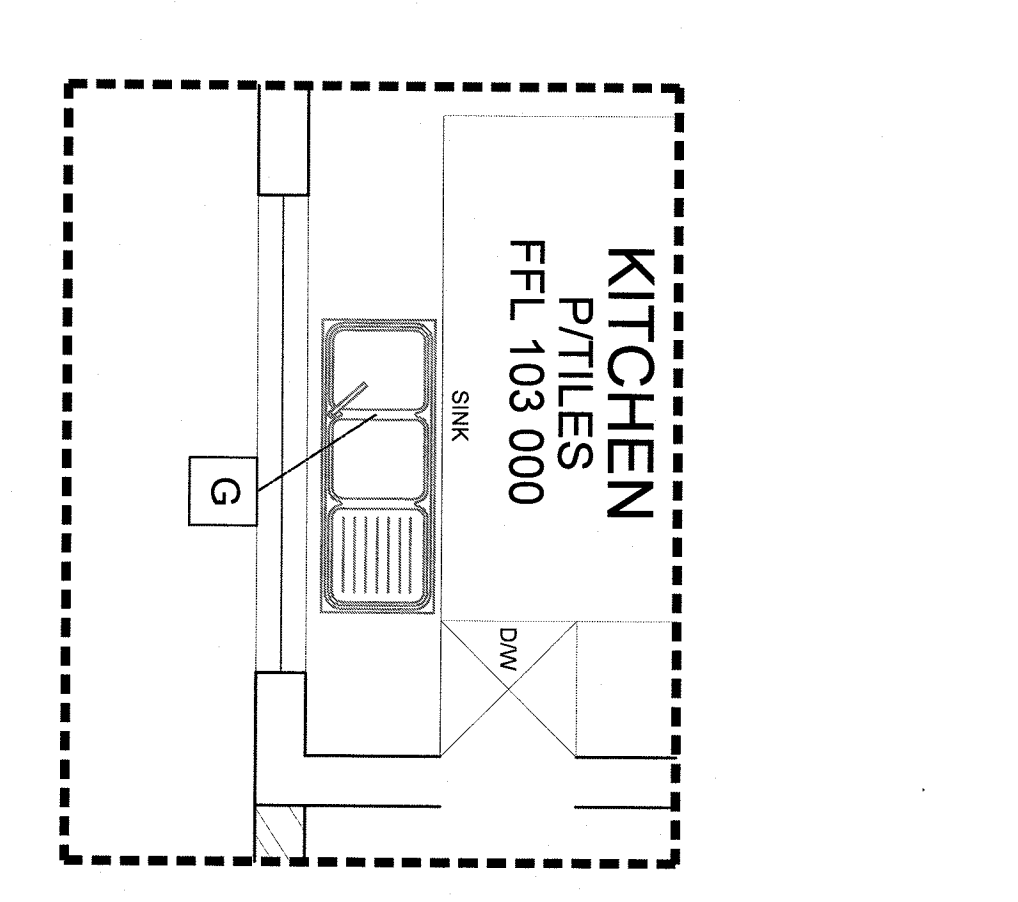


**NOTES:**  
 THE DESIGN OF THESE DRAWINGS IS CONFINED TO THE BUILDING AND DOES NOT INCLUDE THE DESIGN OF THE FOUNDATION, STRUCTURE, MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

**ENERGY CONSUMPTION**  
 1700m<sup>2</sup> R/concrete roof slab canopy to eng's detail. Derigum water proofing membrane as per manufacturer on min. 300mm cement screed with 1:100 fall to outlet.  
 1700m<sup>2</sup> R/concrete roof slab canopy to eng's detail. Derigum water proofing membrane as per manufacturer on min. 300mm cement screed with 1:100 fall to outlet.  
 1700m<sup>2</sup> R/concrete roof slab canopy to eng's detail. Derigum water proofing membrane as per manufacturer on min. 300mm cement screed with 1:100 fall to outlet.

**ACQUAINTANCE:**  
 STORAGE CAPACITY: 150, x2  
 2mm dia. COPPER PIPE TO BE MIN. R. VALUE OF 1.0  
 INSULATION TO COMPLY WITH SANS 1007 SANS10106  
 50% OF HOT WATER BY SOLAR SYSTEM  
**ROOF ASSUMES:**  
 MIN. TOTAL R-VALUE: 2.7m<sup>2</sup>/KwH  
 DIRECTION: DOWN  
 ZONE: 5  
 2mm dia. COPPER PIPE TO BE MIN. R. VALUE OF 1.0  
 INSULATION TO COMPLY WITH SANS 1007 SANS10106  
 50% OF HOT WATER BY SOLAR SYSTEM  
**POWER AND LIGHT CALCULATION**  
 OCCUPANCY: 14  
 FLOOR AREA: 156.18sqm

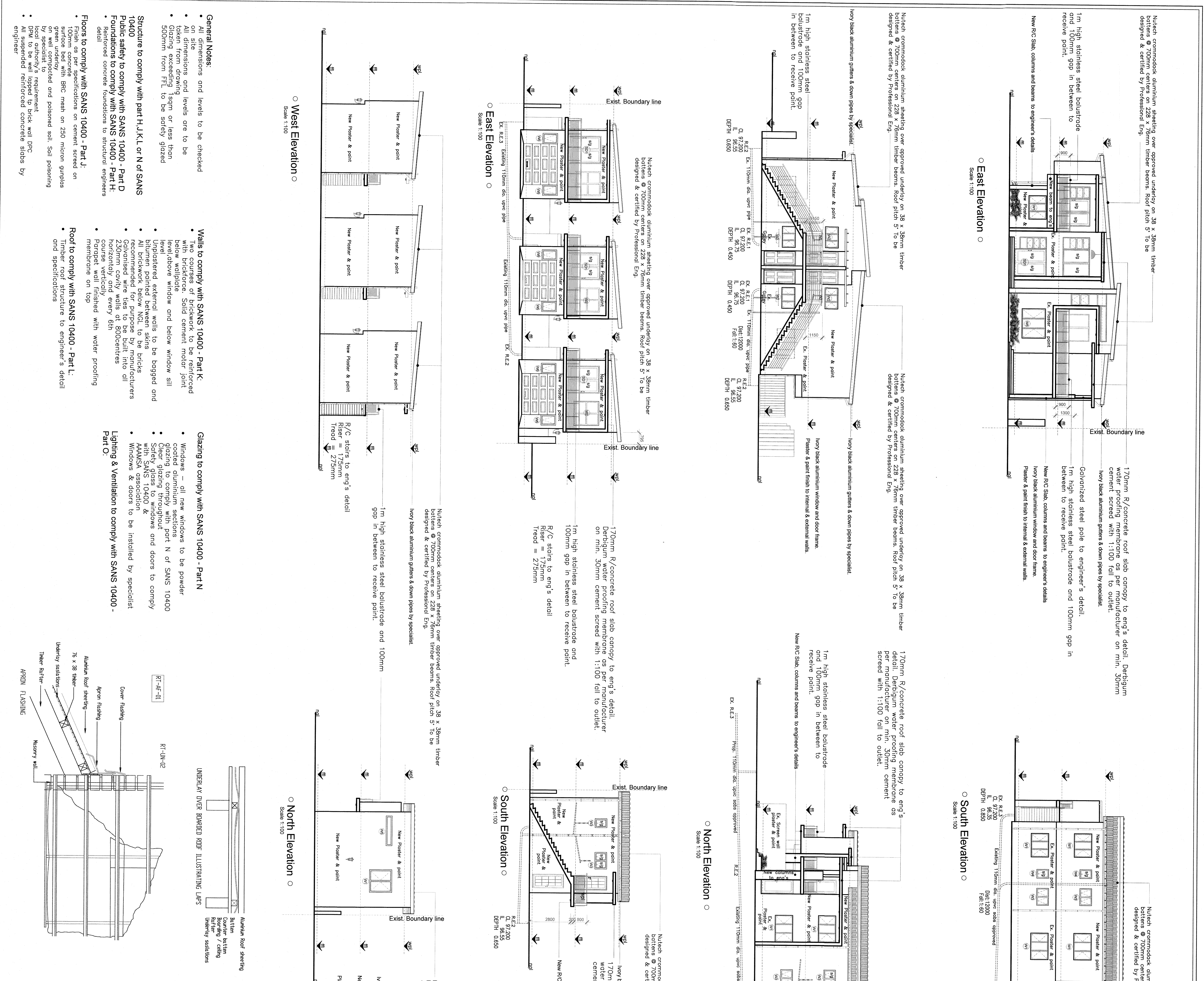


**WINDOW SCHEDULE**  
 Ground FLOOR (UNIT 3)

UNIT	NO.	DESCRIPTION	AREA (m <sup>2</sup> )
1	1	Window 1	1.50
2	1	Window 2	1.50
3	1	Window 3	1.50
4	1	Window 4	1.50
5	1	Window 5	1.50
6	1	Window 6	1.50
7	1	Window 7	1.50
8	1	Window 8	1.50
9	1	Window 9	1.50
10	1	Window 10	1.50
11	1	Window 11	1.50
12	1	Window 12	1.50
13	1	Window 13	1.50
14	1	Window 14	1.50
15	1	Window 15	1.50
16	1	Window 16	1.50
17	1	Window 17	1.50
18	1	Window 18	1.50
19	1	Window 19	1.50
20	1	Window 20	1.50
21	1	Window 21	1.50
22	1	Window 22	1.50
23	1	Window 23	1.50
24	1	Window 24	1.50
25	1	Window 25	1.50
26	1	Window 26	1.50
27	1	Window 27	1.50
28	1	Window 28	1.50
29	1	Window 29	1.50
30	1	Window 30	1.50

**WINDOW SCHEDULE**  
 Ground FLOOR (UNIT 4)

UNIT	NO.	DESCRIPTION	AREA (m <sup>2</sup> )
1	1	Window 1	1.50
2	1	Window 2	1.50
3	1	Window 3	1.50
4	1	Window 4	1.50
5	1	Window 5	1.50
6	1	Window 6	1.50
7	1	Window 7	1.50
8	1	Window 8	1.50
9	1	Window 9	1.50
10	1	Window 10	1.50
11	1	Window 11	1.50
12	1	Window 12	1.50
13	1	Window 13	1.50
14	1	Window 14	1.50
15	1	Window 15	1.50
16	1	Window 16	1.50
17	1	Window 17	1.50
18	1	Window 18	1.50
19	1	Window 19	1.50
20	1	Window 20	1.50
21	1	Window 21	1.50
22	1	Window 22	1.50
23	1	Window 23	1.50
24	1	Window 24	1.50
25	1	Window 25	1.50
26	1	Window 26	1.50
27	1	Window 27	1.50
28	1	Window 28	1.50
29	1	Window 29	1.50
30	1	Window 30	1.50



**General Notes:**  
 • All dimensions and levels to be checked  
 • All dimensions and levels one to be taken from drawing  
 • Glazing exceeding 1sqm or less than 500mm from FFL to be safety glazed  
 • Structure to comply with part H, J, K, L or N of SANS 10400  
 • Public safety to comply with SANS 10400 - Part D  
 • Foundations to comply with SANS 10400 - Part H  
 • Reinforced concrete foundations to structural engineers detail  
 • Floors to comply with SANS 10400 - Part J  
 • Finish as per specifications on cement screed on surface bed with R/C mesh on 250 micron pumps  
 • Green underlay to be installed  
 • Local authority's requirement  
 • DPM to be well lapped to brick wall DPC  
 • All walls to be reinforced concrete slabs by engineer

**Walls to comply with SANS 10400 - Part K:**  
 • Two courses of brickwork to be reinforced below window  
 • Solid cement mortar joint  
 • Level above window and below window sill  
 • Leave reinforced external walls to be bagged and bitumen painted between slabs  
 • Recommended wire ties to be built into all horizontally and every 5th  
 • Courses vertically  
 • Porcelain wall finished with water proofing membrane on top

**Glazing to comply with SANS 10400 - Part N:**  
 • Windows - all new windows to be powder glazed to comply with part N of SANS 10400  
 • Bitumen painted between slabs  
 • Safety glazing throughout  
 • All brickwork below NGL to be bricks  
 • Recommended wire ties to be built into all horizontally and every 5th  
 • Windows & doors to be installed by specialist  
 • Lighting & Ventilation to comply with SANS 10400 - Part O:

**Lighting & Ventilation to comply with SANS 10400 - Part O:**  
 • Windows - all new windows to be powder glazed to comply with part N of SANS 10400  
 • Bitumen painted between slabs  
 • Safety glazing throughout  
 • All brickwork below NGL to be bricks  
 • Recommended wire ties to be built into all horizontally and every 5th  
 • Windows & doors to be installed by specialist  
 • Lighting & Ventilation to comply with SANS 10400 - Part O:

**AREA SCHEDULE**

SITE AREA	960m <sup>2</sup>
PROP. COVERAGE	70.59/2m <sup>2</sup>
EXIST. COV.	247.12m <sup>2</sup>
TOTAL COV.	317.17m <sup>2</sup>
PROP. FAR	35.66/4m <sup>2</sup>
EXIST. FAR	247.12m <sup>2</sup>
TOTAL FAR	602.18m <sup>2</sup>

**CLIENT:** MR. ADAMS, AND MRS. PATRICIA ADAMS

**PROJECT:** RESIDENTIAL UNITS, PROP. ADDITION & ALTERATIONS TO THE EXISTING STRUCTURES FOR MR. ADAMS, AND MRS. PATRICIA ADAMS, 40/42 PITMAN ROAD, BLUFF.

**DATE:** 24/09/2021

**SCALE:** 1:100

**CDR CODE:** 1

**PROJECTS AND ARCHITECTURAL CONSULTANTS (PTY) LTD**  
 083 974 7129

**2021 - 07 - REV**