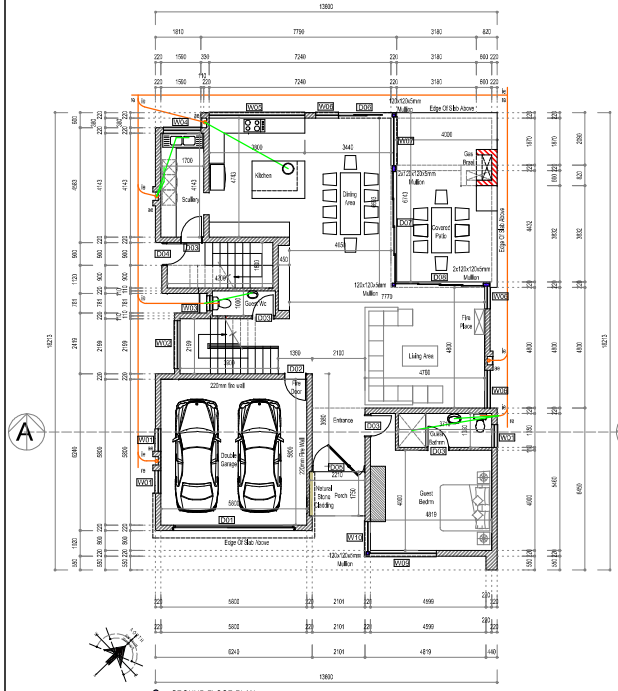
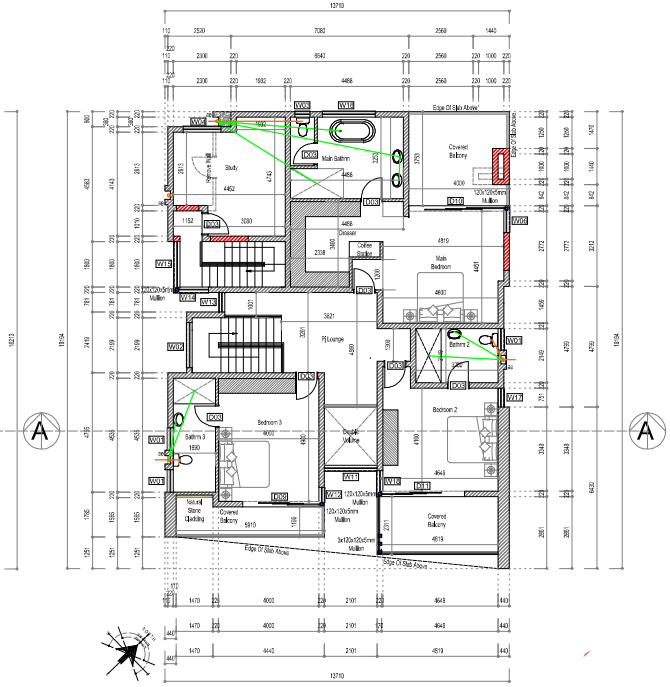


GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100

DIMENSION PROPERTY GROUP

Areas Table	
Ground Floor:	
House	214,8sq.m.
Addition	8,4sq.m.
Sub Total	223,2sq.m.
First Floor:	
House	213,8sq.m.
Addition	8,2sq.m.
Sub Total	222,0sq.m.
Total House	428,6sq.m.
Total Addition	16,6sq.m.
Sub Total	445,2sq.m.
Area Of Stand	510sq.m.
Permissable Coverage	50,0%
Actual Coverage	43,6%
F.A.R.	0,872

DRAINAGE NOTES -

Bathroom -
WC : ±100Ø swp WHB: ±50Ø swp
BATH: 50Ø swp SHT: 70Ø swp

Kitchen -
SINK: 50Ø swp

Provide all WC's with 110mmØ W

DRAINAGE DESIGN TO BE IN ACCORDANCE WITH NBR.

GLAZING NOTE:
Nominal thickness of glass mm Maximum size of panelsqm

3	0.75
4	1.5
5	2.1
6	3.2

From floor level less than 300mm = 5mm 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 SABS 10400 and Local Council requirements as well as all relevant specifications and codes as well as the NHBRC 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 architects before any work is put in hand.
- All concrete foundations to be a minimum of 850mm 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 250mm above natural ground level unless otherwise shown. Fire walls to commence at roof covering. Minimum 150mm threshold plus fire door to garage where interleading 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 Qualified plumbers.
- Drains under buildings to be straight runs, adequately protected and with IE's at ends. Concealed waste pipes to be cleaned.
- IE's to all bends and junctions to be easily accessible. IE's to have marked covers at ground level. Rodding eyes to be provided where necessary.
- All soil stacks to be 110mm diameter glass earthenware or pvc drains and to have a minimum fall of 1:60. Top of any stack to be at least 300mm below Eg.
- All waste pipes to be 50mm internal diameter. All waste fittings to have deep/P* revealed traps and to be fully accessible for repairs and cleaning.
- All vent pipes to extend 900mm above roof level. Waste pipes exceeding 6m to be vented. SVPs to be all PVC having more than 120bmm 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 24m centres by means of RMAs or cleaning eyes. A manhole to be provided within 12m of the stand boundary.
- SINGLE STACK SYSTEMS: Waste pipes exceeding 6m to be vented, horizontal crash bends to have centrelline radius of minimum 600mm. all subtrees and C.I.S. to have a 300mm radius vertical easy bend to main soil drain.

WATER PROOFING AND DAMP PROOFING

- 375 micron thick polyethylene 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 sills, behind window boards and under door jambs. 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 canopies.
- Remove stormwater from buildings and site.
- WATERPROOFING TO ROOF SLABS: All waterproofing to roof slabs to be "Derbigum SPA" sheeting, all of which is to be laid (including flashing and course+flashing) strictly in accordance with manufacturer's instructions, with 10Y 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 NBS/R, and SABS 0137-2000 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=3mm thick, panes not exceeding 1.5sq.m=4mm thick, panes exceeding 1.5sq.m=5mm thick.
- Safety glass to window panes lower than 300mm from finished floor level.

STAIRS

- Stair treads to be 250mm minimum, risk risers to be 200mm maximum. Balustrade heights to be 1000mm minimum. Balustar openings to be 100mm maximum.

PARTITIONS AND CEILINGS

- Dry wall partitions and suspended ceilings to comply with 10.4011 and Section B of SABS Test Method 416. Drywall (gyroid) to be 12.7mm, ** rated gypsum board.
- Drywall ceilings to be 6mm gypsum board. External dry wall cladding to be 6mm fibre cement boarding. 50mm Aerolite insulation to be provided inside all external walls and between ceilings and roofing material.
- Dry wall cladding and ceilings to bathrooms to be 6mm fibre cement boarding.

WATERPROOFING TO ROOF SLABS

- All waterproofing to roof slabs to be "Derbigum SPA" sheeting, all of which is to be laid (including flashing and course+flashing) strictly in accordance with the manufacturer's instructions, with 10Y Bituminous paint to all exposed surfaces and guaranteed unconditionally for ten years

ELECTRICAL

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

CLIENT DETAILS:

DIMENSION PROPERTY DEVELOPERS

PROJECT:

Additions & Alterations

ON ERF 1593 LA COMO ESTATE,
PARKHAVEN EXT. 8

DATE: 15/3/2022

DRAWING DESCRIPTION:

FLOOR PLANS DETAILS

OPPERMAN CONSULTING
PO BOX 11281
SILVER LAKES, 0054
Fax: 0866 993 822
Cell: 082 878 2707
e-mail: oceacon@gmail.com
ARCHITECTURAL & STRUCTURAL NUMBERS CONSULTANTS

PROPERTY OWNER / DULY AUTHORISED DATE

G COSSUTTI (Architect (R)A-1675-1/1998) DATE 15/3/2022
CELL: COSSUTTI DRAWING & DESIGN
CELL: +27743408250

R. OPPERMAN (Engineering Technician) DATE 15/3/2022
OPPERMAN CONSULTING PO BOX 11281 SILVER LAKES, 0054
FAX: 0866 993 822 / TEL: 082 878 2707 / EMAIL: oceacon@gmail.com

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ISSUE TYPE	REVISION #	DATE ISSUED	ISSUE TYPE	AUTHOR
2	3	11/03/2022	NEW CHANGES	E.B.
2	2	26/02/2022	NEW CHANGES	E.B.
2	1	17/03/2020	NEW CHANGES	E.B.
2	0	27/11/2019	PLANS FOR APPROVAL	E.B.

ISSUE TYPE
(1) PRELIMINARY (4) FOR TENDER (7) AS BUILT
(2) FOR APPROVAL (5) FOR CONSTRUCTION (CANCELLED)
(3) FOR INFORMATION (6) FOR REVIEW (9) OTHER

SHEET #:

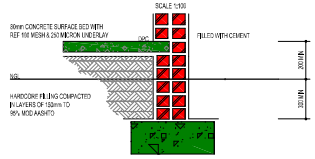
SHEET 1 OF 6

SHEET SIZE: A1

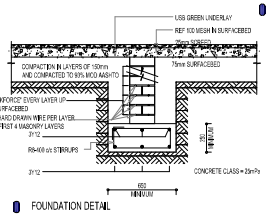
[X] PREVIEW PLAN [ ] CONSTRUCTION PLAN
[ ] PRELIMINARY PLAN [ ] AS BUILD PLAN

REVISION #	SCALE :	DRAWN:	CHECKED:
3	AS SHOWN	E.B. R.O.	E.B. R.O.

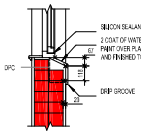
DRAWING No.: LC-1593-100



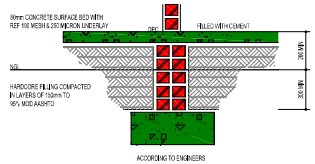
FOUNDATION TO CONCRETE LEVEL FOR EXTERNAL / LOADBEARING WALLS
SCALE 1:50



FOUNDATION DETAIL
SCALE 1:25



DPC/WINDOW SILL DETAIL
SCALE 1:20



FOUNDATION TO CONCRETE LEVEL FOR INTERNAL WALLS
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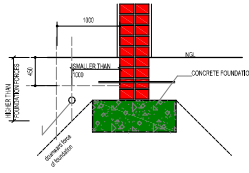

SEWER DETAIL
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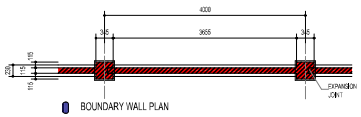
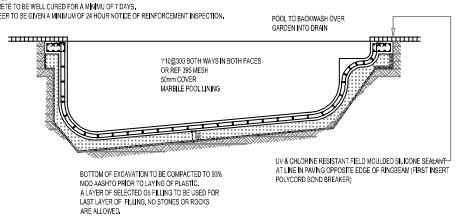


BOUNDARY WALL PLAN
SCALE 1:50

NOTES:
POOL MIX 30Mpa WITH MAX. WATERCEMENT RATIO 0.5 TO BE USED.
POOL EXCAVATION TO BE NEATLY TRIMMED AND COMPACTED TO 95% MOD AASHTO
ANY OVER EXCAVATION TO BE FILLED WITH CONCRETE
ALL REINFORCEMENT TO BE LAPPED WITH 500mm OVERLAY AND TO BE STAGGERED.
50mm CONCRETE SPACERS TO BE USED FOR COVER ON FLOOR & WALL REINFORCEMENT
CONCRETE TO BE WELL COMPACTED BETWEEN REINFORCEMENT AND CUBE RESULTS TO BE SUPPLIED
CONCRETE TO BE WELL CURED FOR A MINIMUM OF 7 DAYS.
ENGINEER TO BE GIVEN A MINIMUM OF 24 HOUR NOTICE OF REINFORCEMENT INSPECTION.



POOL SECTION
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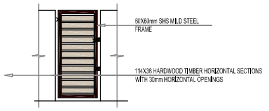
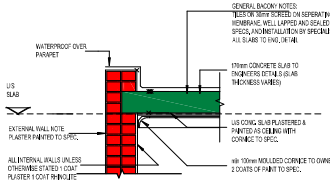
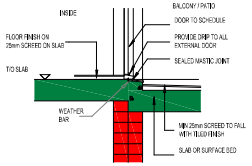


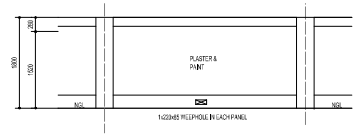
DETAIL ELEVATION SIDE BOUNDARY GATES
SCALE 1:50



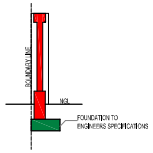
SLAB/PARAPET DETAIL
SCALE 1:20



DOOR/WEATHER STEP DETAIL
SCALE 1:20



BOUNDARY WALL ELEVATION
SCALE 1:50



BOUNDARY WALL SECTION
SCALE 1:50

LA COMO lifestyle estate

AESTHETIC AND LOW ENERGY REQUIREMENTS

- Low energy lighting
- Gas hob in kitchen with remote gas bottle (optional)
- Gas space heating
- Air Conditioning units, Hot water Heat Pump and Pool Pump etc must be designed into the building and/or adequately enclosed or screened off from view. Refer to guidelines.
- Minimum landscaping requirements to be: (2) trees per street frontage to be planted prior to occupation
- Swimming pool to be gas or heat trending swimming (solar heat)
- Solar energy water heating with solar panels on roof are water tanks positioned inside roof only
- Rainwater pipes are to be painted or anti-rust paint. Pipes not to be visible from street view
- Where specified, face brick samples must be submitted to the DRP for approval, only 30% of the exterior wall surface area will be permitted in face brick
- No deviation or alterations from the approved plan will be accepted unless approved in writing by the Design review panel.
- Landscaping plan including any proposed features to be approved by the Design Review Panel prior to installation

Architect	Date
Owner	Date
H.O. Association	Date