

TYPE 3

SIDE ELEVATION
SCALE 1:100

BACK ELEVATION
SCALE 1:100

SECTION A-A
SCALE 1:100

FRONT ELEVATION
SCALE 1:100

SIDE ELEVATION
SCALE 1:100

GROUND FLOOR PLAN
(SCALE 1:100)

FIRST FLOOR PLAN
SCALE 1:100

ROOF PLAN
SCALE 1:100

EXTERNAL FINISHING SCHEDULE

ITEMS	DESCRIPTION
CONCRETE TILES ROOF @ 25°	COLOUR & CODE: GREY
PLASTER & PAINT PRIMARY COLOUR	PLASCON COLOUR & CODE: FRESH LINEN (Y3-E2-3)
PLASTER & PAINT SECONDARY COLOUR	MADONNA CITY (Y1-E1-3)
ALUMINIUM WINDOWS	EXTERNAL FINISH & COLOUR: BLACK MANUFACTURER / SUPPLIER: AGI ALUMINIUM RANGE: CLASSIC TOP HUNG
WOODEN DOOR IN WOODEN FRAME	VARNISHED WOODOC 58° DARK BROWN RANGE & MANUFACTURER: MC COYS DOORS & WINDOWS

DRAINAGE: SINGLE STACK SYSTEM:
NB: No back-venting required!
* Provide a chemical temporary toilet (before inspection of foundation excavations) in an inconspicuous position: keep it in a hygienic & odourless state.
* All sewers to be 100 dia. uPVC min. 2.0 M above any opening into building within a 5 M radius. Sub vents to be fitted with an approved 2-way vent-valve. All vent stacks, geyser, down pipes etc. to be concealed. Stacks in ducts to be accessible for cleaning purposes.
* All bends and junctions in sewer to be fitted with IE's, all RE's under paving to be fitted with marked covers. Protect drain under foundations in accordance with PP24 of SABS 0400.

FLOORS & WATERPROOFING:
* Where underfloor heating (U.F.H.) is shown on plan, the affected floors must be cast on min. 50 mm thick polystyrene foam & foam is to be installed around perimeter of room to insulate floor from wall.
* Suspended concrete floors to engineers details.
* Ground floor slab: a concrete slab which shall have a compressive strength of not less than 25 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 laid perfectly with an acrylic waterproof membrane on well compacted hardcore. Top of slab to be a min. of 150 mm above ground level.
* DPC under walls (except free standing) windowsills & at all vertical changes in floor levels.
* Any material used as a damp-proof course shall conform to the relevant requirements contained in SABS 248, SABS 952 or SABS 928.
* No horizontal damp-proof course shall be provided less than 150 mm above the level of the adjacent finished ground.
* Transverse joints in the damp-proof course shall be overlapped to a minimum distance of 150 mm & at junctions & corners to a distance equal to the thickness of the wall or the leaf, 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.
* 25 mm thick screeds laid level with finishes as indicated.
* Flashing to all parapets & changes in roof levels.
* Atriums & courtyards to be fitted with at least 1 x 100 dia.uPVC outlet pipe from catchpit fitted with grating & slit trap.
* Planters to be waterproof & drainage installed.

FOUNDATIONS, BRICKWORK & PARTITIONS:
* All foundations to be 25Mpa concrete at least 200 x 600 mm, min., 200 under ground level or to Eng. details.
* Boundary wall foundations must not encroach on boundary & are to be plastered & painted both sides.
* Parapet walls to be at least 300 high & amx 500 mm, with brickforce in every course.
* All screen walls to be at least 1.8 M high above ground level.
* Lintels to be supported min. 150 for opening up to 3.0 M & at least 220 mm for opening up to 4.8 M.
* 3 courses brickforce to built in above floor level & above window level & every third course between, in continuous bands.
* No teething or block bonding will be allowed under any circumstances.

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 timber core door, 40 mm thick.

GENERAL NOTES

CLIENT
SIBONESIYA ENTERPRISES

PROJECT
**PROPOSED HOUSE ON ERF
CRYSTAL PARK EXTENSION 47**

TITLE
**SITE, GROUND, FIRST FLOOR & ROOF PLANS,
ELEVATIONS AND SECTION**

AREA & COVERAGE
STAND SIZE 365qm

SCALE
1:100

DATE
15/08/2024

DESIGNED BY
COLLEN K

DRAWN BY
COLLEN K

DRAWING #

REVISION

AUTHORISED SIGNATURE