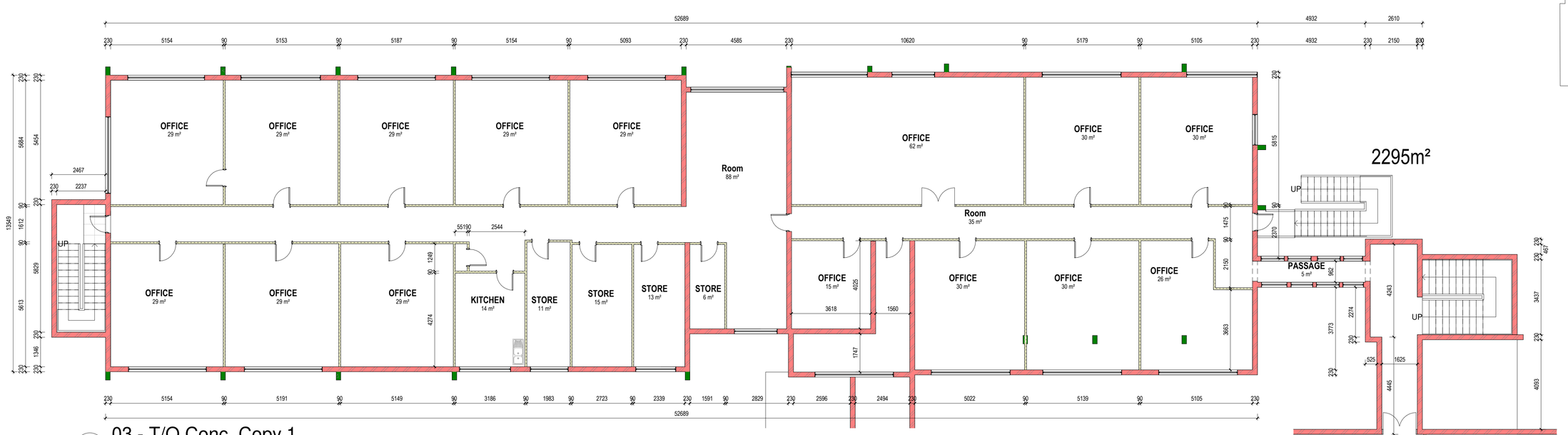
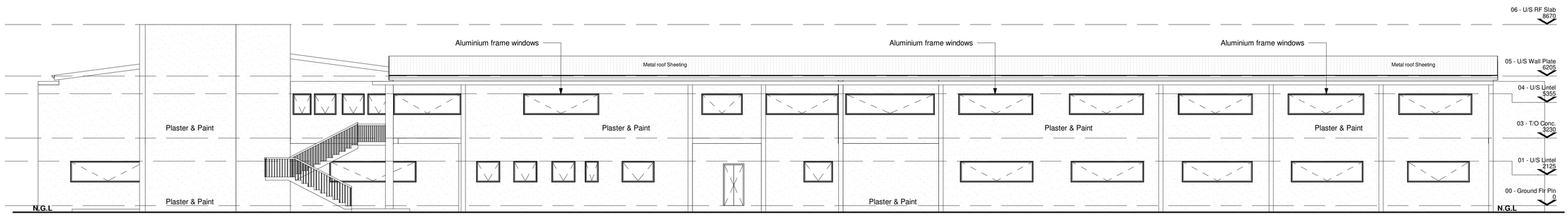


1 03 - T/O Conc. Copy 1

1 : 100



2 North Elevation1

1 : 100

REV	DATE	DRAWN	DESCRIPTION

ISAO CONSULTING

Suite 3, First Floor, Aintree House, Epsom Downs Office Park, 13b Sloane Street, Bryanston, Sandton
P : +(27) 10 593 0917, M : info@isao.co.za
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All dimensions to be checked on site before any work is put in hand.

Refer any discrepancies to the architect.

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SANS 10400 GENERAL NOTES

This drawing is the property of RMD Atelier (Pty) Ltd. and is intended for the use only on site and for the project to which it relates.
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All work is to be carried out in accordance with SANS 10400 and other relevant SANS Standards.
This drawing is not to be scaled. Figured dimensions to be used. All dimensions are in millimeters unless otherwise stated.
All levels and dimensions to be checked on site by the contractor before work is carried out and any discrepancies to be reported to the Architect.
The contractor shall in all aspects of the works comply with the provisions of the Occupational Health and Safety Act, 1993 (Act No 85 of 1993) and any regulations promulgated in terms of that Act or the Factories Machinery and Building Works Act of 1941.
This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from the Architect and all other consultants related to the project.

Structural Elements:
-All structural elements to engineers design and specification, to comply with SANS 10400-H,J,K,L,M and/or N. Timber construction to complywith SANS 10082.

Dimensions
-Room and Space dimensions to comply with SANS 10400-C

Public Safety
-Changes in level, Ramps and access all to comply with SANS 10400-C

Site Provisions
-Provision of sanitary facilities to comply with SANS 10400-F

Excavations
-Stability of soil to be assessed and confirmed by an appointed civil/structural engineer prior to construction.
-all excavations to structural/civil engineers design and specifications, to comply with SANS 10400-G.
-Final Bulk earth levels to be established by contractor and approved by architect and civil engineer.

Floors
-All floors to wet rooms (Laundries, shower rooms, kitchens, bathrooms, toilets, etc) to comply with SANS 10400-J
-Slabs supported on ground to comply with SANS 10400-B,H and J

Walls
-Structural strength and stability of all walls to comply with SANS 10400-B,T and K
-Roof fixing to comply with SANS 10400-B and K
-Water penetration through walls to comply with SANS 10400-K.

Roofs
-Roof coverings and waterproofing to comply with SANS 10400-L
-Flat roofs and related gutters to comply with SANS 10400-L or be the subject of a rational design / assessment or both by a specialist / engineer.
-Roof and ceiling assembly supporting walls to comply with SANS 10400-C and L
-Gutters and downpipes sizing to comply with SANS 10400-R.
Fire resistance and combustibility of the roof assembly to comply with SANS 10400-L and T.

Stairways
-Stairways to comply with SANS 10400 -B,T and M
-Walls, screens, railings or balustrades to stairways and ramps all to comply with SANS 10400-B,T and K.

Glazing
-Glazing type and fixing to comply with SANS 10400 -B and N

Lighting and Ventilation
-Lighting of habitable rooms, bathrooms, etc to comply with SANS 10400- T and O
-Ventilation to comply SANS 10400 - T and O

Drainage
-Drainage design and installation to comply with SANS 10400-P

Stormwater disposal
-Control and disposal of stormwater to comply with SANS 10400-R

Persons with Disability
-Provisions for persons with disabilities to comply with SANS 10400-S

Fire protection and installation
-Rational design/ assessment by specialist to be submitted at building plan submission stage.

SIMMER CENTRE

FOR Eskom

Street
City, State Zip

FIRST FLR PLN_B

SCALE: As indicated

PROJECT NUMBER	STAGE / SERIES / SIZE	REVISION
2203	SIMMER CENTRE-00-AR-4-104	

INFO	COUNCIL	TENDER	CONSTRUCTION

DATE: 01/08/2022 DRAWN BY: S.S

ACTS OF PARLIAMENT
All Contractors shall ensure that, before any work is put in hand, they comply with all the necessary Acts of Parliament of the Republic of South Africa.