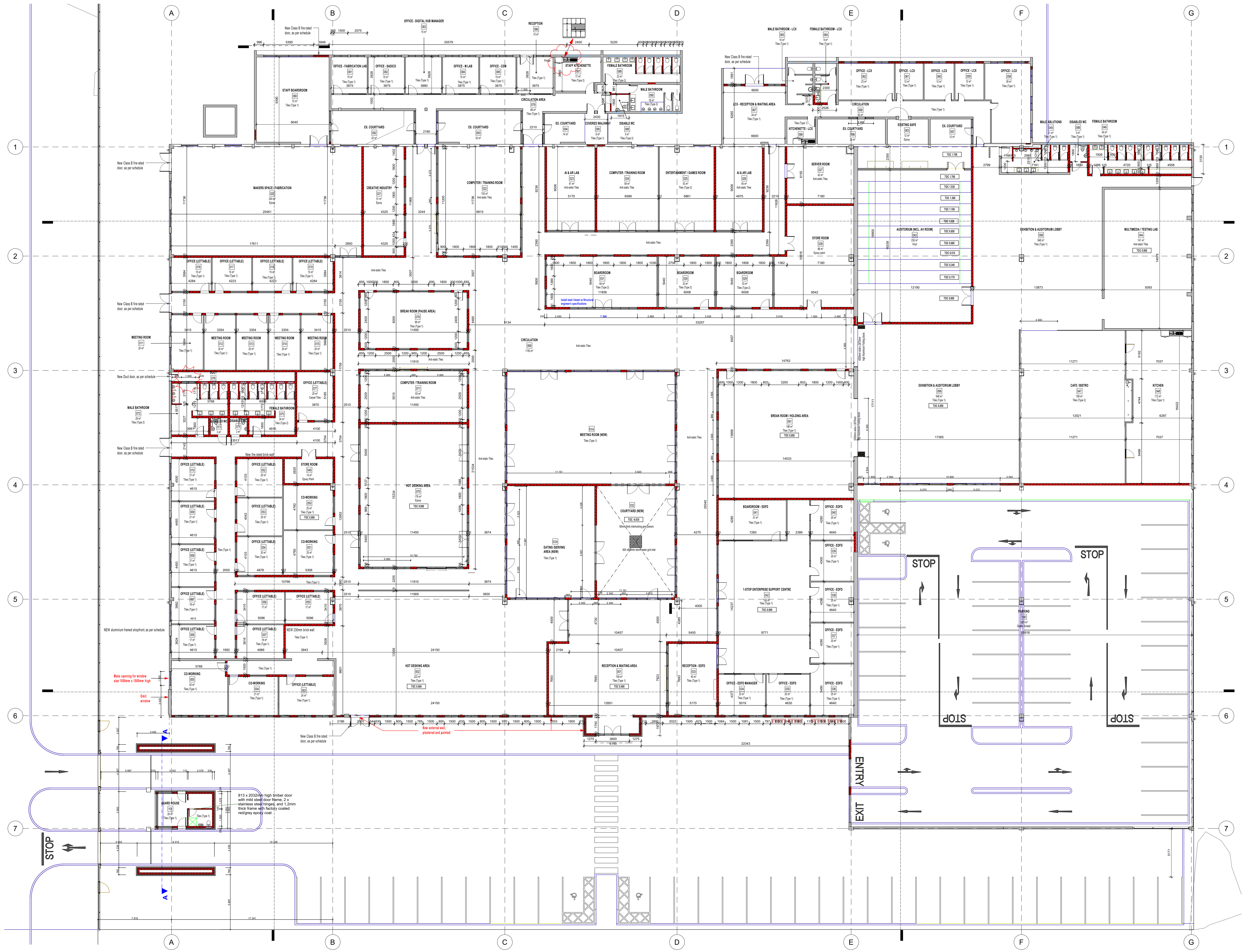

CONSTRUCTION NOTES:

STRUCTURAL DESIGN:
1. ALL STRUCTURAL DESIGN TO COMPLY WITH SANS 10400 PART B.
2. ALL HANDRAILS TO COMPLY WITH SABS 0104.
3. STRUCTURAL STEEL TO COMPLY WITH SABS 0162.
4. ALL TIMBER BEAMS AND ROOF TRUSSES TO COMPLY WITH SABS 0163.

FOUNDATIONS:
1. ALL FOUNDATIONS TO COMPLY WITH SANS 10400 PART H AND SABS 0161.
2. ALL FOUNDATIONS TO ENGINEERS SPECIFICATION.
3. TOP OF CONCRETE FOUNDATION TO BE MINIMUM 300mm BELOW N.G.L.
4. FINISHED FLOOR LEVELS TO BE A MINIMUM OF 150mm ABOVE N.G.L. UNLESS OTHERWISE SPECIFIED.

WALLS:
1. ALL WALLS TO COMPLY WITH SANS 10400 PART K.
2. EXTERNAL WALLS TO COMPLY WITH SANS 10400 PART XA.
3. BRICKFORCE IN SINGLE & DOUBLE WALLS EVERY 4TH COURSE, UNLESS OTHERWISE SPECIFIED BY ENGINEER.

WATERPROOFING:
1. ALL WATERPROOFING REQUIREMENTS TO COMPLY WITH SANS 10400 PARTS J, K AND L.
2. DPC'S UNDER ALL WALLS TO BE 150MM ABOVE N.G.L.
3. VERTICAL DPC'S TO ALL CHANGES IN FLOOR LEVEL.
4. SURFACE BEDS TO BE ON APPROVED WATERPROOFING FORMING A CONTINUOUS MEMBRANE WITH THE DPC UNDER WALLS.
5. IMPERVIOUS COPINGS TO ALL PARAPETS.
6. 375 MICRON DPC UNDER ALL INSIDE AND OUTSIDE WALLS.
7. 250 MICRON DPM UNDER ALL CONCRETE SURFACE BEDS.
8. APPROVED WATERPROOFING TO BASEMENT WALLS TO SPECIALIST DETAIL WITH 10-YEAR GUARANTEE.

CEILINGS, SLABS & SURFACE BEDS:
1. ALL FLOORS AND SURFACE BEDS TO COMPLY WITH SANS 10400 PART J.
2. CEILINGS TO COMPLY WITH SANS 10400 PART L.
3. SUSPENDED PLASTERBOARD CEILINGS AND RAKED CEILINGS, SMOOTH PLASTERED TO BE INSTALLED UNDER ROOF STRUCTURES.
4. REINFORCED CONC. SURFACE BED TO ENG. DESIGN & SPECIFICATION.
5. EXPANSION JOINTS TO ENG. DESIGN & SPECIFICATION.
6. TILE GROUT JOINTS TO LINE UP WITH EXPANSION JOINTS.
7. WHERE UNDERFLOOR HEATING SYSTEM IS TO BE INSTALLED, FLOORS TO COMPLY WITH SANS 10400 PART XA.

ROOF:
1. ROOF ASSEMBLY, ROOF COVERING, FASCIAS AND MATERIALS TO COMPLY WITH SANS 10400 PART L AND SANS 10400 XA.
2. ALL CHIMNEYS AND CHIMNEY FLUES TO COMPLY WITH SANS 10400 PART V.
3. ALL STRUCTURAL TIMBER DESIGN TO COMPLY WITH STRUCTURAL ENGINEERS DESIGN & SPECIFICATION.
4. PURLIN CENTERS AND TIMBER SIZES TO BE SPECIFIED BY SPECIALIST AND TO COMPLY WITH PART L OF SANS 10400.
5. ALL PARAPETS TO HAVE FLASHING & COUNTER FLASHING, TO COMPLY SANS 10400 PART L.
6. FLAT ROOF AREAS - CONCRETE BEAMS TO ENGINEERS DESIGN AND SPECIFICATION.
7. WATERPROOFING BY SPECIALISTS, TO COMPLY WITH SANS 10400 PART L.
8. SKYLIGHTS BY SPECIALISTS, TO COMPLY WITH SANS 10400 PART XA.

VENTILATION & GLAZING:
1. ALL DOORS AND WINDOWS TO COMPLY WITH SANS 10400 PART O.
2. ALL GLAZING TO COMPLY WITH PART N OF SANS 10400.
3. ALL FENESTRATION TO COMPLY WITH PART XA OF SANS 10400.
4. SAFETY GLASS IN ALL DOORS AND WINDOWS WITH GLASS LOWER THAN 900mm ABOVE F.F.L. AND SURFACE AREAS LARGER THAN 1m². SAFETY GLASS TO COMPLY WITH SANS 10400 PART N.

DRAINAGE:
1. ALL DRAINAGE TO COMPLY WITH SANS 10400 PART P.
2. STORMWATER DISPOSAL TO COMPLY WITH SANS 10400 PART R.
3. HOT WATER SUPPLY TO COMPLY WITH SANS 10400 PART XA.
4. ALL PLUMBING WORK TO BE CARRIED OUT BY LICENSED DRAINLAYERS & PLUMBERS.
5. DRAINS UNDER BUILDINGS TO BE STRAIGHT RUNS, ENCASED IN 100mm CONCRETE ALL AROUND, WITH I.E'S AT EACH END.
6. I.E'S TO ALL BENDS & JUNCTIONS TO BE EASILY ACCESSIBLE.
7. I.E'S TO HAVE CLEARLY MARKED GROUND COVERS.
8. RODDING EYES TO BE PROVIDED WHERE NECESSARY.
9. ALL SOIL PIPES TO BE 110mm Ø UPVC DRAINS AND TO MINIMUM FALL OF 1:40.
10. TOP OF ANY DRAIN TO BE AT LEAST 300mm BELOW N.G.L.
11. ALL WASTE PIPES TO BE MINIMUM 50mmØ INTERNAL.
12. ALL WASTE FITTINGS TO HAVE DEEP "P" RESEALED TRAPS AND TO BE FULLY ACCESSIBLE FOR REPAIRS & CLEANING.
13. A MANHOLE TO BE PROVIDED WITHIN 1200mm OF STAND BOUNDARY.
14. SOIL PIPES HAVING VERTICAL DROP EXCEEDING 1200mm TO THE MAIN DRAIN TO BE ANTI-SYPHONED.
15. GEYSERS TO BE SOLAR GEYSERS, POSITIONED TO ARCHITECTS SPECIFICATIONS AND TO BE INSTALLED BY SPECIALIST.

WATER FEATURES AND SWIMMING POOL:
1. WATER FEATURES AND SWIMMING POOL TO COMPLY WITH SANS 10400 PART D.
2. SWIMMING POOL COVER TO COMPLY WITH SANS 1390.
3. WATER FEATURES AND SWIMMING POOL MAY COMPLY WITH SANS 10134 IN ADDITION TO SANS 10400 PART D.
4. POOL TO BE BUILT ON GROUND STABILISED TO CORRECT COMPACTION.
5. ALL WATERPROOFING TO BE DONE BY SPECIALISTS.

FIRE:
1. BUILDING TO COMPLY WITH FIRE REGULATIONS AS STIPULATED IN SANS 10400 PART T.

GENERAL NOTES:

1. **ALL WORK, PLANS AND CONSTRUCTION TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND SANS 10400 SPECIFICATIONS AND CODE OF PRACTICE.**
2. **CONTRACTOR TO CHECK AND VERIFY SUFFICIENCY OF INFORMATION, LEVELS AND DIMENSIONS ON DRAWING BEFORE COMMENCING WORK.**
3. **REPORT ANY OMISSIONS, DISCREPANCIES OR ERRORS IMMEDIATELY TO THE ARCHITECT.**
4. **DO NOT SCALE DIMENSIONS FROM DRAWING.**
5. **SHOULD THE CONTRACTOR PROCEED WITHOUT THE ABOVE APPROVAL, HE DOES SO ENTIRELY AT HIS OWN RISK.**
6. **ALL STRUCTURAL WORK TO BE CHECKED BY AN ENGINEER.**
7. **SOIL CONDITIONS TO BE APPROVED BY RELEVANT ENGINEER.**
8. **ALL WORK TO COMPLY WITH LOCAL AUTHORITY BY-LAWS.**

REVISION SCHEDULE

REV	REVISION HISTORY	DATE
A	ISSUED FOR TENDER	2022.04.04

PROJECT NAME:

SESHEGO INDUSTRIAL PARK - DIGITAL INNOVATION HUB

ERF 7693 SESHEGO F (SESHEGO INDUSTRIAL PARK - FACTORY 29)

CLIENT:
DBSA - LEDA - DTIC

TBC

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