



**GENERAL:**  
 All works to SANS 10400 - 2010 and to the approval of the Local Authority. All work to be checked beforehand and report any discrepancies to the designer without any delay.  
 DO NOT SCALE FROM THIS DRAWINGS.

**ROOF COVERINGS:**  
 Concrete roof tiles ( ELITE OR SIMILAR ) on 38x38mm  
 S.A. pine battens @ Max 200mm CC on micac roof trusses @ manufactures centres' spacing.  
 Trusses to be fixed down with galvanised hoop iron min 600mm into brickwork.  
 Trusses to be fixed with galvanised hoop iron on 14mm x 30mm wall plate.  
 All portions of structural timber built into walls to be well tarred, creosoted or encased in dpc.  
 Gable and walls tied back to roof structure with galvanised hoop iron straps 3mm thick x 30mm wide at 600c embedded 300mm in wall, bent over and fixed to 2 rafters.

**EAVES:**  
 Overhang : 300mm.  
 Fascias : Ewette medium density plain groove Nolex fascia boards, size 225 x 9mm thick, fixed to timber rafters twice screwed with 12 x 40mm counter sunk brass screws with aluminium fascia jointed plate between boards and aluminium H-profile fascia corner joiners at board ends.  
 Filters : as prescribed by roof material manufacturer.  
 Softies : as prescribed by roof material manufacturer.  
 Gutters fixed to Fascia (to manufacturer specification).

**RAIN WATER GOODS:**  
 Watertight guttering domestic ogee profile aluminium seamless gutter overall size 125 x 85 x 0.6mm thick.  
 Colour white with matching splash plate, including expanded aluminium mesh leaf guard set over the gutter with 100mm diameter UPVC downpipes complying with SABS 11, fixed to wall with holdbrats, all installed to spec.

**BLOCK WALLS:**  
 Work size: ROK Maxi bricks  
 Strength: According to SANS 10400 - 2010 part KK 4.  
 Rendering:  
 i) "Brickforce" every second brick course in all walls.  
 ii) "Brickforce" every course for four courses over openings.  
 iii) "Brickforce" endlaps minimum 300mm.  
 Finishes: 10mm Plaster render/inside and Nature's Coat Brush Plaster ( to manufacturers spec ).

**FOUNDATIONS:**  
 Foundation sizes to be specified by Engineers. Foundation strength to be 20MPa. (see Engineers specification)

**MORTAR:**  
 All cement powder to be SABS approved Portland cement, Class 2, dapha to be used for construction. Max. 55 kg cement, 200 litre sand maximum. Lime is optional for extra workability & improved waterproofing. Add a maximum of 40 lime lime to mixture.

**WATERPROOFING:**  
 Dampproofcourse: 375 micron (dpc). Dampproofmembrane: 250 micron (dpm).

**PAINING:**  
 House Colour paint to be Arlique Petal as approved by Mil de Vie. Door and Window colour to be. (White - Epoxy coated & Painted )

**FLOORS:**  
 Floor finishes on 25mm screed on 100mm 20MPa concrete on dpm on 50mm sand blinding layer on compacted hardcore (to 93% mod. AASHTO) in layers of 150mm maximum on reduced ground level well compacted.

**GLAZING:**  
 All glazing to SABS 0137 (third edition) and SANS 10400-2010 part NN3, part 002, Part XA and SANS 204. Glazing to be minimum 10% of floor area of habitable rooms. Minimum 4mm thick glazing.

**DOORS AND WINDOWS:**  
 See Door & Window schedule for sizes and specifications.

**ELECTRICAL INSTALLATION:**  
 To be done by a competent registered electrician. See electrical layout for electrical installation.

**FOULWATER DRAINAGE:**  
 Above ground: uPVC pipes to SABS 907. Coupling pieces, bendable ring seals.  
 Joints: welded solvent joints. Below ground: uPVC pipes to SABS 1200 LD and SABS 0112. Maximum 1.5 and minimum 1.60 fat. In concrete: Pipes below structures/vehicular access in 400 x 400mm concrete.

**SITE :** To be Landscaped as per the Appointed Landscape Architect's plan.

**WORKS:** As shown on Siteplan. Site to be left free of building rubble.

**MUNICIPAL REQUIREMENTS AND THOSE OF OTHER AUTHORITIES MUST BE ADHERED TO. CONTRACTORS AND SUB-CONTRACTORS ARE TO CHECK ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE COMMENCING WORK. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS AND LARGE SCALE DETAILS SUPERSEDE SMALL SCALE DRAWINGS. THE DESIGN ON THIS DRAWING IS THE PROPERTY OF THE ARCHITECT'S AND COPYRIGHT THEREOF IS RESERVED BY THEM.**

**The Vines II 877**

**VAL DE VIE**  
ANNO 1783

**THE VINES**

CLIENT SIGNATURE	ILLUSTRATION
	<p>Site Setout Scale 1:100</p>

**AREA SCHEDULE**

Double Garage	39.83 m <sup>2</sup>	Drying Yard	15.17 m <sup>2</sup>
Undercover Patio	16.52 m <sup>2</sup>	Pergola Area	18.54 m <sup>2</sup>
Plot	389.29 m <sup>2</sup>	Total Coverage	57.390 m <sup>2</sup>
Ground Floor Living	131.92 m <sup>2</sup>	Plot Perimeter	57.390 m
Total Area	188.27 m <sup>2</sup>	Bulk	48.36%
		1800mm Boundary Walls	5.204 m
		1800mm Screen Walls	3.040 m
		1200mm Boundary Fence	6.936 m

DESIGNED BY :

**ANTONI**  
associates

DRAWN BY : Jeannine de Wet

**ICON**  
ARCHITECTS

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DRAWING ISSUE DATE: 2017/03/03

# Ruby Enclave

No Obstruction on Sidewalk

ERF 876



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Concrete roof tiles ( ELITE OR SIMILAR ) on 38x38mm S.A. pine battens @ Max 200mm CC on micac roof trusses @ manufactures centres' spacing. Trusses to be fixed down with galvanneal hoop iron min 600mm into brickwork. All portions of structural timber built into walls to be well tarred, creosoted or encased in dpc. Gable and walls tied back to roof structure with galvanneal hoop iron strips 3mm thick x 30mm wide at 600c embedded 300mm in wall - bent over and fixed to 2 rafters.

**EAVES:**  
Overhang : 300mm.  
Fascias : Exetite medium density plain groove Noler fascia boards, size 225 x 9mm thick, fixed to timber rafters twice screwed with 12 x 40mm counter sunk brass screws with aluminium fascia jointed plate between boards and aluminium H-profile fascia corner joiners at board ends.  
Filters : as prescribed by roof material manufacturer.  
Softies : as prescribed by roof material manufacturer.  
Cutters fixed to Fascia to manufacturer specification.

**RAIN WATER GOODS:**  
Wateright guttering domestic ogee profile aluminium seamless gutter overall size 125 x 85 x 0.6mm thick. Colour white with matching splash plate, including expanded aluminium mesh leaf guard set over the gutter with 100mm diameter UPVC downpipes complying with SABS 11. Fixed to wall with holdbrats - all installed to spec.

**BLOCK WALLS:**  
Work size: ROK Maxi bricks  
Strength: According to SANS 10400 - 2010 part KK 4.  
Rendering:  
i) "Brickforer" every second brick course in all walls.  
ii) "Brickforer" every course for four courses over openings.  
iii) "Brickforer" endlaps minimum 300mm.  
Finishes: 10mm Plaster render outside and Nature's Coat Brush Plaster ( to manufacturers spec ).

**FOUNDATIONS:**  
Foundation sizes to be specified by Engineers. Foundation strength to be 20MPa ( see Engineers specification )

**MORTAR:**  
All cement powder to be SABS approved Portland cement. Class 2 dpc to be used for construction. Max. 55 kg cement, 200 litre sand maximum. Lime is optional for extra workability & improved waterproofing. Add a maximum of 40 lime lime to mixture.

**WATERPROOFING:**  
Dampproofcourse: 375 micron (dpc). Dampproofmembrane: 250 micron (dpm).

**PAINING:**  
House Colour paint to be Arlique Petal as approved by Val de Vie. Door and Window colour to be. (White - Epoxy coated & Painted )

**FLOORS:**  
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**The Vines II 877**

  
VAL DE VIE  
ANNO 1783  
**THE VINES**

CLIENT SIGNATURE      ILLUSTRATION

Floorplan Scale 1:50

**AREA SCHEDULE**

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DESIGNED BY :



DRAWN BY : Jeannine de Wet

