



GENERAL NOTES:
All building work and materials to comply with NBR SABS 0400-1990 & Local Authorities By-Laws. This drawing is not to be scaled.
Use figured dimensions only. All dimensions and heights to be checked on site. Any discrepancies shall be reported to the Architect. All levels, heights, or plinths, depth or excavations and number of steps to be finally checked by the contractor on site. Levels shown are of unfinished floor levels or as indicated.

FOUNDATIONS & FLOORS:
800x300 Concrete strip foundations, min depth 600mm according to engineer's specifications. No foundation footings shall encroach any boundary or servitude line. 25mm Thick cement screed on 75mm thick Concrete surfaced on DPM 350micron on hardcore filling compacted in layers of 150mm thickness poisoned soil.

WALLS
External walls = New smooth plaster painted colour to owner
Internal walls = New plaster & paint, bathroom & kitchen walls to be tiled up to 1 200 of unfinished floor level.
Internal window sills = Plaster & paint, tiled in the bathroom & kitchen.

ROOF:
Prefab timber roof trusses, by Timber truss manufacture
Chromadeck Roof Sheetting on S.A Pine Purlins at 1 200mm max C/C. on 38x152 S.A Pine trusses (Grade 6) at 1 200mm max. C/C on 114x38 S.A Pine wallplate. Pitch=22°

CEILING:
6.4mm Thick Gypsum ceiling board fixed on 38x38 S.A Pine Branderings at 450mm max. C/C. 70°x70 Gypsum cornice.

DRAINAGE:
All installations to comply with SABS 0400-1990. Provide ie to all changes of direction/gradient. Provide re for every 25m length of soil pipe. Provide marked covers to all waste fitting.
Provide re-seal traps to all waste fittings. All waste pipes to be accessible along entire length. Bends & junctions shall not be under buildings. Soil pipes under buildings to be encased in 300mm [concrete
WC = 100mm [SWP & OVP, BATH= 50mm [WWP
WHB = 50mm [WWP, SHWR = 50mm [WWP, SINK = 50mm [WWP

WARM WATER
Warm water/ gysrer installation to be according to SABS 0254/21

FIRE PROTECTION
Building Classification
Occupation Classification : H4 [The building must comply with the requirements of SABS code 400 Section T)

Distances, TT5-Fire Behavior, TT7-Fire Stability of structure, elements or Components, TT8-Tenancy Partition Elements, TT9-Partition Walls and Partitions, TT10-Protection of Openings, TT12-Roof Compositions and Coverings, TT13-Ceilings, TT14-Floor Finishes, TT15-Wall Finishes, TT16-Provision of Escape Routes, TT17-Supply Routes, TT19-Emergency Routes, TT20-Dimensions of escape routes, TT21-Width of Escape Routes, TT23-Stairs and other Levels Changes Along Escape Routes, TT24-Ventilation of Stairs in a Emergency Route, TT27-External Stairs & Passages, TT24-Ventilation of Stairs in a emergency Route
TT27-External Stairs, TT40-Protection in Service Ducts in Structure or Division Elements, to Buildings for Fire Extinguishing and Components, TT57-Non-Combustible Building Material.

ILLUMINATION & VENTILATION:
Illumination and Ventilation must comply with Section 'O' of the NBR-SABS 0400-1990 and where short falls occur due to security considerations these shortages will be supplemented to the required levels with Electric Lighting and Artificial Ventilation.

GLAZING:
All glazing must comply with section 'N' of the NBR and SABS Code 0137. Safety Glass required if glass in window is lower than 300mm above floor level and 800mm in the case of all doors.
Nominal Thickness Maximum size
3mm 0.75m
4mm 1.50m
5mm 2.10m
6mm 3.20m
Standard window frames according to window schedule with burglar bars. Aluminium sliding doors with safety glass.

DATE	REV	DETAILS
CLIENT :		
		
2nd Floor Executive Block Garona Building Mmabatho		
IMPLEMENTING AGENT:		
		
Glenwood Office Park Corner Oberon & Sprite Street Faerie Glen, Pretoria 0043 Tel: 012 845 2000		

KVS & ASSOCIATES
QUANTITY SURVEYORS

234 Glover Avenue, Waterford Court Block E 25,
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PROJECT NAME
CN LEKALAKE PRIMARY SCHOOL

TITLE
4 CLASSROOM + MABL

ELEVATIONS & SECTIONS
BACK ELEV., FRONT ELEV., LEFT ELEV., RIGHT ELEV., SECTION S-21

DRAWING DESCRIPTION

STAGE 5 CONSTRUCTION DRAWINGS

SCALE	DATE	DRAWN
AS SHOWN	AUGUST 2026	SM
PROJECT No - DRAWING NUMBER	REVISION	
A402	0	

LEGEND

PROPOSED BLOCKS



BLOCKS TO BE REFURBISHED



EXISTING PAVING

