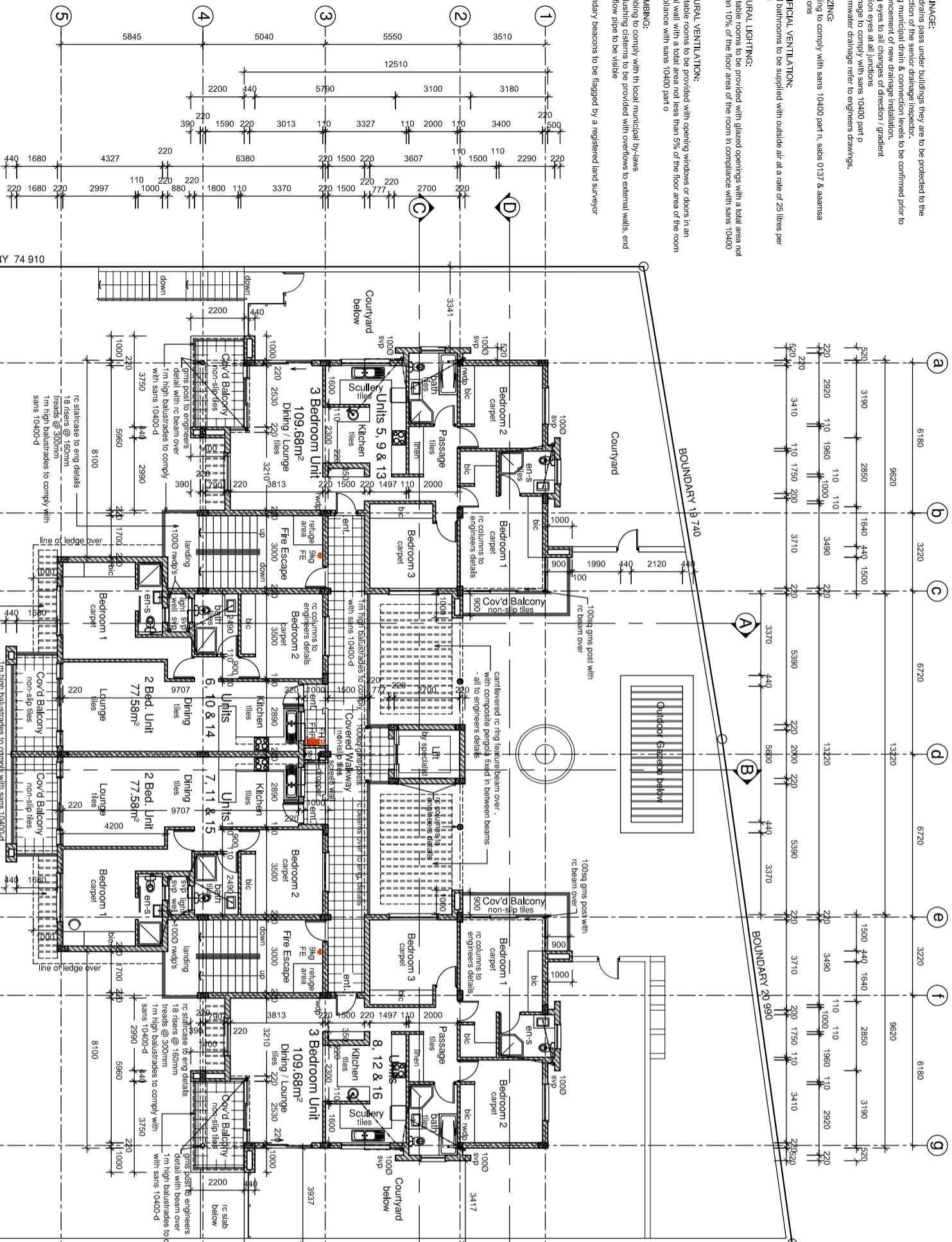


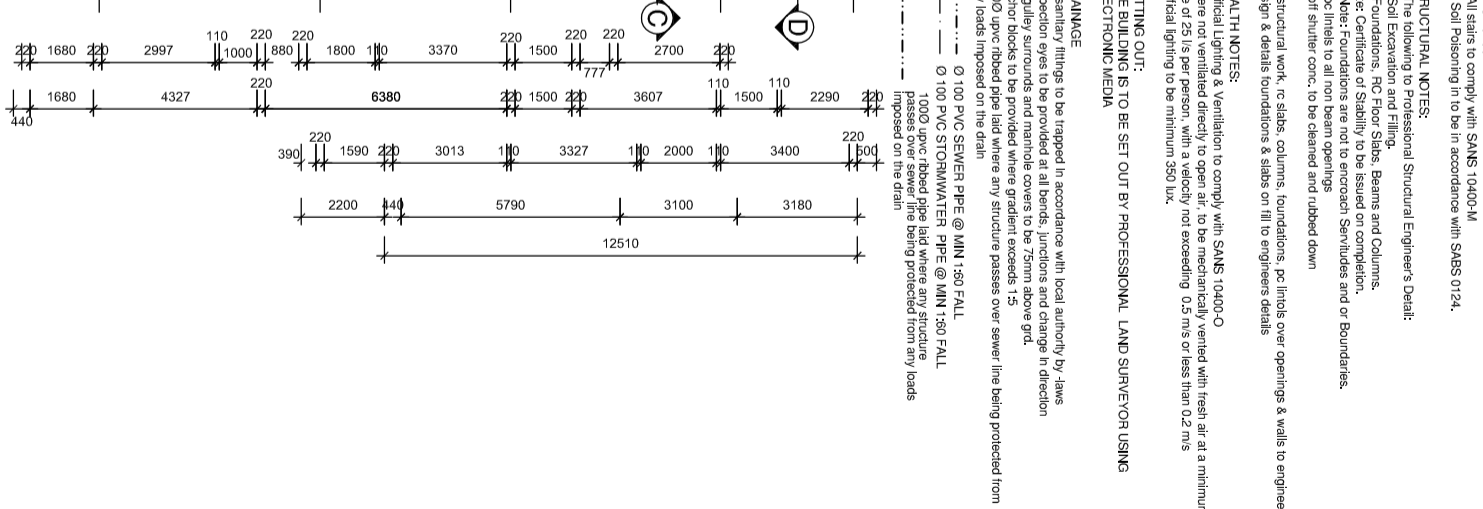
- GENERAL NOTE:**
1. All dimensions to be checked on this drawing prior to commencement of work or manufacture of pre-constructed components. Discrepancies are to be brought to the attention of the client on this drawing.
 2. **STRUCTURAL ENGINEER:** all reinforced concrete, foundations, retaining walls, 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 senior drainage inspector. Existing municipal drain & connection levels to be confirmed prior to commencement of new drainage installation. Roofing eyes at all junctions of new drains to be confirmed prior to commencement of new drainage installation. All drains to be installed with 10000 part 2 for stormwater drainage refer to engineers drawings.
 4. **GLAZING:** all glazing to comply with sams 10400 part n, sabs 0137 & aasma 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 sams 10400 part o
 7. **NATURAL VENTILATION:** all habitable rooms to be provided with opening windows or doors in an external wall with a total area not less than 5% of the floor area of the room in compliance with sams 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

10. The contractor is to inspect the official approved codes of the drawing for any amendments or imposed conditions of approval and where local authority or government building regulations require more stringent requirements than shown on this drawing they are to be complied with after obtaining the owners consent.
11. The omission of any information on this drawing does not propose the omission by the contractor.
12. Compliance of all requirements of sams 10400 to be to consultants detail



Typical First, Second & Third Storey Plan
Scale 1:100

- GENERAL NOTES:**
1. All work to comply with SANS 10400 and Local Municipal By-Laws.
 2. Boundary beacons to be exposed and checked prior to the commencement of work.
 3. All dimensions, angles and levels to be checked on site before work is put to hand.
 4. All drawings are to be checked and approved prior to the start of any work.
 5. Drawings are to be read in conjunction with Structural Civil drawings.
 6. All glazing in accordance with SANS 10400-N.
 7. All safety glazing in accordance with SANS 10400-N2010:3RD Edition.
 8. All balustrading to be minimum one meter high and to comply with the requirements of SANS 10400 - D
 9. All soils to comply with SANS 10400-M
 10. Soil Poisoning in to be in accordance with SABS 0124.
- STRUCTURAL NOTES:**
1. The following to Professional Structural Engineer's Detail:
 - Soil Excavation and Filling
 - Foundations, RC Floor Slabs, Beams and Columns.
 - Note: Certificate of Stability to be based on competent.
 - 2. RC structural services and Boundaries.
 - 3. pc inlets to all non beam openings
 - 4. all stubber conc. to be cleaned and rubbed down
- HEALTH NOTES:**
- Artificial Lighting & Ventilation to comply with SANS 10400-O where not ventilated directly to open air, to be mechanically vented with fresh air at a minimum rate of 25 l/s per person, with a velocity not exceeding 0.5 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 grid.
- 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 1:50 FALL
- 1000 upvc ribbed pipe laid where any structure passes over sewer line being protected from any loads imposed on the drain



- Fire notes:**
- Building Classification = H4
 - Fire protection and installation to comply with SANS 10400:2011 Part 1.
 - Floor covering to comply with SANS 10400:2011 Part 14.14.
 - The provision of escape routes to comply with SANS 10400:2011 Part 14.16.
 - The travel distance to the nearest fire escape is at least 45m.
 - Fire hose reels shall comply with the requirements of SANS 10400 Part 1.4.33 & T.4.34 and shall be maintained in accordance with the requirements in SANS 1475.2.
 - Fire hose reel water supply to be connected safely from the fire reticulation water supply pipe. FHR water supply to comply with SANS 10400:2011 Part 14.33 and SANS 10400:2011-W.
 - Contractor & Owner to make sure that all new fire hose reels that are installed, shall comply with the requirements in SANS 543, shall be installed in accordance with SANS 10105-1 and SANS 10400:2011-W, and shall be maintained in accordance with the requirements in SANS 1475.2.
 - Fire extinguishers to be installed to comply with SANS 10400:2011 Part 14.37. 1 x 9kg for every 200m².
 - Fire signage (escapes & fire fighting equipment) to be installed and maintained by the owner in accordance with SANS 10400:2011 Part 14.23.
 - Handrails to comply with SANS 10400:2011 Part 1.4.23

DRAWING NO. 17-044_SUB_04		REVISED DATE: 11-10-2017
SCALE: 1:100 (A1)	REVISIONS:	DRAWN BY: HK
DRAWING DESCRIPTION: Typical 1st, 2nd & 3rd Floor Plan		
SUBMISSION TITLE: Submission Drawing		
PROJECT TITLE: Proposed Multi Unit Development on Pin 34 (of 3) of Erf 427 Brickfield at 49 Silver Oaks Avenue		
CLIENT OWNER DETAILS: AH Trading		
CONSULTANT: HOKY H A F O O N K A D E R A R C H I T E C T S studio : 5175a (dunbar street) phone : 0343037882 email : hokya@hokya.co.za REGD: F/S A/N 1 8100327		
OCCUPANCY : H4		