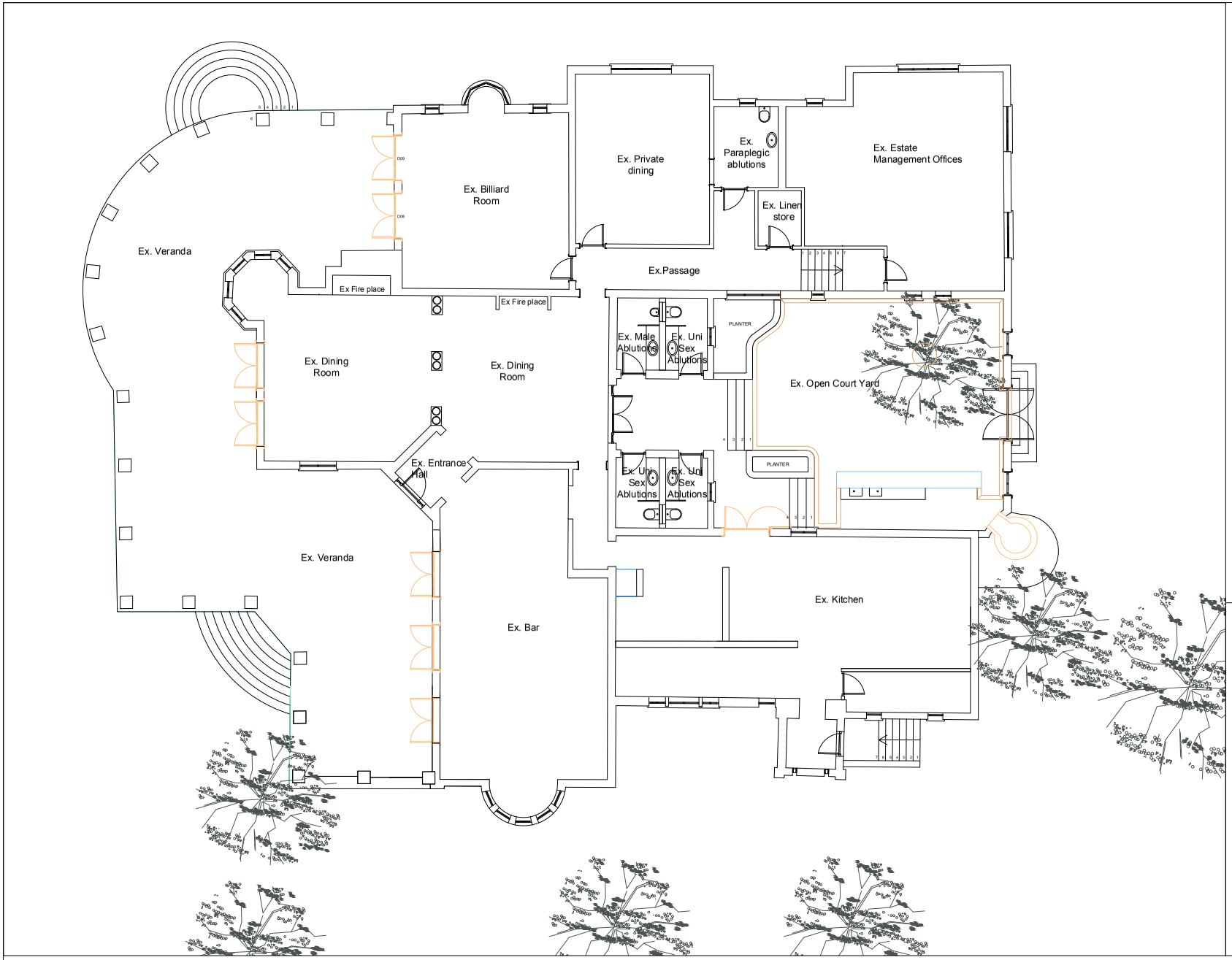

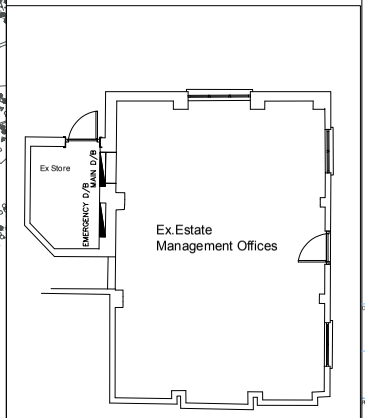

GROUND FLOOR & BASEMENT PLANS
SCALE: 1 : 50

PROJECT	CONSULTANT	STAGE	DWG NUMBER	REVISION
447	AR	MD	SK101	*

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REVISION SCHEDULE

NO	DATE	DESCRIPTION

NOTES:

GENERAL
ALL WORK TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS CODE OF PRACTICE SABS 0400.
LEVELS AND SETBACKS ON SITE ARE TO BE CHECKED ON SITE BEFORE WORK IS COMMENCED.
SITE BOUNDARIES TO BE PEGGED BY A LAND SURVEYOR BEFORE WORK COMMENCES.
ALL BOUNDARY PEGS TO BE CHECKED AND CONFIRMED BY LAND SURVEYOR PRIOR TO COMMENCEMENT.
NO FOUNDATION OR WALL, EXCEPT RETAINING WALLS, TO ENCROACH PERMISSIBLE OVER BOUNDARY LINE.
ANY DISCREPANCY ON THESE DRAWINGS OR ASSOCIATED DOCUMENTATION MUST BE CLARIFIED BEFORE WORK IS COMMENCED.
READ FIGURED DIMENSIONS IN PREFERENCE TO SCALING.
A MINIMUM OF 5% NATURAL LIGHT TO HABITABLE ROOMS SHALL BE PROVIDED.
ALL WORK CONSIDERED AS NATIONAL DESIGN TO COMPLY WITH ENGINEERS DETAILS AND SPECIFICATION.
ALL WORK TO WORK AND CONDITIONS ON SITE.
ALL BOUNDARY WALL AND FOUNDATION DETAILS TO ENGINEERS SPECIFICATION.
REFER TO ENGINEERS DETAILS FOR ALL FOUNDATION AND WALL DETAILS.

DRAINAGE:
ALL MATERIALS TO COMPLY WITH SABS SPECIFICATIONS.
DRAINS TO BE EASILY ACCESSIBLE FOR CLEANING ALONG THE ENTIRE LENGTH.
VERTICAL RISERS TO BE PROVIDED.
NO BENDS AND JUNCTIONS BELOW FLOOR SLAB.
DRAINS BELOW FLOOR TO BE PROTECTED FROM LOADS.
DRAINS TO BE A MINIMUM OF 100MM DIAM. WITH A MINIMUM FALL OF 1:60.
100MM DIAM. VENT VALVE AT THE HEAD OF THE DRAIN.
SOIL PIPES 100MM DIAM WASTE PIPES 50MM DIAM.
WASTE PIPES TO HAVE VENT VALVES ON ONE PIPE AND SINGLE STACK SYSTEMS.
INSPECTION EYES (I.E.) TO ALL BENDS AND JUNCTIONS.
RODDING EYES (R.E.), DUCTED AT THE HEAD OF THE DRAIN, RISE WITHIN 1.8M OF THE SEWER CONNECTION AND EVERY 23M ALONG THE SEWER SYSTEM.

PAVING
ALL PAVING LAID TO FALLS.

STAIRCASES:
RISERS 200MM MAXIMUM/190 MIN. TREADS 235MM MINIMUM/270 MAXIMUM. OPEN TREADS TO HAVE A 25MM NOSING.
MINIMUM BALUSTRADE 1000MM IN HEIGHT. MINIMUM OPENINGS TO BALUSTRADE TO BE 100MM MAXIMUM.

GLAZING NOTES:
ALL GLAZING INSTALLED TO CONFORM TO SABS 0400 AND SABS 0137 STANDARDS.
NOMINAL THICKNESS OF A PANE OF GLASS AS FOLLOWS:

Nominal Class	Maximum Size of Glass Area (m²)	Thickness (mm)
1	0.75	3
2	1.5	4
3	2.16	5
4	3.24	6

CLIENT
Sherpa Trade and Invest 31 (Pty) Ltd

SEATON

PROJECT
THE CLUB at SEATON

KWA DUKUZA

THE CLUB-HOUSE MEASURED DRAWING EXISTING PLANS

SCALE 1 : 50

DATE: 31/03/23 | TEAM: AH/DCI | CHECKED BY: BB

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