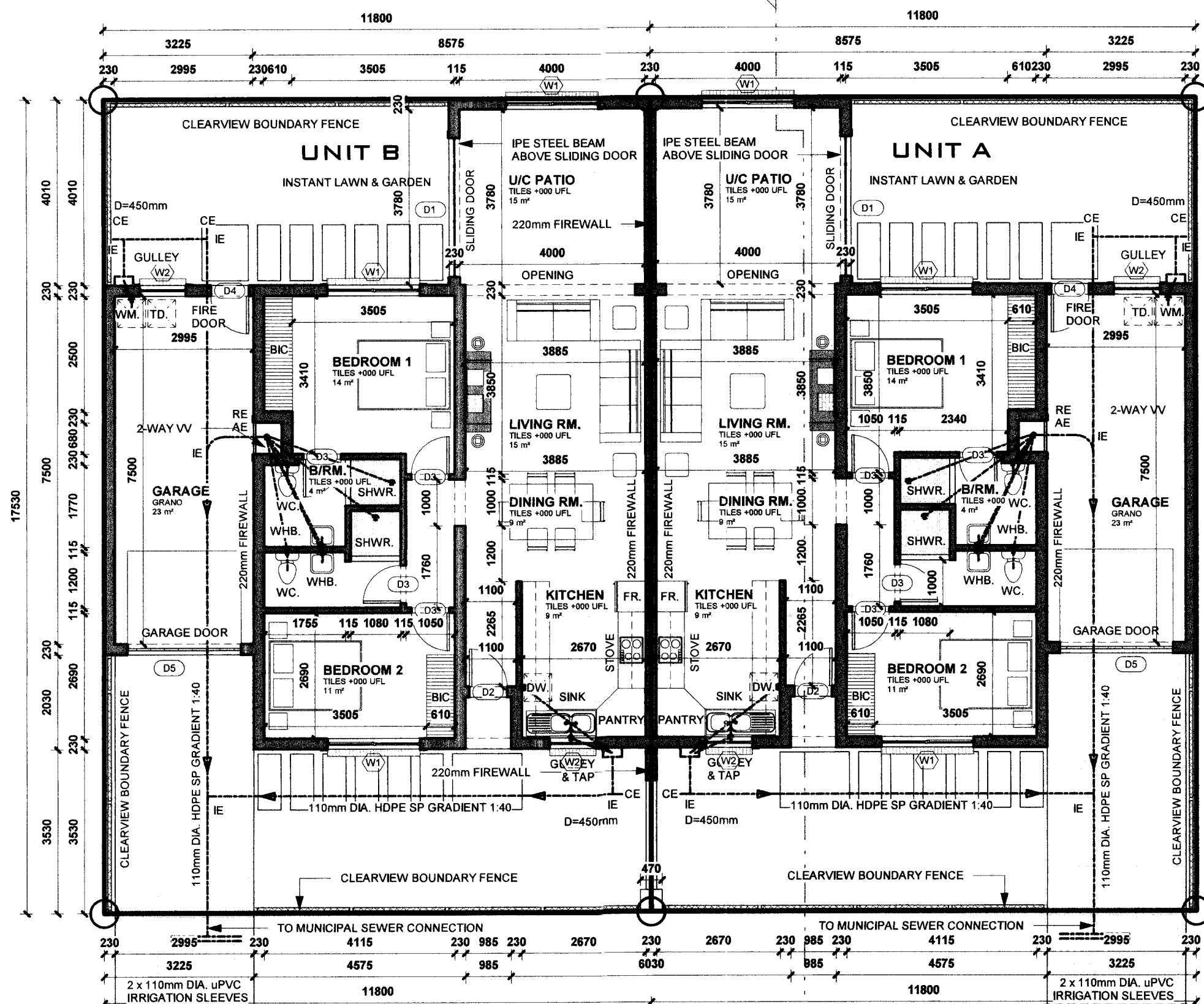
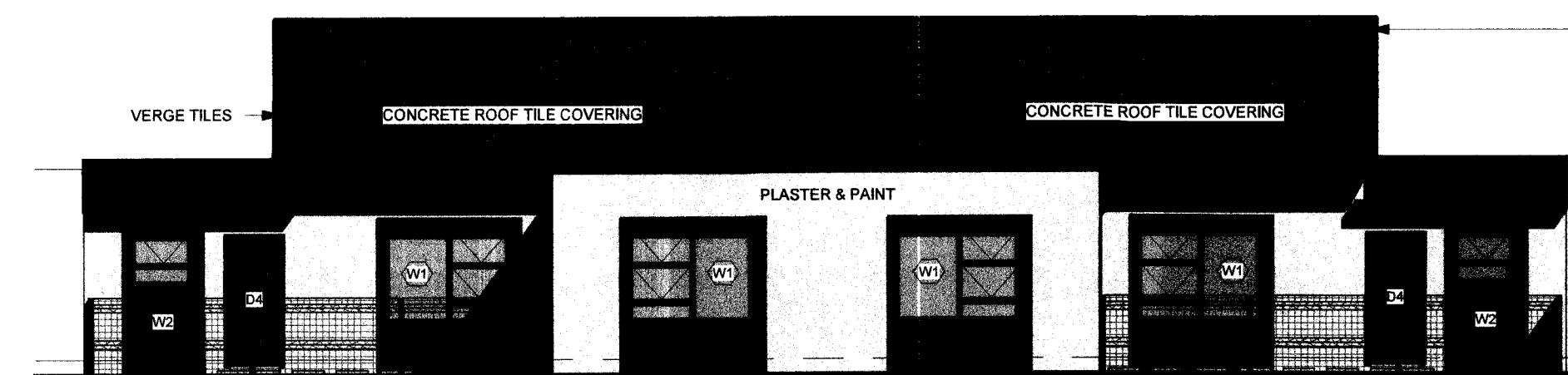


Revision Schedule		
Revision Number	Revision Date	Revision Description



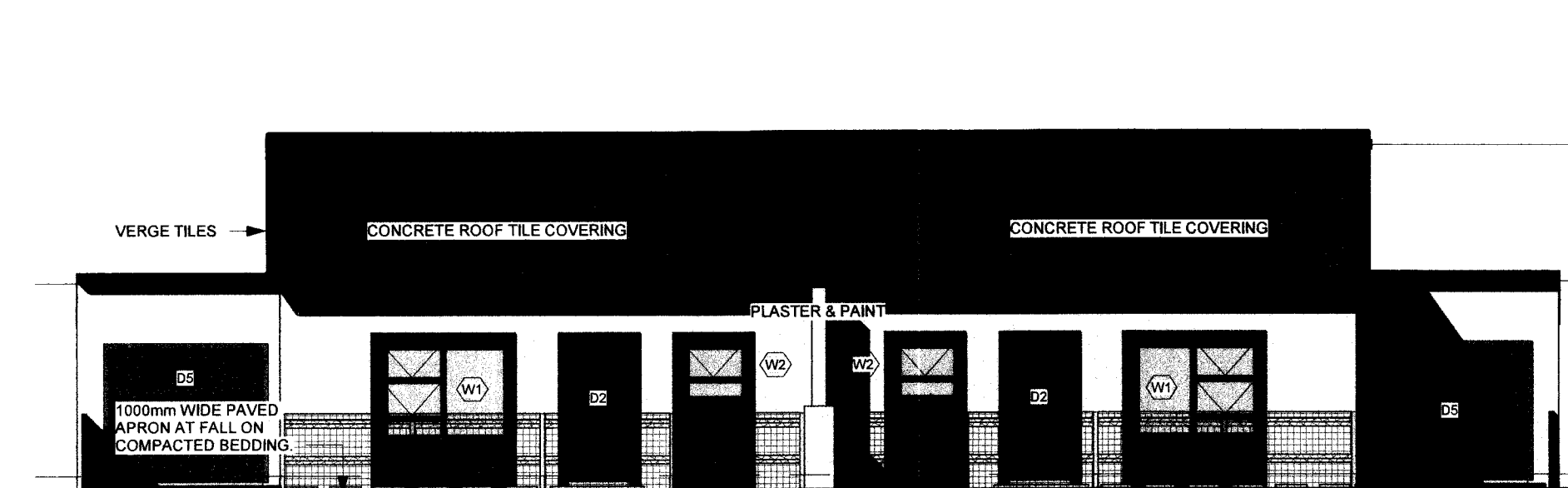
0 - GROUND FLOOR PLAN

1:100



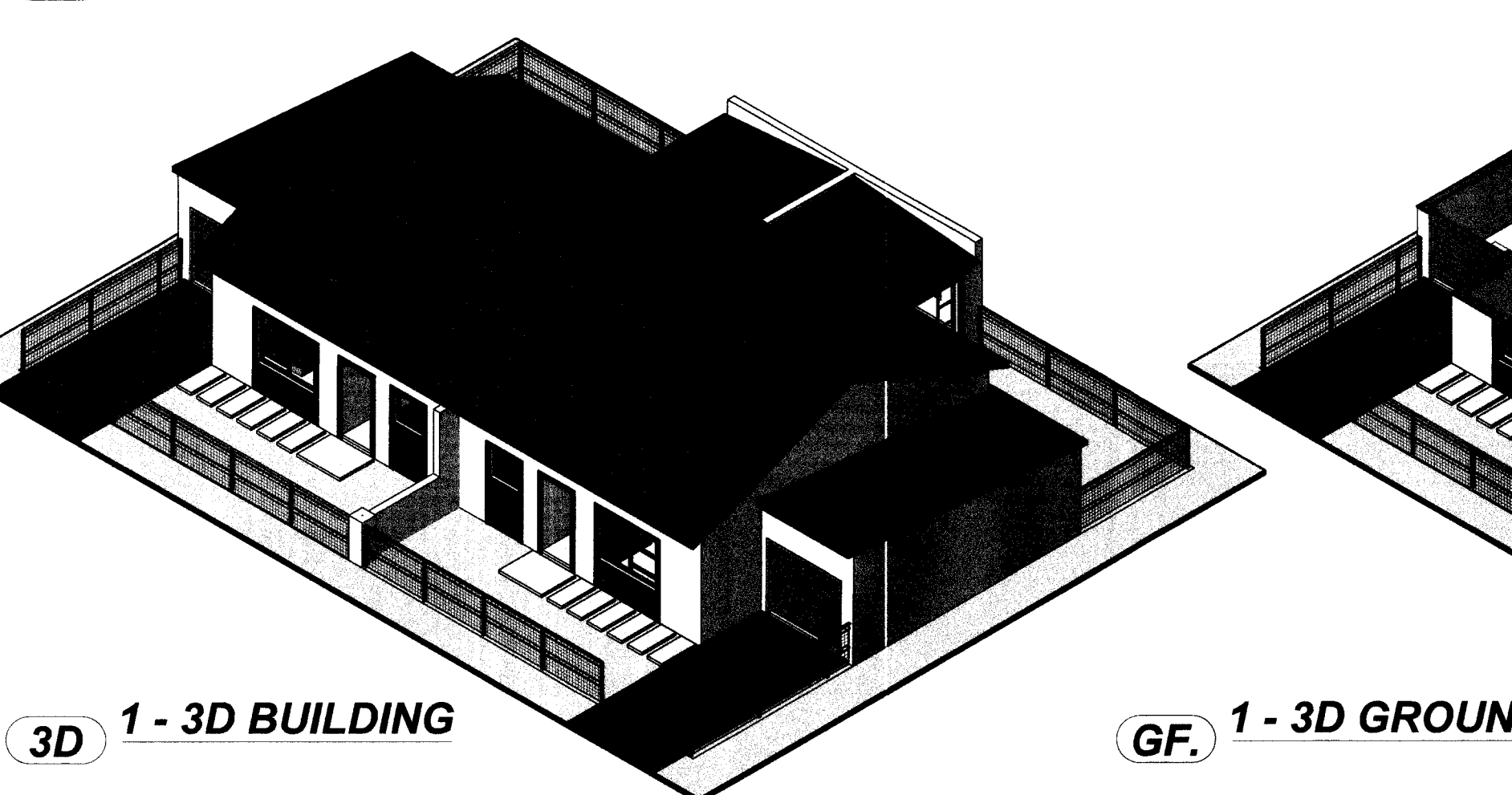
NORTH ELEVATION

1:100



SOUTH ELEVATION

1:100



1 - 3D BUILDING

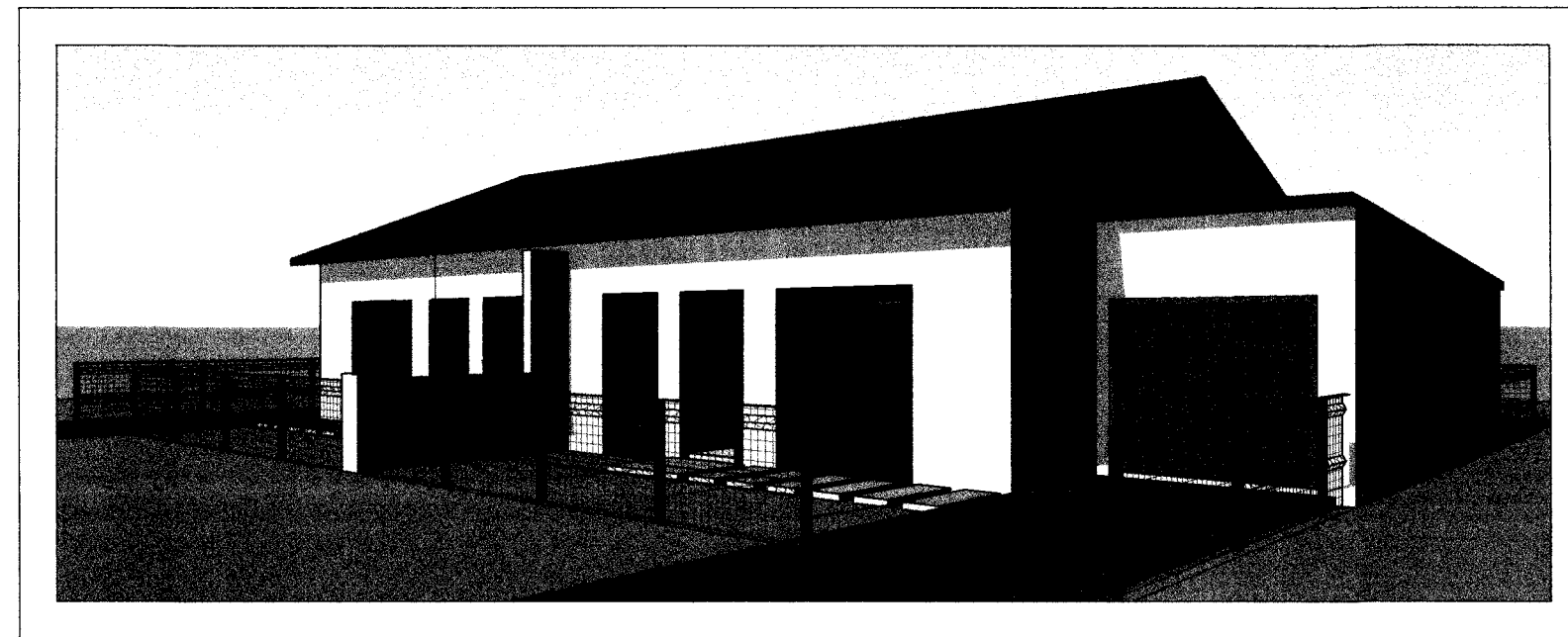
3D

1:100



1 - 3D GROUND FLOOR

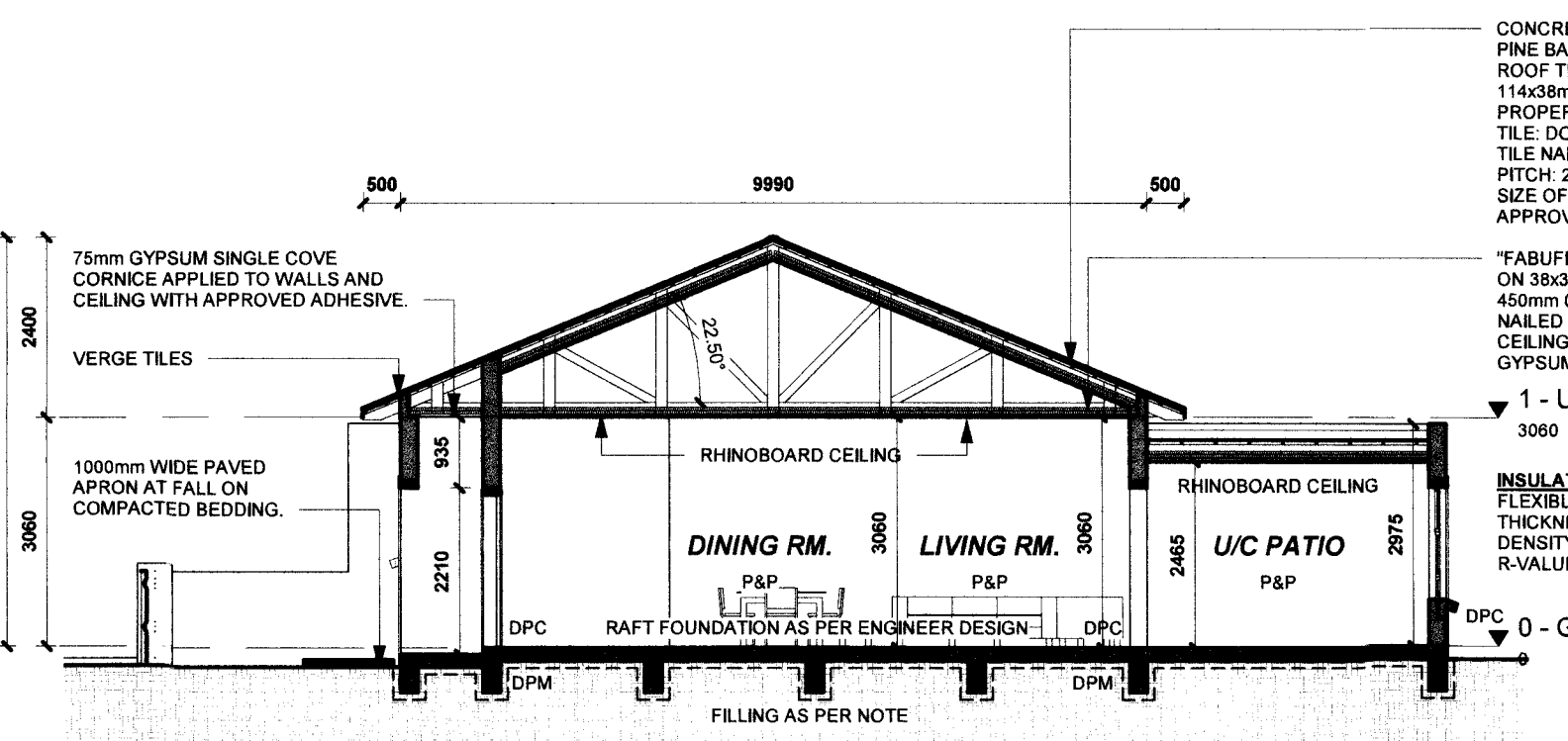
GF.



AREA SCHEDULE	
NAME	AREA
0 - GROUND FLOOR UFL	86 m²
UNIT B	86 m²
UNIT A	86 m²
GARAGE B	26 m²
GARAGE A	26 m²
U/C PATIO B	17 m²
U/C PATIO A	17 m²
TOTAL	258 m²

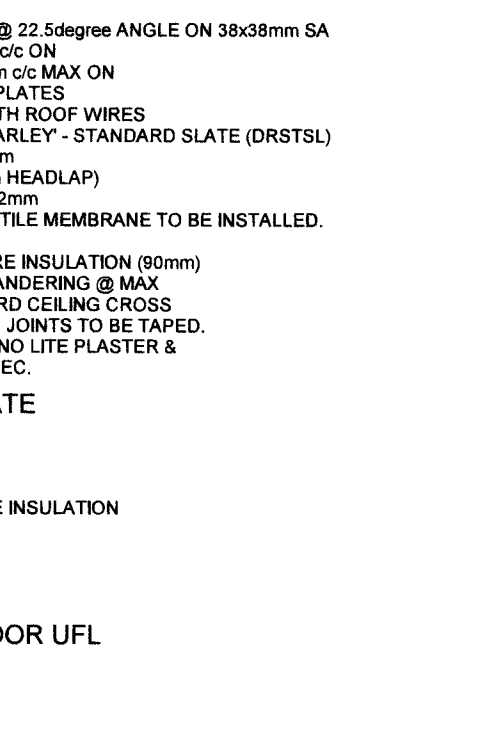
UNIT A2

UNIT A = 129,00m²
UNIT B = 129,00m²



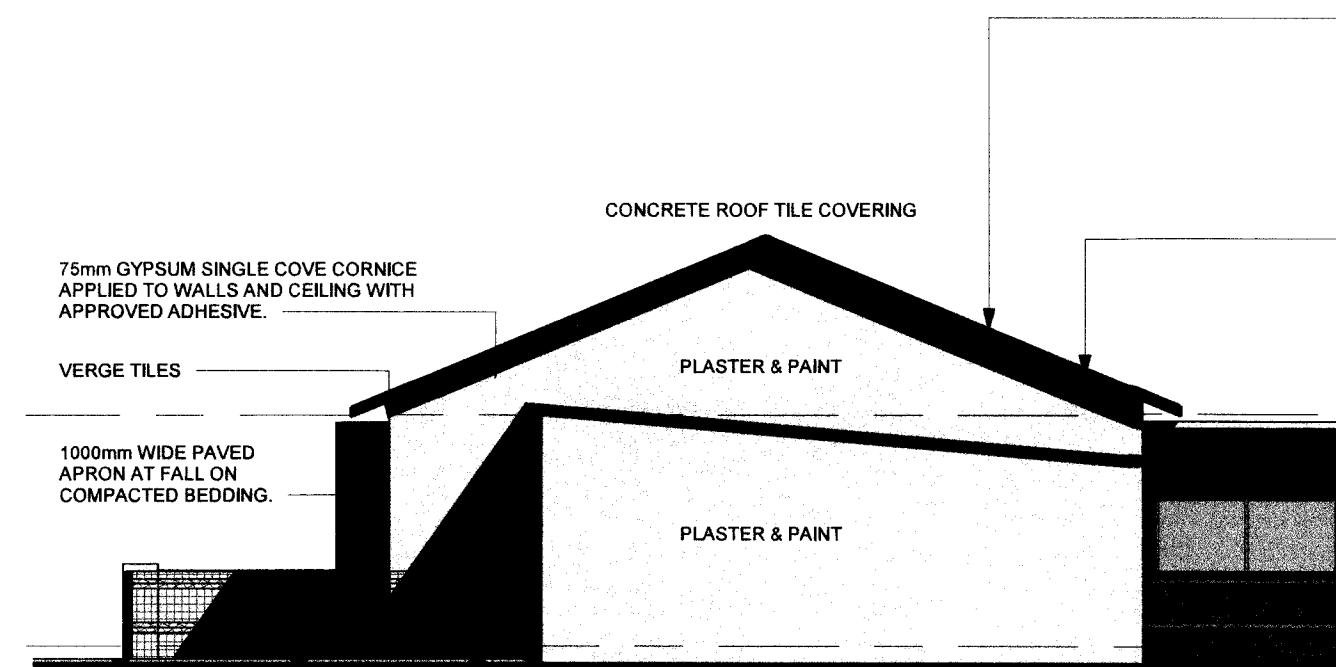
SECTION A-A

1:100



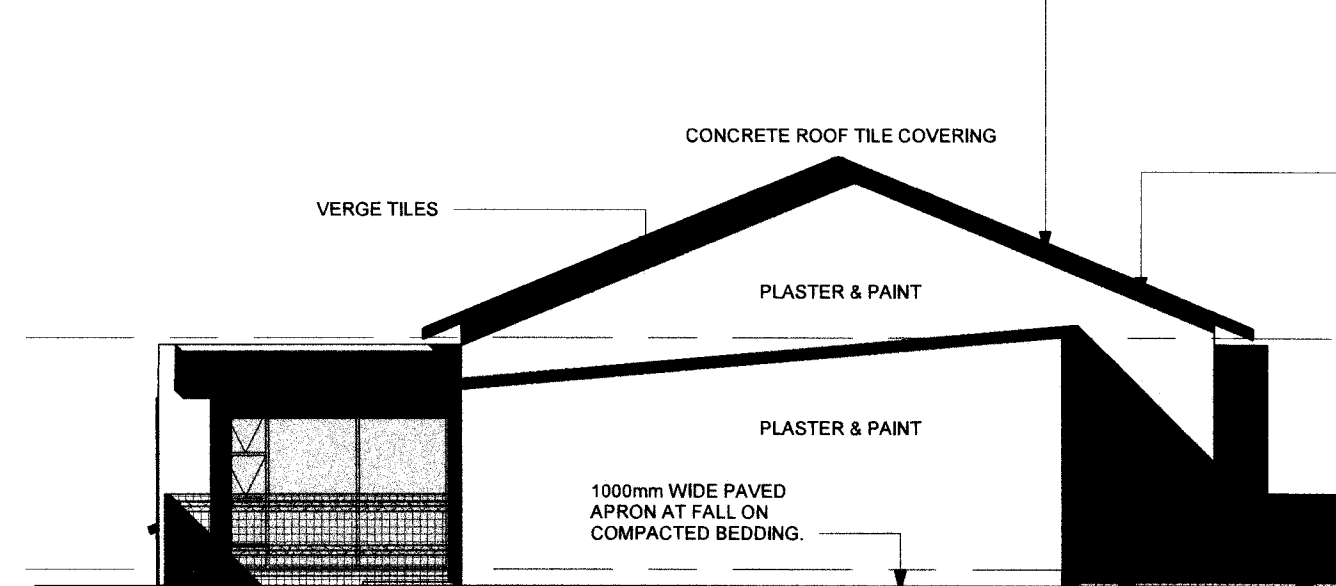
RP ROOF PLAN

1:200



EAST ELEVATION

1:100



WEST ELEVATION

1:100

DRAINAGE NOTES:	
-	TOTAL FITTED TO 110mm DIA. uPVC SOIL PIPE.
-	WB FITTED TO 110mm DIA. uPVC WASTE PIPE.
-	SHOWER FITTED WITH 50mm DIA. uPVC WASTE PIPE.
-	AND BRASS TRAP WITH REMOVABLE CP GRID.
-	BATH FITTED WITH 38mm DIA. uPVC WASTE PIPE.
-	SINK FITTED WITH 38mm DIA. uPVC WASTE PIPE.
-	USE 50mm DIA. GALV. STEEL PIPES FOR WPS UNDER SANDBEDS.
-	USE RESEAL TRAPS TO ALL FITTINGS FITTED WITH SPIS.
-	INSPECTION EYES (IE) AT ALL JUNCTIONS.
-	CLEANING EYES (CE) AT TOP END AND ALL CHANGE OF DIRECTIONS OF SEWER.
-	CLEANING EYES (CE) AT MAX 25m INTERVALS.
-	INSTALL ANTI-VAC TRAPS TO ALL FITTINGS.
-	ALL CES AND AES TO BE ACCESSIBLE THROUGH REMOVABLE ACCESS PANELS (AP).
-	ALL FOUNDATIONS OVER SEWER TO BE REINFORCED (ENG. SPEC).
-	ALL GUISERS TO COMPLY WITH SABS 0294.
-	STORMWATER DRAINAGE: NATURAL - ALL FALLS TOWARDS GATE.

GENERAL NOTES:	
-	DPC TO ALL WALLS AT FLOOR LEVEL AND AT WINDOW CILLS
-	VERTICAL DPC TO ANY CHANGE OF FLOOR LEVEL
-	ALL DPC TO BE SABS 298
-	GLAZING TO BE AS PER SABS 0137 PART 'N'
-	WINDOWS TO BE MIN. 10% OF FLOOR AREA
-	NATURAL VENTILATION TO BE MIN. 5% OF FLOOR AREA
-	FOUNDATIONS & FLOOR SLABS TO BE 15 MPA CONCRETE
-	HARDWARE TO BE WELL COMPACTED
-	OBSCURE GLASS TO ALL BATHROOMS

DESCRIPTIONS : GENERAL SITE AND EXTERNAL WORKS

VISIT TO THE SITE
Tenderers are to visit the site and satisfy themselves as to the nature of the work to be done.

TEST HOLE FOR SOIL SAMPLE
Provide 800x800x1500mm deep test hole. Position of test hole will be indicated on site.

LEVELS, BENCH MARKS AND CONTOURS
Values of levels, bench marks and contours are local for the site.
Final floor levels shall be confirmed on site.

CLEARING OF SITE
Dig up and remove rubbish, debris and vegetable matter in areas where building is to be erected.

EXTERNAL WATER INSTALLATION
Municipal water connection to be 50mm diameter.
Provide water meter in integral box as per approved Municipal water connection size and meter requirements.
Provide gate valve in valve box.
50mm Diameter HDPE class 9 main water supply pipe in ground.
Provide Plaston fittings and connections to all branches.
Minimum radius for 50mm diameter HDPE cold formed bend to be 1.0m.
Water pipes to be minimum of 700mm below ground level.
Provide heavy duty stopcock for water connection into building.
Garden stand pipe tap in position as indicated complete with 19mm hose bibtap in Rough Brass.

SEWER INSTALLATION
110mm Diameter uPVC sewer pipe drain with a minimum fall of 1:80 and max. fall of 1:60.
Sewer pipes to be a minimum of 300mm under ground level.
Sewer pipes shallower than 300mm must be covered with concrete in accordance with SABS 0400 pp24.5.
Backfilling to sewer trenches to be properly compacted.
Sewers passing underneath building to be encased in 300x300mm mass concrete for the entire length under building.
No connection to sewer is allowed under building.
All gullies to be sealed gullies.
Provide 110mm Diameter ventilation pipes at head of drain.
Provide rodding eyes at head of drain, at all changes of direction and at max. of 25 meter intervals.
Provide inspection eyes at all junctions of drain, and to have marked covers at ground level.

STORM WATER DRAINAGE
Form ground levels to obtain surface storm water drainage.

SWIMMING POOL
Swimming pool by specialists complete with safety fence.
Safety fence to comply with Municipal by-laws, complete with self closing gate.

PAVING
Please note:
The owner is responsible for any rework to paving that extend over municipal side walks and registered servitudes due to municipal maintenance.

CONCRETE PAVING BLOCKS
Approved cobble paving blocks manufactured by SmartStone
Class: 25 MPa
Thickness: 50mm
Colour: AS PER SCHEDULE
Paving blocks shall be laid on 25mm thick approved sand bedding layer, placed on a continuous 250 micron polyethylene sheet on well compacted sub-base layer.
Treat paving sub-base layer with termite & weed poisoning prior to placing polyethylene sheet. Provide written guarantee.
Paving levels and falls to be determined on site.
Paving edge restraint and or kerb to detail.

BOUNDARY AND SCREEN WALLS
Height of boundary & screen wall as indicated on plan.
Please note: No dpc to boundary & screen walls.
Expansion joints in boundary & screen walls as indicated.
Boundary wall foundations may not project over site boundary.

PEDESTRIAN GATES
Gate to owner choice.

WASHING LINE
Washing line to owner choice.

RECEIVED
13/12/21
2022/07/03

SIGNATURE
DAVID FREDERICK CRONJE

DAVID FREDERICK CRONJE
PROFESSIONAL SENIOR ARCHITECTURAL
TECHNICIAN
12 DECEMBER 2018 (RENEWED ON 12 DEC 2020)

Client
DUNFORD PROPERTIES (PTY) LTD
2015/4417/107

Project
PROPOSED NEW 2 BEDROOM FOR
SERENE RETIREMENT VILLAGE
ERF 3 SONDELA

DRAWINGS
UNIT A2

Date 2022/07/09
Drawn DFC
Scale As indicated

Purpose of Drawing:
COUNCIL

Project No 19_69
Drawing No 310
Revision No 000

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 SABS AND NER AND THE MINIMUM STANDARDS OF STANDARD PRELIMINARIES (JBCO) AND MODEL PRELIMBLES FOR TRADES (1984-SABS) AND WERE APPLICABLE PROJECT SPECIFICATIONS.

CONSTRUCTION NOTES IN COMPLIANCE WITH SANS 10400:

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 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 accordance with SANS 10400-H 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-I 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.

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 framing needs to be in accordance with SANS 10400-B or the detailed requirements of SANS 10400-K.

L: ROOFS - Roof covering and waterproofing need to be in accordance with SANS 10400-L. External cladding, 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-I and SANS 10400-L or SANS 10400-T in terms of fire resistance & combustibility. Gutters & downpipes must be stored 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. Stair design, acting as a balustrade to such a stair needs to 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 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 Agreement certificate.

Q: NON-WATERBORNE SANITARY DISPOSAL - is subject to the requirements of SANS 10400-Q or is rationally designed by an approved competent person or is subject to an Agreement certificate or comprise parts coded employed 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 an 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 according to detailed requirements of SANS 10400-W or rationally designed by an approved competent person.

3 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
- 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 equaling 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
JD DU PREEZ
ECSA 2018300316

Architect
DAVID F. CRONJE
PSAT 24748861

DAVID FREDERICK CRONJE
PROFESSIONAL SENIOR ARCHITECTURAL
TECHNICIAN
12 DECEMBER 2018 (RENEWED ON 12 DEC 2020)

Client
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PROPOSED NEW 2 BEDROOM FOR
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UNIT A2

Date 2022/07/09
Drawn DFC
Scale As indicated

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