Primrose Nako
Administrator, Planning Department
Planning and Development
E-mail: pnako@george.gov.za
Tel: +27 (044) 801 1273

**Menslike Nedersettings, Beplanning en Ontwikkeling**
**Human Settlements, Planning and Development**

**Collaborator No.:** **2907345**
**Reference / Verwysing:** **Erf 432, Wilderness**
**Date / Datum:** **19 July 2024**
**Enquiries / Navrae:** **Primrose Nako**

**Email:** planning@mdbplanning.co.za

MARLIZE DE BRUYN PLANNING
P O BOX 2359
**GEORGE**
6530

**APPLICATION FOR REMOVAL OF RESTRICTION: ERF 432, WILDERNESS**

Your application in the above regard refers.

The Deputy Director: Town Planning (Authorised Official) has, under delegated authority, 4.17.1.17 of 30 June 2022 decided that the following applications applicable to Erf 432, Wilderness, namely:

a) Removal, in terms of Section 15(2)(f) of the Land Use Planning By-law for George Municipality (2023), of the following restrictive title deed conditions contained in Title Deed T62966/2022 of Erf 432, Wilderness:

1. Condition B.(d): *That no building shall be erected within 4,72 metres from the boundary line of the erf and any street line which forms a boundary of the erf.*

2. Condition C.3.: *All buildings erected on this Lot shall be built of brick, stone, or concrete, and the ground plan showing the relation of the position of such buildings to the boundaries of the said Lot, as well as the elevation plans of such buildings be submitted to the Seller for its approval in writing before any buildings are commenced, and no building shall be erected within 4,72 meters from any boundary line of the Lot.*

**BE APPROVED** in terms of Section 60 of the said By-law for the following reasons:

REASONS
(i). The proposed development is in line with the development parameters of the George Integrated Zoning Scheme By-law (2023);
(ii). No negative impacts on bulk engineering services and traffic in the area are foreseen;
(iii). Residential development is proposed within an established residential neighbourhood; and
(iv). No significant negative impact on the surrounding properties, heritage resources or the natural environment;

Subject to the following conditions imposed in terms of Sections 66 of the said By-law, namely (to replace previous conditions of approval, where applicable):

**CONDITIONS OF THE DIRECTORATE: HUMAN SETTLEMENT, PLANNING AND DEVELOPMENT**

General:

1. That in terms of the provisions of the Land Use Planning By-Law for the George Municipality (2023), the above-mentioned approvals shall lapse if not implemented within a period of five (5) years from the date of when the approval comes into operation and/or if the following conditions are not adhered to.
2. That in terms of Section 34(1) the owner must apply to the Registrar of Deeds to make the appropriate entries in, and endorsements on, any relevant register or title deed to reflect the removal of the restrictive conditions, after the publication of a notice contemplated in Section 33(7) in the Provincial Gazette.
3. A copy of the endorsed Title Deed be sent to the Planning Department for record purposes.
4. Development of the property must be generally in accordance with Plan No's 00 to 08, dated November 2023; January 2024 & April 2024, drawn by IMW Architects attached as "***Annexure A***" which bears Council's stamp and shall not be construed as to depart from any other Council requirements or legal provision.
5. Excavation of the foundations must at no point be closer than 2.8m from the tree stem of the Milkwood tree.

*Notes:*

1. *Building plans must be submitted to and approved by the George Municipality before any site and construction works may commence.*
2. *Stormwater must be dispersed responsibly, and the stormwater management and retention measures must be addressed on the building plans.*
3. *The onus is on the developer/landowner to comply with the National Forestry Act, Act No 84 of 1998, should it be required.*
4. *Provisions for the removal of solid waste is to be addressed in conjunction with the Dir: Community Services.*
5. *The developer is to adhere to the requirements of all relevant Acts, as well as all conditions stipulated by any other authority whose approval is required and obtained for this proposed development.*
6. *No development may take place within the 1:100 year flood line or on slopes steeper than 1:4.*
7. *The owner must provide for an Environmental Control Officer to monitor construction activities, given the close proximity to the Touws River.*
8. *Proposed plant list for the rooftop gardens must be submitted with building plans (including a support letter from the Environmental Control Officer).*

You have the right to appeal to the Appeal Authority against the decision of the Authorised Employee in terms of Section 79(2) of the Land Use Planning By-Law for George Municipality, 2023.

A detailed motivated appeal with reasons should be directed to the Appeal Authority and received by the Director: Human Settlements, Planning and Development, P O Box 19, George, 6530 or Directorate: Human Settlements, Planning and Development, 5th floor, Civic Centre, York Street, George **on or before 09 AUGUST 2024** and simultaneously submit a copy of the appeal on any person who commented, made representations or objected to the application in the above regard. *Please also note that the appeal must be e-mailed to the administrative officer mentioned above.*

An appeal that is not lodged within the applicable period mentioned above or that does not comply with Section 79 of the Land Use Planning By-Law for George Municipality, 2023, will be deemed invalid in terms of Section 80 of said By-Law.

Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

Please also note that in terms of Section 80(14) of the Land Use Planning By-Law for George Municipality, 2023, the above decision is suspended until such time as the period for lodging an/appeal(s) has lapsed, any appeal(s) has been finalised and you have been advised accordingly.

Yours faithfully

**C. PETERSEN**
**SENIOR MANAGER: TOWN PLANNING**
C:\scan\Erf 432 Wilderness ( Removal of Restriction Decision Letter) M De Bruyn.docx

**MUNISIPALITEIT GEORGE MUNICIPALITY**

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

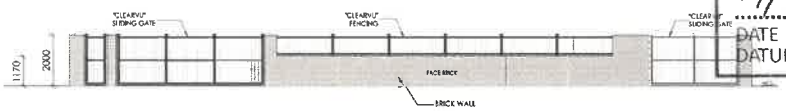
19/7/2024 DATE DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

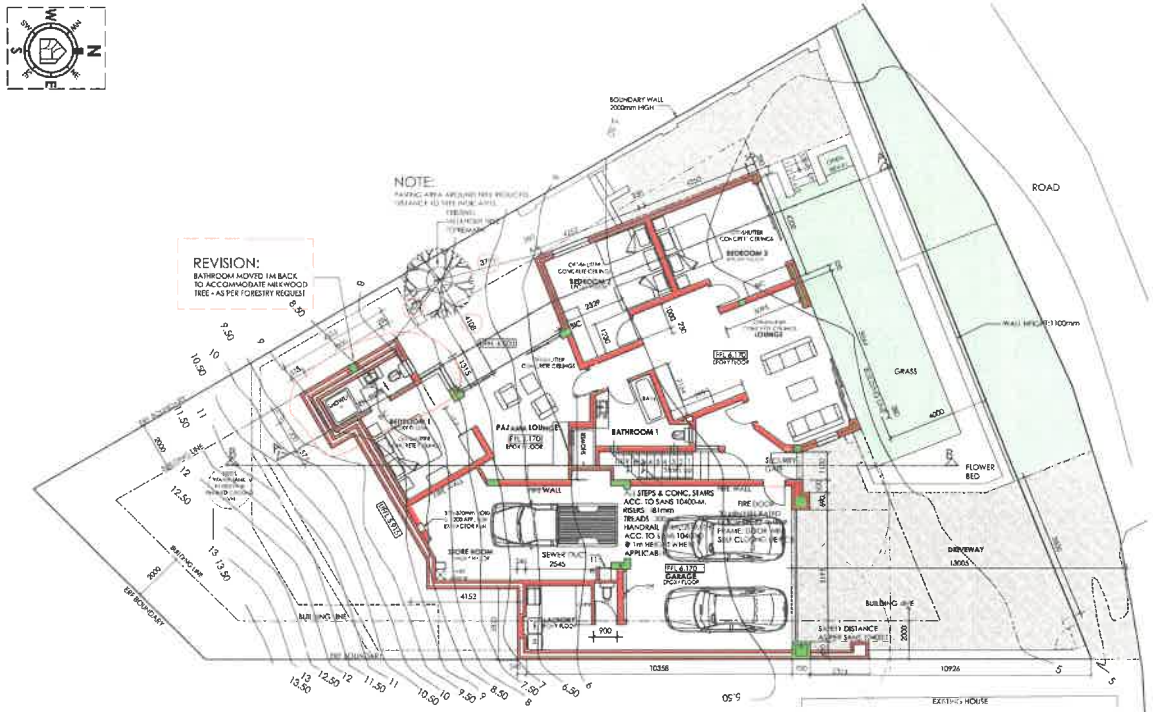
| COVERAGE: | |
|---|---|
| ERF | : 589.0 m² |
| GROUND FLOOR | : 252.5 m² |
| SECOND FLOOR OVERHANG | : 34.6 m² |
| TOTAL COVERAGE OF BUILDING | : 287.1 m² |
| COVERAGE | : 48.7% |

| FLOOR AREAS | |
|---|---|
| GROUND FLOOR | : 252.5 m² |
| FIRST FLOOR | : 187.1 m² |
| SECOND FLOOR | : 63.9 m² |
| TOTAAL | 503.5 m² |

| PATIO AREAS | |
|---|---|
| FIRST FLOOR: | 88.0 m² |
| SECOND FLOOR: | 30.8 m² |
| TOTAL | 118.8 m² |




## ELEVATION: STREET FRONT GARDEN WALL/FENCE
Scale 1:100 (on A1 sheet)




## GROUND FLOOR & SITE PLAN LAYOUT
Scale 1:100 (on A1 sheet)

## NOTES
## AANTEKENING

All measurements to be checked on site before commencement of any work.

All final levels, heights, depths, of excavations and number of steps to be checked on site.

Drawings are not to be scaled. Dimensions to be checked on site.

Landsurveyor to locate and point out boundary pegs.

All work and material to comply with standard building practice guidelines and SABS, SANS 10400 and Municipal By Laws.

All applications / installations strictly according to manufacturer specifications

All drawings to be read in conjunction with those of specialist suppliers and engineers.

Buildings to be rodent proof and comply with applicable health regulations.

Plan to be checked by client prior to submission of local authority and construction.

**ALL WORK TO COMPLY WITH SANS 10400.**

**ALL DIMENSIONS ARE INDICATED IN MILLIMETERS AND MUST BE CONTROLLED ON SITE. THIS DRAWING MUST NOT BE SCALED. ONLY FIGURED DIMENSIONS MAY BE USED.**

| Wys. Rev. | Datum Date | Beskrywing Description | Teken Sign |
|---|---|---|---|
| | | | |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| | |
|---|---|
| CLIENT | TOKOLOS INVESTMENTS Edms (Bpk) Reg № 2018/264339/07 |
| PROJECT DESCRIPTION | PROPOSED NEW RESIDENCE |
| PROPERTY INFORMATION | ERF 432, WILDERNESS |

| | |
|---|---|
| Project Number: | 001NOV2023 |
| Date: | APRIL 2024 |
| Drawn by: | J. Zoalman |
| Checked by: | A. Homann |
| Description of Drawings: | Floor & Site Plan Layouts - REVISION A |
| Sheet Number: | 00 |
| Scale: | As Indicated |

| | |
|---|---|
| Owner / Client: | |
| Architect: | |
| Date: | April 2024 |

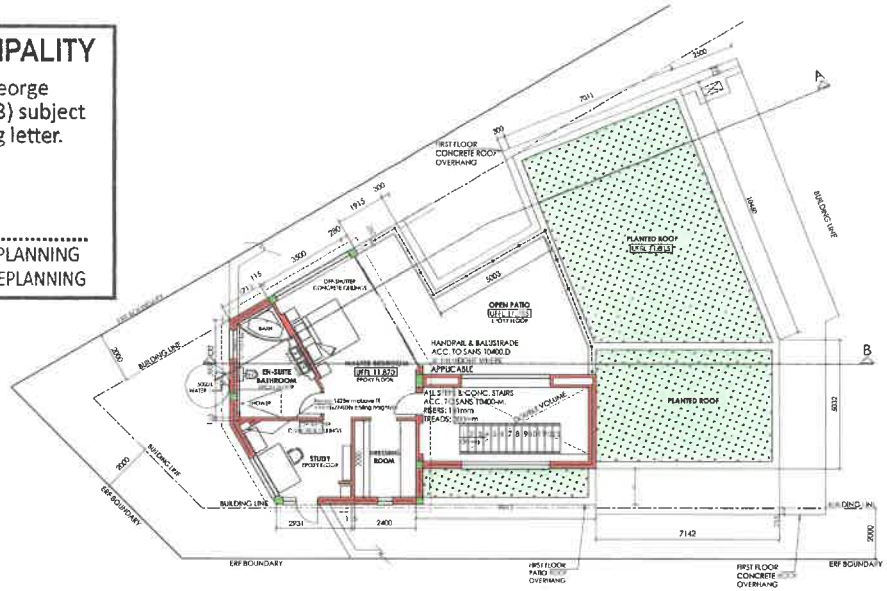
**MUNISIPALITEIT GEORGE MUNICIPALITY**

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

19/7/2024

DATE / DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

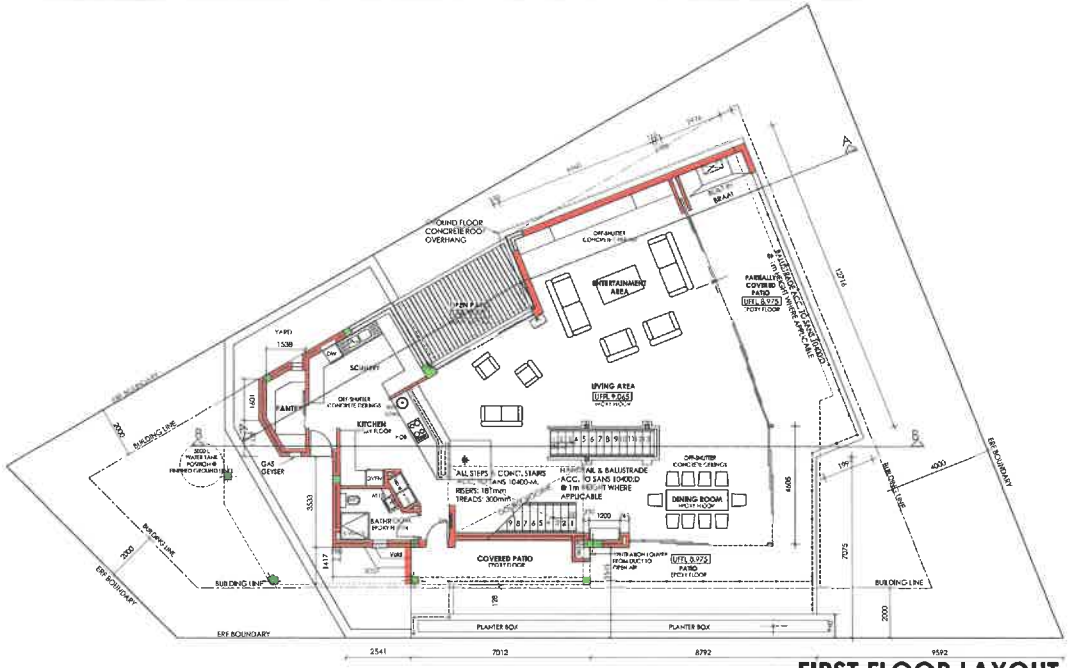



## SECOND FLOOR LAYOUT
Scale 1:100 (on A1 sheet)

| COVERAGE: | |
|---|---|
| ERF | : 589.0 m² |
| GROUND FLOOR | : 252.5 m² |
| SECOND FLOOR OVERHANG | : 34.6 m² |
| TOTAL COVERAGE OF BUILDING | : 287.1 m² |
| COVERAGE | : 48.7% |

| FLOOR AREAS | |
|---|---|
| GROUND FLOOR | : 252.5 m² |
| FIRST FLOOR | : 187.1 m² |
| SECOND FLOOR | : 63.9 m² |
| TOTAAL | 503.5 m² |

| PATIO AREAS | |
|---|---|
| FIRST FLOOR: | 88.0 m² |
| SECOND FLOOR: | 30.8 m² |
| TOTAL : | 118.8 m² |




## FIRST FLOOR LAYOUT
Scale 1:100 (on A1 sheet)

## NOTES
## AANTEKENING

All measurements to be checked on site before commencement of any work.

All final levels, heights, depths, of excavations and number of steps to be checked on site.

Drawings are not to be scaled. Dimensions to be checked on site.

Land surveyor to locate and point out boundary pegs.

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**ALL WORK TO COMPLY WITH SANS 10400.**

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| Wys. Rev. | Datum Date | Beskrywing Description | Teken Sign |
|---|---|---|---|
| | | | |


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Izelle Weilbach
SACAP Registration Number 29197



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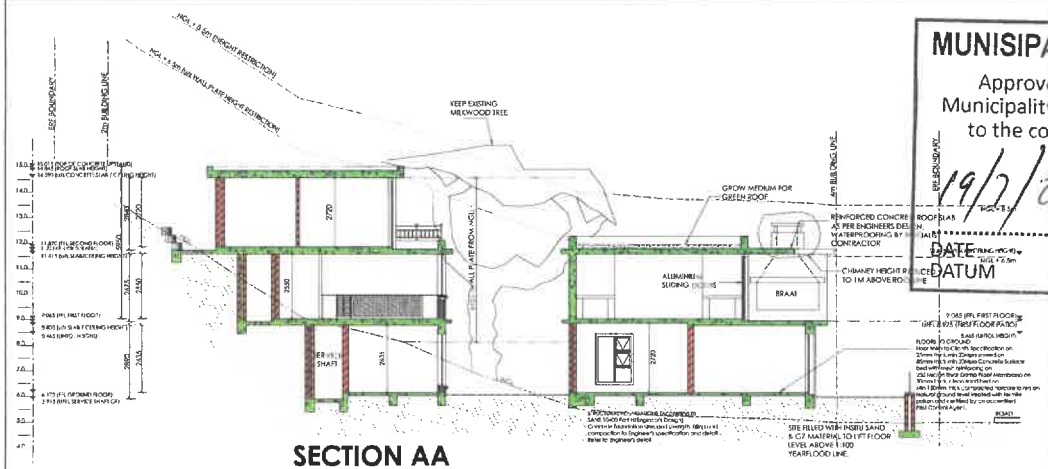
CLIENT: **TOKOLOS INVESTMENTS Edms (Bpk)** Reg nr 2018/284338/07

PROJECT DESCRIPTION: **PROPOSED NEW RESIDENCE**

PROPERTY INFORMATION: **ERF 432, WILDERNESS**

| | |
|---|---|
| Project Number: | 001NOV2023 |
| Date: | November 2023 |
| Drawn by: | J. Zaalman |
| Checked by: | A. Homann |
| Description of Drawings: | Floor & Site Plan Layouts |
| Sheet Number: | 01 |
| Scale: | As Indicated |

| | |
|---|---|
| Owner / Client: | |
| Architect: | |
| Date: | APRIL 2024 |




## SECTION AA
Scale 1:100 (on A1 sheet)

MUNISIPALITEIT GEORGE MUNICIPALITY

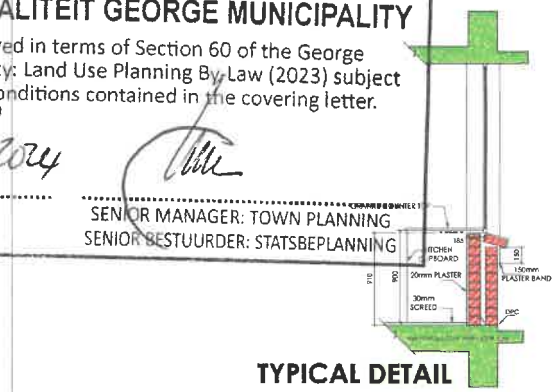
Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

19/7/2024

DATE

DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING




## TYPICAL DETAIL SECTION
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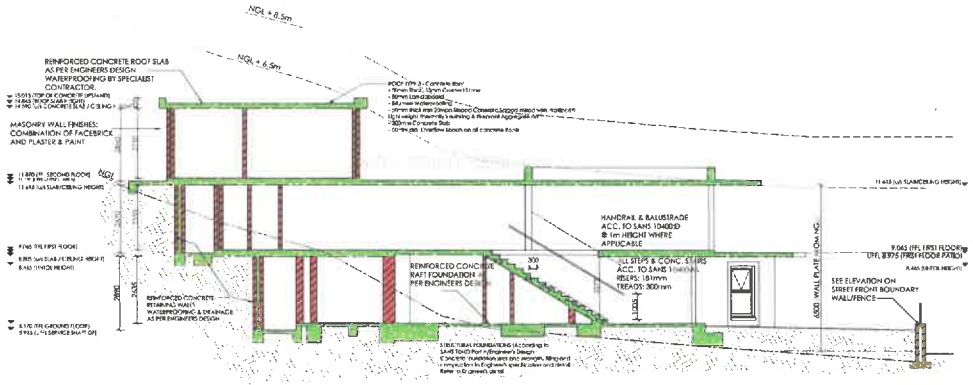
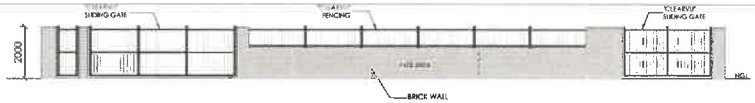
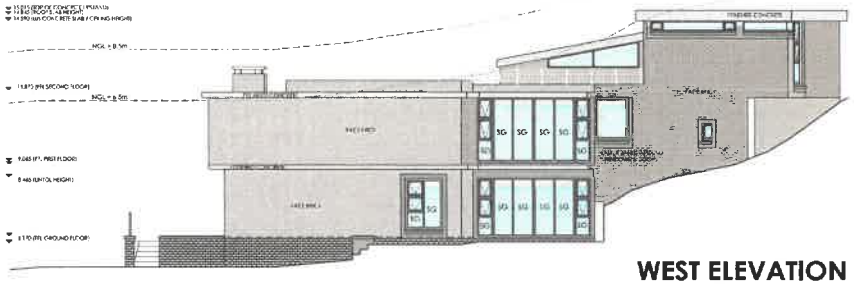



## SECTION BB
Scale 1:100 (on A1 sheet)

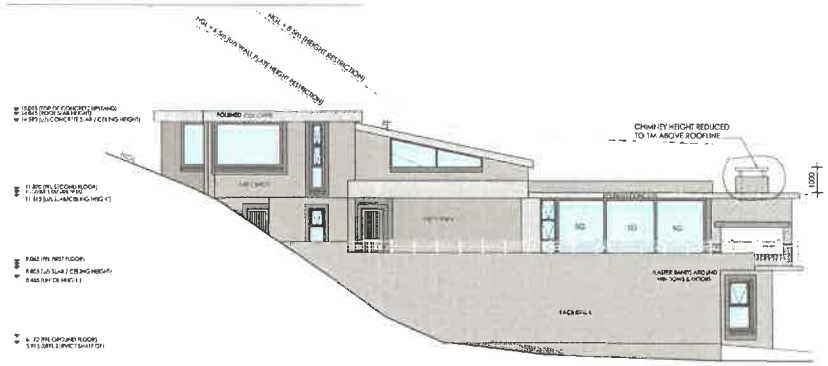



## ELEVATION: STREET FRONT GARDEN WALL/FENCE
Scale 1:100 (on A1 sheet)

## NORTH ELEVATION
Scale 1:100 (on A1 sheet)



## WEST ELEVATION
Scale 1:100 (on A1 sheet)




## EAST ELEVATION
Scale 1:100 (on A1 sheet)

## NOTES
## AANTEKENING

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| Wys. Rev. | Datum Date | Beskrywing Description | Teken Sign |
|---|---|---|---|
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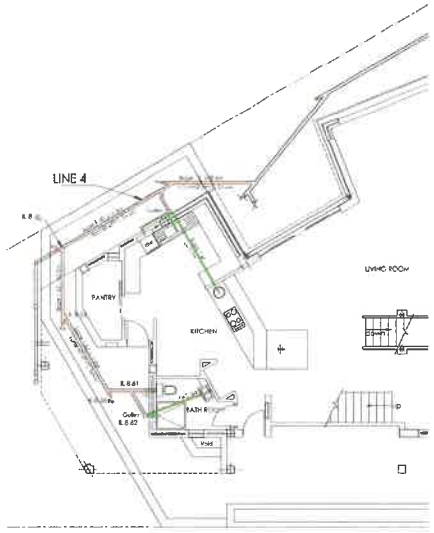
CLIENT: TOKOLOS INVESTMENTS Edms (Bpk) Reg. No: 2018/214338/07

PROJECT DESCRIPTION: PROPOSED NEW RESIDENCE

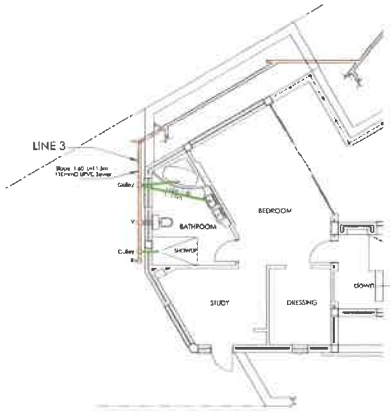
PROPERTY INFORMATION: ERF 432, WILDERNESS

| | |
|---|---|
| Project Number: | 001NOV2023 |
| Date: | November 2023 |
| Drawn by: | J. Zaalman |
| Checked by: | A. Homann |
| Description of Drawings: Sections & Elevations - REVISION A | |
| Sheet Number: | 02 |
| Scale: | As Indicated |

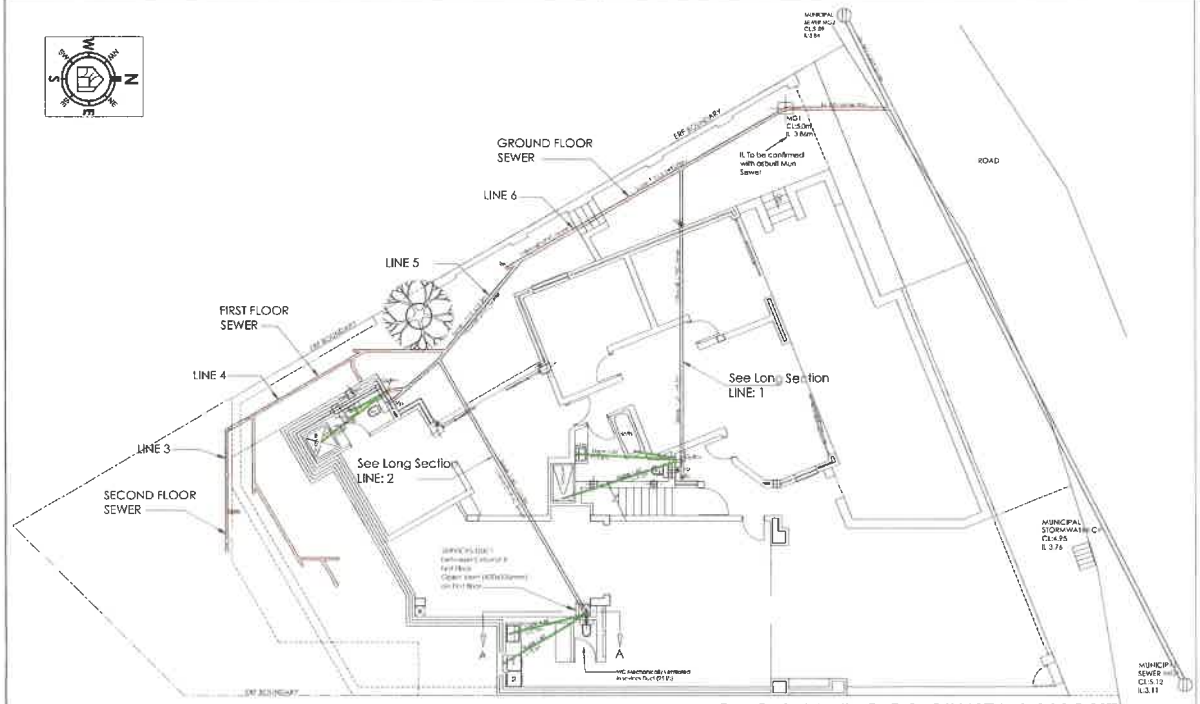
| | |
|---|---|
| Owner / Client: | |
| Architect: | |
| Date: | APRIL 2024 |




## FIRST FLOOR SEWER LAYOUT
Scale 1:100 (on A1 sheet)




## SECOND FLOOR SEWER LAYOUT
Scale 1:100 (on A1 sheet)




## GROUND FLOOR SEWER LAYOUT
Scale 1:100 (on A1 sheet)
(Sewer layout - All floors in plan)

**MUNISIPALITEIT GEORGE MUNICIPALITY**

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

19/7/2024

DATE / DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

## GAS INSTALLATION NOTES

**NOTES ON GAS INSTALLATION:**

LP Gas; Max 38 kg allowed on premises without a Flammable Substance Certificate in terms of section 37(6) of the Community Fire Safety By-Law. A Gas installation certificate of compliance to be provided prior the request of a Occupancy certificate.

**Gas installation to comply with SANS 10087-1:2008**

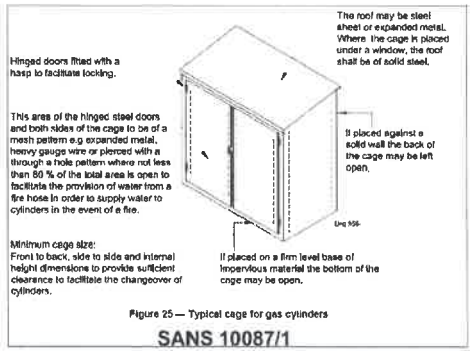
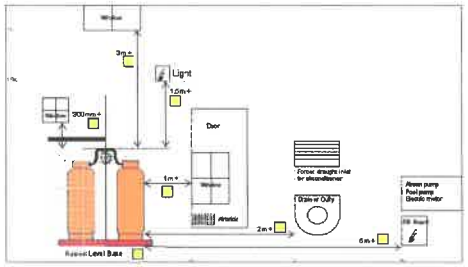



Figure 25 — Typical cage for gas cylinders

**SANS 10087/1**




## NOTES
## AANTEKENING

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| Wys. Rev. | Datum Date | Beskrywing Description | Teken Sign |
|---|---|---|---|
| | | | |


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Professional Architectural Studio
+27 (44) 870 2125
Iselle Weilbach
SACAP Registration Number 21121
Address: Unit 2, Fair Ave Office Park, First Street, George Industrial, George, 6529



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CLIENT: TOKOLOS INVESTMENTS Edms (Bpk) Reg. nr: 2018/264008/07

PROJECT DESCRIPTION: PROPOSED NEW RESIDENCE

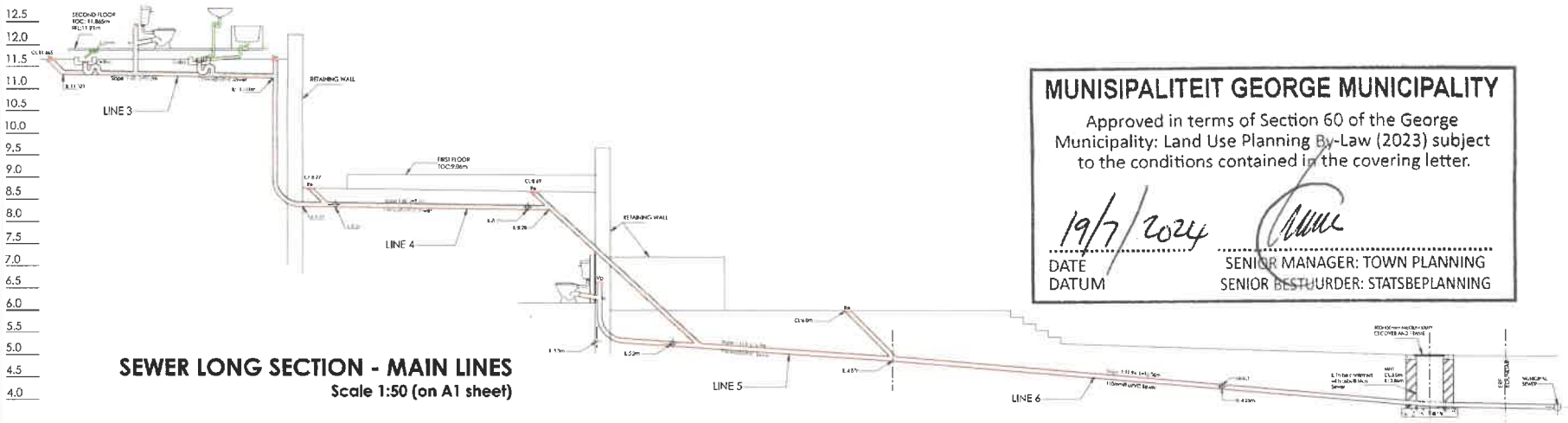
PROPERTY INFORMATION: ERF 432, WILDERNESS

| | |
|---|---|
| Project Number: | 001NOV2023 |
| Date: | January 2024 |
| Drawn by: | J. Zaalman |
| Checked by: | A. Homann |
| Description of Drawings: | Sewer, Plumbing & Gas notes |
| Sheet Number: | 03A |
| Scale: | As Indicated |

Owner / Client:

Architect:

Date: APRIL 2024




## SEWER LONG SECTION - MAIN LINES
Scale 1:50 (on A1 sheet)

**MUNISIPALITEIT GEORGE MUNICIPALITY**

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

19/7/2024

DATE / DATUM

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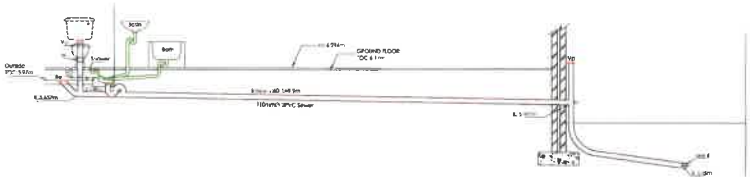
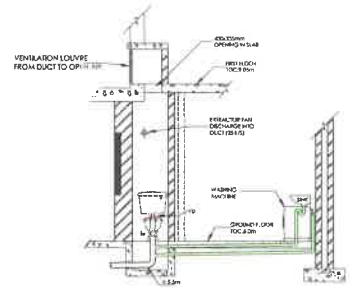
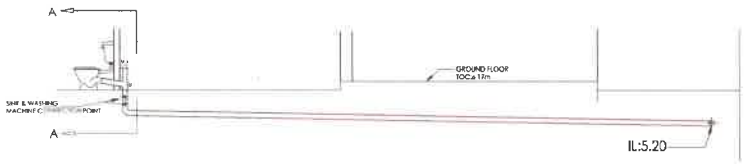
SENIOR BESTUURDER: STATSBEPLANNING




## SEWER LONG SECTION - LINE 1
Scale 1:50 (on A1 sheet)



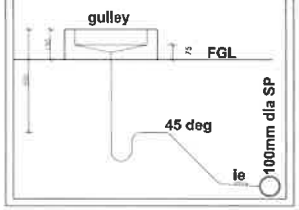

## SECTION AA (Services Duct)
Scale 1:50 (on A1 sheet)




## SEWER LONG SECTION - LINE 2
Scale 1:50 (on A1 sheet)

### GULLEY DETAIL

SCALE 1:20




### PLUMBING NOTE

**Soil Drainage and Fittings**

**All Plumbing work to be undertaken by a Professional and Registered Plumber.**

- Sewer Lines to be 110mm ø uPVC laid to minimum fall 1:60 to connect with Septic Tank.
- Waste Pipes for whb, shower, bath and sinks to be 40mm ø uPVC.
- Soil Pipes for wc's to be 100mm ø uPVC.
- 150mm ø deep uPVC Seal Traps to be provided at every whb, shower, bath and sink.
- All Vent Pipes (VP) to terminate with approved One Way Vent Valve.
- A Rodding Eye or Manhole shall be installed at such intervals along the drain that no Rodding Distance is more than 25m measured along the line of the drain from a Rodding Eye, or other permanent means of access to such drain.

## NOTES
## AANTEKENING

All measurements to be checked on site before commencement of any work

All final levels, heights, depths, of excavations and number of steps to be checked on site.

Drawings are not to be scaled. Dimensions to be checked on site.

Land surveyor to locate and point out boundary pegs.

All work and material to comply with standard building practice guidelines and SABS SANS 10400 and Municipal By Laws.

All applications / installations strictly according to manufacturer specifications.

All drawings to be read in conjunction with those of specialist suppliers and engineers.

Buildings to be rodent proof and comply with applicable health regulations.

Plan to be checked by client prior to submission at local authority and construction.

**ALL WORK TO COMPLY WITH SANS 10400.**

**ALL DIMENSIONS ARE INDICATED IN MILLIMETERS AND MUST BE CONTROLLED ON SITE. THIS DRAWING MUST NOT BE SCALED. ONLY FIGURED DIMENSIONS MAY BE USED.**

| Wys. Rev. | Datum Date | Beskrywing Description | Teken Sign |
|---|---|---|---|
| | | | |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CLIENT: TOKOLOS INVESTMENTS Edms (Bpk) Reg. Nr. 2018/264338/07

PROJECT DESCRIPTION: PROPOSED NEW RESIDENCE

PROJECT INFORMATION: ERF 432, WILDERNESS

| | |
|---|---|
| Project Number: | 001NOV2023 |
| Date: | January 2024 |
| Drawn by: | J. Zaalman |
| Checked by: | A. Homann |
| Description of Drawings: Sewer Sections & Details | |
| Sheet Number: | 03B |
| Scale: | As Indicated |

Owner / Client:

Architect:

Date: APRIL 2024APRIL

## DOOR SCHEDULE

Drawings to be approved by Client prior to construction

| DOOR CODE | D4 NUMBER REQUIRED 1 | D5 NUMBER REQUIRED 1 | D6 NUMBER REQUIRED 1 | D7 NUMBER REQUIRED 1 | D8 NUMBER REQUIRED 1 |
|---|---|---|---|---|---|
| DOOR POSITION | First Floor: 1 x Living Area | First Floor: 1 x Living Area | First Floor: 1 x Living Area | First Floor: 1 x Living Area | First Floor: 1 x Living Area |
| DOOR & FRAME SPECIFICATION | SWING DOOR Standard Full Pane Charcoal Aluminium complied to SANS 613. To comply with AAAMSA specifications | SWING DOOR Standard Full Pane Charcoal Aluminium complied to SANS 613. To comply with AAAMSA specifications. | SWING DOOR Standard Full Pane Charcoal Aluminium complied to SANS 613. To comply with AAAMSA specifications. | SWING DOOR Standard Full Pane Charcoal Aluminium complied to SANS 613. To comply with AAAMSA specifications | SWING DOOR Standard Full Pane Charcoal Aluminium complied to SANS 613. To comply with AAAMSA specifications |
| OPENING | See plan | See plan | See plan | See plan | See plan |
| GLAZING | Clear Glazing | Clear Glazing | Clear Glazing | Clear Glazing | Clear Glazing |
| OTHER | | | | | |

## WINDOW SCHEDULE

Drawings to be approved by Client prior to construction

| DOOR CODE | W8 NUMBER REQUIRED 1 | W9 NUMBER REQUIRED 1 | W10 NUMBER REQUIRED 1 | W11 NUMBER REQUIRED 1 | W11 NUMBER REQUIRED 1 |
|---|---|---|---|---|---|
| DOOR POSITION | First Floor: 1 x Bathroom | First Floor: 1 x Pantry | First Floor: 1 x Scullery | First Floor: 1 x Scullery | First Floor: 1 x Scullery |
| DOOR & FRAME SPECIFICATION | Standard Full Pane Charcoal Aluminium complied to SANS 613. To comply with AAAMSA specifications. | Standard Full Pane Charcoal Aluminium complied to SANS 613. To comply with AAAMSA specifications. | Standard Full Pane Charcoal Aluminium complied to SANS 613. To comply with AAAMSA specification | Standard Full Pane Charcoal Aluminium complied to SANS 613. To comply with AAAMSA specifications. | Standard Full Pane Charcoal Aluminium complied to SANS 613. To comply with AAAMSA specifications. |
| OPENING | Projected opening casement | Inward tilt top hung opening out | Fixed Pane | Sliding | Sliding |
| GLAZING | Clear Frosted Glazing | Clear Glazing | Clear Glazing | Clear Glazing | Clear Glazing |
| BURGLAR BARS | | | | | |

## DOOR SCHEDULE

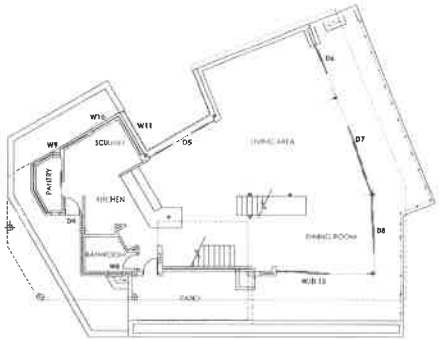
Drawings to be approved by Client prior to construction

| DOOR CODE | D9 NUMBER REQUIRED 1 | D10 NUMBER REQUIRED 1 | W/D 12 NUMBER REQUIRED 1 | D11 NUMBER REQUIRED 1 |
|---|---|---|---|---|
| DOOR POSITION | Ground Floor: 1 x Lounge | Ground Floor: 1 x Lobby | Ground Floor: 1 x Store Room/Service Shaft | Ground Floor: 1 x Garage Door |
| DOOR & FRAME SPECIFICATION | SWING DOOR Standard Full Pane Charcoal Aluminium complied to SANS 613. To comply with AAAMSA specifications | SWING DOOR Standard Full Pane Charcoal Aluminium complied to SANS 613. To comply with AAAMSA specifications. | SWING DOOR WITH TOP LIGHT Solid timber frame and door | ELECTRICAL HORIZONTAL SECTIONAL OVERHEAD DOOR Standard Charcoal Aluminium complied to SANS 613. To comply with AAAMSA specifications |
| OPENING | See plan | See plan | See plan | See plan |
| GLAZING | Clear Glazing | Clear Glazing | Clear Glazing | None |
| OTHER | | | | |

## WINDOW SCHEDULE

Drawings to be approved by Client prior to construction

| DOOR CODE | W13 NUMBER REQUIRED 1 | W/D 14 NUMBER REQUIRED 1 | W15 NUMBER REQUIRED 1 | W/D 14 NUMBER REQUIRED 1 | W17 NUMBER REQUIRED 1 | W16 NUMBER REQUIRED 2 |
|---|---|---|---|---|---|---|
| DOOR POSITION | Ground Floor: 1 x Bedroom 1 | Ground Floor: 1 x Pajama Lounge | Ground Floor: 1 x Bedroom 2 | Ground Floor: 1 x Bedroom 3 | Ground Floor: 1 x Lounge | Ground Floor: 1 x En-Suite 1 & 1 x Bathroom 1 |
| DOOR & FRAME SPECIFICATION | Standard Full Pane Charcoal Aluminium complied to SANS 613. To comply with AAAMSA specifications | Standard Full Pane Charcoal Aluminium complied to SANS 613. To comply with AAAMSA specifications. | Standard Full Pane Charcoal Aluminium complied to SANS 613. To comply with AAAMSA specifications | Standard Full Pane Charcoal Aluminium complied to SANS 613. To comply with AAAMSA specifications | Standard Full Pane Charcoal Aluminium complied to SANS 613. To comply with AAAMSA specifications | Standard Full Pane Charcoal Aluminium complied to SANS 613. To comply with AAAMSA specifications |
| OPENING | Projected top hung opening out | SLIDING DOOR & PROJECTED TOP HUNG OPENING CASE WINDOWS Standard Full Pane Charcoal Aluminium complied to SANS 613. To comply with AAAMSA specifications. | Projected top hung opening out | SLIDING DOOR & PROJECTED TOP HUNG OPENING CASEMENTS Standard Full Pane Charcoal Aluminium complied to SANS 613. To comply with AAAMSA specification | Projected top hung opening out | Projected top hung opening out |
| GLAZING | Clear Frosted Glazing | Clear Glazing | Clear Glazing | Clear Glazing | Clear Glazing | Frosted Glazing |
| BURGLAR BARS | | | | | | |



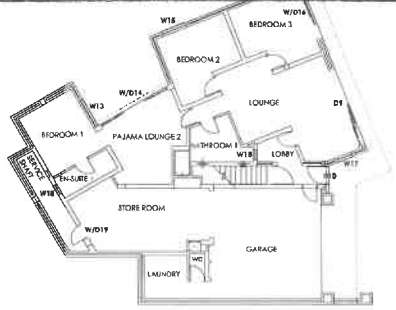

## WINDOWS & DOORS:
FIRST FLOOR REFERENCE PLAN
**Scale 1:100 (on A1 sheet)**

**MUNISIPALITEIT GEORGE MUNICIPALITY**

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

19/7/2024
DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING




## WINDOWS & DOORS:
GROUND FLOOR REFERENCE PLAN
**Scale 1:100 (on A1 sheet)**

## NOTES
## AANTEKENING

All measurements to be checked on site before commencement of any work.

All final levels, heights, depths, of excavations and number of steps to be checked on site.

Drawings are not to be scaled. Dimensions to be checked on site.

Landsurveyor to locate and paint out boundary pegs.

All work and material to comply with standard building practice guidelines and SABS, SANS 10400 and Municipal By Laws.

All applications / installations strictly according to manufacturer specifications.

All drawings to be read in conjunction with those of specialist suppliers and engineers.

Buildings to be rodent proof and comply with applicable health regulations.

Plan to be checked by client prior to submission of local authority and construction.

**ALL WORK TO COMPLY WITH SANS 10400.**

**ALL DIMENSIONS ARE INDICATED IN MILLIMETERS AND MUST BE CONTROLLED ON SITE. THIS DRAWING MUST NOT BE SCALED. ONLY FIGURED DIMENSIONS MAY BE USED.**

| Wys. Rev. | Datum Date | Beskrywing Description | Teken Sign |
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CLIENT: TOKOLOS INVESTMENTS Edms (Bpk) Reg. No 2018/264338/07

PROJECT DESCRIPTION: PROPOSED NEW RESIDENCE

PROPERTY INFORMATION: ERF 432, WILDERNESS

| | |
|---|---|
| Project Number: | 001NOV2023 |
| Date: | November 2023 |
| Drawn by: | J. Zaalman |
| Checked by: | A. Hornann |
| Description of Drawings: Window & Door Schedules | |
| Sheet Number: | 04 |
| Scale: | As Indicated |
| Owner / Client: | |
| Architect: | |
| Date: | APRIL 2024 |

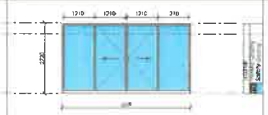
## WINDOW SCHEDULE

Drawings to be approved by Client prior to construction

| DOOR CODE | W1 | NUMBER REQUIRED 2 | W2 | NUMBER REQUIRED 1 | W/D3 | NUMBER REQUIRED 1 | W4 | NUMBER REQUIRED 1 | W5 & W5A | NUMBER REQUIRED 1 | W6 | NUMBER REQUIRED 1 | W7 | NUMBER REQUIRED 1 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| DOOR POSITION | Second Floor: 1 x Stair Shaft (between first & second floors) | | Second Floor: 1 x Dressing Room | | Second Floor: 1 x Study | | Second Floor: 1 x Study | | Second Floor: 1 x En-Suite Bathroom | | Second Floor: 1 x En-Suite Bathroom | | Second Floor: 1 x Master Bedroom | |
| DOOR & FRAME SPECIFICATION | Standard full frame Charcoal Aluminium installed to SANS 613. To comply with AAAMSA specifications | | Standard full frame Charcoal Aluminium installed to SANS 613. To comply with AAAMSA specifications. | | Standard full frame Charcoal Aluminium installed to SANS 613. To comply with AAAMSA specifications. | | Standard full frame Charcoal Aluminium installed to SANS 613. To comply with AAAMSA specifications. | | Standard full frame Charcoal Aluminium installed to SANS 613. To comply with AAAMSA specifications. | | Standard full frame Charcoal Aluminium installed to SANS 613. To comply with AAAMSA specifications. | | Standard full frame Charcoal Aluminium installed to SANS 613. To comply with AAAMSA specifications. | |
| OPENING | Fixed frame | | Projected top hung opening out | | Fixed frame | | Projected top hung opening out | | Fixed frame | | Fixed frame | | Projected top hung opening out | |
| GLAZING | Clear Glazing. | | Clear Glazing | | Clear Glazing | | Clear Glazing | | Clear & frosted Glazing | | Clear Glazing | | Clear Glazing | |
| BURGLAR BARS | | | | | | | | | | | | | | |

## DOOR SCHEDULE

Drawings to be approved by Client prior to construction.




| DOOR CODE | D2 | NUMBER REQUIRED 1 |
|---|---|---|
| DOOR POSITION | Second floor: 1 x Main Bedroom | |
| DOOR & FRAME SPECIFICATION | SLIDING DOOR Standard full frame Clear coat Aluminium compliant to SANS 613. To comply with AAAMSA specifications | |
| OPENING | see plan. | |
| GLAZING | Clear Glazing | |
| OTHER | | |

## NOTES

**GLAZING**

Glazing to comply with Part N, O and XA of SANS 10400

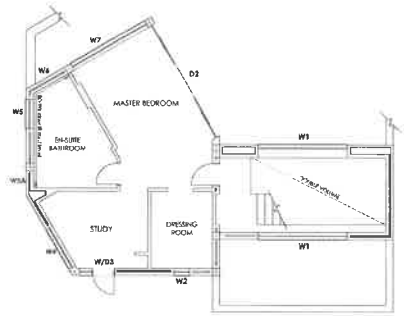
* Safety glass complying to NBR and other applicable regulations as per manufacturers recommendations.
* Any glass pane which stretches lower than 500mm above FL is to be safety glass.
* Lighting/Glazed units, inclusive of frames and glazing bars, shall be not less than 10% of the floor area or 0.2m², whichever is greater to comply with Part O of SANS 10400
* Ventilation/Openable Sections of glazed units or doors to be not less than 5% of floor area or 0.2m², whichever is the greater to comply with Part O of SANS 10400.
* Clear Safety glass to shower door and panels.

**WINDOWS**

* Lintel above all doors and windows.
* All glazing, other than bathrooms, to be 4mm clear float glass unless otherwise specified.
* Glazing to ablution windows to be obscure glass
* DPC below all sill levels.
* New Doors and Windows - Standard Aluminium/Timber compliant to SANS 613.

**DOORS**

* To comply with AAAMSA specifications
* Lintel above all doors and windows.
* All doors to be safety glass throughout
* Shall be fitted with a seal to each edge of an external door.
* The seal provided shall be foam or rubber compressible strip or fibrous seal i.e. Velt.
* External swing doors shall be fitted with a draught protection device at the bottom edge on each leaf
* DPC below all sill levels.
* New Doors and Windows - Standard Aluminium/Timber compliant to SANS 613.
* To comply with AAAMSA specifications




## WINDOWS & DOORS:
SECOND FLOOR REFERENCE PLAN
**Scale 1:100 (on A1 sheet)**

## ROOF PLAN
**Scale 1:100 (on A1 sheet)**

**MUNISIPALITEIT GEORGE MUNICIPALITY**

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

19/7/2024
DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

## NOTES
## AANTEKENING

All measurements to be checked on site before commencement of any work.

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Drawings are not to be scaled. Dimensions to be checked on site.

Landsurveyor to locate and point out boundary pegs.

All work and material to comply with standard building practice guidelines and SABS, SANS 10400 and Municipal By Laws.

All applications / installations strictly according to manufacturer specifications.

All drawings to be read in conjunction with those of specialist suppliers and engineers

Buildings to be rodent proof and comply with applicable health regulations.

Plan to be checked by client prior to submission of local authority and construction.

**ALL WORK TO COMPLY WITH SANS 10400.**

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| Wys. Rev. | Datum Date | Beskrywing Description | Teken Sign |
|---|---|---|---|
| | | | |


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This license contains no ownership rights in the copyright vesting in the drawing and the drawing and the copyright subsisting therein will, at all times, remain the property of Studio IMW Architects


CLIENT: **TOKOLOS INVESTMENTS Edms (Bpk)** Reg. Nr. 2018/241328/07

PROJECT DESCRIPTION: **PROPOSED NEW RESIDENCE**

PROPERTY INFORMATION: **ERF 432, WILDERNESS**

| | |
|---|---|
| Project Number: | 001NOV2023 |
| Date: | November 2023 |
| Drawn by: | J. Zaalman |
| Checked by: | A. Homann |
| Description of Drawings: Windows & Door Schedules ; Roof Plan | |
| Sheet Number: | 05 |
| Scale: | As Indicated |
| Owner / Client: | |
| Architect: | |
| Date: | APRIL 2024 |

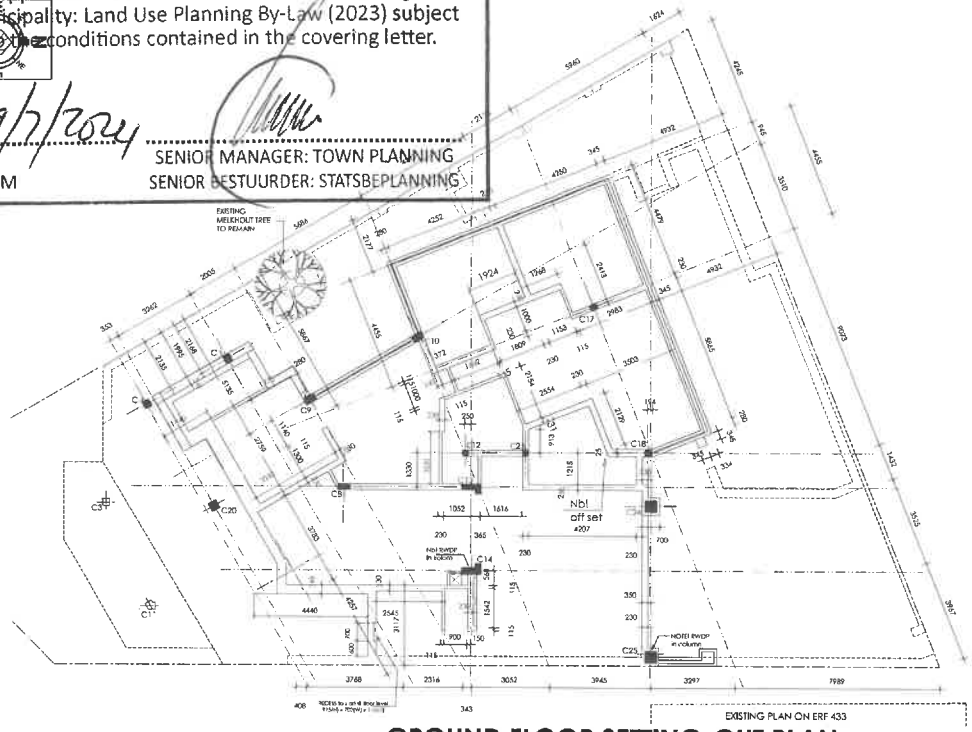
MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

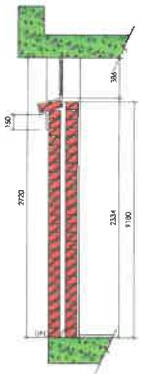
19/7/2024

DATE / DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING




## GROUND FLOOR SETTING-OUT PLAN
Scale 1:100 (on A1 sheet)



## SECTION AA
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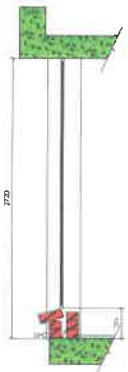
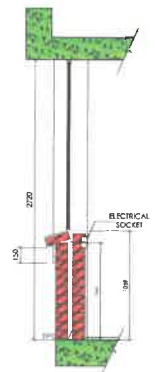


## SECTION BB
Scale 1:25 (on A1 sheet)




## SECTION DD
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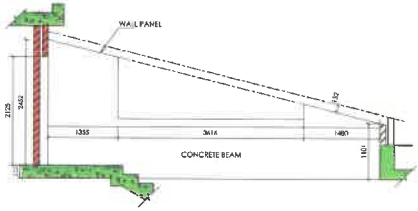
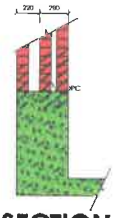
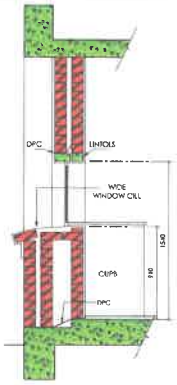



## SECTION EE
Scale 1:50 (on A1 sheet)



## SECTION FF
Scale 1:25 (on A1 sheet)

NOTE: TOW Level is relative to TOC




## SECTION BB
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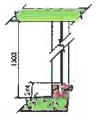

## SECTION CC
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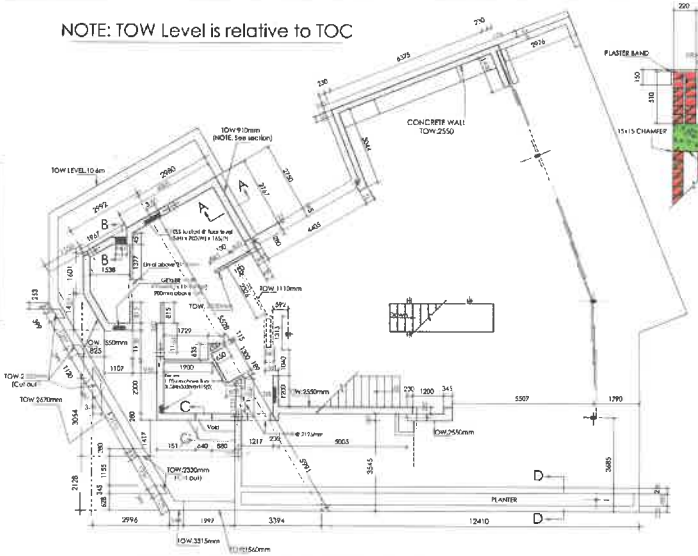
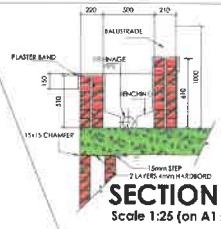
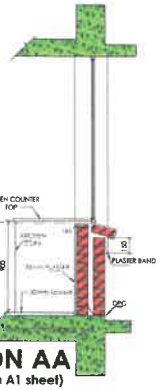


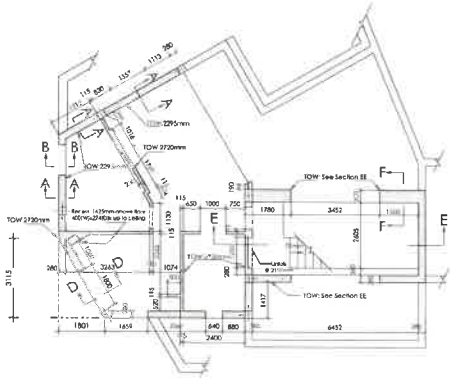

## FIRST FLOOR SETTING-OUT PLAN
Scale 1:100 (on A1 sheet)




## SECTION DD
Scale 1:25 (on A1 sheet)




## SECTION AA
Scale 1:25 (on A1 sheet)




## SECOND FLOOR SETTING-OUT PLAN
Scale 1:100 (on A1 sheet)

## NOTES
## AANTEKENING

All measurements to be checked on site before commencement of any work.

All final levels, heights, depths, of excavations and number of steps to be checked on site.

Drawings are not to be scaled. Dimensions to be checked on site.

Land surveyor to locate and point out boundary pegs.

All work and material to comply with standard building practice guidelines and SABS, SANS 10400 and Municipal By Laws.

All applications / installations strictly according to manufacturer specifications.

All drawings to be read in conjunction with those of specialist suppliers and engineers.

Buildings to be rodent proof and comply with applicable health regulations.

Plan to be checked by client prior to submission of local authority and construction.

**ALL WORK TO COMPLY WITH SANS 10400.**

**ALL DIMENSIONS ARE INDICATED IN MILLIMETERS AND MUST BE CONTROLLED ON SITE. THIS DRAWING MUST NOT BE SCALED. ONLY FIGURED DIMENSIONS MAY BE USED.**

| Wys. Rev. | Datum Date | Beskrywing Description | Teken Sign |
|---|---|---|---|
| | | | |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Izelle Wellbach



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CLIENT: TOKOLOS INVESTMENTS Edms (Bpk) Reg. Nr. 2018/261338/07

PROJECT DESCRIPTION: PROPOSED NEW RESIDENCE

PROJECT LOCATION: ERF 432, WILDERNESS

| | |
|---|---|
| Project Number: | 001NOV2023 |
| Date: | November 2023 |
| Drawn by: | J. Zaalman |
| Checked by: | A. Hornann |
| Description of Drawings: Setting-Out Plans & Details | |
| Sheet Number: | 06 |
| Scale: | As Indicated |

Owner / Client:

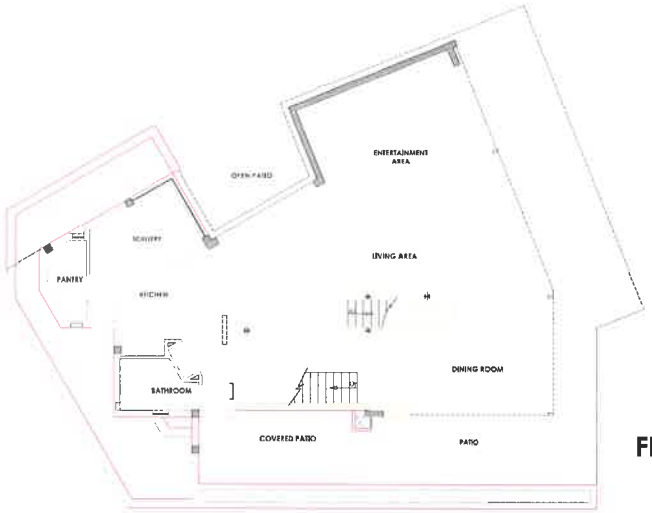
Architect:

Date: APRIL 2024

**FINISHING SCHEDULE/LEGEND**

- FACE BRICK
- CONCRETE
- PLASTER FINISH
- PLASTER FINISH WITH CONCRETE SKIM COAT

NOTES:
1. PLASTER BANDS AROUND ALL WINDOWS & DOORS ON EXTERIOR WALLS
2. PLASTER BANDS ON INTERIOR WALLS WHERE FACE BRICK WALL FINISH.
3. ALL CONCRETE TO BE OFF SHUTTER WITH NO CHASING IN CONCRETE




## FIRST FLOOR: WALL FINISHES
Scale 1:100 (on A1 sheet)

**FINISHING SCHEDULE/LEGEND**

- FACE BRICK
- CONCRETE
- PLASTER FINISH
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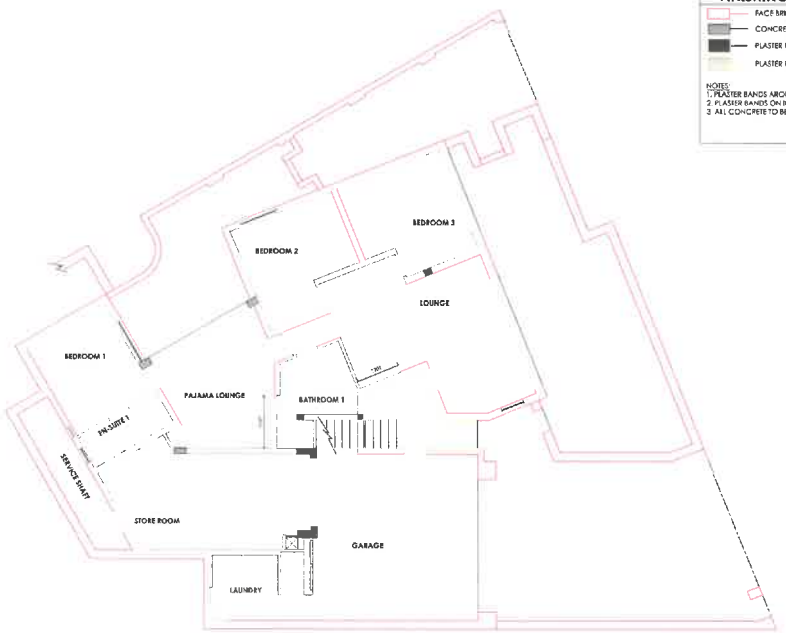


## GROUND FLOOR: WALL FINISHES
Scale 1:100 (on A1 sheet)

**MUNISIPALITEIT GEORGE MUNICIPALITY**

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

DATE / DATUM ..... SENIOR MANAGER: TOWN PLANNING / SENIOR BESTUURDER: STATSBEPLANNING

**FINISHING SCHEDULE/LEGEND**

- FACE BRICK
- CONCRETE
- PLASTER FINISH
- PLASTER FINISH WITH CONCRETE SKIM COAT

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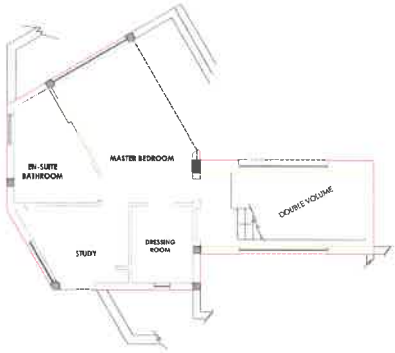


## SECOND FLOOR: WALL FINISHES
Scale 1:100 (on A1 sheet)

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19/7/2024

DATE / DATUM ..... SENIOR MANAGER: TOWN PLANNING / SENIOR BESTUURDER: STATSBEPLANNING

**NOTES**
**AANTEKENING**

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Landsurveyor to locate and point out boundary pegs

All work and material to comply with standard building practice guidelines and SABS, SANS 10400 and Municipal By Laws.

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Buildings to be rodent proof and comply with applicable health regulations.

Plan to be checked by client prior to submission of local authority and construction.

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| Wys. Rev. | Datum Date | Beskrywing Description | Teken Sign |
|---|---|---|---|
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| | |
|---|---|
| CLIENT | TOKOLOS INVESTMENTS Edms (Bpk) Reg.nr: 2018/626438/07 |
| PROJECT DESCRIPTION | PROPOSED NEW RESIDENCE |
| PROPERTY INFORMATION | ERF 432, WILDERNESS |
| Project Number: | 001NOV2023 |
| Date: | November 2023 |
| Drawn by: | J. Zaalman |
| Checked by: | A. Homann |
| Description of Drawings: | Wall Finishing Schedule |
| Sheet Number: | 07 |
| Scale: | As Indicated |
| Owner / Client: | |
| Architect: | |
| Date: | APRIL 2024 |

## GENERAL SPECIFICATIONS

**This project is classified as H4 (Dwelling House: Occupancy consisting of a dwelling unit on its own site, including a garage and other domestic outbuildings. If any. ) according to A20, Table 1 - Occupancy or Building Classification , of SANS 10400 - A.**

**The Design Population for the class of occupancy H4 is 2 persons per bedroom according to A21, Table 2 - Design Population , of SANS 10400 - A.**

**Standards**
All workmanship to be in accordance, with the National Building Regulations and local By-Laws and Standards and Codes of Practice.

All Proprietary Systems to be designed, installed and certified by an accredited Installer or Manufacturer.

**Plumbing Notes**
All Plumbing work to be undertaken by a Professional and Registered Plumber.

**Hot Water Systems Notes**
All Hot Water Reticulation Systems to be installed by a Registered Professional.

**Electrical Notes**
All electrical work to Electrical Engineers/Registered Professional detail.

**All Timber Construction According to SANS 10-082:2007.**

**GENERAL ENGINEER SPECIFICATION:**
**All Concrete Work**
namely, foundations, retaining walls, slabs, stairs, roofs, columns, beams, swimming pool or any other structural concrete design/elements **to be Deemed to Satisfy and Specified and Approved by Engineer or Rational Designs and Specified, Designed and Approved by Engineer.**

**All Steel Work**
namely, reinforcement, IPE and other steel framing or any other structural steel design/elements **to be Deemed to Satisfy and Specified and Approved by Engineer or Rational Designs and Specified, Designed and Approved by Engineer.**

**All Timber Structural Work**
namely, timber sub-structure, floors, walls, roofs and stairs **to be Deemed to Satisfy and Specified and Approved by Engineer or Rational Designs and Specified, Designed and Approved by Engineer.**

## FOUNDATIONS AND FLOORS

**STRUCTURAL FOUNDATIONS:**
All to final structural design of Project Engineer.
Foundation levels to be established on site and approved by Engineer before Concrete is cast.
Concrete Strip foundations with reinforcing.
Concrete foundation sizes and strength, filling and compaction to Engineer's specification and detail. Refer to Engineer's detail.

**FLOORS TO GROUND:**
Floor finish to Client's Specification on:
25mm thick min 20Mpa screed on:
85mm thick min 20Mpa Concrete Surface bed with mesh reinforcing on.
250 Micron thick Damp Proof Membrane on:
30mm thick, clean sand bed on.
Min 150mm thick compacted hardcore layers on:
Natural ground level treated with termite poison and certified by an accredited Pest Control Agent.

- Floor joints in concrete surface beds may be construction joint or saw cut joints as specified by Engineer.
- Flexible joints between all tiling and walls (skirtings).
- All flexible joints between floor tiles in tiled areas must correspond to joints in concrete surface bed
- All flexible joints between tile work (walls to manufacturers specification in general a tile panel without a movement joint should not exceed 3.6m x 3.6m
- Floor joint positions in concrete surface bed must be compared with layout of tiles prior to casting to ensure corresponding joint positions in concrete floor and tile finish
- 250 micron Polyethylene waterproof membrane below all ways concrete ground floor panels. Membrane to be folded vertical against walls to form a bond breaker.
- Surface beds to be carried to edge of foundation brickwork on verandas
- All door frames and windows positions that abut surface bed level, surface beds to be cast/laid up to and against internal face of frame.
- Expansion joints to be formed at the ends of beams or slabs by using 12mm softboard between concrete and brickwork.
- All concrete bearing on brickwork to have two layers of 0.6mm galvanised steel plates grouted in-between separating concrete and brickwork. Engineer to approve all reinforcement prior to placing of concrete

**RIB AND BLOCK FLOOR SLABS:**
Floor finish to Client's Specification on
25mm Thick min 20Mpa screed on:
225mm (internal) or 170mm (External) Thick Rib and Block Slab to Engineer's detail
Concrete Beams and Columns with Footings to Engineer's Details

**SKIRTINGS:**
To Client's Specification

**PAVING:**
30mm thick Paving Brick on
30mm sand bed. Laid to falls. all to Engineer's approval. Lay flexible with edging bricks restrained in position with cement mortar. Colour to Client's Specification.

**PAVING - Connection between Walls and the Surrounding Landscapes.**
200mm x 200mm x 30mm concrete cobble on concrete haunching to be used.

## CHIMNEYS

**CHIMNEYS:**
Chimneys to comply with Part V to SANS 10400.

**SANS 10400 - V (4.3)**
**(4.3.1)** A chimney which is within or is attached to a building shall comply with the following requirements.
a) It shall be designed and erected from non-combustible materials and in such a manner that it will not cause a fire hazard to adjacent material.
b) It shall not be installed in a shaft or duct in which services which might be adversely affected by heat in the shaft.
c) Combustible material, such as a timber floor joist, trimmer or roof beam, shall not be built within 200mm of the inside of a chimney.
**(4.3.2)** Where in a dwelling house or dwelling unit the walls of a chimney are made of masonry units, such walls shall be of solid masonry and where such walls are less than 190 mm thick, such chimney shall be lined in accordance with 4.3.4, provided that such walls shall not be reduced to less than 90 mm in thickness
**(4.3.3)** Notwithstanding the requirements of 4.3.2, the thickness of a chimney wall in a building covered by a combustible roof shall be not less than 190 mm.
**(4.3.4)** Where a chimney is provided with a flue lining, such lining shall be made of material which will withstand any action of the flue gases and will resist, without cracking or softening, the temperatures to which it might be subjected and it shall extend throughout the full height of such chimney.
**(4.3.5)** Where a chimney has either a laterally unsupported height greater than 4m or a laterally unsupported height greater than four and a half times its minimum lateral dimension, it shall be designed in accordance with the requirements of SANS 10400-B.
**(4.3.6)** The height of a chimney outlet shall be not less than
a) 1 m above the highest point of contact between such chimney and the roof, provided that where roofs have an angle of slope on both sides of a ridge of not less than 10° from the horizontal and the centre line of the flue of the chimney is not more than 600 mm from the ridge, the height of such chimney outlet shall be not less than 600 mm above such ridge;
b) 1 m above the highest point of a window or roof light capable of being opened or a ventilation inlet situated in a roof or external wall where the horizontal distance from the nearest point of such window, roof light or opening to a vertical line through the centre of such chimney outlet is less than 2.3 m; and
c) 1 m above the eaves level in the case of a chimney which does not pass through the roof of a building but is within 1.5 m of the nearest wall of such building, provided that at a gable end of such building, such chimney shall extend not less than 600 mm above the highest point of such gable end.

## STAIRWAYS and BALUSTRADES

**PROJECT STAIRWAY:**
All new Structural Stairs to Engineer's specification

**STAIRS GENERAL: SANS 10400-M (4.2.)**
**(4.2.5)** The rise of any step shall not exceed 200mm
**(4.2.6)** The going and width of any tread shall not be less than 250mm provided that where the stairway does not have solid risers, each tread shall overlap the next lower tread by not less than 25mm
**(4.2.7)** The variation in the dimensions of the rises and the goings of the treads in any one flight shall be not more than 5 mm, provided that this requirement shall not be considered as prohibiting the use of tapered treads in the same flight as non-tapered treads.
**(4.2.8)** The dimension of each step of the stairway shall be such that the sum of the going and twice
**(4.2.9)** Any tapered tread that is not a winder and that does not form part of a spiral stairway shall
a) be so designed that, in respect of that part of the tread which is 400 mm from the narrower end of such tread, the going
b) complies with the requirement of 4.2.6, or
2) equals, in the case of a flight containing both tapered and non-tapered treads, the going of the non-tapered treads.
b) have a minimum going of 125 mm
c) be so constructed that the angle between successive risers measured in the horizontal plane, is constant, and
d) comply with the requirement of 4.2.7 for variation in goings, where such variation is, in each case, measured at the same distance from the narrower end of such tread.
**(4.2.10)** Stairways incorporating winders shall be permitted only in dwelling houses and within individual dwelling units, and at any point on such stairway,
a) there shall be not more than three successive winders and
b) such winders shall not turn through more than 90° (see figure 4)

**M1 General Requirement**
Any stairway, including any wall, screen, railing or balustrade to such stairway, shall
(a) be capable of safely sustaining any actions which can reasonably be expected to occur and in such a manner that any local damage (including cracking) or deformation do not compromise its functioning
(b) permit safe movement of persons from floor to floor; and
(c) have dimensions appropriate to its use.

**BALUSTRADES:**
Balustrades to Client choice and manufacturer's specification and installation

**SANS 10400-M (4.3)**
**(4.3.1)** Any flight of steps which contains more than three risers shall have protection on both sides provided by a secure wall, screen, railing or balustrade which shall be not less than 1m high and so erected that any such wall screen, railing or balustrade in any occupancy classified as E2, E3, E4, H3, H2, H3, H4 or H5 shall not have any opening above the pitch line that permits the passage of a 100mm diameter ball

## WALLS

**WALLS:**

**General:**
- Timber members to be built into brickwork to be given two coats of Carbolineum and wrapped in plastic.
- All structural steelwork under ground or build into walls to have 2 coats of Bituminous Paint

**Brick Force requirements:**
The minimum lap in any brick force to be 300mm.

| | |
|---|---|
| Foundation Walls: | Every second course up to ground floor level. |
| Walls above foundation: | Every 5th course or 500mm mcs. |
| Wall Openings: | First two courses above and where applicable below openings. continuing 600mm past opening |

**Brick and Mortar strengths:**
In unreinforced masonry construction the following brick and mortar strength shall apply, except if otherwise specified by an Engineer:

| Element | Brick Strength | Mortar Class |
|---|---|---|
| Ground Floor Loadbearing and Freestanding Walls: | 14MPa | Class 2 |
| Retaining Walls: | 14MPa | Class 1 |

**Foundation Walls:**
- Accroding to Engineer Specification. Approved RFX.
- Block/Brick between walls not to differ more than 800mm for a 230mm wall or a 1000mm for a 280mm wall where the cavity is filled with concrete. When the maximum height of retained soil for a particular type of foundation is exceeded consult the Project Engineer.
- No control - or expansion/contraction joints in foundation walls unless specified by Project Engineer. Control joints only between Ground Floor and Wall Plate in positions as indicated by Project Engineer.
- All cavities in foundation walls to be filled with concrete.

**230mm Loadbearing External Brick Walls:**
To be 230mm brick, re-inforced with brick force from the second course above fill for every fourth brick level up to Wall Plate level

**280mm Loadbearing External Brick Cavity Walls:**
Wall ties to SABS 28 are to be provided as follows:

| Element | Number |
|---|---|
| Double Cavity Walls: | 4 per m² |
| Cavity Walls: | |
| General | 3 per m² |
| within 200mm of joints through Walls: | 300mm Vertical Centres |

Wall ties at the gable wall will not be permitted.

- All cavities in foundation walls to be filled with concrete.
- Fill wall cavities with concrete where steel is indicated in wall cavity.
- Wall cavity steel to be coated or doweled into foundation.
- Wall cavity steel to be discontinued below slab soffit and allow for slip joints between wall and slab soffit.
- Provide cavity closure plate with drip.
- Minimum of top 4 brick courses below first floor slab soffit to be filled with concrete in 280mm wide cavity walls
- Cavity to be filled with appropriate insulation material.

**Wall Finish Type A.**
**PAINTING Natural Stone Cladded Brick Wall from NGL up to FFL Ground:**
**Brick:** As per Engineer.
**Natural Stone Cladding:** As per Architect and Estate Approval.

**Wall Finish Type B.**
**Plastered and Painted:**
Finished with one coat Plaster Primer (Weatbex Isolseal) and one coat Undercoat and finished with 2 coats Colour Paint according to Manufacturer Specialist. (Colour to Architect's specification.)

**NOTE:**
According to Estate Guidelines:
- The application of a polymer (like Sikalite) to all exterior cement plaster to prevent cracking, weathering and lack of paint adhesion.
- Smooth sander texture and a fine textured acrylic paint to be used.
- Paint warranties are required.

## OTHER

**DPC**
- All damp - and waterproofing materials to comply with SABS 021
- 250 Micron Polyethylene waterproof membrane below all ways concrete ground floor panels. Membrane to be folded vertical against walls to form a bond breaker.
- DPC to external walls at every floor, to parapet walls, to all external windows, doors and openings
- DPC - min 150mm above NGL

**EXTERNAL STEPS/STAIRS**
On a sloping site steps are to be provided at all entered doors if applicable. Steps to have a min. tread of 250mm and a max. rise of 200mm.
Any flight of stairs which contains more than three risers shall have protection on both sides by means of a secure wall or handrail to a min. height of 1000mm as per SANS 10400 Part M clause M4.3, and shall be to the satisfaction of the Local Authority

**EXTERNAL TIMBER ELEMENTS**
CCA Treated Pine or other approved timber for external use. Sikaland is be recommended by Specialist installer

## ROOFS

**Roof Pitch According to Site/Roof Plan**

**ROOF SHEETING:**
SLIP-LOCK® 700 roof sheeting with

**FINISH:**
COLORBOND® Ultra, is pre-painted steel for severe coastal or industrial environments (closer to source), minimum metallic coating mass is AZ200 (200g/m²), minimum yield strength is G550 (550MPa), Super Durable Polyester exterior paint system, total 25µm DFT on topside and 15µm DFT on reverse side complying with AS/NZS 2728: Type 4 or 5 (P365 - class 3 . on.

**COLOUR:**
CLEAN COLORBOND® ULTRA MATT/Granite MATT AZ200.

**STRUCTURE:**

**ROOF TYPE 1 - Trussed Roofs with Flat Ceilings**
Roof construction as per Engineer's specification.
**See also CEILING 1 notes.**
- 50 x 76mm Grade S5A Pine purlins @ 1200 c/c on
- Double sided, reflective aluminium foil insulation with fire retardant properties eg: Sisalation FR405 fixed between purlins & trusses
- 114 x 38mm (or size as per Engineer) Grade S5A Pine apartvmc Gang Nail-plated timber trusses complete with all bracing and cross bracing, all designed in accordance with manufacturer's/registered specialist's specification @ max 1200 c/c. Flashing or ridge capping to be manufactured from the same material as used for the roofing/ on
- 114 x 38mm S5A Pine Wall Plate
- Truss rafters tied into wall with 1.6mm galvanised hoop iron or fixed with 2 strands 8 gauge galvanized wire anchors into wall.

**ROOF TYPE 2 - Exposed Beam and Rafter Roofs**
Roof construction as per Engineer's specification.
**See also CEILING 2 notes.**
- 50 x 76mm Grade S5A Pine purlins @ 1200 c/c. fixed with Structural Screws on.
- Double sided, reflective aluminium foil insulation with fire retardant properties eg: Sisalation FR405 fixed between purlins.
- 50 x 76mm Grade S5A Pine purlins turned on flat side @ same spacing as trusses. fixed with Structural Screws on.
- ISOBOARD High Density 32-36 kg/m³ Rigid Extruded Polystyrene (XPS) 100% Closed Cell insulation/ceiling boards with min thickness of 30mm and an R-value of 1.143 on:
- 228 x 30mm (or size as per Engineer) Grade S5A Pine approved Gangnail nail plated timber trusses complete with all bracing and cross bracing, all designed in accordance with manufacturer's/registered specialist's specification @ max 1200 c/c. Flashing or ridge capping to be manufactured from the same material as used for the roofing/on
- 114 x 38mm S5A Pine Wall Plate.
- Truss rafters tied into wall with 1.6mm galvanised hoop iron or fixed with 2 strands 8 gauge galvanized wire anchors into wall.

**ROOF TYPE 3 - Concrete Roof.**
Roof construction as per Engineer's specification.
**See also CEILING 3 notes.**
- 50mm thick, 13mm Crushed Stone.
- 80mm Lamcabboard.
- Bitumen Waterproofing applied by accredited applicator with a 10-Year Insurance
- 50mm thick min 20Mpa Sloped Concrete Screed mixed with Proflipe® lightweight thermally insulating & Fireproof Aggregate on
- 170mm Concrete Slab.
- 50mm dia. Overflow Spouts on all concrete Roofs.

**FACIAS:**
130mm fibre cement facia boards complete with metal fascia joiners screwed to rafter ends and S.A. Pine cleats installed strictly as per manufacturers specifications and finished with primer, undercoat and 2 coats paint (same colour as roof) as per Manufacturer's specifications

**GUTTERS AND DOWNPIPES:**
Pre-Painted, Square, 100mm(B) x 125mm(W) Seamless Aluminium OGEE Gutters (Colour to match roof colour as specified) and 50mm x 75mm Downpipes (Colour Painted to match wall colour).

**SANS 10400-L (4.3.2)**
**(4.3.2.1)** Gutters, if provided, and unless designed by a competent person (built environment), shall be located only along the perimeter of the building. They shall be so designed that stormwater does not penetrate the interior of the building if they become blocked
**(4.3.2.2)** Outlets shall be set flush with the concrete or recessed into the timber decking to prevent ponding around the outlets.
**(4.3.2.3)** The position of all outlets shall be at least 800 mm away from upstands, parapet walls and 1 000 mm away from expansion joints.
**(4.3.2.4)** The installation requirements of the supplier of rainwater goods, such as rainwater outlets, gutters and downpipes, shall be adhered to

**CEILINGS:**

**Ceiling Type 1: Horizontal Ceilings to Trusses/Rafters:**
6mm Rhinoboard Gypsum Ceiling board fixed to 38mm x 38mm SA Pine Battening @ 450mm c/c fixed to bottom of Truss
Painted Colour: White.
Flexible Fibre Glass Blanket (Aerolite - Think Pink) with a min thickness of 130mm and min R-Value 2.500 to be installed above ceiling.

**Ceiling Type 2: Vaulted/Cathedral Ceilings:**
All exposed trussed ceilings to have ISOBOARD High Density 32-36 kg/m³ Rigid Extruded Polystyrene (XPS) 100% Closed Cell Insulation/ceiling boards with min thickness of 30mm and a R-value of 1.143 and 60mm width with bullnose/edge bevelled finish fixed in-between trusses/rafters.

**Ceiling Type 3: Concrete Slabs as Ceilings:**
Finish to Plastered Ceiling strips to all Concrete Slabs as ceilings. Finish to be applied to Manufacturer's spec
Painted Colour: White.
Cornice to Client's specification.

**Ceiling Type 4: Ceilings to Internal Roof Overhangs:**
6mm Multec Ceiling Board fixed to 38mm x 38mm SA Pine Battening @ 450mm c/c fixed in between Trusses/Rafters.
Painted Colour: White.

**CORNICE:**
To Client's specification.

## ROOFS

**Insulation and R-Value Calculation**
Calculations in Accordance with SANS 10400-XA

**THERMAL INSULATION - SANS 10400-XA:2021 - 5.6.1:**
**5.6.1** **Thermal insulation shall be installed so that it**
a) abuts or overlaps adjoining insulation, or is sealed;
b) forms a continuous barrier with ceilings, walls, bulkheads or floors that contribute to the thermal barrier and
c) does not affect the safe or effective operation of any services, equipment, or lighting installation
5.6.6 Bulk insulation shall be installed so that in ceilings, it overlaps the wall member by not less than 50 mm or a tightly fitted gap and a wall where there is no insulation in the wall

**R-VALUE CALCULATIONS:**

**ROOF TYPE 1**
Proposed new residence in Energy Zone 4 according to Figure 1 , SANS 10400-XA:2021

**SANS 10400-XA:2021: Table 8**
*A roof assembly shall achieve the minimum total R-value specified in table 8 for the direction of heat flow.*

According to table 8 for Zone 1:

| Minimum Assembly Total | R-value (m² K/W) | = 3.7 |
|---|---|---|
| Direction of heat flow | | = Up |
| R-Value of Roof and Ceiling | | = 0.35 |
| Minimum R-Value of Insulation | | = 3.35 |

**CEILING TYPE 1**
**As ROOF TYPE 1 will show Horizontal Ceilings (Ceiling Type 1 applied below trusses,**

1. Reflective foil insulation with a R-Value of 0.55 and
2. a 135mm Flexible fibre Glass Blanket (Aerolite - think Pink) insulation product is recommended.

**Taking into consideration the Specifications of the Roof Assembly the Total Roof Assembly R-Value shall calculate as follows:**

| | | |
|---|---|---|
| Outdoor Air Film (7m/s) | = | 0.030 |
| Roof Covering Material | = | 0.300 |
| Roof Air Space | = | 0.180 |
| Reflective Foil | = | 0.550 |
| 135mm Flexible Fibre Glass Blanket | = | 2.380 |
| 9mm Ceiling Board | = | 0.060 |
| Indoor Air Film (Still Air) | = | 0.110 |
| **TOTAL R-VALUE** | = | **4.608** |

**ROOF TYPE 2**
Proposed new residence in Energy Zone 4 according to Figure 1 , SANS 10400-XA:2021

**SANS 10400-XA:2021: Table 8**
*A roof assembly shall achieve the minimum total R-value specified in table 8 for the direction of heat flow.*

According to table 8 for Zone 1:

| Minimum Assembly Total | R-value (m² K/W) | = 3.7 |
|---|---|---|
| Direction of heat flow | | = Up |
| R-Value of Roof and Ceiling | | = 0.35 |
| Minimum R-Value of Insulation | | = 3.35 |

**CEILING TYPE 2**
**As ROOF TYPE 2 will show vaulted/cathedral ceilings applied above trusses,**

1. Reflective Foil Insulation with a R-Value of 0.55 and
2. ISOBOARD High Density 32-36 kg/m³ Rigid Extruded Polystyrene (XPS) 100% Closed Cell insulation/ceiling boards with min thickness of 30mm and a R-value of 1.143 and
3. a 75mm Flexible Fibre Glass Blanket with R-value of 1.500 (Aerolite - Think Pink) insulation product is recommended

Thus, additional insulation that achieves a minimum R-value of 3.35 in the upwards direction is required to be installed.

**Taking into consideration the Specifications of the Roof Assembly the Total Roof Assembly R-Value shall calculate as follows:**

| | | |
|---|---|---|
| Outdoor Air Film (7m/s) | = | 0.030 |
| Roof Covering Material | = | 0.300 |
| Roof Air Space | = | 0.180 |
| Reflective Foil | = | 0.550 |
| 75mm Flexible Fibre Glass Blanket | = | 1.880 |
| 30mm ISOBOARD | = | 1.143 |
| Indoor Air Film (Still Air) | = | 0.110 |
| **TOTAL R-VALUE** | = | **4.193** |

**ROOF TYPE 3**
Proposed new residence in Energy Zone 4 according to Figure 1 , SANS 10400-XA:2021

**SANS 10400-XA:2021: Table 8**
*A roof assembly shall achieve the minimum total R-value specified in table 8 for the direction of heat flow.*

According to table 8 for Zone 1:

| Minimum Assembly Total | R-value (m² K/W) | = 3.7 |
|---|---|---|
| Direction of heat flow | | = Up |
| R-Value of Concrete Roof | | = 1.50 |
| Minimum R-Value of Insulation | | = 2.20 |

**CEILING TYPE 3**
**As ROOF TYPE 3 will show slammed ceilings applied to a concrete slab,**

1. 50mm Thick, 13mm Crushed Stone with a R-Value of 0.273
2. 40mm Lamcabboard with a R-Value of 1.670,
3. 50mm thick min 20Mpa Sloped Concrete Screed mixed with Proflipe® Lightweight Thermally Insulating & Fireproof Aggregate material with a R-Value of 0.416 is recommended

Thus, additional insulation that achieves a minimum R-value of 2.20 in the upwards direction is required to be installed.

**Taking into consideration the Specifications of the Roof Assembly the Total Roof Assembly R-Value shall calculate as follows:**

| | | |
|---|---|---|
| Outdoor Air Film (7m/s) | = | 0.030 |
| 50mm Thick, 13mm Crushed Stone | = | 0.273 |
| 40mm Lamcabboard | = | 1.670 |
| 50mm thick min 20Mpa Sloped Concrete Screed mixed with Proflipe® | = | 0.416 |
| 170mm Concrete Slab | = | 1.500 |
| Indoor Air Film (Still Air) | = | 0.110 |
| **TOTAL R-VALUE** | = | **3.999** |

**MUNISIPALITEIT GEORGE MUNICIPALITY**
Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.
19/7/2024
DATE
DATUM
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

## NOTES
## AANTEKENING

All measurements to be checked on site before commencement of any work.

All final levels, heights, depths, of excavations and number of steps to be checked on site.

Drawings are not to be scaled. Dimensions to be checked on site

Land surveyor to locate and point out boundary pegs.

All work and material to comply with standard building practice guidelines and SABS, SANS 10400 and Municipal By Laws.

All applications / installations strictly according to manufacturer specifications.

All drawings to be read in conjunction with those of specialist suppliers and engineers.

Buildings to be rodent proof and comply with applicable health regulations.

Plan to be checked by client prior to submission of local authority and construction.

**ALL WORK TO COMPLY WITH SANS 10400.**

**ALL DIMENSIONS ARE INDICATED IN MILLIMETERS AND MUST BE CONTROLLED ON SITE. THIS DRAWING MUST NOT BE SCALED. ONLY FIGURED DIMENSIONS MAY BE USED.**

| Wys. Rev. | Datum Date | Beskrywing Description | Teken Sign |
|---|---|---|---|
| | | | |

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| | |
|---|---|
| CLIENT | TOKOLOS INVESTMENTS Edms (Bpk) Reg. Nr: 2013/234338/07 |
| PROJECT DESCRIPTION | PROPOSED NEW RESIDENCE |
| PROPERTY INFORMATION | ERF 432, WILDERNESS |

| | |
|---|---|
| **Project Number:** | 001NOV2023 |
| **Date:** | November 2023 |
| **Drawn by:** | J. Zaalman |
| **Checked by:** | A. Homann |
| **Description of Drawings:** | Finishes & Specifications |
| **Sheet Number:** | 08 |
| **Scale:** | As Indicated |

**Owner / Client:**

**Architect:**

**Date:** APRIL 2024