

1:100

Concrete Roof Slab Insulation:(R-value 3.72 reg) - R-value 3.83 - comply 5mm torch-on Bitumen layer - R-value 0.01 Concrete Screen - R-value 0.09 Radiant Barrier thermal barrier - R-value 1.89

> LIGHTING & ENERGY USAGE: all fluorescent light fittings to be SABS approved 11W LED

all timber work to comply with SABS standards 082; 0137; 0400 all timber to be treated to SABS specs 1228 of 1994

all work to be executed by contractors registered with the

all walls retaining greater than 1000mm to be designed by

KOUGA MUNICPAL STAMP

HOMESTEAD VIEWS - HOA

HSV HOA:

FINISHING SCHEDULE

with SABS approved materials.

CEILINGS:

FLOORS:

STORMWATER:

CUPBOARDS:

BLACK SHINGLE Concrete Rooftiles on

@ 325mm centres on engineers designed

& 75mmu PVC downpipes and outlets.

All Retaining Wall - by Engineers design

Fibre Cement Fascia - painted White

HOMESTEAD VIEWS

Home Owners Association

& Aesthetics Committee

CONDITIONALLY APPROVED

Subject to Local Municipal Authority Approval

Date HBezduuuut

HSV HOA:

20 Oct 2022

8x50mm SAP battens fixed to rafter in line and 38x38mm battens

Outside - Cladit on top of sprockets - painted White as per HOA

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

SABS approved paint - colour White as per HOA approval.

External - Smooth plaster & paint - WHITE as per HOA

Aluminium - BLACK Top hung - 30.5mm profile frame

All openings greater than 3.0m to Engineers design

External - Aluminium - Black to match doors

Concrete Strip footings as per Engineers design.

Links Palazzo Cobbles - colour as per HOA.

Cills Internal - Plastered and Painted - Colour as per client.

Prefabricated Pre-stressed concrete lintels with max, overlay,

Internal - Smoth plaster & paint - Colour as per client

Aluminium Seamless rolled - 100x125mm gutter to match roof colour

Gangnail trusses and /or Rafters @ 45 degrees, with appropriate insulation

Concrete Slab Roofs - by Engineers design - waterproofing by specialist

Inside - 6.4mm T&G FC boards fixed to top of truss rafters - painted - white CORNICES:

Cills External - Brick on Edge , Plastered and Painted - Colour White as per HOA

Internal - 50mm Heavy Duty Hardwood Frame " Swartland" or similar - paint by client DOOR GARAGE:

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

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

Aluminium Sectional Overhead with remote control - Colour Black

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

only SABS approved sanitary fittings and materials to be used and must comply with SANS10400 part P 100mmų discharge stacks & vent pipes 50mmų soil discharge pipes to showers and urinal 40mmų waste discharge pipes to hwb's baths & sinks all waste fittings to have re-sealing traps and water seals not

access to drainage systems to be provided with adequately marked and protected and permanently accessable 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 exposed hot water supply pipes to be lagged in appropriate SABS approved thermal insulation with minimum R-value of 1.0

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 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 walls higher than 300mm to be engineers designed. ALL WALLS NOT COMPLYING TO SANS10400 PART K TO BE TO

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

ALL OPENINGS LARGER THAN 3.0m TO BE TO ENGINEERS DESIGN

ROOF & CEILINGS: (min. R-value 3.72)(sqm.K/W) Black Concrete Shingle Rooftiles (R-value= 0, ) 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 combination of the second combination of the 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 (3.72reg)-total R-value=3.76-comply Gypsum ceilingboards - (R-value = 0.06) Outdoor Air Film : (R-value = 0.03) 50mm Iso-therm blanket between battens on top of ceiling (R-value = 1.25) SABS approved Envirotuff 203 dubble 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 purlins. All to comply with SANS10400 part XA and SANS 204

40mm Isoboard ceiling insulation fixed to slab - R-value 1.66

all other light fittings to min. SABS approved 5W LED with 50W output.

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

All work to be done and all materials to be used All requirements of municipal and other authorities concerned have to be dehered to. Contractors and Sub-contractors are to check all dimensions and levels on building site before commencing with and large scale details superseeds small scale drawings. The design of this drawing is the property of Hennie Bezuidenhout and

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Date No. Approved Amendments The Lifestyle Village(Pty)Ltd

Mnr Donovan Taylor

ennie Lezuidenhout Architectural **Project Management Services** S.A.C.A.P.S.A. Reg no. ST 1414 UNIT NO. 1 - VASCO BUILDING 111 DA GAMA ROAD

Jeffreys Bay Cell: 082 553 6158 e-mail: henniearch3@hotmail.com

\* HBezdumunt <u>28 06 2024</u> HENNIE HENNIE BEZUIDENHOUT

Professional Indemnity Insurance: Stalker Hutchison Admiral (Pty)Ltd

Policy No. 7000/146176 SHA PROPOSED

"NEW DWELLING" ERF 3917 (3107)53 HOMESTEAD DRIVE ST FRANCIS BAY

SITE PLAN

3917 450sqm Diens / Services 149.81sgm

42.77sgm

28.44sqm

3.51sqm

224.53sqm

224.53gm

1 x DOUBLE

**GARAGES** 

149.81sqm / 0.33

224.53sgm /49.8%

0sgm

**GROUND STOREY PLAN** SECTIONS AA / BB / CC

Ref. no. STF 3917 0624 Designed HE Scale AS INDICATED Date OCTOBER 2022 for HBABPM: STF 3917 0624-01 Drawing no.