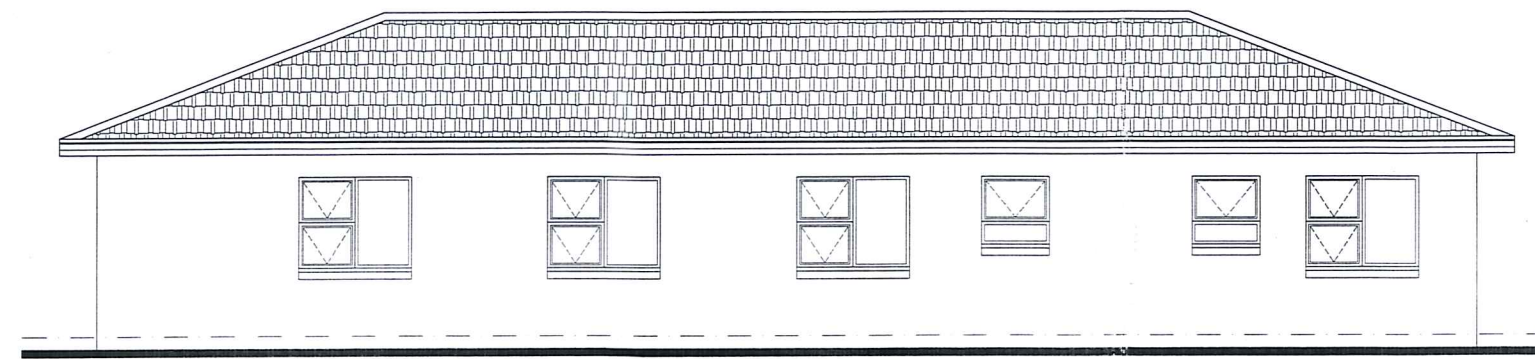
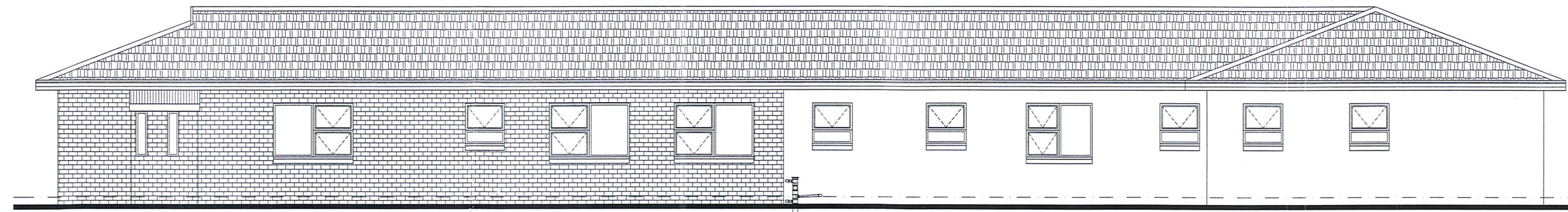


NORTHERN ELEVATION
SCALE 1:100



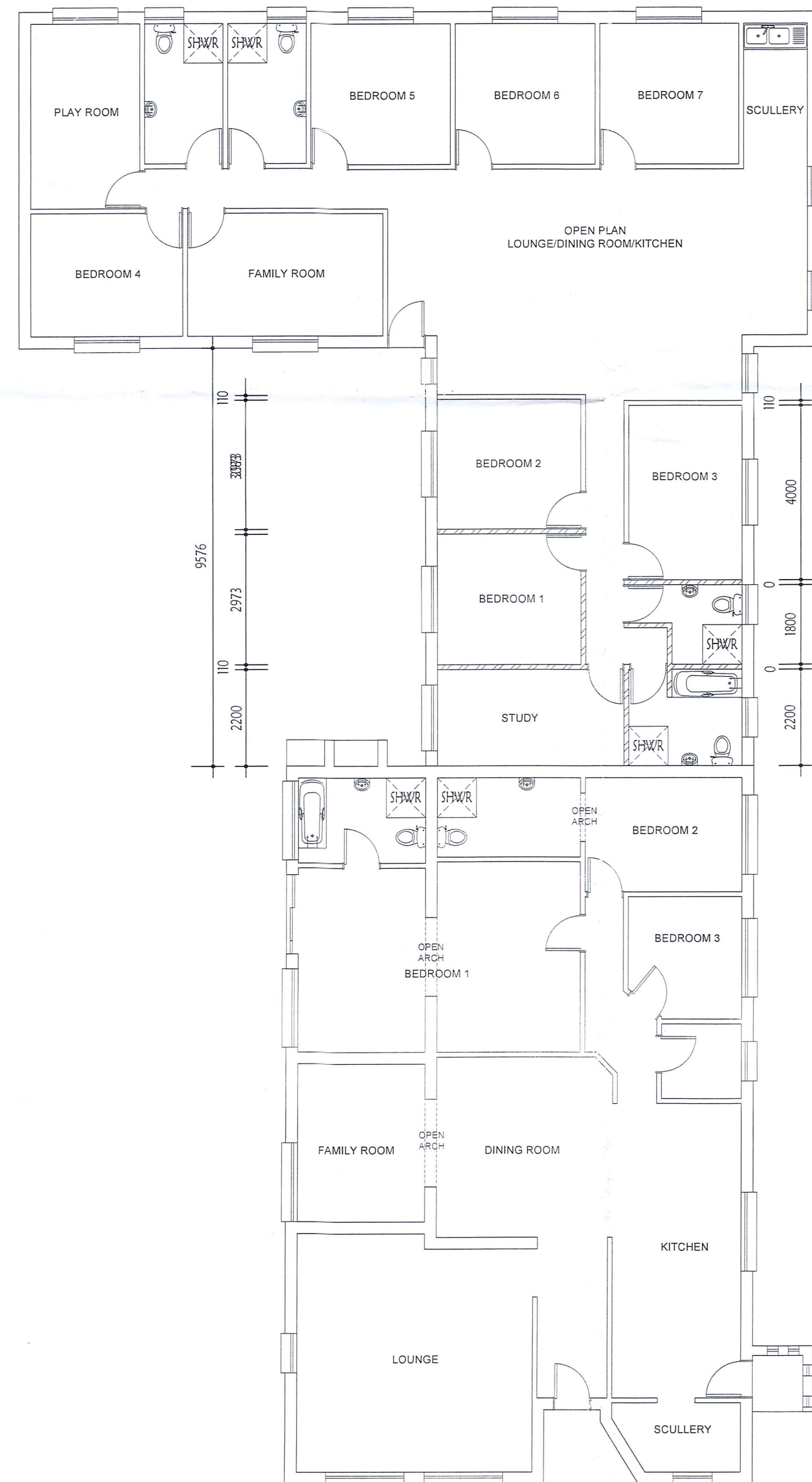
SOUTHERN ELEVATION
SCALE 1:100



WESTERN ELEVATION
SCALE 1:100



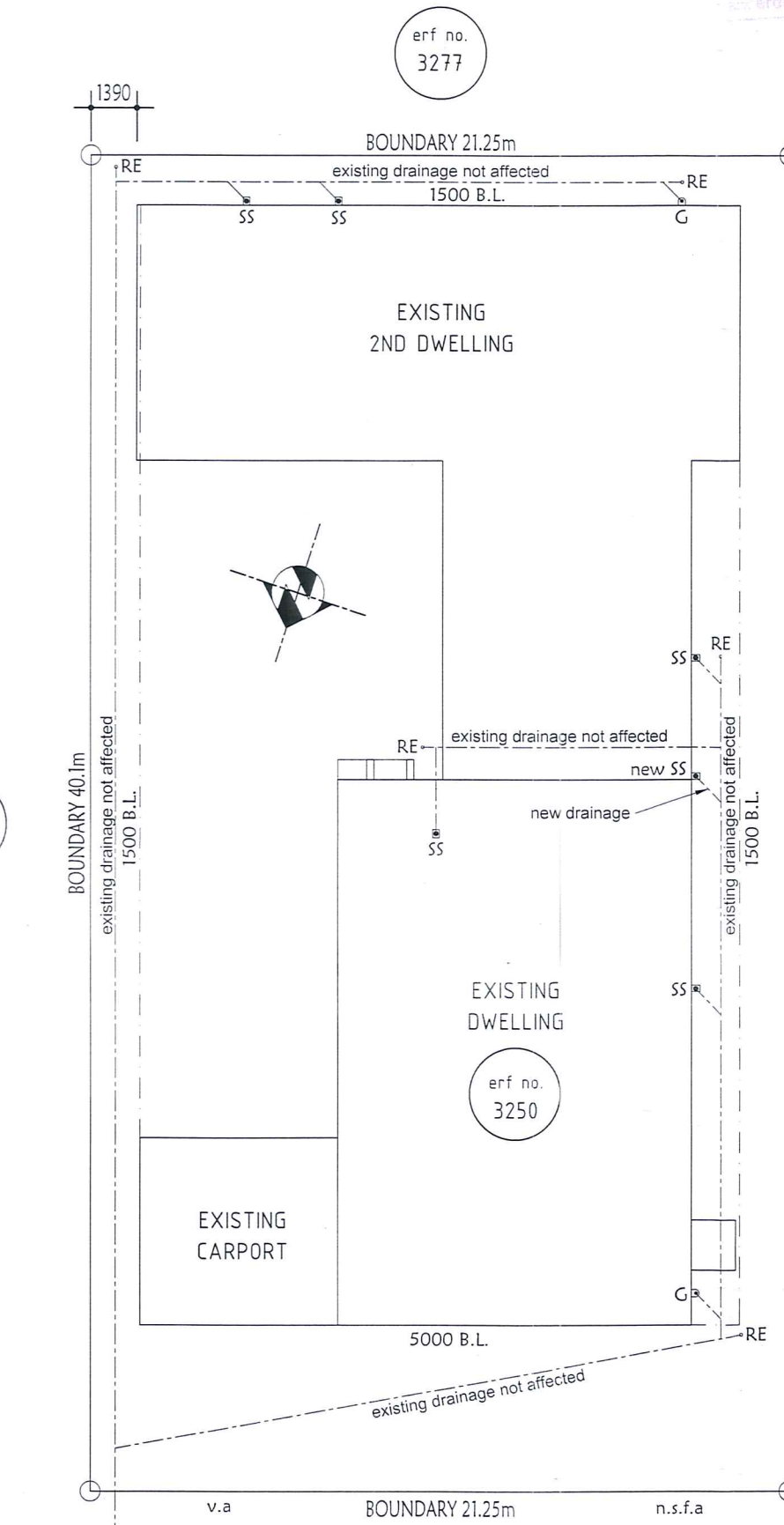
EASTERN ELEVATION
SCALE 1:100



GROUND STOREY
SCALE 1:100

NOTE: THIS AREA CONSISTED OF 3 BEDROOMS, A STUDY AND ONE BATHROOM
THIS AREA WAS RE-ARRANGED TO ACCOMMODATE ANOTHER BATHROOM

Back of owners' level to be checked with City Engineer before commencing work
All building materials are to be placed property boundaries
Approval subject to compliance with Council's building regulations
Downpipes to discharge not less than 15 m from boundary
Provision must be made for the overland stormwater flow
Separate application for work on Council property



168 ADMIRALTY WAY
SUMMERSTRAND
SITE PLAN
SCALE 1:200

PUBLIC OPEN SPACE
PUBLISHED 17 MAY 2019

- AMENDMENTS
- 3 bedrooms, 1 bathroom and study re-arranged.
 - 1 bathroom added.

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All work is to comply with municipal regulations and SANS 10400, 10600 and part XA.
All timber used in the erection of a building to be treated against termites and wood borer attack and fungal decay in accordance with SANS 10.005.
Contractor is to check all dimensions and levels on building site before commencing with any work. Do not scale off drawing, use figured dimensions only. Discrepancies to be brought to the Technologists attention immediately after being evident.
NOTE: The design of this drawing is the property of A.T. UNGERER and copyright is reserved by him.

ENERGY EFFICIENCY ACCORDING TO SANS104
XA: 2011 & 204: 2011 & SANS 613: 2011

ROOF INSULATION:
Insulation 405 multipurpose grade reinforcement aluminum foil insulation double sided, drawn tautly across rafters and secured to each rafter with 38 x 3.2mm x 100mm hardboard counter batten strips positioned flush with the bottom edge of the material thus leaving 150mm overlap exposed at the top for the next layer and 150mm overlap thereafter on each 1250 width roll.

CEILING'S R-VALUE = 0.05
Isover flexible 140mm thick aerolite non-combustible lightweight fiberglass reinforcement insulation blanket closely fitted with ends butted firmly between the beams and laid loose on top of bracing between roof timbers, all in accordance with the manufacturer's recommendations.
Rhino-board ceiling nailed to 38 x 38mm bracing at maximum 400 centers finished with H-strip covered cornices and finished with two coats of PVA.

ENERGY EFFICIENCY NOTES:
ROOF: Climatic zone 4
Minimum requirements total R-Value (m²/KW) for roof.
Solar absorbance of more than 0.55 = 3.7. Direction of heat flow = up. Estimated total R-VALUE of insulation = 2.3 to 3.35. Recommended deemed to satisfy minimum 140mm thickness on product insulation.

FENESTRATION: NOT AFFECTED

LIGHTING:
Floor area = 58.5 m²
5 watts/m² = 292.5 watts allowed > than 55 watts provided

ENERGY CONSUMPTION:
Wim² = 55 / 58.5 = 0.94 wim² provided < 5 wim² allowed

SEWERAGE NOTES:
plumbing to be done by qualified plumber and all work must comply with the regulations of the local authority. Sewerage pipes 110mm Ø PVC. Pipes must be laid with a minimum fall of 1:60. Supply an inspection eye at every change of direction & junction. Supply a cleaning eye at every change of direction and every 15m on straight sections. All 40mm Ø waste pipes must have a cleaning eye at every change of direction and must be accessible at all times. Traps must be installed under every waste fitting and must be accessible at all times.

WATER LEGEND & ABBREVIATIONS	
	WATER METER
	SOLAR GEYSER FLAT TYPE
ELECTRICAL LEGEND	
	15A PLUGPOINT & DOUBLE 15A PLUGPOINT
	40W FLUORESCENT LIGHT
	SW CEILING MOUNTED LIGHT
	SW CEILING MOUNTED DOWNLIGHTER
	20W WALL MOUNTED LIGHT
	DISTRIBUTION BOARD (existing)
	SINGLE LIGHT SWITCH
	DOUBLE LIGHT SWITCH

ATU
ATU HOME DESIGNS
Tony Ungerer
Cell: 0827843817
Email: tonyungerer@gmail.com
Professional Indemnity
Policy No. 730002425

ERF No.	3250
Area of ERF	852 m ²
Existing coverage	425 m ² 49.9 %
Additional coverage	0 m ² 0.0 %
Total coverage	425 m ² 49.9 %
Existing floor space	389 m ²
Additional floor space	0 m ²
Total floor space	389 m ²
No. of new toilets	1
No. of new garages	0

AMENDMENT TO PLAN No 277097A
INTERNAL ALTERATIONS TO EXISTING 2ND DWELLING ON ERF 3250 SUMMERSTRAND FOR TG & NM LEO

Drawn: A.T. Ungerer
Signature:
SACAP No. T0632
PROF. ARCH. TECHNOLOGIST
Date: 06/05/2019
Owner: TG & NM Leo
Signature: