

Building Plan Notes

General:

- All dimensions and heights to be checked on site before work may start or material ordered.
- Dimensions shown take preference over scaled dim.
- all work strictly according to S.A.B.S. , in accordance with the Model Preambles for Trades as recommended and published by the Association of South African Quantity Surveyors, (latest available edition and municipal building regulations.
- The contractor is to verify all levels, heights, and dimensions on site against those on the drawing before putting the work to hand.
- Any errors, discrepancies or omissions are to be reported to the architect or designer immediately.
- No concrete made be mixed on pavements and streets unless and no building material may be stored their unless permission by the Municipality has be granted prior to works.

Brick force:

- Brick force on walls every 3rd course.

Demolition work:

- All demolition to be carried out as indicated on drawings.
- Municipal service and electrical services may have to be cut or isolated prior to commencing work. Pipes and cables need to be tested to insure they are no longer "live".
- Precautions must be made to avoid damages to neighbouring or municipal properties and to parts of structure which must be retained.

Foundations

- Concrete foundations to engineer's specification or where not specified 25MPa concrete strip foundation, dimensions as drawings.
- Foundations not less than 300mm under natural ground level.
- No Foundation Wall for boundary wall(s) to encroach the boundary line (erf boundary)

Substructure:

- S.A.B.S. approved 250-micron D.P.C. under all walls.
- Electrician to seal all penetration points through D.P.C / D.P.M. water tight (to be inspected prior to closing up).
- Outer foundation walls min. 40 MPa Rock face bricks (or similar approved low moisture absorbent bricks)
- Surface beds:
- Steel / wood trowel float finish to 150mm 25 MPa concrete surface bed on 250-micron damp proof membrane (DPM); 300 mm laps sealed turned up to DPC on 50 mm sand blinding on 150 mm layer of dune sand compacted to 93% MOD ASSHTO.

Gutter:

- 116 x 75 mm rectangular uPVC gutters and matching down pipes or similar approved.
- Gutter and down pipe system, complete with stop ends, drop ends and spigots to gutter and down pipes with snap lock bracket system.


Main structure:

- Bricks for outer half of the façade wall standard, rock face bricks to match the vendors' stalls, half interior wall with standard brick to match the dimensions of the rock face bricks. Others to match existing walls.
- 220 mm walls plastered and painted inside and outside.
- 110 mm interior walls plastered & painted.
- Horizontal and vertical D.P.C. around all openings.
- Wall tiles as by owner, fixed to plaster with approved tile grout.
- Prestressed lintels over all openings.
- 4mm frosted float glass window.

GENERAL NOTE: The contractor is welcome to suggest improvements or simplifications. However, these need to be discussed with the Client or the Designer and approved in writing (by Variation Order) **PRIOR** to implementation. All units in millimeters (mm) unless stated otherwise.

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