



Macro Locality
1 : 100



Micro Locality
1 : 100



3D View - Street Side



Front Perspective



Rear Perspective

CONSTRUCTION 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 PRIOR TO 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)
LA-FARGE ELITE PROFILE CEMENT TILES, COLOUR TO MATCH EXISTING. AT 30 DEGREE PITCH ON UNDERLAY ON 38X38mm BATTENS AT 320mm CENTERS WITH HEADLAP. ON TRUSSES AT 700mm CENTERS. ON 114X38mm TIMBER WALLPLATE. ALL ROOFING TO BE DESIGNED BY ROOFING SPECIALIST AND TO BE TIED DOWN WITH GALVANIZED HOOP-IRON STRAPPING AT 600-840mm DEEP (6-7 COURSES) INTO THE BRICKWORK. ALUMINIUM GUTTERS AND DOWNPIPES TO DISCHARGE TO STORM WATER PIPES AND TAKEN TO ON-SITE SOAKAWAYS AS SHOWN ON PLAN. 300mm OVER HANG ALONG PERIMETER OF ROOF. ALL ROOFING TO BE WATERPROOFBY SPECIALIST. TRUSSES TO BE PREFABRICATED "MITEK".

ROOF CONSTRUCTION: (CONC. ROOF)
BITUTHENE WATERPROOF MEMBRANE OR EQUAL ON SCREED LAID TO MIN 1DEG FALL TOWARDS EDGE ON CONCRETE SLAB TO ENGINEER'S SPECIFICATION. ALL WATERPROOFING TO BE DONE BY SPECIALIST.

ROOF CONSTRUCTION: (BALCONY)
TILES ON BITUTHENE WATERPROOFING MEMBRANE OR EQUAL ON SCREED LAID TO MIN 1DEG FALL TOWARDS EDGE OF CONCRETE SLAB TO ENGINEER'S SPECIFICATION. ALL WATERPROOFING TO BE DONE BY SPECIALIST.

ROOF CONSTRUCTION: (PERGOLA)
2X145X38mm INNER MEMBER RAFTERS AT 950mm CENTERS BUTTED, CLEAT AND BOLTED TO 228X50mm OUTER MEMBER CROSS-BEAM BELOW, ON 400X400mm ON COLUMNS AS PER DETAIL.

CEILINGS:
6.5mm SKIMMED RHINOBOARD CEILING ON 38X38mm BRANDERING AT 400mm FLASHING AND COUNTER FLASHING.

FLOOR CONSTRUCTION:
MERANTI SKIRTING ON SPECIFIED FLOOR COVERING CARPETED AREAS / TILE SKIRTINGS ON TILED AREAS ON 40mm SCREED ON 100mm CONCRETE SLAB ON SABS APPROVED 275 MICRON D.P.M ON 50mm CLEAN SAND BLINDING ON WELL COMPACTED EARTH FILL.

CLOSE CAVITIES:
ALL CAVITIES TO BE CLOSED MIN. 3 COURSES BELOW WALL PLATES. HOOP-IRON FOR FIXING ROOF TO GO THROUGH CLOSURE AND TO LOCATE 7 - 10 COURSES BELOW WALL PLATE LEVEL. ALTERNATIVELY, PROVIDE WALL TIES @ 2.5 TIES PER SQUARE METRE OF WALL FACE.

WINDOWS AND DOORS:
ALL STANDARD WINDOWS IN ALUMINIUM- WISPECO CATALOGUE OR SIMILAR APPROVED. ALL STANDARD INTERNAL DOORS IN TIMBER - WINSTERS CATALOGUE OR SIMILAR APPROVED. LIGHTING AND VENTILATION TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS. DPC TO BE WRAPPED AROUND ALL WINDOW AND DOOR OPENINGS. PROVIDE ARCHITRAVES TO ALL INTERNAL DOORS.

PRECAST LINTOLS:
TO BE LAID TO MANUFACTURERS SPECIFICATIONS TO ALL OPENINGS LESS THAN 900mm WIDE. ALL OPENINGS LESS THAN 3000mm WIDE TO HAVE BRICKFORCE FOR EACH BRICK COURSE FOR 3 COURSES ABOVE.

GLAZING:
ALL GLAZING TO COMPLY WITH PART N OF SANS 10400. ALL GLAZED AREAS EXCEEDING 1000mm OR LESS THAN 500mm ABOVE F.F.L TO BE SAFETY GLAZING.

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. RISERS 180mm, MIN. TREADS 250mm.
4. EXPANSION JOINTS TO BE PROVIDED TO BOUNDARY WALLING AT MAX. 5000mm CENTERS.
5. LIGHT SWITCHES TO BE 1200mm ABOVE F.F.L UNLESS OTHERWISE SHOWN.
6. WALL SOCKETS TO BE 400mm ABOVE F.F.L UNLESS OTHERWISE SHOWN.
7. WM AND DW WASTE TO BE MIN. 600mm ABOVE F.F.L.
8. SUPPLY AND WASTE TO WM AND DW TO BEIN 90mm DEEP RECES. STOREROOM TO BE ABOVE COUNTER.
9. ALL STRUCTURAL WORK TO BE REFERRED TO STRUCTURAL ENGINEER.
10. ALL DESIGN WORK TO BE IN ACCORDANCE WITH DEVELOPERS AND HOA DESIGN GUIDELINES 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 BALUSTRADES WITH MAX. 100MM OPENINGS TO ALL BALCONIES AND STAIRCASES, WHERE APPLICABLE OR OTHERWISE SPECIFIED.
15. A 40min 12 HOUR FIRE RATED DOOR TO BE PROVIDED BETWEEN GARAGE AND THE DWELLING.
16. DOORS AND SIGHTLIGHTS TO BE SAFETY GLAZED.
17. ALL FLASHING AND WATERPROOFING TO BE DONE BY SPECIALIST.
18. ALL STONE CLADDING TO MATCH ESTATE GATEHOUSE.

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REVISIONS

No	Date	Description	By
A	06.03.2020	Submission for HOA Approval	IO
B	24.03.2020	Submission for HOA Approval	IO
C	03.04.2020	Submission for HOA	IO

AREA SCHEDULE:

PREVIOUS EXISTING AREAS:	
GROUND FLOOR NET:	237.9 sqm
FIRST FLOOR NET:	117.9 sqm
GROUND FLOOR GROSS:	284.5 sqm
FIRST FLOOR GROSS:	169.2 sqm
COVERAGE:	395.7 sqm (39.1%) - MAXIMUM 50%
BULK:	453.7 sqm (44.8%) - MAXIMUM 75%
NEW WORK TOTAL AREAS:	
GROUND FLOOR NET:	322.7 sqm
FIRST FLOOR NET:	161.8 sqm
GROUND FLOOR GROSS:	367.1 sqm
FIRST FLOOR GROSS:	225.9 sqm
COVERAGE:	456.2 sqm (45%) - MAXIMUM 50%
BULK:	493.0 sqm (49%) - MAXIMUM 75%

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VAL DE VIE
ESTATE

steyn
le roux
truter
architects

CLIENT:
MR/MRS ROPER

PURPOSE OF ISSUE:
Sketch Proposal

PROJECT:
House Roper - Alterations

DRAWING:
Locality and 3D

PROJECT NUMBER:
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SCALE	As indicated	DRAWN	IO
DATE	03.04.2020	CHECKED	
DRAWING	00000 03 000		REV C

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