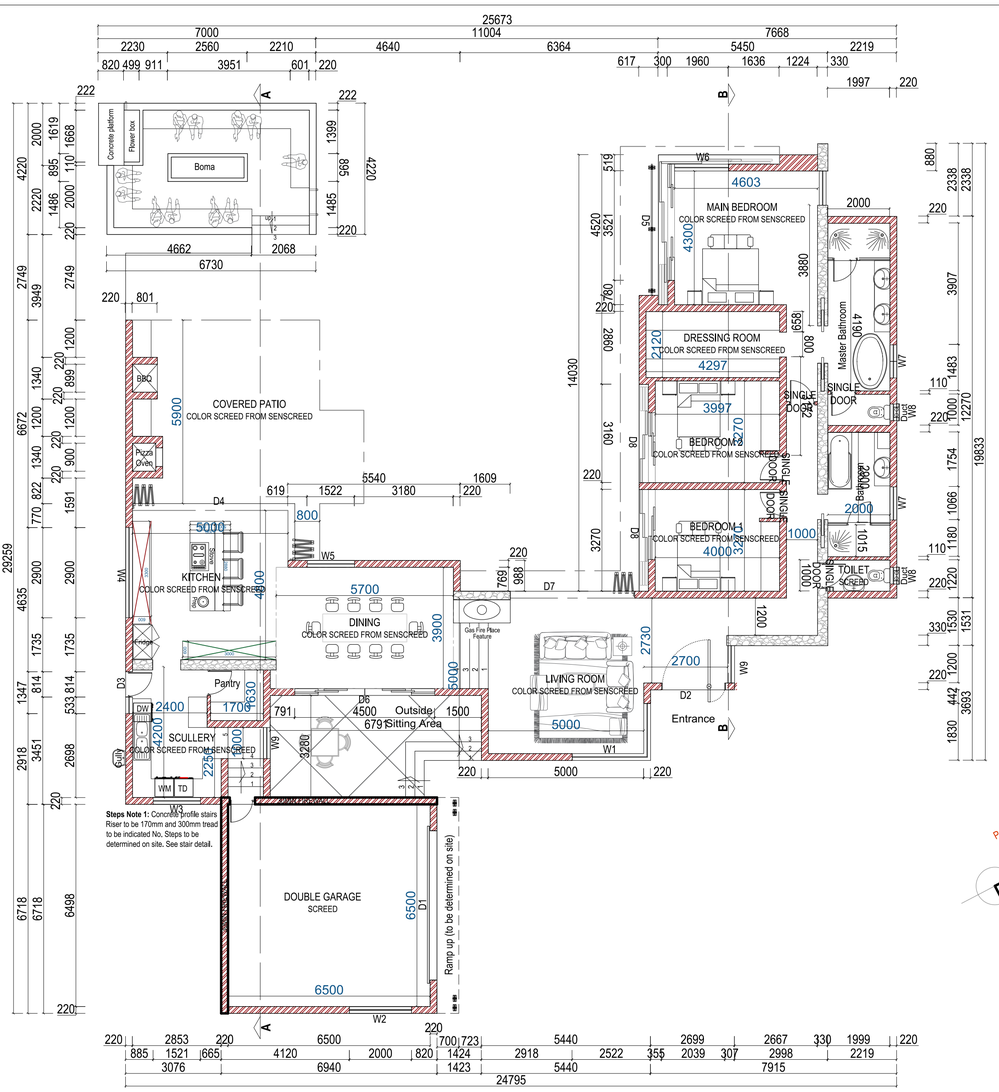
GENERAL SANS NOTES:

1. THE DIMENSIONS OF ANY ROOM OR SPACE ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-C
2. 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
3. SITE OPERATIONS. THE PROVISION OF SANITARY FACILITIES IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-F
4. THE EXCAVATION RELATING TO A BUILDING IS LESS THAN 3,0M DEEP AND IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-G
5. THE FOUNDATIONS FOR THE BUILDING TO BE ACCORDING TO SANS 10400-B THE DETAILED REQUIREMENTS OF SANS 10400-H
6. FLOORS IN ANY LAUNDRY, KITCHEN, SHOWER ROOM, BATHROOM OR ROOMS CONTAINING A TOILET PAN OR URINAL TO BE ACCORDING WITH THE DETAILED REQUIREMENTS OF SANS 10400-J
7. THE STRUCTURAL STRENGTH AND STABILITY OF A WALL TO BE ACCORDING WITH SANS 10400-B AND SANS 10400-T. THE DETAILED REQUIREMENTS OF SANS 10400-K. THE ROOF FIXING TO BE ACCORDING WITH SANS 10400-B THE DETAILED REQUIREMENTS OF SANS 10400-K. THE WATER PENETRATION THROUGH A WALL TO BE ACCORDING WITH THE DETAILED REQUIREMENTS OF SANS 10400-K
8. ROOF COVERINGS AND WATERPROOFING SYSTEMS ARE TO BE ACCORDING TO THE DETAILED REQUIREMENTS OF SANS 10400-L THE ROOF ASSEMBLY AND ANY CEILING ASSEMBLY, IN ADDITION TO COMPLY WITH THE REQUIREMENTS OF SANS 10400-C, TO BE ACCORDING TO THE DETAILED REQUIREMENTS OF SANS 10400-L AND THE ROOF ASSEMBLY IS SUPPORTED ON WALLS THAT COMPLY WITH THE REQUIREMENTS OF SANS 10400-K IN ACCORDANCE WITH SANS 10400-B AND SANS 10400-L GUTTERS AND DOWN PIPES, IF ANY, ARE SIZED TO BE ACCORDING TO THE REQUIREMENTS OF SANS 10400-R. THE FIRE RESISTANCE AND COMBUSTIBILITY OF THE ROOF ASSEMBLY OR ANY CEILING ASSEMBLY ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-L & SANS 10400-T
9. THE TYPE AND FIXING OF GLAZING TO BE ACCORDING TO SANS 10400-B THE DETAILED REQUIREMENTS OF SANS 10400-N THE SELECTION OF THE GLAZING TO BE ACCORDING TO THE DETAILED REQUIREMENTS OF SANS 10400-N. OBSCURE GLASS TO BATH AND SERVANTS ROOM WINDOW GLASS TO COMPLY WITH NATIONAL BUILDING REG.WS. (PART N) SABS -0137 AND -1263
10. THE LIGHTING IN A HABITABLE ROOM, BATHROOM, SHOWER ROOM AND ROOM CONTAINING A TOILET PAN COMPLIES WITH THE REQUIREMENTS OF SANS 10400-T AND THE DETAILED REQUIREMENTS OF SANS 10400-O THE VENTILATION TO BE ACCORDING TO THE REQUIREMENTS OF SANS 10400-T AND TO BE ACCORDING TO THE DETAILED REQUIREMENTS OF SANS 10400-O IS THE SUBJECT OF A RATIONAL DESIGN. LIGHT AND VENTILATION ACCORDING TO NEW NATIONAL BUILDING REG. (PART O) . INTERNAL LIGHTING: ALL LIGHTING IN A DWELLING WILL COMPLY WITH SANS 10114-1 AND SANS 204 MAXIMUM USAGE OF 5W/S. INTERNAL LIGHTING: ALL LIGHTING IN A DWELLING WILL COMPLY WITH SANS 10114-1 AND SANS 204 MAXIMUM USAGE OF 5W/SQM
11. THE DESIGN OF THE DRAINAGE SYSTEM TO BE ACCORDING WITH THE OF SANS 10400-P THE SUBJECT OF A RATIONAL DESIGN OR RATIONAL ASSESSMENT (OR BOTH) THE SUBJECT OF AN AGREEMENT CERTIFICATE.
12. THE MEANS OF SEWAGE DISPOSAL WHERE WATER-BORNE SEWERAGE DISPOSAL IS NOT AVAILABLE TO BE ACCORDING WITH THE DETAILED REQUIREMENTS OF SANS 10400-Q IS THE SUBJECT OF A RATIONAL DESIGN OR RATIONAL ASSESSMENT (OR BOTH) IS THE SUBJECT OF AN AGREEMENT CERTIFICATE COMPRISES PAIL CLOSETS WHICH ARE EMPTIED BY OR ON BEHALF OF A LOCAL AUTHORITY.
13. THE MEANS FOR THE CONTROL AND DISPOSAL OF STORM WATER TO BE ACCORDING TO THE DETAILED REQUIREMENTS OF SANS 10400-R THE SUBJECT OF A RATIONAL DESIGN THE MEANS FOR THE CONTROL AND DISPOSAL OF STORM WATER IN INTERCONNECTED COMPLEXES IS THE SUBJECT OF A RATIONAL DESIGN.
14. THE MEANS FOR PROVIDING FACILITIES FOR PERSONS WITH DISABILITIES TO BE ACCORDING TO THE DETAILED REQUIREMENTS OF SANS 10400-S THE SUBJECT OF A RATIONAL DESIGN.
15. THE FIRE PROTECTION MEASURES PROVIDED TO BE ACCORDING TO THE DETAILED REQUIREMENTS OF SANS 10400-T THE SUBJECT OF A RATIONAL DESIGN OR RATIONAL ASSESSMENT. FIRE: ALL THERMAL INSULATION WILL BE IN ACCORDANCE WITH SANS 428.
16. THE PROVISION OF SPACE HEATING TO BE ACCORDING TO THE DETAILED REQUIREMENTS OF SANS 10400-V
17. THE FIRE INSTALLATIONS TO COMPLY WITH THE DETAILED REQUIREMENTS OF SANS 10400-W. THE SUPPLY OF WATER TO BE ACCORDING TO THE DETAILED REQUIREMENTS OF SANS 10400-W THE SUBJECT OF A RATIONAL DESIGN.

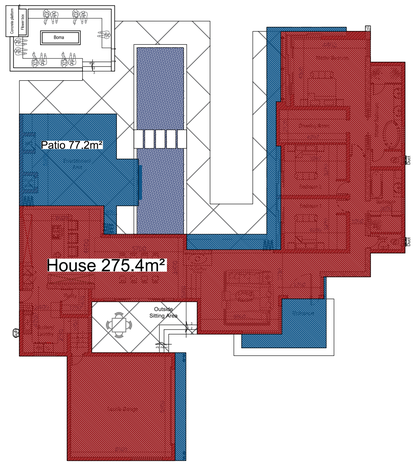
AREA SCHEDULE

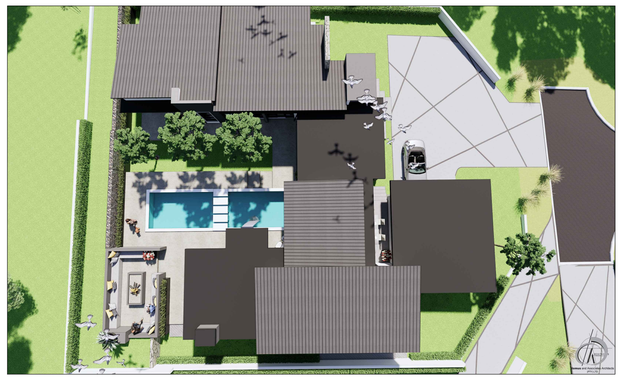
Zoning:	Res 1
Site	834.00m²
Ground Floor Area	259.71m²
Total Floor Area	259.71m²
Coverage	31.14%

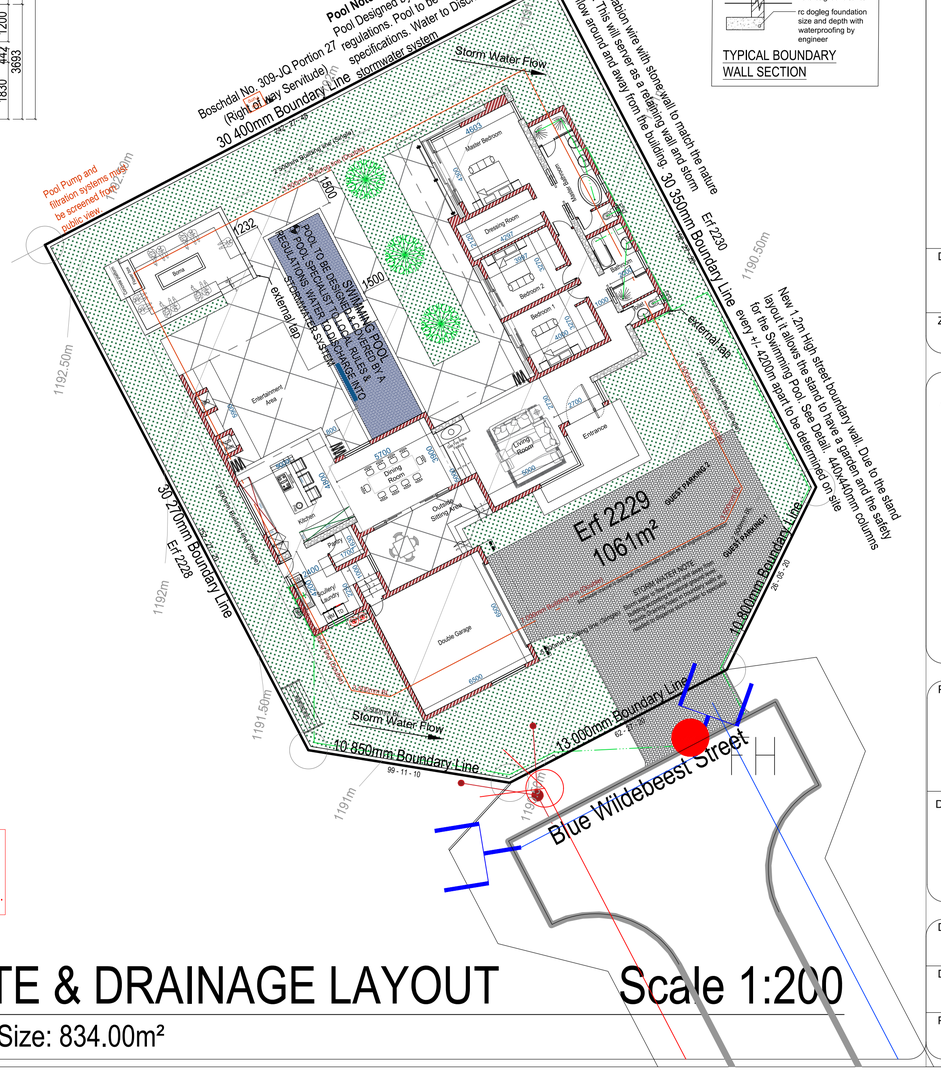


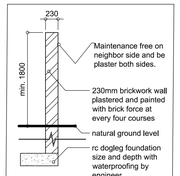
GROUND FLOOR PLAN Scale 1:100

House 275.4m² + Covered Area 77.2m² = Total 352.6m²









TYPICAL BOUNDARY WALL SECTION

NOTE:
- All boundary walls are materials to compliment materials and design of the building and finished on both side.

NOTE:
- Finale levels to be determent on site by contractor & engineer

NOTE:
- Garden designed to Landscape Architects acc to HOA at a later stage

NOTE:
- Driveway connections with street only 6m width allowed.

SITE & DRAINAGE LAYOUT Scale 1:200

Site Size: 834.00m²

ARCHITECTS NOTES

ALL MATERIALS AND CONSTRUCTION MUST COMPLY WITH NATIONAL BUILDING REGULATIONS ACT NO. 103 OF 1997, INCLUDING ALL AMENDMENTS AS WELL AS THE BY-LAWS OF THE LOCAL AUTHORITIES. ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE AND NO DRAWINGS MUST BE SCALED. ANY INDISTINCTNESS OR DISCREPANCIES MUST BE IMMEDIATELY POINTED OUT TO THE ARCHITECT FOR RECTIFICATION OR EXPLANATION BEFORE ANY CONSTRUCTION CAN COMMENCE. ALL PLANS ARE PROTECTED BY THE COPYRIGHT ACT NO. 98 OF 1978.

ENERGY EFFICIENT MEASURES TO BE TAKEN BY CLIENT. ALL LIGHTS TO BE FITTED WITH ENERGY EFFICIENT FITTINGS. ALL WESTERN WINDOWS TO BE SHADED WITH TREES. WATER SAVING SHOWER HEADS TO BE FITTED. TOILETS TO BE WITH WATER SAVING FLUSH CONTROL. ENERGY EFFICIENCY TO BE TAKEN IN BUILDING TO COMPLY WITH PART XA. MIN 50% OF HOT WATER REQUIRED TO BE SUPPLIED BY HEAT PUMP OR SOLAR. ALL EXPOSED HOT WATER TO INSULATED WITH A "R" VALUE OF 1 ROOF OVERHANG 400mm. ROOF ASSEMBLIES TO ACHIEVE A "R" OF 32 WALLS TO BE 230 BRICK PLASTERED BOTH SIDES. WATER TO BE SLOPED AWAY FROM BUILDING. ALL STRUCTURAL WORK TO COMPLY WITH KK5 OF SABS 10400 AND 0401 THE CONTRACTOR ON SITE MUST MAKE SURE THAT THE LEVEL BETWEEN THE HOUSE AND GARAGE IS SO THAT A CAR CAN ENTER THE GARAGE WITH EASE. ALL TIMBER TO BE TREATED ACCORDING TO SABS 1288 STANDARD. ALL FINISHED FLOOR LEVELS ARE TO BE DETERMINED ON SITE AFTER SETTING OUT THE COMPLETED PROJECT. IT IS THE RESPONSIBILITY OF THE OWNER AND OR SUBCONTRACTOR OR CONTRACTOR TO CHECK ALL DIMENSIONS, AREAS, LEVELS AND SITE BOUNDARIES BEFORE COMMENCEMENT OF THE WORK ON SITE. ANY DISCREPANCY SHOULD BE REPORTED TO THIS OFFICE AT ONCE. ANY DISCREPANCY BETWEEN PLANS, SPECIFICATION AND QUOTATION SHOULD BE REPORTED TO THIS OFFICE AT ONCE. ANY REVISIONS AND OR CHANGES DONE ON SITE MUST BE REPORTED TO THIS OFFICE AT ONCE. NO WORK ON SITE SHALL COMMENCE BEFORE PLANS ARE APPROVED BY THE LOCAL AUTHORITY AND SUCH APPROVAL IS IN THE POSSESSION OF THE CONTRACTOR. IT SHALL BE DETERMINED ON SITE BY THE CONTRACTOR IF THE GROUND SHALL NEED TO BE INSPECTED BY A ENG TO DETERMINE IF REINFORCING ARE NEEDED IN THE FOUNDATIONS. ANY CONTRACTOR AND OR SUB-CONTRACTOR SHALL AT ALL TIMES MAKE SURE THAT ANY MATERIAL USED ON SITE SHALL BE SUITABLE FOR THE USE THEREOF AND INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION.

DRAWING STATUS

Sketch plan only

ZONING: RESIDENTIAL 1

ARCHITECTS

domus and Associates Architects
(Pty) Ltd
@ Office, 67 BRINK STREET
OFFICE 25
P.O. BOX 1360, RUSTENBURG
TEL: 014 592 1960 FAX: 0866177275

PROJECT:

New Proposed House for
Mr. & Mrs. Cussons
on Erf 2229, Blue Wildebeest Street
Schoongezight Estate, Cashan Ext 7
Rustenburg

DRAWING DESCRIPTION:

Sketch plan
Site & Floor layout

SACAP No - 21044

DRAWN: Janine	SCALE: See plan
DATE: 08/09/2022	REVISION: 01
PROJECT NO.: 222-09	DRAWING NO.: SK101