

3. Surface Bed

Cast 75mm Concrete above well compacted fill. Assume 20mpa concrete mix to SABS standard. Concrete cured by wetting and covering with plastic for 3 days. Assume ready mix concrete. Concrete mix and reinforcement will be specified, verified & approved by the engineer. (IA)

4. DPC Walls

375 micron Damp proof course, 'Brick grip', under all walls on surface bed. Lay and affix under window sills and tuck in under frame.

House Numbers, Intercom & Post Boxes

Each property must have a street address number as allocated by the Local Authority displayed which must be clearly visible and readable from the street from which it takes access.

- The numbers must be constructed from

☒ Satin stainless steel

☐ Polyester powder coated steel/aluminium – colour to be approved by the DRP – which may not exceed a height of 300mm.

Intercoms must be integrated into the street boundary walls or mounted on a gooseneck.

- No walls to accommodate intercoms may be constructed on any sidewalks.

Post boxes, if applicable, must be integrated into the street boundary wall.

- Cast concrete kerb mounted street numbers are compulsory and must be paid for and installed on completion of building works.

Inspections

Its owners responsibility to contact building Mbombela building inspector for relevant inspection as stipulated in the approval letter.

Occupation Certificate & Municipal Inspections

- The Contractor must give the relevant building inspector at least 2 days notice that an inspection is required.

- The following compulsory municipal inspections must take place, and be passed before work can proceed:

- Foundations
- Open sewerage trenches
- Backfilling
- Sewerage inspection
- Damp proof course
- Final inspection
- Roof Trusses

- The following certificates, at least, must be obtained by the contractor before the occupation certificate can be issued:

- All engineers inspection & completion certificates
- Architect's completion certificate
- Sewerage certificate
- Gas certificate
- Glazing certificate
- Roof design certificate
- Electrical certificate
- Thermite poisoning certificate

- Once the final inspection is completed and all the required certificates obtained, the contractor must request that the building inspector issue the occupation certificate.

BUILDER & CONSTRUCTION TO COMPLY

National Building Regulations (NBR), issued in terms of the National Building Regulations and Building Standards Act, 1977 (Act No. 103 of 1977), and SANS 10400, under the general title The application of the National Building Regulations:

Part A: General principles and requirements

Part B: Structural design.

Part C: Dimensions.

Part D: Public safety.

Part F: Site operations.

Part G: Excavations.

Part H: Foundations.

Part J: Floors.

Part K: Walls.

Part L: Roofs.

Part M: Stairways.

Part N: Glazing.

Part O: Lighting and ventilation

Part P: Drainage.

Part Q: Non-water-borne means of sanitary disposal

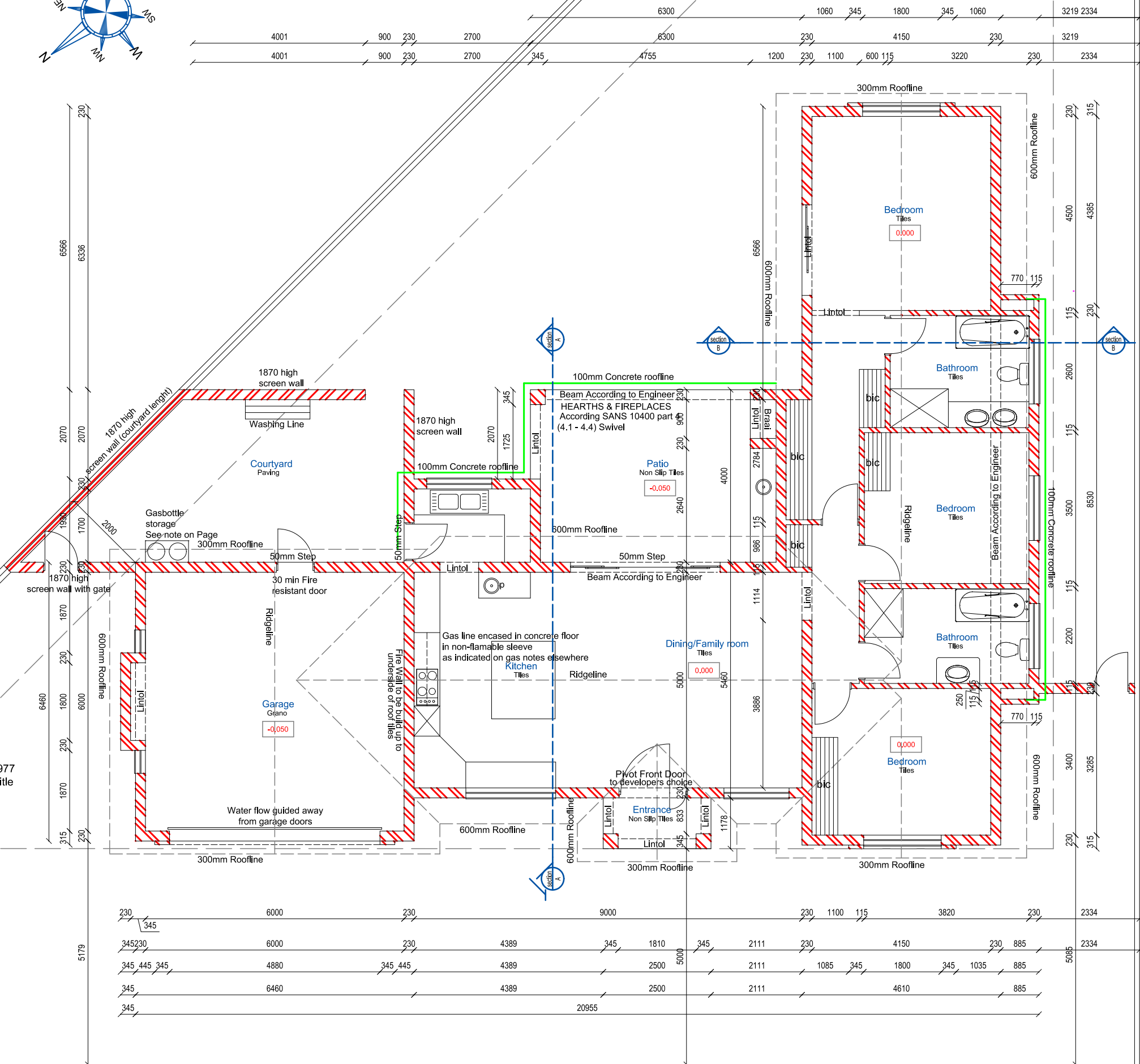
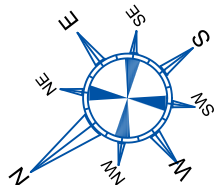
Part R: Stormwater disposal.

Part S: Facilities for persons with disabilities

Part T: Fire protection.

Part V: Space heating.

Part W: Fire installation.



General Notes

- All measurements must be checked and controlled against the drawings on site before any work commences according to the drawings. Any irregularities must immediately be pointed out to the draughts lady.
- All work to comply with NBR std. ACT No: 103 of 1977, and to be carried out in SANS 10-400 and relevant sub-directories as well as Local Authority Regulations.
- All levels and dimension has to be physically checked before start of construction. Measurements of existing structures takes preference.**
- All notes is general information. All detail and specification to be discussed with builder. Notes is a general guideline for specifications and installations.**
- Do not scale drawings, only use dimensions shown.
- All trees and other vegetation to be checked.
- Draughtslady takes no responsibility for poor workmanship.
- Please note that a completion certificate is required by Municipality on completion of structure, therefore inspections must be done before occupation certificate can be issued.
- Furthermore, no deviations from information and construction methods as indicated on drawings will be allowed without the knowledge and approval of the draughtslady. In doing so plans will have to be re-submitted to council or no completion will be issued.**
- The same applies to all water, drainage works and installation of water heating devices. As it must comply with all the requirements of at least SANS 10252-1:2004, 1307, 10106 & 10254. Therefore an accredited plumber must be used.
- Please Note
All glazed facades must comply with nbr specifications (sans 10-400, all the relevant sub-directories, sans 204 & part xa). no changes are allowed without consulting with the draughtslady, as this could influence the requirements to satisfy part xa.

NO CONSTRUCTION TO COMMENCE BEFORE MLM APPROVAL!

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New House	212.22	☒ New House
		☐ Addition
		☐ Internal Alterations
		☐ As Built
		CLIENT
		Arcden
		PROPERTY DESCRIPTION:
		Stand 58/1005
		Riverside x 5
		DRAWING DESCRIPTION
		Groundfloor Storey
Total	212.22	
Stand		
Coverage		
Occupancy group		Residential H4
/Climate zone		
 RCCS Project & Management (Pty) Ltd CHANTEL CILLIERS Reg No: PAD 24713956  082 437 9681  chantel@rccs.co.za Office:  072 461 4971  admin@rccs.co.za		
DRW No:	CC/26/0001	SIGNATURE: 
DATE:	2026-01-05	PAGE NO: 1
DONE BY:	C.Cilliers	CHECKED BY: C.Cilliers

GROUND FLOOR STOREY
SCALE 1:100

PHASE 1 DESIGN