

**ELECTRICAL LEGEND**

- DB Box
- Tel
- Stove Point
- TV
- floorc light
- 15 amp Plug
- Energy saver light bulb
- 12v LED Down Lights
- single switch
- double switch
- triple switch
- quadruple switch

**WATER LEGEND**

- COLD WATER
- HOT WATER
- WATER MAIN
- WASTE WATER
- SEWER WATER
- 50 Vent Pipe
- ELECTRICAL

**GENERAL NOTE:**

- Do not scale the drawing
- All dimensions to be verified on site, prior to manufacturing or ordering of equipment
- The installation shall comply with the requirements of the occupational health and safety act of 1993
- Any in-clarities shall be brought to the attention of the consulting engineer
- This drawing, or part thereof, shall not be used for any installation / project other than this one
- All drawings shall be read in conjunction with the specification

**FENESTRATION RATIO**

**NEW DWELLING**

TOTAL ENVELOPE AREA	221	m/sq
TOTAL GLAZING AREA	32.86	m/sq
RATIO CALCULATION	14.87	%

**ALL CONSTRUCTION WORK TO COMPLY WITH:**

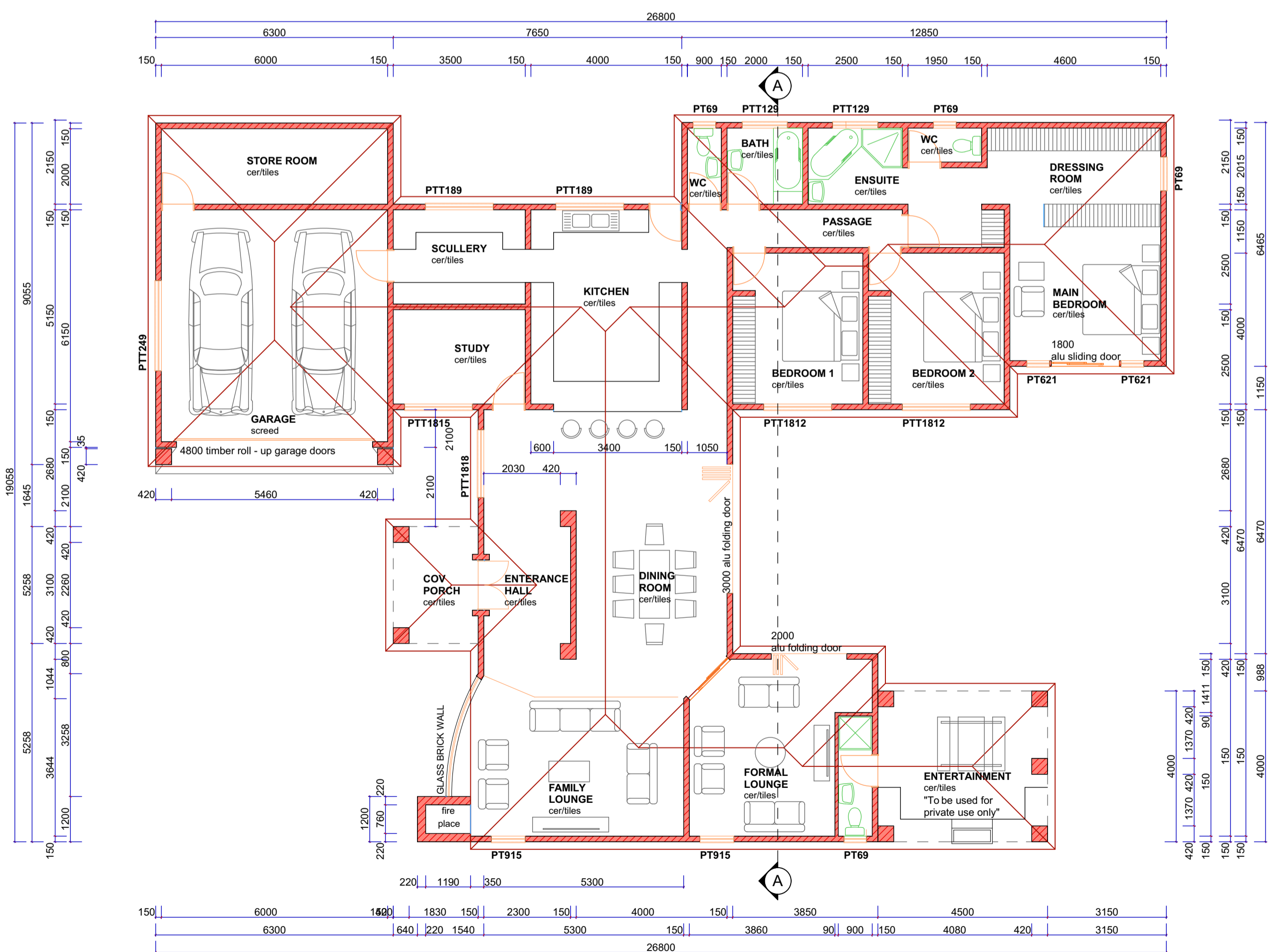
**SANS2001- CONSTRUCTION WORK:**

1. EARTHWORK (GENERAL)	PART	BE1
2. SITE CLEARANCE	PART	BS1
3. CONCRETE WORKS (STRUCTURAL)	PART	CC1
4. CONCRETE WORKS (MINOR WORK)	PART	CC2
5. INSTALLATION OF GLAZING IN FRAMES	PART	CG1
6. MASONRY WALLING	PART	CM1
7. STRIP FOOTINGS FOR MASONRY WALLING	PART	CM2
8. STRUCTURAL STEELWORK	PART	CS1
9. STRUCTURAL TIMBERWORK (FLOORING)	PART	CT1
10. STRUCTURAL TIMBERWORK (ROOFING)	PART	CT2
11. EARTHWORKS FOR BURIED PIPELINES	PART	DP1
12. MEDIUM PRESSURE PIPELINES	PART	DP2
13. CABLE DUCTS	PART	DP3
14. SEWERS	PART	DP4
15. STORMWATER DRAINAGE	PART	DP5
16. BELOW-GROUND WATER INSTALLATIONS	PART	DP6
17. CEMENT PLASTER	PART	EM1

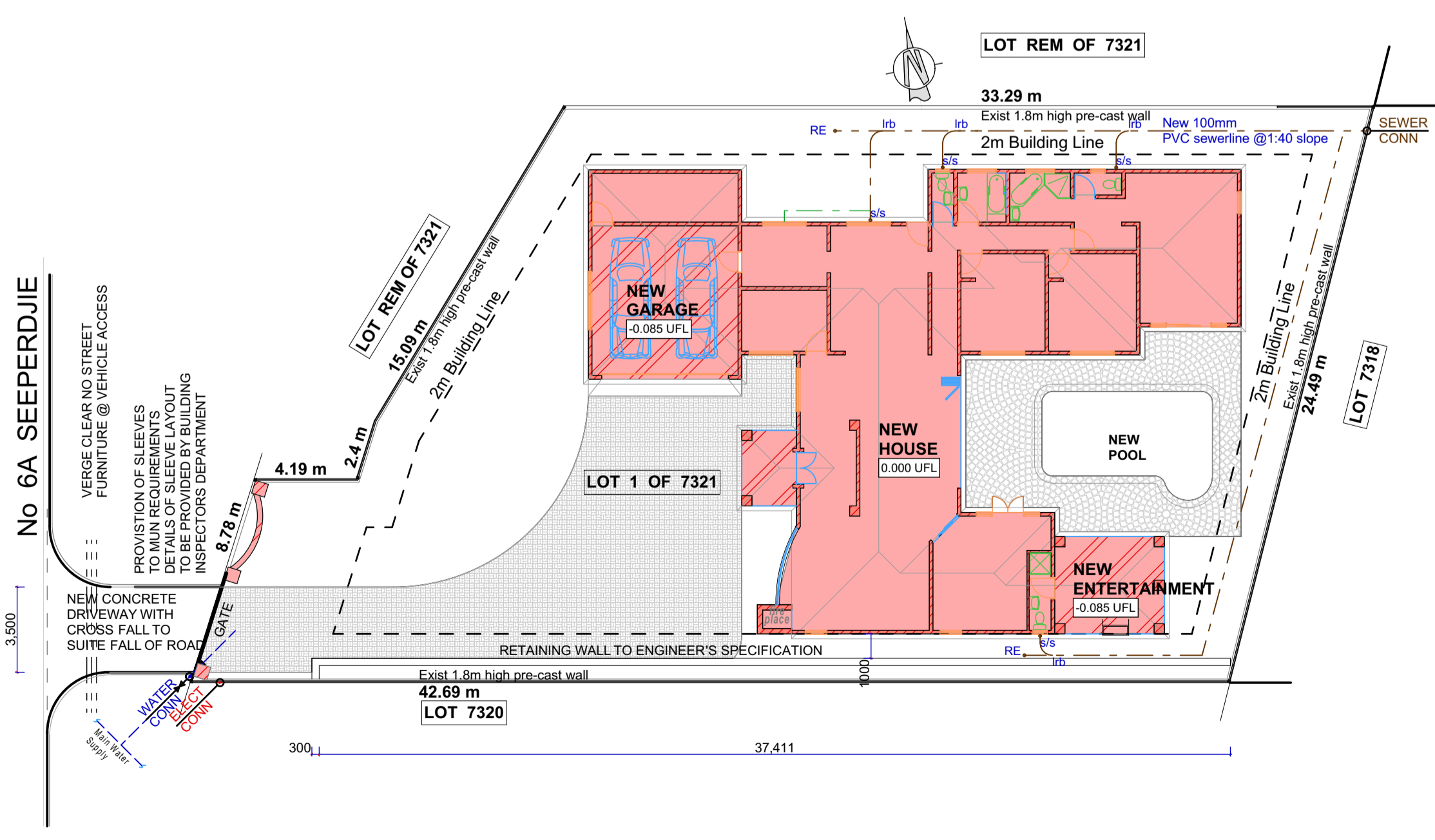
**AREAS SCHEDULE**

SITE	905.00	m <sup>2</sup>
HOUSE	249.03	m <sup>2</sup>
COV PORCH	6.98	m <sup>2</sup>
ENTERTAINMENT	18.00	m <sup>2</sup>
GARAGE	38.75	m <sup>2</sup>
TOTAL AREA	312.76	m <sup>2</sup>
TOTAL COVERED	312.76	m <sup>2</sup>
TOTAL AREA	312.76	m <sup>2</sup>
PERMISSIBLE COVERAGE	60.00	%
ACTUAL COVERAGE	34.56	%
PERMISSIBLE FAR	.60	
ACTUAL FAR (274.01 m <sup>2</sup> )	.30	

**PLUMBING & ELECTRICAL PLAN**  
scale 1:100



**GROUND FLOOR PLAN**  
scale 1:100



**SITE PLAN**  
SCALE 1:200

**ARCHITECTS NOTES**

- Dimensions to be used in preference to scaling.
- Any discrepancies on drawings to be pointed out by the contractor prior to the implementation thereof.
- All dimensions to be checked on site prior to commencement of work.
- Plumbing contractor to liaise with architect prior to changing any layouts.
- All building work must comply to municipal and S.A.B.S. 10400 standards.

**GENERAL NOTES**

- All work to comply with municipal bylaws and regulations s.a.b.s 10400-1990
- All structural works to be carried out to structural engineers specification
- Any omissions, dimensions or errors to be reported to the architect

**ROOF NOTES**

- Concrete cement tiles on 38x38 battens @ 320 crs, on PDC underlay, on 114x38 rafters @ 760 crs, on 114x38 wall plate with insulation (according to SANS Part XA). All trusses to manufacturers specification @ min 17.5 deg pitch
- Sheeting roof on Sialation (according to SANS Part XA) @ 1500 crs, on rafters to manufacturers spec @ min 5 deg pitch

**DRAINAGE NOTES**

- All sewer and drainage reticulation to be in accordance to municipal regulation
- All sewerage to comply with closed sewers system to NBRI standards up to 120mm
- Drainage shown is schematic and purely for directional purposes.
- ASVP to any fitting or appliance that has a vertical drop in excess of 120mm
- Stub stacks and cleaning eye at all fittings with overflow gully at lowest point
- All bends to be long radius and fitted with inspection eye

**MECHANICAL AND ELECTRICAL NOTES**

- All work to comply with municipal bylaws and regulations and s.a.b.s 10400-1990
- All work to comply with the civil engineers design and specifications

**STORM WATER NOTES**

- Storm water layout to be done in accordance to local municipal By-Laws
- All work to comply with the civil engineers design and specifications.

**WALL NOTES**

- 110mm & 220mm SABS approved brick wall's with brick force every third course. Pre-Stressed lintols over all openings.
- DPC to all walls at floor level and under all window cills
- Vertical dpc to any changes in floor level, dpc to s.a.b.s 298
- All brickwork in foundations and plinth - up to floor level- to be 220mm SABS approved bricks only

**ENERGY EFFICIENCY NOTE**

- The installation, maintenance, repair and replacement of domestic solar water heating systems and thermal insulation to be in accordance with part XA SANS 10106
- Fenestration (Glazing) to be in accordance with part XA SANS 10106

**Municipal Stamps**

**DRAWN BY:** MAX MAPIYE  
**CHECKED BY:** EMMANUEL NDLOVU  
**OWNERS SIGNATURE**  
**DESIGNERS SIGNATURE**

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**ex design**  
"disrupt the normal"

**Project**  
**FLOOR PLAN, SITE PLAN, & ELECTRICAL**

**Title**  
**PROPOSED NEW HOUSE FOR MR NXUMALO ON LOT 7321 No 6A SEEPERDJIE MEERENSEE, RICHARDS BAY**

**Date** 02-10-2021  
**Project Number** 100-300-600  
**Drawing Number** LOT 7321  
**Category 1 Building** H4