

**GENERAL BUILDING NOTES**

**NOTE: ALL MATERIALS, COMPONENTS, FIXTURES AND ALL OTHER ITEMS ARE TO BE APPLIED, FITTED OR INSTALLED STRICTLY IN ACCORDANCE WITH THE SPECIFIC MANUFACTURERS INSTRUCTIONS**

**FOUNDATIONS AND FLOORS**

FOUNDATIONS, REINFORCED CONCRETE SURFACE BEDS AND FLOOR SLABS, ALL TO ENGINEERS SPECIFICATION  
SLAB TO HAVE 30mm RECESSES CAST TO TAKE SLIDING AND SLIDING FOLDING DOORS, WIDTH AS REQUIRED AND TO BE DETERMINED ON SITE  
SHOWER FLOORS RECESS, TO OWNERS APPROVAL  
25mm SAND/CEMENT SCREED TO ALL SURFACE BEDS AND FLOOR SLABS, UNLESS OTHERWISE INDICATED  
380 MICRON DPM TO SABS SPECIFICATIONS ON 50mm SAND BLINDING ON WELL COMPACTED INERT FILL, TURNED UP AND LAPPED TO DPC, TO ALL FLOOR SLABS AND SURFACE BEDS  
FILL TO BE GRANULAR AND TO BE WELL COMPACTED IN LAYERS NOT MORE THAN 150mm THICK  
TERMITE PROOFING BY APPROVED CONTRACTOR (sabs0124)

**WALLS AND COLUMNS**

SABS APPROVED CLAY COMMONS BRICK WALLS AS SHOWN (Unless otherwise specified), CORRECTLY CURED BEFORE LAYING, WITH GALVANISED BRICKFORCE AS SPECIFIED BY ENGINEER, AND LAID TO MANUFACTURERS RECOMMENDATIONS  
SABS APPROVED CLAY COMMONS BRICKS TO ALL YARD AND LANDSCAPE WALLS, TO ENGINEERS DETAILS AND SPECIFICATIONS  
ALL SAND USED IN MORTAR TO BE SCREENED, FREE OF IMPURITIES, AND CLEAN  
ALL FOUNDATION WALLS TO BE BAGWASHED AND PAINTED WITH 2 COATS BRICKSEAL ON EXTERNAL FACE OF INTERNAL SKIN  
TOP SURFACE OF ALL EXPOSED WALLS TO HAVE DERBIGUM 60 FLEX LIQUID PLASTIC WATERPROOFING REINFORCED WITH GLASCOTE 60, BY SPECIALISTS, OR SIMILAR APPROVED  
CONTINUOUS HORIZONTAL STEPPED 375 MICRON BRIGRIP DPC TO SABS SPECIFICATIONS LAPPED TO DPM, OVERLAPS AT ALL JUNCTIONS MIN 150mm, TAPED TO MANUFACTURERS SPECIFICATIONS  
VERTICAL DPM TO ALL CHANGES IN LEVEL, AND ALL WATERPROOFING BY APPROVED SPECIALIST CONTRACTOR AND IN ACCORDANCE WITH GENERAL GOOD PRACTICE  
PRECAST R/C LINTOLS OR EAVES BEAMS TO OPENINGS, WITH BRICKFORCE ABOVE, TO ENGINEERS DETAILS  
1 COAT SMOOTH SAND/CEMENT PLASTER TO ALL INTERNAL AND EXTERNAL WALLS

INTERNAL WALL TILING WHERE INDICATED, BY SPECIALISTS  
ALL MATERIALS USED IN PLASTER AND MORTAR ARE TO COMPLY WITH THE RELEVANT SANS10400 STANDARD SPECIFICATIONS  
CEMFLEX WATERPROOFING MASONRY ADDITIVE AS ADDITIONAL DAMP PROOFING TO ALL EXTERNAL PLASTER TO MIN. 300mm ABOVE FINISHED GROUND LINE THROUGHOUT, APPLIED STRICTLY TO MANUFACTURERS SPECIFICATIONS, OR SIMILAR APPROVED  
EXTERNAL PLASTER AND PAINT TO BE TAKEN DOWN TO MIN. 300mm BELOW FINISHED GROUND LEVELS  
EXTERNAL WALLS 2 COATS PLASCON WALL 'n ALL, APPLIED BY SPECIALISTS, TWO COLOURS WITH ACCENT COLOUR, COLOURS TBC WITH OWNER  
INTERNAL WALLS 1 COAT NON-ALKALI PRIMER AND 2 COATS ACRYLIC PVA

**WINDOWS AND DOORS**

GLAZING IS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH NBR PART N, THE SABS 0137/2000 CODE OF PRACTICE, SANS 10400 PART N AND AAAMSA SELECTION GUIDE FOR SAFETY GLAZING MATERIALS. ALUMINIUM FRAMES TO COMPLY WITH ILALA RIDGE ESTATE REGULATIONS AND SPECS.  
DPC's TO ALL SILLS AND WINDOW AND DOOR REVEALS  
EXTERNAL SILLS PLASTERED TO FALL, WITH MEMBRANE REINFORCED WATERPROOF SYSTEM, AND RULED DRIP TO UNDERSIDE, OVERHANG 20mm  
INTERNAL SILLS PLASTERED AND PAINTED  
ALL EXTERNAL WINDOW AND DOOR HEADS, AND EXTERNAL PLASTERED SILLS TO HAVE RULED DRIPS TO PLASTER  
ALL EXTERNAL DOORS AND FRAMES TO SCHEDULE AND TO OWNERS APPROVAL

**CEILING AND EAVES**

6.4mm GYPSUM CEILING BOARDS ON SAP BRANDING, WITH CORNICES TO OWNERS APPROVAL  
ALL CEILING BOARD JOINTS TO BE TAPED AND JOINTED TO MANUFACTURERS SPECIFICATIONS, READY FOR SKIM COAT  
ALL CEILINGS TO HAVE RHINOLITE SKIM COAT, PRIMED AND PAINTED  
100mm ISOTHERM INSULATION LAID ON CEILING THROUGHOUT NEW AREAS.  
SOFFIT OF SLABS KEYED, SMOOTH PLASTERED AND PAINTED TO MATCH CEILINGS  
9mm MEDIUM DENSITY LONG LENGTH F/C BOARDS AS EXTERNAL EAVES CLOSURE SCREWED TO 38mm X 38mm TREATED SA PINE BATTENS FIXED TO EAVES TRUSSES AT OVERHANGS, WITH 5mm GAP LEFT AT JOINT WITH FASCIA. TO MATCH EXIST  
SKIM TAPE TO JOINTS IN F/C BOARDS WITH FULL 6mm  
600mm X 600mm CEILING ACCESS PANELS TO BE CONFIRMED ON SITE.

**ROOFS**

ALL ROOFING TO BE IN ACCORDANCE WITH GOOD ROOFING PRACTICE  
114mm X 38mm GRADE 4 TREATED SA PINE ROOF TRUSSES AT 17.5° PITCH AS INDICATED, AT 760mm CENTRES MAX OR TO ENGINEERS DETAILS  
TRUSSES LAID ON 76mm X 38mm TREATED SA PINE WALLPLATE, TIED INTO WALL WITH MIN. 2 X 4mm GALVANISED WIRE WALL TIES  
12mm X 225mm PLAIN FINISH MEDIUM DENSITY FIBRE CEMENT NUTEC FASCIA TO ROOFS, WITH FASCIA JOINING PLATES, PRIMED AND PAINTED, COLOUR TO BE SELECTED BY OWNER  
CEMENT ROOF TILES AS EXISTING, LAID IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND DETAILS AND WITH SABS 062 CODE OF PRACTICE  
STORM CLIPS TO SABS CODES OF PRACTICE TO ALL EAVES THAT ARE NOT CLOSED AND MANUFACTURERS RECOMMENDED FIXING SPECIFICATIONS  
RIDGE TILES TO MATCH EXISTING, SOLIDLY BEDDED, WITH MATCHING HIP STARTERS UNLESS OTHERWISE SPECIFIED  
ALL ROOF TILES TO BE FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION

ROOF TILES ON TREATED 38mm X 38mm SA PINE BATTENS AT CENTRES TO SUIT TILE, WITH RSA405 SISALATION AS UNDERLAY TO ALL ROOFS, FIXING AND OVERLAPS OF UNDERTILE MEMBRANE STRICTLY TO MANUFACTURERS SPECIFICATIONS, AND TO PROTRUDE 10mm BEYOND FASCIA  
ALL TRUSSES, BATTENS AND OTHER ROOFING TIMBER TO COMPLY WITH SABS 653 AND 1245  
ALL STRUCTURAL AND EXPOSED TIMBER TO BE TREATED WITH PRESERVATIVE IN ACCORDANCE WITH SABS CODE OF PRACTICE 05  
R/C ROOF SLABS TO ENGINEERS DETAILS, WATERPROOFED TO FALLS WITH ONE LAYER SABS APPROVED WATERPROOFING MEMBRANE (TORCHFUSION), WITH 100mm SIDE LAPS AND MIN 150mm END LAPS, SEALED TO PRIMED SURFACE BY TORCHFUSION, WITH FALLS AND CROSSFALLS TO OUTLETS AS INDICATED ON SITE, ALL BY APPROVED CONTRACTOR. MIN 10 YEAR GUARANTEE TO BE PROVIDED

ALL PARAPETS TO SLABS TO BE CAST WITH 1:50 BACKFALL OVERFLOW SPOUT TRIMMED DIAGONALLY AND TO PROTRUDE MINIMUM 20mm BEYOND WALL FACE WHERE REQUIRED.  
**EXTERNAL WORKS**  
STORMWATER LAYOUT TO ENGINEERS SPECIFICATION  
NEW SEWER TO CONNECT TO EXISTING SYSTEM ALL IN ACCORDANCE WITH REGULATIONS. EXACT ROUTE TO BE DETERMINED ON SITE

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