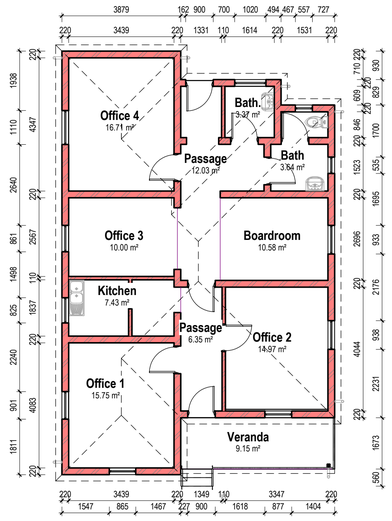
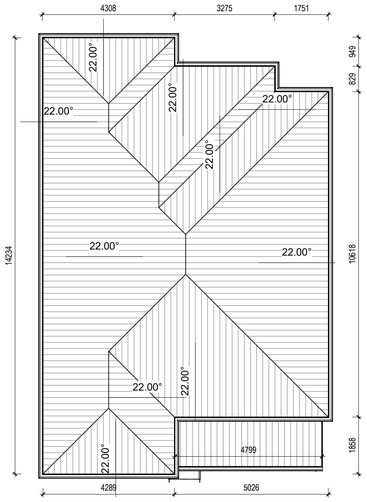


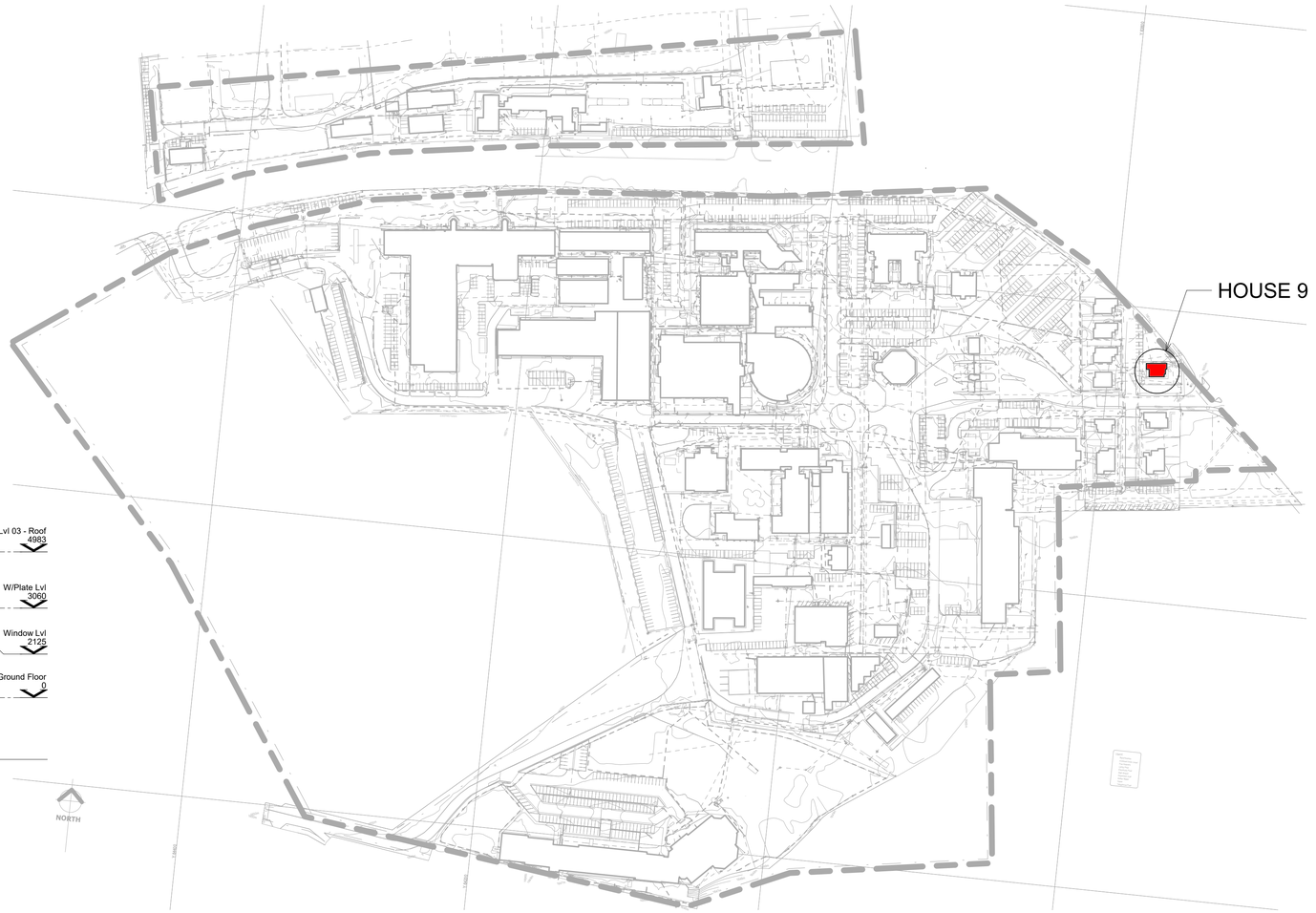
1 Lvl 01 - Ground Floor

1 : 100



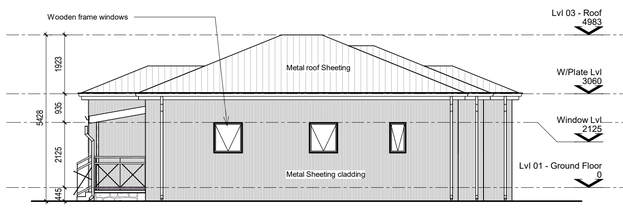
2 Roof Plan

1 : 100



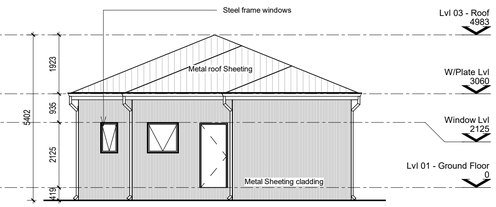
SIte Plan

1 : 2000



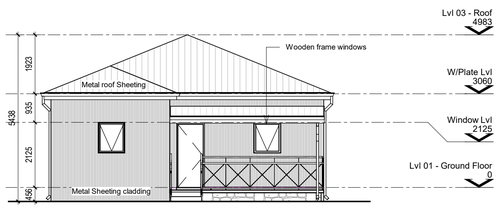
3 East Elevation

1 : 100



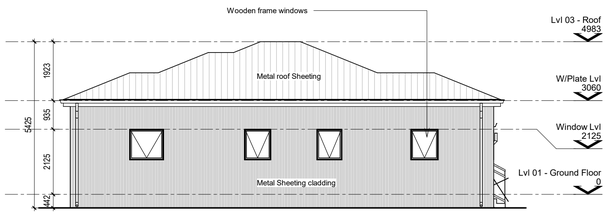
4 North Elevation

1 : 100



5 South Elevation

1 : 100



6 West Elevation

1 : 100

AREA SCHEDULE: Existing	
Ground Floor	98 sqm
SUBTOTAL	**98 sqm**

REV	DATE	DRAWN	DESCRIPTION
A	21-09-22	S.S	ISSUED FOR ESKOM APPROVAL

ISAO CONSULTING

All dimensions to be checked on site before any work is put in hand.
Refer any discrepancies to the architect.

Suite 3, First Floor, Aintree House, Epsom Downs Office Park, 13b Sloane Street, Bryanston, Sandton
P : + (27) 10 593 0917, M : info@isao.co.za
W : www.isao.co.za

COPYRIGHT NOTICE
Copyright ©
RMD Atelier (Pty) Ltd

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.

SANS 10400 GENERAL NOTES

This drawing is the property of RMD Atelier (Pty) Ltd. and is intended for the use only on site and for the project to which it relates.
Copyright in this drawing is owned by RMD Atelier (Pty) Ltd.
All work is to be carried out in accordance with SANS 10400 and other relevant SANS Standards.
This drawing is not to be scaled. Figured dimensions to be used. All dimensions are in millimeters unless otherwise stated.
All levels and dimensions to be checked on site by the contractor before work is carried out and any discrepancies to be reported to the Architect.
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.
This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from the Architect and all other consultants related to the project.

Structural Elements:
-All structural elements to engineers design and specification, to comply with SANS 10400-H,J,K,L,M and/or N. Timber construction to comply with SANS 10082.

Dimensions
-Room and Space dimensions to comply with SANS 10400-C

Public Safety
-Changes in level, Ramps and access all to comply with SANS 10400-C

Site Provisions
-Provision of sanitary facilities to comply with SANS 10400-F

Excavations
-Stability of soil to be assessed and confirmed by an appointed civil/structural engineer prior to construction.
-all excavations to structural/civil engineers design and specifications, to comply with SANS 10400-G.
-Final Bulk earth levels to be established by contractor and approved by architect and civil engineer.

Floors
-All floors to wet rooms (Laundries, shower rooms, kitchens, bathrooms, toilets, etc) to comply with SANS 10400-J
-Slabs supported on ground to comply with SANS 10400-B,H and J

Walls
-Structural strength and stability of all walls to comply with SANS 10400-B,T and K
-Roof fixing to comply with SANS 10400-B and K
-Water penetration through walls to comply with SANS 10400-K.

Roofs
-Roof coverings and waterproofing to comply with SANS 10400-L
-Flat roofs and related gutters to comply with SANS 10400-L or be the subject of a rational design / assessment or both by a specialist / engineer.
-Roof and ceiling assembly supporting walls to comply with SANS 10400-C and L
-Gutters and downpipes sizing to comply with SANS 10400-R.
Fire resistance and combustibility of the roof assembly to comply with SANS 10400-L and T.

Stairways
-Stairways to comply with SANS 10400 -B,T and M
-Walls, screens, railings or ballustrades to stairways and ramps all to comply with SANS 10400-B,T and K.

Glazing
-Glazing type and fixing to comply with SANS 10400 -B and N

Lighting and Ventilation
-Lighting of habitable rooms, bathrooms, etc to comply with SANS 10400- T and O
-Ventilation to comply SANS 10400 - T and O

Drainage
-Drainage design and installation to comply with SANS 10400-P

Stormwater disposal
-Control and disposal of stormwater to comply with SANS 10400-R

Persons with Disability
-Provisions for persons with disabilities to comply with SANS 10400-S

Fire protection and installation
-Rational design/ assessment by specialist to be submitted at building plan submission stage.

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. 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 RMD Atelier (Pty) Ltd. 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. Requests and enquiries concerning this drawing and the rights subsisting therein should be addressed to the copyright owner.

HOUSE 9

FOR Eskom

Erf Ptn 13, 14, 375, 381, 623, 671, 672, 783
Elandsfontein 90 IR South Germiston
EXT 6

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.

Plans & Elevations

SCALE: As indicated

PROJECT NUMBER	STAGE / SERIES / SIZE	REVISION
P2133	HOUSE-09-AR-1-100	A

INFO	COUNCIL	TENDER	CONSTRUCTION

DATE: **JULY 2022**
DRAWN BY: **T.R**