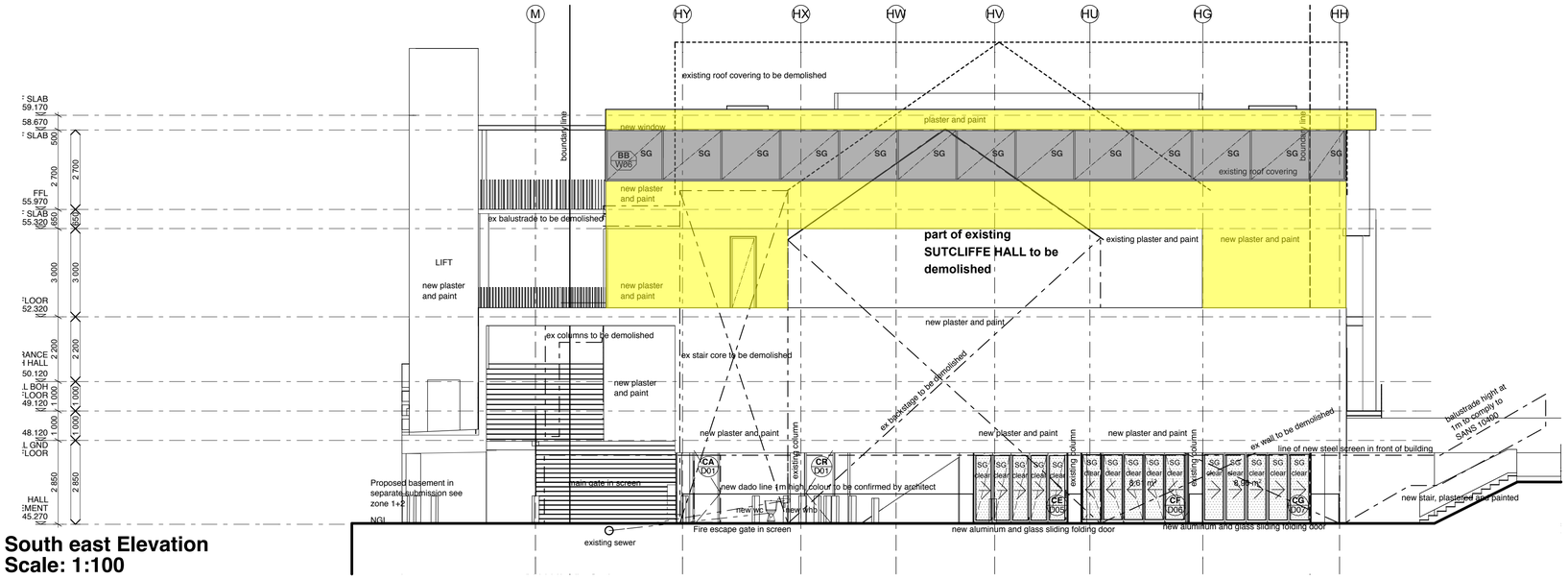

South east Elevation
Scale: 1:100

WATERPROOFING GENERAL NOTES:

1. 250 micron damp proof membrane [DPM] is to be laid under all surface beds.
2. 375 micron damp proof course [DPC] at base of all walls, at slab level, and under all window cills in accordance with SANS 10400 K, SANS 248, 298 and 952. External walls to have stepped DPC, one course below all window openings.
3. Foundation walls to have 'brickforce', or equal approved by **dws : sa** every 3rd course and walls every 4th course.
4. All roof trusses to be fixed using hoop iron built into 6 courses of brickwork.
5. Neoprene closer to suit profile at ridge cap, flashing and eaves of roof.
6. All concrete roofs to be covered with 'Derbigum SP4', or equal approved by **dws : sa** waterproofing membrane fully sealed to deck through torch-on fusion, side laps 75mm and end laps 100mm. Turn-ups and turndowns similarly fused to primed surfaces. Waterproofing to be turned up sidewalls and over fillets as required. Finish with 2 coats aluminium bitumous paint. Membrane to be installed by a 'Derbigum' approved applicator and strictly according to manufacturers detail and specification. A 10-year guarantee is to be seeded to **dws : sa**.
7. All showers, where not tiled, are to be sealed with 'everbond' or equal approved by **dws : sa**, applied to manufacturers specification before application of top coats. Where the walls are already damp, first apply 'evercure EM22' or equal approved by **dws : sa**, to manufacturer's specification.
8. All showers to have 'Coprox', or equal approved by **dws : sa** cementitious waterproofing system applied to slab, dressed up shower tray sides and into outlet. System to be applied by specialist sub-contractor and strictly according to manufacturers detail and specification.
9. External brickwork walls are to be 220mm. The outer face of the inner skin to be bagged and waterproofed with 'Brixeal', or equal approved by **dws : sa**. Ties, 'brickforce', or equal approved by **dws : sa** and reinforcement around openings all to be according to structural engineer's detail and specification.
10. All recesses in brickwork housing rain water pipes [RWP] is to be waterproofed to **dws : sa**'s approval.

DRAINAGE & PLUMBING GENERAL NOTES:

1. The design and installation of drainage and plumbing is to comply with SANS 10400 P, SANS 10252-2, SANS 1200 and any requirements of the local authority. It is the responsibility of the plumbing contractor to ensure compliance therewith.
2. The municipal sewer connection point is to be exposed prior to commencing any drainage installation, and the level is to be verified. Any discrepancies or proposed alterations are to be reported to **dws : sa** prior to commencing work.
3. The sewer sections shown indicate the design intention only and are to be verified by the plumbing contractor and any discrepancies or proposed alterations are to be reported to **dws : sa** prior to commencing work.
4. The storm water drainage is to be to engineer's detail.
5. Sanitary fixtures to be provided in compliance with the machinery and occupational safety act 6 of 1983 or the latest amendment and the SANS 10400 [National Building Regulations].
6. Water supply is to comply with SANS 10400 W.
7. Mains water supply pipe to building to be HDPE or LDPE as necessary to SANS 10400. External drinking water supply pipe to be 25mm HDPE. All internal pipe work [hot and cold water] to be 22mm [unless otherwise stated] copper and lagged. All pipe work required to external showers and basins routed underground to be polycop 15mm. All in accordance with Model Preambles for Trades.
8. Internal water pressure to be provided at 400KPa [taps and mixers have a maximum operating pressure of 500KPa I 5 bar].
9. Hot and cold water is required to all washing facilities, unless otherwise specified.
10. Hot water reticulation to be sized I designed to ensure that hot water is available within half a minute of turning the tap. All hot and cold water supply pipes to be a minimum of 100mm apart. Hot and cold water supply to be balanced and pressure tested before closing up.
11. Accessible hot and cold water isolation valves to each ablution cluster.
12. All geysers to have a multiblock pressure reducing valve, access for adjusting and maintenance, and visibility to check for system leaks. The pressure-reducing valve must be within 15m of the hot water cylinders for balancing of hot and cold water. Installation, temperature pressure emergency safety valve and draincock, overflow tray and overflow pipe to exterior installation in strict accordance with the manufacturers instructions.
13. Soil pipes are to be a minimum of 110mm uPVC, waste pipes are to be a minimum of 50mm uPVC. Pipes laid below buildings, roads or parking areas to be heavy duty uPVC.
14. Wastewater branch drains over 6m long to comply with SANS 10400 PP18.4c.
15. Inspection eyes to all bends and junctions in drains and marked with covers at ground level.
16. Rodding eyes are to comply with SANS 10400 PP21
17. Invert level at head of drain to be a min of 450mm below ground level.
18. Head of drains to have 110mm stack vent pipe [SVP].
19. Pipe work is to be at a minimum gradient of 1:60.
20. Drains under building to be encased in concrete.
21. All waste fittings to have rodding eye seal traps.
22. All overflow gulleys to be exposed.
23. All gulley surrounds to be 75mm above finished ground level.
24. All fitting locations must be installed strictly in accordance with layout drawings. Contractor to ensure that plumbers and other tradesman follow the detailed drawings carefully when installing any bathware / sanitaryware. The supplier is to be consulted for detailed installation requirements for all fittings.
25. All plumbing and water supply pipes are to be concealed in walls. No pipe work to be exposed on external surfaces of visible walls and connection to equipment to be neat and non-visible. Position of pipe work to be agreed with **dws : sa**.
26. All pipe work to be coordinated with other services. Queries or concerns are to be recorded with **dws : sa** before installation.

FIRE NOTES:

1. The contractor is responsible for fire water supply complying with SANS 10400 W [mechanical eng?].
2. All fire protection installation to comply with SANS 10400 T and relevant specific building classifications.
3. Fire escape stairs to be minimum of 1100mm, all in compliance with SANS 10400 TT23.
4. Fire equipment signage required in terms of SANS 10400 TT29 & TT32 and displayed to **dws : sa** specification. All equipment is to be stainless steel if within 15km of the coast or subject to degrading chemical exposure.
5. Water supply to fire hose reels [FHR] to be minimum 25mm and in compliance with SANS 10400 TT33.
6. 30m FHR's to comply with SANS 543 and SANS 10400 TT34.
7. Portable fire extinguishers to comply with SANS 10400 TT37.
8. Structural stability to comply with SANS 10400 TT7.
9. Materials to comply with SANS 10177.

GENERAL NOTES:

1. Mechanical lighting and ventilation to internalised WC's and habitable rooms in compliance with SANS 10400 Part O.
2. 25 L/S per bathroom of mechanical ventilation
3. min 160 lux atrificial lighting to the bathrooms where required
4. The contractor is responsible for the glazing being executed in strict conformance with glass manufacturer's recommendations & all in accordance with the National Building Regulations Part N, SANS 10137,SANS 1263-1 & AAAMSA Selection Guide for Safety Glazing Materials.
   A certificate of compliance is to be issued to **dws : sa** on completion of the work.

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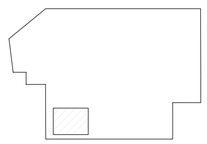
LOCAL AUTHORITY APPROVAL:



location diagram

CLIFTON SCHOOL PHASE 1 ALTERATION

HALL RENOVATIONS
102 Lambert Rd, 4001

FOR : CLIFTON SCHOOL

CLIENT : Clifton School
ARCHITECT : Mark Horner
rate no. 6831 reg no.

Hall elevations

drawn	checked	date	scale
VS	--	13I11I28	1:100

job no.	stage	zone	series	family	rev.
340	M	04	GN	505	00

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Clifton Phase 1, Construction, 22 jan | 12:25 PM | 2013/11/29