**MUNICIPAL NOTES:**

- All work to be in accordance with the national building regulations and building standarad act (SANS 10400 and NHBRC).
- All building practices must comply with SANS 10400 and the NHBRC.
- With any new extension to an existing structure there must be separation joints as per SANS 10400 and NHBRC between all new and existing works. (This applies for walls, floors, tiles, boundary walls, ceilings and any other building material).
- Dimensions and levels to be verified on site.
- Work to be figured dimensions only.
- Exp to all vertical and horizontal openaways.
- Foundations to be a minimum of 300mm below virgin soil.
- Garage ends to be tied back. A trap must be fitted with a BOP at 50mm centres.
- Garage fll 1500mm above BDS at driveway entrance.
- House fll 300mm above BDS at boundary with grass.
- Windows and doors exceeding 1m high or less than 900mm from Fll to be safety glazed.
- All glazing to comply with SANS 10400.
- Drains 100mm PVC. Minimum fall of 1:60 or laid in according with SANS 10400.
- Rcs or ets at all bends and junctions with marked covers at ground level.
- Closed system enter at 45° junctions.
- 100mm bends to drainage run.
- Minimum depth of drainage runs to be 400mm below cover level.
- All valves and re's under driveways or concrete slabs to be sealed with heavy duty covers.
- Cover level 76mm above boundary level.
- 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 and fittings, housed in roof space.
- All precast lintols to be laid to manufacturers specifications.
- All habitable rooms to have min 0% natural ventilation and 1% natural light.
- Balustrade to be 1m high with openings not exceeding 100mm.
- Walls between house and garage to be seam sealed.
- All unit dividing walls between garages, flats or any unit to be built up to roof and as per SANS 10400.
- No plastic or polycore piping for water may be used on the outside of a building.
- Any drain or effluent drain 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 a chamber is easy to access, service and drained as to not be surrounded with water.
- All products must be ventilated by the manufacturer and the manufacturer must design the trusses to carry such weight over minimum of two trusses.
- For multiple units on a site (flats or group housing) each single unit must be supplied with its own water meter as per SABS.
- 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 engineer's size specs and details.
- At all garage door openings there must be a min of 75mm brickwork between openings and wall plate and built as per SANS 10400 or an engineer beam must be supplied.
- At all openings other than garage door openings there must be a min of 45mm brickwork between opening and wall plate and built as per SANS 10400 or an engineer beam must be supplied.

**ELECTRICAL LAYOUT POSITIONS ONLY**

- **Light Switch**
- **2 Way Light Switch**
- **Pendant/Ceiling mounted light fitting**
- **Wall mounted luminaire (500mm AFL)**
- **Distribution Board**

**MUNICIPAL APPROVAL**

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**NEW DEVELOPMENT, HOUSE TYPE 6A**

**PROJECT DETAILS**

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

**REVISIONS**

- All products specified here 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 manufacturer's 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 to this plan is at a customer's own risk.
- All building work has to comply with SANS10400 and NHBRC regulations.

**AREA CALCULATIONS:**

- **Ground Floor:** 189.90m²
- **Covered Entrance:** 1.13m²
- **Garage:** 40.87m²
- **Patio:** 11.38m²

**LEGAL NOTE:**

- Please note that the legal liability of this plan expires after 5 years from date of plan.
- All products specified here 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 manufacturer's 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 to this plan is at a customer's own risk.
- All building work has to comply with SANS10400 and NHBRC regulations.