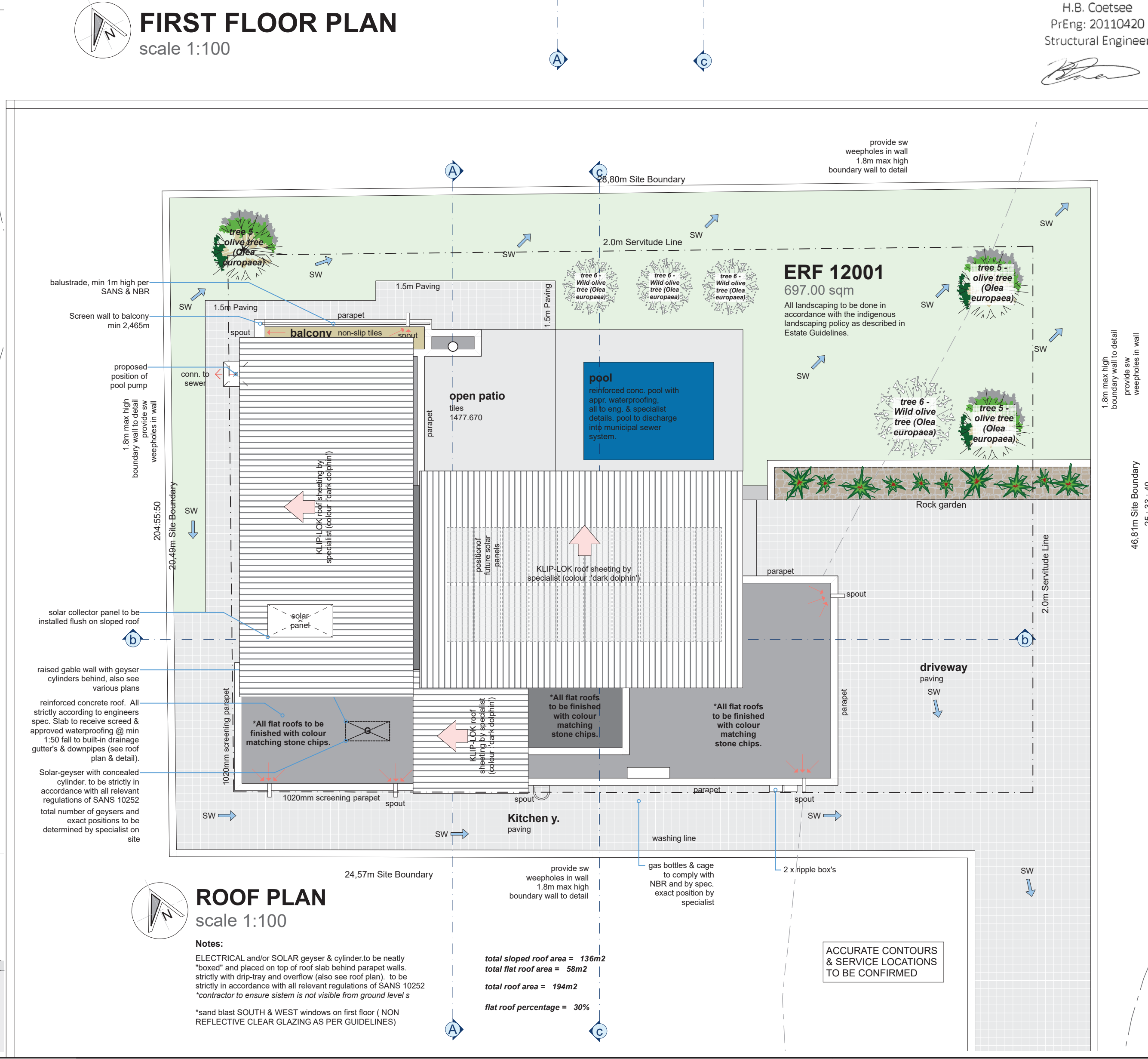
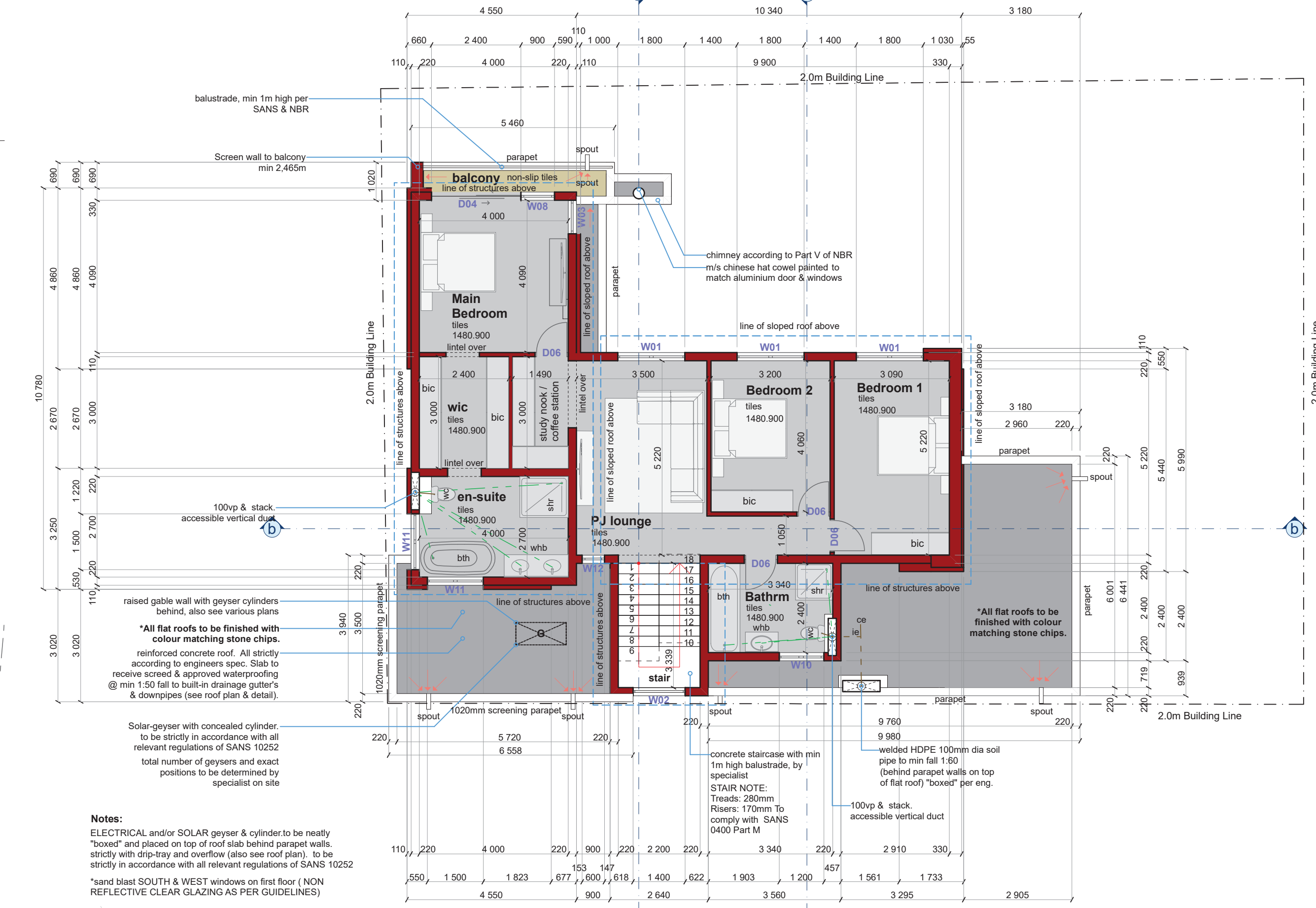
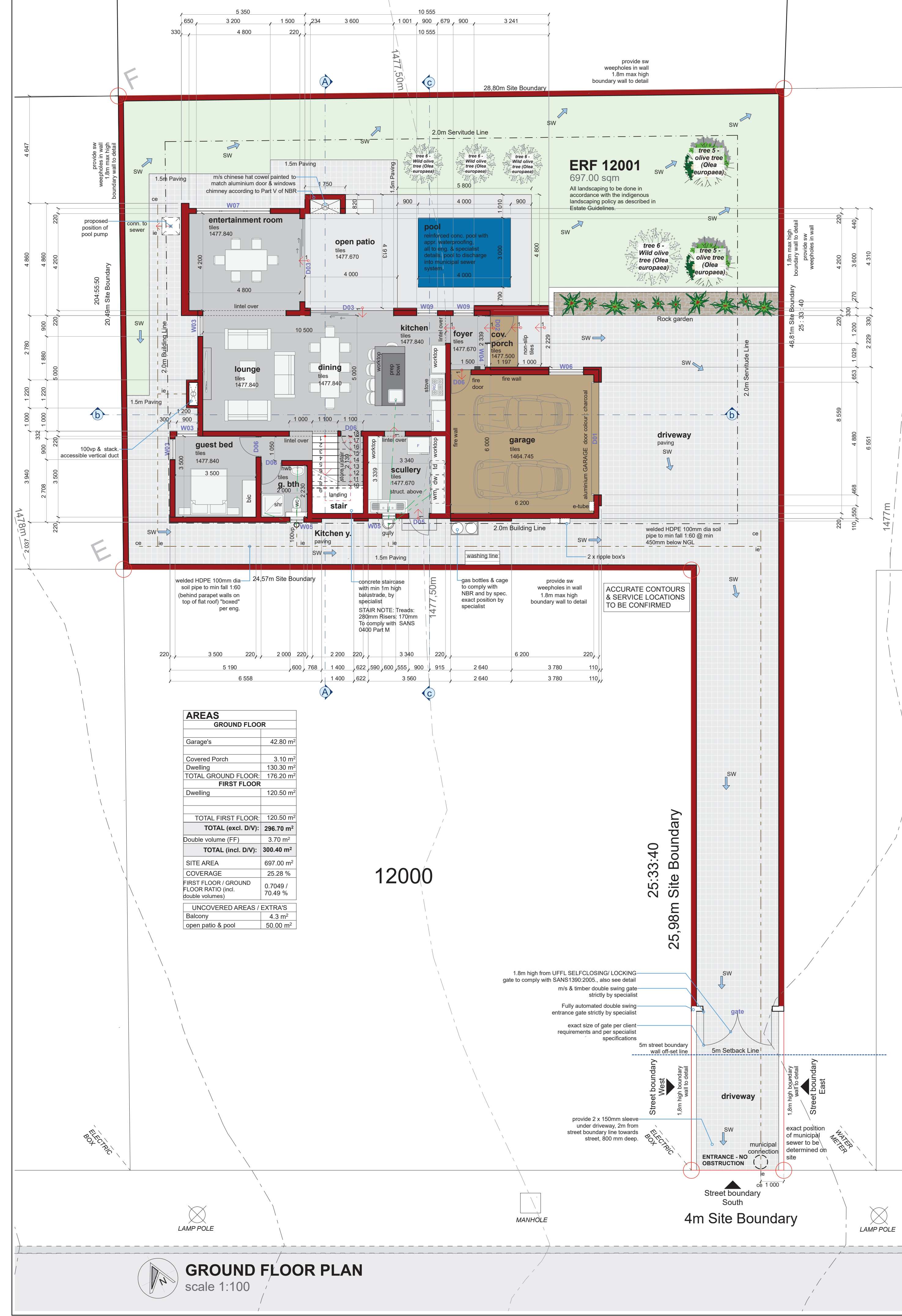


12076



NOTES

- All work to be carried out strictly according to the National Building Regulations (NBR/SANS 10400), any SANS standards & any applicable local by-laws.
- All materials used must be of the highest quality & SABS approved (where required). All 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.
- All specialist work to be carried out by an approved specialist.
- No work to be done without municipal approved drawings or I.O. a (76) approval.
- All drawings to be read in conjunction with other consultants drawings & specification (ex. Engineer's drawings).
- Any discrepancies must immediately be brought to the attention of the Architect.
- The contractor is responsible for setting out all new building work and shall appoint a land surveyor to do so.
- Any specification or schedule of finishes shall take preference over any drawings, except where the specification is in contradiction with the NBR, any local by-laws, any details/specs from any specialist/engineer.
- Work to be certified in writing - all structural work, termite poison, pre-lab trusses; all glazing, all electrical work, any gas installation; other as determined during construction.

FOUNDATIONS

- All excavations for foundations strictly to engineer's detail.
- Concrete RAFT foundations as per engineers detail. Strip foundation to be provided underneath all 220mm external and internal brick walls, unless otherwise by engineer.
- Concrete slab thickening strictly to engineers detail and to be provided underneath all 110mm brick walls, unless otherwise by engineer.
- Re-inforced concrete raft foundation with 85mm steps (if any) strictly to engineer's detail.

PRIMARY STRUCTURE

- ROOF FINISH AS PER SECTION/ELEVATION (incl. all accessories) with pre-painted finish (colour to specification) on approved FR steel reflective membrane (HRM) on 52x76mmSAP Battens @ max 12m/c.
- Exposed trusses to be properly sanded pre-lab timber trusses with specially designed connection plates, from grade 6 SAP timbers @ max 1.4m c/c, all as per engineer's detail. Levels and gradient as per various drawings. 6.4mm gypsum ceiling with timber quarter-rounds as cornice fixed to underside of trusses with 38x38mm timber battens. 115mm cellulose fibre insulation on top of ceiling board but below HRM.
- Concealed trusses to be computer designed pre-lab timber trusses from grade 6 SAP timbers @ max 1.4m c/c, all as per engineer's detail. Levels and gradient as per various drawings. 6.4mm gypsum ceiling with timber quarter-rounds as cornice fixed to underside of trusses with 38x38mm timber battens. 115mm cellulose fibre insulation on top of ceiling board but below HRM.
- All trusses to be anchored with steel wires, strictly according to NBR & detail.
- For concrete roofs (if any), approved SABS waterproofing on min. 25mm sloped screed on min 170mm concrete roof with upstands to allow for waterproofing, all to roof plan, sections and engineer's detail.
- Min. 100mm dia downpipes to detail and roof plan, if required.
- 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.
- Pre-lab concrete lintels only over openings in walls that are plastered on both sides, unless otherwise indicated.
- Facebrick walls (or where indicated) to have re-inforced brick on edge (see notes to eng. detail).
- DPC membranes to be provided at all window sills, under all walls at UFL and wherever else shown. At 340mm retaining walls indicating vertical DPC to eng. detail.
- Re-inforced concrete slabs (if applicable) sizes and specifications strictly according to eng. detail.
- 80mm concrete surface bed, re-inforced to eng. detail. UFL as shown but @min 340mm above NGL, on approved termite poison on approved compacted filling.

SECONDARY STRUCTURE

- Powder coated aluminum doors and windows as shown on drawings and schedules. Colour to developer/architect.
- Hardwood 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.
- All glass types, thicknesses and fittings strictly to window & door schedule.
- Remote controlled timber garage door, to door schedule (natural colour). To be oiled strictly according to manufacturers spec.
- Roof / PERGOLA timber & steel structures: Exposed pre-lab timber beams & columns with specially designed connection plates, from grade 6 SAP timbers @ c/c as indicated. Fixed to steel square tube. Levels and gradient as per various drawings. All exposed timber to be properly sanded and oiled. FINAL DESIGN & INSTALLATION BY SPECIALIST (to be approved by architect).

FITTINGS

- Hot water supply provided by GAS GEYSOR SYSTEM, by specialist.
- Built in cupboards to specialist design and specifications. To be approved by developer/architect.
- 4-plate GAS stove and electrical over / as specified by client / developer, to specialist.
- Sanitaryware as shown/or to developer/architect's specifications/schedules. Standards built in brass. Brass 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 wp'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

CONSTRUCTION

CLIENT
NEW DWELLING FOR OCEANIC DEVELOPMENTS ON ERF 12001 CLAYVILLE EXTENSION 117 TOWNSHIP, REGISTRATION DIVISION J.R., PROVINCE OF GAUTENG

DRAWING TITLE
FLOOR PLANS & ROOF PLANS

DESIGNED	DRAWN	SCALE
AWA	AW	1:100

STAGE	PAPER SIZE
CONSTRUCTION	A1

DRAWING NUMBER
25RoetsFB120001- WD - 101

DATE
2025/07/11

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