

GENERAL NOTES:

- All work to comply with SANS 10400 and Local Municipal By-Laws.
- All drawings shall be prepared in accordance with the measurement of work.
- All dimensions, angles and levels to be checked. All site preparation work is put to hand. Architect to be notified of discrepancies prior to the undertaking any work.
- Drawings are not to be scaled: Figured dimensions to be used only. All dimensions are, unless otherwise specified, in millimeters.
- Drawings are to be read in conjunction with Structural, Civil drawings.
- All glazing to comply with NBR SANS 10400-N:2010 3RD Edition.
- All balustrading to be minimum one meter high and to comply with the requirements of SANS 10400 - D
- All stairs to comply with SANS 10400-M
- Soil Poisoning to be in accordance with SABS 0124.
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STRUCTURAL NOTES:

- The Drawing to be prepared by Professional Structural Engineer's Detail:
 - Foundations, RC Floor Slabs, Beams and Columns.
- Note: Foundations are not to encroach Servitudes and/or Boundaries.
- pc lintels to all non beam openings
- off shutter conc. to be cleaned and rubbed down

all structural work, rc slabs, columns, foundations, pc lintels over openings & walls to engineers design & details foundations & slabs on fill to engineers details

HEALTH NOTES:

Artificial Lighting & Ventilation to comply with SANS 10400-O
 were not ventilated directly to open air, to be mechanically ventilated with fresh air at a minimum rate of 23 l/s per person, with a velocity not exceeding 0.3 m/s or less than 0.2 m/s
 artificial lighting to be minimum 350 lux.

SETTING OUT:

THE BUILDING IS TO BE SET OUT BY PROFESSIONAL LAND SURVEYOR USING ELECTRONIC MEDIA

DRAINAGE

all sanitary fittings to be trapped in accordance with local authority by-laws
 inspection eyes to be provided at all bends, junctions and change in direction
 all gully surrounds and manhole covers to be 75mm above gfd.
 anchor blocks to be provided where gradient exceeds 1:5
 1000 upvc ribbed pipe laid where any structure passes over sewer line being protected from any loads imposed on the drain

- 0 100 PVC SEWER PIPE @ MIN 1:80 FALL
- 0 100 PVC STORMWATER PIPE @ MIN 1:80 FALL
- 1000 upvc ribbed pipe laid where any structure passes over sewer line being protected from any loads imposed on the drain

GENERAL NOTE

1. all dimensions to be checked on this drawing prior to commencement of work or manufacture of pre-constructed components, discrepancies are to be brought to the attention of the author of this drawing.

2. STRUCTURAL ENGINEER:

all reinforced concrete foundations, retaining walls, columns, slabs & surface beds to be designed and supervised by a professional engineer. This drawing is to be read in-conjunction with necessary structural engineers details.

3. DRAINAGE:

where drains pass under buildings they are to be protected to the satisfaction of the sewer / drainage inspector. To be confirmed prior to commencement of new drainage installation.
 inspection eyes at all changes of direction / gradient
 all drainage to comply with sans 10400 part D
 for stormwater drainage refer to engineers drawings.

4. GLAZING:

all glazing to comply with sans 10400 part n, sabs 0137 & aasama regulations

5. ARTIFICIAL VENTILATION:

Internal bathrooms to be supplied with outside air at a rate of 25 litres per second

6. NATURAL LIGHTING:

all habitable rooms to be provided with glazed openings with a total area not less than 10% of the floor area of the room in compliance with sans 10400 part o

7. NATURAL VENTILATION:

all habitable rooms to be provided with opening windows or doors in an area not less than 5% of the floor area of the room in compliance with sans 10400 part o

8. PLUMBING:

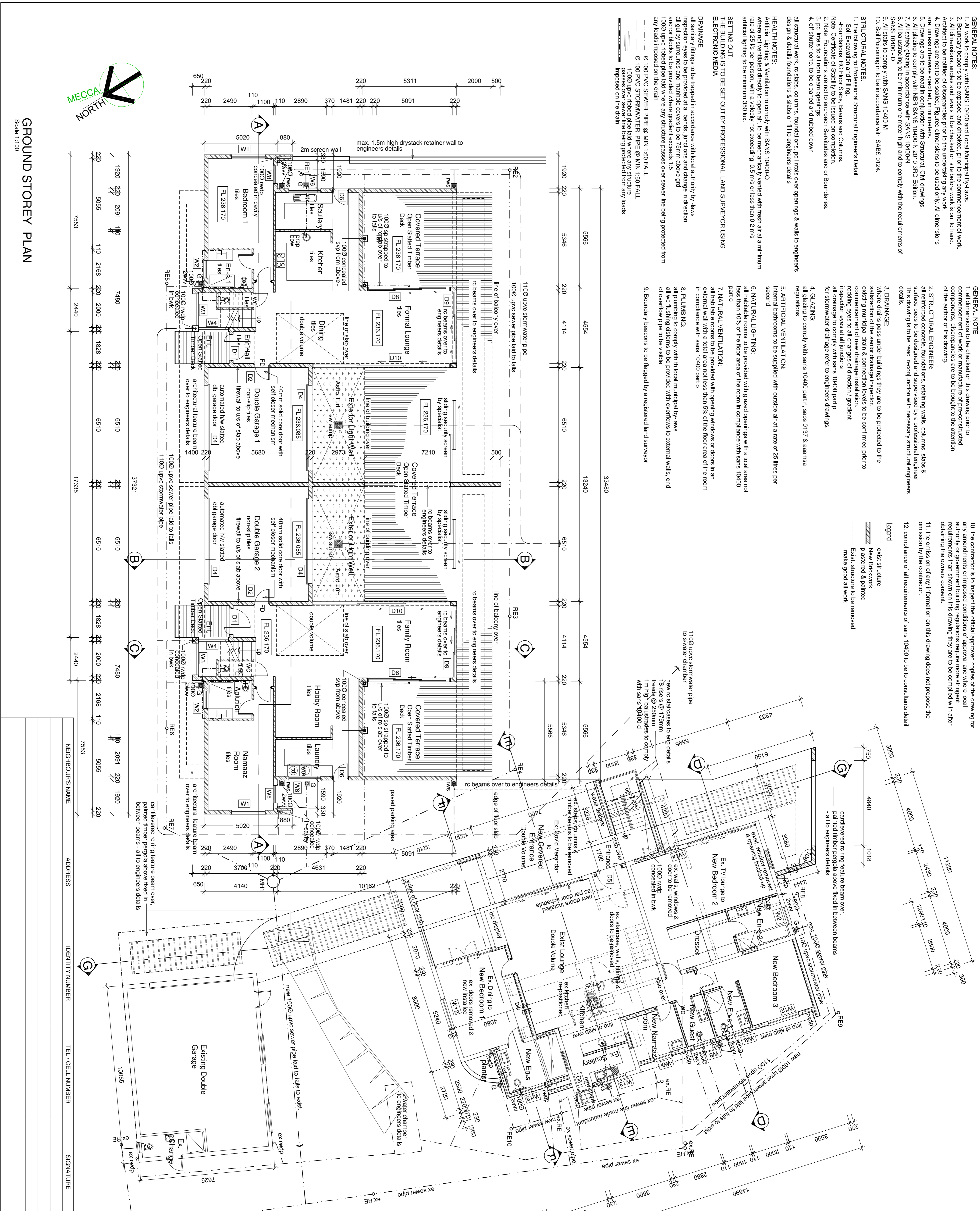
all plumbing to comply with local municipal by-laws
 all wc flushing systems to be provided with overflows to external walls, and of overflow pipe to be visible

9. Boundary Beacons to be flagged by a registered land surveyor

- The contractor is to inspect the official approved copies of the drawing for any amendments or imposed conditions of approval and where local authority or government building regulators require more stringent requirements than shown on this drawing they are to be complied with after obtaining the owners consent.
- The omission of any information on this drawing does not prepose the omission by the contractor.
- compliance of all requirements of sans 10400 to be to consultants detail

Legend

- exist structure
- New Brickwork
- New plastered & painted
- Exist. structure to be removed
- make good all work



GROUND STOREY PLAN
 Scale 1:100

NEIGHBOUR'S NAME	ADDRESS	IDENTITY NUMBER	TEL. CELL NUMBER	SIGNATURE

Client's Signature: _____

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PROPOSED 2nd DWELLING & ADDITIONS & ALTERATIONS TO EXISTING DWELLING ON REM OF ERF 1867 WESTVILLE AT 10 QUEENS AVENUE FOR

SUBMISSION: GROUND STOREY PLAN

Drawn	HKA	Checked	SB
Date	19 JULY 2017	Drawing No	SB-52
Scale	1:100 (A1)		101