



MUNICIPAL STAMP		
THIS DRAWING IS SUBJECT TO COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART, OR BY ANY MEANS, WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.		
DISCLAIMER		
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.		
REGULATIONS		
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 levels 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 is to comply with part N of the NBR.		
DRAINAGE		
1. 110mm PVC soil pipes to min 160 fall to connect to ex. 150mm drain connected to Mun. connection point.		
2. 110mm C.I. DWP at one end before head of drain to min. 100mm rise above window sills.		
3. Soil pipe droppers to be 100mm cast iron.		
4. ES & REU 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 200mm concrete all round.		
7. All soil pipes located under surface beds to be encased in 200mm concrete all round.		
8. No bends or junctions in either soil or waste pipes to take place under surface beds.		
9. Drains in level exceeding 1200mm to be provided with 100mm A.S. VPs.		
10. 50mm S.P. Vents & VPs 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 B.R. and the Health Act (65 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 to 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 3000mm 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 Dimple Proof Coating (as SABS 248, 298, or 852) 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 to be incorporated with manufacturer's spec. to last 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.		
STRUCTURE		
1. Excavations, foundations, floors, walls and roofs all to engineers design.		
GLAZING		
1. The normal thickness of a pane 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 national 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 vegetation 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.		
PILE SOIL POSITIONING		
(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 sabs 1040/4.		
REV	DATE	DESCRIPTION
A	09/03/2022	FIRST ISSUE FOR CLIENT REVIEW
B	29/03/2022	LAND SURVEYOR INFORMATION AS PER GENERAL UPDATE TO SDP OPTION 3A LAYOUT
C	29/04/2022	SDP SIGNED OFF BY CLIENT FOR DESIGN DEVELOPMENT AND BUILDING PERMITS
D	03/02/2023	TYPICAL UNIT SITE LAYOUTS ADDED AND UPDATED
CLIENT		
REDLINE GROUP		
PROJECT TITLE		
NAHOON VALLEY RIDGE		
PROJECT DESCRIPTION		
NAHOON VALLEY RIDGE - OPTION 3 APPROXIMATED NUMBER OF ERVEN 39 GENERAL ERF SIZE 165-211m ² ROAD RESERVE 9.9m to 17.5m ROAD WIDTH 6.8m to 7.5m		
DRAWING DESCRIPTION		
CONCEPTUAL SITE LAYOUT		
NOTES / DISCLAIMER ERF 76533 AND 76532, EAST LONDON		
<ul style="list-style-type: none"> THIS DRAWING IS ISSUED FOR PLANNING PURPOSES ONLY. ALL LAYOUTS AND AREAS ARE SUBJECT TO A FULL SURVEY OF THE SITE BY A REGISTER LAND SURVEYOR ALL WATER AND POWER REQUIREMENTS TO BE CONFIRMED SDP LAYOUT AND PARKING PROVISIONS ARE SUBJECT TO REVIEW BY LOCAL AND NATIONAL TOWN PLANNING ORDINANCES AND REGULATIONS. ALL NET AND GLA AREAS ARE INDICATIVE ONLY ARE SUBJECT TO FINAL DESIGN AND CLIENT SIGN OFF BCM AND TOWN PLANNING REGULATIONS TO BE CONFIRM ON APPOINTMENT OF ESSENTIAL DIMENSIONS 		
ARCHITECTS		
Essential Dimensions		
Ryan Ewing 072 2744715 Pr.Arch 24740021/ B.Arch / B.Bdg.A		
MUNICIPAL SUBMISSION		
PROJECT NUMBER	ED 2202	STATUS
PROJECT NUMBER	2202-AR-DES-0001	CLASSIFICATION
DATE	09/03/22	SCALE
SCALE	1:250	REVISIONS
REVISIONS	RES 4	DATE
DATE	09/03/22	SCALE
SCALE	1:250	REVISIONS