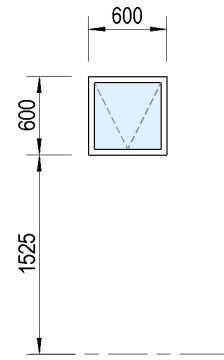
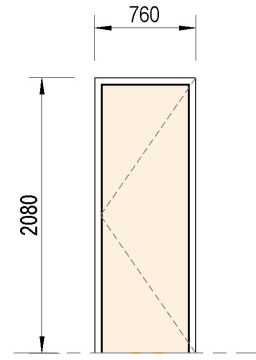
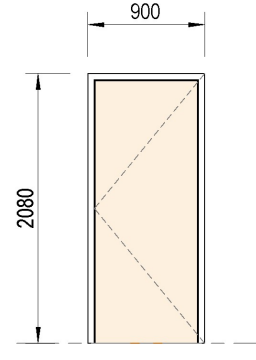


Written dimensions shall take preference to scaled dimensions. All levels shall be checked by the Contractor prior to commencement of the Works. Copyright is reserved on all information and related information hereto. Information on these drawings may not be used before fees are settled. All discrepancies shall be cleared with the Designer prior to commencement of the Works.

Window Schedule by Orientation										
WINDOW							FENESTRATION			POSITION
No	Type	Code	Manufacturer	Image	Frame Material	Qty	Glass Type	Width	Height	Area
1	A	Wispeco 600w X 600h	Wispeco		Aluminium	1	4mm obscure float glass	600	600	0.36 m²
2	A	Wispeco 600w X 600h	Wispeco		Aluminium	1	4mm obscure float glass	600	600	0.36 m²
3	A	Wispeco 600w X 600h	Wispeco		Aluminium	1	4mm obscure float glass	600	600	0.36 m²
4	A	Wispeco 600w X 600h	Wispeco		Aluminium	1	4mm obscure float glass	600	600	0.36 m²
5	A	Wispeco 600w X 600h	Wispeco		Aluminium	1	4mm obscure float glass	600	600	0.36 m²
6	A	Wispeco 600w X 600h	Wispeco		Aluminium	1	4mm obscure float glass	600	600	0.36 m²
13	B	Basement grill	rodent proof vent			1		230	170	0.04 m²
14	B	Basement grill	rodent proof vent			1		230	170	0.04 m²
15	B	Basement grill	rodent proof vent			1		230	170	0.04 m²

Door Schedule by Orientation							
DOOR							POSITION
No	Type	Code & Glass Type	Manufacturer	Image	Frame Material	Qty	From Room: Name
1	A	670 x 2032mm (760 frame)	timber		timber	1	Ablution
2	A	670 x 2032mm (760 frame)	timber		timber	1	Ablution
3	B	813 x 2032mm (900 frame)	timber		timber	1	Ablution
4	B	813 x 2032mm (900 frame)	timber		timber	1	Ablution

- Construction Notes**
- SANS 10400-G: EXCAVATIONS**
- No excavations shall be deeper than 3.0m
- SANS 10400-H: FOUNDATIONS**
- Insitu concrete strip footings, stepped in height of mortar layers, if required by gradient as per size/dimensions indicated on Sections
 - Contractor to ensure minimum 150mm ground cover over foundations
- SANS 10400-J: FLOORS**
- Floor Construction - ABLUTION**
Ceramic tiles on 40mm cement screed on 100mm insitu concrete slab on 250µm SABS approved DPM on 75mm sand blinding on well-compacted hardcore filling compacted in layers of maximum 150mm to comply to SANS 10400-J
 - Floor Water Resistance**
Floors in any laundry, kitchen, shower room, bathroom or room containing a toilet pan or urinal shall comprise an impervious material, fit for its intended purpose, laid on top of, or bonded to, the flooring system to comply to SANS 10400-J4.2
- SANS 10400-K: WALLS**
- Concrete Block Wall Construction**
- Refer to Section and Keynote Legend
 - All masonry work shall be in stretcher bond, unless stated otherwise.
 - Install brickforce to first 4 layers above all openings.
 - Install lintels above openings wider than 1m.
 - Install horizontal DPC in external walls minimum 150mm above adjacent ground level to comply to SANS 10400-K 4.5.3.7.
 - External wall finish: stipple plaster and paint
 - Internal walls finish: steel-floated plaster and paint
 - Shower stalls finish: ceramic tiles up to ceiling

- SANS 10400-L: ROOFS**
- Roof Construction**
- Refer to Section and Keynote Legend
- SANS 10400-N: GLAZING**
- Glazing shall comply with:
 - SANS 1263-1 - Safety and security glazing materials
 - SANS 10137 - Installation of Glazing in Buildings
 - SANS 10400-N - Glazing
 - Install safety glazing in glass panes larger than 1m² or less than 500mm above finished floor level
 - Panels of all safety glazing shall be permanently marked by the installer by means of markings visible in individual panes.

- SANS 10400-O: NATURAL LIGHTING & VENTILATION**
- Lighting & Ventilation shall comply with SANS 10400-O.
 - For Natural Lighting: Opening area shall be minimum 10% or minimum 0.2m² of the floor area of that room, whichever is the greater.
 - For Natural Ventilation: Opening area shall be minimum 5% or minimum 0.2m² of the floor area of that room, whichever is the greater.

- SANS 10400-P: DRAINAGE**
- Drainage installation shall comply to SANS 10400-P.
 - Drainage installation shall be carried out by a registered plumber.
 - The plumber shall issue a Certificate of Compliance on completion.
 - Waste bends behind toilets shall be fitted with access caps and be so constructed to be watertight when subjected to a maximum internal water pressure of 50kPa to comply to SANS 10400-P 4.19.6.
 - No concertina type waste bends shall be allowed to comply to SANS 10400-P 4.6.2
 - All ø40mm & ø50mm wastewater pipes shall connect to ø110mm stub stacks or shall flow into gullies fitted with a trap, before connecting to a ø110mm drain.
 - All stub stacks shall be fitted with two-way ventilation valves.
 - All stub stacks shall connect to ø110mm drains.
 - All bends in ø110mm drains shall have a slow-bend radius of 600mm.
 - Install inspection eyes (IE) to all ø110mm bends and junctions.
 - Install reseat traps to all wastewater fittings.
 - Install wastewater pipes to be accessible for cleaning and repairation.
 - Install deep seal traps to all sanitary fittings on floor levels above Ground Floor level.
 - Install 4# Y12 steel reinforcing in foundations that run over drain pipes.

- SANS 10400-R: STORMWATER DISPOSAL**
- Refer to Section and Keynote Legend / Floor Plan / Site Plan

- SANS 10400-T: FIRE PROTECTION** - Deemed to satisfy Regulations

- SANS 10400-V: SPACE HEATING** - Not applicable

- SANS 10400-XA: ENERGY USAGE**
- Deemed to satisfy Regulations - see Sections
 - Hot water supply to showers and sink to be supplied from solar water heater.
 - Install thermal insulation (described elsewhere).

Occupancy Class **H4 - Dwelling House**

Eden Farm

As-Built Structures

Farm 1387 Ptn 3 Wellington

Project No **1238**

h@ndrik-jan smit

P.L.S. Arch. T.

148 genl hertzog blvd

wellington 7655

SACAP ST0803

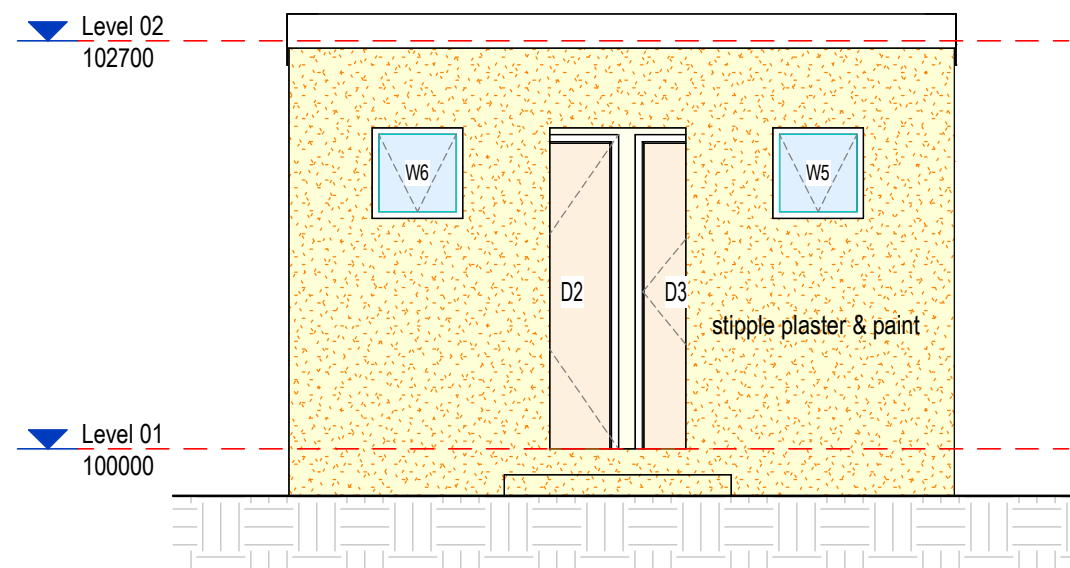
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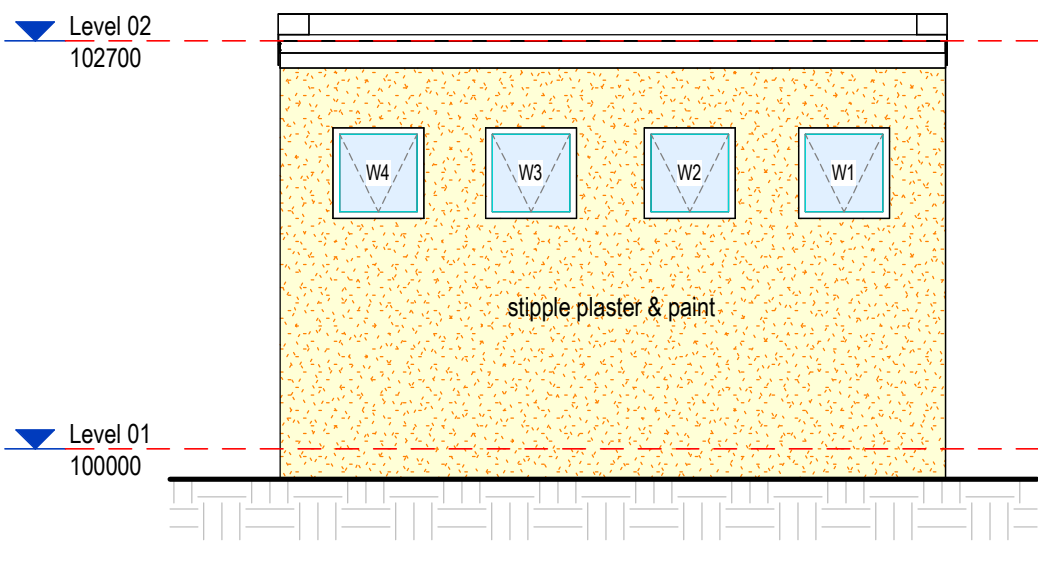
email info@smitdesign.co.za

architect

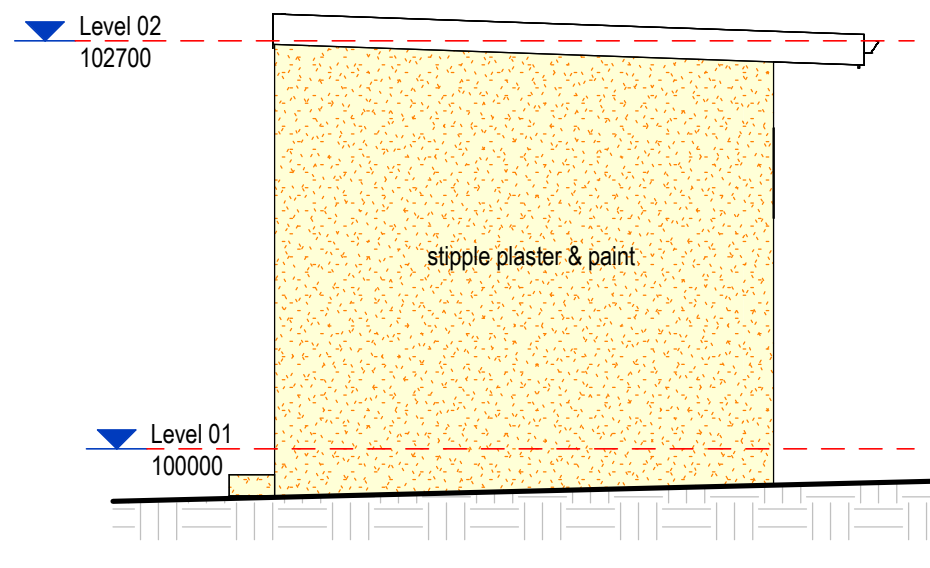
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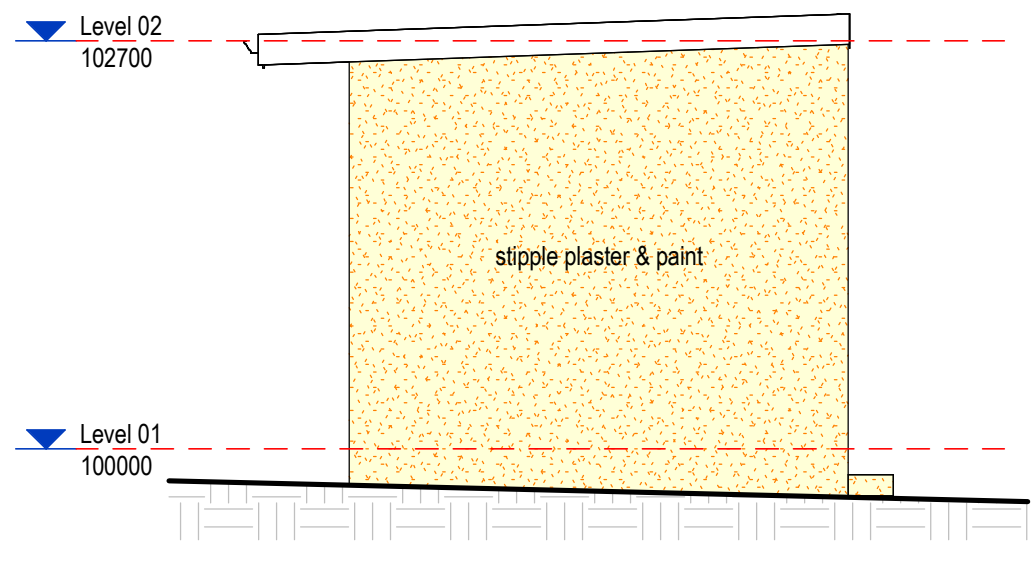
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Scale 1 : 50



view 3 Ablution Back Elevation
Scale 1 : 50

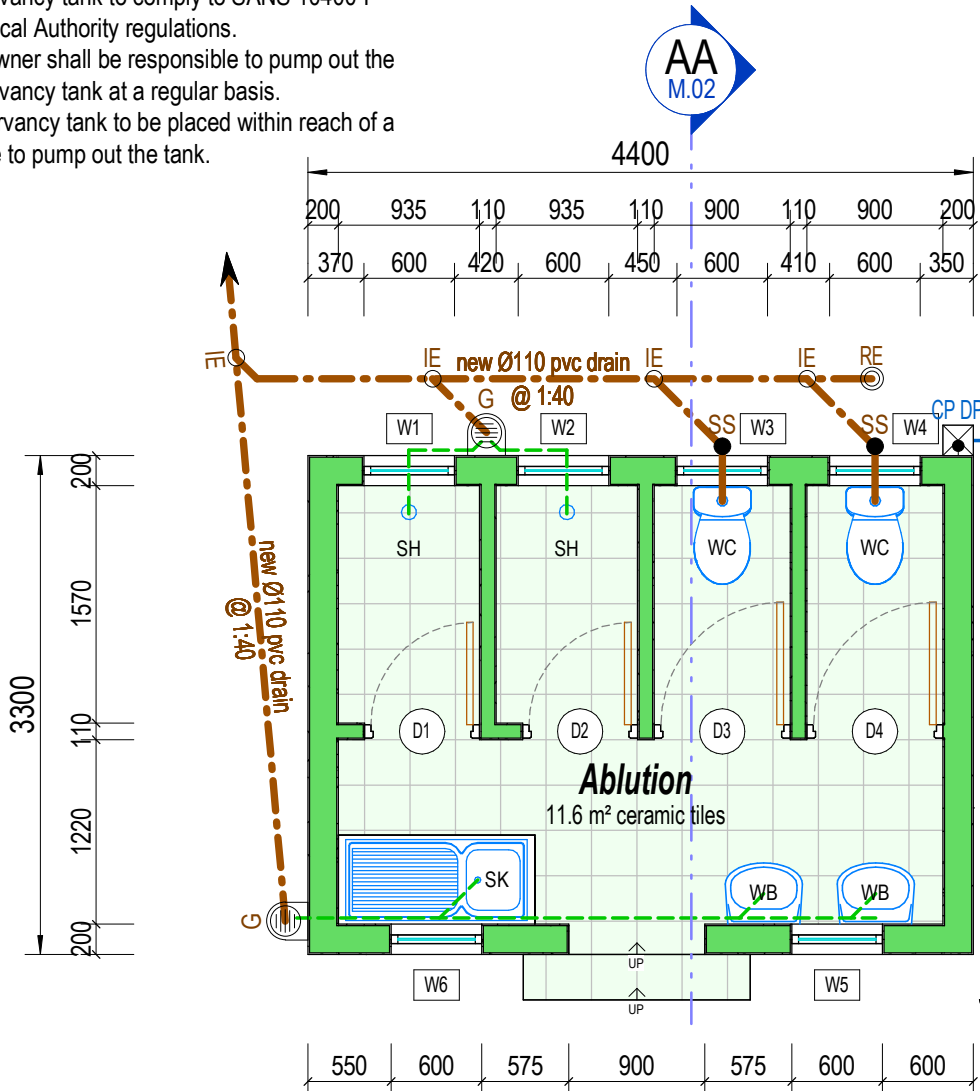


view 4 Ablution Side Elevation 1
Scale 1 : 50



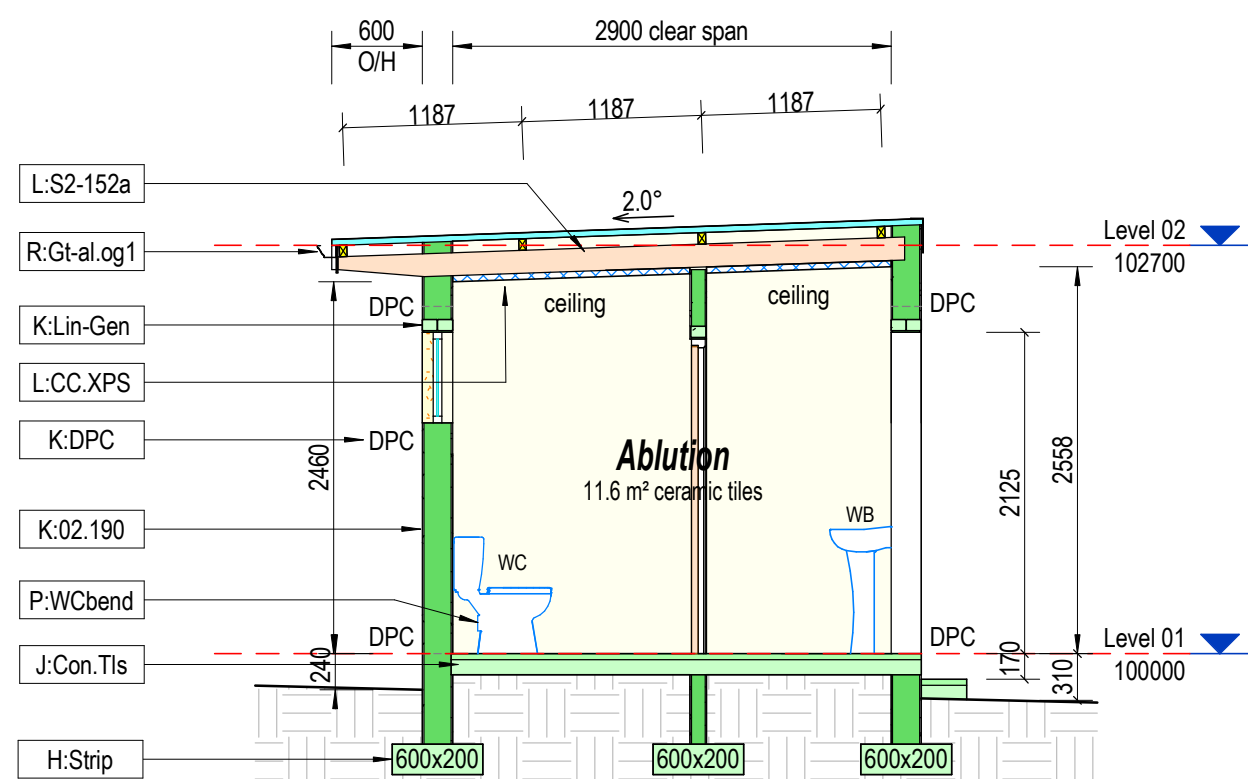
view 5 Ablution Side Elevation 2
Scale 1 : 50

- DRAINAGE**
- Sewage drain to connect to underground drainage conservancy tank to comply to SANS 10400-P and Local Authority regulations.
 - The Owner shall be responsible to pump out the conservancy tank at a regular basis.
 - Conservancy tank to be placed within reach of a vehicle to pump out the tank.

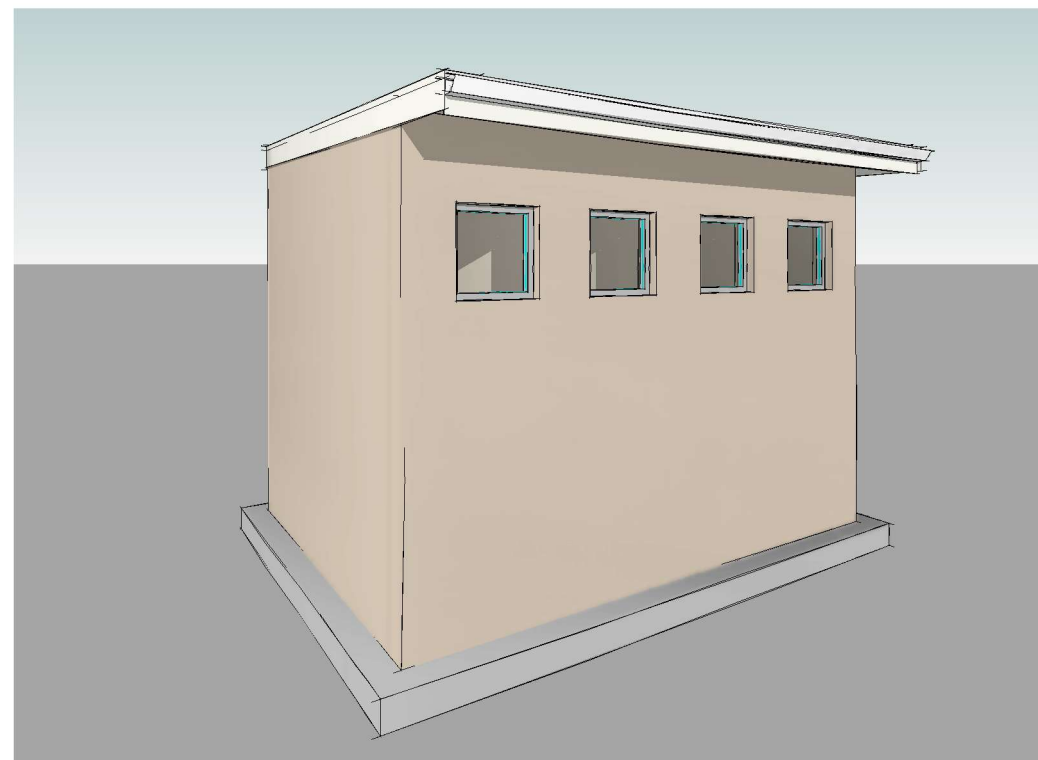


view 1 Ablution - Floor Plan
Scale 1 : 50

Keynote Legend	
H:Strip	concrete strip footings, stepped in height of mortar layers, if required by gradient
J:Con.Tls	tiles on 40mm cement screed on 100mm insitu concrete slab on 250µm SABS approved DPM on 75mm sand blinding on well-compacted hardcore filling compacted in layers of maximum 150mm, all to comply to SANS 10400-J
K:02.190	190mm wall in concrete masonry block units laid in stretcher bond in Class 2 mortar with brickforce in every fourth layer, all to comply to SANS 10400-K
K:DPC	375µm SABS approved horizontal DPC in wall to comply with SANS 10400-K4.5.3.7
K:Lin-Gen	prestressed precast lintels over opening to comply with SANS 10400-K4.2.9.4.7
L:CC.XPS	Extruded Polystyrene (XPS) rigid insulation board fixed to 38x50 bracing @ 600c/c maximum, fixed to underside of trusses to manufacturer's specifications
L:S2-152a	0.53mm IGR sheets on 76x50 purlins @ maximum 1200c/c on 152x38 rafters @ maximum 1000c/c, fixed on 114x38 wallplate tied down with 30x1.6 galvanized hoop iron straps, built into walls for minimum 6 mortar layers
P:WCbend	Waste bends behind toilets shall be fitted with access caps and be so constructed to be watertight when subjected to a maximum internal water pressure of 50kPa to comply to SANS 10400-P 4.19.6 (This shall NOT be of the concertina type and has to comply to SANS 10400-P 4.6.2)
R:Gt-al.og1	120x80 seamless aluminium ogee gutter with ø76 uPVC DPs to connect to stormwater system



view 6 Section AA
Scale 1 : 50



view 7 3D View 1
Scale

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Occupational Health & Safety

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Heritage Bodies

Consultants

- Structural & Civil Engineers **N/A - Structural Design deems to satisfy SANS 10400 Regulations**
- Fire Consultants **N/A - Fire Protection deems to satisfy SANS 10400 Regulations**
- Land Surveyors **N/A**

Other Approvals - HOA / Neighbours / etc.

Sheet List				
No	Sheet Name	1st Issue	Rev	Revised
M.02	Ablution	12-11-2025		
M.03	Pump House	12-11-2025		
M.04	Lapa	12-11-2025		

Revision Table		
Rev	Rev Date	Description
		Issued to

Client

Esterl Family Trust

Welbedacht Road
Blouville
Wellington

Signature: obo Owner

Hendrik-Jan Smit

Ablution

Others

H Smit

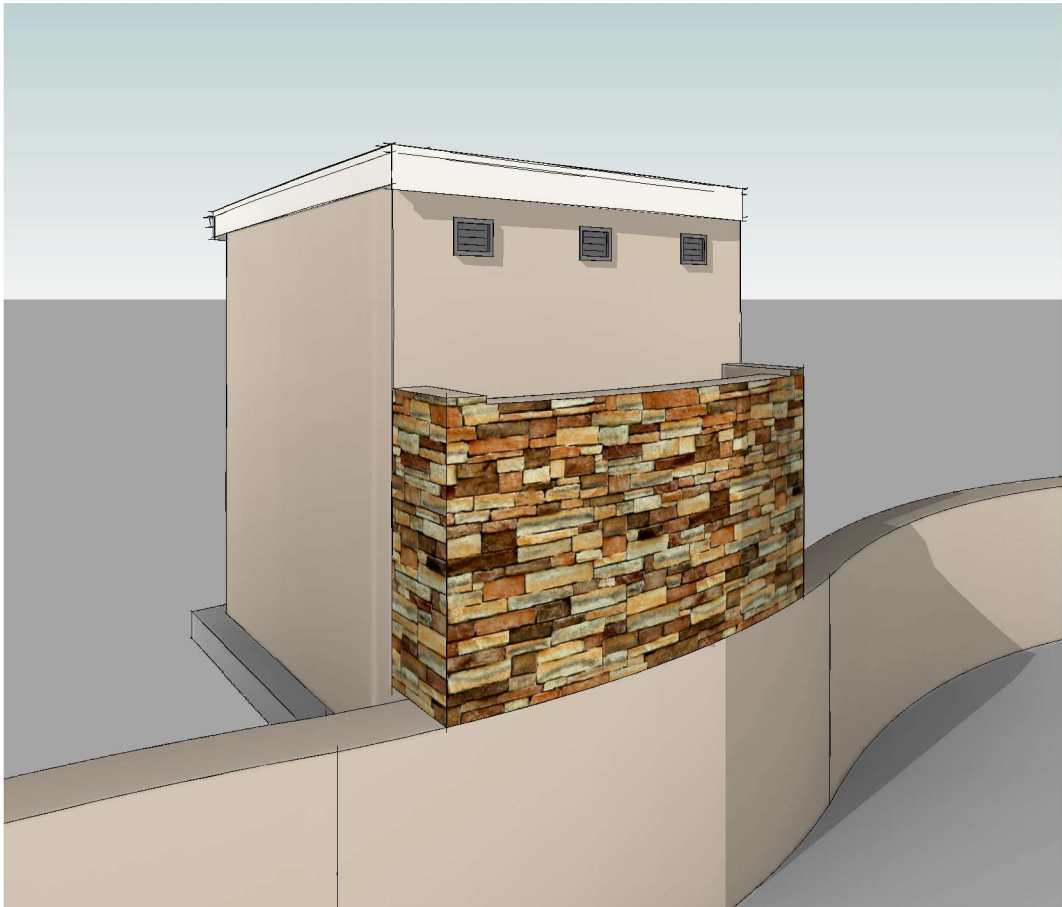
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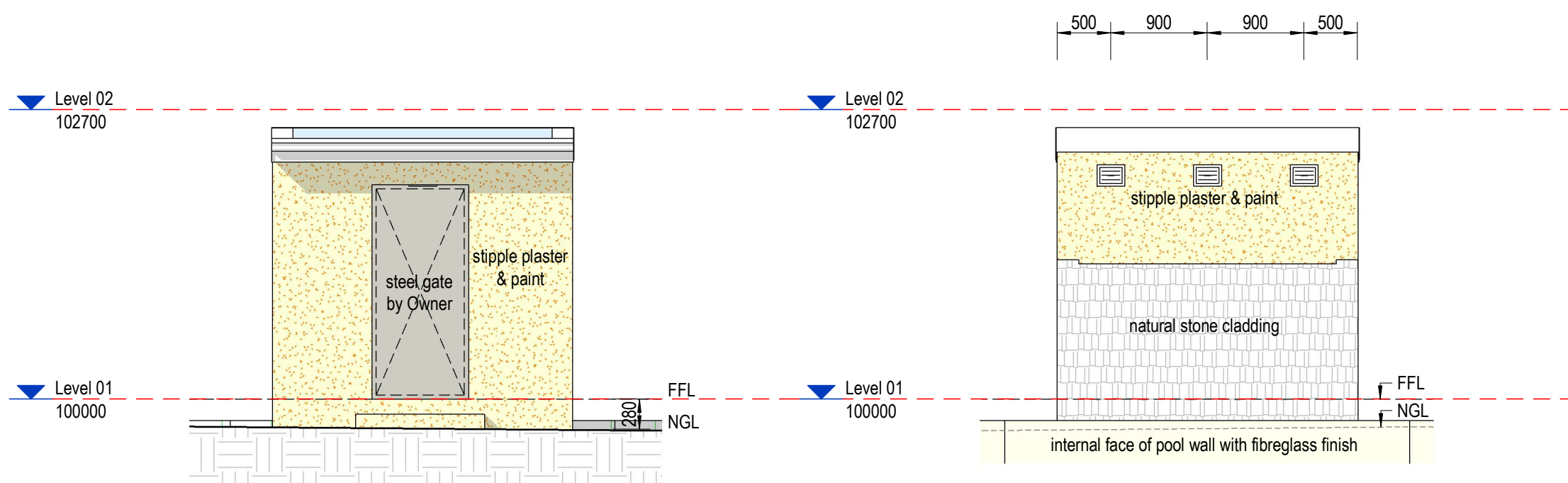
M.02

Rev.

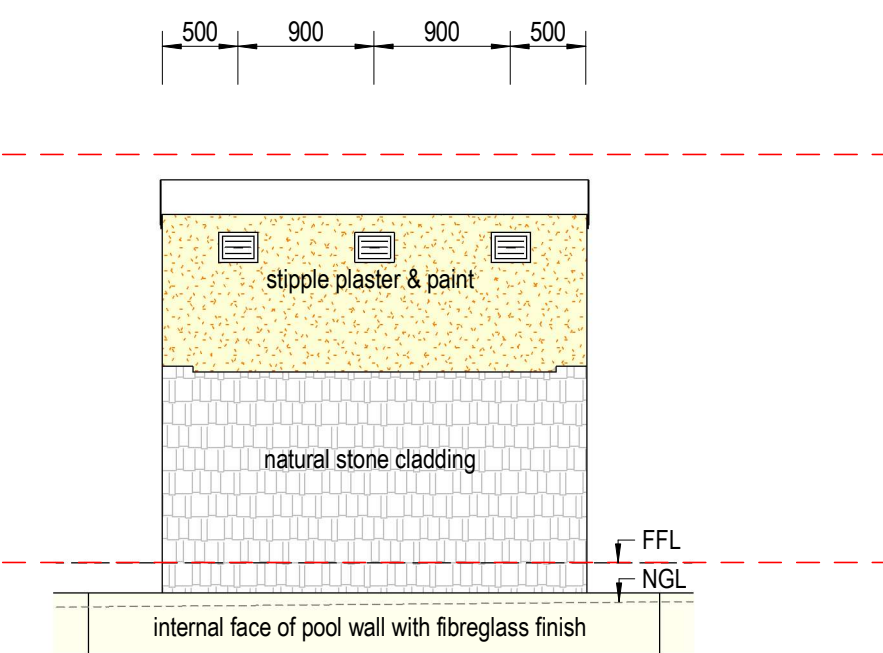
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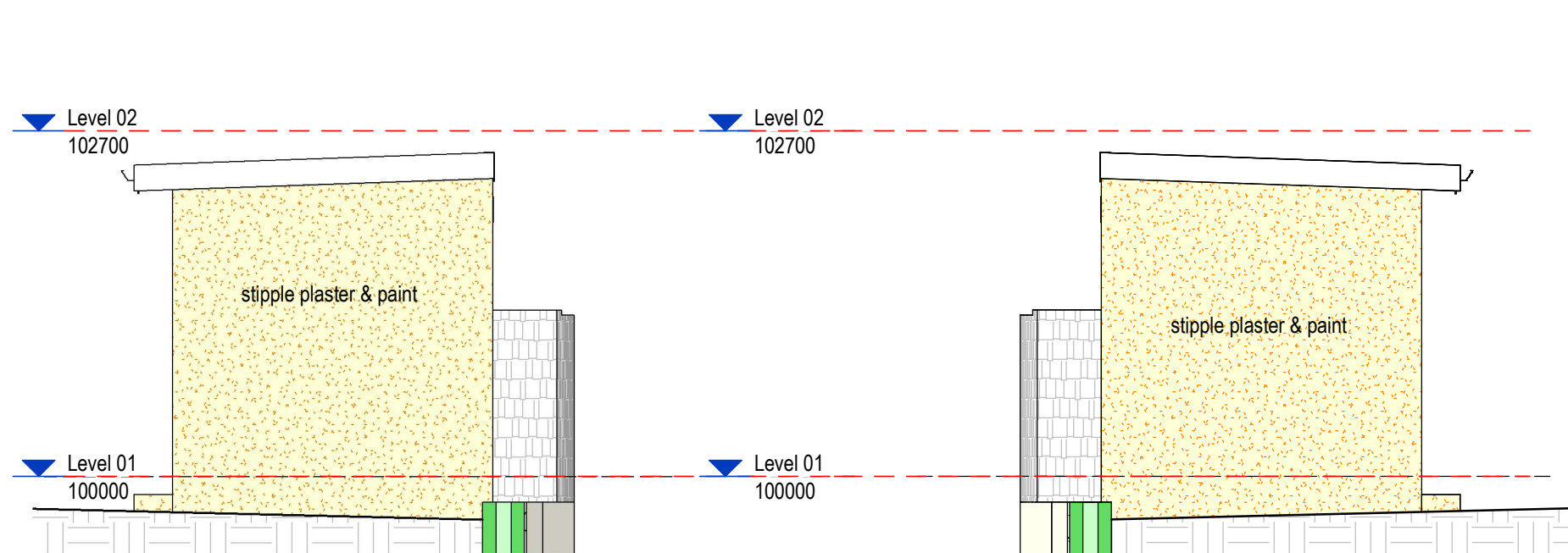
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3D View 2
Scale



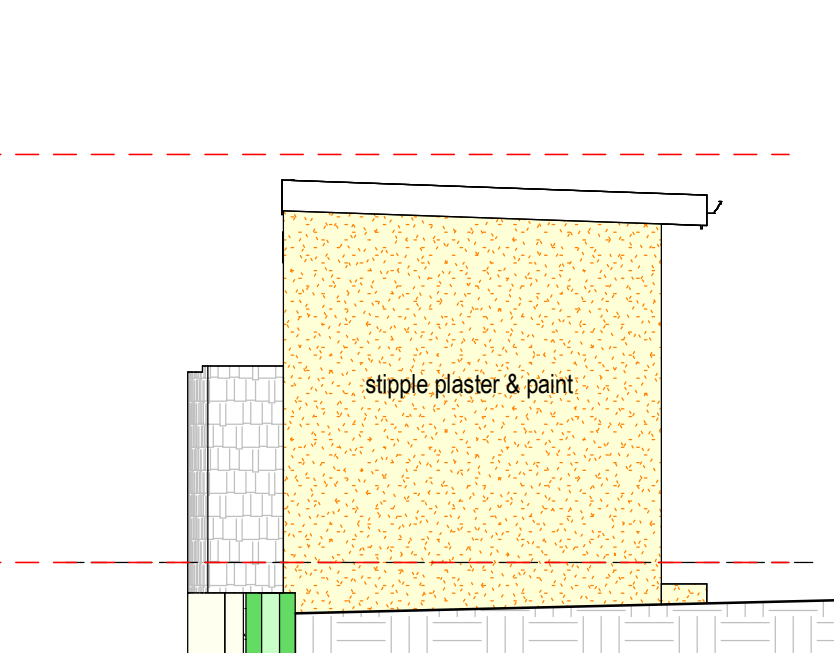
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Pump House Back Elevation
Scale 1 : 50



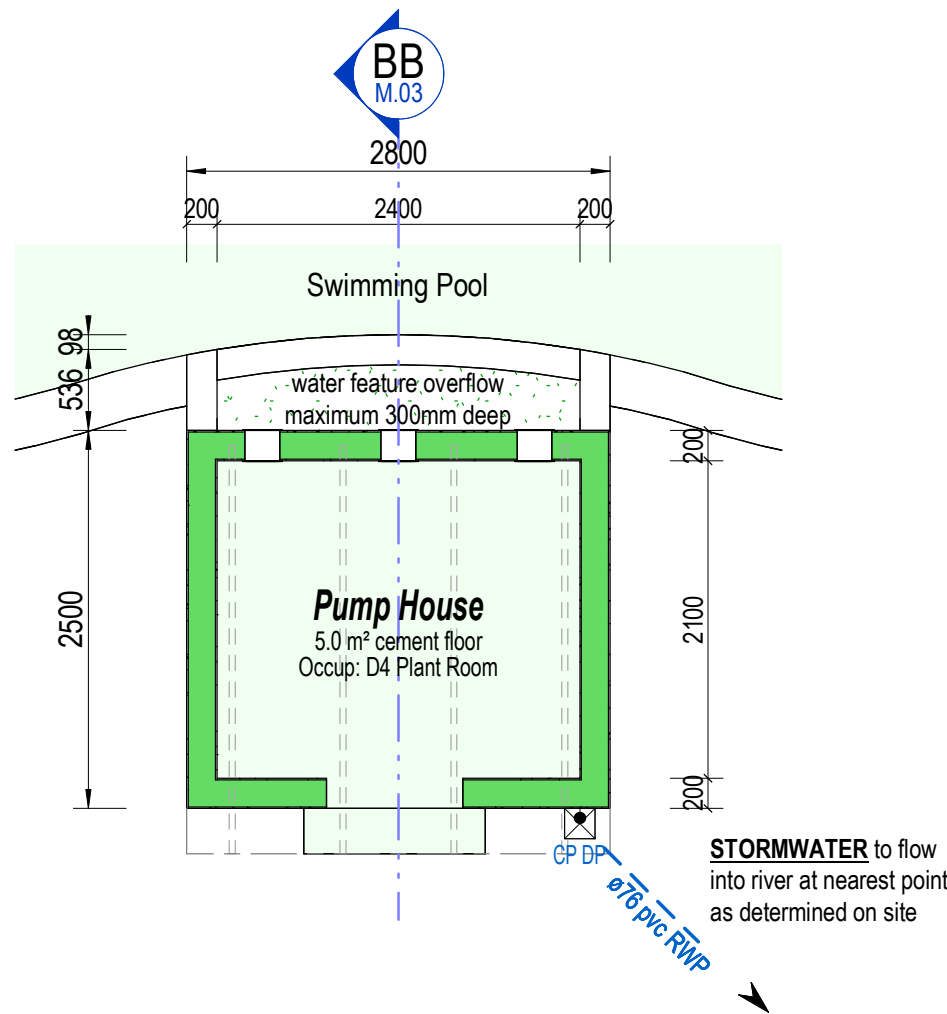
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Pump House Front Elevation
Scale 1 : 50



VIEW 5
Pump House Side Elevation 1
Scale 1 : 50

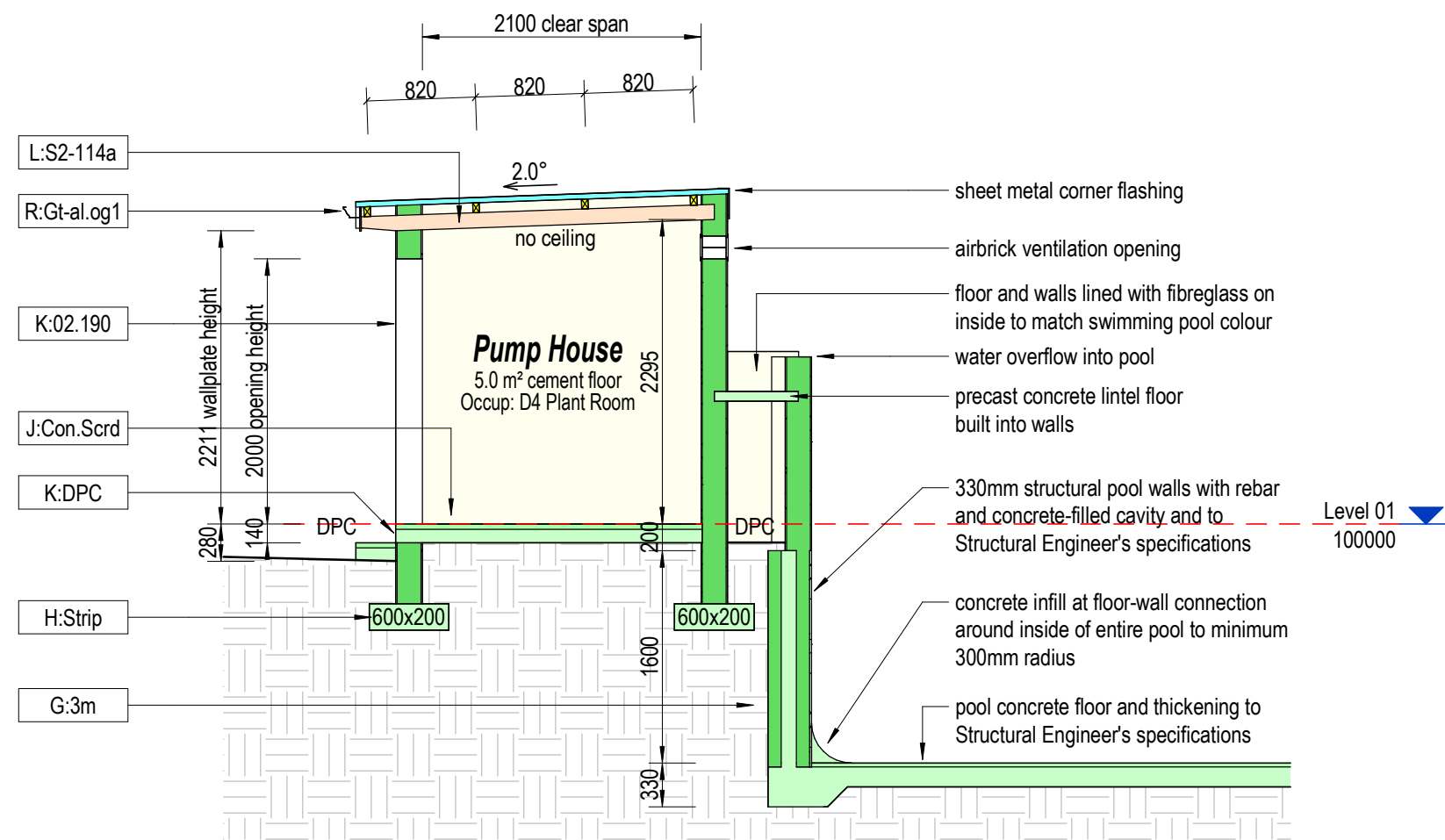


VIEW 6
Pump House Side Elevation 2
Scale 1 : 50



VIEW 1
Ablution - Floor Plan
Scale 1 : 50

Keynote Legend	
G:3m	Excavations no deeper than 3.0m to comply to SANS 10400-G
H:Strip	concrete strip footings, stepped in height of mortar layers, if required by gradient
J:Con.Scrd	40mm cement screed on 100mm insitu concrete slab on 250µm SABS approved DPM on 75mm sand blinding on well-compacted hardcore filling compacted in layers of maximum 150mm; all to comply to SANS 10400-J
K:02.190	190mm wall in concrete masonry block units laid in stretcher bond in Class 2 mortar with brickforce in every fourth layer, all to comply to SANS 10400-K
K:DPC	375µm SABS approved horizontal DPC in wall to comply with SANS 10400-K4.5.3.7
LS2-114a	0.53mm IBR sheets on 76x50 purlins @ maximum 1200c/c on 114x38 rafters @ maximum 1000c/c, fixed on 114x38 wallplate tied down with 30x1.6 galvanized hoop iron straps, built into walls for minimum 6 mortar layers
R:GI-al.og1	120x80 seamless aluminium oggee gutter with ø76 uPVC DPs to connect to stormwater system



VIEW 2
Section BB
Scale 1 : 50

Construction Notes	
SANS 10400-G: EXCAVATIONS No excavations shall be deeper than 3.0m	
SANS 10400-H: FOUNDATIONS - Insitu concrete strip footings, stepped in height of mortar layers, if required by gradient as per size/dimensions indicated on Sections - Contractor to ensure minimum 150mm ground cover over foundations	
SANS 10400-J: FLOORS Floor Construction - PUMP HOUSE 40mm cement screed on 100mm insitu concrete slab on 250µm SABS approved DPM on 75mm sand blinding on well-compacted hardcore filling compacted in layers of maximum 150mm to comply to SANS 10400-J	
SANS 10400-K: WALLS Concrete Block Wall Construction - Refer to Section and Keynote Legend - All masonry work shall be in stretcher bond, unless stated otherwise. - Install brickforce to first 4 layers above all openings. - Install lintels above openings wider than 1m. - Install horizontal DPC in external walls minimum 150mm above adjacent ground level to comply to SANS 10400-K 4.5.3.7. - External wall finish: stipple plaster and paint - Internal walls finish: steel-floated plaster and paint - Water feature finish: natural stone cladding to plastered wall	
SANS 10400-L: ROOFS Refer to Section and Keynote Legend	
SANS 10400-N: GLAZING - Glazing shall comply with: - SANS 1263-1 - Safety and security glazing materials - SANS 10137 - Installation of Glazing in Buildings - SANS 10400-N - Glazing - Install safety glazing in glass panes larger than 1m² or less than 500mm above finished floor level. - Panes of all safety glazing shall be permanently marked by the installer by means of markings visible in individual panes.	
SANS 10400-O: NATURAL LIGHTING & VENTILATION - Lighting & Ventilation shall comply with SANS 10400-O. - For Natural Lighting: Opening area shall be minimum 10% or minimum 0.2m² of the floor area of that room, whichever is the greater. - For Natural Ventilation: Opening area shall be minimum 5% or minimum 0.2m² of the floor area of that room, whichever is the greater.	
SANS 10400-P: DRAINAGE Not applicable	
SANS 10400-R: STORMWATER DISPOSAL Refer to Section and Keynote Legend / Floor Plan / Site Plan	
SANS 10400-T: FIRE PROTECTION Deemed to satisfy Regulations	
SANS 10400-V: SPACE HEATING Not applicable	
SANS 10400-XA: ENERGY USAGE - Deemed to satisfy Regulations - see Sections - No water supply required to PUMP HOUSE	

Occupancy Class	H4 - Dwelling House
Eden Farm	
As-Built Structures	
Farm 1387 Ptn 3 Wellington	
Project No	1238

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Signature

Handwritten Signature

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Heritage Bodies	

Consultants	
• Structural & Civil Engineers	N/A - Structural Design deems to satisfy SANS 10400 Regulations
• Fire Consultants	N/A - Fire Protection deems to satisfy SANS 10400 Regulations
• Land Surveyors	N/A

Other Approvals - HOA / Neighbours / etc.	

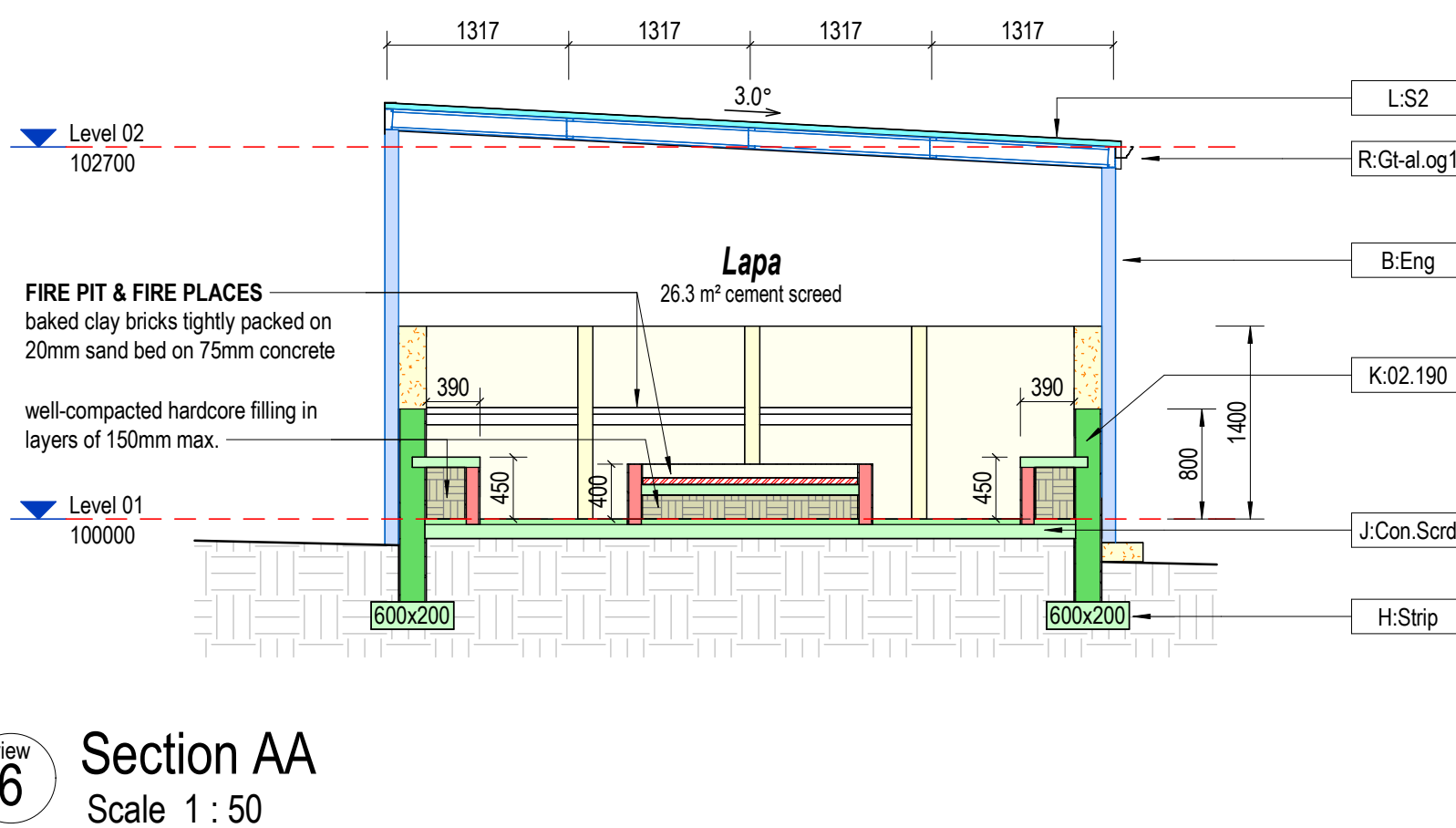
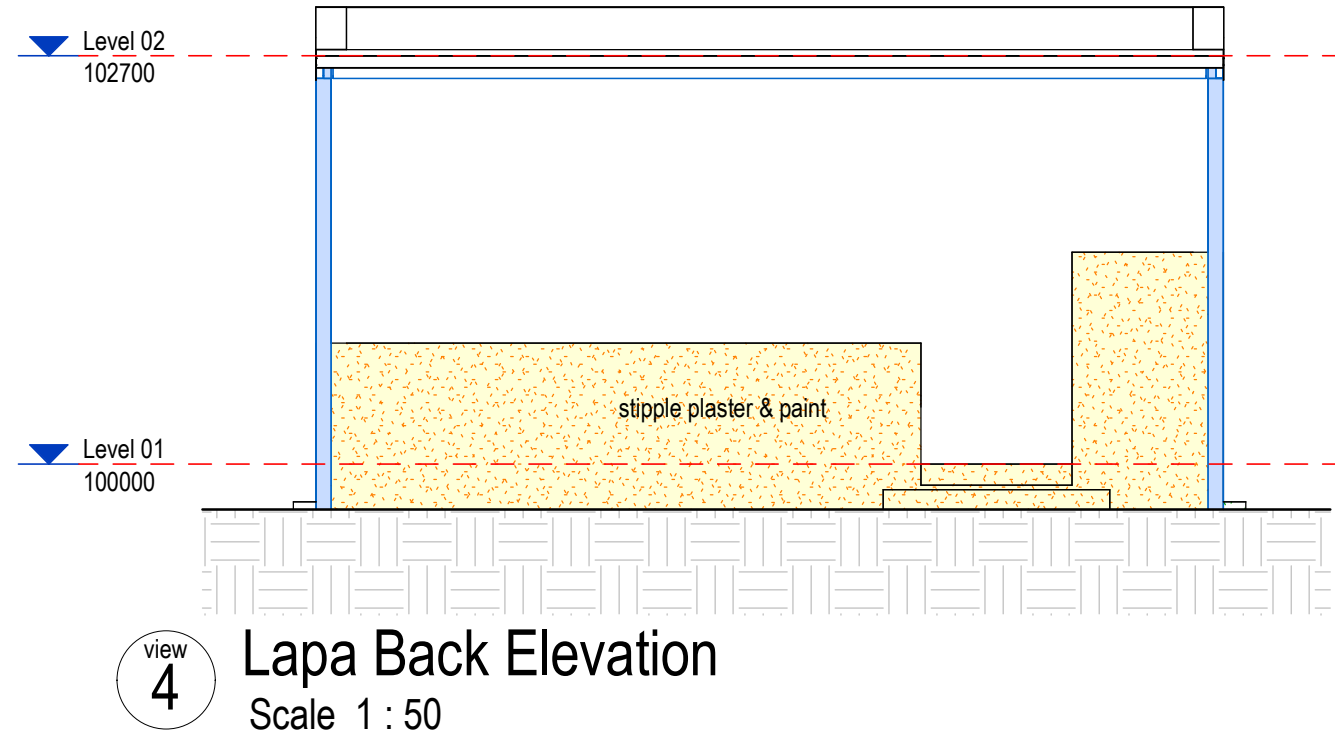
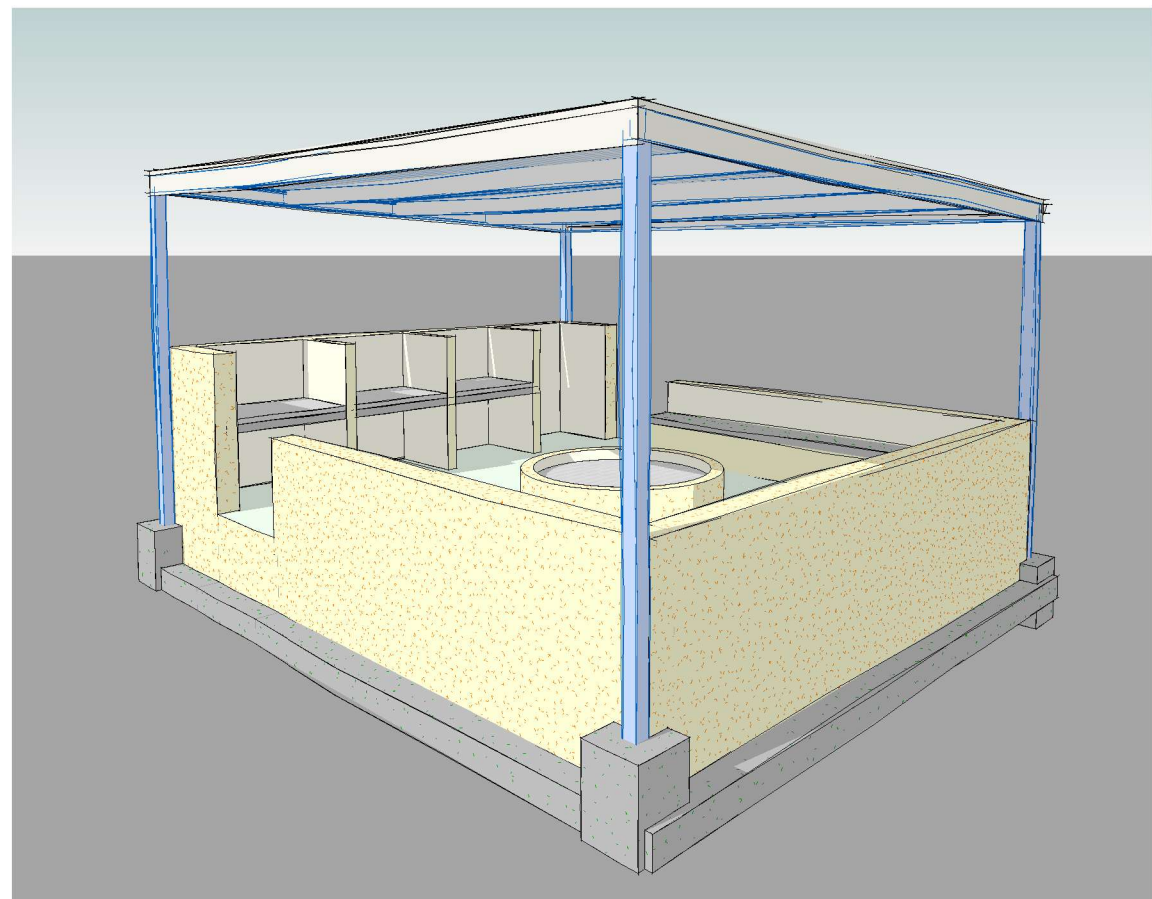
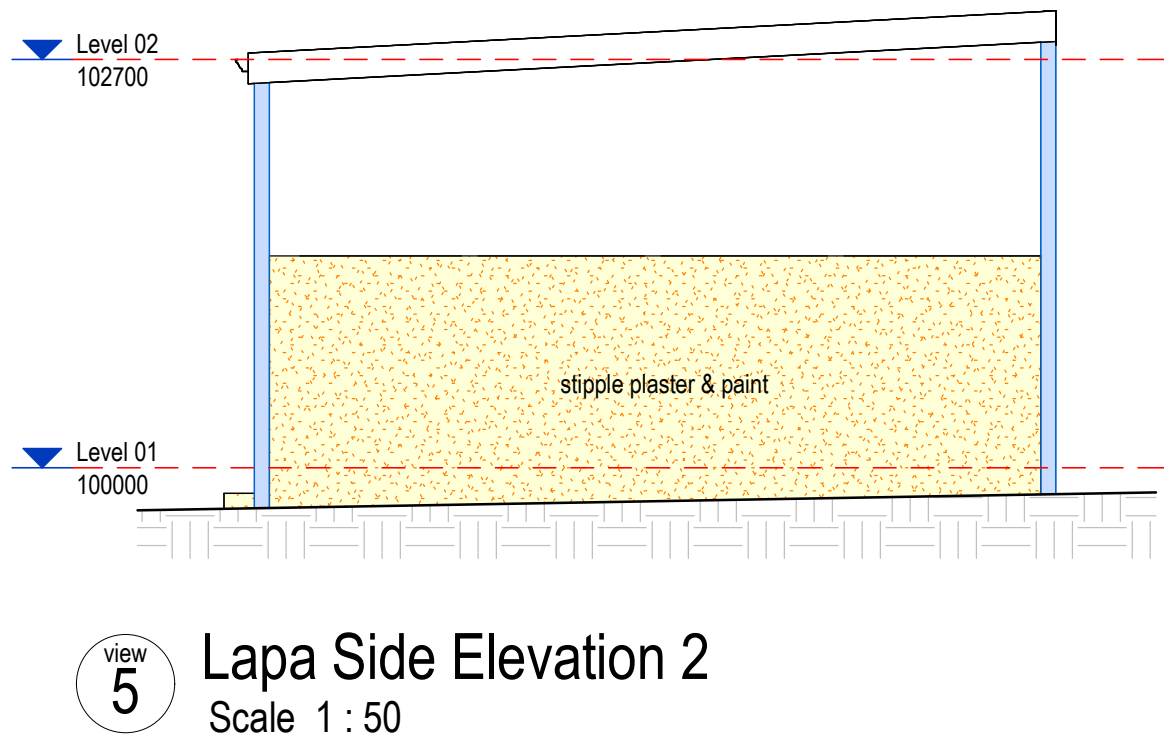
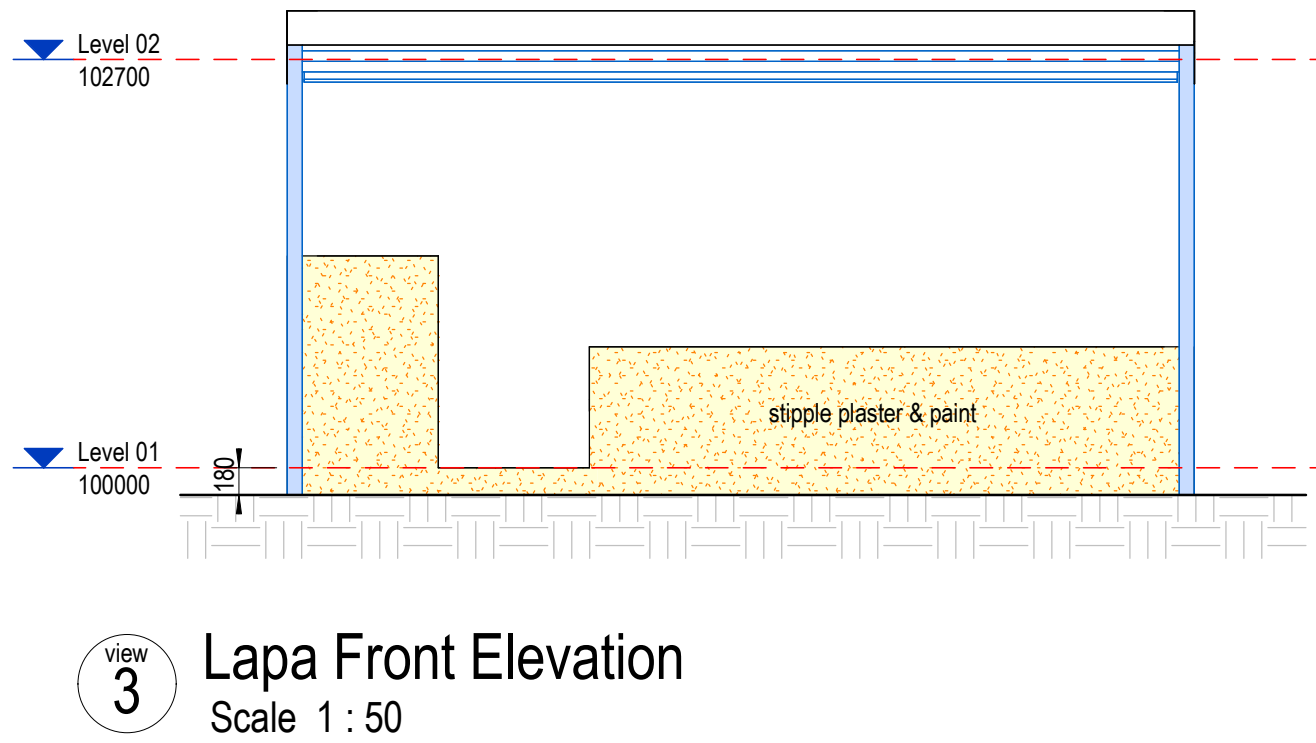
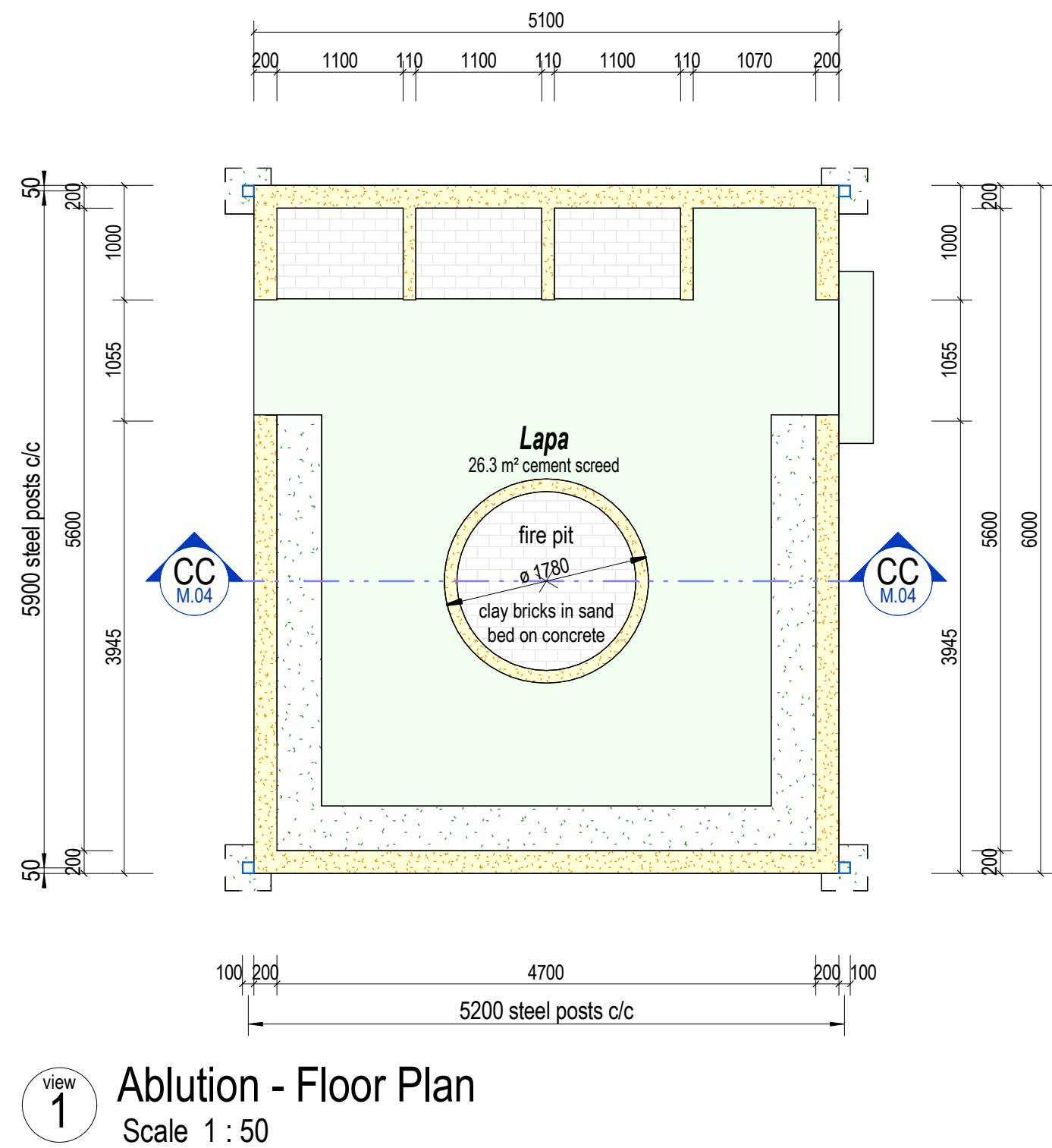
Sheet List	
No	Sheet Name
M.02	Ablution
M.03	Pump House
M.04	Lapa

Revision Table	
Rev	Rev Date
	Description
	Issued to

Client	
Esterl Family Trust	
Welbedacht Road Blouville Wellington	
Signature: obo Owner	Hendrik-Jan Smit

Pump House	
Others	12-11-2025
H Smit	M.03
Scale 1 : 50 (A1)	Rev.

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Keynote Legend	
B:Eng	Construction to Structural Engineer's specifications
H:Strip	concrete strip footings, stepped in height of mortar layers, if required by gradient
J:Con.Scrd	40mm cement screed on 100mm insitu concrete slab on 250µm SABS approved DPM on 75mm sand blinding on well-compacted hardcore filling compacted in layers of maximum 150mm, all to comply to SANS 10400-J
K:02.190	190mm wall in concrete masonry block units laid in stretcher bond in Class 2 mortar with brickforce in every fourth layer, all to comply to SANS 10400-K
L:S2	IBR metal sheets
R:Gt-al:og1	120x80 seamless aluminium ogee gutter with ø76 uPVC DPs to connect to stormwater system

Construction Notes

SANS 10400-G: EXCAVATIONS

- No excavations shall be deeper than 3.0m
- Excavations deemed to satisfy Regulations.

SANS 10400-H: FOUNDATIONS

- Insitu concrete strip footings, stepped in height of mortar layers, if required by gradient as per size/dimensions indicated on Sections
- Contractor to ensure minimum 150mm ground cover over foundations

SANS 10400-J: FLOORS

- Refer to Section drawings and Keynote Legend

SANS 10400-K: WALLS

Concrete Block Wall Construction

- Refer to Section and Keynote Legend
- All masonry work shall be in stretcher bond, unless stated otherwise.
- Install brickforce to first 4 layers above all openings.
- Install lintels above openings wider than 1m.
- Install horizontal DPC in external walls minimum 150mm above adjacent ground level to comply to SANS 10400-K 4.5.3.7.
- External wall finish: stipple plaster and paint
- Internal wall finish: steel-floated plaster and paint

SANS 10400-L: ROOFS

Roof Construction - LAPA

- Refer to Section and Keynote Legend

SANS 10400-N: GLAZING

- Not applicable

SANS 10400-O: NATURAL LIGHTING & VENTILATION

- Not applicable

SANS 10400-P: DRAINAGE

- Not applicable

SANS 10400-R: STORMWATER DISPOSAL

- Refer to Floor Plan / Section & Keynote Legend / Site Plan

SANS 10400-T: FIRE PROTECTION

- Deemed to satisfy Regulations

SANS 10400-V: SPACE HEATING

- Braai surfaces and fire pit are for open fires
- No chimneys are required

SANS 10400-XA: ENERGY USAGE

- Not applicable

Occupancy Class **H4 - Dwelling House**

Eden Farm

As-Built Structures

Farm 1387 Ptn 3 Wellington

Project No **1238**

h@ndrik-jan smit
P.L.S. Arch. T.

architecture
148 genl hertzog blvd
wellington 7655

SACAP **ST0803**
SAIAT **70518**
mobile **083 384 0246**
email **info@smitdesign.co.za**

12-11-2025

M.04

Rev.

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Consultants

- Structural & Civil Engineers **N/A - Structural Design deems to satisfy SANS 10400 Regulations**
- Fire Consultants **N/A - Fire Protection deems to satisfy SANS 10400 Regulations**
- Land Surveyors **N/A**

Other Approvals - HOA / Neighbours / etc.

Sheet List				
No	Sheet Name	1st Issue	Rev	Revised
M.02	Ablution	12-11-2025		
M.03	Pump House	12-11-2025		
M.04	Lapa	12-11-2025		

Revision Table		
Rev	Rev Date	Description
		Issued to

Client

Esterl Family Trust

Welbedacht Road
Blouvllei
Wellington

Signature: obo Owner
Hendrik-Jan Smit

Sheet Name Lapa			
Drawn H Smit	Design H Smit	12-11-2025	Rev.
Scale 1 : 50 (A1)	Sheet No M.04		