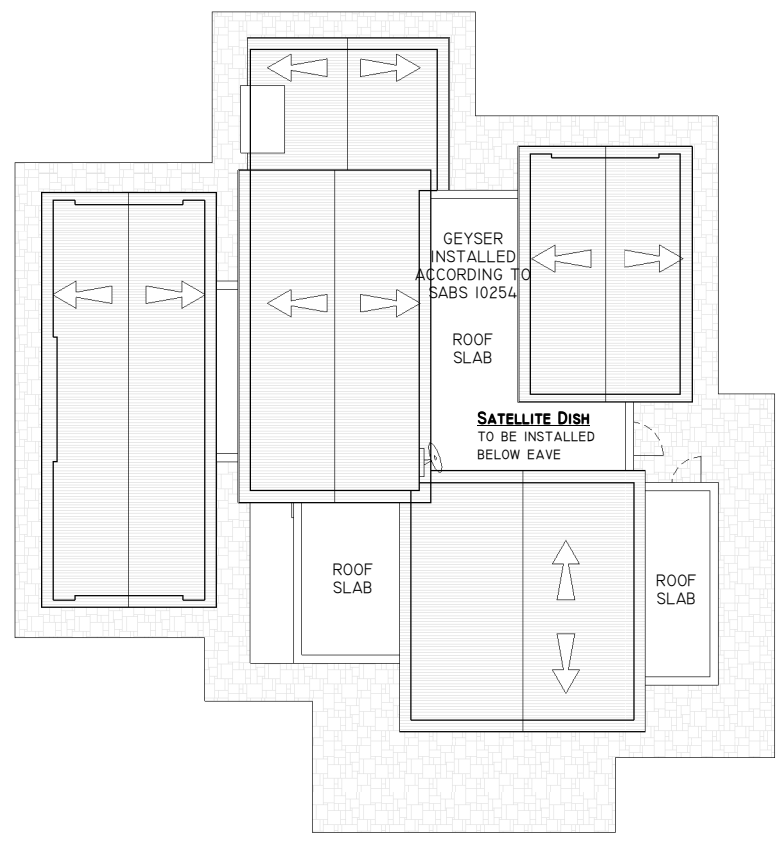


ROOF PLAN

SCALE: 1 : 200



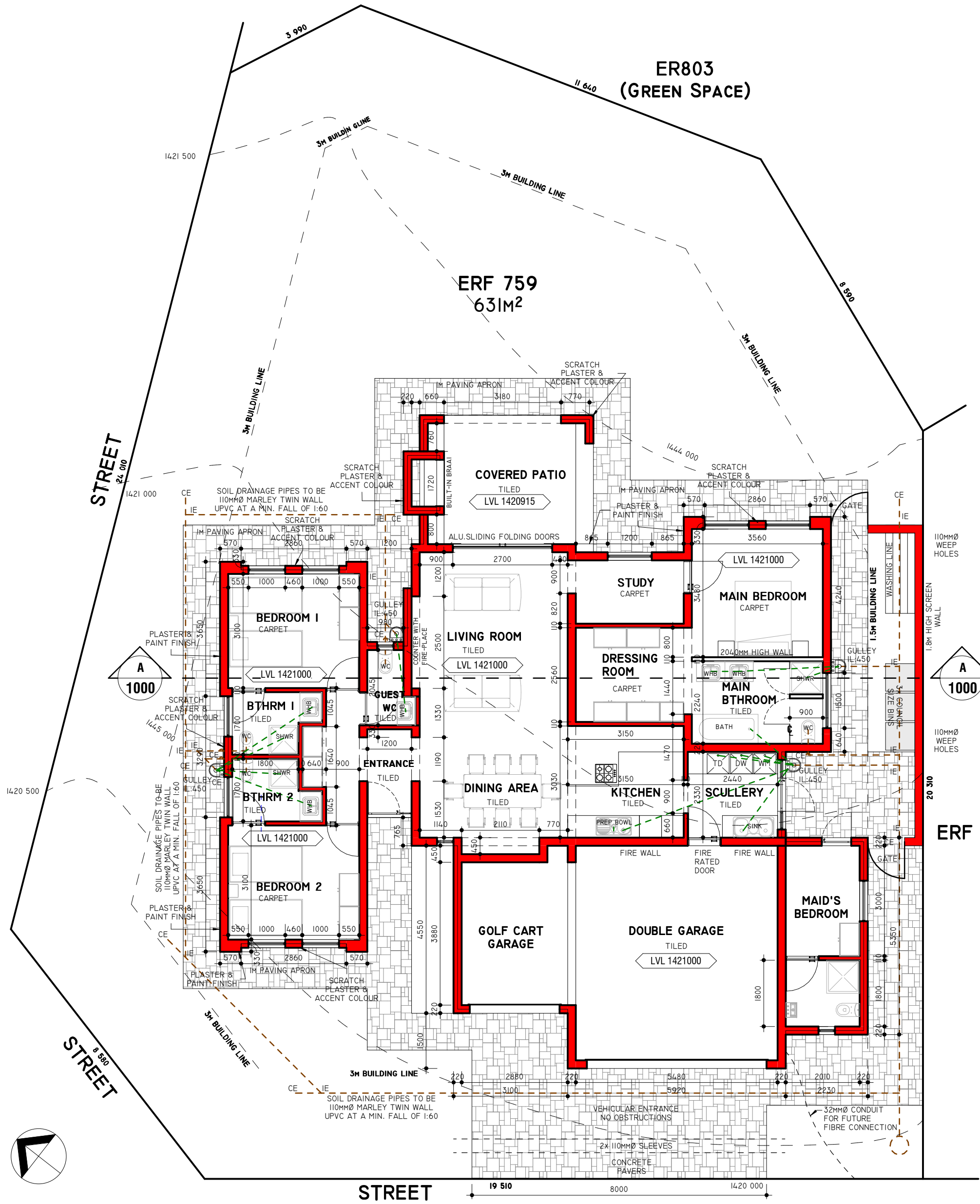
ER803
(GREEN SPACE)

ERF 759
631m²

ERF 758

GROUND FLOOR

SCALE: 1 : 100



SCHEDULE OF FINISHES		
COMPONENT	TYPE	COLOUR
EXTERNAL WALLS	PAINTED WOOD FLOAT	HAYSEED(Y-DI-3)
INTERNAL WALLS	PAINTED SCRATCH PLASTER	BABY ELEPHANT(Y-EI-4)
WINDOWS	POWDER COATED ALUMINIUM	CHARCOAL
DOORS	POWDER COATED ALUMINIUM	CHARCOAL
ROOF	CHROMADEK CORRUGATED SHEETS	DARK DOLPHIN
PAVING BRICK	LARGE URBAN PAVEN (CONCRETE)	AUTUMN BLEND

EXTERNAL LIGHTING

- EXTERNAL WALL MOUNTED LIGHTING MUST BE DISCREET AND KEPT TO A MINIMUM AND MAY ONLY BE USED TO ILLUMINATE THE FRONT DOOR ENTRANCE AND GARAGE ENTRANCES.
- LIGHTS IN THE SIDE BOUNDARY SPACES WILL ONLY BE ALLOWED IF IT DOES NOT ILLUMINATE THE NEIGHBOURHOOD ERF.
- EXTERNAL POLE MOUNTED STREET LAMPS ARE NOT PERMITTED.
- CONCRETE GARDEN LIGHTING MAY BE USED IN THE FORM OF LOW LEVEL BOLLARD LIGHTS WITH A MAXIMUM HEIGHT OF 300MM AND UP LIGHTERS PROVIDED THEY DO NOT RESULT IN ANY LIGHT NUISANCE THAT EXTENDS BEYOND THE CONFINES OF THE ERF.

FILTRATION PLANTS

- FILTRATION PLANTS MUST BE SCREENED FROM VIEW FROM OUTSIDE OF THE ERF EITHER BY PLASTERED WALLS OR BY THREE LATTICE.
- SCREENING SUBJECT TO THE SAME COLOUR SPECIFICATIONS AS FOR EXTERNAL WALLS AND / OR NATURAL CLAD AND / OR DRY PACK STONE WALLS.

BACKUP GENERATORS

- PLEASE REFER TO THE "RULES AND SPECIFICATIONS ON BACKUP GENERATOR INSTALLATIONS" AVAILABLE FROM THE HOME OWNERS ASSOCIATION FOR MORE DETAIL REGARDING NOISE AND AIR POLLUTION.
- AS AN ARCHITECTURAL AND AESTHETICAL RULE THE FOLLOWING SHALL BE COMPLIED WITH ANY PART OF THE GENERATOR SET SHALL NOT BE VISIBLE FROM THE STREET, GOLF COURSE OR OPEN SPACES.
- WHENEVER MECHANICAL EQUIPMENT IS NOT PLACED AT GROUND FLOOR LEVEL IT SHALL ONLY BE POSITIONED ON ROOF SLABS AND SCREENED IN AN ARCHITECTURAL MANNER OF INSTALLATION. MUST BE SUBMITTED WITH THE BUILDING DESIGN OR BEFORE THE COMMENCEMENT OF CONSTRUCTION.

AIR CONDITIONING

- AIR CONDITIONING UNITS MUST BE INSTALLED AT GROUND LEVEL AND NOT VISIBLE FROM ANY STREET, GOLF COURSE OR PUBLIC OPEN SPACE.
- NO RETIFICATION OF AIR CONDITIONING UNITS MAY BE SURFACE MOUNTED AND SHOULD BE HOUSED IN DUCTS OR IN AN IN CONSPICUOUS MANNER WHICH DOES NOT PROTRUDE OR STAND PROUD OF WALLS.
- WHENEVER MECHANICAL EQUIPMENT IS NOT PLACED AT GROUND FLOOR LEVEL IT SHALL ONLY BE POSITIONED ON ROOF SLABS AND SCREENED IN AN ARCHITECTURAL MANNER OF INSTALLATION. MUST BE SUBMITTED WITH THE BUILDING DESIGN OR BEFORE THE COMMENCEMENT OF CONSTRUCTION.

SATELLITE DISHES AND AERIALS

- COMPACT DOMESTIC TELEVISION SATELLITE DISHES AND AERIALS TO RECEIVE THE CHANNELS AS GENERALLY OFFERED FOR THE SOUTH AFRICAN VIEWER / LISTENER ARE PERMITTED PROVIDED THEY ARE MOUNTED IN THE LEAST CONSPICUOUS PRACTICAL POSITION ON THE BUILDING AND BELOW THE EAVE HEIGHT OF EITHER A SINGLE OR DOUBLE STOREY BUILDING.
- BUILDING NUMBERS AND NAMES ARE PERMITTED PROVIDED THEY ARE PAINTED BLACK / CHARCOAL, NOT ILLUMINATED AND THAT THE LETTERING AND NUMBERS DO NOT EXCEED A HEIGHT OF 300MM.
- A MAXIMUM OF ONE BUILDING NUMBER AND BUILDING NAMES AND / OR NUMBERS MAY BE MOUNTED ON THE EXTERNAL WALLS OF THE BUILDING.

SOLAR PANELS

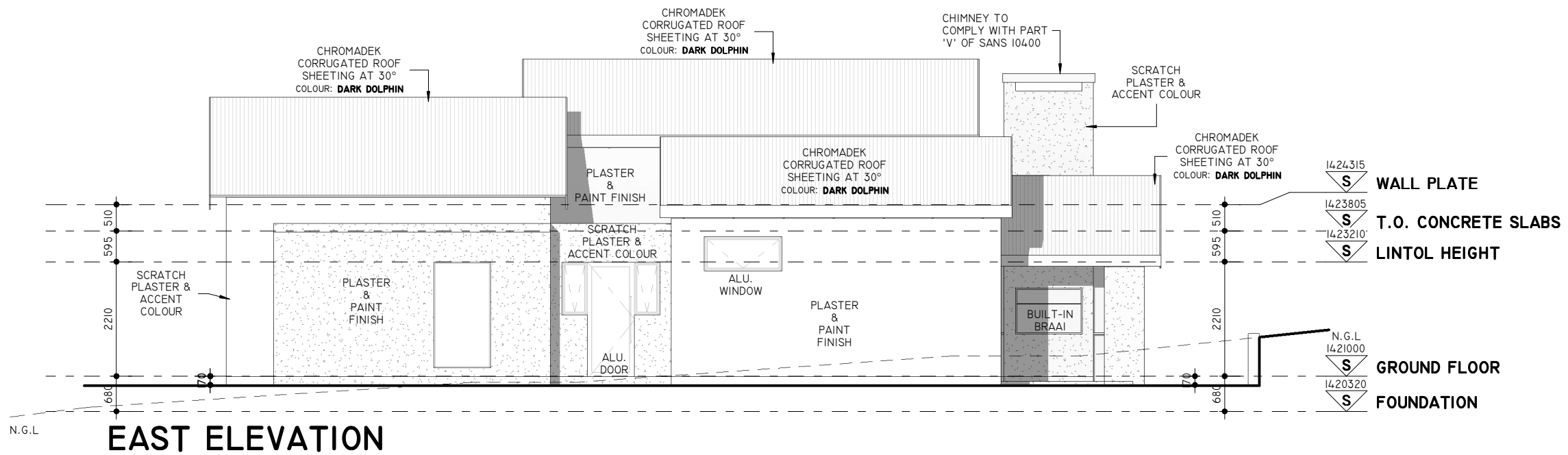
- SOLAR PANELS TO BE FLUSH MOUNTED WITH ROOF SURFACE AND ALL PIPES CONCEALED. ANY EXPOSED PIPES TO BE PAINTED TO MATCH ROOF COLOUR. A DATA OR SPECIFICATION SHEET OF THE UNITS MUST BE PROVIDED FOR AESTHETICAL APPROVAL BY THE DESIGN REVIEW COMMITTEE.
- ALL PIPING TO BE CONCEALED AND NO PAINTED FIBRE CEMENT PANELS WILL BE ALLOWED. ALL SERVICE DUCTS TO MATCH COLOUR OF WINDOWS.
- THE MINIMUM SIZE FOR ANY ONE DUCT SHALL BE 200MM DEEP BY 300MM WIDE.

SERVICE PIPES AND DUCTS

- ALL PIPING TO BE CONCEALED AND NO PAINTED FIBRE CEMENT PANELS WILL BE ALLOWED. ALL SERVICE DUCTS TO MATCH COLOUR OF WINDOWS.
- THE MINIMUM SIZE FOR ANY ONE DUCT SHALL BE 200MM DEEP BY 300MM WIDE.

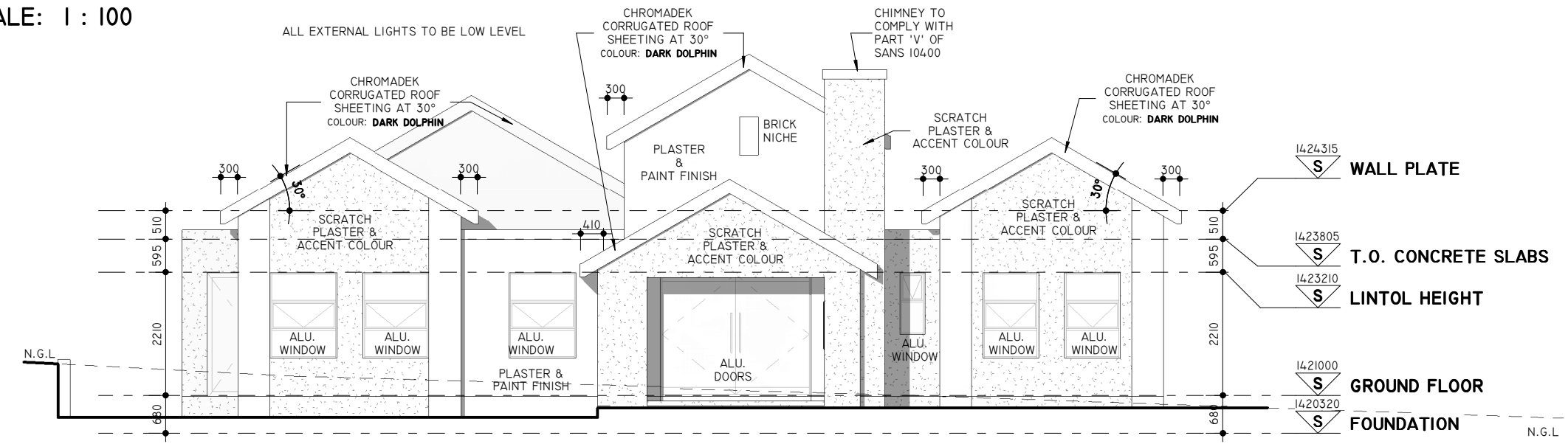
EAST ELEVATION

SCALE: 1 : 100



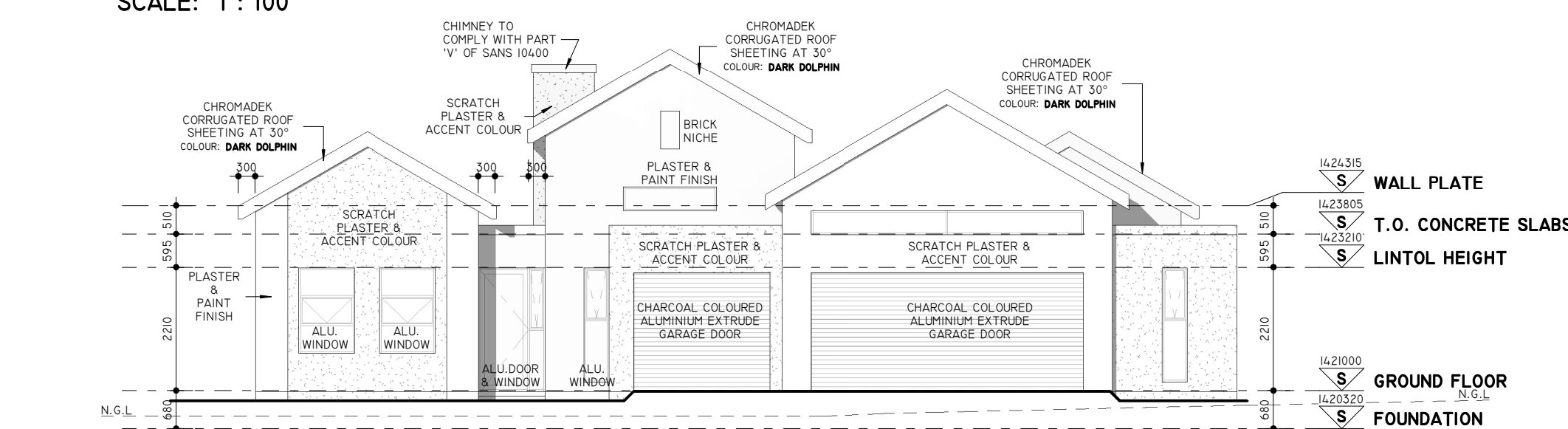
NORTH ELEVATION

SCALE: 1 : 100



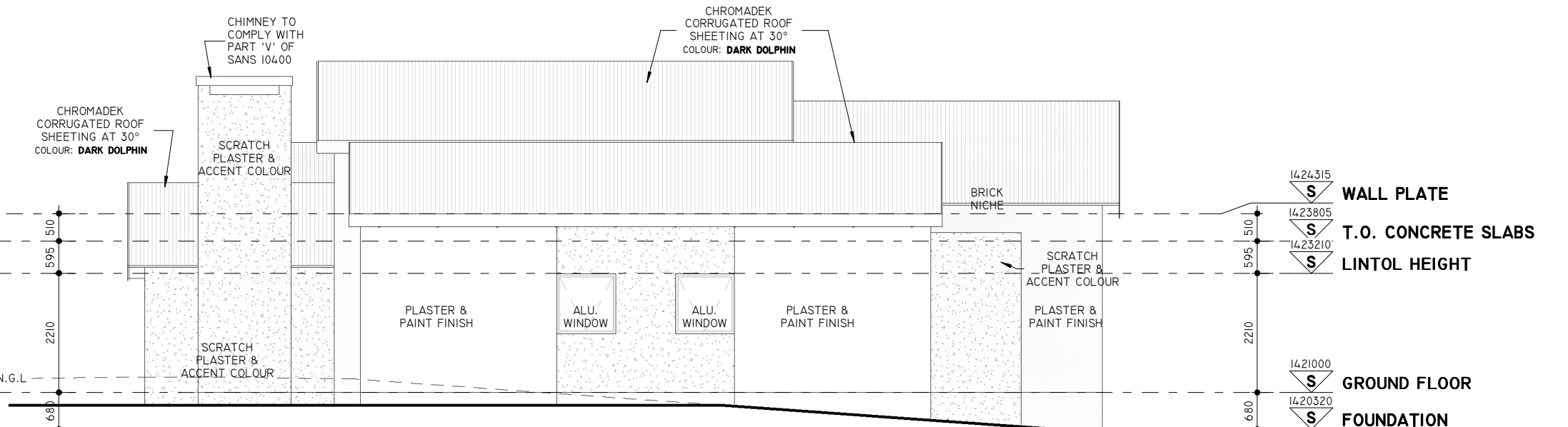
SOUTH ELEVATION

SCALE: 1 : 100



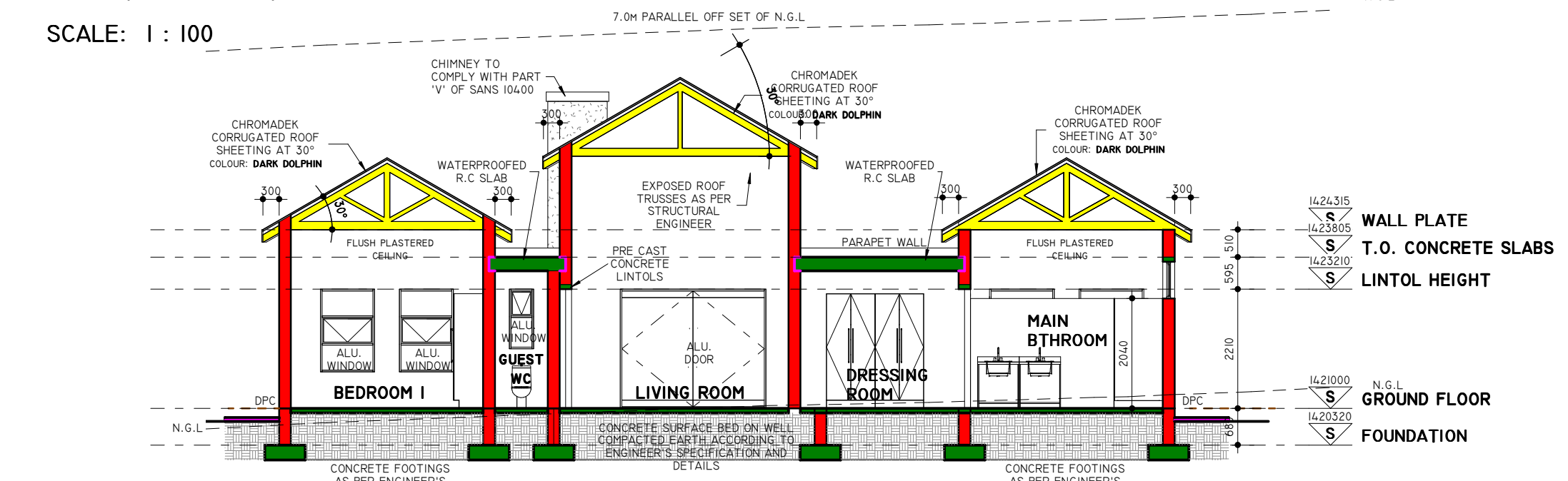
WEST ELEVATION

SCALE: 1 : 100



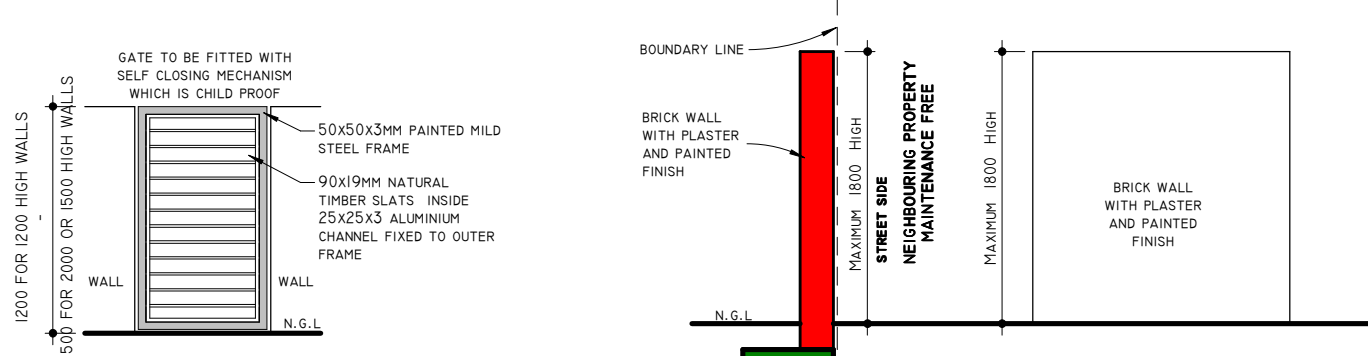
SECTION A-A

SCALE: 1 : 100



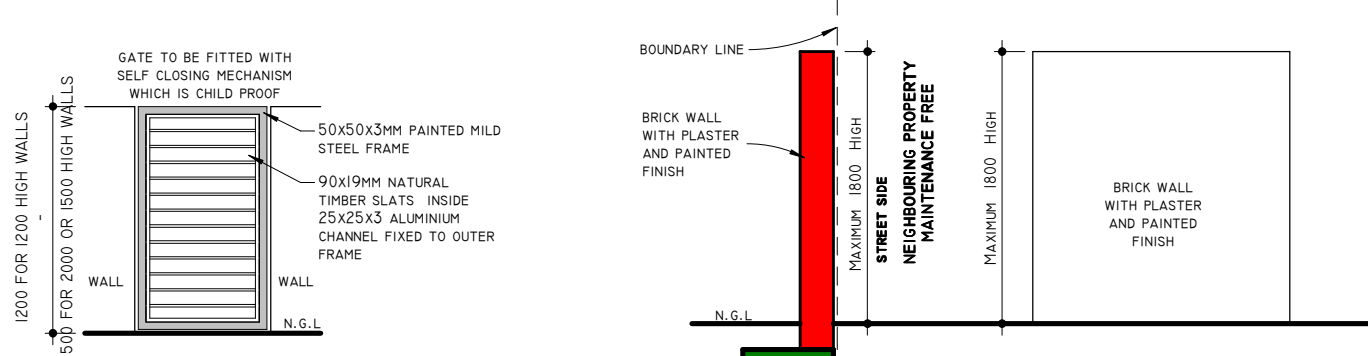
SINGLE GARDEN GATE DETAIL

SCALE: 1 : 50



BOUNDARY WALL(1.8M HIGH)

SCALE: 1 : 50



AREA SCHEDULE	
SITE AREA	631m ²
BUILDINGS	
GROUND FLOOR	201m ²
FIRST FLOOR	0m ²
SUB TOTAL FOR BUILDINGS	
201m ²	
COVERED AREAS	
GROUND FLOOR	16m ²
FIRST FLOOR	0m ²
SUB TOTAL FOR COVERED AREAS	
16m ²	
TOTAL BUILDING AREA	217m ²
FAR	0.31
COVERAGE	31%

- GENERAL**
- THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL THE RELEVANT DRAWINGS, SCHEDULES AND SPECIFICATIONS FROM FC ARCHITECTURE AND ALL OTHER CONSULTANTS RELATED TO THE PROJECT.
 - ALL PORTIONS OF THE WORKS RELATED TO ANY SERVICE OR CONSULTANT'S INFORMATION IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS.
 - THIS DRAWING IS NOT TO BE SCALED. FIGURED DIMENSIONS TO BE USED. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE STATED.
 - ALL DIMENSIONS AND LEVELS MUST BE CHECKED ON SITE BY THE CONTRACTOR BEFORE PUTTING WORK IN HAND.
 - ALL WORK TO BE EXECUTED BY COMPETENT PERSONS QUALIFIED FOR THE SPECIFIC TRADE.
 - ALL DISCREPANCIES TO BE REPORTED TO FC ARCHITECTURE

DRAINAGE MATERIALS

- SOIL AND VENT PIPES AND FITTINGS TO BE MARLEY UPVC (SABS 967) 110MM DIAMETER AS INDICATED ON THE DRAWINGS.
- WASTE PIPES AND FITTINGS TO BE MARLEY UPVC (SABS 967) OF 50MM DIAMETER AS INDICATED ON THE DRAWINGS.
- ALL EXPOSED FITTINGS TO BE ACCESS FITTINGS.
- GULLEYS TO BE MARLEY UPVC (SABS 791) 110MM P-TRAP GULLEY CODE UG40 INCLUDING 190MM HEAD CODE UG40 AND GRATE CODE UG40 AS INDICATED ON THE DRAWINGS.
- SOIL DRAINAGE PIPES TO BE MARLEY TWIN WALL UPVC (SABS 1601) OF 110MM OR 160MM DIAMETER AS INDICATED ON THE DRAWINGS. PIPE FITTINGS TO BE MARLEY TWIN WALL FITTINGS (SABS 1601) OR MARLEY SOIL WALL FITTINGS (SABS 791) WHERE APPLICABLE.

DRAINAGE NOTES

- ALL DRAINAGE TO COMPLY WITH NATIONAL BUILDING REGULATIONS AND LOCAL AUTHORITIES REQUIREMENTS
- 1 GULLEY PER EXTERNAL SEWER LINE RUN TO BE PROVIDED
- ALL DRAINAGE RUNS TO BE ACCESSIBLE ALONG THEIR ENTIRE LENGTH
- DRAINAGE RUNS LONGER THAN 6 Metres TO BE VENTED
- DRAINAGE RUNS UNDER FLOORS TO BE PROTECTED FROM LOADS OVERHEAD
- NO CHANGES IN DIRECTION TO DRAINAGE LINES ALLOWED UNDER/AT FLOOR STRUCTURE
- INSPECTION EYES (IE) TO BE PROVIDED AT ALL BENDS AND JUNCTIONS OF SOIL AND WASTE PIPES
- CAST IRON CLEANING EYES TO BE PROVIDED AT HEADS OF DRAINS WITH MANHOLES AT A MAXIMUM OF 25m SPACINGS ALONG RUNS OF DRAINS
- MARKED COVERS TO BE PROVIDED AT GROUND LEVEL FOR IE'S BELOW PAVING
- ALL WASTE PIPES TO BE CUT INTO BRICKWORK
- PROVIDE PVC GRATING TO TOP OF ALL VENT PIPES
- DRAINAGE PIPES:
- UNDERGROUND DRAINAGE 110mm Ø UPVC PIPE
- SOIL AND VENT PIPES 110mm Ø UPVC PIPE
- WASTE PIPES 50mm Ø UPVC PIPE

MECHANICAL VENTILATION AND LIGHTING

- PIPE LAYOUTS AT MANHOLES MUST BE INSPECTED BY THE WATER SECTION BEFORE FINAL CONNECTIONS ARE INSTALLED
- LIGHT AND VENTILATION TO COMPLY WITH PART "O" OF THE NATIONAL BUILDING REGULATIONS

GLAZING NOTES

- GLAZING IN STRICT ACCORDANCE WITH THE NBR PART N, SABS 0137/2000
- CODE OF PRACTICE: "THE INSTALLATION OF GLAZING IN BUILDINGS", SABS 0400, SABS
- 1263 AND AAAMSA SELECTION GUIDE FOR SAFETY GLAZING MATERIALS

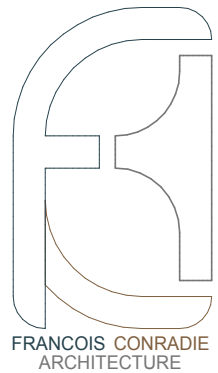
GAS INSTALLATION NOTES

- 1m AWAY FROM ANY OPENING (INTO A BUILDING) THAT IS BELOW THE LEVEL OF THE CONTAINER VALVE, I.E. DOORS, WINDOWS AND AIRBRICKS,
- 2m AWAY FROM ANY DRAIN, PIT OR MANHOLE
- 3m AWAY FROM THE PROPERTY BOUNDARY, UNLESS THE BOUNDARY HAS A FIREWALL, IN WHICH CASE THE CONTAINERS COULD BE NEXT TO THE FIREWALL AND WHERE THERE ARE ONLY TWO CONTAINERS, THE BOUNDARY DISTANCE CAN BE REDUCED TO 1m
- 3m AWAY FROM ANY OPENING (OR WINDOW) DIRECTLY ABOVE THE CONTAINERS, UNLESS A NON-COMBUSTIBLE ROOF (SEE SANS 10400) IS INSTALLED BETWEEN THE CONTAINERS AND THE OPENING (OR WINDOW). HOWEVER, CONTAINERS MAY BE PLACED WITHIN THE 3m SAFETY DISTANCE PROVIDED THAT GLAZING MAY BE ALLOWED WHERE THE WINDOW FRAMES ARE CONSTRUCTED FROM METAL AND THE TOTAL SIZE OF THE GLAZING DOES NOT EXCEED 1m². GLAZING SHALL BE OF WIRE WOVEN GLASS NOT LARGER THAN 450 mm x 450 mm PANE. SUCH WINDOWS SHALL NOT BE OPENABLE.
- NO UNAUTHORISED PERSONS ALLOWED IN CAGE UNDER ANY CIRCUMSTANCES
- AREA AROUND LPG BOTTLE STORAGE AREA TO BE KEPT CLEAR OF ALL COMBUSTIBLE MATERIALS AND POSSIBLE OBSTACLES WHICH MAY HINDER ACCESS TO STORAGE AREA
- REFER TO SANS 10087 FOR SAFETY DISTANCES TO ELECTRICAL SWITCH GEAR
- ALL MATERIALS AND FITTINGS USED TO COMPLY WITH SANS 10087

OWNER'S SIGNATURE:

ARCHITECT'S SIGNATURE:

Revision Schedule		
Rev	Date	Description
1		



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PROJECT INFORMATION

NEW DWELLING FOR
MR&MRS KABER ON
ERF 759 PEACH TREE EXT 1

HOUSE KABER

DRAWING INFORMATION

TITLE
**SITE PLAN, SECTIONS, ELEVATIONS
AND DETAILS**

DRAWING NUMBER
1000

DATE CREATED
AUGUST 2013

CONSTRUCTION INFORMATION TENDER