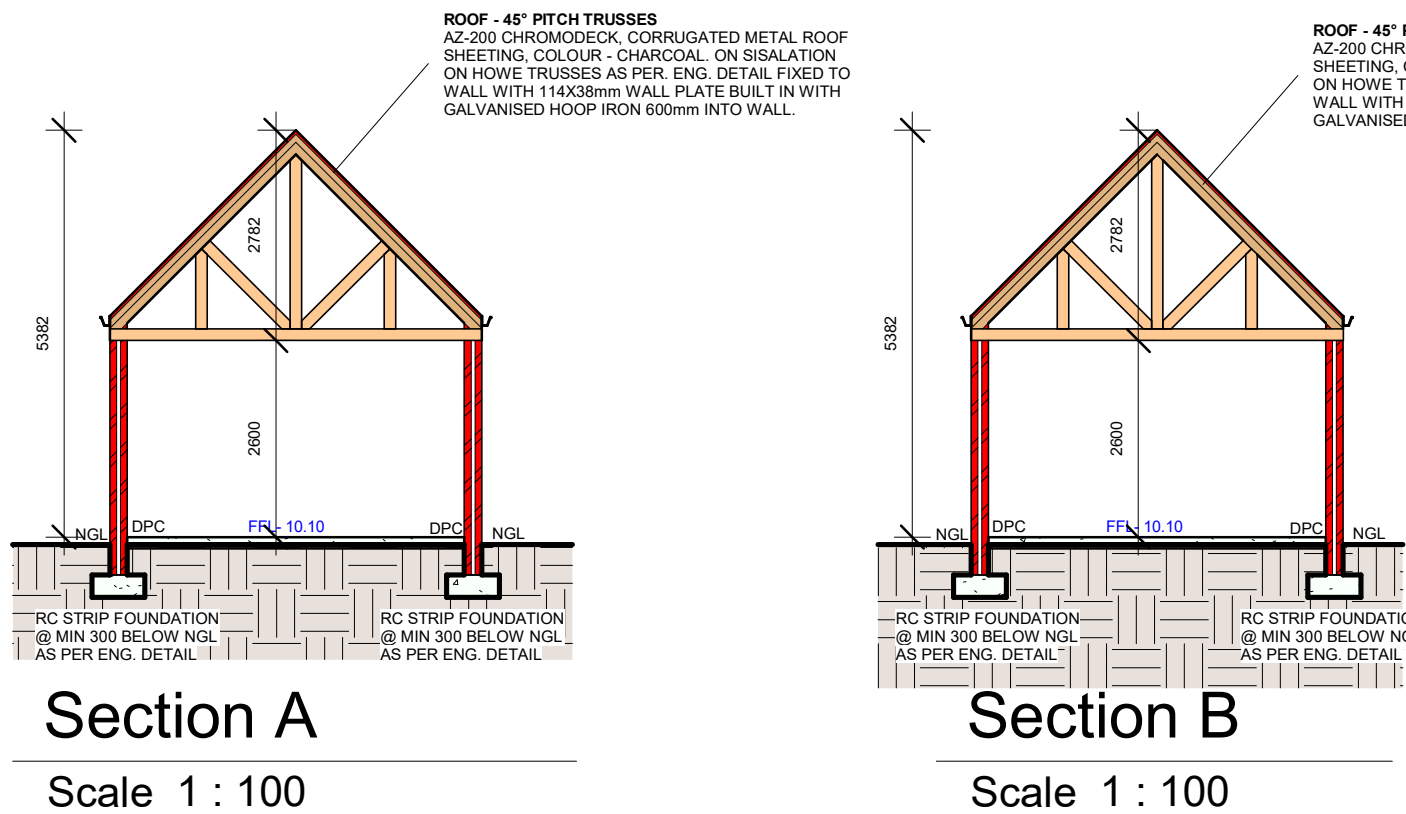
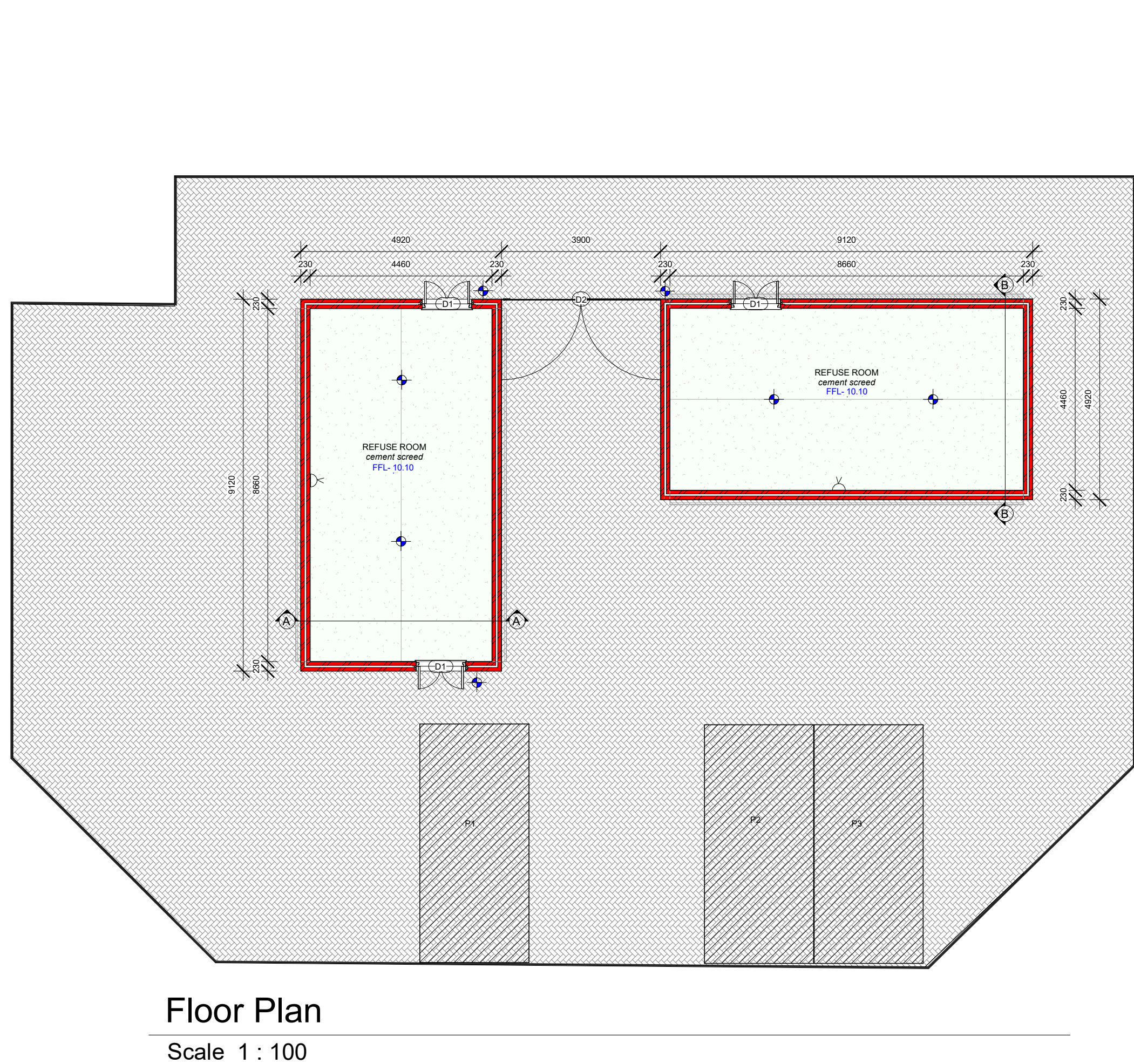
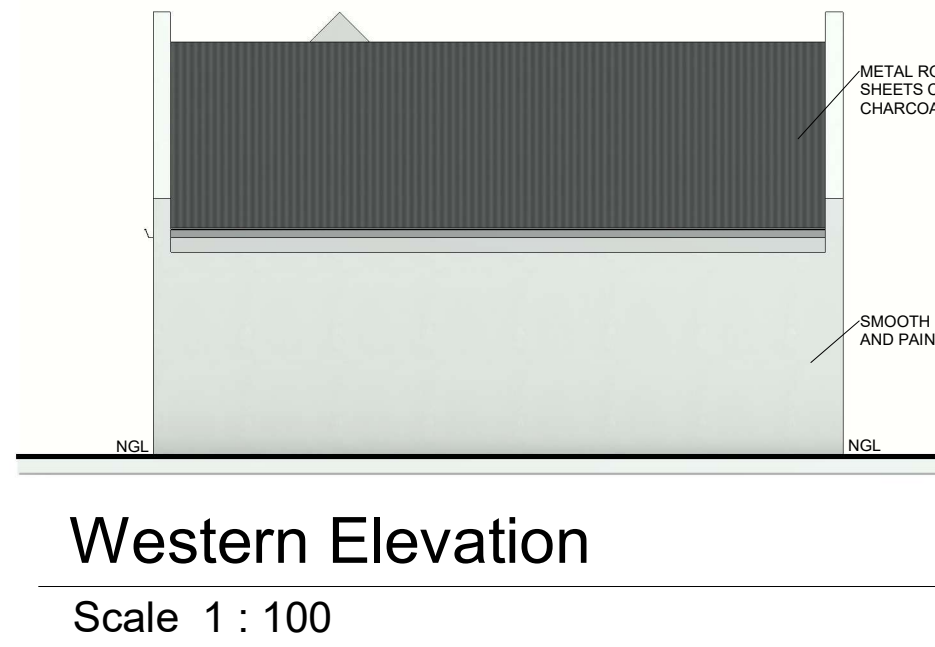
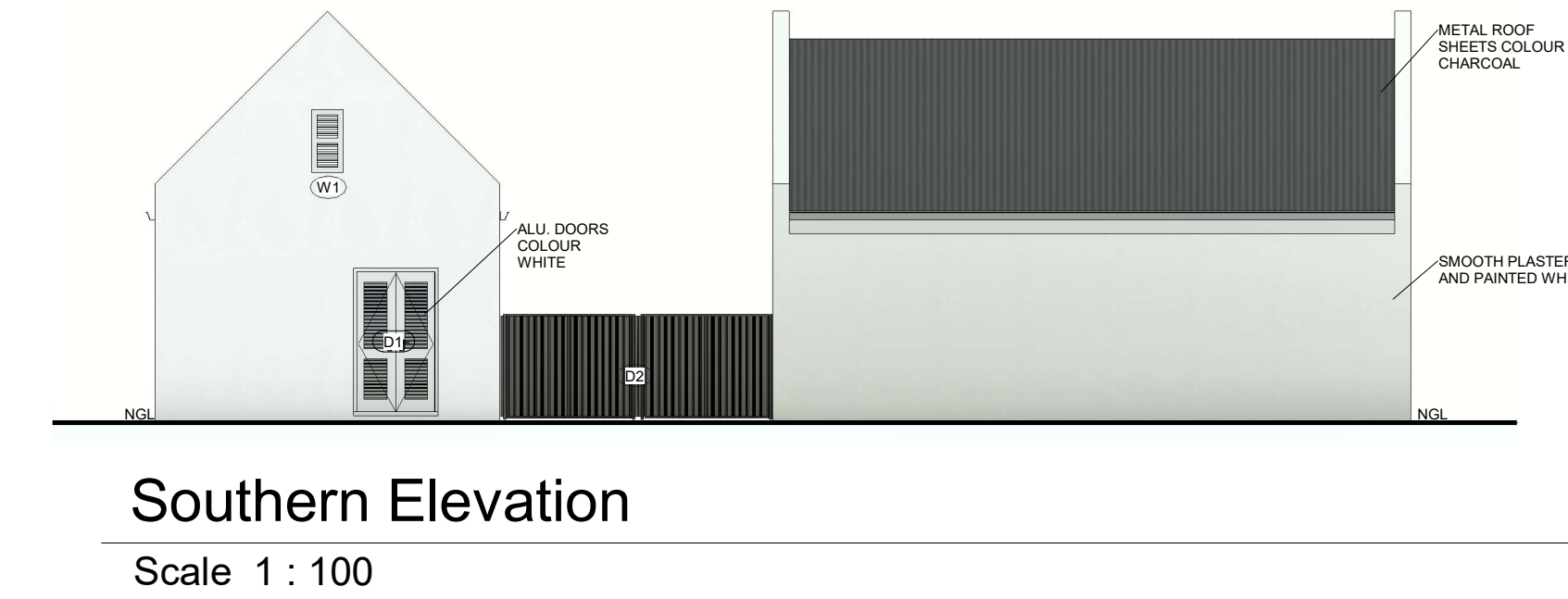
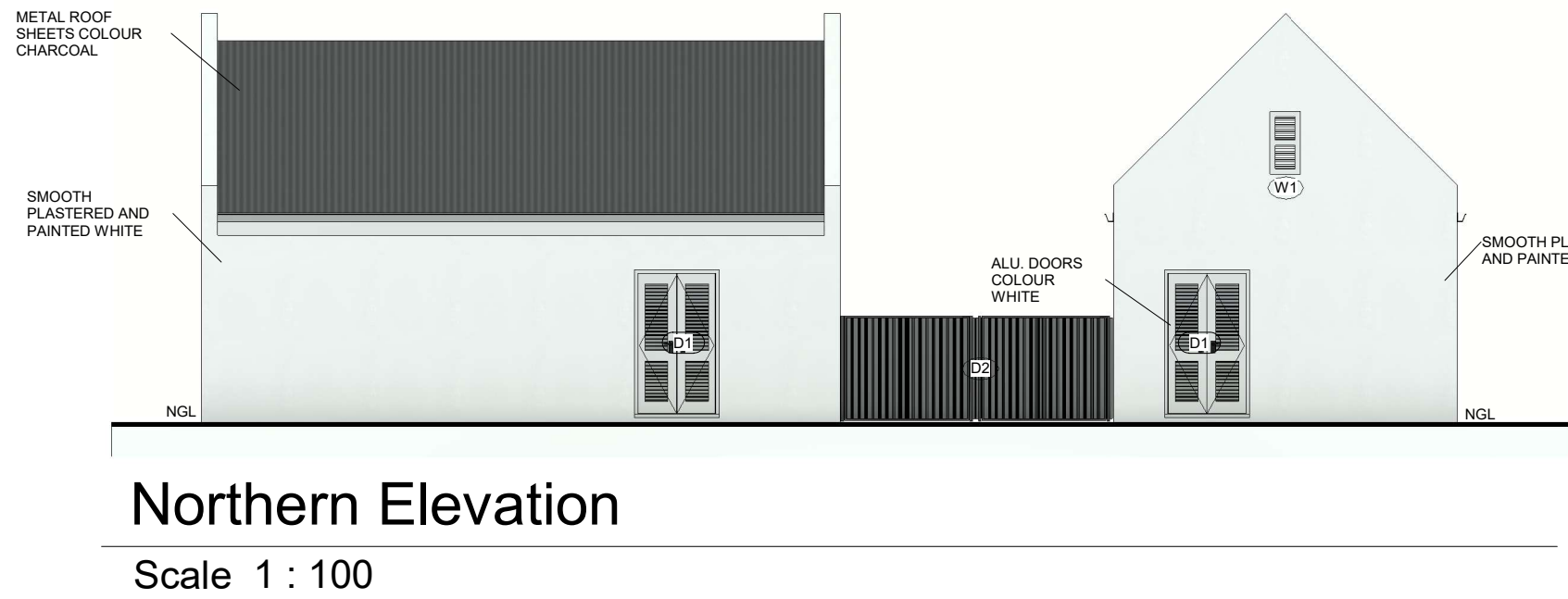
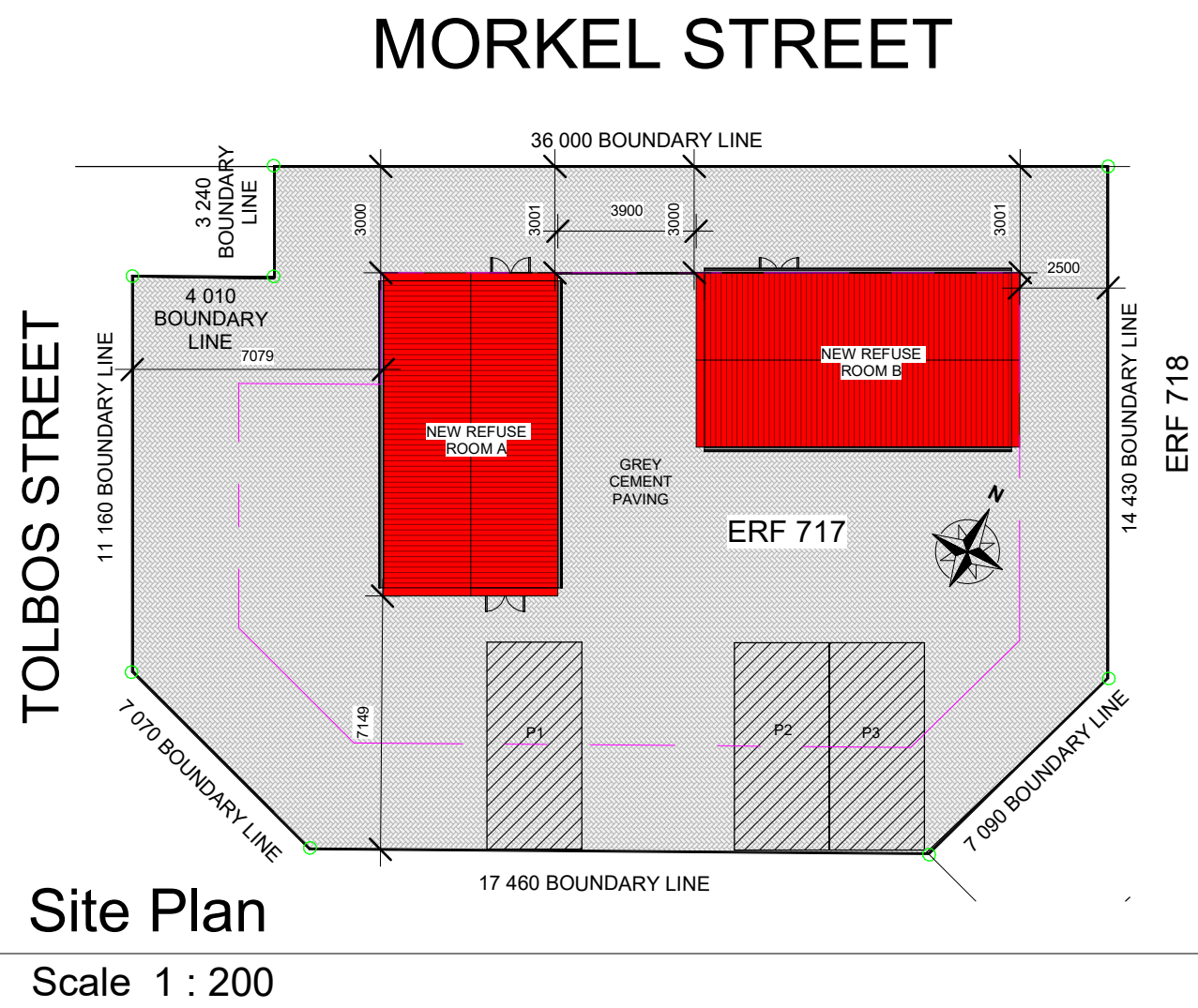




View	D1	D2
Mark	D1	D2
Width (mm)	910	3900
Height (mm)	2 110	1500
Material	Alu. Powder Coated	Alu. Powder Coated
Operation	SH	Double SH
Finish	White	White
Glazing m²	NA	NA

Door Schedule

Scale 1 : 100

View	W1
Mark	W1
Material	Alu. Powder Coated
Finish	White
Note	Louvre

Window Legend

Scale 1 : 100

GENERAL NOTES:

COMPLIANCE: ALL CONSTRUCTION TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS (SANS 10400) AND LOCAL MUNICIPAL BY-LAWS.

SITE PREPARATION: CLEAR AND LEVEL THE SITE AS PER THE GEOTECHNICAL SURVEY, WITH DRAINAGE TO PREVENT WATER ACCUMULATION.

ALL DIMENSIONS ARE IN MILLIMETERS (MM) UNLESS OTHERWISE STATED. CONTRACTORS AND OWNERS ARE TO VERIFY ALL LEVELS, DIMENSIONS AND HEIGHTS ON-SITE AND CROSS-CHECK AGAINST DRAWINGS BEFORE WORK COMMENCES.

SAFETY: ADHERE TO OCCUPATIONAL HEALTH AND SAFETY ACT (ACT 85 OF 1993) DURING CONSTRUCTION.

ALL STRUCTURAL ELEMENTS, INCLUDING WALLS, RETAINING WALLS, AND FOUNDATIONS, SHALL BE CONFIRMED/SPECIFIED BY A REGISTERED PROFESSIONAL ENGINEER.

RAINWATER GOODS:

- WHITE 'D' SHAPE 75mmØ GUTTERS TO BE USED FOR COLLECTION FROM ROOF AREAS.
- ALL PVC/SEAMLESS ALUMINIUM GUTTERS TO BE FITTED BY SPECIALIST.
- 75mm DIAMETER WHITE DOWN PIPES: FIXED TO FACIA WITH HOLDER BATS @ 800mm C/C.
- FIBER CEMENT FACIA PAINTED WHITE.
- STORMWATER TO THE STREET VIA WATER CHANNEL OR REMAIN ON THE PLOT. MAKE PROVISION THAT NO WATER MOVE TO PLOTS ENCLOSED TO THE PLOT WITH SANS 10400R (SECTION R OF NBR AND BS ACT 103.1977).

FLOOR CONSTRUCTION:

- TO COMPLY WITH SANS 10400- PART B&J&H.
- 60mm WELL COMPACTED GRAND ON MIN 80mm 25 MPa CONCRETE ON 250 MICRO DPM ON 40mm SAND BLINDING ON WELL COMPACTED FILLING FREE FROM CLAY AND OTHER ORGANIC MATERIAL.
- FINISHES TO SANS 10139-2 AND AS INDICATED ON FLOOR PLAN OR AS PER OWNER'S SPECIFICATION.
- TO REGULATION XA COMPLIANCE REPORT.
- A COMPETENT PERSON TO DESIGN AND INSPECT FILLS WHERE THE MAXIMUM HEIGHT OF FILL BENEATH FLOORS, MEASURED AT ANY POINT, EXCEEDS 400 MM.

FOUNDATIONS:

- ALL FOUNDATIONS TO COMPLY WITH SANS10400 PART G&H.
- FOUNDATIONS TO BE NOT LESS THAN 30 MPa AT 28 DAYS OR AS PER ENG. SPECIFICATIONS.
- EXTERIOR WALL FOUNDATIONS TO ENG. SPECIFICATIONS.
- INTERNAL WALL FOUNDATIONS TO ENG. SPECIFICATIONS.
- 3X Y12 REINFORCING STEEL TO BE INSERTED IN FOUNDATIONS SPACED 100MM C/C WITH MINIMUM 60MM COVERING.
- BRICKFORCE SHALL BE PROVIDED IN EVERY COURSE IN FOUNDATION BRICKWORK.
- RETAINING WALL FOUNDATIONS AS PER SANS10400 PART H 4.4.

WALL CONSTRUCTION:

- TO COMPLY WITH SANS 10400 PART-R, 10400XA-4.4.3.
- MAY CEMENT BRICKS SHALL COMPLY WITH SANS 10400 PART K03 & K04.
- WALL AND COLUMN CONSTRUCTION AS PER ENGINEERS SPECIFICATIONS.
- BRICKFORCE TO BE PROVIDED AFTER EVERY FOURTH(4) BRICK COURSE AND EVERY SECOND COURSE ABOVE ALL OPENINGS.
- WALL TIES TO BE EVENLY DISTRIBUTED AT 2.5 TIES/m².
- MOVEMENT/CONTROL JOINTS TO BE FILLED IN WITH APPROVED BITUMEN IMPREGNATED BOARD OR EXPANDED POLYETHYLENE STRIPS UNLESS OTHERWISE SPECIFIED.
- WEEPHOLES TO BE PROVIDED @ MIN. 60mm C/C.
- PREFABRICATED PRE-STRESSED CONCRETE LINTELS TO BE USED OVER ALL OPENINGS EXCEEDING 600mm AND LAID TO MANUFACTURERS SPECIFICATIONS.
- 375 MC DPC OVER ALL DOORS AND WINDOW SIDES, HEADS AND SILLS.
- INTERNAL WALLS TO BE SMOOTH PAINTED AND PLASTERED TO CLIENT SPECIFICATIONS AND AGREEMENT.
- EXTERNAL WALLS TO BE SMOOTH PLASTERED AND PAINTED WHITE.
- TO REGULATION XA COMPLIANCE REPORT.
- BITUMINOUS DAMP-PROOF COURSES AS PER SANS 248.
- TOP OF PARAPET WALLS TO BE PLASTERED TO FALL INWARDS TO PREVENT DIRTY STREAKS FROM RUNNING DOWN THE VISIBLE WALLS.

Area & Coverage

New Refuse Room A	: 44.87m²
New Refuse Room B	: 44.87m²
Total New	: 89.74m²
Total Footprint	: 89.74m²
Plot Size	: 494.25m²
Coverage	: 18.15%



Artistic Impression

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■ ARCHITECTURE ■ PLANNING ■ DESIGN ■

DWG TITLE: Proposed Refuse Rooms
On Erf 717 Jacobs Bay
Saldanha Bay Mun.
For: Julius Bosch

PROJECT NUMBER: 108.20JB01
DATE: 19/06/2026

1

SCALE: AS SHOWN PAPER SIZE: A1



Site Plan Complete
Scale 1 : 500



HAB
Architecture

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■ ARCHITECTURE ■ PLANNING ■ DESIGN ■	
DWG TITLE:	Proposed Refuse Rooms On Erf 717 Jacobs Bay Saldanha Bay Mun. For: Julius Bosch
PROJECT NUMBER:	108.20JB02
DATE:	22/06/2026
2	
SCALE: AS SHOWN	PAPER SIZE: A1