



GENERAL NOTES

- DIMENSIONS AND LEVELS ETC. MUST BE CHECKED ON SITE BEFORE COMMENCING ANY WORK. DRAWINGS ARE NOT TO BE SCALED.
 - REGULATIONS OF LOCAL AND OTHER AUTHORITIES TO BE MET BY CONTRACTOR.
 - QUALITY OF WORKMANSHIP TO BE IN ACCORDANCE WITH SABS CODE OF PRACTICE FOR ACCURACY IN BUILDINGS GRADE 1.
 - SPECIFIED MATERIALS MAY ONLY BE REPLACED BY SIMILAR OR OTHER MATERIALS WITH THE PRIOR APPROVAL OF THE CLIENT.
 - FOUNDATIONS EXCAVATIONS TO BE TREATED WITH SABS APPROVED OIL BASE THERMATE POISON WITH A 10 YEAR GUARANTEE.
 - CONCRETE IN FOUNDATIONS, SURFACE BEDS AND PAVING TO BE 1520 CLASS B STRUCTURAL CONCRETE MUST BE IN ACCORDANCE TO STRUCTURAL ENGINEERS SPECIFICATIONS.
 - WHERE ANY STRIP FOUNDATION IS LAID AT MORE THAN ONE LEVEL THE HIGHER PORTION OF THE FOUNDATION SHALL EXTEND OVER THE LOWER PORTION FOR A DISTANCE OF AT LEAST EQUAL TO THE THICKNESS OF THE FOUNDATION.
 - FOUNDATION WALL THICKNESS AND DEPTH TO BE IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS.
 - FILLING UNDER SURFACE BED AND PAVING TO BE OF ACCEPTABLE MATERIAL THAT WILL GIVE A COMPACTION OF AT LEAST 90% WHEN COMPACTED IN LAYERS NOT EXCEEDING 150mm FILLING TO BE TREATED WITH SABS APPROVED OIL BASE THERMATE POISON WITH A 10 YEAR GUARANTEE.
 - UNFINISHED SURFACE BED LEVEL TO BE AT LEAST 170mm ABOVE NATURAL GROUND LEVEL.
 - 250 MICRON WATERPROOFING LAYER TO BE SUPPLIED UNDERNEATH SURFACE BED AND FOLDED UP AGAINST OUTER WALLS. EDGES TO OVERLAP WITH AT LEAST 150mm.
 - 375 MICRON DPC UNDER WALLS. 375 MICRON DPC TO BE PROVIDED UNDER WINDOW CILLS.
 - PROVIDE SUITABLE BRICKWORK IN EVERY 5TH COURSE.
 - ALL BRICKWORK TO BE IN STRETCH BOND. IF NOT INDICATED DIFFERENTLY.
 - ALL GLAZING TO COMPLY TO SABS 0137.
- | THICKNESS OF GLASS | MAX. SIZE OF GLASS |
|--------------------|--------------------|
| 3mm | 0.75sqm |
| 4mm | 1.50sqm |
| 5mm | 2.10sqm |
| 6mm | 2.25sqm |
| 8mm | 2.70sqm |
- QUALITY OF ALL CONSTRUCTION WOOD TO BE IN ACCORDANCE TO SABS 563, 653, 676, 1089 AND 1245.
 - ROOF STRUCTURE TO COMPLY TO SABS 0163 ALTERNATIVELY RATIONAL DESIGN IN ACCORDANCE WITH SABS 0400 PARAGRAPH 8B4 TO BE SUBMITTED BY APPROVED SPECIALISTS.
 - ALL CONSTRUCTION WOOD TO BE OCA TREATED.
 - SAMPLES OF INTERIOR PAINT COLOURS ARE TO BE APPROVED BY THE OWNER BEFORE FINAL PAINTING.

CONSTRUCTION NOTES.

A. FOUNDATIONS

- A1- 750 X 235mm THICK 20mpa CONCRETE STRIP FOUNDATIONS UNDER ALL 230mm WIDE WALLS
- A2- 450X235mm THICK 15mpa CONCRETE STRIP FOUNDATIONS UNDER ALL 115mm WIDE WALLS
- A3- 750 x235mm THICK 20mpa CONCRETE STRIP FOUNDATIONS UNDER 230mm WIDE WALLS TO ENGINEERS SPECIFICATION

B. FLOORS.

- B1- 75mm THICK 25mpa CONCRETE SURFACE BED ON 250 MICRON WATERPROOFING MEMBRANE SEALED AT LAPS BY PRESSURE SENSITIVE TAPE
- B2- 30mm THICK GRANOLITH SCREED ON TOP OF CONCRETE SURFACE BED
- B3- WELL COMPACTED FILLING MATERIAL
- B4- 375 MICRON DPC. UNDER WALLS AND WINDOW CILLS.
- B5- FLOOR FINISH TO PLAN.
- B6- 225mm REINFORCED CONCRETE SLAB TO ENGINEERS PLAN AND SPECIFICATIONS.

C. WALLS

- C1- FACE BRICK BUILD IN STRETCHER BOND WITH 10mm SMOOTH PLASTER PAINTED
- C2- FACE BRICK BUILD IN ROLLER COURSE ABOVE ALL WINDOWS AND DOORS
- C3- 10mm THICK CEMENT AND SAND PLASTER FINISHED OFF WITH STEEL FLOAT AND PAINTED
- C4- BATH ROOMS TO BE TILED TO SPECIFICATIONS
- C5- PROVIDE BRICK FORCE EVERY 5TH COURSE AND EVERY COURSE FOR THREE COURSES ABOVE ALL OPENINGS IN WALLS.
- C6- INTERIOR FIBRE CEMENT WINDOW CILLS FIT TO MANUFACTURERS SPECIFICATIONS.
- C7- SABS. APPROVED CONCRETE LINTOLS TO ALL INTERNAL WALL OPENINGS.

D. CEILINGS

- D1- 4mm THICK EVERITE NUTECK CEILING BOARDS WITH 75mm NUTECK CORNICE FIXED TO 38X38mm THICK S.A. PINE BATTENS SPACED AT 450mm CENTRES
- D2- 50mm THICK AEROLITE GLASS FIBRE ROOF INSULATION TO BE LAID BETWEEN ROOF PURLINS/TRUSSES ON CEILINGS

E. ROOFS

- E1- MONO PITCH ROOF 7.5 degrees
- E2- APPROVED IBER ZINK ALUMINIUM 0.55mm. SHEET METAL COVERING ON PLATED S.A. PINE TIMBER ROOF TRUSSES AT MAXIMUM 1200mm CENTRES
- E3- 115X38mm WALL PLATE ON CEMENT BED SECURED WITH GALVANISED HOOP IRON ANCORED IN BRICK WORK AT LEAST SIX COURSES
- E4- ALL TRUSSES 115x38mm S.A. PINE PLATED TIMBER SABS APPROVED TO MANUFACTURERS SPECIFICATION AND LOCAL AUTHORITIES APPROVAL
- E5- LAMINATED BEAMS ACCORDING TO MANUFACTURERS SPECIFICATIONS WITH ENGINEERS CERTIFICATE WHERE REQUIRED
- E6- VALLEY. A NON-CORRODIBLE VALLEY GUTTER MIN. OF 300mm WIDE WITH PRE-FORMED CENTRE GUTTER, MUST BE INSTALLED ON THE ROOF BEFORE COVERING. A CLEAR CHANNEL OF AT LEAST 100mm TO BE PROVIDED
- E7- 255 x 12mm THICK FIBRE CEMENT FASCIA BOARDS SCREWED TO PURLINS AND TRUSSES WITH COUNTERSUNK BRASS SCREWS AT MAXIMUM 1000mm CENTRES.
- E8- FLASHINGS AND COUNTER FLASHINGS INSTALLED TO MANUF. SPEC.

F. DRAINAGE NOTES

- F1- ALL FITTINGS TO BE TRAPPED-IN ACCORDING WITH LOCAL AUTHORITIES REGULATIONS
- F2- ALL BENDS AND JUNCTIONS IN DRAINS & SEWER TO BE FITTED WITH INSPECTION EYES
- F3- ROD EYES TO HAVE MARKED COVERS AT GROUND LEVEL
- F4- A.S.V.P.S TO ALL W.C. POINT HAVING MORE THAN 1220mm VERTICAL DISCHARGE
- F5- WASTE PIPES TO BE ACCESSABLE ALONG THEIR ENTIRE LENGTH
- F6- SEWER - 110 ROUND P.V.C. DRAINAGE PIPES MIN. GRADIENT 1:40 TO LINK WITH MUNICIPAL SEWER LINE ON SITE

NEW OFFICE BLOCK

GROUND FLOOR AREA	389.38 sq.m.
FIRST FLOOR AREA	407.23 sq.m.
TOTAL BLOCK : AREA.	796.905 sq.m.

COVERAGE

STAND AREA	500 sq.m.
BULK (foot print)	sq.m.
COVERAGE	%



Client :
RUSTENBURG LOCAL MUNICIPALITY

Project Title:
SPORTS FACILITIES IN WARD 43, ERF NO 272 (SERALENG & KARLIEN PARK) IN RUSTENBURG LOCAL MUNICIPALITY

CLIENT

RUSTENBURG LOCAL COUNCIL, SERALENG RESIDENT, ERF NO 272 SERALENG KARLENG PARK WARD 43

DRAWING NAME	GROUND FLOOR PLAN: ELEVATIONS: SECTIONAL ELEVATION SITE PLAN: WINDOW SCHEDULE	
DRAWING SCALE:	1:100; 1:200	
DRAWING NO.	SAH NO 289 OF PAGE 1	
mentored by	name	A T O DESIGNS
	sacap no	D 0406
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