ERF 317, 16 ROELLA STREET, ROOI ELS: APPLICATION FOR DEPARTURE: BIRU ARCHITECTS (obo AS POTGIETER)

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 that an application has been received for a departure in terms of Section 16(2)(b) to relax the street building line from 4m to 0m to accommodate a garage.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, Paterson Street, Hermanus and at the Betty's Bay Library, Clarence Drive, Betty's Bay and the RESA Office, Anemone Road, Rooi Els. Any written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) on or before **24 June 2022**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Ms. H van der Stoep** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

ERF 317, ROELLASTRAAT 16, ROOIELS: AANSOEK OM AFWYKING: BIRU ARCHITECTS (nms AS POTGIETER)

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek om afwyking ingevolge Artikel 16(2)(b) ontvang is, ten einde die straatboulyn vanaf 4m na 0m te verslap om 'n motorhuis te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weeksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus en by die Bettysbaai Biblioteek, Clarencerylaan, Bettysbaai en by die RESA kantoor, Anemoneweg, Rooiels. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) voor of op **24 Junie 2022**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Me. H van der Stoep** at 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

ISIZA 317, 16 ROELLA STREET, ROOI ELS: ISICELO SOPHAMBUKO: BIRU ARCHITECTS (obo AS POTGIETER)

Isaziso sinikwe ngokwemiqathango yeCandelo 48 loMthetho oYilwayo kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 sokokuba isicelo sifunyenwe sophambuko ngokwemiqathango yeCandelo 16(2)(b) sokunyenyiswa komda wesakhiwo esisecaleni ukususela kwi-4m ukuya kw-0m ukulungiselela ulwakhiwo lwegaraji.

Iinkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: loCwangciso lweDolophu, Paterson Street, eHermanus nakwiThala leeNcwadi laseBetty's Bay, Clarence Drive, eBetty's Bay kunye neRESA Office, Anemone Road, Rooi Els. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho uYilwayo kaMasipala mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ngomhla okanye ngaphambi komhla **wama-24 kuJuni 2022**, unike igama lakho, idilesi neenkcukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungafonela **u- Nksk. H van der Stoep** kule nombolo yomnxeba 028-313 8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvalwa. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.

OVERSTRAND MUNICIPALITY

Locality Map

Erf 317 Rooi Els

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Date: 2022/04/25

Date: 08 April 2022

Project: House Potgieter
Client: Dr. Adriaan Potgieter
Site: Erf 317, 16 Roella Road, Rooi-Els

Attention: Mrs. Hanneen van der Stoep (Head Town Planner Overstrand, Rooi-Els region)
CC: Overstrand Town Planning & Building Control

RE: Motivation for the Relaxation of Street Building Line for Erf 317, Rooi-Els

The owner and architect propose to develop a single residential dwelling on Erf 317 of which municipal plans are already approved. After careful review, the necessity of adjusting the the parking area as per submitted plan became apparent and excavation in this specific area halted to avoid landslide. This letter serves as motivation for the application thereof.

As excavation started, it became apparent that the area indicated for parking on the current plan is not suited. The gradient between the road and the house is extremely steep - approximately 34°, and the soil structure quite unstable and of low density. This is due to the fact that this specific location actually forms part of the embankment created below the road, as was needed for the construction of Roella Road (Northwestern side of Roella). Therefore, the earth structure (soil density) on the embankment is low and not solid, and disturbance of it (as will be necessary for the concrete works under the proposed parking) may result in a down slide of the embankment, as well as the road verge and even the road itself. It may also create a significant erosion factor. Fortunately, this embankment has covered with well-established Fynbos over the years, which stabilizes the embankment and the soil density, and which should ideally be protected.

Furthermore, the neighbour's driveway (Erf 318, Stofberg) actually traverses the border of this plot (Erf 317, Potgieter) by 2 meters over beacon C (refer to surveyors drawings) and disturbance of this embankment may also result in a down slide of a significant portion of his driveway.

Nature conservation:

In addition, the entire design of the house and the building operations were planned with specific instruction and objective to reduce the footprint of the house and building operations on the delicate Fynbos and mountain landscape. Minimal excavation was the objective, also avoiding a long and winding driveway down the slope. With the current design, more than two thirds (>66%) of the existing plot will remain untouched by the house construction, and the protected areas will even be temporarily fenced off for this purpose, to avoid any entry on those parts. Hence the house was positioned close to the road in such a way to minimise the impact on nature, both natural Fynbos growth and the geography. Big rocks encountered during excavation were left intact, excavated around them rather than removing them for respecting nature and earth stability. One of the column positions will be shifted also for this purpose.

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The current parking places would significantly impact the existing Fynbos, natural geography, and ground stability of the road verge. Hence all ground works / excavations in the specific area of the parking lots were accordingly halted.

The proposed new solution will have the least impact on the existing geography and nature: Excavation and construction needs in any case to be made for placement of the conservancy tank, as per approved plan. It is proposed to make the parking deck above this conservancy tank and the adjacent retention wall.

The only access point to the site is from Roella Road, which together with the road reserve forms the North East Boundary to the Erf. From the R44 Clarence Drive, the dirt road (Roella Road) leads up to various Erfs in a fairly underdeveloped residential area on the foot of Klein Hangklip. Roella Road does not connect to any other roads and terminates at municipal water storage reservoirs. It is the highest point of development accessibly by vehicle in Rooi-Els.

With reference to submitted plans, a relaxation of the Street Building Line will have little or no impact on existing road networks or infrastructure and be the least invasive method of intervening with the natural landscape, specifically the Fynbos on the South Eastern boundary, which is pivotal to the formulated design concept. As mentioned earlier, the Fynbos bush in question does not only stabilise the slope of the terrain and protect it against erosion, but also serves as privacy barrier between the house and Roella Road. The design opening up onto the ocean as well as Klein Hangklip's side gives more motive not to convert this precious part of the site into parking, but rather to keep the approach as short and practical as possible.

With reference to the Surveyors Drawings, Boundary Pegs B and C are parallel with Roella Road. Boundary Peg B's AMSL (Height Above Sea Level) is at 133.50m and Boundary Peg C's AMSL is at 137.50m. The road and access to the Erf have an incline of +- 4m from the lower point (BP B) to the higher point (BP C).

Given the slope of the site of +-17° from the lowest Boundary AD at a AMSL mean of 117.50m to the Highest point Boundary BC (as described above), the steep incline of Roella Road 8.77° here and taking into account municipal regulations, environmental impact, ease of construction, access and views, the ideal and most economical location for the Ground Floor level of the house is at AMSL 134.00m.

The garage located over the street building line closest to corner (B) of the site means it can be constructed as close to the top or upper boundary (BC) of the Erf and serve as the most uncomplicated and least invasive point of entry from Roella Road. A garage with an AMSL of 133.50m means that the driveway from Roella Lane requires a minimal fall to the point of entry and requires no stairs or complicated level changes.

The precedent of placing the garage over the building line as close to Roella Road as possible, has already been followed by some surrounding properties. Examples of both scenarios can be seen in the photographs below.

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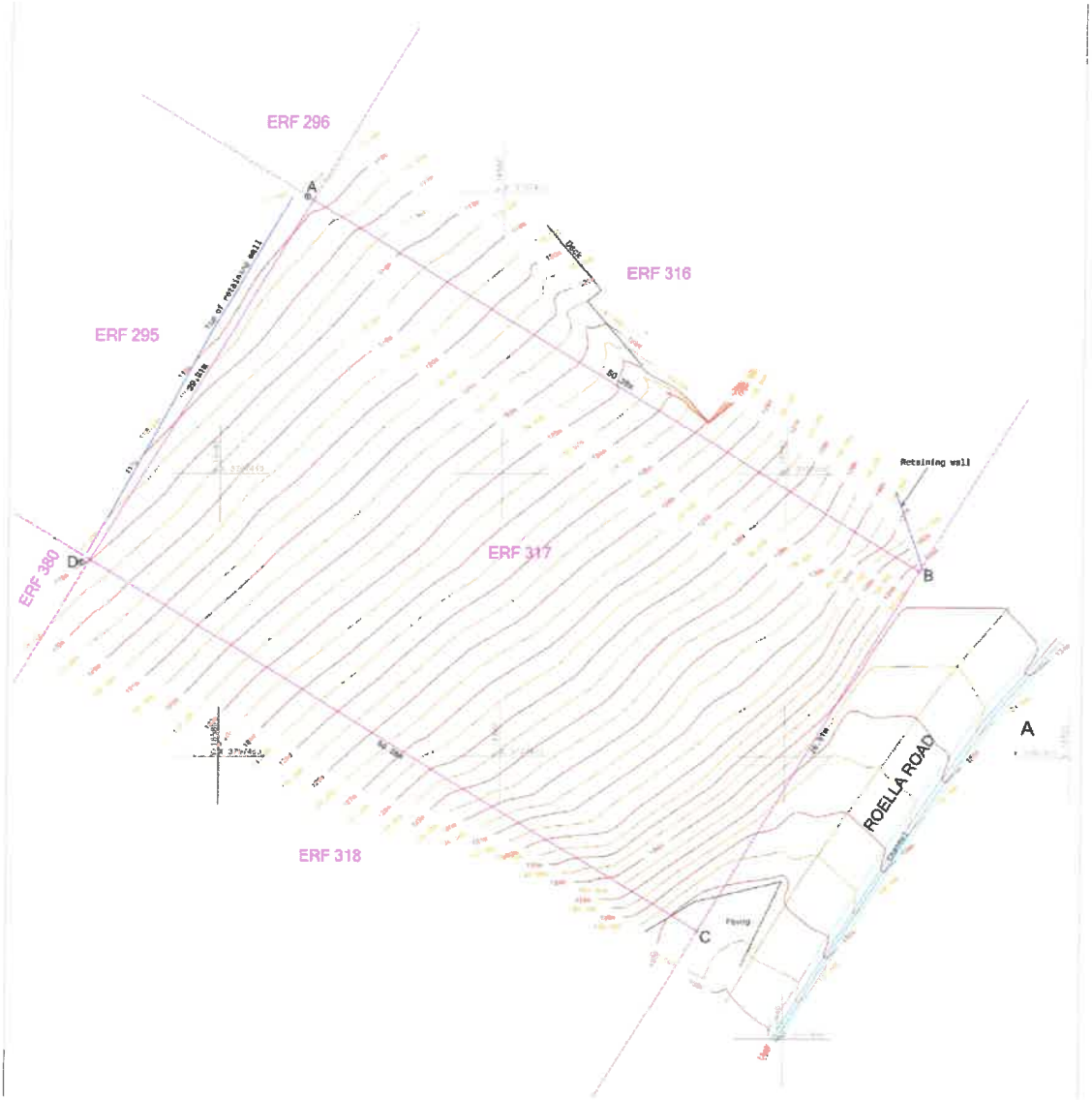

Site Survey by Friedlaender, Burger & Volkmann

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Neighbouring property (Erf 315) with Garage on Roella Road Erf Boundary.

Neighbouring property (Erf 318) with garage on Roella Road Erf Boundary, with entrance parallel to Roella Road. Erosion and surface water run-off is problematic and much Fynbos have been sacrificed.

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Neighbouring property (Erf 316) with garage lower down on Erf to accommodate the steep fall. The approach-driveway is constructured at +-2m above NGL at it's highest point, inside the street building line, also due to the steep road embankment. Vehicle access to the plot would be impossible without fill. As a result of the long driveway here, extensive natural vegitation on the embankment have been sacrificed.

Neighbouring property (Erf 316) complex and long, steep driveway as viewed from above.

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As additional motivation, the plans have been presented to the neighbours on Erf 316, Mr Joubert and Erf 318: Mr. Stofberg who concurred the problem and design strategy, both agreeing to the proposed sollution by signing of on the plans.

With reference to Title Deed T000029779 / 2020 for the Erf 317, Rooi-Els, it is stated that:

4. (d) no building or structure except boundary walls and fences shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf nor within 3,15 metres of the rear or 1 ,57 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the Local Authority an outbuilding not exceeding 3,05 metres in height measured from the floor to the wall plate and no portion of which will be used for human habitation may be erected within the above prescribed rear space, ***and provided further that a garage may be erected up to such street line if in the opinion of the Local Authority the level of the erf is such as to make that necessary;***

From the above extract it is clear that the slope of the earth and future access was taken into account when the property was proclaimed. The height of the proposed garage does not exceed 3,05m from the Finished Floor Level to the top of the Wall Plate and the garage will not protrude more than 300mm above the Ground Level at it's highest point.

With reference to the Schedule of By-law, Overstrand Municipality Land Use Scheme 2020, it is stated under Residential Zone 1 that:

The street building line of erven of 400 m² and greater is 4,0 m, provided that: An erf with an average depth of 20,0 m or less has a 3,0 m street building line

d) Garages and carports Garages and carports may be constructed within building lines in accordance with Chapter 16.1.2

Garages and carports within street building lines

16.1.2
a) Upon an application, the Municipality will also take the following principles into account: (i) The Municipality may permit the construction of a garage over a street building line if, in the Municipality's opinion, the garage cannot reasonably be sited at the prescribed distance due to the slope of the land unit or for other reasons provided. *(ii) The height of such garage from the natural ground level to the top of the structure does not exceed 4,5 m. (iii) The front elevation of the garage may not be closer than 5,0m to the road kerb or surface.*

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Due to the slope of the land and additional aligning factors such as accessibility, visual impact, environmental impact, precedence taken by neighbours as well the design complying with the regulations in maximum height and maximum distance of 5m from the road surface, we are requesting Town Planning to agree to our proposal of constructing the Garage within the street building line of Roella Road.

What we are proposing is in line with the best architectural practice and will preserve the natural features of the terrain to it's maximum effect. The spacial planning takes into account the client's brief, economic factors as well as construction techniques on a complicated, steep sloping terrain. We trust that you will find this motivation favourable.

Yours faithfully,

Casper Lundie

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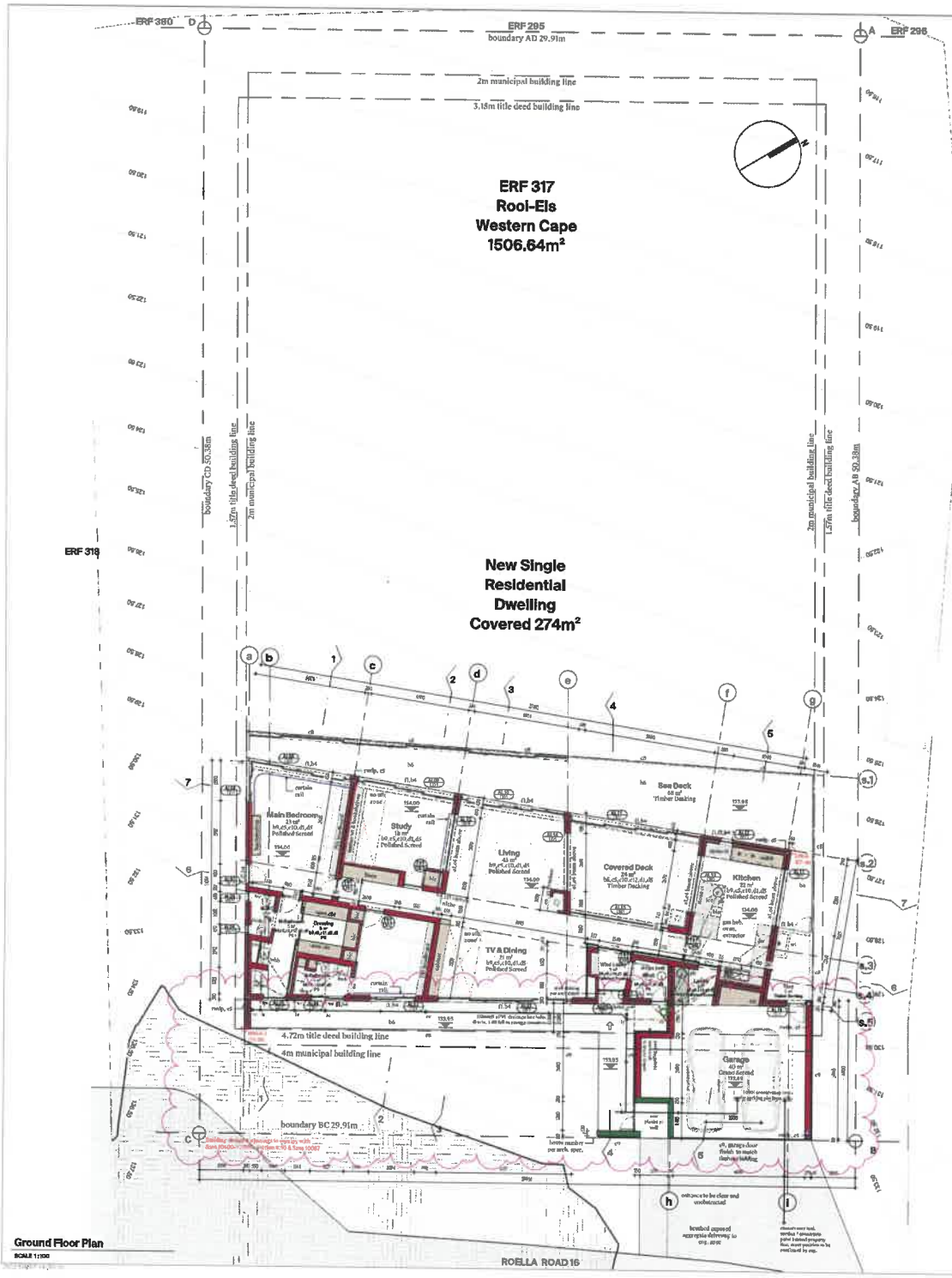

Ground Floor Plan
SCALE 1:100

DRAINAGE

STORMWATER
Stormwater & surface see layout to engineer's detail

WASTE SERVICES
ALL DRAINAGE MUST COMPLY WITH THE NATIONAL BUILDING REGULATIONS PART P, AND SABS 0400.
ALL DRAINAGE PIPES passing under through buildings or any building structures are to comply with SABS with ATS installed in ground upstream points of drains under such buildings or structures. Bedding Bys (R) or all Soil Pipe branches and changes of directions. RPs to be positioned to allow maximum 3m rodding distance. Set the fill to the highest point of any drain.
ALL DRAIN & DISCHARGE PIPES installed within buildings shall be protected by means of a screed or built in skylight cover. Provide AIRVO Steel inc composite fitting. Responsible means prepdrawers to all bedroom rooms (freestanding) and vertical pipe stacks or ducts - covers to be approved by Architect prior to installation.
ALL VENTILATION PIPE installations must comply in MBR regarding positioning. All unidirectional and waste pipes to be PVC and concealed into walls. All soil pipes to be protected as specified on drawings.

All drainage pipes to be accessible. Water reticulation pipes to be brought in to level 400mm above FFL to allow positivity of fittings as shown. Allow for 1x water point to all gardener gardens and note every gully. Final positions will be shown on detail layout drawings. Hot water pipework in positions shown and must comply with SABS 0254. Plumb deep vertical 3½ trap or revolving type (Vidrap) to all waste fittings. Waste pipes to be run visible along their entire lengths. Inspection eye (IE) to all Pipe Interface. IE's within 1500mm of upper extremities of branch drains. Anti-siphon/Anti-vac bottle traps and vent valves to all pipes exceeding 1500mm from or traps and (vent) levels and if required for the one pipe by-form.

POSITION OF ALL PIPE LINES ON SITE TO BE MARKED OUT AND CONFIRMED BY ARCHITECT BEFORE ANY DRAINS COMMENCE

SCHEDULE OF MATERIALS

a	PRELIMS
ad	REFER TO STRUCTURAL ENGINEER'S DETAIL DRAWINGS FOR FOUNDATION & STRUCTURAL SIZES, DEPTH OF FOOTINGS, COLUMNS & RETAINING WALLS, etc.
	Provide Vertical tanking at all retaining walls, basements & level changes. POLYGUARD bedded waterproofing membranes to be fitted in accordance with manufacturer spec.
b	FLOORS
ba	Concrete suspended slab, 35mm - to Engineers specification, on GUNDLE AT UNO GREEN 250microns, on min 150mm good, clean hard core sand blinded fill treated with ant poisons. Hand core fill to be compacted in layers to engineer's specification. All bathroom/shower floors to be max 20mm lower than general TOC to allow for floor drains with min 1:100 fall. Provide 40mm PUR Lambda board insulation under screed or surface bed to all rooms with 25mm thick cavitied insulation between slab & walls. Provide underfloor heating to designated areas as per specified detail.
bb	Structural slab, supports and beams to Eng. spec. All bathrooms/shower floors to be cast 30mm lower than general TOC to allow for floor drains with min 1:100 fall. Exposed Slabs to be waterproofed with POLYGUARD bitumen waterproofing by specialist if internal building space below slab or conditioned waterproofing if external building space below slab. Both to be applied on top of screed to fall of 1:100 with finish wearer finishes to specification.
bc	Refer to Architect's and Engineer's detail. Where slabs are over or adjacent to interior spaces, the slab screed, screts, screts & slabs should be screed and to fall & waterproofed by specialist.
bd	Thermabulk waterproofing, 2 coats from waterproofing on Alpinrubber base underside and back to waterproofing from angle to integrate in accordance to detail.
be	Internal reinforced flooring as per spec. by specialist on concrete slab with screed to fall.
bf	Internal reinforced flooring as per spec. to matrix specification, to be specialist.
bg	Terrazzo or similar Honed Exposed Stone Aggregate - Randfontein 30-40mm finish with stone aggregate (+1mm) screed, polished with diamond cuts or to owner stone. Provide Rst 193 steel finish in screed. Joint Lines @ approx 3.5 x 3.5 (Cut Lines 20x30mm deep x 2.5mm wide) Sample of stone to be submitted for approval by Architect.
bh	Brushed Stone Aggregate - Randfontein 10-20mm finish stone aggregate (+1mm) screed, brushed to expose stone. Provide Rst 193 steel finish in screed. Joint Lines @ approx. 3.5 x 3.5 (Cut lines 20x30mm deep x 2.5mm wide) Sample of stone to be submitted for approval by Architect.
bi	Screed finish on applied waterproofing to have fall to min 1:100 fall as shown. Creating joints and colour to be confirmed by Architect. All floor and wall joints to line up.
bj	Screed to spec, on dry proofing layers on polisoprel river sand on well compacted soil, template to be approved by architect.
bk	Screed to fall in garage running / to fall. Joint Lines @ approx 3.5 x 3.5 (Cut lines 20-30mm deep x 2.5mm wide). Sample to be constructed for approval by Arch. Colour to match driveway brushed exposed aggregate.
	WALLS
c	Clay stock bricks, fleck painted, to centre & exterior specified finish. All bricks to be wet before laid. Provide 25mm brickwork wall insulation to the inside face of all external cavity walls. Installed strictly as per manufacturer specification, ETA comply with SANS1400-XA,0010,A,N
ca	GUNDLE AT BRICKGRIP DPC 250micr sealed all walls and sills, behind cornice & coornet.
cb	Reading walls by Structural Engineer.
cc	RC ring beam by Structural engineer.
cd	Skaling, 85 high point of joints in plastered wall, template to be approved by architect.
ce	Drywalling, Plasterboard Lined to subcontractor with cavity wet insulation. Finish TBC
cf	Connections Wrapproofing on expert plinter to top of boundary & parapet walls, painted to spec.
cg	Waterstops & Impermeable: Refer to Architects detail. To comply with SANS1200DE, 1m High from FFL with no opening that permits the passage of a 100mm ball.
ch	Selected Timber Cladding as per spec, and by specialist.
ci	Paint: Internal walls to receive approved undercoat & textured paint, Mixing Materials Medium or similar approved. Colour by Arch. General replaces to receive waterproofing layer as per approved specification.
cj	Refer all tiles to walls per architect's layout. Creating joints and colors TBC. All floor and wall joints to line up. Both joints colour to match grout. All to Approval of Architect
ck	Polycoat Fence Wall Cladding, constructed from structural timbers with low VOM hoop irons & Angles) and screws. Provide expansion joints. All to Arch detail & Engineer spec.
	CEILING
d	Ceiling Insulation Provide: 25 KEIN insulation or 25mm Isomax insulation as indicated and confirmed by architect. Fitting to be by specialist & approved by Arch. Provide "ALUBUBBLE 1 VRP" insulation over purlins under sheeting. Install according to manufacturer's specification. To comply with SABS 1381 part 1bs and SANS0400-XA.
e	9.5mm REINOBOARD (moisture ceiling board) by approved specialist fixed to underside of roof structure. DONN ceiling trim shadowline detail between wall & ceiling.
f	12.5mm REINOBOARD (Moisture resistant ceiling board by approved specialist fixed to underside of roof structure. Allow shadow line detail between wall & ceiling. Refer to drawings for positioning of ceiling joists layout, first addressed over taped joints and then fully skim plastered and painted to match walls.
g	Plaster to underside of concrete slabs, staircases & concrete beams. Plaster & paint finish to match walls: SKIM stippled. All soffits to receive drip joint to both, detail.
h	Timber boarded ceiling to spec. Suspended below roof structure as per specified. DONN ceiling trim shadowline detail between wall & ceiling.
i	ROOF - steel Structure to Engineer / Specialist design and to be approved by Architect
j	50mm Pitch Roof drawings for pitch metal sheet roof consisting of 1 layer profile 0.50mm COLORGRIND ULTRA A2000 sheeting. Colour to be confirmed by Architect. Fasteners to be 15mm x 4 and into purlins per manufacturer's specification. Sheets to overlap by 2x ribs at laterals, lowside lapped at laterals. Roof structure by Eng. Shop drawings to be submitted to Architect for approval.
k	Flat Roofs: BC min to Eng. spec with min. 30mm screed to min 1:200 fall. Double layer POLYGUARD waterproofing by specialist over screed secured with 20mm DIPPY insulation board with to underside cover. Finish with 50mm stone layer or Dinesh screed if no other finish is indicated. Provide outlets to Gutter/ downpipe and spouts.
l	Metal Metal Roof Flashing to be manufactured from 0.50mm COLORGRIND G300 finishing Roof Colour Underwood, other to match roof sheeting. 10 x 150 Metal Fascia board painted same as wall. Shop drawings to be submitted to Architect for approval.
m	Metal Rain Half round gutters, downpipes & downpipes. Colour to be confirmed by Architect. Sizes TBC by engineer/specialist & approved by architect.
n	Masonry Construction Chimney / Stainless Steel Timber roof with flue pipes. Cowl and flues by specialist, refer to Architect's detail. All chimneys to comply with SANS 10400 Part V. Note: All flue pipes to be insulated as per specialist to have means of no flammable material - by Chimney etc.
	DOORS & WINDOWS - Glazing to comply with SANS 10400 Part N.
o	All doors, windows and external shutters to be powder coated Aluminium. Refer to door and window schedules. Colour to be confirmed by Architect.
p	Hi-end powder & waterproof sill, with built in dpc & drip to Architect's detail to be fitted to spec.
q	Ceiling for Front entrance Indoors & doors. Cavity doors min min 40mm thicker than slider leaf. Cavity walls to be bagged & painted with black fibreglass fill behind & with fill walls. Discrepancy max. 20mm over entire length/height/width. Cavity doors to be sealed with flexible both sides of angle & min 2 hole ensures all around.

Project:	Potgieter_Writers Retreat
Project Number:	J005
Location:	Erf 317, 16 Roelle Laan, Rooi Els, Western Cape
Drawing:	Ground Floor Plan
Drawing nr:	W_101
Scale:	1:100
Revision:	A
Date:	2022.04.07
Designer:	CHL
Drawn:	CHL
Checked:	CHL
Issue Status:	LOCAL AUTHORITY

CH Lundie
SACAP Registration
Pr Arch 34537798

No.	Revision Date	Revision Description
1	2021.07.21	Construction Issue
2	2022.03.22	For Construction
3	2022.04.07	LUMS Application

Copyright

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Notes

No amendments or alterations are to be made to the specifications of labour and material documents. Full set of the list on drawing is to be for the site office at all times. NECS 3 applies "The contractor shall keep a personal site computation to administer and control the work continuously on the site during the execution of the works." The contractor and sub-contractors shall insure their workmen in terms of the Workmen's Compensation Act 1941, and sub-contractors to cover, and shall indemnify the employer from any claim there under. Contractor and sub-contractor to comply with Occupational Health and Safety Act, No.85 of 1993.

Building to be set out by a registered Land Surveyor. Floor levels of buildings to be confirmed with architect. Contractor to make reference on DRPL to allow for floor finish to specified as per to final FFL as on drawings. All external structure slabs to step lower than unfinished ground level at door thresholds.

Room Areas indicated on floor plans are internal floor areas and do not account for walls and dimensions will not correlate with the Green Building Areas.

All existing trees and vegetation to be protected against any damage.

All specified brand name materials to be used strictly in accordance with manufacturer specifications & details. Shop drawings to be presented to architect for approval before ANY SPECIALIST installation commences. All wet areas, finishes and glazing to conform to SANS & SABS approved, where applicable.

SUPERVISION BY ARCHITECT

The architects are appointed in every and continuous capacities; his inspections are the benefit of the employer, but the contractor and his sub-ordinates are the bearers of his own personal obligations. In the event of any matter arising which the contractor considers of such importance that the architect must be consulted, every reasonable attempt shall be made by the contractor to communicate with him before proceeding with the point at issue; however, he hereby is noted that the architects is employed by owners except compliance with the terms of this drawing, proper building procedures in accordance with the best traditions of a national trades and adequate fashion as specified and to his satisfaction. The architect is thus by no way responsible for any act or omission on the part of the contractor, which may result in any patent or latent defects in materials of workmanship, howsoever subject of any legal requisitions. The contractor therefore undertakes at all times responsible for any such neglect, deviation or wrong act, whether the same be done or not before or after the final certificate, or any other certificate be approved.

SANS 10400-XA

Refer to SH Supplemental Guide Energy Efficiency in buildings, SANS 10400 - XA & SANS SH report

Climatic Zone
ZONE 4 TEMPERATE COASTAL

Building Envelope
FLOORS: to comply with SANS 10400-XA,0010, A,4,g1 to be insulated underneath the slab with insulation of minimum R Value of 1
EXTERNAL WALLS: to comply with SANS 10400-XA 2011, A.4.3, to have a minimum total thickness of 0.35
ROOFS: to comply with SANS 10400-X 2011 A 4.5 to have a minimum R-value of 3.7

Hot water supply
To comply with SANS 10400-XA,2011, 4.1, Minimum 50% of all domestic water heating to be Solar water heating. Minimum 50% to be from alternative heating sources. All hot water service pipes shall be lagged with insulation with a minimum thickness of 1

Client: Date

Architect: Date

Engineer: Date

Erf 318 Neighbors Consent
(Mr. Stofberg)
78 12-05-14 0080

Erf 316 Neighbors Consent
(Mr. Joubert)

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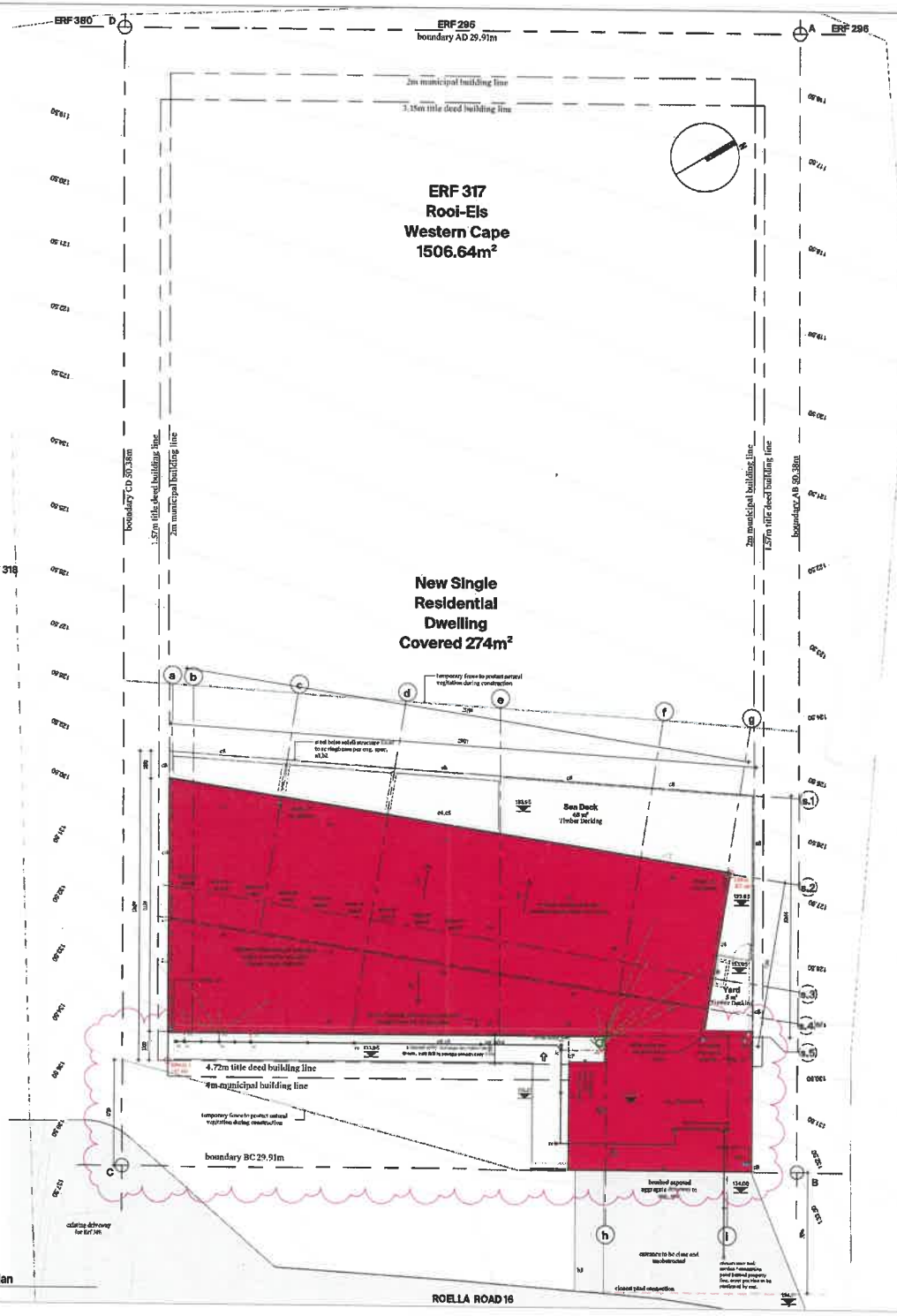

Site & Roof Plan

SCALE 1:100

SCHEDULE OF RIGHTS

Erf Nr:	317
Street Adresa:	16 Roella Laan Rooi-Els, Western Cape
Zoning:	Single Residential
Building Lines: On Street:	4.70m (TD) 4m (LA)
On Sides & Back:	3.57m (TD) 2m (LA)
Erf Area:	1506.64m²
Height Restriction	8m

	Permitted	Actual
Coverage Area	753.32m²	274m²
Coverage	50%	18%
Floor Area (incl. garage)		244m²
FAR		0.16

DRAINAGE

STORMWATER
Stormwater & surface as layout to engineer's detail

WET SERVICES
ALL DRAINAGE MUST COMPLY WITH THE NATIONAL BUILDING REGULATIONS PART P, AND SABS 0400. Sewer pipes and water reticulation strictly according to SANS10252/1 and SS230.
ALL DRAINAGE PIPES passing under or through buildings or any building structures are to comply with what with it's installed as ingress and egress points of drains under such buildings or structures. Rodding Eye (RE) at all foul Pipe branches and change of directions, RE's to be positioned to allow maximum 30m rodding distance. RE of the highest point of any drain.
ALL DRAIN & DISCHARGE PIPES installed within buildings shall be installed by means of a screwed or bolted airtight cover. Provide AIAVES fitted for respective finish. Removable access panel/covers to all bathroom/ensuite/cloaks and vertical pipe stacks or ducts - covers to be approved by Architect prior to installation.
ALL VENTILATION PIPE installations must comply to NBR regarding positioning. All soil/waste and waste pipes to be PVC and concealed into walls. All soil pipes in ground to be pen as specified on drawings.

All drainage pipes to be accessible. Water reticulation pipes to be brought in at level 400mm above FFL in close proximity of fittings as shown. Allow for in water point to all picnic gardens and every every gully. Final positions will be shown on detail layout drawings. Hot water geysers in roof/ceiling space shall be installed in accordance with SABS 0254. Plastic shall be installed "P" trap or resealing type "P" traps to all waste fittings. Waste pipes to be not exceeding above their outlet lengths. Inspection eye (IE) at all Pipe Junctions. IE's within 1000mm of upper extremities of trench drains, fatsinks/fatkiers/bottletraps and trap vents as all pipes exceeding 1500mm drops at traps and invert levels and if required for flat roof pipe systems.

POSITION OF ALL PVB LINES OF SITE TO BE MARKED OUT AND CONFIRMED BY ARCHITECT BEFORE ANY INCORRECT CONNECTIONS

SCHEDULE OF MATERIALS

A	ROOFS
a1	REFER TO STRUCTURAL ENGINEERS DETAIL DRAWINGS FOR FOUNDATION & STRUCTURAL SIZES, DEPTH OF FOOTINGS, COLUMNS & RETAINING WALLS, etc.
a2	Provide Vertical flashing at all retaining walls, betweens & roof changes. POLYGLASS torchon waterproofing membrane system fixed in accordance with manufacturer spec.
b	FLOORS
b1	Concrete suspended floor/pots. Water to Engineers specification, on DUBLE AT UNI GREEN 250microns, on min 150mm sand. 40mm hand sand compacted and filtrated with soil system. Hard core fill to be compacted in layers to engineer's specifications. All bedroom/whatever floors to be cast 50mm lower than general 'FOC' to allow for floor drains with min 1:100 fall. Provide 40mm thick Lonsdale sand installation under concrete surface but to all areas with 25mm thick vertical installation between slab & walls. Provide underfloor heating in designated areas as per specialist detail.
b2	Structural slab, suspended and cast to Eng. spec. All bathroom floors to be cast 50mm lower than general 'FOC' to allow for floor drains with min 1:100 fall. Exposed slabs to be waterproofed with POLYGLASS torchon waterproofing by specialist if internal building space below slab or demarcation waterproofing if external building space below slab. Both to be applied on top of screed to fall of 1:100 with finish to spec (adhere to SANS10400).
b3	Staircase to Architect's and Engineer's detail. Where stairs are over or adjacent to interior spaces, the stair surfaces, risers, treads & slabs should be screeded to fall & waterproofed to spec.
b4	Terrace waterproofing. Concrete waterproofing on [illegible] base screede and torch on waterproofing from angle fin boards to underface to detail.
b5	Selected tile [illegible] finishing as per spec, by specialist on concrete floor with screed to fall.
b6	Selected Hardwood Decking as per spec, on timber substructure, all by specialist.
b7	Pebbles or similar Natural Exposed Stone Aggregate - Random 30-50mm thick with stone aggregate (Clean) screed, polished with diamond cutter to expose stone. Provide Ref 192 Steel Mesh in screed. Joint Lines @ approx 2.5 x 3.5 (Cut lines 10-20mm deep x 2.2mm wide) Sample of stone to be submitted for approval by Architect.
b8	Random Stone Aggregate - Random 20-30mm thick stone aggregate (clean) screed, brushed to expose stone. Provide Ref 192 Steel Mesh in screed. Joint Lines @ approx. 2.5 x 3.5 (Cut lines 20-30mm deep x 2.2mm wide) Sample of stone to be submitted for approval by Architect.
b9	Selected tiles on Kiaffed waterproofing to floor and to min 1:100 fall as shown. Covering joints and colour to be confirmed by Architect. All floors and wall joints to line up.
b10	Paves to spec, on [illegible] overlapping layers on polyroll over spec on well compacted soil. Samples to be approved by Architect.
b11	Grano Screed to fall to garage opening / ow inlet. Joint lines @ approx 2.5 x 3.5 (Cut lines 20-30mm deep x 2.2mm wide). Sample to be constructed for approval by Arch. Colour to match dark grey brushed aggregate.
9	WALLS
a1	Clay stock bricks, finish painted, to receive Architect specified finish. All bricks to be wet before laid. Provide 25mm Isocomfort wall insulation to the inside face of all external cavity walls. Installed strictly as per manufacturer specification, to comply with SANS10400-XA,HM (L,N).
a2	GUNDLE AT BRICK GRIP DPC 250mm under all walls and cills, brickforce every 4 courses.
a3	Retaining walls to Structural Engineer.
a4	RC Ring beam to Structural Engineer.
a5	Skaing, 65 high painted joint in plastered wall, finish to be approved by Architect.
a6	Drywalling: [illegible] fixed to substructure with [illegible] bolt insertion. Finish TBC.
a7	Concrete Waterproofing on sloped planter to top of foundation & protect walls, painted to spec.
a8	Balustrade & handrail to Architects detail. To comply with SANS10400. Min High from FFL with no opening that permits the passage of a 100mmØ ball.
a9	Selected Timber Cladding as per spec, on substructure.
a10	Paint: Plastered walls to receive approved [illegible] & textured paint, Matte Melamine Medium or similar approved. Colour by Arch. Consult neighbors to receive [illegible] as per approved specification.
a11	Skirting: tile to match as per Architect's layout. Grouting joints and colour TBC. All floor and wall joints to line up. Seal joints colour to match grout. All to approval of Architect
a12	Natural Stone Wall - Building, masonry to be fixed to brickwork with 1m x 10x10 bump bars & Anchors and mortar. Provide expansion joints. All to Arch detail & approval spec.
1	CEILING
a1	Ceiling installation Provide 2x 150mm insulation or 1x 40mm [illegible] insulation as indicated and confirmed by architect. Fixing to be by specialist & approved by Arch. Provide 'ALUDURAS' or similar insulation over ceiling under sheeting, install according to manufacturer's specification. To comply with SABS 1263 part 1&6 and SANS10400-XA.
a2	15mm RHINOBOARD (or similar) ceiling fixed to approved specialist fixed to underside of roof structure, DONN ceiling trim shadowline detail between wall & RHINOBOARD ceiling.
a3	12.5mm RHINOBOARD (Exterior) [illegible] ceiling fixed by approved specialist fixed to underside of roof structure. Allow shadowline detail between wall & ceiling. Refer to drawings for sections of ceiling/joists layout. First skimmed over taped joints and then fully skim plastered and painted to match walls.
a4	Plaster to underside of concrete slabs, staircases & concrete beams. Plaster & paint finish to match walls; NOT skimmed. All soffits to receive drip joint to Arch. detail.
a5	Other ceiling finishes to spec. Suspended ceiling [illegible] structure as per specialist, DONN ceiling trim shadowline detail between wall & ceiling.
9	ROOF - Roof Structure to Engineer / Specialist design and to be approved by Architect
a1	Mono Pitch (See drawings for pitch) [illegible] roof covering of Victorian Profile 0.35mm COLOROOF ULTRA AZ200 sheeting. Colour to be confirmed by Architect. Fasteners to be Class 4 and installed per manufacturer's specification. Sheets to overlap by 2x ribs at joints, provide lapped at joints. Roof structure by Eng. Shop drawings to be submitted to Architect for approval.
a2	Flat roofs: RC roof as Eng. spec. with min. 20mm screed to min 1:100 fall. Double layer POLYGLASS waterproofing by specialist over screed covered with 50mm SIRTEX insulation board with membrane cover. Finish with 50mm screed layer (40mm) over (Non-other finish is indicated. Pedhoes outlets to Cobrah Range and [illegible].
a3	0.35mm Metal Roof flashing to be manufactured from 0.35mm COLOROOND [illegible] flashing roof Green Cobrahead, colour to match roof sheeting. 10 x 150 Nutec Fascia board painted same as wall. Shop drawings to be submitted to Architect for approval.
a4	Aluminium [illegible] gutters. Gutter Profiles & downpipes. Colour to be confirmed by Architect. Gutter TBC by engineer/specialist & approved by Architect.
a5	Masonry Construction: Provide 4 Stainless Steel Turbo Cowl with downpipes. Cowl and flue by specialist, refer to Architect's detail. All chimneys to comply with "SANS 10400-part V". Note: All flue pipes to be insulated as per specialist where [illegible] to flammable material as, fan, gas etc.
7	DOORS & WINDOWS - Glazing to comply with SANS10400 Part N.
a1	All doors, windows and external shutters to be powder coated Aluminium. Refer to door and window schedules. Colour to be confirmed by Architect.
a2	Shower planters & waterproof cill, with built in dpc & drip to Architect's detail & painted to spec.
a3	Cavities for Feature windows & doors. Cavity depth to be min 100mm deeper than other length. Cavity walls to be lapped & parged with black flowcoat full height & width (cill walls) Discrepancy max. 20mm over entire length/height/width. Cavity floors to be sealed with Bitoflex both sides of angle & min 2 brick courses all around.

Project:	Potgieter_Writers Retreat
Project Number:	J005
Location:	Erf 317, 16 Roella Laan, Rooi Els, Western Cape
Drawing:	Site + Area Calculations
Drawing nr:	W_100
Scale:	As Indicated
Revision:	A
Date:	2022.04.07
Designer:	CHL
Drawn:	CHL
Checked:	CHL
Issue Status:	LOCAL AUTHORITY

CH Landle
SACAP Registration
Pr Arch 34637798

No.	Revision Date	Revision Description
1	[illegible].21	Construction Draft
2	[illegible].22	For Construction
4	2022.04.07	LOCAL [illegible]

Copyright

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Notes

No amendments or alterations are to be made in the specified sizes of labour and material documents. Full set of the latest dwgs issued to be the criteria for all labour. TROC 5.0 applies "The contractor shall issue a representative contract to administer and control the works and insurance on the site during the execution of the works." The contractor and sub-contractors shall insure their workmen in terms of the Workmen's Compensation Act 1941, and sub-contracts thereof, and shall indemnify the employer from any claims lodged under, Contractor and site profile to comply with Occupational Health and Safety Act. No.85 of 1993.

Building to be set out by a registered Land Surveyor. Final levels of buildings to be confirmed with architect. Contractor to make allowances on UFFL to allow for floor finishes specified as per as final FFL on as drawings. All external materials shall be at lower than surrounding ground level of door thresholds.

Room Areas indicated on floor plans are internal floor areas and do not account for walls and therefore will not correlate with the Gross building Areas.

All existing trees and vegetation to be protected against any damage.

All specified items/ items materials to be in strict accordance with manufacturer specifications & details. Shop drawings to be prepared to architect for approval before ANY FABRICATION/ installation/ construction. All materials, finishes and glazing to conform to SANS & SABS approved, where one is applicable.

RESPONSIBILITY ARCHITECT:
The architect is not responsible for any contractual responsibilities, his liaison is solely for the benefit of the employer, for the duties solely and do not relieve the contractor of his contractual obligations. In the event of site visits/ meetings which the contractor considers of such importance that the architect must be consulted, every reasonable attempt shall be made by the contractor to contact/meet with him before proceeding with the matter at issue. It must, however, be borne in mind that the architect is employed to ensure correct compliance with the terms of this drawing, proper building procedures in accordance with the best practices of the various trades and adequate inspection of specified and to his satisfaction. The architect is in no way responsible for any act or omission on the part of the contractor, which may result in any patent or latent defects in materials or workmanship, breach or omission of any local regulations. The contractor then always remains at all times responsible for any such neglect, deviation or wrong act, whether the same be discovered before or after the final certificate, or any other certificate, is approved.

SANS 10400-XA
Refer to SB Supplemental Guide 'Energy Efficiency in Buildings, SANS 10400 - XA & SANS 204' report

Climatic Zone
ZONE 4 - TEMPERATE / CAPITAL

Building Envelope
FLOORS: to comply with SANS 10400-XA Part - A.4.2. to be insulated underneath the slab of all insulation of substance R Value of 1
EXTERNAL WALLS: to comply with 4 SANS 10400-XA/HM, A.4.3, to have a minimum total R-value, of R 1.9
ROOFS: to comply with SANS 10400-XA 2011 A.4.3, to have a minimum R-value of 2.7

Hot water supply
To comply with SANS 10400-XA/HM, 4.1. Maximum 50% of all energy in water heating to be taken into heating. Minimum 50% to be from alternative heating sources. All hot water service pipes shall be clad with insulation with a minimum thickness of 1

Client: Date

Architect: Date

Engineer: Date

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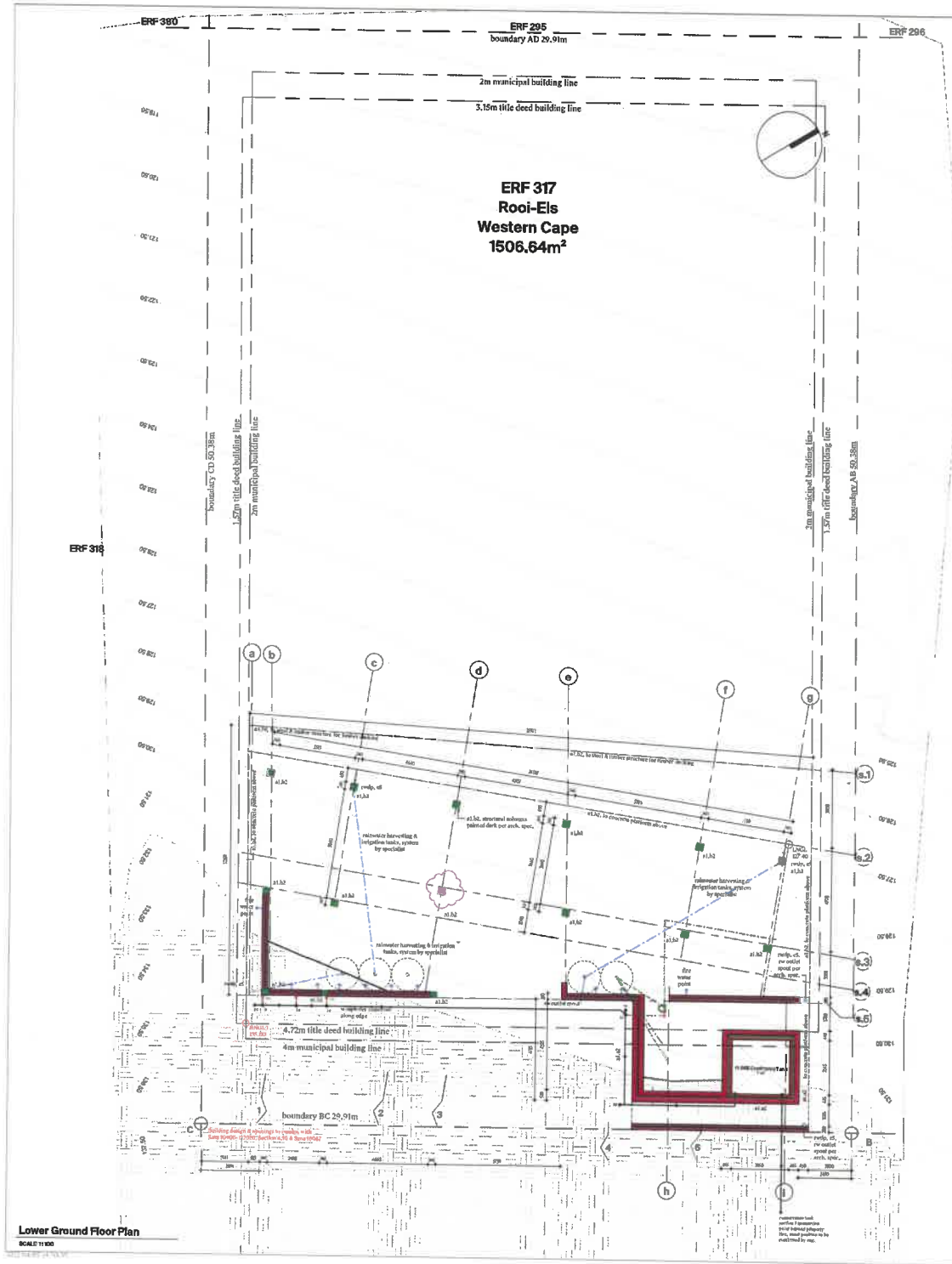

Lower Ground Floor Plan

SCALE 1:100

DRAINAGE

STORMWATER
Stormwater to surface water layout to engineer's detail

WASTE SERVICES
ALL DRAINAGE MUST COMPLY WITH THE NATIONAL BUILDING REGULATIONS PART P, AND SABS 0400. Sewerage line and water reticulation strictly according to SANS10287 and 10252.
ALL DRAINAGE PIPES passing under/through buildings or any building structures are to comply with SABS 10 Strip installed at ingress and egress points of drains under such buildings or structures. Rodding Eye (RE) at all Soil Pipe branches and changes of directions. RE's to be positioned to allow maximum 25m rodding distance. RE at the highest point of any drain.
ALL DRAIN & DISCHARGE PIPES installed within buildings shall be jointed by means of a socket or bolted sleepit cover. Provide AJ PVC tiled for inspective finish). Removable access panels/covers to all bathroom/pipe duct/ceiling and vertical pipe shafts for ease of access to be approved by Architect prior to installation.
ALL VENTILATION PIPE installations must comply to SABS regarding positioning. All soil stack/waste and vent pipes to be PVC and coloured true white. All soil pipes to ground to be pipe as specified on drawings.

All drainage pipes to be accessible. Water reticulation pipes to be brought in on level 450mm above FFL in close proximity of fittings as shown. Allow for its water point to all private gardens and over entry gully. Final positions will be shown on detail layout drawings. For water pressure in positions shown and must comply with SABS 0254. 25mm diag universal 'S' trap or equalling type. 'P'-trap to all waste fittings. Waste pipes to be assembled along their entire lengths. Inspection eye RE at all Pipe Junctions. RE's within 1200mm of upper extremities of branch drains. Anti-siphon/Anti-syp bottle traps and vent valves in all pipes exceeding 1000mm drops at traps and barrel levels and if required for the one pipe system.

POSITION OF ALL SPE LINES ON SITE TO BE MARKED OUT AND CONFIRMED BY ARCHITECT BEFORE ANY BREAKING COMMENCES

300_LEGEND OF MATERIALS

A	PAINTS
AA	REFER TO STRUCTURAL ENGINEERS DETAIL DRAWINGS FOR FOUNDATION & STRUCTURAL SIZES, DEPTHS OF FOOTINGS, COLUMNS & RETAINING WALLS, etc.
AB	Provide Vertical tanking at all retaining walls, basements & level changes. POLYGLASS tech-un waterproofing membrane system fixed in accordance with manufacturer spec.
B	FLOORS
BA	Concrete surface bed with. 85mm - to Engineers Specification). on CUNDLE AT LAB GREEN 250micron, on min 150mm good, clean hard core compacted blind fill level off with sand pointers. Hard core fill to be compacted in layers to engineer's specification. All bathrooms/showers floors to be min 35mm lower than general TBC to allow for floor screed with min 1:200 fall. Provide 40mm thick Lambadamm insulation under screed or surface bed to all spaces with floors thick vertical insulation between slab & walls. Provide underfloor heating to designated areas as per specialist detail.
BB	Structural slab, supports and beams as Eng. spec. All bathrooms/showers to be cast 50mm lower than general TBC to allow for floor screed with min 1:200 fall. Exposed Slabs to be waterproofed with POLYGLASS tech-un waterproofing by specialist if internal building space below slab or external/open undercarriage if external building space below slab, both to be applied on top of screed to fall of 1:200 with finish as spec. Refer to RAMPS/STAIRS
BC	Balconies to Architect's and Engineer's detail. Where slab spans over an adjacent to another space, the slab's surface, finish, trends & slope should be screeded to fall & waterproofed by specialist
BD	Horizontal waterproofing. Continuous waterproofing on Alumbloom base outwards and torch on waterproofing from angle inwards in accordance to detail.
BE	Selected Hardwood Decking as per spec. by specialist on concrete deck with screed to fall.
BF	Selected Hardwood Decking as per spec. on timber superstructure, as specialist.
C	Terraces of similar Broad Grooved Stone Aggregate + Minimum 20-30mm thick with stone aggregate (+10mm) screed, polished with diamond cutter to express stone. Provide Ref 193 steel Mesh in screed. Joint Lines @ approx 3.5 x 3.5 x 3.5 m lines 20-30mm deep x 2.5mm wide) Sample to be submitted for approval by Arch.
CA	Broken Stone Aggregate - Minimum 100mm thick stone aggregate (+10mm) screed, broken to expose stone. Provide Ref. 193 Steel Mesh in screed. Joint Lines @ approx. 3.5 x 3.5 m lines 20-30mm deep x 2.5mm wide) Sample of stone to be submitted for approval by Architect.
CB	Selected Tiles on Sealtile waterproofing to Open Yard to min 1:200 fall as shown. Grouting joints and colour to be confirmed by Architect. All floors and walls to be in line up.
CC	Pavers to spec. on geo-overlapping layers on polyester fibre sand on well compacted soil, sample to be approved by architect.
CD	Grass Screed to fall to gauge opening/raw inlet. Joint lines @ approx 3.5 x 3.5 m (Cut lines 20-30mm deep x 2.5mm wide). Sample to be submitted for approval by Arch. Colour to match driveway brushed exposed aggregate.
D	WALLS
DA	Clay stock bricks, flush pointed, to match Architect specified finish. All bricks to be wet before laid. Provide 25mm Brickward well insulation to the inside skin of all external cavity walls. Installed strictly as per manufacturer specification. Proximity with SANS10400-XA/10400-B.
DB	SAMRELAY BRICKGRIP DPC 200mic under all walls and sills. Brickforce every 4 courses.
DC	Retaining wall by Structural Engineer.
DD	RC Bin Stands by Structural Engineer.
DE	Shiplap, 63 high point of joint in flat steel wall, finish to be approved by architect.
DF	Dry cladding: Photovoltaic Tiles to substructure fill cavity fast installation. Finish TBC
E	Concrete Face Wall approximately 25 degree plinth to top of boundary & parapet walls, painted to spec.
EA	Substructure & Foundation Walls to be 230mm thick, in compliance with SANS10400. Min High form PFL with no opening that permits the passage of a 100mm ball.
F	Selected Timber Cladding as per spec. by specialist.
FA	Brick, Plastered walls to receive approved additional & textured paint, Wildas Milldenate Medium or similar approved. Colour to be by Arch. Coastal regions to receive waterproofing layer as per approved specification.
FB	Selected Stone to walls per architect's detail. Grouting joints and colour TBC. All floor and wall joints to flow up. Wall joints colour to match grout. All to Approval of Architect
FC	Selected Stone Wall Cladding, sectioned from the floor to levels with the LGMP hoop iron (Angled) and coster. Provide expansion joints. All to Arch detail & Engineers spec.
G	CEILING
GA	Ceiling insulation provide 25 100mm Isobarm or 25 40mm Isobeam insulation as indicated and specified by architect. Fixing to be by specialist & approved by Arch. Provide "ALUBUBBLE 1000" insulation over purlins under sheeting. Install according to manufacturer's specification. In compliance with SABS 1381 part 1&2 and SANS10400-XA.
GB	9.5mm RHINOBOARD (Infrastructure) ceiling board by approved specialist fixed to underside of roof structure. DOND ceiling trim shadow line detail between wall & RHINOBOARD ceiling.
GC	12.5mm RHINOBOARD (Infrastructure) moisture resistant ceiling board by approved specialist fixed to underside of roof structure. Allow shadow line detail between wall & ceiling. (Refer to drawings direction of ceilings) joints taped, first skimmed over taped joints and then fully skim plastered and painted to match walls.
GD	Paster to underside of concrete slabs, staircases & concrete beams. Plaster & paint finish to match walls; NOT skimmed. All soffits to receive drip joint to Arch. Detail.
GE	Timber bounded ceiling to spec. Suspended below roof structure as per specialist. DOND ceiling trim shadowline detail between wall & ceiling.
GF	SCOOP - Steel Structure by Engineer / Specialist ceiling and to be approved by Architect
H	45mm PROFILEX or similar for roof/metal sheet roof consisting of Victorian Profile 0.55mm COLORBOND ULTRA AZ200 sheeting. Colour to be confirmed by Architect. Purlins to be 15mm 4 end installed per manufacturer's specification. Sheets to overlap by 1 rib for all joints. Provide tapered ridgeline. Roof structure by Eng. Shop drawings to be submitted to Architect for approval.
HA	Flat Roofs: RC roof to Eng. spec. with min. 25mm screed to min 1:100 fall. Double layer POLYGLASS roof waterproofing by specialist over screed covered with 25mm DEPON insulation board with condensation tray. Finish with 50mm stone layer (+10mm) over if no other finish is indicated. Provide outlets to Architect design and spec.
HB	50mm HAUS ROOF Flashing to be manufactured from 0.55mm COLORBOND AZ200 Cladding (and 3mm Cladbond, color to match roof/cladding. Fix to 150 Hardy Plank board painted same as wall. Shop drawings to be submitted to Architect for approval.
HC	Aluminium half round gutters. Have Profiles & downpipes. Colour to be confirmed by Architect. Size TBC by engineer/specialist & approved by Architect.
HD	Masonry Construction: Stormwater / Stainless Steel Gutter Level with Fire pipes. Steel and fixe by specialist, refer to Architect's detail. All chimneys to comply with SANS 10400 Part V. Note: All flue pipes to be boarded as per specialist where exposed to flammable material - i.e. Ceilings etc.
I	DOORS & WINDOWS - Glazing to comply with SANS10400 Part N.
IA	All doors, windows and external shutters to be powder coated Aluminium. Refer to door and window schedule. Colour to be confirmed by Architect.
IB	Steel reinforced & waterproof sill, with built in drip & drip to Architect's detail is needed to spec.
IC	Cavities for Doors & windows & doors. Cavity jambs to be min 10mm deeper than door length. Cavity walls to be hogged & primed with black Bitumen full height & width full width (Hungarian) min. 20mm over entire length/height/width. Cavity floors to be sealed with Bentfles both sides of jamb & sills 2 brick courses all around.

Project: Potgieter_Writers Retreat

Project Number: J005

Location: Erf 317, 16 Roelin Laan, Rooi Els, Western Cape

Drawing: Lower Ground Floor

Drawing nr: W_102

Scale: 1:100

Revision: A

Date: 2022.04.07

Designer: CHL

Drawn: CHL

Checked: CHL

Issue Status: LOCAL AUTHORITY

GJ Landle
SACAP Registration
Pr Arch 34632796

No.	Revision Date	Revision Description
1	2021.09.23	Evaluation Draft
A	2022.04.07	Site Application

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Notes

No omissions or alterations are to be made to the specifications of labour and material, documents, Bills of Quantities or drawings to be in the office of the Client, JBCC 2.0 applies. The contractor shall keep a representative appointed by administer and control the works continuously on the site during the execution of the works. The contractor and subcontractors shall have their workmen in terms of the Workmen's Compensation Act 1941, and insurance thereof, and shall indemnify the employer from any claims under Contractor and/or persons in compliance with Occupational Health and Safety Act, Act 85 of 1993.

Building to be set out by a registered land Surveyor. Final levels of buildings to be confirmed with architect. Contractor to make allowance for FFL to allow for floor finish as specified to get to final FFL at completion. All external concrete slabs to stop lower than architectural ground level at door thresholds.

Room Name indicated on floor plans are internal floor areas and do not account for walls and therefore will not correlate with the Gross Building Areas.

All existing trees and vegetation to be protected against any damage.

All specified home/name materials are to be strict adherance with manufacturer specifications & details. Shop drawings to be supplied to architect for approval before ANY SPECIALIST installation commences. All materials, finishes and glazing to conform to SANS & SABS approved, where applicable.

RESPONSIBILITIES BY ARCHITECT:
The architect is not accepted to carry out continuous supervision his inspections are for the benefit of the employer, not the contractor and do not relieve the latter of any of his contractual obligations. In the event of any matter arising which the contractor considers of such importance that the architect must be consulted, every reasonable attempt shall be made by the contractor to communicate with him before proceeding with the matter at issue. However, he/she is to bear in mind that the architect is employed to ensure correct compliance with the terms of the drawing, proper building procedures in accordance with the best traditions of the various trades and adequate fixings as specified and to his satisfaction. The architect is not to be responsible for any act or omission on the part of the contractor, which may result in any patent or latent defects in materials of workmanship, breach or neglect of any final conditions. The contractor therefore is solely at all times responsible for any such neglect, dereliction or wrong act, whether the same be discovered before or after the final certificate, or any other certificate, be approved.

SANS 10400-XA
Refer to SE Supplemental Guide 'Energy Efficiency in Buildings, SANS 10400 - XA & SANS 204' report

Climatic Zone
ZONE 4 - TEMPERATE - CAPITAL

Building Envelope
FLOORS: To comply with SANS 10400-XA:2011, 4.2.2 to be insulated underneath (Refer slab with insulation or substitute R Value of 1 (R1) FRAMES: To comply with SANS 10400-XA, 4.2.3, 4.4.7, to have a maximum total U-value of 3.5
ROOFS: To comply with SANS 10400-XA 2011 4.5.4, to have a minimum R-value of 3.7

Hot water supply
To comply with SANS 10400-XA:2011-4.1. Maximum 50% of all domestic water heating to be cooling/gas heating. Minimum 50% to be from solar/heat pump system. All hot water use has proven shall be fitted with installation with a minimum 10-20 m²

Client:
Date

Architect:
Date

Engineer:
Date

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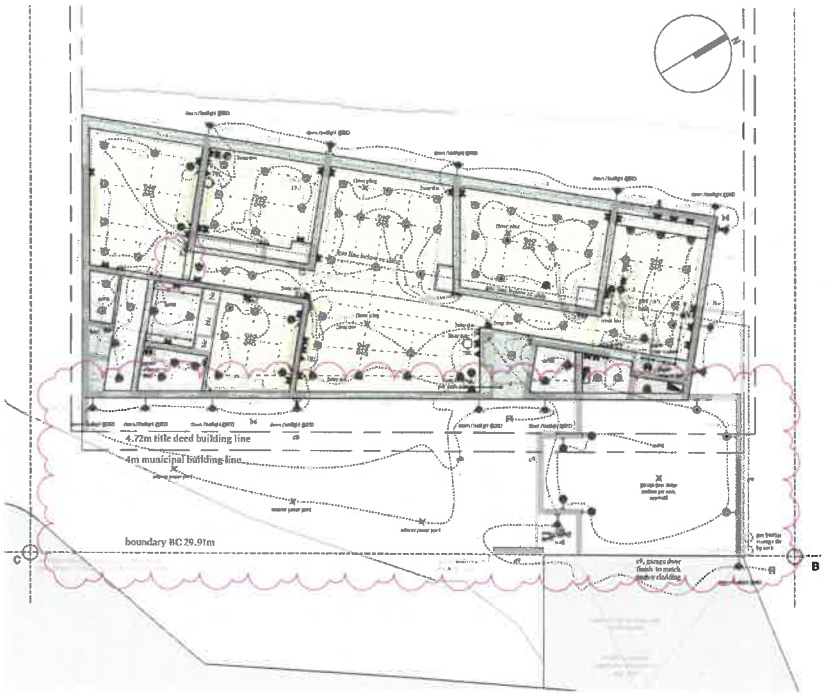
Erf 318 Neighbors Consent
(Mr. Strotberg)

Erf 316 Neighbors Consent
(Mr. Joubert)



Ground Floor Electrical Layout

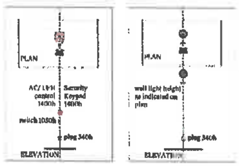
SCALE 1:100

CEILING LEGEND

- In-situ concrete / precast, lintol / brickwork plastered & painted to spec. all per eng. spec.
- **Note: Cavity Closers to be provided over all open wall cavities before casting of Slabs. All undersides of concrete ring beams to be plastered**
- Internal plasterboard ceiling taped, fully skimmed & painted all to Spec. Steel shadowline cornice all around as per detail.
- External plasterboard ceiling taped, fully skimmed & painted all to Spec. Steel shadowline cornice all around as per detail.
- Exposed timber beams to timber plank ceiling per arch. spec.
- Brickwork to terminate to underside of Ring Beam/Slab or 170mm above underside of ceiling
- 200 Wide x 150mm deep Curtain Rail Recess, to be confirmed with Architect
- Ceiling Access Panel with hinges, to detail (edge with hinges)
- Ceiling Access Panel with no hinges, to detail

ELECTRICAL LEGEND

- Recessed LED down lighter - Internal
- Recessed LED down lighter - External
- Surface mounted ceiling light
- Pendant/Chandelier light point
- Wall mounted light point - Internal **(height as indicated)**
- Wall mounted light point - External **(height as indicated)**
- Waterlight pool light **(by Pool Specialist)** - colour tbc.
- Wall mounted Hewlight 510h or as indicated on drawing
- Directional Track spot LED
- Track lighting with LED spots
- LED Strip Light as per schedule
- Waterlight LED Deck Light
- Waterlight LED spike light on armor cable
- Ceiling mounted fan
- Manual light switch, 1050h
- Dimmer light circuit
- 2 Way light circuit
- Stove / oven isolator switch 1100h
- Ceiling Mounted Motion Switch
- Daylight switch positioned out of sight & painted to Spec.
- Double 15 amp plug. **(340h or as indicated on drawings)**
- Double 15 amp floor plug
- Waterlight 15 amp plug. **(340h or as indicated on drawings)**
- Computer 15 amp double plug + data connection point, 340h
- Wall mounted Remote. **(900h or as indicated on drawings)**
- Wall mounted underfloor heating control unit 900h
- Shaver socket outlet. **(1400h or as indicated on drawings)**
- Geyser connection point
- Outlet for electrical point **(Purpose specified on plan)**
- Distribution board
- Telephone / network point. **(340h or as indicated on drawings)**
- Intercom point. **(Handset 900h and AV 1400h)**
- Wifi Router connection point **(340h or as indicated on drawings. Specialist to confirm additional points, conduit sizes and circuit layout)**
- Irrigation control box. **(900h or as indicated on drawings)**
- DSTV satellite dish, final position to be approved by Architect
- Indicated Height above Finished Floor Level



ELECTRICAL INSTALLATION SPECIFICATION

The electrical contractor is to calculate the total load required and allow therefore in the installation (where applicable 3 Phase connection to be provided)

The existing electrical council connection, the required connection and the electrical loads as calculated are to be submitted to architect before any work begins.

To be carried out in strict accordance with plans issued by architect or electrical consultant and all applicable by-laws and regulations. All conduits to be laid in concrete surface bed, concrete slabs and roof construction and built into walls where necessary. Conduits must be fixed to the switches and socket casings with two lock nuts.

Plugs and switch height refer to legend. ALL TO LINE UP VERTICALLY and HORIZONTALLY.

Make allowance for taking delivery, storing and erecting all the fittings. No electrical conduiting may penetrate through any water or damp proofing. All switches, plugs and cover plates to be of same colour and make, unless otherwise specified.

Positions for Electrical points to be marked out on site and approved by Architect before commencing with electrical installation.

Refer to [illegible] plaster mesh spec. for cut walls. Overlap cut lines with 150mm both sides of cutlines

No chasing of walls after plastering will be allowed, any affected wall to be completely re-finished at the electrical contractors account.

EARTHING
Any additional and new installation must be properly earthed per standard regulations including all hot and cold water pipes. Earth leakage unit to be provided.

LIGHTNING PROTECTION (WHERE SPECIFIED)
Lightning protection by specialist to incorporate air termination conductor runs, down conductor bondings and earth terminations - all in accordance with SANS code 03 (1985). Conduits to be provided to avoid surface mountings - layout to be submitted to architect for approval prior installation.

TELEPHONE POINTS
The electrician must make arrangements with Telkom and third parties to ensure the most convenient points for telephone incoming lines and boxes are established. This should be confirmed with Architect. 25mm Conduiting to be taken from this point to telephone boards and points in positions indicated on plans fitted with switch boxes and coverplates to confirmed heights. Draw wires are to be left in the conduiting and clearly marked. Provide cover plates to 100 x 75 telephone outlets.

INTERCOM POINTS
Provide intercom points and connect in series with 25mm diameter conduits. Draw-wires and draw-boxes to be provided. Position confirmed with Architect.

T.V. CONNECTIONS
For aerial and satellite dishes only provide 25mm diameter conduit from switchboxes (confirm position), with cover plates linked together to central point from which conduit must lead to aerial outlet box. Position of aerial and dish to be confirmed with architect.

ELECTRICAL SWITCH AND PLUGS
ALL switch gear & plug heights TO BE CONFIRMED
All conduits to be [illegible] to be confirmed with and put in writing by specialist.
Switch gear and covers to be used in conjunction with home automation.
Multigang surround to be used behind beds and where needed.

GEYSERS / HOT WATER SYSTEMS
Geysers to be installed according to manufacturer's specification.
All geysers are to be installed in series. The installation needs to accommodate [illegible].
All warm water systems to be designed by specialist. If a ringmain is required, the layout should be designed, drawn and specified by specialist for approval by architect. A plantroom layout should accompany this drawing / specification. This includes the suggested specification for the swimming pool.

SWITCH GEAR
Legrand Arteor, colour and sample to be approved by Architect before order is placed.

DISTRIBUTION BOARDS
All cable clusters to be grouped, colour marked and labelled to architect's satisfaction.

Erf 318 Neighbors Consent
(Mr. Stofberg)
[signature]
7812045140080

Erf 316 Neighbors Consent
(Mr. Joubert)
[signature]

Project:	Potgieter_Writers Retreat
Project Number:	J005
Location:	Erf 317, 16 Roella Laan, Rooi Els, Western Cape
Drawing:	Electrical Layouts
Drawing nr:	W_120
Scale:	1:100
Revision:	A
Date:	2022.04.07
Designer:	CHL
Drawn:	CHL
Checked:	CHL
Issue Status:	LOCAL AUTHORITY

CH Landie
SACAP Registration
Pr Arch 34537796

No.	Revision Date	Revision Description
1	2022.01.21	Construction Draft
2	2022.02.02	For Construction
A	2022.04.07	LUMS Application

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SANS 10400-XA

Refer to SII Supplemental Guide Energy Efficiency in Buildings, SANS 10400 - XA & SANS 204 report

Climatic Zone
ZONE 4: TEMPERATE COASTAL

Building Envelope
FLOORS: to comply with SANS 10400-XA:2011, 4.4.2, to be insulated underneath the slab with insulation of minimum R Value of 1.
EXTERNAL WALLS: to comply with SANS 10400-XA 2011, 4.4.3, to have a minimum total R-value of 0.35
ROOFS: to comply with SANS 10400-XA:2011 4.4.5, to have a minimum R-value of 3.7

Hot water supply
To comply with SANS 10400-XA:2011 4.1. Maximum 50% of all domestic water heating to be resistant type heating. Minimum 50% to be from alternative heating sources. All hot water service pipes shall be clad with insulation with a minimum R-value of [illegible]

Client: Date

Architect: Date

Engineer: Date

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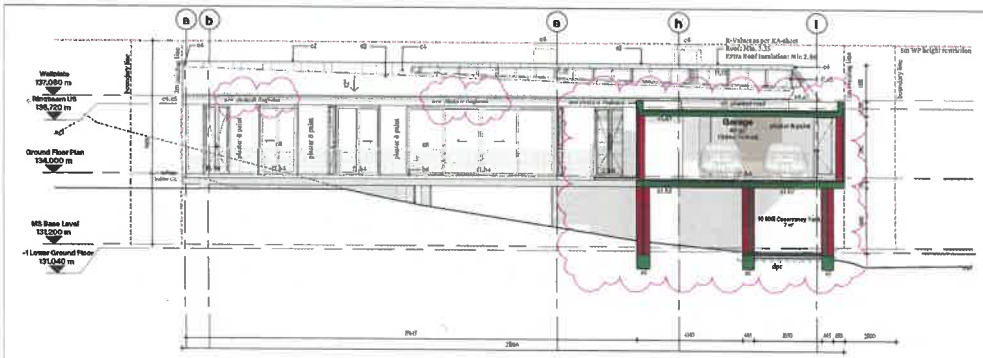
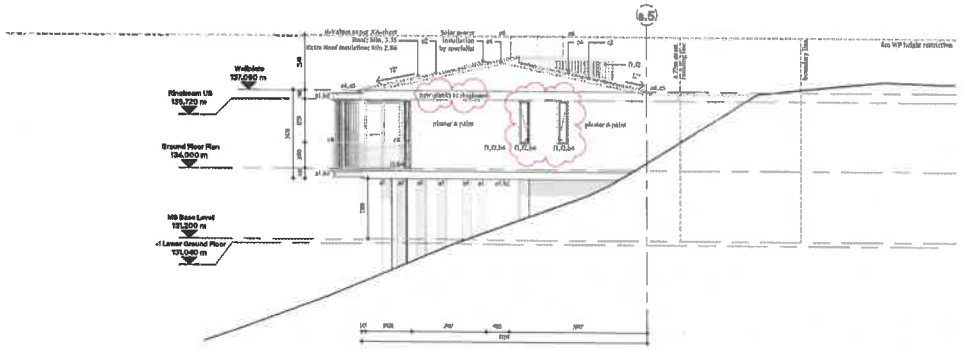


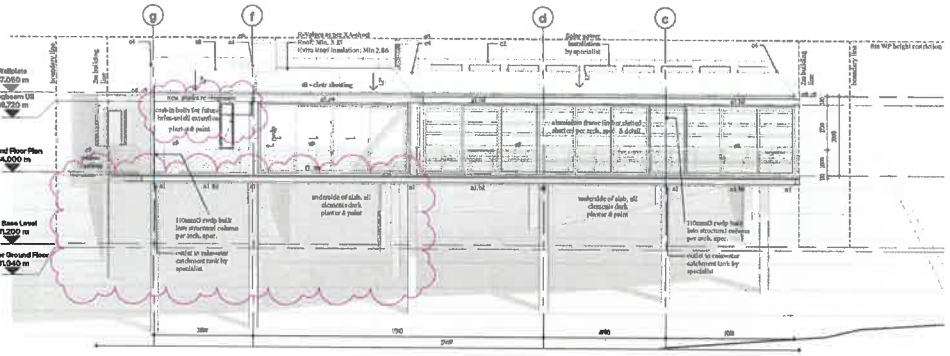
South East Elevation

SCALE 1:100



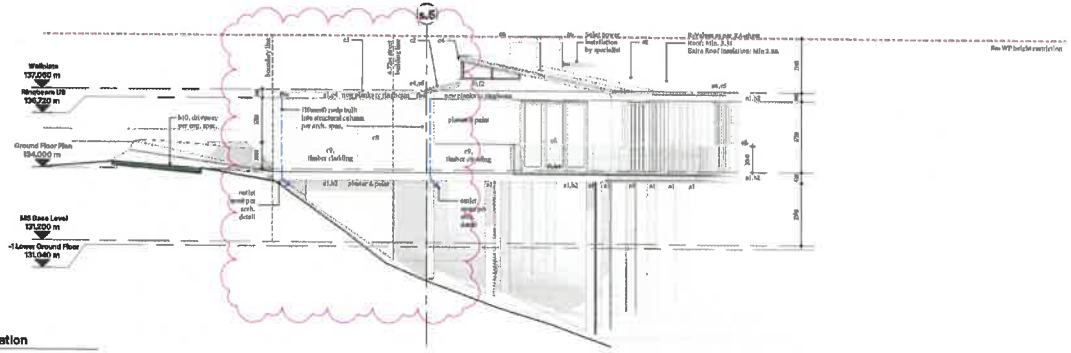
South West Elevation

SCALE 1:100



North West Elevation

SCALE 1:100



North East Elevation

SCALE 1:100

100. LEGEND OF MATERIALS

A	PRUFFS
a1	REFER TO STRUCTURAL ENGINEERS DETAIL DRAWINGS FOR FOUNDATION & STRUCTURAL SIZES, DEPTH OF FOOTINGS, COLUMNS & RETAINING WALLS, etc.
a2	Provide Vertical tanking at all retaining walls, basements & level changes. POLYGLAS® torch-on waterproofing membrane system fixed in accordance with manufacturer spec.
B	FLOORS
b1	Concrete suspended floors, 25mm - 40 (Engineers specification), on DOUBLE AT SUB GREEN 250microns, on min 150mm good, clean hard core screeded and compacted in layers to engineer's specifications. All hardcore/blower layer to be non-fines layer thus general 'FOC' to allow for floor drains with min 1:100 fall. Provide 40mm thick Lambda-board insulation under concrete surface but to fall towards with 25mm thick vertical insulation between slab & walls. Provide underfloor heating to designated areas as per specialist detail.
b2	Structural slab, concrete and beams to Eng. spec. All underscreed floors to be cast 50mm lower than general 'FOC' to allow for floor drains with min 1:100 fall. Exposed slabs to be waterproofed with POLYGLAS torch-on waterproofing by specialist if internal building space below slab or screed/tiled waterproofing if external building space below slab. Both to be screed on top of screed to fall of 1:100 with finish to spec indicated in SANS10400-D.
b3	Underside to Architect and Engineer's detail. Where stairs are covered underneath to interior spaces, the slab surfaces, risers, treads & soffits should be screeded to fall & waterproofed by specialist
b4	Threshold waterproofing. Cementitious waterproofing on Aluminium and composite and torch on waterproofing, from angle up towards in accordance to detail.
b5	Selected Hardwood Decking as per spec, by specialist on concrete deck with screed to fall.
b6	Selected Hardwood Decking as per spec, on timber superstructure, all by specialist.
b7	Terrazzo or similar Honed Exposed Stone Aggregate - Randomly 30-50mm thick with stone aggregate (12mm screed, polished with diamond cutter to expose stone. Provide Ref PO Steel Mesh in screed. Joint Lines @ approx 2.7 x 3.5 C/C lines 20-30mm deep x 2.5mm wide. Sample of stone to be submitted for approval by Architect.
b8	Brushed Stone Aggregate - Randomly 30mm thick stone aggregate (12mm screed, brushed to expose stone. Provide Ref PO Steel Mesh in screed. Joint Lines @ approx. 2.7 x 3.5 C/C lines 20-30mm deep x 2.5mm wide. Sample of stone to be submitted for approval by Architect.
b9	Selected Tiles on Rapidex waterproofing on screed laid to min 1:100 fall as shown. Grouting joints and colour to be confirmed by Architect. All floor and wall joints to flow.
b10	Pavers to spec, on dry wet stepping lay on screed on or equal on well compacted soil, hangers to be approved by architect.
b11	Grass Strip to fall to garage opening / or wind, joint lines @ approx 3.5 x 3.5 C/C lines 20-30mm deep x 2.5mm wide. Sample to be constructed for approval by Arch. Colour to match driveway brushed aggregate.
C	WALLS
c1	Clay stock bricks, Rustic coloured, to receive Architect specified finish. All bricks to be wet butter laid. Provide 25mm hardboard wall insulation to the inside skin of all external cavity walls. Installed strictly as per manufacturer specification. (To comply with SANS10400-XA,2014 4.3)
c2	DOUBLE AT BRICKGARD DPC 150mm above all walls and sills. Brick face weep in courses.
c3	Retaining wall to Structural Engineer.
c4	RC ring beam to Structural Engineer.
c5	Cladding, All high pressure joint in plastered wall. Sample to be approved by architect.
c6	Drywalling: Non-coloured facing to manufacture with cavity for insulation. Finish, TBC
c7	Cement fibre & corrugating on steel purlins to top of boundary & parapet walls, same as roofing.
c8	Infill brick & mortar: Refer to architects detail. To comply with SANS10400D. 3m High from FFL with no opening that permit the passage of a 10mm ball.
c9	Internal Timber Cladding as per spec, and/or specialist.
c10	Plaster: Plastered walls to receive approved undercoat & textured paint. Mixed Midlandite Mullions or similar approved. Colour tbc by Arch. Consult engineer to provide compacting layer as per approved specification.
c11	Internal tiles to suite particular's layout. Coved tiles joints and colour TBC. All floor and wall joints to line up. Soft joints colour to match grout. All to Approval of Architect
c12	Selected Stone Wall Cladding, surround from site final to brickwork with 15mm SUPER bond lime & Anchors and mortar. Provide expansion joints. All to Arch detail & Engineer spec
D	CEILINGS
d1	Ceiling insulation Provide 2x 150mm Isofloor or 1x 40mm Isoceil insulation as indicated and confirmed by architect. Fixing to be by specialist & approved by Arch. Provide "ALUFOIL/BLUE PAK" Insulation over roof/or under sheeting, install according to manufacturer's specification. To comply with SANS 1381 part 1 Sec and SANS10400-XA.
d2	9.5mm RHINOBOARD for ceiling board by approved specialist fixed to underside of roof structure. DONE ceiling trim shadow line detail painted, wall & RHINOBOARD ceiling.
d3	12.5mm RHINOBOARD (Moisture resistant ceiling board by approved specialist fixed to underside of roof structure. Allow shadow line detail between wall & ceiling. Refer to drawings for ceiling set ceilings joints taped, first skimmed over taped joints and then fully skim plastered and painted to match walls.
d4	Plaster to underside of concrete slabs, staircases & concrete beams. Plaster & paint finish to match walls; NOT skimmed. All reveals to receive dip joint to Arch. Detail.
d5	Timber boarded ceiling to spec. Suspended below roof structure as per specialist. DONE ceiling trim shadowline detail between wall & ceiling
D	ROOF - Roof Structure to Engineer / Specialist design and to be approved by Architect.
d6	Metal Pitch (See drawings for pitch) metal sheet roof consisting of Alu-zinc Profile 0.5mm COLORBOND ULTRA AZ200 sheeting. Colour to be confirmed by Architect. Fasteners to be 16mm 4 and installed per manufacturer's specification. Sheets to overlap by 2x ribs at joints, provide tapered at joints. Roof Structure by Eng. Shop drawings to be submitted to Architect for approval.
d7	Flat Roofs: RC slab to Eng. spec, with min. 30mm screed to min 1:100 fall. Double layer POLYGLAS® waterproofing by specialist over screed covered with 50mm EPS® insulation board with membrane on top. Finish with 30mm stone topping (40mm over Eco-stone finish is indicated. Fix base outlets to Cobwebs design and specs.
d8	Steel Fascia and Roof Flashing to be manufactured from 0.55mm COLORBOND 1000 flashing (well Gloss Colour), colour to match roof sheeting. Or ISO Nitec Fascia board painted same as wall. Shop drawings to be submitted to Architect for approval.
d9	Rainwater Goods: Round gutters. Refer details & drawings. Colour to be confirmed by Architect. Fixed by Eng specialist and approved by Architect.
d10	Masonry Construction: Masonry / Masonry Hard Plastered with Hoopiron. Fixed and fixed by specialist, refer to Architect detail. All chimneys to comply with SANS 10400 Part V. Note: All flue pipes to be insulated as per specialist where exposed to combustible material - In Ceilings etc.
E	DOORS & WINDOWS - Glazing to comply with SANS10400 Part N.
e1	All doors, windows and external shutters to be powder coated Aluminium. Refer to door and window schedule. Colour to be confirmed by Architect.
e2	Proper external & waterproof sill, with built in drip & drip to Architects detail & painted to spec.
e3	Cavities for Doors & windows to be drawn. Cavity depth to be min 100mm deeper than door length. Cavity walls to be burged & primed with black Bitumen full height & width (all walls) for occupancy seal. 20mm over entire length/height/width. Cavity floors to be sealed with bitumen both sides of jamb & sills/lintels brick courses all around.

Project:	Polgieter_Writers Retreat
Project Number:	J006
Location:	Erf 317, 16 Roella Lane, Rooi Els, Western Cape
Drawing:	Elevations
Drawing no:	W_201
Scale:	1:100
Revision:	A
Date:	2022.04.07
Designer:	CHL
Drawn:	CHL
Checked:	CHL
Issue Status:	LOCAL AUTHORITY

CH Lindle
SACAP Registration
Pr Arch 34637796

No.	Revision Date	Revision Description
1	2022.03.21	Construction Draft
2	2022.03.30	For Construction
3	2022.04.07	LUMS Application

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Notes

No amendments or alterations are to be made to the specifications of labour and material therein. Full set of the latest drawings to be in the site office at all times. SBCS.5.9 states "The contractor shall keep a representative contractor to produce and record the works continuously on the site during the execution of the works." The contractor and sub-contractors shall ensure their employees, in terms of the Occupational Health and Safety Act, No.85 of 1993, Section 14 (2) (a) (ii) "Every employee shall ensure that he does not endanger the health and safety of persons who may be affected by his acts or omissions while at work." Failure to comply with the Act will result in the Contractor and sub-contractor being liable for any claims that may arise.

Building to be set out by a registered land surveyor. Final levels of buildings to be confirmed with architect. Contractor to make allowance on DPC to allow for floor finish to be flush with or above the pavement. All external measurements shown to step lower than surrounding ground to fall down thresholds.

Room dimensions indicated on floor plans are internal face across rough not against the walls and therefore will not correlate with the Gross Building Areas.

All existing trees and vegetation to be protected against any damage.

All specified brand name materials to be in strict accordance with manufacturer specifications & details. Alternatives to be presented to Architect for approval before ANY INSTALLATION commences. All materials, finishes and glazing to conform to SANS & SABS approved, where so applicable.

SUPERVISION BY ARCHITECT
The Architect is not appointed to carry out continuous supervision, his inspections are for the benefit of the employer, not the contractor and do not relieve the latter of any of his contractual obligations. In the event of any doubt arising which the contractor considers of such importance that the architect must be consulted, every reasonable attempt shall be made by the contractor to communicate with him before proceeding with the point at issue in question, however, he must be aware that the architect is employed to ensure correct compliance with the terms of this drawing, proper building procedure in accordance with the best traditions of the national trades and adequate finishes as specified and to his satisfaction. The architect is then to be satisfied that he has carried out his part of the contract, which may result in any point or local defects in materials or workmanship, beyond any neglect of any local regulations. The contractor therefore is solely responsible for any such point of defection or wrong act, which is the same be discovered before or after the final certificate, or any other certificate, is approved.

SANS 10400-XA

Refer to SE Supplemental Guide "energy Efficiency in Buildings, SANS 10400 - XA & SANS 204" report

Climatic Zone
ZONE 2 - TEMPERATE COASTAL

Building Envelope
FLOORS: to comply with SANS 10400-XA:2011, 4.4.2, to be insulated underneath to the slab with Insulation of minimum R Value of 1
EXTERNAL WALLS: to comply with SANS 10400-XA:2011, 4.4.3, to have a minimum total R-value, of 0.35
ROOFS: to comply with SANS 10400-XA:2011 4.4.4, to have a minimum R-value of 2.7

Hot water supply
To comply with SANS 204:XA:2011, 4.4, Minimum 50% of all domestic water heating to be solar water heating. Minimum 50% to be from alternative heating sources. All hot water storage pipes shall be clad with insulation with a minimum R-value of

Client:
Date
Architect:
Date
Engineer:
Date

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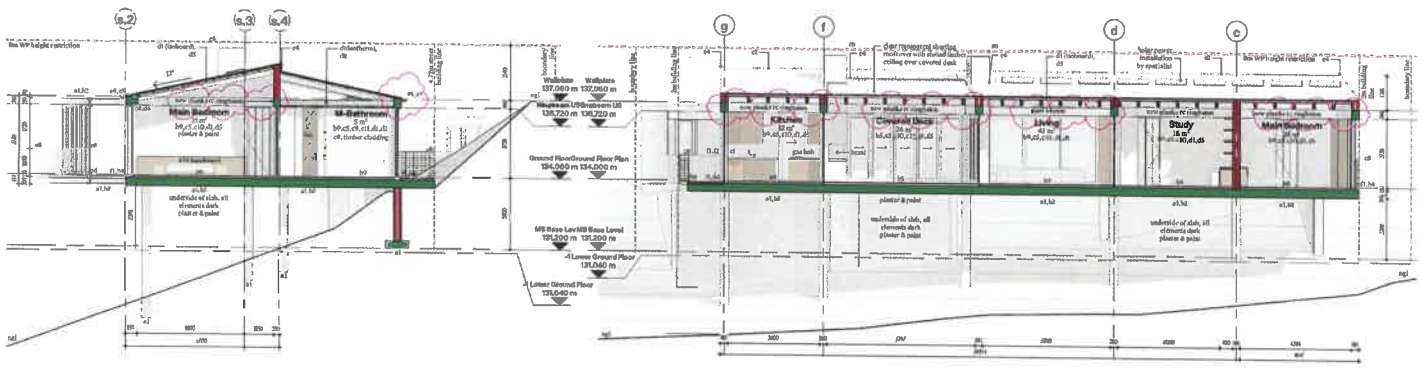
Erf 318 Neighbors Consent
(Mr. Stofberg)
[illegible]
7812-06-14 0080

Erf 316 Neighbors Consent
(Mr. Joubert)
[illegible]



Section 1
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Section 7
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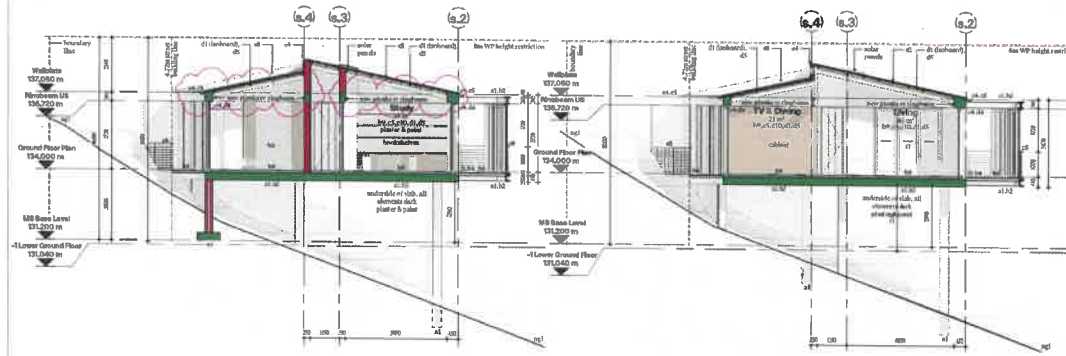

Section 2
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Section 3
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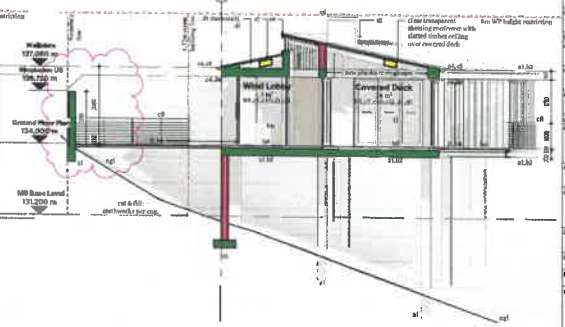

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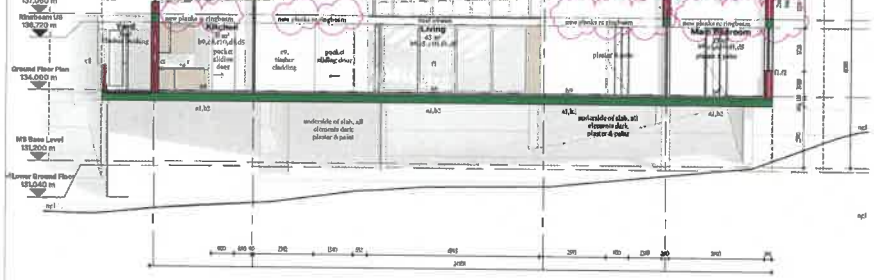

Section 6
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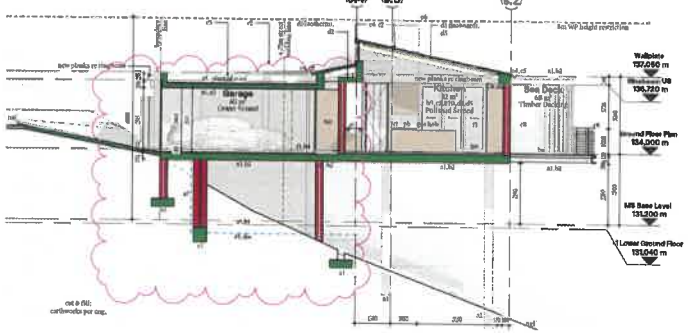

Section 5
SCALE 1:100

300 LEGEND OF MATERIALS

a	FOOTS
a1	REFER TO STRUCTURAL ENGINEERS DETAIL DRAWINGS FOR FOUNDATION & STRUCTURAL SIZES, DEPTH OF FOOTINGS, COLUMNS & RETAINING WALLS, etc.
a2	Provide Vertical tanking at all retaining walls, basement & level changes. POLYGLAS torch-on waterproofing membrane system fixed in accordance with manufacturer spec.
b	FLOORS
b1	Concrete Screed (min. 75mm - to Engineers Specification, on DRYDEX AF UNDERGREEN 250micron, on min 150mm good, clean hard sub-consolidated fill treated with ant poison. Hard core fill to be compacted in layers to engineer's specifications. All hatchrooms/shower floors to be cast 50mm lower than general TOC to allow for floor drains with min 1:100 fall. Provide 40mm thick Lambelwood insulation under concrete screed but to all rooms with 25mm thick vermiculite insulation between slab & walls. Provide underfloor heating to designated areas as per specialist detail.
b2	Structural slab. suspended - based to Eng. spec. All bathroom/shower floors to be cast 50mm lower than general TOC to allow for floor drains with min 1:100 fall. Expose all slabs to be waterproofed with POLYGLAS torch-on waterproofing by specialist if internal building space below slab or accessible/non waterproofing if external building space below slab, finish to be screeded to top of screed to fall of 1:100 with finish to spec adhere to SANS10400-J.
b3	Staircase to Architect's and Engineer's details. Where stairs are over or adjacent to interior spaces, the white nosings, risers, treads & sides should be screeded to fall & waterproofed by specialist
b4	Threshold waterproofing. Comprehensive waterproofing on threshold to base courses and torch-on waterproofing turn up to boards in accordance to detail.
b5	External Hardwood Decking as per spec. on specialist on concrete deck with screed to fall.
b6	Selected Timber and Decking as per spec. on timber superstructure, refer to specialist.
b7	Terrazzo or similar Floor finish. Stone Aggregate - Randomic 20-30mm thick with stone aggregate (+/-25mm) screed, polished with diamond cutter to exposed stone. Provide Ref 193 Steel Mesh in screed. Joint Lines @ approx 3.5 x 3.5 NEW lines 20-30mm deep x 2.5mm wide! Sample of stone to be submitted for approval by Architect.
b8	Brushed Stone Aggregate - Randomic 20-30mm thick with stone aggregate (+/-25mm) screed, brushed on exposed stone. Provide Ref 193 Steel Mesh in screed. Joint Lines @ approx. 3.5 x 3.5 (NEW lines 20-30mm deep x 2.5mm wide) Sample of stone to be submitted for approval by Architect.
b9	External Tiles on Roof/Deck waterproofing to floor fall to min 1:100 fall as shown. Grouting joints and colour to be confirmed by Architect. All floor and wall joints to line up.
b10	Paving to spec. on top of waterproofing on on proposed or hard on self compact sub soil. Samples to be approved by architect.
b11	Grass Screed to fall to garage opening / to drain. Joint Lines @ approx 3.5 x 3.5 (Cut lines 20-30mm deep x 2.5mm wide). Sample to be constructed for approval by Arch. Colour to match existing brushed exposed aggregate.
c	WALLS
c1	Clay stock bricks. Hand moulded. To receive Architect approval/sample. All joints to be wet before laid. Provide 25mm Isobord wall insulation to the inside skin of all external cavity walls. Installed strictly as per manufacturer specification. (To comply with SANS10400-XA, 2011 A.1)
c2	UNDERGRAT BRICKGRIP DPC. Placed under all walls and all. Total force proof. Continuous
c3	Retaining wall by structural Engineer.
c4	All Ring beams by structural Engineer.
c5	Flashing, Acrylic painted joints in plastered wall. Sample to be approved by architect.
c6	Depending. Plasterboard fixed to substructure with [illegible] insulation. Finish TBC
c7	Cementitious Waterproofing on sloped planter to top of boundary & parapet walls, painted to spec.
c8	Insulation Boundary: Refer to Architects detail. To comply with SANS10400-O, insulation PVC with to provide that provide the passage of a 100mm ball.
c9	Selected Timber Cladding as per spec. and by specialist.
c10	Paint Plastered walls to receive approved undercoat & textured paint, Matte Wildsmith Mallows or similar approved. Colour to be by Arch. Coastal regions to receive waterproofing by or as per approved specification.
c11	Selected tiles to walls per architect's layout. Grouting joints and colour TBC. All floor and wall joints to line up. Joint joints colour to match grout. All to approval of Architect
c12	Selected Stone Wall Cladding, stone to be site fixed to brick with thin 10MM bony-bond & Anglers and mortar. Provide expansion joints. All to Arch detail & approval spec.
d	CEILINGS
d1	Ceiling Insulation: Provide 25 100mm Isobord or to ceiling insulation to be installed and confirmed by architect. Fixing to be by specialist & approved by Arch. Provide "ALUBUTYLBAR PRO" bottom over purlins under sheeting. Install according to manufacturer's specification. To comply with SANS 1381 part 164 and SANS10400-XA.
d2	9.5mm RHINOBOARD (internal) ceiling board by approved specialist fixed to underside of roof structure. DOUN ceiling trim shadowline detail between wall & ceiling.
d3	12.5mm RHINOBOARD (internal) ceiling board by approved specialist fixed to underside of roof structure. Allow shadowline detail between wall & ceiling. Grid to be drawings direction or ceiling joints taped, first skimmed over taped joints and then fully skim plastered and painted to match walls.
d4	Plaster to underside of concrete slab, staircase & concrete beams. Plaster & paint finish to match walls, NOT skimmed. All soffits to receive drip joint to arch. Detail.
d5	Timber Boarded ceiling to spec. Suspended ceiling structure as per specialist. DOUN ceiling trim shadowline detail between wall & ceiling.
d6	ROOF - Steel Structure to Engineer / specialist design and to be approved by architect
d7	Mono Pitch Roof to spec. for pitch roof of above room, continuous or [illegible] Profile 6.25mm COLROBOND ULTRA AZ200 sheeting. Colour to be confirmed by Architect. Fasteners to be Class 4 and installed per manufacturer's specification. Sheets to overlap by 2x ribs at joints, provide laps at joints. Roof structure by Eng. Shop drawings to be submitted to Architect for approval.
d8	Flat Roofs: RC slab as Eng. spec. with falls, 30mm screed to min 1:100 fall. Double layer POLYGLAS waterproofing by specialist over screed covered with 50mm DRYV insulation board with membrane on top. Finish with 40mm stone topping (40mm) over if no other finish is indicated. Finishes outlets to Cabrite fittings and sumpy.
d9	Steel Metal Roof Flashing to be manufactured from 0.55mm COLOBOND 0200 finishing Roof Colour COLOBOND, colour to match roof sheeting. 10 x 150 NOW / Metal board painted same as wall. Shop drawings to be submitted to Architect for approval.
d10	Aluminium Roof Gutter. Gutter Profile & description. Colour to be confirmed by Architect. Sizes TBC by engineer/specialist & approved by Architect.
d11	Masonry Construction Chimney (Modern Steel Turbo Cowl with fire pipes, Cowl and flue by specialist, refer to Architect's detail. All chimneys to comply with SANS 10400 Part V. Note: All flue pipes to be insulated as per specialist where exposed to flammable material - ie. Ceilings etc.
e	DOORS & WINDOWS - Glazing to comply with SANS10400 Part N.
e1	All doors, windows and external shutters to be powder coated Aluminium. Refer to door and window schedules. Colour to be confirmed by Architect.
e2	Wood sill panel & waterproof sill. Sills built in dpc & slip to Architect's detail & paint to spec.
e3	Cavities for Precast window & door. Cavity depth to be min 100mm deeper than window height. Cavity walls to be lagged & proved with block (Expose full height & width full walls) Dimensions: 20mm over centre length/height/width. Cavity floors to be treated with Bevilles book slabs or lay 4 min 2 brick courses all around.

Project: Potgieter_Writers Retreat

Project Number: J005

Location: Erf 317, 16 Roella Lean, Rooi Els, Western Cape

Drawing: Sections

Drawing nr: W_202

Scale: 1:100

Revision: 2

Date: 2022.04.07

Designer: CHL

Drawn: CHL

Checked: CHL

Issue Status: INFORMATION

CH Landle
SACAP Registration
Pr Arch 34537796

No.	Revision Date	Revision Description
2	2022.03.02	For Comment

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Notes

No amendments or alterations are to be made to the specifications of labour and material documents. Full set of the Lotus drawings to be in the site office at all times. ERCE.S.ratio "Elementarter shall keep a representative component in administer and created the work continuously on the site during the execution of the works." The contractor and sub-contractors shall have their workmen in terms of the Workmen's Compensation Act 8%, and accidents thereof, and shall indemnify the employer from any claim there under. Contractor and site practice to comply with Occupational Health and Safety Act. No.85 of 1993.

Building to be set out by a registered Land Surveyor. Final levels of buildings to be confirmed with architect. Contractor to make a differential 2% OFFL to allow for floor finishes and fall to get to final FFL on drawings. All external elements also to stay lower than artificial grass at least 40 above thresholds.

Water Ratio indicated on floor plans are internal floor areas and do not account for walls and therefore will not correlate with the Gross Building Areas.

All existing trees and vegetation to be protected against any damage.

All specified materials (unless notated) to be in strict accordance with manufacturer specifications & details. Shop drawings to be submitted to architect for approval before any SPECIALIST installation commences. All materials, finishes and glazing to conform to SANS & BANS approval, where or applicable.

SUPERVISION BY ARCHITECT

The architect is not required to carry out continuous supervision, his inspections are for the benefit of the employer, not the contractor and do not relieve contractor of any of his contractual obligations. In the event of any matter arising which the contractor considers of such importance that the architect was unreasonable, every reasonable attempt shall be made by the contractor to communicate with him before proceeding with the point at issue. However, he bears in mind that the architect is employed to ensure overall compliance with the terms of this drawing, proper building procedures to contractors with the best traditions of the various trades and adequate facilities are provided and to his satisfaction. The architect is then in no way responsible for any act or omission on the part of the contractor, which may result in defectation or latent defects in materials of workmanship, beneath or under of any kind whatsoever. The contractor then alone remains at all times responsible for any sub-standard, defective or wrong act, whether the same be discovered before or after the final certificate, or any other certificate, be approved.

SANS 10400-XA

Refer to the Supplemental Guide "Energy Efficiency in Buildings, SANS 10400 - XA & SANS 10400 - XNR" regard

Climatic Zone
ZONE 4 - TEMPERATE COASTAL

Building Envelope
(1) (a)(i) To comply with SANS 10400-A.2011 - 4.4.2 to be installed underneath the roof with insulation of minimum R Value of 1 (1) (b) (i) 4.4.2 To comply with SANS 10400-XA 2011, 4.4.3, to have a minimum total thermal of 0.75
(1)(c)(i) To comply with SANS 10400-X 2011 4.4.5, to have a minimum R-value of 2.7

Hot water supply
To comply with SANS 10400-XA 2011, 4 . Maximum 30% of all domestic water heating to be outdoor type heating. Minimum 50% to be from alternative heating source. All hot water pipe lagged shall be clad with insulation with a minimum R-value of

Client: Date

Architect: Date

Engineer: Date

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Erf 318 Neighbors Consent (Mr. Stofberg)

Erf 316 Neighbors Consent (Mr. Joubert)