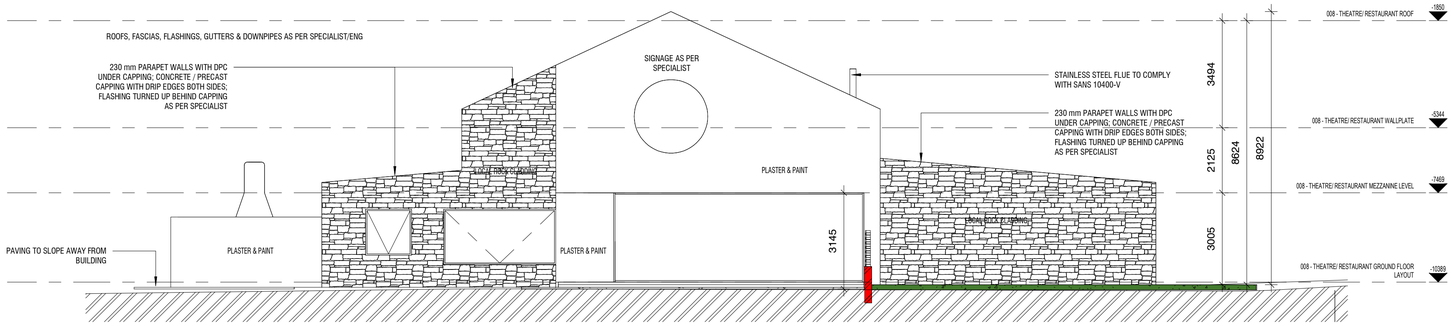
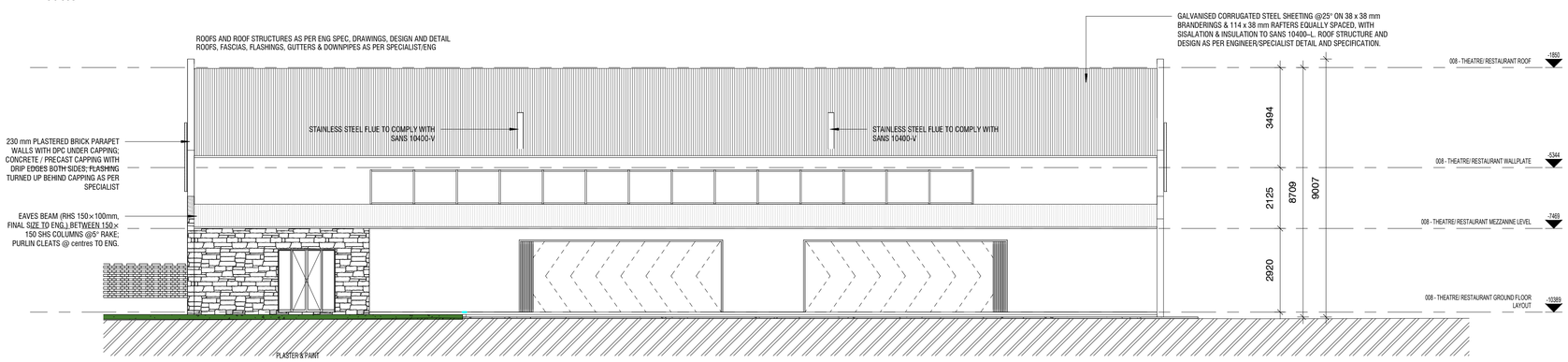


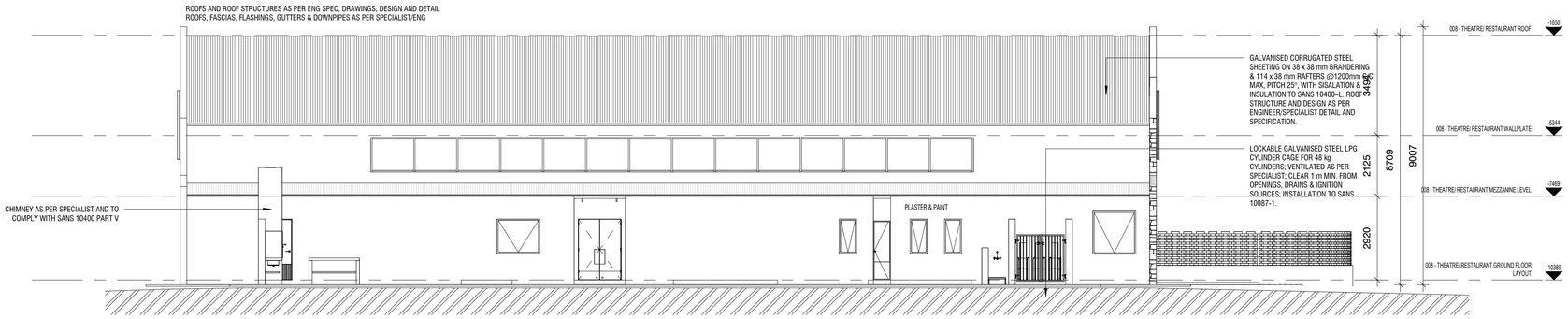
THEATRE/ RESTAURANT EAST ELEVATION1

1 : 100



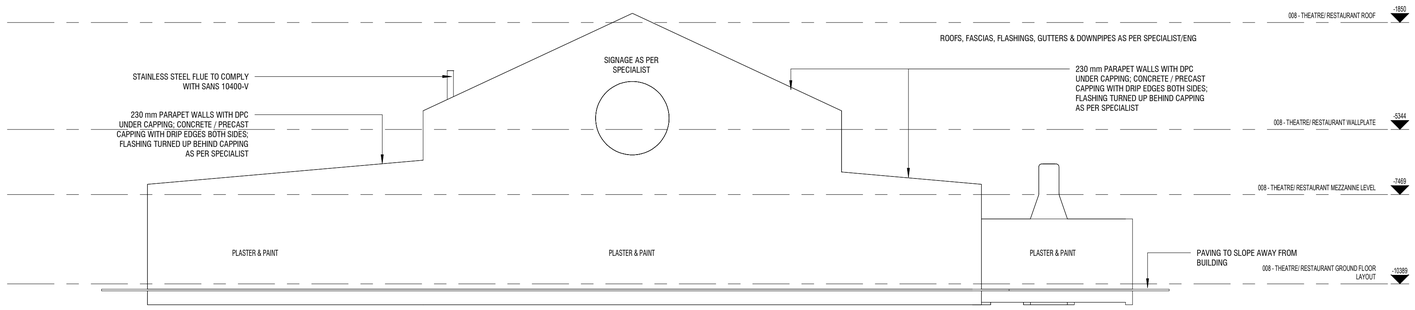
THEATRE/ RESTAURANT NORTH ELEVATION1

1 : 100



THEATRE/ RESTAURANT SOUTH ELEVATION1

1 : 100



THEATRE/ RESTAURANT WEST ELEVATION1

1 : 100

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GENERAL NOTES:

All dimensions, levels, and setting out must be verified on site prior to commencement of construction. Any discrepancies must be reported to the Architect / Designer immediately.

All construction work must comply with the National Building Regulations (NBR), Local Authority by-laws, and the applicable SANS 10400 and SANS 204 standards.

Do not scale drawings. Only figured dimensions are to be used.

This drawing must be read in conjunction with all related drawings, schedules, specifications, and other consultant documentation.

All construction work must be carried out in accordance with accepted building practice and the requirements of the Occupational Health and Safety Act (Act No. 85 of 1993).

Specialist subcontractors must provide shop drawings for approval prior to fabrication or installation.

The contractor is responsible for ensuring that all materials and workmanship comply with the relevant SABS or Agrément Board approvals.

All work executed before approval of drawings by the relevant Local Authority shall be at the contractor's own risk.

STANDARD NOTES:

STRUCTURAL WORKS: ALL FOUNDATIONS, SLABS, RETAINING WALLS, AND WALLS EXCEEDING 2.3 M IN HEIGHT SHALL BE DESIGNED AND CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER (PR.ENG./PR.TECH.ENG).
PROVIDE EXPANSION AND MOVEMENT JOINTS WHERE REQUIRED TO AVOID STRUCTURAL CRACKING.

WATERPROOFING: ROOFS, BALCONIES, AND OTHER EXPOSED HORIZONTAL SURFACES TO BE WATERPROOFED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
FALLS TO BE DIRECTED TOWARD INTERNAL OUTLETS TO PREVENT STANNING OR WATER INGRESS.
EXTERNAL BALCONIES AND SLABS TO RECEIVE FULL-BORE OUTLETS AND OVERFLOW SPOUTS LOWER THAN INTERNAL FLOOR LEVELS.

FINISHES AND PLASTERWORK: ALL PLASTER MUST BE CURED PROPERLY TO PREVENT CRACKING.
EXTERNAL PLASTER TO CONTAIN A WATERPROOF ADDITIVE.
EXPOSED PIPES TO BE PREFABED AND PAINTED TO MATCH WALL FINISHES.
HORIZONTAL PLASTER SURFACES TO BE WATERPROOFED WITH APPROVED MEMBRANES OR FIBREGLASS STRIPS.

LEVELS: NO. TO BE AT LEAST 200 MM BELOW FINISHED FLOOR LEVEL
GARAGE, PATIO, AND BALCONY FLOORS TO BE 150–170 MM BELOW ADJOINING INTERIOR LEVELS.

FIRE PROTECTION: FIRE-RATED WALLS (E.G., BETWEEN DWELLINGS AND GARAGES) TO EXTEND TO THE UNDERSIDE OF ROOF COVERINGS.
NO COMBUSTIBLE MATERIALS SHALL PASS THROUGH FIREWALLS.
BATTENS OR PURLINS PENETRATING FIREWALLS TO BE COATED WITH APPROVED FIRE-RETARDANT PAINT (E.G., "INTSAVP" BY MICON COATINGS OR EQUIVALENT) FOR 500 MM ON EITHER SIDE OF THE WALL.

LIGHTNING PROTECTION: ADEQUATE LIGHTNING PROTECTION TO BE PROVIDED IN ACCORDANCE WITH SANS 10313.

GLAZING: ALL GLAZING SHALL COMPLY WITH SANS 0137, SANS 10400 PART N, SANS 1263, AND AAMSA SAFETY GLAZING GUIDELINES.
EACH PANE OF SAFETY GLASS SHALL BE PERMANENTLY MARKED AND VISIBLE AFTER INSTALLATION.
SAFETY GLAZING REQUIRED FOR:
GLASS WITHIN 500 MM OF FINISHED FLOOR LEVEL
GLAZING ADJACENT TO DOORS
GLAZING ON STARCASES UP TO 1.8 M ABOVE FLOOR LEVEL

HANDRAILS AND BALUSTRADES: ALL HANDRAILS, BALUSTRADES, AND GUARDRAILS TO COMPLY WITH SANS 10400 PARTS D & M.
WHERE STEEL IS BUILT INTO MASONRY, PROVIDE EXPANSION JOINTS AND SEAL WITH APPROVED SILICONE TO PREVENT CRACKING OR WATER INGRESS.

DRAINAGE AND STORMWATER: VERIFY SEWER AND STORMWATER CONNECTION POINTS ON SITE PRIOR TO CONSTRUCTION.
STORMWATER MANAGEMENT TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS AND APPROVED ENGINEER'S DRAWINGS.

JOINERY AND BUILT-IN UNITS: ALL KITCHEN, VANITY, AND CUPBOARD INSTALLATIONS TO BE CONSTRUCTED ACCORDING TO APPROVED SPECIALIST DRAWINGS.
FINISHES TO BE INSTALLED LEVEL AND TRUE, WITH EDGE DETAILS AND MATERIALS MATCHING APPROVED SAMPLES.

CEILINGS AND ACCESS: CEILING ACCESS HATCHES TO BE PROVIDED WHERE APPLICABLE FOR ROOF AND SERVICE ACCESS.

ELECTRICAL AND PLUMBING INSTALLATIONS: ELECTRICAL WORK TO COMPLY WITH SANS 10142-1. PLUMBING WORK TO COMPLY WITH SANS 10252-1.
ALL INSTALLATIONS TO BE EXECUTED BY QUALIFIED, REGISTERED CONTRACTORS WITH CERTIFICATES OF COMPLIANCE ISSUED UPON COMPLETION.

ENERGY EFFICIENCY: BUILDING ENVELOPE, GLAZING, INSULATION, AND ORIENTATION TO COMPLY WITH SANS 10400 PART XA AND SANS 204 ENERGY EFFICIENCY REQUIREMENTS.
PROVIDE SOLAR WATER HEATING OR ALTERNATIVE SYSTEMS WHERE REQUIRED BY REGULATION.

MATERIAL QUALITY: ALL MATERIALS TO BE NEW, FIRST-GRADE, AND INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
SUBSTITUTIONS REQUIRE WRITTEN APPROVAL FROM THE ARCHITECT.

CONSTRUCTION RESPONSIBILITY: THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DEVIATION FROM THE DRAWINGS OR SPECIFICATION WITHOUT WRITTEN AUTHORISATION.
CONTRACTOR REMAINS RESPONSIBLE FOR WORKMANSHIP AND SITE SAFETY AT ALL TIMES.

ALL BUILDING WORK TO COMPLY WITH NBR, SABS 0400, SANS 10400, SANS 204, APPLICABLE SABS CODES & BUILDING SOCIETY REGULATIONS ALL MATERIALS TO BE SABS APPROVED OR AGREMENT BOARD APPROVED.

ENGINEER:	DATE:	2026-05-07
		Prof. Reg. #:
Mobile:		Mail:

ARCHITECT:	DATE:	2026-05-07
Mr. JL VAN DER WALT		SACAP #: PrArch41171541
Mobile: 072 583 8244		Mail: lohan@waltoriginal.com

CLIENT SIGNATURES:	DATE:	2026-05-07
OWNER		

WALT ORIGINAL
ARCHITECTURE AND DESIGN

PROJECT:
PORTION 16 OF THE FARM JACOBS BAY No. 109: DISTRICT MALMESBURY, JACOBSBAAI, THEATRE/ RESTAURANT AND AGRICULTURAL DEVELOPMENT

DRAWING:
THEATRE/ RESTAURANT ELEVATIONS

DESIGNED BY:	JL VAN DER WALT

SCALE:	DRAWN BY:	DATE:
1 : 100	JLVDW	2026-05-07

PHASE	REVISION	PROJECT NUMBER	DRAWING NUMBER
		AC025_25_JBD	3001

DRAWINGS STATUS	FOR INFORMATION