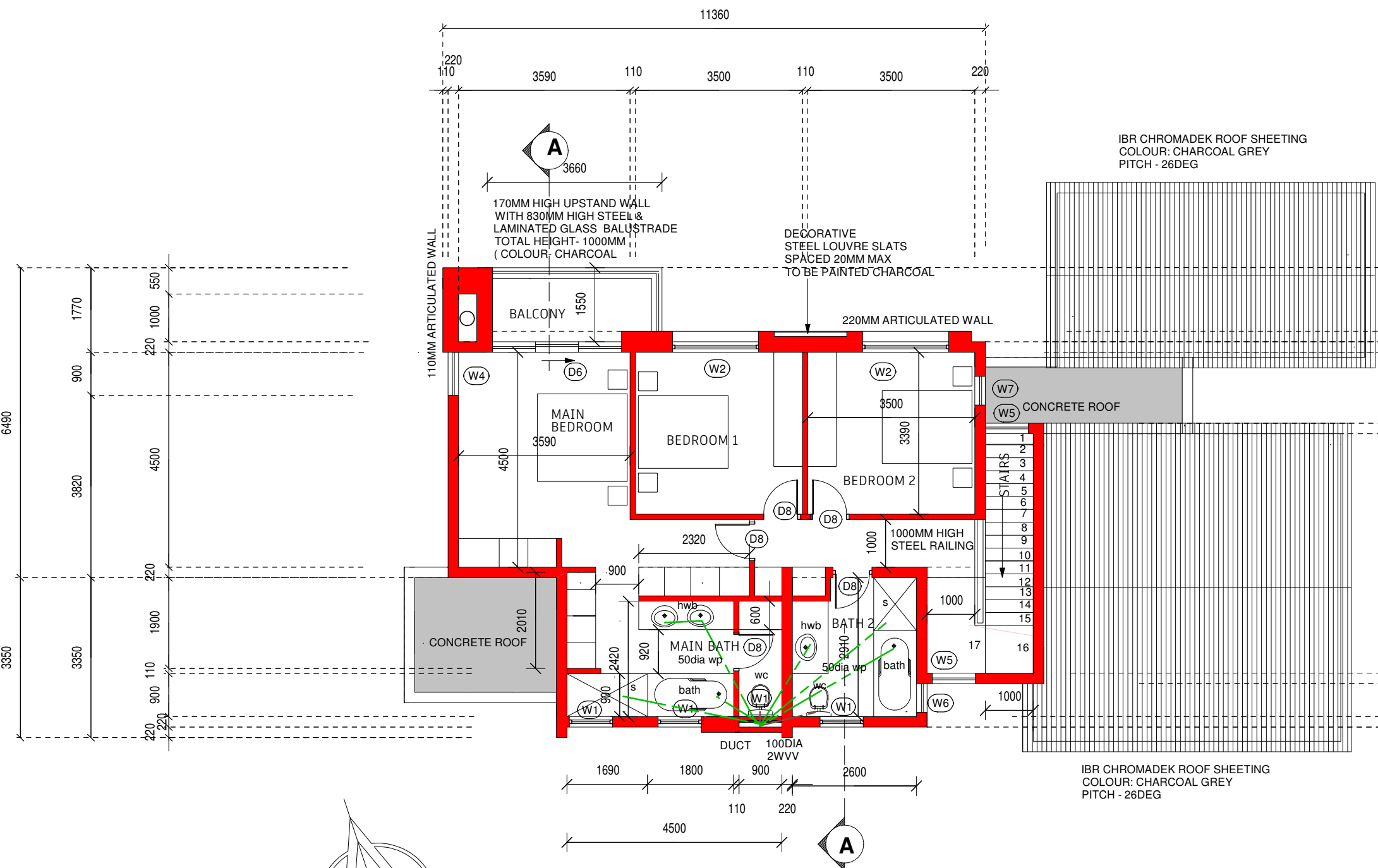




1ST FLOOR PLAN

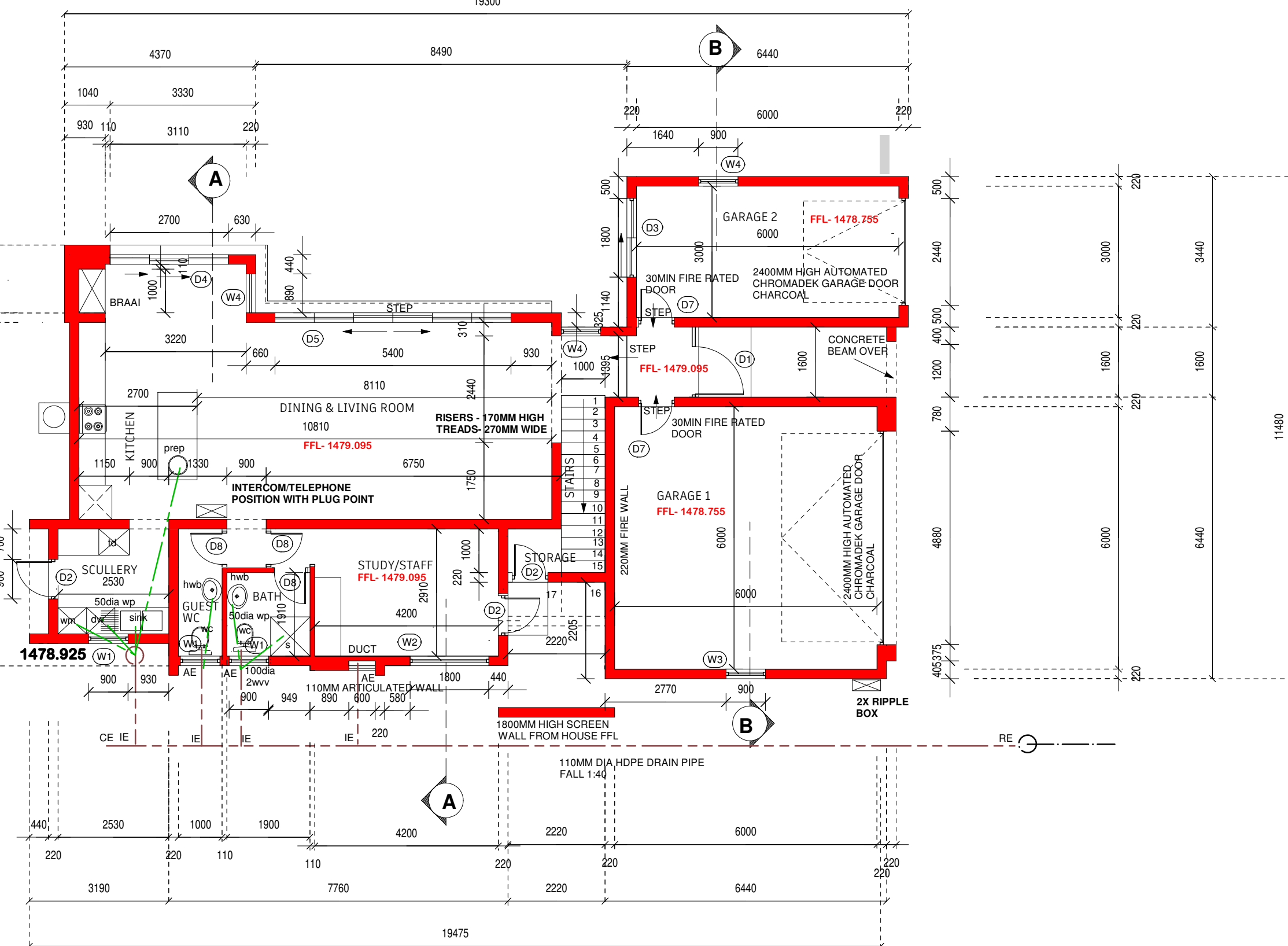
SCALE 1:100

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

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



GROUND FLOOR PLAN

SCALE 1:100

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

ROOF PITCH: 26DEG

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 BIRDS AND
PESTS AND FINISHED TO MATCH PLASTER.

ROOF CONSTRUCTION 2:

170MM THICK CONCRETE SLAB WITH 340MM HIGH PARAPET
SCORED LAID TO FALL TO SLOPES, 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 0.750S METERS.
4MM GLASS FOR WINDOW PANES UP TO 1.500S METERS.
6MM GLASS FOR WINDOW PANES UP TO 2.100S METERS.
8MM GLASS FOR WINDOW PANES OVER TO 1.500S METERS.
6MM SAFETY GLASS FOR ALL WINDOWS LOWER THAN
300MM ABOVE FLOOR LEVEL TO A HEIGHT OF 1000MM.
8MM 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:

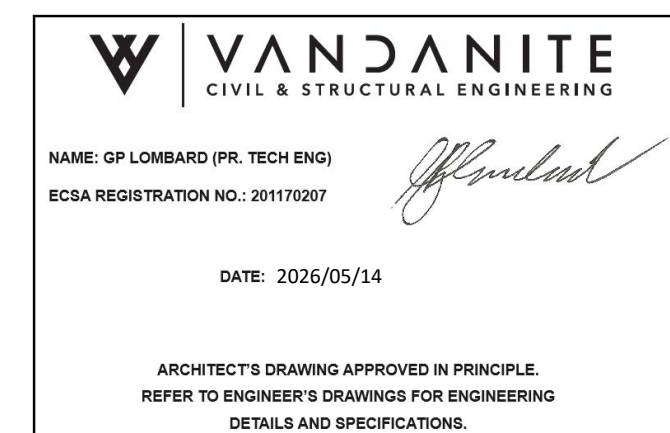
ACCESS PANELS TO BE PROVIDED AT ALL DUCTS.
ALL DUCTS TO BE ACCESSIBLE
VENT VALVE & ANTI VAC TRAP TO BE PROVIDED
FOR 1ST FLOOR FITTINGS.
DRAINAGE TO BE PROTECTED UNDER ANY BUILDING
WORK
ALL ABOVE AS PER NBR/SANS 10400

CLEANING EYES:

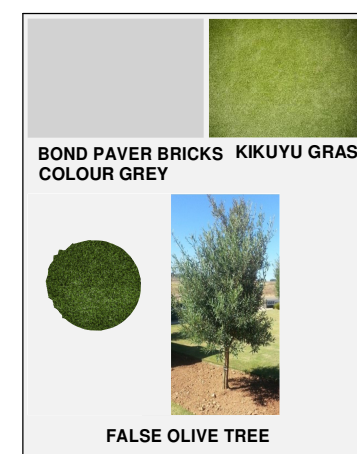
AT CHANGE OF DIRECTION EXCEEDING 45DEG
EVERY 25M OF DRAIN
AT RAMPS IN DRAINS
WITHIN 1.5M OF JUNCTION CONNECTION
BRANCHES EXCEEDING 3M LENGTHS
BEFORE AND AFTER WHERE DRAIN PIPE IN BUILDING
SINK, PREBOWL - 40MM DIA PVC
BATH, SHOWER, HBRW - 50MM DIA PVC
WC - 100MM DIA PVC

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

AREAS:
GROUND FLOOR:
TOTAL GROUND FLOOR - 170sqm
1ST FLOOR - 82.5sqm
NEW TOTAL COVERED AREA - 252.5sqm
OPEN BALCONIES - 5.5sqm
STAND SIZE - 450sqm
COVERAGE:
DOUBLE STOREY HOUSE
ALLOWABLE FOOTPRINT = 50%
ACTUAL COVERAGE - 37.78%
GROUND/1ST FLOOR RATIO - MAX 75%
ACTUAL 1st FLOOR/GROUND FLOOR RATIO
(incl. volume/stairs) - 52.65%

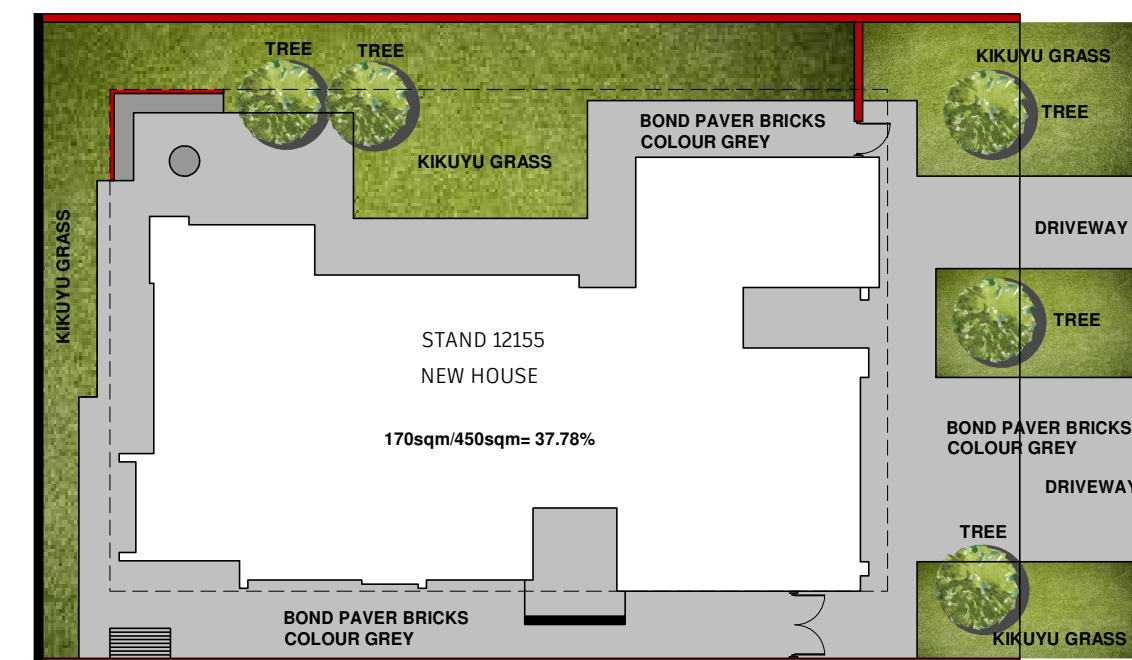


ARCHITECT'S DRAWING APPROVED IN PRINCIPLE.
REFER TO ENGINEER'S DRAWINGS FOR ENGINEERING
DETAILS AND SPECIFICATIONS.



LANDSCAPING NOTE:
PROVIDE MIN OF 1X TREE
PER 100sqm OF STAND AREA
TREE SIZE MIN OF 20L
TOTAL - 5X TREES

ALL LANDSCAPING TO COMPLY TO
ESTATE GUIDELINES
ALL TREES & PLANTS SPECIES TO BE
INDIGENOUS



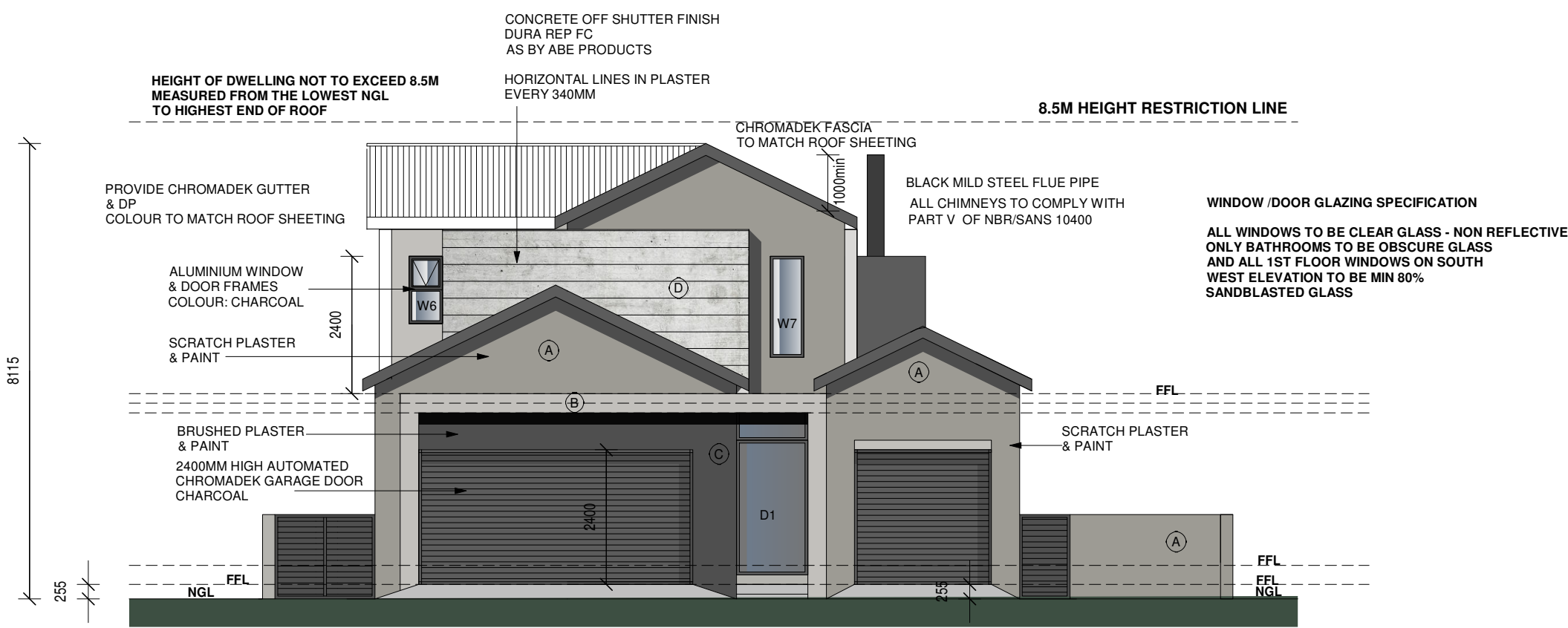
LANDSCAPE & COVERAGE PLAN

Elmarie haasbroek
architectural & interior design service
082 577 9467 elmarie.haasbroek.co.za Ph.S.Arch.T - 570612

CLIENT: HN BARNARD DEVELOPMENT PROJECTS

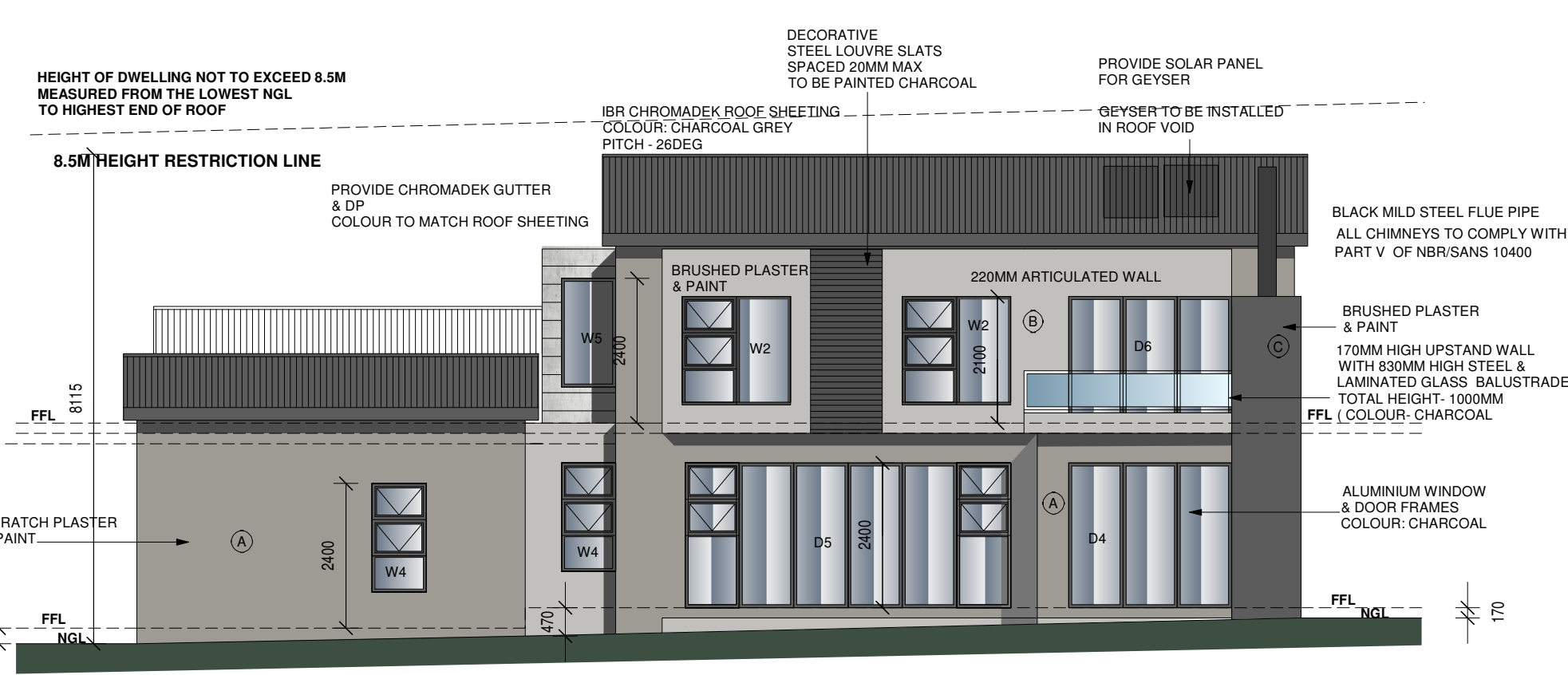
PROJECT: NEW HOUSE STAND 12155 CLAYVILLE X119 (FOUNTAINBROOK ESTATE)

dwg. title	
FLOOR & SITE PLAN	
date : 08/05/2026	scale: AS SHOWN
drawn: E.HAASBROEK	designed:
checked/approved:	
drawing nr: 12155/01	WORKING DWG



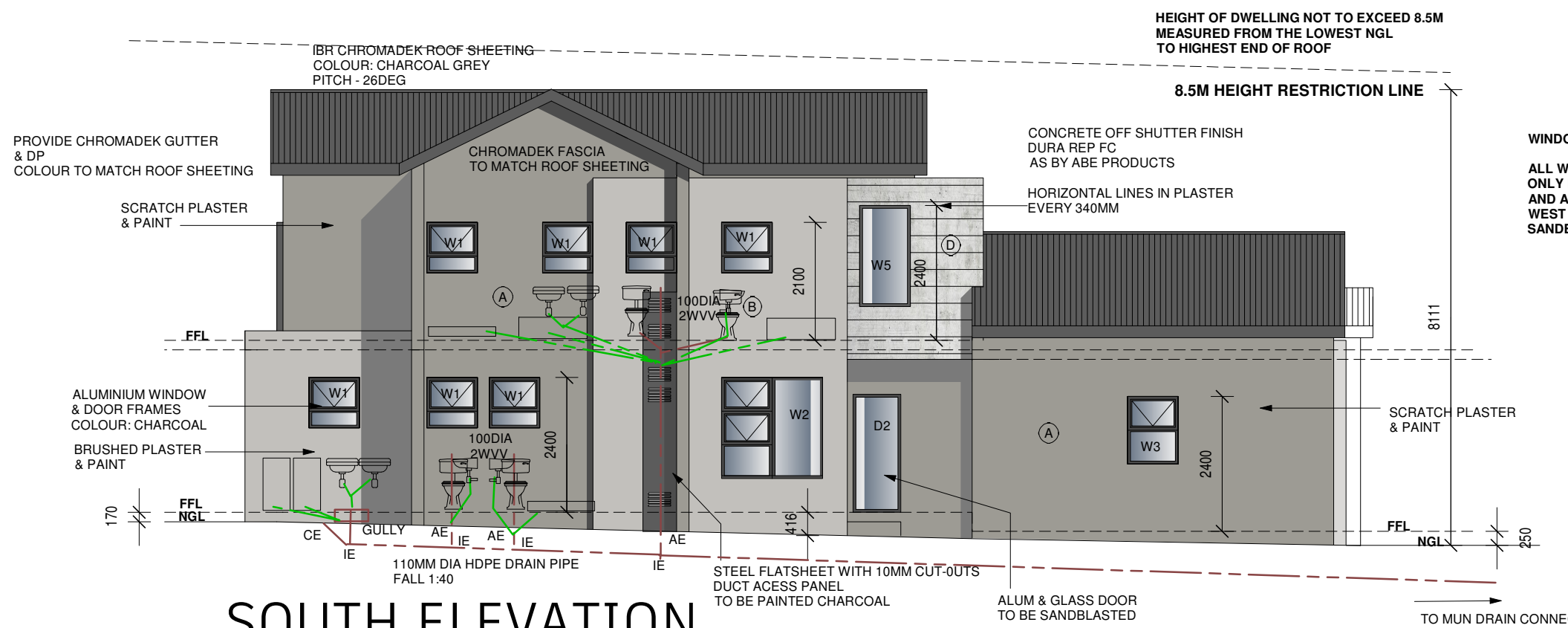
EAST ELEVATION

SCALE 1:100
FFL - 170MM MIN ABOVE NGL
850MM MAX ABOVE NGL



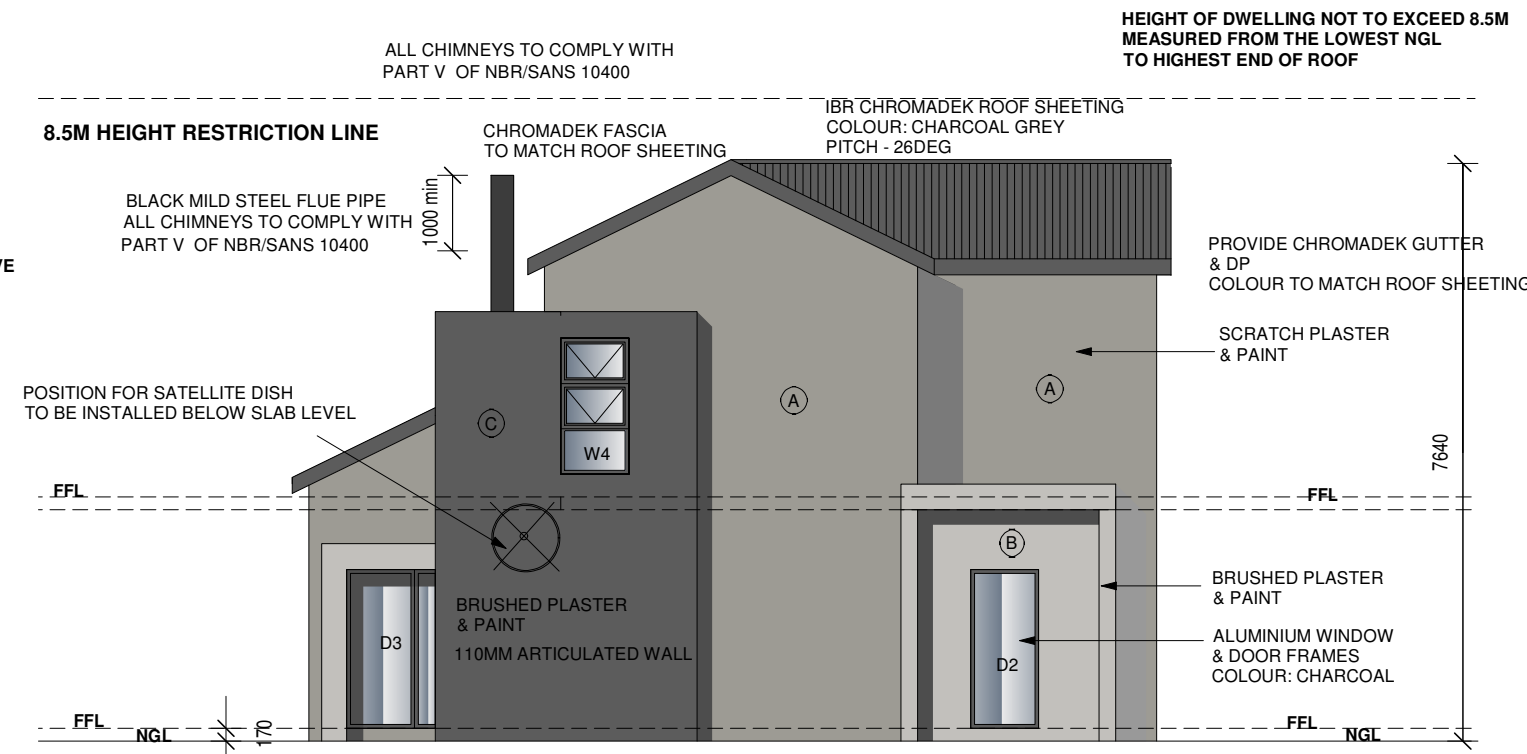
NORTH ELEVATION

SCALE 1:100
FFL - 170MM MIN ABOVE NGL
850MM MAX ABOVE NGL



SOUTH ELEVATION

SCALE 1:100
FFL - 170MM MIN ABOVE NGL
850MM MAX ABOVE NGL



WEST ELEVATION

SCALE 1:100
FFL - 170MM MIN ABOVE NGL
850MM MAX ABOVE NGL

EXTERIOR FINISHING SCHEDULE

	A	B
CHROMEADEK ROOF SHEETING COLOUR: CHARCOAL GREY	SCRATCH PLASTER & PAINT	BRUSHED PLASTER & PAINT
	UNIVERSAL PAINTS bushveld	UNIVERSAL PAINTS SABLE
	BRUSHED PLASTER & PAINT	CONCRETE OFF SHUTTER FINISH DURA REP FC AS BY ABE PRODUCTS
	UNIVERSAL PAINTS CHARCOAL	HORIZONTAL LINES IN PLASTER EVERY 340MM

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

NORTH ELEVATION TOTAL PAINT AREA- 64sqm

TOTAL DARK ACCENT COLOUR (MAX 30% ALLOWED) (6sqm) = 10%

EAST ELEVATION TOTAL PAINT AREA- 50.5sqm

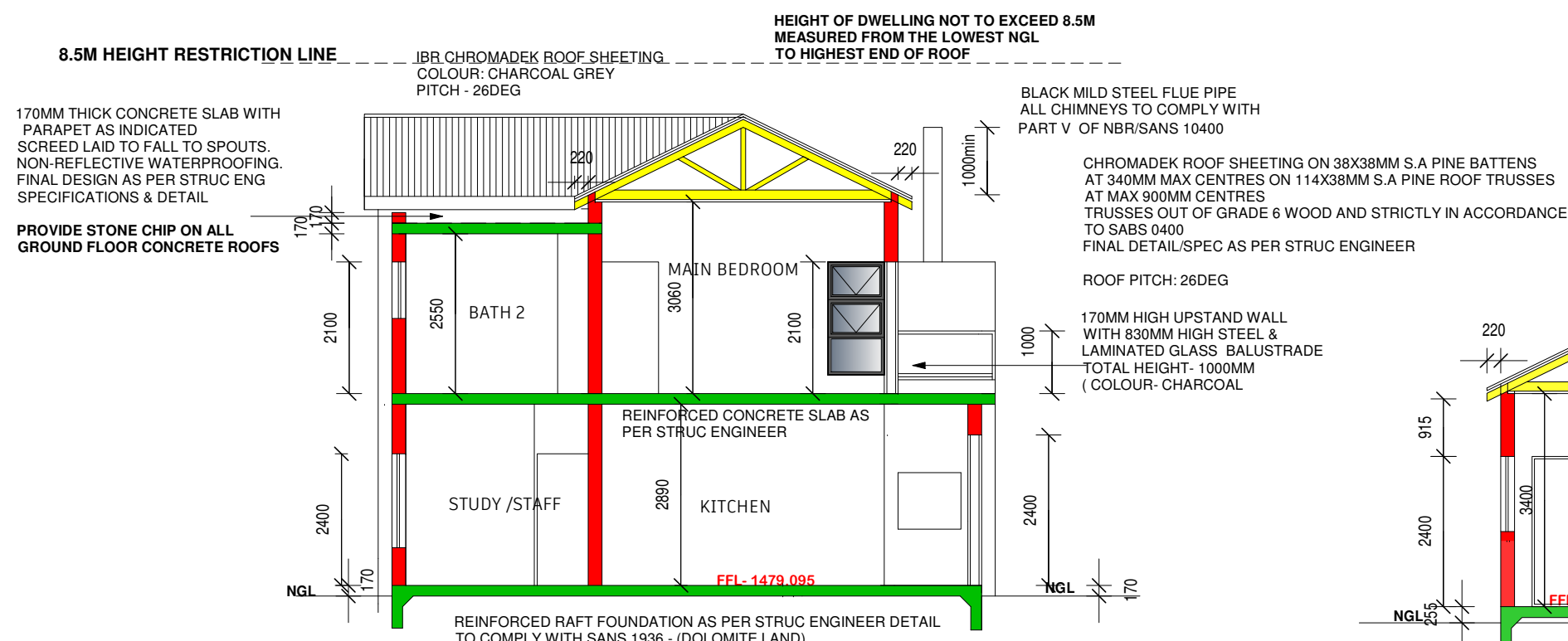
TOTAL DARK ACCENT COLOUR (MAX 30% ALLOWED) (8sqm) = 12.8%

SOUTH ELEVATION TOTAL PAINT AREA- 96sqm

TOTAL DARK ACCENT COLOUR (MAX 30% ALLOWED) (0sqm) = 0%

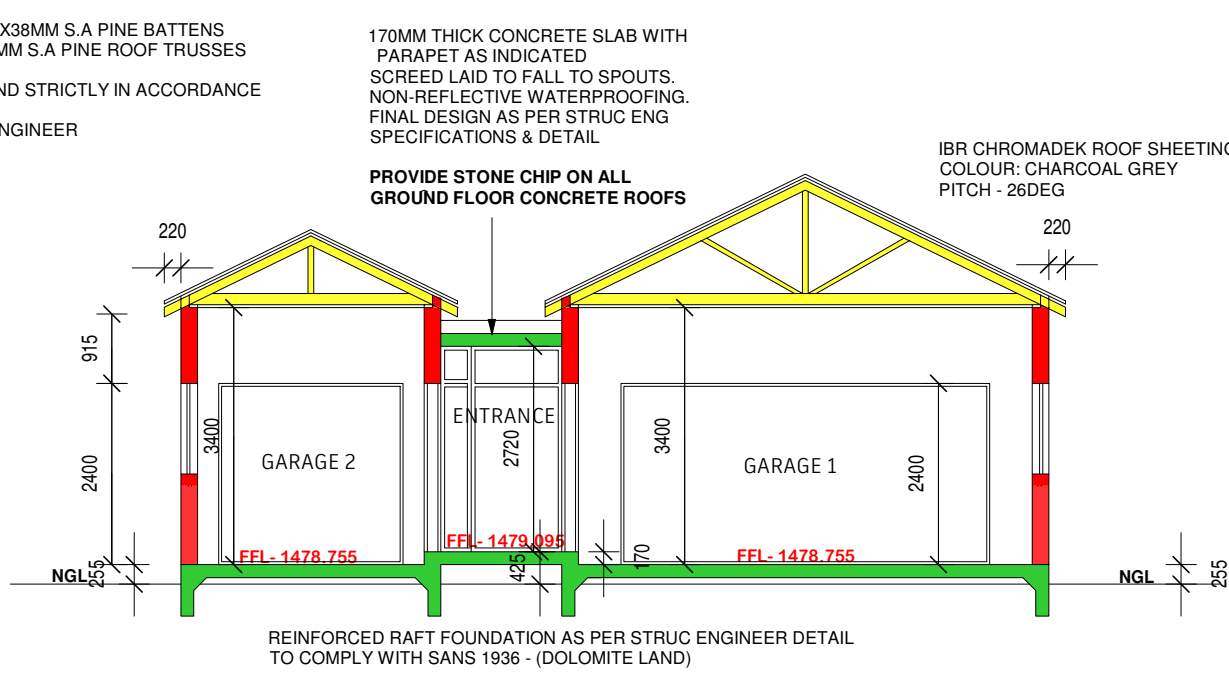
WEST ELEVATION TOTAL PAINT AREA- 63sqm

TOTAL DARK ACCENT COLOUR (MAX 30% ALLOWED) (18sqm) = 28.6%



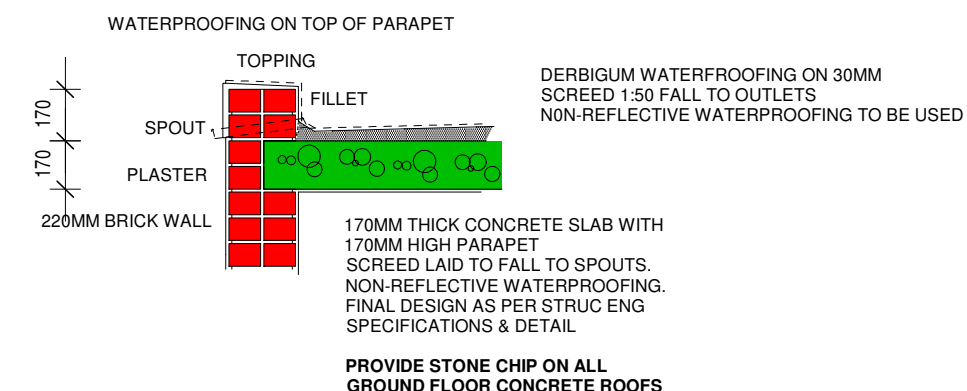
SECTION A-A

SCALE 1:100
FFL - 170MM MIN ABOVE NGL
850MM MAX ABOVE NGL

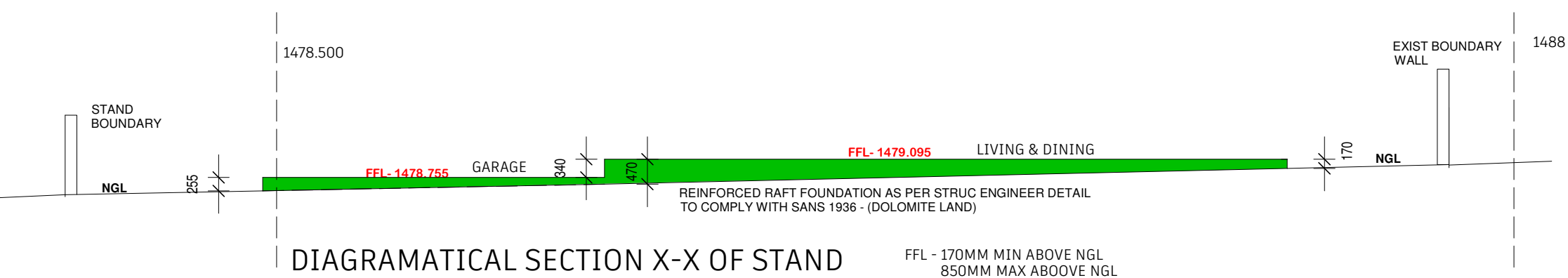
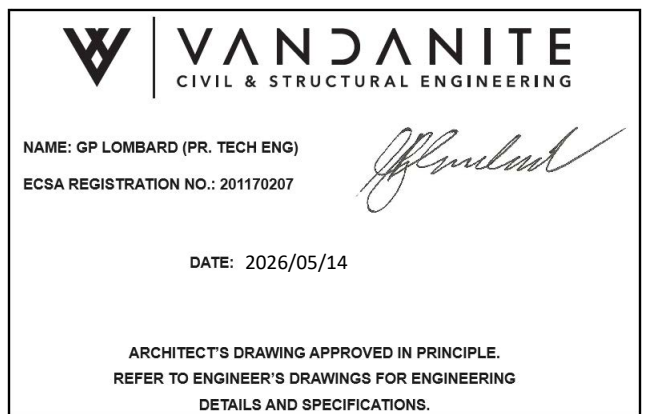
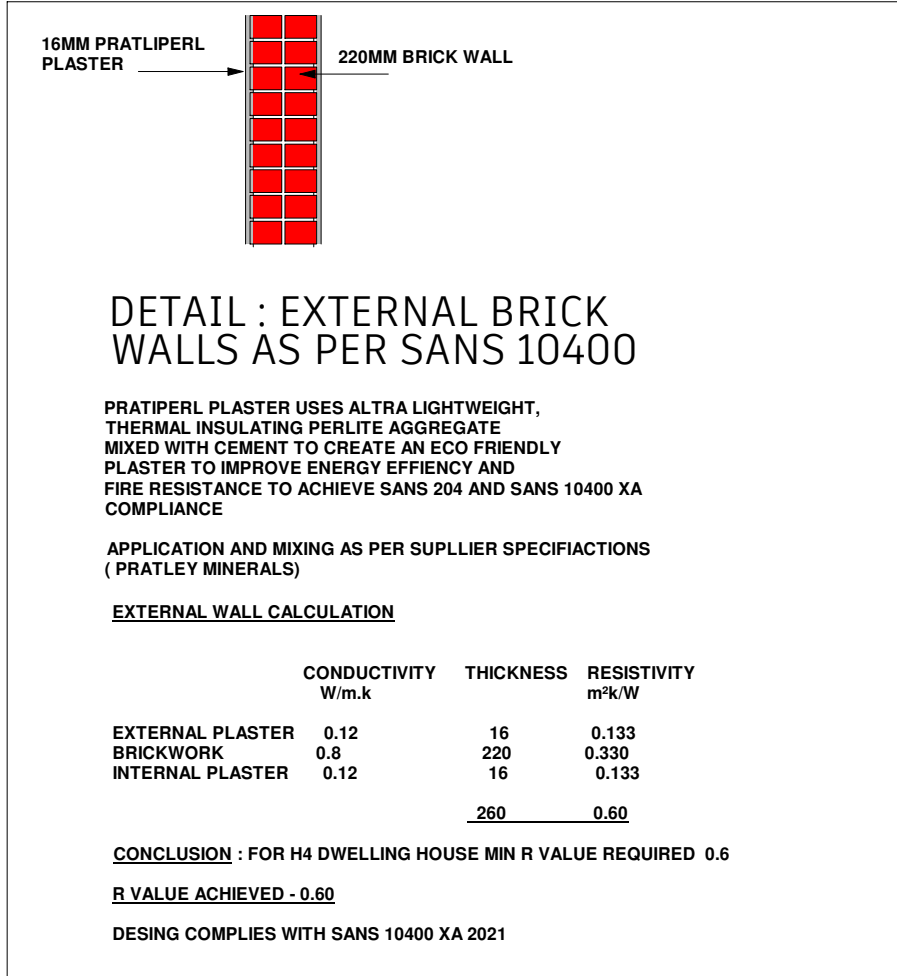


SECTION B-B

SCALE 1:100
FFL - 170MM MIN ABOVE NGL
850MM MAX ABOVE NGL

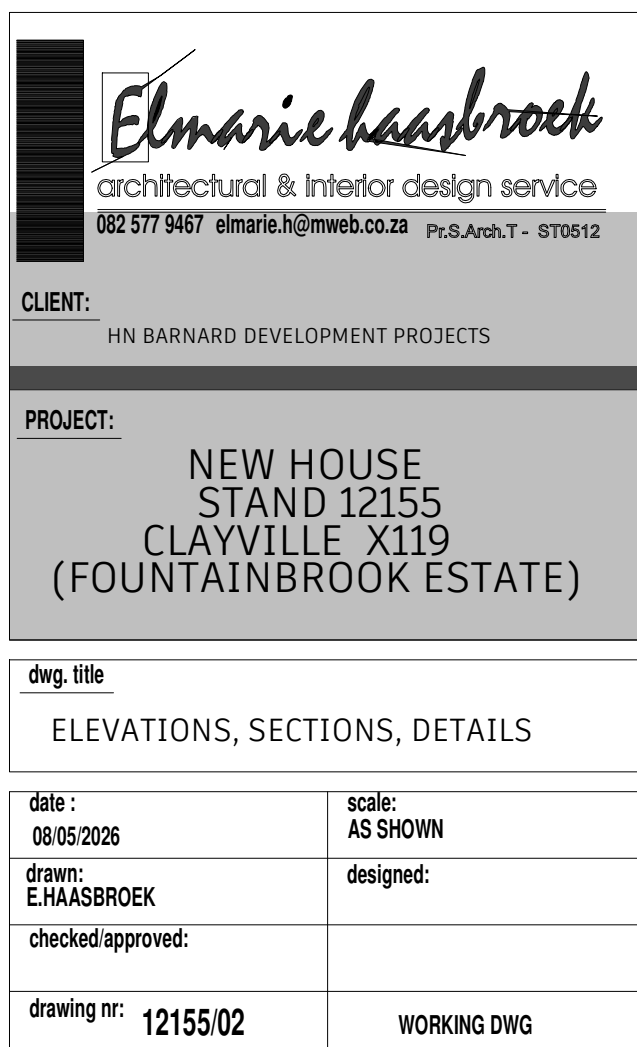


DETAIL- CONCRETE ROOF



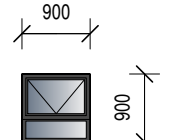
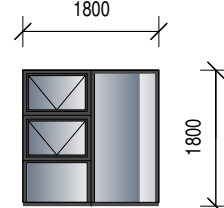
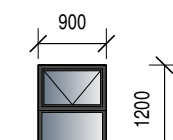
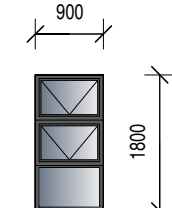
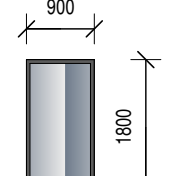
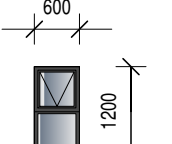
DIAGRAMATICAL SECTION X-X OF STAND

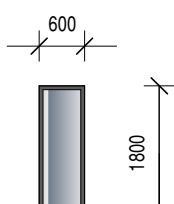
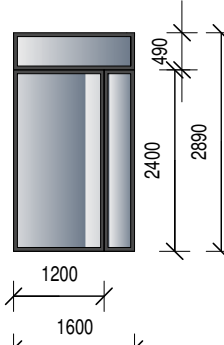
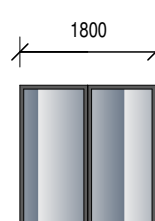
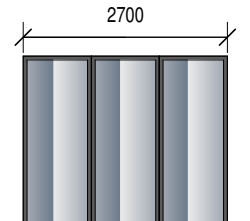
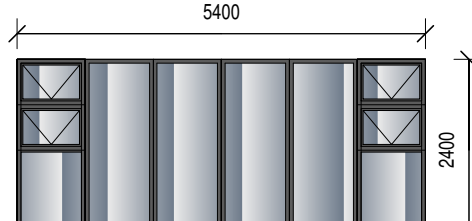
FFL - 170MM MIN ABOVE NGL
850MM MAX ABOVE NGL

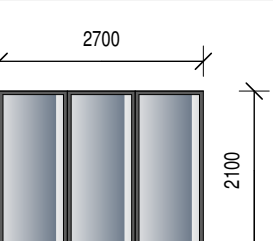
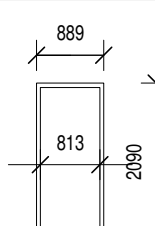
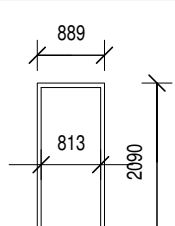


WINDOW & DOOR SCHEDULE

FINAL DIMENSIONS & QUANTITY TO BE VERIFIED ON SITE BEFORE ORDERING

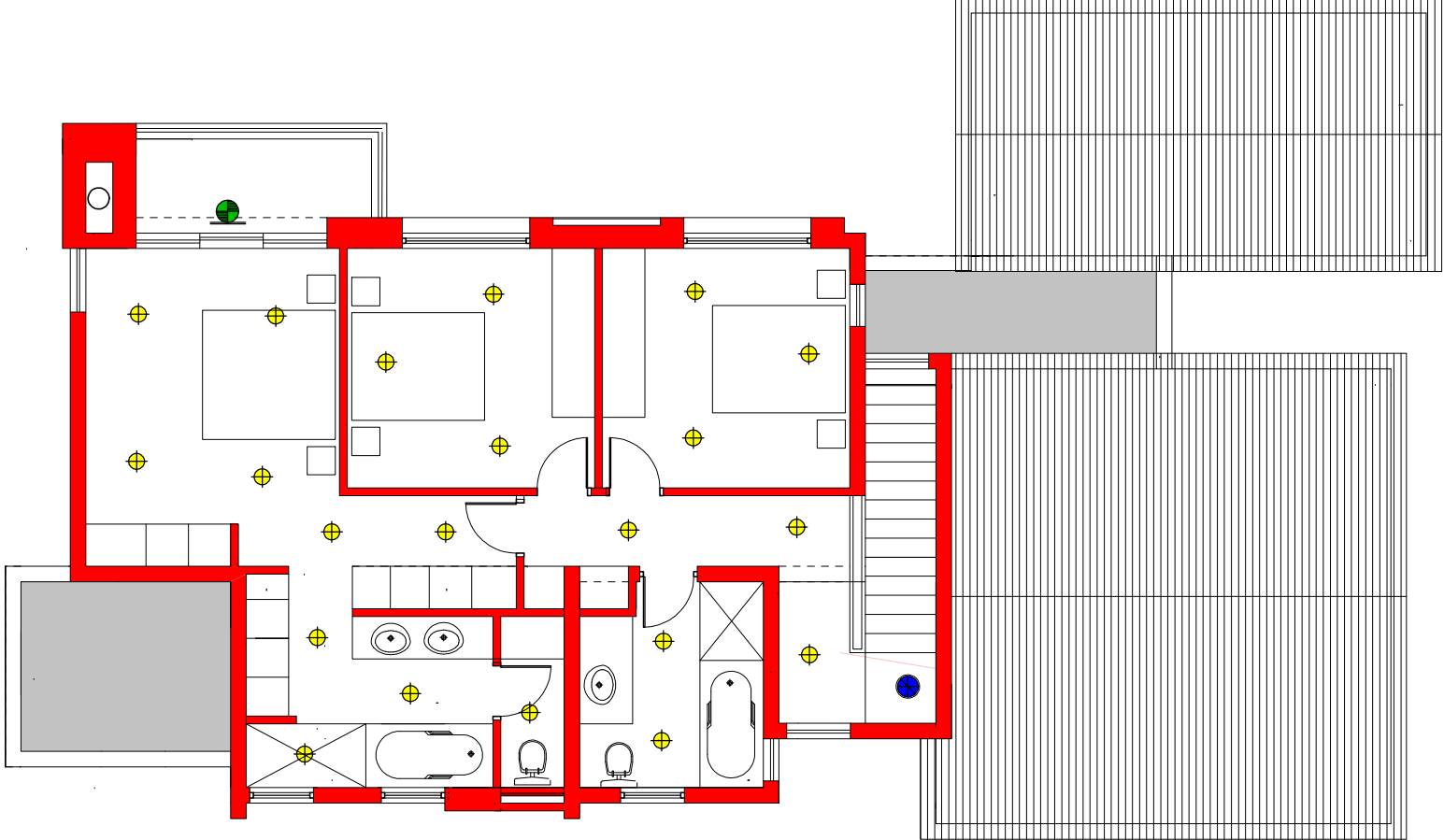
WINDOW SCHEDULE			WINDOW SCHEDULE			WINDOW SCHEDULE			WINDOW SCHEDULE			WINDOW SCHEDULE			WINDOW SCHEDULE		
REFERENCE NR:	W1		REFERENCE NR:	W2		REFERENCE NR:	W3		REFERENCE NR:	W4		REFERENCE NR:	W5		REFERENCE NR:	W6	
QUANTITY	7		QUANTITY	3		QUANTITY	1		QUANTITY	4		QUANTITY	2		QUANTITY	1	
DESCRIPTION	TOP HUNG		DESCRIPTION	TOP HUNG		DESCRIPTION	TOP HUNG		DESCRIPTION	TOP HUNG		DESCRIPTION	FIXED PANEL		DESCRIPTION	TOP HUNG	
FINISH	ALUMINIUM CHARCOAL		FINISH	ALUMINIUM CHARCOAL		FINISH	ALUMINIUM CHARCOAL		FINISH	ALUMINIUM CHARCOAL		FINISH	ALUMINIUM CHARCOAL		FINISH	ALUMINIUM CHARCOAL	
GLAZING	1X CLEAR GLASS 6X OBSCURE GLASS		GLAZING	CLEAR GLASS		GLAZING	CLEAR GLASS		GLAZING	3X CLEAR GLASS 1X SANDBLASTED GLASS		GLAZING	ALUMINIUM CHARCOAL 1X SANDBLASTED GLASS 1X CLEAR GLASS		GLAZING	OBSCURE GLASS	

WINDOW SCHEDULE			DOOR SCHEDULE			DOOR SCHEDULE			DOOR SCHEDULE			DOOR SCHEDULE			DOOR SCHEDULE		
REFERENCE NR:	W7		REFERENCE NR:	D1		REFERENCE NR:	D2		REFERENCE NR:	D3		REFERENCE NR:	D4		REFERENCE NR:	D5	
QUANTITY	1		QUANTITY	1		QUANTITY	3		QUANTITY	1		QUANTITY	1				
DESCRIPTION	FIXED PANEL		DESCRIPTION	SINGLE FRONT DOOR & SIDE & TOPLIGHT		DESCRIPTION	SINGLE DOOR		DESCRIPTION	SLIDING DOOR		DESCRIPTION	3 SLIDER DOOR				
FINISH	ALUMINIUM CHARCOAL		FINISH	ALUMINIUM CHARCOAL		FINISH	ALUMINIUM CHARCOAL		FINISH	ALUMINIUM CHARCOAL		FINISH	ALUMINIUM CHARCOAL				
GLAZING	CLEAR GLASS		GLAZING	CLEAR SAFETY GLASS		GLAZING	2X CLEAR SAFETY GLASS 1X SANDBASTED SAFETY GLASS		GLAZING	CLEAR SAFETY GLASS		GLAZING	CLEAR SAFETY GLASS				

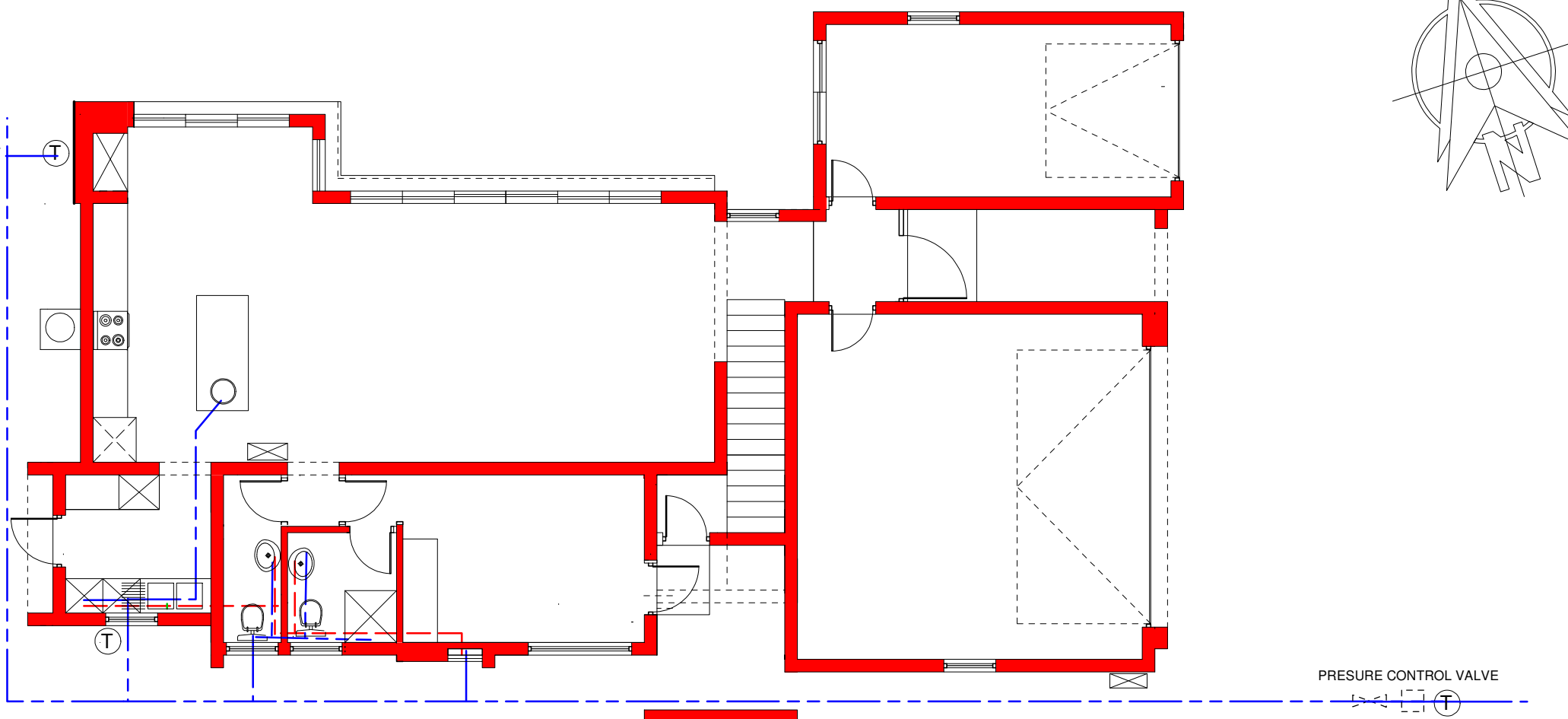
DOOR SCHEDULE			DOOR SCHEDULE			DOOR SCHEDULE			GLAZING:			WINDOW /DOOR GLAZING SPECIFICATION		
REFERENCE NR:	D6		REFERENCE NR:	D7		REFERENCE NR:	D8		3MM GLASS FOR WINDOW PANES UP TO 0.750SQ METERS. 4MM GLASS FOR WINDOW PANES UP TO 1.500SQ METERS. 5MM GLASS FOR WINDOW PANES UP TO 2.100SQ METERS. 6MM 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		
QUANTITY	1		QUANTITY	2		QUANTITY	8							
DESCRIPTION	3 SLIDER DOOR		DESCRIPTION	30MIN SOLID TIMBER FIRE RATED DOOR		DESCRIPTION	LIGHT WEIGHT INTERNAL DOOR							
FINISH	ALUMINIUM CHARCOAL		FINISH	MERANTI- TO BE PAINTED		FINISH	TO BE PAINTED							
GLAZING	CLEAR SAFETY GLASS		GLAZING	N/A		GLAZING	N/A							



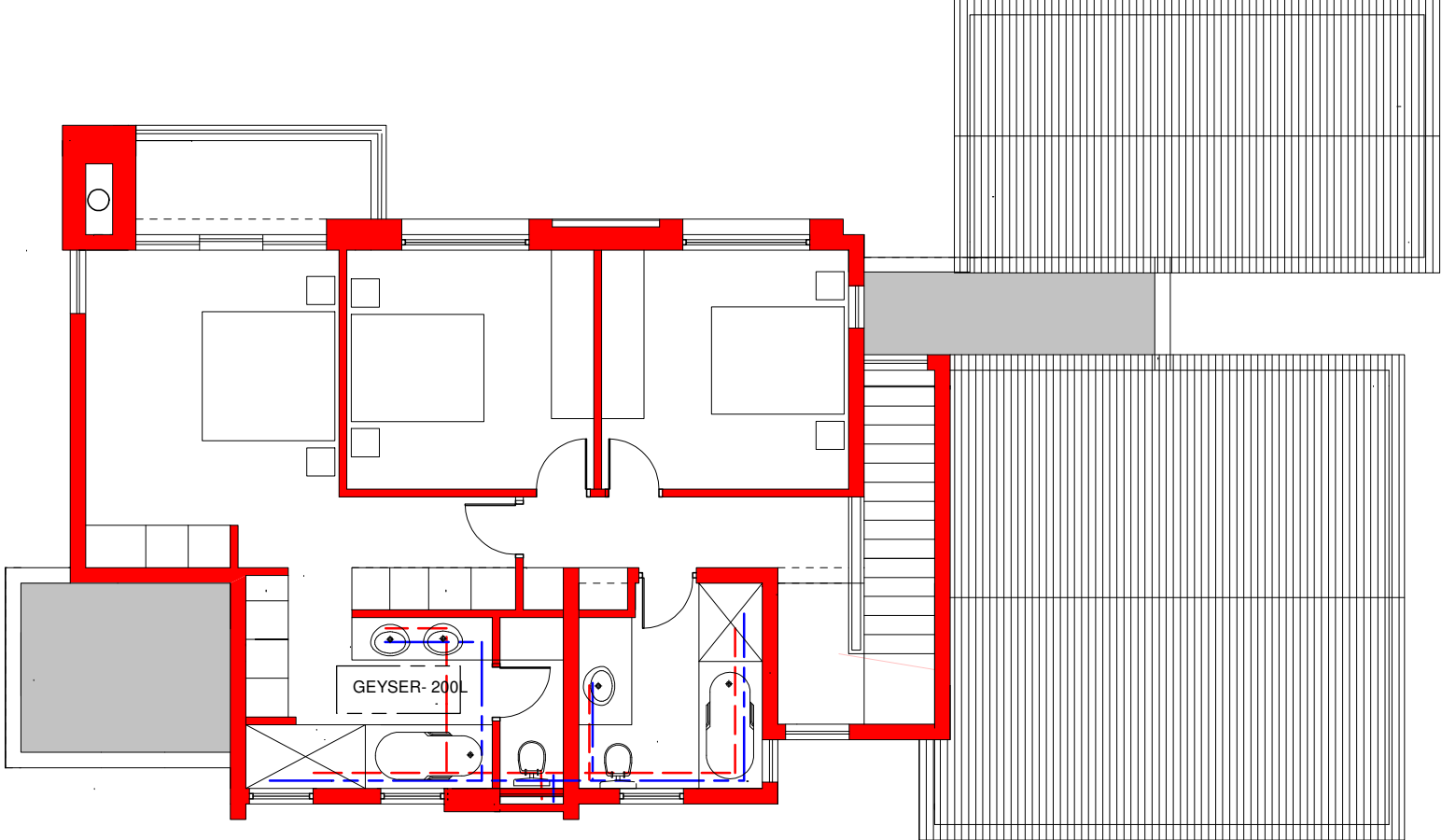
GROUND FLOOR PLAN
ELECTRICAL LAY-OUT PLAN



1ST FLOOR PLAN
ELECTRICAL LAY-OUT PLAN



GROUND FLOOR PLAN
HOT & COLD WATER LAYOUT PLAN



1ST FLOOR PLAN
HOT & COLD WATER LAYOUT PLAN

V

VANDANITE

CIVIL & STRUCTURAL ENGINEERING

NAME: GP LOMBARD (PR. TECH ENG)

ECSA REGISTRATION NO.: 201170207

DATE: 2026/05/14

ARCHITECT'S DRAWING APPROVED IN PRINCIPLE.

REFER TO ENGINEER'S DRAWINGS FOR ENGINEERING DETAILS AND SPECIFICATIONS.

ALL COLD & HOT WATER "RISER" OR "DROPPER" PIPES TO BE 20MMDIA
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

	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

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

Elmarie haasbroek

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CLIENT:

HN BARNARD DEVELOPMENT PROJECTS

PROJECT:

NEW HOUSE
STAND 12155
CLAYVILLE X119
(FOUNTAINBROOK ESTATE)

date :	08/05/2026	scale:	AS SHOWN
drawn:	E.HAASBROEK	designed:	
checked/approved:			
drawing nr:	12155/04		WORKING DWG