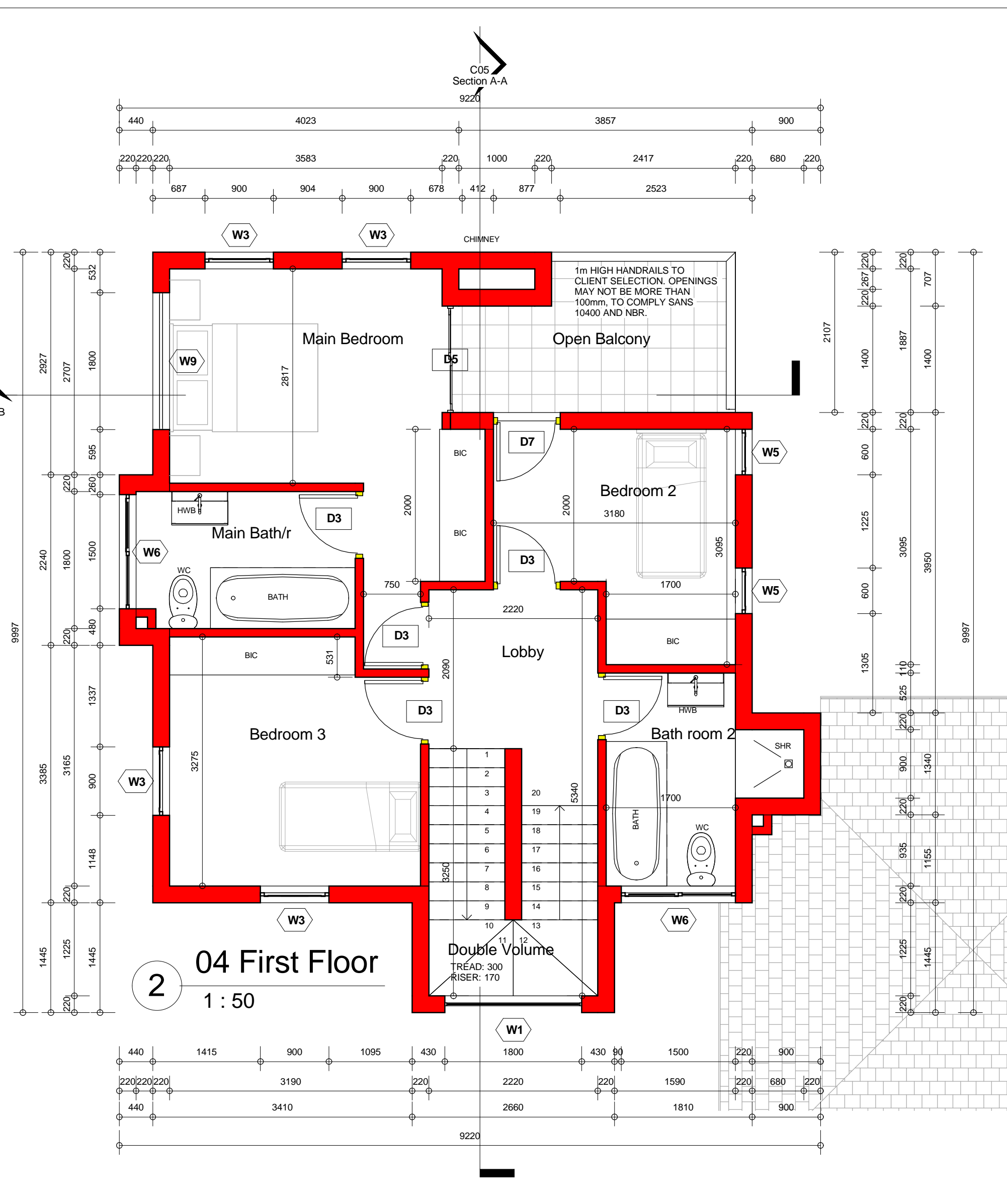


STAND 122, EVERGLADES ESTATE, HARTBEESPOORT, NORTH WEST



GENERAL  
ALL DIMENSIONS AND DETAILS IS TO BE CHECKED ON SITE BEFORE COMMENCING WITH ANY WORK. ANY DISCREPANCIES IS TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.  
ALL WORK IS TO BE EXECUTED IN STRICT ACCORDANCE WITH NBR AND THE BY-LAWS OF THE LOCAL AUTHORITIES.

No.	Description	Date
1	First Draft Issued	2020.10.15
2	Reduce house size to 182sqm Total	2020.10.29
3	Change garage door to one single Garage double door, Change stair size to 1m Width	2020.10.30
4	Change Staircase steps, Change Stacking Folding Doors to Double Sliding Door, Change Guest Wc Layout.	2020.11.01

**COUNCIL NOTES**  
SANS 10400-XA:2011  
DEEM TO SATISFY REQUIREMENTS:  
FLOORS  
1. WHERE AN UNDERFLOOR HEATING SYSTEM IS INSTALLED, THE HEATING SYSTEM SHALL BE INSULATED UNDERNEATH THE SLAB WITH INSULATION THAT HAS A MINIMUM R VALUE OF NOT LESS THAN 1.0.  
EXTERNAL WALLS  
1. NON-MASONRY WALLS SHALL ACHIEVE A MINIMUM TOTAL R VALUE OF A) CLIMATIC ZONES 1 AND 2: 2.2 B) CLIMATIC ZONES 3, 4 AND 5: 1.9  
THE FOLLOWING TYPES OF MASONRY WALLING COMPLY WITH THE R VALUE REQUIREMENTS: A) DOUBLE-SKIN MASONRY WITH NO CAVITY, PLASTERED INTERNALLY FOR RENDERED EXTERNALLY; OR B) SINGLE-LEAF MASONRY WALLS WITH A NOMINAL WALL THICKNESS GREATER THAN OR EQUAL TO 140 MM (EXCLUDING PLASTERING AND RENDERING), PLASTERED INTERNALLY AND RENDERED EXTERNALLY. NOTE: A) THE CAVITY AND GROUTED CAVITY WALLING SYSTEMS EXCEED THE MIN. R VALUE OF 0.35. B) THE REQUIREMENTS REFER TO THE EXTERNAL WALLS OF THE HABITABLE PORTIONS OF THE BUILDING FABRIC ONLY.  
2. FOR MASONRY WALLING TYPES NOT COVERED IN 4.4.3.2, SUCH WALLS SHALL ACHIEVE MINIMUM TOTAL R VALUE OF 0.35. THE TOTAL R VALUE SHALL BE DETERMINED BY MEANS OF A TEST CONDUCTED IN ACCORDANCE WITH ASTM C 1363, ASTM C 518 OR ASTM C 177. SURFACE FILM RESISTANCE SHALL BE IN ACCORDANCE WITH SANS 6946.  
3. OTHER WALLING REQUIREMENTS SHALL BE IN ACCORDANCE WITH SANS 10400-K.  
FENESTRATION  
1. BUILDINGS WITH UP TO 15% FENESTRATION AREA TO NETT FLOOR AREA PER STOREY COMPLY WITH THE MINIMUM ENERGY PERFORMANCE REQUIREMENTS.  
2. BUILDINGS WITH A FENESTRATION AREA TO NETT FLOOR AREA PER STOREY THAT EXCEEDS 15% SHALL COMPLY WITH THE REQUIREMENTS FOR FENESTRATION IN ACCORDANCE WITH SANS 204.  
3. ALL FENESTRATION AIR INFILTRATION SHALL BE IN ACCORDANCE WITH SANS 613.  
ROOF ASSEMBLY  
1. A ROOF ASSEMBLY SHALL ACHIEVE THE MINIMUM TOTAL R VALUE SPECIFIED IN TABLE 7 FOR THE DIRECTION OF HEAT FLOW.  
2. A ROOF ASSEMBLY THAT HAS METAL SHEET ROOFING FIXED TO METAL PURLINS, METAL RAFTERS OR METAL BATTENS SHALL HAVE A THERMAL BREAK CONSISTING OF A MATERIAL WITH AN R VALUE OF NOT LESS THAN 0.2 INSTALLED BETWEEN THE METAL SHEET ROOFING AND ITS SUPPORTING MEMBERS.  
3. METAL SHEETING TYPES OF ROOFING ASSEMBLY CONSTRUCTION SHALL ACHIEVE THE MINIMUM TOTAL R VALUE IN ACCORDANCE WITH 4.4.5.1, WITH THE INSTALLATION OF INSULATION THAT HAS AN R VALUE AS SPECIFIED IN TABLE 8.  
4. CLAY TILE TYPES OF ROOFING ASSEMBLY CONSTRUCTION SHALL ACHIEVE THE MINIMUM TOTAL R VALUE IN ACCORDANCE WITH 4.4.5.1 WITH THE INSTALLATION OF INSULATION THAT HAS AN R VALUE AS SPECIFIED IN TABLE 9.  
LIGHTING (SANS 204)  
1. MINIMUM LIGHTING LEVELS ACCORDING TO SANS 10114-1  
2. THE ENERGY DEMAND AND CONSUMPTION FOR THE BUILDING SHALL BE DETERMINED IN ACCORDANCE WITH TABLE 12.  
GENERAL NOTES:  
1. THESE DRAWINGS ARE PROTECTED, COPYRIGHT RESERVED AND REMAINS THE PROPERTY OF THE ARCHITECT IN ACCORDANCE WITH THE BY-LAWS AS STIPULATED BY THE INSTITUTE OF SOUTH AFRICAN ARCHITECTS  
2. ALL DIMENSIONS AND DETAILS IS TO BE CHECKED ON SITE BEFORE COMMENCING WITH ANY WORK. ANY DISCREPANCIES IS TO BE REPORTED TO THE ARCHITECT IMMEDIATELY  
3. ALL WORK IS TO BE EXECUTED IN STRICT ACCORDANCE WITH NBR AND THE BY-LAWS OF THE LOCAL AUTHORITIES.

**THERMAL INSULATION**  
1. INSULATION SHALL COMPLY WITH MINIMUM REQUIRED R VALUES AND BE INSTALLED SO THAT IT A) ABUTS OR OVERLAPS ADJOINING INSULATION, OR IS SEALED. B) FORMS A CONTINUOUS BARRIER FOR CEILINGS, WALLS, BULKHEADS OR FLOORS THAT CONTRIBUTE TO THE THERMAL BARRIER, AND C) DOES NOT AFFECT THE SAFE OR EFFECTIVE OPERATION OF ANY SERVICES, INSTALLATION, EQUIPMENT OR FITTINGS.  
2. THERMAL INSULATION MATERIAL SHALL BE EITHER A) NON-COMBUSTIBLE WHEN TESTED IN ACCORDANCE WITH SANS 10177-5, AND MAY BE INSTALLED IN ALL OCCUPANCY CLASSES; OR B) CLASSIFIED AS COMBUSTIBLE IN ACCORDANCE WITH SANS 10177-5, AND SHALL BE TESTED AND CLASSIFIED IN ACCORDANCE WITH SANS 428 FOR ITS USE AND APPLICATION.  
3. REFLECTIVE INSULATION SHALL BE INSTALLED AND SUPPORTED: A) WITH THE NECESSARY AIRSPACE IN ACCORDANCE WITH TABLE 9 IN ORDER TO ACHIEVE THE REQUIRED R VALUE BETWEEN A REFLECTIVE SIDE OF THE REFLECTIVE INSULATION AND A BUILDING FINISH OR CLADDING. B) WITH THE REFLECTIVE INSULATION TIGHTLY FITTED AND TAPED AGAINST ANY PENETRATION, DOOR OR WINDOW OPENING, AND C) WITH EACH ADJOINING SHEET OF ROLL MEMBRANE BEING 1) OVERLAPPED BY NOT LESS THAN 100 MM, OR 2) TAPED TOGETHER.  
NOTE: THE R VALUE OF REFLECTIVE INSULATION IS AFFECTED BY THE AIRSPACE BETWEEN A REFLECTIVE SIDE OF THE REFLECTIVE INSULATION AND THE BUILDING LINING OR CLADDING. DUST BUILD-UP REDUCES R VALUES. TABLE 9 GIVES TYPICAL R VALUES FOR REFLECTIVE INSULATION IN SPECIFIC CIRCUMSTANCES. SEE TABLE 10 REGARDING TYPICAL R VALUES FOR ROOF/FLOOR/CEILING CONSTRUCTION AND THE RESULTING TYPICAL INTERVENTION INSULATION THICKNESSES.  
GLASS NOTE  
1. ALL GLASS PANELS IN DOORS MUST BE SAFETY GLASS. MARKERS MUST BE PLACED ON GLASS PANELS WHERE IT IS POSSIBLE THAT A PERSON MAY NOT SEE  
2. ALL SAFETY GLASS IS TO BE PROPERLY MARKED AS PER NBR  
3. ALL GLASS PANELS 800mm AND LOWER FROM FLOOR LEVEL SHOULD BE SAFETY GLASS UP TO THE FIRST HORIZONTAL MULLION.  
4. ALL GLASS PANELS IN SHOPFRONTS 1m2 AND BIGGER SHOULD BE SAFETY GLASS.  
5. ALL GLASS BALUSTRADES AND WINDOWS BELOW 1.8m OF THE RISERS OF STAIR SHOULD BE SAFETY GLASS.  
6. SAFETY GLAZING RULES: SABS 0400-1999. CODE OF PRACTICE FOR APPLICATION OF THE NBR, SABS 0137-1984; CODE OF PRACTICE FOR THE INSTALLATION OF GLAZING MATERIAL IN BUILDINGS, SABS 0168-1988; RECOMMENDATIONS FOR PRACTICE FOR THE GENERAL PROCEDURES AND LOADINGS TO BE ADOPTED IN THE DESIGN OF BUILDINGS  
7. GLASS AREA vs. THICKNESS:  
0 - 0.75m<sup>2</sup>: 3mm THICK GLASS  
0.75 - 1.5m<sup>2</sup>: 4mm THICK GLASS  
1.5 - 2.1m<sup>2</sup>: 5mm THICK GLASS  
2.1 - 3.2m<sup>2</sup>: 6mm THICK GLASS  
WOOD NOTE:  
ALL WOOD TO BE USED OF MINIMUM S.A. PINE GRADE 6 ACCORDING TO SABS STANDARDS UNLESS OTHERWISE STATED.  
ENGINEER'S SERVICES / DESIGN:  
REFER TO ENGINEER'S DRAWINGS AND SPECIFICATIONS FOR THE FOLLOWING:  
1. SOIL CONDITIONS AND SOIL CONDITIONS REPORT.  
2. FOUNDATION DETAILS AND DESIGN.  
3. RETAINING WALLS.  
4. STRUCTURAL STABILITY OF BRICKWORK E.G. GABLES CHIMNEY ETC.  
5. ALL CONCRETE WORK: SURFACE BEDS SUSPENDED SLABS AND STAIRS.  
6. STORMWATER AND SOIL DRAINS.  
7. ROADS AND PAVING SPECS.  
8. EARTHWORKS, FILLS AND PUNTH WALLS.  
9. SITE SEWER AND SITE WATER RETICULATION  
10. ROOF TRUSS APPROVAL.  
11. SAW-CUT JOINT IN SURFACE BED.  
12. MOVEMENT JOINTS IN BRICKWORK  
WORK BY OTHERS:  
1. SEE ENGINEER'S DRAWINGS FOR SITE SEWER, SEWER CONNECTION, STORM WATER HANDLING AND ALL SUB BASES TO PAVING, SURFACE BEDS AND PARKING AREAS, STRUCTURAL STEEL AND CONCRETE WORK, FOOTING, FOUNDATION AND RETAINING WALL DETAILS, SIZES AND SPECIFICATIONS.  
2. ALL WORK IS TO BE EXECUTED IN CONJUNCTION WITH THE ARCHITECT'S DRAWINGS AND COUNCIL APPROVED DRAWINGS. ANY DISCREPANCY OR VARIATION IN DIMENSIONS, POSITION, OR SPECIFICATION IS TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. AS WELL AS ANY UNCLAR OR UNREADABLE INFORMATION ON SCHEDULES AND DRAWINGS.

**MASONRY NOTE:**  
1. ALL CAVITIES (IF APPLICABLE) ARE TO BE MINIMUM 50mm AND MAXIMUM 130mm WIDE. ALL WALL TIES ARE TO BE EVENLY SPACED AT 2.5 METRES PER SQUARE METER FOR CAVITIES UP TO 75mm AND 3 PER SQUARE METER FOR CAVITIES UP TO 110mm. UNLESS OTHERWISE SPECIFIED BY THE ARCHITECT OR STRUCTURAL ENGINEER.  
2. ALL GABLE WALLS ARE TO BE MINIMUM 230mm THICK  
3. STANDARD WALL SECTIONS FOR MASONRY WALLS:  
115mm INT. WALL 230mm EXT. WALL BOUNDARY WALL YARD WALL  
ALL FOUNDATIONS AS PER ENGINEER (MIN. 250x650mm)  
GENERAL:  
1. ALL FINISHED FLOOR LEVELS (FFL) ARE TO BE MINIMUM 255mm ABOVE THE NATURAL GROUND LEVEL.  
2. NO FOUNDATION IS TO ENCR OACH OVER THE SITE BOUNDARY.  
3. THESE DRAWINGS ARE TO BE READ WITH THE MODEL PREAMBLES FOR TRADES AND THE BILL OF QUANTITIES.  
4. ALL CONCRETE COLUMNS AND BEAMS SHOULD BE INSTITU AND ALL EXPOSED CONCRETE WORK IS TO BE PROVIDED WITH A STANDARD 45° CHAMFER AS PER STRUCTURAL ENGINEER  
5. ALL CONCRETE WORK INDICATED AS OFF-SHUTTER CONCRETE WORK SHOULD BE SMOOTH, AND FREE OF MARKS  
6. ALL CONCRETE SLABS AND SURFACE BEDS TO BE CAST WITH 25mm SOFT BOARD BETWEEN BRICKWORK AND CONCRETE WORK. STRICTLY TO ENGINEER'S SPECIFICATION  
7. ALL EXPANSION JOINTS AND STRUCTURAL MOVEMENT JOINTS TO ENGINEER'S DETAIL  
8. NO FLOOR, WALL OR OTHER COVERING MAY BE TAKEN OVER AN EXPANSION JOINT  
WASTE & SEWER  
1. ALL COLD WATER CONNECTIONS TO SANITARY FITTINGS ARE TO BE MINIMUM 15mm Dia. (BATHS 20mm Dia.)  
2. ALL WASTE PIPES TO HVB'S & SINKS ARE TO BE MINIMUM 50mm UNLESS STIPULATED OTHERWISE ON PLANS. WHERE THE WASTE PIPES ARE CONNECTED TO THE W/C'S SEWER PIPE AS PER PLAN, THESE CONNECTIONS MUST BE SUPPLIED WITH A 50mm VENT VALVE.  
3. CLEANING EYES ON THE SITE SEWER LINE ARE TO BE SUPPLIED AT MAXIMUM 30m INTERVALS.  
4. ALL SEWER LINES/PIPES CLOSER THAN 1m TO ANY WALL IS TO BE CONCEALED IN CONCRETE.  
5. ALL SEWER PIPES UNDERNEATH BUILDING MUST HAVE ADEQUATE ACCESS AND IS TO BE CAST IN MIN. 200mm CONCRETE WITH OPENINGS WITH LIFTELS OVER. IN THE FOUNDATION WALLS.  
6. NO SEWER IS TO CROSS UNDERNEATH ANY FOUNDATION.  
7. GULLY DETAILS  
GULLY DETAIL DEEPER AS 500mm  
GULLY DETAIL <500mm DEPTH

**PLUMBING NOTES:**  
1. ALL REQUIREMENTS LAID DOWN BY THE LOCAL AUTHORITY AND SABS CODE OF PRACTICE MUST BE STRICTLY ADHERED TO.  
2. DESIGN BASED ON MINIMUM MAIN SUPPLY PRESSURE OF 400kPa NB. PRESSURE TO BE CHECKED BY PLUMBER PRIOR TO WORK COMMENCING.  
3. PIPE RUNS ARE DIAGRAMMATICALLY INDICATED ON THE DRAWINGS. THEIR EXACT POSITION SHOULD HOWEVER BE ESTABLISHED ON SITE.  
4. ALL PIPE WORK TO BE INSTALLED IN COMPLIANCE WITH MANUFACTURERS SPECIFICATION. PROVISION MUST BE MADE FOR THERMAL EXPANSION AND THE PROPER ANCHORING THEREOF.  
5. SUBTERRANEAN PIPING TO BE H.D.P.E. CALSS 12 S.A.B.S. 533. INTERNAL PIPING TO BE COPPER S.A.B.S. 460.  
6. ALL PIPE RUNS SHOULD BE FLUSHED, FASTENED AND PRESSURE TESTED, PRIOR TO THE APPLICATION OF ANY TERMINAL FITTINGS.  
7. EXPANSION RELIEF AND SAFETY VALVE DRAIN PIPES MUST BE PIPED TO SUITABLE POINTS OF VISIBLE DISCHARGE AND IN COMPLIANCE WITH SABS 0245, THESE POSITIONS MUST BE DISCUSSED WITH THE ARCHITECT PRIOR TO INSTALLATION OF THE HOT WATER CYLINDER.  
8. ISOLATING VALVES TO BE INSTALLED AT SUITABLE POSITIONS TO ISOLATE WATER SUPPLY TO INDIVIDUAL AREAS  
9. ALL HOT WATER CYLINDERS TO BE INSTALLED ACCORDING TO BALANCED HOT AND COLD WATER PRINCIPLES AND IN COMPLIANCE WITH SABS 0254 CODE OF PRACTICE.  
10. HOT WATER PIPING TO BE SUITABLY LAGGED AS PER SANS GEYSER OVERFLOW POSITIONS TO BE DISCUSSED AND CO-ORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.  
11. 2 X SETS OF AS BUILT DRAWINGS ARE REQUIRED UPON COMPLETION OF THE PROJECT.  
12. IT WILL BE THE RESPONSIBILITY OF THE APPOINTED SUBCONTRACTOR TO ENSURE THAT ALL THE REQUIRED VALVES THROUGH THE WALLS AND FLOORS ARE INSTALLED TIMELY TO PREVENT CORE DRILLING. THE PLUMBING SUBCONTRACTOR IS TO STUDY ALL THE DRAWINGS AND LIASE WITH THE ARCHITECT ON EXACT ROUTES OF SEWER AND WATER PIPING PRIOR TO INSTALLATION.  
13. ALL EXTERNAL ISOLATING VALVES FOR WATER SUPPLY TO BE THE FUNCTIONAL REGULATIONS CONTAINED IN PART XA OF THE NATIONAL BUILDING REGULATIONS SHALL BE DEEMED TO BE SATISFIED WHERE:  
14. IN ANY BUILDING OF OCCUPANCY CLASSIFIED IN TERMS OF REGULATION A20 AS A1, A2, A3, A4, F1, G1, OR H1; A COMPETENT PERSON CERTIFIES THAT SUCH BUILDING VALUE IN ACCORDANCE WITH THE REQUIREMENTS OF 4.4.4. ENERGY CONSUMPTION AND DEMAND, BASED ON THE DESIGN ASSUMPTIONS CONTAINED IN 4.3, LESS THAN OR EQUAL TO THE VALUES SPECIFIED IN TABLES 2 AND 3; OR  
15. IN ANY BUILDING OF OCCUPANCY CLASSIFIED IN TERMS OF REGULATION A20 AS: A1, A2, A3, A4, C1, E1, E2, E3, E4, F1, F2, F3, G1, H1, H2, H3, H4, AND H5; A COMPETENT PERSON CERTIFIES THAT SUCH BUILDING (EXCLUDING GARAGE AND STORAGE AREAS) HAS A THEORETICAL ANNUAL ENERGY CONSUMPTION AND DEMAND LESS THAN OR EQUAL TO A REFERENCE BUILDING THAT COMPLIES WITH THE REQUIREMENTS OF 4.2.1(B).  
16. IN ANY BUILDING OF OCCUPANCY CLASSIFIED IN TERMS OF REGULATION A20 AS A1, A2, A3, A4, C1, E1, E2, E3, E4, F1, F2, F3, G1, H1, H2, H3, H4, AND H5; THE ORIENTATION AND SHADING ARE IN ACC.WITH THE REQUIREMENTS OF SANS 204.  
17. EXTERNAL WALLS ARE IN ACCORDANCE WITH THE REQUIREMENTS OF 4.4.3.  
18. FENESTRATION IS IN ACCORDANCE WITH THE REQUIREMENTS OF 4.4.4.  
19. ROOF ASSEMBLY CONSTRUCTION IS IN ACCORDANCE WITH THE REQUIREMENTS OF 4.4.5.  
20. IF IN-SLAB HEATING IS INSTALLED, IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF 4.4.2.  
21. SERVICES THAT USE ENERGY OR CONTROL THE USE OF ENERGY, INCLUDING HEATING, AIR CONDITIONING AND MECHANICAL VENTILATION IN ACCORDANCE WITH SANS 204, HOT WATER SYSTEMS IN ACCORDANCE WITH THE REQUIREMENTS OF 4.1  
22. NOTE: SERVICES EXCLUDE COOKING FACILITIES AND PORTABLE APPLIANCES; ENERGY DEMAND SHALL BE CALCULATED ACCORDING TO SANS 204, 4.5.1.3 TABLE 12 LIGHTING LEVELS ACCORDING TO SANS 10114-1 AND SANS 10400-0  
23. ALL MATERIALS USED TO BE SABS APPROVED.

24. ALL PIPING BELOW GROUND BE HDPE CLASS 12 OR EQUIVALENT. ALL PIPING ABOVE GROUND AND IN CAVITIES TO BE SABS TYPE 460  
25. INSTALLATION TO BE CARRIED OUT BY A QUALIFIED AND REGISTERED PLUMBER.  
26. DRAWING TO BE READ WITH THE BATHROOM LAY-OUTS AND SPECIFICATIONS  
27. ALL DRAW PIPES TO FITTINGS TO BE AS FOLLOWS:  
BATH 22MMØ, BASIN 15MMØ, SHOWER 15MMØ, STANDARD WC 15MMØ, KITCHEN SINK TAPS 15MMØ, 15MMØ, WASHING MACHINE/DISHWASHER 15MMØ, OUTSIDE SANS 10400-XA:2011  
DEEM TO SATISFY REQUIREMENTS:  
HOT WATER SUPPLY  
1. VOLUME OF ANNUAL AVERAGE HOT WATER HEATING REQUIREMENTS CALCULATED ACCORDING TO TABLES 2 AND 5 OF SANS 10252-1:2004  
2. FOR THE ASSESSMENT OF THE HOT WATER DEMAND, THE FOLLOWING FACTORS SHALL BE CONSIDERED: A) THE INFLUENCE THAT THE TYPE OF ACTIVITY PERFORMED IN THE BUILDING MIGHT HAVE ON THE DEMAND PATTERN; B) THE INFLUENCE THAT EXTERNAL ENVIRONMENTAL FACTORS (FOR EXAMPLE, CLIMATE) MIGHT HAVE ON THE DEMAND PATTERN; ONE SHOULD DIFFERENTIATE BETWEEN THE PEAK AND THE DESIGN HOT WATER DEMAND SO THAT THE IMPLICATIONS OF AN INSTALLATION NOT MEETING THE PEAK DEMAND CAN BE RECOGNIZED. OFTEN THE PATTERN OF HOT WATER USAGE IS LARGELY A FUNCTION OF THE POPULATION AND OF THE TYPE OF ACTIVITY THAT TAKES PLACE IN A BUILDING.  
3. TABLE 2 AND TABLE 5 SHOULD BE USED TO DETERMINE THE HOT WATER DEMAND FOR THE BUILDING. THE VALUE SHOULD BE TABULATED ON AN HOURLY BASIS OVER THE OPERATING PERIOD OF THE BUILDING. IN ORDER TO ESTABLISH A PATTERN OF HOT WATER USAGE FOR THE BUILDING, IN THE ABSENCE OF MORE DETAILED DATA FOR THE PREMISES LISTED IN COLUMN 1 OF TABLE 6, THE OPERATING PERIODS GIVEN IN COLUMN 2 OF TABLE 6 SHALL BE USED.  
4. IF SOLAR HEATING SYSTEM IS USED, THESE SHALL COMPLY WITH SANS 1307, SANS 10106, SANS 10254 AND SANS 10252-1.  
5. REQUIREMENTS FOR WATER INSTALLATIONS IN BUILDINGS SHALL COMPLY WITH SANS 10252-1 AND SANS 10254  
6. ALL HOT WATER SERVICE PIPES SHALL BE CLAD WITH INSULATION WITH A MINIMUM R-VALUE IN ACCORDANCE WITH: INTERNAL DIA <= 80MM: MIN R-VALUE 1.00, INTERNAL DIA > 80MM: MIN R-VALUE 1.50  
7. THERMAL INSULATION, IF ANY, SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.  
ENERGY USAGE AND BUILDING ENVELOPE  
1. THE FUNCTIONAL REGULATIONS CONTAINED IN PART XA OF THE NATIONAL BUILDING REGULATIONS SHALL BE DEEMED TO BE SATISFIED WHERE:  
2. IN ANY BUILDING OF OCCUPANCY CLASSIFIED IN TERMS OF REGULATION A20 AS A1, A2, A3, A4, F1, G1, OR H1; A COMPETENT PERSON CERTIFIES THAT SUCH BUILDING VALUE IN ACCORDANCE WITH THE REQUIREMENTS OF 4.4.4. ENERGY CONSUMPTION AND DEMAND, BASED ON THE DESIGN ASSUMPTIONS CONTAINED IN 4.3, LESS THAN OR EQUAL TO THE VALUES SPECIFIED IN TABLES 2 AND 3; OR  
3. IN ANY BUILDING OF OCCUPANCY CLASSIFIED IN TERMS OF REGULATION A20 AS: A1, A2, A3, A4, C1, E1, E2, E3, E4, F1, F2, F3, G1, H1, H2, H3, H4, AND H5; A COMPETENT PERSON CERTIFIES THAT SUCH BUILDING (EXCLUDING GARAGE AND STORAGE AREAS) HAS A THEORETICAL ANNUAL ENERGY CONSUMPTION AND DEMAND LESS THAN OR EQUAL TO A REFERENCE BUILDING THAT COMPLIES WITH THE REQUIREMENTS OF 4.2.1(B).  
4. IN ANY BUILDING OF OCCUPANCY CLASSIFIED IN TERMS OF REGULATION A20 AS A1, A2, A3, A4, C1, E1, E2, E3, E4, F1, F2, F3, G1, H1, H2, H3, H4, AND H5; THE ORIENTATION AND SHADING ARE IN ACC.WITH THE REQUIREMENTS OF SANS 204.  
5. EXTERNAL WALLS ARE IN ACCORDANCE WITH THE REQUIREMENTS OF 4.4.3.  
6. FENESTRATION IS IN ACCORDANCE WITH THE REQUIREMENTS OF 4.4.4.  
7. ROOF ASSEMBLY CONSTRUCTION IS IN ACCORDANCE WITH THE REQUIREMENTS OF 4.4.5.  
8. IF IN-SLAB HEATING IS INSTALLED, IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF 4.4.2.  
9. SERVICES THAT USE ENERGY OR CONTROL THE USE OF ENERGY, INCLUDING HEATING, AIR CONDITIONING AND MECHANICAL VENTILATION IN ACCORDANCE WITH SANS 204, HOT WATER SYSTEMS IN ACCORDANCE WITH THE REQUIREMENTS OF 4.1  
NOTE: SERVICES EXCLUDE COOKING FACILITIES AND PORTABLE APPLIANCES; ENERGY DEMAND SHALL BE CALCULATED ACCORDING TO SANS 204, 4.5.1.3 TABLE 12 LIGHTING LEVELS ACCORDING TO SANS 10114-1 AND SANS 10400-0

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Project: **New House**  
for  
on

Stand 122 Everglades Estate, Hartbeespoort, North West

Name	Drawing Reference	Drawing Number
Ground & First Floor plan		<b>C01</b>

Scale: 1 : 50  
Project number: **Stand 122**  
Date: 6 November 2020  
Drawn by: Pieter  
Revision: 4  
Project Status: **Council Submission**