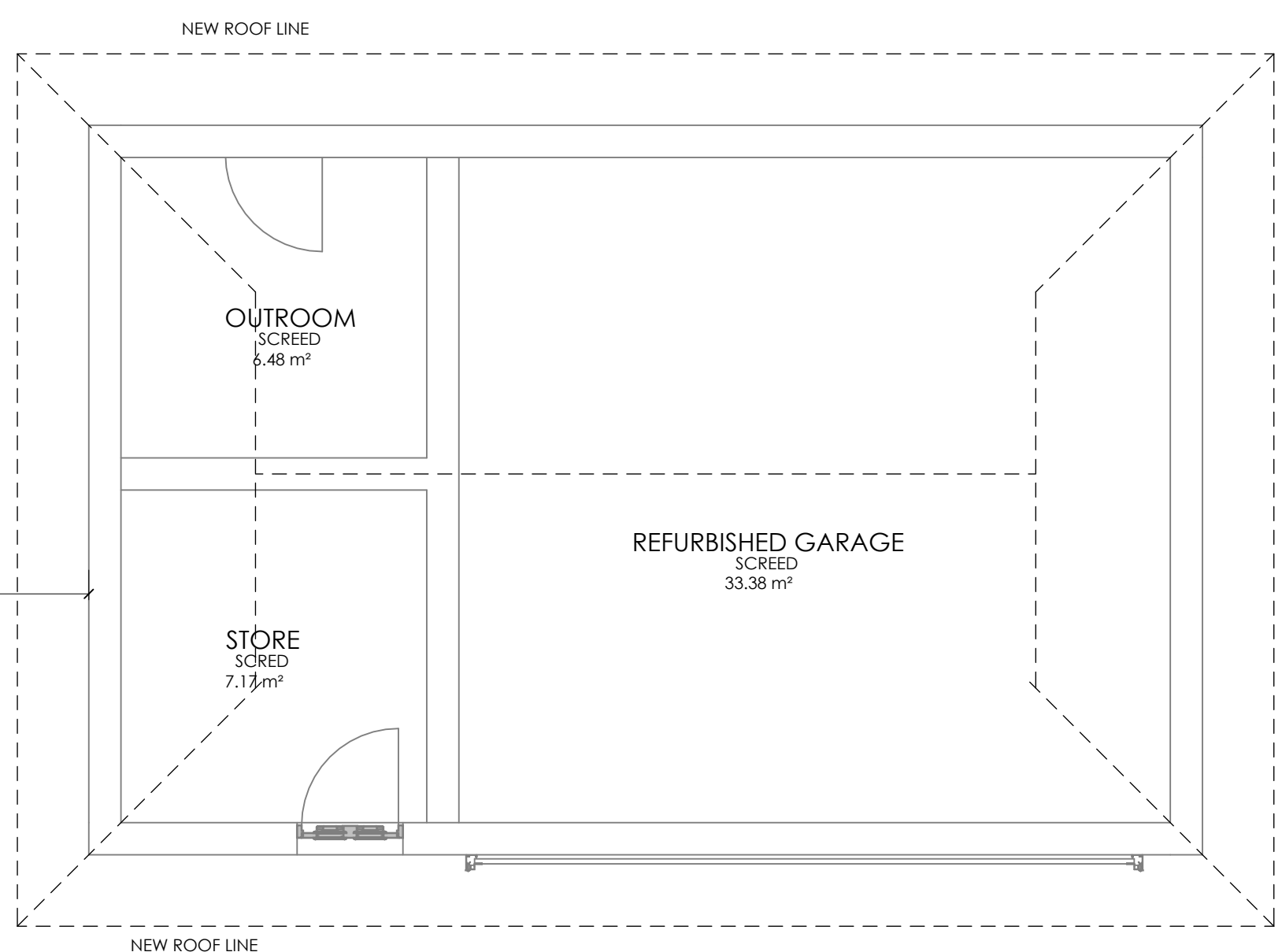




1 CONSTRUCTION PLAN  
100 SCALE 1 : 50

PLAN LEGEND TYPE	
	EXISTING 250/270MM BRICK WALLS
	NEW 110/220 CLAY OR GEMBLE STOCK BRICK WALL / PLASTERED AND PAINTED WITH BRICKFORCE @ 3/4TH LAYER ALL BRICKS TO BE MIN OF 70MM EXTERIOR PLASTER PLASTER EFFECT FINISH TO MATCH EXISTING EXTERIOR WALLS INTERIOR PLASTER SMOOTH
	OMITTED
	NEW 90MM DRYWALL WITH 2HR FIRE RATED BOARDS
	EXISTING WALL & ITEMS TO BE DEMOLISHED
	EXISTING PARQUET FLOORING TO BE REMOVED AND RE-USED IN BEDROOM 2 AND GUEST BEDROOM TOTAL AREA DEMO: 38.37 m²
	EXISTING TILES TO BE DEMOLISHED AND REMOVED FROM SITE ALL BATHROOMS AND KITCHEN WALL TILES ALSO TO BE DEMOLISHED
	NEW FIRE WALL IN CEILING PLINUM MAKE EXISTING WALL A NEW FIRE WALL TO ROOF HEIGHT FOR STRUCTURAL SUPPORT
SECTION LEGEND TYPE	
	EXISTING TIMBER
	NEW TIMBER TO SPEC OR SPECIALIST AND SIGNED AND APPROVED BY STRUCTURAL ENGINEER
	EXISTING CONCRETE
	NEW CONCRETE AS PER ENGINEER SPECIFICATIONS
SEWER & WATER LEGEND TYPE	
	NEW 110MM Ø UPVC SOIL WATER SEWERPIPE LAD TO FALL @ 1:40
	NEW 40/50MM Ø UPVC WATER WARE / GREY WATER SEWERPIPE INCLUDING UPVC STUB STACK / 1WAY VENTS
	NEW HOT AND COLD WATER SUPPLY CHASED IN WALL AT HEIGHTS AS PER ELEVATION DRAWINGS
	STORM WATER DRAINAGE
	PVC OR HDPE SUB-SOIL DRAIN WITH SUITABLE DRAINAGE MATERIAL LIKE LAYERS OF SAND, GRAVEL AND STONE TO COLLECT WATER INTO THE DRAIN INCLUDING GEOTEXTILE BEDDING AROUND TO PREVENT SPILL INTO THE SYSTEM PIPE TO BE LAD TO A SLOUGH FALL FOR SUITABLE WATER FLOW
	STORM WATER DRAIN CATCHMENT PIT TO DETAIL

OTHER	
	<b>BEDROOM 2 FIRE PLACE OPTION 1</b> NEWLY INSTALLED WOOD FIRE PLACE, FREESTANDING VICTORIA LUNA WOOD FIREPLACE WWW.FIRESCIENCE.CO.ZA R 8950.00
	<b>BEDROOM 2 FIRE PLACE OPTION 2</b> NEWLY INSTALLED WOOD FIRE PLACE, FREESTANDING VICTORIA ROMA WOOD FIREPLACE WWW.FIRESCIENCE.CO.ZA R 9900.00
	<b>PIZZA OVEN</b> PICCOLO PIZZA OVEN 600MM DEEP X 860MM WIDE X 490MM HIGH + FLUTE EXTENSION <a href="https://italianachyden.com/product/piccolo/">https://italianachyden.com/product/piccolo/</a> R 19 900.00
	<b>CUT STONE PILLAR / ROMA SEAT COPING</b> 400x60MM X 700MM ALL ROUND TOP CHAMFER EDGE WILSONSTONE.CO.ZA LAUREN DA SILVA CELL:082 327 9403 TEL: 011 615 6212011 616 7129 <del>INTERESTINGLY, I HAVE CALLED WILSONSTONE.CO.ZA</del> WWW.WILSONSTONE.CO.ZA COLOUR: GREY 2
	<b>GULLY AND TOP</b> PRE-CAST HT/ST/GREEN.CO.ZA/PRODUCT-CATEGORY/WATER-SEWAGE/GULLIES/
<b>ADDITIONAL NOTES:</b> <ul style="list-style-type: none"><li>CLIENT DO NOT REQUIRE WATER TANK BACK UP WATER</li><li>CLIENT DO NOT REQUIRE SOLAR</li><li>COST BITH OPTIONS IN MASTER BEDRM AND BEDRM 1 TO REPLACE AND OR REFURBISH SASH WINDOWS</li><li>COST TO REPLACE ALL ROOF SHEETING WITH NEW ROOF DESIGN</li><li>ALLOW FOR FLOOR LIGHTS IN LARGE TREE TO LIT UP THE ENTRY DRIVEWAYS</li><li>NEW DRENKS COUNTER FROM STONE/QUARTZ TOP</li><li>COST FOR STRUCTURAL WORK ON BOTH LEFT AND RIGHT NEW BATHROOMS (EXISTING WALLS ARE SAGGING AND STRUCTURAL DAMAGE OCCURRING)</li></ul>	





CASE: 25373  
26 June 2025  
**CONDONED**

GENERAL NOTES:

GENERAL NOTES

- SHOP DRAWINGS MUST BE APPROVED BY THE DESIGNER PRIOR TO MANUFACTURING OF ANY SHOPFITTING OR CUSTOM ITEMS AND ANY FURNITURE PIECES
- CONTRACTORS AND SUB-CONTRACTORS ARE TO CHECK ALL SITE DIMENSIONS AND LEVELS BEFORE COMMENCING WITH ANY WORK. EACH CONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS AND DETAILS
- FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. DETAIL DRAWINGS MUST BE PREFERRED TO ARRANGEMENT DRAWINGS. THE DESIGNER MUST BE NOTIFIED OF ANY VARIATION OF CHANGE.
- CONTRACTORS MUST ENSURE THAT STRUCTURAL STABILITY IF ALL COMPONENTS OF THEIR WORK AND ASCERTAIN THAT THE MAIN STRUCTURE CAN SUPPORT ALL LOADS APPLIED THERETO.
- COPYRIGHT NOTICE EXIST IN TERMS OF THE COPYRIGHT ACT, ACT NO 98 OF 1978.
- NO CHANGES MAY BE MADE TO THE DESIGN WITHOUT THE SIGNED APPROVAL OF THE ARCHITECT / CLIENT.
- ALL WORKS TO COMPLY WITH NBS (SANS 10400), SANS 10400 AND THE BUILDING STANDARDS ACT 103 OF 1977 AS AMENDED.
- ALL BUILDING MATERIALS TO CONFORM TO THE RELEVANT SABS STANDARDS.
- ONE SET OF DRAWINGS TO BE ALWAYS KEPT ON SITE.
- ALL SUPPLEMENTED DRAWINGS ARE TO BE CAREFULLY MARKED.
- ALL SUPPLEMENTED DRAWINGS ARE TO BE CLEARLY MARKED.

- ALL PARTITIONS AND OUTSIDE WALLS ARE SET OUT FROM THE CENTRE LINES OF COLUMNS OR WINDOW MULLIONS UNLESS OTHERWISE STATED ON CONSTRUCTION DRAWING. ANY DIMENSIONAL ERRORS SHALL BE ACCOMMODATED WITHIN THESE PARAMETERS.
- SHORTTIPPED ITEMS TO BE MEASURED ON SITE AND SHOP DRAWINGS TO BE APPROVED BY ARCHITECT / DESIGNER AND CLIENT PRIOR TO ORDER MATERIAL AND MANUFACTURING
- ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH BY-LAWS AND REGULATIONS OF THE LOCAL AUTHORITY.
- ALL ELECTRICAL AND DRAINAGE WORK TO BE EXECUTED BY REGISTERED SPECIALISTS AND ISSUED WITH A CERTIFICATE OF COMPLETION.
- ANY DISCREPANCIES TO BE REPORTED TO THE RELEVANT DESIGNED AT DEVICD INTERIORS & ARCHITECTURE IMMEDIATELY.
- ALL STRUCTURAL, MECHANICAL, ELECTRICAL, FIRE OR CIVIL WORK TO BE DESIGNED AND SIGNED OF BY DESIGN SPECIALIST OR REGISTERED SPECIALIST.
- PART D - PUBLIC SAFETY**
  - ALL BUILDINGS TO COMPLY WITH D 4.2 AND D1 (ANNEX A) OF SANS 10400
  - ALL RAMP AND DRIVEWAYS TO COMPLY WITH D4.3 AND D3 (ANNEX A)

- PART J - FLOOR**
  - ALL FLOORS TO COMPLY WITH (ANNEX A) J1
  - ALL CONCRETE FLOORS SLABS TO COMPLY WITH J4.4
  - ALL FLOORS AS PER RATIONAL DESIGN BY COMPETENT PERSON
- PART K - WALLS**
  - ALL MASONRY WALLS TO COMPLY WITH K4.2 AND K1-2 (ANNEX A)
  - ALL LINTELS TO COMPLY WITH B1 (ANNEX B) OF PART K
  - RINGING OF ROOF TO CONCRETE ELEMENTS TO COMPLY WITH K4.4 AND K3 (ANNEX A)
  - ALL WATERPROOFING TO WALLS TO COMPLY WITH K4.5 AND C1 (ANNEX C) OF PART K
  - ALL FIRE PERFORMANCE AND RESISTANCE OF WALLS TO COMPLY WITH K4 (ANNEX A)
  - ALL STRUCTURAL WALLS AS PER RATIONAL DESIGN BY COMPETENT PERSON
- PART L - GLAZING**
  - ALL GLAZING TO COMPLY WITH PART L AND AAMSA REGULATIONS
  - GLAZING AND GLAZING STRUCTURE AS PER RATIONAL DESIGN BY COMPETENT PERSON

- PART O - LIGHTING & VENTILATION**
  - ALL LIGHTING AND VENTILATION TO COMPLY WITH PART O4.1
  - ALL AREAS TO BE ARTIFICIALLY AND NATURALLY LIT TO COMPLY WITH PART O4.2 OF SANS 10400
  - OFFICES AND OTHER HABITABLE ROOMS) MIN 300 LUX, TOILETS MIN 140 LUX)
  - ALL NATURAL AND MECHANICAL VENTILATION TO BE PROVIDED IN ACCORDANCE WITH PART O4.5 OF SANS 10400
  - BUILDING TO COMPLY IN TERMS OF THE TOBACCO
  - CONTROL LEGISLATION AS PER PART O4.4 OF SANS 10400
  - LIGHTING AND VENTILATION AS PER RATIONAL DESIGN BY COMPETENT PERSON
  - FRESH AIR TO BE SUPPLIED AT A RATE OF 75L/S/P AND TO BE UNIFORMLY DISTRIBUTED THROUGHOUT HABITABLE AREAS. AIR VELOCITY TO NOT EXCEED 0.3M/S TO ALL OFFICES AND SHOPS.
  - TOILETS AND KITCHENS TO BE MECHANICALLY VENTILATED BY EXTRACTION TO EXTERIOR AT A RATE OF 20L/S PER FAN
- PART P - DRAINAGE**
  - ALL DRAINAGE AS PER RATIONAL DESIGN BY COMPETENT PERSON
  - ALL PLUMBING WORK MUST COMPLY WITH THE WATER SUPPLY BY-LAWS AND RELEVANT SABS CODES OF PRACTICE

- PART Q - FIRE PROTECTION**
  - ALL SAFETY DISTANCES TO COMPLY WITH T4.2
  - ALL MATERIALS TO COMPLY WITH PART T4.5 ALL STRUCTURAL ELEMENTS AND COMPONENTS TO COMPLY WITH T4.7
  - ALL OPENINGS TO BE PROTECTED IN COMPLIANCE WITH T4.10
  - ROOF ASSEMBLIES AND COVERINGS TO COMPLY WITH T4.12
  - ALL CEILING TO COMPLY WITH T4.13
  - ALL FLOOR COVERINGS TO COMPLY WITH T4.14
  - ALL WALL FINISHES TO COMPLY WITH PART T4.15
  - BUILDING MATERIALS TO COMPLY WITH T4.5 AND T4.56
  - FIRE PROTECTION FOR CATEGORY I (H) AND IHS TO COMPLY WITH T4.57
- GENERAL SERVICES NOTES**
  - ALL SEWER AND WATER REROUTING TO WET SERVICES ENGINEER'S DESIGN AND DETAIL
  - ALL PLUMBING TO BE CARRIED OUT BY A REGISTERED PLUMBER
  - POSITIONS OF WATER METERS TO BE APPROVED BY ARCHITECT.
  - WORKS TO COMPLY WITH FIRE AND NBS AND SABS STANDARDS AND BY-LAWS
  - ACCESS PANELS TO BE PROVIDED TO ALL DRAINAGE DUCTS, TO COMPLY WITH PART P - 4.18 OF SANS 10400

- ALL SEWER PIPES UNDER HARDSTAND OR CONCRETE SLABS TO BE UPVC RIBBED PIPES
- ALL ELECTRICITY TO ELECTRICAL ENGINEERS' DETAILS AND REQUIREMENTS
- ALL AIRCON REQUIREMENTS TO A/C SPECIALIST DETAILS
- GENERAL ENGINEERING NOTE:**
  - ALL STEEL, CONCRETE AND SUBSOIL DRAINAGE RELATED DETAILS AS PER STRUCTURAL ENGINEERS' DETAIL
  - ALL ROADWAYS TO CIVIL ENGINEERS' DETAILS AND DRAWINGS
  - ALL FIRE PROTECTION AND FIRE PROTECTIONS SIGNAGE TO ENGINEERS' DETAILS AND DRAWINGS
  - ALL FIRE PROTECTIONS AND TO ENGINEERS' DETAILS AND DRAWINGS.

CONSULTANT



INSYDE  
INTERIOR DESIGN + Procurement

Insyde Interiors & Procurement (Pty) Ltd  
Anke van Rooy  
Professional Interior Architect / Architectural Technologist  
Reg no: PAT 32259514

anike@insyde.co.za / 082 868 4851  
8 Escombe Crescent, Freelandpark, Scottburgh, 4180

NOTES

1. FOR GENERAL NOTES, REFER TO DRAWINGS. 2. DRAWINGS ARE NOT TO BE SCALED. ALL LEVELS AND DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORKS. ANY DISCREPANCIES TO BE BROUGHT TO THE ENGINEER/ ARCHITECT'S ATTENTION IMMEDIATELY 3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS, SCHEDULES AND SPECIFICATIONS RELATED TO THIS PROJECT. 4. ALL BUILDING WORK AND MATERIALS ARE TO COMPLY WITH LOCAL AUTHORITY'S REQUIREMENTS AND ARE TO BE IN ACCORDANCE WITH SANS 10400 NATIONAL BUILDING REGULATIONS		
ISSUE / REVISION		
H	2025.04.03	WINDOW 6 ADDED
G	2025.03.31	DOOR TYPE 1 & 2 AMENDED
F	2025.03.12	ISSUE FOR CONSTRUCTION
E	2025.03.12	ISSUE FOR APPROVAL
D	2024.11.20	PLANTER ADDED TO BOMA / PHASE 2
C	2024.11.06	FIRE PLACE ADDED, PIZZA BRAAI ADDED, SLIDING DOORS AMENDED
UR	DATE	DESCRIPTION
		ISS BY

PROJECT

RESIDENTIAL REFURBISHMENT  
PROJECT - 22 CYPRESS HILL  
ROAD, P1/ ER/ 1849

CLIENT

RENISHAW PROPERTY  
DEVELOPMENT

DRAWING CHECKS

DESIGNED BY:	A VAN ROOY	N/A
DESIGN CHECKED BY:	A VAN ROOY	N/A
DRAWING CHECKED BY:	A VAN ROOY	N/A
APPROVAL CONSULTANT		
NAME:	A VAN ROOY	DATE: 2024.10.07
PROF REG. NO.:	PAT 32259514	SIGNATURE:
SHEET TITLE		
CONSTRUCTION PLAN		
INSYDE DRAWING NUMBER		
PROJECT NO.	TYPE / NUMBER	STATUS / REV
2024-DR- IN -ID - 100 - C H		
D: DRAFT / P: PRELIMINARY / T: TENDER / F: FINAL / C: CONSTRUCTION / A: AS-BUILT / R: RECORD / R: REVISION		
SCALE		
1 : 50		

FOR INFORMATION ONLY