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GENERAL NOTES

GENERAL:

- Boundary pipes to be painted and by owner.
- Contractor must check all walls, dimensions, levels, etc. before commencing work.
- Architectural Detail Lab before wall commences.
- All materials to be as SABS or Agreement Board approved.
- All work to comply with the National Building Regulations (SABS) Q400. If the applicable SABS code is conflicting with any regulations, it shall take precedence to be placed in preference to sealing.

FLOORS WATERPROOFING:

- Where underfloor heating (U/H) is shown on plan, the attached floors must be cast on concrete slabs and waterproofing is to be installed across perimeter of room to insulate floor from wall.
- Grouted floor shall have concrete slab which shall have a compressive strength of not less than 20 MPa.
- Waterproofing to comprise of one part cement, four parts sand & two parts coarse aggregate and the thickness of such slab shall be 80 mm and membrane on well compacted substrate.
- Top of slab to be a min. of 150 mm above ground level.
- U/H under walls (except free standing), window/walls & walls (except free standing).

The drainage system used is a deep channel cause pipe fitted conform to the relevant requirements contained in SABS 248-68, SABS 952 or SABS 928. Horizontal drainage pipes shall be installed at least 150 mm above the level of the adjacent finished ground.

- Transverse joints in the drainage course shall be made in accordance with the following:-
- Pipes shall be 150 mm & all junctions & changes to a distance equal to the thickness of the wall or the butt as the case may be.
- Where a change of size occurs, the joint shall be made in the wall of a room is so situated that the joint will be in contact therewith if still to be protected by vertical waterproofing.
- Pipes shall extend below the floor of such rooms.
- 25 mm thick screed laid level with finishes.
- All connections to be fixed with a least fitted with galling & silk trap.
- Plenums to be waterproof & drainage installed.

FOUNDATIONS, BRICKWORK & PARTITIONS:

- Foundations to be 250mm concrete at least 200 x 600 mm min. 200 under ground level or to Eng. details.
- Bricks to be standard and laid straight on boundary.
- Walls to be plastered & carried both sides.
- Partings walls to be at least 300 high & a max. of 2400 long.
- All screen walls to be at least 1.8 m high above ground level.
- Units to be supported min. 150 per opening unless otherwise specified.
- Up to 4.8 m.
- At least 225 mm of opening up to 4.8 m.
- 3 courses brickwork to built in above floor level.
- All above windows to be every hand.
- Cavity between bricks to be filled with concrete.
- No setting or block bonding will be allowed under any circumstances.

FIRE PREVENTION:

- Any roof surface between garage & habitable areas shall be fire proofed.
- Any door shall be kept for 30 minute fire rating.
- Any door between garage & habitable areas to be a solid
- timber core door, 40 mm thick.

- Provide a chemical treatment siphon (before inspection of foundation excavation). It can be replaced later with a P-trap & S-groove & odourless state.
- All sewers to be 100 dia. uPVC min. 2.0 M radius.
- All stacks to be fitted with an approved 2-way vent-valve. All vent stacks, geyseres, down pipes etc to be conicalcut. Stacks in manholes to be fitted with a 100 mm diameter cap.
- All pipes and junctions in sewers to be fitted with ES, all RE's and down pipes to be fitted with manholes. Protect drain under manholes in accordance with V-24 of SABS Q400.
- All waste fittings to have sealed traps & pipes either end or clamped to wall.
- Any sewer pipe not deeper than 350 mm under ground level (1:40) to be covered with concrete.
- Sewer pipes to be 100 mm dia. or less than 300 mm & other types 600 mm.
- The vertical distance between the invert of the lowest of the drains and the top of the connection of the stack & the drain to be min. 500 mm.
- Any yards or coll buildings are connected to a stack, the centre line of the stack branch shall not intersect the stack, with 200 mm below the centre line of the soil vent pipe.
- All connections to be separated & carried separately to stack.
- Sewer connections as shown with nodding & no venting.
- All vent pipes to be 150 mm dia.
- Airwave Traps to all fittings

PIPE SIZES GRADIENT:	Min.	Max.
50 dia. sink, veg basin, shower, kitchen, bathroom, lavatory, downpipes, downspouts, downpipes with rough, bath	1.25	2.5
50 mm dia. toilet	2.5	5
100 mm dia. to toilets		
50 mm min. combined wastes	5	14
100 mm min. vent to soils		

NO.	DESCRIPTION	DATE	BY
REVISIONS			

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CUSTOMER	SIBONESIYA ENTERPRISES
PROJECT	PROPOSED HOUSE ON ERF CRYSTAL PARK EXTENSION 47
TITLE	FIRST FLOOR, FIRST FLOOR & ROOF PLANS, ELEVATIONS AND SECTION
AREA & COVERAGE	
STAND SIZE	360sqm
HOUSE GROUND FLOOR	133sqm
TOTAL GF AREA	133sqm
HOUSE FIRST FLOOR	101 sqm
TOTAL AREA	234sqm
COVERAGE	
RFR	
AUTHORISED SIGNATURE	
SCALE	DATE
1:100	11/07/2024
DESIGNED BY COLLEEN K	DRAWN BY COLLEEN K
DRAWING #	REVISION
101	0