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GENERAL NOTES:

1. Contractor Notes:
No contractor may proceed on site prior to the approval of drawings by the local authority. Any building work that commences prior to the building plan approval is completely at the owner's own risk.
The Architect may not be held responsible for any loss or damage whatsoever that may result from building work without proper building plan approval.
Contractor to verify all levels, heights and dimensions on site and to check same against the drawings and specifications in their hand. The Contractor shall be responsible for the accuracy of the drawings and construction. Relative floor levels will be determined after installation of master datum.
Any discrepancies on drawings must be pointed out by the Contractor to the Architect prior to construction and the Contractor is responsible for correct setting out of the buildings. All external walls with particular reference to boundaries, building lines, etc. may be errors, discrepancies or omissions to be reported to the Architect immediately.
Contractor responsible to engage Building Inspector on each construction stage. To get full satisfaction in compliance with Local Authority by-laws and regulations. - Burnt clay bricks only shall be used unless special approval is obtained from the Architect alternative type of bricks.
Coordinate the site civil/structural engineer to responsible for the work.

2. Certificate required:
The following certificates of compliance to SABS and NBR standards may be required from the Contractor by the Architect:
FOUNDATION CERTIFICATE: Engineer.
P.C. CONTROL REPORT
PLUMBING AND DRAINAGE: Specialist Sub-contractor.
ELECTRICAL INSTALLATION: Specialist Sub-contractor.
TRAFFIC AND ROAD MARKING: Engineer.
FIRE SAFETY CERTIFICATE: Specialist and/or Council.
ROOF STRUCTURE: Specialist Sub-contractor/ Engineer.
CONCRETE: SABS: Specialist Sub-contractor.
WATERPROOFING: Specialist Sub-contractor.
GLAZING: Specialist Sub-contractor.

3. Materials and Finishes Notes:
All finishing products such as windows, frames, tiles, floors, ceilings, etc. must be approved by the Architect before ordering and installation.
All product used must comply with SABS standards, local and Authority Requirements.
Quality of all materials and workmanship to comply with the relevant SABS and SANS specifications and standards. The materials and workmanship specified in the Standard Provisions in the Bill of Quantities available for perusal at the Architect's office.
Contractor to be built in approved P.C.20 or NBR on all other showings on drawings to all external walls at each floor level and at least one level of window, door, grill or other opening in external walls. All partition work to comply with SABS 0282 on NBR.

4. Building Standard Notes:
Contractor to comply with the National Building Regulations and applicable SABS and NBR/0282 standards. Drawings may not be scaled for construction purposes. Figure dimensions to be used at all times.
Any drawings not in accordance with one another.
Notes reflected on drawings apply to the entire project and works.
Contractor's drawings must be pointed out by the Contractor to the Architect prior to construction and the Contractor is responsible for correct setting out of the buildings.
Contractors are to ensure that all details shown on this drawing are compliant with local Authority by-law and regulations.
Contractors to locate and identify existing services on site and to protect these from damage throughout the duration of the works.

5. Breakdown Expense Joint Notes:
Refer to Engineer for breakdown expense joints.

6. Revisions:
Refer to drawing list for latest revisions on drawings.

Any queries arising from all the above must be reported to the Architect for clarification

4. Dimensions
Site boundaries
Refer to SG drawing
Site data
Refer to site development plan

[illegible]

TENDER



CLIENT

THE UNIVERSITY OF THE WITWATERSRAND



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WITWATERSRAND,
JOHANNESBURG

Drawing Approval			
Name	Position	Signature	Date
Name	Position	Signature	Date
Name	Position	Signature	Date

PROJECT

**WITS Health Sciences Library
Upgrade**

WITS HEALTH SCIENCE LIBRARY
PARKTOWN, JOHANNESBURG

DRAWING

CPS SECURITY OFFICE LAYOUT

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SCALE As indicated	DATE 13/06/2025	DRAWN L.D.	CHECKED T.R.
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