
Revision Schedule

Revision Number Revision Date Rescription



GENERAL NOTES:

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QUALITY OF MATERIALS AND WORKMANSHIP TO COMPL WITH THE LATEST RELEVANT CODES AND SPECIFICATIO OF SABS AND NBR AND THE MINIMUM STANDARDS OF STANDARD PRELIMINARIES (JBCC) AND MODEL PREAMB FOR TRADES (1999-ASQS) AND WERE APPLICABLE.

CONSTRUCTION NOTES IN COMPLIANCE WITH

B: STRUCTURAL DESIGN - To be completed by Registered, Professional Engineer with relevant experience in structural and civil engineering field. Proof of registration to be supplied when requested.

C: DIMENSIONS - All rooms or spaces to be constructed in accordance with SANS 10400-C.

D: PUBLIC SAFETY - Any change in level, design of ramps & driveways, access to swimming pools to be in accordance with SANS 10400-D.

F: SITE OPERATIONS - Sanitary facilities to be provided for construction team in accordance with SANS 10400-F.

G: EXCAVATIONS - Any excavation relating to a building less than 3m must be constructed with the detailed requirements of SANS 10400-G or must be subject to a

G: EXCAVATIONS - Any excavation relating to a building less than 3m must be constructed with the detailed requirements of SANS 10400-G or must be subject to a rational design (or assessment or both) by an approved competent person. Any excavation in excess of 3m is subject to a rational design by an approved competent person.

H: FOUNDATIONS - Foundations are to be designed in

H: FOUNDATIONS - Foundations are to be designed in accordance with SANS 10400-B or the detailed requirements of SANS 10400-H. Where this has not been done, an approved competent will be appointed to do so as part of a rational design based on a geotechnical report.

J: FLOORS - Floors in "WET" areas are to be constructed in accordance with SANS 10400-J.

Suspended floors need to be constructed in accordance with the requirements of SANS 10400-B & 10400-T or SANS 10082 or the detailed requirements of SANS 10400-J. Slabs on grade need to be in accordance with SANS 10400-B or SANS 10400-H or detailed requirements of SANS 10400-J or rationally designed by approved competent person.

approved competent person.

K: WALLS - Strength and stability of walls needs to be in accordance with SANS 10400-B & 10400-T or the detailed requirements of SANS 10400-K. Roof fixing needs to be in accordance with SANS 10400-B or the detailed requirements of SANS 10400-K.

L: ROOFS - Roof coverings & waterproofing need to be in accordance with SANS 10400-L. Flat roofs or related gutters need to be constructed in accordance with the detailed requirements of SANS 10400-L or rationally

designed by an approved competent person. Roof

assembly and ceiling installation must be constructed in accordance to SANS 10400-C as well as SANS 10400-L & 10400-K or SANS 10400-B & SANS 10400-L and SANS 10400-L or SANS 10400-T in terms of fire resistance & combustibility. Gutters & donwpipes must be sized in accordance with SANS 10400-R.

M: STAIRWAYS - Stairways must be constructed in accordance with SANS 10400-B & SANS 10400-T or the detailed requirements of SANS 10400-M. Any item(s) acting as a balustrade to such a stair needs to be be in accordance to SANS 10400-B or 10400-K & 10400-T.

N: GLAZING - Type and fixing of glazing to be in accordance with SANS 10400-B or the detailed

made in accordance to the detailed requirements of SANS 10400-N. SEE MASTER GLAZING NOTE ON THE WINDOW AND DOOR SCHEDULE.

O: LIGHTING & VENTILATION - Lighting in any habitable room needs to comply with SANS 10400-T and the detailed requirements of SANS 10400-O. Ventilation shall be in accordance to the detailed requirements of SANS 10400-T and SANS 10400-O or rationally designed by an approved competent person.

P: DRAINAGE - The drainage system must be in accordance with SANS 10400-P or rationally designed by an approved competent person or subject to an

rationally designed by an approved competent person or is subject to an Agreement certificate or comprise pail closets emptied by local authority.

R: STORMWATER - Implemented according to SANS 10400-R or rationally designed my an approved competent person. The latter applies to stormwater disposal between inter-connected complexes.

S: PERSONS WITH DISABILITIES - Facilities to be provided in accordance with SANS 10400-S or rationally designed by approved competent person.

T: FIRE PROTECTION - To be provided in accordance with the detailed requirements of SANS 10400-T or rationally designed by an approved competent person.

V: SPACE HEATING - To be provided in accordance with SANS 10400-V.

W: FIRE INSTALLATION - Installation to be done according to SANS 10400-W and Water supply

Q: NON-WATERBORNE SANITARY DISPOSAL -

subject to the requirements of SANS 10400-Q or is

rationally designed by an approved competent person.

XA: ENERGY EFFICIENCY IN BUILDINGS - The
building shall comply to the following regulations:

- Orientation and shading: SANS 204

- External Walls: SANS 10400 XA

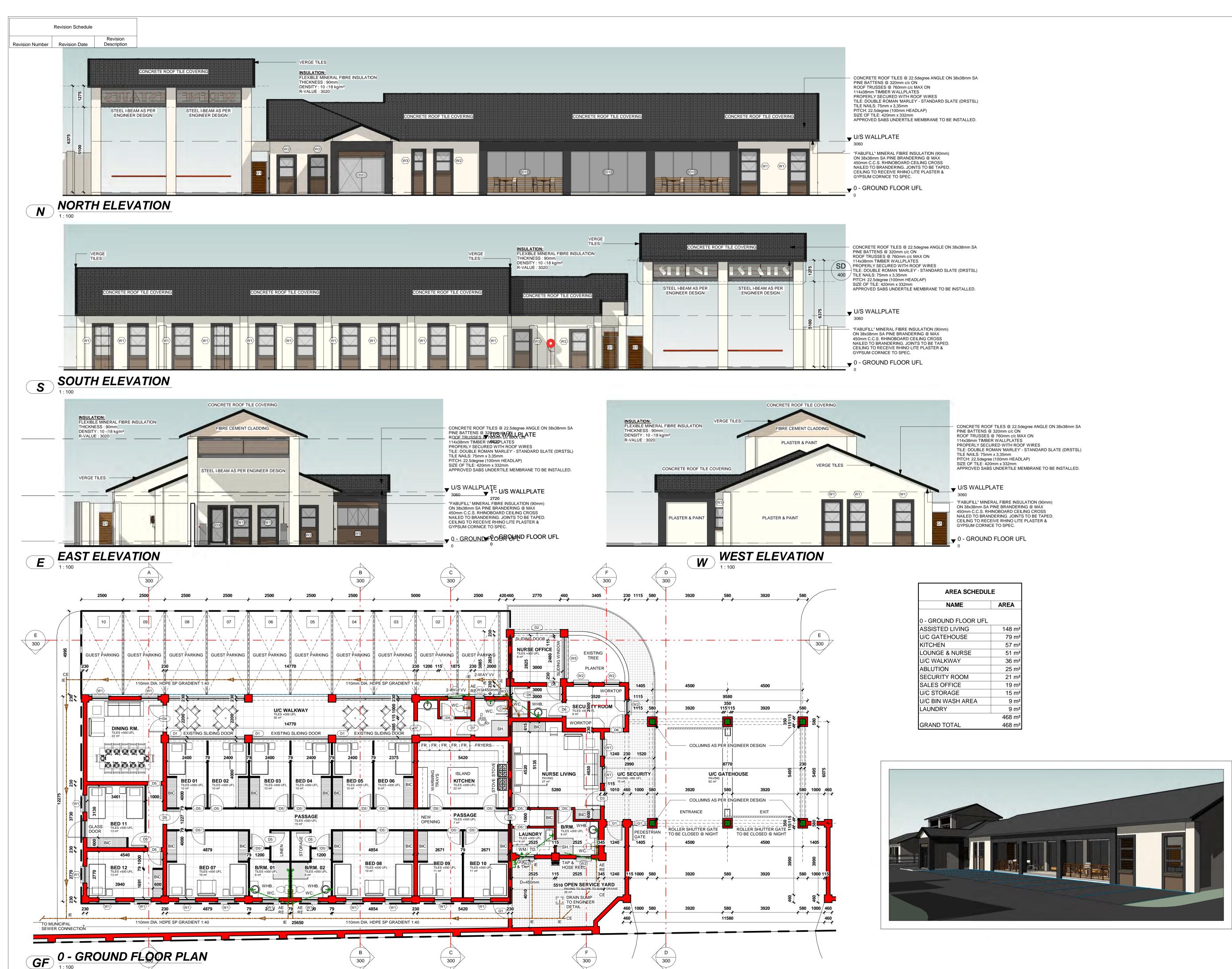
- Fenestration: SANS 10400 XA

- Roof Assemblies: SANS 10400 XA

Roof Assemblies: SANS 10400 XA
 Floors with in slab heating: SANS 10400 XA
 Energy demanding services or control: SANS 204
 Hot water systems: SANS 10400 or, Certification of fenestration by approved competent person, Rational design (SANS 10400-XA) by approved competent person in terms of annual demand and consumption, Certification of annual energy demand and consumption equalling or less than reference building complying to SANS 10400-XA

COMPETENT PERSONS: All "competent" persons to supply proof of competency and complete required SANS 10400 documentation before acceptance on the project as described elsewhere on this sheet.

Engineers Stamp



GENERAL NOTES:

SANS 10400:

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F: SITE OPERATIONS - Sanitary facilities to be provided for construction team in accordance with SANS 10400-F. G: EXCAVATIONS - Any excavation relating to a building less than 3m must be constructed with the detailed requirements of SANS 10400-G or must be subject to a rational design (or assessment or both) by an approved competent person. Any excavation in excess of 3m is

subject to a rational design by an approved competent H: FOUNDATIONS - Foundations are to be designed in accordance with SANS 10400-B or the detailed requirements of SANS 10400-H. Where this has not been done, an approved competent will be appointed to do so

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Suspended floors need to be constructed in accordance with the requirements of SANS 10400-B & 10400-T or SANS 10082 or the detailed requirements of SANS 10400-J. <u>Slabs on grade</u> need to be in accordance with SANS 10400-B or SANS 10400-H or detailed requirements of SANS 10400-J or rationally designed by

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K: WALLS - Strength and stability of walls needs to be in accordance with SANS 10400-B & 10400-T or the detailed requirements of SANS 10400-K. Roof fixing needs to be in accordance with SANS 10400-B or the detailed requirements of SANS 10400-K.

L: ROOFS - Roof coverings & waterproofing need to be in accordance with SANS 10400-L. Flat roofs or related gutters need to be constructed in accordance with the detailed requirements of SANS 10400-L or rationally designed by an approved competent person. Roof assembly and ceiling installation must be constructed in accordance to SANS 10400-C as well as SANS 10400-L & 10400-K or SANS 10400-B & SANS 10400-L and SANS 10400-L or SANS 10400-T in terms of fire

resistance & combustibility. <u>Gutters & donwpipes</u> must be sized in accordance with SANS 10400-R. M: STAIRWAYS - Stairways must be constructed in accordance with SANS 10400-B & SANS 10400-T or the detailed requirements of SANS 10400-M. Any item(s) acting as a balustrade to such a stair needs to be be in accordance to SANS 10400-B or 10400-K & 10400-T.

N: GLAZING - Type and fixing of glazing to be in accordance with SANS 10400-B or the detailed requirements of SANS 10400-N. Glazing selection to be

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DAVID F CRONJE

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DUNFORD PROPERTIES (PTY) LTD 2015/441717/07

NEW RETIREMENT VILLAGE ON

ERF 3 SONDELA SERENE RETIREMENT VILLAGE SERENE ESTATES

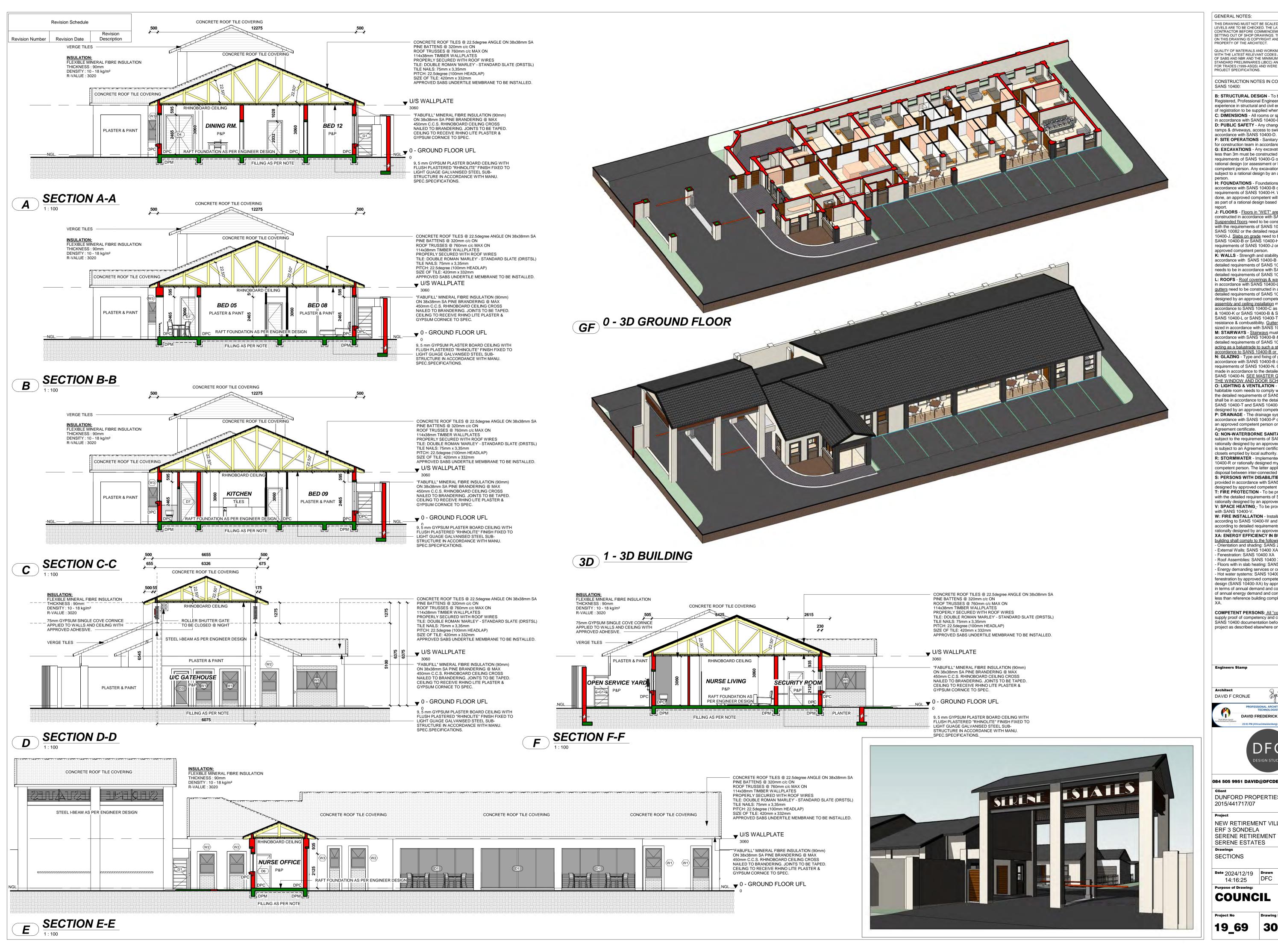
GATEHOUSE & ASSISTED LIVING

Date 2024/12/19 | Drawn 14:15:13

DFC 1:100 **Purpose of Drawing:**

COUNCIL

200



GENERAL NOTES:

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& 10400-K or SANS 10400-B & SANS 10400-L and SANS 10400-L or SANS 10400-T in terms of fire resistance & combustibility. <u>Gutters & donwpipes</u> must be sized in accordance with SANS 10400-R. M: STAIRWAYS - Stairways must be constructed in accordance with SANS 10400-B & SANS 10400-T or the detailed requirements of SANS 10400-M. Any item(s) acting as a balustrade to such a stair needs to be be in accordance to SANS 10400-B or 10400-K & 10400-T.

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Fenestration: SANS 10400 XA - Roof Assemblies: SANS 10400 XA - Floors with in slab heating: SANS 10400 XA

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DAVID F CRONJE

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DUNFORD PROPERTIES (PTY) LTD 2015/441717/07

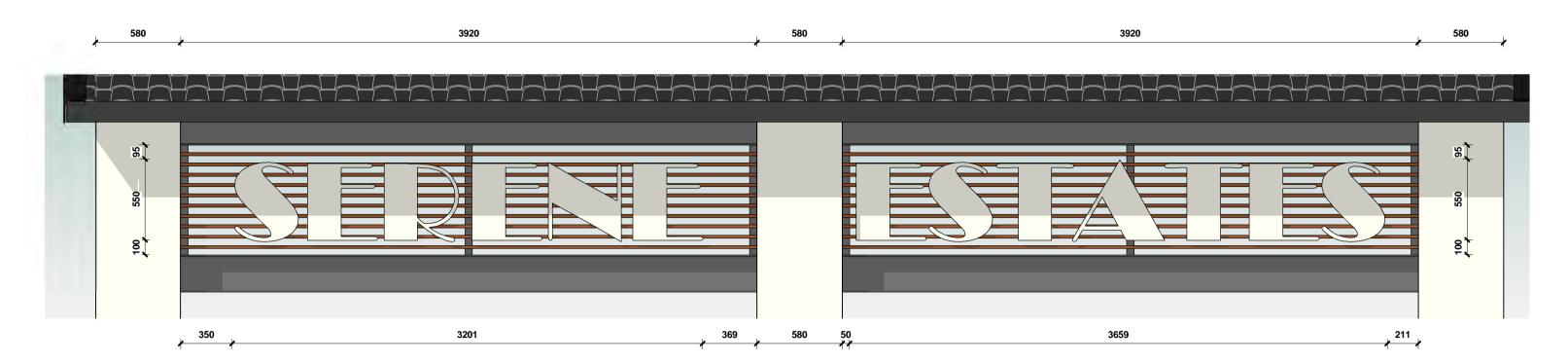
NEW RETIREMENT VILLAGE ON ERF 3 SONDELA SERENE RETIREMENT VILLAGE SERENE ESTATES

SECTIONS

Date 2024/12/19 | Drawn 1:100

DFC 14:16:25 Purpose of Drawing: COUNCIL

300



SD SIGNAGE DETAIL



GF 0 - GROUND FLOOR PLAN (ELEC)

General notes

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ELECTRICAL LEGEND:

- FLOOR MOUNTED LIGHT
- RECESSED DOWN LIGHTER (SWIVEL TYPE)
 CAST INTO CONC. SOFFIT OR LET INTO CEILING
- RECESSED DOWN LIGHTER CAST INTO CONC. SOFFIT OR LET INTO CEILING CEILING MOUNTED LIGHT
 SURFACE MOUNTED ON CEILING
- WALL MOUTED LIGHT
 2100 ABOVE FFL OR OTHER TO ARCHITECT
- WATERTIGHT CEILING MOUNTED LIGHT SURFACE MOUNTED ON CEILING
- WATERTIGHT WALL MOUNTED LIGHT
 2100 ABOVE FFL OR OTHER TO ARCHITECT
- WATERTIGHT WALL MOUNTED MOVEMENT DETECTION LIGHT
- CEILING UNIT SINGLE TUBE FLOURESCENT CAST INTO CONC. SOFFIT OR LET INTO CEILING
- CEILING UNIT DOUBLE TUBE FLOURESCENT
 CAST INTO CONC. SOFFIT OR LET INTO CEILING
- ° PENDANT TYPE LIGHT SUSPENDED FROM RAFTERS
- WALL MOUNTED STAIRLIGHT
 MOUNTED 400mm ABOVE STAIR TREAD

- ONE WAY 5 AMP WALL MOUNTED LIGHT SWITCH
 1350 ABOVE UFL TO UNDERSIDE OF SWITCH FACE PLATE EXACT POSITION BY ARCHITECT
- ONE WAY 5 AMP WALL MOUNTED DOUBLE LIGHT SWITCH
- ONE WAY 5 AMP WALL MOUNTED TRIPPLE LIGHT SWITCH
 1350 ABOVE UPL TO UNDERSIDE OF TRIPPLE SWITCH FACE PLATE EXACT POSITION BY ARCHITECT
- 2) TWO WAY 5 AMP WALL MOUNTED LIGHT SWITCH
- TWO WAY 5 AMP WALL MOUNTED DOUBLE LIGHT SWITCH
- TWO WAY 5 AMP WALL MOUNTED TRIPPLE LIGHT SWITCH
 1350 ABOVE UFL TO UNDERSIDE OF DOUBLE SWITCH FACE PLATE EXACT POSITION BY ARCHITECT
- WALL MOUNTED DIMMER LIGHT SWITCH
 1350 ABOVE UFL TO UNDERSIDE OF SWITCH FACE PLATE EXACT POSITION BY ARCHITEC
- WALL MOUNTED DIMMER DOUBLE LIGHT SWITCH
 1350 ABOVE UFL TO UNDERSIDE OF SWITCH FACE PLATE EXACT POSITION BY ARCHITECT
- WALL MOUNTED DIMMER TRIPPLE LIGHT SWITCH
 1350 ABOVE UFL TO UNDERSIDE OF SWITCH FACE PLATE EXACT POSITION BY ARCHITECT
- WALL MOUNTED TWO WAY DIMMER LIGHT SWITCH
 1350 ABOVE UFL TO UNDERSIDE OF SWITCH FACE PLATE EXACT POSITION BY ARCHITECT WALL MOUNTED TWO WAY DIMMER DOUBLE LIGHT SWITCH
 1350 ABOVE UFL TO UNDERSIDE OF SWITCH FACE PLATE - EXACT POSITION BY ARCHITECT
- WALL MOUNTED TWO WAY DIMMER TRIPPLE LIGHT SWITCH
 1300 ABOVE UPL TO UNDERSIDE OF SWITCH FACE PLATE EXACT POSITION BY ARCHITECT
- DB DIST. BOARD LIGHTING CIRCUIT
- TV 340 FROM UFL- EXACT POSITION BY ARCHITECT
- LIGHTING CIRCUIT TO DIM
- LIGHTING CIRCUIT ON
- DAY/NIGHT SENSOR WITH ON/OFF OPTION AT SWITCH INTERCOM EXACT HEIGHT AND POSITION BY ARCHITECT
- DATA PUNT
 EXACT HEIGHT AND POSITION BY ARCHITECT
- HUB NETWORK HUB
 EXACT HEIGHT AND POSITION BY ARCHITECT
- G GEYSER 200L 200 L 2KW HOT WATER GEYSER
- G GEYSER
 100L 100 L 2KW HOT WATER GEYSER
- ALARM CENSOR
 EXACT HEIGHT AND POSITION BY ARCHITECT STOVE SWITCH
- SINGLE OUTLET 15 AMP WALL SOCKET
 220 OR 1050 FROM UFL TO BOTTOM OF PLUG FACE PLATE DOUBLE OUTLET 15 AMP WALL SOCKET 15)HI 220 OR 1050 FROM UFL TO BOTTOM OF PLUG FACE PLATE
- 30H DOUBLE OUTLET 30 AMP WALL SOCKET
- H 2 POINT ISOLATOR
- SHAVER/LIGHT SWITCH COMBINATION
 1100 FROM UFL TO BOTTOM OF FACE PLATE
- SINGLE OUTLET 15 AMP ALL-WEATHER WALL SOCKET.
 220 OR 1050 FROM UFL TO BOTTOM OF PLUG FACE PLATE ALL POSITIONS OF LIGHT FITTINGS, PLUGS & SWITCHES TO BE CONFIRMED BY ARCHITECT.

Revision Schedule

Rev. # Revision Date Revision Description

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PAT 24749861





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DUNFORD PROPERTIES (PTY) LTD 2015/441717/07

NEW RETIREMENT VILLAGE ON ERF 3 SONDELA
SERENE RETIREMENT VILLAGE
SERENE ESTATES

ELECTRICAL PLAN

Purpose of Drawing:

Date 2024/12/19 Drawn DFC As indicated

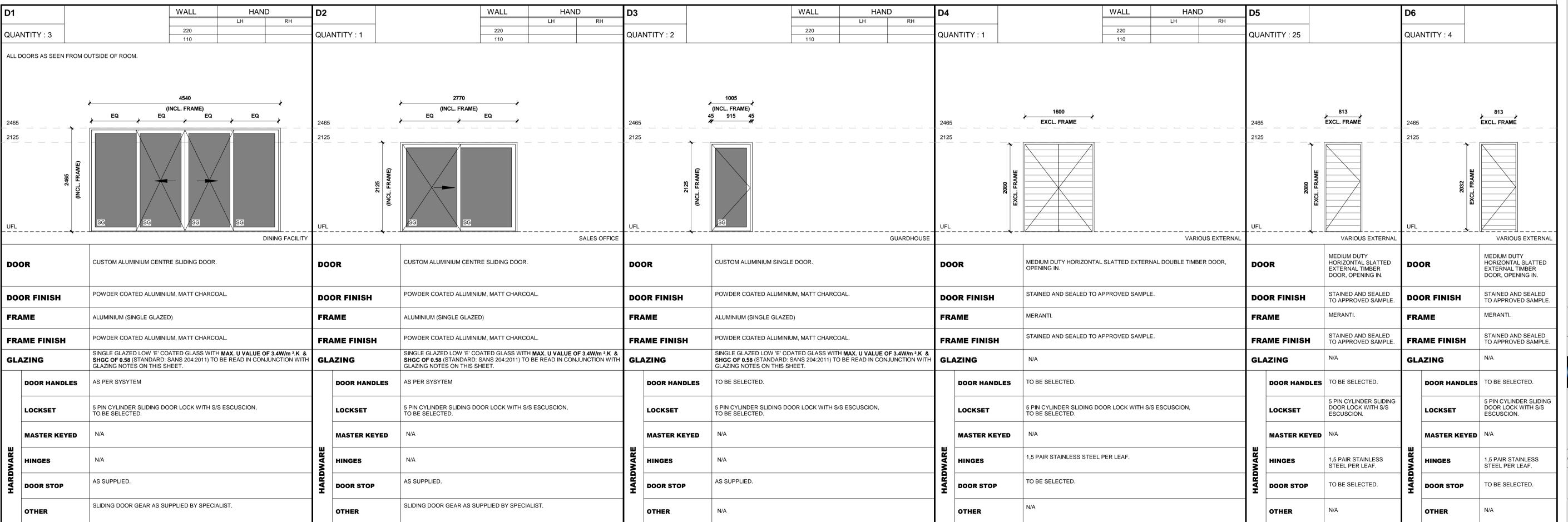
COUNCIL

19_69 400

WINDOW SCHEDULE

		•				•		•		to be in accordance with the req. of SANS 10400-B
W1	QUANTITY : 17	W2	QUANTITY : 6	6 W3	QUANTITY : 2	W4	QUANTITY : 0	W5	QUANTITY : 1	Glazing installations
2465 2125 009 009 599	THOO (INCL. FRAME) THOO FIXED 1880	2465 2125 009 009	(INCL FRAME) (INCL FRAME) (INCL FRAME)	2465 2125 009	(INCL. FRAME) THOO THOO FIXED THOO TH	2465	(INCL. FRAME) FIXED SG ONLY ONLY	1020 1105 (INCL. FRAME)	2480 (INCL. FRAME) 501 501 501	 Glazing materials shall comprise either glass that complies with the req. of parts 1 to 5 of SANS 50572, or polycarbonate sheeting. Frames to receive glazing material shall either comply with the req. of SANS 727 or SANS 1553-2, or be capable of withstanding the wind and impact loads det. in acc. with the req. of SANS 10400-B without deflecting more than 1/175th of their span. The thickness of panels of glass and flat solid polycarbonate sheeting, other than in lifts, shall a) be not less than that given in tables 1 to 6 in SANS 10400-N, b) be det. By a competent person (glazing) in acc. With the req. of SANS 10137, or c) be based on wind loads det. In acc. With the req. of SANS 10400-B. NOTE: SANS 10400-B req. that wind loads be det. By a competent person (structures).
UFL		UFL		UFL		UFL		UFL		The top and bottom of glass fins (see fig. 1, SANS 10400-N) installed at butt joints of glass panes shall
									'	be fully fixed to the supporting structure and have overall dimensions as given in table 7. Silicone sealant that has a tensile strength of at least 1 MPa
WINDOW	CUSTOM (SINGLE GLAZED) ALUMINIUM TOP HUNG WINDOW ASSEMBLY WITH FIXED PANEL AS INDICATED.	WINDOW	CUSTOM (SINGLE GLAZED) ALUMINIUM TOP HUNG WINDOW ASSEMBLY WITH FIXED PANEL AS INDICATED.	WINDOW	CUSTOM (SINGLE GLAZED) ALUMINIUM TOP HUNG WINDOW ASSEMBLY WITH FIXED PANEL AS INDICATED.	WINDOW	CUSTOM (SINGLE GLAZED) ALUMINIUM WITH FIXED PANEL AS INDICATED.	WINDOW	CUSTOM (SINGLE GLAZED) ALUMINIUM SLIDING WINDOW WITH OPENING PANEL AS INDICATED.	shall be used. NOTE: A butt joint is assumed to have no structural strength. Therefore panels which incorporate a butt joint are not considered to be supported on all sides.
FRAME	ALUMINIUM (SINGLE GLAZED)	FRAME	ALUMINIUM (SINGLE GLAZED)	FRAME	ALUMINIUM (SINGLE GLAZED)	FRAME	ALUMINIUM (SINGLE GLAZED)	FRAME	ALUMINIUM (SINGLE GLAZED)	A glass fin is necessary to provide the support at the joint so that the pane can be considered to be supported on four or two opposite sides. The panes of all safety glazing mat. shall be permanently marked by the installer in such a
FRAME FINISH	POWDER COATED ALUMINIUM, MATT CHARCOAL	FRAME FINISH	H POWDER COATED ALUMINIUM, MATT CHARCOAL	FRAME FINISH	POWDER COATED ALUMINIUM, MATT CHARCOAL	FRAME FINISH	POWDER COATED ALUMINIUM, MATT CHARCOAL	FRAME FINISH	POWDER COATED ALUMINIUM, MATT CHARCOAL	manner that the markings are visible in individual panes after installation. • Safety glazing material that complies with the req. of SANS 1263-1 shall be used as indicated in fig. 2 to 4, SANS 10400-N and where
GLAZING	SINGLE GLAZED LOW 'E' COATED GLASS WITH MAX. U VALUE OF 3.4W/m ² .K & SHGC OF 0.58 (STANDARD: SANS 204:2011) TO BE READ IN CONJUNCTION WITH GLAZING NOTES ON THIS SHEET.	GLAZING	SINGLE GLAZED LOW 'E' COATED GLASS WITH MAX. U VALUE OF 3.4W/m ² .K & SHGC OF 0.58 (STANDARD: SANS 204:2011) TO BE READ IN CONJUNCTION WITH GLAZING NOTES ON THIS SHEET.	GLAZING	SINGLE GLAZED LOW 'E' COATED GLASS WITH MAX. U VALUE OF 3.4W/m ².K & SHGC OF 0.58 (STANDARD: SANS 204:2011) TO BE READ IN CONJUNCTION WITH GLAZING NOTES ON THIS SHEET. GLASS TO BE MADE OPAQUE.	GLAZING	SINGLE GLAZED LOW 'E' COATED GLASS WITH MAX. U VALUE OF 3.4W/m ².K & SHGC OF 0.58 (STANDARD: SANS 204:2011) TO BE READ IN CONJUNCTION WITH GLAZING NOTES ON THIS SHEET. GLASS FOR ONE WINDOW TO BE MADE OPAQUE.	GLAZING	SINGLE GLAZED LOW 'E' COATED GLASS WITH MAX. U VALUE OF 3.4W/m ² .K & SHGC OF 0.58 (STANDARD: SANS 204:2011) TO BE READ IN CONJUNCTION WITH GLAZING NOTES ON THIS SHEET. GLASS FOR ONE WINDOW TO BE MADE OPAQUE.	a) the occupancy or building classification is A3 (place of instruction), E1 (place of detention), E2 (hospital) and E3 (other institutional (residential) buildings) (see SANS 10400-A); b) doors and sidelights form part of any entrance up
B.BARS	N/A	B.BARS	N/A	B.BARS	N/A	B.BARS	N/A	B.BARS	N/A	to 2 100 mm from finished floor level; c) a window has a sill height of less than 500 mm from the floor; d) a window has a sill height of less than 800 mm from the floor without any permanent barrier that
OTHER	N/A	OTHER	N/A	OTHER	N/A	OTHER	N/A	OTHER	N/A	prevents persons from coming into contact with the glass panel, and is so placed that persons are likely, on normal traffic routes, to move directly towards such window;

DOOR SCHEDULE



NOTE: NO MANUFACTURING TO COMMENCE UNLESS MEASUREMENTS HAVE BEEN TAKEN ON SITE

GENERAL NOTES:

THIS DRAWING MUST NOT BE SCALED. DIMENSIONS AND LEVELS ARE TO BE CHECKED. THE LATTER ON SITE, BY THE CONTRACTOR BEFORE COMMENCEMENT OF ANY WORK OR SETTING OUT OF SHOP DRAWINGS. THE DESIGN SHOWN ON THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT.

QUALITY OF MATERIALS AND WORKMANSHIP TO COMPLY WITH THE LATEST RELEVANT CODES AND SPECIFICATIONS OF SANS AND SABS AND THE MINIMUM STANDARDS OF STANDARD PRELIMINARIES (JBCC) AND MODEL PREAMBLES FOR TRADES (2008-ASQS) AND WERE APPLICABLE. PROJECT SPECIFICATIONS.

GLAZING NOTES:

 Glazing and its associated frames and fixings are to be in accordance with the req. of SANS 10400-B

on normal traffic routes, to move directly towards such window:

Transparent glazing

 Where transparent glazing is used and is not likely to be apparent to, or suspected by, any person approaching it, such glazing shall bear markings that shall render it apparent to such person. Safety glazing.

NOTE: A barrier could be any feature, i.e. a heavy bar across a window, or a flower box placed in front of the window, that will provide a physical or visual barrier between the glass and a person. a) A bath enclosure or shower cubicle is glazed or where glazing occurs immediately above a bath; b) Glazing is used in any shop or display window within 2 100 mm from the finished floor level; c) Glazing is used in any wall or balustrade to a stairway, amp, landing or balcony; d) Glazing is used within 1 800 mm of the pitch line

of a stairway or the surface of a ramp, landing or e) Glazing applications are sloped or horizontal: f) A mirror is installed as a facing to a cupboard door

solid backing; g) Glazing is used around areas such as swimming pools and ice rinks; and h) Glazing is used in internal partitions, which are within 2 100 mm of floor level. i) Glazing applications are sloped or horizontal;

j) A mirror is installed as a facing to a cupboard door less than 800 mm above floor level and there is no k) Glazing is used around areas such as swimming

pools and ice rinks; and I) Glazing is used in internal partitions, which are within 2 100 mm of floor level. Glass in balustrades shall be toughened safety glass unless rigidly supported on all sides. Glass in horizontal or sloping applications shall be

laminated or toughened safety glass. Toughened safety glass shall only be used where individual panes are framed on all sides.

used in vertical glazing in sawtooth roofs. The thicknesses and max. panel dims. Of frameless bath and shower enclosures shall be as given in table 10, SANS 10400-N.

Aluminium supplier to be AAAMSA and SAGGA

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DUNFORD PROPERTIES (PTY) LTD 2015/441717/07

NEW RETIREMENT VILLAGE ON **ERF 3 SONDELA**

SERENE RETIREMENT VILLAGE SERENE ESTATES

WINDOW & DOOR SCHEDULE

Date 2024/12/19 Drawn DFC 14:17:15

COUNCIL

500

1:50