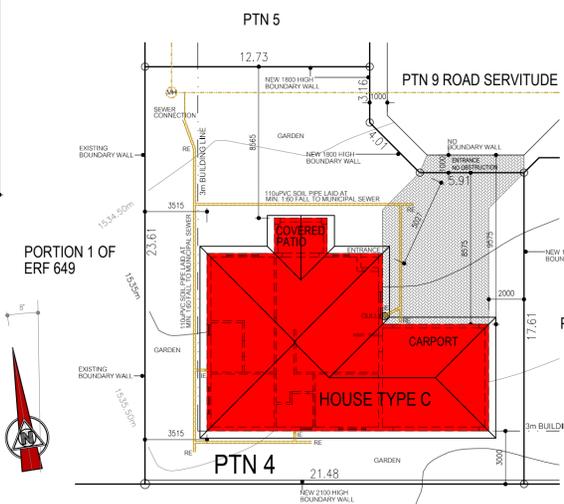


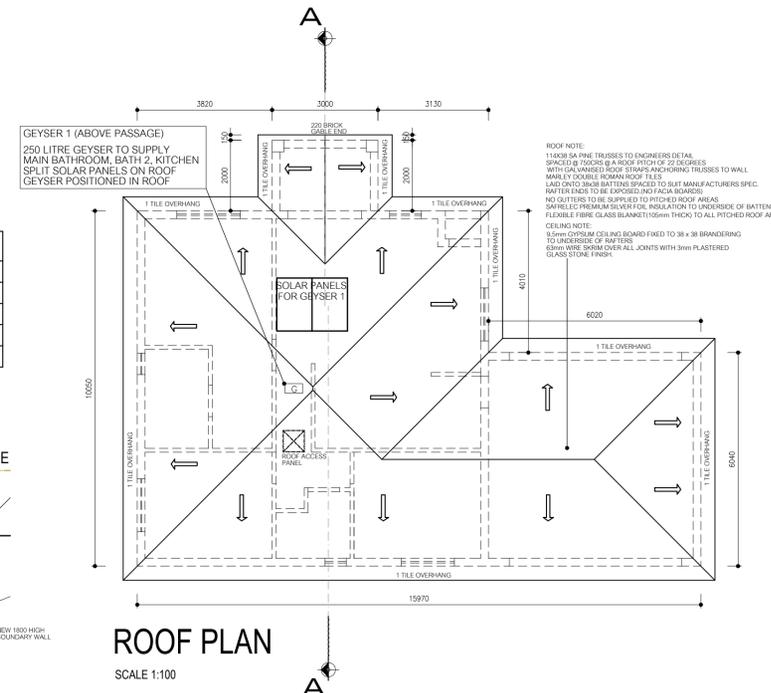
GROUND STOREY PLAN
SCALE 1:100

**PTN 4 - STAND 650
FERNSDALE TOWNSHIP**

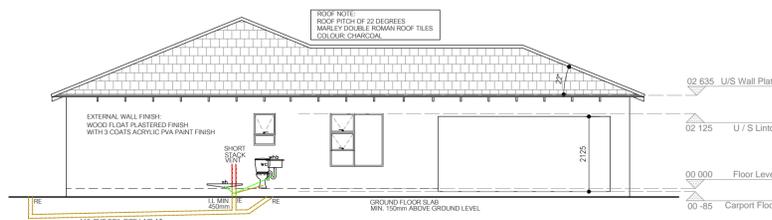
PERMISSIBLE AREAS:	ACTUAL AREAS:
STAND SIZE: 459sqm	STAND SIZE: 459sqm
	GROUND STOREY: 142sqm
	TOTAL AREA: 142sqm
	FAR: 0.31 (142sqm)
	COVERAGE: 31% (142sqm)



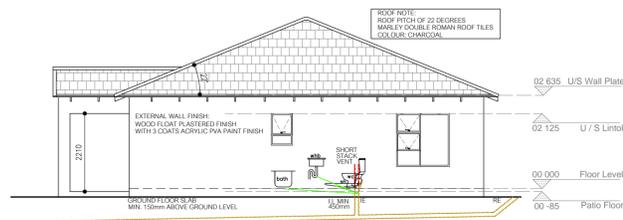
**PTN 4 - STAND 650
FERNSDALE TOWNSHIP
SITE PLAN**
SCALE 1:200



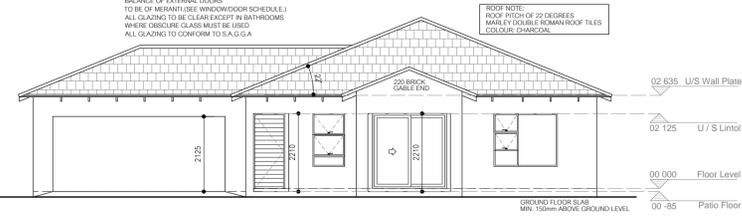
ROOF PLAN
SCALE 1:100



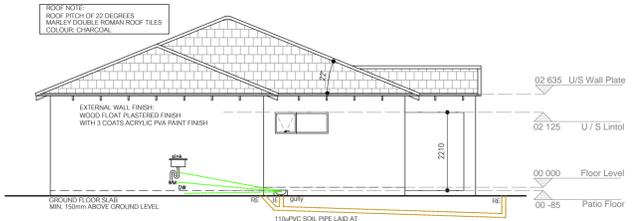
SOUTH ELEVATION
SCALE 1:100



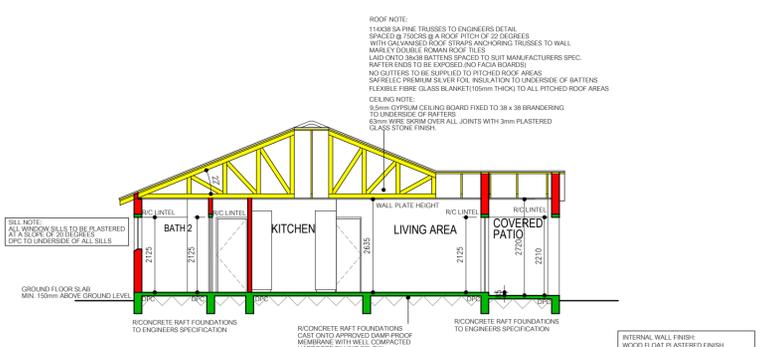
WEST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100



EAST 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 pegs to be pointed out by owner.
- Contractor must check all levels, dimensions, steps and heights against approved drawings.
- Design Consultants before work commences.
- All work to comply with the National Building Regulations (SABS) (NBR), the applicable SABS codes & building bye regulations.
- Figure dimensions to be taken in preference to scaling.

ROOF NOTES:

- Truss sizes are according to tables 1.3 SABS, D400.
- All roof trusses and rafters to be specified by an Engineer.
- Roof Anchoring: In the case of the wall ends of off-masonry walls, concrete or masonry walls, roof trusses or rafters shall be embedded in the wall at positions suitable for anchoring any timber roof truss, rafter or beam to such wall.
- Such walls shall extend into the wall to a depth of 100mm or 150mm in the case of a heavy roof (concrete or clay tiles or slate) or at least 600mm in the case of a light roof (asph/flat or corrugated metal).
- Where the depth of the masonry or in-situ concrete is less than 300mm or 600mm, respectively, such truss or rafter shall extend as far as possible into such masonry or concrete.

CONCRETE ROOF:

- Concrete roof to be detailed with min. 50mm thickness concrete spread to 150mm fall to 110mm diameter downpipes as shown. Waterproofing by specialist with 10 year guarantee.

FLOORS & WATERPROOFING:

- Where underfloor heating (u/f) is shown on plan, the affected floor must be cast on min. 50mm thick polystyrene foam & beam to be installed around perimeter of room to insulate floor from wall.
- Ground floor slab: concrete slab which shall have a compression strength of not less than 15MPa 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 80mm laid perfectly with an acrylic waterproof membrane or wall compacted hardcore. Top of slab to be a min. 25mm above ground level.
- Diaphragm walls: All diaphragm walls shall be cast to all vertical changes in floor levels.
- Any horizontal damp-proof course shall conform to the relevant requirements contained in SABS 258, SABS 902 or SABS 903.
- No horizontal damp-proof course shall be installed less than 150mm above the level of the adjacent finished ground.
- Transmission joints in the damp-proof course shall be overlapped to a minimum distance of 150mm & all joints & corners to a distance equal to the thickness of the wall on the left, as the case may be.
- Where any part of any wall of a room is so situated that the ground will be in contact therewith it shall be protected by vertical waterproof membrane or by a drained cavity which shall extend below the floor of such room.
- Flashings: All flashings shall be detailed with finishes as indicated.
- Flashing to all parapets & changes in roof levels.

FOUNDATIONS & BRICKWORK:

- All foundations to be specified by an engineer.
- All brickwork to be of cement stock bricks 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 200mm for opening up to 4.5m.
- 3 courses brickwork to be built in above floor level & above window level & every third course between, in condition as new.
- No bonding or brick bonding will be allowed under any circumstances.

STAIRS & BALUSTRADES:

- Stairs to be 900mm width, treads 250mm min., risers 200mm max, with 6mm max. division.
- 1 m high balustrades to all stairs and balconies.
- No opening larger than 100mm allowed in balustrades. Windows, where shown, to be at least 200 wide, 450 from floor level. Angle between window to be constant.
- Min. tread/riser to be 2:1 measured from pitchline.
- Glass balustrades (if shown) to be safety glass.

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			

REVISIONS

No.	DESCRIPTION	DATE	BY
001			

GW DESIGN CONSULTANTS

ARCHITECTURE ■ ENGINEERING ■ PROJECT MANAGEMENT

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CLIENT
PRETATONE (PTY)LTD

PROJECT
PROPOSED NEW RESIDENCE ON PORTION 4 OF STAND 650, FERNSDALE 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.PTN4
DRAWING # 100-01	REVISION 000
AUTHORISED SIGNATURE M.MOTALE # PAT20871 J.SURE # 7735	