

Swimming Pools - only applicable if indicated on plan:  Swimming Pool to be designed and constructed that by Specialist  Swimming Pool to be designed and constructed that by Specialist  Swimming Pool's water from the backwash is to discharge into the sewer system.  Access control to all swimming pools as indicated on site plan.  Carage walls:  All walls to be 30 minute fire walls.  Door between garage and dwelling to be a 30 minute fire door and equipped with a self-closing device.  Staticase and balustrade - only applicable where indicated on plan:  Treads to be minimum 200mm.  Risers to be maximum 200mm.  A minimum of 2100mm head clearance, measured verifically from the pitch line and handrall balustrade thereto.  Balustrade and staticase railings to be minimum 1m high with max. openings 100mm.  Where there are more than 3 steps a balustrade is to be provided as per note above.  Glazing:  All glazing to comply with requirements of SANS 10137 and SANS 10400 Part N - access doors and side lights to have safely a lass. Windows lower than 500mm floor, windows lower than 1800mm above bitch line of statis and shop	SPECIFICATION  • 100mm Mesh reinforced concrete surface bed cast on 25mm Sandblinding with 0.25mm smooth green polyolefin D.P.M. on 150mm layer of Hardcore filling. Surfacebed covered with a 25mm screed and 25mm floor finish. To structural engineers specifications and detailing. No underfloor heating services to be installed.  SANS 10400 XA:2011 REQUIREMENTS  • No underfloor heating services to be installed thus the floor component complies with SANS 10400 XA:2011 requirements, paragraph 4.4.2	SANS 10400- XA:2011 paragraph 4.4.4.2 states that "Buildings with a fenestration area to nett floor area per storey that exceeds 15% do not meet the minimum energy performance requirements and shall thus comply with the requirements for fenestration in accordance with SANS 204".  PLEASE REFER TO ATTACHED - FENESTRATIONS CALCULATION DOCUMENTS AND WINDOW AND DOOR SCHEDULE	<ul> <li>Thermal Insulation for the 2 x 150 Litre Hot Water Geysers will be Saint Gobain Isover Geyser Blanket, a Flexible Foil Faced Glasswool blanket with a R-value of 1.25 m.s/K/W. The thermal Insulation blanket to be installed strictly in accordance to the manufacturers specifications in order to comply with SANS 10400 XA:2011 Requirements, paragraph 4.1.4</li> <li>All hot water pipes to be insulated with Saint Gobain Isover Snap On Geyser Pipe Insulation with a R-Value of 1.00 m.s/K/W thus complying with SANS 10400 XA:2011 Mimimum R-Value requirement of 1.00 m.s/K/W for thermal insulation of hot water pipes smaller than 80mm in diametre, paragraph 4.1.3 &amp; Table 1. The pipe insulation to be installed strictly in accordance to the manufacturers specifications in order to comply with SANS 10400 XA:2011.</li> <li>PLEASE REFER TO ANNEXURE B - KWIKOT TECHNICAL DATA BROCHERS &amp; SANS 10252-1:2012 - HOT WATER DEMAND 4. FENESTRATIONS DETAILS:</li> </ul>	Supply & Storage Installation: 2 x 150Litre Kwikot 600 Dual Similine Geysers + 75L/Hour Kwikot Heat Pump  Heat Pump Specifications: Product Code = GT-SKR0108-07  Heating Capacity = 3.5kW  Hot Water Output = 75 Litres per Hour (75Liters x 24 Hours = 1800Liters Per Day)  Water Heater Size = 150 Litre  Power Input = 900W  Installation & Location: Strictly according to Manufacturer's Specifications  2 x 150Litre Geysers to be Installed in celling space with Geyser Insulation Blankets  Heat Pump to be Installed on exterior facade of house.  Hot Water Pipe Insulation: Sant Gobban ISOVER	TOTAL R-VALUE OF SPECIFIED ROOF ASSEMBLY  The specified Roof Assembly & Roofing Materials do comply with SANS 10400 XA:2011 requirements as the R-Value of 3.71 m.s/K/W exceeds the minimum required R-value for climatic zone 4 of 3.7 m.s/K/W.  3. HOT WATER HEATING DETAILS:  Design Population:  3 Bedrooms House at 2 Persons per Bedroom = Max 6 Persons Hot Water Demand:  SANS 10252-1:2012 Demand Formula For Dwelling House = (145 TO 140) L/Per Person/Day Hot Water Storage:  SANS 10252-1:2012 Storage Formula = (40 TO 50) L/Per Person = 840 Liters Per Day	2. ROOF MATERIALS & ASSEMBLY DETAILS:  R VALUE REQUIRED FOR CLIMATE ZONE 4 = 3.7m/s.K/W  ROOFING MATERIALS SPECIFIED  • Saffirta Corrugated S-profile Galvanised Metal Roof Sheeting on SA Pine Timber Puthins and Roof Trusses • Gypsum Celling 6.4mm • Sisalation 405 Residential Grad • Sisalation 405 Residential G	1. EXTERNAL WALLS:  SPECIFICATION  230mm wide External masonry cavity walls, with 50mm cavity, constructed with Corobrik® 14MPa nominal compressive strength CoroMaxi 90 NFX loadbearing perforated plaster bricks, size 222 x 90 x 114mm, manufactured in accordance with SANS 227:2007, laid in stretcherbond course and bedded and jointed in 10mm thick Class II mortar joints. Provide galvanised steel butterfly wall ties reinforcement @ 4 ties per 1 sqm spacing ratio.  SANS 10400 XA:2011 REQUIREMENTS  The specified 230mm External masonry cavity walls do comply with SANS 10400 XA:2011 requirements. External masonry cavity walling systems exceeds the minimum required R-value of 0.35. Please refer to SANS 10400 XA:2011 paragraph 4.4.3.2 (a)	Building Classification:  Design Population:  2 Persons per Bedroom 3 Bedrooms = Max 6 Persons Climatic Zone: 3 Bedrooms = Max 6 Persons Climatic Zone: 4 North West Building Envelope:  Building Envelope:  BUILDING COMPONENTS CALCULATIONS & DETAIL IN RELATION TO SANS 10400 - XA:2011 & SANS 204:	BUILDING INFORMATION:
PLUMBING AND DRAINAGE REGULATIONS - All plumbing and drainage to be carried out only by licensed plumbers and drain layers in strict accordance with the regulations of the Local Authority. WATER SUPPLY - High pressure piping to Engineer's design and local authorities approval including entry point stopcock. A balanced water system will be installed to minimise hot water temperature fluctuations. Min. 2 BAR pressure required for taps and showerhead. WASHING MACHINE and DISHWASHER POINTS (applicable where shown on Architects drawings) - Allow for 15mm underfile coldwater supply stopcock above the worktop and 32mm PVC waste outlet and connections.	As per samples selected by Architect/Client.  As per samples selected by Architect/Client.  BATHROOM/WC/SHOWER - Tiled throughout to 1200mm high, except in shower tiling to ceiling height.  KITCHEN - Tiled splash back above worktops surfaces to height of 1600 mm above finished floor level. Splash back behind stove to height of bottom of top cupboards and tiling behind fridge to be taken down to finished floor level. Tile line to be consistent throughout.  NOTE - Plaster and paint above tiling. Allow for tile corners to be mitred and junctions between worktop/basin/bath and tiling to be sealed with an approved anti-fungi grouting.	SCREEDS  Provide 25mm thick wood trowelled screeds to all roofed surfaces.  Provide 25mm thick screeds to fall at porches and yard to take later specified tiles.  Provide Genesis (ESB 150.87) brass edging strips where new tiles meet other finishes.	Refer to plans.  PLASTERING  External cement plaster on brickwork steel trowelled to a smooth finish Internal cement plaster to have steel trowelled finish Internal cement plaster to have steel trowelled finish Internal cement plaster to have steel trowelled finish to plastered externally and internally with a smooth steel trowel finish for painting except internally where tiling is specified. 120mm plaster band around all windows and doors externally (refer elevations).	CEILINGS  Install 6,4mm gypsum ceilings with 50 x 38mm softwood brandering at 400 c/c with gypsum moulded cornices, FCO 21 (Latin Sottia, 90 x 80 x 120mm high)) and 2 layers of 50mm ISOTHERM above ceiling in FIRST FLOOR bedrooms, bathrooms and dressers.  Exposed trusses with knotty pine in between rafters and 38 x 38mm softwood brandering at 400 c/c and 2 layers of ISOTHERM 50mm between purlins in study and storage loft.	POORS AND WINDOWS  Refer to door and window schedule for sizes. Codes shown on documentation are for Swartland Cape Culture 10-Year Guarantee. Equal approved quality doors and windows eg. Swartland can also be used. Harlequin paint, water based exterior varnish to be applied to all external and internal windows and doors. Surfaces to be sanded well before application. Varnish to be applied by brush, roller or airless spray. Three coats to be applied with 4 hours between coats to dry at 23 degrees. Joint scalant to be acrylic pointing between timber frames and walls. (internally)	SUPERSTRUCTURE BRICKWORK Brickwork of NFP bricks in class II mortar with reinforcement built in horizontally. Pre-stressed fabricated lintels to be provided above all openings. SKIRTINGS "Cape Town Timber Co" 22 x 140mm WSK6 Meranti moulded skirtings plugged.	3. WATERPROOFING  Provide and install stepped dpc to cavity walls: 0.375mm black embossed polyolefin, at floor slabs and above window and door openings.  Under all 85mm thick concrete surface beds that will be covered by roofs lay 0.25mm smooth green polyolefin membrane.  CONCRETE ROOFS:  derbigum sp4 dual reinforced bitumen membrane finished with a 50mm deep layer of 25mm granite chips. exposed surfaces only to be finished with two coats of bitumenous aluminium paint, system to be installed by an approved derbigum applicator, bonded to primed screed (min. 25mm) laid to 1:100 fall to fulbore's, all applied according to manufacturers & engineer's spec.	Specification for trades and procedures to be in compliance with the Hans Specification for trades and procedures to be in compliance with the Hans Wegelin Standard Specification of which a copy is available at DMP offices for reference.  BCC 2000 contract will be applicable.  CONCRETE  Reinforced in-situ concrete floor slabs to engineer's specification.	Specification

DULE OF FINISHES	DULE OF FINISHES : AVAILABLE CHOICES AS PER THE GUIDELINES.
	FINISHES
	SAFINTRA CORRUGATED S-PROFILE GALVANISED
	METAL ROOF SHEETING
VL WALLS	PLASCON. ARNISTON WHITE. FINAL COLOUR CHOICE TO
	BE CONFIRMED BY CLIENT.
S - TIMBER	VARNISHED
RS AND ROOF VENTS	TIMBER - VARNISHED
TIMBER	VARNISHED
DOORS - TIMBER	VARNISHED
SILLS	TO MATCH WALL COLOUR
RY WALLS	PLASCON. ARNISTON WHITE. FINAL COLOUR CHOICE TO
	BE CONFIRMED BY CLIENT.
ADES	DARK GRAY TO MATCH ROOF COLOUR
S	TO MATCH ADJOINING WALL COLOUR
ND BARGEBOARDS	TO MATCH WALL COLOUR
3 & DOWNPIPES	TO MATCH WALL COLOUR
\S	VARNISHED (SUEDE/SATIN) MID BROWN (CVA 24) AS PER
	'CROWN WEATHER GLOW EXTERIOR WOOD VARNISH' OR SIMILAR
ENT / ARCHITECT FINISHES R SELECTIONS AS PER ARC	ENT / ARCHITECT FINISHES COLOUR SELECTION TO BE IN ACCORDANCE WITH PRESCRIBED R SELECTIONS AS PER ARCHITECTURAL GUIDELINES FOR THE DEVELOPMENT.
NE ACCENT COLOUR MAY E	NE ACCENT COLOUR MAY BE SELECTED. COLOURS MAY NOT BE MIXED. DOOR & FRAME AND
V & FRAME TO BE FINISHED	V & FRAME TO BE FINISHED IN THE SAME COLOUR. THE COLOUR OF SHUTTERS MUST MATCH
F THE WINDOW OR DOOR OVER WHICH THEY CLOSE	VER WHICH THEY CLOSE.

SIMILAR SIMCAR		lefin D.P.M. on lengineers L:2011  L:2011  L:2011  L:2011  L:2015 have like and shop	dble Foll Faced ourdance to the fr.1.00 m.s/K/W accordance to the accordance to ER DEMAND ER DEMAND ER DEMAND ER DEMAND	alue of 3.71	ninal k Class II io. io. ernal masonry paragraph
All paint as per "Plascon" or similar approved except where specified otherwise. All paint colours as per estates guidelines colour scheme selected by Architect/Client. All paint to be applied strictly in accordance with manufacturer's specifications.  EXTERIOR PLASTER - All external wall surfaces to be painted white with "Plascon" or similar approved applied strictly in accordance with manufacturer's specifications.  INTERIOR PLASTER - All internal wall surfaces to be painted white with one coat plaster primer (PP700) and finished with two coats washable low sheen pure acrylic like "Midas" or similar approved in colour as selected by Architect/Client except where specified otherwise.  Cellings - white External doors and windows - 3 Coats Harlequin Paint, water based exterior varnish.  Skirting - 3 Coats Harlequin Paint, water based exterior varnish. Pergolas - 3 Coats Harlequin Paint, water based exterior varnish.  PROVISIONAL AMOUNTS  SUPPLEMENTARY PRE-AMBLES  General attendance  All security arrangements and the protection of the completed work until the handing over of the works as well as clearing and carting away of rubbish. Builder to allow for chemical toilet and temporary power. Provision for all necessary scaffolding requirements, including those of sub-contractors, for the proper and due completion of work.	Eixing Cut, join, lap and form sheet metal flashings, secret gutters and valleys to roof and vertical surfaces to make a watertight finish.  Fix flashings to walls with 75mm long flashing nails with a 20mm hook.  Fix flashings at ends at 400mm centers in between. Drive flashing nail into wall above the line of the flashing turn-up, and use the hook of the flashing nail to keep the flashing in position.  Chimney gutters must be turned up 100mm against chimneys and at least 225mm up the roof slope on battens. Chimney gutters must be lapped onto side flashings.  Eaves and Gutters  All gutters to be aluminum O-gee 125 x 85mm Domestic watertite or equal approved with aluminium downpipes.  Provide fulbores to concrete roofs with 75mm downpipes.  Pashings against parapet walls,  EXTERNAL WORK  PERGOLAS  Timber pergolas with 228 x 50mm Meranti beams and 238 x 50mm Meranti purlins at 600mm spacing.  330 x 330mm plastered brick columns with U10 steel reinforcing in centers filled with concrete for pergolas and 228x50mm double timber coulumns with steel base brackets to detail. Refer to plans & elevations.  BRICK PAVING ON BASE  Driveway, Entrance and yard. Provide 100x100 concrete paving with 100 x 100mm concrete edge strips on concrete base, colour charcoal PAINTING	As per samples selected by Architect/Client.  BATHROOM /WC/SHOWER - Tiled throughout to 1200mm high, except in shower tiling to ceiling height.  KITCHEN - Tiled splash back above worktops surfaces to height of 1600 mm above finished floor level. Splash back behind stove to height of bottom of top cupboards and tiling behind fridge to be taken down to finished floor level. Tile line to be consistent throughout.  NOTE - Plaster and paint above tiling. Allow for tile corners to be mitred and junctions between worktop/basin/bath and tiling to be sealed with an approved fungus-resistant silicone sealant. All grouting to be "TAL" or similar approved anti-fungi grouting.  PLUMBING AND DRAINAGE  REGULATIONS - All plumbing and drainage to be carried out only by licensed plumbers and drain layers in strict accordance with the regulations of the Local Authority.  WATER SUPPLY - High pressure piping to Engineer's design and local authorities approval including entry point stopcock. A balanced water system will be installed to minimise hot water temperature fluctuations. Min. 2 BAR pressure required for taps and showerhead. WASHING MACHINE and DISHWASHER POINTS (applicable where shown on Architects drawings) - Allow for 15mm pvC waste outlet and connections.  GARDEN TAPS - Provide for 2 outside taps (15mm).	Install 6,4mm gypsum ceilings with 50 x 38mm softwood brandering at 400 c/c with gypsum moulded cornices, FCO 21 (Latin Sottia, 90 x 80 x 120mm high)) and 2 layers of 50mm ISOTHERM above ceiling in FIRST FLOOR bedrooms, bathrooms and dressers.  Exposed trusses with knotty pine in between rafters and 38 x 38mm softwood brandering at 400 c/c and 2 layers of ISOTHERM 50mm between purlins in study and storage loft.  FLOOR COVERINGS  Refer to plans.  PLASTERING  External cement plaster on brickwork steel trowelled to a smooth finish Internal cement plaster to have steel trowelled finish MINDOW CILLS - plastered externally and internally with a smooth steel trowel finish for painting except internally where tiling is specified. 120mm plaster band around all windows and doors externally (refer elevations).  SCREEDS  Provide 25mm thick wood trowelled screeds to all roofed surfaces. Provide 25mm thick screeds to fall at porches and yard to take later specified tiles.  Provide Genesis (ESB 150.87) brass edging strips where new tiles meet other finishes.	SUPERSTRUCTURE BRICKWORK Brickwork of NFP bricks in class II mortar with reinforcement built in horizontally. Pre-stressed fabricated lintels to be provided above all openings. SKIRTINGS "Cape Town Timber Co" 22 x 140mm WSK6 Meranti moulded skirtings plugged.  DOORS AND WINDOWS Refer to door and window schedule for sizes. Codes shown on documentation are for Swartland Cape Culture 10-Year Guarantee. Equal approved quality doors and windows eg. Swartland can also be used. Harlequin paint, water based exterior varnish to be applied to all external and internal windows and doors. Surfaces to be sanded well before application. Varnish to be applied by brush, roller or airless spray. Three coats to be applied with 4 hours between coats to dry at 23 degrees. Joint sealant to be acrylic pointing between timber frames and walls. (internally)	2. CONCRETE  Reinforced in-situ concrete floor slabs to engineer's specification.  3. WATERPROOFING  Provide and install stepped dpc to cavity walls: 0.375mm black embossed polyolefin, at floor slabs and above window and door openings.  Under all 85mm thick concrete surface beds that will be covered by roofs lay 0.25mm smooth green polyolefin membrane.  CONCRETE ROOFS:  derbigum sp4 dual reinforced bitumen membrane finished with a 50mm deep layer of 25mm granite chips. exposed surfaces only to be finished with two coats of bitumenous aluminium paint, system to be installed by an approved derbigum applicator, bonded to primed screed (min. 25mm) laid to 1:100 fall to fulbore's, all applied according to manufacturers & engineer's spec.
- Intrizontally in all walls (for full width of wall) at floor height with ends overlapped minimum 200 mm - vertically in walls next to windows and doors - in window cills, and - behind retaining walls.  All damp poof course to comply with part K (SABS 0400) item KKI 5 of the National Building Regulations.Form MOVEMENT JOINT with polystyrene or bitumen-impregnated soft board where required. Fill the foremost part of the joint with polystyrene or bitumer-impregnated soft board where required. Fill the foremost part of the joint with polystyrene or a thickness of 10 - 15 mm. Mix cement and sand to the following proportions for one-coat cement plaster, bagging or rougheast: FOUNDATION WALLS, CONSTANTLY DAMP CONDITIONS: 1-4 or 50 kg to 130 litres Cement: sand for Masomy cement. EXTERNAL AND INTERNAL PLASTIER ABOVE DPC-LEVEL: 1-6 or 50 kg to 130 litres Cement: sand for Common cement AND 1:5 or 50 kg to 170 litres/Cement: sand for Masomy cement. WEAK SUBSTRAFTES, EG UNBURNIT CLAY BRICK: 1-9 or 50 kg to 300 litres/Cement: sand for Common cement AND 1:6 or 50 kg to 200 litres/Cement: sand for Masomy cement.  WILK SUBSTRAFTES, EG UNBURNIT CLAY BRICK: 1-9 or 50 kg to 300 litres/Cement: sand for Common cement AND 1:6 or 50 kg to 200 litres/Cement: sand for Masomy cement.  WILK SUBSTRAFTES, EG UNBURNIT CLAY BRICK: 1-9 or 50 kg to 300 litres/Cement: sand for Common cement AND 1:6 or 50 kg to 200 litres/Cement: sand for Masomy cement.  WILK SUBSTRAFTES, EG UNBURNIT CLAY BRICK: 1-9 or 50 kg to 300 litres/Cement: sand for Masomy cement.  All internal walls to get smooth steel trowel plaster finish. External walls to get a wood floated finish. Plaster detail to coping, plaster finishes to be made up for approval by Architect. Samples of all plaster finishes to be made up for approval by Architect. Samples of all plaster finishes to be made up for approval and finished with two coats white plaster finished with two coats white Polyurethane non-drip Enamel like "Plascon Velvaglo" or similar approved, unless specified otherwise. C	* Where a french drain is required a percolation test shall executed complying with Section PP2B of SABS 0400, and the french drain shall run parallel to the contours of the site.  * Sewer connection: as shown, with R.E. or manhole within 1,5m from connection foundations, brickwork & partitions:  OTHER:  X 1 vermin proof airbricks per room garage internal walls to be bagged & painted only prestressed precast conc. lintels over all windows, doors and other openings where shown.  INTERIOR HANDRAILS/BALUSTRADE WALLS (refer Architects drawings) - 1000mm high galvanised mild steel balustrade secured with metal angle brackets against one side of wall (only to areas where specified) - all as per Architects design and drawings. Timber to be varnished/painted and steel to be painted (colour by Architect).  EXTERIOR BALUSTRADES (where shown on Architects drawings) - 1000mm high galvanised mild steel balustrades or similar approved to Architects design and drawings, painted (colour by Architect).  VARNISHED INTERIOR TIMBER - Skirtings specified to be varnished to be painted with three coats "Rystix Timber Care" interior coating in suede finish or similar approved. First coat to be applied thinned to manufacturers specifications and finished with two final coats applied undiluted. Colour tint as selected by Architect/Client.  VARNISHED EXTERIOR TIMBER - Exterior timber specified to be varnished to be painted with three coats "Rystix Timber Care" oil-based exterior sealer in suede finish or similar approved. First coat to be applied thinned to manufacturer's specifications and finished with two final coats applied undiluted. Colour tint as selected by Architect/Client.	mm screed [1 cement: 3 sand] and approved floor finish, as indicated on drawings. Reinforcing, where required as per Structural Engineers specification. All reinforcing steel to comply with SABS 0162. Tiling on exterior stoeps (only to selected areas where shown on Architects drawings) to be laid to falls away from building on 75mm concrete slab.   DRAINAGE SINGLE STACK SYSTEM:  * All sewers to be 100mm dia min PVC, min fall 1:60, max fall 1:10.  * Open end of Vent pipe to be min 2m above any opening into building within a 5m radius. Sub vents to be fitted with an approved 2 way vent valve. All vents, stacks, geysers, down pipes etc. to be concealed. Stacks in dues to be accessable for cleaning purpose to. to be concealed. Stacks in dues to be accessable for cleaning purpose to.  * All bends and junctions in sewer to be fitted with I.E.'s, all R.E.'s under paving to be fitted with marked covers, Protect drain under foundations in accordance with PP24 of SABS 0400.  * All waste fittings to have reseal traps and pipe to be fully accessable if under floors, with I.E.'s either end or clamped to wall.  * Any sewer pipe not deeper than 350mm drapped to wall.  * Any sewer pipe not deeper than 350mm soil between pipe and concrete.  * The radius at the centerline of bend at the foot of discharge stack, shall be not less than 300mm and other bends 600mm.  * The vertical distance between the invert of the lowest branch discharge pipe connected to and the invert of the drain at the point of connection of the stack and the drain to be min 500mm  * Where any waste or soil branches are connected to a stack the centre line of the soil branch sperately to stack  * United Stacks and the drain to be min 500mm below the centre line of the soil branches are connected to a stack the centre line of the soil branches to connect sperately to stack	EIRST & SECOND FLOOR CONCRETE SLABS: Insitu floor slabs to Structural Engineers design and specifications. Finish with 25 mm screed [1 cement: 3 sand] and approved floor finish as indicated on drawings.  FLOORING: (as on floor finish drawings.)ALL transitions in floor finishes to get "Genesis" or similar approved aluminium straight edge trim as selected by Architect.  SITE WORKS: Paving, planting and water features to common areas around complex as per Landscape Architect's drawings and specifications.  FLOOR SLABS ON SOLID: Concrete floors and surface beds to comply with part J (SABS 9499) item JJ2 of the National Building Regulations. Cast 100mm (minimum) thick concrete slabs to all rooms having solid filling under of 1 cement: 3 sand: 6 stone (20mm stone) and float to a level and smooth finish. Filling to be free from vegetable matter thoroughly compacted in layers of 150mm max. to 100% aashto density and covered with layer of 250 micron "Gunplas" USB Green damp proof membrane on 50 mm sand blinding [1:6]. DPC to be effectively scaled to all floors and walls as described elsewhere. Slabs to be laid in one operation. Finish with 25		3. All work to be done in accordance National Building Regulations SANS 10400 and all requirements of Municipal and Local Authorities concerned are to be adhered to.  4. Natural light and ventilation area of all openings in accordance of floor area and SANS 10400 Part O natural light area: min.10% of floor area and SANS 10400 Part O natural light area: min.10% of floor area and natural ventilation: min. 5% of floor area.  5. All glass areas bigger than 1sqm and at a height of less than 500mm from finished floor level to be 6mm safety glass.  6. All cavities below floor level to be filled with concrete and dpc's to be stepped.  EXCAVATIONS:  All excavations to comply with part G (SABS 0400) of the National Building Regulations. All excavations as per Structural Engineers specifications and drawings.

cts.	6	6 concrete foundation, surface bed and paving must comply w
ust be checked and any discrepancies must be		0161 as well as engineers plans and specifications.
ntion before any building work commences.	7	7. filling under surface beds and concrete paving must be of ar
st be checked on site.		and must be compacted in layers not exceeding 150mm. fil
		with termite poison as indicated above.
als must comply with nbr and all other appropriate	œ	als must comply with nbr and all other appropriate 8. unfinished ground floor level must be at least 170mm above

**NOTES** 

WORK IN PROGRESS

PROPOSED NEW DWEI ON ERF 16549, WELTEVREDEN HILLS STELLENBOSCH

LOWER GROUND

& GROUND FLOOR

PLANS

SCALE 1:100

00

REVIS

DWELLING

all brick work in stretcher bond except where shown otherwise I brick work in stretcher bond except where shown otherwise.
 electrical installations must be strictly according to appropriate regulations.
 all timber roof trusses must be treated with termite resistant substance or similar approved.
 all timber roof trusses must be treated with termite resistant substance or similar approved product"
 all cavities to be applied to manufacturers specifications.
 all cavities to be kept thoroughly clean during construction.
 all cavities to be free from mortar and or rubble.
 weepholes to be free from mortar and or rubble.
 Where window openings are below 1m, provide safety railing.

1. Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately.

2. Figured dimensions to be taken in preference to scaled measurements and large scale details supercede small scale drawings.

3. All work to be done in accordance National Building Regulations SANS 10400 and all requirements of Municipal and Local Authorities concerned are to be adhered to.

4. Natural light and ventilation area of all openings in accordance of floor area and SANS 10400 Part O natural light area: min.10% of floor area and natural ventilation: min. 5% of floor area. All cavities below floor level to be filled with concrete and dpc's to be stepped.

EXCAVATIONS:
All excavations to comply with part G (SABS 0400) of the National Building Regulations. All excavations as per Structural Engineers specifications and drawings. f floor area.

All glass areas bigger than 1sqm and at a height of sss than 500mm from finished floor level to be 6mm safety lass.