

Ground floor plan -Building A-Scale 1:100



owner/contrator/developer: No construction may proceed on site prior to the approval of drawings by the local authority. Any building work that commences prior to building plan approval is completely at the owner's own risk - The architect may not be held responsible

for any loss or damage whatsoever that may result from building works without approved building plans. Contractor to check all levels and dimensions prior to

Any discrepancies on drawings must be pointed out by the contractor to the architect prior to construction. If in doubt ask the architect.

soil conditions:

The owner is responsible for soil tests.

commencement of any work.

land surveyor note: The site must be identified by a registered Land surveyor. The ownership of the Land must verified prior to setting out of

All works to be set out by the land surveyor. The council must be issued with a lands surveyor's Certificate of confirmation.

Levels are approximate and must be varified by the contractor prior

to pricing and construction.

certificates required: The following certificates of compliance to SABS and NBR standards may be required from the contractor by the architect/owner

FOUNDATION CERTIFICATE: Engineer CHEMICAL TREATMENT OF SOIL: Specialist DPC: Council Inspector PLUMING AND DRAINAGE: specialist sub-contractor ELECTRICAL INSTALLATION: specialist sub-contractor LAND SURVEYOR: land surveyor CIVIL WORKS and STORMWATER: engineer TRAFFIC and ROAD MARKINGS: engineer FIRE SAFETY CERTICIATE: specialist and/or council LIGHTNING PROTECTION: specialist sub-contractor ROOF STRUCTURE: specialist sub-contractor and/or engineer ROOF COVERING: specialist sub-contractor and/or engineer CONCRETE SLABS: specialist sub-contractor and/or engineer WATERPROOFING: specialist sub-contractor GLAZING: specialist sub-contractor

MECANICAL VENTILATION: specialist sub-contractor and/or engineer Materials and finishes:

All finishing products such as window frames, roof tiles, tiles, comices, etc must be approved by the developer/architect before ordering and installation.

All product used must comly to SABS standard and Local Authority Requirements.

Local Authority notes: **Building Standards:**

All work must comply to the NATIONAL BUILDING REGULATIONS and applicable SABS and NHBRC standards.

Drawings may not be scaled for construction purposes.

All drawings must be read in conduction with one-another. Notes reflected on drawings apply for the entire project and works.

Any discrepancies on drawings must be pointed out by the contractor to the architect prior to construction and submission of tenders.

If in doubt ask the architect.

Drainage notes: Soil pipes to be 100 mm dia. PVC - Fall min 1:60 Waste pipes to be 50 mm dia. Waste fitting to have re-seal traps 60 mm deep

Provide anti-vac bottle traps to all waste fittings IE's to all bends and junctions to have marked covers

RE's to head of drain and at all changes of

direction of soil pipes. Foundations to be protected where soil pipes

go under buildings. Vent pipes to extend min 2.1m above window openings.

boundary walls:

All boundary wall foundations not to acceed site perimeter. Provide constuction joints at between 4500 - 7500 centres if not indicated on boundary wall elevations

typical section

scale 1:50

Thickness Max. height Piers 115 0.8 0 115 1.4 240 x 230 a 240 x 230 at 1800 centres 480 x 350 at 3500 centers 230 2.3

geyser note: to comply with SABS 0254

balustrade note:

all balustrades must be min 1000 mm high with openings not larger than 100 mm

to be installed at all areas where a floor level differance of 450 mm occurs

window openings on levels above ground floor, must be provided with a balustrade where an opening section is lower than 1000 mm affl

ALL GLAZING TO COMPLY WITH NBR-PART N & SABS 0137

DIMENSIONS GLAZING nominal glass thickness maximum size of pane, sqm

4mm

any pane of glass installed in any door shall, be saftey glass and shall have a nominal thickness of not less than 6 mm.and doors not likely to be apparent to any person approaching

Any glass lower than 500mm from floor finish shall

Any windows at staircases must be safety glass

flashing note: provide 0.8 mm flashing at all parapets

and areas where the roof line changes brickwork expansion joints:

refer to engineer for brickwork expansion joints

revisions

all drawings must be read in conjunction with one another

notes on drawings apply to the project as a whole contact the architect for the latest list of drawings refer to drawing list for latest revisions on drawings rev 6 Council drawings

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architects eg no. 455

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Scale ASW

