CONSTRUCTION NOTES:

FOUNDATIONS:
- REINFORCED CONCRETE FOUNDATIONS TO ENGINEER'S SPEC.
- NO PART OF FOUNDATIONS OR STRUCTURE TO ENCROACH SITE BOUNDARIES.

FLOORS:
- GROUND FLOOR: FLOOR FINISH ON 25MM CEMENT SCREED, ON 100MM MASS CONCRETE FLOOR SLAB, ON 250 MICRON DPM, ON 50MM SAND BED, ON FINISH WITH COMPACTED IN LAYERS OF NOT MORE THAN 150MM THICK TO COMPLY WITH PART J OF SANS 10400.
- FIRST, SECOND FLOOR AND THIRD FLOOR SLAB TO ENGINEERS DESIGN.

WALLS:
- EXTERNAL WALLS TO BE 290MM MASONRY CAVITY WALL CONSTRUCTION.
- FOUR GALVANISED BUTTERFLY TIES PER M² TO CAVITY WALLS.
- GALVANISED BRICK FORCE EVERY 4TH COURSE WITH TWO COURSES ADDITIONALLY BELOW WINDOW CILLS AND ABOVE ALL OPENINGS.
- UNLESS WITH SPAN UP TO 1M TO HAVE 3 COURSES OF BRICK FORCE OVER AND WITH SPAN UP TO 4.8M TO HAVE 5 COURSES OF BRICK FORCE OVER & SPECIFIED BY ENGINEER.
- REINFORCED CONCRETE BEAM TO ENGINEERS DESIGN OVER OPENINGS WITH SPAN GREATER THAN 4800MM. BRICKWORK FOR WALLS TO HAVE A MIN OF 2.5 CAVITY TIES PER M².
- 90MM(+/-10% METRIC MODULE) WITH 190MM(+/-10% METRIC MODULE) PARTY SECTION (MINIMUM).
- INTERNAL WALLS TO BE PLASTERED AND PAINTED. EXTERNAL WALLS TO BE PLASTERED AND PAINTED COLOUR TO MATCH EXISTING.

ROOF CONSTRUCTION:
25° PITCH MAIN ROOF CONSTRUCTION:
- PREFABRICATED TIMBER TRUSSES DESIGNED BY OTHERS, MAX SPACINGS OF 750MM C/C.
- SLATE ROOF TILE TO MATCH EXISTING AT 25° PITCH.
- 38 X 38MM SA PINE BATTENS @ MAX 345MM C/C.
- 114 X 50MM TIMBER WALL PLATES.
- 1.5 X 38mm GALVANISED I ROOF IRON TIES BUILT INTO WALL 600MM DEEP.
- UNDERLAY TO BE POLYTHYLENE 250 MICRON AS PER MANUFACTURERS DETAIL.
- FASCIA BOARD TO MATCH EXISTING.
- A 6MM (MIN.) MINIMUM VENTILATION GAP (MIN. 6 PER 1 M OF EAVES) OR 10 000MM² PER LINEAR METRE AT EVERY C/C.
- DOUBLE SIDED RADIENSHIELD ALUMINIUM FOIL INSULATION WITH 100MM ISOTHERM POLYESTER THERMAL INSULATION.

FLAT ROOF CONSTRUCTION:
- CONCRETE ROOF CONSISTING OF 25MM SIZE GRAVEL SUMP FALLS ON LINOLEUM SLAB TO ENGINEER'S DETAIL.
- WATERPROOFING BY SPECIALIST TO MANUFACTURERS DETAILS ON SCREED TO FALL TO RUBEROID ON REINFORCED CONCRETE SLAB TO ENGINEERS DETAIL.
- WATERPROOFING/FLASHINGS TO BE TAKEN UP AND OVER PARAPET.
- TOP OF PARAPET TO BE PLASTERED TO SLOPE INWARD. (MAINTAINED PARAPET WALLS MAY NOT EXCEED 500MM ABOVE SLAB.

GLASS ROOF:
- FALL AT TOP DEGREES.
- DESIGN AS PER SPECIALIST.

WINDOWS, DOORS AND ALUMINIUM:
ALL TO BE IN CONCISE WHITE TO MATCH EXISTING.

STAIRCASE NOTE:
- PRECAST CONCRETE STAIRCASE TO MANUFACTURERS SPECIFICATIONS AND DESIGN.
- STAIRS TO HAVE MAX. 170MM RISERS AND MIN. 250MM TREAD.
- MIN. OTHERWISE HEIGHT ABOVE STAIRS TO BE 2100MM.
- PROVIDE MIN. 1000MM HIGH HANDRAIL OR BALUSTRADE WITH MAX. 100MM OPENINGS.

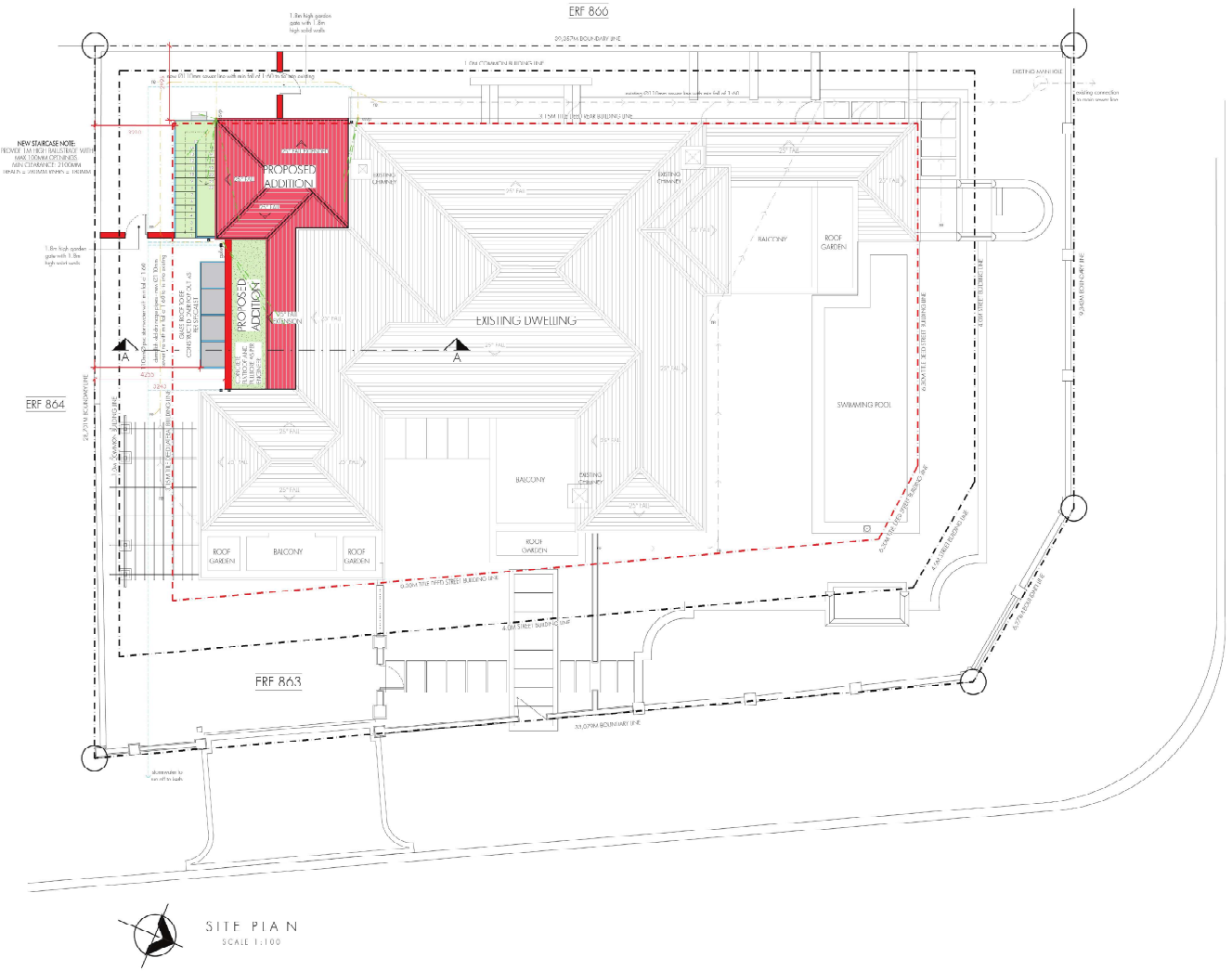
GLAZING:
- GLAZING TO BE CLEAR, ALL GLAZING TO COMPLY WITH REQUIREMENTS OF SANS 10400 - PART N AND SANS 10137.
- GLAZING ENCLOSED BY 150MM TO BE SAFETY GLAZED. WINDOWS LOWER THAN 300MM FROM FFL, WINDOWS LOWER THAN 1500MM FROM FFL ON LIPS OF STAIRS AND SPLIT LEVELS TO BE SAFETY GLASS. SAFETY GLASS TO SHOWER PANELLING AND ANY GLAZING THAT OCCURS IMMEDIATELY ABOVE AND WITHIN A DISTANCE OF 1.5M HORIZONTALLY OR VERTICALLY FROM A BATH OR SHOWER TO BE IN ACCORDANCE WITH PART N OF SANS 10400.
- ALL GLAZING TO COMPLY WITH REQUIREMENTS OF SABS 0137. ACCESS DOORS AND SIDELIGHTS TO HAVE SAFETY GLASS.

CHIMNEY AND FIREPLACE:
- CHIMNEY TO BE MIN. 1200MM ABOVE ROOF WITH FLASHING ALL ROUND.
- ALL ROOF TIMBERS TO BE MIN. 200MM AWAY FROM THE INSIDE OF THE CHIMNEY.
- REFACE AND CLIMNEY TO FULLY COMPLY WITH PART V OF SANS 10400.
- CHIMNEY COWLS AS PER ENGINEER.

RAINWATER GOODS:
- PURPOSE MADE ALUMINIUM SEAMLESS GUTTER WITH 75MM Ø DOWNPIPES TO SPECIALIST DETAIL.

DRAINAGE NOTE:
- HOT AND COLD WATER TO BE PROVIDED TO ALL WASHING FACILITIES.
- ALL WASTE FITTINGS TO HAVE 40mm DIA. PVC WASTE PIPES. ALL WASTE FITTINGS TO HAVE 75mm DIA. RESEAL TRAPS.
- ANY FOUNDATION WITHIN 1250MM OF DRAINAGE TO BE BELOW SUCH DRAINAGE.
- ALL SOIL FITTINGS TO HAVE 110MM DIA. PVC SOIL PIPE WITH MIN. FALL OF 1:40.
- GULLEY TRAP TO BE MIN. 150MM ABOVE SURROUNDING PAVING, GROUND LEVEL.
- GROWTH OF LOWEST TRAP TO BE 150mm ABOVE GULLEY TRAP.
- FIRST FLOOR TO BE FITTED WITH DEEP SEAL TRAPS.
- BOUNDARY PIPES TO HAVE MIN. 450MM INVERT DEPTH.
- VENT SHAFT AT HIGHEST POINT AND OVERFLOW GULLEY AT LOWEST POINT.
- ALL UNDERGROUND PIPES TO BE MIN. 110 DIA. PVC PIPES.
- ANY DRAINAGE PIPES RUNNING BENEATH DRIVEWAY TO BE ENCASED IN CONCRETE AND BENEATH A CONCRETE SLAB TO BE ENCASED IN CLEAN COMPACTED SAND FOR PROTECTION IN ACCORDANCE WITH SANS 10400.

MUNICIPAL AND BUILDERS NOTES:
- ALL WORK TO BE IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT NO. 103 OF 1977
- DIMENSIONS AND LEVELS TO BE VERIFIED ON SITE. OVERALL DIMENSIONS TO TAKE PRECEDENCE.
- WORK TO FIGURED DIMENSIONS ONLY.
- DPC MIN. 150MM ABOVE FGL. DPC TO ALL VERTICAL AND HORIZONTAL OPENINGS.
- FOUNDATIONS TO BE MIN. 300MM BELOW VIRGIN SOIL.
- ALL OPENINGS TO HAVE AT LEAST 450MM BRICKWORK ABOVE LINTELS.
- WINDOW AND DOORS RECTIFIERS TAP OR LESS THAN 500MM FROM FFL TO BE SAFETY GLASS.
- DRAINS: 100MM PVC - MIN FALL 1:40.
- RC'S AND IC'S AT ALL BENDS AND JUNCTIONS WITH MARKED COVERS AT GROUND LEVEL.
- WASH-AL-ALL TRAPS TO WASH-RUNNERS.
- ALL WASTE PIPES TO BE ACCESSIBLE FOR REMOVAL AND CLEANING.
- CLOSED SYSTEMS ENTER AT 45° JUNCTIONS.
- 600MM BENDS TO DRAINAGE RUNS.
- MIN. DEPTH 400MM BELOW FLOOR LEVEL.
- CONTRACTOR TO ENSURE THAT MAXIMUM WATER PRESSURE SYSTEM IS INSTALLED, WITH ALL VALVES ETC. HOUSED AT ROOF SPACE.
- ALL SEWER PIPES RUNNING BENEATH CONCRETE SURFACE BEDS, DRIVEWAYS OR FOOTINGS TO BE EMBEDDED IN A 100MM SAND CUSHION ALL ROUND FOR PROTECTION AS PER SANS 10400 PART P SECTION 4.22 AND SABS 10400 P.P. 24.5 A - E.



NOTES:

ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR/S PRIOR TO COMMENCEMENT OF ANY WORKS.

FIGURED DIMENSIONS ARE TO TAKE PREFERENCE TO SCALING. ALL DISCREPANCIES ON DRAWINGS OR INTENDED VARIATIONS FROM IT AS DRAWN O/S ARE TO BE CLEARED WITH ARCHITECT BEFORE PUTTING ANY WORK TO HAND.

ALL STRUCTURAL WORKS ARE TO BE REFERRED TO ENGINEERS DRAWINGS AND SPECIFICATIONS.

ALL WORKS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH REGULATIONS AS LAID DOWN IN THE NATIONAL BUILDINGS REGULATIONS (NBR 6400) AND OTHER GOVERNING BYLAWS.

CONTRACTOR TO ENSURE ALL CONSTRUCTION PLANS ARE SIGNED BY A RABE REPRESENTATIVE AND STAMPED BY ARCHITECT BEFORE COMMENCEMENT OF ANY WORKS.

NO UNAUTHORISED DRAWINGS TO BE ISSUED FOR CONSTRUCTION.

COPYRIGHT IS RESERVED ON ALL DRAWINGS AND DESIGN

ERF 863
AREA SCHEDULE

ERF:	1049.57 sqm
EXISTING GROUND FLOOR :	358.79 sqm
EXISTING FIRST FLOOR :	252.41 sqm
EXISTING DWELLING :	611.13 sqm
NEW ADDITIONS GROUND :	57.6 sqm
NEW ADDITIONS - FIRST :	61.0 sqm
TOTAL DWELLING:	729.73 sqm

FOR MUNICIPAL APPROVAL

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021 823 7676 | info@architech.co.za

Project
KWEK
ERF 863

Drawing
SITE PLAN, FLOOR PLANS, LOCALITY AND DETAIL

DATE 30.10.2025	DRAWN JB	SCALE AS INDICATED	
SHEET JMO - PSAT 24750672	DESIGNED JVDM	CHECKED JVDM	
YEAR 2025	JOB KWEK_863	DRAWING No 863-MUN-REVO	REVISION 0	PAGE 1 of 4

NOTES:

ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR/S PRIOR TO COMMENCEMENT OF ANY WORKS.

FIGURED DIMENSIONS ARE TO TAKE PREFERENCE TO SCALING. ALL DISCREPANCIES ON DRAWINGS OR INTENDED VARIATIONS FROM THIS DRAWING/S ARE TO BE CLEARED WITH ARCHITECH BEFORE PUTTING ANY WORK TO HAND.

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CONSTRUCTION NOTES:

FOUNDATIONS:
- REINFORCED CONCRETE FOUNDATIONS TO ENGINEER'S SPEC.
- NO PART OF FOUNDATIONS OR STRUCTURE TO ENCROACH SITE BOUNDARIES.

FLOORS:
- GROUND FLOOR: FLOOR FINISH ON 25MM CEMENT SCREED. ON 100MM MASS CONCRETE FLOOR SLAB, ON 250 MICRON DPM, ON 50MM SANDBED, ON FILLING WELL COMPACTED IN LAYERS OF NOT EXCEEDING 150MM - TO COMPLY WITH PART J OF SANS 10400.
- FIRST, SECOND FLOOR AND THIRD FLOOR SLAB TO ENGINEER'S DESIGN.

WALLS:
- EXTERNAL WALLS TO BE 280MM MASONRY CAVITY WALL CONSTRUCTION.
- FOUR GALVANISED BUTTERFLY TIES PER M² TO CAVITY WALLS.
- GALVANISED BRICK FORCE EVERY 4TH COURSE WITH TWO COURSES ADDITIONALLY BELOW WINDOW CILLS AND ABOVE ALL OPENINGS.
- LINTELS WITH SPAN UP TO 3M TO HAVE 3 COURSES OF BRICK FORCE OVER AND WITH SPAN UP TO 4.8M TO HAVE 5 COURSES OF BRICK FORCE OVER & SPECIFIED BY ENGINEER.
- REINFORCED CONCRETE BEAM TO ENGINEER'S DESIGN OVER OPENINGS WITH SPAN GREATER THAN 4800MM. BRICKWORK FOR WALLS TO HAVE A MIN OF 2.5 CAVITY TIES PER M²
- STEPPED 375 MICRON DPC WITH WEEPHOLES EVERY SECOND PERPEND.
- INTERNAL WALLS TO BE PLASTERED AND PAINTED, EXTERNAL WALLS TO BE PLASTERED AND PAINTED COLOUR TO MATCH EXISTING.

ROOF CONSTRUCTION:
25° PITCH MAIN ROOF CONSTRUCTION:
- PREFABRICATED TIMBER TRUSSES DESIGNED BY OTHER, MAX SPACING OF 760MM C/C.
- SLATE ROOF TILE TO MATCH EXISTING AT 25° PITCH.
- 38 X 38MM SA PINE BATTENS @ MAX 345MM C/C.
- 114 X 38MM TIMBER WALL PLATES.
- 1.5 X 30MM GALVANISED HOOP IRON TIES BUILT INTO WALL 600MM DEEP.
- UNDERLAY TO BE POLYMINIUM 202 LAYED AS PER MANUFACTURERS DETAIL.
- FACIA BOARD TO MATCH EXISTING.
- 6.4MM THICK SKIMMED RHINOBOARD CEILINGS FIXED TO 38 X 38MM BRANDERING AT 400MM C/C.
- DOUBLE SIDED RADENSHIELD ALUMINIUM FOIL INSULATION WITH 100MM ISOTHERM POLYESTER THERMAL INSULATION.

FLAT ROOF CONSTRUCTION:
- CONCRETE ROOF CONSISTING OF 25MM SIZE GRAVEL 50MM THICK ON CONCRETE SLAB TO ENGINEER'S DETAIL.
- WATERPROOFING (BY SPECIALIST TO MANUFACTURERS DETAIL) ON SCREED TO FALL TO FULLBORE ON REINFORCED CONCRETE SLAB TO ENGINEER'S DETAIL.
- WATERPROOFING/FLASHING TO BE TAKEN UP AND OVER PARAPET.
- TOP OF PARAPET TO BE PLASTERED TO SLOPE INSIDE. UN-REINFORCED PARAPET WALLS MAY NOT EXCEED 500MM ABOVE SLAB.

GLASS ROOF:
- FALL AT 10° DEGREES.
- DESIGN AS PER SPECIALIST.

WINDOWS, DOORS AND ALUMINIUM:
ALL TO BE IN COLOUR WHITE TO MATCH EXISTING.

STAIRCASE NOTE:
- PRECAST CONCRETE STAIRCASE TO MANUFACTURER'S SPECIFICATIONS AND DESIGN.
- STAIRS TO HAVE MAX. 170MM RISERS AND MIN. 250MM TREAD
- MIN. CLEARANCE HEIGHT ABOVE STAIRS TO BE 2100MM.
- PROVIDE MIN. 1000MM HIGH HANDRAIL OR BALUSTRADE WITH MAX. 100MM OPENINGS.

GLAZING:
- GLAZING TO BE CLEAR. ALL GLAZING TO COMPLY WITH REQUIREMENTS OF SANS 10400 - PART N AND SANS 10137.
- GLAZING IN EXCESS OF 1SQM TO BE SAFETY GLAZED. WINDOWS LOWER THAN 500MM FROM FFL, WINDOWS LOWER THAN 1800MM FROM PITCH LINE OF STAIRS AND SHOP FRONTS TO BE SAFETY GLASS. SAFETY GLASS TO SHOWER PANEL AND ANY GLAZING THAT OCCURS IMMEDIATELY ABOVE AND WITHIN A DISTANCE OF 1.8M HORIZONTALLY OR VERTICALLY FROM A BATH OR SHOWER TO BE IN ACCORDANCE WITH PART N OF SANS 10400.
- ALL GLAZING TO COMPLY WITH REQUIREMENTS OF SABS 0137. ACCESS DOORS AND SIDELIGHTS TO HAVE SAFETY GLASS.

CHIMNEY AND FIREPLACE:
- CHIMNEY TO BE MIN 1000MM ABOVE ROOF WITH FLASHING ALL ROUND.
- ALL ROOF TIMBERS TO BE MIN 200MM AWAY FROM THE INSIDE OF THE CHIMNEY.
- FIREPLACE AND CHIMNEY TO FULLY COMPLY WITH PART V OF SANS 10400.
- CHIMNEY COWL AS PER DEVELOPER.

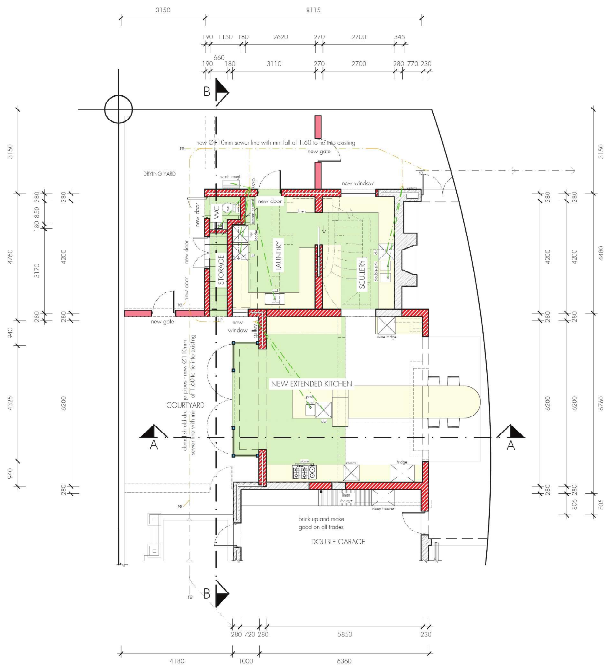
RAINWATER GOODS:
- PURPOSE MADE ALUMINIUM SEAMLESS GUTTER WITH 75MM Ø DOWN-PIPES TO SPECIALIST DETAIL.

DRAINAGE NOTE:
- HOT AND COLD WATER TO BE PROVIDED TO ALL WASHING FACILITIES.
- ALL WASTE FITTINGS TO HAVE 40MM DIA. PVC WASTE PIPES. ALL WASTE FITTINGS TO HAVE 75MM DIA. RE-SEAL TRAPS.
- ANY FOUNDATION WITHIN 1250MM OF DRAINAGE TO BE BELOW SUCH DRAINLINE.
- ALL SOIL FITTINGS TO HAVE 110MM DIA. PVC SOIL PIPE WITH MIN FALL OF 1:60.
- GULLEY RIM TO BE MIN 150MM ABOVE SURROUNDING NATURAL GROUND LEVEL.
- CROWN OF LOWEST TRAP TO BE 150MM ABOVE GULLEY RIM.
- FIRST FLOOR TO BE FITTED WITH DEEP SEAL TRAPS.
- RODDING EYES TO HAVE MIN 450MM INVERT LEVEL.
- VENT VALVE AT HIGHEST POINT AND OVERFLOW GULLEY AT LOWEST POINT.
- ALL UNDERGROUND PIPES TO BE MIN 110 DIA. PVC PIPES.
- ANY DRAINAGE PIPES RUNNING BENEATH DRIVEWAY TO BE ENCASED IN CONCRETE AND BENEATH A CONCRETE SLAB TO BE ENCASED IN CLEAN COMPACTED SAND FOR PROTECTION IN ACCORDANCE WITH SANS 10400.

MUNICIPAL AND BUILDER'S NOTES:
- ALL WORK TO BE IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT. NO. 103 OF 1977.
- DIMENSIONS AND LEVELS TO BE VERIFIED ON SITE. OVERALL DIMENSIONS TO TAKE PRECEDENCE.
- WORK TO FIGURED DIMENSIONS ONLY.
- DPC MIN. 150MM ABOVE NGL. DPC TO ALL VERTICAL AND HORIZONTAL OPENINGS.
- FOUNDATIONS TO BE MIN. 300MM BELOW VIRGIN SOIL.
- ALL OPENINGS TO HAVE AT LEAST 400MM BRICKWORK ABOVE LINTELS.
- WINDOW AND DOORS EXCEEDING 1M² OR LESS THAN 500MM FROM FFL TO BE SAFETY GLASS.
- DRAINS 100MM PVC - MIN FALL 1:60.
- RE'S AND IE'S AT ALL BENDS AND JUNCTIONS WITH MARKED COVERS AT GROUND LEVEL.
- RESEAL ALL TRAPS TO WASTE FITTINGS.
- ALL WASTE PIPES TO BE ACCESSIBLE FOR REPAIR AND CLEANING.
- CLOSED SYSTEMS ENTER AT 45° JUNCTIONS.
- 600MM BENDS TO DRAINAGE RUNS.
- MIN. DEPTH 400MM BELOW COVER LEVEL.
- CONTRACTOR TO ENSURE THAT BALANCE WATER PRESSURE SYSTEM IS INSTALLED, WITH ALL VALVES ECT. HOUSED AT ROOF SPACE.
- ALL SEWER PIPES RUNNING BENEATH CONCRETE SURFACE BEDS, DRIVEWAYS OR FOOTINGS TO BE EMBEDDED IN A 100MM SAND CUSHION ALL-ROUND FOR PROTECTION AS PER SANS 10400 PART P SECTION 4.22 AND SABS 10400 P.P. 24.5 A + B.

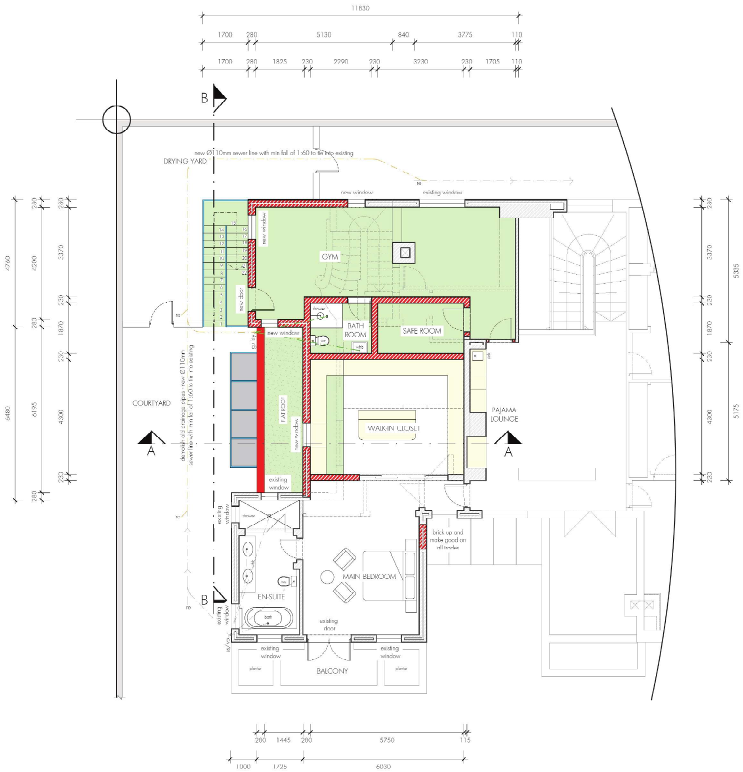
KEY:

- New joinery
- New walls
- New floors



GROUND FLOOR PLAN

SCALE 1:100



FIRST FLOOR PLAN

SCALE 1:100

ERF 863
AREA SCHEDULE

ERF:	1049.57 sqm
EXISTING GROUND FLOOR :	358.72 sqm
EXISTING FIRST FLOOR :	252.41 sqm
EXISTING DWELLING :	611.13 sqm
NEW ADDITIONS - GROUND :	57.6 sqm
NEW ADDITIONS - FIRST :	61.0 sqm
TOTAL DWELLING:	729.73 sqm

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Project
KRIEK
ERF 863

Drawing
SITE PLAN, FLOOR PLANS, LOCALITY AND DETAIL

DATE 30.10.2025	DRAWN JB	SCALE AS INDICATED
SACAP JMO - PSAT 24750672	DESIGNED JVDM	CHECKED JVDM

YEAR	JOB	DRAWING Nr	REVISION	PAGE
2025	KRIEK_863	863-MUN-REV0	0	2 of 4

CONSTRUCTION NOTES:

FOUNDATIONS:
- REINFORCED CONCRETE FOUNDATIONS TO ENGINEER'S SPEC.
- NO PART OF FOUNDATIONS OR STRUCTURE TO ENCROACH SITE BOUNDARIES.

FLOORS:
- GROUND FLOOR: FLOOR FINISH ON 25MM CEMENT SCREED, ON 100MM MASS CONCRETE FLOOR SLAB, ON 250 MICRON DPM, ON 50MM SAND BED, ON FINISH WITH COMPACTED IN LAYERS OF NOT MORE THAN 150MM THICK TO COMPLY WITH PARA J OF SANS 10400.
- FIRST, SECOND FLOOR AND THIRD FLOOR SLAB TO ENGINEERS DESIGN.

WALLS:
- EXTERNAL WALLS TO BE 290MM MASONRY CAVITY WALL CONSTRUCTION.
- FOUR GALVANISED BUTTERFLY TIES PER M² TO CAVITY WALLS.
- GALVANISED BRICK FORCE EVERY 4TH COURSE WITH TWO COURSES ADDITIONALLY BELOW WINDOW SILLS AND ABOVE ALL OPENINGS.
- UNLESS WITH SPAN UP TO 2M TO HAVE 3 COURSES OF BRICK FORCE OVER AND WITH SPAN UP TO 4.8M TO HAVE 5 COURSES OF BRICK FORCE OVER & SPECIFIED BY ENGINEER.
- REINFORCED CONCRETE BEAM TO ENGINEERS DESIGN OVER OPENINGS WITH SPAN GREATER THAN 4800MM. BRICKWORK FOR WALLS TO HAVE A MIN OF 2.5 CAVITY TIES PER M².
- TERMITE TX1 MECHANICAL BAR WITH WARNING'S PAINT SECTION PAINTED.
- INTERNAL WALLS TO BE PLASTERED AND PAINTED, EXTERNAL WALLS TO BE PLASTERED AND PAINTED COLOUR TO MATCH EXISTING.

ROOF CONSTRUCTION:
25° PITCH MAIN ROOF CONSTRUCTION:
- PREFABRICATED TIMBER TRUSSES DESIGNED BY OTHERS, MAX SPACINGS OF 750MM C/C.
- SLATE ROOF TILE TO MATCH EXISTING AT 25° PITCH.
- 38 X 38MM SA PINE BATTENS @ MAX 345MM C/C.
- 114 X 50MM TIMBER WALL PLATES.
- 1.5 X 38MM GALVANISED HOOP IRON TIES BUILT INTO WALL 600MM DEEP.
- UNDERLAY TO BE POLYTHYLENE 200 MICRON AS PER MANUFACTURERS DETAIL.
- FASCIA BOARD TO MATCH EXISTING.
- ALUMINIUM SLIMLINE GUTTERS AND DOWNPIPES AS PER MANUFACTURERS DETAILS.
- 4.5MM THICK NEMESIS BOARD TO BE FIXED TO THE UNDERSIDE OF ROOF RAFTERS AT 600MM C/C.
- DOUBLE SIDED RADIENSHIELD ALUMINIUM FOIL INSULATION WITH 100MM ISOTHERM POLYESTER THERMAL INSULATION.

FLAT ROOF CONSTRUCTION:
- CONCRETE ROOF CONSISTING OF 25MM SIZE WATER TIGHT CONCRETE SLAB ON ENGINEER'S DETAIL.
- WATERPROOFING BY SPECIALIST TO MANUFACTURERS DETAILS ON SCREED TO FALL TO RUBBLE OR REINFORCED CONCRETE SLAB TO ENGINEERS DETAIL.
- WATERPROOFING/FLASHINGS TO BE TAKEN UP AND OVER PARAPET.
- TOP OF PARAPET TO BE PLASTERED BY SUPPLIER/ INSTALLER WITH PARAPET WALLS MAY NOT EXCEED 500MM ABOVE SLAB.

GLASS ROOF:
- PITCH AT 10° DEGREES.
- DESIGN AS PER SPECIALIST.

WINDOWS, DOORS AND ALUMINIUM:
ALL TO BE IN CONCRETE WHERE TO MEDIUM MELTING.

STAIRCASE NOTE:
- PRECAST CONCRETE STAIRCASE TO MANUFACTURERS SPECIFICATIONS AND DESIGN.
- STAIRS TO HAVE MAX. 170MM RISERS AND MIN. 250MM TREAD.
- MIN. OTHERWISE HEIGHT ABOVE STAIRS TO BE 2100MM.
- PROVIDE MIN. 1000MM HIGH HANDRAIL OR BALUSTRADE WITH MAX. 100MM OPENINGS.

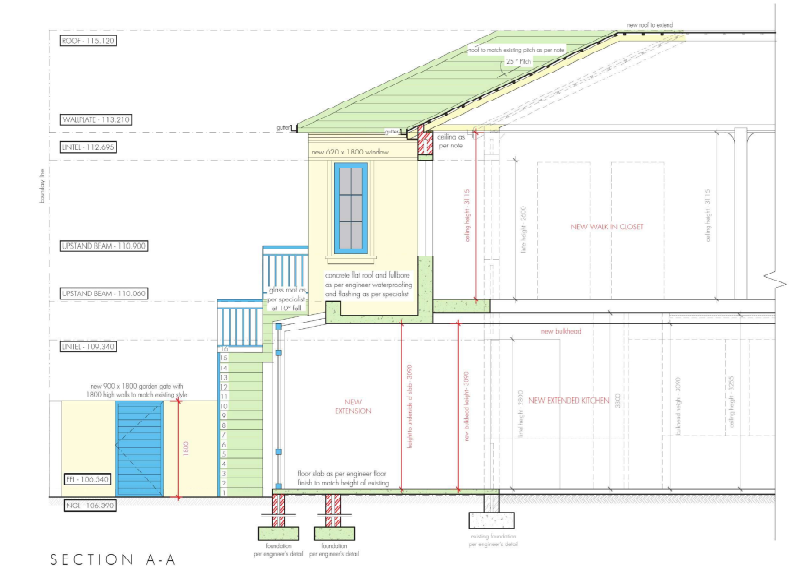
GLAZING:
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- GLAZING IN ENCLOSED OF 1.5MM TO BE SAFETY GLAZED. WINDOWS LOWER THAN 300MM FROM FFL, WINDOWS LOWER THAN 1500MM FROM FFL IN LINE OF DOORS AND SPLIP PANELS TO BE SAFETY GLASS. SAFETY GLASS TO SHOWER PANEL AND ANY GLAZING HAS OCCURS IMMEDIATELY ABOVE AND WITHIN A DISTANCE OF 1.8M HORIZONTALLY OR VERTICALLY FROM A BATH OR SHOWER TO BE IN ACCORDANCE WITH PART N OF SANS 10400.
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CHIMNEY AND FIREPLACE:
- CHIMNEY TO BE MIN. 1000MM ABOVE ROOF WITH FLASHING ALL ROUND.
- ALL ROOF TIMBERS TO BE MIN 200MM AWAY FROM THE INSIDE OF THE CHIMNEY.
- FIRE PLACE AND CHIMNEY TO FULLY COMPLY WITH PART V OF SANS 10400.
- CHIMNEY COWLS AS PER SPECIFICATION.

RAINWATER GOODS:
- PURPOSE MADE ALUMINIUM SEAMLESS GUTTER WITH 75MM Ø DOWNPIPES TO SPECIALIST DETAIL.

DRAINAGE NOTE:
- HOT AND COLD WATER TO BE PROVIDED TO ALL WASHING FACILITIES.
- ALL WASTE FITTINGS TO HAVE 40mm MIN. PVC WASTE PIPE. ALL WASTE FITTINGS TO HAVE 75mm DIA. RESEAL TRAPS.
- ANY FOUNDATION WITHIN 1250MM OF DRAINAGE TO BE BELOW SUCH DRAINAGE.
- ALL SOIL FITTINGS TO HAVE 110MM DIA. PVC SOIL PIPE WITH MIN. FALL OF 1:40.
- QUALITY RAIN TO BE MIN. 150MM ABOVE SURROUNDING FINISHED GROUND LEVEL.
- CROWN OF LOWEST TRAP TO BE 150MM ABOVE QUALITY RAIN.
- FIRST FLOOR TO BE FITTED WITH BACK DRAIN TRAPS.
- BOUNDARY PIPES TO HAVE MIN 450MM INVERT DEPTH.
- VENT VALVE AT HIGHEST POINT AND OVERFLOW OUTLET AT LOWEST POINT.
- ALL UNDERGROUND PIPES TO BE MIN 110 DIA. PVC PIPES.
- ANY DRAINAGE PIPES RUNNING BENEATH DRIVEWAY TO BE ENCASED IN CONCRETE AND BENEATH A CONCRETE SLAB TO BE ENCASED IN CLEAN COMPACTED SAND FOR PROTECTION IN ACCORDANCE WITH SANS 10400.

MUNICIPAL AND BUILDERS NOTES:
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- WORK TO FIGURED DIMENSIONS ONLY.
- DPC MIN. 150MM ABOVE FGL. DPC TO ALL VERTICAL AND HORIZONTAL OPENINGS.
- FOUNDATIONS TO BE MIN. 300MM BELOW VIRGIN SOIL.
- ALL OPENINGS TO HAVE AT LEAST 400MM BRICKWORK ABOVE LINTELS.
- WINDOW AND DOORS RESTRAINS 1M² OR LESS THAN 500MM FROM FFL TO BE SAFETY GLASS.
- DRAINS 100MM PVC. MIN FALL 1:40.
- RE'S AND IC'S AT ALL BENDS AND JUNCTIONS WITH MARKED COVERS AT GROUND LEVEL.
- WASH AS WAYS TO WASTE RUNS.
- ALL WASTE PIPES TO BE ACCESSIBLE FOR REMAIN AND CLEANING.
- CLOSED SYSTEMS ENTER AT 45° JUNCTIONS.
- 450MM BENDS TO DRAINAGE RUNS.
- MIN. DEPTH 450MM BELOW COVER PIPE.
- CONTRACTOR TO ENSURE THAT BALANCE WATER PRESSURE SYSTEM IS INSTALLED, WITH ALL VALVES ETC. HOUSED AT ROOF SPACE.
- ALL SEWER PIPES RUNNING BENEATH CONCRETE SLABS, DRIVEWAYS OR FOUNDATIONS TO BE EMBEDDED IN A 100MM SAND CUSHION ALL ROUND FOR PROTECTION AS PER SANS 10400 PART P SECTION 4.22 AND SABS 10400 P.P. 24.5 A - E



SECTION A-A

SCALE 1:50



SECTION B-B

SCALE 1:50

NOTES:

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Project

KRIEK
ERF 863

Drawing

SECTIONS

DATE 30.10.2025	DRAWN JB	SCALE AS INDICATED	
SARAH JMO - PSAT 24750672	DESIGNED JVDM	© ARCHITECH JVDM	
YEAR 2025	JOB KRIEK_863	DRAWING No 863-MUN-REV0	REVISION 0	PAGE 3 of 4

CONSTRUCTION NOTES:

FOUNDATIONS:
- REINFORCED CONCRETE FOUNDATIONS TO ENGINEER'S SPEC.
- NO PART OF FOUNDATIONS OR STRUCTURE TO ENCROACH SITE BOUNDARIES.

FLOORS:
- GROUND FLOOR: FLOOR FINISH ON 25MM CEMENT SCREED, ON 100MM MASS CONCRETE FLOOR SLAB, ON 250 MICRON DPM, ON 50MM MINIMUM, ON FINISHED WITH COMPACTED IN LAYERS OF NOT MORE THAN 150MM THICK TO COMPLY WITH PART J OF SANS 10400.
- FIRST, SECOND FLOOR AND THIRD FLOOR SLAB TO ENGINEERS DESIGN.

WALLS:
- EXTERNAL WALLS TO BE 290MM MASONRY CAVITY WALL CONSTRUCTION.
- FOUR GALVANISED BUTTERFLY TIES PER M² TO CAVITY WALLS.
- GALVANISED BRICK FORCE EVERY 4TH COURSE WITH TWO COURSES ADDITIONALLY BELOW WINDOW CILLS AND ABOVE ALL OPENINGS.
- UNLESS WITH SPAN UP TO 1M TO HAVE 3 COURSES OF BRICK FORCE OVER AND WITH SPAN UP TO 4.8M TO HAVE 5 COURSES OF BRICK FORCE OVER & SPECIFIED BY ENGINEER.
- REINFORCED CONCRETE BEAM TO ENGINEERS DESIGN OVER OPENINGS WITH SPAN GREATER THAN 4800MM. BRICKWORK FOR WALLS TO HAVE A MIN OF 2.5 CAVITY TIES PER M².
- TERMITE TREATMENT WITH WARRANTY'S PARRY SECTION PERIMETER.
- INTERNAL WALLS TO BE PLASTERED AND PAINTED. EXTERNAL WALLS TO BE PLASTERED AND PAINTED COLOUR TO MATCH EXISTING.

ROOF CONSTRUCTION:
25° PITCH MAIN ROOF CONSTRUCTION:
- PREFABRICATED TIMBER TRUSSES DESIGNED BY OTHERS, MAX SPACINGS OF 765MM C/C.
- SLATE ROOF TILE TO MATCH EXISTING AT 25° PITCH.
- 38 X 25MM SA PINE BATTENS @ MAX 345MM C/C.
- 114 X 50MM TIMBER WALL PLATES.
- 1.0 X 25MM GALVANISED I ROOF TIES BUILT INTO WALL 600MM DEEP.
- UNDERLAY TO BE POLYTHENE 250 MICRON AS PER MANUFACTURERS DETAIL.
- FASCIA BOARD TO MATCH EXISTING
- 9.5MM THICK NOMINAL GYPROCK BOARD FIXED TO UNDERSIDE OF RAFTERS AT 450MM C/C.
- DOUBLE SIDED RADIENSHIELD ALUMINIUM FOIL INSULATION WITH 100MM ISOTHERM POLYESTER THERMAL INSULATION.

FLAT ROOF CONSTRUCTION:
- CONCRETE ROOF CONSISTING OF 25MM SIZE GRAVEL 50MM THICK CAN CONCRETE SLAB TO ENGINEER'S DETAIL.
- WATERPROOFING BY SPECIALIST TO MANUFACTURERS DETAILS ON SCREED TO FALL TO RUBBLE ON REINFORCED CONCRETE SLAB TO ENGINEERS DETAIL.
- WATERPROOFING/FLASHINGS TO BE TAKEN UP AND OVER PARAPET.
- TOP OF PARAPET TO BE PLASTERED TO SLOPE INWARD. (ALTERNATIVELY PARAPET WALLS MAY NOT EXCEED 500MM ABOVE SLAB.

GLASS ROOF:
- PITCH AT TOP DEGREES.
- DESIGN AS PER SPECIALIST.

WINDOWS, DOORS AND ALUMINIUM:
ALL TO BE IN COLOUR WHITE TO MATCH EXISTING.

STAIRCASE NOTE:
- PRECAST CONCRETE STAIRCASE TO MANUFACTURERS SPECIFICATIONS AND DESIGN.
- STAIRS TO HAVE MAX. 170MM RISERS AND MIN. 250MM TREAD.
- MIN. OTHERWISE HEADROOM ABOVE STAIRS TO BE 2100MM.
- PROVIDE MIN. 1000MM HIGH HANDRAIL OR BALUSTRADE WITH MAX. 100MM OPENINGS.

GLAZING:
- GLAZING TO BE CLEAR, ALL GLAZING TO COMPLY WITH REQUIREMENTS OF SANS 10400 - PART N AND SANS 10137.
- GLAZING IN ENCLOSURE OF 1.5M2 TO BE SHEET GLASS. WINDOWS SMALLER THAN 350MM FROM FFL, WINDOWS LARGER THAN 1.5M2 FROM 750 MM FFL OR LOWER AND SPLIT PANELS TO BE SAFETY GLASS. SAFETY GLASS TO SHOWER PANEL AND ANY GLAZING WHICH OCCURS IMMEDIATELY ABOVE AND WITHIN A DISTANCE OF 1.5M HORIZONTALLY OR VERTICALLY FROM A BATH OR SHOWER TO BE IN ACCORDANCE WITH PART N OF SANS 10400.
- ALL GLAZING TO COMPLY WITH REQUIREMENTS OF SABS 0137. ACCESS DOORS AND SIDELIGHTS TO HAVE SAFETY GLASS.

CHIMNEY AND FIREPLACE:
- CHIMNEY TO BE MIN. 1200MM ABOVE ROOF WITH FLASHING ALL ROUND.
- ALL ROOF TIMBERS TO BE MIN 200MM AWAY FROM THE INSIDE OF THE CHIMNEY.
- FIRE PLACE AND CHIMNEY TO FULLY COMPLY WITH PART V OF SANS 10400.
- CHIMNEY COWLS AS PER SPECIFICATION.

RAINWATER GOODS:
- PURPOSE MADE ALUMINIUM SEAMLESS GUTTER WITH 75MM Ø DOWNPIPES TO SPECIALIST DETAIL.

DRAINAGE NOTE:
- HOT AND COLD WATER TO BE PROVIDED TO ALL WASHING FACILITIES.
- ALL WASTE FITTINGS TO HAVE 40mm MIN. PVC WASTE PIPES. ALL WASTE FITTINGS TO HAVE 76MM DIA. RESEAL TRAPS.
- ANY FOUNDATION WITHIN 1200MM OF DRAINAGE TO BE BELOW SUCH DRAINAGE.
- ALL SOIL FITTINGS TO HAVE 110MM DIA. PVC SOIL PIPE WITH MIN FALL OF 1:40.
- GULLEY TRAPS TO BE MIN 150MM ABOVE SURROUNDING PAVING, GROUND LEVEL.
- CROWN OF LOWEST TRAP TO BE 150MM ABOVE GULLEY TRAP.
- FIRST FLOOR TO BE FITTED WITH DEEP SEAL TRAPS.
- RODDING EYES TO HAVE MIN 450MM INVERT ITEM
- VENT VALVE AT HIGHEST POINT AND OVERFLOW GULLEY AT LOWEST POINT
- ALL UNDERGROUND PIPES TO BE MIN 110 DIA. PVC PIPES.
- ANY DRAINAGE PIPES RUNNING BENEATH DRIVEWAY TO BE ENCASED IN CONCRETE AND BENEATH A CONCRETE SLAB TO BE ENCASED IN CLEAN COMPACTED SAND FOR PROTECTION IN ACCORDANCE WITH SANS 10400.

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SOUTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100

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Drawing
ELEVATIONS AND DETAILS

DATE 30.10.2025	DRAWN JB	SCALE AS INDICATED	
SHEET JMO - PSAT 24750672	DESIGNED JVDM	CHECKED JVDM	
YEAR 2025	JOB KABEK_863	DRAWING No 863-MUN-REVU	REVISION U	PAGE 4 of 4