

owner/contractor/developer:

No construction may proceed on site prior to the approval of drawings by the local authority. Any building work that commences prior to building plan approval is completely at the owner's own risk - The architect may not be held responsible for any loss or damage whatsoever that may result from building works without approved building plans.

Contractor to check all levels and dimensions prior to commencement of any work.

Any discrepancies on drawings must be pointed out

by the contractor to the architect prior to construction. If in doubt ask the architect.

The owner is responsible for soil tests.

The site must be identified by a registered Land surveyor. The ownership of the land must be verified prior to setting out

All works to be set out by the land surveyor. The council must be issued with a lands surveyor's Certificate of confirmation.

Levels are approximate and must be varified by the contractor prior to pricing and construction.

certificates required:

The following certificates of compliance to SABS and NBR standards may be required from the contractor by the architect/owner:

FOUNDATION CERTIFICATE: Engineer CHEMICAL TREATMENT OF SOIL: Specialist DPC: Council Inspector
PLUBMING AND DRAINAGE: specialist sub-contractor
ELECTRICAL INSTALLATION: specialist sub-contractor

TRAFFIC and ROAD MARKINGS: engineer
FIRE SAFETY CERTIFICATE: specialist and/or council LIGHTNING PROTECTION: specialist sub-contractor ROOF STRUCTURE: specialist sub-contractor and/or engineer ROOF COVERING: specialist sub-contractor and/or engineer CONCRETE SLABS: specialist sub-contractor and/or engineer WATERPROOFING: specialist sub-contractor

specialist sub-contractor and/or engineer

All finishing products such as window frames, roof tiles, tiles, cornices, etc must be approved by the developer/architect before ordering and installation.

All products used must comly with SABS standards and Local Authority Requirements.

## Local Authority notes: **Building Standards:**

All work must comply with the NATIONAL BUILDING REGULATIONS and applicable SABS and NHBRC standards.

Drawings may not be scaled for construction purposes. All drawings must be read in conjunction with one-

Any discrepancies on drawings must be pointed out

by the contractor to the architect prior to construction and submission of tenders. If in doubt ask the architect.

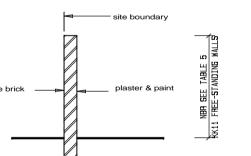
Drainage notes: Soil pipes to be 100 mm dia. PVC - Fall min 1:60 Waste pipes to be 50 mm dia. Waste fitting to have re-seal traps 60 mm deep

Provide anti-vac bottle traps to all waste fittings IE's to all bends and junctions to have marked covers

Foundations to be protected where soil pipes go under buildings.

Vent pipes to extend min 2.1m above window openings. boundary walls:

All boundary wall foundations not to exceed site perimeter. Provide construction joints at between 4500 - 7500 centres if not indicated on boundary wall elevations



NBR - KK11 (Free-standing walls) Thickness Max height Piers 0.8 1.4 240 x 230 at 1800 centres 2.3 480 x 350 at 3500 centers

to comply with SABS 0254

balustrade note: all balustrades must be min 1000 mm high with openings not larger than 100 mm

to be installed at all areas where a floor level difference of 450 mm occurs

## window openings on levels above ground floor, must be provided with a balustrade where an opening section is lower than 1000 mm affl

ALL GLAZING TO COMPLY WITH NBR-PART N & SABS 0137 DIMENSIONS GLAZING nominal glass thickness maximum size of pane, sqm

any pane of glass installed in any door shall, be saftey glass and shall have a nominal thickness of not less than 6 mm,and doors not likely to be apparent to any person approaching them, shall bear markings.

Any glass lower than 500mm from floor finish shall

Any windows at staircases must be safety glass

flashing note: provide 0.8 mm flashing at all parapets and areas where the roof line changes

Brickwork expansion joints and finishes The architect's drawings must be used for reference only; Final positions of all expansion and structural joints must be varied

by the contractor with the Engineer upon site inspection during foundation stages.
In addition the engineer must instruct / advise the contractor on the use of "soft joints" on plastered and tiled finishes in order for the finishes to perform in accordance with the structural design parameters such as deflection and movement.

Fire notes
Building to comply with SANS 10400-T 2011

4.29 Symbolic safety signs 4.34 Fire hose reels

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