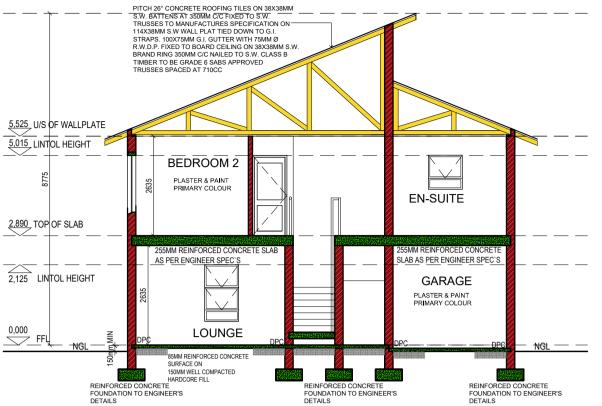
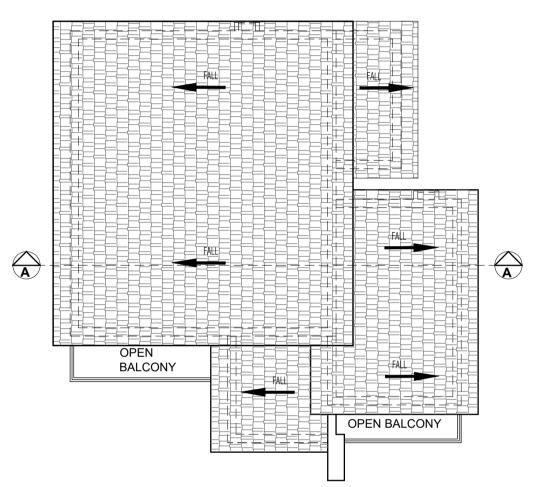
TYPE 3





SECTION A-A

SCALE 1:100



ROOF PLAN SCALE 1:100

GENERAL NOTES

GENERAL

* Boundary pegs to be pointed out by owner. Contractor must check all levels, dimensions, steps etc. on site, and report all discrepancies to Architectural Design Lab before work

commences. * All materials to be SABS or Agreement Board * All work to comply with the National Building

Regulations (SABS) 0400), the applicable SABS codes & building soceity regulations. * Figured dimensions to be taken in preference to scaling.

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 perimter of room to insulate floor from wall.

have a compressive strength of not less than 25 Mpa at 28 days, or be mixed in the parts sand & five parts coarse aggregate, & the thickness of such slab shall be 80 mm laid perfectly with an acrylystic waterproof of slab to be a min. of 150 mm above ground

windowsills & to all vertical changes in floor

EXTERNAL FINISHING SCHEDULE

PLASTER & PAINT

PLASTER & PAINT

ALUMINIUM WINDOWS

EXTERNAL FINISH & COLOUR:

BLACK
MANUFACTURER / SUPPLIER:

AGI ALUMINIUM

RANGE: CLASSIC TOP HUNG

WOODEN DOOR IN WOODEN FRAME.

VARNISHED: WOODOC '55' DARK BROWN
RANGE & MANUFACTURER:

CONCTERE TILES ROOF @ 26°

PRIMARY COLOUR & CODE:

SECONDARY COLOUR

PLASCON COLOUR & CODE:

MADONNA CITY (Y1-E1-3)

FRESH LINEN (Y3-E2-3)

COLOUR & CODE: GREY

* No horizontal damp-proof course shall be installed 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 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

which shall extend below the floor of such * 25 mm thick screeds laid level with finishes as indicated.

fitted with grating & slit trap. * Planters to be waterproof & drainage installed.

FOUNDATIONS, BRICKWORK &

* 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 enroach 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

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

* Suspended concrete floors to engineers

* Ground floor slab: a concrete slab which shall proportions by volume of one part cement, four membrane on well compacted hardcore. Top

* Any material used as a damp-proof course shall conform to the relevant requirements contained in SABS 248, SABS 952 or SABS

* DPC under walls (except free standing)

150 mm & at junctions & corners to a distance therewith it shall to protected by vertical waterproof membrane or by a drained cavity

* Flashing to all parapets & changes in roof * Atriums & courtyards to be fitted with at least

1 x 100 dia.uPVC outlet pipe from catchpit

PARTITIONS:

* 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.

to be a solid timber core door, 40 mm thick.

RAINAGE: SINGLE STACK SYSTEM: B. No back-venting required! Provide a chemical temporary toilet (before spection of foundation excavations) in an noffensive position: keep it in a hygenic &

lourless state. * All sewers to be 100 dia. uPVC min. 2,0 M bove any opening into building within a 5 M adius. Sub vents to be fitted with an approved 2-way vent-value. All vent, stacks, geysers, own 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

oundations in accordance with PP24 of SABS * All waste fittings to have reseal traps & pipes to be fully accessible if under floor, with IE's ither end or clamped to wall. * Any sewer pipe not deeper than 350 mm under ground level (il.-46) to be covered with concrete slab, wide & strong enough to otect the sewer, with min. 100 mm soil

tween pipe & concrete. The radius at the centerline of bend at the floor of discharge stack, shall be not less than 300 mm & other bends 600 mm. The vertical distance between the invert of e lowest branch discharge pipe connected to & the invert of the drain at the point of nnection of the stack & the drain to be min. Where any waste or soil branches are

waste branch shall not intersect the stack within 200 mm below the centre line of the soil branch. All waster branches to connect seperately to stack. Sewer connection: as shown; with rodding eye or manhole within ,5 M from connection. * Antivac Traps to all fittings

nnected to a stack, the centre line of the

PIPE SIZES: GRADIENT: 50 dia. sink, veg. basin, showe washing machine, dishwasher. wash trough, bath. 50 mm dia. bidet 00 mm min. to toilets 50 mm min, combined wastes 100 mm min:-vent to toilets

REVISIONS

. DESCRIPTION



ARCHITECTURAL DESIGN LAB

ARCHITECTS. SPACE PLANNING. INTERIOR DESIGN.

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CLIENT SIBONESIYA ENTERPRISES

PROPOSED HOUSE ON ERF CRYSTAL PARK EXTENSION 47

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

AREA & COVER	RAGE 365gm	SCALE 1:100	DATE 15/08/2024	
STAIND SIZE	0004111	DESIGNED BY	DRAWN BY	
		COLLEN K	COLLEN K	
HOUSE GROUND FLOOR	95sqm	DRAWING #	REVISION	
TOTAL GF AREA	95sqm	DRAWING #	KEVISION	
HOUSE FIRST FLOOR	75sqm			
TOTAL AREA	170sqm			
		AUTHORICE		
COVERAGE	26%	AUTHORISED SIGNATURE		
FAR	0.46			