

**NOTES**

**GENERAL**

- All work is to be done in accordance with the National Building Regulations.
- All materials and workmanship are to comply with the relevant S.A.S. codes and the specified international codes where applicable in the Architectural specifications.
- Where relevant South African National Standards, British Standards, BS codes of practice, or Agreement Certificates applicable to the design exists, the recommendations and requirements of such documents to be considered a minimum standard for the works.
- The contractor shall in all aspects of the works comply with the provisions of the Occupational Health and Safety Act, 1993 (Act No.95 of 1993) and any regulations promulgated in terms of that Act or the Factories Machinery and Building Works Act of 1961.
- The contractor shall set up, document and maintain a quality assurance and quality control system in accordance with SANS 9001:2009. It shall be checked to the satisfaction of the Architect, that all materials and workmanship, wherever their sources, meet the requirements of the Specification. Should the Contractor or any of his sub-contractors be certified to the SANS 9000 family of standards then monitor these works accordingly.
- This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from Inkspire and all other consultants related to the project.
- All portions of the works related to any service or consultant's Regulations.
- This drawing is not to be scaled. Figured dimensions to be used. All dimensions are millimeters unless otherwise stated.
- In All dimensions and levels must be checked on site by the contractor before putting work in hand.
- All work to be executed by competent persons qualified for the specific trade.

**DRAINAGE**

- All plumbing work to be carried out by licensed drainlayers and plumbers.
- IES to all berms and junctions to be easily accessible. IES to have marked covers at ground level. Roofing eyes to be provided where necessary.
- All soil pipes to be 110mm diameter glazed earthenware or PVC drains and to have a minimum fall of 1:50.
- Top of drain to be at least 300mm below ground level.
- All waste pipes to be 50mm internal diameter. All waste fittings to have deep "T" revealed traps and to be fully accessible for repairs and clearing.
- All vent pipes to extend minimum 300mm above roof level.
- All waste pipes exceeding 6m to be vented. SVPs to all VCs having more than 1200mm vertical discharge. All soil and waste fittings to be accessible along their entire length for maintenance and repairs. All drains are to be accessible at 24m centers by means of M/s or cleaning eyes. A manhole to be provided within 12m of the stand boundary.
- All drains under building to be straight runs, with IES at the ends. The works to be encased in 110mm concrete (15MPa minimum).
- Stormwater to run rationally with slope.
- All paving to be laid to falls.

**WATERPROOFING & DAMPROOFING**

- 375 micron thick single ply polyethylene DPC: DPCs under all walls and screens walls to be 150mm above finished ground level.
- DPCs under sills, behind weather bands and under ridge lines. Vertical DPCs to all changes in floor level. Surface beds to be on approved waterproofing forming a continuous sealed membrane with the DPCs under walls. Flashing to all changes of roof levels and to chimneys. Impervious coping to all parapets.
- Remove stormwater from building and site.
- Waterproofing to roof slabs. All waterproofing to roof slabs to be "Derbigum SP4" sheeting, all to be laid (including flashing and counter-flashing) in accordance with manufacturer's instructions, with US7 aluminium paint to all exposed surfaces and guaranteed unconditionally for ten years.

**STAIRWAYS**

- Stairways to be in accordance with the detailed requirements of SANS 10400-L and SANS 10400-M.
- Walls, screens, railings or balustrades to such stairways to be in accordance with detailed requirements of SANS 10400-L and SANS 10400-B and SANS 10400-T, SANS 10400-N and SANS 10400-T.

**FIRE INSTALLATION**

- Fire installations to comply with national fire regulations.
- The supply of water to be in accordance with the detailed requirements of SANS 10400-W and subject to a national design.

**FIRE PROTECTION**

- Fire protection measures to be in accordance with the detailed requirements of SANS 10400-T. The fire protection measures to be subject to rational design or rational assessment.

**ENERGY EFFICIENCY**

- The design of the building envelope to be in accordance with detailed requirements of SANS-10400-XA or
- To be in accordance with SANS 10400-S.
- The fire installations to comply with national fire regulations.

**PEOPLE WITH DISABILITIES**

- To be in accordance with SANS 10400-S.
- The fire installations to comply with national fire regulations.

**PUBLIC SAFETY**

- Level changes, ramps, driveways and pools to comply with SANS 10400-D.

**SPACE HEATING**

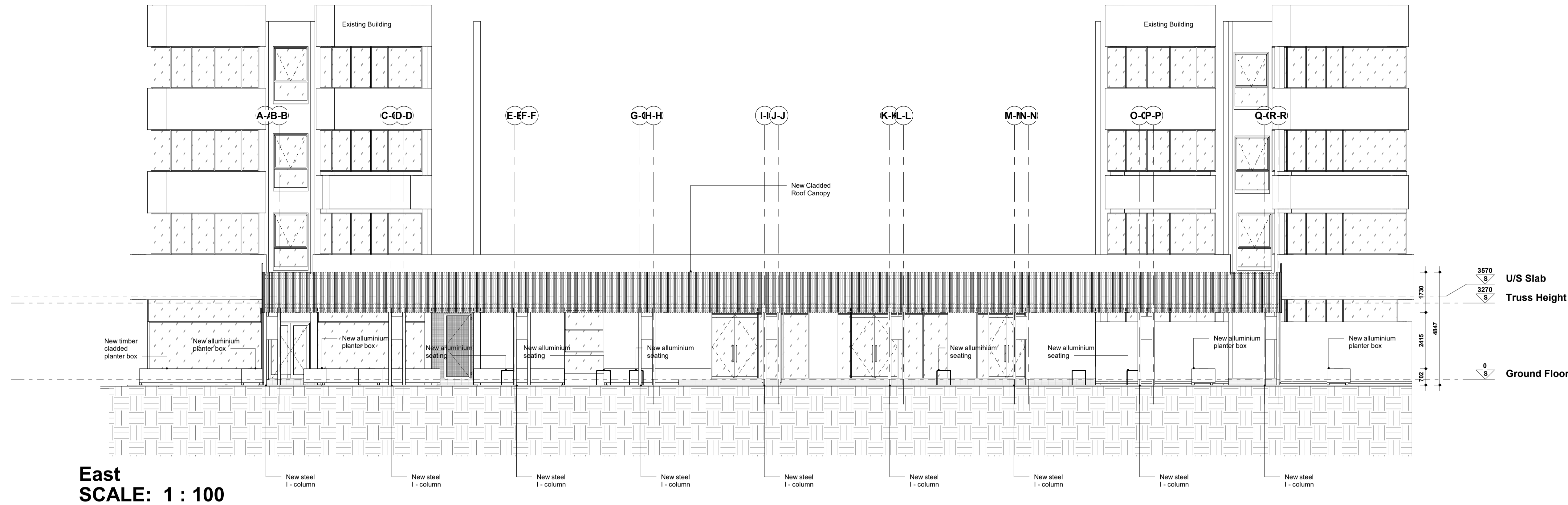
- The provision for space heating to comply with national regulations.

**STORMWATER DISPOSAL**

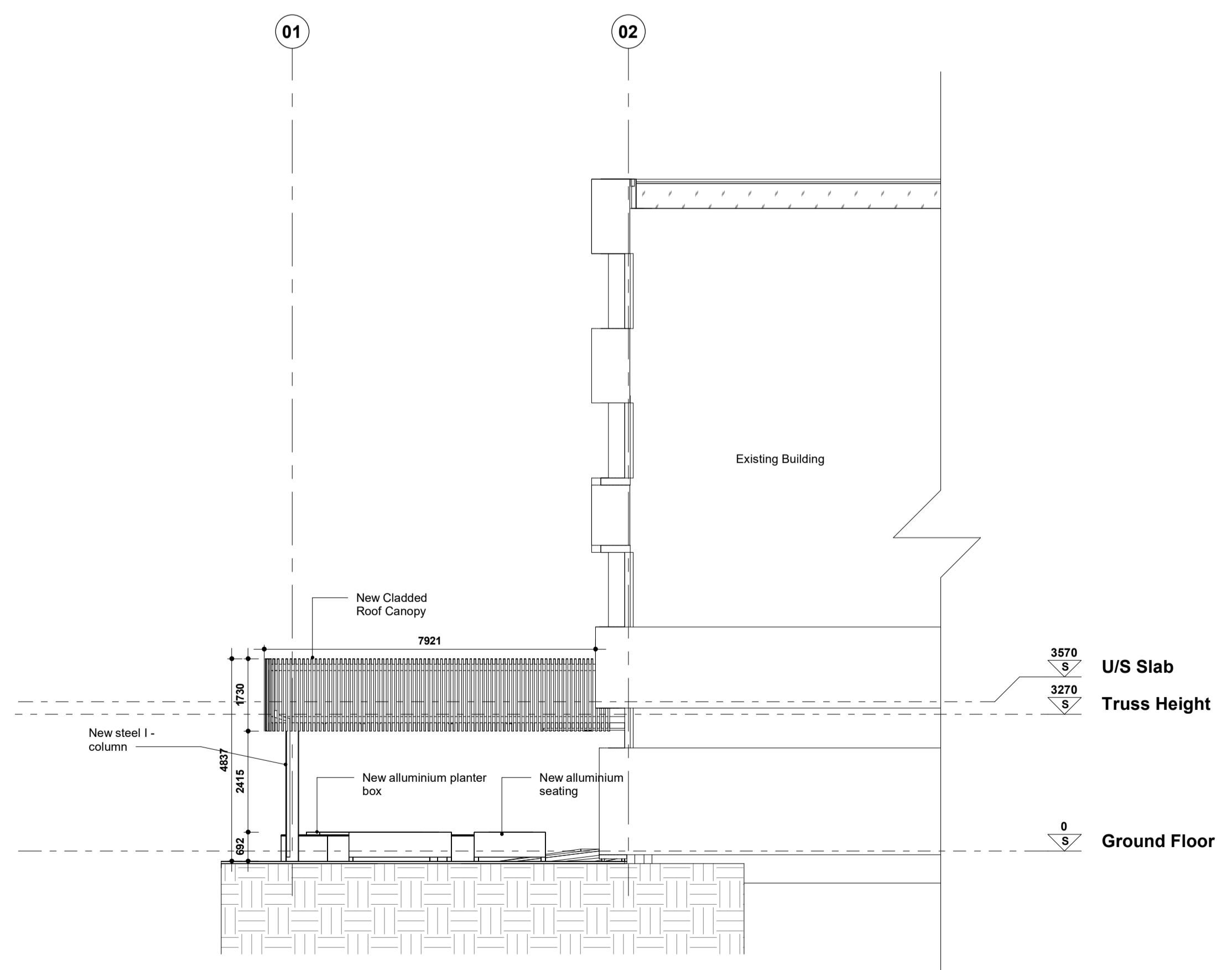
- The means for the control and disposal to be in accordance with the detailed requirements of SANS 10400-XA or be subject to a rational design or rational assessment.
- The means for the control and disposal in interconnected complexes subject to a rational design and

**NATURAL LIGHT AND GLAZING**

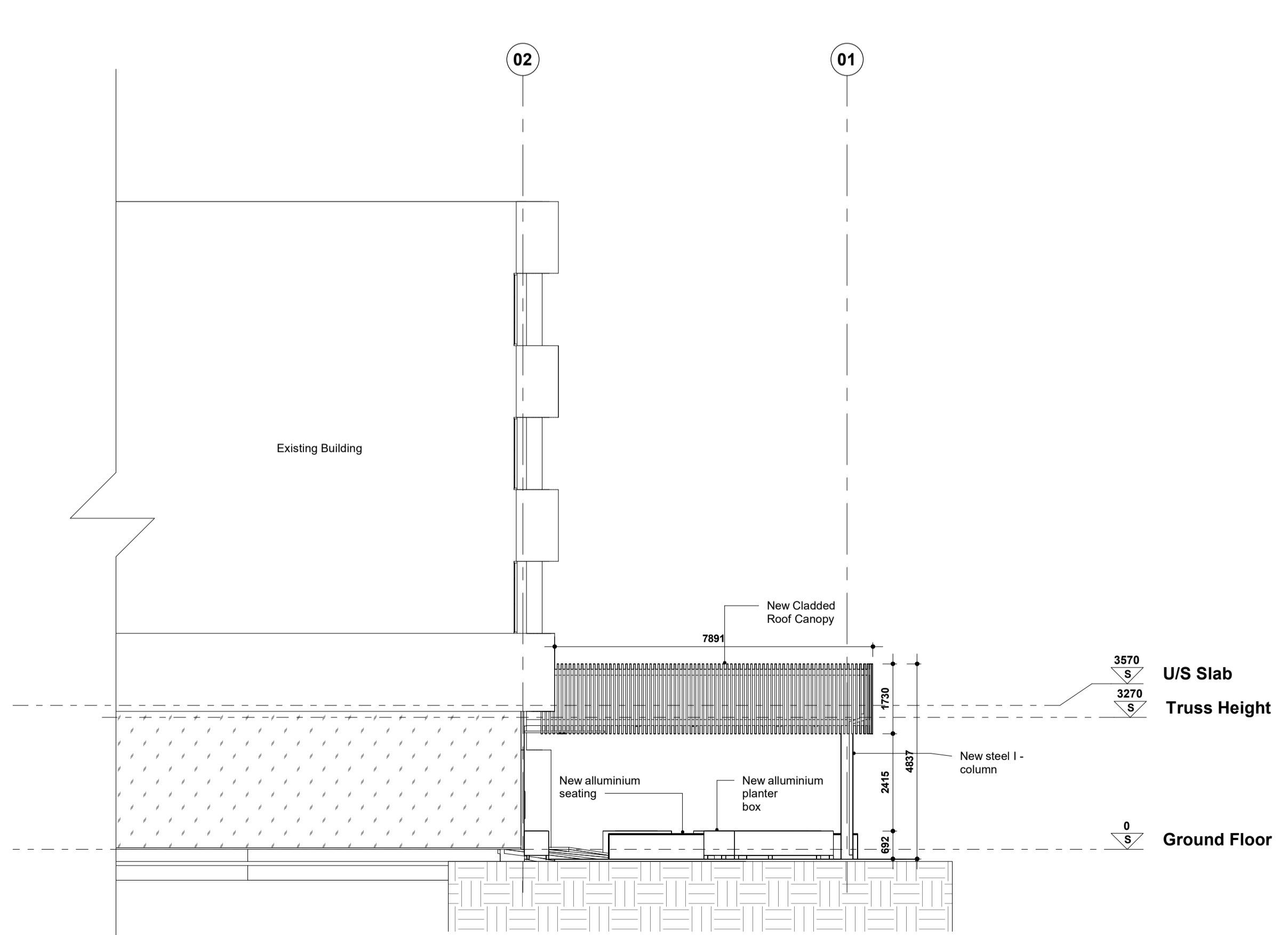
- All habitable rooms to have a minimum of 10% natural light.
- All glazing to comply with part N of the NBS and SABS 0137:2000 code of practice: safety and laminated glass to conform to SABS 1263.
- Aluminium doors and windows to conform to A.A.M.S.A. standards.
- Minimum thickness of glazing panes: Panes not exceeding 0.75sq m = 3mm thick.



**East SCALE: 1 : 100**



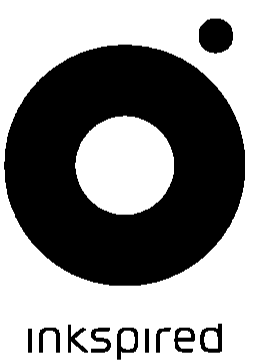
**North SCALE: 1 : 100**



**South SCALE: 1 : 100**

**REVISION**

REV	DATE	DRAWN	DESCRIPTION
A	22/02/2024	Veronica	Issue for Tender



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**PROJECT**

**Additions and Alterations**

FOR  
Roodepoort Theatre  
Christiaan de Wet Road  
**JOHANNESBURG**

**TITLE**

**Elevations**

**SCALE: 1 : 100 @ A1**

PROJECT	PHASE	DISCIPLINE	BLOCK / SERIES / SUFFIX	REVISION
XXX	1	AR	3000	A

**DRAWING STATUS**

INFO	TENDER	CONSTRUCTION
X	X	X

**DATE:** 22/02/2024 **DRAWN BY:** V. Frederico **CHECKED BY:** Kakra Asare-Bediako