

Municipal Stamp

REVISIONS

A1

Rev. Date. Description

Please Note
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- No trees, light poles, electrical or Telkom boxes, side inlet catch pits or any other obstacle in area demarcated for the driveway.
- No part of the building (foundations, walls, etc.) to encroach onto the adjoining properties.
- All greyers shall comply with the requirements of the SANS 151 specifications and all Pressure Control and Temperature and Pressure Safety valves shall comply with the requirements of the SANS 158 specifications.
- All openings with a span of more than 1.5m to be specified by the appointed Engineer.
- All greyers must be fitted with drip trays and the necessary safety devices, workmanship, materials and the installation shall comply with the requirements of SANS 10254.
- All waterproofing as per specialist and all construction to comply with the N.B.R.C., local authority and any other regulatory authorities that the property may fall under.
ALL CONSTRUCTION TO COMPLY WITH NHBRC & NBR REQUIREMENTS & ALL MATERIAL TO BE SABS APPROVED

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Description of workstages

1. DC Design concept
2. SD Sketch design
3. FD Final design
4. MD Municipal submission
5. QD Quotation documentation
6. WD Working drawings

Description of Revisions

1. 1 First pre-construction issue
2. 2.3.4 Pre construction issue
3. A First construction issue
4. B,C, Construction issue



SUITE 1.1 KINGSWOOD BOULEVARD,
KINGSWOOD GOLF ESTATE, GEORGE, 6529
TEL: +27 44 802 0706/7 CELL: +27 82 770 3280
E-Mail: lindy@kingswood.co.za Web: www.kingswood.co.za

Estate Stamp

Project Name

**Proposed New Residence for
OLD TOWN INVESTMENTS
Plot 1063 - Erf 28785 - 73 Ridge Drive,
Kingswood Golf Estate, George**

Drawing Name

1.SITE DEVELOPMENT PLAN

DRAWN BY:VFTT - T1103

DESIGNED BY:LMB 4832

CHECKED BY:LMB 4832

Scale: As indicated

Drawing No.:

Rev. No.

001/P4/1063-28785/SD

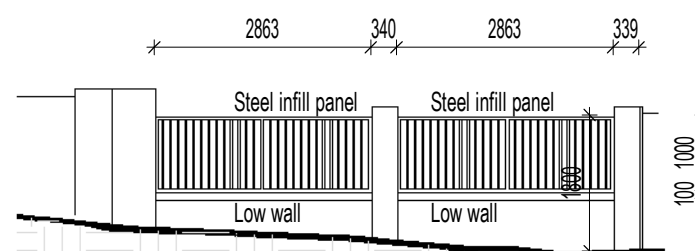
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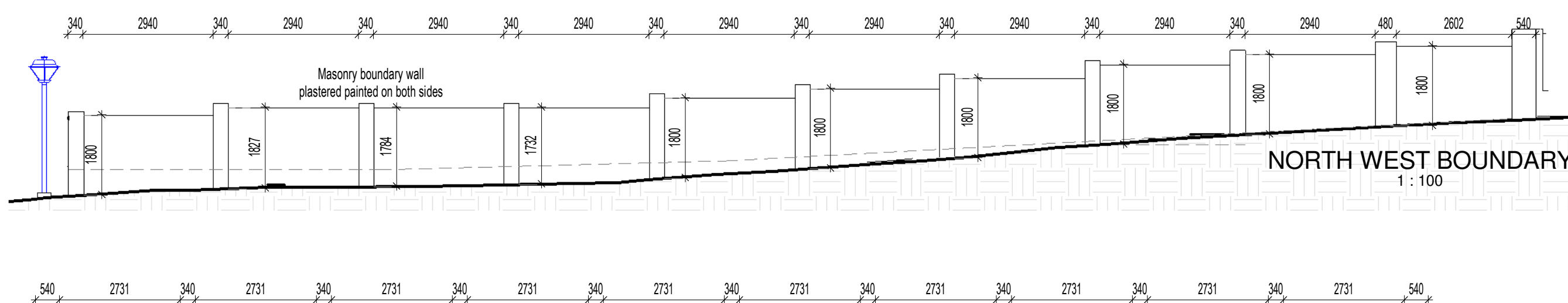
20 APRIL 2021

MUNICIPAL DOCUMENT

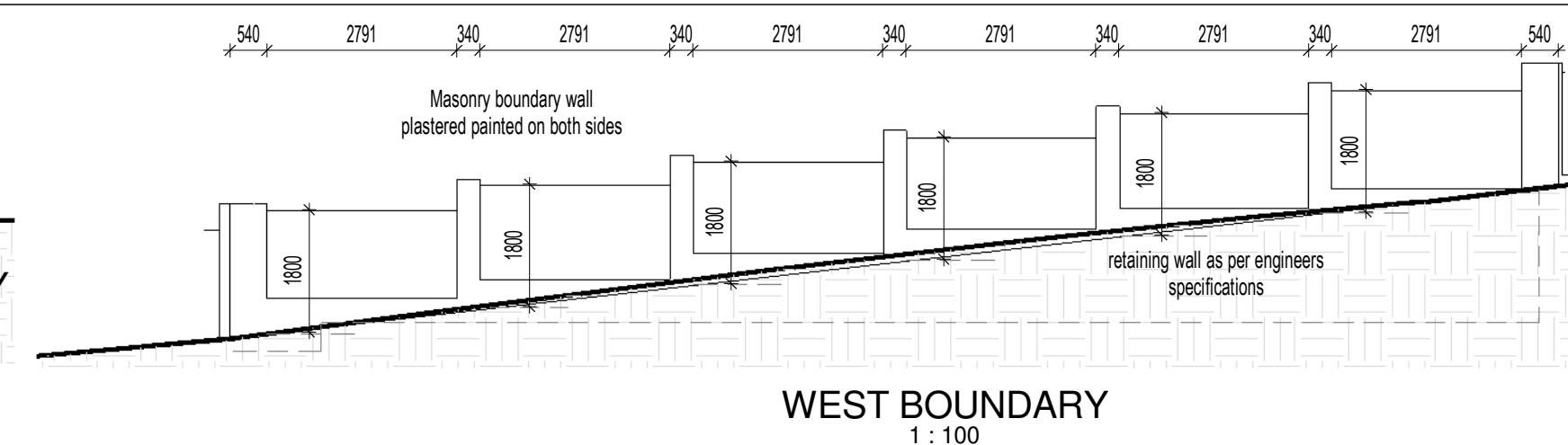
01



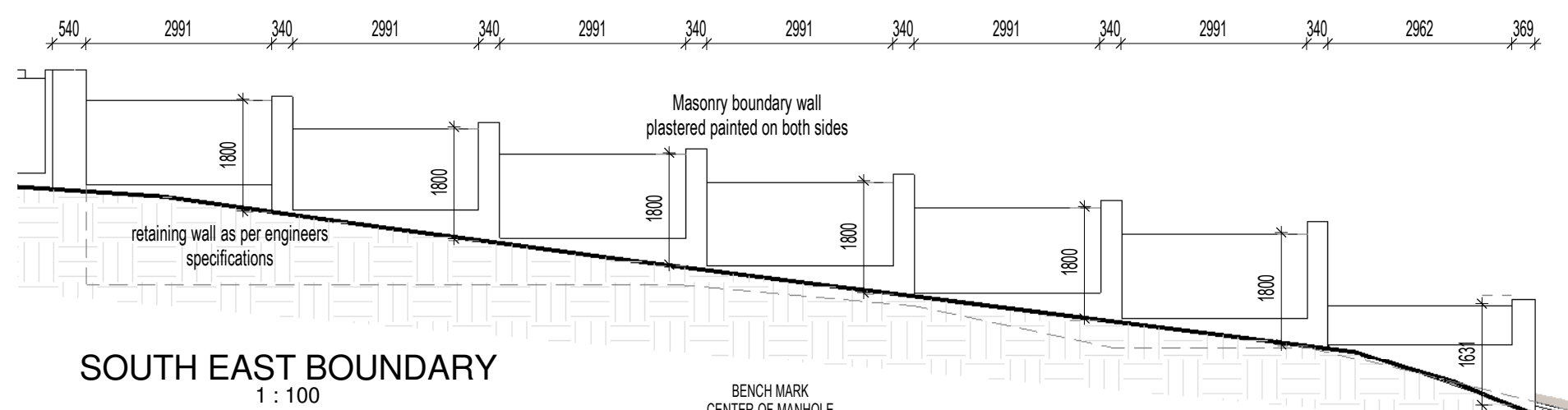
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1 : 100



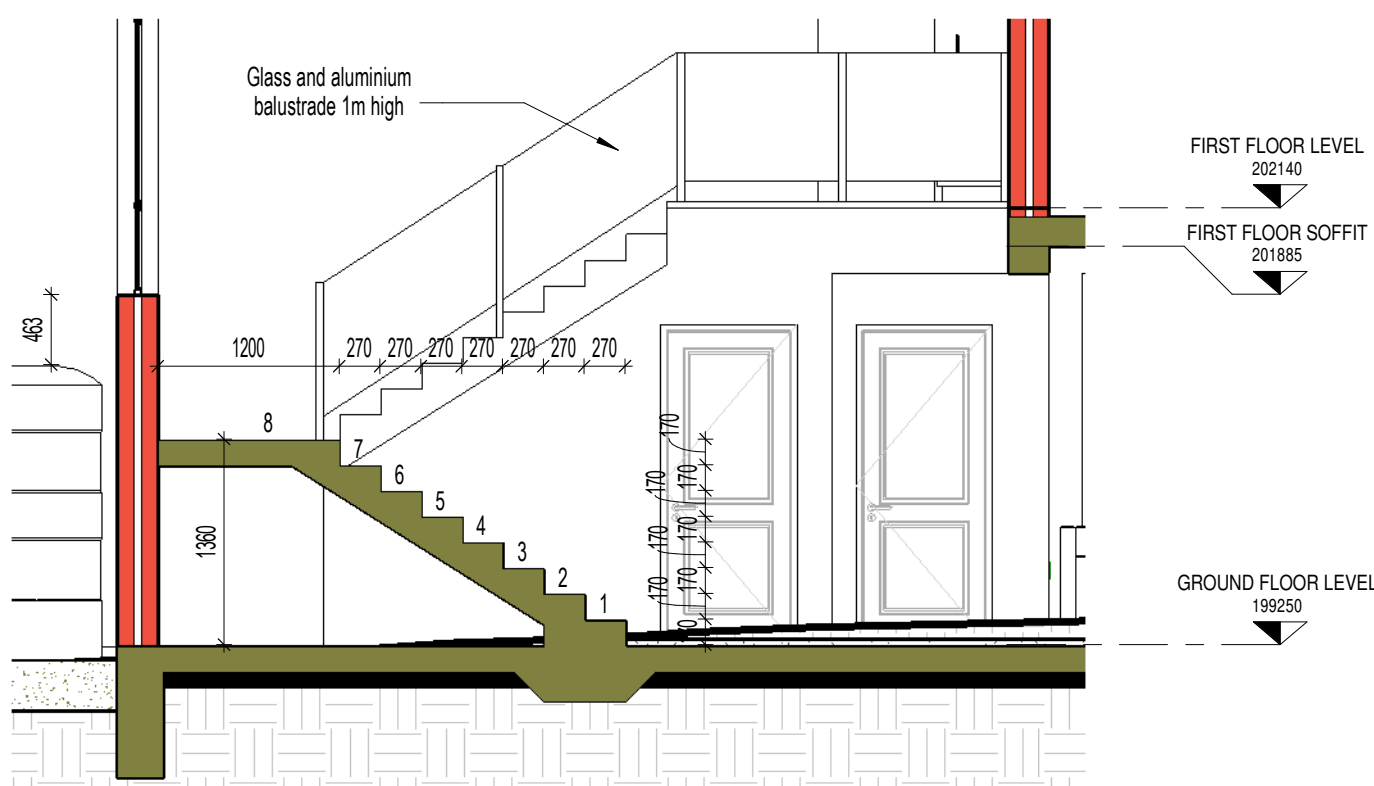
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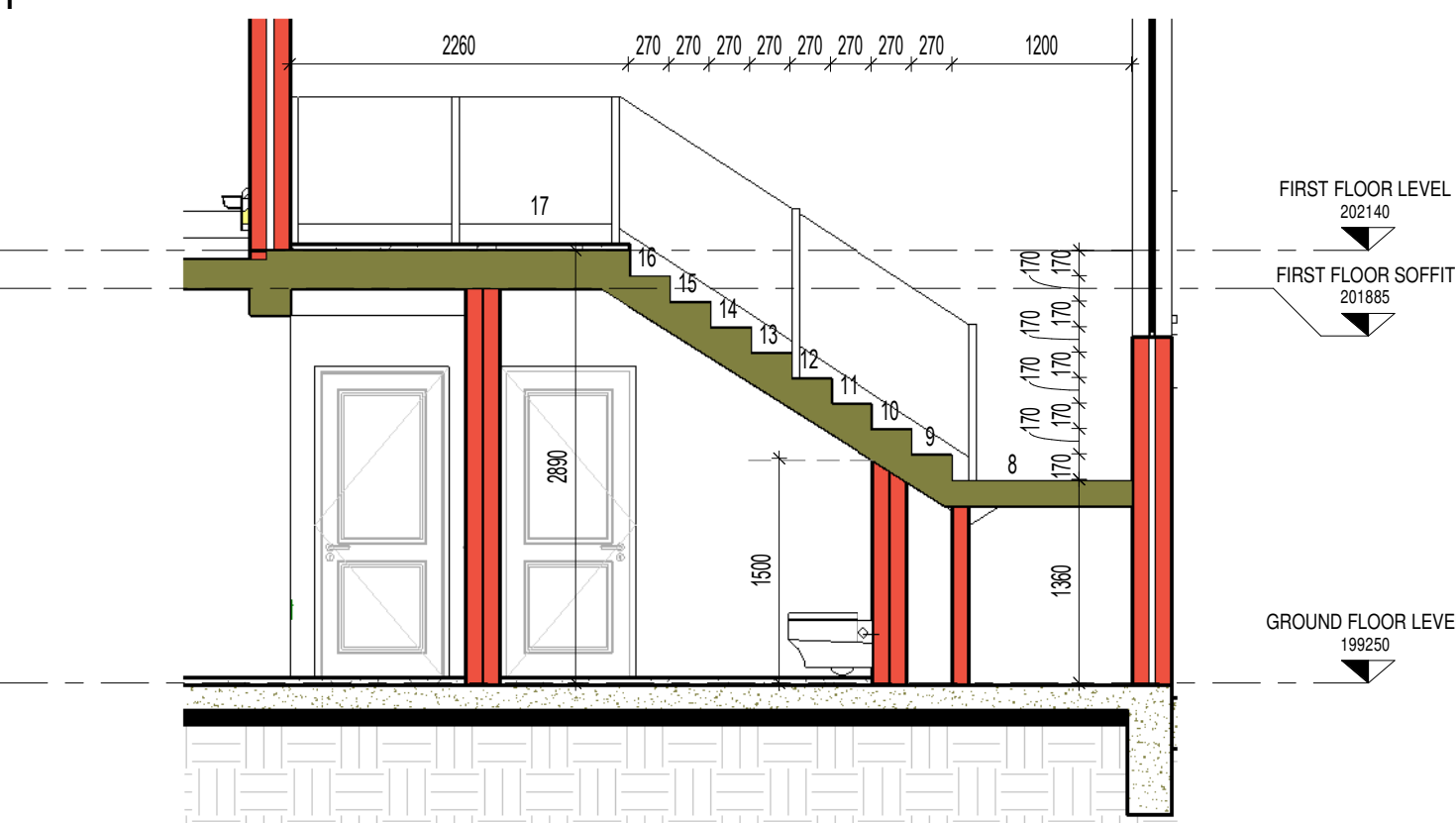
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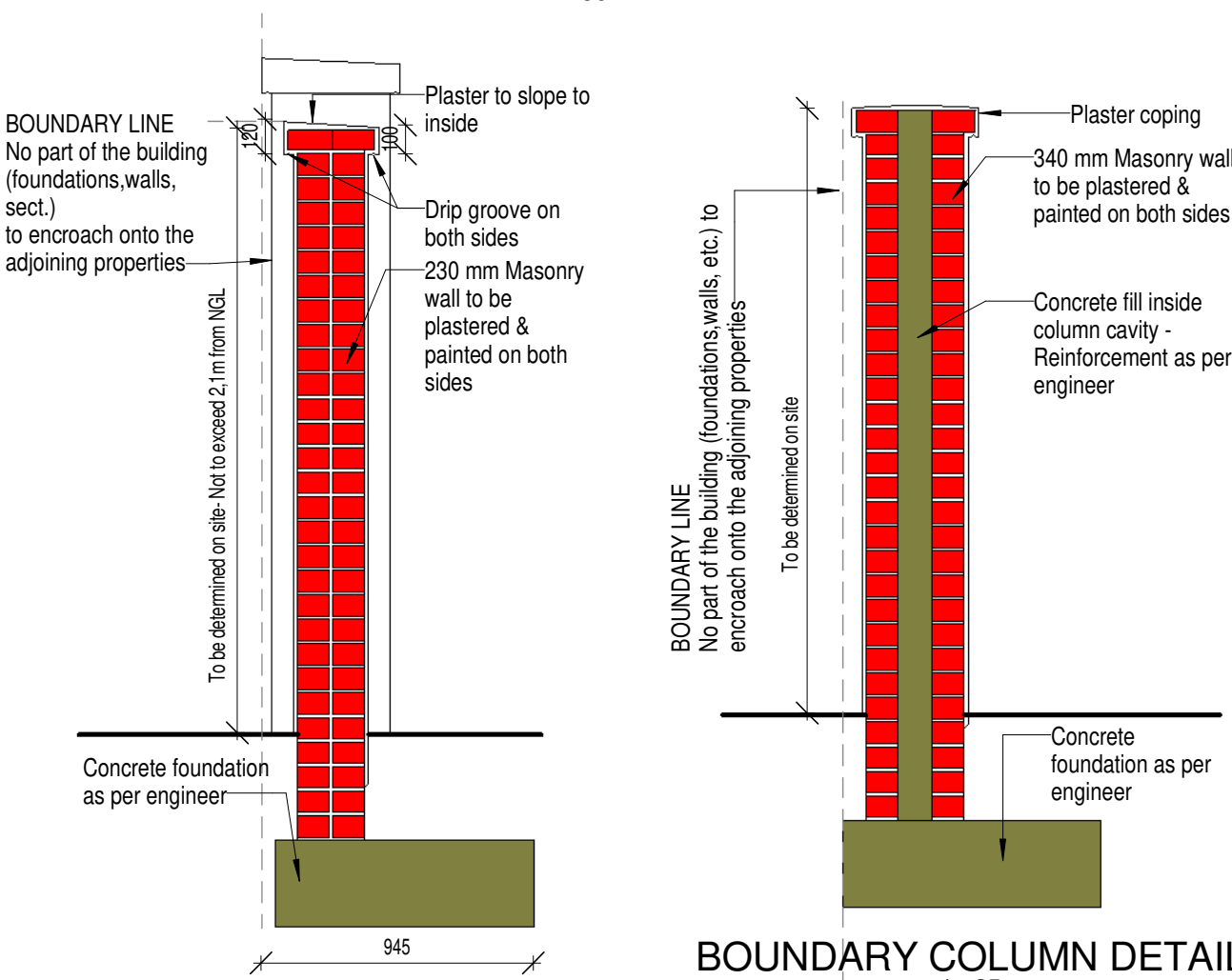
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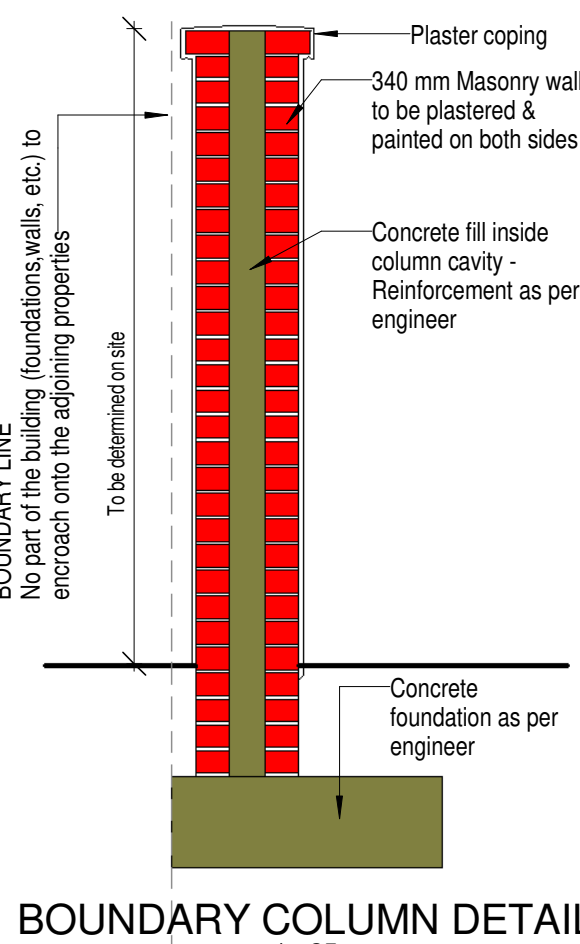
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1 : 50



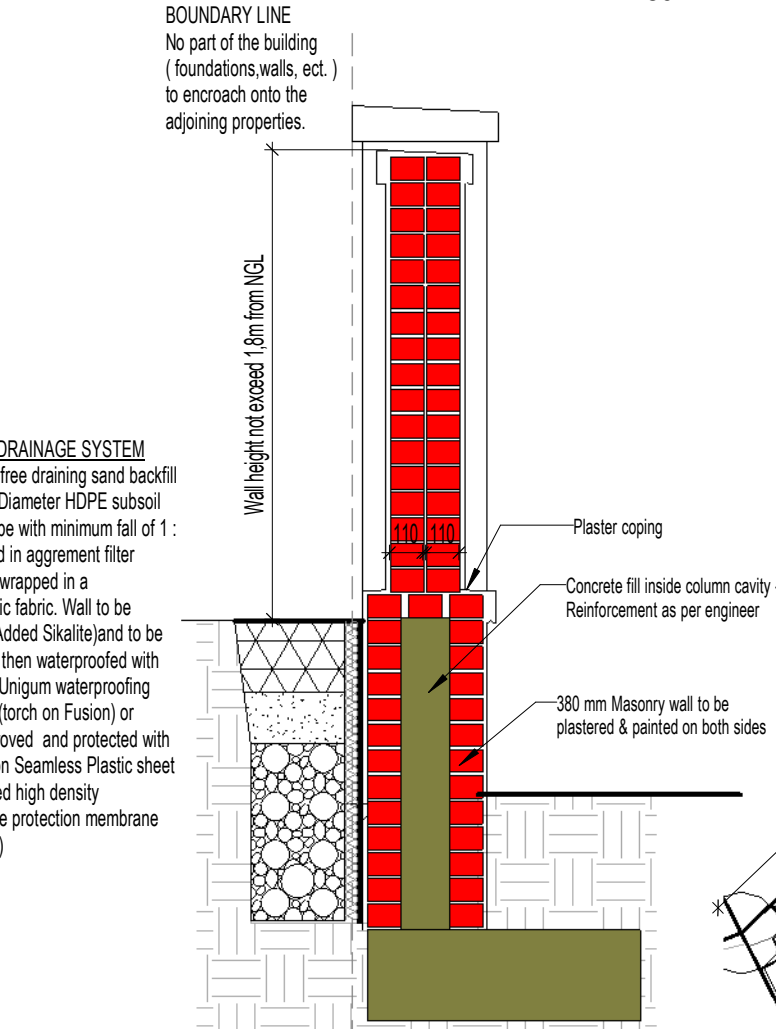
STAIR SECTION 2
1 : 50



BOUNDARY WALL DETAIL
1 : 25



BOUNDARY COLUMN DETAIL
1 : 25



BOUNDARY WALL RETAINING DETAIL
1 : 25

*DEVELOPMENT DATA

1 : 10

COVERED AREAS

GROUND FLOOR

G/F LIVING AREA 256m²

GARAGE AREAS 50m²

COVERED STOEPS 27m²

TOTAL COVERED G/F AREA 333m²

F/F LIVING AREA 73m²

DOUBLE VOLUME 13m²

TOTAL COVERED F/F AREA 86m²

TOTAL BUILDING AREA 419m²

TOTAL COVERAGE AREA 333m²

TOTAL SITE AREA 924m²

COVERAGE % (333/924)

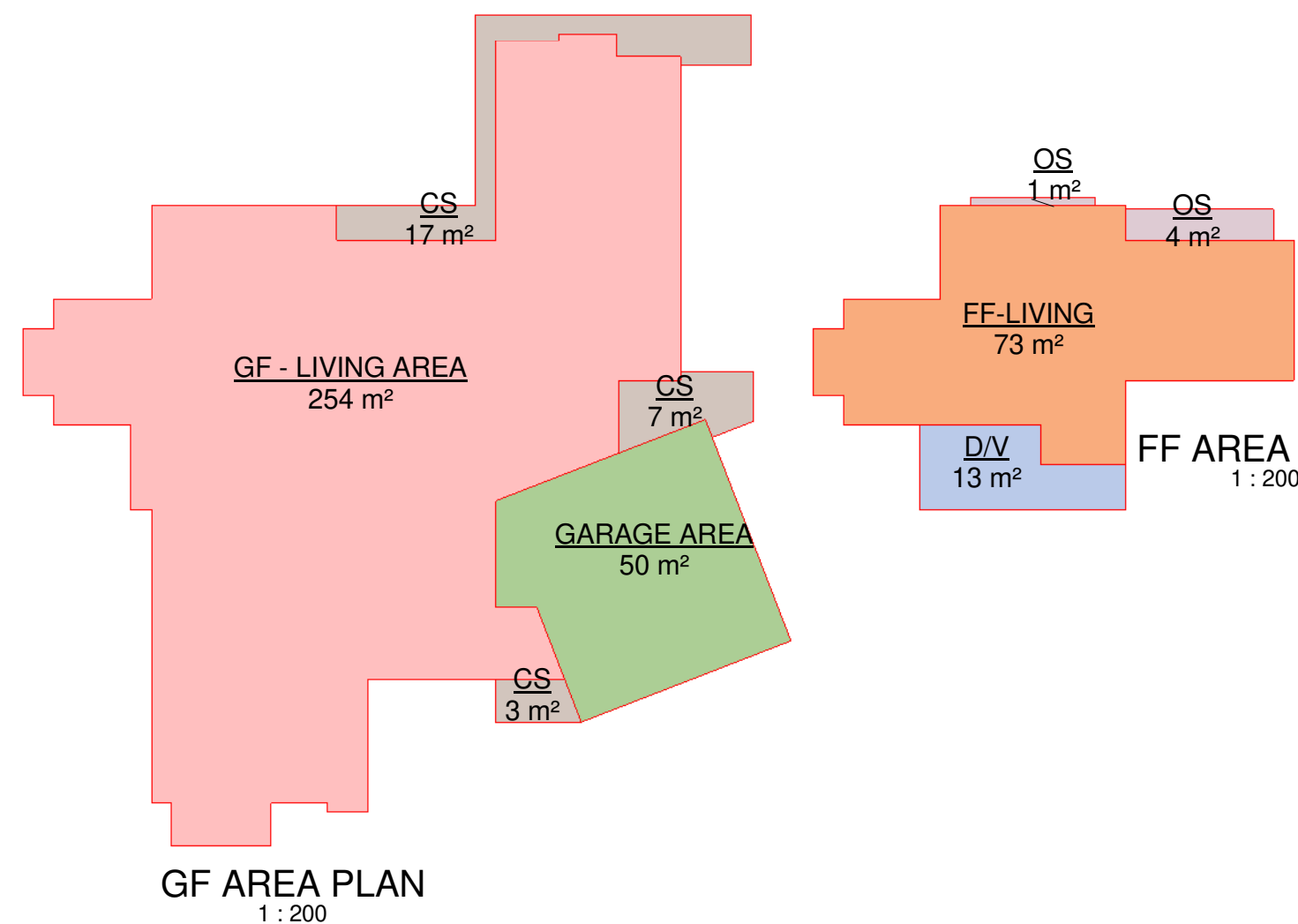
G/F RATIO % (86/333)

25.62

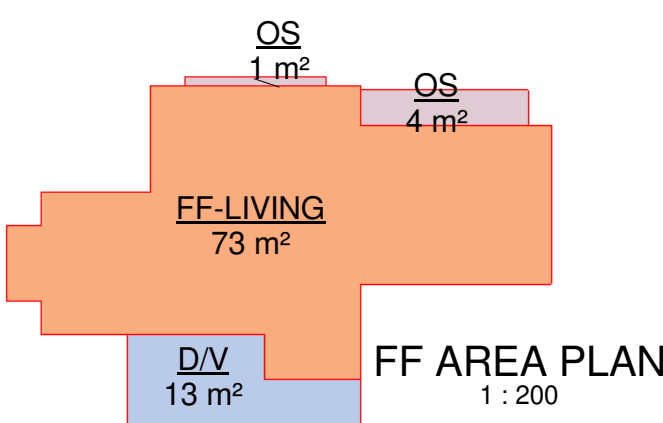
1 X DOUBLE

1 X 5KL

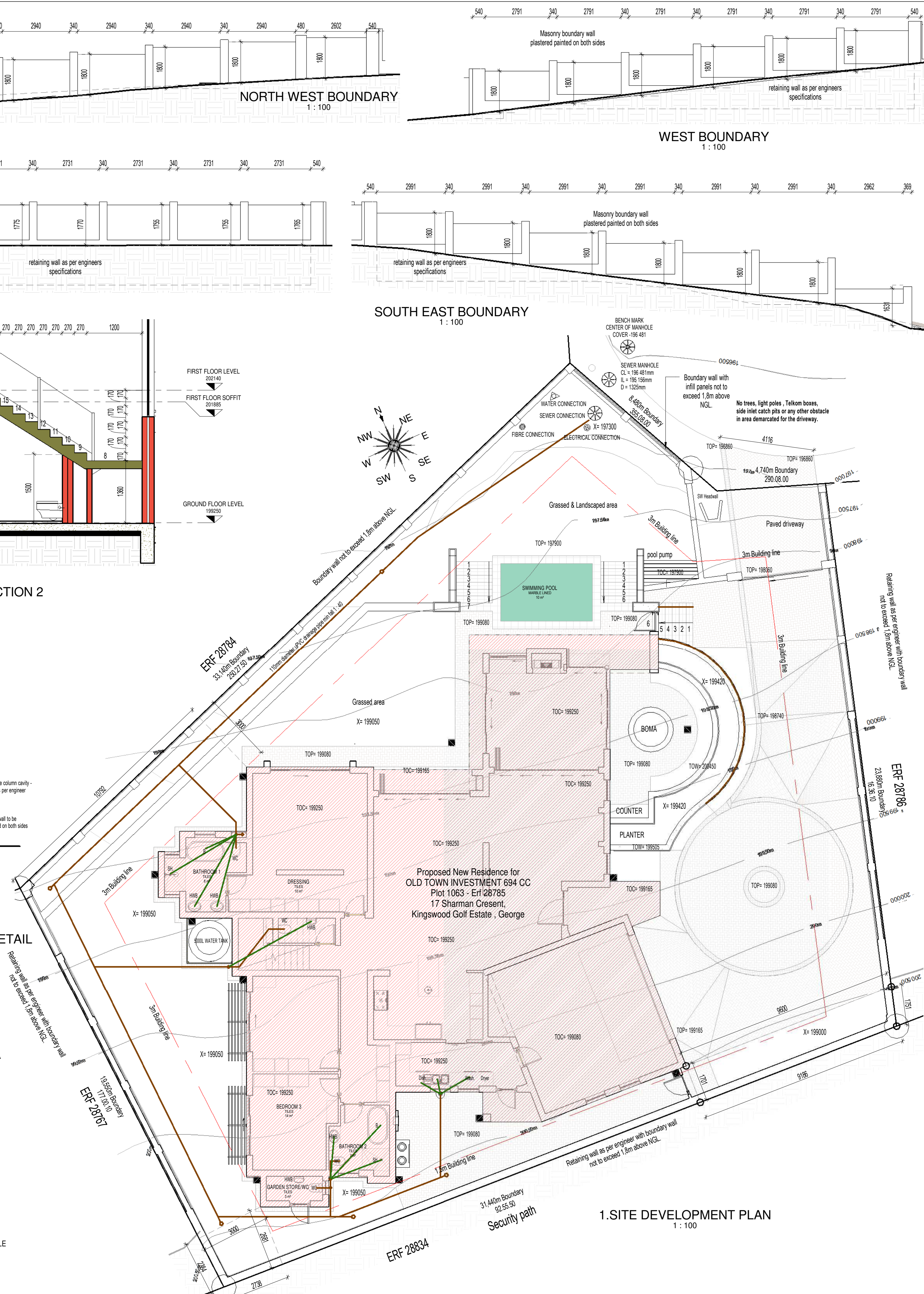
5 off



GF AREA PLAN
1 : 200

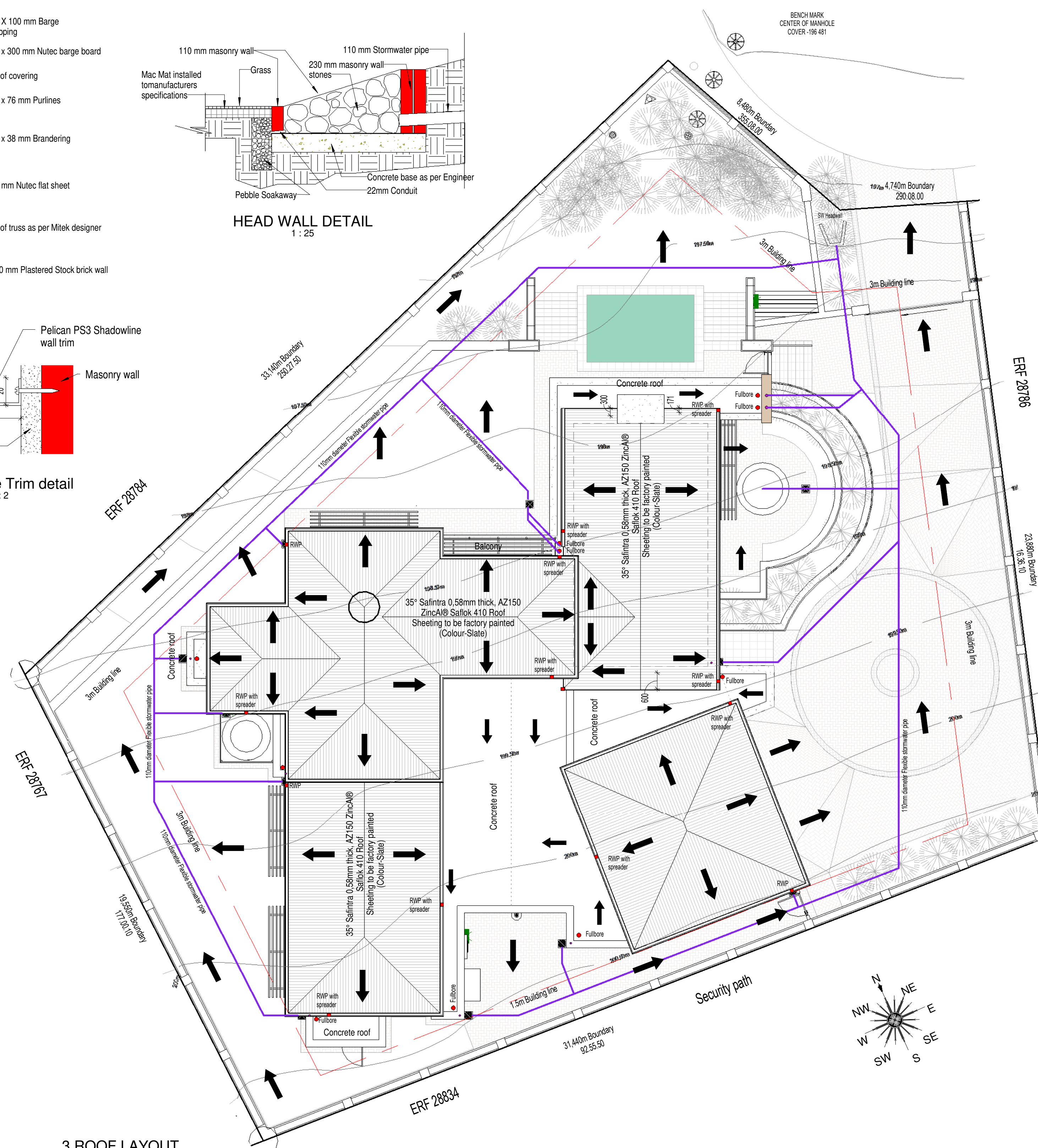


FF AREA PLAN
1 : 200



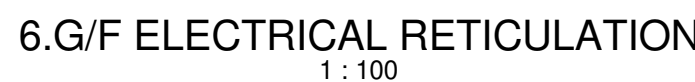
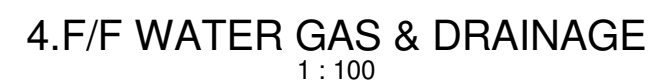
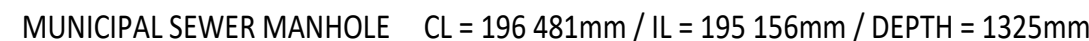
1.SITE DEVELOPMENT PLAN
1 : 100

3. ROOF LAYOUT



MUNICIPAL DOCUMENT 04

All exposed Hot Water Piping must be adequately lagged.
The Hot Water Circulating Ring must be installed such that no air traps are created in accordance with SANS 10252:1(6.7.2)



LIGHTING LEGEND
1 : 50

POWER POINT LEGEND
1 : 50

4.G/F WATER GAS & DRAINAGE
1 : 100

Pipe Sizing

Ev.	Date	Description
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- All dimensions to be in millimeters.
- No standard drawings. Use drawings dimensions only.
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- No part of the building (foundations, walls, etc.) encroach onto the adjoining properties.
- All joysticks shall comply with the requirements of the SANS 101 specifications and all Pressure Vessels shall comply with the Pressure Safety valves shall comply with the requirements of the SANS 198 specifications.
- All openings with a span of more than 1.5m to be specified by the appointed Engineer
- All structural steelwork shall comply with the requirements of the SANS 10254, 10255, 10256, 10257, 10258, 10259, 10260, 10261, 10262, 10263, 10264, 10265, 10266, 10267, 10268, 10269, 10270, 10271, 10272, 10273, 10274, 10275, 10276, 10277, 10278, 10279, 10280, 10281, 10282, 10283, 10284, 10285, 10286, 10287, 10288, 10289, 10290, 10291, 10292, 10293, 10294, 10295, 10296, 10297, 10298, 10299, 10300, 10301, 10302, 10303, 10304, 10305, 10306, 10307, 10308, 10309, 10310, 10311, 10312, 10313, 10314, 10315, 10316, 10317, 10318, 10319, 10320, 10321, 10322, 10323, 10324, 10325, 10326, 10327, 10328, 10329, 10330, 10331, 10332, 10333, 10334, 10335, 10336, 10337, 10338, 10339, 10340, 10341, 10342, 10343, 10344, 10345, 10346, 10347, 10348, 10349, 10350, 10351, 10352, 10353, 10354, 10355, 10356, 10357, 10358, 10359, 10360, 10361, 10362, 10363, 10364, 10365, 10366, 10367, 10368, 10369, 10370, 10371, 10372, 10373, 10374, 10375, 10376, 10377, 10378, 10379, 10380, 10381, 10382, 10383, 10384, 10385, 10386, 10387, 10388, 10389, 10390, 10391, 10392, 10393, 10394, 10395, 10396, 10397, 10398, 10399, 10400, 10401, 10402, 10403, 10404, 10405, 10406, 10407, 10408, 10409, 10410, 10411, 10412, 10413, 10414, 10415, 10416, 10417, 10418, 10419, 10420, 10421, 10422, 10423, 10424, 10425, 10426, 10427, 10428, 10429, 10430, 10431, 10432, 10433, 10434, 10435, 10436, 10437, 10438, 10439, 10440, 10441, 10442, 10443, 10444, 10445, 10446, 10447, 10448, 10449, 10450, 10451, 10452, 10453, 10454, 10455, 10456, 10457, 10458, 10459, 10460, 10461, 10462, 10463, 10464, 10465, 10466, 10467, 10468, 10469, 10470, 10471, 10472, 10473, 10474, 10475, 10476, 10477, 10478, 10479, 10480, 10481, 10482, 10483, 10484, 10485, 10486, 10487, 10488, 10489, 10490, 10491, 10492, 10493, 10494, 10495, 10496, 10497, 10498, 10499, 10500, 10501, 10502, 10503, 10504, 10505, 10506, 10507, 10508, 10509, 10510, 10511, 10512, 10513, 10514, 10515, 10516, 10517, 10518, 10519, 10520, 10521, 10522, 10523, 10524, 10525, 10526, 10527, 10528, 10529, 10530, 10531, 10532, 10533, 10534, 10535, 10536, 10537, 10538, 10539, 10540, 10541, 10542, 10543, 10544, 10545, 10546, 10547, 10548, 10549, 10550, 10551, 10552, 10553, 10554, 10555, 10556, 10557, 10558, 10559, 10560, 10561, 10562, 10563, 10564, 10565, 10566, 10567, 10568, 10569, 10570, 10571, 10572, 10573, 10574, 10575, 10576, 10577, 10578, 10579, 10580, 10581, 10582, 10583, 10584, 10585, 10586, 10587, 10588, 10589, 10590, 10591, 10592, 10593, 10594, 10595, 10596, 10597, 10598, 10599, 10600, 10601, 10602, 10603, 10604, 10605, 10606, 10607, 10608, 10609, 10610, 10611, 10612, 10613, 10614, 10615, 10616, 10617, 10618, 10619, 10620, 10621, 10622, 10623, 10624, 10625, 10626, 10627, 10628, 10629, 10630, 10631, 10632, 10633, 10634, 10635, 10636, 10637, 10638, 10639, 10640, 10641, 10642, 10643, 10644, 10645, 10646, 10647, 10648, 10649, 10650, 10651, 10652, 10653, 10654, 10655, 10656, 10657, 10658, 10659, 10660, 10661, 10662, 10663, 10664, 10665, 10666, 10667, 10668, 10669, 10670, 10671, 10672, 10673, 10674, 10675, 10676, 10677, 10678, 10679, 10680, 10681, 10682, 10683, 10684, 10685, 10686, 10687, 10688, 10689, 10690, 10691, 10692, 10693, 10694, 10695, 10696, 10697, 10698, 10699, 10700, 10701, 10702, 10703, 10704, 10705, 10706, 10707, 10708, 10709, 10710, 10711, 10712, 10713, 10714, 10715, 10716, 10717, 10718, 10719, 10720, 10721, 10722, 10723, 10724, 10725, 10726, 10727, 10728, 10729, 10730, 10731, 10732, 10733, 10734, 10735, 10736, 10737, 10738, 10739, 10740, 10741, 10742, 10743, 10744, 10745, 10746, 10747, 10748, 10749, 10750, 10751, 10752, 10753, 10754, 10755, 10756, 10757, 10758, 10759, 10760, 10761, 10762, 10763, 10764, 10765, 10766, 10767, 10768, 10769, 10770, 10771, 10772, 10773, 10774, 10775, 10776, 10777, 10778, 10779, 10780, 10781, 10782, 10783, 10784, 10785, 10786, 10787, 10788, 10789, 10790, 10791, 10792, 10793, 10794, 10795, 10796, 10797, 10798, 10799, 10800, 10801, 1080

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- | | | |
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| 1. | DC | Design concept |
| 2. | SD | Sketch design |
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| 4. | MD | Municipal submission |
| 5. | QD | Quotation documentation |
| 6. | WD | Working drawings |

Description of Revisions

- | | | |
|----|-------|------------------------------|
| 1. | 1 | First pre-construction issue |
| 2. | 2,3,4 | Pre construction issue |
| 3. | A | First construction issue |
| 4. | B,C, | Construction issue |



Estate Stamp

Project Name

**Proposed New Residence for
OLD TOWN INVESTMENTS
Plot 1063 - Erf 28785 - 73 Ridge Drive,
Kingswood Golf Estate , George**

Drawing Name

**ELECTRICAL -GAS - DRAINAGE
& WATER RETICULATION**

DRAWN BY:VFTT - T1103

DESIGNED BY:LMB 4832

CHECKED BY: LMB 4832

Drawing No.:

001/P4/1063-28785/SD	
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Client signature: _____

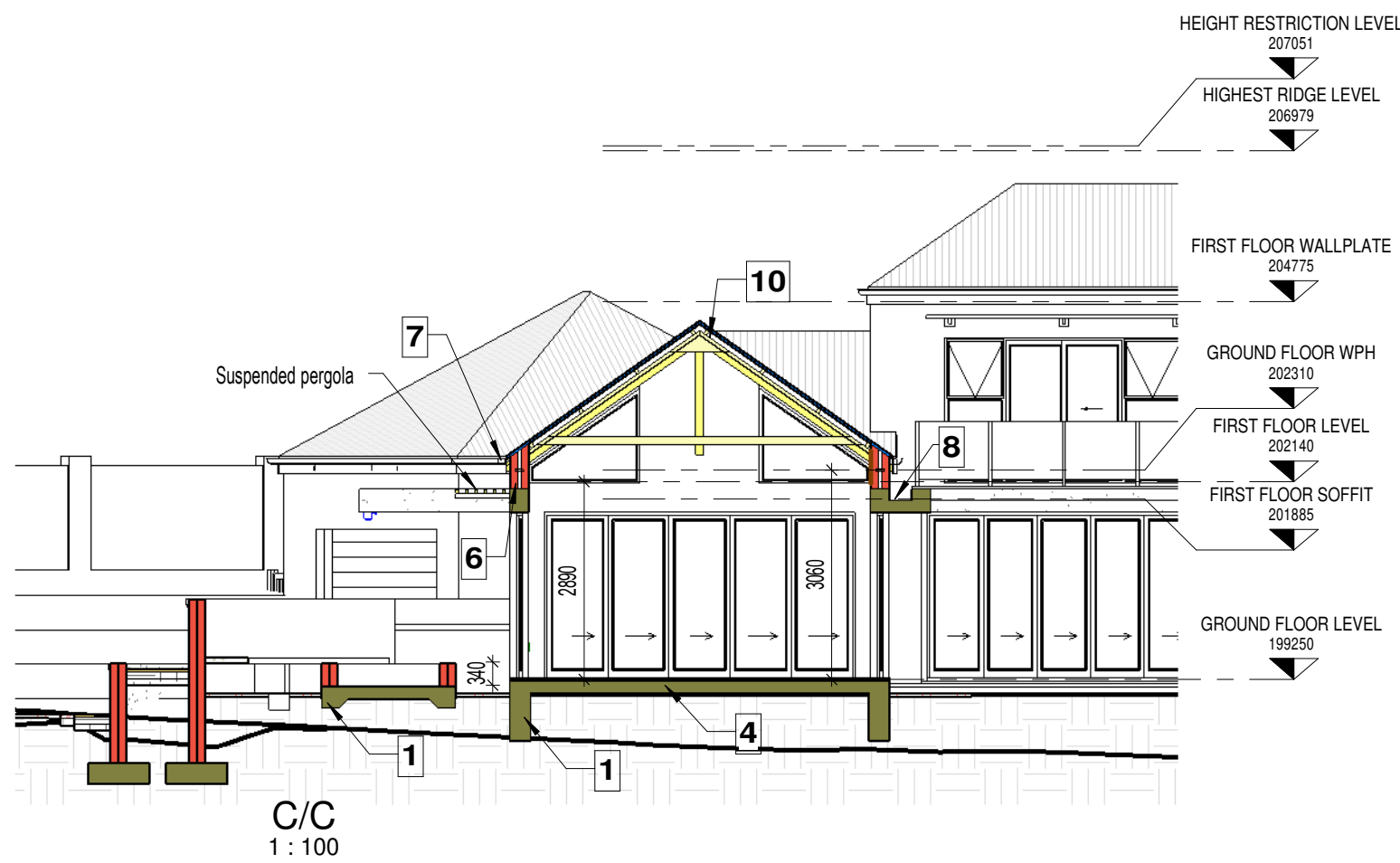
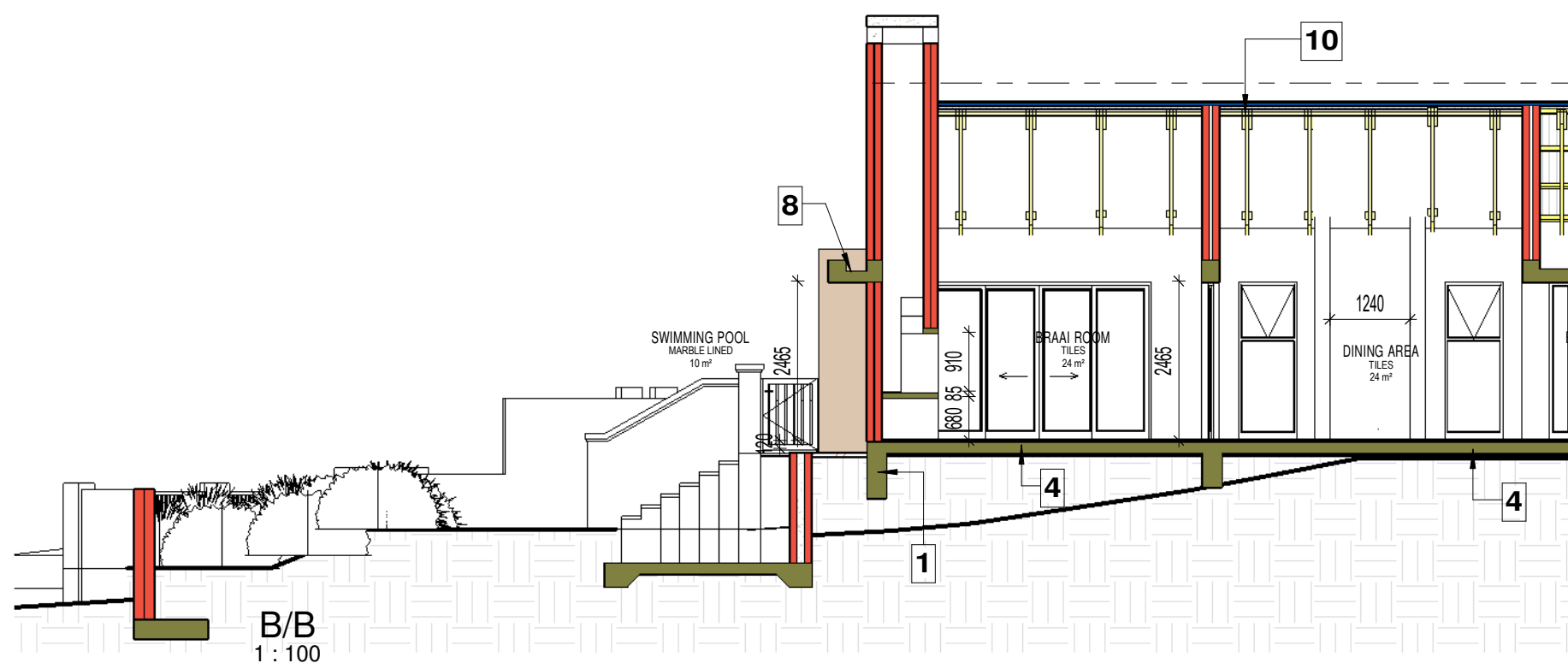
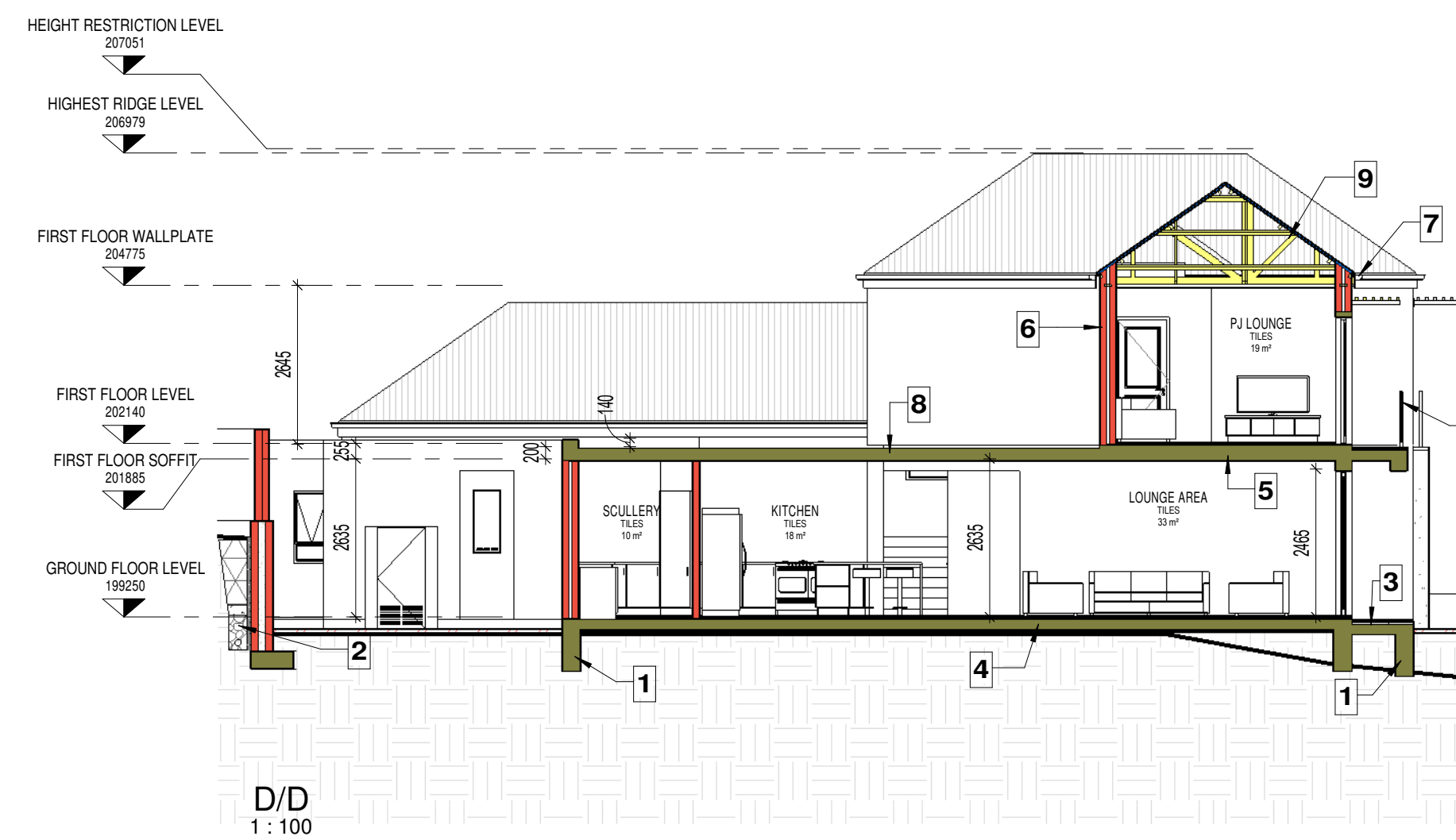
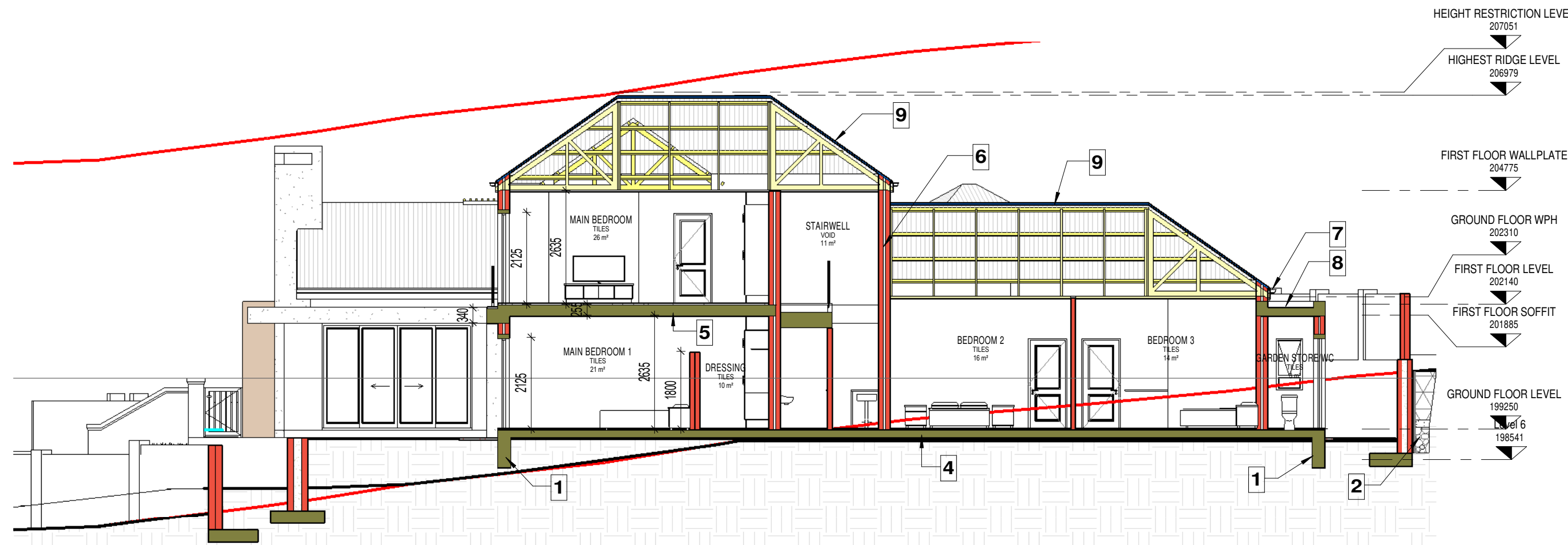
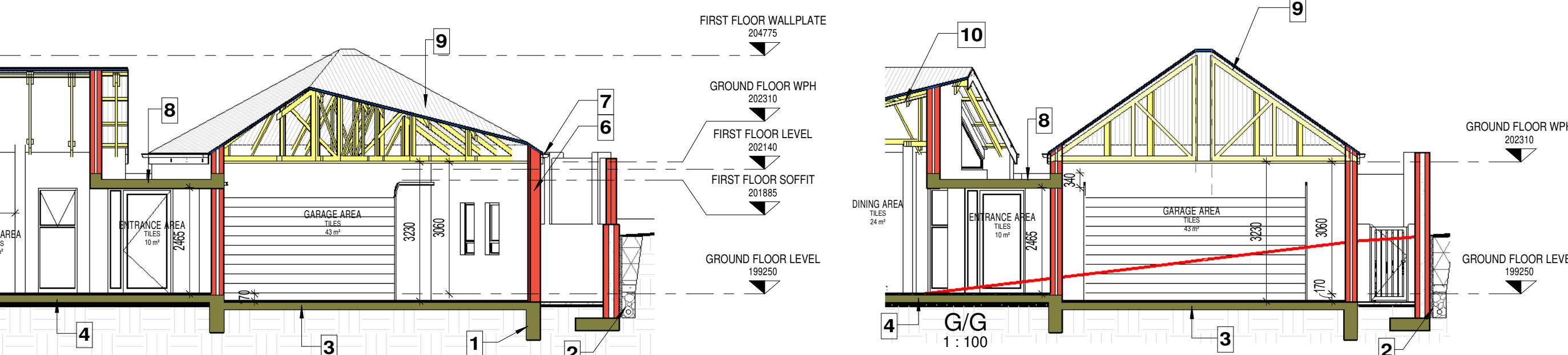
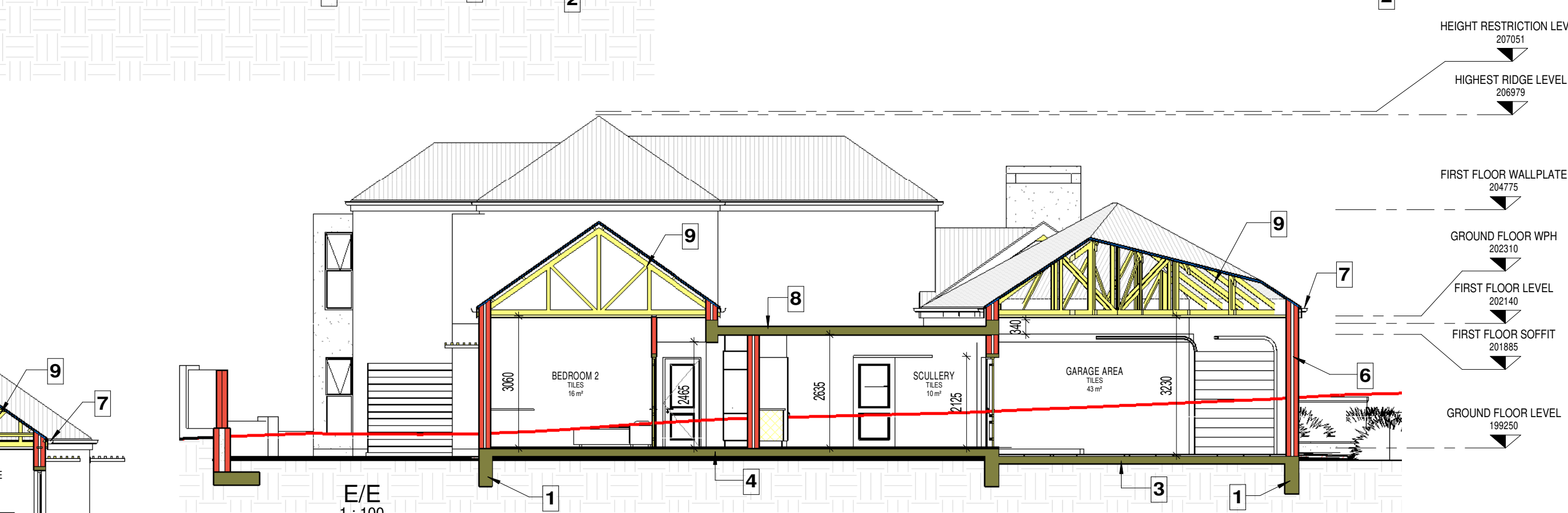
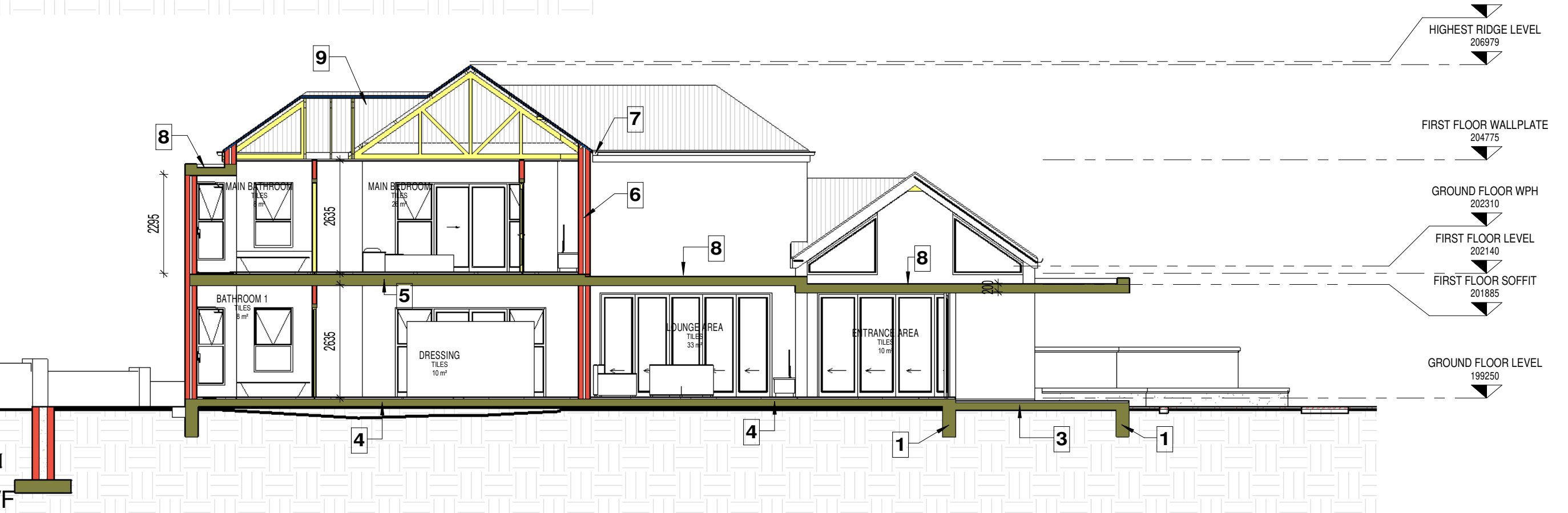
Date issued

MUNICIPAL DOCUMENT

05

SECTION NOTES1
1 : 10

- All Raft foundations Foundations & foundation walls - To be as per engineers drawings & specifications and to comply with SANS 10400 Part H.
- Sub soil drainage system - Top soil on free draining sand backfill on 110mm Diameter HDPE subsoil drainage pipe with minimum fall of 1 : 100 covered in aggregate filler material all wrapped in a Geosynthetic fabric. Wall to be plastered (Added Sikalite) and to be primed and then waterproofed with ABE 4 mm Unigum waterproofing membrane (torch on Fusion) or similar approved and protected with a 375 micron Seamless Plastic sheet and Dimpled high density polyethylene protection membrane (a.b.e.drain).
- Standard Flooring - Floor finish as per Owner's specifications on 35mm screed on Steel reinforced concrete surface bed as per engineers specifications on SABS approved 0,25mm DPC, on 50mm sand blinding layer on well compacted fill to required levels. All filling as per Engineer. All floors to comply with SANS 10400 Part J.
- Insulated Flooring - Floor finish as per Owner's specifications on 35mm screed on reinforced concrete surface bed as per engineers specifications on 30 mm ISOBOARD under surfacebed insulation on SABS approved 0,25mm DPC on 50mm sand blinding layer on well compacted fill to required levels. All filling as per Engineer. All floors to comply with SANS 10400 Part J.
- Suspended floor - Floor finish as per Owner's specifications on 35mm screed on reinforced concrete slab as per engineers specifications. All floors to comply with SANS 10400 Part J.
- Walls - Cavity walls (size as per plan) built with a clean cavity in good quality stock bricks, plastered and painted - refer to elevation for thickened plaster panels. INTERNAL : 110/ 230mm stock brick plastered and painted. All wall construction to comply with SANS 10400 Part K. Wall finishes- Internal walls to be TWO coat plaster, extra smooth finish painted with PLASCON CASHMERE or equivalent. External walls to be one coat plaster, smooth finish, painted with MIDAS EARTHCOTE or equivalent sand texture finish.
- Gutters - All gutters to be 125 x 85 x 0.6 mm Ogee domestic gutter and downpipes to be 100 x 75 x 0.6 mm Rectangular fluted aluminium pipes. Colour to factory painted. Gutting system to be installed by a specialist subcontractor. To comply with SANS 10400 Part R. Eaves - 10 x 225 mm Nutek fascia boards to be fixed to sprockets as per product specifications. Overhang to be 150 mm from finished plastered. 300mm Overhang on gable ends. All eaves to be closed. - (refer to eave & gable closure details)
- Concrete roofs - All concrete roof construction to be as per Engineers Drawings and Specifications. Roof & Ceiling assembly to comply with SANS 10400 Parts L & C. Flat ceiling roof structure - 35'Safintra 0,58mm thick, AZ150 ZincAl® Corrugated Profile Roof Sheeting to be factory painted (Colour-SLATE) to be laid in strict accordance with manufacturers specifications fixed on Double sided RadenShield radiant barrier on 50 X 76mm SA Pine Purlines at max 1000mm c/c on prefabricated roof trusses as per engineer's (Mitek) specifications at Max. 1000mm c/c on 38 X 76 mm SA pine wall plate and tied down with galv. hoop irons built into wall min 6 brick courses. Insulation: 135 mm Isotherm thermal roof insulation to be placed on ceiling boards. Ceiling: 9.5mm Plaster board to be fixed 38 x 50 mm SA Pine branding @ 600mm c/c fixed to the underside of trusses. Ceilings to be 100% skimmed and painted White. Roof & Ceiling assembly to comply with SANS 10400 Parts L & C. Exposed bolted roof structure - 35'Safintra 0,58mm thick, AZ150 ZincAl® Corrugated Profile Roof Sheeting to be factory painted (Colour-SLATE) to be laid in strict accordance with manufacturers specifications fixed on Double sided RadenShield radiant barrier on 50 X 76mm SA Pine Purlines at max 1000mm c/c on prefabricated Exposed bolted roof trusses as per engineer's (Mitek) specifications at Max. 1000mm c/c on 38 X 76 mm SA pine wall plate and tied down with galv. hoop irons built into wall min 6 brick courses. Insulation: 75 mm Isotherm thermal roof insulation to be placed on ceiling boards. Ceiling: 9.5mm Plaster board to be fixed 38 x 50 mm SA Pine branding @ 600mm c/c fixed on top of trusses. Ceilings to be 100% skimmed and painted White. Roof & Ceiling assembly to comply with SANS 10400 Parts L & C.

A-A
1 : 100B/B
1 : 100D/D
1 : 100A-A
1 : 100G/G
1 : 100E/E
1 : 100D/D
1 : 100F/F
1 : 100

REVISIONS

A1

Rev. Date. Description

Please Note

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-All dimensions to be in millimeters.

-Do not scale drawings. Use figured dimensions only.

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-No part of the building (foundations, walls, etc.) to encroach onto the adjoining properties.

-All geyers shall comply with the requirements of the SANS 151 specifications and all Pressure Control and Temperature and Pressure Safety valves shall comply with the requirements of the SANS 158 specifications.

-All openings with a span of more than 1.5m to be specified by the appointed Engineer.

-All geyers must be fitted with drip trays and the necessary safety devices, workmanship, materials and the installation shall comply with the requirements of SANS 10254.

-All waterproofing as per specialist and all construction to comply with the N.B.R., N.H.B.R.C., local authority and any other regulatory authorities that the property may fall under.

ALL CONSTRUCTION TO COMPLY WITH NHBC & NBR REQUIREMENTS & ALL MATERIAL TO BE SABS APPROVED

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Description of workstages

- DC Design concept
- SD Sketch design
- FD Final design
- MD Municipal submission
- QD Quotation documentation
- WD Working drawings

Description of Revisions

- 1 First pre-construction issue
- 2,3,4 Pre construction issue
- A First construction issue
- B,C, Construction issue

KDC
ARCHITECTS

SUITE 1.1 KINGSWOOD BOULEVARD,
KINGSWOOD GOLF ESTATE, GEORGE, 6529
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E-Mail: lindyb@kingswood.co.za Web: www.kingswood.co.za

Estate Stamp

Project Name

**Proposed New Residence for
OLD TOWN INVESTMENTS
Plot 1063 - Erf 28785 - 73 Ridge Drive,
Kingswood Golf Estate, George**

Drawing Name

SECTIONS

DRAWN BY: VFT - T1103
DESIGNED BY: LMB 4832
CHECKED BY: LMB 4832

Scale: As indicated

Drawing No.:

Rev. No.

001/P4/1063-28785/SD

Client signature:

Date issued

20 APRIL 2021

MUNICIPAL DOCUMENT

07