



ERF. 8063

Areas:	
Erf 8063	500m²
New House: (incl. Double Garage)	234m²
Total House:	234m²
Additional:	
Outside Patio:	38m²
Coverage:	
New Coverage:	272m² or 54% (max. allowed 300m² or 60%)

- GENERAL NOTES:**
- Foundations to comply with SANS 10400, part H.
 - Floor construction to comply with SANS 10400, part J and parts of B & H.
 - Walls to comply with SANS 10400, part K & B.
Outer walls: 280mm
Inner Structural Walls: 230mm
Singel Walls: 110mm
 - Braai / Fire place to comply with SANS 10400, part V.
Space heating.
Mechanical ventilation to be overseen by a registered Mech. Engineer.
 - Plumbing to comply with SANS 10400, part P.
 - All Hot water pipes to be covered with SANS pipe lagging / insulation.
 - Lighting & ventilation to comply with SANS 10400, part N & O.
 - Public Safety to comply with SANS 10400, part B & D.
 - Paint application to be as per Manufacturers Spec. & lead free.



TERRAIN & PLAN LAYOUT
 SCALE 1:100



PROJECT: PROPOSED NEW HOUSE
HOUSE BOTHA

Drawing status: For HOA Approval

scale: as shown

Plot Date: 07.04.2026

Project No: 011

Page No: 01 OF 01

Occupation: H4 - RESIDENTIAL

OWNER: WIMPIE BOTHA
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New Residence, Erf 8063, Outeniquasbosch, Hartenbos, Mossel Bay 6520.

DRAWN: Antru Grundlingh
 Prof. Interior Designer & Architectural Designer
 083 367 9206 or antru@gmail.com
 Fish Eagle no.44, Monte Christo Estate, Mossel Bay, code: 6520

PROJECT REVISIONS:

REV No.	DATE	DESCRIPTION
01	07.04.2026	New Proposed House

GENERAL NOTES:

- EACH CONTRACTOR OR SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ENSURING ALL WORK TO COMPLY WITH LOCAL AUTHORITIES REQUIREMENTS BYLAWS & NATIONAL BUILDING REGULATIONS (ACT No. 103 OF 1977).
- THE CONTRACTOR OR SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR ENSURING THE STRUCTURAL STABILITY OF ALL COMPONENTS OF HIS/HER WORK AND ASCERTAIN THAT THE MAIN STRUCTURE IS CAPABLE OF SUPPORTING ALL LOADS APPLIED THERETO.
- THE CONTRACTOR IS TO LOCATE AND IDENTIFY EXISTING SERVICES ON THE SITE AND TO PROTECT THESE FROM DAMAGE THROUGHOUT THE DURATION OF THE CONTRACT AND PROJECT.
- ALL GROUND LEVELS TO BE CHECKED & CONFIRMED ON SITE PRIOR TO ANY WORK. GROUND LEVELS ON PLAN ARE DESIGN INTENT ONLY.
- THE CONTRACTOR IS TO BUILD IN APPROVED D.P.C.'s WHETHER OR NOT THESE ARE SHOWN ON DRAWINGS, TO ALL EXTERNAL WALLS AT EACH FLOOR, BEAM OR PARAPET LEVEL AND TO ALL WINDOWS, DOORS, GRILLES OR OTHER OPENING IN EXTERNAL WALLS. CAVITY WALLS TO HAVE STEPPED D.P.C.'s. ANY QUERIES ARISING FROM ALL THE ABOVE MUST BE REPORTED TO THE ARCHITECTS / DESIGNERS FOR CLARIFICATION PRIOR TO ANY WORK.
- ALL DRAINAGE WORK SHALL BE CARRIED OUT BY A REGISTERED PLUMBER, IN ACCORDANCE WITH THE DIAGRAM AND SITE PLAN AND TO COMPLY WITH LOCAL AUTHORITIES REQUIREMENTS.
- ALL ELECTRICAL WORK TO BE CARRIED OUT BY A REGISTERED ELECTRICIAN AND ESCOM WIRING REGULATIONS.
- DO NOT SCALE OF THIS DRAWING, FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS WITH ALL DIMENSIONS AND LEVELS TO BE CHECKED & CONFIRMED ON SITE.
- ARCHITECTS / DESIGNERS TO BE NOTIFIED OF ANY DISCREPANCIES.