

GROUND FLOOR PLAN

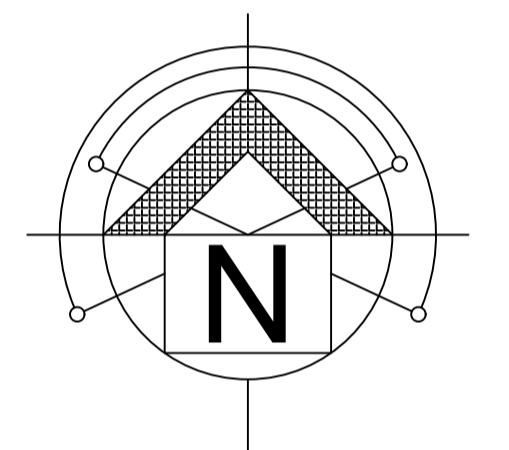
Scale 1:100

House Size: 305.61 m²

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 BE INSULATED WITH A TR VALUE OF 1 ROOF OVERHANG 400mm. ROOF ASSEMBLIES TO ACHIEVE A TR OF 32 WALLS TO BE 230 BRICK PLASTERED BOTH SIDES. WATER TO BE SLOPED AWAY FROM BUILDING. ALL STRUCTURAL WORK TO COMPLY WITH KKS OF SABS 10400 AND 9401. 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 AN 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.



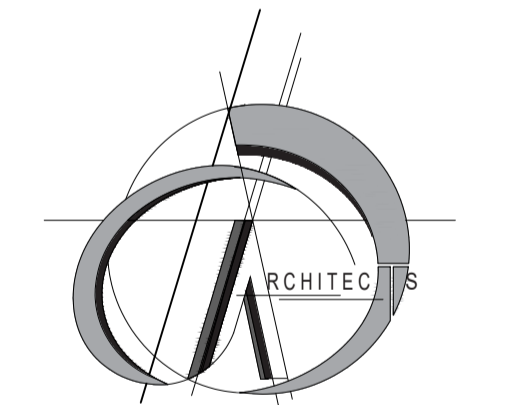
DRAWING STATUS

Sketch plan only

ZONING:

RESIDENTIAL 1

ARCHITECTS



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PROJECT:

DRAWING DESCRIPTION:

SACAP No - 21044

DRAWN:	SCALE:
DATE:	REVISION:
PROJECT NO.:	DRAWING NO.: