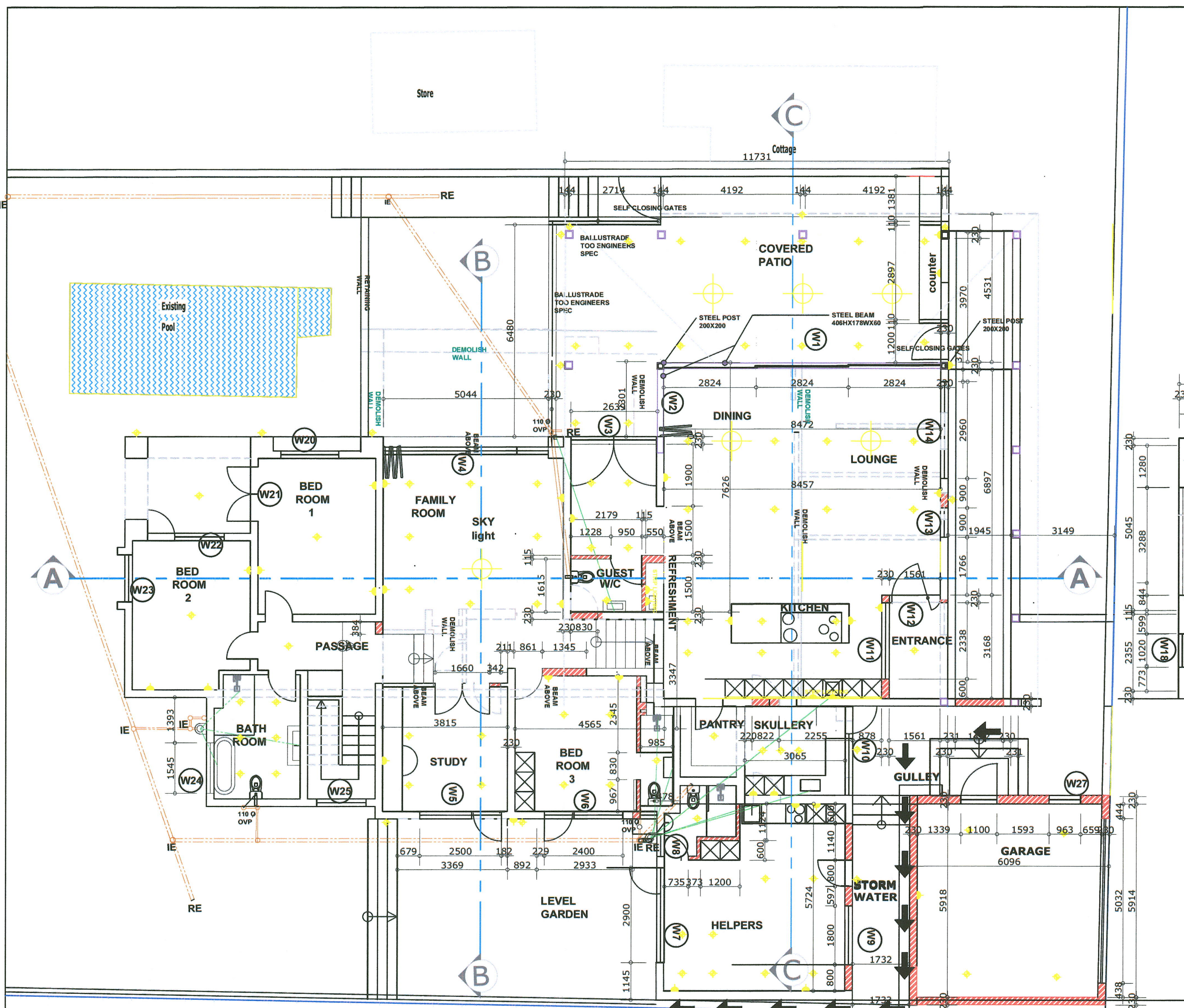
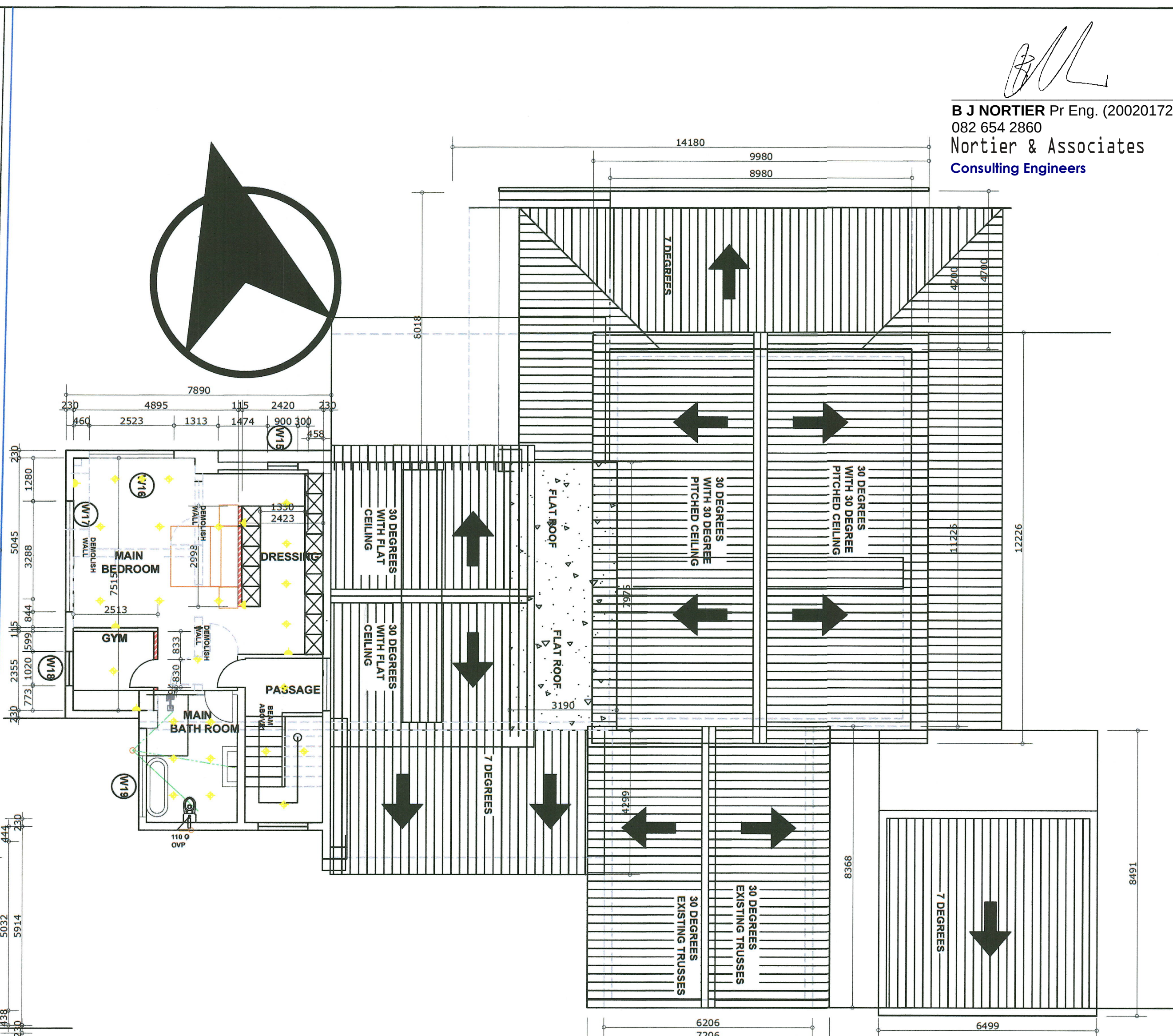
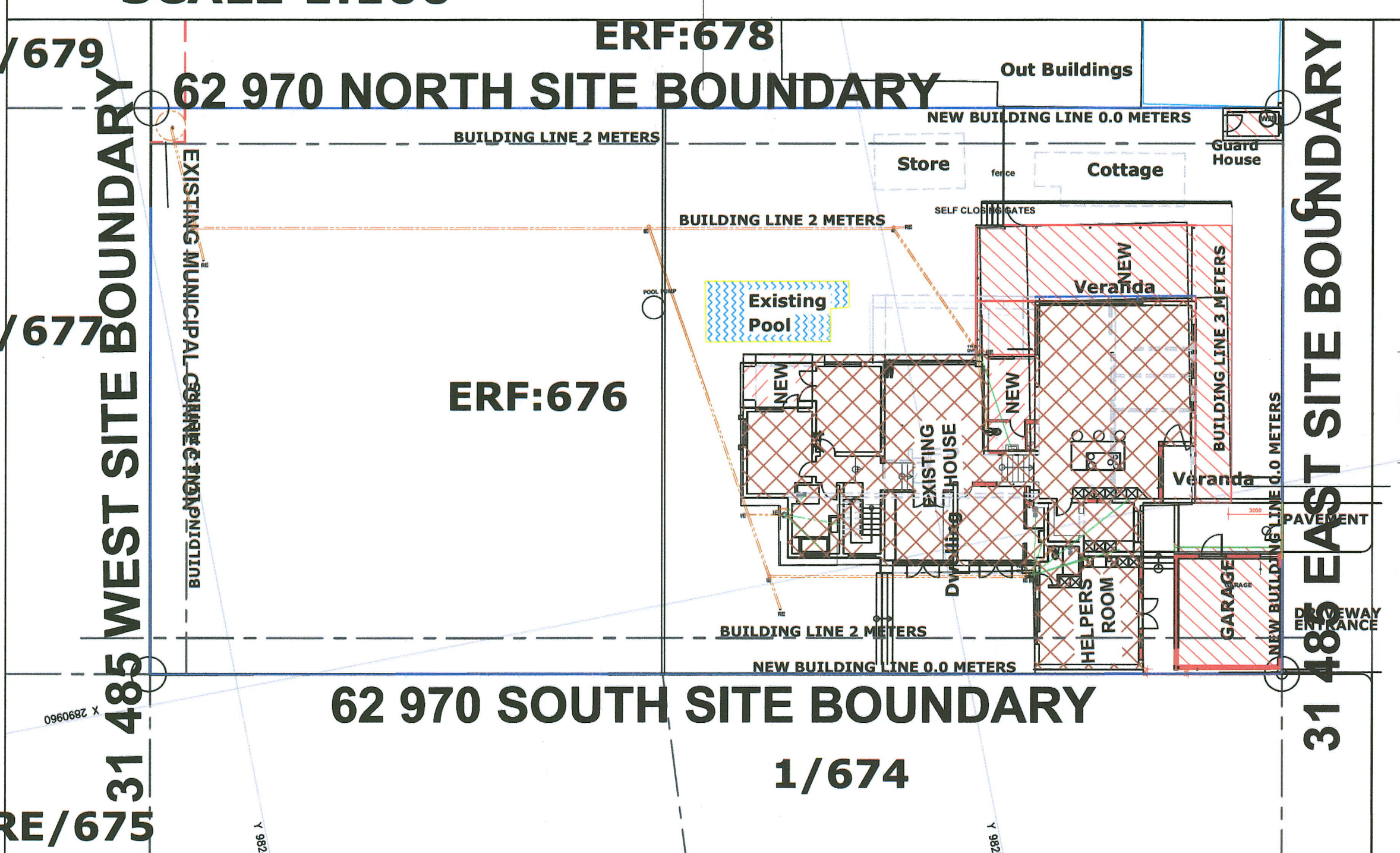




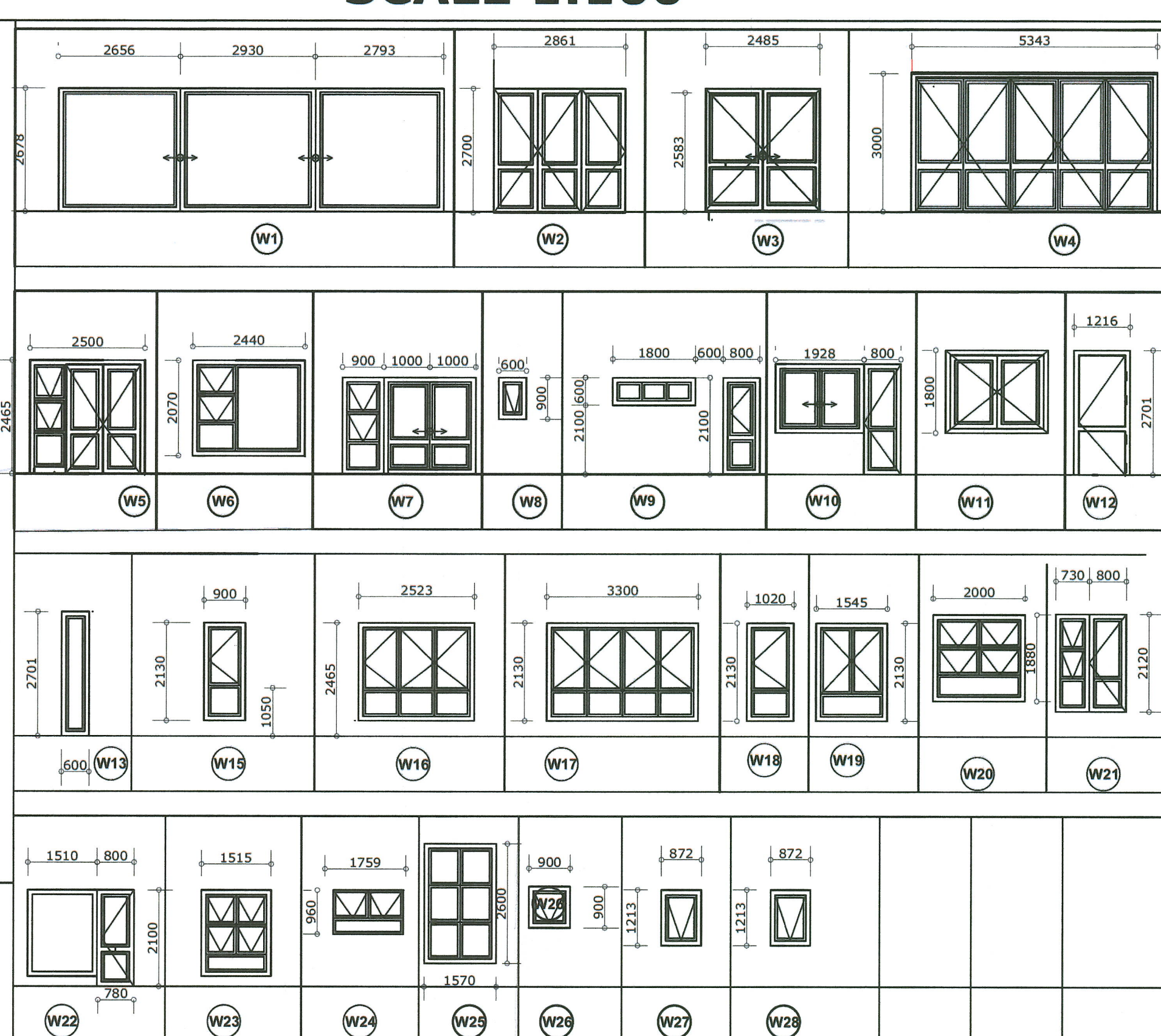
GROUND FLOOR LAYOUT
SCALE 1:100



FIRST FLOOR LAYOUT
SCALE 1:100



SITE PLAN OF ERF 676 CRAIGHALL PARK
SCALE 1:250



WINDOW SCHEDULE

AREA SCHEDULE			
DESCRIPTION OF BLDG	EXISTING AREAS	NEW AREAS	TOTAL
HOUSE GROUND	261SQM	14SQM	275SQM
HOUSE FIRST	64SQM	9SQM	73SQM
GRAND TOTAL OF HOUSE	325SQM	23SQM	348SQM
COVERED ENTRANCE	6SQM		6SQM
COVERED PATIO		99SQM	99SQM
GRAND TOTAL OF HOUSE COVERED AREAS	6SQM	99SQM	105SQM
GRAND TOTAL OF HOUSE AND COVERED AREAS	331SQM	85SQM	416SQM
HELPERS ROOM	38SQM		38SQM
GARAGE		36SQM	36SQM
GUARD HOUSE		5SQM	5SQM
GRAND TOTAL OF HOUSE AND COVERED AREAS AND OUT BUILDINGS	369SQM	126SQM	495SQM
SITE AREA: m		TOTAL EXISTING	369m
COVERAGE: F.A.R.		TOTAL NEW	126m
GROUND FLOOR SITE AREA 410m		TOTAL AREA	495m
1982,61m			
20,4%			

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Nortier & Associates
Consulting Engineers

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CONTRACTOR TO VERIFY ALL LEVELS, HEIGHTS AND DIMENSIONS ON SITE AND CHECK SAME AGAINST DRAWING BEFORE PUTTING ANY WORK IN HAND. ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ARCHITECT/DESIGNER FOR CLARIFICATION.
THIS DRAWING IS NOT TO BE SCALED, FIGURED DIMENSIONS TO BE USED AT ALL TIMES.
ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE LOCAL AUTHORITIES' REQUIREMENTS, NATIONAL BUILDING REGULATIONS, AND THE RELEVANT S.A.B.S. STANDARDS.
THIS DRAWING TO BE READ IN CONJUNCTION WITH OTHER CONSULTANTS DRAWINGS, DETAILS, AND ALL RELEVANT SPECIFICATIONS OR SCHEDULES AS MAY BE ISSUED.

- NOTES:
- GENERAL:
- 1.1 Quality of all materials and workmanship to comply with the relevant SABS specifications and shall conform to the minimum standards specified.
 - 1.2 The contractor is responsible for the correct setting out of buildings.
 - 1.3 The contractor is to verify all levels, heights and dimensions on site and to check these dimensions against the drawings before putting work in hand.
 - 1.4 The contractor is to build in "Brick grip" DPC's whether or not these are shown on the drawings to all external brick wall openings at each floor, beam, parapet level, doors, windows and grills etc.
 - 1.5 Damp proofing and water proofing materials to be applied in accordance with SABS Code of Practice 021.
 - 1.6 All inside level refer to finished floor except where otherwise indicated.
 - 1.8 Queries arising from the above must be clarified with the architectural designer before putting work in hand.
- 2.0 ROOF CONSTRUCTION:
- 2.1 Roof to specification.
- 3.0 CEILINGS:
- 3.1 Ceiling to specification.
- 4.0 FINISHES:
- 4.1 All internal walls to be plastered 15mm thick.
 - 4.2 The floor finishes to be as indicated on plans.
 - 4.3 New external brick to be 20mm thick plaster except where otherwise indicated.
- 5.0 LIGHT AND VENTILATION:
- 5.1 Area of natural light to all habitable rooms to be a minimum of 10% of floor area.
 - 5.2 Ventilation to habitable rooms to be a minimum of 5% of floor area.
 - 5.3 All light and ventilation to be in accordance with the NBR Part 0.
- 6.0 PLUMBING:
- 6.1 Single stack plumbing to be used.
 - 6.2 All bends and junctions to have 1/2".
 - 6.3 All drainage pipes to be fully accessible.
 - 6.4 All waste pipes to have 65mm reset traps.
 - 6.5 No bends or junctions under building.
 - 6.6 Waste pipes to WHB's to be 50mm diameter.
 - 6.7 All drainage to comply with section P on NBR.
 - 6.8 OVP's to extend 1000mm above roof eaves or 2000mm above openable window.
- 8.0 STORMWATER DISPOSAL:
- 8.1 Refer to NBR Part R of SABS.

NEIGHBOUR'S CONSENT

CLIENT SIGNATURE

ADDITIONS & ALTERATIONS
C.R.A.

DATE: 07/07 /2025
DRAWN BY:
APPROVED BY:

SCALE: 1:100
CHECKED BY: Q.SNAITH
CHECKED DATE:

SITE DESCRIPTION:
ERF NO.
ERF 676
CRAIGHALLPARK

DRAWING TITLE:
FLOOR PLAN, ELECTRICAL,
SITE AND ROOF PLAN

PROJECT No.
DRAWING No.
513 R-005
REV.
005