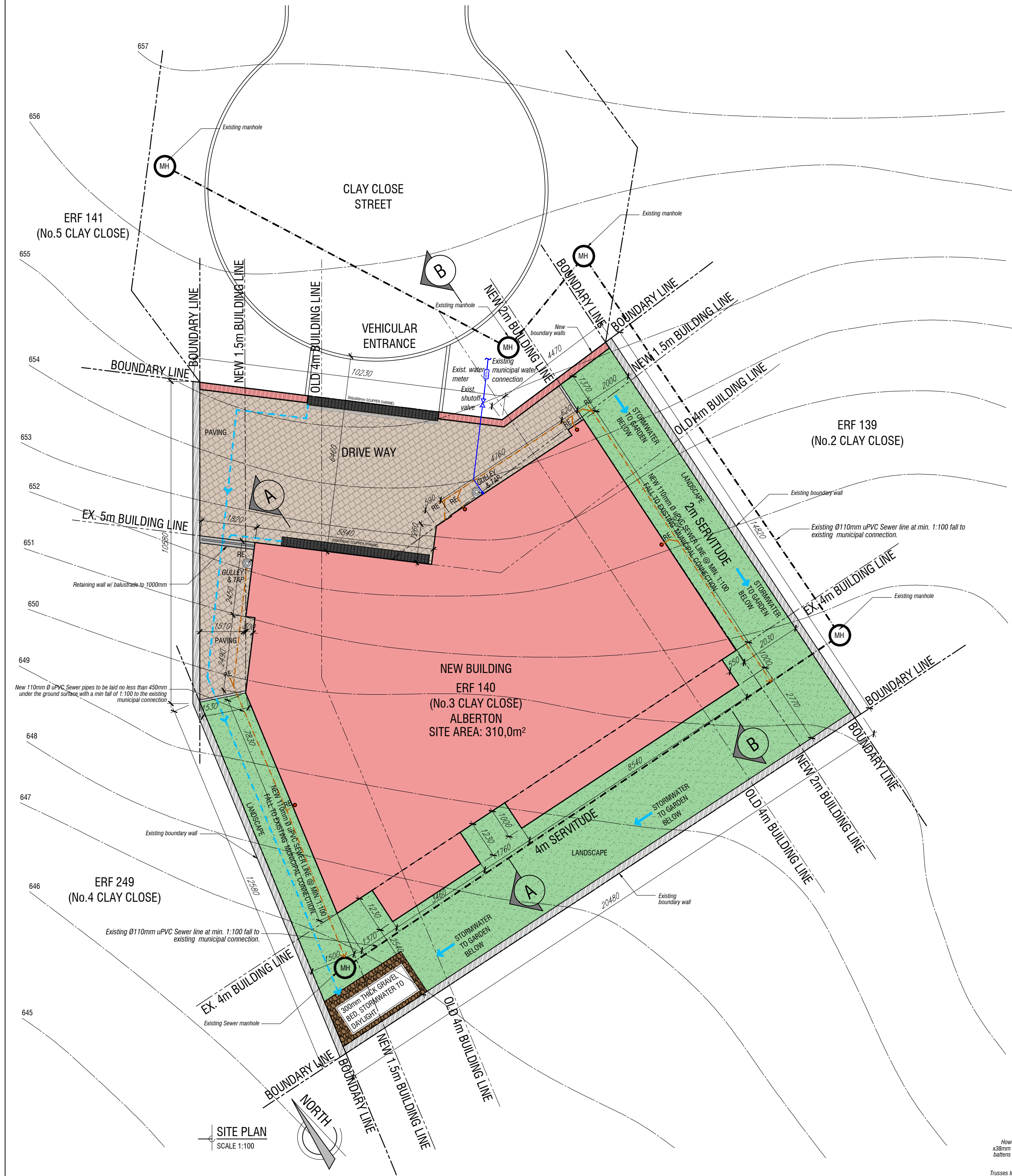
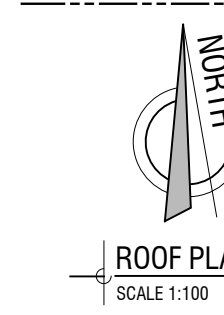




Class B Tiled roof at 20° pitch & 10° pitch
Have type monospanned timber roof trusses made out of 116mm
Adhesive grade S3 timber members spaced at max 700mm c/c. With
battens spaced at max. 345mm C/C for roof tiles in accordance with
manufacturer's instructions.
Trusses to be fixed to the wall below with a 20mm x 1.2mm hoop-rod
step built into the wall in accordance with SANS 10404-K.
Roof to be braced with 36mm x 73mm (grade S4) members nailed to
underside of the top cord at 45° angles.
Exterior roof construction to comply with SANS 10400-L



ARCHITECTURAL LEGEND

01	DOOR NUMBERS
01	WINDOW NUMBERS
05	REVISION MARKERS
07	FOUNDATION TYPE MARKERS
S2	SLAB TYPE MARKERS
B2	BEAM TYPE MARKERS
WT1	WALL TYPE MARKERS
S 850	SPOT LEVEL MARKERS
	EXISTING WALLS
	NEW MASONRY WALLS
	NEW DRYWALLS
	NEW CONCRETE
	UNDISTURBED EARTH
	HARDCORE
	XPS INSULATION
	LAMBDABOARD INSULATION

SCHEDULE OF RIGHTS			
TOWN PLANNING SCHEME :			
ERF:	ERF 140		2014
TOWNSHIP:	BASSONIA ROCK EXT. 13		
STREET NAME AND NUMBER:	3 CLAY CLOSE		
ZONING INFORMATION			
USE ZONE:	RESIDENTIAL 1		
HEIGHT ZONE:	AS PER SCHEME - 2 STOREY		
FLOOR AREA RATIO:	AS PER SCHEME - NULL		
COVERAGE:	AS PER SCHEME - 55%		
DENSITY:	AS PER SCHEME - 1 DWELLINGS PER ERF		
BUILDING LINE / SERVITUDE:			
6m ALONG STREET BOUNDARIES, 2m ALONG ALL OTHER BOUNDARIES.			
PARKING:			
REQUIRED : 2 BAY PER DWELLING			
AMENDMENT SCHEME:			
FAR: TOTAL FLOOR AREA AS BELOW SITE AREA	AS PER ZONING CERTIFICATE	ACHIEVED	IN HAND
	N/A	0.98	N/A
COVERAGE: (ENCLOSED BUILDING FOOTPRINT) SITE AREA X 100	AS PER ZONING CERTIFICATE	ACHIEVED	IN HAND
	55 %	53.9 %	1.1 %
SITE AS PER SG DIAGRAM:			
FLOOR AREA AS PER FAR:	EXISTING	NEW	TOTAL
	310.0 m²	0.0 m²	310.0 m²
	0.0 m²	306.3 m²	306.3 m²
COVERAGE:	EXISTING	NEW	TOTAL
	0.0 m²	167.2 m²	167.2 m²
AREA SCHEDULE			
NEW AREA			
306.3 m²			

GENERAL LEGEND

- Foundations**
- F1. 300 mm x 830 / 900 mm reinforced concrete strip foundation. Width determined by wall thickness.
 - F2. 200 mm x 400 mm reinforced concrete (palis edge thickening/slab thickening).
 - F3. 700 mm x 300 mm offset reinforced concrete strip foundation.
 - F4. 300 mm x 830 mm offset reinforced concrete retaining foundation to be confirmed by structural engineer.
- Note:**
- All to be confirmed by appointed structural engineer prior to building work commencement.
 - Soil conditions to be checked & confirmed by structural engineer prior to building work commencement.
 - Refer to architectural legend for designation and drawings for positions.
 - All reinforcing steel to have a minimum 30 mm cover.
- B. Slabs, surface beds and decks**
- S1. - 85 mm reinforced concrete surface bed, on:
 - Green USB 250 micron damp proof membrane, on
 - 40 mm EPS insulation, on
 - 150 mm well compacted G5 OSA filling to MOD AASHTO (93% compaction), on
 - 40mm min. screed over, with
 - Floor finish to later specification.
 - S2. - 85 mm reinforced concrete surface bed, on:
 - Green USB 250 micron damp proof membrane, on
 - 150 mm well compacted G5 OSA filling to MOD AASHTO (93% compaction), on
 - Approved insecticide, with
 - Min. 40mm screed (to fall at min. 1:100 away from building externally), with
 - Floor finish to later specification.
 - S3. - 170 mm reinforced concrete slab, (Rib & Block system), with:
 - Min. 40 mm screed (to a fall at min. 1:100 to F.S.O's externally), with
 - Floor finish to later specification.
 - S4. - 225 mm reinforced concrete slab, (Rib & Block system), with:
 - Min. 40 mm screed (to a fall at min. 1:100 to F.S.O's externally), with
 - Floor finish to later specification.
 - S5. - 340 mm reinforced concrete slab, (Rib & Block system), with:
 - Min. 40 mm screed (to a fall at min. 1:100 to F.S.O's externally), with
 - Floor finish to later specification.
 - S6. - 340 mm reinforced concrete slab, (Rib-Slu), with:
 - To a fall at min. 1:100 towards edge.
 - S7. - 85 mm concrete lintel slab, with:
 - Min. 40 mm screed
- Note:**
- All to be confirmed by appointed structural engineer prior to building work commencement.
 - Soil conditions to be checked & confirmed by structural engineer prior to building work commencement.
 - Refer to architectural legend for designation and drawings for positions.
 - All reinforcing steel to have a minimum 30 mm cover.
 - Ref 193 reinforcing mesh (centrally placed) to be used in surface beds - to engineers specification and confirmation.
- C. Beams**
- See structural engineers drawings.**
- Note:**
- All to be confirmed by appointed structural engineer prior to building work commencement.
 - Refer to architectural legend for designation and drawings for positions.
 - All reinforcing steel to have a minimum 30 mm cover.
- D. Walls**
- WT1. 230 mm Double skin clay stock brick wall (see plan for thickness & cavity where applicable) w/ brickwork every 4th course w/ 12 mm cement plaster both sides w/ 2nd coat rhinole plaster interior, bathrooms to have coprox coating instead of rhinole. Both sides painted to spec. All interior rhinole walls to have plaster bead on corners.
 - WT2. 115 mm Single skin clay stock brick wall w/ brickwork every 4th course w/ 12 mm cement plaster both sides w/ 2nd coat rhinole plaster interior, bathrooms to have coprox coating instead of rhinole. Both sides painted to spec. See plan for thickness. All interior rhinole walls to have plaster bead on corners.
 - WT3. 230 mm clay stock brick Foundation wall, unplastered to 170mm below grade, 12 mm cement plaster externally.
 - WT4. Clay stock brick wall as per detail w/ brickwork every 4th course w/ 12 mm cement plaster both sides. (Garden / Boundary walls).
 - WT5. 63 mm galvanised steel Drywall studs at max. 600 mm c/c. w/ 15 mm taper-edge panel, fixed with 25 mm drywall screws spaced at 220mm c/c. All joints to be taped and filled as per manufacturer's instructions.
 - WT6. Timber Tie Clad to later specification.
 - WT7. 90 Shutter Concrete finish to later specification.
 - WT8. 63 mm galvanised steel Drywall studs at max. 600 mm c/c. w/ 15 mm taper-edge panel, fixed with 25 mm drywall screws spaced at 220mm c/c. All joints to be taped and filled as per manufacturer's instructions, w/ min. 60 mm Lambdaboard insulation internally, w/ 12 mm cement plaster both sides w/ 2nd coat rhinole plaster interior, both sides painted to spec.
- Note:**
- Refer to architectural legend for designation and drawings for positions
 - Special care to be taken with cement plaster, proper plaster sand to be used, proper mix proportions to be used, all work to be square and true, and drying thereof, once applied, to be carefully monitored.
 - All interior rhinole walls to have plaster bead on corners.
 - Any recesses that occur in external walls resulting in a wall thickness less than 230 mm are to be waterproofed externally w/ bitumes.
 - All horizontal tops of walls to be waterproofed.
- General Specifications:**
- Roof
 - Corriline IBS sheeting.
 - Colour: Dove Grey, with
 - A minimum 100 mm headlap, to manufacturer's instructions, at
 - A 10° pitch, on
 - Residential grade sisalation (shiny side down and taped)
 - 76 mm x 50 mm timber battens, on
 - 50 mm x 250 mm graded S A pine trusses to be pre-manufactured to specialists design, and signed off by manufacturer. To be secured to the walls with 8 gauge roof wire (min. 6 courses down).
 - 50 mm x 76 mm timber wall plate (see eave detail).
 - 80 mm thick 'Lambdaboard' insulation, fixed on framework structure by fixing clips as supplied by manufacturer, all joints to be taped and jointed as per manufacturer's instructions and skimmed with rhinole.
 - Mild steel edging
 - 12.5 mm plasterboard bulkheads, fixed with 25 mm drywall screws spaced on framework structure, all joints to be taped and jointed as per manufacturer's instructions and all to be skimmed with rhinole.
 - Dom 56-25 shadow angle cornice, white, to be installed at all wall edge / ceiling junctions. Installed to manufacturers specifications and all corners junctions to be chamfer cut at 45° angles - refer to detail drawing.
 - 80 mm x 20 mm Meranti skirting as per detail, sealed and varnished to specification and approved sample.
 - Doors & hardware to schedule.
 - Windows to schedule - glass to comply strictly to SANS regulations. Colour: Charcoal.
Note: Windows to be covered & protected until construction is complete. Horizontal & vertical OPC around windows.
 - Window Sill: As per detail drawing.
 - Kitchen joinery to specialist design and details.
 - Built in cupboards to specialist design and details.
 - 110 mm x 40 mm x 40 mm sub stack.
 - 110 mm x 40 mm x 40 mm sub stack @ min 1:50 fall to connect to existing municipal connection.
 - Built in gas fireplace to specification. Installed to specialist details, gas connection by specialist. A flue is required in bedrooms. Gas compliance certificate to be provided where necessary. **Note:** Units to be covered & protected until construction is complete.
 - Built in gas grill & hood to specification. Installed by manufacturer. Gas compliance certificate to be provided where necessary.
 - Fire cement board duct covers to have 300 mm x 300 mm access panels at necessary junctions. To be plastered flush with wall, colour to match exterior walls.
 - Derbigum SP4 torch on waterproofing applied by specialist and strictly to manufacturer's instructions. To have fillets at all corners and gravel cover.
 - All bathroom vanities to have a recessed medicine cabinet with mirror & lighting above. **Note:** The piping to be cut into walls above vanities.
 - Flashing and counter flashing.
 - Solar air heating system to later design.
 - Staircases to later detail.
 - 1000 mm high (A) Mild steel balustrade / (B) glass balustrade to later detail.
 - Mild steel & merits grate solar shading device to later detail.
- Indemnification Note:**
- The architect will not be held responsible for any discrepancies which may arise as a result of unapproved drawings by local authority or owner.
 - The signed approval of these drawings by the owner must be obtained prior to the commencement of construction.
 - Any changes / deviations made to these drawings by the owner must be signed off by the architect prior to action.
 - Municipal sewer, water, stormwater & electrical connections are to be confirmed by the engineer / surveyor prior to the commencement of construction.
 - Pegs to be pointed out on site by land surveyor at hand-over.

HOME OWNERS ASSOCIATION:

STRUCTURAL ENGINEER:

CLIENT:

ARCHITECT:

CLIENT: FORTUNE NGOMBE OF VULCANO ENGINEERING

PROJECT: #3 CLAY CLOSE, BASSONIA ROCK, JHB

ERF 140, BASSONIA ROCK, EXT. 13

BUILDING LINE RELAXATION

DRAWINGS MUST NOT BE SCALED. FIGURED DIMENSIONS ONLY MAY BE USED. DIMENSIONS SHOULD BE VERIFIED ON-SITE AND ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS COPYRIGHT AND IS THE PROPERTY OF FACET ARCHITECTURE AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT AUTHORITY.

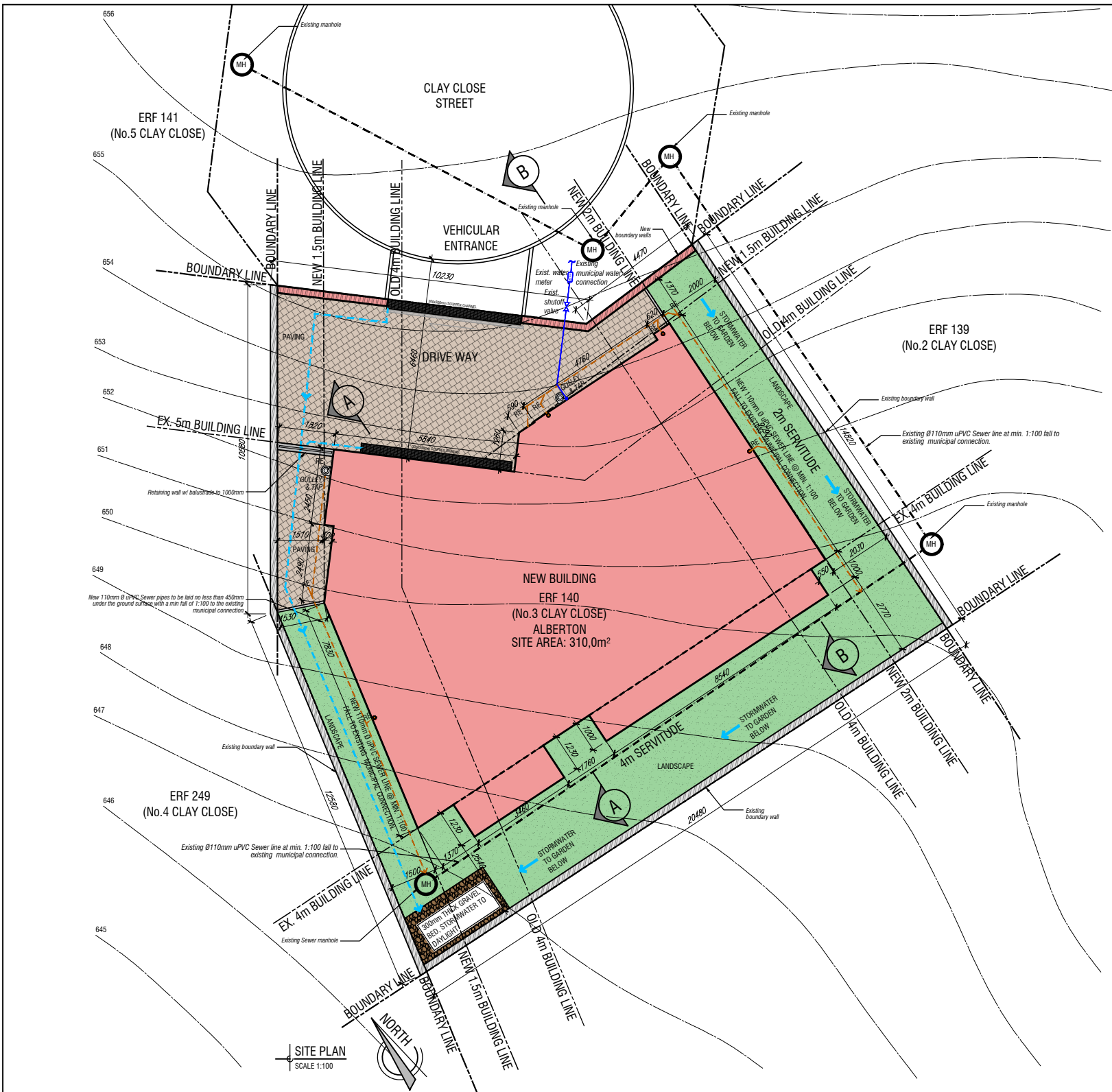
ARCHITECTURAL SPECIFICATION:

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- SPECIAL CARE TO BE TAKEN WITH CEMENT PLASTER, PROPER PLASTER SAND TO BE USED. PROPER MIX PROPORTIONS TO BE USED. ALL WORK TO BE SQUARE AND TRUE, AND DRYING THEREOF, (ONCE APPLIED), TO BE CAREFULLY MONITORED.
- STORMWATER TO DESIGN AND SPECIFICATION OF STRUCTURAL ENGINEER.



DRAWING:	SCALE:	1 : 50 1 : 100
SITE PLAN & ROOF PLAN	DRAWN BY:	JOB
	DATE:	23-05-2024

DRAWING NUMBER:	FA 21-03	BB 001	REVISION:	0
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SCHEDULE OF RIGHTS			
TOWN PLANNING SCHEME :	EKURHULENI		2014
ERF:	ERF 140		
TOWNSHIP :	BASSONIA ROCK EXT. 13		
STREET NAME AND NUMBER:	3 CLAY CLOSE		
ZONING INFORMATION			
USE ZONE :	RESIDENTIAL 1		
HEIGHT ZONE:	AS PER SCHEME - 2 STOREY		
FLOOR AREA RATIO:	AS PER SCHEME - NULL		
COVERAGE:	AS PER SCHEME - 55%		
DENSITY:	AS PER SCHEME - 1 DWELLINGS PER ERF		
BUILDING LINE / SERVITUDE:	6m ALONG STREET BOUNDARIES, 2m ALONG ALL OTHER BOUNDARIES.		
PARKING:	REQUIRED : 2 BAY PER DWELLING		
AMENDMENT SCHEME:			
FAR: TOTAL FLOOR AREA AS BELOW SITE AREA	AS PER ZONING CERTIFICATE	ACHIEVED	IN HAND
	N/A	0.98	N/A
COVERAGE: (ENCLOSED BUILDING FOOTPRINT) SITE AREA X 100	AS PER ZONING CERTIFICATE	ACHIEVED	IN HAND
	55 %	53.9 %	1.1 %
SITE AS PER SG DIAGRAM:	EXISTING	NEW	TOTAL
	310.0 m²	0.0 m²	310.0 m²
FLOOR AREA AS PER FAR:	0.0 m²	306.3 m²	306.3 m²
COVERAGE:	0.0 m²	167.2 m²	167.2 m²
AREA SCHEDULE	TOTAL		
NEW AREA	306.3 m²		

A3

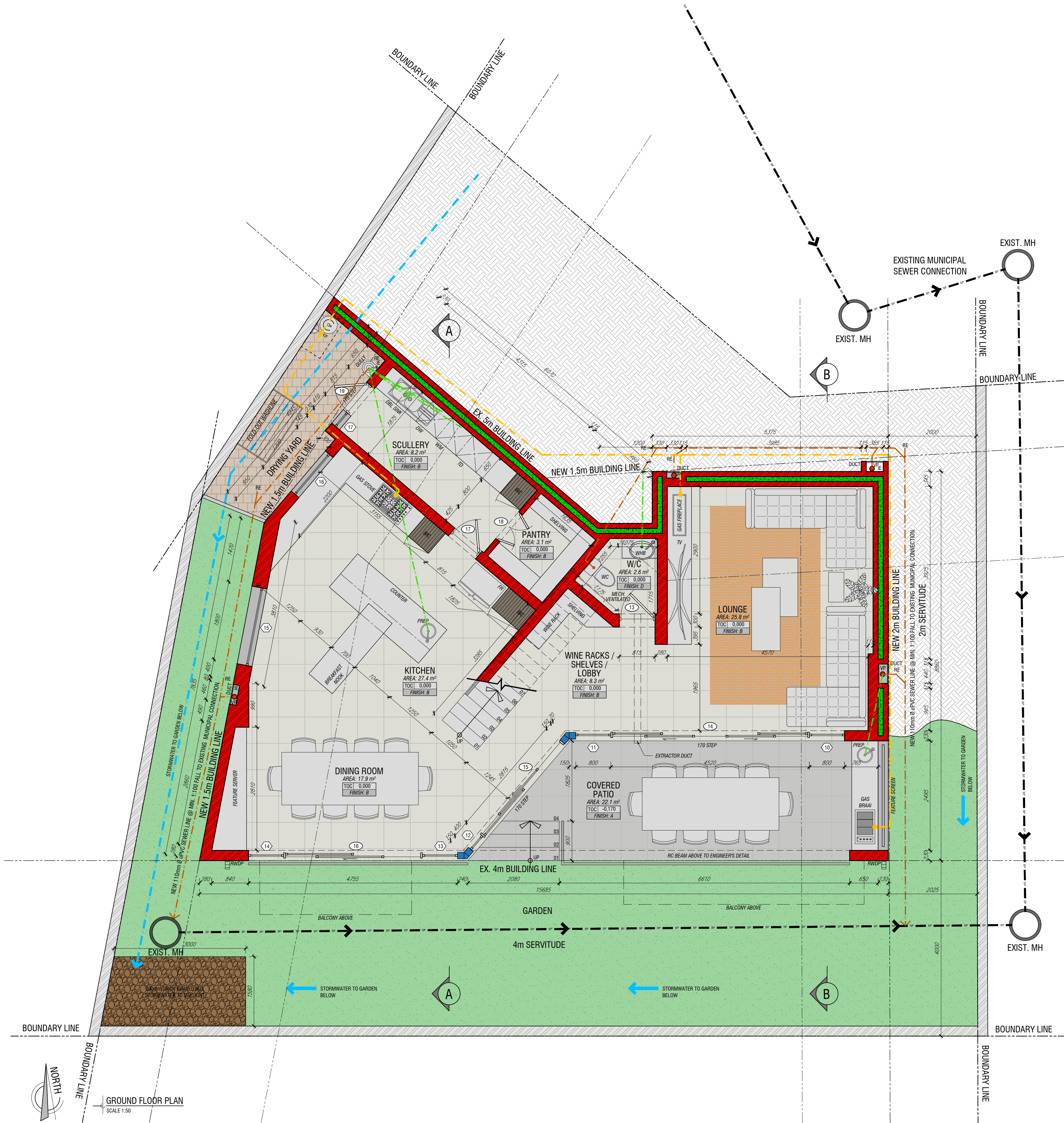
CLIENT:		
STRUCT. ENG:		
REV.	DATE	DESCRIPTION
0	23.05.2024	- ISSUED FOR BUILDING LINE RELAXATION

ARCHITECTURAL SPECIFICATION:
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CLIENT:	FORTUNE NGOMBE OF VULCANO ENGINEERING
PROJECT:	#3 CLAY CLOSE, BASSONIA ROCK, JHB
	ERF 140, BASSONIA ROCK, EXT. 13
DRAWINGS MUST NOT BE SCALED. FIGURED DIMENSIONS ONLY MAY BE USED. DIMENSIONS SHOULD BE VERIFIED ONSITE AND ANY DISCREPANCIES SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY. THIS DRAWING IS COPYRIGHT AND IS THE PROPERTY OF FACET ARCHITECTURE AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT AUTHORITY.	



BUILDING LINE RELAXATION			
DRAWING:	SITE PLAN	SCALES:	1 : 100
DRAWN BY:	JDB	DATE:	23-05-2024
DRAWING NUMBER:	FA 21-03	BB	001A
REVISION:	0		



ARCHITECTURAL LEGEND	
	DOOR NUMBERS
	WINDOW NUMBERS
	REVISION MARKERS
	FOUNDATION TYPE MARKERS
	SLAB TYPE MARKERS
	BEAM TYPE MARKERS
	WALL TYPE MARKERS
	SPOT LEVEL MARKERS
	EXISTING WALLS
	NEW MASONRY WALLS
	NEW DRYWALLS
	NEW CONCRETE
	UNDISTURBED EARTH
	HARDCORE
	XPS INSULATION
	LAMBDABOARD INSULATION

WATER RETICULATION LEGEND	
	COLD WATER SUPPLY LINE
	HOT WATER SUPPLY LINE
	HEAT PUMP
	INSTANT ELECTRIC WATER HEATER
	GAS WATER HEATER
	GREYSER / HOT WATER TANK

NOTE:
MIN 50% OF HOT WATER TO BE SUPPLIED THROUGH THE USE OF HEAT PUMPS AS PER SANS 204 REGULATIONS AND ALL EXPOSED HOT WATER PIPES TO HAVE INSULATION WITH AN R-VALUE OF 1 AS PER SANS 10400-XA REGULATIONS.

GENERAL NOTES
- ALL DIMENSIONS AND LEVELS MUST BE CONFIRMED ON SITE BEFORE WORK COMMENCES AND ALL DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- ALL WORK TO COMPLY WITH LOCAL REGULATIONS AND BY LAWS.
- THE CONTRACTOR MUST VISIT THE SITE TO MAKE HIMSELF AWARE OF ALL THE CONSTRAINTS ASSOCIATED WITH PRODUCING THE WORKS AS THEY APPEAR ON THE TENDER DRAWINGS.

PLUMBING LEGEND	
	100 Ø SOIL PIPE
	50 Ø WASTE PIPE
	100 Ø VENT PIPE - PLAN
	100 Ø VENT PIPE - ELEVATION

HOT WATER HEATING
- ALL NEW EXPOSED HOT WATER SUPPLY PIPES TO BE CLAD WITH INSULATION TO PRODUCE MINIMUM R-VALUE OF 1 FOR PIPES OF INTERNAL DIAMETER LESS THAN 80mm AND 1.5 FOR PIPES OF INTERNAL DIAMETER GREATER THAN 80mm.
- ALL NEW FLOW, RETURN, PRESSURE RELIEF AND COLD WATER PIPING WITHIN 5m OF THE CONNECTION TO THE HEATING OR COOLING SYSTEM.
- INSULATION TO BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT, AND ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING.
- A HEATPUMP OR SOLAR HOT WATER HEATING SYSTEM BY SPECIALIST IS TO PROVIDE A MINIMUM OF 50% OF THE ANNUAL WATER HEATING REQUIREMENT.
- HOT WATER VESSELS AND TANKS ARE TO BE INSULATED WITH A MATERIAL WITH A MINIMUM R-VALUE OF 2.

DRAINAGE NOTE A
- 100mm Ø APPROVED PVC PIPES FOR VENT PIPES, WC, SOIL DISCHARGE PIPES AND DRAINING.
- 50mm Ø APPROVED PVC PIPES FOR URINAL, SOIL DISCHARGE PIPES.
- 50mm Ø APPROVED PVC PIPES FOR WHB, DRIP SINK AND SINK WASTE DISCHARGE PIPES.
- ALL WASTE FITTINGS TO HAVE RESEALING TRAPS AND WATER SEALS NOT LESS THAN 65mm.
- ACCESS TO THE DRAINAGE INSTALLATION TO BE PROVIDED BY ADEQUATELY MARKED AND PROTECTED AND PERMANENTLY ACCESSIBLE RODDING EYES AT ALL CHANGES OF DIRECTION, WITHIN 1.5m OF THE DRAIN CONNECTION TO THE SEWER, AT THE HIGHEST POINT OF THE DRAIN AND AT 25m INTERVALS ALONG THE LINE OF THE DRAIN.
- INSPECTION EYES AT ALL BENDS AND JUNCTIONS.
- ALL DRAINAGE TO FALL MIN 1:60 TOWARDS MAIN SEWER CONNECTION.
- ALL DRAINAGE UNDER STRUCTURE TO BE ADEQUATELY PROTECTED FROM LOADS ABOVE.

ROOF TYPE: BR PROFILE SHEETING (0.6mm) WITH CHROMIUM COAT FINISH ON SEALANT LAYER, ON SUBSTRUCTURE TO ENGINEERS SPECIFICATION.

STORM WATER: STORM WATER TO BE DESIGNED TO STRUCTURAL ENGINEERS SPEC.

REV.	DATE	DESCRIPTION
0	23.05.2024	ISSUED FOR BUILDING LINE RELAXATION

HOME OWNERS ASSOCIATION:

STRUCTURAL ENGINEER:

CLIENT:

ARCHITECT:

CLIENT: FORTUNE NGOMBE OF VULCANO ENGINEERING

PROJECT: #3 CLAY CLOSE, BASSONIA ROCK, JHB

ERF 140, BASSONIA ROCK, EXT. 13

BUILDING LINE RELAXATION

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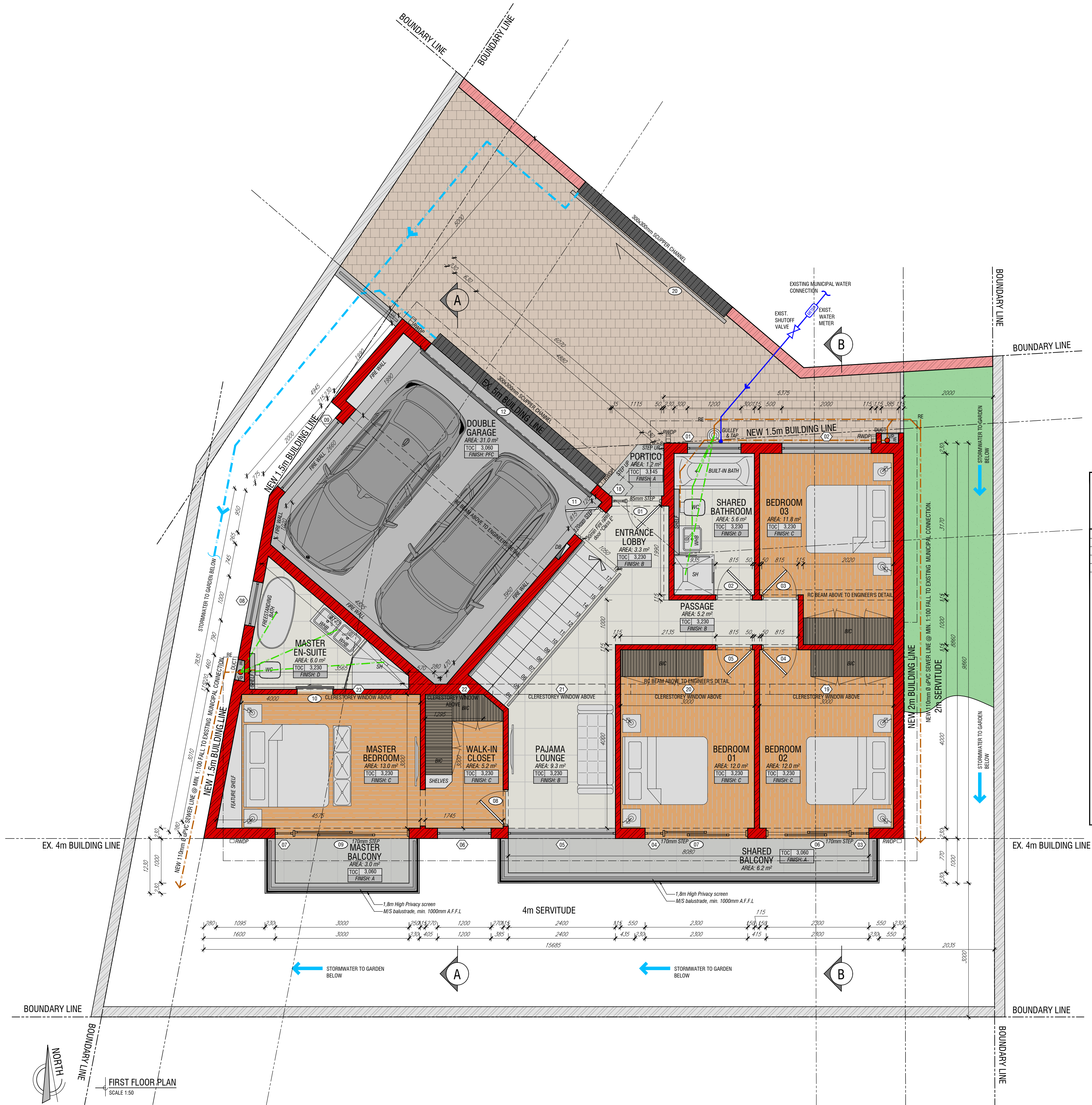
ARCHITECTURAL SPECIFICATION:

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- DIMENSIONS AND GENERAL NOTES ARE TO TAKE PREFERENCE OVER SCALE. DRAWINGS ARE NOT TO BE SCALED.
- SPECIAL CARE TO BE TAKEN WITH CEMENT PLASTER, PROPER PLASTER SAND TO BE USED, PROPER MIX PROPORTIONS TO BE USED, ALL WORK TO BE SQUARE AND TRUE, AND DRYING THEREOF, (ONCE APPLIED), TO BE CAREFULLY MONITORED.
- STORMWATER TO DESIGN AND SPECIFICATION OF STRUCTURAL ENGINEER.



DRAWING: GROUND FLOOR PLAN	SCALES: 1 : 50
DRAWN BY: JDB	DATE: 23-05-2024

DRAWING NUMBER: FA 21-03	BB 002	REVISION: 0
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ARCHITECTURAL LEGEND	
	DOOR NUMBERS
	WINDOW NUMBERS
	REVISION MARKERS
	FOUNDATION TYPE MARKERS
	SLAB TYPE MARKERS
	BEAM TYPE MARKERS
	WALL TYPE MARKERS
	SPOT LEVEL MARKERS
	EXISTING WALLS
	NEW MASONRY WALLS
	NEW DRYWALLS
	NEW CONCRETE
	UNDISTURBED EARTH
	HARDCORE
	XPS INSULATION
	LAMBDABOARD INSULATION

REV.	DATE	DESCRIPTION
0	23.05.2024	ISSUED FOR BUILDING LINE RELAXATION

WATER RETICULATION LEGEND	
	COLD WATER SUPPLY LINE
	HOT WATER SUPPLY LINE
	HEAT PUMP
	INSTANT ELECTRIC WATER HEATER
	GAS WATER HEATER
	GEYSER / HOT WATER TANK

NOTE:
MIN. 50% OF HOT WATER TO BE SUPPLIED THROUGH THE USE OF HEAT PUMPS AS PER SANS 204 REGULATIONS AND ALL EXPOSED HOT WATER PIPES TO HAVE INSULATION WITH AN R-VALUE OF 1 AS PER SANS 10400 XA REGULATIONS.

GENERAL NOTES	
-	ALL DIMENSIONS AND LEVELS MUST BE CONFIRMED ON SITE BEFORE WORK COMMENCES AND ALL DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
-	ALL WORK TO COMPLY WITH LOCAL REGULATIONS AND BY LAWS.
-	THE CONTRACTOR MUST VISIT THE SITE TO MAKE HIMSELF AWARE OF ALL THE CONSTRAINTS ASSOCIATED WITH PRODUCING THE WORKS AS THEY APPEAR ON THE TENDER DRAWINGS.
PLUMBING LEGEND	
	100 Ø SOIL PIPE
	50 Ø WASTE PIPE
	100 Ø VENT PIPE - PLAN
	100 Ø VENT PIPE - ELEVATION
HOT WATER HEATING	
-	ALL NEW EXPOSED HOT WATER SUPPLY PIPES TO BE CLAD WITH INSULATION TO PRODUCE MINIMUM R-VALUE OF: 1 FOR PIPES OF INTERNAL DIAMETER LESS THAN 80mm AND 1.5 FOR PIPES OF INTERNAL DIAMETER GREATER THAN 80mm.
-	ALL NEW FLOOR RETURN PRESSURE RELIEF AND COLD WATER PIPING WITHIN 1m OF THE CONNECTION TO THE HEATING OR COOLING SYSTEM.
-	INSULATION TO BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT, AND ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING.
-	A HEATPUMP OR SOLAR HOT WATER HEATING SYSTEM BY SPECIALIST IS TO PROVIDE A MINIMUM OF 50% OF THE ANNUAL WATER HEATING REQUIREMENT.
-	HOT WATER VESSELS AND TANKS ARE TO BE INSULATED WITH A MATERIAL WITH A MINIMUM R-VALUE OF 2.
DRAINAGE NOTE A	
-	100mm APPROVED PVC PIPES FOR VENT PIPES, WC SOIL DISCHARGE PIPES AND DRAINS.
-	50mm APPROVED PVC PIPES FOR URINAL SOIL DISCHARGE PIPES.
-	50mm APPROVED PVC PIPES FOR WHB, DRIP SINK AND SINK WASTE DISCHARGE PIPES.
-	ALL WASTE FITTINGS TO HAVE RESEALING TRAPS AND WATER SEALS NOT LESS THAN 65mm.
-	ACCESS TO THE DRAINAGE INSTALLATION TO BE PROVIDED BY ADEQUATELY MARKED AND PROTECTED AND PERMANENTLY ACCESSIBLE ROOFING EYES AT ALL CHANGES OF DIRECTION, WITHIN 1.5m OF THE DRAIN CONNECTION TO THE SEWER, AT THE HIGHEST POINT OF THE DRAIN AND AT 25m INTERVALS ALONG THE LINE OF THE DRAIN.
-	INSPECTION EYES AT ALL BENDS AND JUNCTIONS.
-	ALL DRAINAGE TO FALL MIN 1:80 TOWARDS MAIN SEWER CONNECTION.
-	ALL DRAINAGE UNDER STRUCTURE TO BE ADEQUATELY PROTECTED FROM LOADS ABOVE.
ROOF TYPE: IBR PROFILE SHEETING (0.6mm) WITH CHROMIUMCLAD FINISH ON ISALATION LAYER, ON SUBSTRUCTURE TO ENGINEERS SPECIFICATION.	
STORM WATER: STORM WATER TO BE DESIGNED TO STRUCTURAL ENGINEERS SPEC.	

HOME OWNERS ASSOCIATION:

STRUCTURAL ENGINEER:

CLIENT:

ARCHITECT:

CLIENT: FORTUNE NGOMBE OF VULCANO ENGINEERING

PROJECT: #3 CLAY CLOSE, BASSONIA ROCK, JHB

ERF 140, BASSONIA ROCK, EXT. 13

BUILDING LINE RELAXATION

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ARCHITECTURAL SPECIFICATION:

- ALL WORK IS TO COMPLY WITH THE LATEST VERSIONS OF SANS 10400 & SANS 204 & NHBRC (R&A).
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- STORMWATER TO DESIGN AND SPECIFICATION OF STRUCTURAL ENGINEER.

Facet

rchitecture

Sustainable Architectural Design

Warren Green

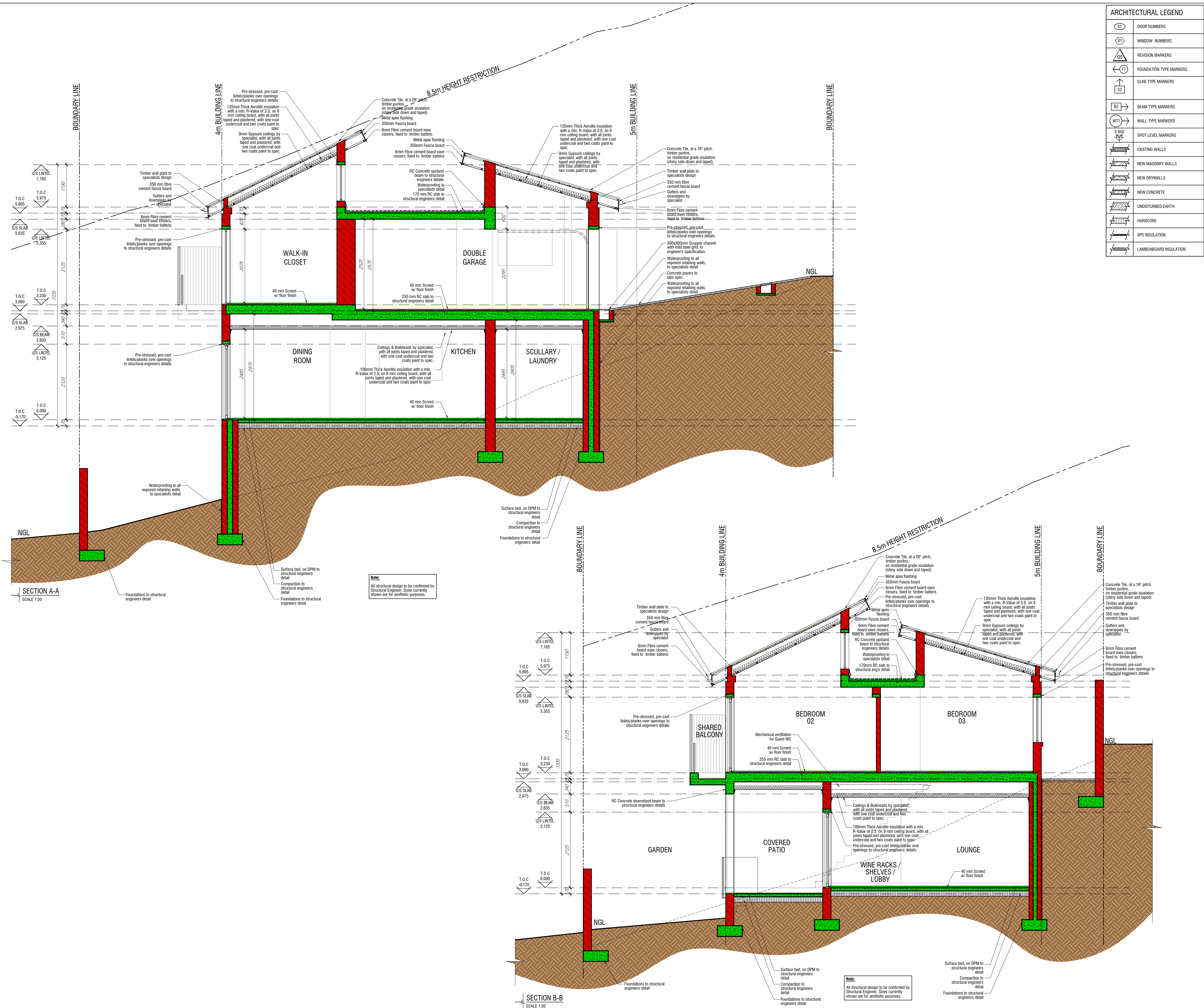
< PrArch 21134, March, Wits. >

Principal Architect

warren@facetarch.com | facetstudio.net | +27 60 996 0690

DRAWING:	SCALES:	1 : 50
FIRST FLOOR PLAN	DRAWN BY:	JDB
	DATE:	23-05-2024

DRAWING NUMBER:	FA 21-03	BB	003	REVISION:	0
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ARCHITECTURAL LEGEND	
	DOOR NUMBERS
	WINDOW NUMBERS
	REVISION MARKERS
	FOUNDATION TYPE MARKERS
	SLAB TYPE MARKERS
	BEAM TYPE MARKERS
	WALL TYPE MARKERS
	SPOT LEVEL MARKERS
	EXISTING WALLS
	NEW MASONRY WALLS
	NEW DRYWALLS
	NEW CONCRETE
	UNDISTURBED EARTH
	HARDCORE
	XPS INSULATION
	LAMBDABOARD INSULATION

REV.	DATE	DESCRIPTION
0	23.05.2024	- ISSUED FOR BUILDING LINE RELAXATION

HOME OWNERS ASSOCIATION:

STRUCTURAL ENGINEER:

CLIENT:

ARCHITECT:

CLIENT:

FORTUNE NGOMBE OF
VULCANO ENGINEERING

PROJECT:

#3 CLAY CLOSE, BASSONIA
ROCK, JHB

ERF 140, BASSONIA ROCK,
EXT. 13

BUILDING LINE RELAXATION

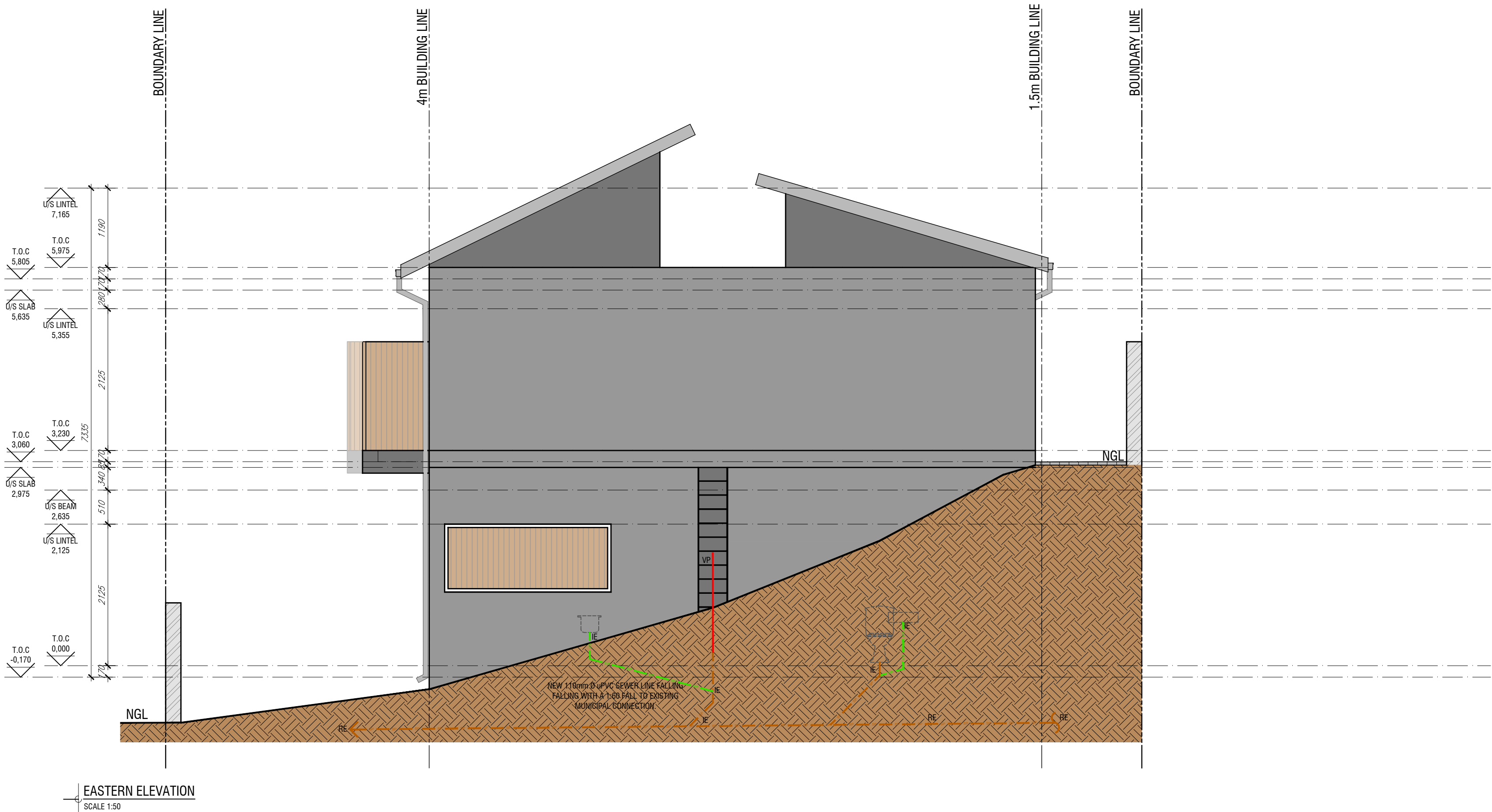
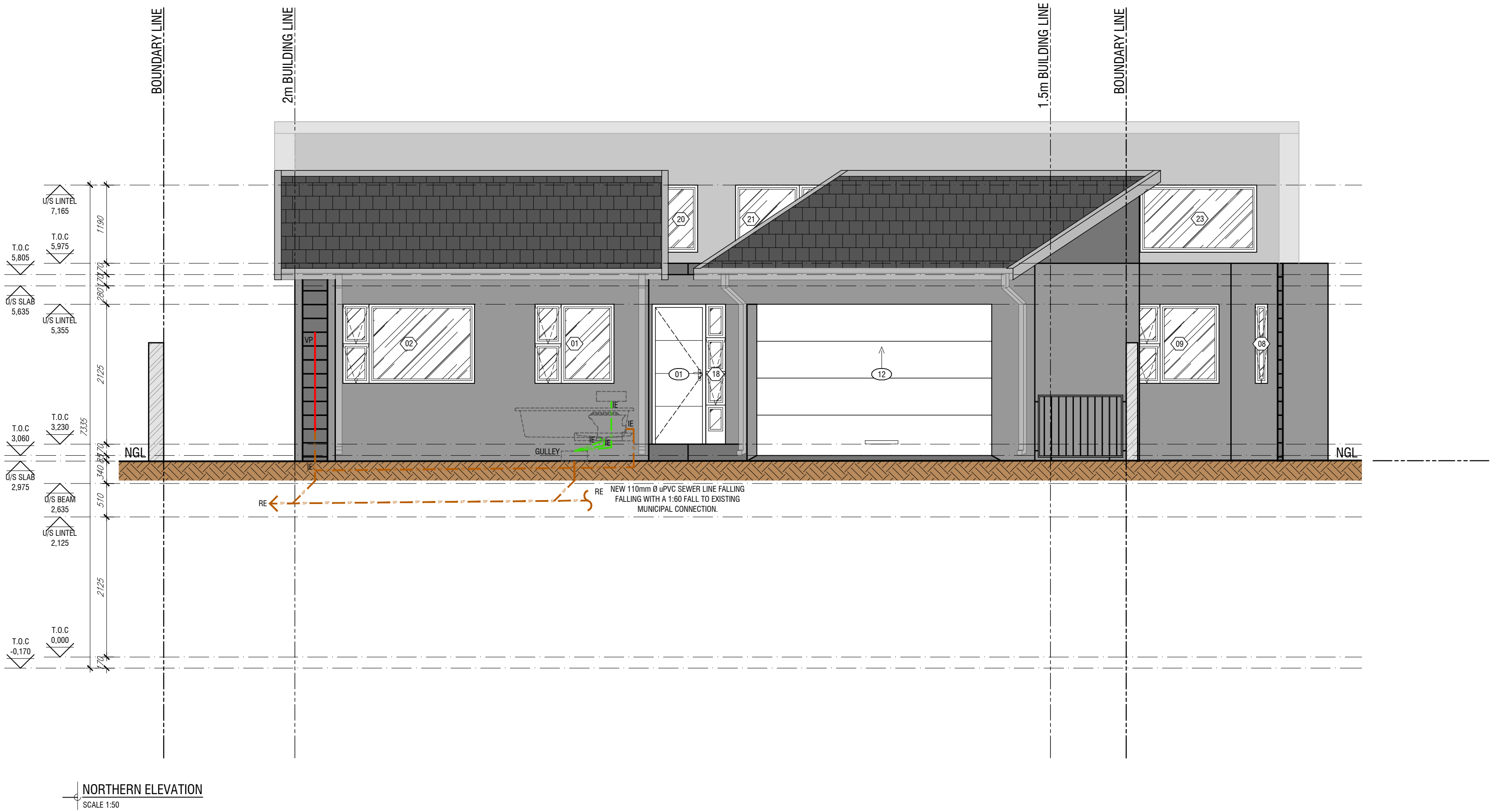
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- STORMWATER TO DESIGN AND SPECIFICATION OF STRUCTURAL ENGINEER.



DRAWING:	SECTIONS	SCALES:	1 : 50
DRAWN BY:	JOB	DATE:	23-05-2024

DRAWING NUMBER:	FA 21-03	BB	004	REVISION:	0
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ARCHITECTURAL LEGEND	
	DOOR NUMBERS
	WINDOW NUMBERS
	REVISION MARKERS
	FOUNDATION TYPE MARKERS
	SLAB TYPE MARKERS
	BEAM TYPE MARKERS
	WALL TYPE MARKERS
	SPOT LEVEL MARKERS
	EXISTING WALLS
	NEW MASONRY WALLS
	NEW DRYWALLS
	NEW CONCRETE
	UNDISTURBED EARTH
	HARDCORE
	XPS INSULATION
	LAMBSWOOL INSULATION

REV.	DATE	DESCRIPTION
0	23.05.2024	ISSUED FOR BUILDING LINE RELAXATION

HOME OWNERS ASSOCIATION:

STRUCTURAL ENGINEER:

CLIENT:

ARCHITECT:

CLIENT: FORTUNE NGOMBE OF VULCANO ENGINEERING

PROJECT: #3 CLAY CLOSE, BASSONIA ROCK, JHB

ERF 140, BASSONIA ROCK, EXT. 13

BUILDING LINE RELAXATION

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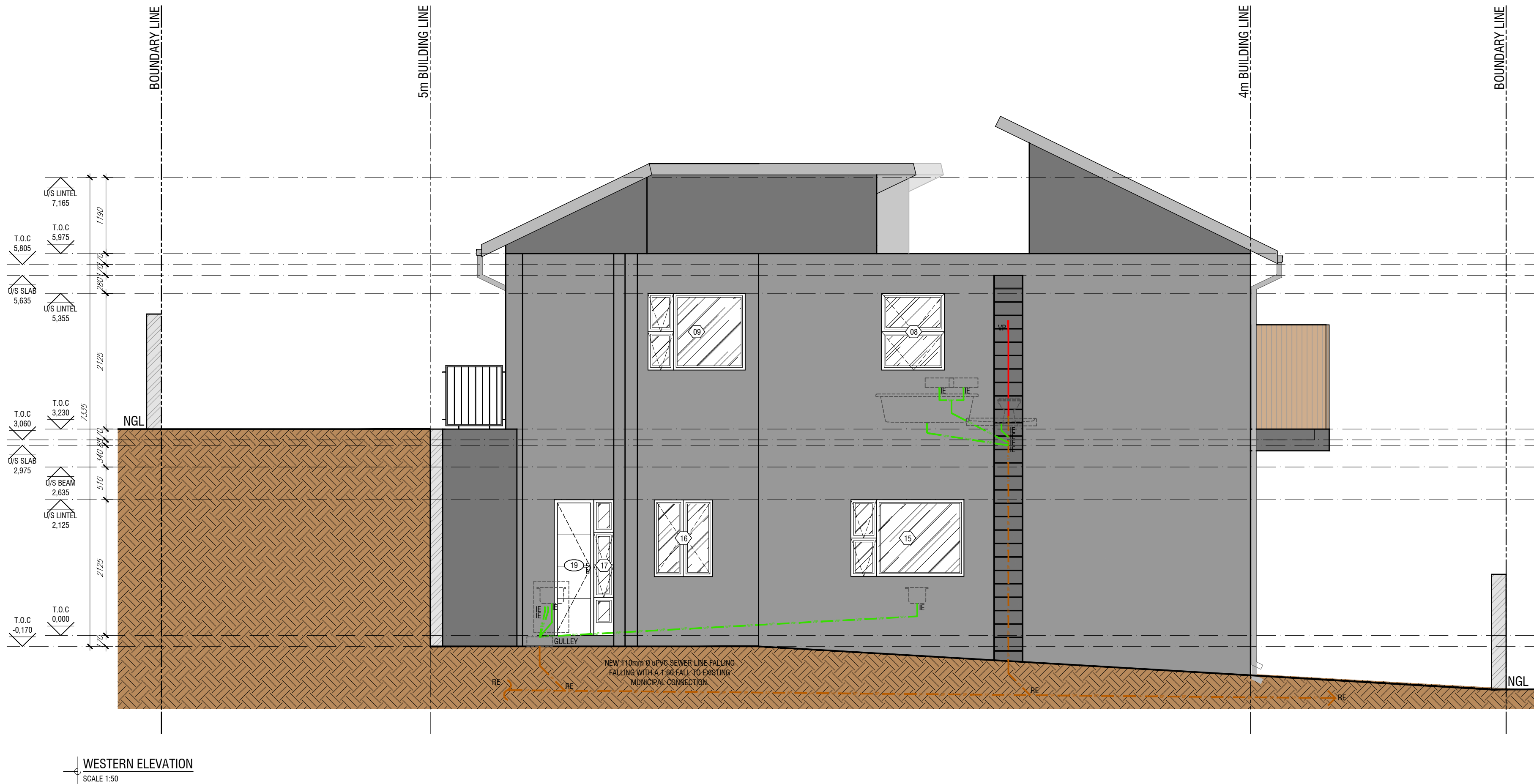
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DRAWING: NORTH AND EAST ELEVATIONS	SCALES: 1:50
DRAWN BY: JDB	DATE: 23-05-2024

DRAWING NUMBER: FA 21-03	BB 005	REVISION: 0
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ARCHITECTURAL LEGEND	
	DOOR NUMBERS
	WINDOW NUMBERS
	REVISION MARKERS
	FOUNDATION TYPE MARKERS
	SLAB TYPE MARKERS
	BEAM TYPE MARKERS
	WALL TYPE MARKERS
	SPOT LEVEL MARKERS
	EXISTING WALLS
	NEW MASONRY WALLS
	NEW DRYWALLS
	NEW CONCRETE
	UNDISTURBED EARTH
	HARDCORE
	XPS INSULATION
	LAMBSWOOL INSULATION

REV.	DATE	DESCRIPTION
0	23.05.2024	ISSUED FOR BUILDING LINE RELAXATION

HOME OWNERS ASSOCIATION:

STRUCTURAL ENGINEER:

CLIENT:

ARCHITECT:

CLIENT: FORTUNE NGOMBE OF VULCANO ENGINEERING

PROJECT: #3 CLAY CLOSE, BASSONIA ROCK, JHB

ERF 140, BASSONIA ROCK, EXT. 13

BUILDING LINE RELAXATION

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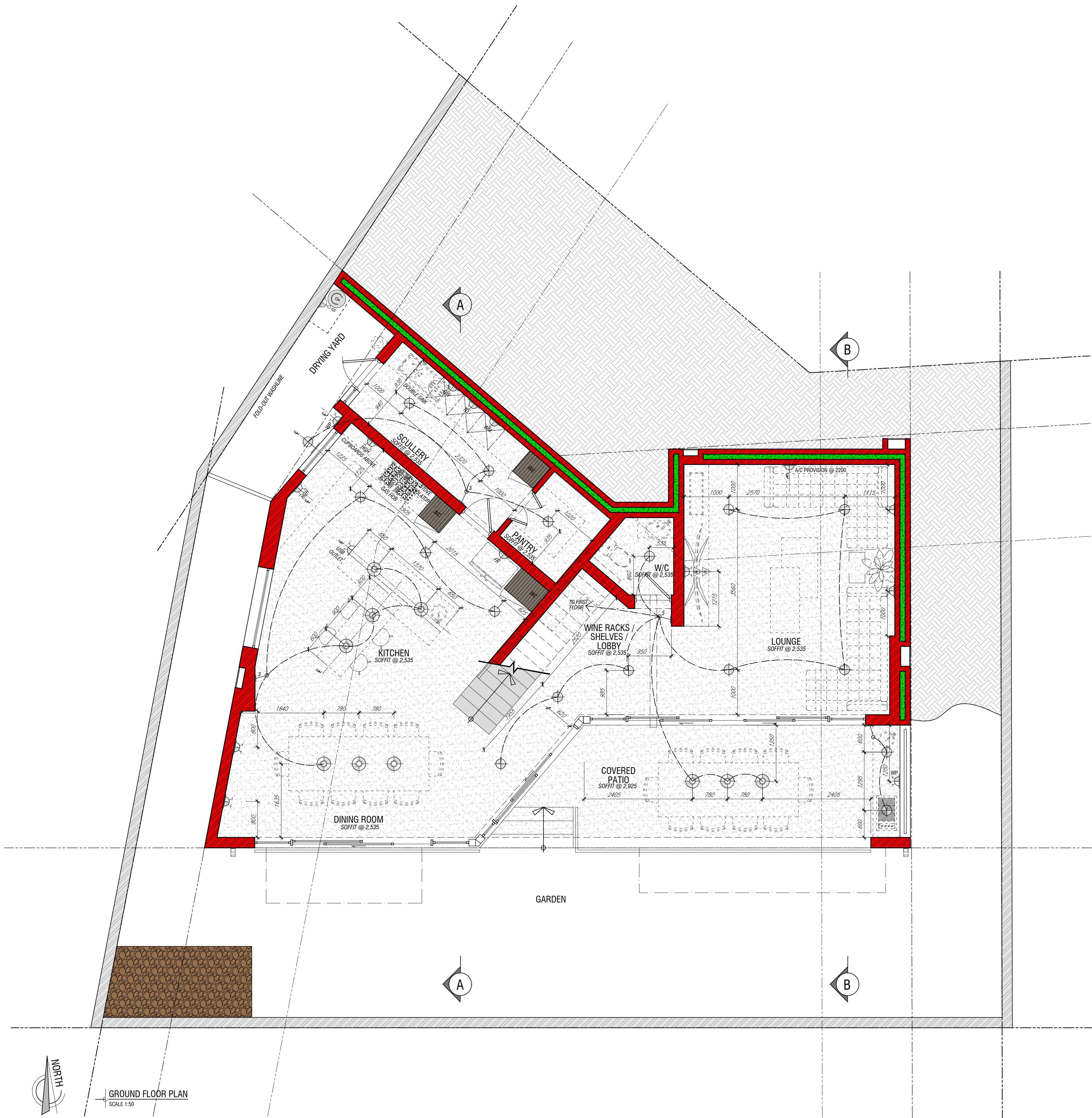
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DRAWING: SOUTH AND WEST ELEVATIONS	SCALES: 1:50
DRAWN BY: JDB	DATE: 23-05-2024

DRAWING NUMBER: FA 21-03	BB 006	REVISION: 0
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ARCHITECTURAL LEGEND	
	DOOR NUMBERS
	WINDOW NUMBERS
	REVISION MARKERS
	FOUNDATION TYPE MARKERS
	SLAB TYPE MARKERS
	BEAM TYPE MARKERS
	WALL TYPE MARKERS
	SPOT LEVEL MARKERS
	EXISTING WALLS
	NEW MASONRY WALLS
	NEW DRYWALLS
	NEW CONCRETE
	UNDISTURBED EARTH
	HARDCORE
	XPS INSULATION
	LAMBDABOARD INSULATION

LIGHTING LEGEND	
	SINGLE SWIVEL DOWNLIGHTER
	DOUBLE SWIVEL DOWNLIGHTER
	TRIPLE SWIVEL DOWNLIGHTER
	QUADRUPLE SWIVEL DOWNLIGHTER
	WALL SCONCE (INTERNAL)
	WALL SCONCE (EXTERNAL)
	WALL SCONCE - UP/DOWN (EXTERNAL)
	PENDANT
	CHANDELIER
	INDOOR ART SPOT LIGHT
	RECESSED WALL LIGHT (EXTERNAL)
	RECESSED POOL LIGHT
	LED MOTION SPOT LIGHT
	DAY NIGHT SENSOR SWITCH
	WATERPROOF GARDEN UP LIGHTER
	SINGLE FLUORESCENT TUBE
	DOUBLE FLUORESCENT TUBE
	LED STRIP LIGHTING
	CEILING FAN (2 BLADE)
	CEILING FAN (4 BLADE)
	CEILING EXTRACTOR FAN
	GARAGE DOOR MOTOR WITH LIGHT
	LIGHT SWITCH
	2 WAY LIGHT SWITCH
	DIMMER LIGHT SWITCH
	MASTER LIGHT SWITCH
	LIGHT SWITCH CLUSTER
	ROPE LIGHT SWITCH
	DISTRIBUTION BOARD
	WIRING
	CEILING ACCESS PANEL
	FITTING TO BE PLACED CENTRALLY ON ROOM / WALL

- ELECTRICAL NOTE:
- REFER TO ELECTRICAL POINT DIAGRAM FOR GENERAL RULES ON PLACEMENT OF FITTINGS, SWITCHES, ETC.
 - ANY UN-DIMENSIONED FITTINGS ARE TO BE PLACED CENTRALLY IN SPACES.
 - MULTIPLE FITTINGS ARE TO BE PLACED EQUIDISTANT FROM ONE ANOTHER.

REV.	DATE	DESCRIPTION
0	23.05.2024	ISSUED FOR BUILDING LINE RELAXATION

HOME OWNERS ASSOCIATION:

STRUCTURAL ENGINEER:

CLIENT:

ARCHITECT:

CLIENT: FORTUNE NGOMBE OF VULCANO ENGINEERING

PROJECT: #3 CLAY CLOSE, BASSONIA ROCK, JHB

ERF 140, BASSONIA ROCK, EXT. 13

BUILDING LINE RELAXATION

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Facet Architecture

Sustainable Architectural Design

Warren Green

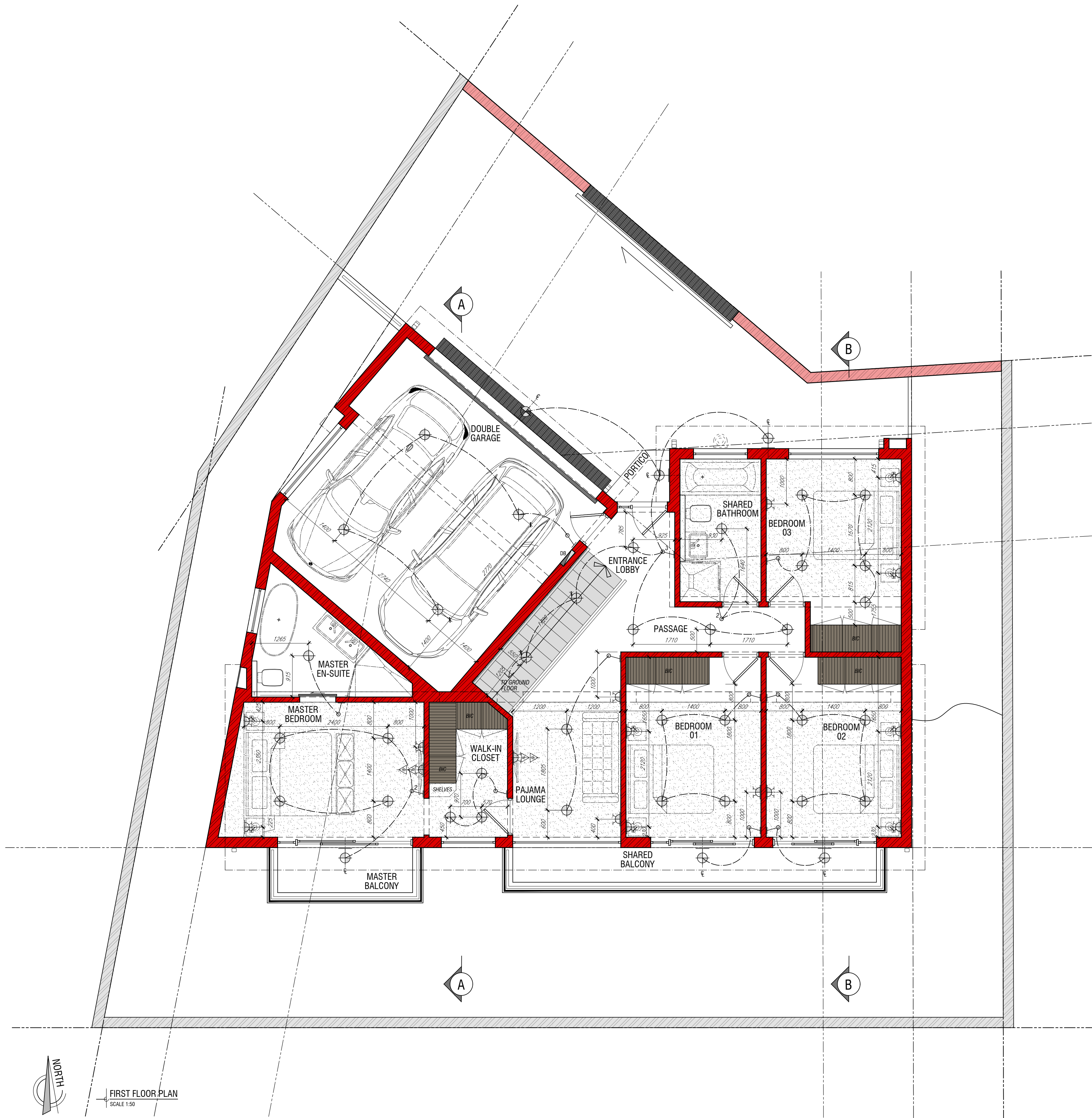
< PrArch 21134, March, Wils. >

Principal Architect

warren@facetarch.com | facetstudio.net | +27 60 996 0690

DRAWING: GROUND FLOOR LIGHTING AND ELECTRICAL LAYOUT	SCALES: 1 : 50
DRAWN BY: FE	DATE: 23-05-2024

DRAWING NUMBER: FA 21-03	BB 007	REVISION: 0
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FIRST FLOOR PLAN
SCALE 1:50

ARCHITECTURAL LEGEND		
	DOOR NUMBERS	
	WINDOW NUMBERS	
	REVISION MARKERS	
	FOUNDATION TYPE MARKERS	
	SLAB TYPE MARKERS	
	BEAM TYPE MARKERS	
	WALL TYPE MARKERS	
	SPOT LEVEL MARKERS	
	EXISTING WALLS	
	NEW MASONRY WALLS	
	NEW DRYWALLS	
	NEW CONCRETE	
	UNDISTURBED EARTH	
	HARDCORE	
	XPS INSULATION	
	LAMBSWOOL INSULATION	

LIGHTING LEGEND	
	SINGLE SWIVEL DOWNLIGHTER
	DOUBLE SWIVEL DOWNLIGHTER
	TRIPLE SWIVEL DOWNLIGHTER
	QUADRUPLE SWIVEL DOWNLIGHTER
	WALL SCONCE (INTERNAL)
	WALL SCONCE (EXTERNAL)
	WALL SCONCE - UP/DOWN (EXTERNAL)
	PENDANT
	CHANDIELIER
	INDOOR ART SPOT LIGHT
	RECESSED WALL LIGHT (EXTERNAL)
	RECESSED POOL LIGHT
	LED MOTION SPOT LIGHT
	DAY NIGHT SENSOR SWITCH
	WATERPROOF GARDEN UP LIGHTER
	SINGLE FLUORESCENT TUBE
	DOUBLE FLUORESCENT TUBE
	LED STRIP LIGHTING
	CEILING FAN (2 BLADE)
	CEILING FAN (4 BLADE)
	CEILING EXTRACTOR FAN
	GARAGE DOOR MOTOR WITH LIGHT
	LIGHT SWITCH
	2 WAY LIGHT SWITCH
	DIMMER LIGHT SWITCH
	MASTER LIGHT SWITCH
	LIGHT SWITCH CLUSTER
	ROPE LIGHT SWITCH
	DISTRIBUTION BOARD
	WIRING
	CEILING ACCESS PANEL
	FITTING TO BE PLACED CENTRALLY ON ROOM / WALL

ELECTRICAL NOTE:	
•	REFER TO ELECTRICAL POINT DIAGRAM FOR GENERAL RULES ON PLACEMENT OF FITTINGS, SWITCHES, ETC.
•	ANY UN-DIMENSIONED FITTINGS ARE TO BE PLACED CENTRALLY IN SPACES.
•	MULTIPLE FITTINGS ARE TO BE PLACED EQUIDISTANT FROM ONE ANOTHER.

REV.	DATE	DESCRIPTION
0	23.05.2024	- ISSUED FOR BUILDING LINE RELAXATION

HOME OWNERS ASSOCIATION:

STRUCTURAL ENGINEER:

CLIENT:

ARCHITECT:

CLIENT: FORTUNE NGOMBE OF VULCANO ENGINEERING

PROJECT: #3 CLAY CLOSE, BASSONIA ROCK, JHB

ERF 140, BASSONIA ROCK, EXT. 13

BUILDING LINE RELAXATION

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DRAWING:	SCALES:	1 : 50
FIRST FLOOR LIGHTING AND ELECTRICAL LAYOUT	DRAWN BY:	FE
	DATE:	23-05-2024

DRAWING NUMBER:	FA 21-03	BB	008	REVISION:	0
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DOOR SCHEDULE		ALUMINIUM		ALUMINIUM		ALUMINIUM		TIMBER		TIMBER		GATE	
ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO PROCUREMENT AND MANUFACTURE. REFER TO PLANS FOR POSITIONS. GLAZING TO COMPLY WITH PART N SANS 10400 AND SANS 204. SAMPLE COLOUR / STAIN TO BE PROVIDED FOR APPROVAL. ALL HARDWARE TO CLIENT'S / ARCHITECT'S APPROVAL. FROSTED GLAZING AS INDICATED. QUANTITIES TO BE CHECKED PRIOR TO PROCUREMENT.													
DOOR NO.	D14 (EXTERNAL)	D15 (EXTERNAL)	D16 (EXTERNAL)	D18 (INTERNAL)	D19 (EXTERNAL)	D20 (EXTERNAL)							
POSITION	LOUNGE	DINING ROOM	DINING ROOM	PANTRY	SCULLERY	DRIVEWAY ENTRANCE GATE							
QUANTITY	01	01	01	01	01	01							
FRAME	POWDER COATED ALUMINIUM	POWDER COATED ALUMINIUM	POWDER COATED ALUMINIUM	PRESSED STEEL	PRESSED STEEL	N/A							
DOOR LEAF	POWDER COATED ALUMINIUM WITH GLAZING ELEMENTS	POWDER COATED ALUMINIUM WITH GLAZING ELEMENTS	POWDER COATED ALUMINIUM WITH GLAZING ELEMENTS	HOLLOW CORE FLAT TIMBER DOOR.	SOLID CORE HORIZONTALLY SLATTED TIMBER DOOR.	STEEL							
FINISH	POWDER COATED ALUMINIUM, COLOUR: CHARCOAL	POWDER COATED ALUMINIUM, COLOUR: CHARCOAL	POWDER COATED ALUMINIUM, COLOUR: CHARCOAL	ONE COAT UNDERCOAT & TWO COATS ENAMEL, COLOUR: CHARCOAL (FRAME & LEAF)	ONE COAT UNDERCOAT & TWO COATS ENAMEL, COLOUR: CHARCOAL (FRAME & LEAF)	BATTLESHIP GRAY							
GLAZING	MCCOYS McLAMS LOW-E GSA	MCCOYS McLAMS LOW-E GSA	MCCOYS McLAMS LOW-E GSA	N/A	N/A	N/A							
ORIENTATION	SOUTH	EAST	SOUTH	N/A	N/A	N/A							
HARDWARE	ALL HARDWARE TO CLIENT'S / ARCHITECT'S APPROVAL.	ALL HARDWARE TO CLIENT'S / ARCHITECT'S APPROVAL.	ALL HARDWARE TO CLIENT'S / ARCHITECT'S APPROVAL.	ALL HARDWARE TO CLIENT'S / ARCHITECT'S APPROVAL.	ALL HARDWARE TO CLIENT'S / ARCHITECT'S APPROVAL.	ALL HARDWARE TO CLIENT'S / ARCHITECT'S APPROVAL.							
NOTES	GLAZED AREA = 9.6 m²	GLAZED AREA = 6.0 m²	GLAZED AREA = 6.7 m²	N/A	N/A	TO INCLUDE MOTOR AND LIGHT							

WINDOW SCHEDULE	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
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WINDOW NO	W16 (EXTERNAL)	W17 (EXTERNAL)	W18 (EXTERNAL)	W19, W20 (EXTERNAL)	W21 (EXTERNAL)	W22 (EXTERNAL)	W23 (EXTERNAL)
WINDOW TYPE	TOP HUNG	TOP HUNG	TOP HUNG	FIXED CLERESTORY PANELS	FIXED CLERESTORY PANELS	FIXED CLERESTORY PANELS	FIXED CLERESTORY PANELS
POSITION	KITCHEN	SCULLERY	ENTRANCE LOBBY	BEDROOM 02, BEDROOM 01	PAJAMA LOUNGE	MASTER WALK-IN CLOSET	MASTER BEDROOM
QUANTITY	01	01	01	02	01	01	01
FRAME	ALUMINIUM, COLOUR: CHARCOAL	ALUMINIUM, COLOUR: CHARCOAL	ALUMINIUM, COLOUR: CHARCOAL	ALUMINIUM, COLOUR: CHARCOAL	ALUMINIUM, COLOUR: CHARCOAL	ALUMINIUM, COLOUR: CHARCOAL	ALUMINIUM, COLOUR: CHARCOAL
GLAZING	4 mm STANDARD - CLEAR	4 mm STANDARD - CLEAR	4 mm STANDARD - CLEAR	4 mm STANDARD - CLEAR	4 mm STANDARD - CLEAR	4 mm STANDARD - CLEAR	4 mm STANDARD - CLEAR
AREA	1.4 m²	0.9 m²	0.6 m²	2.6 m²	2.0 m²	1.3 m²	3.6 m²
ORIENTATION	WEST	WEST	NORTH	NORTH	NORTH	NORTH	NORTH
NOTES	N/A	N/A	N/A	N/A	N/A	N/A	N/A

DRAWING: WINDOW & DOOR SCHEDULE	SCALES:	1 : 50
	DRAWN BY:	FE
	DATE:	23-05-2024