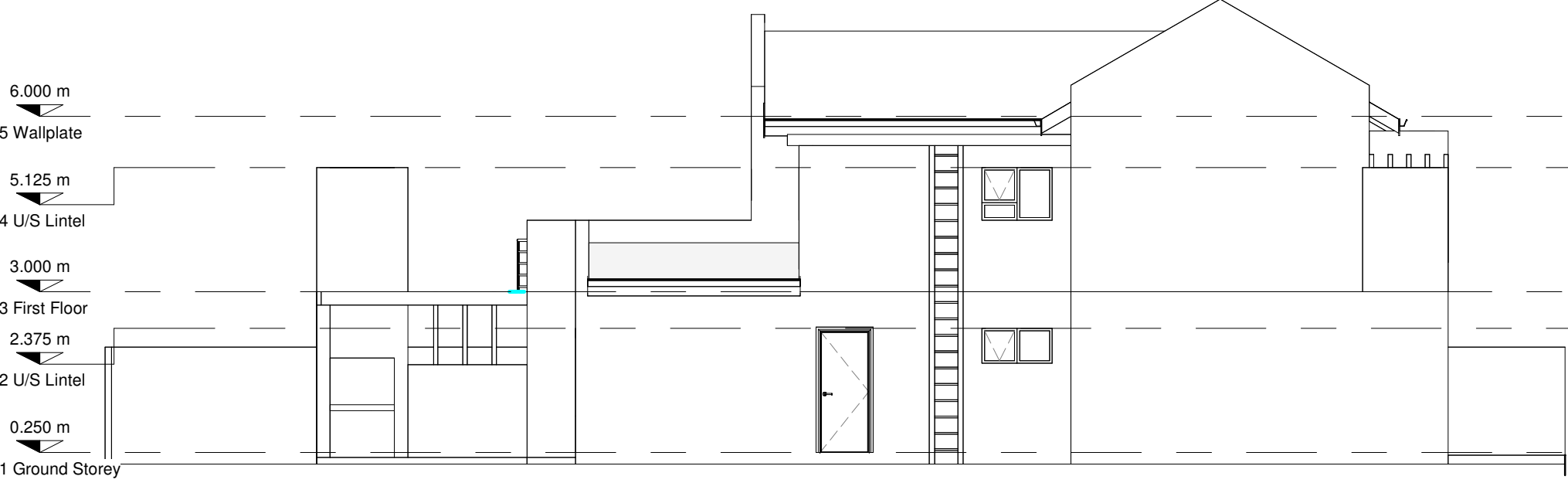
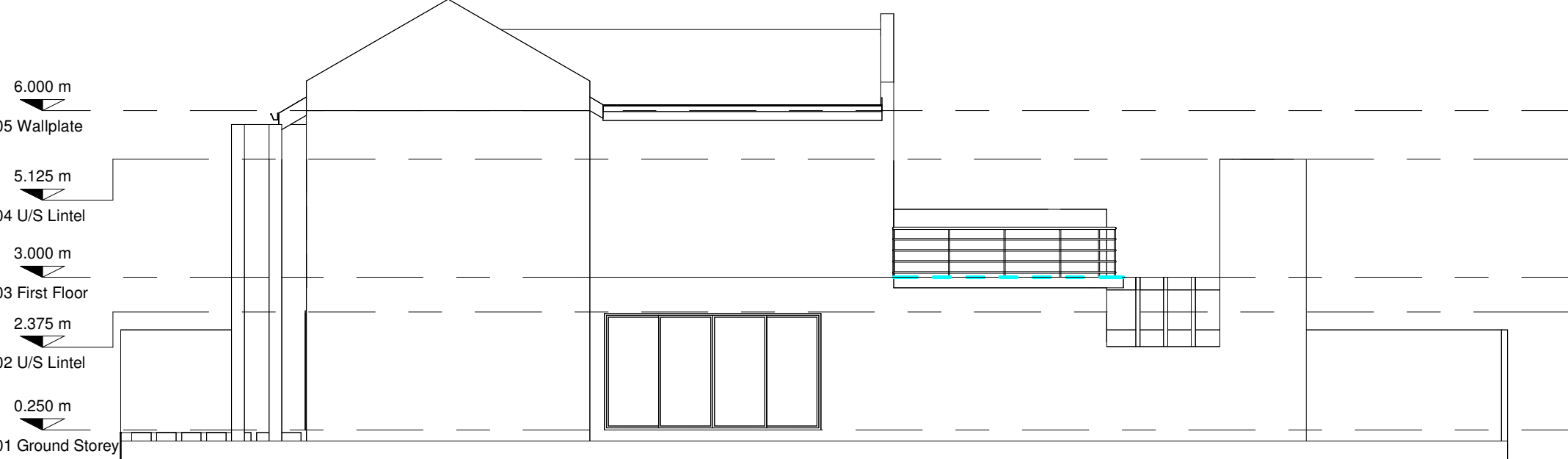
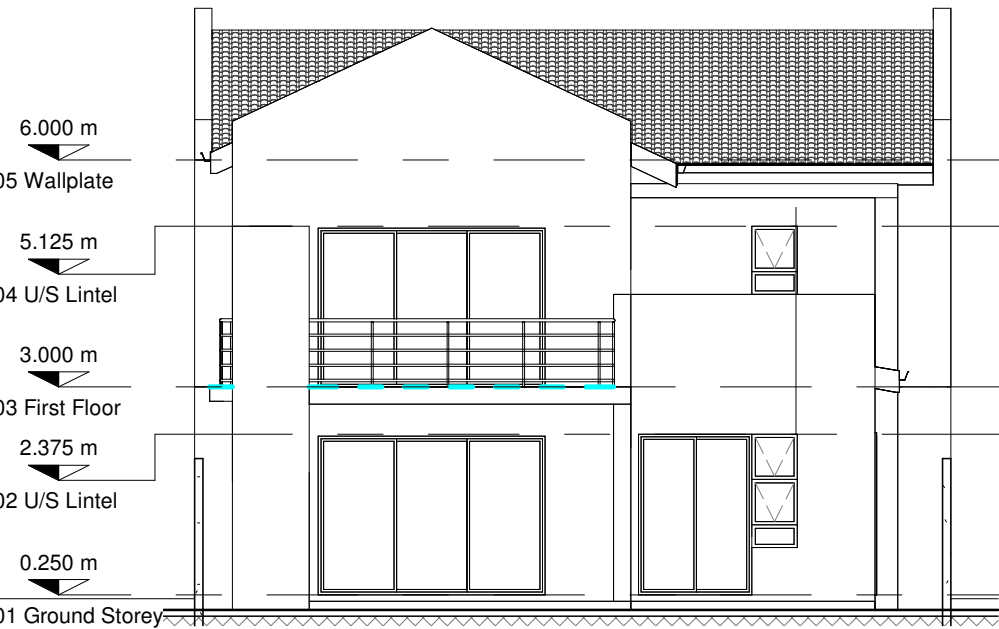




5 East Elevation
1 : 100



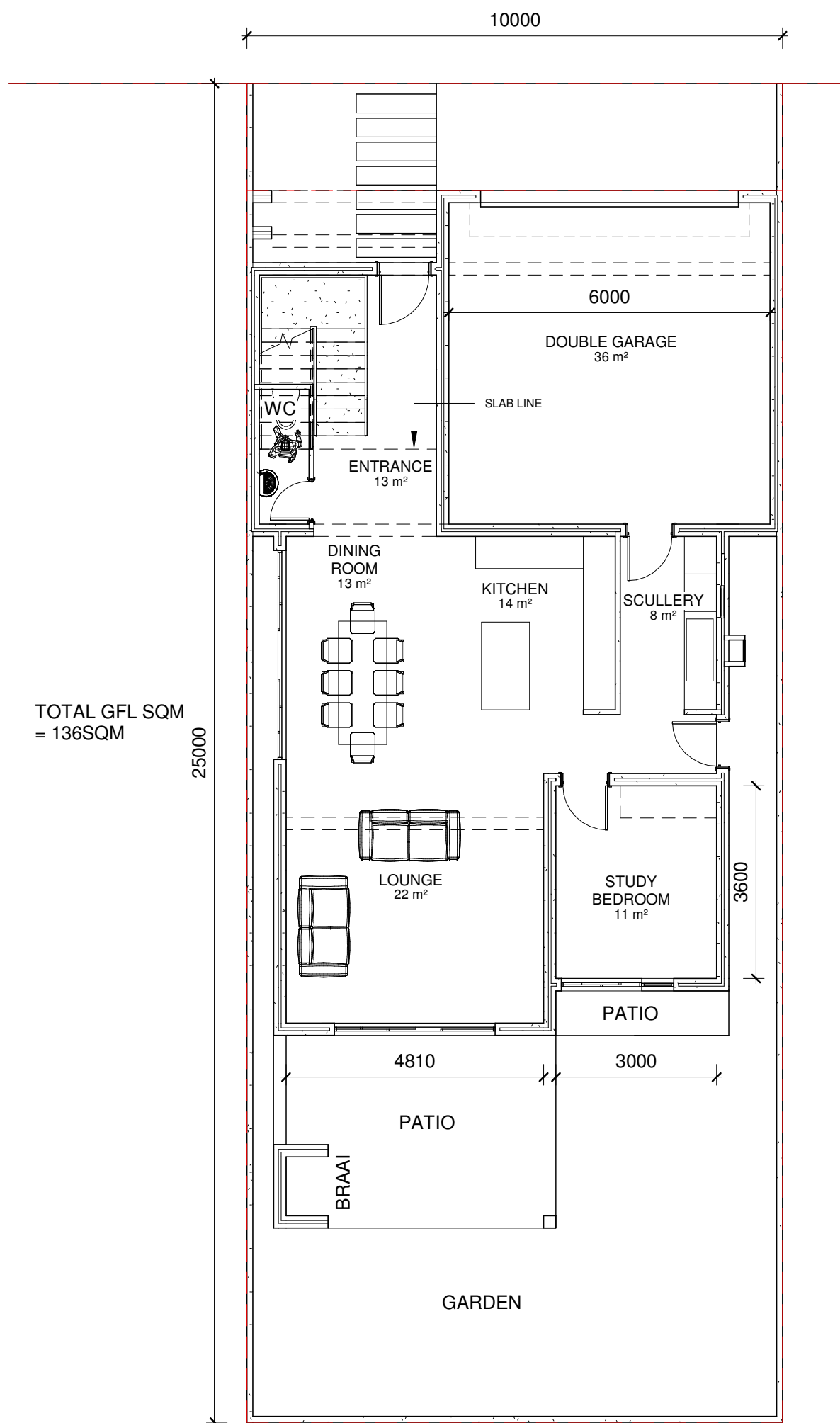
6 West Elevation
1 : 100



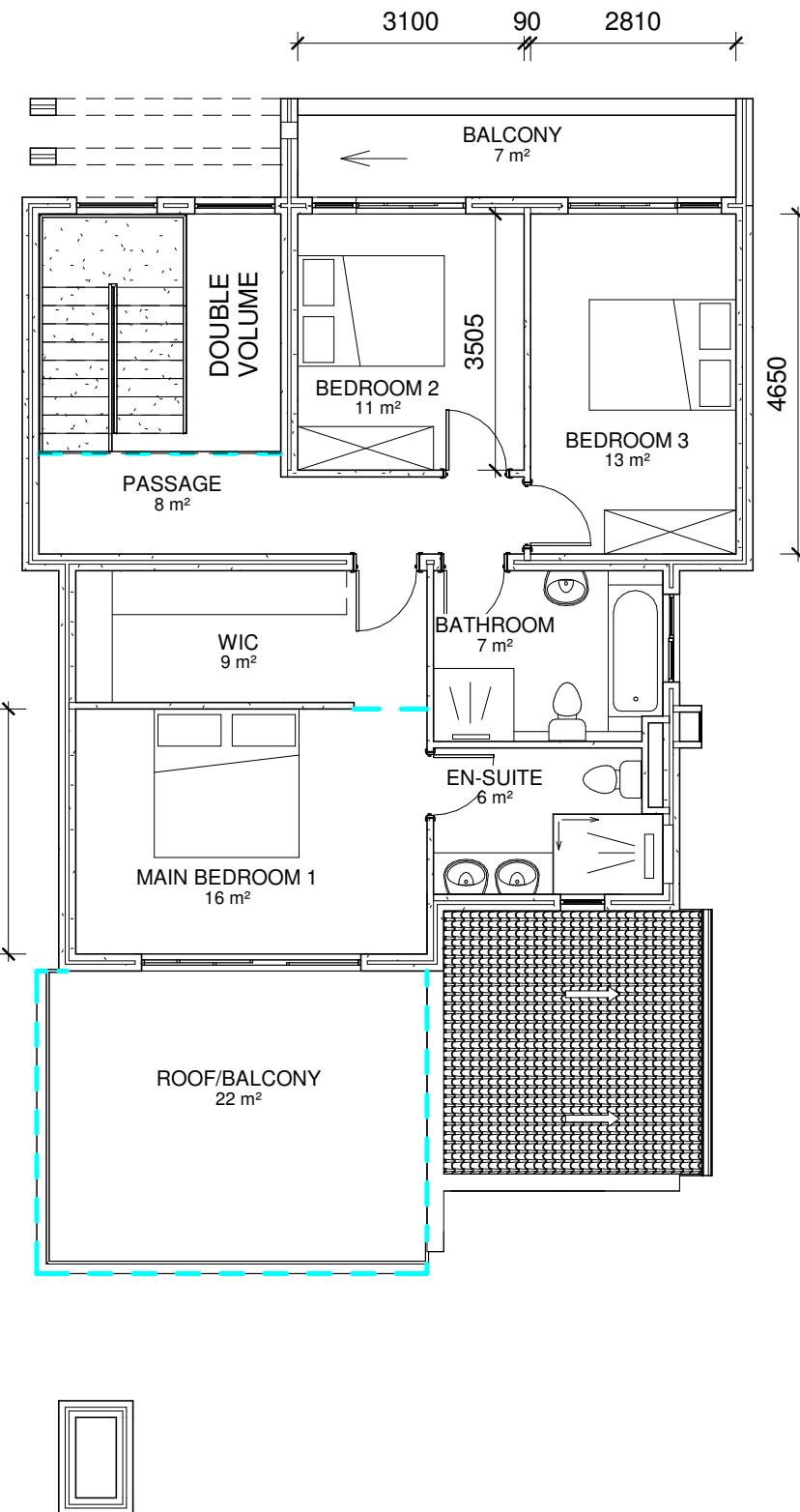
4 South East Elevation
1 : 100



3 North West Elevation
1 : 100



1 01 Ground Storey
1 : 100



2 03 First Floor
1 : 100



9 3D View 7



8 3D View 6



7 3D View 5

GENERAL NOTES:

- Discrepancies and/or contradicting information are to be immediately reported to the architect in writing.
- All dimensions and all levels to be checked on site and where applicable to match existing structure.
- All levels and dimensions are to be verified on site and checked against the drawings prior to commencing of any work.
- Figured dimensions only may be used and are to be verified on site prior to commencement with the works and drawings are not to be scaled.
- The Brick course height to be 65mm except where specified differently.
- A complete set of the latest drawings to be available on site at all times.
- All dimensions as shown on plan to be plotted on site at the horizontal level.
- The contractor is responsible for the correct layout and positioning of buildings on site in relation to site boundaries and building lines and in accordance with the drawings.
- All drawings to be read in conjunction with structural engineers details and drawings.
- Finished structure to comply with latest amendments of SANS 10400
- The Building and the construction thereof is to be in compliance with the current:
a) SANS 10400-XA:2021 Edition 2, Part X: Environmental Sustainability & Part XA: Energy usage in buildings
b) National Building Regulations (SANS 10400)
c) Occupational Health & Safety Act: Construction Regulations (Latest)
d) SANS 10163: The structural use of timber
e) SANS 10005:2006 – Preservative Treatment of Timber
- Quality of all materials and workmanship to comply with the relevant SANS / SANS requirements & specifications.
- The Tenderer's are to take note that the General Prescriptions for Trades (Current / Latest) published by the Association of South African Quantity Surveyors shall be deemed to be incorporated in this Project Specific Preliminaries.
- All Architectural Aluminium Products & Glazed Architectural Aluminium Products supplied and installed are to be in compliance with the current AAAMSA requirements.
- Opening vents are to be tested in accordance with AAAMSA Performance Test Criteria for performance category A3.
- The Design Wind pressure is 1500Pa and/or Category 2, Class A2 OR which is applicable to the area of installation.
- Tenderers should allow for thermal movement due to an atmospheric temperature range applicable to the area.
- Contractors are to locate and identify existing services on site and are to protect these against any damage during the proceeding of work.
- Water supply and drainage installations for this buildings must comply with SANS 10252: Water Supply (Part 1) and Drainage for Buildings (Part 2) and SANS 10254: The Installation of Fixed Electric Storage Water Heating Systems, or any similar substituting re-enactment or amendment thereof if the consumer installation is of a type regulated by other standard.
- Gas Installation to comply with all parts of the SANS 10087
- The electrical installation must comply with SANS 10142 (the code of practice for the wiring of premises) and the relevant municipal by-laws standards.
- Copyright and right of reproduction of this drawing or and portion thereof is reserved by the creator of these drawings.
- All construction work to take place according to N.B.R.
- No guarantees given or implied by these drawings.
- All pipes running under any part of building to be encased in concrete.
- The owner is to confirm the positions of all plug, light switch and light points prior to the installation.
- No concrete to be poured into any Re-inforced formwork or slab until the structural engineer has approved the steel Re-inforcing.
- Air Bricks To be Placed Over window openings in masonry WC and all WCs.
- The national occupational Health and Safety act to be strictly adhered to by all contractors and sub contractors on site.
- No construction work to commence on site without plan approval by local Municipality

DOOR & WINDOW SCHEDULE - GENERAL NOTES:

- The contractor is required to check if any part of this schedule is unclear or contains any obvious errors, the contractor must make written application to the architect to have such errors rectified or clarified.
- Unless otherwise indicated, all elevations are external elevations. The Building and the construction thereof is to be in compliance with the current:
a) SANS 10400-XA:2021 Edition 2, Part X: Environmental Sustainability & Part XA: Energy usage in buildings
b) National Building Regulations (SANS 10400)
- Glass shall be free from flaws, specks, scratches, bubbles and any other defects, and shall be cleaned down upon completion. Broken glass shall be replaced at the contractor's expense.
- Glass to be marked in accordance to SABS 0137:2000 Code of Practice.
- The max. air leakage for windows and doors shall comply with the requirements of SANS 613

ELECTRICAL LEGEND

SYMBOL	QTY	DESCRIPTION
xxx	1	POLE SWITCH
xxx	2	POLE SWITCH
xxx	3	POLE SWITCH
xxx	4	POLE SWITCH
xxx	2	WAY POLE SWITCH
xxx		DIMMER POLE SWITCH
xxx		DOUBLE PLUG 1200 FFL
xxx		DOUBLE PLUG 1200 FFL
xxx		DOUBLE PLUG & USB 300 FFL
xxx		DOUBLE PLUG & USB 1200 FFL
xxx		EXTERNAL DOUBLE PLUG
xxx		DOWN LIGHT 15w
xxx		PENDANT LIGHT 20w
xxx		CEILING LIGHT 20w
xxx		CEILING FAN 60w
xxx		FLOURESCENT LIGHT LED 20w
xxx		EXTERNAL LIGHTS 20w
xxx		DISTRIBUTION BOARD

Building to comply with the requirements of all applicable parts of the of the National Building Regulations SANS 10400 and SANS 204 and related regulations, issued in terms of the National Building Regulations and Building Standards Act, 1977 (Act No. 103 of 1977).

The application of National Building regulations:
Part A: General principals and requirements.
Part B: Structural design
Part C: Dimensions
Part D: Public safety
Part E: Site operation
Part F: Escalators
Part G: Foundations
Part H: Floors
Part I: Walls
Part J: Roofs
Part K: Stairways
Part L: Glazing
Part M: Lighting and ventilation
Part N: Drainage
Part O: Non-water borne means of sanitary disposal
Part P: Storm water disposal
Part Q: Facilities for persons with disabilities
Part R: Fire protection
Part S: Space heating
Part T: Fire installation
Part U: Energy Efficiency
Part V: Timber Frame Construction
Any specification on the drawing in conflict with the above regulations is to be reported to the architectural professional prior to construction. Rational Designs and Rational Assessments to be undertaken by competent registered professionals appointed by the client.
50% of all hot water is to be supplied

NOTE:

- Light fitting types have been indicated on this plan. The Client is to select and specify the exact light fittings to be installed.
- Height of wall mounted light fittings to be confirmed on site with architect & client.
- All plug points to be placed 400mm A.F.F.L. except for above the kitchen counter top.
- All external light fittings to be controlled by means of 'Day/Night' sensors. Positions to be confirmed on site by architect & client.
- Height of light switches to be 1200mm A.F.F.L. unless otherwise indicated.
- All new electrical points are to be connected to the existing Distribution Board.
- The electrical installation must comply with SANS 10142 (the code of practice for the wiring of premises) and the relevant municipal by-laws standards.

REQUIRED HOT WATER STORAGE:

OCCUPATION CLASSIFICATION: H4 (DWELLING HOUSE)

a. NUMBER OF PERSONS = 5
b. AVERAGE USAGES per DAY @ 60°C = 50L
c. ESTIMATED TOTAL DAILY USAGE (= a x b) = 250L
d. $0.15 \text{ IF SOLAR HEATED } (= c \times 1.5)$ = 375L

NOTE: MIN. 375L SOLAR GEYSER REQUIRED.

AREA SCHEDULE:

SITE AREA : XXXXm²

EXISTING:

EXISTING GROUND STOREY AREA : XXXXm²
EXISTING FIRST STOREY AREA : XXXXm²
EXISTING GARAGE AREA : XXXXm²
EXISTING COVERED PATIO AREA : XXXXm²
EXISTING OPEN PATIO AREA : XXXXm²

TOTAL EXISTING: XXXXm²

NEW AREA:

NEW GROUND STOREY AREA : XXXXm²
NEW FIRST STOREY AREA : XXXXm²
NEW GARAGE AREA : XXXXm²
NEW COVERED PATIO AREA : XXXXm²
NEW OPEN PATIO AREA : XXXXm²

TOTAL NEW AREA: XXXXm²

TOTAL COVERAGE: AREA/SITE AREA X 100 = XX%

VERSION / AMENDMENTS

Rev No	DATE	DESCRIPTION	AUTHORISED BY

PROJECT NAME:

PROJECT ADDRESS:

SHEETS NAME:

ACTUAL ZONING:

BUILDING CLASSIFICATION:

CLIENT NAME:

Approved by (client) Date

Approved (Draftsman) Date

DRAWN BY: J.SWART
CHECKED BY: R.SWART
SACAP NO: PAID24750742
SHEET / ISSUE DATE:
PROJECT NUMBER: DRAWING NO. REVISION NO.

PROJECT STATUS:

SCALE	AS SHOWN	PAPER SIZE