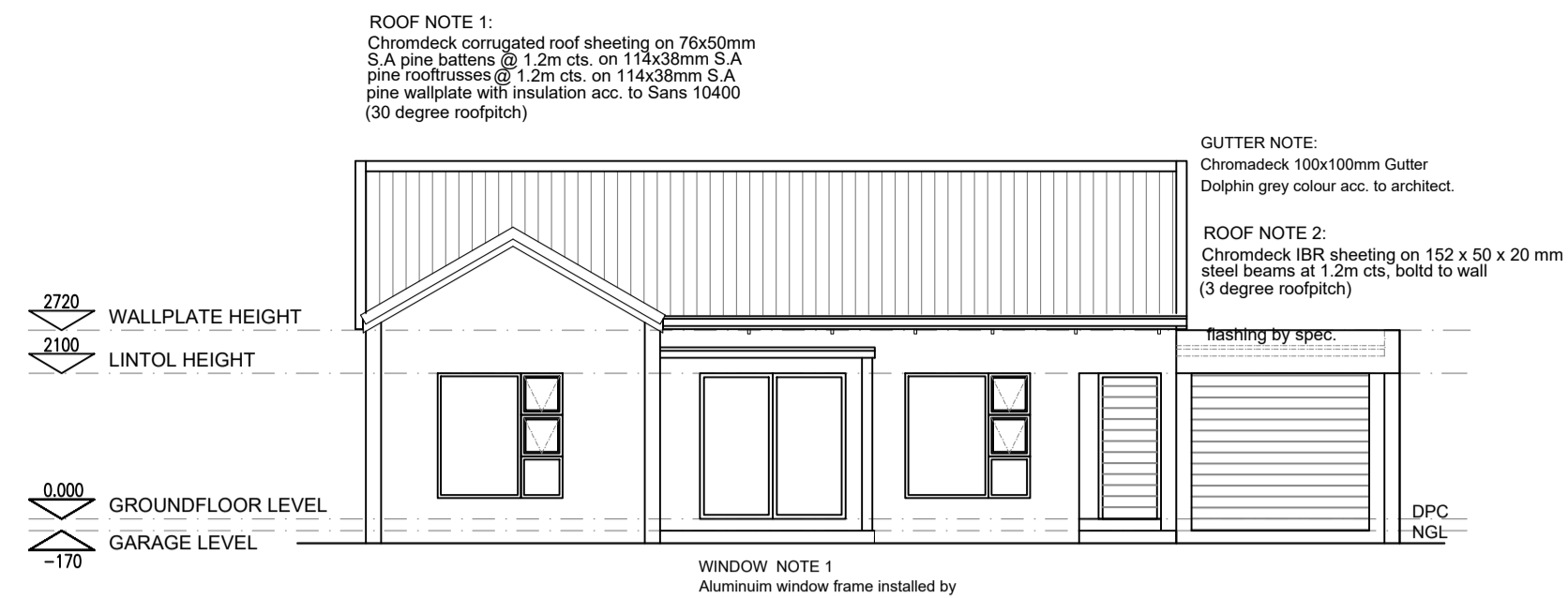
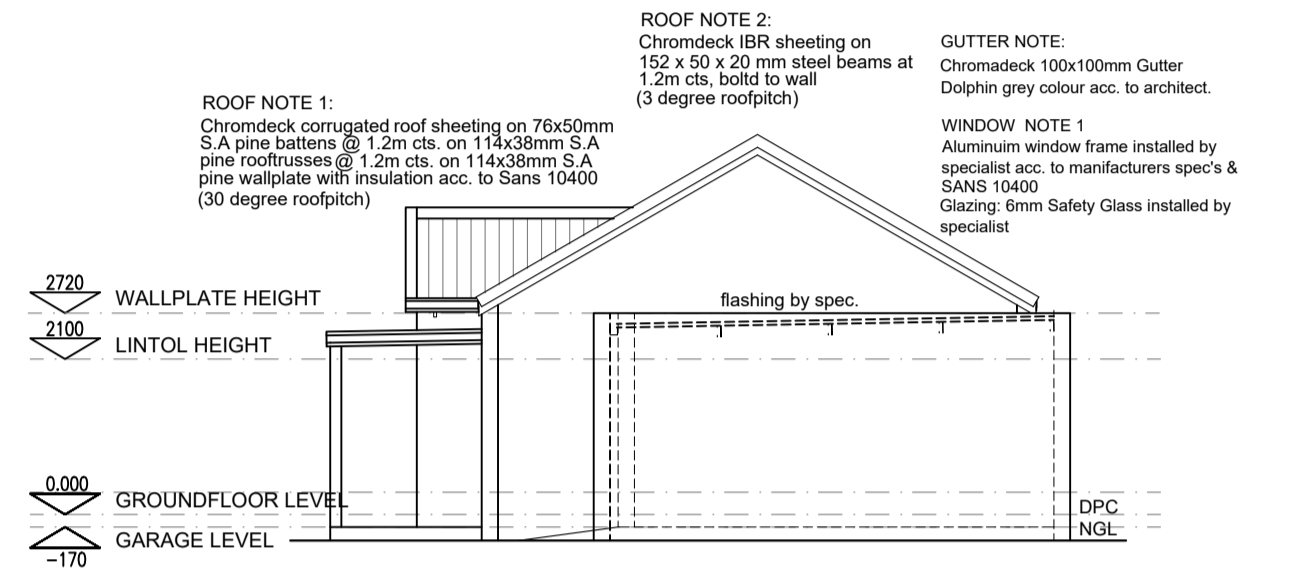


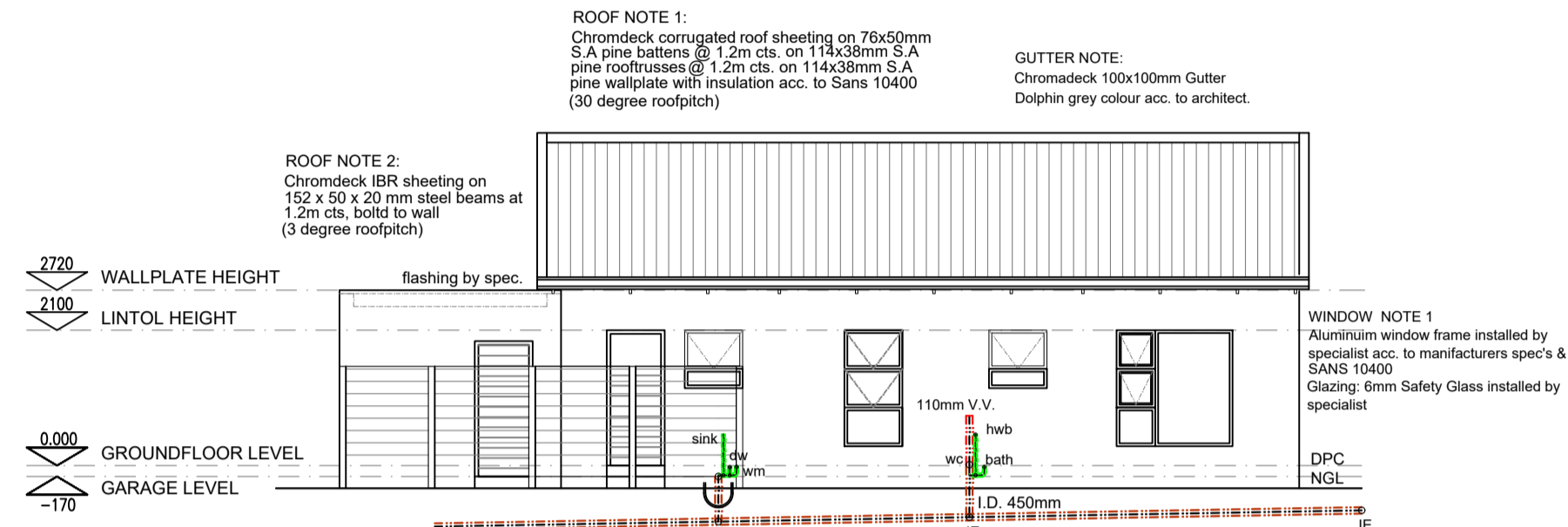
ELEVATION
SCALE 1:100



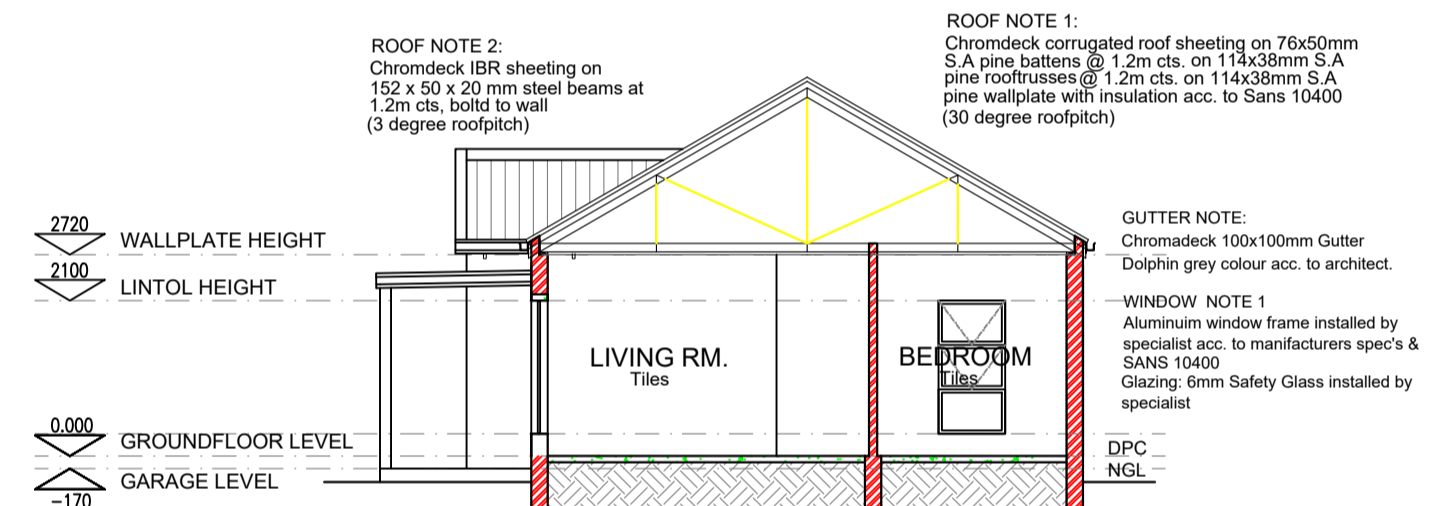
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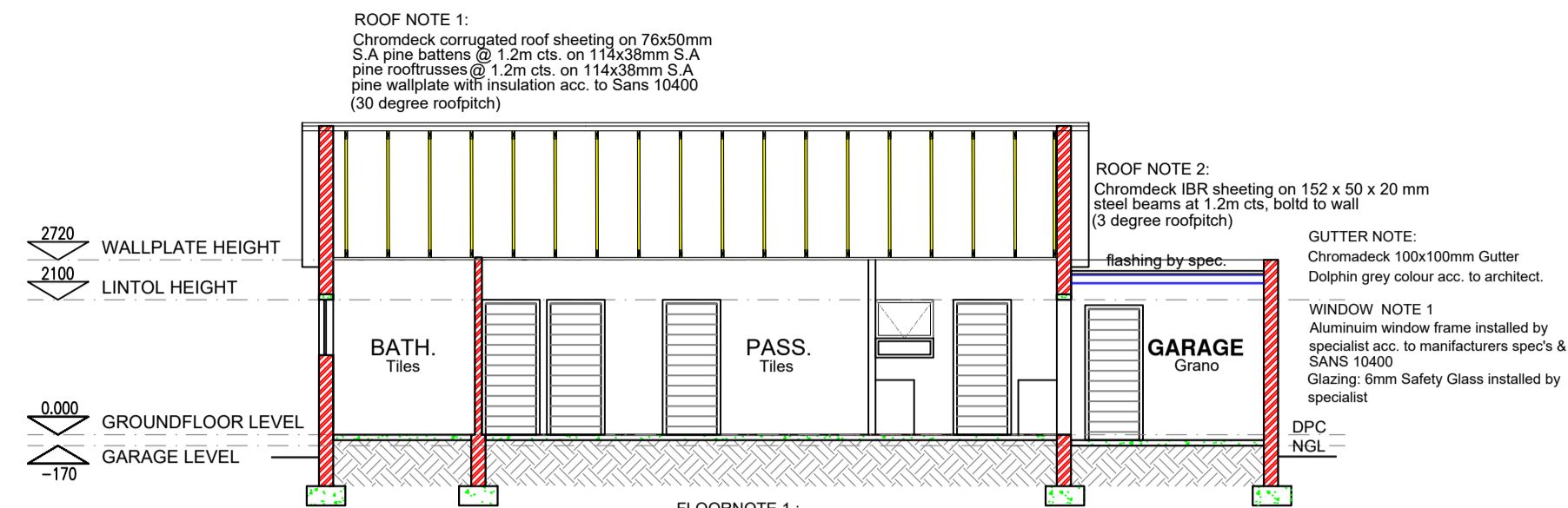
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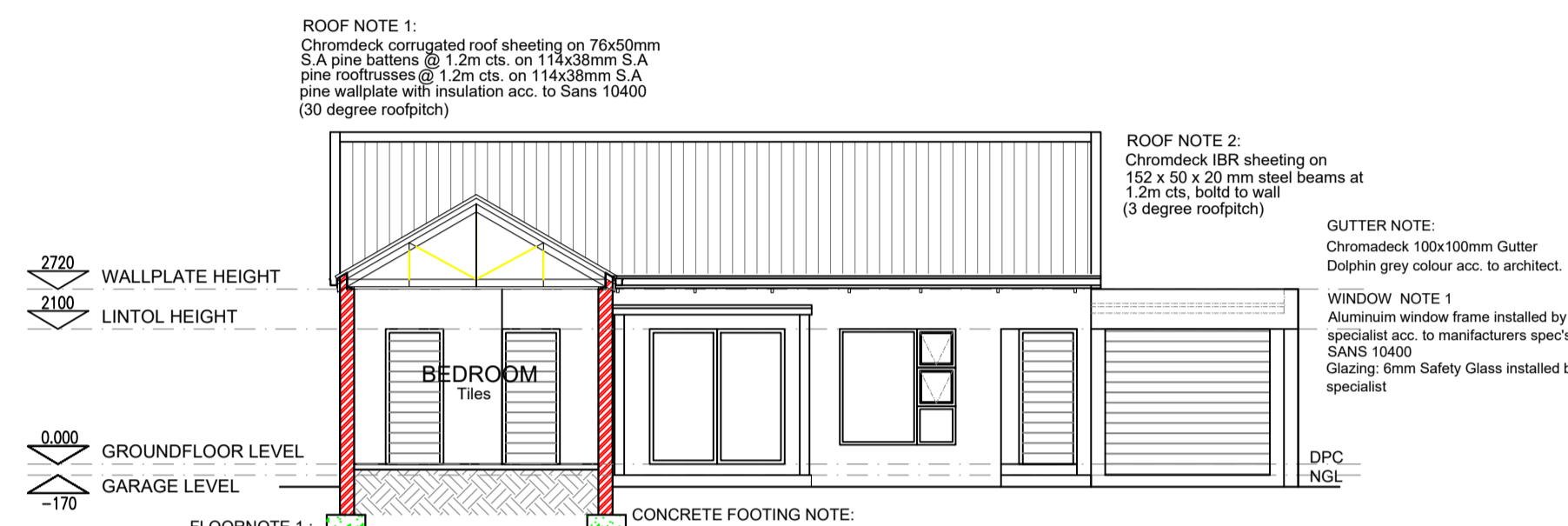
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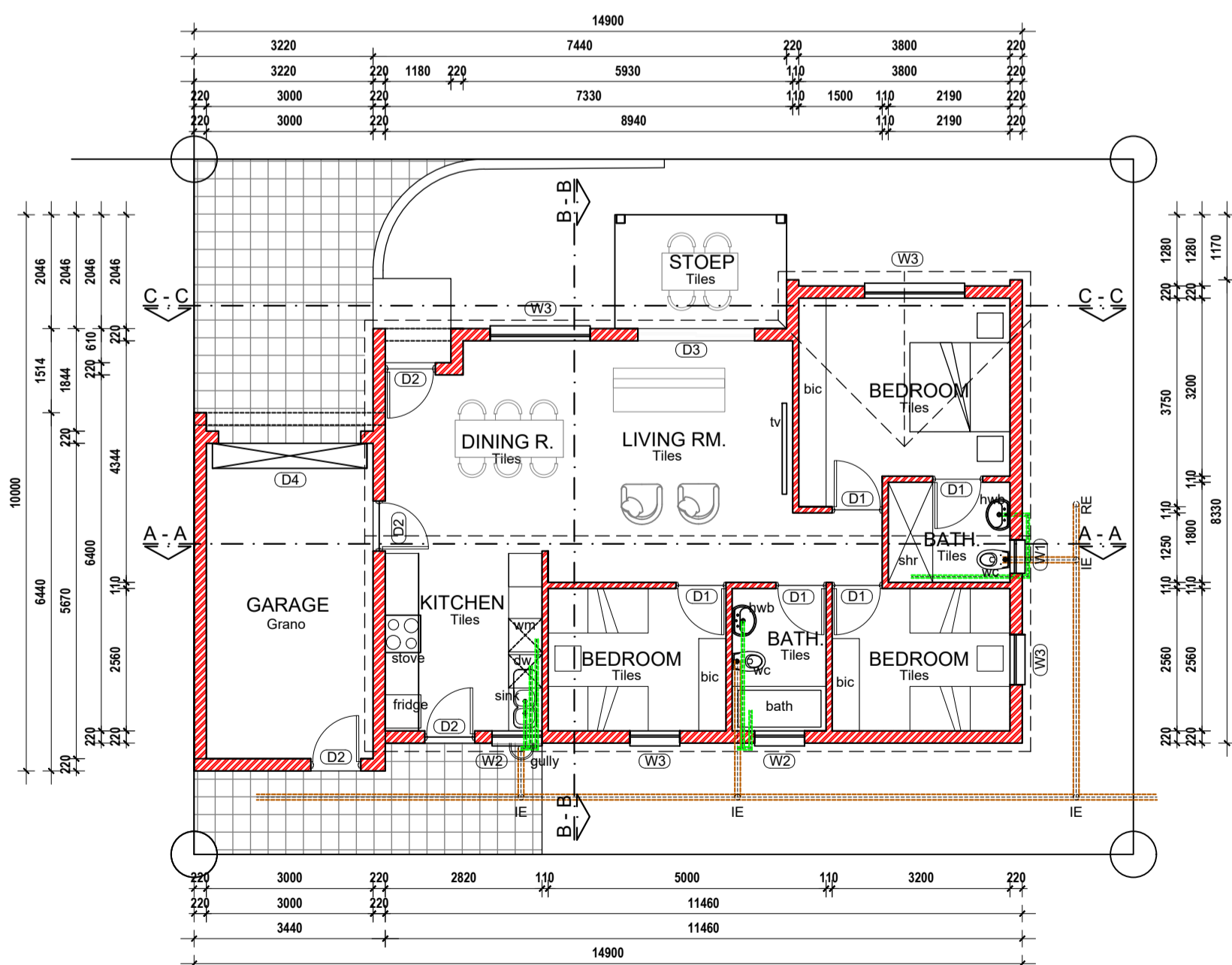
SECTION B - B
SCALE 1:100



SECTION A - A
SCALE 1:100



SECTION C - C
SCALE 1:100



FLOORPLAN
SCALE 1:100
AREA HOUSE: 90sqm
AREA PATIO: 7sqm
AREA CAR PORT: 21sqm
TOTAL AREA: 118sqm

SPECIFICATIONS																					
NOTES FOR CONTRACTOR																					
ALL LEVELS AND DIMENSIONS NEEDS TO BE CHECKED ON SITE 2. ANY DISCREPANCY OR CONTRADICTION NEEDS TO BE REPORTED TO ARCHITECT IMMEDIATELY 3. A FULL SET OF DRAWINGS NEEDS TO BE ON SITE AT ALL TIMES 4. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE CORRECT PLACEMENT OF THE PROPOSED NEW DWELLING ON THE SITE IN ACCORDANCE WITH THE LEGISLATION APPLICABLE TO THESE ASPECTS 5. ALL ARCHITECTURAL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH THE DETAILABLE 6. DRAWING ISSUED BY THE STRUCTURAL AND CIVIL ENGINEERS WHERE IT IS APPLICABLE 7. ALL THE CONSTRUCTION AND BUILDING WORK NEED TO ADHERE TO THE LEGISLATION APPLICABLE TO THESE ASPECTS																					
FIRE REGULATIONS																					
THE BUILDING WILL BE DESIGNED ACCORDING TO THE SANS 10400 PART 1: FIRE PROTECTION DOMESTIC RESIDENCE: H3 1. FIRE WALLS 2. FIRE RESISTANCE OF 60 MINUTES 3. FIRE PROTECTION																					
SEWER & DRAINAGE																					
1. SANITARY INSTALLATIONS TO BE IN ACCORDANCE WITH PART P OF SANS 10400 2. SEWAGE FLOW WILL BE DETERMINED ACCORDING TO SANS 10400 (SEWAGE FLOW LITRES/DAY FOR NR. OF OCCUPANTS) 3. INSTALLATION OF ALL SEWAGE & DRAINAGE PIPES ALL SEWAGE & DRAINAGE PIPES WILL BE INSTALLED BY A REGISTERED DRAIN LAYER ACC. TO THE SANS 10400 4. DRAIN TESTS 5. ALL SOLID WASTE PIPES TO A DRAINAGE INSTALLATION WILL BE TESTED BY A REGISTERED DRAIN LAYER IN THE PRESENCE OF AN INSPECTOR 6. THE NUMBER OF SANITARY FACILITIES SHALL BE ADEQUATE FOR THE FORMULATION WHO WILL BE UTILIZING IT 7. DRAINAGE INSTALLATIONS TO BE IN ACCORDANCE WITH PART P OF SANS 10400																					
ROADS & STORMWATER																					
1. STORMWATER WILL BE MANAGED IN ACCORDANCE WITH PART R OF SANS 10400 2. STORMWATER WILL BE DIVERTED TO KEEP THE SITE DRY																					
ELECTRICAL NOTES																					
1. ELECTRICAL INSTALLATION ALL ELECTRICAL INSTALLATION ON THE PREMISES MUST BE DONE BY A REGISTERED ELECTRICIAN ACCORDING TO THE SANS 10400 2. WIRING THE WIRING OF THE PREMISES WILL ABIDE BY THE CODE OF PRACTICE SABS 0142 COLOUR CODES WILL BE ACCORDING TO THIS CODE 3. LIGHTING LIGHTING WILL BE DONE IN ACCORDANCE WITH SABS 0400 PART 0 3.1 LIGHT FITTINGS MUST BE ENCLOSED AND WATERPROOF 4. GENERAL ELECTRICAL WORK WILL BE DONE WITH CONSIDERATION OF ENERGY SAVING METHODS AND THAT IS ENVIRONMENTALLY FRIENDLY (ACCORDING TO SANS 10400)																					
GLAZING																					
1. GLAZING TO BE DONE IN ACCORDANCE WITH SABS 0137 PART 1 OF SANS 10400 2. ALL GLASS & GLAZING TO COMPLY WITH: 2.1 SABS 0400 PART 1 TABLE 1 2.2 SABS 0137 ED 3:2009 2.3 ALL GLASS ACC. TO THE SPECIFICATIONS 3. ALL GLAZING EXCEEDING 1 m ² MUST BE 6mm SAFETY GLASS OR LAMINATED GLASS 4. ALL BATHROOMS AND GUEST TOILET WINDOWS TO HAVE SECURITY GLAZING 5. ALL GLAZING TO BE DONE BY A SPECIALIST ACCORDING TO SANS 10400																					
IMPORTANT INFORMATION																					
1. CLASSIFICATION LOW SENSITIVITY SITE 2. THE NEW RESIDENTIAL HOUSE COMPLETES TO SANS 10400: REQ. 2018, Part C, Part D, Part E, Part G, Part H, Part K, Part L, Part M, Part N, Part O, Part P, Part R, Part S, Part T, Part V, Part W, Part XA 3. ALL WORK MUST BE IN ACCORDANCE WITH PART H OF SANS 10400 4. ALL STRUCTURAL CONCRETE TO BE IN ACCORDANCE WITH SANS 1010 AND SANS 10400 5. AN REGISTERED ENGINEER WILL BE APPOINTED FOR THE CEMENT AND FORMWORK CONTRACTOR WILL HAVE TO COMPLY WITH ENGINEERS SPECIFICATIONS AND SANS 10400 6. FLOOR COVERINGS MUST BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATION BY A SPECIALIST AND MUST BE IN ACCORDANCE WITH PART J OF SANS 10400 7. WALLS MUST BE BUILT IN ACCORDANCE WITH PART K OF SANS 10400 AND SANS 10400 8. ROOF MUST BE DONE IN ACCORDANCE WITH PART L OF SANS 10400 AND SANS 10400 9. HANDRAILS MUST BE INSTALLED BY A SPECIALIST ACCORDING TO MANUFACTURERS SPECIFICATIONS AND BE IN ACCORDANCE TO SANS 10400 10. ALL SPECIALIST ITEMS MUST BE INSTALLED BY A SPECIALIST ACCORDING TO B.B.H. AND MANUFACTURERS SPECIFICATIONS																					
All work comply with SANS 10400 including part XA and SANS 204 Note: No alternatives or deviations from technical specifications will be allowed unless authorized by a variation order signed by the designer. All unspecified work to be in accordance to accepted general practice and accepted quality of workmanship																					
Plumbing: All plumbing according to SANS 10400 All geysers to have ripple relays Geysers to be solar power heated but can be used in conjunction with an electrical power system. Insulation to all exposed hot water pipes - Insover ridged geyser pipe insulation with wall thickness of min. 35mm insulated as per manufacturer - R val = 1. Glazing Glazing as per SANS 10400 & SANS 204-XA All openings sections of windows to be provided with draught seals semi H/C internal door in Saple veneer to pressed steel frames. All external doors to be provided with draught seals and a draught protection device. (not applicable to garage and external toilet doors).																					
CLIENT MR. BEUKES																					
ARCHITECT 6 bosbok street postnet suite 420 heidelberg tel: 082 418 3690 fax: 016 341 3354 email: office@vcmarchitects.co.za reg.no. 7268																					
PROJECT PROPOSED NEW UNITS FOR BERGENDAL UNIT 118 sqm																					
TITLE A1																					
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