

• THIS DRAWING SERVES AS AN ELECTRICAL GUIDE LAYOUT AND NO CLAIM CAN BE MADE FOR DISCREPANCY ON SITE

• ANY DISCREPANCY SHOULD BE REPORTED TO ARCHITECT OR OWNER BEFORE COMMENCEMENT OF WORK

DOUBLE STRIP FLUORESCENT LIGHTING

CEILING MOUNTED LIGHT POINT

DOWN LIGHTING (LOW VOLTAGE)

GARDEN LIGHTPOINT WATERTIGHT

UNDERFOOT LIGHT (UPWARD LIGHTING)

POWER POINTS & SOCKETS

SHAVER PLUG POINT 1.1m ABOVE FF

DOUBLE PLUG POINT 1.1m ABOVE FFL

IRCONDITIONING UNIT (2.805 AFFL -requires

CONTROLS & SUPPLY POINTS

ALARM & SECURITY LEGENT

ALARM CONTACT POINT (ON DOOR /WINDOW)

ALARM BEAMS CONNECTED TO MAIN ALARM/SECURITY SYSTEM

PLUG POINT 1.1m ABOVE FFL

DOUBLE PLUG POINT

CEILING PLUG POINT

WATERTIGHT PLUG

plug, isolator and sleeve)

GARAGE DOOR MOTOR

MAIN DISTRIBUTION BOARD

PASSIVE FITTED AT CORNICE HEIGHT

CCTV CAMERA POINT 2.8m ABOVE FFL

DVR BOX FOR CCTV CAMERAS

DATA & TELEPHON

INTERCOM UNIT

Energy Demand

Allowed 5w/m²

area x allowed usage

Energy Consumption

Alowed 5kWh/m².a

 $639.51 \times 5 \text{w/m}^2 = 3197.55 \text{w}$

a=year=52 weeks x 7 days x 5

from 17:00 to 22:00 hours daily.

GROUND FLOOR LIGHTS TOTAL

22w + 3w + 11w + 18w + 36w +

18w + 18w + 11w + 32w + 18w +

11w + 32w + 6w + 55w + 64w +

36w + 55w + 64w + 15w + 6w +

3w+6w+36w+18w+22w=

FIRST FLOOR LIGHTS TOTAL:

9w + 36w + 51w + 36w + 9w +

=414 w / 0.414 kWh

9w + 12w + 9w

LIGHTS TOTAL:

0.976kW/h x time

LIMIT OF 5w/m²

562W + 414W = 976W

976x1820=1776.32kwh.a

1776.32 kwh/a < 3197.55

ENERGY USAGE WITHIN REQUIRED

36w + 12w + 36w + 36w + 6w +

36w + 51w + 15w + 6w + 3w + 6w +

562 w / 0.562 kWh

Assume 5 hour usage based on use

 \Diamond

TELEPHONE JACK PLUG

SENSOR LIGHTS FINAL POSITION TBC

T.V. DATA - TV ANTENNA/SATELLITE

scullery to be in accordance with kitchen manufacturers

ELECTRONIC BELL

GEYSER 200 L - SOLAR GEYSER

METER BOX

SUB BOARD

PANIC SWITCH

ALARM MAIN BOARD

KEYBOARD

V.G.A. - RECEIVES CCTV VIDEO

STOVE POINT

WALL MOUNT LIGHT @1.1m height

WALLMOUNT LIGHT POINT

LIGHTPOINT WATERTIGHT

SPOT LIGHT

MOTION SENSOR

PLUG POINT

ELECTRICAL LEGEND LIGHTING SINGLE POLE ONE WAY SWITCH ENGINEERS DETAIL. TWO POLE ONE WAY SWITCH TWO WAY SWITCH

S.A.B.S 0124 CODE OF PRACTICE AND ANT GUARDS ARE TO BE PROVIDED TO COMPLY WITH LOCAL AUTHORITY

FLOOR FINISH BY OWNER LAID ON CEMENT SCREED WITH MIN 20mm THICKNESS ON RIENFORCED CONCRETE SLAB TO ENGINEERS DETAIL.

ABOVE WINDOW HEAD LEVEL & BELOW WINDOW SILL LEVEL.

APPLICATIONS OF BITUMEN.

PRE-CAST CONCRETE LINTOLS ABOVE DOOR AND WINDOW HEAD

F: ROOF:-

Roof pitch 20°: Marley Double Roman Cement roof tiles (Standard Amber Colour) on 38x25mm timber battens on D10 Bubble foil insulation; on gang-nailed trusses at 760mm c/c min. on 114x38mm plate all fastened to wall by hoop iron straps built-in 4 courses into brickwork or tied to

TO COMPLY WITH SANS 10400 - L:2011

6: CEILING:-12.5mm GYPSUM SKIMMED RHINOBOARD ON

H: WINDOWS:-

1. ALL NEW H/WOOD & ALUMINIUM WINDOWS AND DOORS.

H: STAIRS:-

TREAD:300mm RISER :200mm

DECKING TO ENGINEERS DETAIL

9. ALUMINIUM RWDP AND GUTTER

AND BENDS TO ALL SOIL AND WASTE PIPES. 2. ALL INTERNAL PLUMBING TO BE EXPOSED. 3. ALL FITTINGS ON SEPARATE BRANCHES WITH

6. VENT VALVES TO BE FITTED TO ALL FITTINGS. 7. ALL URINALS TO BE FITTED WITH 40mm DEEP SEAL TRAPS AT FLOOR LEVEL.

ENDORSEMENTS:-

TO COMPLY WITH SANS 10400 - M:2011

GLAZING: TO COMPLY WITH SANS 10400 - N:2011 NATURAL LIGHTING:

TO COMPLY WITH SANS 10400 - O:2011

NOTES

1. ALL FOOTINGS TO BE DONE TO ENGINEERS DETAIL

B: FLOORS:-FLOOR FINISH LAID ON CEMENT SCREED ON RC

SLAB ON APPROVED GUNPLAS USB GREEN WATERPROOF SHEETING LAID ACCORDING TO SUBFLOOR GROUND TO BE POISENED WITH

PENTACHLOROPHENOL SOLUTION IN ACCORDANCE WITH

CLAY BRICKWORK, TO COURSES BRICKWORK ARE TO BE REINFORCED WITH BRICKFORCE IN SOLID CEMENT MORTAR JOINTS BELOW WALL PLATE LEVEL.

EXTERNAL FACE OF INNER SKIN OF ALL EXTERNAL WALLS TO BE BAGGED AND BENDERED WATERPROOF WITH SUITABLE

GALVANISED WIRE TIES TO BE BUILT IN ALL 230mm WALLS AT 800 CENTRES HORIZONTALLY AND EVERY 6th COURSE VERTICALLY. DAMP PROOF COURSE TO BE EMBOSSED GUNDLE BRICKGRIP 375 micron SABS 952-1969 TYPE B WELL TAPED AT ALL JOINTS

AND INTERSECTIONS AND BEDDED AND JOINTED IN CEMENT

FLAT ROOFS - WATERPROOFING ON CEMENT SCREED TO

FALLS INTO OUTLET ON RC SLAB TO ENG. DETAIL

SA PINE BRANDERING AT MAX 320mm c.c. WITH SHADOWLINE CORNICE TO ARCHITECTS DETAIL

ALL IRONMONGERY SELECTION TO BE CONFIRMED WITH THE OWNER.

RC STAIRS

TO ENGINEER'S DETAIL ALLOW WOOD & WIRED BALUSTRADE

DECKING

1. ALL WORK TO COMPLY WITH NBR AND STANDARDS ACT SANS 10400. 2. ALL DIMENSIONS AND LEVELS TO BE CHECKED. 3. ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES. DRAWINGS NOT TO BE SCALED. 4. SAFETY GLAZING TO BE IN ACCORD 10137 CODE OF PRACTICE -THE INSTALLATION OF

GLAZING IN BUILDINGS. 5. BALUSTRADES, HANDRAILS, HEIGHTS AND OPENINGS TO COMPLY WITH MM3 AND DD2.4 OF SANS 10400 6. RWDP TO HARDENED SURFACE TO STORMWATER

7. ALL STORMWATER DRAINAGE TO ENG. DETAILS 8. DPC TO BE INSTALLED TO UNDER WINDOW SILLS

DRAINAGE:

1. INSPECTION EYES TO BE PROVIDED AT JUNCTIONS SEPARATE ENTRIES TO SINGLE STACK DRAINAGE. 4. ALL SOIL PIPES TO BE MIN 100mm Ø. 5. ALL WASTE PIPES TO BE MIN 30mm Ø.

8. ALL SHOWERS TO HAVE HOT AND COLD WATER.

FLOORS: TO COMPLY WITH SANS 10400 - J:2011 TO COMPLY WITH SANS 10400 - K:2011

TO COMPLY WITH SANS 10400 - L:2011 STAIRS & BALUSTRADE:

TO COMPLY WITH SANS 10400 - P:2011 STORMWATER: TO COMPLY WITH SANS 10400 - R:2011

ENERGY EFFICIENCY: TO COMPLY WITH SANS 10400 - XA:2012 & 204 - 2011

BUILDING DESIGN GUIDELINES

4.1 All plans must be prepared by a Registered Architect or a Registered Architectural Draughtsman and submitted for approval to the Architect on record assisted by CWHOA Aesthetics committee (see clause 9 of this document for further instructions). Only after approval has been obtained can plans be submitted to the local authority. It is the owner's

responsibility to ensure that all plans are submitted and approved by both authorities prior to construction. 4.2 The privacy of surrounding properties should be considered. As a general rule no windows or balconies on the upper storey should overlook the living space of the adjacent dwelling, next to or behind it. 4.3 No staff accommodation should be nearer to the street than the main

building unless contained under the same roof or integrated into the 4.4 Staff accommodation and kitchens areas should open onto screened

4.5 Out-buildings and additions should match the original building design and style, elevation and materials usage. No flat roofed carports will be permitted unless it matches and blends with the design of the

4.6 Washing lines and refuse areas must be screened off with a wall of the same material as the external finishes of the house. 4.7 No dog kennels, caravans, boats or trailers are to be visible from the road and may not be placed in the restricted side space (building lines). 4.8 No pre-fabricated garden sheds or "Wendy Houses", visible and invasive jungle gyms will be allowed on the Estate. 4.9 No shade netting, bamboo/wood material or unapproved material, flat or lean-to steel structures may be used for carports or any other coverage or screening. An exception may be made (with prior approval from directors) for kids play arrears.

building and form part of the basic structure and should be clearly shown and annotated on the approval drawings. 4.11 Awnings, TV aerials, air conditioning units, satellite dishes and other items, which do not form part of the basic structure, are to be clearly shown and annotated on the approval drawings and screened where

4.10 Solar heating panels, if used, should be incorporated into the

4.12 No exposed plumbing will be allowed and washing lines should be fully screened and not visible from the street elevations and other elevations onto adjoining properties.

4.13 No deviations from the approved drawings will be permitted unless the deviation is re-submitted and approved in writing prior to 4.14 No dwelling unit (except group stands) may be smaller than 150m2 excluding garages and out-buildings.

4.15 The light source to all external lighting (except under covered patio or gazebo roofs) must be wall mounted or otherwise may not be more than 1m above natural ground level and may not shine onto adjacent properties. ALL external site lighting is subject to neigbours' approval.

4.16 The purchaser must ensure that the Building Contractor to be used by the purchaser to erect the buildings on the property, complies with the following criteria namely: 4.16.1 The building contractor has to be registered with the National Home Builders Registration Council. The purchaser and or Building Contractor must be in the possession of a NHBRC Registration Certificate before construction may proceed 4.16.2 The building Contractor must comply with the security contractor card system in place at CWE

All plumbing is to be installed as per GI 4.6 and 4.12 All washing lines is to be installed as per GL 4.6 & 4.12

Landscaping planting and maintenance of the landscape will designed to create an attractive, aesthetically diverse, and harmonious landscaping plan within the properties. Nothing shall be erected that would effect a homeowners view or sun/shade exposure. Ornamentation

All trees or large bushes installed on a property must be approved by the

TABLE OF REVISIONS



ARCHITĖCTS SIGNATURE

ENGINEERS SIGNATURE



Deft Design & Projects (Pty)Ltd Reg. No. (2015/102247/07) Sandton Close 2 Building, Block B, 2nd Floor, Crn 5th Str & Norwich Close. Sandton

DEFT DESIGNS

architects

& PROJECTS

PrArch: Olwethu Prince. Z Mkhize Sacap Reg: PrArch: 39624361

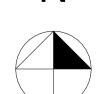
SCALES USED 1:100

PROJECT DESCRIPTION PROPOSED NEW DWELLING MR SANNY PAPI SEC 41 ERF 1988 RAYTON EMMERALD HILLS

NJB	OPZ
^{DATE} 27.2020	ARCHITECT'S SIGNATURE
TRACED	APPROVED
DATE	DATE

DRAWING DESCRIPTION

ELECTRICAL



SUBMISSION

PROJECT NUMBER 107 1701