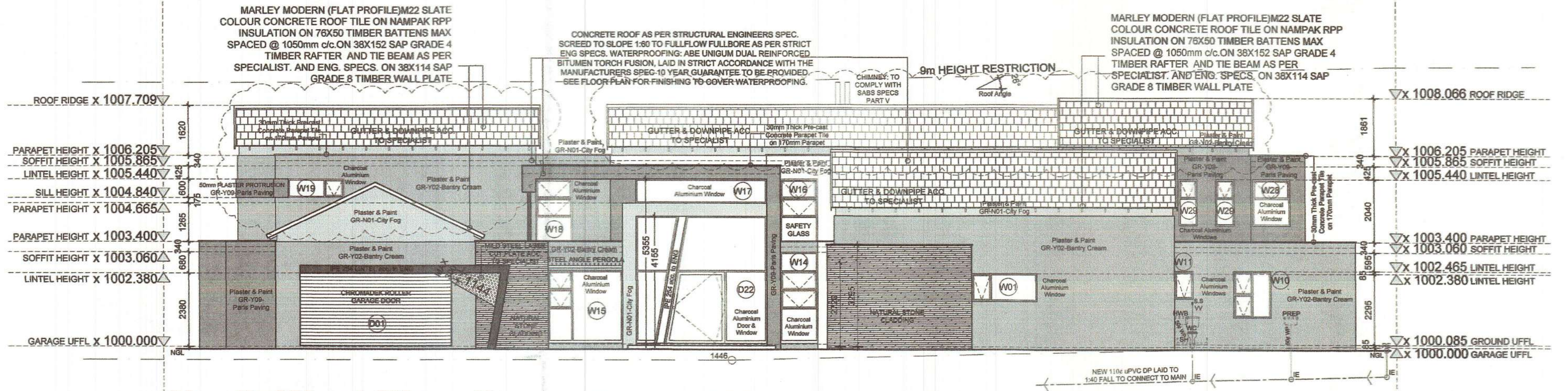
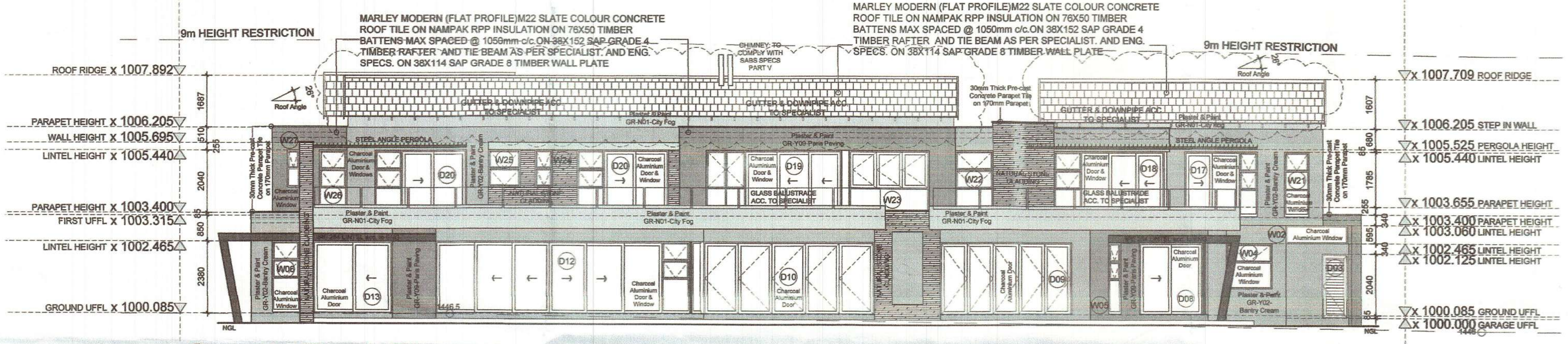

MARLEY MODERN (FLAT PROFILE)M22 SLATE COLOUR CONCRETE ROOF TILE ON NAMPAK RPP INSULATION ON 76X50 TIMBER BATTENS MAX SPACED @ 1050mm c/c.ON 38X152 SAP GRADE 4 TIMBER RAFTER AND TIE BEAM AS PER SPECIALIST. AND ENG. SPECS. ON 38X114 SAP GRADE 8 TIMBER WALL PLATE
CONCRETE ROOF AS PER STRUCTURAL ENGINEERS SPEC. SCREED TO SLOPE 1:60 TO FULLFLOW FULLBORE AS PER STRICT ENG SPECS. WATERPROOFING: ABE UNIGUM DUAL REINFORCED BITUMEN TORCH FUSION, LAID IN STRICT ACCORDANCE WITH THE MANUFACTURERS SPEC 10 YEAR GUARANTEE TO BE PROVIDED. SEE FLOOR PLAN FOR FINISHING TO COVER WATERPROOFING.
CHIMNEY TO COMPLY WITH SABS SPECS PART V
9m HEIGHT RESTRICTION
Roof Angle
GUTTER & DOWNPIPE ACC TO SPECIALIST
ROOF RIDGE x 1007.709
PARAPET HEIGHT x 1006.205
SOFFIT HEIGHT x 1005.865
LINTEL HEIGHT x 1005.440
SILL HEIGHT x 1004.840
PARAPET HEIGHT x 1004.665
PARAPET HEIGHT x 1003.400
SOFFIT HEIGHT x 1003.060
LINTEL HEIGHT x 1002.380
GARAGE UFFL x 1000.000
x 1008.066 ROOF RIDGE
x 1006.205 PARAPET HEIGHT
x 1005.865 SOFFIT HEIGHT
x 1005.440 LINTEL HEIGHT
x 1003.400 PARAPET HEIGHT
x 1003.060 SOFFIT HEIGHT
x 1002.465 LINTEL HEIGHT
x 1002.380 LINTEL HEIGHT
x 1000.085 GROUND UFFL
x 1000.000 GARAGE UFFL
CHROMADEK ROLLER GARAGE DOOR
NATURAL STONE CLADDING
Plaster & Paint GR-N01-City Fog
Plaster & Paint GR-Y02-Bantry Cream
Charcoal Aluminium Window
W19
W17
W18
W16
W14
W15
D01
D22
W01
W11
W10
W28
W29
NEW 110ø uPVC DP LAID TO 1:40 FALL TO CONNECT TO MAIN
NGL

North West Elevation.... Scale 1:100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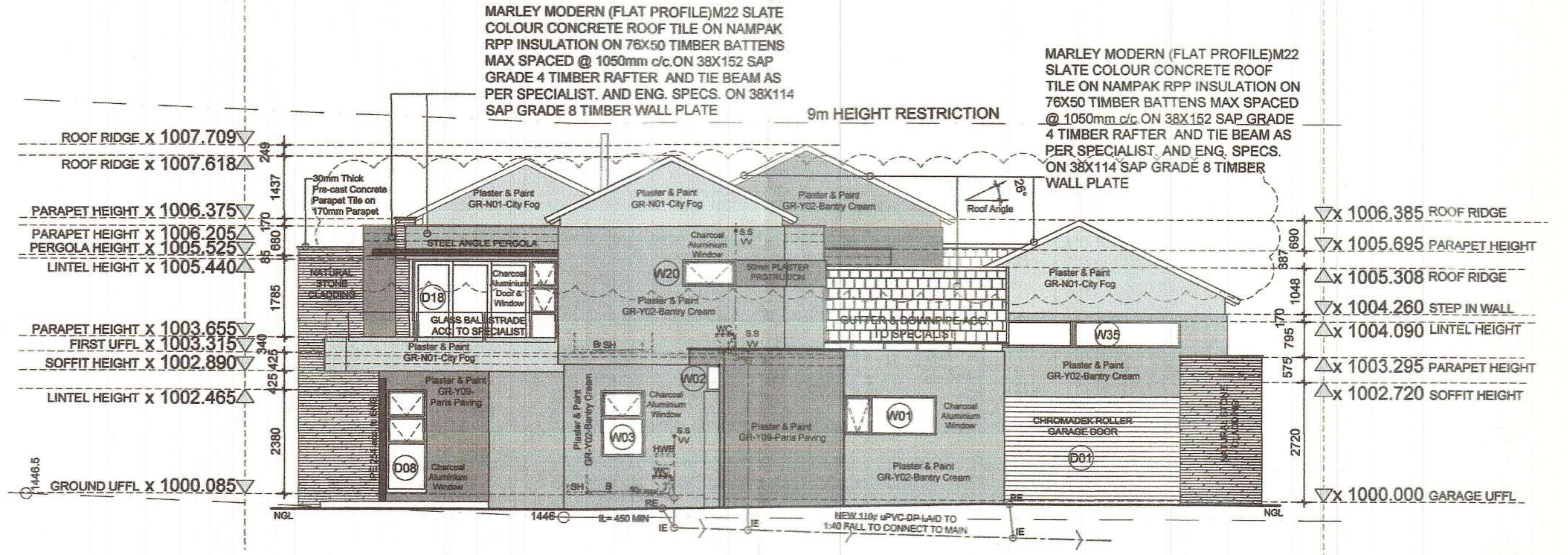
9m HEIGHT RESTRICTION
CHIMNEY TO COMPLY WITH SABS SPECS PART V
Roof Angle
GUTTER & DOWNPIPE ACC TO SPECIALIST
STEEL ANGLE PERGOLA
GLASS BALUSTRADE ACC. TO SPECIALIST
30mm Thick Pre-cast Concrete Parapet Tile on 170mm Parapet
ROOF RIDGE x 1007.892
PARAPET HEIGHT x 1006.205
WALL HEIGHT x 1005.695
LINTEL HEIGHT x 1005.440
PARAPET HEIGHT x 1003.400
FIRST UFFL x 1003.315
LINTEL HEIGHT x 1002.465
GROUND UFFL x 1000.085
x 1007.709 ROOF RIDGE
x 1006.205 STEP IN WALL
x 1005.525 PERGOLA HEIGHT
x 1005.440 LINTEL HEIGHT
x 1003.655 PARAPET HEIGHT
x 1003.400 PARAPET HEIGHT
x 1003.060 LINTEL HEIGHT
x 1002.465 LINTEL HEIGHT
x 1002.125 LINTEL HEIGHT
x 1000.085 GROUND UFFL
x 1000.000 GARAGE UFFL
NATURAL STONE CLADDING
W27
W26
W25
W24
W23
W22
W21
W06
W05
W04
W02
D20
D19
D18
D17
D16
D15
D14
D13
D12
D09
D08
D03
NGL

South East Elevation.... Scale 1:100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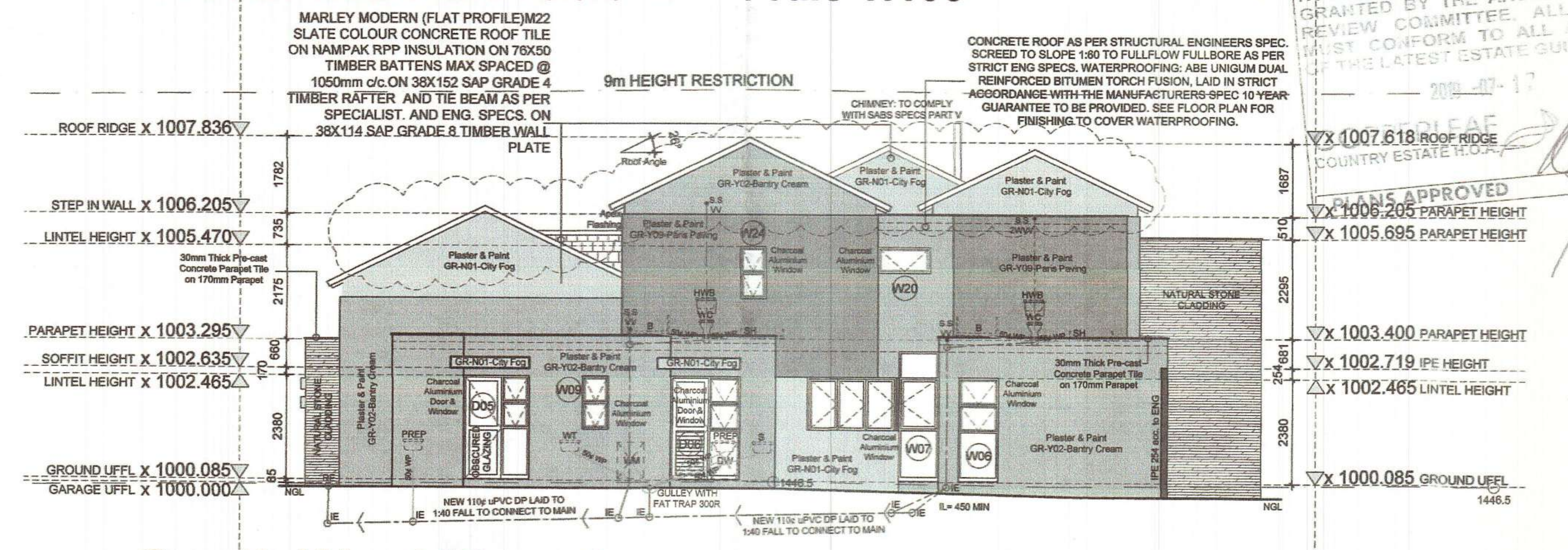
9m HEIGHT RESTRICTION
Roof Angle
30mm Thick Pre-cast Concrete Parapet Tile on 170mm Parapet
STEEL ANGLE PERGOLA
NATURAL STONE CLADDING
GLASS BALUSTRADE ACC. TO SPECIALIST
GUTTER & DOWNPIPE ACC TO SPECIALIST
CHROMADEK ROLLER GARAGE DOOR
ROOF RIDGE x 1007.709
ROOF RIDGE x 1007.618
PARAPET HEIGHT x 1006.375
PARAPET HEIGHT x 1006.205
PERGOLA HEIGHT x 1005.525
LINTEL HEIGHT x 1005.440
PARAPET HEIGHT x 1003.655
FIRST UFFL x 1003.315
SOFFIT HEIGHT x 1002.890
LINTEL HEIGHT x 1002.465
GROUND UFFL x 1000.085
x 1006.385 ROOF RIDGE
x 1005.695 PARAPET HEIGHT
x 1005.308 ROOF RIDGE
x 1004.260 STEP IN WALL
x 1004.090 LINTEL HEIGHT
x 1003.295 PARAPET HEIGHT
x 1002.720 SOFFIT HEIGHT
x 1000.000 GARAGE UFFL
D18
W20
W35
W02
W03
W01
D08
D01
NEW 110ø uPVC DP LAID TO 1:40 FALL TO CONNECT TO MAIN
NGL

North East Elevation.... Scale 1:100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9m HEIGHT RESTRICTION
CONCRETE ROOF AS PER STRUCTURAL ENGINEERS SPEC. SCREED TO SLOPE 1:60 TO FULLFLOW FULLBORE AS PER STRICT ENG SPECS. WATERPROOFING: ABE UNIGUM DUAL REINFORCED BITUMEN TORCH FUSION, LAID IN STRICT ACCORDANCE WITH THE MANUFACTURERS SPEC 10 YEAR GUARANTEE TO BE PROVIDED. SEE FLOOR PLAN FOR FINISHING TO COVER WATERPROOFING.
CHIMNEY TO COMPLY WITH SABS SPECS PART V
Roof Angle
30mm Thick Pre-cast Concrete Parapet Tile on 170mm Parapet
NATURAL STONE CLADDING
ROOF RIDGE x 1007.836
STEP IN WALL x 1006.205
LINTEL HEIGHT x 1005.470
PARAPET HEIGHT x 1003.295
SOFFIT HEIGHT x 1002.635
LINTEL HEIGHT x 1002.465
GROUND UFFL x 1000.085
GARAGE UFFL x 1000.000
x 1007.618 ROOF RIDGE
x 1006.205 PARAPET HEIGHT
x 1005.695 PARAPET HEIGHT
x 1003.400 PARAPET HEIGHT
x 1002.719 IPE HEIGHT
x 1002.465 LINTEL HEIGHT
x 1000.085 GROUND UFFL
W24
W20
W09
W07
W08
D05
GULLEY WITH FAT TRAP 300R
NEW 110ø uPVC DP LAID TO 1:40 FALL TO CONNECT TO MAIN
NGL

South West Elevation.... Scale 1:100

NOTWITHSTANDING THE APPROVAL GRANTED BY THE ARCHITECTURAL REVIEW COMMITTEE, ALL PLANS MUST CONFORM TO ALL ASPECTS OF THE LATEST ESTATE GUIDELINES.
2019-07-17
COPPERLEAF COUNTRY ESTATE H.O.A.
PLANS APPROVED
SIGNATURE

CITY OF TSHWANE
CITY PLANNING AND DEVELOPMENT
2021-02-02
BUILDING CONTROL OFFICE
RECOMMENDED

S G LOMBAARD PR ENG
ECSA 950443
Tel: 012 001 8767
admin@flescc.co.za
11-09-2020

S. M. Lamola
08/10/2020

2021-02-04

NOTWITHSTANDING THE APPROVAL GRANTED BY THE ARCHITECTURAL REVIEW COMMITTEE, ALL PLANS MUST CONFORM TO ALL ASPECTS OF THE LATEST ESTATE GUIDELINES.
2020-09-04
COPPERLEAF COUNTRY ESTATE H.O.A.
PLANS APPROVED
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COUNCIL DRAWINGS

GENERAL NOTES

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BALUSTRADES ACC. NBR
FINAL HEIGHTS TO BE DETERMINED ON SITE, IF ANY DISCREPANCY CONTACT ARCHITECT IMMEDIATLY
NO OBSTRUCTION AT ENTRANCE
CHIMNEY TO COMPLY WITH SABS PART W1-4
SELF LOCKING / CLOSING GATE. SWIMMING POOL ACC. TO SABS 1390

FOUNDATIONS:
600X250mm STRIP FOOTING UNDER 220mm WALLS STRICTLY TO ENG. DETAILS AND SPECIFICATIONS

FLOOR:
ALL CONCRETE SKABS STRICTLY TO ENGINEERS DETAILS AND SPECS.
FLOOR FINISHING ON 25mm CEMEMNT SCREED ON 85mm CONCRETE SURFACE BED TO ENG DETAILS AND SPECS.

PAVING:
BRICK PAVING TO SPECIALIST SPECS ON CLEAN RIVER SAND ON COMPACTED FILLING LAYERS OF 150mm MAX. COLOUR: TERRACOTTA
1.5m WIDE PAVING ALONGSIDE ENTIRE HOUSE
CHECK ALL THE ENGINEERS DRAWINGS AND SPECIFICATIONS FOR STORM WATER AND PAVING

WALLS:
APPROVED BRICKS TO SABS STANDARDS, FINISHED WITH 15-19mm PLASTER, ONE UNDERCOAT AND 2 COATS PAINT.
EXPANSION JOINTS ACC. TO ENG. SPECS.
RETAINING WALLS ACC. TO ENG. SPECS.

ROOF CONSTRUCTION:
CONCRETE SLABS STRICTLY TO ENG DETAILS AND SPECS WITH DPC AND GRAVEL FILLING BY SPECIALIST. RAINWATER DISPOSAL TO ENG. SPECS
WATERPROOFING UNDER ROOF COVERING WITH APPROVED WHITE DPC

SEWER:
ALL FIRST FLOOR WATSE PIPES MUST BE PROVIDED WITH ANTI-VAC TRAPS
ALL EQUIPMENT TO BE PROVIDED WITH VENT VALVES
ALL VENT PIPES TO BE CONCEALED
GEYSER INSTALLATION ACC. SABS 0254 PART "P"
ACCESS PANELS ARE TO BE PROVIDED AT ALL SERVICE DUCTS

BOUNDARY WALLS:
MAX OF 1955mm HIGH PLASTERED AND PAINTED SELECTED COLOUR.
TO BE FACEBRICK ON NEIGHBOURS SIDE.

WINDOWS AND DOORS:
WINDOWS AND DOORS TO BE POWDER COATED ALUMINIUM OR FRAMLESS GLASS AS PER WINDOW SCHEDULE

GLASS:
ALL GLAZING ACC. SABS 0137 AND PART "N" OF SABS 0400
0.00sqm - 0.75sqm = 3mm THICK CLEAR GLASS
0.75sqm - 1.50sqm = 4mm THICK CLEAR GLASS
1.50sqm - LARGER = 6mm THICK CLEAR GLASS
OBSCURE GLAZING TO BE USED ON ALL BATHROOM WINDOWS

DAMPPROOFING:
DPC MUST BE PROVIDED UNDER ALL WALLS AND WINDOW CILLS

ALL WOOD/TIMBER TO COMPLY WITH SANS 10163
GEYSER INSTALLATION TO COMPLY WITH SANS 10254

HEIGHT OF VERTICAL DPC TO BE ABOVE GROUND LEVEL AT A MINIMUM OF 150mm.

DRYWALLS TO COMPLY WITH SANS 082

S.D. LEITHGÖB
SACAP 7393
Date: 29/7/2019

REV	DATE	DESCRIPTION
02	01-03-2019	NEW ROOF LAYOUT- MONO PITCH ROOF CHANGES TO DOUBLE PITCH ROOFS. MARLEY MODERN(FLAT PROFILE) M22 SLATE TILE TO BE USED. NEW ROOF ANGLE OF 26°. ALL HIGH W32,W33,W34 TO BE REMOVED. NEW POSITION FOR W19 IN MAIN BEDRM WIC

CITY OF TSHWANE METROPOLITAN MUNICIPALITY
RECEIVED
2020 -09- 21
BUILDING CONTROL
R4/1236/2020

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SLARCHITECTS
architecture by design

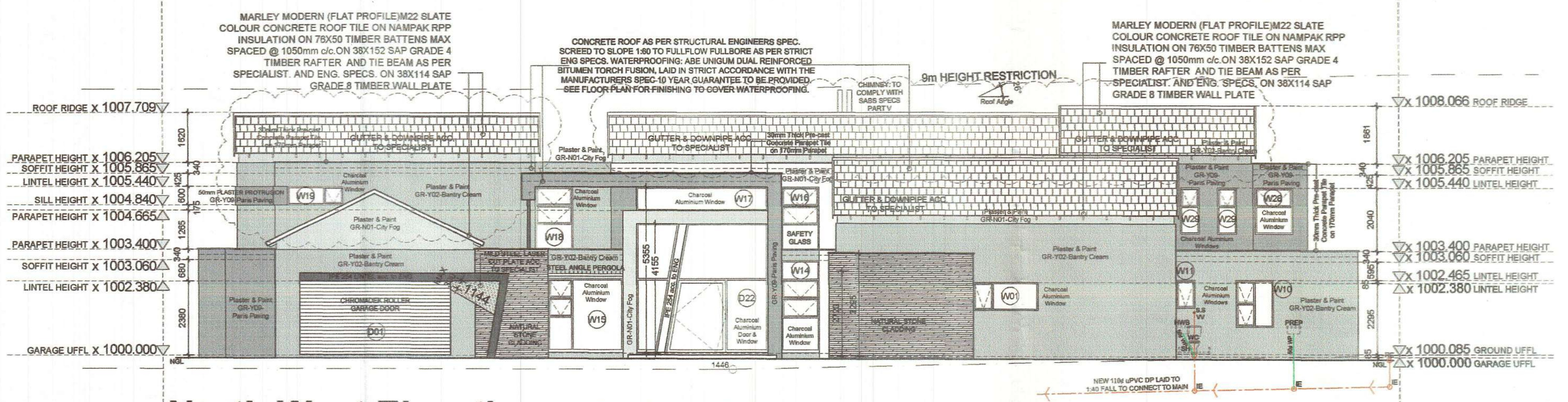
PROJEK	PROJECT
NEW RES S. LAMOLA, ERF 1144, PEACH TREE, COPPERLEAF ESTATE	

TEKENING	DRAWING
ELEVATIONS	

ONTWERP / DESIGNED	NAGESIEN / CHECKED
SONIA	SONIA

SKAAL / SCALE	TEKENING NR	REVISION NO
1:100 @ A1	401	2

DATUM / DATE	GETEKEN / DRAWN	PROJECT NO
11/03/2019	ANINA	SL-A-1609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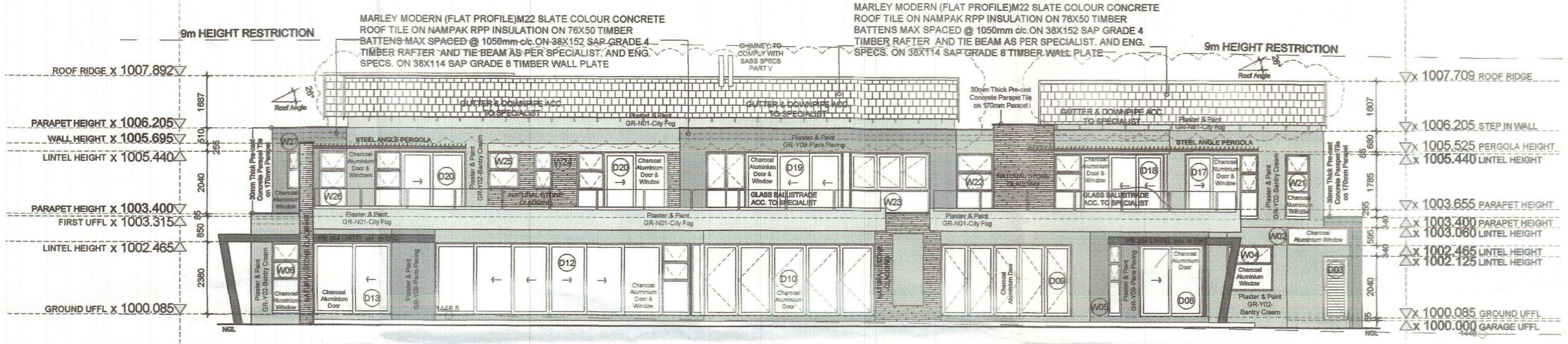
CHIMNEY: TO COMPLY WITH SABS SPECS PART V
9m HEIGHT RESTRICTION
Roof Angle
26°
ROOF RIDGE x 1007.709
PARAPET HEIGHT x 1006.205
SOFFIT HEIGHT x 1005.865
LINTEL HEIGHT x 1005.440
SILL HEIGHT x 1004.840
PARAPET HEIGHT x 1004.665
PARAPET HEIGHT x 1003.400
SOFFIT HEIGHT x 1003.060
LINTEL HEIGHT x 1002.380
GARAGE UFFL x 1000.000
NGL
GUTTER & DOWNPIPE ACC. TO SPECIALIST
30mm Thick Pre-cast Concrete Parapet Tile on 170mm Parapet
50mm PLASTER PROTRUSION GR-Y09-Paris Paving
Plaster & Paint GR-N01-City Fog
Plaster & Paint GR-Y02-Bantry Cream
Plaster & Paint GR-Y09-Paris Paving
Charcoal Aluminium Window
Charcoal Aluminium Door & Window
CHROMADEK ROLLER GARAGE DOOR
MILD STEEL LASER CUT PLATE ACC. TO SPECIALIST
STEEL ANGLE PERGOLA
NATURAL STONE CLADDING
SAFETY GLASS
IPE 254 LINTEL acc. to ENG
1144
5355
4155
1446
W19 W18 W17 W16 W15 W14 D01 D22 W01 W11 W10 W29 W28
HWB WC SH PREP S.S VV
NEW 110ø uPVC DP LAID TO 1:40 FALL TO CONNECT TO MAIN
IE
x 1008.066 ROOF RIDGE
x 1006.205 PARAPET HEIGHT
x 1005.865 SOFFIT HEIGHT
x 1005.440 LINTEL HEIGHT
x 1003.400 PARAPET HEIGHT
x 1003.060 SOFFIT HEIGHT
x 1002.465 LINTEL HEIGHT
x 1002.380 LINTEL HEIGHT
x 1000.085 GROUND UFFL
x 1000.000 GARAGE UFFL

North West Elevation.... Scale 1:100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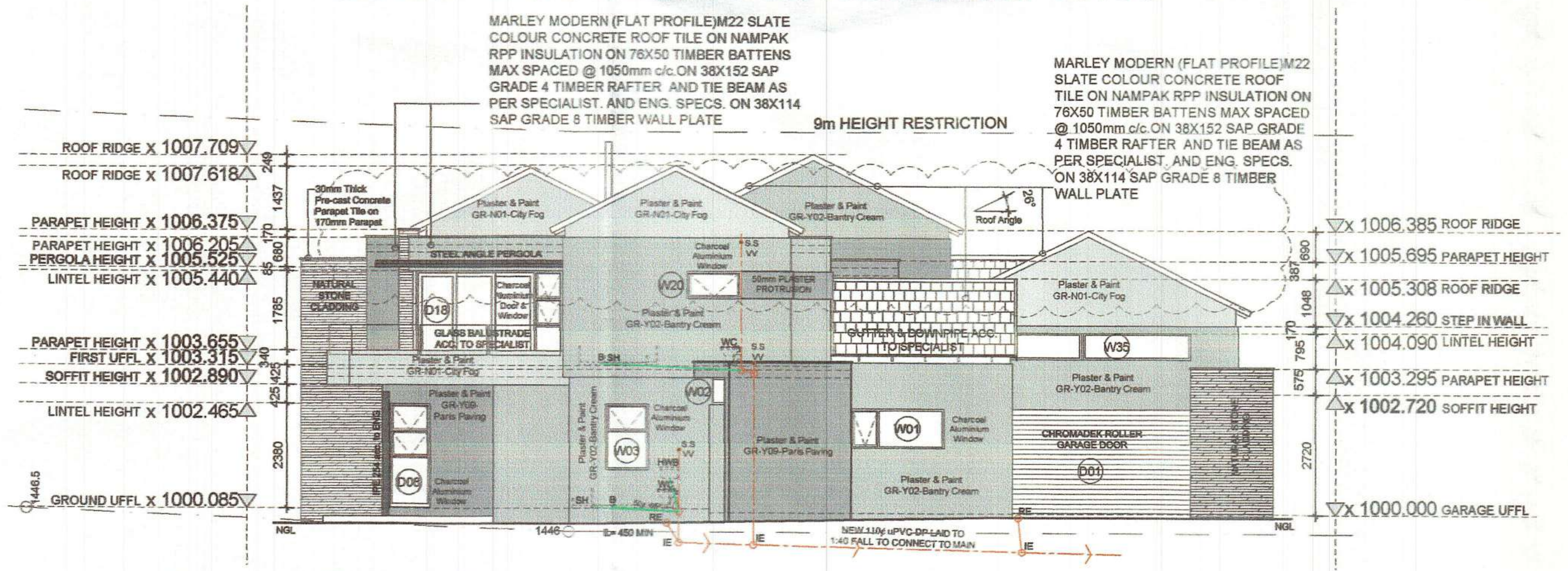
9m HEIGHT RESTRICTION
CHIMNEY: TO COMPLY WITH SABS SPECS PART V
Roof Angle
26°
ROOF RIDGE x 1007.892
PARAPET HEIGHT x 1006.205
WALL HEIGHT x 1005.695
LINTEL HEIGHT x 1005.440
PARAPET HEIGHT x 1003.400
FIRST UFFL x 1003.315
LINTEL HEIGHT x 1002.465
GROUND UFFL x 1000.085
NGL
GUTTER & DOWNPIPE ACC. TO SPECIALIST
STEEL ANGLE PERGOLA
GLASS BALUSTRADE ACC. TO SPECIALIST
NATURAL STONE CLADDING
30mm Thick Pre-cast Concrete Parapet Tile on 170mm Parapet
Plaster & Paint GR-N01-City Fog
Plaster & Paint GR-Y09-Paris Paving
Plaster & Paint GR-Y02-Bantry Cream
Charcoal Aluminium Door & Window
Charcoal Aluminium Window
Charcoal Aluminium Door
W27 W26 W25 W24 W23 W22 W21 W06 W05 W04 W02 D20 D19 D18 D17 D13 D12 D10 D09 D08 D03
1446.5
x 1007.709 ROOF RIDGE
x 1006.205 STEP IN WALL
x 1005.525 PERGOLA HEIGHT
x 1005.440 LINTEL HEIGHT
x 1003.655 PARAPET HEIGHT
x 1003.400 PARAPET HEIGHT
x 1003.060 LINTEL HEIGHT
x 1002.465 LINTEL HEIGHT
x 1002.125 LINTEL HEIGHT
x 1000.085 GROUND UFFL
x 1000.000 GARAGE UFFL

South East Elevation.... Scale 1:100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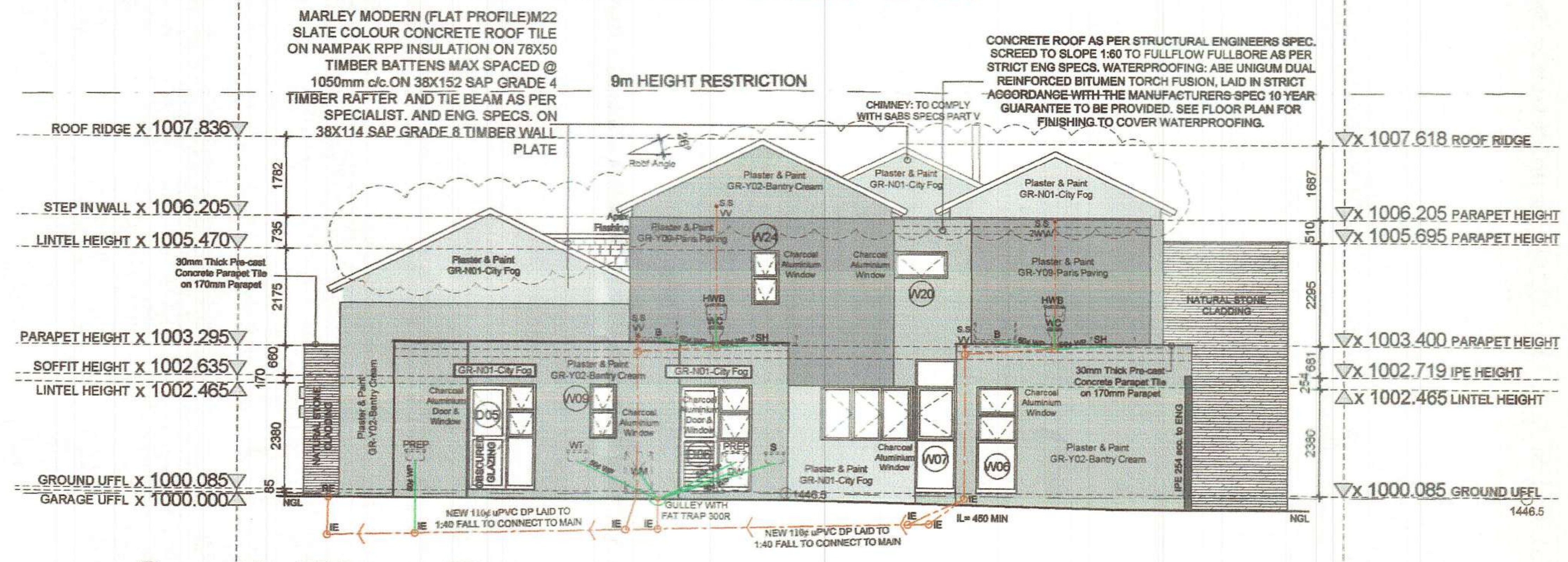
9m HEIGHT RESTRICTION
Roof Angle
26°
ROOF RIDGE x 1007.709
ROOF RIDGE x 1007.618
PARAPET HEIGHT x 1006.375
PARAPET HEIGHT x 1006.205
PERGOLA HEIGHT x 1005.525
LINTEL HEIGHT x 1005.440
PARAPET HEIGHT x 1003.655
FIRST UFFL x 1003.315
SOFFIT HEIGHT x 1002.890
LINTEL HEIGHT x 1002.465
GROUND UFFL x 1000.085
30mm Thick Pre-cast Concrete Parapet Tile on 170mm Parapet
NATURAL STONE CLADDING
STEEL ANGLE PERGOLA
GLASS BALUSTRADE ACC. TO SPECIALIST
50mm PLASTER PROTRUSION
GUTTER & DOWNPIPE ACC. TO SPECIALIST
CHROMADEK ROLLER GARAGE DOOR
Plaster & Paint GR-N01-City Fog
Plaster & Paint GR-Y02-Bantry Cream
Plaster & Paint GR-Y09-Paris Paving
Charcoal Aluminium Window
Charcoal Aluminium Door & Window
D18 D08 D01 W20 W02 W03 W01 W35
IPE 254 acc. to ENG
NEW 110ø uPVC DP LAID TO 1:40 FALL TO CONNECT TO MAIN
IL= 450 MIN
1446
1446.5
NGL
x 1006.385 ROOF RIDGE
x 1005.695 PARAPET HEIGHT
x 1005.308 ROOF RIDGE
x 1004.260 STEP IN WALL
x 1004.090 LINTEL HEIGHT
x 1003.295 PARAPET HEIGHT
x 1002.720 SOFFIT HEIGHT
x 1000.000 GARAGE UFFL

North East Elevation.... Scale 1:100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9m HEIGHT RESTRICTION
CHIMNEY: TO COMPLY WITH SABS SPECS PART V
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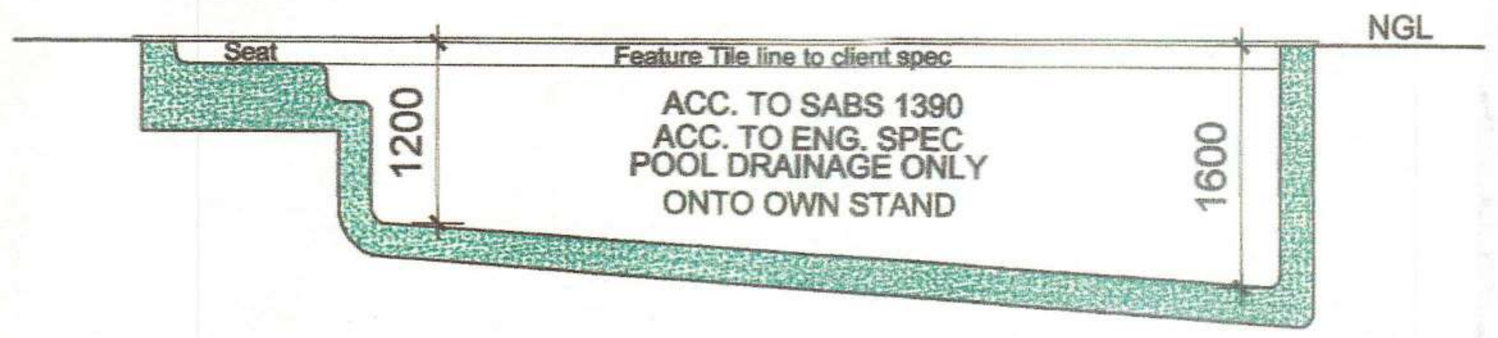
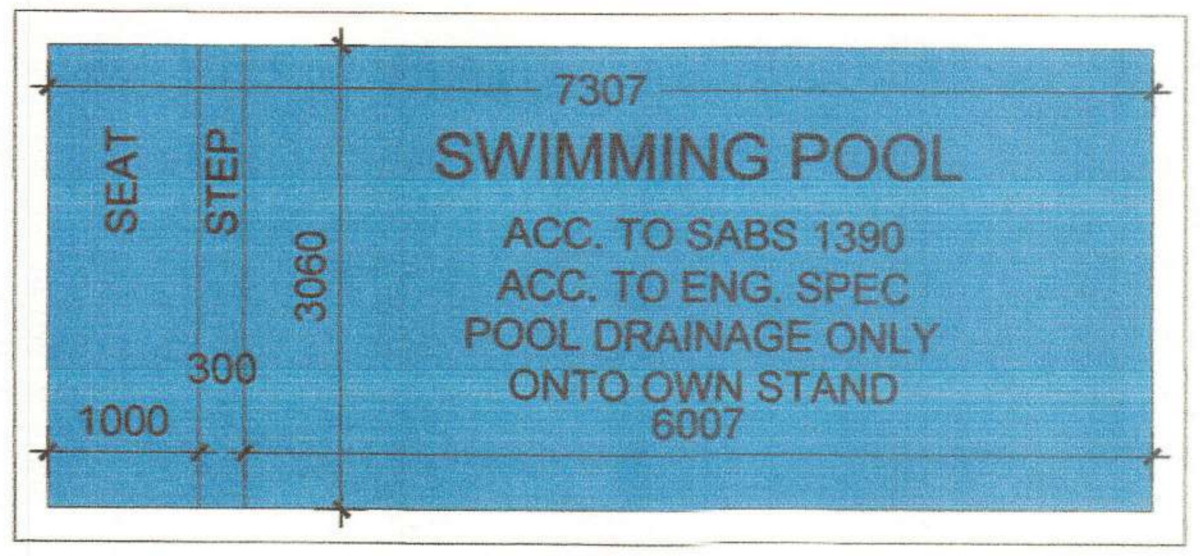
Roof Angle
Apex Flashing
ROOF RIDGE x 1007.836
STEP IN WALL x 1006.205
LINTEL HEIGHT x 1005.470
30mm Thick Pre-cast Concrete Parapet Tile on 170mm Parapet
PARAPET HEIGHT x 1003.295
SOFFIT HEIGHT x 1002.635
LINTEL HEIGHT x 1002.465
GROUND UFFL x 1000.085
GARAGE UFFL x 1000.000
NATURAL STONE CLADDING
OBSCURED GLAZING
Plaster & Paint GR-N01-City Fog
Plaster & Paint GR-Y02-Bantry Cream
Plaster & Paint GR-Y09-Paris Paving
Charcoal Aluminium Window
Charcoal Aluminium Door & Window
D05 W09 W24 W20 W07 W06
HWB WC SH PREP WT S.S VV
GULLEY WITH FAT TRAP 300R
NEW 110ø uPVC DP LAID TO 1:40 FALL TO CONNECT TO MAIN
IL= 450 MIN
IPE 254 acc. to ENG
1446.5
NGL
x 1007.618 ROOF RIDGE
x 1006.205 PARAPET HEIGHT
x 1005.695 PARAPET HEIGHT
x 1003.400 PARAPET HEIGHT
x 1002.719 IPE HEIGHT
x 1002.465 LINTEL HEIGHT
x 1000.085 GROUND UFFL

South West Elevation.... Scale 1:100



Pool Section.... Scale 1:50



Pool Plan.... Scale 1:50

COUNCIL DRAWINGS

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BALUSTRADES ACC. NBR
FINAL HEIGHTS TO BE DETERMINED ON SITE, IF ANY DISCREPANCY CONTACT ARCHITECT IMMEDIATLY
NO OBSTRUCTION AT ENTRANCE
CHIMNEY TO COMPLY WITH SABS PART W1-4
SELF LOCKING / CLOSING GATE. SWIMMING POOL ACC. TO SABS 1390

FOUNDATIONS:
600X250mm STRIP FOOTING UNDER 220mm WALLS STRICTLY TO ENG. DETAILS AND SPECIFICATIONS

FLOOR:
ALL CONCRETE SKABS STRICTLY TO ENGINEERS DETAILS AND SPECS.
FLOOR FINISHING ON 25mm CEMEMNT SCREED ON 85mm CONCRETE SURFACE BED TO ENG DETAILS AND SPECS.

PAVING:
BRICK PAVING TO SPECIALIST SPECS ON CLEAN RIVER SAND ON COMPACTED FILLING LAYERS OF 150mm MAX. COLOUR: TERRACOTTA
1.5m WIDE PAVING ALONGSIDE ENTIRE HOUSE
CHECK ALL THE ENGINEERS DRAWINGS AND SPECIFICATIONS FOR STORM WATER AND PAVING

WALLS:
APPROVED BRICKS TO SABS STANDARDS, FINISHED WITH 15-19mm PLASTER, ONE UNDERCOAT AND 2 COATS PAINT.
EXPANSION JOINTS ACC. TO ENG. SPECS.
RETAINING WALLS ACC. TO ENG. SPECS.

ROOF CONSTRUCTION:
CONCRETE SLABS STRICTLY TO ENG DETAILS AND SPECS WITH DPC AND GRAVEL FILLING BY SPECIALIST. RAINWATER DISPOSAL TO ENG. SPECS
WATERPROOFING UNDER ROOF COVERING WITH APPROVED WHITE DPC

SEWER:
ALL FIRST FLOOR WATSE PIPES MUST BE PROVIDED WITH ANTI-VAC TRAPS
ALL EQUIPMENT TO BE PROVIDED WITH VENT VALVES
ALL VENT PIPES TO BE CONCEALED
GEYSER INSTALLATION ACC. SABS 0254 PART "P"
ACCESS PANELS ARE TO BE PROVIDED AT ALL SERVICE DUCTS

BOUNDARY WALLS:
MAX OF 1955mm HIGH PLASTERED AND PAINTED SELECTED COLOUR.
TO BE FACEBRICK ON NEIGHBOURS SIDE.

WINDOWS AND DOORS:
WINDOWS AND DOORS TO BE POWDER COATED ALUMINIUM OR FRAMLESS GLASS AS PER WINDOW SCHEDULE

GLASS:
ALL GLAZING ACC. SABS 0137 AND PART "N" OF SABS 0400
0.00sqm - 0.75sqm = 3mm THICK CLEAR GLASS
0.75sqm - 1.50sqm = 4mm THICK CLEAR GLASS
1.50sqm - LARGER = 6mm THICK CLEAR GLASS
OBSCURE GLAZING TO BE USED ON ALL BATHROOM WINDOWS

DAMPPROOFING:
DPC MUST BE PROVIDED UNDER ALL WALLS AND WINDOW CILLS

ALL WOOD/TIMBER TO COMPLY WITH SANS 10163
GEYSER INSTALLATION TO COMPLY WITH SANS 10254

HEIGHT OF VERTICAL DPC TO BE ABOVE GROUND LEVEL AT A MINIMUM OF 150mm

DRYWALLS TO COMPLY WITH SANS 082

CITY OF TSHWANE
CITY PLANNING AND DEVELOPMENT
2021-02-02
RECOMMENDED

Sónia Leithgöb SACAP 7393
SL ARCHITECTS ARCHITECTURE BY DESIGN
Cell: (+27) 82 495 3841 | Tel: (+27) 668-9924/5/6 |
37/2 Louise Rd, Pretoria, www.slarch.co.za

Date: 15/12/2020

REV	DATE	DESCRIPTION
02	01-03-2019	NEW ROOF LAYOUT- MONO PITCH ROOF CHANGES TO DOUBLE PITCH ROOFS. MARLEY MODERN(FLAT PROFILE) M22 SLATE TILE TO BE USED. NEW ROOF ANGLE OF 26°. ALL HIGH W32,W33,W34 TO BE REMOVED. NEW POSITION FOR W19 IN MAIN BEDRM WIC

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CITY OF TSHWANE
CITY PLANNING AND DEVELOPMENT
2021-02-04
BUILDING PLAN AND MANAGEMENT
APPROVED

CITY OF TSHWANE METROPOLITAN MUNICIPALITY
RECEIVED
2021-02-01
R4/14936/20
BUILDING CONTROL

SLARCHITECTS
architecture by design

WWW.SLARCH.CO.ZA | The Club Shopping Centre, Cnr Pinaster Ave & 18th Street, Hazelwood, Pretoria, 0081 | +27 82 495 3841

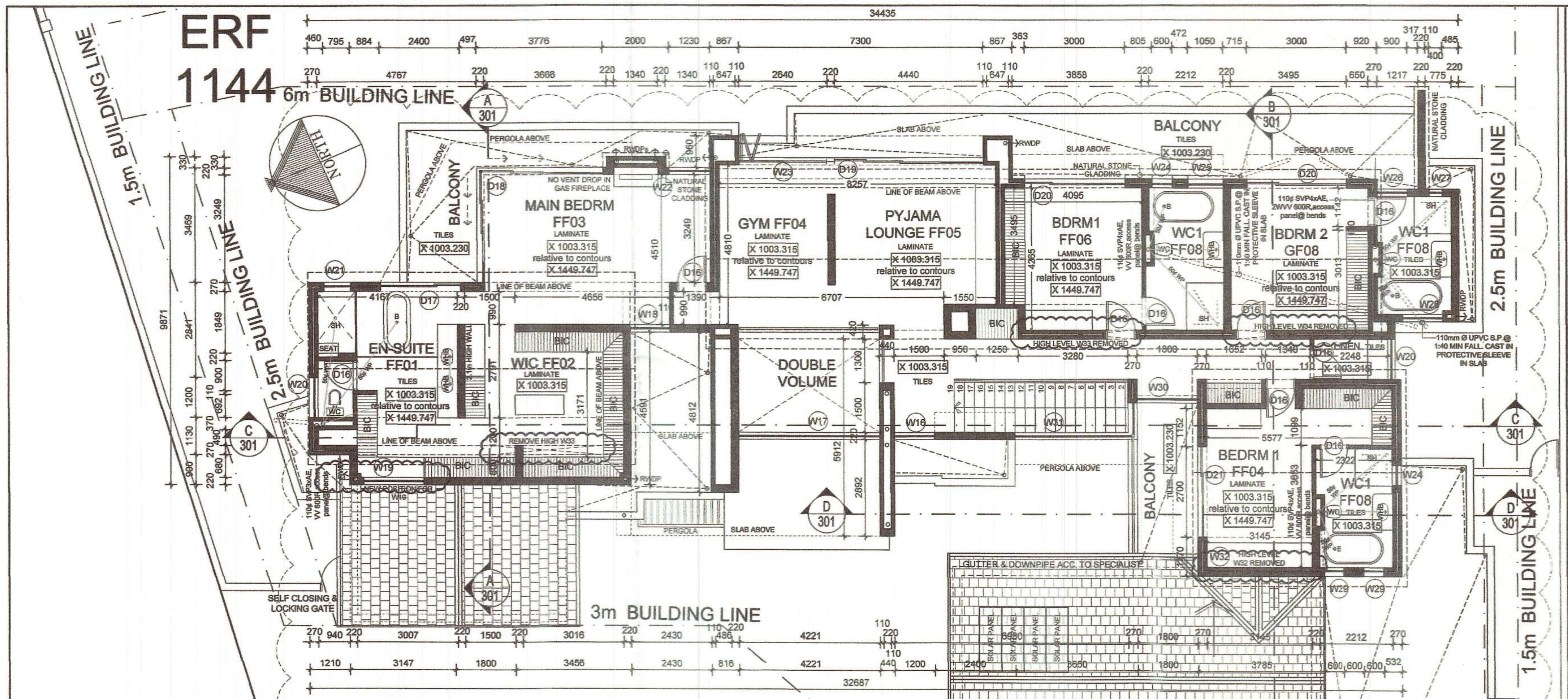
PROJEK	PROJECT
NEW RES S. LAMOLA, ERF 1144, PEACH TREE, COPPERLEAF ESTATE	

TEKENING	DRAWING
ELEVATIONS, POOL SECTION & LAYOUT	

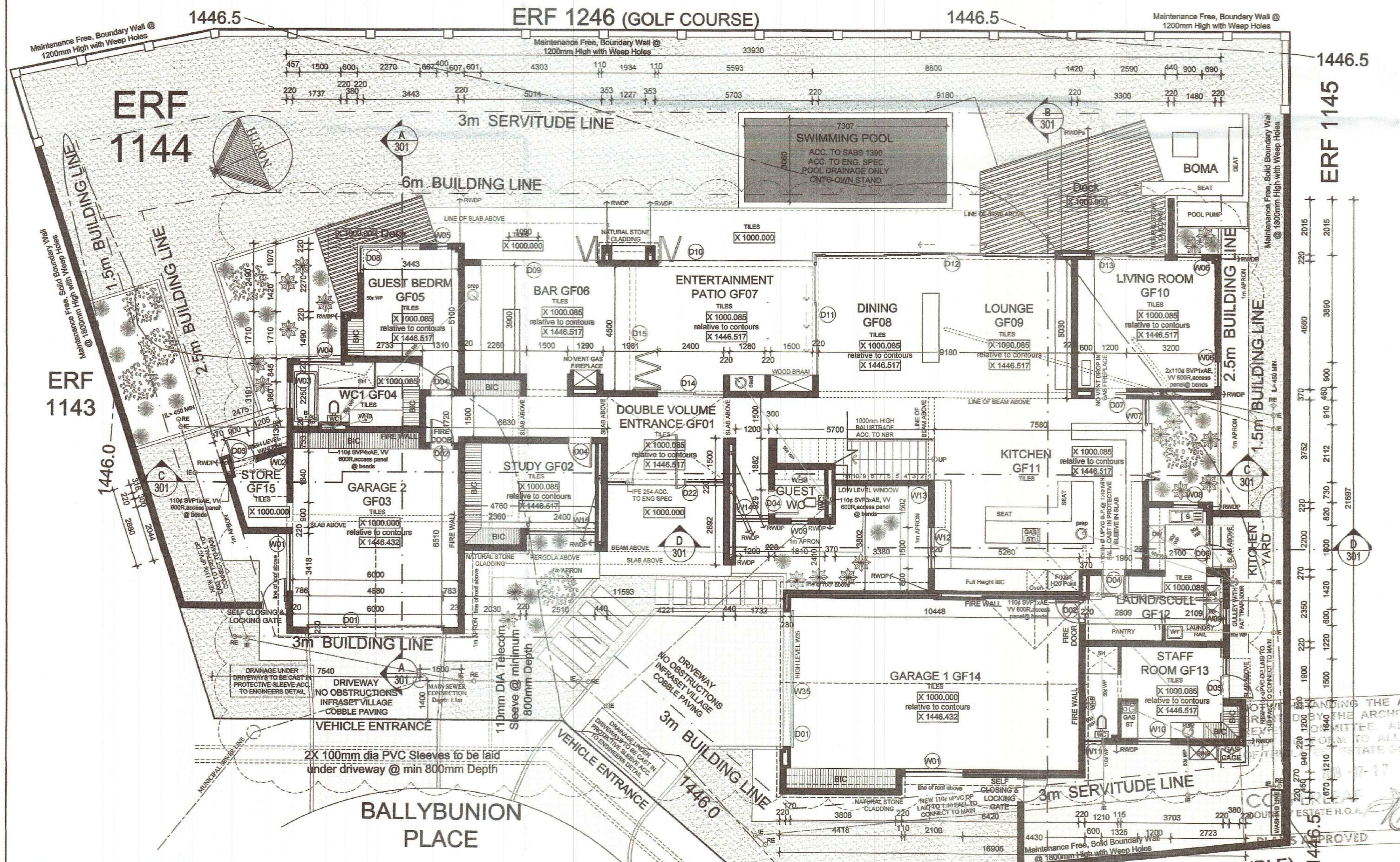
ONTWERP DESIGNED	NAGESIEN CHECKED
SONIA	SONIA

SKAAL SCALE	TEKENING NR	REVISION NO
1:100 @ A1	401	3

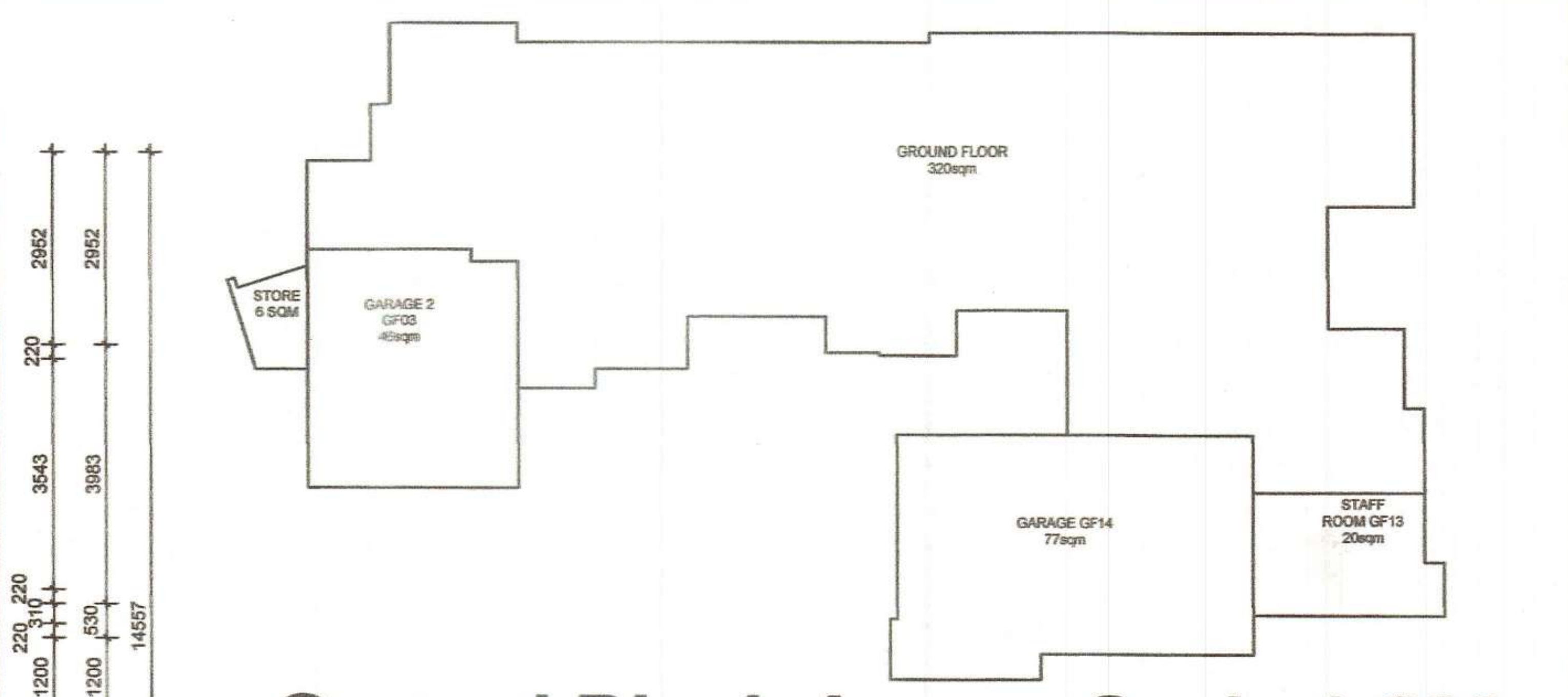
DATUM DATE	GETEKEN DRAWN	PROJECT NO
15/12/2020	ANINA	SL-A-1609



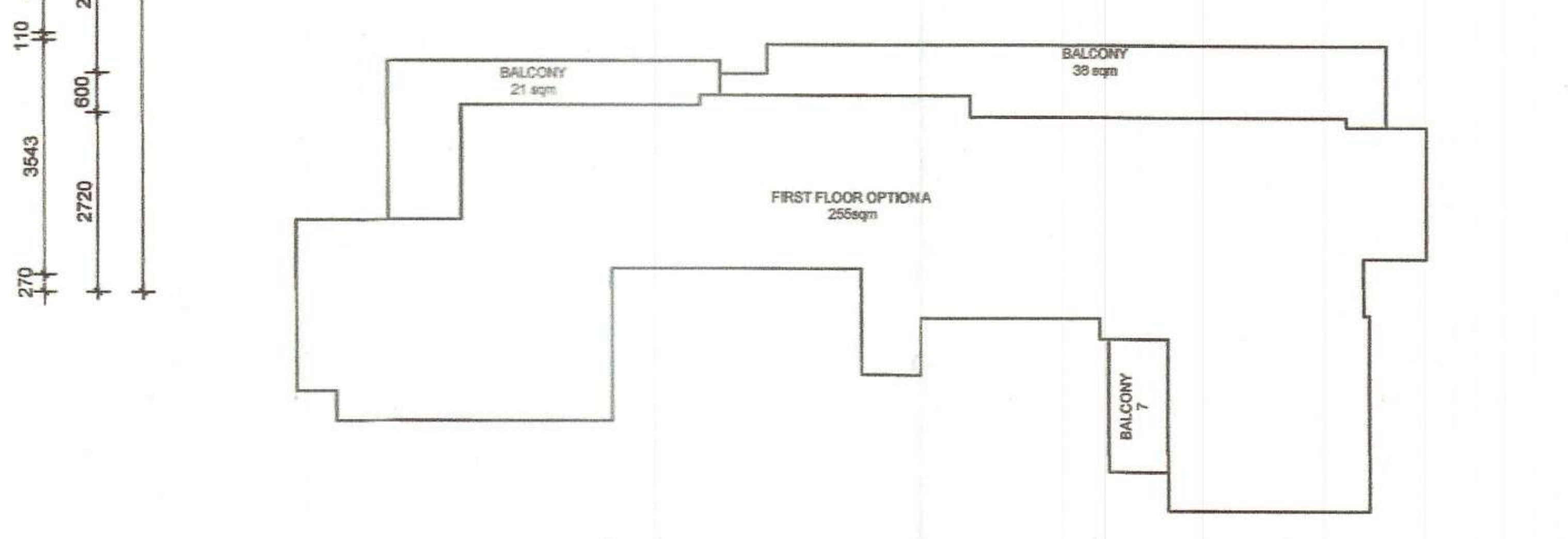
First Floor Plan.... Scale 1:100



Ground Floor Plan.... Scale 1:100

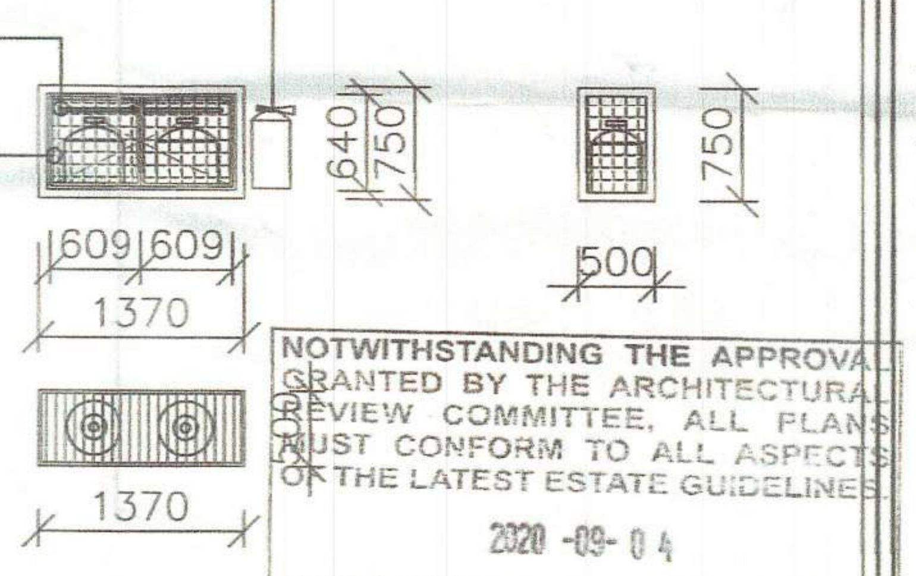


Ground Block Area.... Scale 1:200



FF Block Area.... Scale 1:200

MAIN SHUT-OFF VALVE TO BE OUTSIDE
9Kg DCP FIRE EXTINGUISHER.
EXPANDED METAL CAGE WITH NON-COMBUSTIBLE ROOF
FULLY VENTILATED GATE TO MANUFACTURERS DETAIL.



SYMBOLIC SAFETY SIGNS TO COMPLY WITH SANS 1186

NOTWITHSTANDING THE APPROVAL GRANTED BY THE ARCHITECTURAL REVIEW COMMITTEE, ALL PLANS MUST CONFORM TO ALL ASPECTS OF THE LATEST ESTATE GUIDELINES.
2020 -09- 04
COPPERLEAF
COUNTRY ESTATE H.O.A.
PLANS APPROVED
SIGNATURE

NOTES ON THE LPG INSTALLATION (up to 3000l):

1. NO LPG GAS MAY BE SUPPLIED OR USED UNTIL THE INSTALLATION IS REGISTERED WITH THE EMERGENCY SERVICES.
2. THIS LPG INSTALLATION TO COMPLY WITH SANS 10087 PART 1 AND EMERGENCY SERVICES BY-LAWS AT ALL TIMES.
3. ALL SIGNAGE AND DANGER NOTICES MUST BE DISPLAYED.
4. ALL SIGNAGE AND DANGER NOTICES MUST COMPLY WITH SANS 1186.
5. ALL SAFETY DISTANCES MUST COMPLY WITH SANS 10087.
6. AN AREA OF AT LEAST THREE METERS AROUND THE CAGE MUST BE KEPT CLEAR OF COMBUSTABLE MATERIAL.
7. 16mm PEX COMPOSITE PIPE
8. 1X9Kg DCP FIRE EXTINGUISHER MUST BE SUPPLIED AND MUST COMPLY WITH SANS 810, IN THE INDICATED POSITIONS.
9. THE INSTALLATION MUST BE DONE BY A REGISTERED LPG INSTALLER.
10. THE INSTALLATION MUST BE TESTED & INSPECTED BY A REGISTERED GAS INSTALLER.
11. LOW PRESSURE REGULATORS MUST COMPLY WITH SANS 1237.
12. THE MANIFOLD MUST BE MAINTAINED, INSTALLED, DESIGNED & INSPECTED IN ACCORDANCE TO ANNEXURE A. OF SANS 10087 PART 1.
13. THE USER IS RESPONSIBLE TO ENSURE THAT ALL APPLIANCES, COMPONENTS & PIPELINES ARE INSPECTED AT LEAST EVERY 4 YEARS TO PREVENT ANY LEAKS & DAMAGE.
14. TUBES, HOSES & THE INSTALLATION OF APPLIANCES MUST COMPLY WITH SANS 1539.
15. THE MANIFOLD MUST BE COLOUR CODED TO THE SPECIFICATIONS OF SANS 10140 PART 3.
16. ALL RELATED ELECTRICAL WORK MUST COMPLY WITH SANS 10108.
17. BUILDING WORK MUST COMPLY WITH SANS 10400 REQUIREMENTS.
18. CYLINDERS TO BE HOUSED IN AN EXPANDED METAL CAGE WITH A NON- COMBUSTIBLE ROOF.
19. ONLY CYLINDERS CONNECTED TO THE MANIFOLD ARE ALLOWED INSIDE THE CAGE.

PR ENG
ECSA 950443
Tel: 012 001 8767

11-09-2020

Gas Detail.... Scale 1:50

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2019 -07- 17
COPPERLEAF
COUNTRY ESTATE H.O.A.
PLANS APPROVED
SIGNATURE

2021 -02- 04
BUILDING PLAN AND MANAGEMENT

8/10/2021

COUNCIL DRAWINGS

GENERAL NOTES

ALL MATERIALS AND CONSTRUCTION MUST COMPLY WITH THE NATIONAL BUILDING REGULATIONS (ACT NO 103 OF 1977) INCLUDING ALL AMMENDMENTS AS WELL AS THE BY-LAWS OF THE LOCAL AUTHORITIES.
ALL DIMENSIONS TO BE CHECKED ON SITE AND DRAWINGS MUST NOT BE SCALED.

BALUSTRADES ACC. NBR
FINAL HEIGHTS TO BE DETERMINED ON SITE, IF ANY DISCREPANCY CONTACT ARCHITECT IMMEDIATLY
NO OBSTRUCTION AT ENTRANCE
CHIMNEY TO COMPLY WITH SABS PART W1-4
SELF LOCKING / CLOSING GATE. SWIMMING POOL ACC. TO SABS 1390

FOUNDATIONS:
600X250mm STRIP FOOTING UNDER 220mm WALLS STRICTLY TO ENG. DETAILS AND SPECIFICATIONS

FLOOR:
ALL CONCRETE SKABS STRICTLY TO ENGINEERS DETAILS AND SPECS.
FLOOR FINISHING ON 25mm CEMEMNT SCREED ON 85mm CONCRETE SURFACE BED TO ENG DETAILS AND SPECS.

PAVING:
BRICK PAVING TO SPECIALIST SPECS ON CLEAN RIVER SAND ON COMPACTED FILLING LAYERS OF 150mm MAX. COLOUR: TERRACOTTA
1.5m WIDE PAVING ALONGSIDE ENTIRE HOUSE
CHECK ALL THE ENGINEERS DRAWINGS AND SPECIFICATIONS FOR STORM WATER AND PAVING

WALLS:
APPROVED BRICKS TO SABS STANDARDS, FINISHED WITH 15-19mm PLASTER, ONE UNDERCOAT AND 2 COATS PAINT.
EXPANSION JOINTS ACC. TO ENG. SPECS.
RETAINING WALLS ACC. TO ENG. SPECS.

ROOF CONSTRUCTION:
CONCRETE SLABS STRICTLY TO ENG DETAILS AND SPECS WITH DPC AND GRAVEL FILLING BY SPECIALIST. RAINWATER DISPOSAL TO ENG. SPECS
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HEIGHT OF VERTICAL DPC TO BE ABOVE GROUND LEVEL AT A MINIMUM OF 150mm.

DRYWALLS TO COMPLY WITH SANS 082

GROUND FLOOR AREAS :		
GARAGE	77	sqm
GARAGE	46	sqm
RESIDENCE	320	sqm
STORE	6	sqm
STAFF	20	sqm
SUB-TOTAL GF	469	sqm
FIRST FLOOR OPTION A AREAS :		
RESIDENCE	255	sqm
BALCONY 1	21	sqm
BALCONY 2	38	sqm
BALCONY 3	7	sqm
SUB-TOTAL	255	sqm
TOTAL:	724	sqm
COVERAGE :		
SITE AREA	1201	sqm
FOOTPRINT	469	sqm
TOTAL COVERAGE	39%	
FSR	0.6	

S.D. LEITHGÖB
SACAP 7393
Date 29/7/2019

REV	DATE	DESCRIPTION
02	01-03-2019	NEW ROOF LAYOUT- MONO PITCH ROOF CHANGES TO DOUBLE PITCH ROOFS. MARLEY MODERN(FLAT PROFILE) M22 SLATE TILE TO BE USED. NEW ROOF ANGLE OF 26°. ALL HIGH W32,W33,W34 TO BE REMOVED.NEW POSITION FOR W19 @ MAIN BEDRM WIC

CITY OF TSHWANE
CITY PLANNING AND DEVELOPMENT
2021 -02- 02
RECOMMENDED

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RECEIVED
2020 -09- 21
BUILDING CONTROL

R4/1236/2020

SLARCHITECTS
architecture by design

PROJEK / PROJECT
NEW RES S. LAMOLA,
ERF 1144, PEACH TREE,
COPPERLEAF ESTATE

TEKENING / DRAWING
GROUND FLOOR PLAN, FIRST FLOOR PLAN, BLOCK AREA SCHEDULE AND GAS DETAIL

ONTWERP / DESIGNED	NAGESIEN / CHECKED
SONIA	SONIA

SKAAL / SCALE	TEKENING NR	REVISION NO
1:100, 1:200 & 1:50 @ A1	201	2

DATUM / DATE	GETEKEN / DRAWN	PROJECT NO
11/03/2019	ANINA	SL-A-1609