

OCCUPANCY CLASS: H4 - DWELLING HOUSE

COMPLIANCE IN RESPECT OF THE SOUTH AFRICAN NATIONAL STANDARDS FOR THE APPLICATION OF THE NATIONAL BUILDING REGULATIONS AND STANDARDS ACT NO. 103 OF 1977

STRUCTURE TO COMPLY WITH PART H, J, K, L or N OF SANS 10400-

- ALL STRUCTURAL WORK TO STRUCTURAL ENGINEER'S DETAIL TO COMPLY SANS 10400
COLUMNS- ALL STRUCTURAL COLUMNS BY ENGINEER

PUBLIC SAFETY TO COMPLY WITH SANS 10400 - D:-

BALUSTRADING:- BALUSTRADING ALL TO DETAIL, MIN 1000 HIGH TO COMPLY WITH SANS 10400 - B, SANS 10400 - T, SANS 10400 - K & SANS 10400.

SITE OPERATIONS TO COMPLY WITH SANS 10400 - F:-

FOUNDATIONS TO COMPLY WITH SANS 10400 - H:-

REINFORCED CONCRETE FOUNDATIONS TO STRUCTURAL ENGINEER'S DETAIL.

FLOORS TO COMPLY WITH SANS 10400 - J:-

- FINISH AS PER SPECIFICATIONS ON CEMENT SCREED ON 100mm CONCRETESURFACEBED
CONCRETE SURFACE BED WITH BRC MESH ON 250 MICRON GUNPLAS GREENUNDERLAY ON WELL COMPACTED AND POISONED SOIL.

WALLS TO COMPLY WITH SANS 10400 - K:-

- EXTERNAL WALLS - IMPERIAL BRICK, PLASTER AND PAINT FINISH.
INTERNAL WALLS - IMPERIAL BRICK, PLASTER AND PAINT FINISH.
RETAINING WALLS - TO ENGINEER'S DETAIL - TO BE DRAINED WITH AGRICULTURALDRAIN CONNECTED TO STORMWATER MANAGEMENT SYSTEM.

ROOF TO COMPLY WITH SANS 10400 - L:-

- CEILINGS:- 9.2mm GYPSUM PLASTERBOARD WITH 6mm CRETSTONE SKIM.
SKIM SOFFITS TO RC SLABS.
T&G BOARDING FIXED TO TOP OF RATTERS.

STAIRWAYS TO COMPLY WITH SANS 10400 - M:-

STAIRS TO COMPLY FULLY WITH SANS 10400

GLAZING TO COMPLY WITH SANS 10400 - N:-

- WINDOWS:- ALL NEW WINDOWS TO BE POWDER COATED ALUMINIUM SECTIONS.
GLAZING TO COMPLY WITH PART N SANS 10400.
CLEAR GLAZING THROUGHOUT.
SAFETY GLASS TO WINDOWS AND DOORS TO COMPLY WITH SANS 10400

LIGHTING & VENTILATION TO COMPLY WITH SANS 10400 - O.

- LIGHTING:-
ALL AREAS TO BE ARTIFICIALLY LIT.

TOILETS:-
ARTIFICIALLY LIT MINIMUM 160 LUX
MECHANICALLY VENTILATED EXTRACTION TO BE MINIMUM 20L/SEC/FITMENT

DRAINAGE TO COMPLY WITH SANS 10400 - P:

- ALL WASTE PIPES.
TO BE ACCESSIBLE ALONG THEIR ENTIRE LENGTH.
TO BE FITTED WITH A 64mm RE-SEAL TRAP.
EXCEEDING 2500mm TO JUNCTION, TO BE FITTED WITH ANTI-SIPHON VENT.
TO CONNECT TO STACK INDEPENDENTLY.
ALL SANITARY FITTINGS TO BE TRAPPED IN ACCORDANCE WITH LOCAL AUTHORITY REGULATIONS.
INSPECTION EYES:- TO BE FITTED TO ALL BENDS AND JUNCTIONS AND TO BE MARKED AT GROUND LEVEL.
ROODING EYES:- TO BE PROVIDED AT ALL BENDS AND JUNCTIONS OF SOIL AND WASTE PIPES.
ALL SOIL PIPES TO BE MIN 100mmØ
ALL SOIL VENTILATION PIPES (SVP) MUST BE TAKEN TO A MINIMUM HEIGHT OF 1800mm ABOVE THE NEAREST ADJACENT WINDOW HEAD, AND 100mm ABOVE THE CLOSEST PART OF THE ROOF COVERING IT PASSES THROUGH.
VENT STACKS TO COMPLY WITH SANS 10400.
ALL VENT VALVES TO BE 2 WAY VENT VALVES
WHERE A DRAIN PASSES UNDER A BUILDING IT MUST BE HIGH DENSITY PVC ENCASED IN 150mm CONCRETE ALL ROUND AND MUST BE IN A STRAIGHT RUN UNDER THE BUILDING WITH NO BENDS OR JUNCTIONS AND MUST HAVE IE'S AT EACH END AT A MINIMUM OF 600mm BEYOND THE BUILDING.
WHERE A DRAIN PASSES UNDER A TRAFFICABLE AREA IT MUST BE HIGH DENSITY PVC ENCASED IN 150mm CONCRETE ALL ROUND.
WHERE THE VERTICAL DROP FROM SOIL FITTINGS TO THE MAIN DRAIN EXCEEDS 1200mm, THESE FITTINGS ARE TO BE ANTI-SYPHON FITTED.
ACCESS PANELS TO BE FITTED TO ALL DUCTS & TO HAVE A 2 HOUR FIRE RATING

STORMWATER TO COMPLY WITH SANS 10400 - R:-

- RAINWATER GOODS, R.C. BALCONY SLABS TO BE FITTED WITH FULLBORE DRAINAGE FITTINGS AND CONNECTED TO 100mmØ RWDP'S

FIRE PROTECTION TO COMPLY WITH SANS 10400 - T:

- SAFETY DISTANCES TO COMPLY WITH TT2.
ALL MATERIALS TO COMPLY WITH TT5.
FIRE DOOR TO GARAGE TO BE SABS CLASS A 120MIN. FIRE RATED DOOR FITTED WITH LOCKS IN COMPLIANCE WITH TT19.9.
ROOF ASSEMBLIES AND COVERINGS TO COMPLY WITH TT12.
ALL CEILINGS TO COMPLY WITH TT13.
ALL FLOOR COVERINGS TO COMPLY WITH TT14.
ALL WALL FINISHES TO COMPLY WITH TT15.
SERVICE PIPES, CONDUITS, AND SLEEVES TO COMPLY WITH TT41.

SCHEDULE OF AREAS table with columns for ZONED, BUILDING CLASSIFIED, SITE AREA, etc. and rows for various areas like EXISTING MAIN DWELLING FAR, PROPOSED FAR, etc.

GENERAL NOTES:

ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS, NOTES IN RESPECT OF S.A. STANDARD CODE OF PRACTICE - THE APPLICATION OF THE NATIONAL BUILDING REGULATIONS, SANS 10400.

- ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR/SUBCONTRACTOR PRIOR TO CONSTRUCTION.
ALL DIMENSIONS AND LEVELS ARE TO BE TAKEN IN PREFERENCE TO SCALING OFF.
ANY DISCREPANCIES ARE TO BE REPORTED TO THE OFFICE OF THE ARCHITECT IMMEDIATELY.
DATUM LEVEL TO BE ESTABLISHED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION.

ROOF SHEETING NOTES:

- CONCEALED FIXED SHEETING - EXTERNAL CLOSE TO SEA PROXIMITY COATING, ON DAMP PROOF MEMBRANE FIXED TO GALVANIZED OR TREATED TIMBER PURLINS AT CENTRES AS TO MANUFACTURERS SPECIFICATIONS.
INSULATION TO UNDERSIDE AS SPECIFIED BY XA CONSULTANT. SHEETING ENDS TO HAVE STOP ENDS FOLDED WITH POLY CLOSERS UNDER FLASHING FIXINGS AS PER MANUFACTURERS SPECIFICATIONS. NO CUTTING OF SHEETS ON SITE. ANY EXPOSED EDGES TO HAVE SUPPLIER GRATING TOUCH UPS AS REQUIRED, SUPPLIERS TO INSPECT AND SIGN OFF ALL INSTALLATIONS.
INSTALLER / SUPPLIER TO BE PROVIDE GUARANTEE FOR PROXIMITY TO THE SEA.

GENERAL SERVICES NOTES

- ALL PLUMBING TO BE CARRIED OUT BY A REGISTERED PLUMBER.
POSITION OF METERS TO BE ACCESSIBLE TO COUNCIL AND TENANTS AT ALL TIMES.
SUPPLY 200 WATER CONNECTION.
SUPPLY 250 CONDUIT WITH DRAW WIRE FROM DWELLING TO FRONT BOUNDARY IN POSITION AS REQUIRED BY TELKOM.
POSITION OF WATER METERS TO BE APPROVED BY ARCHITECT.
WORKS TO COMPLY WITH ALL MUNICIPAL BY-LAWS.
ALL ELECTRICAL RETICULATION TO ELECTRICAL ENGINEER'S DETAILS AND REQUIREMENTS.

SIGNAGE NOTE

- ALL SIGNAGE UNDER SEPARATE APPLICATION.

PLUMBING

- P 3 SEWAGE UPVC WASTE WATE PIPES AND FITTINGS TO SABS 697. LAY PIPES TO SABS 1200.D. AND SABS 0112.
MINIMUM INVERT LEVEL TO BE NO LESS THEN 450mm BELOW THE FINISH GROUND LEVEL.
ALL SEWAGE PIPES UNDER STRUCTURES MUST BE ENCASED IN CONCRETE

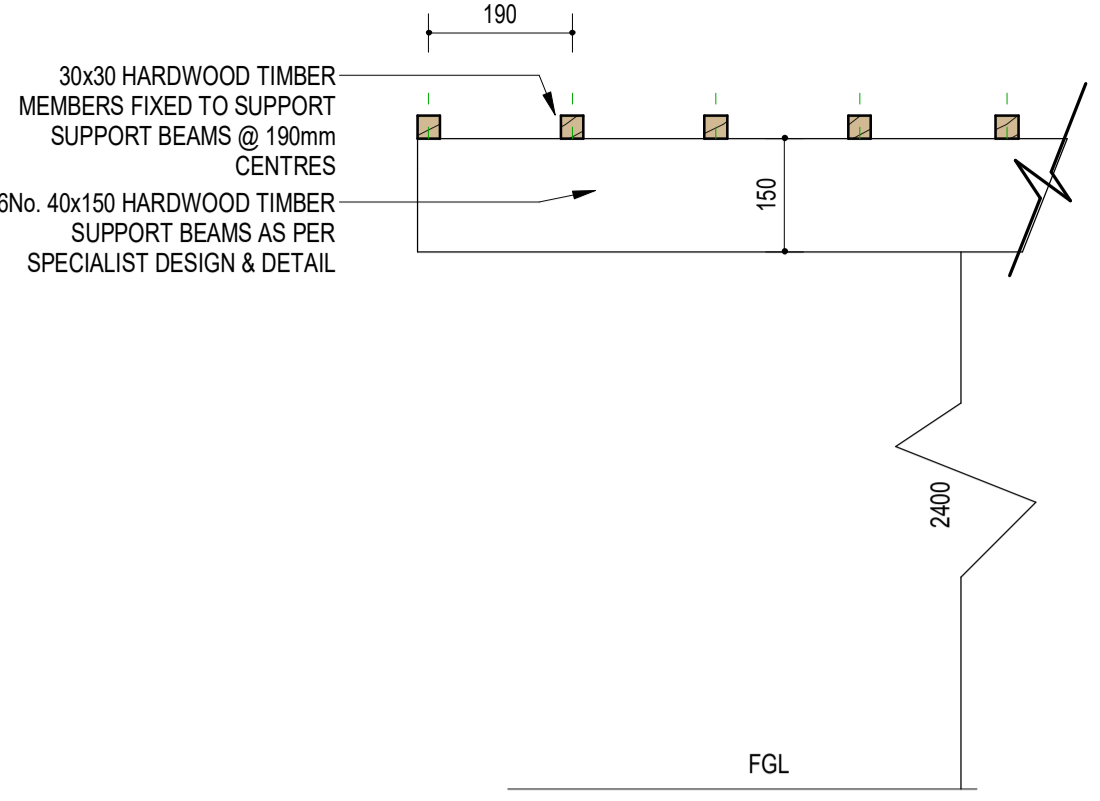
Table with columns for pipe type (YVC, VP, G, SP, SP1, SS, WWP, VV) and diameter specifications.

NUMBER OF DOWNPIPES:

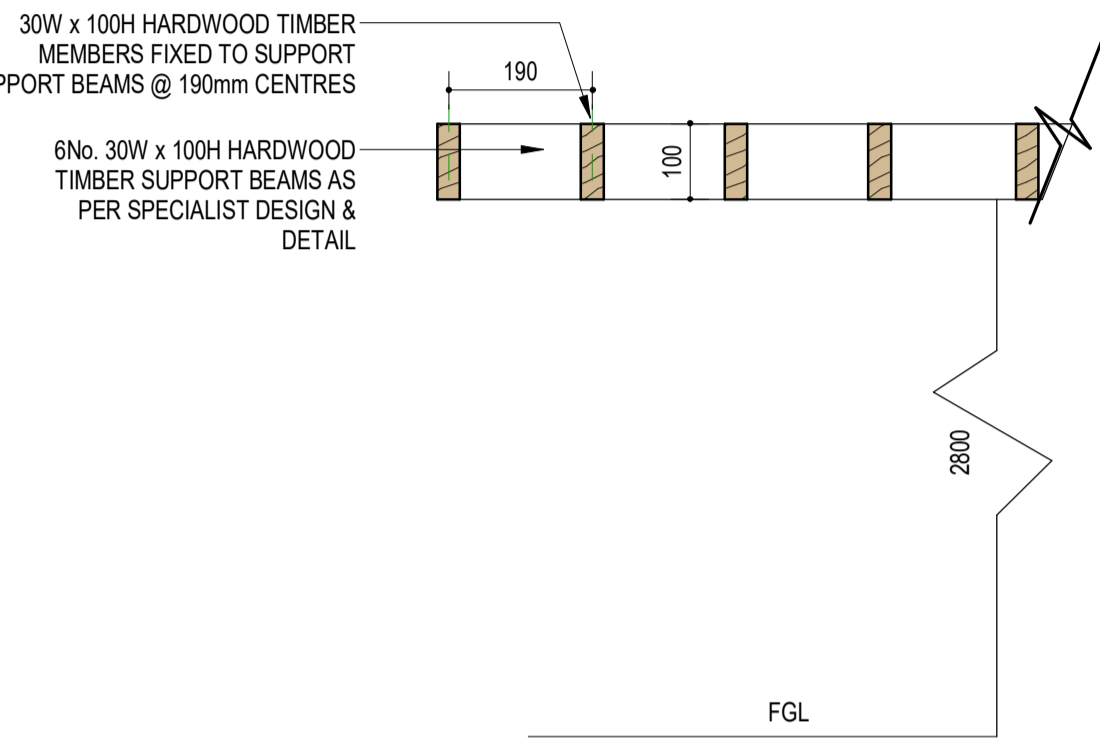
Table showing MIN REQUIREMENT, MAIN DWELLING, PROPOSED, OUTBUILDING, and TOTAL DOWNPIPES counts.

POOL INSTALLATION NOTES

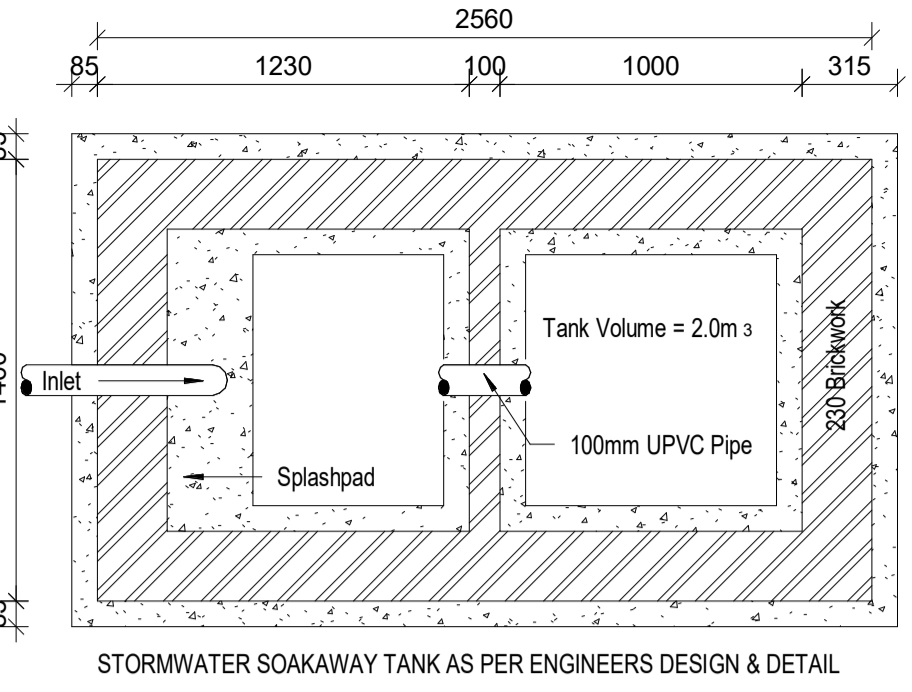
- EARTH LEAKAGE PROTECTION TO ALL ELEC. SUPPLY
PRECAUTIONS TO BE TAKEN AGAINST FLOODING SEE SEE & RAINWATER IN SUNKEN PUMP CHAMBERS & FILTER UNITS.
PUMP CHAMBER TO BE ADEQUATELY DRAINED
PLANT ARRANGEMENTS TO SUPPLIERS REQUIREMENTS
WASTE WATER FROM POOL TO DISCHARGE INTO SEWER SYSTEM VIA PRESSURE TANK TO THE SEWER SYSTEM.
PLAN TO COMPLY WITH SECTION AS PART D4.4 ON SANS 10400
POOL TO BE CONSTRUCTED IN ACCORDANCE WITH NSPI SPECIFICATIONS



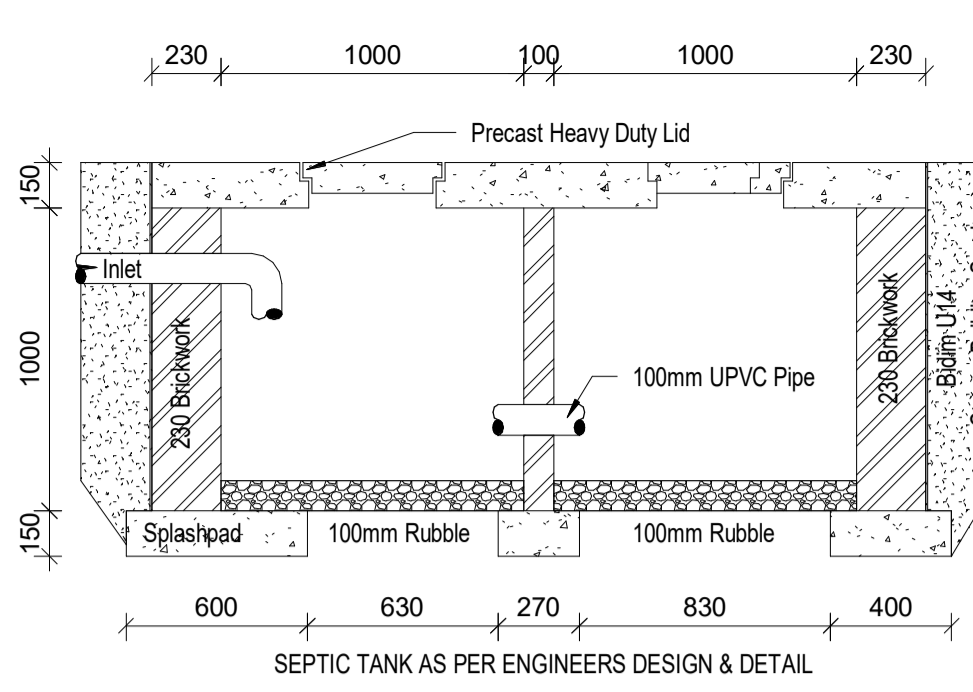
TYPICAL PERGOLA DETAIL GYM 1 : 10



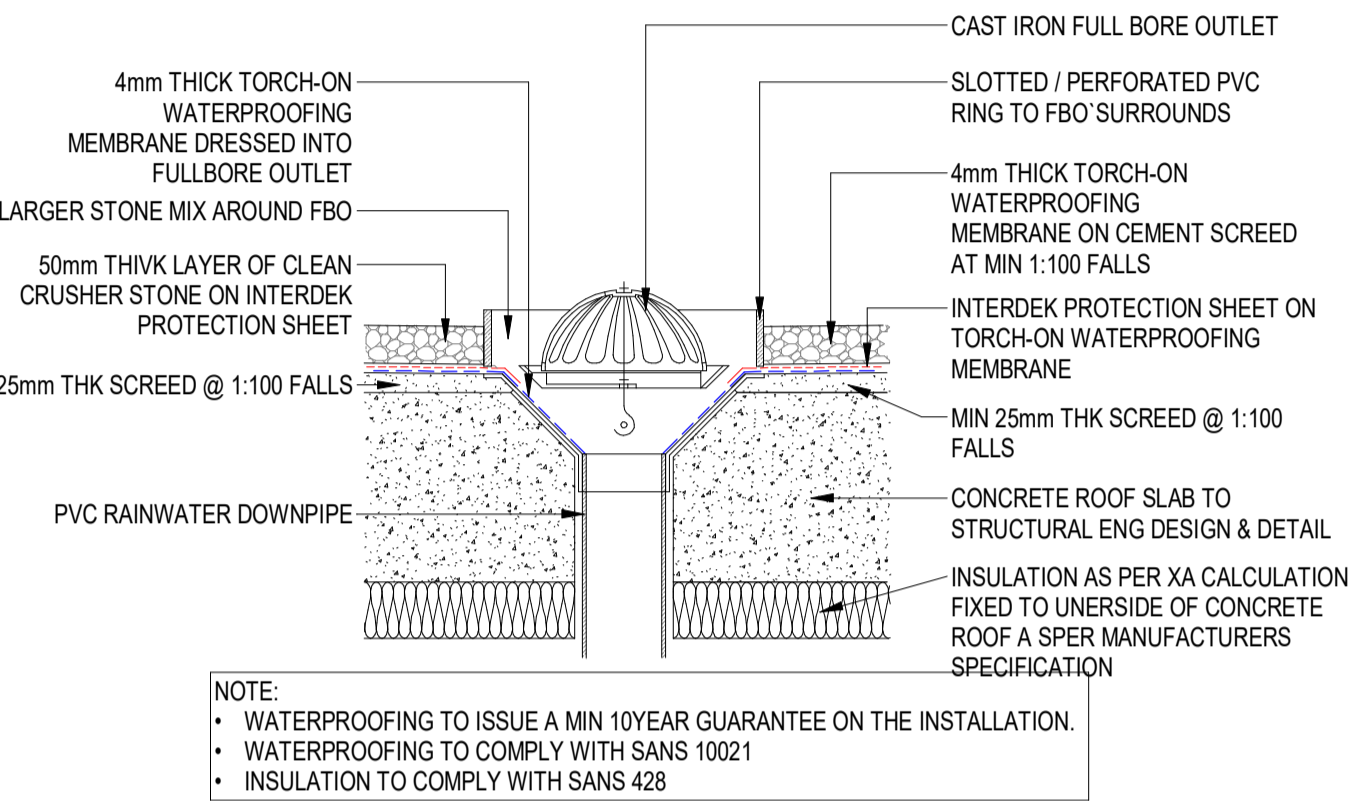
TYPICAL PERGOLA DETAIL ENTERTAINMENT AREA 1 : 10



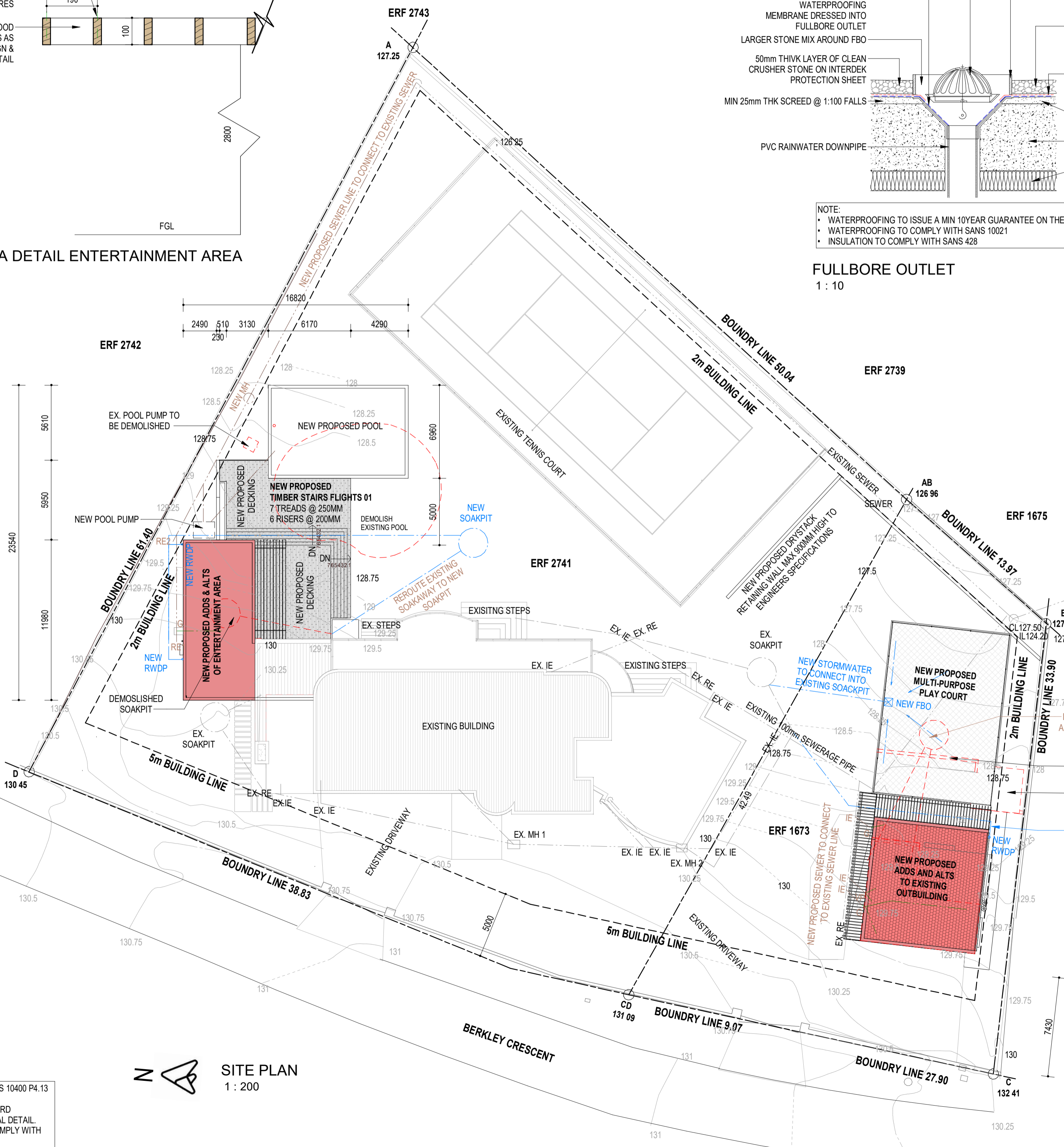
STORMWATER SOAK AWAY DETAIL 1 : 25



SEPTIC TANK DETAIL 1 : 25



FULLBORE OUTLET 1 : 10



SITE PLAN 1 : 200

- ALL STACKS TO COMPLY WITH SANS 10400 P4.13 & J4.18.6
ALL VPP'S TO RECEIVE NUTECH BOARD INSPECTION PANEL, AS PER TYPICAL DETAIL.
DRAINAGE UNDER BUILDING TO COMPLY WITH SANS 10400 PART P P4.19.4 & P4.22

REVISION

Table for revisions with columns for description, date, and checked by.

MUNICIPAL STAMPS

OWNER : MR & MRS BOYD
ARCHITECT : PIM ARTZ
SACAP REG NO : PrArch 26658862

Project ADDITIONS AND ALTERATIONS TO EXISTING DWELLING AND OUTBUILDING ON ERF 1673 AND 2741 - BEING 16 BERKLEY CRESCENT

FOR : MR & MRS BOYD

PROPOSED SITE PLAN

SHEET SIZE : A1

DATE 2022/11/11 12:42:19

CHECKED PA

DRAWN TW

PROJ NO. 2022_31

ZONE H

STAGE / SERIES / NUMBER LA-1000

REV

Arkus architectural practice

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GENERAL FINISHES NOTES - ALL FINISHES TO COMPLY WITH ESTATE GUIDELINES - ST FRANCIS FIELDS

1.0 STRUCTURE

- 1.1 MESH REINFORCED CONCRETE SURFACE BED SLAB, ON DAMP PROOF MEMBRANE, ON POISONED COMPACTED SOIL. ALL TO STRUCTURAL ENGINEER'S DETAILS.
- 1.2 ALL REINFORCED CONCRETE SLABS, BEAMS, COLUMNS AND FOUNDATIONS TO STRUCTURAL ENGINEER'S DETAIL.
- 1.3 STRUCTURAL H.D.G. M.S. POSTS AND BEAMS, ALL TO ENGINEERS DETAILS, FINISHES AS PER SPECIFICATION.
- 1.4 INTERNAL WALLS TO BE 110mm CLAY BRICKS OR EQUAL APPROVED, WALLS TO BE PLASTERED AND PAINTED AS PER SPECIFICATION.
- 1.5 EXTERNAL WALLS WHERE REQUIRED TO BE 230mm THICK CONSISTING OF TWO SKINS OF 110mm CLAY BRICKS. WALLS TO BE PLASTERED AND PAINTED AS PER SPECIFICATION.
- 1.6 ALL RETAINING WALLS TO STRUCTURAL ENGINEER'S DETAILS. WALLS TO BE SUITABLY WATERPROOFED, AND SUBSOIL DRAINS AND OR WEEPHOLES TO BE PROVIDED AS REQUIRED. NATURAL STONE CLADDING AS PER ESTATE DESIGN GUIDELINES

2.0 FINISHES (VERTICAL SURFACES)

- 2.1 SMOOTH PLASTER AND PAINT TO WALLS. PAINT SPECIFICATION AS CLIENT AND ARCHITECTS APPROVAL.
- 2.2 NATURAL STONE CLADDING. COLOUR : AS PER CLIENT AND ARCHITECTS APPROVAL
- 2.3 PAINT AS PER SPECIFICATION TO H.D.G. M.S. STRUCTURAL STEEL POSTS.
- 2.4 TEXTURED PLASTER AND PAINT TO WALLS. PAINT SPECIFICATION AS CLIENT AND ARCHITECTS APPROVAL.
- 2.5 WALL TILING AS PER MANUFACTURER'S SPECIFICATIONS - SPEC TO CLIENTS AND ARCHITECTS APPROVAL.
- 2.6 MASONRY WALL - 2.1M HIGH - FOUNDATIONS TO BE WITHIN THE SURVEYED BOUNDARY LINES. ROAD FACING MASONRY WALL TO RECEIVE BRICKWORK HEIGHTS AS REQUIRED.

3.0 FINISHES (HORIZONTAL SURFACES)

- 3.1 SELECTED INTERNAL FLOOR TILES ON SUITABLE TILE ADHESIVE LAID BY SPECIALIST. POLYSULPHIDE EXPANSION JOINTS TO BE PROVIDED AS PER MANUFACTURER'S SPECIFICATIONS.
- 3.2 SELECTED NONSLIP EXTERNAL FLOOR TILES ON SUITABLE TILE ADHESIVE LAID BY SPECIALIST. POLYSULPHIDE EXPANSION JOINTS TO BE PROVIDED AS PER MANUFACTURER'S SPECIFICATIONS.
- 3.3 SELECTED PAVERS LAID BY SPECIALIST, ON SUBSTRATE TO CIVIL ENGINEER'S SPECIFICATIONS.
- 3.4 TIMBER DECK CONSISTING OF 90x22mm THICK SOLID BALAU TIMBER SLATS FIXED TO TIMBER JOISTS. ALL BY SPECIALIST.
- 3.5 INTERNAL GYM FLOOR FINISHING AS PER CLIENTS APPROVAL
- 3.6 LANDSCAPING BY SPECIALIST.

4.0 WINDOWS / GLAZING

- 4.1 POWDER COATED ALUMINIUM FRAMED WINDOWS AND SLIDING DOOR SYSTEMS. TO COMPLY WITH AAAMSA REGULATIONS. COLOUR CHARCOAL

5.0 DOORS / GATES / SCREENS

- 5.1 SOLID TIMBER DOORS - PRIMED AND PAINTED AS REQUIRED
- 5.2 ALL EXTERNAL DOORS UNLESS OTHERWISE INDICATED TO BE HORIZONTAL BATTEN FRAMED HARDWOOD SINGLE DOOR. ALL BY SPECIALIST. FINISHED AS PER SPECIFICATION.
- 5.3 HARDWOOD TIMBER PERGOLA OR SLATTED SCREEN, FINISHED AS PER SPECIFICATION

6.0 BALUSTRADES / POOL FENCE

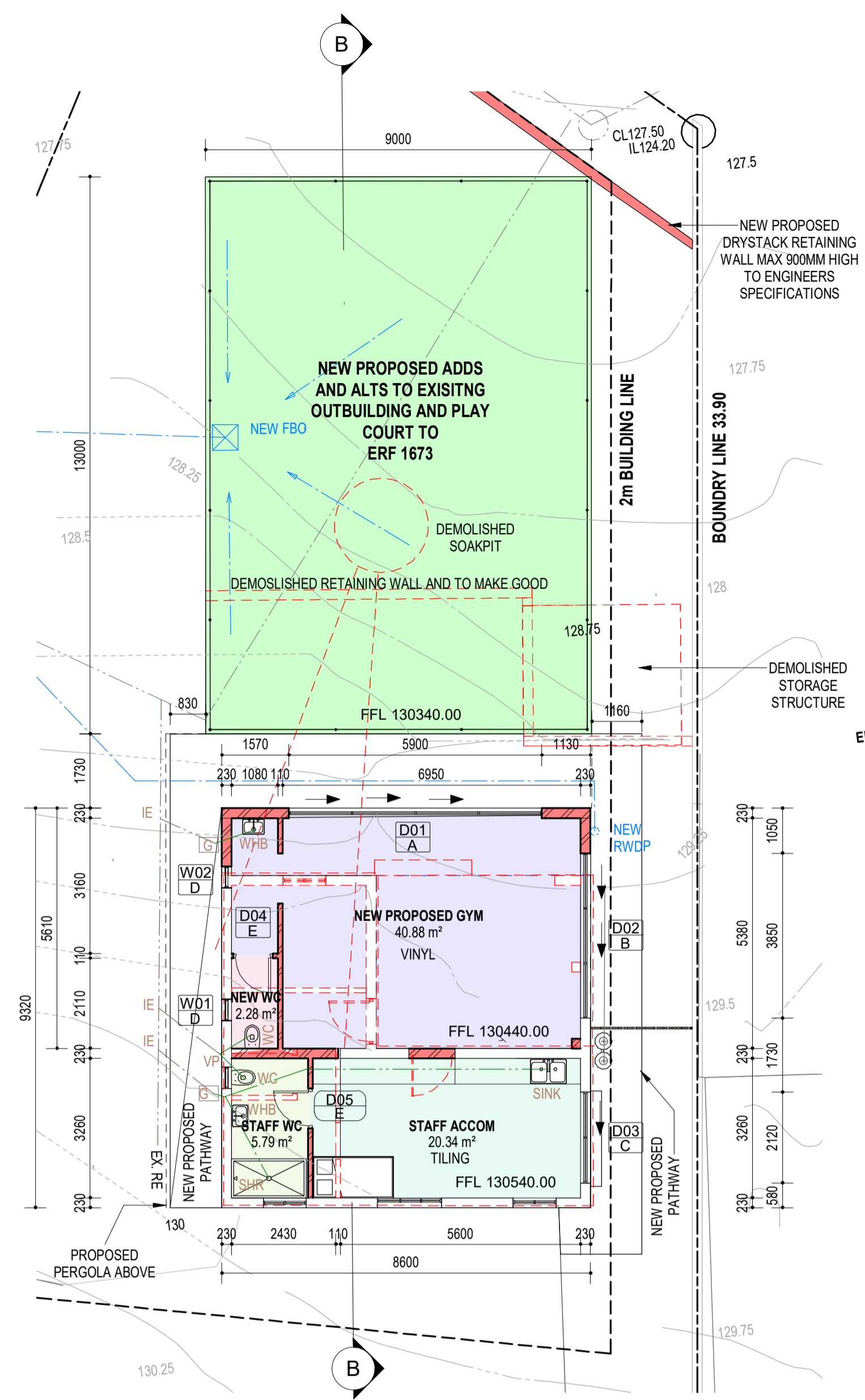
- 6.1 1M HIGH GMS BALUSTRADING - MECHANICALLY FIXED TO EXISTING AREAS AS PER STRUCTURAL ENGINEERS DETAILING. BALUSTRADES TO HAVE EXTERIOR SUITED STEEL PRIME AND PAINTED.

7.0 CEILINGS / SOFFIT

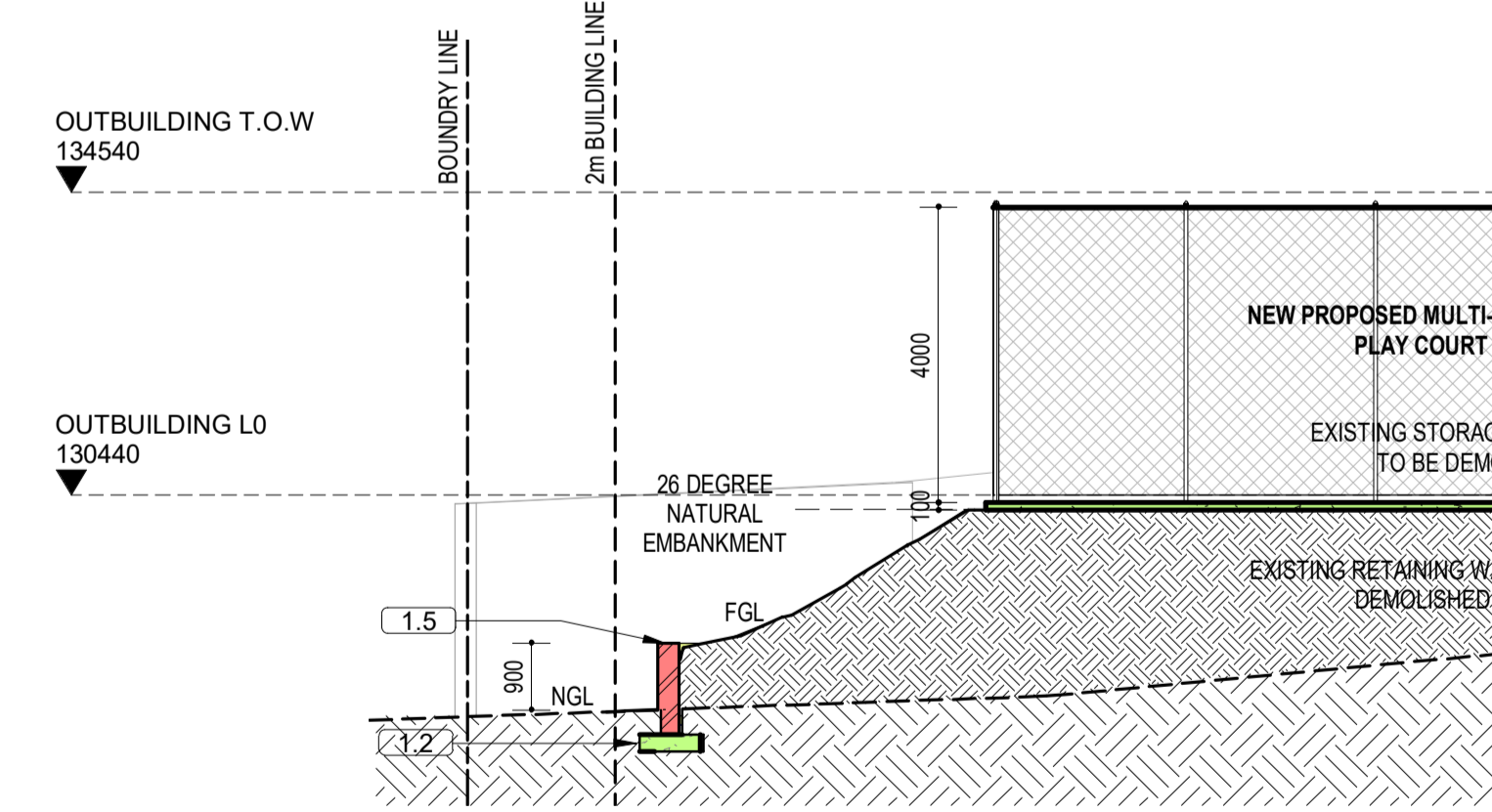
- 7.1 WATER RESISTANT SKIMMED FLUSH 9.5mm GYPSUM PLASTERBOARD CEILING IN GYM BATHROOMS AND KITCHENS. ALL TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS.
- 7.2 15mm PLASTER AND PAINT TO UNDERSIDE OF CONCRETE SOFFIT. LIGHTING TO BE CAST IN AS REQUIRED / ALTERNATIVE IS NUTCH BOARD TO CLOSE UN SOFT ROOF - SKIMMED AND PAINTED.

8.0 ROOF / RC SLAB / RAINWATER GOODS / CANOPIES

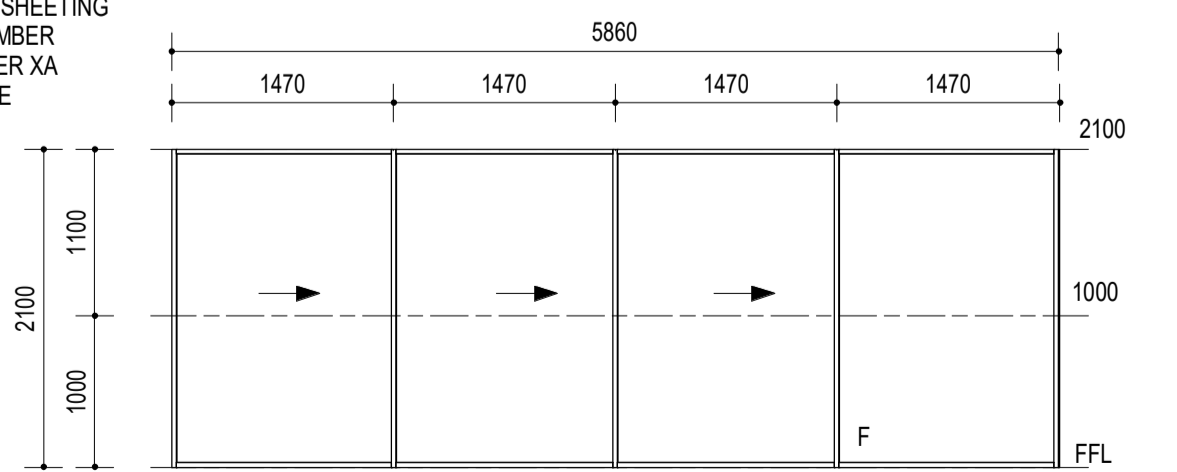
- 8.1 RWDP AS PER REQUIRED TO CONNECT TO EXISTING STORMWATER SYSTEM.
- 8.2 R.C. ROOF SLAB TO ENGINEERS DETAILS - WITH SCREED MIN 30MM THICK @ 1:100 FALL TO FBO. TORCH-ON WATERPROOFING TO BE LAPPED UP AND OVER THE UPSTAND, WITH THERMADEK LAYER AND 60MM GRAVEL.
- 8.3 CLASS A MIN 0.58THK CONCEALED FIXED SAFLOK 700-AZ200 - COLORBOND DARK GREY OR SIMILAR APPROVED ROOF SHEETING LAID ON TIMBER PURLINS ON SUITABLE CENTRES ON TIMBER STRUCTURE TO ENGINEERS DETAILS. INSULATION AS PER XA REPORT SPECIFICATIONS. ALL FLASHINGS & TRIMS TO BE INCLUDED, ALL BY SPECIALIST. ROOF PITCH = 8°.



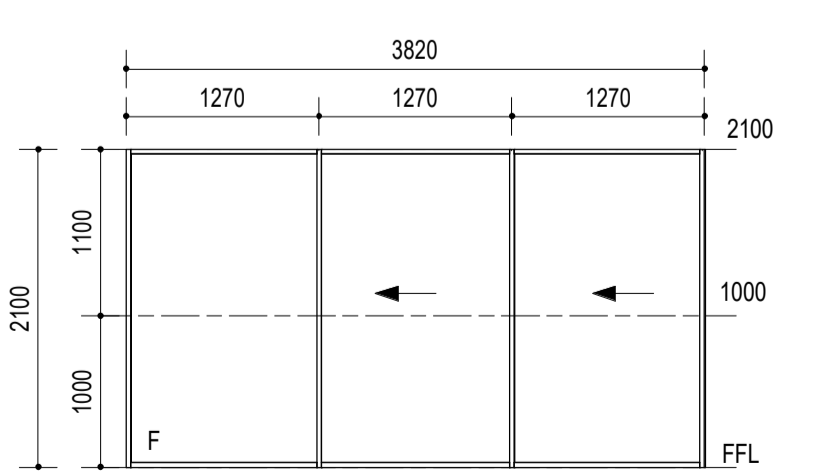
L0 OUTBUILDING SCALE 1 : 100



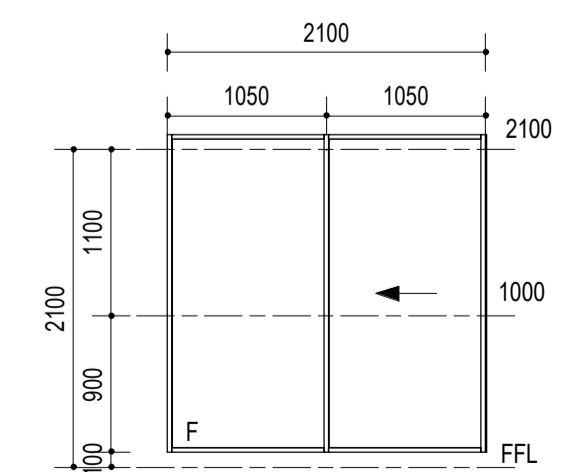
SECTION B-B SCALE 1 : 100



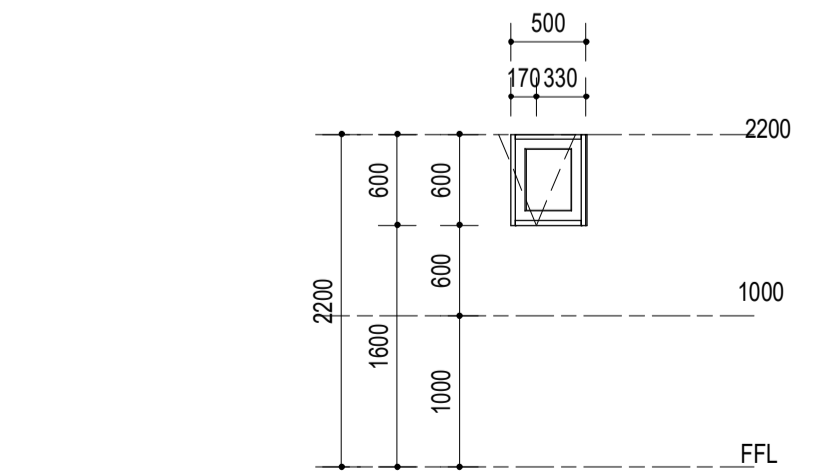
TYPE A
GLAZING No. 1 D01
DESCRIPTION | 2.1H x 5.86W ALUMINIUM FRAMED SLIDING DOORS FRAME | AS SUPPLIED TO SUIT 80 MICRON POWDER COATED BY SABS COLOUR | APPROVED APPLICATOR. COLOUR - CHARCOAL BLACK GLAZING | 5mm TOUGHENED SAFETY GLASS



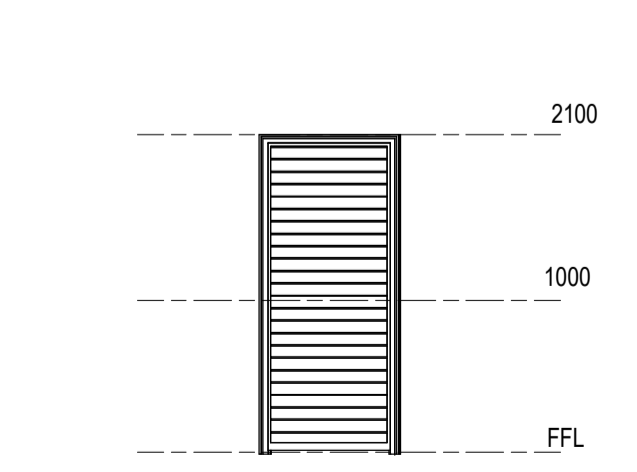
TYPE B
GLAZING No. 1 D02
DESCRIPTION | 2.1H x 3.82W ALUMINIUM FRAMED SLIDING DOORS FRAME | AS SUPPLIED TO SUIT 80 MICRON POWDER COATED BY SABS COLOUR | APPROVED APPLICATOR. COLOUR - CHARCOAL BLACK GLAZING | 5mm TOUGHENED SAFETY GLASS



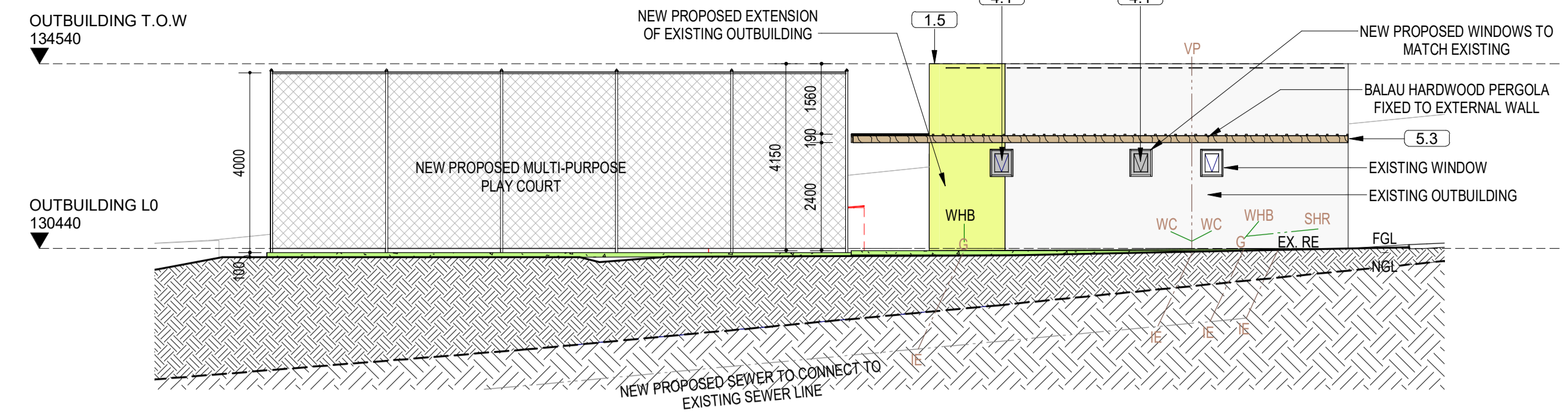
TYPE C
GLAZING No. 1 D03
DESCRIPTION | 2.1H x 2.09W ALUMINIUM FRAMED SLIDING DOORS FRAME | AS SUPPLIED TO SUIT 80 MICRON POWDER COATED BY SABS COLOUR | APPROVED APPLICATOR. COLOUR - CHARCOAL BLACK GLAZING | 5mm TOUGHENED SAFETY GLASS



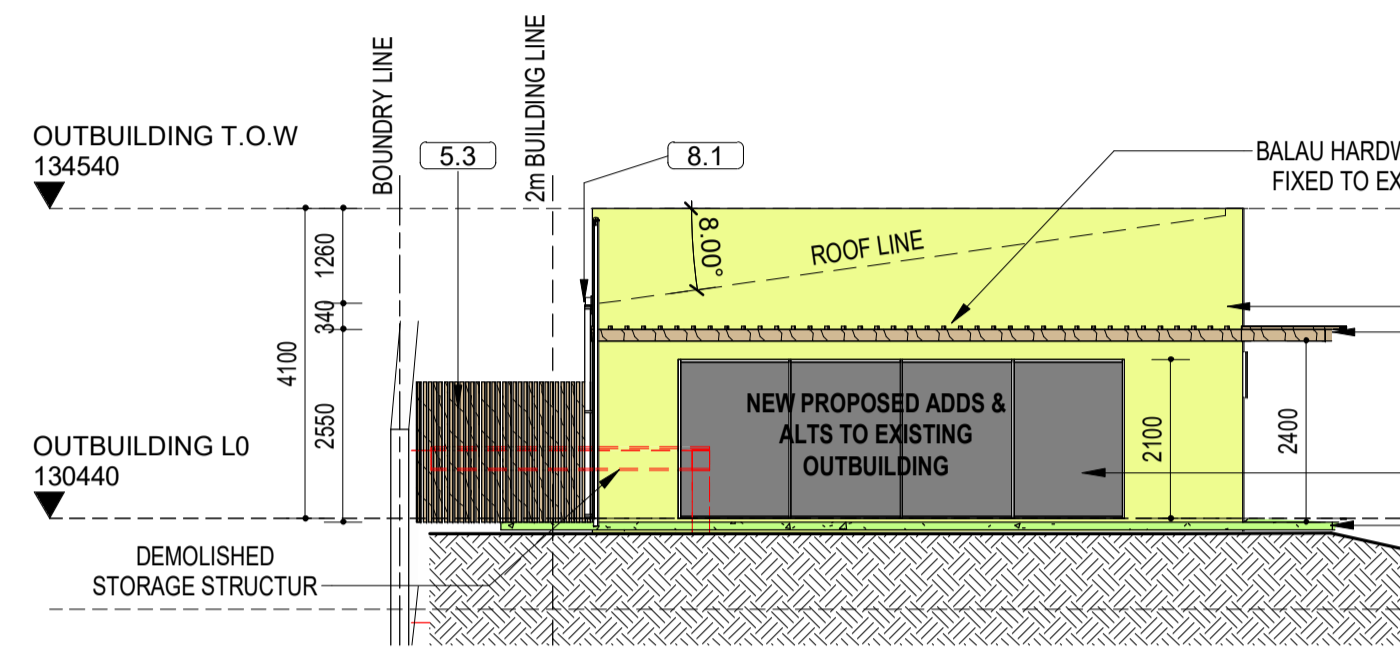
TYPE D
GLAZING No. 1 W01, W02
DESCRIPTION | 1.06H x 0.5W ALUMINIUM FRAMED TOP HUNG WINDOWS FRAME | AS SUPPLIED TO SUIT 80 MICRON POWDER COATED BY SABS COLOUR | APPROVED APPLICATOR. COLOUR - CHARCOAL BLACK GLAZING | 5mm TOUGHENED SAFETY GLASS



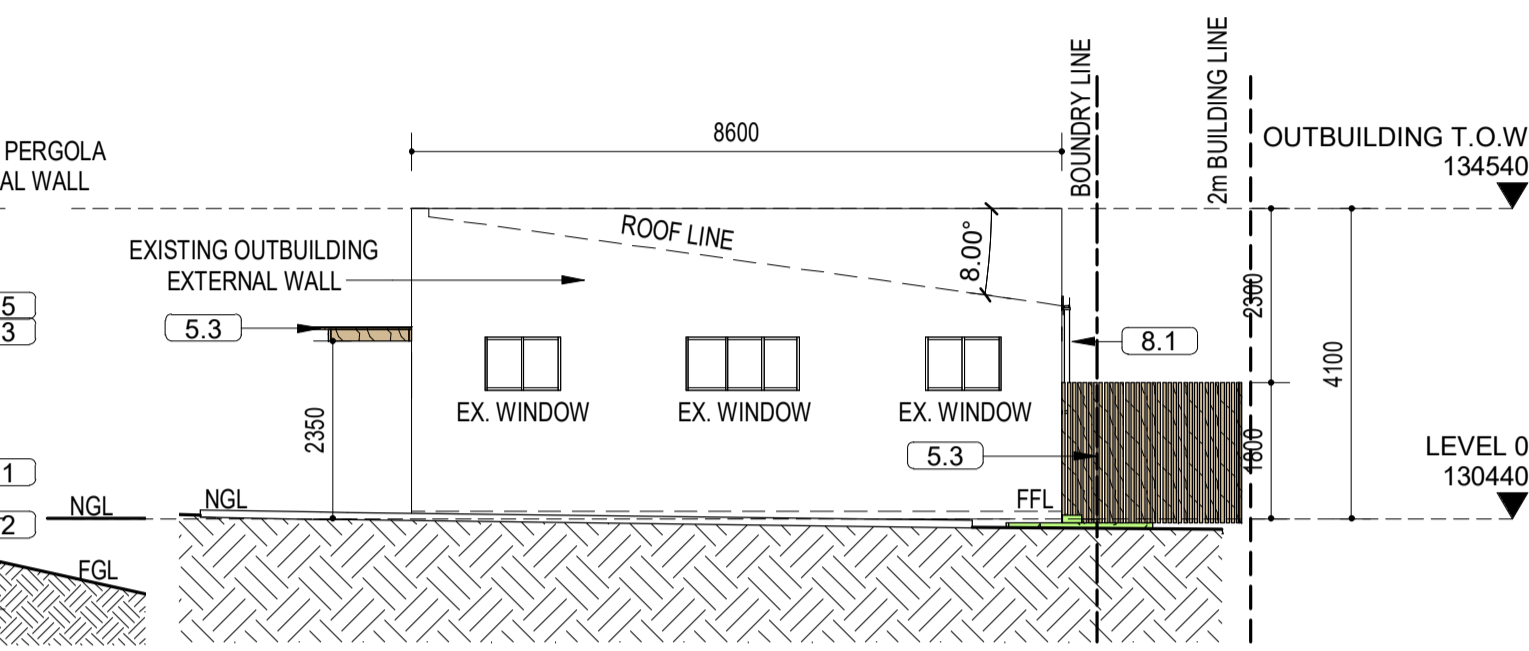
TYPE E
DOOR No. 1 D04, D05
DESCRIPTION | 1.81x2.24x40mm THICK MEDIUM DUTY FLUSH PANEL DOOR WITH BALANCED CORE COMPRISING OF 90x45x30x3.2mm THICK GRIDDED RIGID CORE CONSTRUCTION WITH 3.2mm (TEMPERED) HARDBOARD FACE ON BOTH SIDES WITH 2x 34mm HARDWOOD STILES AND 20mm THICK TIMBER LIPPING TO COMPLY WITH SANS 545 1 COAT UNDERCOAT & 2 COATS TOP COAT AS PER PAINT SPECIFICATIONS 55x85mm PROFILED SOLID HARDWOOD INTERNAL FRAME



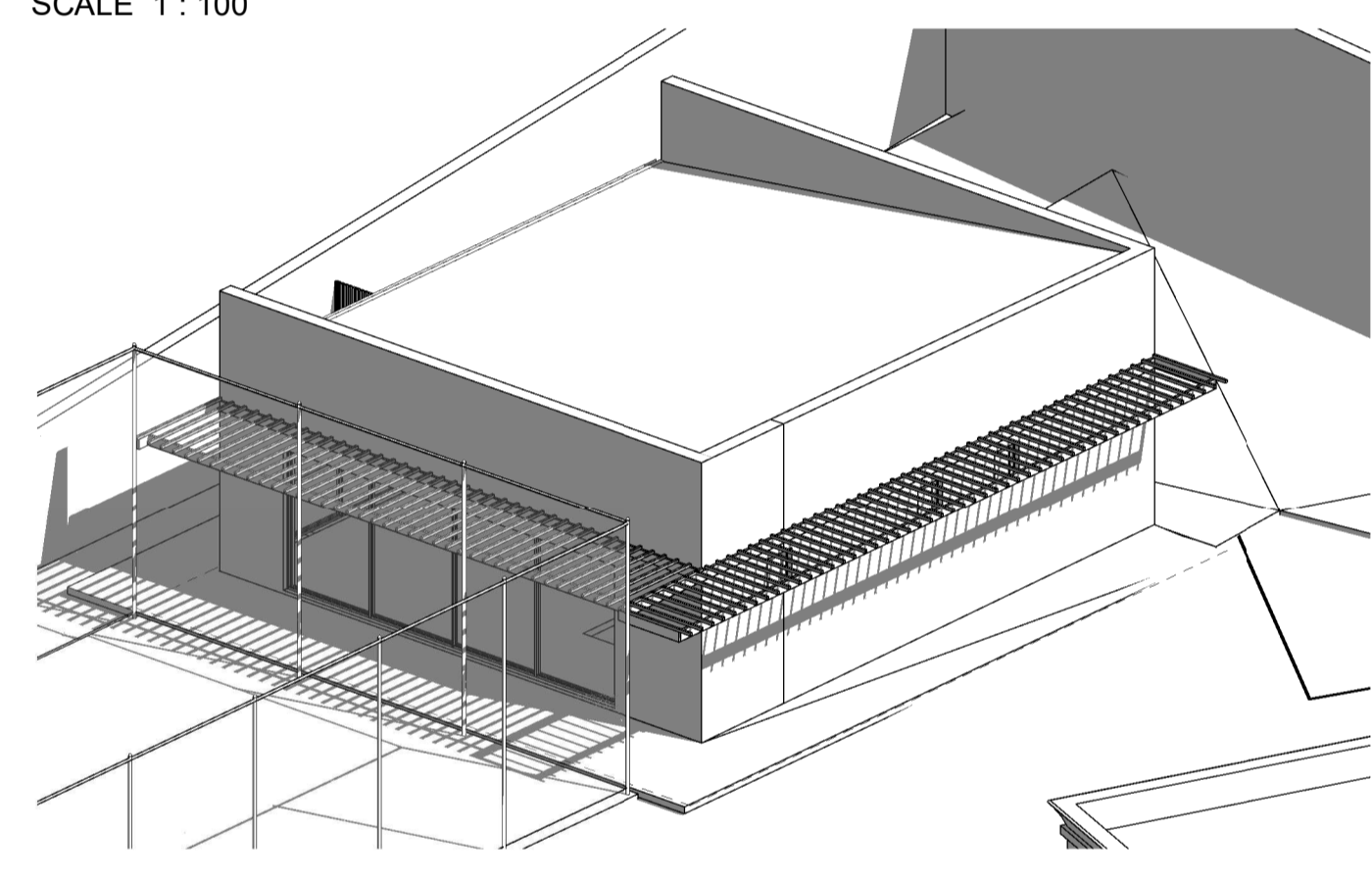
NORTH ELEVATION SCALE 1 : 100



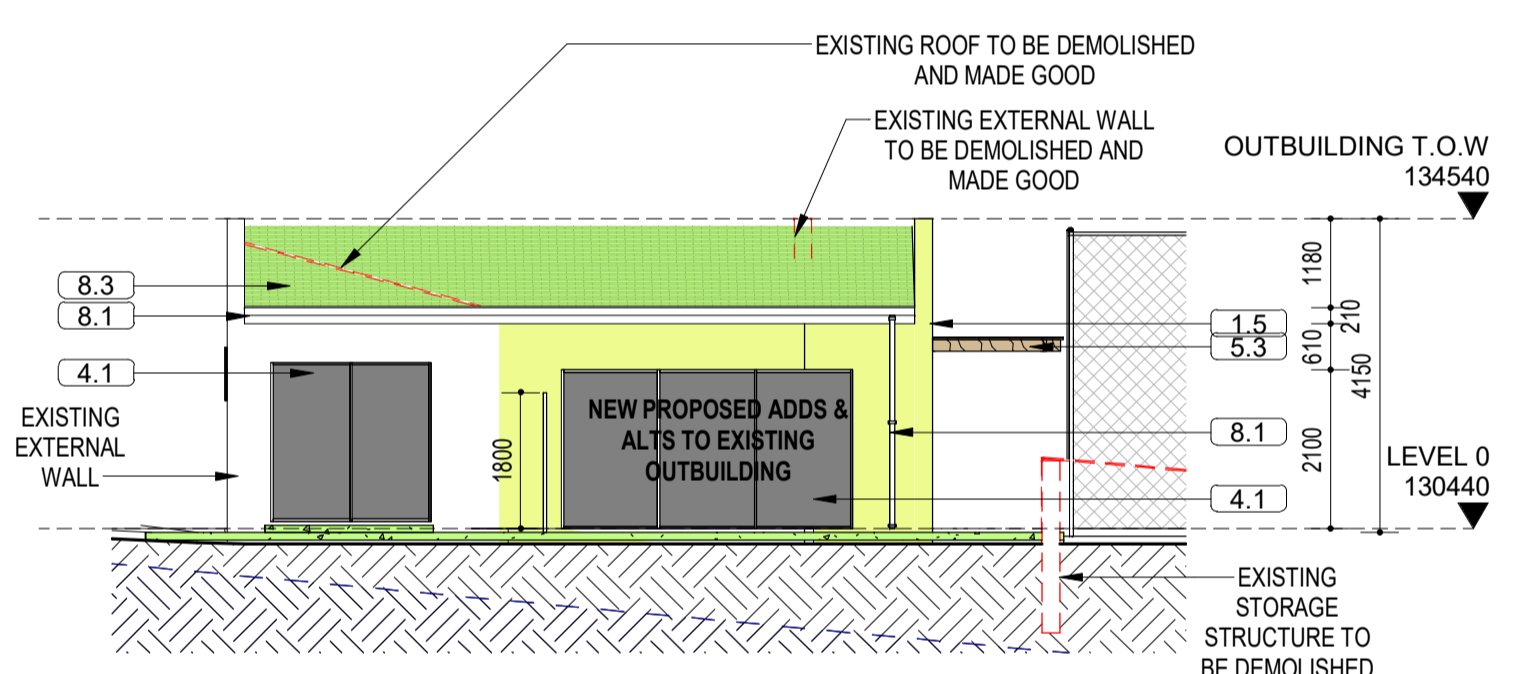
EAST ELEVATION SCALE 1 : 100



WEST ELEVATION 1 : 100



3D OUTBUILDING



SOUTH ELEVATION 1 : 100

REVISION	

MUNICIPAL STAMPS

OWNER : MR & MRS BOYD

ARCHITECT : PIM ARTZ SACAP REG NO - PrArch 26658862

Project
ADDITIONS AND ALTERATIONS TO EXISTING DWELLING AND OUTBUILDING ON ERF 1673 AND 2741 - BEING 16 BERKLEY CRESCENT

FOR : MR & MRS BOYD

PROPOSED ADDITIONS AND ALTERATIONS TO EXISTING OUTBUILDING

SHEET SIZE : A1	DATE : 2022/11/11 12:42:25	CHECKED : PA	DRAWN : TW
PROJ NO : 2022_31	ZONE : H	STAGE / SERIES NUMBER : LA - 1001	REV :



GENERAL FINISHES NOTES - ALL FINISHES TO COMPLY WITH ESTATE GUIDELINES - ST FRANCIS FIELDS

1.0 STRUCTURE

- 1.1 MESH REINFORCED CONCRETE SURFACE BED SLAB, ON DAMP PROOF MEMBRANE, ON POISONED COMPACTED SOIL. ALL TO STRUCTURAL ENGINEER'S DETAILS.
- 1.2 ALL REINFORCED CONCRETE SLABS, BEAMS, COLUMNS AND FOUNDATIONS TO STRUCTURAL ENGINEER'S DETAIL.
- 1.3 STRUCTURAL H.D.G. M.S. POSTS AND BEAMS, ALL TO ENGINEER'S DETAILS, FINISHES AS PER SPECIFICATION.
- 1.4 INTERNAL WALLS TO BE 110mm CLAY BRICKS OR EQUAL APPROVED. WALLS TO BE PLASTERED AND PAINTED AS PER SPECIFICATION.
- 1.5 EXTERNAL WALLS WHERE REQUIRED TO BE 230mm THICK CONSISTING OF TWO SKINS OF 110mm CLAY BRICKS. WALLS TO BE PLASTERED AND PAINTED AS PER SPECIFICATION.
- 1.6 ALL RETAINING WALLS TO STRUCTURAL ENGINEER'S DETAILS. WALLS TO BE SUITABLY WATERPROOFED, AND SUBSOIL DRAINS AND OR WEAPHOLES TO BE PROVIDED AS REQUIRED. NATURAL STONE CLADDING AS PER ESTATE DESIGN GUIDELINES

2.0 FINISHES (VERTICAL SURFACES)

- 2.1 SMOOTH PLASTER AND PAINT TO WALLS. PAINT SPECIFICATION AS CLIENT AND ARCHITECTS APPROVAL.
- 2.2 NATURAL STONE CLADDING. COLOUR : AS PER CLIENT AND ARCHITECTS APPROVAL
- 2.3 PAINT AS PER SPECIFICATION TO H.D.G. M.S. STRUCTURAL STEEL POSTS.
- 2.4 TEXTURED PLASTER AND PAINT TO WALLS. PAINT SPECIFICATION AS CLIENT AND ARCHITECTS APPROVAL.
- 2.5 WALL TILING AS PER MANUFACTURER'S SPECIFICATIONS - SPEC TO CLIENTS AND ARCHITECTS APPROVAL.
- 2.6 MASONRY WALL - 2.1M HIGH - FOUNDATIONS TO BE WITHIN THE SURVEYED BOUNDARY LINES. ROAD FACING MASONRY WALL TO RECEIVE BRICKWORK HEIGHTS AS REQUIRED.

3.0 FINISHES (HORIZONTAL SURFACES)

- 3.1 SELECTED INTERNAL FLOOR TILES ON SUITABLE TILE ADHESIVE LAID BY SPECIALIST. POLYSULPHIDE EXPANSION JOINTS TO BE PROVIDED AS PER MANUFACTURER'S SPECIFICATIONS.
- 3.2 SELECTED NONSLIP EXTERNAL FLOOR TILES ON SUITABLE TILE ADHESIVE LAID BY SPECIALIST. POLYSULPHIDE EXPANSION JOINTS TO BE PROVIDED AS PER MANUFACTURER'S SPECIFICATIONS.
- 3.3 SELECTED PAVERS LAID BY SPECIALIST, ON SUBSTRATE TO CIVIL ENGINEER'S SPECIFICATIONS.
- 3.4 TIMBER DECK CONSISTING OF 90x22mm THICK SOLID BALAU TIMBER SLATS FIXED TO TIMBER JOISTS. ALL BY SPECIALIST.
- 3.5 INTERNAL GYM FLOOR FINISHING AS PER CLIENTS APPROVAL
- 3.6 LANDSCAPING BY SPECIALIST.

4.0 WINDOWS / GLAZING

- 4.1 POWDER COATED ALUMINIUM FRAMED WINDOWS AND SLIDING DOOR SYSTEMS, TO COMPLY WITH AAAMSA REGULATIONS. COLOUR CHARCOAL

5.0 DOORS / GATES / SCREENS

- 5.1 SOLID TIMBER DOORS - PRIMED AND PAINTED AS REQUIRED
- 5.2 ALL EXTERNAL DOORS UNLESS OTHERWISE INDICATED, TO BE HORIZONTAL BATTEN FRAMED HARDWOOD SINGLE DOOR. ALL BY SPECIALIST, FINISHED AS PER SPECIFICATION.
- 5.3 HARDWOOD TIMBER PERGOLA OR SLATTED SCREEN, FINISHED AS PER SPECIFICATION

6.0 BALUSTRADES / POOL FENCE

- 6.1 1M HIGH GMS BALUSTRADING - MECHANICALLY FIXED TO EXISTING AREAS AS PER STRUCTURAL ENGINEER'S DETAILING. BALUSTRADES TO HAVE EXTERIOR SUITED STEEL PRIME AND PAINTED.

7.0 CEILINGS / SOFFIT

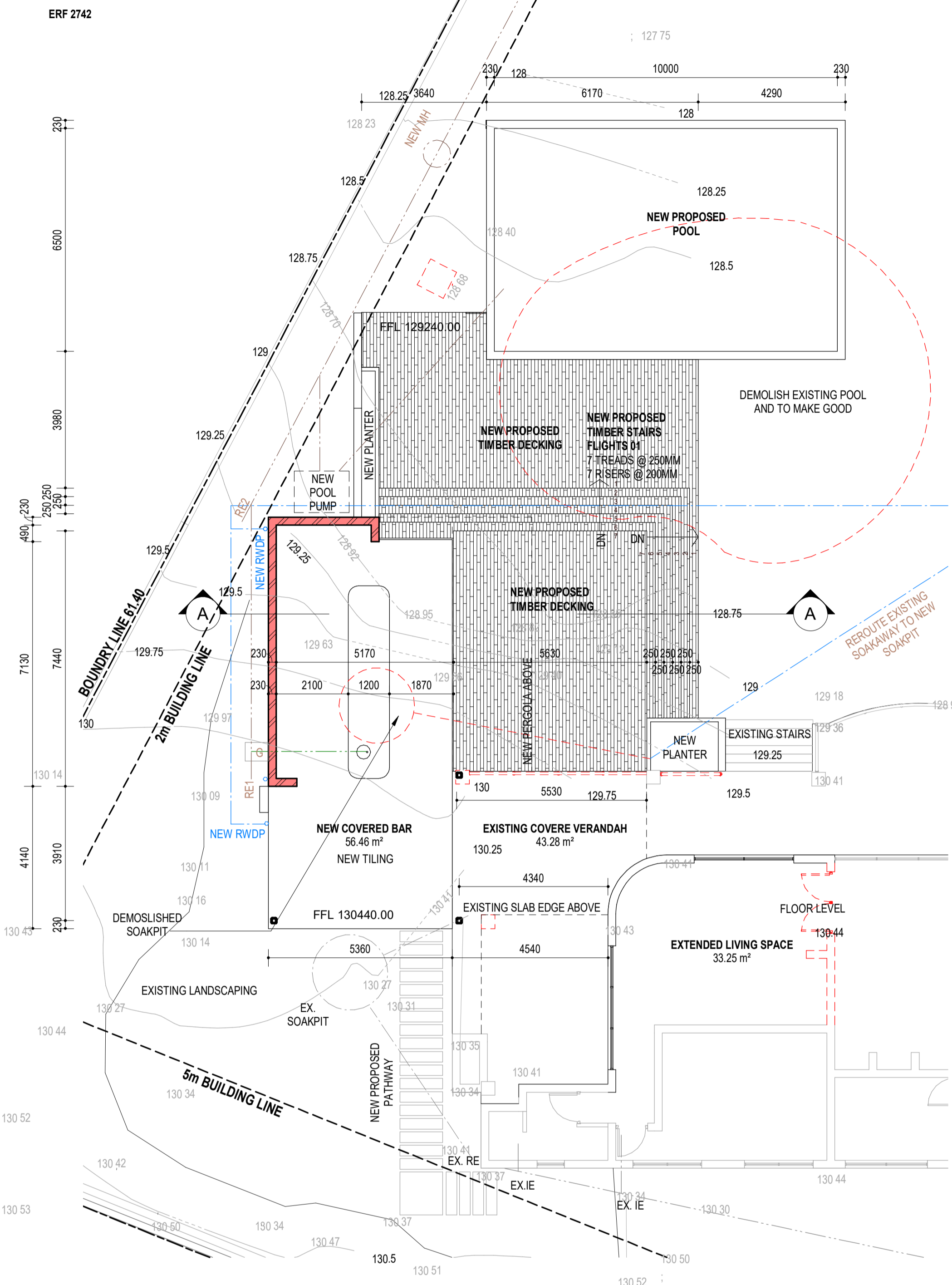
- 7.1 WATER RESISTANT SKIMMED FLUSH 9.5mm GYPSUM PLASTERBOARD CEILING IN GYM BATHROOMS AND KITCHENS. ALL TO BE INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS.
- 7.2 15mm PLASTER AND PAINT TO UNDERSIDE OF CONCRETE SOFFIT. LIGHTING TO BE CAST IN AS REQUIRED / ALTERNATIVE IS NUTECH BOARD TO CLOSE UN SOFT ROOF - SKIMMED AND PAINTED.

8.0 ROOF / RC SLAB / RAINWATER GOODS / CANOPIES

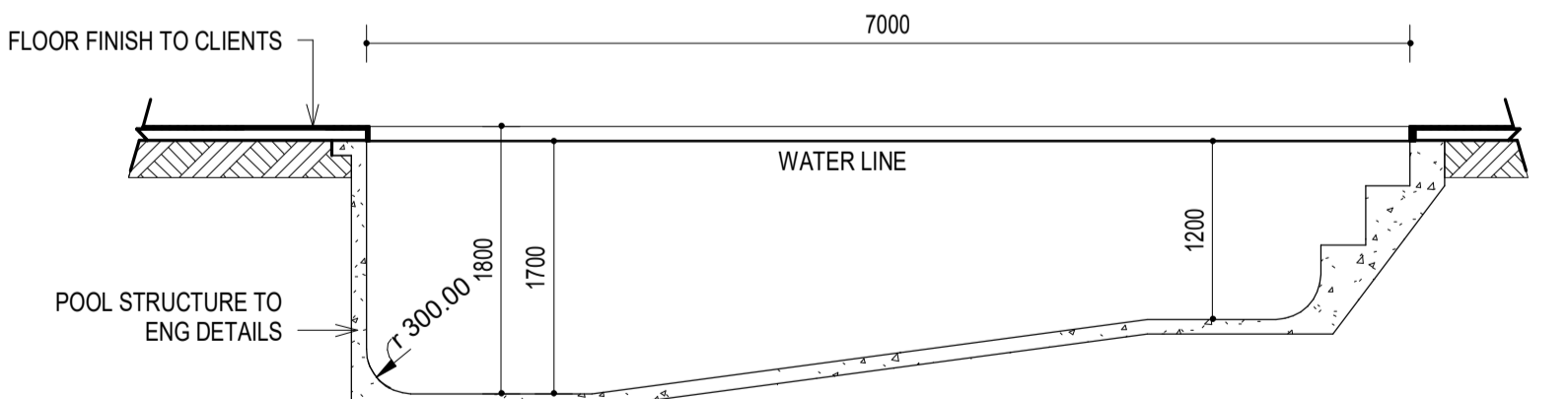
- 8.1 RWDP AS PER REQUIRED TO CONNECT TO EXISTING STORMWATER SYSTEM.
- 8.2 R.C. ROOF SLAB TO ENGINEER'S DETAILS - WITH SCREED MIN 30MM THICK @1:100 FALL TO FBO. TORCH-ON WATERPROOFING TO BE LAPPED UP AND OVER THE UPSTAND, WITH THERMADEK LAYER AND 60MM GRAVEL.
- 8.3 CLASS A MIN 0.58THK CONCEALED FIXED SAFLOK 700-AZ200 - COLORBOND DARK GREY OR SIMILAR APPROVED ROOF SHEETING LAID ON TIMBER PURLINS ON SUITABLE CENTRES ON TIMBER STRUCTURE TO ENGINEER'S DETAILS. INSULATION AS PER XA REPORT SPECIFICATIONS. ALL FLASHINGS & TRIMS TO BE INCLUDED, ALL BY SPECIALIST. ROOF PITCH = 8°.

POOL INSTALLATION NOTES

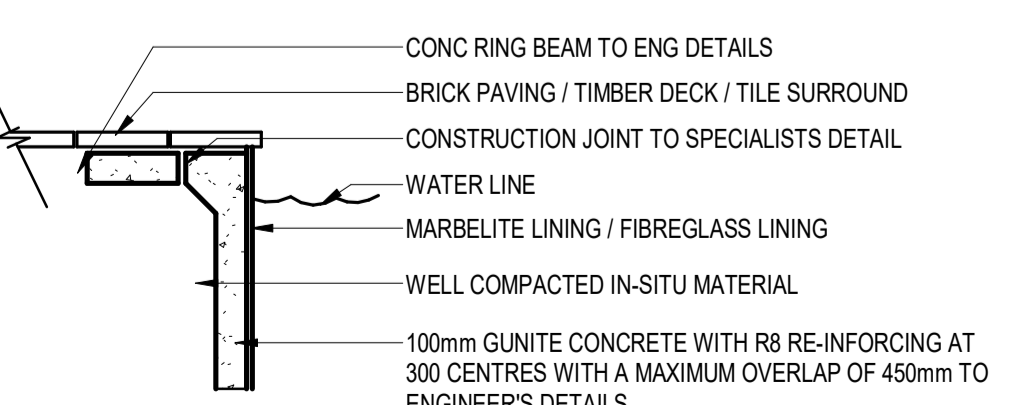
- 1. EARTH LEAKAGE PROTECTION TO BE FITTED TO ALL ELEC. SUPPLY
- 2. PRECAUTIONS TO BE TAKEN AGAINST FLOODING SEEPAGE & RAINWATER IN SUNKEN PUMP CHAMBERS & FILTER UNITS.
- 3. PUMP CHAMBER TO BE ADEQUATELY DRAINED
- 4. PLANT ARRANGEMENTS TO SUPPLIERS REQUIREMENTS
- 5. WASTE WATER FROM POOL TO DISCHARGE INTO SEWER SYSTEM VIA PRESSURE TANK TO THE SEWER SYSTEM.
- 6. PLAN TO COMPLY WITH SECTION AS PART D4.4 ON SANS 10400
- 7. POOL TO BE CONSTRUCTED IN ACCORDANCE WITH NSPI SPECIFICATIONS



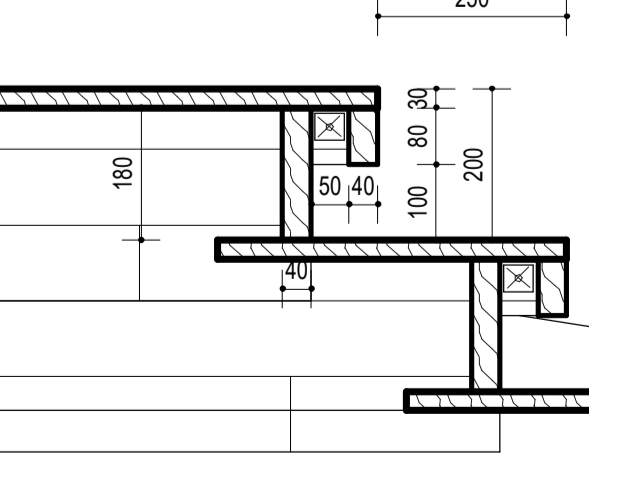
L0 MAIN DWELLING
SCALE 1 : 100



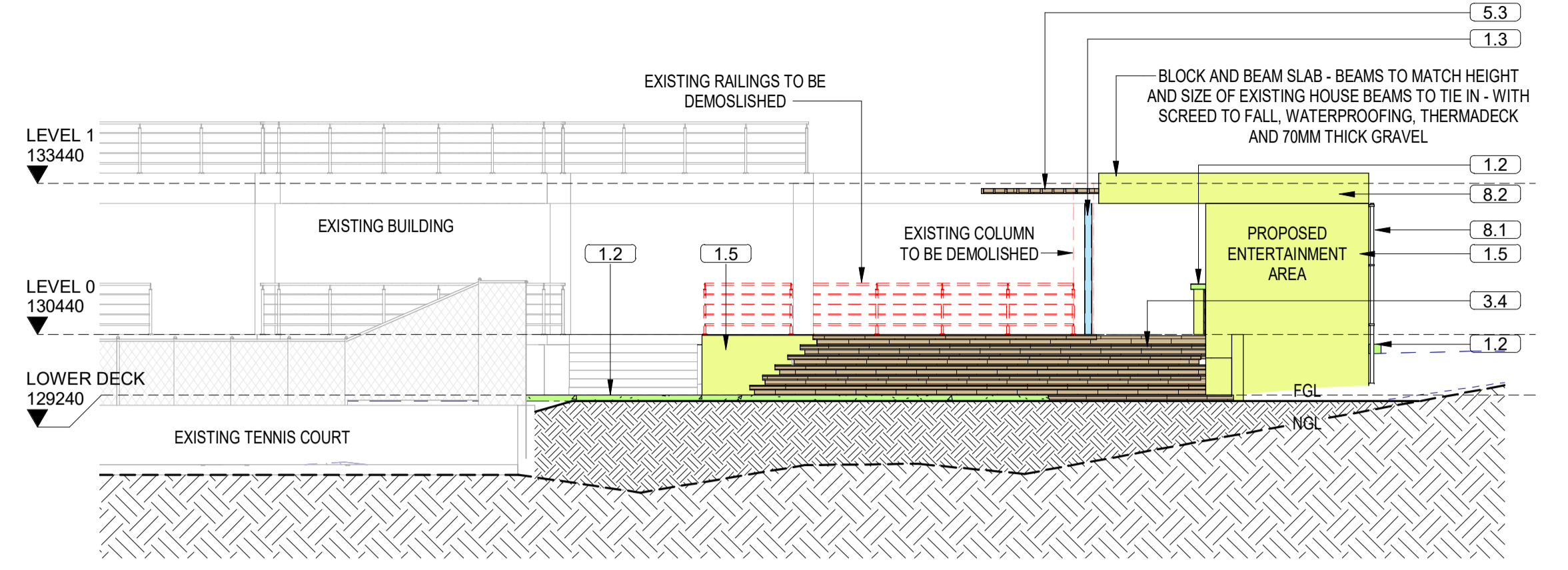
DETAIL POOL SECTION
SCALE 1 : 50



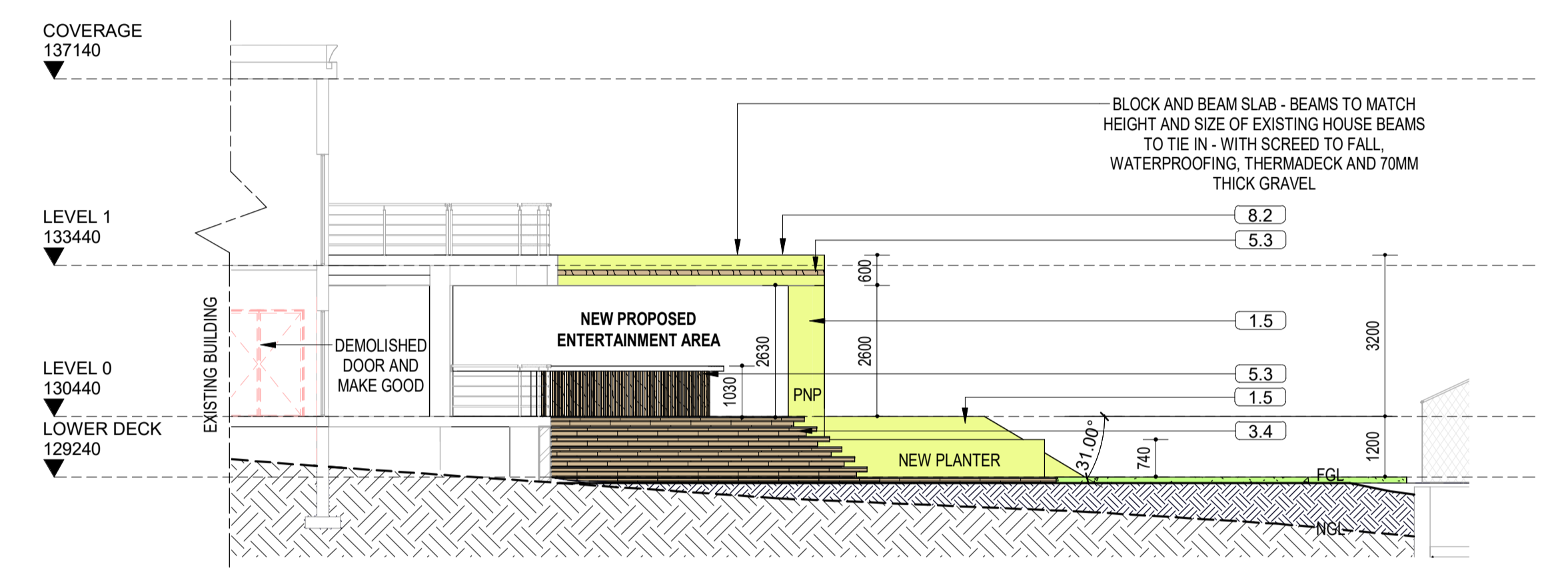
DETAIL POOL EDGE
SCALE 1 : 25



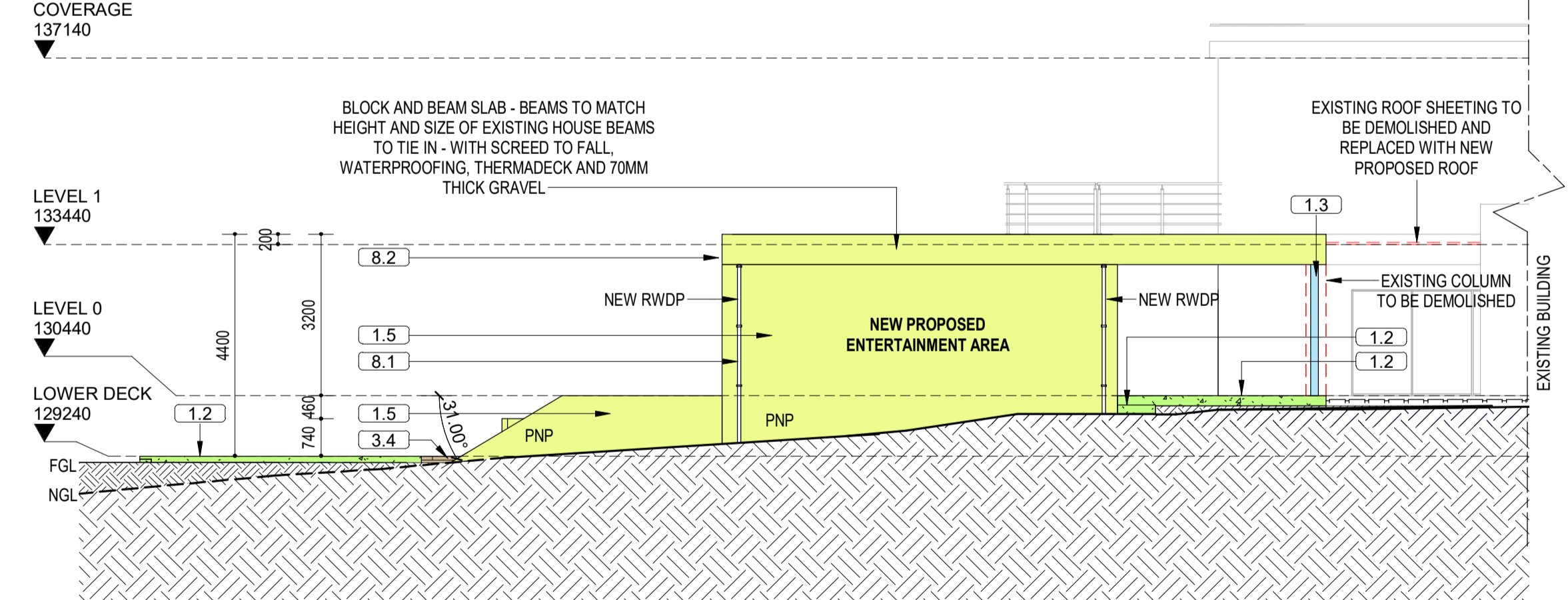
TIMBER STAIRS - CALLOUT DETAIL
SCALE 1 : 10



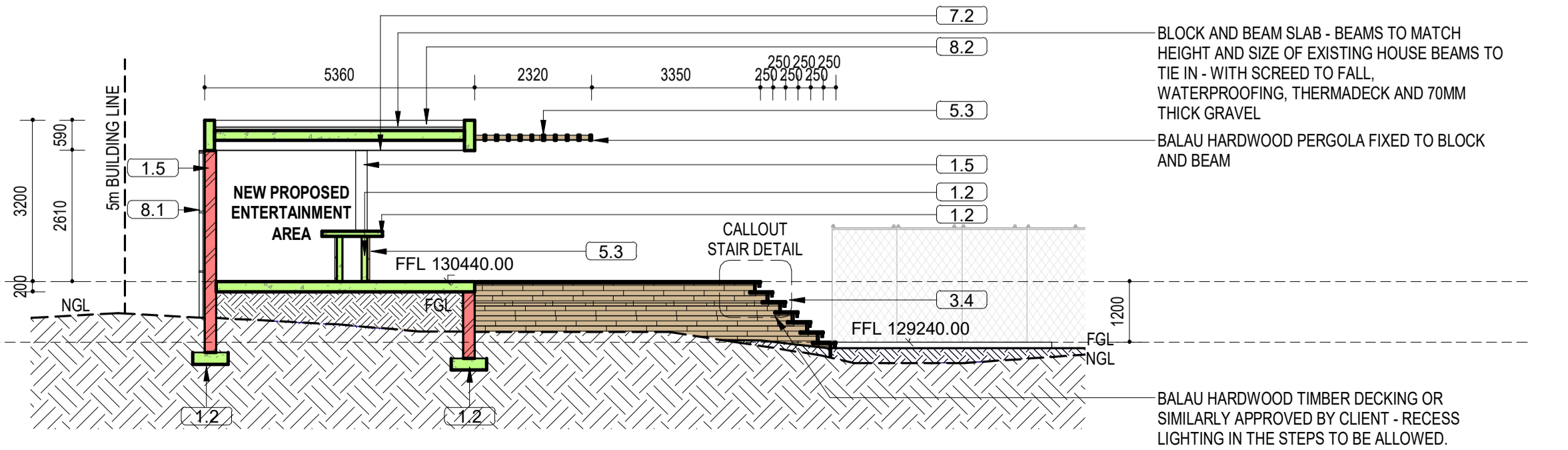
EAST ELEVATION
SCALE 1 : 100



SOUTH ELEVATION
SCALE 1 : 100



NORTH ELEVATION
SCALE 1 : 100



SECTION A-A
SCALE 1 : 100

OWNER : MR & MRS BOYD

ARCHITECT : PIM ARTZ SACAP REG NO : PrArch 26658862

Project
ADDITIONS AND ALTERATIONS TO EXISTING DWELLING AND OUTBUILDING ON ERF 1673 AND 2741 - BEING 16 BERKLEY CRESCENT

FOR : MR & MRS BOYD

PROPOSED NEW ADDS. AND ALTS. OF ENTERTAINMENT AREA TO EXISTING COVERED PATIO

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PROJ. NO. : 2022_31	ZONE : H	STAGE / SERIES / NUMBER : LA-1002	REV :



GENERAL WATER SUPPLY NOTES

- 1) A CERTIFIED PLUMBER IS TO BE APPOINTED TO INSTALL WATER SUPPLY AND DRAINAGE. THE PLUMBER IS TO ISSUE A COMPLETION CERTIFICATES ON COMPLETION AND OBTAIN THE REQUIRED LOCAL AUTHORITY WATER AND DRAINAGE COMPLETION CERTIFICATES.
2) ONLY MATERIALS OF THE HIGHEST QUALITY, TESTED AND CERTIFIED BY THE SABS ARE TO BE USED.
3) WHERE RELEVANT, MATERIALS AND PRODUCTS INSTALLED MUST COMPLY WITH THE REQUIREMENTS OF THE JASWIC APPROVED LIST OF MATERIALS.
4) THE SUPPLIED SCHEDULE OF FITTINGS ARE GENERIC BASED ON HTER INTENDED PURPOSE. FOR A MORE DETAILED LIST OF FITTINGS, PLEASE REVIEW THE SANITARY SCHEDULE BY ARCHITECT / CLIENT.
5) THE ENTIRE WATER SUPPLY AND DRAINAGE INSTALLATION MUST COMPLY WITH ALL THE REQUIREMENTS OF SANS 10252-1:2012 AND OR FUTURE AMENDMENTS TO THIS STANDARD.
6) THE INSTALLATION SHALL BE SO TRUE SO AS TO AVOID ANT INDUCED PRESSURE SURGES.
7) ALL RUBBER COMPONENTS INSTALLED MUST NOT PROMOTE THE GROWTH OF MICROBIOLOGICAL BACTERIA.
8) ALL HOT WATER PIPES SHALL BE INSULATED WITH A MIN 1R-VALUE LAGGING. THIS INCLUDES SURFACE MOUNTED PIPES AND PIPES IN THE ROOF VOIDS. THE COLD WATER SUPPLY PIPE SHALL ALSO BE LAGGED FOR A MIN 1M PIOPR TO ENTRY OF A WATER HEATER STORAGE APPLIANCE (EG. GEYSER).
9) ALL HOT WATER STORAGE APPLIANCES SHALL BE INSULATED TO A MIN 2R-VALUE.
10) ALL COPPER ALLOY COMPONENTS SHALL COMPLY WITH SANS 6509.
11) COPPER TUBES RECOMMENDED IN SANS 460 ALONG WITH METHODS OF LFUX OR SOLDERING IN SANS 460 SHALL BE ACCEPTABLE.
12) COPPER PIPES SHALL BE PROTECTED AGAINST CORROSION.
13) FIBRE CEMENT PIPES SHALL COMPLY WITH SANS 1223.
14) ALL VARIETIES OF PLASTIC PIPES MUST COMPLY WITH THE RELEVANT STANDARDS GOVERNING PLASTIC PIPES, AN EXHAUSTIVE LIST CAN BE OBTAINED IN SANS 10252-1:2012.
15) ANY WATER APPLIANCE THAT IS DEPENDANT ON ELECTRICAL POWER MUST BE SUPPLIED WITH A TIMER SET SO AS TO AVOID PEAK ELECTRICAL DEMAND TIMES AND SYNCHRONISED WITH OTHER SUCH DEVICES SO THAT NO APPLIANCE RUNS CONSURRENTLY WITH ANY OTHER.
16) WHERE WATER PIPES ARE INSTALLED CLOSE TO GAS, SEWER, TREATMENT PLANTS OR ANY OTHER POTENTIAL CONTAMINANT, THIS MUST BE BROUGHT TO THE ATTENTION OF THE DESIGNER TO AVOID THE CONTAMINATION OF THE WATER SUPPLY.
17) ALL RETICULATION LAYOUTS ARE INDICATIVE. ALL PIPES FITTINGS, APPLIANCES AND SANITARYWARE SHALLBE LAD OUT AND INSTALLED AS MEASURED BY THE PLUMBER ON SITE.
18) ANY ON SITE DEVIATIONS TO THE RETICULATIONMUST BE DRAWN UP BY THE PLUMBER AND FORWARDED TO THE DESIGNER AS SOON AS POSSIBLE.
19) CALCULATIONS ARE BASED ON ENTRY LEVEL FLOW DEMANDS AND FITTING PRESSURES TO CONFIRM CALCULATIONS.
20) ANY STRUCTURE ON WHICH WATER STORAGE TANKS ADD LOADS MUST BE DESIGNED AND CERTIFIED BY A COMPETANT PERSON (STRUCUTURAL)

WATER HEATER NOTES

- 1) STORAGE TANKS MUST HAVE SAFETY TRAYS INSTALLED AND HAVE A DRAINAGE SYSTEM TO SAFELY REDIRECT LEAKS EXTERNALLY. THE EXIT POINT OF SUCH LEAK OVERFLOW PIPE MUST BE EASILY VISIBLE EXTERNALLY TO DRAW ATTENTION FOR PURPOSEOF EFFECTING REPAIRS AND MAINTENANCE. DIVERTING SUCH OVERFLOW INTO A ROOF GUTTER DEFERS THE PURPOSE AND WILL CAUSE PLASTIC GUTTERS TO WARP OVER TIME.
2) SHALL BE INSULATED TO A MINIMUM 2R-VALUE
3) MUST COMPLY WITH EITHER SANS 151 OR SANS 1356, WHICHEVER IS RELEVANT
4) ALL HOT WATER STORAGE HEATERS MUST HAVE TIMERS INSTALLED AND SET TO DISCONNECT ELECTRICAL SUPPLY DURING PEAK ELECTRICAL DEMAND PERIODS. WHERE 2 OR MORE GEYSERS ARE INSTALLED, TIMERS SHALL BE SET SO THAT THE LECTRICAL RESISTANCE ELEMENT OF ONLY ONE HOT WATER STORAGE APPLIANCE IS ACTIVE AT ANY GIVEN TIME.
5) THE RECOMMENDED TEMPERATURE SETTING IS 60C. CHANGING THIS SETTING LOWER THEN 55C CREATES A LOW RISK ENVIRONMENT FOR MICROBIOLOGICAL BACTERIAL GROWTH IN THE SYSTEM. SETTING THE TEMPERATURE LOWER THEN 45C INCREASES THE RISK OF LEGIONNAIRES DISEASE.
6) THERMOSTATS, PRESSURE VALVES AND OTHER SAFETY DEVICES SHALL COMPLY WITH THE DETIALES PROVISIONS OF SANS 10252-1:2012.
7) DOMESTIC SOLAR WATER HEATERS SHALL COMPLY WITH SANS 1307.

WATER METER NOTES

- 1) WHERE NOT PROVIDED BY THE WATER METER A STRAINER SHALL BE INSTALLED UP-STREAM FROM THE METER AND A NON-RETURN VALVE SHALL BE INSTALLED IMMEDIATELY DOWN-STREAM FROM THE METER.
2) A METER BOX SHALL BE SUPPLIED AND INSTALLED AS THE HOUSING FOR THE WATER METER.
3) THE WATER METER INSTALLED SHALL BE CAPABLE OF SUPPLYING A PULSE OUTPUT PER 100 LITRES.
4) DEBAL SHALL BE CONTACTED TO INSTALL A CUSTOMIZED AMR FOR EACH METER INSTALLED.
5) PROVISION SHALL BE MADE FOR THE DISCHARGE OF WATER FOR THE PIPE ON WHICH THE WATER METER IS INSTALLED.
6) FOR LARGER DEVELOPMENTS WITH ABLUTION FACILITIES, THESE SHALL BE SUPPLIED WITH INDIVIDUAL METERS FOR EVERY BANK OF 3 OR MORE WHB'S OR SHOWERS.

HEAT PUMP NOTES

- 1) WHERE HEAT PUMPS ARE SELECTED AS ALTERNATIVE WATER HEATING SOURCES THEY MUST BE SIZED AND SUPPLIED SO AS TO PROVIDE 100% OF THE HOT WATER DEMAND.
2) A BACK UP WARER HEATING SYSTEM MUST BE SUPPLIED.

PIPE INSTALLATION NOTES

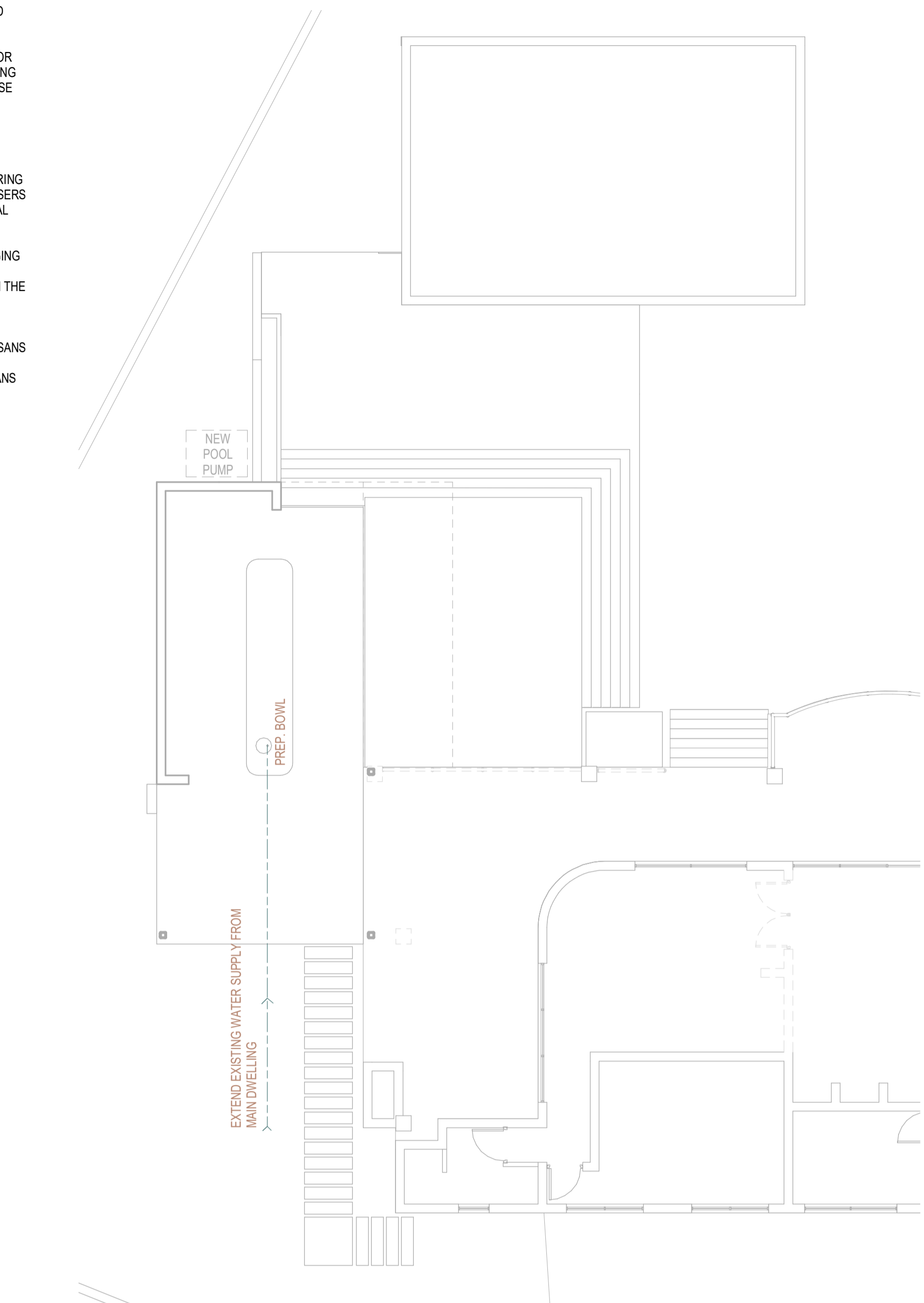
- 1) PIPES NOT INSTALLED VERTICALLY SHALL AT LEAST BE INSTALLED WITH AN UPWARD SLOPE OF AT LEAST 1:100 IN THE DIRECTION OF FLOW.
2) PIPES SUPPLYING FITTINGS MUST IDEALLY COME FROM A RISER OR DROPPER. HORIZONTAL CHASING MUST BE KEPT TO AN ABSOLUTE MINIMUM.
3) ALL PIPES MUST BE AS HIDDEN AS POSSIBLE. PIPES INSIDE ROOMS SHALL BE CHASED INTO BRICKWORK. PIPES EXTERNALLY RISING SHALL BE CHASED INTO BRICKWORK AND PLASTERED OVER WHERE THERE IS GOING TO CLADDING. WHERE THERE IS FACEBRICK RISER PIPES SHALL BE CHASED INTO THE INNER SKIN OF THE BRICKWORK.
4) PIPES UNDERSLABS SHALL BE INSTALLED INSIDE A 50mm PVC SLEEVE AND LAID IN A STRAIGHT RUN AND SINLGE LENGTH OF PIPE SO AS TO BE EASILY REPLACED IN THE FUTURE.
5) WHERE PIPES CANNOT BE SUITABLY INSTALLED THEN THEY MUST BE PROVIDED WITH VENT PIPE AT THE HIGHEST POSITION.
6) DURING COMMISSIONING, THE PLUMBER MUST AVOID AIRLOCKS DURING PERATION AND ENSURE THE REMOVAL OF AIR DURING FILLING.
7) THE PLUMBER MUST ENSURE THAT ALL PIPES ARE SUITABLY FIXED IN POSITION AND FIXINGS ARE NOT LOOSE ON COMPLETION.
8) THE PLUMBER MUST CHECK THAT THERE IS NO NOISE OR WATER HAMMER ON COMPLETION OF THE INSTALLATION.

TERMINAL WATER FITTING NOTES

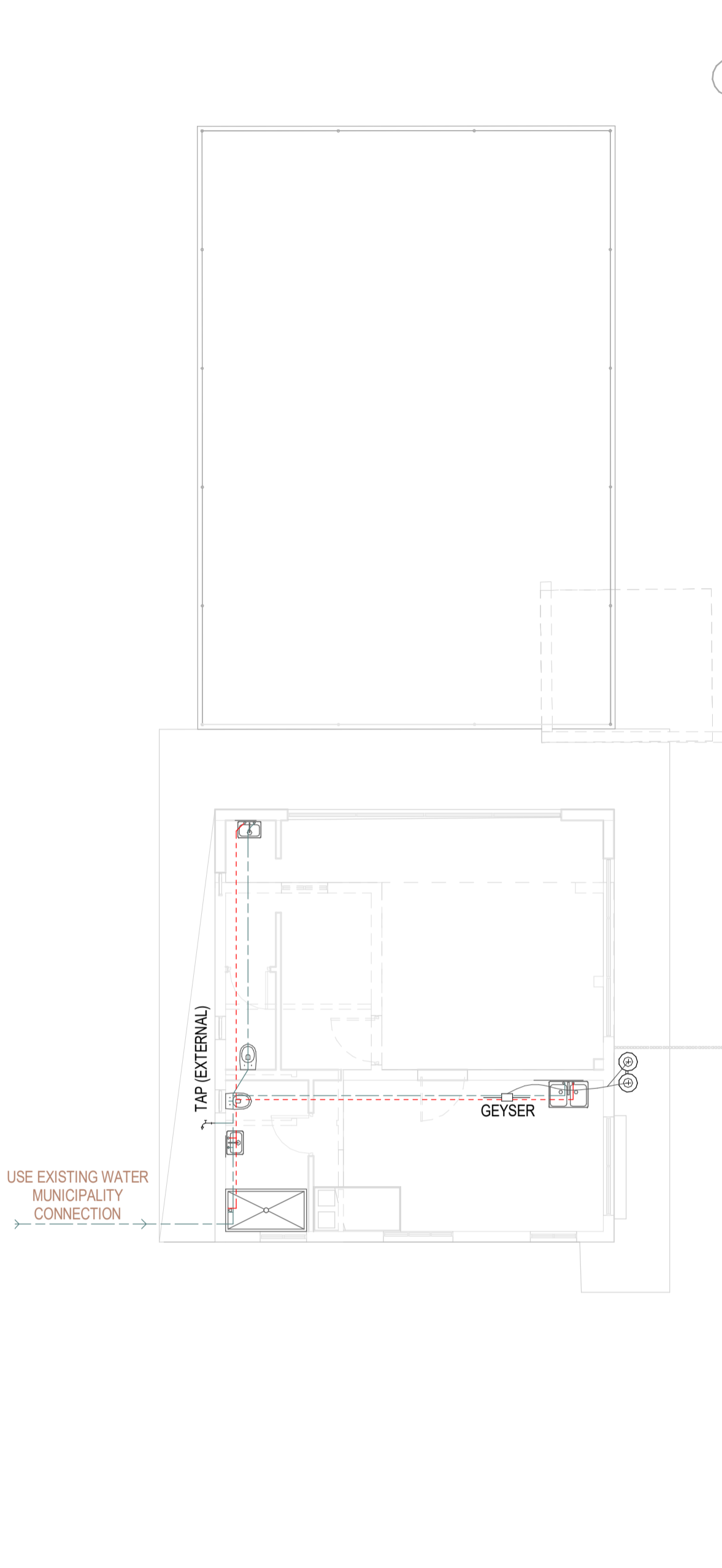
- 1) NON-RESIDENTIAL EXTERNAL TAPS MUST INCORPORATE:
a) A SELF CLOSING DEVICE
b) A REMOVABLE HANDLE
c) A LCKING MECHANISM TO PREVENT UNAUTHORISED USE
d) A DEMAND CONTROL MECHANISM PER OPERATION.
2) ALL FLSHNG DEVICES AND WC CISTERNS MUST MEET THE REQUIREMENTS OF SANS 10252-1:2012 CLAUSE 5.3.2
3) ITS RECOMMENDED THAT ALL WC CISTERNS BE INSTALLED WITH DUAL-FLUSH MECHANISMS.
4) WC CISTERN OVERFLOWS CANNOT DISCHARGE INTO THE WC PAN. THEY MUST DISCHARGE EXTERNALLY TO AN AREA THAT IS VISIBLE AND THEREFORE ATTRACT ATTENTION FOR THE PURPOSE OF REPAIRS AND MAINTENANCE.
5) URINALS SHALL NOT BE CAPABLE OF DISCHARGING 2 LITRES PER FLUSH.
6) TAPS, MIXERS & SHOWERS SHALL MEET THE REQUIREMENTS OF ALL THE STANDARDS LISTED IN CLAUSE 5.3.3 OF SANS 10252-1:2012.
7) FLOAT VALVES SHALL COMPLY WITH SANS 752.
8) PLASTIC BALL VALVES SHALL COMPLY WITH SANS 1006.
9) ALL WC'S SHALL BE INSTALLED WITH INDIVIDUAL ISOLATING VALVES.
10) AN ISOLATING VALVE MUST BE INSTALLED EVERY 30M ALONG A PIPE LENGTH.

SCHEDULE OF ABBREVIATIONS

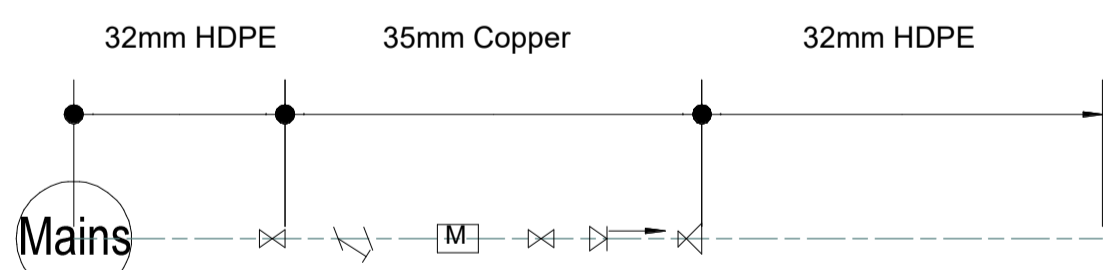
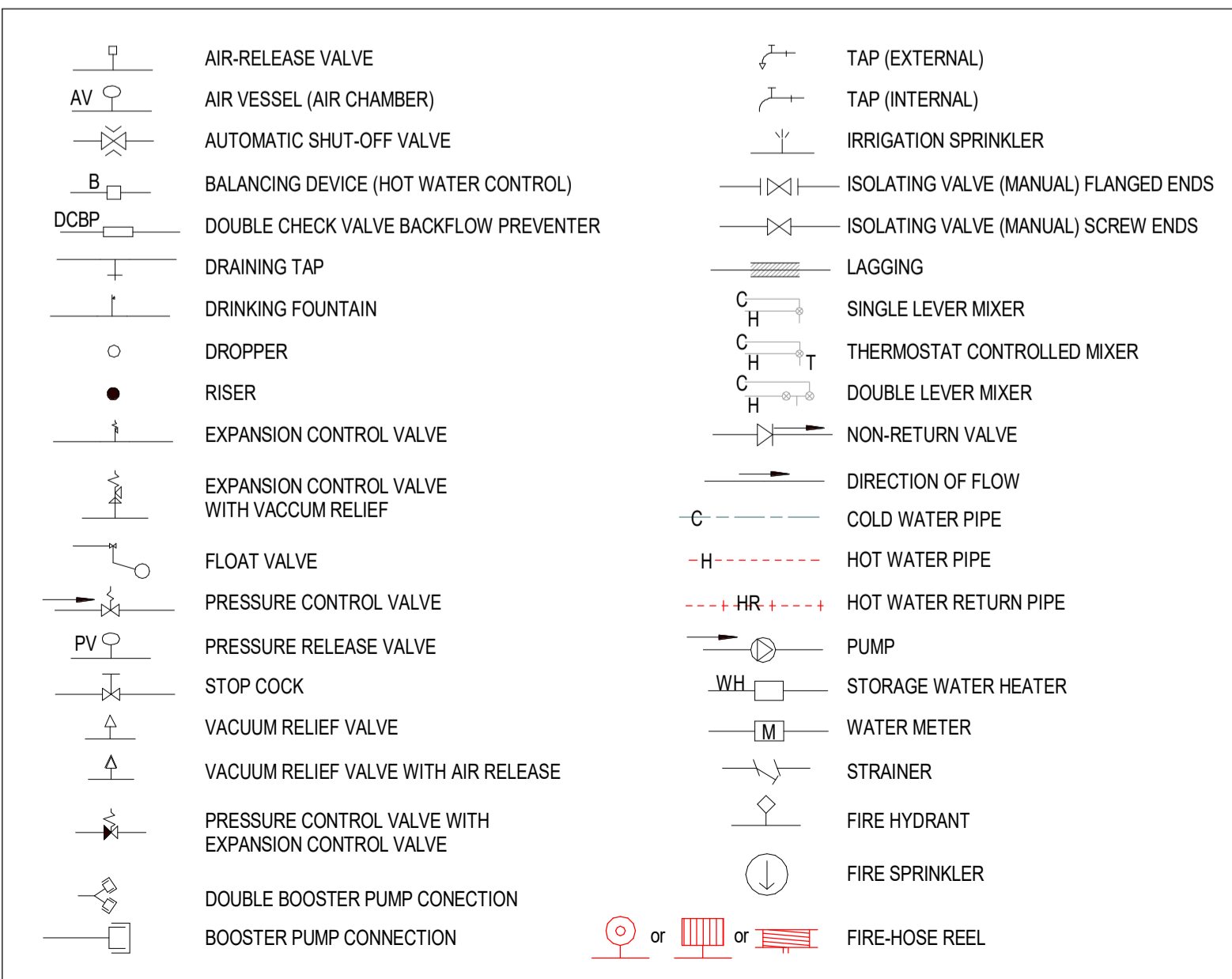
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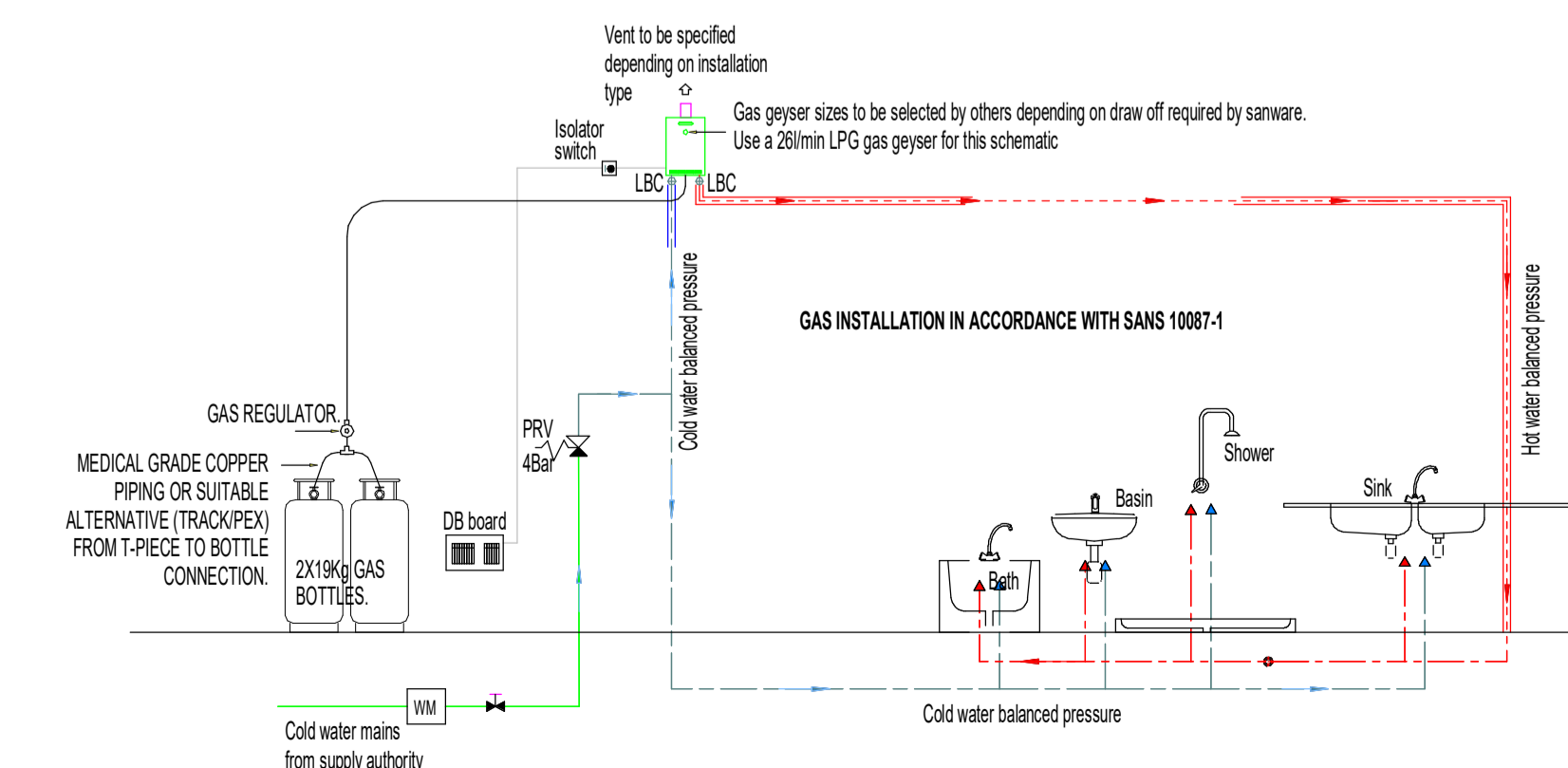
L0 MAIN DWELLING WATER RETICULATION 1 : 100



L0 OUTBUILDING WATER RETICULATION 1 : 100



H2O RETICULATION - METER CONNECTION 1 : 50



H2O RETICULATION - DIAGRAM GAS GEYSER 1 : 100

REVISION

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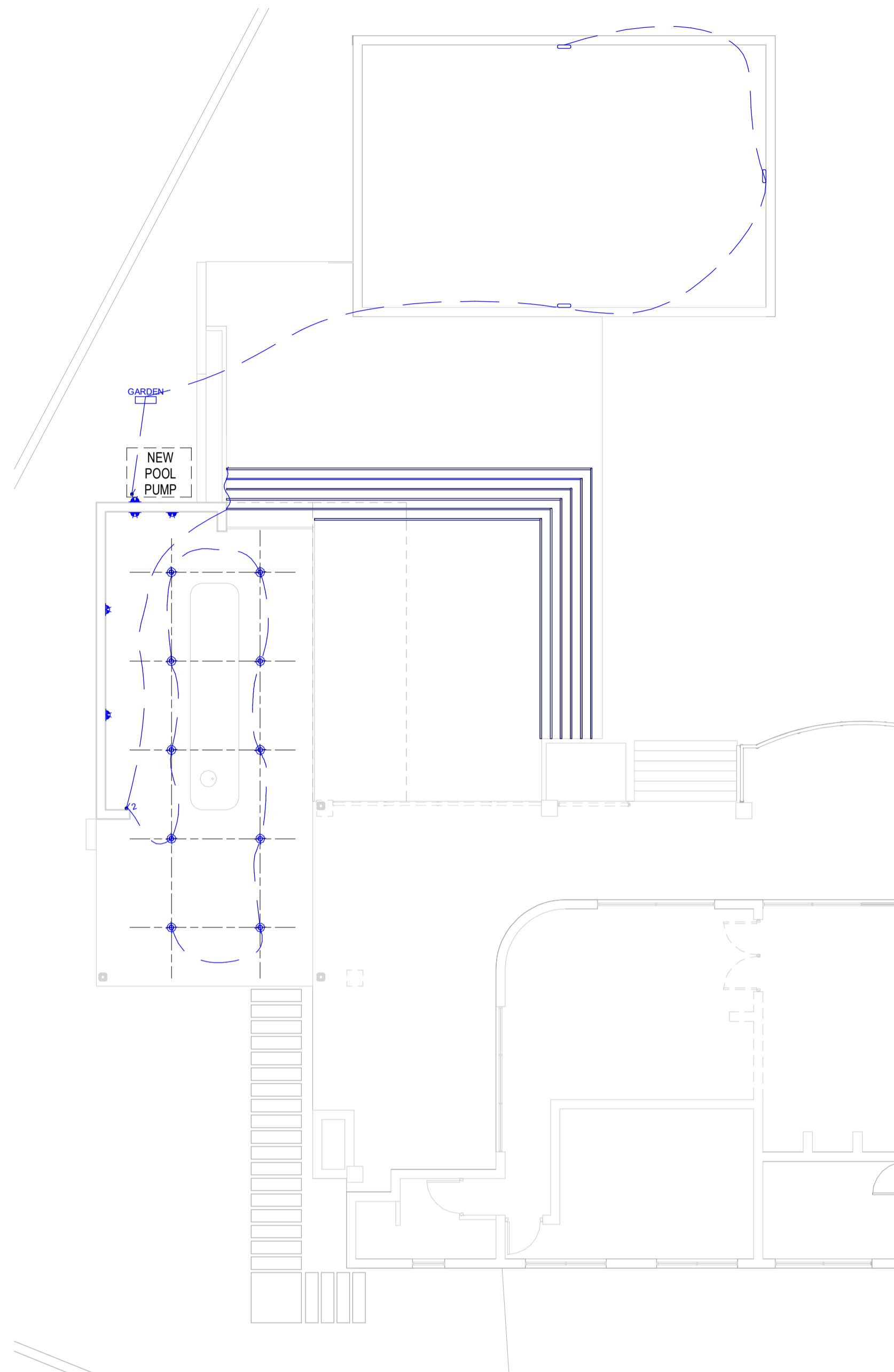
MUNICIPAL STAMPS

Project information section including: OWNER : MR & MRS BOYD; ARCHITECT : PIM ARTZ; SACAP REG NO : PrArch 26658862; Project ADDITIONS AND ALTERATIONS TO EXISTING DWELLING AND OUTBUILDING ON ERF 1673 AND 2741 - BEING 16 BERKLEY CRESCENT; FOR : MR & MRS BOYD; PROPOSED WATER RETICULATION; SHEET SIZE : A1; DATE: 2022/11/11 12:42:29; CHECKED: PA; DRAWN: Author; PROJ No: 2022_31; ZONE: H; STAGE / SERIES / NUMBER: LA-1003. Includes a signature of Pim Artz.

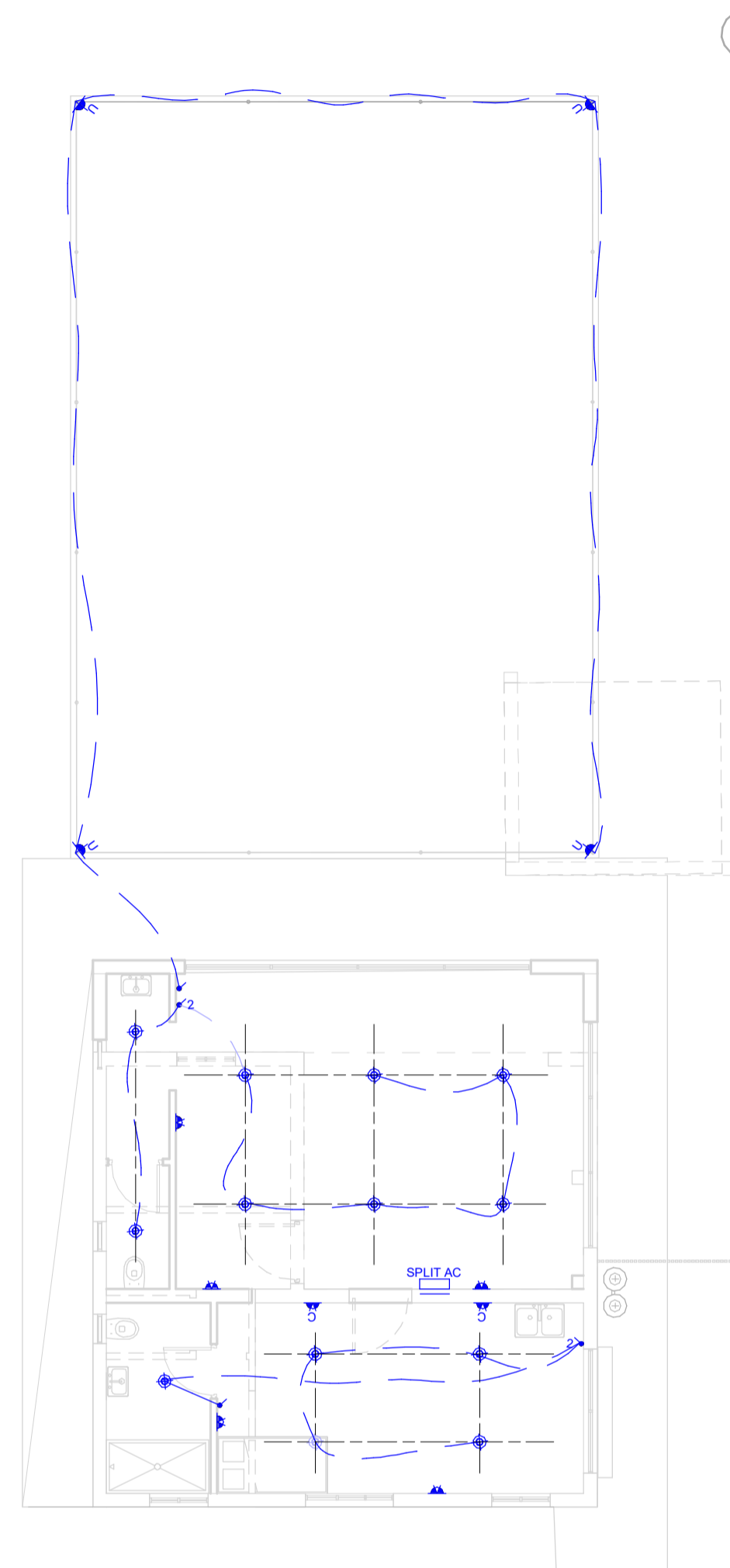


LEGEND

- DOUBLE PLUG POINT CENTERED AT 315mm ABOVE FFL
- DOUBLE PLUG POINT CENTERED AT 1100mm ABOVE FFL (ABOVE COUNTERS)
- EXTERIOR WEATHER-PROOF BOX COMPLETE WITH PLUG POINT MOUNTED 315mm ABOVE FFL
- POWER SUPPLY FOR EXTRACTOR HOOD IN CEILING SOFFIT, COMPLETE WITH ISOLATOR
- POWER SUPPLY FOR OVEN, COMPLETE WITH ISOLATOR
- POWER SUPPLY FOR STOVE, COMPLETE WITH ISOLATOR
- 3 PHASE POWER SUPPLY FOR A/C SPLIT UNIT WITH ISOLATOR SWITCH BOX (LIASE DIRECTLY WITH APPOINTED SUB CONTRACTOR FOR DETAILS)
- AUTOMOTIVE GARAGE DOOR CONTROL POINT
- TV PACKAGE - DSTV, POWER AND AUDIO IF REQUIRED @ HEIGHT TO BE SPECIFIED BY CLIENT
- TELEPHONE POINT
- CATEGORY 6 NETWORK POINT (NETWORK POINTS TO BE CONNECTED WITH 27mm ELECTRICAL CONDUITS)
- LIGHT SWITCH CENTRED AT 1000mm ABOVE FFL UNLESS OTHERWISE STATED
- 2 WAY LIGHT SWITCH CENTRED AT 1000mm ABOVE FFL UNLESS OTHERWISE STATED
- LIGHT SWITCH WITH DIMMER CONTROL CENTRED AT 1100mm ABOVE FFL UNLESS OTHERWISE STATED
- SINGLE SURFACE-MOUNTED DOWNLIGHTER
- SINGLE RECESSED DOWNLIGHTER
- WALL MOUNTED LIGHT FITTING @ 1700mm FROM FFL UNLESS OTHERWISE STATED
- COLUMN / WALL MOUNTED MINI FLOODLIGHT @ 3700mm ABOVE FFL UNLESS OTHERWISE STATED
- WALL MOUNTED EXTERIOR LIGHT FITTING @ 1700mm FROM FFL UNLESS OTHERWISE STATED
- EXTERIOR FLOODLIGHT @ 2400mm ABOVE FFL
- WALL MOUNTED INDOOR AIRCONDITIONING SPLIT UNIT
- DUCTED AC DIFFUSER
- BULKHEAD FITTING
- PENDANT FEATURE LIGHT FITTING
- DISTRIBUTION BOARD
- POWER SUPPLY TO GEYSER, COMPLETE WITH ISOLATOR
- FLUORESCENT LIGHT
- RECESSED FLUORESCENT IN BULKHEAD
- POOL + WATERFEATURE LIGHTS TO BE SUPPLIED AND INSTALLED BY POOL + WATEFEATURE SUBCONTRACTOR. ELECTRICIAN MUST ALLOW ELECTRICAL SUPPLY
- EXTRACTOR - EXPELAIR LV100 TO CONNECT TO LIGHT SWITCH
- SATELLITE DISH CONNECTED TO DECODER POINT ON PLAN
- CEILING FAN WITH LIGHT
- WATERPROOFED RECESSED FLOOR LIGHT
- PLUG POINT FOR MOTORISED BLINDS AT HIGH LEVEL
- INTERCOM TO CONNECT TO FRONT OFFICE
- GARDEN LIGHTS- ALL LANDSCAPE LIGHTING AS INDICATED IN HIDDEN LINE TO LATER APPOINTED LANDSCAPE ARCHITECT
- DAYLIGHT SENSOR WALLMOUNTED LIGHT FITTING @ 1700mm FROM FFL UNLESS OTHERWISE STATED
- POWER SUPPLY IN CEILING FOR PROJECTOR
- POWER SUPPLY FOR AIRCON, COMPLETE WITH ISOLATOR
- POWER SUPPLY FOR HEAT PUMP, COMPLETE WITH ISOLATOR
- FLOOR PLUG POINT
- VANITY LIGHTING WITH OWN POWER SUPPLY
- SPEAKERS IN TV LOUNGE TO BE CONNECTED TO TV
- SHAVING POINTS
- HEAT PUMP
- LEAD STRIP EXTRUSION
- UP-LIGHTER SPOT



LO MAIN DWELLING ELECTRICAL
1 : 100



LO OUTBUILDING ELETRICAL
1 : 100

NOTES FOR ELECTRICAL LEGEND

WHERE THERE IS MORE THAN ONE SWITCH, ONE PLATE SHOULD BE USED FOR UP TO FOUR SWITCHES. DIMMER SWITCHES CAN BE PUT ON PLATES WITH NORMAL SWITCHES. ONLY ONE DIMMER PER SWITCH PLATE.

GENERAL SPECIFICATION

THE FOLLOWING NOTES ARE A GUIDE ONLY AND ALL WORK IS TO BE CARRIED OUT IN A WORKMANLIKE MANNER, IN ACCORDANCE WITH STANDARD BUILDING PRACTICE AND TO THE ENTIRE SATISFACTION OF THE ARCHITECT. THE ELECTRICIAN / SUB-CONTRACTOR WILL BE A DOMESTIC SUB-CONTRACTOR IN TERMS OF THE PRINCIPLE BUILDING AGREEMENT JBCC SERIES 2013, EDITION 6.1 AND JBCC CONTRACTORS DOMESTIC SUBCONTRACT AGREEMENT. THE ELECTRICAL CONTRACTOR SHALL EXAMINE THE DRAWINGS AND SPECIFICATIONS CAREFULLY AND ANY QUERIES MUST BE CLARIFIED WITH THE ARCHITECT. ALL WORK SHALL BE IN ACCORDANCE WITH THE REGULATIONS FOR THE WIRING OF BUILDINGS AS PUBLISHED BY THE SOUTH AFRICAN INSTITUTE OF ELECTRICAL ENGINEERS, AND MUST ALSO COMPLY WITH THE LOCAL RULES OF THE SUPPLY AUTHORITY. POWER SUPPLY TO BE THREE PHASE.

POSITIONING OF POINTS

BEFORE THE SUCCESSFUL CONTRACTOR COMMENCES WORK, HE SHALL DISCUSS THE WHOLE LAYOUT IN DETAIL WITH THE ARCHITECT IN ORDER TO DETERMINE THE EXACT POSITION AND HEIGHT OF POINTS, PLUGS, SWITCHES ETC. PRIOR TO CHASING - THE ELECTRICIAN IS TO MARK, IN CHALK ON THE WALLS, THE PLUG AND SWITCH POSITIONS (AS PER THE ARCHITECTS DRAWINGS), PROVIDED ADEQUATE NOTICE IS GIVEN, THE ARCHITECT WILL BE AVAILABLE TO VISIT SITE AND CONFIRM THE ENTIRE LAYOUT - THUS AVOIDING UNNECESSARY ABORTIVE WORK. ALL POSITIONS OF LIGHT POINTS CAST WITHIN THE CONCRETE SLAB, COLUMNS AND BEAMS ARE TO BE APPROVED BY THE ARCHITECT PRIOR TO CASTING THE SLAB. ANY WRONG POSITIONING OF POINTS DUE TO FAILURE OF THE CONTRACTOR TO CONSULT THE ARCHITECT SHALL BE RECTIFIED BY THE CONTRACTOR AT HIS OWN EXPENSE.

ELECTRICAL CONDUIT

CONDUIT TO BE P.V.C. AND GENERALLY MUST BE BUILT OR CHASED INTO BRICKWORK. ALL CHASING OF CONDUITS IS TO BE CARRIED OUT IN A NEAT & RESPONSIVE MANNER. ALL CHASING IS TO BE COMPLETED PRIOR TO THE FINISHING OF STRUCTURE. CHASE DEPTHS TO BE LIMITED TO MINIMUM DEPTH REQUIRED. NO REINFORCED CONCRETE STRUCTURE TO BE CHASED, WHERE UNAVOIDABLE THIS IS TO BE DONE WITH THE PRIOR APPROVAL OF THE STRUCTURAL ENGINEER.

SWITCHES AND WALL PLUGS

CONTRACTOR TO PROVIDE COST PER POINT, INCLUSIVE OF LABOUR FOR THE FOLLOWING ITEMS:

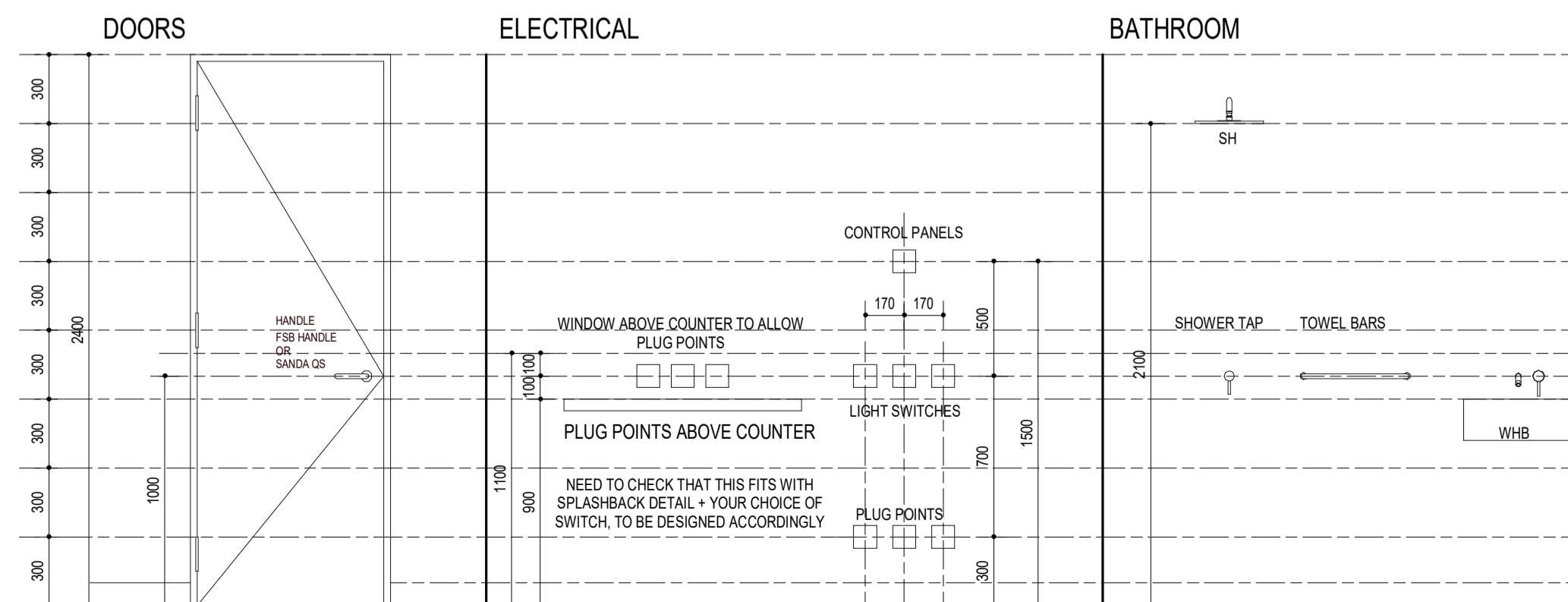
ALL SWITCHES & PLUG POINTS ARE TO BE: **SHNEIDER CLIPSALE S2000**

PC AMOUNTS

CONTRACTOR TO ALLOW THE FIXING OF ALL LIGHTING, WHICH WILL BE SUPPLIED AS PER PRIME COST AMOUNT. PRIME COST AMOUNTS DO NOT INCLUDE LABOUR, DELIVERY OR PROFIT AND ATTENDANCE.

FURTHER NOTES

KITCHEN APPLIANCES TO BE SUPPLIED BY CLIENT - ELECTRICIAN TO CONNECT ALL APPLIANCES.
ELECTRICIAN TO ALLOW FOR CONNECTION OF THE FOLLOWING:
- METER TO DISTRIBUTION BOARD
- ALL TV POINTS TO DSTV
- AIRCONDITIONING UNITS
- EXTRACTORS
ALL EXTERNAL LIGHTING TO BE ON DAY/NIGHT SWITCH AS PER ELECTRICIAN RECOMMENDATION



ELECTRICAL FITTING SET OUT DAIGRAM
1 : 25

REVISION

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MUNICIPAL STAMPS

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OWNER : MR & MRS BOYD

ARCHITECT : PIM ARTZ SACAP REG NO : PrArch 26658862

Project
ADDITIONS AND ALTERATIONS TO EXISTING DWELLING AND OUTBUILDING ON ERF 1673 AND 2741 - BEING 16 BERKLEY CRESCENT

FOR : MR & MRS BOYD

PROPOSED ELECTRICAL LAYOUT

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