

GENERAL NOTES

ALL DIMENSIONS (INCLUDING ROOM WIDTHS AND WALL THICKNESSES) TO BE VERIFIED AND CONFIRMED ON SITE BY CONTRACTOR PRIOR TO ANY WORKS BEING PUT IN HAND. MAXIMUM TOLERANCE ALLOWED IN ANY DIMENSION TO BE 35mm ANY VARIATIONS IN DIMENSIONS OVER TOLERANCE TO BE REFERRED TO THE PRINCIPAL AGENT OR ARCHITECT FOR A RULING.

DRAWINGS (PRINTS) ARE NEVER TO BE SCALED, ALWAYS USE DIMENSIONS GIVEN.

EXCAVATIONS

NO EXCAVATION IS TO EXCEED THE NOMINAL 850mm DEPTH MEASURED TO THE BOTTOM OF THE STRIP FOOTING

FOUNDATIONS.

EXTERNAL WALLS (140MM) ON STRIP FOOTINGS TO BE 700 X 250 OF 25MPa CONCRETE

INTERNAL WALLS (140MM) ON STRIP FOOTINGS TO BE 600 X 250 OF 25MPa CONCRETE

REINFORCED CONCRETE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10109:1 UNDER THE DIRECTION OF A COMPETENT PERSON (CIVIL ENGINEERING)

FLOORS

300 X 300mm CERAMIC TILE FINISH WITH TILE ADHESIVE RECOMMENDED BY TILE MANUFACTURER ON 100mm MESH REINFORCED CONCRETE SURFACE BED ON 250micron DAMP PROOF MEMBRANE WITH TAPED AND SEALED JOINTS ON 50mm RIVER SAND BLINDING ON G5 COMPACTED FILL TO 95% MOD AASHTO IN 100mm LAYERS

WALLS

ALL WALLS ARE TO COMPLY WITH "PART K" OF THE SANS 10400. 140MM CONCRETE BLOCK WALLS WITH ENGINEERING BRICKS TO BE USED BELOW GROUND LEVEL IN FOUNDATION WALLS. BRICKFORCE TO EVERY 2ND COURSE UP TO WINDOW HEAD HEIGHT THEREAFTER ALL COURSES FROM WINDOW HEAD TO UNDERSIDE OF WALLPLATE.

PROVISION IS TO BE MADE FOR UNDERTILE WATERPROOFING IN WET AREAS.

THRESHOLDS & CILLS

EMBOSSED GUNDLE BRICKGRIP 375 MICRON TYPE B DPC TO BE USED, WELL TAPED AT ALL JOINTS.

HEADS & LINTOLS

ALL LINTOLS WITH OVER 3.5M SPAN OR WHERE HEIGHT IS LESS THAN 4 COURSES, TO BE DESIGNED AND CONSTRUCTED UNDER THE DIRECTION OF A COMPETENT PERSON (CIVIL ENGINEERING)

BEAMFILL & EAVES

BEAMFILL TO BE OF 115mm CEMENT BRICK IN A STRETCHER BOND ALL EXPOSED EAVES TIMBER TO BE GIVEN 2 COATS CREOSOTE PAINTED ON PRIOR TO EXTERNAL FINISHING TO AVOID STAINS AND DRIPS

ROOFING

0.9MM STEEL IJR STEEL ROOF SHEETING AND ACCESSORIES (FINISH ON ONE SIDE AND PROTECTIVE PRIMER COATING ON THE REVERSE SIDE) FIXED TO 50X76MM SAP TIMBER PURLINS AT MAX 1.0M SPACING ON SISALATION 420 UNDERLAY ON PREFABRICATED GANGNAILED TIMBER TRUSSES SET AT 1.2m CCS, TO MANUFACTURERS SPECIFICATIONS. ALL ROOF STRUCTURE TO BE CERTIFIED BY THE TRUSS MANUFACTURERS ENGINEER

TRUSSES TO SIT ON 114X38mm WALLPLATES SECURED WITH GALV. HOOP IRON STRAPS BUILT 6 COURSES INTO BRICKWORK OR 2 COURSES INTO BLOCKWORK

ALL VALLEY GUTTERS TO BE OF 0.6mm "SAFAL" ALUMINIUM SHEETING.

DOORS

ALL TIMBER DOORS TO BE AS TO CLIENT AND ARCHITECT APPROVAL, SIZED AND FINISHED AS PER DOOR SCHEDULE

WINDOWS

ALL TO BE HOT DIP GALVANISED MILD STEEL FRAMES TO CLIENT AND ARCHITECT APPROVAL, SIZED AND FINISHED AS PER WINDOW SCHEDULE

SAMPLE OF WINDOW FRAME AND DOOR FRAME TO BE DELIVERED TO SITE, PRIOR TO ANY ORDERS BEING PLACED. SAMPLES TO BE MARKED AND APPROVED BY CLIENT OR PROJECT MANAGER FOR REFERENCE & TO BE INSTALLED AS LAST COMPONENTS

GLAZING

ALL GLAZING TO COMPLY WITH PART "N" OF THE N.B.R. GLAZING IN ABLUTIONS OR BATHROOMS TO BE AS STIPULATED BY SANS 10400 N - 4.4.2 D

CEILING

NUTEC CEILING BOARD - FLUSH PLASTERED 6.4MM GYPSUM 'NUTEC CEILING BOARD' WITH 75MM 'NUCORNICE' CORNICE FIXED PRINT SIDE UP TO TRUSSES ON 38X38MM BRANDERING AT MAX 400MM CENTRES.

ALL NAIL / SCREW HEADS TO BE STOPPED AND SANDED LEVEL. FIBREGLASS SKRIM TAPE TO BUTT JOINTS AND PLASTER CEILING WITH 3.6MM SKIM PLASTER. CEILINGS TO BE SKIMMED SMOOTH. CEILING AND CORNICE TO BE PREPARED ADEQUATELY AND PAINTED 2 COATS

RAINWATER GOODS

FASCIA BOARD: EVERITE NUTEC MEDIUM DENSITY PLAIN FIBRE CEMENT 225 X 15MM FASCIA BOARD (PRODUCT CODE 041-237) WITH H-PROFILE PLASTIC FASCIA JOINERS (PRODUCT CODE 685-242). DRILL FOR AND FIX WITH HOT-DIP GALVANISED DRIVE SCREWS AND WASHERS.

GUTTERS: 100 X 100 UPVC GUTTER. GUTTERS TO BE ADEQUATELY SUPPORTED AND FIXED TO BUILDING. SNOW STRAPS TO BE PROVIDED. COLOUR: WHITE

DOWN-PIPES: 75MM DIA UPVC DOWN-PIPE. DOWN-PIPE TO BE ADEQUATELY FIXED TO WALL. SHOES TO BE PROVIDED TO BOTTOM OF DOWN-PIPES IF DOWNPIPE IS NOT DIRECTED TO A RAINWATER STORAGE TANK

BALUSTRADING (SITE DEPENDANT)

ALL BALUSTRADES TO BE OF GALVANISED STEEL, BOLTED TO FLOOR WITH VERTICAL SUPPORTS AT MAX 100mm SPACING. ALL TO COMPLY WITH PART D OF SANS 10400.

VENTILATION

BUILD IN 1 NO PRECAST CEMENT AIRBRICK CENTERED OVER EACH WINDOW. TO EACH GABLE END INSTAL 3 X CEMENT AIRBRICKS. ALL AIRBRICKS TO HAVE VERMIN PROOFING ON THE INSIDE. ALL AREAS WHERE NOT VENTILATED DIRECTLY TO OPEN AIR, TO BE MECHANICALLY VENTED WITH FRESH AIR AT A MINIMUM RATE OF 7.5 l/s PER PERSON, WITH A VELOCITY NOT EXCEEDING 0.5 m/s OR LESS THAN 0.2 m/s ARTIFICIAL LIGHTING TO BE MINIMUM 350 LUX.

AIR TO BE UNIFORMLY DISTRIBUTED THROUGHOUT ALL HABITABLE AREAS AT A RATE OF 7.5 l/s PER FITMENT.

LIGHTING AND VENTILATION TO COMPLY WITH PART O OF SANS 10400.

PAINTWORK

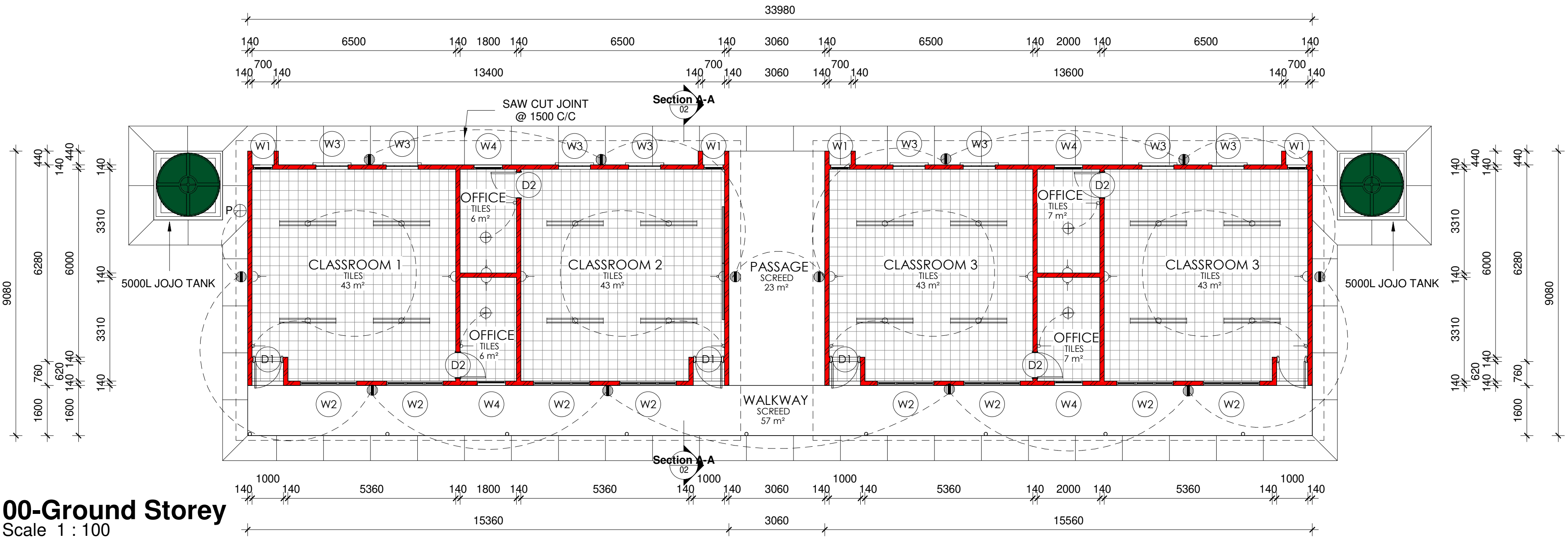
PAINTER TO ENSURE THAT SUBSTRATES AS WELL AS PRIMED AND UNDERCOATED SURFACES ARE CLEAN, SOUND AND DRY.

GALVANISED STEEL DOOR & WINDOW FRAMES NOT TO BE PAINTED OR COATED WITH ANY SUBSTANCE.

EXPOSED TIMBER, DOORS & FIBRE CEMENT: PREPARE AND PAINT UNIVERSAL UNDERCOAT, AND TWO TOP COATS OF 'PLASCON SUPER UNIVERSAL ENAMEL'

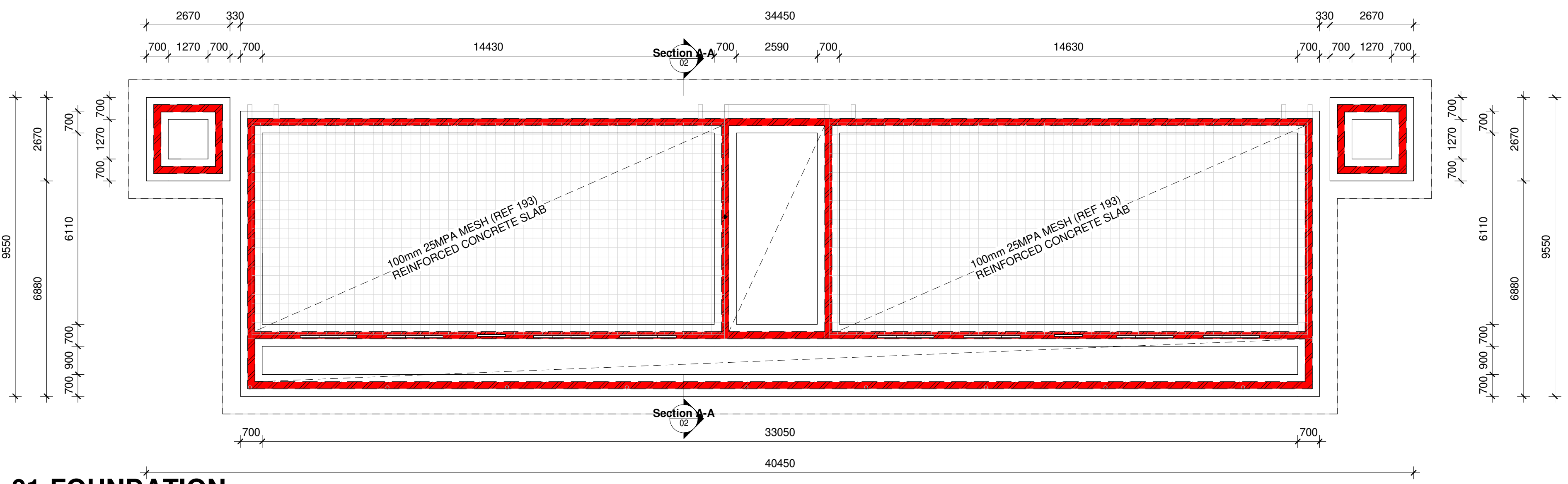
PLASTER: PREPARE AND PAINT UNIVERSAL UNDERCOAT, AND TWO TOP COATS OF 'PLASCON' WALL N ALL OR PVA.

ALL PAINT COLOURS TO BE FROM STANDARD RANGE AND TO CLIENT APPROVAL. CONTRACTOR TO SUBMIT SAMPLES PRIOR TO PUTTING WORK IN HAND.

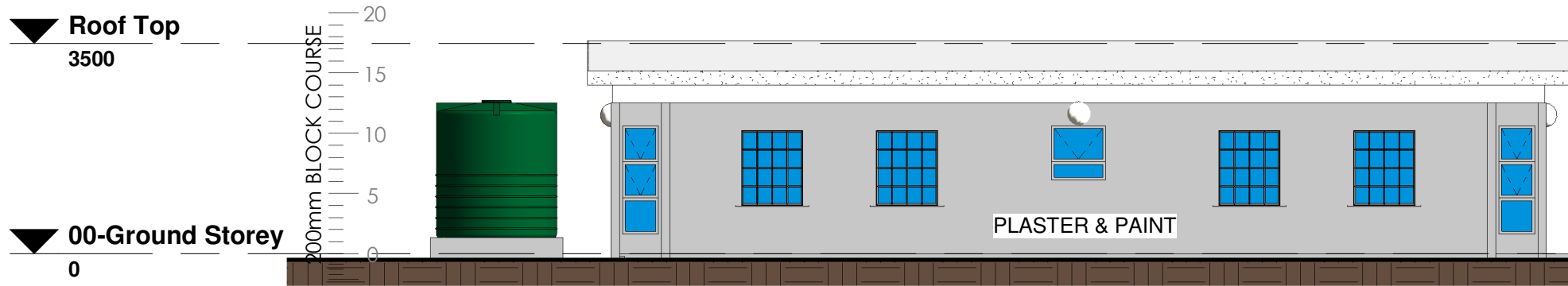


00-Ground Storey
Scale 1 : 100

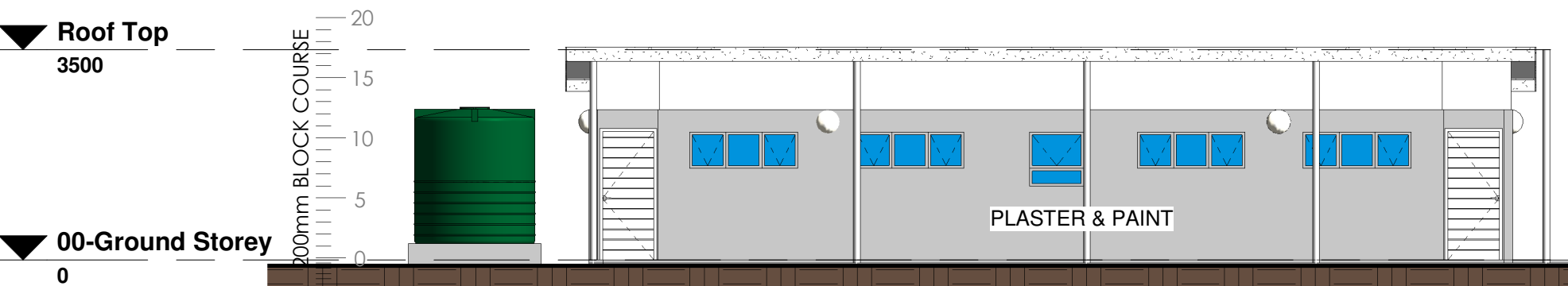
ELECTRICAL LEGEND	
[EM]	ELECTRICITY METER
[DB]	DISTRIBUTION BOARD
[SC]	SUPPLY CABLE ROUTE
[S340]	16A DSO 340 AFFL
[S340]	16A SSO 340 AFFL
[S1200]	16A SSO 1200 AFFL
[SD1200]	16A DSO 1200 AFFL
900 DBLE FLUORESCENT	
[1WS]	1 WAY LIGHT SWITCH
[2WS]	2 WAY LIGHT SWITCH
[PC]	PHOTO CELL
[40WLP]	40W LIGHT POINT
[40WEC]	40W EXT CEILING
[40WEXTBH2200]	40W EXT BULKHEAD 2200 AFFL
[WMF]	WALL MOUNTED FAN



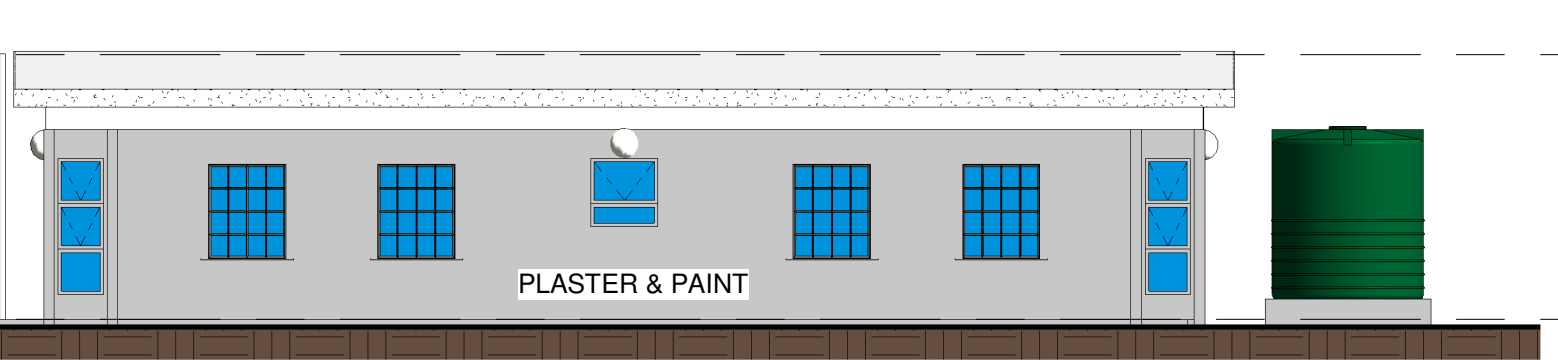
01-FOUNDATION
Scale 1 : 100



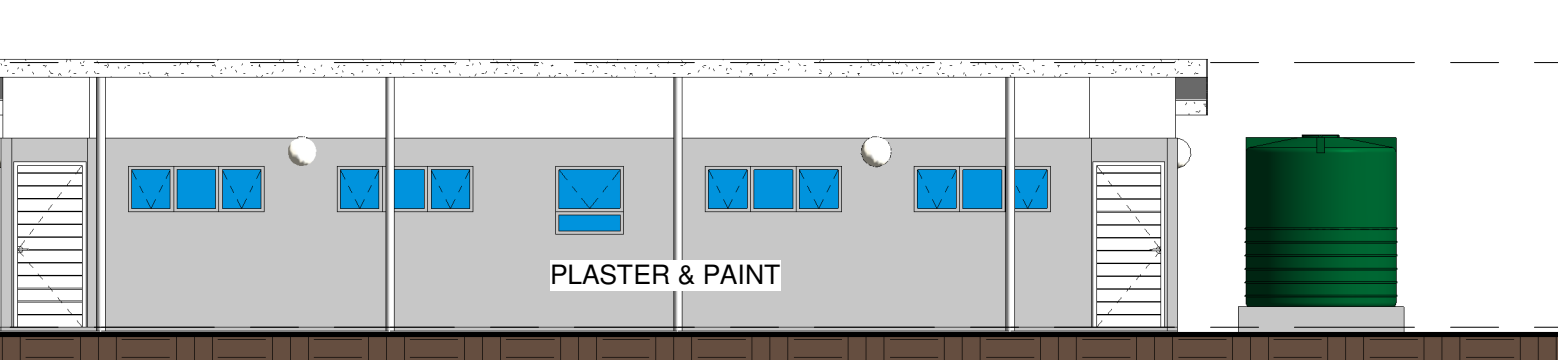
North Elevation
Scale 1 : 100



South Elevation
Scale 1 : 100



West Elevation
Scale 1 : 100



East Elevation
Scale 1 : 100

GENERAL NOTES

All work to be in accordance with the SANS 10400 as amended

All dimensions and levels are to be checked on site by the contractor prior to construction

All dimensions and levels are to be taken in preference to scaling off of drawings

Any discrepancies are to be reported to the office of the architect immediately

DATUM level to be established on site by contractor prior to construction.

PROJECT NAME:

QUEEN NONESI CAMPUS
REFURBISHMENT

AUTHOR SIGNATURE:

CLIENT SIGNATURE:

APPROVER SIGNATURE:

DRAWING SHEET DESCRIPTION:

PLANS &
ELEVATIONS

SG 2258/1997

REV	DESCRIPTION	BY

PROPERTY DEVELOPMENT DIVISION

Tel: +27 35 772 1211
Fax: +27 86 459 4537
Cell: +27 65 705 5065

5 CHARTER STREET
EMPANGENI 3880

SACAP reg no:PSAT24713651
msizi@izingaholdings.co.za

Sustainable Engineering Solutions

scale: 1 : 100

design: MJ

drawn: MJ

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