

AREAS TABLE

GROUND FLOOR:

HOUSE	172.3sq.m.
GARAGES	38.9sq.m.
PORCH	3.2sq.m.
COVERED PATIOS	18.1sq.m.
SUB TOTAL	232.5sq.m.

FIRST FLOOR:

HOUSE	138.7sq.m.
COVERED BALCONIES	14.2sq.m.
DOUBLE VOLUME	10.6sq.m.
SUB TOTAL	163.5sq.m.

TOTAL(ext. uncov. balc & DV)	371.2sq.m.
TOTAL(incl. balconies)	396.0sq.m.

AREA OF STAND	500sq.m.
PERMISSABLE COVERAGE	50.0%
ACTUAL COVERAGE	46.5%
F.A.R.	0.792

DRAINAGE NOTES -

Bathroom -	WC : 100" s/wd	MB : 50" w/wd
BATH -	50" w/wd	SBH : 50" w/wd

Provide all WC's with 100mm" VV

DRAINAGE DESIGN TO BE IN ACCORDANCE WITH NGR.

GLAZING NOTE:

Nominal thickness of glass,mm	Maximum size of panes,m
3	0,75
4	1,5
5	2,1
6	2,2

From floor level less than 300mm = 6mm glass
Up to 1000mm = safety glass
All glass doors = safety glass with markers

GENERAL NOTES TO ALL CONTRACTORS

GENERAL NOTES:

- All work to comply with SANS 10400 and Local Council requirements as well as all relevant specifications and codes as well as the NHRC guidelines
- Figured dimensions to be taken in preference to scaling. Overall dimensions (external) to take precedence.
- All dimensions, levels and heights to be checked on site and any discrepancies to be reported to the architect before any work is put in hand.
- All concrete foundations to be a minimum of 500mm x 200mm unless shown otherwise. Top of concrete foundation to be a minimum of 300mm below NGL.
- Finished floor levels to be a minimum of 25mm above natural ground level unless otherwise shown. Fire walls to underside of roof covering. Minimum 150mm threshold plus fire door to garage where interlocking with house.
- All doors to the exterior that open outwards are to have a 15mm step up to the inside on the inside of the door leaf, and those opening inward are to have a 15mm step up along the longitudinal centreline of the door leaf.
- The Contractor is responsible for all site visits by local authorities and inspectors and shall pay all fees in connection therewith.

DRAINAGE NOTES

- All plumbing work to be carried out by licensed Drainlayers and plumbers.
- Drains under buildings to be adequately run, adequately protected and with L.E.'s at ends. Concealed waste pipes to be sleeved.
- L.E.'s to all bends and junctions to be easily accessible. L.E.'s to have marked covers at ground level. Rooding eyes to be provided where necessary.
- All soil pipes to be 110mm diameter glazed earthenware or pvc drains and to have a minimum fall of 1:50. Top of any drain to be at least 300mm below G.L.
- All waste pipes to be 90mm internal diameter. All waste fittings to have deep"p" resealed traps and to be fully accessible for repairs and cleaning.
- All vent pipes to extend 500mm above roof level. Waste pipes exceeding 6m to be vented. S.V.P.'s to all V.C.'s having more than 1200mm vertical discharge.
- All soil and waste fittings to be accessible along their entire length for maintenance and repairs. All drains are to be accessible at 2m centres by means of M.H.'s or cleaning eyes. A manhole to be provided within 1.2m of the stand boundary.
- SINGLE STACK SYSTEMS: Waste pipes exceeding 6m to be vented, horizontal drain bends to have centreline radius of minimum 900mm, all substacks and C.I.'s to have a 300mm radius vertical easy bend to main sit drain.

WATER PROOFING AND DAMP PROOFING

- 375 micron brick/polypropylene D.P.C.
- D.P.C.'s under all walls and screen walls to be 150mm above finished ground level.
- D.P.C.'s under all eaves, behind weather boards and under ridge tiles. Vertical D.P.C.'s to all changes in floor level. Surface beds to be on approved waterproofing forming a continuous sealed membrane with the D.P.C.'s under walls. Flashings to all changes of roof levels and to chimneys. Impervious coatings to all parapets.
- Remove stormwater from buildings and site.
- WATERPROOFING TO ROOF SLABS: All waterproofing to roof slabs to be "BERGOM SP4" sheeting, all of which is to be laid (including flashing and counter-flashing) strictly in accordance with the manufacturer's instructions, with 100% bituminous paint to all exposed surfaces and guaranteed unconditionally for ten years.

NATURAL LIGHT AND GLAZING

- All habitable rooms to have a minimum 10% natural light.
- All glazing to comply with part N of the N.B.R. and SABS 137:2000 Code of Practice; safety and laminated glass to conform to SABS 1263.
- Aluminium doors and windows to conform to A.A.A.M.S.A. standards.
- Minimum thickness of glazing panes: panes not exceeding 0.75sq.m=5mm thick, panes not exceeding 1.5sq.m=4mm thick, panes exceeding 1.5sq.m=6mm thick.
- Safety glass to window panes lower than 300mm from finished floor level.

STAIRS

- Stair treads to be 250mm minimum; stair risers to be 200mm maximum. Balustrade heights to be 1000mm minimum. Baluster openings to be 100mm maximum.

PARTITIONS AND CEILINGS

- Dry wall partitions and suspended ceilings to comply with R1411 and Section B of SABS Test Method 419. Drywall cladding to be 12.5mm under ridge tiles. Vertical D.P.C.'s to all changes in floor level. Surface beds to be on approved waterproofing forming a continuous sealed membrane with the D.P.C.'s under walls. Flashings to all changes of roof levels and to chimneys. Impervious coatings to all parapets.
- Dry wall cladding and ceilings to bedrooms to be 6mm fibre cement boarding.

WATERPROOFING TO ROOF SLABS

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ELECTRICAL

- All electrical reticulation shall be done by a registered electrician. A COMPLIANCE CERTIFICATE MUST BE ISSUED UPON COMPLETION OF THE INSTALLATION. The electrical installation shall have a "Heinemann" earth leakage system in the distribution board.

CLIENT DETAILS:

DIMENSION PROPERTY DEVELOPERS

PROJECT:

NEW DWELLING

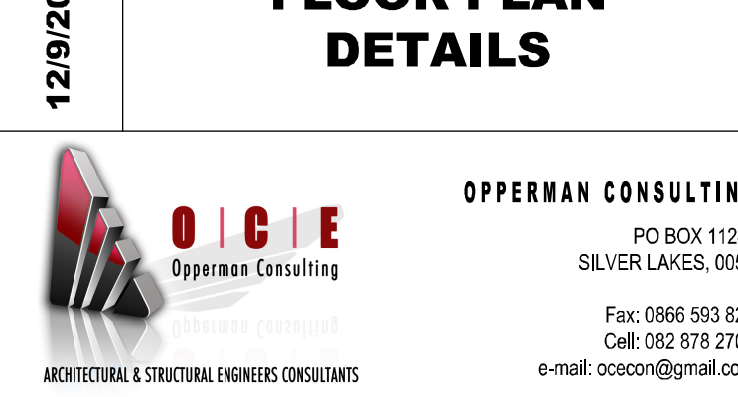
ON ERF 1272, LA COMO
ESTATE PARKHAVEN

DATE:

12/9/2019

DRAWING DESCRIPTION:

FLOOR PLAN DETAILS



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PROPERTY OWNER / DULY AUTHORISED **DATE**

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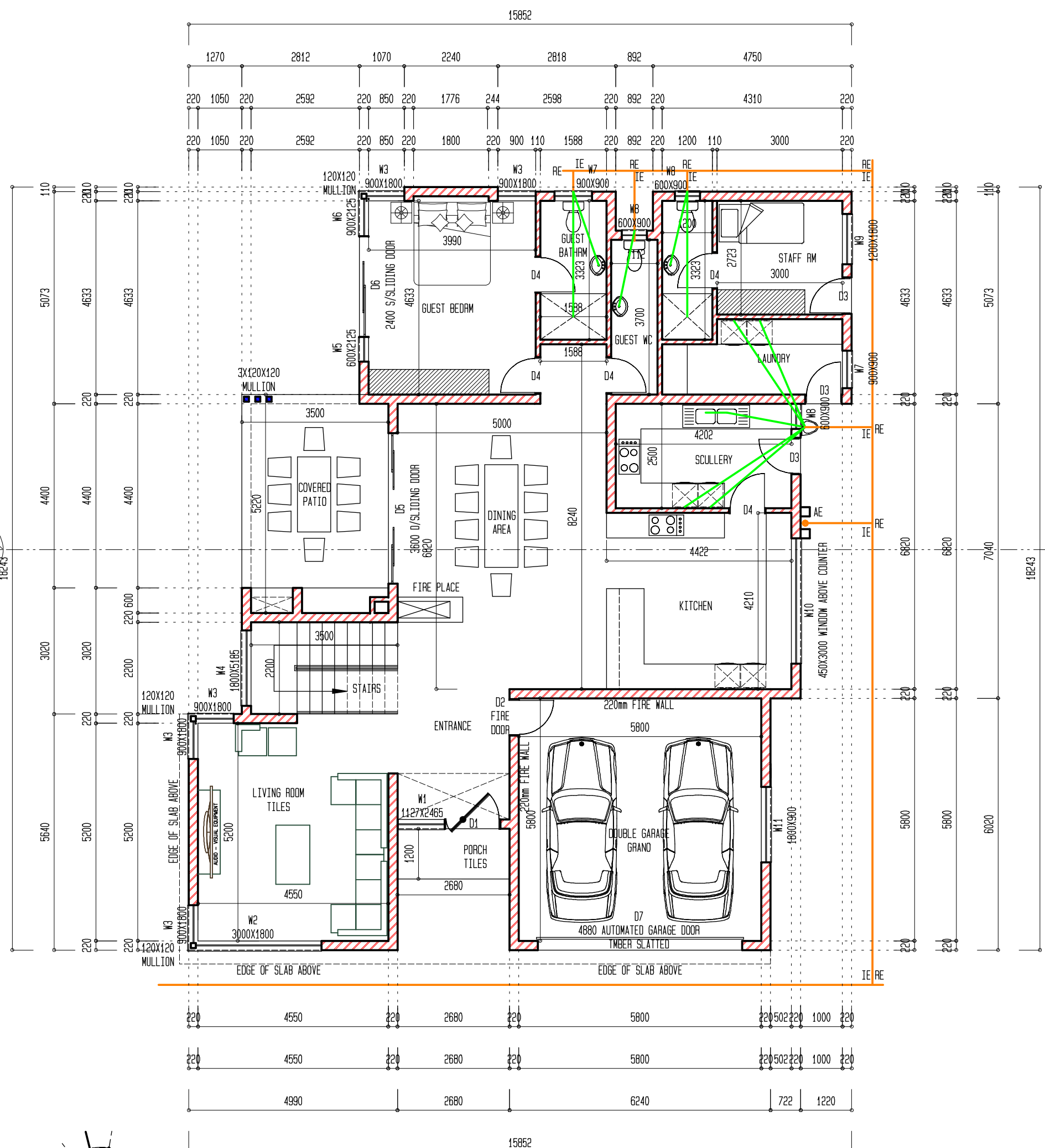
ISSUE TYPE	REVISION #	DATE ISSUED	ISSUE TYPE	REVISION #	DATE ISSUED	ISSUE TYPE	REVISION #	DATE ISSUED
5	0	24/07/2019	NEW PLAN FOR APPROVAL					

SHEET #: **SHEET 1 OF 6**

SHEET SIZE: **A1** **PREVIEW PLAN** **CONSTRUCTION PLAN**

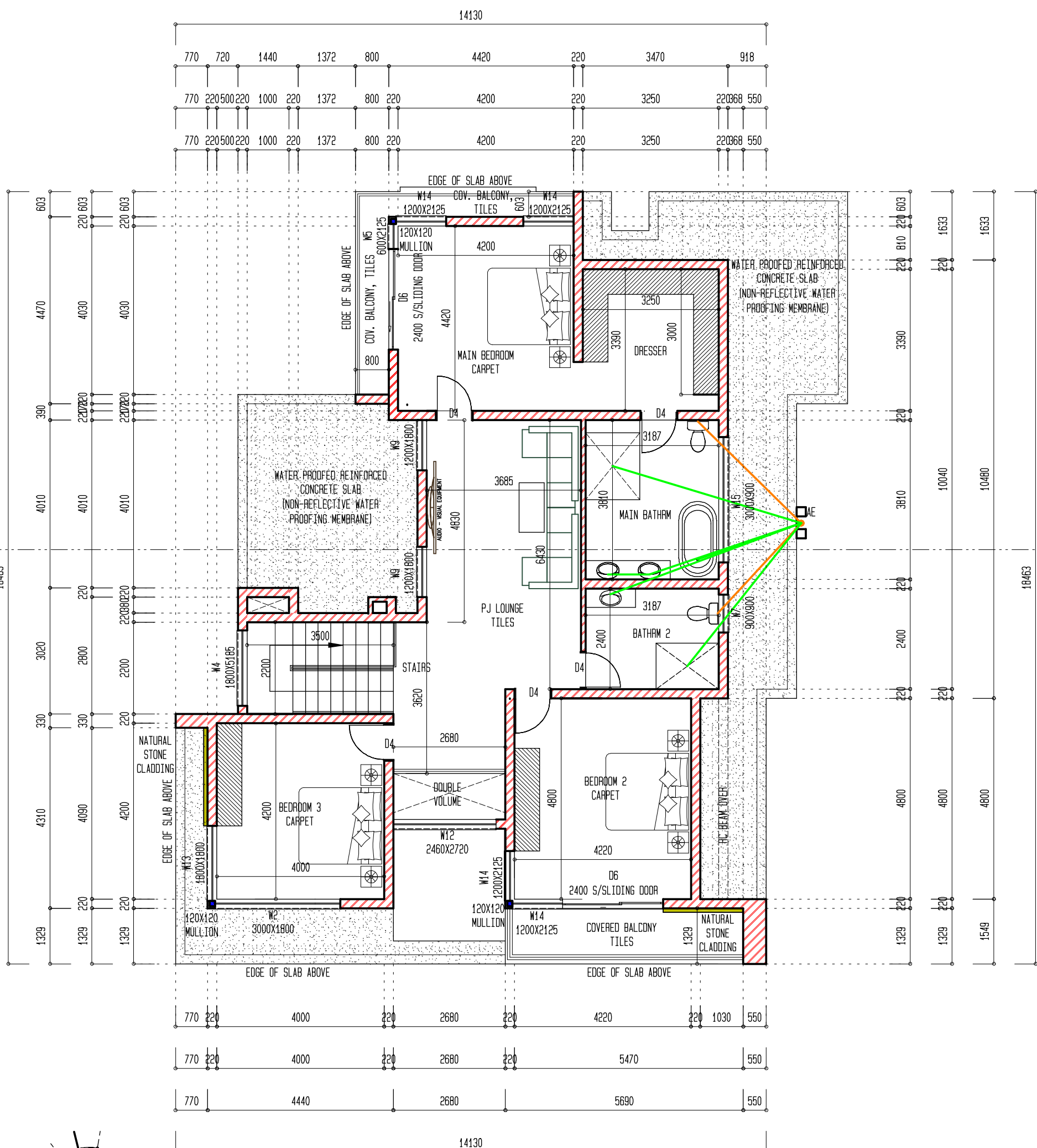
REVISION #: **0** **AS SHOWN** **E.B. R.O.** **CHECKED:** **E.B. R.O.**

DRAWING No.: **LC-1272-100**



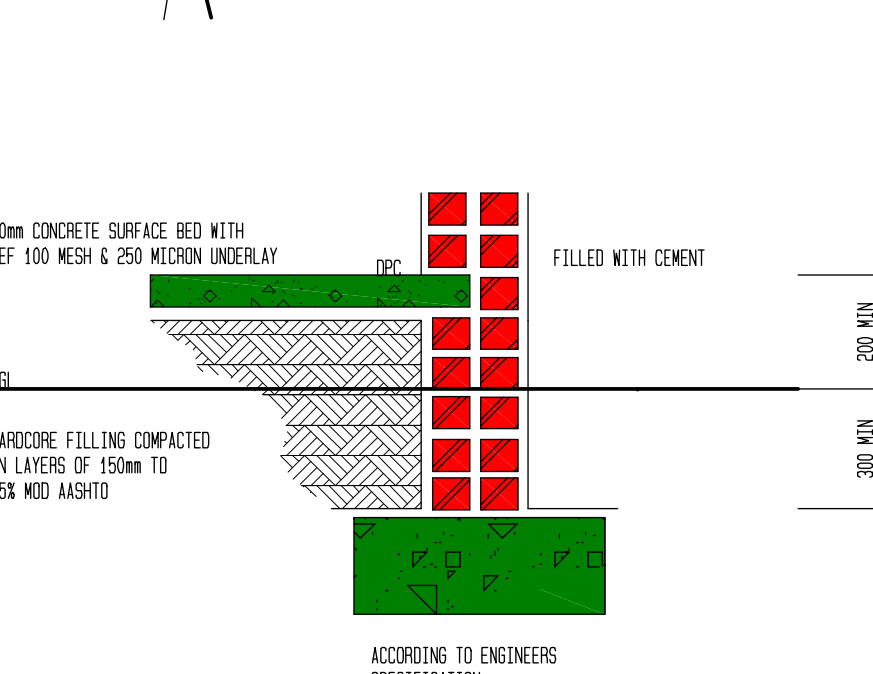
GROUND FLOOR PLAN

SCALE 1:100



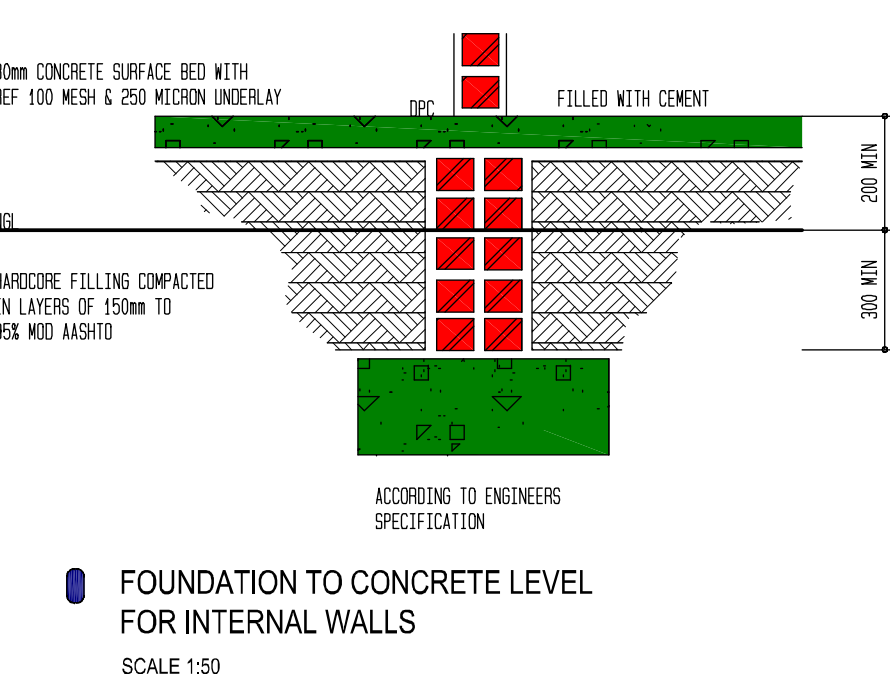
FIRST FLOOR PLAN

SCALE 1:100



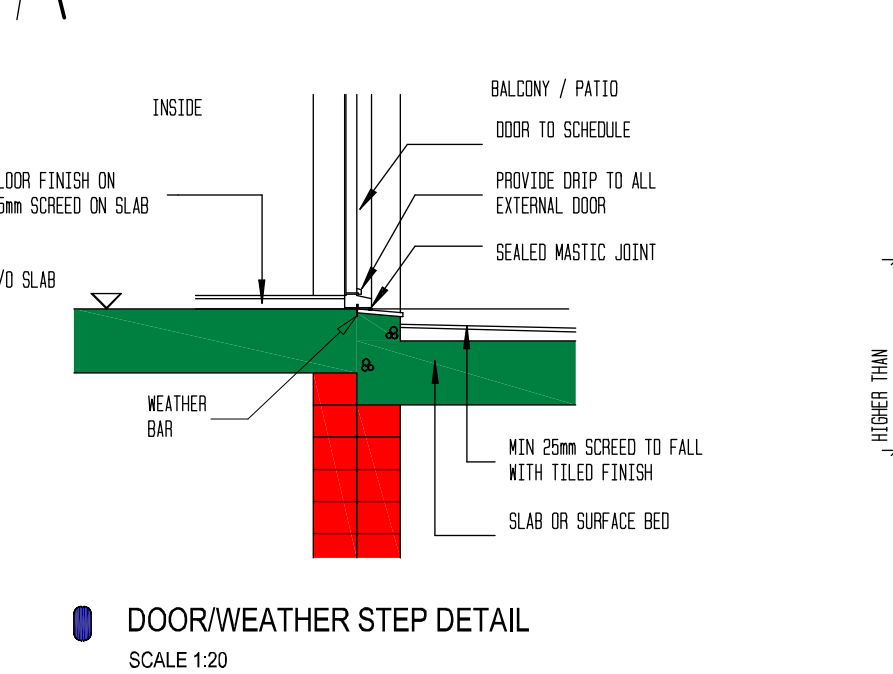
FOUNDATION TO CONCRETE LEVEL FOR EXTERNAL / LOABEARING WALLS

SCALE 1:50



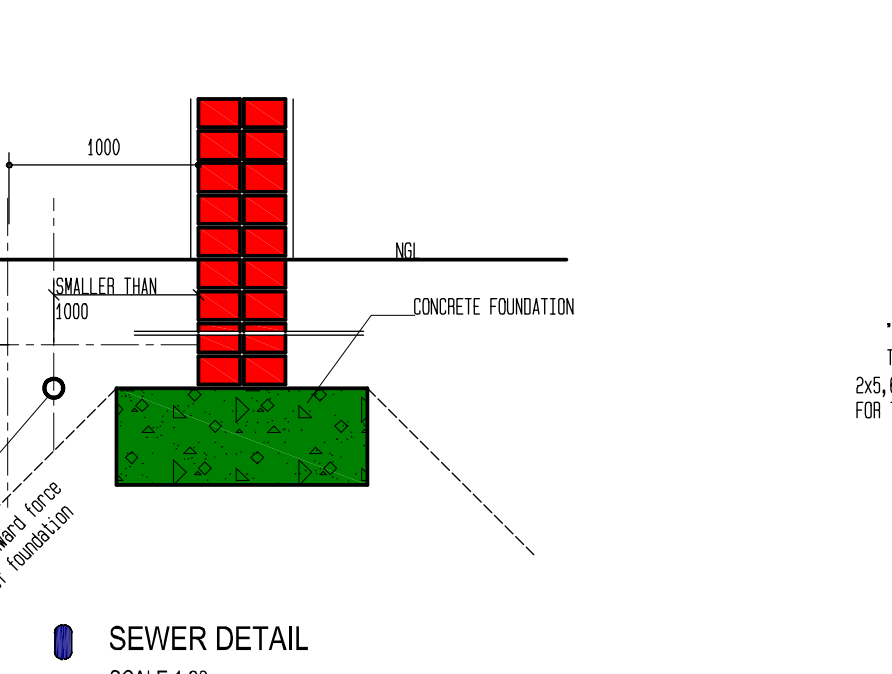
FOUNDATION TO CONCRETE LEVEL FOR INTERNAL WALLS

SCALE 1:50



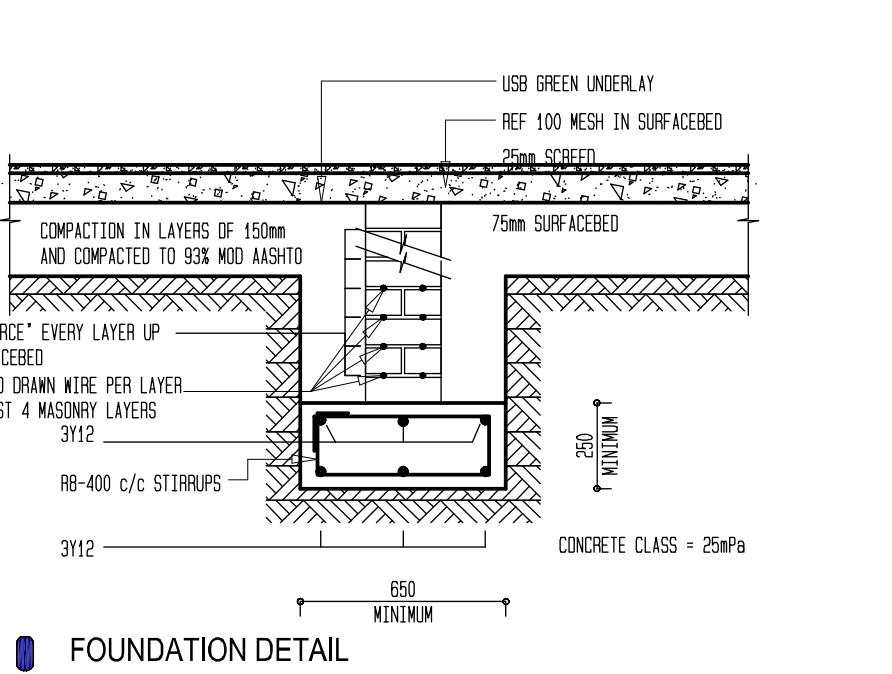
DOOR/WEATHER STEP DETAIL

SCALE 1:20



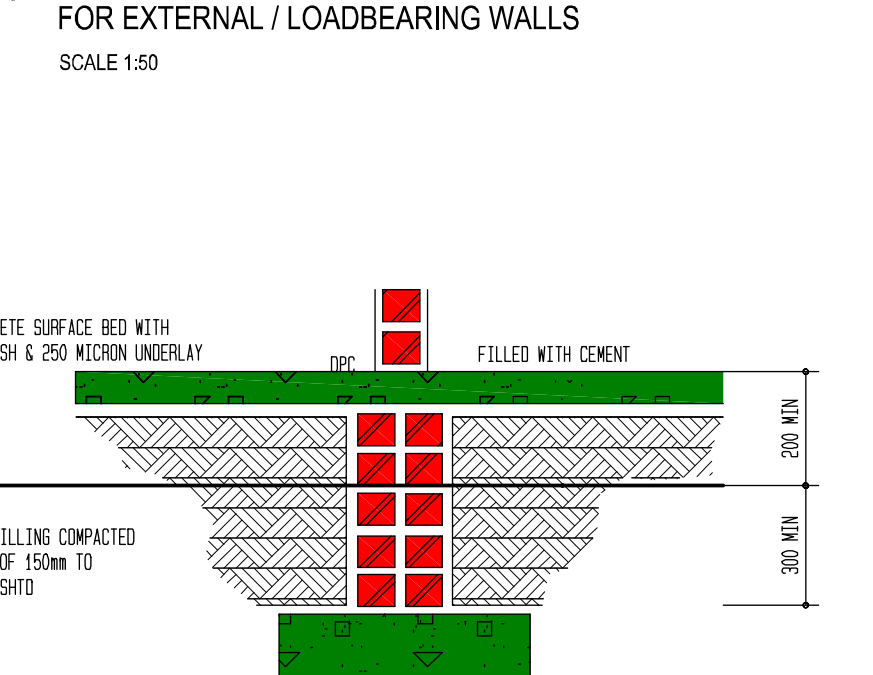
SEWER DETAIL

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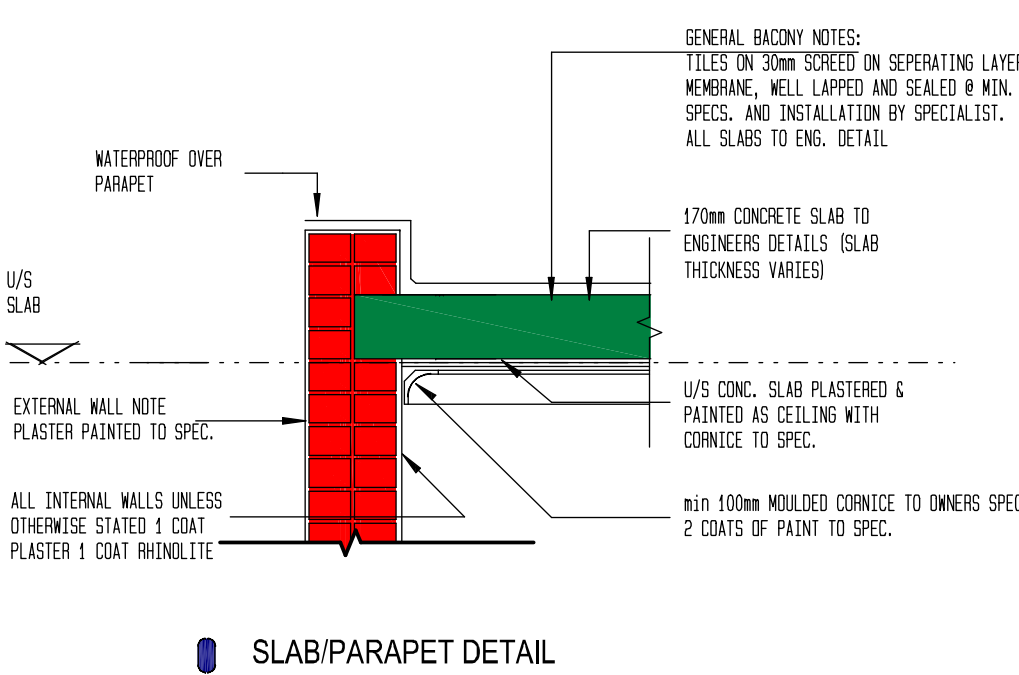
FOUNDATION DETAIL

SCALE 1:25



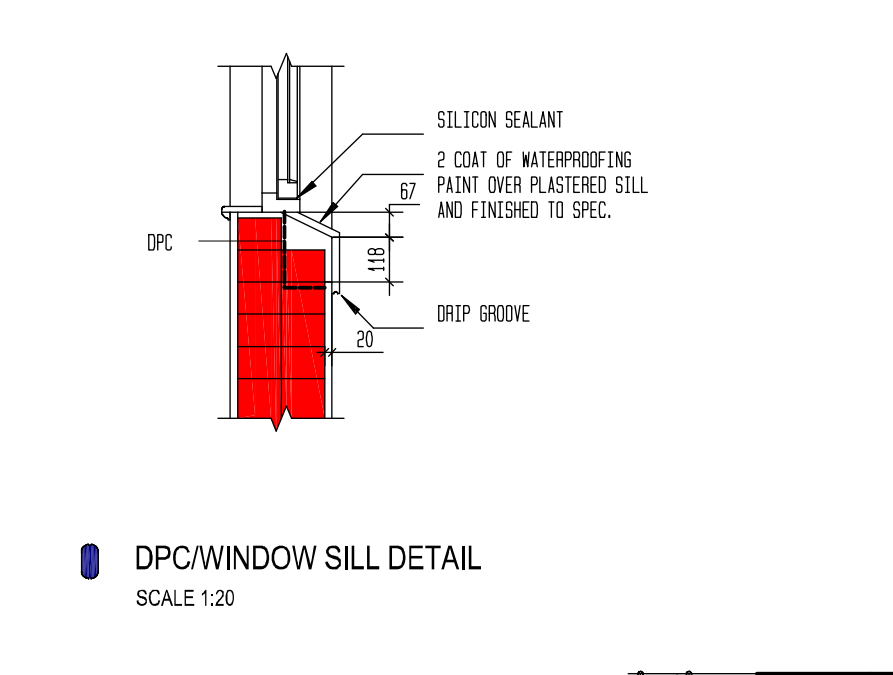
FOUNDATION TO CONCRETE LEVEL FOR INTERNAL WALLS

SCALE 1:50



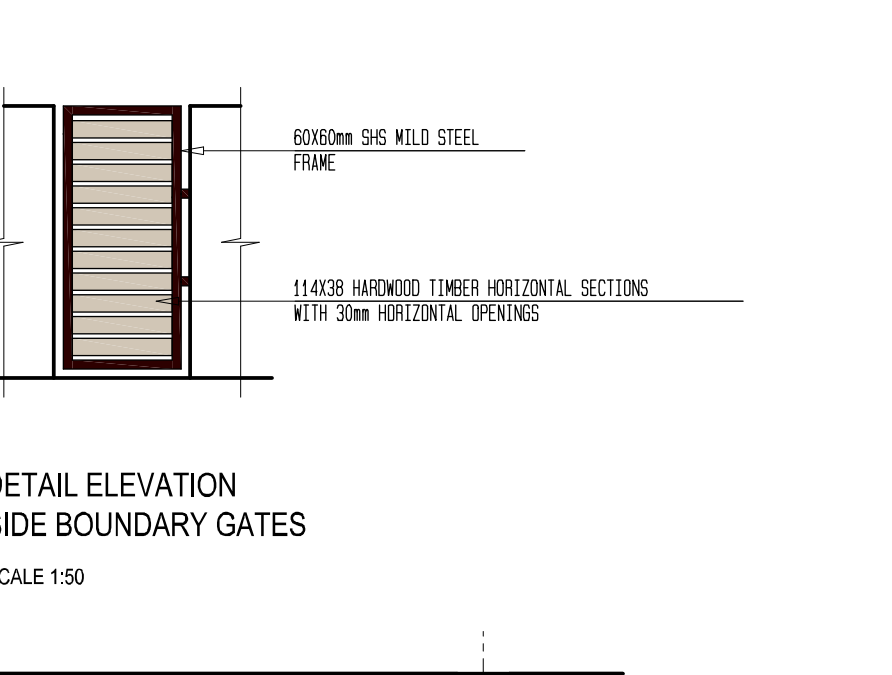
SLAB/PARAPET DETAIL

SCALE 1:20



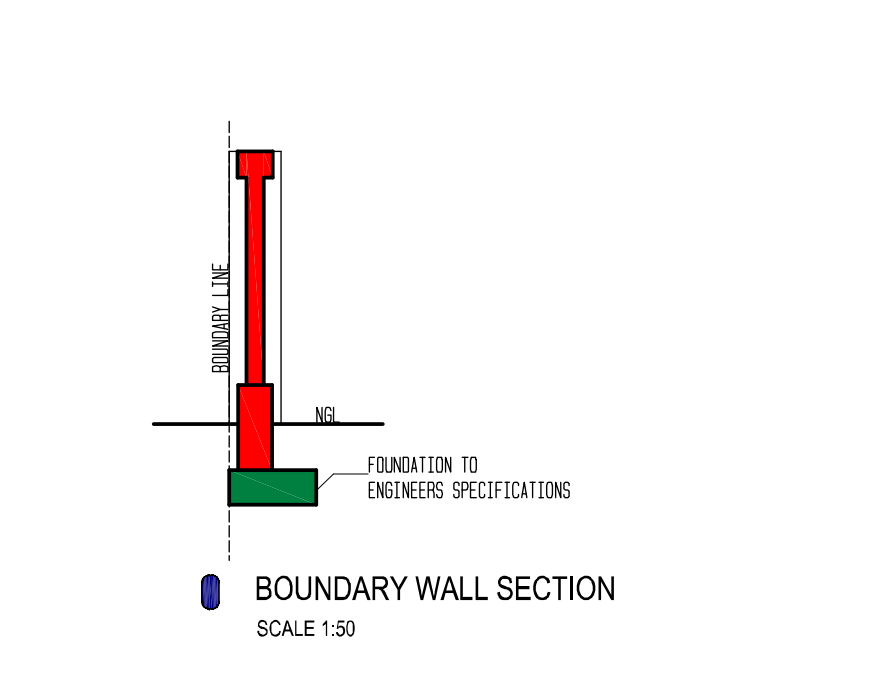
DPC/WINDOW SILL DETAIL

SCALE 1:20



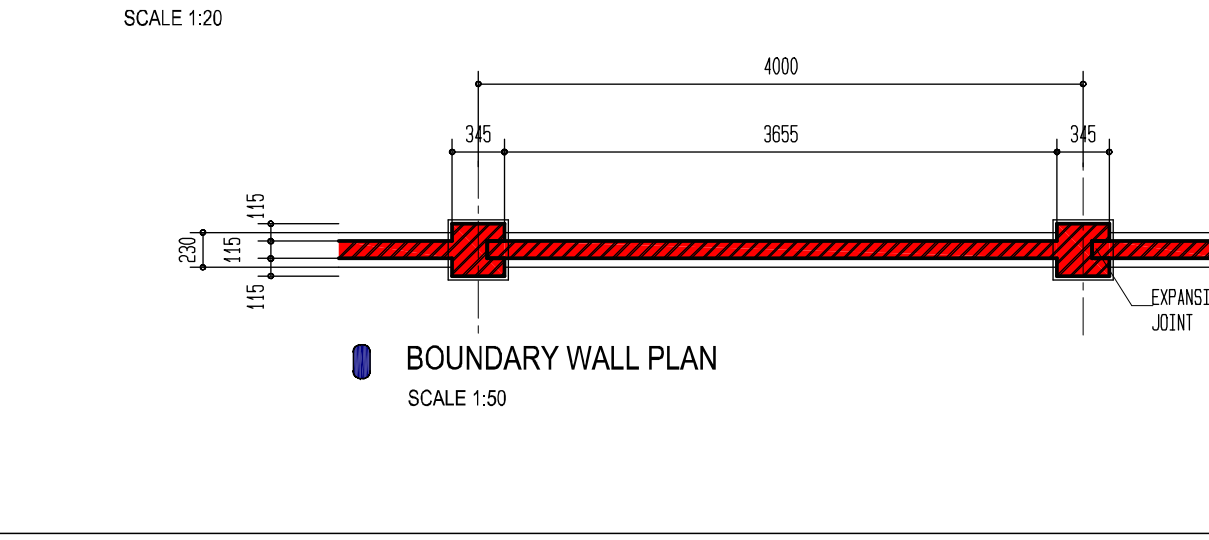
DETAIL ELEVATION SIDE BOUNDARY GATES

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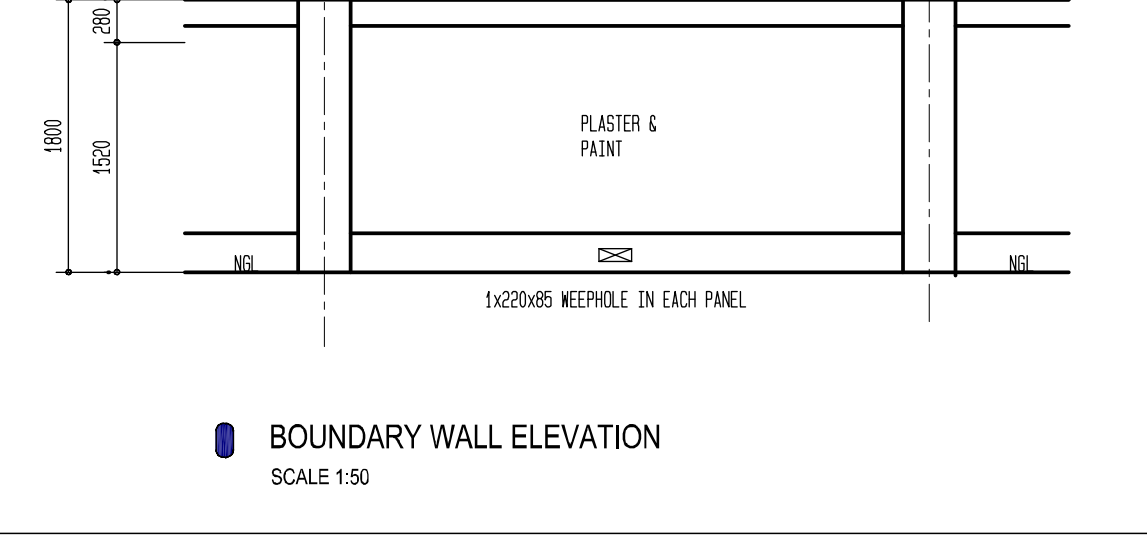
BOUNDARY WALL SECTION

SCALE 1:50



BOUNDARY WALL PLAN

SCALE 1:50



BOUNDARY WALL ELEVATION

SCALE 1:50