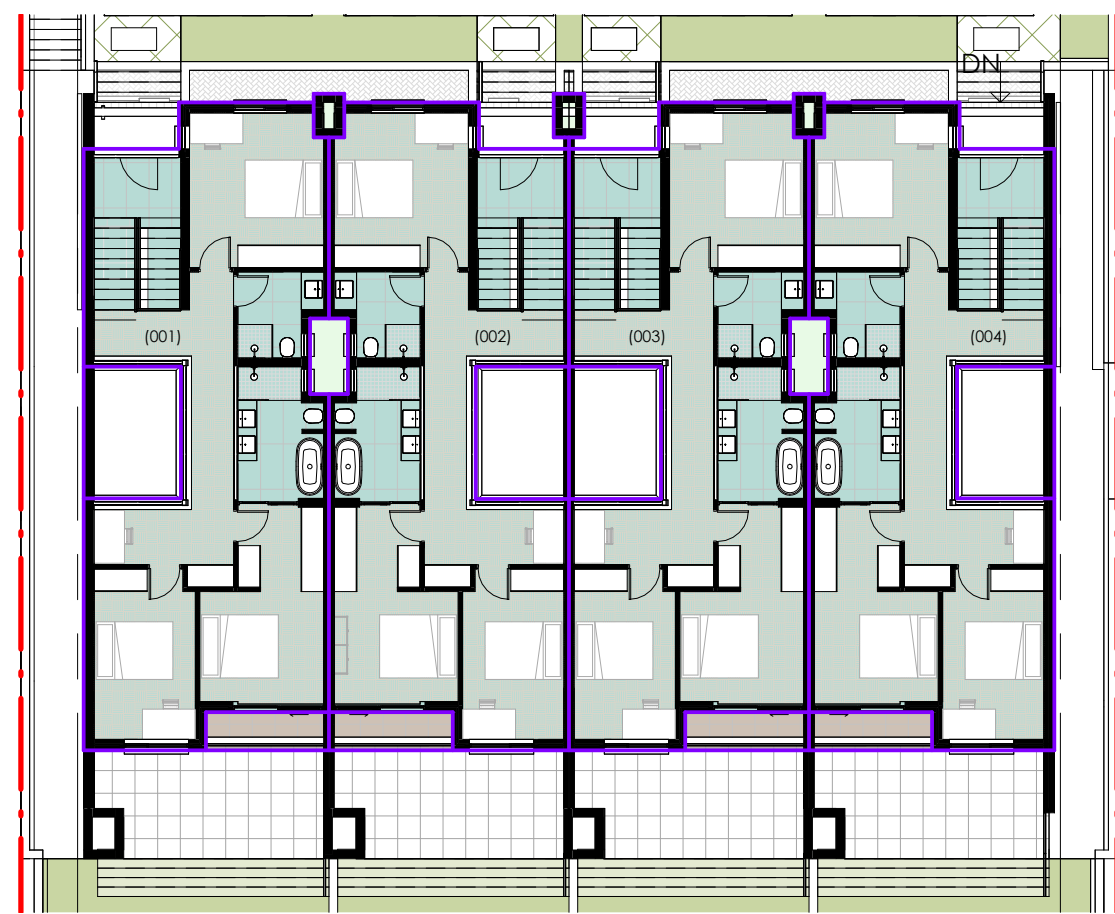


Ground Floor Area Plan
1 : 200

Area Legend

- Apartment
- Balcony
- Duct



First Floor Area Plan
1 : 200

Apartment 001 Areas

Name	Level	Area
Apartment 001		
Apartment	Lower Ground Floor	97 m²
Patio	Lower Ground Floor	23 m²
Court Yard	Lower Ground Floor	9 m²
Apartment	First Floor Level	95 m²
Balcony	First Floor Level	3 m²
Apartment 001: 5		226 m²

Apartment 002 Areas

Name	Level	Area
Apartment 002		
Apartment	Lower Ground Floor	95 m²
Patio	Lower Ground Floor	22 m²
Court Yard	Lower Ground Floor	8 m²
Apartment	First Floor Level	93 m²
Balcony	First Floor Level	3 m²
Apartment 002: 5		221 m²

Apartment 003 Areas

Name	Level	Area
Apartment 003		
Apartment	Lower Ground Floor	95 m²
Patio	Lower Ground Floor	22 m²
Court Yard	Lower Ground Floor	8 m²
Apartment	First Floor Level	93 m²
Balcony	First Floor Level	3 m²
Apartment 003: 5		221 m²

Apartment 004 Areas

Name	Level	Area
Apartment 003		
Apartment	Lower Ground Floor	95 m²
Patio	Lower Ground Floor	22 m²
Court Yard	Lower Ground Floor	8 m²
Apartment	First Floor Level	93 m²
Balcony	First Floor Level	3 m²
Apartment 003: 5		221 m²

Sheet List

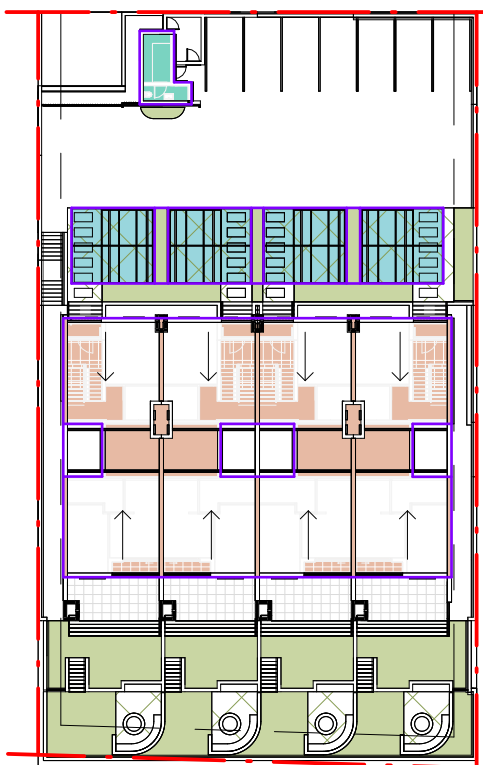
Sheet Number	Sheet Name	Current Revision	Current Revision Date
SK-xxx	3D Model		

Area Legend

- Apartments
- Carport
- Guard House

Area Schedule Coverage

Name	Area
Roof Level	
Guard House	13 m²
Carport	27 m²
Carport	28 m²
Carport	28 m²
Carport	28 m²
Carport	28 m²
Apartments	405 m²
	528 m²



Coverage Plan
1 : 500



Site Plan
1 : 200

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Part J: Floors	Part V: Space Heating
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Part L: Roofs	Part XA: Energy Usage
Part M: Stairways	

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- Water reticulation installations shall comply with SANS10252-1

7. Electrical Installation

- Electrical low voltage installations & wiring shall comply with SANS10142

issued

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1	2023-08-18	CM	ISSUED FOR TENDER

client

UNIVERSITY OF VENDA

project

Thohoyandho Hill Houses - Erf 197

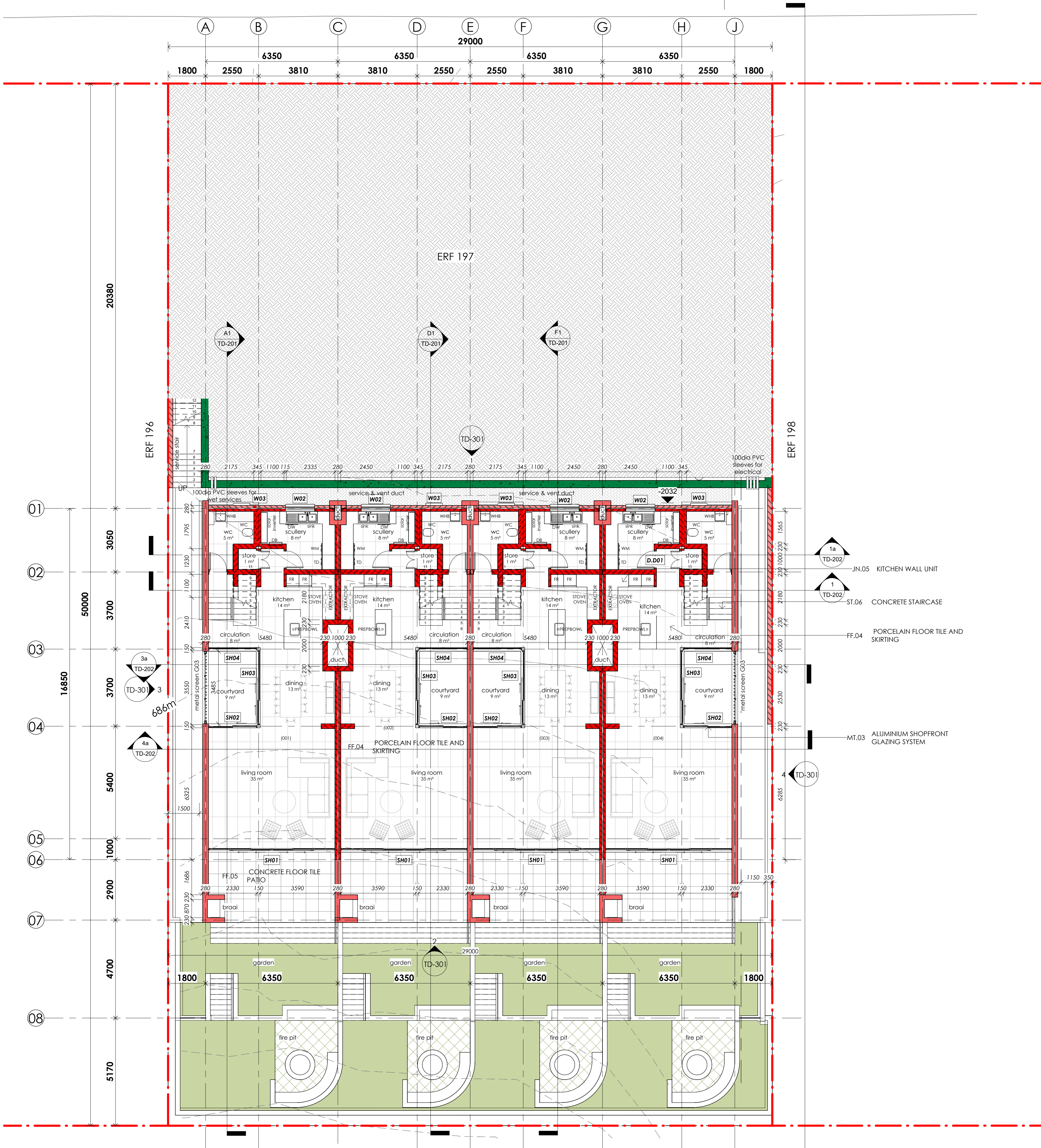
drawing

Site Plan and Area Schedules

scale	date	rev
As indicated @ A1	2023/08/18 08:44:59	1
status	drawn	checked
TENDER DRAWINGS	CMC	-
drawing no.		

EMUV 2249 - TD-100

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| Part D: Public Safety | Part Q: Non-waterborne sanitary disposal |
| Part E: Site Operations | Part R: Stormwater Disposal |
| Part G: Excavations | Part S: Accessible Buildings |
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1	2023-08-18	CM	ISSUED FOR TENDER

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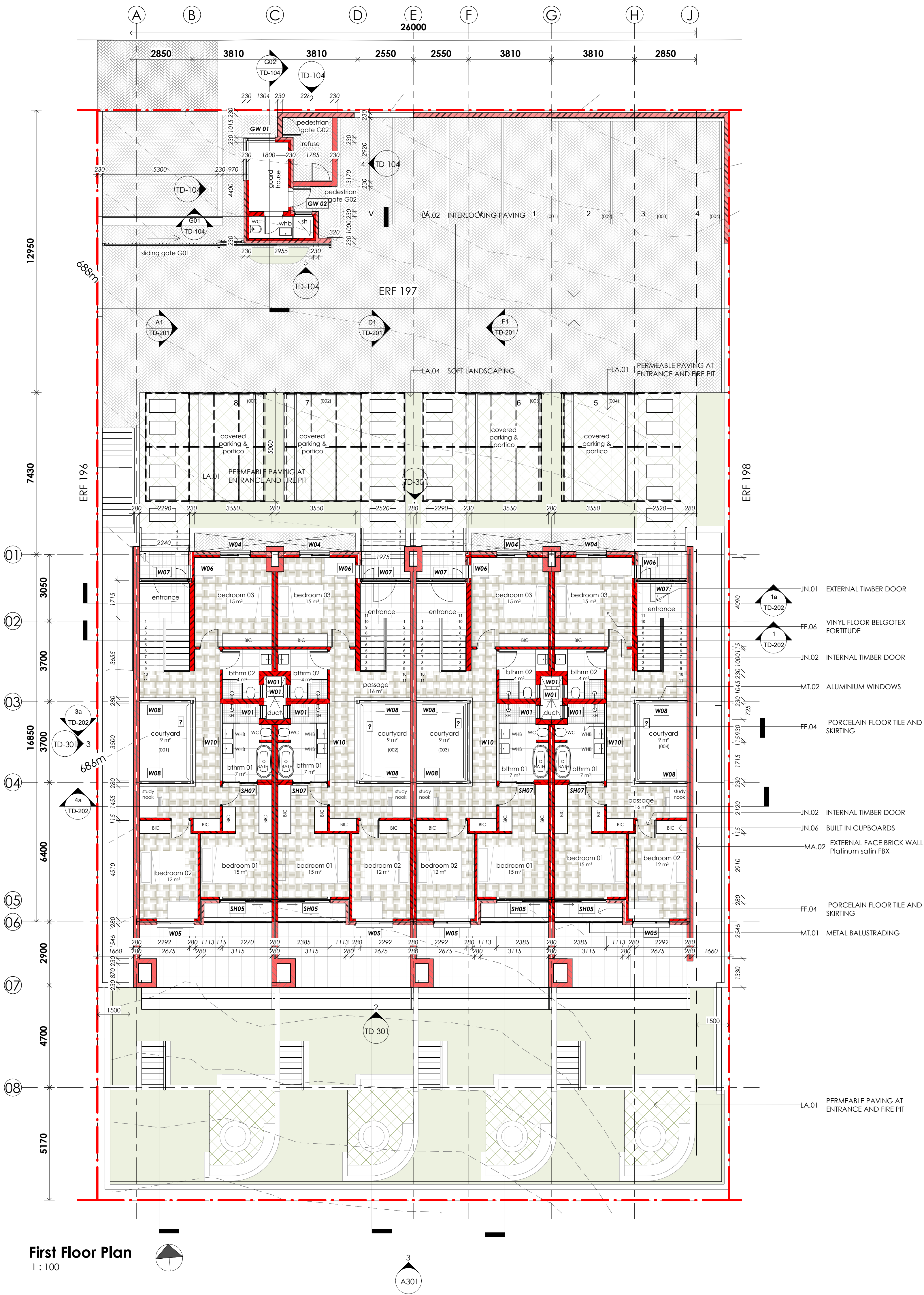
project
Tohoyando Hill Houses - Erf 197

drawing
Ground and lower Floor Plan

scale	date	rev
1 : 100 @ A1	2023/08/18 08:45:00	1
status	drawn	checked
TENDER DRAWINGS	CMC	-
drawing no.		

EMUV 2249 - TD-101

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rev	date	by	description
1	2023-08-18	CM	ISSUED FOR TENDER

client
UNIVERSITY OF VENDA

project
Thohoyando Hill Houses - Erf 197

drawing
First Floor

scale	date	rev
1 : 100 @ A1	2023/08/18 08:45:05	1
status	drawn	checked
TENDER DRAWINGS	CMC	-
drawing no.		

EMUV 2249 - TD-102

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rev	date	by	description
1	2023-08-18	CM	ISSUED FOR TENDER

scale	date	rev
1 : 100 @ A1	2023/08/18 08:45:13	1

status	drawn	checked
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drawing no.	
EMUV 2249 - TD-104	

client	UNIVERSITY OF VENDA
project	Thohoyandho Hill Houses - Erf 197

drawing	
Guard House Plan, Sections and Elevations	

scale	date	rev
1 : 100 @ A1	2023/08/18 08:45:13	1

status	drawn	checked
TENDER DRAWINGS	Claire	-

drawing no.	
EMUV 2249 - TD-104	

scale	date	rev
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status	drawn	checked
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drawing no.	
EMUV 2249 - TD-104	

scale	date	rev
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status	drawn	checked
TENDER DRAWINGS	Claire	-

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scale	date	rev
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status	drawn	checked
TENDER DRAWINGS	Claire	-

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EMUV 2249 - TD-104	

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drawing no.	
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drawing no.	
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drawing no.	
EMUV 2249 - TD-104	

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drawing no.	
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TENDER DRAWINGS	Claire	-

drawing no.	
EMUV 2249 - TD-104	

scale	date	rev
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TENDER DRAWINGS	Claire	-

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status	drawn	checked
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drawing no.	
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drawing no.	
EMUV 2249 - TD-104	

scale	date
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Part D: Public Safety	Part Q: Non-waterborne sanitary disposal
Part E: Site Operations	Part R: Stormwater Disposal
Part G: Excavations	Part S: Accessible Buildings
Part H: Foundations	Part T: Fire Protection
Part J: Floors	Part V: Space Heating
Part K: Walls	Part W: Fire Installation
Part L: Roofs	Part XA: Energy Usage
Part M: Stairways	

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6. Water Reticulation

- Water reticulation installations shall comply with SANS10252-1

7. Electrical Installation

- Electrical low voltage installations & wiring shall comply with SANS10142

issued

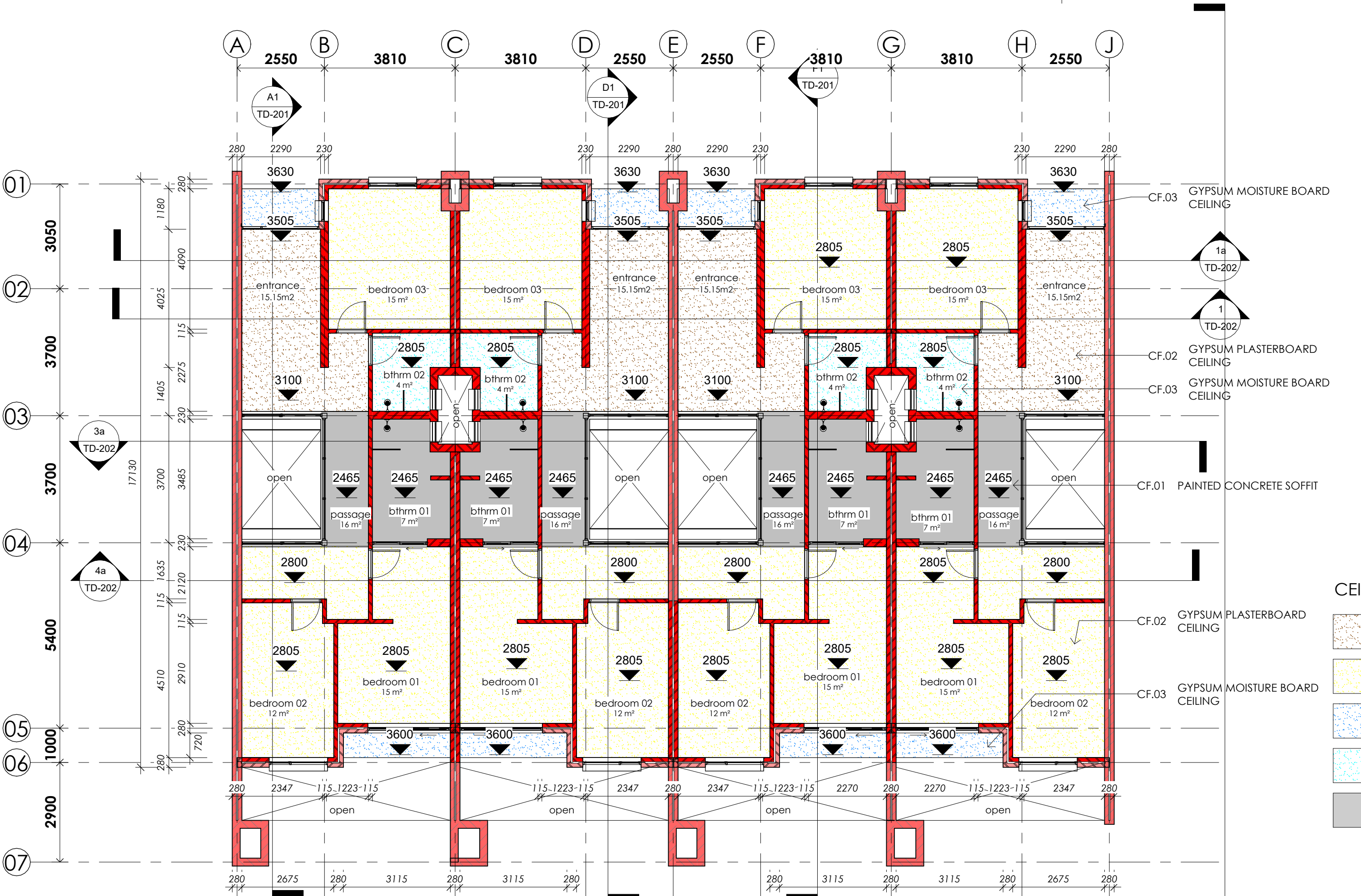
rev	date	by	description
1	2023-08-18	CM	ISSUED FOR TENDER

client
UNIVERSITY OF VENDA
project
Thohoyando Hill Houses - Erf 197
drawing
Ceiling Plans

scale	date	rev
1 : 100 @ A1	2023/08/18 08:45:18	1
status	drawn	checked
TENDER DRAWINGS	CMC	-
drawing no.		

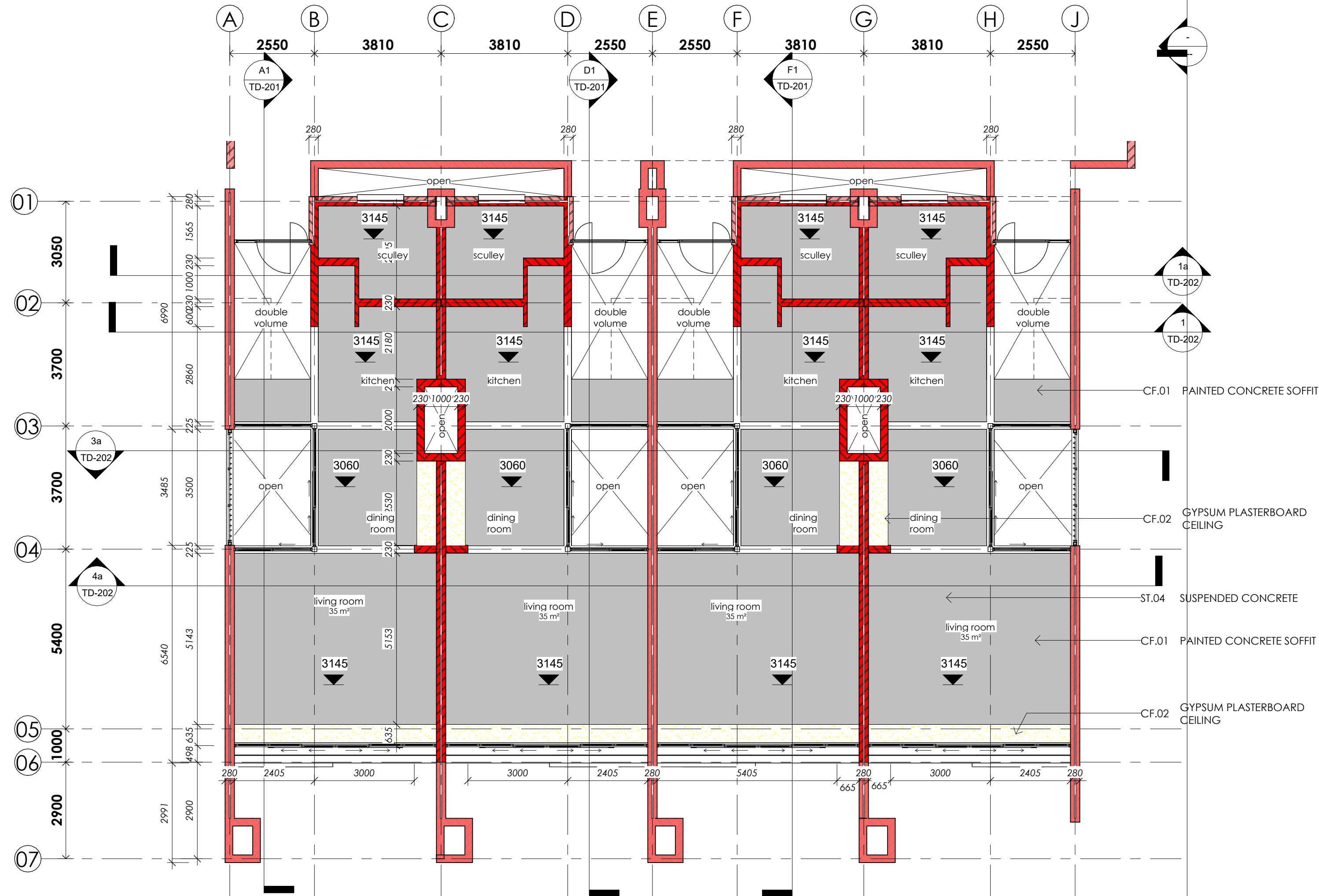
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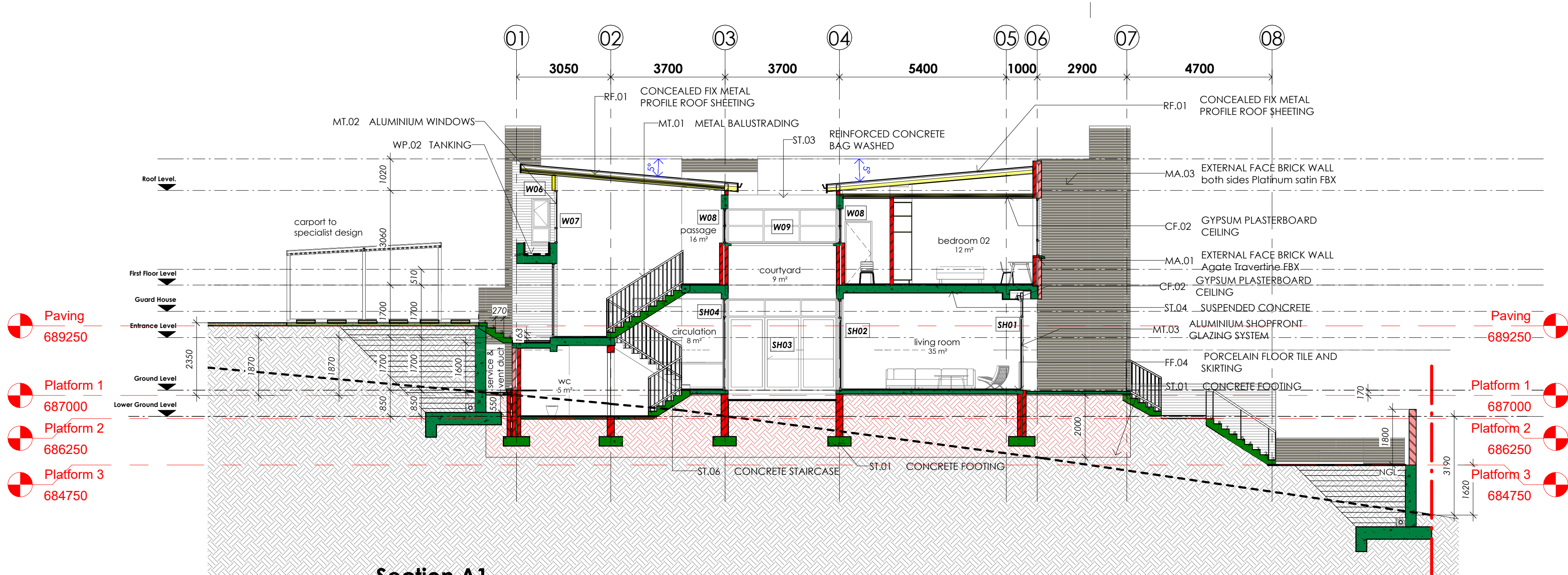
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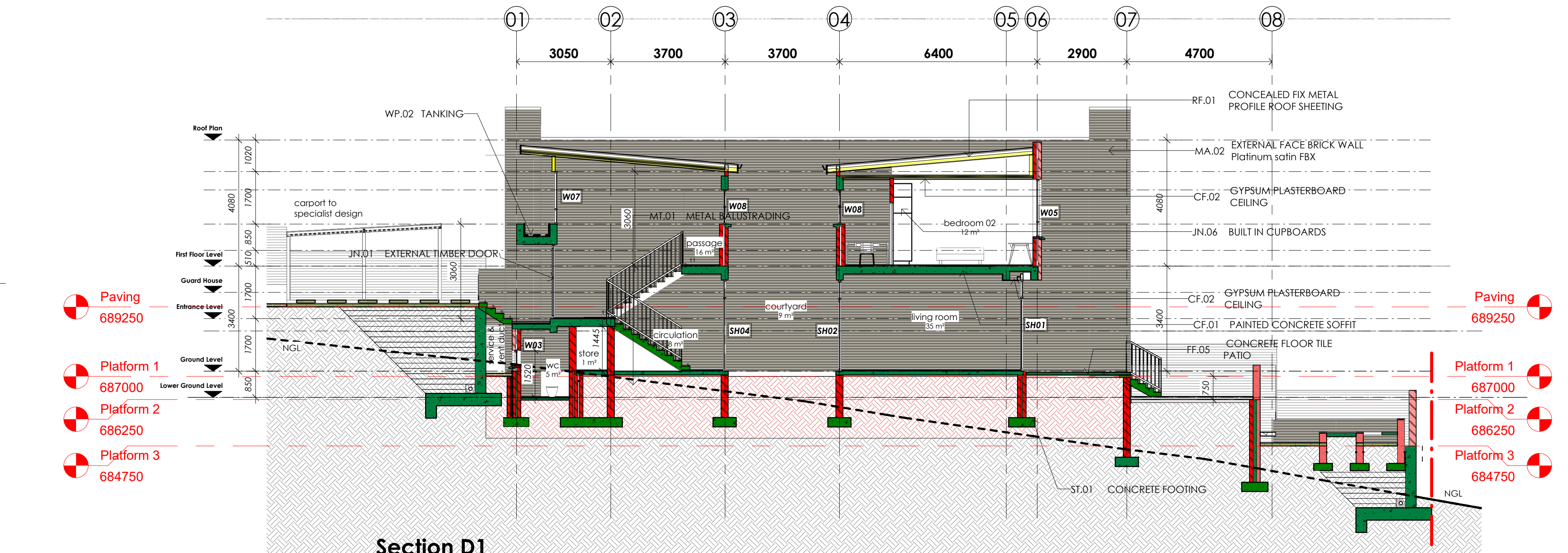
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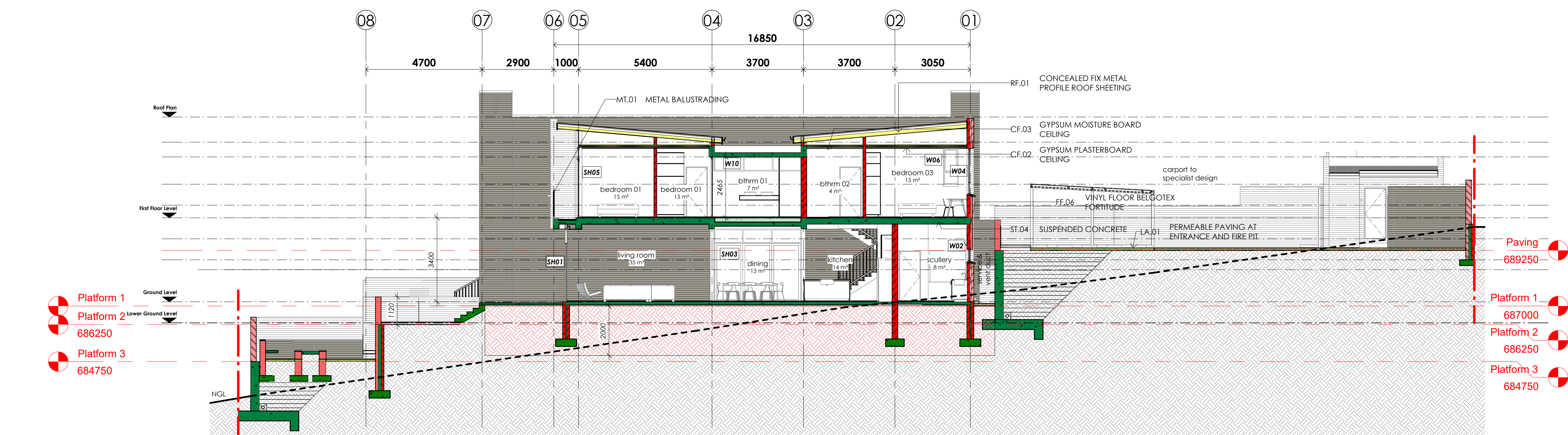




Section A1
1 : 100



Section D1
1 : 100



Section F1
1 : 100

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issued

rev	date	by	description
1	2023-08-18	CM	ISSUED FOR TENDER

client

UNIVERSITY OF VENDA

project

Thohoyandho Hill Houses - Erf 197

drawing

Section A1, D1, F1

scale	date	rev
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status	drawn	checked
TENDER DRAWINGS	CMC	-

drawing no.

EMUV 2249 - TD-201

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- Electrical low voltage installations & wiring shall comply with SANS10142

rev	date	by	description
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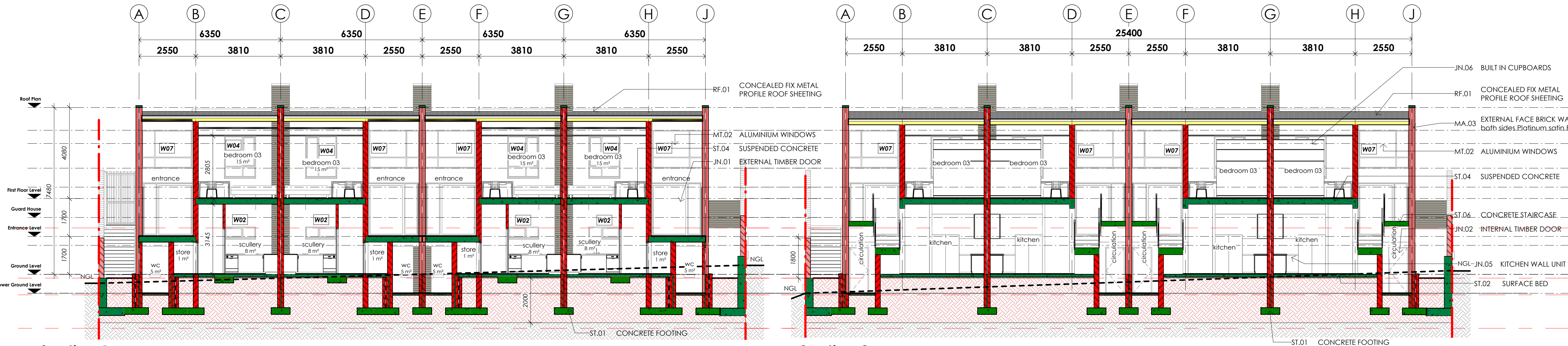
client
UNIVERSITY OF VENDA
project
Thohoyandho Hill Houses - Erf 197
drawing
Section 1a, 2a, 3a, 4a

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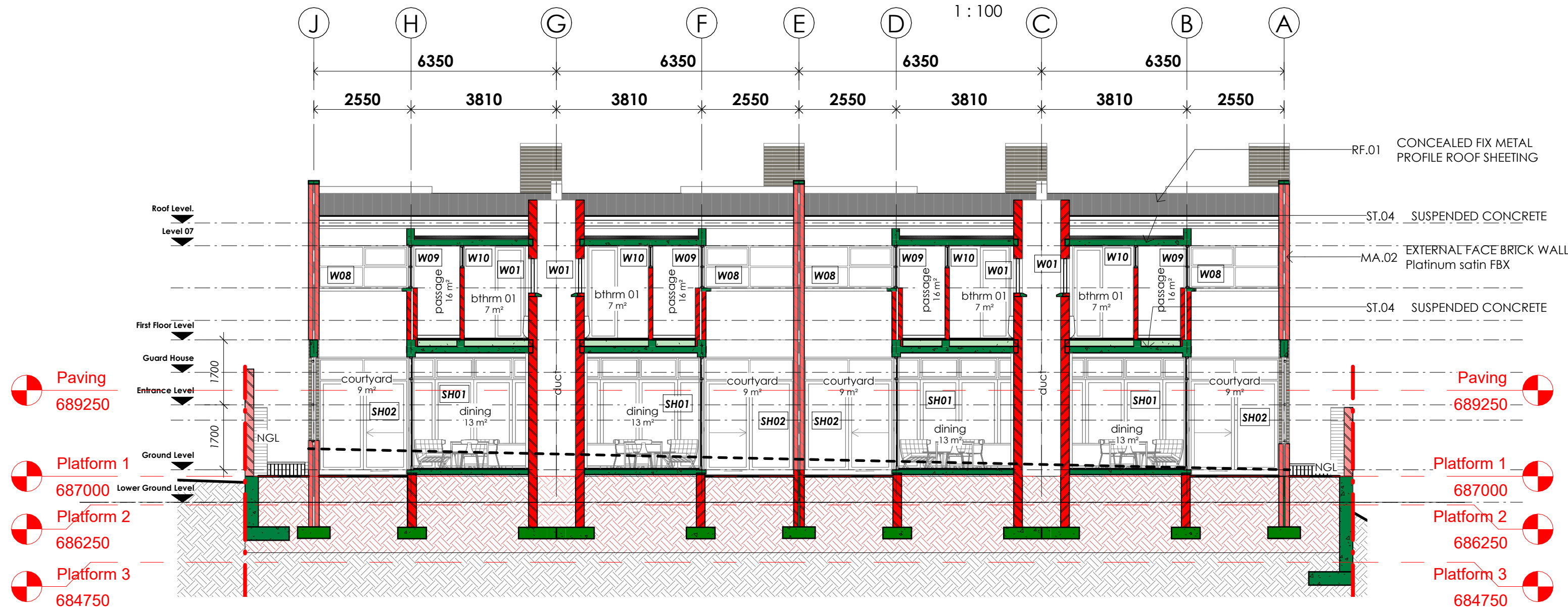
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EMUV 2249 - TD-202

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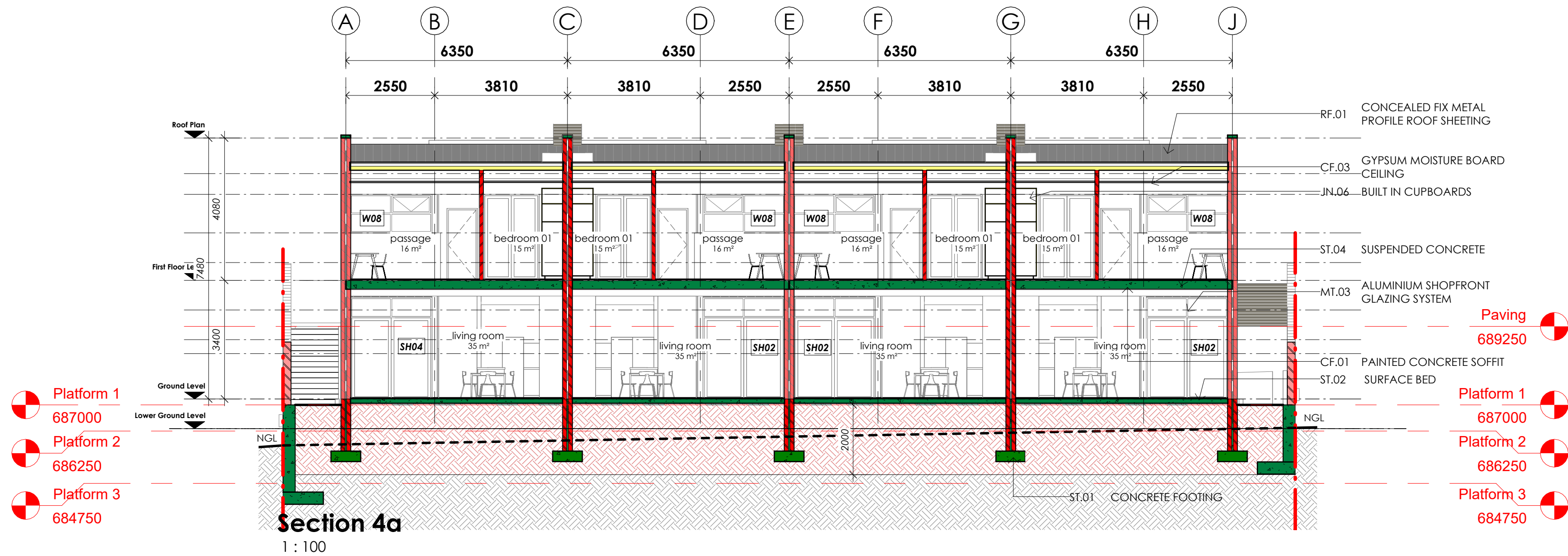


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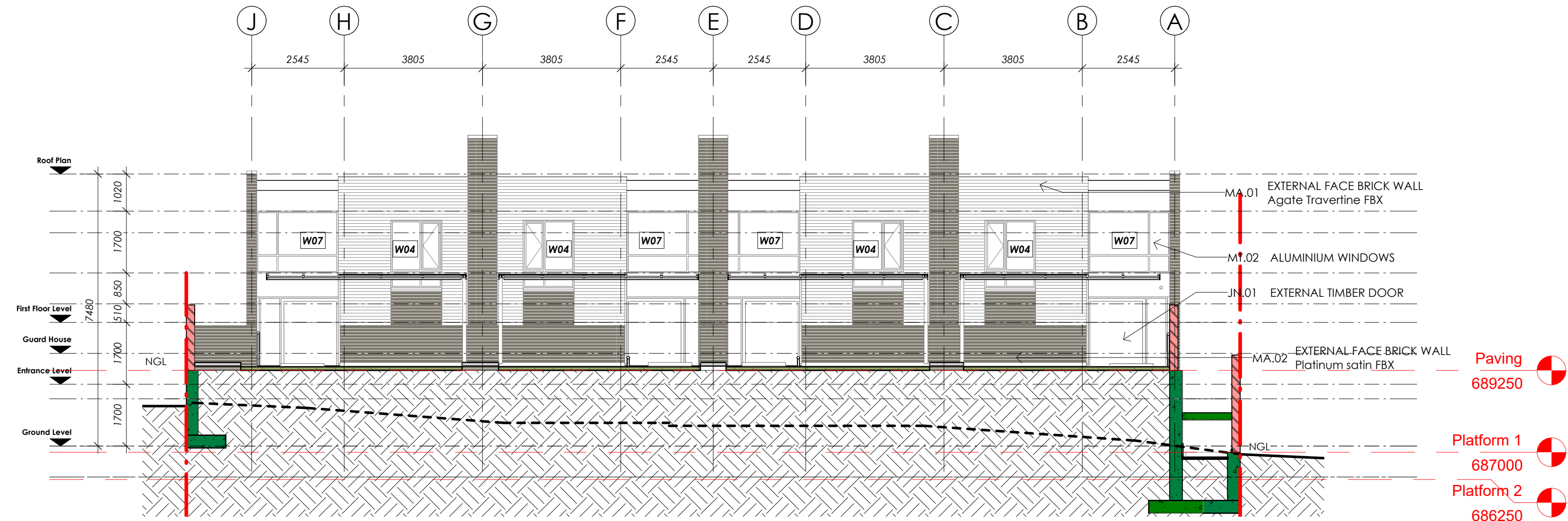
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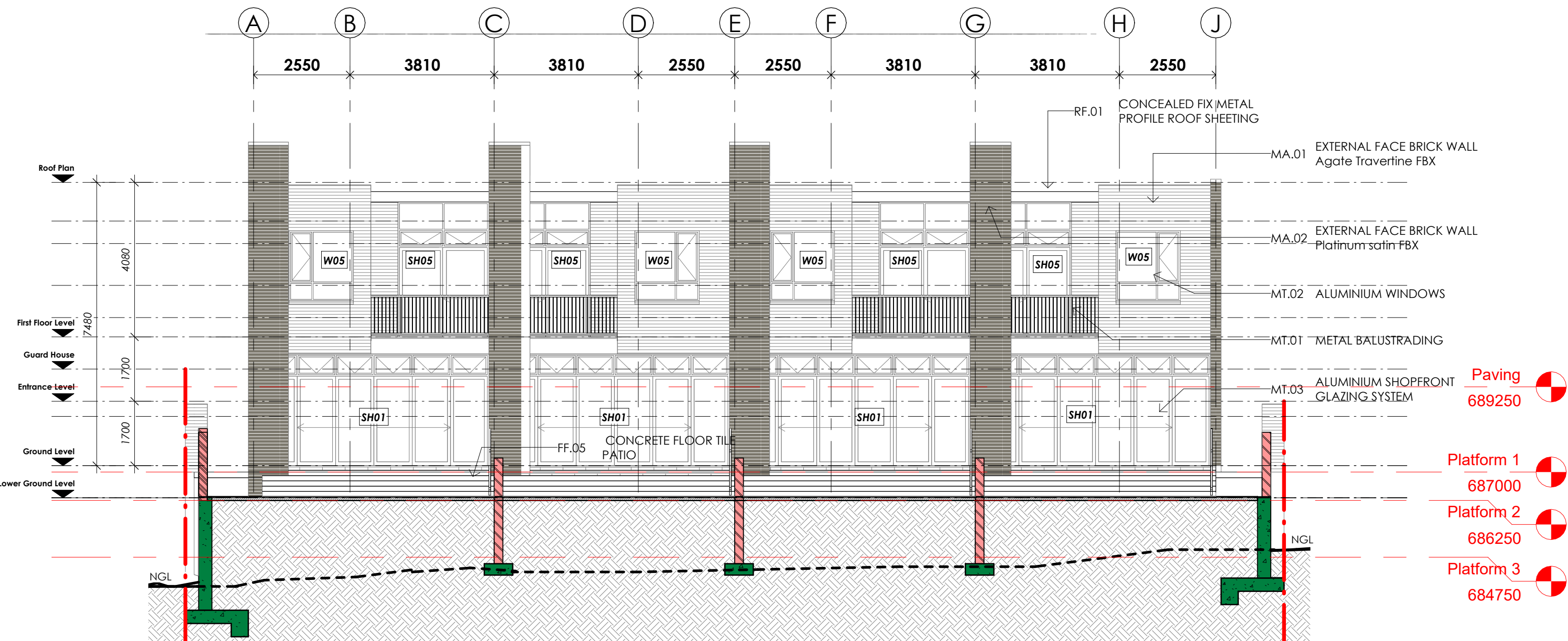
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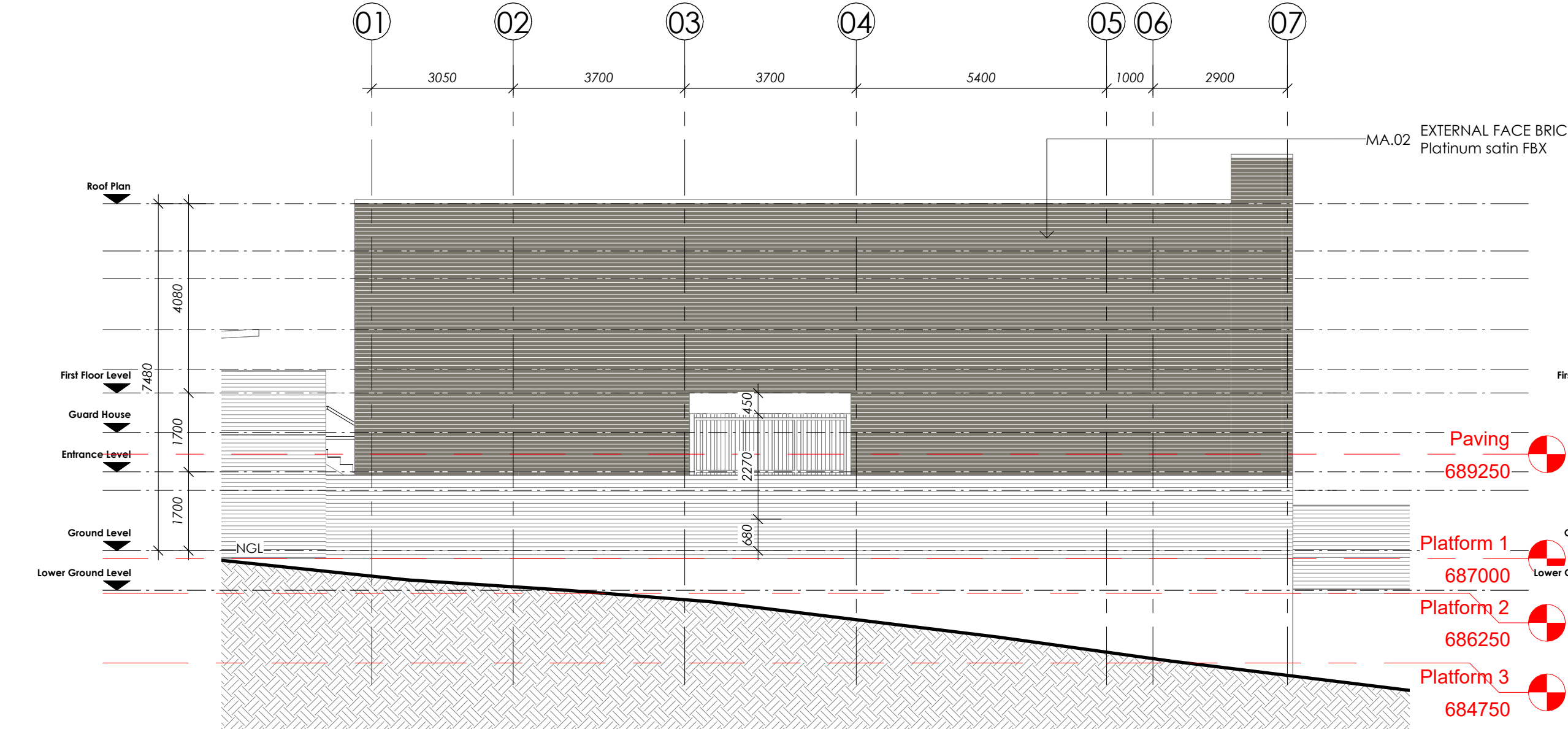
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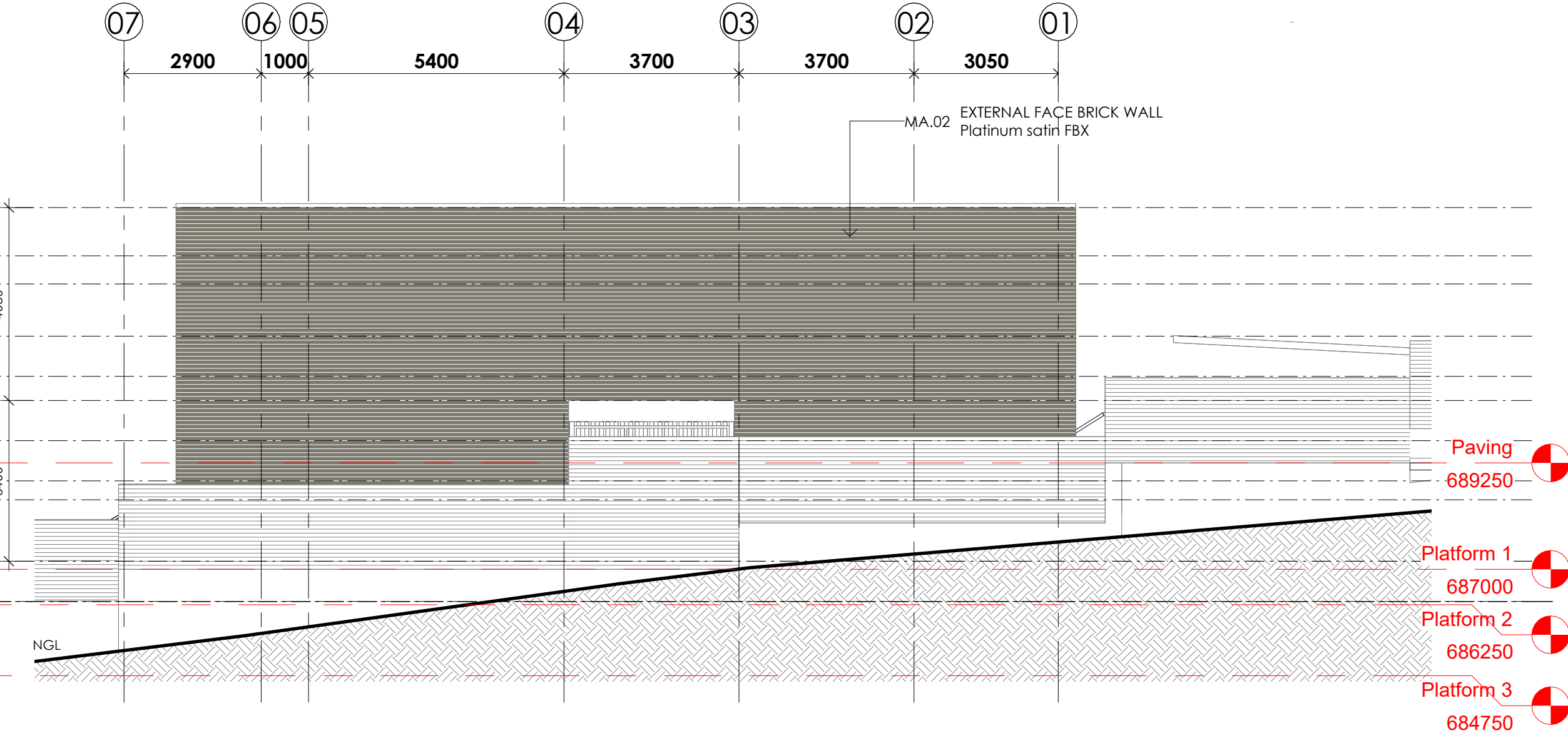
Elevation North
1 : 100



Elevation South
1 : 100



Elevation West
1 : 100



Elevation East
1 : 100

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issued

rev	date	by	description
1	2023-08-18	CM	ISSUED FOR TENDER

client
UNIVERSITY OF VENDA
project
Thohoyandho Hill Houses - Erf 197
drawing
Elevations

scale	date	rev
1 : 100 @ A1	2023/08/18 08:46:00	1

status	drawn	checked
TENDER DRAWINGS	CMC	Checker

drawing no.
EMUV 2249 - TD-301

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APARTMENTS aluminium shopfronts and window schedule	W01 1 : 50	W02 1 : 50	W03 1 : 50	W04 1 : 50	W05 1 : 50	W06 1 : 50	W07 1 : 50	W08 1 : 50	W09 1 : 50
	W01 8	W02 4	W03 4	W04 4	W05 4	W06 4	W07 4	W08 8	W09 4
	W10 1 : 50	SH01 1 : 50			SH02 1 : 50	SH03 1 : 50	SH04 1 : 50	SH05 1 : 50	
	W10 4	SH01 4			SH02 4	SH03 4	SH04 4	SH05 4	
	SH07 1 : 50	GLAZING WILL NOT COMPLY TO SANS XA AS THE EXTENT IS GREATER THAN 15% OF THE FLOOR AREA. THEREFORE AN ENGY ENGINEER IS REQUIRED TO PREPARE A RATIONAL DESIGN.					APARTMENTS timber door schedule	D01 1 : 50	D02 1 : 50
		<div><div>FG.01 GLASS, MIRRORS, SHOWER SCREEN PRODUCT(S)<ul style="list-style-type: none">Glazing: Float Glass & Safety GlassMirrors: Silvered float glass mirrors with chamfered and polished edges, to comply with SANS 1236, class A.SPECIFICATION Supporting specifications and standards<ul style="list-style-type: none">The following standards form part of this section:1. SANS 10400 Part N: Glazing 2. SANS 10400 Part XA: Energy Efficiency 3. SANS 10137: Installation of Glazing in Buildings 4. SANS EN 50572 Part 2: Glass in Buildings - Basic Soda Lime Glass Products Part 2: Float Glass 5. SANS 1263: Safety and Security Glazing Materials for Buildings 6. AAAMSA Selection Guide for Glazed Architectural Products</div><div>MT.03 ALUMINIUM SHOPFRONT GLAZING SYSTEM PRODUCT(S)<ul style="list-style-type: none">Aluminium frames with glazing as required by SANS part NFire Rating to Fire Engineers SpecificationSPECIFICATION Invoked specifications and standards<ul style="list-style-type: none">AAAMSA certified as to performance, glazing, surface finishing, hardware, fasteners, product certification and, when required, energy rating.anodising: SANS 999.powder coating: SANS 1796, minimum thickness for all areas: 0,06 mm.SANS 10155 Accuracy in Buildings.</div><div>MT.02 ALUMINIUM WINDOWS PRODUCT(S)<ul style="list-style-type: none">Aluminium frames with glazing as required by SANS part NFire Rating to Fire Engineers SpecificationSPECIFICATION Invoked specifications and standards<ul style="list-style-type: none">AAAMSA certified as to performance, glazing, surface finishing, hardware, fasteners, product certification and, when required, energy rating.anodising: SANS 999.powder coating: SANS 1796, minimum thickness for all areas: 0,06 mm.SANS 10155 Accuracy in Buildings.</div></div>							
	SH07 4	FULL SPECIFICATION IS AVAILABLE IN THE SPECIFICATION DOCUMENT						Internal Door	D02 4

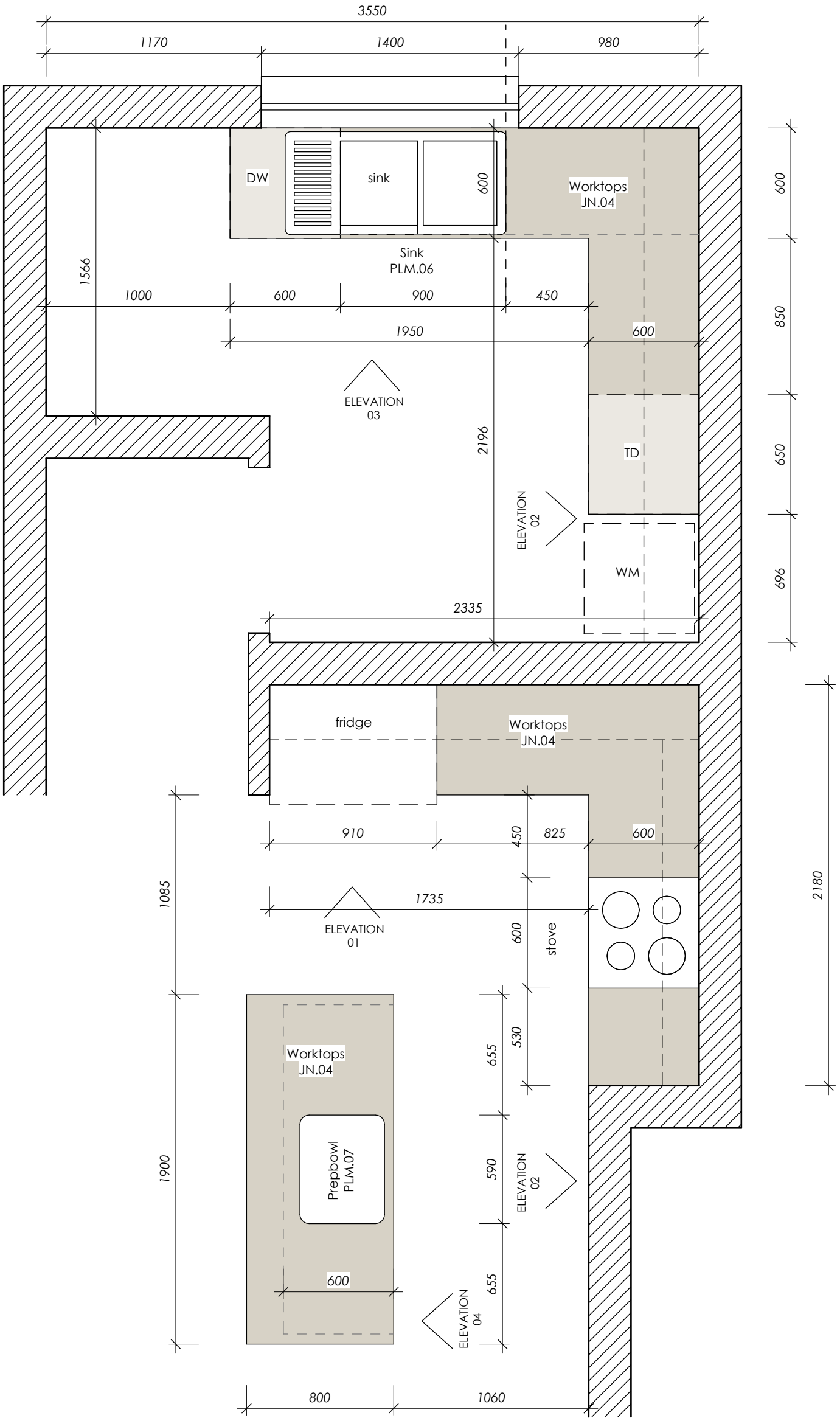
GUARD HOUSE window and door schedule	GW01 1 : 50	GW02 1 : 50	GD01 1 : 50	GD02 1 : 50
	GW 01 1	GW 02 1	Internal Door	External Door

	NOTES: Manufacturer to provide shop drawings of the balustrade to the Architect and the Client for approval before manufacture, including samples of all finishes and fixtures. All mild steel to be powder coated to match aluminium charcoal colour All sizes to be checked on site before manufacture.
ELEVATION	BALUSTRADE EXAMPLE 1 : 25

ELEVATION	ELEVATION	ELEVATION
PLAN	PLAN	PLAN
GATE 01 1 : 50	GATE 02 1 : 50	GATE 03 1 : 50

NOTES: Manufacturer to provide shop drawings of the gates to the Architect and the Client for approval before manufacture, including samples of all finishes and fixtures. All mild steel to be powder coated to match aluminium charcoal colour All sizes to be checked on site before manufacture.	As indicated @ A1 scale date rev 2023-08-18 CM ISSUED FOR TENDER	1
client UNIVERSITY OF VENDA	project Thohoyandho Hill Houses - Erf 197	drawing Aluminium Window, Shopfront, Door and Gate Schedule and Balustrade Detail
status TENDER DRAWINGS	drawn CMC	checked CMC
drawing no. EMUV 2249 - TD-601	scale 1 : 25	date 2023-08-18

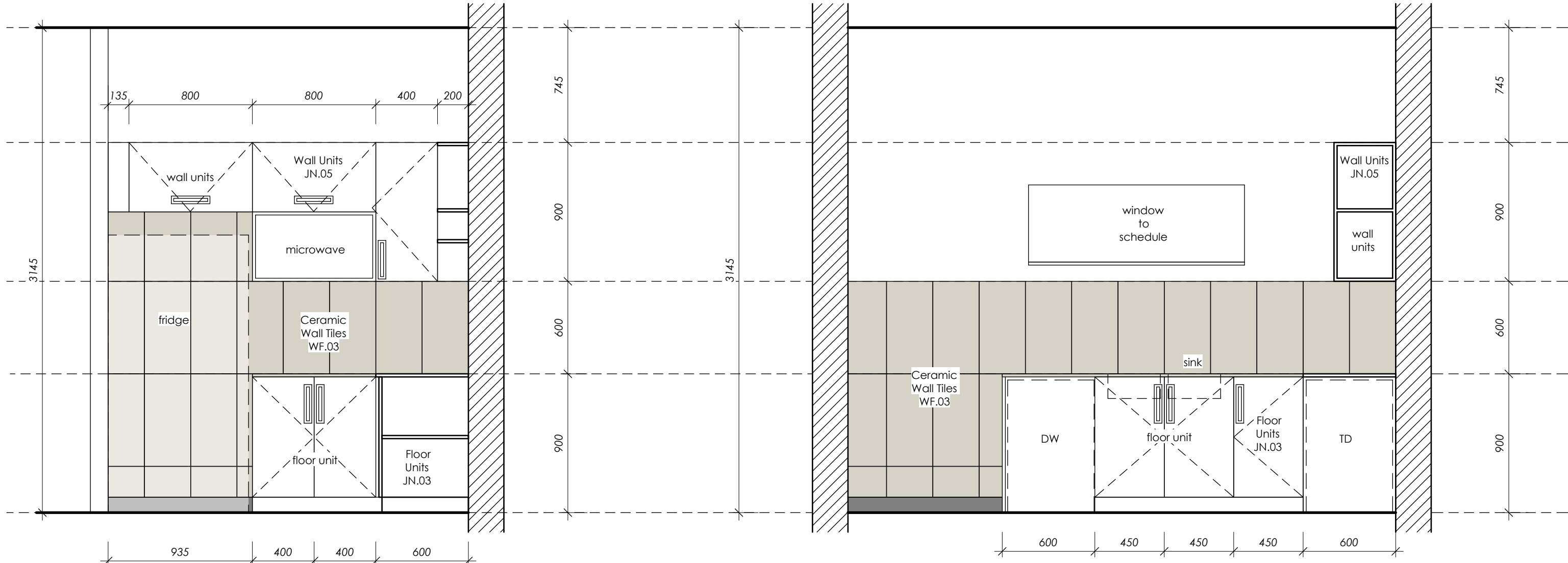
© copyright Copyright subsists in this drawing. The person or entity whose name appears in the title block of this drawing, is hereby granted a non-exclusive license to use, display, print and / or reproduce this drawing to the extent necessary to carry out and complete the project described in the title block of this drawing. This license in respect of the copyright is expressly limited as aforesaid and the person and / or entity referred to above shall not be entitled to grant sub-licenses in respect of the copyright in this drawing to any other entity. This license confers no ownership rights in the copyright vesting in the drawing and this drawing and the copyright subsisting therein will, at all times, remain the property of GAPP architects & urban designers (pty) Ltd. Any unauthorised reproduction, publication, transmission, adaptation and / or inclusion of this drawing in a cinematograph film or television broadcast is an act of copyright infringement which will render the doer of the act liable for civil law copyright infringement and may in certain circumstances render the doer liable to criminal prosecution. Enquiries concerning this drawing and the rights subsisting therein should be addressed to the copyright owner. General Specification <ul style="list-style-type: none">The contractor / sub-contractor shall check and verify all dimensions and report any discrepancies in writing to the architect before proceeding with work. Do not scale off drawings. If in doubt, ask!Electronic data / drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read, only from those values stated in text, on the drawing.All Contractors shall ensure that, before any work is put in hand, they comply with all the necessary Acts of Parliament of the Republic of South Africa.In terms of the National Building Regulations and Standards Act (Act 103 of 1977) the construction of the works on these drawings can only commence once approval in writing from the Local Authority is obtained.All materials used in the construction of the works indicated on these drawings shall either be SABS approved or have an Agreement South Africa certificate.No deviations from the approved building plans shall be allowed.The Contractor shall adhere to all National Acts, Regulations, Standards, Ordinances and Bye Laws during construction. Application of the National Building Regulations & the Occupational Health & Safety Act The Contractor shall purchase a copy of the below mentioned documents and familiarise himself / herself with the contents thereof. The recommendations and requirements of these specified standards will be considered the minimum standard for the works; any works not complying with these specified standards will be rejected and any alterations or substitutions rendered necessary through the non compliance of these specified standards shall be at the contractor's cost. 1. Occupational Health and Safety Act All demolition, alteration and new work shall be carried out in accordance with the Construction Regulations 2014 as issued in terms of the Occupational Health and Safety Act. All other relevant sections of this Act form part of this specification. 2. National Building Regulations and Building Standards Act The following form part of this specification: <ul style="list-style-type: none">Regulation E1, E2, E3 and E4 of PART E Demolition WorkRegulation U1, U2 and U3 of PART U Refuse Disposal 3. SANS10400 and application of the National Building Regulations Relevant parts of the SANS10400 Series of Standards form part of this specification and shall be strictly adhered to: Part A: General Part B: Structural Part C: Dimensions Part D: Public Safety Part E: Site Operations Part F: Excavations Part G: Foundations Part H: Floors Part I: Walls Part J: Roofs Part K: Stairways Part L: Glazing Part M: Lighting and Ventilation Part N: Drainage Part O: Non-waterborne sanitary disposal Part P: Stormwater Disposal Part Q: Accessible Buildings Part R: Fire Protection Part S: Space Heating Part T: Fire Installation Part U: Energy Usage Part V: Energy Usage Part W: Fire Installation Part X: Energy Usage Part Y: Energy Usage Part Z: Energy Usage Part AA: Energy Usage Part AB: Energy Usage Part AC: Energy Usage Part AD: Energy Usage Part AE: Energy Usage Part AF: Energy Usage Part AG: Energy Usage Part AH: Energy Usage Part AI: Energy Usage Part AJ: Energy Usage Part AK: Energy Usage Part AL: 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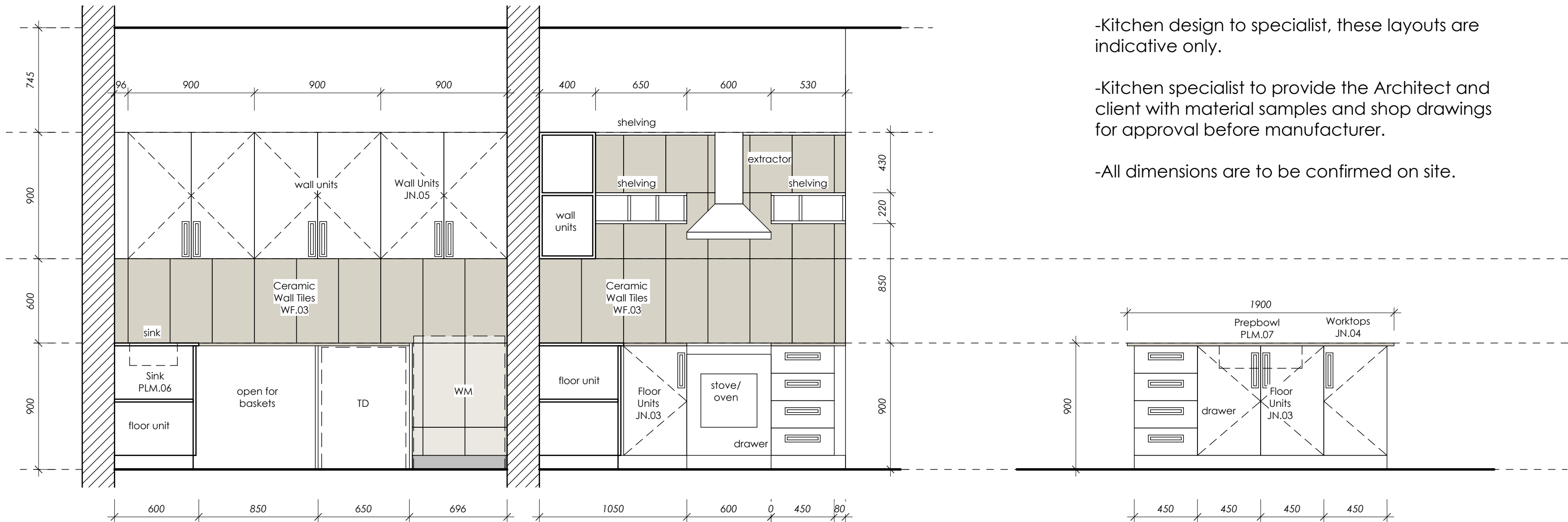
Kitchen Layout

1 : 25



ELEVATION 01

ELEVATION 03



ELEVATION 02

ELEVATION 04

NOTE

-Kitchen design to specialist, these layouts are indicative only.

-Kitchen specialist to provide the Architect and client with material samples and shop drawings for approval before manufacturer.

-All dimensions are to be confirmed on site.

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General Specification

- The contractor / sub-contractor shall check and verify all dimensions and report any discrepancies in writing to the architect before proceeding with work. Do not scale off drawings. If in doubt, ask!
- Electronic data / drawings are issued as "read only" and should not be interrogated for measurement. All dimensions and levels should be read, only from those values stated in text, on the drawing.
- All Contractors shall ensure that, before any work is put in hand, they comply with all the necessary Acts of Parliament of the Republic of South Africa.
- In terms of the National Building Regulations and Standards Act (Act 103 1977) the construction of the works on these drawings can only commence once approval in writing from the Local Authority is obtained.
- All materials used in the construction of the works indicated on these drawings shall either be SABS approved or have an Agreement South Africa certificate.
- No deviations from the approved building plans shall be allowed.
- The Contractor shall adhere to all National Acts, Regulations, Standards, Ordinances and Bye Laws during construction.

Application of the National Building Regulations & the Occupational Health & Safety Act

The Contractor shall purchase a copy of the below mentioned documents and familiarise himself / herself with the contents thereof. The recommendations and requirements of these specified standards will be considered the minimum standard for the works; any works not complying with these specified standards will be rejected and any alterations or substitutions rendered necessary through the non compliance of these specified standards shall be at the contractor's cost.

1. Occupational Health and Safety Act

All demolition, alteration and new work shall be carried out in accordance with the Construction Regulations 2014 as issued in terms of The Occupational Health and Safety Act. All other relevant sections of this Act form part of this specification.

2. National Building Regulations and Building Standards Act

The following form part of this specification:
- Regulation E1, E2, E3 and E4 of PART E Demolition Work
- Regulation U1, U2 and U3 of PART U Refuse Disposal

3. SANS10400 and application of the National Building Regulations

Relevant parts of the SANS10400 Series of Standards form part of this specification and shall be strictly adhered to:

Part A: General	Part N: Glazing
Part B: Structural	Part O: Lighting and Ventilation
Part C: Dimensions	Part P: Drainage
Part D: Public Safety	Part Q: Non-waterborne sanitary disposal
Part E: Site Operations	Part R: Stormwater Disposal
Part G: Excavations	Part S: Accessible Buildings
Part H: Foundations	Part T: Fire Protection
Part J: Floors	Part V: Space Heating
Part K: Walls	Part W: Fire Installation
Part L: Roofs	Part XA: Energy Usage
Part M: Stairways	

4. SANS 2001 Construction Works

Relevant parts of the SANS2001 Series of Standards form part of this specification and shall be strictly adhered to:

BE1: Earthworks (General)	CT2: Structural Timberwork (Roofing)
BS1: Site Clearance	DP1: Earthworks for Buried Pipelines
CC1: Concrete Works (Sh)	DP2: Medium Pressure Pipelines
CC2: Concrete Works (Minor)	DP3: Cable ducts
CG1: Installation Glazing	DP4: Sewers
CM1: Masonry Walling	DP5: Stormwater Drainage
CM2: Ship Footings for Manry	DP6: Below Gnd Water Installations
CS1: Structural Steelwork	EM1: Cement Plaster
CT1: Structural Timber (Flooring)	

5. Geyser Installation

- Regulation XA2 of the National Building Regulations
- Solar shall comply with SANS1307, SANS10106, SANS10254
- Heat Pumps shall comply with ISO5149 and SANS1352

6. Water Reticulation

- Water reticulation installations shall comply with SANS10252-1

7. Electrical Installation

- Electrical low voltage installations & wiring shall comply with SANS10142

issued

rev	date	by	description
1	2023-08-18	CM	ISSUED FOR TENDER

client
UNIVERSITY OF VENDA
project
Thohoyandho Hill Houses - Erf 197
drawing
Kitchen Layout

scale	date	rev
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status	drawn	checked
TENDER DRAWINGS	CMC	-
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EMUV 2249 - TD-602

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