



- 1.0 GENERAL
- 1.1 COPYRIGHT AND RIGHT OF REPRODUCTION OF THIS DRAWING OR ANY PORTION THEREOF IS RESERVED BY THE ARCHITECT.
- 1.2 ANY ERRORS, DISCREPANCIES OR OMISSIONS ON THE DRAWINGS SPECIFICATION OR BILL OF QUANTITIES TO BE REPORTED BY THE CONTRACTOR WITHIN SEVEN (7) DAYS TO THE ARCHITECT.
- 1.3 QUALITY OF ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH THE RELEVANT SABS SPECIFICATIONS AND SHALL CONFORM TO THE MINIMUM STANDARDS SPECIFIED IN THE STANDARD PREAMBLES.
- 1.4 THE CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE BUILDINGS, ALL EXTERNAL AND INTERNAL WALLS WITH PARTICULAR REFERENCES TO BOUNDARIES, BUILDING LINES, ETC.
- 1.5 CONTRACTORS ARE TO LOCATE AND IDENTIFY EXISTING SERVICES ON SITE AND TO PROTECT THESE FROM DAMAGE THROUGHOUT THE DURATION OF THE WORKS.
- 1.6 THE CONTRACTOR IS TO VERIFY ALL LEVELS, HEIGHTS AND DIMENSIONS ON SITE AND TO CHECK THESE AGAINST THE DRAWINGS BEFORE PUTTING WORK IN HAND.
- 1.7 THE CONTRACTOR IS TO BUILD IN "BRIKGRIP" DPC'S, WHETHER OR NOT THESE ARE SHOWN ON THE DRAWINGS, TO ALL EXTERNAL BRICK WALLS AT EACH FLOOR, BEAM AND PARAPET LEVEL AND TO ALL DOORS, WINDOWS, GRILLES, AND OTHER OPENINGS TO THE EXTERNAL WALLS. DPC'S TO CAVITY WALLS TO BE STEPPED.
- 1.5 DAMPROOFING AND WATERPROOFING MATERIALS TO BE APPLIED IN ACCORDANCE SABS CODE OF PRACTICE 021.
- 1.6 ALL SURFACE BEDS TO BE CONCRETE SLABS TO ENGINEER'S DETAILS LAID ON "GUNPLAS USB GREEN" DAMPROOFING MEMBRANE ON WELL COMPACTED FILL.
- 1.7 ALL BUILDING WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS.
- 1.8 ALL CAVITY WALLS TO HAVE BRICK WALL TIES IN ACCORDANCE WITH MPW - 100, AND TO BE KEPT CLEAN.
- 1.9 ALL CONCRETE WORK TO ENGINEER'S DETAILS AND SPECIFICATIONS.
- 1.10 ALL OTHER INTERNAL AND EXTERNAL WALLS TO BE AS SHOWN ON DRAWINGS.
- 1.11 BRICKFORCE IS TO LAID IN EVERY THIRD COURSE OF BRICKWORK AND LAPPED AT ALL CORNERS AND JUNCTIONS UNLESS OTHERWISE SPECIFIED. BRICKWORK MOVEMENT JOINTS SHALL BE MINIMUM 10mm WIDE (SEALED) OR AS PER DETAILED DRAWINGS AT A MAXIMUM 10mm C/C.
- 1.12 UNLESS OTHERWISE SPECIFIED BY THE ARCHITECT, A 10mm WIDE MOVEMENT JOINT IN TILING AND THROUGH FULL DEPTH OF BEDDING COAT BE - (A) OVER MOVEMENT JOINTS IN THE BACKGROUND. (B) VERTICALLY OR HORIZONTAL AT APPROXIMATELY 4.2mm C/C.
- 1.13 BRICKWORK MOVEMENT JOINTS SHALL BE MINIMUM 10mm WIDE (SEALED) OR AS PER DETAILED DRAWINGS AT A MAXIMUM 10mm C/C.
- 1.14 DOORS TO BE PAINTED ALL ROUND.
- 1.15 ALL DRAWINGS NOT BE SCALED, FIGURES, DIMENSIONS TO BE USED AT ALL TIMES AND NO WORK TO BE EXECUTED UNLESS SUCH DIMENSIONS ARE BEEN GIVEN.
- 2.0 ROOF CONSTRUCTION
- 2.1 ALL ROOF SLABS TO HAVE WATERPROOFING AND INSULATION AS PER SPECIFICATIONS.
- 3.0 LIGHT AND VENTILATION:
- 3.1 ALL LIGHT AND VENTILATION TO BE IN ACCORDANCE WITH NBR PART "O".
- 3.2 AREA OF NATURAL LIGHT TO ALL HABITABLE ROOMS TO BE MINIMUM OF 10% OF FLOOR AREA.
- 3.3 VENTILATION TO HABITABLE ROOMS TO BE SPECIFIED BY A MECHANICAL ENGINEER IN ACCORDANCE TO THE NATIONAL BUILDING REGULATIONS.
- 4.0 PLUMBING:
- 4.1 ALL DRAINAGE TO COMPLY WITH NBR PART "P".
- 4.2 ALL BENDS AND JUNCTIONS TO HAVE INSPECTION EYES (IE'S).
- 4.3 ALL WASTE FITTINGS TO HAVE RESEAL TRAPS.
- 4.4 NO BENDS OF JUNCTIONS UNDER BUILDINGS.
- 4.5 WHB'S TO BE FITTED WITH VENT VALVES EXCEPT WHERE OTHERWISE INDICATED.
- 4.6 ALL WASTE PIPES TO BE MIN. 40mm DIA.
- 4.7 ALL SOIL PIPES FROM URINALS TO BE MIN. 40mm DIA.
- 4.8 ALL PIPES PASSING UNDER BUILDINGS TO BE ENCASED IN 6:3:1 CONCRETE MIN. 100mm THICK.
- 5.0 FIRE NOTES:
- 5.1 OCCUPANCY CLASSIFICATION G1.
- 5.2 FIRE DEPARTMENT TO BE NOTIFIED ON COMPLETION TO OBTAIN OCCUPATIONAL CERTIFICATE.
- 5.3 ALL FIRE PIPING TO BE SABS 63 NORMALISED GMS PIPING.
- 5.4 SIGNAGE TO BE PROVIDED IN ACCORDANCE WITH SABS 0400 AND TO COMPLY WITH THE REQUIREMENTS OF SABS 1186 AND TO FIRE CONSULTANTS SPECIFICATIONS.
- 5.5 ALL DOOR AND WINDOWS IN FIRE-WALLS TO BE FIRE RESISTANT

- NOTES
- The design on this drawing is copyright and remains property of the author
  - All work to be carried out in strict accordance with local authority requirements, National Building Regulations (SANS 10400)
  - This drawing may not be scaled. Only figured dimensions and levels may be used
  - All relevant details, levels, and dimensions must be checked on site before commencement of work. Any discrepancies to be reported to the Architects office immediately

REVISIONS

REVISION SCHEDULE		
REVISION NO.	REVISION DATE	REVISION DESCRIPTION
C	2020.02.14	ISSUED FOR TENDER

Key Plan

Engineers Sign

Architect Sign



Project

OR TAMBO WAREHOUSE  
ALTERATIONS FOR NEW CARGO  
SCANNER INSTALLATION  
ERF 282 WITKOPPIE  
INTERNATIONAL CARGO TERMINAL  
VOORTREKKER RD, KEMPTON PARK

Drawing Description

GROUND FLOOR  
CEILING LAYOUT

Project Status

TENDER

Scale

1:100

Drawing size:

A1

Date

16/10/2019

Drawing no.

A-400

Revision no.

C