

WATER RETICULATION GENERAL NOTES
 ALL PP-R PIPING OF DIAMETERS 20 & 25 TO BE PN10.
 ALL OTHER PP-R PIPE SIZES TO BE PN10.
 PIPE SUPPORTS TO BE INSTALLED AS PER SERBICO PP-R TECHNICAL GUIDE.
 EACH SYSTEM (HOT & COLD) HAS TO BE PRESSURE TESTED TO 10 BAR.
 ALL HOT WATER PIPES (INCLUDING CIRCULATING WATER) TO BE INSULATED WITH LIGHT WEIGHT ELASTOMERIC NITRILE RUBBER, SIMILAR TO INSULFLEX. THE INSULATION MATERIAL TO BE OF THE TUBING TYPE, WITH A THERMAL CONDUCTIVITY VALUE OF 0.0374 W/mK @20°C.
 NO HOLDERRATS OR SUPPORTS TO BE LESS THAN 500mm FROM A BEND TO ALLOW FOR EXPANSION.
 SUPPORTS TO BE PLACED AT INTERVALS AS FOLLOWS:

	HORIZONTAL	VERTICAL
20	1300	1900
25	1500	2500
32	1900	2500
40	2500	2800
50	2500	2800

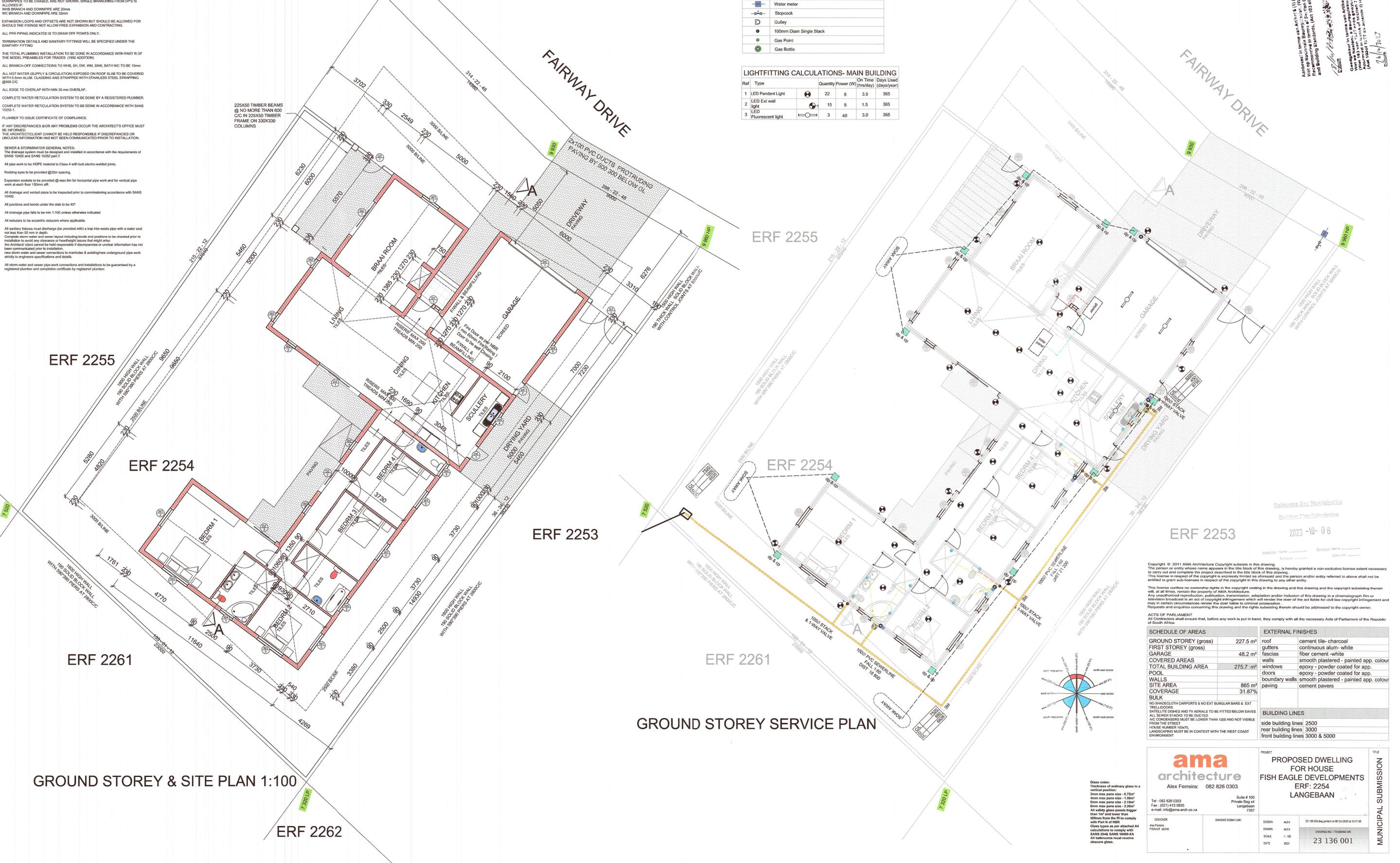
ALL INSULATION VALVES TO BE OF COBRA PERSEPX 1003/125 TYPE.
 DOWNPIPES TO BE CHASED, ARE NOT SHOWN, SINGLE BRANCHING FROM DPS IS ALLOWED IF
 W/C BRANCH AND DOWNPIPE ARE 20mm
 W/C BRANCH AND DOWNPIPE ARE 32mm
 EXPANSION LOOPS AND OFFSETS ARE NOT SHOWN BUT SHOULD BE ALLOWED FOR SHOULD THE TONGES NOT ALLOW FREE EXPANSION AND CONTRACTION.
 ALL PPR PIPING INDICATED IS TO DRAW OFF POINTS ONLY.
 TERMINATION DETAILS AND SANITARY FITTINGS WILL BE SPECIFIED UNDER THE SANITARY FITTING
 THE TOTAL PLUMBING INSTALLATION TO BE DONE IN ACCORDANCE WITH PART R OF THE MODEL PERMITS FOR TRADES (1902 ADDITION)
 ALL BRANCH-OFF CONNECTIONS TO W/H, SH, DW, WM, SINK, BATH WC TO BE 15mm
 ALL HOT WATER (SUPPLY & CIRCULATION) EXPOSED ON ROOF SLAB TO BE COVERED WITH 0.5mm ALUM. CLADDING AND STRAPPED WITH STAINLESS STEEL STRAPPING 80X C/C
 ALL EDGE TO OVERLAP WITH MIN 30 mm OVERLAP.
 COMPLETE WATER RETICULATION SYSTEM TO BE DONE BY A REGISTERED PLUMBER.
 COMPLETE WATER RETICULATION SYSTEM TO BE DONE IN ACCORDANCE WITH SANS 1025-1.
 PLUMBER TO ISSUE CERTIFICATE OF COMPLIANCE.
 IF ANY DISCREPANCIES OR ANY PROBLEMS OCCUR THE ARCHITECT'S OFFICE MUST BE INFORMED.
 THE ARCHITECT/CIENT/CANNOT BE HELD RESPONSIBLE IF DISCREPANCIES OR UNCLEAR INFORMATION HAS NOT BEEN COMMUNICATED PRIOR TO INSTALLATION.
 SEWER & STORMWATER GENERAL NOTES:
 The drainage system must be designed and installed in accordance with the requirements of SANS 10400 and SANS 10252 part 2.
 All pipe work to be HDPE material to Class 4 with butt electro-welded joints.
 Rodding eyes to be provided @25m spacing.
 Expansion sockets to be provided @ max 6m for horizontal pipe work and for vertical pipe work at each floor 150mm aft.
 All drainage and vented pipes to be inspected prior to commissioning accordance with SANS 10400.
 All junctions and bends under the slab to be 45°.
 All drainage pipe falls to be min 1:100 unless otherwise indicated.
 All reducers to be eccentric reducers where applicable.
 All sanitary fixtures must discharge (or provide with) a trap into waste pipe with a water seal not less than 50 mm in depth.
 Complete storm water and sewer layout including levels and positions to be checked prior to installation to avoid any clearance or headheight issues that might arise.
 The Architect/Cient cannot be held responsible if discrepancies or unclear information has not been communicated prior to installation.
 New storm water and sewer connections to manholes & existing underground pipe work solely by engineers specifications and details.
 All storm water and sewer pipe work connections and installations to be guaranteed by a registered plumber and completion certificate by registered plumber.

XA area calculations	
GROUND STOREY (nett)	253 m²

SANS 10252-1 WATER LEGEND			
	15mm (cw)		15mm (hw)
	Riser pipe - hot / cold		22 mm (cw)
	Dropper pipe - hot / cold		
	Hot water		
	Cold water		
	Cold/Hot water mixer		
	Solar Heater		
	Water meter		
	Stopcock		
	Gully		
	100mm Diam Single Stack		
	Gas Point		
	Gas Bottle		

LIGHTFITTING CALCULATIONS- MAIN BUILDING					
Ref	Type	Quantity	Power (W)	On Time (hrs/day)	Days Used (days/year)
1	LED Pendant Light	22	8	3.5	365
2	LED Ext wall light	15	8	1.5	365
3	Fluorescent light	3	40	3.0	365

Approved in terms of Act 107 of 1977 (as amended) and Building Standards Act 103 of 1977 (as amended) by the Building Control Officer.
 Consultant in terms of Act 107 of 1977 (as amended) and Building Standards Act 103 of 1977 (as amended) by the Building Control Officer.
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ACTS OF PARLIAMENT
 An Contractor shall ensure that, before any work is put in hand, they comply with all the necessary Acts of Parliament of the Republic of South Africa.

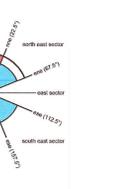
SCHEDULE OF AREAS		EXTERNAL FINISHES	
GROUND STOREY (gross)	227.5 m²	roof	cement tile- charcoal
FIRST STOREY (gross)	48.2 m²	gutters	continuous alum- white
COVERED AREAS	48.2 m²	facias	fiber cement-white
TOTAL BUILDING AREA	275.7 m²	walls	smooth plastered - painted app. colour
POOL		windows	epoxy - powder coated for app.
WALLS		doors	epoxy - powder coated for app.
SITE AREA	865 m²	boundary walls	smooth plastered - painted app. colour
COVERAGE	31.87%	paving	cement pavers
BULK			
NO SHADE-CLOTH GARPOTS & NO EXT BURGULAR BARS & EXT TRELLODES			
SATELLITE DISHES AND TV AERIALS TO BE FITTED BELOW EAVES			
ALL SEWER STACKS TO BE PROTECTED			
A/C CONDENSERS MUST BE LOWER THAN 1200 AND NOT VISIBLE FROM THE STREET			
HOUSE NUMBER 1007/5			
LANDSCAPING MUST BE IN CONTEXT WITH THE WEST COAST ENVIRONMENT			
BUILDING LINES			
side building lines: 2500			
rear building lines: 3000			
front building lines 3000 & 5000			

 Alex Ferreira: 082 826 0303		PROJECT PROPOSED DWELLING FOR HOUSE FISH EAGLE DEVELOPMENTS ERF: 2254 LANGEBAAAN		TITLE MUNICIPAL SUBMISSION
Tel: 082 826 0303 Fax: (021) 413 0835 e-mail: info@ama-arch.co.za		Suite # 100 Private Bldg 4 Langeliban 7357		
DESIGNER Alex Ferreira	OWNERS SIGNATURE:	DESIGN: ALEX	DATE: 2023	23 136 001

GROUND STOREY & SITE PLAN 1:100

GROUND STOREY SERVICE PLAN

Saldanha Bay Municipality
 Building Plan Submission
 2023-10-06



Glass notes:
 Thickness of ordinary glass in a vertical position:
 3mm max pane size - 4.20m²
 4mm max pane size - 1.50m²
 5mm max pane size - 2.10m²
 6mm max pane size - 2.10m²
 All safety glass panels bigger than 1m² and lower than 500mm from the floor to comply with Part 14 of SANS 10400-1
 Glass types as per attached A4 calculations to comply with SANS 2048 SANS 10400-2A
 All balconies must receive obscure glass.

