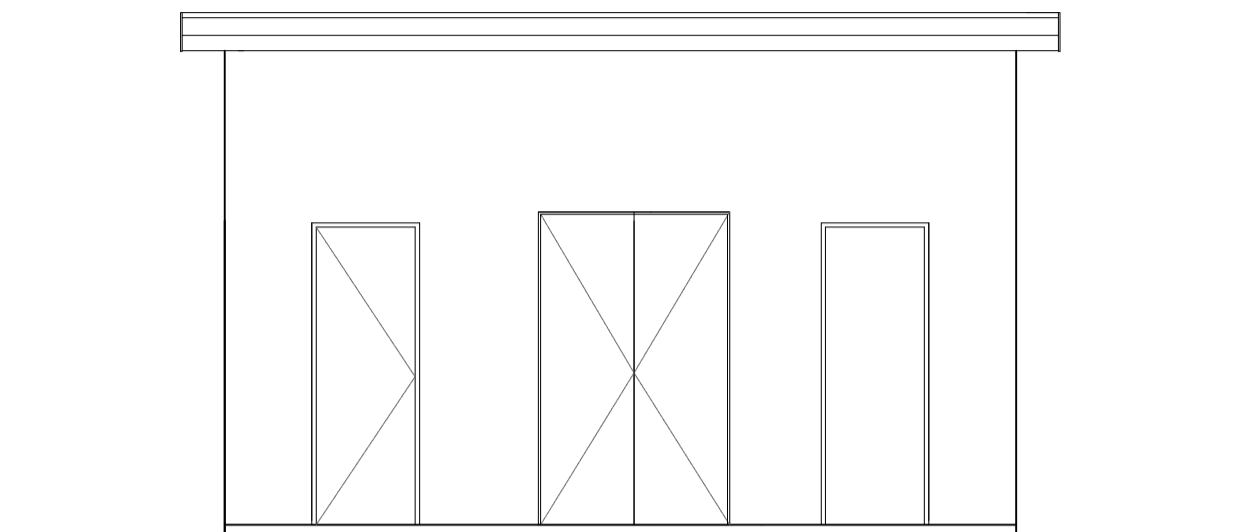
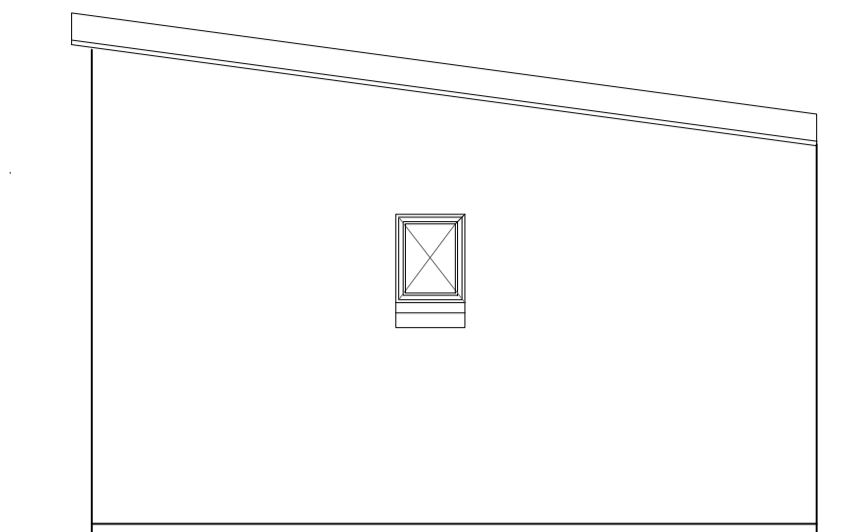


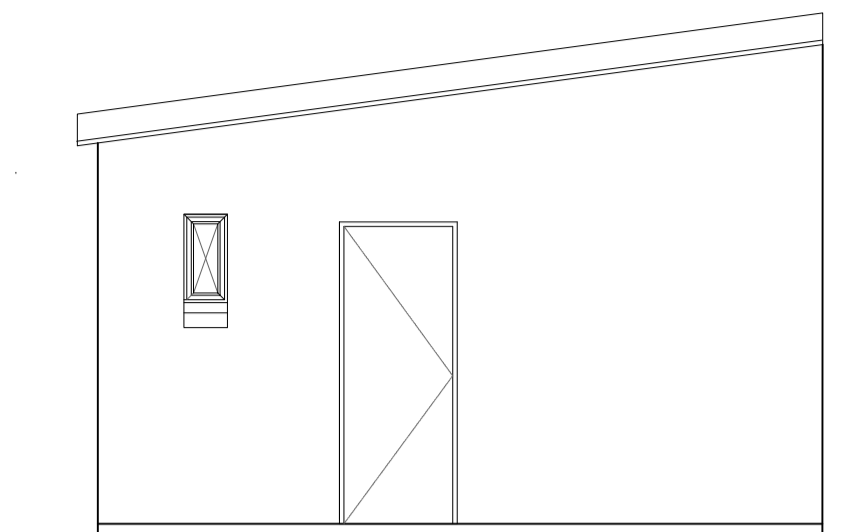
BACK ELEVATION  
Scale 1:50



FRONT ELEVATION  
Scale 1:50



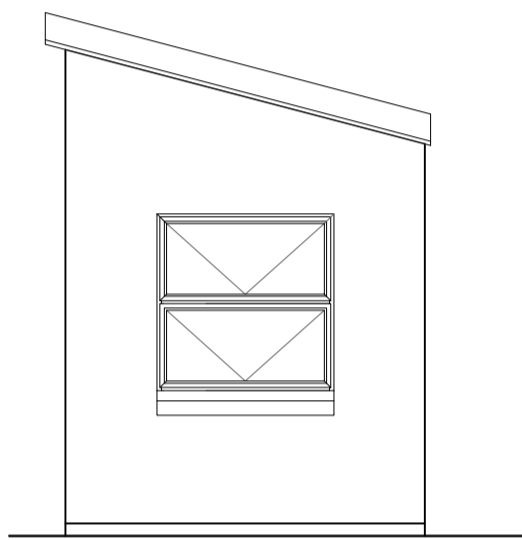
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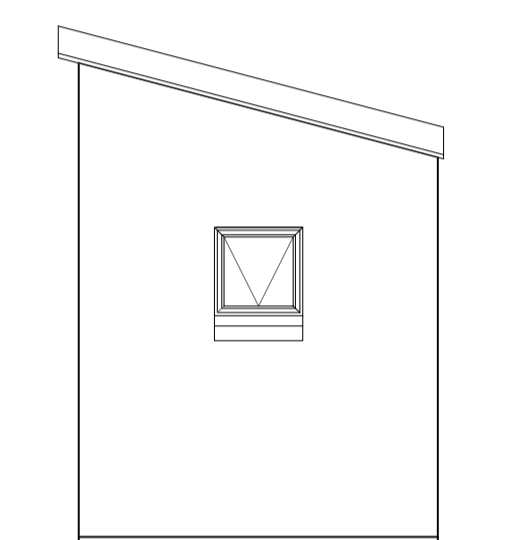
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### SMALL STORES

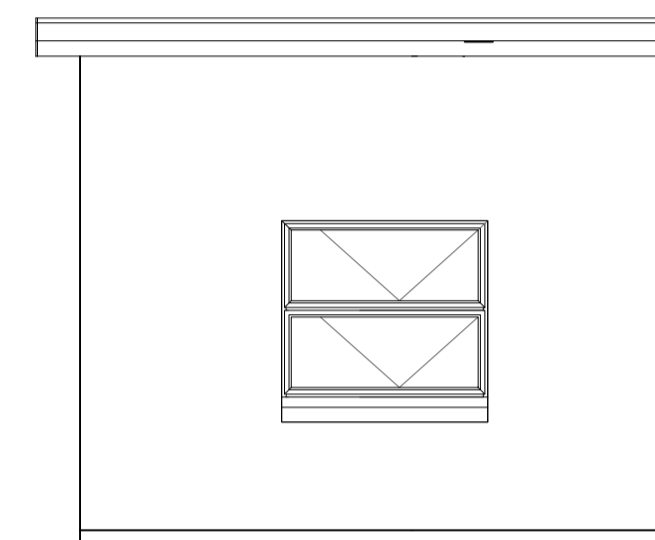
### MANAGERS QUARTERS



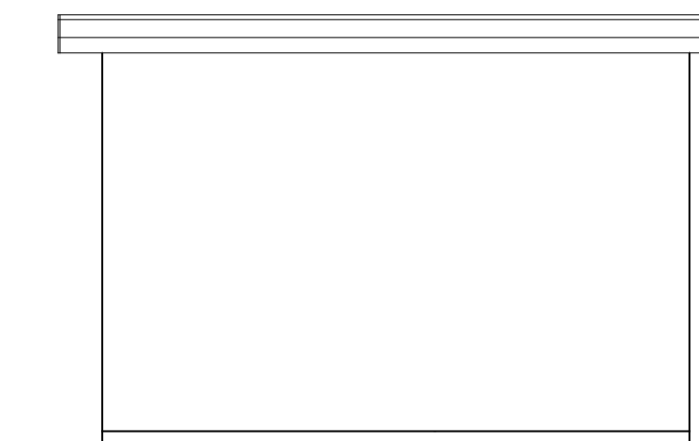
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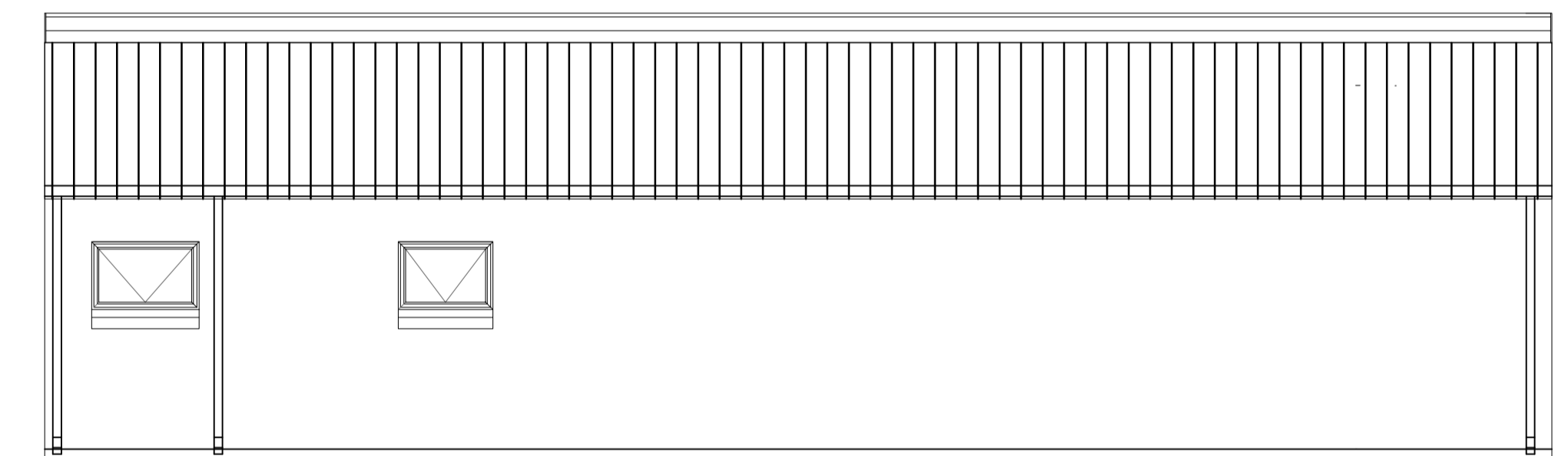
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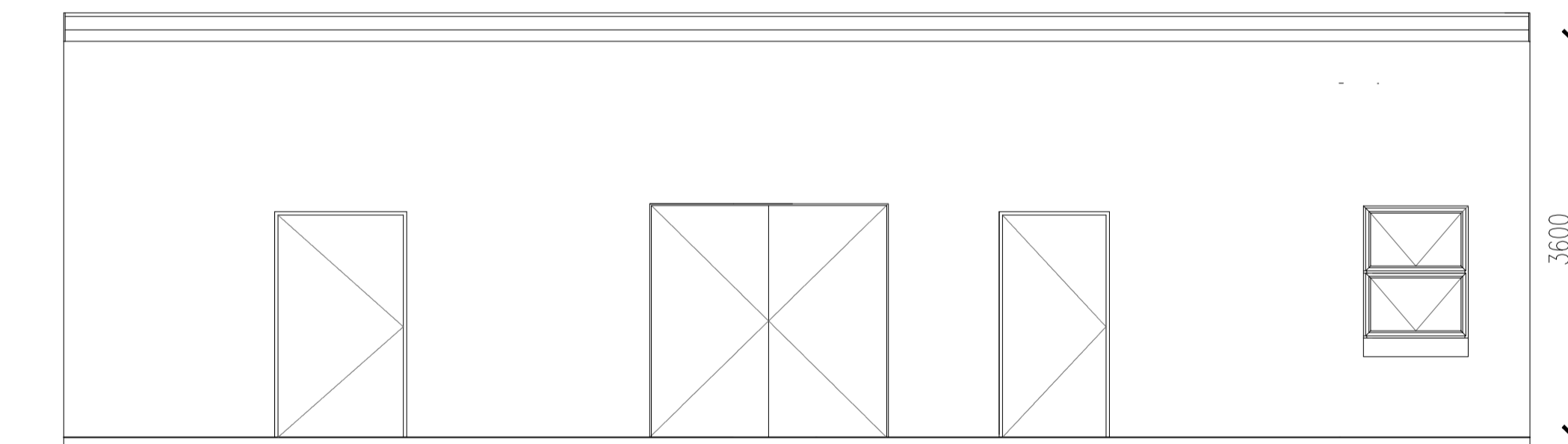
SIDE ELEVATION  
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SIDE ELEVATION  
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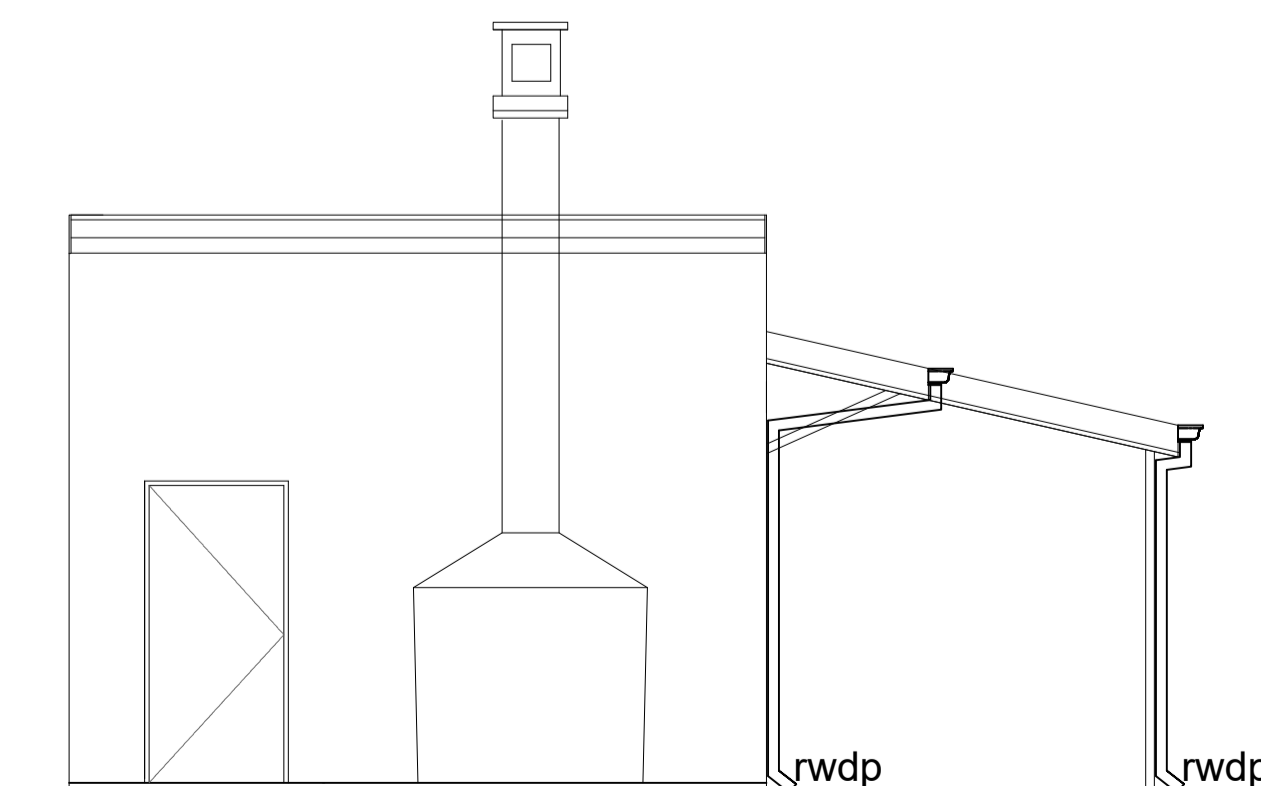


BACK ELEVATION  
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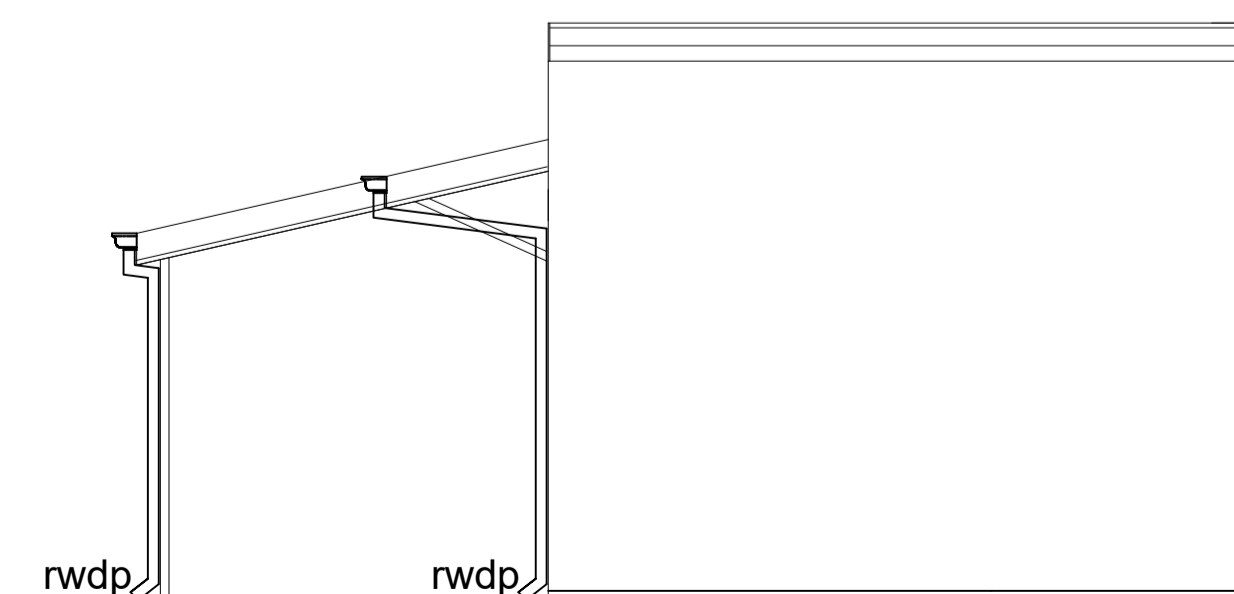


FRONT ELEVATION  
Scale 1:50

### ROASTERY



SIDE ELEVATION  
Scale 1:50



SIDE ELEVATION  
Scale 1:50

- CONSTRUCTION NOTES:**
- STRUCTURAL DESIGN:**
- ALL STRUCTURAL DESIGN TO COMPLY WITH SANS 10400 PART B.
  - ALL HANDRAILS TO COMPLY WITH SABS 0104.
  - STRUCTURAL STEEL TO COMPLY WITH SABS 0162.
  - 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.
  - TOP OF CONCRETE FOUNDATION TO BE MINIMUM 300mm BELOW N.G.L.
  - FINISHED FLOOR LEVELS TO BE A MINIMUM OF 150mm ABOVE N.G.L. UNLESS OTHERWISE SPECIFIED.
- WALLS:**
- ALL WALLS TO COMPLY WITH SANS 10400 PART K.
  - EXTERNAL WALLS TO COMPLY WITH SANS 10400 PART XA.
  - BRICKWORK 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 L.
  - DPC'S UNDER ALL WALLS TO BE 150MM ABOVE N.G.L.
  - VERTICAL DPC'S TO ALL CHANGES IN FLOOR LEVEL.
  - SURFACE BEDS TO BE ON APPROVED WATERPROOFING FORMING A CONTINUOUS MEMBRANE WITH THE DPC UNDER WALLS.
  - IMPERVIOUS COPINGS TO ALL PARAPETS.
  - 375 MICRON DPC UNDER ALL INSIDE AND OUTSIDE WALLS.
  - 250 MICRON DPM UNDER ALL CONCRETE SURFACE BEDS.
  - APPROVED WATERPROOFING TO BASEMENT WALLS TO SPECIALIST DETAIL WITH 10-YEAR GUARANTEE.
- CEILING, SLABS & SURFACE BEDS:**
- ALL FLOORS AND SURFACE BEDS TO COMPLY WITH SANS 10400 PART J.
  - CEILING TO COMPLY WITH SANS 10400 PART L.
  - SUPERIMPOSED PLASTERBOARD CEILINGS AND SAVED CEILINGS, SMOOTH PLASTERED TO BE INSTALLED UNDER ROOF STRUCTURES.
  - REINFORCED CONC. SURFACE BED TO ENG. DESIGN & SPECIFICATION.
  - EXPANSION JOINTS TO ENG. DESIGN & SPECIFICATION.
  - TILE GROUT JOINTS TO LINE UP WITH EXPANSION JOINTS.
  - WHERE UNDERLOOR HEATING SYSTEMS TO BE INSTALLED, FLOORS TO COMPLY WITH SANS 10400 PART XA.
- ROOF:**
- ROOF ASSEMBLY, ROOF COVERING, FASCIAS AND MATERIALS TO COMPLY WITH SANS 10400 PART L AND SANS 10400 XA.
  - ALL CHIMNEYS AND CHIMNEY FLUES TO COMPLY WITH SANS 10400 PART Y.
  - ALL STRUCTURAL TIMBER DESIGN TO COMPLY WITH STRUCTURAL ENGINEERS DESIGN & SPECIFICATION.
  - PURLIN CENTERS AND TIMBER SIZES TO BE SPECIFIED BY SPECIALIST AND TO COMPLY WITH PART L OF SANS 10400.
  - ALL PARAPETS TO HAVE FLASHING & COUNTER FLASHING, TO COMPLY WITH SANS 10400 PART L.
  - FLAT ROOF AREAS - CONCRETE BEAMS TO ENGINEERS DESIGN AND SPECIFICATION.
  - WATERPROOFING BY SPECIALISTS, TO COMPLY WITH SANS 10400 PART L.
  - SKYLIGHTS BY SPECIALISTS, TO COMPLY WITH SANS 10400 PART XA.
- VENTILATION & GLAZING:**
- ALL DOORS AND WINDOWS TO COMPLY WITH SANS 10400 PART D.
  - ALL GLAZING TO COMPLY WITH PART N OF SANS 10400.
  - ALL PENETRATION TO COMPLY WITH PART XA OF SANS 10400.
  - SAFETY GLASS IN ALL DOORS AND WINDOWS WITH GLASS LOWER THAN 500mm ABOVE F.F.L. AND SURFACE AREAS LARGER THAN 1m<sup>2</sup>. SAFETY GLASS TO COMPLY WITH SANS 10400 PART N.
- DRAINAGE:**
- ALL DRAINAGE TO COMPLY WITH SANS 10400 PART P.
  - STORMWATER DISPOSAL TO COMPLY WITH SANS 10400 PART R.
  - HOT WATER SUPPLY TO COMPLY WITH SANS 10400 PART XA.
  - ALL PLUMBING WORK TO BE CARRIED OUT BY LICENSED DRAINLAYERS & PLUMBERS.
  - DRAINS UNDER BUILDINGS TO BE STRAIGHT RUNS, ENCASED IN 100mm CONCRETE - ALL AROUND, WITH 1.E.S AT EACH END.
  - 1.E.S TO ALL BENDS & JUNCTIONS TO BE EASILY ACCESSIBLE.
  - 1.E.S TO HAVE CLEARLY MARKED GROUND COVERS.
  - RODDING EYES TO BE PROVIDED WHERE NECESSARY.
  - ALL SOIL PIPES TO BE 110mm UPVC DRAINS AND TO MINIMUM FALL OF 1:60.
  - TOP OF ANY DRAIN TO BE AT LEAST 300mm BELOW N.G.L.
  - ALL WASTE PIPES TO BE MINIMUM 50mm<sup>2</sup> INTERNAL.
  - ALL WASTE FITTINGS TO HAVE DEEP 'P' SEELED TRAPS AND TO BE FULLY ACCESSIBLE FOR REPAIRS & CLEANING.
  - A MANHOLE TO BE PROVIDED WITHIN 1200mm OF STAND BOUNDARY.
  - SOIL PIPES HAVING VERTICAL DROP EXCEEDING 1200mm TO THE MAIN DRAIN TO BE ANTI-SYPHONED.
  - GEYSERS TO BE SOLAR GEYSERS, POSITIONED TO ARCHITECTS SPECIFICATIONS AND TO BE INSTALLED BY SPECIALIST.
  - WHEN 1.E. OR R.E OCCURS IN PAVING, 1.E OR R.E TO BE MARKED ON PAVING.
- WATER FEATURES AND SWIMMING POOL:**
- WATER FEATURES AND SWIMMING POOL TO COMPLY WITH SANS 10400 PART D.
  - SWIMMING POOL COVER TO COMPLY WITH SANS 1390.
  - WATER FEATURES AND SWIMMING POOL MAY COMPLY WITH SANS 10134 IN ADDITION TO SANS 10400 PART D.
  - POOL TO BE BUILT ON GROUND STABILISED TO CORRECT COMPACTION.
  - ALL WATERPROOFING TO BE DONE BY SPECIALISTS.
- FIRE:**
- BUILDING TO COMPLY WITH FIRE REGULATIONS AS STIPULATED IN SANS 10400 PART T.

**GENERAL NOTES:**

- ALL WORK, PLANS AND CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND S.A.B.S. 0400 SPECIFICATIONS AND CODE OF PRACTICE.
- CONTRACTOR TO CHECK AND VERIFY SUFFICIENCY OF INFORMATION, LEVELS AND DIMENSIONS ON DRAWING BEFORE COMMENCING WORK.
- REPORT ANY OMISSIONS, DISCREPANCIES OR ERRORS IMMEDIATELY TO THE ARCHITECTS.
- DO NOT SCALE DIMENSIONS FROM DRAWING.
- SHOULD THE CONTRACTOR PROCEED WITHOUT THE ABOVE APPROVAL, HE DOES SO ENTIRELY AT HIS OWN RISK.
- ALL STRUCTURAL WORK TO BE CHECKED BY AN ENGINEER.
- SOIL CONDITIONS TO BE APPROVED BY RELEVANT ENGINEER.
- ALL WORK TO COMPLY WITH LOCAL AUTHORITY BY-LAWS.

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DATE COMPLETED: 08/05/2023 STATUS:

DRAWING NUMBER: A012 REVISION:

CLIENT: Noel Smith

SIGNATURE: D. Madsen 0432 ECSA REG. DATE: 31/05/2023

PROJECT NAME: REM OF ERF 353 PIETERMARITZBURG

DRAWING DESCRIPTION: SMALL STORES, ROASTERY, MANAGERS QUARTERS BUILDING ELEVATIONS - PROPOSED

SCALE: AS INDICATED PAPER SIZE: A1

