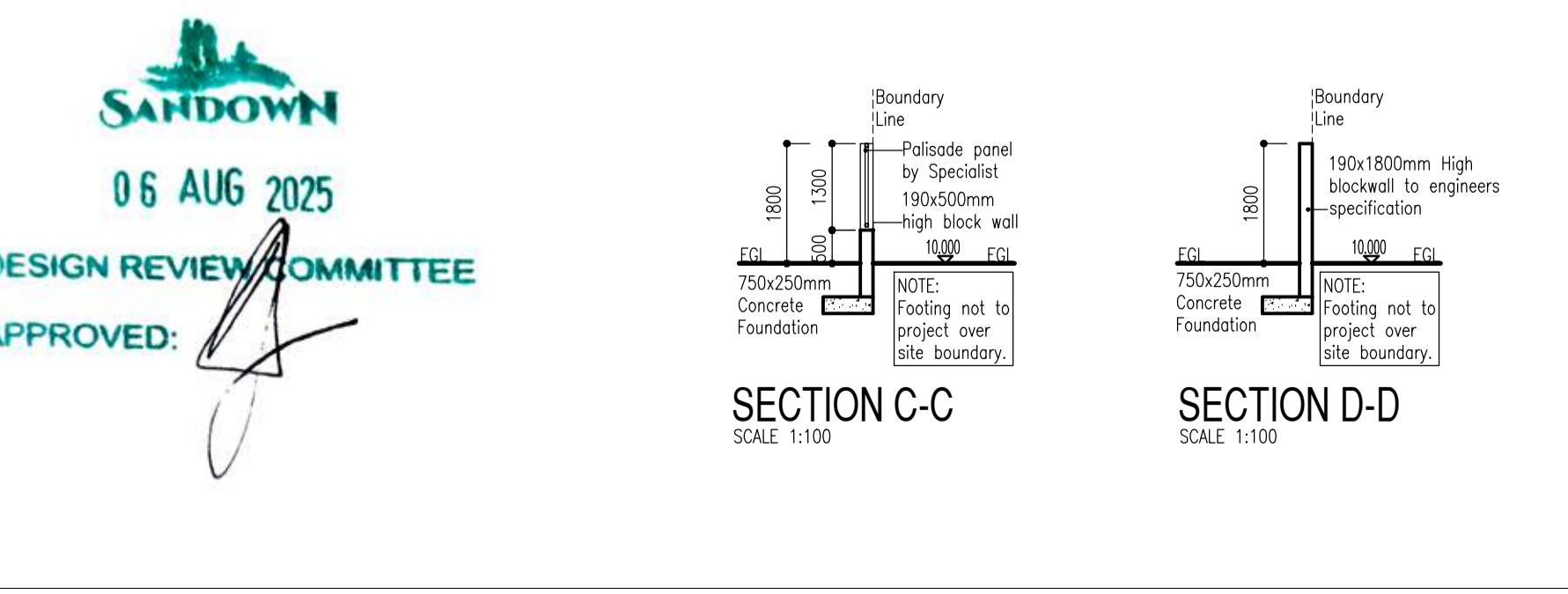
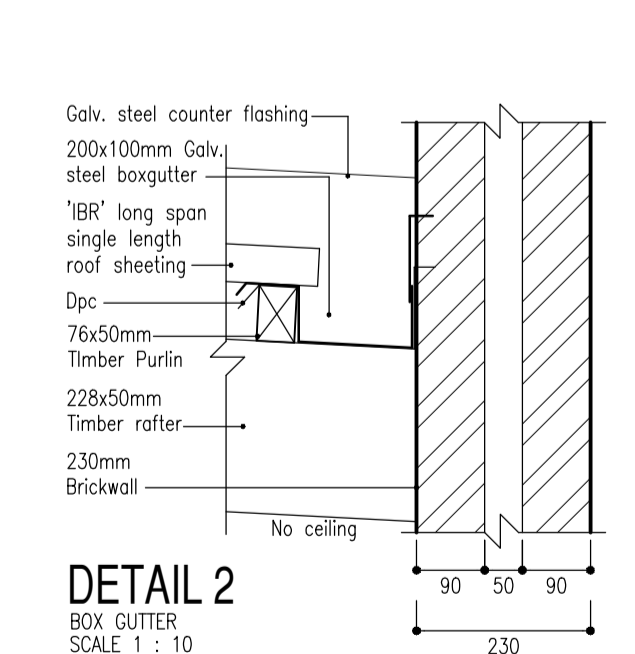
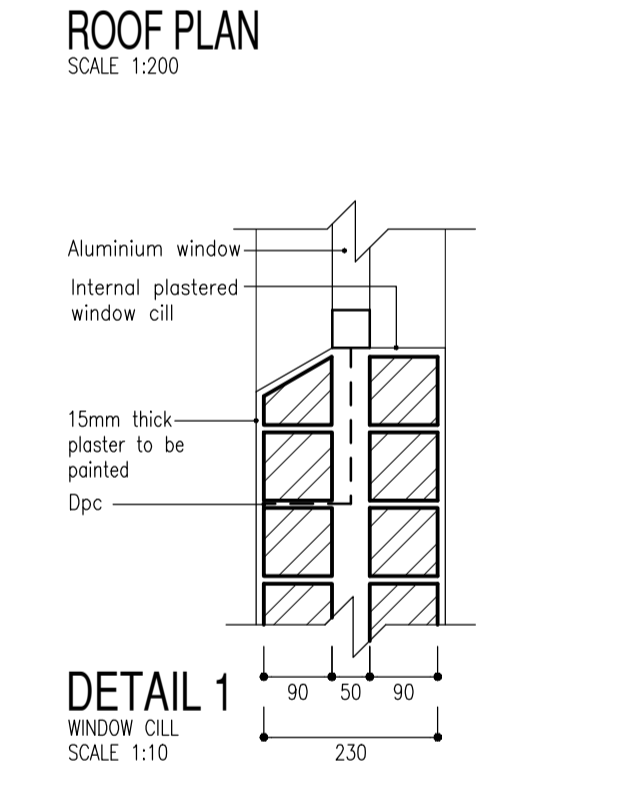
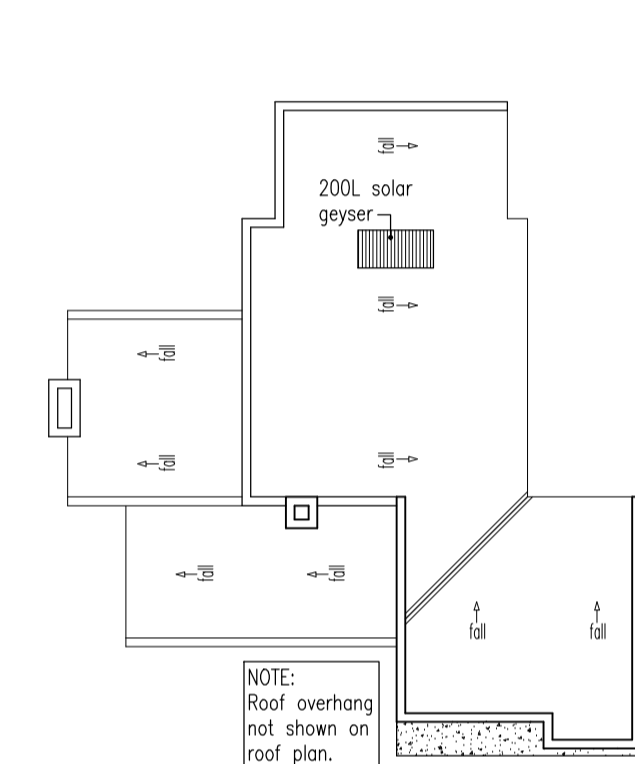
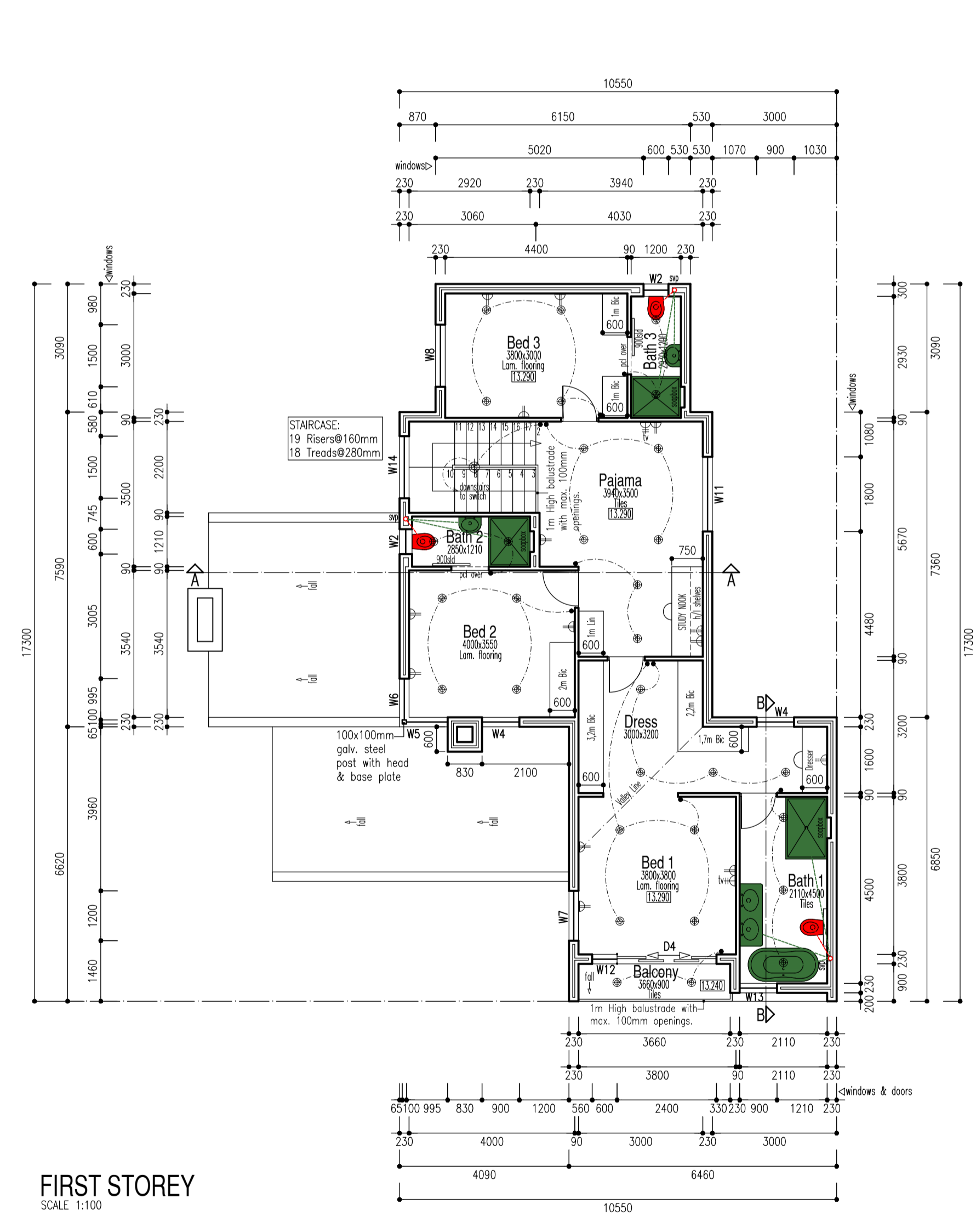
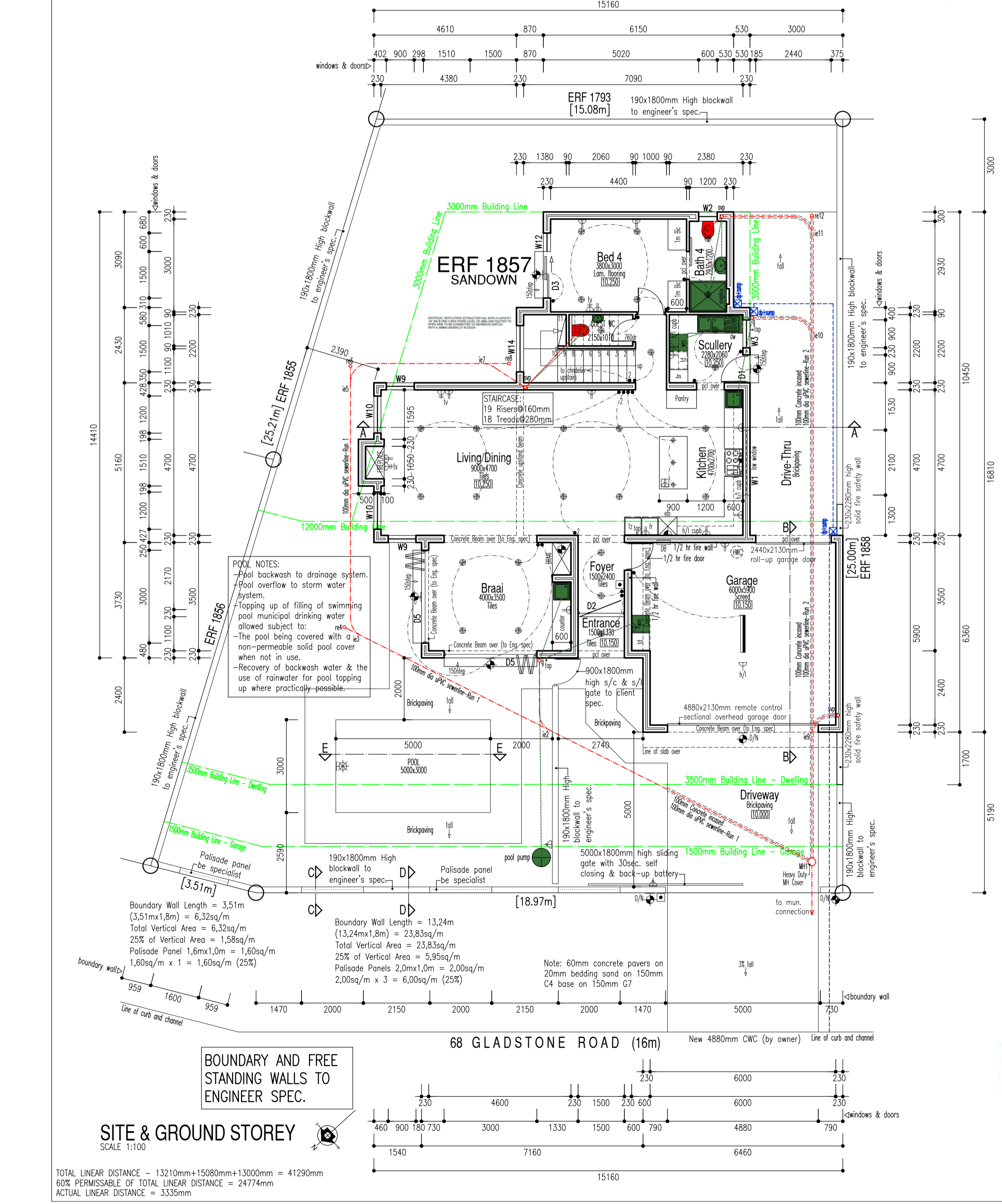


	PERMISSIBLE	ACTUAL	
CONDUCTANCE	334.60	328.49	
SOLAR HEAT GAIN	31.07	41.42	
WINDOW TO FLOOR AREA RATIO			
TOTAL NETT AREA	239.00	44.51	18.62%

W1	W2	W3	W4	W5	W6	W7	W8	W9	W10	W11	W12	W13	D1	D2	D3	D4	D5	W14
2100x600	600x1200	900x1200	900x1500	995x1500	995x1500	1200x1500	1500x1500	900x1800	1200x1800	1800x1800	600x2400	900x2400	900x2400	1500x2400	1500x2400	2400x2400	3000x2400	1500x3000
KITCHEN	BATH 2, 3 & 4	SCULLERY	BED 2 & DRESS	BED 2	BED 2	BED 1	BED 3	LIVING/DINING	LIVING/DINING	PALMIA	BED 1 & 4	BATH 1	SCULLERY	ENTRANCE	BED 1	BED 1	BRAI	STAIRCASE
ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
SINGLE CLEAR	SINGLE OBSCURE	SINGLE CLEAR	SINGLE CLEAR	SINGLE CLEAR	SINGLE CLEAR	SINGLE CLEAR	SINGLE CLEAR	SINGLE CLEAR	SINGLE CLEAR	SINGLE LOW E	SINGLE LOW E	SINGLE LOW E	SINGLE CLEAR	SINGLE CLEAR	SINGLE CLEAR	SINGLE CLEAR	SINGLE LOW E	SINGLE LOW E
1	3	1	2	1	1	1	1	2	2	1	2	1	1	1	1	1	2	1

SCHEDULE OF SPECIAL WINDOWS & DOORS
 SCALE 1:50
 NOTE:
 1. Figures in brackets represents unplastered brickwork opening sizes for Aluminium Frames.
 2. All windows & doors to be draft proofed.

NOTES
 ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH LOCAL AUTHORITY REGULATIONS AND BYE-LAWS. CONTRACTOR MUST CHECK ALL LEVELS AND DIMENSIONS ON SITE BEFORE THE COMMENCEMENT OF ANY WORK. ANY SUCH OVERSIGHT RESULTING IN ERRORS IN LEVELS OR DIMENSIONS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. WRITTEN DIMENSIONS SHOULD BE USED IN PREFERENCE TO SCALED DRAWINGS. ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE DRAWINGS. ANY DISCREPANCIES OR INCORRECT INFORMATION DETECTED ON THE DRAWING SHOULD BE REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION. SHOULD ANY PORTION OF THE DRAWING BE UNCLEAR OR CONTAIN INSUFFICIENT INFORMATION FOR CONSTRUCTION IT SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY. DRAINAGE CONNECTION POINT AND LEVELS TO BE VERIFIED BY THE PLUMBING CONTRACTOR BEFORE COMMENCEMENT OF ANY WORK.
 ROOF CONSTRUCTION :
 16R' GALV. STEEL LONG SPAN SINGLE LENGTH ROOF SHEETING AT 5deg. PITCH, ON 76x50mm SA PINE TIMBER PURLINS AT 1000mm CENTERS ON SA PINE TIMBER MONO-BRUSSES AT 760mm CENTERS ON 114x38mm SA PINE TIMBER WALL PLATE, FIXED TO BRICKWALL WITH GALV. STEEL 'TECO' BRACKETS WITH GALV. STEEL HEADWALL AND SIDEWALL FLASHING. 150mm SANS APPROVED ROOF INSULATION TO BE PROVIDED. ALL ROOFING ELEMENTS TO BE DESIGNED BY SPECIALIST. GRADE 7 TIMBER BRUSSES TO BE ANCHORED TO WALL PLATE WITH GALV. HOOP-IRON STRIPS BUILT MIN. 600mm INTO BRICKWORK. NO OVERHANG. WATERPROOFING TO BE DONE BY SPECIALIST.
 CEILING:
 6.5mm SKIMMED RHINOBOARD CEILING ON 38x38mm SA PINE TIMBER BRANDING AT 400mm CENTERS FIXED TO UNDERSIDE OF TI-BEAM (To Manuf. spec).
 FASCIA BOARDS :
 ALL FASCIA AND BARGE BOARDS TO BE 228x15mm 'NUTE' FIBRE CEMENT BOARD. (To Manuf. spec).
 RAINWATER GOODS :
 100mm HALF ROUND UPVC CUTTERS AND 75mm dia. UPVC DOWNPIPES TO DISCHARGE INTO SLUMPS AND TAKEN TO ROAD WITH UPVC STORMWATER PIPES. ALL STORMWATER TO BE CHANNLED TO ROAD. ALL PAVED AREAS TO BE GRADED TO THE ROAD.
 FLOOR CONSTRUCTION :
 GROUND STOREY - 75x22mm SA PINE TIMBER SKIRTING ON SPECIFIED FLOOR COVERING ON 20mm CONCRETE SCREED ON 100mm CONCRETE SURFACE BED ON SANS 10400 APPROVED 275 MICRON DPM ON 50mm CLEAR SAND BLDING ON WELL COMPACTED EARTH FILL.
 FIRST STOREY - 75x22mm SA PINE TIMBER SKIRTING ON SPECIFIED FLOOR COVERING ON 25mm SCREED ON CONCRETE SLAB (to Eng. spec). WATERPROOFING TO BE DONE BY SPECIALIST.
 WALL CONSTRUCTION :
 300mm CAVITY WALLS EXTERNALLY ON 750x250mm CONCRETE STRIP FOUNDATIONS.
 230mm CAVITY WALLS EXTERNALLY ON 450x250mm CONCRETE STRIP FOUNDATIONS.
 230mm BRICK WALLS EXTERNALLY ON CONCRETE SLAB (to Eng. spec.)
 90mm BRICK WALLS INTERNALLY ON 450x250mm CONCRETE STRIP FOUNDATIONS.
 190mm BRICK WALLS EXTERNALLY ON 750x250mm CONCRETE STRIP FOUNDATIONS.
 ALL MASONRY WALLS IN SINGLE AND DOUBLE STOREY BUILDINGS TO BE IN ACCORDANCE WITH PART K 4.2.2
 ALL FREE STANDING, GARDEN AND RETAINING WALLS TO BE IN ACCORDANCE WITH PART K 4.2.4
 CLOSE CAVITIES :
 ALL CAVITIES TO BE CLOSED MIN. 3 COURSES BELOW WALL PLATES. HOOP-IRON FOR FIXING ROOF TO GO THROUGH CLOSE AND TO LOCATE 7 TO 10 COURSES BELOW WALL PLATE LEVEL ALTERNATIVELY.
 WINDOWS AND DOORS :
 ALL WINDOWS AND SLIDING GEAR EX. WISPECO CATALOGUE OR EQUAL AND APPROVED. ALL DOORS EX. RUTHERFORD CATALOGUE OR EQUAL AND APPROVED. LIGHTING AND VENTILATION TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS. GPC TO BE WRAPPED AROUND ALL WINDOW AND DOOR OPENINGS.
 MINIMUM NATURAL LIGHT TO BE 10% OF THE FLOOR AREA. MINIMUM VENTILATION TO BE 5% OF THE FLOOR AREA IN ACCORDANCE WITH SANS 10400 PART O. ANY DOOR BETWEEN GARAGE AND DWELLING SHALL REQUIRE A THRESHOLD OF NOT LESS 10mm IN ACCORDANCE WITH SANS 10400 4.9.3.
 LINTELS :
 TO BE LAID TO MANUFACTURER'S SPECIFICATION TO ALL OPENINGS >900mm. ALL OPENINGS <300mm TO HAVE MIN. 4 COURSES BRICKWORK WITH BRICKWORK TO EACH COURSE. ALL LINTELS TO BE IN ACCORDANCE TO SANS 10400 PART K 4.2.9.



NOTES:

- FFL TO MAIN HOUSE TO BE MIN. 230mm ABOVE COVER LEVEL OF MUNICIPAL CONNECTION.
- FFL TO GARAGE TO BE MIN. 150mm ABOVE B.O.F AT MAIN ENTRANCE DRIVEWAY.
- ALL KITCHEN AND BEDROOM CLIPBOARDS TO BE DONE BY SPECIALIST.
- ALL BUILDING WORK TO COMPLY WITH SANS 10400 REGULATIONS.
- ALL EXTERNAL WALL COLOR TO BE PAINTED WITH COLOR CHOSEN FROM THE SANDOWN 2014 RESIDENTIAL COLOUR CHART.
- WATERPROOFING TO BE DONE BY SPECIALIST.

VARIATIONS TO APPROVED PLANS FOR CONSTRUCTION

REV:	DATE:	DRAWN:	DETAILS:
2.2	23/09/2025	KC	Council Amendments
2.1	05/09/2025	KC	Council Amendments

DESIGNER: Leslie Andrews

CLIENT: [Signature]

PROJECT :
PROPOSED NEW DWELLING FOR FACTON BUILDERS ON ERF 1857, 68 GLADSTONE ROAD, SANDOWN

DRAWING :
COUNCIL DRAWINGS

SHEET	SCALE	REVISION
1 OF 2	As Shown	2.0

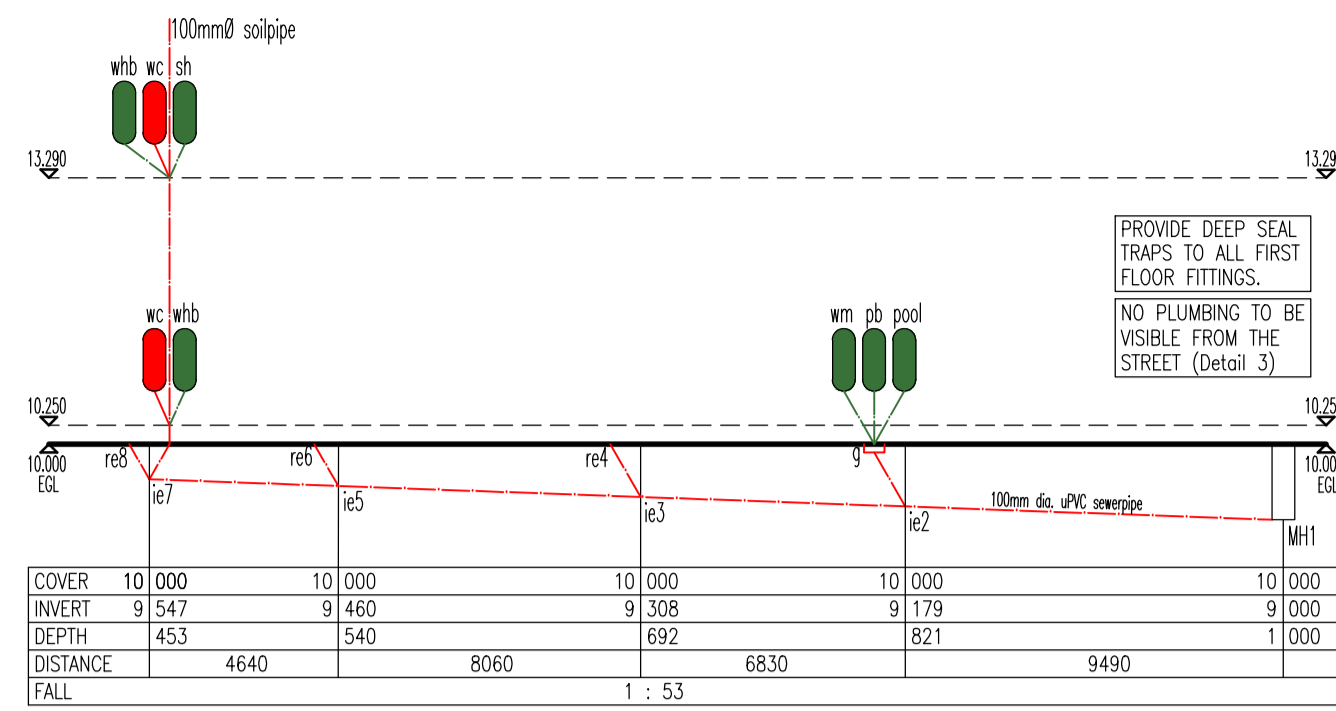
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06/08/2025	1857-Potgieter	25-54

PO BOX 50456 WEST BEACH CELL.082 927 7735 FAX: 086 694 1667
 E-MAIL: les@ladesign.co.za SACAP Pr. No. ST1288

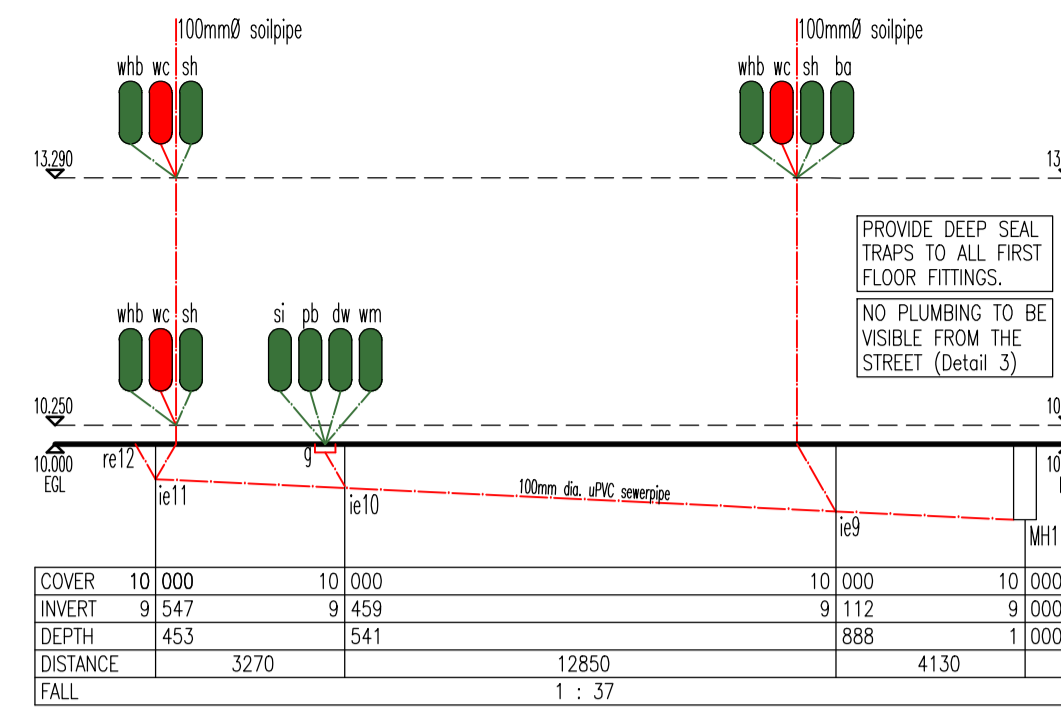
ALL STRUCTURAL WORK TO BE VERIFIED BY ENGINEER

LESLIE ANDREWS
 SACAP Pr. No. ST1288
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 www.ladesign.co.za

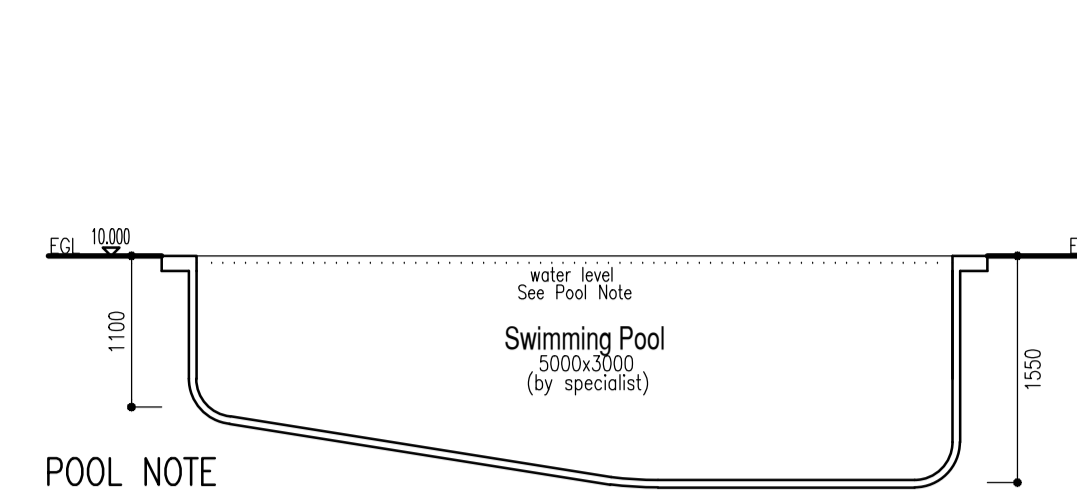
ROOF ASSEMBLY:
 Min. required R-Value 3.7m²/Kw
 Reflective foil underlay R-Value 0.75
 16R' roof sheeting & ceiling R-Value 0.35
 Fiberglass Blanket 150mm R-Value 3.35
 Total R-Value 4.45



DRAINAGE SECTION - RUN 1
 SCALE 1:200



DRAINAGE SECTION - RUN 2
 SCALE 1:200



POOL NOTE

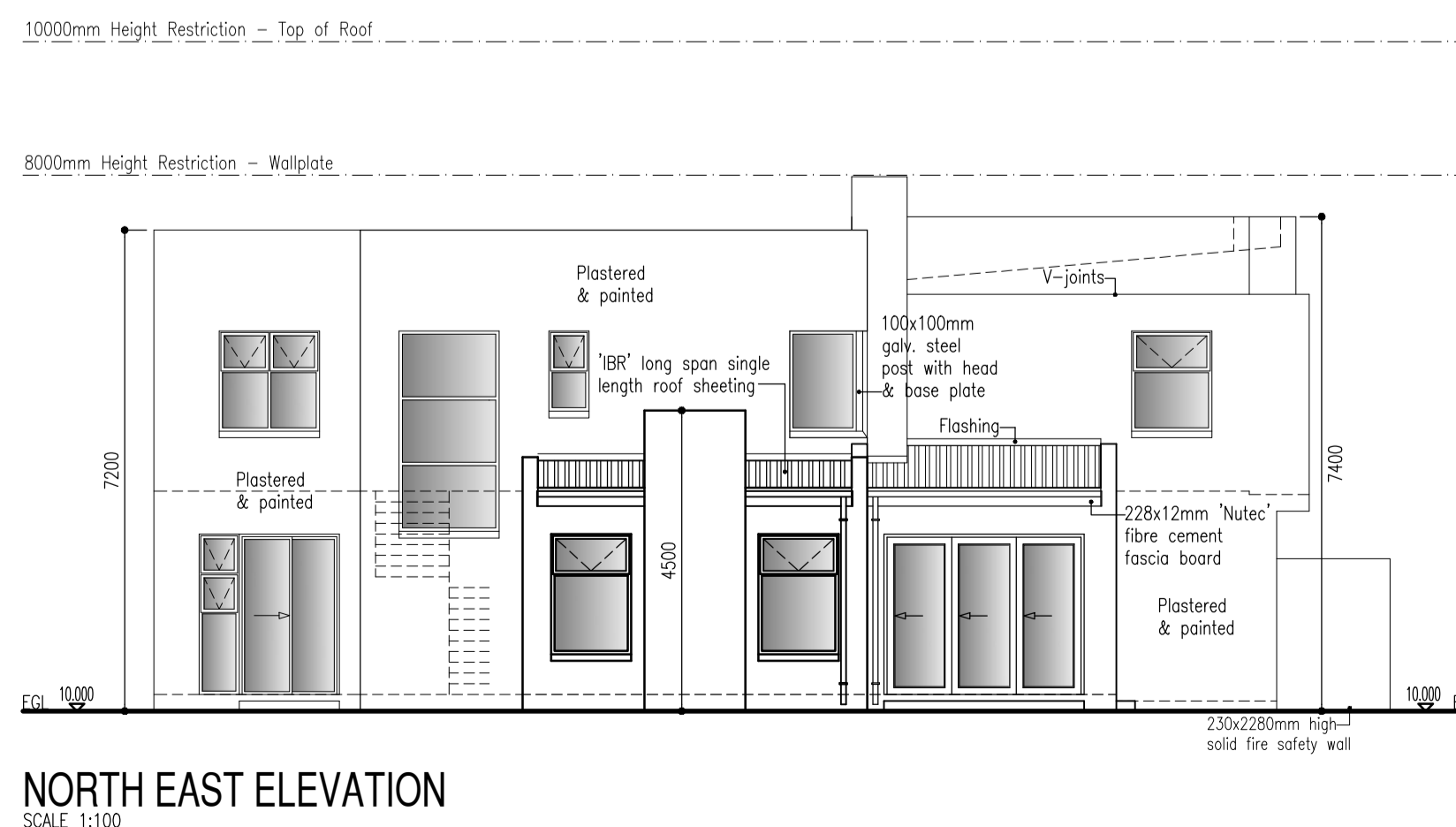
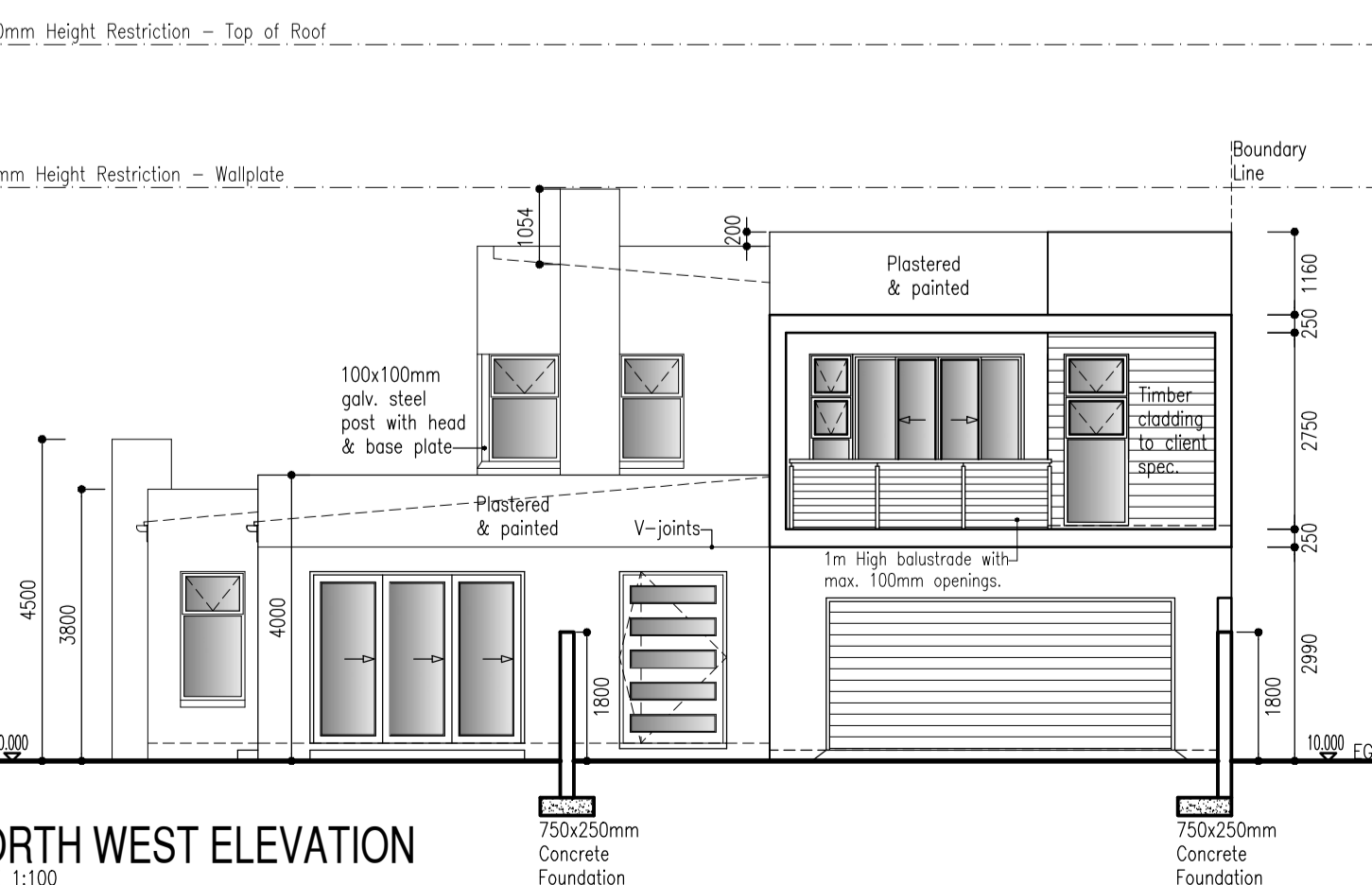
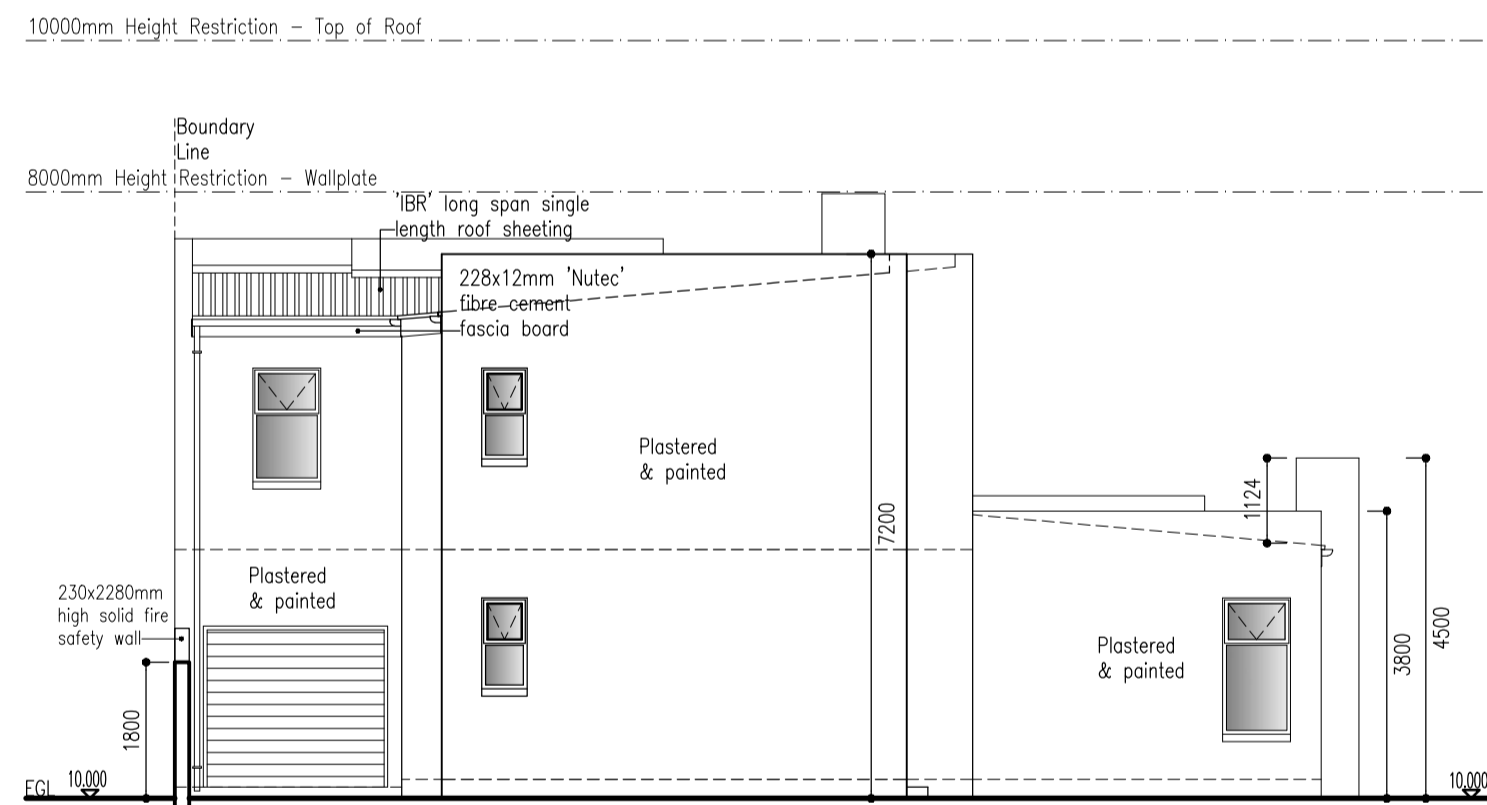
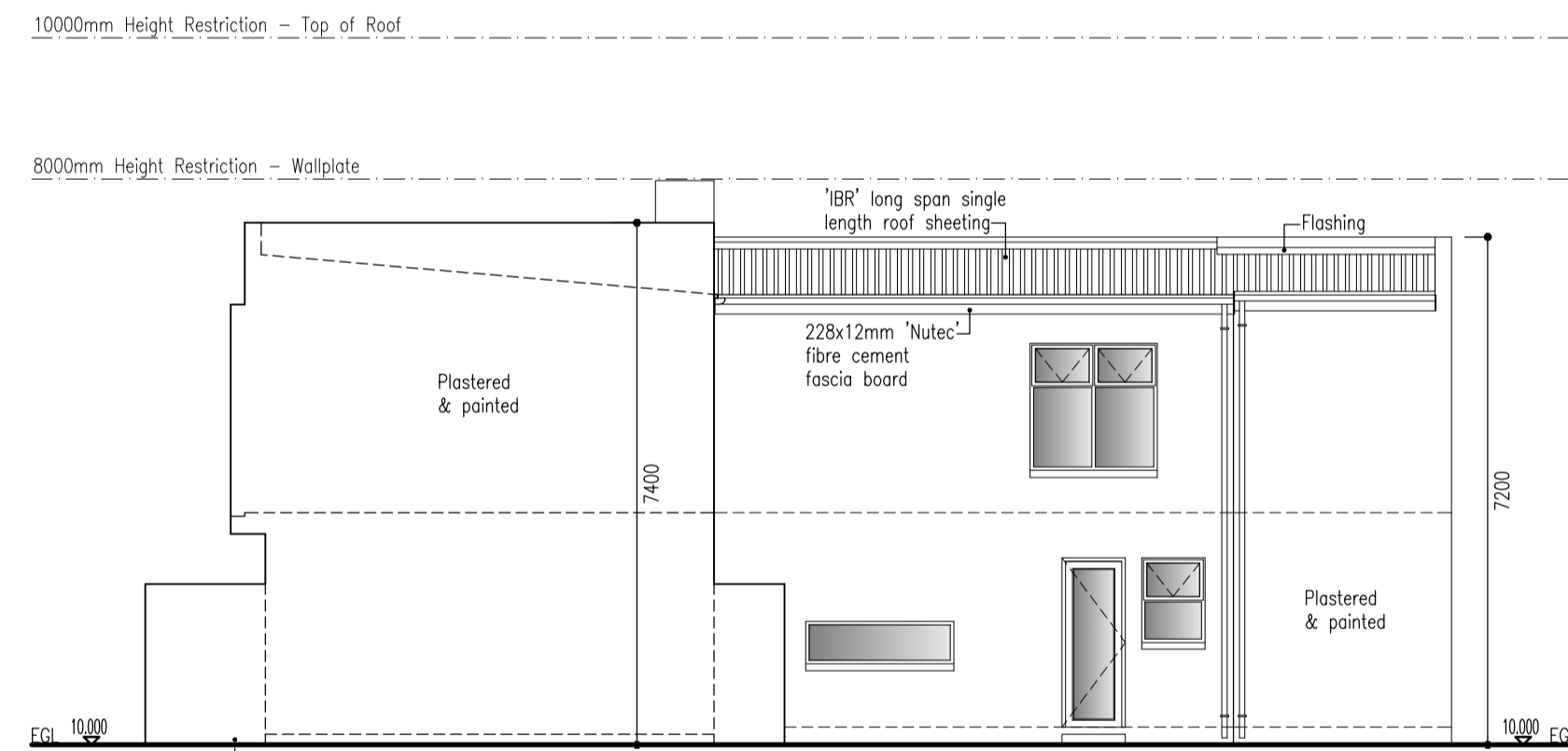
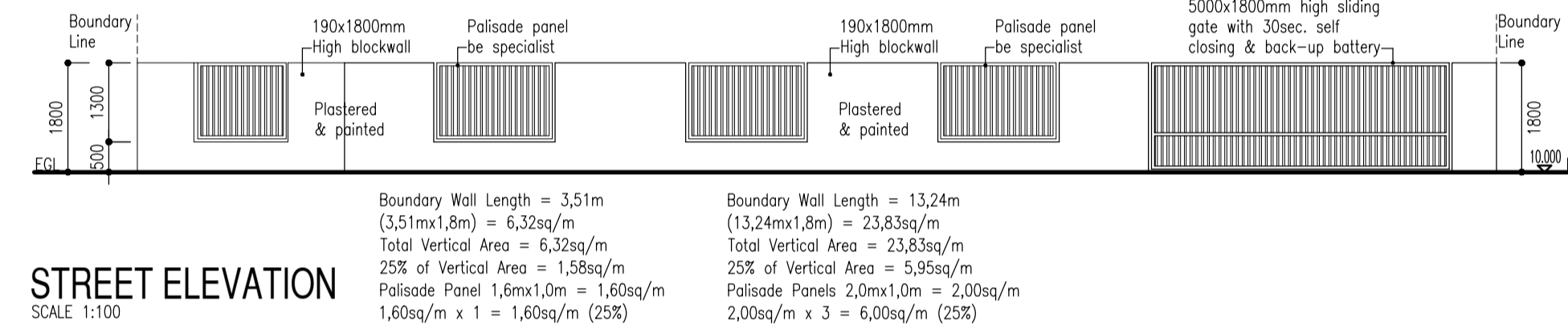
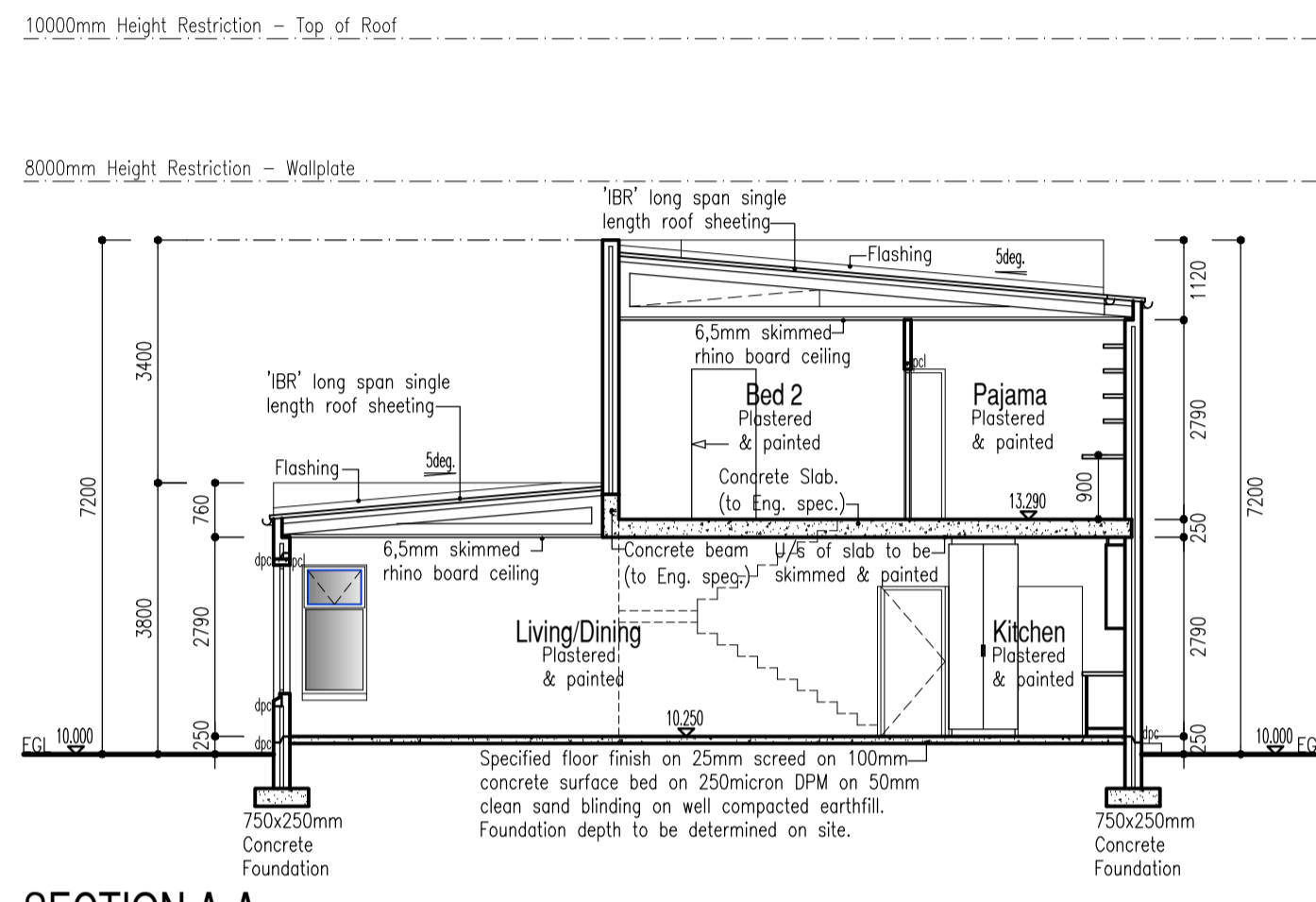
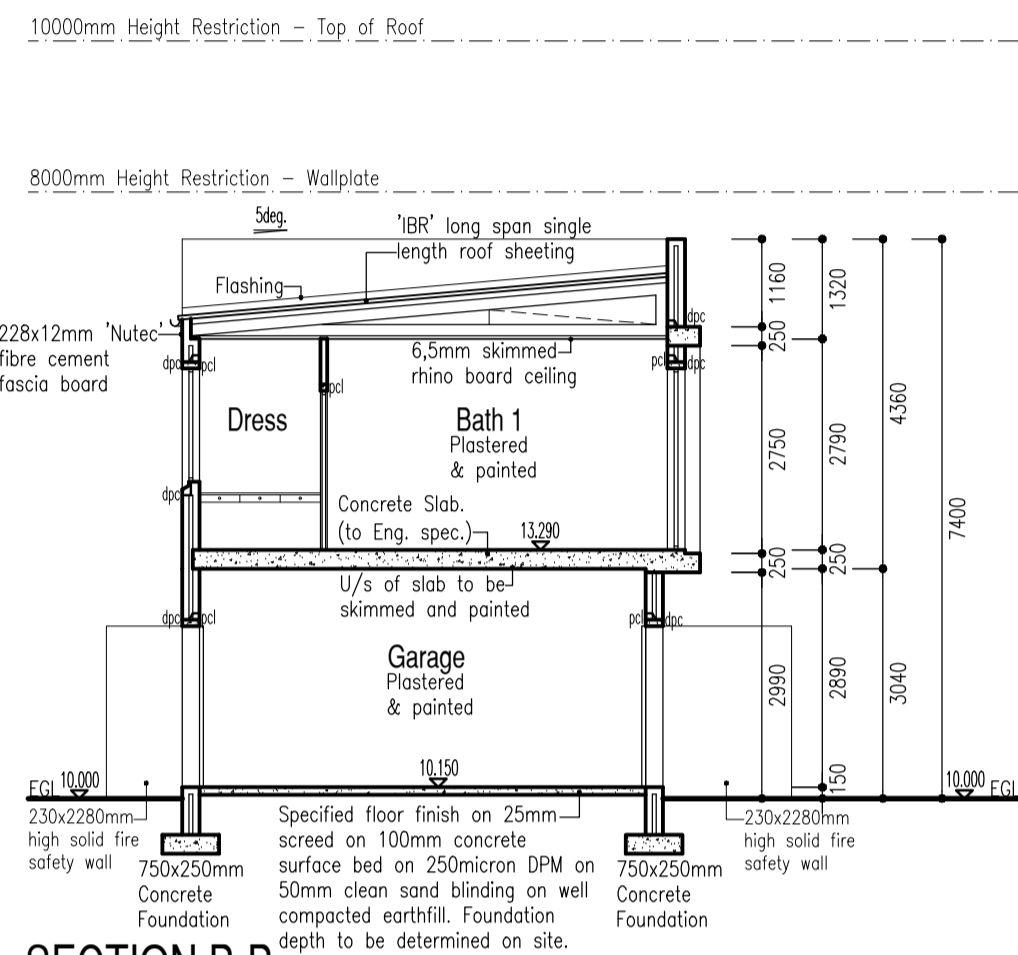
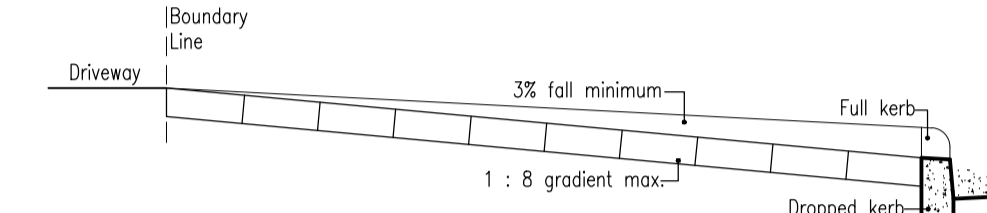
- * Pool to be constructed in strict accordance with local authority regulation.
- * No private swimming pool to be filled or topped up with municipal water

CONSTRUCTION:
 Fibreglass to be not less than 4mm thick. backfill sand or sand-and-cement mix to be used, all excavated soil to be removed from site. No excavated soil to be banked against existing fences or boundary walls.

BACKWASH:
 To use or prescribed area to comply with local authority requirements. This pool not to be emptied without written permission from contractor.

SECTION E-E

SCALE 1:100



NOTES

GLAZING :
 ALL GLAZING TO COMPLY WITH SANS 10400-PART V AND SANS 10137. SAFETY GLAZING REQUIRED IN BATH ENCLOSURE OR SHOWER CUBICLE THAT IS GLAZED, OR WHERE GLAZING OCCURS IMMEDIATELY ABOVE AND WITHIN A DISTANCE OF 1800mm HORIZONTALLY OR VERTICALLY FROM A BATH OR SHOWER. ALL GLAZING THICKNESS AND SAFETY GLAZING TO BE IN ACCORDANCE WITH SANS 10400-N. THE MAXIMUM AIR LEAKAGE FOR WINDOWS AND DOORS SHALL COMPLY WITH THE REQUIREMENTS OF SANS 613.

- GENERAL NOTES :**
1. PROVIDE A TELKOM CONNECTION LAID TO SABS 950/1969.
 2. WATER METER AND CONNECTION PIPE TO BE MIN. 19mm ID.
 3. SUPPLY AND FIT SINGLE PHASE ELECTRICAL CONN. FROM COUNCIL.
 4. NO PLUMBING OR STORMWATER PIPES TO BE VISIBLE FROM STREET.
 5. EXTERNAL STEPS MAX. RISERS 150mm, MIN. TREADS 300mm.
 6. EXPANSION JOINTS TO BE PROVIDED TO BOUNDARY WALLS AT MAX. 5000mm CENTERS. (Where applicable)
 7. ALL CAVITIES SHOULD BE KEPT CLEAN FROM EXCESS CONCRETE & DIRT.
 8. WEEPHOLES TO BE MIN. 150mm ABOVE EGL.
 9. LIGHT SWITCHES TO BE MIN. 1200mm ABOVE FFL.
 10. WALL SOCKETS TO BE MIN. 400mm ABOVE FFL.
 11. CEILING MOUNTED POWER SOCKETS PROVIDED TO U/S OF CEILING.
 12. WALL SOCKETS FOR TV'S TO BE MIN. 1500mm ABOVE FFL.
 13. W/M AND D/W WASTE TO BE MIN. 600mm ABOVE FFL.
 14. SURFY AND WASTE TO W/M AND D/W TO BE IN 50mm DEEP RECESS. STOPOCK TO BE ABOVE COUNTER.
 15. ALL PLUMBING PIPES TO BE BUILT INTO OUTER SKIN OF BRICKWORK.
 16. NO PLUMBING PIPES TO BE VISIBLE FROM THE STREET.
 17. NO PORTION OF BUILDING TO EXTEND OVER THE SITE BOUNDARY.
 18. ALL TIMBER BUILT INTO BRICKWORK TO BE WRAPPED IN DPC.
 19. ALL WATERPROOFING TO BE DONE BY SPECIALIST.
 20. ALL EXTERNAL WALL COLOR TO BE PAINTED WITH COLOR CHOSEN FROM THE SANDOWN 2014 RESIDENTIAL COLOR CHART.
 21. ALL TIMBER JOISTS TO BE MIN. 200mm AWAY FROM CHIMNEY.

VARIATIONS TO APPROVED PLANS FOR CONSTRUCTION

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2.1	05/08/2025	KC	Council Amendments
REV :	DATE :	DRAWN :	DETAILS :

HOUSE AREAS

DESIGNER:	Leslie Andrews	SITE AREA	470sq/m
		GROUND STOREY	124,0sq/m
		FIRST STOREY	116,0sq/m
		GARAGE	42,0sq/m
		COV. ENTRANCE	2,0sq/m
		COV. BALCONY	4,0sq/m
CLIENT:		TOTAL	288,0sq/m
		Coverage=243m ² (75%)	Actual=171m ² (36%)
		Floor Factor=470m ² (1)	Actual=240m ² (0,51)

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