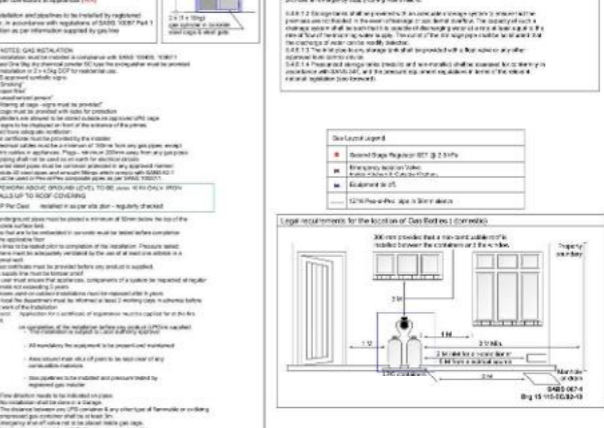
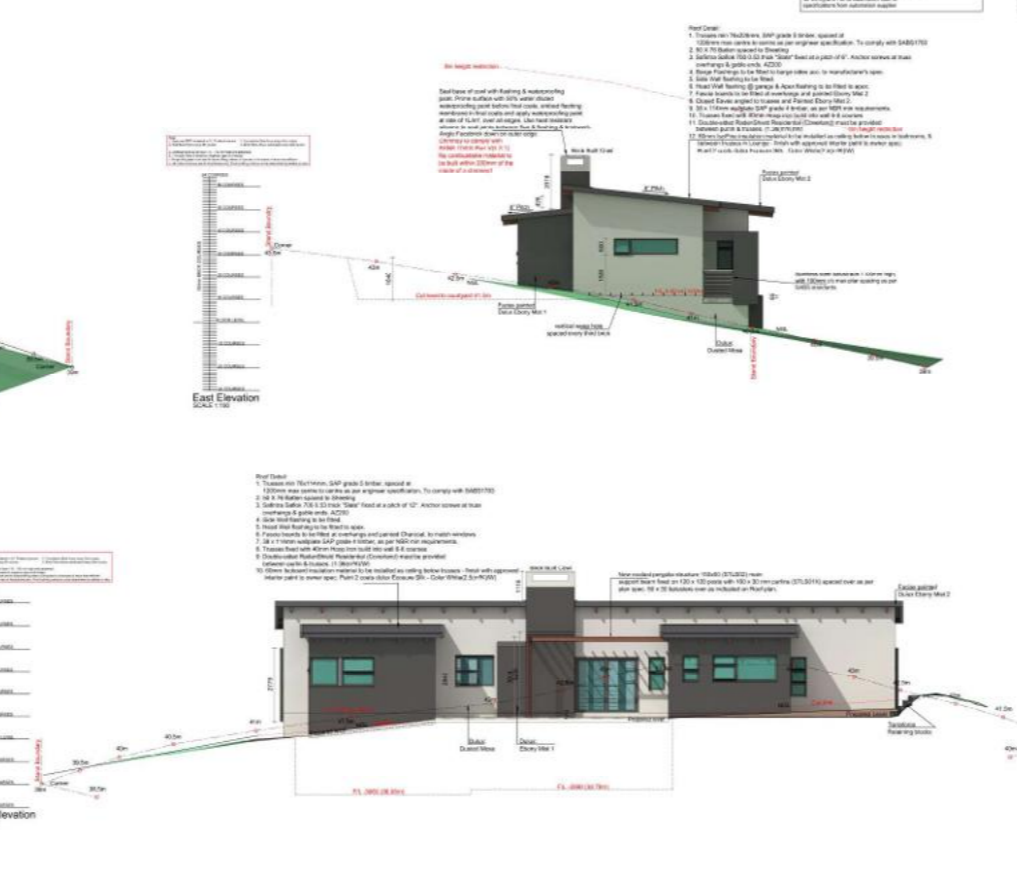
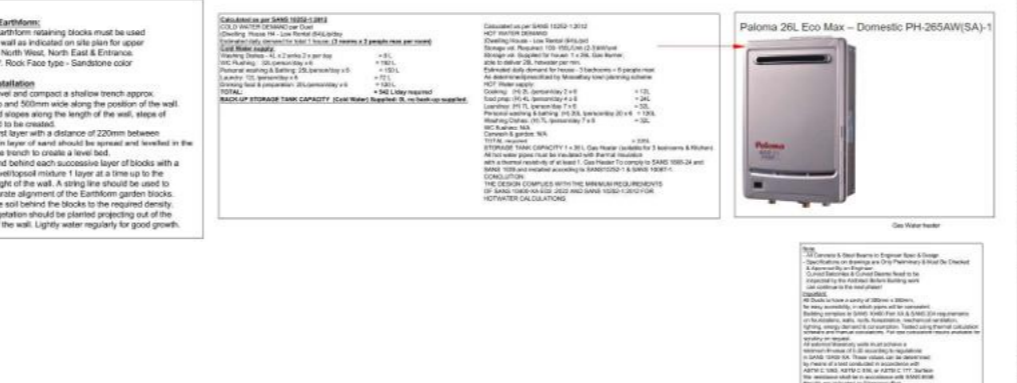
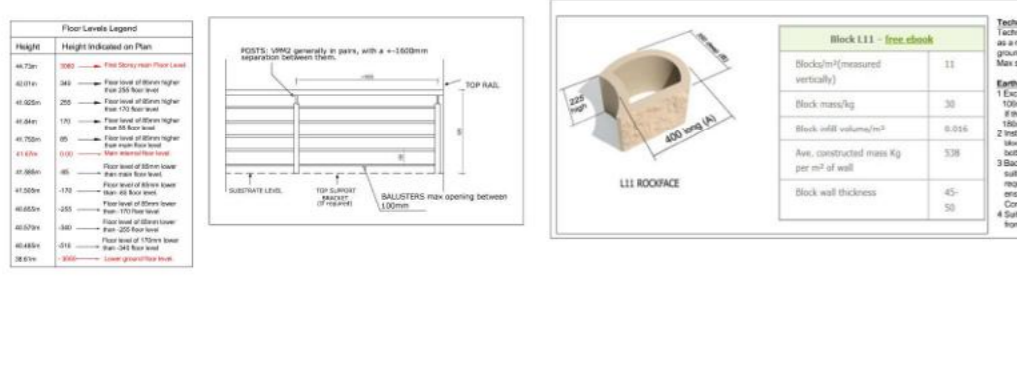


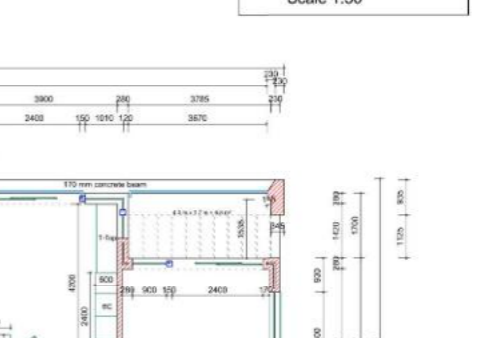
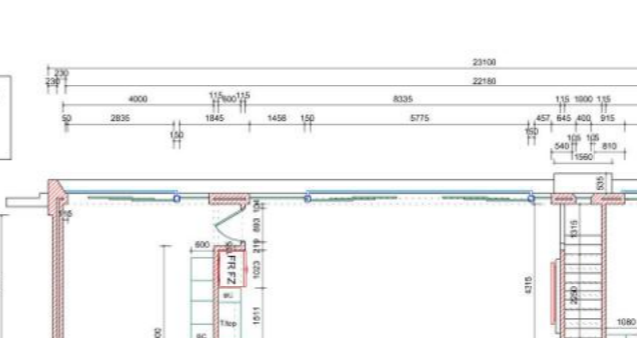
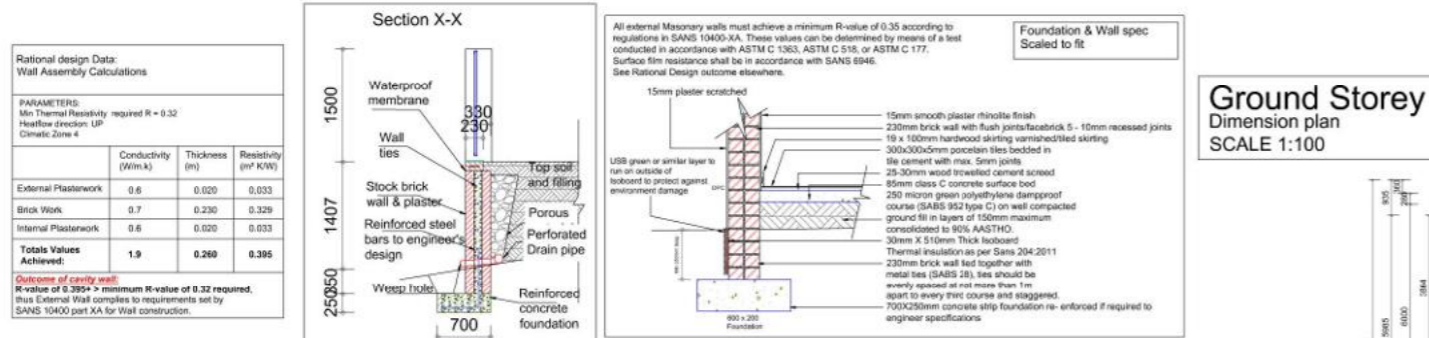
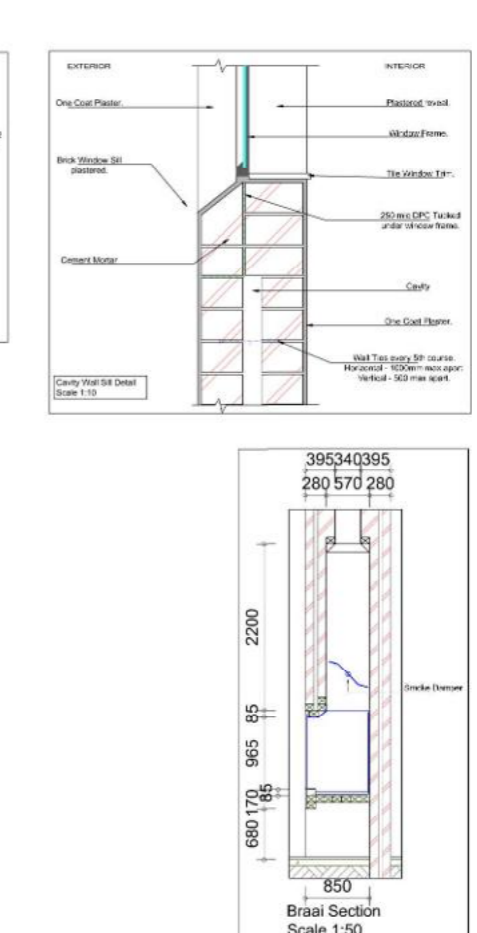
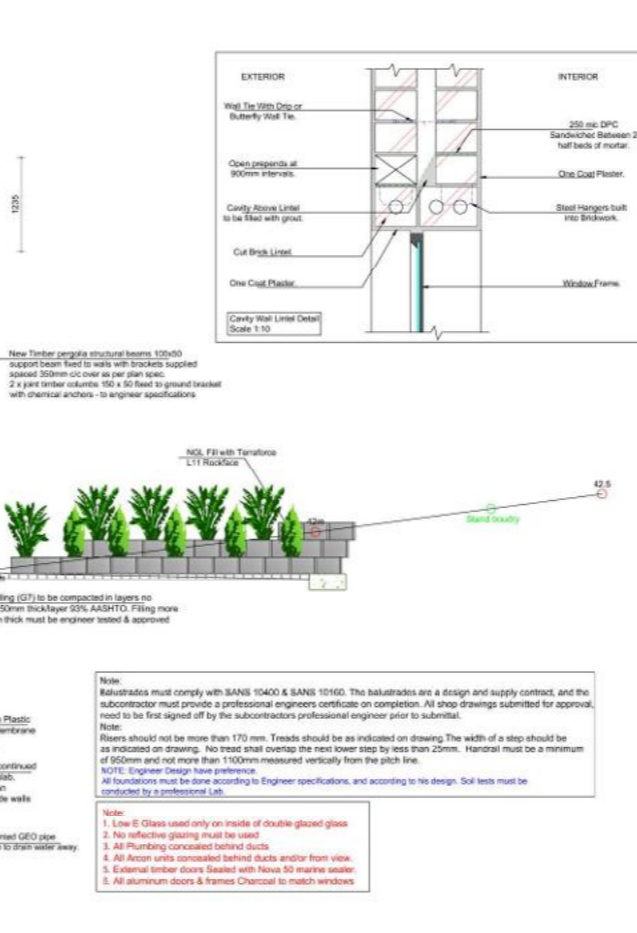
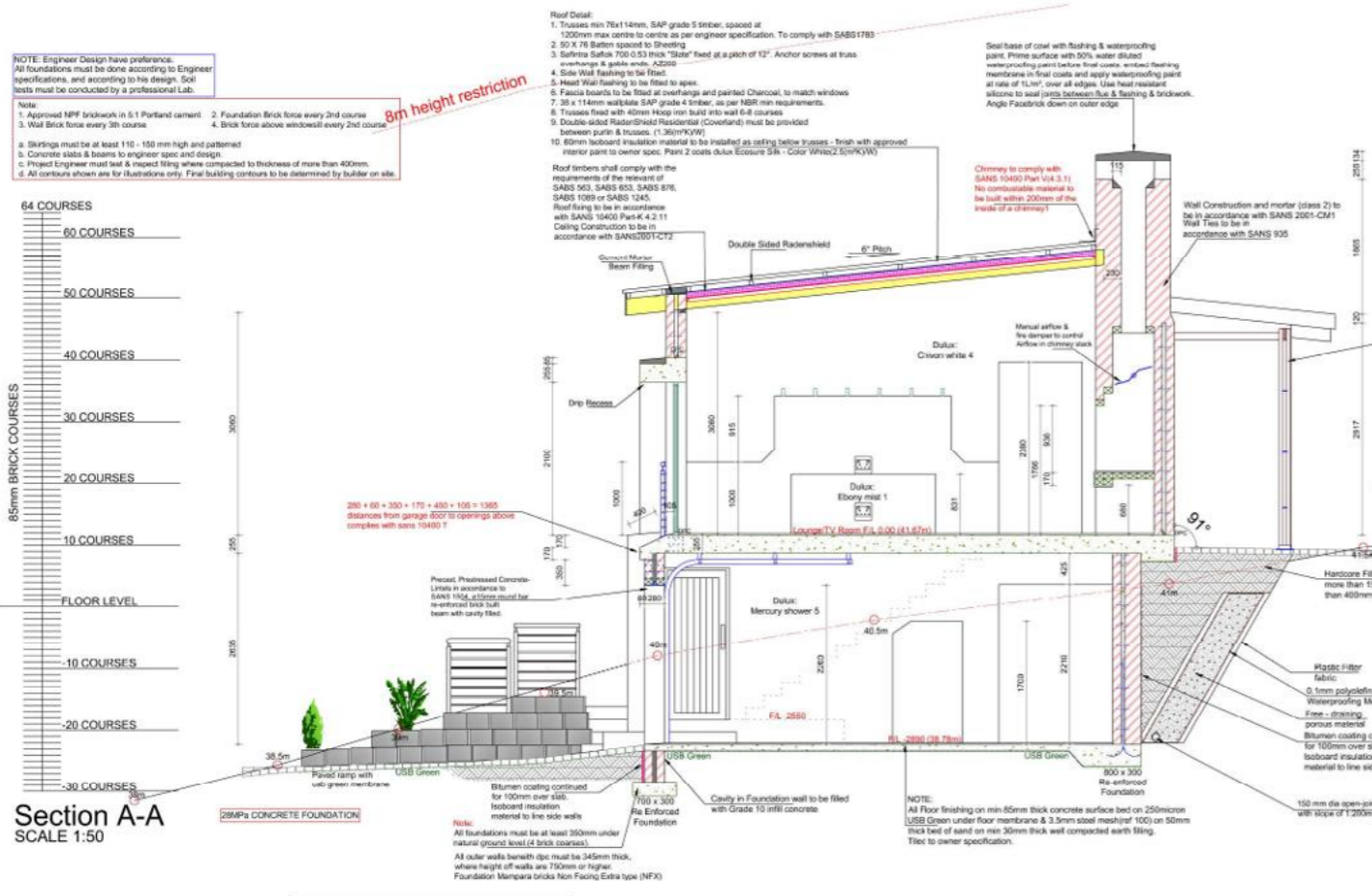
SEWER NOTES:

NO NEW SEWER INSTALLED (New Sewer)

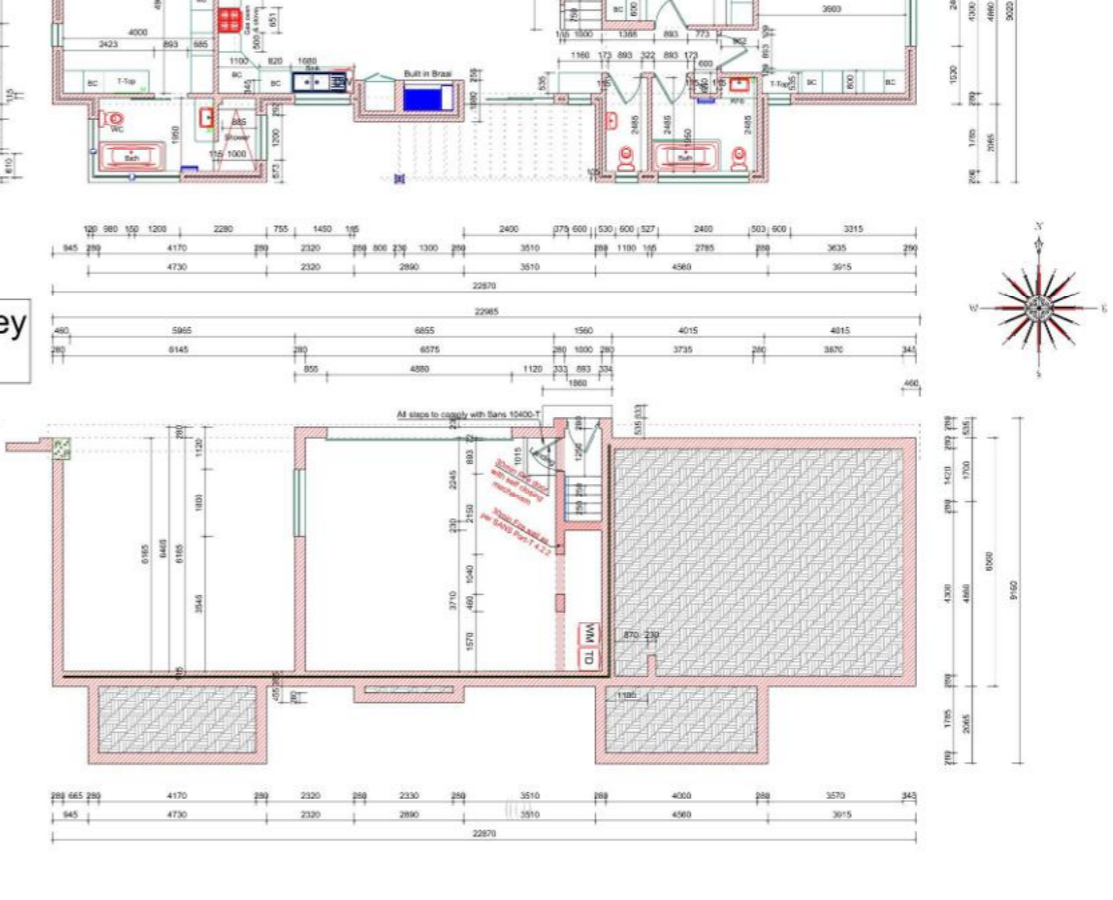
SEWER LAYOUT:
1. ALL SEWER LINES TO BE INSTALLED WITH 150MM DIA. UPVC SLEEVES INCLUDING TRENCHES FOR DETACHES AS INDICATED.
2. ALL SEWER LINES TO BE INSTALLED WITH 150MM DIA. UPVC SLEEVES INCLUDING TRENCHES FOR DETACHES AS INDICATED.
3. ALL SEWER LINES TO BE INSTALLED WITH 150MM DIA. UPVC SLEEVES INCLUDING TRENCHES FOR DETACHES AS INDICATED.
4. ALL SEWER LINES TO BE INSTALLED WITH 150MM DIA. UPVC SLEEVES INCLUDING TRENCHES FOR DETACHES AS INDICATED.
5. ALL SEWER LINES TO BE INSTALLED WITH 150MM DIA. UPVC SLEEVES INCLUDING TRENCHES FOR DETACHES AS INDICATED.
6. ALL SEWER LINES TO BE INSTALLED WITH 150MM DIA. UPVC SLEEVES INCLUDING TRENCHES FOR DETACHES AS INDICATED.
7. ALL SEWER LINES TO BE INSTALLED WITH 150MM DIA. UPVC SLEEVES INCLUDING TRENCHES FOR DETACHES AS INDICATED.
8. ALL SEWER LINES TO BE INSTALLED WITH 150MM DIA. UPVC SLEEVES INCLUDING TRENCHES FOR DETACHES AS INDICATED.
9. ALL SEWER LINES TO BE INSTALLED WITH 150MM DIA. UPVC SLEEVES INCLUDING TRENCHES FOR DETACHES AS INDICATED.
10. ALL SEWER LINES TO BE INSTALLED WITH 150MM DIA. UPVC SLEEVES INCLUDING TRENCHES FOR DETACHES AS INDICATED.



- All information on the plan must be checked and any discrepancies must be brought to the architect's attention, before any building work commences.
- All levels and dimensions must be checked on site.
- Drawings must be scaled.
- All work and quality of materials must comply with NBR and SABS standards, and all other appropriate authorities.
- Quality of workmanship must conform to SABS work code for 1:1 building work.
- Foundation specifications as well as the full surface area below all decks must be treated with SABS approved sealer with a 15 year guarantee and must be applied as indicated on drawing.
- Concrete Foundation surface seal and paving must comply with SABS CR 614, as well as engineering plans and specifications. Concrete slab tests to determine strength of concrete must be provided for approval by architect, one strength 28 days after 28 days.
- Where any surface differences in step foundation occur, the highest surface must be extended to the lowest for a distance as shown on the drawing.
- Foundation excavation for outside brick walls must not be less than 400mm under the surface of the adjoining finished ground level.
- Filling under surface back and concrete paving must be of an acceptable material and must be compacted up to min 90% MOD A.A.11 D, or layers not exceeding 150mm filling must be treated with the same process as indicated above. Compaction tests must be provided by contractor.
- 150mm concrete ground floor must be at least 170mm above finished ground level.
- 20% Moisture P.P.C. must be provided in all walls as indicated.
- Correct width of bricks must be provided in each brick course at all brick walls, except where shown otherwise.
- All brick work in exterior bond, except where shown otherwise.
- All draw size elevations must be treated with thermal paper for 150mm from any building according to SABS 014.
- All glazing must be according to SABS and NBR requirements. To comply with requirements of SANS 10400 part 1A section 2 and SANS 204.
- All draw size work and materials must be according to NBR requirements.
- Electrical installations must be made according to appropriate regulations, and installed by registered professional.
- All work must be done to the satisfaction of the architect.
- 20.45 timber roof trusses must be treated with termite resistant substance or similar approval.
- 21.200mm must be installed in any cavity with an evenly distributed pattern in a row of not less than 2 ties per row of facade where the cavity is more than 75mm in width.
- 22.45 trusses must be applied to manufacturer's specifications.
23. Product specific references in plans have priority. Any changes thereto must be discussed with your professional, before such changes. By accepting these plans and constructing them, the owner hereby authorizes the architect to make any changes arising due to product specific factors that might occur, during or after construction have been completed.



Finishing schedule:	ITEM Detail:	Finishing schedule:	ITEM Detail:	Finishing schedule:	ITEM Detail:
Exterior Paints:	Dulux Dusted Moss	Wooden timber inserts:	Steel gates & sewer ducts	Interior floor Finish:	CTM Felicia Grey ceramic floor tile
Exterior Plasterwork:	Dulux Ebony Mat 1	Roof Covering:	Slate	Purgolias:	Aruna
Exterior Sandstone Tiles:	Interior tiles - Mazista Sandstone Tiles honed tiles for Entertainment area & Balconies, color: Desert Sand	Dulux Interior Paints:	Dulux Chiffon White 4	Paving & apporing:	Corabrick Corobrick Slate & Terracotta color interlocking Cement Pavers
Use product recommended sealer on floor tiles. Note: Tiles are porous, and need to be sealed, install near end of project & cover to protect from damage & stains.	Exterior steps and patio to be finished with matching surface sandstone tiles	Dulux Mercury shower 5:	Dulux Mercury shower 5		



DATE	REVISION	SIGN

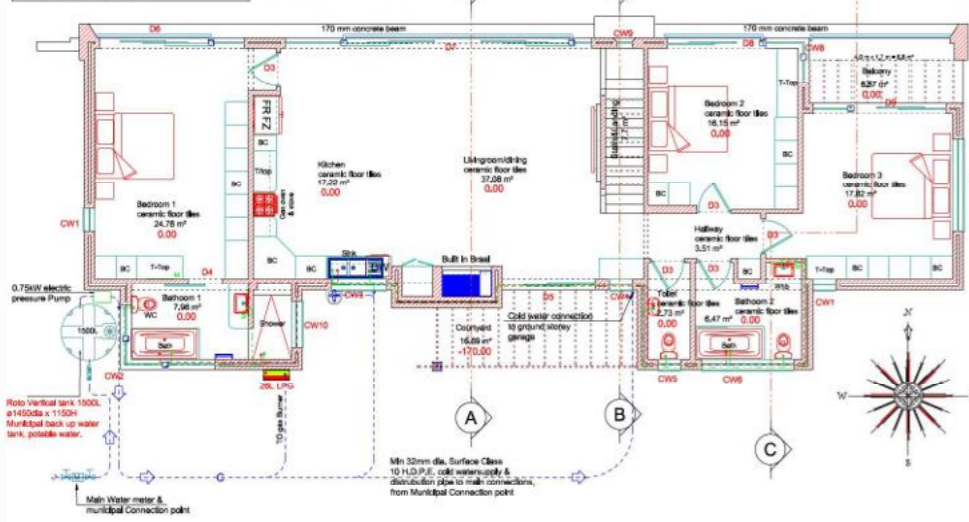
Detail By: Amo Hugo
Stamp: **MOSSEL BAY MUNICIPALITY**
Plan No: 590/25
RECOMMENDED to section 6 of Act 103 of 1977
21 JULY 2025
Date: _____
APPROVED to section 7 of Act 103 of 1977
21 JULY 2025
Date: _____

Subject to the conditions stipulated on the plan & approval letter. All work to comply with Act 103 of 1977, SANS 10400, other relevant legislation & council decisions. THIS APPROVAL IS VALID FOR 12 MONTHS.

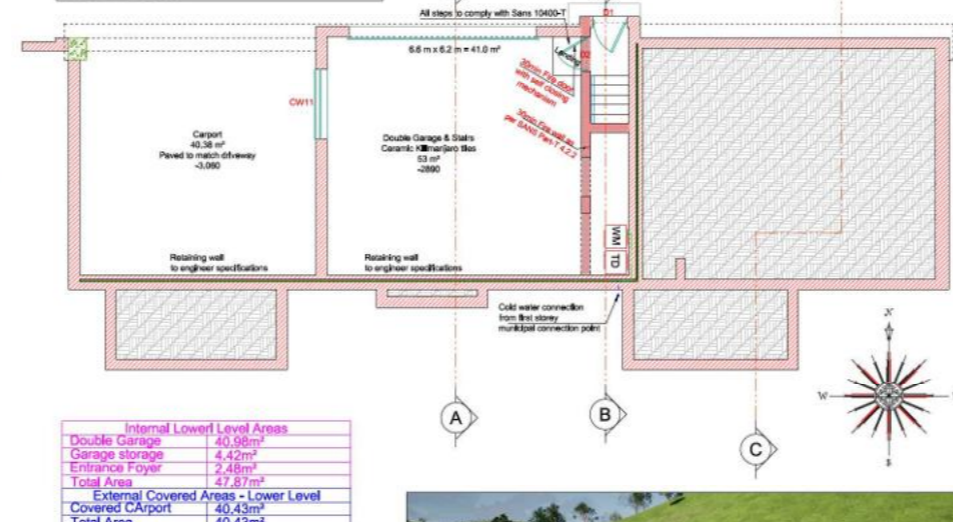
Area Schedule:

Lower Ground storey :	53m ²
Covered Carport:	38m ²
Ground storey excl balconies:	164m ²
Balconies:	15m ²
Total Area :	270m²
Stand Area:	775m ²
Stand Coverage: (179/775)	23.1%
F.A.R.: (270/775)	0.348
Occupancy:	H4

Ground storey Information Plan.
SCALE 1:100
AREA EXCL. Balcony = 164 m²

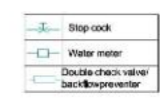


Lower Groundstorey Information Plan.
SCALE 1:100



Internal Lower Level Areas	
Double Garage	40,98m ²
Garage storage	4,42m ²
Entrance Foyer	2,48m ²
Total Area	47,87m²
External Covered Areas - Lower Level	
Covered Carport	40,43m ²
Total Area	40,43m²
Internal Areas - Upper Level	
Stair Way	4,32m ²
Living Room	37,09m ²
Kitchen	17,23m ²
Master Bedroom	24,79m ²
Master Bedroom	7,98m ²
Bedroom 3	15,93m ²
Hall way	3,51m ²
Toilet	2,73m ²
Bathroom 2	6,48m ²
Bedroom 2	17,82m ²
Total Area	137,87m²

- 50mm dia. Class 16 H.D.P.E. cold water supply & distribution pipe from Solar pump to main Reservoir
- 32mm dia. Class 10 H.D.P.E. cold water supply & distribution pipe to main connections, fire hose reels and swimming pool filter pipe.
- 22mm dia. Copper cold water distribution pipe
- 22mm dia. Copper hot water distribution pipe



- Hot water pipes indicated. Hot water pipes to consist of 22mm dia. copper pipes with soldered joints. Final positions to be determined from final geyser positions. All calculations must be checked if moved, to confirm flow rates and demand & usage as per SANS 10252-1.
- ALL HOT WATER SERVICE PIPES SHALL BE CLAD WITH INSULATION WITH A MINIMUM R-VALUE IN ACCORDANCE WITH TABLE 1 SPECIFIED IN SANS 10400-XA.

Internal dia. of pipe: less or equal to 80mm R-value of minimum 1,00
Internal dia. of pipe: more than 80mm R-value of minimum 1,50

- Main water supply pipe to be fitted with pressure relief valve.
- Double check valve backflow preventer water fitting must be installed that incorporates at least two independently acting non-return valves. Copper or copper alloy pipes Light gauge copper pipes shall be jacketed a) with suitable compression fittings (manipulative or non-manipulative), b) with suitable capillary-soldered fittings, c) by forming the tube ends into capillary-type soldered joints, d) by either bronze welding or silver brazing, or e) as otherwise approved. The manufacturer's instructions shall be strictly followed when copper pipes are being joined, particularly with regard to the grade of solder and flux to be used for capillary-soldered fittings. Copper flanges shall be secured to the flanges of fittings and appliances by means of gunmetal or extruded-brass bolts and nuts, and the joint shall be made watertight with a gasket.

Where any portion of a pipe passes under a building or under a surface slab, and unless otherwise approved, the following shall apply:
a) such portion shall be installed inside a sleeve of internal diameter of at least 15 mm plus the outside nominal diameter of such portion;
b) such portion shall be protected against the transmission of any load to it;
c) such portion shall be laid without any change of direction, and without any junction; and
d) the trench in which such portion is laid shall be no way impact the stability of any building, or interfere with, or affect, any existing services.
Where any portion of a pipe is concealed in a floor, concrete slab or wall, the following shall apply:
a) adequate measures shall be taken to protect such portion from external pressure or from the transmission of any load to it;
b) should a leak develop in such portion, the installation shall be such that the portion of the pipe can be removed without danger to the building structure; and
c) plastics pipes shall not be rigidly encased in floors, concrete slabs or walls.

Where any portion of a pipe passes through a wall or under a floor, such portion should preferably be installed inside a sleeve of internal diameter of at least 15 mm plus the outside nominal diameter of such portion (see detail elsewhere).

- Geyser systems**
- Hot water geysers must be equipped with a pressure relief valve water fitting that is pressure-actuated to automatically discharge water when a set pressure limit is exceeded
 - All Geysers installed in roofs will be supported by a platform and such platform shall a) be capable of safely sustaining any loads to which it is likely to be subjected, b) support the water heater or storage tank in accordance with the instructions of the manufacturers of such water heaters or storage tanks, and c) shall comply with the requirements in SANS 10400-L.

- Hot water return pipes** shall be installed so that it conveys hot water in a hot water circulation system, between the last terminal water fitting and the water heater
- Only water heaters or storage tanks of capacity below 200 L shall be attached by means of brackets or hangers to a load-bearing masonry or concrete wall or to any other vertical structural element. Tanks and water heaters 200 L and larger shall not be wall mounted.**
- Solar water heater installations for domestic use shall comply with SANS 10106.**

Taps, Mixers & components
Metallic water taps and mixers shall comply with the requirements in SANS 226, SANS 1480, SANS 1808-9, SANS 1808-16, SANS 1808-30, SANS 1808-37, or SANS 1808-66, as relevant.

All rubber components that are in contact with potable water, such as joint rings, tap washers and flange packings, shall, in order to control the multiplication of Legionella pneumophila bacteria in water installations, be of a composition that will not promote microbiological growth. Rubber joint rings that comply with the relevant requirements of SANS 4633 and that have the dimensions, composition and hardness that are suitable for the particular application, shall be deemed to be acceptable.

WC and sanitary units
NOTE for Water conservation, it is recommended that the dual flush WC units be considered
WC toilet pans and wall-hung urinals shall comply with the performance requirements in SANS 497, Low flushing capacity (4,5 L) WC flushing systems (including WC pan and cistern) shall comply with SANS 1733.

Water Storage tanks
Storage tanks shall be a) watertight and weath proof, b) properly covered and ventilated, c) sized to comply with the requirements of the local authority, and d) sized to make provision for the usable capacity of a storage tank, which is the volume of water between the upper and lower operating water levels in the tank under normal operating conditions.
NOTE 1 Water for drinking purposes in buildings that exceed three storeys is usually supplied from a storage tank.
NOTE 2 The storage tank fulfils the purpose of attenuation of peaks in the water supply system and also provides an emergency supply during mains failure.

5.4.6.1,2 Storage tanks shall be provided with an adequate drainage system to ensure that the premises are not flooded in the event of leakage or accidental overflow. The capacity of such a drainage system shall be such that it is capable of discharging water at a rate at least equal to the rate of flow of the incoming water supply. The outlet of the drainage pipe shall be so situated that the discharge of water can be readily detected.

5.4.6.1,3 The inlet pipe to any storage tank shall be provided with a float valve or any other minimum, high pressure control device.
5.4.6.1,4 Pressurized storage tanks (metallic and non-metallic) shall be assessed for conformity in accordance with SANS 347, and the pressure equipment regulations in terms of the relevant national legislation (see forward).



Floor Level	QUANTITY : 2	CW1	Floor Level	QUANTITY : 1	CW2	Floor Level	QUANTITY : 1	CW3	Floor Level	QUANTITY : 1	CW4	Floor Level	QUANTITY : 1	CW5
Room/Location	Bedroom 1, Bedroom 3		Bedroom 1	Kitchen	Aluminium Top Hung and fixed pane, powder coated window frame, sizes as described above with down glazing beads & response seals - plugged to brickwork or concrete.	Aluminium Top Hung and fixed pane, powder coated window frame, sizes as described above with down glazing beads & response seals - plugged to brickwork or concrete.	Aluminium Top Hung and fixed pane, powder coated window frame, sizes as described above with down glazing beads & response seals - plugged to brickwork or concrete.	Aluminium Top Hung and fixed pane, powder coated window frame, sizes as described above with down glazing beads & response seals - plugged to brickwork or concrete.	Aluminium Top Hung and fixed pane, powder coated window frame, sizes as described above with down glazing beads & response seals - plugged to brickwork or concrete.	Aluminium Top Hung and fixed pane, powder coated window frame, sizes as described above with down glazing beads & response seals - plugged to brickwork or concrete.	Aluminium Top Hung and fixed pane, powder coated window frame, sizes as described above with down glazing beads & response seals - plugged to brickwork or concrete.	Aluminium Top Hung and fixed pane, powder coated window frame, sizes as described above with down glazing beads & response seals - plugged to brickwork or concrete.	Aluminium Top Hung and fixed pane, powder coated window frame, sizes as described above with down glazing beads & response seals - plugged to brickwork or concrete.	Aluminium Top Hung and fixed pane, powder coated window frame, sizes as described above with down glazing beads & response seals - plugged to brickwork or concrete.

Floor Level	QUANTITY : 1	CW7	Floor Level	QUANTITY : 1	CW8	Floor Level	QUANTITY : 1	CW9	Floor Level	QUANTITY : 1	CW10	Floor Level	QUANTITY : 1	CW11
Room/Location	Bedroom 3		Bedroom 1	Stair Way	Aluminium fixed pane, powder coated window frame, sizes as described above with down glazing beads & response seals - plugged to brickwork or concrete.	Aluminium sliding window and fixed pane, powder coated window frame, sizes as described above with down glazing beads & response seals - plugged to brickwork or concrete.	Aluminium sliding window and fixed pane, powder coated window frame, sizes as described above with down glazing beads & response seals - plugged to brickwork or concrete.	Aluminium sliding window and fixed pane, powder coated window frame, sizes as described above with down glazing beads & response seals - plugged to brickwork or concrete.	Aluminium sliding window and fixed pane, powder coated window frame, sizes as described above with down glazing beads & response seals - plugged to brickwork or concrete.	Aluminium sliding window and fixed pane, powder coated window frame, sizes as described above with down glazing beads & response seals - plugged to brickwork or concrete.	Aluminium sliding window and fixed pane, powder coated window frame, sizes as described above with down glazing beads & response seals - plugged to brickwork or concrete.	Aluminium sliding window and fixed pane, powder coated window frame, sizes as described above with down glazing beads & response seals - plugged to brickwork or concrete.	Aluminium sliding window and fixed pane, powder coated window frame, sizes as described above with down glazing beads & response seals - plugged to brickwork or concrete.	Aluminium sliding window and fixed pane, powder coated window frame, sizes as described above with down glazing beads & response seals - plugged to brickwork or concrete.

Floor Level	QUANTITY : 1	CW12	Floor Level	QUANTITY : 1	CW13	Floor Level	QUANTITY : 1	CW14	Floor Level	QUANTITY : 1	CW15
Room/Location	Bedroom 3		Bedroom 1	Stair Way	Aluminium fixed pane, powder coated window frame, sizes as described above with down glazing beads & response seals - plugged to brickwork or concrete.	Aluminium sliding window and fixed pane, powder coated window frame, sizes as described above with down glazing beads & response seals - plugged to brickwork or concrete.	Aluminium sliding window and fixed pane, powder coated window frame, sizes as described above with down glazing beads & response seals - plugged to brickwork or concrete.	Aluminium sliding window and fixed pane, powder coated window frame, sizes as described above with down glazing beads & response seals - plugged to brickwork or concrete.	Aluminium sliding window and fixed pane, powder coated window frame, sizes as described above with down glazing beads & response seals - plugged to brickwork or concrete.	Aluminium sliding window and fixed pane, powder coated window frame, sizes as described above with down glazing beads & response seals - plugged to brickwork or concrete.	Aluminium sliding window and fixed pane, powder coated window frame, sizes as described above with down glazing beads & response seals - plugged to brickwork or concrete.

Floor Level	QUANTITY : 1	CW16	Floor Level	QUANTITY : 1	CW17	Floor Level	QUANTITY : 1	CW18	Floor Level	QUANTITY : 1	CW19
Room/Location	Bedroom 3		Bedroom 1	Stair Way	Aluminium fixed pane, powder coated window frame, sizes as described above with down glazing beads & response seals - plugged to brickwork or concrete.	Aluminium sliding window and fixed pane, powder coated window frame, sizes as described above with down glazing beads & response seals - plugged to brickwork or concrete.	Aluminium sliding window and fixed pane, powder coated window frame, sizes as described above with down glazing beads & response seals - plugged to brickwork or concrete.	Aluminium sliding window and fixed pane, powder coated window frame, sizes as described above with down glazing beads & response seals - plugged to brickwork or concrete.	Aluminium sliding window and fixed pane, powder coated window frame, sizes as described above with down glazing beads & response seals - plugged to brickwork or concrete.	Aluminium sliding window and fixed pane, powder coated window frame, sizes as described above with down glazing beads & response seals - plugged to brickwork or concrete.	Aluminium sliding window and fixed pane, powder coated window frame, sizes as described above with down glazing beads & response seals - plugged to brickwork or concrete.

Floor Level	QUANTITY : 1	D1	Floor Level	QUANTITY : 1	D2	Floor Level	QUANTITY : 1	D3	Floor Level	QUANTITY : 1	D4	Floor Level	QUANTITY : 1	D5	Floor Level	QUANTITY : 1	D6	Floor Level	QUANTITY : 1	D7	Floor Level	QUANTITY : 1	D8	Floor Level	QUANTITY : 1	D9	Floor Level	QUANTITY : 1	D10
Room/Location	Front Door		Garage Door		Internal Doors		Internal Doors		Internal Doors		Internal Doors		Internal Doors		Internal Doors		Internal Doors		Internal Doors		Internal Doors		Internal Doors		Internal Doors		Internal Doors		High Garage Door

DOOR & NO.	DESCRIPTION	FINISH	GLASS	DOOR GEAR & IRONMONGERY
D1	Wood door with glass	Painted Dulux Lexion punch	Single Glazed 6mm Color Solerene Neutral XHL	Dormer solid stainless steel with round backplates Dormer Lock cylinder 12mm carcase
D2	Horizontal paneled wood floor (30 min)	Neutral wood	NA	Dormer solid stainless steel with round backplates Dormer Lock cylinder 12mm carcase
D3	Horizontal paneled wood Opening 883 x 2100 High	Painted Dulux Dulux white	Single Glazed 6mm Color Solerene Neutral XHL	Dormer solid stainless steel with round backplates Dormer Lock cylinder 12mm carcase
D4	Horizontal paneled wood Opening 883 x 2100 High	Neutral wood	Single Glazed 6mm Color Solerene Neutral XHL	Dormer solid stainless steel with round backplates Dormer Lock cylinder 12mm carcase
D5	1 x Custom 2 way sliding Door 2400 x 2100	Charcoal Powder coated	Single Glazed 6mm Color Solerene Neutral XHL	Dormer solid stainless steel with round backplates Dormer Lock cylinder 12mm carcase
D6	1 x Custom 2 way sliding Door 2835 x 2100	Charcoal Powder coated	Single Glazed 6mm Color Solerene Neutral XHL	Dormer solid stainless steel with round backplates Dormer Lock cylinder 12mm carcase
D7	1 x Custom 2 way sliding Door 2388 x 2100	Charcoal Powder coated	Single Glazed 6mm Color Solerene Neutral XHL	Dormer solid stainless steel with round backplates Dormer Lock cylinder 12mm carcase
D8	1 x Custom 2 way sliding Door 2400 x 2100	Charcoal Powder coated	Single Glazed 6mm Color Solerene Neutral XHL	Dormer solid stainless steel with round backplates Dormer Lock cylinder 12mm carcase
D9	1 x Custom 2 way sliding Door 2400 x 2100	Charcoal Powder coated	Single Glazed 6mm Color Solerene Neutral XHL	Dormer solid stainless steel with round backplates Dormer Lock cylinder 12mm carcase
D10	2400 x 2090mm High Garage Door, Wood Panel inside	Charcoal Powder coated	None No Glazed Garage Doors Allowed.	Dormer solid stainless steel with round backplates Dormer Lock cylinder 12mm carcase

HEALTH NOTES:

- ALL COOKING APPLIANCES TO BE POSITIONED UNDER EXTRACTORS, TYPE TO OWNER PREFERENCE.
- POIT SINKS TO BE HEAVY DUTY STAINLESS STEEL WITH 100mm SPLASH BACK.
- ALL KITCHEN EQUIPMENT TO BE POSITIONED 100mm FREE FROM WALL SURFACES.
- ALL SINKS AND WORK TABLES TO HAVE 150mm HIGH SPLASHBACKS, LIGHT AND VENTILATION TO COMPLY WITH PART "C" OF SANS 1910.
- PREMISES TO HAVE A MINIMUM OF 200 LUX ARTIFICIAL LIGHT.
- CALLS TO BE BUILT PROOF.
- WINDOWS AND VENTILATION GRILLS TO BE RODENT PROOF.
- TOILETS TO BE PROVIDED AT WASH HAND BATHS & BATHS: TYPE TO OWNER SPEC.

VENTILATION NOTES:

- BEDROOMS WILL BE MECHANICALLY VENTILATED TO COMPLY WITH SANS 10400 PART "D"
- Additional Notes:
1. All water utility and electrical conduits to be concealed in the walls or embedded in the floor surface.
2. All equipment including the fridge and freezers to be a pedestal type or mounted on legs 30mm above floor level.
3. A space of 100mm to be allowed between wash up sinks and wall.
4. Entry to be equipped with weatherproofed drainage.
5. All work to be in accordance to regulations, and in compliance with the Occupational Health & Safety Act.
7. All electrical connection cables to be PVC encased.

Floor Levels Legend

Height	Height Indicated on Plan
44,73m	3080 → First Storey main Floor Level
42,91m	→ Floor level of 80mm higher than 255 floor level
41,925m	→ Floor level of 80mm higher than 170 floor level
41,84m	→ Floor level of 80mm higher than 85 floor level
41,755m	→ Floor level of 80mm higher than main floor level
41,67m	→ Main Internal floor level
41,585m	→ Floor level of 80mm lower than main floor level
41,5005m	→ Floor level of 80mm lower than 85 floor level
40,995m	→ Floor level of 80mm lower than 170 floor level
40,570m	→ Floor level of 80mm lower than 255 floor level
40,485m	→ Floor level of 170mm lower than 340 floor level
38,61m	→ 3580 → Lower ground floor level



SACAP Registered
REG NR: PAT24714366
Member of the South African Institute of Architectural Technologists
Member NR: 71788

Contact Mosselbay: 072 247 7756
Contact Peka: 081 521 9125
Email: zinnia.drafting@gmail.com
td.michelle@gmail.com

Design:
PROFESSIONAL ARCHITECTURAL TECHNOLOGIST
FRANCOIS CORDEWENER
13:49 PM (Africa/Johannesburg) on 31 May 2024

Professional Architectural Technologist, H.E.D. Technical, Nat. Dip. Multi-Disciplinary Office Drafting
Applicable Party Approval:
Owner/authorized Signature: [Signature] Date: 05/03/2025
F.Cordewener Signature: [Signature] Date: 05/03/2025

Project Description:
New House on Stand 2523, for GA Buxmann Proprietary Limited.
REG:2016/27842/07
Contact: MR George Buxmann 084 840 3551

Drawing Nr: H25-02/03
05/03/2025
Information plan & Win Schedules

NOTES:

- All information on the plan must be checked and any discrepancies must be brought to the architect's attention, before any building work commences.
- All levels and dimensions must be checked on site.
- Dimensions must be checked on site.
- All work and quality of materials must comply with NBR and SABS standards, and all other applicable standards.
- Quality of workmanship must conform to SANS codes for grade 1 building work.
- Foundation excavations as well as the full surface area below all decks must be treated with SABS approved poison with a 12 year guarantee and must be applied as indicated according to SABS 0124.
- Concrete Foundation surface bed and paving must comply with SABS 1900 & 0101, as well as engineer plans and specifications. Concrete cube tests to determine strength of concrete must be provided for approval by architect, (min. strength 27N/m² after 28 days).
- Where any surface differences in self foundation occur, the highest surface must be extended over the lowest for a distance as risks as the foundation.
- Foundation excavations for outside brick walls must not be less than 400mm under the surface of the adjoining finished ground level.
- Fill under surface beds and concrete paving must be of an acceptable material and must be compacted up to min 90% MDD A.A.J.T.D. in layers not exceeding 150mm. Filling must be treated with terrazo powder as indicated above. Compaction tests must be provided by contractor.
- Unfinished ground level must be at least 170mm above finished ground level.
- 375 MDD G.P.C. must be provided in all walls as indicated. 150 MDD G.P.C. must be provided in all walls as indicated. All brick walls with brickwork must be provided to each brick course. In all brick walls, except where shown otherwise, 10mm mesh wire must be provided in every course. 10mm mesh wire must be provided in every course. 10mm mesh wire must be provided in every course.
- All masonry work must be treated with terrazo powder for 1000mm from any building according to SABS 0124.
- All masonry must be according to SANS and NBR requirements. To comply with requirements of SANS 10400 part 1A edition 2 and/or SANS 204 17mm mesh wire must be provided in every course.
- Electrical installations must be in conformity with appropriate regulations, and installed by registered professional.
- All steel must be treated with zinc rich primer.
- 20mm thick roof trusses must be treated with terrazo resistant substance or similar approval.
- Wall ties shall be installed in every course with an evenly spaced pattern at a rate of not less than 1 tie per m² of face area where the cavity is more than 75mm in width.
- All finishes to be applied to manufacturers specifications.
23. Control specific rendering in plans have priority. Any changes thereto must be discussed with architect, before applying changes. In accepting these plans and consenting what these plans constitute, the owner hereby indemnifies the architect professional from any claims arising due to product failure that might occur, during or after construction have been completed.

DATE	REVISION	SIGN

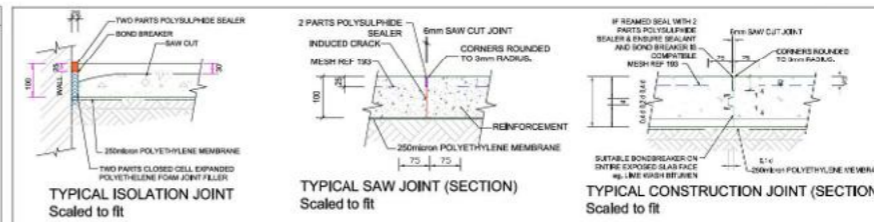
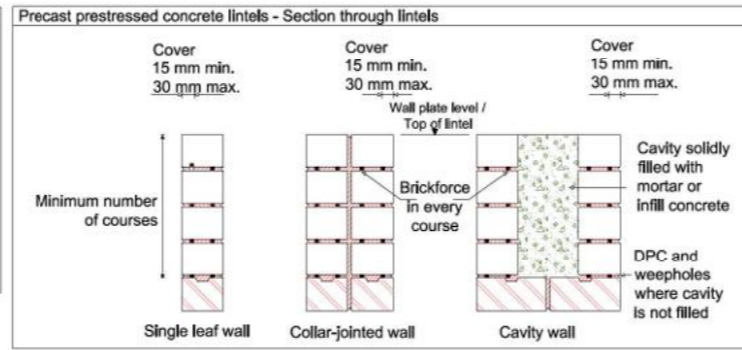
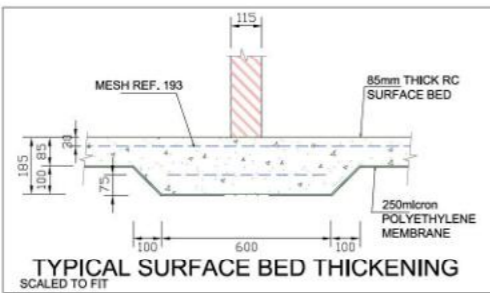
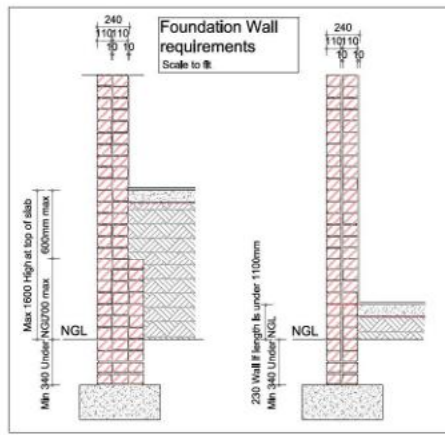
Detail By: Amo Hugo

Star
MOSSEL BAY MUNICIPALITY
Plan No: 59025-1, RECOMMENDED to section 5 of Act 103 of 1977.
21 JULY 2025
Date
APPROVED as Section 7 of Act 103 of 1977.
21 JULY 2025
Date
Subject to the conditions stipulated on the plan & approval letter. All work to comply with Act 103 of 1977, SANS 10400, other relevant legislation & council decisions. THIS APPROVAL IS VALID FOR 12 MONTHS.

Area Schedule:

Lower Ground storey :	53m ²
Covered Carport:	38m ²
Ground storey excl balconies:	164m ²
Balconies:	15m ²
Total Area :	270m²
Stand Area:	775m ²
Stand Coverage: (179/775)	23.1%
F.A.R: (270/775)	0.348
Occupancy:	H4

Copyright © 2024 Zinnia Design & Drafting. All rights reserved. This plan and any other documents are the property of Zinnia Design & Drafting. No part of this plan may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Zinnia Design & Drafting. This plan is intended for use only for the project described herein. It is not to be used for any other purpose. The user of this plan is responsible for ensuring that it is used in accordance with the applicable laws and regulations. Zinnia Design & Drafting is not liable for any errors or omissions in this plan. The user of this plan is responsible for ensuring that it is used in accordance with the applicable laws and regulations. Zinnia Design & Drafting is not liable for any errors or omissions in this plan.



NOTE: Engineer Design have preference. All foundations must be done according to Engineer specifications, and according to his design. Soil tests must be conducted by a professional lab.

NOTE:

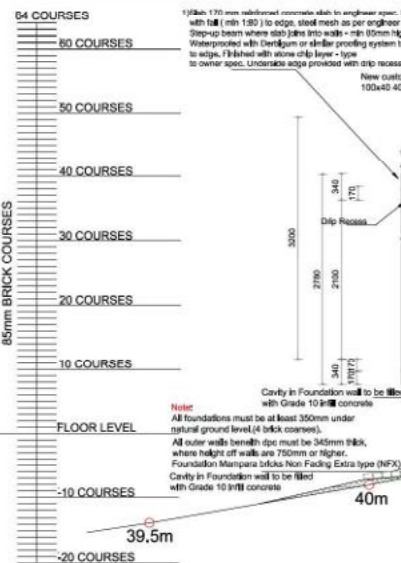
- Approved NPF brickwork in 1st Portland cement
- Foundation Brick force every 2nd course
- Wall Brick force every 3rd course

a. Sillings must be at least 110 - 150 mm high and patterned

b. Concrete slabs & beams to engineer spec and design

c. Project Engineer must test & inspect filling where compacted to thickness of more than 400mm.

d. All contours shown are for illustrations only. Final building contours to be determined by builder on site.



Section C-C
SCALE 1:50

NOTE: Engineer Design have preference. All foundations must be done according to Engineer specifications, and according to his design. Soil tests must be conducted by a professional lab.

NOTE:

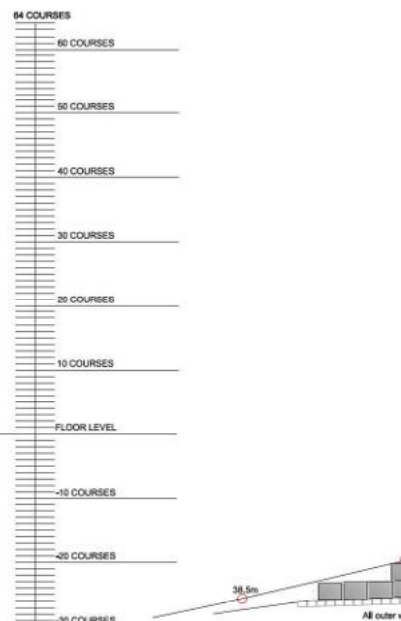
- Approved NPF brickwork in 1st Portland cement
- Foundation Brick force every 2nd course
- Wall Brick force every 3rd course

a. Sillings must be at least 110 - 150 mm high and patterned

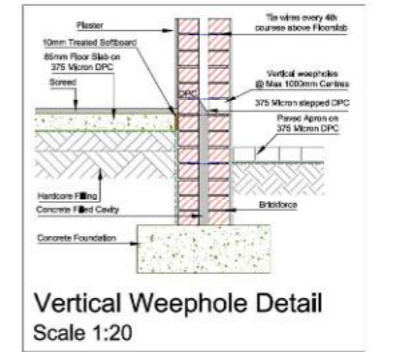
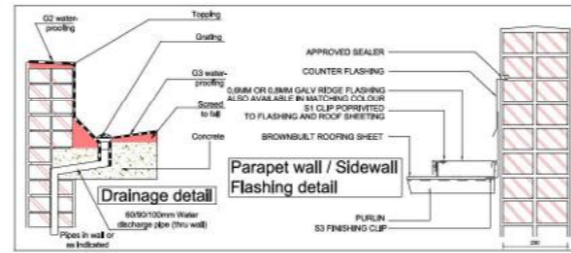
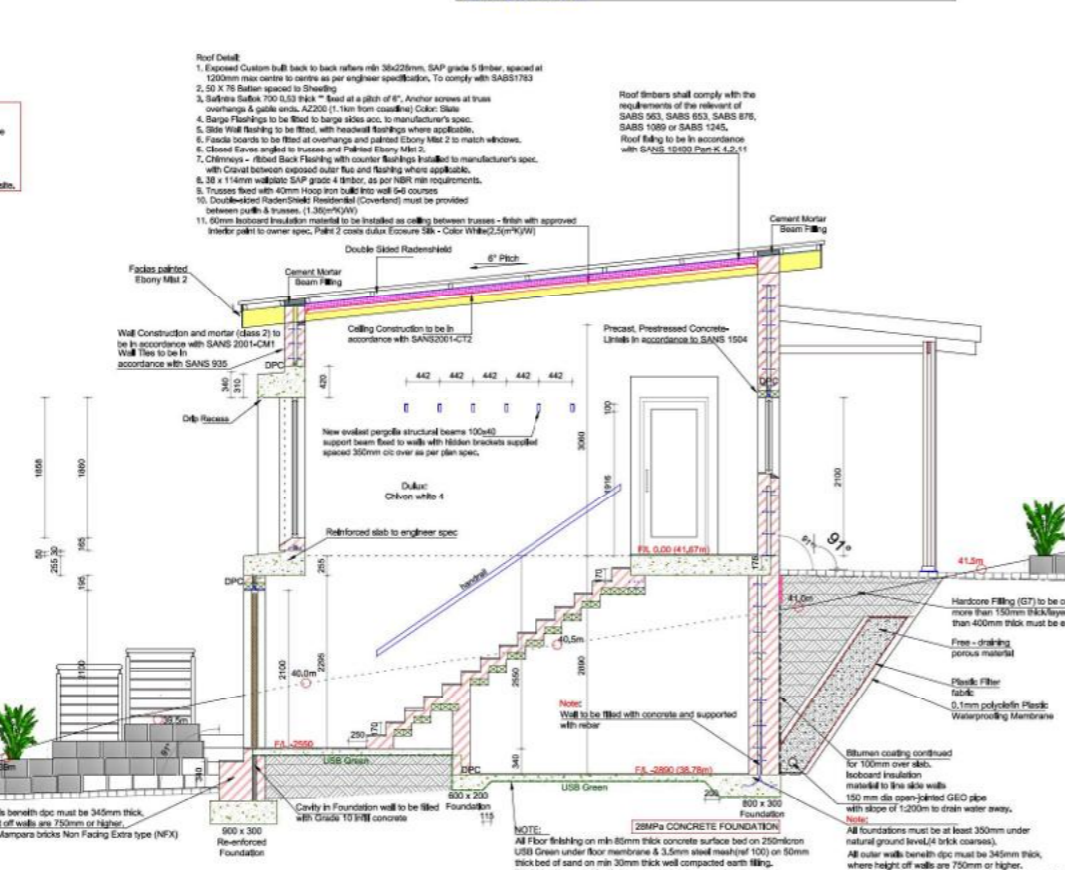
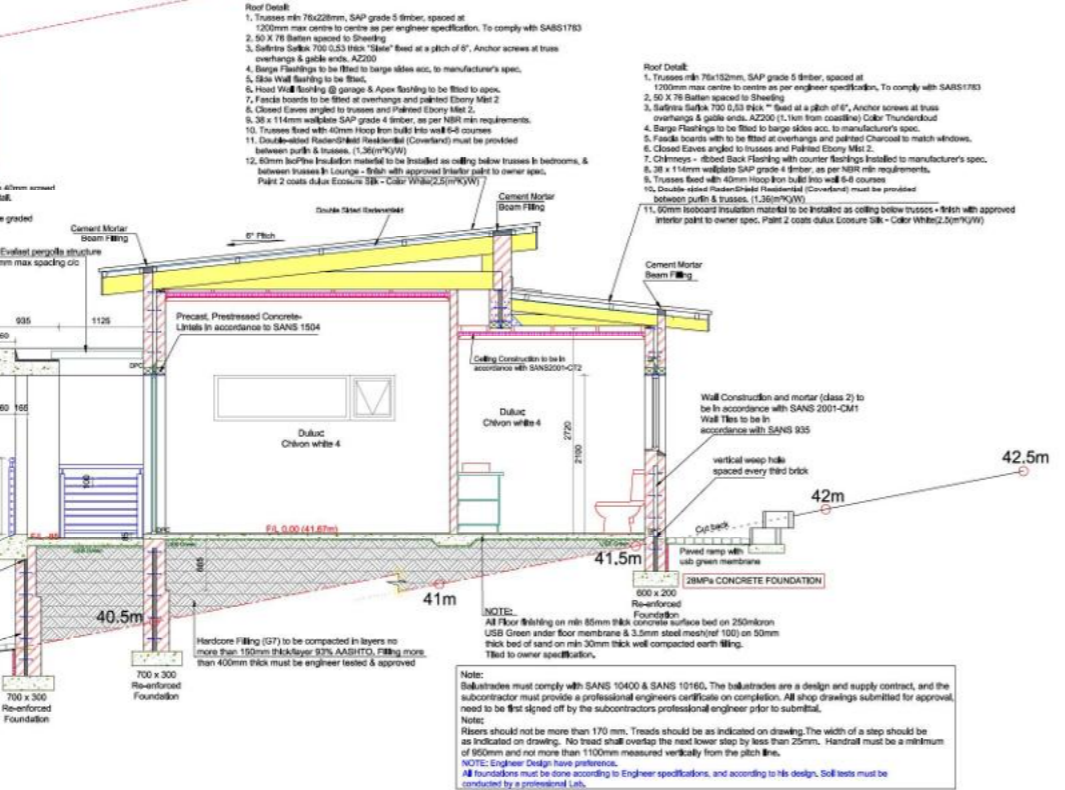
b. Concrete slabs & beams to engineer spec and design

c. Project Engineer must test & inspect filling where compacted to thickness of more than 400mm.

d. All contours shown are for illustrations only. Final building contours to be determined by builder on site.



Section B-B
SCALE 1:50



Zinnia DESIGN

SACAP Registered
REG NR: PAT24714366
Member of the South African Institute of Architectural Technologists
Member NR: 71788

Contact Mosselbay: 072 247 7756
Contact Pletokwane: 051 521 9125
Email: zinnia@zinnia.co.za
td.michelle@gmail.com

PROFESSIONAL ARCHITECTURAL TECHNOLOGIST

FRANCOIS CORDEWENER

13:49 PM (Africa/Johannesburg) on 11 May 2024

Professional Architectural Technologist, H.E.D Technical, Nat. Dipl. Multi Disciplinary Office Drafting

Applicable Party Approval:

Owner/authorized Signature: _____ Date: 05/03/2025

F.Cordewener Signature: _____ Date: 05/03/2025

Project Description:
New House on Stand 2523, for GA Buxmann Proprietary Limited.
REG:2016/527642/07
Contact: MR George Buxmann 084 840 3551

Drawing Nr: H25-02/04
05/03/2025

Sections

- NOTES:**
- All information on the plan must be checked and any discrepancies must be brought to the architect's attention, before any building work commences.
 - All levels and dimensions must be checked on site.
 - Drawings must not be scaled.
 - All work and quality of materials must comply with NBR, and SABS standards, and all other appropriate authorities.
 - Quality of workmanship must conform to SABS code for grade 1 building work.
 - Foundation contractors as well as the full masonry area below all decks must be treated with SABS approved product with a 10 year guarantee and must be applied as indicated according to SABS E104.
 - Concrete Foundations surface bed and paving must comply with SABS O100, O101 as well as engineer plans and specifications. concrete cube tests to determine strength of concrete must be provided for approval by architect, (min strength 27mpa after 28 days)
 - Where any surface differences in site/ground occur, the signed tender must be extended over the lowest for a distance as ticks on the foundation.
 - Foundation excavation for outside brick walls must not be less than 400mm under the surface of the soil/ground level ground level.
 - Finishing under surface beds and concrete paving must be of an acceptable material and must be compacted up to min 90% MDD A.A.U.C.I.O. in layers not exceeding 150mm. Filling must be treated with - for polymer included areas. Contractor must be provided by contractor.
 - 100% brick ground floor must be at least 170mm above finished ground level.
 - 375 Micron D.P.C. must be provided in all walls as indicated.
 - Correct width of bricks must be provided in each brick course.
 - All brick walls, except where shown otherwise.
 - All brick elevations must be treated with terracotta for 1500mm from any building according to SANS 124.
 - 16.48 slab must be according to SABS and NBR requirements. To comply with requirements of SANS 10400 part 1A within 2 and/or SANS 204
 - All brick elevations and materials must be according to NBR requirements.
 - Structural limitations must be clearly indicated to appropriate regulations, and checked by registered professional.
 - All steel metal must be free from any white rust.
 - All fences must be treated with a suitable resistant substance or similar approved.
 21. Small trees must be installed in any cavity walls in a cavity formed pattern in a row or not more than 3 trees per m² of face area where the cavity is more than 75mm in width.
 22. All trees to be specified in the schedule of materials.
 23. Product specific references in plans have priority. Any changes thereto must be discussed with each professional, before accepting changes. By accepting these plans and constructing what these plans promulgate, the owner hereby indemnifies the architect/professional from any claims arising due to product specific failures that might occur, during or after construction have been completed.

DATE	REVISION	SIGN

Detail By: Amo Hugo

MOSSEL BAY MUNICIPALITY

File No: 590/25 (as recommended to section 6 of Act 103 of 1977)

21 JULY 2025
pp. Building Control Officer
Date

APPROVED to section 7 of Act 103 of 1977

21 JULY 2025
pp. Municipal Manager
Date

Subject to the conditions stipulated on the plan and approval letter. All work to comply with Act 103 of 1977, SANS 10400, other relevant legislation & council decisions. THIS APPROVAL IS VALID FOR 12 MONTHS.

Area Schedule:

Lower Ground storey :	53m ²
Covered Carport:	38m ²
Ground storey excl balconies:	164m ²
Balconies:	15m ²
Total Area :	270m²
Stand Area:	775m ²
Stand Coverage: (179/775)	23.1%
F.A.R.: (270/775)	0.348
Occupancy:	H4

