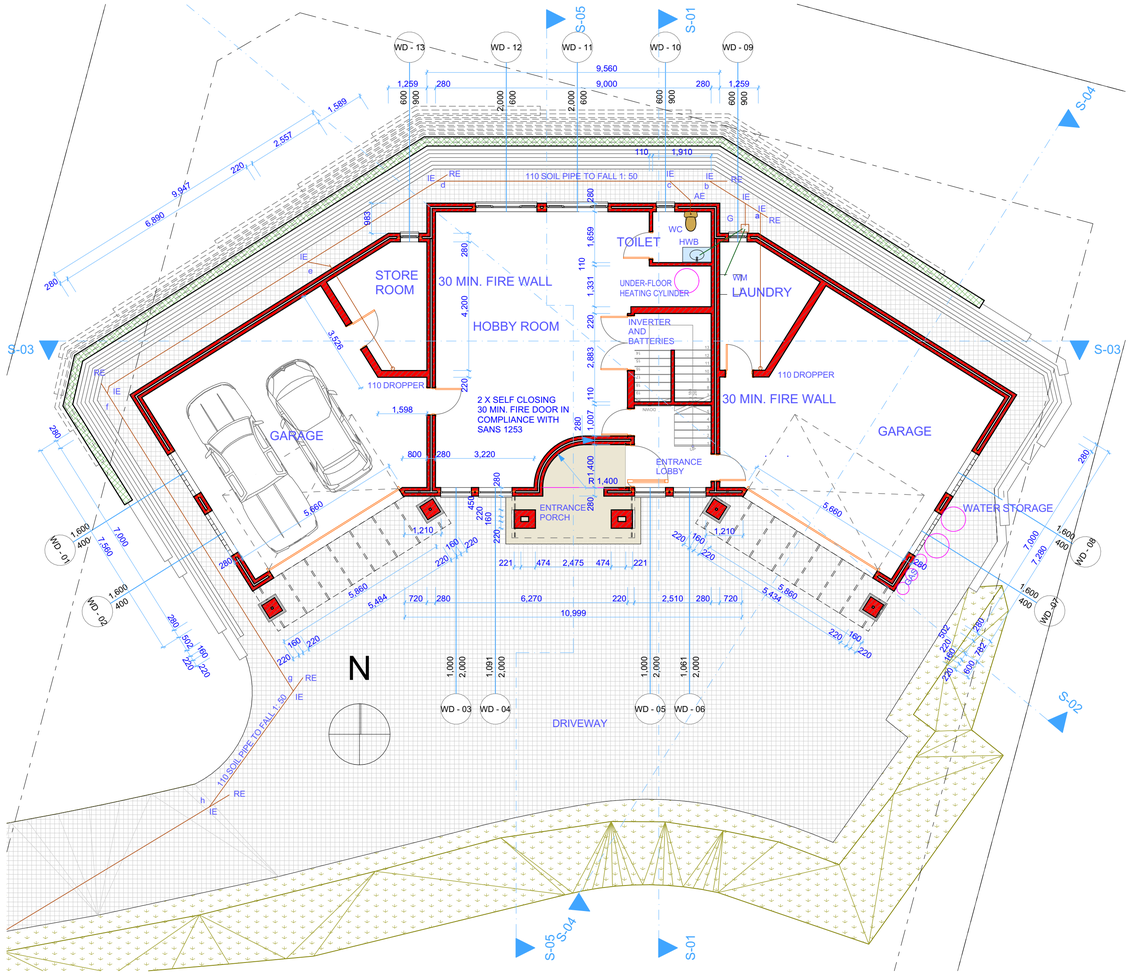
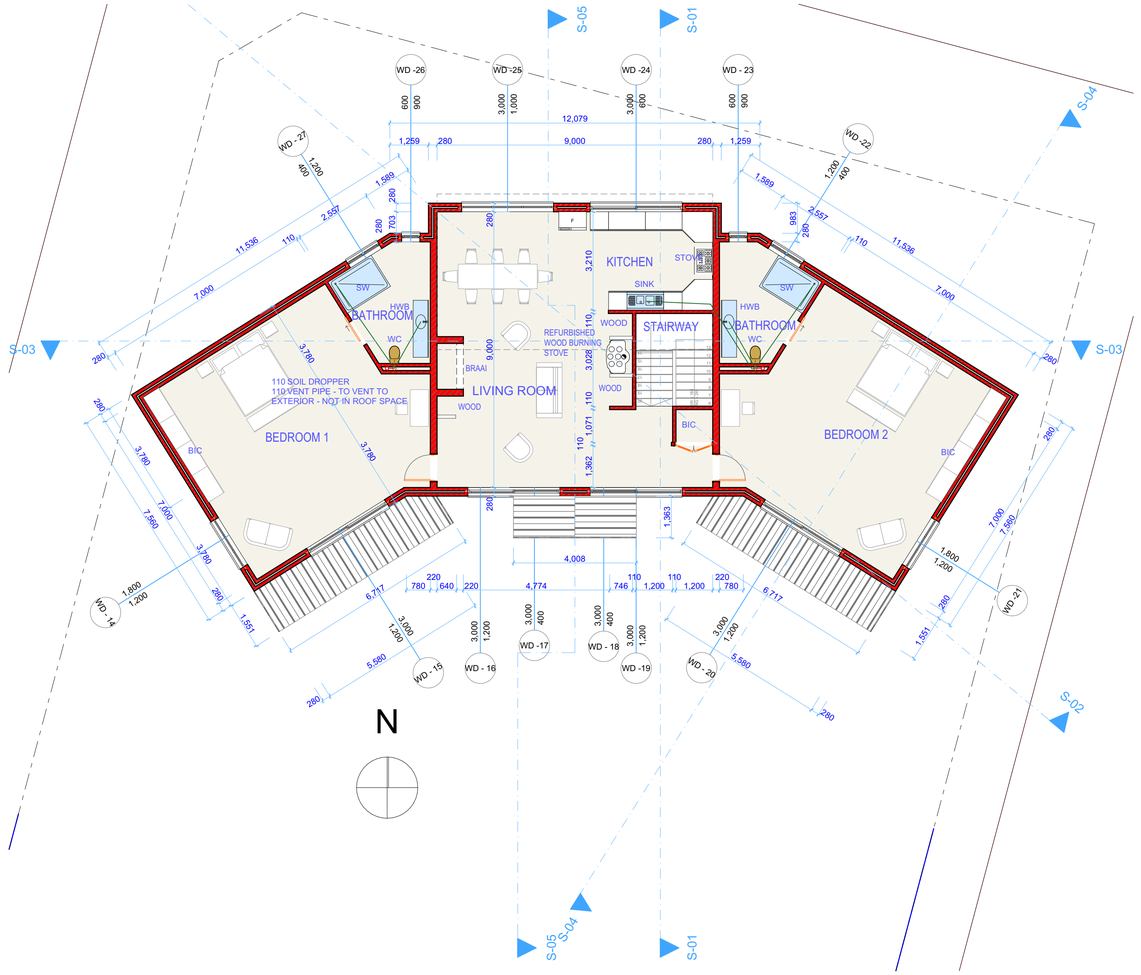
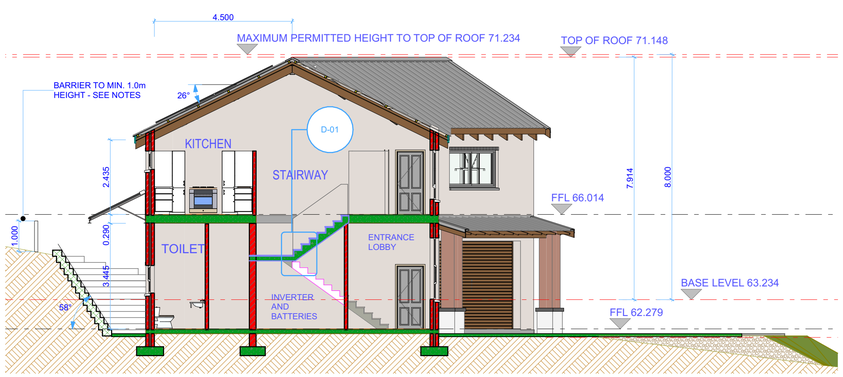


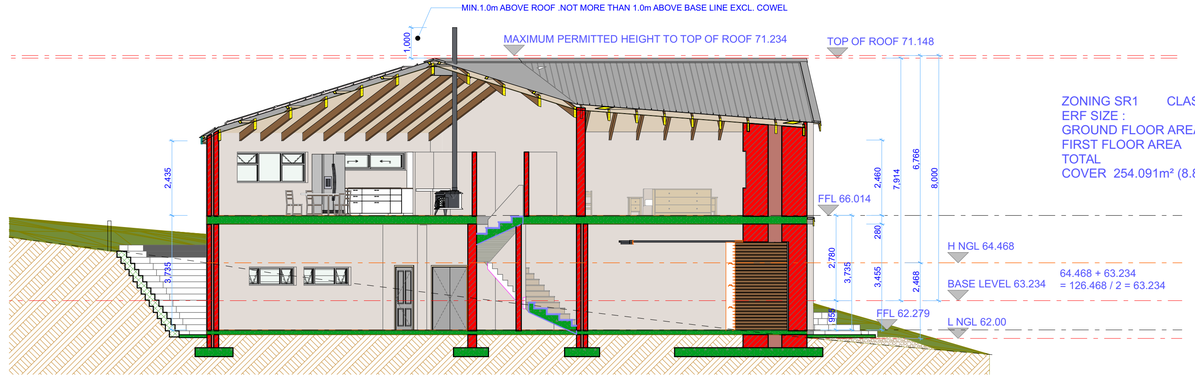


0. **Ground Floor** **1:100**

1. **Story** **1:100**



S-01 **Building Section** **1:100**



S-02 **Section for Determination of Height** **1:100**

CONSTRUCTION NOTES:

FOUNDATIONS:
All foundations shall be designed, specified and approved by Engineer in compliance to SANS10400 Parts B & H.
All thickening out of concrete surface beds shall be designed, specified & approved by Engineer in compliance to SANS 10400 Parts B & H.
All concrete shall be of minimum strengths & vibrated into place as specified by Engineer in compliance to SANS 10400 Parts B & H.

FLOORS:
All surface beds, suspended concrete slabs, RC columns, footings, beams, shall be designed by Engineer in compliance to SANS 10400 B & J.
All concrete surface beds shall be placed on 250µm polyolefin membrane on 50mm clean sand bed on Engineer approved / specified compacted organic free filling material in compliance to SANS10400 parts B & J.

WALLS:
All foundations walls, retaining walls, superstructure walls and infill walls shall be to Engineer specifications in compliance to SANS10400 Part K.
Foundation walls shall be cavity walls filled with concrete in compliance with SANS10400 Part K.
375µm Embossed DPC shall be placed under all walls at surface bed level in compliance with SANS10400 Part K.

Brickforce & tie wires shall be placed in all walls in compliance with SANS10400 Part K. Vertical waterproofing shall be installed @ all changes of level as per Engineer specifications.
Insulate walls with 30mm x PS Extruded polystyrene to manufacturer's details & specifications.
Cavities shall be kept clean at all times
Where walls are bagged / facebrick and not plastered on both sides, bricks used shall be of minimum specification as described in SANS 10400 XA2

DOORS:
Garage access door leading to dwelling shall be a solid fire door which has a min. fire rating of 30minutes and shall have a self closer in compliance with SANS 1253:2003.

GLAZING:
Glazing shall be in compliance with SANS 10400 Part -N : 2010, SANS 1263 & SANS 10137.
Safety glass shall be installed in all doors, sidelights, windows with sills below 500mm, windows placed within 1800mm from showers and baths & all glazing within 1800mm from stairways and landings refer Sans 10400 Part N item 4.4

LIGHTING & VENTILATION:
Natural lighting and ventilation shall be in compliance with SANS 10400 PART O.
All habitable rooms shall be provided with a glazed area of ot less than 10% of the floor area of that room and not less than 5% of the floor area shall be openable glazing

LINTELS:
in Compliance with SANS 10400 Part K and SANS 2001-CM1:2007 or to structural Engineers design.

CEILINGS:
Where flat ceilings are installed - 9mm gypsum ceilings screw fixed to 38 x 38 treated brandering @ 400mm cc's max. skim with Cretestone to manufacturers specifications. these ceilings shall be insulated with a min.135mm (min.) fibreglass blanket.

ENERGY EFFICIENCY:
All work shall comply with SANS 10400 XA and SANS 204 - refer to attached report.

ROOFS:
AZ200 (min) Colorbond/Colorplus roof sheeting fixed to manufacturers specifications to owner' colour & profile choice on Double Sided Sisalation on 50 x 76 H2 treated wood grade 5 purlins @1200mm cc's(max) on 50 x 76 counter purlins installed vertically on each truss to form a 152mm air gap into which install 135mm (min) fibre-glass insulation blanket on 12mm saligna T & G ceiling planks on 70mm x 231mm exposed h2 treated grade 5 laminated SA pine Rafters , wrap in 375 DPC & fix to walls with 1.6mm galvanized hoop iron straps anchored / built in securely 600mm deep (min) into walls.
All shall be to Engineers approval & in compliance with SANS10400 Parts B, L & XA - refer to SANS XA2 notes.

STAIRWAYS:
In-situ reinforced concrete to Engineer details and specifications. All to detail and in full compliance to SANS10400 Part M.
Any flight of stairs which contains more than 3 risers shall have protection on both sides provided by a barrier which shall be not less than 1.0m in height and shall not have any opening above the pitch line that permits the passage of a 100Mmm ball. and shall be installed in compliance with SANS 10400 Part D

CHIMNEYS & FLUES:
Chimneys & flues shall be 1000mm(min) above any abutting / close roof & no flammable materials shall be within 200mm of the inside surface of the chimney – all in compliance to SANS10400 Part V & T.

DRAINAGE:
All drainage work shall be in compliance to SANS10400 Part P.
COC certification to be provided by registered Plumber.
Drains - UPVC 110mm(min) shall be laid on a clean sand bed to fall 1:50(min) 1:110(max).
Drains under building shall be bridged where passing through foundation walls.
Toilets shall be fitted with access eyes.
Rodding eye's shall be installed @ all changes of direction.

PUBLIC SAFETY:
Any barrier provided to protect a change in any level shall comply with the requirements of SANS 10400-B
The edge of any balcony, bridge, accessible flat roof, floor or walkway more than 1.0m above the adjacent level shall be provided with a barrier not less than 1.0m in height
A barrier shall not be less than 1.0m in height and shall not permit the passage of a100mm ball.
All in compliance with SANS 10400 Part D
The edge of any balcony, bridge, flat roof, floor or walkway more than 600mm above the adjacent level shall be provided with a handrail not less than 900mm in height.

BUILDER & CONSTRUCTION WORK SHALL COMPLY WITH:
The National Building Regulations (NBR), issued in terms of the National Building Regulations and Building Standards Act, 1977 (Act No. 103 of 1977), and SANS 10400, under the general titles:
The application of the National Building Regulations:
Part A: General principles and requirements.
Part B: Structural design.
Part C: Dimensions.
Part D: Public safety.
Part F: Site operations.
Part G: Excavations.
Part H: Foundations.
Part J: Floors.
Part K: Walls.
Part L: Roofs.
Part M: Stairways.
Part N: Glazing.
Part O: Lighting and ventilation.
Part P: Drainage.
Part Q: Non-water-borne means of sanitary disposal.
Part R: Stormwater disposal.
Part S: Facilities for persons with disabilities.
Part T: Fire protection.
Part V: Space heating.
Part W: Fire installation

GENERAL:
THE CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE BUILDING, WITH PARTICULAR REFERENCE TO ALL BOUNDARIES, BUILDING LINES, SERVITUDES ETC.
THIS DRAWING MAY NOT BE SCALED. FIGURED DIMENSIONS ARE TO BE USED AT ALL TIMES.
CONTRACTOR TO CHECK AND VERIFY ALL LEVELS, HEIGHTS AND DIMENSIONS ON SITE, PRIOR TO COMMENCEMENT WITH ANY WORK. ANY DISCREPANCIES MUST BE REPORTED TO THE AUTHOR OF THIS DRAWING IN WRITING IMMEDIATELY.
CONTRACTORS ARE TO LOCATE AND IDENTIFY EXISTING SERVICES ON SITE AND PROTECT THESE FROM DAMAGE THROUGHOUT THE DURATION OF THE WORKS.
CONTRACTORS ARE TO LOCATE AND IDENTIFY EXISTING SERVICES ON SITE AND PROTECT THESE FROM DAMAGE THROUGHOUT THE DURATION OF THE WORKS.
CONTRACTOR MUST ENSURE THAT DPC'S ARE BUILT IN UNDER ALL WALLS, BEAMS,WINDOWS, AND TO ANY OTHER POSITION AS REQUIRED BY THE NHBRC OR SANS 10400, REGARDLESS OF WHETHER THE BUILDING IS ENROLLED WITH THE NHBRC OR NOT AND IRRESPECTIVE OF WHETHER IT IS INDICATED ON PLAN OR NOT.
THE CONTRACTOR AND CLIENT (EMPLOYER) IS RESPONSIBLE FOR INSPECTION NOTIFICATIONS TO COUNCILS (MUNICIPALITIES) AND ENGINEERS AT THE REQUIRED STAGES.
ANY DISCREPANCIES OR OMISSIONS FOUND ON THESE PLANS MUSTBE QUERIED WITH THE AUTHOR OF THESE PLANS IN WRITING.
BOUNDARY CORNER BEACONS:
ALL BOUNDARY BEACONS TO BE EXPOSED AND DEMARCATED.
OWNER IS RESPONSIBLE FOR THE POINTING OUT OF BOUNDARY CORNER BEACONS PRIOR TO CONTRACTORS OR OWNERS PROCEEDING WITH ANY CONSTRUCTION WORK. BUILDING TO BOUNDARY DIMENSIONS ON PLAN ARE INDICATIVE ONLY AND MUST BE VERIFIED ON SITE ONCE CORNER BEACONS ARE ESTABLISHED. ANY DIMENSION DISCREPANCIES MUST BE REPORTED TO THE AUTHOR /ARCHITECT OF THESE PLANS IN WRITING.

INDEMNITY NOTICE:
EVEN THOUGH THE AUTHOR / ARCHITECT OF THIS PLAN HAS MADE EVERY EFFORT TO ACCURATELY DOCUMENT EXISTING BUILDINGS AS IS ON SITE WE CANNOT BE HELD RESPONSIBLE FOR WORKS BEYOND OUR SCOPE OF WORK, ie ACCURATE POSITIONING OF THE BUILDING ON SITE. (A LAND SURVEYOR SHOULD BE APPOINTED FOR THIS) , DETERMINATION OF FOUNDATION SIZES,PLACEMENT OF UNDERLAY MEMBRANES, DPC'S, BRICKFORCE, ANY UNDERGROUND ITEMS, ETC..
IMPORTANT NOTICE:
IT IS IMPERATIVE THAT THE CONTRACTOR ADHERES TO ALL INSULATION NOTES ON THIS PLAN, FAILURE TO DO SO WILL RENDER THE BUILDING NON-COMPLIANT TO SANS 10400 XA AND THE CONTRACTOR WILL BE RESPONSIBLE FOR THE RECTIFICATION COSTS THEREOF.
CHANGING OF WINDOW AND DOOR SIZED MAY RENDER THE BUILDING NON-COMPLIANT TO SANS 10400XA. REMEDIAL COST MAY BE INCURRED SHOULD DEVIATIONS OCCUR.

Greeff Architecture
PROFESSIONAL SENIOR ARCHITECTURAL TECHNOLOGIST
MARTHINUS ANTON GREEFF
10:31 AM (A/Hra/Johannesburg) on 28 Jun 2023
MARIUS GREEFF (MARTHINUS A GREEFF)
PSAT (**SACAP REG: ST0510**)
B.Tech. Architectural Technology
NHD Architecture T4
Office 2, 205 Porter Road, Bettys Bay 7141
Cellular: 082 821 7837
Email: greeffarchitecture@builditbetter.co.za

31/10/2023

PROJECT DETAILS:
NEW DWELLING
FOR MESSRS:
J D SMIT & C J SMIT

PROPERTY DETAILS:
ERF 5629 (A PORTION OF ERF 4576), BETTYS BAY
STREET ADDRESS
CNR OF PODALYRIA ROAD & DISA CIRCLE, BETTYS BAY

OWNER/S NAME/S & SIGNATURE/S

JACQUES DUMOND SMIT
SIGNATURE: DATE: 31/10/2023

CHANTALE-MARIE JOSE SMIT
SIGNATURE: DATE: 31/10/2023

Revision History

RevID	ChID	Change Name	Date

Drawing Name
Ground Floor, Story, Building Section, Section for Determination of Height

Drawing Status:
Modified by:
Checked by:

Drawing Scale
1:100

Layout ID
#Project Code A.01.1
Revision