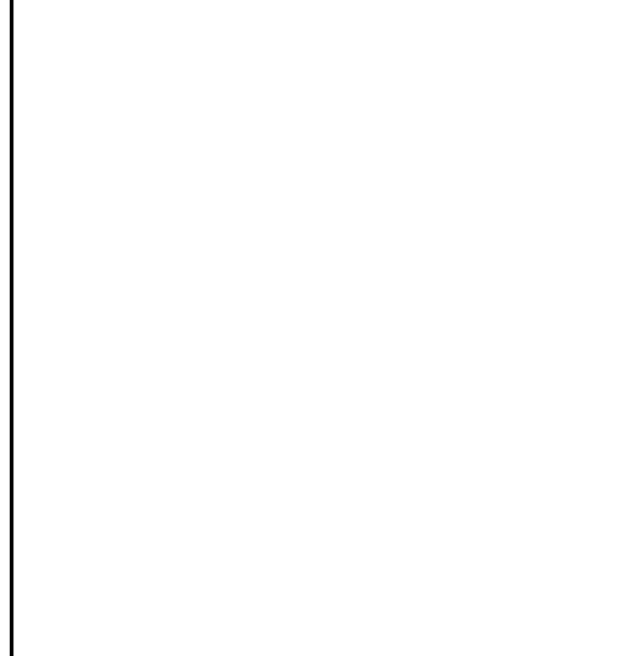


LOCAL AUTHORITY APPROVAL:

SPECIFICATIONS:

SUBSTRUCTURE:
Foundations: 300mm Concrete foundations to external / Internal bearing walls to be 700x350mm and slab thickening to 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. 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 100mm 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 brick thickness in all external walls. Provide 100mm 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 aluminum frames, including and following stacking doors to be fitted with single pane glass. 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 shall 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 Killock profile to h.o.a. approval colour at 3mm insulation on 76x50mm purlins at max 35x88mm battens at min 320mm c/c on prefabricated roof trusses to manufacturers specifications at max 750mm c/c on 114x88mm wall-plate. Trusses to be secured with 30m galvanized hoop iron built min 600mm into brickwork. Flashings and counter-flashings to be provided to all roof junctions and eaves.

Flat Roof: Dark dolphin GMS 0.5mm chromadeck roof sheeting with Killock profile to h.o.a. approval colour at 3mm insulation on 76x50mm 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 timber to be DPC treated and painted with brickforce.

Rainwater Goods: Seamless aluminum G-Dee gutters fixed to 228x32mm hardwood fascia boards to discharge into seamless aluminum 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 panelled semi-solid doors, painted white.

Balustrades: 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 50mm sand binds 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: Gypsum ceiling boards to be skinned 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.

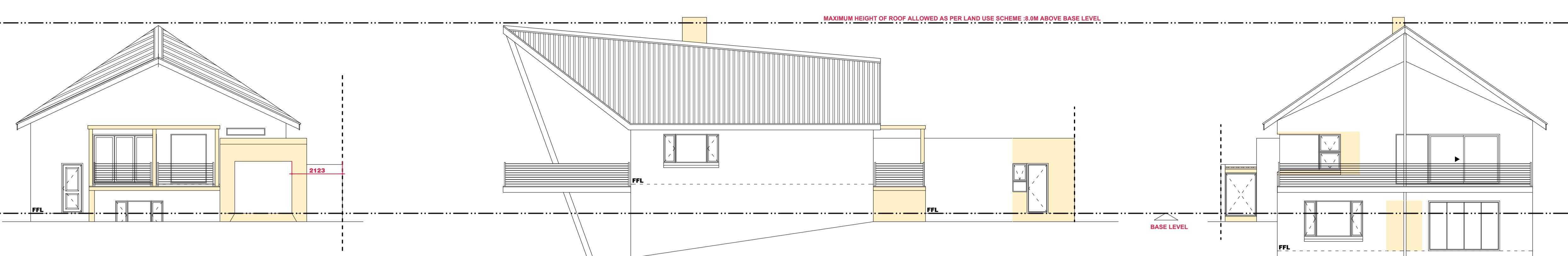
Services: All electrical installations to comply with local authority requirements and SANS 10400.

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 cold 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 caps x 50L of hot water daily to have medium consumption = 200L x 2 x 150L.

Kwikkot water heater with Kwikkot heating pump to be fitted to the cylinder. All vent 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.

Upward lighting: All areas to comply with municipal regulations and SANS 10400 i.e. min 5% of floor area ventilation and min 10% of floor area lighting. Drainage: All soil drains to be closed system 10mm² PVC pipes with min fall of 1:60. All vent pipes to be 50mm² PVC pipes. All heights pertaining to drainage to be checked and confirmed on site prior to installation. All drains to have min 500mm inside radius. All drains below building to be encased in 150mm concrete all round.


● NORTH-EAST ELEVATION

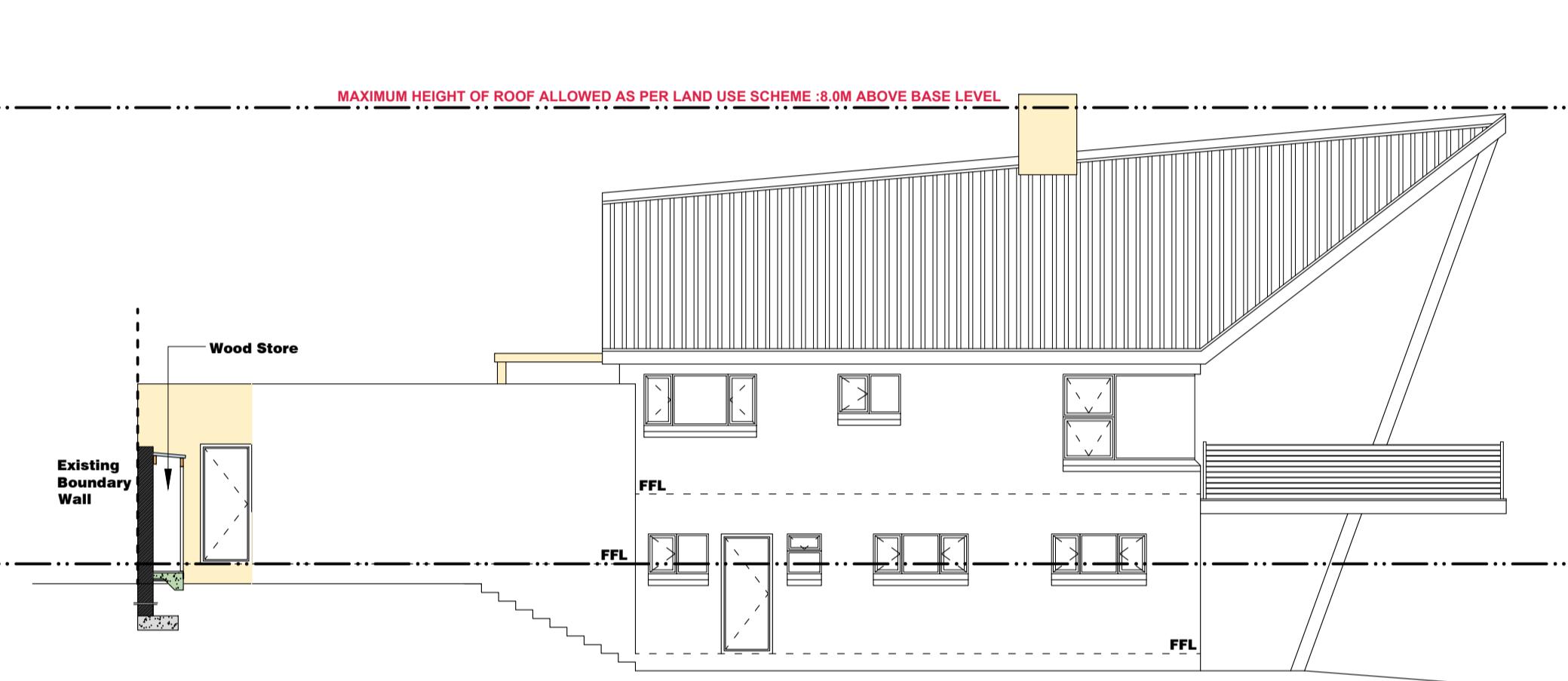
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● SOUTH-EAST ELEVATION

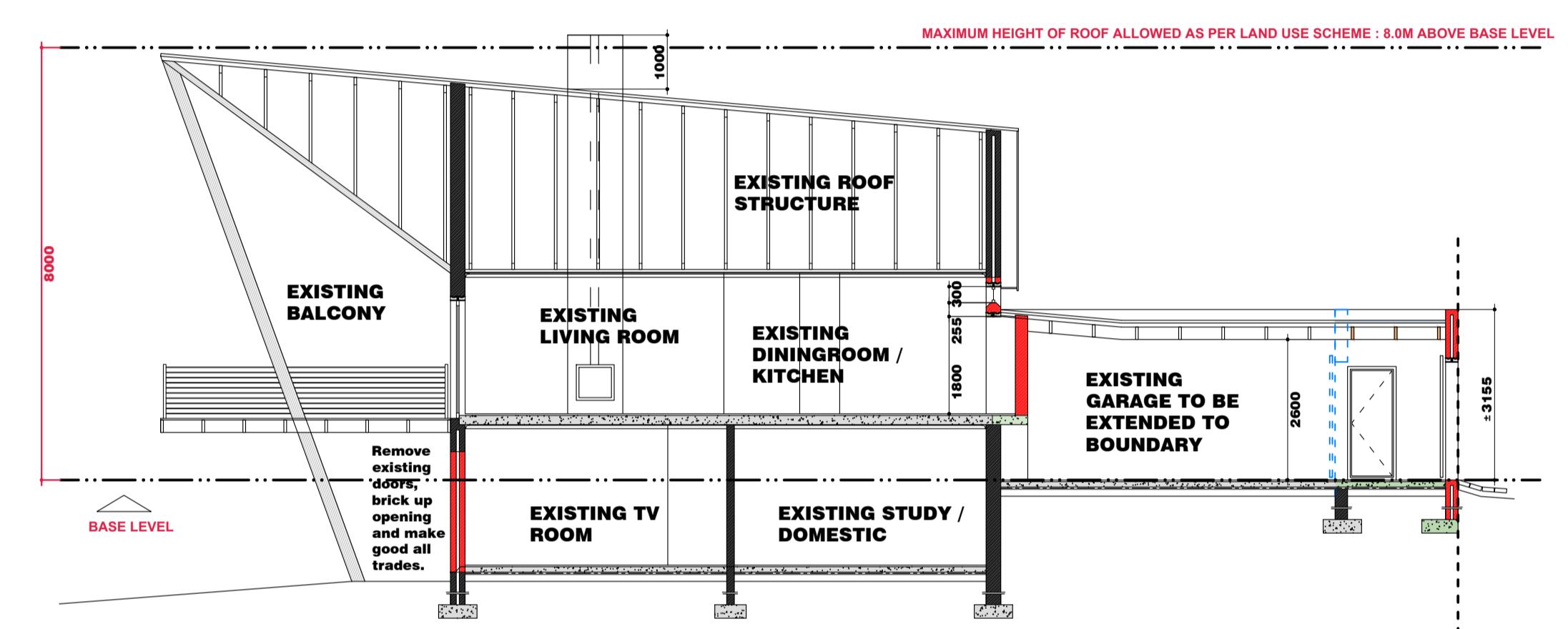
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● SOUTH-WEST ELEVATION

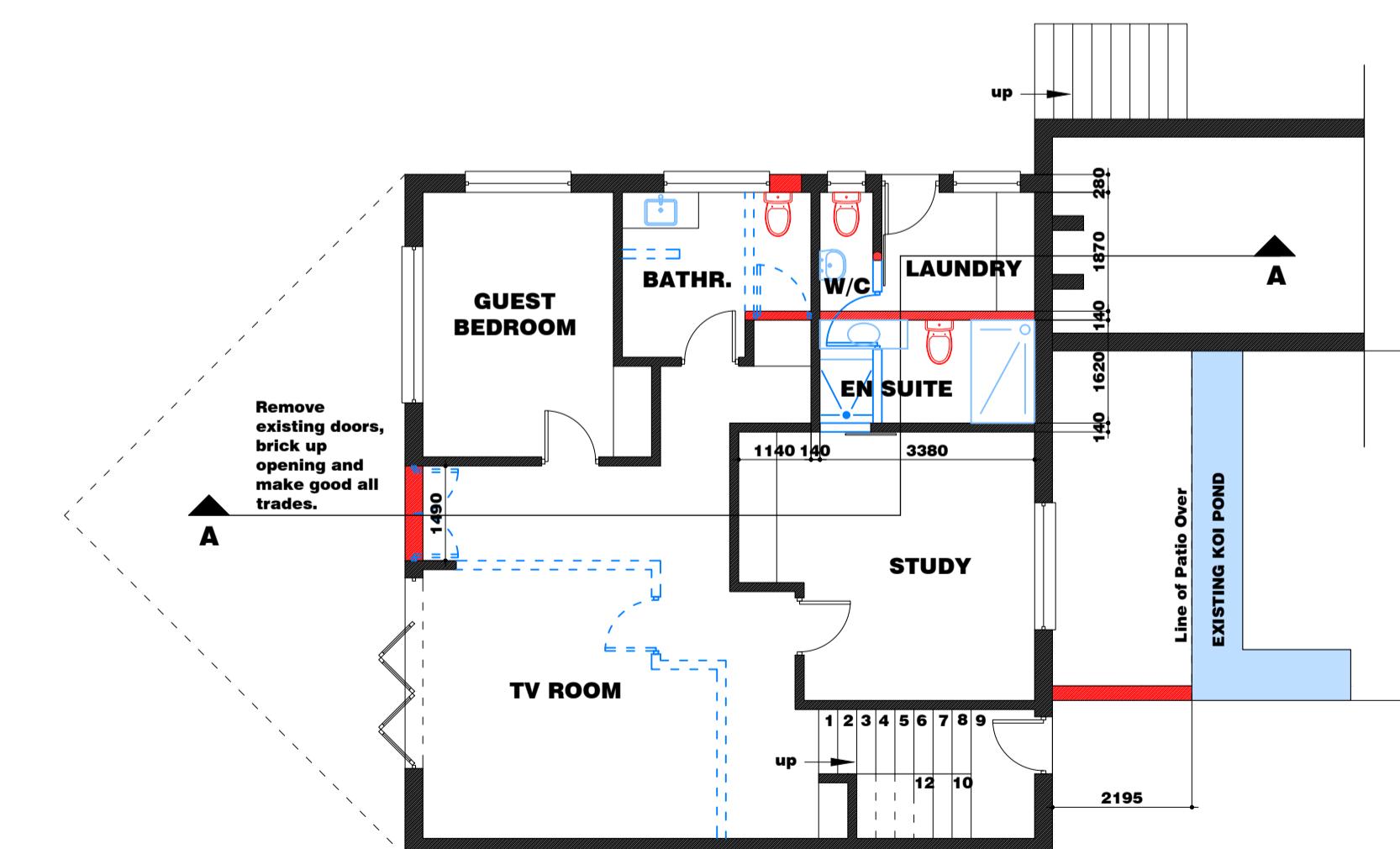
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● NORTH-WEST ELEVATION

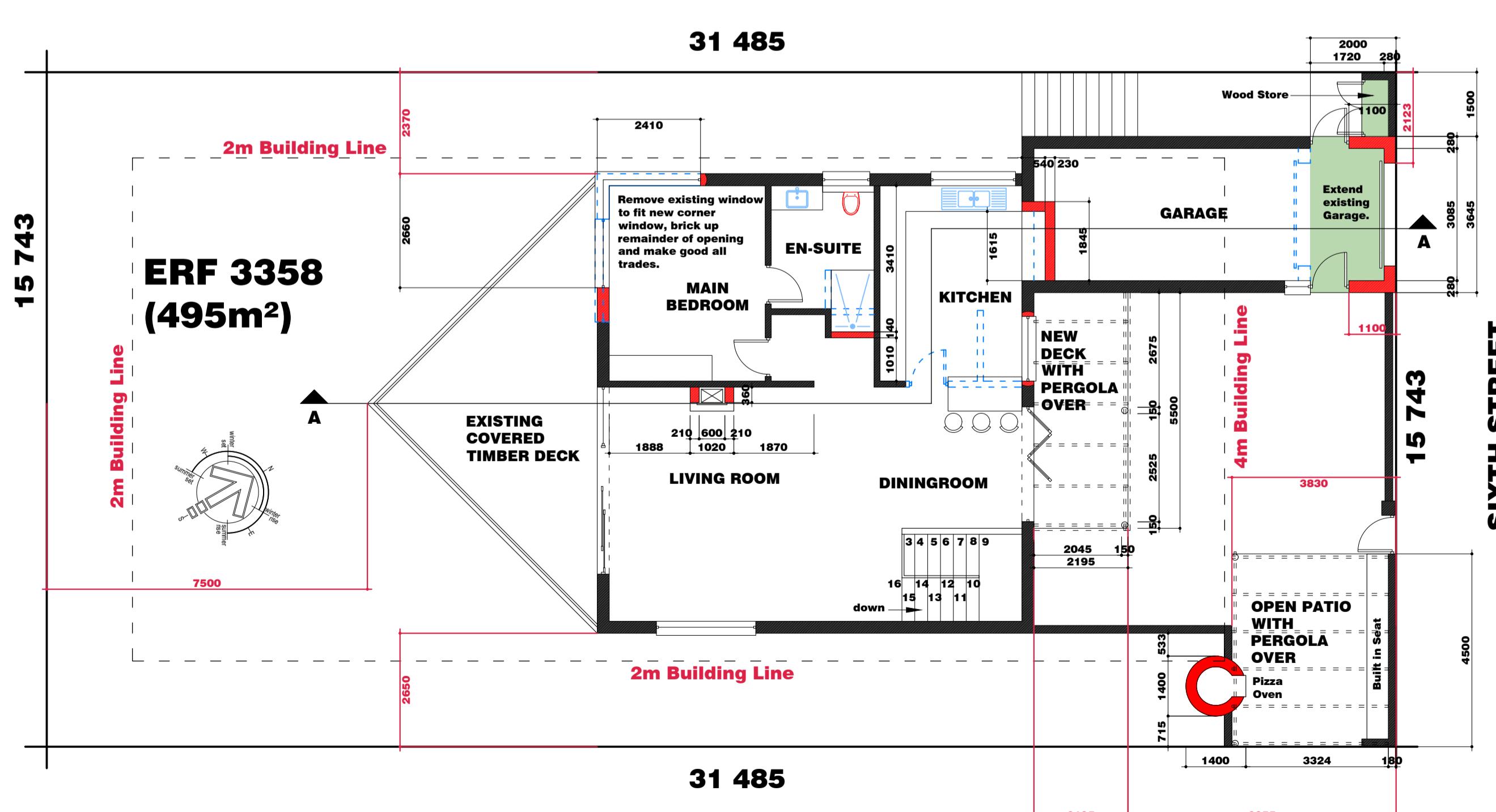
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● SECTION A-A

Scale 1 : 100


● BASEMENT FLOOR PLAN

Scale 1 : 100


● SITE & GROUND FLOOR PLAN

Scale 1 : 100

PARAMETERS:

EXISTING:
Ground Floor: 199.00m²
Covered Timber Deck: 28.75m²
Basement: 109.00m²
TOTAL: 270.75m²

PROPOSED:
Extension of Garage: 7.30m²
Pergola & Deck: 12.10m²
Wood Store: 1.20m²
TOTAL: 20.60m²

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 DRAUGHTPERSON'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
VOEKLIP

DRAWING: COUNCIL SUBMISSION

REVISIONS:

- A change done
- B change done
- C change done
- D change done

DRAWING NUMBER:

01694-heyneke-HMS3358-20251202

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

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