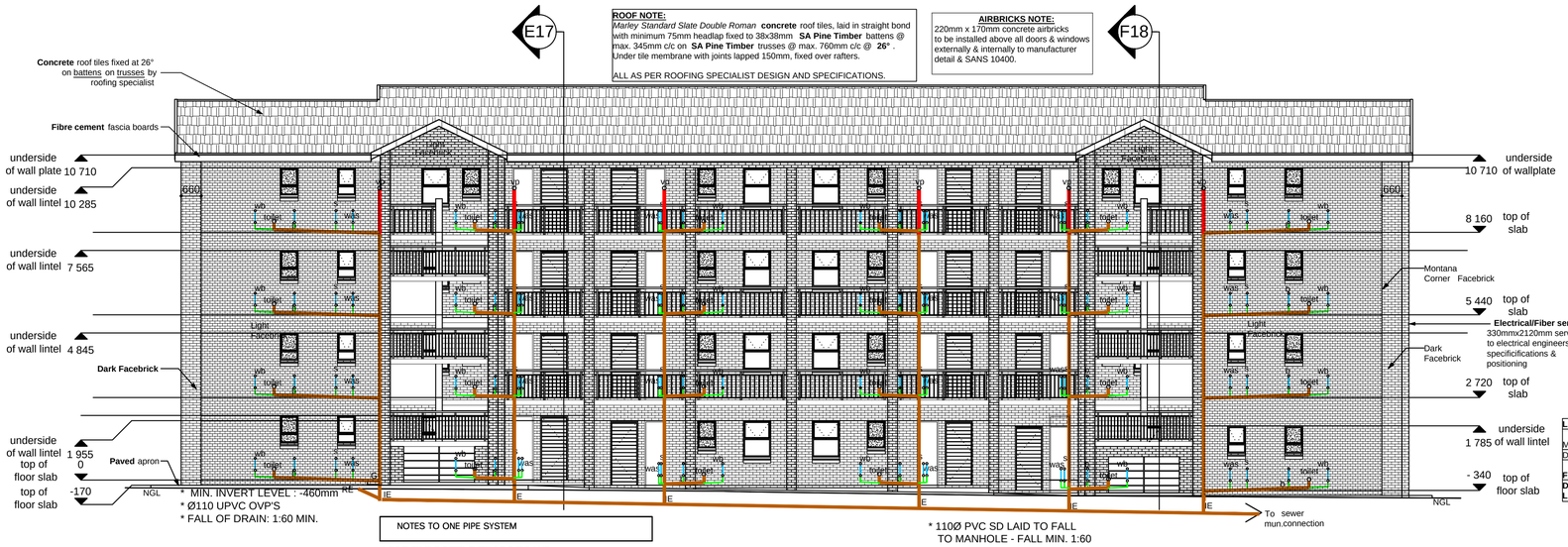
BLOCK 1, 5 & 6



ROOF NOTE:
Marley Standard Slate Double Roman **concrete** roof tiles, laid in straight bond with minimum 75mm headlap fixed to 38x38mm **SA Pine Timber** battens @ max. 345mm c/c on **SA Pine Timber** trusses @ max. 760mm c/c @ **26°** .
Under tile membrane with joints lapped 150mm, fixed over rafters.

ALL AS PER ROOFING SPECIALIST DESIGN AND SPECIFICATIONS.

AIRBRICKS NOTE:
220mm x 170mm concrete airbricks to be installed above all doors & windows externally & internally to manufacturer detail & SANS 10400.

DETAIL NOTE:
Refer to **Facebrick BOE Sill** Detail
Refer to **Montana Facebrick Corner** Detail

BALUSTRADE NOTE:
STAIRCASE & WALKWAYS
1000mm High **mild steel** balustrades with max. 100mm openings

Electrical/Fiber service duct:
330mmx2120mm service duct to electrical engineers specificifications & positioning

LINTEL & WINDOW SILL NOTE:
Montana Facebrick walls - Dapple **Facebrick** brick-on-edge.
Dapple Facebrick walls - Montana **Facebrick** brick-on-edge.

FACEBRICK NOTE:
Dark Face brick = Montana **Facebrick** or similar approved.
Light Face brick = Dapple **Facebrick** or similar approved.

NOTES TO ONE PIPE SYSTEM

* 50Ø ELF BOTTLE TRAPS TO WB
* 50Ø AAV'S TO SHR & B
* 110Ø GIVV TO WC

* 110Ø PVC SD LAID TO FALL TO MANHOLE - FALL MIN. 1:60

* MIN. INVERT LEVEL : -460mm
* Ø110 UPVC OVP'S
* FALL OF DRAIN: 1:60 MIN.

SEWER NOTE:
Typical block type sewer layout only and might differ for duplicate block types. Please refer to the corresponding civil engineering services sewer layout for all sewer flow directions, invert levels of rodding eyes or connection manholes, sewer drain pipe sizes and pipe falls, all to comply to SANS 10400-P. Minimum of one gully per block at the highest point.

All drain pipes passing under buildings and lateral walls to be adequately protected from loads. All vertical drain pipes passing through floor slabs to be sleeved by specialist.

REAR ELEVATION

SCALE 1:100
ALL LEVELS, DIMENSIONS, DEPTHS OF EXCAVATIONS, HEIGHTS
OF PLINTHS, NUMBER OF STEPS AND SIZES OF FOUNDATIONS
TO BE DETERMINED ON SITE

AIRBRICKS NOTE:
220mm x 170mm concrete airbricks to be installed above all doors & windows externally & internally to manufacturer detail & SANS 10400.

ROOF NOTE:
Steel sheeting klip lok 700 as per manufacture's & ENG's detail

ROOF NOTE:
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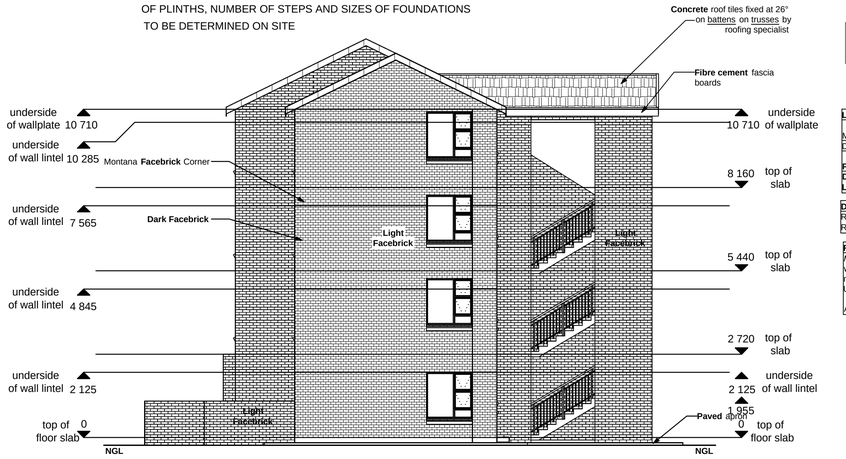
SIDE A ELEVATION

SCALE 1:100
ALL LEVELS, DIMENSIONS, DEPTHS OF EXCAVATIONS, HEIGHTS
OF PLINTHS, NUMBER OF STEPS AND SIZES OF FOUNDATIONS
TO BE DETERMINED ON SITE



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Under tile membrane with joints lapped 150mm, fixed over rafters.

ALL AS PER ROOFING SPECIALIST DESIGN AND SPECIFICATIONS.

SIDE B ELEVATION

SCALE 1:100
ALL LEVELS, DIMENSIONS, DEPTHS OF EXCAVATIONS, HEIGHTS
OF PLINTHS, NUMBER OF STEPS AND SIZES OF FOUNDATIONS
TO BE DETERMINED ON SITE

SURFACE BED NOTE:

30mm SCREED ON 85mm SURFACE BED ON 250micron DPM
ON TERMITE TREATED WELL COMPACTED FILL MIN 150mm THICK

BUILDING SEALING:

ROOFS, EXTERNAL WALLS, AND FLOORS THAT FORM THE BUILDING ENVELOPE AND ANY OPENING SUCH AS WINDOWS AND DOORS IN THE EXTERNAL WALLS FABRIC SHALL BE CONSTRUCTED TO MINIMIZE AIR LEAKAGE. THE BUILDING SEALING CAN BE DONE BY METHODS SUCH AS CAULKING , OR ADDING SKIRTING, OR CORNICES.

4.4.3.4.1 A SEAL TO RESTRICT MOISTURE. ALL SHALL BE FITTED TO EACH EDGE OF AN EXTERNAL DOOR AND OTHER SUCH OPENING THAT
a.SERVES A CONDITIONED SPACE, OR
b.SERVES A HABITABLE ROOM IN CLIMATE ZONES 1,2,4&6

4.4.3.4.1 THE SEAL MAY BE A FOAM OR RUBBER COMPRESSIBLE STRIP OR A FIBROUS SEAL

EXTERNAL FINISHES

- ROOF FINISH : CONCRETE TILES
- FACE BRICK
- UPVC WINDOWS
- TILED FLOORS
- MINIMUM PLINTH OF 255mm
- ALL GLAZED SECTIONS TO BE IN ACCORDANCE WITH THE N–SECTION OF THE NBRI & SABS –0137
- SITE TO BE EXCAVATED TO SUIT TWO FLOOR LEVELS TO DWELLING

PLEASE NOTE: All confirmation and / or certificates to be provided on a Company Letterhed of the respective manufacturer / supplier / installer / specialists.

Fenestration specialists:
1. SANS 613 Certificate
2. U & SHGC Value Certificates / SAFIERA Certificates.

Roof specialists:
3. Confirmation that roof overhangs are as indicated on dawings.
4. Confirmation that the roof insulation installed has the required r-values as shown on drawings.

Electrical specialists
5. Energy consumption & demand - Confirmation that wattage of lighting installed does not exceed wattage demand as indicated on drawings.

Hot water services specialists
6. Hot water pipes - Confirmation that all hot water pipes are insulated with a minimum R-value of 1.
7. Hot water system - Confirmation of the type of hot water system used.

PLEASE NOTE: This building is subject to a rational design and/or rational assessment as prepared by **Ebesa Architects** or other competent person appointed for the building as recorded in **SANS 10400 – Form 2: Declaration by appointed competent person** . Any deviation from the approved building plans may influence the issue of the **SANS 10400 – Form 4: Energy effiency in buildings completion certificate** and occupation certificate as required by the local municipality. **Ebesa Architects** or other competent person appointed does not accept any responsibility for the withholding of any such completion certificate and/or occupation certificate due to deviation from the approved building plans

GENERAL NOTES TO ALL CONTRACTORS

- ACCORDING SANS 10400
- ALL LEVELS, DIMENSIONS, DEPTHS OF EXCAVATIONS, HEIGHTS OF PLINTHS, NUMBER OF STEPS AND SIZES OF FOUNDATIONS TO BE DETERMINED ON SITE
- READ FIGURED DIMENSIONS IN PREFERENCE TO SCALING
- DRAWINGS PREPARED ON SURFACE EXAMINATION ONLY
- ALL WORK DONE SHOULD COMPLY WITH STANDARD AND LOCAL BUILDING REGULATIONS O – 400

NOTES TO PITCH ROOF:A

- ACCORDING SANS 10400
- ROOF PITCH: 26°
- ROOF FINISH: CONCRETE ROOF TILES
- BATTENS: 38x38 @ 320 c/c
- DAMP/DUST MEMBRANE: " TALCOM " WHITE BY GUNDLE
- TRUSSES: GRADE 7 TIMBER AT 700c/c
  RAFTER: 152x38 to match existing
  TIE–BEAMS: 152x38 to match existing
- WALL PLATE: 114X38
- BRANDERING: 38X38
- CEILING: 6mm THICK " RHINOBOARD " WITH 70mm COVED CORNICE

ALL ROOFS TO ENGINEER AND MANUFACTURE'S DETAIL

NOTES FOR WALLS:

- ACCORDING SANS 10400
- LINTOLS: PRESTRESSED CONCRETE LINTOLS OVER ALL OPENINGS
- ROOF ANCHORS: GALVANISED STRAPS TO BE BUILT INTO WALLS 6 – 8 COURSES DEEP
- LINTOLS: PRESTRESSED CONCRETE LINTOLS OVER ALL OPENINGS EXCEPT WHERE FACE BRICK OCCURS THEN BRICK ON EDGE WITH BRICKFORCE ABOVE – 3 COURSES SHOULD BE USED

WINDOWS NOTES:

- ALL GLAZED SECTIONS TO BE IN ACCORDANCE WITH THE SANS 10400

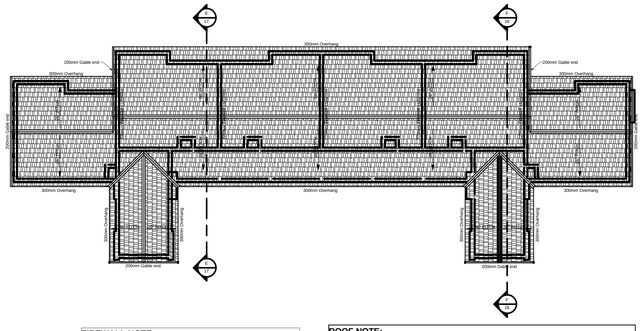
NORMAL THICKNESS OF GLASS	MAXIMUM SIZE OF GLAZING
3mm	0,75m 2
4mm	1,50m 2
5mm	2,10m 2
6mm	3,20m 2

NOTES FOR FLOORS:

- ACCORDING SANS 10400
- SKIRTING: 70X19 HARDWOOD WITH 19mm QUADRANT
- FLOOR FINISH: AS INDICATED ON PLAN
- SCREED: MINIMUM 25mm SAND OR CEMENT
- SURFACE BED: 85mm CONCRETE CEMENT FLOOR SLAB ON 250 MICRON DAMP PROOF MEMBRANE ON WELL COMPACTED EARTH FILL

DRAINAGE :

- ACCORDING SANS 10400
- I.E'S TO ALL CONNECTIONS
- R.E'S AT ALL CHANGE OF DIRECTION & HEAD OF DRAIN WITH MARKED COVERS AT GROUND LEVEL
- DRAIN PIPES EXCEEDING 6,0m TO JUNCTION TO HAVE OWN ø 110 OVP
  WHERE DRAINAGE OCCURS UNDER FOUNDATIONS AND CONCRETE FLOOR SLAB, DRAINAGE PIPES TO BE PROTECTED AGAINST THE LOAD
- MINIMUM INVERT LEVEL OF DRAIN 460mm
- ø 110 OVP AT HEAD OF DRAIN
- WHERE ONE – PIPE SYSTEM OCCUR: SEE NOTES TO ELEVATIONS
- MINIMUM FALL OF DRAIN: 1:60
- WHERE FALL EXCEEDS 1:10, BACK DROPS TO BE PROVIDED TO ENSURE MAXIMUM FALL ONLY 1:10



FIREWALL NOTE:
No combustible roof components shall penetrate the occupancy-separating elements or division-separating elements between occupancies and divisions

AS PER SANS 10400-T 4.6.4

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ALL AS PER ROOFING SPECIALIST DESIGN AND SPECIFICATIONS.

ROOF PLAN

SCALE 1:200

FRONT ELEVATION
SIDE B / SIDE A
REAR ELEVATION

ORIENTATION NOTE:
Refer to **SITE DEVELOPMENT PLAN** for building orientation

MEMBER: ANTONELLA F. R. JUNG
Professional Senior Architectural Technologist
REG. NO. : ST0672
BUSINESS C.C NO: 2001/ 062828 / 23

PROPOSED NEW SHRA DEVELOPMENT ON
ERF 486 PRINCESS EXT.60
PROPERTIES ARE NOTARIALLY TIED
FOR JIDMAC SOCIAL HOUSING

I hereby approve this drawing (i) for the design contained herein an (ii) for submission to the Local Authority for their approval

OWNER'S SIGNATURE / AUTHORISED REPRESENTATIVE — DATE
Who warrants his authority to sign

WORKING DRAWING

BLOCK 1,5 & 6: Elevation- rear, side A & Side B, & Roof plan

AREA: BLK 1313,30sqm

DATE: JULY 2024	DWG NO. : T/HPRINCESS ERF 486- WD	
DRAWN BY: AFRJ	SHEET NO. : 9/20	REVISION NO.: 3