

Area Schedule	
Name	Area
Main living area	133 m <sup>2</sup>
Storage	47 m <sup>2</sup>
Gardening yard	22 m <sup>2</sup>
Pat	39 m <sup>2</sup>
Open Patio	12 m <sup>2</sup>
Open Deck	31 m <sup>2</sup>
Grand total	285 m <sup>2</sup>

## Area Schedule

THIS DRAWING AND ALL ASSOCIATED INFORMATION REMAINS THE PROPERTY  
OF **ARCHITECTURAL RESPONSIVE DESIGN (ARD)** UNLESS OTHERWISE SPECIFIED

**NOTE**

- ALL WORK TO BE IN ACCORDANCE WITH THE "NATIONAL BUILDING REGULATIONS" AND THE SANS 10400 MINIMUM STANDARDS SPECIFICATIONS.
- CONTRACTOR, SUB-CONTRACTORS & SPECIALIST SUB-CONTRACTORS TO CHECK ALL DIMENSIONS AND LEVELS ON SITE AND ANY DISCREPANCIES REPORTED TO THE ARCHITECTS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR MANUFACTURING
- USE FIGURED DIMENSIONS, DO NOT SACLE
- SETTING OUT TO BE DONE FROM THE SURVEYORS PEGS BY LAND SURVEYOR

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## REVISIONS

A20 CLASSIFICATION:	H4
A21 OCCUPANCY:	2 PERSON PER BEDROOM
TYPE OF HOT WATER GENERATION:	HEAT PUMP
HOT WATER DEMAND (SANS10252-1):	50L PER PERSON PER DAY
NUMBER OF BEDROOMS:	03
TOTAL DEMAND:	$2 \times 3 \times 50 = 300\text{L}$
CAPACITY PROVIDED:	300L Stiebel Eltron Heat pump

## Hot Water Demand Calculation

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suffix 0	date 2025.03.06	description For Costing
Municipal Stamp		
Design Review Committee Stamp		

ARD

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OWNER:

## PROJECT DESCRIPTION

# New Residential Dwelling Hartland Estate

## Construction Notes

<b>GENERAL</b> <ol style="list-style-type: none"> <li>All work to comply with municipal bylaws &amp; regulations and in accordance with SANS10400 and Local Authority.</li> <li>All construction work to be executed in line with good building practice.</li> <li>Arch's drawings to be read in conjunction with specialist &amp; consultant's drawings.</li> <li><b>Contractors must verify all dimensions &amp; levels on site before commencing work.</b></li> <li><b>Discrepancies to be reported to the Architect before work commences.</b></li> <li><b>All levels shown are unfinished levels unless otherwise stated.</b></li> <li>Stair handrails and all balustrades to comply with SANS10400 Part D, 1m high.</li> <li>Provide competent person appointment form for roof truss design prior the erection and installation of all roof trusses.</li> <li>Kitchen layout to be confirmed by owner and supplier.</li> <li>Stairways and balustrading to comply with SANS Part M</li> <li>No building work to encroach on site boundary</li> </ol>	<b>FLOOR FINISHES</b> <ul style="list-style-type: none"> <li>Finishes to be installed as per finishing schedule specifications.</li> <li>All external tiles to be non-slip / high friction tile finish.</li> <li><b>Showers - Floors</b> to receive pre-approved waterproofing membrane onto plaster.</li> <li>All finished floor levels to be flush.</li> <li>Contractor to ensure screed levels to accommodate accordingly.</li> <li>Floor finish requirements to be confirmed and installed as per supplier/manufacturer details and specifications.</li> </ul>	7. Install brickforce every fourth course AFL or as per engineer design and specifications. 8. Provide expansion joints as per Engineer recommendation. 9. Provide movement joint between all RC structure & brickwork as per engineer's specifications.	3. Motorised powder coated Aluzinc sectional overhead panel garage doors as per door & window schedule. 4. External sill plastered sloping away from window. To match surrounding wall unless otherwise specified. 5. Internal sill plastered to match surrounding wall. 6. Door thresholds to be waterproofed to detail. 7. All glazing in accordance with SANS10400 Part N. 8. Safety glazing in accordance with SANS10400 Part N regulations. 9. Semi-opaque glazing or post-installed vinyl to be fitted to all bathroom window components (unless otherwise specified). 10. Class E Fire door with 30 minute fire rating with self-closer leading into garage from main house as per SANS 10400 Part T requirements.	3. <b>Concrete Flat Roofs</b> Concrete roof as per Engineer details and specifications Waterproofing: One layer Derbigum SP4 waterproofing membrane (or similar approved) with 75mm side laps and 100mm end laps, sealed to primed surface to falls and crossfalls by 'torch-fusion' finished with two coats bituminous aluminium paint. Waterproofing to be installed by an approved contractor under a ten year guarantee. Concrete roofs to be finished with 50mm layer stone chip on top of approved waterproofing as per Estate guidelines. Protective layer to be incorporated as per manufacturer's specification. External perimeter of concrete flat roofs to be finished with 50mm plaster rainwater drip to underside of slab	5. All soil pipes to be 110mm Ø PVC & waste pipes 50mm Ø PVC. 6. Sewer pipes to be laid at 1:60 fall min and 1:15 fall max. 7. All sewer pipes passing under building or crosses the foundation of the building to be encased in concrete and comply to SANS 10400 Part P 8. All pipe runs passing through beams or slabs to be sleeved. 9. Waste pipes to be accessible for cleaning and maintenance. 10. All plumbing pipes to be concealed within walls. 11. 75mm deep reseal traps to all waste water fittings. 12. All IE's to be marked at GL with an approved marker where under paved areas. 13. Provide RE's intervals at every 25m. 14. Invert level @ head of drain to be min. 450mm below NGL. 15. Head of drains to have vent stub stacks or vented at gulley to size indicated on drawing. 16. Vertical vent pipes & vent valves to project above WHB trap level. 17. Depths of the sewer to comply with the Engineers Dept requirements. 18. A registered plumber must provide a certificate of compliance before occupation certificate will be granted upon final inspection 19. Drainage connection and discharge in accordance with SANS 10400 Part P
<b>FOUNDATIONS</b> <ol style="list-style-type: none"> <li>All foundations, footings and retaining walls as per Engineer specifications.</li> <li>Foundations to be stepped where required (overlap to equal depth of footing) to comply with SANS 10400- Part H.</li> <li>Foundation wall cavity to be filled with weak mix concrete.</li> <li>No walls to be exposed to subsoil water in earth cut or fill.</li> </ol>	<b>PAVING</b> <ol style="list-style-type: none"> <li>Paving bedded on compacted sand/cement bed as per supplier specification. Laid with joints continuous in both directions with paving/cobbles watered down and then joints grouted with 1:4 cement and sand slurry, cleaned as grouting proceeds.</li> <li>All paving to be sloped away from building.</li> <li>Contractor to ensure to adhere to supplier specifications according to applicable purpose and site conditions.</li> <li>Paving to be laid in strict accordance with the paving INSTITUTE's code of practice, pattern to later spec.</li> <li>Paving leading up to all external door thresholds, to tuck in directly below the threshold - refer to typical detail.</li> <li>Layer works of driveways to civil Engineer specifications.</li> <li>Paving laid to fall away from building to roads, SW channels &amp; catchpits.</li> </ol>	2. <b>External finishes:</b> <ul style="list-style-type: none"> <li>10-15mm single coat of external plaster trowelled to a smooth, even and true finish unless otherwise specified.</li> <li>Prime surface with one coat primer finished with 2 coats paint as per finishes schedule and manufacturer specification.</li> <li>Coping on parapet walls to detail where indicated on drawings.</li> </ul>	<b>VENTILATION</b> <ol style="list-style-type: none"> <li>Doors and windows to have opening sections as per municipal regulations.</li> <li>Provide mechanical ventilation (extraction fan) for all "dark" bathrooms.</li> <li>Extraction to be min 25L per second at 45 decibels sound (noise) maximum.</li> </ol>	<b>FASCIAS, BARGEBOARDS, GUTTERS &amp; DOWNPipes</b> <ol style="list-style-type: none"> <li><b>Fascia's:</b> Everite plain (medium density) ungrooved Nutec fascia boards, size 225x1.2mm fixed to timber trusses with countersunk brass/stainless steel screws with PVC H-profile fascia joiner between boards and at board ends, all in accordance with the manufacturer's recommendations. To be painted to match roof color.</li> <li><b>Bargeboards:</b> Everite socketless Nutec barge boards, size 275x80mm fixed to timber purlins and roof covering with countersunk brass/stainless steel screws with PVC H-profile fascia joiner between boards and at board ends, all in accordance with the manufacturer's recommendations. To be painted to match roof color.</li> <li><b>Flush ceiling:</b> 9.6mm Gypsum ceiling board nailed to 38x38mm SA Pine timber battens @ max 300mm centres in one direction with joints skimmed. All ceilings to be skimmed. Prime surface with one coat primer finished with 2 coats paint as per finishes schedule and manufacturer specification.</li> <li><b>Concrete Flat Roof</b> Softs to be skimmed. Prime surface with one coat primer finished with 2 coats paint as per finishes schedule and manufacturer specification.</li> </ol>	<b>GAS INSTALLATION</b> <ol style="list-style-type: none"> <li>Where applicable, Gas installation must comply with SANS 10087 Part 1. All work to be carried out by registered installer</li> <li>Gas installation to be 2000mm from drains, pit or manholes and 5000mm from electrical source in terms of SANS 10087 Part 1(5.2.3)</li> </ol>
<b>FOUNDATION WALL CONSTRUCTION</b> <ol style="list-style-type: none"> <li>500mm Brick cavity wall with inner and outer cavity walls to be tied with butterfly wall ties; 5 per sqm. Cavity to be filled up to concrete slab from foundations up to underside of floor system.</li> <li>Install brickforce every course in foundation walls or as per engineer design and specifications.</li> </ol>	<b>WALL CONSTRUCTION</b> <ol style="list-style-type: none"> <li><b>Cavity Wall:</b> R.O.K double skin cavity brick wall, inner &amp; outer cavity walls to be tied with butterfly wall ties; 5 per sqm. Cavity to be filled with concrete from foundations up to ground floor dpm. Closed cavity 2 courses below wall plate. Stepped dpm: 375micron embossed brick grip at floor level, horizontal and vertical to doors &amp; windows. Provide weepholes at 600mm c/c max. All walls to comply with SANS 10400-K</li> <li><b>Double skin loadbearing wall</b> R.O.K double brick skin laid in running bond to be plastered and painted as per finishes schedule. All walls to comply with SANS 10400-K</li> <li><b>Single skin non-loadbearing wall</b> R.O.K single brick skin laid in running bond to be plastered and painted as per finishes schedule. All walls to comply with SANS 10400-K</li> <li><b>Drywall</b> 1 x 12.5mm Gyproc RhinoBoard (or Moisiture Resistat board for bathrooms) fixed to 63.5mm Donn UltraSTEEL TM framework using Rhinoboard 25mm Sharp Point Screws at 220mm c/c. All joints to be staggered.</li> <li><b>Skimmed Finish - Gyproc Rhinotape</b> Covered in one layer skim coat plaster (Gyproc Crestestone). See manufacturer detail &amp; specification for additional information</li> <li><b>Parapet Walls:</b> All parapet walls exceeding 500mm in height, to be reinforced with brickforce as per SANS10400.</li> <li>All openings not exceeding 3.0m in width to have pre-stressed concrete lintels &amp; min 4 courses of brickwork above with brickforce every course in accordance with SANS 10400-part K (4.9.2.3) or as per engineer design and specifications.</li> </ol>	3. <b>Wall tiles:</b> <ul style="list-style-type: none"> <li><b>Kitchen &amp; Scullery -</b> Wall tiles laid above cabinets and counters to underside of wall mounted cupboards unless otherwise specified.</li> <li><b>Bathrooms -</b> Wall tiles laid up to levels as specified in finishes schedule. Adhesive and grouting as per manufacturer's specification</li> <li><b>Showers -</b> Walls to receive pre-approved waterproofing membrane onto plaster. Wall tiles to be tiled up to levels as specified in finishes schedule. Adhesive and grouting as per manufacturer's specification.</li> </ul>	2. <b>Skirting:</b> <ul style="list-style-type: none"> <li>Internal (all except bathroom): As per finishes schedule. Painted as per finishes schedule to manufacturer specification.</li> <li>Internal (bathrooms): No skirting required where wall tiles to be installed.</li> <li>External: 100mm Tiled skirting where external tiles are installed.</li> </ul>	3. <b>ROOFs</b> <ol style="list-style-type: none"> <li><b>Sheeted Roof</b> Springlock 700 AZ200 (or similar approved) concealed fixing roof sheeting (color as per finishes schedule) fixed as per manufacturer's detail &amp; specification onto 3 layer roofing underlay on 76x50mm SA Pine timber purlins @ max 1200mm centres on Sisalation 420 roof insulation laid per supplier specification. Fixed to treated SA Pine roof trusses, with design &amp; spacing by approved specialist truss designer. Roof overhang to be 250mm. Refer to drawings for variation in truss design requirements. Rafter ends to be wrapped in brick grip, fixed with 114x50mm wallplates tied down by galvanised hoop irons. All Roofs to comply with SANS 10400 Part L.</li> <li><b>Tiled Roof</b> Marley Modern 22 roof tiles (color as per finishes schedule) on 3 layer roofing underlay on 38x38mm SA Pine timber purlins @ max 320mm centres on Sisalation 420 roof insulation laid per supplier specification. Fixed to treated SA Pine roof trusses, with design &amp; spacing by approved specialist truss designer. Roof overhang to be 250mm. Refer to drawings for variation in truss design requirements. Rafter ends to be wrapped in brick grip, fixed with 114x50mm wallplates tied down by galvanised hoop irons. All Roofs to comply with SANS 10400 Part L.</li> </ol>	<b>AIR CONDITIONING</b> <ol style="list-style-type: none"> <li>All to be installed as per electrical layout.</li> <li>All external units to be concealed as per detail.</li> </ol>
<b>EXTERNAL WORKS</b> <ol style="list-style-type: none"> <li>Floor finish as shown on min 25mm screed on RC floor slab as per Engineer's detail and specifications. Underside of slab to be plastered and painted as per finishes schedule.</li> <li>Floor finish as shown on min 25mm screed on RC floor slab as per Engineer's detail and specifications. Underside of slab to be plastered and painted as per finishes schedule.</li> </ol>	<b>CHIMNEY CONSTRUCTION:</b> <ol style="list-style-type: none"> <li>Line firebricks on concrete slab, against side- &amp; back walls, stacked in stack bond unless built in braai is specified.</li> <li>Built-in stainless-steel hood in braai and fireplace and finished with cowl on chimney stack, unless otherwise specified. All to comply with SANS 10400 Part T.</li> </ol>	2. <b>WINDOWS &amp; DOORS</b> <ol style="list-style-type: none"> <li>All aluminium components to be powder coated as per specialist requirements. Color as per finishes schedule.</li> <li>Where applicable, fixed aluminium louvres to be powder coated and installed by specialist sub-contractor as per detail &amp; specification.</li> </ol>	<b>HOT WATER SUPPLY</b> <ol style="list-style-type: none"> <li>300L Stiebel Eltron Heat pump to be supplied and installed by certified specialist unless otherwise specified.</li> <li>On-demand geysers indicated on plan to be installed and comply as per manufacturer's specifications &amp; requirements</li> </ol>	<b>SPACE HEATING (Where Applicable)</b> <ol style="list-style-type: none"> <li>Approved built-in wood combustion fireplace with matching encased flue supplied and installed by specialist sub-contractor. Confirm installation type on finishes schedule.</li> <li>Chimney to be min 1000mm above roof finish level, and 500mm above ridge level if not located on ridge, flue to be 200mm away from timber and flashing where chimney meets roof.</li> <li>Flueless gas fireplace installations as per manufacturer's detail and specification.</li> </ol>	
<b>PLUMBING &amp; DRAINAGE</b> <ol style="list-style-type: none"> <li>No stop taps to be installed behind appliances.</li> <li>Waste outlets for appliances to exit the wall at 700mm AFL and positioned within 50mm off the side of the appliance.</li> <li>Hot &amp; cold water piping to be 15mm internal dia. Mepla pipes.</li> <li>All soil pipes to be 110mm Ø PVC &amp; waste pipes 50mm Ø PVC.</li> </ol>	<b>REFINING WALL SYSTEM:</b> Retaining wall system as per Engineer design and specification where applicable.				

Site/Roof plan  
scale 1 : 200

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 • USE FIGURED DIMENSIONS, DO NOT SCALE.  
 • SETTING OUT TO BE DONE FROM THE SURVEYORS PEGS BY LAND SURVEYOR

## REVISIONS

suffix	date	description
0	2025.03.06	For Costing

Municipal Stamp

Design Review Committee Stamp

ARD

ARCHITECTURAL | RESPONSIVE | DESIGN

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5 LOFTY NEL STREET, VOORBAI, MOSELLE, BAY, 6500

AB WOLMARANS | SACAP Reg. PSAT26659023

OWNER  
ARD ARCHITECTURE

PROJECT DESCRIPTION

ERF 8194 - 8199 ARD House Type 02

New Residential Dwelling  
Hartland Estate

ISSUED:

FOR INFORMATION

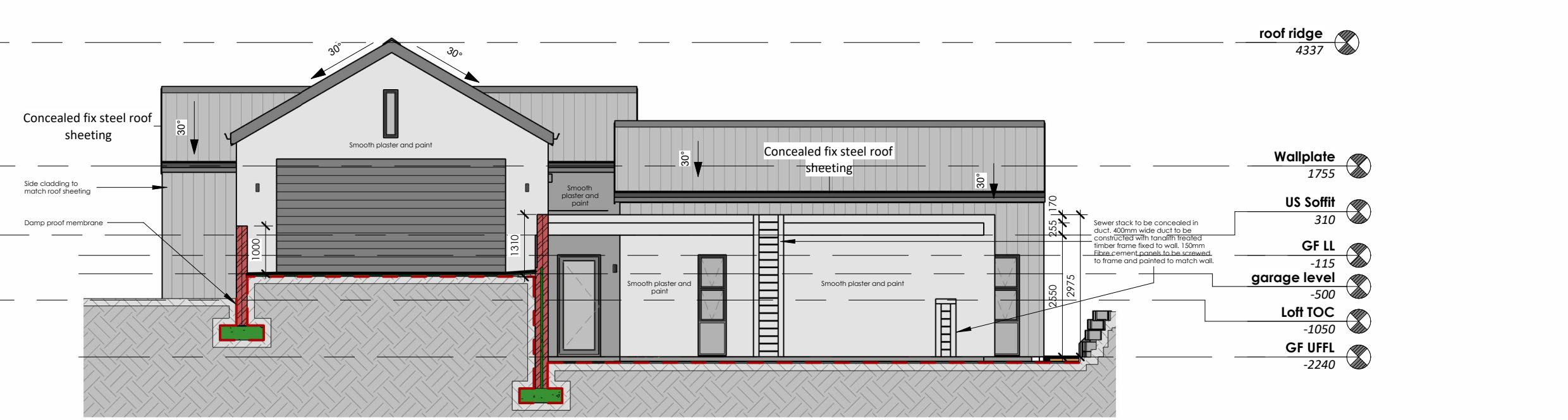
DRAWING TITLE  
ELEVATIONS & SECTIONS

date	project no	drawing no
2025.03.06	22-02-010	SP 200
checker	drawn	revision
Checker	Author	0



EAST ELEVATION

scale 1:100



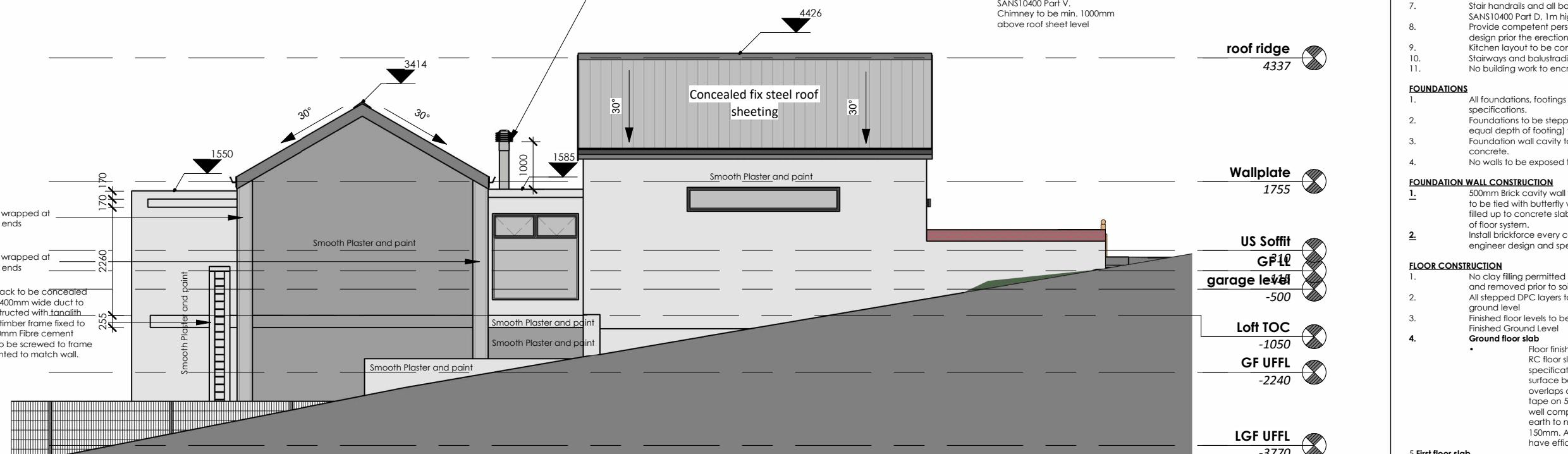
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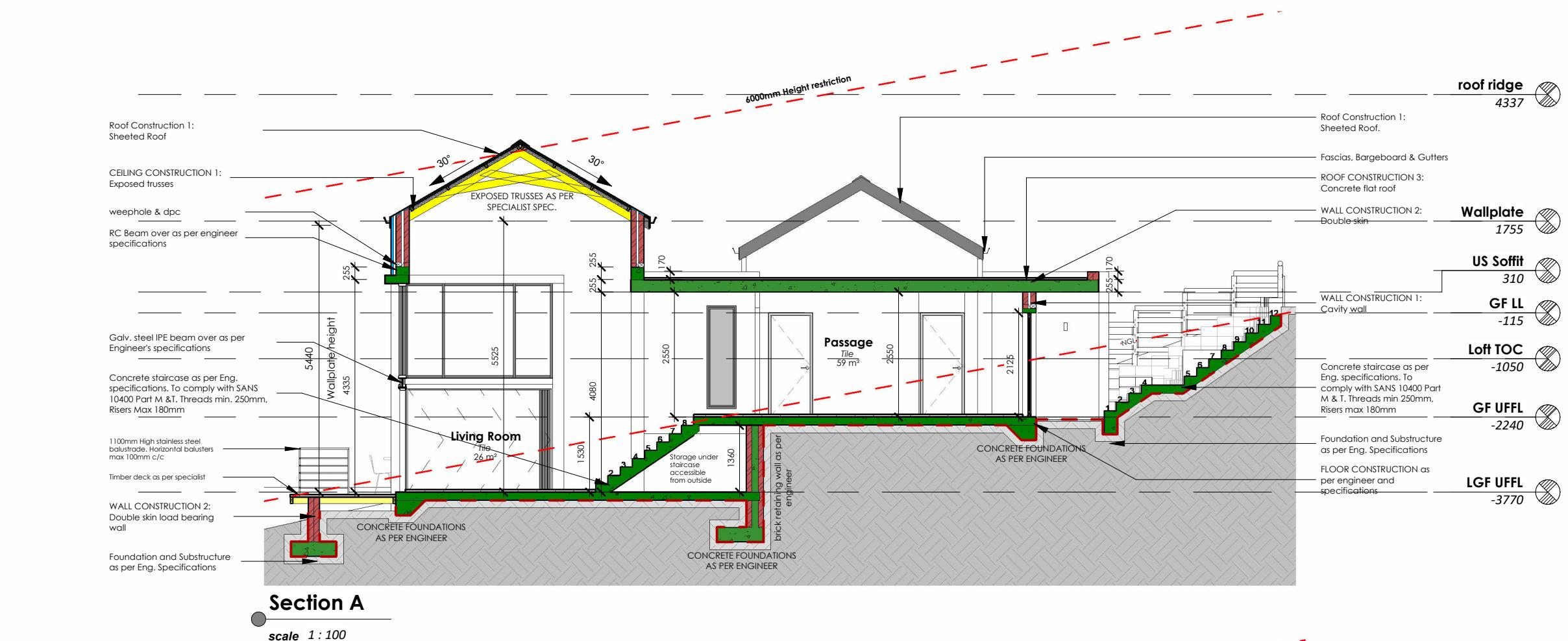
SOUTH ELEVATION

scale 1:100



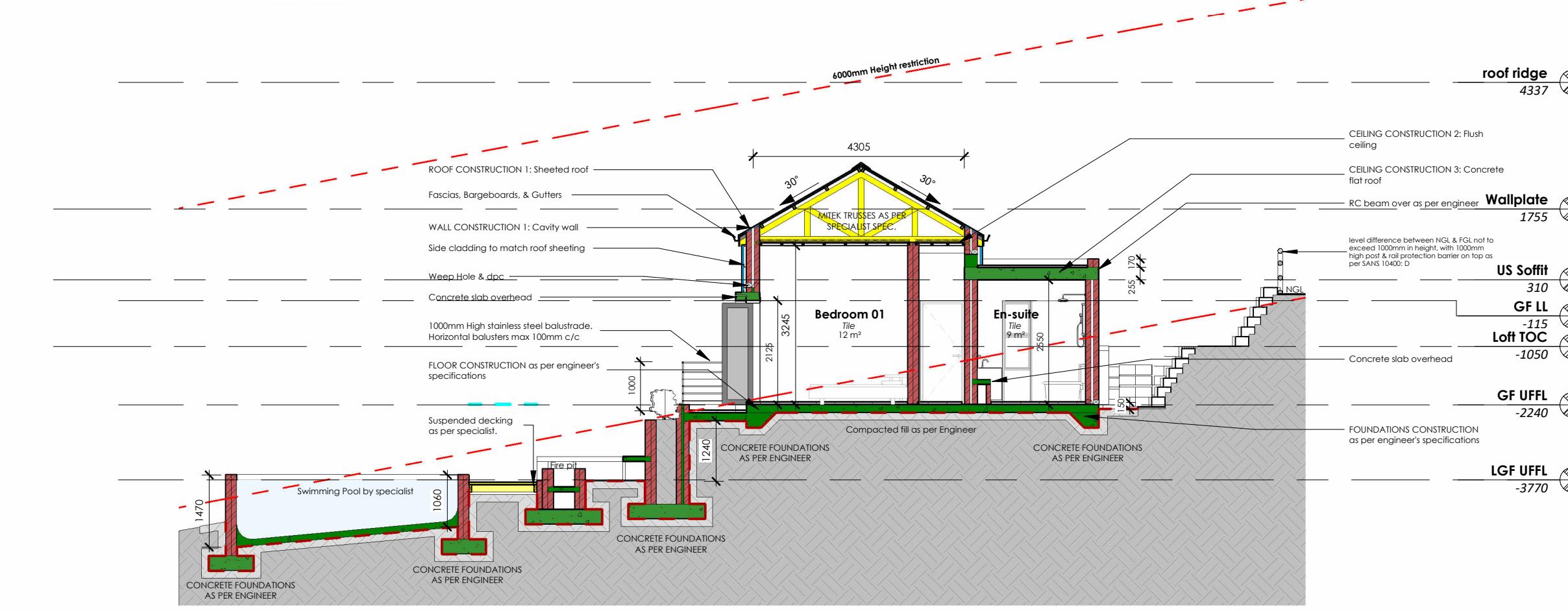
WEST ELEVATION

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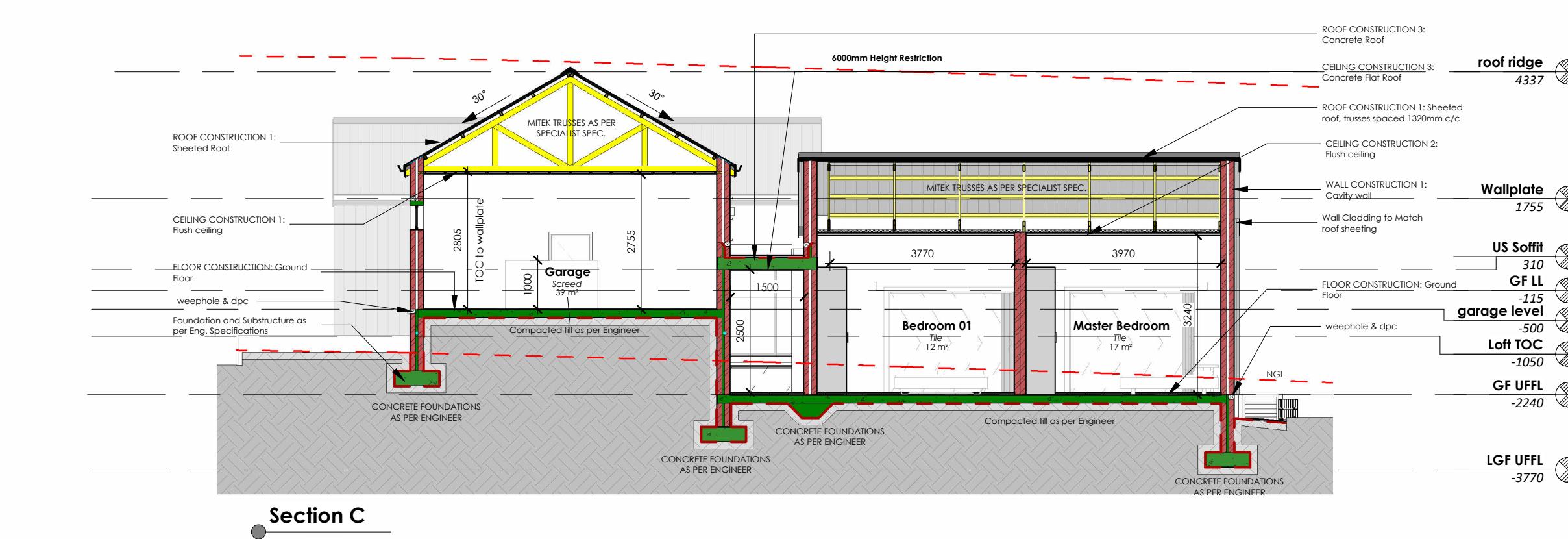
Section A

scale 1:100



Section B

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Section C

scale 1:100

Construction Notes	
<b>GENERAL</b>	1. All work to comply with municipal by-laws and regulations and in accordance with SANS 10400 and Local Authority. All construction work to be executed in line with good building practices and in accordance with the architect's drawings to be read in conjunction with specialist & contractor's drawings.
	2. Contractors must verify all dimensions & levels on site before work commences. Any discrepancies to be reported to the Architect before work commences.
	3. All levels are unlevelled unless otherwise stated.
	4. All foundations and all balustrades to be built to SANS 10400 Part D. In the absence of specific recommendations for roof truss design prior the erection and installation of all roof trusses. All balustrades to be built to SANS 10400 Part H. Stairways and balustrades to comply with SANS Part M. No building work to encroach on site boundary.
	5. Blue pipe in masonry fire place to specialist detail and dimensions to be read in conjunction with SANS10400 Part V. Chimney to be min. 100mm above roof sheet level.
<b>FLOOR FINISHES</b>	6. Finishes to be installed as per finishing schedule specifications.
	7. All exterior tiles to be non-slip / high grip.
	8. Provide movement joint between all floor levels.
	9. All finished floor levels to be flush.
	10. Contractor to ensure screed levels to be correct and screed to be level.
	11. All floor levels to be confirmed by specialist and architect.
<b>FAVICING</b>	12. Finishes to be applied to external plaster to a smooth, even and true finish unless otherwise specified.
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