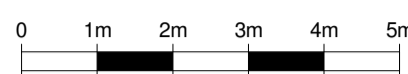
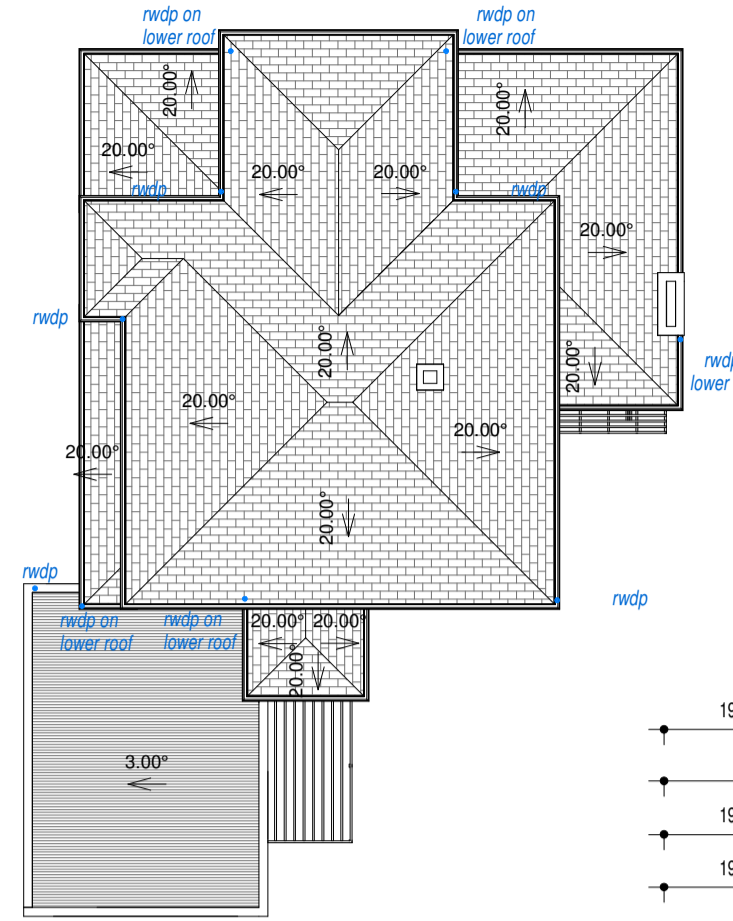


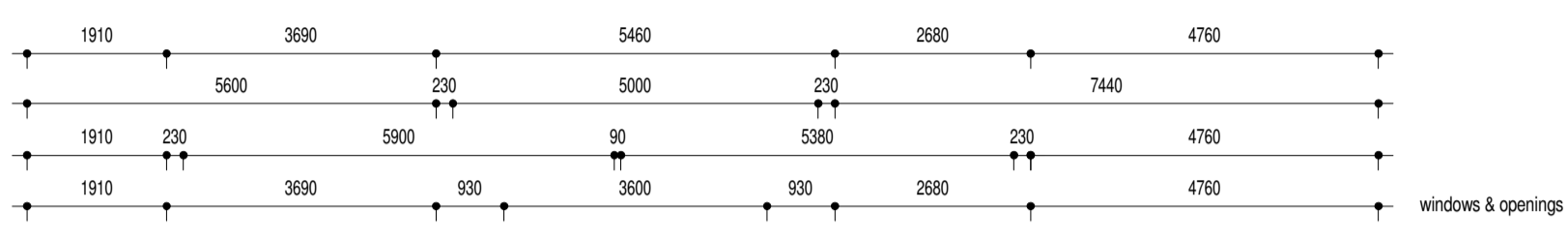
City of Cape Town Stamp



ALL FLASHING, COUNTER FLASHING AND WATERPROOFING TO BE DONE BY SPECIALIST  
300mm OVERHANG

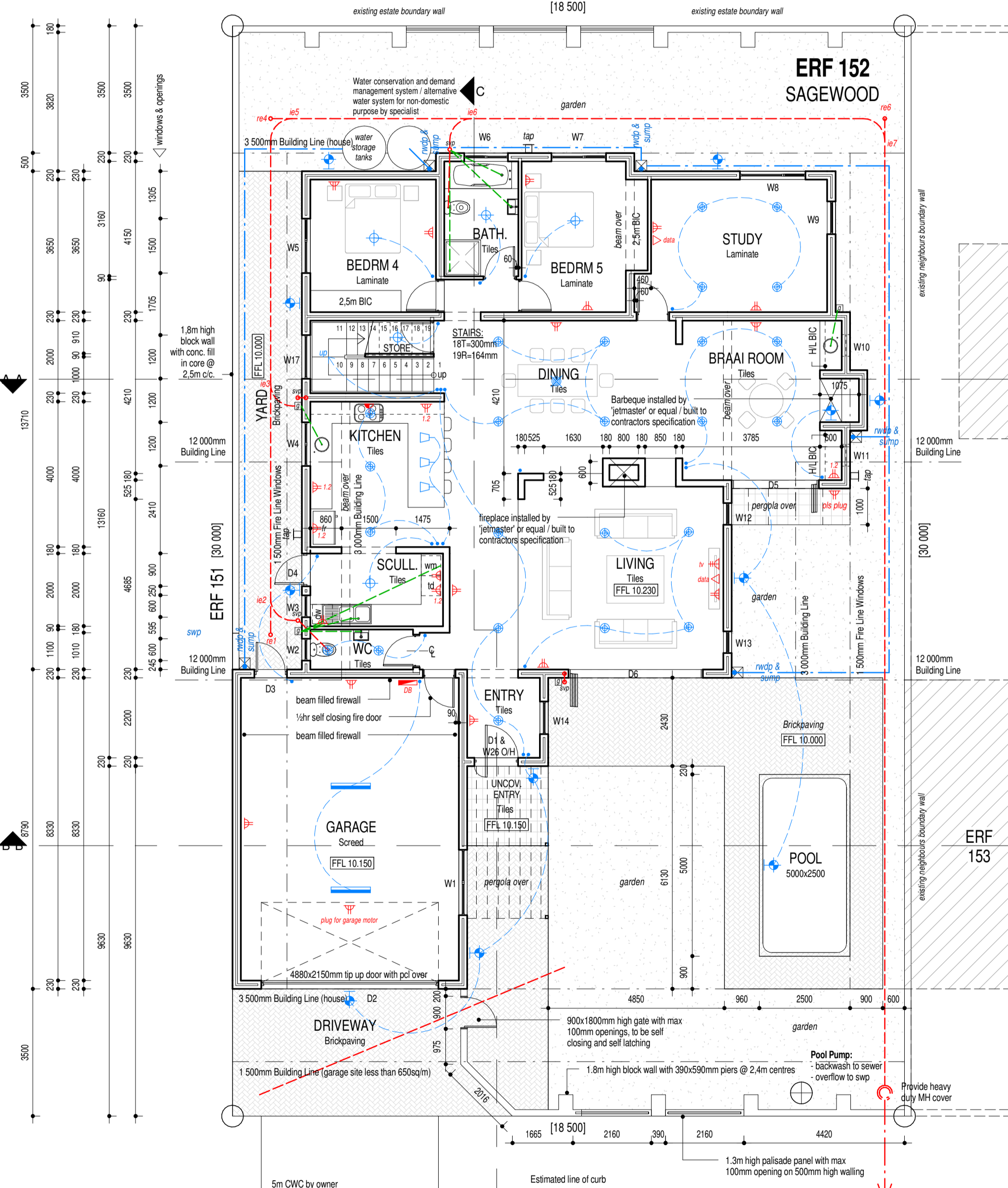


ROOF PLAN  
1 : 200

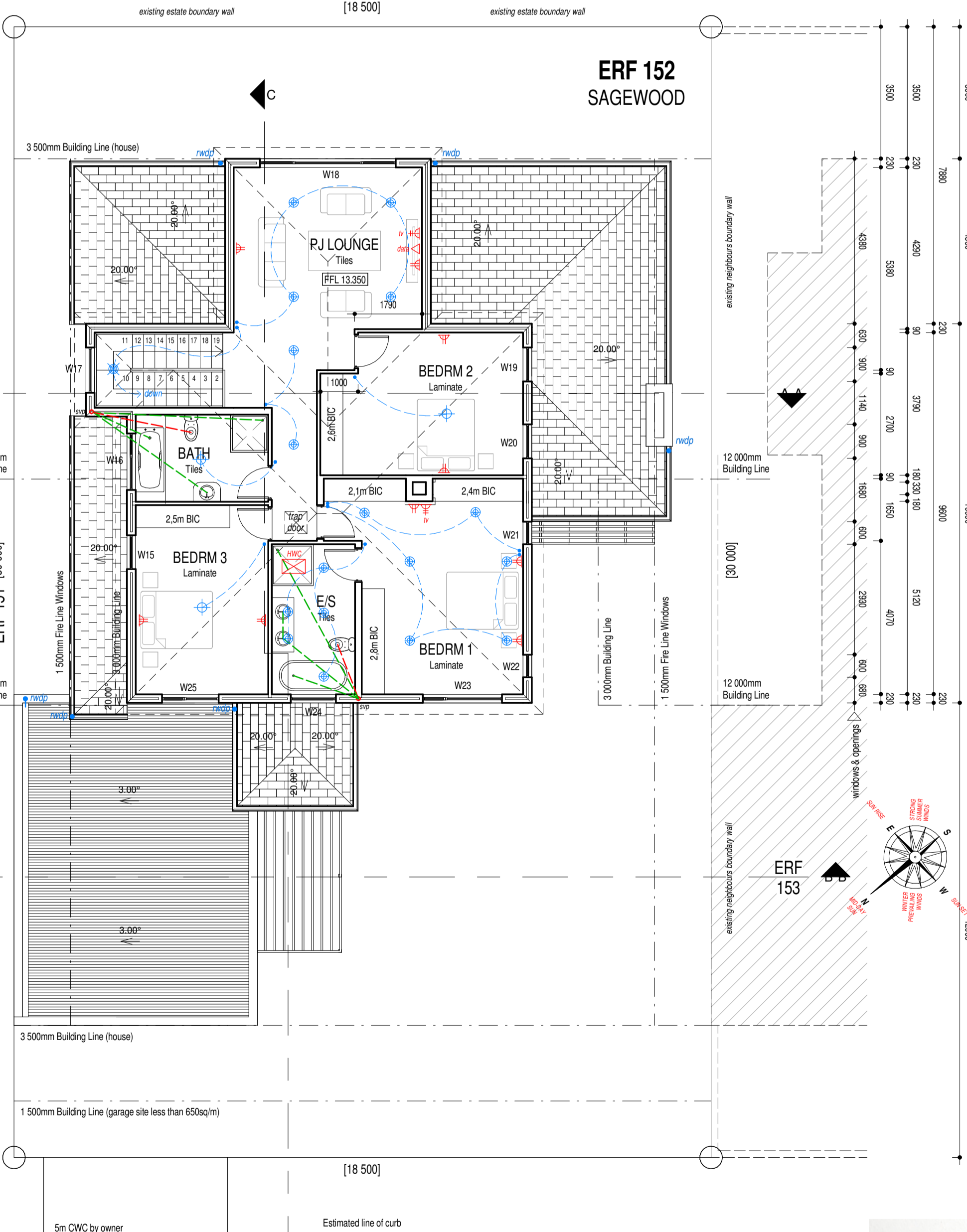
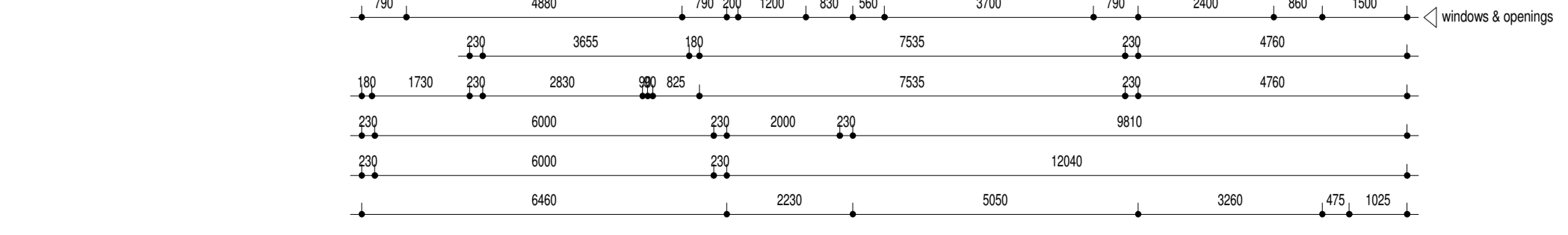


OAKLAND HILL ROAD

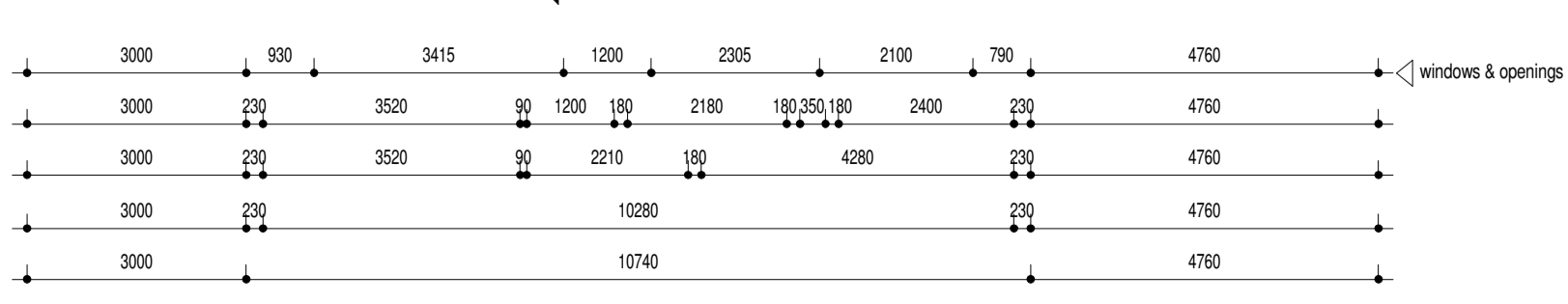
OAKLAND HILL ROAD



GROUND FLOOR PLAN  
1 : 100



FIRST FLOOR PLAN  
1 : 100



ELECTRICAL LEGEND table with symbols for Light switch, Ceiling mounted light, Watertight light, Chandelier, Recessed downlighter, Fluorescent light fitting, Pendant, Distribution board, Single power point, Double power point, Double power point 12 voltage, Stove point, Solar Hot water cylinder, Solar Panel, TV point, Data point, Heated Towel Rail

NOTE: - External garden lighting to be designed & fitted by specialist. - For kitchen cupboard layout, plug & light positions refer to specialist.

ALL STRUCTURAL SUPPORT SYSTEMS TO BE DESIGNED AND VERIFIED BY ENGINEER.

NOTE: NO LOW-E REQUIRED FOR GLAZING

SAGEWOOD / CITY 4% Street boundary wall permeable: 10 195 x 425 x 4 318mm (permeable) - 2 160 x 2 160 = 4 320mm (shown)

SAGEWOOD / CITY 75% First Floor to Ground Floor Ratio: GF = 257m² FF = 128m² GF to FF = 49.8%

SAGEWOOD Height restriction: 5m to wallsite

NOTES:

All work to be carried out in strict accordance with local authority regulations and by-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 scaling the 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 (house): Renown profile cement tiles in charcoal colour @ 30° pitch, fixed to 38x38mm SA Pine treated Battens @ 340mm c/c with 75mm Clou Nails on SABS approved 45S Sialation lapped 200mm on 114x38mm Pre-manufactured gangrail joists to specialist design @ + 760mm c/c. Trusses to be tied down to 114x38mm Wallplate with 32x1 8mm Galv. hoop iron built minimum 300mm into brickwork. Roof trusses to be braced with 114x38mm Diagonal bracing @45° nailed to underside of rafters at roof end. Timber ends built into brickwork and treated with Carbodurum and wrapped in DPC. Tiled roofs to have SABS approved waterproofing underlayment specified and installed by specialists.

Roof construction (garage): Galvaload Chromadok ER Roof Sheeting in grey colour @ 3° pitch fixed to 75x50mm SA Pine Purlins @ 1000mm c/c with 75mm Clou Nails on SABS approved 45S Sialation lapped 200mm on 228x76mm SA Pine Timber Grade 6 Rafters @ 1050mm c/c. Rafters to be tied into brickwork with 32x1 8mm Galv. hoop iron built minimum 300mm into brickwork. Timber ends built into brickwork to be treated with Carbodurum and wrapped in DPC. All waterproofing to be managed by a specialist.

Walls: External walls maxi bricks - 230 cavity walls unless shown otherwise, internal walls - 90mm or 180mm solid walls. External cavity walls to have stepped DPC's at floor level and around all openings. Cavity walls to have 2.5 galvaload zinc per m². Cavities to be concrete filled to the underside of stepped DPC at ground level. Weepholes @ 1150mm c/c to all stepped DPC's. Prestressed concrete lintel's over all openings in brickwork where no RC beams are specified with minimum of 4 courses of brickwork over.

Floor Construction: SA Pine skirting on splayed floor covering on 25mm screed on 100mm concrete slab on SABS approved 275 micron DPM on 50mm clean sand bedding on well compacted earth fill.

Chimneys: Chimneys to be min. 1000mm above roof pitch and flashed with acrylic flashing and counter flashing.

Ceilings: 6.5mm Skimmed fibrous ceiling on 38x38mm bracing at 450mm centers fixed to underside of rafters (to man. spec.)

Close Cavities: All cavities to be closed min. 3 courses below wall plates. Hoop iron for fixing roof to go through eaves and to locate 7 to 10 courses below wall plate level alternatively.

Windows and Doors: All standard windows and doors in aluminium ex. wispoco catalogue or equal. All standard internal doors in timber to be patterned 45mm hollow core) lighting and ventilation to comply with local authority requirements. DPC to be wrapped around all window and door openings.

Precast Lintels: To be laid to manufacturer's specification to all openings >900mm. All openings >3000mm to have min. 4 courses brickwork with brickcourse to each course.

Glazing: All glazing to comply with part n of SABS o400. All glazed areas exceeding 1m² or less than 500mm above FFL to be safety glazed.

Pergola: 114x38mm inner members fixed to inside of 228x38mm support beams on 100x100mm timber posts fixed to t-bracket and cast into 0.75m² concrete foundation.

General Notes: 1. Water meter and connection pipe to be min. 19mm i.d. 2. All plumbing pipes to be concealed. 3. External steps max. rises 150mm, min. treads 250mm. 4. Expansion joints to be provided to boundary walling at max. 5000mm centers. 5. Light switches to be 1200mm above FFL unless otherwise shown. 6. Wall sockets to be 400mm above FFL unless otherwise shown. 7. WM and DW waste to be min. 500mm above FFL. 8. Supply and waste to win and DW to be in 90mm deep recess. Stopcock to be above counter. 9. All structural work to be referred to engineer. 10. All design work to be in accordance with developers' and homeowners association design guideline and approved colour chart. 11. Weepholes to be min. 150mm above NGL. 12. No foundation or any portion of the building to extend over the site boundary. 13. All timber built into brickwork to be wrapped in DPC. 14. Provide 1000mm high aluminum balustrades with max. 100mm openings to all balconies & staircases. 15. 40mm 1/2 fire rated door to be provided between the garage and the dwelling. 16. Doors & sidelights to be glazed with safety glazing. 17. All flashing and waterproofing to be done by specialist. 18. Plumber to provide min. class 1 copper water pipes to building. 19. Rho-board ceilings fixed to 38x38mm bracing to use of concrete slab to be provided to all ceilings. 20. Mechanical Ventilation - Extracting at a rate of 25L/s operated on separate switch on all internal bathrooms if applicable.

Pool Notes: - Pool to be constructed in strict accordance with local authority regulation. - Contractor to check all levels and dimensions on site before the commencement of work. - Contractor to check positioning of pool with client before commencement of work. - Excavations to be dug by hand, all excavated soil to be removed from site, no soil to be banked against boundary walls or fences. - Pool constructed from 150mm block work and plaster. - Mid steel rods 10mm dia. to be placed at 400mm center centrally in blockwork, secured with wire ties. - Pool lining to be waterproofed fibre lining in approved colour. - All gates to pool area to be self-closing and self latching.

PROCEDURES & VARIATIONS TO PLANS FOR CONSTRUCTION

Table with columns: REV, DATE, DETAILS. Row 1: 2.1, 30-09-2020, FOR COUNCIL

Table with columns: AREAS, COVERAGE, SIGNATURE(S). AREAS: GROUND FLOOR 201m², GARAGE 56m², FIRST FLOOR 128m², POOL 13m². COVERAGE: 257m² (46%). SIGNATURE(S):

PROJECT  
PROPOSED NEW HOUSE FOR  
FACTON ON  
ERF 152 - SAGEWOOD

SANDOWN  
06 OCT 2020  
DESIGN REVIEW COMMITTEE  
APPROVED:

Graham Holland Architectural Design  
P.O. Box 20147 - Big Bay - 7448  
Tel: (021) 554294 - Fax: (021) 554298 - Cell: 082 4936754  
WEB: www.ghad.co.za - Email: graham@ghad.co.za  
DRAWN: Tian Moggege  
SCALE: As indicated  
REVISION: 2.1  
SHEET: 1 of 3  
MODIFIED DATE: 30/09/2020  
DRAWING No: 17-53