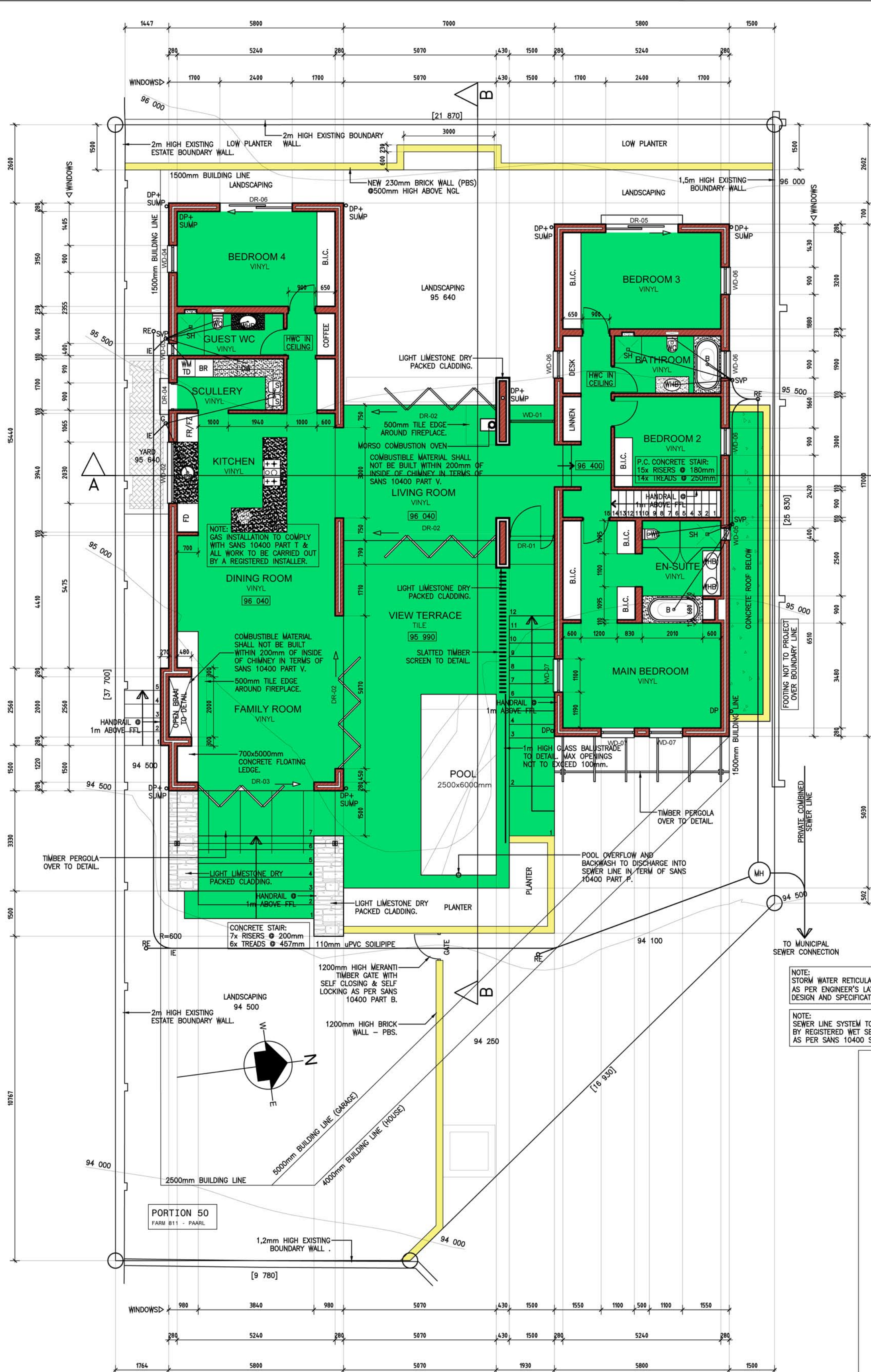
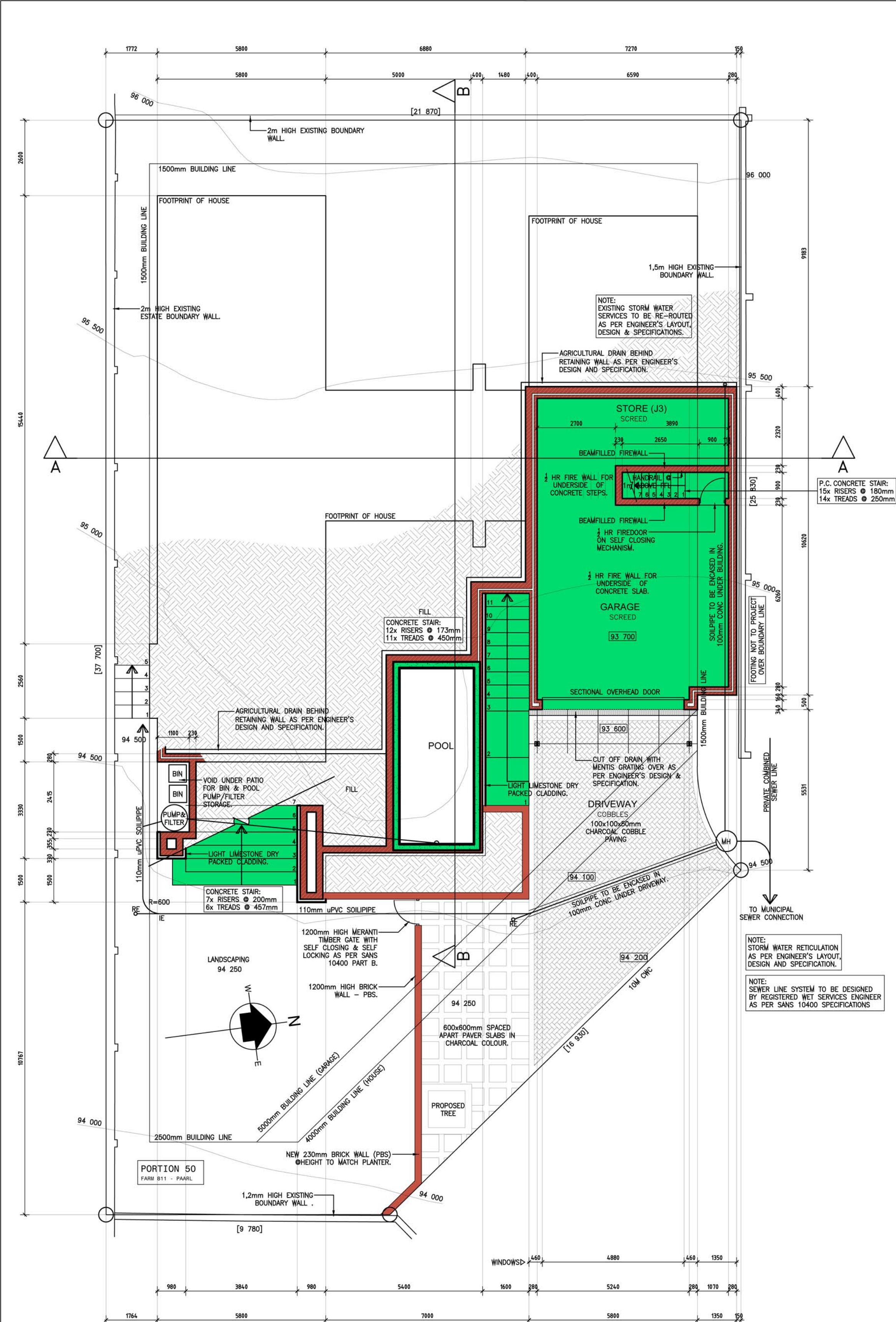




GENERAL NOTES:

ALL PLUMBING, ELECTRICAL, AIR CONDITIONING, WATER SUPPLY, POOL HEATING PIPES, ETC. TO BE INCORPORATED INTO THE OVERALL DESIGN AND MUST BE FULLY CONCEALED AND MAY NOT BE EXTERNALLY VISIBLE.

SATellite DSH TO NOT VISIBLE FROM THE STREET.

AIR CONDITIONING CONDENSER TO BE INSTALLED AT NATURAL GROUND LEVEL AND SCREENED SO AS NOT TO BE VISIBLE ON ANY ELEVATION. ALL PIPE WORK TO BE CONCEALED WITHIN THE BROOKWORK OF DWELLING.

INTERNALLY MOUNTED CLEAR / PERSPEX BURGLAR BARS ON ALL WINDOWS TO HAVE A HORIZONTAL PROPORTION AND INCORPORATED WITHIN THE WINDOW REVEAL.

SECURITY GATES TO HAVE A HORIZONTAL PROPORTION AND MUST BE A SIMPLE DESIGN.

SOLAR PANELS AND SWIMMING POOL HEATING PANEL AS INDICATED TO FIT FLUSH WITH ROOF.

ALL GATES TO BE PAINTED TO MATCH GARAGE DOOR.

ALL BOUNDARY WALLS TO BE PLASTERED BOTH SIDES AND PAINTED TO MATCH HOUSE COLOUR.

WATER METER AND CONNECTION PIPE TO BE MIN. 19mm I.D.

EXTERNAL STEPS MAX. RISERS 180mm, MIN. TREADS 250mm.

EXPANSION JOINTS TO BE PROVIDED TO EXTERNAL BOUNDARY WALL AT MAX. 7000mm CENTERS.

LIGHT SWITCHES TO BE 900mm ABOVE F.F.L. WALL SOCKETS TO BE 300mm ABOVE F.F.L.

W/M AND D/W WASTE TO BE MIN. 600mm ABOVE F.F.L. SUPPLY AND WASTE TO W/M AND D/W TO BE IN 90mm DEEP RECESS. STOPCOCK TO BE ABOVE COUNTER.

FENESTRATION NOTES:

135mm THICK FLEXIBLE FIBRE GLASS BLANKET INSULATION ABOVE CEILING.

ALL HOT WATER PIPES TO BE INSULATED INTO WALLS.

MIN. 300mm OF ALL HOT WATER TO BE FROM TRUSSES WITH GALV. HOOP-IRON STRAPS AT MAX. 600mm CENTERS. EAVES TO BE CLOSED OFF WITH 'FLEXIT'. ROOF TO HAVE A 400mm OVERHANG ON EAVES SIDES AND 150mm OVERHANG ON GABLE ENDS. ALL FASCIA, BARGE BOARDS AND OVERHANG SOFFITS TO BE PAINTED SATIN WHITE TO MATCH WINDOWS. ALL ROOF TIMBERS TO BE MIN. 200mm AWAY FROM INSIDE OF CHIMNEY FLUE.

STANDY POWER SUPPLY:

AN ADDITIONAL 15-WAY SUB-DISTRIBUTION BOARD (SUB) TO BE INSTALLED IN GARAGE AS INDICATED WITH 32A 2-POLE ISOLATOR AS MAIN BREAKER. BOARD TO BE LINKED TO THE MAIN DISTRIBUTION BOARD (MDB) WITH 20mm DIA CONDUIT FOR 2 x 4.0mm² Cu CONDUCTORS WITH EARTH AS SUPPLY. PROTECTED WITH A 32A MCB IN THE MDB.

IN ADDITION THE FOLLOWING MCB'S ARE REQUIRED IN THE SUB:

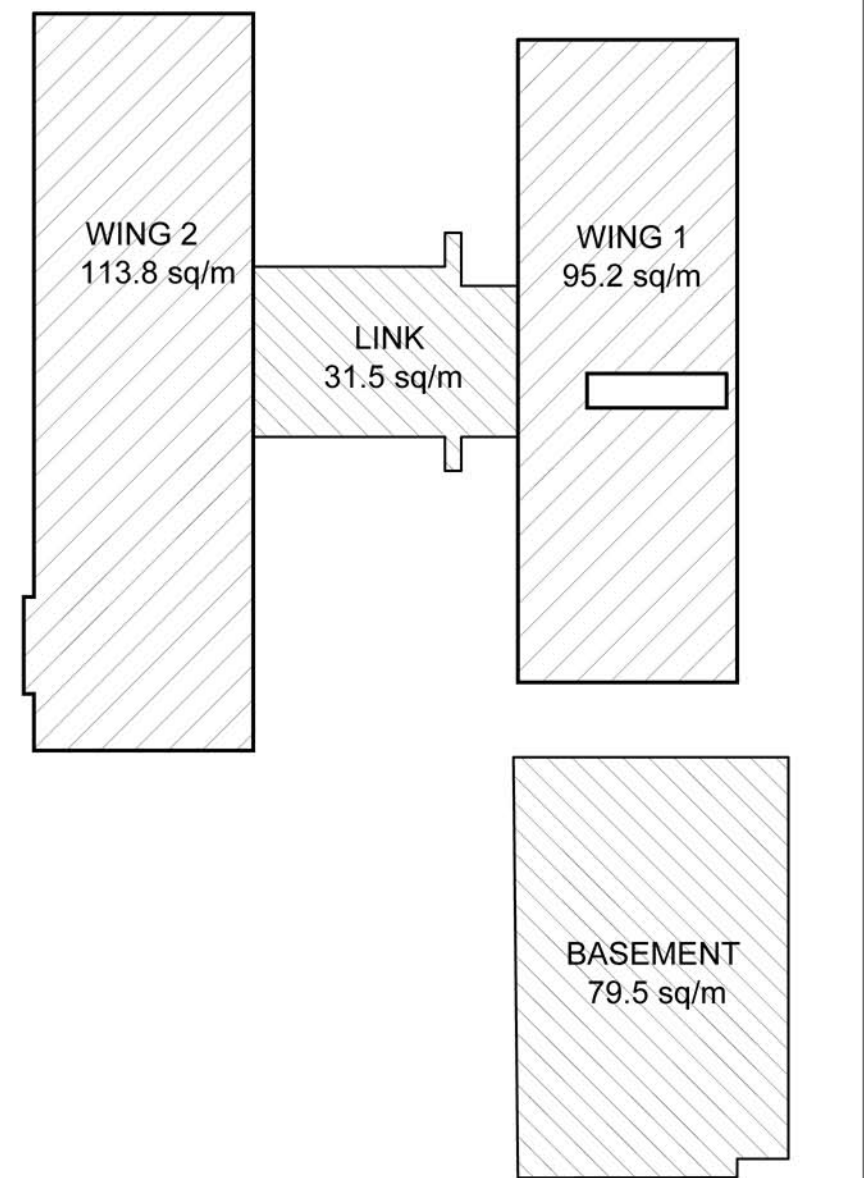
2 x 16A 2-POLE MCB'S (1 FOR UTILITY AND 1 FOR INVERTER SUPPLY).

2 x 6A 1-POLE MCB'S (LED LIGHT CIRCUITS)

1 x 25A E/F.U. UNIT (FOR PLUS CIRCUITS)

2 x 10A 1-POLE MCB'S (DEDICATED PLUG CIRCUITS, VIZ. TV, PC)

AREA CALCULATIONS:	
ERF SIZE	752,6 m ²
GROUND FLOOR AREA	240,5 m ²
BASEMENT FLOOR AREA	79,5 m ²
TOTAL COVERED AREA	320,0 m ²
COVERAGE CALCULATIONS:	
TOTAL COVERED	240,5 m ²
ERF SIZE	752,6 m ²
COVERAGE	32,0 %



GENERAL NOTES:

ALL DIMENSIONS AND LEVELS ARE TO BE VERIFIED ON SITE. PRIOR TO THE COMMENCEMENT OF SETTING OUT. WORKSHOP DRAWINGS OR CONSTRUCTION.

DRAWINGS ARE NOT TO BE SCALED. FIGURED DIMENSIONS ARE TO BE USED AT ALL TIMES.

ANY DISCREPANCIES, ERRORS AND OMISSIONS ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY BEFORE COMMENCING WITH ANY WORK. THE ARCHITECT WILL NOT BE HELD RESPONSIBLE FOR ANY DIMENSIONAL ERRORS IF NOT NOTIFIED AT THE TIME OF COMMENCING WORK ON SITE.

ALL SHOP DRAWINGS ARE TO BE SUBMITTED FOR ARCHITECTS APPROVAL PRIOR TO MANUFACTURING OR INSTALLATION.

ALL WORK IS TO BE EXECUTED IN STRICT ACCORDANCE WITH THE BY-LAWS AND REGULATIONS OF THE LOCAL AUTHORITY.

WHERE REQUIRED, ARCHITECT'S DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ENGINEER'S & OTHER CONSULTANTS' DRAWINGS, DETAILS AND ALL RELEVANT SPECIFICATIONS OR SCHEDULES AS ISSUED.

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NOTES

ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH LOCAL AUTHORITY REGULATIONS AND BYE-LAWS. CONTRACTOR MUST CHECK ALL LEVELS AND DIMENSIONS ON SITE BEFORE THE COMMENCEMENT OF ANY WORK. ANY SUCH OVERSIGHT RESULTING IN ERRORS IN LEVELS OR DIMENSIONS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. WRITTEN DIMENSIONS SHOULD BE USED IN PREFERENCE TO SCALING THE DRAWINGS. ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE DRAWINGS, DRAINAGE CONNECTION POINT AND LEVELS TO BE VERIFIED BY THE PLUMBING CONTRACTOR BEFORE COMMENCEMENT OF ANY WORK.

ROOF CONSTRUCTION (Major Roof Form) :

"S"-PROFILE SINGLE LENGTH ROOF SHEETING IN COLOUR. COLOURBOND - ARMOURED GREY AT 45deg. FIT ON UNDERLAY ON 38x38mm BATTENS AT 345mm CENTERS. WITH 75mm HEADLAP, ON RAFTERS AT 700mm CENTERS. ALL TRUSSES TO BE DESIGNED BY SPECIALIST. DIAGONAL ROOF BRACING TO BE EX. 114x38mm AT 45deg. NAILED TO UNDERSIDE OF RAFTERS AT BOTH ENDS OF ROOF IN BOTH PLANES. TRUSSES TO BE ANCHORED TO WALL PLATE WITH GALV. HOOP-IRON STRAPS BUILT MIN. 300mm INTO BRICKWORK. GABLE WALLS TO BE TIED TO TRUSSES WITH GALV. HOOP-IRON STRAPS AT MAX. 600mm CENTERS. EAVES TO BE CLOSED OFF WITH 'FLEXIT'. ROOF TO HAVE A 400mm OVERHANG ON EAVES SIDES AND 150mm OVERHANG ON GABLE ENDS. ALL FASCIA, BARGE BOARDS AND OVERHANG SOFFITS TO BE PAINTED SATIN WHITE TO MATCH WINDOWS. ALL ROOF TIMBERS TO BE MIN. 200mm AWAY FROM INSIDE OF CHIMNEY FLUE.

CHIMNEY:

CHIMNEY TO BE MIN. 1000mm ABOVE HIGHEST POINT OF ROOF CUT LINE AND FLASHED WITH ISOBARD FLASHING AND COUNTER FLASHING. CHIMNEY TO RECEIVE PLASTER MOULDING TO DETAIL. COMBUSTIBLE MATERIAL SHALL NOT BE BUILT WITHIN 200mm OF INSIDE OF CHIMNEY IN TERMS OF SANS 10400 PART V.

CEILING:

CEILING: (Level Ceiling)

6.5mm SHIMMED BUNGBOARD CEILING ON 38x38mm BRANDING ON AT 450mm CENTERS FIXED TO UNDERSIDE OF RAFTERS (TO MAN. SPECS.)

CEILING:

CEILING: (Exposed Trusses - Main Bedrm; Family/Dining)

ISOLATION UNDER ROOF SHEETING WITH ISOBARD CEILING BETWEEN TRUSSES. DOUBLE TRUSSES WITH METAL SHOE BRACKET DETAIL AS PER SPECIALIST DETAIL.

BARGEBOARDS AND FASCIA:

ALL BARGEBOARDS TO BE 228x22mm SA MERANTI. ALL FASCIA TO BE 180x19mm FIBRE-CEMENT. EAVES TOP BE CLOSED WITH 'FLEXIT'.

RAINWATER GOODS :

125mm "OGEE" ALUMINIUM GUTTERS BY 'WATERITE' GUTTERING CAPE' IN COLOUR WHITE, ON NUTEC BOARD FASCIA IN COLOUR WHITE, AND 75mm ALUMINIUM DOWNPIPES IN COLOUR WHITE, TO DISCHARGE INTO 225mm HALF-ROUND SURFACE WATER CHANNELS AND TAKEN AWAY FROM HOUSE AS SHOWN ON PLAN. ALL PAVED AREAS TO BE GRDED TO THE ON-SITE STORMWATER SYSTEM.

FLOOR CONSTRUCTION :

106x22mm SA PINE MOULDED SKIRTING ON SPECIFIED FLOOR COVERING ON 25mm SCAFFOLD ON 150mm CONCRETE SLAB ON DPM ON 50mm CLEAN SAND BUNDING ON WELL COMPACTED EARTH FILL DPM TO BE 250 MICRON THICK.

WALL CONSTRUCTION :

280mm CAVITY WALLS EXTERNALLY ON 700x230mm CONCRETE STRIP FOUNDATIONS.

110mm WALLS INTERNALLY ON 700x230mm THICKENING IN SLAB. 340mm CAVITY WALLS EXTERNALLY ON 900x200mm CONCRETE STRIP FOUNDATIONS.

CLOSE CAVITIES :

ALL CAVITIES TO BE CLOSED MIN. 3 COURSES BELOW WALL PLATES. HOOP-IRON FOR FIXING ROOF TO GO THROUGH CLOSURE AND TO LOCATE 7 TO 10 COURSES BELOW WALL PLATE LEVEL ALTERNATIVELY.

WINDOWS AND DOORS :

ALL WINDOWS TO BE DOOR & WINDOW SCHEDULE, POWDER COATED MATT 'CHARCOAL'.

ALL DOORS EX. SWARTLAND CATALOGUE OR EQUAL, PAINTED MATT 'CHARCOAL' TO MATCH WINDOWS. LIGHTING AND VENTILATION TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS. DPC TO BE WRAPPED AROUND ALL WINDOW AND DOOR OPENINGS.

LINTOLS:

TO BE LAID TO MANUFACTURER'S SPECIFICATION.

GLAZING:

6.38mm SAFETY GLAZING WHERE REQUIRED. ALL GLAZING TO COMPLY WITH NATIONAL BUILDING REGULATIONS AND SANS 10400, SANS 10400 PART XA AND SANS 204. ALL GLAZED AREAS EXCEEDING 1m OR LESS THAN 300mm ABOVE F.F.L. TO BE SAFETY GLAZED.

PLASTER & PAINT:

ALL EXTERNAL WALLS TO BE WOOD TROWELED PLASTERED AND PAINTED TO FULL OBLITERATION IN PLYCON INSPIRED RANGE 'PURE WHITE'.

GAS INSTALLATION:

TO COMPLY WITH SANS 10400 PART T & ALL WORK TO BE CARRIED OUT BY A REGISTERED INSTALLER.

CLIENT:

ARCHITECT:

PROJECT:

NEW DWELLING

CLIENT:

MR & MRS LATEGAN

SITE:

PTN 50 - FARM 811

UITGEZOCHT ESTATE, PAARL

DRAWING TITLE:

PLAN LAYOUTS & ELEVATIONS

issued for:

COUNCIL APPROVAL

date plotted:

2018/11/20

scale:

AS AU

date started:

2018/09/17

dwg. no.:

029 - 000 - 100 - 001 3

proj. no. zone cons. series sheet no. rev

cad file: 4102.pas & 4102.dwg - rev 2.dwg

BASEMENT STOREY LAYOUT

1 : 100

SITE & GROUND STOREY LAYOUT

1 : 100



AREA CALCULATION

1 : 200