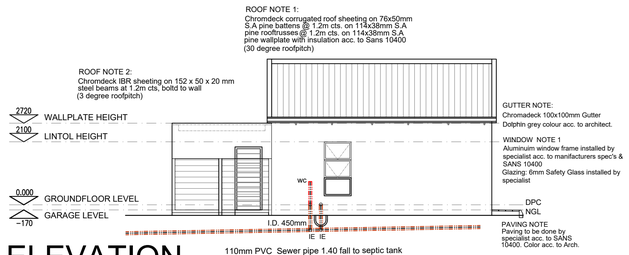
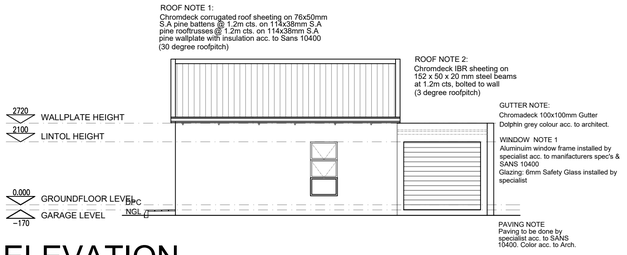
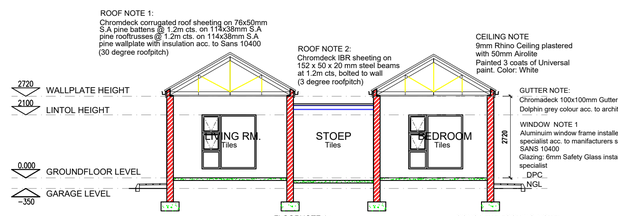


ELEVATION
SCALE 1:100

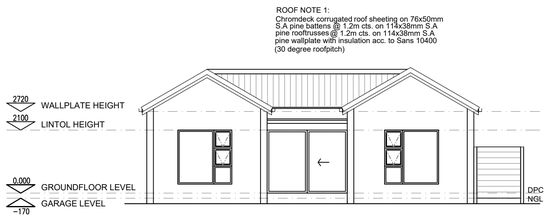
110mm PVC Sewer pipe 1.40 fall to septic tank



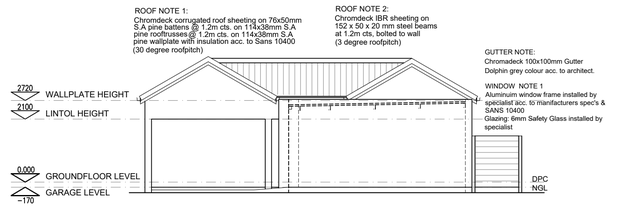
ELEVATION
SCALE 1:100



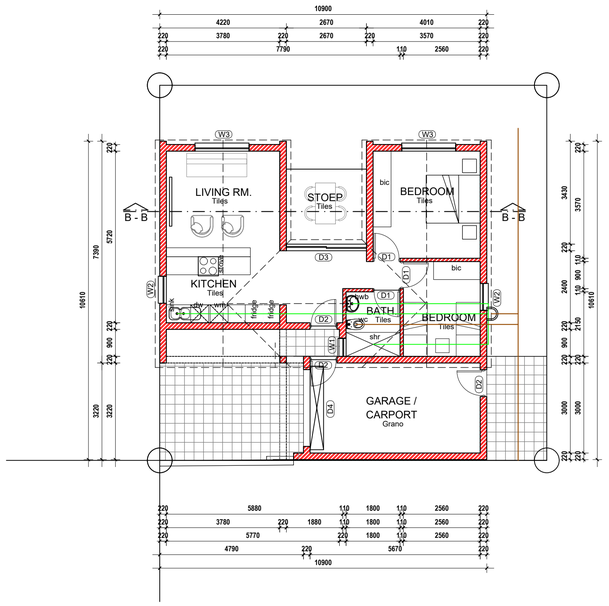
SECTION A - A
SCALE 1:100



ELEVATION
SCALE 1:100



ELEVATION
SCALE 1:100



FLOORPLAN
SCALE 1:100
AREA HOUSE: 64sqm
AREA PATIO: 7sqm
AREA CAR PORT: 21sqm
TOTAL AREA : 92sqm

SPECIFICATIONS

NOTES FOR CONTRACTER
1. ALL LEVELS AND DIMENSIONS NEEDS TO BE CHECKED ON SITE
2. ANY DISCREPANCY OR CONTRADICTION NEEDS TO BE REPORTED TO ARCHITECT IMMEDIATELY
3. A FULL SET OF DRAWINGS NEEDS TO BE ON SITE AT ALL TIMES
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE CORRECT PLACEMENT OF THE PROPOSED NEW DWELLING ON THE SITE IN RELATION TO THE SITE BOUNDARY AND BUILDING LINES
5. ALL ARCHITECTURAL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH THE DETAIL DRAWING ISSUED BY THE STRUCTURAL AND CIVIL ENGINEERS WHERE IT IS APPLICABLE
6. ALL THE CONSTRUCTION AND BUILDING WORK NEED TO ADHERE TO THE LEGISLATION APPLYING TO THESE ASPECTS

FIRE REGULATIONS
1. FIRE PROTECTION
THE BUILDING WAS DESIGNED ACCORDING TO THE SANS 10400: PART 7 - FIRE PROTECTION
2. CLASSIFICATION OF BUILDING
DOMESTIC RESIDENCE: H3
3. FIRE WALLS
FIRE RESISTANCE OF 60 MINUTES

SEWER & DRAINAGE
1. SANITARY INSTALLATIONS TO BE IN ACCORDANCE WITH PART O OF SABS 0400
1.1 SEWAGE FLOW
WILL BE DETERMINED ACCORDING TO SANS 10400 (SEWAGE FLOW, LITRES/DAY FOR NR. OF OCCUPANTS)
1.2 INSTALLATION OF ALL SEWAGE & DRAINAGE PIPES ALL SEWAGE & DRAINAGE PIPES WILL BE INSTALLED BY A REGISTERED DRAIN LAYER ACC. TO THE SANS 10400
1.3 DRAIN TESTS
ALL SOIL & WASTE PIPES TO A DRAINAGE INSTALLATION WILL BE TESTED BY A REGISTERED DRAIN LAYER IN THE PRESENCE OF AN INSPECTOR
1.4 THE NUMBER OF SANITARY FACILITIES SHALL BE ADEQUATE FOR THE POPULATION WHO WILL BE UTILIZING IT
2. DRAINAGE INSTALLATIONS TO BE IN ACCORDANCE WITH PART P OF SABS 0400

ROADS & STORMWATER
1. STORMWATER WILL BE MANAGED IN ACCORDANCE WITH PART R OF SABS 0400
1.1 STORMWATER WILL BE DIVERTED TO KEEP THE SITE DRY.

ELECTRICAL NOTES
1. ELECTRICAL INSTALLATION
ALL ELECTRICAL INSTALLATION ON THE PREMISES MUST BE DONE BY A REGISTERED ELECTRICIAN ACCORDING TO THE SANS 10400
2. WIRING
THE WIRING OF THE PREMISES WILL ABIDE BY THE CODE OF PRACTICE SABS 0142 COLOUR CODES WILL BE ACCORDING TO THIS CODE.
3. LIGHTING WILL BE DONE IN ACCORDANCE WITH SABS 0400 PART O
4. LIGHT FITTINGS MUST BE ENCLOSED AND WATERPROOF.
5. ENERGY
ELECTRICAL WORK WILL BE DONE WITH CONSIDERATION OF ENERGY SAVING METHORDS AND THAT IS ENVIROMENTALLY FRIENDLY ASWELL (ACC TO SANS 10400)

GLAZING
1. GLAZING TO BE DONE IN ACCORDANCE WITH SABS 0137 (PART N OF SABS 0400)
2. ALL GLASS & GLAZING TO COMPLY WITH:
2.1. SABS 0400 PART N TABLE 1
2.2 SABS 0137 ED. 3:2000
3. ALL GLASS ACC. TO NBR SPECIFICATIONS
4. ALL GLAZING EXCEEDING 1 m2 MUST BE 6mm SAFETY GLASS OR 4mm LAMINATED GLASS
5. ALL BATHROOMS AND GUEST TOILET WINDOWS TO HAVE OBSCURE GLAZING

IMPORTANT INFORMATION
1. CLASSIFICATION: LOW SENSITIVITY SITE
2. THE NEW RESIDENTIAL HOUSE COMPLIES TO SANS 10400 REQ.: Part B, Part C, Part D, Part F, Part G, Part H , Part J, Part K, Part L, Part M ,Part N, Part O, Part P, Part R, Part S, Part T, Part V, Part W & Part XA

GENERAL
1. SOIL POISONING MUST BE DONE BY A SPECIALIST IN ACCORDANCE WITH SABS 0124PART F
2. ALL STRUCTURAL CONCRETE TO BE IN ACCORDANCE WITH SABS 0100 AND SANS 10400
2.1 AN REGISTERED ENGINEER WILL BE APPOINTED FOR THE C ONCRETE AND FORMWORK CONTRACTOR WILL HAVE TO COMPLY WITH ENGINEERS SPECIFICATIONS AND SANS 10400
2.2 WALL FOUNDATION WORK MUST BE IN ACCORDANCE WITH PART H OF SABS 0400
3. FLOOR COVERINGS MUST BE INSTALLED ACCORDING TO MANFACTURERS SPECIFICATION BY A SPECIALIST AND MUST BE IN ACCORDANCE WITH PART J OF SABS 0400
4. WALLS MUST BE BUILT IN ACCORDANCE WITH PART K OF SABS 0400 AND SANS 10400
5. ROOF MUST BE DONE IN ACCORDANCE WITH PART L OF SABS 0400 AND SANS 10400
6. HANDRAILINGS MUST BE INSTALLED BY A SPECIALIST ACCORDING TO MANFACTURERSSPECIFICATIONS AND BE IN ACCORDANCE TO SABS 0104
7. ALL SPECIALIST ITEMS MUST BE INSTALLED BY A SPECIALIST ACCORDING TO N.B.R AND MANFACTURERS SPECIFICATIONS

All work comply with SANS 10400
Including part XA and SANS 204

Note:
No alternatives or deviations from technical specifications will be allowed unless authorized by a variation order signed by the designer.
All unspecified work to be in accordance to accepted general practice and accepted quality of workmanship

Plumbing:
All plumbing according to SANS 10400
All geysers to have ripple relays.
Geysers to be solar power heated but can be used in conjunction with an electricaly powered system.
Insulation to all exposed hot water pipes _ Isover ridged geyser pipe insulation with wall thickness of min. 35mm insulated as per manufacturer. - R val = 1.

Glazing
Glazing as per SANS 10400 & SANS 204-XA
All openings sections of windows to be provided with draught seals semi H/C internal door in Sapele veneer to pressed steel frames.
All external doors to be provided with draught seals and a draught protection device. (not applicable to garage and external toilet doors).

CLIENT
MR. BEUKES

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PROJECT
PROPOSED NEW UNITS FOR BERGENDAL
UNIT 99 sqm

A1

TITLE

Project	PROPOSED NEW HOUSE 92sqm
nr.	2270
Phase	CONCEPT
Discipline	DRAWINGS
Scale	1:100
Design by :	HJ.
Drawn By:	HJ.
Checked By:	
DATE:	2026/03/11

revisions

no.	description.	date.	initials.