

General Notes

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 All work to be carried out in strict accordance with local authority requirements,

National Building Regulations, and the S.A.B.S.standards. 3. This drawing may not be scaled. Only figured dimensions and levels may be used.

4. All relevant details, levels, and dimensions must be checked on site before commencement of work. Any discrepancies to be reported to the Architects

Rev Date Issued by

Council Notes

GENERAL:

1. ALL WORK TO BE DONE IN ACCORDANCE WITH SANS 10400

2. SANS 10400 TO BE SATISFIED FER MEANS SPECIFIED IN SCHEDULE A AND B, SANS 10400-A: FORM 1.

3. DO NOT SCALE, REFER ONLY TO FIGURED DIMENSIONS.

4. ALL LEVELS, DIMENSIONS, GRADIENTS AND STEPS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

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STRUCTURAL SYSTEM ACCORDING TO STRUCTURAL ENGINEER'S DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1

2. ALL CONCRETE COLUMNS, FOUNDATIONS, BEAMS, LINTELS, WALLS, FLAT., COFFERED, OR POST-TENSIONED SLABS, STRUCTURAL STEEL AND/OR TIMBER STRUCTURE, AND ALL SUSPENDED STARRWAYS WHICHEVER MAY BE APPLICABLE, ACCORDING TO STRUCTURAL ENGINEER'S DESIGN.

3. IF NO STRUCTURAL ENGINEER HAS BEEN APPOINTED ACCORDING TO FORM 1 THE STRUCTURAL SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400 PARTS H,JI,K,L,M OR N AND IN THE CASE OF TIMBER BUILDINGS WITH SANS 10082.

SITE OPERATIONS:

1. PROVISION OF SANITARY FACILITIES DURING CONSTRUCTION TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-D. SUBMIT PROPOSAL TO THE ARCHITECT FOR APPROVAL.

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FOUNDATIONS:

1. ALL FOUNDATIONS ACCORDING TO STRUCTURAL ENGINEER'S DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1.

2. ALL DEEP FOOTINGS, SOIL RAFTS COMPACTION AND SUB-SURFACE DRAINAGE ACCORDING TO CIVIL ENGINEER'S DETAILS

UNLESS OTHERWISE SPECIFIED IN FORM 1.

3. MIN. 700X280MM STRIP FOOTINGS AND 600X230MM THICKENING TO GROUND FLOOR SURFACE BED FOR 110MM INTERNAL

BRICK WALLS. ALL FOOTING SIZES AND EXCAVATION DEPTHS AS STATED ON DRAWINGS ARE SUBJECT TO CONFIRMATION BY

THE STRUCTURAL ENGINEER.

THE STRUCTURAL ENGINEER.

FLOORS:

1. FLOORS TO COMPLY WITH SANS 10400-J UNLESS OTHERWISE SPECIFIED IN FORM 1.

2. SLABS AND FLOORS IN STRUCTURAL CONCRETE (MIN 75MM DEEP) UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS

3. FLOOR FINISH ON MIN, 30MM SCREED ON 100MM MASS CONCRETE ON 330 MICRON PVC DPM ON 50MM CLEAN SAND COMPACTED TO 100% MOD AASHTO ON COMPACTED HARDCORE ALL TO BE CONFIRMED BY STRUCTURAL ENGINEER SUITED TO SPECIFIC SITE CONDITIONS.

4. DPC TO BE MIN 150MM ABOVE NGL.

5. WHERE FILL IS USED IT MUST BE FREE OF DECOMPOSING MATTER AND MUST BE COMPACTED AS RECOMMENDED BY STRUCTURAL ENGINEER.

5. DPM TO BE DRESSED UP INTO CAVITY AND LAPPED OVER WITH CAVITY WALL DPC. WHERE INTERNAL WALLS DIVIDE THE SURFACE BED. THE DPM MUST BE CONTINUOUS AND DPC PLACED OVER FLOORS TO KITCHEN, LAUNDRY, SHOWER, BATHROOM SHALL BE WATER RESISTANT.

WALLS:

1. STRUCTURAL STRENGTH AND STABILITY OF WALLS TO STRUCTURAL ENGINEER'S APPROVAL UNLESS OTHERWISE SPECIFIED

1. "STRUCTURAL STRENGTH AND STABILITY OF WALLS TO STRUCTURAL ENGINEER'S APPROVAL UNLESS OTHERWISE SPECIFIED IN FORM 1
2. ALL CLAY MASONRY OR CONCRETE BLOCK WALLS TO BE CONSTRUCTED IN STANDARD SIZE CLAY BRICKS OR STANDARD SIZE CONCRETE BLOCKS.
3. WATER PENETRATION THROUGH WALLS TO COMPLY WITH SANS THE DETAIL REQUIREMENTS OF 10400-K. DPC'S, VERTICAL AND HORIZONTAL, TO ALL OPENINGS.
4. EXTERNAL WALLS: ALL EXTERNAL WALLS TO BE 250MM CAVITY WALL CONSTRUCTION WITH APPROVED GALVANIZED MS BUTTERFLY WALL B TIES AT 2.5/SOM OF FACE AREA FOR 50 MM WIDE CAVITY. GALVANISED MILD STEEL BRICKFORCE EVERY 5TH COURSE AND 9 COURSES ABOVE AND BELOW ALL OPENINGS AND PARAPET UPSTANDS. DPC AROUND ALL WINDOW AND DOOR OPENINGS TO EXTERNAL WALLS.
5. ALL PARAPET EXCEDINING SOOM IN HEIGHT TO BE REINFORCED WITH BRICKFORCE AS PER SANS 10 400. WHERE APPLICABLE, WALLS BETWEEN DWELLINGS AND GARAGE TO HAVE BEAM FILLING TO UNDERSIDE OF ROOFING MATERIAL.
6. INTERNAL WALLS: 230MM AND 90MM THICK AS NOTED ON DRAWINGS.
1. WHERE APPLICABLE, ALL INTERNAL WALLS:
1. WHERE APPLICABLE, ALL INTERNAL WALLS TO BE PLASTERED AND PAINTED TO SPECIFICATION AND COLOURS AS NOTED BY CLIENT. WALL TILING TO AREAS AS NOTED, SPECIFIED BY CLIENT. LICHTING AND VENTILATION.
1. NATURAL LIGHT: MIN. 10% OF HABITABLE ROOM AREA. NATURAL VENTILATION: MIN. 5% OF HABITABLE ROOM AREA.
WINDOWS AND DOORS:
1. EXTERNAL: WHERE APPLICABLE, AS NOTED ON PLAN. CLIENT TO SELECT TYPE. MATERIAL AND FINISHES AS PER CLIENT'S SPECIFICATION I ROMMONGERY TO EXTERNAL AND INTERNAL AS PER CLIENT.

LINTOLS AND BEAMS:
1. WHERE APPLICABLE, ALL OPENINGS TO A MAYURING SOMMAN MINURAL AS PER CLIENT.

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LINTOLS AND BEAMS:
1. WHERE APPLICABLE, AS LORDINGS TO A MAYURING SOMMAN MINURAL TO HAVE BRECAST PRESTRESSED CONCRETE.

1. WHERE APPLICABLE ALL OPENINGS TO A MAYURING SOMMAN MINURAL TO HAVE BRECAST PRESTRICATION.

LINTOLS AND BEAMS:

1. WHERE APPLICABLE ALL OPENINGS TO A MAXIMUM OF 3000MM IN WIDTH TO HAVE PRECAST PRESTRESSED CONCRETE LINTOLS WITH MINIMUM 4 COURSES BRICKWORK WITH GALVANISED BRICKFORCE OVER. LINTOLS BUILT IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

WITH MANUFACTURER'S SPECIFICATIONS.

ROOFS:

1. ROOF COVERINGS, WATERPROOFING SYSTEMS, AND FLAT ROOFS, GUTTERS AND DOWN PIPES TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-L AND SANS 10400-R UNLESS OTHERWISE SPECIFIED FORM 1

2. FIRE RESISTANCE AND COMBUSTIBILITY OF ROOF AND CIELING ASSEMBLY TO COMPLY WITH FIRE ENGINEER'S REQUIREMENTS UNLESS OTHERWISE SPECIFIED IN FORM 1.

a. PITCHED ROOFS:

1. TAUNAS ROOF TILES (LAFARGE OR SIMILAR APPROVED) ON 38X38MM SAP BATTENS TO MANUFACTURER'S SPECIFICATION ON RADENSHILED FOIL ROOF UNDERLAY ON PREFABRICATED TRUSSES DESIGNED BY THE FABRICATOR TO COMPLY WITH THE REQUIREMENTS OF THE RELEVANT SABS SPECIFICATIONS ON 114 X 38MM SAP WALLPLATE. TRUSSES TO BE DESIGNED BY TRUSS SPECIALIST. INSULATION AND SISALTION TO COMPLY WITH SANS 10 400, PART XA. TRUSSES TO BE ADEQUATELY BRACED AND TIED TO WALLPLATE WITH 2X401.2MM GALVANIZED HOOP IRON STRAPS ANCHORED GOOMM DOWN INTO BRICK WALL.

b. LEAN-TO ROOFS:

b. LEAN-TO ROOPS:

1. IBR COLOURPLUS SHEETING @ 2° PITCH ON RADEBSHIELD FOIL ON 228X76MM SAP PURLIN RAFTERS @MAX. 835MM CCS
TO COMPLY WITH TABLE 8 OF SANS 10400, PART L FULL LENGTH SHEETS TO BE USED. MATCHING METAL FLASHINGS
AND COVER FLASHINGS WHERE REQUIRED.

GLAZING:

1. GLAZING TO COMPLY WITH SANS 10400-N.

2. GLAZING TO DOORS AND WINDOWS IN EXCESS OF 1 METER SQUARE OR LESS THAN 500MM ABOVE FFL TO BE SAFETY GLAZING IN ACCORDANCE WITH BUILDING REGULATIONS

GLAZING IN ACCORDANCE WITH BUILDING REGULATIONS
STRUTURAL STEEL AND TIMBER:

1. ALL STRUCTURAL STEEL AND TIMBER WORK TO STRUCTURAL ENGINEER'S SPECIFICATION AND DETAIL. TIMBER TRUSSES /
RAFTERS ARE TO THE DESIGN AND SPECIFICATION OF THE MANUFACTURER WHO IS TO PROVIDE STRUCTURAL ENGINEER'S
APPOINTMENT AND COMPLETION CERTIFICATES. ALL STRUCTURAL STEEL TO BE HOT DIPPED GALVANIZED AND PAINTED WITH
ETCH PRIMER, BASE COAT AND ENAMEL FINISH TO CLIENT'S COLOUR SPECIFICATION.
CEILINGS AND SOFFTIS:

1. 64MM GRETESTONE PLASTERED GYPSUM BOARD CEILINGS ON 38X38MM SAP BRANDERING SPACED AS PER
MANUFACTURER'S SPECIFICATION. CORNICE TO CLIENT'S SPECIFICATION. WHERE NOTED, 100MM THICK THINK PINK
INSULATION CONTINUOUSLY LAID ON STRUCTURAL ROOF ELEMENTS
STEPS:

INSULATION CONTINUOUSLY LAID ON STRUCTURAL ROOF ELEMENTS

STEPS:

1. STAIRS TO COMPLY WITH SANS 10400, PART M. WHERE APPLICABLE, STAIRCASES TO BE REINFORCED CONCRETE TO

STRUCTURAL ENGINEER'S DETAILS AND SPECIFICATIONS. STEEL STAIRCASES TO BE CONSTRUCTED IN ACCORDANCE WITH

STRUCTURAL ENGINEER'S DETAILS AND SPECIFICATIONS AND WHERE APPLICABLE, TO COMPLY WITH SANS 10400, ART T.

FINISHES AS PER CLIENT'S SPECIFICATIONS.

2. MAXIMUM RISER: 200MM AND MINIMUM TREAD: 250MM

RAINWATER GOODS:

1. ALUMINIUM GUITTERS WITH CONCEALED FIXING ON 225X10MM FIBRE CEMENT FASCIA BOARDS WITH 100X75MM PVC

DOWNPIPES, COLOUR TO CLIENT'S SPECIFICATION.

DRAINAGE & STORMWATER:

1. DRAINAGE SYSTEM TO COMPLY WITH DETAIL REQUIREMENTS OF SANS10400-P OR OTHERWISE SPECIFIED IN FORM 1.

2. STORMWATER DISPOSAL TO COMPLY WITH DETAIL REQUIREMENTS OF SANS10400-R OR OTHERWISE SPECIFIED IN FORM 1.

3. ALL PLUMBING WORK TO BE UNDERTAKEN BY A REGISTERED PLUMBER IN ACCORDANCE WITH LOCAL AUTHORITY'S

REGULATIONS, SOLI PIPES: 100MM @ MINI 1:60 FALLWASTE PIPES: 50MM @ WITH DEEPSEAL TRAPS ENTERING SEPARATELY

INTO SOLI AND VENT STACKS.

4. VENT PIPES: 100MM Ø, RODENT PROOFED. ALL BRANCH PIPES GREATER THAN 6M IN LENGTH TO BE VENTED SEPARATELY

INTO SOLI AND VENT STACKS.

DRAINAGE PIPES BELOW BUILDING OR WITH LESS THAN 450MM GROUND COVER TO BE ENCASED IN CONCRETE. NO JUNCTIONS WITHIN WALLS, SLABS OR UNDER SUFFACE BEDS. SEWER PIPES TO BE LAID AT 1:60 MIN FALL AND 1:15 MAX FALL. ALL DRAIN PIPES LAID UNDER BUILDINGS TO BE ENCASED IN 100MM THICK CONCRETE ALL ROUND WITH 4 OFF Y12 BARS. ALL I.E.'S TO BE MARKED AT GROUND LEVEL WITH AN APPROVED MARKER WHERE UNDER PAVED AREAS. NO RW OUTLETS WITHIN 2450MM OF QUILLEY TRAPS, INVERTIE LEVEL, @ HEAD OF PORIN TO BE MIN. 450MM BELOW NATURAL GROUND LEVEL. HEAD OF DRAINS TO HAVE A 50MM O YENT STUBSTACK. DEPTHS OF SEWER TO COMPLY WITH THE ENGINEER'S DEPARTMENTS REQUIREMENTS GEYSER SUPPORT (SANS 1040, PART L'2011), I X ADDITIONAL BOTTOM CHORD OF THE SAME SIZE OF A CONCRETE SAME SIZE OF THE SAME SIZ DRAINAGE PIPES BELOW BUILDING OR WITH LESS THAN 450MM GROUND COVER TO BE ENCASED IN CONCRETE, NO

FIRE PROTECTION:

1. ALL FIRE EQUIPMENT, POSITIONING AND PROTECTION TO BE IN ACCORDANCE WITH THE FIRE ENGINEER'S DESIGN UNLESS

1. ALL FIRE EQUIPMENT, POSITIONING AND PROTECTION TO BE IN ACCORDANCE WITH THE FIRE ENGINEER'S DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1.
2. ACCESS AND ESCAPE DOORS ON ANY EMERGENCY ROUTE MAY ONLY BE FITTED WITH LOCKING DEVICES APPROVED BY LOCAL AUTHORITY.
3. STRUCTURAL ELEMENTS & COMPONENTS TO COMPLY WITH T4.7
HEALTH & PUBLIC SAFETY:
1. CHANGES IN LEVEL, RAMPS AND DRIVEWAYS, AND ACCESS TO SWIMMING POOLS TO COMPLY WITH DETAIL REQUIREMENTS OF SANS10400-D OR OTHERWISE SPECIFIED IN FORM 1
2. STOREROOMS & DISCONNECTING LOBBIES TO ALL TOILETS TO BE INDEPENDENTLY AND ADEQUATELY LIT & VENTILATED IN COMPLANCE WITH SANS 10400-S.
3. THE MEANS FOR PROVIDING FACILITIES FOR PEOPLE WITH DISABILITIES IS IN ACCORDANCE WITH SANS 10400-S OR OTHERWISE SPECIFIED IN FORM 1

Signatures: HOA:

Signatures:

Client Name:

Architect: Architect Name: GORDON BARNARD SACAP no: PR ARCH 2475 0829 ...

Signatures:







INEX DEVELOPMENTS

Erf 3306, Sea Vista, St. Francis

Sea Glades Drive, Sea Vista, St Francis

Drawing Unnamed Project No. Scale

21389*00 1:400 Drawing No Revision No. Date A116 Issued for:

INFORMATION





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