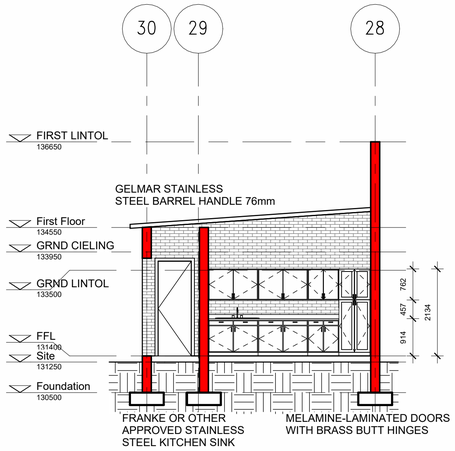
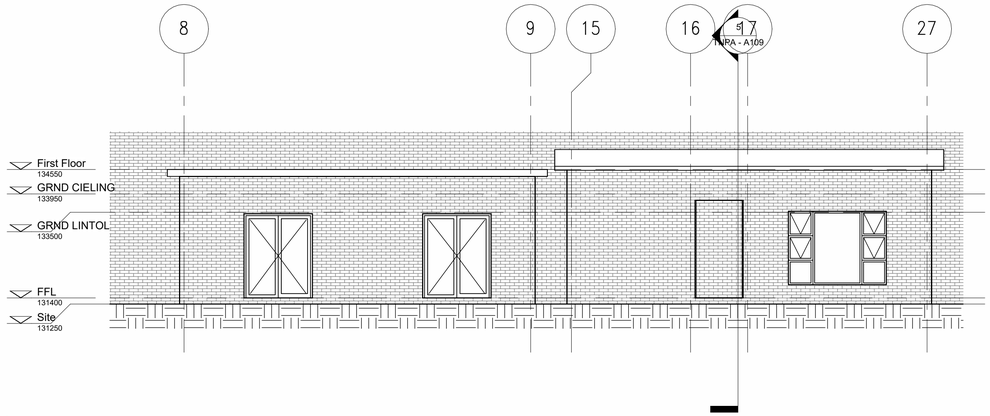
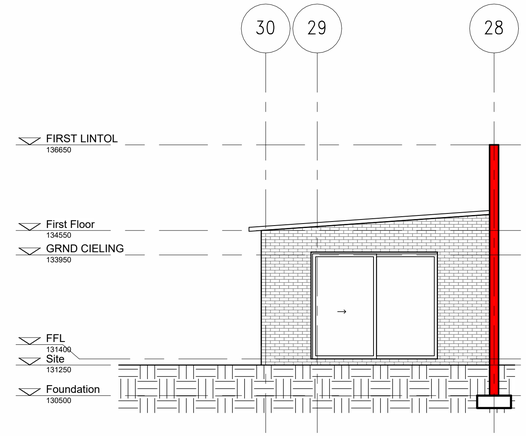


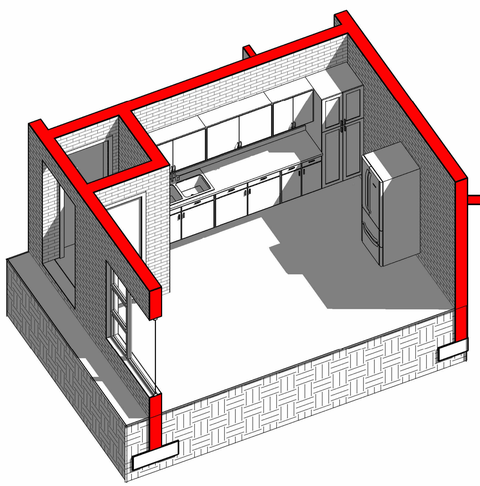
Section 12
1 : 75



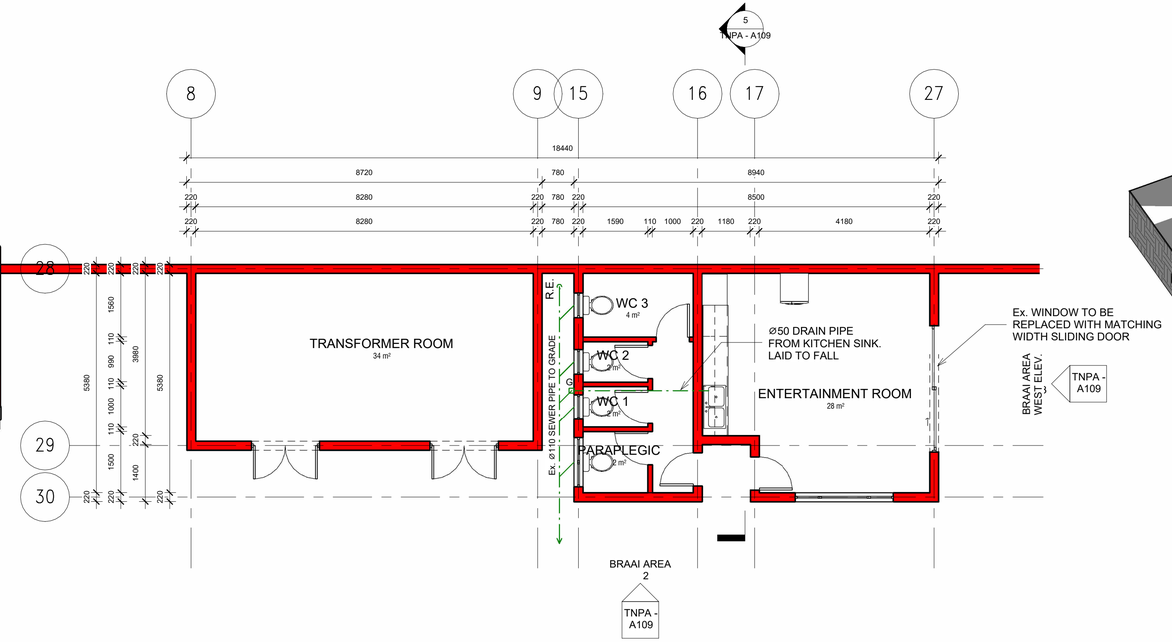
BRAAI AREA
1 : 75



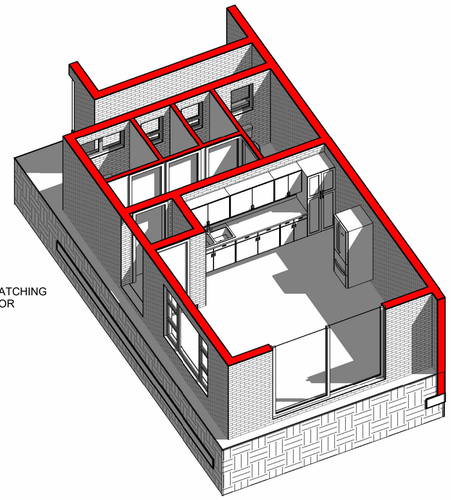
BRAAI AREA WEST
ELEV.
1 : 75



BRAAI AREA KITCHEN



BRAAI AREA PLAN
1 : 75



BRAAI AREA ISO

GENERAL NOTES :

- ALL WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS (SANS 10400).
- QUALITY OF ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH RELEVANT SANS SPECIFICATIONS.
- ALL STRUCTURAL WORK TO BE DESIGN 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 1307 AND SANS 10106. THE INSTALLATION OF SOLAR WATER HEATING SYSTEMS AS PER SANS 10254.
- 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 INFORM ALL APPOINTED PROFESIONALS WHEN WORK IS DUE TO START ON SITE AND IF ANY CHANGES ARE MADE AS TO HOW THE FUNCTIONAL REGULATIONS ARE TO BE SATIFIED, OR ANY CHANGES IN THE APPOINTMENT OF COMPETENT PERSONS ARE MADE BEFORE THE COMPLETION OF THE BUILDING, AND EXTENT THE ABOVE APPONINMENT TO MEET THE REQUIREMENTS OF REGULATIONS A19(8) AND A19(9) 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-SURFANCE DRAINAGE TO BE APPOINTED.
- A COMPETENT PERSON (GEOTECHNICAL) IN RESPECT OF GEOTECHNICAL SOLUTIONS OR SOIL IMPROVEMENTS THAT ARE REQURED TO BE APPOINTED.

FLOORS

- ALL SUSPENDED FLOORS ARE IN ACCORDANCE WITH SANS 10400-B AND SANS 10400-T AND SANS 10082 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 REQREMENTS OF SANS 10400-K.

STAIRWAYS

- STAIRWAYS ARE IN ACCORDANCE WITH SANS 10400–B AND SANS 1040-T 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-T 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 SANS10400-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 REQUIREMENTSOF 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-K AND IN ACCORDNACE WITH SANS

10400-B AND SANS 10400-L.

- GUTTERS AND DOWNPILED, IF ANY, ARE SIZED INACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-R.
- THE FIRE RESISTENACE 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 A HABITABLE ROOM, BATHROO, SHOWER ROOM AND ROOM CONTAINING A TOILET PAN COMPLED WITH THE REQUIREMENTS OF SANS 10400-T AND THE DETAILED REQUIREMENTS OF SANS 10400-O.
- THE VENTILATION IS IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-T AND IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-O AND IS SUBJECT OF A RATIONAL DESIGN.

DRAINAGE

- THE DESIGN OF THE DRAINAGE SYSTEM IS IN ACCORDACE WITH THE DETAILED REQUIREMENTS OF SANS 10400-P AND SUBJECT OF A RATIONAL DESIGN OR RATIONAL ASSESSMENT (OR BOTH) AND SUBJECT OF AN AGREEMENT CERRTIFICATE.

STORMWATER DISPOSAL

- THE MEANS FOR THE CONTROL OF DSIPOSAL OF STORMWATER IS IN ACCORDANC 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 204
- EXTERNAL 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
- FOORS WITH IN-SLAB HEATING IS IN ACCORDANCE WITH SANS 10400-XA.
- SERVICES THAT USE ENERGY OR CONTROL THE USE OF ENERGY IS IN ACCORANCE WITH SANS 204.
- HOT WATER SYTEMS IS IN ACCORDANCE WITH SANS 10400-XA
- ALL FENESTRATION, AIR FILTRATION WILL BE IN ACCORDANCE WITH SANS 613.
- BUILDING WITH FENESTRATION REA EXCEEDING 15 % OF THE NETT FLOOR AREA PER STOREY, SHALL COMPLY WITH SAS 204.
- MIDSTREAM - ZONE 1
- JOHANNESBURG - ZONE 1
- PRETORIA - ZONE 2

COUNCIL STAMP AND COMMENTS	SIGNATURE
ABANGUNI DRAUGHTING — CONSTANTLY SEEKING SOLUTIONS	OWNER
	CONTRACTOR
	ENGINEER
	ARCHITECT

PROPOSED NEW RESIDENCE
223 MAYDON ROAD
TRANSNET TNPA

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REV.	DATE

DWG TITLE:	**BRAAI & ENTERTAINMENT AREA**
DATE: **2024-03-20**	DRAWN BY:
DESIGN BY:	SHEET SIZE: A1
DWG NUMBER: **TNPA - A109**	REVISION NR : DATE :