

A: GENERAL PRINCIPLES AND REQUIREMENTS
C: SCOPE OF OCCUPANCY: H4 DWELLING HOUSE
D: POPULATION: 2 PERSONS X 4 BEDROOM = 8 PERSONS PER UNIT
B: STRUCTURAL DESIGN
 A1: STRUCTURES ARE TO BE DESIGNED AND INSPECTED BY STRUCTURAL ENGINEER
 A2: FOUNDATIONS
 A3: ALL ROOM DIMENSIONS ARE TO COMPLY WITH SANS 10400-C
 D: PUBLIC SAFETY

F: SITE OPERATIONS
 THE CONTRACTOR IS TO INSURE THAT ALL SITE OPERATION DURING CONSTRUCTION ARE TO COMPLY WITH SANS 10400 PART 1. IN TERMS OF PROTECTION OF THE PUBLIC AND THE ENVIRONMENT, THE CONTRACTOR IS TO COMPLY WITH THE FOLLOWING: A1: ENVIRONMENTAL CONDITIONS, PREPARATION OF SITE, CONTROL OF UNDESIRABLE LEVELS OF DUST AND NOISE, CUTTING INTO, LAYING ON AND DEMOLISHING CERTAIN WASTE MATERIAL ON SITE, CLEANING OF SITE, BUILDERS SHEDS AND SITE OFFICES
 A2: EXCAVATIONS
 A3: EXCAVATIONS ARE REQUIRED TO SIGHT TO DEEP FOOTINGS, SOIL RAFTS, COMPACTATION OF SOIL, FILL OR SUBGRADE TO DOUBLE SLOPE IN ACCORDANCE TO THE DESIGN AND INSPECTION OF A CIVIL/STRUCTURAL ENGINEER
 H: FOUNDATIONS
 A1: ALL FOOTINGS AND REINFORCED CONCRETE RAFT FOUNDATIONS ARE TO BE IN ACCORDANCE TO THE DESIGN AND INSPECTION OF A STRUCTURAL ENGINEER
 H: FLOORS
 A1: SURFACE BEDS AND SUSPENDED FLOOR SLABS ARE TO BE IN ACCORDANCE TO THE DESIGN AND INSPECTION OF A STRUCTURAL ENGINEER
 K: ROOFS
 THE STRUCTURAL STRENGTH AND STABILITY OF ALL WALLS ARE TO BE IN ACCORDANCE WITH THE SANS 10400-B, SANS 10400-T AND SANS 10400-K
 A1: ROOF COVERING TO BE CLAY/MARSEILLE PATTERN RHYTHM TILES TO MATCH EX. ROOF STRUCTURE TO BE SAP GRANG NAIL TRUSS IN ACCORDANCE WITH THE DESIGN AND INSPECTION BY A STRUCTURAL ENGINEER. SET @ 1M SPACING OF 650. TIE PLUG TO BE 10 X 38 SAP H.P TREATED BATTENS @ 333 CENTRES
 UNDER THE MEMBRANE TO BE SANS 10400 PART 5
 L: ROOFS
 A1: ROOF COVERING AND WATERPROOFING SYSTEMS ARE TO BE IN ACCORDANCE WITH THE DESIGN AND REQUIREMENTS OF SANS 10400-L
 A2: ROOF COVERING TO BE CLAY/MARSEILLE PATTERN RHYTHM TILES TO MATCH EX. ROOF STRUCTURE TO BE SAP GRANG NAIL TRUSS IN ACCORDANCE WITH THE DESIGN AND INSPECTION BY A STRUCTURAL ENGINEER. SET @ 1M SPACING OF 650. TIE PLUG TO BE 10 X 38 SAP H.P TREATED BATTENS @ 333 CENTRES
 UNDER THE MEMBRANE TO BE SANS 10400 PART 5

M: STAIRWAYS
 STAIRWAYS ARE TO BE IN ACCORDANCE WITH SANS 10400 PARTS B & M & T
 REINFORCE CONCRETE STAIRCASE TO BE IN ACCORDANCE WITH THE DESIGN AND INSPECTION OF A STRUCTURAL ENGINEER
 TREADS TO BE AS SHOWN ON PLAN
 RISERS TO BE AS SHOWN ON PLAN
 BALUSTRADES AND RAILS ARE TO BE 100MM AND IN ACCORDANCE WITH SANS 10400-K & L

N: GLAZING
 ALL FRAMES AND THE ANTI-CORROSIVE GLAZING ARE TO BE IN ACCORDANCE WITH SANS 10400-B THE SELECTION OF GLAZING IS TO BE IN ACCORDANCE WITH SANS10400-N

O: LIGHTING & VENTILATION
 ALL LIGHTING AND VENTILATION ARE TO BE IN ACCORDANCE WITH SANS 10400-B IN ACCORDANCE WITH SANS 10400 PART 6 & T

P: DRAINAGE
 ALL DRAINAGE INSTALLATION OF DRAINAGE SYSTEM TO BE IN ACCORDANCE WITH SANS 10400-P
 DRAINAGE TO BE DESIGNED AND INSTALLED AS A SINGLE STACK SYSTEM.
 ALL SANITARY FITTINGS TO HAVE SEALED TRAPS, WASH HAND BASIN, SINKS AND TOILETS TO HAVE DISCHARGE INTO 500 MM TOILET PAN TO DISCHARGE INTO 100 MM PIP WITH 1000mm ONE WAY VENT PIPE AT HEAD OF STACK, ALL JUNCTIONS TO BE FITTED WITH H. 1 GULLY TO BE PROVIDED WITH EACH DRAINAGE SYSTEM. A REINFORCE TO BE PROVIDED PRIOR TO CONNECTION INTO MUNICIPAL DRAINAGE SYSTEM.
 NO: NON-WATER-BORNE MEANS OF SANITARY DISPOSAL DRAINAGE

R: STORMWATER DISPOSAL
 ALL STORMWATER DISPOSAL AND DISPOSAL OF STORMWATER IS TO BE IN ACCORDANCE WITH SANS 10400-R. REFER TO LAYOUT PLAN SHOWING RETICULATION INTO EXISTING SYSTEM

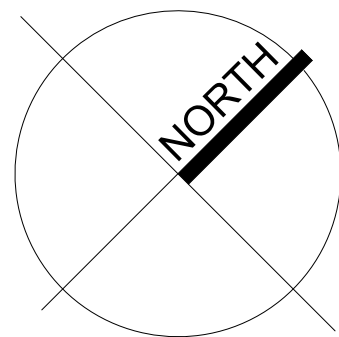
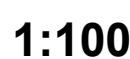
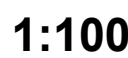
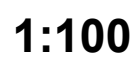
S: FACILITIES FOR PERSONS WITH DISABILITIES
 ALL MEANS FOR PROVIDING FACILITIES FOR PERSONS WITH DISABILITIES IN ACCORDANCE WITH SANS 10400-S

T: FIRE PROTECTION
 ALL FIRE PROTECTION MEASURES ARE IN ACCORDANCE WITH SANS 10400-T

V: SPACE HEATING
 NA

W: FIRE INSTALLATION
 NA

XA: ENERGY USAGE & EFFICIENCY IN BUILDINGS
 THE ENERGY USAGE & EFFICIENCY IN THE BUILDING ARE TO BE IN ACCORDANCE WITH SANS 10404-XA & SANS 10404-YA
 CLIMATIC ZONE: NO.5 SUB-TROPICAL COASTAL
 CLIMATE ZONE: NO.5 SUB-TROPICAL COASTAL
 CLIMATE ZONE: NO.5 SUB-TROPICAL COASTAL
 TO BE CERTIFIED BY A COMPETENT PERSON THAT THE BUILDINGS THEORETICAL ENERGY CONSUMPTION IS LESS THAN OR EQUAL TO A REFERENCE BUILDING THAT COMPLIES WITH SANS 10404-XA & 4.2 [B]



Lot 487

HUIZINGA : ARCHITECTS

Title: Basement Plan & detail Sections & Elevations

Date: 25/06/2013 Scale: 1:100

PROJ. No	DRAWING NUMBER	REVISION
MILLER	SUB-02	*