

ROOMS	
Name	Area
DRESSER 1	1.9 m²
DRESSER 2	1.9 m²
EN SUITE 1	3.4 m²
EN SUITE 2	3.4 m²
KITCHEN	7.7 m²
BEDROOM 1	8.9 m²
BEDROOM 2	8.9 m²
LOUNGE AREA	11.4 m²
GARAGE	27.0 m²
PATIO	49.8 m²

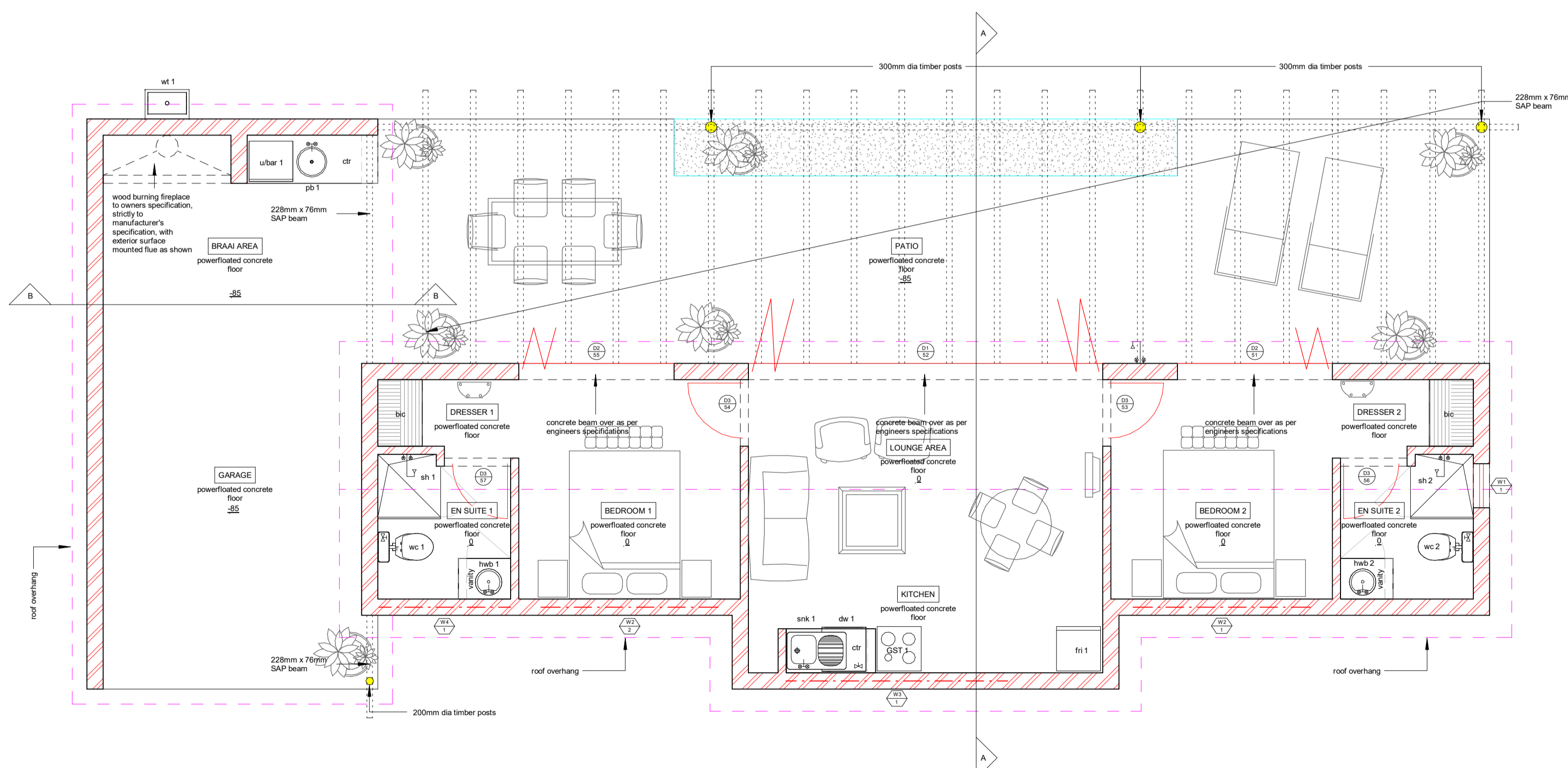
DOORS			
Type Mark	Number	Width	Height
D1: 1	52	4800	2100
D2	55	2100	2100
D2: 2			
D3	53	900	2100
D3	54	900	2100
D3	56	900	2100
D3: 4	57	900	2100

WINDOWS					
Type Mark	Number	Height	Width	Head Height	Sill Height
W1	1	900	600	2100	1200
W1: 1					
W2	1	300	2400	1445	1145
W2: 2	2	300	2400	1445	1145
W3	1	300	3000	1445	1145
W3: 1					
W4	1	300	1800	1445	1145
W4: 1					

- GENERAL NOTES:**
- ALL DIMENSIONS TO CHECKED ON SITE PRIOR TO COMMENCEMENT SHOP OR SITE WORK
 - THIS DRAWING MAY NOT BE SCALED
 - DIMENSIONS, NOTES AND SPECIFICATIONS TAKE PRECEDENCE OVER DRAWINGS
 - DETAILED DRAWINGS TAKE PRECEDENCE OVER GENERAL LAYOUTS
 - ANY DISCREPANCY / UNCERTAINTY FOUND IS TO BE REPORTED TO PLANCAD IMMEDIATELY FOR CLARIFICATION
 - NO INFORMATION ON THIS DRAWING MAY BE COPIED, USED, STORED, DISTRIBUTED OR OTHERWISE EMPLOYED OR UTILIZED WITHOUT PRIOR CONSENT FROM PLANCAD
 - ALL WORK ITEMS AND COMPONENTS TO COMPLY WITH SABS STANDARDS AND WITH ALL APPLICABLE SANS (incl. 10400 and part XA) and NHBC STANDARDS AND CODE OF CONDUCT
 - RELEVANT TOWN PLANNING SCHEME REGULATIONS AND MUNICIPAL BYLAWS APPLY
 - NO WORK TO BE CARRIED OUT ON SITE WITHOUT PRIOR LOCAL AUTHORITY APPROVAL, UNLESS CONFIRMED OTHERWISE BY PLANCAD
 - ALL SIZES AS FOLLOWS (unless otherwise specified): LENGTH X WIDTH X HEIGHT / DEPTH – in millimetres
 - ALL BODY CORPORATE / HOME OWNER'S ASSOCIATION / MANAGEMENT COMPANY APPROVALS REQUIRE APPLICABLE STAMP AND TWO SIGNATURES
 - OPENING SIZES TO BE CHECKED ON SITE FOR MANUFACTURE, TRANSPORTATION AND INSTALLATION
 - CONTRACTORS TO ENSURE STRUCTURAL STABILITY AND INTEGRITY OF ALL WORK ITEMS AND COMPONENTS
 - ALL TIMBER WORK TO COMPLY WITH APPLICABLE SABS AND SANS REQUIREMENTS
 - ALL TIMBER TO BE TREATED TO SABS SPEC 1228 OF 1994 AND COMPLY WITH SANS 1005
 - ALL EXTERNAL WOOD TO BE TREATED WITH APPROPRIATE WATER BASED SEALANT (RYSTIX)
 - NO ALTERNATIVES, DEVIATION FROM OR REVISION TO THESE DRAWINGS, SPECIFICATIONS AND/OR NOTES MAY BE EXECUTED WITHOUT PRIOR NOTIFICATION OF PLANCAD FOR ASSESSMENT AND / OR APPROVAL
 - ALTERNATIVES / DEVIATIONS / REVISIONS MAY RESULT IN DELAYS / ADDITIONAL COSTS
 - PLANCAD TO BE PROVIDED WITH THE APPROPRIATE TECHNICAL DATA (WHERE APPLICABLE) AND DELIVERY NOTES (WHERE APPLICABLE), OR ALTERNATIVE SATISFACTORY PROOF OF CORRECT INSTALLATION OF TECHNICAL SPECIFICATION (WHERE APPLICABLE) FOR:
 - a) PERIMETER THERMAL INSULATION
 - b) CAVITY WALL INSULATION
 - c) EXTERNAL WALLS WATERPROOFING
 - d) WATER RETICULATION, HOT WATER INSTALLATION THERMAL INSULATION
 - e) FENESTRATION ELEMENTS
 - f) ROOF AND CEILING THERMAL INSULATION
 - g) ELECTRICAL - AND LIGHTING INSTALLATION
 - h) WATERPROOFING & TANKING
 - i) MECHANICAL VENTILATION
 - j) IN SLAB HEATING & THERMAL INSULATION
 - PLANCAD TO BE NOTIFIED MIN 24hrs IN ADVANCE (WHERE APPLICABLE) FOR INSPECTIONS OF:
 - a) SETTING OUT OF FOUNDATIONS
 - b) PERIMETER THERMAL INSULATION INSTALLATIONS
 - c) CAVITY WALL THERMAL INSULATION INSTALLATIONS
 - d) EXTERNAL WALLS WATERPROOFING APPLICATION
 - e) WATER RETICULATION INSTALLATION, HOT WATER INSTALLATION THERMAL INSULATION
 - f) FENESTRATION ELEMENTS INSTALLATION
 - g) ROOF AND CEILING THERMAL INSULATION INSTALLATION
 - h) ELECTRICAL - AND LIGHTING INSTALLATION
 - i) MECHANICAL VENTILATION INSTALLATION
 - j) IN SLAB HEATING & THERMAL INSULATION INSTALLATION
 - k) FINAL INSPECTION FOR COMPLETION AND OCCUPATION
 - NO COMPLETION SHALL BE ISSUED BY PLANCAD WITHOUT APPROPRIATE APPLICABLE REQUIRED TECHNICAL DATA, SPECIFICATIONS, DELIVERY NOTES AND / OR INSPECTIONS
 - THE CONTRACTOR TO ENSURE THE PRESENCE OF A LOCAL AUTHORITY APPROVED SET OF DRAWINGS, NOTES, SPECIFICATIONS AND ALL APPLICABLE ACCOMPANYING DOCUMENTATION ON SITE
 - NO BUILDING MATERIAL / RUBBLE TO BE STORED ON PUBLIC SPACE / NEIGHBOURING PROPERTIES
 - NO BUILDING MATERIAL / RUBBLE TO BE STORED ON PUBLIC SPACE MAY RESULT IN MUNICIPAL HOARDING FEES AND / OR PENALTIES
 - CONTRACTORS, SUB CONTRACTORS, CONSULTANTS, SUPPLIERS AND LABOURERS TO FAMILIARIZE THEMSELVES OF ALL APPLICABLE DRAWINGS, NOTES, SPECIFICATIONS, ACCOMPANYING DOCUMENTATION AND EXECUTE ACCORDINGLY
 - NO INSPECTION SHALL BE PASSED OR COMPLETION ISSUED WITHOUT PROPER COMPLIANCE TO ALL APPLICABLE DRAWING, NOTES, SPECIFICATIONS, ACCOMPANYING DOCUMENTATION AND / OR APPLICABLE STANDARDS AND CODE OF CONDUCT
 - THESE DRAWINGS, NOTES AND SPECIFICATIONS, TOGETHER WITH ANY APPLICABLE ACCOMPANYING DOCUMENTATION TO FORM PART OF THE CONTRACTING AGREEMENT BETWEEN THE CLIENT AND CONTRACTOR
 - TOGETHER WITH THE CONTRACTORS FINAL OFFER FOR EXECUTION OF THE WORKS, AGREED UPON BETWEEN THE CLIENT AND THE CONTRACTOR
 - "OWNER" MAY REFER TO PLANCAD, AS APPLICABLE

- DETAILS & SPECIFICATIONS TO FOLLOW LATER / ON SITE (AS APPLICABLE)**
- wall colours & textures
 - roof colour
 - floor colour
 - wall tiles
 - sanitary ware & accessories
 - taps & accessories
 - light fittings
 - bc's & shopfitting
 - balustrades
 - brasil(s)
 - fireplace(s)
 - paving
 - appliances
 - lift
 - mechanical ventilation
 - niches

Uatelier plancad
 member: willeen mostert
 reg. sip arch. techn. technicien pla na
 architecture | interior design & decor
 cc: 08 999643524/23
 +27(0)2122932769
 +27(0)834301909
 plancad@plancad.com
 plancad.co.za
 facebook: Uatelier plancad architecture & interior design & decor
 18 oostersand street
 job van 827
 jeffreys bay, 6530,
 eastern cape, south africa
 member: SAND residential estate, jeffreys bay, aesthetic committee



GROUND FLOOR PLAN
1 : 50

CLIENT / OWNER SIGN:	THE FIRM SIGN:	
CLIMATE ZONE: 4		
CADASTRAL DESCRIPTION: Erf		
PHYSICAL ADDRESS: Mostertshoek, St Francis Bay, Eastern Cape, South Africa		
LOCAL AUTHORITY: Kouga Municipality		
ZONING: Single Residential		
EFFECTIVE DEPARTURES: None		
BUILDING CLASSIFICATION: H4		
APPOINTED ENGINEERS: *		
NATURE OF PROJECT: Proposed New Dwelling		
TITLE: Ground Floor Plan		
CLIENT:		
DRAWN BY JH	CHECKED BY WM	DATE 04/04/19
SCALE (@ A1) 1 : 50	PROJECT NUMBER P0022	DRAWING NUMBER 1/6

ROOMS	
Name	Area
DRESSER 1	1.9 m²
DRESSER 2	1.9 m²
EN SUITE 1	3.4 m²
EN SUITE 2	3.4 m²
KITCHEN	7.7 m²
BEDROOM 1	8.9 m²
BEDROOM 2	8.9 m²
LOUNGE AREA	11.4 m²
GARAGE	27.0 m²
PATIO	49.8 m²

DOORS			
Type Mark	Number	Width	Height
D1	52	4800	2100
D1: 1			
D2	55	2100	2100
D2	51	2100	2100
D2: 2			
D3	53	900	2100
D3	54	900	2100
D3	56	900	2100
D3	57	900	2100
D3: 4			

WINDOWS					
Type Mark	Number	Height	Width	Head Height	Sill Height
W1	1	900	600	2100	1200
W1: 1					
W2	1	300	2400	1445	1145
W2	2	300	2400	1445	1145
W2: 2					
W3	1	300	3000	1445	1145
W3: 1					
W4	1	300	1800	1445	1145
W4: 1					

GENERAL NOTES:

- ALL DIMENSIONS TO CHECKED ON SITE PRIOR TO COMMENCEMENT SHOP OR SITE WORK
- THIS DRAWING MAY NOT BE SCALED
- DIMENSIONS, NOTES AND SPECIFICATIONS TAKE PRECEDENCE OVER DRAWINGS
- DETAILED DRAWINGS TAKE PRECEDENCE OVER GENERAL LAYOUTS
- ANY DISCREPANCY / UNCERTAINTY FOUND IS TO BE REPORTED TO PLANCAD IMMEDIATELY FOR CLARIFICATION
- NO INFORMATION ON THIS DRAWING MAY BE COPIED, USED, STORED, DISTRIBUTED OR OTHERWISE EMPLOYED OR UTILIZED WITHOUT PRIOR CONSENT FROM PLANCAD
- ALL WORK ITEMS AND COMPONENTS TO COMPLY WITH SABS STANDARDS AND WITH ALL APPLICABLE SANS (incl. 10400 and part XA) and NHBC STANDARDS AND CODE OF CONDUCT
- RELEVANT TOWN PLANNING SCHEME REGULATIONS AND MUNICIPAL BYLAWS APPLY
- NO WORK TO BE CARRIED OUT ON SITE WITHOUT PRIOR LOCAL AUTHORITY APPROVAL, UNLESS CONFIRMED OTHERWISE BY PLANCAD
- ALL SIZES AS FOLLOWS (unless otherwise specified): LENGTH X WIDTH X HEIGHT / DEPTH – in millimetres
- ALL BODY CORPORATE / HOME OWNER'S ASSOCIATION / MANAGEMENT COMPANY APPROVALS REQUIRE APPLICABLE STAMP AND TWO SIGNATURES
- OPENING SIZES TO BE CHECKED ON SITE FOR MANUFACTURE, TRANSPORTATION AND INSTALLATION
- CONTRACTORS TO ENSURE STRUCTURAL STABILITY AND INTEGRITY OF ALL WORK ITEMS AND COMPONENTS
- ALL TIMBER WORK TO COMPLY WITH APPLICABLE SABS AND SANS REQUIREMENTS
- ALL TIMBER TO BE TREATED TO SABS SPEC 1228 OF 1994 AND COMPLY WITH SANS 1005
- ALL EXTERNAL WOOD TO BE TREATED WITH APPROPRIATE WATER BASED SEALANT (RYSYX)
- NO ALTERNATIVES, DEVIATION FROM OR REVISION TO THESE DRAWINGS, SPECIFICATIONS AND/OR NOTES MAY BE EXECUTED WITHOUT PRIOR NOTIFICATION OF PLANCAD FOR ASSESSMENT AND / OR APPROVAL
- ALTERNATIVES / DEVIATIONS / REVISIONS MAY RESULT IN DELAYS / ADDITIONAL COSTS
- PLANCAD TO BE PROVIDED WITH THE APPROPRIATE TECHNICAL DATA (WHERE APPLICABLE) AND DELIVERY NOTES (WHERE APPLICABLE), OR ALTERNATIVE SATISFACTORY PROOF OF CORRECT INSTALLATION OF TECHNICAL SPECIFICATION (WHERE APPLICABLE) FOR:
 - a) PERIMETER THERMAL INSULATION
 - b) CAVITY WALL INSULATION
 - c) EXTERNAL WALLS WATERPROOFING
 - d) WATER RETICULATION, HOT WATER INSTALLATION THERMAL INSULATION
 - e) FENESTRATION ELEMENTS
 - f) ROOF AND CEILING THERMAL INSULATION
 - g) ELECTRICAL - AND LIGHTING INSTALLATION
 - h) WATERPROOFING & TANKING
 - i) MECHANICAL VENTILATION
 - j) IN SLAB HEATING & THERMAL INSULATION
- PLANCAD TO BE NOTIFIED MIN 24hrs IN ADVANCE (WHERE APPLICABLE) FOR INSPECTIONS OF:
 - a) SETTING OUT OF FOUNDATIONS
 - b) PERIMETER THERMAL INSULATION INSTALLATIONS
 - c) CAVITY WALL THERMAL INSULATION INSTALLATIONS
 - d) EXTERNAL WALLS WATERPROOFING APPLICATION
 - e) WATER RETICULATION INSTALLATION, HOT WATER INSTALLATION THERMAL INSULATION
 - f) FENESTRATION ELEMENTS INSTALLATION
 - g) ROOF AND CEILING THERMAL INSULATION INSTALLATION
 - h) ELECTRICAL - AND LIGHTING INSTALLATION
 - i) MECHANICAL VENTILATION INSTALLATION
 - j) IN SLAB HEATING & THERMAL INSULATION INSTALLATION
 - k) FINAL INSPECTION FOR COMPLETION AND OCCUPATION
- NO COMPLETION SHALL BE ISSUED BY PLANCAD WITHOUT APPROPRIATE APPLICABLE REQUIRED TECHNICAL DATA, SPECIFICATIONS, DELIVERY NOTES AND / OR INSPECTIONS
- THE CONTRACTOR TO ENSURE THE PRESENCE OF A LOCAL AUTHORITY APPROVED SET OF DRAWINGS, NOTES, SPECIFICATIONS AND ALL APPLICABLE ACCOMPANYING DOCUMENTATION ON SITE
- NO BUILDING MATERIAL / RUBBLE TO BE STORED ON PUBLIC SPACE / NEIGHBOURING PROPERTIES
- NO BUILDING MATERIAL / RUBBLE TO BE STORED ON PUBLIC SPACE MAY RESULT IN MUNICIPAL HOARDING FEES AND / OR PENALTIES
- CONTRACTORS, SUB CONTRACTORS, CONSULTANTS, SUPPLIERS AND LABOURERS TO FAMILIARIZE THEMSELVES OF ALL APPLICABLE DRAWINGS, NOTES, SPECIFICATIONS, ACCOMPANYING DOCUMENTATION AND EXECUTE ACCORDINGLY
- NO INSPECTION SHALL BE PASSED OR COMPLETION ISSUED WITHOUT PROPER COMPLIANCE TO ALL APPLICABLE DRAWING, NOTES, SPECIFICATIONS, ACCOMPANYING DOCUMENTATION TO FORM PART OF THE CONTRACTING AGREEMENT BETWEEN THE CLIENT AND CONTRACTOR, TOGETHER WITH THE CONTRACTORS FINAL OFFER FOR EXECUTION OF THE WORKS, AGREED UPON BETWEEN THE CLIENT AND THE CONTRACTOR
- "OWNER" MAY REFER TO PLANCAD, AS APPLICABLE

DETAILS & SPECIFICATIONS TO FOLLOW LATER / ON SITE (AS APPLICABLE)

- wall colours & textures
- roof colour
- floor colour
- wall tiles
- sanitary ware & accessories
- taps & accessories
- light fittings
- bic's & shopfitting
- belustrades
- brasil(s)
- fireplace(s)
- paving
- appliances
- lift
- mechanical ventilation
- niches

Atelier plancad
architecture | interior design & decor

without mathematics there is no art - lucia pascali

member: **willen mostert**
reg. sig. arch. techn. technicien pla ma
sabs reg. u0568 prof. ar. arch. techn.
+27(0)2122932769
+27(0)834301909
plancad@plancad.com
plancad.co.za
facebook: atelier plancad architecture & interior design & decor
18 oosterland street
jos van 827
jeffreys bay, 6330,
eastern cape, south africa
member: SAND residential estate, jeffreys bay, aesthetic committee

CLIENT / OWNER SIGN:	THE FIRM SIGN:

CLIMATE ZONE: 4

CADASTRAL DESCRIPTION: Erf

PHYSICAL ADDRESS: Mostertshoek, St Francis Bay, Eastern Cape, South Africa

LOCAL AUTHORITY: Kouga Municipality

ZONING: Single Residential

EFFECTIVE DEPARTURES: None

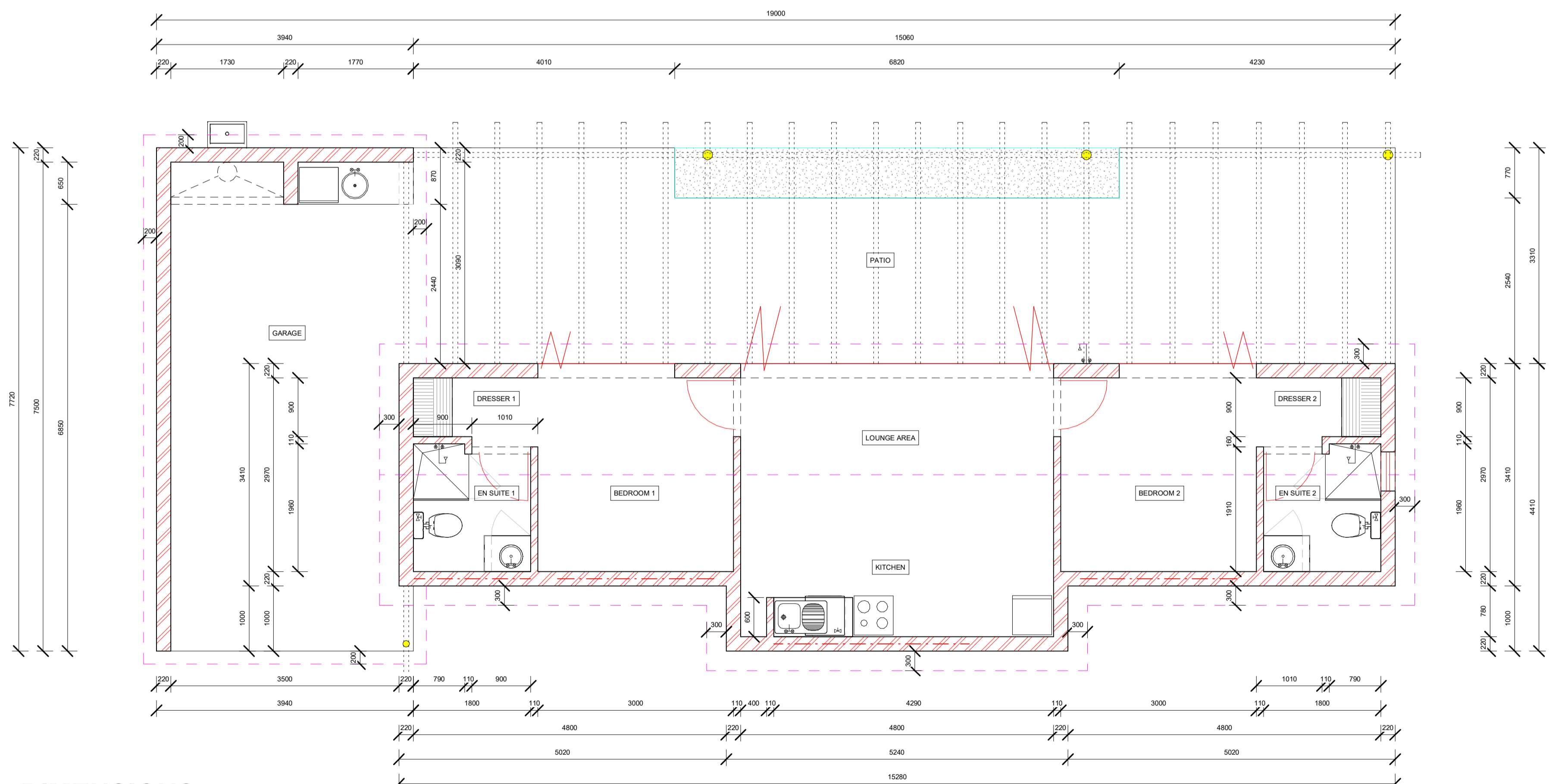
BUILDING CLASSIFICATION: H4

APPOINTED ENGINEERS: *

NATURE OF PROJECT: Proposed New Dwelling

TITLE: Ground Floor Plan Dimensions

CLIENT:		
DRAWN BY JH	CHECKED BY WM	DATE 04/04/19
SCALE (@ A1) 1 : 50	PROJECT NUMBER P0022	DRAWING NUMBER 2/6



DIMENSIONS
1 : 50

GENERAL NOTES:

1. ALL DIMENSIONS TO CHECKED ON SITE PRIOR TO COMMENCEMENT SHOP OR SITE WORK
2. THIS DRAWING MAY NOT BE SCALED
3. DIMENSIONS, NOTES AND SPECIFICATIONS TAKE PRECEDENCE OVER DRAWINGS
4. DETAILED DRAWINGS TAKE PRECEDENCE OVER GENERAL LAYOUTS
5. ANY DISCREPANCY / UNCERTAINTY FOUND IS TO BE REPORTED TO PLANCAD IMMEDIATELY FOR CLARIFICATION
6. NO INFORMATION ON THIS DRAWING MAY BE COPIED, USED, STORED, DISTRIBUTED OR OTHERWISE EMPLOYED OR UTILIZED WITHOUT PRIOR CONSENT FROM PLANCAD
7. ALL WORK ITEMS AND COMPONENTS TO COMPLY WITH SABS STANDARDS AND WITH ALL APPLICABLE SANS (incl. 10400 and part XA) and NHBC STANDARDS AND CODE OF CONDUCT
8. RELEVANT TOWN PLANNING SCHEME REGULATIONS AND MUNICIPAL BYLAWS APPLY
9. NO WORK TO BE CARRIED OUT ON SITE WITHOUT PRIOR LOCAL AUTHORITY APPROVAL, UNLESS CONFIRMED OTHERWISE BY PLANCAD
10. ALL SIZES AS FOLLOWS (unless otherwise specified): LENGTH X WIDTH X HEIGHT / DEPTH – in millimetres
11. ALL BODY CORPORATE / HOME OWNER'S ASSOCIATION / MANAGEMENT COMPANY APPROVALS REQUIRE APPLICABLE STAMP AND TWO SIGNATURES
12. OPENING SIZES TO BE CHECKED ON SITE FOR MANUFACTURE, TRANSPORTATION AND INSTALLATION
13. CONTRACTORS TO ENSURE STRUCTURAL STABILITY AND INTEGRITY OF ALL WORK ITEMS AND COMPONENTS
14. ALL TIMBER WORK TO COMPLY WITH APPLICABLE SABS AND SANS REQUIREMENTS
15. ALL TIMBER TO BE TREATED TO SABS SPEC 1228 OF 1994 AND COMPLY WITH SANS 1005
16. ALL EXTERNAL WOOD TO BE TREATED WITH APPROPRIATE WATER BASED SEALANT (RYSTIX)
17. NO ALTERNATIVES, DEVIATION FROM OR REVISION TO THESE DRAWINGS, SPECIFICATIONS AND/OR NOTES MAY BE EXECUTED WITHOUT PRIOR NOTIFICATION OF PLANCAD FOR ASSESSMENT AND / OR APPROVAL
18. ALTERNATIVES / DEVIATIONS / REVISIONS MAY RESULT IN DELAYS / ADDITIONAL COSTS
19. PLANCAD TO BE PROVIDED WITH THE APPROPRIATE TECHNICAL DATA (WHERE APPLICABLE) AND DELIVERY NOTES (WHERE APPLICABLE), OR ALTERNATIVE SATISFACTORY PROOF OF CORRECT INSTALLATION OF TECHNICAL SPECIFICATION (WHERE APPLICABLE) FOR:
 - a) PERIMETER THERMAL INSULATION
 - b) CAVITY WALL INSULATION
 - c) EXTERNAL WALLS WATERPROOFING
 - d) WATER RETICULATION, HOT WATER INSTALLATION THERMAL INSULATION
 - e) FENESTRATION ELEMENTS
 - f) ROOF AND CEILING THERMAL INSULATION
 - g) ELECTRICAL - AND LIGHTING INSTALLATION
 - h) WATERPROOFING & TANKING
 - i) MECHANICAL VENTILATION
 - j) IN SLAB HEATING & THERMAL INSULATION
20. PLANCAD TO BE NOTIFIED MIN 24hrs IN ADVANCE (WHERE APPLICABLE) FOR INSPECTIONS OF:
 - a) SETTING OUT OF FOUNDATIONS
 - b) PERIMETER THERMAL INSULATION INSTALLATIONS
 - c) CAVITY WALL THERMAL INSULATION INSTALLATIONS
 - d) EXTERNAL WALLS WATERPROOFING APPLICATION
 - e) WATER RETICULATION INSTALLATION, HOT WATER INSTALLATION THERMAL INSULATION
 - f) FENESTRATION ELEMENTS INSTALLATION
 - g) ROOF AND CEILING THERMAL INSULATION INSTALLATION
 - h) ELECTRICAL - AND LIGHTING INSTALLATION
 - i) MECHANICAL VENTILATION INSTALLATION
 - j) IN SLAB HEATING & THERMAL INSULATION INSTALLATION
 - k) FINAL INSPECTION FOR COMPLETION AND OCCUPATION
21. NO COMPLETION SHALL BE ISSUED BY PLANCAD WITHOUT APPROPRIATE APPLICABLE REQUIRED TECHNICAL DATA, SPECIFICATIONS, DELIVERY NOTES AND / OR INSPECTIONS
22. THE CONTRACTOR TO ENSURE THE PRESENCE OF A LOCAL AUTHORITY APPROVED SET OF DRAWINGS, NOTES, SPECIFICATIONS AND ALL APPLICABLE ACCOMPANYING DOCUMENTATION ON SITE
23. NO BUILDING MATERIAL / RUBBLE TO BE STORED ON PUBLIC SPACE / NEIGHBOURING PROPERTIES
24. NO BUILDING MATERIAL / RUBBLE TO BE STORED ON PUBLIC SPACE MAY RESULT IN MUNICIPAL HOARDING FEES AND / OR PENALTIES
25. CONTRACTORS, SUB CONTRACTORS, CONSULTANTS, SUPPLIERS AND LABOURERS TO FAMILIARIZE THEMSELVES OF ALL APPLICABLE DRAWINGS, NOTES, SPECIFICATIONS, ACCOMPANYING DOCUMENTATION AND EXECUTE ACCORDINGLY
26. NO INSPECTION SHALL BE PASSED OR COMPLETION ISSUED WITHOUT PROPER COMPLIANCE TO ALL APPLICABLE DRAWING, NOTES, SPECIFICATIONS, ACCOMPANYING DOCUMENTATION TO FORM PART OF THE CONTRACTING AGREEMENT BETWEEN THE CLIENT AND CONTRACTOR
27. THESE DRAWINGS, NOTES AND SPECIFICATIONS, TOGETHER WITH ANY APPLICABLE ACCOMPANYING DOCUMENTATION TO FORM PART OF THE CONTRACTING AGREEMENT BETWEEN THE CLIENT AND CONTRACTOR
28. "OWNER" MAY REFER TO PLANCAD, AS APPLICABLE

DETAILS & SPECIFICATIONS TO FOLLOW LATER / ON SITE (AS APPLICABLE)

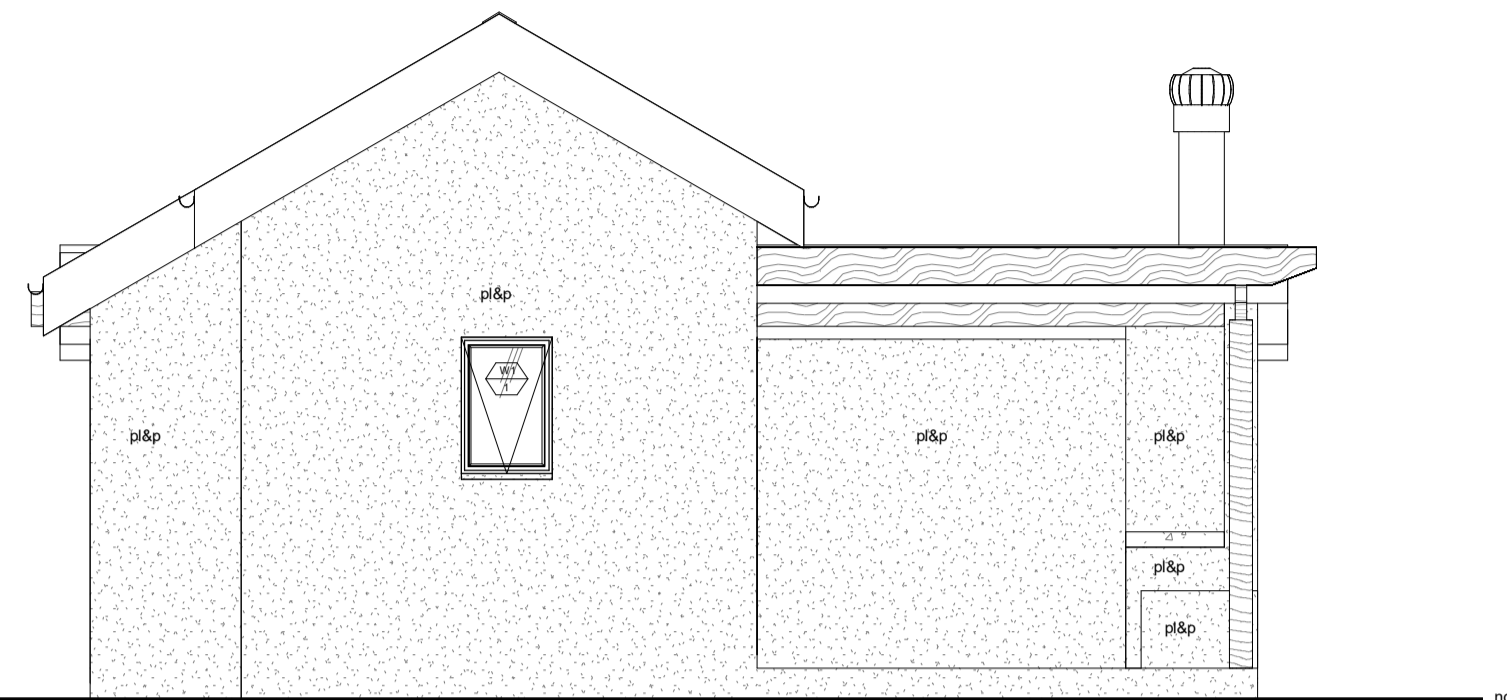
1. wall colours & textures
2. roof colour
3. floor colour
4. wall tiles
5. sanitary ware & accessories
6. taps & accessories
7. light fittings
8. bic's & shopfitting
9. balustrades
10. brail(s)
11. fireplace(s)
12. paving
13. appliances
14. lift
15. mechanical ventilation
16. niches

<p>Atelier plancad architecture interior design & decor</p> <p>without mathematics there is no art - lucas pacelli</p>	<p>cc: CK 1996943524/23</p> <p>+27(0)2142293789</p> <p>+27(0)834301909</p> <p>planca@atp@gmail.com planca.co.za</p> <p>facebook: atelier plancad architecture & interior design & decor</p> <p>18 oosterland street po box 927 jeffreys bay, 6530, eastern cape, south africa</p> <p>member: SAND residential estate, jeffreys bay, aesthetic committee</p>	<p>member: willem mostert nat. reg. arch. techn. technician pla na sabs reg. u0568 prof. ar. arch. techn.</p>
---	---	--

<p>CLIENT / OWNER SIGN:</p>	<p>THE FIRM SIGN:</p> 
------------------------------------	--

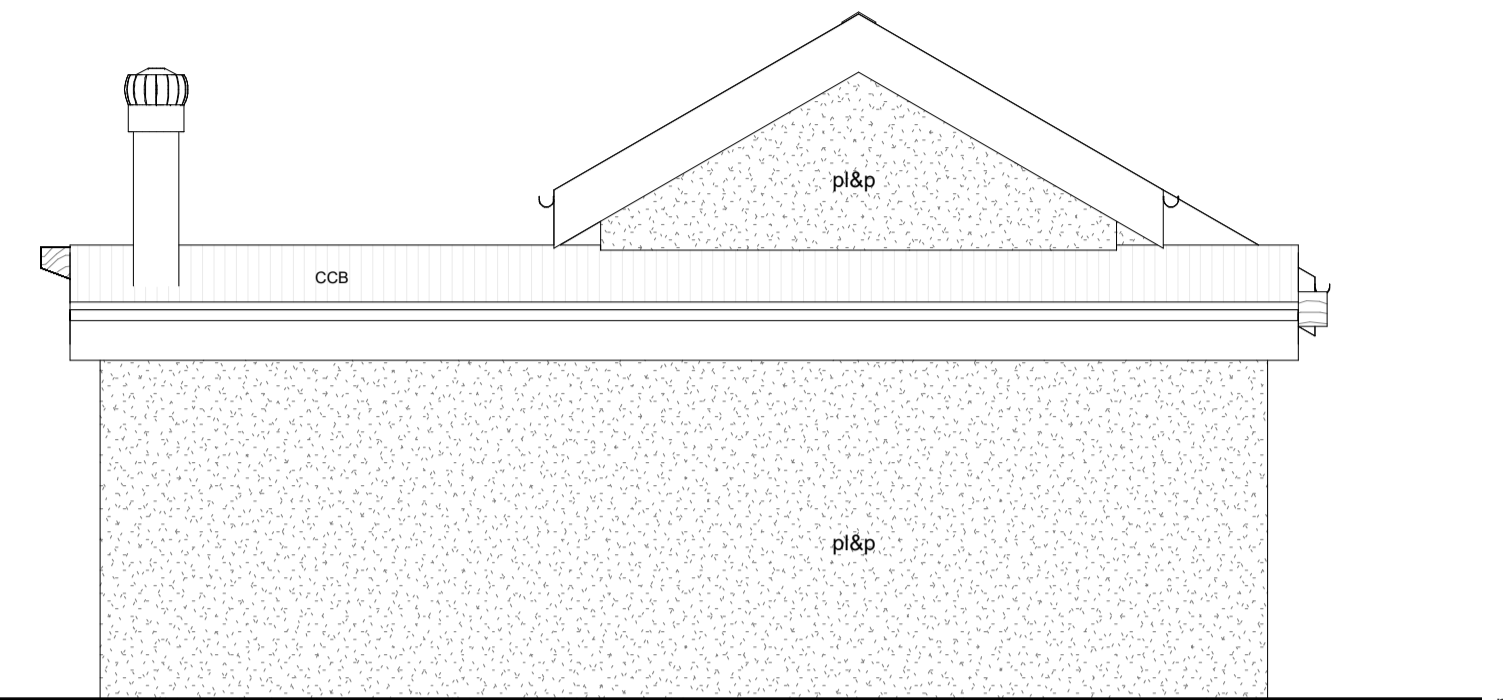
CLIMATE ZONE: 4
CADASTRAL DESCRIPTION: Erf
PHYSICAL ADDRESS: Mostertshoek, St Francis Bay, Eastern Cape, South Africa
LOCAL AUTHORITY: Kouga Municipality
ZONING: Single Residential
EFFECTIVE DEPARTURES: None
BUILDING CLASSIFICATION: H4
APPOINTED ENGINEERS: *
NATURE OF PROJECT: Proposed New Dwelling
TITLE: Elevations
CLIENT:

DRAWN BY JH	CHECKED BY WM	DATE 04/04/19
SCALE (@ A1) 1 : 50	PROJECT NUMBER P0022	DRAWING NUMBER 3/6



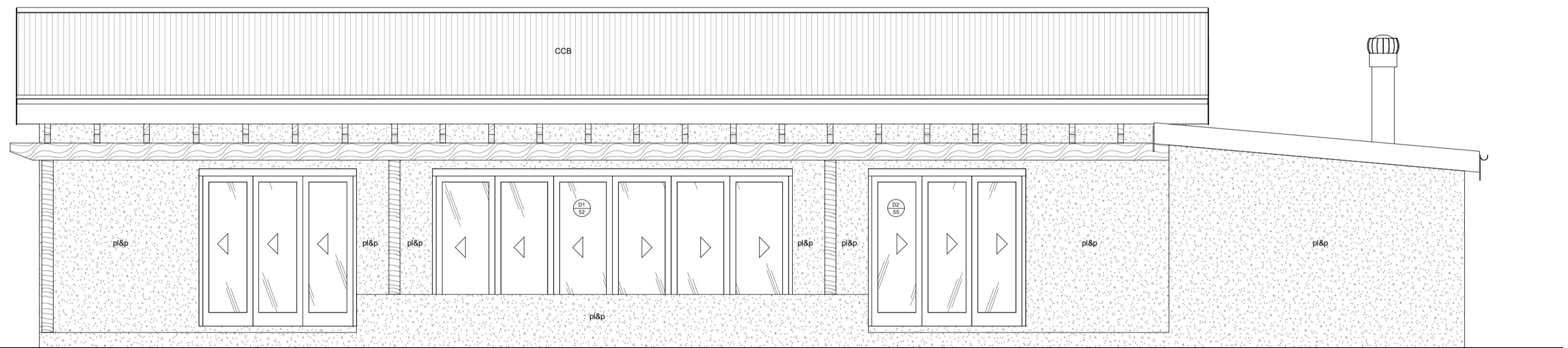
SOUTH ELEVATION

1 : 50



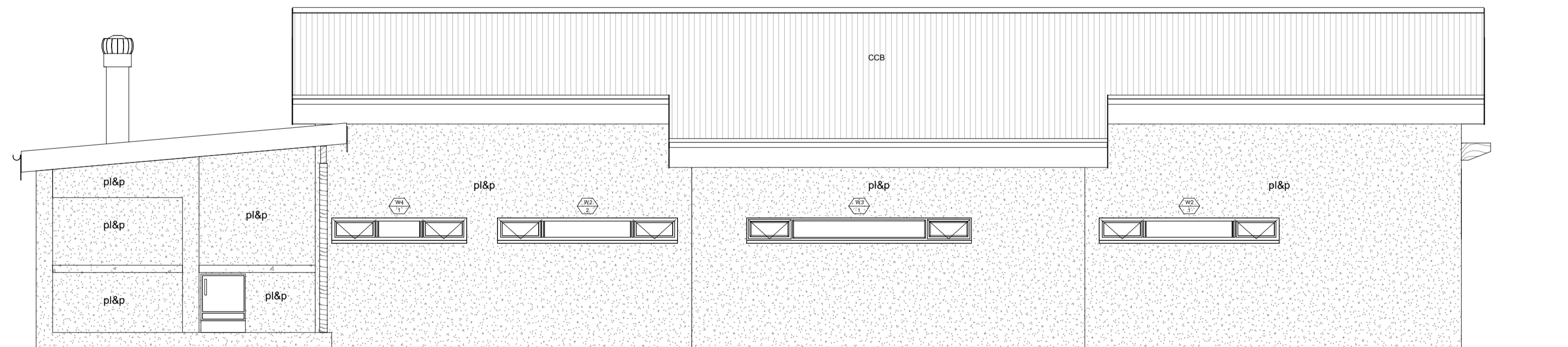
NORTH ELEVATION

1 : 50



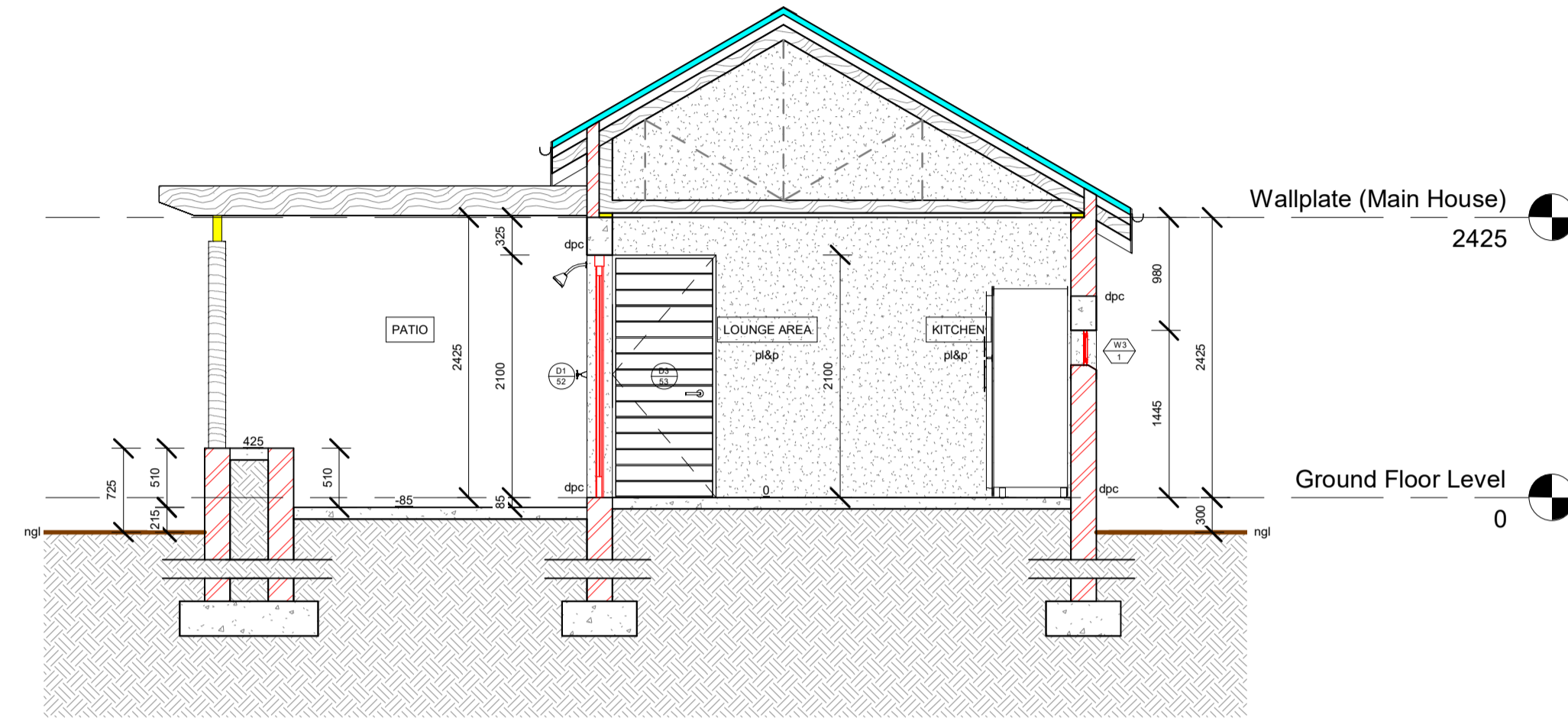
EAST ELEVATION

1 : 50

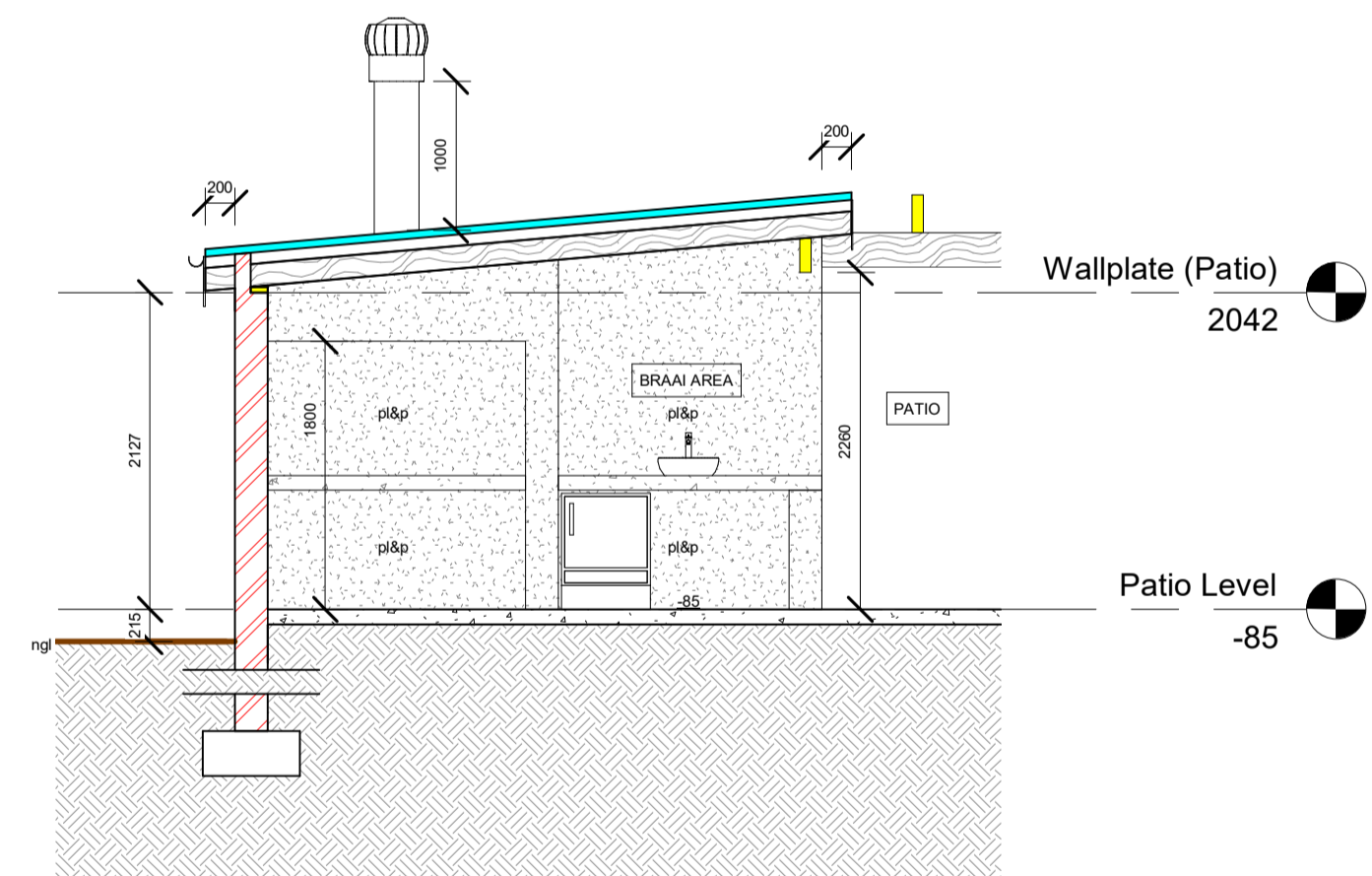


WEST ELEVATION

1 : 50



SECTION A - A
1 : 50



SECTION B - B
1 : 50

GENERAL NOTES:

1. ALL DIMENSIONS TO CHECKED ON SITE PRIOR TO COMMENCEMENT SHOP OR SITE WORK
2. THIS DRAWING MAY NOT BE SCALED
3. DIMENSIONS, NOTES AND SPECIFICATIONS TAKE PRECEDENCE OVER DRAWINGS
4. DETAILED DRAWINGS TAKE PRECEDENCE OVER GENERAL LAYOUTS
5. ANY DISCREPANCY / UNCERTAINTY FOUND IS TO BE REPORTED TO PLANCAD IMMEDIATELY FOR CLARIFICATION
6. NO INFORMATION ON THIS DRAWING MAY BE COPIED, USED, STORED, DISTRIBUTED OR OTHERWISE EMPLOYED OR UTILIZED WITHOUT PRIOR CONSENT FROM PLANCAD
7. ALL WORK ITEMS AND COMPONENTS TO COMPLY WITH SABS STANDARDS AND WITH ALL APPLICABLE SANS (incl. 10400 and part XA) and NHBC STANDARDS AND CODE OF CONDUCT
8. RELEVANT TOWN PLANNING SCHEME REGULATIONS AND MUNICIPAL BYLAWS APPLY
9. NO WORK TO BE CARRIED OUT ON SITE WITHOUT PRIOR LOCAL AUTHORITY APPROVAL, UNLESS CONFIRMED OTHERWISE BY PLANCAD
10. ALL SIZES AS FOLLOWS (unless otherwise specified): LENGTH X WIDTH X HEIGHT / DEPTH – in millimetres
11. ALL BODY CORPORATE / HOME OWNER'S ASSOCIATION / MANAGEMENT COMPANY APPROVALS REQUIRE APPLICABLE STAMP AND TWO SIGNATURES
12. OPENING SIZES TO BE CHECKED ON SITE FOR MANUFACTURE, TRANSPORTATION AND INSTALLATION
13. CONTRACTORS TO ENSURE STRUCTURAL STABILITY AND INTEGRITY OF ALL WORK ITEMS AND COMPONENTS
14. ALL TIMBER WORK TO COMPLY WITH APPLICABLE SABS AND SANS REQUIREMENTS
15. ALL TIMBER TO BE TREATED TO SABS SPEC 1228 OF 1994 AND COMPLY WITH SANS 1005
16. ALL EXTERNAL WOOD TO BE TREATED WITH APPROPRIATE WATER BASED SEALANT (RYSYX)
17. NO ALTERNATIVE DEVIATION FROM OR REVISION TO THESE DRAWINGS, SPECIFICATIONS AND/OR NOTES MAY BE EXECUTED WITHOUT PRIOR NOTIFICATION OF PLANCAD FOR ASSESSMENT AND / OR APPROVAL
18. ALTERNATIVES / DEVIATIONS / REVISIONS MAY RESULT IN DELAYS / ADDITIONAL COSTS
19. PLANCAD TO BE PROVIDED WITH THE APPROPRIATE TECHNICAL DATA (WHERE APPLICABLE) AND DELIVERY NOTES (WHERE APPLICABLE), OR ALTERNATIVE SATISFACTORY PROOF OF CORRECT INSTALLATION OF TECHNICAL SPECIFICATION (WHERE APPLICABLE) FOR:
 - a) PERIMETER THERMAL INSULATION
 - b) CAVITY WALL INSULATION
 - c) EXTERNAL WALLS WATERPROOFING
 - d) WATER RETICULATION, HOT WATER INSTALLATION THERMAL INSULATION
 - e) FENESTRATION ELEMENTS
 - f) ROOF AND CEILING THERMAL INSULATION
 - g) ELECTRICAL - AND LIGHTING INSTALLATION
 - h) WATERPROOFING & TANKING
 - i) MECHANICAL VENTILATION
 - j) IN SLAB HEATING & THERMAL INSULATION
20. PLANCAD TO BE NOTIFIED MIN 24hrs IN ADVANCE (WHERE APPLICABLE) FOR INSPECTIONS OF:
 - a) SETTING OUT OF FOUNDATIONS
 - b) PERIMETER THERMAL INSULATION INSTALLATIONS
 - c) CAVITY WALL THERMAL INSULATION INSTALLATIONS
 - d) EXTERNAL WALLS WATERPROOFING APPLICATION
 - e) WATER RETICULATION INSTALLATION, HOT WATER INSTALLATION THERMAL INSULATION
 - f) FENESTRATION ELEMENTS INSTALLATION
 - g) ROOF AND CEILING THERMAL INSULATION INSTALLATION
 - h) ELECTRICAL - AND LIGHTING INSTALLATION
 - i) MECHANICAL VENTILATION INSTALLATION
 - j) IN SLAB HEATING & THERMAL INSULATION INSTALLATION
 - k) FINAL INSPECTION FOR COMPLETION AND OCCUPATION
21. NO COMPLETION SHALL BE ISSUED BY PLANCAD WITHOUT APPROPRIATE APPLICABLE REQUIRED TECHNICAL DATA, SPECIFICATIONS, DELIVERY NOTES AND / OR INSPECTIONS
22. THE CONTRACTOR TO ENSURE THE PRESENCE OF A LOCAL AUTHORITY APPROVED SET OF DRAWINGS, NOTES, SPECIFICATIONS AND ALL APPLICABLE ACCOMPANYING DOCUMENTATION ON SITE
23. NO BUILDING MATERIAL / RUBBLE TO BE STORED ON PUBLIC SPACE / NEIGHBOURING PROPERTIES
24. NO BUILDING MATERIAL / RUBBLE TO BE STORED ON PUBLIC SPACE MAY RESULT IN MUNICIPAL HOARDING FEES AND / OR PENALTIES
25. CONTRACTORS, SUB CONTRACTORS, CONSULTANTS, SUPPLIERS AND LABOURERS TO FAMILIARIZE THEMSELVES OF ALL APPLICABLE DRAWINGS, NOTES, SPECIFICATIONS, ACCOMPANYING DOCUMENTATION AND EXECUTE ACCORDINGLY
26. NO INSPECTION SHALL BE PASSED OR COMPLETION ISSUED WITHOUT PROPER COMPLIANCE TO ALL APPLICABLE DRAWING, NOTES, SPECIFICATIONS, ACCOMPANYING DOCUMENTATION AND / OR APPLICABLE STANDARDS AND CODE OF CONDUCT
27. THESE DRAWINGS, NOTES AND SPECIFICATIONS, TOGETHER WITH ANY APPLICABLE ACCOMPANYING DOCUMENTATION TO FORM PART OF THE CONTRACTING AGREEMENT BETWEEN THE CLIENT AND CONTRACTOR TOGETHER WITH THE CONTRACTORS FINAL OFFER FOR EXECUTION OF THE WORKS, AGREED UPON BETWEEN THE CLIENT AND THE CONTRACTOR
28. "OWNER" MAY REFER TO PLANCAD, AS APPLICABLE

DETAILS & SPECIFICATIONS TO FOLLOW LATER / ON SITE (AS APPLICABLE)

1. wall colours & textures
2. roof colour
3. floor colour
4. wall tiles
5. sanitary ware & accessories
6. taps & accessories
7. light fittings
8. bic's & shopfitting
9. balustrades
10. braai(s)
11. fireplace(s)
12. paving
13. appliances
14. lift
15. mechanical ventilation
16. niches

<p>Atelier plancad architecture interior design & decor</p> <p>without mathematics there is no art - lucia pacelli</p>	<p>member: willem mostert reg. 6561 arch. techn. technicien pla ma sancap reg. u0568 prof. ar. arch. techn.</p> <p>cc: 08 1996 643 524 23 +27 (0) 834 301 909 +27 (0) 422 932 789</p> <p>planca@atv@gmail.com plancad.co.za</p> <p>facebook: atelier plancad architecture & interior design & decor</p> <p>18 oosterland street jeffreys bay 6530 eastern cape, south africa member: SAND residential estate, jeffreys bay, aesthetic committee</p>
---	--

CLIENT / OWNER SIGN:	THE FIRM SIGN:

CLIMATE ZONE: 4

CADASTRAL DESCRIPTION: Erf

PHYSICAL ADDRESS: Mostertshoek, St Francis Bay, Eastern Cape, South Africa

LOCAL AUTHORITY: Kouga Municipality

ZONING: Single Residential

EFFECTIVE DEPARTURES: None

BUILDING CLASSIFICATION: H4

APPOINTED ENGINEERS: *

NATURE OF PROJECT: Proposed New Dwelling

TITLE: Sections

CLIENT:

DRAWN BY JH	CHECKED BY WM	DATE 04/04/19
SCALE (@ A1) 1 : 50	PROJECT NUMBER P0022	DRAWING NUMBER 4/6

1. THE WORKS:
shall be the project as reflected in these DRAWINGS AND SPECIFICATIONS, and all additional related documentation as indicated in these DRAWINGS AND SPECIFICATIONS

2. THE FIRM:
shall be l'Atelier Plancad Architecture & Interior Design & Decor, acting as the OWNER's / CLIENT's AGENT / REPRESENTATIVE in it's capacity as duly appointed Architectural Professional and / or Interior Design & Decor Consultant, duly appointed by the OWNER(S) / CLIENT(S), and represented by its Director, any of its employees and / or any of its NOMINATED REPRESENTATIVE(S)

3. THE OWNER(S) / THE CLIENT(S):
shall be the registered OWNER(S) and / or duly appointed REPRESENTATIVE(S) of the registered OWNER(S) of the SITE / PROPERTY / ERF as reflected in these DRAWINGS AND SPECIFICATIONS

4. THE SITE / THE PROPERTY / THE ERF:
shall be the land parcel situated at the SITE as reflected in these DRAWINGS AND SPECIFICATIONS, where the WORKS are to be executed

5. THE APPOINTED CONTRACTOR(S):
shall be the builder(s) / property developer(s) duly appointed by the OWNER(S) / CLIENT(S) to execute the construction / erecting / installation of the WORKS as reflected in these DRAWINGS AND SPECIFICATIONS, and to act as the OWNER's / CLIENT's Project Manager(s) for execution of the WORKS as reflected in these DRAWINGS AND SPECIFICATIONS and all additional related documentation

6. THE SUB CONTRACTOR(S):
shall be any specialist contractor(s) duly appointed by the APPOINTED CONTRACTOR(S) to execute specialist construction / erecting / installation of applicable specialist items and / or components related to the WORKS, costs for which shall be included in the APPOINTED CONTRACTOR'S QUOTE and CONTRACTING AGREEMENT CONTRACTOR(S)

7. THE NOMINATED SUB CONTRACTOR(S):
shall be any specialist contractor(s) duly appointed by the OWNER(S) / CLIENT(S) or the FIRM to execute specialist construction / erecting / installation of applicable specialist items and / or components related to the WORKS, costs for which shall be directly attributable to the OWNER(S) / CLIENT(S)

8. THE SPECIALIST(S) / CONSULTANT(S):
shall be any deemed qualified duly appointed person(s) to perform applicable specialist functions / designs / drawings / specifications / consultations as specified in these DRAWINGS AND SPECIFICATIONS

9. THE CONTRACTING AGREEMENT(S):
shall be the agreement(s) entered into between the APPOINTED CONTRACTOR(S) and the OWNER(S) / CLIENT(S) and / or the FIRM as the OWNER's / CLIENT's AGENT / REPRESENTATIVE, for the execution of

the WORKS, costs for which shall be directly attributable to the OWNER(S) / CLIENT(S), and shall include (but not necessarily be limited to) the following:

1.1. the scope of the WORKS

1.2. the APPOINTED CONTRACTOR'S mandate

1.3. the OWNER'S / CLIENT'S mandate

1.4. the APPOINTED CONTRACTOR'S Quote

1.5. full set of the DRAWINGS AND SPECIFICATIONS and all additional related documentation as indicated in these DRAWINGS AND SPECIFICATIONS

1.6. any additional related documentation as stipulated in the CONTRACTING AGREEMENT(S)

10. THE CONTRACTOR'S QUOTE:
shall be a detailed breakdown of the full proposed projected costs for execution of the WORKS by the NOMINATED CONTRACTOR as reflected in these DRAWINGS AND SPECIFICATIONS and all additional related documentation as indicated in these DRAWINGS AND SPECIFICATIONS, and shall be delivered to the FIRM for perusal and assessment in conjunction with the OWNER(S) / CLIENT(S), as requested by the FIRM

and / or the OWNER(S) / CLIENT(S), should the NOMINATED CONTRACTOR be interested, and shall be delivered in hard copy by hand to the FIRM's place of practice as indicated in these DRAWINGS AND SPECIFICATIONS, or in digital format to the FIRM's email address as reflected in these DRAWINGS AND SPECIFICATIONS, no later than 2 weeks subsequent to the request from the FIRM and / or the OWNER(S) / CLIENT(S)

the NOMINATED CONTRACTOR(S) shall notify the FIRM and / or the OWNER(S) / CLIENT(S) of their intention / interest to provide a CONTRACTOR'S QUOTE or not within the allotted time within 24 hours of receipt of such request

11. THE DRAWINGS AND SPECIFICATIONS:
shall be these DRAWINGS AND SPECIFICATIONS, prepared by the FIRM, full scope of DRAWINGS AND SPECIFICATIONS as reflected in the title blocks, and shall include all additional related documentation as indicated in these DRAWINGS AND SPECIFICATIONS, and shall constitute and reflect the scope and extent of the WORKS for applicable GOVERNING BODY approval and / or LOCAL AUTHORITY approval procedures, NOMINATED CONTRACTOR'S QUOTES and construction / erecting / installation of the WORKS by the APPOINTED CONTRACTOR(S)

12. THE AGENT(S) / THE REPRESENTATIVE(S), NOMINATED REPRESENTATIVE(S):
shall be (a) person(s) and or institution(s) / company(ies) / closed corporation(s) / trust(s) duly appointed to represent (a) other person(s) and or institution(s) / company(ies) / closed corporation(s) / trust(s)

13. THE GOVERNING BODY:
shall be the applicable body corporate(s) home owners' association(s) / aesthetic committee(s) responsible for DRAWINGS AND SPECIFICATIONS approval where the SITE / PROPERTY / ERF is situated in a development / estate where independent approval is required prior to LOCAL AUTHORITY approval

14. THE LOCAL AUTHORITY:
shall be the local municipality and / or town / city council responsible for approval of DRAWINGS AND SPECIFICATIONS to comply with the applicable SABS regulations, national building regulators, municipal town planning scheme regulations and municipal by-laws

15. THE NOMINATED CONTRACTOR(S):
shall be the builder(s) / property developer(s) afforded the opportunity to furnish the FIRM and / or the OWNER(S) / CLIENT(S) with a CONTRACTOR'S QUOTE for execution of the WORKS as reflected in these DRAWINGS AND SPECIFICATIONS and all additional related documentation as indicated in these DRAWINGS AND SPECIFICATIONS

16. PRACTICAL COMPLETION:
shall be when the WORKS are complete or all but completed, at which time the Appointed Contractor shall hand over the WORKS for possession to OWNER(S) / CLIENT(S) or the FIRM for occupation and SNAGGING

17. RETENSION:
shall be the fees withheld by the OWNER(S) / CLIENT(S) from the APPOINTED CONTRACTOR as stipulated until FINAL COMPLETION for recycling and finalizing all items on the SNAG LIST, and shall be payable in full to the APPOINTED CONTRACTOR at FINAL COMPLETION, provided that the items on the SNAG LIST have been rectified and finalized by the APPOINTED CONTRACTOR to reasonable standards

18. SNAGGING:
shall be the process where the OWNER(S) / CLIENT(S) and / or the FIRM shall compile one single SNAG LIST of visible / noticeable defective / unfinished elements / items / components / workmanship pertaining to the WORKS at PRACTICAL COMPLETION, which SNAG LIST shall be provided to the APPOINTED CONTRACTOR within 5 working days of PRACTICAL COMPLETION, at which time the APPOINTED CONTRACTOR shall be afforded 30 calendar days to rectify and finalize all the items on the SNAG LIST to reasonable standards in order to obtain FINAL COMPLETION, and to be inspected and approved / deferred by the FIRM, which FINAL COMPLETION shall only be obtained at the approval of the FIRM

19. SNAG LIST:
shall be the list of visible / noticeable defective / unfinished elements / items / components / workmanship pertaining to the WORKS, and shall be prepared at PRACTICAL COMPLETION by the OWNER(S) / CLIENT(S) and / or the FIRM

only one single comprehensive SNAG LIST is permissible, and separate SNAG LIST(S) shall be compiled for and issued to the SUB CONTRACTOR(S), NOMINATED SUB CONTRACTOR(S), SPECIALIST(S), CONSULTANT(S) and / SUPPLIER(S), where and as applicable

20. FINAL COMPLETION:
shall be when the SNAGGING process has been performed, and all items on the SNAG LIST have been rectified and finalized to reasonable standards, at which point the relevant RETENSION amount due to the APPOINTED CONTRACTOR shall be paid in full by the OWNER(S) / CLIENT(S)

21. NOMINATED SUPPLIER(S):
shall be the SUPPLIER(S), SPECIALIST(S) and / or CONSULTANT(S) nominated by the OWNER(S) / CLIENT(S) and / or THE FIRM to supply detailed comprehensive quotes for supply of PC ITEMS and / or other applicable specialist products / services / consultations as reflected in these DRAWINGS AND SPECIFICATIONS and all additional related documentation as indicated in these DRAWINGS AND SPECIFICATIONS, and all other applicable documentation and / or communication

22. APPOINTED SUPPLIERS:
shall be the SUPPLIER(S), SPECIALIST(S) and / or CONSULTANT(S) appointed by the OWNER(S) / CLIENT(S) and / or THE FIRM to provide PC ITEMS and / or other applicable specialist products / services / consultations as reflected in these DRAWINGS AND SPECIFICATIONS and additional related documentation as indicated in these DRAWINGS AND SPECIFICATIONS, and all other applicable documentation and / or communication

23. LATENT DEFECTS:
shall be all defective / unfinished elements / items / components / workmanship pertaining to the WORKS which cannot be visible / noticeable / ascertained at PRACTICAL COMPLETION, and for which the applicable CONTRACTOR(S), SUB CONTRACTOR(S), NOMINATED SUB CONTRACTOR(S), SPECIALIST(S), CONSULTANT(S) and / or SUPPLIER(S) shall be liable to rectify and finalize for a period of 3 calendar months subsequent to FINAL COMPLETION of the WORKS, at no additional cost to the OWNER(S) / CLIENT(S), and relevant CONTRACTING AGREEMENT / SUPPLIER AGREEMENT shall carry a warranty, clearly stipulated to this effect, or shall be otherwise verbally agreed to and duly reduced to writing by the applicable parties to the applicable agreement

24. SUPPLIER QUALITY ASSURANCE:
shall be the detailed break down of proposed projected costs to provide PC ITEMS and / or other applicable specialist products / services / consultations as reflected in these DRAWINGS AND SPECIFICATIONS and additional related documentation as indicated in these DRAWINGS AND SPECIFICATIONS, and shall be constituted as a binding AGREEMENT by the signatures of the relevant parties to the applicable AGREEMENT

25. PC ITEMS:
shall be the variable allowances for fittings / fixtures / finishes and / or specialist products / services / consultations as reflected in these DRAWINGS AND SPECIFICATIONS and additional related documentation as indicated in these DRAWINGS AND SPECIFICATIONS, and all other applicable documentation and / or communication

Definitions



Gas Installation Diagram

1 : Bottle(s) cannot be placed closer than 1m to a door.
2 : Bottle(s) cannot be placed closer than 2m to an open drain or depression, where the gas can gather if the bottle leaks.
3 : Bottle(s) cannot be placed closer than 5m to an electrical switch, motor, generator, pool pump etc.
4 : Bottle(s) cannot be placed closer than 1m to the side of a window unless there is at least 300mm between the bottom of the window and the top of the bottle and a non combustible roof has been placed between the window and the bottle.
5 : Bottle(s) cannot be placed closer than 1m to a boundary wall, unless the wall is a double brick "firewall" > 1.8m tall, with no ventilation gaps in the wall.
6 : bottles to be housed in lockable galvanized steel cage with COLOURBOND roof cover to match dwelling
- gas supply pipe • gas riser pipe



Water Reticulation Legend

1. entire water reticulation installation to be carried out, qualified plumber, and to comply with the applicable SANS and SABS regulations and code of conduct
2. solar water heating system to be installed, certified and guaranteed by selected appropriate specialist
3. all fittings and fixtures to be installed and fitted by approved specialist, strictly to manufacturer's specification
4. all sanitary ware, taps and mixers to owner's specification, strictly to manufacturer's specification
5. taps / mixers positions to owner's specification: wall mounted / floor mounted / vanity mounted / worktop mounted



Electrical & Lighting Legend

1. entire water reticulation installation to be carried out, qualified plumber, and to comply with the applicable SANS and SABS regulations and code of conduct
2. solar water heating system to be installed, certified and guaranteed by selected appropriate specialist
3. all fittings and fixtures to be installed and fitted by approved specialist, strictly to manufacturer's specification
4. all sanitary ware, taps and mixers to owner's specification, strictly to manufacturer's specification
5. taps / mixers positions to owner's specification: wall mounted / floor mounted / vanity mounted / worktop mounted



Drawing Symbols

1. existing to be altered / removed / refurbished, and make good appropriately

2. cut through existing clay brick

3. cut through new clay brick

4. existing altered brick work to be made good appropriately

5. cut through new timber

6. existing altered timber to be made good appropriately

7. indicates new galvanized steel

8. indicates cut through new galvanized steel

9. existing altered steel to be made good appropriately

10. cut through new concrete

11. existing altered concrete to be made good appropriately

12. new appropriate 110 diam drainage soil pipe

13. new appropriate 40 diam drainage waste pipe

14. existing drainage to remain

15. new appropriate rainwater / stormwater recessed drainage channel with removable perforated aluminium cover at thresholds for proper rainwater / stormwater drainage & removal for access to maintenance to applicable fenestration elements positioned directly in front of applicable fenestration elements thresholds, and to extend in front of face of adjacent walls

16. new appropriate recessed channel with removable solid aluminium cover at thresholds for removal for access for maintenance to applicable fenestration elements positioned directly in front of applicable fenestration elements thresholds, and to extend in front of face of adjacent walls

17. new appropriate underground agricultural drain by specialist as per engineer

18. new appropriate gas bottles in appropriate lockable galvanized steel gas cage with appropriate cover over

	12 LAMP INTERIOR CEILING MOUNTED CHANDELIER / PENDANT LIGHT, 5W LED LAMPS	
	9 LAMP INTERIOR CEILING MOUNTED CHANDELIER / PENDANT LIGHT, 5W LED LAMPS	
	7 LAMP INTERIOR CEILING MOUNTED CHANDELIER / PENDANT LIGHT, 5W LED LAMPS	
	3 LAMP INTERIOR CEILING MOUNTED CHANDELIER / PENDANT LIGHT, 7W LED LAMPS	
	3 LAMP INTERIOR CEILING MOUNTED CHANDELIER / PENDANT LIGHT, 7W LED LAMPS	
	2 LAMP INTERIOR CEILING MOUNTED CHANDELIER / PENDANT LIGHT, 12W LED LAMPS	
	1 LAMP INTERIOR CEILING MOUNTED CHANDELIER / PENDANT LIGHT, 12W LED LAMPS	
	12 LAMP COASTAL SPEC EXTERIOR CEILING MOUNTED CHANDELIER / PENDANT LIGHT, 5W LED LAMPS	
	8 LAMP COASTAL SPEC EXTERIOR CEILING MOUNTED CHANDELIER / PENDANT LIGHT, 5W LED LAMPS	
	7 LAMP COASTAL SPEC EXTERIOR CEILING MOUNTED CHANDELIER / PENDANT LIGHT, 5W LED LAMPS	
	5 LAMP COASTAL SPEC EXTERIOR CEILING MOUNTED CHANDELIER / PENDANT LIGHT, 7W LED LAMPS	
	3 LAMP COASTAL SPEC EXTERIOR CEILING MOUNTED CHANDELIER / PENDANT LIGHT, 7W LED LAMPS	
	2 LAMP COASTAL SPEC EXTERIOR CEILING MOUNTED CHANDELIER / PENDANT LIGHT, 12W LED LAMPS	
	1 LAMP COASTAL SPEC EXTERIOR CEILING MOUNTED CHANDELIER / PENDANT LIGHT, 12W LED LAMPS	
	5 LAMP INTERIOR WALL MOUNTED LIGHT 5W LED LAMPS	
	3 LAMP INTERIOR WALL MOUNTED LIGHT 12W LED LAMPS	
	2 LAMP INTERIOR WALL MOUNTED LIGHT 7W LED LAMPS	
	1 LAMP INTERIOR WALL MOUNTED LIGHT 12W LED LAMPS	
	5 LAMP COASTAL SPEC EXTERIOR WALL MOUNTED LIGHT 5W LED LAMPS	
	3 LAMP COASTAL SPEC EXTERIOR WALL MOUNTED LIGHT 5W LED LAMPS	
	2 LAMP COASTAL SPEC EXTERIOR WALL MOUNTED LIGHT 7W LED LAMPS	
	1 LAMP COASTAL SPEC EXTERIOR WALL MOUNTED LIGHT 12W LED LAMPS	
	CEILING MOUNTED FAN WITH LIGHT 1 x 12W LED LAMP	
	CEILING MOUNTED FAN WITH LIGHT 5 x 5W LED LAMPS	
	CEILING MOUNTED FAN WITH LIGHT 1 x 3W LED LAMP	
	RECESSED INTERIOR LED DOWNLIGHTER 1 x 3W LED LAMP	
	RECESSED INTERIOR LED DOWNLIGHTER 1 x 12W LED LAMP	
	RECESSED INTERIOR LED DIRECTIONAL DOWNLIGHTER 1 x 3W LED LAMP	
	RECESSED COASTAL SPEC INTERIOR LED DOWNLIGHTER 1 x 3W LED LAMP	
	SEMI-RECESSED INTERIOR LED EYEBALL DIRECTIONAL DOWNLIGHTER, 1 x 3W LED LAMP	
	SEMI-RECESSED INTERIOR LED EYEBALL DIRECTIONAL DOWNLIGHTER, 1 x 3W LED LAMP	
	SURFACE MOUNTED INTERIOR LED DOWNLIGHTER 1 x 3W LED LAMP	
	SURFACE MOUNTED COASTAL SPEC EXTERIOR LED DOWNLIGHTER, 1 x 3W LED LAMP	
	SURFACE MOUNTED INTERIOR LED SPOTLIGHT 1 x 3W LED LAMP	
	INTERIOR LED DOWNLIGHTER ON SUSPENDED STAINLESS STEEL CABLE, 1 x 3W LED LAMP	
	INTERIOR LED SPOTLIGHT ON SURFACE MOUNTED TRACK 1 x 3W LED LAMP	
	1 LAMP SURFACE MOUNTED INTERIOR CEILING LIGHT 12W LED LAMP	
	WALL MOUNTED FAN NO LIGHT	

NOTES:
1. entire water reticulation installation to be carried out, qualified plumber, and to comply with the applicable SANS and SABS regulations and code of conduct
2. solar water heating system to be installed, certified and guaranteed by selected appropriate specialist
3. all fittings and fixtures to be installed and fitted by approved specialist, strictly to manufacturer's specification
4. all sanitary ware, taps and mixers to owner's specification, strictly to manufacturer's specification
5. taps / mixers positions to owner's specification: wall mounted / floor mounted / vanity mounted / worktop mounted

GENERAL NOTES:
1. ALL DIMENSIONS TO CHECKED ON SITE PRIOR TO COMMENCEMENT SHOP OR SITE WORK
2. THIS DRAWING MAY NOT BE SCALED
3. DIMENSIONS, NOTES AND SPECIFICATIONS TAKE PRECEDENCE OVER DRAWINGS
4. DETAILED DRAWINGS TAKE PRECEDENCE OVER GENERAL LAYOUTS
5. ANY DISCREPANCY / UNCERTAINTY FOUND IS TO BE REPORTED TO PLANCAD IMMEDIATELY FOR CLARIFICATION
6. NO INFORMATION ON THIS DRAWING MAY BE COPIED, USED, STORED, DISTRIBUTED OR OTHERWISE EMPLOYED OR UTILIZED WITHOUT PRIOR CONSENT FORM PLANCAD
7. ALL WORK ITEMS AND COMPONENTS TO COMPLY WITH SABS STANDARDS AND WITH ALL APPLICABLE SANS (incl. 10400 and part Xa) and NHBC STANDARDS AND CODE OF CONDUCT
8. RELEVANT TOWN PLANNING SCHEME REGULATIONS AND MUNICIPAL BYLAWS APPLY
9. NO WORK TO BE CARRIED OUT ON SITE WITHOUT PRIOR LOCAL AUTHORITY APPROVAL, UNLESS CONFIRMED OTHERWISE BY PLANCAD
10. ALL SIZES AS FOLLOWS (unless otherwise specified): LENGTH x WIDTH x HEIGHT / DEPTH – in millimetres
11. ALL BODY CORPORATE / HOME OWNER'S ASSOCIATION / MANAGEMENT COMPANY APPROVALS REQUIRE APPLICABLE STAMP AND TWO SIGNATURES
12. OPENING SIZES TO BE CHECKED ON SITE FOR MANUFACTURE, TRANSPORTATION AND INSTALLATION
13. CONTRACTORS TO ENSURE STRUCTURAL STABILITY AND INTEGRITY OF ALL WORK ITEMS AND COMPONENTS
14. ALL TIMBER WORK TO COMPLY WITH APPLICABLE SABS AND SANS REQUIREMENTS
15. ALL TIMBER TO BE TREATED TO SABS SPEC 1228 OF 1994 AND COMPLY WITH SANS 1005
16. ALL EXTERNAL WOOD TO BE TREATED WITH APPROPRIATE WATER BASED SEALANT (RYSTIX)
17. NO ALTERNATIVES, DEVIATION FROM OR REVISION TO THESE DRAWINGS, SPECIFICATIONS AND/OR NOTES MAY BE EXECUTED WITHOUT PRIOR NOTIFICATION OF PLANCAD FOR ASSESSMENT AND / OR APPROVAL
18. ALTERNATIVES / DEVIATIONS / REVISIONS MAY RESULT IN DELAYS / ADDITIONAL COSTS
19. PLANCAD TO BE PROVIDED WITH THE APPROPRIATE TECHNICAL DATA (WHERE APPLICABLE) AND DELIVERY NOTES (WHERE APPLICABLE), OR ALTERNATIVE SATISFACTORY PROOF OF CORRECT INSTALLATION OF TECHNICAL SPECIFICATION (WHERE APPLICABLE) FOR:
a) PERIMETER THERMAL INSULATION
b) CAVITY WALL INSULATION
c) EXTERNAL WALLS WATERPROOFING
d) WATER RETICULATION, HOT WATER INSTALLATION THERMAL INSULATION
e) FENESTRATION ELEMENTS
f) ROOF AND CEILING THERMAL INSULATION
g) ELECTRICAL - AND LIGHTING INSTALLATION
h) MECHANICAL VENTILATION
i) IN SLAB HEATING & THERMAL INSULATION
j) FINAL INSPECTION FOR COMPLETION AND OCCUPATION
20. PLANCAD TO BE NOTIFIED MIN 24hrs IN ADVANCE (WHERE APPLICABLE) FOR INSPECTIONS OF:
a) SETTING OUT OF FOUNDATIONS
b) PERIMETER THERMAL INSULATION INSTALLATIONS
c) CAVITY WALL THERMAL INSULATION INSTALLATIONS
d) EXTERNAL WALLS WATERPROOFING APPLICATION
e) WATER RETICULATION INSTALLATION, HOT WATER INSTALLATION THERMAL INSULATION
f) FENESTRATION ELEMENTS INSTALLATION
g) ROOF AND CEILING THERMAL INSULATION INSTALLATION
h) ELECTRICAL - AND LIGHTING INSTALLATION
i) MECHANICAL VENTILATION INSTALLATION
j) IN SLAB HEATING & THERMAL INSULATION INSTALLATION
k) FINAL INSPECTION FOR COMPLETION AND OCCUPATION
21. NO COMPLETION SHALL BE ISSUED BY PLANCAD WITHOUT APPROPRIATE APPLICABLE REQUIRED TECHNICAL DATA, SPECIFICATIONS, DELIVERY NOTES AND / OR INSPECTIONS
22. THE CONTRACTOR TO ENSURE THE PRESENCE OF A LOCAL AUTHORITY APPROVED SET OF DRAWINGS, NOTES, SPECIFICATIONS AND ALL APPLICABLE ACCOMPANYING DOCUMENTATION ON SITE
23. NO BUILDING MATERIAL / RUBBLE TO BE STORED ON PUBLIC SPACE / NEIGHBOURING PROPERTIES
24. NO BUILDING MATERIAL / RUBBLE TO BE STORED ON PUBLIC SPACE MAY RESULT IN MUNICIPAL HOARDING FEES AND / OR PENALTIES
25. CONTRACTORS, SUB CONTRACTORS, CONSULTANTS, SUPPLIERS AND LABOURERS TO FAMILIARIZE THEMSELVES OF ALL APPLICABLE DRAWINGS, NOTES, SPECIFICATIONS, ACCOMPANYING DOCUMENTATION AND EXECUTE ACCORDINGLY
26. NO INSPECTION SHALL BE PASSED OR COMPLETION ISSUED WITHOUT PROPER COMPLIANCE TO ALL APPLICABLE DRAWING, NOTES, SPECIFICATIONS, ACCOMPANYING DOCUMENTATION TO FORM PART OF THE CONTRACTING AGREEMENT BETWEEN THE CLIENT AND CONTRACTOR, TOGETHER WITH THE CONTRACTORS FINAL OFFER FOR EXECUTION OF THE WORKS, AGREED UPON BETWEEN THE CLIENT AND THE CONTRACTOR 28. "OWNER" MAY REFER TO PLANCAD, AS APPLICABLE

DETAILS & SPECIFICATIONS TO FOLLOW LATER / ON SITE (AS APPLICABLE)
1. wall colours & textures
2. roof colour
3. floor colour
4. wall tiles
5. sanitary ware & accessories
6. taps & accessories
7. light fittings
8. bic's & shopping
9. balustrades
10. braai(s)
11. fireplace(s)
12. paving
13. appliances
14. lift
15. mechanical ventilation
16. niches

CLIENT / OWNER SIGN: _____ THE FIRM SIGN: _____
CLIMATE ZONE: 4
CADASTRAL DESCRIPTION: Erf
PHYSICAL ADDRESS: Mostertshoek, St Francis Bay, Eastern Cape, South Africa
LOCAL AUTHORITY: Kouga Municipality
ZONING: Single Residential
EFFECTIVE DEPARTURES: None
BUILDING CLASSIFICATION: H4
APPOINTED ENGINEERS: *
NATURE OF PROJECT: Proposed New Dwelling
TITLE: Definitions
CLIENT: _____
DRAWN BY: JH CHECKED BY: WM DATE: 04/04/19
SCALE (@ A1): As indicated PROJECT NUMBER: P0022 DRAWING NUMBER: 6/6

member: willeen mostert reg. 666 arch. techn. techn. reg. no. 40568 reg. 40568 prof. or arch. techn. 271024232728 +271024232728 +271024232728 +271024232728
architect / interior design & decor
without materials there is no art - lusa pacati
facebook: atelier plancad architecture & interior design & decor
16 oostland street job 923 jeffrys bay, 6530, eastern cape, south africa
member: SAND residential estate, jeffrys bay, aesthetic committee