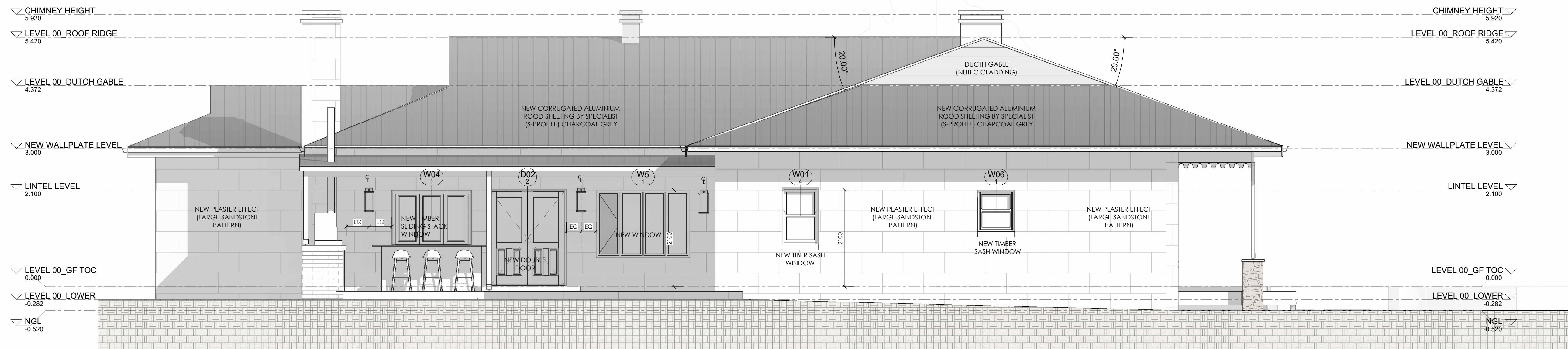


1 | NORTHERN ELEVATION

004 | SCALE 1 : 50



2 | SOUTHERN ELEVATION

004 | SCALE 1 : 50

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 REFERRED 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 THERE TO.
- 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 NBR (SABS 0400), 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- ALL SUPERSEDED DRAWINGS ARE TO BE CAREFULLY MARKED.
- ALL SUPERSEDED DRAWINGS ARE TO BE CLEARLY MARKED.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 SHOULD BE ACCOMMODATED WITHING THESE PARAMETERS.
- SHOPFITTED ITEMS TO BE MEASURED ON SITE AND SHOP DRAWINGS TO BE APPROVED BY ARCHITECT / DESIGN & 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 VOID INTERIORS & ARCHITECTURE IMMEDIATELY.
- ALL STRUCTURAL, MECHANICAL, ELECTRICAL FIRE OR CIVIL WORK TO BE DESIGNED AND SIGNED OF BV DESIGN SPECIALIST OR REGISTERED SPECIALIST.

PART D - PUBLIC SAFETY

- ALL BALLUSSTRADING TO COMPLY WITH D 4.2 AND D1 (ANNEX A) OF SANS10400
- ALL RAMPS AND DRIVEWAYS TO COMPLY WITH D4.3 AND D3 (ANNEX A)

PART J - FLOORS

- 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
- FIXING 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 N - GLAZING

- ALL GLAZING TO COMPLY WITH PART N 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 350 LUX. TOILETS MIN 140 LUX)
- ALL NATURAL AND MECHANICAL VENTILATION TO BE PROVIDED IN ACCORDANCE WITH PART O4.3 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 0.5M/S TO ALL OFFICES AND SHOPS.
- TOILETS AND KITCHENS TO BE MECHANICALLY VENTILATED BY EXTRACTION TO EXTERIOR AT A RATE OF 20L/S/ FITMENT

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 T - 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 T 4.13
- ALL FLOOR COVERINGS TO COMPLY WITH T4.14
- ALL WALL FINISHES TO COMPLY WITH PART T 4.15
- BUILDING MATERIALS TO COMPLY WITH T4.55 AND T4.56
- FIRE PROTECTION FOR CATEGORY 1 H1 AND H5 TO COMPLY WITH T4.57

GENERAL SERVICES NOTES

- ALL SEWER AND WATER RETICULATION 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 NBR 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 ROAD LAYOUTS, ROAD MARKINGS AND ROAD SIGNS AS PER ENGINEER'S DETAILS AND DRAWINGS.
- ALL SEWER AND WATER TO CIVIL ENGINEERS' DETAILS AND DRAWINGS.
- ALL STORMWATER TO CIVIL ENGINEERS' DETAILS AND DRAWINGS.
- ALL FIRE PROTECTION AND FIRE PROTECTIONS SIGNAGE TO ENGINEERS' DETAILS AND DRAWINGS.
- ALL FIRE PROTECTIONS AND FIRE PROTECTION SIGNATE TO ENGINEERS' DETAILS AND DRAWINGS.
- ALL ELECTRICAL DETAILS AND TO ENGINEERS' DETAILS AND DRAWINGS.

CONSULTANT

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INSYDE

INTERIOR DESIGN + procurement

PROJECT

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

CLIENT

RENISHAW PROPERTY DEVELOPMENT

RENISHAW

COASTAL PRECINCT



CASE: 25373

26 June 2025

CONDONED

FOR INFORMATION ONLY

NOTES

1. FOR GENERAL NOTES; REFER TO DRAWING:
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

NO.	DATE	DESCRIPTION	ISS BY
B	2027.07.06	WINDOW PANES AMENDED	
A	2024.10.07	ISSUE FOR INFORMATION	
1/1	DATE	DESCRIPTION	ISS BY
2025.03.12		INITIAL ISSUE	

DRAWING CHECKS

DESIGNED BY: A. VAN ROOY..... N/A.....
DRAWN BY: A. VAN ROOY..... N/A.....

APPROVAL CONSULTANT

NAME: A. VAN ROOY..... DATE: 2024.07.04.....
PROF REG. No.: PAT 32259514..... SIGNATURE: [Signature].....

SHEET TITLE

EXTERNAL BUILDING ELEVATIONS SHEET 1

INSYDE DRAWING NUMBER

PROJECT No. SUB No. WBS DISC. TYPE - NUMBER STATUS REV
2024 - DR - IN - ID - 004 - C - B

D: DRAFT / P: PRELIMINARY / T: TENDER / F: FINAL / C: CONSTRUCTION / A: AS-BUILT, RECORD / R: REPORT

SCALE 1 : 50