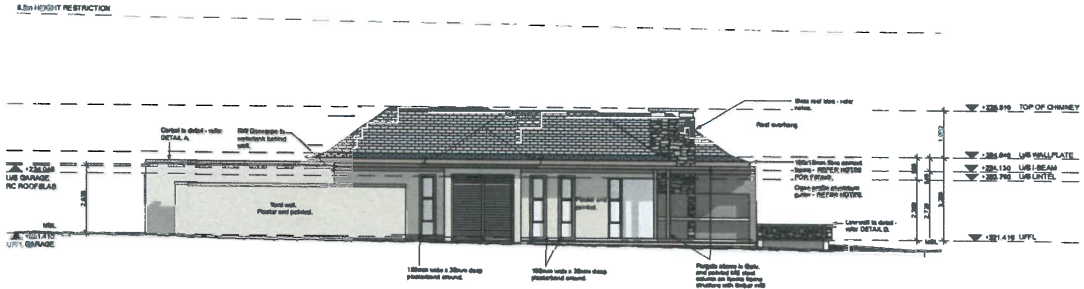
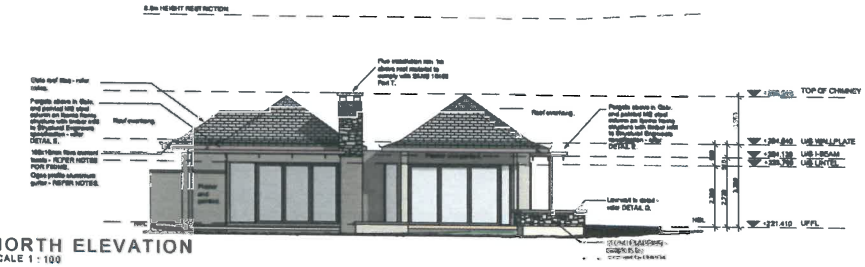
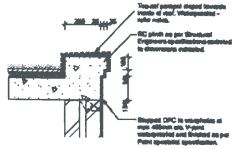


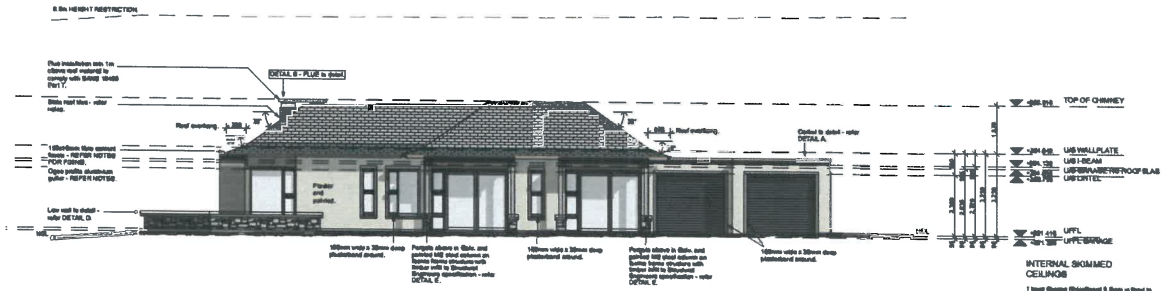
EAST ELEVATION
SCALE 1 : 100



NORTH ELEVATION
SCALE 1 : 100



DETAIL A - CORBEL
SCALE 1 : 20



WEST ELEVATION
SCALE 1 : 100

SOUTH ELEVATION
SCALE 1 : 100

FASCIA / BARGE BOARDS:

Sonite medium density pitch impregnated hollow fibre board (Code. 40-080) size 190 x 19mm, fixed to 38 x 38mm tilted batten and 38 x 38mm tapered battens between rafter tails adhered with 12 x 40mm continuous beads spaced at 150mm centres to tapered battens with PVC Hypalon butyl joint between boards and PVC Hypalon butyl corner pieces at bend cuts.

GUTTERS AND DOWNPIPES

Nitrotile Gutters domestic Ogee profile aluminium H3SS. 14 maximum gutter, overall size 160 x 81 x 6.5mm finish coated internally and externally with Colour finishes in colour Dark Brown matching roof and edged stopped-ended with a 2mm lip internally, stop ends crimped and all sealed on the inside with Dow-Corning (X) silicone outlet fabricated to Nitrotile standard fixed with 50 x 3.0mm stainless steel screws with 50 x 3.0mm stainless steel screws and washers using aluminium packed fixed, with 25mm standard x 1.5mm thick aluminium downpipe in colour Dark Brown fixed to wall with brackets, with downpipe finished and silicone sealed to gutter outlets, including all necessary bends, clamps, shoes etc.

ROOF INSULATION

Isover 125mm Roof Acoustic non-combustible light weight Rockwool Thermal Pyrotel ceiling insulation "Single" closely fitted with ends butted firmly together in board and laid loose on top of ceiling between roof trusses, all in accordance with manufacturer's recommendations.
R-Value: Ceiling Zone Roof= Winter: 3.35m²K/W
Thermal conductivity: 0.04 W/m/K

SLATE ROOFING SPECIFICATION

Slate - 24 - 26"
Stones: Length 350mm with varying of 350mm, 325mm, 300mm, 275mm, 250mm and 225mm. Holed for tap nailing, with 2 holes DRILLED VERY PERFECT.
Colour: Blue blue, West Country or Welsh Colour to be confirmed by Client. Nails: 40mm long, 3.25mm diameter non-corrosive nails.
Thermal Rafters: Fixed-standing rafters require correct calculation of size and spacing, based on an overall weight of slate roofing underlay of approximately
Ventilation: Adequate ventilation of the roofing cavity must be provided.
Battens: 25mm x 100mm (minimum).
Laying of Battens: It is to be commenced at the eaves, allowing for the correct overhang of slate into the gutter, then continued upwards towards the ridge.
Eave-diagonal method for opening details, where water are to be fixed directly into timber battens, the bonding shall be at least 25mm thick.
Laying: Slates are to be laid in courses horizontally, with a bonding of 50mm, on SLATER (Slitless slate) at an approved by installer. The main object of the underlayer is to keep it free with the bulk of the slates laid on it, so that there are double courses of underlay, in the normal fashion, with a 50mm overlaying into the gutter. The next what underlay is then laid in position, and the normal course of slates is then laid, through the underlay, to the bold batten. The sequence is followed upwards towards the ridge. Slates are to be laid in straight lines horizontally and vertically, to keeping bond. Waterproofing Flashing: All flashings requirements are to be supplied by the Installer or slate installer depending on agreement. The plumber/installer is responsible for supplying and cutting the necessary flat slate flashings, etc. Wall mounts to minimum 150mm square, with Flashings-up, and length 300mm.

BALCONY / FLOOR DRAIN

Sheepol Hydrolak 50mm reinforcement cement-sheet (Code. 50FR08) and dome grate and hinge (Code. 50FR01), connected to waste pipe and installed in accordance with manufacturer's recommendations.

CONCRETE FLATROOF WATERPROOFING

One layer Dectaguard SP4 waterproofing membrane, with 75mm side laps and 150mm end laps, bonded to primed surface in hot, and coated to by "cold-fusion", followed by 25mm bulk textured insulation layer and 50mm slope screed 10 - 20mm slope as indicated, and all exposed surfaces painted with two coats bituminous/aluminium paint. Waterproofing to be installed by an Approved Dectaguard Contractor under a ten year guarantee.

CONCRETE FLATROOF INSULATION

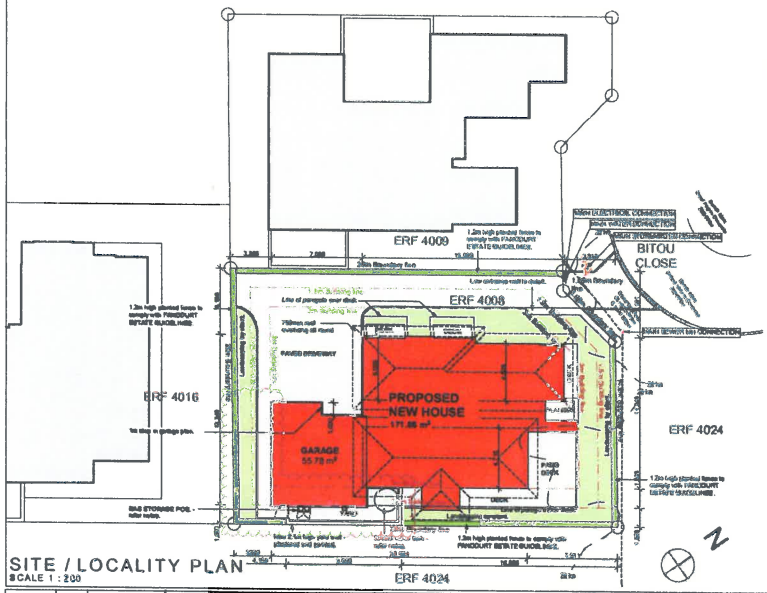
25mm textured.

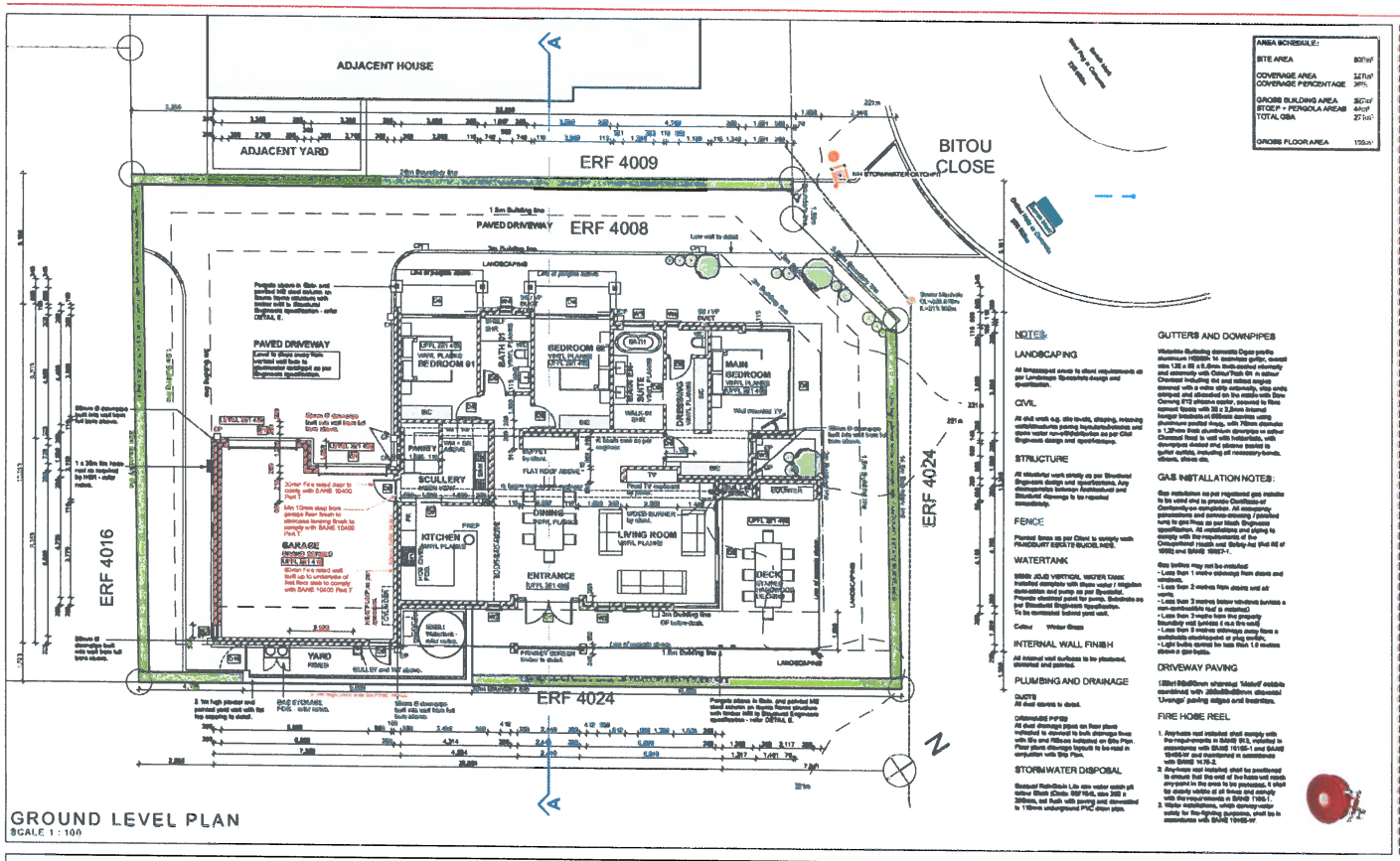
MOISTURE BOARD EXTERNAL BULKHEAD / EAVES

1. Main Tees:
   Product: Dare GRC TSM Main Tee main tees shall be spaced at 1200mm centres.
2. Cross Tees:
   Product: Dare GRC TSM Cross Tee Cross tees shall be spaced at 450mm centres.
3. Suspension:
   Product: Dare galvanized steel angle 25mm x25mm. Suspend Dare GRC TSM main tees using Dare galvanized steel angle 25mm x25mm hangers at 900mm centres. Perimeter suspension shall be less from 450mm from the wall. Dare galvanized steel angle 25mm x25mm shall be suitably fixed to structural members of the building. Fix Dare galvanized steel angle 25mm x25mm to main tees using one tee of 3 steel pop-rivets or 1 Gyprex Water resist Tab screw. Install Dare GRC TSM cross tees at 450mm centres.
4. Wall Angle:
   Product: Dare Plaster-tex 5.0mm. Fix Dare Plaster-tex 5.0mm in the wall using fixings at 300mm centres. - Fix Dare GRC TSM main tees in the perimeter angle.
5. Ceiling Board:
   Product: 1 layer Gyprex Moisture Resistant 12.5mm. Apply one coat of Gyprex to the Gyprex Moisture Resistant 12.5mm before installation as the Fire Retardant. Gyprex Moisture Resistant 12.5mm is fixed to the ceiling transverse with the longer side parallel to the main tees. Fix Gyprex Moisture Resistant 12.5mm to the tees using Gyprex Moisture Resistant screw pan screws 30mm at maximum 150mm centres. All joints shall be staggered.
6. Finish:
   Apply Gyprex to the joints and screw heads as per specification. Apply Gyprex Rinse/Prep to all the joints. Clean Rinse/Prep with two layers of Gyprex Moisture. Spot the screw head using Gyprex Moisture. Apply a second coat of Gyprex to the entire surface. Paint in accordance with the manufacturer's specification.

INTERNAL SKIMMED CEILINGS

1 layer Gyprex Moisture 12.5mm is fixed to Dare Steel Stud by screwing installed at maximum 450mm centres. Fix Gyprex Moisture screws 30mm at maximum 150mm centres. All joints shall be staggered. Apply Gyprex Moisture to all joints and skim the ceiling. Ceiling Joint Finishing: Apply Gyprex Ceiling Joint Finishing to the joints and screw heads. Apply Gyprex Ceiling Joint Finishing to the joints and screw heads. Install Dare Steel Stud Stiffening rails the Dare Steel Stud Stiffening rails the Dare Steel Stud Stiffening rails the


ERF 4009
ERF 4008
ERF 4016
ERF 4024
BITOU CLOSE
PROPOSED NEW HOUSE
171.85 m²
GARAGE
55.78 m²
PAVED DRIVEWAY
MAIN ELECTRICAL CONNECTION
MAIN WATER CONNECTION
MAIN SEWER CONNECTION
GAS STORAGE POS. refer notes.
1.2m high planted fence to comply with FANCOURT ESTATE GUIDELINES
1.2m high planted fence to comply with FANCOURT ESTATE GUIDELINES.
1.8m Boundary fence
1.8m high planted fence to comply with FANCOURT ESTATE GUIDELINES.
Line of parapet over deck.
Line of roof over existing dd round
Line of overhang over deck.
Lowest point of roof to deck.
Lowest point of roof to deck.
Lowest point of roof to



GROUND LEVEL PLAN
SCALE 1 : 100

AREA SCHEDULE:	
SITE AREA	807m²
COVERAGE AREA	27m²
COVERAGE PERCENTAGE	3%
GROSS BUILDING AREA	362m²
STOEP + PERGOLA AREAS	44m²
TOTAL GBA	271m²
GROSS FLOOR AREA	155m²

NOTES:

LANDSCAPING

All landscaped areas to meet requirements as per Landscape Specialists design and specification.

CIVIL

All civil work e.g. site levels, shaping, retaining installations paving hard-standings and storm water non-infiltration as per Civil Engineers design and specifications.

STRUCTURE

All structural work strictly as per Structural Engineers design and specifications. Any discrepancies between Architectural and Structural drawings to be reported immediately.

FENCE

Fencing types as per Client to comply with PANORAMIC ESTATE GUIDELINES.

WATERTANK

5000 LITRE VERTICAL WATER TANK installed complete with drain valve / irrigation distribution and pump as per Specialist. Provide electrical point for pump. Substitute as per Structural Engineers Specification. To be concealed behind paved wall.

Colour Water Green

INTERNAL WALL FINISH

All internal wall surfaces to be plastered, skimmed and painted.

PLUMBING AND DRAINAGE

DUCTS
All duct covers to detail.

UNDERGROUND PIPING
All dual drainage pipes on floor plans indicated to connect to both drainage lines with Bio and Rainwater indicated on Site Plan. Floor plans drainage layouts to be read in conjunction with Site Plan.

STORMWATER DISPOSAL

Sealed Rainwater Lite site water catch pit below Stoep (Code: 5579-6, size 300 x 300mm), set flush with paving and connected to 110mm underground PVC clean pipe.

GUTTERS AND DOWNPIPES

Victorite Guttering consists Ogee profile aluminium H5000 14 maximum gutter, overall size 150 x 80 x 0.8mm thick coated internally and externally with Colour Finish 01 in colour CHARCOAL, including end and mitred angles constructed with a white alloy stopends, drip ends stamped and all secured on the inside with Clear Opening 012 silicone sealer, connected to 75mm nominal bends with 30 x 3.0mm internal hanger brackets c/c 600mm centres using aluminium product inserts, with 100mm diameter x 1.25mm thick aluminium downpipe in colour Charcoal fixed to wall with holderbats, with downpipes clicked and siliconed inserted to gutter outlets, including all necessary bends, elbows, shoes etc.

GAS INSTALLATION NOTES:

Gas installation as per registered gas installer to be issued and to provide Certificate of Conformity-on completion. All necessary permissions and service-crossing / provisions are to gas lines as per Much Engineers specifications. All installations and piping to comply with the requirements of the Occupational Health and Safety Act (Act 85 of 1993) and SANS 10087-1.

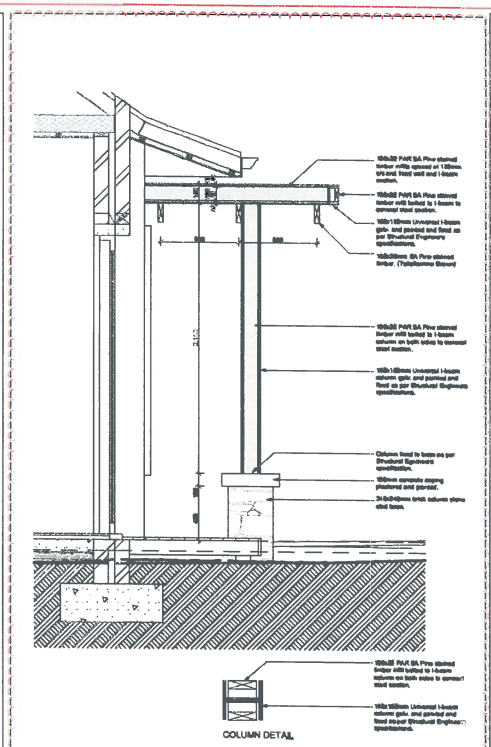
Gas bottles may not be installed:
- Less than 1 metre sideways from doors and windows.
- Less than 2 metres from doors and air vents.
- Less than 3 metres below windows (unless a non-combustible wall is installed)
- Less than 3 metres from the property boundary wall (unless it is a fire wall)
- Less than 5 metres sideways away from a sustainable electrical or plug socket.
- Light bulbs cannot be less than 1.8 metres above a gas bottle.

DRIVEWAY PAVING

125mm x 125x125mm charcoal 'Matlaf' cobble combined with 200x200x80mm charcoal 'Uniform' paving edged and bedded.

FIRE HOSE REEL

1. Anywhere not retained shall comply with the requirements in SANS 513, installed in accordance with SANS 10105-1 and SANS 10400-W and maintained in accordance with SANS 1475-2.
2. Anywhere not retained shall be positioned to ensure that the end of the hose will reach any point in the area to be protected. It shall be clearly visible at all times and comply with the requirements in SANS 10087.
3. Water installations, which convey water solely for fire-fighting purposes, shall be in accordance with SANS 10400-W.



DETAIL E - PERGOLA DETAIL
SCALE 1 : 20

GENERAL NOTES

- All building work is comply with SANS 0400
- No dimensions to be scaled or assumed from drawing
- All dimensions to be checked on site before any work is put to hand.
- Where applicable the contractor is to check on site for placed components to be manufactured prior to installation.
- Contractor is responsible for setout setting out of the buildings, all external and internal walls with particular reference to foundations, building lines, etc.
- Contractor to verify all levels, heights and dimensions on site and to check the same against the drawings before putting any work in hand.
- Contractor is to locate and identify existing services on site and protect these from damage throughout the duration of the work.
- Any errors, discrepancies or omissions to be reported immediately.
- Contractor is to hold in approved 4 ply D.P.C. weather or rat traps are shown on drawings, to all walls at each floor, beam or parapet level and to all windows, doors, gables and/or openings in accordance.
- Any queries arising from all the above must be reported and clarified before any work is put in hand.
- This drawing to be read in conjunction engineers drawings where applicable.

DRAINAGE NOTES

- All plumbing and drainage work and installation of sanitary fittings to comply with the relevant Local Authority by-laws, regulations and requirements.
- Provide I.E. ½ brick bands and pockets with suitable markers at ground level and to be fully accessible at all times.
- Minimum 1:60 fall to all drain pipes.
- Provide approved vented traps to all waste fittings.
- Provide A.E. ½ brick at about steps.
- All dual pipes passing under buildings or footings to be protected against bends.

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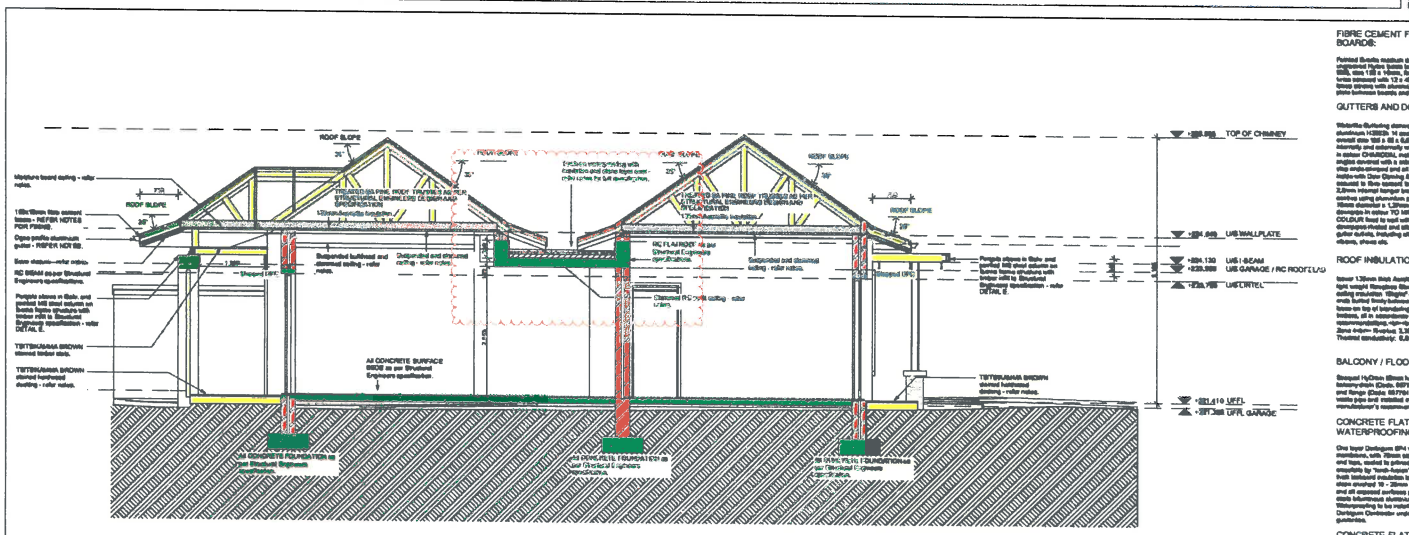
- No reproductions are permitted without written consent.
- This client accepts the responsibility of materials, control and statement.
- The attached drawings this drawing are prototypical design only. They implemented report, or models, in any structure without notification and written approval being issued to said architects.

REVISION DESCRIPTION	DATE

REVISION DESCRIPTION	DATE

REVISIONS

REV #	DATE	DESCRIPTION
2	2019-10-21	1. Structural roof changed to suspended ceiling and steel ceiling. 2. Roof changed to gable detail with pitched roof connection membrane.



SECTION A
SCALE 1 : 50

FIBRE CEMENT FASCIA BOARDS:

Painted Sabrite medium density plain edgeboard Hydro board (Code: 4b 600, size 150 x 18mm, fixed to timber rafters bracket with 12 x 40mm countersunk brass screws with aluminium bands joining plate between boards and at board ends.

GUTTERS AND DOWNPIPES

Victorite Guttering consists Ogee profile aluminium H5000 14 maximum gutter, overall size 150 x 80 x 0.8mm thick coated internally and externally with Colour Finish 01 in colour CHARCOAL, including end and mitred angles constructed with a white alloy stopends, drip ends stamped and all secured on the inside with Clear Opening 012 silicone sealer, connected to 75mm nominal bends with 30 x 3.0mm internal hanger brackets c/c 600mm centres using aluminium product inserts, with 100mm diameter x 1.25mm thick aluminium downpipe in colour TO MATCH WALL COLOUR fixed to wall with holderbats, with downpipes clicked and siliconed inserted to gutter outlets, including all necessary bends, elbows, shoes etc.

ROOF INSULATION

Insulation 120mm thick Rockwool non-combustible light weight Rockwool Stonewool thermal ceiling insulation "Rockfall" closely fitted with ends butted firmly between the beams and laid loose on top of intervening between roof trusses, all in accordance with manufacturer's recommendations. <p>
Density: approx Zone Index= Product 1.35m² 300mm Thermal conductivity: 0.04 W/m°K.

BALCONY / FLOOR DRAIN

Sloped HyDrain 50mm horizontal outlet balcony drain (Code: 5579-6) and deep grate and flange (Code: 5579H), connected to visible pipe and installed in accordance with manufacturer's recommendations.

CONCRETE FLATROOF WATERPROOFING

One layer Derbigum SP4 waterproofing membrane, with 75mm side laps and 150mm end laps, sealed to primed surfaces to fully and completely by "heat-fusion", followed by 30mm fibre bonded insulation layer and 50mm slope screed 19 - 25mm stone as ballast, and all exposed surfaces painted with two coats bituminous damp proof paint. Waterproofing to be installed by an Approved Derbigum Contractor under a ten year guarantee.

CONCRETE FLATROOF INSULATION

30mm Isoboard.

SLATE ROOFING INSTALLATION

Slate 30 - 35°
Slates: Length 350mm with widths of 300mm, 250mm, 200mm, 150mm, 100mm and 400mm. Ideal for lap nailing, with 2 holes DRILLED NOT PUNCHED.

Colour: SILVER BLUE.

Nails: 40mm length, 2.8mm diameter, non-corrosive nails.

Treated Battens: Pre-stretching battens require correct calculation of size and spacing, based on an overall weight of slate having underlay of approximately.

Weight: Any holes of size and spacing of tree standing battens should be determined on a gable end.

Battens: 100mm x 38mm (hardwood).

Laying of Battens is to be commenced at the eaves, allowing for the correct overhang of slate into the gutter, then continued upwards towards the ridge.

See diagram overleaf for spacing details. Battens ends are to be fixed directly onto timber trusses, the bearing that be at least 30mm thick.

Laying: Battens are to be laid in single thickness, with a tolerance of 50mm, on SLATER RUBBER UNDER all as approved by installer. The lower edge of the underlay is to be kept in line with the tops of the dripped tail on A, so that there is a double course of underlay. In the second bottom, with a 50mm overlaying onto the gutter. The next set of underlay is then laid in position, and the second course of battens is to be nailed through the underlay, in the first batten. The sequence is followed upwards towards the ridge. Slates are to be laid in straight lines horizontally and vertically, in broken bond. Water proofing Flashing: All flashing requirements are to be supplied by the builder or slate installer depending on agreement. The plasterer/installer is responsible for overlaying and cutting the necessary flat iron, flashings, etc. Wallboarders to minimum 150mm across, with 75mm turn-up, and length 300mm.

MOISTURE BOARD EXTERNAL BULKHEAD / EAVES

1. Main Tees:
Product: Dave GRC T35N 16bm Tee. Main tees shall be spaced at 1000mm centres.

2. Cross Tees:
Product: Dave GRC T35N Cross Tee. Cross tees shall be spaced at 400mm centres.

3. Suspension:
Product: Dave galvanized steel angle 35mm x40mm. Suspend Dave GRC T35N main tees using Dave galvanized steel angle 35mm x40mm hanger at 1200mm centres. Perimeter suspension shall be less than 400mm from the wall. Dave galvanized steel angle 35mm x40mm shall be suitably fixed to structural members of the building. Fix Dave galvanized steel angle 35mm x40mm to mesh tees using one line of 2 steel pop-rivets or 1 Gypsum Metal Head Tek screw. Install Dave GRC T35N cross tees at 400mm centres.

4. Wall Angle:
Product: Dave Plaster-tek 0.8mm. Fix Dave Plaster-tek 0.8mm to the wall using fixings at 300mm centres. Fix Dave GRC T35N main tees to the perimeter angle.

5. Ceiling Board:
Product: 1 layer Gypsum MoistureResistant 12.5mm. Apply one layer of Gypsum to the Gypsum MoistureResistant 12.5mm before installation on the framework. Gypsum MoistureResistant 12.5mm is fixed to the ceiling framework with the longer side parallel to the main tees. Fix Gypsum MoistureResistant12.5mm to the tees using Gypsum Screwdown sharp point screws 35mm at maximum 150mm centres. All joints shall be staggered.

6. Finish:
Apply Gypsum to the joints and corner beads as per specifications. Apply Gypsum Scrap Tape to all the joints. Cover Screw Tape with two layers of Gypsum SkimmaGlide. Start the second coat using Gypsum SkimmaGlide. Apply a second coat of Gypsum to the entire surface. Paint in accordance with the manufacturer's specification.

INTERNAL SKIMMED CEILINGS

1 layer Gypsum MoistureGuard 9.5mm is fixed to Dave Metal Stockpoking installed at maximum 400mm centres. Fix Gypsum MoistureGuard using Gypsum SkimmaGlide Sharp Point screws 35mm at maximum 150mm centres. All joints shall be staggered. Apply Gypsum Scrap Tape to all the joints. Cover Screw Tape using Gypsum SkimmaGlide. Start the second coat using Gypsum SkimmaGlide. Apply a second coat of Gypsum SkimmaGlide. Install Gypsum Metal Corner Bead to all external corners. Install Gypsum Metal Stop Bead 30mm x 30mm at ceiling level to the wall running perpendicular to the direction of steel stockpoking. Install Dave Steel Stockpoking only the perpendicular brackets. Fix steel stockpoking to the galvanized steel angle using 2mm Wafer Head Tek Screws 13mm. Install Gypsum Metal Cove Bead Gypsum Metal Cove Bead 100mm x 100mm fixed using Gypsum SkimmaGlide adhesive. Install Gypsum Metal Cove Bead 100mm x 100mm fixed to the perpendicular stockpoking. Install Gypsum Metal Control Joint (Vertical), nominal density 1.2kg/m². Apply Gypsum SkimmaGlide Gypsum Metal Ceiling System 6.0mm x 6.0mm Ceiling Grid. Galvanized ceiling grid for Gypsum panel: Main Tee = 14m x 0.4mm x 3.0m2 solid non-thermal conductivity: 0.04 W/m°K.

PARAPET WATERPROOFING

Waterproofing to parapets to be one layer Derbigum SP4, with 75mm side laps, sealed to primed surfaces and dressed over Derbigum lattice and finished with two coats of bituminous aluminium paint. Waterproofing to be installed by an Approved Derbigum Contractor.

EAVE CLOSURE

Gypsum Metal Ceiling, consisting of 30 x 30mm SA Pine battens. Fix Dave Metal with 3mm thick straight edged medium density plain Hydro board, manufactured in accordance with SANS 613:2006, fixed at 400mm centres using 35mm timber screws, minimum of 10mm from edge of board, surface to be prepared for painting, all in accordance with the manufacturer's recommendations. Paint to match roof colour.

GARAGE CONCRETE SOFFIT

Gypsum SkimmaGlide Cementitious applied to concrete surfaces, smooth concrete surfaces with a cleansing agent to remove grease and oil. Rinse with water until all traces of cleansing agent are removed. Apply first coat of Gypsum plaster bonding liquid using a paint roller. Allow it to dry. Apply a second coat of Gypsum plaster bonding liquid using a paint roller. While the second coat of Gypsum plaster bonding liquid is still tackyfied apply Apply Gypsum SkimmaGlide Cementitious to a minimum thickness of 3mm to 6mm finish and finish off with steel trowel.

DRAWING STATUS

HOA / MUNICIPAL SUBMISSION

PROJECT TITLE

NEW PROPOSED DWELLING ON ERF 4009, BITOU CLOSE, NOEM NOEM, FANCOURT ESTATE.

DRAWING DESCRIPTION

GROUND LEVEL PLAN
SECTION A

SCALE	AS SHOWN
DATE	DATE OF 1ST ISSUE
ISSUED	2019-10-21
DRAWN BY	A.S.
CHECKED BY	S.V.D.
ARCHITECT	S.V.D.

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PROJECT NO.	DRAWING NO.	REVISION
1924	M002	2