

**CLOUR PALETTE**

WALLS -	PLASTER AND PAINT: MIDAS EARTHCOTE:
DOLMITE	
PLASTER BANDS -	MIDAS EARTHCOTE : DOLMITE
TEXTURED PLASTER AND PAINT -	MIDAS EARTHCOTE:
SCHOENIES	
ROOF -	SAFRINTA DARK DOLPHIN
WINDOWS -	ALUMINIUM: CHARCOAL

**FAR AND COVERAGE**

NAME	AREA	FAR	COVERAGE	TOTAL AREA
<b>T.O GROUND FLOOR SLAB</b>				
NETT FLOOR AREA	183.29	183.05	183.05	183.05
COVERED PATIO	46.20	0.00	46.20	46.20
DOUBLE GARAGE	41.95	0.00	41.95	41.95
COVERED PATIO	18.21	0.00	18.21	18.21
COVERED PATIO	14.37	0.00	14.37	14.37
<b>T.O FIRST FLOOR SLAB</b>				
NETT FLOOR AREA	99.83	0.00	0.00	99.83
AREA	183.05	303.78		403.61

**POOL NOTES:**

- EARTH LEAKAGE PROTECTION TO BE FITTED TO ALL ELECTRICAL SUPPLY.
- PRECAUTIONS TO BE TAKEN AGAINST: A.1. FLOODING BEHIND A SWIMMING POOL. B.1. FLOODING BEHIND A SWIMMING POOL. C.1. FLOODING BEHIND A SWIMMING POOL.

PLAN TO COMPLY WITH SECTION 45(2) & 45(3) OF THE NATIONAL BUILDING REG. PART 11(1)(3) OF THE NATIONAL BUILDING REG.

POOL DEPTH: MIN 800MM @ SHALLOWEST POINT

BACKWASH TO DRAIN INTO MUNICIPAL SEWER

IF PROPERTY IS NOT FULLY FENCED IN WITH AUTOMATED GATES, THEN A POOL FENCE IS TO BE INSTALLED IN ACCORDANCE WITH NBR

SWIM COOL TO BE PROVIDED CLOSE TO POOL, PREFERABLY CONCEALED BELOW POOL DECKING, WITH ADEQUATE PANEL AND PVC CONDUIT PIPE TO BE INSTALLED BEHIND GROUND FLOOR TO PROVIDE FOR POOL PUMP OVER

NOTE: DRAWINGS TO ENGINEERS/SPECIALIST'S SPEC & DETAIL.

**SETTING OUT NOTES:**

ALL LEVELS TO BE CO ORIGINATED ON SITE BY CONTRACTOR BEFORE FLOOR LEVELS ARE SET SO AS TO ALLOW FOR FREE FLOW OF STORMWATER

**FOR SETTING OUT DIMENSIONS REFER TO:**

SITE/GROUND FLOOR PLAN

**SEWER & STORMWATER NOTES:**

1000mm UPVC SOIL PIPE @ MIN 1:60 FALL TO BE PROTECTED FROM LOAD TO COMPLY WITH NBR

MIN 200MM INTERVAL SPACING BETWEEN EACH SEWER CONNECTION POINT

ALL DRAINAGE WASTE PIPES TO BE 50MM DIAMETER

ALL STORMWATER TO FALL AWAY FROM THE STRUCTURE AND TOWARDS THE LOWEST PART OF THE SITE

1000mm UPVC S/W PIPE TO CONNECT INTO 1500mm UPVC S/W PIPE TO ENDS DETAIL

1000mm FULL-BORNE OUTLET ABOVE 1000mm R/W ALL TO MANUFACTURER'S INSTALLATION SPECIFICATION

ALL STRUCTURAL WORK AND STORMWATER LAYOUTS TO PROFESSIONAL ENGINEERS SPEC AND DETAIL

**FOR SETTING OUT DIMENSIONS REFER TO:**

SITE/GROUND FLOOR PLAN

**NOTE:**

SATELLITE DISH TO BE INSTALLED AND SCREENED TO THE SATISFACTION OF THE SEEHDA.

**GLAZING - SANS 10400**

- ALL GLAZING TO COMPLY WITH SANS 10400, PART N.
- ALL GLAZING TO MATERIALS TO COMPLY WITH SANS 10400, PART N.
- FRAMES TO RECEIVE GLAZING MATERIAL SHALL EITHER COMPLY WITH THE REQUIREMENTS OF SANS 10137 AND TO BE BASED ON WIND LOADS IN ACCORDANCE WITH SANS 10400-B, OR BE DETERMINED IN CO-ORDINATION WITH THE REQUIREMENTS OF SANS 10400-B.
- THE THICKNESS OF PANE OF GLASS AND FLAT SOLID POLYCARBONATE SHEETING, OTHER THAN IN LITE, SHALL BE DETERMINED BY A COMPETENT GLAZING PERSON IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10137 AND TO BE BASED ON WIND LOADS IN ACCORDANCE WITH SANS 10400-B.
- SANS 10400-B REQUIRES THAT WIND LOADS BE DETERMINED BY A COMPETENT STRUCTURAL PERSON.
- GLASS CODE 1 (HUMAN IMPACT) TO COMPLY WITH SANS 1263 PART I
- GLASS CODE 2 (BURGLARY AND VANDALISM) TO COMPLY WITH SANS 1263 PART II
- GLASS CODE 3 (ARMED ATTACK) TO COMPLY WITH SANS 1263 PART III

NOTE: WIND GLASS IS NOT REGARDED AS SAFETY GLAZING MATERIAL UNLESS IT CONFORMS TO SANS 1263 PART I.

**SETTING OUT NOTES:**

ALL LEVELS TO BE CO ORIGINATED ON SITE BY CONTRACTOR BEFORE FLOOR LEVELS ARE SET SO AS TO ALLOW FOR FREE FLOW OF STORMWATER

**THIS APPROVAL IN OR MAY RELEASE THE APPLICATION AND OWNER FROM LIABILITY FOR THE SEVERAL VIOLATION OR VIOLATION REQUIREMENTS CALLED FOR BY THE LEGAL AUTHORITY IN TERMS OF THE TOWN PLANNING ORDINANCE, THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT, AND ANY MUNICIPAL BY-LAW.**

LOCAL AUTHORITY WRITTEN APPROVAL TO BE OBTAINED PRIOR TO THE HANDOVER OF THE SITE WITHOUT THE WRITTEN CONSENT FROM SEEHDA.

**CADASTRAL BOUNDARY IDENTIFICATION**

ALL CADASTRAL BOUNDARY PERS MUST BE EXPOSED AND FLAGGED PRIOR TO THE SITE BEING HANDOVER OVER FOR ANY WORK TO COMMENCE, AND SHUT REMAIN EXPOSED AND FLAGGED THROUGHOUT THE CONSTRUCTION PERIOD. THE LAND SURVEYOR MUST PLACE THE SITE NUMBER PLATE IDENTIFYING THE SITE, ON THE STREET FRONT BOUNDARY AT THE MIDWAY MARK.

**DRIVEWAY ACCESS & ENTRANCE LEVEL**

A CONCRETE BEAM AT THE CORRECT FRONTAGE LEVEL IS TO BE PROVIDED AT THE SITE BOUNDARY ACROSS THE DRIVEWAY ACCESS AT THE SAME GRADIENT AS THE ROAD. THE ENTRANCE LEVEL IS CALCULATED BY USING THE FOLLOWING FORMULA:

ROAD LEVEL (D) 1:50 V. VERGE WIDTH

THE DRIVEWAY GRADIENT MUST NOT BE STEEPER THAN 1:8 OVER THE FIRST 5M MEASURED FROM THE BOUNDARY INTO THE PROPERTY

**SATELLITE DISH / RADIO RECEPTION DEVICE INSTALLATION**

THE POSITION OF THE SATELLITE DISH MUST BE INSPECTED ON SITE WITH THE INSTALLER AND APPROVED BY SEEHDA PRIOR TO INSTALLATION

**TELKOM REQUIREMENTS**

THE APPLICANT AND THE OWNER IS RESPONSIBLE FOR OBTAINING TELKOM INSTALLATION AND LAYOUT APPROVAL PRIOR TO THE SITE BEING HANDOVER OVER ON THE SITE. THIS SHALL BE DONE PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION WORKS. PLEASE CONTACT TELKOM BELLUNGAH ON 052 946 1044 OR 052 972 1105, OR EMAIL: TELKOM@TELKOM.CO.ZA

**ELECTRICAL INSTALLATION**

THE BUILDING CONTRACTOR MUST IMMEDIATELY AFTER SITE HANDOVER ASCERTAIN THE LOCATION OF THE ELECTRICAL CABLE BUNDLES IN THE VICINITY OF THE ROAD JUNCTION ON THE SITE. THIS SHALL BE DONE PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION WORKS. PLEASE CONTACT TELKOM BELLUNGAH ON 052 946 1044 OR 052 972 1105, OR EMAIL: TELKOM@TELKOM.CO.ZA

**N.B.**

ALL WORKS TO COMPLY WITH SIMBITHI ESTATE ARCHITECTURAL PLANNING AND DEVELOPMENT CONTROLS

**SIMBITHI ESTATE**

**PLAN APPROVAL**

THE DESIGN AND EXTERNAL FINISHES TO THIS PROPOSAL COMPLY WITH THE SEEHDA BUILDING DESIGN GUIDELINES AND TOWN PLANNING CONTROLS. THE DESIGN REVIEW COMMITTEE AND WAS RECOMMENDED FOR APPROVAL BASED ON THE INFORMATION PROVIDED HEREIN WITHOUT CORRECTIONS. PLEASE REFER TO THE APPROVAL LETTER FOR FURTHER OR PRECISE CONDITIONS OF APPROVAL.

**BUILDING CONTROL MANAGER**

**DATE OF APPROVAL**

THIS DRAWING IS SUBJECT TO COPYRIGHT AND MAY NOT BE REPRODUCED IN WHOLE OR PART OR IN ANY MANNER WHATSOEVER WITHOUT WRITTEN PERMISSION FROM BLOK ARCHITECTS CC

REV	DATE	DESCRIPTION
1	15-06-2014	STAGE 2 SUBMISSION TO SEEHDA FOR APPROVAL

**REVISION SCHEDULE**

**SIGNED FOR CONSTRUCTION**

**ARCHITECT:** .....

**CLIENT:** .....

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**PROJECT:**  
PROPOSED NEW DWELLING ON LOT 1322 SIMBITHI ECO ESTATE FOR MR. DICKSON

**ADDRESS:**  
ERF 1322 SIMBITHI ECO ESTATE, SILVER OAK LANE

**DESCRIPTION:**  
GROUND FLOOR PLAN

**BUILDING CLASSIFICATION:**

**PROJECT NR:** 355 **DATE:** 2015/06/15 **REV NR:** 1  
**SHEET NR:** 4.01 (WEEK 1-200) **DRAWN:** FREEMAN 1



THIS APPROVAL IN NO WAY RELEASES THE APPLICANT AND OWNER FROM COMPLYING WITH THE LATEST LEGISLATION OR STATUTORY REQUIREMENTS DULLED BY THE LOCAL AUTHORITY IN TERMS OF THE TOWN PLANNING ORDINANCE, THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT, AND ANY REGULATORY BY-LAWS. LOCAL AUTHORITY WRITTEN APPROVAL TO BE OBTAINED PRIOR TO REQUESTING A SITE HANDOVER AND NO WORK MAY COMMENCE ON THE SITE WITHOUT THE WRITTEN CONSENT FROM SEEDHA.

THE UNDERTAKING OF THESE OBLIGATIONS BY SEEDHA SHALL NOT IN ANY WAY IMPLY THE ACCEPTANCE OF ANY RESPONSIBILITY ON THE PART OF SEEDHA FOR:  
1. THE PLANNING OF THE ERECTION.  
2. THE ACCURACY OF THE DRAWINGS OR FOR ANY LOSS WHOSE MAY BE CAUSED BY THE PROPOSED WORK.  
3. THE LOSS OR DAMAGE CAUSED BY STORMWATER, THE INFILTRATION OF

**SIMBITHI ESTATE**  
**PLAN APPROVAL**

THE DESIGN AND EXTERNAL FINISHES TO THIS PROPOSAL CONFORM WITH THE SEEDHA BUILDING DESIGN GUIDELINES AND TOWN PLANNING CONTROLS. THIS DRAWING HAS BEEN REVIEWED BY THE DESIGN REVIEW COMMITTEE AND WAS RECOMMENDED FOR APPROVAL BASED ON THE INFORMATION PROVIDED HEREIN WITHOUT CORRECTIONS. PLEASE REFER TO THE APPROVAL LETTER FOR FURTHER OR SPECIFIC CONDITIONS OF APPROVAL.

BUILDING CONTROL MANAGER DATE OF APPROVAL

**CADASTRAL BOUNDARY IDENTIFICATION**

ALL CADASTRAL BOUNDARY PERMITS MUST BE EXPOSED AND FLAGGED PRIOR TO THE SITE BEING HANDED OVER FOR ANY WORK TO COMMENCE, AND MUST REMAIN EXPOSED AND FLAGGED THROUGHOUT THE CONSTRUCTION PERIOD. THE LAND SURVEYOR MUST PLACE THE SITE NUMBER PLATE IDENTIFYING THE SITE, ON THE STREET FACING BOUNDARY AT THE MIDWAY MARK.

**DRIVEWAY ACCESS & ENTRANCE LEVEL**

A CONCRETE BEAM AT THE CORRECT FRONTAGE LEVEL IS TO BE PROVIDED AT THE SITE BOUNDARY ADDRESS THE DRIVEWAY ACCESS AT THE SAME GRADIENT AS THE ROAD. THE ENTRANCE LEVEL IS CALCULATED BY USING THE FOLLOWING FORMULA:  
ROAD LEVEL + 0.150 + 1/200 X VERGE WIDTH  
THE DRIVEWAY GRADIENT MUST NOT BE STEEPER THAN 1:25 OVER THE FIRST 5M MEASURED FROM THE BOUNDARY INTO THE PROPERTY

**SATELLITE DISH / RADIO RECEPTION DEVICE INSTALLATION**

THE POSITION OF THE SATELLITE DISH MUST BE INSPECTED ON SITE WITH THE INSTALLER AND APPROVED BY SEEDHA PRIOR TO INSTALLATION.  
**TELKOM REQUIREMENTS**  
THE HEIGHT AND THE ORIENT & RESPONSIBILITY FOR OBTAINING TELKOM INSTALLATION AND LAYOUT APPROVAL PRIOR TO THE SITE BEING HANDED OVER FOR CONSTRUCTION.  
PLEASE CONTACT DOUGLAS BELLINGHAM ON 032 9461044 OR 082 572 1105, OR EMAIL: BELLE@TELKOM.CO.ZA

**ELECTRICAL INSTALLATION**

THE BUILDING CONTRACTOR MUST IMMEDIATELY AFTER SITE HANDOVER ASCERTAIN THE LOCATION OF THE ELECTRICAL SERVICES IN THE vicinity OF THE RED MARKER ON THE SITE. THE CABLE MUST THEN BE CONNECTED TO A TEMPORARY DB AT THE LOCATION. THEREAFTER AN ELECTRICAL CONNECTION AND THE METER INSTALLATION APPLICATION MUST BE LODGED AT THE KWA DUKUZA ELED DEPT.

**N.B.**  
ALL WORKS TO COMPLY WITH SIMBITHI ESTATE ARCHITECTURAL, PLANNING AND DEVELOPMENT CONTROLS

**SETTING OUT NOTES:**

ALL LEVELS TO BE CO-ORDINATED ON SITE BY CONTRACTOR BEFORE FLOOR LEVELS ARE SET SO AS TO ALLOW FOR FREE FLOW OF STORMWATER

FOR SETTING OUT DIMENSIONS REFER TO SITE/GROUND FLOOR PLAN

**SEWER & STORMWATER NOTES:**

1000MM UPVC SOIL PIPE @ MIN 1:50 FALL TO BE PROTECTED FROM LOAD TO COMPLY WITH NBR

MIN 200MM INTERVAL SPACING BETWEEN EACH SEWER CONNECTION POINT

**ALL DRAINAGE WASTE PIPES TO BE 50MM DIAMETER**

ALL STORMWATER TO FALL AWAY FROM THE STRUCTURE AND TOWARDS THE LOWEST PART OF THE SITE

1000MM UPVC SOIL PIPE TO CONNECT INTO 1000MM UPVC SOIL PIPE TO END OF DETAIL

1000MM FALLBROCK OUTLET ABOVE 1000MM RWDP ALL TO MANUFACTURERS INSTALLATION SPECIFICATION

ALL STRUCTURAL WORK AND STORMWATER LAYOUTS TO PROFESSIONAL ENGINEERS SPEC AND DETAIL

**GENERAL BUILDING NOTES:**

1. GENERAL

1.1 THIS DRAWING IS NOT TO BE SCALED, USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS AND HEIGHTS TO BE CHECKED AND VERIFIED BEFORE ANY WORK COMMENCES ON SITE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. ALL LEVELS, HEIGHTS OF PLUMBING, DEPTH OF EXCAVATIONS AND NUMBER OF STEPS TO BE FINALLY CHECKED BY CONTRACTORS ON SITE.

1.2 THE SITE TO BE TREATED IN ACCORDANCE WITH S.A.B.S. CODE OF PRACTICE N.0124:1977 WITH SOIL POSHONING ACCORDING TO SPECIALIST DETAILS.

1.3 TOP OF FOUNDATIONS TO BE A MIN. OF 600MM BELOW NATURAL GROUND LEVEL

1.4 BACKFILL TO FOUNDATIONS

1.5 TOP OF 170MM CONCRETE SURFACE BED TO BE MIN. OF 170MM ABOVE FINISHED GROUND LEVEL

1.6 BRICKWORK S.A.B.S. ENDSIGNED D.P.C. 375 MIC. UNDER ALL WALLS, WINDOW CILLS AND AT CHANGES IN FLOOR LEVELS

1.7 ELECTRICAL INSTALLATION SHALL BE AN EARTH LEAKAGE SYSTEM IN DISTRIBUTION BOARD AS PER LOCAL AUTHORITIES REQUIREMENTS AND CERTIFICATION

1.8 ALL BUILDING WORK TO BE CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITY BUILDING BY-LAWS AND REGULATIONS

1.10 ALL EXPOSED HOT WATER SUPPLY PIPES TO BE LAPPED

1.11 GAS BOTTLE INSTALLATION TO BE DONE BY A REGISTERED GAS INSTALLER

1.12 GAS INSTALLATION TO COMPLY WITH SANS 10400

1.13 GAS INSTALLER TO FINISH AND ISSUE 2 COMPLIANCE CERTIFICATES ON COMPLETION

1.14 SOIL POSHONING CERTIFICATE TO BE FINISHED ON COMPLETION OF APPLICATION

1.15 CONTRACTOR MUST ALLOW FOR HARDWOOD SCREENING TO THE FOLLOWING ITEMS: ALL MOTOR UNITS, GAS BOTTLES & HEAT PUMP MOTORS

1.16 CONTRACTOR MUST ALLOW FOR SAND TRAPS TO ALL STORMWATER CATCH PITS OR STORMWATER SURFACE DRAINING

1.17 NO SURFACE MOUNTED PIPES FOR A/C UNITS ALLOWED. ALL PIPING TO BE CONCEALED

1.18 ALL GALVANIZING TO BE ACCORDANCE WITH "SANS 121 (ISO 1461)"

2. FOUNDATIONS

2.1 ALL FOUNDATIONS, FOUNDATION WALLS, STRUCTURAL CONCRETE WORK AND SUB-SOIL STORMWATER DRAINAGE TO CIVIL ENGINEERS SPEC

2.2 ALL SOIL CONNECTION TO ENGINEERS SPEC

2.3 230X700MM CONCRETE FOUNDATIONS FOR 230MM BRICK WALLS

2.4 300X1000MM PAD FOUNDATIONS FOR 460X460MM BRICK COLUMNS

2.5 ALL FOUNDATIONS TO BE REINFORCED AS REQUIRED BY ENGINEER

3. FLOORS

3.1 25MM CEMENT SCAFFOLD TO ALL FLOORS

3.2 170MM THICK CONCRETE SURFACE BED INTO BRC REINFORCED MESH ONTO 250 MESHIN RIV. DPE ONTO 50MM LIMEH. SAND ON WELL COMPACTED EARTH TO BE POISONED BY SPECIALIST

4. WALLS

4.1 230MM BRICK WALLS WITH BRICKWORK D.P.C.

4.2 BRICKWORK EVERY 6 COURSES AND EVERY COURSE FOR 4 COURSES OVER OPENINGS

4.3 ALL LOAD BEARING BRICK WALLS TO BE CONSTRUCTED OF BRICKS HAVING A MIN. CRUSHING STRENGTH OF 14MPa. MORTAR TO BE CLASS 2 IN ACCORDANCE WITH NBR AND SANS 10104

4.4 WINDOWS SUILT IN WITH BRICKWORK D.P.C. OR SIMILAR APPROVED

4.5 ALL PAINTWORK TO COMPLY WITH MANUFACTURERS SPEC WITH NECESSARY UNDERCOATS

4.6 ALL EXTERNAL DOUBLE SKINNED WALLS TO CONTAIN WATERPROOFING BETWEEN EACH SKIN

5. ROOF

5.1 FLAT ROOF:

5.1.1 ALL CONCRETE ROOFS / FLAT SLABS TO ENGINEERS DETAIL AND SPECIFICATION. FLAT ROOF WATERPROOFING TO BE DESIGNED TORDON SYSTEM OR SIMILAR APPROVED SYSTEM TO MANUFACTURERS SPECIFICATIONS. UNDERSIDE OF FLAT ROOF SLABS TO BE PLASTERED AND PAINTED

5.2 THERMAL INSULATION TO CONCRETE ROOF DECKS SHALL BE POLYSTYRENE BULL LAM TO FALL AT AN AVERAGE THICKNESS OF 100MM REDUCING TO A MIN 50MM AT F.B.D. ALL TO MANUFACTURERS INSTALLATION SPECIFICATION

5.2.1 ALL CONCRETE ROOF SLABS TO HAVE "XYPEX" WATERPROOFING ADDITIVE AND CONCRETE TO BE 34MPa

5.3 RITCHED ROOF-THICK ROOF TO HAVE ZINCALUME B PROFILE ROOF SHEETING ON 75 X 50MM PURLINS ON SABS APPROVED 15.5 X 38MM TIMBER TRUSSES @ 1000MM MAX C/C ON 114 X 38MM WALLPLATES TIED DOWN WITH GALVANIZED IRON RODS THREADED THROUGH 4 COURSES OF BRICKWORK. ALL TO ENGINEERS DETAIL AND SPECIFICATION

5.4 75X75MM ALUMINUM RAINWATER DOWNPIPES FROM ALUMINUM BUTTERFLY

5.5 100MM DIA F.B.D. ABOVE 100MM DIA UPVC RWDP. ALL TO MANUFACTURERS INSTALLATION SPECIFICATIONS

6. WINDOWS & DOORS

6.1 WINDOWS: AS PER WINDOW SCHEDULE

6.2 ANY FRAME OF SLABS WHICH IS TO BE INSTALLED WITHOUT A SUPPORT FRAME SHALL BE IN ACCORDANCE WITH SANS 10137

6.3 THICKNESS OF PANES IN RELATION TO THEIR AREA SHALL BE IN ACCORDANCE WITH SANS 10137

6.4 EXTERNAL SLIDING DOORS: AS PER DOOR SCHEDULE

6.5 INTERNAL DOORS: HARDWOOD MEMBRATE TO INTERIOR (DESIGNER SPEC)

6.6 FRENCH DOORS: DOORS AS PER SCHEDULE

6.7 ANY DOOR LEADING FROM THE GARAGE INTO THE HOUSE MUST BE "CLASS B FIRE RATED" DOOR WITH SELF-CLOSER

6.8 INTERNAL DOORS TO HAVE A FLOOR MOUNTED UNION/ REF. ALB730AS. ALUMINUM DOOR STOP OR A UNION/ REF. B254AS ALUMINUM WALL MOUNTED DOOR STOP

WINDOW FRAMES AS SHOWN ON THE PLANS (I.E. - TO BE ALUMINUM TO CLIENTS' CHOICE OR AS PER DISPLAY

7. DRAINAGE NOTES

7.1 1000MM U.P.V.C. SEWER PIPE DRAIN WITH A MIN. FALL OF 1:50

7.2 1000MM CVP AT HEAD OF DRAINPIPE AS SHOWN

7.3 RIDGING EYES AT HEAD OF DRAIN, AT ALL CHANGES OF DIRECTION & @ MAX. OF 21M INTERVALS

7.4 INSPECTOR EYES AT ALL WINDOWS BY DRAIN, & TO HAVE MARKED COVERS @ GROUND LEVEL

7.5 DRAIN PIPE UNDER BUILDING TO BE INSTALLED AGAINST LEAD

7.6 ALL WASTE PIPES TO HAVE 50MM RE-BEAL TRAP, ALL WASTE PIPES TO BE ACCESSIBLE OVER THE ENTIRE LENGTH FOR CLEANING & REPAIRS

7.7 ALL WASTE PIPES UNDER FLOOR SLAB TO BE SLEEVED

7.8 ALL SOIL FITTINGS WITH VERTICAL DISCHARGE GREATER THAN 1320 TO HAVE ANTISIPHON VENTPIEPES

7.9 RAINWATER DOWNPIPES TO DISCHARGE @ MIN. OF 2440MM FROM ANY OPEN GULLY

7.10 ALL DRAINAGE TO BE CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITIES DRAINAGE AND BY-LAWS & REGULATIONS

7.11 ALL WASTE PIPES TO BE 50MM DIAMETER

7.12 ALL RAINWATER DOWNPIPES TO FALL ONTO CONCRETE SPREADER

7.13 CONTRACTORS TO ALLOW FOR 2 X PVC PIPES UNDER THE DRIVEWAY BETWEEN THE BOUNDARY AND ROAD EDGE

7.14 THE W.C. IS TO BE A CLOSE-COUPLED SUITE WHITE WITH CHROME BALL & STOP

7.15 PLUMBER MUST ALLOW FOR ABOVE-COUNTER STOP COCKS FOR THE DISH WASHER AND WASHING MACHINE

**FIRST FLOOR PLAN**

1 scale 1:50

57,500

25,22M SITE BOUNDARY LINE

ADJACENT PROPERTY ERF 1320

**COLOUR PALETTE**

scale 1:50

**COLOUR PALETTE**  
WALLS - PLASTER AND PAINT: MIDAS EARTHCOTE:  
DOLMITE  
PLASTER BANDS - MIDAS EARTHCOTE : DOLMITE  
TEXTURED PLASTER AND PAINT - MIDAS EARTHCOTE:  
SCHOENIES  
ROOF - SAFRINTA DARK DOLPHIN  
WINDOWS - ALUMINUM: CHARCOAL

FAR AND COVERAGE			
NAME	AREA	FAR.	COVERAGE.
T.O GRD FLR SLAB			
NETT FLOOR AREA	183.29	183.05	183.05
COVERED	46.20	0.00	46.20
PATIO	41.95	0.00	41.95
DOUBLE GARAGE	18.21	0.00	18.21
COV. ENT.	14.37	0.00	14.37
NETT FLOOR AREA	99.83	0.00	99.83
COVERED	183.05	0.00	183.05

183.05 m² 303.78 m² 403.61 m²

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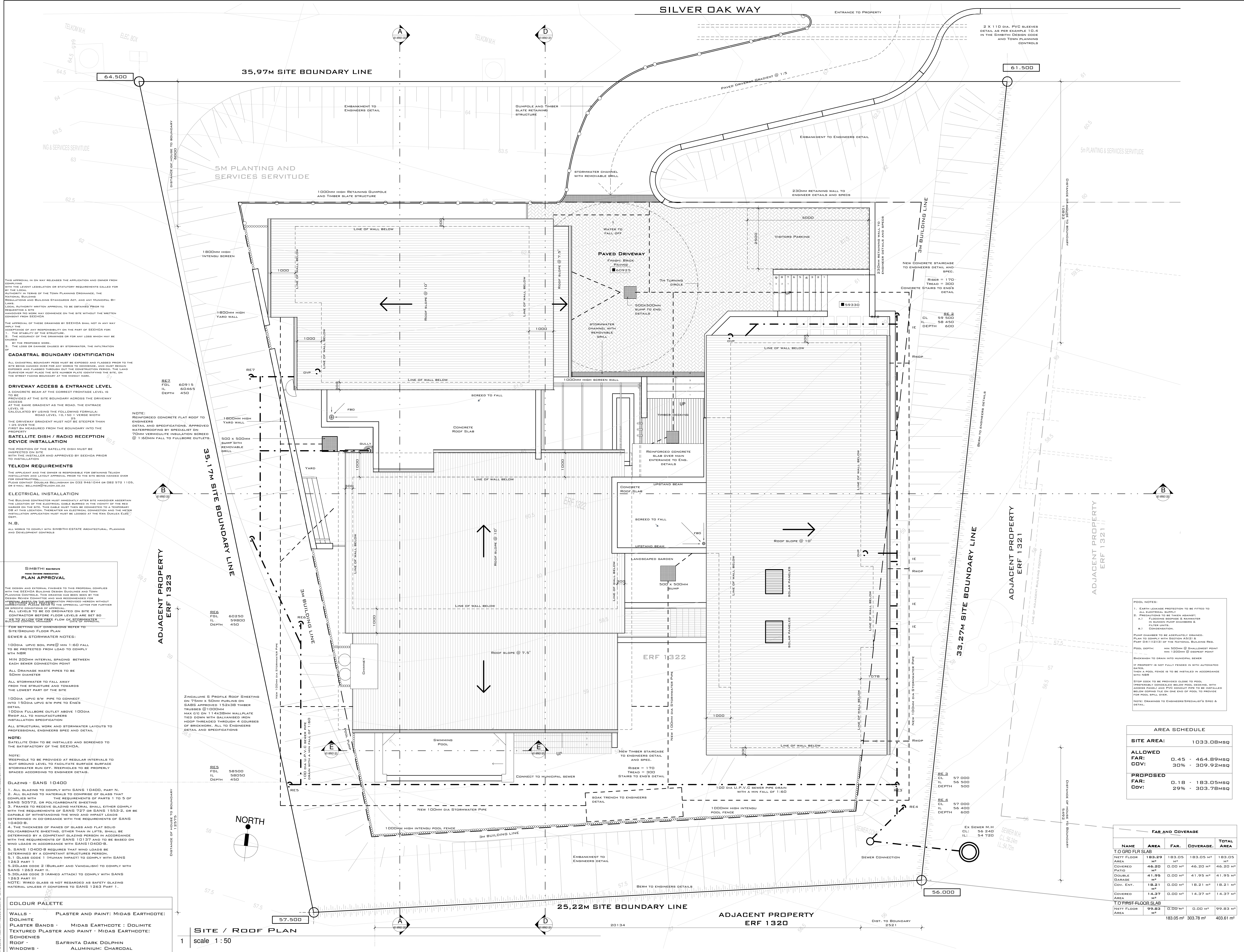
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15-06-2014 STAGE 2 SUBMITTED TO BOD FOR APPROVAL

REV DATE DESCRIPTION

REVISION SCHEDULE

SIGNED FOR CONSTRUCTION

ARCHITECT: .....

CLIENT: .....

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REG NO 2621

caarchitects

PROJECT: PROPOSED NEW DWELLING ON LOT 1322 SIMBITHI ECO ESTATE FOR MR. DICKSON

ADDRESS: ERF 1322 SIMBITHI ECO ESTATE, SILVER OAK LANE

DESCRIPTION: SITE/ ROOF PLAN

BUILDING CLASSIFICATION:

PROJECT NR: 355 DATE: 2014/06/15 REV NR: 1  
SHEET NR: 401 (WKKD) 1-100 DRAWN: FREEMAN



