



1 **3 - Second Storey**
1 : 50

CONSTRUCTION NOTES:

FOUNDATIONS:
(All in accordance with SANS 10400 part H)
Continuous mass-concrete strip footings to founded in natural ground.
Footing sizes all to engineers detail and specification.
Concrete columns to engineers detail and specification.
No footings to project beyond cadastral boundaries.

FLOORSLABS:
All in accordance with SANS 10400 part J:
Surface beds:
Selected finish on 25mm sand/cement screed on 100mm thick mass-concrete slab on 250 micron dpm on 150mm thick clean, clay-free sand on fill compacted to 98% A.A.S.H.T.O.

Suspended slabs:
Selected floor finish on 25mm thick screed on R.C. slab to engineer's details and specifications.
Waterproofed externally to falls 1:80 min with bitumin torch-on membrane.

R.C. COLUMNS & BEAMS:
All R.C. columns, arches, beams to engineer's details and specification.

PAVING:
Ground floor parking area to be paved using 148.5 x 50mm thick, laid with joints continuous in both directions with butt joints on and including 20mm thick river sand bed, with (1:4) sand and cement slurry mix worked into joints and lightly compacted, with excess cement removed on completion, all laid on subgrade conforming to SANS 1200 MJ and CMA concrete block paving manuals, with a minimum longitudinal fall of 0.5% on a transverse fall of at least 2%. pavers and bedding laid on subgrade conforming to SANS 1200 degree of accuracy. Dipped drainage channel to be formed in the center of the paving to fall to the municipal stormwater system.

WALLS:
All in accordance with SANS 10400 part K:
Plastered and painted cavity wall construction with MAXI bricks. Infill brickwork to be stiffened, sealed and jointed as per detail.

240mm Cavity wall:
95mm brick - 50mm cavity - 95mm brick. Stepped bituthene DPC on cement tiles, with weepholes every 4th perpend. Galv. cavity ties to be used min. 5/m²

190mm Collar int wall:
95mm brick - 10mm collar jnt - 95mm brick. Galv. brick force to be used every 4th course

95mm half skin wall:
Galv brick force to be used every 4th course

ROOF:
All in accordance with SANS 10400 part L:
Selected floor finish on 25mm thick screed on R.C. slab to engineer's details and specifications.
Waterproofed externally to falls 1:80 min with bitumin torch-on membrane.

CEILING & EAVES:
9mm tapered edge plasterboard suspended below conc soffit. Skimmed with Rhinogide and painted.

INSULATION:
100mm + 75mm Isotherm installed above ceiling.

RAINWATERGOODS, FASCIA & BARGE:
Concrete Roof:
Outlet: 100mm flanged side outlet to discharge into 400x200 hopper box with overflow.
Downpipe: 75x50mm aluminium downpipe on brackets and fixed to hopper spigot to discharge into stormwater catchpits as indicated. All connected with underground stormwater pipes to connect to municipal stormwater system

STAIRS:
All in accordance with SANS 10400 Parts M & S:
New concrete stairs to engineers detail and specification. Fire escape stairs to comply with SANS 10400 Part S

BALUSTRADES:
All in accordance with SANS 10400 Parts M & S:
Balustrade: 1000mm high and have no openings to permit the passage of a 100mm ball. Balustrade in fire escapes to be continuous and to comply with SANS 10400 Part S.

WINDOWS & GLAZING:
Windows to be aluminium sliding and top hung as indicated. Openings to have stresso lintels over, laid to manufactures specification.
All glazing in accordance with SANS 10400 part N:
All windows to have 6.38mm clear safety glass
All doors to have 6.38mm thick clear safety glass
All glazing less than 500mm affl or over 1m² to be safety glazed.

SUN LOUVER:
Aluminium powder coated louvers by specialist on galvanised steel substructure by engineer

LIGHTING AND VENTILATION:
All in accordance with SANS 10400 part O:
Light to be min 10% opening size of floor area
ventilation to be min 5% opening size of floor area
natural lighting.
All internal unventilated rooms to have mechanical ventilation to engineers design and specification
Emergency lighting to be on battery backup

SANITARYWARE PIPE FIXTURES:
All in accordance with SANS 10400 part P:
(all pipes to be lagged using isover to obtain an "R" value of m²/kw)
Slacks and sewer - 110mm
Wash-hand basins - 40mm
Bath, showers, sink, prep bowl - 50mm
Shower - 50mm
Toilet pan - 110mm
Refuse floor sloped @ 1:7 gradient to 100mm floor trap with removable basket and tap installed in the refuse area.
All drainage within driveways or under buildings to be encased in 100mm concrete.
Deep seal or antisiphon traps to be used where applicable.

FIRE:
All in accordance with SANS 10400 part T:
One 4.5 kg dry chemical powder fire extinguisher to be provided per floor (4 in total)
one 9 kg dry chemical powder fire extinguisher to be provided on ground storey parking level
30m fire hose reels to be provided on each floor, ground, first, second, third, fourth (5 total)
hydrant with 30m hose together with couplings and a 16mm internal e nozzle all to comply with SANS 1128-2 to be provided as indicated to local authority requirements
Emergency lighting to comply with SANS 10114-2 and SANS 1464-22
All photoluminescent emergency signage to comply with SANS 1186-1, 1186-3, 1186-5 and 1464-22. These shall comply with SANS 10114-2 with regard to maximum viewing distance in proportion to the vertical dimension of the sign.

LIFT:
New 1100x2100 stretcher lift by specialist contractor in new 2000x2500mm concrete shaft. 1500mm lift pit to be provided with a 3700mm overhead height measured from top floor fill to the underside of the shaft. Lift motor room to be placed in the new shaft. Lift shaft to be naturally ventilated. Lift complies with SANS 10400 (4.45.3).

HOT WATER:
Solar heaters to be installed for all units

WATERPROOFING:
Concrete roof to fall Min. 1:80 to new flanged side outlets and downpipes.
Roof to be waterproofed using deribum torch on waterproofing dressed onto the new outlet flanges to manufactures detail and specification.

Notes

- The design of this drawing is a copyright and remains the property of the Architect
- All work to be carried out strictly in accordance with SANS 10400
- Figured dimensions to be taken in preference to scaling the drawing
- All relevant, details, levels and dimensions to be checked on site before commencement of work
- If in doubt ask

Revision Schedule

No.	Description	Date

Drawing
Second Storey

Project
New Apartments on Erf 66993,
10 Wellington Ave, Wynberg for

Karma Props Investments (Pty) Ltd



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Scale	1 : 50
Date	13.11.2017
Drawn	NRB

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17-06 WD2-03