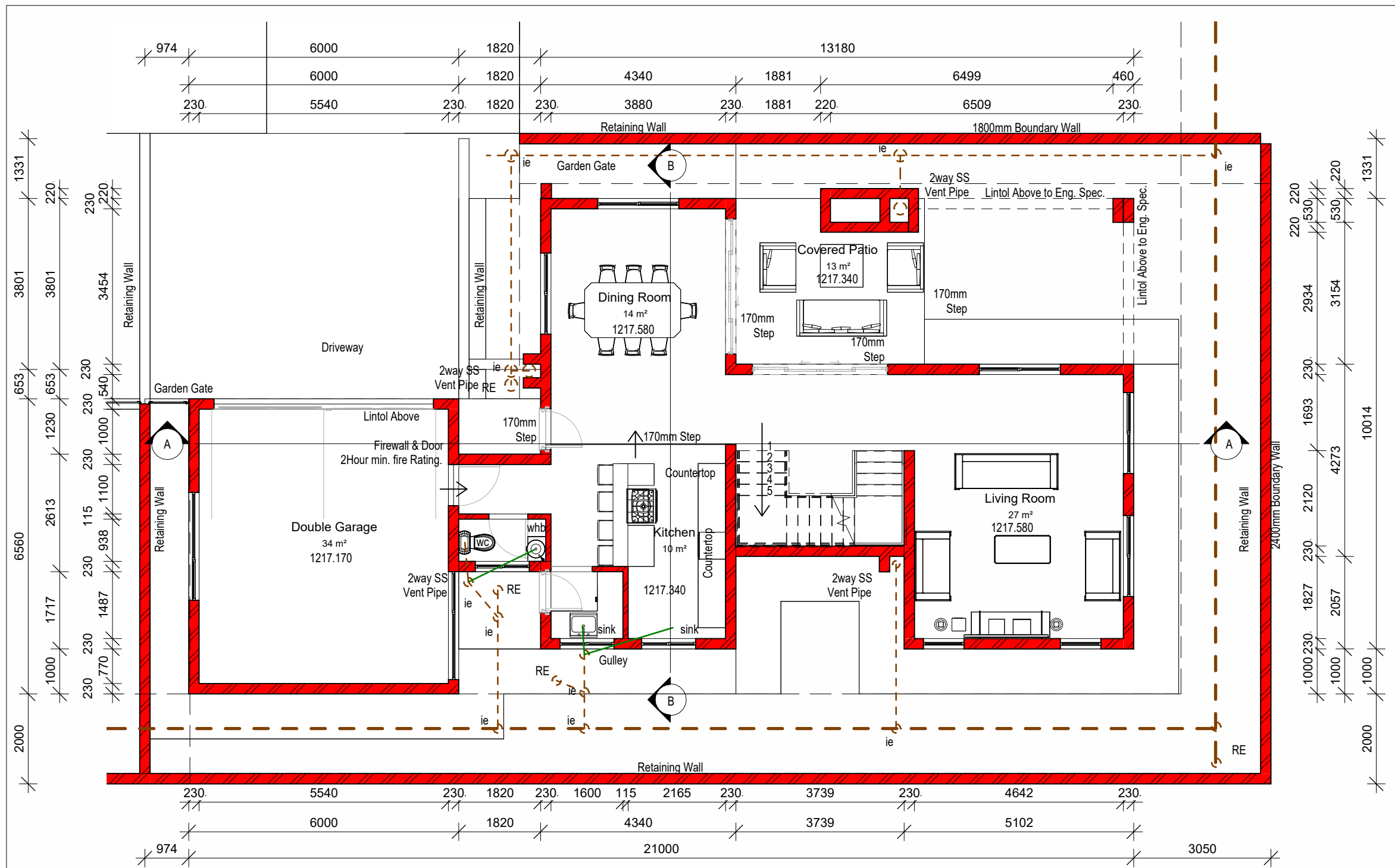
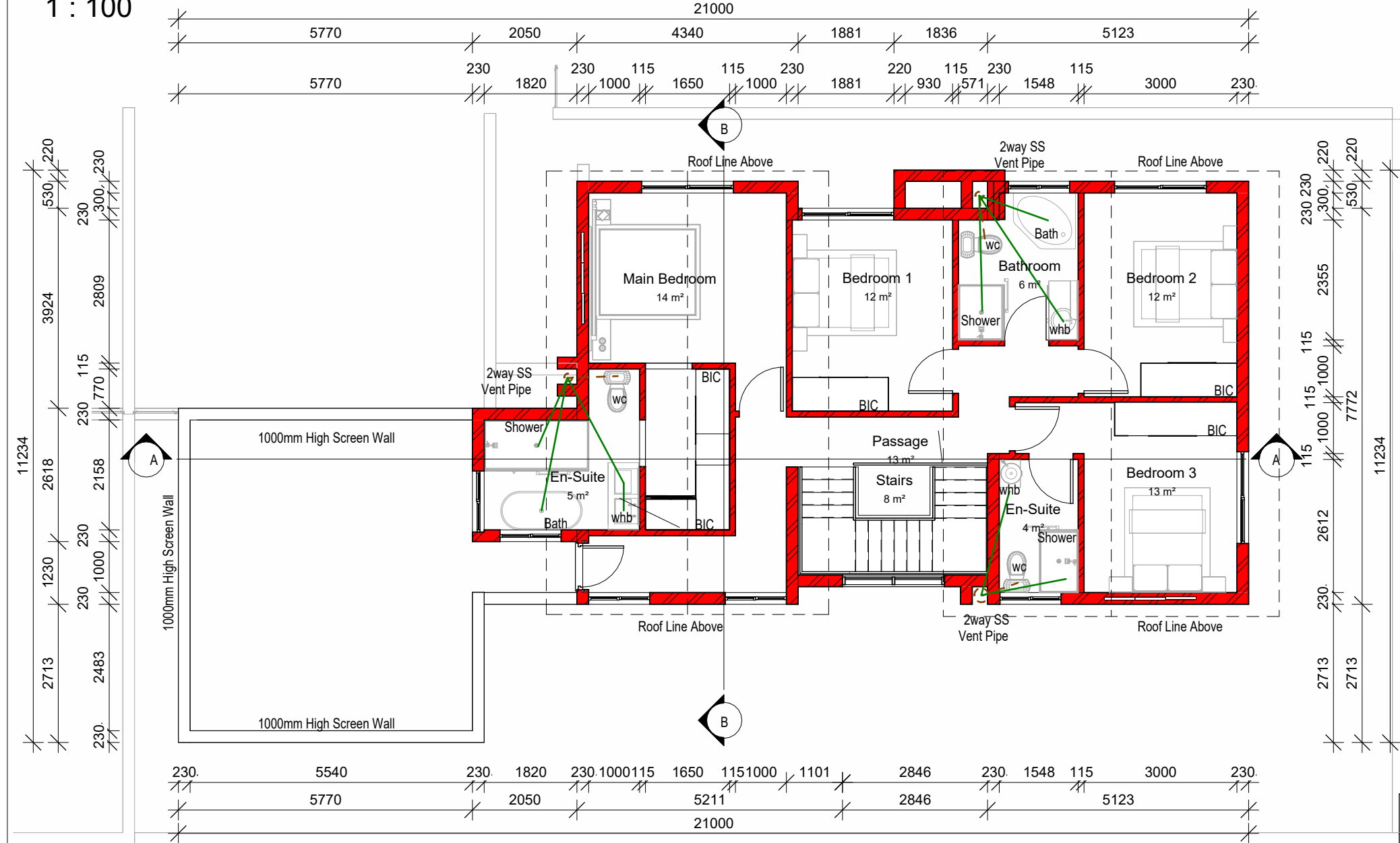




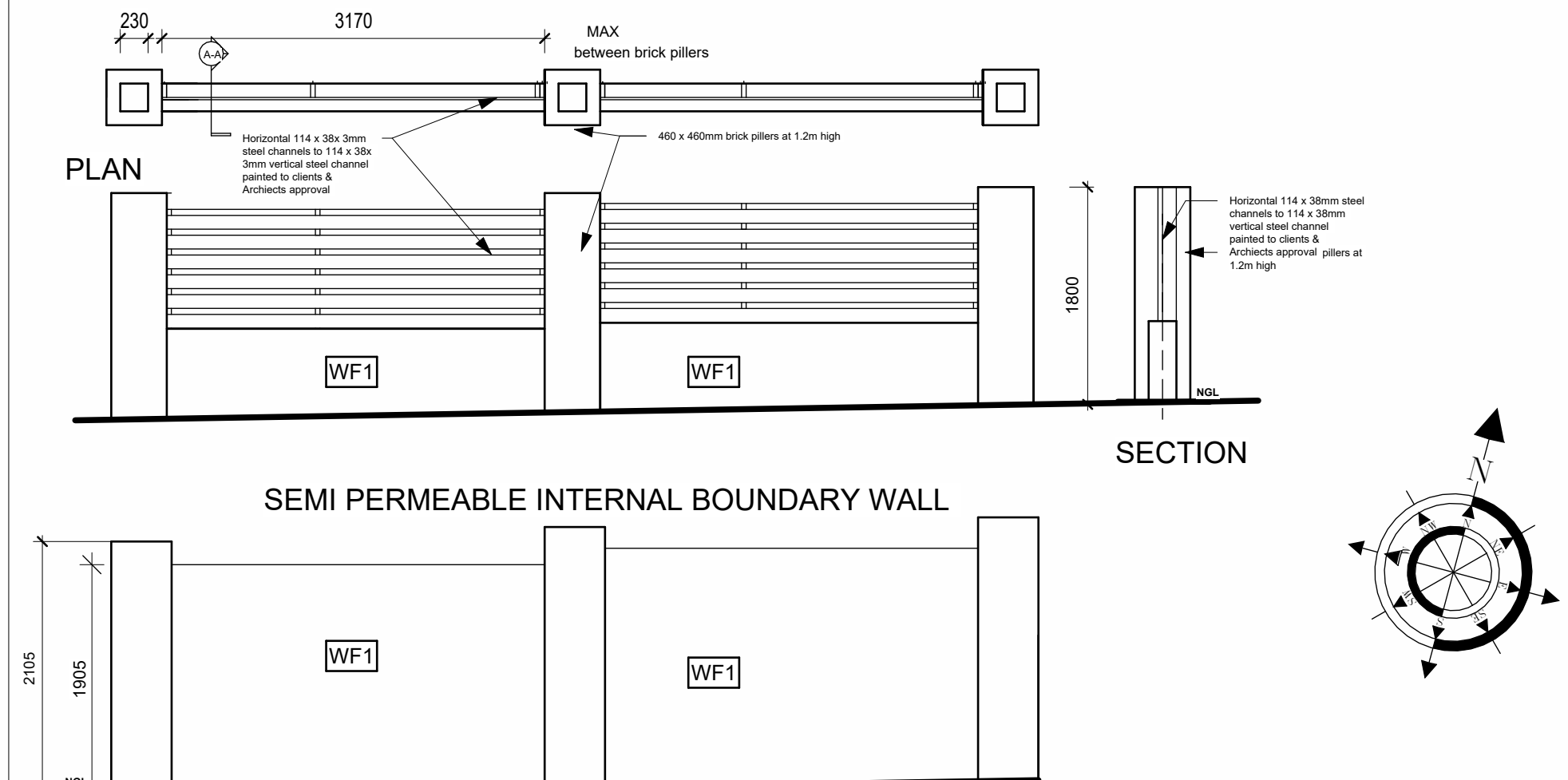
Ground Floor - Unit 6

1 : 100



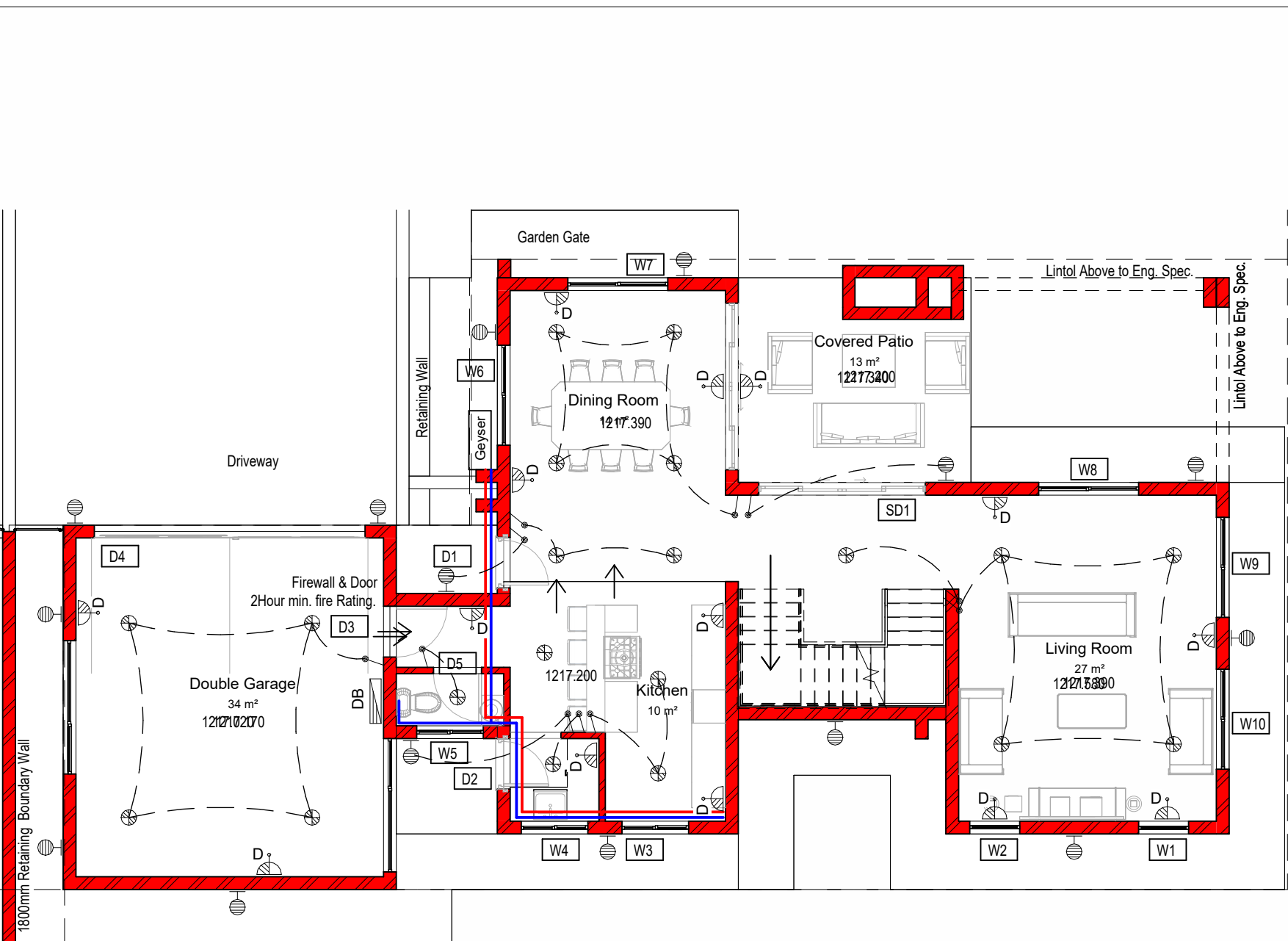
First Floor - Unit 6

1 : 100



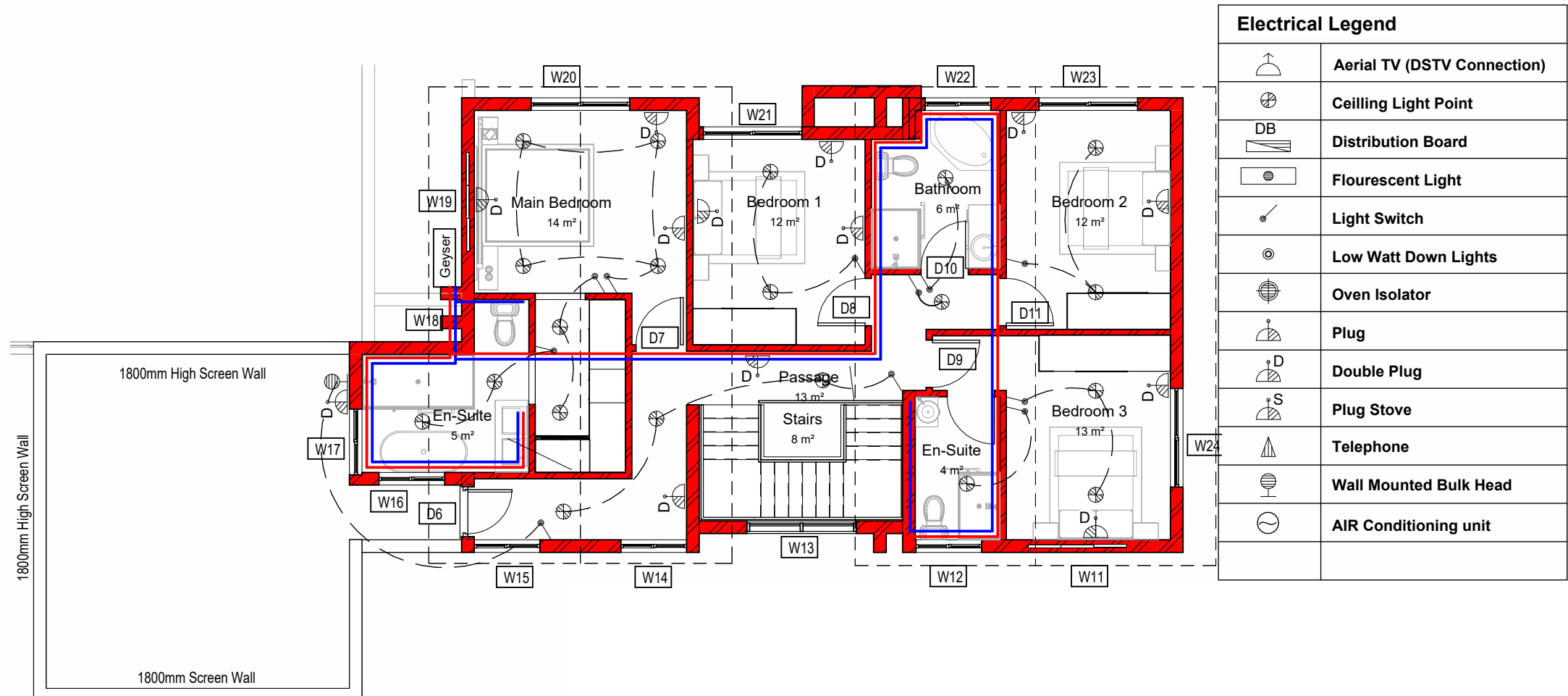
Site Plan - Unit 6

1 : 100



Ground Floor Hot Water and Electrical Layout

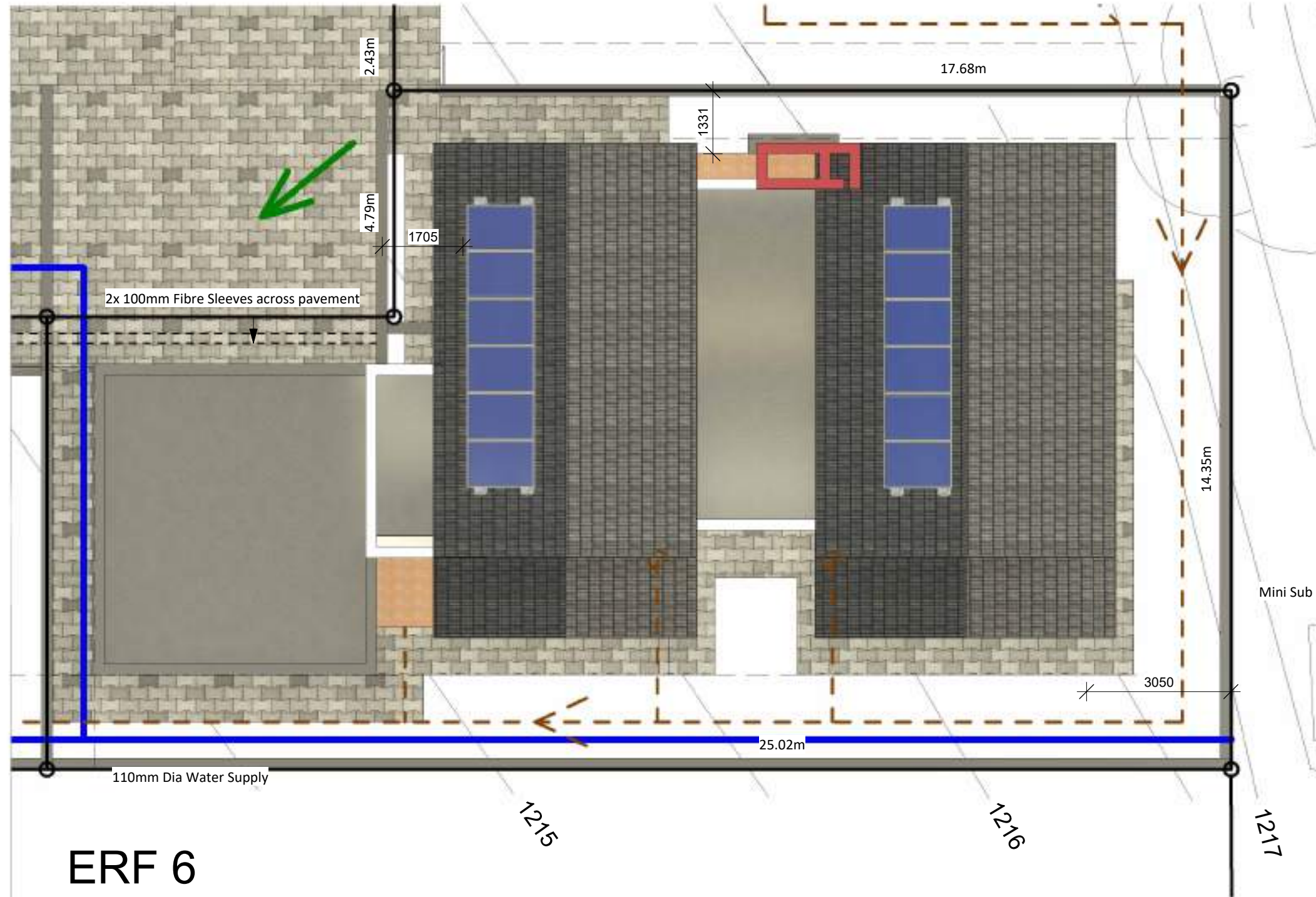
1 : 100



First Floor Hot Water and Electrical Layout

1 : 100

Area Schedule			
Area of Site		1 974m²	
Unit 1		Unit 5	
Ground Floor Dwelling	80m²	Ground Floor Dwelling	100m²
Garages	35m²	Garages	35m²
Covered Patios	11m²	Covered Patios	15m²
First Floor	104m²	First Floor	100m²
Total Floor Area	230m²	Total Floor Area	250m²
Unit 2		Unit 6	
Ground Floor Dwelling	63m²	Ground Floor Dwelling	100m²
Garages	35m²	Garages	35m²
Covered Patios	13m²	Covered Patios	15m²
First Floor	120m²	First Floor	100m²
Total Floor Area	231m²	Total Floor Area	250m²
Unit 3		Unit 7	
Ground Floor Dwelling	100m²	Ground Floor Dwelling	100m²
Garages	35m²	Garages	35m²
Covered Patios	12m²	Covered Patios	11m²
First Floor	115m²	First Floor	100m²
Total Floor Area	262m²	Total Floor Area	246m²
Unit 4			
Ground Floor Dwelling	90m²		
Garages	35m²		
Covered Patios	16m²		
First Floor	105m²		
Total Floor Area	246m²		
Ground/First Floor Ratio			
Total Ground Floor Area		971m²	
Total First Floor Area		744m²	
Total Area		1 715m²	
Hard Landscaping		645m²	
F.A.R.		0.86	
Coverage		49%	



ERF 6

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 - Plaston

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 - Plaston

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.

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.

COPYRIGHT AND RIGHT OF REPRODUCTION OF THIS DRAWING IS RESERVED BY THE ARCHITECT.

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

NECESSITATED BY LOCAL AND OR ON SITE CONDITIONS AND REPORT ANY COMMENT TO THE ARCHITECT.

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 DETAILLED 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.



All information & dimensions are to be checked on site, prior to commencing work.
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Client: SIGNATURE:

NEST XANADU COMPLEX

Project:
Proposed Cluster Houses on
ERF 7 Xanadu Estate
Hartebeestpoort Dam
SDP

SACAP:
PRArch 51033223
Thando Nyathi
PROJECT ENGINEER: SIGNATURE:

Drawing:
Floor Plans

Scale:
As indicated
Date:
30.03.2025
Drawn by:
TN
Revision:
FOR REVIEW

Project Number:
0001
Drawing Number:
2025-03-XAN-07-11

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