

## **Draft BAR: Appendix A – Site Plans**



Level 2 - ground floor  
1 : 100

Door Schedule - Ground floor							
Level	Type Mark	Mark	Width	Height	Description	Glazing Type	Glazing Element Status
Level 1 -Lower GF	D1	16	900	2100	Horizontal slatted medium duty internal door	none	No
Level 1 -Lower GF	D1	17	900	2100	Horizontal slatted medium duty internal door	none	No
Level 1 -Lower GF	D1	18	900	2100	Horizontal slatted medium duty internal door	none	No
Level 1 -Lower GF	D2	19	900	2100	Charcoal powder coated aluminium and glass hinged door	Single - LSG	Yes
Level 1 -Lower GF	D7	15	2400	2100	Charcoal powder coated aluminium Palace sliding door	Single - LSG	Yes
Level 1 -Lower GF	D7	14	2400	2100	Charcoal powder coated Aluminium Palace sliding door	Single - LSG	Yes
Level 1 -Lower GF	D12	12	5400	2400	Charcoal powder coated aluminium Vistafold door	Single - LSG	No
Level 1 -Lower GF	D12	11	5400	2400	Charcoal powder coated aluminium Vistafold door	Single - LSG	No
Level 1 -Lower GF	SL1	13	600	2400	Charcoal powder coated aluminium sidelight window	Single - LSG	Yes
Level 2 - ground floor	D1	21	900	2100	Horizontal slatted medium duty internal door	none	No
Level 2 - ground floor	D1	24	900	2100	Horizontal slatted medium duty internal door	none	No
Level 2 - ground floor	D1	25	900	2100	Horizontal slatted medium duty internal door	none	No
Level 2 - ground floor	D1	22	900	2100	Horizontal slatted medium duty internal door	none	No
Level 2 - ground floor	D1	20	900	2100	Horizontal slatted medium duty internal door	none	No
Level 2 - ground floor	D3	26	900	2100	Horizontal slatted fire door	none	No
Level 2 - ground floor	D4	7	900	2100	Existing back door	none	No
Level 2 - ground floor	D5	1	1206	2032	Re-use existing pivot door	none	No
Level 2 - ground floor	D6	5	1800	2100	Charcoal powder coated Aluminium Palace sliding door	Single - LSG	Yes
Level 2 - ground floor	D6	2	1800	2100	Charcoal powder coated Aluminium Palace sliding door	Single - LSG	Yes
Level 2 - ground floor	D7	9	3000	2100	Charcoal powder coated Aluminium 4 panel Palace sliding door with colonial bar detail	Single - LSG	Yes
Level 2 - ground floor	D7	23	3000	2100	Charcoal powder coated Aluminium 4 panel Palace sliding door with colonial bar detail	Single - LSG	No
Level 2 - ground floor	D8	10	3600	2100	Charcoal powder coated Aluminium 3 panel Palace sliding door	Single - LSG	Yes
Level 2 - ground floor	D9	8	4200	2100	Charcoal powder coated Aluminium 3 panel Palace sliding door	Single - LSG	Yes
Level 2 - ground floor	D10	4	4800	2100	Charcoal powder coated Aluminium 3 panel Palace sliding door	Single - LSG	Yes
Level 2 - ground floor	D10	3	4800	2100	Charcoal powder coated Aluminium 3 panel Palace sliding door	Single - LSG	Yes
Level 2 - ground floor	D11	6	4880	2100	Charcoal powder coated aluminium overhead sectional door	none	No

Window Schedule Ground floor							
Level	Type Mark	Mark	Width	Height	Description	Glazing Type	Glazing Element Status
Level 1 -Lower GF	W15	10	1800	600	Charcoal powder coated aluminium top hung window	Single - Clear	
Level 1 -Lower GF	W15	9	1800	600	Charcoal powder coated aluminium top hung window	Single - Clear	
Level 1 -Lower GF	W4	7	900	900	Re-use existing aluminium window in new position	Obscure TSG	
Level 1 -Lower GF	W16	8	1800	900	Charcoal powder coated aluminium top hung window	Single - Clear	
Level 1 -Lower GF	W9	11	1200	2100	Charcoal powder coated aluminium fixed pane window with colonial bar detail	Clear TSG	
Level 2 - ground floor	W1	6	600	600	Charcoal powder coated aluminium top hung window	Obscure TSG	
Level 2 - ground floor	W16	16	1800	900	Charcoal powder coated aluminium top hung window	Single - Clear	
Level 2 - ground floor	W16	15	1800	900	Charcoal powder coated aluminium top hung window	Single - Clear	
Level 2 - ground floor	W10	18	1500	1200	Charcoal powder coated aluminium top hung window	Single - Clear	
Level 2 - ground floor	W19	17	2100	1200	Charcoal powder coated aluminium Knysna sliding window with colonial bar detail	Clear TSG	
Level 2 - ground floor	W11	5	1500	1500	Charcoal powder coated aluminium top hung window	Obscure TSG	
Level 2 - ground floor	W12	4	1500	1500	Charcoal powder coated aluminium top hung window	Single - Clear	
Level 2 - ground floor	W6	13	900	1800	Charcoal powder coated aluminium fixed pane window	Clear TSG	
Level 2 - ground floor	W6	12	900	1800	Charcoal powder coated aluminium fixed pane window	Clear TSG	
Level 2 - ground floor	W13	3	1500	1800	Charcoal powder coated aluminium top hung window	Clear TSG	
Level 2 - ground floor	W22	1	2400	1800	Charcoal powder coated aluminium top hung window	Clear TSG	
Level 2 - ground floor	W23	2	2400	1800	Charcoal powder coated aluminium top hung window	Clear TSG	
Level 2 - ground floor	W17	14	1800	3890	Charcoal powder coated aluminium fixed pane window	Clear TSG	

- General:
- All work to be done in accordance with SANS 10400, SANS 10252-1 and local bylaws
- External walls: plastered and painted white
- Sloped plaster cills
- Special attention must be given to cavity walls and placing of dpc
- Horizontal and vertical dpc throughout - special attention to be paid to dpc around windows
- Cavity walls filled with concrete below dpc
- Brickwork every 3rd course brickwork throughout
- Wire ties to be used in all cavity walls
- Foundations and RC slabs to Engineer's specs
- All openings > 3000 to have concrete beams to Engineer's specs over. All other openings to have precast lintols over.
- Roof structure by specialist
- Geysers: Replace existing geysers with new Paloma gas geysers
- White bathroom fittings to clients specs
- Bathroom tiling: Showers tiled to 2.2m, splashbacks behind basins and baths
- All showers to be waterproofed with superiacryl prior to tiling
- Min. fall 1:60 to all soil pipes
- Levels on plan are finished floor levels
- Min 1 downpipe/ 110m<sup>2</sup> Roof area. Downpipes on east side to empty into rainwater tanks
- Remove existing thatch roof and structure
- New roof structure to engineer's specs
- Contractor to make good all finishes

- Notes:
- Copyright reserved
  - Contractor to check all dimensions and levels on site before work commences
  - No dimensions to be scaled from plan.
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Existing Ground Floor	264m <sup>2</sup>
Existing 1st floor	108m <sup>2</sup>
Existing covered Patio	14m <sup>2</sup>
Total existing floor area	386m <sup>2</sup>
Change of use	55m <sup>2</sup>
New Garage	59m <sup>2</sup>
New Braai Room	55m <sup>2</sup>
Adds to Dwelling	141m <sup>2</sup>
New Balconies	12m <sup>2</sup>
Total area	267m <sup>2</sup>

SACAP ST1527  
SAIAT 71754  
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**JENNY STARK**  
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**JENNY RAE STARK**

REVISIONS		
No.	Description	Date

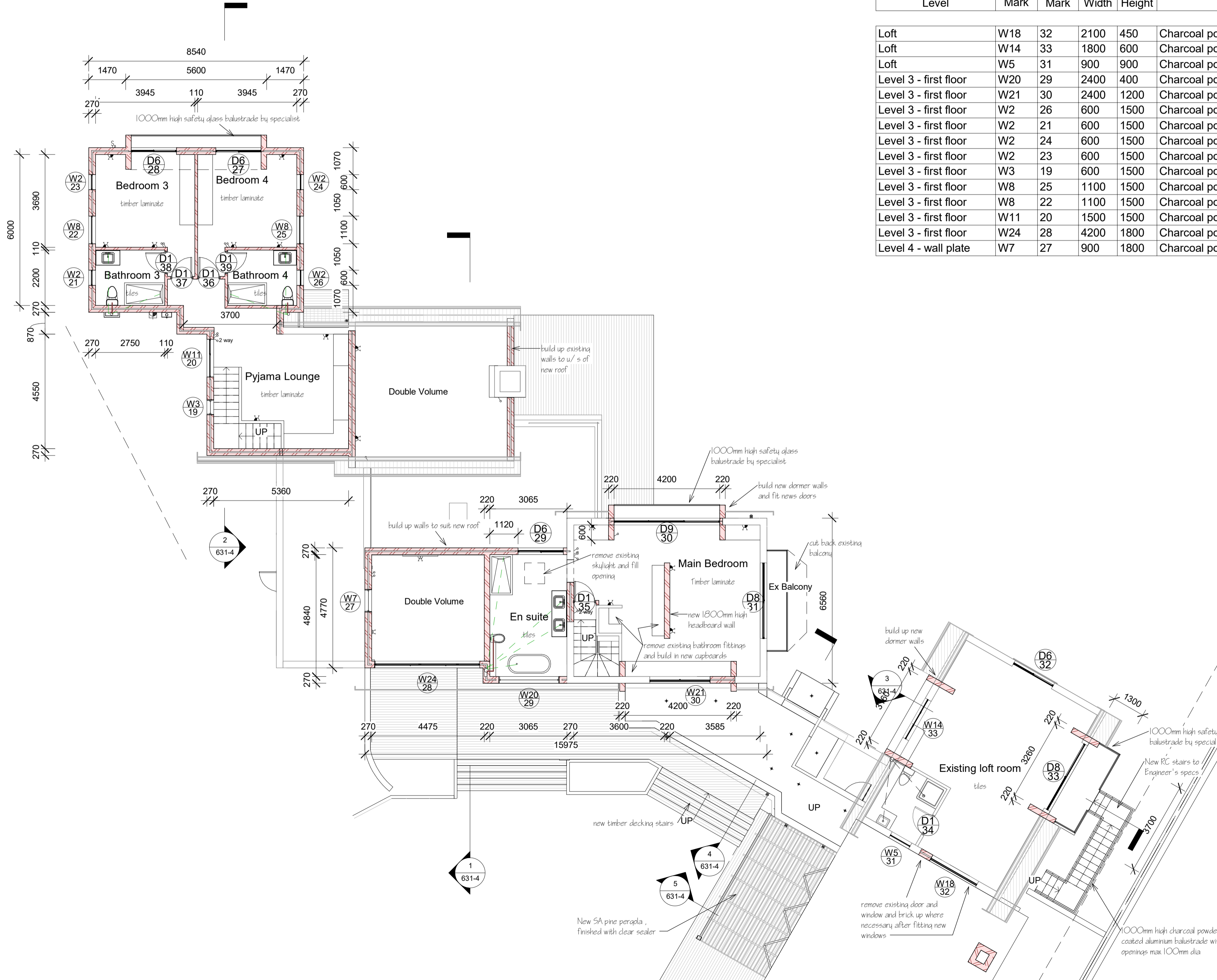
Proposed Alts & Adds to dwelling on Erf 631 Sea Vista for Mr P Robson

Ground Floor plan & Door & window Schedule

Project number SV631  
Date March 2024  
Drawn by J. Stark  
Scale 1 : 100

631-1

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Level 3 - first floor  
1 : 100

Door Schedule First Floor & Loft							
Level	Type Mark	Mark	Width	Height	Description	Glazing Type	Glazing Element Status
Loft	D1	34	900	2100	Horizontal slatted medium duty internal door	none	No
Loft	D6	32	1800	2100	Charcoal powder coated Aluminium Palace sliding door	Single - LSG	Yes
Loft	D8	33	3000	2100	Charcoal powder coated Aluminium Palace sliding door	Single - LSG	Yes
Level 3 - first floor	D1	38	900	2100	Horizontal slatted medium duty internal door	none	No
Level 3 - first floor	D1	37	900	2100	Horizontal slatted medium duty internal door	none	No
Level 3 - first floor	D1	36	900	2100	Horizontal slatted medium duty internal door	none	No
Level 3 - first floor	D1	39	900	2100	Horizontal slatted medium duty internal door	none	No
Level 3 - first floor	D1	35	900	2100	Horizontal slatted medium duty internal door	none	No
Level 3 - first floor	D6	29	1800	2100	Charcoal powder coated Aluminium Palace sliding door	Single - LSG	Yes
Level 3 - first floor	D6	27	1800	2100	Charcoal powder coated Aluminium Palace sliding door	Single - LSG	Yes
Level 3 - first floor	D6	28	1800	2100	Charcoal powder coated Aluminium Palace sliding door	Single - LSG	Yes
Level 3 - first floor	D8	31	3000	2100	Charcoal powder coated Aluminium Palace sliding door	Single - LSG	Yes
Level 3 - first floor	D9	30	4200	2100	Charcoal powder coated Aluminium 3 panel Palace sliding door	Single - LSG	Yes

Window Schedule First Floor							
Level	Type Mark	Mark	Width	Height	Description	Glazing Type	
Loft	W18	32	2100	450	Charcoal powder coated aluminium fixed pane window	Single - Clear	
Loft	W14	33	1800	600	Charcoal powder coated aluminium top hung window	Single - Clear	
Loft	W5	31	900	900	Charcoal powder coated aluminium top hung window	Clear TSG	
Level 3 - first floor	W20	29	2400	400	Charcoal powder coated aluminium fixed pane window	Clear TSG	
Level 3 - first floor	W21	30	2400	1200	Charcoal powder coated aluminium Knysna sliding window with colonial bar detail	Clear TSG	
Level 3 - first floor	W2	26	600	1500	Charcoal powder coated aluminium top hung window	Clear TSG	
Level 3 - first floor	W2	21	600	1500	Charcoal powder coated aluminium top hung window	Clear TSG	
Level 3 - first floor	W2	24	600	1500	Charcoal powder coated aluminium top hung window	Single - Clear	
Level 3 - first floor	W2	23	600	1500	Charcoal powder coated aluminium top hung window	Single - Clear	
Level 3 - first floor	W3	19	600	1500	Charcoal powder coated aluminium fixed pane window	Clear TSG	
Level 3 - first floor	W8	25	1100	1500	Charcoal powder coated aluminium top hung window	Clear TSG	
Level 3 - first floor	W8	22	1100	1500	Charcoal powder coated aluminium top hung window	Clear TSG	
Level 3 - first floor	W11	20	1500	1500	Charcoal powder coated aluminium top hung window	Clear TSG	
Level 3 - first floor	W24	28	4200	1800	Charcoal powder coated aluminium fixed pane window	Clear TSG	
Level 4 - wall plate	W7	27	900	1800	Charcoal powder coated aluminium fixed pane window with colonial bar detail	Obscure TSG	

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- All openings > 3000 to have concrete beams to Engineer's specs over. All other openings to have precast lintols over.
- Roof structure by specialist
- Geysers: Replace existing geysers with new Paloma gas geysers
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- Bathroom tiling: Showers tiled to 2.2m, splashbacks behind basins and baths
- All showers to be waterproofed with superiacryl prior to tiling
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REVISIONS		
No.	Description	Date

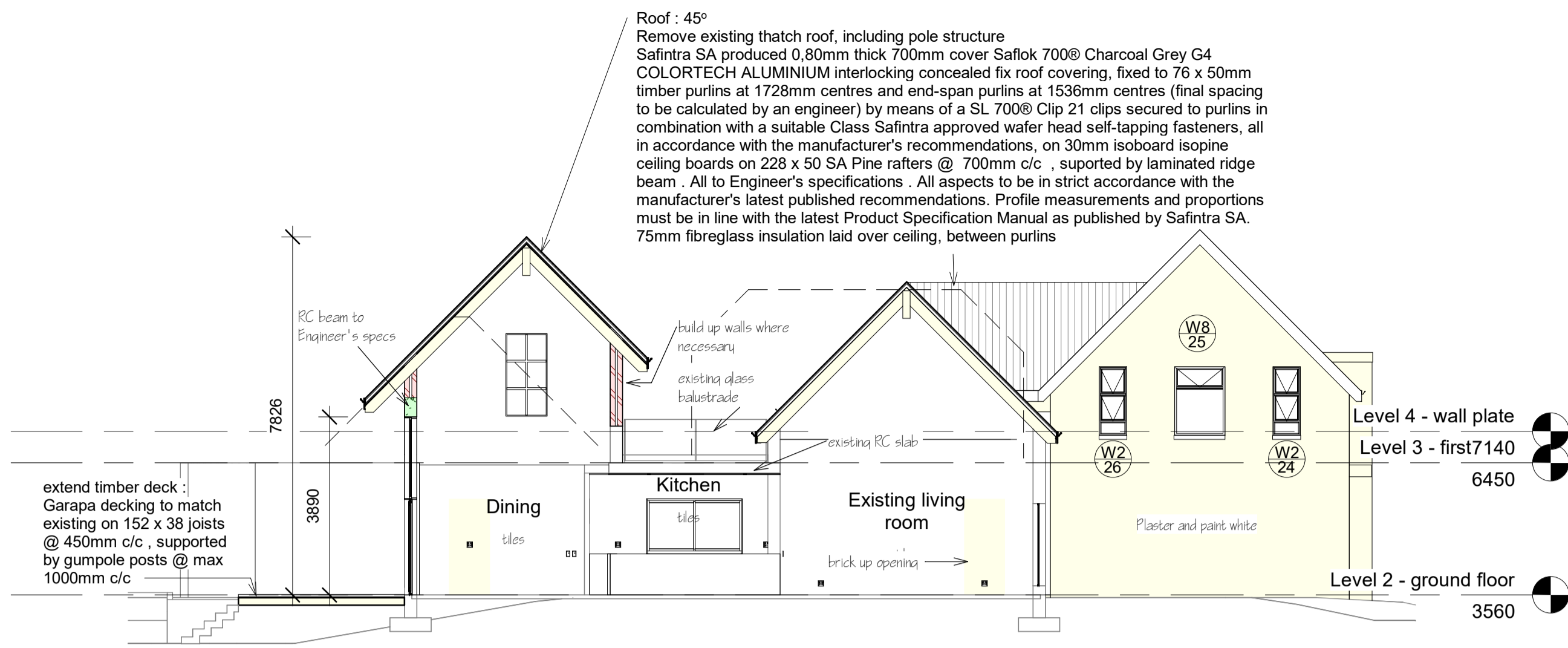
Proposed Alts & Adds to dwelling on Erf 631 Sea Vista for Mr P Robson

First Floor plan & Door & window Schedule

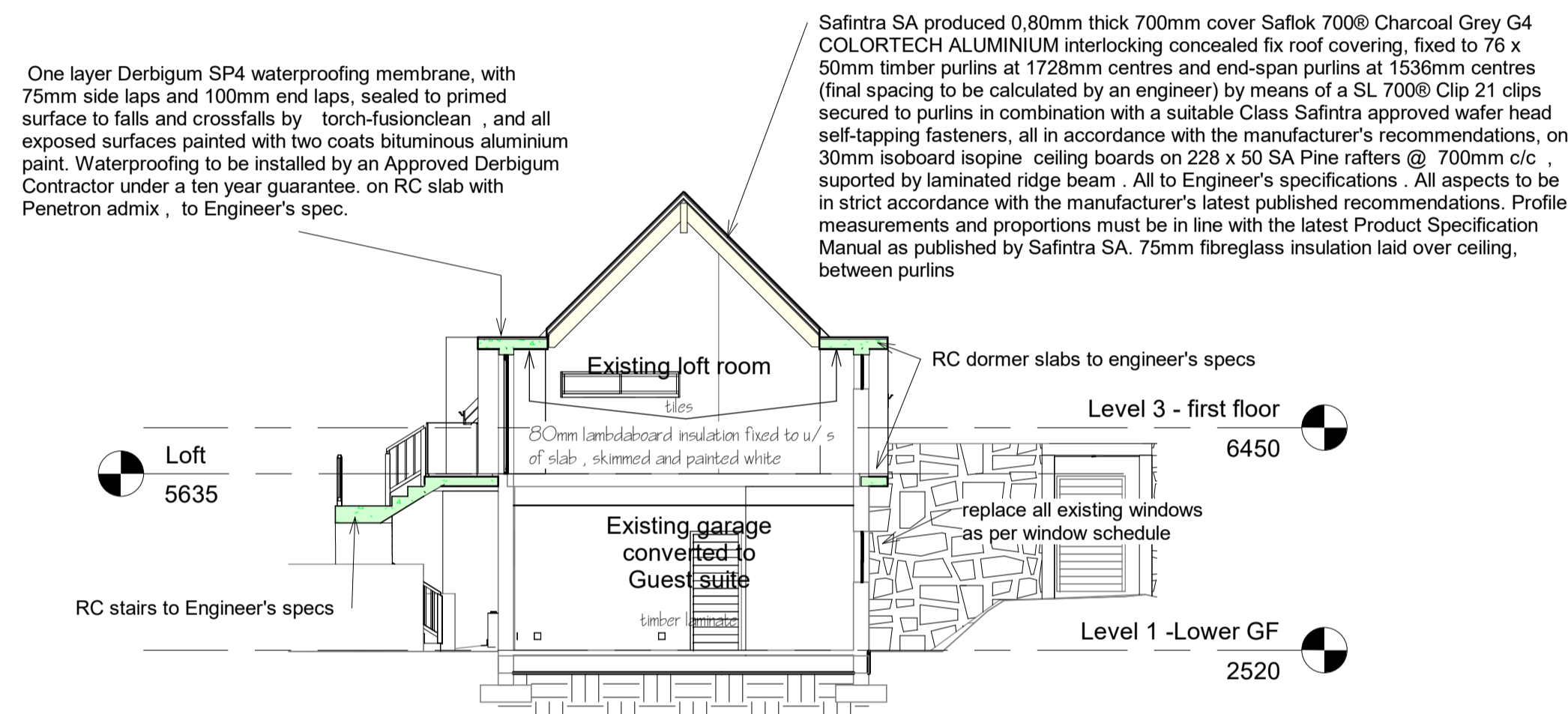
Project number	SV631
Date	March 2024
Drawn by	J. Stark
Scale	1 : 100

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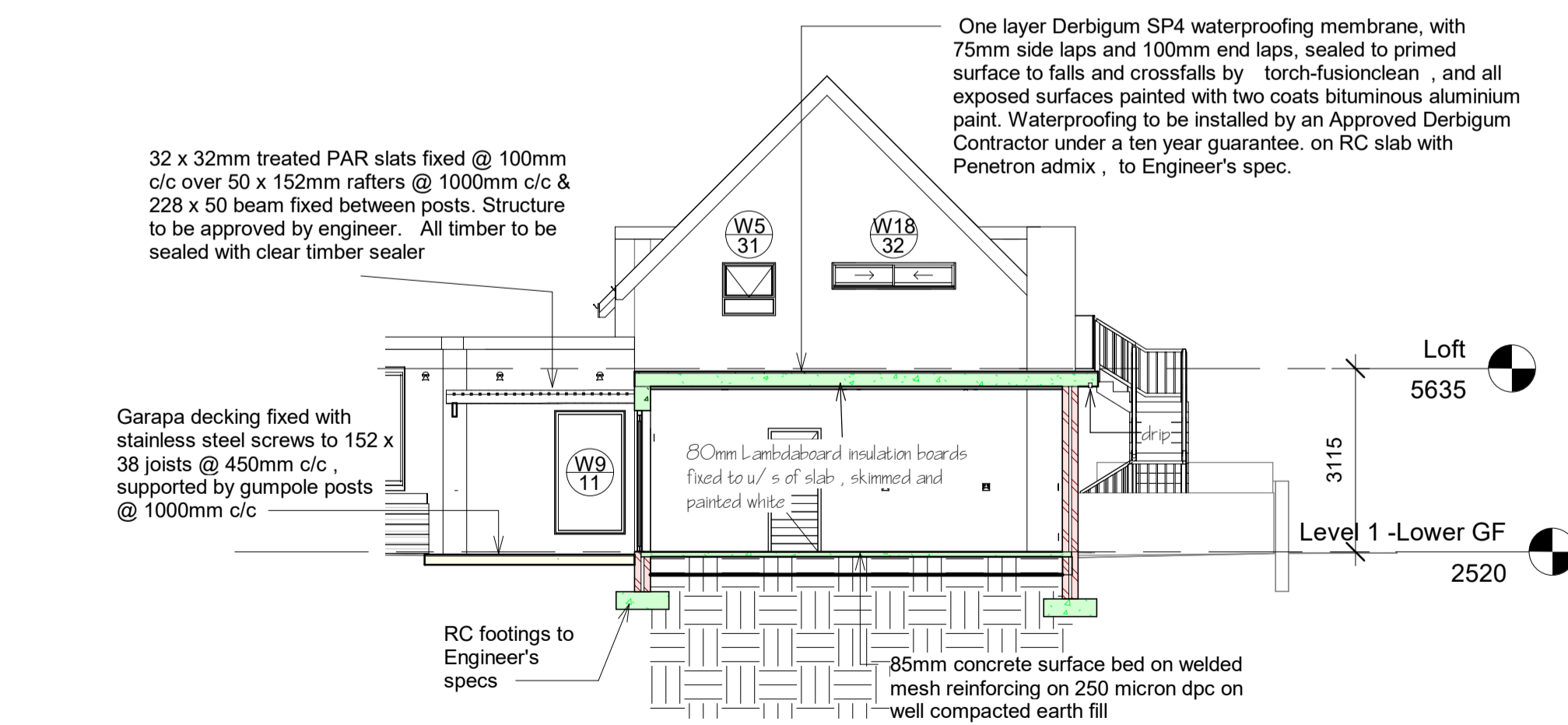
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**Section 1**  
1 : 100

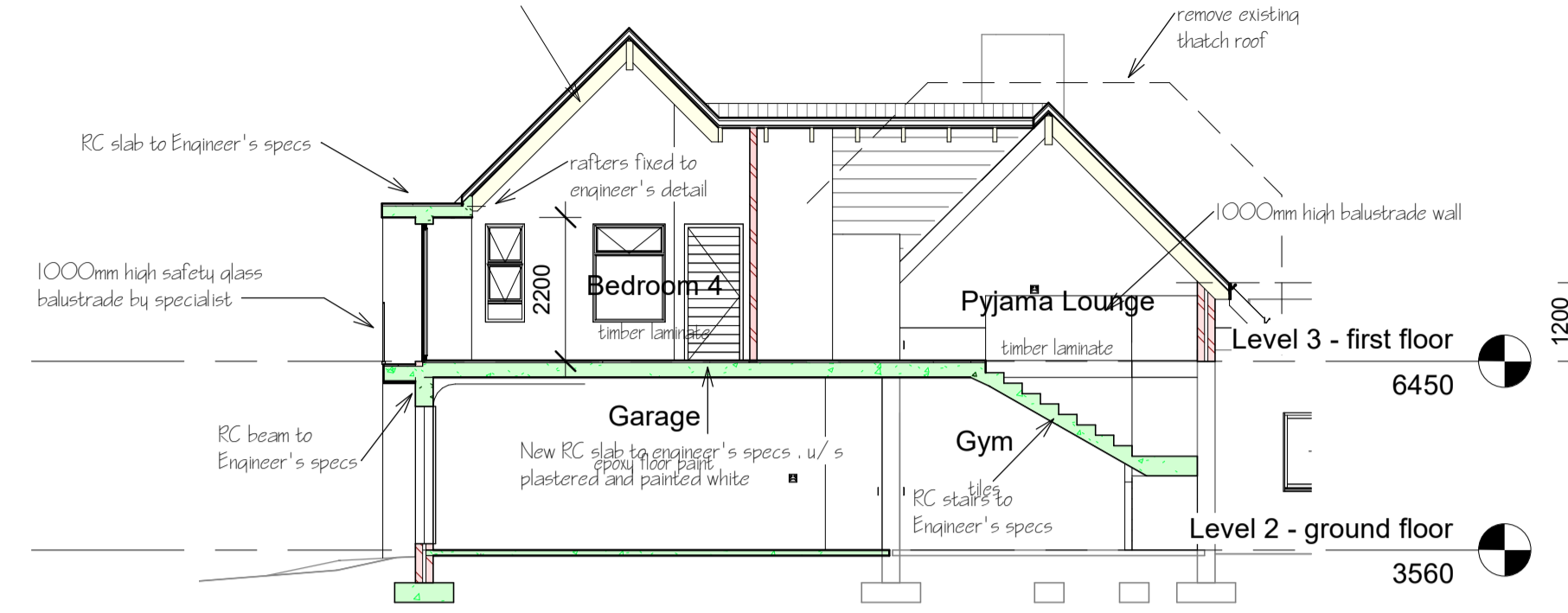


**Section 3**  
1 : 100

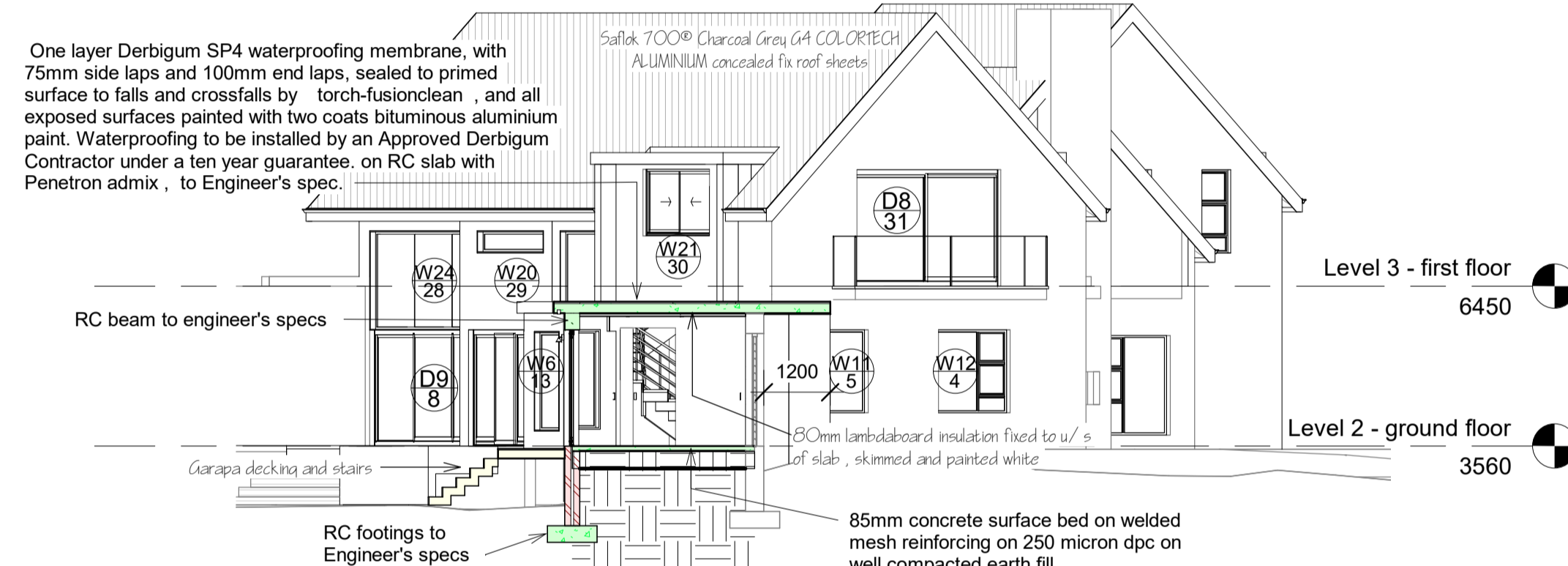


**Section 5**  
1 : 100

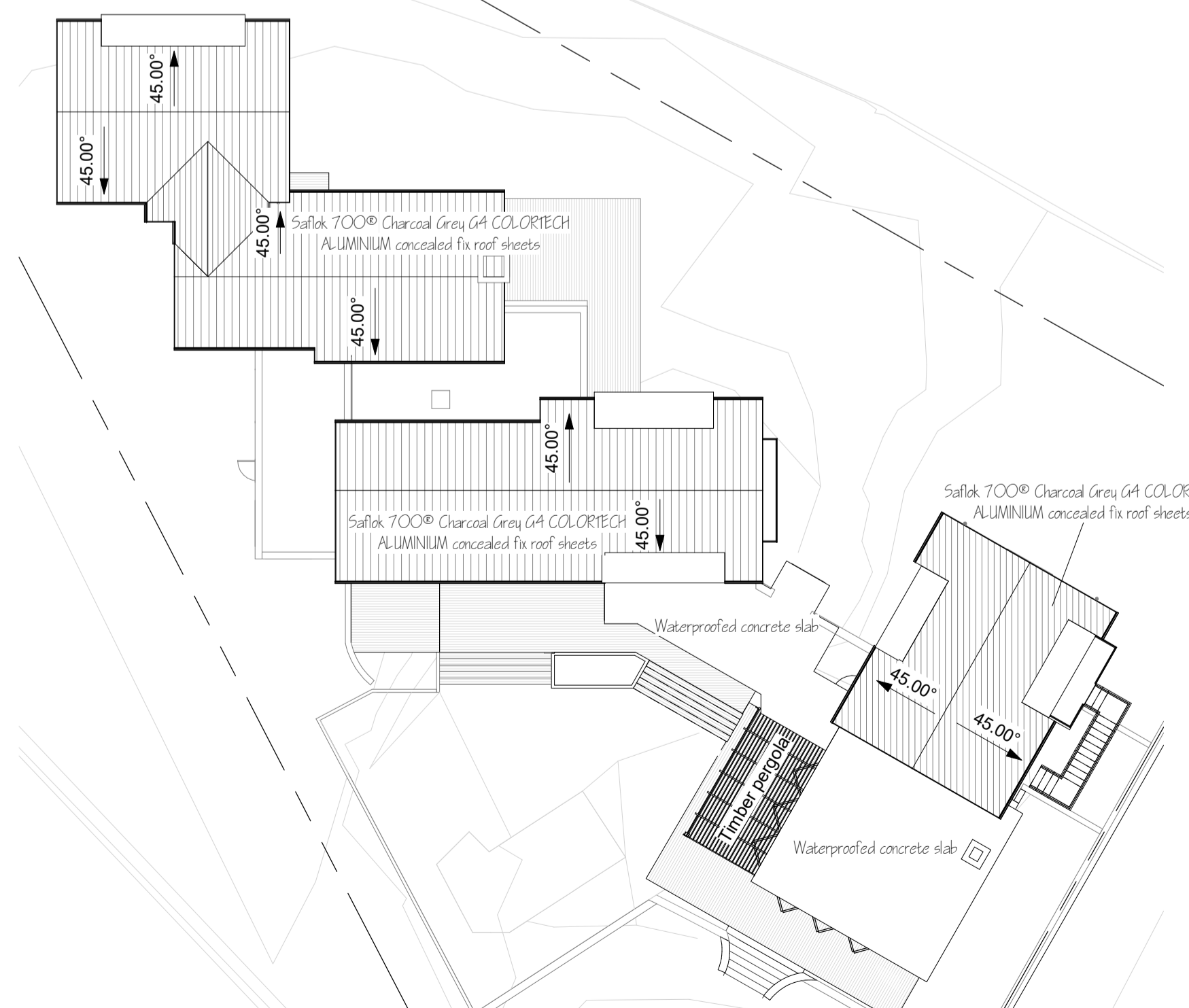
Safintra SA produced 0.80mm thick 700mm cover Saflok 700® Charcoal Grey G4 COLORTECH ALUMINIUM interlocking concealed fix roof covering, fixed to 76 x 50mm timber purlins at 1728mm centres and end-span purlins at 1536mm centres (final spacing to be calculated by an engineer) by means of a SL 700® Clip 21 clips secured to purlins in combination with a suitable Class Safintra approved wafer head self-tapping fasteners, all in accordance with the manufacturer's recommendations, on 30mm isoboard isopine ceiling boards on 228 x 50 SA Pine rafters @ 700mm c/c , supported by laminated ridge beam . All to Engineer's specifications . All aspects to be in strict accordance with the manufacturer's latest published recommendations. Profile measurements and proportions must be in line with the latest Product Specification Manual as published by Safintra SA. 75mm fibreglass insulation laid over ceiling, between purlins



**Section 2**  
1 : 100



**Section 4**  
1 : 100



**Roof plan**  
1 : 200

- General:
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- Bathroom tiling : Showers tiled to 2.2m , splashbacks behind basins and baths
- All showers to be waterproofed with superacryl prior to tiling
- Min. fall 1:60 to all soil pipes
- Levels on plan are finished floor levels
- Min 1 downpipe/ 110m² Roof area. Downpipes on east side to empty into rainwater tanks
- Remove existing thatch roof and structure
- New roof structure to engineer's specs
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Total area	267m²

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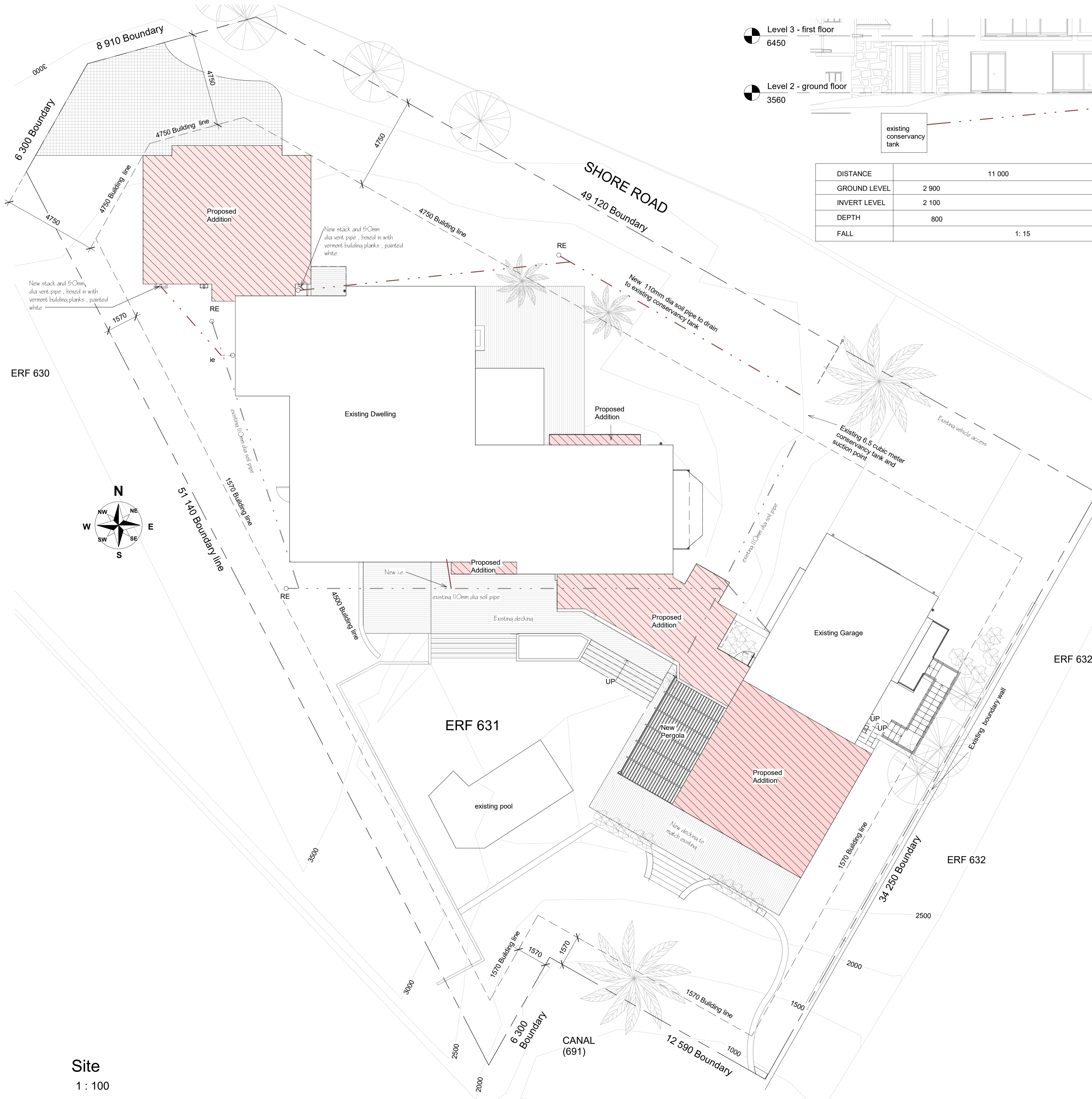
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PROFESSIONAL SENIOR ARCHITECTURAL TECHNOLOGIST  
**JENNY RAE STARK**

REVISIONS		
No.	Description	Date

Proposed Alts & Adds to dwelling on Erf 631 Sea Vista for Mr P Robson

Sections & Roof plan	
Project number	SV631
Date	March 2024
Drawn by	J. Stark
Scale	As indicated
<b>631-4</b>	

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Site  
1 : 100



DISTANCE	11 000	9 300
GROUND LEVEL	2 900	3 500
INVERT LEVEL	2 100	2 845
DEPTH	800	655
FALL	1: 15	

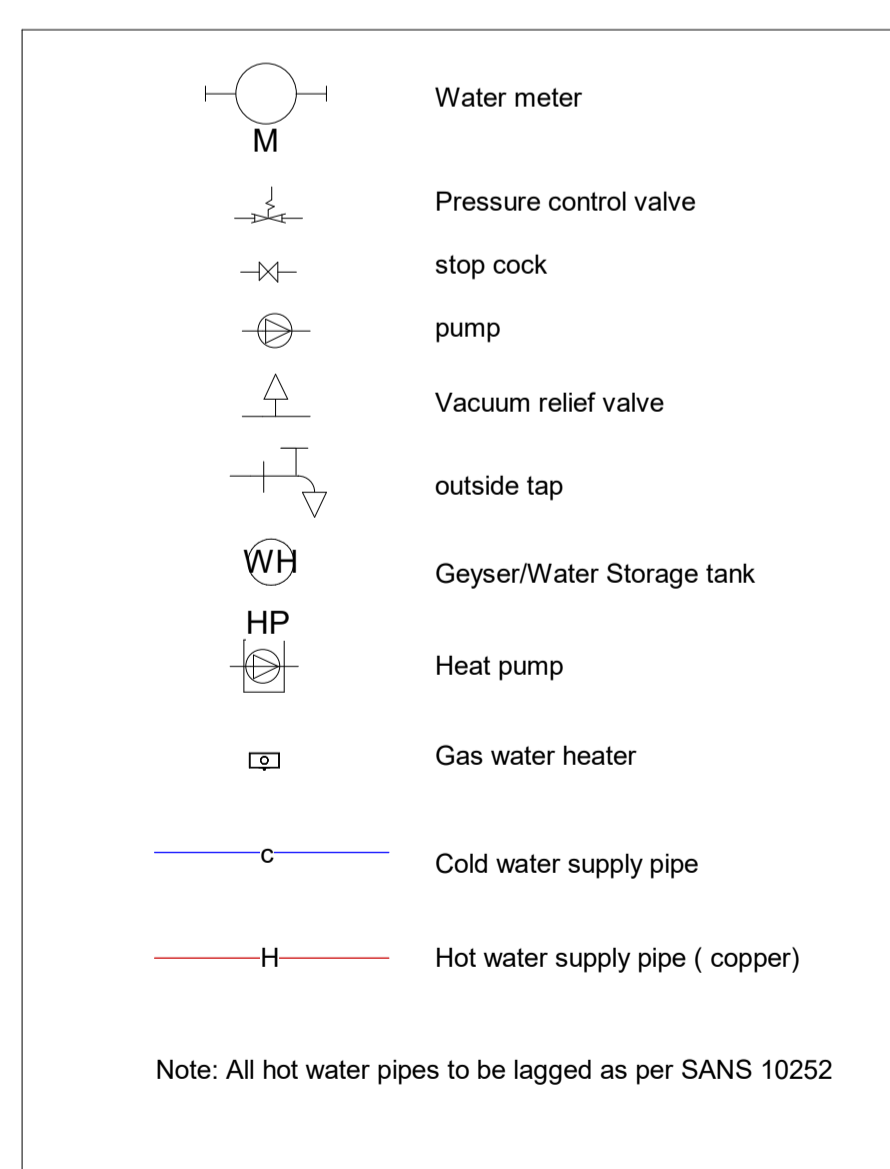
Drainage section ( New )  
1 : 100

- DRAINAGE**
1. Drainage installation to comply with part P of SANS 10400
  2. 110mm dia pvc soil pipes laid to min. fall of 1:60
  3. All waste pipes to be concealed
  4. Waste pipes to be accessible for cleaning and repairs. Pipes in ducts to have access panels to allow access to all joints and bends.
  5. Vent to head of drain and reset traps to all waste fittings
  6. New soil and waste pipes to drain to existing conservancy tank on prior to commencing installation
  7. All showers to be walk-in - no raised lip at shower entrance
  8. 2100mm high Glass shower panels by Alufix or equal approved
  9. All showers to be waterproofed prior to tiling

1. Water supply installation to comply with SANS 10252-1 (Water supply installations for buildings)
2. All Hot water pipes to be copper as recommended in SANS 460
3. All hot water pipes to be lagged with a material giving a min. R-value of 1, in accordance with SANS 204
4. Where hot and cold water is supplied to fittings, the cold water should always be on the right hand side. If this is not done, the cost of rectifying this will be borne by the plumbing contractor.
5. Materials, components and fittings shall be so selected that they are suitable for the conditions of use
6. Geysers : Paloma gas geysers fitted by Meikies or equal approved gas installer.

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Plumbing  
1 : 100

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No.	Description	Date

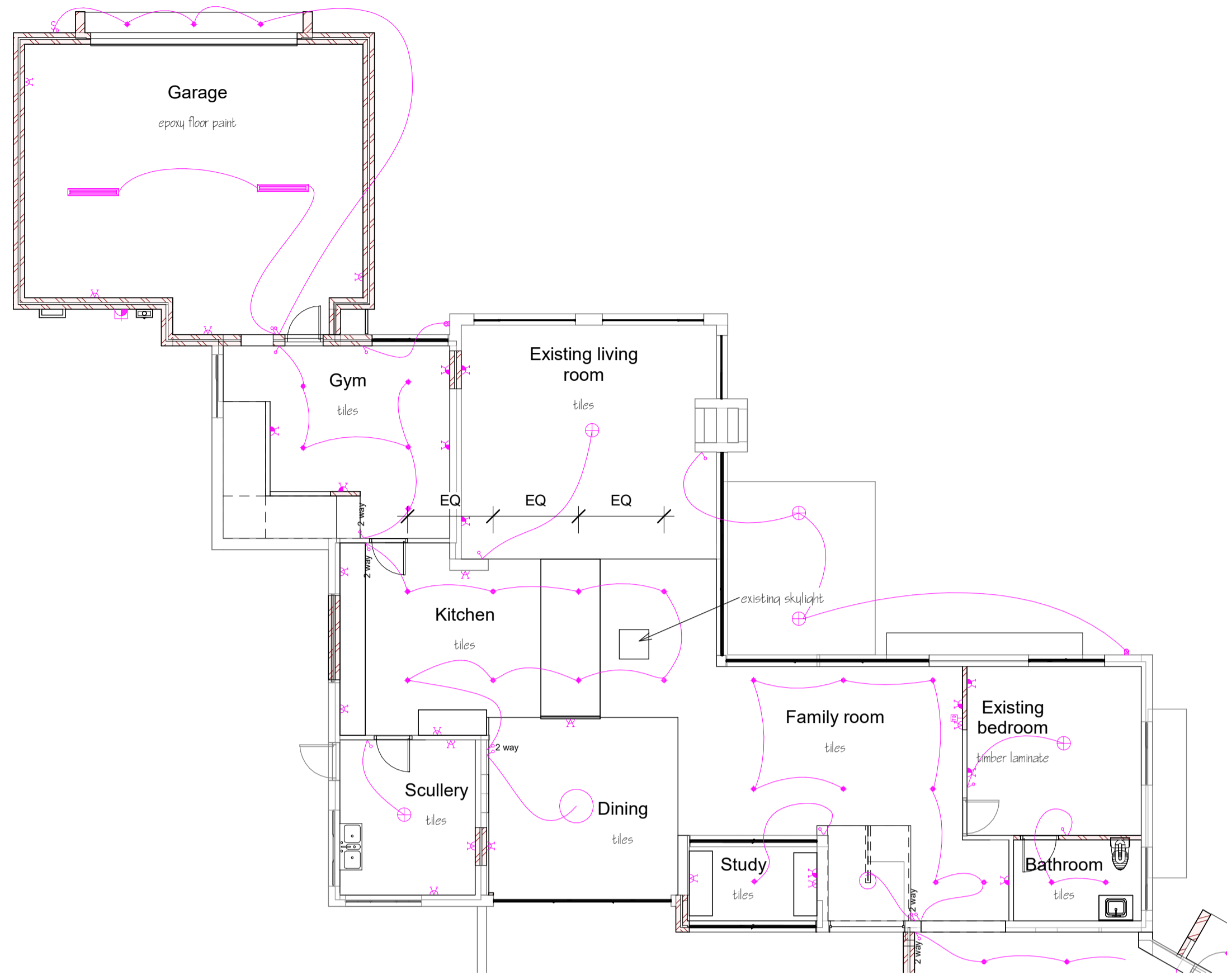
**Proposed Alts & Adds to dwelling on Erf 631 Sea Vista for Mr P Robson**

**Site & Drainage**

Project number	SV631
Date	March 2024
Drawn by	Author
Scale	1 : 100

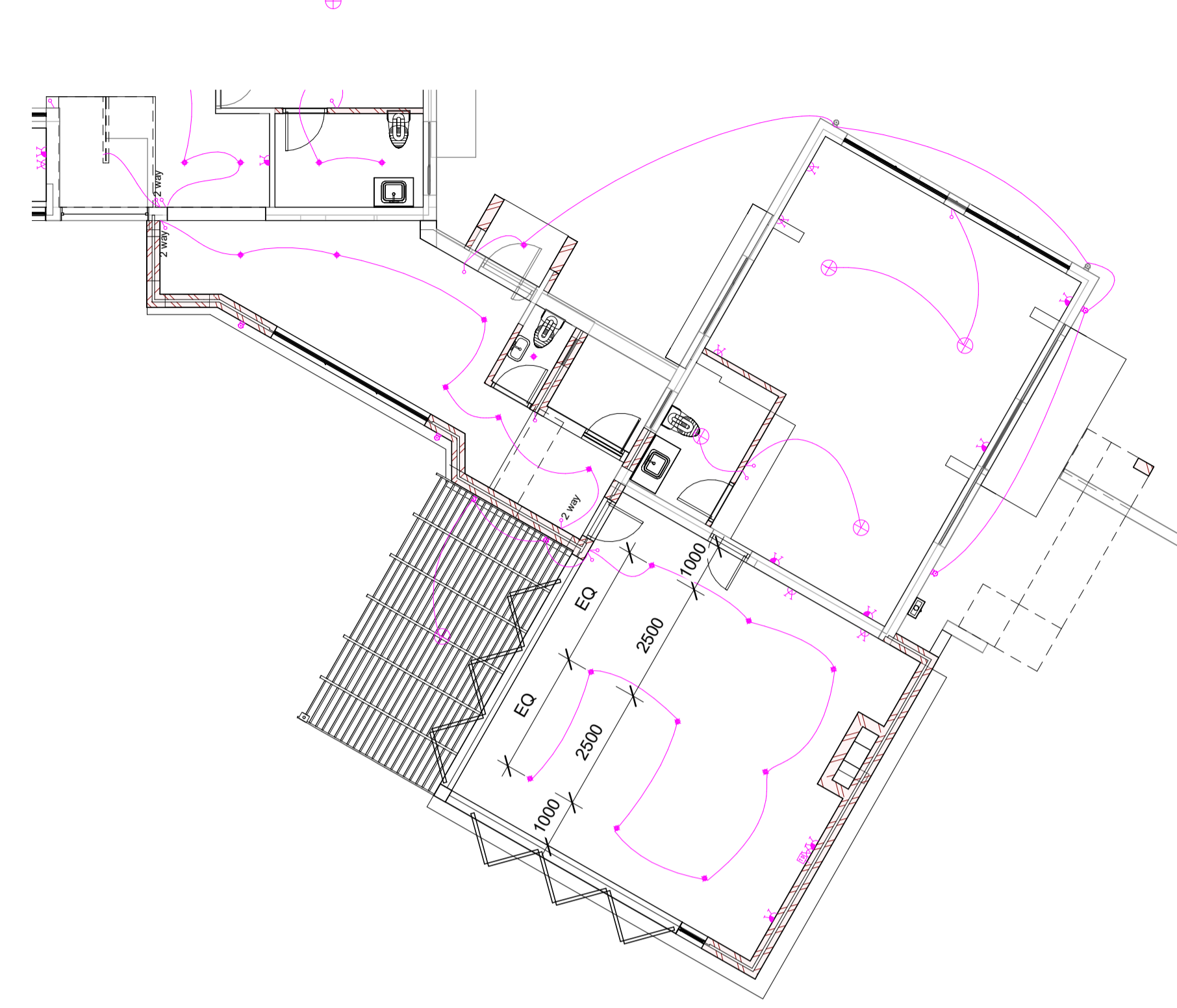
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Level 2 - ground floor

1 : 100



Level 2 - ground floor Copy

1 : 100

- Light switch
- 2-way switch
- Dimmer switch
- Single plug (1000high or as indicated)
- Double plug (250 high)
- Double plug (1000 high or as indicated)
- Waterproof plug
- Shaver plug
- Isolator switch
- Stove isolator
- Telephone point
- Data point
- TV point
- Intecom
- Doorbell
- Distribution board
- Wall light
- Downlight
- Ceiling light
- rafter mounted spot or track
- fluorescent light
- Electric geyser
- Electical meter box
- Thermostat for U/F heating
- Alarm sensor eye
- Alarm Keypad
- Control panel
- Wall mounted speaker
- speaker point
- Heated towel rail
- Daylight switch
- Smoke Alarm

Electrical

1 : 100

- Electrical
1. New electrical as per plan.
  2. All work to be done by qualified electrical contractor
  3. All work to comply with Sans requirements
  4. Seperate DB board to be supplied for inverter
  5. All external wall lights @ 2100mm high
  6. All wiring to be in conduit.
  7. Automated garage doors
  8. Electric oven & gas hob.
  9. provide 50mm conduit from plug below TV point , up to level of TV point.
  10. All Downlights to be dimmable Led lights.
  11. All lighting to be energy saving.

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REVISIONS		
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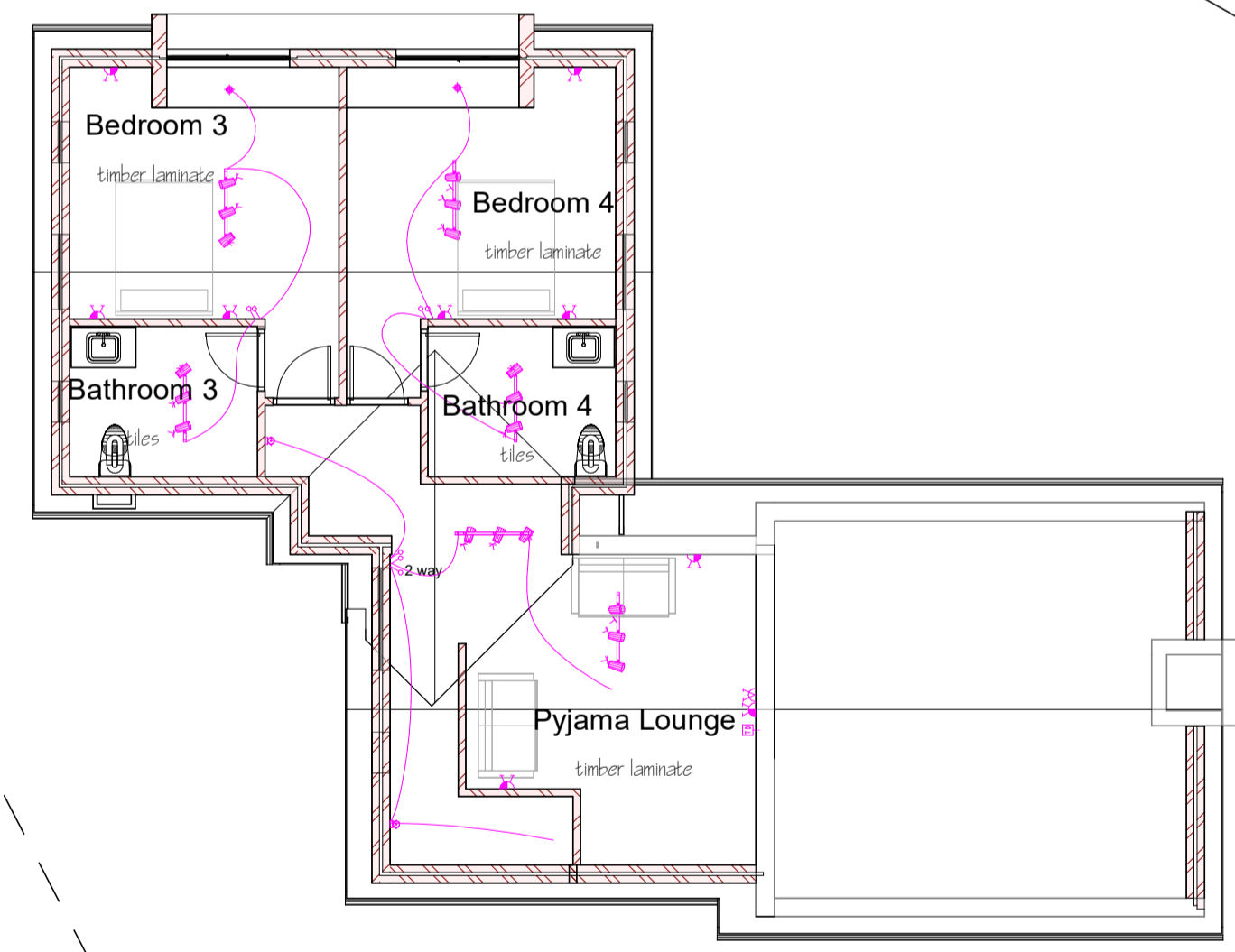
Proposed Alts & Adds to dwelling on Erf 631 Sea Vista for Mr P Robson

Electrical and Energy compliance

Project number	SV631
Date	March 2024
Drawn by	J. Stark
Scale	1 : 100

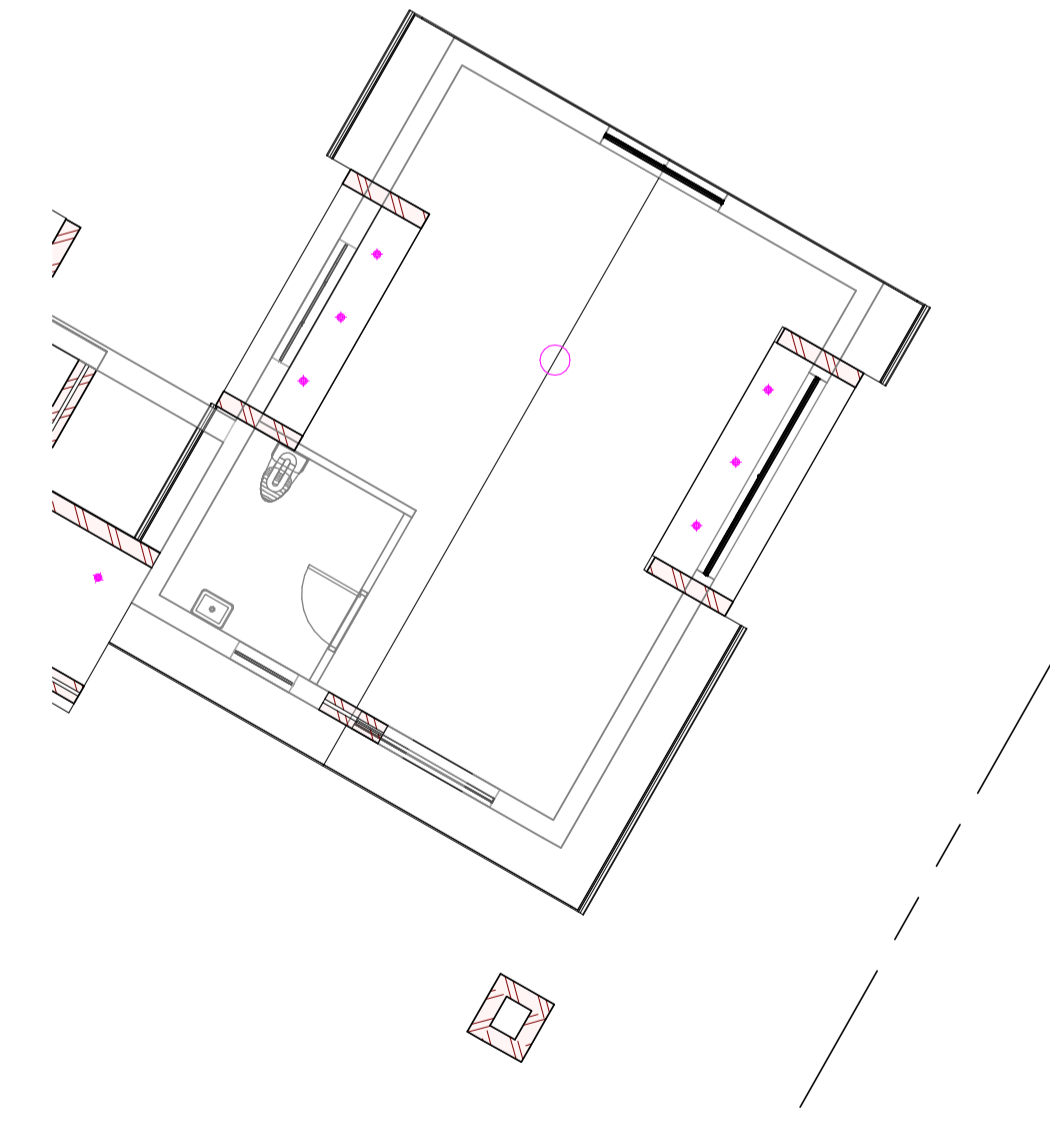
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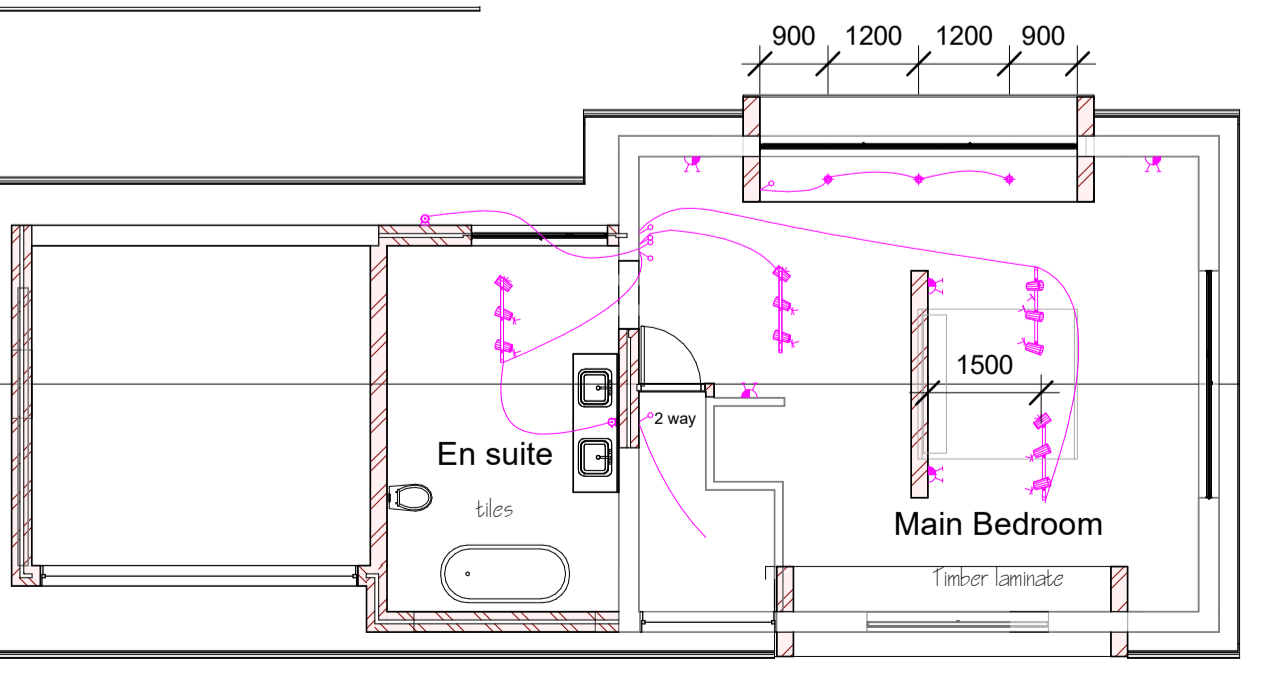
Level 3 - first floor

1 : 100



Loft

1 : 100



Level 3 - first floor 2

1 : 100

**Energy compliance in terms of SANS10400 XA-2021**

**Orientation :** North

**Shading :** Shading multiplier : 0.54 for Wes, North West , North , North East and East sector orientation.

**Fenestration :**  
The weighted average by fenestration area for the ground storey shall have performance values to be equal or less than the relevant value given in table 4 of SANS 10400 XA(2)  
Total fenestration area for ground floor = 28.6%  
Area weighted u-value : 4.4  
Vertical Fenestration with West, North-West , North, North -East and East sector orientation : With shading: SHGC max 0.53 with shading not compliant: SHGC max 0.44  
Vertical Fenestration with South-West , South and South -Eastern orientation : Any solution

Total fenestration area for first floor = 23%  
Area weighted u-value : 5.2  
Vertical Fenestration with West, North-West , North, North -East and East sector orientation : With shading: SHGC max 0.66 with shading not compliant: SHGC max 0.49  
Vertical Fenestration with South-West , South and South -Eastern orientation : Any solution

Total fenestration area for loft = 17.5%  
Any solution Max air leakage for windows and doors shall comply with the requirements of SANS 613

**Floors :** Deemed to satisfy ( no u/floor heating)

**External walls :** Min R value of 0.6 - 270mm wall with 50mm cavity ( complies)

**Roof assembly :** Min. R value of 3.7

Roof 1( Pitched roof with 45 degree cathedral ceiling)  
Aluminium roof sheets - 0  
Airspace - Sealed aluminium roof - airspace 45 degrees with double sided reflective foil liner 0.77  
Insulation - 75mm Fibreglass insulation - 1.88  
30mm Isoboard - 1.14  
indoor air film - 0.09  
Total R value : 3.88 ( complies)

Concrete roof :	0.03
Outdoor air film	0.15
bitumin membrane	0.06
screed	0.14
200mm concrete	0.14
80mm Lambdaboard insulation	3.33
Indoor Air film	0.11
Total R-Value	<b>3.71 (complies)</b>

**Building sealing :** roofs, external walls and floors that form the building envelope and any opening such as windows and doors in the external fabric shall be constructed to minimize air leakage . Fireplace to have a sealed door or damper fitted to the flue .

**Services :**  
Hot water supply :  
1 x 20lt Paloma gas geyser & 1 x 26 lt Paloma gas geysers ( to comply with the requirements of SANS 1808-24 and SANS 1539 and shall be installed in accordance with SANS 10252-1 and SANS 10087-1.)  
All exposed pipes to indoor or outdoor air, conveying hot water to and from the hot water cylinders and heating systems, shall be insulated with pipe insulation material with an R-value of 1

Lighting : All light fittings to be LED ( deemed to satisfy)  
Air conditioning - N/A