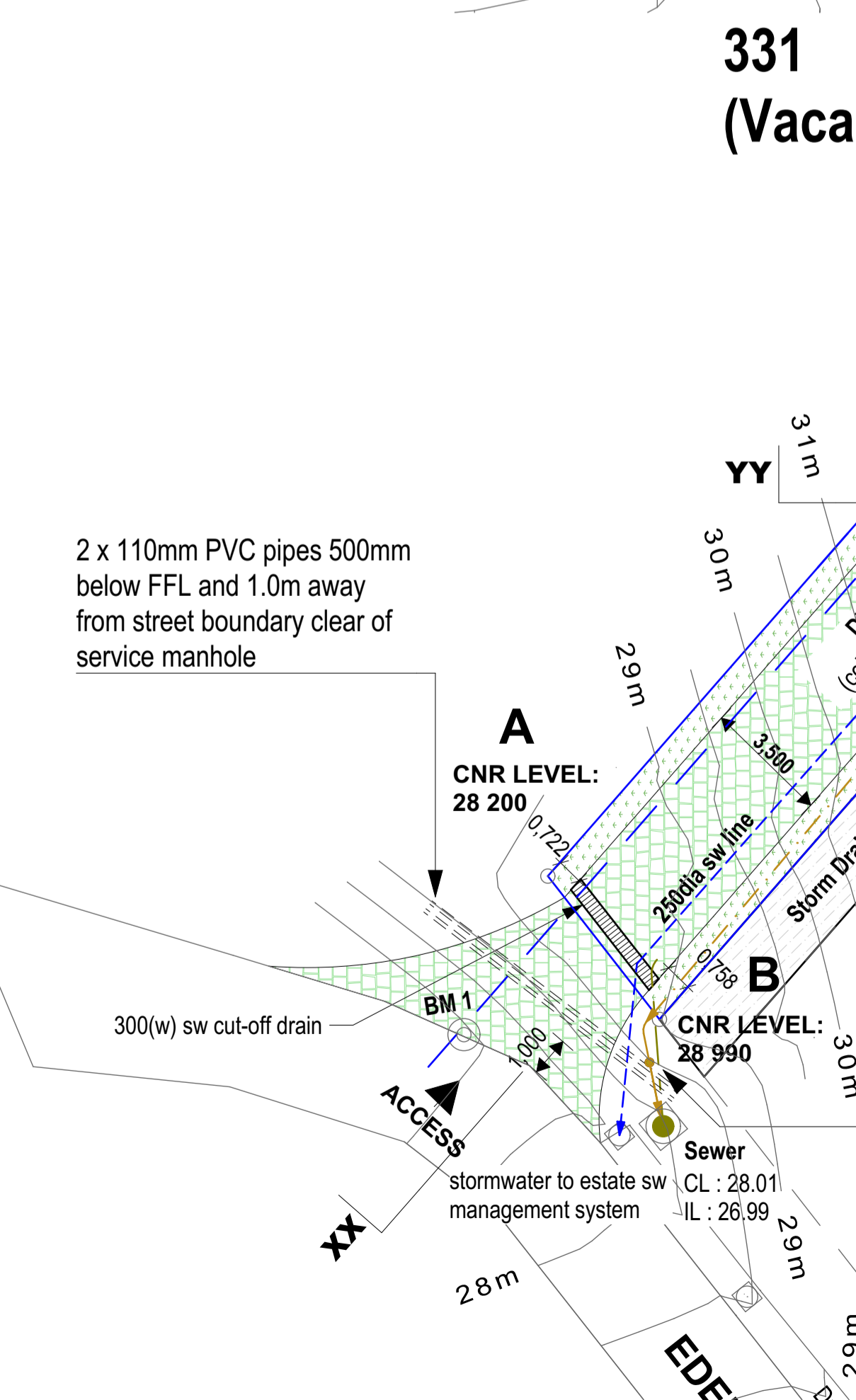
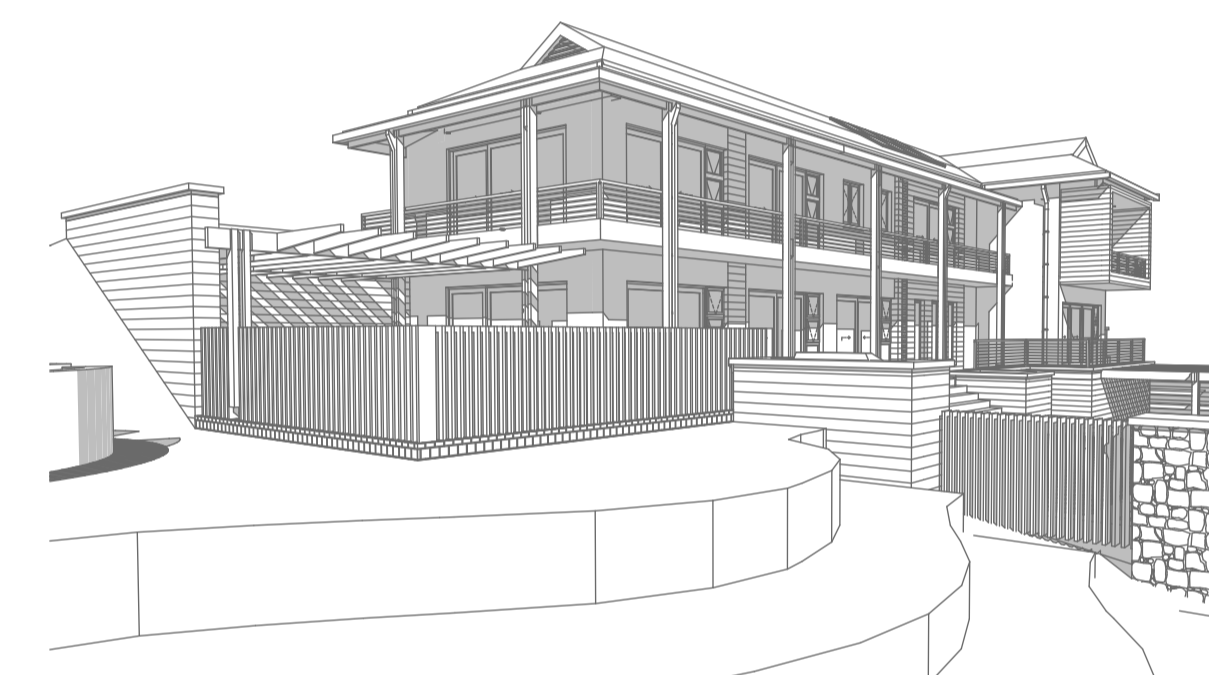
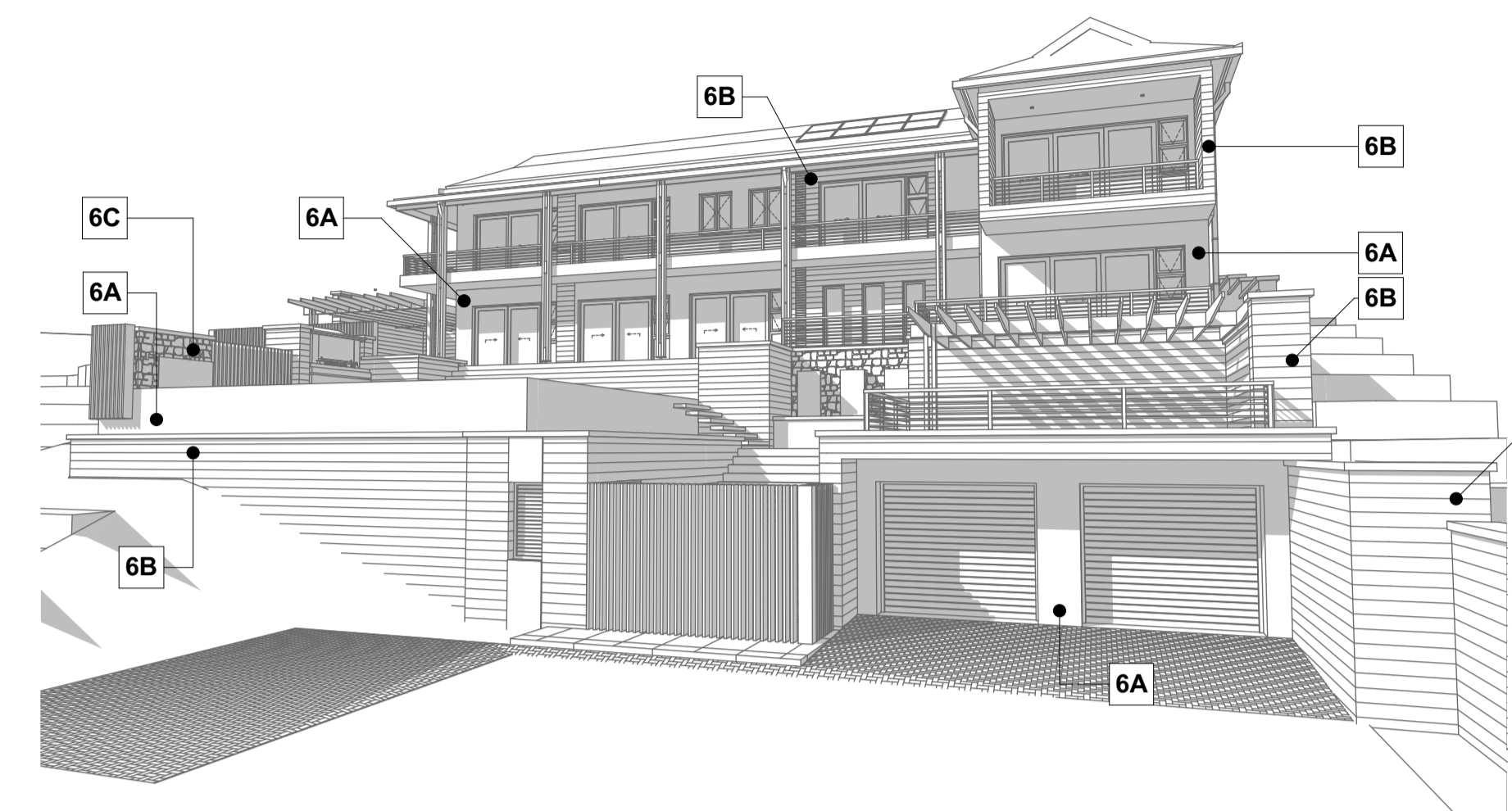


GENERAL ENDORSEMENTS

CHIMNEY HEIGHT TO COMPLY WITH PART V4.3.6
 ACCESS PANELS TO COMPLY WITH PART P4.18.3 & 4.18.4
 FRENCH DRAIN TO COMPLY WITH PART P4.8.8
 TRE MANHOLE TO COMPLY WITH PART 4.19.1e2

N.B: All services incl. airconditioning compressors, pool pump, gas cylinders, washlines and satellite dishes screened in kitchen yard.



Existing dense vegetation unaffected

331 (Vacant)

394 (Vacant)

396 (Vacant)

397 (Vacant)

SCHEDULE OF AREAS

BASEMENT	
GARAGE	: 77 sq.
BIN / AREA	: 11 sq.
TOTAL	: 88 sq.
TERRACE FLOOR PLAN	
GARAGE TERRACE	: 85 sq.
POOL TERRACE	: 53 sq.
OPEN ENT. STAIR	: 26 sq.
PLANTERS	: 33 sq.
TOTAL	: 197 sq.
GROUND FLOOR	
LIVING	: 130 sq.
U/C PATIOS	: 64 sq.
OPEN PATIO	: 43 sq.
OPEN BK YARD	: 50 sq.
TOTAL	: 287 sq.
FIRST FLOOR	
LIVING	: 123 sq.
U/C BALCONIES	: 62 sq.
TOTAL	: 185 sq.
TOTAL LIVING	: 253 sq.
TOTAL LIVING + GARAGE	: 330 sq.
TOTAL U/C PATIO	: 126 sq.
TOTAL	: 456 sq.
TOTAL OPEN PATIO	: 240 sq.
PARKING ALLOCATED : 05 BAYS	
TOWN PLANNING	
AREA OF SITE	: 1749 sq.
PERM COV	50% : 874.5 sq.
PERM COV	75% : 1311.8 sq.
ACTUAL COV	167% : 282.0 sq.
PERM FAR	0.5 : 253.0 sq.
ACTUAL FAR	0.13 : 282.0 sq.

1200(h) fence with self-closing gate to comply with SANS 10400 part D4.4

PROPOSED RESIDENCE
 ERF 395 EDEN ROAD PRINCES GRANT

DINING YARD
 HEAT PUMP
 KITCHEN YARD

ROOM YARD

SITE DIMENSIONS

AB	5.100m
BC	12.00m
CD	47.94m
DE	62.39m
EA	89.56m

site plan scale 1:150

SPECIFICATIONS KEY

- ROOF COVERING:** Aluminium Victorian 'S' profile roof sheeting laid as per supplier's specifications on 75x50mm timber purlins on INSULATION, fixed to timber rafters/truss. All structural elements as per engineer's specifications.
 PRIMARY ROOF PITCH - as indicated 30°
 SECONDARY ROOF PITCH - as indicated 10°
CLOUR - CHARCOAL GREY.
 COLOUR - bargeboards, eave closures and edge copings as per architect's details.
EAVES - to be tightly clipped to the external wall face.
SOLAR PANELS - as per manufacturers specifications to be installed in the same plane as the roof, all piping and fixing mechanisms to be concealed. Frame of panels to match colour of roof.
- GUTTERS & DOWNPIPES:** Seamless aluminium gutters and downpipes, colour to match roof. Rain water downpipes encased in ducts to be PVC, exposed downpipes to be aluminium as indicated on drawings.
- CONCRETE ROOFS:** All concrete roof slabs and beams strictly as per engineer's details. Waterproofing on screed laid to fall in direction of full-bore outlet. Waterproofing to be provided up and on all parapet walls, and under coping detail. Waterproofing as per suppliers accredited applicator details and specifications, guarantee to be seeded.
- CEILINGS:** Gypsum ceiling boards to interior - Skimmed with 'RHINOLITE' and painted white as indicated on drawings. Concrete soffit off-shutter unless otherwise specified.
- WINDOW FRAMES:** CHARCOAL GREY powder coated aluminium window frames. All window sills to be plastered. Glazing to comply with PART N OF SANS 10400 (to be read in conjunction with energy efficiency report & window schedule)
- EXTERNAL WALLS:** To be plastered clay / cement brick masonry
 All plaster and paint as per architect's specifications
 (a) SMOOTH PLASTER AND PAINT 'PLASCON - CORINTHIAN COLUMN'
 (b) RIVERSAND TEXTURED / RULED PLASTER FINISH 'PLASCON - HOLLYHOCK'
 (c) NATURAL DRY PACKED RIBBON NATURAL STONE CLADDING
 Colour / stone & texture as per Architect's choice in compliance with PGBC.
- INTERNAL WALLS:**
 (a) Smooth plaster and paint as per architect's specifications
 (b) All brick face brick internal feature walls as per architect's specifications
- WOODEN DECKS:** Slatted 'BALAU' timber decking as per specialist recommended details and specifications laid on joists and bearers as per engineer's details.
- WOODWORK POSTS:** 'BALAU' timber posts 150mm x 76mm to be stained, sealed & treated as per specialist recommendations.
 All structural timber elements as per engineer's details and specifications.
- PERGOLA:** 'BALAU' pergola planks as per approved design by specialist, timber elements including pergola and posts treated and stained as per architect's specification.
- FLOOR TILES:** Floor tiles as per architect's/owners specifications.
- POLISHED CONCRETE FLOOR FINISH:** Polished concrete floor with added screed hardener as per specialist.
- STEEL ELEMENTS:** All GMS steel elements as per engineer's details prepared and painted as per architect's choice.
- BALUSTRADES:** 1000h Powder coated aluminium balustrades (colour charcoal) with marine grade s/s cables as per architect's detail to comply with PART D OF SANS 10400
- RETAINING WALLS:** Retaining wall and water proofing including subsoil drainage to engineer's details and specifications. Finish as per architect's specification.
- FOOTINGS/FOUNDATIONS:** Reinforced Concrete footings to Engineers Details
- STAIRCASE:** RC Staircase to Engineers details:
 Riser @ 170mm / Tread @ 300mm.
 Finishes as per architects spec.
 To comply with SANS 10400 Part M4.2.5
- PAVING**
 100mm x 100mm x 50mm concrete cobble paving (colour grey). Bedding as per engineers specifications
 Stormwater drainage and catchments to all hardened surfaces as per engineers details & specifications.
- EXTERNAL LIGHTING**
 All external lighting to be limited to 40Watts and to radiate vertically upwards or downwards only. No day/night switches permitted & consideration to be given to highly corrosive coastal environments with regard to light fittings.
- GARDEN / BOUNDARY WALLS / COPINGS**
 All freestanding boundary and courtyard walls to have plastered and painted copings with plaster drip detail with approved PGHOA colour.
- LANDSCAPING**
 As per landscape architects specifications
- SWIMMING POOL**
 Swimming pool caress as per engineers specifications with marble plaster finish as per architect. Gunitite construction by specialist with scumline tiles as per architect specifications.
 Backwash to discharge directly into dedicated soakaway as per engineer. All pool fence with gates, min 1200(h) with self-closing gates.
- GATES, SCREENS & POOL FENCE**
 SCREENS - Horizontal 'BALAU' timber slats stained and sealed, inserted into charcoal grey GMS frame as screen element to all exposed A/C & heat pump compressors
- POOL FENCE** - 'BALAU' timber slats stained and sealed, inserted into charcoal grey aluminium frame (with self-closing mechanism). Pool fence to comply with SANS 10400 Part D 4.4.
- DUCT REMOVABLE ACCESS PANELS**
 'BALAU' horizontal timber planks stained and sealed, screwed to balau subframe to be made removable for access to duct.

general notes:

All dimensions to be checked on site and any discrepancies to be reported directly to the architect. Dimensions are not to be scaled
 All building works to comply with SANS 10400
 All structural works to comply with the engineers drawings and specifications.
 Any discrepancies with architectural drawings to be reported to the architect

OCCUPANCY H 4

project description:
NEW RESIDENTIAL DWELLING

client:
NORTJE BADENHORST
 ON LOT 395, PRINCES GRANT
 Street Address: 395 EDEN ROAD

drawing description:
SITE PLAN / ROOF PLAN

DRW stage : LA / Rev 0
 CAD no : 2021/008
 DWG No. : 100
 author : sidesh rajballi
 date : 17.06.2021

signatures:
 client _____ architect _____

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