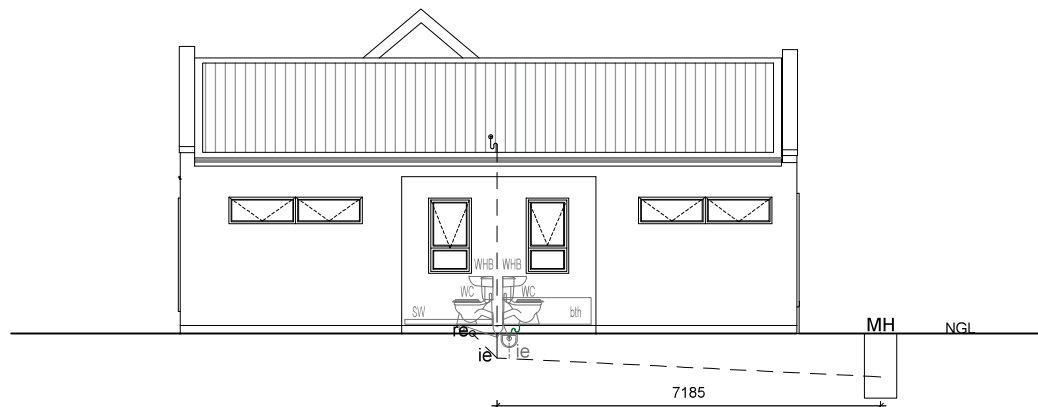


8000mm Height restriction
Fascias, Bargeboards & Gutters to match roof colour



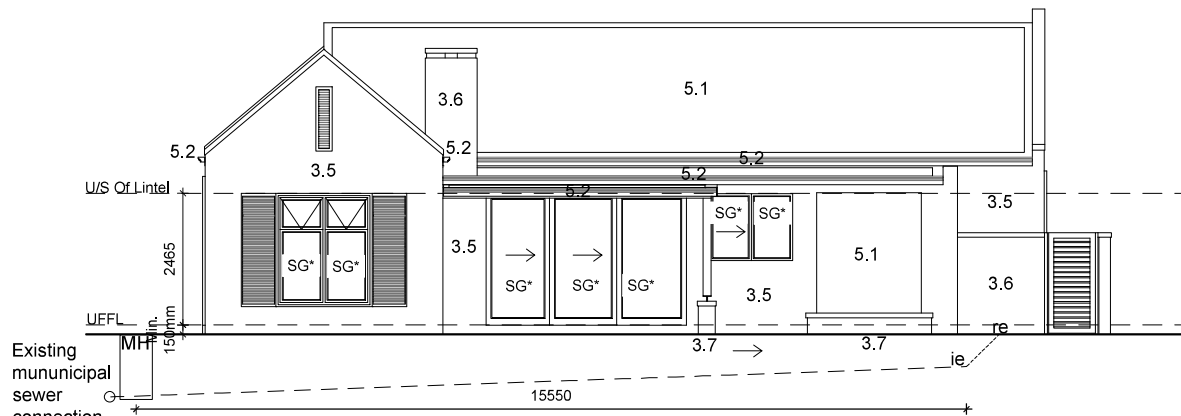
EAST ELEVATION
SCALE 1:100

8000mm Height restriction
Fascias, Bargeboards & Gutters to match roof colour



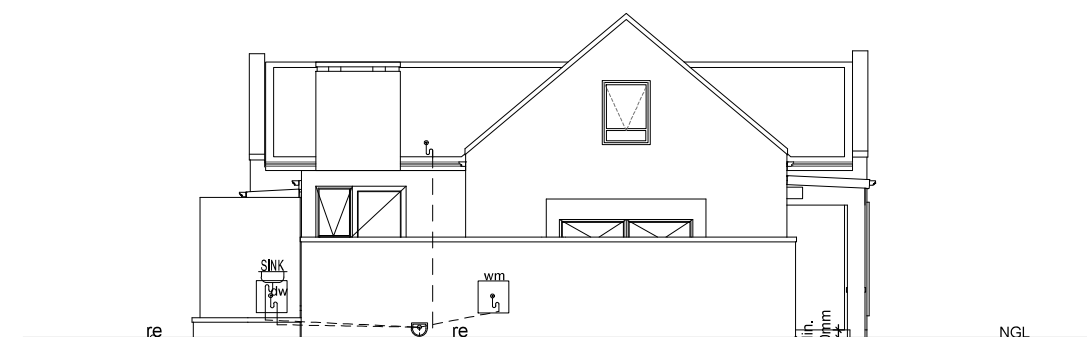
SOUTH ELEVATION
SCALE 1:100

8000mm Height restriction
Fascias, Bargeboards & Gutters to match roof colour



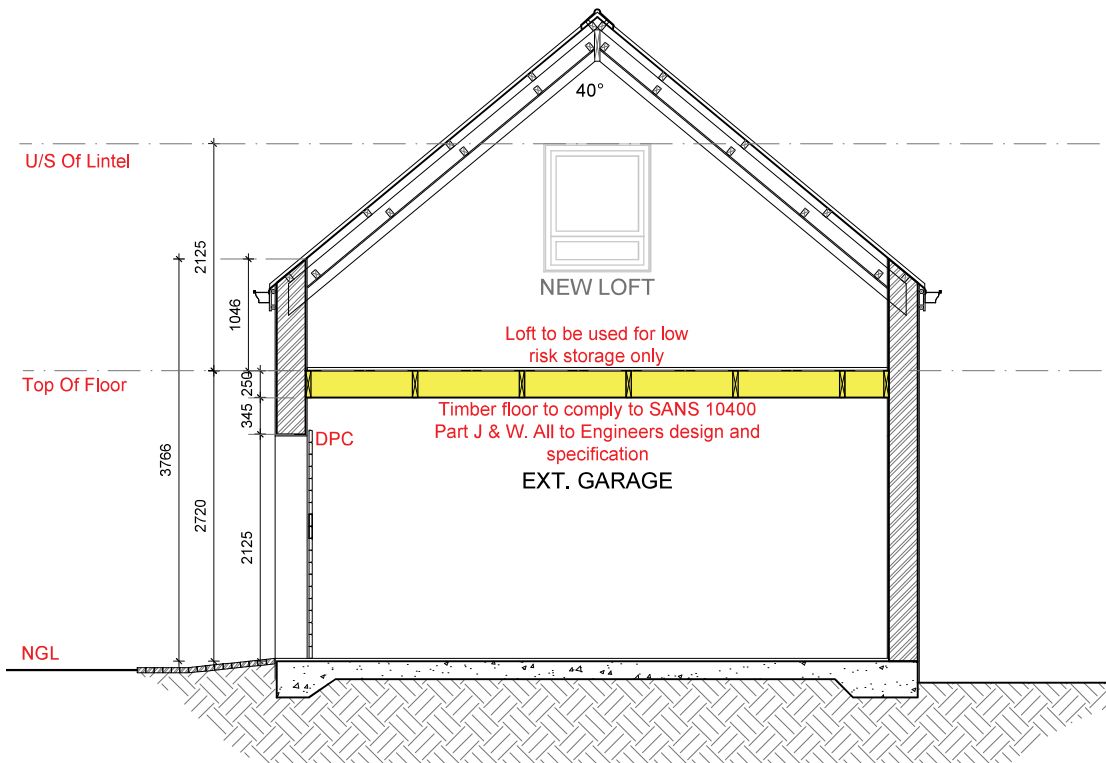
NORTH ELEVATION
SCALE 1:100

8000mm Height restriction
Fascias, Bargeboards & Gutters to match roof colour



WEST ELEVATION
SCALE 1:100

8000mm Height restriction



SECTION B-B
SCALE 1:100

GENERAL NOTES

FOUNDATIONS

- 1.1 Concrete foundation to engineer design and specifications. See engineer's drawings for final layouts of foundations and structure beams and concrete slabs

FLOORS

- 2.1 25mm smooth floated screed on 85mm 1:3:6 concrete slab USB 250 micron damp proof
2.2 membrane on 50mm sand blinding layer on minimum 150mm well tamped hardcore.

- 2.3 Approved tile finish to fall.

- 2.4 Approved floor finish to client specifications.

Approved paving to Renosterbos Estate specifications.

WALLS

- 3.1 Internal walls to be smooth plastered, skimmed and painted. All to Paintsmiths specifications. Colour to be confirmed.

- 3.2 25 Degree down-tilted plastered external sill Waterproofing of sill to Paintsmiths specifications

- 3.3 Stepped approved DPC to all cavity walls, leave a vertical joint open after every 4th joint as weepholes.

- 3.4 Door / Window to schedule.

- 3.5 Plaster and paint to Renosterbos guidelines. All to Paintsmiths specifications.

- 3.6 Approved clay face brick, size 222 x 106 x 73mm, bedded and jointed in Class II mortar and pointed with flush vertical and flush horizontal joints, suitable for exposure zones 1-3.

- 3.7 Approved stone cladding by specialist

CEILING

- 4.1 Gyproc RhinoBoard® 9.5mm on 38 x 38mm brandering installed at maximum 400mm centres. Fix Gyproc RhinoBoard® using Gyproc Sharp-point Screws 25mm at maximum 150mm centres. All joints shall be staggered. Apply Gyproc RhinoTape to all joints and skim the ceiling using Gyproc RhinoLife® CreteStone.

- 4.2 Install Isover 135mm thick Aerolite non-combustible light weight Glasswool thermal ceiling insulation, nominal density , or similar approved. Cornice to finishing schedule. R-value: 3.38m² K/W
Thermal conductivity: 0.04 W/m²/K
Insulation to comply with the requirements in SANS 10400.

- 4.3 Plaster and paint under side of concrete slab.

- 4.4 Everite Nutec 4mm thick plain ceiling boards, manufactured in accordance with SANS 9001:2000 carrying SANS 803:2005 mark, fixed to 38 x 38mm battens at 450mm centres.

ROOFS

- 5.1 0.53mm thick 762mm cover Corrugated profile AZ200 spelter G550 COLORBOND. Colour to be confirmed. Fixed to timber intermediate purlins at MAX 1700mm centres and eaves and ridge purlins at MAX 1300mm centres using Hex Flange Head + EPDM Seal self drilling Type 17 drill point. No. 12-11 x 65mm long fasteners. Purlin fixed to first, fourth and eighth crest of each sheet and at all crests at sheet ends, all in accordance with the manufacturer's specifications.
Climatic Condition: from 0 to 400m of the coast - C5 High Corrosion
Roof structure to Engineers design and specifications.

- 5.2 Waterlute Guttering domestic aluminium Seamless ogee profile gutter, overall size 125 x 85 x 0.6mm thick coated internally and externally with ColourTech G4. Secured to 15x225mm fibre cement fascia with 20 x 2.5mm internal hanger brackets at 600mm centres using aluminium peeled rivets, with 75 x 50 x 0.6mm thick aluminium downpipe colour to be confirmed, fixed to wall with straps at 1500mm centres using nail plugs, with downpipes riveted and silicone sealed to gutter outlets, including all necessary bends, elbows, shoes etc. Colour to be confirmed.

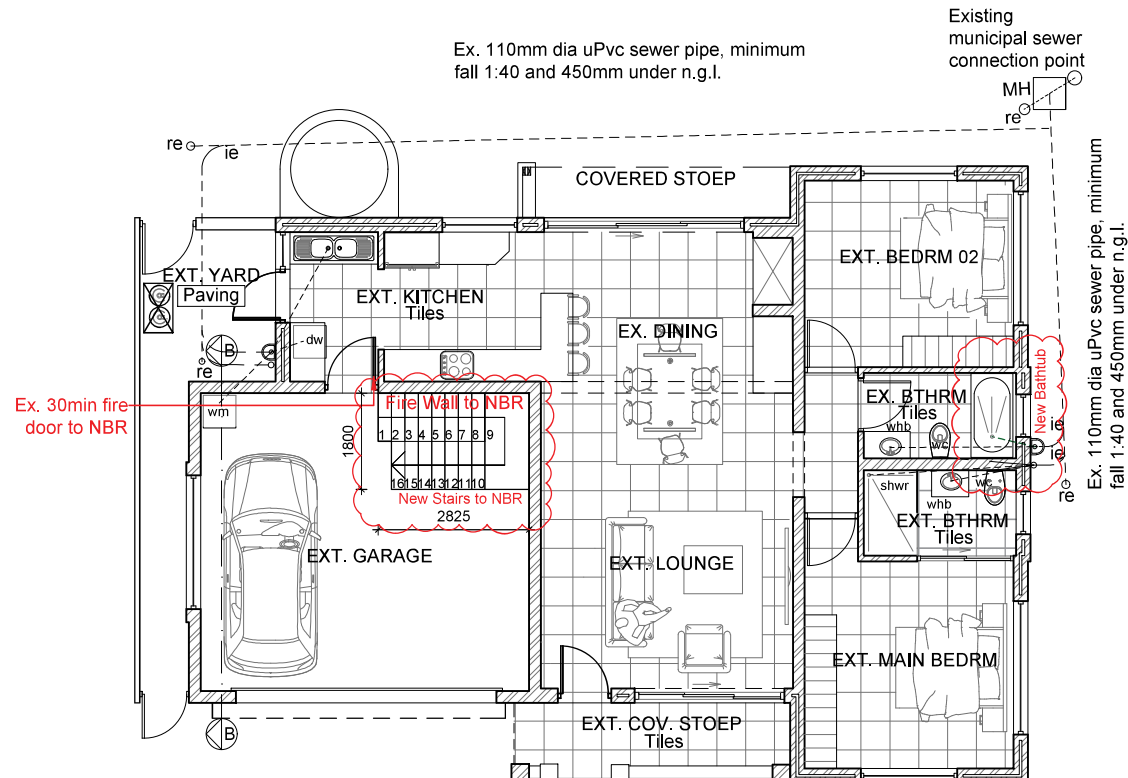
- 5.3 Flashing to roof manufacturer specifications.

- 5.4 RC beam /slab to Engineer design and specifications.

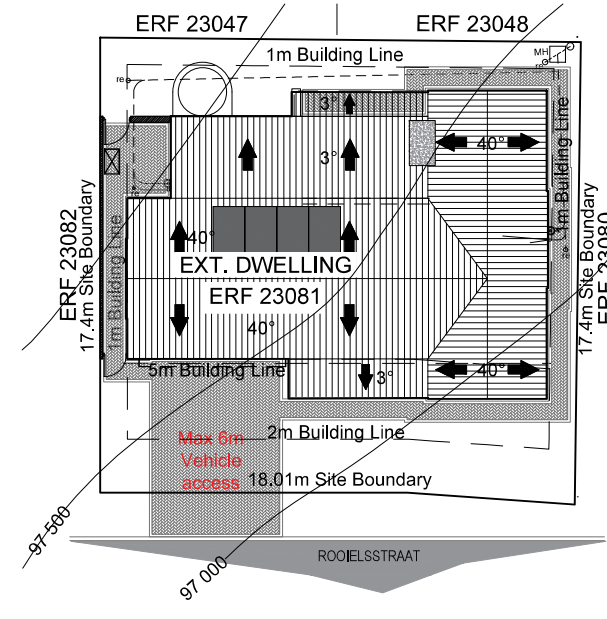
- 5.5 Cover end of roof with Nutec moulded barge boards (Code: 721-731), size 200 x 80mm, fixed to 38 x 38mm trimmer batten twice screwed with 12 x 40mm countersunk brass screws with PVC H-profile barge board joiners between boards and at roof apex.

- 5.6 Steel / Timber pergola to specialist details and specifications.

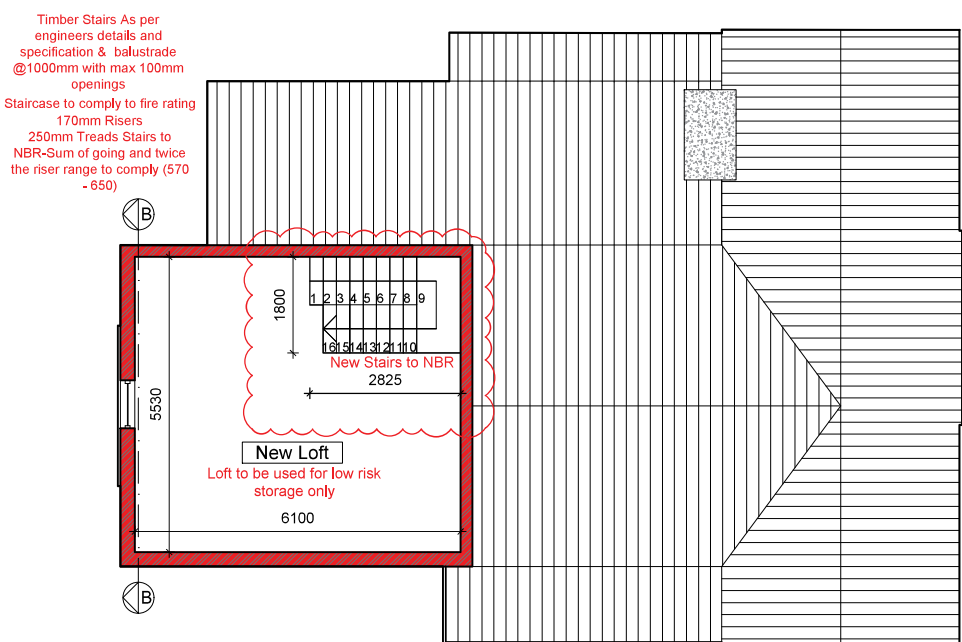
- 5.7 Roof construction and open beams to engineer specifications (Double volume)



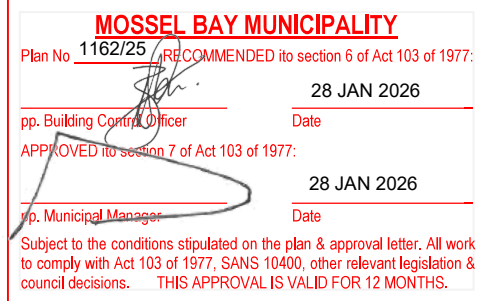
FLOOR PLAN
SCALE 1:100



SITE PLAN
SCALE 1:100



LOFT FLOOR PLAN
SCALE 1:100



GENERAL NOTES:

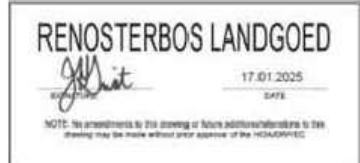
All drawings and measurements must be checked and verified before the ordering of materials or before any building takes place. Differences must be brought to the attention of the designer immediately. All work according to National Building Regulations and local authority rules. All building electrical and plumbing to comply with SANS 10400 regulations. The copyright on all drawings and designs are reserved. This drawing is to be read in conjunction with all relevant consultants drawings, details and specifications. Only the latest signed and approved drawings to be used. Never scale from this drawings.

OWNER:
Geyer MC & HP
emcgeyer@gmail.com

Signed (H P vd Walt - POA)

PROFESSIONAL:
H P VD WALT

NOTES:



PROJECT TITLE:

House Albatros

Addition to existing dwelling for Erf 23081 , in the Town of Mosselbay, Renosterbos Estate

STOREY	AREA
Ex. dwelling	161m²
New Loft	39m²
Total	200m²
Hard Landscaping/Paving (11%)	35m²
Yard	10m²
Erf size	305m²
Coverage	51%
Height	8.5m
Storeys	Ground & Loft
Bldg Lines	As indicated
Servitudes	N/A



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PROFESSIONAL ARCHITECT
TECHNOLOGIST
REG. NO T0645 (SACAP)

DRAWING:
Floor plans, Elevations & Services

SCALE:
1:100, 1:200

DATE:
2026/01/23

DRAWING NUMBER:

ERF 23081 - 1000