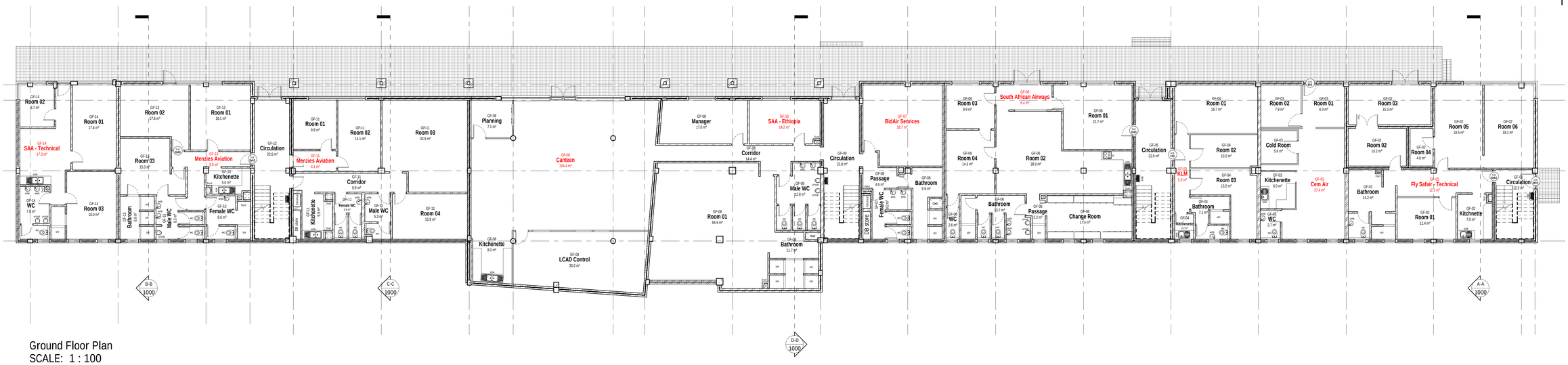

Ground Floor Plan
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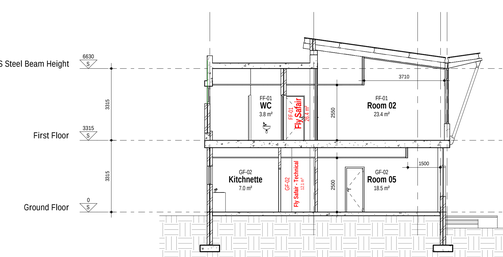

Section A-A
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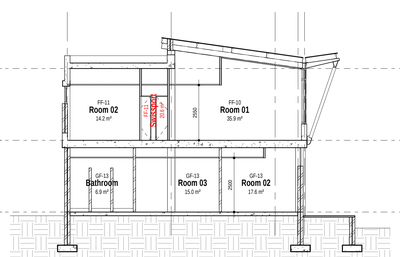

Section B-B
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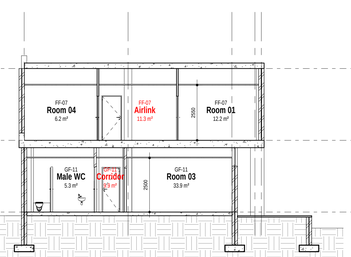
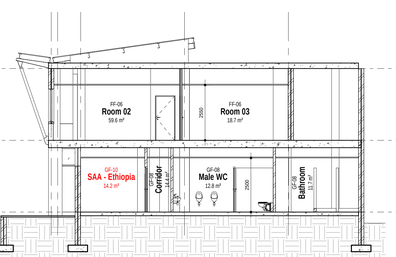


Section C-C
SCALE: 1 : 100



Section D-D
SCALE: 1 : 100

NOTES

GENERAL

- All work is to be done in accordance with the National building Regulations.
- The contractor shall comply with all relevant statutory requirements, by-laws, codes and or the specified international codes where applicable in the Architectural specifications. Where relevant South African National Standards, British Standards, BS codes of practice, or Agrément Certificates applicable to the design exists, the recommendations and requirements of such documents to be considered a minimum standard for the works.
- The contractor shall in all aspects of the works comply with the provisions of the Occupational Health and Safety Act, 1993 (Act No 85 of 1993) and any regulations promulgated in terms of that Act or the Factories Machinery and Building Works Act of 1941.
- The contractor shall set up, document and maintain a quality assurance and quality control system, in accordance with SANS 9001/ISO 9001, able to be checked to the satisfaction of the Architect, that all materials and workmanship, whatever their sources, meet the requirements of the Specification. Should the Contractor or any of his sub-contractors be unable to qualify SANS 9001 quality standards the contractor shall cease works accordingly.
- This drawing is to be read in conjunction with all other relevant drawings, schedules and specifications from Integrated and all other consultants related to this project. All portions of the works related to any service or consultant's Regulations.
- This drawing is not to be scaled. Figured dimensions to be used. All dimensions are in millimeters unless otherwise stated.
- All dimensions and levels must be checked on site by the contractor before putting work in hand.
- All work to be executed by competent persons qualified for the specific trade.

DRAINAGE

- All plumbing work to be carried out by licensed drainlayers and plumbers.
- IBs to all bends and junctions to be easily accessible. IBs to have marked covers at ground level. Rodding eyes to be provided where necessary.
- All soil pipes to be 110mm diameter uPVC drains and to have a minimum fall of 1:60.
- Top of drain to be at least 300mm below ground level.
- All waste pipes to be 50mm internal diameter. All waste fittings to have deep "P" resealed traps and to be fully accessible for repairs and cleaning.
- All vent pipes to extend minimum 900mm above roof level.
- All waste pipes exceeding 6m to be vented. SVPs to all WCs having more than 1200mm vertical discharge. All soil and waste fittings to be accessible along their entire length for maintenance and repairs. All drains are to be accessible at 24m centres by means of MHs or cleaning eyes. A manhole to be provided within 12m of the stand boundary.
- All drains under building to be straight runs, with IDs at the ends. The works to be encased in 110mm concrete. (150MPa minimum).
- Stormwater drains to be laid with slope.
- All paving to be laid to falls.

WATERPROOFING & DAMPPROOFING

- 375 micron thick brickgripdpolythene DPC. DPCs under all walls and screens walls to be 150mm above finished ground level.
- DPCs under cills, behind weather boards and under ridge tiles. Vertical DPCs to all changes in floor level. Surface beds to be on approved waterproofing forming a continuous sealed membrane with the DPCs under walls. Flashing to all changes of roof levels and to chimneys. Impervious coping to all parapets.
- Remove stormwater from building and site.
- Waterproofing to roof slabs: All waterproofing to roof slabs to be "Derbigum SP4" sheeting, all to be laid (including flashing and counter-flashing) strictly in accordance with manufacturer's instructions, with UV bituminous paint to all exposed surfaces and guaranteed unconditionally for ten years.

STAIRWAYS

- Stairways to be in accordance with the detailed requirements of SANS 10400-L and SANS 10400-M.
- Walls, screens, railings or balustrades to such stairways to be in accordance with detailed requirements of SANS 10400-L and SANS 10400-B and SANS 10400-T. SANS 10400-K and SANS 10400-T.

FIRE INSTALLATION

- Fire installations to comply with national fire regulations.
- The supply of water to be in accordance with the detailed requirements of SANS 10400-W and subject to a rational design.

FIRE PROTECTION

- Fire protection measures to be in accordance with the detailed requirements of SANS 10400-T. The fire protection measure to be subject to rational design or rational assessment.

ENERGY EFFICIENCY

- The design of the building envelope to be in accordance with detailed requirement of SANS 10400-XA or be subject of a rational design or rational assessment.

PEOPLE WITH DISABILITIES

- To be in accordance with SANS 10400-S.
- The fire installations to comply with national fire regulations.

PUBLIC SAFETY

- Level changes, ramps, driveways and pools to comply with SANS 10400-D.

SPACE HEATING

- The provision for space heating to comply with national regulations.

STORMWATER DISPOSAL

- The means for the control and disposal to be in accordance with the detailed requirements of SANS 10400-XA or be subject to a rational design or rational assessment.
- The means for the control and disposal in interconnected complexes subject to a rational design and rational assessment.

NATURAL LIGHT AND GLAZING

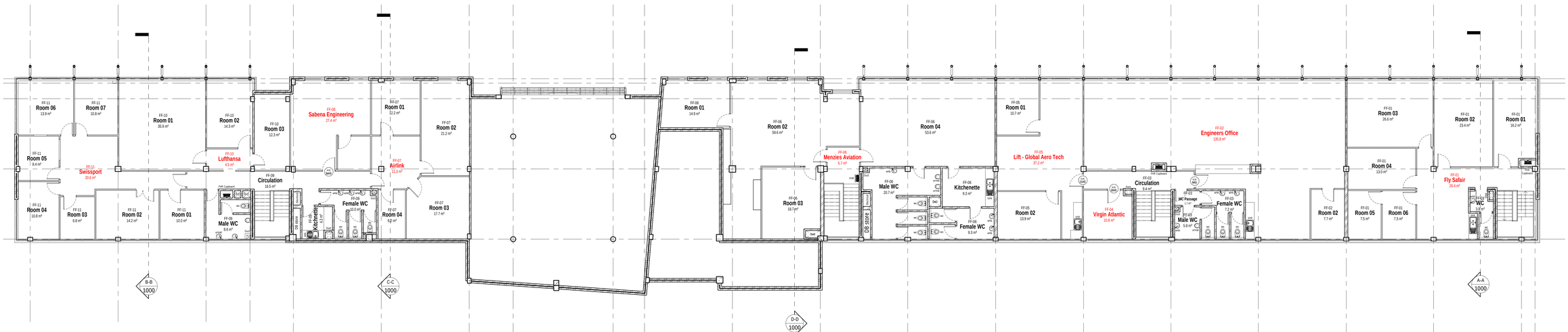
- All habitable rooms to have a minimum of 10% natural light.
- All glazing to comply with part N of the NBR and SABS 0137:2000 code of practice: safety and laminated glass to conform to SABS 1263.
- Aluminium doors and windows to conform to A.A.M.S.A. standards.
- Minimum thickness of glazing panes:
  - Panes not exceeding 0.75sq.m = 3mm thick;
  - Panes not exceeding 1.5sq.m = 4mm thick;
  - Panes exceeding 1.5sq.m = 6mm thick.
- Safety glass to be used in all glazing within 500mm from finished floor level, in a habitable room, bathroom, shower and WC to be in accordance with the detailed requirements of SANS 10400-R or subject to a rational design.
- The ventilation to comply with SANS 10400-O and is subject to a rational design.

WOOD

- All wood to comply with SANS 10163.

REVISION

REV	DATE	DRAWN	DESCRIPTION
A	08/07/2019	Lionel	Issue for Comments
B	05/04/2024	Lionel	Room Areas & Sections Update
C	10/04/2024	Lionel	Door Tag Update
D	24/04/2023	Lionel	Sign Off



First Floor Plan
SCALE: 1 : 100

Approvals (Sign Off):

Name	Company	Date	Signature
Vuyolwethu Ncedana	ACSA	25 April 2024	
Jennifer Smith	ACSA		
Karabo Thebe	ACSA		
Sabelo Buthelezi	ACSA		
Gareth Muedi	ACSA		
Lionel Maringa	2BLN		
Itumeleng Moshokoa	2BLN		

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PROJECT

SOB As Built

FOR

ACSA

ERF XXX
Matroosfontein, Capetown, 7490.

CAPETOWN

TITLE

Floor Plans & Sections

SCALE: 1 : 100 @ A0

PROJECT	PHASE	DISCIPLINE	BLOCK / SERIES / SUFFIX	REVISION
XXX	1	AR	1000	D

DRAWING STATUS: INFO | TENDER | CONSTRUCTION

DATE:	DRAWN BY:	CHECKED BY:
24/04/2024	Lionel Maringa	Kakra Asare-Bediako

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