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NOTES:

* All WC with built in cisterns

Area Schedule

SITE AREA:	8141
Total House Area:	327
Ground Floor	175
First Floor	152
GUARD HOUSE	85
Total EXISTING	455
Total NEW	412
Total NEW Built Area	867

COVERAGE:	ALLOWED	ACTUAL
= 100% Footprint x Erf Size	50%	3%
= 200 x 100% Erf Size		
F.A.R.:	ALLOWED	ACTUAL
= Total Built Area Erf Size	0.8	0.05
= 412 Erf Size		
HEIGHT RESTRICTION:	ALLOWED	ACTUAL
Residential 1, H0	2 Storeys	2 Storeys

Client

name: Owner

Engineer

name:

Drawer

name:

Architect
 G.A.P. Van Rooyen

PrArch 6970

No.	Description	Date
1	Revision 1	Date 1



Unit 28, Sunninghill Office Park, Sandton
 011 234 1427
 www.spsdesign.co.za

PROJECT:

PORTION 1 of ERF 4560 BRYANSTON TOWNSHIP

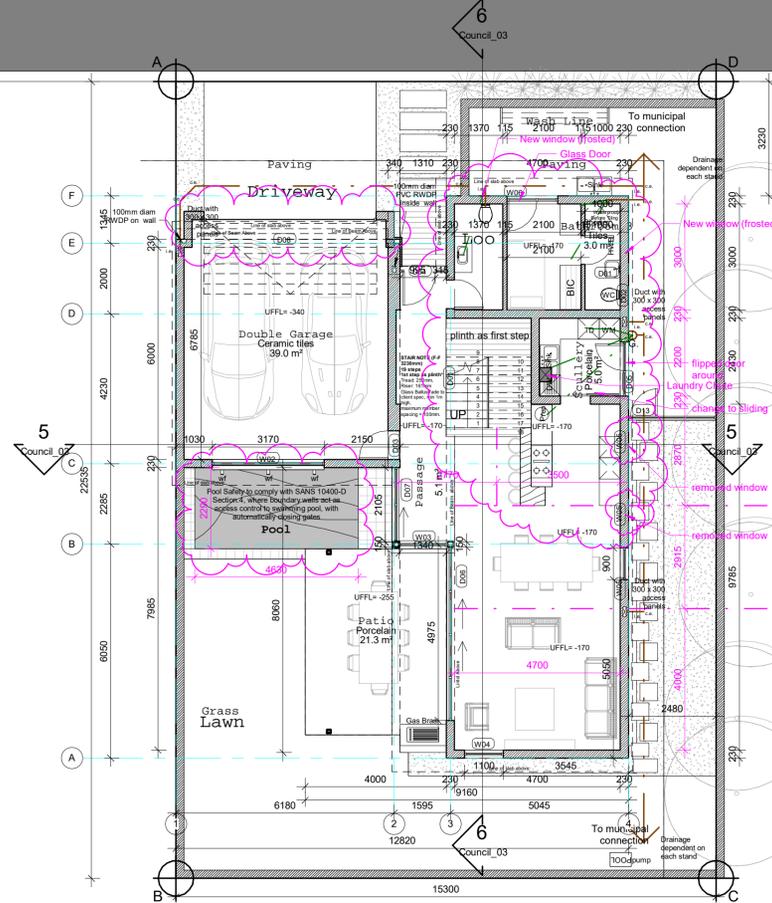
DESCRIPTION:
 HOUSE PLANS, ground and first floor plans, roof plan, electrical plans.

DATE:
 2017/09/19 8:26:56 AM

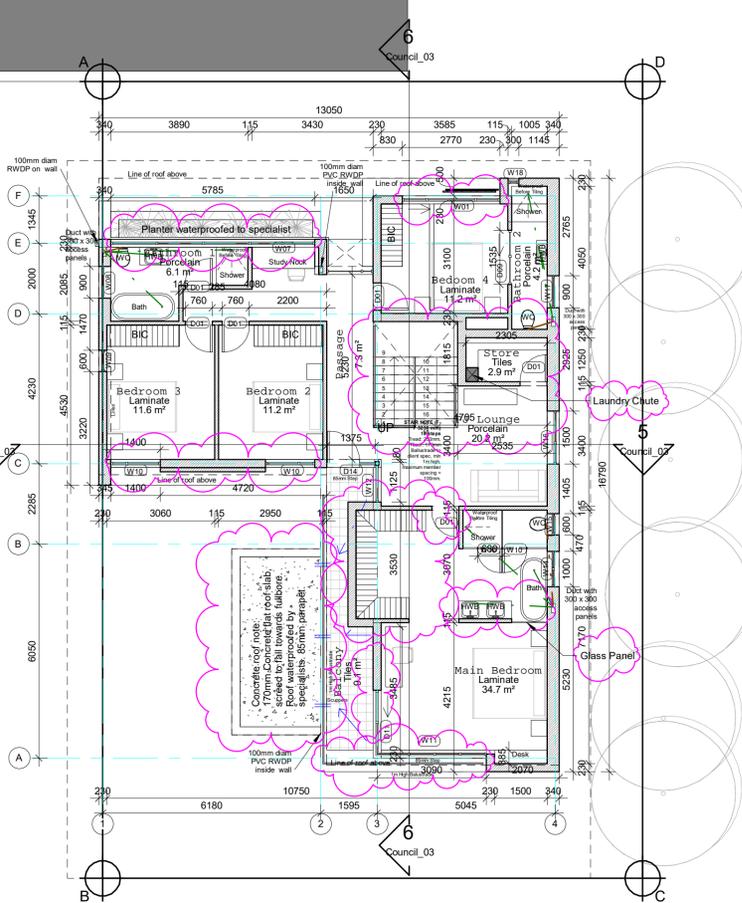
DRAWN BY:
 Author

SCALE:
 As indicated

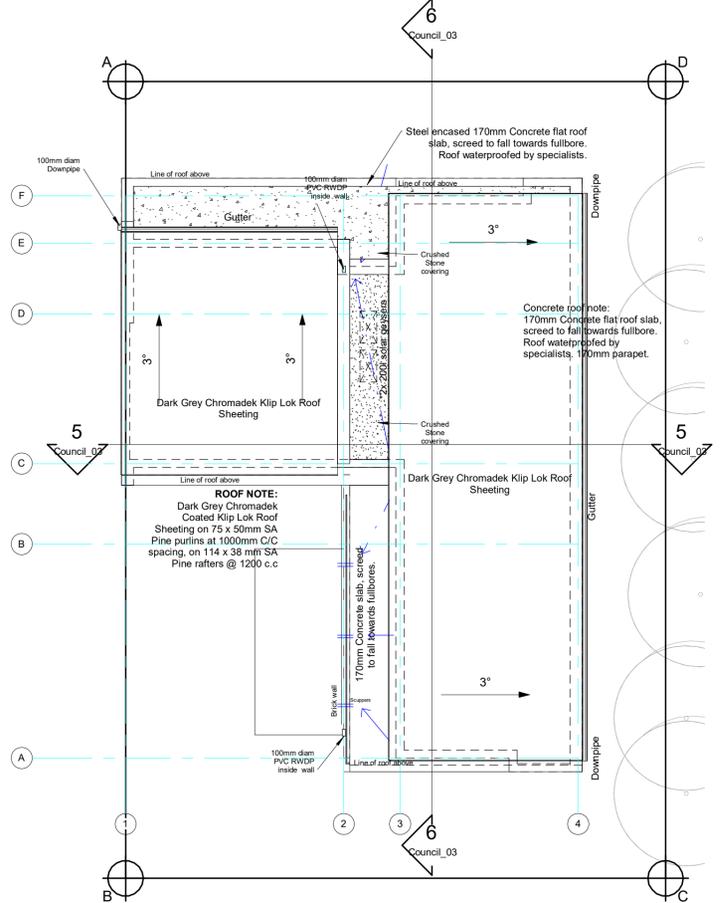
DRAWING NUMBER
 Council_02



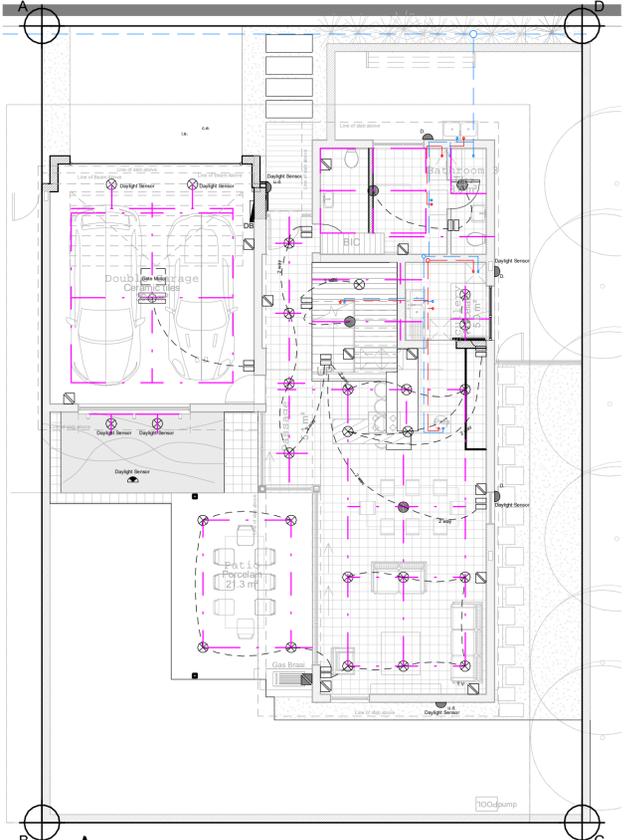
100_Ground Floor
 Scale 1 : 100



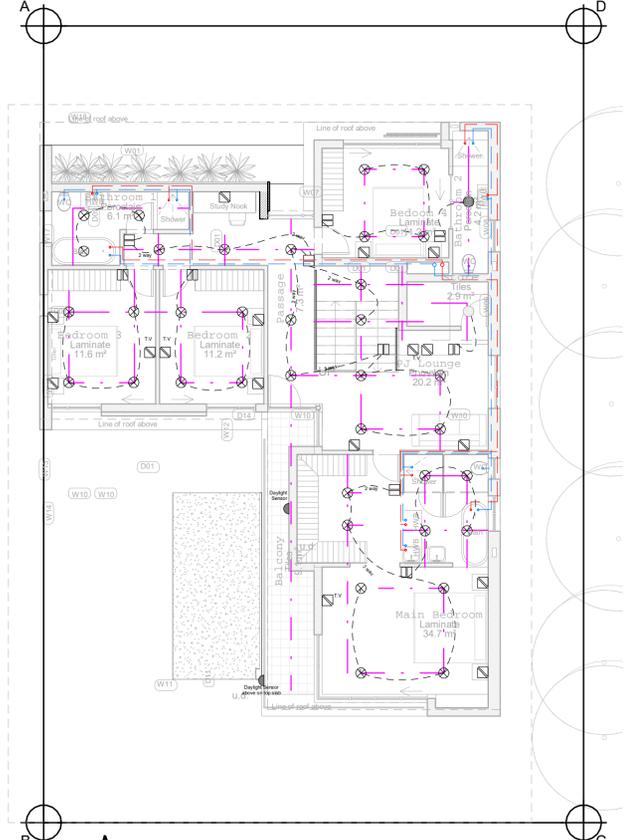
101_First Floor
 Scale 1 : 100



Roof Plan
 Scale 1 : 100



100_Ground Floor Electrical
 Scale 1 : 100



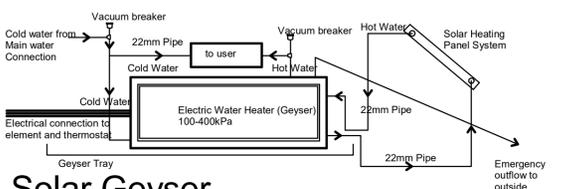
101_First Floor Electrical
 Scale 1 : 100

Electrical Legend

Wall Mounted Light (Outdoor)	x
Wall Mounted Light	x
Hanging Light	x
LED ceiling fitted downlight	x
Switch	x
Double Plug Outlet (2point)	x
Double Plug Outlet	x
Double Plug Outlet (Outdoor)	x
Wall Mounted Floodlight	x
Garden Uplight	x
Pool Light	x
Pool Pump	x
Distribution Board	x
Hair Dryer Outlet	x
Electrical Shaver Outlet	x

Solar Geyser Installation

HOT AND COLD WATER INSTALLATION NOTES
 * 50% OF HOT WATER REQUIRED BY VOLUME, SHALL BE PROVIDED THROUGH NON-ELECTRICAL SOURCES
 * SOLAR WATER HEATING SYSTEM SHALL COMPLY WITH SANS 1307, SANS 10106, SANS 10254 AND SANS 10252-1
 * THERMAL INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS
 * THERMAL INSULATION SHALL COMPLY WITH THE REQUIREMENTS OF SANS 10252-1, SANS 10400 XA AND SANS 204
 * ALL HOT WATER SERVICE PIPEWORK SHALL BE INSULATED WITH A THERMAL INSULATION MATERIAL THAT ACHIEVES AN R-VALUE OF 1
 * PIPING TO BE INSULATED INCL. ALL FLOW AND RETURN PIPING, COLD WATER SUPPLY PIPING AND PRESSURE RELIEF PIPING WITHIN 1m OF THE CONNECTION TO THE HEATING OR COOLING SYSTEM
 * WHERE POSSIBLE LENGTHS OF PIPE RUNS SHOULD BE MINIMIZED
 * HOT WATER VESSELS AND TANKS SHALL BE INSULATED WITH A THERMAL INSULATION MATERIAL THAT ACHIEVES AN R-VALUE OF 2
 * INSULATION ON VESSEL, TANKS AND PIPING CONTAINING COOLING WATER SHALL BE PROTECTED BY A VAPOUR BARRIER ON THE OUTSIDE OF THE INSULATION
 * CONSIDERATION SHOULD BE GIVEN TO THE USE OF SEPARATELY INSTALLED WATER HEATERS. CLOSE TO DRAW-OFF POINTS THAT ARE SITUATED AT A DISTANCE FROM THE PRINCIPLE WATER HEATER
 * THERMOSTAT SETTINGS OF APPROXIMATELY 60 DEGREES CELSIUS SHOULD BE SUFFICIENT TO ALL NORMAL USER REQUIREMENTS
 * MAIN WATER SUPPLY PIPE TO BE FITTED WITH A PRESSURE RELIEF VALVE
 * UNDERGROUND WATER SUPPLY PIPES WITH A NOMINAL DIAMETER OF LESS THAN 75mm SHALL HAVE A SOIL COVER OUTSIDE, OF AT LEAST 450mm OR 750mm FOR PIPES WITH A NOMINAL DIAMETER OF 75mm OR HIGHER. SOIL COVER SHALL NOT EXCEED 1m OVER THE OUTSIDE. UNLESS OTHERWISE APPROVED



Solar Geyser
 Scale 1 : 50

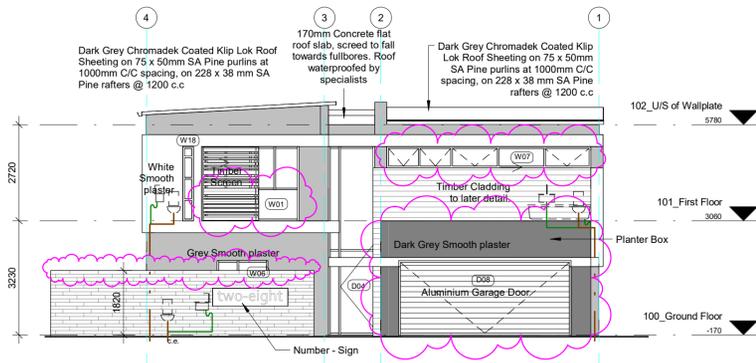
Minimum r-values of pipes

Internal diameter of pipe	Minimum r-value
≤ 80	1,00
≥ 80	1,50

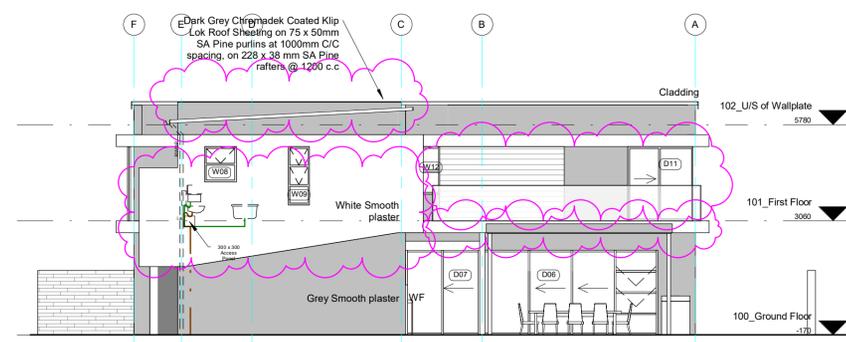
Determined with hot surface temperature of 60°C and an ambient temperature of 15°C.
 The volume of the annual average hot water heating requirements shall be calculated in accordance with tables 2 and 5 of SANS 10242-1:2004



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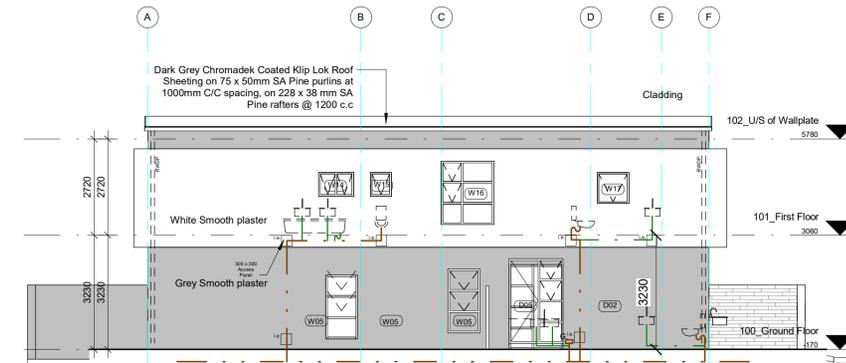
301_North Elevation
 Scale 1 : 100



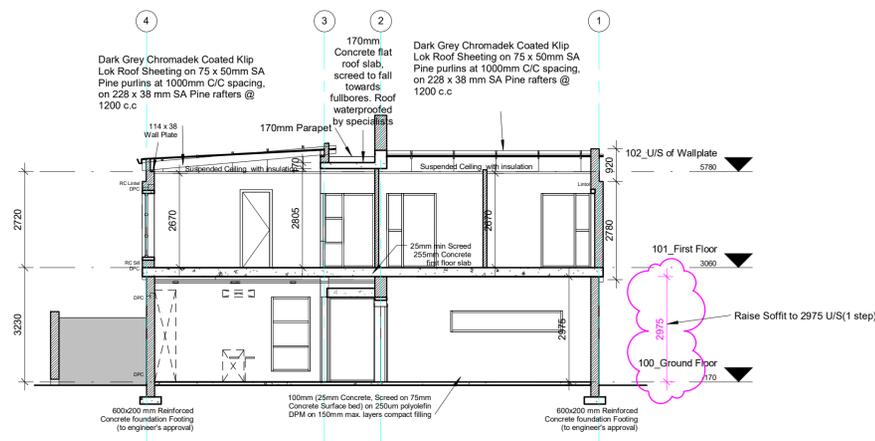
302_East Elevation
 Scale 1 : 100



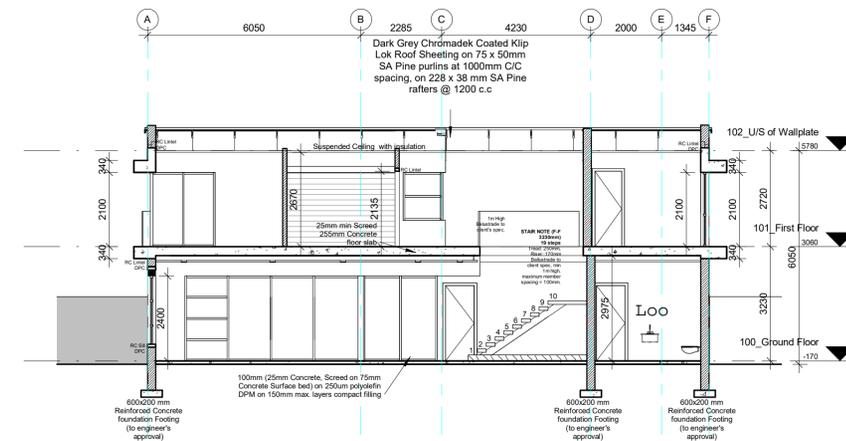
303_South Elevation
 Scale 1 : 100



304_West Elevation
 Scale 1 : 100



Section A-A1
 Scale 1 : 100



Section B-B1
 Scale 1 : 100

NOTES:

Steel Sheeting Roof Note:
 Dark Grey Chromadek Coated Klip Lok Roof Sheeting on 75 x 50mm SA Pine purlins at 1000mm C/C spacing, on 228 x 38 mm SA Pine rafters @ 1200 c.c.

Concrete Roof Note:
 170mm Concrete flat roof slab, screed to fall towards fullbores. Roof waterproofed by specialists. 170mm parapet.

Timber Note:
 Suggested timber spec to be Rhinowood in sizes as specified by supplier/specialist to maintain serviceability and prevent excessive warping.

Client
 name: Owner

Engineer
 name:

Drawer
 name:

Architect
 G.A.P. Van Rooyen

PrArch 6970

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PORTION 1 of ERF 4560 BRYANSTON TOWNSHIP

DESCRIPTION:
ELEVATIONS and SECTIONS

DATE: 2017/09/19 8:26:57 AM
DRAWN BY: Author
SCALE: 1 : 100
DRAWING NUMBER Council_03