

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 93 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. SUPERSED. DPC TO MICRODENTS EXTERNAL WALLS WITH MORTAR INFILL UNDER DPC.
VENEERABLE 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 SUBSOL DRAINAGE.

FLOORS:
FINISH AS PER SPECIFICATIONS ON 100MM CEMENT SCREED ON 100MM CONCRETE SURFACE BED ON 250 MICRON DAMP PROOF MEMBRANE. DAMP PROOF MEMBRANE TO BE WELL LAPPED TO BRICK WALL DPC. DPC TO BE MIN. 150MM ABOVE N.G.
SUSPENDED SLABS, STAIRS, DECORATIVE SLAB DETAILS AND RC 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.
AAMA606 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 100MM GYPSUM STONE SKIM ON STEEL SUBSYSTEM BY "DOCK" OR SIMILAR. APPROVED - STRICTLY ADHERE TO MANUFACTURERS SPECIFICATIONS.
SOFFIT SFFITS TO RC SLABS.

STAIRS:
THE RISE OF ANY STEP NOT MORE THAN 200MM AND THE TREAD NOT LESS THAN 250MM WIDE.
(TREAD + 2 RISE) > 570mm AND < 650mm

RAILINGS AND BALUSTRADES:
BALUSTRADES AND RAILINGS TO BE 1000MM A.F.L. 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 1017 & SANS 10409 PART 1. ACCESS DOORS & SIDE LIGHTS TO HAVE SAFETY GLASS. WINDOWS LOWER THAN 900MM ABOVE PITCH LINE OF STAIRS & SHOP FRONT 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. INFILL LAYER ON WELL COMPACTED FILL. SAND TO BE COMPACTED IN A MAXIMUM OF 150MM LAYERS TO 100% MOD. ASD TO DENSITY.

EXPANSION:
FALL - NOT MORE THAN 1:8

ROOFING:
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 DRAINING TO BE ADEQUATELY VENTED. SUBJECT LEVELS TO BE CHECKED ON SITE. AMEND WHERE NECESSARY.
PROVIDE A MINIMUM OF ONE OPEN GUTTER 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.

INSPECTION:
DRAINAGE WORK TO BE LEFT EXPOSED UNTIL INSPECTED BY LOCAL AUTHORITY HEALTH DEPARTMENT. MAXIMUM LENGTH OF DRAINAGE NOT TO EXCEED 25.00M WITHOUT THE PROVISION OF AN INSPECTION CHAMBER OR ROOFING EYE.

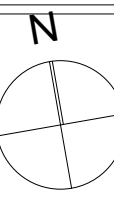
HEAVY-DUTY INSPECTION CHAMBER COVER:
TO BE PROVIDED FOR SEWER CONNECTION IN DRIVEWAY. DRAINS 100MM PVC - MIN FALL 1:80

BEFORE INSPECTION:
COVERS AT ALL BENDS AND JUNCTIONS WITH MARKED COVERS AT 800MM ABOVE GROUND LEVEL. RESEAL ALL TRAPS TO WASTE FITTINGS.

ALL WASTE LINES:
TO BE EASILY ACCESSIBLE FOR REPAIR AND CLEANING.
CLOSED SYSTEM ENTER-EXIT JUNCTIONS.

800MM BENDS TO DRAINAGE RUN:
ANY DRAINAGE FALLING NEAR TO FOUNDATIONS OR UNDER DRIVEWAYS TO BE 1000MM. PENTAPITS PROTECTED IN ACCORDANCE WITH PART F OF SANS 10400.

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



REV	Change Name

SCALE 1:100

2ad space

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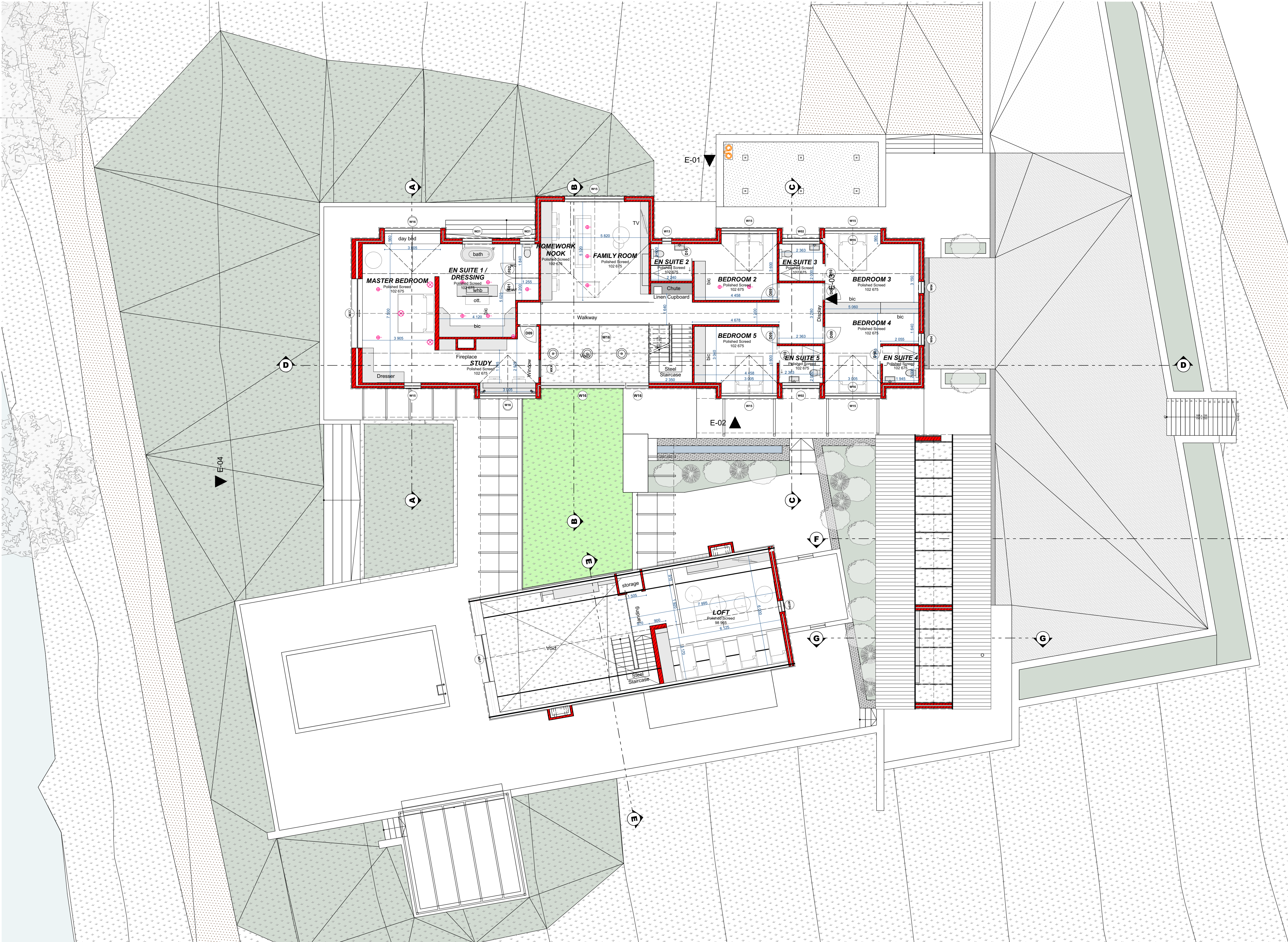
Project / Client
HOUSE HENLEY
PROPOSED NEW
DWELLING
Portion 8 of Farm 230
Knorhoek, Somerset West

OCCUPANCY CLASSIFICATION
H4

Project no: 17-06	Date of 1st issue: 24 April 2019
Architect: W. Louw	Drawn: M. Randall

Ground Floor Plan

Drawing no. 17-06-CS-02	Rev.
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