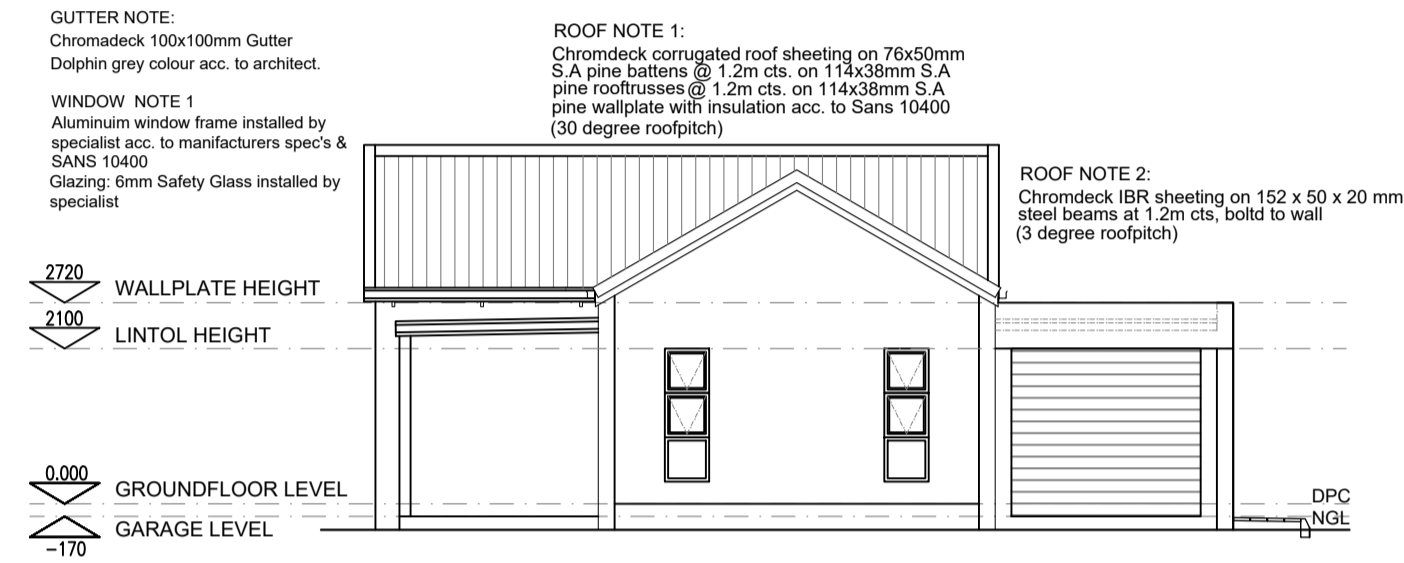
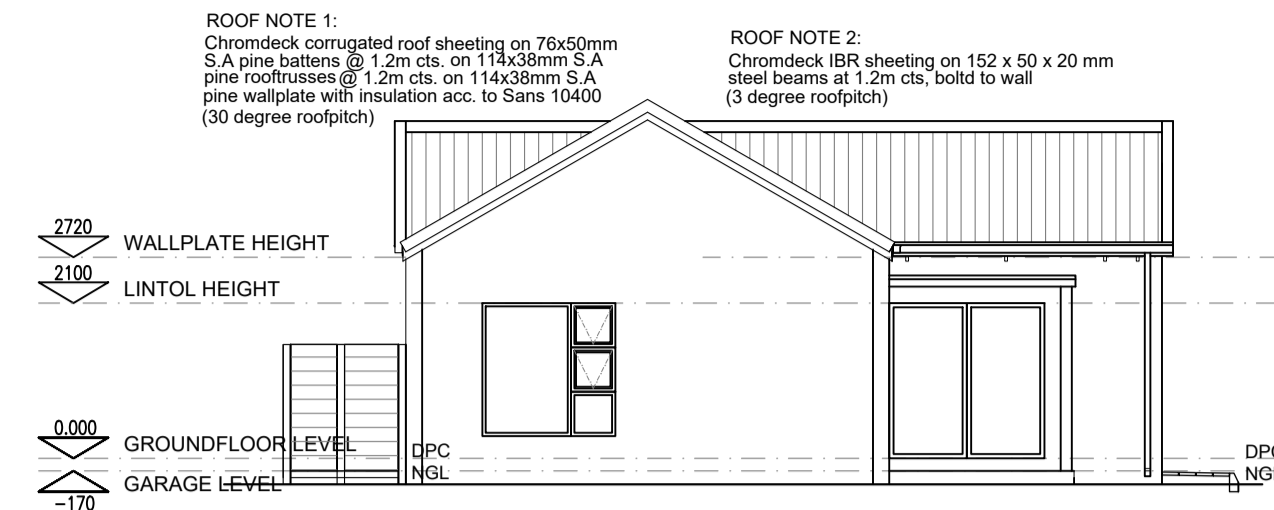


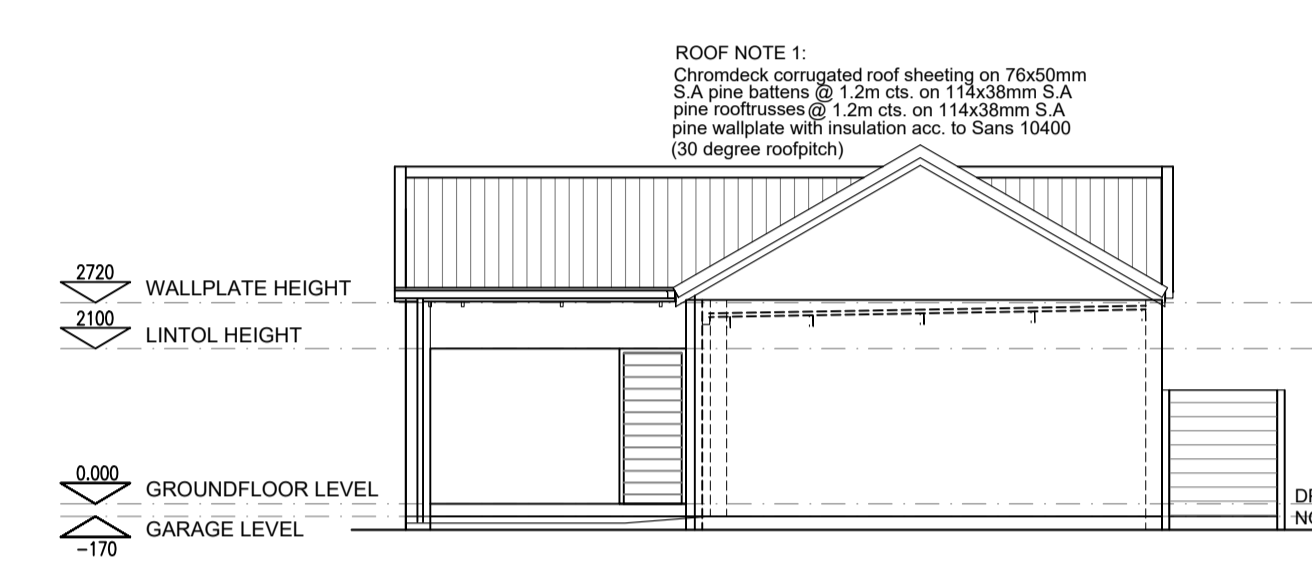
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SCALE 1:100



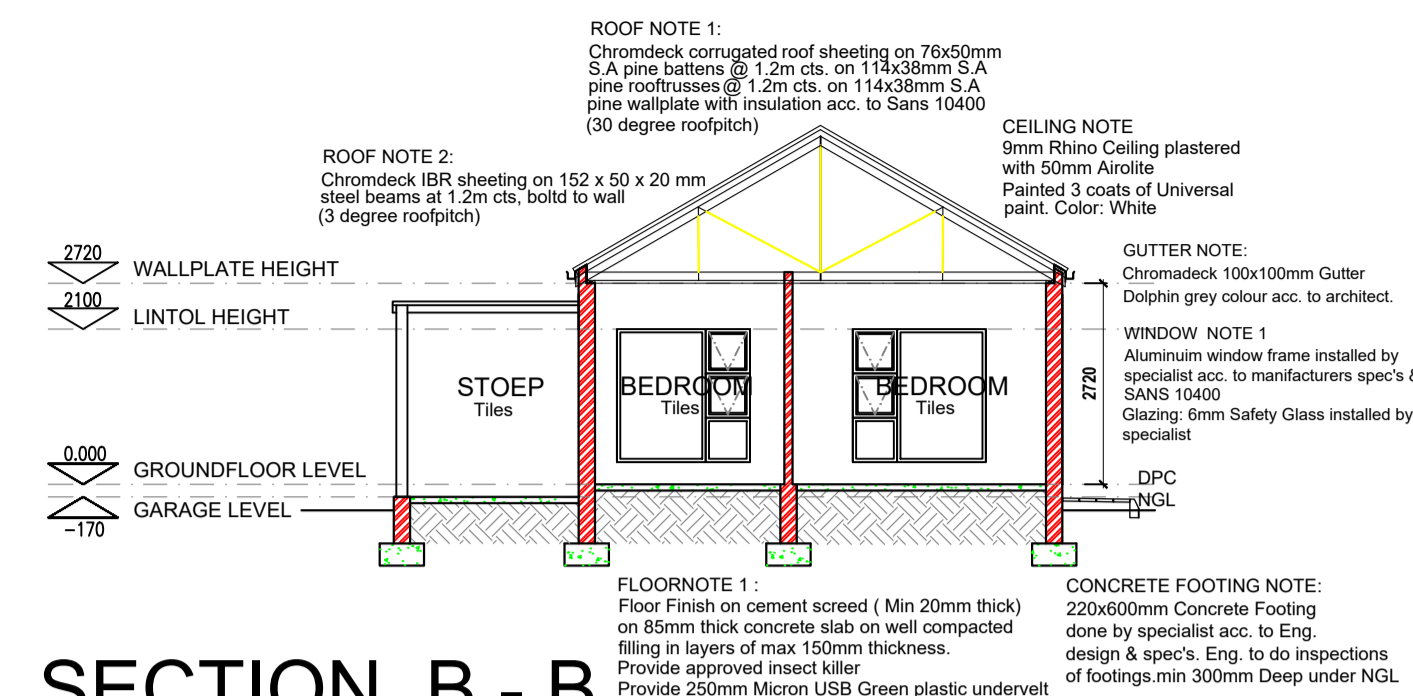
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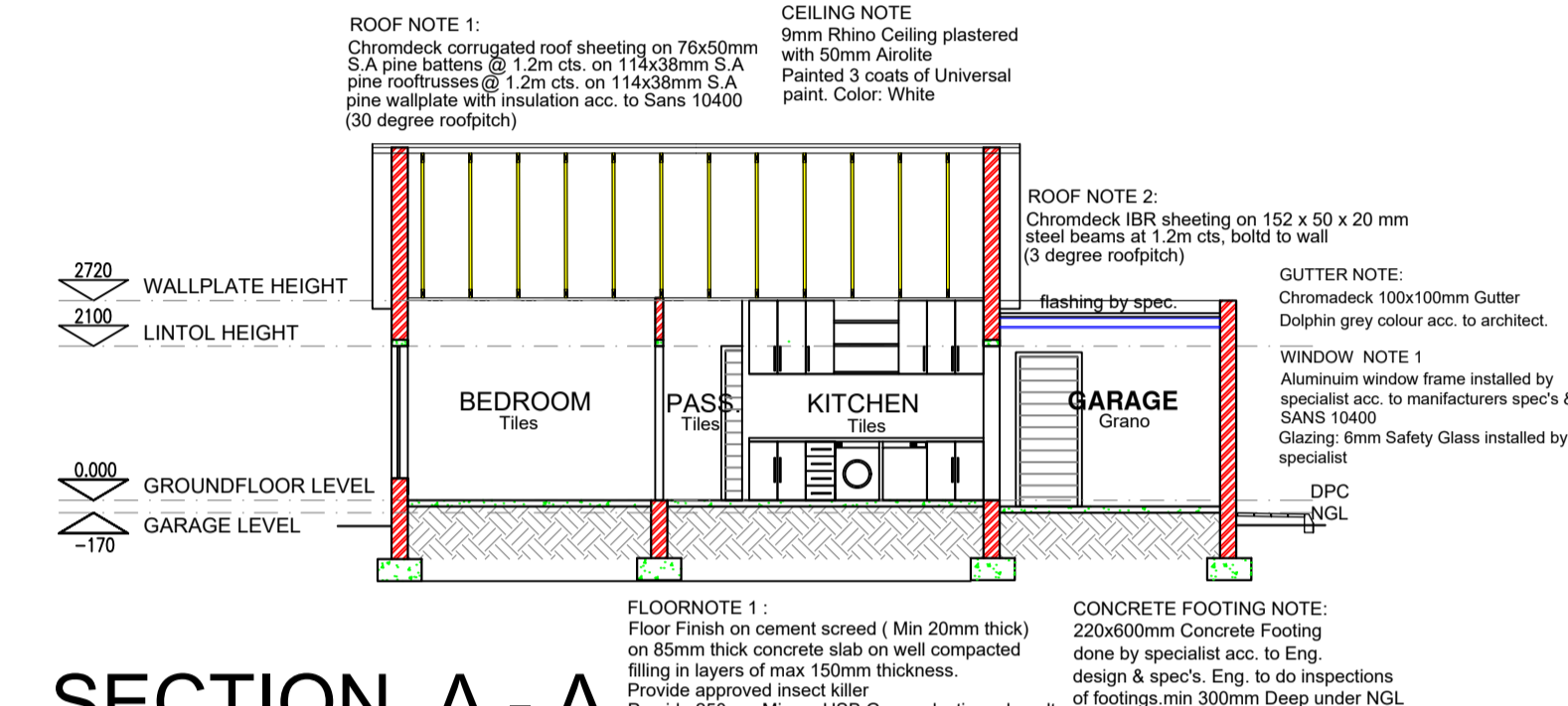
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SCALE 1:100



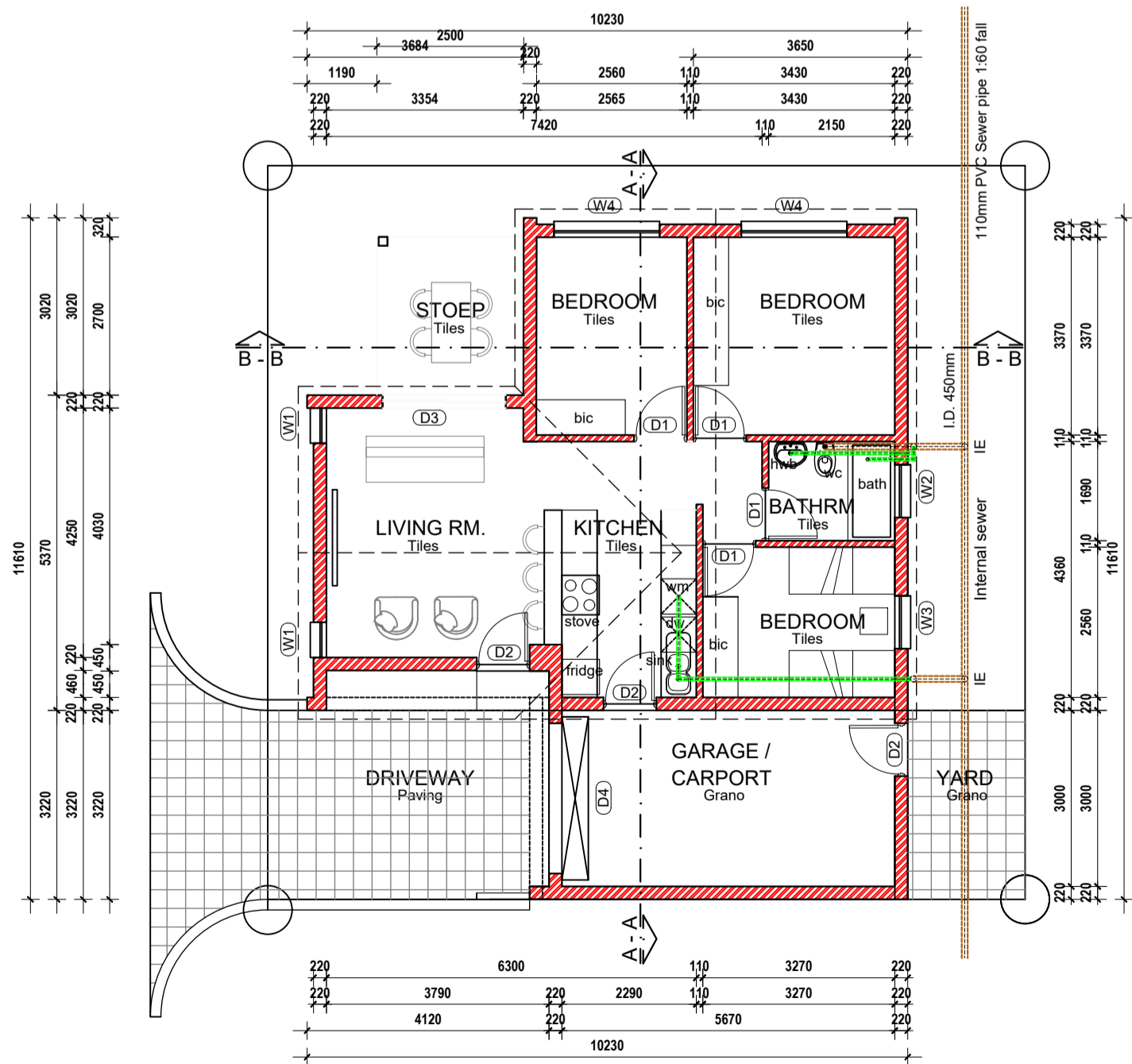
ELEVATION
SCALE 1:100



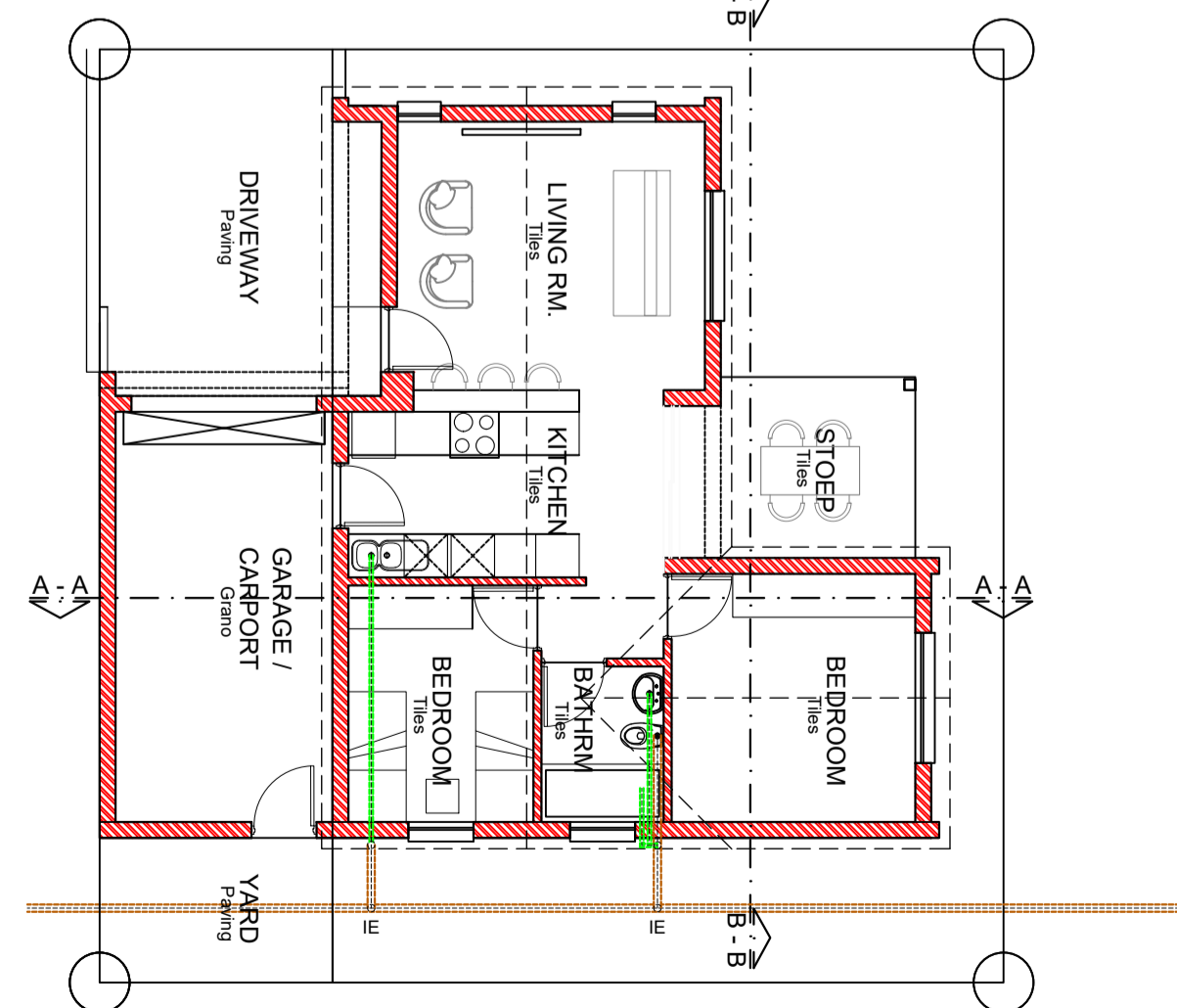
SECTION B - B
SCALE 1:100



SECTION A - A
SCALE 1:100



FLOORPLAN
SCALE 1:100
AREA HOUSE: 71sqm
AREA PATIO: 7sqm
AREA CAR PORT: 21sqm
TOTAL AREA : 99sqm



SPECIFICATIONS

NOTES FOR CONTRACTOR

1. 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 RELATION TO THE SITE SURROUNDINGS AND UTILITIES
5. ALL ARCHITECTURAL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH THE DETAIL
6. DRAWING ISSUED BY THE STRUCTURAL AND CIVIL ENGINEERS WHERE IT APPLICABLE
7. ALL THE CONSTRUCTION AND BUILDING WORKS NEED TO ADHERE TO THE LEGISLATION APPLICABLE TO THESE ASPECTS

FIRE REGULATIONS

1. THE BUILDING WAS DESIGNED ACCORDING TO THE SANS 10400 PART 1: FIRE PROTECTION
2. CLASSIFICATION OF BUILDING DOMESTIC RESIDENCE: R3
3. FIRE WALLS
3. FIRE WALLS
3. FIRE WALLS

SEWER & DRAINAGE

1. SANITARY INSTALLATIONS TO BE IN ACCORDANCE WITH PART P OF SANS 10400
1. SEWAGE FLOW WILL BE DETERMINED ACCORDING TO SANS 10400 (SEWAGE FLOW, LITRE PER DAY FOR NR. OF OCCUPANTS)
- 1.3 INSTALLATION OF ALL SEWAGE AND DRAINAGE PIPES ALL SEWAGE AND DRAINAGE PIPES WILL BE INSTALLED BY A REGISTERED DRAIN LAYER ACC. TO THE SANS 10400
- 1.3 DRAIN TESTS

ROADS & STORMWATER

1. STORMWATER WILL BE MANAGED IN ACCORDANCE WITH PART R OF SANS 10400
- 1.1 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
- 2.1 THE WIRING OF THE PREMISES WILL ABIDE BY THE CODE OF PRACTICE SABS 0142 COLOUR CODES WILL BE ACCORDING TO THIS CODE.
3. LIGHTING WILL BE DONE IN ACCORDANCE WITH SABS 0400 PART O OF AN INDICATED
4. GENERAL ELECTRICAL WORK WILL BE DONE WITH CONSIDERATION OF ENERGY SAVING MEASURES AND THAT IS ENVIRONMENTALLY FRIENDLY AS WELL AS TO SANS 10400

GLAZING

1. GLAZING TO BE DONE IN ACCORDANCE WITH SABS 0137 (PART N OF SABS 0400)
2. ALL GLASS & GLAZING TO COMPLY WITH:
- 2.1 SABS 0400 PART N TABLE 1
- 2.2 SABS 0137 ED. 3:2000
3. ALL GLASS ACC. TO NBR SPECIFICATIONS
4. ALL GLAZING EXCEPTED 1 AND 2 MUST BE 6MM SAFETY GLASS OR 4MM LAMINATED GLASS
5. ALL BATHROOM AND GUEST TOILET WINDOWS TO HAVE OBSCURE GLAZING

IMPORTANT INFORMATION

1. CLASSIFICATION OF NEW DWELLING: R3
2. THE NEW RESIDENTIAL HOUSE COMPLIES TO SANS 10400 REG. Part B, Part C, Part D, Part E, Part F, Part G, Part H, Part I, Part J, Part K, Part L, Part M, Part N, Part O, Part P, Part R, Part S, Part T, Part U, Part V, Part W & Part X

GENERAL

1. SOIL EXPLORING MUST BE DONE BY A SPECIALIST IN ACCORDANCE WITH SABS 0124 PART F
2. ALL STRUCTURAL CONCRETE TO BE IN ACCORDANCE WITH SABS 0100 AND SANS 10400
- 2.1 A REGISTERED ENGINEER WILL BE APPOINTED FOR THE CONCRETE AND FORMWORK CONTRACTOR WILL HAVE TO COMPLY WITH THE REQUIREMENTS OF SANS 10400
- 2.2 WALL FOUNDATION WORK MUST BE IN ACCORDANCE WITH PART K OF SABS 0400 AND SANS 10400
3. FLOOR COVERINGS MUST BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATION BY A SPECIALIST AND MUST BE IN ACCORDANCE WITH PART J OF SABS 0400
4. WALLS MUST BE BUILT IN ACCORDANCE WITH PART K OF SABS 0400 AND SANS 10400
5. ROOF MUST BE DONE IN ACCORDANCE WITH PART L OF SABS 0400 AND SANS 10400
6. HANDRAILINGS MUST BE INSTALLED BY A SPECIALIST ACCORDING TO MANUFACTURERS SPECIFICATIONS AND BE IN ACCORDANCE TO SANS 0104
7. ALL SPECIALIST ITEMS MUST BE INSTALLED BY A SPECIALIST ACCORDING TO B.B. 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 electrically powered system.
Insulation to all exposed hot water pipes. Insolver 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 Sapele 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).

MR. BELUKES

ARCHITECT

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PROPOSED NEW UNITS FOR BERGENDAL UNIT 99 sqm

A1

Project	PROPOSED NEW HOUSE
nr.	2270
Phase	CONCEPT
Discipline	DRAWINGS
Scale	1:100
Design By:	HJ.
Drawn By:	HJ.
Checked By:	
DATE:	2026/02/26

no.	description.	date.	initials.