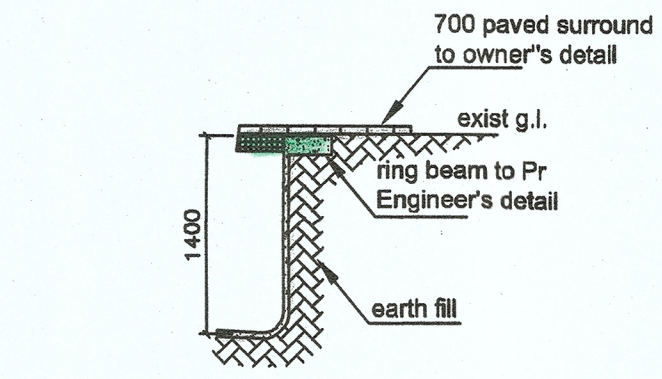
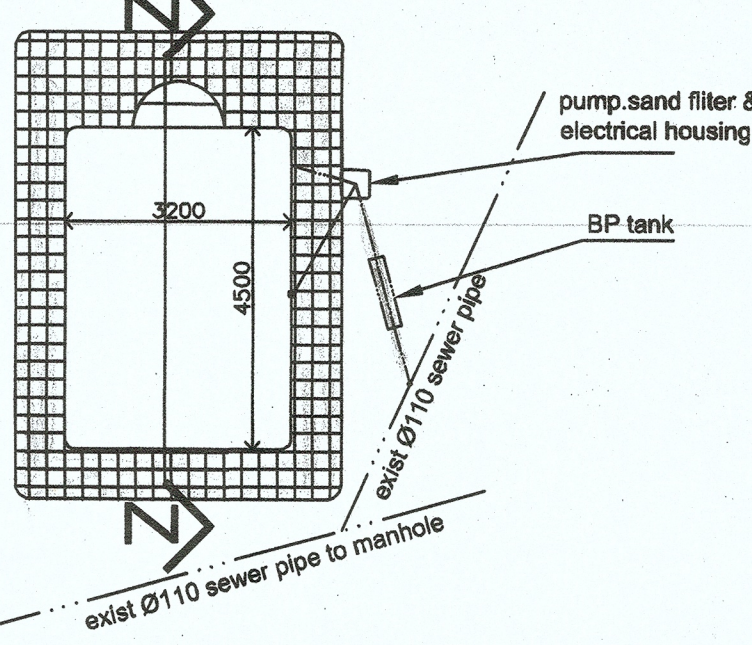


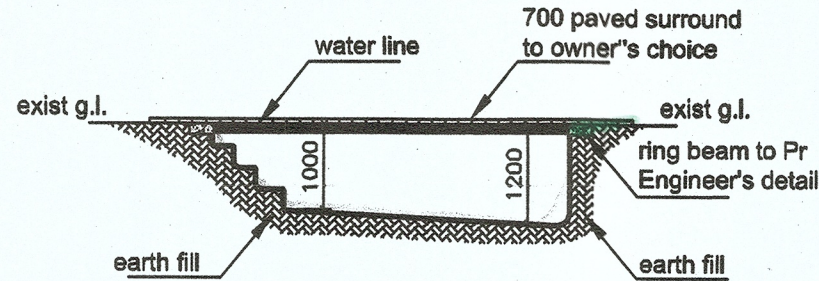
POOL NOTES:
 WASTE WATER TO CONNECT TO EX SEWER VIA BPT.
 EARTH LEAKAGE TO BE FITTED TO ALL ELECTRICAL SUPPLIES.
 PRECAUTION TO BE TAKEN AGAINST FLOODING & RAIN WATER IN PUMP CHAMBER & FILTER UNIT, TO BE ADEQUATELY DRAINED.
 PRECAUTIONS TO BE TAKEN IN REGARDS TO CONDENSATION.
 PLANT ARRANGEMENTS & FIXING TO SUPPLIER'S REQUIREMENTS.
 EARTH LEAKAGE PROTECTION TO BE FITTED TO ELECTRICAL SUPPLY.
 ELECTRICAL EQUIPMENT TO BE HOUSED.
 WASTE SOIL TO BE SPREAD OVER SITE SUBJECT TO SOIL NOT EXCEEDING DEPTH OF 250 mm & USED FOR FILL.
 THE POOL TO BE COMPLETELY SURROUNDED BY REGULATION SAFETY FENCING AT A MINIMUM HEIGHT OF 1200 mm WITH SELF-CLOSING & LATCHING GATE.
 BPT TO CONNECT TO OPEN CHANNEL, MANHOLE OR RODDING EVE VIA REDUCER.
 SITE TO BE COMPLETELY SURROUNDED BY FENCING MIN 1200 HEIGHT WITH SELF CLOSING ELECTRONIC GATES.
 2000 x 100 mm Ø PVC PIPE LAID AS HORIZONTAL BPT.



VIEW of RING BEAM DETAIL
SCALE 1 : 50



PLAN. SWIMMING POOL
SCALE 1 : 100



SECTION Z - Z. SWIMMING POOL
SCALE 1 : 100

CLASS OF OCCUPANCY	H4	SANS 'A' Table 1 Pg 43 & 44	SHGC	Table	6	Pg14
Climate Zone	5	SANS 204 Fig A1 Pg 30	Glazing	Table	6 <td>Pg14</td>	Pg14
Direction of Heat Flow	Down	SEE FLOOR PLAN/S	Figure	3	3	Pg 16
NETT Floor Area = NFA (m ²)	17,680	SEE FLOOR PLAN/S	Figure	3	3	Pg 16
Total Fenestration Area = FA (m ²)	3,468	SEE FENESTRATION CONDUCTION CALC.	Shading	Figure	4	Pg 17
Ratio Percentage (%) Total	19,613	F A/NFA x 100 (m ²)	H	ELEMENT HEIGHT > G (m)		
20% of NFA	3,540	NFA x 0.20 (m ²)	E	Table	C5	Pg 42
Orientation: Longer Building Axis	NW	SEE SITE AND/OR FLOOR PLAN/S				
Ratio Percentage (%) Total	<20% of NFA complies with SANS 204 and > 20% of NFA must comply with SANS 204 by calculations					
Conduction Constant = Cu	1.40	SHGC constant = Cshgc				0.11
Conduction Max. = NFA x Cu	24,752	Solar Heat Gain Max = NFA x Cshgc				1,945

FENESTRATION CONDUCTION:		Width and Height = Element Dimensions / U and SHGC = SANS 204 Table 6 Pg 14		Element		Conduction = A x U	
Opening Width (m)	Opening Height (m)	Area - A (FA m ²)	Glazing Description Table 6	Frame Description	Glass Thk (mm)	U W/m ² K	SHGC
W 1	0,600	1,200	toughened safety	aluminium	4	7,90	0,81
D 1	0,850	2,100	toughened safety	aluminium	6	5,73	0,66
W 2	1,200	0,550	toughened safety	aluminium	4	7,90	0,81
W 3	0,550	0,550	toughened safety	aluminium	4	7,90	0,81
TOTAL FA (m ²) =				3,468	TOTAL CONDUCTION =		23,520
					Max. Conduction Permissible =		24,752

FENESTRATION SOLAR HEAT GAIN: SHG		P and H and G = SANS 204 Figure 3 & 4 Pg 16 and 17 / E = SANS 204 Table C5 Pg 42 / If G > 500: USE 1/2 OF P VALUE		Element		Conduction = A x SHGC x E	
Area - A (FA m ²)	G (m)	P (m)	H (m)	P/H	Orientation	SHGC	E (m ²)
W 1	0,720	0,500	1,700	1,000	south east	0,81	0,41
D 1	1,785	0,500	1,700	2,600	south east	0,66	0,53
W 2	0,660	0,600	0,700	1,150	north west	0,81	0,38
W 3	0,303	0,700	0,300	1,250	south west	0,81	0,89
TOTAL SOLAR HEAT GAIN =				1,285	Max. SHG Permissible =		1,945

MASONRY WALLS		MATERIAL - SANS 10400-XA 4.4.3 Pg 10 AND SANS 204(4.3.3 Pg10)	
EXTERNAL SKIN / OR	140mm (DOUBLE LEAF) STD. CONCRETE BRICKS (COMPLIES WITH THE R-VALUE REQUIREMENTS - PART XA: 4.4.3)		
INTERNAL SKIN / OR	110mm (SINGLE LEAF) MAXI CONCRETE BLOCKS (COMPLIES WITH THE R-VALUE REQUIREMENTS - PART XA: 4.4.3)		
EXTERNAL SKIN	2 x 115mm OR > (DOUBLE SKIN) CLAY BRICKS (COMPLIES WITH THE R-VALUE REQUIREMENTS - PART XA: 4.4.3)		
MIN. REQUIREMENTS (SANS 10400-XA 4.4.3 Pg 10)	0,35	TOTAL R VALUE (m ² K/W)	0,35

ROOF & CEILING (HEAT FLOW = DOWN) - SANS 204 Table F3 Pg 60 & 61		UNVENTILATED ROOF WITH HORIZONTAL CEILING - TILES - 22 TO 45° PITCH	
OUTDOOR AIR FILM 7m/s			0,03
ROOF TILE - CLAY OR CONCRETE (1,922 Kg/m ²) SANS XA Table 9 Pg 11			0,02
REFLECTIVE FOIL SISALATION/WATERPROOFING UNDERSIDE CLADDING (SANS 204 Table 9 Pg 19)			0,92
100mm FLEXIBLE FIBREGLASS BLANKET (10-18 Kg/m ²) SANS 204 Table 10 Pg 20			2,15
10mm GYPSUM BOARD (880 Kg/m ²)			0,06
INDOOR AIR FILM (STILL AIR)			0,15
(MIN. REQUIREMENTS - SANS 204 Pg 17 Table 8)	2,70	TOTAL R VALUE (m ² K/W)	3,34

TOTAL FLOOR AREA (m ²)		20,400		TFA		SEE SCHEDULE OF AREAS	
CLASS OF OCCUPANCY	H4	CO	SANS PART 'A' - Table 1 Pg 43 & 44				
ENERGY DEMAND (W/m ²)	5	ED	SANS 204 Table 12 Pg 24				
ENERGY CONSUMPTION (KWh/m ²)	5	EC	SANS 204 Table 12 Pg 24				
MAX. ENERGY DEMAND ALLOWED	102	W/m ²	TFA x ED				
MAX. ENERGY CONSUMPTION ALLOWED	102	KWh/m ²	TFA x EC				
ELEMENT	W	No. IN USE	TOTAL W	SOURCE OF ILLUMINATION			
DOWN LIGHT	12	4	48	LIGHT-EMITTING DIODES LIGHT (LED)			
TOTAL ENERGY DEMAND - TED (W/m ²)							48
TOTAL ANNUAL ENERGY CONSUMPTION (KWh/m ²)				TED x 7 Hrs x 365 DAYS/1000			122,64

HOT WATER SERVICES		SANS 10252-1:2004 AND SANS 10400-XA 4.1 AND SANS 204 4.5.22	
CLASS OF OCCUPANCY	H4	SANS PART 'A' - Table 1 Pg 43 & 44	
No. OF PERSONS	2	OCCUPANCY POPULATION - PART XA: Pg 9 Table 5	
HOT WATER CONSUMPTION PER DAY PER PERSON (Litres)	80	ASSUMED DAILY AVERAGE CONSUMPTION	
TOTAL HOT WATER CONSUMPTION PER DAY (Litres)	160	No. OF PERSON X LITRES PER DAY	
50% OF TOTAL HOT WATER CONSUMPTION PER DAY (Litres)	80		
TOTAL HOT WATER CONSUMPTION PER ANNUM - 365 Days (kilolitres)	58,4		
HOT WATER PIPE INTERNAL DIAMETER (mm)		INSTANT WATER HEATER	
HOT WATER PIPE MATERIAL			

DEEMED TO SATISFY GENERIC INSULATION PRODUCTS: SANS 204 Pg 20 Table 10/ PIPES: MIN REQUIREMENTS= SANS 204 Pg 25 Table 13
 INSTANT WATER HEATER INSTALLED BY SPECIALISTS AS PER MANUFACTURERS INSTRUCTIONS (INCL. COMPLIANCE CERTIFICATE)

NOTES
ROOF NOTES:
 TO COMPLY WITH SANS 10400 PART L 2010, MAXIMUM PRINCIPAL FRAMED TRUSSES TO COMPLY OR STRUCTURE TO "EMPERICAL RULES" OR TO RATIONAL DESIGN COMPLYING WITH "DEEMED TO SATISFY RULE B84" CONCRETE DOUBLE ROMAN ROOF TILES. MORELANDS CLASSIC GREEN IN COLOUR. ALL PITCHES @ MINI 7°
GENERAL NOTES:
 CONTRACTORS TO USE FIGURED DIMENSION & NOT SCALED ALL LEVELS & DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. ALL WORKS TO COMPLY WITH CURRENT BY-LAWS & SANS 10400 - PART A
 NO CONSTRUCTION WORK SHALL COMMENCE PRIOR TO APPROVAL OF THESE PLANS.
 CONTRACTOR / OWNER TO ENSURE THAT NO FOUNDATIONS, BUILDINGS OR PART THEREOF PROTRUDE OVER ANY BOUNDARY AND / OR SERVITUDE IN ANY WAY OVER LOCAL AUTHORITY SERVITUDES OR UNDERGROUND SERVICES WITHOUT PRIOR WRITTEN PERMISSION.
 CONTRACTOR / OWNER TO INSPECT APPROVED PLANS & TAKE NOTE OF LOCAL AUTHORITY REQUIREMENTS INCLUDING INSPECTION FORMS.
 CONTRACTORS TO MAKE GOOD ALL EXISTING WORKS AFFECTED BY ALTERATIONS & ADDITIONS WHERE APPLICABLE.
DRAINAGE NOTES:
 ALL DRAINAGE TO COMPLY WITH SANS 10400 - P & Q WHERE APPLICABLE. ALL GULLIES MANHOLE COVERS RODDING EYES & SURROUNDINGS TO BE 75 ABOVE F.G.L.
 SEWER CONNECTION POINTS TO BE EXPOSED & LEVELS CONFIRMED PRIOR TO COMMENCING.
 ALL UNDERGROUND SOIL PIPES TO BE 110Ø & MIN 450 BELOW F.G.L.
 OPEN VENT PIPES TO BE FITTED AT HEAD OF ALL DRAINS.
 WASTE PIPES 50Ø PVC UNLESS OTHERWISE NOTED.
 RODDING EYES TO BE FITTED AT 75Ø & AT HEAD OF DRAINS.
 ALL SEWER & STORMWATER PIPES TO PASS THROUGH WALLS AS PROVIDED, IN ACCORDANCE WITH SANS 10400 - P. 4.22.2. HEAVY DUTY PIPE TO BE ENCASED IN CONCRETE WHERE ANY STRUCTURE PASSES OVER PIPES & SAME TO BE PROTECTED FROM ANY IMPOSED LOADS. SEE NOTES ON DRAWING ALSO.
 STORMWATER MANAGEMENT TO COMPLY WITH SANS 10400 - R. 2010 SOAKAWAYS WHERE REQUIRED TO BE 1 CUBIC METRE / 40 SQUARE METRES OF ROOF COVER & POSITIONED 3,0M FROM BUILDINGS & BOUNDARIES (WHERE POSSIBLE).
CONSTRUCTION NOTES:
 ALL FOUNDATIONS TO COMPLY WITH DESIGN REQUIREMENTS MADE BY PR ENGINEER IN GEOTECHNICAL REPORT
 F.F.L. TO BE MIN 220 ABOVE F.G.L.
 ALL FLOORS TO COMPLY WITH SANS 10400 PART J 2010

APPROVALS

HARDWARE NOTES:
 ALL HARDWARE TO COMPLY WITH SANS 10400 - N 2010 MESH & POISED WITH 5% PCP IN SOLUTION
 250 micron DPM TO BE FITTED BETWEEN HARDWARE & SLAB.
 SABS 1985 TYPE C ANT GUARD DPC & VERTICAL DPC AS REQUIRED
GLAZING NOTES:
 ALL GLAZING TO COMPLY WITH SANS 10400 - N 2010 NOMINAL GLASS THICKNESS AS STATED BELOW
 MAXIMUM PANE AREA OF 0,75Msq TO BE 4mm MONOLITHIC ANNEALED GLASS. MAXIMUM PANE AREA OF 1,5Msq TO BE 4mm MONOLITHIC ANNEALED GLASS. MAXIMUM PANE AREA OF 3,0Msq TO BE 6mm TOUGHENED SAFETY GLASS ANY GLASS LOWER THAN 800mm TO FINISHED FLOOR LEVEL OF ANY SIZE TO BE 6mm TOUGHENED SAFETY GLASS & ALL SAFETY GLASS INCLUDING SHOWER ENCLOSURES TO BE MARKED ON EACH PANE AS SAFETY GLASS
WINDOWS & DOORS NOTES:
 ALL WINDOWS & DOORS ALUMINIUM TO OWNERS CHOICE OF COLOUR SIZES OF WINDOWS AS PER ATTACHED WINDOW SCHEDULE.
 GLAZING TO COMPLY WITH SANS 10400 - PART N. 2010
 ALL SINGLE EXTERNAL DOORS TO BE HARDWOOD. U.O.N.
HOUSE / GARAGE WALL NOTES:
 ALL WALLS TO COMPLY WITH SANS 10400 PART K. 2011
 CLAY MASONRY UNITS WITH SMOOTH PLASTER & PAINT FINISH COLOUR AS PER OWNERS CHOICE
 BRICKFORCE AT WINDOW CILL. & WALL PLATE LEVELS. 375 micron DPC FITTED ON FIRST COURSE OF BRICKS AT WINDOW & LINTEL LEVELS. SABS 985 1985 TYPE B.
 PRECAST PRESSED CONCRETE LINTELS TO PR ENG' SPEC'N SUPPORTS OVER ALL OPENINGS WINDOWS DOORS ARCHES
 TO SANS 10400-K:2011. 4.2.1.7 & AS REQUIRED BY PRP ENGINEER.
 ALL RETAINING WALLS BANKS PLATFORMS & STRUCTURAL WORK TO PROFESSIONAL ENGINEERS DETAIL. ALSO SEE NOTES ON DRAWING.
WATER RETICULATION:
 ALL PIPING FITTINGS & INSULATION FOR HOT & COLD WATER SUPPLY INCLUDING WATER HEATING SYSTEMS TO COMPLY WITH WATER SERVICES ACT 108 of 1997 & SANS 10252 - 1
 ALL HARDENED AREAS TO FLOW ONTO GRASS / GRAVEL.
 STEPS : MAX 200 RISERS, MIN 280 TREADS

ORIGINAL CERTIFICATES REQ'D ON COMPLETION PRIOR TO ISSUE OF OCCUPANCY CERTIFICATE BY MUNICIPALITY
 Pr Engineers Certificate of Stability
 Antomology Certificate. (Soil Poison)
 Electrical Certificate of Compliance.
 Plumbing Certificate
BOUNDARY BEACONS TO BE CONFIRMED PRIOR TO COMMENCEMENT OF WORKS

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NO OBJECTION TO RELAXATION OF BUILDING LINES

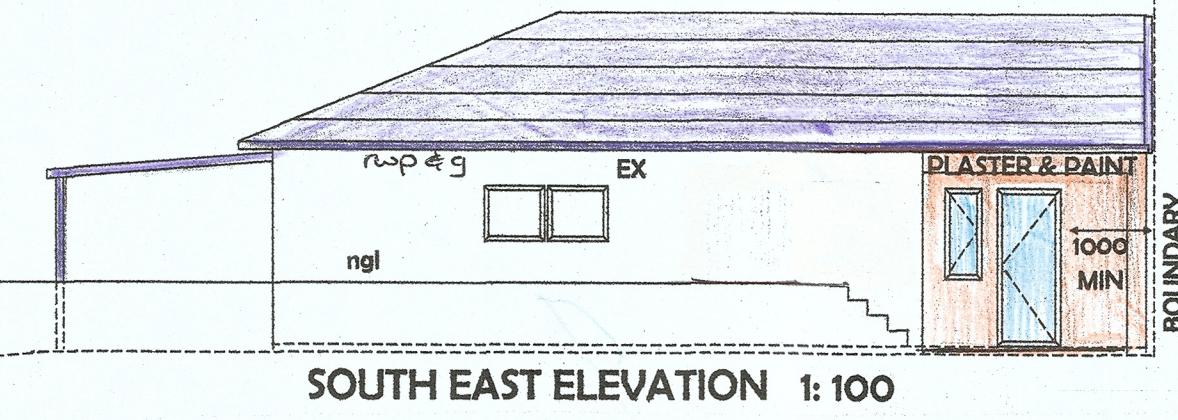
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M. S. A. BEAU	54 Beaumont	073 270 7331	M. S. A. BEAU
N. J. K. M. M.	B1 DOBLE RD	071 272 1554	

Title: NEW ROOF, GARAGE, POOL, PROPOSED ADDITIONS & ALTERATIONS TO EXISTING DWELLING, GARAGE, NEW AWNING & CARPORT.
 For: Mrs C.T. OGLE
 on Rem of ERF 550 of BLUFF
 Postal address 58 BEAUMONT ROAD, BLUFF. 4052.

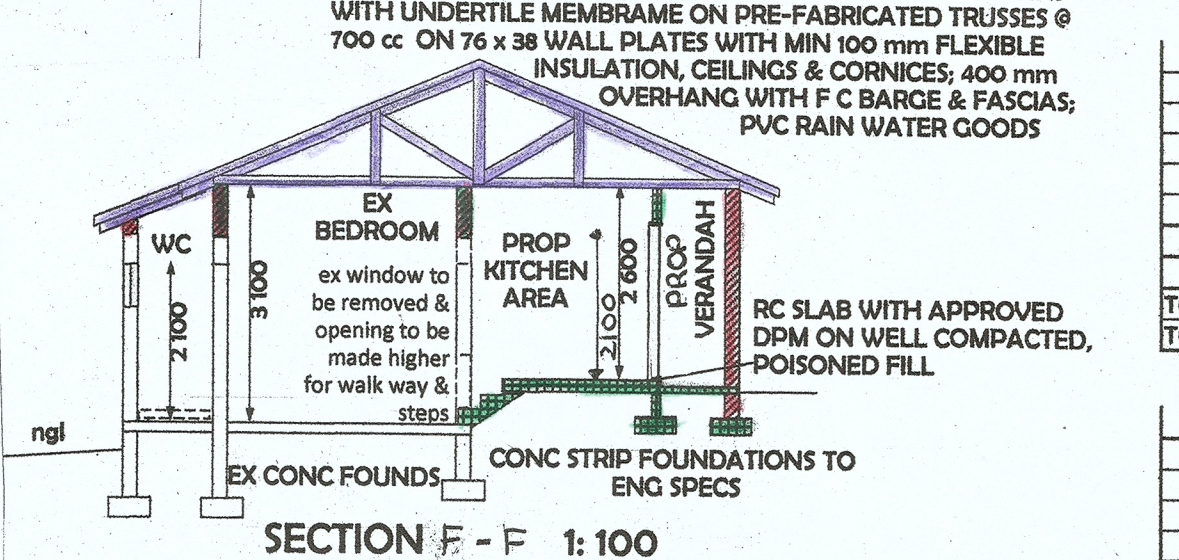
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 Date 6-6-2022

OWNERS SIGNATURE
 OWNERS SIGNATURE

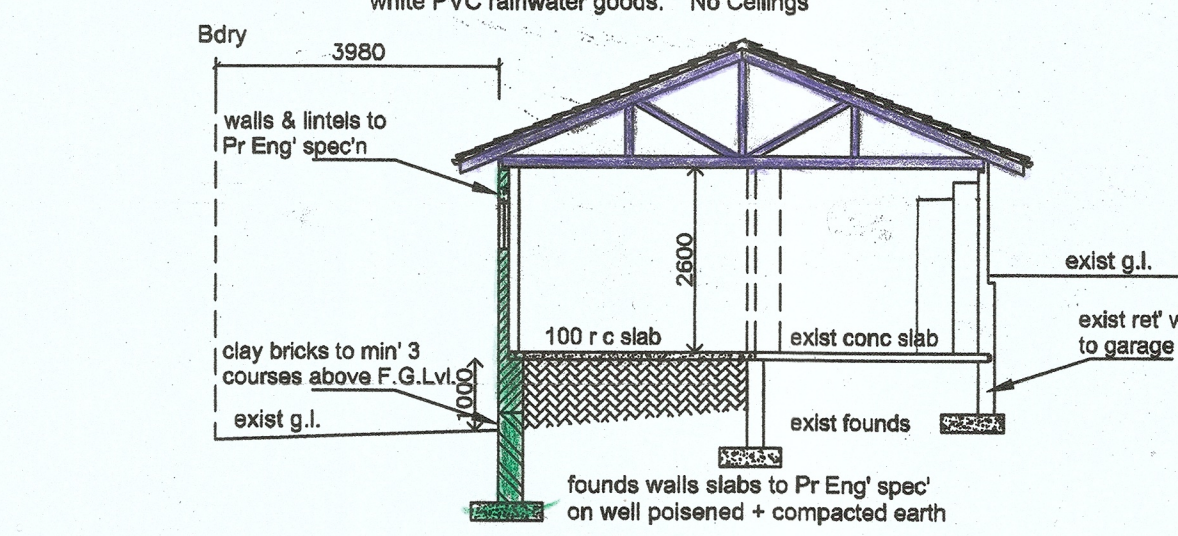
DRAWN BY: V HOBBS
 0848 11 7797 vhusdesigns@gmail.com
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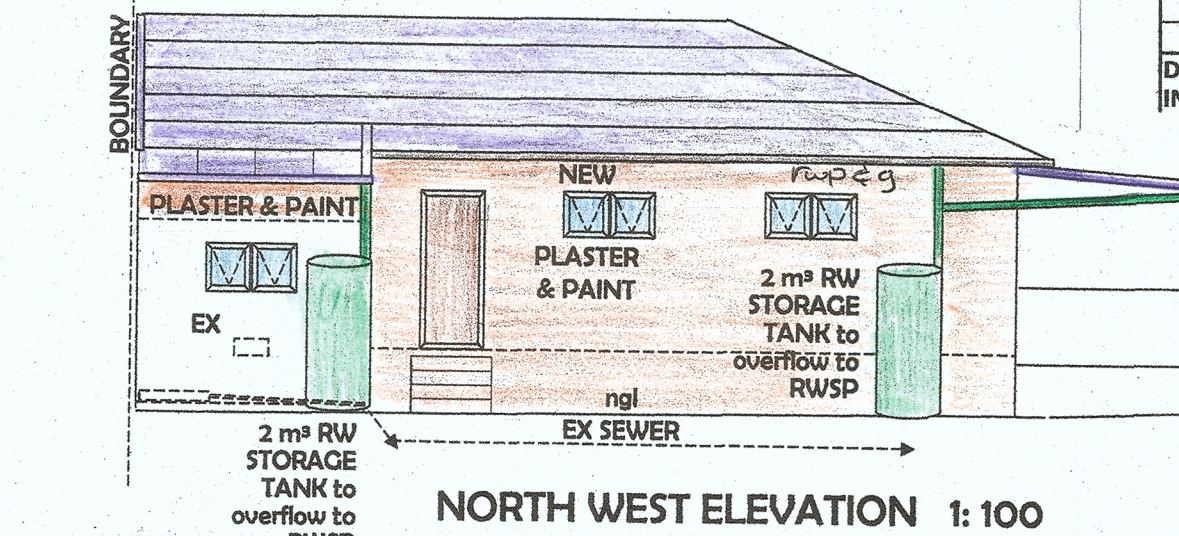
SOUTH EAST ELEVATION 1:100



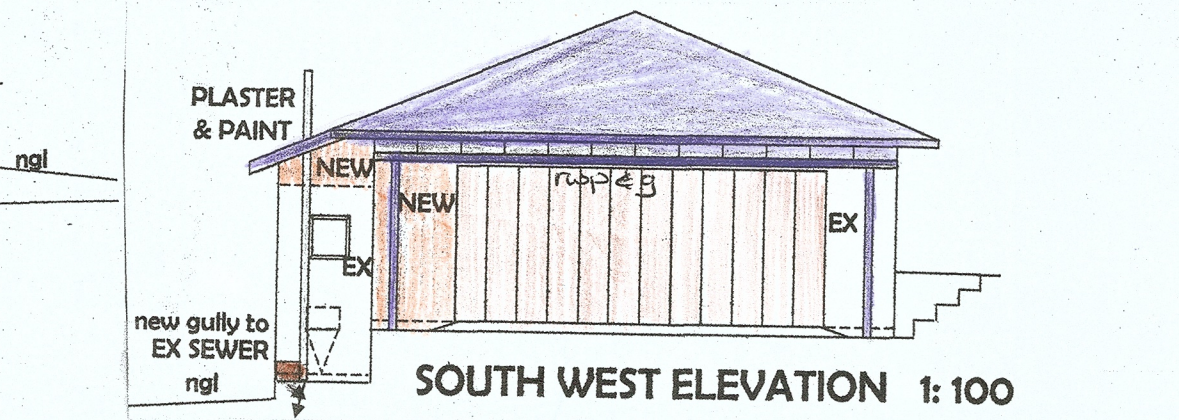
SECTION F - F 1:100



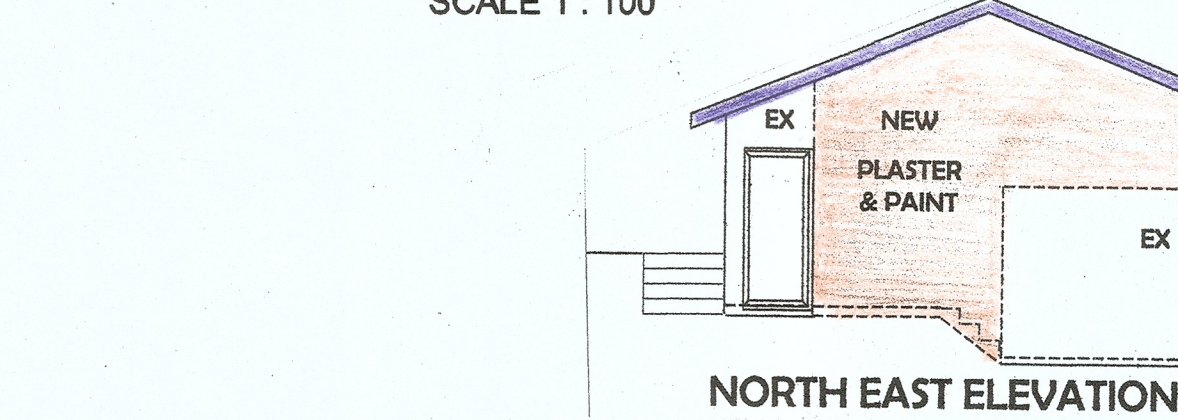
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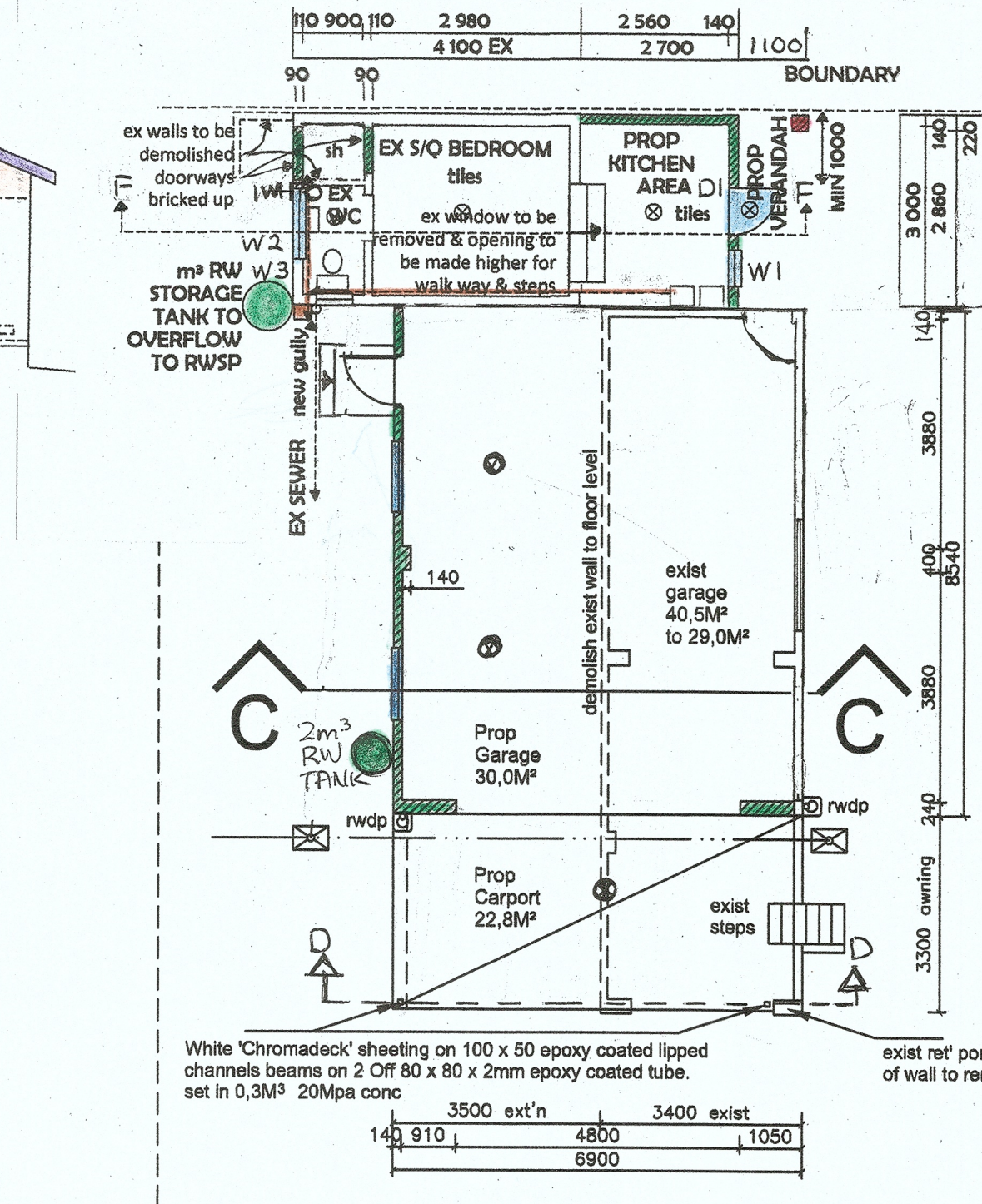
NORTH WEST ELEVATION 1:100



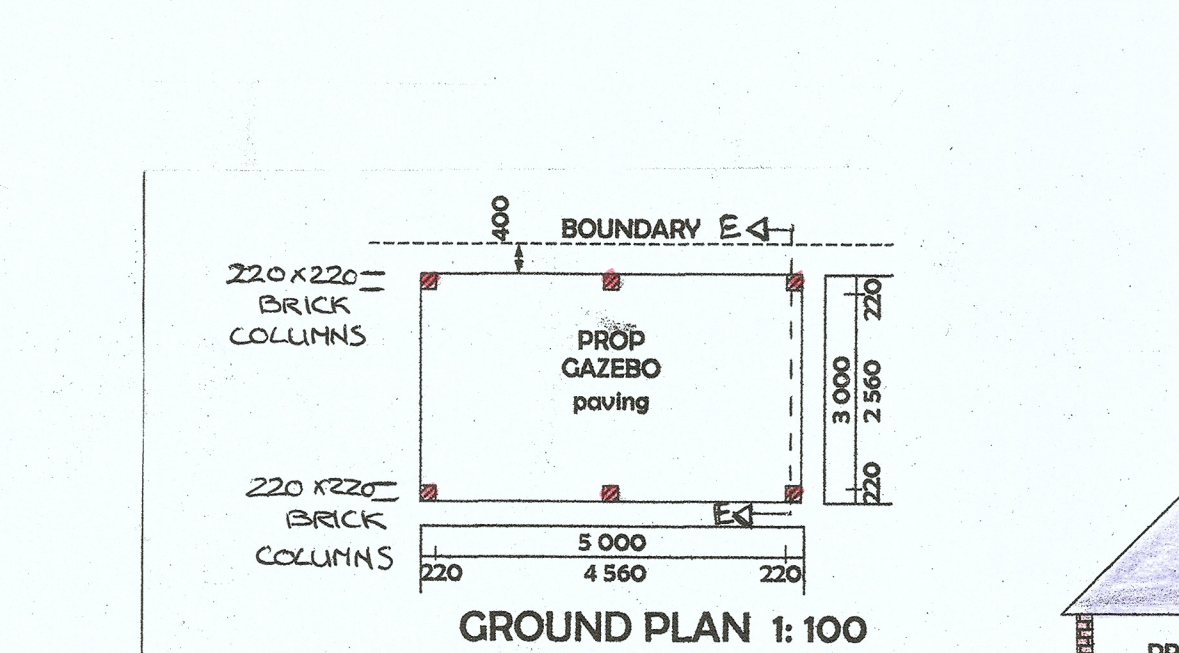
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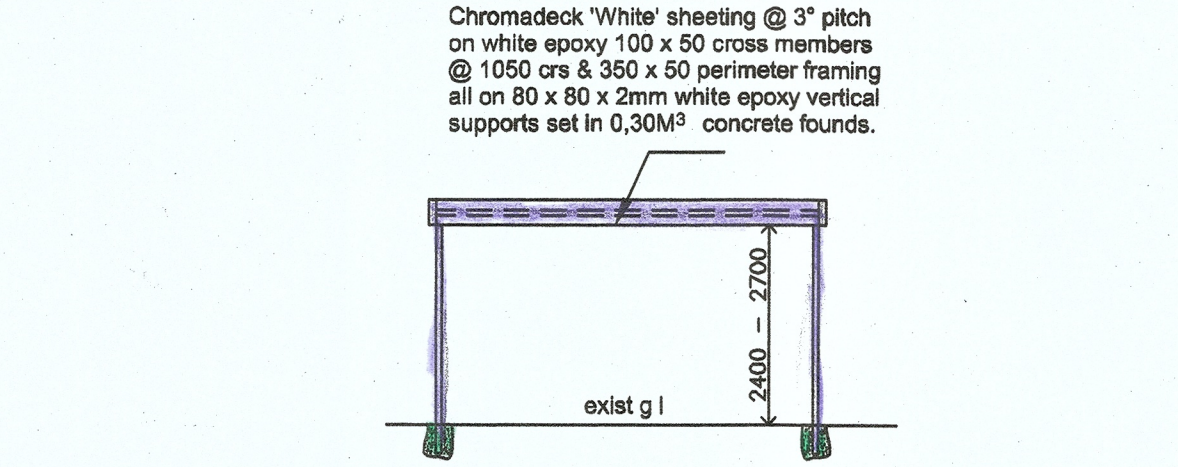
NORTH EAST ELEVATION 1:100



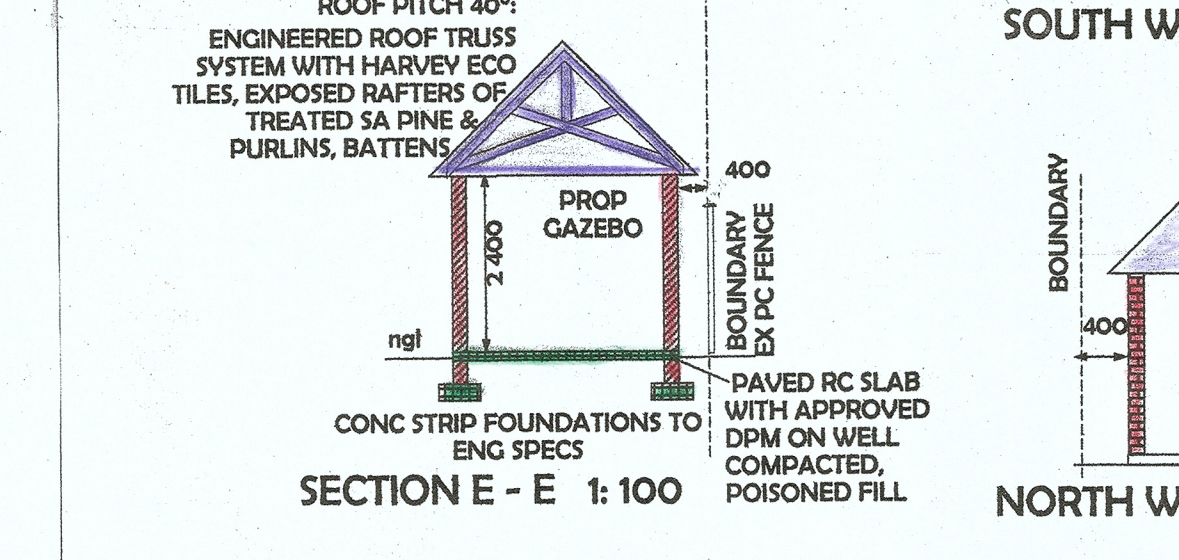
PLAN VIEW - GARAGE. SCALE 1 : 100



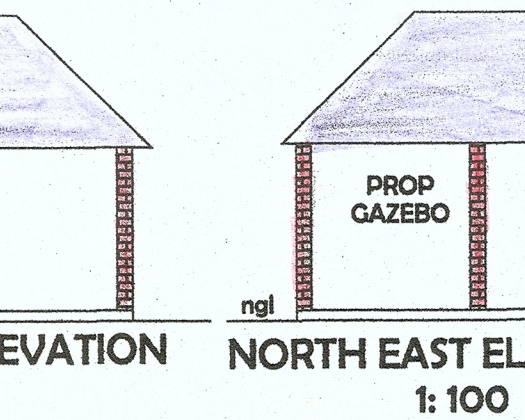
GROUND PLAN 1:100



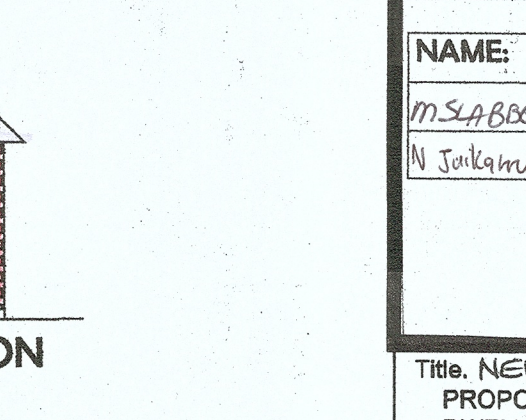
SECTION D - D SCALE 1 : 100



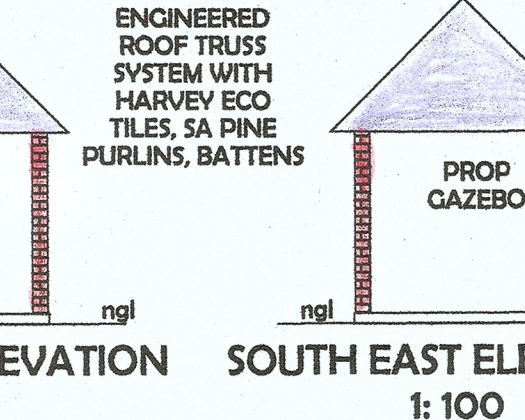
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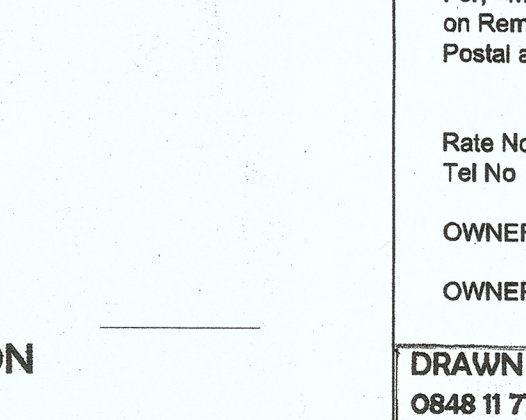
SOUTH WEST ELEVATION 1:100



NORTH EAST ELEVATION 1:100



NORTH WEST ELEVATION 1:100



SOUTH EAST ELEVATION 1:100