

KERSBOSSTRAND
HOA / HEV

APPROVED

08/09/2021

Date:

Signed:

for and on behalf of the
KERSBOSSTRAND HOA

ADJOINING ERF RE/109

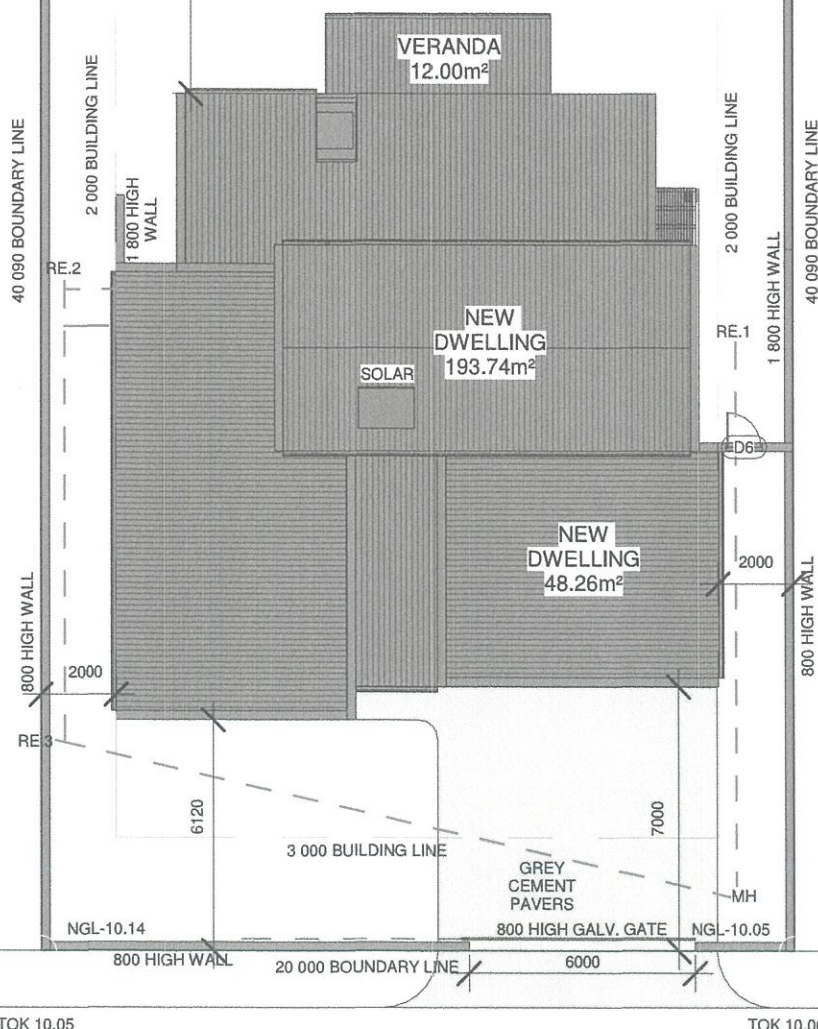
20 000 BOUNDARY LINE
NGL-10.59 800 HIGH WALL NGL-10.76



ERF 502

BERGRIVIER MUNISIPALITEIT
Aanbeveel in terme van Artikel 6
van die Wet op Nasionale Bouregulasies
(Wet 103 van 1977, soos gewysig)
By wyse van RVN017/06/2018
BOUDEHEKSEKEMPTIE:
Datum: 23/9/2021

ADJOINING ERF 501



GIETENSMELKSFONTEIN STREET

Site Plan

Scale 1 : 200

GUIDELINES:

- ROOF STRUCTURES MAY NOT BE VISIBLE ON THE OUTSIDE OF THE WALL.
- NO SPOTLIGHTS OR FLOODLIGHTS ARE ALLOWED AS EXTERNAL LIGHTNING
- HEIGHT RESTRICTIONS STRICTLY TO BE ADHERED TO: OWNER TO SUPPLY CONTRACTOR WITH THE HEIGHT CERTIFICATE AS APPROVED. CONTRACTOR TO COMPLY WITH APPROVED HEIGHT CERTIFICATE.
- ALL BOUNDARY WALLS TO HAVE ROUNDED TOPS AND NO STEPPING IN THE WALL IS ALLOWED AND MUST FOLLOW THE NATURAL CONTOURS.
- ALL BURGLAR BARS AND SECURITY GATES MUST BE INSTALLED ON THE INSIDE OF A DOOR OR WINDOW AND MUST CONSIST OF SQUARE PATTERNS
- CLEAR BAR BURGLAR BARS TO BE FITTED HORIZONTALLY INSIDE ALL OPENABLE WINDOW OPENINGS.
- ALL PLUMBING TO BE CONCEALED WITHIN WALLS
- ONLY FLAT LYING, PARALLEL TO ROOF FINISH, SOLAR PANELS WILL BE PERMITTED.
- CHIMNEY AS PER GUIDELINES

FOUNDATIONS:

- ALL FOUNDATIONS TO COMPLY WITH SANS10400 PART G&H -4.4.1
- ALL FOUNDATIONS TO BE NOT LESS THAN 25 MPa AT 28 DAYS.
- FOUNDATIONS TO ALL 230mm WALLS TO BE 700mmX280mm OR TO ENGINEER SPECIFICATIONS
- REINFORCING STEEL TO BE INSERTED IN FOUNDATIONS AND FLOOR SLAB THICKENINGS IF NECESSARY OR AS PER ENGINEERS SPECIFICATIONS.

WALL CONSTRUCTION:

- TO COMPLY WITH SANS 10400 PART-R, 10400XA-4.4.3
- MAXI CEMENT BRICKS SHALL COMPLY WITH SABS 10400 PART KK3 & KK4
- BRICKFORCE TO BE PROVIDED AFTER EVERY FOURTH(4) BRICK COURSE AND EVERY SECOND COURSE ABOVE ALL OPENINGS.
- WALL TIES TO BE EVENLY DISTRIBUTED AT 2.5 TIES/m².
- MOVEMENT/CONTROL JOINTS TO BE FILLED IN WITH APPROVED BITUMEN IMPREGNATED BOARD OR EXPANDED POLYETHYLENE STRIPS UNLESS OTHERWISE SPECIFIED.
- WEEPHOLES TO BE PROVIDED @ MIN. 690mm C/C.
- PREFABRICATED PRE STRESSED CONCRETE LINTELS TO BE USED OVER ALL OPENINGS EXCEEDING 600mm AND LAID TO MANUFACTURES SPECIFICATIONS.
- 375 MIC DPC OVER ALL DOORS AND WINDOW SIDES, HEADS AND SILLS.
- INTERNAL WALLS TO BE SMOOTH PAINTED AND PLASTERED TO CLIENT SPECIFICATIONS AND AGREEMENT.
- EXTERNAL WALLS TO BE PLASTERED VERTICAL BRUSH AND PAINTED WHITE.
- TO REGULATION XA COMPLIANCE REPORT

GLAZING:

- TO COMPLY WITH SANS 10137, SANS 10400 PART N
- ALL GLAZING WITHIN 500MM OF THE FFL TO BE SAFETY GLASS
- ALL GLAZING IN DOORS TO BE SAFETY GLASS
- ALL GLAZING WITHIN 1000mm OF DOORS TO BE SAFETY GLASS.
- ALL GLAZING EXCEEDING 1m² TO BE SAFETY GLASS.
- TO REGULATION XA COMPLIANCE REPORT

RAINWATER GOODS:

- WHITE ALU. 75mmØ GUTTERS TO BE USED FOR COLLECTION FROM ROOF AREAS
- ALL SEAMLESS ALUMINIUM GUTTERS TO BE FITTED BY SPECIALIST.
- 75mm DIAMETER WHITE DOWN PIPES FIXED TO FACIA WITH HOLDER BATS @ 800mm C/C
- STORMWATER TO THE STREET VIA WATER CHANNEL OR REMAIN ON THE PLOT.
- MAKE PROVISION THAT NO WATER MOVE TO PLOTS ENCLOSED TO COMPLY WITH SANS 10400R (SECTION R OF NBR AND BS ACT 103.1977.

FLOOR COVERING:

- FINISH AS INDICATED ON FLOOR PLAN OR AS PER OWNER'S SPECIFICATION ON 100mm CONCRETE 25 Mpa REINFORCED WITH 193 WELDED MESH ON 250mic DAMP PROOF MEMBRANE ON WELL COMPACTED FILL WHICH MUST BE FREE FROM CLAY OR ANY OTHER ORGANIC MATERIALS.
- TO REGULATION XA COMPLIANCE REPORT

DRAINAGE:

- ALL DRAINAGE(ILI'S, CL'S) AND S/W TO BE CONFIRMED WITH PLUMBER FOR CORRECTNESS AND ACCURACY. ALL TO COMPLY TO LOCAL REGULATIONS.
- ALL COLD WATER CONNECTIONS TO SANITARY FITTINGS ARE TO BE. Ø15mm.
- ALL WASTE PIPES TO HWB'S AND SINKS ARE TO BE MIN 40MM UNLESS OTHERWISE INDICATED.
- ALL SEWER LINES/PIPES CLOSER THAN 1m TO ANY WALL TO BE BOXED WITH 300X300 RC.
- 125mm HALFROUND PVC GUTTERS WITH 76mm DOWNPIPES (VENT PIPES - 2mm, SUB AND STACK STYLE).
- ALL COVER LEVELS TO BE A MIN. OF 76mm ABOVE THE NORMAL GROUND LEVEL. (NGL)
- ALL DRAINAGE PIPING BELOW FOUNDATIONS OR DRIVEWAYS TO BE ENCASED IN CONCRETE.
- ALL WASTE FITTINGS TO BE ACCESSIBLE ALONG THEIR ENTIRE LENGTHS, WASTE FITTINGS TO HAVE RE-SEAL TRAPS.
- PROVIDE AIRBRICKS TO EXT. WALL BELOW BATH.
- RE'S TP BE PROVIDED AT ALL BENDS AND JUNCTIONS.
- PLUMBER TO SUPPLY AND INSTALL STOPCOCK EXTERNALLY ACCESSION COLD WATER SUPPLY LINE.
- COLD WATER TO BE 22mm POLYCOPI OUTSIDE, 15mm PEX INSIDE, 15mm AT FITTINGS
- HOT WATER TO BE 15mm PEX, 15mm AT FITTINGS AND INSULATED AS PER SANS 204

Area & Coverage

Dwelling	:	193.74m²
Garage	:	48.26m²
Veranda	:	12.00m²
Total Footprint	:	254.00m²
Plot Size	:	801.71m²
Coverage	:	31.68%

GENERAL NOTES:

MEET THE REGULATIONS OF THE LOCAL AUTHORITY
AS PER BUILDING ACT 103/1977.

1. REGARDLESS OF DEPTH SHOWN ON SECTION, EXCAVATE TO A DEPTH TO PROVIDE A SOLID AND UNIFORM FOUNDATION TO ALL FOOTINGS.
2. LAY OVER ALL OPENINGS NO.2 "STRESSO" RCID LINTOLS WITH A MIN. BEARING AT EACH END OF 230mm SUPPORTED IN CENTRE FOR 5-14 DAYS.
3. LAY "BRICKFORCE" TO LINTOL MANUFACTURER'S SPECIFICATION OF MIN. 4 COURSES.
4. ALL CAVITY WALLS TO BE BUILT SOLID UP TO DPC LEVEL.
5. A MIN. OF 3 COURSES OF BRICKWORK BELOW WALL PLATES AND ABOVE ALL WINDOWS.
6. ANY FOOTINGS WITHIN 1,2m OF ANY DRAINLINE IS TO BE BELOW SAME.
7. ALL DIMENSIONS AND LEVELS TO BE SITE CHECKED PRIOR TO WORK COMMENCING.
8. GULLEY RIMS TO BE NOT LESS THAN 150mm ABOVE THE FINISHED SURROUNDING GROUND LEVEL AND NOT LESS THAN 150mm BELOW CROWN OF THE LOWEST TRAP SERVING ANY SANITARY FIXTURE.
9. DPC. TO BE MIN. 150mm ABOVE NATURAL GROUND LEVEL.(NGL)
10. THIS DRAWING IS NOT TO BE SCALED, ONLY FIGURED DIMENSIONS TO BE USED.
11. ALL WORK TO BE DONE IN ACCORDANCE WITH LOCAL AUTHORITY REGULATIONS AND BYE LAWS. ACT 103/1977
12. ALL RC SLABS, BEAMS, COLUMNS, STAIRS AND FOOTINGS TO ENGINEERS DETAIL.
13. BOUNDARY WALLS TO BE DESIGNED AND BUILT IN ACCORDANCE WITH TABLE 17 AND 18 OF PART K OF THE NBR
14. DRAINAGE AND SEWER LAYOUT TO COMPLY WITH SANS 10400P. FIRE PROTECTION TO COMPLY WITH SANS 10400T.
15. ALL CONSTRUCTION ACCORDING TO REGULATION XA COMPLIANCE REPORT.

BERGRIVIER MUNISIPALITEIT

Goedgekeur in terme van Artikel 7(1)(a)
van die Wet op Nasionale Bouregulasies
(Wet 103 van 1977, soos gewysig)
By wyse van RVN017/06/2018
BESLUITNEMER:
Datum: 11/10/2021



Hanrich Bieldt
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■ ARCHITECTURE ■ PLANNING ■ DESIGN ■

DWG TITLE: Proposed New Dwelling
On Erf 502 Dwarskersbos
Bergrivier Mun.
For: Eon Smit

PROJECT NUMBER: 502DKB01

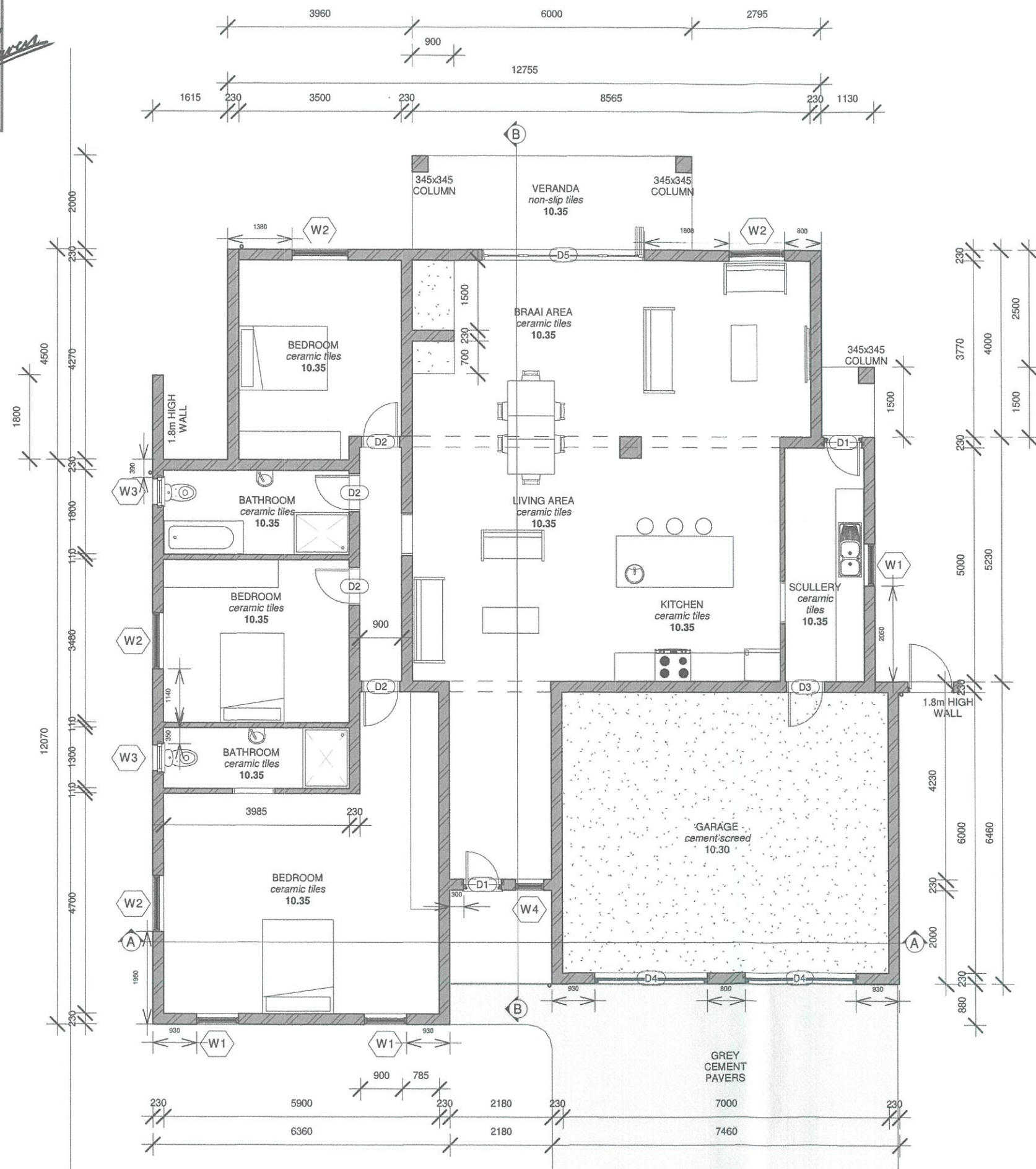
CLIENT:
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1

SCALE: AS SHOWN

REV:



Floor Plan

Scale 1 : 100



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SCALE: AS SHOWN

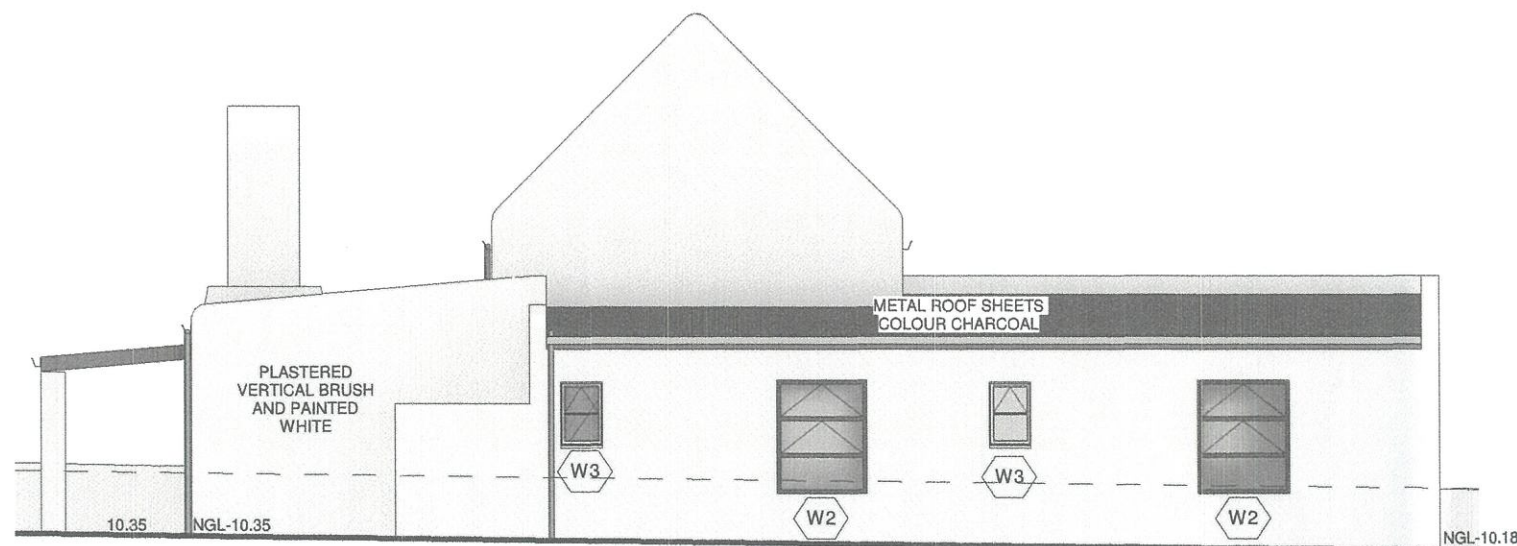
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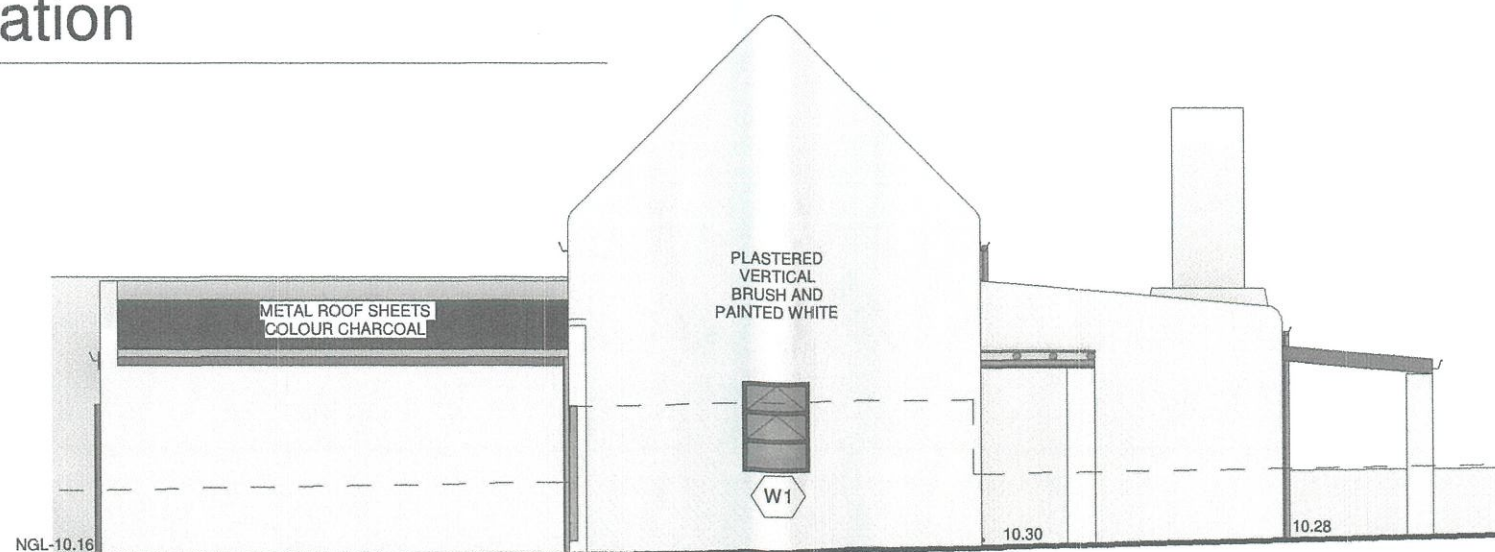
North Western Elevation

Scale 1 : 100



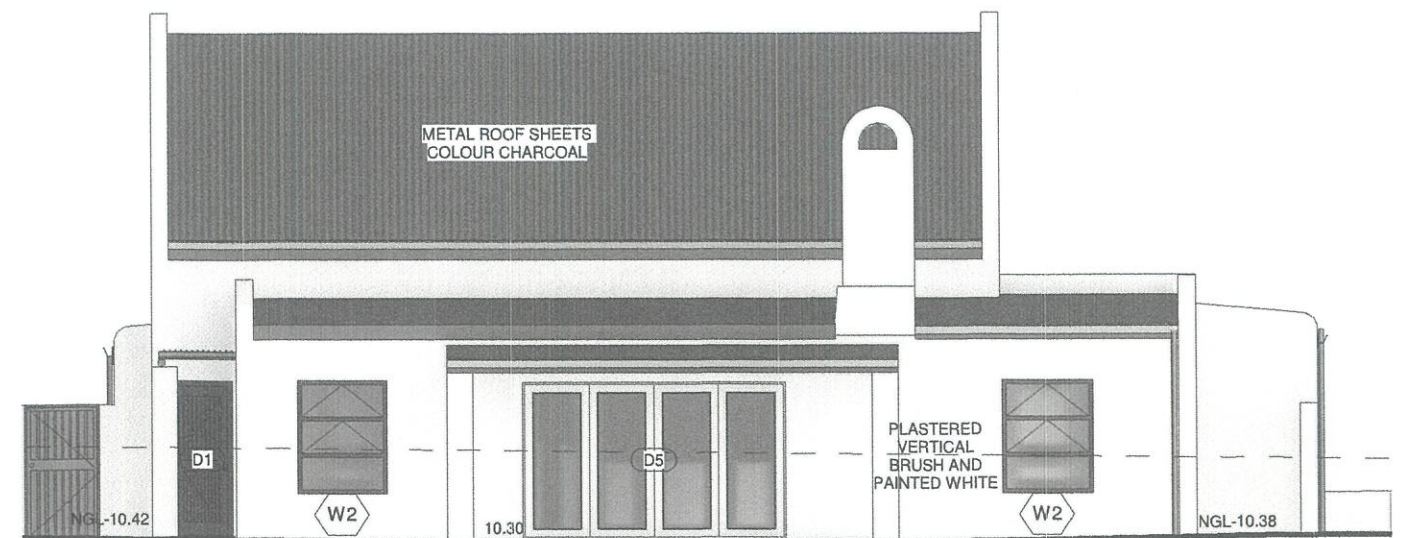
North Eastern Elevation

Scale 1 : 100



South Western Elevation

Scale 1 : 100



South Eastern Elevation

Scale 1 : 100



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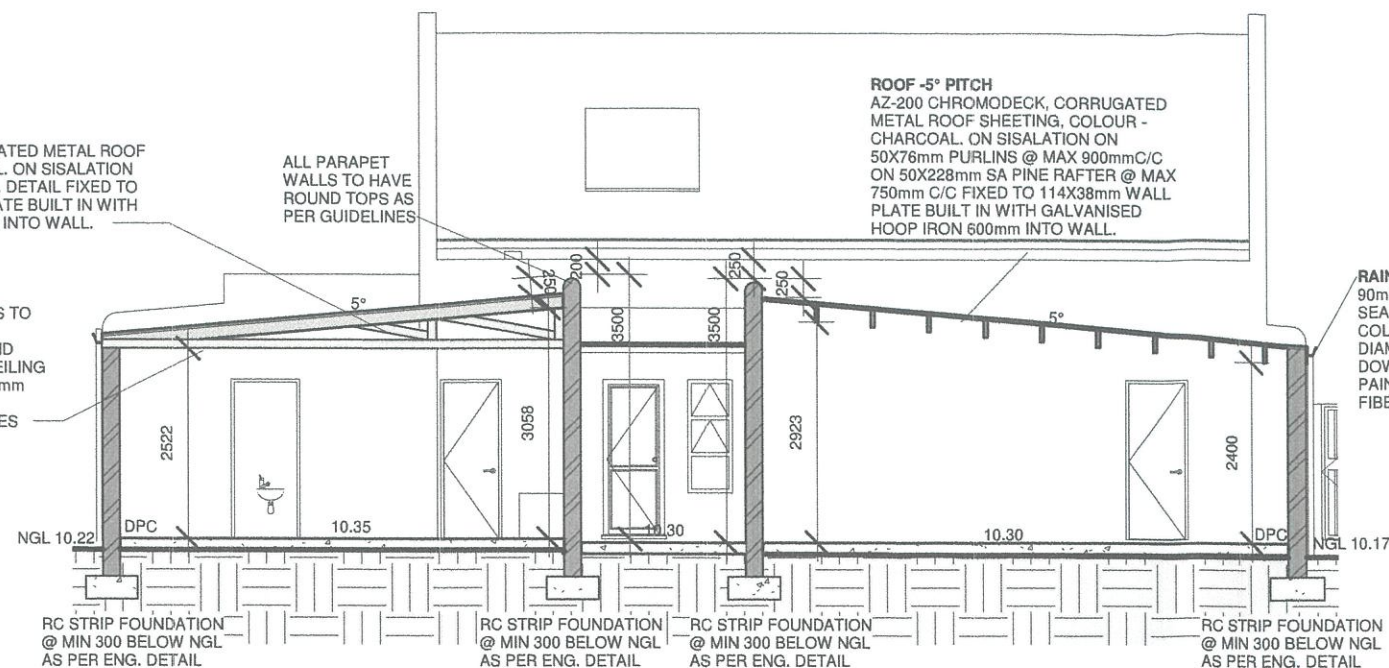
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SCALE: AS SHOWN

REV:

ROOF - 5° PITCH TRUSSES
AZ-200 CHROMODECK, CORRUGATED METAL ROOF SHEETING, COLOUR - CHARCOAL. ON SISALATION ON HALF TRUSSES AS PER. ENG. DETAIL FIXED TO WALL WITH 114X38mm WALL PLATE BUILT IN WITH GALVANISED HOOP IRON 600mm INTO WALL.

CEILING:
GYPSUM: 6.4 mm GYPSUM PLASTERBOARD CEILING. JOINTS TO BE TAPED WITH FIBATAPE AND SKIMMED WITH CRETESTONE AND PAINTED TO OWNERS SPECS. CEILING FIXED TO UNDERSIDE OF 38 x 38mm TIMBER BATTENS @ 400mm INTERVALS SECURED TO TRUSSES



Section A

Scale 1 : 100

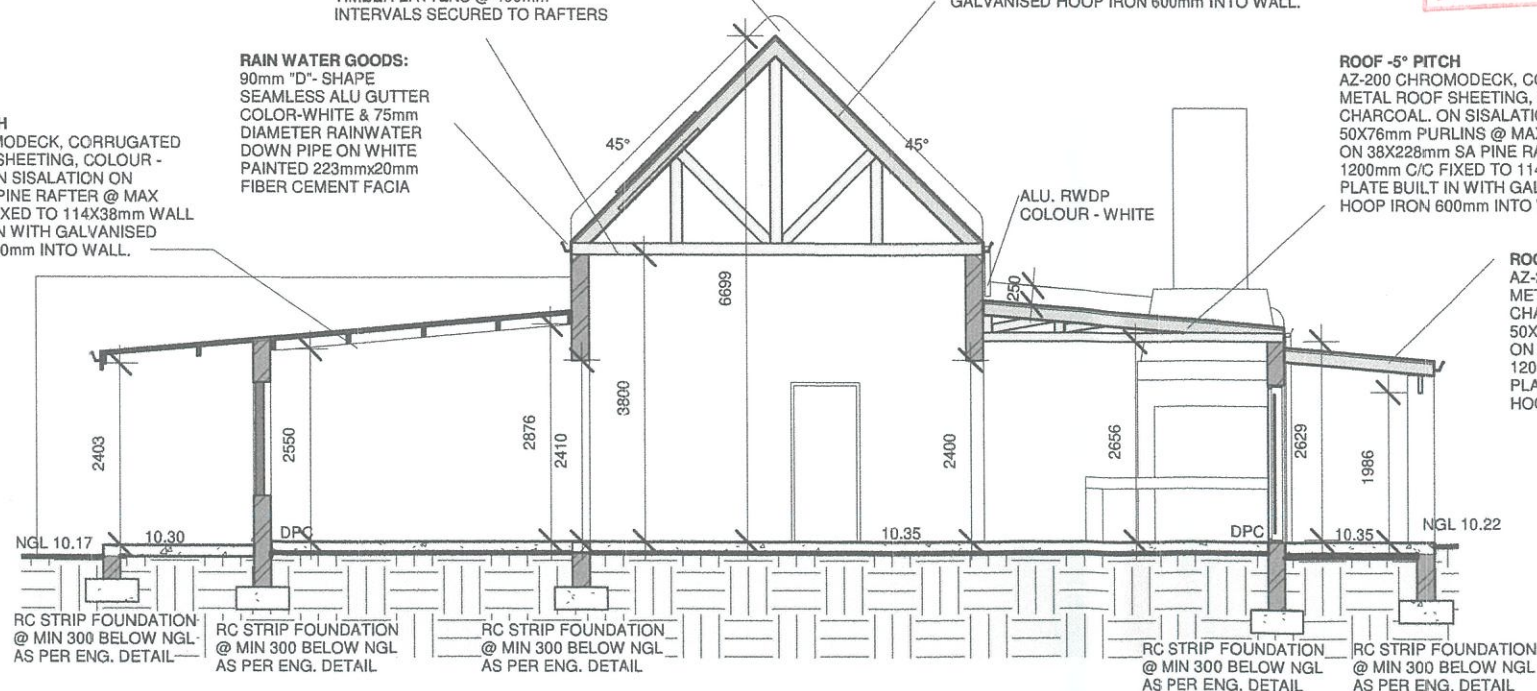
CEILING:
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ALL PARAPET WALLS TO HAVE ROUND TOPS AS PER GUIDELINES

ROOF - 45° PITCH TRUSSES
AZ-200 CHROMODECK, CORRUGATED METAL ROOF SHEETING, COLOUR - CHARCOAL. ON SISALATION ON HOWE TRUSSES AS PER. ENG. DETAIL FIXED TO WALL WITH 114X38mm WALL PLATE BUILT IN WITH GALVANISED HOOP IRON 600mm INTO WALL.

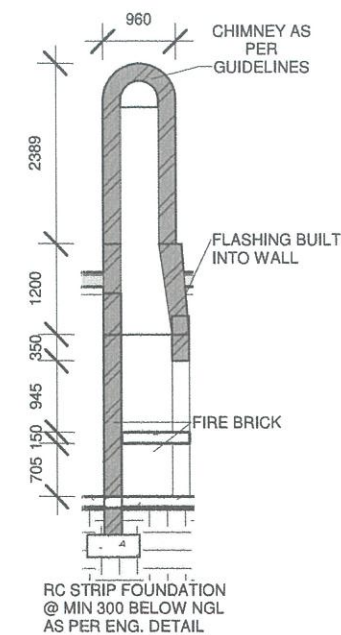
RAIN WATER GOODS:
90mm "D"- SHAPE SEAMLESS ALU GUTTER COLOR-WHITE & 75mm DIAMETER RAINWATER DOWN PIPE ON WHITE PAINTED 223mmx20mm FIBER CEMENT FACIA

ROOF - 5° PITCH
AZ-200 CHROMODECK, CORRUGATED METAL ROOF SHEETING, COLOUR - CHARCOAL. ON SISALATION ON 38x114mm SA PINE RAFTER @ MAX 1000mm C/C FIXED TO 114X38mm WALL PLATE BUILT IN WITH GALVANISED HOOP IRON 600mm INTO WALL.



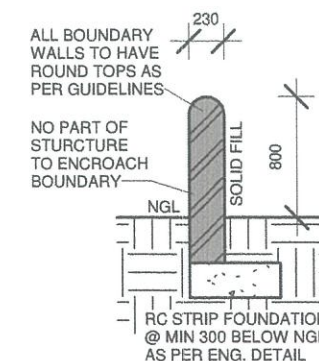
Section B

Scale 1 : 100



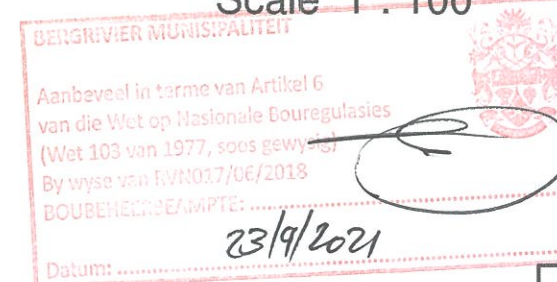
Section C

Scale 1 : 100



Boundary Wall

Scale 1 : 50



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SCALE: AS SHOWN

REV:



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KERSBOSSTRAND HOA

9.90	10.00	FL	sink	10.00	FL
		NGL	G		NGL
			ie		
RE.1			MH		CONNECTION
9.90			9.90		GROUND LEVEL
9 600			9 360		INVERT
300			540		DEPTH
			14 557		DISTANCE
			1:60		GRADIENT

Longitudinal Section 1

Scale 1 : 200

9.90	10.00	FL	WC	bath	shower	whb	9.90	10.00	FL	10.00	FL
		NGL	G	G	G	G			NGL		NGL
			ie	ie	ie	ie					
RE.2			RE.3				MH		CONNECTION		
9.90			9.90				9.90		GROUND LEVEL		
9 600			9 400				9 100		INVERT		
300			500				800		DEPTH		
			12 200				18 740		DISTANCE		
			1:60				1:60		GRADIENT		

Longitudinal Section 2

Scale 1 : 200

BERGRIVIER MUNISIPALITEIT

Aanbeveel in terme van Artikel 6
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By wyse van RVN017/05/2018
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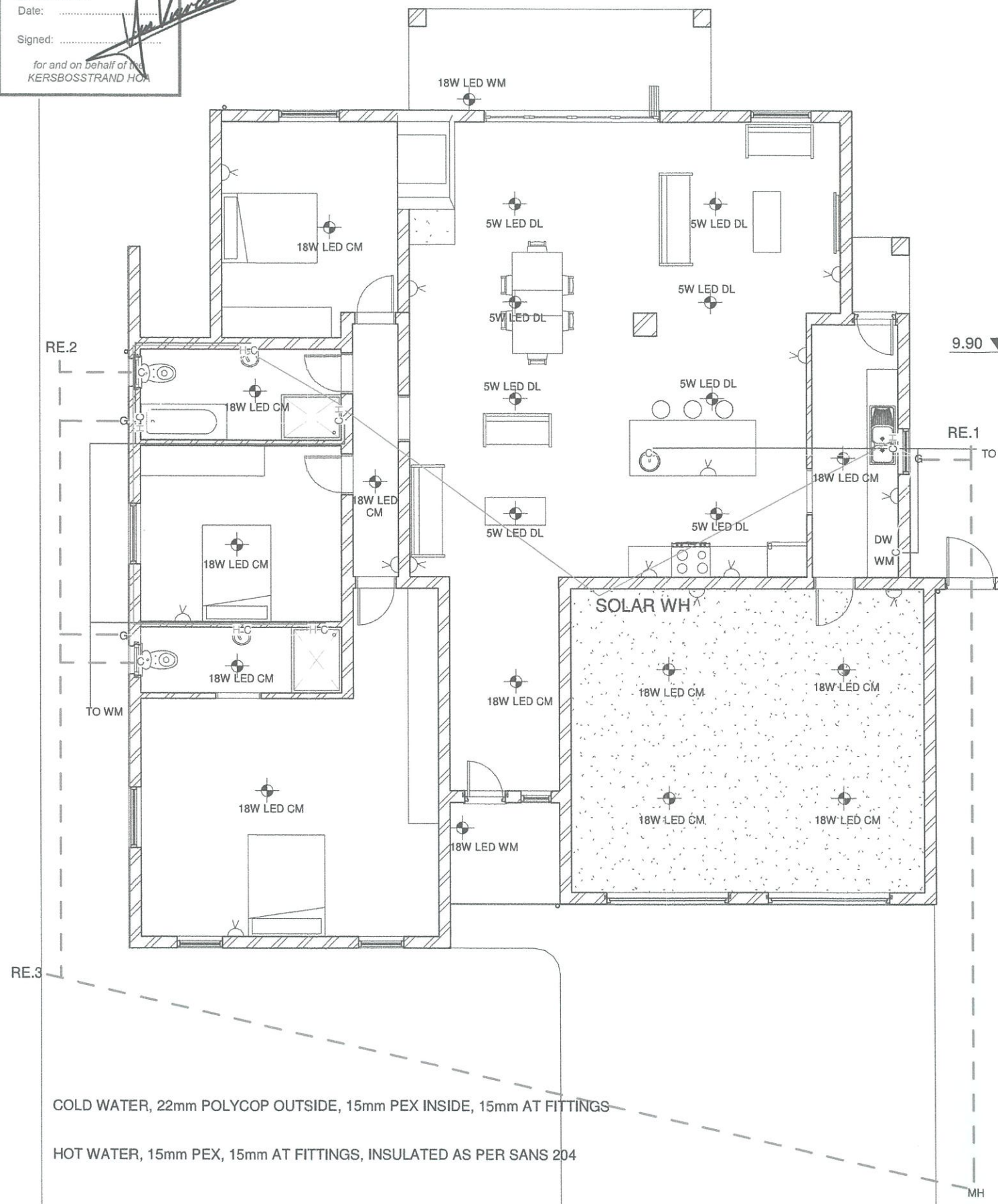
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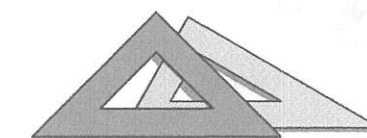


COLD WATER, 22mm POLYCOP OUTSIDE, 15mm PEX INSIDE, 15mm AT FITTINGS

HOT WATER, 15mm PEX, 15mm AT FITTINGS, INSULATED AS PER SANS 204

Electrical and Water Layout

Scale 1 : 100



HB

DRAWING DESK

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ARCHITECTURE PLANNING DESIGN

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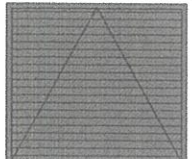
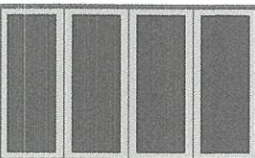
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5

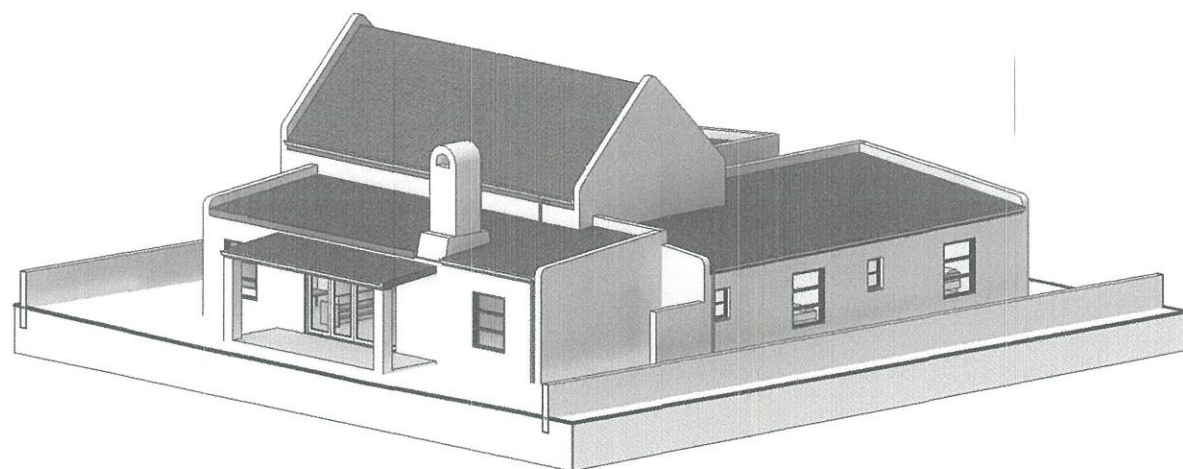
SCALE: AS SHOWN

REV:

View	Door Number	Width	Height	Material
	D.1	810	2 110	"Wispeco" Aluminium Charcoal
	D.2	810	2 110	Hollow core
	D.3	810	2 110	Fire Door With Self Closing Device
	D.4	2 400	2 110	"Wispeco" Aluminium Charcoal
	D.5	3 500	2 110	"Wispeco" Aluminium Charcoal
	D.6	900	1 800	"Wispeco" Aluminium Charcoal

Door Schedule

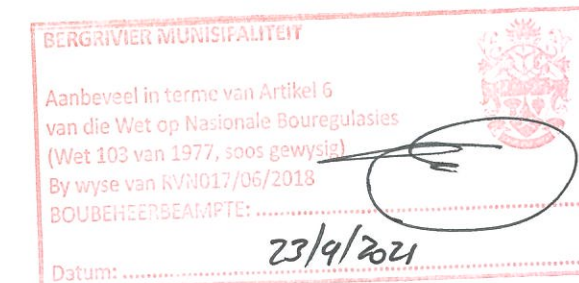
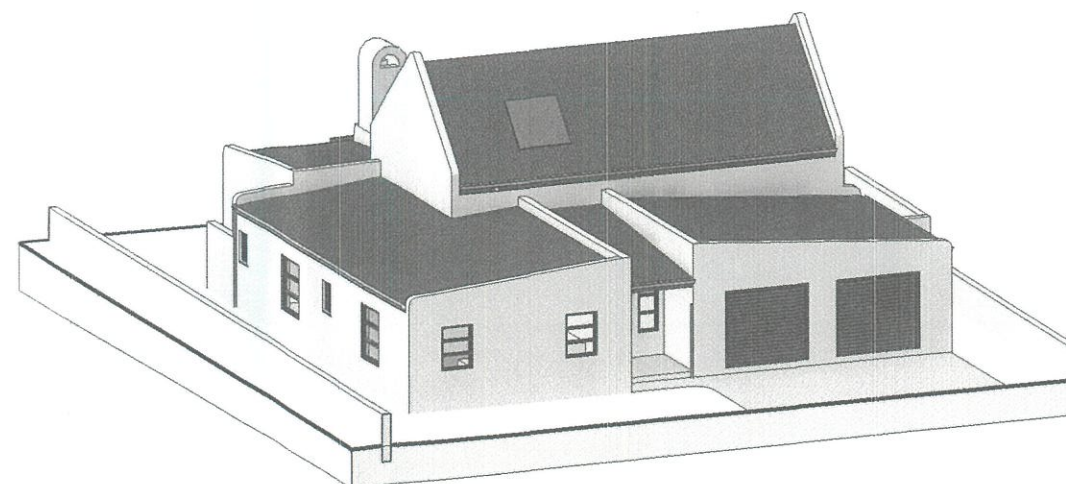
Scale 1 : 100



View	Window Number	Type	Width	Height	Material	Count
	W.1	PTT912	900	1 200	"Wispeco" Aluminium Charcoal	3
	W.2	PTT1215	1 200	1 500	"Wispeco" Aluminium Charcoal	4
	W.3	PT69	600	900	"Wispeco" Aluminium Charcoal	2
	W.4	PTT615	600	1 500	"Wispeco" Aluminium Charcoal	1

Window Schedule

Scale 1 : 100



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SCALE: AS SHOWN

REV: