



MUNICIPAL STAMP	
DATE	DESCRIPTION
10/08/2023	FIRST ISSUE FOR MUNICIPAL SUBMISSION

GENERAL NOTES	
1.	ALL WORK TO COMPLY WITH NATIONAL BUILDING REGULATIONS.
2.	1.5% floor area cross ventilation.
3.	Vertical D.P.C. to all changes in floor levels.
4.	All dimensions and levels to be checked on site before any work commences.
5.	All work to be carried out in accordance with local authority requirements.
6.	All areas unless otherwise indicated are finished floor levels.
7.	Finished floor levels to be min. 150mm above N.G.L.
8.	Any discrepancies are to be reported to the client or the architect.
9.	All waste pipes to be connected to Man. connection point.
10.	0.100m C.I. DWP at one before head of drain to min. 100mm rise above window sills.
11.	Soil pipe droppers to be 0.100m cast iron.
12.	It's & R's at all bends & junctions to have clearly marked covers at ground level.
13.	All waste pipes to be surface mounted.
14.	All waste pipes located under surface beds to be enclosed in 230mm concrete all round.
15.	No bends or junctions in either soil or waste pipes to take place under surface beds.
16.	Drop in level exceeding 1200mm to be provided with 100mm A.S. VPS.
17.	10.50m S.P. Vents & WPs to be provided where required by codes.
18.	Lighting and ventilation.
19.	Areas will be either air-conditioned or mechanically ventilated by A.C. Engineers design & supervision in accordance with Part O of the N.B.R. and the Health Act (63 of 1977).
20.	Habitable rooms with no Artificial ventilation to be provided with windows of no. less than 10% in the area served with a min. opening of 8% of the floor area.
21.	Storm water disposal.
22.	A complete storm water system based on a rational design will be prepared by a Professional Engineer.
23.	Facilities for disabled.
24.	1. Ramps will be provided to enable the disabled to gain access to the building. Such ramps will be min. 1200mm wide and min. 1:12 grade with approved non-slip surface.
25.	2. Doors accessing from such ramps will be min. 800mm wide with lever handles max. 1200mm above floor level.
26.	3. Assisted toilet compartments & bathrooms have been provided as part of the design requirements.
27.	4. One 3500mm wide parking bay 20 to be provided for disabled persons.
28.	5. Standard symbols will be used to indicate facilities for disabled persons.
29.	Waterproofing.
30.	1. Approved Damp Proof course (SABS 208, 208 of 1974) extending the full thickness of walls to be built on all walls at min. 150mm above outside ground level under all waterproofing walls to engineers approval.
31.	2. Approved vertical waterproofing to be built in against all waterproofing walls to engineers approval.
32.	3. 10 Year guaranteed waterproofing laid in accordance with manufacturers specs. to be laid on all R.C. slabs.
33.	Space heating.
34.	1. Space heating is to be incorporated in the air-conditioning system as A.C. Engineers design.
35.	2. Roof insulation as per spec. to be laid over rafters and battens.
36.	Staircases.
37.	1. Internal stairways in reinforced concrete to struct. engineers design. Dimensions of stairs as per spec. on drawings.
38.	2. Handrail and Balustrading to be 1000mm high from nosing.
39.	3. Excavations, foundations, floors, walls and roofs all to engineers design.
40.	Glazing.
41.	1. The normal thickness of a panel of glass will not be less than that indicated in the following table.
42.	2. Glazing to floors to be 6mm Safety Glass or similar.
43.	3. Glass in equipment to approaching senses shall bear distinctive marking to render glazing more apparent.
44.	4. All glazing to be installed in accordance with SABS 0137 and 0138.
45.	Fire.
46.	1. Fire design to conform to specialist rational fire consultant proposals.
47.	Preparation of site.
48.	(1) Before any foundation is laid the area to be covered by any building shall be properly cleared of vegetable matter, tree stumps, timber and other cellulose material, debris or refuse and any material contaminated with faecal matter.
49.	(2) Where any site upon which any building is to be erected is waterlogged, seasonally waterlogged or saturated, or where any building is to be situated that water will drain naturally towards it, drainage shall be provided to carry such water away from such site or building to a stormwater drain or to disposal of it in some other safe approved manner.
50.	F.S. Soil Positioning.
51.	(1) Buildings shall, where so required by the local authority or in areas of high termite infestation, be protected from subterranean termite activity.
52.	(2) The requirements of sub-paragraph (1) shall be deemed to be satisfied where the means of termite protection complies with SABS 1040-1.

REVISIONS		
NO.	DATE	DESCRIPTION
1	10/08/2023	FIRST ISSUE FOR MUNICIPAL SUBMISSION

CLIENT	
NAME	NEW RESIDENCE TO ERF 93299 UNIT 11
ADDRESS	24 ELFIN GLEN RD, NAHOON VALLEY PARK, EAST LONDON, ERF 93299 UNIT 11

SECTION AND DETAILS	
SECTION	ED 2205 (11)
DETAIL	RES

inception corporation completion

essential **regis** **dimensions**

Ryan Ewing 072 2744715
Pr.Arch 24740021 / B.Arch / B.Edg.A

MUNICIPAL SUBMISSION

PROJECT NUMBER	ED 2205 (11)	REVISION	RES
DATE	2205(11)-AR-DES-3001	SCALE	A
DATE	10/08/23	SCALE	A/S