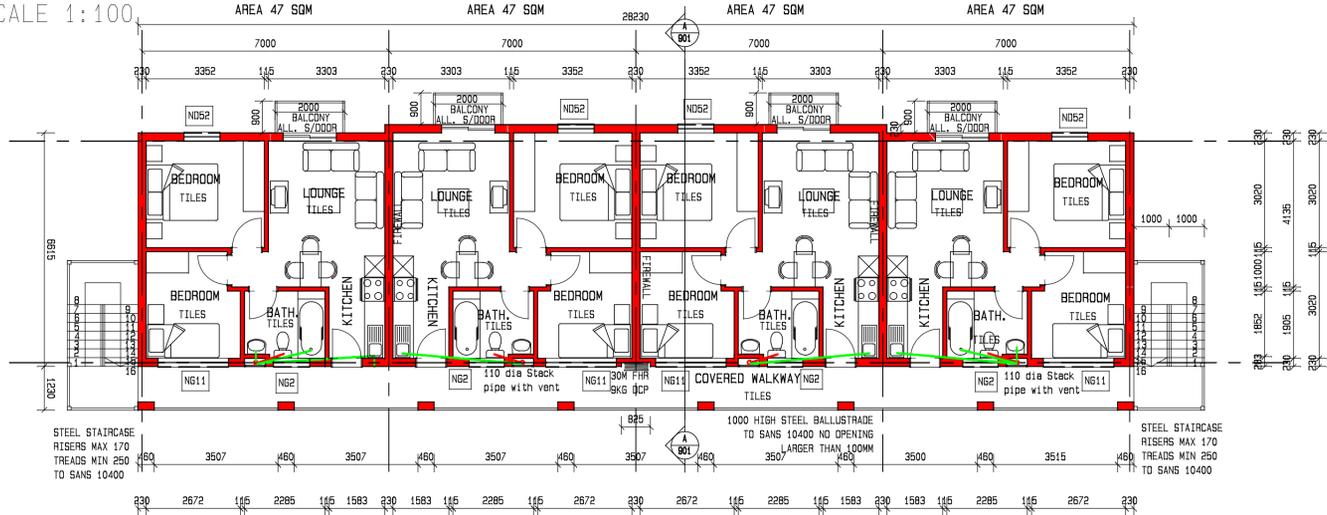
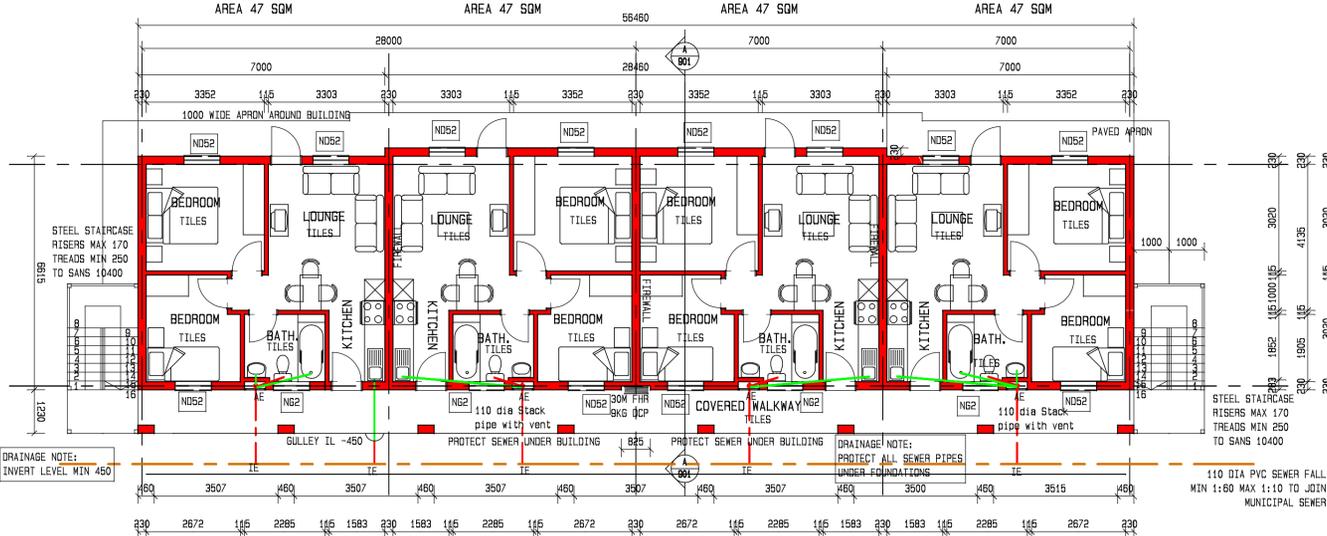


SECOND STOREY  
SCALE 1:100



FIRST STOREY  
SCALE 1:100



GROUND STOREY  
SCALE 1:100

**GENERAL NOTES:**  
ALL WORK TO BE DONE STRICTLY ACCORDING TO ARCHITECT'S SPECIFICATIONS.  
ANY CONTRACTOR NOT AWARE OF SUCH SPECIFICATIONS, PLEASE CONTACT OUR OFFICES FOR A COPY THEREOF.

**GENERAL:**  
Boundary walls to be indicated on site by owner should the stand not be surveyed.  
Contractor must check all levels, dimensions, steps, etc on site and to report any discrepancies to architect prior to commencement of work.  
All materials to be SABS or Agreement Board approved.  
All work to comply with SANS 10400 and Building Society Regulations.  
FIRE PREVENTION (SANS 10400 - F, Fire Protection):  
All roof spaces between garage and habitable areas shall be divided by a wall with a 20 minute fire rating.  
All doors between garage and habitable areas to be solid timber core, 40mm thick.  
DOOR GENERAL NOTES (SANS 10400 - L, Roofs):  
All window members to be min. 38 x 154, GR 4 with equal bays smaller than 1.5m. Approved bracing must prevent buckling and keep glazing upright.  
SABS approved fixings to all changes in levels, chimneys, parapets and any projections.  
Wall fix & Hip refers to be GR 6, 10 x 200mm S & A pins.  
Timbered timber to comply with SABS 816.  
Some thick glass fibre insulation to be installed above ceilings.  
FLOORS & INTERFACES (SANS 10400 - J, Floors):  
Ground floor slabs: 80mm thick, 20% concrete perfectly level, min. 150mm above PL L on properly compacted hardcore: 25mm thick screed with finishes as indicated.  
Where LFL (under floor heating) is shown on plan, slab to 120mm thick, 20% concrete with ref. 180 mesh at the bottom. These floors must be cast on min 100mm high density polystyrene foam. Foam is to be installed around the room to insulate the floor from the wall.  
Support floor slab to engineer's details.  
DPC under all walls (except frame slabs), floors and window sills and to all vertical changes in floor levels.  
Floors and courtyards to be fitted with at least 1 x 150mm dia. outlet pipe from concrete fitted with grates and all traps.  
Planters to be waterproofed and drainage installed.  
FOUNDATIONS, STRUCTURE & PARTITIONS (SANS 10400 - K, Walls):  
All foundations to be 10% concrete of work concrete. 4 reinforcement bars: 5 reinforcement 20mm stored at least 200 x 800mm x 200 under ground level or to Eng. detail.  
Boundary wall foundation must not encroach on boundary and walls are to be plastered and painted on both sides.  
Perpet wall to be at least 300mm high and max 600mm, with brick force in every corner.  
All screen walls to be at least 1.8m high above PL L.  
Lime to be supported min 150mm for concrete up to 2m and at least 225mm for opening up to 4.5m. Brick force to be built in every 2nd course between, in continuous bays.  
No lintels / block lintels will be allowed for any reason.  
All partitions to be rodent proof.

**STAIRS AND BALUSTRADES (SANS 10400 - M, Stairways):**  
Stairs to be min. 750mm wide tread min 300mm wide, risers max. 170mm, with max. 8mm deviation.  
No high balustrades to all stairs and balconies.  
Max. 3m vertical rise per flight, windows where shown to be at least 200mm wide, 450mm from narrow end and angles between the risers to be constant.  
Min nosing to be 2.5m measured from top line.  
Glass balustrades (if shown) to be safety glass.

**POOL DETAILS:**  
A well or fence to be erected to prevent access to pool area from adjoining streets and public areas except through well / closing on well / locking gates or directly from interior of any building on the same site.  
Such walls / fences shall be min 1.2m above PL L, openings no bigger than 100mm dia, and not climbable by a small child.  
Nosing from pool and gate to connect to sewer.

**DRAINAGE, SINGLE STACK SYSTEM (SANS 10400 - P, Drainage):**  
No 40mm BACK VENTING REQUIRED.  
Provide a chemical temporary baiter before inspection of foundation excavation in an inconspicuous position to be kept in a hygienic and odorless condition.  
All sewers are 100mm dia. PVC min. 1.8m, max fall 1:10.  
Slope end of vent pipe to be min. 2% above any opening into building within a 1m radius. Sub vents to be fitted with an approved 2 way vent valve. All vents, traps, geyser, down pipes etc to be concealed. Stacks in ducts to be accessible for cleaning purposes.  
All bands and junctions to sewer to be fitted with TE's. All TE's under paving to be fitted with marked covers. Protect drain under foundations in accordance with NHB of SABS 8060.  
All waste fittings to have repair traps & pipe to be fully accessible if under floors TE's either end or closed to wall.  
All sewer pipes less than 300mm dia. to be covered with a concrete slab, wide and strong enough to protect sewer with min 100mm dia. soil pipe between pipe and concrete.  
The radius at the centre line of bend at the foot of discharge stack shall not be less than 300mm and other bends 800mm.  
The vertical distance between the invert of the lowest branch discharge pipe connected to the lowest of the drain at the point of connection of the stack & the drain to be min 500mm.  
Where any vents or soil branches are connected to a stack the centre line of the vent branch shall not intersect the stack within 200mm below the centre line of the soil branch. All waste branches to connect separately to stack.  
Where a french drain is required, a perforation test shall be conducted complying with section 1005 of SANS 10400, and the french drain shall run parallel to the contours of the site.  
Sewer connections as shown with rodding eye or manhole within 1.5m from connection.

**PURV. SEWER/VENT/STAIRS/DRINKING WATER MAX. SPACE:**  
SINK, VES, BASIN, SINKER, M/M.  
D/W, FROZER, BATH, W/800mm, 25 dia, 2.50 dia  
BUBBLER/50 dia, 50 dia, 50 dia  
TOLLETS/100mm/50 dia/100 dia  
CUMULATED WASTE/100mm/25 dia/2.50 dia  
STOVS / VENTS TO TOLLETS/100mm/50 dia/50 dia, 50 dia

**CONCRETE REEF:**  
Concrete Reef to Eng. Detail with min 100mm thickness vertically screed graded to 1:50 fall to 100 dia, built in down pipes, one per 40 sq.m.  
Waterproofing to specialists with a 10 year guarantee as per specs.

**HEALTH (SANS 10400 - G, Public Safety):**  
Ceiling level to be at least 2.4m in habitable rooms or to comply with G3 of the NHB.  
Windows to be at least 10% of the opening sections, and 5% of the floor of habitable areas.  
All open and water heating, cooking apparatus in house to be smoke free.

**GLAZING (SANS 10400 - N, Glazing):**  
Glazing to comply with part N of the NHB and glazing exposed to wind to comply with clause 4.3 of SABS 0173.  
All glazing in doors to be safety glass.  
Safety glass to be used in shower and bath enclosures, in all windows less than 800mm above PL L, in all glass within 2m above pitch line of stairs, balustrades and awnings.  
Floor glass in positions where not apparent to bear markings to render glass clearly apparent.  
Liquid laminated glass is not acceptable.

**ORDINARY ANNEALED GLASS IN VERTICAL POSITIONS:**  
Glass min max. Pane size: 0.75 sq.m  
Glass min max. Pane size: 1.50 sq.m  
Glass min max. Pane size: 2.10 sq.m  
Glass min max. Pane size: 3.00 sq.m

**NICHES, SHELVES AND CILLS:**  
All niches start at 1.50 above F.F.L. and terminate at door height except where noted on plan.  
All lights to be installed 50mm from front edge of niches and shelves to be built in.  
All shelves are # 100mm above F.F.L. except behind worktop / desks where it starts # 750mm above F.F.L.  
All niches above ventilates in bathroom # 850mm above F.F.L. and ends # door height below vnt.  
Niches to the side of vnt start # 750mm above F.F.L.  
All door shelves increased start # 850mm above F.F.L.  
Fridge cill to all windows in kitchen to be # 870mm above F.F.L.

part of National Building Regulations/location of deemed-to-satisfy requirements:  
Structural Design (SANS 10400 - B, Structural design)  
Construction (SANS 10400 - C, Construction)  
Public Safety (SANS 10400 - G, Public safety)  
Fire Protection (SANS 10400 - F, Fire protection)  
Foundations (SANS 10400 - K, Foundations)  
Roofs (SANS 10400 - L, Roofs)  
Walls (SANS 10400 - M, Walls)  
Stairways (SANS 10400 - N, Stairways)  
Drainage (SANS 10400 - P, Drainage)  
Lighting and Ventilation (SANS 10400 - Q, Lighting and ventilation)  
Plumbing (SANS 10400 - R, Plumbing)  
Non-water-borne Means of Sanitary Disposal (SANS 10400 - S, Non-water-borne Means of Sanitary Disposal)  
Waterborne Disposal (SANS 10400 - T, Waterborne disposal)  
Facilities for Persons with Disabilities (SANS 10400 - U, Facilities for persons with disabilities)  
Fire Protection (SANS 10400 - F, Fire protection)  
Viscous Heating (SANS 10400 - V, Space heating)  
Fire Installation (SANS 10400 - N, Fire Installation)

THE CONTRACTOR MUST REPORT TO THE ARCHITECT ANY CONTRADICTION INFORMATION BEFORE ANY WORK COMMENCES CHECK ALL DIMENSIONS ON SITE DO NOT SCALE - USE DIMENSIONS SHOWN IT IS ASSUMED THAT ALL CONTRACT DOCUMENTS ARE IN THE POSSESSION OF THE CONTRACTOR ALSO REFER TO GENERAL SPECIFICATION

**DRAINAGE NOTE:**  
WHB 400  
BATH 400  
SHOWER 500  
SINK 400  
WASHING MACHINE 400  
WC 1100  
SEWER PIPES 1100 & 1500 PVC FALL MIN. 1:80 MAX 1:10 TO MUN. SEWER ALL CE'S TO GROUND LEVEL VENT VALVES TO ALL WORK TO KENYA BUILDING REGULATIONS  
GLAZING TO PART 'N' OF SANS 10400

**GLASS NOTE:**  
0-0,75 SQ M = 3mm THICK  
0,75-1,5 SQ M = 4mm THICK  
1,5- 3,0 SQ M = 6mm THICK  
MARKED SAFETY GLASS  
AT ALL SLIDING DOORS

VARIATIONS		WYSIGINGS	
NO.	DATE	DESCRIPTION	BESKRYVING
1.	5/5/16	add staircase	
2.			
3.			
4.			

ARCHITECT  
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PROJECT TITLE  
PROJECTITEL  
PROPOSED NEW DEVELOPMENT  
PTN 1 ERF 30 LOTUS GARDENS  
PRETORIA

DESCRIPTION  
BESKRYVING  
MUNICIPAL DRAWINGS  
BLOCK D

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