



GENERAL NOTES:-

- N1 DIMENSIONS - NOT TO BE SCALED OFF THE DRAWINGS; ANY QUERIES TO BE REFERRED TO THE ARCHITECT OR OWNER.
- N2 LEVELS/POSITION - TO BE DETERMINED ON SITE ACCORDING TO TERRAIN.
- N3 INSECTICIDE/WEEDKILLER - BUILDING FOOTPRINT TO BE TREATED; 5YR GUARANTEE.
- N4 FOUNDATIONS - TO BE 200 ϕ CONCRETE TO THE FOLLOWING NOMINAL SIZES:- 705x250 FOR TWO STOREY; 500x200 FOR ALL NON-LOADBEARING WALLS; SIZES TO BE DETERMINED BY SOIL CONDITIONS CONFIRMED BY AN ENGINEER.
- N5 WALLS - TO BE CEMENT STOCKBRICKS WITH 85mm COURSEWORK, TO BE BUILT UP EVENLY WITH BRICKWORK EVERY 4th COURSE; BRICKWORK TO BE CEMENT PLASTERED 15mm THICK WITH WOOD FLOAT FINISH; EXTERNAL WALLS TO BE PAINTED WITH SATINCRETE PVA NATURAL TONE COLOUR, COMPLIANT WITH ZANDSPRUIT ARCHITECTURAL GUIDELINES; ALL EXTERNAL PLUMBING PIPES TO BE RECESSED IN WALLS.
- N6 DPC - BRICKGRIP DPC TO BE LAID IN ALL WALLS AT SURFACE BED LEVEL; 250 MICRON WATERPROOFING (USB GREEN) TO BE LAID BELOW ALL SURFACE BEDS AND DRESSED UP & BELOW WALL DPC'S - VERTICAL DPC AT CHANGE OF LEVELS.
- N7 WINDOWS - TO ALLOW NATURAL LIGHT AND VENTILATION OF 10% & 5% OF INTERNAL FLOOR AREA RESPECTIVELY; WINDOW FRAMES TO BE DARK GREY POWDERCOATED ALUMINIUM AS PER SCHEDULE, WITH CLEAR OR OBSCURE GLASS AS NOTED.
- N8 DOORS - TO BE SOLID MERRITT, HORIZONTALLY SLATED, AS PER DOOR SCHEDULE.
- N9 LINTELS - PRECAST CONCRETE LINTELS TO BE BUILT IN ABOVE ALL WALL OPENINGS.
- N10 BEAM OVER WALKWAY SLIDING/FOLDING DOORS - TO BE IPE 200 FOR OPENINGS 4350 AND 4650mm WIDE; BUILT IN WITH 220mm BEARING AT BOTH SIDES.
- N11 KUPLOCK ROOF - TO BE CHROMADEK DARK DOLPHIN COLOUR, SLOPING AT 10 OR 5 DEG ON 70x50 PURLINS ON TRUSSES/RAFTERS, WITH SIGALATION 420 SHEETING LAID BELOW ROOFING; FACIAS AND BARGEBOARDS TO BE NUTEC 220x10 AND TO BE PAINTED WITH PVA TO MATCH ROOF SHEETING; COVER FLASHINGS TO BE CHROMADEK WITH 110mm DOWNSTAND AT SIDES; CEILING TO BE 6mm OPSUM BOARD, FITTED AGAINST UNDERSIDE OF 38x38 BRANDING AT 450mm CENTRES, BELOW TRUSSES AT JOINT OF WALL/CEILING; 100mm SOTHERM INSULATION TO BE LAID ABOVE CEILING.
- N12 COVERED VERANDA ROOFS - TO BE SAME AS ABOVE, WITH 150x50 SA PINE RAFTERS SUPPORTED ON STEEL I-BEAM 180x90 AT EDGE SUPPORTED ON 100x100 HOLLOSEC POSTS WITH 200x200x6 BOTTOM PLATE; CEILING AS ABOVE BETWEEN RAFTERS.
- N13 CONCRETE ROOF - TO 170mm RIB AND BLOCK AND TO BE SCREEDED AT 1:50 FALL TO 1000 PVC OUTLETS ON ROOF PLAN; SLAB TO BE WATERPROOFED ON TOP WITH DERBOWM WATERPROOFING; DRESSED UP SIDE WALLS AND INTO OUTLETS AND ALL TO

- BE PAINTED BLACK; CONCRETE TO BE DESIGNED BY ENGINEER; UNDERSIDE OF SLAB TO BE CEMENT PLASTERED WITH WOOD FLOAT FINISH.
- N14 CONCRETE SLAB TO FIRST FLOOR - TO BE 255 OR 170 RIB AND BLOCK WITH CONC. INTERNAL 255mm SLABS TO BE SUPPORTED BETWEEN I-BEAMS 254x136x31mm WITH I-BEAMS AT 5000mm C/C; I-BEAM TO BE SUPPORTED ON 150x150x4mm HOLLOSEC AT MIDPOINT; VERANDA 170mm SLABS TO BE SUPPORTED IN STEEL IPE 200 EDGE BEAM SUPPORTED ON 100x100x20mm HOLLOSEC POSTS WITH 200x200x6 TOP/BOTTOM PLATES; VERANDA EDGE BEAM TO HAVE 25x25x2 STEEL ANGLE DRIP TO UNDERSIDE.
- N15 FLOORS - TO BE STEEL FLOATED CEMENT SCREED WITH TOP DUSTING LAYER TO BE MIXTURE OF 2 PARTS WHITE CEMENT TO 1 PART GREY CEMENT; FLOOR TO BE CUT INTO PANELS OF APPROX 2.5x3.5m WITH TOOLED EDGE JOINTS; FLOOR TO BE SEALED WITH TWIN PACK POLYURETHANE WITH MATT FINISH.
- N16 PARTITIONS - TO BE 12mm OPSUM PANELS AGAINST BOTH SIDES OF GALV IRON FRAMEWORK WITH OVERALL THICKNESS 100mm; DOWTY TO BE FILLED WITH INSULATION FOR SOUND AND TEMPERATURE CONTROL; PARTITION TO BE FIXED TO CONCRETE OR TRUSSES ABOVE; SKIM COAT FINISH TO BOTH SIDES; PARTITION TO HAVE 30mm FIRE RATING.
- N17 MAIN STAIRS (3 OFF) - TO BE MADE WITH STEEL I-BEAM 250x100mm SUPPORTS & SIDE STRINGERS, WITH SOLID 110x40mm HARDWOOD TREADS/LANDINGS; BALUSTRADES TO HAVE 50x50mm HOLLOSEC POSTS WITH 50x10 FLATBAR AT TOP WITH 80x40mm HARDWOOD HANDRAIL COVERING; 6 x GALV STEEL CABLES TENSIONED BETWEEN POSTS
- N18 STAIRS TO VIEW DECK (2 OFF) - TO BE MADE WITH 2x100x50 HOLLOSECS WELDED

- TOGETHER FOR VERTICAL SUPPORTS AND SIDE STRINGERS; TREADS, LANDING AND BALUSTRADES TO BE SAME AS MAIN STAIRS.
- N19 BALUSTRADES TO FIRST FLOOR COVERED VERANDA AND VIEW DECK - TO BE SAME AS STAIRS, WITH OVERALL HEIGHT OF 1.0m AS SHOWN.
- N20 MAIN CENTRAL STAIR STRUCTURE AND ROOF - TO BE BUILT WITH 330x330mm PIPES; ROOF ABOVE TO BE FRAMED OUT WITH TIMBER TRUSSES AND PURLINS; TO BE CLAD WITH HORIZONTAL HARDWOOD DECKING 110x20mm WITH 20mm GAPS BETWEEN NORTH AND SOUTH SIDES TO HAVE SIGNAGE PANELS FITTED.
- N21 BRIDGE FROM CENTRAL STAIR TO BOTH WINGS - HARDWOOD DECKING ON SA PINE JOISTS SUPPORTED BY IPE 200 EDGE BEAMS AT BOTH SIDES.
- N22 RAINWATER COLLECTION - MAIN ROOFS TO HAVE GUTTERS AND DOWNPIPES; WATER TO BE COLLECTED VIA UNDERGROUND 1500 PVC PIPES TO BELOW GROUND WATER TANKS TO BE POSITIONED AT NORTH-EAST AND NORTH-WEST CORNERS AS SHOWN ON SITE; SIZE TO BE DETERMINED BY ENGINEER.
- N23 GLAZED PANELS - TO BE CLADDED WITH KUPLOCK ROOF SHEETING AS IN ROOF; TO BE FIXED AGAINST 38x38 SA PINE BATTENS FIXED TO WALL TOPS; SIDES & WINDOWS TO HAVE COVER FLASHING FOR WATERPROOFING IN SAME MATERIAL AS ROOF.
- N24 BATHROOMS - VANITY SLABS TO BE CAST CONCRETE WITH STEEL FLOATED FINISH AS IN FLOOR, SUPPORTED ON PLASTERED BRICKWORK; WALLS BEHIND VANITIES TO HAVE 300mm HIGH SPLASHBACKS IN DECORATIVE PLASTER; BOTH SEALED WITH TWIN PACK POLYURETHANE; SANITARY FITTINGS TO BE SELECTED BY CLIENT/ARCHITECT.

- N25 KITCHEN AND CLEANING ROOMS - CUPBOARDS TO BE BY SPECIALIST, WITH GRANITE TOPS; TO HAVE 300mm H CERAMIC TILE SPLASHBACKS.
- N26 COFFEE SHOP, PIZZA PARLOUR AND WINE BAR - TO BE FITTED OUT TO TENANT'S SPECIFICATIONS.
- N27 PIZZA OVEN - TO BE BUILT BY SPECIALIST, TO TENANT'S REQUIREMENTS.
- N28 PLUMBING - ALL SOIL AND WASTE PIPES TO BE PVC, SIZED AS FOLLOWS:- SOIL PIPES - 100mm; WASTE PIPES - 40mm; DRAIN TO BE LAID AT AN EVEN FALL OF 1:10 - 1:60; MINIMUM COVER TO BE 450mm; CE'S TO BE PROVIDED AT HEAD OF THE DRAIN AND CHANGES OF DIRECTION; IE'S TO BE PROVIDED AT ALL JUNCTIONS; IE'S & CE'S TO HAVE MARKED COVERS; 100W DIPS TO BE PROVIDED AT THE HEAD OF THE DRAIN WITH 100W STUB VENT PIPES WHERE SHOWN; WASTE FITTINGS TO HAVE DEEP RESEAL TRAPS WITH ACCESSIBLE IE'S AT ALL BENDS AND JUNCTIONS; ALL DRAINAGE TO COMPLY WITH PART 'N' OF THE NBR AND COUNCIL REQUIREMENTS - SANITARY FITTINGS TO BE SELECTED BY OWNER; ALL EXTERNAL PLUMBING TO BE CONCEALED BY BEING RECESSED INTO WALLS OR BELOW GROUND.
- N29 SOLAR INSTALLATION - TO BE BY SPECIALIST; ROOF ALLOWS FOR FITTING OF 80 PV PANELS OF 2x1m ON EACH WING; INVERTERS AND BATTERIES TO BE LOCATED IN ELECTRIC ROOM - ONE FOR EACH WING.
- N30 WATER HEATING - TO BE ELECTRIC GEYSERS POWERED BY SOLAR SYSTEM.
- N31 REFUSE - BABCOON PROOF BINS TO BE HOUSED IN SERVICE YARD.
- N32 ALL WORK TO BE COMPLIANT WITH BUILDING REGULATIONS & ZANDSPRUIT GUIDELINES.

C	9/6/23	MARKETING	ML	ML
No	DATE	DESCRIPTION	DR	CH
NEW DEVELOPMENT ON RE OF ERF 1418, ZANDSPRUIT BOULEVARD MARULENG				
GROUND FLOOR PLAN - MARKETING				
SCALE	DATE	DRAWN	PROJECT CODE	
1:100	9/6/23	M L	REM 1418	
DRAWING NUMBER	REV.			
WD02	C			



KORONGO



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