

LOCAL AUTHORITY APPROVAL:

SPECIFICATIONS:

SUBSTRUCTURE
Foundations: 30MPA Concrete foundations to external / load bearing walls to be 700x250mm and slab thickening to internal walls to be 600x200mm. No foundation may project beyond erf boundary. All water to discharge away from foundations and towards road side. Depth and size of foundations to suit ground conditions.
Foundation Walls: All foundations walls to have brickforce in every course. Expansion joints to be provided as required. All foundation walls to be filled with concrete up to floor level.
Column Foundations: Foundations to brickwork columns to be min 800x800x300mm. Foundations to steel posts to be min 600x600x600mm.

SUPER STRUCTURE:
Floor Construction:
Solid Floors: 100mm concrete slab on 250mic DPC lap joined, sealed and turned up around the perimeter of and for the full length of the slab on 50mm sand binding on min 150mm well compacted fill.
Suspended Floors: not applicable

External envelope:
Walls: 230mm supporting wall with 50mm cavity, 90mm cement maxi brickwork or equal approved with brickforce in every 5th course. Stepped DPC to be provided to all external walls. Provide min 400mm brickwork between all lintels and wall plate / rafter and provide cavity wall ties at 2.5 ties per m². All openings less than 3000mm wide to have precast concrete lintels over. External masonry walls to achieve min CR-value of 80h
Windows and doors: All windows and doors to have aluminium frames, all sliding and folding-and-stacking doors to be fitted with single low e glazing, the aggregate conductance and solar heat gain of the glazing shall not exceed the values obtained by multiplying the net floor area with the constants for conductance (1.4) and solar heat gain (0.13), as per fenestration schedule. All glazing to comply with requirements of sans 10137 and sans 10400 part N - access doors and sidelights to have safety glass, windows lower than 500mm from floor, windows lower than 1800mm above pitch line of stairs and shop fronts to be safety glass.

Roof:
Pitched Roof: Dark dolphin GMS 0.5mm chromadeck roof sheeting with Kloplock profile to h.o.a. approval colour at 35° on sisalation 405 multipurpose underlay on 38x38mm battens at min 320mm c/c on prefabricated roof trusses to manufacturers specifications at max 750mm c/c on 114x38mm wall-plate. Trusses to be secured with 30m galvanized hoop iron built min 600mm into brickwork. Flashings and counter-flashings to be provided as per specialist contractor.
Flat Roof: Dark dolphin GMS 0.5mm chromadeck roof sheeting with Kloplock profile to h.o.a. approval colour at 3° on sisalation 405 multipurpose underlay on 76x40mm purlins at max 900mm c/c on 152x50mm rafters at max 900mm c/c. Rafters to be secured to wall with galvanized Teco brackets. All timbers to be DPC wrapped where built into brickwork.

Rainwater Goods: Seamless aluminium O-Gee gutters fixed to 228x32mm hardwood fascia boards to discharge into seamless aluminium down pipes in accordance with manufacturers specifications.
Roof Assemblies: the roof assembly shall achieve a min total r-value of upward heat flow not less than 3.7 the roofing material has a r-value of 0.38 (metal)

the skim plastered ceiling has a r-value of 0.06
135mm "therm-guard" cellulose fibre insulation has an r-value of 3.35
total 3.79

Internal Division:
Walls: 110mm and 220mm clay ROK brickwork or equal approved
Doors: All internal timber doors to be paneled semi-solid doors, painted white.
Balustrade: Balustrades to be min 1m high with max vertical openings of 100mm
FINISHES:
External:
Walls: All walls to be smooth plastered and painted to owner (preliminary specification by Plascon)
Patios / Courtyards: cement pavers on 25mm sand binding on well compacted fill. All overland storm water to be taken away from building and towards roadside.

Internal:
Walls: Generally plastered with 1 coat plaster, skimmed and painted to owner detail
Floors: Tiles, carpet or timber (as specified by client) on screed. Finished floor level to be min 150mm above NGL
Ceilings: No ceiling to garage. 38x38mm Ceiling branders at max 320mm c/c fixed to u/s of roof trusses, with 6.4mm gypsum ceiling boards to be skimmed and painted with 135mm Therm-guard insulation fitted to specialist contractor.
Joinery: All built in cupboards, vanity units and kitchen cupboards to owner design and colour specifications.

SERVICES:
Electrical: All electrical installations to comply with local authority requirements and SANS 10400.
Distributions, reticulation and lighting as per electrical layout provided.
Plumbing: All plumbing installations to comply with local authority requirements and SANS 10400. Hot water cylinders to be located in roof space with cobra reticulation layout or approved layout from plumbing contractor, to be supplied with fully drained drip tray and overflow pipe. Hot water consumption calculated at 2 persons per bedroom = 4 capita x 50L of hot water daily to have medium consumption = 200L 2 x 150L Kwikot water heater with Kwikot heat pump to be fitted (5.2kW unit to serve 150L geyser). All exposed pipes to and from hot water cylinder and central heating system shall be insulated with pipe insulation: internal diameter of pipe <80mm = r-value to be min 1 and >80mm = r-value to be min 1.5. Hot water vessels shall be insulated with a material cladding achieving a min r-value of 2.0

Ventilation and lighting: All areas to comply with municipal regulations and SANS 10400 i.t.o. min 5% of floor area ventilation and min 10% of floor area lighting
drainage: All soil drains to be closed system 110mmØ PVC pipes with min fall of 1:60. All vent pipes to be 50mmØ PVC pipes. All heights pertaining to drainage to be checked and confirmed on site prior to installation. All bends to have min 600mm inside radius. All drains below building to be encased in 150mm concrete all round.

● NORTH-EAST ELEVATION

Scale 1 : 100

● SOUTH-EAST ELEVATION

Scale 1 : 100

● SOUTH-WEST ELEVATION

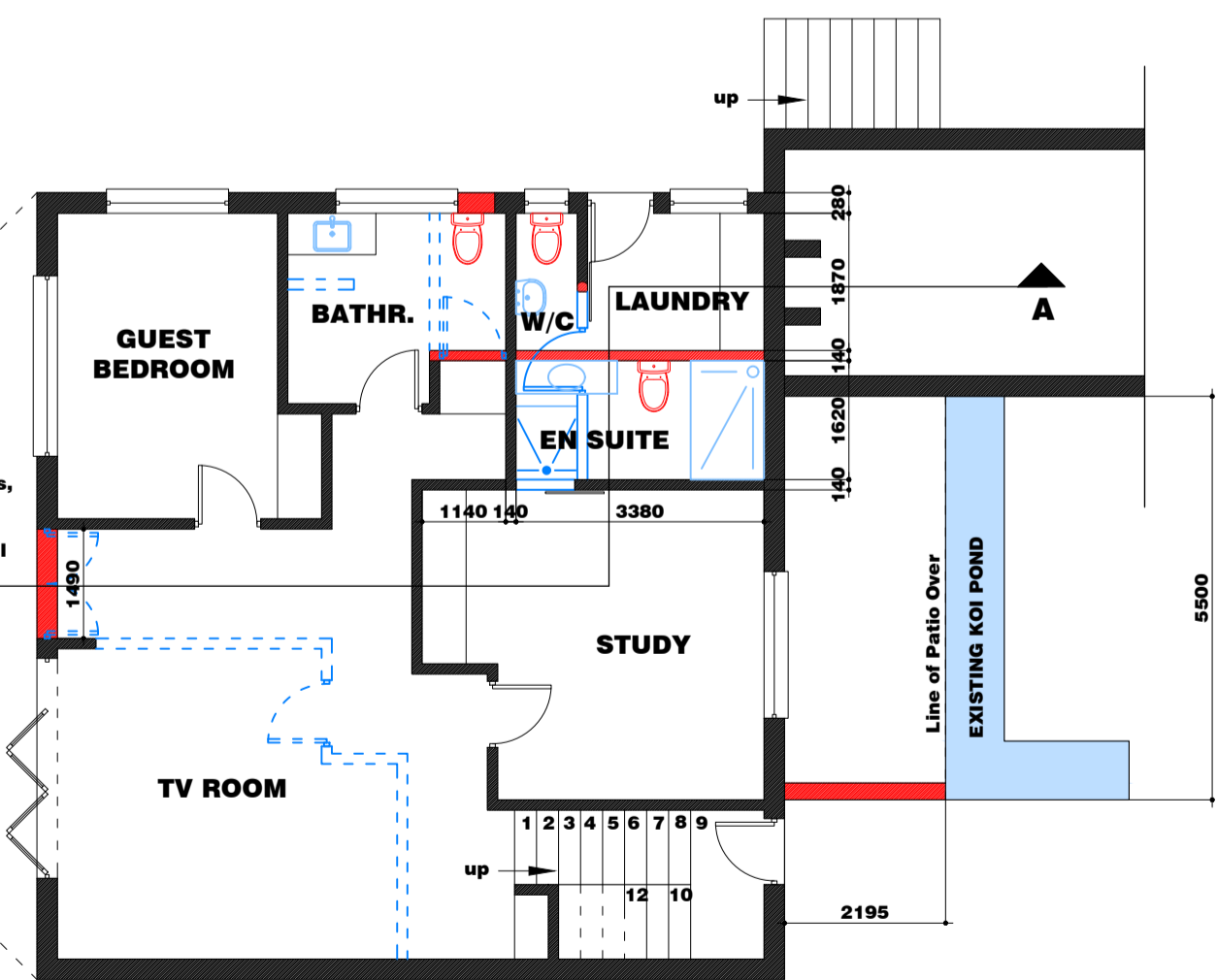
Scale 1 : 100

● NORTH-WEST ELEVATION

Scale 1 : 100

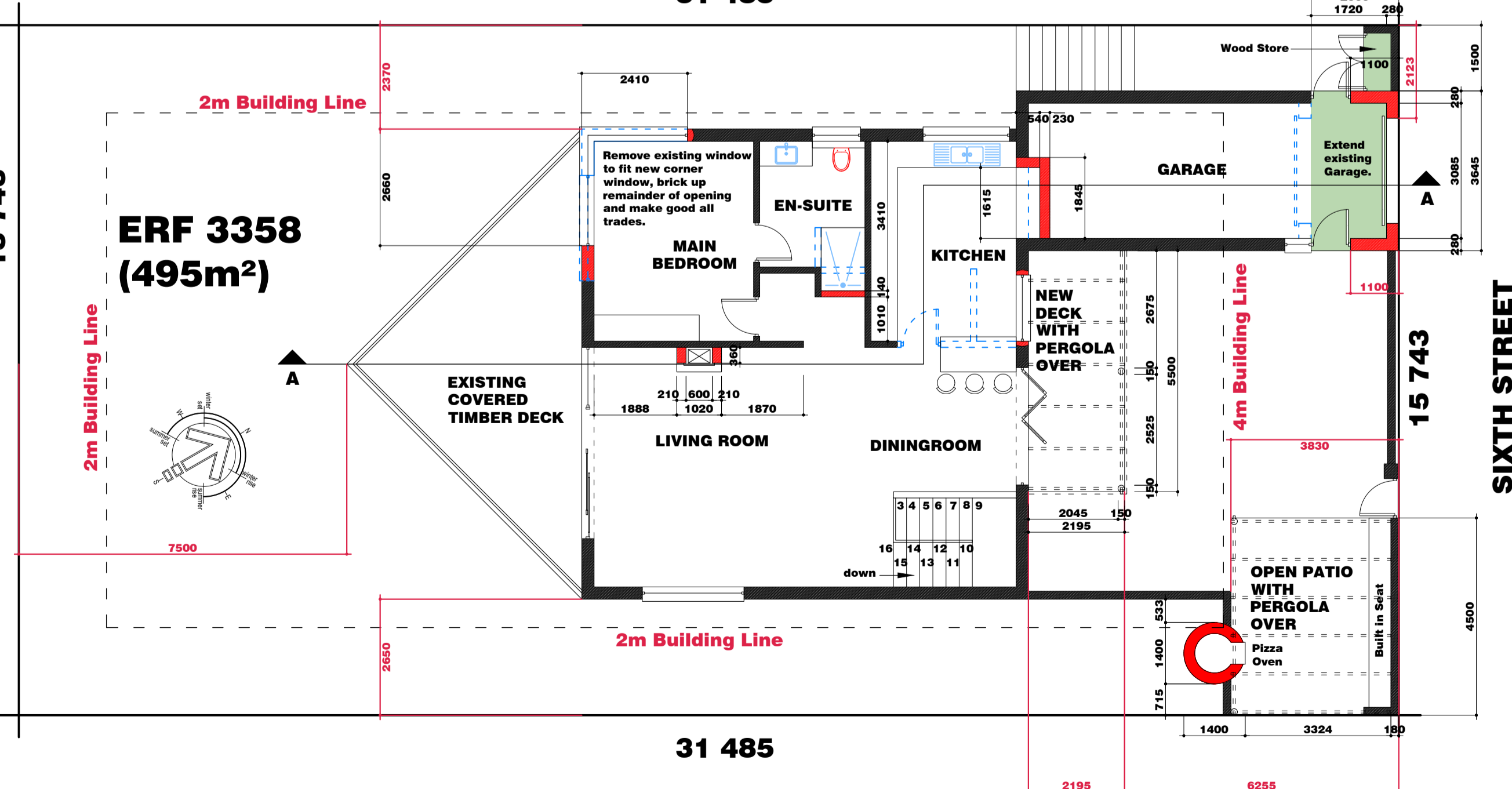
● SECTION A-A

Scale 1 : 100



● BASEMENT FLOOR PLAN

Scale 1 : 100



● SITE & GROUND FLOOR PLAN

Scale 1 : 100

PARAMETERS:

EXISTING:	133.00m²
Ground Floor:	28.75m²
Covered Timber Deck:	100.00m²
Basement:	270.75m²
TOTAL:	
PROPOSED:	7.30m²
Extension of Garage:	12.10m²
Pergola & Deck:	1.20m²
Wood Store:	20.60m²
TOTAL:	
TOTAL AREA:	250.50m²
TOTAL FOOTPRINT:	182.35m²
SITE AREA:	495m²
COVERAGE ALLOWED:	50.00%
COVERAGE ACTUAL:	36.8%

PLEASE NOTE:

THESE ARE MUNICIPAL DRAWINGS ONLY AND MAY NOT BE USED AS CONSTRUCTION DRAWINGS. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE DRAUGHTSPERSON'S ATTENTION PRIOR TO CONSTRUCTION. THE CONTRACTOR IS TO CHECK AND CONFIRM ALL DIMENSIONS AND LEVELS PRIOR TO THE SETTING OUT OF ANY BUILDING WORKS.

MOVADO TRUST

CLIENT: MOVADO TRUST

PROPERTY: ERF 3358 HERMANUS

ADDRESS: 215 SIXTH STREET VOELKLIP

DRAWING: COUNCIL SUBMISSION

REVISIONS:

• A	change done	date	person
• B	change done	date	person
• C	change done	date	person
• D	change done	date	person

DRAWING NUMBER:

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SCALE:	PAGE:	DATE:
AS SHOWN (A1)	1 of 1	2025-12-02

EXACT PLAN

architectural draughting

MICHELLE DE BRUYN
SACAP REG NO: PAT 24744614

102 DE HULK WAY
PENHILL ESTATE

TEL: 072 2748 123
EMAIL: EXACTPLAN@GMAIL.COM

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