ALL LANDSCAPING TO BE DONE IN ACCORDANCE WITH THE INDIGENOUS LANDSCAPING POLICY AS DESCRIBED BY THE ARCHITECTURAL GUIDELINES

1. USE OF INDIGENOUS TREES & PLANTS.
2. GARDENS ARE TO BE PLANTED WITH INDIGENOUS SHRUBS & GROUND COVERS AS FAR AS POSSIBLE (AT LEAST 80%). ONLY 2m OF THE SIDE WALKS ARE ALLOWED TO BE LAWN-THE REMAINED TO BE PLANTED WITH SHRUBS & GROUNDCOVERS.ALL TREES TO BE INDIGENOUS. THE PRIVATE GARDENS TO BE NO MORE THAN 60% LAWN & THE REMAINDER PLANTED.
3. GARDEN SHEDS,DOG KENNELS,CARAVANS,BOATS & TRAILERS NOT TO BE VISIBLE FROM ROAD & CAN NOT BE PLACED IN SIDE SPACE.
4. NO SHADE NETTING MAY BE USED.

SCHEDULE OF FINISHES

INTERNAL
1. WALLS SCRATCH PLASTER
2. WALLS RHINOLITE
3. PLASCON PLASTER PRIMER OVER RHINOLITE
4. PLASCON WALL AND ALL TWO COATS
5. FLOORS SELF LEVELING SCREED
6. VINYL FLOORS MAIN AREAS AND BATHROOMS
7. CARPETS WITH UNDERLAY ALL BEDROOMS
8. MOLDED SKIRTING ALL-ROUND & PAINTED
9. EXTERNAL ENTANCE NON SLIPPERY TILE
10. OPEN ROOF TRUSSES PAINTED WHITE
11. RHINOLITED RHINO BOARD CEILINGS PRIMED AND PAINTED TWO COATS PLASCON BRILLIANT WHITE
EXTERNAL
12. DOVE GREY CORRUGATED CHROMADEK ROOF SHEETING
13. EXPOSED EAVES PAINTED PINK WOOD PRIMER UNDERCOAT & PLASCON BRILLIANT WHITE
14. NATURAL SANDSTONE BLOCKS UNDER DPC LINE
15. SMOOTH PLASTER FINISH
16. PLASCON PLASTER PRIMER 1 COAT
17. PLASCON WALL AND ALL TWO COATS
18. MERANTI PERGOLA RUBBOL SEALER
19. INFRASET VILLAGE COBBLE PAVING CHARCOAL

DESCRIPTION:

A. GENERAL NOTES:

MUNICIPAL AND NATIONAL BUILDING REGULATIONS TO BE ADHERED TO.NEW WORK TO MATCH EXISTING WITH REGARD TO APPEARANCE,MATERIALS USED,FINISHES, ROOF PITCH,ETC,WHERE APPLICABLE.

CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WITH ANY BUILDING WORK.DRAWINGS PREPARED ON THE BASIS OF SURFACE EXAMINATION OF THE GROUND ONLY. AIR BRICKS TO BE BUILT IN AS SHOWN ON PLAN.

FOUNDATION TO CONFORM TO PART H OF THE NATIONAL BUILDING REGULATIONS.WALLS TO CONFORM TO PART K OF THE NBR.SIZES OF TIMBER AND CENTRE LINES OF ROOF TRUSSES TO COFORM TO PART L OF THE NBR.

GLAZING TO CONFORM TO PART N OF THE NBR.LAMINATED TIMBER TO CONFORM TO THE SABS 876.CONFIRM SIZES OF LAMINATED TIMBER BEFORE ORDERING FROM MANUFACTURER/SUPPLIER.

B. DRAINAGE:

110mm DIAM. PVC PIPES @ 1:40 MIN.-1:50 MAX FALL.
50mm FOR WASTE PIPES.
PROVIDE CE 'S AT 25m INTERVALS AND AT HEAD OF DRAIN.
PROVIDE IE 'S AT EVERY CHANGE IN DIRECTION OF DRAIN.
50mm ASP TO ALL WC 'S WITH VP.
INVERT LEVEL TO BE 450mm MIN. BELOW NGL.

INSPECTION EYES TO ALL CHANGES OF DIRECTION AND JUNCTIONS IN DRAINAGE SYSTEM.WASTE PIPES IN OR BELOW FLOOR TO BE STRAIGHT AND WITHOUT JUNCTIONS. DEEP SEAL (100mm) RESEAL TRAPS TO ALL WASTE WATER FITTINGS

VENT VALVES 100mm O TO ALL HEADS OF DRAINS UNLESS OTHERWISE SPECIFIED.INVERT LEVEL AT HEAD OF DRAIN TO BE MIN. OF 450mm BELOW GROUND LEVEL.

DRAIN PIPE UNER BUILDING/WALL TO BE LAID STRAIGHT, WEIGHT OF STRUCTURE NOT TO BEAR ON PIPE BY BRIDGING WITH LINTELS,PROVIDE INSPECTION EYES ON BOTH SIDES OF BUILDING CLOSE TO WALLS.

C. FLOORS:

APPLY ANT POISON AS PER SABS 024.75mm CONCRETE SURFACE BED 15 MPA AFTER 28DAYS,19mm STONE ON WELL COMPACTED FILLING IN WETTED LAYERS OF 150mm.USB GREEN' WATERPROOFING MEMBRANE 25mm SCREED,FINISHED FLOORS TO A MIN OF 150mm ABOVE NGL.

D. GLAZING:

0-0.75 sqm = 3mm.
0-1.5 sqm = 4mm.
1.5 sqm or larger = 6mm.
ALL SLIDING DOORS = 6mm SAFETY GLASS CLEARLY MARKED.

E. GEYSER INSTALLATION:

TO COMPLY WITH SABS 0254 REQUIREMENTS.

AREA SCHEDULE:

ERF SIZE:	1883 sq/m
LOWER FLOOR:	
LOWER FLOOR RESIDENCE:	72.00 sq/m
	72.00 sq/m
GROUND FLOOR:	
GROUND FLOOR RESIDENCE:	321.00 sq/m
ENTANCE PATIO:	5.50 sq/m
	326.50 sq/m
TOTAL NEW FLOOR AREA:	398.50 sq/m
COVERAGE:	17.34%
F.A.R:	0.21%

COPYRIGHT c2006 (JAN-ALBERT VAN NIEKERK)
COPYRIGHT SUBSISTS IN THIS DRAWING.THE PERSON OR ENTITY WHOSE NAME APPEARS THE TITLE BLOCK OF THIS DRAWING IS HEREBY GRANTED A NON-EXCLUSIVE LICENSE TO USE,DISPLAY, PRINT AND/OR REPRODUCE THIS DRAWING TO THE EXTEND NECESSARY TO CARRY OUT AND COMPLETE THE PROJECT DESCRIBED IN THE TITLE BLOCK OF THIS DRAWING.
THIS LICENSE IN RESPECT OF THE COPYRIGHT IS EXPRESSLY LIMITED AS AFORESAID AND THE PERSON AND/OR ENTITY REFERRED TO ABOVE SHALL NOT BE ENTITLED TO GRANT SUB-LICENCES IN RESPECT OF THE COPYRIGHT IN THIS DRAWING TO ANY OTHER ENTITY.
THIS LICENSE CONIFERS NO OWNERSHIP RIGHTS IN THE COPYRIGHT VESTING IN THE DRAWING AND THIS DRAWING AND THE COPYRIGHT SUBSISTING THEREIN WILL AT ALL TIMES,REMAIN THE PROPERTY OF (JAN-ALBERT VAN NIEKERK)
ANY UNAUTHORIZED REPRODUCTION AND/OR INCLUSION OF THIS DRAWING IN A CINEMATOGRAPHY FILM OR TELEVISION BROADCAST IS AN ACT OF COPYRIGHT INFRINGEMENT WHICH WILL RENDER THE DOOR OF THE ACT LIABLE FOR CIVIL LAW COPYRIGHT INFRINGEMENT AND MAY IN CERTAIN CIRCUMSTANCES RENDER THE DOER LIABLE TO CRIMINAL PROSECUTION
REQUESTS AND ENQUIRIES CONCERNING THIS DRAWING AND THE RIGHTS SUBSISTING THEREIN SHOULD BE ADDRESSED TO THE COPYRIGHT OWNER

DRAWING NO.1(PAGE 1 OF 6)

GROUND FLOOR PLAN

CLIENT: PROPOSED NEW RESIDENCE FOR MR. & MRS. CHRIS & HELEN WOODS

CLIENT SIGNATURE: _____

PROJECT: Mountain Estate ERF 825

DATE: 2020-04-24

JVN ARCHITECTURAL DESIGN

SIGNED BY:
Trevor Lloyd Evans
Architect
POSBUS/P.O.BOX 1424 * PARKLANDS * 2121
CONTACT NUMBER: +27 012 804 7991
PROFESSIONAL ARCHITECT
SACAP REGISTRATION NUMBER: B ARCH (Pret) SACA 7446
jvnarch@hotmail.com

SIGNATURE:

DESIGNED BY:
Jan-Albert van Niekerk
MULTI-DISCIPLINARY DRAWING OFFICE PRACTICE
POSBUS/P.O.BOX 1424 * PARKLANDS * 2121
MOBILE: 083 944 9938
PROFESSIONAL ARCHITECTURAL DRAUGHTS PERSON
SACAP REGISTRATION NUMBER:
jvnarch@hotmail.com

SIGNATURE:

Exterior lighting must correspond with types used in the overall landscaping and furniture design systems, and must be approved by the Design Review Committee. Lighting must be positioned so it is not a nuisance to neighbours or estate users. Any high level lighting must be shaded, and no security, spotlights or motion-sensor lights will be permitted.

Services / Air-conditioning / Solar Geysers
Air-conditioning condenser units and related piping must be fully concealed. Plumbing pipes must be concealed where possible, or hidden from view with a screening device approved by the Design Review Committee. Solar panels should be of a colour similar to the roof and may not protrude more than 0,5 metres above the roof at any point. Solar water geyser storage tanks to be 15 within the roof void or screened to the satisfaction of the Design Review Committee.

Television aerials / Satellite dishes
Television aerials and satellite dishes are permitted, but their final position rests with the Design Review Committee's discretion and approval. As a rule, they should not be visible from the street or open spaces.

Balustrades
Vertical or horizontal timber or steel slats or a combination thereof is permitted.
No glass, stainless steel, artistic type wrought iron/cast iron models or solid balustrading is permitted

Roof form
Roofs over primary elements must be double pitched and symmetrical about their plan form and their pitch must be between 40°and 50°. Roof pitch over lean-tos, verandas and secondary plan elements must be a maximum of 10°,

Walls, Finishes & Colour
Materials chosen are intended to be as low maintenance as possible, to 'weather' naturally, acquiring a 'patina' overtime and increasingly blending in and becoming more and more a part of the natural landscape.

General Comments: 'Tuscan' design not allowed. Clarens Mountain Estate architecture is modern contemporary SA farmhouse design - please read Clarens Mountain Estate architectural guidelines for an outline of what is required.

DRAINAGE

38mm ø PVC PIPES TO ALL WHB. & SINKS.
50mm ø PVC PIPES TO ALL BATHS & SHOWERS.
100mm ø PVC PIPES TO ALL W.C.S.
100mm ø PVC PIPES TO ALL O.V.P.S
ALL SHOWERS TO BE TRAPPED.
HOT & COLD WATER TO ALL BASINS, BATHS, SHOWERS AND SINKS.
NEW DRAIN PIPES TO BE 100mm ø G.E.W.'S MIN FALL 1:60
NO BRANCH DRAIN, SOIL OR WASTE PIPES TO EXCEED 900mm UNLESS VENTED.
ALL WP'S IN CONC. SLABS TO BE SLEEVED.
IE'S TO BE PROVIDED AT ALL JUNCTIONS, BENDS & CHANGES IN DIRECTION OF MAIN DRAIN.
ALL WORKS TO BE CARRIED OUT BY LICENCED DRAINLAYERS & PLUMBERS & ALL WORK TO COMPLY WITH LOCAL AUTHORITY BY LAWS.
85mm WEATHER STEP DOWN TO ALL PATIOS & ENTRANCES.

GROUND FLOOR PLAN:

SCALE 1.100

STAND 825 * CLARENS MOUNTAIN ESTATE

HOUSE FOOTPRINT NEEDS TO BE PLOTTED ON SITE BY QUALIFIED LAND SURVEYOR