



3 BEDROOM  
 1 BATHROOM  
 1 EN-SUITE  
 DOUBLE GARAGE  
 OPEN PLAN BRAAI, KITCHEN, DINING  
 AND LOUNGE  
 COVERED STOEP WITH EXTERNAL BRAAI

**Legal note:**

- Please note that the legal liability of this plan expires after 5 years from date on plan
- All products specified have to be installed as specified. Any other method of installation or deviation from the specs will release RedPearl Design of any legal liability.
- All products carry a manufacturers guarantee, and can't be guaranteed by RedPearl Design
- Any deviation from the plans has to be reported to RedPearl Design before such deviation is applied, and a new altered plan has to be acquired before any deviation may be made. Making any changes contradicting this plan is a offence.
- All building work has to comply with SANS10400 and NHBC regulations.

**Additional SANS requirements**

**SANS 10400 Part J**  
 Timber Floors  
 All timber used in the erection of a building shall be preservative treated in accordance with SANS 10005

**Concrete Floors (Surface Bed)**  
 - Must have a min thickness of 75mm with a min MPa of 15  
 - Must be reinforced with min 5mm thick steel mesh with min 50mm coverage  
 - Must have a min compacted sand blinding of 50mm thickness on top of hardcore fill to create a smooth finish for damp proof membrane  
 - Should not have a level difference of more than 4mm  
 - Must have a damp proof membrane underneath of min 250micron thick  
 - Damp proof membrane must overlap at joints by min 200mm  
 - Penetrations through damp proof membrane or pipes through damp proof membrane shall be taped with a pressure sensitive adhesive tape approved by manufacturer for such use

**Hardcore fill**  
 Underneath all concrete floor there must be a layer of min 150mm thick hardcore fill with the following requirements

- Must contain little or no organic material (plant or animal matter)
- Exclude stones with average diameter larger than 75mm
- Must not contain more than 105 of hard material with a size of more than 50mm diameter
- Must not contain any large clay lumps or large amounts of clay

**Filling**

- Filling shall be moistened before compaction so that a handful squeezed in the hand is firm, but does not show signs of moisture.
- Filling shall be placed in uncompacted layers not exceeding 100mm in respect to hand compactions and 150mm in respect of mechanical means
- Each layer must be well compacted before additional fill material is added

**SANS 10400 Part K**

- Walls**
- There must be a min brickwork of 400mm above all openings
  - Mortar must be min class II (5MPa) and comply with requirements of SANS 2001-CM1
  - Foundation walls must not be thinner than the walls they support
  - Height of foundation walls must not exceed 1.5m
  - Cavities must not be less than 50mm and more than 100mm
  - Galvanised wall ties to have a galvanizing of 750g/sq.m
  - Within 3km from coast line all galvanizing must be grade 2
  - Vertical joints Shall be provided where there is a story height change in the height of the external walling and where setbacks produce a return on plan of less then 800mm (Such joint must be present in the plaster finish as well) (see control joint diagram)
  - The maximum length of a free end wall or a wall without a return without a vertical control joint can be 18m (Such joint must be present in the plaster finish as well)
  - With hollow core units immediately adjacent to the openings shall be reinforced with a single Y10 bar that extends from floor to the top of lintel and must be filled with 25 mPa infill concrete
  - All joints must be sealed with a SABS and SANS approved sealant that is UV resistant, waterproof and flexible. Such joints must be
    - between 10mm and 12mm done as set out in SANS part K
    - All external cavity walls must have a stepped waterproof barrier between the outside and inside skin with fall to outside with vertical openings not less than 600mm apart.
- If any of the above requirements can not be met it must be designed by an engineer**

NO	REVISIONS	DATE
1	ISSUED TO CLIENT	
	SKETCH DESIGN 01	08-12-2016

**AREA CALCULATIONS:**

GROUND FLOOR	135.00m <sup>2</sup>
GARAGE	42.00m <sup>2</sup>
COVERED ENTRANCE PORCH	4.03m <sup>2</sup>
COVERED STOEP	22.50m <sup>2</sup>

PROJECT DETAILS  
**PROPOSED NEW HOUSE, TYPE 13A**

PROPERTY DETAILS  
**RHEEBOK VILLAGE ESTATE**



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OWNER'S SIGNATURE \_\_\_\_\_ ARCHITECT'S SIGNATURE \_\_\_\_\_  
SACAP reg no. T1094

DRAWING STATUS CODES:  
 A: Design • B: Marketing • C: Municipal • D: Tender • E: Construction • F: As Built

ALL STATUTORY REQUIREMENTS ( NATIONAL BUILDING REGULATIONS AND MUNICIPAL BY-LAWS) MUST BE ADHERED TO • CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE WORK COMMENCES • FIGURED DIMENSIONS AND LARGE SCALE DETAIL TAKES PREFERENCE OVER SCALED DIMENSIONS • REFER ANY AND ALL CONFLICTING INFORMATION TO THE ARCHITECT AND OTHER RESPONSIBLE CONSULTANTS THE DESIGN AND DETAIL ON THIS DRAWING IS THE PROPERTY OF VAN HEERDEN AND VAN DER MERWE ARCHITECTURE, AND COPYRIGHT IS RESERVED.

SITE PLAN	<input type="radio"/>	DETAILS	<input type="radio"/>	DESIGNED	CA vd Merwe
FLOOR PLANS	<input checked="" type="radio"/>	ROOF PLAN	<input type="radio"/>	DRAWN	CA vd Merwe
SECTIONS	<input type="radio"/>	STORM WATER	<input type="radio"/>	CHECKED	CA vd Merwe
ELEVATIONS	<input type="radio"/>	SPECS	<input type="radio"/>	SCALE	As Indicated
SEWERAGE	<input type="radio"/>	SCHEDULES	<input type="radio"/>	DATE	08-12-2016

SCALE/SHEET SIZE: **1:100/A3**  
 DRAWING No.: **0089-T13A-01**  
 REVISION: **01**  
**SKETCH DESIGN 01**

**TYPE 13A GROUND STOREY PLAN 1:100**