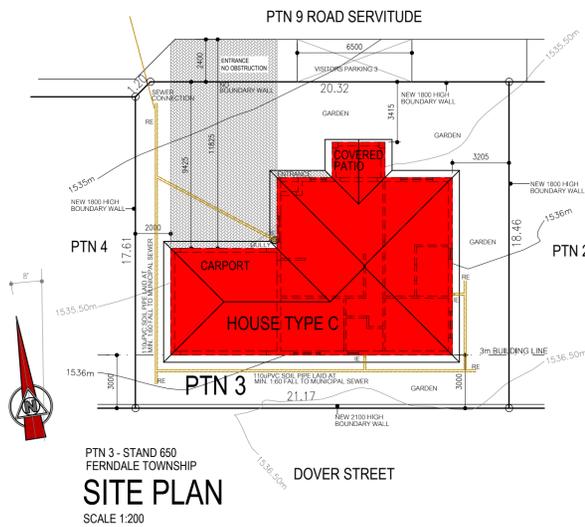


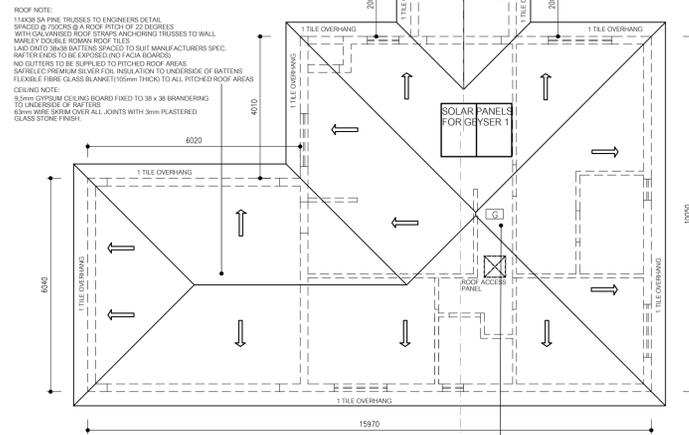
GROUND STOREY PLAN
SCALE 1:100

**PTN 3 - STAND 650
FERNDALE TOWNSHIP**

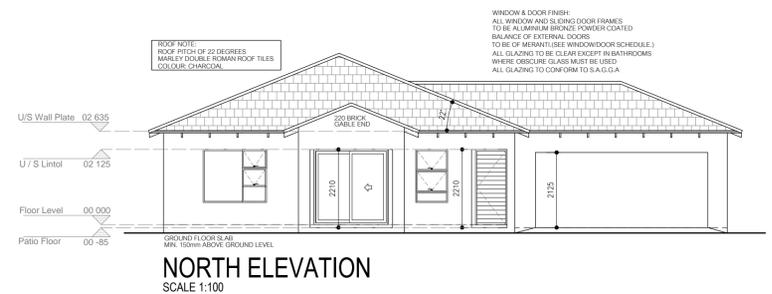
PERMISSIBLE AREAS:	ACTUAL AREAS:
STAND SIZE: 391sqm	STAND SIZE: 391sqm
	GROUND STOREY: 142sqm
	TOTAL AREA: 142sqm
	FAR: 0.364 (142sqm)
	COVERAGE: 36.4% (142sqm)



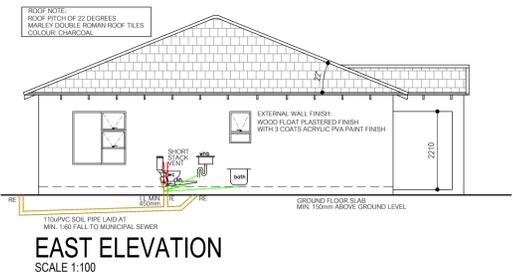
**PTN 3 - STAND 650
FERNDALE TOWNSHIP
SITE PLAN**
SCALE 1:200



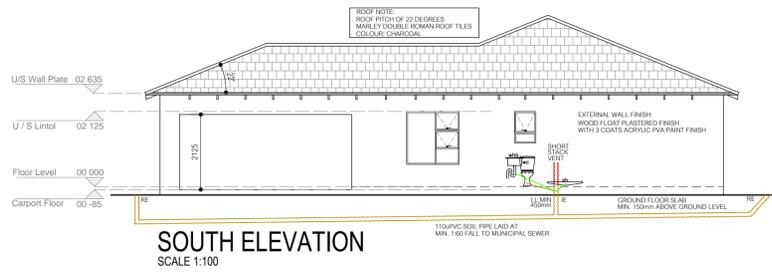
ROOF PLAN
SCALE 1:100



NORTH ELEVATION
SCALE 1:100



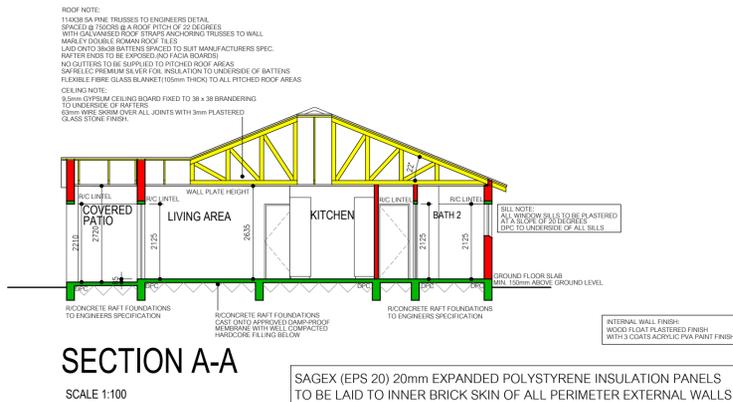
EAST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100



SECTION A-A
SCALE 1:100

SAGEX (EPS 20) 20mm EXPANDED POLYSTYRENE INSULATION PANELS TO BE LAID TO INNER BRICK SKIN OF ALL PERIMETER EXTERNAL WALLS ON GROUND FLOOR SLAB AREAS FOR PERIMETER INSULATION REFER TO SANS 10400-XA(4.4.2) / SANS 204 (4.3.2)

GENERAL NOTES

- GENERAL:**
- Boundary walls to be pointed out by owner.
 - Contractor must check all levels, dimensions, steps and levels, and report all discrepancies to the Design Consultants before work commences.
 - All work to be done in accordance with the National Building Regulations (SABS) and the applicable SABS codes & standards.
 - Figure dimensions to be taken in preference to scaling.
- ROOF NOTES:**
- Timber sizes are according to tables L3 SABS, D400.
 - All roof trusses to be specified by an Engineer.
 - Roof Anchoring: In the case of the wall end of a masonry cavity or concrete gable end roof strap or wire shall be embedded in the wall at positions suitable for anchoring any timber roof truss, rafter or beam to such wires shall extend into the wall to a depth of 300mm or 400mm or as specified in the design.
 - Concrete or clay tiles or slates or at least 600mm in the clear of a masonry or in-situ concrete is less than 200mm or 300mm, respectively, such strap or wire shall extend as far as possible into such masonry or concrete.

- FIRE PREVENTION:**
- Any roof surface between garage & habitable areas shall be divided by a wall with a 30 minute fire rating.
 - Any door between garage & habitable areas to be a solid inner core door with a 30 minute fire rating.
- DRAINAGE: SINGLE STACK SYSTEM:**
- NB: No backventing required!
 - Provide a chemical temporary toilet (before inspection of foundation excavations) in an inaccessible position: keep it in a hygienic & odourless state.
 - All vents to be fitted with a 30 minute fire rating.
 - All vents to be fitted with a 30 minute fire rating.

- CONCRETE ROOF:**
- Concrete roof to be detailed with min. 50 mm thickness screed graded to 1:50 fall to 110 dia. built-in downpipes as shown. Waterproofing by specialist with 10 year guarantee.
- FLOORS & WATERPROOFING:**
- Where underfloor heating (u/f/h) is shown on plan, the affected floor must be cast on min. 50 mm thick polystyrene foam & beam is to be installed around perimeter of room to insulate floor from walls.
 - Ground floor slab: a concrete slab which shall have a compressive strength of not less than 15 MPa at 28 days, or be mixed in the proportions by volume of one part cement, four parts sand & five parts coarse aggregate, & the thickness of such slab shall be 80 mm of the lowest branch discharge pipe connected to a stack, the centre line of the stack shall be at least 100 mm from the drain to be min. 500 mm.

- FOUNDATIONS & BRICKWORK:**
- All foundations to be specified by an engineer.
 - All brickwork to be of cement brick laid in a stretcher bond pattern.
 - Boundary wall foundations must not encroach on boundary & are to be plastered & painted both sides.
 - Parapet walls to be at least 170mm high, with brickwork in every course.
 - Lintels to be supported min. 150 for opening up to 3.0m & at least 200 mm for opening up to 4.5m.
 - 3 courses brickwork to be built in above floor level & above window level & every third course to be in continuous bond.
 - No lintels or brick bonding will be allowed under any circumstances.
- STAIRS & BALUSTRADES:**
- Stairs to be 900 mm width, treads 250 mm min., risers 200mm max, with 6 mm max. division.
 - 1 m high balustrades to be at stairs and balconies.
 - No opening larger than 100 mm allowed in balustrades.
 - Windows, where shown, to be at least 200 wide, 450 from floor level. Angle between window to be constant.
 - Min. bedroom to be 2.1 M measured from glazing.
 - Glass balustrades (if shown) to be safety glass.

- PIPE SIZES:**
- 50mm diameter uPVC pipes for sink, veg. basin, shower, washing machine, dishwasher, wash trough, bath.
 - 50mm diameter uPVC pipes for bidet
 - 110mm diameter uPVC pipes for toilets
 - 50mm diameter uPVC pipes for combined wastes
 - 110mm diameter uPVC pipes for vent to toilets
- GLAZING:**
- All glazing to be clear except in bathrooms where obscure glass must be used
 - All glazing to conform to S.A.G.G.A

REVISIONS

No.	DESCRIPTION	DATE	BY
001			



ARCHITECTURE ■ ENGINEERING ■ PROJECT MANAGEMENT

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CLIENT
PRETATONE (PTY)LTD

PROJECT
PROPOSED NEW RESIDENCE ON PORTION 3 OF STAND 650, FERNDALE TOWNSHIP

TITLE
FLOOR PLAN, ROOF PLAN, SITE PLAN, ELEVATIONS, SECTION

SCALE 1:100, 1:200, 1:25	DATE 15/07/2021
DRAWN MM	JOB NO: FER - 001.650.PTN3
DRAWING # 100-01	REVISION 000
AUTHORISED SIGNATURE M.MOTALE # PAT20871 J.SURE # 7735	