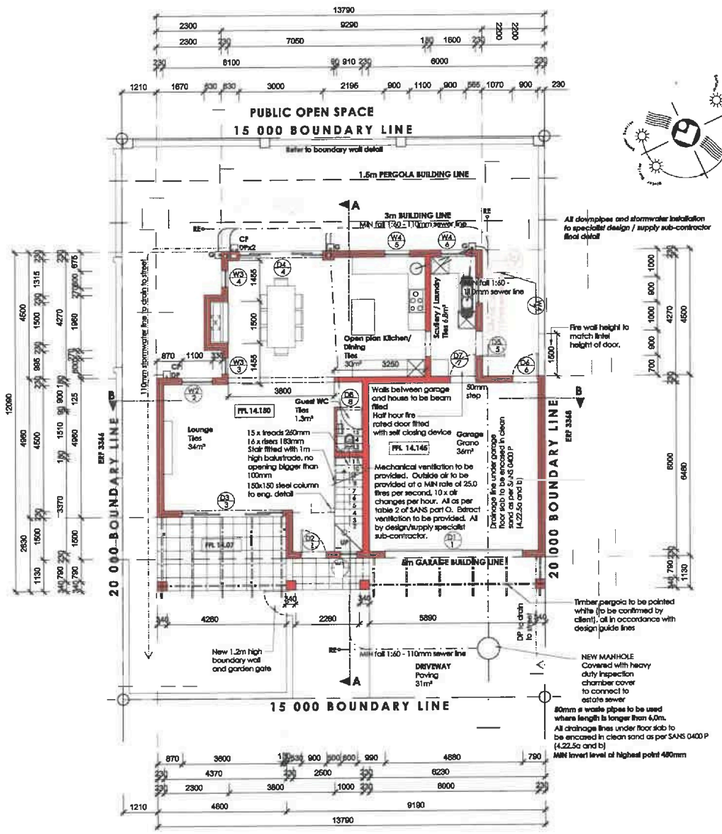
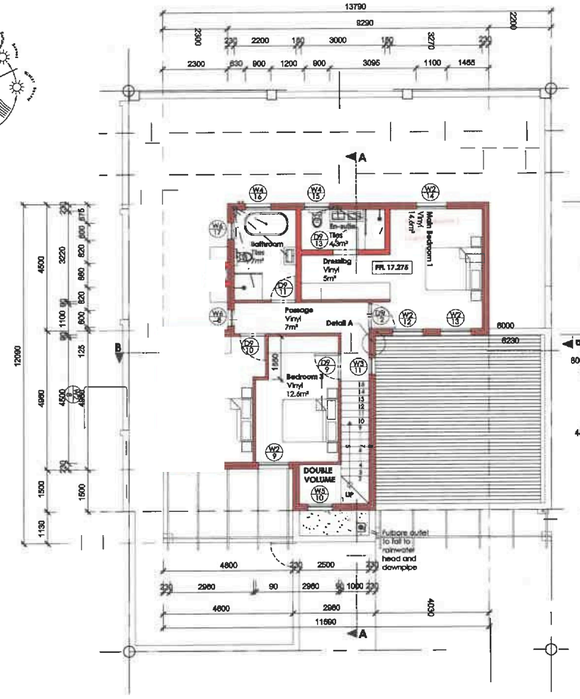
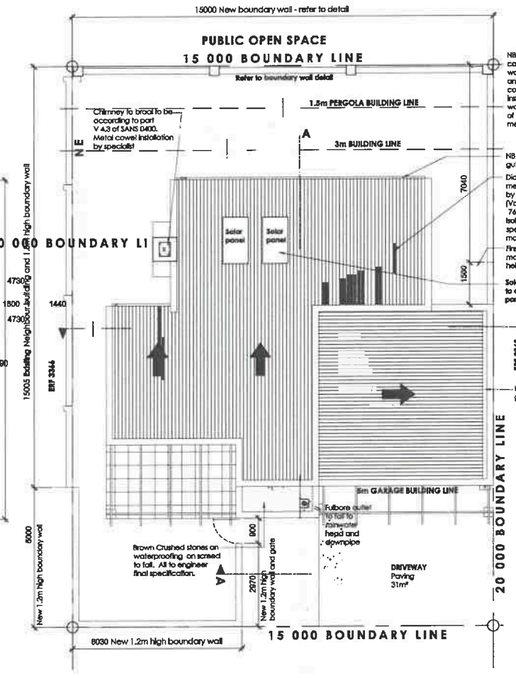


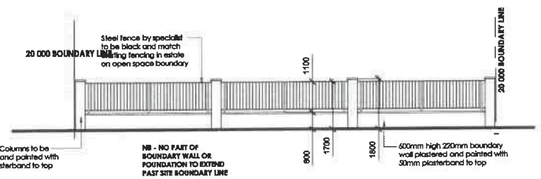
GROUND STOREY / SITE LAYOUT



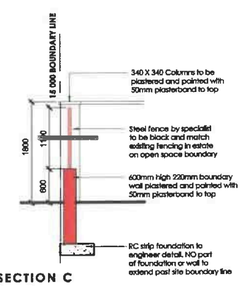
FIRST STOREY LAYOUT



ROOF LAYOUT



SOUTH BOUNDARY WALL ELEVATION



SECTION C

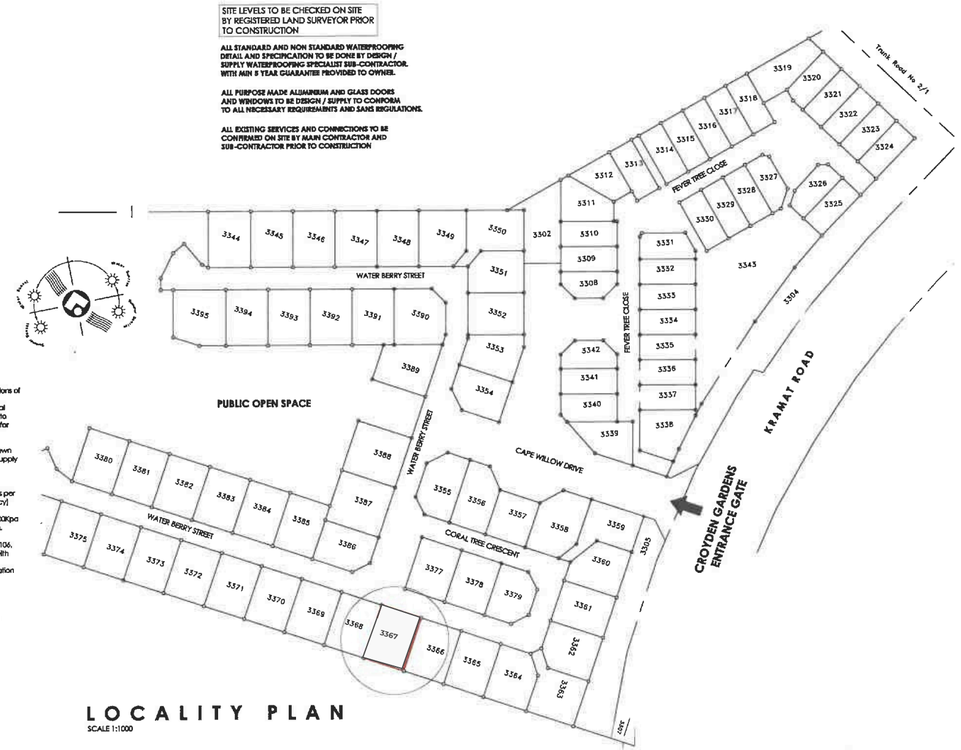
Scale 1:50

SITE LEVELS TO BE CHECKED ON SITE BY REGISTERED LAND SURVEYOR PRIOR TO CONSTRUCTION

ALL STANDARD AND NON STANDARD WATERPROOFING DETAIL AND SPECIFICATION TO BE DONE BY DESIGN / SUPPLY WATERPROOFING SPECIALIST SUB-CONTRACTOR. WITH MIN 5 YEAR GUARANTEE PROVIDED TO OWNER.

ALL PURPOSE MADE ALUMINIUM AND GLASS DOORS AND WINDOWS TO BE DESIGN / SUPPLY TO CONFORM TO ALL NECESSARY REQUIREMENTS AND SANS REGULATIONS.

ALL EXISTING SERVICES AND CONNECTIONS TO BE CONFIRMED ON SITE BY MAIN CONTRACTOR AND SUB-CONTRACTOR PRIOR TO CONSTRUCTION



LOCALITY PLAN

SCALE 1:1000

ROOF ASSEMBLY:

R-VALUE REQUIREMENTS	REQUIRED	ACHIEVED FOR METAL ROOF
MIN REQUIRED R-VALUE FOR ROOF ASSEMBLY	3.7	3.95
DIRECTION OF HEAT FLOW	UP	

INSULATION TO METAL ROOFS:	
100mm ISOTHERM, R-VALUE	2.33
DOUBLE SIDED RADENSHIELD, R-VALUE	1.39
6.4mm RHINOBOARD CEILING, R-VALUE	0.03
TOTAL:	3.95

COVERAGE:

Site area:	300m²
Footprint area:	128.3m²
Coverage:	**42.7%**

BULK AREA:

GROUND STOREY AREA:	125m²
FIRST STOREY AREA:	76m²
TOTAL AREA:	**201m²**

AREA SUMMARY:

GROUND STOREY FOOTPRINT AREA:	125m²
FIRST STOREY FOOTPRINT AREA:	76m²
TOTAL AREA:	**201m²**
UNDERCOVER entrance AREA:	3.3m²
(total area including steep 204.3m²)	

EXCAVATIONS:
All excavations to comply with part G (SANS 10400) of the national building regulations, all excavations as per structural engineers specifications & drawings.

DRAINAGE NOTES:
1. All levels to be checked on site and final adjustments to be made in accordance with civil engineer's instructions.
2. Ventilation pipes 400mm above roof level.
3. Sewer & stormwater pipes not deeper than 350mm below building to be encased in min. 100mm concrete.
4. Minimum fall of sewer pipes to be 1:60
5. Vent valve fitted on all waste fittings.
   WC - 110mm Ø soil pipe
   WHB -38mm Ø wastepipe
   Stacks & ventpipes-110mm Ø unless otherwise noted
6. Open end of vent pipe to be min 2m above any opening into building within a 5m radius.
7. Sub vents to be fitted with an approved 2 way vent valve. All vents, stacks, geysers, down pipes etc. to be concealed. Stacks in ducts with rodding eyes to be accessible for cleaning purposes.
8. All bends and junctions in sewer to be fitted with i.e.'s, all r.e.'s under paving to be fitted with marked covers, protect drain under foundations in accordance with SANS 10400 regulations.
9. All waste fittings to have resealable traps and pipe to be fully accessible if under floors, with i.e.'s either end or clamped to wall.
10. The radius at the centerline of a bend at the foot of a discharge stack, shall be not less than 300mm and other bends 600mm.
11. The vertical distance between the invert of the lowest branch discharge pipe connected to and the invert of the drain at the point of connection of the stack and the drain to be min 500mm
12. Where any waste or soil branches are connected to a stack the centre line of the waste branch shall not intersect the stack within 200mm below the centre line of the soil branch.
13. Waste branches to connect separately to stack
14. Sewer connections as shown, with r.e. or manhole within 1.5m from connection foundations, brickwork & partitions.

PLUMBING:
1. All plumbing and drainage to be carried out only by licensed plumbers and drain layers in strict accordance with the regulations of the local authority.
2. Water supply - High pressure piping to engineer's design and local authorities approval. A balanced water system will be installed to minimize hot water temperature; fluctuations pressure required for taps and showerhead.
4. Washing machine and dishwasher points (applicable where shown on architects drawings) - allow for 15mm underlife cold water supply stopcock above the worktop & 32mm pvc waste outlet & connections.

HOT WATER SUPPLY:
50% Of hot water requirements to be met by other than electrical as per SANS 10400 XA. New dwelling has 4 bedrooms, (4 person occupancy) therefor hot water demand is 400 litres per day (as per table 3 SANS 10252-1). Storage volume is 150L/unit (as per table 5) - std 150 litre 400Kpa geyser position in roof. Solar panels North facing at 40 degree pitch. Heater power 3KW.
Solar heating system to be used to comply with SANS 1307, SANS 10106, SANS 10254 and SANS 10252-1. All hot water pipes to be cladded with insulation with a R-value of 1 (25mm polyurethane foam). Thermal insulation shall be installed according to the manufactures specification and instructions. Requirements for water installation shall be in accordance with SANS 10252-1 and SANS 10252-2.

WATER AND SANITATION LAWS:
Demand management system:
- Schedule of water efficient showerheads and taps to be used
- Water efficient dual flush cisterns to be used
- E.G., dual flush with 3ltr and 6ltr flush
- Taps with MAX flow rate of 6ltr/min
- Shower heads with MAX flow rate of 7ltr/min
- Demand or metering taps at wash hand basins

NOTES

ALL WORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH MUNICIPAL REGULATIONS

ALL RELEVANT DETAILS, DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK

CONSTRUCTION NOTES

FOUNDATIONS
As per structural engineers drawings and specifications.
FOUNDATIONS WALLS
Cavity to be filled solid with concrete up to DPC.
No part of foundations to encroach boundary.
WALL CONSTRUCTION
Internal walls - to be Masi 90 mm and 180mm walls plastered & painted
External walls - to be 230 mm plastered and painted Masi brick walls with 50 mm cavity. Wall ties every 4th course, horizontal -1000mm max apart vertical - 500mm max apart. (2.5 ties per sqm) As well as below slab and every course above lintels or as instructed by structural engineers.
Weepholes - at max. 900mm centres and min 150mm above FFL., above all lintels and else where required.
Continuous masonry walls more than 5m linear to have structural/expansion joint.
FLOORS
Floor finish as shown on plan on min 25mm cement screed on min 100mm concrete surface bed on 250 micron dpm on 50mm sand blinding on approved fill well compacted to 100% osahro density at max. 150mm layers all as per structural engineer specs. Concrete floors and surface beds to comply with part J (SANS 10400).
WATERPROOFING
375mic. stepped DPC to be a min. of 150mm above finished GL.
Each leaf of a cavity wall shall be provided with its own damp proof course which shall extend over the full thickness of such leaf, in which case the cavity must extend 150mm below the damp-proof course, provided that the position of the membrane at the inner leaf is higher than the the outer leaf.
375 micron dpm to all surface beds.
Weepholes above all ext. openings to have stepped 'brickgalp' dpc.
Non-corrosive flashing to all parapet walls.
WINDOWS:
Window areas will be a min. 10% of the floor area with a min. of 5% openable.
All windows as per schedule to be powder coated - aluminium to open as indicate on elevations. Colour to be DARK GREY
DOORS:
Doors as per schedule. All ironmongery as per client specification. Colour to be DARK GREY
WINDOW SILLS:
Internally : plastered sills - flat
Externally : plastered sills - 30 degree
LINTELS
Prestressed precast conc. lintels over all windows, doors and other openings. max. 3meters wide.
BEAMS
R.C. beams with reinforcing where required as per structural eng's requirements and specifications.
PITCH ROOF CONSTRUCTION
0.53mm "Diamondek snaplock 38.1mm" or similar approved interlocking concealed-fix metal roof sheeting at 3° in colorbond colour Volcanic Grey installed strictly in accordance with manufactures specs on 76x50mm sa pine purlins on sa pine roof trusses (purlin and rafter spacing by specialist. SA pine roof trusses laid in accordance to manufactures specifications on 114 x 38mm wallplates fixed down min. 600mm deep into wall with 8gauge galvanized hoop iron straps. Complete with A19 certificate.
CEILING CONSTRUCTION
38mmø & painted 6.4mm gypsum board ceilings with approved insulation to all habitable rooms with timber trusses. One trap door in the ceiling in position as determined on site.
Ground storey skimmed and painted soffits.
No ceilings to garage.
RAINWATER GOODS - PITCHED ROOFS
Gutters - seamless "Waterlite" aluminium or similar approved standard domestic 'ogee' gutters with pvc down pipes to garage roof. "Waterlite" Industrial 'ogee' gutter to main core building roof, pre-painted white and all Downpipes painted to match wall.
PARAPET WALLS
All parapet walls capped with suitable waterproofing system and dressed over metal counter flashing to fall to inside on roof.
Suitable waterproofing over edge of parapet upstand with metal angle.

GENERAL
Allow 3x sleeves, sizes as per engineer's specification, under driveway, for electrical services all 1000mm apart.
Roof sheeting colour - Colorbond VOLCANIC GREY
Aluminium, windows & doors & louvres - powder coated Vedoc colour MATT DARK TRAFFIC GREY (code vp 7156).
Garage door - "Labradoor" or similar approved aluminium sectional Overhead double garage door with automation, powder coated Vedoc colour MATT DARK TRAFFIC GREY (code vp 7156).
Timber pergolas & garden gates in boundary walls at houses - painted white.
Exterior walls - plastered & painted white.
Figured dimensions to take preference to scale. Workmanship and material to floor level" comply strictly with SANS 10400 codes of practice and the requirements of the NHBRC. Where the provisions of the aforesaid act and codes of practice are in conflict with those of the NHBRC the more restrictive shall apply. Any technical aspect not clearly detailed on this plan shall be executed strictly in accordance with the rules as prescribed in SANS 10400. The builder / contractor shall be solely responsible for compliance with the above mentioned provisions.These specs must be read in conjunction with the notes on the plans.
Window areas to be MIN. 10% of floor area with 5% openable. Glazing to windows and doors strictly in accordance with SANS part N

LEVELS AND DIMENSIONS:
The building to be laid out and erected in the position and to the levels as indicated on site. General - All top soil must be removed from the area to be build upon, including roads and paving areas. Excavate where necessary to reduce levels as shown on drawings. Excavated material can be used for filling if suitable and can also be used for other site works. All grading and levelling of ground will be done by qualified civil contractor. Minor filling to be done by Contractor. Where large tree stumps and stones are to be removed in the area, the hole must be filled with suitable material compacted in layers not exceeding 150mm thick to 95% MOD.A.S.S.H.T.O.All site levels to be checked on site by contractor prior to any construction.

AREA SUMMARY:
GROUND STOREY FOOTPRINT AREA: m²
FIRST STOREY FOOTPRINT AREA: m²
TOTAL AREA: m²

FOR COUNCIL SUBMISSION

MARISA AGNELLO

PROJECT
Proposed new dwelling **ON**

CROYDEN GARDENS ESTATE
for Croydon Gardens Development (Pty) Ltd
Somerset West

DRAWING
GROUND STOREY/SITE PLAN
FIRST STOREY LAYOUT
ROOF LAYOUT
LOCALITY PLAN

SCALE	REV	DATE
1:100	A	25-09-2025
DRAWN		CHECKED
CA001/2021		

ARCHITECTURAL PROFESSIONAL
Marisa Agnello
marisa_27_11@yahoo.com
Professional Architectural Tech: T0303