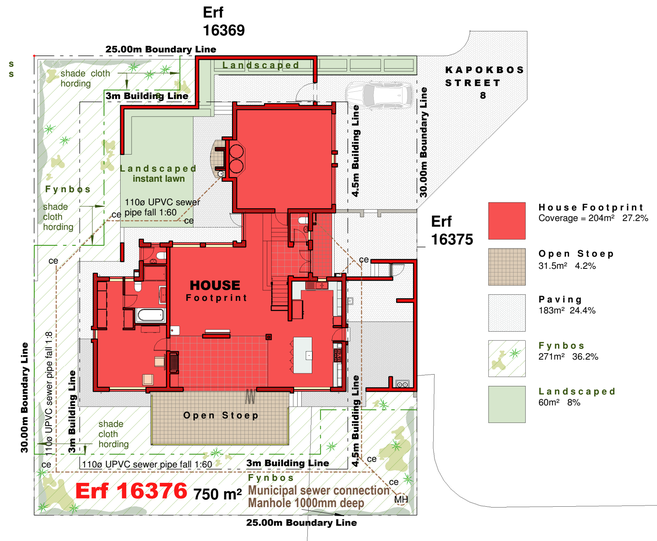
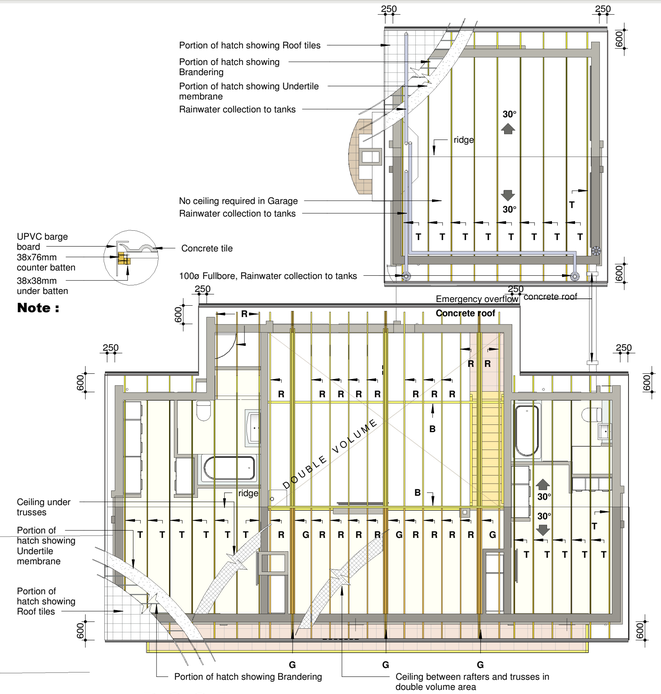
LOCALITY PLAN
1 : 500



House Footprint	Coverage = 204m² 27.2%
Open Stoep	31.5m² 4.2%
Paving	183m² 24.4%
Fynbos	271m² 36.2%
Landscaped	60m² 8%

SITE DEVELOPMENT PLAN
1 : 200



Note :

ROOF
1 : 100

LEGEND

G
Trusses over **Double Volume** (**3x**)
Girder cambered support trusses SABS approved and treated SA Pine as designed by roof engineer. As decorative finish with plained ex 152x38mm cladding beams bolted on each side of truss with galv. bolts to form decorative bolted truss look.

R
Rafters over **Double Volume**. ex 228x38 plained SABS approved and treated SA Pine beams as designed by roof engineer, on max. 760mm centres.

B
Support Beam over **Double Volume**. Laminated plained SABS approved and treated SA Pine beams as designed by roof engineer.

T
Trusses SABS approved and treated SA Pine as designed by roof engineer, on max. 760mm centres.

Note :

Trusses and rafters. anchored 600mm into wall 2x 4mm galvanised steel wires or 30x1.6 galvanised hoop irons.

Cavity walls fill cavity above window head with concrete up to roof level.

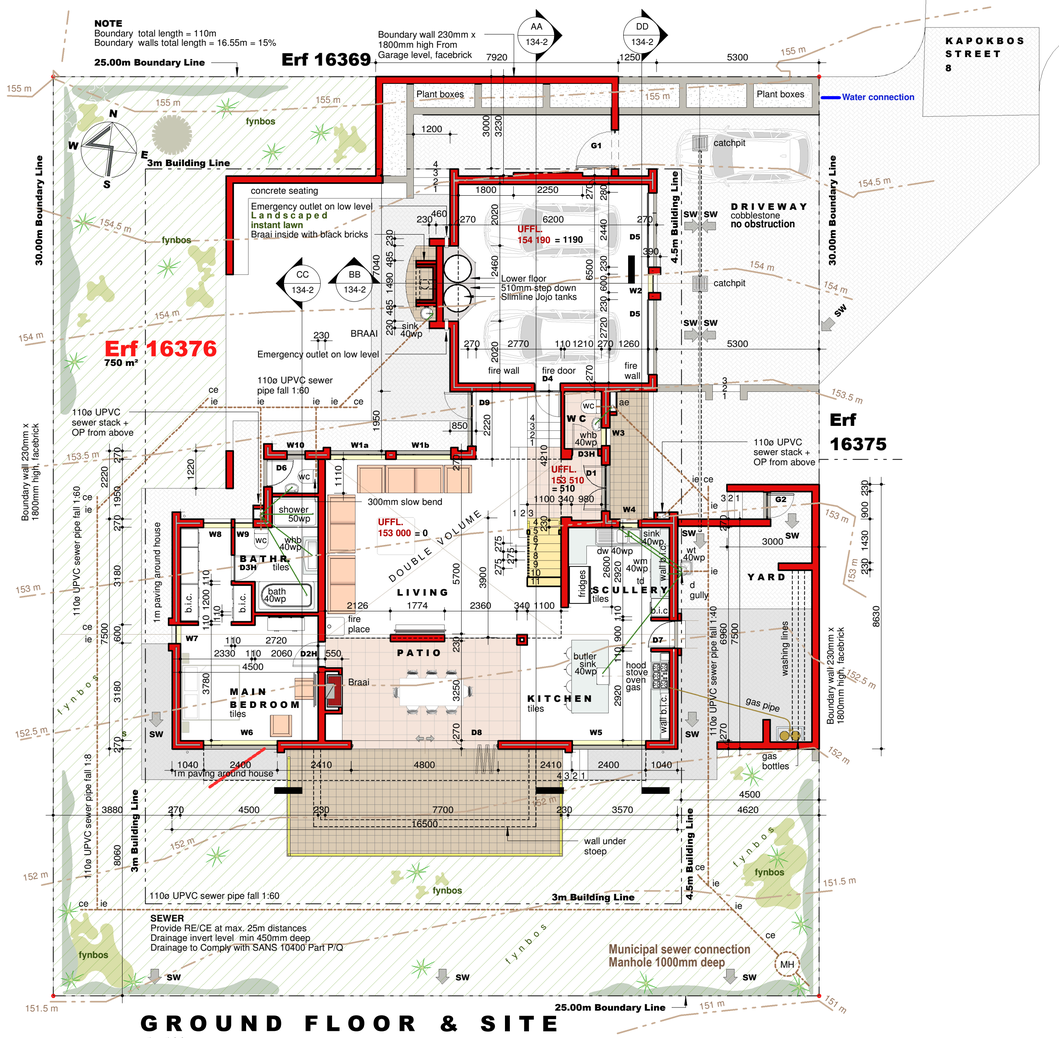
Roof Tiles: Coverland Double Roman Slate Grey concrete roof tiles,fix according to **Category C-Exposed Area**, laid in straight bond with minimum 75mm headlap, fix tiles with non-corrosive nails, on 38 x 38mm SA Pine battens at max. 320mm centres, 38x50mm SA Pine tilting (starting) batten, on Under Tile Membrane with joints lapped 150mm, fixed between battens and trusses. All work to **manufacturers specifications.**

Ceiling Insulation: Isotherm 145mm thick polyester thermal insulation laid over ceiling brandering closely fitted between rafters. All work to manufacturers specifications.

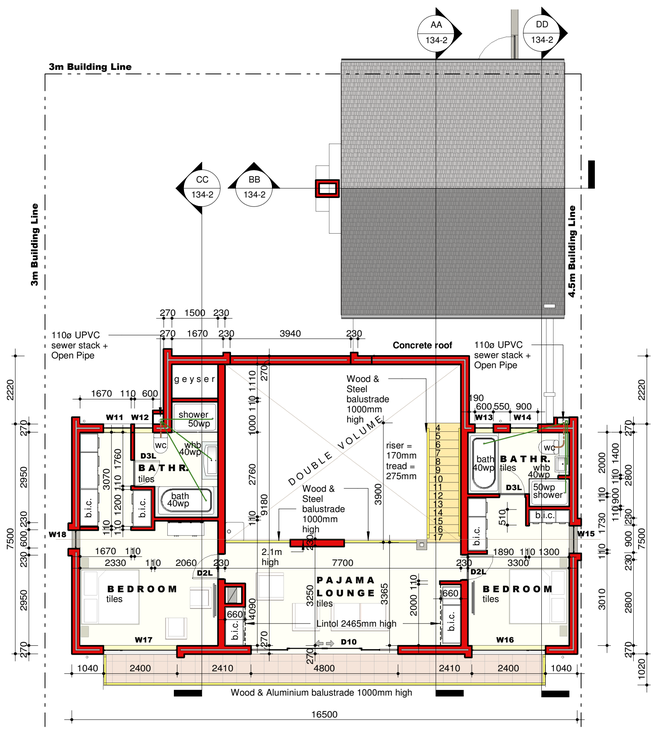
Ceiling over **Double Volume** on angle 9.5mm gypsum Rhinoboard, fix between beams according to manufacturers spec. on 38x28mm SA Pine brandering at max. 500mm centres, with Rhinolite skim plaster finish as per manufacturers instructions.

Ceiling Flat 9.5mm gypsum Rhinoboard, fix under trusses according to manufacturers spec. on 38x38mm SA Pine brandering at max. 500mm centres, with Rhinolite skim plaster finish as per manufacturers instructions.

NOTE
Boundary total length = 110m
Boundary walls total length = 16.55m = 15%



GROUND FLOOR & SITE
1 : 100



1st FLOOR
1 : 100

SITE RULES
Site Area 750m² **Use Zone** RES 1
Use Permitted Dwelling-House
Density One dwelling-house per erf
Coverage 60% **F.A.R** See Proposal
Height 2 storeys 8.5m maximum height
Building Lines
Street 4.5m, Side 3m and Back 3m

Erf 16376 750.m²	Gross	Coverage	F.A.R
Ground Floor			
House	157.0m²	157.0m²	151.0m²
Garage	47.0m²	47.0m²	
1st Floor			
House	94.0m²		86.0m²
Total	**298.0m²**	**204.0m²**	**237.0m²**
		27%	**0.32**

H.O.A Notes:
Window frames Powder coated charcoal grey finished aluminium
Boundary wall, Neighbouring side face brick
Concrete flat roofs with grey waterproof protective paint
Sewer no exposed pipe allowed on Elevations

H.O.A Corrections:
- **Gutters** colour indicated
- **Boundary walls** reduced to 15%
- **Height** Roof pitch reduced to 27° and 8m
- **Stoep** Wall under stoep indicated
- **Boundary wall height** 1.8m indicated
- **Stormwater** to have fall to catchpit from entrance

God ~ Father Son & Holy Spirit

Revision Time of Print 11/2/2023 2:23:39 PM

No.	Description	Date
1	Preliminary Sketch Plan	27-07-2023
2	Sketch Plan 2	01-08-2023
3	Sketch Plan 3	14-08-2023
4	Sketch Plan 4	24-08-2023
5	HOA Submission	26-09-2023
6	Minor changes	05-10-2023
7	Submission	19-10-2023
8	HOA corrections	03-11-2023

Jesus the way to the Father

Notes
Geysers comply with SABS 0254
Chimneys, comply Part V of NBR.
Glazing to comply with NBR. 0137 according to the SANS 10137
All traps to be anti-vac

Architect retains ownership and copyright over design and documents, - do not scale,check dimensions and report discrepancy

King of Kings

Checklist
- ✓ North, Contours
- ✓ Erf all numbers
- ✓ Street & no
- ✓ Bound.Dim.Dist
- ☐ Servitudes
- ✓ No Obstruct
- ✓ Build Dim
- ☐ Pool Gates,Note
- ✓ Sewer notes,CE
- ✓ Sewer.depth.
- ✓ Area's
- ✓ Chimney Part V
- ✓ Truss, Eng.
- ✓ Ceiling Heights
- ✓ Glass, marking.
- ✓ Fire Walls
- ✓ Boundary Walls
- ✓ Stair.Riser.Rail
- ✓ DPC, 150min
- ✓ Found.Surf.Bed
- ✓ Water.point.

The Land

Consent agreement
Balcony ☐ Building Line
Stand
Stand
Stand

The Work

Consultants
Engineer
Engineer
Interior
Landscape
Fire

The Team

Architect / Design

Vision Plans
Le Sueur
lesueur@visionplans.co.za
082 889 0126
M(SACAP), M(PIA)
Pr. SArch T ST1199

The Client

Client
Leneri Michael

The Project

Project
NEW HOUSE ON ERF 16376 VILLAGE ON SEA MOSSELBAY

The Title

Sheet Name
Plans

The Date

Sheet Information dd.mm.yyyy

Date	03-11-2023
Drawn	Le Sueur
Check	-
Scale	As indicated
Project	2023-134
Sheet. ▼	Rev ▼

134-1 8