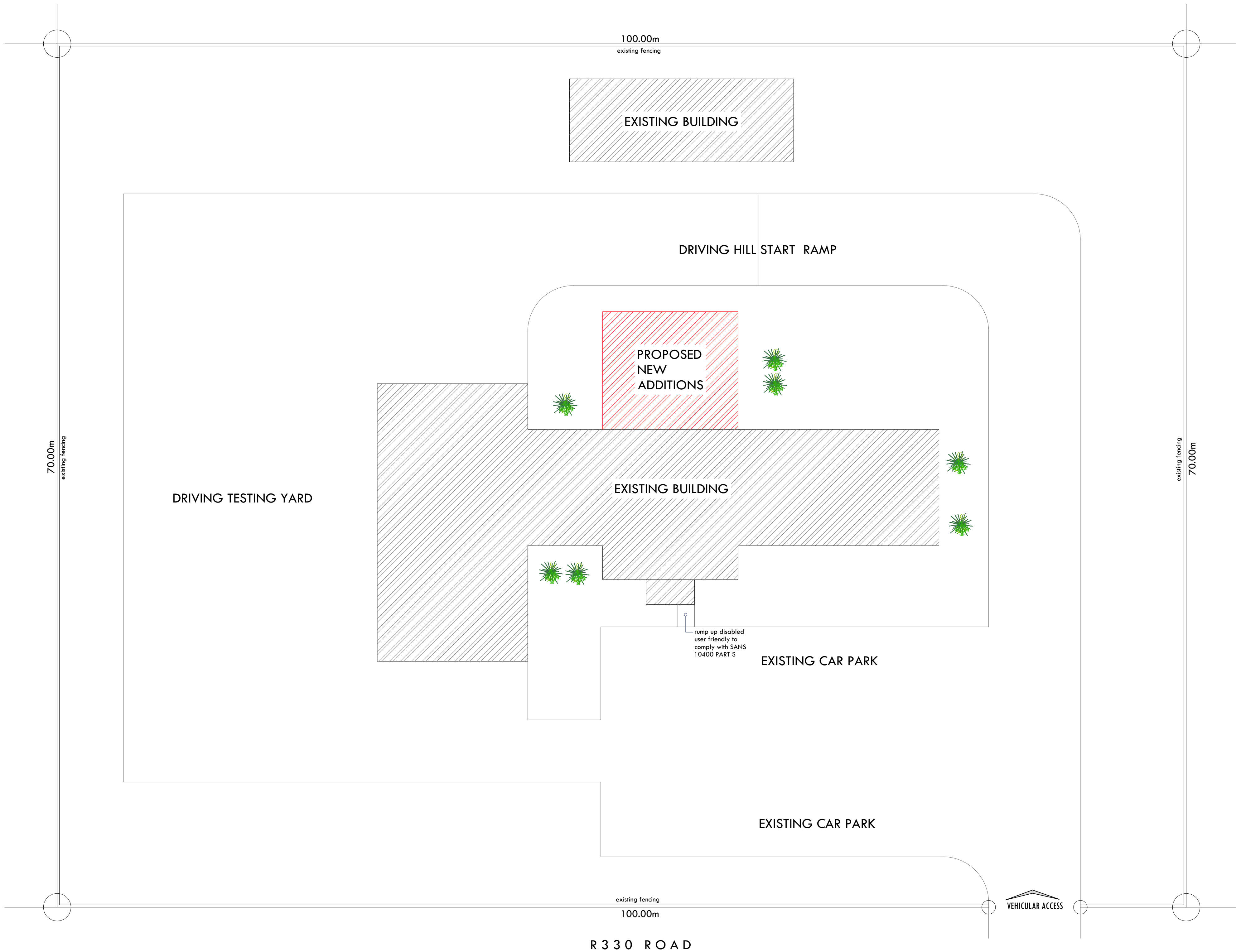


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ARCHITECT
Figured dimensions to be taken in preference to the stated measurements. Do not scale any dimensions. All relevant details, dimensions and levels to be checked on site before work is commenced. Report any discrepancies immediately to the ARCHITECT. Read this drawing in conjunction with any other details and drawings attached.



- Note;
- All windows as per stated measurement on floor plan and elevations;
 - All existing structures to be certified by engineer.
 - All new works to engineers detail and specifications;
 - Levels to be determined on side by specialist;
 - Plan to comply with SANS 10400 XA
 - Any wood used to be treated against termite;
 - Wood borer and fungal attack in accordance with SANS 10005;
 - Provision of storm water drain to be provided on site by specialist;
 - NO ADJUSTMENTS ON EXISTING ELECTRICAL WORKS
 - NO ADJUSTMENTS ON DRAIN LAY-OUT

KOUGA MUNICIPALITY Building Control Department	
Conditionally Approved/Voorwaardelik Goedgekeur	
PLAN NR J2526-00444	
AESTHETICS COMMITTEE:	
BUILDING CONTROL OFF:	
APPROVING OFFICER:	
DATE	Manager: Building Control 28 Oct 2025
Plans are valid for 12 months Section 7(4) NBR	

- NOTES
- All building work, components and site operations to comply with SANS 10400, SANS 204, SANS 10251, SANS 10252, and any other mandatory standards and code of conduct.
- STRUCTURE
- all applicable structure elements and components to be designed and certified by by structural engineer, to comply with the requirements of the national building regulations;
 - All structural components to comply with SANS 10400 parts H, J, K, L, M, N
- ROOM DIMENSIONS
- all human habitable rooms shall have a minimum floor area of 6 sqm, with a minimum horizontal dimension of 2000 and a minimum height of 2400;
 - all dimensions to comply with SANS 10400 part C;
- PUBLIC SAFETY
- changes in level, design of ramps and driveways, access to swimming pools and baths to comply with SANS 10400 part D
- SITE OPERATIONS
- all site operations, including protection of the public, shall be executed to comply with SANS 10400 part F;
 - approved sanitary facilities for all site personnel to be available prior to commencement of site works and shall be available throughout the duration of the building works;
- EXCAVATIONS
- all excavations to comply with SANS 10400 part G;
- FOUNDATIONS
- 230 walls 600x250 concrete strip foundations;
 - 110 walls 500x250 concrete strip foundations;
 - all foundations to be checked approved by engineer;
 - all foundations to comply with SANS 10400 part H;
- WATER PROOFING AND TANKING
- all water proofing and tanking to be carried out and guaranteed by approved specialist
- WALLS
- EXTERNAL
- selected paint to manufactures specifications;
 - cavities to be kept clean and weep holes to be provided;
 - cavity wall ties to be supplied @ 900 horizontal centers and @ 425 vertical centers, to comply with SABS 2
 - approved perimeter thermal insulation (R-value = 1, Cr-value = 130) to be applied to all external walls from foundations from foundations level to surface bed level, to comply with SANS 10400 part XA and SANS 204;
 - structural characteristics of all walls to comply with SANS 10400 part B and SANS 10400 part I;
 - all walls to comply with SANS 10400 part K, including water and moisture penetration characteristics of walls;
- ROOF
- see section AA for more details;
 - with SA pine wood Grade 7 treated timber trusses all to manufactures details;
- CEILING
- selected ISOBOARD ceiling (R-value = 0,05) to 38x38 grade 7 SA pine ceiling branderling @ 450 etc to underside of roof trusses;
 - add 135mm aerolites thermal ceiling insulation (R-value = 3,32) above ceiling between roof trusses tie beams entire roof roof and and ceiling thermal insulation to comply with SANS 10400 part XA and SANS 204;
 - ISOBOARD ceiling (R-value = 0,05 to underside of purlines on top of roof trusses, add SISATION 420 thermal insulation above plastic underlay underneath purlines on PATIOS;
- PAVED AREAS
- selected clay brick pavers on 250 micro SABS waterproofing membrane on 100mm sand bed on well compacted hardcore fill layers of minimum 150mm, base course for vehicular areas.

SITE PLAN (1:200)

PROPERTY INFORMATION			
Erf No	1	Zoning	
Erf Area	FARM	Occupancy	
Existing Shop	657 m2	Exist.Coverage	
PROPOSED NEW AREA	121 m2	Prop.Coverage	
Total Area	778 m2	Total Coverage	

PROJECT		SHEET	SIZE	DRAWING NUMBER
NEW ADDITIONS, ERF 1, HUMANSDORP		03 OF 03	A1	E-106-25
DRAWING ISSUED FOR		PROJECT NUMBER		
MUNICIPALITY DRAWINGS		E-106-25-1		
DRAWING TITLE		DATE	13.08.2025	
SITE PLAN		SCALE	1:100	

Drawn by	E.C.T	Date	13.08.2025
Checked by	E.S.	Date	13.08.2025
Modified by	E.S.	Date	13.08.2025

ARCHIFORM (PTY) LTD

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Elson: 071 780 2249
Email: elson@live.co.za
Website: www.archiform.co.za

57 METT MELVELLE CRESCENT, HUMANSDORP OFFICE

Principal Architect - Mr. Eldridge Sauls
SACAP REG.No: Prof .Arch. 24740069 Prof .Arch.Proj Man.BAS , M.Arch.
Cad.Architectural Draughtsman- Mr. Elson C. Tapfumaneyi
SACAP REG.No: CAD .Arch. D.CD66600597

SIGNATURES

CLIENT

ARCHITECT

CLIENTS

KOUGA MUNICIPALITY
FIRE DEPARTMENT,
HUMANSDORP

PLEASE NOTE:

A: All retaining walls, piles footings, slabs, beams, columns and agricultural drains to engineer's details and design.

B: All foundations/piling to structural engineer's detailing and design.

C: The main contractor to check the land surveyors' drawings for confirmation of setting out levels and dimensions of site.

D: Building work may only commence on approval by the Local Authority , prior to the approval will be at the risk of the property owner.

E: Municipal Approved Building Plans must not be used for construction , the Architectural firm (ARCHIFORM PTY LTD) will not take any liability if, municipal approved drawings is used during construction. The property owner is responsible to appoint the architectural firm to provide additional drawings for construction drawings (STAGE 4 - 4.2 DOCUMENTATION AND PROCUREMENT

F: The architectural services is strictly as per appointment.
(ARCHIFORM PTY LTD) will not render additional services outside the terms and conditions of the contract.