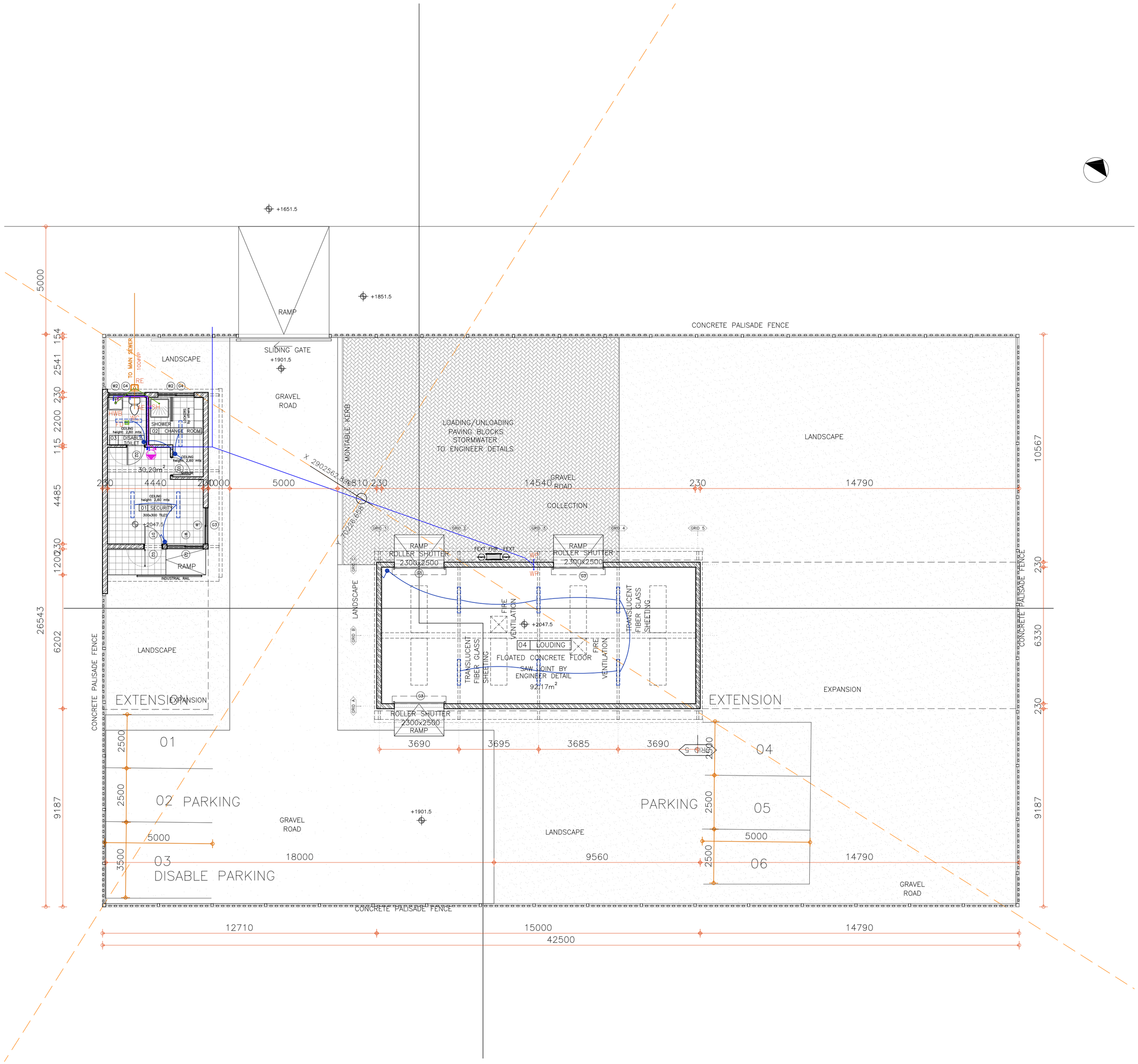

GROUND FLOOR
1:100

GENERAL NOTES:

1.Contractors to ensure that all work is done in strict accordance with latest regulations & requirements of applicable Authorities including :
(a) National Building Regulations (NBR),
(b) Local Municipal Authority,
(c) CSIR - "Technical Guide to a Good House Construction" (residential work),
(d) All other relevant Authorities.
2. Quality of materials and workmanship to comply with the latest relevant Codes & Specifications of SABS and BSS & the minimum standards of Standard Preliminaries (JBCC) & the Model Preambles for Trades' (1992 - ASAQS) and where applicable.Project Specifications/Bill of Quantities.
3. This drawing is to be read in conjunction with other Project Drawings,Construction Documentation & Principal Building Contract.
4. Contractors must view site & works & allow for everything necessary to complete the works.
5. Contractors to check the details on this drawing for compliance with standards of good building practice with particular reference to requirements by local &/or site conditions & report any discrepancies to the Architects.
6. No setting out is to commence before site boundary peg positions are verified & pointed out by the Employers Land Surveyor.Correct setting out including that from boundaries & building lines, & verification of services & existing work are the Contractors responsibility.
7. Contractors to verify all levels, heights & dimensions on site & check the same against drawings BEFORE putting any work in hand.
8. Figure dimensions are to be used at all times & large scale details will take preference over small scale. This drawing is not to be scaled.
9. Only the latest construction drawings issued as Architects instruction "A1" as "Authorised for Construction" may be used for the construction of the Works. All superseded & other drawings must be removed from site.
10. Any errors, discrepancies or omissions as well as all queries are to be immediately reported to the Architects for clarification before any work is put in hand.
11.The design & details on this drawings are the property of the Architects. Copyright & right of reproduction therefore are fully reserved.
12 Provide 'MALTHOID' horizontal under all concrete slabs , and provide polystyrene vertical between wall and slab, Provide construction joint to masonry wall along all 'MALTHOID' joints between slab and masonry,Internal and external

DRAINAGE NOTES

wc	Ø100mm soil pipe
urinal	Ø50mm waste pipe
shower	Ø75mm waste pipe
whb	Ø38mm waste pipe
sink	Ø38mm waste pipe
vanity	Ø38mm waste pipe
floor drain	Ø100mm waste pipe
osp	Ø38mm pipe
IE	inspection eye
RE	rodding eye

90° connections have to be wide ends
450mm min invert level

floor drain (FD) to be 200x200x320mm
'H.A.C. master floor drain' with removable grid to manu. spec. and details or equal and approved

GULLY
'H.A.C. master floor drain' and fat master' to manu. spec. and details or equal and approved

ALL INSTALLATIONS ADHERES TO SABS 0400-1990

SITE SEWERAGE
110mm Ø PVC pipe @ min 1:60 slope
All waste water pipes at the WHB's have to be built into the wall to the water seal height

ALL STRUCTURAL STEEL AND CONCRETE WORK TO STRUCTURAL ENGINEERS DETAILS.

GLAZING NOTES
Gloss to SABS0400 1990 CODE 1390.
ALL GLAZING AS PER NBR PART 'N'.

All window sizes to be measured on site before manufacturing, as the responsibility for the window sizes lies exclusively on the manufacturer.
All window furniture to be approved by the architect.
All windows to be 100% air tight.

NOTE:
Foundations to be checked on site prior to construction.

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ST NUBIAN
105 Stilgoloe St, Die Wilgers,
Pretoria, Gauteng 0043 • South Africa
tel +27+(12)807-3199
cell +27+(76)916-2268
Fax +27+(12)807-3199
PO BOX 3280184 La Montagne
camilo@stdesignarchitects.com
www.stdesignarchitects.com

revision N°: 1

drawing N°:

code:

102
file name: 102_Watt_DoⅭ_ GROUND FLOOR_03.dwg

date: 12/01/2012

sheet size: A1

project title
DROP-OFF & COLLECTION POINT WATTVILLE

technical responsible: CAMILO MOGNI
pr number: 7871

drawing title: GROUND FLOOR

for: COUNCIL

scale: 1:100

north:

tech. responsible sign:

client sign: