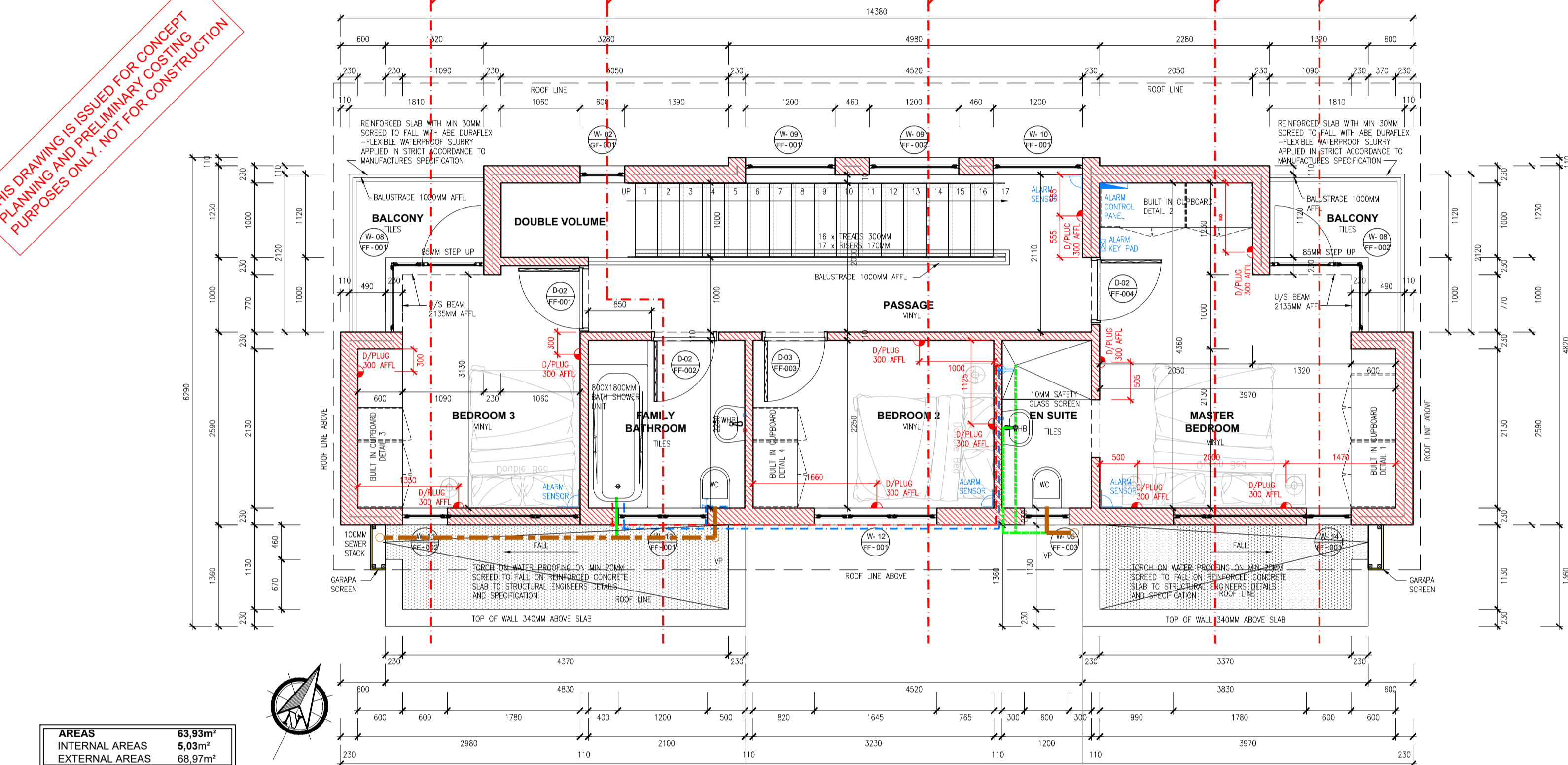
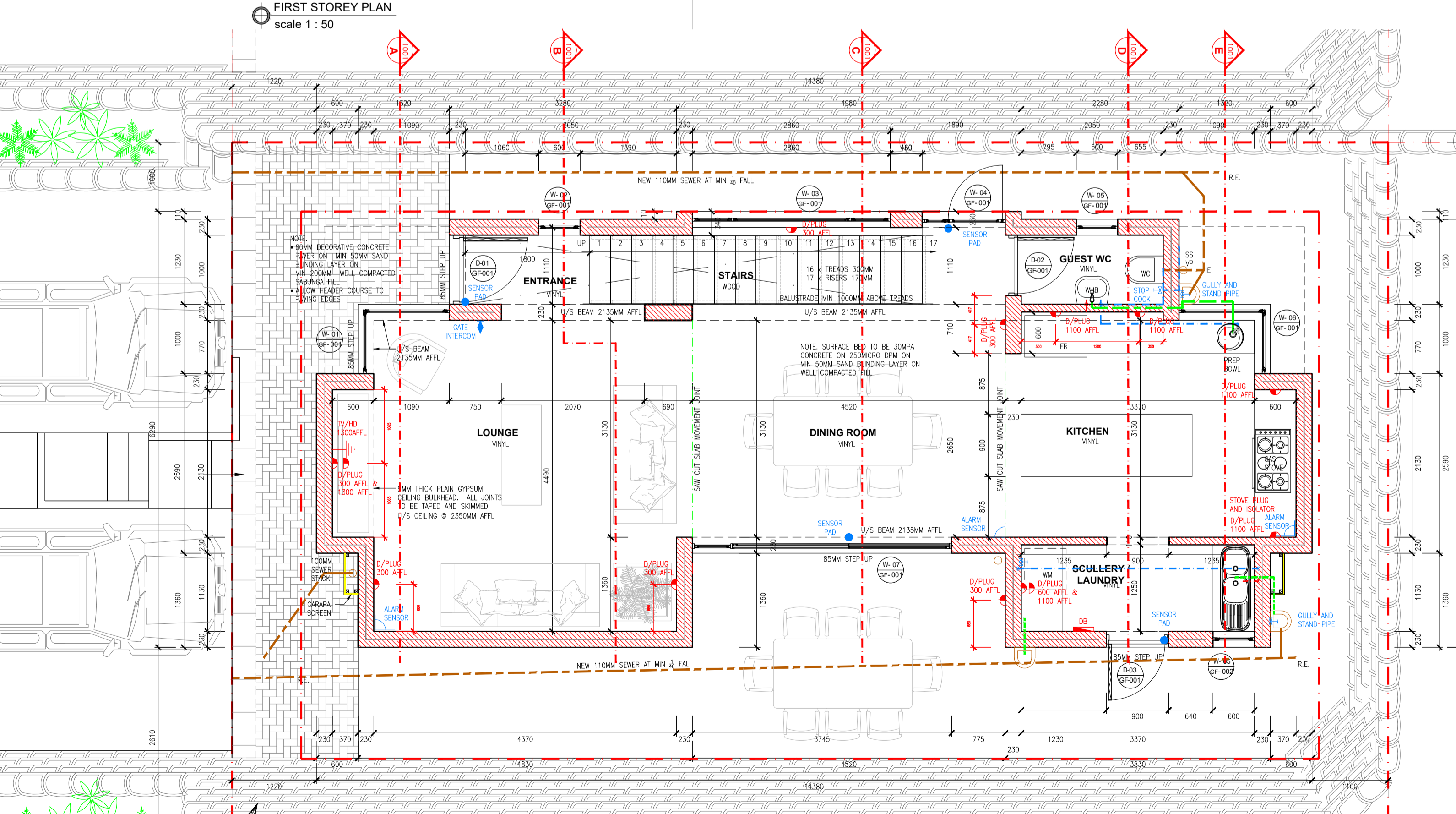
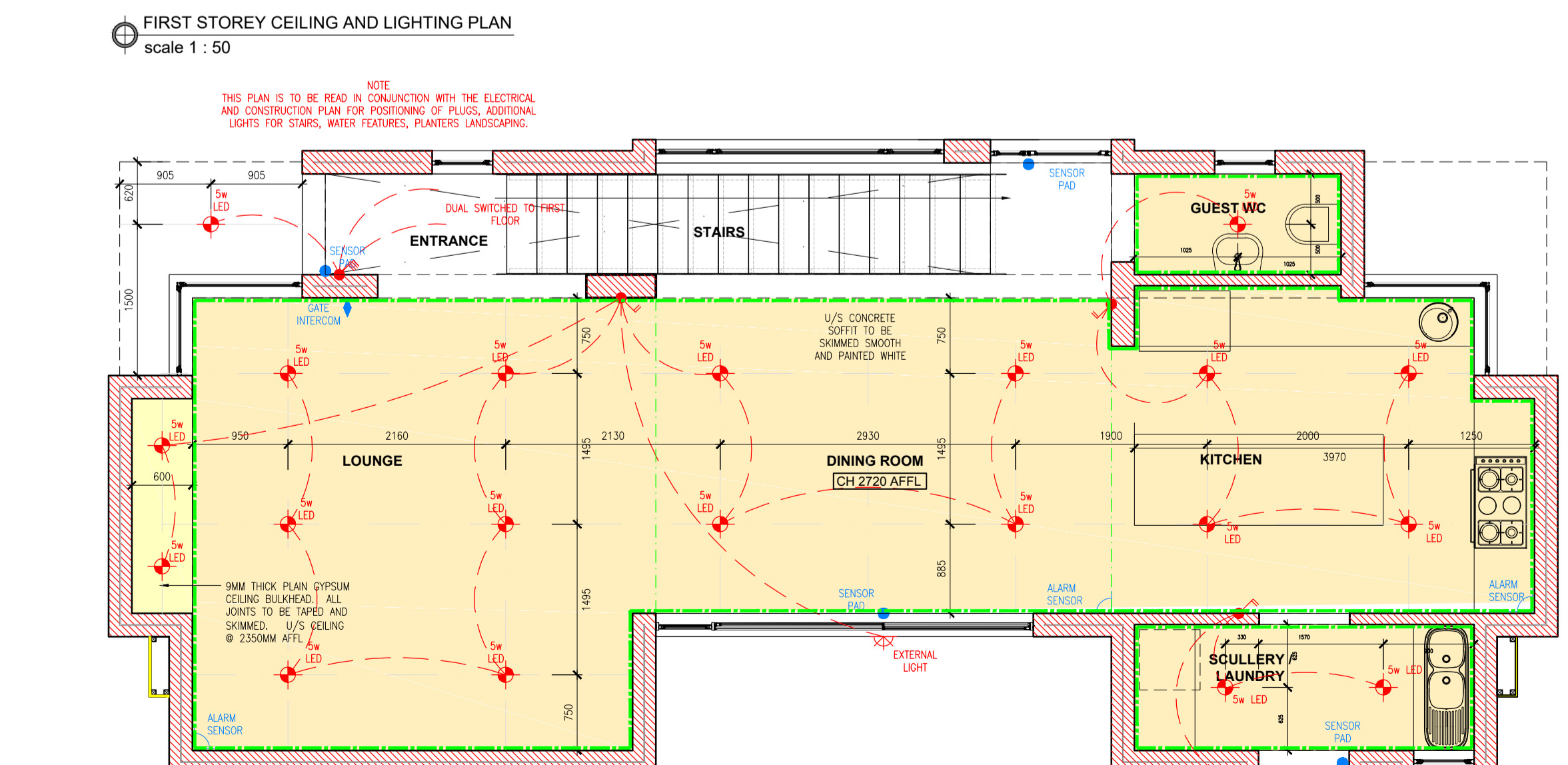
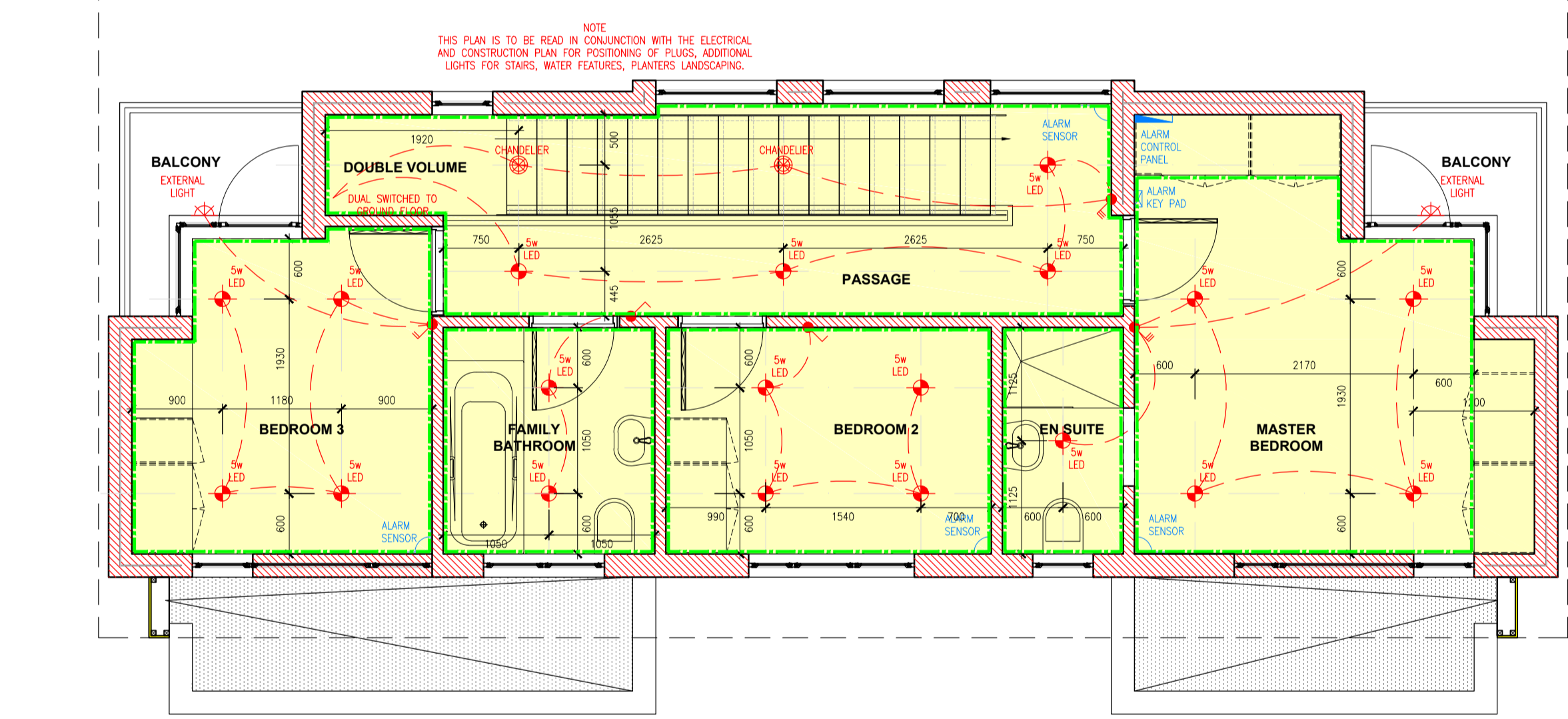


THIS DRAWING IS ISSUED FOR CONCEPT PLANNING AND PRELIMINARY COSTING PURPOSES ONLY. NOT FOR CONSTRUCTION.



AREAS	63.93m ²
INTERNAL AREAS	5.03m ²
EXTERNAL AREAS	68.97m ²



AREAS	75.71m ²
INTERNAL AREAS	75.71m ²
EXTERNAL AREAS	0m ²

MUNICIPAL STAMP

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GENERAL NOTES

- ALL WORK TO COMPLY WITH NATIONAL BUILDING REGULATIONS
1. Habitable rooms to have min. 1.5% floor area cross ventilation.
2. Vertical D.P.C. to all changes in floor levels.
3. All dimensions and levels to be checked on site before any work commences.
4. This drawing is not to be scaled and only figured dimensions are to be used.
5. All work to be carried out in accordance with local authority requirements.
6. All levels unless otherwise indicated are finished floor levels.
7. Finished floor levels are to be min. 150mm above N.G.L.
8. Any discrepancies are to be reported to the office of the architect.
9. All glazing to be in accordance with part N of the NBS.

DRAINAGE

1. 100mm PVC soil pipes to min. 150 fall to connect to ex. 150mm drain connected to Main connection point.
2. 100mm C.I. CVP at one before head of drain to min. 180mm rise above window sills.
3. Soil pipe droppers to be 100mm cast iron.
4. IE & RE at all bends & junctions to have clearly marked covers at ground level.
5. All waste pipes to be surface mounted.
6. All waste pipes located under surface beds to be encased in 230mm concrete all round.
7. All soil pipes to be encased in 230mm concrete all round.
8. No bends or junctions in either soil or waste pipes to take place under surface beds.
9. Drops in level exceeding 1200mm to be provided with 100mm A.S. V.P.s.
10. 50mm S.P. Vents & W.P.s to be provided where required by regulations.

LIGHTING AND VENTILATION

1. Areas will be either air-conditioned or mechanically ventilated to A.C. Engineers design & specification in accordance with Part O of the N.B.R. and the Health Act (83 of 1977).
2. 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 5% of the floor area.

STORM WATER DISPOSAL

1. A complete storm water system based on a rational design will be prepared by a Professional Engineer.
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 in grade with an approved non-slip surface.
2. Doors accessing from such ramps will be min. 800mm wide with lever handles max. 1200mm above floor level.
3. Assisted toilet compartments & bathrooms have been provided, as part of the design requirements.
4. One 3000mm wide parking bay out 20 to be provided for disabled persons.

WATERPROOFING

1. Approved Damp Proof Course (as SABS 245, 298, or 802) extending the full thickness of walls to be built into all walls at min. 150mm above outside ground level under all window sills & under all surface beds.
2. Approved vertical waterproofing to be built in against all retaining walls to engineers approval.
3. 10 Year guaranteed waterproofing laid in accordance with manufacturers specs. to be laid on all R.C. slabs.

SPACE HEATING

1. Space heating to be incorporated in the air-conditioning system to A.C. Engineers design.
2. Roof insulation as per spec. to be laid over rafters and battens.

STAIRWAYS

1. Internal stairways in reinforced concrete to struct. engineers design. Dimensions of stairs as per spec. on drawings.
2. Handrail and Balustrading to be 1000mm high from nosing.

GLAZING

1. The normal thickness of a panel of glass will not be less than that indicated in the following table:

GLASS THICKNESS(mm)	MAX. AREA OF PANEL(Lit.m ²)
3	0.75
4	1.50
5	2.1
6	3.2

2. Glazing to doors to be 6mm Safety Glass or similar.
3. Glazing not adjacent to approaching persons shall bear distinctive marking to render glazing more apparent.
4. All glazing to be installed in accordance with SABS 0137 and 1263.

FIRE

1. Fire design to conform to specialist rational fire consultant proposals.

PREPARATION OF SITE

- (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 cellular material, debris or refuse and any material contaminated with faecal matter.
- (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 so situated that water will drain naturally towards it, drainage shall be provided to divert such water away from such site or building to a stormwater drain or to a body of water of a nature other than approved manner.

F.S. SOIL POSITIVE

- (1) Buildings shall, where as required by the local authority or in areas of high termite infestation, be protected from subterranean termite activity.
- (2) The requirements of subregulation (1) shall be deemed to be satisfied where the means of termite protection complies with SANS 10404.

REV.	DATE	DESCRIPTION
A	04/10/2022	FIRST ISSUE FOR CLIENT REVIEW

CLIENT

REDLINE GROUP

NEW RESIDENCES TO ERF 76533 AND 76532

PROPOSED DWELLING TO 24 ELFIN GLEN RD, NAHOON VALLEY PARK, EAST LONDON ERF 76533 AND 76532

CONCEPT FLOOR AND CEILING / LIGHTING PLANS AND ELEVATIONS

RAE

Pr. Arch 24740021 / B. Arch / B. Bdg. A

072 2744715

CONCEPT / PLANNING

ED 2205

2205-AR - DES - 1001

04/10/22

RES

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