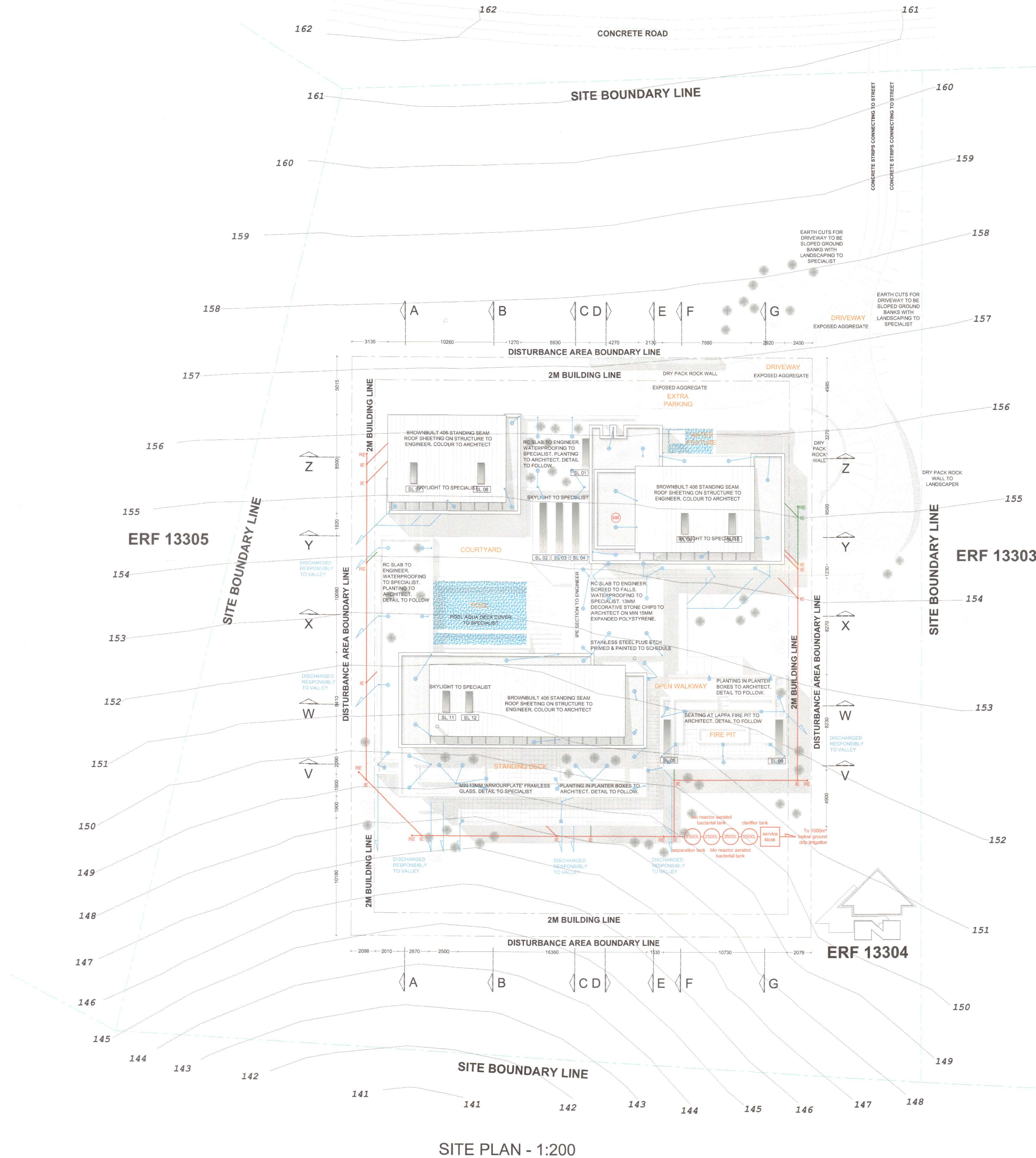


| APPROX AREAS: | sqm |
|--------------------------|------|
| BASEMENT: | |
| HEALTH FACILITY - | 97 |
| CARETAKERS - | 57 |
| PLANT ROOM - | 39 |
| | 193 |
| GROUND FLOOR: | |
| LIVING - | 410 |
| GARAGES AND LAUNDRY - | 94 |
| COVERED DECKS - | 89 |
| | 593 |
| FIRST FLOOR: | |
| MAIN BEDROOM - | 112 |
| COVERED DECK - | 11 |
| BEDROOMS AND ENTRANCE - | 188 |
| COVERED DECKS - | 23 |
| PORTICO - | 16 |
| | 350 |
| | 1136 |
| SUMMARY: | |
| INTERNAL LIVING SPACES - | 807 |
| EXTERNAL SPACES / | |
| COVERED DECKS - | 139 |
| SERVICES - | 211 |
| | 1157 |



SITE PLAN - 1:200

AMENDMENT PLANS
FOR DRIVE WAY

PEZULA
PEZULA PRIVATE ESTATE DESIGN APPROVAL
Plans approved by the Pezula Private Estate Design Review Panel, the authorized representative of Pezula Private Estate HOA, subject to any comments below. NOTE: Plans must also be approved by KZN Municipality before construction commences.
Signed: [Signature] Date: 2015-06-17
Signed: [Signature] Date: 17/06/2015

| STORM-WATER KEY |
|--|
| ⊕ FB Full-bore RC roof outlet with domed cover (large) |
| ⊕ ST Shower trap outlet (to be selected) |
| ⊙ DISP Downpipe from gutter dispersed onto flat roof |
| → Direction of water flow on roofs & in gutters |
| • DP Downpipe within structure |
| ○ DP Downpipe from gutter |
| NB: All Storm water pipes to be HDPE |

| DRAINAGE KEY |
|---|
| 63mm Ø HDPE pipe |
| 75mm Ø HDPE pipe |
| 110mm Ø HDPE pipe |
| 110mm Ø PVC pipe (soft water) |
| 110mm Ø PVC pipe (hard water) |
| FD HDPE floor drain |
| NB: All toilet cisterns to be concealed Geberit with wall-hung pans & all water supply to be Geberit mepla pipe |

NOTE:
DRAWING REMAINS THE PROPERTY OF THE ARCHITECT
DRAWING NOT TO BE SCALED
ALL WORK TO BE DONE TO NATIONAL BUILDING REGULATIONS
AND LOCAL BY-LAWS
ALL DIMENSIONS TO BE CHECKED ON SITE

CONSTRUCTION NOTES:

Stairs
Treads and risers as shown on plan and sections -
Risers not to exceed 200mm. Treads to be 250 mm minimum. Headroom to be min. 2125 mm. Balustrade walls and railings to be min 1000 mm high as illustrated on drawings. Openings in balustrades not to exceed 100 mm

Glazing
All glazing to be clear unless otherwise specified. Glazing in bathrooms to be 6 mm laminate safety glass. All glazing in door panels to be 6 mm laminate safety glass.

Rainwater
All stormwater pipes to be HDPE and concealed within structure. Down pipes to be concealed within walls. All waterproofing to be installed according to manufacturers instructions. Flashed, counter-flashed and dressed up around walls and pipes. Guarantee to be supplied to owner by contractor on completion of installation.

Foundations
As in drawings and in accordance with engineer's spec.

Retaining Walls
According to engineer's spec.

Brickwork
Stockbricks to be laid in stretcher bond with joints not exceeding 12mm. All external walls to be either 270mm cavity walls or 300mm cavity walls or 230mm double skin walls with bituminous paint applied to external skin & closing skin as per plans. All internal walls to be 110 mm or as shown on plans.

Concrete Decks
80mm Mesh reinforced concrete surface beds on 250 micron DPM on 50mm sand blinding on well compacted fill or as to engineer's specification. All concrete roofs & upstands to have Penetron admix. Penetron detail to specialist (elsewhere) All concrete roofs to have TouchOn waterproofing to specialist (elsewhere) All concrete roofs to be in accordance with engineer's spec and to have a screed laid with fall of min. 1:50 to outlet. Waterproofing to be done by specialist, and guarantee to be supplied to owner.

Plasterwork
All internal walls to be smooth plastered. Quality test panel to architects satisfaction. Unless specified on drawings. All internal walls to be smooth plastered.

Dampproofing
250 micron USB green DPM to underside of all ground slabs and 375 brickrip DPC to all walls with min. 100 mm overlap at all joints. Brickrip DPC to all window cills, reveals and soffits as per architects details & standard building practice.

Drainage
All pipework in building to be HDPE. All external pipework to be PVC. All vertical soil pipes to be concealed in walls - details to architect. Horizontal pipes to be laid on river sand bed to fall min. 1:60 and in accordance with local authority regulations. Drains and pipes under building to have flexible neoprene joints. All drains to be placed min. 800mm from building. Depth of drain to be min. 450mm. No storm-water into drains. 150mm storm-water pipes to architects layout.

Roof Construction
All roof RC slabs to engineer's specification. Waterproofing To Specialist & guarantee To owner. Brownbuilt 406 Standing seam roof sheeting to architect. All laying and fitting in strict accordance to manufacturer's specification. Trusses tied down with Galvanised hoop iron straps built into brickwork min 6 courses below wall plate. Closed Eaves to architect detail.

Timber Deck
22 x 140 Cumaru decking fixed with stainless screws to structural SA Pine timber structure. Comprising min 152 x 38 joints at min 450 CCS on 152 x 50 bearers fixed to piles at max 3000 CCS. All structure to be concealed by horizontal balau cladding to face of all decking.

Internal Stairs - Steel
Steel sections to Engineer & fixing to specialist supporting timber treads - finish to Architect.

Balustrades
All balustrades - min 1000mm high & fixed to specialist as per NBR

Internal Walls
114x38 stud frame wall comprising CCA treated grade I/3 timber, studs and nogginns max 600mm CCS, 9mm gypsum fixing to specialist, taped & skimmed to a smooth finish

Driveway
Exposed aggregate driveway to specialist applicator. 13mm light brown mix pebbles with retardant on sub base to Engineer. Formed edges

Internal Doors
All internal doors to be semi solid suapwood unless specified elsewhere. Steel framing to cavity sliding doors exceeding 1.5m width. All doors to be primed & painted to specialist. All sliding gear to specialist. All jamo liners to finish flush with plaster of host wall & shadow line to detail

Pool Coping
Coping to be tiled to Architect with min 50mm overhang on sides. Detail to follow

Internal Garage Door
30 min fire door closed at cavity to Architect. Detail to follow

APPROX. AREAS:

674 13304
SITE AREA: 5095 m²
TOTAL DWELLING: 1136 m²

FIRST FLOOR: 350 m²
GROUND FLOOR: 593 m²
BASEMENT FLOOR: 193 m²

COVERAGE: 916 m²
COVERAGE %: 17.97 %

TOTAL ROOF AREA: 750 m²
TOTAL PLANTED ROOF %: 19 % (144m²)
TOTAL FLAT ROOF %: 46 % (347m²)
LARGEST FLAT ROOF %: 9.33 % (70m²)

REVISIONS:

Rev. A. 1. Updated Driveway layout

DRAWING:

SITE PLAN

PROPOSED NEW DWELLING
C36 (ERF 13304) - PEZULA PRIVATE ESTATE
FOR NOLUTHO INVESTMENTS

DWG NO. 1428 - 13 - A1 - 01 (Rev. A.)

SCALE: 1:200 @ A1

DATE: 27 MAY 2015

DRAWN: JS

STARKEY | OLIVIER
ARCHITECTS



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