

GENERAL NOTES

DIMENSIONS NOTED ON ARCHITECT'S DRAWINGS ARE FROM FINISHED SURFACE / MATERIALS AND NOT STRUCTURE, UNLESS OTHERWISE INDICATED

ALL RELEVANT DETAILS, LEVELS, DIMENSIONS, SETTING OUT PORTIONS ARE TO BE CHECKED PRIOR TO ANY WORK COMMENCING AND ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT

THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM MISINTERPRETATION OF THE DRAWINGS

ALL DIMENSIONS ARE GIVEN IN MILLIMETERS UNLESS OTHERWISE NOTED.

DRAWINGS ARE TO READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS.

CONTRACTOR TO KEEP FULL SET OF DRAWINGS ON SITE.

CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE BUILDING ON SITE WITH PARTICULAR REFERENCE TO BOUNDARIES AND BUILDING LINES

CONTRACTOR AND ENGINEER TO VERIFY ALL LEVELS AND DIMENSIONS ON SITE AND CHECK SAME AGAINST ARCHITECT'S DRAWINGS BEFORE COMMENCING WORK.

FIGURED DIMENSIONS TO BE USED AS PREFERENCE TO SCALED DIMENSIONS.

LARGE SCALE DETAILS TO BE USED WHERE AVAILABLE

NOTE SPECIFICATIONS LIMITED TO GENERAL PERFORMANCE CRITERIA ONLY.

ACTUAL PRODUCT SPECIFIC SPECIFICATIONS MUST BE FROM SPECIALIST / MANUFACTURE / SUPPLIERS UPON APPOINTMENT, I.E. JOINERY, POOLS, TILING, WATERPROOFING, GLAZING.

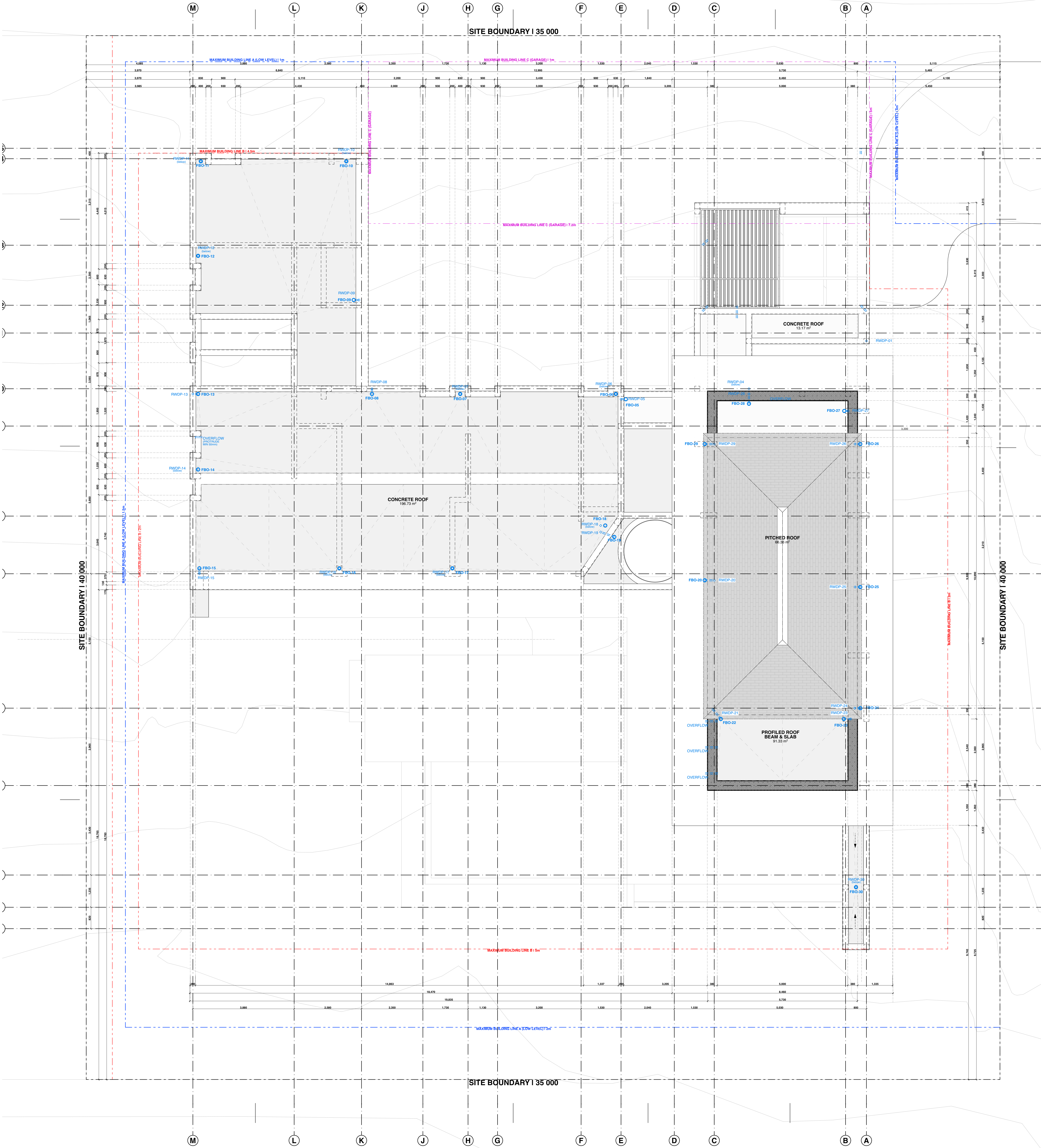
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DRAWING NOTES



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CONTRACTOR TO CHECK ALL DIMENSIONS AND LOCATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT

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CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS

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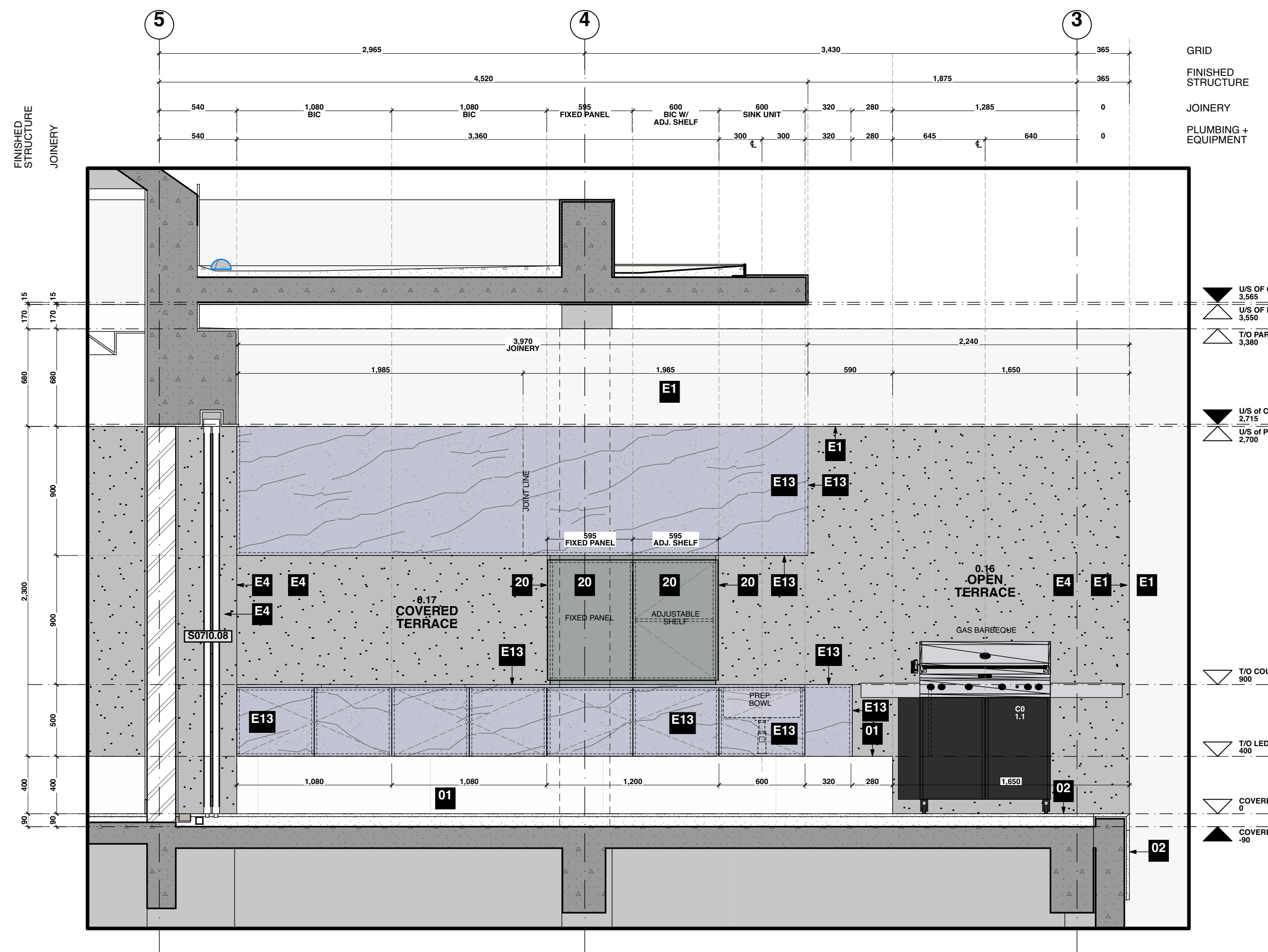
NOTE SPECIFICATIONS LIMITED TO GENERAL PERFORMANCE CRITERIA ONLY

ACTUAL PRODUCT SPECIFICATIONS OBTAINED FROM MANUFACTURER / SUPPLIER

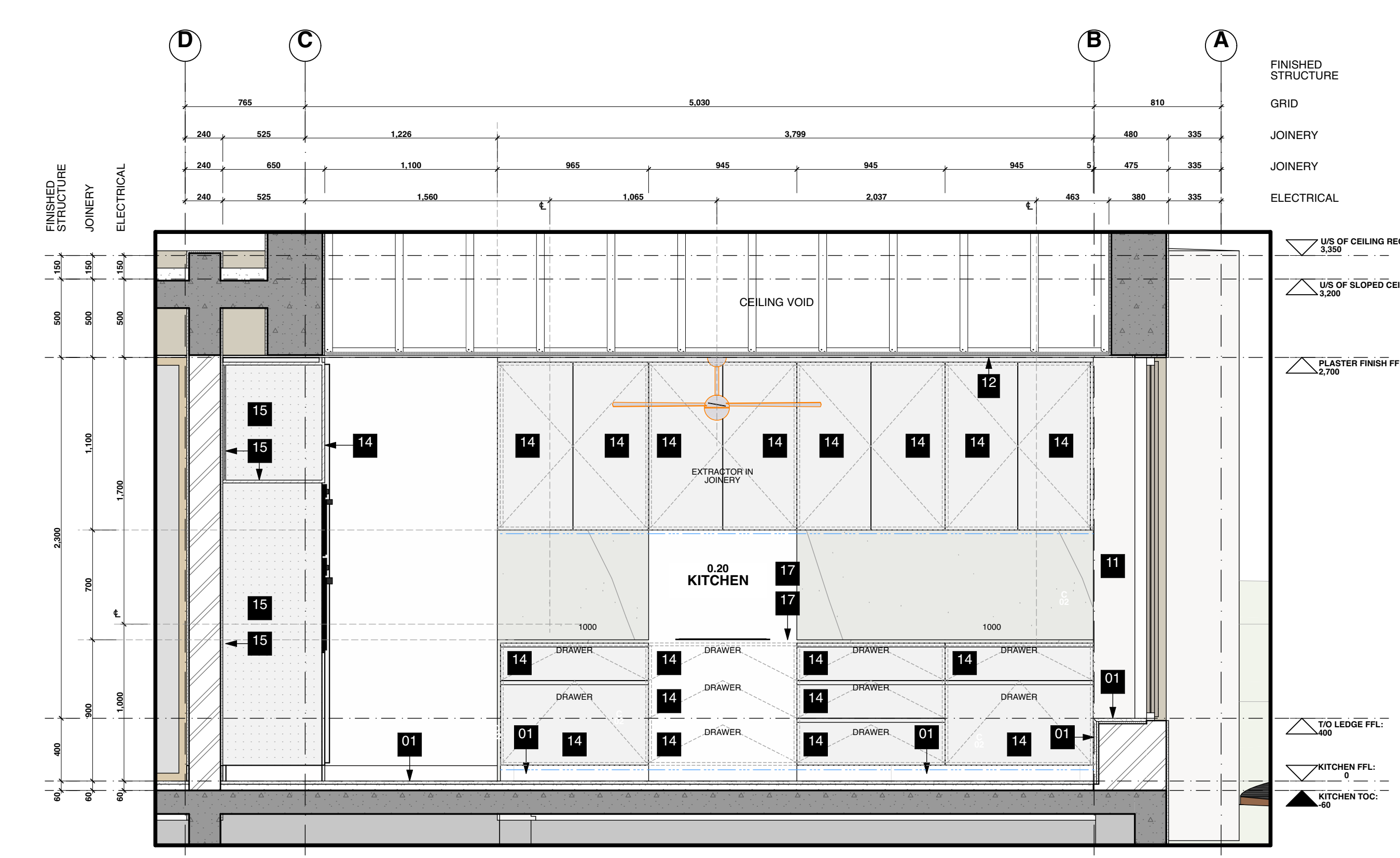
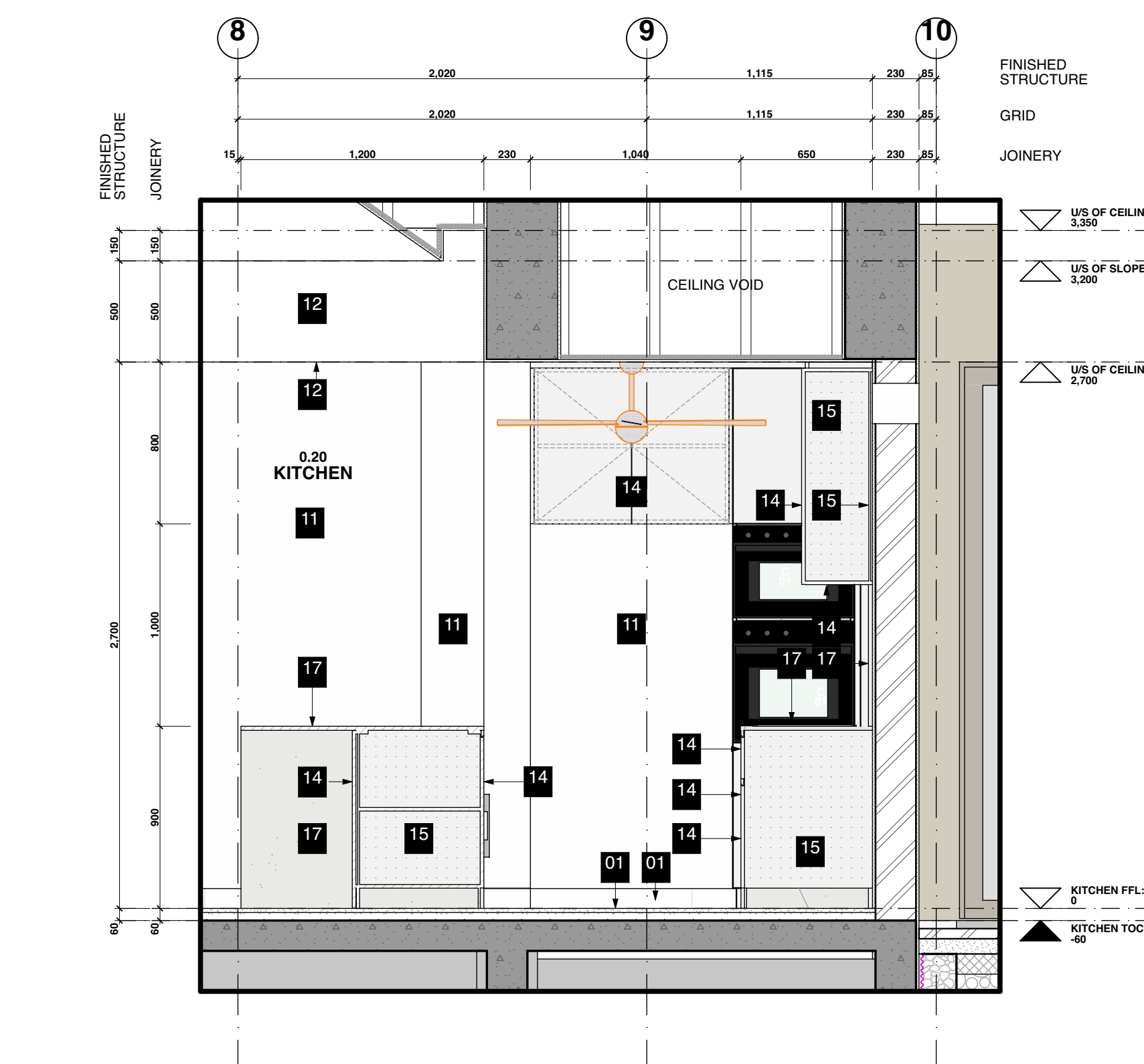
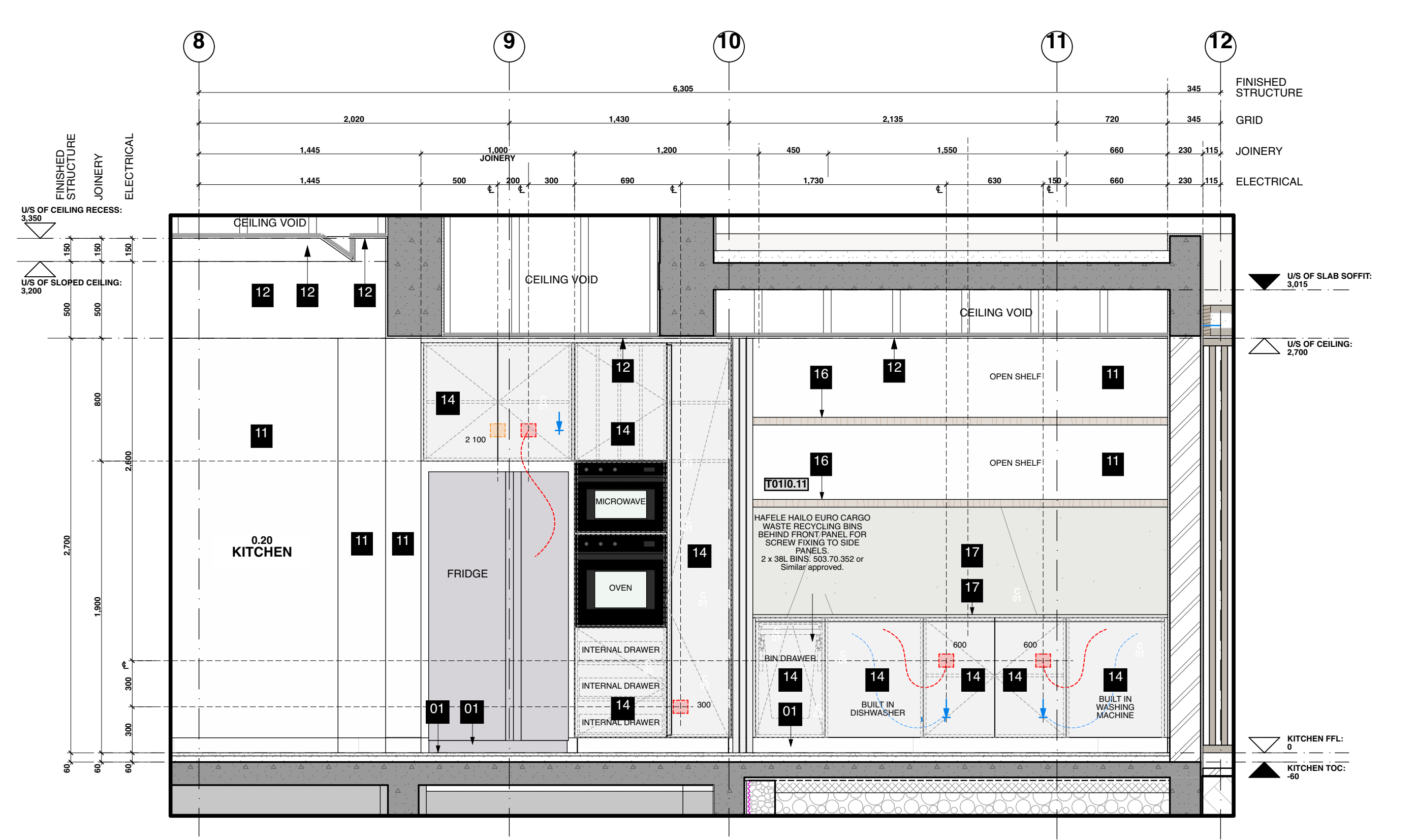
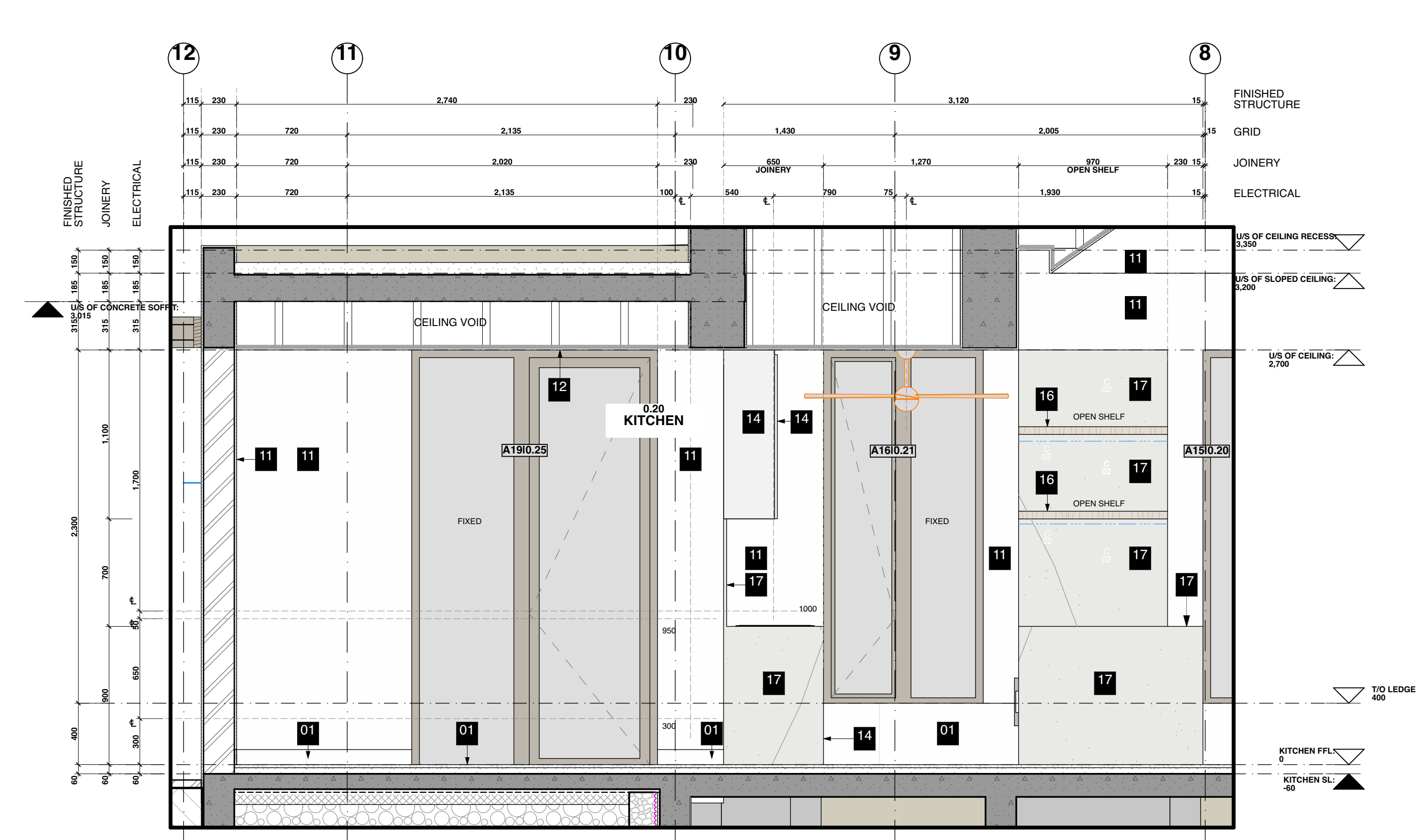
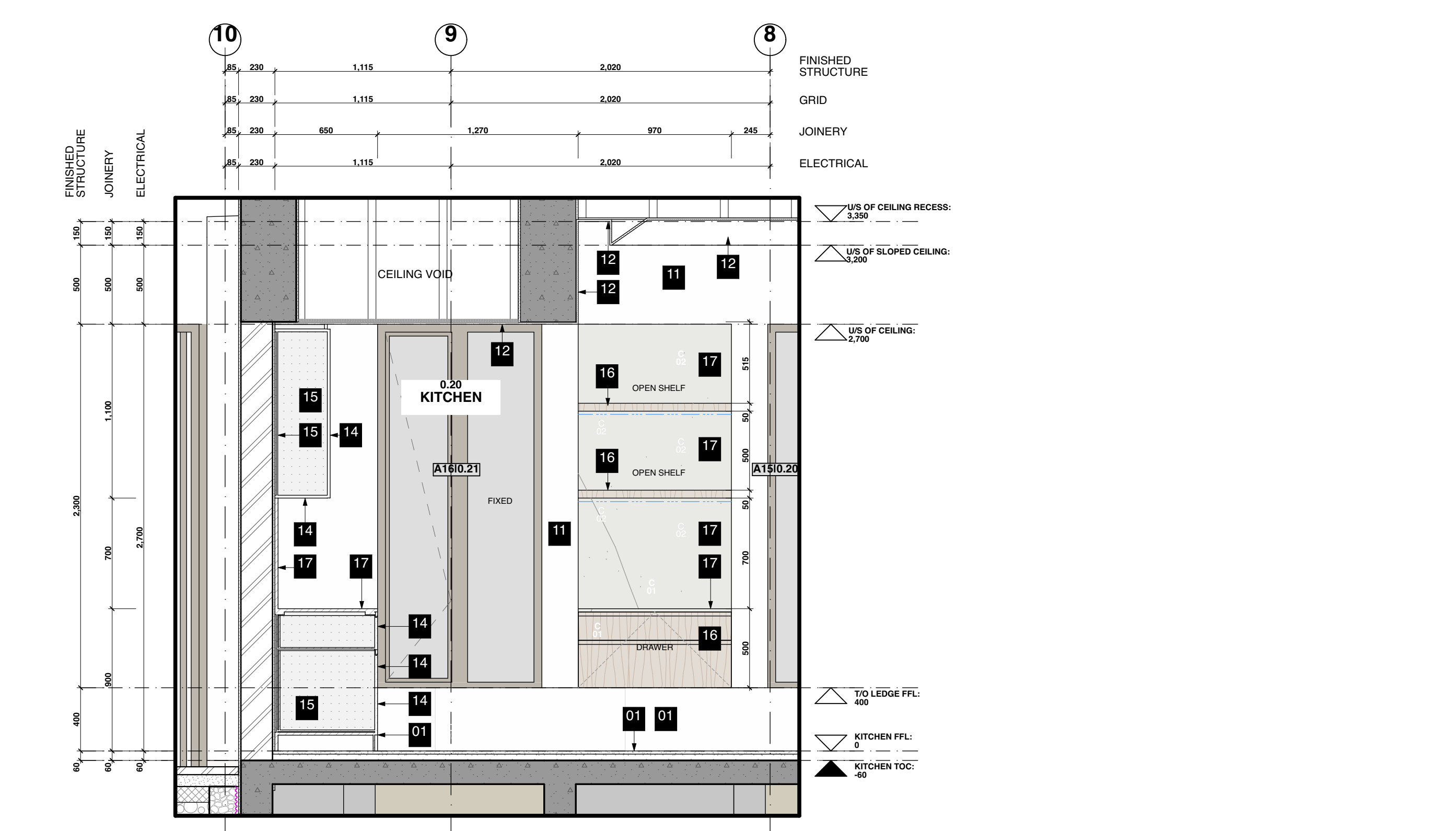
UPON APPROVAL, I.E. SURVEY, PLOTS, TENDERS, WATERHOUSING, ETC.

DRAWING NOTES

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ANCILLARY SYMBOLS		
A.INT	INTERCOMPARX OUTLET	
A.DATA	ETHERNET DATA POINT	
A.SVB	SMART VILLAGE BOX CONNECTION	
A.XLR	XLR CONNECTOR PANEL Range of 4 connections	
A.BLK	BLANK WITH CABLE OUTLET	
A.BLK	EXTRACTOR FAN - Power by specialist	
A.AC	SPLIT AIR CONDITION UNIT (Outdoor/ Indoor) - Power by Specialist	
A.TV	TELEVISION OUTLET Dowdle Plug - 2 DVC Data (A, Data, SVB - A, SVB)	TBC
A.WIFI	WIFI OUTLET 16 pin Single plug RJ45 Data (as per specialist detail)	
A.BOI	BOLTER - Confirm power with Specialist.	
A.CFAN	CEILING FAN	
AV.SC	SPEAKER/ RECESSED INTO CEILING - Confirm power with Specialist.	
AV.AMP	AMP IN JOINERY BIC - Confirm power + Ventilation with Specialist.	
AV.SUB	SUB WOOFER - Confirm power with Specialist.	
A.HGT	HEIGHT Measured from FFL to centre line of outlet point, unless otherwise indicated.	



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DRAWING NOTES

01. INTERNAL DETAIL LAYOUTS, JOINERY FINISHES LEGENDS

NOTE: ALL FINISHES AND PAINTWORK TO ARCHITECT'S APPROVED SAMPLES.

ALL COLOURS TO COME WITH MATERIALS, PLUS ALL FINISHES SHOWN IN STANDARD COLOUR GUIDE.

01	INTERNAL FLOOR WALL TILE
02	SHOWER EXTERNAL FLOOR TILE
03	STONE WALL CLADDING
04	GLASS
05	CORNER MIRROR
06	INTERNAL PLASTER + PAINT
07	CEILING PAINT
08	INTERNAL DOORS
09	JOINERY FINISH PANELS
10	JOINERY CARCASSES
11	ACCENT JOINERY FINISH PANELS
12	KITCHEN COUNTER TOP + SPLASHBACKS
13	BATHROOM VANITY + SPLASHBACKS
14	JOINERY KICKPLATES
15	EXTERNAL JOINERY FINISH PANELS

P.SP13	SINGLE 13 AMP PLUG POINT
P.SP14	SINGLE 16 AMP PLUG POINT
P.DPP	2 X 13 AMP 230V POINT
P.CDPF	1 X 13 AMP 1 X 16 AMP
P.WSP	WATERPROOF SINGLE PLUG POINT
P.WDP	WATERPROOF DOUBLE PLUG POINT
P.WFP	WATERPROOF FLOOR DOUBLE PLUG POINT
P.SD	ISOLATOR
P.FPF	FLOOR MOUNTED PLUG POINT
P.DSD	DEDICATED PLUG POINT
P.EBP	ELECTRIC BLADES POWER POINT IN CEILING
P.GCP	DEDICATED GOLF CART CHARGING POINT
P.DEV	DEDICATED ELECTRIC VEHICLE CHARGING POINT
P.DRS	DEDICATED ROLLER SHUTTER DOOR POINT
P.HTR	HEATED TOWEL RAIL CONNECTION POINT TO BE WIRED TO SEPARATE TOWEL RAIL CIRCUIT WITH RADIANT HEAT ON
P.CP	CONCEALED / RETRACTABLE COUNTERTOP POWER BANK
P.CS	COMBINATION SOCKET
P.PP	POOL PUMP POINT
P.IRC	IRRIGATION CONTROLLER
P.MDB	MAIN DISTRIBUTION BOARD AND SMART VILLAGE BOX
P.DBS	SUB DISTRIBUTION BOARD
P.SVB	SMART VILLAGE BOX
P.PV	PV DB & CONTROLLER RACK
P.HST	Weathered from FFL to centre line of outlet point, unless otherwise indicated.
P.PPB	Weathered from FFL to centre line of outlet point, unless otherwise indicated.

A.INT	INTERCOMPLEX OUTLET
A.DMA	ETHERNET DATA POINT
A.SVB	SMART VILLAGE BOX CONNECTION
A.XLR	EXTENSION CABLE CONNECTION
A.BLA	BLANK WITH CABLE OUTLET
A.EXP	EXTRACTOR FAN - Power by specialist
A.AC	SHUT AIR CONDITION UNIT (Ductless Inverter) - Power by specialist
A.TV	TELEVISION OUTLET
A.WIP	WIP OUTLET
A.SDB	SDB - Confirm power with Specialist
A.CFAN	CEILING FAN
AV.SC	SPEAKER IN CEILING - Confirm power with Specialist
AV.AMP	AMP IN JOINERY BIC - Confirm power + Ventilation with Specialist
AV.SB	SUB-WOODER - Confirm power with Specialist
A.HST	Weathered from FFL to centre line of outlet point, unless otherwise indicated.

SW.LS	LIGHT SWITCH
SW.WLS	WATERPROOF LIGHT SWITCH
SW.LS	LIGHT SWITCH
SW.WLS	WATERPROOF LIGHT SWITCH
SW.MCS	MICRO LIGHT SWITCH - IN BIC & JOINERY - NON DIMMABLE
SW.CF	FAN CONTROL SWITCH
SW.AC	AIR CONDITIONER CONTROL PANEL
SW.LCS	MOTION SENSOR SWITCH
SW.SP	BELL PRESS SWITCH
SW.BSD	DOOR BELL
SW.HST	Weathered from FFL to centre line of outlet point, unless otherwise indicated.
SW.DNS	DAY / NIGHT SWITCH

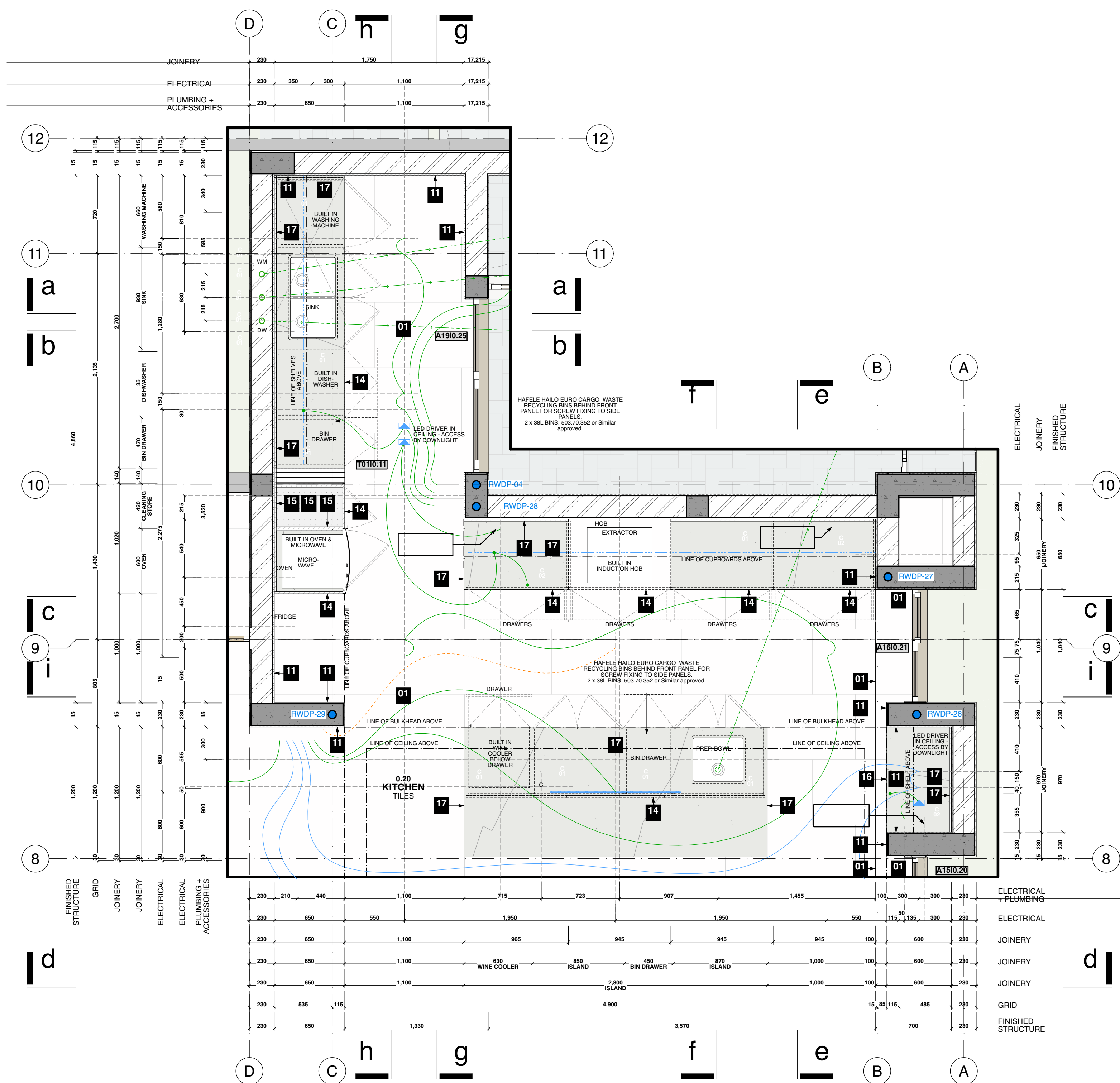
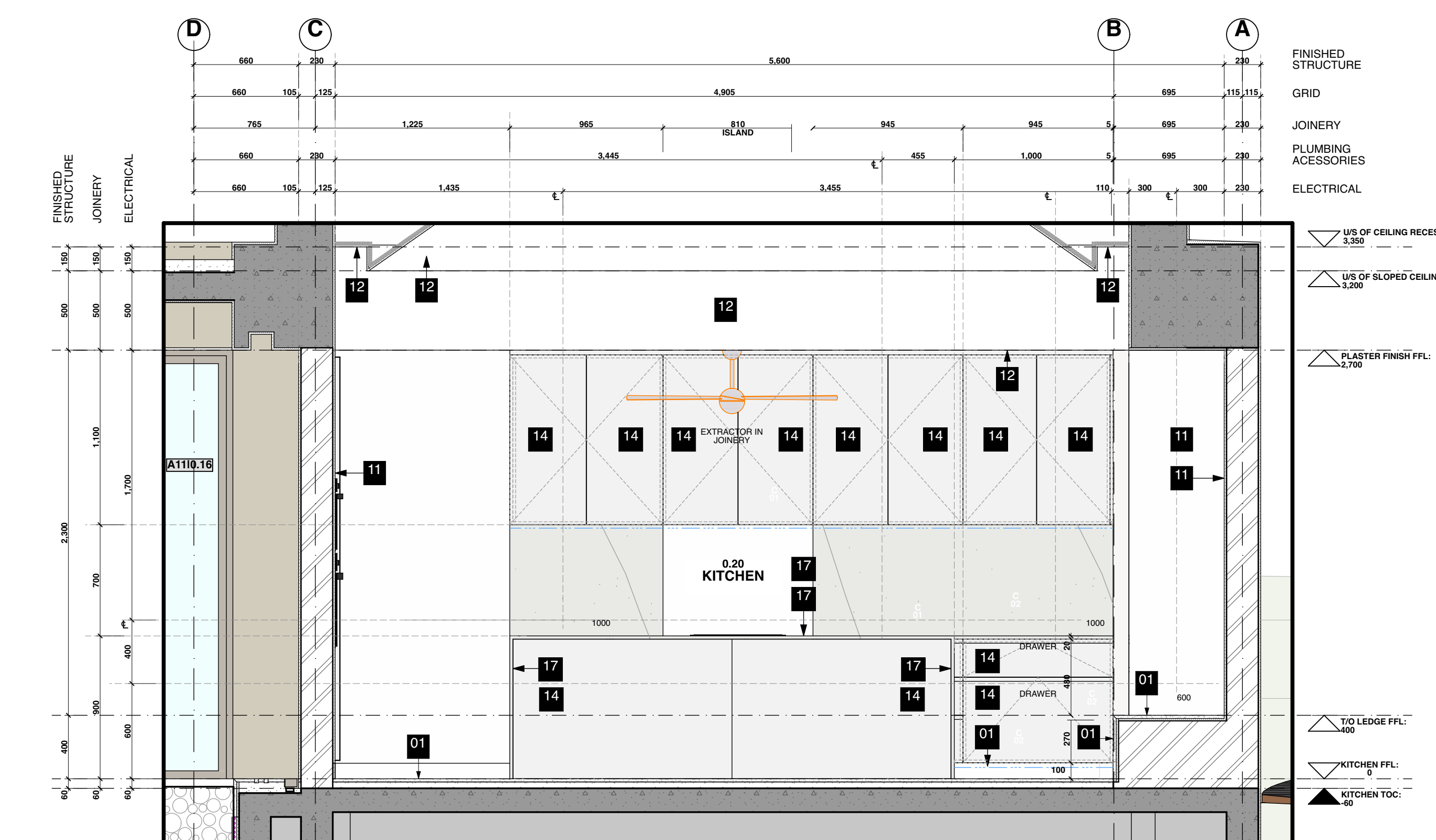
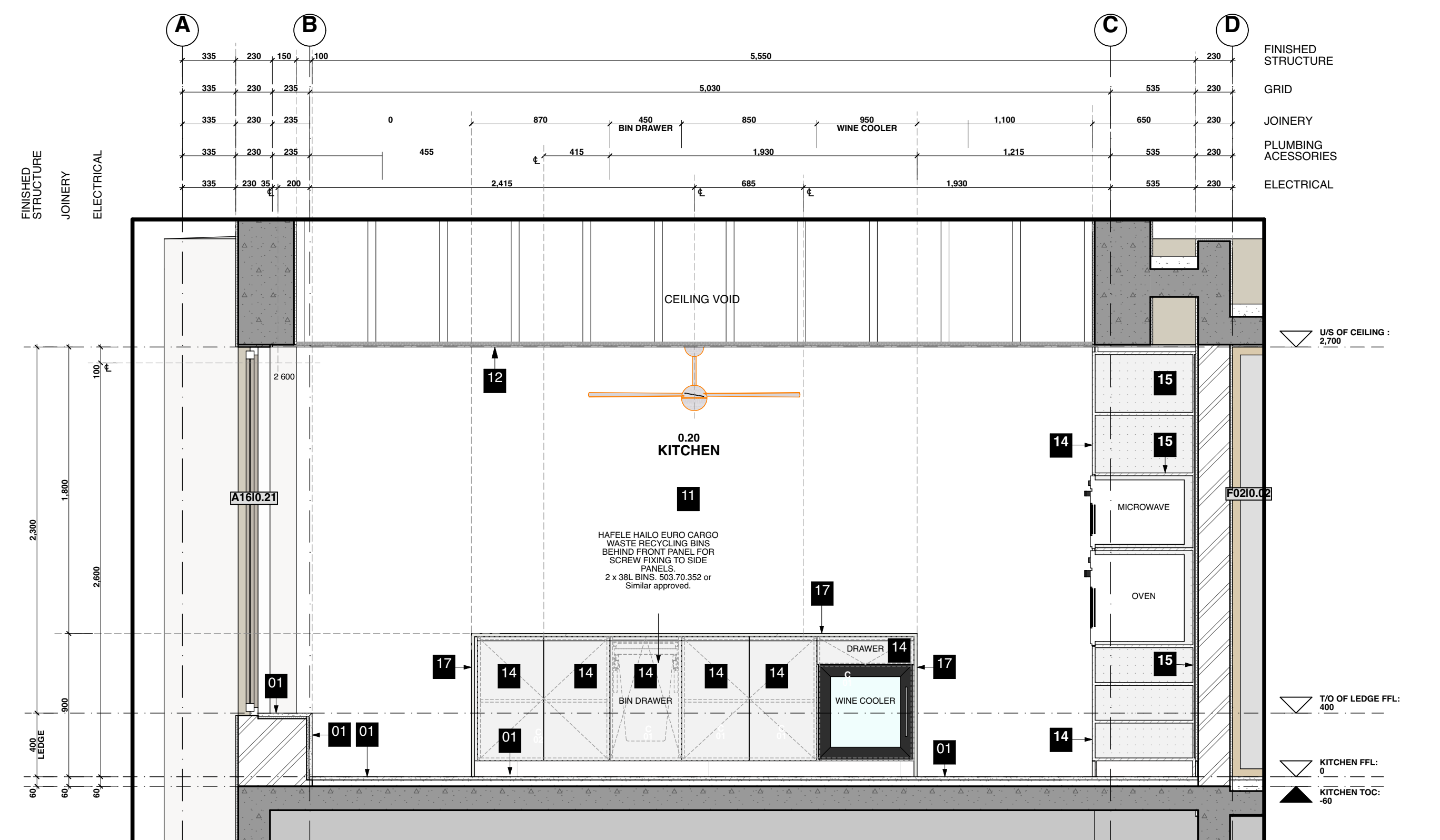
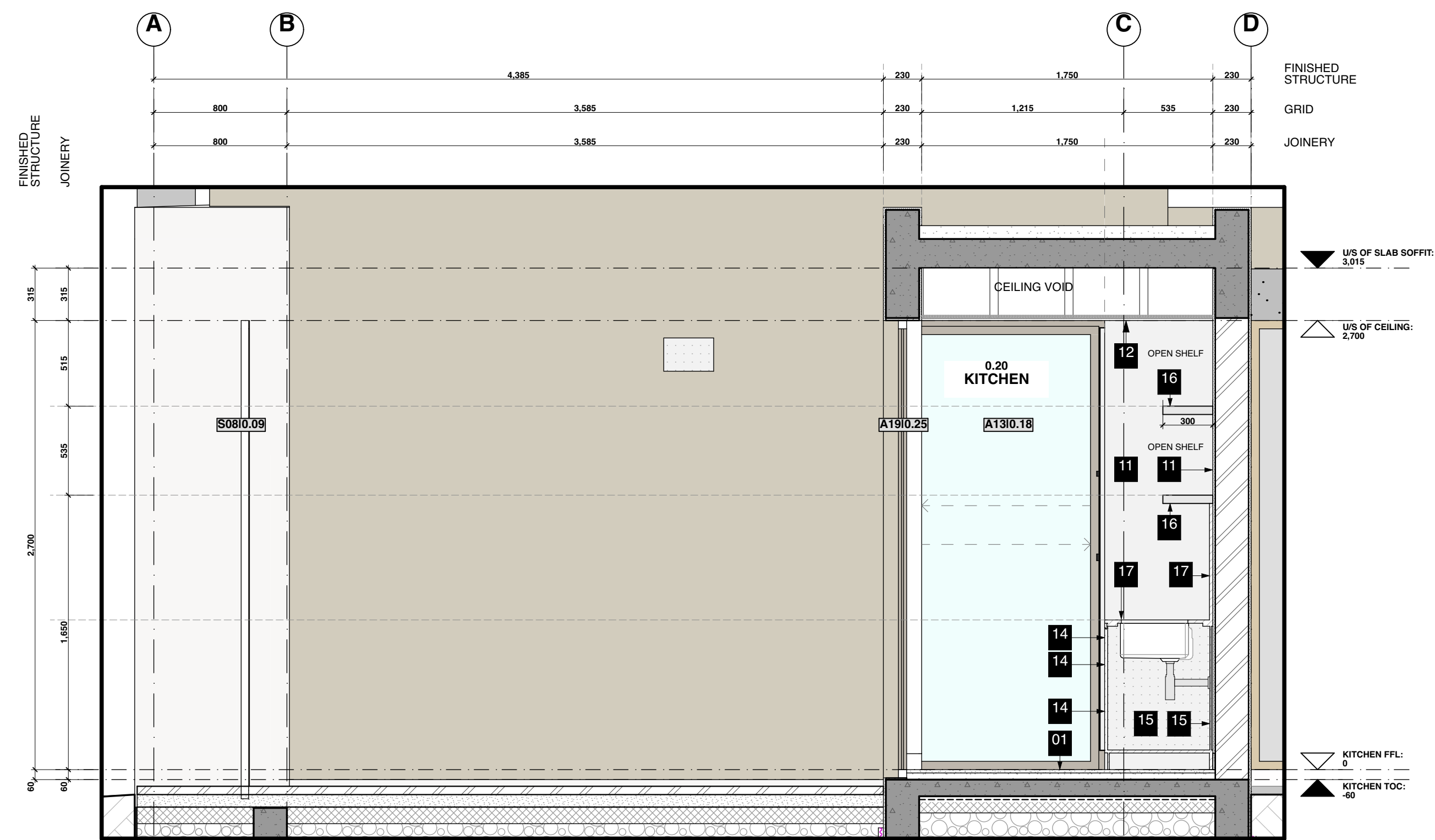
L.HLED	LED STRIP LIGHT FITTING - HIGH LEVEL - CEILING
L.LLED	LED STRIP LIGHT FITTING - LOW LEVEL - JOINERY STAIRS
L.LDR	LED DRIVER
L.RDL	RECESSED DOWN LIGHT
L.DR	CEILING MOUNTED LIGHT FITTING
L.DPP	CEILING MOUNTED PENDANT LIGHT FITTING
L.WDR	WATERPROOF CEILING MOUNTED LIGHT FITTING
L.RW	RECESSED WATERPROOF WALL MOUNTED LIGHT FITTING
L.FL	RECESSED FOOTLIGHT
L.WW	WATERPROOF WALL MOUNTED FITTING
L.LCB	LIGHT CONNECTION BOX FOR EXTERNAL LIGHTING ON A TRIM
L.WGS	WATERPROOF GARDEN SPIKE FITTING
L.SPP	SWIMMING POOL LIGHT FITTING
L.DLCS	DOWNLIGHTER CAST IN STEEL BOX
L.F12	TWO TUBE FLUORESCENT FITTING (1.200)
L.PP	PROVISIONAL POINT ONLY FOR PENDANT LIGHT BY CLIENT

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D7. INTERNAL DETAIL LAYOUTS, JOINERY, FINISHES LEGENDS
NOTE: ALL FINISHES AND PAINTWORK TO ARCHITECT'S APPROVED SAMPLE.
ALL COLOURS TO COMPLY WITH HERITAGE VILLAS VALRISHE GUIDELINE STANDARD COLOURS

POWER SYMBOLS	
P.SP13	SINGLE 13 AMP PLUG/POINT
P.SP14	SINGLE 16 AMP PLUG/POINT
P.SP15	DOUBLE 20 AMP/POINT
P.SP16	DOUBLE 25 AMP/POINT
P.CDPP	DOUBLE PLUG/DOUBLE PLUG POINT 1 X 16 AMP 1 X 16 AMP
P.WSP	WATERPROOF SINGLE PLUG/POINT
P.WDP	WATERPROOF DOUBLE PLUG/POINT
P.FDPP	WATERPROOF FLOOR DOUBLE PLUG/POINT
P.SOL	SOLAR
P.FFP	FLOOR MOUNTED PLUG POINT
P.DCO	DECEALED PLUG POINT
P.GCP	ELECTRIC BLINDS POWER POINT IN CEILING
P.EDP	ELECTRIC DOLBY CART CHARGING POINT
P.DEV	ELECTRIC DECEALED VEHICLE CHARGING POINT
P.DVS	DECEALED HOLLER SHUTTER DOOR POINT
P.HTR	HEAT PUMP HEAT PUMP WITH RADIATOR OR 28
P.CTR	CONCEALED RETRACTABLE COUNTERPOINT POWER BANK
P.CO	COINATION SOCKET
P.FP	FLOOR PUMP POINT
P.FP	EVAPORATION CONTROLLER
P.WBC	WATERPROOF FORWARD AND BAWK VEHICLE BOX
P.WBS	WATERPROOF BOARD
P.WB	WATERPROOF BOX
P.PV	PV IN ON A CONTROLLER BACK
P.HST	HOT
P.HST	HEAT PUMP HEAT PUMP FILLING for heat of double point, where otherwise indicated
P.HST	HEAT PUMP FILLING for POLYMER MOTORISED COMPARTMENT OF CABLES

LIGHTING SYMBOLS	
	L-LED LED STRIP LIGHT FITTING - HIGH LEVEL, CEILING
	L-LED LED STRIP LIGHT FITTING - LOW LEVEL, JOINTS, STAIRS
	L-DN DRIVER
	L-RDL RECESSED DOWN LIGHT
	L-CM CEILING MOUNTED LIGHT FITTING
	L-LMP LAMP MOUNTED PENDANT LIGHT FITTING
	L-WPW WATERPROOF CEILING MOUNTED FITTING
	L-FWL RECESSED FOOT LIGHT
	L-FWL RECESSED FOOTLIGHT
	L-WPW WATERPROOF WALL MOUNTED FITTING
	L-LCB LIGHT CONNECTION BOX FOR EXTERNAL LIGHTING ON A TRAILER
	L-WD WATERPROOF DOWNLIGHT SPOT LIGHT
	L-SPP SWIMMING POOL LIGHT FITTING
	L-DLCS DOWNLIGHTER CAST IN STEEL BOX
	L-LVF LOW VOLT FLUORESCENT FITTING - 1200
	L-PF PROVISIONAL POINT ONLY FOR PENDANT LIGHT (BY CLIENT)



GENERAL NOTES

DIMENSIONS NOTED ON ARCHITECT'S DRAWINGS ARE FROM FRESH SURFACE / MATERIALS AND NOT STRUCTURE, UNLESS OTHERWISE INDICATED

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DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS.

CONTRACTOR TO KEEP FULL SET OF DRAWINGS ON SITE.

CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE BUILDING ON SITE WITH REFERENCE TO THE SURROUNDING ADJACENT BUILDINGS, WATERPASSES, ETC.

CONTRACTOR AND ENGINEER TO VERIFY ALL LEVELS AND DIMENSIONS ON SITE AND CHECK SAME AGAINST THE ARCHITECT'S DRAWINGS.

FIGURED DIMENSIONS TO BE USED AS PREFERENCE TO SCALED DIMENSIONS.

LARGE SCALE DETAILS TO BE USED WHERE AVAILABLE.

NOTE: SPECIFICATIONS NOTED TO GENERAL PERFORMANCE CRITERIA ONLY.

ACTUAL PRODUCT SPECIFIC SPECIFICATIONS MAY BE FROM MANUFACTURER / MANUFACTURE / SUPPLIER. CONTRACTOR TO CHECK WITH MANUFACTURER / MANUFACTURE / SUPPLIER.

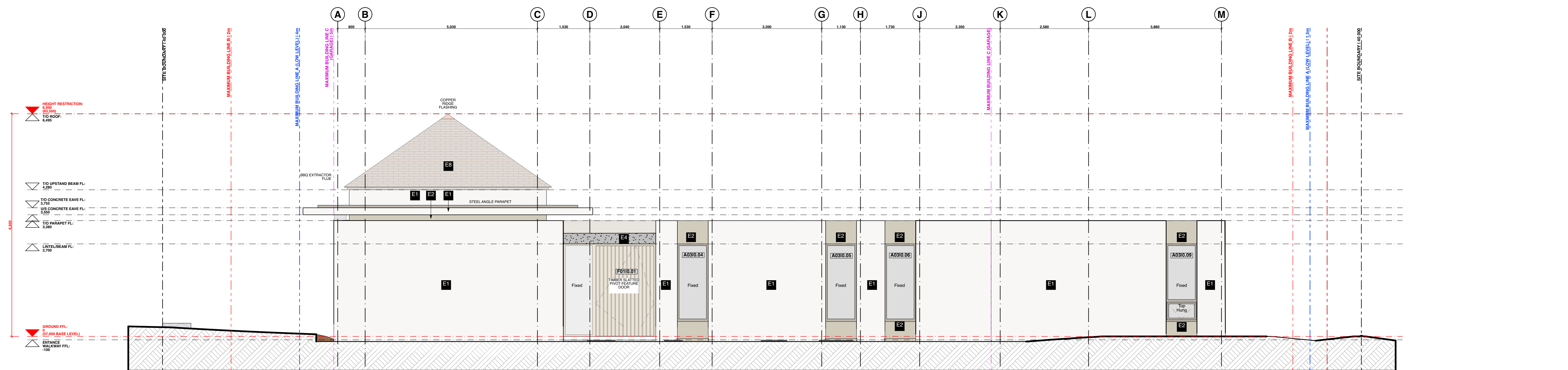
DRAWING NOTES

[illegible][illegible][illegible]

EXTERNAL FINISHES LEGEND

[illegible]

SYMBOL DENOTES **S.O.P**
SYMBOL DENOTES DIRECTION OF SETTING OUT OF FLOOR + WALL TILES.
TILING CONTRACTOR TO VERIFY ALL ASPECTS RELATING TO TILING LAYOUT, ON SITE
ACCURACY + CONDITIONS TO BE ACCEPTABLE PRIOR TO CUTTING/ LAYING OF TILES.



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MEMORANDUM NOTED ON ARCHITECT'S DRAWINGS ARE FROM STRUCTURAL ELEMENTS NOT FINISHED UNLESS OTHERWISE INDICATED

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CONTRACTOR TO KEEP FULL SET OF DRAWINGS ON SITE.

CONTRACTOR TO RESPOND TO POLES, TREES, WATERWORKS, Etc. SET OUT OF THE BUILDING ON SITE WITH AN ARTICULAR REFERENCE TO BOUNDARIES AND SURROUNDING LOTS.

CONTRACTOR AND ENGINEER TO VERIFY ALL LEVELS & DIMENSIONS ON SITE AND CHECK SAME AGAINST THE ARCHITECT'S DRAWINGS.

ALL DIMENSIONS ARE TO BE GIVEN IN METRIC UNITS.

FOUR DIMENSIONS TO BE USED AS PREFERENCE TO SCALED DIMENSIONS.

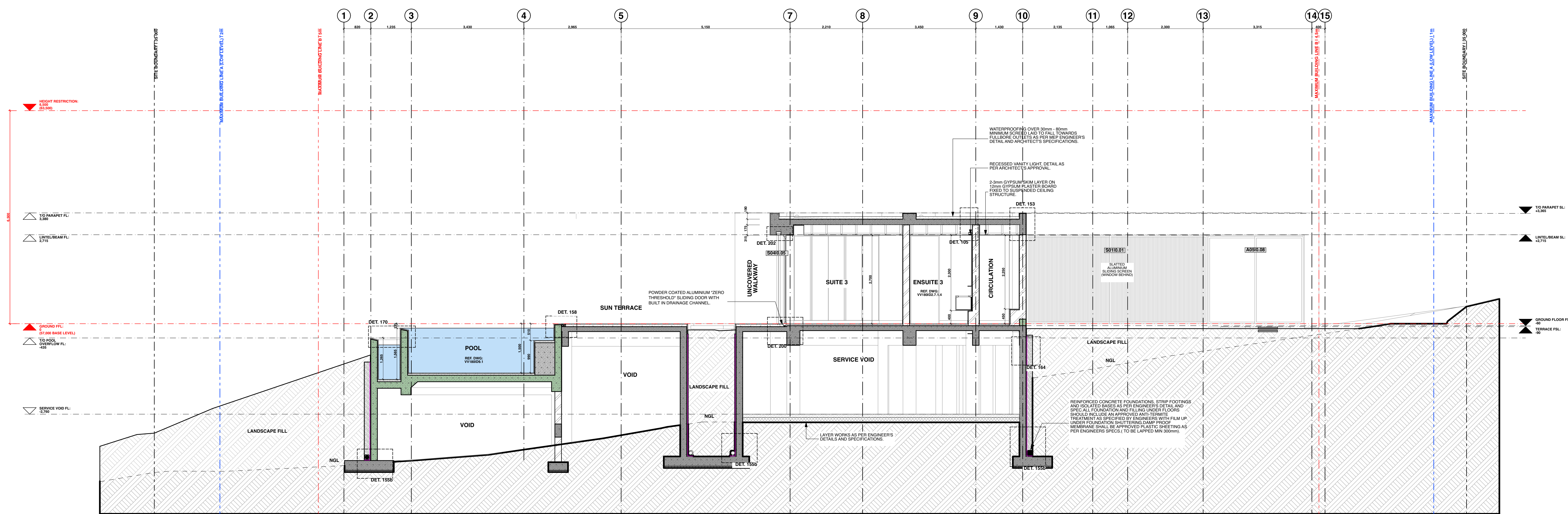
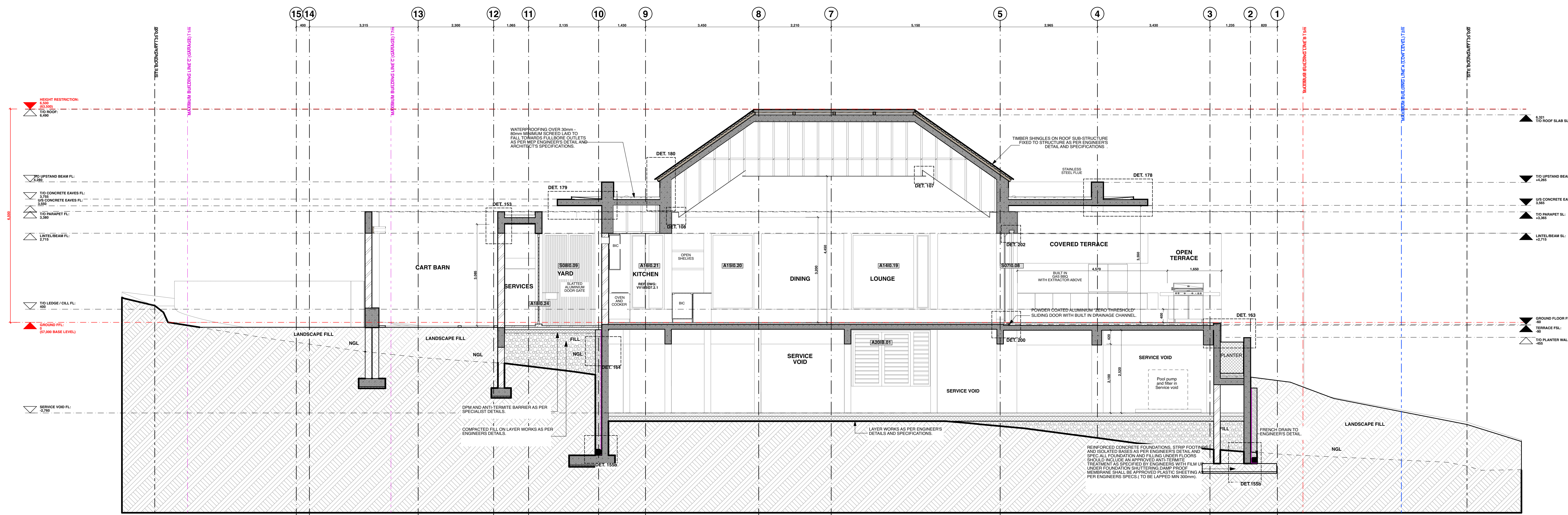
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FOR MORE INFORMATION CONTACT: JOHN JOSEPH, 08 9439 1111

DRAWING NOTES

[illegible][illegible][illegible]

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DRAWING NOTES



Not to Scale

ZONING

SINGLE RESIDENTIAL ZONE 1

- ## AREA CALCULATIONS - AS EXISTING

TOTAL ERF AREA	865,00m ²
FLOOR FACTOR	N/A

GENERAL : DISCHARGE STACK OF NOT MORE THAN TWO STOREIES SERVING NO MORE THAN TWO SANITARY GROUPS (COMBINATION OF NOT MORE THAN ONE EACH OF TOILET PAN, BATH, SHOWER AND SINK AND CATCH BASIN) MAY BE OPEN TO AIR.

[illegible]

CONTRACTOR TO BE WEPT LAYERS OF ISUMM OR EQUIV. TO MEETS SURFACINGS SPECIFICATIONS. CERTIFICATE OF COMPLETION TO BE SUBMITTED TO ARCHITECT.

APPROVED SPECIAL GLASS.

1. LIGHTING AND VENTILATION | SANS 10400 PART 0

OUTLETS AND COVERED WITH ROUNDED STONE CHIPS. CHIPS TO ARCHITECTS APPROVED SAMPLE. ALL RAINWATER DOWNPIPES TO BE SET WITHIN WALLS AND THEREFORE HIDDEN AS PER ARCHITECTS DETAIL.

FROM A ROOFING EYE ALONG THE LINE OF THE DRAIN ALL DRAINAGE UNDER SLABS TO BE INCASED IN MINIMUM 100MM CONCRETE AND BE LAID WITH CHANGE IN GRADIENT OR DIRECTION, WITH CONNECTION TO THE DRAIN. ALL DRAINAGE TO BE LAID WITH A MINIMUM 1% FALL TO THE DRAIN.

2. STORMWATER | SANS 10400 PART 1

ALL STORMWATER TO BE COLLECTED FROM HARD SURFACES AS WELL AS FROM DOWNPIPES FROM ROOFS ARE TO CONNECT TO STORMWATER SYSTEM AND MUNICIPAL STORMWATER BACKWASH TO SEWER OR GARDEN.

0.2M, WHICHEVER IS THE GREATER, EITHER OPENING IN AN EXTERNAL WALL SPACING 1.0M, OR THE GREATER OF THE FOLLOWING: 0.1M IN RESPECT OF CATEGORY 1 BUILDINGS WITH AN OCCUPANCY CLASS OF E4, F2, H4, H4 OR H4, OR 0.2M IN RESPECT OF OTHER BUILDINGS, WHICHEVER IS THE GREATER.

FIREWALLS TO ISANS 10400 PART 7

WALLS TO BE BUILT UP TO UNDERSIDE OF ROOF COVERING. FIRE DOORS TO BE WITH SELF-CLOSING HEATING SYSTEM SHALL BE INSULATED UNDERNEATH THE SLAB WITH AN INSULATION R-VALUE OF NOT LESS THAN 1.0.

FORMS PART OF THE PUBLIC AND ADJOINING BUILDINGS BY MEANS OF A LOCKABLE SELF-CATCHING AND
A MINIMUM HEIGHT OF 1.28 METER (4'2") ABOVE THE GROUND. CHIMNEY SHALL BE BUILT WITH
CHIMNEY WALLS TO BE NOT LESS THAN 190MM SOLID MASONRY CHIMNEY FLUE BY SPECIALIST.
CHIMNEY HEIGHT TO BE MINIMUM 1M ABOVE ROOF (NO ROOF OPENING) WHERE THE PITCH IS LESS
THAN 10°. IF THE CHIMNEY WALLS WITH A HEIGHT OF 1.28 METER (4'2") ABOVE THE GROUND.

ANY WALL PROVISION SHALL BE MADE TO FIX ROOF TRUSS, RAFTER OR BEAMS TO ENSURE THAT FORCES OF THE ROOF WILL BE TRANSMITTED INTO WALLS. CAVITY WALLS SHALL NOT BE LESS THAN 300MM OR 300MM ON EITHER SIDE.

WINDPROOF COVERINGS: WHERE BUTYRUSHE IS USED, A MINIMUM OF 100MM IS TO BE USED AT ALL LAPPING JOINTS. ALL JOINTS AT CHIMNEYS TO BE 8MM BUTYRUSHE 3000. INSTALL UNDER COATS TO ALL WINDOWS AND DOORS PLUS, UNLESS OTHERWISE INDICATED, ALL NEW WALLS AND INTERFACES WITH

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CONTRACTOR AND ENGINEER TO VERIFY ALL LEVELS AND DIMENSIONS ON SITE AND CHECK SAME AGAINST ARCHITECT'S DRAWINGS BEFORE COMMENCING WORK.

FIGURED DIMENSIONS TO BE USED AS PREFERENCE TO SCALED DIMENSIONS.

LARGE SCALE DETAILS TO BE USED WHERE AVAILABLE.

NOTE SPECIFICATIONS LIMITED TO GENERAL PERFORMANCE CRITERIA ONLY.

ACTUAL PRODUCT SPECIFIC SPECIFICATIONS MUST BE FROM SPECIALIST / MANUFACTURE / SUPPLIERS UPON APPOINTMENT, I.E. JOINERY, POOLS, TILING, WATERPROOFING, GLAZING.

DRAWING NOTES



LOCALITY PLAN
Not to Scale

ZONING

SINGLE RESIDENTIAL ZONE 1

- EXISTING STRUCTURE
- EXISTING STRUCTURE TO BE DEMOLISHED
- NEW MASONRY STRUCTURE
- NEW CONCRETE STRUCTURE
- NEW STEEL STRUCTURE
- NEW DRYWALL STRUCTURE
- 110mmØ Stormwater pipe
- 110mmØ uPVC Drain and Soil Pipe
- 110mmØ uPVC Drain pipe

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITY BY-LAWS AND SANS 10400 NATIONAL BUILDING REGULATIONS.

GENERAL :

UNLESS OTHERWISE SPECIFIED, ALL MATERIALS, FINISHES AND GLAZING TO BE IN ACCORDANCE WITH NBS WHEREVER APPLICABLE. GLAZING UNITS TO EXTEND MIN. 200MM BEYOND BOTH END SIDES OF OPENING, WITH A MAX. SPAN OF 3000MM. GLAZING TO BE BUILT IN ACCORDANCE WITH NBS. FOUNDATIONS, FOUNDATION WALLS, SURFACE BEDS AND SLABS TO ENGINEER'S SPECIFICATIONS AND DETAILS. TO SURFACE BEDS/FLOOR SLABS TO BE EVENLY FLATTED AND FINISHED TO SPECIFICATIONS AND ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATION. FILLING, FILL TO BE WELL COMPACTED IN WETTED LAYERS OF 150MM OR ACCORDING TO ENGINEER'S SPECIFICATIONS. CERTIFICATE OF COMPACTION TO BE SUBMITTED TO ARCHITECT.

DIMENSIONS I SANS 10400 PART C :

ANY ROOM OTHER THAN KITCHEN, SCULLERY OR LAUNDRY TO HAVE A MINIMUM FLOOR AREA OF 6M² WITH NO LINEAR DIMENSION LESS THAN 2M. ANY HABITABLE ROOM, PASSAGE OR KITCHEN AREA SHALL HAVE A MINIMUM HEIGHT 2.4M ABOVE FINISHED FLOOR LEVEL.

PUBLIC SAFETY I SANS 10400 PART D :

THE EDGE OF ANY BALCONY MORE THAN 1M ABOVE THE ADJACENT GROUND FLOOR SHALL BE PROVIDED WITH A BALUSTRADE OR PARAPET WALL OF NOT LESS THAN 1M HEIGHT. SWIMMING POOLS ARE TO BE ENCLOSED FROM THE PUBLIC AND ADJACENT BUILDINGS BY MEANS OF A LOCKABLE SELF-LATCHING AND SELF-CLOSING GATE AND A MINIMUM HEIGHT OF 1.2M WALL OR FENCE, WHERE SUCH BUILDINGS FORMS PART OF THE WALL OR FENCE AND SHALL NOT PERMIT THE PASSAGE OF A 100MM DIAMETER BALL. NO PRIVATE SWIMMING POOL TO BE FILLED OR TOPPED UP WITH MUNICIPAL WATER.

WALLS I SANS 10400 PART K :

ANY WALL PROVISION SHALL BE MADE TO FIX ROOF TRUSS, RAFTER OR BEAMS TO ENSURE THAT FORCES OF THE ROOF WILL BE TRANSMITTED INTO WALLS. CAVITY WALLS SHALL NOT BE LESS THAN 200MM OR MORE THAN 100MM WIDE. WALL TIES TO BE INSTALLED AT A RATE OF 2 TIES/M² IN AN EVENLY DISTRIBUTED PATTERN AND TO COMPLY WITH SANS 26. WEERPOLES SHALL BE PROVIDED IN THE EXTERNAL LEAF OF EVERY CAVITY WALL AT MAXIMUM 1M APART IN THE MASONRY COURSE ABOVE THE DAMP-PROOF COURSE, WHERE BUTYRENE IS USED, A MINIMUM OF 100MM IS TO BE USED AT ALL LAPPING OF SHEETS. ALL UPSTAIR CAVITIES TO BE 30MM BUILT WITH 300MM INSULATION THROUGHOUT ALL WINDOWS AND DOORS GLAZING, UNLESS OTHERWISE INDICATED ALL NEW WALLS AND INTERFACES WITH EXISTING FINISHES TO HAVE SMOOTH PLASTER SKIN AND PAINT FINISH TO ARCHITECT'S DETAIL.

1. FLOORING ALL FLOORING TO FOLLOWING:

30MM THICK MAX. SIZE OF 0.75 M²
40MM THICK MAX. SIZE OF 1.5 M²
60MM THICK MAX. SIZE OF 3.0 M²
60MM THICK MAX. SIZE OF 3.0 M²
SAFETY GLAZING TO BE USED WHERE GLAZING IN DOORS AND WINDOWS ARE IN EXCESS OF 1M². WINDOW SILL ARE LESS THAN 600MM ABOVE FINISHED FLOOR LEVEL. GLAZING DIRECTLY ABOVE A BATH, BATH ENCLOSURE OR SHOWER CUBICLE, SURFACE OF A RAMP, LANDING OR BALCONY, FRAMELESS DOORS AND BALUSTRADES TO BE 10MM TIGHTENED SAFETY GLASS BY SPECIALIST. GLAZING TO BE SANS APPROVED SAFETY GLASS.

LIGHTING AND VENTILATION I SANS 10400 PART O :

ALL CATEGORY 1 BUILDINGS WITH AN OCCUPANCY CATEGORY OF F2, H3 OR H4 TO HAVE 5% OF THE FLOOR AREA NATURAL LIGHTING AND 10% OF THE FLOOR AREA IN RESPECT OF OTHER BUILDINGS, OR 0.2M² WHICHEVER IS THE GREATER. EVERY OPENING IN AN EXTERNAL WALL SHALL NOT HAVE LESS THAN 5% NATURAL VENTILATION OF THE FLOOR AREA OR 1M² IN RESPECT OF CATEGORY 1 BUILDINGS WITH AN OCCUPANCY CLASS OF E4, F2, H1, H4 OR H5, 0.2M² IN RESPECT OF OTHER BUILDINGS, WHICHEVER IS THE GREATER.

ROOF I SANS 10400 PART L :

ALL HOT ROOFS TO BE CHIMNEY SLATE USING 'PETERLO' SYSTEM (INCL. APPROVED UNDERLAY), MIN. ROOF TO BE AT 12 DEGREE PITCH WITH AN EXTERNAL LEAVES OVERHANG OF 1200MM AT A 15 DEGREE PITCH TO ENGINEER'S DETAILS. GUTTERS AND DOWNPIPES TO BE IN ACCORDANCE WITH SANS 10400 PART L. ENGINEER TO BE USED AS PER APPROPRIATE WALL PLATES 80X114MM, BATTENS 50X50MM AT 190MM CENTERS AND TO BE SAME SPECIFIED BY ROOF SPECIALIST. TRUSSES TO BE TIED DOWN WITH ROOF RIBS AS PER SPECIALIST SPECIFICATION. R/O, FLAT ROOF, SLABS TO ENGINEER'S DETAIL AND SPECIFICATION. TO RECEIVE TORCH-ON WATERPROOFING MEMBRANE TO WATERPROOF SHELLED OF MINIMUM 150 FALL TO WATERPROOFING SPECIALIST RECOMMENDATION. WATERPROOFING MEMBRANE IS TO BE LAPPED INTO FLU/LIQUOR OUTLETS AND COVERED WITH ROUNDED STONE CHIPS TO ARCHITECT'S APPROVED SAMPLE. ALL DOWNPIPE DOWNPIPES TO BE SET WITH WALLS AND THEREFORE HIDDEN AS PER ARCHITECT'S DETAIL DRAWINGS.

UNLESS OTHERWISE SPECIFIED, ALL MATERIALS, FINISHES AND GLAZING TO BE IN ACCORDANCE WITH NBS WHEREVER APPLICABLE. GLAZING UNITS TO EXTEND MIN. 200MM BEYOND BOTH END SIDES OF OPENING, WITH A MAX. SPAN OF 3000MM. GLAZING TO BE BUILT IN ACCORDANCE WITH NBS. FOUNDATIONS, FOUNDATION WALLS, SURFACE BEDS AND SLABS TO ENGINEER'S SPECIFICATIONS AND DETAILS. TO SURFACE BEDS/FLOOR SLABS TO BE EVENLY FLATTED AND FINISHED TO SPECIFICATIONS AND ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATION. FILLING, FILL TO BE WELL COMPACTED IN WETTED LAYERS OF 150MM OR ACCORDING TO ENGINEER'S SPECIFICATIONS. CERTIFICATE OF COMPACTION TO BE SUBMITTED TO ARCHITECT.

UNLESS OTHERWISE SPECIFIED, ALL MATERIALS, FINISHES AND GLAZING TO BE IN ACCORDANCE WITH NBS WHEREVER APPLICABLE. GLAZING UNITS TO EXTEND MIN. 200MM BEYOND BOTH END SIDES OF OPENING, WITH A MAX. SPAN OF 3000MM. GLAZING TO BE BUILT IN ACCORDANCE WITH NBS. FOUNDATIONS, FOUNDATION WALLS, SURFACE BEDS AND SLABS TO ENGINEER'S SPECIFICATIONS AND DETAILS. TO SURFACE BEDS/FLOOR SLABS TO BE EVENLY FLATTED AND FINISHED TO SPECIFICATIONS AND ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATION. FILLING, FILL TO BE WELL COMPACTED IN WETTED LAYERS OF 150MM OR ACCORDING TO ENGINEER'S SPECIFICATIONS. CERTIFICATE OF COMPACTION TO BE SUBMITTED TO ARCHITECT.

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STORMWATER I SANS 10400 PART R :

ALL STORMWATER FROM HARD SURFACES AS WELL AS FROM DOWNPIPES FROM ROOFS ARE TO CONNECT TO STORMWATER SYSTEM AND MUNICIPAL STORMWATER BACKWASH TO SEWER OR GARDEN AND OVERFLOW TO CONNECT INTO MUNICIPAL STORMWATER ACCESS INTERVALS TO STORMWATER DRAINS SHOULD BE NO MORE THAN 40M APART.

FIREWALLS I SANS 10400 PART T :

WALLS TO BE BUILT UP TO UNDERSIDE OF ROOF COVERING. FIRE DOORS TO BE WITH SELF-CLOSING MECHANISM.

SPACE HEATING I SANS 10400 PART V :

CHIMNEY WALLS TO BE NOT LESS THAN 150MM SOLID MASONRY. CHIMNEY FLUE BY SPECIALIST. CHIMNEY HEIGHT TO BE MINIMUM 1M ABOVE ROOF AND ROOF OPENING WHERE THE PITCH IS LESS THAN 10°. IF THE PITCH IS MORE THAN 10°, CHIMNEYS WITH A HORIZONTAL DISTANCE MORE THAN 600MM TO BE 1M ABOVE ROOF. IF HORIZONTAL DISTANCE IS LESS THAN 600MM, CHIMNEYS TO BE MINIMUM 600MM HIGH. EVERY FIREPLACE USED FOR THE BURNING OF SOLID FUEL IS TO HAVE A NON-COMBUSTIBLE HEARTH BUILT AROUND WITH A MINIMUM PROJECTION OF 500MM IN FRONT AND 300MM ON EITHER SIDE.

ENVIRONMENTAL SUSTAINABILITY AND ENERGY USAGE IN BUILDINGS

SANS 10400 PART X AND XA :
ALL HOT WATER SERVICE PIPES SHALL BE CLAD WITH INSULATION WITH A MINIMUM R-VALUE OF 1.00 IF THE INTERNAL DIAMETER OF THE PIPE IS < 50MM AND 1.50 IF THE INTERNAL DIAMETER IS > 50MM. THERMAL INSULATION IS TO MANUFACTURER'S SPECIFICATION. ENERGY USAGE AND BUILDING ENVELOPES WILL BE APPROVED BY A COMPETENT PERSON IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS. SANS 10400 PART XA, WHERE UNDERFLOOR HEATING IS INSTALLED, THE

HEATING SYSTEM SHALL BE INSULATED UNDERNEATH THE SLAB WITH AN INSULATION R-VALUE OF NOT LESS THAN 1.0.

GAS :
GAS SUPPLY TO BE CARRIED OUT AND INSTALLED BY SPECIALIST CONTRACTOR TO MEET ALL RELEVANT SAFETY AND HEALTH STANDARDS.

GENERAL NOTES

DIMENSIONS NOTED ON ARCHITECT'S DRAWINGS ARE FROM FINISHED SURFACE / MATERIALS AND NOT STRUCTURE, UNLESS OTHERWISE INDICATED.

ALL RELEVANT DETAILS, LEVELS, DIMENSIONS, SETTING OUT PORTIONS ARE TO BE CHECKED PRIOR TO ANY WORK COMMENCING AND ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM MISINTERPRETATION OF THE DRAWINGS.

ALL DIMENSIONS ARE GIVEN IN MILLIMETERS UNLESS OTHERWISE NOTED.

DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS.

CONTRACTOR TO KEEP FULL SET OF DRAWINGS ON SITE.

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DRAWING NOTES

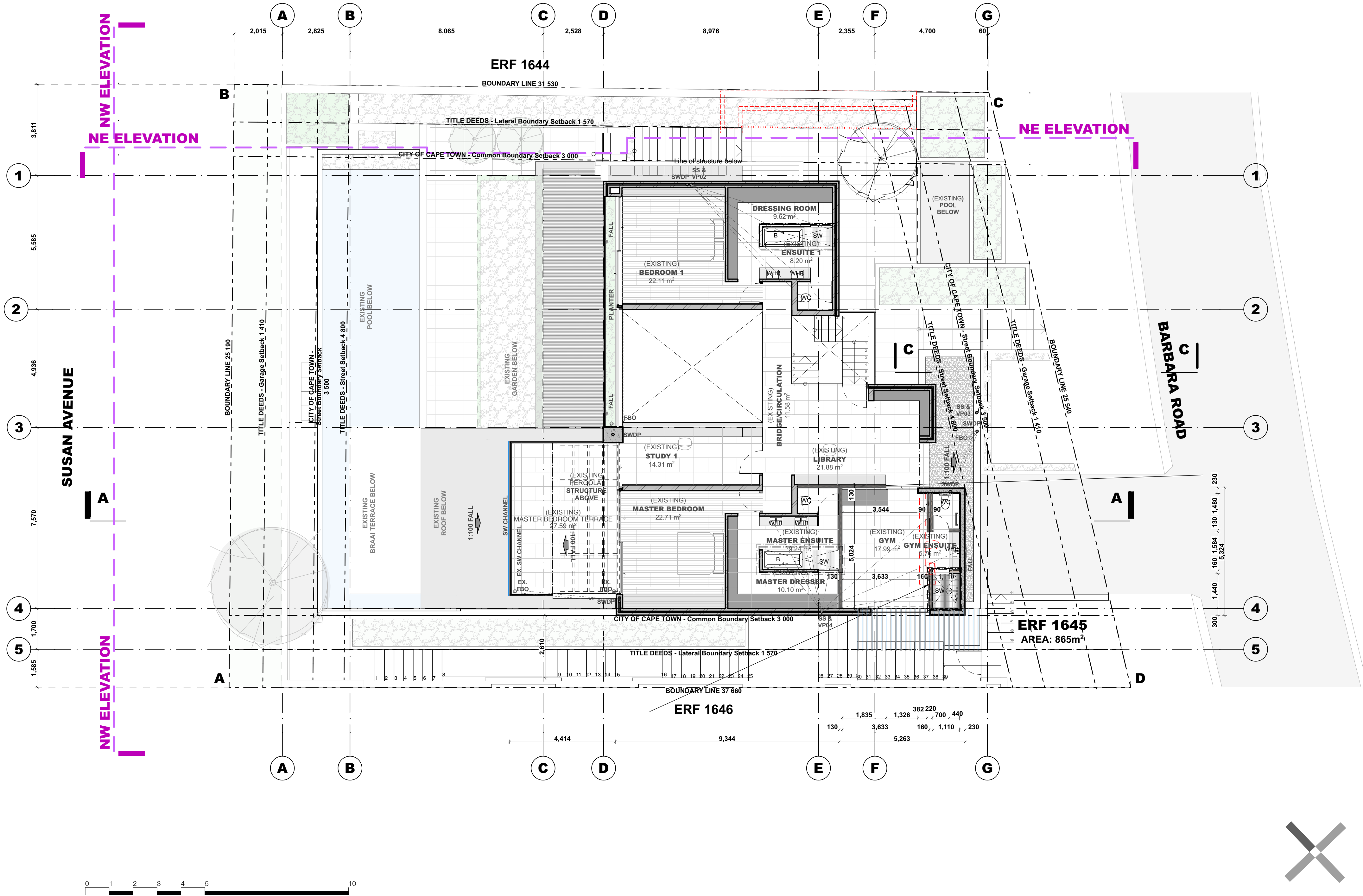


LOCALITY PLAN
Not to Scale

ZONING

SINGLE RESIDENTIAL ZONE 1

- EXISTING STRUCTURE
- EXISTING STRUCTURE TO BE DEMOLISHED
- NEW MASONRY STRUCTURE
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GENERAL:

UNLESS OTHERWISE SPECIFIED, ALL MATERIALS, FINISHES AND GLAZING TO BE IN ACCORDANCE WITH NBS WHEREVER APPLICABLE. BEARING UNITS TO EXTEND MIN. 200MM BEYOND BOTH ENDS SIDES OF OPENING. WITH A MAX. SPAN OF 3000MM. TO BE BUILT IN ACCORDANCE WITH NBS. FOUNDATIONS: FOUNDATION WALLS, SURFACE BESS AND SLABS TO ENGINEER'S SPECIFICATIONS AND DETAILS. TO SURFACE BEDS/FLOOR SLABS TO BE EVENLY FLATTED AND FINISHED TO SPECIFICATIONS AND DETAILS FOR FINISHES. ALL LOTS TO BE 100MM QUALITY SABS. PROVIDE 100MM LADIN ACCORDANCE TO MANUFACTURERS SPECIFICATIONS AND RECOMMENDATION. FILLING, FILL TO BE WELL COMPACTED IN WETTED LAYERS OF 150MM OR ACCORDING TO ENGINEER'S SPECIFICATIONS. CERTIFICATE OF COMPACTION TO BE SUBMITTED TO ARCHITECT.

DIMENSIONS I SANS 10400 PART C:

ANY ROOM OTHER THAN KITCHEN, SCULLERY OR LAUNDRY TO HAVE A MINIMUM FLOOR AREA OF 6M² WITH NO LINEAR DIMENSION LESS THAN 2M. ANY HABITABLE ROOM, PASSAGE OR KITCHEN AREA SHALL HAVE A MINIMUM HEIGHT 2.4M ABOVE FINISHED FLOOR LEVEL.

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THE EDGE OF ANY BALCONY MORE THAN 1M ABOVE THE ADJACENT GROUND FLOOR SHALL BE PROVIDED WITH A RAILING OR PARAPET WALL OF NOT LESS THAN 1M HEIGHT. SWIMMING POOLS ARE TO BE ENCLOSED FROM THE PUBLIC AND ADJOINING BUILDINGS BY MEANS OF A LOCKABLE SELF-LATCHING AND SELF-CLOSING GATE AND A MINIMUM HEIGHT OF 1.2M WALL OR FENCE, WHERE SUCH BUILDING FORMS PART OF THE WALL OR FENCE AND SHALL NOT PERMIT THE PASSAGE OF A 100MM DIAMETER BALL. NO PRIVATE SWIMMING POOL TO BE FILLED OR TOPPED UP WITH MUNICIPAL WATER.

WALLS I SANS 10400 PART K:

ANY WALL PROVISION SHALL BE MADE TO FIX ROOF TRUSS, RAFTER OR BEAMS TO ENSURE THAT FORCES OF THE ROOF WILL BE TRANSMITTED INTO WALLS. CAVITY WALLS SHALL NOT BE LESS THAN 200MM OR MORE THAN 100MM WIDE. WALL TIES TO BE INSTALLED AT A RATE OF 2 TIES/M² IN AN EVENLY DISTRIBUTED PATTERN AND TO COMPLY WITH SABS 26. WEERHOLES SHALL BE PROVIDED IN THE EXTERNAL LEAF OF EVERY CAVITY WALL AT MAXIMUM 1M APART IN THE MASONRY COURSE ABOVE THE DAMP-PROOF COURSE. WHERE BUTTRESS IS USED, A MINIMUM OF 100MM IS TO BE USED AT ALL LAPPING OF SHEETS. ALL UPSTAIRS CAVITIES TO BE 30MM BUILT WITH 300MM INSULATION THROUGHOUT ALL WINDOWS AND DOORS GLAZING, UNLESS OTHERWISE INDICATED ALL NEW WALLS AND INTERFACES WITH EXISTING FINISHES TO HAVE SMOOTH PLASTER SKIN AND PAINT FINISH TO ARCHITECT'S DETAIL.

ROOF I SANS 10400 PART L:

ALL UPSTAIRS ROOFS TO BE CHIMNEY/SLATE USING 'PETERLO' SYSTEM (INCL. APPROVED UNDERLAY). MAIN ROOF TO BE AT 12 DEGREE PITCH WITH AN EXTERNAL LEAFS OVERHANG OF 1200MM AT A 15 DEGREE PITCH TO ENGINEER'S DETAIL. GUTTERS AND DOWNPIPES TO BE IN ACCORDANCE WITH SANS 10400 PART L. ENGINEER TO BE USED AS PER APPOINTMENT. WALL PLATES 80X114MM, BATTENS 50X50MM AT 190MM CENTERS AND TO BE SAME SPECIFIED BY ROOF SPECIALIST. TRUSS TO BE TIED DOWN WITH ROOF RIBS AS PER SPECIALIST SPECIFICATION. FLOOR PLATE ROOF SLABS TO ENGINEER'S DETAIL AND SPECIFICATION. TO RECEIVE TORCH-ON WATERPROOFING MEMBRANE TO WATERPROOF SHELLED OF MINIMUM 150 FALL TO WATERPROOFING SPECIALIST RECOMMENDATION. WATERPROOFING MEMBRANE IS TO BE LAPPED INTO FLU/DRAIN OUTLETS AND COVERED WITH ROUNDED STONE CHIPS. TO ARCHITECT'S APPROVED SAMPLE. ALL DOWNPIPE DOWNPIPES TO BE SET WITH WALLS AND THEREFORE HIDDEN AS PER ARCHITECT'S DETAIL DRAWINGS.

LIGHTING AND VENTILATION I SANS 10400 PART O:

ALL CATEGORY 1 BUILDINGS WITH AN OCCUPANCY CATEGORY OF F2, H3 OR H4 TO HAVE 5% OF THE FLOOR AREA NATURAL LIGHTING AND 10% OF THE FLOOR AREA IN RESPECT OF OTHER BUILDINGS, OR 0.2M² WHEREVER THE GREATER. EVERY OPENING IN AN EXTERNAL WALL SHALL NOT BE LESS THAN 5% NATURAL VENTILATION OF THE FLOOR AREA OR 1M² IN RESPECT OF CATEGORY 1 BUILDINGS WITH AN OCCUPANCY CLASS OF E4, F2, H1, H4 OR H5. 0.2M² IN RESPECT OF OTHER BUILDINGS, WHICHEVER IS THE GREATER.

ROOF I SANS 10400 PART L:

ALL UPSTAIRS ROOFS TO BE CHIMNEY/SLATE USING 'PETERLO' SYSTEM (INCL. APPROVED UNDERLAY). MAIN ROOF TO BE AT 12 DEGREE PITCH WITH AN EXTERNAL LEAFS OVERHANG OF 1200MM AT A 15 DEGREE PITCH TO ENGINEER'S DETAIL. GUTTERS AND DOWNPIPES TO BE IN ACCORDANCE WITH SANS 10400 PART L. ENGINEER TO BE USED AS PER APPOINTMENT. WALL PLATES 80X114MM, BATTENS 50X50MM AT 190MM CENTERS AND TO BE SAME SPECIFIED BY ROOF SPECIALIST. TRUSS TO BE TIED DOWN WITH ROOF RIBS AS PER SPECIALIST SPECIFICATION. FLOOR PLATE ROOF SLABS TO ENGINEER'S DETAIL AND SPECIFICATION. TO RECEIVE TORCH-ON WATERPROOFING MEMBRANE TO WATERPROOF SHELLED OF MINIMUM 150 FALL TO WATERPROOFING SPECIALIST RECOMMENDATION. WATERPROOFING MEMBRANE IS TO BE LAPPED INTO FLU/DRAIN OUTLETS AND COVERED WITH ROUNDED STONE CHIPS. TO ARCHITECT'S APPROVED SAMPLE. ALL DOWNPIPE DOWNPIPES TO BE SET WITH WALLS AND THEREFORE HIDDEN AS PER ARCHITECT'S DETAIL DRAWINGS.

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STORMWATER I SANS 10400 PART R:

ALL STORMWATER FROM HARD SURFACES AS WELL AS FROM DOWNPIPES FROM ROOFS ARE TO CONNECT TO STORMWATER SYSTEM AND MUNICIPAL STORMWATER BACKWASH TO SEWER OR GARDEN AND OVERFLOW TO CONNECT INTO MUNICIPAL STORMWATER ACCESS INTERVALS TO STORMWATER DRAINS SHOULD BE NO MORE THAN 60M APART.

FIREWALLS I SANS 10400 PART T:

WALLS TO BE BUILT UP TO UNDERSIDE OF ROOF COVERING. FIRE DOORS TO BE WITH SELF-CLOSING MECHANISM.

SPACE HEATING I SANS 10400 PART V:

CHIMNEY WALLS TO BE NOT LESS THAN 190MM SOLID MASONRY. CHIMNEY FLUE BY SPECIALIST. CHIMNEY HEIGHT TO BE MINIMUM 1M ABOVE ROOF AND ROOF OPENING WHERE THE PITCH IS LESS THAN 10°. IF THE PITCH IS MORE THAN 10°, CHIMNEYS WITH A HORIZONTAL DISTANCE MORE THAN 600MM TO BE 1M ABOVE ROOF. IF HORIZONTAL DISTANCE IS LESS THAN 600MM, CHIMNEYS TO BE MINIMUM 600MM HIGH. EVERY FIREPLACE USED FOR THE BURNING OF SOLID FUEL IS TO HAVE A NON-COMBUSTIBLE HEARTH BUILT AROUND WITH A MINIMUM PROJECTION OF 500MM IN FRONT AND 300MM ON EITHER SIDE.

ENVIRONMENTAL SUSTAINABILITY AND ENERGY USAGE IN BUILDINGS

SANS 10400 PART X AND XA:

ALL HOT WATER SERVICE PIPES SHALL BE CLAD WITH INSULATION WITH A MINIMUM R-VALUE OF 1.00 m²/K. THE INTERNAL DIAMETER OF THE PIPE IS < 60MM AND 1.50 m²/K. THE INTERNAL DIAMETER IS > 60MM. THERMAL INSULATION IS TO MANUFACTURER'S SPECIFICATION. ENERGY USAGE AND BUILDING ENVELOPES WILL BE APPROVED BY A COMPETENT PERSON IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS. SANS 10400 PART XA, WHERE UNDERFLOOR HEATING IS INSTALLED, THE

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DRAWING NOTES

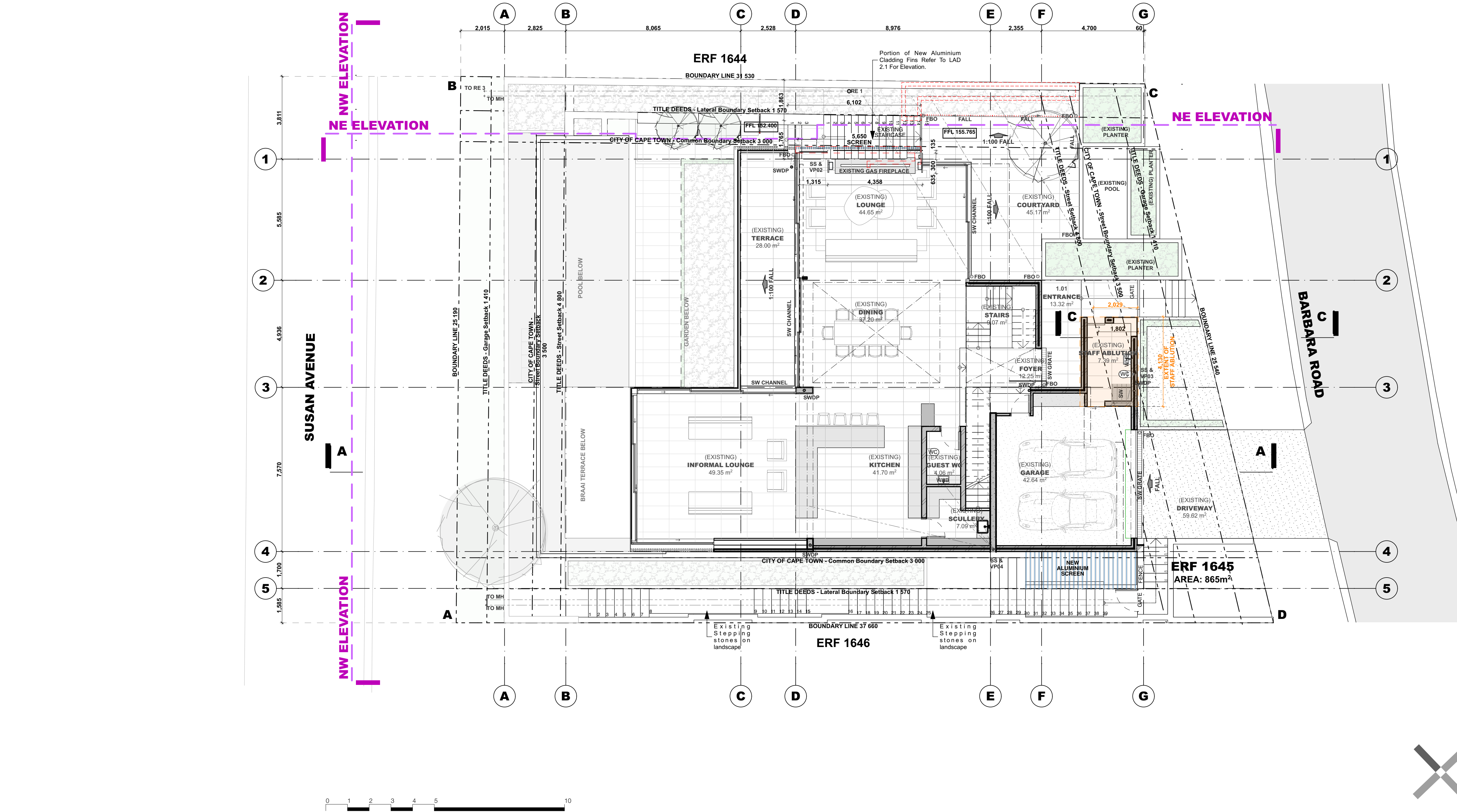


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ZONING

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GENERAL:
LINTELS OR ROOF-BEAMS TO ENGINEER'S DETAILS. ENGINEER TO BE USED AS PER APPOINTMENT. OVERALL OPENINGS EXCEEDING 1M ALL MATERIALS, FINISHES AND GLAZING TO BE IN ACCORDANCE WITH NBS WHEREVER APPLICABLE. BEARING LINTELS TO EXTEND MIN. 200MM BEYOND BOTH END SIDES OF OPENING. WITH A MAX. SPAN OF 3M. BRICK FORCE TO BE BUILT IN ADVANCE FOR 4 COURSES. ALL FOUNDATIONS, FOUNDATION WALLS, SURFACE BEDS AND SLABS TO ENGINEER'S SPECIFICATIONS AND DETAILS. TO SURFACE BEDS/FLOOR SLABS TO BE EVENLY FLATTED AND FINISHED TO SPECIFICATIONS AS ACCORDANCE TO MANUFACTURERS SPECIFICATIONS AND RECOMMENDATION. FILLING FILL TO BE WELL COMPACTED IN WETTED LAYERS OF 150MM OR ACCORDING TO ENGINEER'S SPECIFICATIONS. CERTIFICATE OF COMPACTION TO BE SUBMITTED TO ARCHITECT.

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ANY ROOM OTHER THAN KITCHEN, SCULLERY OR LAUNDRY TO HAVE A MINIMUM FLOOR AREA OF 6M² WITH NO LINEAR DIMENSION LESS THAN 2M. ANY HABITABLE ROOM, PASSAGE OR KITCHEN AREA SHALL HAVE A MINIMUM HEIGHT 2.4M ABOVE FINISHED FLOOR LEVEL.

PUBLIC SAFETY I SANS 10400 PART D:
THE EDGE OF ANY BALCONY MORE THAN 1M ABOVE THE ADJACENT GROUND FLOOR SHALL BE PROVIDED WITH A RAILINGSIDE OR PARAPET WALL OF NOT LESS THAN 1M IN HEIGHT. SWIMMING POOLS ARE TO BE ENCLOSED FROM THE PUBLIC AND ADJOINING BUILDINGS BY MEANS OF A LOCKABLE SELF-LATCHING AND SELF-CLOSING GATE AND A MINIMUM HEIGHT OF 1.2M WALL OR FENCE, WHERE SUCH BUILDINGS FORMS PART OF THE WALL OR FENCE AND SHALL NOT PERMIT THE PASSAGE OF A 100MM DIAMETER BALL. NO PRIVATE SWIMMING POOL TO BE FILLED OR TOPPED UP WITH MUNICIPAL WATER.

WALLS I SANS 10400 PART K:
ANY WALL PROVISION SHALL BE MADE TO FIX ROOF TRUSS, RAFTER OR BEAMS TO ENSURE THAT FORCES OF THE ROOF WILL BE TRANSMITTED INTO WALLS. CAVITY WALLS SHALL NOT BE LESS THAN 200MM OR MORE THAN 100MM WIDE. WALL TIES TO BE INSTALLED AT A RATE OF 2 TIES/M² IN AN EVENLY DISTRIBUTED PATTERN AND TO COMPLY WITH SANS 26. WEERHOLES SHALL BE PROVIDED IN THE EXTERNAL LEAF OF EVERY CAVITY WALL AT MAXIMUM 1M APART IN THE MASONRY COURSE ABOVE THE DAMP-PROOF COURSE. WHERE BUTYRENE IS USED, A MINIMUM OF 100MM IS TO BE USED AT ALL LAPPING OF SHEETS. ALL UPCAST CAVITIES TO BE 30MM BUILT WITH 300MM INSULATION THROUGHOUT ALL WINDOWS AND DOORS GLAZING UNLESS OTHERWISE INDICATED ALL NEW WALLS AND INTERFACES WITH EXISTING FINISHES TO HAVE SMOOTH PLASTER SKIN AND PAINT FINISH TO ARCHITECT'S DETAIL.

1. FLOORING ALL FLOORING TO FOLLOWING:
3MM THICK MAX. SIZE OF 0.75 M²
4MM THICK MAX. SIZE OF 1.2 M²
6MM THICK MAX. SIZE OF 2.1 M²
6MM THICK MAX. SIZE OF 3.2 M²
GLAZING IN DOORS TO BE 6MM LAMINATED SAFETY GLASS. GLAZING IN BATHROOMS TO BE OBSCURE. SAFETY GLAZING TO BE USED WHERE GLAZING IN DOORS AND WINDOWS ARE IN EXCESS OF 1M². WINDOW SILL ARE LESS THAN 600MM ABOVE FINISHED FLOOR LEVEL. GLAZING DIRECTLY ABOVE A BATH ENCLOSED OR SHOWER ENCLOSURE, SURFACE OF A RAMP LANDING OR BALCONY FRAMELESS DOORS AND BALUSTRADES TO BE 10MM TOUGHENED SAFETY GLASS BY SPECIALIST. GLAZING TO BE SANS APPROVED SAFETY GLASS.

LIGHTING AND VENTILATION I SANS 10400 PART O:
ALL CATEGORY 1 BUILDINGS WITH AN OCCUPANCY CATEGORY OF F2, H3 OR H4 TO HAVE 5% OF THE FLOOR AREA NATURAL LIGHTING AND 10% OF THE FLOOR AREA IN RESPECT OF OTHER BUILDINGS, OR 0.2M² WHICHEVER IS THE GREATER. EVERY OPENING IN AN EXTERNAL WALL SHALL NOT BE LESS THAN 5% NATURAL VENTILATION OF THE FLOOR AREA OR 1M² IN RESPECT OF CATEGORY 1 BUILDINGS WITH AN OCCUPANCY CLASS OF E4, F2, H1, H4 OR H5. 0.2M² IN RESPECT OF OTHER BUILDINGS, WHICHEVER IS THE GREATER.

ROOF I SANS 10400 PART L:
ALL ROOF ROOFS TO BE CHIMNEY/LATE USING 'PETERLO' SYSTEM (INCL. APPROVED UNDERLAY). MAIN ROOF TO BE AT 12 DEGREE PITCH WITH AN EXTERNAL LEAVES OVERHANG OF 1200MM AT A 15 DEGREE PITCH TO ENGINEER'S DETAILS. GUTTERS AND DOWNPIPES TO BE IN ACCORDANCE WITH SANS 1040 PART L. ENGINEER TO BE USED AS PER APPOINTMENT. WALL PLATES 80X114MM, BATTENS 50X50MM AT 190MM CENTERS AND TO BE SANS SPECIFIED BY ROOF SPECIALIST. TRUSS TO BE TIED DOWN WITH ROOF RIBS AS PER SPECIALIST SPECIFICATION. R/C FLAT ROOF SLABS TO ENGINEER'S DETAIL AND SPECIFICATION. TO RECEIVE TORCH-ON WATERPROOFING MEMBRANE TO WATERPROOF SHELLED OF MINIMUM 150 FALL TO WATERPROOFING SPECIALIST RECOMMENDATION. WATERPROOFING MEMBRANE IS TO BE LAPPED INTO FLU/DRAIN OUTLETS AND COVERED WITH ROUNDED STONE CHIPS TO ARCHITECT'S APPROVED SAMPLE. ALL SANITARY DOWNPIPES TO BE SET WITHIN WALLS AND THEREFORE HIDDEN AS PER ARCHITECT'S DETAIL DRAWINGS.

UNDISCHARGE SLACK OR NOT MORE THAN TWO STONES IN HEIGHT. SHOWER NO MORE THAN TWO SANITARY GROUPS (COMBINATION OF NOT MORE THAN ONE EACH OF A TOILET PAN, BATH, SHOWER AND SINK) AND EITHER TWO WASH HAND BASINS OR ONE WASH HAND BASIN AND ONE SINK) MAY DISCHARGE INTO A SUB STACK. STACK VENTS CONNECTED TO THE TOP OF DISCHARGE PIPES SHALL NOT BE LESS THAN 150MM ABOVE THE FLOOR LEVEL OF THE HIGHEST CONNECTING SANITARY FIXTURE IN THE DRAINAGE SYSTEM. DISCHARGE PIPES WHICH ARE ENCLOSED WITHIN WALLS OR CONCRETE TO HAVE A DUCT WITH AN ACCESS PANEL FOR MAINTENANCE. A JACKING EYE OR MANHOLE MAY BE QUOTED WHERE THERE ARE NO MORE THAN TWO BENDS OF UP TO 90° AT EACH CHANGE IN DIRECTION THE BEND DOES NOT EXCEED 45° AND BENDS HAVE A CENTRE LINE RADIUS OF NOT LESS THAN 600MM. A ROOFING EYE OR MANHOLE SHALL BE INSTALLED WITH 150 OF THE CONNECTION OF THE DRAIN TO THE CONNECTING SEWER AS WELL AS AT THE HIGHEST POINT OF THE DRAIN AND AT SUCH INTERVALS OF 20M MEASURED FROM A ROOFING EYE ALONG THE LINE OF THE DRAIN. ALL DRAINAGE UNDER SLABS TO BE INCISED IN MINIMUM 100MM CONCRETE AND BE LAID WITHOUT CHANGE IN GRADIENT OR DIRECTION. WITH ACCESS AT EACH POINT OF ENTRY OR EXIT FROM THE BUILDING. A WASTE PIPE WHICH DISCHARGES INTO A DUCT SHALL DISCHARGE ABOVE THE SURFACE OF THE WATER SEAL AND NOT MORE THAN 100MM ABOVE THE GRATING.

STORMWATER I SANS 10400 PART R:
ALL STORMWATER FROM HARD SURFACES AS WELL AS FROM DOWNPIPES FROM ROOFS ARE TO CONNECT TO STORMWATER SYSTEM AND MUNICIPAL STORMWATER BACKWASH TO SEWER OR GARDEN AND OVERFLOW TO CONNECT TO MUNICIPAL STORMWATER ACCESS INTERVALS TO STORMWATER DRAINS SHOULD BE NO MORE THAN 60M APART.

FIREWALLS I SANS 10400 PART T:
WALLS TO BE BUILT UP TO UNDERSIDE OF ROOF COVERING. FIRE DOORS TO BE WITH SELF-CLOSING MECHANISM.

SPACE HEATING I SANS 10400 PART V:
CHIMNEY WALLS TO BE NOT LESS THAN 150MM SOLID MASONRY. CHIMNEY FLUE BY SPECIALIST. CHIMNEY HEIGHT TO BE MINIMUM 1M ABOVE ROOF AND ROOF OPENING WHERE THE PITCH IS LESS THAN 10°. IF THE PITCH IS MORE THAN 10°, CHIMNEYS WITH A HORIZONTAL DISTANCE MORE THAN 600MM TO BE 1M ABOVE ROOF. IF HORIZONTAL DISTANCE IS LESS THAN 600MM, CHIMNEYS TO BE MINIMUM 600MM HIGH. EVERY FIREPLACE USED FOR THE BURNING OF SOLID FUEL IS TO HAVE A NON-COMBUSTIBLE HEARTH BUILT AROUND WITH A MINIMUM PROJECTION OF 500MM IN FRONT AND 300MM ON EITHER SIDE.

ENVIRONMENTAL SUSTAINABILITY AND ENERGY USAGE IN BUILDINGS
SANS 10400 PART X AND XA:
ALL HOT WATER SERVICE PIPES SHALL BE CLAD WITH INSULATION WITH A MINIMUM R-VALUE OF 1.00 M² IF THE INTERNAL DIAMETER OF THE PIPE IS < 50MM AND 1.50 M² IF THE INTERNAL DIAMETER IS > 50MM. THERMAL INSULATION IS TO MANUFACTURER'S SPECIFICATION. ENERGY USAGE AND BUILDING ENVELOPES WILL BE APPROVED BY A COMPETENT PERSON IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS. SANS 10400 PART XA, WHERE UNDERFLOOR HEATING IS INSTALLED, THE

HEATING SYSTEM SHALL BE INSULATED UNDERNEATH THE SLAB WITH AN INSULATION R-VALUE OF NOT LESS THAN 1.0.

GAS:
GAS SUPPLY TO BE CARRIED OUT AND INSTALLED BY SPECIALIST CONTRACTOR TO MEET ALL RELEVANT SAFETY AND HEALTH STANDARDS.

GENERAL NOTES

DIMENSIONS NOTED ON ARCHITECT'S DRAWINGS ARE FROM FINISHED SURFACE / MATERIALS AND NOT STRUCTURE, UNLESS OTHERWISE INDICATED.

ALL RELEVANT DETAILS, LEVELS, DIMENSIONS, SETTING OUT PORTIONS ARE TO BE CHECKED PRIOR TO ANY WORK COMMENCING AND ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM MISINTERPRETATION OF THE DRAWINGS.

ALL DIMENSIONS ARE GIVEN IN MILLIMETERS UNLESS OTHERWISE NOTED.

DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS.

CONTRACTOR TO KEEP FULL SET OF DRAWINGS ON SITE.

CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE BUILDING ON SITE WITH PARTICULAR REFERENCE TO ROADS, DRIVEWAYS AND BUILDING LINES.

CONTRACTOR AND ENGINEER TO VERIFY ALL LEVELS AND DIMENSIONS ON SITE AND CHECK SAME AGAINST ARCHITECT'S DRAWINGS BEFORE COMMENCING WORK.

FIGURED DIMENSIONS TO BE USED AS PREFERENCE TO SCALED DIMENSIONS.

LARGE SCALE DETAILS TO BE USED WHERE AVAILABLE.

NOTE SPECIFICATIONS LIMITED TO GENERAL PERFORMANCE CRITERIA ONLY.

ACTUAL PRODUCT SPECIFIC SPECIFICATIONS MUST BE FROM SPECIALIST / MANUFACTURE / SUPPLIERS UPON APPOINTMENT, I.E. JOINERY, POOLS, TILING, WATERPROOFING, GLAZING.

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DRAWING NOTES

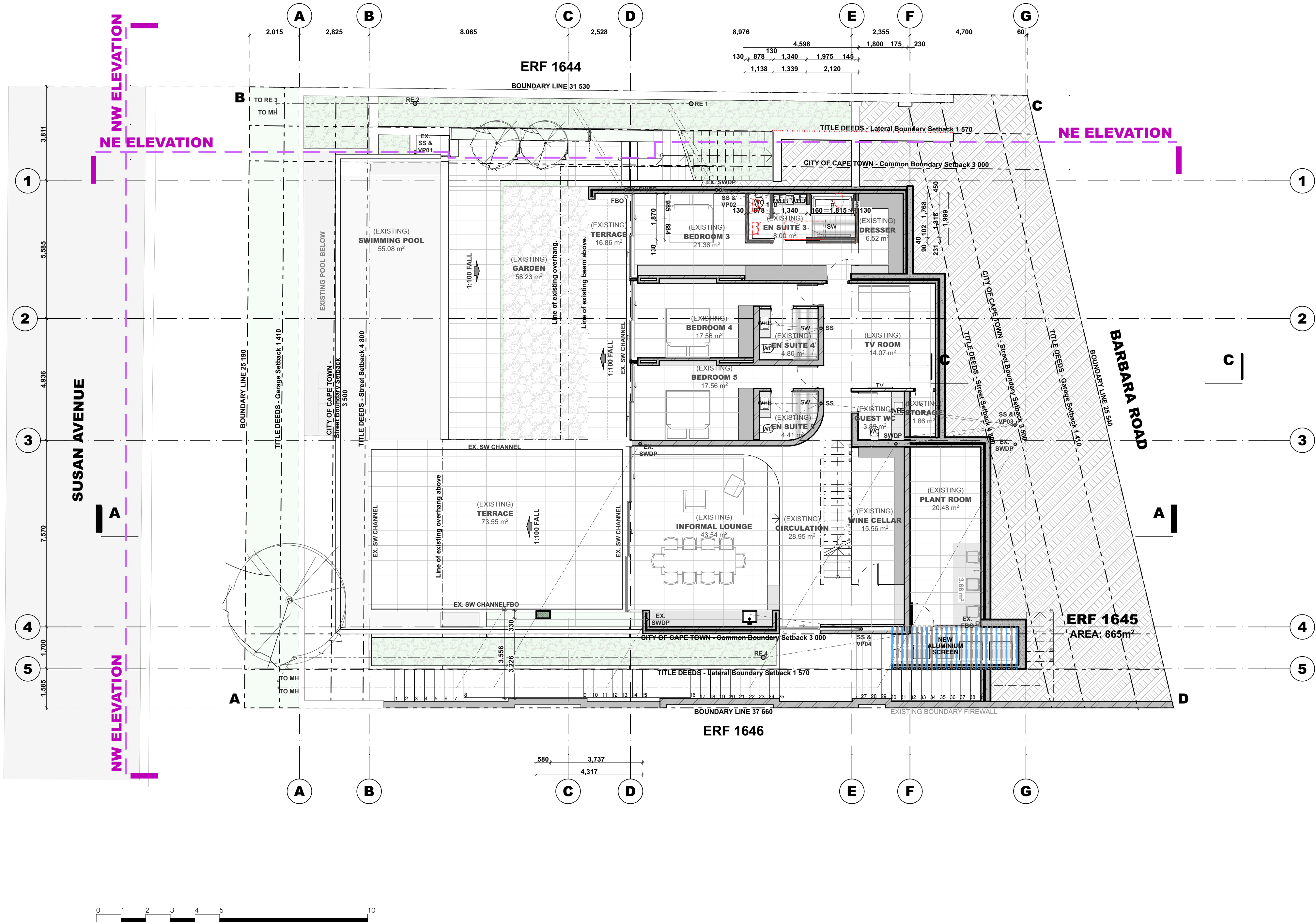


LOCALITY PLAN
Not to Scale

ZONING

SINGLE RESIDENTIAL ZONE 1

- EXISTING STRUCTURE
- EXISTING STRUCTURE TO BE DEMOLISHED
- NEW MASONRY STRUCTURE
- NEW CONCRETE STRUCTURE
- NEW STEEL STRUCTURE
- NEW DRYWALL STRUCTURE
- 110mm Stormwater pipe
- 110mm Ø uPVC Drain and Soil Pipe
- 110mm Ø uPVC Drain pipe



ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITY BY-LAWS AND SANS 10400 NATIONAL BUILDING REGULATIONS.

GENERAL:
LINTELS OR ROOFS TO ENGINEER'S DETAILS. ENGINEER TO BE USED AS PER APPOINTMENT. OVERALL OPENINGS EXCEEDING 1M ALL MATERIALS, FINISHES AND GLAZING TO BE IN ACCORDANCE WITH NBS WHEREVER APPLICABLE. BEARING LINTELS TO EXTEND MIN. 200MM BEYOND BOTH ENDS SIDES OF OPENING. WITH A MAX. SPAN OF 3M. BRICK FORCE TO BE BUILT IN AND OF 4 COURSES. ALL FOUNDATIONS, FOUNDATION WALLS, SURFACE BEDS AND SLABS TO ENGINEER'S SPECIFICATIONS AND DETAILS. TO SURFACE BEDS/FLOOR SLABS TO BE EVENLY FLATTED AND FINISHED TO SPECIFICATIONS AND DETAILS FOR FINISHES. ALL LINTELS TO BE 3MM BUTTRESS SKIN. INITIAL BRICKWORK TO ALL WINDOWS AND DOORS CILLS. UNLESS OTHERWISE INDICATED ALL NEW WALLS AND INTERFACES WITH EXISTING FINISHES TO HAVE SMOOTH PLASTER SKIN AND PAINT FINISH TO ARCHITECT'S DETAIL.

DIMENSIONS I SANS 10400 PART C:
ANY ROOM OTHER THAN KITCHEN, SCULLERY OR LAUNDRY TO HAVE A MINIMUM FLOOR AREA OF 6M² WITH NO LINEAR DIMENSION LESS THAN 2M. ANY HABITABLE ROOM, PASSAGE OR KITCHEN AREA SHALL HAVE A MINIMUM HEIGHT 2.4M ABOVE FINISHED FLOOR LEVEL.

PUBLIC SAFETY I SANS 10400 PART D:
THE EDGE OF ANY BALCONY MORE THAN 1M ABOVE THE ADJACENT GROUND FLOOR SHALL BE PROVIDED WITH A RAILSTRIDE OR PARAPET WALL OF NOT LESS THAN 1M HEIGHT. SWIMMING POOLS ARE TO BE ENCLOSED FROM THE PUBLIC AND ADJOINING BUILDINGS BY MEANS OF A LOCKABLE SELF-LATCHING AND SELF-CLOSING GATE AND A MINIMUM HEIGHT OF 1.2M WALL OR FENCE, WHERE SUCH BUILDINGS FORMS PART OF THE WALL OR FENCE AND SHALL NOT PERMIT THE PASSAGE OF A 100MM DIAMETER BALL. NO PRIVATE SWIMMING POOL TO BE FILLED OR TOPPED UP WITH MUNICIPAL WATER.

WALLS I SANS 10400 PART K:
ANY WALL PROVISION SHALL BE MADE TO FIX ROOF TRUSS, RAFTER OR BEAMS TO ENSURE THAT FORCES OF THE ROOF WILL BE TRANSMITTED INTO WALLS. CAVITY WALLS SHALL NOT BE LESS THAN 200MM OR MORE THAN 100MM WIDE. WALL TIES TO BE INSTALLED AT A RATE OF 2 TIES/M² IN AN EVENLY DISTRIBUTED PATTERN AND TO COMPLY WITH SANS 26. WEERPOLES SHALL BE PROVIDED IN THE EXTERNAL LEAF OF EVERY CAVITY WALL WITH MAXIMUM 1M APART IN THE MASONRY COURSE ABOVE THE DAMP-PROOF COURSE. WHERE BUTTRESS IS USED, A MINIMUM OF 100MM IS TO BE USED AT ALL LAPPING OF SHEETS. ALL UPCAST CAVITIES TO BE 3MM BUTTRESS SKIN. INITIAL BRICKWORK TO ALL WINDOWS AND DOORS CILLS. UNLESS OTHERWISE INDICATED ALL NEW WALLS AND INTERFACES WITH EXISTING FINISHES TO HAVE SMOOTH PLASTER SKIN AND PAINT FINISH TO ARCHITECT'S DETAIL.

1.1.1. ACCESS ALL BUILDINGS TO FOLLOWING:
3MM THICK MAX. SIZE OF 0.75 M²
4MM THICK MAX. SIZE OF 1.2 M²
5MM THICK MAX. SIZE OF 2.1 M²
6MM THICK MAX. SIZE OF 3.2 M²
GLAZING IN DOORS TO BE 6MM LAMINATED SAFETY GLASS. GLAZING IN BATHROOMS TO BE OBSCURE. SAFETY GLAZING TO BE USED WHERE GLAZING IN DOORS AND WINDOWS ARE IN EXCESS OF 1M². WINDOW SILL ARE LESS THAN 200MM ABOVE FINISHED FLOOR LEVEL. GLAZING DIRECTLY ABOVE A BATH ENCLOSURE OR SHOWER ENCLOSURE, SURFACE OF A RAMP LANDING OR BALCONY, FRAMELESS DOORS AND BALUSTRADES TO BE 10MM TOUGHENED SAFETY GLASS BY SPECIALIST. GLAZING TO BE SANS APPROVED SAFETY GLASS.

LIGHTING AND VENTILATION I SANS 10400 PART O:
ALL CATEGORY 1 BUILDINGS WITH AN OCCUPANCY CATEGORY OF F2, H3 OR H4 TO HAVE 5% OF THE FLOOR AREA NATURAL LIGHTING AND 10% OF THE FLOOR AREA IN RESPECT OF OTHER BUILDINGS, OR 0.2M² WHICHEVER IS THE GREATER. EVERY OPENING IN AN EXTERNAL WALL SHALL NOT BE LESS THAN 5% NATURAL VENTILATION OF THE FLOOR AREA OR 1M² IN RESPECT OF CATEGORY 1 BUILDINGS WITH AN OCCUPANCY CLASS OF F4, F2, H3, H4 OR H5. 0.2M² IN RESPECT OF OTHER BUILDINGS, WHICHEVER IS THE GREATER.

ROOF I SANS 10400 PART L:
ALL HOT ROOFS TO BE CHIMNEY/LATE USING 'PETERLO' SYSTEM (INCL. APPROVED UNDERLAY). MAIN ROOF TO BE AT LEAST 12 DEGREE PITCH WITH AN EXTERNAL LEAVES OVERHANG OF 1200MM AT A 15 DEGREE PITCH TO ENGINEER'S DETAILS. GUTTERS AND DOWNPIPES TO BE IN ACCORDANCE WITH SANS 10400 PART L. ENGINEER TO BE USED AS PER APPOINTMENT. WALL PLATES 80X114MM, BATTENS 50X50MM AT 190MM CENTERS AND TO BE SAMP SPECIFIED BY ROOF SPECIALIST. TRUSS TO BE TIED DOWN WITH ROOF RICHAS PER SPECIALIST SPECIFICATION. R/C FLAT ROOF: SLABS TO ENGINEER'S DETAIL AND SPECIFICATION. TO RECEIVE TORCH-ON WATERPROOFING MEMBRANE TO WATERPROOF SLAB TO MINIMUM 150 FALL TO WATERPROOFING SPECIALIST RECOMMENDATION. WATERPROOFING MEMBRANE IS TO BE LAPPED INTO FLU/DRAIN OUTLETS AND COVERED WITH ROUNDED STONE CHIPS TO ARCHITECT'S APPROVED SAMPLE. ALL SANITARY DOWNPIPES TO BE SET WITH WALLS AND THEREFORE HIDDEN AS PER ARCHITECT'S DETAIL DRAWINGS.

UNDRERHIDE SHAKES OR NOT MORE THAN TWO LINES IN HEIGHT. SHAKES NO MORE THAN TWO SANITARY GROUPS (COMBINATION OF NOT MORE THAN ONE EACH OF A TOILET PAN, BATH, SHOWER AND SINK AND EITHER TWO WASH HAND BASINS OR ONE BOWL) MAY DISCHARGE INTO A SUB STACK. STACK VENTS CONNECTED TO THE TOP OF DISCHARGE PIPES SHALL NOT BE LESS THAN 150MM ABOVE THE FLOOD LEVEL OF THE HIGHEST CONNECTING SANITARY DRAIN. THE DRAINAGE SYSTEM DISCHARGE PIPES WHICH ARE ENCLOSED WITHIN WALLS OR CONCRETE TO HAVE A DUCT WITH AN ACCESS PANEL FOR MAINTENANCE. A JACKING EYE OR MANHOLE MAY BE QUOTED WHERE THERE ARE NO MORE THAN TWO BENDS OF UP TO 90° AT EACH CHANGE IN DIRECTION THE BEND DOES NOT EXCEED 45° AND BENDS HAVE A CENTRE LINE RADIUS OF NOT LESS THAN 600MM. A ROOFING EYE OR MANHOLE SHALL BE INSTALLED WITH 150MM OF THE CONNECTION OF THE DRAIN TO THE CONNECTING SEWER, AS WELL AS AT THE HIGHEST POINT OF THE DRAIN AND AT SUCH INTERVALS OF 20M MEASURED FROM A ROOFING EYE ALONG THE LINE OF THE DRAIN. ALL DRAINAGE UNDER SLABS TO BE INCASED IN MINIMUM 100MM CONCRETE AND BE LAID WITHOUT CHANGE IN GRADIENT OR DIRECTION. WITH ACCESS AT EACH POINT OF ENTRY OR EXIT FROM THE BUILDING. A WASTE PIPE WHICH DISCHARGES INTO A DUCT SHALL DISCHARGE ABOVE THE SURFACE OF THE WATER SEAL AND NOT MORE THAN 100MM ABOVE THE GRATING.

STORMWATER I SANS 10400 PART R:
ALL STORMWATER FROM HARD SURFACES AS WELL AS FROM DOWNPIPES FROM ROOFS ARE TO CONNECT TO STORMWATER SYSTEM AND MUNICIPAL STORMWATER BACKWASH TO SEWER OR GARDEN AND OVERFLOW TO CONNECT INTO MUNICIPAL STORMWATER ACCESS INTERVALS TO STORMWATER DRAINS SHOULD BE NO MORE THAN 60M APART.

FIREWALLS I SANS 10400 PART T:
WALLS TO BE BUILT UP TO UNDERSIDE OF ROOF COVERING. FIRE DOORS TO BE WITH SELF-CLOSING MECHANISM.

SPACE HEATING I SANS 10400 PART V:
CHIMNEY WALLS TO BE NOT LESS THAN 150MM SOLID MASONRY. CHIMNEY FLUE BY SPECIALIST. CHIMNEY HEIGHT TO BE MINIMUM 1M ABOVE ROOF AND ROOF OPENING WHERE THE PITCH IS LESS THAN 10°. IF THE PITCH IS MORE THAN 10°, CHIMNEYS WITH A HORIZONTAL DISTANCE MORE THAN 600MM TO BE 1M ABOVE ROOF. IF HORIZONTAL DISTANCE IS LESS THAN 600MM, CHIMNEYS TO BE MINIMUM 600MM HIGH. EVERY FIREPLACE USED FOR THE BURNING OF SOLID FUEL IS TO HAVE A NON-COMBUSTIBLE HEARTH BUILT AROUND WITH A MINIMUM PROJECTION OF 500MM IN FRONT AND 300MM ON EITHER SIDE.

ENVIRONMENTAL SUSTAINABILITY AND ENERGY USAGE IN BUILDINGS
SANS 10400 PART X AND XA:
ALL HOT WATER SERVICE PIPES SHALL BE CLAD WITH INSULATION WITH A MINIMUM R-VALUE OF 1.00 IF THE INTERNAL DIAMETER OF THE PIPE IS < 50MM AND 1.50 IF THE INTERNAL DIAMETER IS > 50MM. THERMAL INSULATION IS TO MANUFACTURER'S SPECIFICATION. ENERGY USAGE AND BUILDING ENVELOPES WILL BE APPROVED BY A COMPETENT PERSON IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS. SANS 10400 PART XA, WHERE UNDERFLOOR HEATING IS INSTALLED, THE

HEATING SYSTEM SHALL BE INSULATED UNDERNEATH THE SLAB WITH AN INSULATION R-VALUE OF NOT LESS THAN 1.0.

GAS:
GAS SUPPLY TO BE CARRIED OUT AND INSTALLED BY SPECIALIST CONTRACTOR TO MEET ALL RELEVANT SAFETY AND HEALTH STANDARDS.

DIMENSIONS NOTED ON ARCHITECT'S DRAWINGS ARE FROM FINISHED SURFACE / MATERIALS AND NOT STRUCTURE, UNLESS OTHERWISE INDICATED.

THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM MISINTERPRETATION OF THE DRAWINGS.

DRAWINGS ARE TO READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS.

CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE BUILDING ON SITE WITH PARTICULAR REFERENCE TO BOUNDARIES AND BUILDING LINES.

FIGURED DIMENSIONS TO BE USED AS PREFERENCE TO SCALED DIMENSIONS.

NOTE: SPECIFICATIONS LIMITED TO GENERAL PERFORMANCE CRITERIA ONLY.

ACTUAL PRODUCT SPECIFIC SPECIFICATIONS MUST BE FROM SPECIALIST / MANUFACTURE / SUPPLIERS
UPON APPOINTMENT, I.E. JOINERY, POOLS, TILING, WATERPROOFING, GLAZING.

DRAWING NOTES



SINGLE RESIDENTIAL ZONE 1

-  EXISTING STRUCTURE
-  EXISTING STRUCTURE TO BE DEMOLISHED
-  NEW MASONRY STRUCTURE
-  NEW CONCRETE STRUCTURE
-  NEW STEEL STRUCTURE
-  NEW DRYWALL STRUCTURE
-  110mmØ Stormwater pipe
-  110mmØ uPVC Drain and Soil Pipe
-  110mmØ uPVC Drain pipe

[illegible]

PUBLIC SAFETY | SANS 10400 PART D :
THE EDGE OF ANY BALCONY MORE THAN 1M ABOVE THE ADJACENT GROUND FLOOR SHALL BE PROVIDED WITH A BALUSTRADE OR PARAPET WALL OF NOT LESS THAN 1M IN HEIGHT. SWIMMING POOLS ARE TO BE ENCLOSED FROM THE PUBLIC AND ADJOINING BUILDINGS BY MEANS OF A LOCKABLE SELF-LATCHING AND SELF-CLOSING GATE AND A MINIMUM HEIGHT OF A 1.2M WALL OR FENCE, WHERE SUCH BUILDING FORMS PART OF THE WALL OR FENCE AND SHALL NOT PERMIT THE PASSAGE OF A 100MM DIAMETER BALL. NO PRIVATE SWIMMING POOL TO BE FILLED OR TOPPED UP WITH MUNICIPAL WATER.

WALLS & SIDS 10400 PART 2:

ALL WALL PROVISION SHALL BE MADE TO FIX ROOF TRUSS, RAFTER OR BEAMS TO ENSURE THAT FORCES OF THE ROOF WILL BE TRANSMITTED INTO WALLS. CAVITY WALLS SHALL NOT BE LESS THAN 200MM OR MORE THAN 110MM WIDE. WALL TIES TO BE INSTALLED AT A RATE OF 2 TIES/M2 IN AN EVENLY SPACED MANNER AND TO COMPLY WITH SABS 9.4. WERPELQUES SHALL BE PROVIDED IN THE EXTERNAL LEAF OF EVERY CAVITY WALL AT MAXIMUM 1M APART IN THE MASONRY COURSE ABOVE THE FINISH LEVEL. WHERE BUTTRESS IS USED, A MINIMUM OF 100MM IS TO BE USED AT ALL LAPPING OF SIDS. ALL UNITS AT CAVITIES TO BE 300MM BROAD. 300MM. INSTALL BRICKWORK STOP TO ALL WINDOWS AND DOORS CILLS. UNLESS OTHERWISE INDICATED, ALL NEW WALLS AND INTERFACES WITH EXISTING FINISHES TO HAVE SMOOTH PLASTER SKIM AND PAINT FINISH.

[illegible]

ADJUST THE GRATING ABOVE THE SURFACE OF THE WATER SEAL AND TIGHTEN THE SCREWS ABOVE THE GRATING.

HAVE UNDESIRABLE
WATER AND SINK AND
DISCHARGE INTO A
DRAINAGE DUCT
NOT BE LESS THAN
1 IN THE DRAINAGE
DUCT HAVE A DUCT
TED WHERE THERE
BE BEND DOES NOT
KNOWING EYE ON
THE CONNECTING
OF 25MM MEASURED
TO DRAINAGE
IN DIRECTION,
DISCHARGES INTO
MORE THAN 100MM

STORMWATER / SANS 10400 PART 4 :
STORMWATER FROM ANY SURFACE AS WELL AS FROM DOWNPIPES FROM ROOFS ARE TO
CONNECT TO STORMWATER SYSTEM AND MUNICIPAL STORMWATER. ACCESS TO SEWER OR GARDEN
DRAINAGE TO CONNECT TO STORMWATER. STORMWATER. ACCESS INTERVALS TO STORMWATER
DRAINS SHOULD BE NO MORE THAN 40M APART.

FIREWALLS | SANS 10400 PART T :
WALLS TO BE BUILT UP TO UNDERSIDE OF ROOF COVERING. FIRE DOORS TO BE WITH SELF-CLOSING
HEATING SYSTEM SHALL BE INSULATED UNDERNEATH LESS THAN 1.0.

SPACE HEATING (ANS 1000 PART 4): CHIMNEY WALLS TO BE NOT LESS THAN 100MM SOLID MASONRY. CHIMNEY FLUE BY SPECIALIST. CHIMNEY HEIGHT TO BE MINIMUM 1M ABOVE ROOF (NO ROOF OVERLAP) WHERE THE PITCH IS LESS THAN 10° IF THE PITCH IS MORE THAN 10° CHIMNEYS WITH A HORIZONTAL DISTANCE MORE THAN 600MM TO BE 1M ABOVE ROOF. IF HORIZONTAL DISTANCE IS LESS THAN 600MM, CHIMNEYS TO BE MINIMUM 600MM HIGH. EVERY FIREPLACE USED FOR THE BURNING OF SOLID FUEL IS TO HAVE A NON-COMBUSTIBLE HEARTH FULLY BUILT AROUND WITH A MINIMUM PROJECTION OF 500MM IN FRONT AND 300MM ON EITHER SIDE.

ENVIRONMENTAL SUSTAINABILITY AND ENERGY USAGE IN BUILDINGS
SANS 10400 PART X AND XA :
 ALL HOT WATER SERVICE PIPES SHALL BE CLAD WITH INSULATION, WITH A MINIMUM R-VALUE OF 1.00* IF THE INTERNAL DIAMETER OF THE PIPE IS ≤ 80MM AND 1.50* IF THE INTERNAL DIAMETER IS > 80MM.
 THERMAL INSULATION IS TO MANUFACTURER'S SPECIFICATION, ENERGY USAGE AND BUILDING ENVELOPES WILL BE APPROVED BY A COMPETENT PERSON IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS, SANS 10400 PART XA, WHERE UNDERFLOOR HEATING IS INSTALLED, THE

LAB WITH AN INSULATION R-VALUE OF NOT
LIST CONTRACTOR TO MEET ALL RELEVANT

GENERAL NOTES

DIMENSIONS NOTED ON ARCHITECT'S DRAWINGS ARE FROM FINISHED SURFACE / MATERIALS AND NOT STRUCTURE, UNLESS OTHERWISE INDICATED.

ALL RELEVANT DETAILS, LEVELS, DIMENSIONS, SETTING OUT PORTIONS ARE TO BE CHECKED PRIOR TO ANY WORK COMMENCING AND ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM MISINTERPRETATION OF THE DRAWINGS.

ALL DIMENSIONS ARE GIVEN IN MILLIMETERS UNLESS OTHERWISE NOTED.

DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS.

CONTRACTOR TO KEEP FULL SET OF DRAWINGS ON SITE.

CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE BUILDING ON SITE WITH PARTICULAR REFERENCE TO ROADS, DRIVEWAYS AND BOUNDARY LINES.

CONTRACTOR AND ENGINEER TO VERIFY ALL LEVELS AND DIMENSIONS ON SITE AND CHECK SAME AGAINST ARCHITECT'S DRAWINGS BEFORE COMMENCING WORK.

FIGURED DIMENSIONS TO BE USED AS PREFERENCE TO SCALED DIMENSIONS.

LARGE SCALE DETAILS TO BE USED WHERE AVAILABLE.

NOTE SPECIFICATIONS LIMITED TO GENERAL PERFORMANCE CRITERIA ONLY.

ACTUAL PRODUCT SPECIFIC SPECIFICATIONS MUST BE FROM SPECIALIST / MANUFACTURER / SUPPLIERS UPON APPOINTMENT, I.E. JOINERY, POOLS, TILING, WATERPROOFING, GLAZING.

DRAWING NOTES

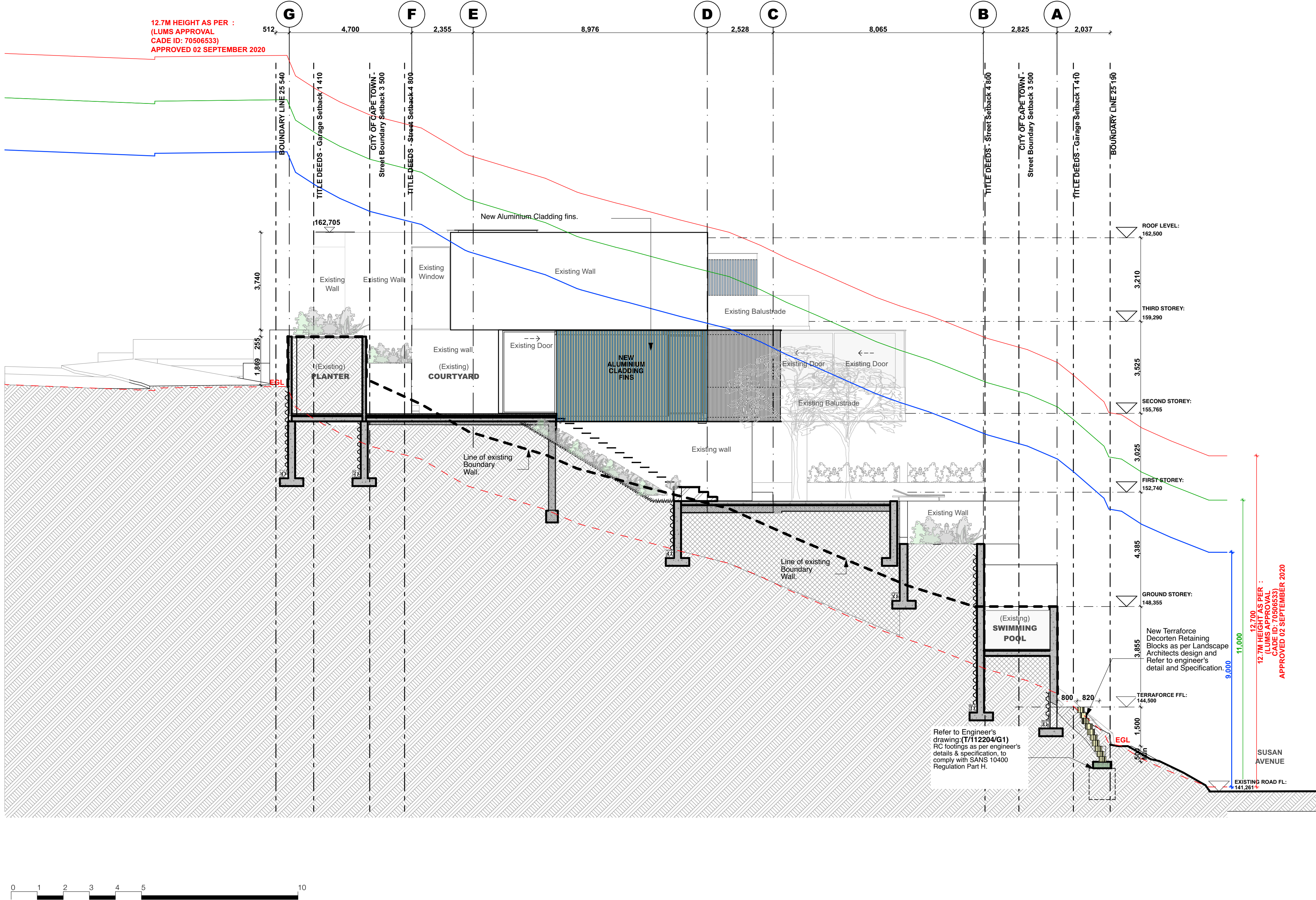


LOCALITY PLAN
Not to Scale

ZONING

SINGLE RESIDENTIAL ZONE 1

- EXISTING STRUCTURE
- EXISTING STRUCTURE TO BE DEMOLISHED
- NEW MASONRY STRUCTURE
- NEW CONCRETE STRUCTURE
- NEW STEEL STRUCTURE
- NEW DRYWALL STRUCTURE
- 110mmØ Stormwater pipe
- 110mmØ uPVC Drain and Soil Pipe
- 110mmØ uPVC Drain pipe



ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITY BY-LAWS AND SANS 10400 NATIONAL BUILDING REGULATIONS

GENERAL :
LINTELS OR RC-BEAMS TO ENGINEER'S DETAILS. ENGINEER TO BE USED AS PER APPOINTMENT. OVERALL OPENINGS EXCEEDING 1M. ALL MATERIALS, FINISHES AND GLAZING TO BE IN ACCORDANCE WITH NBS WHEREVER APPLICABLE. BEARING LINTELS TO EXTEND MIN. 200MM BEYOND BOTH END SIDES OF OPENING. WITH A MAX. SPAN OF 3M. BRICK FORCE TO BE BUILT IN AND OF 4 COURSES. ALL FOUNDATIONS, FOUNDATION WALLS, SURFACE BEDS AND SLABS TO ENGINEER'S SPECIFICATIONS AND DETAILS. RC SURFACE BEDS/FLOOR SLABS TO BE EVENLY FLATTED AND FINISHED TO SPECIFICATIONS AS ACCORDANCE TO MANUFACTURERS SPECIFICATIONS AND RECOMMENDATION. FILLING FILL TO BE WELL COMPACTED IN WETTED LAYERS OF 150MM OR ACCORDING TO ENGINEER'S SPECIFICATIONS. CERTIFICATE OF COMPACTION TO BE SUBMITTED TO ARCHITECT.

DIMENSIONS I SANS 10400 PART C :
ANY ROOM OTHER THAN KITCHEN, SCULLERY OR LAUNDRY TO HAVE A MINIMUM FLOOR AREA OF 6M² WITH NO LINEAR DIMENSION LESS THAN 2M. ANY HABITABLE ROOM, PASSAGE OR KITCHEN AREA SHALL HAVE A MINIMUM HEIGHT 2.4M ABOVE FINISHED FLOOR LEVEL.

PUBLIC SAFETY I SANS 10400 PART D :
THE EDGE OF ANY BALCONY MORE THAN 1M ABOVE THE ADJACENT GROUND FLOOR SHALL BE PROVIDED WITH A BALUSTRADE OR PARAPET WALL OF NOT LESS THAN 1M IN HEIGHT. SWIMMING POOLS ARE TO BE ENCLOSED FROM THE PUBLIC AND ADJOINING BUILDINGS BY MEANS OF A LOCKABLE SELF-LATCHING AND SELF-CLOSING GATE AND A MINIMUM HEIGHT OF 1.2M WALL OR FENCE, WHERE SUCH BUILDINGS FORMS PART OF THE WALL OR FENCE AND SHALL NOT PERMIT THE PASSAGE OF A 100MM DIAMETER BALL. NO PRIVATE SWIMMING POOL TO BE FILLED OR TOPPED UP WITH MUNICIPAL WATER.

WALLS I SANS 10400 PART K :
ANY WALL PROVISION SHALL BE MADE TO FIX ROOF TRUSS, RAFTER OR BEAMS TO ENSURE THAT FORCES OF THE ROOF WILL BE TRANSMITTED INTO WALLS. CAVITY WALLS SHALL NOT BE LESS THAN 200MM OR MORE THAN 100MM WIDE. WALL TIES TO BE INSTALLED AT A RATE OF 2 TIES/M² IN AN EVENLY DISTRIBUTED PATTERN AND TO COMPLY WITH SANS 26. WEEDPROLES SHALL BE PROVIDED IN THE EXTERNAL LEAF OF EVERY CAVITY WALL AT MAXIMUM 1M APART IN THE MASONRY COURSE ABOVE THE DAMP-PROOF COURSE. WHERE BUTYRENE IS USED, A MINIMUM OF 100MM IS TO BE USED AT ALL LAPPING OF SHEETS. ALL UPSTAIR CAVITIES TO BE 30MM BUTYRENE SOX. MINERAL BROOKBROOK TO ALL WINDOWS AND DOORS GILLS. UNLESS OTHERWISE INDICATED ALL NEW WALLS AND INTERFACES WITH EXISTING FINISHES TO HAVE SMOOTH PLASTER SKIN AND PAINT FINISH TO ARCHITECT'S DETAIL.

1. FLOORNESS ALL BUILDINGS TO FOLLOWING:
3MM THICK MAX. SIZE OF 0.75 M²
4MM THICK MAX. SIZE OF 1.5 M²
5MM THICK MAX. SIZE OF 2.1 M²
6MM THICK MAX. SIZE OF 3.2 M²
GLAZING IN DOORS TO BE 6MM LAMINATED SAFETY GLASS. GLAZING IN BATHROOMS TO BE OBSCURE. SAFETY GLAZING TO BE USED WHERE GLAZING IN DOORS AND WINDOWS ARE IN EXCESS OF 1M². WINDOW SILL ARE LESS THAN 200MM ABOVE FINISHED FLOOR LEVEL. GLAZING DIRECTLY ABOVE A BATH ENCLOSED OR SHOWER CUBICLE, SURFACE OF A RAMP LANDING OR BALCONY FRAMELESS DOORS AND BALUSTRADES TO BE 10MM TOUGHENED SAFETY GLASS BY SPECIALIST. GLAZING TO BE SANS APPROVED SAFETY GLASS.

LIGHTING AND VENTILATION I SANS 10400 PART O :
ALL CATEGORY 1 BUILDINGS WITH AN OCCUPANCY CATEGORY OF F2, H3 OR H4 TO HAVE 5% OF THE FLOOR AREA NATURAL LIGHTING AND 10% OF THE FLOOR AREA IN RESPECT OF OTHER BUILDINGS, OR 0.2M² WHICHEVER IS THE GREATER. EVERY OPENING IN AN EXTERNAL WALL SHALL NOT BE LESS THAN 5% NATURAL VENTILATION OF THE FLOOR AREA OR 1M² IN RESPECT OF CATEGORY 1 BUILDINGS WITH AN OCCUPANCY CLASS OF E4, F2, H1, H4 OR H5. 0.2M² IN RESPECT OF OTHER BUILDINGS, WHICHEVER IS THE GREATER.

ROOF I SANS 10400 PART L :
ALL TYPED ROOFS TO BE CHIMNEY SLATE USING 'PETERLO' SYSTEM (INCL. APPROVED UNDERLAY). MAIN ROOF TO BE AT 12 DEGREE PITCH WITH AN EXTERNAL LEAVES OVERHANG OF 1200MM AT A 15 DEGREE PITCH TO ENGINEER'S DETAILS. GUTTERS AND DOWNPIPES TO BE IN ACCORDANCE WITH SANS PART H. ENGINEER TO BE USED AS PER APPOINTMENT. WALL PLATES 28X114MM. BATTENS 26X35MM AT 190MM CENTRES AND TO BE SAWN SPECIFIED BY ROOF SPECIALIST. TRUSSES TO BE TIED DOWN WITH ROOF IRONS AS PER SPECIALIST SPECIFICATION. R/C FLAT ROOF SLABS TO ENGINEER'S DETAIL AND SPECIFICATION. TO RECEIVE TORCH-ON WATERPROOFING MEMBRANE TO WATERPROOF SCHEDULE OF MINIMUM 150 FALL TO WATERPROOFING SPECIALIST RECOMMENDATION. WATERPROOFING MEMBRANE IS TO BE LAPPED INTO FLU/LIQUOR OUTLETS AND COVERED WITH ROUNDED STONE CHIPS TO ARCHITECT'S APPROVED SAMPLE. ALL SANITARY DOWNPIPES TO BE SET WITHIN WALLS AND THEREFORE HIDDEN AS PER ARCHITECT'S DETAIL DRAWINGS.

UNDERHANG SHALL BE NOT MORE THAN TWO STOREY HEIGHT. SKYLIGHTS NO MORE THAN TWO SANS 10400 GROUPS. COMBINATION OF NOT MORE THAN ONE EACH OF A TOILET PAN, BATH, SHOWER AND SINK AND EITHER TWO WASH HAND BASINS OR ONE WASH HAND BASIN AND ONE BOWL. ANY DISCHARGE INTO A SUB STACK. STACK VENTS CONNECTED TO THE TOP OF DISCHARGE PIPES SHALL NOT BE LESS THAN 150MM ABOVE THE FLOOD LEVEL OF THE ROOMS CONNECTING SANITARY FIXTURE IN THE DRAINAGE SYSTEM. DISCHARGE PIPES WHICH ARE ENCLOSED WITHIN WALLS OR CONCRETE TO HAVE A DUCT WITH AN ACCESS PANEL FOR MAINTENANCE. A ROOFTOP EYE OR MANHOLE MAY BE QUOTED WHERE THERE ARE NO MORE THAN TWO BENDS OF UP TO 90° AT EACH CHANGE IN DIRECTION THE BEND DOES NOT EXCEED 45° AND BENDS HAVE A CENTRE LINE RADIUS OF NOT LESS THAN 600MM. A ROOFTOP EYE OR MANHOLE SHALL BE INSTALLED WITH 150MM OF THE CONNECTION OF THE DRAIN TO THE CONNECTING SEWER, AS WELL AS AT THE HIGHEST POINT OF THE DRAIN AND AT SUCH INTERVALS OF 20M MEASURED FROM A ROOFTOP EYE ALONG THE LINE OF THE DRAIN. ALL DRAINAGE UNDER SLABS TO BE INCASED IN MINIMUM 100MM CONCRETE AND BE LAID WITHOUT CHANGE IN GRADIENT OR DIRECTION. WITH ACCESS AT EACH POINT OF ENTRY OR EXIT FROM THE BUILDING. A WASTE PIPE WHICH DISCHARGES INTO A GULLY SHALL DISCHARGE ABOVE THE SURFACE OF THE WATER SEAL AND NOT MORE THAN 100MM ABOVE THE GRATING.

STORMWATER I SANS 10400 PART R :
ALL STORMWATER FROM HARD SURFACES AS WELL AS FROM DOWNPIPES FROM ROOFS ARE TO CONNECT TO STORMWATER SYSTEM AND MUNICIPAL STORMWATER BACKWASH TO SEWER OR GARDEN AND OVERFLOW TO CONNECT INTO MUNICIPAL STORMWATER ACCESS INTERVALS TO STORMWATER DRAINS SHOULD BE NO MORE THAN 60M APART.

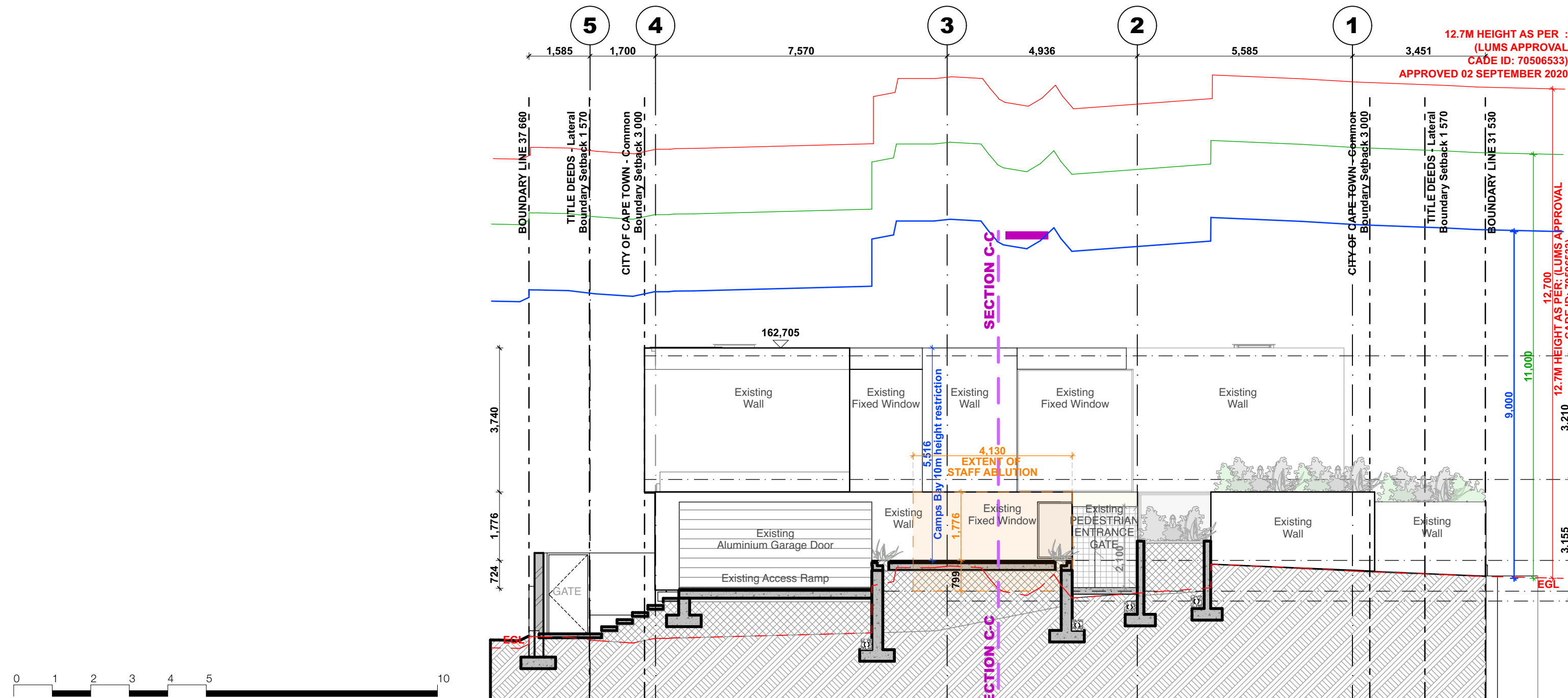
FIREWALLS I SANS 10400 PART T :
WALLS TO BE BUILT UP TO UNDERSIDE OF ROOF COVERING. FIRE DOORS TO BE WITH SELF-CLOSING MECHANISM.

SPACE HEATING I SANS 10400 PART V :
CHIMNEY WALLS TO BE NOT LESS THAN 150MM SOLID MASONRY. CHIMNEY FLUE BY SPECIALIST. CHIMNEY HEIGHT TO BE MINIMUM 1M ABOVE ROOF AND ROOF OPENING WHERE THE PITCH IS LESS THAN 10°. IF THE PITCH IS MORE THAN 10°, CHIMNEYS WITH A HORIZONTAL DISTANCE MORE THAN 600MM TO BE 1M ABOVE ROOF. IF HORIZONTAL DISTANCE IS LESS THAN 600MM, CHIMNEYS TO BE MINIMUM 600MM HIGH. EVERY FIREPLACE USED FOR THE BURNING OF SOLID FUEL IS TO HAVE A NON-COMBUSTIBLE HEARTH BUILT AROUND WITH A MINIMUM PROJECTION OF 500MM IN FRONT AND 300MM ON EITHER SIDE.

ENVIRONMENTAL SUSTAINABILITY AND ENERGY USAGE IN BUILDINGS
SANS 10400 PART X AND XA :
ALL HOT WATER SERVICE PIPES SHALL BE CLAD WITH INSULATION WITH A MINIMUM R-VALUE OF 1.00 IF THE INTERNAL DIAMETER OF THE PIPE IS < 60MM AND 1.50 IF THE INTERNAL DIAMETER IS > 60MM. THERMAL INSULATION IS TO MANUFACTURER'S SPECIFICATION. ENERGY USAGE AND BUILDING ENVELOPES WILL BE APPROVED BY A COMPETENT PERSON IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS. SANS 10400 PART XA, WHERE UNDERFLOOR HEATING IS INSTALLED, THE

HEATING SYSTEM SHALL BE INSULATED UNDERNEATH THE SLAB WITH AN INSULATION R-VALUE OF NOT LESS THAN 1.0

GAS :
GAS SUPPLY TO BE CARRIED OUT AND INSTALLED BY SPECIALIST CONTRACTOR TO MEET ALL RELEVANT SAFETY AND HEALTH STANDARDS.



GENERAL NOTES

DIMENSIONS NOTED ON ARCHITECT'S DRAWINGS ARE FROM FINISHED SURFACE / MATERIALS AND NOT STRUCTURE, UNLESS OTHERWISE INDICATED

ALL RELEVANT DETAILS, LEVELS, DIMENSIONS, SETTING OUT PORTIONS ARE TO BE CHECKED PRIOR TO ANY WORK COMMENCING AND ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT

THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM MISINTERPRETATION OF THE DRAWINGS

ALL DIMENSIONS ARE GIVEN IN MILLIMETERS UNLESS OTHERWISE NOTED.

DRAWINGS ARE TO READ IN CONJUNCTION WITH ENGINEER'S DRAWINGS.

CONTRACTOR TO KEEP FULL SET OF DRAWINGS ON SITE.

CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE BUILDING ON SITE WITH PARTICULAR REFERENCE TO BOUNDARIES AND BUILDING LINES

CONTRACTOR AND ENGINEER TO VERIFY ALL LEVELS AND DIMENSIONS ON SITE AND CHECK SAME AGAINST ARCHITECT'S DRAWINGS BEFORE COMMENCING WORK.

FIGURED DIMENSIONS TO BE USED AS PREFERENCE TO SCALED DIMENSIONS.

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DRAWING NOTES



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PIZZA, Pasta & More
SALAD for DIN
JUICY DRINKS
Cafe Order One Pan, Two Plates























