

KITCHEN AND DINING AREA - FLOOR PLAN
SCALE 1:100

GENERAL NOTES:
ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS SANS 10400-2011.
ALL LEVELS AND DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK.
ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

GLAZING NOTES:
ALL GLAZING TO COMPLY WITH PART N OF SANS 10400-2011.

STAIR & BALUSTRADE NOTES:
BALUSTRADES, HANDRAILS, HEIGHTS AND OPENINGS TO COMPLY WITH PARTS M & D OF SANS 10400-2011.
BASIC STAIR NOTES:
MAX 200mm RISER MIN 250mm TREAD
BALUSTRADES 1,0m HIGH WITH NO GAP MORE THAN 100mm
IF THE STAIRCASE FORMS PART OF AN ESCAPE ROUTE IT IS TO COMPLY WITH PART M OF SANS 10400-2011.

DEMOLITION WORK:
ALL DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH SANS 10400-2011 PART F
NO DEMOLITION WORK IS TO BE CARRIED OUT WITH RELEVANT MUNICIPAL AND/OR CLIENT APPROVAL.

PLUMBING & DRAINAGE:
ALL PLUMBING TO COMPLY WITH PART P OF THE SANS 10400-2010

ALL WASTE PIPES AND DRAINS TO BE ACCESSIBLE ALONG THEIR ENTIRE LENGTH. PROVIDE INSPECTION EYES AT ALL DRAIN BENDS AND JUNCTIONS AT A MAX. 25m ALONG STRAIGHT RUNS.
CLEANING EYES TO BE PROVIDED AT ALL BENDS AND JUNCTIONS OF WASTE PIPES. WASTE TO BE FITTED WITH 60mm RESEAL TRAPS.
WATER CONNECTIONS TO FITTINGS - 15mm DIA TO WHB, WC AND SHOWERS
20mm DIA TO GEYSERS
25mm DIA TO FHR.
ALL VENT PIPES TO DISCHARGE TO EXTERNAL AIR
50MM Ø WASTE PIPES REQUIRE A 15MM Ø SLEEVE
110MM Ø WASTE PIPES REQUIRE A 150MM Ø SLEEVE
ALL NEW SEWER LINES TO RUN IN THE CEILING VOID OF THE FLOOR BELOW.

FOR PLUMBING AND DRAINAGE LAYOUT PLANS AND CROSS SECTIONS REFER TO REGISTERED WET SERVICES ENGINEERS DRAWINGS FOR RATIONAL DESIGN DRAWINGS ALL STORM WATER TO BE COLLECTED AND DRAINED TO COMPLY WITH PART P OF THE SANS 10400-2010 AND DRAIN TO MUNICIPAL STORM WATER DRAINAGE SYSTEM TO ENGINEERS DETAILS

STRUCTURAL:
ALL REINFORCED CONCRETE WORK AND RETAINING WALLS TO BE STRICTLY IN ACCORDANCE WITH REGISTERED STRUCTURAL ENGINEERS DETAILS AND SPECIFICATIONS

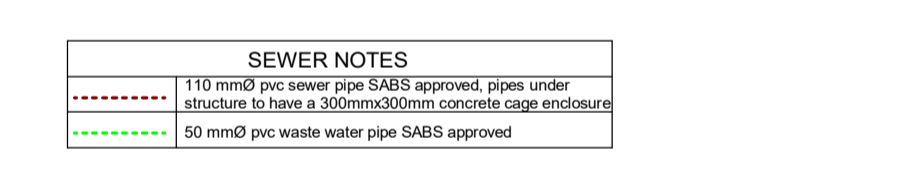
MECHANICAL VENTILATION & LIGHTING:
ALL LIGHTING AND VENTILATION (FRESH AIR AND EXTRACT) TO COMPLY WITH PART O (SANS 10400-2011) IN ACCORDANCE WITH REGISTERED MECHANICAL ENGINEERS DRAWINGS AND REGISTERED ELECTRICAL ENGINEERS DRAWINGS ALL ARTIFICIAL LIGHTING TO COMPLY.

SANS 10400XA
WALLS:
NON-MASONRY WALL WILL HAVE 'R' VALUES AS PROVIDED.
(SANS 10400-XA-4.4.3.1)
DOUBLE SKING MASONRY WITH PLASTER INSIDE OR RENDER OUTSIDE COMPLETES SINGLE LEAF. MIN. 140MM WITH PLASTER INSIDE AND RENDER OUTSIDE COMPLETES. (SANS 10400-XA-4.4.3.2)
OTHER MASONRY WALLS WILL HAVE 'R' VALUE OF 0.35. (SANS 10400-XA-4.4.3.3)

FENESTRATION:
AIR LEAKAGE SHALL NOT EXCEED 2L/s/m² FENESTRATION AREA. 0.306 L/s/m² FIXED GLAZING; AND 5 L/s/m² REVOLVING/ SWING DOORS. (SANS 10400-XA-4.4.1.1)
FENESTRATION MORE THAN 15% TO NETT FLOOR AREA PER STOREY THEN (SANS 10400-XA-4.4.2.2)
FENESTRATION UP TO 15% AREA TO NETT FLOOR AREA PER STOREY COMPLETES (SANS 10400-XA-4.4.4.1)
SOLAR HEAT GAIN AND HEAT CONDUCTANCE TO COMPLY WITH SANS 204-4.3.4.

ENGINEERS NOTES:

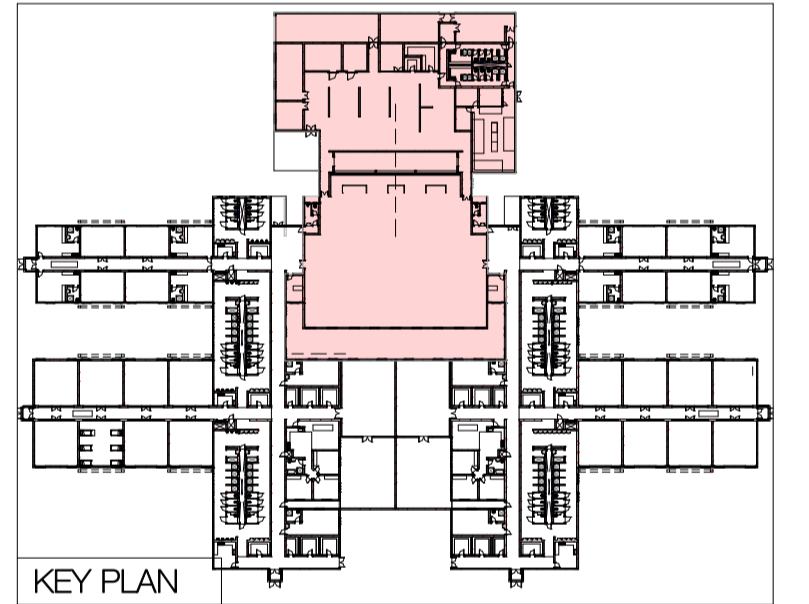
- All beams to Engineers spec.
- All foundations & concrete slabs to Engineers spec.
- All excavations to Engineers spec.
- All water level above & below ground to engineers spec.
- No foundations to encroach or breach Building / Service lines.



GENERAL DRAWING NOTES

THE DESIGN ON THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECTS.
ALL WORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH MUNICIPAL REGULATIONS.
DRAWINGS NOT TO BE SCALED. ONLY ANNOTATED DIMENSIONS TO BE USED.
ALL RELEVANT DATA, LEVELS, DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK.
ALL DRAWINGS ARE TO BE CHECKED BY THE MAIN CONTRACTOR AND ANY DISCREPANCIES OR CHANGES OR BETWEEN THE DRAWINGS ARE TO BE REFERRED TO THE ARCHITECT.
CONTRACTOR TO CHECK ALL QUANTITIES PRIOR TO ORDERING AND MANUFACTURE.
CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY ARCHITECT PRIOR TO MANUFACTURE.
NOTES FOR ELECTRONIC DRAWINGS:
THIS DRAWING MAY BE USED ELECTRONICALLY.
PLEASE REFER ALSO TO REVISION NOTES ON THESE DRAWINGS.

No.	Description	Date
A	ISSUED FOR INFORMATION	2020.07.24
B	ISSUED FOR INFORMATION	2020.09.09
C	ISSUED FOR INFORMATION	2020.10.02
D	ISSUED FOR INFORMATION	2020.10.21
E	TENDER DRAWINGS	2021.05.04
F	ISSUED FOR INFORMATION	2021.06.14



Owner/Client:
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Project Title:
TROMPSBURG SPECIAL NEEDS SCHOOL
Establishment of New Special Needs Schools in Trompsburg, Free State.

TENDER DRAWINGS

date: 01/10/2021 17:29:47
drawn: Autor
Drawing No.: DS_1004
Rev.: F

ISSUED FOR INFORMATION: ISSUED FOR CONSTRUCTION: DATE ISSUED: Issue Date

FOR INFORMATION ONLY