

GENERAL NOTES

NOTES

GENERAL:
 All contractors to allow for the provision of site ablutions / sanitary facilities (not including toilets) and the regular servicing thereof for the duration of the construction period. All in accordance with the detailed requirements of SANS 10400.

CELINGS:
 Refer to ceiling drawing.

FLOORS:
 Floor finishes by client.

GLAZING (new):
 All glazing to conform to SANS 10400 Part N, SABS & any other regulations pertaining to glass.
 Windows exceeding 1m² in area or less than 500mm from finished floor level to be safety glass.
 All glass in doors to be safety glass.
 The glazing supplier / installer must supply certification that all new glazing installations comply with SANS 10400 or alternatively be certified by a competent person (glazing engineer).
 All safety glass panes must be marked as per SANS 10400 part N 4.4.1.

IMPORTANT NOTES:
 All work to strictly comply to local By-Laws, SANS 10400 & all other associated SANS codes, Latest Premitable of Trades document. Make good, all trades.
 Decam will be appointed to submit the planning submission drawings only.
 Fire and HVAC systems are to be confirmed by the consultants to all parties and are not in Decam's scope of work or responsibility.
 Changes to the systems and HVAC systems are the responsibility of the appointed contractors who are to liaise with Fire and HVAC consultants directly.
 Decam will require Fire and HVAC appointment letters, forms and drawings in order to submit the planning submission pack to the City of Cape Town.
 City of Cape Town may require changes to the layout space once the City's building, mechanical and fire inspector's do their inspections - associated costs are extra and payable by Tenant or Landlord.

FLUMING AND DRAINAGE (NEW CHANGES TO EXISTING):
 Work to be done by a registered plumber & certified by said plumber.
 New drainage to comply to SANS 10400 Part P and local authority By-Laws, where applicable.
 Ventilate the head of each new drainage run.
 All vent pipes to have a minimum fall of 1:100 back to the discharge pipe or drain to which it is connected.
 All termination of stack vents to comply with SABS 0400 P900.4.
 New drainage to connect into existing building drainage system.
 All stack stacks to have a normal diameter of at least 100mm, a full diameter cleaning eye positioned above the highest branch or future discharge pipe connection.
 Any stack stacks that require ventilation shall be ventilated with a ventilation pipe that has a normal diameter of at least 60mm and to be fitted as an off shoot to the stack stack, in order to facilitate easy cleaning / maintenance.
 Drainage fixtures to be air-spiphon or deep sealed traps (min. 75mm water seal).
 All waste fittings to have anti vacuum traps.
 Inspection elbows, clearing eyes etc. to be installed in areas where future maintenance or cleaning may be required as per SABS 0400 P902.
 Access must be allowed to all shafts for maintenance of drainage runs.
 All bends to be 600mm radius slow bends.
 All new pipe work to be closed in walls unless agreed otherwise.
 Only use SABS approved products at all plumbing and sanitary areas.
 New urinals to be of approved material fitted with a flushing system without step up to facilitate cleaning.
 All bends to be 600mm radius slow bends.

DISABLED PERSONS:
 New Toilet facilities for persons with disabilities to be in accordance with the requirements in SANS 10400 Part S.
 If no toilet is shown in terrancy the paraplegic toilet should be provided in a common area, elsewhere in the building.

SERVICES (COMPLIANCE WITH SANS 10460 PART 2A):
 Existing hot water vessel (HWV) reused unless stated otherwise.
 New hot water service pipes to be insulated with min 40mm closed cell foam insulation, Armaflex or equivalent, providing a minimum R-value of 1.00 if <math>R < 1.00</math>.
 New hot water service pipes to be insulated with min 40mm closed cell foam insulation, Armaflex or equivalent, providing a minimum R-value of 1.00 if <math>R < 1.00</math>.

DRYWALL:
 All partitions, including insulation to be in strict accordance with Saint Gobain's Gyproc details, installation instructions and specifications.
 Gyproc (not including plaster) and the regular servicing thereof for the duration of the construction period. All in accordance with the detailed requirements of SANS 10400.
 Existing office layout to be allowed to suit new tenant.
 Existing ducts, if safe and escape routes not changed.
 Fire and HVAC systems are to be confirmed by the consultants to all parties and are not in Decam's scope of work or responsibility.
 Changes to the systems and HVAC systems are the responsibility of the appointed contractors who are to liaise with Fire and HVAC consultants directly.
 Decam will require Fire and HVAC appointment letters, forms and drawings in order to submit the planning submission pack to the City of Cape Town.
 City of Cape Town may require changes to the layout space once the City's building, mechanical and fire inspector's do their inspections - associated costs are extra and payable by Tenant or Landlord.

AREA:
 Areas calculated are approximate and are based on 3rd party supplied drawings. All information provided needs to be verified by the Landlord / their appointed registered surveyor or in the case of a dispute by a unbiased professional 3rd party.
 Areas have been rounded off to the nearest square meter.
 No guarantee or warranties of any nature, whether express or implied are made by Decam.
 It is not uncommon for an area calculation made from plan to differ from areas measured on site.
 In event of a dispute it is recommended that an unbiased professional 3rd party resolve the matter on the basis that all parties agree to abide by the measurement by the independent 3rd party.

APPOINTMENT:
 It is recommended to appoint Decam on a "full service" appointment.
 If Decam are appointed on a partial service (i.e. produce ceiling & / or planning submission pack only) then the following applies:
 Client is responsible to ensure that his appointed Contractors undertake all works in accordance with SANS Codes, Local By-Laws & OHS Act.
 Fire and HVAC changes are the responsibility of Client's Appointed Consultants. Consultants to liaise directly with the Fire & HVAC Contractors to ensure all works are undertaken to code.
 Decam will require the Fire and HVAC Consultants's appointment letters, forms & drawings in order to submit the planning submission pack to the City of Cape Town.
 City of Cape Town may require changes to the layout space once the City's building, mechanical and fire inspector's do their inspections - associated costs are extra and payable by Client / their Landlord.

CONTRACTORS:
 Contractors are to comply to the OHS Act.
 All levels and dimensions to be checked before commencing with works. Discrepancies to be brought to Decam's attention immediately.
 Contractors are responsible for all setting out on site. Decam accept no responsibility for misrepresentation of this drawing.
 Figured dimensions to be used, do not scale off this drawing.
 Works to be carried out in strict accordance with Local By-Laws, the Latest "Model Premitable of Trades", SANS 10400 and other relevant SANS codes.
 All building materials used to be SABS approved.
 Contractors are to locate & identify existing services on site, and to protect these from damage throughout the duration of work.
 Contractors to ensure the structural stability of all components of their work and check that the main building structure is capable of supporting all loads applied thereto - comply to SANS and Local Authority's prescribed standards.
 Contractors are to ensure that all components, on site during construction, is adequately protected at all times. Responsibility for any damages incurred lies with the contractor until final hand over.
 Contractors are to check that all components, glazing panes, shapfit items etc., will fit through all doorways, stairwells and lifts before fabricating.
 Where specific materials are specified, contractors are to adhere to the Manufacturer's recommended method of installation & detailing.
 This Drawing is to be read in conjunction with Engineer's / Consultant's drawings, where applicable.
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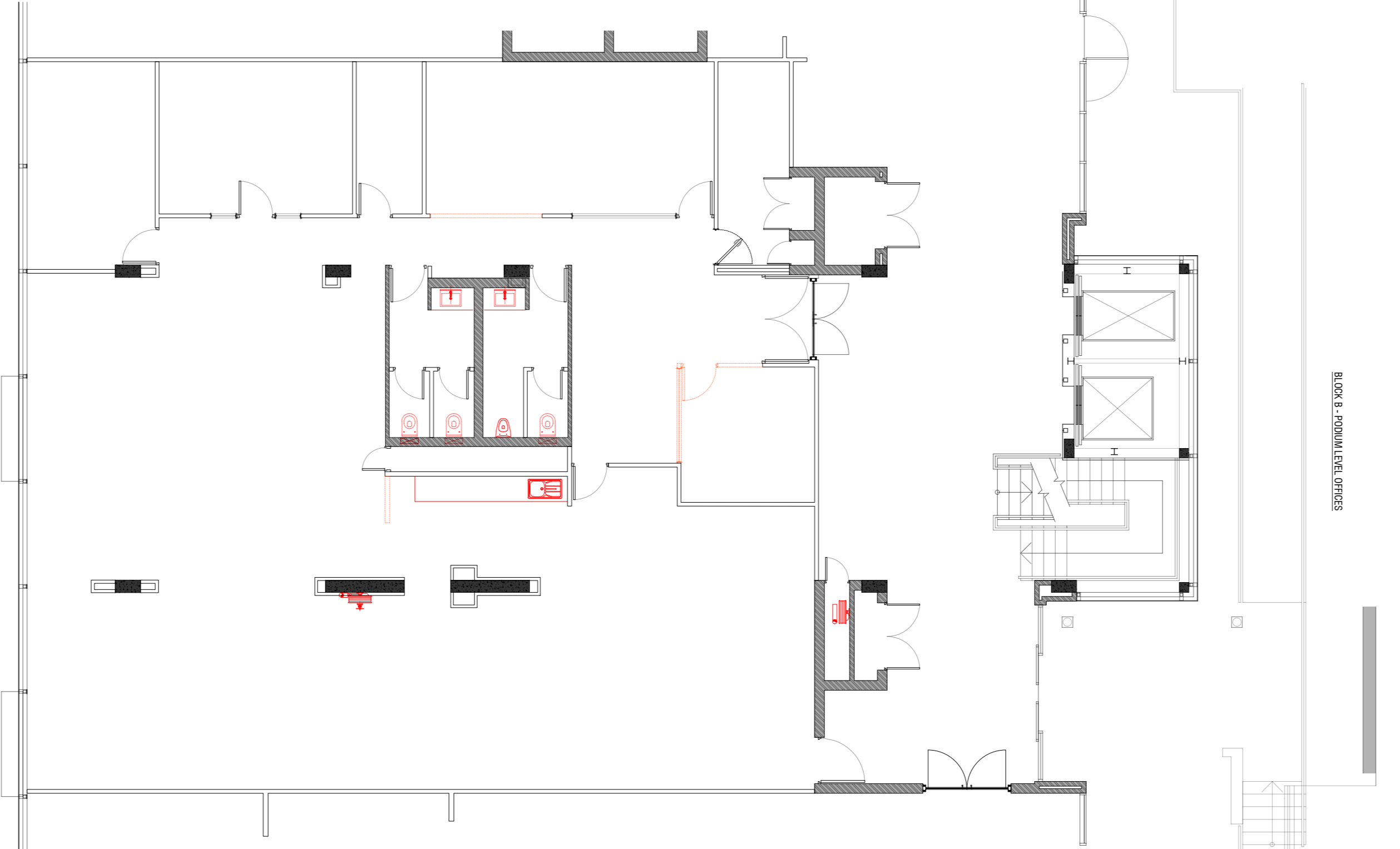
REVISIONS

REV. DATE	DESCRIPTION
0 17-10-2022	Issued for approval
1 20-10-2022	Amendments issued for approval
2 21-10-2022	Amendments issued for approval

FOR APPROVAL
 17-10-2022



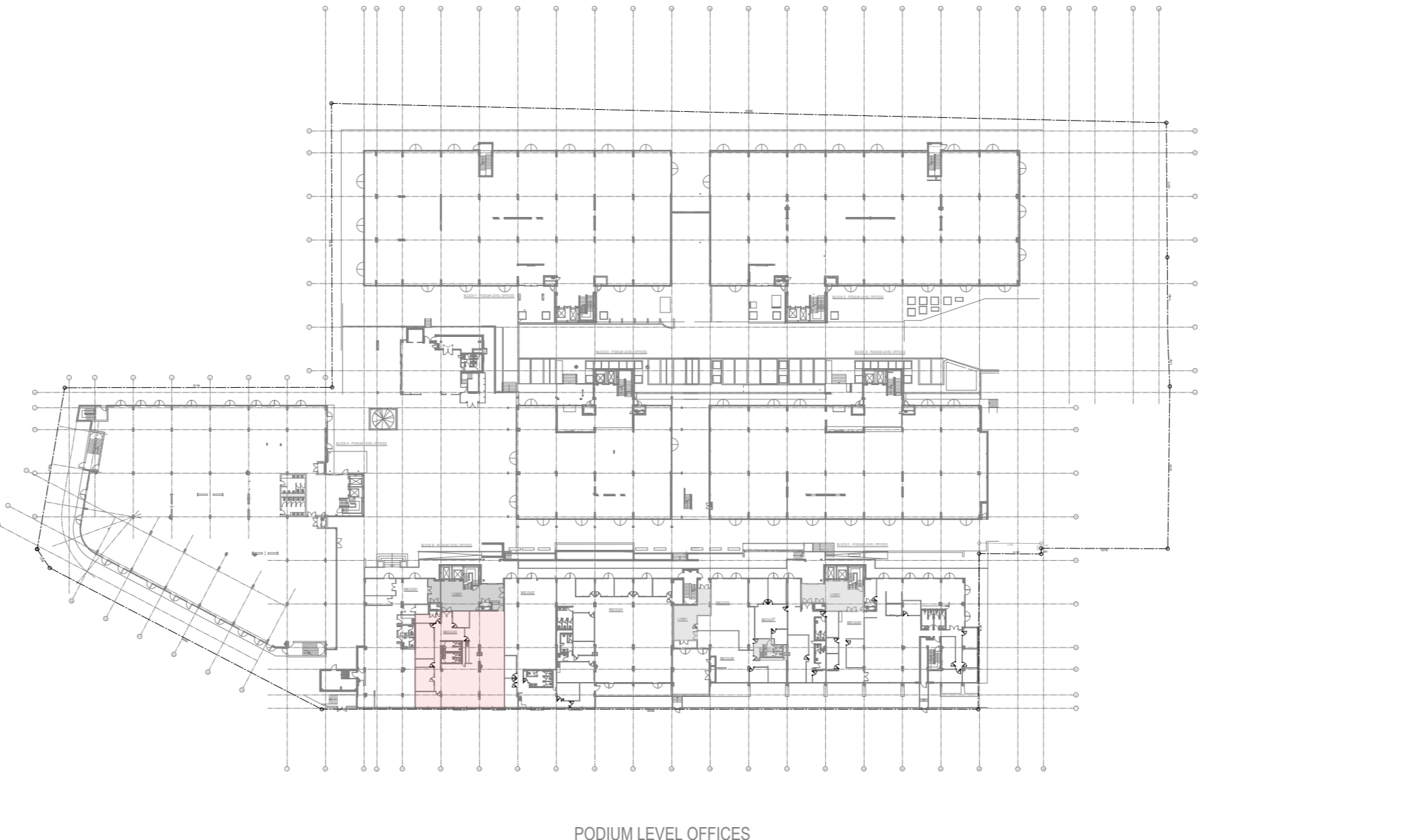
1.1 GENERAL LAYOUT - PODIUM LEVEL BLOCK B
 scale: 1:50



1.2 DEMOLITION LAYOUT - PODIUM LEVEL BLOCK B
 scale: 1:100



1.3 CURRENT LAYOUT - PODIUM LEVEL BLOCK B
 scale: 1:100



1.4 LOCATION PLAN - PODIUM LEVEL BLOCK B
 scale: 1:1000



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CLIENT
 MICT SETA

PROJECT
 THE BOULEVARD
 SEARLE STREET
 PODIUM LEVEL
 BLOCK B

GENERAL LAYOUT

SCALE	DATE	CV	DR
1:50	17-10-2022	CV	-
1:100	21-10-2022	DR	-
1:1000	21-10-2022	DR	2