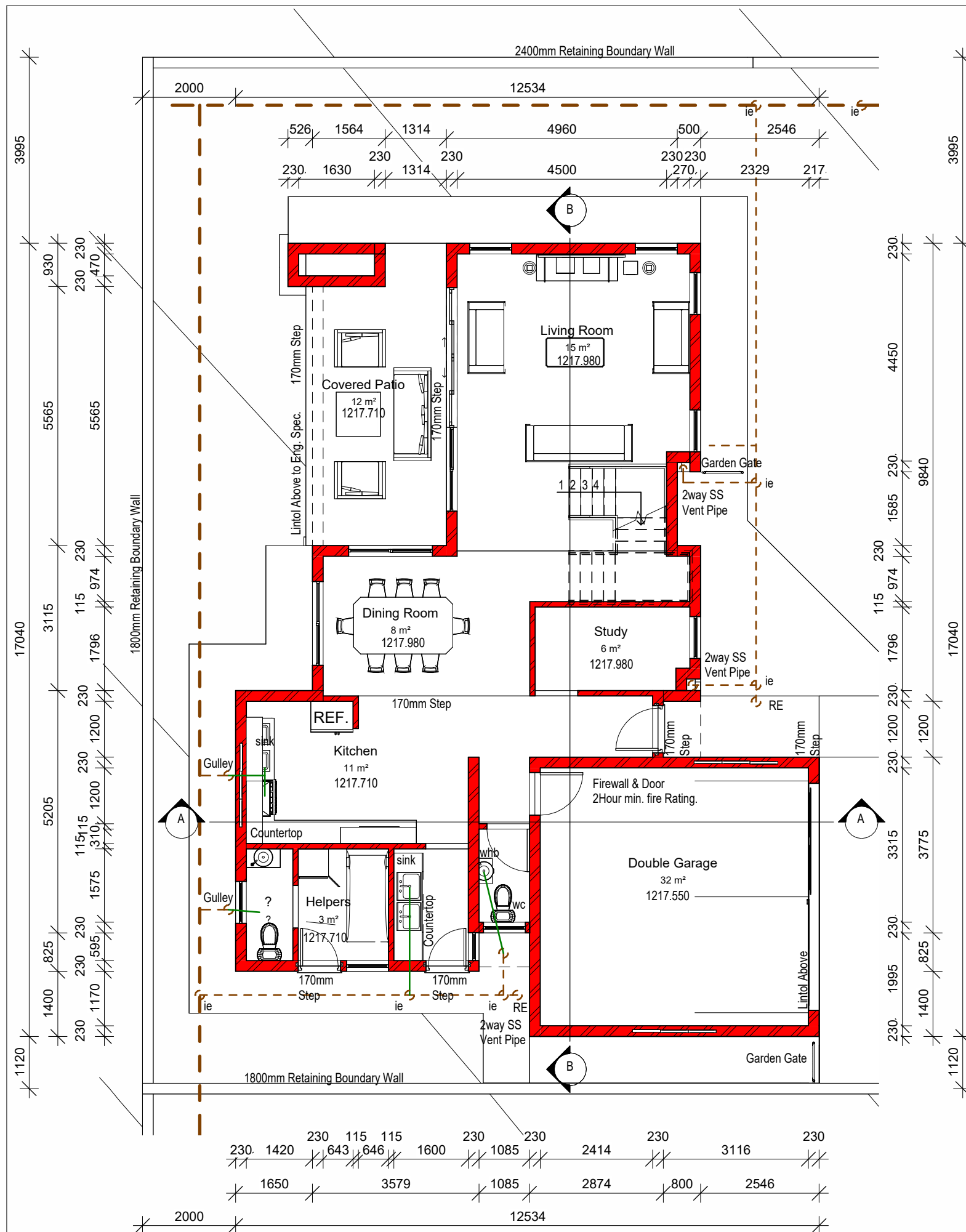
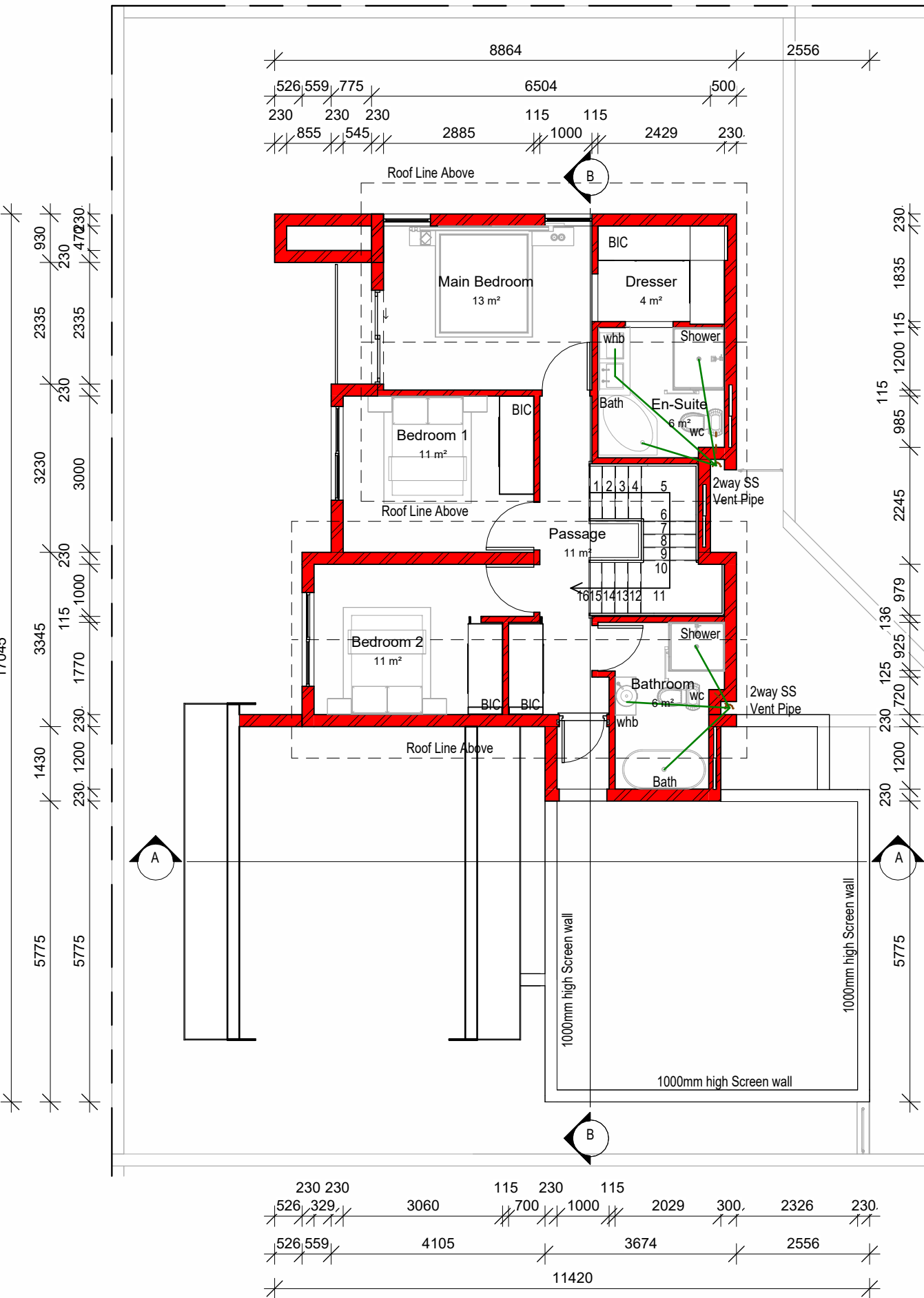




Ground Floor - Unit 3

1 : 100



First Floor - Unit 3

1 : 100

Electrical Legend	
	Aerial TV (DSTV Connection)
	Ceiling Light Point
	Distribution Board
	Flourescent Light
	Light Switch
	Low Watt Down Lights
	Oven Isolator
	Plug
	Double Plug
	Plug Stove
	Telephone
	Wall Mounted Bulk Head
	AIR Conditioning unit



GUTTER NOTE :

Gutters must be painted to match the colour of the roof and down pipes to be painted to match the colour(s) of the external walls. All fascia boards must be painted to match the roof colour. Plumbing pipes must be bricked in and made flush against the external wall. Access panels, only at the junctions, must be approximately 300 x 300 in size and painted to match the house. Window mounted air-conditioning units are not permitted. Wall mounted air-conditioning units and geysers are permitted provided they are mounted at ground level and screened from view at street level. Evaporative cooling plants are recommended but must be suitably screened and integrated into the overall design. Pool pumps must not be visible from the street and should be screened in an aesthetically pleasing manner approved by the aesthetics committee.

LANDSCAPE NOTE :

All Landscaping to be done in accordance with the Indigenous landscaping policy as described in the Estate Guidelines. Homeowners are encouraged to make use of indigenous plants in their private gardens as far as it is practical and to select plants from the recommended plant list. Certain non indigenous (exotic) trees will be allowed. No palm trees will be allowed on the estate. Landscaping is to be limited, as far as possible, to indigenous species and will be done by the Homeowners Association on most of the common areas. A landscaping design of the property should be prepared and submitted to the aesthetics committee with the architectural design for approval. The garden landscaping must be completed within 90 days of issue of the Local Council's Occupational certificate. All landscaping plans must display what method of storm water disposal will be employed. No concentrated storm water is to be disposed of directly in neighboring stands and must comply with National Building Regulations. Ideally, storm water should be disposed of in a storm water drain, water feature, or soak pit. Children's play areas, "Jungle gyms" etc. must be adequately screened from streets and public areas and should conform to the use of natural materials. No CCA treated poles are allowed in play areas due to the specific health risks associated with the arsenic and chromium preservative used.

FINISHING SCHEDULE :

ROOF NOTE:

All roofs are 26° pitch roofs. Covering is Marley Interlocking Roof Tiles pre-painted Dark Grey in colour. Fascias and Gutters Painted to match Roof Colour.

WALL NOTES:

WF 1 - 25mm thick plaster with vertical brushed finish, Y1-E4-4 - Baby Elephant - Placon

WF 2 - 25mm thick plaster with vertical brushed finish, 20YY-43/200 - Camelcoat - Dulux

WF 3 - 25mm thick plaster with vertical brushed finish BBQ 307 - Topaz - Placon

WF 4 - Modikwe Dry Stack Stone Cladding or Similar to compliment House Walls, subject to HOA approval

WINDOWS AND DOORS:

Powder Coated Matt Charcoal Aluminium framed

windows with top hung opening out sections

(or fixed as shown)

manufactured by AAMSA registered member, extrusions

in accordance of

BS EN 755 from Alloy 6063 or 6061 temper t5 + t6

SLAB NOTE:

Balcony Tiles with EVERBOND or DERBIGUM SP waterproofing to be

applied strictly according to manufacturers specification on minimum

25mm thick cement screed to fall 1:100 to fullbore outlets.

Off - Shutter Concrete with exposed aggregates to be

used for Entrance Slab.

Roof Slab to be finished in

Horizontal Timber Waterboards fixed to structural wall.

Weathered Teak and treated Wood to match wall

cladding.

Stone Pebble to all Flat Concrete roofs

BALUSTRADE NOTE:

20mm horizontal steel balusters. 200mm apart.

10mm Pre-stressed Wire Balusters. Minimum Spacing

100mm

PAVING:

Infraset village cobble with dump rock embedded road edge beam.

FLOOR TILES:

Non Slip Natural Stone Tiles by approved Supplier.

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GENERAL NOTES

THIS DRAWING IS NOT TO BE SCALED. FIGURED DIMENSIONS TO BE USED AT ALL TIMES. CONTRACTOR IS RESPONSIBLE FOR CORRECT SETTING OUT OF THE BUILDING. ALL EXTERNAL AND INTERNAL WALLS WITH PARTICULAR REFERENCE TO BUILDING LINES, BOUNDARIES ETC. CONTRACTOR TO VERIFY ALL LEVELS, HEIGHTS AND DIMENSIONS ON SITE AND TO CHECK SAME AGAINST THE DRAWING BEFORE PUTTING ANY WORK IN HAND. ALL CONTRACTORS TO CHECK DETAILS SHOWN ON THIS DRAWINGS FOR COMPLIANCE WITH STANDARDS OF GOOD BUILDING PRACTICE WITH PARTICULAR REFERENCE TO SPECIAL REQUIREMENTS. ANY ERROR DISCREPANCIES OR OMISSIONS TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. FINAL DIMENSIONS TO BE TAKEN ON SITE BEFORE ORDERING, SUPPLYING AND FIXING PROPRIETARY ON DETAILED FITTINGS. CONTRACTORS ARE TO LOCATE AND IDENTIFY EXISTING SERVICES ON SITE AND TO PROTECT THESE FROM DAMAGE THROUGHOUT THE DURATION OF THE WORKS. CONTRACTORS ARE TO BUILD IN D.P.C.'S WHETHER OR NOT THESE ARE SHOWN ON DRAWINGS TO ALL EXTERNAL WALLS, AT EACH FLOOR AND TO ALL WINDOWS, DOORS OR OTHER OPENINGS IN EXTERNAL WALLS. CAVITY WALLS TO HAVE STEPPED D.P.C.'S. CONTRACTOR TO BUILD IN BRICK FORCE EVERY 5TH COURSE IN BRICK WALLS AND EVERY 2ND COURSE ABOVE WINDOWS, DOORS AND ALL OTHER OPENINGS. QUALITY OF ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH THE RELEVANT S.A.B.S. AND B.S.S. SPECIFICATIONS. ALL GLASS TO BE ACCORDING TO N.B.R. & TO BE S.A.B.S. APPROVED 3mm THICK GLASS FOR 0 - 0.75 AREA 4mm THICK GLASS FOR 0.75 - 1.5 AREA 5mm THICK SAFETY GLASS FROM 1.5 - LARGER AREA SLIDING DOORS TO HAVE SAFETY GLASS WITH GLAZING INDICATOR. ANY QUERIES ARISING FROM ALL THE ABOVE MUST BE REPORTED TO THE ARCHITECT FOR CLARIFICATION BEFORE ANY WORK IS PUT ON HAND.

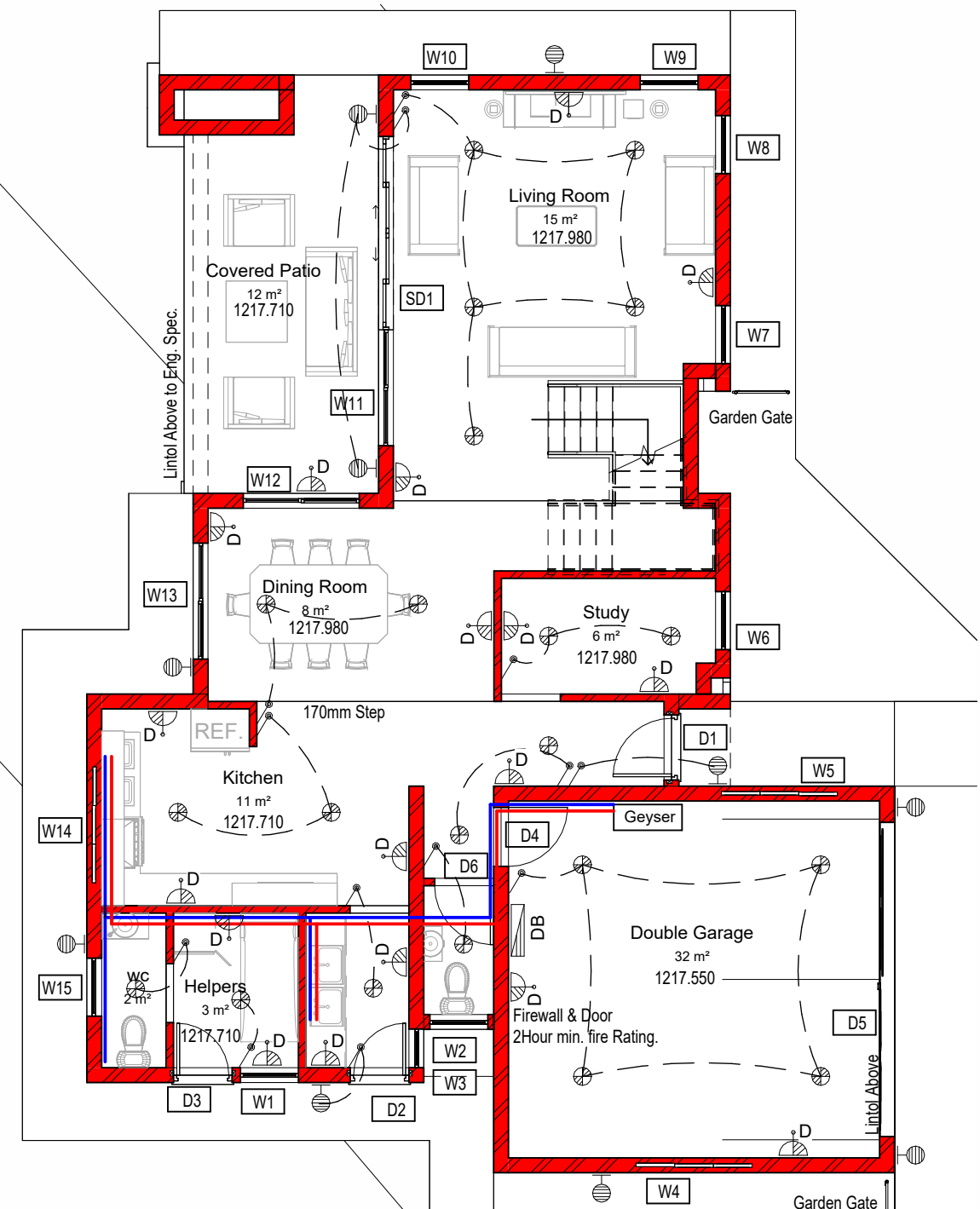
DRAINAGE NOTES

ALL PLUMBING AND DRAINAGE WORK AND INSTALLATION OF SANITARY FITTINGS TO COMPLY WITH THE RELEVANT LOCAL AUTHORITY BY-LAWS, REGULATIONS AND REQUIREMENTS. ALL DRAIN PIPES: MINIMUM FALL 1:80, MAXIMUM FALL 1:10. ALL WASTE PIPES AND SOIL PIPES TO BE FULLY ACCESSIBLE ALONG ENTIRE LENGTH OF THE PIPE. I.E. TO BE PROVIDED AT EVERY BEND, JUNCTION AND CHANGE IN DIRECTION AND EVERY 24 METERS WITH MARKED COVERS AT GROUND LEVEL. ALL WASTE PIPE FITTINGS TO HAVE APPROVED RESEAL TRAPS VENT PIPE OUTLET TO BE MIN. 2m ABOVE ANY OPENING. ALL BATH ENCLOSURES TO HAVE ACCESS PANELS. GULLEYS TO BE TRAPPED AND WITH SUITABLE GULLY GRATING AND TO BE 150mm ABOVE SURROUNDING LEVELS. ALL DRAINS UNDER BUILDINGS OR FOOTINGS TO BE ENCASED IN 150mm CONCRETE ALL ROUND THE PIPE. WASTE PIPES IN FLOORS TO BE SLEEVED AND BE FITTED WITH EASILY ACCESSIBLE C.E. ABOVE FLOOR LEVEL AND EACH END OF SLEEVE. NO DRAIN BENDS OR JUNCTIONS IN OR UNDER FLOOR SLAB. KEEP ALL DRAINS 900mm FROM CONCRETE FOUNDATIONS. IF IN DOUBT, PLEASE ASK.

ENERGY CONSUMPTION;	LIGHTING
ALLOWED; 5kWh/m ² a OR 5kWh/m ²	ENERGY DEMAND;
[a = 1 (YEAR)]	ALLOWED; 5W/m ²
5kWh/m ² a x 214.92m ² = 1074.6kWh.a	5W/m ² x 214.92m ² = 1074.6W
ASSUME LIGHTS ARE ON FROM 17:00-22:00 EACH DAY/YEAR, THAT IS 5h/DAY	11 x 11W LAMPS = 121.0W
52 (WEEKS) x 7 (DAYS) x 5 (h) = 1820h.a	3 x 32W LAMPS = 96W
LAMPS = 217.0W OR 0. 217kW	total = 217.0W
0. 214.92kW x 1820h.a = 391.15kWh.a	OR
(<786.15kWh.a)	214.92W / 1074.6m ² = 4.89m ²
pass	pass

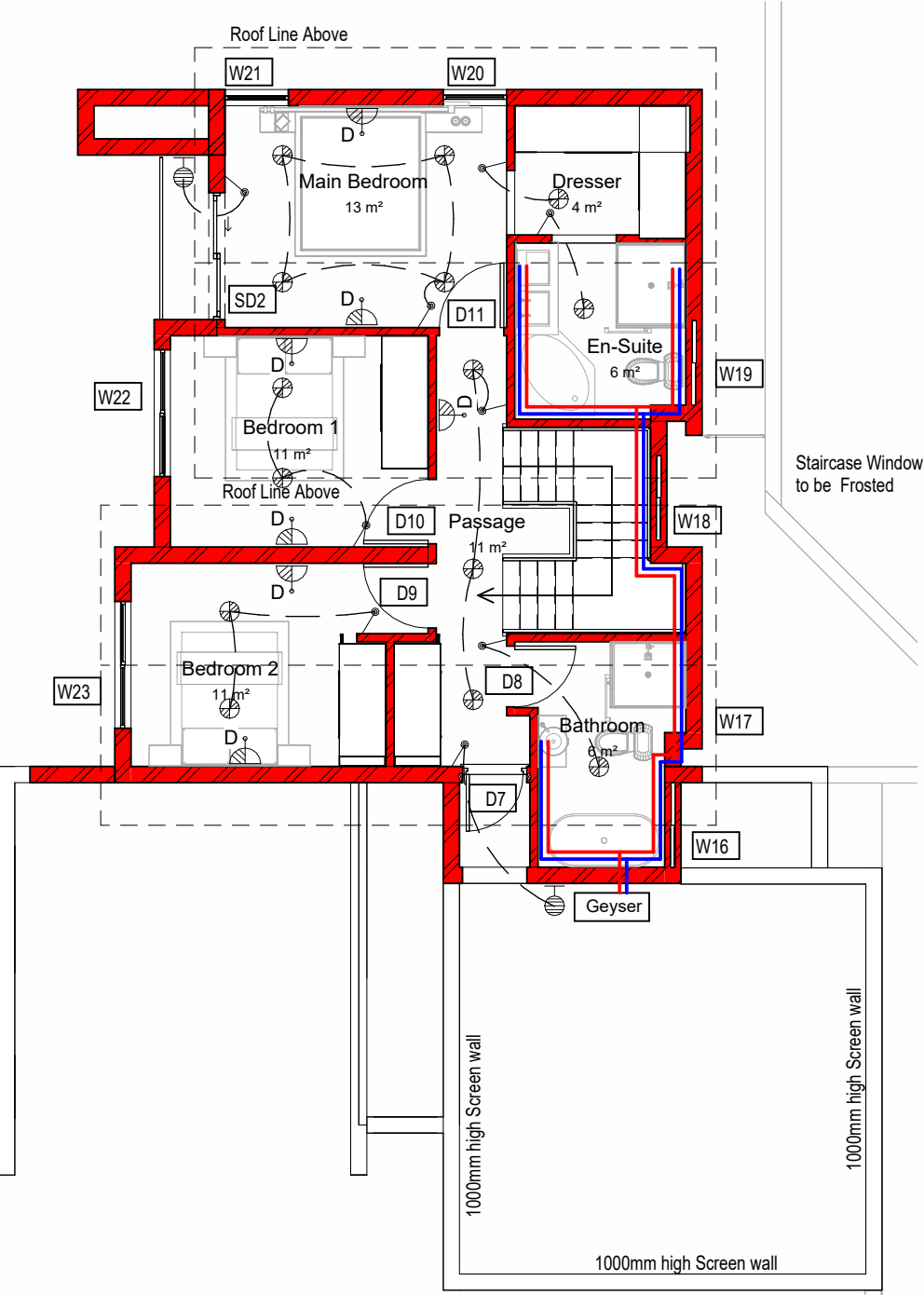
Area Schedule			
Area of Site		1 974m ²	
Unit 1		Unit 5	
Ground Floor Dwelling	80m ²	Ground Floor Dwelling	100m ²
Garages	35m ²	Garages	35m ²
Covered Patios	11m ²	Covered Patios	15m ²
First Floor	104m ²	First Floor	100m ²
Total Floor Area	230m ²	Total Floor Area	250m ²
Unit 2		Unit 6	
Ground Floor Dwelling	63m ²	Ground Floor Dwelling	100m ²
Garages	35m ²	Garages	35m ²
Covered Patios	13m ²	Covered Patios	15m ²
First Floor	120m ²	First Floor	100m ²
Total Floor Area	231m ²	Total Floor Area	250m ²
Unit 3		Unit 7	
Ground Floor Dwelling	100m ²	Ground Floor Dwelling	100m ²
Garages	35m ²	Garages	35m ²
Covered Patios	12m ²	Covered Patios	11m ²
First Floor	115m ²	First Floor	100m ²
Total Floor Area	262m ²	Total Floor Area	246m ²
Unit 4			
Ground Floor Dwelling	90m ²		
Garages	35m ²		
Covered Patios	16m ²		
First Floor	105m ²		
Total Floor Area	246m ²		
Ground/First Floor Ratio			
Total Ground Floor Area			971m ²
Total First Floor Area			744m ²
Total Area			1 715m ²
Hard Landscaping			645m ²
F.A.R.			0.86
Coverage			49%

Table 2 - Average water consumption (hot and cold) appliances					Table 5 - Hot water demand, storage and heater power requirements		
1	2	3	4		Total hot water demand	Storage volume at 60°C	Heater power ^a
Domestic and commercial appliances	L/operation	No of Fittings	Total L/operation				
Bath	80 - 90		170				
Bidet	6 - 8						
Clothes washing machine	60 - 180	1	100				
Dishwashing machine	3 - 70	1	35				
Domestic waste disposal unit	10 - 15 a						
Shower	3 - 6 a	3	18				
Wash-hand basin	4 - 8	5	25				
WC flushing valve (normal flush)	8 - 10	4	36				
Domestic appliances	L/day/person served						
Car washing and garden use	3 - 6	4	20				
Drinking, food preparation and cooking	18 - 22	4	80				
Laundry	10 - 15	4	60				
Personal washing and bathing	20 - 30	4	100				
Washing dishes	8 - 12	4	40				
WC flushing	32 - 40	4	140				



Ground Floor Hot Water and Electrical Layout

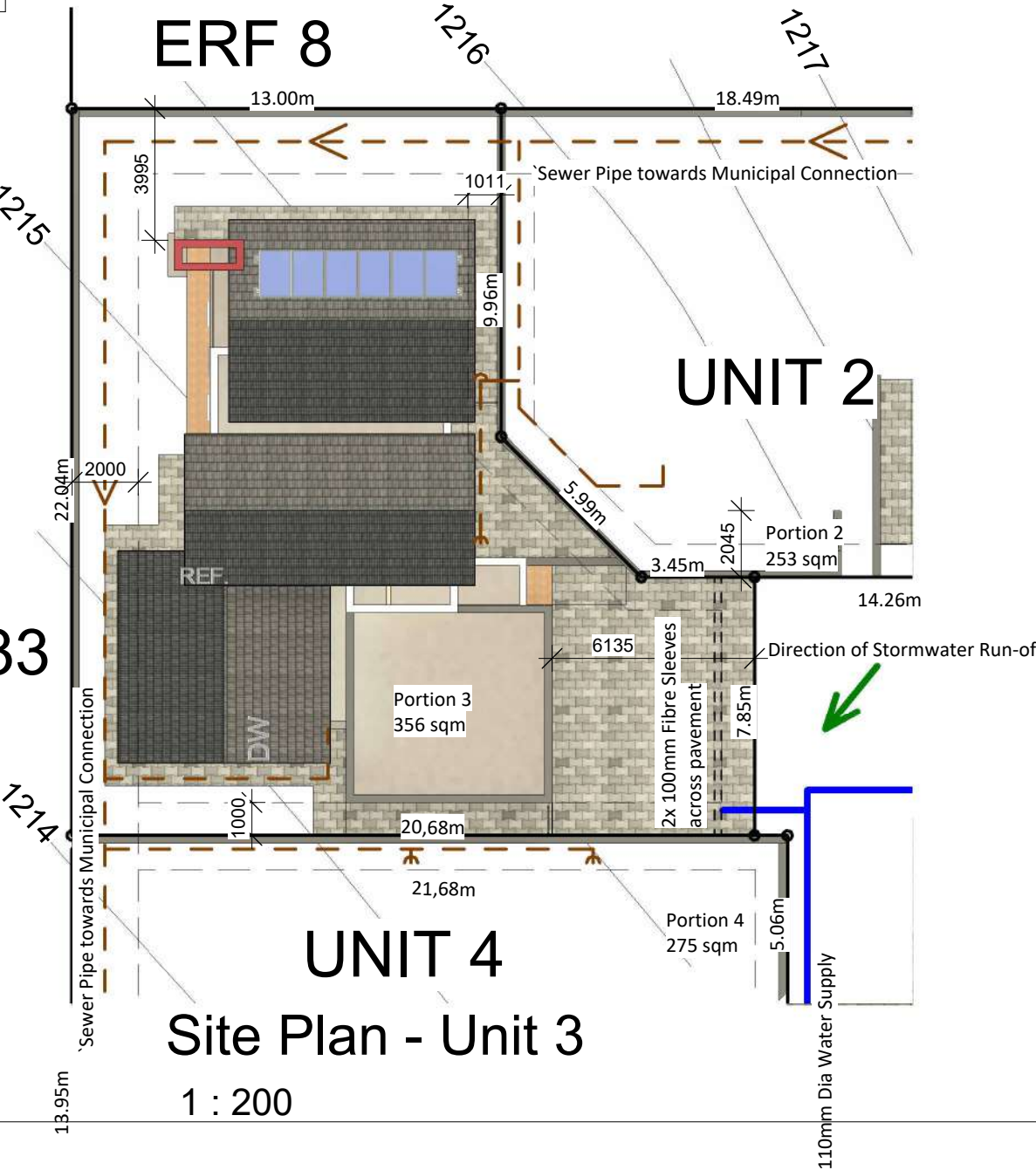
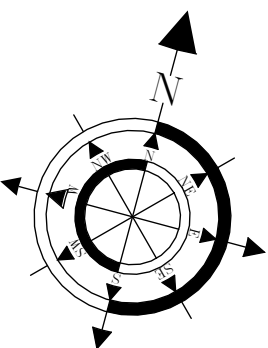
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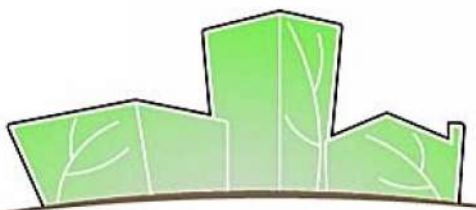


First Floor Hot Water and Electrical Layout

1 : 100

ERF 333



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Client:		SIGNATURE:			
NEST XANADU COMPLEX					
Project:		SIGNATURE:			
Proposed Cluster Houses on ERF 7 Xanadu Estate Hartebeestpoort Dam SDP					
SACAP: PRArch 51033223 Thando Nyathi		SIGNATURE:			
PROJECT ENGINEER:		SIGNATURE:			
Drawing: Floor Plans					
Scale: As indicated		Date: 30.03.2025		Drawn by: TN	
Project Number: 0001		Drawing Number: 2025-03-XAN-07-05		Revision: FOR REVIEW	
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