













**ELECTRICAL LAYOUT POSITIONS ONLY**

**SYMBOL DESCRIPTION**

-  LIGHT SWITCH
-  TWO WAY LIGHT SWITCH
-  PENDANT / CEILING MOUNTED LIGHT FITTING
-  WALL MOUNTED LUMINAIRE (2400mm AFFL)
-  DISTRIBUTION BOARD

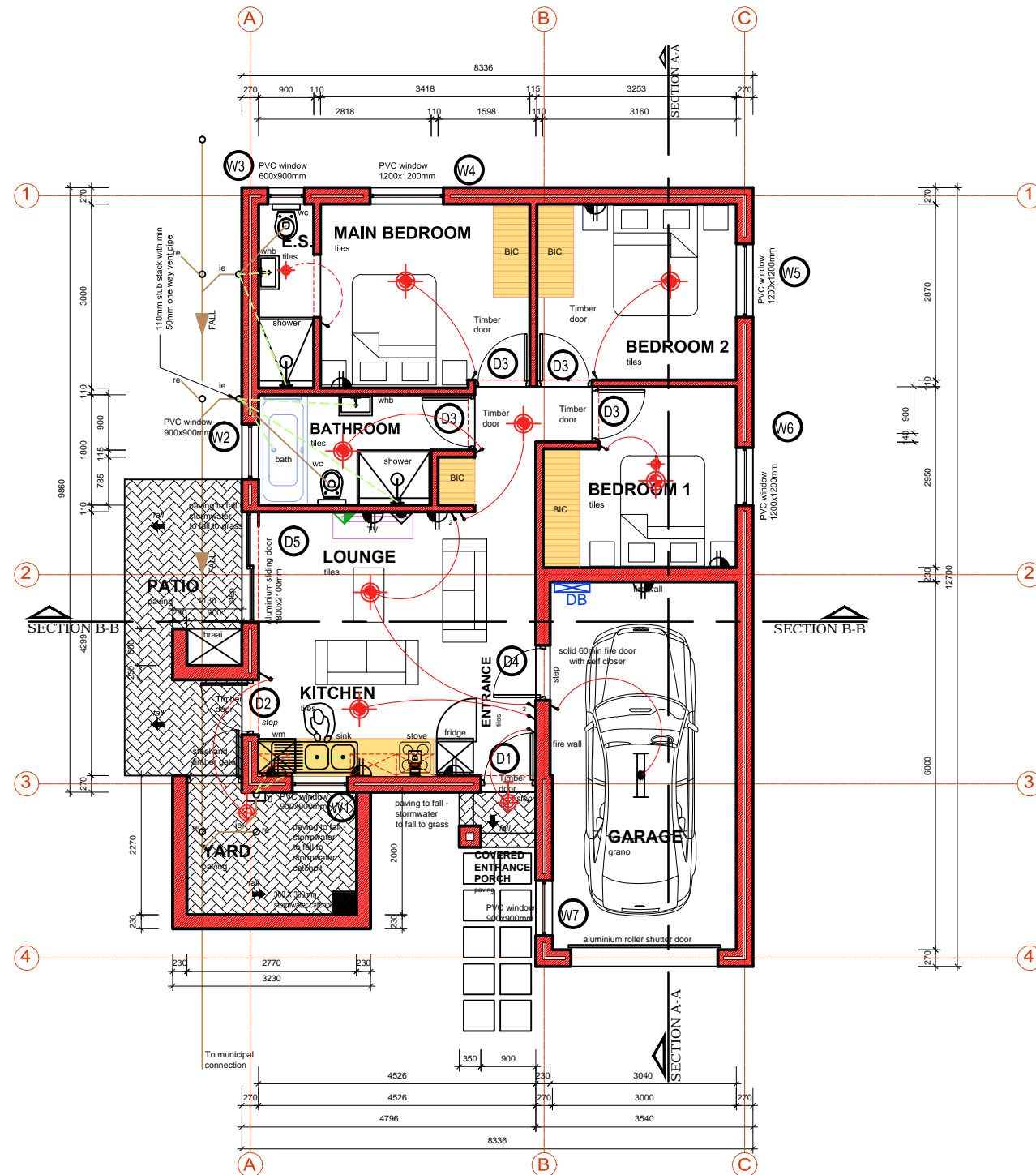
-  WALL MOUNTED LUMINAIRE WITH MOTION DETECTOR
-  900mm FLUORESCENT LIGHT
-  DOUBLE SOCKET 15 AMP
-  TELEPHONE POINT
-  TV POINT
-  OVEN POINT
-  EXTRACTOR

**Drains:**

- Drain will be laid in a straight line between changes in gradient.
- Where gradient changes, approved flexible joints will be provided.
- Rodding eyes to be provided where changes in gradient occurs
- Drain to be laid in accordance with sabs10400 and to be protected where it is laid under building or driveway or where it has a cover less than 450mm by casting in concrete with a cover around the pipe of min 60mm
- Drain lines to be laid at a min fall of 1:60
- Drain lines to have a top cover of not less than 450mm
- All drainline installations to be tested for leaks before covered up with any material.
- All materials used for drains to be SABS approved
- Where drain lines go to floor/s above ground floor, deep seal anti-siphon traps to be used
- Min of 1 gully per drain line
- All stub stacks to be fitted with 50mm one way vents
- At every direction change in a line there must be a rodding eye end an inspection eye
- A rodding eye must be fitted and spaced not more than 20m apart in each line

**MUNICIPAL NOTES:**

- \* ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT SANS 10400 and NHBC
- \* ALL BUILDING PRACTISES MUST COMPLY WITH SANS 10400 AND THE NHBC
- \* WITH ANY NEW EXTENTION TO AN EXISTING STRUCTURE THERE MUST BE EXPANTION JOINTS AS PER SANS 10400 AND NHBC BETWEEN ALL NEW AND EXISTING WORK. (THIS APPLIES FOR WALLS, FLOORS, TILES, BOUNDARY WALLS, CEILINGS AND ANY OTHER BUILDING MATERIAL)
- \* DIMENSIONS AND LEVELS TO BE VERIFIED ON SITE.
- \* OVERALL DIMENSIONS TO TAKE PRECEDENCE (EXT).
- \* WORK TO FIGURED DIMENSIONS ONLY.
- \* DPC TO ALL VERTICAL AND HORIZONTAL OPENINGS.
- \* FOUNDATIONS TO BE A MINIMUM OF 300mm BELOW VIRGIN SOIL.
- \* GABLE ENDS TO BE TIED BACK TO TRUSSES WITH HOOP IRON STRAP @ 600mm CENTRES.
- \* GARAGE FFL 150mm ABOVE B.O.F. AT DRIVEWAY ENTRANCE.
- \* HOUSE FFL 300mm ABOVE B.O.F. AT BOUNDARY I.C.
- \* WINDOWS AND DOORS EXCEEDING 1m² OR LESS THAN 500mm FROM FFL TO BE SAFETY GLAZED.
- \* ALL GLAZING TO COMPLY WITH SANS 10400
- \* DRAINS 100mm ø PVC - MINIMUM FALL OF 1:60.LAID IN ACCORDING WITH SANS 10400
- \* RE'S OR IE'S AT ALL BENDS AND JUNCTIONS WITH MARKED COVERS AT GROUND LEVEL.
- \* CLOSED SYSTEM ENTER AT 45° JUNCTIONS.
- \* 600mm BENDS TO DRAINAGE RUN.
- \* MINIMUM DEPTH OF DRAINAGE RUNS TO BE 400mm BELOW COVER LEVEL.
- \* ALL MANHOLES AND RE'S UNDER DRIVEWAYS OR CONCRETE SLABS TO BE SEALED WITH HEAVY DUTY COVERS.
- \* COVER LEVEL 76mm ABOVE BOUNDARY I.C.
- \* PARAPET WALL NOT TO EXCEED 500mm IN HEIGHT. IF IT EXCEEDS 500mm IT MUST BE DESIGNED BY AN ENGINEER
- \* CONTRACTOR TO ENSURE THAT A BALANCED WATER PRESSURE SYSTEM IS INSTALLED WITH ALL VALVES ETC. HOUSED IN ROOF SPACE.
- \* ALL PRECAST LINTOLS TO BE LAID TO MANUFACTURERS SPECIFICATIONS
- \* ALL HABITABLE ROOMS TO HAVE MIN 5% NATURAL VENTELATION AND 10% NATURAL LIGHT
- \* BALUSTRADE TO BE 1m HIGH WITH OPENINGS NOT EXCEEDING 100mm
- \* WALLS BETWEEN HOUSE AND GARAGE TO BE BEAMFILLED.
- \* ALL UNIT DIVIDING WALLS BETWEEN GARAGES, FLATS OR ANY UNIT TO BE BUILT UP TO ROOF MATERIAL AND TO BE MIN 1/2 HOUR FIRE RATED
- \* NO PART OF ROOF STRUCTURE (PURLINS, BATTENS, TRUSSES OR RAFTERS) MAY BE BUILT THROUGH THE DIVIDING FIRE WALL BETWEEN UNITS OR BETWEEN GARAGES AND REST OF HOUSE
- \* NO PLASTIC OR POLYCOB PIPING FOR WATER MAY BE USED ON THE OUTSIDE OF A BUILDING
- \* WHERE UNDERGROUND IRRIGATION IS USED A BACK FLOW VALVE MUST BE INSTALLED ON THE SYSTEM TO PREVENT ANY WATER FROM FLOWING BACK INTO THE MUNICIPAL SUPPLY.
- \* WHERE A BACK FLOW VALVE IS INSTALLED SUCH VALVE MUST BE BUILT INTO A CHAMBER THAT IS EASY TO ACCESS, SERVICE AND DRAINED AS TO NOT BE SURROUNDED WITH WATER.
- \* WHERE GEYSERS ARE SHOWN THE ROOF TRUSS MANUFACTURER MUST DESIGN THE TRUSSES TO CARRY SUCH WEIGHT OVER MINIMUM OF TWO TRUSSES.
- \* FOR MULTIPLE UNITS ON A SITE (FLATS OR GROUP HOUSING) EVERY SINGLE UNIT MUST BE SUPPLIED WITH ITS OWN WATER METER AS PER NBR
- \* A TRAP DOOR BIG ENOUGH TO REMOVE GEYSER WHEN NEED BE MUST BE PROVIDED IN CEILING.
- \* ANY HOT WATER CYLINDER OR GEYSER EXCEEDING 200L MAY NOT BE FIXED TO A WALL
- \* IN AREAS WITHIN 20KM OF COAST ALL COPPER PIPES MUST BE PAINTED WITH AN SABS CORROSION PROTECTION PAINT
- \* ALL BOX GUTTERS TO BE AS PER ENGINEERS SIZE SPECS AND DETAILS
- \* AT ALL GARAGE DOOR OPENINGS THERE MUST BE A MIN OF 720mm BRICKWORK BETWEEN OPENINGS AND WALL PLATE AND BUILT AS PER SANS 10400 OR AN ENGINEERED BEAM MUST BE SUPPLIED
- \* AT ALL OPENINGS OTHER THAN GARAGE DOOR OPENINGS THERE MUST BA A MIN OF 485mm BRICKWORK BETWEEN OPENING AND WALLPLATE AND BUILT AS PER SAN1 10400 OR AN ENGINEERED BEAM MUST BE SUPPLIED



**GROUND FLOOR PLAN 1:100**

NO	REVISIONS	DATE
	ISSUED TO COUNCIL	
1	MUNICIPAL APPROVAL	18-04-2016
2	MUNICIPAL APPROVAL	11-05-2016

**Legal note:**

- Please note that the legal liability of this plan expires after 5 years from date on plan
- All products specified have to be installed as specified. Any other method of installation or deviation from the specs will release RedPearl Design of any legal liability.
- All products carry a manufacturers guarantee, and can't be guaranteed by RedPearl Design
- Any deviation from the plans has to be reported to RedPearl Design before such deviation is applied, and a new altered plan has to be acquired before any deviation may be made. Making any changes contradicting this plan is a offence.
- All building work has to comply with SANS10400 and NHBC regulations.

**AREA CALCULATIONS:**

GROUND FLOOR	70.12m²
COVERED ENTRANCE	1.13m²
GARAGE	22.13m²
YARD	7.51m²
PATIO	9.24m²

**PROJECT DETAILS**

**PROPOSED NEW DEVELOPMENT, HOUSE TYPE 2B**

**PROPERTY DETAILS**

**BERGENZIGHT COUNTRY ESTATE - PHASE 4A AND 4B**



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OWNER'S SIGNATURE

ARCHITECT'S SIGNATURE

**DRAWING STATUS CODES:**

A: Design • B: Marketing • C: Municipal • D: Tender • E: Construction • F: As Built

ALL STATUTORY REQUIREMENTS ( NATIONAL BUILDING REGULATIONS AND MUNICIPAL BY -LAWS) MUST BE ADHERED TO • CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE WORK COMMENCES • FIGURED DIMENSIONS AND LARGE SCALE DETAIL TAKES PREFERENCE OVER SCALED DIMENSIONS • REFER ANY AND ALL CONFLICTING INFORMATION TO THE ARCHITECT AND OTHER RESPONSIBLE CONSULTANTS THE DESIGN AND DETAIL ON THIS DRAWING IS THE PROPERTY OF VAN HEERDEN & VAN DER MERWE, AND COPYRIGHT IS RESERVED.

SITE PLAN	DETAILS	DESIGNED	CA vd Merwe
FLOOR PLANS	ROOF PLAN	DRAWN	JP Avenant
SECTIONS	STORM WATER	CHECKED	CA vd Merwe
ELEVATIONS	SPECS	SCALE	As Indicated
SEWERAGE	SCHEDULES	DATE	11-05-2016

SCALE/SHEET SIZE:

1:100/A3

DRAWING No.:

**0086-T2B-01**

REVISION:

**2**

**MUNICIPAL APPROVAL**