



Birds Eye View Impression



Cape Farm Mapper Excerpt



### GENERAL NOTES

COPYRIGHT OVER ALL DESIGNS AND DRAWINGS SHALL REMAIN THE PROPERTY OF 2 AD SPACE ARCHITECTS INC. AND ANY PROVISION TO THE CONTRARY IN TERMS OF THE COPYRIGHT ACT NO 63 OF 1995 IS HEREBY SPECIFICALLY EXCLUDED.

ALL WORK IS TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND LOCAL AUTHORITY.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER SPECIALIST CONSULTANTS DRAWINGS AND SPECIFICATION FOR LABOUR AND MATERIALS.

ALL RELEVANT DETAILS, LEVELS AND DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM THE MISINTERPRETATION OF THE DRAWINGS.

NO DIMENSIONS ARE TO BE SCALED FROM THIS DRAWING. ALL MEMBER SIZES, SPANS AND STRUCTURAL ELEMENTS TO BE VERIFIED BY STRUCTURAL ENGINEER.

**WALLS:**  
BLOCKWORK IN MODULAR SIZED CONC. BLOCK OF APPROVED SOURCE.  
EXTERNAL WALLS - 250MM CAVITY WALLS, UNLESS SHOWN OTHERWISE.  
INTERNAL WALLS - 200MM AND 100MM SOLID WALLS PRESTRESSED CONCRETE LINTOLS OVER OPENINGS IN BRICKWORK WHERE NO RC BEAMS SPECIFIED WITH MIN. OF 4 COURSES OF BRICKWORK LAD TO MANUFAC. SPEC. SLEEPERS DPC TO MICROBITE EXTERNAL WALLS WITH MORTAR INFILL UNDER DPC.  
VEESTERKES PROVIDE TO EXTERNAL WALL ABOVE ALL OPENINGS AND AS INDICATED.  
BRICKWORK EVERY THIRD COURSE IN WALLS.  
EXTERNAL GILLS TO BE PLASTERED AS PER ARCH. DETAILS TO A SUITABLE FALL.  
INTERNAL GILLS TO BE PLASTERED AND FINISHED IN FINISH INDICATED.

**RC CONCRETE WALLS:**  
REINFORCED CONCRETE WALLS TO ENGINEERS DETAIL. REINFORCED CONCRETE WALLS TO HAVE VERTICAL WATERPROOFING WITH BURGLOR DRAINAGE.

**FLOORS:**  
FINISHES PER SPECIFICATIONS ON 20MM CEMENT SCREED ON 100MM CONCRETE SURFACE BED ON 250 MICRON DAM PROOF MEMBRANE. DAM PROOF MEMBRANE TO BE WELL LAPPED TO BRICK WALL DPC. DPC TO BE MIN 150MM ABOVE N.G.L.  
SUPERSEDDED SLABS, STAIRS, DECORATIVE SLAB DETAILS AND R.C. BEAMS TO ENG. DETAILS.

**WALL AND FLOOR FINISHES:**  
AS PER THE FINISHING SCHEDULE.

**DOORS AND WINDOWS:**  
AS PER DOOR AND WINDOW SCHEDULE FOR ALUMINIUM DOORS AND WINDOWS.  
AAMA'S GUIDELINES, GENERAL SPECIFICATION AND SELECTION GUIDES ARE TO BE STRICTLY ADHERED TO AT ALL TIMES.

**CEILINGING AND SOFFITS:**  
GENERALLY - UNLESS OTHERWISE STIPULATED - 9.4MM GYPSUM PLASTERBOARD WITH 6MM GYPSUM STONE SHIM ON STEEL SUBSYSTEM BY "DOWN" OR SIMILAR APPROVED - STRICTLY ADHERE TO MANUFACTURERS SPECIFICATIONS.

**SKIN AFFIXES TO RC SLABS:**  
THE RISE OF ANY STEP NOT MORE THAN 200MM AND THE TREAD NOT LESS THAN 250MM WIDE.

**STAIRS:**  
(TREAD) x 2 (RISE) x 570mm AND x 650mm

**RAILINGS AND BALUSTRADES:**  
BALUSTRADES AND RAILINGS TO BE 1000MM A.F.F. AND HAVE MAXIMUM OPENINGS OF 100MM.

**RAMP PEDESTRIANS:**  
FALL - NOT MORE THAN 1:8

**RAMP VEHICLES:**  
FALL - NOT MORE THAN 1:25

**RESIDENTIAL:**  
DOORS BETWEEN GARAGES AND LIVING AREAS TO BE 1/2-HOUR SELF CLOSING FIRE DOORS.

**GLAZING:**  
ALL GLAZING TO COMPLY WITH REQUIREMENTS OF SANS 1037 & SANS 1040 PART 1. ACCESS DOORS & SIDE LIGHTS TO HAVE SAFETY GLASS. WINDOWS LOWER THAN 900MM FROM THE FLOOR, WINDOWS LOWER THAN 1800MM ABOVE PITCH LINE OF STAIRS & SHOP FRONTS TO BE SAFETY GLASS AND CLEARLY INDICATED AS SUCH ON GLASS AT EYE LEVEL.

**FOUNDATIONS:**  
ALL FOOTINGS TO BE A MINIMUM OF 400MM UNDER N.G.L. ALL FOOTINGS AS PER THE APPOINTED STRUCTURAL ENGINEERS DRIVES.

**SURFACE BEDS AND RC SLABS:**  
ALL SURFACE BEDS AND RC SLABS AS PER STRUC. ENG. DRIVES. SURFACE BEDS ON 250MICRON DPM ON 100MM SAND FINING LAYER ON WELL COMPACTED FILL SAND TO BE COMPACTED IN A MAXIMUM OF 150MM LAYERS TO 100% MOD. AASHTO DENSITY.

**EXPANSION:**  
PLACE BETWEEN CONCRETE AND BRICKWORK:  
A. VERTICALLY: 10MM SOFTBOARD.  
B. HORIZONTALLY: 2X LAYERS OF BUTEC BOARD ON ALL LOADEARING WALLS.

**ROOF:**  
AS SPECIFIED

**DPC & WATERPROOFING:**  
WATERPROOFING MEMBRANES TO ALL HORIZONTAL AND VERTICAL OPENINGS AND ROOF.  
ALL PARAPET WALLS TO BE SUPPLIED WITH ADEQUATE FLASHING WHERE REQUIRED.

**DRAINAGE NOTE:**  
HEAD OF DRAINS TO BE ADEQUATELY VENTED.  
INSET LEVELS TO BE CHECKED ON SITE. AMEND WHERE NECESSARY.  
PROVIDE A MINIMUM OF ONE OPEN GULLEY TO EACH DRAINAGE INSTALLATION.  
DRAINAGE EXITS TO BE ANTI-SYPHONED OR DEEP SEAL TRAPS WHERE APPLICABLE.  
END CONNECTIONS TO BE PLUGGED TO PREVENT INGRESS WATER.  
ALL WATER CONNECTIONS TO COMPLY WITH LOCAL AUTHORITY SPECS.  
DRAINAGE WORK TO BE LEFT EXPOSED UNTIL INSPECTED BY LOCAL AUTHORITY HEALTH DEPARTMENT. MAXIMUM LENGTH OF DRAINAGES NOT TO EXCEED 25.00M WITHOUT THE PROVISION OF AN INSPECTION CHAMBER OR RIDING EYE.  
HEAVY-DUTY INSPECTION CHAMBER COVER TO BE PROVIDED FOR SEWER CONNECTION IN DRIVEWAY.  
DRAINS: 100MM PVC - MIN FALL 1:80  
BESIDE BSPPC COVERS AT ALL BENDS AND JUNCTIONS WITH MARKED COVERS AT 800MM ABOVE GROUND LEVEL.  
RESEAL ALL TRAPS TO WASTE FITTINGS.  
ALL WASTE PIPES TO BE EASILY ACCESSIBLE FOR REPAIR AND CLEANING.  
CLOSED SYSTEM ENTER 45° JUNCTIONS.  
800MM BENDS TO DRAINAGE RUN.  
ANY DRAINAGE FALLING NEAR TO FOUNDATIONS OR UNDER DRIVEWAYS TO BE 1000MM PENTAPIPE PROTECTED IN ACCORDANCE WITH PART P OF SANS 10400.

**SWIMMING POOLS:**  
STEEL FENCING AS PER SANS 1360 PROVIDE POOL FENCING OF MINIMUM 1200MM HIGH. POOL SAFETY FENCING TO HAVE MAX. VERTICAL OPENINGS OF 100MM. GATE LEADING FROM STREET TO POOL TO HAVE SELF-CLOSING AND SELF-LATCHING DEVICES FITTED.

REV. Change Name


**SCALE 1:500**

2ad space  
ARCHITECTS  
PROFESSIONAL PRACTICE

T: (27) 021 855 0787  
F: (27) 021 855 0785  
PO Box 5272  
Helderberg  
Somerset West  
7135  
SOUTH AFRICA

www.2adspace.co.za

Project / Client

**HOUSE HENLEY**  
PROPOSED NEW DWELLING  
Portion 8 of Farm 230  
Knorhoek, Somerset West

OCCUPANCY CLASSIFICATION

**H4**

Project no:  
17-06

Date:  
24 April 2018

Date of 1st issue:

Architect:  
W. Louw SACAP 4670

Drawn:  
M. Randall

**Dam Servitude**

Drawing no.:  
17-06-SK-03

Rev: