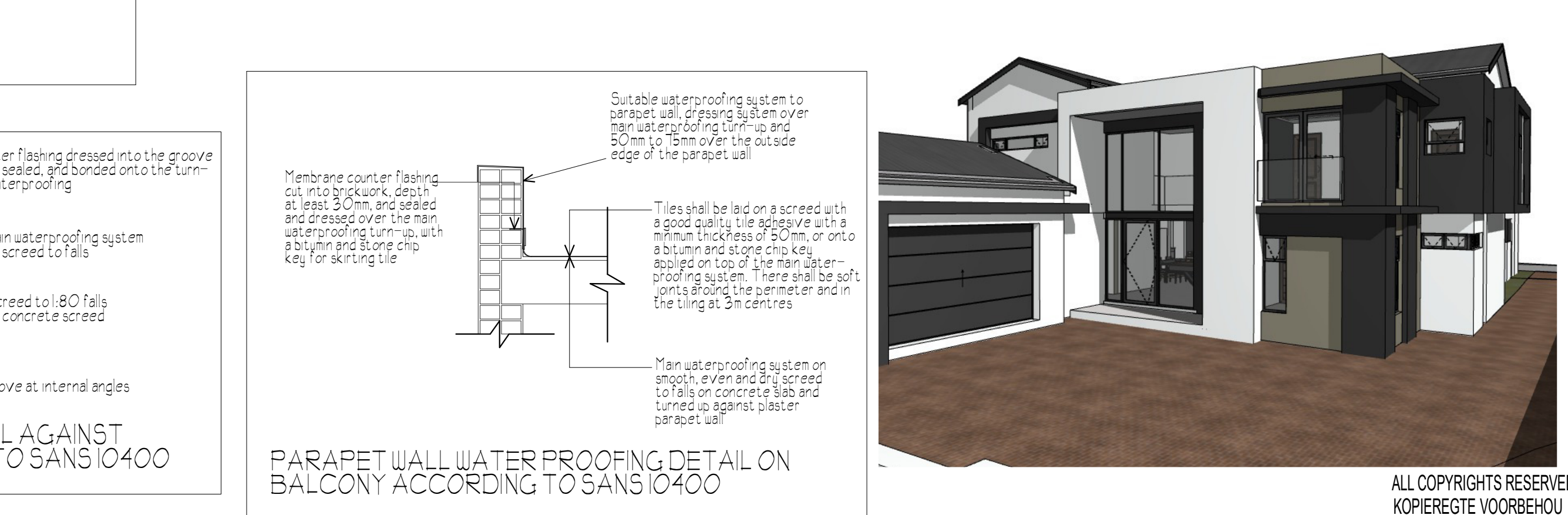
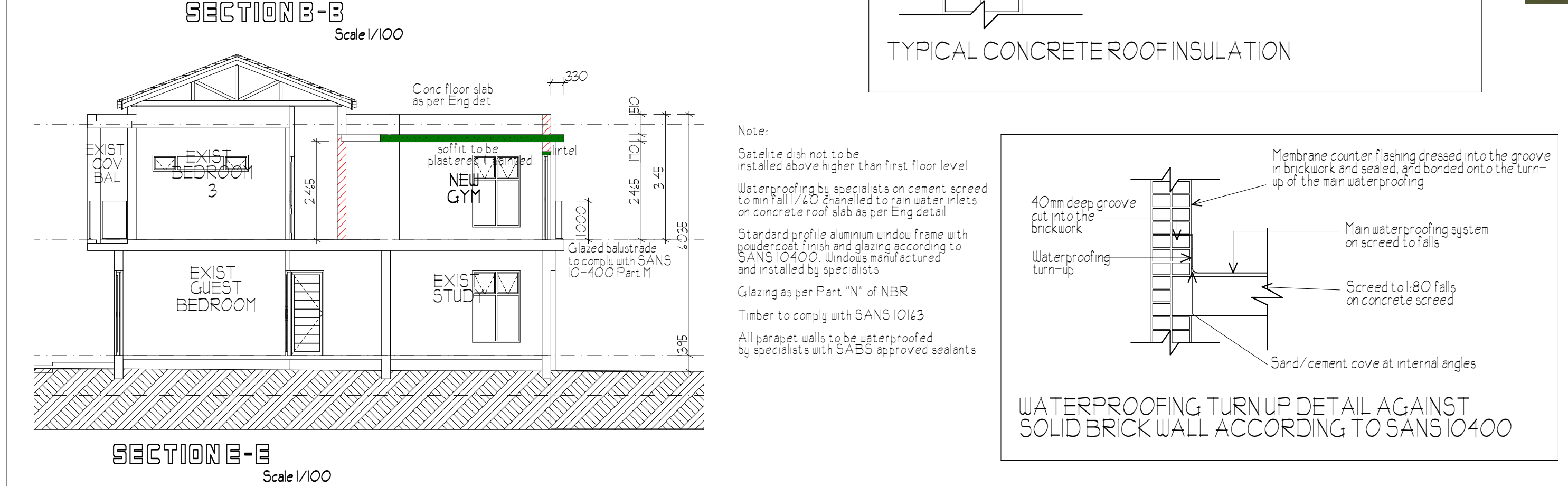




GENERAL NOTES:				
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS ACT 1977 AND LOCAL AUTHORITIES BY-LAWS.				
QUALITY OF ALL MATERIALS AND WORKSMANSHIP TO COMPLY WITH RELEVANT SANS SPECIFICATIONS.				
ALL STRUCTURAL WORK TO DESIGNED BY PROFESSIONAL ENGINEER.				
ALL ELECTRICAL AND PLUMBING WORK TO BE CARRIED OUT BY REGISTERED ARTISANS.				
CONTRACTOR TO VERIFY ALL LEVELS, HEIGHTS AND DIMENSIONS ON SITE AND TO CHECK SAME AGAINST THE DRAWINGS BEFORE PUTTING ANY WORK IN HAND.				
CONTRACTOR IS RESPONSIBLE FOR SETTING OUT OF BUILDINGS.				
THIS DRAWING IS UNDER NO CIRCUMSTANCES TO BE SCALED.				
ONLY DURED DIMENSIONS TO BE USED. IF DIMENSIONS ARE MISSING, ASK THE ARCHITECTURAL TECHNOLOGIST.				
A MINIMUM OF 500RY VOLUME OF ANNUAL AVERAGE HOT WATER HEATING REQUIREMENT SHALL BE PROVIDED BY MEANS OF OTHER THAN ELECTRICAL RESISTANCE HEATING				
SOLAR WATER HEATING SYSTEMS AS PER SANS 1937 AND SANS 1018				
THE INSTALLATION OF SOLAR WATER HEATING SYSTEMS AS PER SANS 10254				
THIS DRAWING REMAINS THE PROPERTY OF THE ARCHITECTURAL TECHNOLOGIST UNTIL THE PROJECT HAS BEEN COMPLETED AND SIGNED OFF. THEREAFTER THIS DRAWING BECOMES THE PROPERTY OF THE CLIENT.				
ALL OPENINGS EXCEEDING 2.4m SPAN TO BE SPANNED BY PRECAST CONCRETE LINTELS OR SOLID CONCRETE BEAM TO R.F. END. SPES.				
THE ARCHITECTURAL TECHNOLOGIST CANNOT BE HELD RESPONSIBLE FOR ANY DELAY WITH PLANN APPROVAL DUE TO ADMINISTRATIVE PROBLEMS BEYOND HIS CONTROL.				
FOUNDATIONS				
ALL FOUNDATIONS TO BE CASTED IN VIBRON CONCRETE.				
15mmps concrete to be used. TOP OF FOUNDATIONS TO BE AT LEAST 300mm BELOW GROUND UNDER ALL CIRCUMSTANCES.				
FLOORS				
25mm SCREED ON 75mm CONCRETE SURFACE - BED ON WELL RAMMED HARD CORE FILLING ON SOIL WHICH HAD BEEN CHEMICALLY TREATED AGAINST PLANT GROWTH AND INSECTS. FINISHED FLOOR LEVELS TO EXCEED AT LEAST 150mm ABOVE NUL, UNLESS OTHERWISE INDICATED BY DRAWING.				
WALLS				
BRICK WALLS TO BE BUILT IN HORIZONTAL STRETCHER BOND UNLESS SPECIFIED OTHERWISE. BRICKWORK TO BE USED AT EVERY FIFTH COURSE AND OVER WINDOW AND DOOR OPENINGS. D.P.C. UNDER ALL WALLS AT SLAB LEVEL AND UNDER ALL WINDOW SILLS.				
WINDOWS				
WINDOWS TO HABITABLE ROOMS TO PROVIDE MINIMUM OF 10 LITRE TO FLOOR AREA OF ROOM WITH 50% OPENINGS. BRICKWORK AT BOTH ENDS OF WINDOW OPENING MAX. PERMISSIBLE AIR LEAKAGE FOR OPENABLE GLAZING AS PER SANS 613				
GLAZING				
ALL GLAZING TO BE IN ACCORDANCE WITH SANS. 10400 PART 1, SAFETYGLASS TO BE USED AT ALL GLASS DOORS AND BE ISSUED WITH RECOGNITION MARKERS WHERE GLAZING OCCURS WITHIN 300mm OF FFL.				
ALL FIRST FLOOR WINDOWS AND STARWELLS TO BE FITTED WITH 6mm SAFETYGLASS. GLAZING CERTIFICATE TO BE ISSUED BY INSTALLER / MANUFACTURER				
GLASS THICKNESS. MAX. SIZE OF PANE				
3mm - 0.75sqm		6mm - 1.5sqm		
5mm - 2.1sqm		8mm - 3.2sqm		
CEILINGS				
RHINOBOARD CEILING FLEX TO 38x38mm S.A. PINE BRANDING AT MAX. 450mm C/C WITH 38mm GROUT NAILS AT 150mm C/C FIXED TO THE BEAM WITH 75mm WIRE NAILS 10MM THICK CYPRESS CEILING BOARD				
ROOF INSULATION:				
MINIMUM THICKNESS OF CELLULOSE FIBRE LOOSE FILL OR FLEXIBLE FIBRE GLASS BUNKET TO BE 135 MM THICK				
TO HAVE A MINIMUM U-VALUE OF 1.5 200K IN ACCORDANCE WITH FIRE SAFETY REQUIREMENTS GIVEN IN SANS 10400-1 AND SANS 428				
ROOF NOTES				
CONCRETE ROOF TILES ON 38x38mm S.A. PINE BRANDING AT MAX. 345mm C/C. ROOF TRUSSES AT MAX 760mm C/C.				
SABS APPROVED UNDERLAY TO ALL ROOFS REGARDLESS OF ROOF PITCH				
10mm BOLTS WITH WASHERS, 76x38mm WALLPLATE, S.A. PINE GRADE 6, PR. ING OR SUPPLIER OF TRUSSES TO ISSUE CERTIFICATE.				
1000mm PAVING ROAD BUILDING IF OUTTERS & RMP'S ARE NOT INSTALLED				
1500mm PAVING ROAD BUILDING IF OUTTERS & RMP'S ARE NOT INSTALLED WHERE REQUIRED BY NHBC WHERE SOIL CONDITIONS ARE PROBLEMATIC				
DRAINAGE				
I.E.'s AT ALL BENDS, JUNCTIONS AND CHANGE OF GRADIENT OF DRAIN.				
C.E.'s TO HAVE MARKED COVERS AT GROUND LEVEL. ALL GULLEYS IN OPEN AREA 100mm AND 500mm SLOPPES TO BE LAID TO MIN. FALL OF 1:40 UNLESS OTHERWISE SHOWN BY DRAWING.				
ALL DRAINAGE PIPES TO CROSS UNDER 900mm FROM BUILDING OR UNDERNEATH THE BUILDING TO BE INCLOSED IN 100mm CONCRETE CASING. ALL WASTE FITTINGS FITTED WITH RESEAL TRAPS. NO BENDS OR JUNCTIONS PERMITTED UNDER BUILDING. ALL WASTEWATER PIPES TO BE MIN. 50mm DIAMETER.				
ALL H.W. SINKS AND WASHTRUGHS TO BE FITTED WITH S OR P TRAP.				
PROVIDE HIGHEST POINT OF SEWERAGE WITH 110mm D.I.V. O.V.V.				
PROVIDE LOWEST POINT OF SEWERAGE WITH GULLY.				
ALL FITTINGS TO BE ACCESSABLE.				
REV	WYS	DATE	DESCRIPTION	BESKRYVING
PROJECT				PROEJEC
Proposed new Dwelling on Erf 661, Midstream Estate X83 for ANIMO				
OWNERS SIGNATURE		EINIENARS HANDETEKENING		
ENGINEERS SIGNATURE		INGENIEURS HANDETEKENING		
 S & B CONCEPTS ARCHITECTURAL CONSULTANTS PrsArchT: O837				
TEL: 083 412 6915 7 MIT SHERMAN STREET, MIDLANDS ESTATE email: sbspractice@gmail.com				
DWG TITLE				TEK TITEL
Submission Plans				
Sections, Elevations, Penetration, Electrical Plan				
DATE	DATUM	DRAWN	GETEK	
April 2026		SSB		
DESIGN	ONTWERP	ISSUED	UITGEREIK	
SSB				
PROJECT NO	DWG/TEK NO	REV/VA		
25-Erf 661-O2				