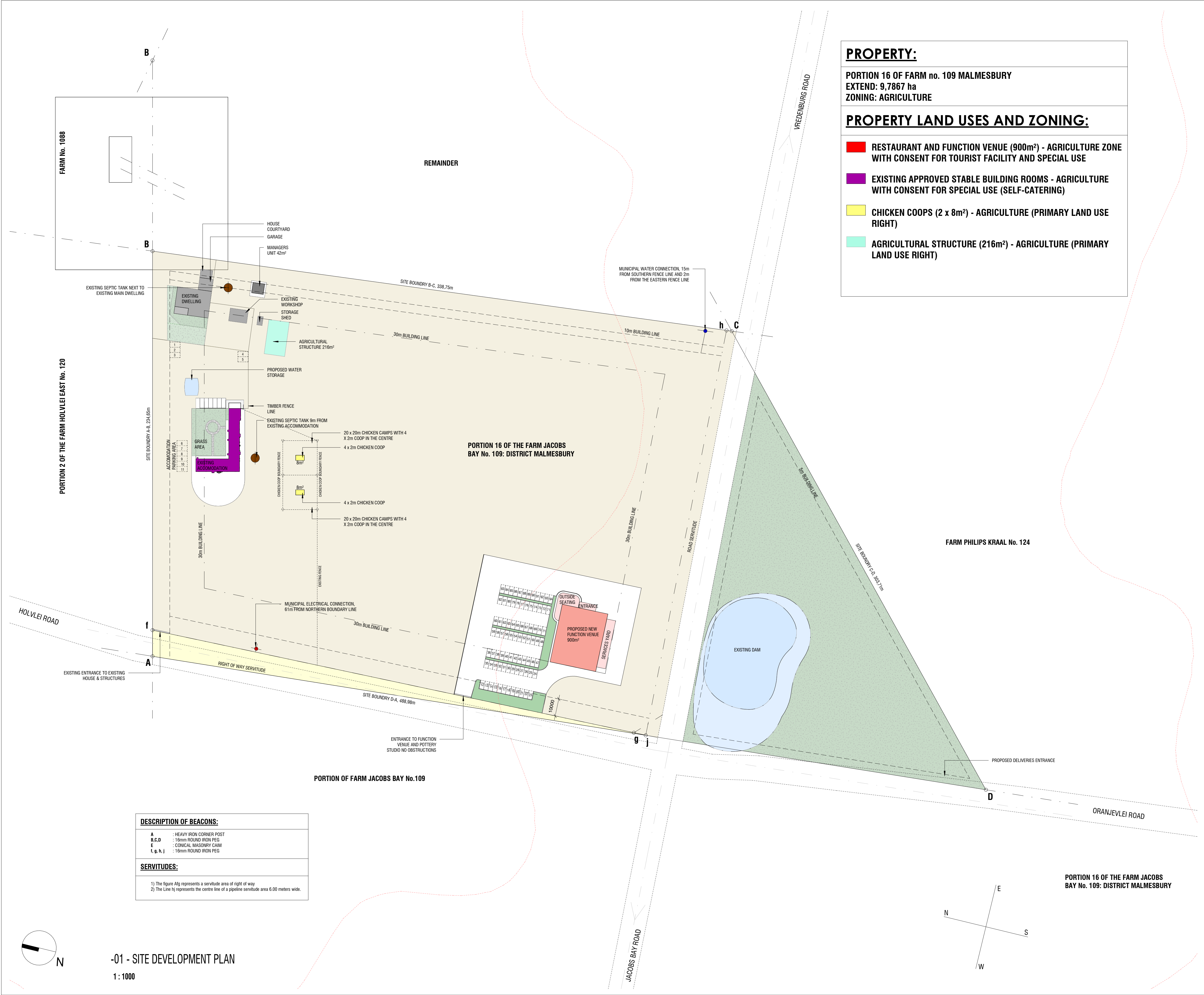




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GENERAL NOTES:

All dimensions and levels are to be verified on Site prior to commencement of any Construction work and any discrepancies are to be reported to the Architect.
All Construction work is to comply with the National Building Regulations, the Local Authority by-laws and to conform with the applicable SABS SANS Standards.
Only figured dimensions are to be utilised and Drawings are not to be scaled off.

Wherever applicable, this Drawing is to be read in conjunction with all other Drawings and Documentation issued by the Architect and any other Consultant.
Specialist Subcontractor to forward Shop Drawings to Architect for approval.

STANDARD NOTES:

- 1.WHERE HANDRAILS ARE BUILT IN EXPANSION JOINTS MUST BE BUILT IN AROUND STEEL SECTIONS AND FILLED WITH SILICONE ON THE OUTSIDE TO AVOID THE APPEARANCE OF CRACKS AND WATER PENETRATION.
- 2.PIPES ON SURFACES WILL BE PREPARED & PAINTED TO MATCH WALL COLOURS.
- 3.ALL HORIZONTAL PLASTER SURFACES TO BE WATERPROOFED WITH FIBREGLASS STRIPS AND ARE TO BE FINISHED WITH A LAYER OF SMOOTH PLASTER AND IS TO SLOPE TO INSIDE TO AVOID DIRT MARKS ON EXTERIOR OF PLASTER AND PAINTED SURFACES.
- 4.ENGINEER'S INPUT REGARDING THE FOLLOWING REQUIRED:
ROADS AND STORMWATER:
FOUNDATIONS:
WALLS EXCEEDING 2.3M IN HEIGHT:
FLOOR SLABS:
STIFFENING OF STRUCTURE WHERE REQUIRED:
EXPANSION JOINTS
- 5.ALL MEASUREMENTS MUST TO BE CHECKED ON SITE BEFORE BUILDING WORK COMMENCES. ANY DISCREPANCIES MUST BE DISCUSSED WITH THE ARCHITECT BEFORE WORK IS CARRIED OUT.
- 6.ANY DISCREPANCIES TO BE DISCUSSED WITH ARCHITECT BEFORE CONSTRUCTION STARTS.
- 7.DO NOT SCALE FROM DRAWINGS.
- 8.ALL PLASTER MUST BE KEPT WET DURING THE CURING PROCESS TO AVOID CRACKS LATER ON.
- 9.NATURAL GROUND LEVEL TO BE 200mm MIN BELOW UNFINISHED FLOOR LEVEL.
- 10.ALL EXTERIOR BALCONIES & SLABS TO BE TREATED WITH DERBIGUM OR AGREED WATER-PROOF ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS BEFORE TILES / PAVING ARE Laid.
- 11.ALL BUILT IN CUPBOARDS AND KITCHEN CUPBOARDS MUST BE CONSTRUCTED ACCORDING TO THE LAYOUTS PROVIDED BY SPECIALISTS.
- 12.GROUND WORKS ARE NOT SHOWN ON DRAWINGS. THE SYSTEM OF GROUND WORKS AND/OR EXCAVATIONS ACCORDING TO ENGINEERS DRAWINGS ANY RESULTANT COSTS WILL BE FOR THE ACCOUNT OF THE CONTRACTOR, E.G. THE USE OF LOFELS, HANDRAILS TO HIGH AREAS AS REQUIRED BY THE BUILDING REGULATIONS.
- 13.CEILING HATCH MUST BE PROVIDED TO THE ROOF SPACE IN EACH UNIT. (WHERE APPLICABLE)
- 14.WALLS BETWEEN HOUSE AND GARAGES MUST BE BUILT HARD UP TO UNDERSIDE OF ROOF TILES TO ACT AS A FIRE WALL. NO COMBUSTIBLE MATERIAL IS ALLOWED TO PASS THROUGH FIRE WALLS. WHERE BATTENS / PURLINS PASS THROUGH FIRE WALLS FOR FIXING OF TILES ETC. PAINTING OF SUCH BATTENS/PURLINS WITH A FIRE RETARDING PAINT HAS BEEN ACCEPTED IN THE PAST. TRUSSES ARE NOT ALLOWED AT ALL TO PASS THROUGH FIRE WALLS. A PRODUCT THAT CAN BE USED FOR PAINTING IS "WISAP" BY "MICON COATINGS". BATTENS MUST BE PAINTED FOR 600mm ON EITHER SIDE OF CROSSING OF FIRE WALL. THIS COATING CONSISTS OF A JANG COAT AND VINYL TOP COAT. ALTERNATIVE PRODUCTS ARE ALSO AVAILABLE ON THE MARKET.
- 15.ADEQUATE LIGHTNING PROTECTION TO BE PROVIDED.
- 16.BALCONIES TO RECEIVE A FULLBORE AND AN EMERGENCY SPOUT OUTLET LOWER THAN INTERNAL FLOOR LEVEL.
- 17.THE ARCHITECT DOES NOT TAKE RESPONSIBILITY FOR ANY WORK DONE BEFORE DRAWINGS HAVE BEEN APPROVED BY LOCAL AUTHORITY.
- 18.ALL GLAZING SHALL BE IN STRICT CONFORMANCE WITH GLASS MANUFACTURER'S RECOMMENDATIONS @ ALL IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS PART A, SABS 9157, SABS 1840, SABS 1063 AND NAMISA SELECTION GUIDE FOR SAFETY GLAZING MATERIALS. ALL SAFETY GLAZING MATERIALS (EACH PANEL SHALL BE PERMANENTLY MARKED AND SUCH MUST BE VISIBLE AFTER GLAZING. PERMANENT WARNINGS MUST BE FOR GLASS CODE - HUMAN IMPACT TOUCHED SAFETY GLASS MUST BE USED. ALL GLASS PANELES BELOW 500mm MEASURED FROM FLOOR MUST BE SAFETY GLASS. GLASS PANELES MEASURED 1.8m FROM FLOOR ON STAIRCASES MUST BE SAFETY GLAZING.
- 19.POSITION OF SEWER CONNECTION TO BE CHECKED ON SITE BEFORE CONSTRUCTION STARTS.
- 20.ALL BALCONIES, PATIOS AND GARAGE FLOORS TO BE 170mm LOWER THAN SURROUNDING HOUSE FLOORS.

ALL BUILDING WORK TO COMPLY WITH NBR, SABS 1840, SABS 1040, SABS 204. APPLICABLE SABS CODES & BUILDING SOCIETY REGULATIONS ALL MATERIALS TO BE SABS APPROVED OR AGREEMENT BOARD APPROVED.

ENGINEER:	DATE:	2026-05-10
		Prof. Reg. #:
Mobile:	Mail:	
ARCHITECT:	DATE:	2026-05-10
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CLIENT SIGNATURES:	DATE:	2026-05-10
OWNER		

WALT ORIGINAL
ARCHITECTURE AND DESIGN

PROJECT:
PORTION 16 OF THE FARM JACOBS BAY No. 109: DISTRICT MALMESBURY, JACOBSBAAI, THEATRE/ RESTAURANT AND AGRICULTURAL DEVELOPMENT

DRAWING:
SITE DEVELOPMENT PLAN

DESIGNED BY:	JL VAN DER WALT		
SCALE:	DRAWN BY:	DATE:	
1 : 1000	JLVDW	2026-05-10	
PHASE	REVISION	PROJECT NUMBER	DRAWING NUMBER
		AC025_25_JBD	1000
DRAWINGS STATUS		FOR INFORMATION	