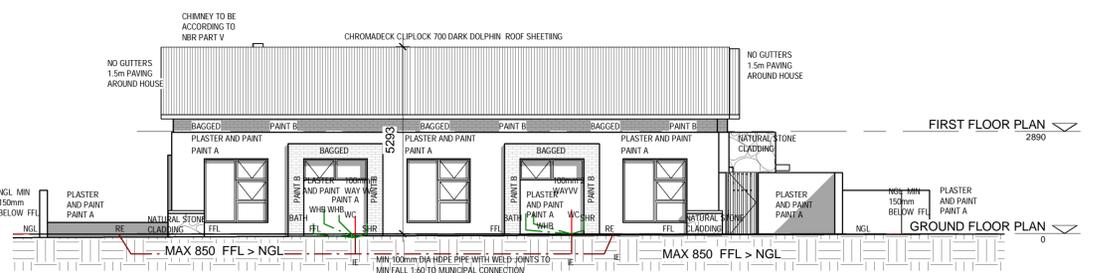


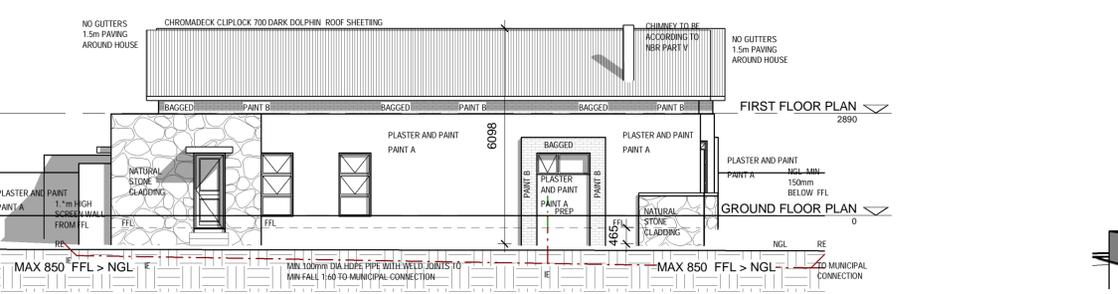
**EAST ELEVATION**

1:100



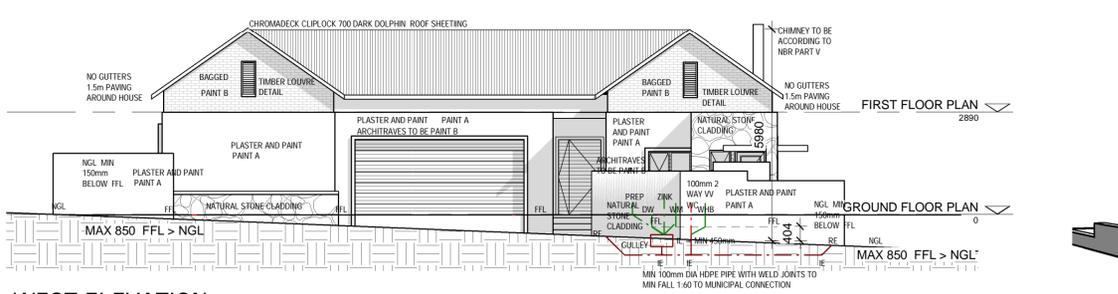
**NORTH ELEVATION**

1:100



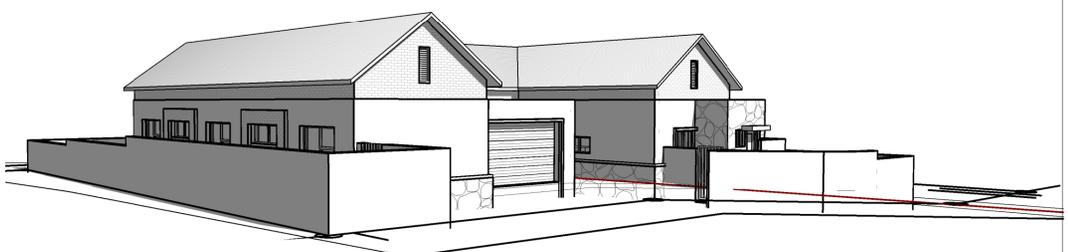
**SOUTH ELEVATION**

1:100



**WEST ELEVATION**

1:100



- GENERAL NOTES :**
- ALL WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS (SANS 1040)
  - QUALITY OF ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH RELEVANT SANS SPECIFICATIONS
  - ALL STRUCTURAL WORK TO BE DESIGNED BY PROF. ENGINEER
  - ALL ELECTRICAL AND PLUMBING WORK TO BE CARRIED OUT BY REGISTERED ARTISANS
  - CONTRACTOR TO VERIFY ALL LEVELS, HEIGHTS AND DIMENSIONS ON SITE AND TO CHECK SAME AGAINST THE DRAWINGS BEFORE PUTTING ANY WORK IN HAND
  - CONTRACTOR IS RESPONSIBLE FOR SETTING OUT OF BUILDINGS
  - THIS DRAWING IS UNDER NO CIRCUMSTANCES TO BE SCALED. ONLY FIGURE DIMENSIONS TO BE USED. IF DIMENSIONS ARE MISSING, CONTACT ARCHITECT
  - A MINIMUM OF 50% BY VOLUME OF ANNUAL AVERAGE HOT WATER HEATING REQUIREMENT SHALL BE PROVIDED BY MEANS OTHER THAN ELECTRICAL RESISTANCE HEATING. SOLAR WATER HEATING SYSTEMS AS PER SANS 1301 AND SANS 10106. THE INSTALLATION OF SOLAR WATER HEATING SYSTEMS AS PER SANS 1054
  - ALL OPENINGS EXCEEDING 2.4m SPAN TO BE SPANNED BY PRECAST CONCRETE LINTELS, OR SOLID CONCRETE BEAM TO PR. ENGINEER SPECIFICATIONS
  - THE ARCHITECT CANNOT BE HELD RESPONSIBLE FOR ANY DELAY OF PLAN APPROVAL. DUE TO ADMINISTRATIVE PROBLEMS BEYOND HIS CONTROL
  - THE OWNER TO REPAIR ALL APPOINTED PROFESSIONALS WHEN WORKS DUE TO START ON SITE AND IF ANY CHANGES ARE MADE AS TO HOW THE FUNCTIONAL REGULATIONS ARE TO BE SATISFIED, OR ANY CHANGES IN THE APPOINTMENT OF COMPETENT PERSONS ARE MADE BEFORE THE COMPLETION OF THE BUILDING, AND EXTEND THE ABOVE APPOINTMENT TO MEET THE REQUIREMENTS OF REGULATIONS A19(B) AND A19(B) WHERE APPLICABLE
- STRUCTURAL DESIGN**
- THE STRUCTURAL SYSTEM OF THE BUILDING TO COMPLY WITH THE DETAILED REQUIREMENTS OF PART H, J, K, L, M, N OF SANS 10400.
- PUBLIC SAFETY**
- A CHANGE IN LEVEL, THE DESIGN OF RAMPS AND DRIVEWAYS, OR ACCESS TO SWIMMING POOLS AND SWIMMING BATHS IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-D.
- SITE OPERATIONS**
- THE PROVISION OF SANITARY FACILITIES IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-F.
- EXCAVATIONS**
- THE EXCAVATIONS RELATING TO A BUILDING IS LESS THAN 3.0m DEEP AND IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-G.
- FOUNDATIONS**
- A GEOTECHNICAL INVESTIGATION IN ACCORDANCE WITH THE RULES IS TO BE CARRIED OUT AND IN ACCORDANCE WITH SANS 10400-B AND THE DETAILED REQUIREMENTS OF SANS 10400-H.
  - A COMPETENT PERSON (CIVIL ENGINEERING) IN RESPECT OF DEEP FOOTINGS, SOIL RAFTS, COMPACTION OF IN-SITU SOIL OR SUB-SURFACE DRAINAGE TO BE APPOINTED.
  - A COMPETENT PERSON (GEOTECHNICAL) IN RESPECT OF GEOTECHNICAL SOLUTIONS OR SOIL IMPROVEMENTS THAT ARE REQUIRED TO BE APPOINTED.
- FLOORS**
- ALL SUSPENDED FLOORS ARE IN ACCORDANCE WITH SANS 10400-B AND SANS 10400-I AND SANS 10400-J AND DETAILED REQUIREMENTS OF SANS 10400-J.
  - SLABS SUPPORTED ON THE GROUND ARE IN ACCORDANCE WITH SANS 10400-B, SANS 10400-H, DETAILED REQUIREMENTS OF SANS 10400-J AND A COMPETENT PERSON (CIVIL ENGINEERING) IS TO BE APPOINTED IN RESPECT OF THE SLABS OR FILLS.
- WALLS**
- THE STRUCTURAL STRENGTH AND STABILITY OF A WALL IS IN ACCORDANCE WITH SANS 10400-B AND SANS 10400-T AND DETAILED REQUIREMENTS OF SANS 10400-K.
  - THE ROOF FIXING IS IN ACCORDANCE WITH SANS 10400-B AND DETAILED REQUIREMENTS OF SANS 10400-K.
  - THE WATER PENETRATION THROUGH A WALL IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-K.
- STAIRWAYS**
- STAIRWAYS ARE IN ACCORDANCE WITH SANS 10400-B AND SANS 10400-L AND THE DETAILED REQUIREMENTS OF SANS 10400-M
  - WALLS, SCREENS, RAILING OR BALUSTRADES TO SUCH STAIRWAYS ARE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-B AND SANS 10400-L AND SANS 10400-K AND SANS 10400-T.
- GLAZING**
- THE TYPE OF FIXING OF GLAZING IS IN ACCORDANCE WITH SANS 10400-B AND DETAILED REQUIREMENTS OF SANS 10400-N
  - THE SELECTION OF THE GLAZING IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-N.
- ROOFS**
- ROOF COVERINGS AND WATERPROOFING SYSTEMS ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-L
  - FLAT ROOFS AND RELATED GUTTERS ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-L
  - THE ROOF ASSEMBLY AND CEILING ASSEMBLY IN ADDITION TO COMPLYING WITH THE REQUIREMENTS OF SANS 10400-C IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-L AND THE ROOF ASSEMBLY IS SUPPORTED ON WALLS THAT COMPLY WITH THE REQUIREMENTS OF SANS 10400-B AND IN ACCORDANCE WITH SANS 10400-B AND SANS 10400-L
  - GUTTERS AND DOWNPIPES, IF ANY, ARE SIZED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-B
  - THE FIRE RESISTANCE AND COMBUSTIBILITY OF THE ROOF ASSEMBLY OR ANY CEILING ASSEMBLY ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-L AND SANS 10400-T.
- LIGHTING AND VENTILATION**
- THE LIGHTING IN HABITABLE ROOM, BATHROOM, SHOWER ROOM AND ROOM CONTAINING A TOILET PAN COMPLIED WITH THE DETAILED REQUIREMENTS OF SANS 10400-K AND THE DETAILED REQUIREMENTS OF SANS 10400-L
  - THE VENTILATION IS IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-F AND IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-G AND IS SUBJECT OF A RATIONAL DESIGN.
- DRAINAGE**
- THE DESIGN OF THE DRAINAGE SYSTEM IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-P AND SUBJECT OF A RATIONAL DESIGN OR RATIONAL ASSESSMENT (OR BOTH) AND SUBJECT OF AN AGREEMENT CERTIFICATE.
- STORMWATER DISPOSAL**
- THE MEANS FOR THE CONTROL OF DISPOSAL OF STORMWATER IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-R AND SUBJECT OF A RATIONAL DESIGN.
- DISABILITIES**
- THE MEANS FOR PROVIDING FACILITIES FOR PERSONS WITH DISABILITIES IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-S AND THE SUBJECT OF A RATIONAL DESIGN.
- FIRE PROTECTION**
- THE FIRE PROTECTION MEASURES PROVIDED ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-T AND SUBJECT OF A RATIONAL DESIGN OR RATIONAL ASSESSMENT.
- SPACE HEATING**
- THE PROVISION OF SPACE HEATING IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-V
- FIRE INSTALLATION**
- THE FIRE INSTALLATIONS COMPLY WITH THE DETAILED REQUIREMENTS OF SANS 1040-W
  - THE SUPPLY OF WATER IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-W AND SUBJECT OF A RATIONAL DESIGN.
- ENERGY EFFICIENCY IN BUILDINGS**
- THE BUILDING IS SO DESIGNED THAT ORIENTATION AND SHADING ARE IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 206
  - EXTERIOR WALLS ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-XA
  - FENESTRATION IS IN ACCORDANCE WITH SANS 10400-XA
  - ROOF ASSEMBLY CONSTRUCTION IS IN ACCORDANCE WITH SANS 10400-XA
  - FLOORS WITH IN-SLAB HEATING IS IN ACCORDANCE WITH SANS 10400-XA
  - SERVICES THAT USE ENERGY OR CONTROL THE USE OF ENERGY IS IN ACCORDANCE WITH SANS 206
  - HOT WATER SYSTEMS IS IN ACCORDANCE WITH SANS 10400-XA
  - ALL FENESTRATION AIR FILTRATION WILL BE IN ACCORDANCE WITH SANS 613
  - BUILDING WITH FENESTRATION AREA EXCEEDING 15% OF THE NET FLOOR AREA PER STOREY, SHALL COMPLY WITH SANS 204
  - MIDSTREAM - ZONE 1
  - JOHANNESBURG - ZONE 1
  - PRETORIA - ZONE 2

REV	DATE	DESCRIPTION	SIGNATURE
			<b>OWNER</b>
			<b>CONTRACTOR</b>
			<b>ENGINEER</b>
			<b>ARCHITECT</b>

**PROPOSED NEW RESIDENCE  
ON ERF 6106 MIDSTREAM X 80  
FOR SUREBUILD PROJECT MANAGEMENT**

**COPYRIGHT NOTICE**

This drawing is copyright. You may use, display, print and reproduce this drawing only for use on the project as described in the title block of this drawing. This drawing stays the property of STUDIOUS ARCHITECTS CC and no parts of this drawing may be reproduced for any other reason as described above without the prior written permission of the copyright owner. Such permission, if granted, is subject to a fee depending on the nature of the use.

All rights in terms of Section 12 (7) of the South African Copyright Act

Requests and inquiries regarding reproduction should be addressed to the Copyright Owner.

**ALL RIGHTS RESERVED**

STUDIOUS ARCHITECTS CC reserves the right to revise this drawing as it sees fit. You are encouraged to contact the author of this drawing to check if this represents the latest revisions.

**DISCLAIMER NOTE**

In no event shall STUDIOUS ARCHITECTS CC be liable to any one for special, collateral, incidental, or consequential damages in connection with or arising out of the use of this drawing. This drawing is intended as a general reference source, accuracy, currency, completeness and relevance for your purpose, and you should obtain any appropriate professional advice relevant to the particular circumstances to this project.

You are encouraged to contact the author of this drawing if you have any questions regarding information here on.

**Derick Britz**  
082 415 9981  
Pr Arch 6678

**Gauteng**  
P.O. Box 9329  
Centurion  
0046

Tel: 012 - 663 3371  
Fax: 086 590 5805

<b>DWG TITLE: ELEVATIONS</b>	<b>DRAWN BY: DR</b>
<b>DATE: 08 NOVEMBER 2017</b>	<b>REVISION :</b>
<b>DESIGN BY: DB</b>	
<b>DWG NUMBER: S 17 36 200</b>	