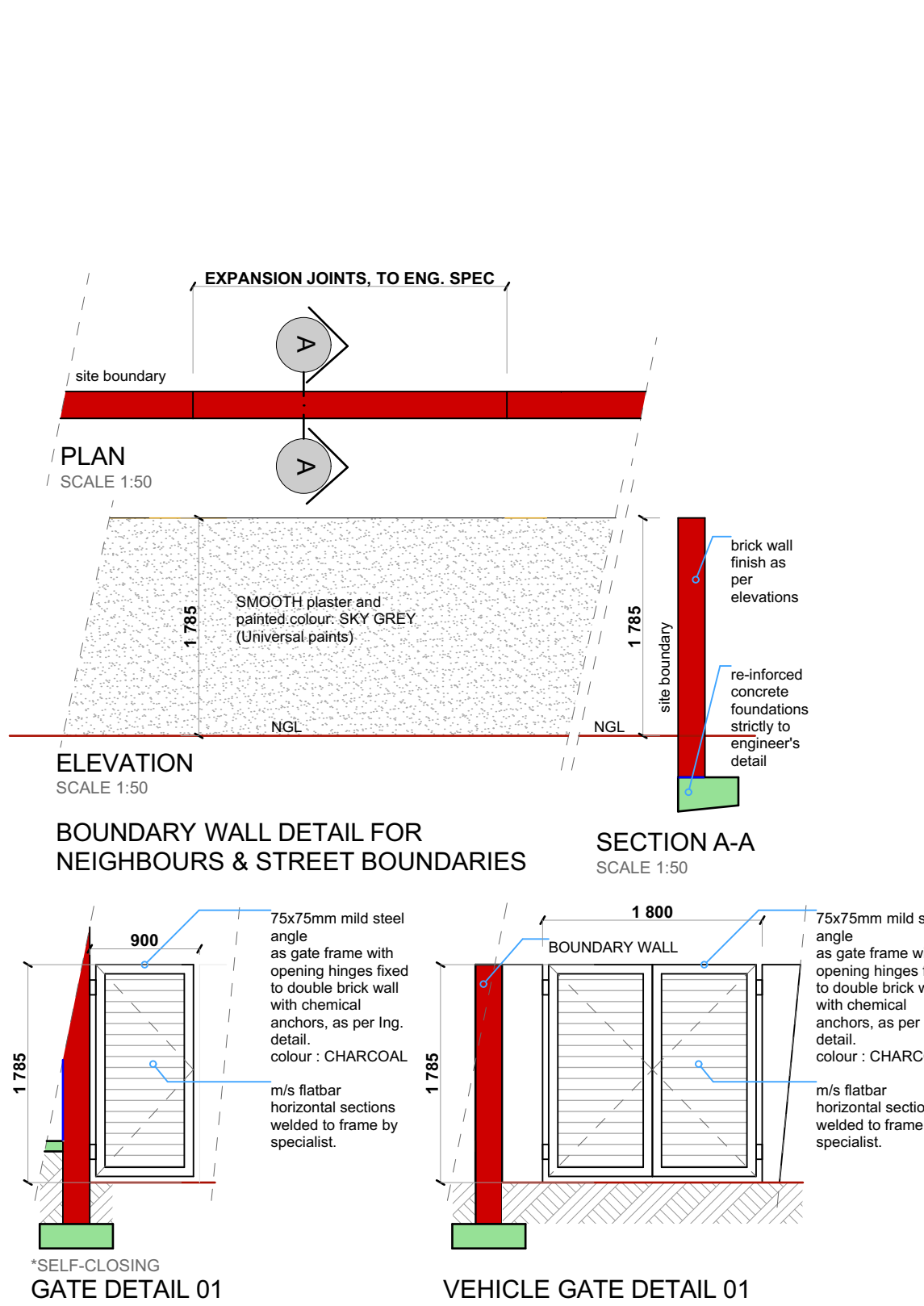
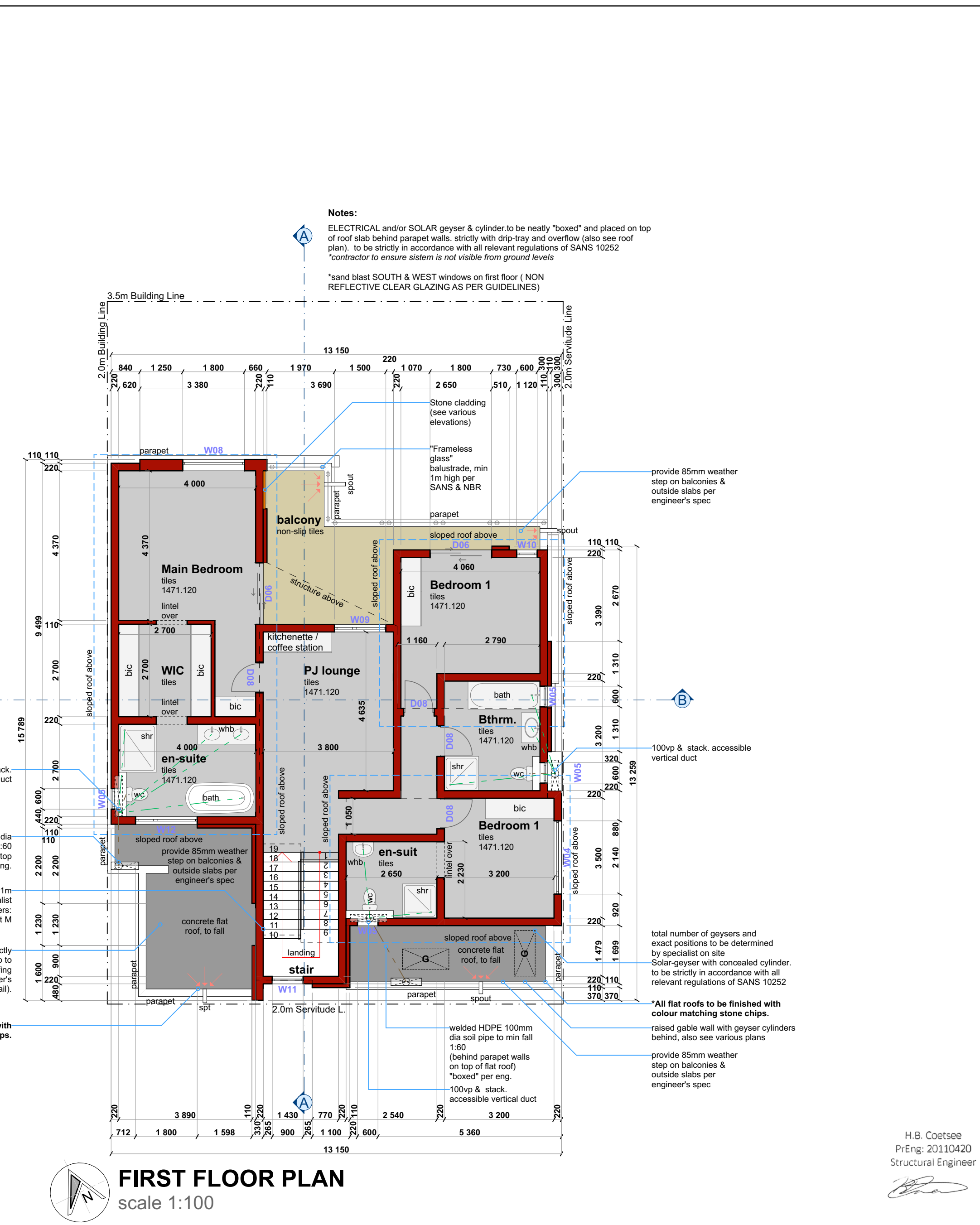
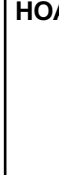
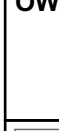




NOTES		
GENERAL		
1. All work to be carried out strictly according to the National Building Regulations (NBRS SAN10400), any SANS standards & any applicable local by-laws.		
2. All materials used must be of the highest quality & SABS approved (where applicable). Work must be done to the highest quality & by people qualified/certified to do the relevant work.		
All material and work to be approved by the developer/architect.		
4. All specialist work to be carried out by an approved specialist.		
5. No work to be done without municipal approved drawings or I.O. a /T/E)		
6. All work to be done in accordance with approved municipal drawings & conform to always comply with all laws to do so.		
7. All drawings to be read in conjunction with other consultants' drawings & specification (eng. Engineers' drawings).		
8. All specifications to be read in conjunction with other specifications. Do not scale the drawing & work strictly to written heights & dimensions.		
9. Any variations must immediately be brought to the attention of the Architect.		
10. The contractor is responsible for setting out all new building work and shall provide a land survey to do so.		
Any specification or schedule of finishes shall take preference over any contract documents unless specifically stated otherwise as per the NBR, any local by-laws, any details/spec from any specialist/engineer.		
12. Work to be certified in writing: all structural work, termite poison, pre-fab trusses, glazing, all floor work, any gas installation, other as determined during construction.		
13. APPROVED CONTRACTOR'S WORKS:		
a) All ground works (cut and fill, finalization and compacting of platforms, etc.)		
b) SABS approved interfacing layers as shown on site plan and to eng. design, strictly laid according to manufacturers spec. Colour to developer/architect's spec. No plastic underlay to be provided underneath pavers.		
c) Boundary walls to site plan and strictly to architect's details. All boundary walls to comply with SANS 10400-K 32mm dia weepholes to be provided as shown or as determined on site. No plastic waterproofing to be provided at any level of boundary wall.		
d) Foundation to boundary walls at the site's external boundary not to exceed 1m above ground level.		
e) Retaining wall as shown on site strictly to specialist/engineers detail.		
f) Ramps if any as shown on plans and not to exceed 1:12 gradient.		
g) External stairs (if any) to be built according to plans/detail and/or as determined on site during construction. Rise/R 6" max 170mm. Treads d 300mm.		
8. Site and external building lighting to specialist/engineers detail.		
9. One external step to be provided over gully in kitchen yard.		
10. All landscaping to be done by specialist/landscape architect.		
11. Storm water to be channelled on surface as shown on engineer's drawings.		
FOUNDATIONS		
1. Provide foundations for foundations strictly to engineer's detail.		
2. Concrete RAFT foundations as per engineers detail. Strip foundation to be provided underneath all 220mm external and internal brick walls, and foundations for all other structures.		
3. Concrete slab thickening strictly to engineers detail and to be provided underneath all 10mm deep concrete slabs.		
4. Re-inforced concrete raft foundation with 85mm steps (if any) strictly to engineer's detail.		
PRE-FAB TRUSSES		
1. ROOF FINISH AS PER SECTION/ELEVATION (incl. all accessories) to comply with manufacturer's spec/detailed on approved FR nail reflective membrane (HRM) on 5x26mmSAP Battens @ max 12m.c/c.		
2. Exposed trusses to be properly sanded pre-fab timber trusses with specially designed corner brackets, form grade SAP battens @ max 14m c/c, all as per engineer's detail. Levels and gradient as per various truss types from gymnasium roof, unless otherwise indicated by engineer. Between exposed trusses with 115mm cellulose fibre insulation on top of ceiling board but below HRM.		
3. Trusses to be computer designed pre-fab timber trusses from grade G SAP battens @ max 14m c/c, all as per engineer's detail. Level and gradient as per various drawings. 6.0mm gypsum ceiling with timber quarter rounds as comes fixed for underside of trusses with 38x38mm batten/battens. 115mm cellulose fibre insulation on top of ceiling board but below HRM.		
4. All trusses to be anchored with steel wires, strictly according to NBR S1 / detail.		
5. For concrete roofs (if any), approved SABS waterproofing on min. 220mm sloped.		
6. All roof planes, sections and engineer's detail.		
Spouts/floores/weepholes all to section and roof plan.		
Min. 100mm dia downpipes to detail and roof plan, if required.		
7. All brick walls as shown and dimensioned on various drawings. All walls to be built with approved clay bricks with brickface at levels specified by engineer.		
8. Pre-fab concrete lintels only over openings in walls that are plastered on both sides, unless otherwise indicated.		
9. Facebook walls (or where indicated) to have re-inforced brick on edge (see limits to eng. detail).		
10. DPC membranes to be provided at all window sills, under all walls at U/P and wherever else shown. All 340mm retaining walls including vertical wall.		
11. Re-inforced concrete slabs (if applicable) sizes and specifications strictly to engineer's detail.		
12. 85mm concrete surface bed, re-inforced to eng. detail. U/P, as shown in @min 340mm above NGL, on approved termite poison on approved concrete footing.		
STRUCTURE		
1. Powder coated aluminium doors and windows as shown on drawings and schedules. Call to developer/architect.		
2. Solid timber door frames with solid external timber and hollow internal door, all to schedule. Doors and frames to be painted/stained strictly according to manufacturers spec.		
3. Remote controlled timber garage doors, to door schedule (natural colour) and door schedule strictly to manufacturer's spec.		
4. ROF / PERGOLA timber & steel structures - Exposed pre-fab timber beams & columns with specially designed connection plates, from grade SAP battens @ c/c as indicated. Fixed to steel square tube. Levels and gradient as per various drawings. All exposed timber to be properly treated against FINE DESIGN IN INSTALLATION/BY PROPERTY (to be approved by architect).		
FITTINGS :		
1. Gas supply provided by GAS GEYSER SYSTEM, by specialist		
2. Built in cupboards to specialist design and specifications. To be approved by developer/architect.		
3. Concealed power and electrical over / as specified by client / developer to specialist.		
4. Standards built as shown to developer/architects specifications/schedule		
5. Standards built in braai. Braai and chimney strictly by specialist and in accordance with the NBR.		
HOA STAMP/APPROVAL:		
		
OWNER'S SIGNATURE:		
		
SEWER CODE:		
32mm/38mm/50mm (as per NBR) dia PVC w/p's from various fittings		
100/150mm dia HDPE sp, min fall 1:60, inside min 400mm deep		
100/150mm dia PVC sp under building, foundations over to be reinforced		
Standard 50/100mm dia VV's / VP's as shown on various drawings		
CLIENT		
NEW DWELLING FOR OCEANIC DEVELOPMENTS ON ERF 12063 CLAYVILLE EXTENSION 118 TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG		
DRAWING TITLE:		
FLOOR PLANS, SECTIONS & DETAILS		
DESIGNED	DRAWN	SCALE
AWA	AW	1:100, 1:50
STAGE		PAPER SIZE
CONSTRUCTION		A1
DRAWING NUMBER	DATE	
24RoetsFR12063 - VD - I01	2025/10/10	
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