

## H4 - DWELLING

GENERAL NOTES:

ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS. NOTES IN RESPECT OF S.A. STANDARD CODE OF PRACTICE - THE APPLICATION OF THE NATIONAL BUILDING REGULATIONS , SANS 10400.

THESE ARE FOR SUBMISSION ONLY; THEY ARE NOT CONSTRUCTION DRAWINGS ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE

CONTRACTOR/SUBCONTRACTOR PRIOR TO CONSTRUCTION THESE DRAWINGS ARE NOT TO BE SCALED; ONLY DIMENSIONS AND LEVELS ARE TO BE USED. ANY DISCREPANCIES ARE TO BE REPORTED TO THE OFFICE OF THE

ARCHITECT IMMEDIATELY. DATUM LEVEL TO BE ESTABLISHED ON SITE BY CONTRACTOR PRIOR TO FLOORS TO COMPLY WITH SANS 10400 - J:-CONSTRUCTION

STRUCTURE TO COMPLY WITH PART H, J, K, L or N OF SANS 10400:-

- ALL STRUCTURAL WORK TO ENG'S DETAIL TO COMPLY SANS 10400 COLUMNS:- ALL STRUCTURAL COLUMNS BY ENGINEER
- PUBLIC SAFETY TO COMPLY WITH SANS 10400 D:-
- BALUSTRADING: ALL TO DETAIL. MIN 1000mm HIGH, TO COMPLY WITH SANS 10400 PARTS B, T AND K.

SITE OPERATIONS TO COMPLY WITH SANS 10400 - F:-

FOUNDATIONS TO COMPLY WITH SANS 10400 - H:-

REINFORCED CONCRETE FOUNDATIONS TO STRUC. ENG. DETAIL. FOUNDATIONS TO BE MINIMUM 300mm BELOW NGL

FINISH AS PER SPECIFICATIONS ON CEMENT SCREED ON 100mm CONCRETE SURFACE BED CONCRETE SURFACE BED WITH BRC MESH ON 250 MICRON GUNPLAS GREEN UNDERLAY ON WELL COMPACTED AND POISONED

SOIL. (POISONING BY SPECIALIST TO LOCAL AUTHORITY'S

WALLS TO COMPLY WITH SANS 10400 - K:-

EXTERNAL WALLS - IMPERIAL BRICK. FINISH TO DETAIL INTERNAL WALLS - IMPERIAL BRICK. FINISH TO DETAIL

RETAINING WALLS - TO ENGINEER'S DETAIL - TO BE DRAINED WITH AGRICULTURAL DRAIN CONNECTED TO STORMWATER MANAGEMENT SYSTEM. · BRICKFORCE IN EVERY COURSE FOR MIN 5 COURSES ABOVE

LINTOLS. · CONTINUOUS DPC AND ANT GUARD AT SLAB LEVEL AND AT

WINDOW CILLS AS REQUIRED BY THE LOCAL AUTHORITY AND IN ACCORDANCE WITH NBR AND WINDOW SYSTEMS. · GALVANISED WIRE TIES OR EQUAL TO BE BUILT INTO ALL EXTERNAL ALL AREAS TO BE ARTIFICIALLY LIT WALLS AT 800mm CENTRES HORIZONTALLY AND EVERY 6TH COURSE

ROOF TO COMPLY WITH SANS 10400 - L:-

VERTICALLY.

REFER TO SECTIONS & ELEVATIONS FOR ROOF PITCH APPROVED ROOF TILES ON 50X75mm TIMBER PURLINS @ MAX GALV. HOOP IRON, THREADED THROUGH 4 COURSES OF BRICKWORK AND REPAIRS 40mm INSULATION BLANKET

REINFORCED CONCRETE SLAB TO ENG'S DETAIL



STAIRWAYS TO COMPLY WITH SANS 10400 M

GLAZING TO COMPLY WITH SANS 10400 N

WINDOWS:- ALL NEW WINDOWS TO BE POWDER COATED

ALUMINIUM SECTIONS, GLAZING TO COMPLY WITH PART N SANS 10400. SOIL AND WASTE PIPES. CLEAR GLAZING THROUGHOUT. SAFETY GLASS TO WINDOWS AND DOORS TO COMPLY WITH SANS 10400

LIGHTING & VENTILATION TO COMPLY WITH SANS 10400 O

TOILETS TO BE LIT TO MINIMUM 160 LUX

MECHANICALLY VENTILATED EXTRACTION OF TOILETS TO BE MINIMUM 600mm BEYOND THE BUILDING. 20L/SEC/FITMENT

DRAINAGE TO COMPLY WITH SANS 10400 P

## ALL WASTE PIPES:

- TO BE FITTED WITH A 65mm RE-SEAL TRAP.
  - EXCEEDING 2500mm TO JUNCTION, TO BE FITTED WITH ANTI-

ALL SANITARY FITTINGS:- TO BE TRAPPED IN ACCORDANCE WITH STORMWATER TO COMPLY WITH SANS 10400 R LOCAL AUTHORITY REGULATIONS. INSPECTION EYES TO BE FITTED TO ALL BENDS AND JUNCTIONS

AND TO BE MARKED AT GROUND LEVEL. RODDING EYES TO BE PROVIDED AT ALL BENDS AND JUNCTIONS OF 100mmØ RWDP'S

ALL SOIL PIPES TO BE MIN 100mmØ

- VENT STACKS TO COMPLY WITH SANS 10400
- ALL VENT VALVES TO BE 2 WAY VENT VALVES

WHERE A DRAIN PASSES UNDER A BUILDING IT MUST BE HIGH DENSITY PVC ENCASED IN 150mm CONCRETE ALL ROUND AND MUST BE IN A STRAIGHT RUN UNDER THE BUILDING WITH NO BENDS OR JUNCTIONS AND MUST HAVE IE'S AT EACH END AT A MINIMUM OF

WHERE A DRAIN PASSES UNDER A TRAFFICABLE AREA IT MUST BE HIGH DENSITY PVC ENCASED IN 150mm CONCRETE ALL ROUND. WHERE THE VERTICAL DROP FROM SOIL FITTINGS TO THE MAIN DRAIN EXCEEDS 1200mm, THESE FITTINGS ARE TO BE ANTI-SYPHON FITTED.

RAINWATER GOODS:- RC BALCONY SLABS UNDER TIMBER DECK TO BE FITTED WITH FULLBORE DRAINAGE FITTINGS AND CONNECTED TO

FIRE PROTECTION TO COMPLY WITH SANS 10400 T

SAFETY DISTANCES TO COMPLY WITH TT2.

- ALL MATERIALS TO COMPLY WITH TT5
- ROOF ASSEMBLIES AND COVERINGS TO COMPLY WITH TT12. ALL CEILINGS TO COMPLY WITH TT13.
- ALL FLOOR COVERINGS TO COMPLY WITH TT14.
- ALL WALL FINISHES TO COMPLY WITH TT15.
- SERVICE PIPES, CONDUITS, AND SLEEVES TO COMPLY WITH TT41. FIRE INSTALLATION TO COMPLY WITH SANS 10400 W

ENERGY USAGE TO COMPLY WITH SANS 10400 XA

450mm, RAFTERS TO ENG'S SPEC & DETAIL WALLPLATE TIED DOWN WITH · TO BE ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR CLEANING · ACCESS PANELS TO BE FITTED TO ALL DUCTS & TO HAVE A 2 HOUR FIRE RATING

