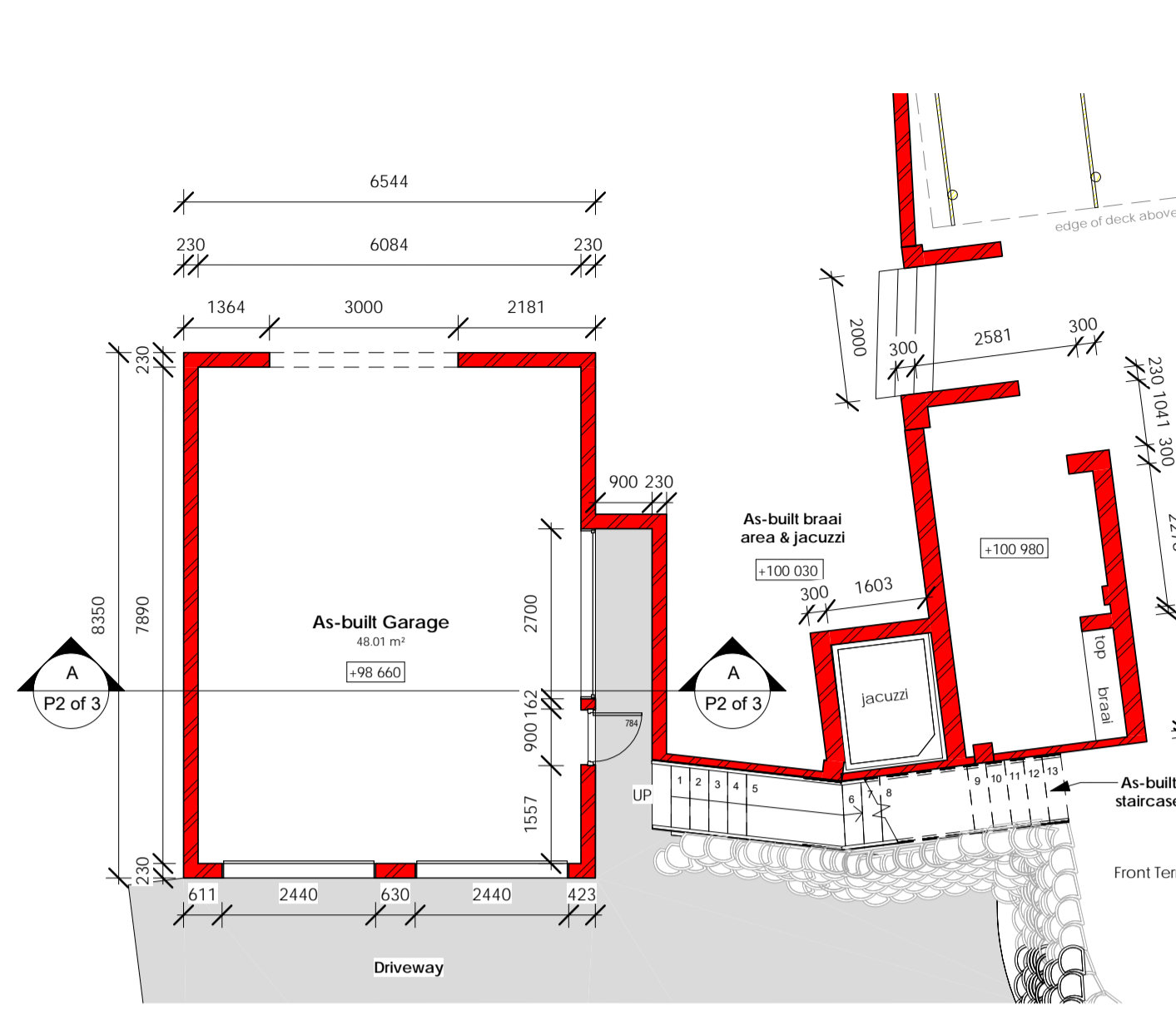


Ground Floor Plan

1:100



New Garage FFL

1:100

SITE - OPERATIONS TO COMPLY WITH SANS 10400 - E

- CONTRACTOR TO FAMILIARIZE HIMSELF WITH THE EASTFORD COUNTRY ESTATE BUILDING CODE AND TO ENSURE STRICT ADHERENCE TO THE RULES
- ONCE SITE HAS BEEN CLEARED, BUILDER TO ARRANGE A CERTIFIED LAND SURVEYOR TO VERIFY BOUNDARY PEGS AND TO SITE THE DWELLING. SITE TO BE TREATED IN ACCORDANCE WITH S.A.S.S. CODE OF PRACTICE NO. 0124-1977 WITH "SHELLDRIE" TERMITE PROOF SOIL POISON OR SIMILAR
- TOPSOIL TO BE PUT TO ONE SIDE FOR LATER USE.

EXCAVATIONS - EXCAVATIONS TO COMPLY WITH SANS 10400 - G

- ALL LEVELS AS PER DRAWINGS
- EXCAVATION WORK INCLUDING CUT AND FILL TO BE CARRIED OUT AS PER DRAWING.
- TRENCHING FOR FOUNDATIONS TO BE EXCAVATED TO FIRM NATURAL GROUND EXCEPT WHERE FILL IS REQUIRED WHICH MUST BE TO ENGINEER DETAIL.
- TRENCHING FOR PIPES, CABLE ETC TO BE A MINIMUM OF 450mm BELOW GROUND LEVEL AND TO BE KEPT TO A MINIMUM.

ROOF - ROOF TO COMPLY WITH SANS 10400 - L

- CEMENT SLATE (CHARCOAL COLOUR) TILES ON 38x38MM S.A. PINE PURLINS AT 380MM CENTRES ON ISOLATION, OR SIMILAR, ON ROOF TRUSS BY SPECIALIST ON 114x38MM WALKWAYS FIXED WITH GALVANISED HDGP RINGS BUILT MIN 600MM INTO BRICKWORK. 40MM LAMBDABOARD, OR SIMILAR, INSERTED AND FIXED BETWEEN ROOF TRUSS AS INSULATION TO BE USED AS CEILING AS WELL.
- "NUTIC" OR SIMILAR FASCIA AND BARGE BOARDS TO BE USED
- ROOF STRUCTURE TO BE DESIGNED AND SIGNED OFF BY COMPETENT PERSON.

RAINWATER GOODS - STORM-WATER TO COMPLY WITH SANS 10400 - R

- GUTTERS AND DOWNPIPES TO BE SEAMLESS ALUMINIUM. DOWN PIPE COLOUR TO BE PAINTED TO MATCH DWELLING. GUTTERS TO BE CHARCOAL GREY. ALL STORM WATER TO BE CHANNLED INTO GARDEN BY SPECIALIST.

WALLS - WALLS TO COMPLY WITH SANS 10400 - K

- 280mm CAVITY WALLS CONSISTING OF A 110mm INSIDE AND OUTSIDE SKIN WITH 60mm CAVITY TIED TOGETHER WITH BUTTERFLY WIRE-TIES, 3 (THREE) PER M² AND BRICKWORK EVERY 5TH COURSE.
- CAVITIES TO BE KEPT CLEAN OF ALL MOISTURE AND FLUSHED OUT AT THE END OF EACH DAY.
- EXTERNAL WALLS TO BE SMOOTH PLASTER FINISH AND COLOUR PAINTED AS PER DESIGN MANUAL. SAMPLE OF COLOUR TO BE PRESENTED TO COMMITTEE FOR APPROVAL.
- ALL INTERNAL WALLS TO BE SMOOTH PLASTER AND PAINTED TO OWNER SPEC.
- THERE MUST BE A CONTINUOUS DPC AT SLAB LEVEL AND DPM AROUND ALL EXTERNAL DOORS AND WINDOWS.
- STRESSER OR SIMILAR PIRE-STRESSED LITELS OVER ALL WINDOW AND DOOR OPENINGS WITH A MINIMUM OF 4 BRICK COURSE AND BRICKWORK ABOVE.

FOUNDATIONS - FOUNDATIONS TO COMPLY WITH SANS 10400 - H

- CONCRETE FOOTINGS OF A STRENGTH NOT LESS THAN 10mpa @ 28 DAYS (1:4:5) UNLESS STIPULATED BY ENGINEER
- STRIP FOUNDATIONS TO BE A MINIMUM OF 700x250mm UNLESS OTHERWISE STIPULATED BY ENGINEER.
- THE TOP OF ANY FOUNDATION TO BE A MINIMUM OF 500mm BELOW NATURAL LEVEL.

FLOORS - FLOORS TO COMPLY WITH SANS 10400 - J

- FLOORS TO BE 20mm SCREED ON A 100mm CONCRETE BED ON 250 MICRON DPC ON 50mm SAND BED ON WELL COMPACTED HARD-CORE.
- FLOOR FINISH AS PER PLAN TO OWNER SPECIFICATION.
- HARD-CORE FILLING UNDER SURFACE BED TO CONSIST OF EARTH, SAND OR OTHER ACCEPTABLE MATERIAL BUT MUST BE FREE OF CLAY AND ORGANIC MATTER AND TO BE WELL COMPACTED IN LAYERS NOT EXCEEDING 150mm.

CEILING - CEILING TO COMPLY WITH SANS 10400 PART 1.3

- 60MM LAMBDABOARD INSULATION OR SIMILAR, TO BE CEILING, ON 38x38MM S.A. PINE BATTENS AT MAX 400MM CENTRES
- DINING ROOM/KITCHEN/ LOUNGE & BEDROOM TO HAVE OPEN TRUSSES.

WINDOWS, DOORS & GLAZING - GLAZING TO COMPLY WITH SANS 10400 - N

- EPOXY COATED ALUMINIUM FRAME AND BRONZE IN COLOUR AS PER WINDOW & DOOR SCHEDULE AND TO COMPLY WITH EASTFORD COUNTRY ESTATE DESIGN MANUAL.
- GLAZING TO BE IN ACCORDANCE WITH SANS 0400 PART N. OBSCURE GLASS TO BATHROOMS, ALL OTHER GLASS TO BE CLEAR.
- SAFETY GLAZING TO DOORS AND WINDOWS IN EXCESS OF 1m² OR LESS THAN 500mm ABOVE FLOOR LEVEL IN ACCORDANCE TO PART N.4.4 OF SANS 10400

DRAINAGE - DRAINAGE TO COMPLY WITH SANS 10400 - P

- ALL WASTE PIPE TO BE A MINIMUM 110mm Ø
- WITH THE EXCEPTION OF INSPECTION EYES AND VENT PIPES, NO WASTE PIPES TO BE VISIBLE ON THE EXTERNAL WALL SKIN AND MUST BE CONCEALED WITHIN THE WALL.
- WHERE RODDING EYES ARE INSTALLED ON DRIVEWAY, OR THE LIKE, THEY ARE TO BE RECESSED AND COVERED WITH A CAST IRON COVER-PLATE.
- RODDING EYES TO BE INSTALLED AT EVERY BEND GREATER THAN 90°, ALONG PIPE LINES AT INTERVALS NOT EXCEEDING 25m AND AT THE START OF EVERY WASTE PIPE RUN.
- WHERE WASTE PIPE PASSES UNDER HEAVY TRAFFIC AREAS (MOTOR VEHICLE) IT MUST BE OF HIGH DENSITY PVC ENCASED IN 150mm CONCRETE ALL ROUND.
- ALL SANITARY FITTINGS TO BE INSTALLED WITH A TRAP TO COMPLY WITH LOCAL AUTHORITY REGULATIONS
- PLUMBER TO CHECK DRAWINGS FOR ANY TRADE DISCREPANCIES BOTH INTERNAL AND SUBTERRANEAN.

WATER HEATING

- BY VOLUME OF AVERAGE HOT WATER HEATING REQUIREMENTS SHALL BE PROVIDED BY HEAT PUMP, SUPPLIED AND INSTALLED BY SPECIALIST IN ACCORDANCE WITH SANS 10254 AND SANS 10400 PART KA. ALL HOT WATER SERVICE PIPES TO BE LAGGED AND INSTALLED WITH INSULATING MATERIAL WITH A MINIMUM "R" VALUE OF 1. HOT WATER CYLINDER TO BE INSULATED WITH A NON-COMBUSTIBLE LIGHTWEIGHT - POLYURETHANE OR SIMILAR APPROVED MATERIAL WITH AN "R" VALUE OF 2 TO COMPLY WITH SANS 1387.

LIGHTING - LIGHTING & VENTILATION TO COMPLY WITH SANS 10400 - O

- ALL HABITABLE ROOMS TO BE FITTED WITH DOOR AND WINDOWS TO ACHIEVE A MINIMUM 5% OR 0.1m² NATURAL VENTILATION AS PER 3.1.1.3 OF PART O

STAIRWAYS - STAIRWAYS TO COMPLY WITH SANS 10400 - M

- STAIRS TO COMPLY FULLY WITH SANS 10400 PART M
- RISERS TO BE MAX. 200mm AS PER THE REQUIREMENTS OF PART M 4.2.5
- TREADS TO BE MIN. 250mm AS PER THE REQUIREMENTS OF PART M 4.2.6
- LANDING TO BE COMPLIANT WITH THE REQUIREMENTS OF PART M 4.2.2

PUBLIC SAFETY - PUBLIC SAFETY TO COMPLY WITH SANS 10400 - D

- RAILSTRADING - ALL TO DETAIL. MIN 1000 HIGH TO COMPLY WITH SANS 10400 - B, SANS 10400 - I, SANS 10400 - K & SANS 10400

FIREPLACE & CHIMNEY - FIRE PROTECTION TO COMPLY WITH SANS 10400 - I

- TO BE INSTALLED BY SPECIALIST AND BE IN COMPLIANCE WITH BUILDING MANUAL.
- FLUE HEIGHT TO BE MIN 1000MM ABOVE HIGHEST POINT OF CONTACT TO ROOF IN ACCORDANCE WITH "NR"
- FLUE PAINTED TO MATCH ROOF
- CHIMNEY FLUE TO HAVE SPARK ARRESTOR.

POOL - TO COMPLY WITH SANS 10400 - D & P

- POOL BY SPECIALIST
- PUMP HOUSING TO BE ADEQUATELY DRAINED AND PUMP TO BE PROTECTED FROM FLOODING, RAINWATER AND CONDENSATE.
- WASTE WATER FROM POOL TO BE DISCHARGED VIA A PIPED SYSTEM INTO THE REGULATED SEWER SYSTEM AS PER PEZULA GOLF ESTATE HOA DESIGN MANUAL.
- POOL TO BE ENCLOSED BY 1.2m HIGH FENCE AND HAVE A SELF-CLOSING AND SELF-LATCHING GATE.
- FENCING OF POOL TO BE SPECIFIED BY OWNER, BUT TO CONFORM TO PEZULA GOLF ESTATE HOA DESIGN MANUAL.

This is a CAD generated drawing. Figured dimensions have preference over scaled dimensions and large scaled drawings supercede small scaled drawings.

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OCCUPANCY CLASS: H4 - DWELLING HOUSE

ZONING: SINGLE RESIDENTIAL I



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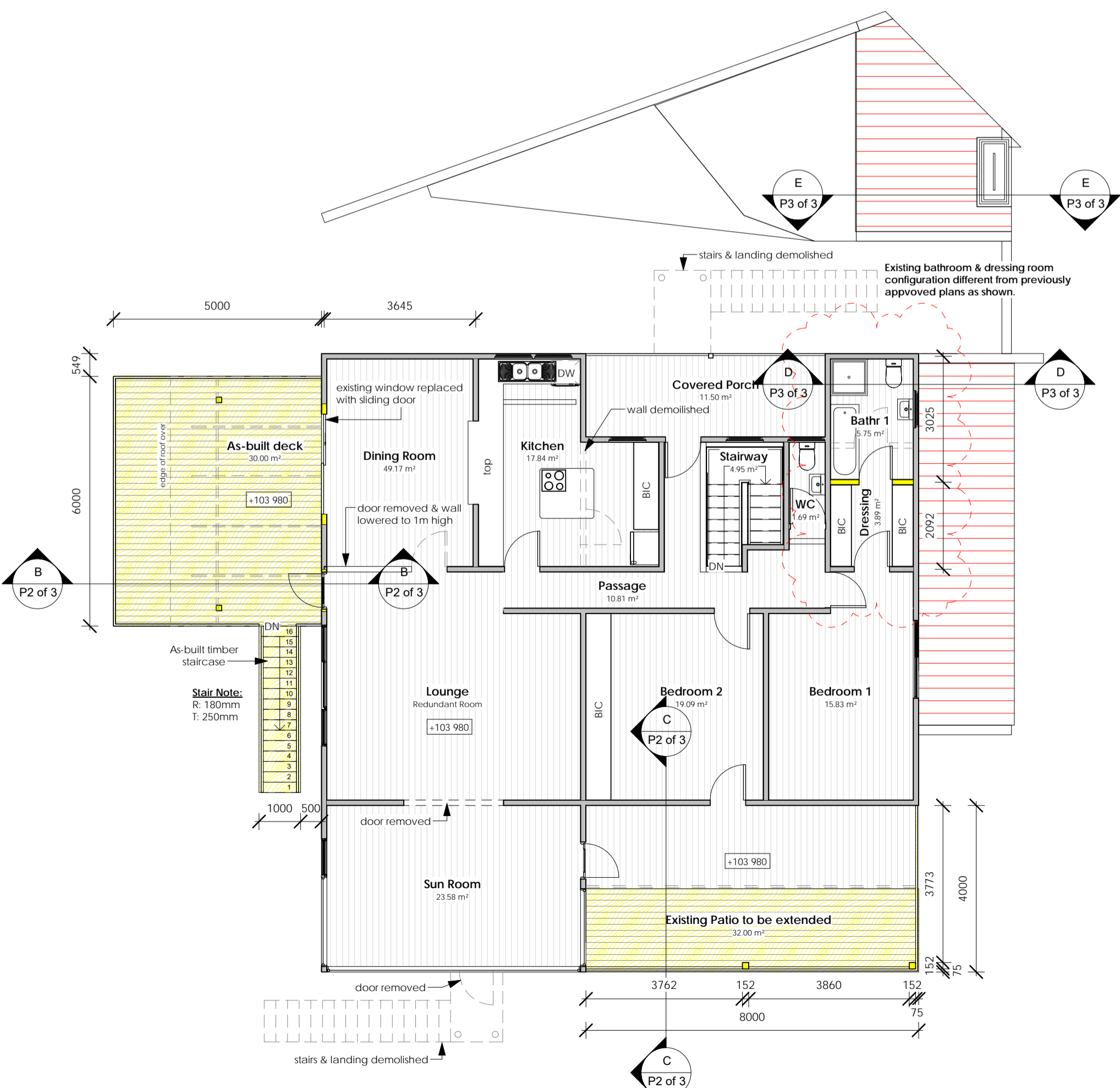
SHEET NAME:
Site & Floor Plans

PURPOSE OF ISSUE:
Submission

PROJECT DETAILS:
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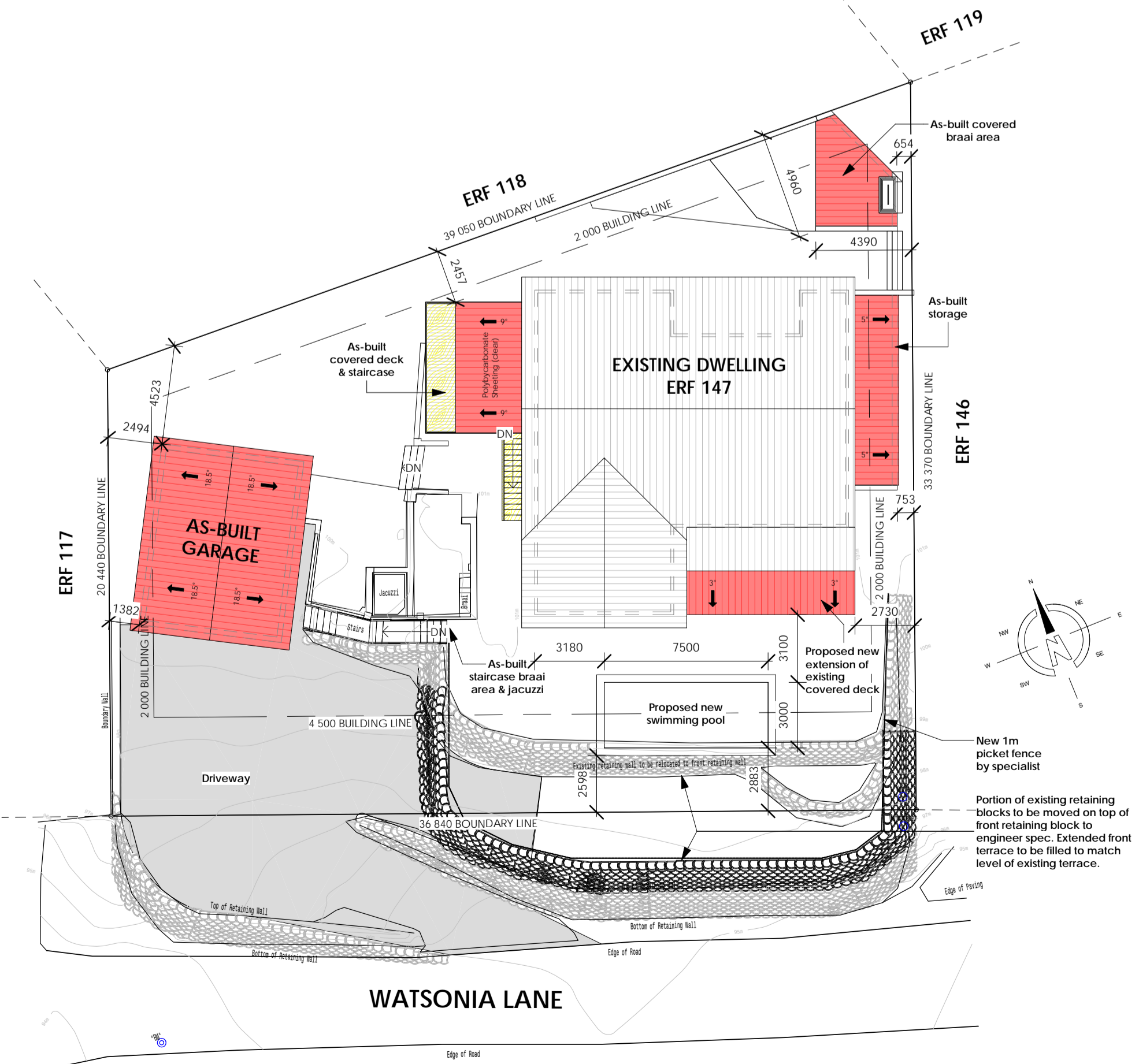
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Scale:	As shown	Drawn:	FS/SvO
Date:	20/06/2022	Checked:	SvO
Project Number:	Kny 223	Drawing No.:	P1 of 3
Client's Signature:		Revision:	01
Print Size:			
Note:			



First Floor Plan

1:100



Site Plan

1:200