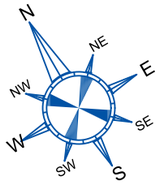

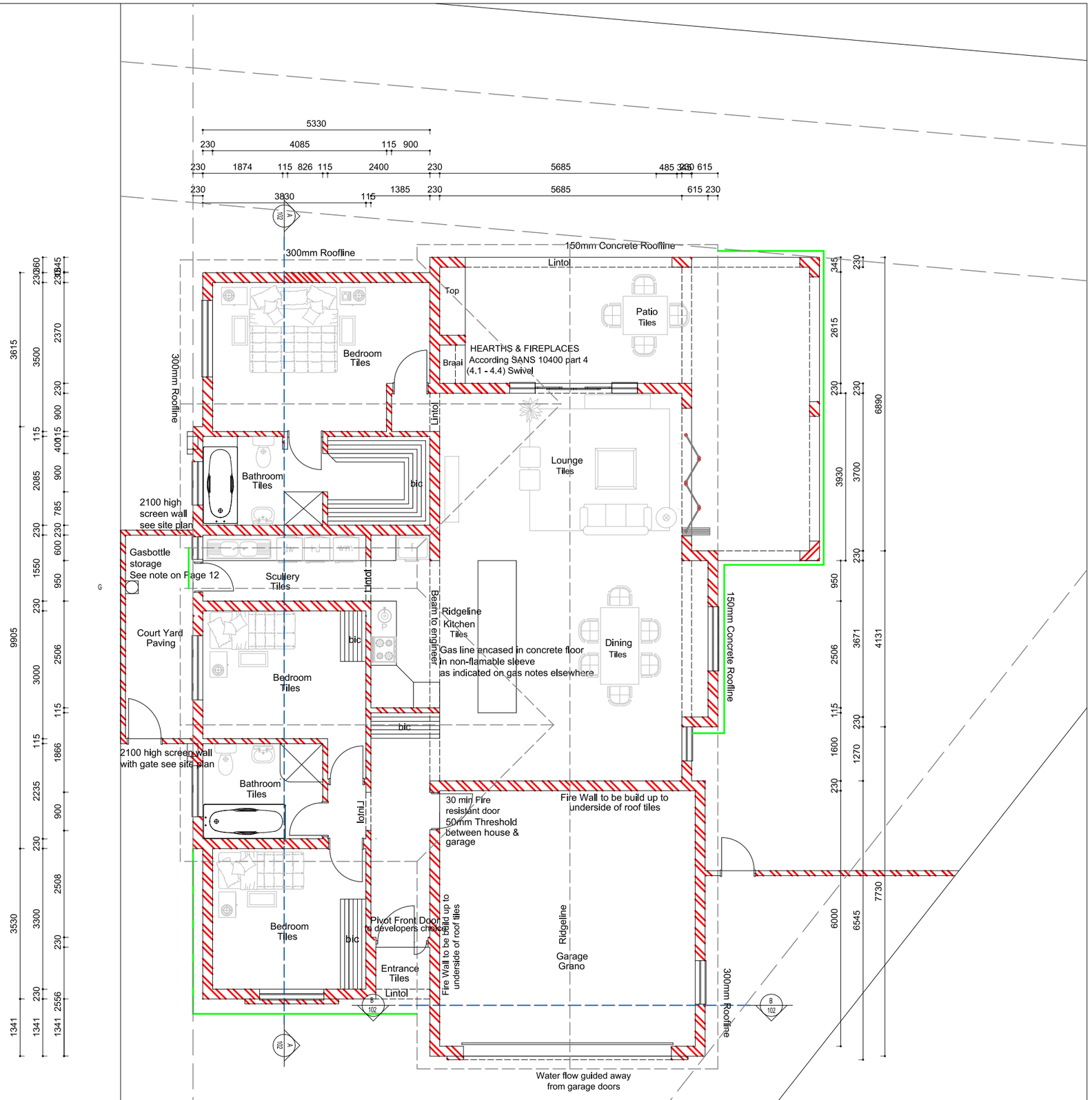

Occupation Certificate & Municipal Inspections

a. The Contractor must give the relevant building inspector at least 2 days notice that an inspection is required.
b. The following compulsory municipal inspections must take place, and be passed before work can proceed:
1.Foundations
2.Open sewerage trenches
3. Backfilling
4. Sewerage inspection
5. Damp proof course
6. Final inspection
7. Roof Trusses
c. The following certificates, at least, must be obtained by the contractor before the occupation certificate can be issued:
1. All engineers inspection & completion certificates
2. Architect's completion certificate
3. Sewerage certificate
4. Gas certificate
5. Glazing certificate
6. Roof design certificate
7. Electrical certificate
8. Thermite poisoning certificate
c. 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.

GROUND FLOOR STOREY
SCALE 1:100

PHASE 1 DESIGN

General Notes

1. 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 the the draughts lady.
2. 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.
3. **All levels and dimension has to be physically checked before start of construction. Measurements of existing structures takes preference.**
4. **All notes is general information. All detail and specification to be discussed with builder. Notes is a general guideline for specifications and Installations.**
5. Do not scale drawings, only use dimensions shown.
6. All trees and other vegetation to be checked.
7. Draughtslady takes no responsibility for poor workmanship.
8. 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.
9. **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.**
10. 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.
11. 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!

This drawing and design is copyright and must not be reproduced in part or in whole without prior written consent. Contractors must verify all dimensions on site before commencing work or preparing shop drawings.

New House	234.17
Total	234.17
Stand	717.95
Coverage	32.61%

- [x] New House
- [ ] Addition
- [ ] Internal Alterations
- [ ] As Built

CLIENT
Arcden

PROPERTY DESCRIPTION:
Ptn 11 of 1005
Riverside x 5

DRAWING DESCRIPTION
Groundfloor Storey

Occupancy group /Climate zone: Residential H4

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DRW No:	CC/26/0003	SIGNATURE:	
DATE:	2026-01-05	PAGE NO:	1
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