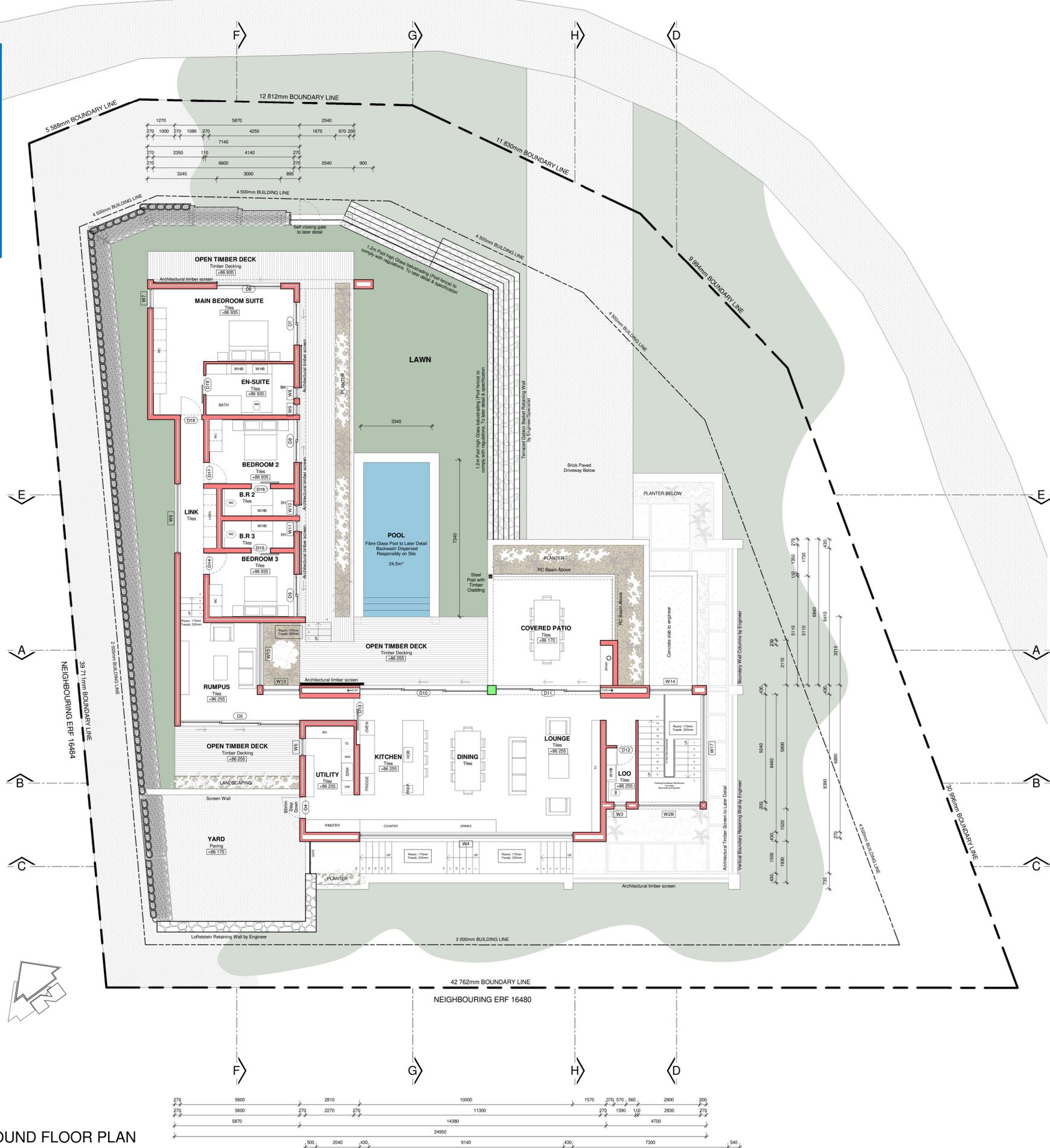
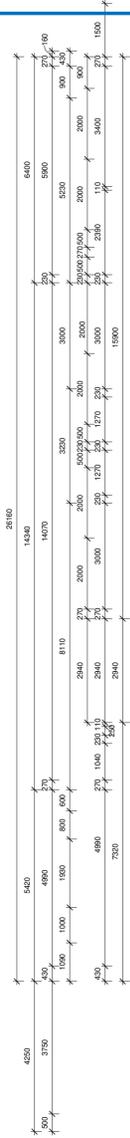
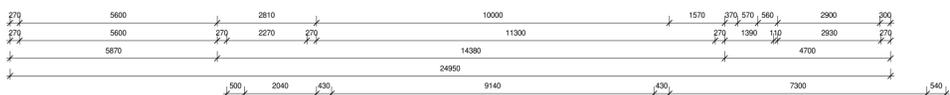


Knysna Municipality
 KNYSNA MUNISIPALITEIT PLAN No 2025/46624
 GOEDGEKEUR/APPROVED
 Volgens die NBR. WET No 103 van 1977 soos gewysig
 According to NBR. ACT No 103 of 1977 as amended
 SIGNED: *[Signature]* DATE: 2025-05-02



GROUND FLOOR PLAN
 1 : 100



NOTE:
 DRAWING REMAINS THE PROPERTY OF THE ARCHITECT
 ALL WORK TO BE DONE TO NATIONAL BUILDING
 REGULATIONS AND LOCAL BY-LAWS
 ALL DIMENSIONS TO BE CHECKED ON SITE

CONSTRUCTION NOTES:
 Stairs and balustrades
 Treads and risers as shown on plan and sections -
 Risers not to exceed 200mm. Treads to be 250 mm minimum. Headroom to be min. 2125 mm.
 Balustrade walls and railings to be min 1000 mm high as illustrated on drawings. Openings in
 balustrades not to exceed 100 mm.
 Framesless min. 12mm Armour Plate glass to specialist. Face fix or concealed fixing (embedded
 into concrete pocket) - refer to architect's detail. Fining details to specialist and in accordance with
 SABS and National Building Regulations.
 Balustrade walls and railings to be min 1000 mm high as illustrated on drawings. Openings in
 balustrades not to exceed 100 mm.
 Glazing
 All glazing to be clear unless otherwise specified. Glazing in bathrooms to be min 6 mm laminated
 safety glass. All glazing in door panels to be min 6 mm laminated safety glass. All glazing to comply
 with NBR - manufacturer to specify.
 Rainwater
 All gutters to be seamless aluminium guttering fixed to fascia as per details - OGEE profile,
 colour to architect. Down pipes to be painted as per walls where exposed. All waterproofing to be
 installed according to manufacturer's instructions. Flashings counter-fashed and dressed up around
 walls and pipes. Guarantee to be supplied to owner by contractor on completion of installation.
 Foundations
 As in drawings and in accordance with engineer's spec.
 Brickwork
 Stockbricks to be laid in stretcher bond with joints not exceeding 12mm. All external walls to be
 either 230mm cavity walls or 330mm cavity walls or as specified on drawings. All internal walls to be
 110 mm or as shown on plans.
 Floor Structure
 Min 25mm screed on min 100mm surface bed to engineer on 25mm high density polystyrene foam
 on min 375 micron DPM on consolidated fill to engineer. Min 25mm screed on suspended slabs to
 engineer. 25mm Polystyrene high density. Applicable for surface bed and suspended slabs.
 Concrete Deck
 Min 80mm Mesh reinforced concrete surface beds on 375 micron DPM on 50mm sand binding on
 well compacted fill or as to engineer's specification. All surface beds to be laid on min 25mm high
 density polystyrene. All concrete to be in accordance with engineer's spec and to have a
 screed laid with fall of min. 1:50 to outlet. All roof slabs and adjoining RC up stand beams to have
 "Penetrol" admix to the concrete. Waterproofing to be done by specialist, and guarantee to be
 supplied to owner.
 Plasterwork
 All internal walls to be smooth plastered, unless otherwise indicated on the drawings. Quality test
 panel to architect's satisfaction. All internal walls to be smooth plastered.
 Waterproofing
 375 micron USB green DPM to underside of all ground slabs and 375 brickp DPC to all walls
 with min. 100 mm overlap at all joints. Stepped DPC at slab level to standard building practice.
 Brokgrig DPC to all window cills, reveals and soffits as per architect's details. Weep-holes above
 all window beams.
 Mariseal System Liquid applied polyurethane waterproofing membrane to approved applicator.
 Mariseal built up as follows: Mariseal primer, Mariseal 250 / 250 flash in combination with Mariseal
 Fabric, Mariseal 400 / 400 Mariseal System Liquid applied polyurethane on flat roofs and tops and
 sides of inverted beams.
 Planned Roofs to receive Mariseal System Liquid applied polyurethane waterproofing membrane to
 approved applicator. Mariseal built up as follows: Mariseal primer, Mariseal 250 / 250 flash,
 Mariseal Fabric, Mariseal 250 / 250 flash, drainage membrane, Geotextile and gravel.
 Drainage
 HDPE Drainage system, linked to 110mm PVC external underground system. All vertical soil
 and waste pipes to be concealed in walls - details to architect. Horizontal pipes to be laid on river sand
 bed to fall min. 1:50 and in accordance with local authority regulations. Drains and pipes under
 building to have flexible neoprene joints. All drains to be placed min. 300mm from building. Depth
 of drain to be min. 450mm. No storm-water into drains. 110mm and 160mm storm-water pipes to
 architect's layout.
 Seamless Waterflex Aluminium, standard domestic Open gutters (pre-painted to match roof) with
 HDPE pipes built into walls.
 Roof Construction
 All roof RC slabs to engineer's specification. Waterproofing to specialist & guarantee to owner.
 Kipp Lok 408 profile roll formed in continuous lengths from ZincAlume A2150 ZincAlume-Finish
 0.55mm OSB5 level to steel / timber purlins using AL50 clips and glass 3 fasteners, in strict
 accordance with manufacturer's specifications by a GRS Approved Contractor. Colour to architect.
 All purlins and filling in strict accordance with manufacturer's specification. Trusses laid down with
 galvanneal hoop iron straps built into brickwork min 6 courses below wall plate. Minimum 135mm
 Alumthul bulk insulation between purlins. Open eaves to architect's detail.
 Concrete Roof Slab
 All concrete slabs to engineer's spec. All roofs to have stone pebbles / chips on minimum 15mm
 polystyrene on waterproofing to specialist on screed to falls. All roofslabs and RC upstands to
 have Penetrol admix included in concrete pour.
 Timber Deck
 22 x 145 Bataur decking fixed with stainless screws to Structural grade SA Pine timber Sub
 Structure at max 450 c/c on Structural Grade SA Pine bearers to engineer. Refer to architect
 detail.

Simola Golf & Country estate
 Design Review Committee
 Project: ERF 16485
 Approved: *[Signature]*
 Date: 31/03/2025

[Signatures]
 S
 SPP

DRAWING:
GROUND FLOOR PLAN

Proposed New Dwelling
 ERF 16485 | Simola Golf Estate | Knysna
 V47
 DWG NO: 2447-05-03
 SCALE: 1 : 100
 DATE: 31 January 2025
 DRAWN: M.N

STARKEY | ARCHITECTS

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