THE REMAINDER OF ERF 353 PIETERMARITZBURG

CONSTRUCTION NOTES:

STRUCTURAL DESIGN:

- ALL STRUCTURAL DESIGN TO COMPLY WITH SANS 10400 PART B.
- ALL BRICKWORK TO COMPLY WITH SANS 10164.
- ALL HANDRAILS TO COMPLY WITH SANS 10400 PART M.
- ALL TIMBER BEAMS AND ROOF TRUSSES TO COMPLY WITH SABS 0163.

FOUNDATIONS:

- ALL FOUNDATIONS TO COMPLY WITH SANS 10400 PART H AND SABS 0161.
- ALL FOUNDATIONS TO ENGINEERS SPECIFICATION.
- FINISHED FLOOR LEVELS TO BE A MINIMUM OF 150mm ABOVE N.G.L.
- FINISHED FLOOR LEVELS TO BE A MINIMUM OF 250mm ABOVE N.G.L. UNLESS OTHERWISE SPECIFIED.

WALLS:

- ALL WALLS TO COMPLY WITH SANS 10400 PART K.
- ALL RETAINING WALLS TO COMPLY WITH SANS 10400 PART KA.
- BRICKFORCE IN SINGLE & DOUBLE WALLS EVERY 4TH COURSE, UNLESS OTHERWISE SPECIFIED BY ENGINEER.

WATERPROOFING:

- ALL WATERPROOFING REQUIREMENTS TO COMPLY WITH SANS 10400 PARTS J, K AND P.
- DPC BELOW ALL WALLS, TO BE MIN. 150mm ABOVE F.G.L.
- DPC ABOVE ALL WALLS, TO BE MIN. 150mm ABOVE F.G.L.
- SURFACE BEDS TO BE ON APPROVED WATERPROOFING / DRAINAGE MEMBRANE.
- IMPERVIOUS COPINGS TO ALL PARAPETS.
- ALL PARAPETS TO BE WATERPROOFED ON OUTER WALLS.
- 250 MICRON DPM UNDER ALL CONCRETE SURFACE BEDS.
- WATERPROOFING MEMBRANE TO BE TURNED UP AT LEAST 150mm AT DETAIL WITH 10 YEAR GUARANTEE.

ROOFS:

- ROOF ASSEMBLY, ROOF COVERING, FASCIAS AND MATERIALS TO COMPLY WITH SANS 10400 PART J AND SANS 10400 XA.
- ALL TRUSSED ROOFS TO BE DESIGNED TO COMPLY WITH STRUCTURAL ENGINEERS AND CHIMNEY FLUES TO COMPLY WITH SANS 10400 PART V.
- ALL TIMBER ROOF TRUSSES TO COMPLY WITH STRUCTURAL ENGINEERS SPECIFICATION.
- PURLIN CENTRES AND TIMBER SIZES TO BE SPECIFIED BY SPECIALIST ROOF TRUSS MANUFACTURER.
- ALL RAFTERS TO HAVE FLASHING & COUNTER FLASHING, TO COMPLY WITH SANS 10400 PART L.
- FLAT ROOF AREAS - CONCRETE BEAMS TO ENGINEERS DESIGN AND WATERPROOFING BY SPECIALISTS, TO COMPLY WITH SANS 10400 PART J.
- SKYLIGHTS BY SPECIALISTS, TO COMPLY WITH SANS 10400 PART XA.

VENTILATION & GLAZING:

- ALL DOORS AND WINDOWS TO COMPLY WITH SANS 10400 PART O.
- ALL GLAZING TO COMPLY WITH PART N AND SANS 10400.
- ALL GLAZING IN DOORS AND WINDOWS TO COMPLY WITH SANS 10400 SAFETY GLASS IN ALL DOORS AND WINDOWS WITH GLASS LOWER THAN 500mm FROM FINISHED FLOOR LEVEL AND GREATER THAN 1m². SAFETY GLASS TO COMPLY WITH SANS 10400 PART N.

DRAINAGE:

- ALL DRAINAGE TO COMPLY WITH SANS 10400 PART P.
- HOT WATER SUPPLY TO COMPLY WITH SANS 10400 PART XA.
- ALL PLUMBING TO COMPLY WITH SANS 10400 PART P.
- & PLUMBERS.
- ALL DRAINAGE WORK TO BE CARRIED OUT BY LICENSED DRAINLAYERS & PLUMBERS.
- ALL MANHOLES, INSPECTION EYES AND TRAPS TO BE CONSTRUCTED IN REINFORCED CONCRETE RINGS, WITH CAST IRON COVERS AND FRAMES.
- ALL MANHOLES, INSPECTION EYES AND TRAPS TO BE EASILY ACCESSIBLE.
- ALL MANHOLES, INSPECTION EYES AND TRAPS TO BE EASILY ACCESSIBLE.
- RODDING EYES TO BE PROVIDED WHERE NECESSARY.
- ALL SOIL PIPES TO BE AT LEAST 100mm DIAMETER.
- ALL SOIL PIPES TO BE AT LEAST 100mm DIAMETER.
- OF 1:60, WITH A MINIMUM FALL OF 1:40.
- ALL WASTE PIPES TO BE AT LEAST 50mm DIAMETER AND TO BE GRADED AT A MINIMUM FALL OF 1:20.
- ALL WASTE PIPES TO BE MINIMUM 50mmØ INTERNAL.
- ALL WASTE PIPES TO BE MINIMUM 50mmØ INTERNAL.
- FULLY ACCESSIBLE FOR REPAIRS & CLEANING.
- FULLY ACCESSIBLE FOR REPAIRS & CLEANING.
- SOIL PIPES HAVING VERTICAL DROP EXCEEDING 1500mm TO THE MAIN DRAIN TO BE ENCASED IN CONCRETE.
- SOIL PIPES HAVING VERTICAL DROP EXCEEDING 1500mm TO THE MAIN DRAIN TO BE ENCASED IN CONCRETE.
- GEYSERS TO BE SOLAR GEYSERS, POSITIONED TO ARCHITECTS SPECIFICATIONS AND TO BE INSTALLED BY SPECIALIST PLUMBERS.
- GEYSERS TO BE SOLAR GEYSERS, POSITIONED TO ARCHITECTS SPECIFICATIONS AND TO BE INSTALLED BY SPECIALIST PLUMBERS.
- ALL WATERPROOFING TO BE DONE BY SPECIALISTS.
- ALL WATERPROOFING TO BE DONE BY SPECIALISTS.

WATER FEATURES AND SWIMMING POOL:

- WATER FEATURES AND SWIMMING POOL TO COMPLY WITH SANS 10400 PART P.
- SWIMMING POOL COVER TO COMPLY WITH SANS 1390.
- POOL BARRIER TO COMPLY WITH SANS 10400 PART D.
- 10134 IN ADDITION TO SANS 10400 PART D.

FIRE:

- BUILDING TO COMPLY WITH FIRE REGULATIONS AS STIPULATED IN SANS 10400 PART T.

GENERAL NOTES:

1. ALL WORK, PLANS AND CONSTRUCTION TO BE DONE IN ACCORDANCE WITH ALL RELEVANT SPECIFICATIONS AND S.A.B.S. 0400 SPECIFICATIONS AND CODE OF PRACTICE
2. CONTRACTOR TO CHECK AND VERIFY SUFFICIENCY OF DRAWING BEFORE COMMENCING WORK.
3. REPORT ANY OMISSIONS, DISCREPANCIES OR ERRORS
4. DO NOT SCALE DIMENSIONS FROM DRAWING.
5. SHOULD THE CONTRACTOR PROCEED WITHOUT THE ABOVE APPROVAL HE DOES SO ENTIRELY AT HIS OWNERSK.
6. ALL STRUCTURAL WORK TO BE CHECKED BY AN ENGINEER.
7. ROOF CORRECTIONS TO BE APPROVED BY RELEVANT
8. ALL WORK TO COMPLY WITH LOCAL AUTHORITY BY-LAWS.

THIS DRAWING IS THE COPYRIGHT OF THE ARCHITECT

DATE COMPLETED: 09/05/2023	STATUS:
DRAWING NUMBER: A003	REVISION:
CLIENT: Noel Smith	
SIGNATURE:	DATE: 28/05/2023
PROJECT NAME: REM of ERF 353 PIETERMARITZBURG	
DRAWING DESCRIPTION: Site Plan	
SCALE: AS INDICATED	PAPER SIZE: A1

Ridgio Business Centre
Unit 2, Ground Floor
9 Armitage Road
Pietermaritzburg,
3201
South Africa