COUNCIL:

## BUILDERS WORK

**GENERAL NOTES:**

THIS DRAWING IS INTENDED TO BE FOR THE PURPOSE OF ACQUIRING CONSTRUCTION APPROVAL FROM THE LOCAL AUTHORITY. IT IS ONLY TO BE USED FOR THE PURPOSE OF CONSTRUCTION ONCE APPROVAL HAS BEEN GRANTED AND THE DRAWINGS HAVE BEEN ISSUED FOR CONSTRUCTION BY THE ARCHITECT.
ALL LEVELS HEIGHTS DEPTHS AND DIMENSIONS TO BE CHECKED BY CONTRACTOR ON SITE BEFORE BUILDING. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL BUILDING REGULATIONS. ALL BUILDING MATERIALS AND COMPONENTS TO BE TREATED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS
ALL BUILDING MATERIALS & COMPONENTS TO COMPLY WITH REQUIREMENTS CONTAINED IN THE RELEVANT PARTS OF SANS 10400. FIGURED DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.

**SANS10400-B , STRUCTURAL DESIGN**
ALL STRUCTURAL ELEMENTS TO BE CONSTRUCTED AS PER ENGINEER'S SPECIFICATION AND SANS 10400
**SANS 10400-C , DIMENSIONS**
ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECTS FOR AMENDMENT.
MINIMUM ROOM SIZES TO COMPLY WITH SANS10400-C
**SANS 10400-D , PUBLIC SAFETY**
FENCE TO BE ERECTED TO PREVENT THE PUBLIC FROM ENTERING THE SITE DURING CONSTRUCTION
ANY CHANGE IN LEVEL MORE THAN 1m SHALL BE PROVIDED WITH A BALUSTRADE OR WALL AND SHALL COMPLY WITH THE REQUIREMENTS OF SANS 10400-B
IN CASE OF A SWIMMING POOL, THE OWNER SHALL PROVIDE A WALL OR FENCE WITH SELF-CLOSING AND SELF-LATCHING GATE TO ENSURE NO PERSON CAN HAVE ACCESS TO THE POOL FROM THE STREET OR ANY PUBLIC PLACE
**SANS 10400-F , SITE OPERATION**
SANITARY FACILITIES TO BE PROVIDED DURING CONSTRUCTION AS PER SANS 10400-F AND REMOVED AS SOON AS CONSTRUCTION IS COMPLETE.
WHERE SO REQUIRED, A BUILDING SHALL BE PROTECTED AGAINST SUBTERRANEAN TERMITE ACTIVITY.
ALL STORMWATER DISPOSAL ARRANGEMENTS DURING CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF SANS 10400-R
**SANS 10400-G , EXCAVATIONS**
EXCAVATIONS TO BE LESS THAN 3m DEEP OR PER ENGINEER'S SPECIFICATIONS AND TO COMPLY WITH SANS 10400-G
**SANS 10400-H , FOUNDATIONS**
ALL FOUNDATIONS PER ENGINEER'S SPECIFICATIONS AND SANS 10400-H
**SANS 10400-J , FLOORS**
ALL FLOORS PER ENGINEER'S SPECIFICATIONS AND SANS 10400-J
**SANS 10400-K , WALLS**
WALLS ACCORDING TO SANS 10400-K AND R-VALUE OF EXTERNAL WALLS TO COMPLY WITH SANS 10400-XA
EXTERNAL WALLS TO BE 230mm CLAY BRICK WALLS OR 280mm CAVITY WALLS TO BE PLASTERED AND PAINTED BOTH SIDES
INTERNAL WALLS TO BE 115mm OR 230mm CLAY BRICK WALLS TO BE PLASTERED AND PAINTED BOTH SIDES
BOUNDARY WALLS TO BE 230mm CLAY BRICK WALLS MAX 1.8m HIGH, TO BE MAINTENANCE FREE ON NEIGHBOUR'S SIDE
**SANS 10400-L , ROOFS**
ROOFS ACCORDING TO ENGINEER'S SPECIFICATION AND TO COMPLY WITH SANS 10400-L
ALL TIMBER TO BE ACCORDING TO SANS 10163
PROVIDE INSULATION TO ACHIEVE R-VALUE ACCORDING TO SANS 10400-XA
**SANS 10400-M , STAIRWAYS**
STAIRWAYS TO HAVE MIN 250mm TREADS WITH MAX 200mm RISERS. ANY FLIGHT OF STAIRS WITH MORE THAN 3 RISERS SHALL HAVE A CONTINUES HANDRAIL EXTENDING THE FULL LENGTH OF THE STAIRS.
ALL STAIRWAYS ACCORDING TO SANS 10400-M
**SANS 10400-N , GLAZING**
ALL GLAZING TO BE ACCORDING TO SANS 10400-N AND FENESTRATION TO COMPLY WITH SANS 10400-XA
THICKNESS OF PANES OF GLASS AS PER SANS 10400-N 4.2
TRANSPARENT GLAZING TO BE MARKED WHERE IT IS NOT LIKELY TO BE APPARENT TO ANY PERSON APPROACHING IT
SAFETY GLAZING TO BE USED FOR ALL DOORS AND SIDELIGHTS , ANY WINDOWS WITH SILL HEIGHT OF LESS THAN 500mm OR A WINDOW ON NORMAL TRAFFIC ROUTE WITH A SILL HEIGHT OF LESS THAN 800mm WITHOUT A PERMANENT BARRIER
**SANS 10400-O , LIGHTING AND VENTILATION**
TO COMPLY WITH SANS 10400-O AS WELL AS SANS 10400-XA
OPENINGS ON EXTERNAL WALLS TO BE AT LEAST 10% OF THE FLOOR AREA OF THE ROOMS AND THE TOTAL OPENABLE WINDOWS AND DOORS SHALL NOT BE LESS THAN 5% OF THE FLOOR AREA
**SANS 10400-P , DRAINAGE**
ALL DRAINAGE TO COMPLY WITH SANS 10400-P AND TO BE INSTALLED BY A COMPETENT PERSON ( SANITATION )
ALL NEW SOIL WATER PIPES TO BE 100mm uPVC WITH A FALL OF MIN 1:60 AND AN INVERT LEVEL NOT LESS THAN 450mm
ALL NEW WASTE WATER PIPES TO BE 50mm uPVC AND VENTILATION PIPES MIN 40mm. ANY TYPE OF JOINT BETWEEN PIPES OR BETWEEN PIPES AND FITTINGS SHALL BE COMPATIBLE WITH THE MATERIALS OF WHICH SUCH PIPES AND FITTINGS ARE MADE AND MUST REMAIN WATERTIGHT UNDER NORMAL WORKING CONDITIONS. CLEANING AND INSPECTION EYES TO BE INSTALLED ACCORDING TO SANS 10400-P
**SANS 10400-R , STORMWATER DISPOSAL**
ALL STORMWATER DISPOSAL TO BE ACCORDING TO SANS 10400-R AND ENGINEER'S SPECIFICATION
GUTTERS AND DOWNPIPES TO COMPLY WITH SANS 10400-R 4.3. WATER TO BE COLLECTED IN WATER TANK AND ONLY TO BE USED FOR IRRIGATION
**SANS 10400-T , FIRE PROTECTION**
FIRE PROTECTION TO COMPLY WITH SANS 10400-T
BUILDING CLASSIFIED AS H3 OR H4 TO COMPLY WITH SANS 10400-T (4.9.2B)
ANY DOOR BETWEEN SUCH GARAGE AND ANY SUCH ROOM SHALL HAVE A FIRE RESISTANCE OF NOT LESS THAN 30 MIN AND SUCH DOORWAY SHALL REQUIRE A THRESHOLD OF NOT LESS THAN 10mm.
NO COMBUSTIBLE ROOF COMPONENTS SHALL PENETRATE THE SEPARATING ELEMENT DIVIDING THE SPACE BETWEEN THE GARAGE AND THE HABITABLE ROOM.
**SANS 10400-V , SPACE HEATING**
ANY FLUE PIPE, CHIMNEY, HEARTH OR FIREPLACE TO COMPLY WITH SANS 10400-V
ALL CHIMNEYS TO BE CONSTRUCTED FROM NON-COMBUSTIBLE MATERIAL AND BE NOT LESS THAN 190mm AND SHALL NOT BE LESS THAN 1m ABOVE THE HIGHEST POINT OF CONTACT BETWEEN SUCH CHIMNEY AND THE ROOF
**SANS 10400-XA**
ENERGY USAGE IN BUILDING TO COMPLY WITH SANS 10400-XA AS WELL AS THE ENERGY EFFICIENCY IN BUILDINGS ACCORDING TO SANS 204.
SEE CALCULATIONS AND DETAILS PROVIDED

**ELECTRICAL:**
ALL ELECTRICAL WORK TO BE CARRIED OUT BY A REGISTERED ELECTRICIAN.

**PLUMBING:**
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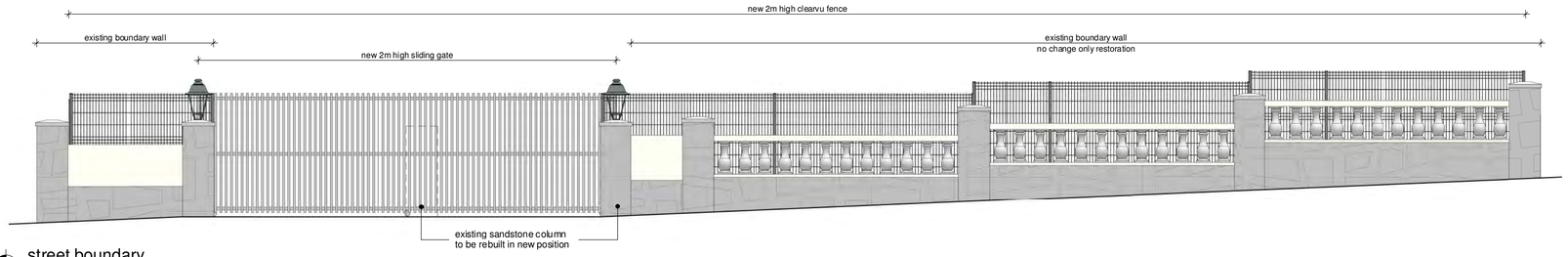
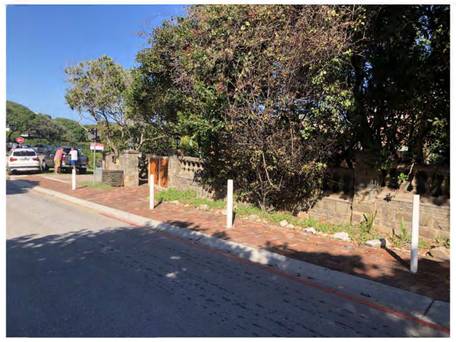
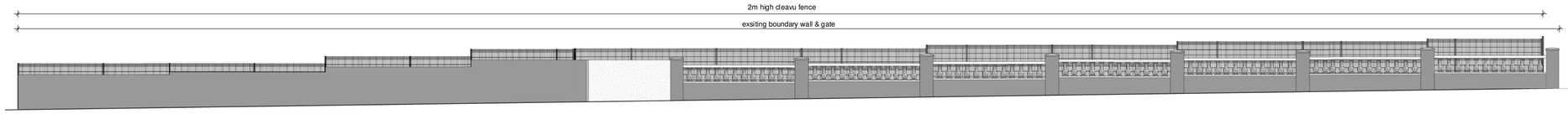



street boundary
Scale - 1 : 50

CURRENT STREET BOUNDARY


CURRENT STREET BOUNDARY

CURRENT STREET BOUNDARY

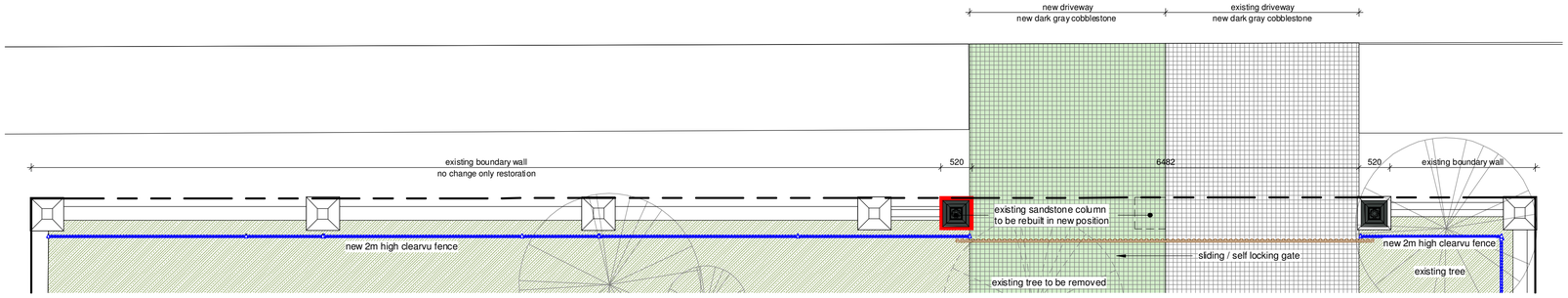



side boundary
Scale - 1 : 100

CURRENT SIDE BOUNDARY

CURRENT SIDE BOUNDARY

CURRENT SIDE BOUNDARY




boundary wall - street
Scale - 1 : 50

NOTES

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ARCHITECT SIGNITURE:

CLIENT SIGNITURE:

| REV. No. | REVISIONS | DATE | BY: |
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PROJECT
ADDITIONS & ALTERATIONS TO EXISTING DWELLING

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| ES | 2021-06-11 | LR | 10 |

DRAWING No. **2020-CS-12-006**

SCALE: **As indicated**

**FOR INFORMATION**

BOUNDARY WALL

REV.