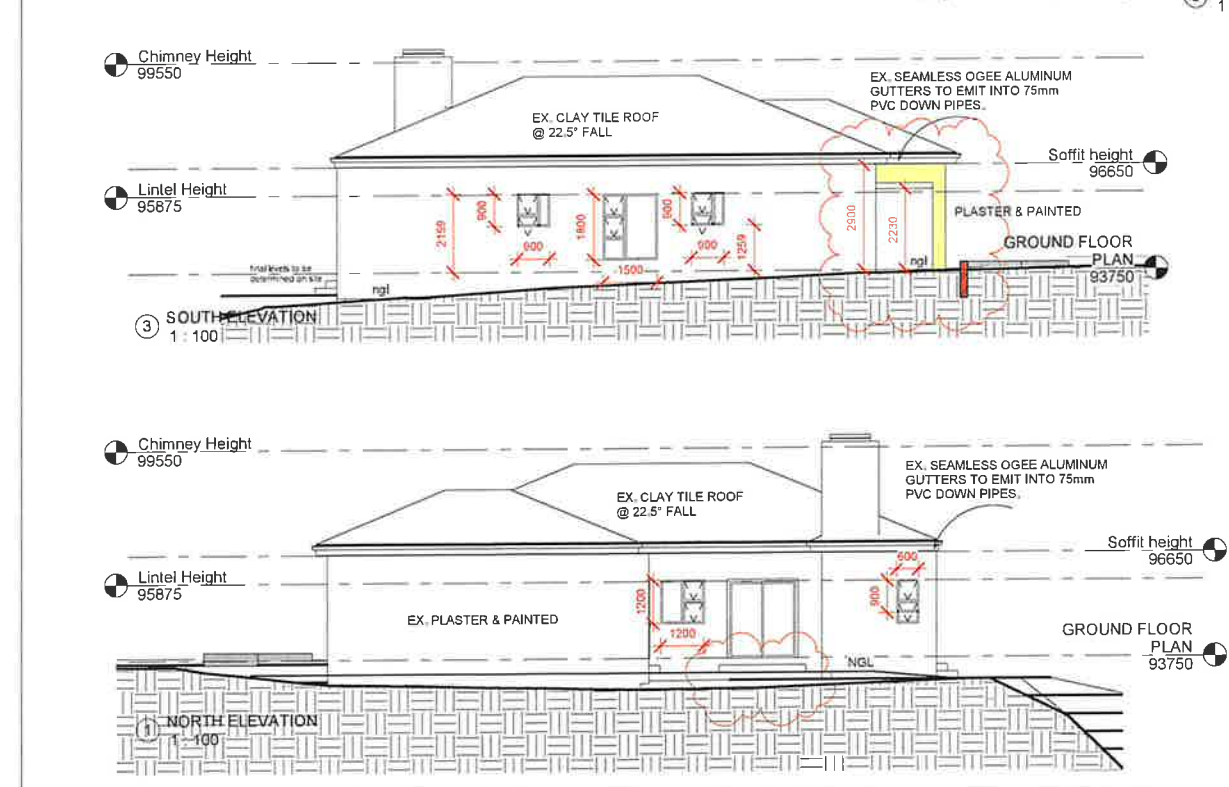
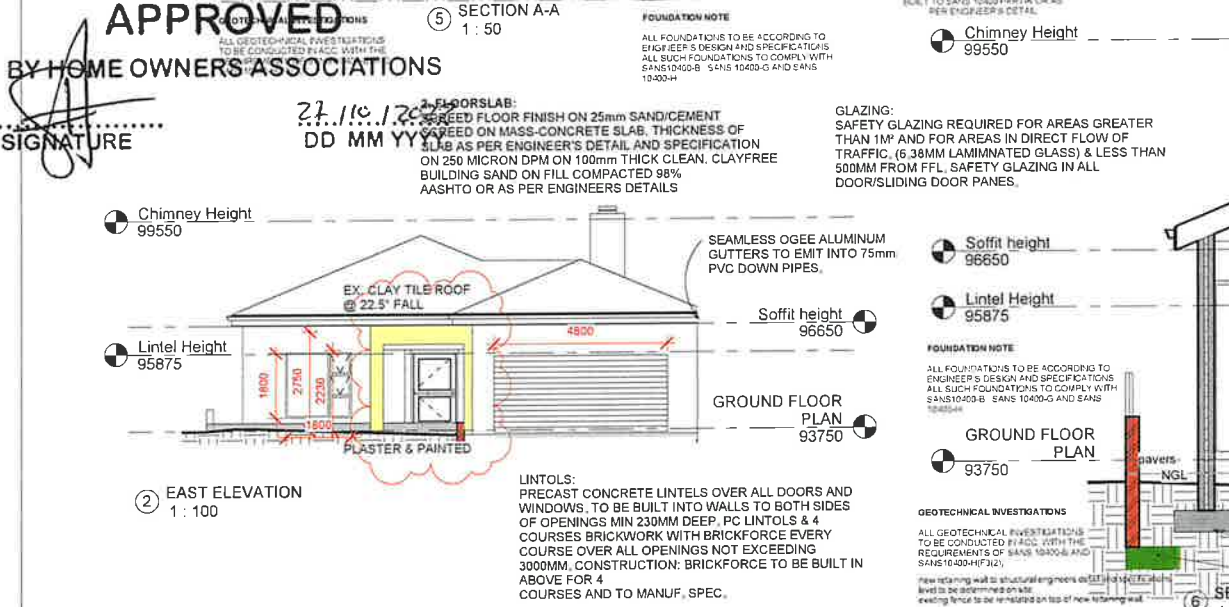
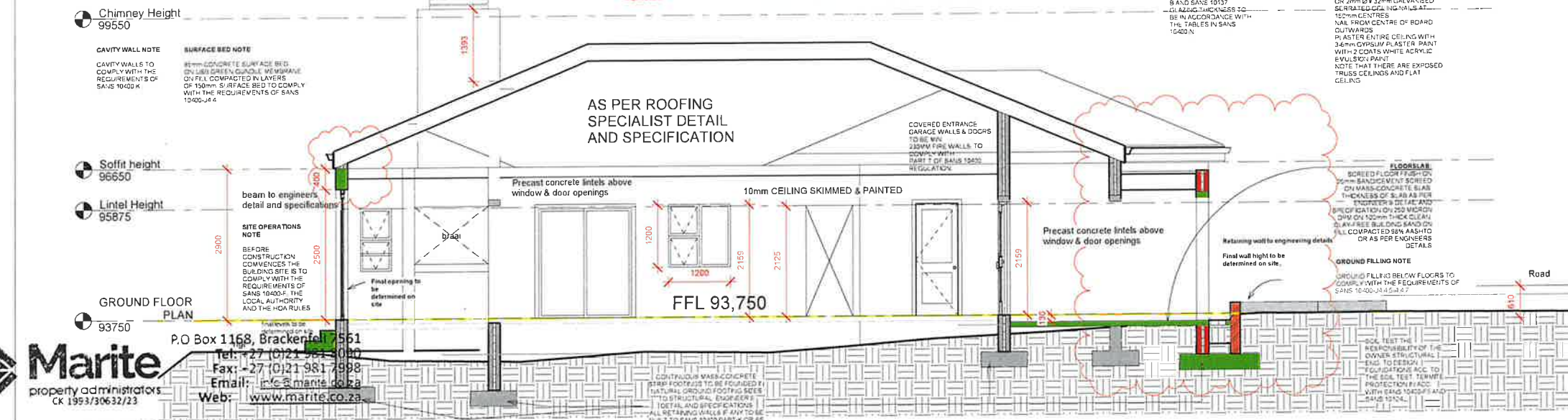


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property administrators
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APPROVED
BY HOME OWNERS ASSOCIATIONS

SIGNATURE
27.11.2022
DD MM YY



NOTE FOR ENERGY USAGE

HOT WATER (ONLY WHERE APPLICABLE) -
50% OF WATER TO BE PROVIDED BY ALTERNATIVE SOURCE ON SITE. CHECK WITH MANUFACTURER. SUBJECT TO PROVISIONS OF SANS 1307, SANS 10106, SANS 6211-2 AND SANS 10254 AND SANS 102252-1.
PROVIDE INSULATION TO HOT WATER PIPING.
MIN R-VALUE OF 1.00 TO PIPING <80mm diam.
NO PIPING OVER 80mm diam.
WRAP HOT WATER GYSER IN INSULATION BLANKET WITH R-VALUE-2 TO SATISFY PART XA OF SANS 10400.

ELECTRICAL
SEE LIGHTING LAYOUT LAYOUT.
DEEMED TO SATISFY AS PER PART PART XA OF SANS 10400.

FLOORS -
NO UNDERFLOOR HEATING.
DEEMED TO SATISFY AS PER PART PART XA OF SANS 10400.

ROOF (ONLY WHERE APPLICABLE) -
PROVIDE INSULATION WITH MIN. R-VALUE 3.7 (m² KW) TO SATISFY PART XA OF SANS 10400.
CHECK WITH MANUFACTURER.

GENERAL -
PROVIDE ALL EXTERNAL DOORS TO ENVELOPE OF BUILDING WITH FIBROUS SEAL.
PROVIDE SKIRTINGS & CORNICES TO SEAL FLOOR AND CEILING JOINTS TO WALLS.

Window Schedule		
Width	Sill Height	Height
1500	325	1800
1800	359	1800
900	1259	900
900	1259	900
600	1225	900
1800	359	1800
900	1259	900
1200	959	1200

Door Schedule	
Width	Height
813	2150
813	2150
813	2150
813	2150
813	2150
4800	2125
1200	2125
0	0
1800	2100
813	2150
0	0
813	2150
5000	2500

FENESTRATION CALCULATION:

TOTAL FLOOR AREA = 182m²
TOTAL = 164m²

ALLOWED - 20% = 32.8m²

TOTAL NEW AREA DOORS AND WINDOWS

W19	=	1.2x1.2 x 1	=	1.44m ²
W25	=	0.9x0.9 x 2	=	1.62m ²
W28	=	1.8x1.8 x 2	=	6.48m ²
W29	=	1.8x1.5 x 1	=	2.70m ²
W30	=	0.9x0.9 x 1	=	0.81m ²
D28	=	1.2x2.1 x 1	=	2.52m ²
D33	=	1.8x2.1 x 1	=	3.78m ²
D44	=	5.0x2.5 x 1	=	12.50m ²
TOTAL =				=29.85m²

TOTAL PERCENTAGE COMPLIANT 18.20%

NOTES

SPECIFICATION FOR LOCAL AUTHORITY SUBMISSION A GENERAL. THIS DRAWING IS INTENDED TO BE FOR THE PURPOSE OF ACQUIRING CONSTRUCTION APPROVAL FROM THE LOCAL AUTHORITY IT IS ONLY TO BE USED FOR PURPOSE OF CONSTRUCTION ONCE APPROVAL HAS BEEN GRANTED AND THE DRAWINGS HAVE BEEN ISSUED FOR CONSTRUCTION BY THE ARCHITECT/DESIGNER. COPYRIGHT IS RESERVED ON ALL DRAWINGS AND REMAINS THE PROPERTY OF THE ARCHITECT. THE CONTRACTOR IS TO CHECK AND CONFIRM ALL DIMENSIONS AND LEVELS PRIOR TO THE SETTING OUT OF THE WORKS. USE FIGURED DIMENSIONS DO NOT SCALE. ANY DISCREPANCIES IN DIMENSIONS OR SPECS ARE TO BE REPORTED TO THE DESIGNER IMMEDIATELY FOR CLARIFICATION. SETTING OUT TO BE DONE FROM THE SURVEYORS PEGS. ALL WORK TO COMPLY WITH SABS 10400 CODES AND LOCAL AUTHORITY RULES, REGULATIONS AND REQUIREMENTS. THIS SPEC IS INTENDED TO SUPPLEMENT THE NBR AND THE NBR TAKES PRECEDENCE.

NON- DOMESTIC USE WATER RECYCLING

- STORM WATER THAT WILL BE COLLECTED IN WATER RETENTION DAM TO BE RECYCLED THROUGH WATER PLANT AND RE-USED AS AN ALTERNATIVE SOURCE OF NON- DOMESTIC WATER, AS PER THE C.C.T. WATER BY-LAW.

- LANDSCAPING TO BE IRRIGATED BY MEANS OF ALTERNATIVE WATER SOURCE AND NOT MUNICIPAL WATER INTENDED FOR DOMESTIC USE.

- RECOMMENDED THAT WC'S AND WASHING MACHINES TO MAKE USE OF AN ALTERNATIVE WATER SYSTEM AS TO BE INSTALLED BY THE WILDEERS VIEW HOME OWNERS ASSOCIATION

NOTE :
- ALL SANITARY FITTINGS TO BE SUPPLIED BY CLIENT.
- LAY ALL DRAINS AS INDICATED ON DRAWINGS IN 100MM Ø PVC SOIL PIPE TO CORRECT FALLS.
- ANY PIPE WORK RUNNING THROUGH FOUNDATION WALLS TO BE ENCASED IN MIN. 100MM CONCRETE.
- SANITARY FITTINGS
- FIX THE SANITARY FITTINGS AS SHOWN ON DRAWINGS FREE OF ALL CRACKS OR BLEMISHES OF ANY KIND WHATSOEVER.
- ALL FITTINGS ARE TO BE FIXED AFTER THE WALLS HAVE BEEN TILED.
- BATHS TO BE INSTALLED WITH LEDGE TO HEIGHTS AS SHOWN ON DRAWINGS.
- BASINS ARE TO BE INSTALLED 825MM HIGH WITH MINIMUM 450MM FROM CENTER OF BASIN TO SIDE WALL OR AS SHOWN.
- SHOWER ROSES TO BE WATER EFFICIENT TYPE I.E. RST. SHOWER HEAD" 083 740 4346 / 082 926 9779 OR EQUAL APPROVED
- PPR PIPING TO BE USED FOR HOT & COLD WATER RETICULATION
- W.C.'S ARE TO BE INSTALLED WITH CISTERN EDGE MINIMUM 200MM FROM SIDE WALLS.
- TOILET CISTERN TO BE A LOW VOLUME CISTERN FITTED WITH "MULTIFLUSH" DEVICES BY WATER RAPASODY - 021 531 9864, WITH A SUITABLY MATCHED LOW-VOLUME PAN.
- TAP AERATORS BY AQUA SMART OR EQUAL APPROVED.

DOCUMENT STATUS
STAGE 5

UNLESS STAMPED: THIS DRAWING IS NOT VALIDATED AND SHOULD NOT BE USED

PROJECT INFORMATION

Wilders View, ERF 25801, PORTION 12

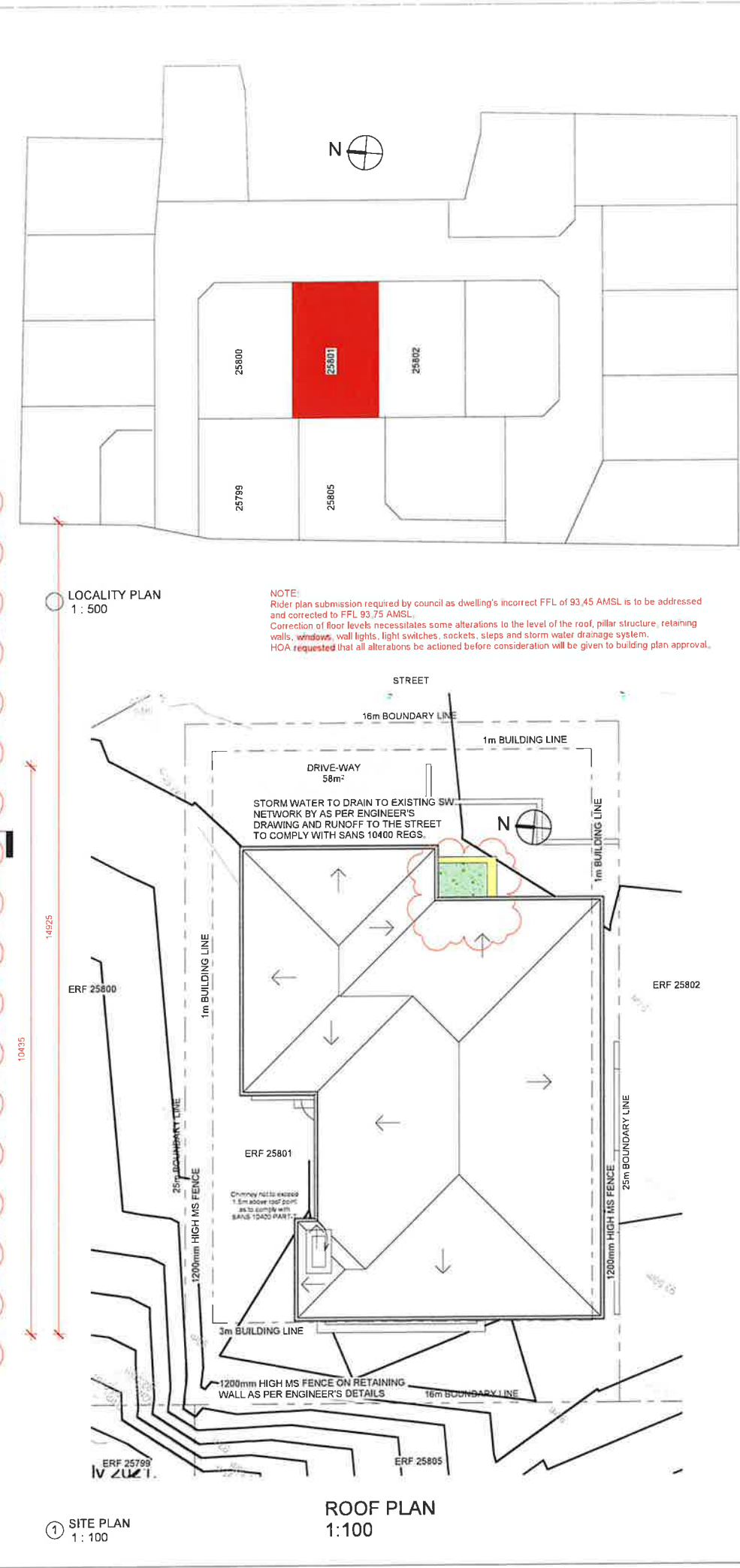
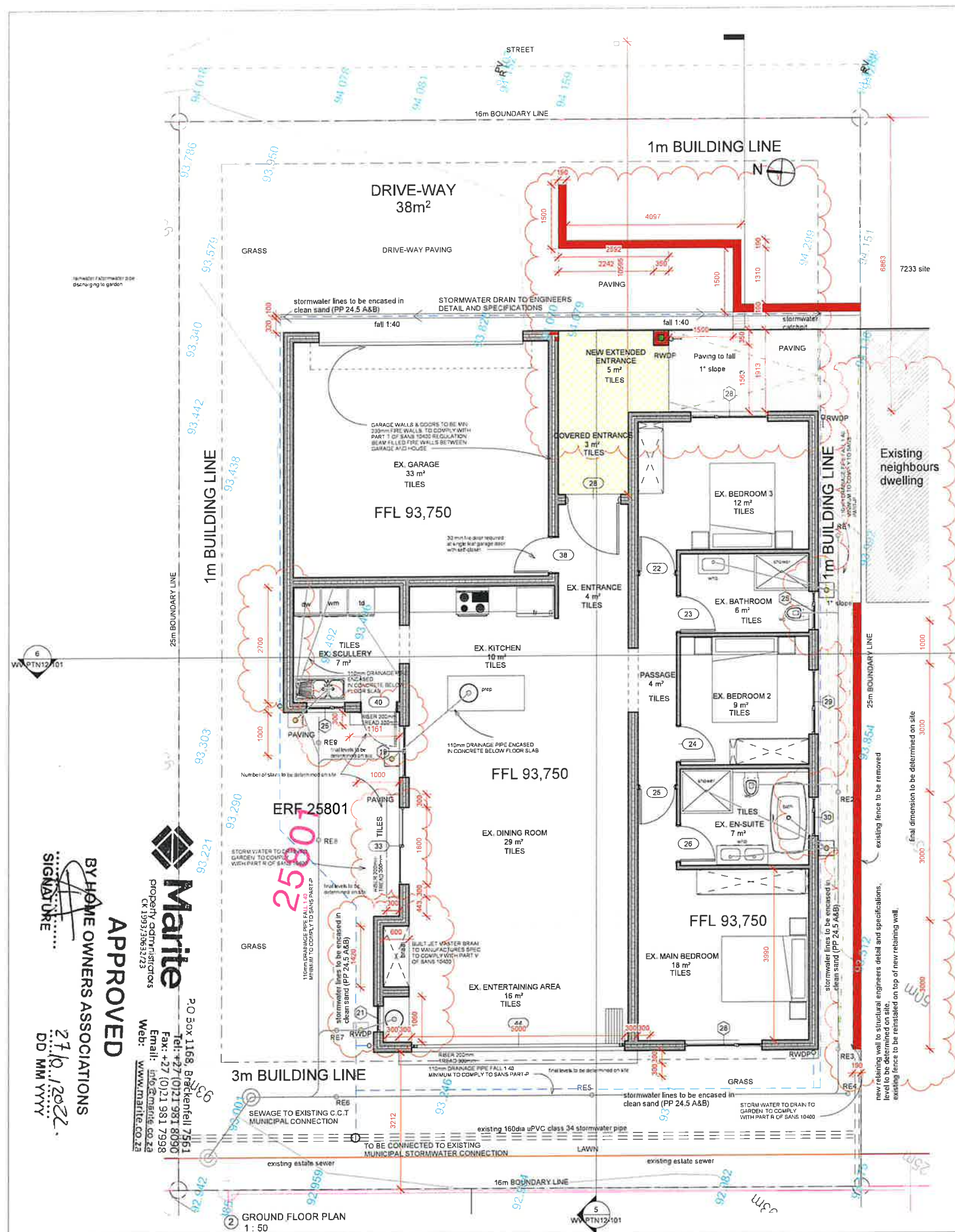
PROJECT ADDRESS
ERF 25801, WILDERS VIEW

DRAWING TITLE
RIDER PLAN

SCALE	DATE	DRAWN BY
As indicated	2022/10/21	BR

PROJECT NO.	FILE PATH :	CHECKED BY
552-		TVR

DRAWING NUMBER	REVISION :
WV-PTN12-101	0



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AREA CALCULATIONS:

EX. GROUND FLOOR = 135.170m²
EX. GARAGE = 38.502m²

EX. TOTAL = 173.672m²

EX. COVERED ENTRANCE = 3.158m²

EX. SUB TOTAL = 176.873m²

NEW EXTENDED ENTRANCE = 5.00m²
NEW SUB TOTAL = 181.873m²

SITE AREA = 400m²
EX. COVERAGE = 44.21%
NEW COVERAGE = 45.47%

NON- DOMESTIC USE WATER RECYCLING

- STORM WATER THAT WILL BE COLLECTED IN WATER RETENTION DAM TO BE RECYCLED THROUGH WATER PLANT AND RE-USED AS AN ALTERNATIVE SOURCE OF NON - DOMESTIC WATER, AS PER THE C.C.T WATER BY-LAW
- LANDSCAPING TO BE IRRIGATED BY MEANS OF ALTERNATIVE WATER SOURCE AND NOT MUNICIPAL WATER INTENDED FOR DOMESTIC USE.
- RECCOMENDED THAT WC'S AND WASHING MACHINES TO MAKE USE OF AN ALTERNATIVE WATER SYSTEM AS TO BE INSTALLED BY THE WILDERS VIEW HOME OWNERS ASSOCIATION
- ALTERNATIVELY A BOREHOLE COULD BE INSTALLED BY THE WILDERS VIEW HOME OWNERS ASSOCIATION

ARCHITECTS SIGNATURE

CLIENTS SIGNATURE

SMITH & SMITH

ARCHITECTS

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DOCUMENT STATUS

STAGE 5

UNLESS STAMPED THIS DRAWING IS NOT VALIDATED AND SHOULD NOT BE USED

PROJECT INFORMATION

Wilders View,
ERF 25801,
PORTION 12

PROJECT ADDRESS

ERF 25801, WILDERS VIEW

DRAWING TITLE

RIDER PLAN

SCALE	DATE	DRAWN BY
As indicated	2022/10/21	BR
PROJECT NO	FILE PATH	CHECKED BY:
552-		TVR
DRAWING NUMBER	REVISION:	
WV-PTN12-100	0	

BY HOME OWNERS ASSOCIATIONS
27/10/2022
DD MM YYYY

APPROVED

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