

3.0m common building line

BEDF

ROOM 3 arpet

GROUND FLOOR AREA - 25.712m2 FIRST FLOOR AREA - 66.749m2 SECOND FLOOR AREA - 75.726m2 TOTAL FLOOR AREA - 168.187m2 FLOOR FACTOR - 1.12 COVERGAE - 44%

BOUNDARY

LINE 9.4m

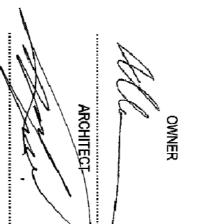
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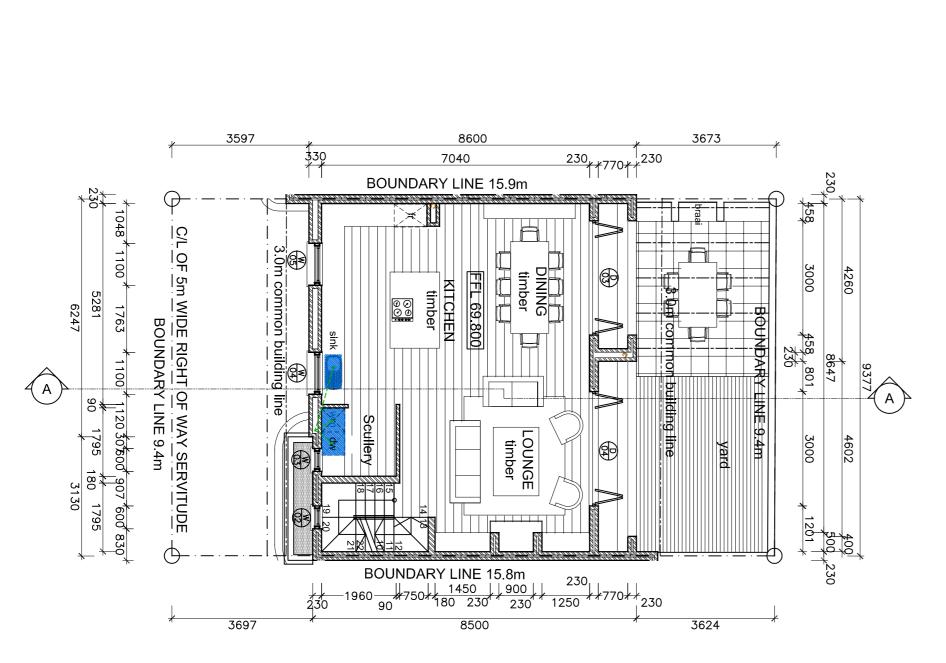
3624

puilding line

9377 1709 6000 1709 6000

AREA PORTION 2 - 150m2





2400 180,440,180 48 11 11 BOUNDARY LINE 15.9m

72.950

PASSAGE

on the second

BEDROOM 2

NINERY AND IRONMONGERY
INDOWS refer to window schedule.
TERNAL DOORS refer to door schedule.
ternal Door locks to be fitted with standard cylesers

7800

GARAGE screed FFL 67.100

STORE screed

3470

BOUNDARY LINE 15.9m

GUEST WC

BOUNDARY LINE 15.8m

180 1170 180

8500

470

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470

3624

BOUNDARY LINE 9.4m

180

2910

NAL DOORS to be fitted with star lockset.

min 250mm tread and max 200mm riser. m high balustrade with max 100mm opening rade fixing to engineers design. ails to stairs min. 850mm and max. 1000mm

No windows/openings/doors <1000mm to boundary when perdendicular to the boundary OR provide 1.0n long boundary wall at the height of reveal/bottom of lintol.

HOT WATER INSTALLATION
250L kWIKOT geyser installed in tandem with KWIKot heat pump as shown on plan and per manufacturers instructions. All hot water pipes to be clad with sotherm insulation with a minimum R-value of 1.

1:100

GROUND STOREY PLAN

FIRST STOREY PLAN 1:100

SECOND ST 1:100

A

STORMWATER
All stormwater to go to road or stormwater connection points for dispersion. Stormwater reticulation to engineers design.

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C/L OF

5m WIDE RIGHT OF WAY SERVITUDE BOUNDARY LINE 9.4m

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3697

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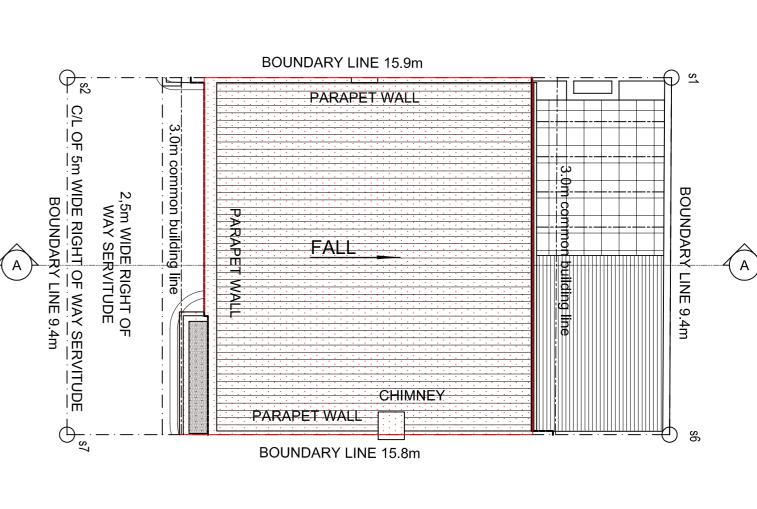
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IOUSE ROOF 4° Fall
IOUSE ROOF: Kliplok singlespan colour: charcoal of sheeting at 4° pitch and accessories fixed on 5x50mm purlins at 1000c's on 4mm lucushion®/Bubblefoil® FR (fire retardant grade) ouble-sided aluminium foil insulation laid on top of mber rafters (size and spacing to engineers design nd specification) before fixing of brandering. Imber rafters (size and spacing to engineers design nd specification) on 75x50battens at 1000mm c/c. toof trusses to rest on 114x38mm wall plate and ecured with 30x1.2mm galv. ms hoop iron straps uilt min 600mm into wall at 600c/c. Radenshield ouble Sided Reflective Barrier double-sided luminium foil insulation laid on top of timber rafters sper Coverland specification. 135mm isotherm sulation under roofing or other approved to nanufacturers specification. Flashing, counter ashing, roll top ridge and wall capping to match roof overing. All timber built into walls to be encased in PC.

GUTTERING Aluminium white prepainted ogee cottage style seamless aluminium gutters and 75Ø PVC downpipes.

EAMS, UPSTANDS al engineer's details. To be n screed to fall to FBO, all to specialists details



3,5m building mã,8

BOUNDARY LINE 20.5m

BOUNDARY LINE 19.0

LOCALITY PLAN 1:200

30mm Cavity brick wall and 180mm walls to be built on strip foundations, cavity filled with concrete on 20x230 footings. 90mm Walls to be built on 690x200 iickened floor slab. 20mm Screed on 100mm screte surface bed on 250 micron DPM on well 250x750x250mm deep pad foundations. House fil to a minimum of 230mm above NGL. in. 10mm step up from garage to house to be ovided as per SANS10400-Part T - 4.9.2 b page 26

NTERNAL WALLS 180 and 90mm brick structural and partition be plastered and painted both sides.

OF TRUSS DESIGN be Engineer designed with prefabricated trusses rafters by Mitek or other approved. All structural ber to be treated.

s precast lintols to be built over openings in twork exceeding 900mm to manufacturers spec, a minimum of 4 courses brickwork above lintol.