

CONSTRUCTION NOTES

1. ALL DRAINAGE WORK AND MATERIALS ARE TO COMPLY WITH THE 2011 NATIONAL BUILDING REGULATIONS WITH THE SABS 604-1910 NATIONAL BUILDING REGULATIONS PART P. 2. ALL ROOF TRUSSES TO BE DESIGNED & CERTIFIED BY A PROFESSIONAL ENGINEER ON 114 X 38MM SA PINE WALLPLATE.

3. PROVIDE DEEP SEAL TRIMPS TO ALL FITTINGS, JUNCTIONS OF ALL SOIL AND WASTE PIPES, SILL INSULATION AND WASTE PIPES. 4. ALL INSULATION TO BE ACCESSIBLE AT ALL TIMES. 5. ALL INSULATION TO BE PROTECTED BY A MARKED COVER AT GROUND LEVEL. 6. PROVIDE 100mm AND 50mm WERE POSSIBLE, TWO WY VENT VALVES TO ALL WASTE PIPES TO BE MINIMUM OF 100mm.

7. ALL WASTE PIPES TO BE BROKE OVER ALL PIPES, FITTINGS ARE TO BE FULLY ACCESSIBLE. 8. ACCESS TO BE PROVIDED 150mm ABOVE GROUND LEVEL AT THE FOOT OF ALL SOIL STACKS. 9. PROVIDE 200mm WATER SUPPLY TO ALL FITTINGS. 10. PROVIDE HOT AND COLD WATER TO ALL WASH HAND BASINS (WHBS), SINKS, PEST BINS, SHOWERS AND BATHS.

11. WASTE AND SOIL PIPES ARE TO CONNECT SEPARATELY TO STACK UNDER WINDROOF WITH GLASS TO COMPLY WITH WWS & WWS OF WBS AND WINDROOF TO ALL WINDOWS TO FINAL SPECS.

12. CEILING: GYPSUM BOARD CEILING FINISH TO BE 2500MM SA PINE FRAMEWORK 40MM CEILING TO BE SHIMMED AND PAINTED. CORNICES TO FINAL SPECS.

13. FLOOR FINISHES AS SPECIFIED ON PLAN FLOOR TO BE 25MM CORNIT SCREED ON R.C. SURFACE BED TO ENGINEERS DETAILS WITH BRG MESH ON SABS APPROVED DPM ON WELL COMPACTED & POISONED SOIL.

14. FOUNDATIONS: ALL FOUNDATIONS ARE TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DESIGN AND DETAIL AND TO STRUCTURAL ENGINEER'S APPROVAL.

15. SINKING: SINKING TO FINAL SPECS. PVC RAIN WATER GOODS, 100MM PVC SEWER PIPE, 100MM PVC SEWER PIPE ON ANCHOR BLOCKS, 100MM RIPPED UPVC SEWER PIPE UNDER BUILDINGS & DRIVEWAYS. ALL RETAINING WALLS AND UNDERPROOFING TO ENG DETAILS AND STORMWATER CHANGES WITH STEEL BRACING, R/C BEAM TO ENGINEER'S DETAILS. TIMBER BEAMS TO ENGINEER'S DETAILS STAIN AND WASH TREATMENT AS PER FINAL SPECS. SLOTTED DRAINS TO BE PROVIDED BEHIND RETAINING WALLS AS INDICATED ON PLAN.

FLOOR SLABS AND SURFACE BEDS

16. ALL CONCRETE FLOOR SLABS AND SURFACE BEDS TO BE IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S DESIGN AND DETAIL AND TO THE STRUCTURAL ENGINEER'S APPROVAL.

17. ALL CONSTRUCTION, WORKLOAD AND CONTROL JOINTS ARE TO BE IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S DESIGN AND DETAIL AND TO THE STRUCTURAL ENGINEER'S APPROVAL.

18. ALL SURFACE BEDS ARE TO BE REINFORCED USING 13X 100mm CENTRALLY SITUATED ON 250mm WET COMPACTED SOIL (8% MOd ANSDO DENSITY) FREE OF CLAY AND ORGANIC MATTER, ALL IN ACCORDANCE WITH THE STRUCTURAL ENGINEER'S DESIGN AND DETAIL AND TO THE STRUCTURAL ENGINEER'S APPROVAL.

19. SURFACE BEDS ARE TO BE SLOPED DOWN AT THRESHOLDS; 200mm WET COMPACTED SOIL TO BE TURNED UP AND DRESSED INTO THE EXTERNAL WALLS UNDER THE BROOKTOP OPC.

20. THE SOIL SHALL BE TREATED AND COFFED BY A SOIL POSITIONING SPECIALIST USING APPROVED SOIL POSITIONING IN ACCORDANCE WITH THE RECOMMENDATIONS OF SABS 0124.

BRICKWORK GENERAL

21. UNBESSETTED OPC SHALL BE USED IN ALL EXTERNAL WALLS AT A MINIMUM HEIGHT OF 150mm ABOVE GROUND LEVEL AND UNDER WINDOW SILL TO FILL WITH LAPPED AT ENDS, ANGLES AND JUNCTIONS BY A MINIMUM OF 100mm.

22. ALL BROOKTOP SHALL BE PLUMB AND TRUE AND CORRECTLY BONDED; BROOKTOP TO BE USED AT EVERY 3RD COURSE ABOVE FLOOR LEVEL.

23. FOR THREE COURSES AND AT WINDOW SILL LEVEL WHERE POSSIBLE; ALL BROOKTOP TO HAVE EXPANSION JOINTS TO MANUFACTURER'S SPECIFICATION, UNLESS OTHERWISE SPECIFIED.

24. ALL EXPANSION JOINTS TO BE CALKED WITH GALVANIZED MILD STEEL HOOP IRON TIES AT EVERY 3RD COURSE AT POLYURETHANE JOINTS. THE OUTER FACE OF THE INNER SKIN OF BROOKTOP SHALL BE BRUSHED AND PAINTED WITH A MINIMUM OF 2 COATS OF BITUMASTIC PAINT.

EARTH WORKS AND EXCAVATIONS

25. ALL LEVELS ARE TO BE AS PER THE DRAWINGS.

26. ALL GENERAL EXCAVATION WORK INCLUDING CUT AND FILL IS TO BE AS PER THE DRAWINGS. EXCAVATE ALL FOUNDATION TRENCHES TO FIRM NATURAL GROUND LEVEL AS PER STRUCTURAL ENGINEER'S DESIGN AND TO STRUCTURAL ENGINEER'S APPROVAL.

27. BEFORE TOP SOIL TO A MINIMUM DEPTH OF 100mm IS EXCAVATED AND TO THE FULL EXTENT OF THE AREA OF NEW BUILDING WORK, SET THIS TOP SOIL ASIDE FOR LATER USE.

28. TRENCHES FOR ALL PIPES, DRAINS, CABLES ETC. SHALL BE EXCAVATED TO A MINIMUM DEPTH BELOW FINISHED GROUND LEVEL.

GENERAL NOTES

29. ALL LEVELS TO BE CHECKED ON SITE BEFORE WORK COMMENCES. 30. ALL DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALES. 31. ALL REINFORCED CONCRETE BEAMS, COLUMNS AND SLABS ARE TO BE UNDER THE SUPERVISION OF PROFESSIONAL ENGINEER, DETAILS AND DIMENSIONS TO BE APPROVED BY THE ARCHITECT. 32. PRE-CAST LANTERNS TO BE PROVIDED OVER ALL DOORS & WINDOWS. 33. ALL DOORS TO BE 2000mm HIGH AND 800mm WIDE. 34. ALL GLAZING TO COMPLY WITH PART N OF SABS 6040. 35. ALL DISCREPANCIES AND OMISSIONS ARE TO BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. 36. ALL DIMENSIONS TO BE GIVEN OVER BOUNDARY. 37. WASTE TO BE PROVIDED AT ALL BENS AND JUNCTIONS. 38. ALL PIPES AND VENTS TO BE 50 DIA PVC. 39. ALL PIPES AND VENTS TO BE 100 DIA PVC. 40. ALL BUILDING WORK TO COMPLY WITH SABS 6040. 41. ALL FOUNDATIONS TO BE TAKEN DOWN BELOW NGL.

DRAINAGE NOTES

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NEIGHBOURS SIGNATURE

NAME	
ADDRESS	3 SPRINGFIELD ROAD
TEL	
SIGNATURE	
NAME	
ADDRESS	688 CURRIE ROAD
TEL	
SIGNATURE	
NAME	
ADDRESS	706 CURRIE ROAD
TEL	
SIGNATURE	
NAME	
ADDRESS	692 CURRIE ROAD
TEL	
SIGNATURE	
NAME	
ADDRESS	707 CURRIE ROAD
TEL	
SIGNATURE	
NAME	
ADDRESS	16 SPRINGFIELD ROAD

