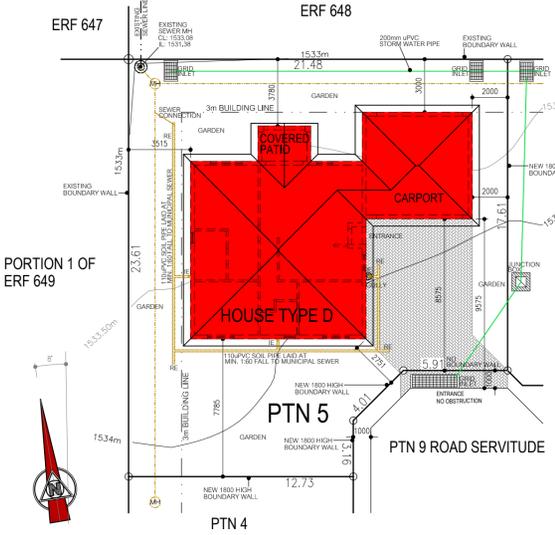


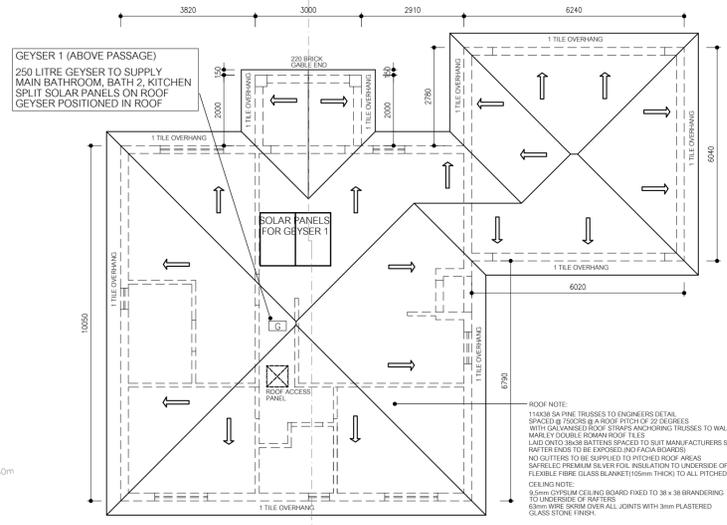
GROUND STOREY PLAN
SCALE 1:100

**PTN 5 - STAND 650
FERNSDALE TOWNSHIP**

PERMISSIBLE AREAS:	ACTUAL AREAS:
STAND SIZE: 459sqm	STAND SIZE: 459sqm
	GROUND STOREY: 143sqm
	TOTAL AREA: 143sqm
	FAR: 0.312 (143sqm)
	COVERAGE: 31.2% (143sqm)



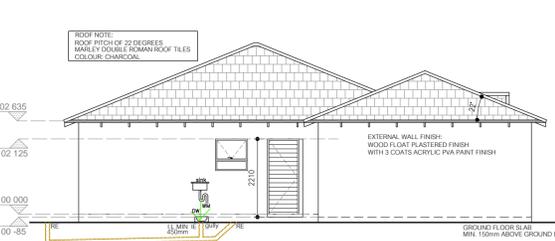
SITE PLAN
SCALE 1:200



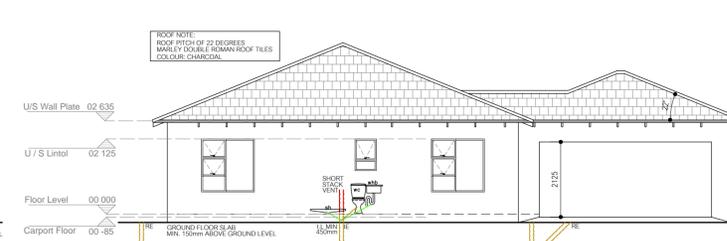
ROOF PLAN
SCALE 1:100



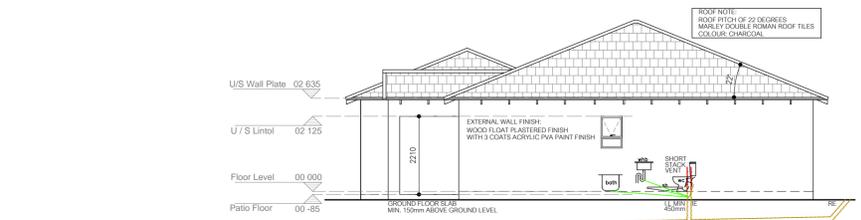
NORTH ELEVATION
SCALE 1:100



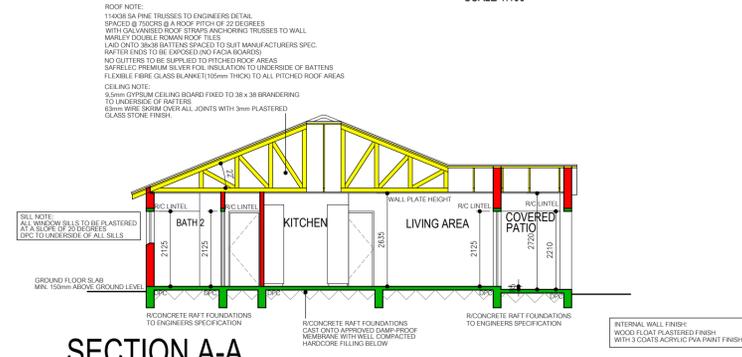
EAST ELEVATION
SCALE 1:100



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 pegs to be pointed out by owner.
 - Consultor must check all levels, dimensions, steps and heights and report all deviations to the Design Consultants before work commences.
 - All work to be done in accordance with the National Building Regulations (SABS) (M20), the applicable SABS codes & building bye regulations.
 - Figure dimensions to be taken in preference to scaling.
- ROOF NOTES:**
- Timber 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 end of a masonry gable or concrete gable roof, steel strap or wires shall be embedded in the wall at positions suitable for anchoring any timber roof truss, rafter or beam to such wall.
 - Such wires shall extend into the wall to a depth of 300mm or 600mm, respectively, such strap or wire shall extend as far as possible into such masonry or concrete.
 - Concrete roof to be detailed with min. 50mm 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 (UFH) 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 walls.
 - Ground floor slab: concrete slab which shall have a compressive strength of not less than 12 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 80mm with 10mm diameter reinforcement bars at 150mm centres.
 - Where any water or soil branches are connected to a stack, the centre line of the stack shall not intersect the floor level.
 - No horizontal damp-proof course shall be installed less than 150mm above the level of the adjacent finished ground.
 - Transverse joints in the damp-proof course shall be overlapped to a minimum distance of 150mm & all junctions & corners to be detailed 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 channel cavity which shall extend below the floor of such room.
 - 50mm thick screeds laid level 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.
 - Limits to be supported min. 150 for opening up to 3.0m & all over 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 continuation thereto.
 - No lintels 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 45 degrees.
 - Min. treadroom to be 2.1 M 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.
- 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
- REVISIONS**
- | No. | DESCRIPTION | DATE | BY |
|-----|-------------|------|----|
| 001 | | | |



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PRETATONE (PTY)LTD

PROJECT
PROPOSED NEW RESIDENCE ON PORTION 5 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.PTN5
DRAWING # 100-01	REVISION 000
AUTHORISED SIGNATURE M.MOTALE # PAT20871 J.SURE # 7735	