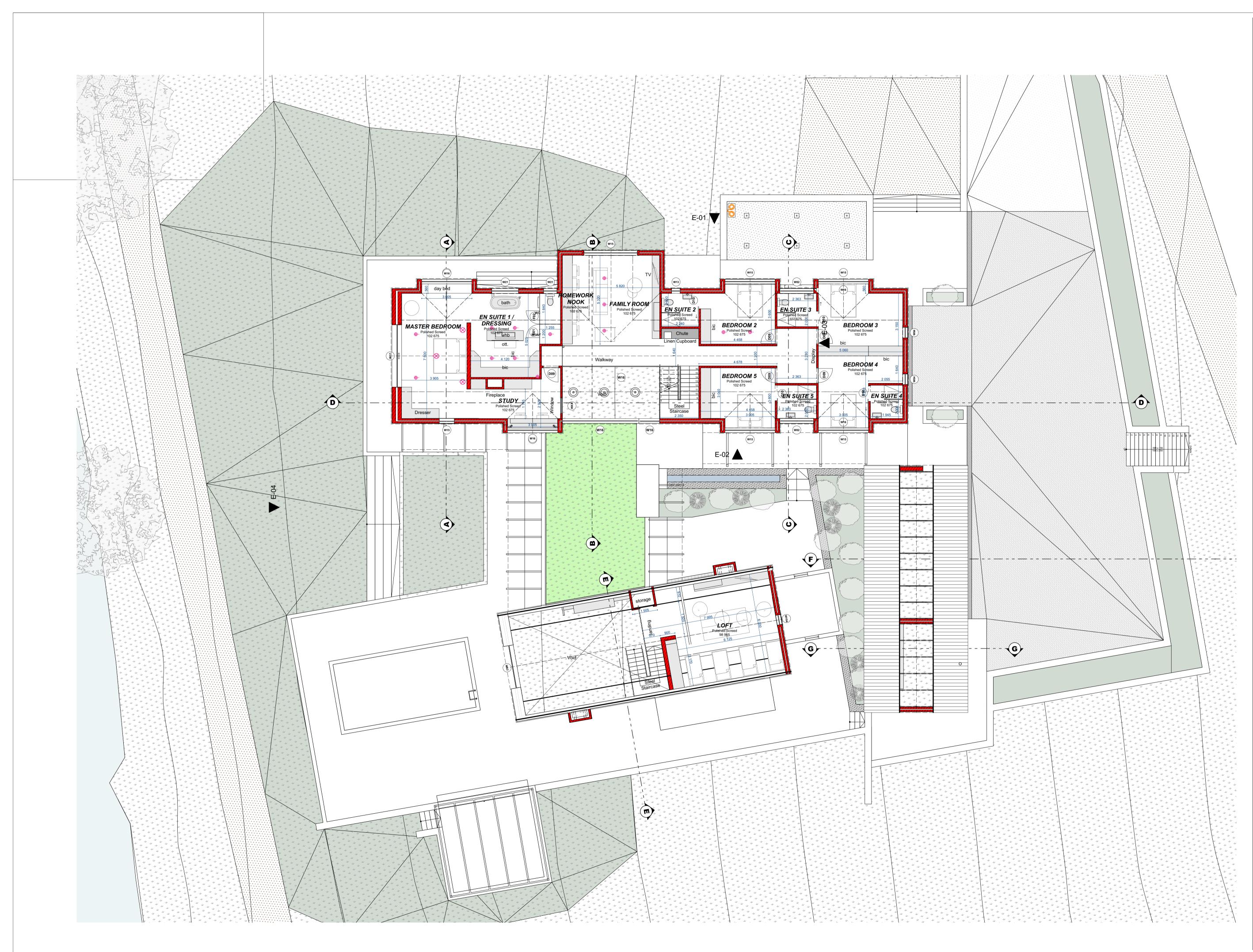


GENERAL NOTES COPYRIGHT OVER ALL DESIGNS AND DRAWINGS SHALL REMAIN THE PROPERTY OF 2 AD SPACE ARCHITECTS INC. AND ANY PROVISION TO THE CONTRARY IN TERMS OF THE COPYRIGHT ACT NO.63 OF 1965 IS HEREBY SPECIFICALLY EXCLUDED. ALL WORK IS TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH THE NATIONAL BUILDING 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 VERRIFIED BY STRUCTURAL ENGINEER ENGINEER.
WALLS:
BLOCKWORK IN MODULAR SIZED CONC. BLOCK OF
APPROVED SOURCE.
EXTERNAL WALLS - 250MM CAVITY WALLS, UNLESS
SHOWN OTHERWISE.
INTERNAL WALLS - 200MM AND 90MM SOLID WALLS
PRESTRESSED CONCRETE LINTOLS OVER OPENINGS IN
BRICKWORK WHERE NO RC BEAMS SPECIFIED WITH MIN.
OF 4 COURSES OF BRICKWORK LAID TO MANUFAC.SPEC.
STEPPED DPC: 375 MICRONTO EXTERNAL WALLS WITH
MORTER INFILL UNDER OPC.
WEEPHOLES: PROVIDE TO EXTERNAL WALLS MOVE ALL
OPENINGS AND AS INDICATED.
BRICKFORCE EVERY THIRD COURSE IN WALLS.
EXTERNAL CILLS TO BE PLASTERED AS PER ARCH.
DETAILS TO A SUITABLE FALL.
INTERNAL CILLS TO BE PLASTERED AND FINISHED IN
FINISH INDICATED.
REINFORCED CONCRETE WALLS TO ENGINEERS DETAIL.
REINFORCED CONCRETE WALLS TO HAVE VERTICAL
WATERPROFING WITH SUBSOIL DRAINAGE.
ELOORS:
ENDICATED SPECIFICATIONS ON 20MM CEMENT FLOORS: FINISH AS PER SPECIFICATIONS ON 20MM CEMENT FINISH AS PER SPECIFICATIONS ON 20MM 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.L. SUSPENDED SLABS, STARS, DECORATIVE SLAB DETAILS AND R.C. BEAMS TO ENG. DETAILS. **WALL AND FLOOR FINISHES:** AS PER THE FINISHING SCHEDULE. **DOORS AND WINDOWS:** AS PER THE FINISHING SCHEDULE FOR ALLUMINIUM DOORS AND WINDOWS <u>AAAMSA</u> GUIDELINES, GENERAL SPECIFICATION AND SELECTION GUIDES ARE TO BE STRICLTLY ADHERED TO AT ALL TIMES. SELECTION GUIDES ARE TO BE STRICLTLYADHERED TO AT ALL TIMES. GENERALLY - UNLESS OTHERWISE STIPULATED - 9.4MM GYPSULLY - UNLESS OTHERWISE STIPULATED - 9.4MM GYPSULLY - UNLESS OTHERWISE STIPULATED - 9.4MM ON STEEL SUBSYSTEM BY "DONN" OR SIMILAR APPROVED - STRICTLY ADHERE TO MANUFACTURER'S SPECIFICATIONS. SKIM SOFFITS TO RC SLABS. STAIPS-STAIRS: THE RISER OF ANY STEP NOT MORE THAN 200MM AND THE RISER OF ANY STEP NOT MORE THAN 200MM AN THE TREAD NOT LESS THAN 250MM WIDE. (TREAD + 2xRISER) > 570mm AND <650mm **RAILINGS AND BALLUSTRADES:** BALLUSTRADES AND RAILINGS TO BE 1000MM A.F.F.L. AND HAVE MAXIMUM OPENINGS OF 100MM **RAMPS PEDESTRIANS:** FALL - NOT MORE THAN 1:8 **PAMPS VEHICI ES:** FALL - NOT MORE THAN 1:8 RAMES VEHICLES: FALL - NOT MORE THAN 1:25 <u>RESIDENTIAL:</u> DOORS BETWEEN GARAGES AND LIVING AREAS TO BE ½-HOUR SELF CLOSING FIRE DOORS. TO BE %HOUR SELF CLOSING FIRE DOORS. GLAZING: ALL GLAZING TO COMPLY WITH REQUIREMENTS OF SANS 10137 & SANS 10400 PART N - ACCESS DOORS & SIDE LIGHTS TO HAVE SAFETY GLASS. WINDOWS LOWER THAN 500MM 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 ALL FOOTINGS AS PER THE APPOINTED STRUCTURAL ENGINEERS DRWG'S SURFACE BEDS AND RC SLABS: ALL SURFACE BEDS AND RC SLABS AS PER STRUC. ENG. DRWGS. SURFACE BEDS ON 250MICRON DPM ON 50MM SAND BINDING 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 12MM SOFTBOARD. B. HORIZONTALLY 2X LAYERS OF NUTEC BOARD ON ALL LOADBEARING WALLS. ROOF: ON ALL LOADBEARING WALLS. ROOF: AS SPECIFIED DPC'S & WATERPROOFING: WATERPROOFING MEMBRANES TO ALL HORIZONTAL AND VERTICAL OPENINGS AND ROOF. ALL PARAPET WALLS TO BE SUPPLIED WITH ADEQUATE FLASHING WHERE REQUIRED. DRAINAGE NOTE: PLASHING WHERE REQUIRED. DRAIMAGE NOTE: HEAD OF DRAINS TO BE ADEQUATELY VENTED. INVERT LEVEL TO BE CHECKED ON SITE, AMEND WHERE NECESSARY. PROVIDE A MINIMUM OF ONE OPEN GULLEY TO EACH NECESSARY. PROVIDE A MINIMUM OF ONE OPEN GULLEY TO EACH DRAINAGE INSTALLATION. <u>DRAINAGE FIXTURES</u> TO BE ANTI-SYPHONED OR DEEP SEAL TRAPS WHERE APPLICABLE. <u>END CONNECTIONS</u> TO BE PLUGGED TO PREVENT INGRESS WATER. ALL WATER CONNECTIONS TO COMPLY WITH LOCAL AUTHORITY SPECS. DRAINAGE WORK TO BE LEFT EXPOSED <u>UNTIL</u> <u>INSPECTED</u> BY LOCAL AUTHORITY HEALTH DEPARTMENT. <u>MAXIMUM LENGTH</u> OF DRAINLINES NOT TO EXCEED 25.00M WITHOUT THE PROVISION OF AN INSPECTION CHAMBER OR RODDING EYE. HEAVY-DUTY INSPECTION CHAMBER COVER TO BE PROVIDED FOR SEWER CONNECTION IN DRIVEWAY. <u>DRAINS</u> 100MM PVC - MIN FALL 1: 80 <u>RE'S OR INSPEC</u>. COVERS AT ALL BENDS AND JUCTIONS WITH MARKED COVERS AT 80MM ABOVE GROUND LEVEL. RESEAL ALL TRAPS TO WASTE FITTINGS ALL <u>WASTE PIPES</u> TO BE EASILY ACCESSIBLE FOR REPAIR AND CLEANING. CLOSED SYSTEM ENTER 45° JUNCTIONS. <u>600MM BENDS</u> TO DRAINAGE RUN ANY DRAINAGE FALLING <u>NEAR TO FOUNDATIONS OR</u> UNDER DRIVEWAYS. DT BE 102DIAM. PENTAPIPE PROTECTED IN ACCORDANCE WITH PART P OF SANS 10400. SWIMMING DOLD S: 10400. SWIMMING POOLS: STEEL FENCING AS PER SANS 1390 PROVIDE POOL FENCING OF MINIMUM 1200MM HIGH. POOL SAFETY FENCING TO HAVE A MAX. VERTICAL OPENINGS OF 100MM. GATE LEADING FROM STREET TO ERVEN TO HAVE SELF-CLOSING AND SELF-LATCHING DEVICES FITTED. 10400. REV. Change Name SCALE 1:100 T: (27) 021 855 0787 F: (27) 021 855 0785 PO Box 5272 Helderberg Somerset West space 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 of 1st issue 24 April 2018 Architect W. Louw SACAP 4670 M. Randall Ground Floor Plan Drawing no

17-06-CS-02



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did	7135 SOUTH AFRICA
A R C H I T E C T S INTERIOR DESIGN	www.2adspace.co.za
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	on 8 of Farm 230 ek, Somerset West
	PANCY CLASSIFICATION
Project no.	H4
17-06 Date	Date of 1st issue
24 April 2018 Architect	Drawn
W. Louw SACAF	
Fir	st Floor Plan
Drawing no.	Rev.
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