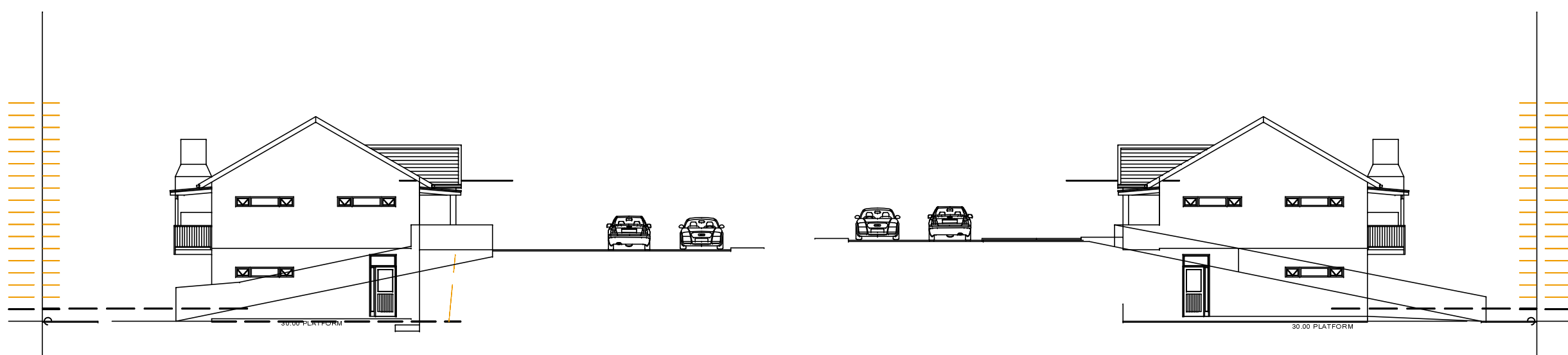




West Elevation
1: 200



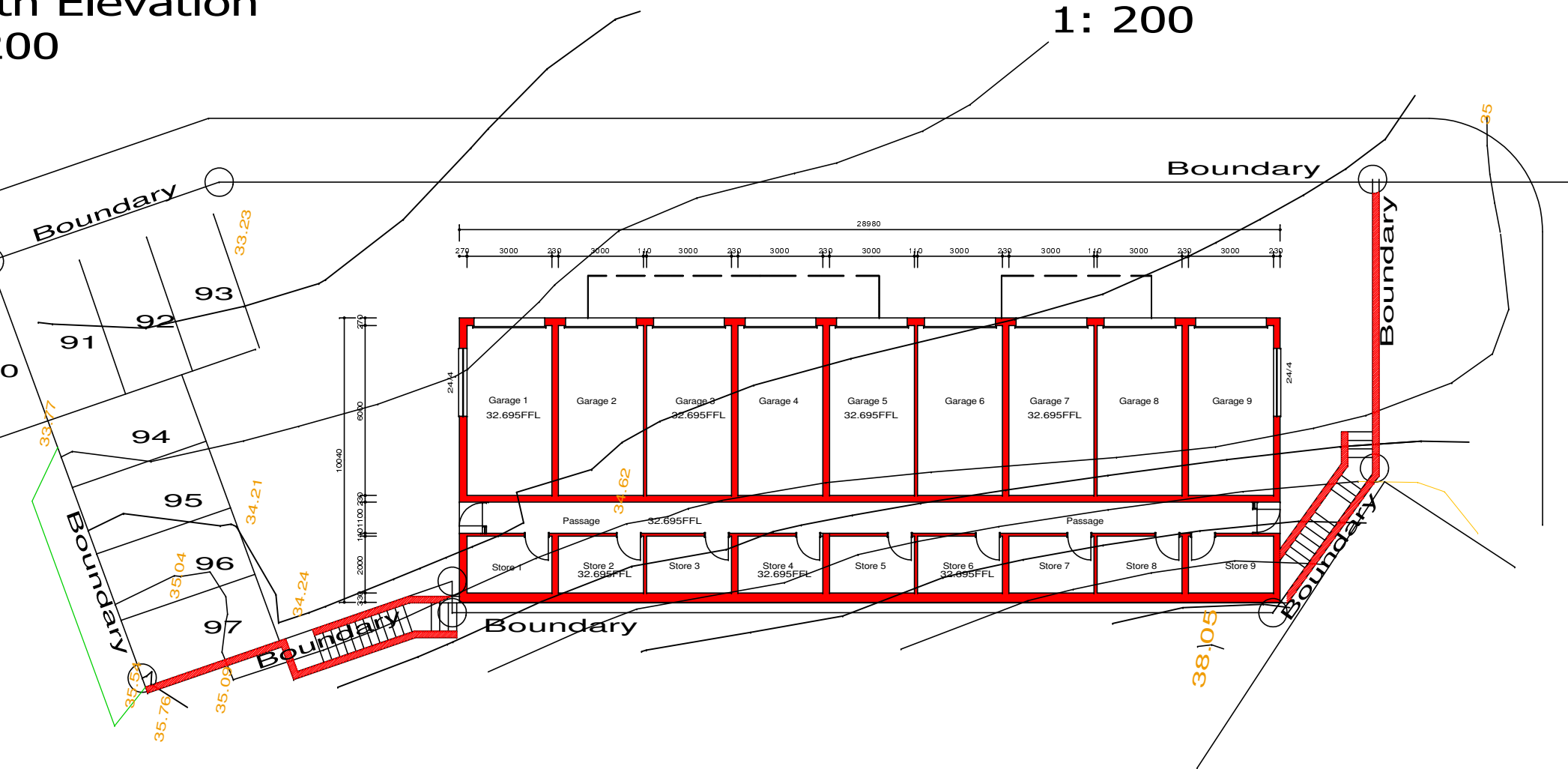
East Elevation
1: 200



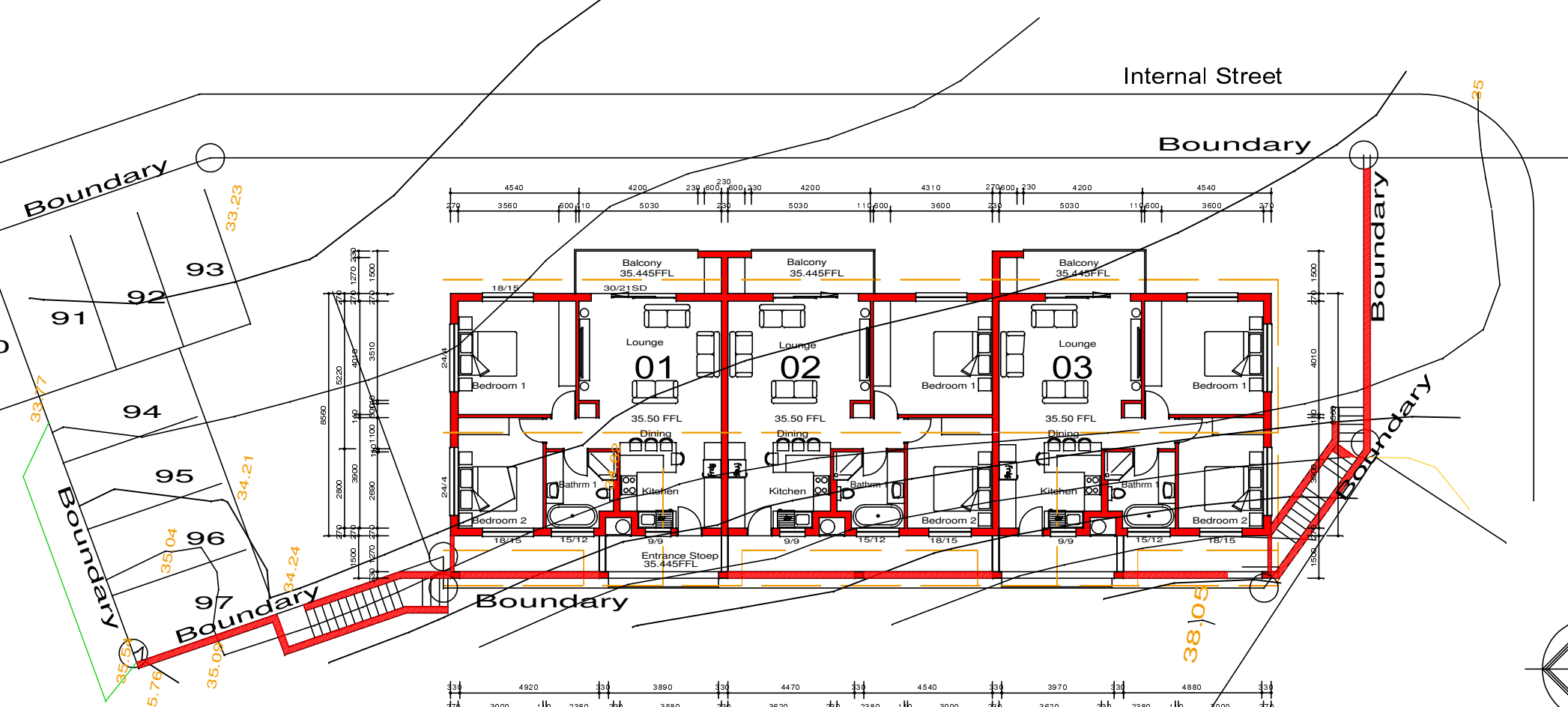
North Elevation
1: 200

South Elevation
1: 200

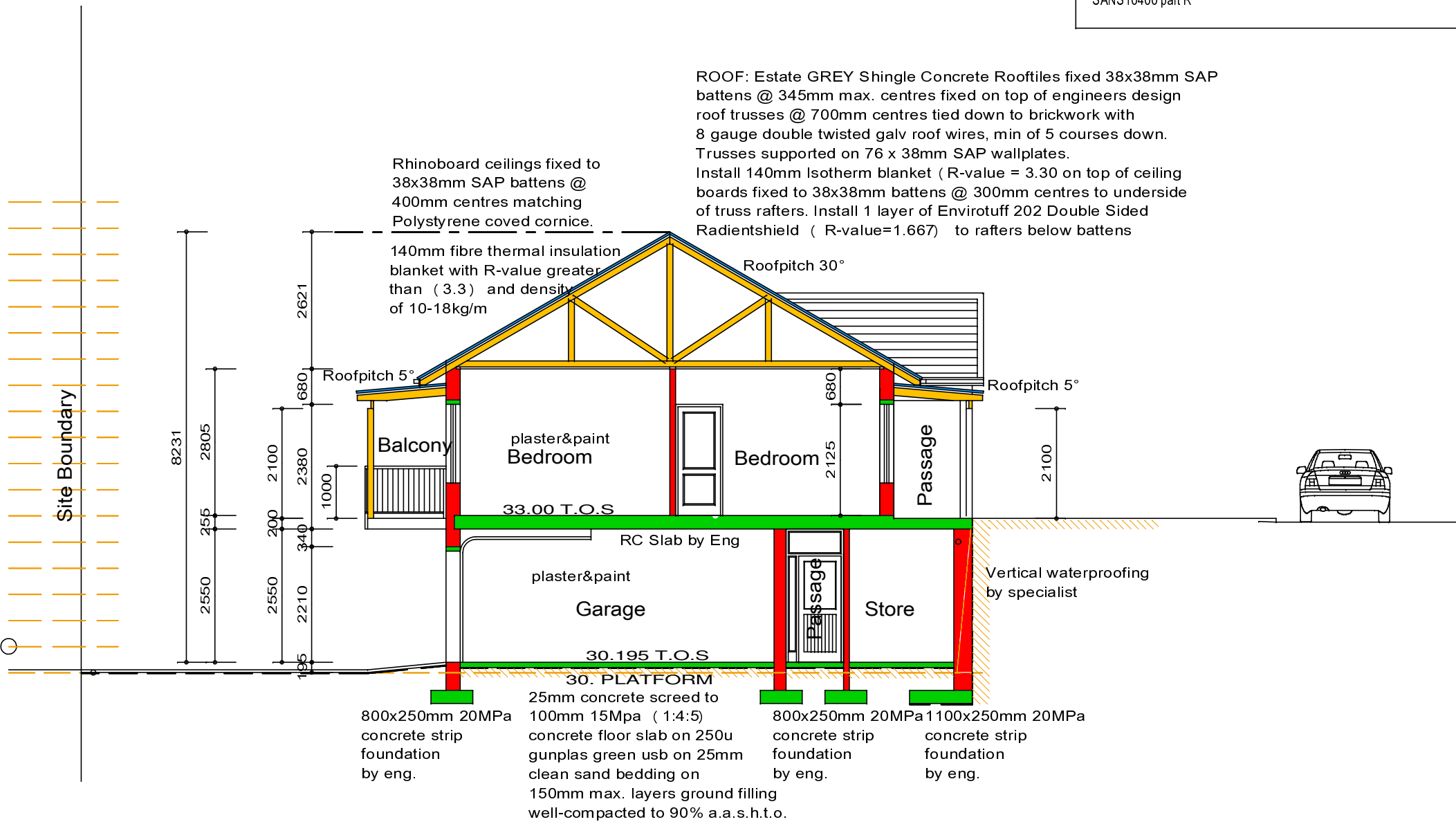
Ground Storey
1: 200



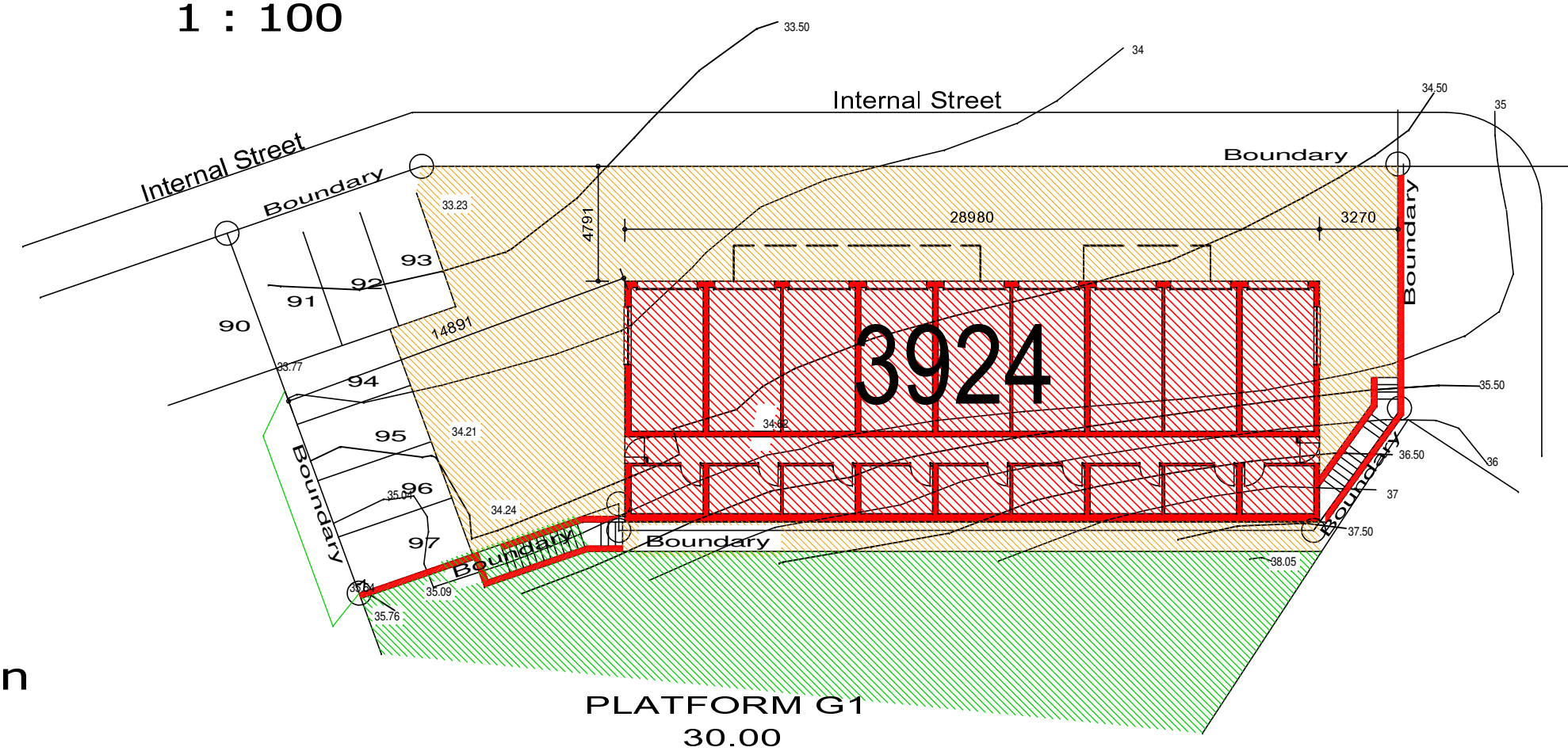
First Storey
1: 200



Site Plan
1: 250



Typical Section
1 : 100



FINISHING SCHEDULE :

ROOF:
BLACK SHINGLE Concrete Rooflines on 38x50mm SAP battens fixed to rafter in line and 38x38mm battens @ 325mm centres on engineers design
Gangral trusses and joir. Rafter @ 45 degrees with appropriate insulation
Concrete Slab Roofs - by Engineers design - waterproofing by specialist
SABS approved materials

CEILING:
Outside - Cladit on top of sprockets - painted White as per HOA
inside - 4 mm T&G FC boards fixed to top of truss rafters - painted - white

CORNICES:
Polystyrene - profile by client - painted white (where applicable)

GUTTERS:
Aluminium Seamless rolled - 100x125mm gutter to match roof colour & 75mm PVC downpipes and outlets

FASCIAS:
Fibre Cement Fascia - painted White

BRICKS:
Clay Plaster Bricks - min 14Mpa with R-value < 0.35

PAINT:
SABS approved paint - colour White as per HOA approval

WALLS:
External - Smooth plaster & paint - WHITE as per HOA
Internal - Smooth plaster & paint - Colour as per client
At Retaining Wall - by Engineers design

WINDOWS:
Aluminium - Black Top hung - 30.5mm profile frame
Clis External - Brick on Edge, Plastered and Painted - Colour White as per HOA
Clis Internal - Plastered and Painted - Colour as per client

LINTELS:
Prefabricated Pre-stressed concrete lintels with max. overlay
All openings greater than 3.0m to Engineers design

DOORS:
External - Aluminium Framed & Safety glass - Black & Sandblasted glass
Internal - Semi solid Deep Mould - profile by client - Paint colour - by client
Internal - Solid Class B Fire Door from Garage - Paint colour by client

DOOR FRAMES:
External - Aluminium - Black to match doors
Internal - 50mm Heavy Duty Hardwood Frame "Swartland" or similar - paint by client

DOOR GARAGE:
Aluminium Sectional Overhead with remote control - Colour Black

FLOORS:
100mm thick Pre-mix Concrete on min. 250u plastic Underlay - finish as indicated
Filling max 150mm thick layers, compaction more than 300mm to engineers approval

FOUNDATIONS:
Concrete Strip footings as per Engineers design

PAVING:
Like Palazzo Cobble - colour as per HOA

STORMWATER:
As shown on Ground plan - to discharge to the satisfaction of the HOA

CUPBOARDS:
As per Developer/Client agreement - PC amount allowance

BURGLAR ALARMS:
As per recommendation of HOA

SANITARYWARE:
AS per Developer/Client agreement - PC amount allowance

DRAINAGE:
AS per Layout - White PVC all exposed - hidden where possible

FIRE PROTECTION:
1x30m Fire Hose Reel installed by qualified approved contractor
1x4.5kg DCP Fire Hydrant

NOTES:

GENERAL:
All building work components and site operations to comply with the applicable national building regulations, SABS standards and SANS10400, SANS204, SANS10251, SANS10252 and any other mandatory standards, regulations and code of conduct

STRUCTURE:
All applicable structural elements and components to be designed and certified by structural engineer, to comply with the requirements of the national building regulations SANS10400 parts H, J, K, L, M, N

DIMENSIONS:
All humanly habitable rooms shall have a minimum floor area of 6m sqm with a min. horizontal dimension of 2.0m and height, floor to ceiling of 2.4m. All dimensions to comply with SANS10400 part C

PUBLIC SAFETY:
Changes in level, design of ramps and driveways, access to swimming pools to comply with SANS10400 part D

DEMOLITION WORK:
Demolition of existing structures to comply with SANS10400 part E

SITE OPERATIONS:
All site operations, including protection of public, shall be executed to comply with SANS10400 part F
approved sanitary facilities for all site personnel to be available prior to commencement of site work, and shall be available throughout the duration of the building operations

EXCAVATIONS:
all excavations to comply with SANS10400 part G

FOUNDATIONS:
the minimum width to any continuous strip foundations shall be 800mm
330mm walls: 1250x450mm concrete strip foundation
270mm walls: 850x300mm concrete strip foundation
230mm walls: 750x300mm concrete strip foundation
110mm walls: 600x300mm concrete strip foundation
all foundations to be checked and approved by structural engineer
all foundations to comply with SANS10400 parts B, H

FLOORS:
all floor to comply with SANS10400 part J
all waterproofing membrane to be turned up around the perimeter of the floor slab by at least the thickness of the floor, and to be provided with an minimum overlap of 200mm at joints
penetration of the waterproofing membrane by water, sewer or services pipes to be taped with approved pressure sensitive tape to manufacturers specs
all filling to be moistened prior to compaction but must not show signs of soaking
sub soil compactions may not exceed 100mm thick with hand compactions and 150mm thick with mechanical compactions
appointed engineer to design and inspect filling deeper than 400mm floors in laundries, kitchen, shower, bathrooms or rooms containing a WC, urinal to be water resistant
concrete filling more than 300mm thick to approved by Engineer

LIGHTING & VENTILATION:
lighting and ventilation in all humanly habitable rooms, bathrooms, showers and rooms containing WC's to comply with SANS10400 parts O & T

STORMWATER:
means for control and disposal of stormwater to comply with SANS10400 part R

NOTES:

ELECTRICAL:
all work to be executed by contractors registered with the ELECTRICAL CONTRACTING BOARD OF SA

RETAINING WALLS:
all walls retaining greater than 1000mm to be designed by appointed structural engineer

DRAINAGE & PLUMBING:
only SABS approved sanitary fittings and materials to be used and must comply with SANS10400 part P
100mm discharge stacks & vent pipes
100mm discharge soil pipes
50mm soil discharge pipes to showers and urinal
40mm waste discharge pipes to hwb's baths & sinks
gullies to comply with P29
all waste fittings to have re-sealing traps and water seals not less than 65mm
access to drainage systems to be provided with adequately marked and protected and permanently accessible rodding eyes at all changes in directions, with 1500mm of the municipal drainage connection, at the highest point of the drainage system and at max. 25m intervals
inspection eyes at all bends and junctions
no bends, junctions within or underneath walls, surface beds, concrete slabs - all drainage underneath buildings to have concrete encasements as approved by engineer
all water pipes to be class 2 copper
all exposed hot water supply pipes to be lagged in appropriate SABS approved thermal insulation with minimum R-value of 1.0

WALLS:
appropriate SABS approved perimeter thermal insulation to be fitted to internal cavity face of all external walls from foundation level to surface bed level to comply with SANS10400 part XA and SANS204 with (R-value = 1.8 OR value = 1.93)
structural characteristics of walls to comply with SANS10400 parts B & T
all walls to comply with SANS10400 part K including for water & moisture penetration: External wall to have min R-value of 0.35 with 50mm cavity foundation on walls higher than 300mm to be engineers designed
ALL WALLS NOT COMPLYING TO SANS10400 PART K TO BE TO ENGINEERS DESIGN & APPROVAL

DOORS & WINDOWS:
External:
all Windows SABS approved powder coated Aluminium framed top-hung open out with clear single glazing - see window schedule
all Sliding doors SABS approved powder coated Aluminium framed with appropriate SABS approved laminated SOLARVEU single glazing, comparable with low "E" glazing
All fenestration and glazing to comply with SANS10400 parts B, N, XA and SANS 204
ALL OPENINGS LARGER THAN 3.0m TO BE TO ENGINEERS DESIGN

ROOF & CEILINGS: (min. R-value 3.72) (sqm/KW)
Black Concrete Shingle Rooflines (R-value= 0.1)
all roof timber to be GRADE 5 SA Pine
Entire roof, incl roof covering & waterproofing to comply to SANS10400 part L
the fire resistance and combustibility of the roof assembly or any ceiling assembly to comply to SANS10400 parts L & T
Aluminium gutters and pvc downpipes to SANS10400 part T

Ceiling Thermal insulation properties: (3.72req) total R-value=3.76-comply to be tied to min. 1.60 total where applicable. All
Outdoor Air Film: (R-value = 0.03)
50mm isotherm blanket between battens on top of ceiling (R-value = 1.25)
SABS approved Envirotuff 203 double sided Radiant barrier thermal insulation with 0.2 outer emissivity and 0.05 inner emissivity (R-value = 2.42) strictly to manufacturers specs on top of ceiling boards between purline.
All to comply with SANS10400 part XA and SANS 204

Concrete Roof Slab Insulation: (R-value 3.72 req) - R-value 3.83 - comply 5mm torch-on Bitumen layer - (R-value 0.01)
Concrete Screen - R-value 0.09
Concrete slab - R-value 0.12
Radiant Barrier thermal barrier - R-value 1.89
40mm isoboard ceiling insulation fixed to slab - R-value 1.66
Rhino-board ceiling-board - R-value 0.06

SPACE HEATING:
provision of space heating to comply with SANS10400 part V - where applicable

All work to be done and all materials to be used have to comply with SANS10400 regulations

Part A - General Principles
Part B - Structural Design
Part C - Dimensions
Part D - Public Safety
Part E - Demolition work
Part F - Site Operations
Part G - Excavations
Part H - Foundations
Part J - Floors
Part K - Walls
Part L - Roofs
Part M - Stairs
Part N - Glazing
Part O - Lighting Ventilation
Part P - Drainage
Part Q - Non Water Borne Sanitation
Part R - Storm Water
Part S - Disabled
Part T - Fire Protection
Part U - Refuse Disposal
Part V - Space Heating
Part W - Fire Installations
Part X - Energy

Energy Efficiency Supplement Documents as per SANS10400 forms part of this set of drawings and application should be read in conjunction with this documentation.

It is the responsibility of ALL contractors to have knowledge of their specific Parts of the SANS10400 regulations and to apply the relevant regulations.

AREA SCHEDULE

ERF NO	3107 - (3924 / G1)
ERF AREA	5 274Ha (706sqm)
GROUND STOREY	
GARAGES	188.57sqm (9 x 20.93sqm)
STORE	70.71sqm (9 x 7.85sqm)
PASSAGE	31.87sqm
Total	290.95sqm
FIRST STOREY	
DWELLINGS	248.07sqm (3 x 82.69sqm)
BALCONIES	23.39sqm (3 x 7.79sqm)
STOEP	43.47sqm
Total	314.93sqm
FAR	248.07sqm / 0.351
TOTAL	605.88sqm
COVERAGE	314.93sqm / 44.60%
KITCHEN	3
BATHRM	3
GARAGES	9 x Single Garages 6 x Open Parking Bays

NOTES:

ALL WORK SHOULD BE PERFORMED IN ACCORDANCE WITH NHBC REGULATION AND SANS10400 STANDARDS.

ROOF: Black Shingle Concrete Rooflines fixed 38x38mm SAP battens @ 345mm max. centres fixed to 38x50mm SAP battens fixed in line on top of engineers design roof trusses @ 700mm centres tied down to brickwork with 8 gauge double twisted galv roof wires, min of 5 courses down
Trusses supported on 75 x 30mm SAP wall/gables
Install 50mm battens (R-value = 1.29) on top of ceiling boards between 38x50battens, then install 1 layer of Envirotuff 203 Double Sided Radiantshield (R-value=2.42) between battens
ALL TIMBER TO BE MIN. GRADE 5
Aluminium Flashing & counterflashing to roof & Seal-o-flex flashing to parapet walls
"Eventie" Nute-cement fascia fixed to truss sprockets
100 x 75mm square type Seamless Aluminium gutters and matching accessories
All exposed roof timber to be painted - white

CEILING:
6.4mm T&G Fibrecement ceilingboards directly on top of rafters
10mm Fire-stop ceilings screw fixed to u/s of floor joist with 38x38mm SAP battens @ 300mm centres
Coved Rhino cornice

WALLS: Clay brick construction, smooth plastered and painted, supported by reinforced
All structures to be in accordance with the design and details to comply to SANS10400
All cavity walls to be filled with 350mm stepped pvc dpc's in cavities above floor, beams and windows
All jointing to be sealed watertight by means of approved and accepted methods and principals for jointing
Concrete lintels above all openings
External walls to have 6sqm butterfly ties to door height and bricforce every course to wallplate height all round
Plaster Bands around windows & doors - 125mm wide

CLIS: Int and Ext clis to receive plaster & paint

FLOORS: Sced and finish to owners choice on reinforced concrete structure - by Engineer
150mm Hardwood skirtings allround - Painted
100mm 20MPa concrete floor slab on 250u Gunplas USB, on 25mm sand bed on 150mm max. ground fill layers, compacted to 90% A.A.S.H.T.O. Soil to free from organic materials

FOUNDATIONS: Concrete Foundations are to be stictly in accordance with Engineers design and details
Pinth walls to receive bricforce wire reinforcement every course, with concrete beam filling to floor level

WINDOWS & DOORS: Black Aluminium windows & External doors
Sliding, Sliding Slacking doors & Internal doors and frames to be "Swartland" Hardwood to receive paint finish
Windows and External Door to receive DPC all round, and security built into brickwork
All openings larger than 3.0m to be to engineers design

DRAINAGE: All stacks to be ventilated. All drainage pipes to be tied to min. 1.60 total where applicable. All drainage work to be done in accordance with SABS 10400, and the requirements and specifications of the local authority
All plumbing work to be carried out by a licensed and council registered plumber. All duct access panels to be fitted airtight
All stacks & vents to be open to external natural air

LIGHTING & ENERGY USAGE:
all fluorescent lighting fittings to be SABS approved 11W LED
all other light fittings to min. SABS approved 5W LED with 50W output
TIMBER:
all timber work to comply with SABS standards 082 : 0137 : 0400
all timber to be treated to SABS specs 1228 of 1994

All requirements of municipal and other authorities concerned have to be adhered to. Contractors and sub-contractors are to check all dimensions and levels on building site before commencing with any work.
All dimensions to be taken in preference to scaled measurements and large scale details supersede small scale drawings.
The design of this drawing is the property of Hennie Bezuidenhout and copyright is reserved by him.
All variations must be approved in writing before commencing work.
In cases of discrepancy between drawings and specifications, the drawings shall prevail.
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Date No. Amendments Approved
0

Client:
The Lifestyle Village (Pty)Ltd
No. 20010304/04/07 Mr David Victor Hatton Hall

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Architectural
Project Management Services
[S.A.C.A.P.S.A. Reg. no. ST 1414]

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Hennie Bezuidenhout - 12.09.2021
PROFESSIONAL SENIOR ARCHITECTURAL TECHNOLOGIST
HENNIE HENNIE BEZUIDENHOUT on 12 Mar 2021

Professional Indemnity Insurance:
Stalder Hutchison Admiral (Pty)Ltd
Policy No. 7000/146176 SHA

Dienst / Services
"HOMESTEAD VIEWS"
PROPOSED SECTIONAL TITLE
TOWNHOUSE BLOCK G1"
ERF 3107 - 3924
HOMESTEAD DRIVE
ST FRANCIS BAY

Drawing Title
DESCRIPTIVE LAYOUTS

Ref. no. STF 3924 0921 Designed HB

Scale AS INDICATED Drawn HB

Date SEPTEMBER 2021 Checked HB

for HBABPM:
CLIENT:
Drawing no. STF 3924 0921-G1-01S