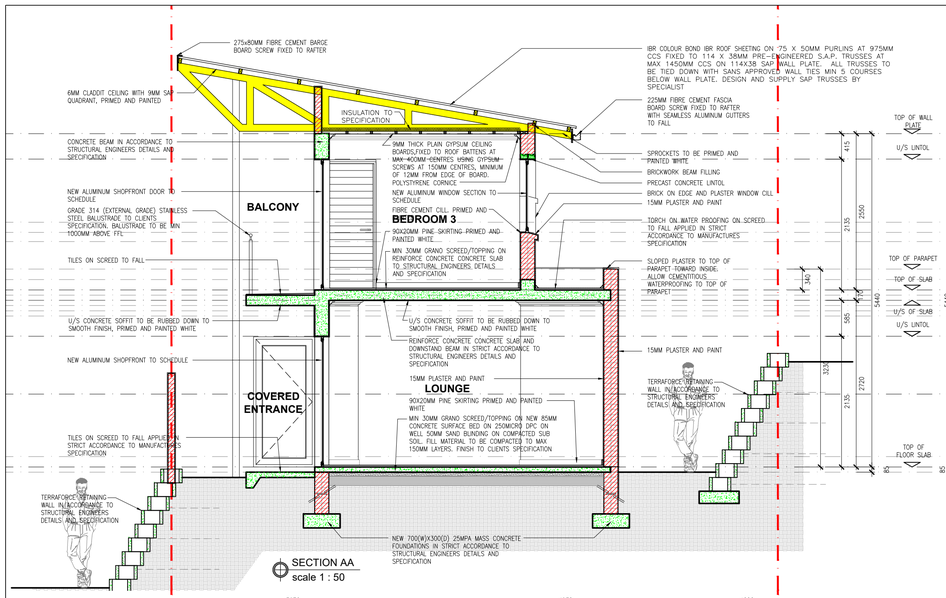

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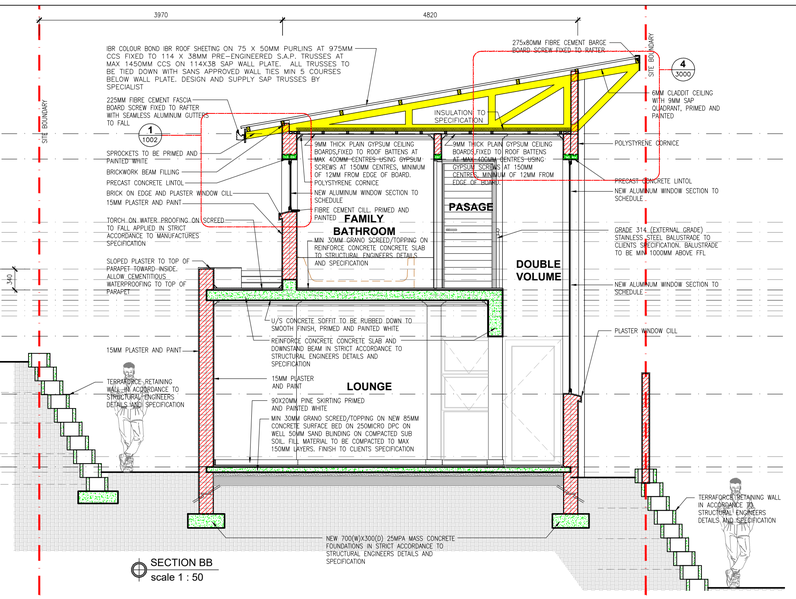

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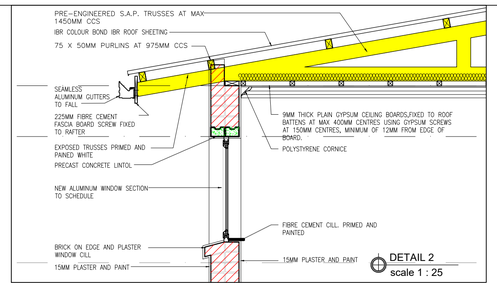

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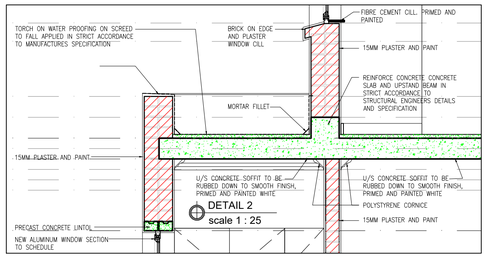

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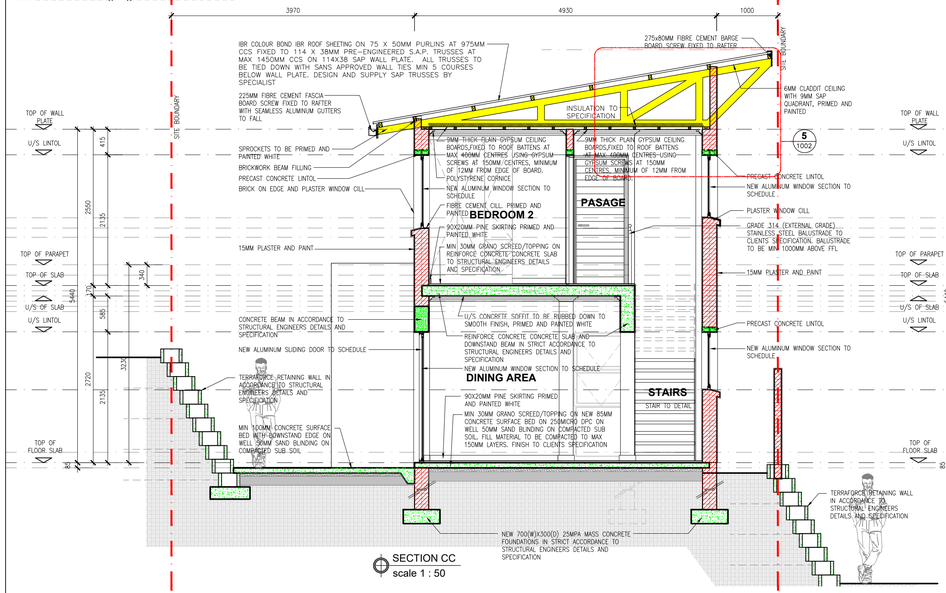

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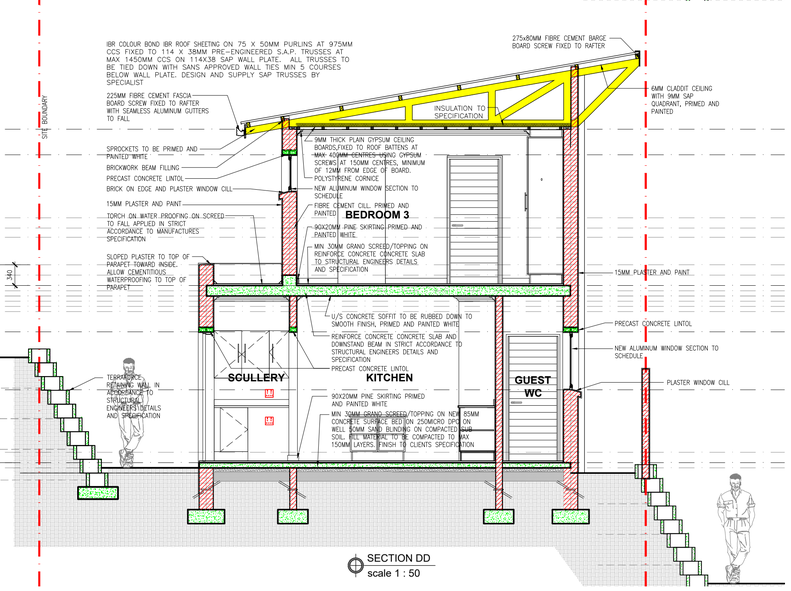

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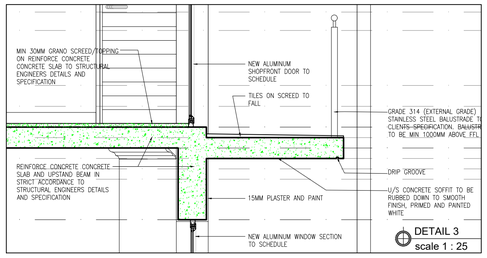

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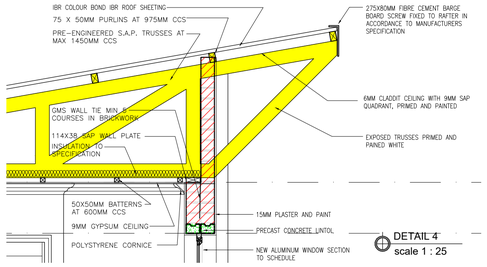

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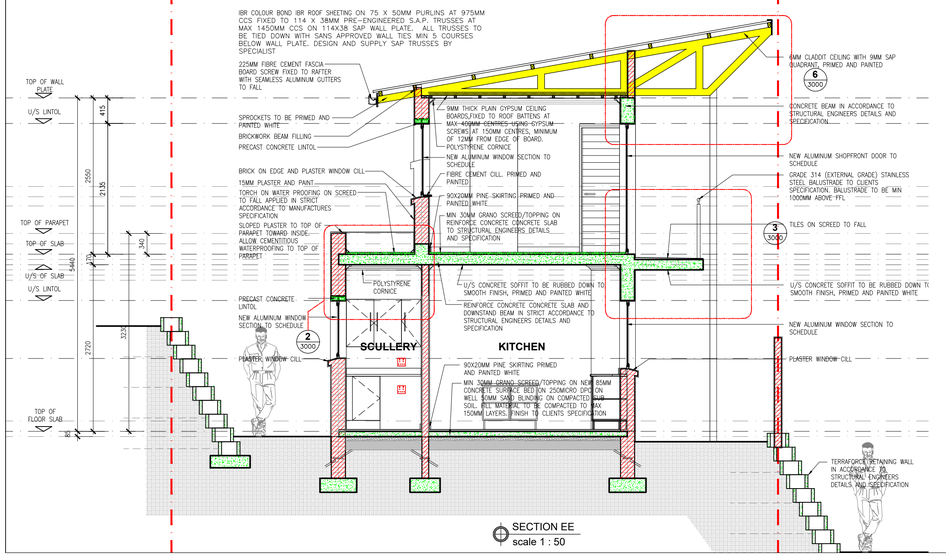

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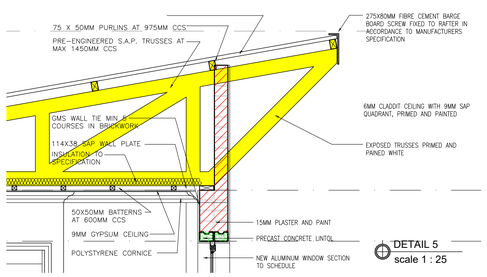

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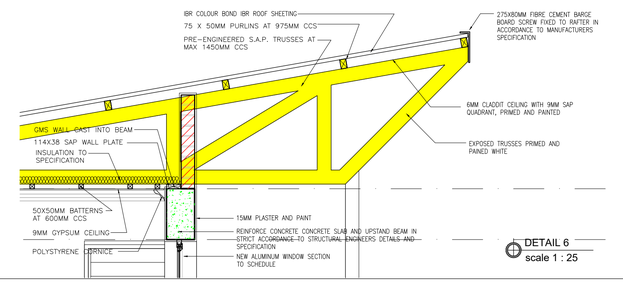

DETAIL 6
scale 1 : 25

MUNICIPLE STAMP

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- THIS DRAWING IS SUBJECT TO COPYRIGHT AND MAY NOT BE REPRODUCED, IN WHOLE OR PART, OR IN ANY MANNER WHATSOEVER WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.
- ALL WORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH MUNICIPAL AND/OR LOCAL AUTHORITY REGULATIONS
- DO NOT SCALE THIS DRAWING. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING DRAWING.
- ALL RELEVANT DETAILS, LEVELS, AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.
- ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

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 is 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 offices of the architects.
9. All glazing is to comply with part N of the NBR.

DRAINAGE

1. Ø100mm PVC soil pipes to min 1:60 fall to connect to ex. 150mm drain connected to Mun. connection point.
2. Ø100mm C.I. OVP at one before head of drain to min.1800mm rise above window soffits.
3. Soil pipe droppers to be Ø100mm cast iron.
4. IE's & RE's 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 located under surface beds 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. Drop in level exceeding 1200mm to be provided with 100mm A.S. VP's
10. 50mm S.P Vents & WP'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 & supervision in accordance with Part O of the N.B.R.and the Health Act (63 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.

FACILITIES FOR DISABLED

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 3500mm, wide parking bay out 20 to be provided for disabled persons.
5. Standard symbols will be used to indicate facilities for disabled persons.

WATERPROOFING

1. Approved Damp Proof Coursing (as SABS 248, 298, or 952) 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 is 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 stairway 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.

Structural

1. Excavations, foundations, floors, walls and roofs all to engineers design.

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(sq.m)
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 apparent 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 cellulose 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 direct such water away from such site or building to a stormwater drain or to dispose of it in some other safe approved manner.

FS SOIL POISONING

(1) Buildings shall, where so 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 10400-f

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

CLIENT: REDLINE GROUP

PROJECT TITLE: NEW RESIDENCES TO ERF 76533 AND 76532

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

DRAWING DESCRIPTION: CONCEPTUAL SECTIONS AND DETAILS

Inception conception completion
essential architects dimensions Pty Ltd
Ryan Ewing 072 2744715
Pr.Arch 24740021/ B.Arch / B.Bdg.A

PROJECT STATUS: CONCEPT / PLANNING

PROJECT NUMBER: ED 2205 | ZONING CLASS: RES

DRAWING NUMBER: 2205-AR - DES - 3000 (PROJECT NO. CONSULTANT DOC STAGE SHEET NO.) | REVISION: A

DRAWN: R.A.E | CHECKED: R.A.E | DATE: 04/10/22 | SCALE: A/S