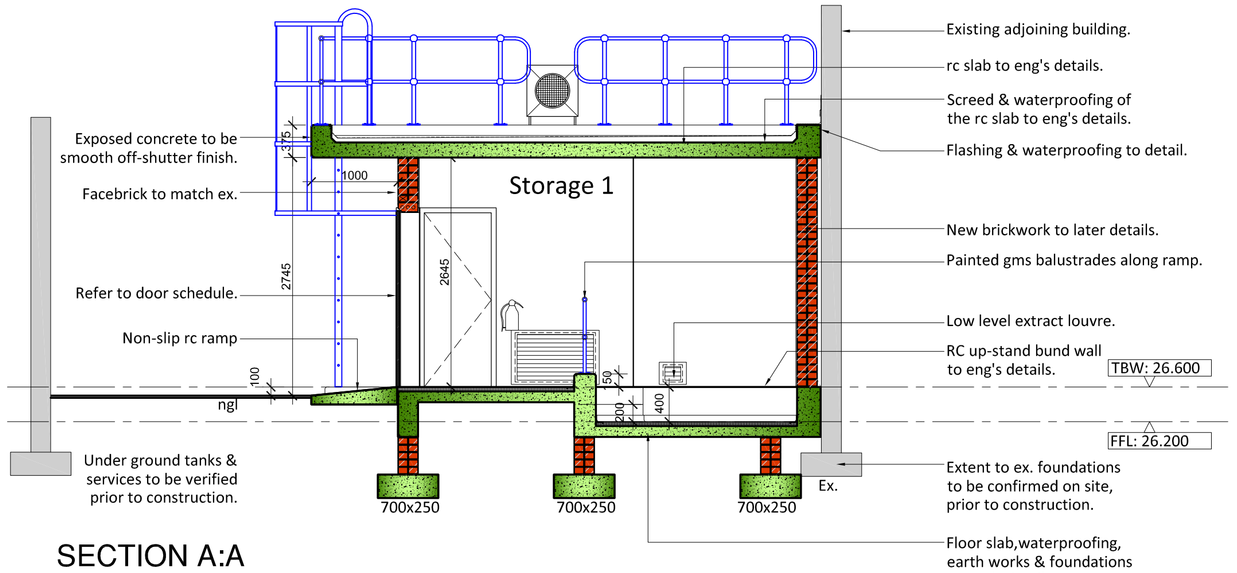

SECTION A:A
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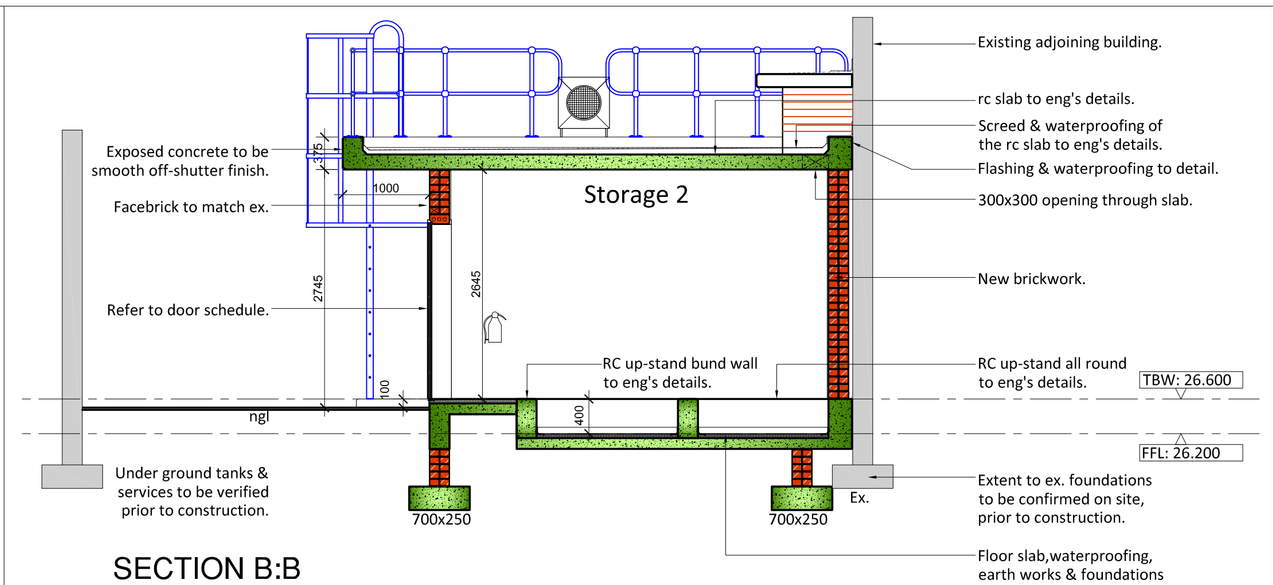

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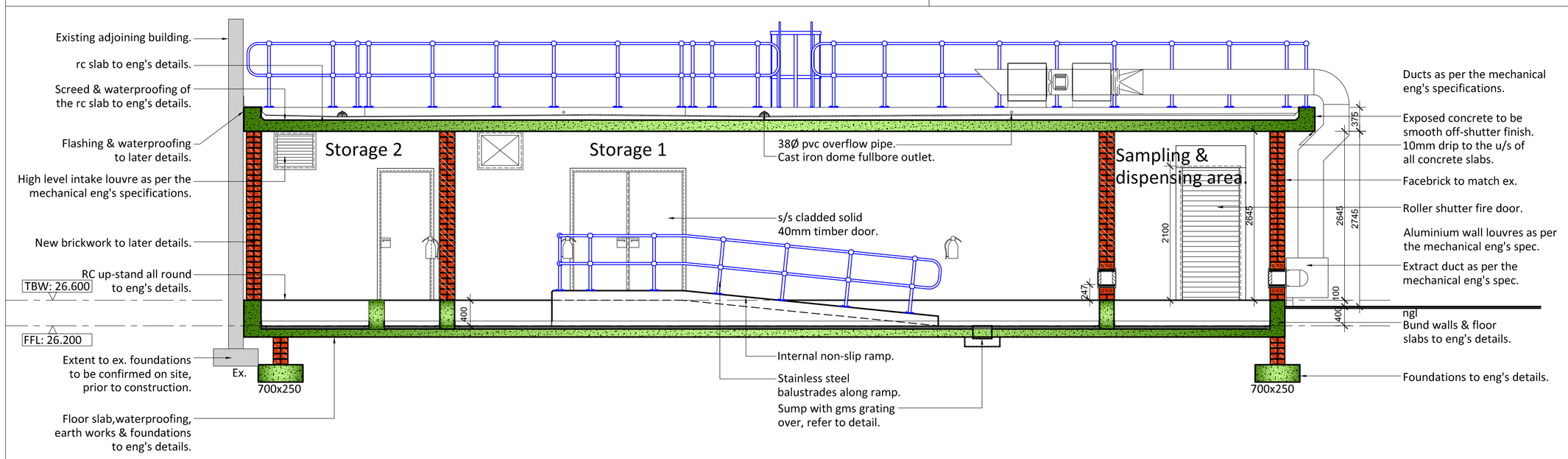

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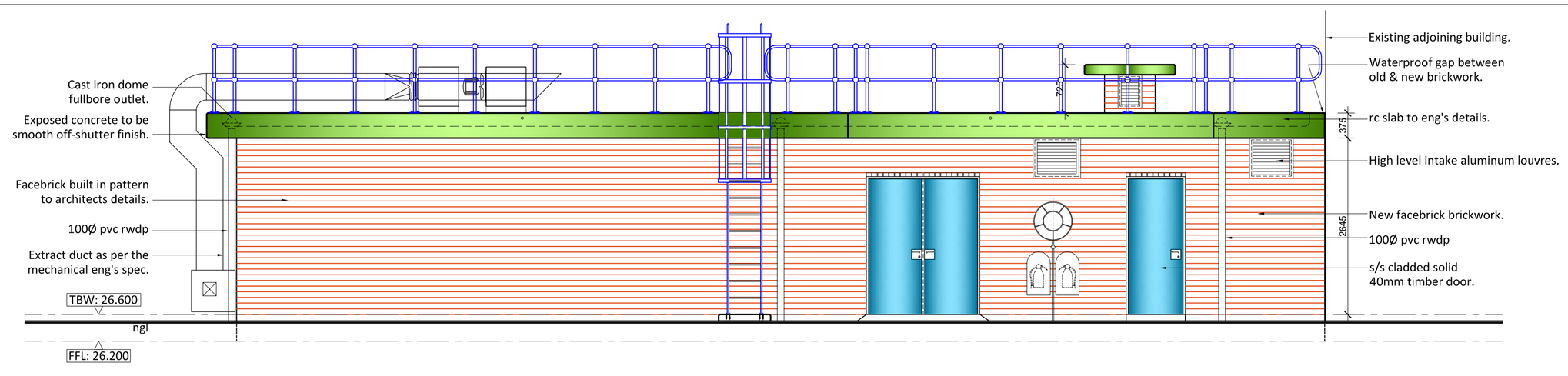

SOUTH EAST ELEVATION:
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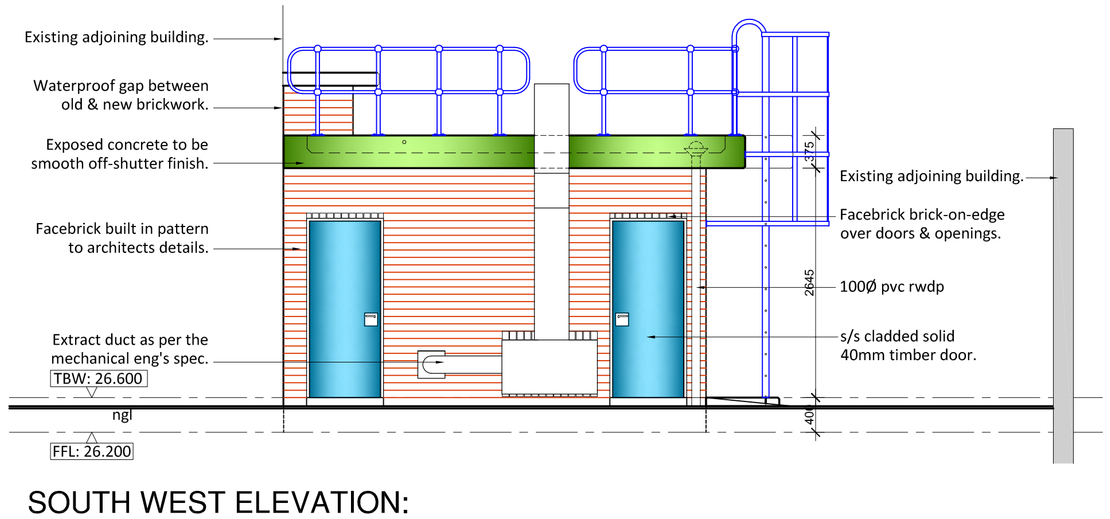

SOUTH WEST ELEVATION:
1:50

General:

- It is the owners responsibility to make sure that all of the SANS requirements are adhered too, during construction.
- The owner and the contractor to comply with the site operations requirements in terms of SANS 10400:2010 Part F.
- No dimensions to be scaled or scanned from drawings.
- All dimensions to be checked on site
- Contractor is responsible for correct setting out of the buildings, all internal and external walls with particular reference to boundaries, building lines etc.
- Contractor to verify all levels, heights and dimensions on site and to check the same against the drawings before putting any work in hand.
- Contractor is to locate and identify existing services on the site and to protect these from damage throughout the duration of the works.
- Any errors, discrepancies or omissions to be reported immediately.
- Contractor is to build in approved 4 ply D.P.C. whether or not these are shown on drawings, to all windows, doors, grilles or other openings in external walls.
- Any queries arising from all the above must be reported and clarified before any work is put in hand.
- Figured dimensions are to be used at all times.
- Structural work to professional engineers details.
- Owner to point out the boundary pegs to the contractor prior to any construction works commencing on site. If boundary pegs cannot be located, a land surveyor is to be appointed to locate the boundary pegs.
- It is the owners & contractors responsibility to contact the author of the plans to obtain clarity on any information reflected on these drawings or if additional information is required.

General Construction Notes:

All works to be carried out in accordance with the relevant parts of SANS10400:2010 regulations.

Demolition Works:
All demolition works to be carried out in accordance with SANS10400:2010 Part E.

Excavations:
All excavations to be as per the eng's details.
Excavations to comply with SANS 10400:2010 Part G. Excavations to be maintained in a safe condition at all times.

Foundations:
The foundation design to comply with SANS10400:2010 Part H, and as per the eng's specifications and details.
All retaining wall foundations to engineers details. All foundations to be taken down to virgin soil.
For 230mm non-retaining walls foundations to be 700x230mm.

Floor slabs:
- All work to be in accordance with SANS 10400:2010.
- Suspended floor / roof slabs, to be as per eng's details.
- Concrete surface beds to comply with SANS10400:2010 Part J.
- Concrete surface bed slab reinforced with welded mesh reinforcement ref. 193 on 250um green damproofing membrane under floors with turned up taped joints on earth filling compacted to 93% MODAASHTO density. Soil poisoning & ant guard by specialist.
- All penetrations through damproofing must be taped with a pressure sensitive approved tape.
- Compaction to comply with SANS 10400:2010 Part J 4.4.
- All slip and movement joints as per engineers specification.
- Horizontal and vertical damp proof course (dpc) shall be of black polyethylene sheeting having embossed surface 375 microns thick.
- Saw-cut joints in the surface bed slab to be as per the eng's details.
- Min 30mm screed over floor slab to receive floor finish as shown.
- Floor finishes to be chemical resistant and is to be installed in accordance with the manufacturers specifications.
- Anti-static floor finishes to be used.

Skirtings:
- Chemical resistant skirting to match the floor finish, is to be turned up onto the wall with coved fillets as per the manufacturers specifications and detail.
- the bund walls to be finished to match the floor finish.

Brickwork:
- Masonry walls to comply with SANS 10400:2010 Part K.
- 230 walls tied together with metal ties evenly spaced at not more than 600mm apart to every 3rd course. Wall ties to be staggered.
- 110mm brick wall reinforced with 75mm wide reinforcing one row to every 3 courses in height.
- Cavity walls to be tied together with g.m.s. ties evenly spaced at not more than 600mm apart to every 3rd course. Wall ties to be staggered.
- All cavities to have splayed mortar fillets, 2 courses high with D.P.C over as per the Architects details.
- Allow for open vertical perpends on external skins to all cavity walls to be equally spaced.
- Provide brick force to every course above windows, doors and openings.
- Allow for open vertical perpends on external skins, equally spaced.
- Cavity walls, face-brick (or un-plastered walls) finish to external wall. Outer face of inner skin to be bagged and bitumen tarred.
- Facebrick to Architects details.
- Allow for dpc at window head and cill levels.
- All foundation and plinth brickwork to be NFX bricks. All un-plastered walls to be NFX bricks.
- 10mm impregnated softboard at all junctions between brickwork & concrete, as well as between old and new brickwork. Joints to be filled with polysulphide sealant.
- Brickforce to be placed in the first six courses of brickwork on strip foundations, thereafter placed in every 4th course in all brick walls.
- All brick walls to be reinforced with reinforcing one row to every 4th course, to comply with SANS 10400:2010 part K.
- Internal walls to be plastered and painted with SABS approved PVA quality paints.
- Vertical and horizontal waterproofing (damp-proof) to external walls to be as per SANS 10400:2010 Part K.

Concrete Walls:
- All concrete walls, columns & soffits to be off-shutter concrete as per the engineers specifications.

Doors:
- Door threshold to be waterproofed as per the specialists details.
- 40mm solid timber external quality doors with coastal grade stainless steel cladding.
- All door frames to be epoxy painted g.m.s. Frames to be prepared for painting as per the manufacturers specifications.

Ceilings:
- Soffits to be off-shutter concrete as per the engineers specifications.

Roof:
- Roof installation to comply with SANS 10400:2010 Part L and SANS 10400:2011 Part T. The roof assembly to comply with SANS204:2011: 4.3.6.
- RC roof slabs as per engineers details.
- Screeds to be laid to fall to fullbore outlet as per engineers details. Min screed thickness to be 50mm.
- Clean down and prepare surfaces, prime and apply one layer 4mm thick "Derbigum SP4" waterproofing membrane with 75mm side and 100mm end laps sealed with torch-on fusion, torched-on to top of concrete slab, including turn-ups, dressing waterproofing around projection pipes, outlets, etc. including fitting around rainwater outlets and pipes all complete to the manufacturer's specification with a ten year maintenance free guarantee.
- SP4 "Derbigum" waterproofing torched onto r.c roof slab screed according to manufacturers specifications, on screed to fall to fullbore outlets. Waterproofing by appointed specialist. Manufacturer to carry guarantee.
- Waterproofing to be taken up and over the up-stand beams as per the waterproofing specialists details.
- Max. 25dia & min 15dia White pebbles carefully laid over waterproofing.
- Screed to be laid to fall at min. 1:100. Minimum thickness of screed to be 50mm. Screed thickness as specified by eng. Waterproofing to be turned into outlets.
- Cast iron fullbore outlet - vertical & 90° outlets to be connected onto pvc rwdp's.

Rain Water Goods:
- All rwdp's to be pvc rwdp's fixed to wall will holder-bats.
- 38Ø pvc over flow pipes installed 25mm above the screed ridges.

Staircases:
- Staircases to comply with SANS 10400:2011 Part M.

Lighting & Ventilation:
- Lighting & ventilation to comply with SANS 10400:2010 Part O.
- Artificially ventilated as per SANS 10400:2010 Part O:4.3.2.
- All flame-proof light fittings to be used.

Drainage Notes
- No new internal drainage.
- All internal spillage to be contained within the bunded walls.

Stormwater:
- All new stormwater pipes & man-holes to be as per the civil engineers details and specifications.

Sheet 3 of 5

REVISION:	DATE:	DESCRIPTION:
F	2014/03/06	Issued for Heritage approval.

CONSULTANT:
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SACAP No: ST0230 & PrArch20925

CLIENT / OWNER DETAILS:
Metboard
(Properties Limited)

CLIENT'S / OWNER'S SIGNATURE:
Metboard (Properties Limited)

PROJECT TITLE:
Proposed New Flammable Liquid Storage Area on Existing ERF 730, at 1474 South Coast Road, Mobeni.

DRAWING TITLE:
SECTIONS & ELEVATIONS

DRAWING NUMBER:
034_SK_1003

SCALE:	REVISION:	DRAWN BY:
1:50 (A1)	F	SK.

ISSUED FOR:	HERITAGE APPROVAL	ISSUED DATE:	2014-03-06
CAD file location			