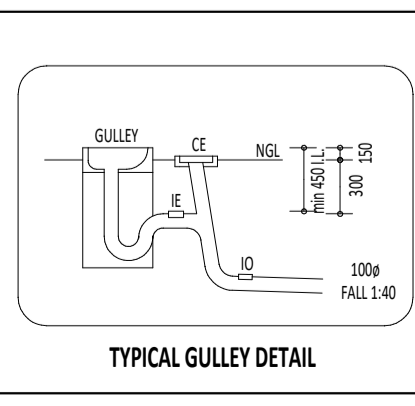


GENERAL NOTES
 All design, construction and building work must be done in accordance with the applicable provisions contained in the National Building Regulations and Standards Act, 1977 (Act 103 of 1977) and applicable Municipal By-laws.
 The quality of all materials and workmanship must comply with the applicable standards as stipulated by the South African Bureau of Standards (SABS). Where applicable, all structural work must be designed by a qualified engineer, while all electrical and plumbing work must be designed by a registered electrical and plumbing engineer. All lighting of which the span exceeds 2400mm must be spanned by a precast beam or by reinforced concrete according to engineering specifications. All lighting must be done according to the contract and to the satisfaction of the owner.
 The contractor must compare all levels, heights and dimensions on the site with the working drawings and must verify them before work commences. Vigilance must be taken that where any conflicts exist between the working drawings and the specifications contained in the contract, the contract will apply. The contractor is responsible for checking the proposed structure on the site. Under no circumstances may the working drawings be altered and only dimensions indicated may be used. If a dimension is lacking or if there is a discrepancy, these must be cleared with the architect or draftsman before any work is undertaken. The responsibility of the architect or draftsman does not extend to any structures that might have been constructed on the property concerned and can not be held responsible for any delay in the approval of the plans due to such errors or as a result of any administrative problem not under the architect's control. Unless expressly otherwise agreed, the client shall be responsible for the submission of the building plans.

GLASS:
 WINDOWS, LIGHTING, VENTILATION AND GLAZING (Part N and O of SANS 10400 and the National Building Regulations)
 All glazing must comply with SANS specification 3000.
 Cleared openings of windows for the purpose of natural light in habitable rooms shall not be less than 10% or 0.2 square meter, whichever is the greater of the floor surface area of the room they serve.
 The total surface area of an opening, door or glazed operable window which is provided for natural ventilation, must not be less than 5% or 0.2 square meter, whichever is the greater of the floor surface area of the room it serves.
SAFETY GLASS: 6mm thick safety glass must be fitted in all glass doors and glass sliding doors and must be marked for visibility. Panes less than 300mm off the finished floor surface that are not guarded by a barrier must be of 6mm thick safety glass.
 All windows on the first and subsequent floors must be fitted with 6mm thick safety glass and burglar bars.
 If designed in that manner, glass opening in stair railings and balustrades must be of 6mm thick safety glass.
 Glass used in both screens and shower enclosures must be of 6mm thick safety glass.
 Both end and side windows must be fitted with rigid, fixed or obscured glass.
NOMINAL THICKNESS OF GLASS: The nominal thickness of ordinary clear float glass in proportion to the surface of the glass pane concerned must be as follows: 6-7.5 square meters: 6mm thick; 7.5-15 square meters: 6mm thick; greater than 15.0 square meter: 6mm thick. HOT WATER SYSTEMS must comply with SANS 5054.

DRAINAGE:
 PLUMBING (Part P of SANS 10400 and the National Building Regulations)
 An inspection eye (if) must be inserted at all bends, connections and gradient changes, in site drains, whilst a cleaning / rodding eye (or) (re) must be inserted at the start or highest point, at all direction changes of more than 45 degrees, within 1500mm from the connection of a branch drain, sewer tank or septic tank, and not less than every 25 meters, where applicable. Every cleaning eye must be provided with a permanent access which is covered at normal or finished ground level with an adequate and suitable marked removable device. Not less than one gully (if) must be provided in the open air for every site drain at its lowest point. A fresh water tap which maintains the sewer's water level must be provided over the gully. All hand wash basins (M), bathrooms (B), showers (S), sinks (I) and washrooms (W) must be provided with suitable traps and water seals. Shower traps must be of brass. Anti-rod traps must be provided on all sanitary fixtures on the second and subsequent levels of buildings. Sewer and soil pipes (S), unless otherwise indicated on the working drawings, must be laid in a straight line between any point where a change of direction or slope occurs, and must be laid at a nominal slope of not less than 1:50. Sewer pipes must be covered by not less than 300mm thick soil, while downpipes of buildings that cross a sewer the which runs under the building, must be steel reinforced. Sewer lines running under buildings must be encased in 100mm concrete and may not change direction or slope under the building. Site and branch sewer pipes must be laid not less than 100mm from any structural member of a building, not where the distance is less than 500mm, it must be laid at foundation level or be encased in 100mm thick concrete. All washpipes (W) must be of a diameter of 50mm. Every site sewer must be provided with at least one gully at its lowest point of which the overflow height must not be less than 150mm above the surrounding finished ground level and not less than 50mm above any permanent paving surrounding it. HOT WATER SYSTEMS must comply with SANS 5054.



NR. NO.	DATE	DESCRIPTION
B	2021/03/10	2ND ISSUE FOR APPROVAL
A	2021/03/04	FIRST ISSUE FOR APPROVAL

J DESIGNS
 PROFESSIONAL ARCHITECTURAL SERVICES

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PROJECT	PROPOSED NEW DEVELOPMENT FOR BIG 5 FUEL ON PORTION 41 KLUPELAND	ARCHITECT	JAN MINNE	ENGINEER		CLIENT	
SCALE	AS SHOWN	TEKENING NR.	101	DRAWING NO.	B		
DATE	2021/03/04	PROJECT ARCHITECT	JAN MINNE	PROJECT NO.	21/1440		
TEKENING		DRAWING		SITE DEVELOPMENT PLAN			