

[illegible]

ALL OF ABOVE NOT DESIGNED BY
ENG. TO BE BUILT CLOSED WITH
PRE-STRESSED CONC. LINTELS AND
WITH min. 4 BRICK COURSES OVER
LINTELS TO BE SUPPORTED IN ONE
OR TWO PLACES FOR 10 DAYS
110mm BEARING TO max. 2m OPENINGS
228mm BEARING TO longer OPENINGS



FIGURED DIMENSIONS TO TAKE PREFERENCE TO SCALING.
THE CONTRACTOR AND HIS SUB-CONTRACTOR TO CHECK ALL
DETAILS, LEVELS AND DIMENSIONS BEFORE COMMENCING
WORK ON SITE OR MANUFACTURING ANY COMPONENTS
DISCREPANCIES TO BE REPORTED TO THE ARCHITECTURAL
PROFESSIONAL.

WINDOWS
EPOXY COATED ALLUMINIUM STANDARD FRAME WINDOW / DOOR
COMPLETE WITH HANDLES, STAYS, CATCHES AND ALL MECHANICALS
WITH 6mm SAFETY GLASS TO COMPLY TO SABS 0400 REGULATIONS
WINDOW AREAS TO BE A MIN. OF 10% OF FLOOR AREA WITH
A MINIMUM OF 5 % OPENABLE DOORS AND SIDE LIGHTS TO
BE GLAZED WITH SAFETY GLAZING

All construction work shall be executed by the contractor in terms of the following requirements as per SANS10400 – Application of the National Building Regulations, unless otherwise stated:

General Requirements:	Part A
Structural:	Part B
Dimensions:	Part C
Public Safety:	Part D
Site Operations:	Part F
Excavations:	Part G
Foundations:	Part H
Floors:	Part J
Walls:	Part K
Roofs:	Part L
Stairways:	Part M
Glazing:	Part N
Lighting and Ventilation:	Part O
Drainage:	Part P
Non-water-borne sanitary disposal:	Part Q
Stormwater Disposal:	Part R
Accessible Buildings:	Part S
Fire Protection:	Part T
Space Heating:	Part V
Fire Installation:	Part W
Energy Usage:	Part XA

Additional requirements as describe in the parts of SANS2001	
Construction Works	
shall be adhered to:	
Earthworks (General)	Part B61
Site Clearance	Part B51
Concrete Works (Structural)	Part C01
Concrete Works (Minor Works)	Part C02
Installation of Glazing in frames	Part G01
Masonry Walling	Part CM1
Slip footings for masonry walling	Part CM2
Structural Steelwork	Part CS1
Structural Timberwork (Flooring)	Part CT1
Structural Timberwork (Roofing)	Part CT2
Earthworks for buried pipelines	Part DP1
Medium Pressure Pipelines	Part DP2
Cable ducts	Part DP3
Sewers	Part DP4
Stormwater Drainage	Part DP5
Below-ground Water Installations	Part DP6
Cement Plaster	Part EM1
All paving installations shall comply with Regulation X42 of the National Building Regulations.	

- Solar shall comply with SANS1307, SANS10106, SANS10254
 - Heat Pumps shall comply with ISO5149 and SANS1352
- All water reticulation system installations shall comply with SANS10252-1
- All electrical low voltage installations and wiring shall comply with SANS10142-

[illegible]

Signed on behalf of owner(s)
See Power of Attorney

QUINTON FISHER
Registration number : (T 1200) ND MECH ENG.

CHISOMO PHIRI
Registration number : PR ARCH 27995490

PROJECT ALTERATIONS AND ADDITIONS
TO EXISTING BUILDING
ON ERF 8977
c/o LANGENHOVEN & BIRD STREET
STELLENBOSCH
FOR CWDm

TITLE MUNICIPAL SUBMISSION
GROUND STOREY PLAN

CLIENT CAPE WINELANDS DISTRICT MUNICIPALITY

DRAWN BY QF	CHECKED BY CP	DATE JULY 2023
----------------	------------------	-------------------

SCALE (@A1)	PROJECT NUMBER
1:100	462553/0

DRAWING NUMBER W-01

FOR SEWER AND STORM WATER SYSTEM
AND LAYOUTS, SEE SITE LAYOUT
AND LAYOUTS, SEE SITE LAYOUT

GENERAL SPECIFICATIONS

GENERAL

1. In terms of the National Building Regulations and Standards Act (Act 103 of 1977) the construction of the works on these drawings can only commence once approval in writing from the Local Authority is obtained.
2. All materials used in the construction of the works indicated on these drawings shall either be SABS approved or have an Agreement South Africa Certificate unless otherwise stated.
3. No deviations from the approved building plans shall be allowed unless approved by the Local Authority prior to construction.
4. The Contractor shall adhere to all National Acts, Regulations, Standards, Ordinances and By Laws during construction.

CONSTRUCTION

The building / buildings on these drawings were designed by following the Deemed-to-Satisfy requirements of SANS10400 (3rd edition) or by Rational Design demonstrating better or equal than the SANS10400 requirements.

No deviation from the specifications will be allowed. It is an offence in terms of the National Building Regulations and Standards Act (Act 103 of 1977) to deviate from any approved building plan.

All demolition work shall be carried out as per Regulation E of the National Building Regulations and the Construction Regulations as issued in terms of The Occupational Health and Safety Act.

All construction work shall be executed by the contractor in terms of the following requirements as per SANS10400 – Application of the National Building Regulations, unless otherwise stated:

COPYRIGHT NOTICE

COPYRIGHT 2010-2020 CHECKERFLAG PROJECTS : Copyright subsists in this drawing. The person or entity whose name appears in the title block of this drawing, is hereby granted a non-exclusive license to use, display, print and / or reproduce this drawing to the extent necessary to carry out and complete the project described in the title block of this drawing .

This license confers no ownership rights in the copyright vesting in the drawing and this drawing and the copyright subsisting therein will, at all times, remain the property of

CHECKERFLAG PROJECTS

This license in respect of the copyright is expressly limited as aforesaid and the person and/or entity referred to above shall not be entitled to grant sub-licenses in respect of the copyright in this drawing to any other entity.

Any unauthorized reproduction, publication, transmission, adaptation and/or inclusion of this drawing in a cinematograph film or television broadcast is an act of copyright infringement which will render the doer of the act liable for civil law copyright infringement and may in certain circumstances render the doer liable to criminal prosecution.

ACTS OF PARLIAMENT

All Contractors shall ensure that, before any work is put in hand, they comply with all the necessary Acts of Parliament of the Republic of South Africa.

[illegible]

	RATEPAYERS ASSOCIATION	COUNCILOR FOR WARD _____
NAME		
TEL - No		
CELL		
E-MAIL		
SIGNATURE		

COUNCIL STAMPS

FOR SEWER AND STORM WATER SYSTEM
AND LAYOUTS, SEE SITE LAYOUT
AND LAYOUTS, SEE SITE LAYOUT