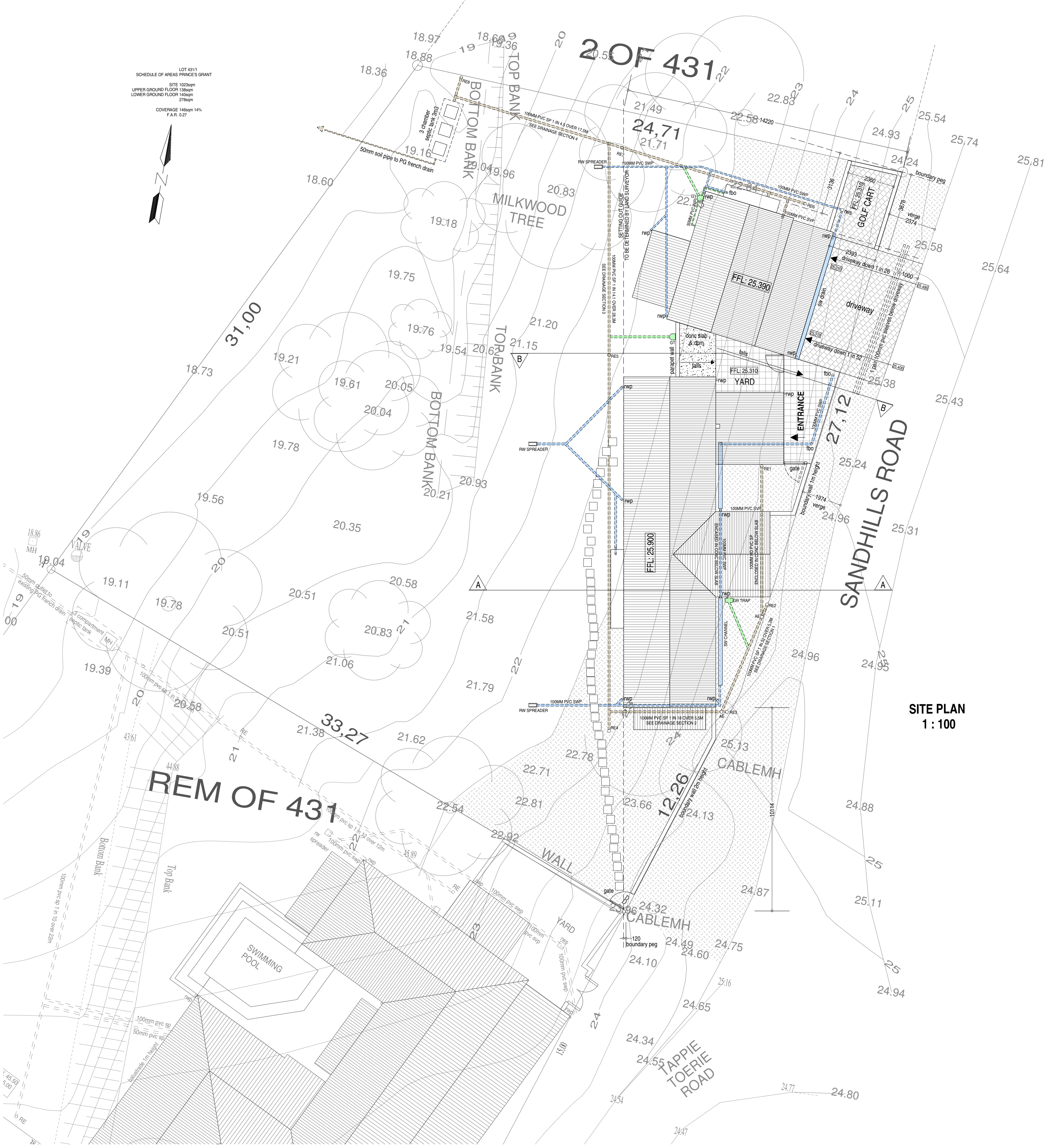


LOT 431/1  
SCHEDULE OF AREAS PRINCE'S GRANT  
SITE 1023sqm  
UPPER GROUND FLOOR 138sqm  
LOWER GROUND FLOOR 140sqm  
278sqm  
COVERARGE 146sqm 14%  
F.A.R. 0.27



SITE PLAN  
1 : 100

**SITE CLEARANCE:**  
The area to be built over to be cleared of all refuse and vegetation as allowed by Prince's Grant Estate Manager and the perimeter of the site is to be fenced off using shadecloth or similar fence.

**FOUNDATIONS AND FLOORS:**  
All foundations, retaining walls, beams, staircases and suspended floor slabs to be constructed to engineer's specification. Base of foundation trenches to be trimmed to vertical and horizontal surfaces on firm soil and cleared of organic material. Where excavated foundation trenches are unable to naturally maintain vertical sides, shoring is to be used in trench before placing of concrete. Floor slabs on ground to be 125mm 20MPa concrete with BRC mesh over SABS 952 Type C 250 micron pvc damp proof membrane on well compacted earth substrate. Joints in d.p.m. shall be overlapped by 150mm minimum and sealed using pressure sensitive tape. Surface of slab to be wood floated to level condition. 30mm screed to be applied after curing. Soil positioning to areas within the site to comply with SABS 0124.

**WALLS: TYPE N**  
Walls to be constructed of 200x115x60mm concrete bricks in compliance with SABS 987. External wall skins to be tied together using stainless steel brick reinforcing mesh placed every 2 courses vertically. Outer face of inner skin to be bagged and coated with bituminous waterproofing paint. Damp proofing membrane to be installed full width of window at all window cills, taken down within thickness of wall a minimum of 1 full brick course below window. External walls to be plastered using 5:1 sand/cement to an approximate thickness of 25mm, internal walls to approximate thickness of 20mm. Walls to be painted with 1 'fibre' undercoat and 2 coats paint to Prince's Grant colour requirements. NFX bricks to be used below ground level.

Retaining walls to be constructed according to engineer's specification and waterproofed with fibre-reinforced bituminous waterproofing membrane applied from the full width of the top horizontal face of foundation beams to exceed height of retaining portion of wall by a minimum of 300mm. Rubble to be hand packed against river sand placed carefully against waterproofed face of retaining wall before backfilling and compaction of fill. Agricultural drains and weepholes to be installed where practical, or to connect into sw drainage pipes to prevent the accumulation of water behind retaining walls.

**ROOF:**  
Aluminium Victorian profile roof sheeting on 76x50 purlins at maximum 900cs over insulation foil underlay on gang-nailed roof trusses by specialist manufacturer to ITC engineer's approval at 45 degree pitch at maximum 1m cs. Bolted roof trusses to be designed by specialist engineer. 'Lain- to' portion of trusses to be at 10 degree pitch. Trusses to be cross braced and erected to ITC engineer's approval and tied to wall over 114x38 wall plates using galvanised hoop iron built into wall below a minimum of 3 brick courses (600mm) or as far as possible where the height of wall over openings is less. All roofing timber to be structurally graded S5 SA Pine CCA treated to H2.

Trusses to be installed over 114x38 wall plate and tied into brickwork using galvanised hoop iron built into walls 600mm below wall plate level. Ridge cappings to be painted aluminium in long lengths with rolled edge to prevent warping after installation. Bargeboards and fascia boards to be painted fibre cement. Verandah posts to be 100mm square powdercoated aluminium bolted securely into floor slabs. Horizontal beams to be 220x32 balau or saligna bolted into top of post notched out to suit, using stainless steel coach screws. Fascias to verandahs to be 150mm fibre cement painted.

**SOIL WATER DISPOSAL:**  
100mm pvc soil pipes and 50mm pvc waste pipes to waste fittings at maximum 1 : 60 gradient into 100mm underground soil pipe to 3 compartment septic tank of 3m3 capacity and PG sewer french drain. Vents to be installed at head of drainage run. Access eyes to be provided at all bends and junctions. Rodding eyes to be provided at 25m cs. and at all changes in direction below ground. Filtrings to connect to soil main separately or to be back vented.

**STORMWATER DISPOSAL:**  
Stormwater layout and pipe sizes to engineer's specification. Guttering to be 100mm powdercoated aluminium egee type into 75mm pvc wets to stormwater sumps and 100mm below ground swags to be spreaders minimum 3m away from house and 3m from any boundary, positioned and designed to Prince's Grant approval.

**DRIVEWAY:**  
Driveway to be precast cobblestone paving over compacted soil. Parking area to be precast cobblestone paving installed over compacted substrate.

**BALUSTRADES AND STAIRS:**  
All balustrades to be powdercoated aluminium 1m in height, and installed and certified as safe for use by supplier. Stair risers to be maximum 175mm, treads minimum 250mm, open stairs to have 25mm overlap at nosing.

**FIRE NOTES:**  
Classification H4. Specification as designed will comply with Parts TT2, 5, 7.9, 12, 32, 37, 39, 56 and 57 of SABS 0400. All other clauses in Part T are not applicable to classification H4.

**WINDOWS, DOORS AND GLAZING:**  
Windows and external doors and gates to be powder coated aluminium according to schedule. All internal doors to be timber according to schedule. Safety glass to be installed in doors within 300mm of floor and to glazed areas over 1m to comply with part NN3 of SABS 0400.

**SWIMMING POOL NOTES:**  
Swimming pool to be designed and installed according to specialist engineer's specification. Pump chamber to be in weatherproof housing and adequately drained. Electrical equipment to be similarly housed with precautions taken with regard to condensate. Earth leakage protection to be fitted to electrical supply. Occasional backwash disposal to be to dedicated French drain on site. Pool fence to be 1.2m height and gates to be self closing and latching in accordance with Part DD4 of SABS 0400.

**GENERAL:**  
Boundaries and corner beacons to be established by Land Surveyor before commencement of construction. Any discrepancies in dimensions on the drawing are to be resolved by architect before progressing further with construction. Setting out of works is to be undertaken by competent personnel using appropriate survey equipment. Piled foundations to be set out by Land Surveyor. Toilet facilities are to be provided on site for construction personnel for the full duration of the building program. Contractors to comply with all aspects of the Occupational Health and Safety Act.

**ZONING CODE: SR1**

OWNER AUTHOR

**garry pallatt**  
ARCHITECT  
arc 4510

po box 162  
umhlanga rocks 4320  
tel (031) 568 2156  
fax (031) 568 2156  
cell 082 473 9593

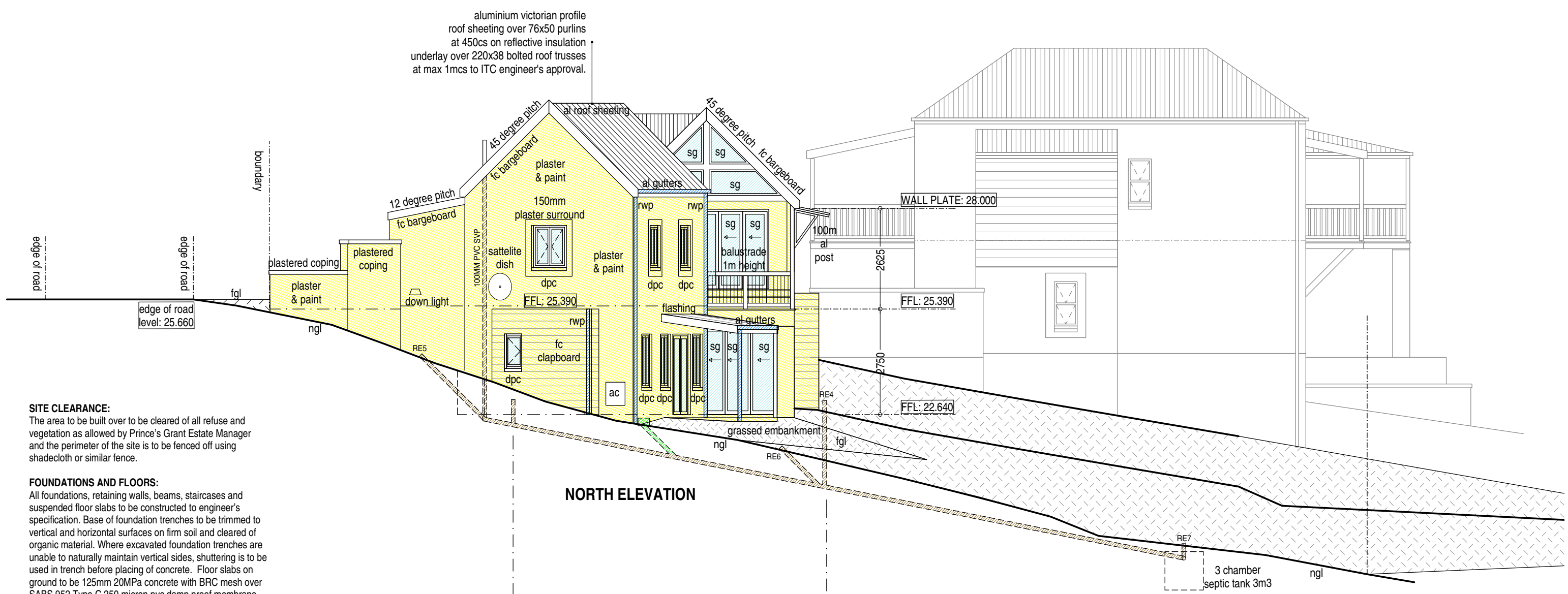
PROPOSED HOUSE FOR  
MR MARIUS CORNELISSEN  
SUB 1 OF LOT 431 PRINCE'S GRANT  
431/1 SANDHILLS ROAD

SUBMISSION DRAWINGS

SCALE: 1:100  
DATE NOV 2011  
PROJ  
DWNG 1 OF 3  
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DWNG No.	REV
1 of 3	0





**NORTH ELEVATION**

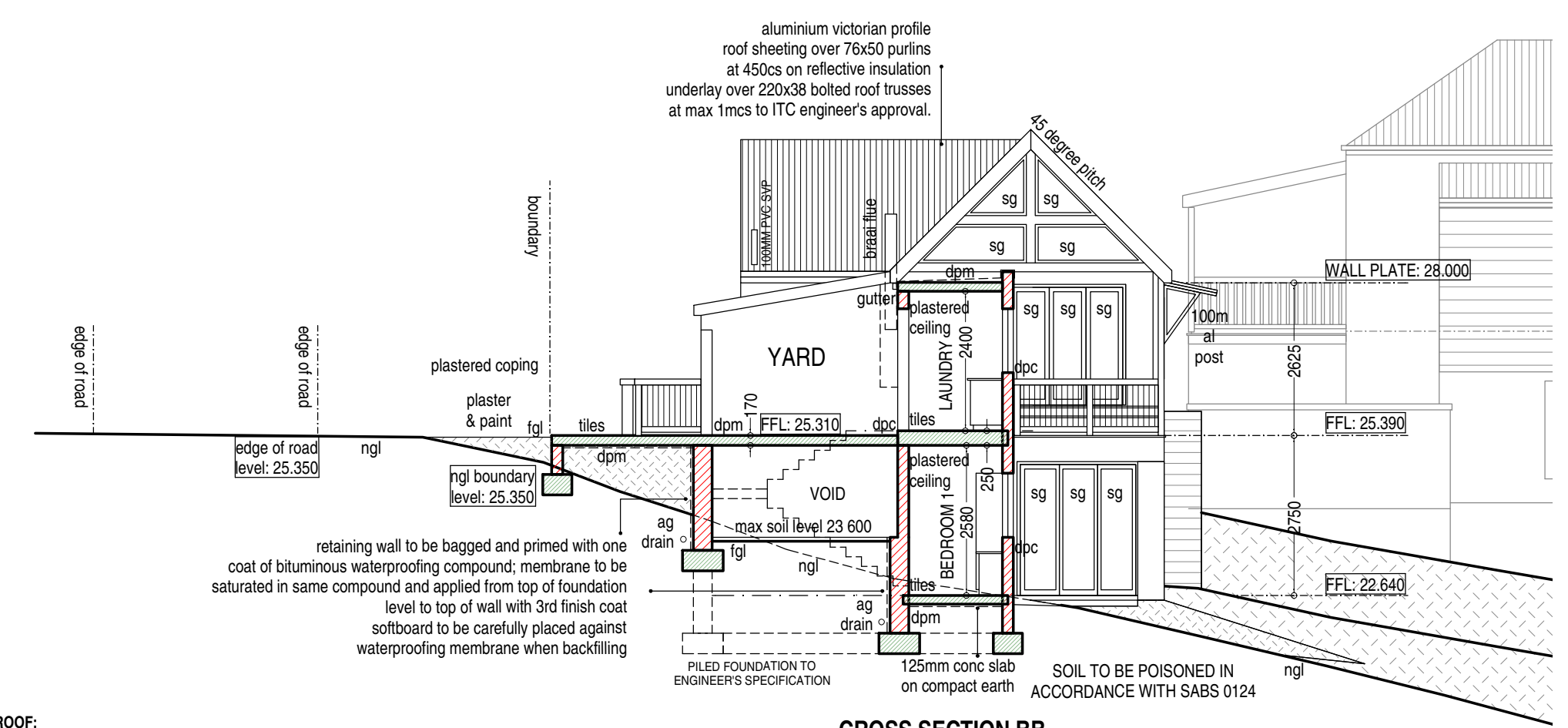
**SITE CLEARANCE:**  
The area to be built over to be cleared of all refuse and vegetation as allowed by Prince's Grant Estate Manager and the perimeter of the site is to be fenced off using shadecloth or similar fence.

**FOUNDATIONS AND FLOORS:**  
All foundations, retaining walls, beams, staircases and suspended floor slabs to be constructed to engineer's specification. Base of foundation trenches to be trimmed to vertical and horizontal surfaces on firm soil and cleared of organic material. Where excavated foundation trenches are unable to naturally maintain vertical sides, shuttering is to be used in trench before placing of concrete. Floor slabs on ground to be 125mm 20MPa concrete with BRC mesh over SABS 952 Type C 250 micron pvc damp proof membrane on well compacted earth substrate. Joints in d.p.m. shall be overlapped by 150mm minimum and sealed using pressure sensitive tape. Surface of slab to be wood floated to level condition. 30mm screed to be applied after curing. Soil poisoning to areas within the site to comply with SABS 014.

**BALUSTRADES AND STAIRS:**  
All balustrades to be powdercoated aluminium 1m in height, and installed and certified as safe for use by supplier. Stair risers to be maximum 175mm, treads minimum 250mm, open stairs to have 25mm overlap at nosing.

**FIRE NOTES:**  
Classification H4. Specification as designed will comply with Parts T12, 5, 7.9, 12, 32, 37, 39, 56 and 57 of SABS 0400. All other clauses in Part T are not applicable to classification H4.

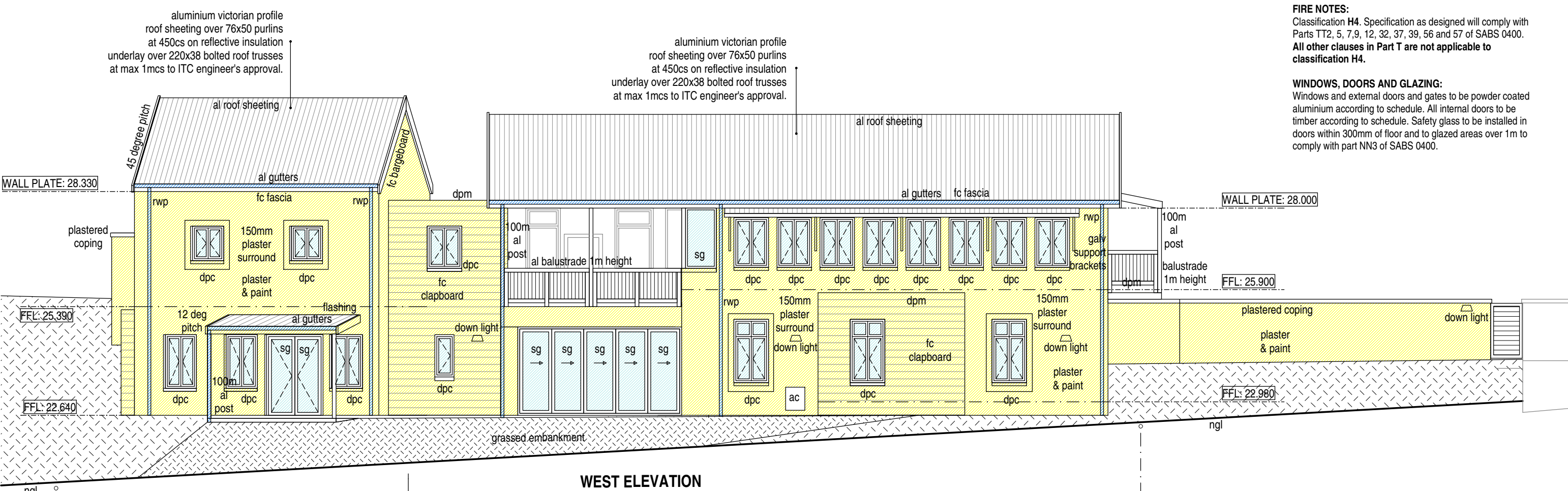
**WINDOWS, DOORS AND GLAZING:**  
Windows and external doors and gates to be powder coated aluminium according to schedule. All internal doors to be timber according to schedule. Safety glass to be installed in doors within 300mm of floor and to glazed areas over 1m to comply with part N10 of SABS 0400.



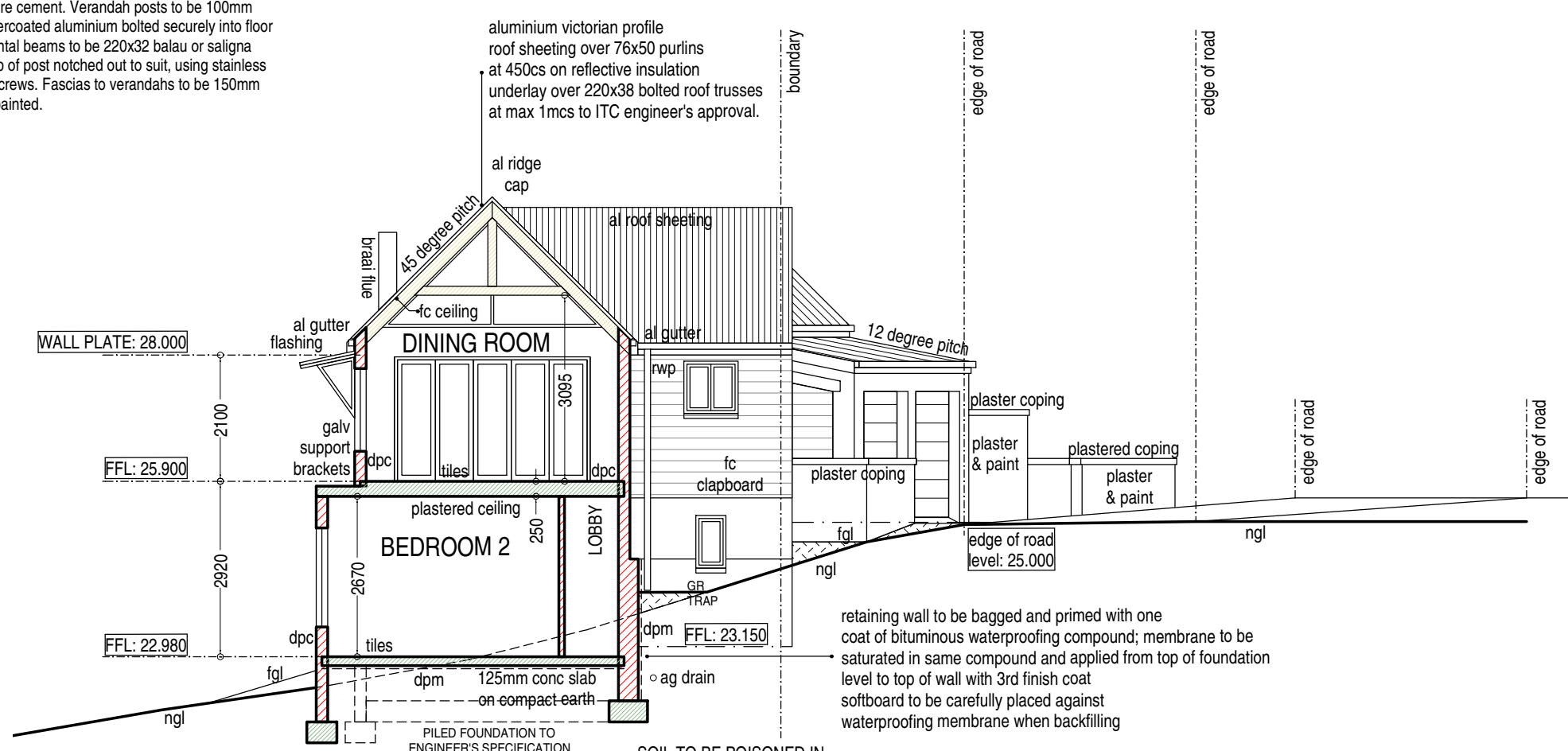
**CROSS SECTION BB**

**ROOF:**  
Aluminum victorian profile roof sheeting on 76x50 purlins at maximum 900cs over insulation foil underlay on gung-nailed roof trusses by specialist manufacturer to ITC engineer's approval at 45 degree pitch at maximum 1m cs. Bolted roof trusses to be designed by specialist engineer. 'Lain' or 'port' portion of trusses to be at 10 degree pitch. Trusses to be cross braced and erected to ITC engineer's approval and tied to wall over 114x38 wall plates using galvanneal hoop iron built into wall below to a minimum of 3 brick courses (655mm) or as far as possible where the height of wall over openings is less. All roofing timber to be structurally graded SS SA Pine CCA treated to H2.

Trusses to be installed over 114x38 wall plate and tied into brickwork using galvanneal hoop iron built into walls 600mm below wall plate level. Ridge cappings to be painted aluminium in long lengths with rolled edge to prevent warping after installation. Bargeboards and fascia boards to be painted fibre cement. Verandah posts to be 100mm square powdercoated aluminium bolted securely into floor slabs. Horizontal beams to be 220x42 balau or saligna bolted into top of post notched out to suit, using stainless steel coach screws. Fascias to verandahs to be 150mm fibre cement painted.

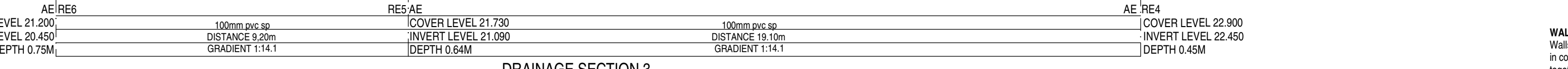


**WEST ELEVATION**



**CROSS SECTION AA**

retaining wall to be bagged and primed with one coat of bituminous waterproofing compound; membrane to be saturated in same compound and applied from top of foundation level to top of wall with 3rd finish coat softboard to be carefully placed against waterproofing membrane when backfilling



**DRAINAGE SECTION 3**

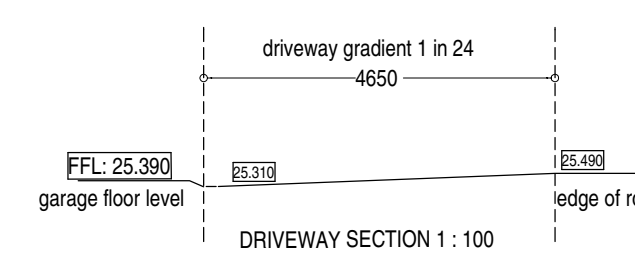
**SOIL WATER DISPOSAL:**  
100mm pvc soil pipes and 50mm pvc waste pipes to waste fittings at maximum 1:60 gradient into 100mm underground soil pipe to 3 compartment septic tank of 3m3 capacity and PG sewer french drain. Vents to be installed at head of drainage run. Access eyes to be provided at all bends and junctions. Rodding eyes to be provided at 25m cs. and at all changes in direction below ground. Fittings to connect to soil main separately or to be back-vented.

**STORMWATER DISPOSAL:**  
Stormwater layout and pipe sizes to engineer's specification. Guttering to be 120mm powdercoated aluminium ogee type into 75mm pvc rwp's to stormwater sumps and 100mm below ground swp's to rw spreaders minimum 3m away from house and 3m from any boundary, positioned and designed to Prince's Grant approval.

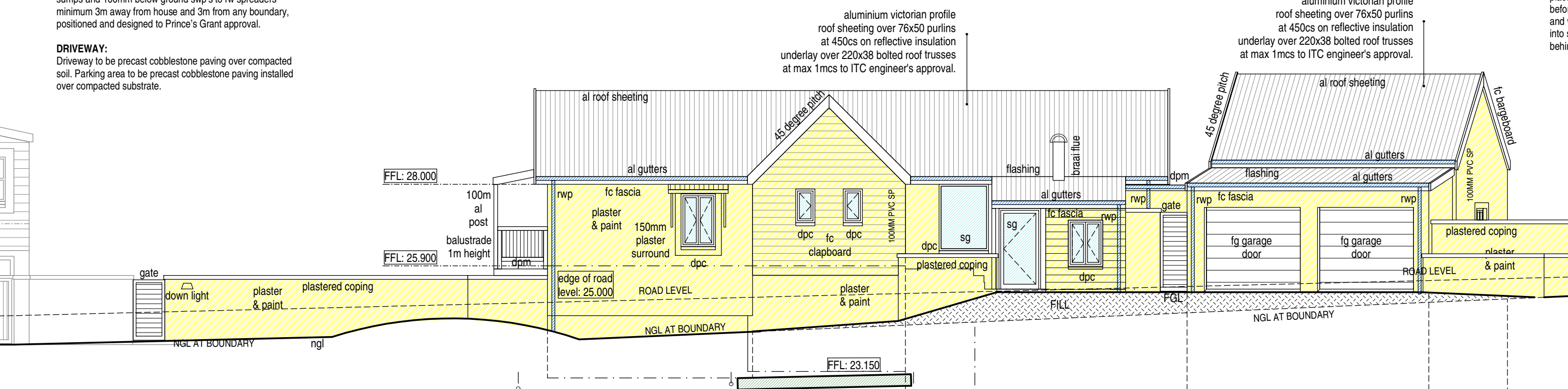
**DRIVEWAY:**  
Driveway to be precast cobblestone paving over compacted soil. Parking area to be precast cobblestone paving installed over compacted substrate.

**WALLS: TYPE N**  
Walls to be constructed of 220x115x90mm concrete bricks in compliance with SABS 987. External wall skins to be tied together using stainless steel brick reinforcing mesh placed every 2 courses vertically. Outer face of inner skin to be bagged and coated with bituminous waterproofing paint. Damp proofing membrane to be installed full width of window at all window cills, taken down within thickness of wall a minimum of 1 full brick course below window. External walls to be plastered using 5:1 sand/cement to an approximate thickness of 25mm. Internal walls to approximate thickness of 20mm. Walls to be painted with 1 'filler' undercoat and 2 coats paint to Prince's Grant colour requirements. NFX bricks to be used below ground level.

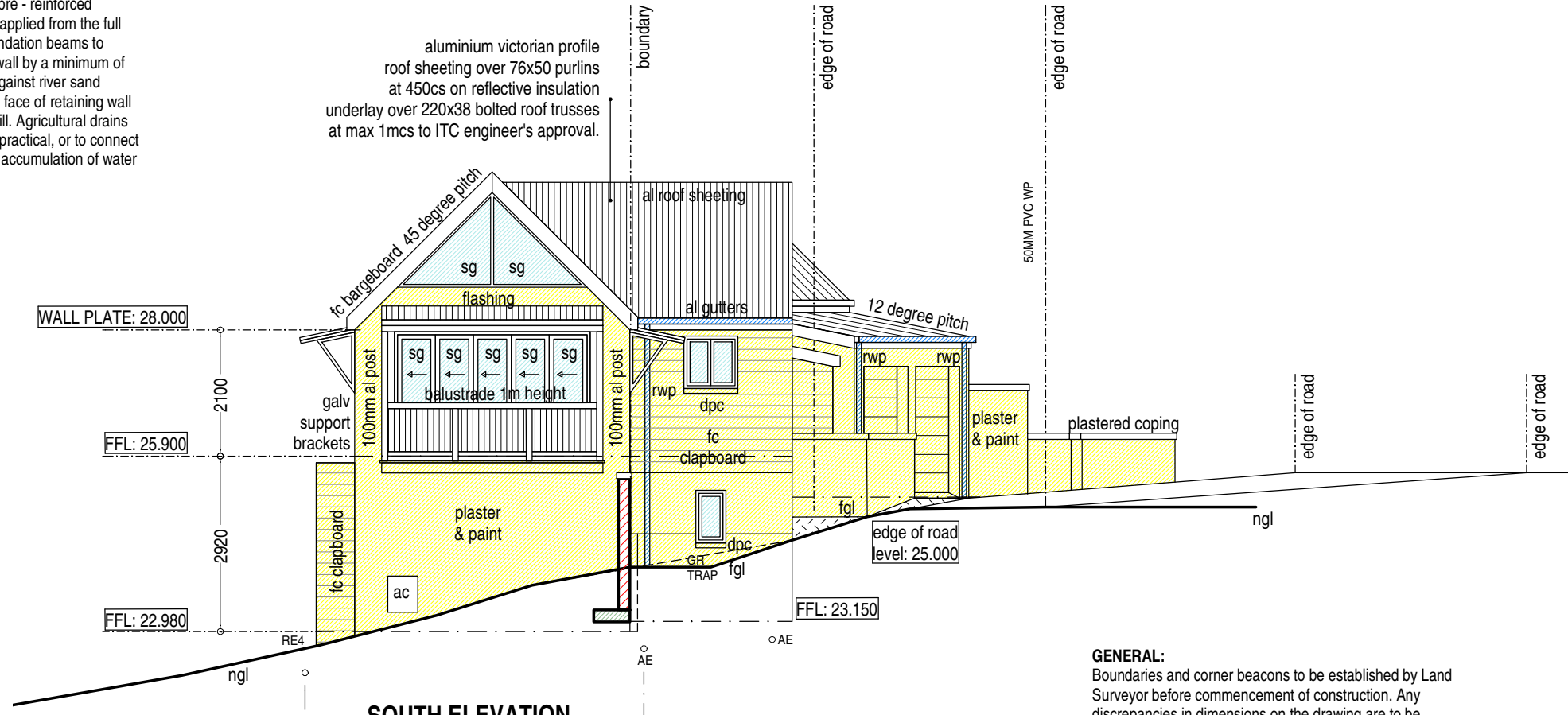
Retaining walls to be constructed according to engineer's specification and waterproofed with fibre-reinforced bituminous waterproofing membrane applied from the full width of the top horizontal face of foundation beams to exceed height of retaining portion of wall by a minimum of 300mm. Rubble to be hand packed against river sand placed carefully against waterproofed face of retaining wall before backfilling and compaction of fill. Agricultural drains and weepholes to be installed where practical, or to connect into sw drainage pipes to prevent the accumulation of water behind retaining walls.



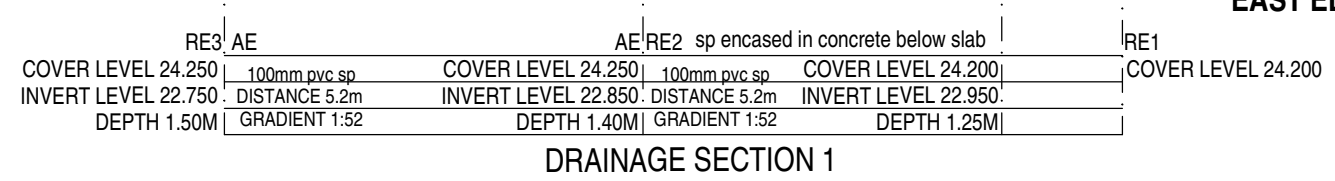
**DRIVEWAY SECTION 1:100**



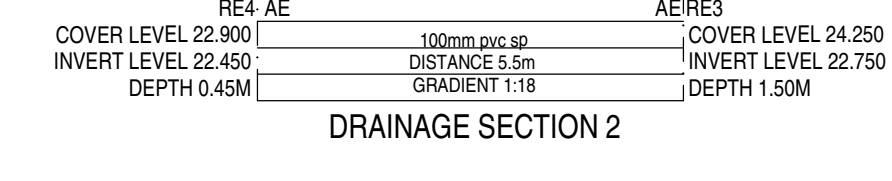
**EAST ELEVATION**



**SOUTH ELEVATION**



**DRAINAGE SECTION 1**



**DRAINAGE SECTION 2**

**GENERAL:**  
Boundaries and corner beacons to be established by Land Surveyor before commencement of construction. Any discrepancies in dimensions on the drawing are to be resolved by architect before progressing further with construction. Setting out of works is to be undertaken by competent personnel using appropriate survey equipment. Piled foundations to be set out by Land Surveyor. Toilet facilities are to be provided on site for construction personnel for the full duration of the building program. Contractors to comply with all aspects of the Occupational Health and Safety Act.

**ZONING CODE: SR1**

OWNER AUTHOR

**garry pallatt**  
ARCHITECT  
arc 4510

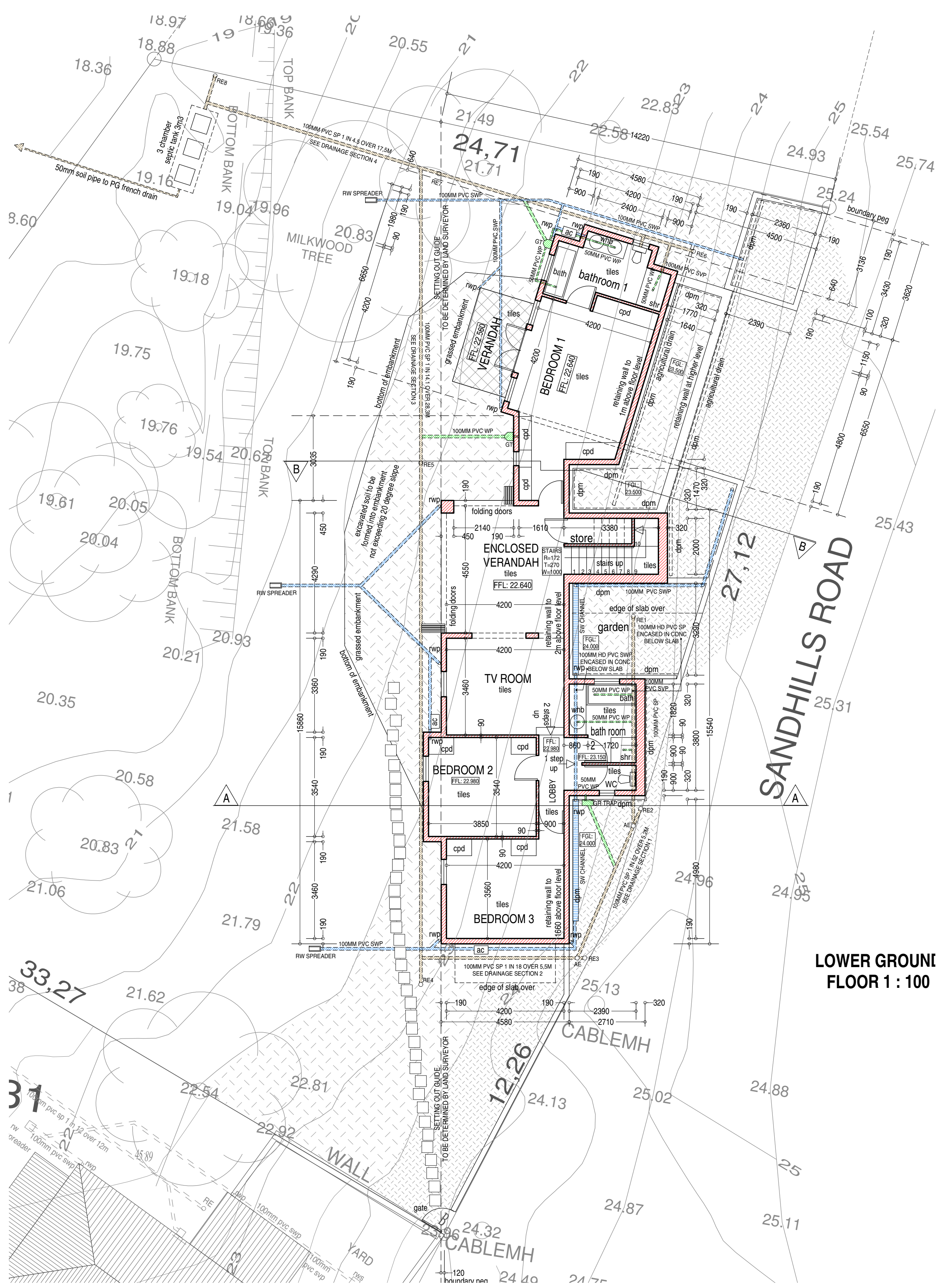
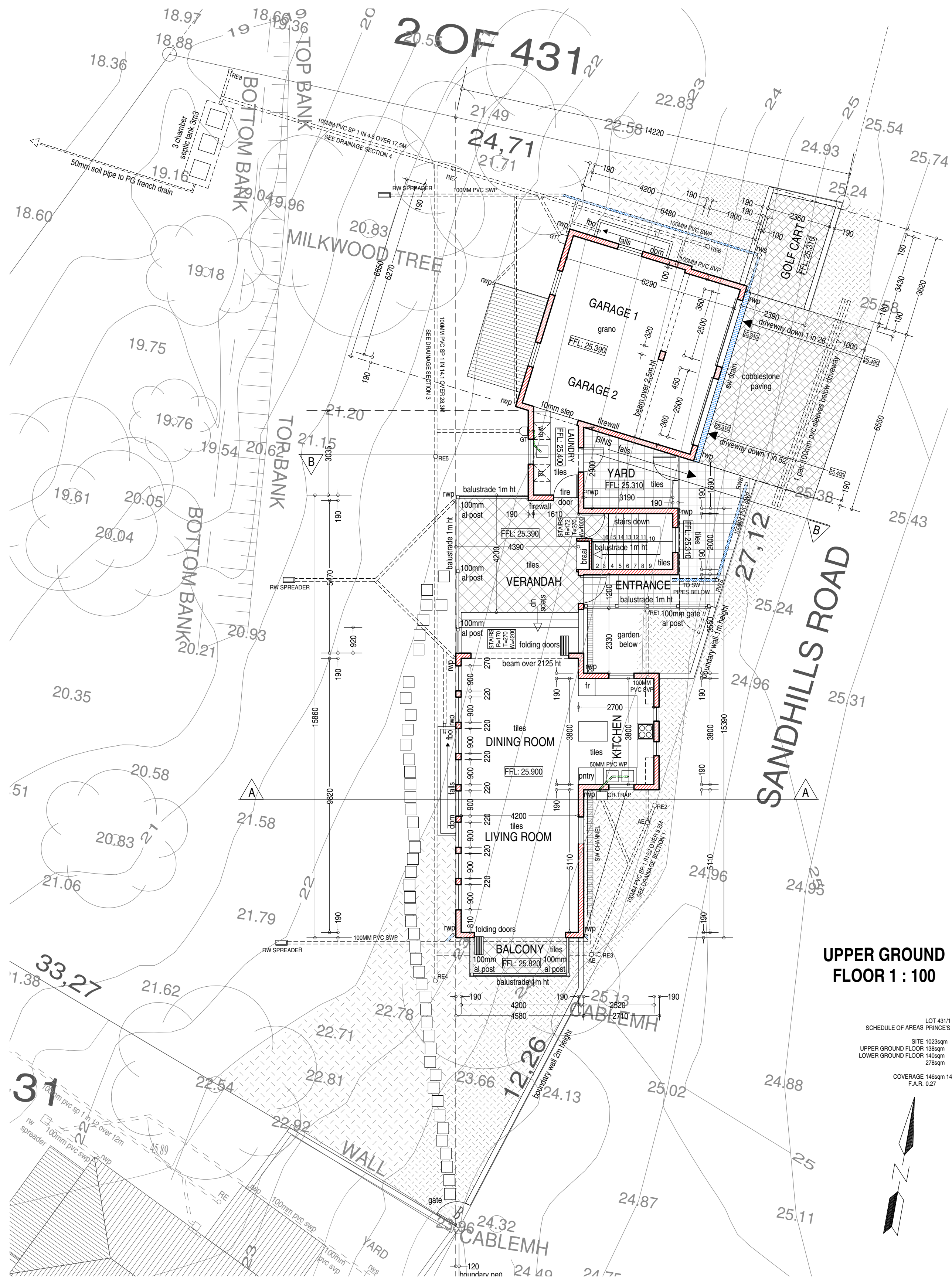
po box 162  
umhlanga rocks 4320  
tel (031) 568 2156  
fax (031) 568 2156  
cell 082 473 9593

PROPOSED HOUSE FOR  
MR MARIUS CORNELISSEN  
SUB 1 OF LOT 431 PRINCE'S GRANT  
431/1 SANDHILLS ROAD

**SUBMISSION DRAWINGS**

SCALE: 1:100	DWNG No.	REV
DATE NOV 2011	3 of	0
PROJ	3	
DWNG 3 OF 3		
FILE corr.sub1		

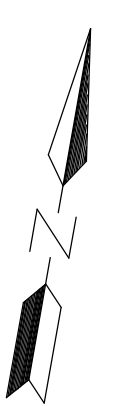




UPPER GROUND FLOOR 1 : 100

LOWER GROUND FLOOR 1 : 100

LOT 431/1  
SCHEDULE OF AREAS PRINCE'S GRANT  
SITE 1023sqm  
UPPER GROUND FLOOR 138sqm  
LOWER GROUND FLOOR 148sqm  
278sqm  
COVERED AREA 146sqm 14%  
F.A.R. 0.27



**SITE CLEARANCE:**  
The area to be built over to be cleared of all refuse and vegetation as allowed by Prince's Grant Estate Manager and the perimeter of the site is to be fenced off using shadecloth or similar fence.

**FOUNDATIONS AND FLOORS:**  
All foundations, retaining walls, beams, staircases and suspended floor slabs to be constructed to engineer's specification. Base of foundation trenches to be trimmed to vertical and horizontal surfaces on firm soil and cleared of organic material. Where excavated foundation trenches are unable to naturally maintain vertical sides, shoring is to be used in trench before placing of concrete. Floor slabs on ground to be 125mm 20MPa concrete with BRC mesh over SABS 952 Type C 250 micron pvc damp proof membrane on well compacted earth substrate. Joints in p.p.m. shall be overlapped by 150mm minimum and sealed using pressure sensitive tape. Surface of slab to be wood floated to level condition. 30mm screed to be applied after curing. Soil adjoining to areas within the site to comply with SABS 0124.

**SOIL WATER DISPOSAL:**  
100mm pvc soil pipes and 50mm pvc waste pipes to waste fittings at maximum 1:60 gradient into 100mm underground soil pipe to 3 compartment septic tank of 3m<sup>3</sup> capacity and PG sewer french drain. Vents to be installed at head of drainage run. Access eyes to be provided at all bends and junctions. Rodding eyes to be provided at 25m cs. and at all changes in direction below ground. Fittings to connect to soil man separately or to be back vented.

**STORMWATER DISPOSAL:**  
Stormwater layout and pipe sizes to engineer's specification. Guttering to be 100mm powdercoated aluminium open type into 75mm pvc weirs to stormwater sumps and 100mm below ground swp's to rw spreaders minimum 3m away from house and 3m from any boundary, positioned and designed to Prince's Grant approval.

**DRIVEWAY:**  
Driveway to be precast cobblestone paving over compacted soil. Parking area to be precast cobblestone paving installed over compacted substrate.

**WALLS: TYPE N**  
Walls to be constructed of 220x115x60mm concrete bricks in compliance with SABS 967. External wall sills to be tied together using stainless steel brick reinforcing mesh spaced every 2 courses vertically. Outer face of inner skin to be sagged and coated with bituminous waterproofing paint. Damp proofing membrane to be installed full width of window at all window sills, taken down within thickness of wall a minimum of 1 full brick course below window. External walls to be plastered using S1 sand/cement to an approximate thickness of 25mm, internal walls to approximate thickness of 20mm. Walls to be painted with 1 'filler' undercoat and 2 coats paint to Prince's Grant colour requirements. NFX bricks to be used below ground level.

Retaining walls to be constructed according to engineer's specification and waterproofed with fibre reinforced bituminous waterproofing membrane applied from the full width of the top horizontal face of foundation beams to exceed height of retaining portion of wall by a minimum of 300mm. Rubble to be hand packed against over sand placed carefully against waterproofed face of retaining wall before backfilling and compaction of fill. Agricultural drains and weepholes to be installed where practical, or to connect into sw drainage pipes to prevent the accumulation of water behind retaining walls.

**ROOF:**  
Aluminum Victorian profile roof sheeting on 76x50 purlins in compliance with SABS 967. External wall sills to be tied together using stainless steel brick reinforcing mesh spaced every 2 courses vertically. Outer face of inner skin to be sagged and coated with bituminous waterproofing paint. Damp proofing membrane to be installed full width of window at all window sills, taken down within thickness of wall a minimum of 1 full brick course below window. External walls to be plastered using S1 sand/cement to an approximate thickness of 25mm, internal walls to approximate thickness of 20mm. Walls to be painted with 1 'filler' undercoat and 2 coats paint to Prince's Grant colour requirements. NFX bricks to be used below ground level.

Trusses to be installed over 114x38 wall plate and tied into brickwork using galvanized hoop iron built into walls 500mm below wall plate level. Ridge cappings to be painted aluminium in long lengths with rolled edge to prevent warping after installation. Bargeboards and fascia boards to be painted fibre cement. Verandah posts to be 100mm square powdercoated aluminium bolted securely into floor slabs. Horizontal beams to be 220x32 balau or saligna bolted into top of post notched out to suit, using stainless steel coach screws. Fascias to verandahs to be 150mm threepart painted.

**BALUSTRADES AND STAIRS:**  
All balustrades to be powdercoated aluminium 1m in height, and installed and certified as safe for use by supplier. Stair risers to be maximum 175mm, treads minimum 250mm, open stairs to have 25mm overlap at nosing.

**FIRE NOTES:**  
Classification H4. Specification as designed will comply with Parts TT2, 5, 7, 9, 12, 32, 37, 39, 56 and 57 of SABS 0400. All other clauses in Part 1 are not applicable to classification H4.

**WINDOWS, DOORS AND GLAZING:**  
Windows and external doors and gates to be powder coated aluminium according to schedule. All internal doors to be timber according to schedule. Safety glass to be installed in doors within 300mm of floor and to glazed areas over 1m to comply with part NN3 of SABS 0400.

**GENERAL:**  
Boundaries and corner beacons to be established by Land Surveyor before commencement of construction. Any discrepancies in dimensions on the drawing are to be resolved by architect before progressing further with construction. Setting out of works is to be undertaken by competent personnel using appropriate survey equipment. Piled foundations to be set out by Land Surveyor. Toilet facilities are to be provided on site for construction personnel for the full duration of the building program. Contractors to comply with all aspects of the Occupational Health and Safety Act.

**ZONING CODE: SR1**

OWNER AUTHOR

**garry pallatt**  
ARCHITECT  
arc 4510

po box 162  
umhlanga rocks 4320  
tel (031) 568 2156  
fax (031) 568 2156  
cell 082 473 9593

PROPOSED HOUSE FOR  
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431/1 SANDHILLS ROAD

**SUBMISSION DRAWINGS**

SCALE: 1:100  
DATE: NOV 2011  
PROJ: DWNG 2 OF 3  
FILE: corn..sub1

DWNG No. REV  
2 of 0  
3