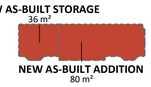


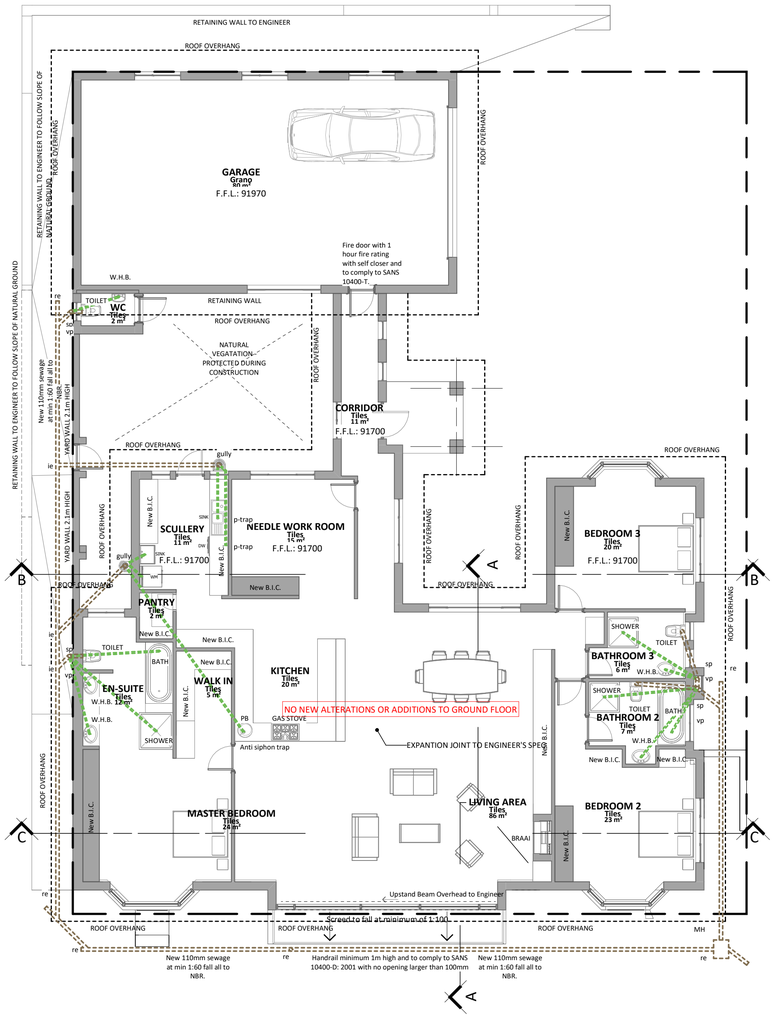
4 GROUND FLOOR AREA PLAN
1 : 500

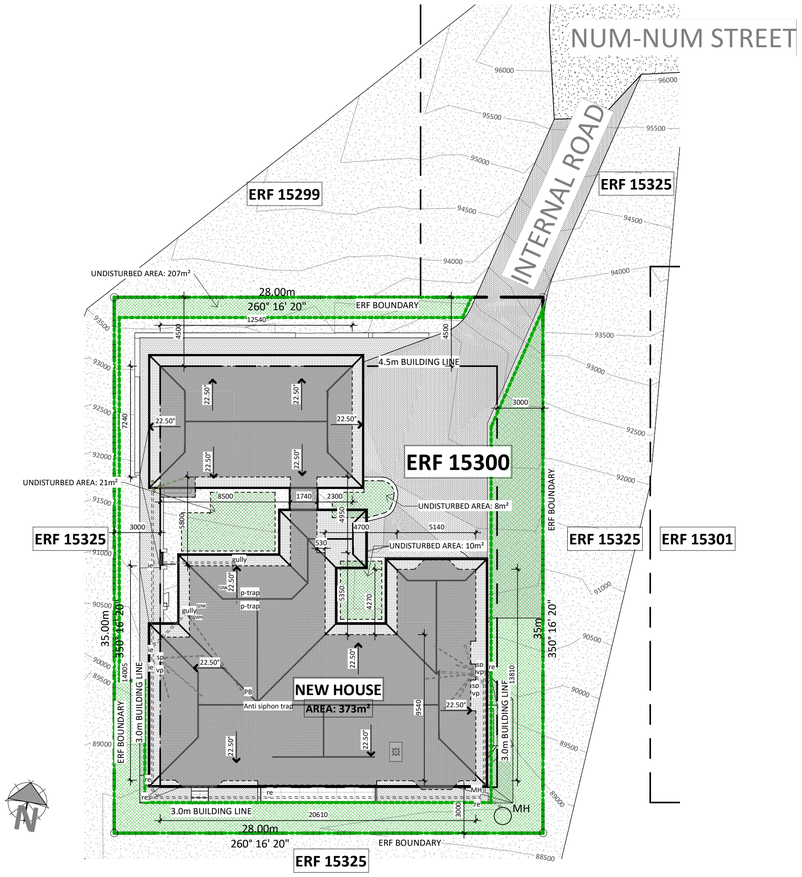


5 LOWER GROUNDFLOOR AREAPLAN
1 : 500

MOSSEL BAY MUNICIPALITY
Plan No 1478/26 RECOMMENDED ito section 6 of Act 103 of 1977:
7 OCT 2026
pp. Building Control Officer — Date
APPROVED ito section 7 of Act 103 of 1977:
7 OCT 2026
pp. Municipal Manager — 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.

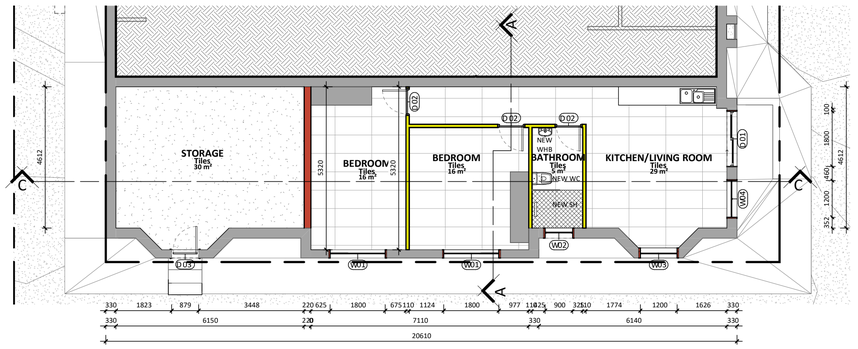
Village on Sea HOA





1 SITE PLAN
1 : 200

2 GROUND FLOOR STOREY
1 : 100



3 01 - LOWER GROUNDFLOOR STOREY
1 : 100

NOTES:

- WRITTEN NOTICE MUST BE OBTAINED FOR ANY AESTHETICAL AND STRUCTURAL CHANGES FROM COETZEE ALBERTS ARCHITECTS (PTY) LTD AND THE APPOINTED ENGINEER ON SITE. NO DEVIATION FROM THESE PLANS WILL BE PERMITTED.
- THE DESIGN OF THIS DRAWING REMAINS THE PROPERTY OF COETZEE ALBERTS ARCHITECTS (PTY) LTD.
- SANS 10400 TO BE SATISFIED PER MEANS SPECIFIED IN SCHEDULE A AND B, SANS 10400-A: FORM 1.
- DO NOT SCALE, REFER ONLY TO FIGURED DIMENSIONS.
- ALL LEVELS, DIMENSIONS, GRADIENTS AND STEPS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- ALL WORK TO COMPLY TO SANS 10400 AND SANS 204.
- VERTICAL D.P.C. TO BE FIXED AT CHANGES IN ALL LEVELS.
- INSPECTION EYES TO ALL DRAINAGE AND SEWAGE PIPE WORK TO BE ACCESSIBLE AND TO BE SUITABLY MARKED AT GROUND LEVEL.
- ALL PIPE WORK TO CONFORM TO SANS 10400, SANS 204 & SANS 10252 AS WELL AS SPECIFICATIONS.
- THE FALL OF THE SITE IS ACCORDING TO THE SURVEYOR.
- DETERMINE FINAL POSITION OF MUNICIPALITY SEWAGE CONNECTION ON SITE.
- DETERMINE POSITION OF EXISTING SEWERLINE, BEFORE BUILDING.
- CONCRETE LINTELS OVER EVERY WINDOW, DOOR AND OPENING.
- FLOORPLAN SECTION 1.6m FROM UNFINISHED FLOOR LEVEL.
- ALL CONSTRUCTION WORK TO COMPLY TO SANS 2001- CONSTRUCTION WORKS.
- ALL MATERIALS, PRODUCTS OR COMPONENTS AS SPECIFIED TO BE USED. SUBSTITUTION OF THESE ARE TO BE REQUESTED IN WRITING TO THE ARCHITECT BEFORE ANY SUCH MATERIALS, COMPONENTS OR PRODUCTS ARE ORDERED.
- ALL BUILDING WORD MUST COMPLY WITH SABS 0155, ACCURACY LEVEL 2, EXCEPT WHERE SPECIFIED OTHERWISE.
- WORK CARRIED OUT TO BE IN COMPLIANCE TO NHBRC IF APPLICABLE.

AT ALL TIMES COMPLIANCE TO THE OCCUPATIONAL HEALTH & SAFETY ACT NO 85 OF 1993 AND THE REGULATIONS INCLUDING CONSTRUCTION REGULATIONS 2018 ARE REQUIRED.

OCCUPANCY CLASSIFICATION			
HOUSE DWELLING			
OCCUPANCY CLASSIFICATION CODE		PROFESSIONAL REQUIRED	
H4		PrArchi	
COMPLEXITY SCALE		SENSITIVITY SCALE	
LOW		LOW	
IMPACT ASSESSMENTS REQUIRED	ENVIRONMENTAL	HERITAGE	SOCIAL

ZONING TABLE
ERF 15300 - VILLAGE-ON-SEA, MOSSEL BAY

Required by Scheme Regulation	Project Provides
Building Lines	
Street - 4.0m Sides - 3.0m Back - 3.0m	Street - 4.0m Sides - 3.0m Back - 3.0m
Coverage	
Site Area = 980m² 60% of Site = 588m² **Maximum = 588m²**	House Footprint = 366m² 366m² ÷ 980m² = **37%**
Height	
Maximum 8.5m 2 Storeys	Maximum 8.5m 2 Storeys
Undisturbed area	
Minimum required 25% Erf Area: 980m² x 25% = 245m² Minimum required = 245m²	207m² + 21m² + 8m² + 10m² = 246m² Total = 246m²

SACAP REG. NUMBER PrArch 20875
RIBA REG. NUMBER 20052454
+27 (0) 44 690 4437 | studio@coetzee.archi
www.coetzee.archi

IT IS THE EXPRESSED CONDITION OF THE AGREEMENT THAT ALL WORKS:TO BE STRICTLY IN ACCORDANCE WITH THE **N.B.R. SANS 10400 MINIMUM STANDARDS** THE DESIGN OF THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF **Coetzee Architects & Associates (PTY) Ltd.** ALL DIMENSIONS AND SETTING OUT DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECTS BEFORE COMMENCEMENT OF ANY CONSTRUCTION OR MANUFACTURING ON OR OFF SITE.**THIS DRAWING MAY NOT BE SCALED**. ONLY FIGURED DIMENSIONS MAY BE USED.

PROFESSIONAL ARCHITECT
LODEWYK JUAN COETZEE
11:43 AM (Africa/Johannesburg) on 06 Nov 2023

PROJECT
PROPOSED ADDITIONS AND ALTERATIONS ON ERF 15300, MOSSEL BAY FOR MR M.NIEMAND

DRAWING
SITE PLAN,GROUND FLOOR PLAN , LOWER GROUND FLOOR PLAN,

AS-BUILT

ARCHITECT SIGNATURE — CLIENT SIGNATURE

SCALE	PAGE SIZE	DRAWN	DESIGNED
As indicated	A1	DJC	LJC

DATE 2026/07/08 — REVISION NR. Rev.:

DRAWING NR. 12-17/26/M100

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