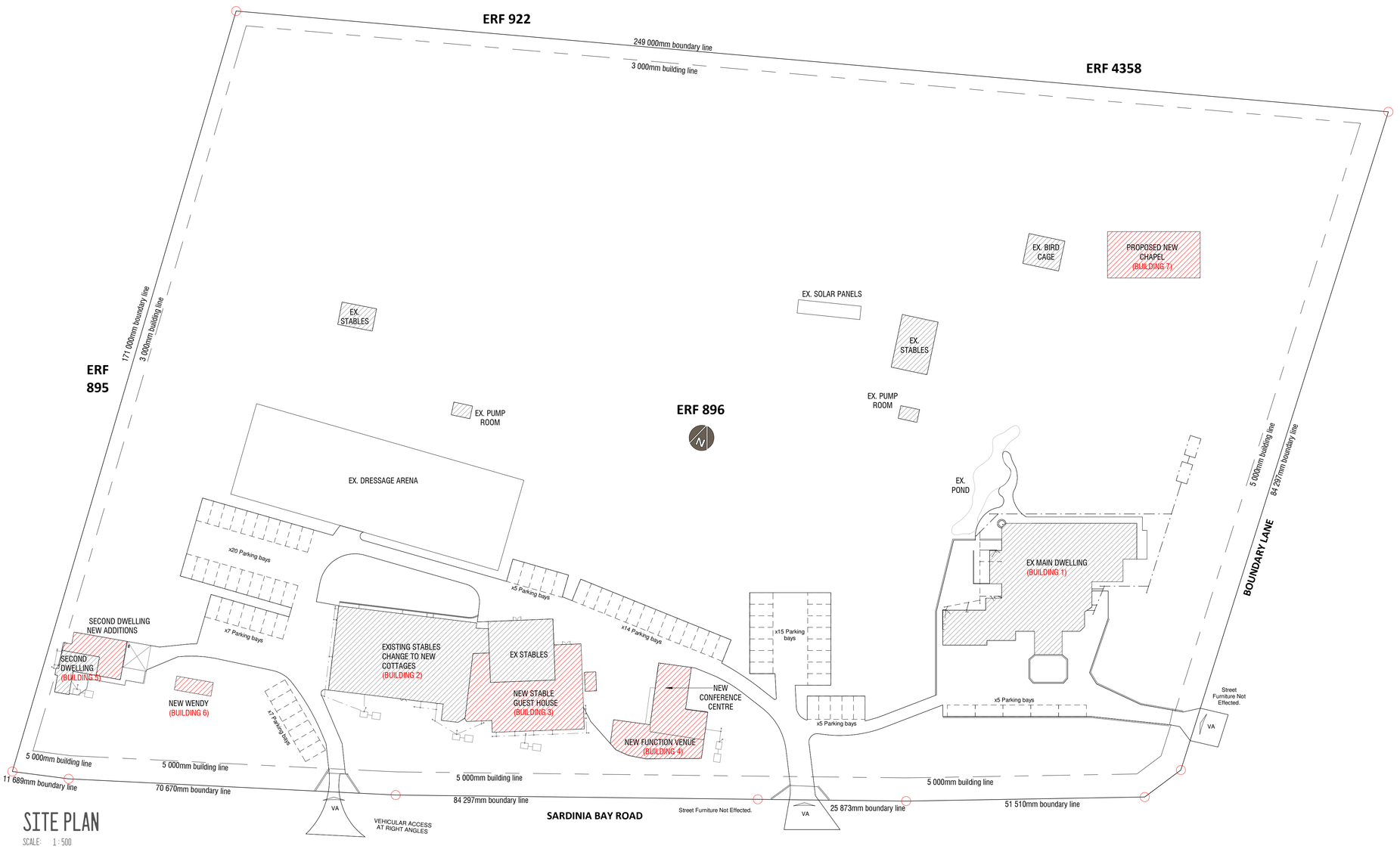

SITE PLAN

SCALE: 1 : 500

BUILDING ALLOCATION SCHEDULE

BUILDING NO.	OCCUPANCY	PEOPLE PER BUILDING	SIZE OF BUILDING
BUILDING 1	Main Dwelling	24	1034 m²
BUILDING 2	Cottages	25	582 m²
BUILDING 3	Stable Guest House	28	327 m²
BUILDING 4	Function Venue	0	259 m²
BUILDING 5	Second Dwelling	4	126 m²
BUILDING 6	Storage	0	24 m²
BUILDING 7	Place of Worship	0	200 m²
TOTAL		**77**	**2 552m²**

PARKING SCHEDULE

OCCUPANCY	PARKING BAYS REQUIRED	PARKING BAYS PROVIDED
MAIN Dwelling	2 Bays	2 Bays
SECOND Dwelling	2 Bays	2 Bays
Guest Housing	1 Bay Per Room = 12 Bays	12 Bays
Function Venue	6 Bays Per 100m² = 12 Bays	12 Bays
Place of Worship	20 Bays Per 100m² = 40 Bays	40 Bays
Storage	1 Bays Per 100m² = = 2 Bays	2 Bays
TOTAL	**70 PARKING BAYS REQUIRED**	**70 PARKING BAYS PROVIDED**

GENERAL SUBMISSION NOTES

-DATUM LEVELS AS INDICATED ON SITE PLAN. THIS SITE HAS NOT BEEN SURVEYED BY A PROFESIONAL SURVEYOR
-BASED ON THE NATIONAL BUILDING REGULATIONS AND SANS 10400 2010

B STRUCTURAL NOTES
THE DESIGN OF THE STRUCTURAL ELEMENTS AND COMPONENTS TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL BUILDING REGULATIONS. ALL STRUCTURAL SYSTEMS OF THE BUILDING TO COMPLY WITH PART H, PART J, PART K, PART L, PART M, PART N OF SANS 1400

C ROOM DIMENSIONS
HABITABLE ROOMS WILL HAVE A FLOOR AREA OF NOT LESS THAN 6SQM, A MINIMUM HORIZONTAL DIMENSION OF NOT LESS THAN 2M AND A MINIMUM HEIGHT OF 2,4M. THE DIMENSIONS OF ALL ROOMS AND SPACES ARE IN ACCORDANCE OF DETAIL REQUIREMENTS OF SANS 10400-C

D PUBLIC SAFETY
THE CHANGE IN LEVEL, THE DESIGN OF RAMPS AND DRIVEWAYS, OR ACCESS TO SWIMMING POOLS AND SWIMMING BATHS IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-D

E DEMOLITION WORK
DEMOLITION OF EXIST. STRUCTURES TO BE DONE STRICTLY IN ACCORDANCE WITH SABS 0400 PART E.

F SITE OPERATIONS
ALL SITE OPERATIONS, INCLUDING PROTECTION OF THE PUBLIC, WILL BE EXECUTED IN STRICT ACCORDANCE WITH PART F OF THE NATIONAL BUILDING REGULATIONS UNDER THE SUPERVISION OF THE ARCHITECT AND THE ENGINEER. APPROVED SANITARY FACILITIES FOR ALL PERSONNEL WILL BE AVAILABLE BEFORE THE COMMENCEMENT OF AND THROUGHOUT THE DURATION OF THE BUILDING OPERATIONS. ALL SITE OPERATIONS TO BE STRICTLY IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 - F

G EXCAVATIONS
ALL EXCAVATIONS ARE LESS THAN 3M DEEP AND IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 - G

H FOUNDATIONS
THE FOUNDATIONS OF THE BUILDING ARE IN ACCORDANCE WITH SANS 10400 - B. A COMPETENT PERSON(CIVIL ENGINEER) TO BE APPOINTED IN RESPECT TO ALL STRUCTURAL FOUNDATIONS, FOOTINGS, SOIL RAFTS, COMPACTION OF IN-SITU SOIL AND SUBSURFACE DRAINAGE IF APPLICABLE.

FOUNDATIONS TO ANY PERIMETER WALLS ARE NOT TO PROJECT OVER BOUNDARY LINES, INCLUDES ANY BUILDING OR BOUNDARY WALL.

J FLOORS
AS PER PART B

GROUND FLOOR - FINISH AS INDICATED ON PLANS ON 40mm SCREED ON 85mm REINFORCED CONCRETE SURFACE BED ON "GUNPLAS USB GREEN" DPM ON 50mm COMPACTED SAND BED ON SELECTED INVERT FILL COMPACTED IN 150mm LAYERS TO 98% AASHTO AND TREATED WITH "PCP", OR EQUALLY APPROVED TP CONFORM WITH SANS 10400-B. CONCRETE FLOORS TO SHOWER AREAS TO BE SET 50mm LOWER THAN THE BATHROOM FLOORS TO BOTH GROUND AND FIRST FLOORS. FLOORS IN ANY LAUNDRY, KITCHEN, SHOWER, BATHROOM OR ROOM CONTAINING A TOILET PAN OR URINAL ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-J

K WALLS
PARTS G, H, J AND K WILL BE DESIGNED BY A PROFESSIONAL ENGINEER AND WILL BE EXECUTED IN STRICT ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND SABS 0400.
THE FULL THICKNESS OF WALLS TO BE INSTALLED AT ALL WALLS AT THE LEVEL AT THE TOP OF THE SURFACE BED AT LEAST 150mm ABOVE THE ADJOINING GROUND AND AT ALL WINDOW SILLS, AN APPROVED VERTICAL WATERPROOF MEMBRANE TO BE FITTED WHERE A WALL OF A ROOM IS IN CONTACT WITH THE GROUND. ROOFS TO BE ANCHORED TO WALLS IN COMPLIANCE WITH CLAUSE KK13 OF THE NATIONAL BUILDING REGULATIONS.

WALLS TO BE CONSTRUCTED WITH SABS APPROVED CLAY BRICKS. BUTTERFLY WALL TIES IN ACCORDANCE WITH SABS 28 AT 900mm HORIZONTAL AND 450mm VERTICAL CENTERS
WALLS TO BE PLASTERED INTERNALLY AND EXTERNALLY AND TO BE FINISHED WITH SABS APPROVED PVA AND TO BE APPLIED IN STRICT ACCORDANCE TO MANUFACTURERS SPECIFICATIONS.

THE STRUCTURAL STRENGTH AND STABILITY OF ALL WALLS TO BE IN STRICT ACCORDANCE WITH SANS 10400-B AND SANS 10400-T.
ALL WALLS TO COMPLY WITH THE DETAILED TECHNICAL REQUIREMENTS OF SANS 10400.
THE WATER PENETRATION THROUGH A WALL TO BE IN STRICT ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-K

L ROOF
CONCRETE ROOF TILES MATCHING EX TILES @ 25DEG FIXED TO 38X38MM SA PINE BATTENS AT MANUFACTURERS SPEC CCS ON APPROVED UNDERLAY ON 114X38MM SA PINE ROOF TRUSSES AS PER ROOF SPECIALIST, TRUSSES REST ON 114MMX38MM SA PINE WALL PLATE. TRUSSES FIXED INTO BEAM FILL 5 COARSES BELOW WITH HOOP IRON STRAPS, APPROVED BY ROOF SPECIALIST.
ALL ROOF COVERING AND WATER PROOFING SYSTEMS TO BE IN STRICT ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-L
INSTALL 135MM THICK FLEXIBLE NON-COMBUSTIBLE LIGHTWEIGHT "LOFT INSULATION" MATERIAL BETWEEN THE ROOF TRUSSES AND OVER BRANDERING/PURLINS IN COMPLETED ROOF AND CEILING SYSTEMS. INSTALLATION STRICTLY IN ACCORDANCE WITH MANUFACTURERS DETAIL AND SPECIFICATION.

N GLAZING & DOORS & WINDOWS
THE TYPE AND FIXING OF GLAZING TO BE IN ACCORDANCE WITH SANS 10400-B AND THE DETAILED REQUIREMENTS OF SANS 10400-N. THE SELECTION OF THE GLAZING TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-N, ALL GLAZING TO BE AS PER GLAZING SCHEDULE AND TO COMPLY TO SANS 10400-XA AND SANS 204. ALL BE WINDOWS AS PER DOOR AND WINDOW SCHEDULE.

O LIGHTING AND VENTILATION
THE LIGHTING IN A HABITAL ROOM, BATHROOM, SHOWER AND ROOM CONTAINING A TOILET PAN WILL COMPLY WITH THE REQUIREMENTS OF SANS 10400-T AND THE DETAILED REQUIREMENTS OF SANS 10400-O. ALL VENTILATION TO BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-T AND SANS 10400-O.

P DRAINAGE
SINGLE STACK PIPE SYSTEMS AS SHOWN COMPLYING WITH SANS 10400-P AND COMPRISING THE FOLLOWING: - 100 DISCHARGE STACKS, SOIL DISCHARGE PIPES, DRAINS AND STACK VENTS OF APPROVED MATERIAL. 50mm SOIL DISCHARGE PIPES TO URINALS. 40dia WASTE DISCHARGE PIPES TO WBs, SHOWERS, BATHS, SINKS DISCHARGING TO SINGLE STACKS. GULLY TO COMPLY WITH P29 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

R STORMWATER DISPOSAL
THE MEANS FOR THE CONTROL AND DISPOSAL OF STORM WATER IS TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-R

T FIRE PROTECTION
ALL FIRE PROTECTION MEASURES PROVIDED TO BE IN STRICT ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-T

V SPACE HEATING
THE PROVISION OF SPACE HEATING IF ANY SHALL BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-V.

W FIRE INSTALLATIONS
ALL FIRE INSTALLATIONS IF ANY TO COMPLY WITH THE DETAILED REQUIREMENTS OF SANS 10400-W

XY ENERGY EFFICIENCY IN BUILDINGS
the BUILDING IS SO DESIGNED THAT ORIENTATION AND SHADING IS IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 204. EXTERNAL WALLS ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-XY. FLOORS WITH IN-SLAB HEATING IS IN ACCORDANCE WITH SANS 10400-XY. SERVICES THAT USE ENERGY OR CONTROL THE USE OF ENERGY IS IN ACCORDANCE WITH SANS 204 AND HOT WATER SYSTEMS IS IN ACCORDANCE SANS 10400-XY. ALL FENESTRATION TO COMPLY WITH SANS 204. THE THEORETICAL ANNUAL ENERGY ASSUMPTION AND DEMAND TO BE IN ACCORDANCE WITH SANS 10400-XY. ALL BUILDING ENERGY EFFICIENCY SPECIFICATIONS TO BE READ IN CONJUNCTION WITH THE SUPPLEMENTAL GUIDE TO SANS 10400-XY AND SANS 204 REPORT(A4 DOCUMENT DATED 28 MAY 2012)

ALL BOUNDARY WALLS TO COMPLY TO SANS 10400-B. NO BOUNDARY WALL FOUNDATION TO ENCROACH BOUNDARY LINE. ALL BOUNDARY WALLS O BE PLASTERED AND PAINTED BOTH SIDES. BOUNDARY WALLS NOT TO EXCEED 1.8M ABOVE NGL.

DAMP PROOFING
UNDER FLOOR MEMBRANE & DPC MUST BE LAPPED OVER ENTIRE LENGTH OF EXTERNAL WALLS IN ACCORDANCE WITH GUNDLE PLASTICS' DETAIL. ALL JOINTS TO BE SEALED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. PROVIDE "BRICK GRIP" ABOVE, BELOW & AROUND ALL EXTERNAL DOORS AND WINDOWS.
REFER TO ARCHITECTS DETAILS WERE APPLICABLE.

FINAL DOWNPIPE POSITIONS AND CATCHPITS TO BE DETERMINED ON SITE. ALL STORMWATER TO DISPOSE INTO DEVELOPMENT STORMWATER DISPOSAL.

record of revisions

REV NO.	REVISION DESCRIPTION

AREAS RESCHEDULE

THE SITE

ERF AREA	40086 m²		
ZONING	SINGLE RES 2		
SERVITUDES	NA		
FSI	0		
BUILDING LINES	5m Street / 3m side and rear		
PERM. HEIGHT	8.5m HIGH		
PARKING REQ.	SCHEDULE	PARKING PROV.	SCHEDULE

THE BUILDINGS

DESCRIPTION	EXISTING AREA	NEW AREA	TOTAL
MAIN DWELLING GROUND STOREY	709 m²		709 m²
MAIN DWELLING FIRST STOREY	325 m²		325 m²
SECOND DWELLING	50 m²	76 m²	126 m²
GUEST HOUSING	607 m²	301 m²	908 m²
STABLES	184 m²		184 m²
CONFERENCE FACILITY		259 m²	259 m²
CHAPEL		200 m²	200 m²
PUMP HOUSE / OTHER	204 m²		204 m²
TOTAL	**2079 m²**	**836 m²**	**2915 m²**
COV. % ACTUAL	**5.1** % that is	**2079 m²**	m²
COV. % PERM.	**20** % that is	**8017 m²**	m²

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Contact the author of this drawing if you have any questions regarding information here on.

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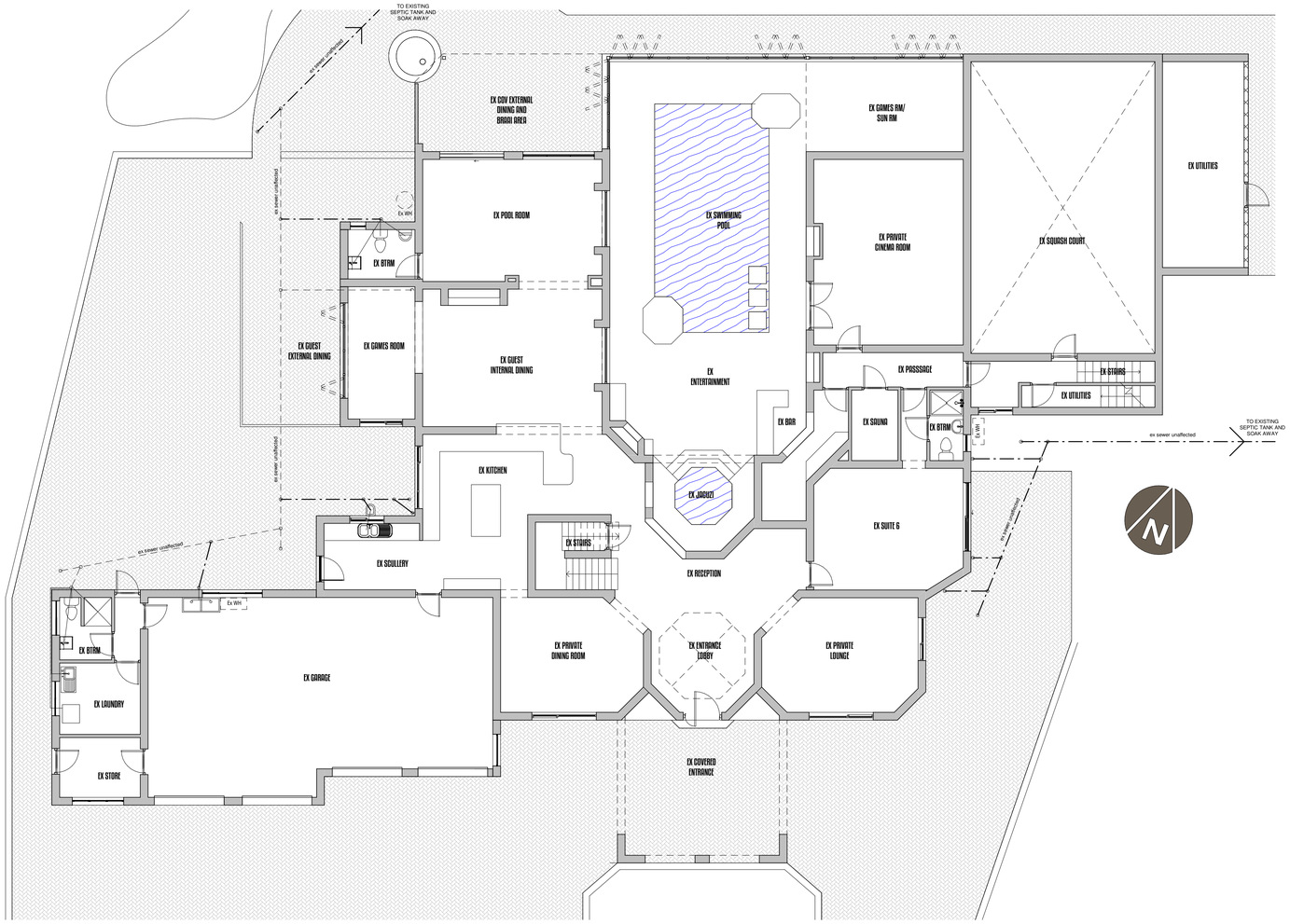
Client name: CRAIG JONES

Client signature:

project title:
PROPOSES ADDITIONS AND ALTERATIONS ON ERF 896 THEESCOMBE

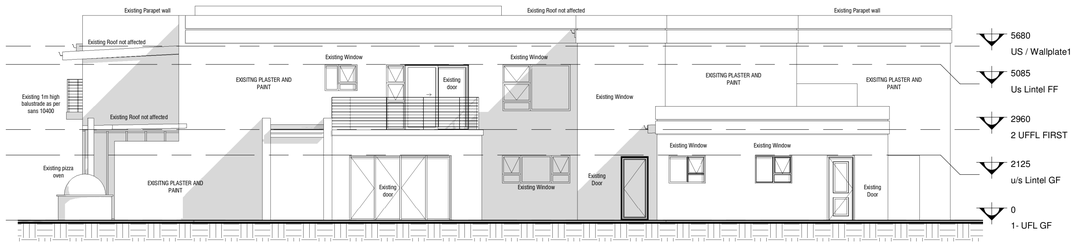
drawing title:
MUNICIPAL DRAWINGS

project number: P321-01	drawing number: MUN 1/7
date: 14/10/2024	scale: As indicated
revision: R00	drawn by: RM



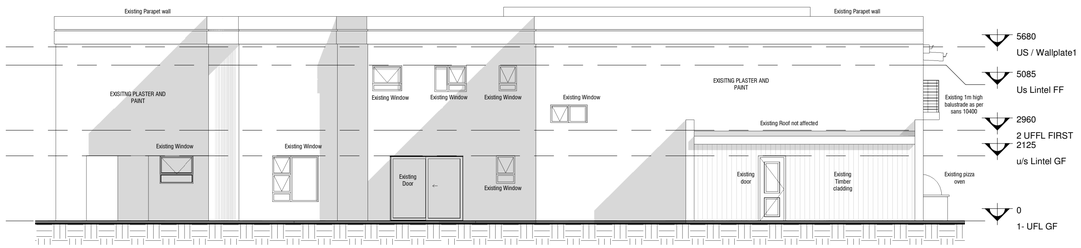
GROUND STOREY PLAN - MAIN DWELLING - BUILDING 1

SCALE: 1 : 100



WEST ELEVATION - MAIN DWELLING

SCALE: 1 : 100



EAST ELEVATION

SCALE: 1 : 100

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THE CHANGE IN LEVEL, THE DESIGN OF RAMPS AND DRIVEWAYS, OR ACCESS TO SWIMMING POOLS AND SWIMMING BATHS IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-D

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WALLS TO BE CONSTRUCTED WITH SABS APPROVED CLAY BRICKS. BUTTERFLY WALL TIES IN ACCORDANCE WITH SABS 28 AT 900mm HORIZONTAL AND 450mm VERTICAL CENTERS
WALLS TO BE PLASTERED INTERNALLY AND EXTERNALLY AND TO BE FINISHED WITH SABS APPROVED PVA AND TO BE APPLIED IN STRICT ACCORDANCE TO MANUFACTURERS SPECIFICATIONS.

THE STRUCTURAL STRENGTH AND STABILITY OF ALL WALLS TO BE IN STRICT ACCORDANCE WITH SANS 10400-B AND SANS 10400-T.
ALL WALLS TO COMPLY WITH THE DETAILED TECHNICAL REQUIREMENTS OF SANS 10400.
THE WATER PENETRATION THROUGH A WALL TO BE IN STRICT ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-K

L ROOF
CONCRETE ROOF TILES MATCHING EX TILES @ 25DEG FIXED TO 38X38MM SA PINE BATTENS AT MANUFACTURERS SPEC CCS ON APPROVED UNDERLAY ON 114X38MM SA PINE ROOF TRUSSES AS PER ROOF SPECIALIST, TRUSSES REST ON 114MMX38MM SA PINE WALL PLATE. TRUSSES FIXED INTO BEAM FILL 5 COARSES BELOW WITH HOOP IRON STRAPS, APPROVED BY ROOF SPECIALIST.
ALL ROOF COVERING AND WATER PROOFING SYSTEMS TO BE IN STRICT ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-L
INSTALL 135MM THICK FLEXIBLE NON-COMBUSTIBLE LIGHTWEIGHT "LOFT INSULATION" MATERIAL BETWEEN THE ROOF TRUSSES AND OVER BRANDERING/PURLINS IN COMPLETED ROOF AND CEILING SYSTEMS. INSTALLATION STRICTLY IN ACCORDANCE WITH MANUFACTURERS DETAIL AND SPECIFICATION.

N GLAZING & DOORS & WINDOWS
THE TYPE AND FIXING OF GLAZING TO BE IN ACCORDANCE WITH SANS 10400-B AND THE DETAILED REQUIREMENTS OF SANS 10400-N. THE SELECTION OF THE GLAZING TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-N, ALL GLAZING TO BE AS PER GLAZING SCHEDULE AND TO COMPLY TO SANS 10400-XA AND SANS 204. ALL BE WINDOWS AS PER DOOR AND WINDOW SCHEDULE.

O LIGHTING AND VENTILATION
THE LIGHTING IN A HABITAL ROOM, BATHROOM, SHOWER AND ROOM CONTAINING A TOILET PAN WILL COMPLY WITH THE REQUIREMENTS OF SANS 10400-T AND THE DETAILED REQUIREMENTS OF SANS 10400-O. ALL VENTILATION TO BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-T AND SANS 10400-O.

P DRAINAGE
SINGLE STACK PIPE SYSTEMS AS SHOWN COMPLYING WITH SANS 10400-P AND COMPRISING THE FOLLOWING: - 100 DISCHARGE STACKS, SOIL DISCHARGE PIPES, DRAINS AND STACK VENTS OF APPROVED MATERIAL. 50mm SOIL DISCHARGE PIPES TO URINALS. 40dia WASTE DISCHARGE PIPES TO WBs, SHOWERS, BATHS, SINKS DISCHARGING TO SINGLE STACKS. GULLY TO COMPLY WITH P29 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

R STORMWATER DISPOSAL
THE MEANS FOR THE CONTROL AND DISPOSAL OF STORM WATER IS TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-R

T FIRE PROTECTION
ALL FIRE PROTECTION MEASURES PROVIDED TO BE IN STRICT ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-T

V SPACE HEATING
THE PROVISION OF SPACE HEATING IF ANY SHALL BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-V.

W FIRE INSTALLATIONS
ALL FIRE INSTALLATIONS IF ANY TO COMPLY WITH THE DETAILED REQUIREMENTS OF SANS 10400-W

XY ENERGY EFFICIENCY IN BUILDINGS
the BUILDING IS SO DESIGNED THAT ORIENTATION AND SHADING IS IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 204. EXTERNAL WALLS ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-XY. FLOORS WITH IN-SLAB HEATING IS IN ACCORDANCE WITH SANS 10400-XY. SERVICES THAT USE ENERGY OR CONTROL THE USE OF ENERGY IS IN ACCORDANCE WITH SANS 204 AND HOT WATER SYSTEMS IS IN ACCORDANCE SANS 10400-XY. ALL FENESTRATION TO COMPLY WITH SANS 204. THE THEORETICAL ANNUAL ENERGY ASSUMPTION AND DEMAND TO BE IN ACCORDANCE WITH SANS 10400-XY. ALL BUILDING ENERGY EFFICIENCY SPECIFICATIONS TO BE READ IN CONJUNCTION WITH THE SUPPLEMENTAL GUIDE TO SANS 10400-XY AND SANS 204 REPORT(A4 DOCUMENT DATED 28 MAY 2012)

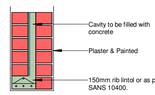
ALL BOUNDARY WALLS TO COMPLY TO SANS 10400-B. NO BOUNDARY WALL FOUNDATION TO ENCROACH BOUNDARY LINE. ALL BOUNDARY WALLS O BE PLASTERED AND PAINTED BOTH SIDES. BOUNDARY WALLS NOT TO EXCEED 1.8M ABOVE NGL.

DAMP PROOFING
UNDER FLOOR MEMBRANE & DPC MUST BE LAPPED OVER ENTIRE LENGTH OF EXTERNAL WALLS IN ACCORDANCE WITH GUNDLE PLASTICS' DETAIL. ALL JOINTS TO BE SEALED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. PROVIDE "BRICK GRIP" ABOVE, BELOW & AROUND ALL EXTERNAL DOORS AND WINDOWS.
REFER TO ARCHITECTS DETAILS WERE APPLICABLE.

FINAL DOWNPIPE POSITIONS AND CATCHPITS TO BE DETERMINED ON SITE. ALL STORMWATER TO DISPOSE INTO DEVELOPMENT STORMWATER DISPOSAL.

BUILDING 1 SCHEDULE

ROOM NAME	PEOPLE	BEDS
SUITE 1	6	x2 Queen beds x1 Bunk bed
SUITE 2	4	x1 Queen beds x1 Bunk bed
SUITE 3	6	x2 Queen beds x1 Bunk bed
SUITE 4	2	x1 King bed x1 Bunk bed
SUITE 5	2	x1 King bed x1 Bunk bed
SUITE 6	4	x1 Queen bed x1 Bunk bed
TOTAL	***24***	***14***



TYPICAL BEAM DETAIL

SCALE: 1 : 20

record of revisions

REV NO.	REVISION DESCRIPTION

AREAS RESCHEDULE

THE SITE

ERF AREA	40086 m²		
ZONING	SINGLE RES 2		
SERVITUDES	NA		
FSI	0		
BUILDING LINES	5m Street / 3m side and rear		
PERM. HEIGHT	8.5m HIGH		
PARKING REQ.	SCHEDULE	PARKING PROV.	SCHEDULE

THE BUILDINGS

DESCRIPTION	EXISTING AREA	NEW AREA	TOTAL
MAIN DWELLING GROUND STOREY	709 m²		709 m²
MAIN DWELLING FIRST STOREY	325 m²		325 m²
SECOND DWELLING	50 m²	76 m²	126 m²
GUEST HOUSING	607 m²	301 m²	908 m²
STABLES	184 m²		184 m²
CONFERENCE FACILITY		259 m²	259 m²
CHAPEL		200 m²	200 m²
PUMP HOUSE / OTHER	204 m²		204 m²
TOTAL	**2079 m²**	**836 m²**	**2915 m²**
COV. % ACTUAL	**5.1** % that is	**2079 m²**	m²
COV. % PERM.	**20** % that is	**8017 m²**	m²

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project title:
PROPOSES ADDITIONS AND ALTERATIONS ON ERF 896 THEESCOMBE

drawing title:
MUNICIPAL DRAWINGS

project number: P321-01	drawing number: MUN 2/7
date: 18/05/2024	scale: As indicated
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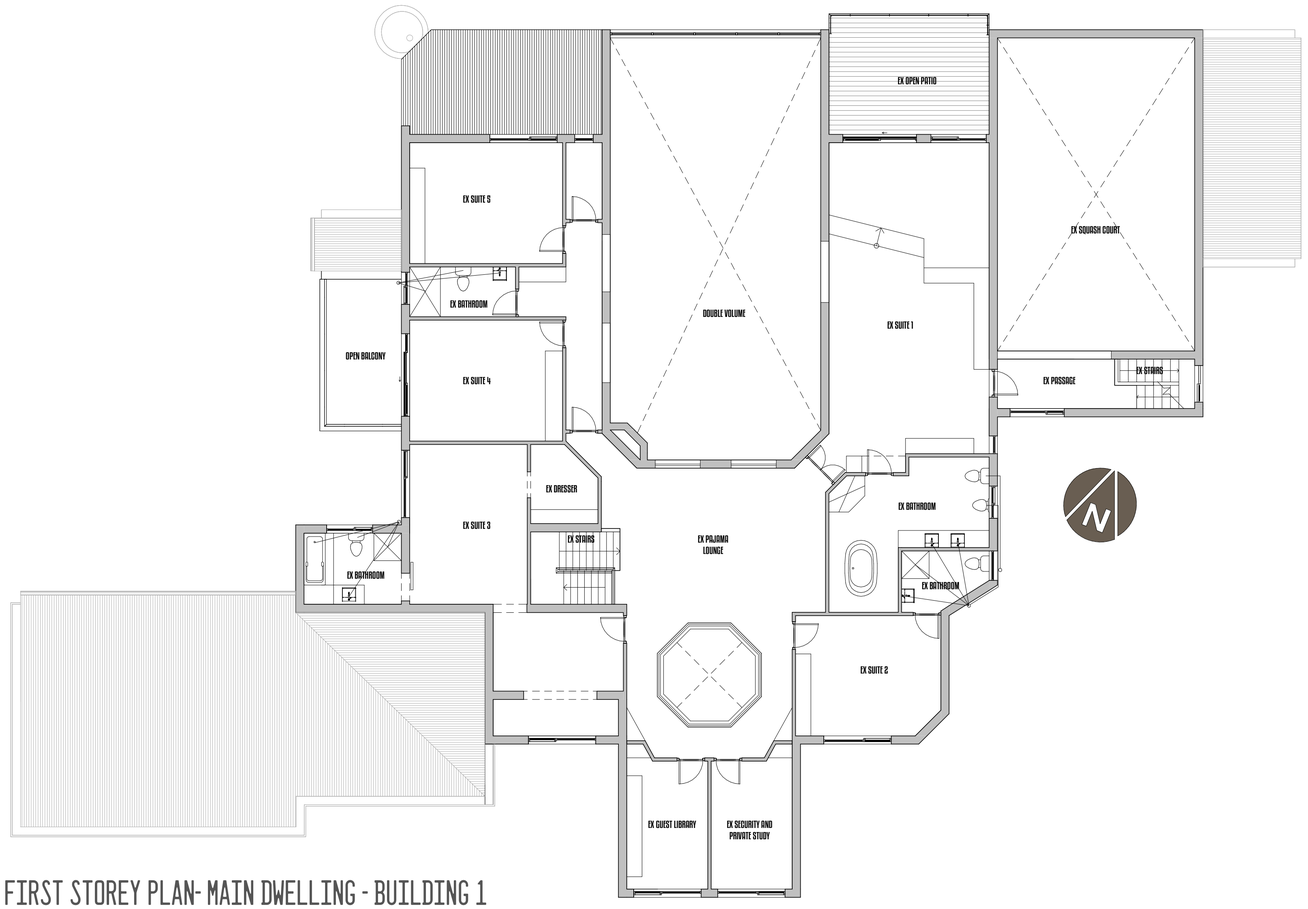
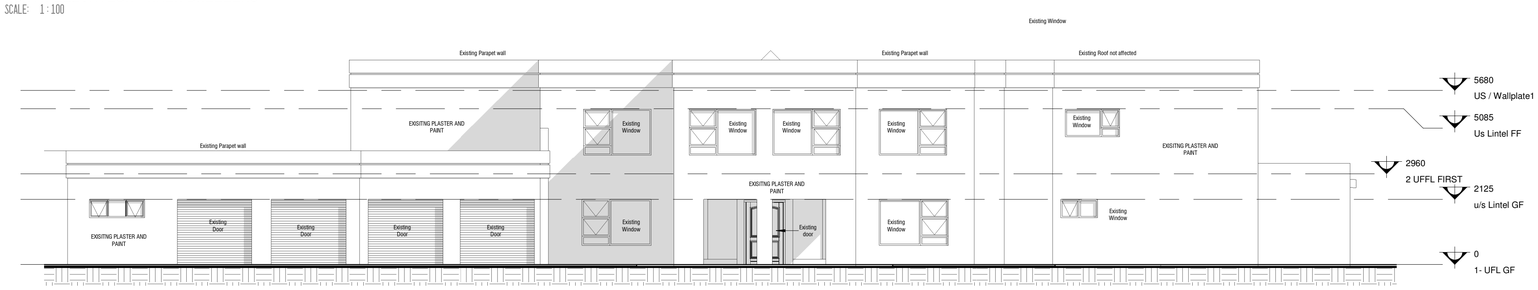


FIRST STOREY PLAN- MAIN DWELLING - BUILDING 1

SCALE: 1 : 100

NORTH ELEVATION - MAIN DWELLING

SCALE: 1 : 100



SOUTH ELEVATION - MAIN DWELLING

SCALE: 1 : 100

BUILDING 1 SCHEDULE

ROOM NAME	PEOPLE	BEDS
SUITE 1	6	x2 Queen beds x1 Bunk bed
SUITE 2	4	x1 Queen beds x1 Bunk bed
SUITE 3	6	x2 Queen beds x1 Bunk bed
SUITE 4	2	x1 King bed x1 Bunk bed
SUITE 5	2	x1 King bed x1 Bunk bed
SUITE 6	4	x1 Queen bed x1 Bunk bed
TOTAL	***24***	***14***

GENERAL SUBMISSION NOTES

-DATUM LEVELS AS INDICATED ON SITE PLAN. THIS SITE HAS NOT BEEN SURVEYED BY A PROFESIONAL SURVEYOR
-BASED ON THE NATIONAL BUILDING REGULATIONS AND SANS 10400 2010

B STRUCTURAL NOTES
THE DESIGN OF THE STRUCTURAL ELEMENTS AND COMPONENTS TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL BUILDING REGULATIONS. ALL STRUCTURAL SYSTEMS OF THE BUILDING TO COMPLY WITH PART H, PART J, PART K, PART L, PART M, PART N OF SANS 1400

C ROOM DIMENSIONS
HABITABLE ROOMS WILL HAVE A FLOOR AREA OF NOT LESS THAN 6SQM, A MINIMUM HORIZONTAL DIMENSION OF NOT LESS THAN 2M AND A MINIMUM HEIGHT OF 2.4M. THE DIMENSIONS OF ALL ROOMS AND SPACES ARE IN ACCORDANCE OF DETAIL REQUIREMENTS OF SANS 10400-C

D PUBLIC SAFETY
THE CHANGE IN LEVEL, THE DESIGN OF RAMPS AND DRIVEWAYS, OR ACCESS TO SWIMMING POOLS AND SWIMMING BATHS IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-D

E DEMOLITION WORK
DEMOLITION OF EXIST. STRUCTURES TO BE DONE STRICTLY IN ACCORDANCE WITH SABS 0400 PART E.

F SITE OPERATIONS
ALL SITE OPERATIONS, INCLUDING PROTECTION OF THE PUBLIC, WILL BE EXECUTED IN STRICT ACCORDANCE WITH PART F OF THE NATIONAL BUILDING REGULATIONS UNDER THE SUPERVISION OF THE ARCHITECT AND THE ENGINEER. APPROVED SANITARY FACILITIES FOR ALL PERSONNEL WILL BE AVAILABLE BEFORE THE COMMENCEMENT OF AND THROUGHOUT THE DURATION OF THE BUILDING OPERATIONS. ALL SITE OPERATIONS TO BE STRICTLY IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 - F

G EXCAVATIONS
ALL EXCAVATIONS ARE LESS THAN 3M DEEP AND IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 - G

H FOUNDATIONS
THE FOUNDATIONS OF THE BUILDING ARE IN ACCORDANCE WITH SANS 10400 - B. A COMPETENT PERSON(CIVIL ENGINEER) TO BE APPOINTED IN RESPECT TO ALL STRUCTURAL FOUNDATIONS, FOOTINGS, SOIL RAFTS, COMPACTION OF IN-SITU SOIL AND SUBSURFACE DRAINAGE IF APPLICABLE.

FOUNDATIONS TO ANY PERIMETER WALLS ARE NOT TO PROJECT OVER BOUNDARY LINES, INCLUDES ANY BUILDING OR BOUNDARY WALL.

J FLOORS
AS PER PART B

GROUND FLOOR - FINISH AS INDICATED ON PLANS ON 40mm SCREED ON 85mm REINFORCED CONCRETE SURFACE BED ON "GUNPLAS USB GREEN" DPM ON 50mm COMPACTED SAND BED ON SELECTED INVERT FILL COMPACTED IN 150mm LAYERS TO 98% AASHTO AND TREATED WITH "PCP", OR EQUALLY APPROVED TP CONFORM WITH SANS 10400-B. CONCRETE FLOORS TO SHOWER AREAS TO BE SET 50mm LOWER THAN THE BATHROOM FLOORS TO BOTH GROUND AND FIRST FLOORS. FLOORS IN ANY LAUNDRY, KITCHEN, SHOWER, BATHROOM OR ROOM CONTAINING A TOILET PAN OR URINAL ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-J

K WALLS
PARTS G, H, J AND K WILL BE DESIGNED BY A PROFESSIONAL ENGINEER AND WILL BE EXECUTED IN STRICT ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND SABS 0400.
THE FULL THICKNESS OF WALLS TO BE INSTALLED AT ALL WALLS AT THE LEVEL AT THE TOP OF THE SURFACE BED AT LEAST 150mm ABOVE THE ADJOINING GROUND AND AT ALL WINDOW SILLS. AN APPROVED VERTICAL WATERPROOF MEMBRANE TO BE FITTED WHERE A WALL OF A ROOM IS IN CONTACT WITH THE GROUND. ROOFS TO BE ANCHORED TO WALLS IN COMPLIANCE WITH CLAUSE KK13 OF THE NATIONAL BUILDING REGULATIONS.

WALLS TO BE CONSTRUCTED WITH SABS APPROVED CLAY BRICKS. BUTTERFLY WALL TIES IN ACCORDANCE WITH SABS 28 AT 900mm HORIZONTAL AND 450mm VERTICAL CENTERS
WALLS TO BE PLASTERED INTERNALLY AND EXTERNALLY AND TO BE FINISHED WITH SABS APPROVED PVA AND TO BE APPLIED IN STRICT ACCORDANCE TO MANUFACTURERS SPECIFICATIONS.

THE STRUCTURAL STRENGTH AND STABILITY OF ALL WALLS TO BE IN STRICT ACCORDANCE WITH SANS 10400-B AND SANS 10400-T.
ALL WALLS TO COMPLY WITH THE DETAILED TECHNICAL REQUIREMENTS OF SANS 10400.
THE WATER PENETRATION THROUGH A WALL TO BE IN STRICT ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-K

L ROOF
CONCRETE ROOF TILES MATCHING EX TILES @ 35DEG FIXED TO 38X38MM SA PINE BATTENS AT MANUFACTUERS SPEC CCS ON APPROVED UNDERLAY ON 114X38MM SA PINE ROOF TRUSSES AS PER ROOF SPECIALIST. TRUSSES REST ON 114MMX38MM SA PINE WALL PLATE. TRUSSES FIXED INTO BEAM FILL 5 COARSES BELOW WITH HOOP IRON STRAPS, APPROVED BY ROOF SPECIALIST.
ALL ROOF COVERING AND WATER PROOFING SYSTEMS TO BE IN STRICT ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-L
INSTALL 135MM THICK FLEXIBLE NON-COMBUSTIBLE LIGHTWEIGHT "LOFT INSULATION" MATERIAL BETWEEN THE ROOF TRUSSES AND OVER BRANDERING/PURLINS IN COMPLETED ROOF AND CEILING SYSTEMS. INSTALLATION STRICTLY IN ACCORDANCE WITH MANUFACTURERS DETAIL AND SPECIFICATION.

N GLAZING & DOORS & WINDOWS
THE TYPE AND FIXING OF GLAZING TO BE IN ACCORDANCE WITH SANS 10400-B AND THE DETAILED REQUIREMENTS OF SANS 10400-N. THE SELECTION OF THE GLAZING TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-N. ALL GLAZING TO BE AS PER GLAZING SCHEDULE AND TO COMPLY TO SANS 10400-XA AND SANS 204. ALL BE WINDOWS AS PER DOOR AND WINDOW SCHEDULE.

O LIGHTING AND VENTILATION
THE LIGHTING IN A HABITAL ROOM, BATHROOM, SHOWER AND ROOM CONTAINING A TOILET PAN WILL COMPLY WITH THE REQUIREMENTS OF SANS 10400-T AND THE DETAILED REQUIREMENTS OF SANS 10400-O. ALL VENTILATION TO BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400-T AND SANS 10400-O.

P DRAINAGE
SINGLE STACK PIPE SYSTEMS AS SHOWN COMPLYING WITH SANS 10400-P AND COMPRISING THE FOLLOWING: - 100 DISCHARGE STACKS, SOIL DISCHARGE PIPES, DRAINS AND STACK VENTS OF APPROVED MATERIAL. 50mm SOIL DISCHARGE PIPES TO URINALS. 40dia WASTE DISCHARGE PIPES TO WBs, SHOWERS, BATHS, SINKS DISCHARGING TO SINGLE STACKS. GULLY TO COMPLY WITH P29 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

R STORMWATER DISPOSAL
THE MEANS FOR THE CONTROL AND DISPOSAL OF STORM WATER IS TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-R

T FIRE PROTECTION
ALL FIRE PROTECTION MEASURES PROVIDED TO BE IN STRICT ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-T

V SPACE HEATING
THE PROVISION OF SPACE HEATING IF ANY SHALL BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-V.

W FIRE INSTALLATIONS
ALL FIRE INSTALLATIONS IF ANY TO COMPLY WITH THE DETAILED REQUIREMENTS OF SANS 10400-W

XY ENERGY EFFICIENCY IN BUILDINGS
the BUILDING IS SO DESIGNED THAT ORIENTATION AND SHADING IS IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 204. EXTERNAL WALLS ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-XY. FLOORS WITH IN-SLAB HEATING IS IN ACCORDANCE WITH SANS 10400-XY. SERVICES THAT USE ENERGY OR CONTROL THE USE OF ENERGY IS IN ACCORDANCE WITH SANS 204 AND HOT WATER SYSTEMS IS IN ACCORDANCE SANS 10400-XY. ALL FENESTRATION TO COMPLY WITH SANS 204. THE THEORETICAL ANNUAL ENERGY ASSUMPTION AND DEMAND TO BE IN ACCORDANCE WITH SANS 10400-XY. ALL BUILDING ENERGY EFFICIENCY SPECIFICATIONS TO BE READ IN CONJUNCTION WITH THE SUPPLEMENTAL GUIDE TO SANS 10400-XY AND SANS 204 REPORT(A4 DOCUMENT DATED 28 MAY 2012)

ALL BOUNDARY WALLS TO COMPLY TO SANS 10400-B. NO BOUNDARY WALL FOUNDATION TO ENCROACH BOUNDARY LINE. ALL BOUNDARY WALLS O BE PLASTERED AND PAINTED BOTH SIDES. BOUNDARY WALLS NOT TO EXCEED 1.8M ABOVE NGL.

DAMP PROOFING
UNDER FLOOR MEMBRANE & DPC MUST BE LAPPED OVER ENTIRE LENGTH OF EXTERNAL WALLS IN ACCORDANCE WITH GUNDLE PLASTICS' DETAIL. ALL JOINTS TO BE SEALED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. PROVIDE "BRICK GRIP" ABOVE, BELOW & AROUND ALL EXTERNAL DOORS AND WINDOWS.
REFER TO ARCHITECTS DETAILS WERE APPLICABLE.

FINAL DOWNPIPE POSITIONS AND CATCHPITS TO BE DETERMINED ON SITE. ALL STORMWATER TO DISPOSE INTO DEVELOPMENT STORMWATER DISPOSAL.

record of revisions

REV NO.	REVISION DESCRIPTION

AREAS RESCHEDULE

THE SITE

ERF AREA	40086 m²		
ZONING	SINGLE RES 2		
SERVITUDES	NA		
FSI	0		
BUILDING LINES	5m Street / 3m side and rear		
PERM. HEIGHT	8.5m HIGH		
PARKING REQ.	SCHEDULE	PARKING PROV.	SCHEDULE

THE BUILDINGS

DESCRIPTION	EXISTING AREA	NEW AREA	TOTAL
MAIN DWELLING GROUND STOREY	709 m²		709 m²
MAIN DWELLING FIRST STOREY	325 m²		325 m²
SECOND DWELLING	50 m²	76 m²	126 m²
GUEST HOUSING	607 m²	301 m²	908 m²
STABLES	184 m²		184 m²
CONFERENCE FACILITY		259 m²	259 m²
CHAPEL		200 m²	200 m²
PUMP HOUSE / OTHER	204 m²		204 m²
TOTAL	**2079 m²**	**836 m²**	**2915 m²**
COV. % ACTUAL	**5.1** % that is	**2079 m²**	m²
COV. % PERM.	**20** % that is	**8017 m²**	m²

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