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REV.	DESCRIPTION	BY	DATE

GENERAL NOTES:

This is an COMPUTER generated drawing. All dimensions and levels to be checked and verified on site, by the contractors, prior to commencing any works.
ONLY use figured dimensions. NO scaling.
All discrepencies on drawings or intended variations from drawings are to be cleared with ARCHITECT before putting any work in hand. All structural works are to be reffered to ENGINEERS drawings and specifications.
All floors to have minimum 10% of floor area glazed, and minimum 5% of floor area ventilated.
Floor plans are representative and do not form part of the contract.
All works to be carried out in strict accordance with the National Building Regulations and the local council's regulations.
Brickforce to be laid in every fifth (5th) brickcourse, and every course above doors, windows and openings.
All materials to comply with SABS standards.

DRAINAGE NOTES:

Sewer pipes to be 110mm diameter PVC with a minimum fall of 1:40.
Waste water pipes to be 40mm diameter PVC. OVP or vent valve at head of drain. RE's (rodding eyes) at head of drain, all changes in direction, and at max 25m intervals. RE's to be marked at FGL.
IE's (inspection eyes) at all junctions and bends. IE's to be marked at FGL if underground.
Sewer pipes under building to be encased in 300 x 300 concrete sleeve. All waste water fittings to have 65mm re-seal traps.
All drainage work to be carried out in strict accordance with the National Building Regulations and the local council's specifications.

NOTE: SANS 10400-XA:2011,4.2.1(B)

OCCUPANCY CLASS
A1,A2,A3,A4,C1,C2,E1,E2,E3,E4,F1,F3,G1,H1,H2,H3,H4 & H5 SHALL BE DEEMED TO BE SATISFIED IF ORIENTATION AND SHADING ARE IN ACCORDDANCE WITH THE REQUIREMENTS OF SANS 204, EXTERNAL WALLS ARE IN ACCORDANCE WITH THE REQUIREMENTS OF 4.4.3, FENESTRATION IS IN ACCORDANCE WITH THE REQUIREMENTS OF 4.4.4, ROOF ASSEMBLY CONSTRUCTION IS IN ACCORDANCE WITH THE REQUIREMENTS OF 4.4.5, IF IN-SLAB HEATING IS INSTALLED, IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF 4.4.2, AND SERVICES THAT USE ENERGY OR CONTROL THE USE OF ENERGY, INCLUDING HEATING, AIR CONDITIONING AND MECHANICAL VENTILATION IN ACCORDANCE WITH SANS 204, AND HOT WATER SYSTEMS IN ACCORDANCE WITH THE REQUIREMENTS OF 4.1
OR
4.2.1.C A COMPETENT PERSON CERTIFIES THAT THE BUILDING HAS A THEORITICAL ANNUAL ENERGY CONSUPTION AND THE DEMAND IS LESS THAN OR EQUAL TO A REFERENCE BUILDING THAT COMPLIES WITH THE REQUIREMENTS OF 4.2.1(B).

CLIENT:

ARCHITECT:

ENGINEER:

A4 AC ARCHITECTS
Architecture for a Change (Pty) Ltd
dirk@a4ac.co.za
011-477-8738
www.a4ac.co.za

CLIENT:
RAINBOW PROPERTY TRUST

SITE:
ERF 264 PORTION 223-FARM ZUURFONTEIN 591-IQ

DRAWN:	CHECKED:	REVISION:
DAC	DAC	F

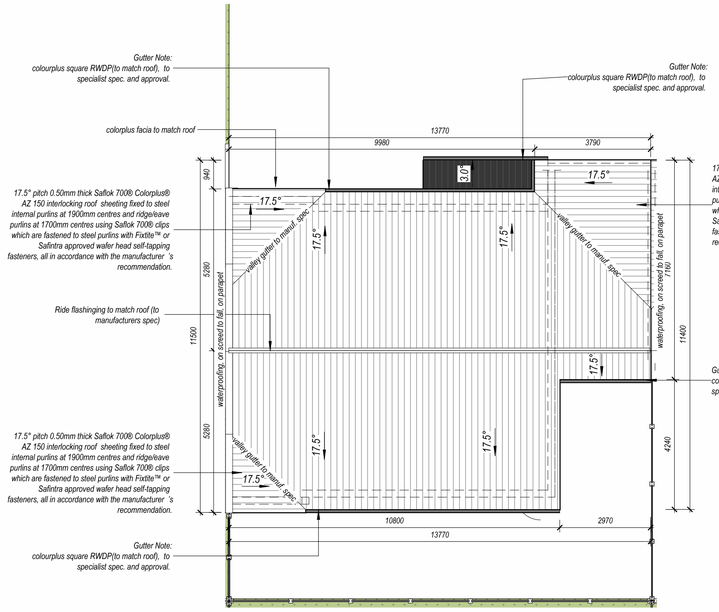
PROJECT NAME:
SEDIBA RETIREMENT

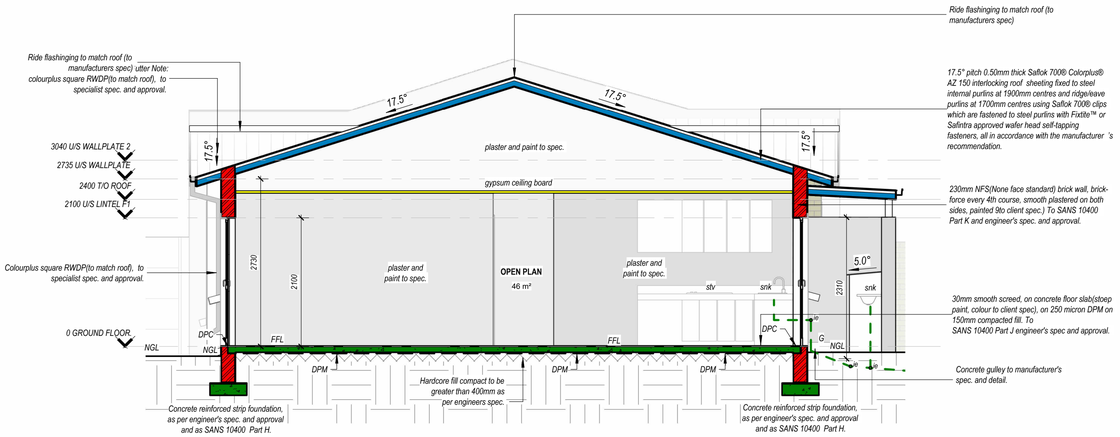
DRAWING TITLE:
UNIT 2-ROOF PLAN, GROUND FLOOR PLAN, SECTION C, DD

SCALE:	DRAWING DATE:
As indicated	2026/07/21 10:09:22

PROJECT NO:	STATUS:
FL-01	FOR INFORMATION ONLY

DRAWING NO:	SHEET NUMBER
404	4 OF 13

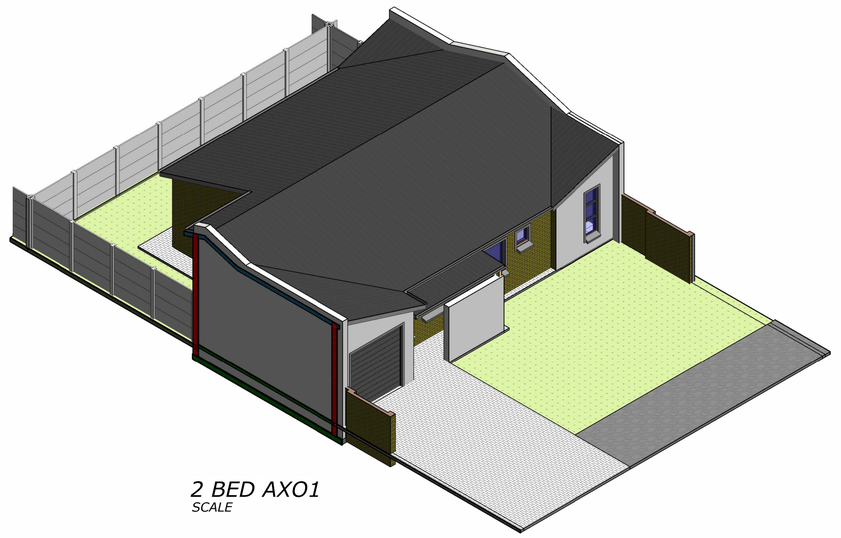




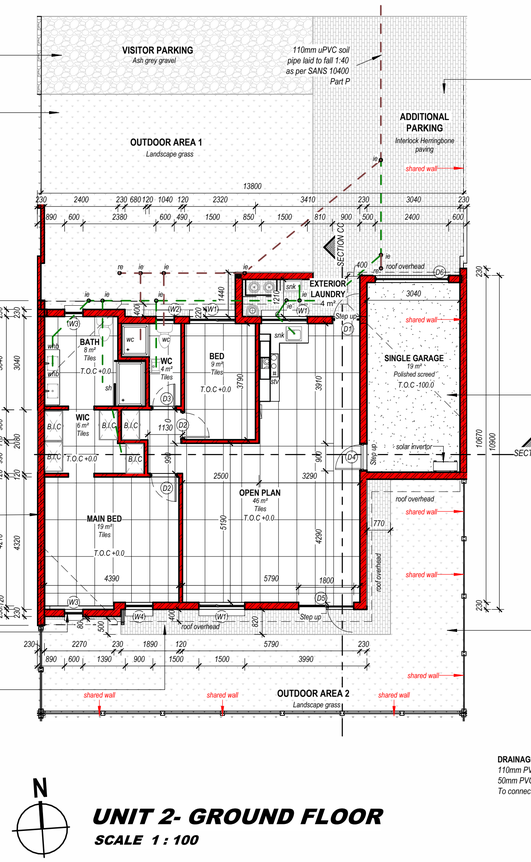
DRAINAGE NOTE:
110mm PVC soil pipe to SANS 10400 PART P standards and gradients.
50mm PVC waste pipe to SANS 10400 PART P standards and gradients.
To connect to existing drainage, to be installed by a certified plumber.

SECTION CC
SCALE 1 : 50

SECTION DD
SCALE 1 : 50



2 BED AXO1
SCALE



DRAINAGE NOTE:
110mm PVC soil pipe to SANS 10400 PART P standards and gradients.
50mm PVC waste pipe to SANS 10400 PART P standards and gradients.
To connect to existing drainage, to be installed by a certified plumber.

2 BED.
115m² floor area including garage + exterior laundry

130m² foorprint including garage + exterior laundry