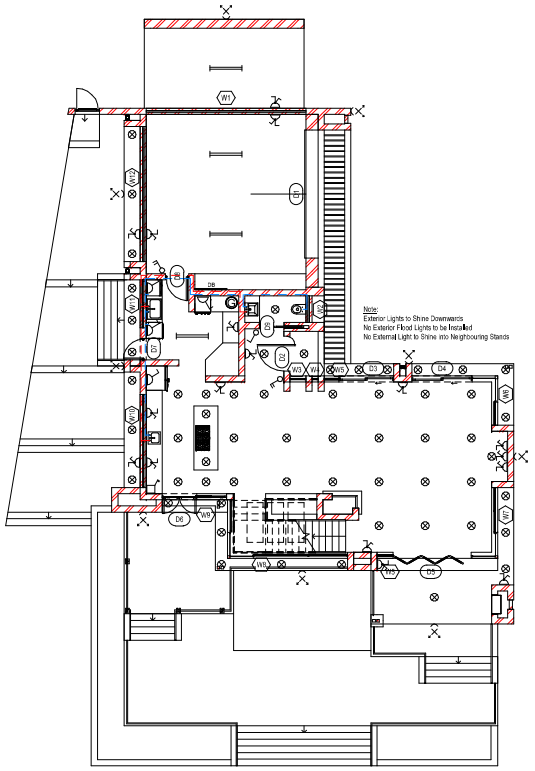
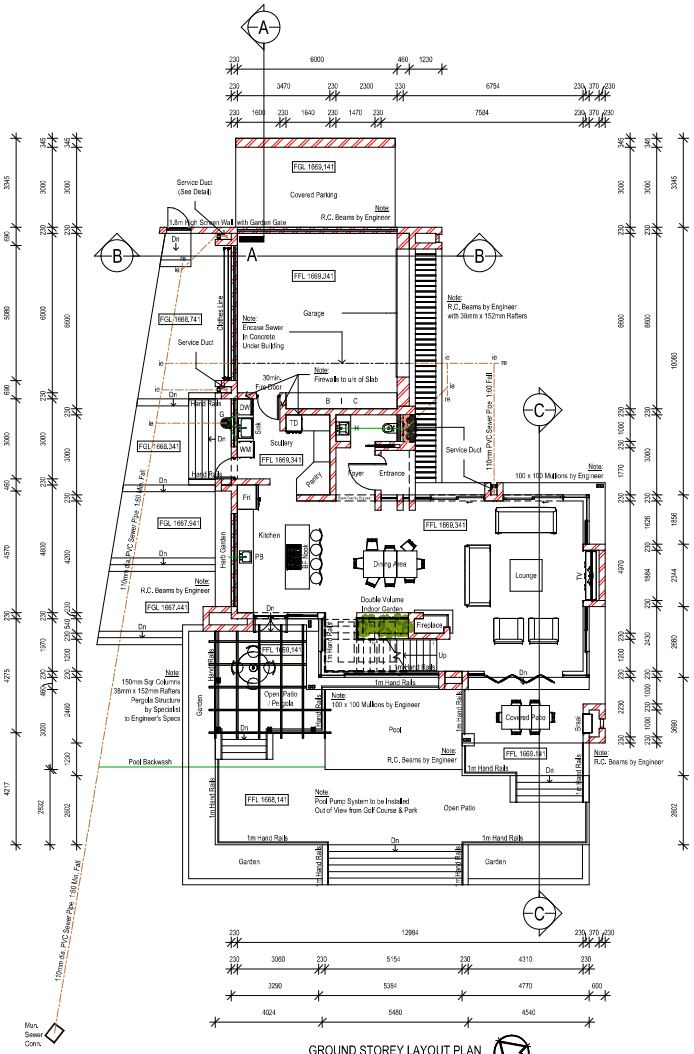


GROUND STOREY WATER & ELECTRICAL LAYOUT PLAN
-1:100-



GROUND STOREY LAYOUT PLAN
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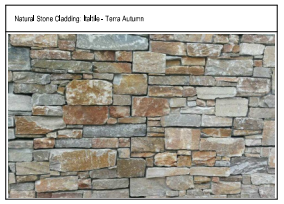

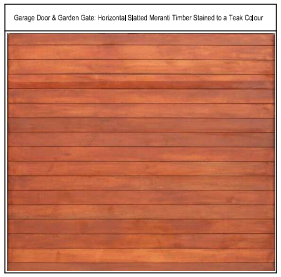

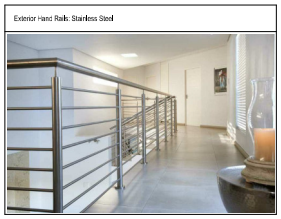

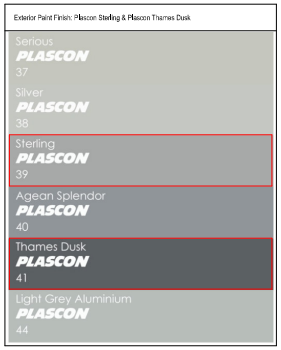

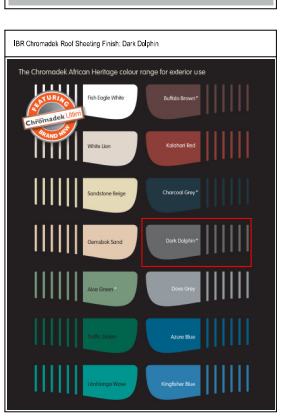

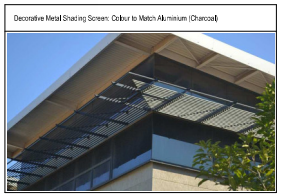

PROPOSED NEW DWELLING HOUSE

ERF 1594 EYE OF AFRICA EXT 1

SCHEDULE OF RIGHTS

Site Area: 1 550m²
Use Zone: Residential 1
Heigh Zone: 2 Storeys
8,5m Height Restriction
Building Lines: Ground Storey
6m Building Line - North East (Street)
3m Building Line - South East (Side)
3m Building Line - South West (Golf Course)
2m Building Line - North West (Side)
Building Lines: First Storey
6m Building Line - North East (Street)
3m Building Line - South East (Side)
7m Building Line - South West (Golf Course)
2m Building Line - North West (Side)
Coverage: Permissible: 40% (620m²)
Actual : 14,03% (217,36m²)
FAR: Permissible: 0,6 (930m²)
Actual: 0.249 (386.91m²)

COVERAGE SCHEDULE

Description	Area (m²)	Cover (%)
Stand	1 550.00	0.00
Covered Parking	20.07	1.29
Garage	46.13	2.98
Dwelling	107.55	6.94
Covered Patio	11.74	0.76
Overhangs	31.87	2.06
Total	217,36	14,03

First Storey

Dwelling	140,61	
Overhangs	28,94	
Total	169,55m²	

All Floor Areas

Ground Storey	217,36
First Storey	169,55
Total	386,91m²

GENERAL NOTES

All work to conform to NBR, SANS 10400: 2011
All glazing to conform to NBR, SANS 10400-N: 2010
Min. glazing thickness to be 6 mm Low-E glass
Obscure glass to all bathroom windows
PC lintels above all doors, windows & openings unless indicated otherwise
Lintel height of all doors, windows & openings to be 2,1m from FFL unless indicated otherwise
DPC under walls and sills
All drainage to conform to SANS 10400-P: 2010
40 mm dia. waste fittings
IE's to all bends and junctions with reseal traps
Min. gradient of sewer to be 1:60
Min. invert level of sewer to be 450mm
Exterior wall finishes as indicated on elevations
Plaster and paint to interior walls
Levels and dimensions to be verified on site

ROOF NOTES

IBR metal roof sheeting at 6° pitch (Chromadek)
Class B roof covering
20µ SABS approved underlay
38 x 38 Battens at 320 c/c
75 x 52 Filleted wall plates
152 x 38 Rafters
114 x 38 Tie beams
36 x 75 Diagonal top cord bracing
Trusses at 1 000 c/c max. tied with 5ø wire at least 5 brick courses
Grade 6 timber
AC Fascias on 500mm overhang
At least 1m paving apron around building
No gutters & RWP's
Drainage and waterproofing of roofs by specialist
Roof slabs by Engineer
Roofs to conform to SANS 10400-L: 2011
Roof assembly to comply with SANS 10400-XA: 2011

SWIMMING POOL NOTES

Provide a pool fence with a minimum height of 1,2m measured from the finished ground level
Provide a self-closing & self-latching gate with provision for locking
The constructional requirements of any steel fence or gate shall comply with the requirements in SANS 1390
Additional methods, including pool covers & warning devices, for the protection of children from the hazards of swimming pools are provided in SANS 10134
The owner of any site which contains a pool shall ensure that access to such pool is controlled
Swimming pool backwash to sewer

FINISHES NOTES

All finishes to estate regulations and approval
Natural stone cladding to be 110mm thick
Plaster finishes to be smooth textured
Paint finishes to be a combination of Plascon Sterling (39) and Plascon Thames Dusk (41)
IBR roof sheeting to be finished in Dark Dolphin
All aluminium fixtures such as window frames, service duct covers, decorative shading screens, privacy screens and mullions finishes to be powder coated to a charcoal colour
Exterior hand rails to be finished in stainless steel
Wooden gates and doors to be finished in horizontal slatted meranti timber and stained to a teak colour
Timber pergola columns and rafters to be finished in meranti timber and stained to a teak colour
Natural clay brick paving to estate regulations
External walls and fences finishes and colours to estate regulations

Client: Mr. & Mrs. Shongwe

Client's Signature: **Date:**

GROUND STOREY DOOR SCHEDULE -1:100-

CODE	D1: DOUBLE ROLL-IN GARAGE DOOR	D2: PIVOT DOOR	D3: SLIDING DOOR	D4: SLIDING DOOR	D5: STACKING DOOR	D6: DSH	D7: SSH	D8: PD7	D9: POCKET SLIDER
DESCRIPTION	4800 / 2400	1000 / 2100	2048 / 2100	2270 / 2100	2940 / 2100	1300 / 2100	813 / 2100	879 / 2056	927 / 2057
FRAME	WOOD	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	WOOD	WOOD
QTY	X1	X1	X1	X1	X1	X1	X1	X1	X1
ELEV	SOUTH EAST	SOUTH EAST	NORTH EAST	NORTH EAST	SOUTH WEST	SOUTH WEST	NORTH WEST	INDOOR	INDOOR
LINTEL	2,4m HIGH	2,1m HIGH	2,1m HIGH	2,1m HIGH	2,1m HIGH	2,1m HIGH	2,1m HIGH	2,1m HIGH	2,1m HIGH
NOTES	AUTOMATED	SAFETY GLASS	SAFETY GLASS	SAFETY GLASS	SAFETY GLASS	SAFETY GLASS	SAFETY GLASS	30min. FIRE DOOR	N/A

GROUND STOREY WINDOW SCHEDULE -1:100-

CODE	W1: P603	W2:PT103	W3: P821	W4: P232\	W5: PTT621	W6: CUSTOM CORNER	W7: CUSTOM CORNER	W8: CUSTOM CORNER	W9: PTT1121	W10: P356	W11: PT189	W12: P503
DESCRIPTION	6000 / 300	1000 / 300	600 / 2100	230 / 2100	600 / 2100	1637 / 1000 / 2100	2660 / 1000 / 2100	4512 / 2156 / 2100	1190 / 2100	3500 / 600	1800 / 600	5080 / 300
FRAME	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
QTY	X1	X1	X1	X1	X2	X1	X1	X1	X1	X1	X1	X1
ELEV	NORTH EAST	SOUTH EAST	NORTH EAST	NORTH EAST	NE & SW	SOUTH EAST	SOUTH EAST	SOUTH WEST	SOUTH WEST	NORTH WEST	NORTH WEST	NORTH WEST
LINTEL	2,4m HIGH	2,4m HIGH	2,1m HIGH	2,1m HIGH	2,1m HIGH	2,1m HIGH	2,1m HIGH	2,1m HIGH	2,1m HIGH	1,8m HIGH	2,1m HIGH	2,4m HIGH
NOTES	SAFETY GLASS	OBSCURE GLASS	SAFETY GLASS	N/A	N/A	SAFETY GLASS	SAFETY GLASS	SAFETY GLASS	SAFETY GLASS	SAFETY GLASS	OBSCURE GLASS	SAFETY GLASS

SSA Consulting

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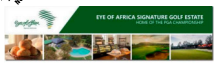
2021-10-18



Scrutinized on behalf of Eye Of Africa Golf Estate HOA for submission Midvaal Local Council.

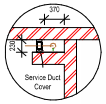
It remains the responsibility of the Owner and his/her Architectural Professional to ensure that notwithstanding the approval granted by the Architectural Review Committee , all plans must conform to all aspects of The Estate Guidelines.

PLANS APPROVED

Signature:

9.53 am, Oct 15, 2021

MAESTRO ARCHITECTS



TYPICAL SERVICE DUCT DETAIL
-1:50-

Prepared by:
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Meyersdal. Alberton
October 2021