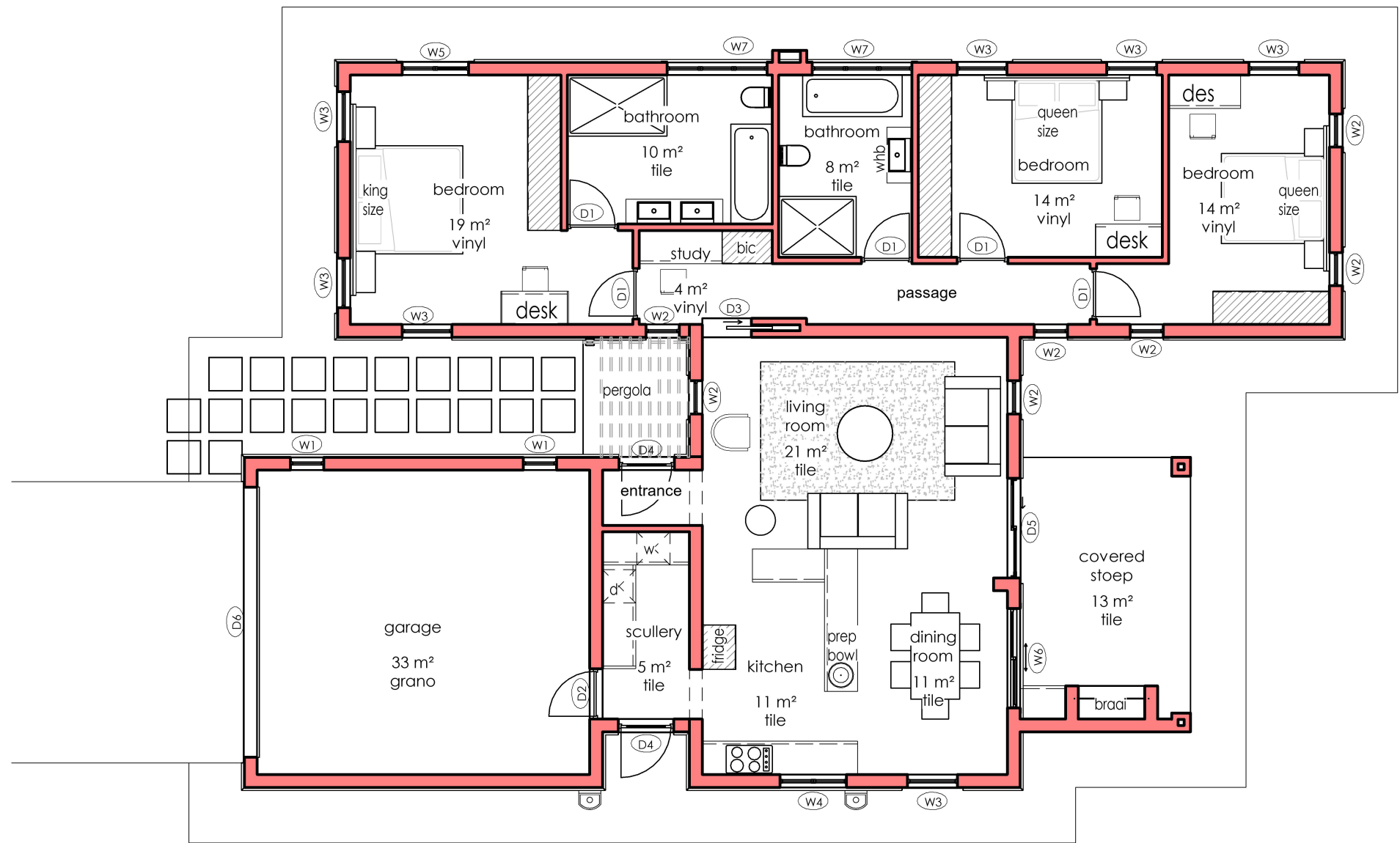




ground storey
1 : 100

Area Schedule (Gross Building)	
Name	Area

covered stoep	15 m²
garage	39 m²
house	146 m²
Total covered	200 m²







SITE PLAN

Notes :

GENERAL NOTES:
- ALL LEVELS AND MEASUREMENTS MUST BE REVIEWED AND CHECKED BY CONTRACTOR BEFORE STARTING ANY BUILDING WORK. ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT'S OR AMENDMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COSTS INCURRED WHEN DRAUGHTING WILL IN ANY WAY BE RESPONSIBLE FOR ANY COSTS.
- THERE IS UNDER NO CIRCUMSTANCES TO BE SCALED FROM DRAWINGS. BUILDING MUST BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS.
- DISCREPANCIES, IF ANY, MUST NOT ACT TO OVERTAKE THE ARCHITECT'S INTENT.
- BUILDING MUST BE INSPECTED BY AN ARCHITECT AND BUILDING INSPECTOR AS BUILDING PROCEEDS.
- QUALITY OF MATERIALS AND WORKMANSHIP MUST COMPLY WITH THE LATEST SABS STANDARDS.
- ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH THE LATEST SABS STANDARDS.
- SANS 10400 AS WELL AS THE LATEST DRAWINGS AND THE FULL SPECIFICATIONS.

SANS 10400-B, STRUCTURAL DESIGN

ALL STRUCTURAL ELEMENTS TO BE CONSTRUCTED AS PER ENGINEER'S SPECIFICATION AND ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT'S OR AMENDMENT.
SANS 10400-C, DIMENSIONS
ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT'S OR AMENDMENT.
SANS 10400-D, PUBLIC SAFETY
FENCE TO BE ERRECTED TO PREVENT THE PUBLIC FROM ENTERING THE SITE DURING CONSTRUCTION.

ANY CHANGES IN LEVEL MORE THAN 1m SHALL BE PROVIDED WITH BALUSTRADE OR WALL IN CASE OF A SWIMMING POOL. THE OWNERS SHALL PROVIDE A WALL OR FENCE WITH SELF-CLOSING AND SELF-LATCHING GATE TO ENSURE NO PERSON CAN HAVE ACCESS TO THE POOL FROM THE STREET OR ANY PUBLIC PLACE.
SANS 10400-E, SANITARY FACILITIES
SANITARY FACILITIES TO BE PROVIDED DURING CONSTRUCTION AS PER SANS 10400-F AND REMOVED AS SOON AS CONSTRUCTION IS COMPLETE.
WHERE SO REQUIRED A BUILDING SHALL BE PROTECTED AGAINST SUBTERRANEAN WATER.
ALL STORMWATER DISPOSAL ARRANGEMENTS DURING CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF SANS 10400-R.

SANS 10400-G, EXCAVATIONS
ALL EXCAVATIONS SHALL BE PROTECTED AGAINST SUBTERRANEAN WATER.
ALL STORMWATER DISPOSAL ARRANGEMENTS DURING CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF SANS 10400-R.

SANS 10400-H, FOUNDATIONS
ALL FOUNDATIONS PER ENGINEER'S SPECIFICATIONS AND SANS 10400-H.

SANS 10400-I, FLOORS
ALL FLOORS SHALL BE CONSTRUCTED AS PER ENGINEER'S SPECIFICATIONS AND SANS 10400-I.

SANS 10400-J, WALLS
ALL WALLS SHALL BE 200mm CLAY BRICK WALLS OR 200mm CAVITY WALLS TO BE PLASTERED AND PAINTED BOTH SIDES.
INTERNAL WALLS TO BE 150mm OR 200mm CLAY BRICK WALLS TO BE PLASTERED AND PAINTED BOTH SIDES.
FREE ON NEIGHBOURS SIDE.

SANS 10400-K, ROOFS
ROOFS ACCORDING TO ENGINEER'S SPECIFICATION AND TO COMPLY WITH SANS 10400-L.
ALL ROOFS SHALL BE CONSTRUCTED AS PER ENGINEER'S SPECIFICATIONS AND SANS 10400-L.

SANS 10400-M, STAIRWAYS
STAIRWAYS TO HAVE MIN 250mm TREADS WITH MAX 200mm RISERS. ANY FLIGHT OF STAIRS WITH MORE THAN 12 RISERS SHALL HAVE A CONTINUOUS HANDRAIL EXTENDING THE FULL LENGTH OF THE FLIGHT.
ALL STAIRWAYS ACCORDING TO SANS 10400-M.

SANS 10400-N, GLAZING
ALL GLAZING TO BE ACCORDING TO SANS 10400-N AND FENESTRATION TO COMPLY WITH SANS 10400-N.

THICKNESS OF PANE OF GLASS AS PER SANS 10400-N.4.2.
TRANSPARENT GLAZING TO BE MARKED WHERE IT IS NOT LIKELY TO BE APPARENT TO ANY PERSON APPROACHING IT FOR ALL DOORS AND SIDE GLAZES. ANY WINDOWS WITH SILL HEIGHT OF LESS THAN 800mm OR A WINDOW ON NORMAL TRAFFIC ROUTE WITH A SILL HEIGHT OF LESS THAN 800mm WITHOUT A PERMANENT BARRIER.

SANS 10400-O, LIGHTING AND VENTILATION
DRAWINGS AND EXTERNAL WALLS TO BE AT LEAST 10% OF THE FLOOR AREA OF THE ROOMS AND THE TOTAL OPENABLE WINDOWS AND DOORS SHALL NOT BE LESS THAN 5% OF THE FLOOR AREA.

SANS 10400-P, PLUMBAGE
ALL PLUMBAGE TO BE ACCORDING TO SANS 10400-P AND TO BE INSTALLED BY A COMPETENT PERSON (SANITATION).

SANS 10400-Q, FIRE PROTECTION
FIRE PROTECTION TO COMPLY WITH SANS 10400-T.
BUILDING CLADDING SHALL BE ACCORDING TO SANS 10400-T.4.3.2.1.

RESISTANCE OF NOT LESS THAN 30 MIN AND SUCH DOORWAY SHALL REQUIRE A THRESHOLD OF NOT LESS THAN 10mm.

SANS 10400-R, SPACE HEATING
NO COMBUSTIBLE ROOF COMPONENTS SHALL PENETRATE THE SEPARATING ELEMENT.

ANY FLUE PIPE, CHIMNEY, HEARTY OR PREPLACE TO COMPLY WITH SANS 10400-V.

ALL CHIMNEYS TO BE CONSTRUCTED FROM NON-COMBUSTIBLE MATERIAL AND BE NOT LESS THAN 100mm ABOVE THE ROOF LINE.

SANS 10400-XA
ENERGY USAGE IN BUILDINGS TO COMPLY WITH SANS 10400-XA AS WELL AS THE ENERGY EFFICIENCY RATING SYSTEM (EERS) AND THE LATEST SABS STANDARDS.

FOR INFORMATION ONLY

ENGINEER SIGNATURE & REG #		ARCHITECT SIGNATURE & REG #	
SACP PAT2475940		SACP PAT2475940	
SHEET NO. A100		PROJECT NO. 2021-15	
DATE: 2021.09.29		DRAWN BY: ES	
SCALE: AS SHOWN		OWNERS SIGNATURE: .	



- TYPE A 7 X 180m² / 2 bedroom units
- TYPE B 20 X 200m² / 3 bedroom units
- TYPE C 4 X 220m² / 3 bedroom units