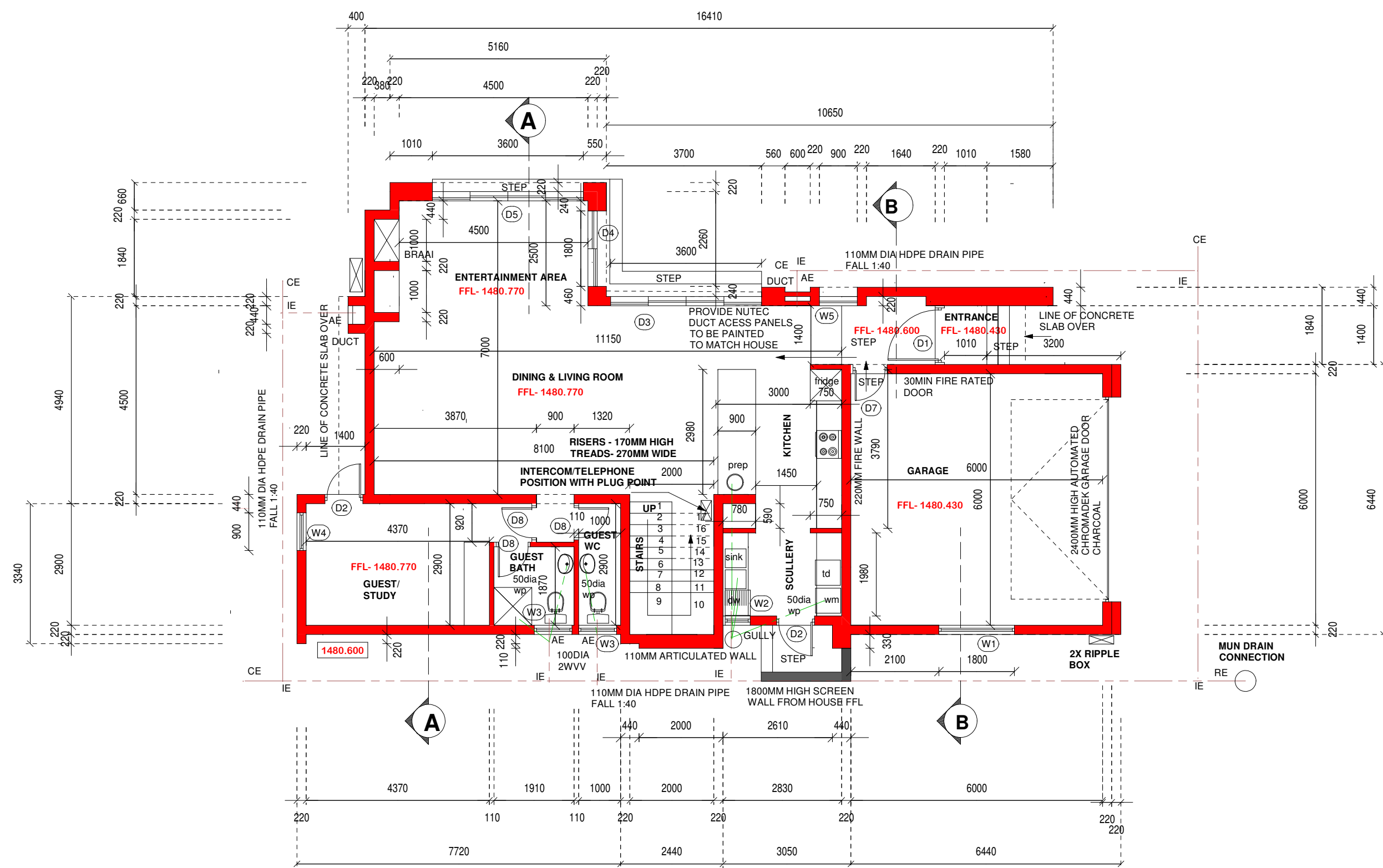
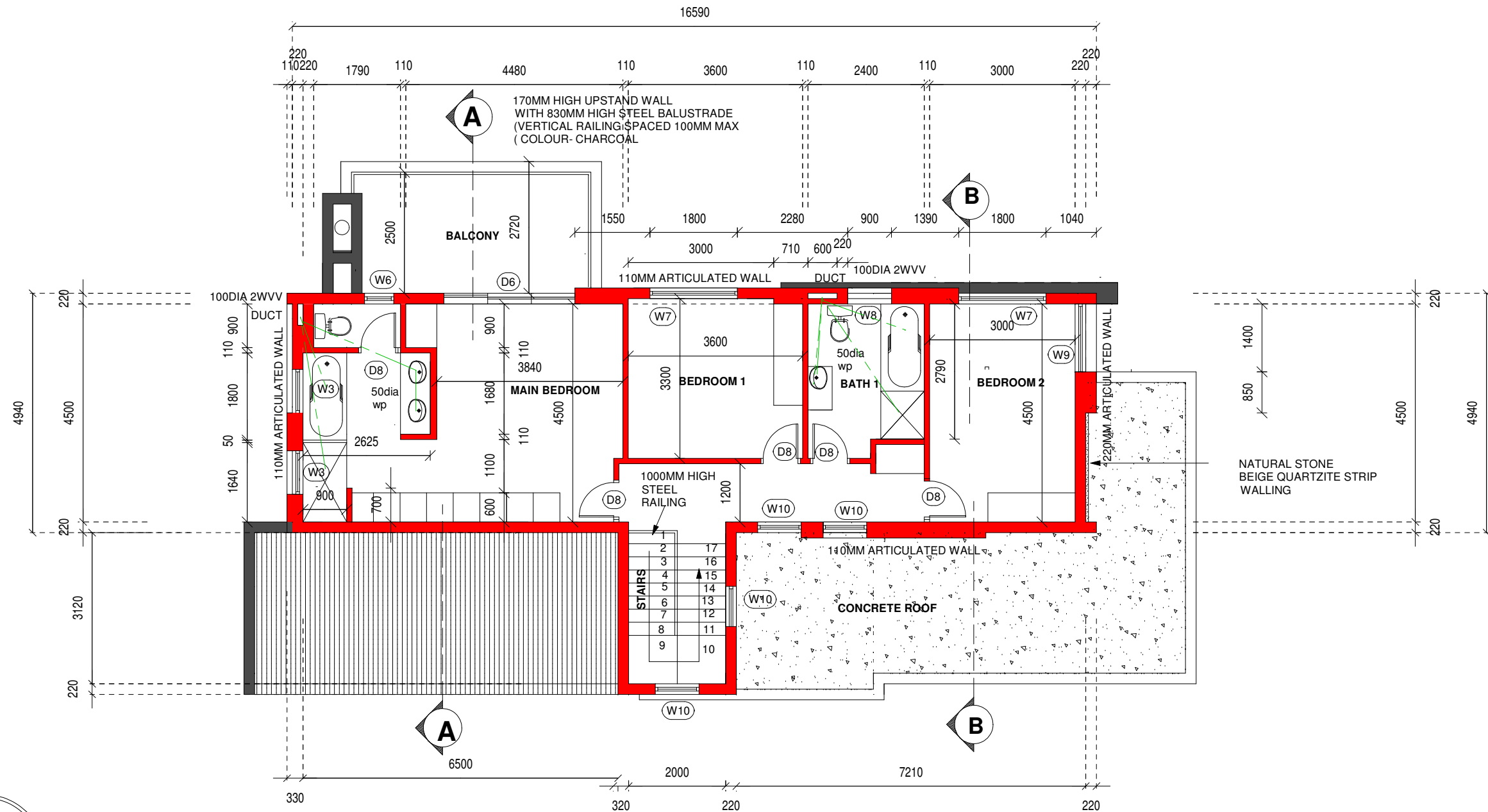




GROUND FLOOR PLAN

SCALE 1:100



1ST FLOOR PLAN

SCALE 1:100

ALL BALUSTRADES/ HANDRAILS TO COMPLY WITH NBR/ SANS 10400

RISERS - 170MM HIGH
TREADS- 270MM WIDE
HANDRAIL BALUSTRADE - 1000MM HIGH WITH VERTICAL OPENINGS NOT EXCEEDING 100MM

WINDOW/ DOOR GLAZING SPECIFICATION

ALL WINDOWS TO BE CLEAR GLASS - NON REFLECTIVE
ONLY BATHROOMS TO BE OBSCURE GLASS
AND ALL 1ST FLOOR WINDOWS ON SOUTH WEST ELEVATION TO BE MIN 80% SANDBLASTED GLASS

CHROMADEK ROOF SHEETING ON 50X38MM S A PINE BATTENS
AT 340MM MAX CENTRES ON 114X38MM S A PINE ROOF TRUSSES
AT MAX 900MM CENTRES
TRUSSES CUT OF GRADE & WOOD AND STRICTLY IN ACCORDANCE
TO SABS 0400
FINAL DETAIL SPEC AS PER STRUC ENGINEER

ROOF PITCH: 20DEG

114x38mm WALL PLATES. TRUSSES FIXED TO WALLS WITH TWO STRANDS OF 4mm GALV. STEEL WIRE WHICH IS BUILT 500mm INTO THE BRICKWORK.

INSIDE OF ROOF: CONSTRUCTION MUST BE FITTED WITH PINK INSULATION MATERIAL AND UNDERTILE WATERPROOFING. ALL EXPOSED TIMBER ROOF COMPONENTS MUST BE TREATED AGAINST PEST AND PAINTED WITH A PRESERVATIVE COATING. BEAM FILLING TO BE PROPERLY DONE TO KEEP OUT ALL BRUS AND PESTS AND FINISHED TO MATCH PLASTER.

ROOF CONSTRUCTION 2:
170MM THICK CONCRETE SLAB WITH 340MM HIGH PARAPET SCREED LAID TO FALL TO SPOUTS. NON REFLECTIVE WATERPROOFING. FINAL DESIGN AS PER STRUC ENG SPECIFICATIONS & DETAIL.

PROVIDE STONE CHIP ON ALL GROUND FLOOR CONCRETE ROOFS

FLOOR CONSTRUCTION:
FINISH AS PER PLAN ON CEMENT SCREED ON 85mm CONCRETE FLOOR SLAB ON 250 MICRON PVC SHEETING ON WELL CONSOLIDATED EARTH FILLING IN LAYERS OF NOT MORE THAN 150mm MIN. HEIGHT OF FLOOR ABOVE GROUND LEVEL: 170mm.

PROVIDE REINFORCING IN FLOOR SLAB AS PER STRUC. ENG SPEC.

FOUNDATIONS AND FILLING BEFORE SLAB MUST BE TREATED AGAINST PEST AND TERMITES BY EXPERTS.

LINTOLS:
PROVIDE LINTOLS OVER ALL OPENINGS OF 2 000mm AND LARGER.

WATERPROOFING:
PROVIDE SABS APPROVED WATERPROOFING TO ALL WINDOW OPENINGS AND TO ALL WALLS 170mm MIN. ABOVE ADJACENT NATURAL GROUND LEVEL. ALSO PROVIDE VERTICAL DAMP PROOF COURSE TO ALL CHANGES IN FLOOR LEVELS.

OPEN PATIO & BALCONIES: - PROVIDE WATERPROOFING BEFORE TILING COMMENCES.

ALL PER NBR/ SANS 10400

GEYSER INSTALLATION AS PER NBR/SANS 10440 PART P & SANS 0254

WARMWATER INSTALLATION TO NBR/ SANS 10400

SWIMMING SECURE TO SABS 1390 / SANS 10400- D

ALL CHIMNEYS TO COMPLY WITH PART V OF NBR/SANS 10400

SAFETY:
ALL BALUSTRADES/ HANDRAILS TO COMPLY WITH NBR/ SANS 10400

RISERS - 170MM HIGH
TREADS- 270MM WIDE
HANDRAIL BALUSTRADE - 1000MM HIGH WITH VERTICAL OR HORIZONTAL OPENINGS NOT EXCEEDING 100MM

GLAZING:
3MM GLASS FOR WINDOW PANES UP TO 0.750SQ METERS.
4MM GLASS FOR WINDOW PANES UP TO 1.500SQ METERS.
5MM GLASS FOR WINDOW PANES UP TO 2.100SQ METERS.
6MM GLASS FOR WINDOW PANES OVER TO 1.500SQ METERS.
6MM SAFETY GLASS FOR ALL WINDOWS LOWER THAN 300MM ABOVE FLOOR LEVEL TO A HEIGHT OF 1000MM.
6MM SAFETY GLASS FOR ALL DOORS.
GLASS ON DOORS TO BE FITTED WITH VISUAL GLASS MARKER.
OBSCURE GLASS TO BE FITTED IN ALL RESTROOMS AND BATHROOMS TO A THICKNESS AS INDICATED ABOVE.
GLAZING ACCORDING TO PART N OF NBR/ SANS 10400 .SANS 10137

DRAINAGE:
ACCESS PANELS TO BE PROVIDED AT ALL DUCTS.
ALL DUCTS TO BE ACCESSIBLE
VENT VALVE & ANTI-VAC TRAP TO BE PROVIDED FOR 1ST FLOOR FITTINGS
DRAINAGE TO BE PROTECTED UNDER ANY BUILDING WORK
ALL ABOVE AS PER NBR/SANS 10400

CLEANING EYES:
AT CHANGE OF DIRECTION EXCEEDING 45DEG
EVERY 25M OF DRAIN
AT RAMPS IN DRAINS
WITHIN 1.5M OF MAN CONNECTION
BRANCHES EXCEEDING 3M LENGTHS
BEFORE AND AFTER WHERE DRAIN PIPE IN BUILDING

SINK, PREP BOWL - 40MM DIA PVC
BATH, SHOWER, HEBW - 50MM DIA PVC
WC - 100MM DIA PVC

ALL BUILDING WORK MUST COMPLY WITH NATIONAL BUILDING REGULATIONS : SANS 10400

ALL LEVELS, HEIGHTS, DIMENSIONS AND FALL OF SITE MUST BE CHECKED BY CONTRACTOR ON SITE AND PLAN PRIOR TO COMMENCING BUILDING WORK. ALL CHANGES MUST BE DISCUSSED WITH OWNER AND ARCHITECT

EXIST BLACK KORHAAN ROAD

EXIST CONCRETE PALISADE FENCE

5M WIDE SECURITY AREA

X

X

NO FIRE HYDRANTS ON SIDE WALK

13 LIZZARD BUZZARD STREET

STAND 12146
NEW HOUSE

GROUND FLOOR & SITE PLAN

SCALE 1:100

AREAS:
GROUND FLOOR:
TOTAL GROUND FLOOR - 159sqm

1ST FLOOR - 81sqm

NEW TOTAL COVERED AREA - 240sqm

OPEN BALCONIES - 13.7sqm

STAND SIZE- 450sqm

COVERAGE:
DOUBLE STOREY HOUSE
ALLOWABLE FOORPRINT = 50%

ACTUAL COVERAGE -35.33%

GROUND/1ST FLOOR RATIO - MAX 75%
ACTUAL 1st FLOOR/GROUND FLOOR RATIO -
(incl d/volume/stairs) -55.34%
(8/159)

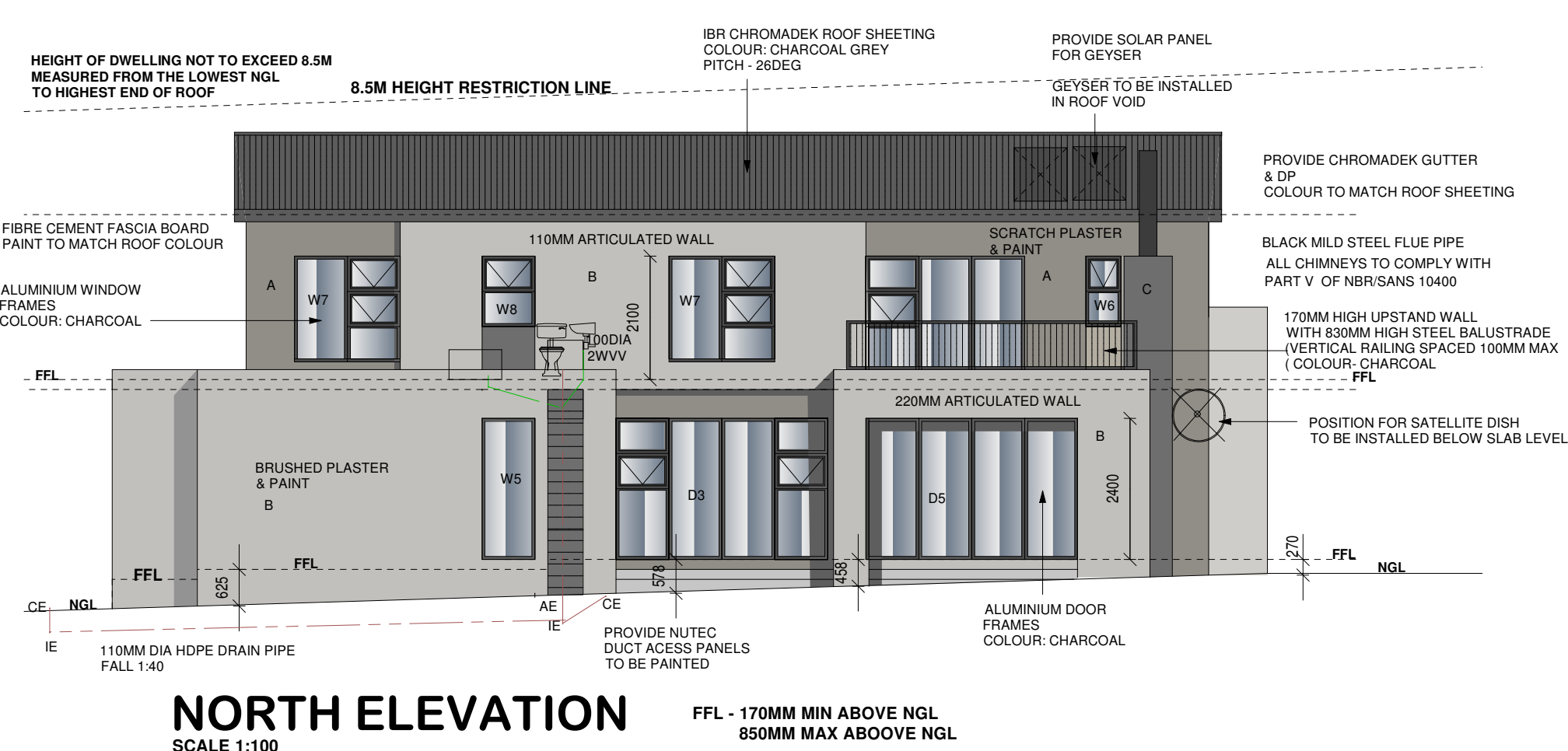
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082 577 9467 elmarie.haasbroek.co.za Pr.S.Arch.T - 570512

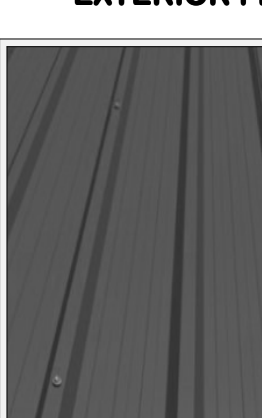
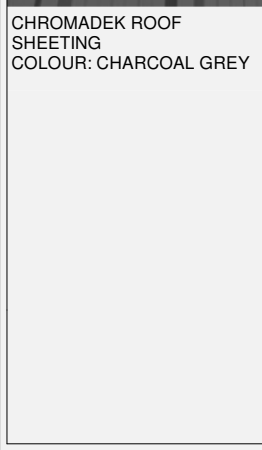
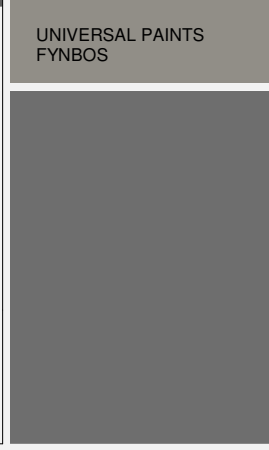
CLIENT:
HN BARNARD DEVELOPMENT PROJECTS

PROJECT:
**NEW HOUSE
STAND 12147
CLAYVILLE X 119
(FOUNTAINBROOK ESTATE)**

dwg. title
SITE & FLOOR PLANS, ROOF PLAN, LANDSCAPE PLAN

date : 28/11/2025	scale: AS SHOWN
drawn: E.HAASBROEK	designed:
checked/ approved:	
drawing nr: 12147/01	WORKING DWG



 CHROMADEK ROOF SHEETING COLOUR: CHARCOAL GREY	A SCRATCH PLASTER & PAINT UNIVERSAL PAINTS FYMBOS	B BRUSHED PLASTER & PAINT UNIVERSAL PAINTS COBBLE STONE
	 C BRUSHED PLASTER & PAINT UNIVERSAL PAINTS CHARCOAL	 D NATURAL STONE BEIGE QUARTZITE STRIP WALLING

**FINAL PAINT COLOURS TO BE PROVIDED BY BUILDER
AND APPROVED ON SITE BY ARCHITECT/HOA BEFORE
PAINTING COMMENCES**

NORTH ELEVATION TOTAL PAINT AREA- 79sqm

TOTAL DARK ACCENT COLOUR (MAX 30% ALLOWED) (5sgm) =6%

FAST ELEVATION TOTAL PAINT AREA: 70sqm

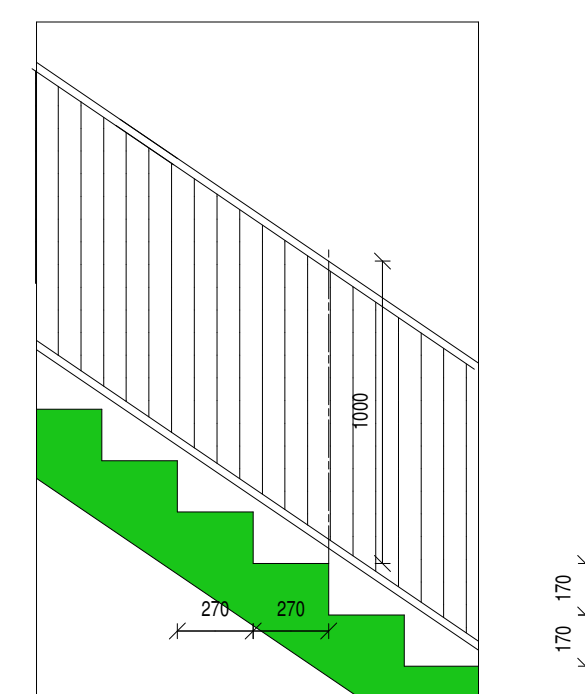
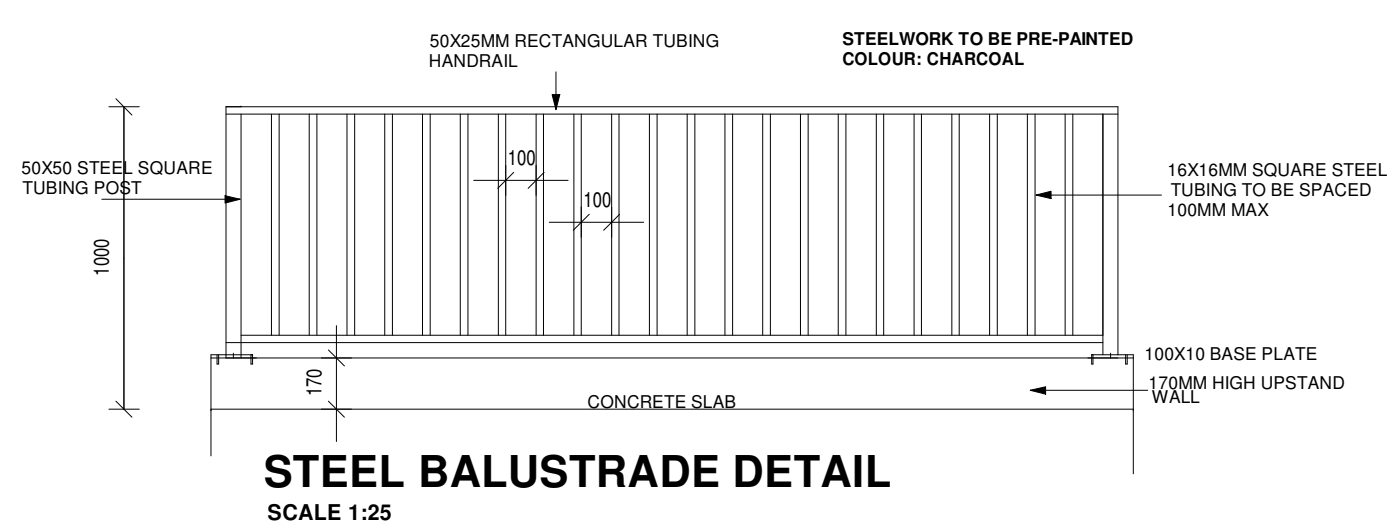
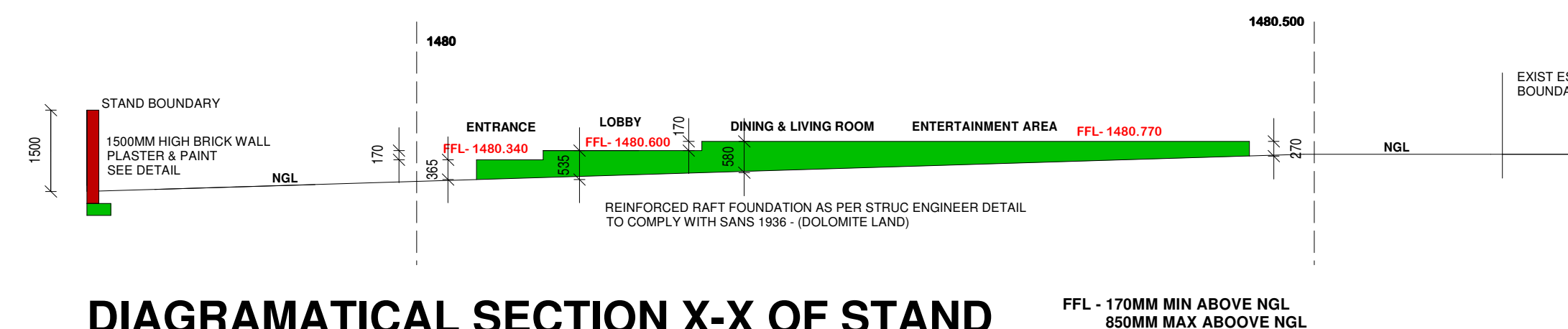
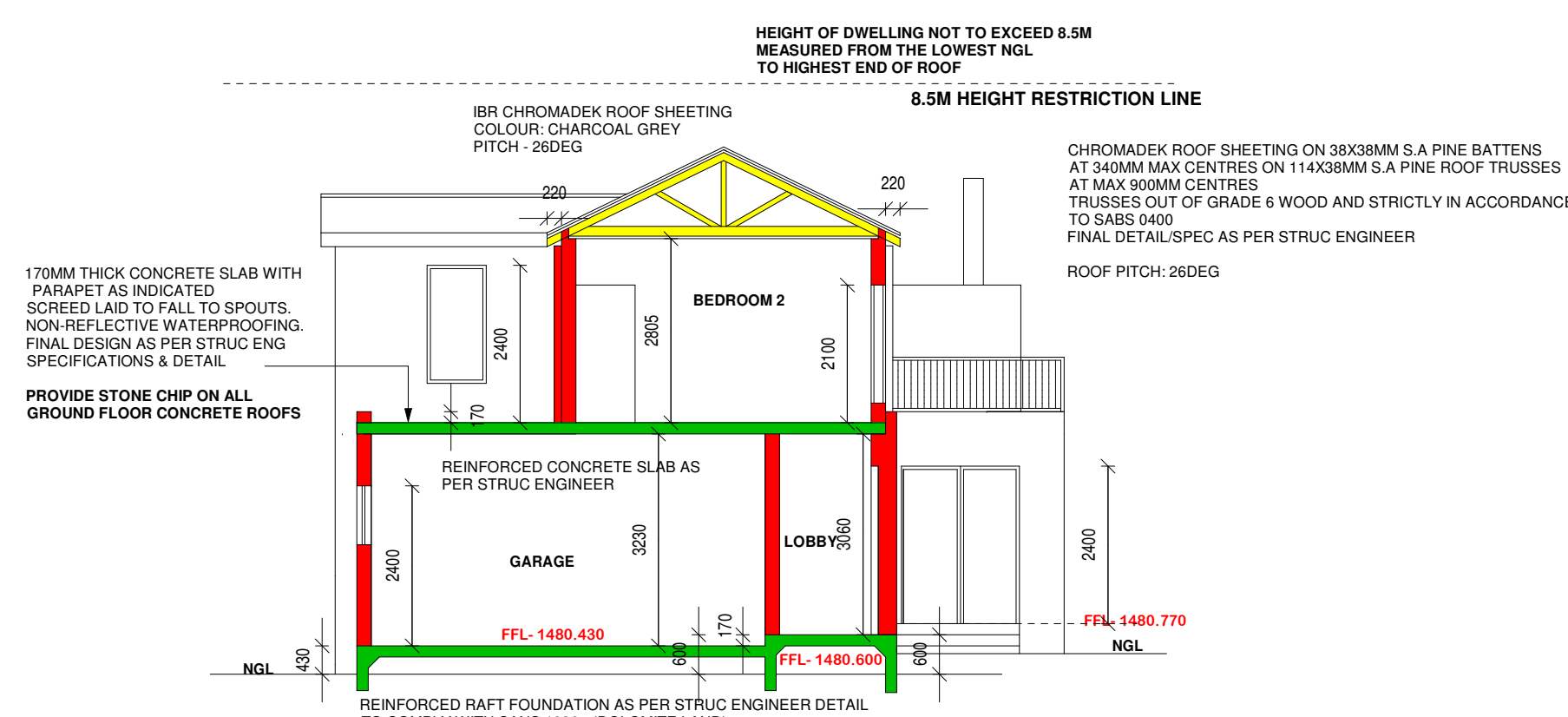
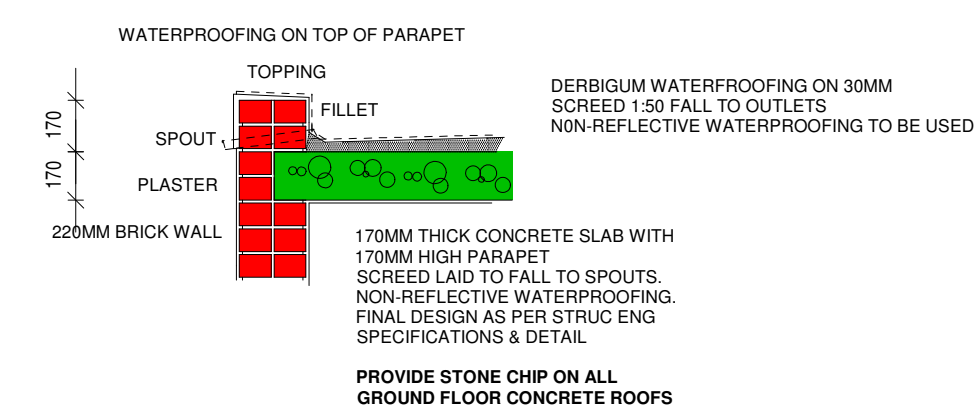
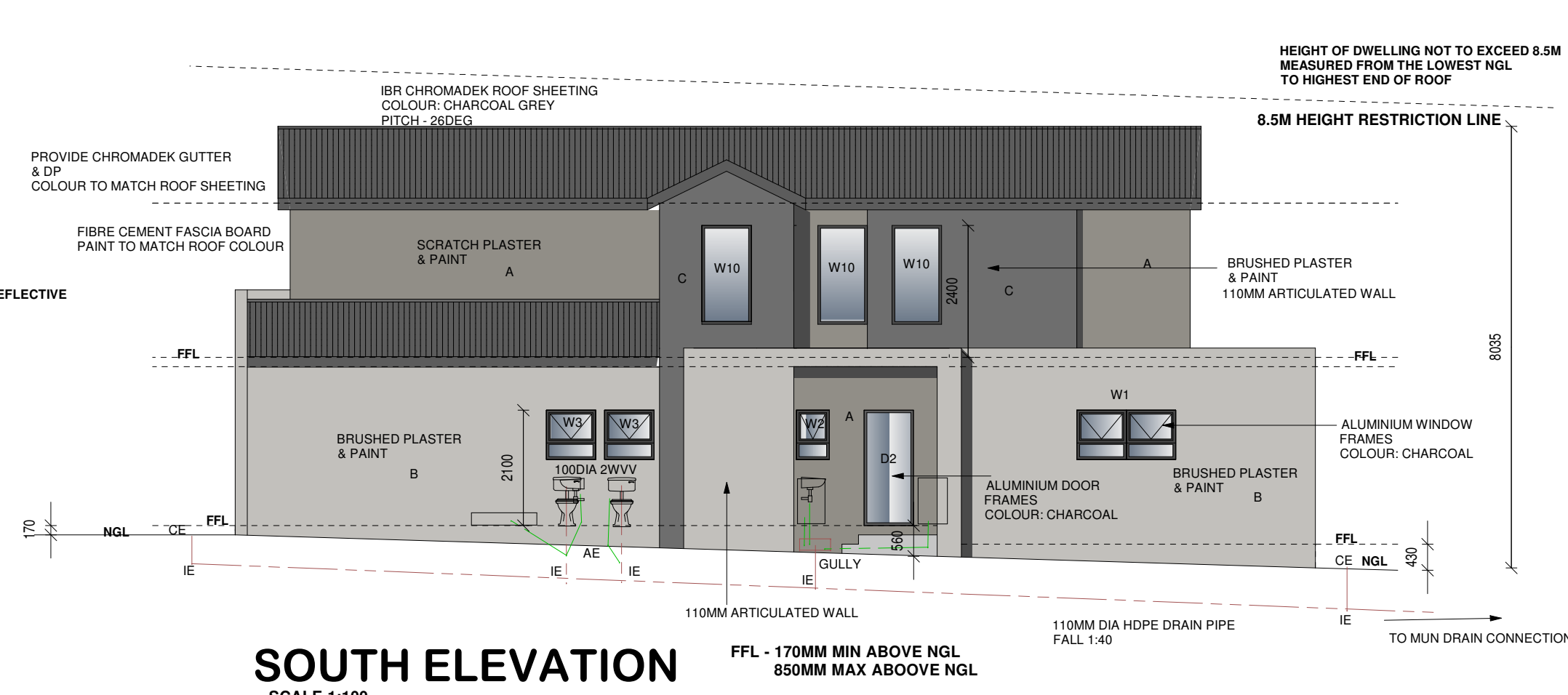
TOTAL DARK ACCENT COLOUR (MAX 30% ALLOWED) (85cm) = 12%

SOUTH ELEVATION TOTAL PAINT AREA- 95sqm

TOTAL DARK ACCENT COLOR (MAX 30% ALLOWED) (178cm) = 18%

WEST ELEVATION TOTAL PAINT AREA- 63sqm

TOTAL DARK ACCENT COLOUR (MAX 30% ALLOWED) (16sqm) = 25.4%



STAIR DETAIL

ALL BALUSTRADES/ HANDRAILS TO COMPLY WITH NBR/ SANS 10400

RISERS - 170MM HIGH
TREADS- 270MM WIDE
HANDRAIL/ BALUSTRADE - 1000MM HIGH WITH VERTICAL OPENINGS NOT EXCEEDING 100MM

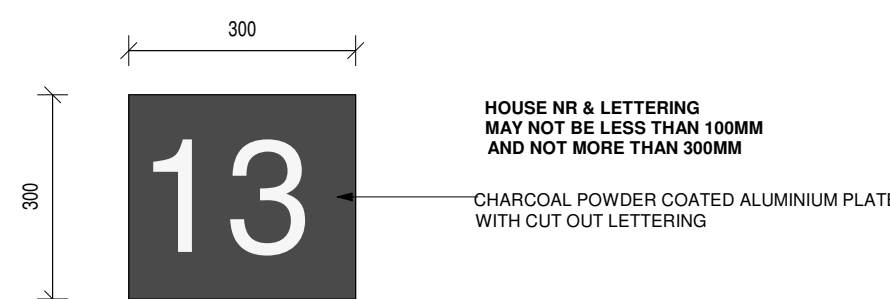
REF NR	W1	W2	W3	W4	W5	W6	W7	W8	W9	W10
QUANTITY	1	1	4	1	1	1	2	1	1	4
DESCRIPTION	TOPHUNG	TOPHUNG	TOPHUNG	TOPHUNG	FIXED	TOPHUNG	TOPHUNG	TOPHUNG	FIXED	FIXED
FRAME	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
FINISH	CHARCOAL	CHARCOAL	CHARCOAL	CHARCOAL	CHARCOAL	CHARCOAL	CHARCOAL	CHARCOAL	CHARCOAL	CHARCOAL
IRONMONGERY	AS PER SYSTEM	AS PER SYSTEM	AS PER SYSTEM	AS PER SYSTEM	AS PER SYSTEM	AS PER SYSTEM	AS PER SYSTEM	AS PER SYSTEM	AS PER SYSTEM	AS PER SYSTEM
GLAZING	CLEAR GLASS (NON-REFLECTIVE)	CLEAR GLASS (NON-REFLECTIVE)	4X OBSCURE GLASS (NON-REFLECTIVE)	CLEAR GLASS (NON-REFLECTIVE)	CLEAR GLASS (NON-REFLECTIVE)	OBSCURE GLASS (NON-REFLECTIVE)	CLEAR GLASS (NON-REFLECTIVE)	OBSCURE GLASS (NON-REFLECTIVE)	SANDBLASTED GLASS (NON-REFLECTIVE)	3x SANDBLASTED GLASS 1x CLEAR GLASS (NON-REFLECTIVE)
REF NR	D1	D2	D3	D4	D5	D6	D7	D8		
QUANTITY	1	2	1	1	1	1	1	8		
DESCRIPTION	SINGLE DOOR & TOPLIGHT	SINGLE DOOR	SLIDING DOOR & SIDELIGHT	SLIDING DOOR	SLIDING DOOR	SLIDING DOOR & SIDELIGHT	30MIN FIRE RATED MERANTI DOOR	LIGHT DUTY INTERNAL DOOR		
FRAME	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	MERANTI	MERANTI		
FINISH	CHARCOAL	CHARCOAL	CHARCOAL	CHARCOAL	CHARCOAL	CHARCOAL	TO BE PAINTED	TO BE PAINTED		
IRONMONGERY	AS PER SYSTEM	AS PER SYSTEM	AS PER SYSTEM	AS PER SYSTEM	AS PER SYSTEM	AS PER SYSTEM	AS PER SYSTEM	AS PER SYSTEM		
GLAZING	CLEAR GLASS (NON-REFLECTIVE)	6.38MM SHATTERPRUFE CLEAR GLASS (NON-REFLECTIVE)	6.38MM SHATTERPRUFE CLEAR GLASS (NON-REFLECTIVE)	6.38MM SHATTERPRUFE CLEAR GLASS (NON-REFLECTIVE)	6.38MM SHATTERPRUFE CLEAR GLASS (NON-REFLECTIVE)	6.38MM SHATTERPRUFE CLEAR GLASS (NON-REFLECTIVE)	N/A	N/A		

ALL BUILDING WORK MUST COMPLY WITH NATIONAL BUILDING REGULATIONS, / SANS 10400
ALL LEVELS, HEIGHTS, DIMENSIONS AND FALL OF SITE MUST BE CHECKED BY CONTRACTOR ON SITE AND PLAN PRIOR TO COMMENCING BUILDING WORK. ALL CHANGES MUST BE DISCUSSED WITH OWNER AND ARCHITECT

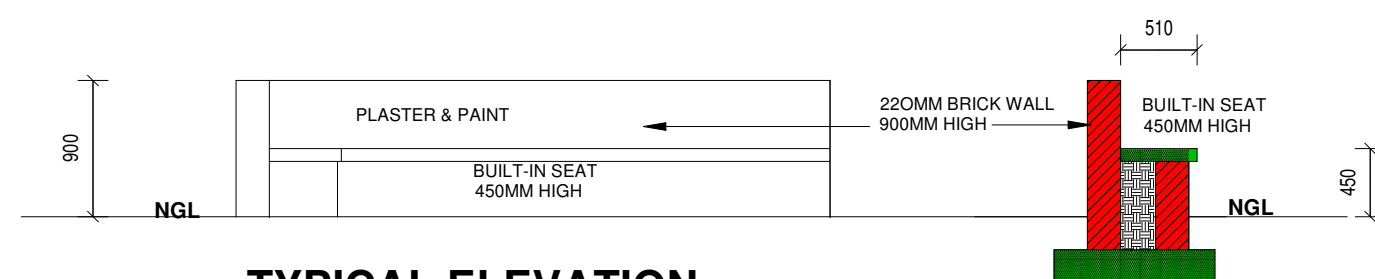
GLAZING:
3MM GLASS FOR WINDOW PANES UP TO 0.750SQ METERS.
4MM GLASS FOR WINDOW PANES UP TO 1.500SQ METERS.
5MM GLASS FOR WINDOW PANES UP TO 2.100SQ METERS.
6MM GLASS FOR WINDOW PANES OVER TO 1.500SQ METERS
6MM SAFETY GLASS FOR ALL WINDOWS LOWER THAN
300MM ABOVE FLOOR LEVEL TO A HEIGHT OF 1000MM.
6MM SAFETY GLASS FOR ALL DOORS.
GLASS ON DOORS TO BE FITTED WITH VISUAL
GLASS MARKER
OBSCURE GLASS TO BE FITTED IN ALL RESTROOMS
AND BATHROOMS TO A THICKNESS AS INDICATED
ABOVE.
GLAZING ACCORDING TO PART N OF NBR/ SANS 10400
SANS 10137

WINDOW /DOOR GLAZING SPECIFICATION

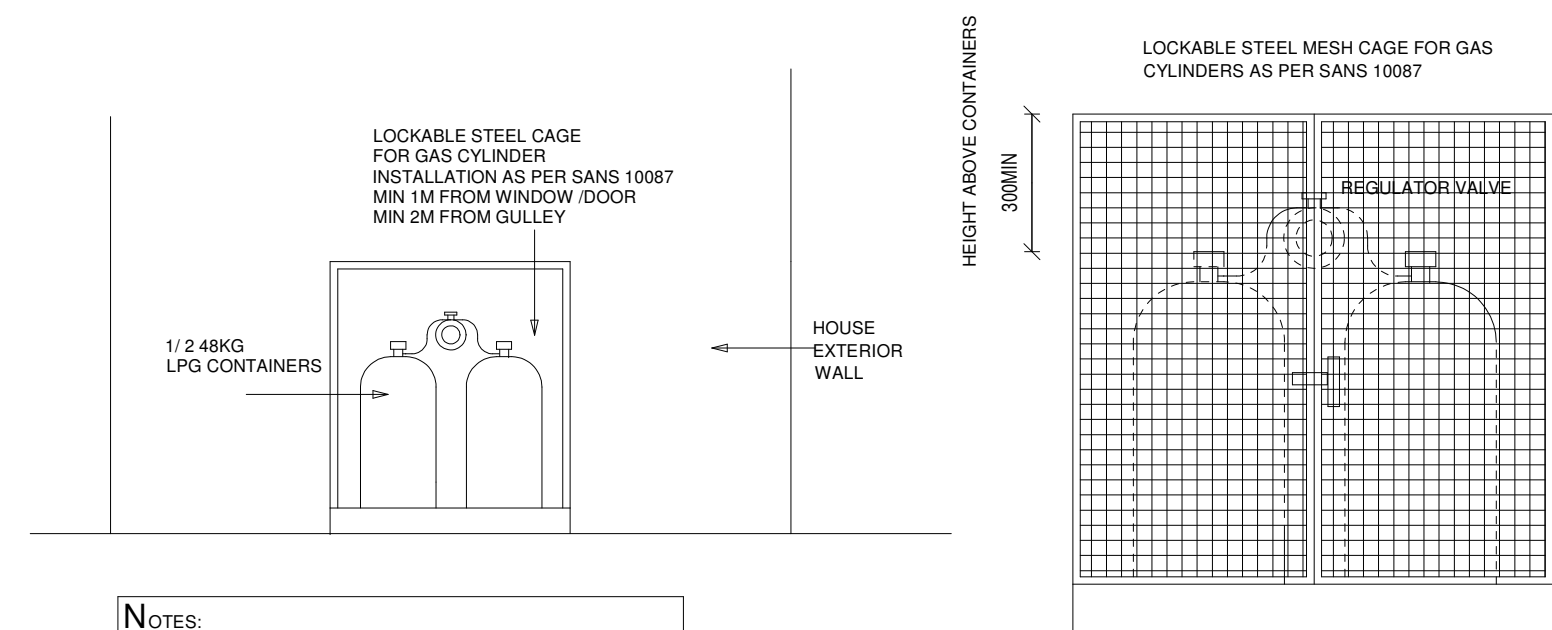
ALL WINDOWS TO BE CLEAR GLASS - NON REFLECTIVE
ONLY BATHROOMS TO BE OBSCURE GLASS
AND ALL 1ST FLOOR WINDOWS ON SOUTH
WEST ELEVATION TO BE MIN 80%
SANDBLASTED GLASS



**TYPICAL ELEVATION
BUILT-IN-SEAT**
SCALE 1:50



TYPICAL SECTION -BUILT IN SEAT
SCALE 1:50



NOTES:

PIPING:

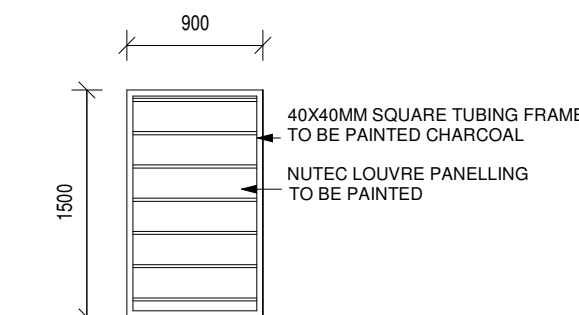
PIPES CHASED IN CONCRETE FLOOR SHALL BE PLACED AT LEAST 50MM BELOW THE TOP OF THE CONCRETE.

BURIED PIPELINES TO BE INSTALLED AT A DEPTH OF AT LEAST 500MM

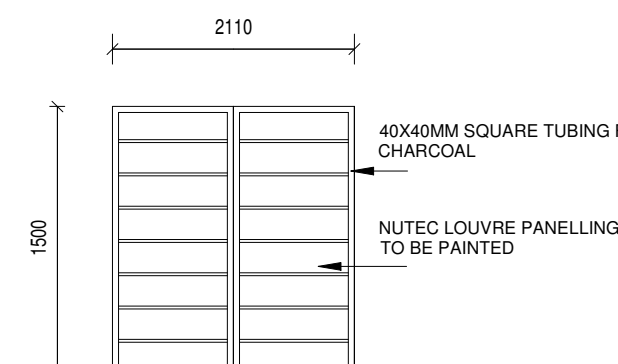
ALL JOINTS IN COPPER PIPES SHALL BE SOLDERED. STEEL AND COPPER PIPES SHALL BE PROTECTED AGAINST CORROSION.

WHERE COPPER PIPES ARE REQUIRED TO PASS THROUGH ANY WALL THE SHALL BE SLEEVED.

LPG CONTAINERS INSTALLATION DETAIL



DETAIL: SINGLE GATE
SCALE 1:50



DETAIL: DOUBLE GATE
SCALE 1:50



LANDSCAPE & COVERAGE PLAN

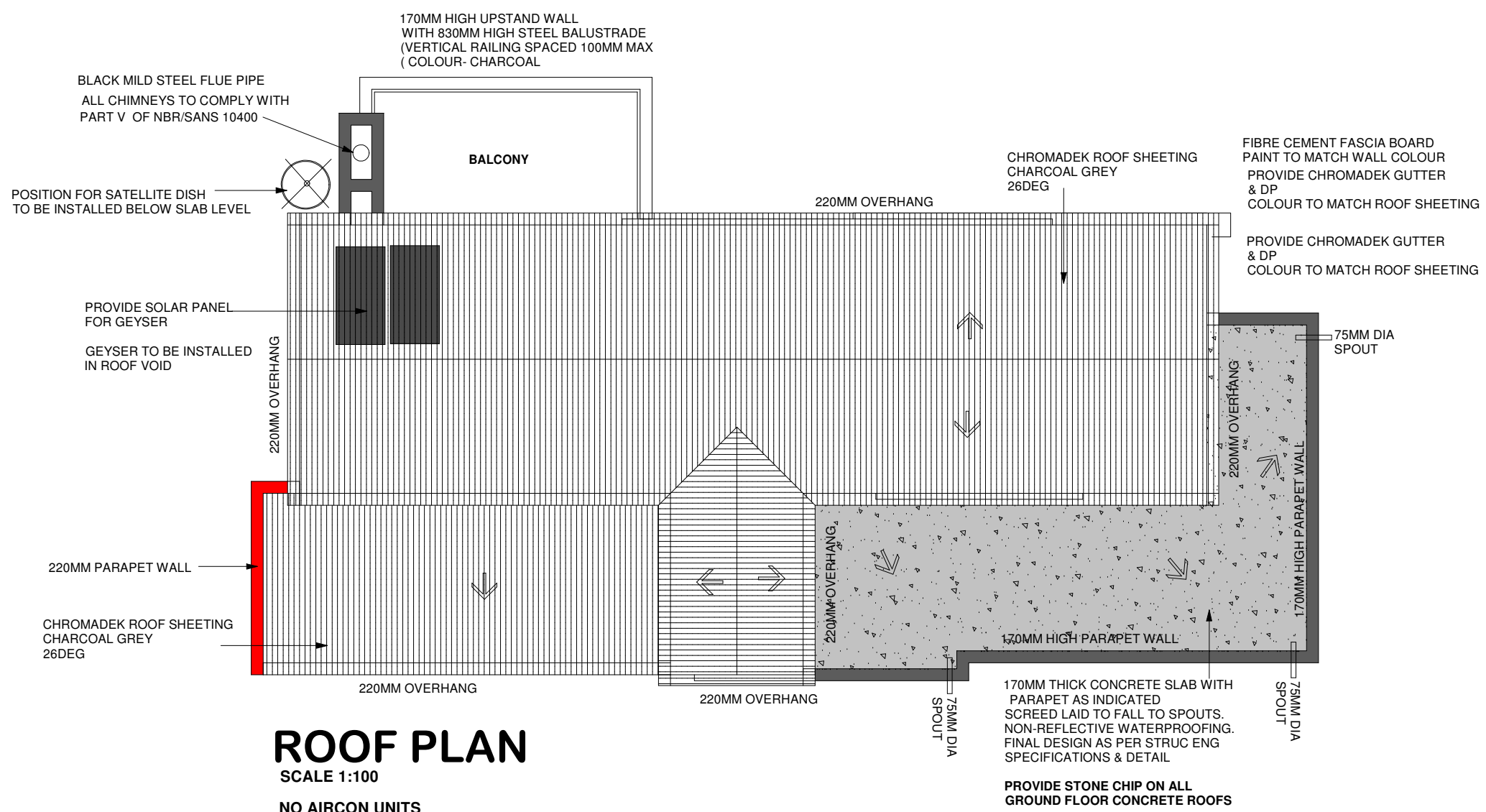
LANDSCAPING NOTE:
PROVIDE MIN OF 1X TREE
PER 100sqm OF STAND AREA
TREE SIZE MIN OF 20L

ALL LANDSCAPING TO COMPLY TO
ESTATE GUIDELINES

ALL TREES & PLANTS SPECIES TO BE INDIGENOUS



 Elmarie haasbroek architectural & interior design service 062 577 9467 elmarie.h@mweb.co.za Pr.S.Arch.T. - ST0512	
CLIENT: HN BARNARD DEVELOPMENT PROJECTS	
PROJECT: NEW HOUSE STAND 12147 CLAYVILLE X119 (FOUNTAINBROOK ESTATE)	
dwg. title WINDOW & DOOR SCHEDULE/ DETAILS LANDSCAPE PLAN	
date: 28/11/2025 drawn: E.HAASBROEK checked/approved:	scale: AS SHOWN designed:
drawing nr: 12147/03	WORKING DWG

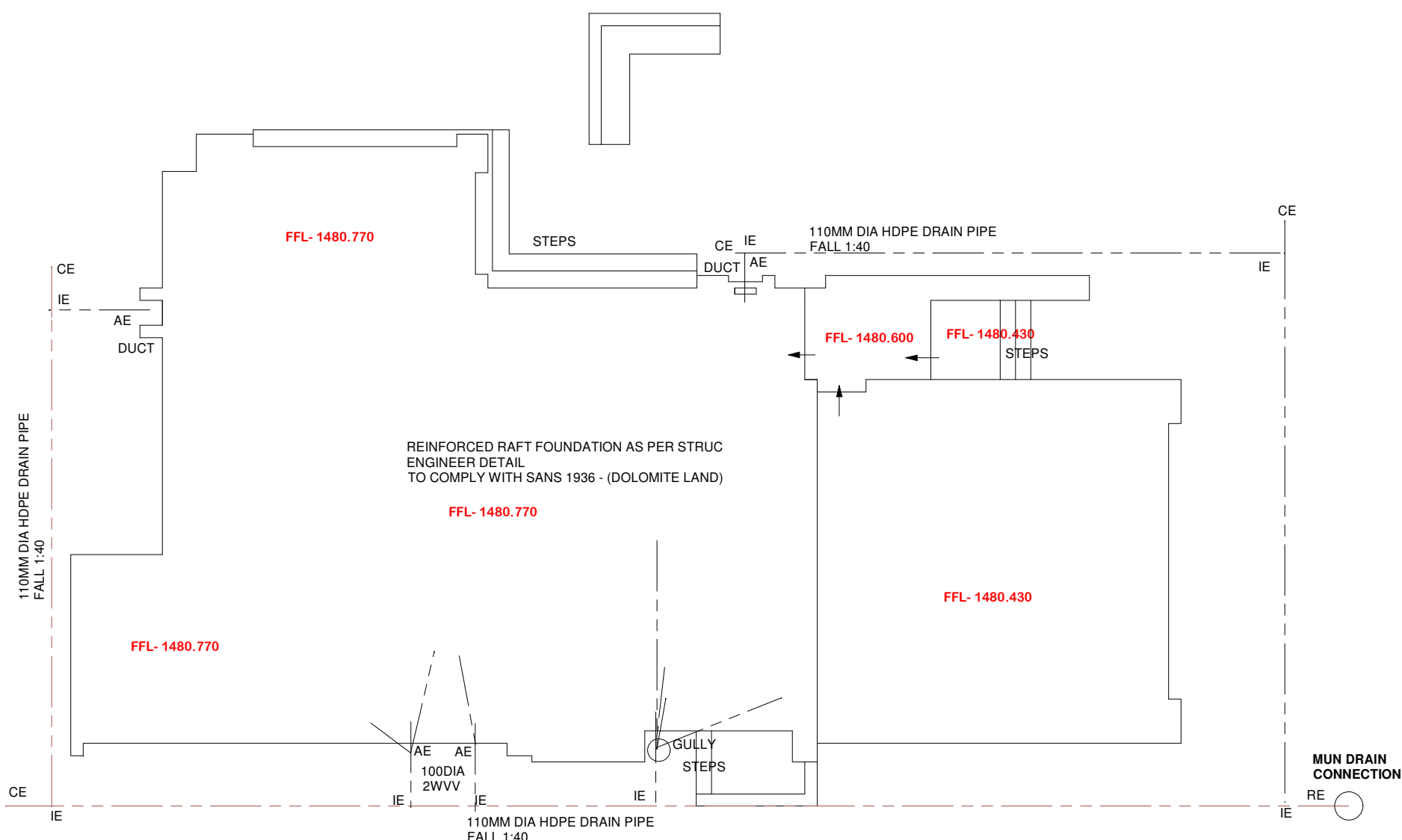


ROOF PLAN

SCALE 1:100

NO AIRCON UNITS
SOLAR PANELS PROVIDED
NO HEATPUMP
NO GENERATOR

TOTAL ROOF AREA - 157sqm
TOTAL CONCRETE ROOFS- 29.53sqm= 18.8% of total roof area
(MAX 30%)



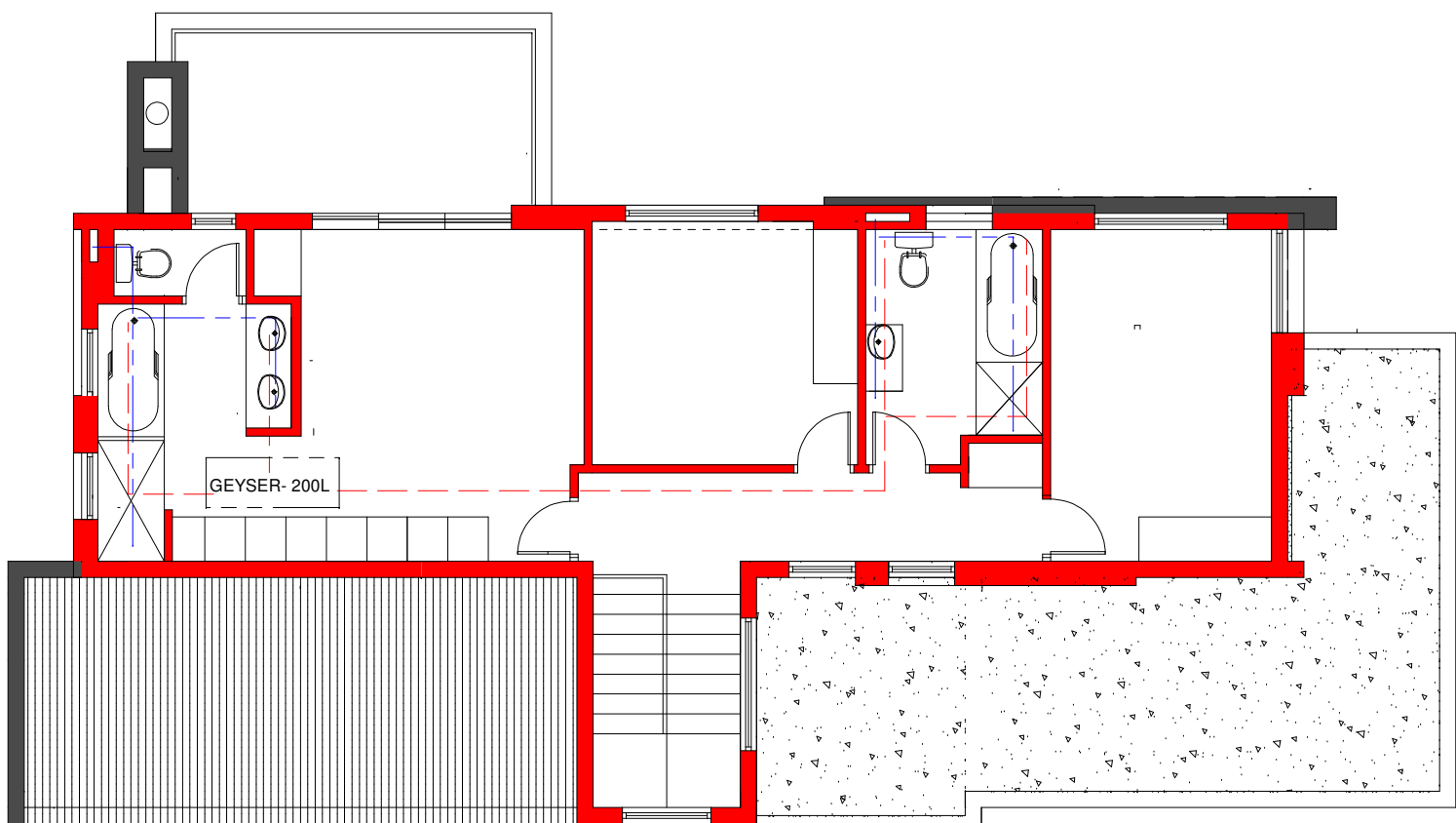
FOUNDATION PLAN

SCALE 1:100

FFL - 170MM MIN ABOVE NGL
850MM MAX ABOVE NGL



1ST FLOOR
ELECTRICAL LAY-OUT

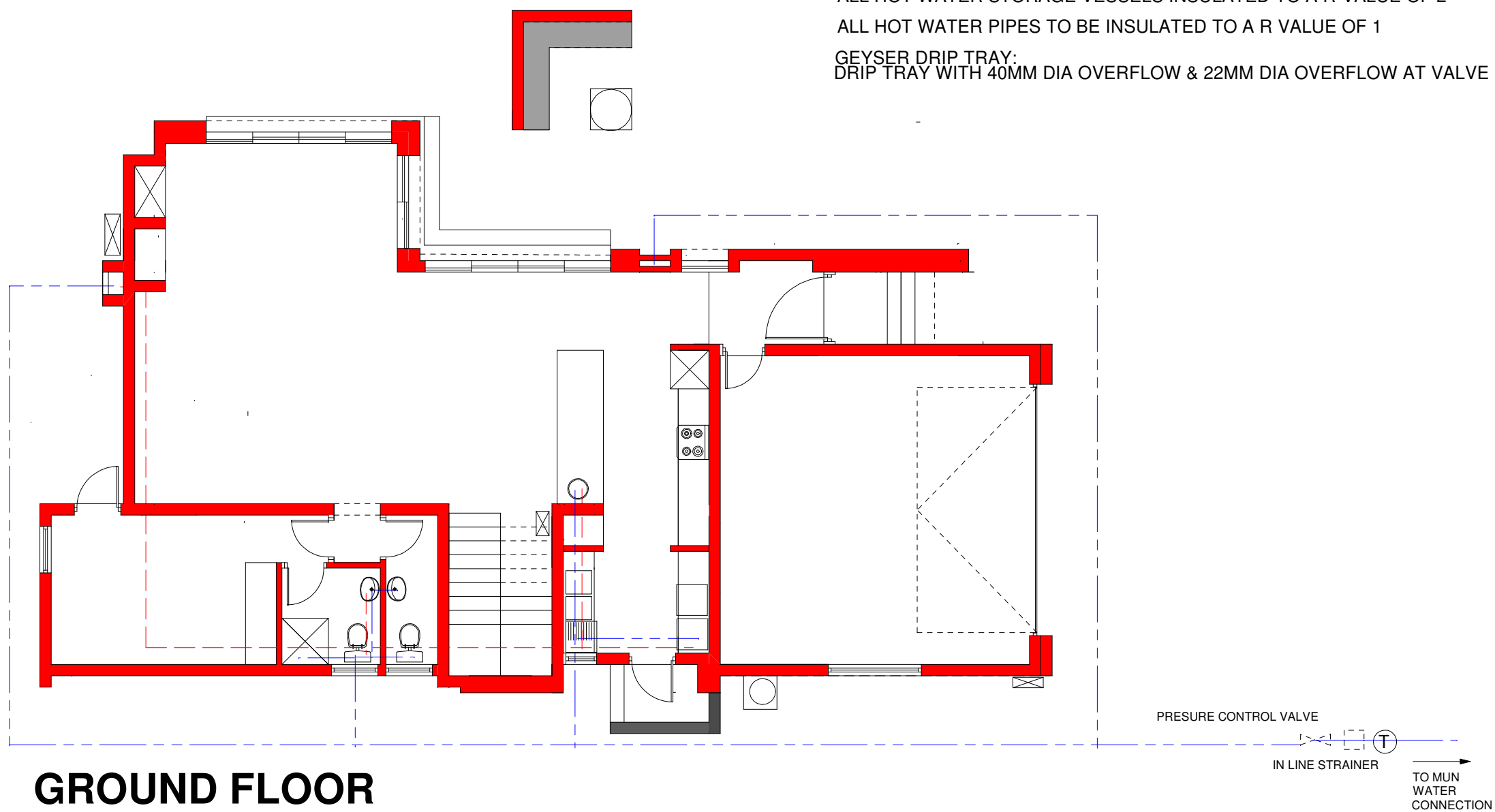


1ST FLOOR
HOT & COLD WATER LAY-OUT

ALL COLD & HOT WATER "RISER" OR "DROPPER" PIPES TO BE 20MM DIA
ALL HOT WATER STORAGE VESSELS INSULATED TO A R-VALUE OF 2
ALL HOT WATER PIPES TO BE INSULATED TO A R VALUE OF 1
GEYSER DRIP TRAY:
DRIP TRAY WITH 40MM DIA OVERFLOW & 22MM DIA OVERFLOW AT VALVE



GROUND FLOOR
ELECTRICAL LAY-OUT



GROUND FLOOR
HOT & COLD WATER LAY-OUT

	CEILING FAN
	DOWNLIGHT - LED - 5W
	FLUORESENT FITTING
	WALL MOUNTED FITTING
	WATER RESISTANT FITTING - 11W
	CEILING MOUNTED FITTING
	STRIP LIGHT
	CEILING MOUNTED PENDANT FITTING
	POOL LIGHT
	SPOTLIGHT
	DOUBLE PLUG POINT, 350mm ABOVE FLOOR
	DOUBLE PLUG POINT, 1200mm ABOVE FLOOR
	DOUBLE PLUG POINT, 350mm ABOVE FLOOR
	SINGLE PLUG POINT, 350MM ABOVE FLOOR
	DOUBLE PLUG POINT, WATER RESISTANT
	SINGLE PLUG POINT- CEILING MOUNTED FOR GARAGE DOOR
	STOVE ISOLATOR
	STOVE EXTRACTOR CONNECTION
	GEYSER
	DISTRIBUTION BOARD
	E-TUBE
	TELEPHONE POINT
	TV POINT
	LIGHT SWITCH
	2-WAY LIGHT SWITCH
	LIGHT SWITCH WITH DIMMER
	ELECTICAL GARAGE DOOR OPENER
	INTERNET POINT
	POSITION FOR AIRCON UNIT

HOT & COLD WATER KEY

	COLD WATER PIPE
	HOT WATER PIPE
	GEYSER- 150L
	GEYSER- 200L
	IN LINE STRAINER
	PRESURE CONTROL VALVE
	EXTERNAL TAP

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CLIENT: HN BARNARD DEVELOPMENT PROJECTS

PROJECT: NEW HOUSE
STAND 12147
CLAYVILLE X119
(FOUNTAINBROOK ESTATE)

dwg. title
ROOF & FOUNDATION PLAN
ELECTRICAL & WATER LAYOUT

date : 28/11/2025	scale: AS SHOWN
drawn: E.HAASBROEK	designed:
checked/approved:	
drawing nr: 12147/04	WORKING DRAWING