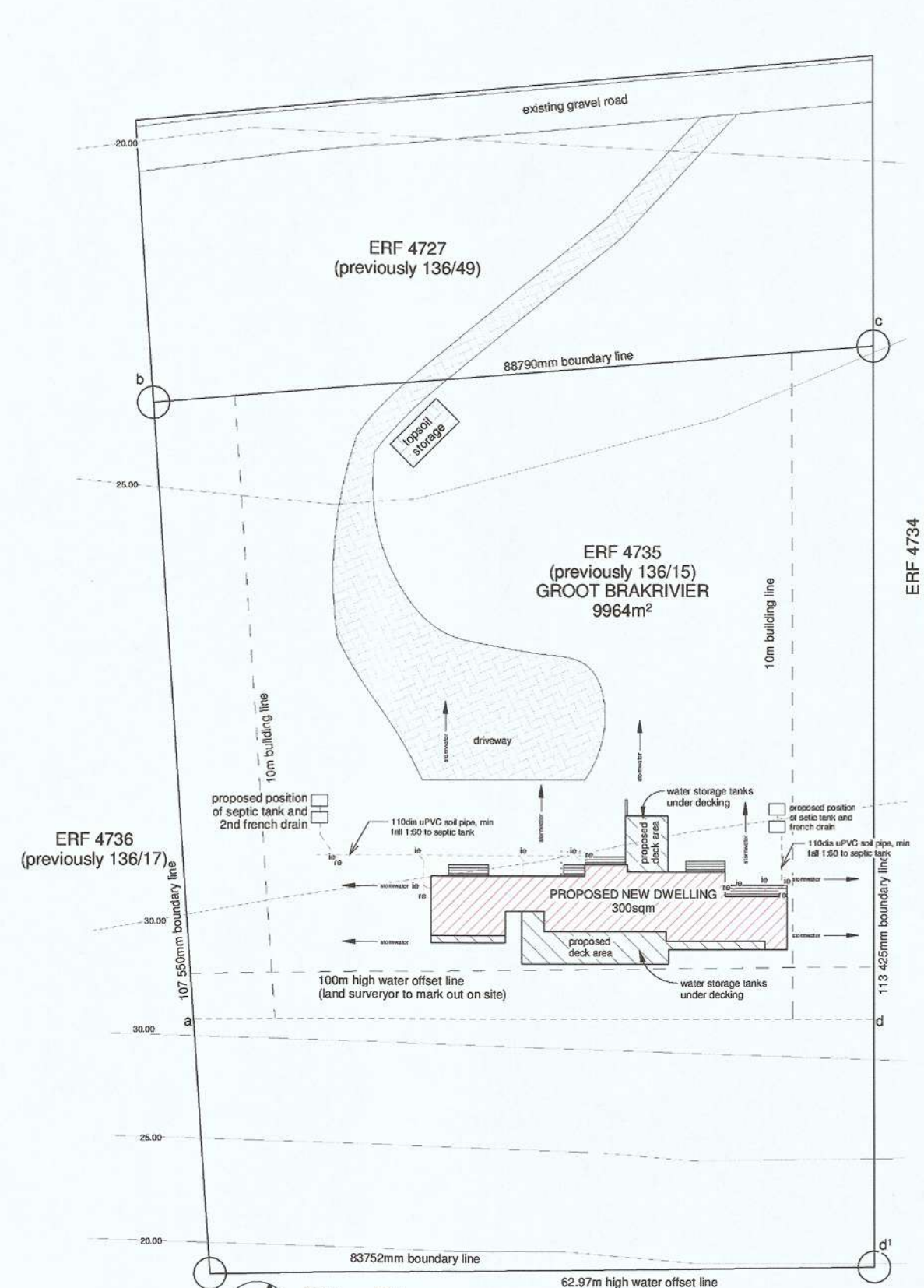
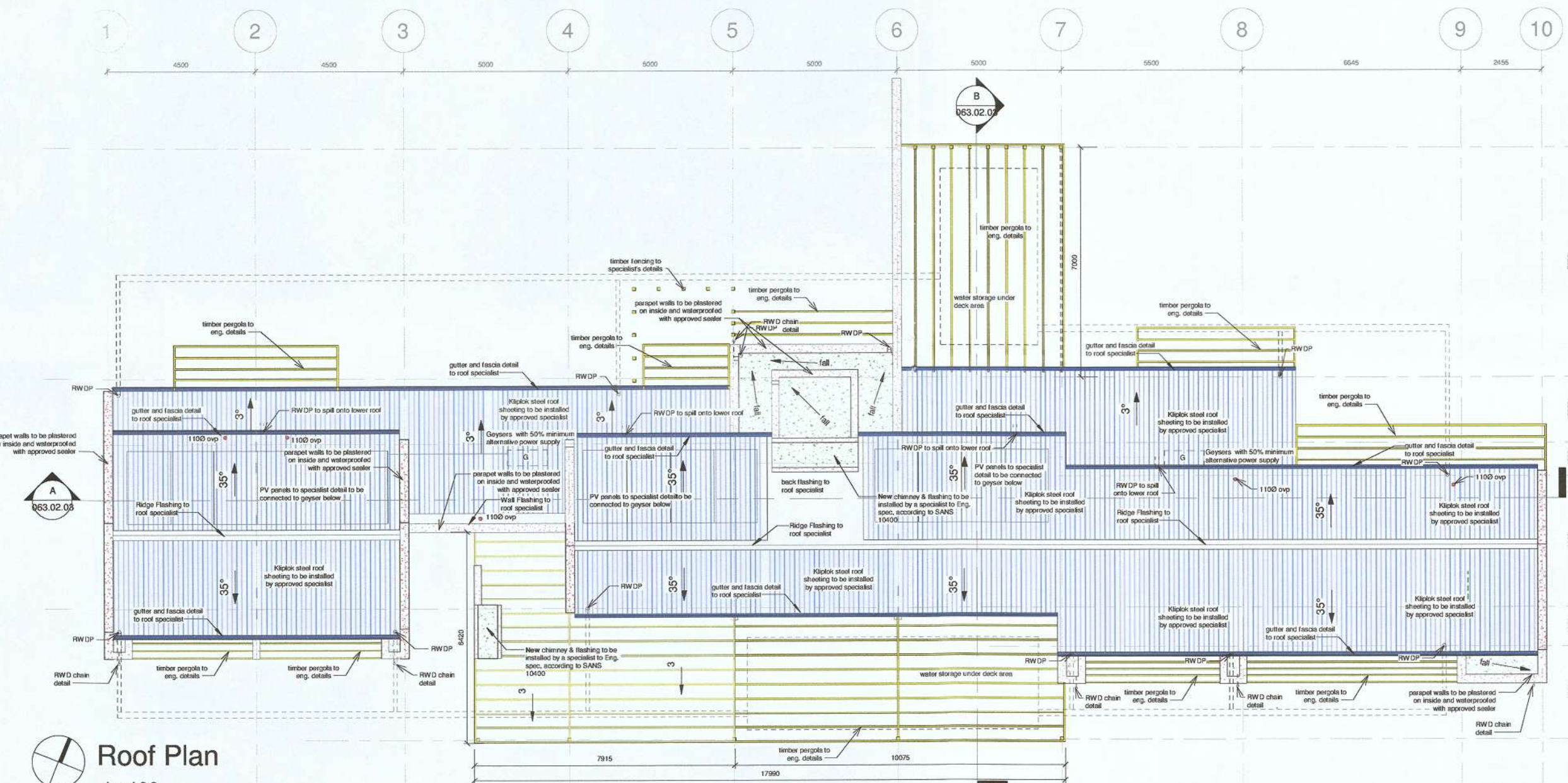


Site Plan (call out)  
1 : 250



Site Plan  
1 : 500



Roof Plan  
1 : 100

MOSSEL BAY MUNICIPALITY / MOSSELBAAI MUNISIPALITEIT  
PLANNING  
14-02-2019  
APPROVED TO SECTION 103 OF 1977  
GEWIGS  
SUBJECT TO CONDITIONS SPECIFIED ON PLAN AND LETTER OF APPROVAL  
ONDERHOORSAAN TOORWAARDES SOOS PER PLAN EN GOEDKEURINGSBRIEF  
THIS APPROVAL IS VALID FOR 12 MONTHS  
HIERDE GOET LEUNINGSELEIGYNINTE MANNE  
DATE 14-02-2019  
OP 'N MINIPALMAGET MINIPAL F BESTUURDER

MOSSEL BAY MUNICIPALITY / MOSSELBAAI MUNISIPALITEIT  
PLAN NO 18/19  
ALLE WERKE MOET VOLDOEN AAN WET 103 VAN 1977, SANS 10400  
ALLE RELEVANTE WETGEWING EN RAADSBELEIDE EN  
RAADSGOEDKEURINGS VOORWAARDES MOET STRENG  
VAGEKOM WORD.  
ALL WORK TO COMPLY WITH ACT 103 OF 1977, SANS 10400  
AND ALL RELEVANT LEGISLATION, COUNCIL DECISION, A/C  
COUNCIL CONDITIONS OF APPROVAL MUST BE COMPLIED WITH

AREA SCHEDULE

|   |
|---|
| ERF 4735, GROOT BRAKRIVIER                |
| Site Area = 9964m <sup>2</sup>            |
| Proposed New Dwelling = 300m <sup>2</sup> |
| Total FAR = 0.03                          |
| Proposed New Coverage = 337m <sup>2</sup> |
| Total Coverage = 3.38 %                   |

NOTE:  
CURRENTLY NO MUNICIPAL  
SERVICES IN OTTOSRUST AREA.  
ELECTRICAL PROVIDED BY PV  
PANELS  
WATER PROVIDED BY  
RAINWATER CAPTURE AND  
UNDERGROUND STORAGE TANKS  
DRAINAGE TAKEN TO SEPTIC  
TANK AND FRENCH DRAIN  
SYSTEMS

THE DESIGN ON THIS DRAWING REMAINS THE PROPERTY OF  
PLATFORM DESIGN - ARCHITECTS (PTY) LTD COPYRIGHT RESERVED

1. GENERAL

1.1 Occupational Health and Safety Act (85/1993): Construction Regulations, 2014

1.2 All work to comply with SANS 10400, NBR and all municipal By-laws/requirements

1.3 All electric work to comply with SANS 10160

1.4 Basis of structural design and actions for buildings and industrial structures to comply with SANS 10000

1.5 All building work to be carried out in accordance with Local Authorities building by-laws and regulations

1.6 No work to commence without approved drawings from local authorities

1.7 Contractor to keep a full set of drawings on the site

1.8 Contractor is responsible for correct setting out of building on site with particular reference to boundaries and building lines

1.9 This drawing is not to be scaled, used figured dimension only. All dimensions and heights to be checked and verified before any work commences on site. Any discrepancies shall be reported to this office immediately for clarification. All levels, heights of plinths, depth of excavation and number of steps to be finally checked by contractor on site.

1.10 Gas bottle installation to be done by a registered Gas installer

1.11 Gas installation to comply with N.B.R.

1.12 Gas installer to issue 2 compliance certificates on completion of installation

1.13 Contractor must allow for sandtraps to all storm water catch pits or stormwater surface drains

1.14 All galvanizing to be in accordance with "SANS 121 (ISO 1461)

2. Foundations

2.1 All foundation, foundation walls, structural concrete work and sub-soil drainage to Civil Engineers specifications

2.2 SANS 10400 Part H - All foundation to be certified by engineer, Inc. SANS 10161 Design of Foundations for buildings

2.3 All foundation to be reinforced as required by Engineer

2.4 All soil fill and compaction more than 400mm to Engineers specification

2.5 Top of foundation to be min of 300mm below natural ground level

3. Floors

3.1 85mm Concrete surface bed to be laid on 250 " waterproofing membrane laid on well compacted hard fill, compaction layers not to exceed 150mm in thickness

3.2 Virgin soil to be ripped, scarified and compacted to at least 90% Mod AASHTO each layer of fill to be compacted to not to exceed 150mm in depth at a time. Ground underneath surface beds shall be treated with approved antiseptic and weed poisoning agent

3.3 Top of 150mm concrete surfaced to be min of 170mm above finished ground level

4. Walls

4.1 SANS 10400 Part K - Bricks to be laid in stretcher bond with joints not exceeding 12mm

4.2 Brickwork every 6 courses and every 4 courses over openings

4.3 All load bearing brick wall to be constructed of bricks having a min crushing strength of 14 MPA

4.4 All mortar to be class 2 in accordance with NBR and SANS 10164

4.5 All timber frame building work to comply with SANS 10002

5. Linolea

5.1 Precast concrete bricks used over all openings, installed according to main specification.

5.2 All concrete bricks to have reinforcing A cutting on props to Engineer's specification.

6. Plaster Work

6.1 All internal and external plasterwork to be min 10mm thick. A test panel to be done to Architects satisfaction, prior to commencement of all plaster work

7. Damp Proofing

7.1 SANS 10400 Part J (J1) and part K (K1) - Install 375 MIC USB Green damp-proof membrane to underside of all ground slabs and 375 micron "Backstop" DPC to all walls with min. 100mm overlaps at all junctions. Install backstop DPC to all window sills

8. Timber Roof Structure

8.1 Timber Roof Structure SA Pine in accordance with grades defined by SANS 10163

8.2 The entire roof structure is to be designed under the supervision of a registered Civil Engineer (in accordance with SANS 10163 Code of practice) and SANS 10166 (for loading), and is to include for the design of trusses, all wind and other bracing, runners, beams, connectors, battens

8.3 The Roof Fabricator is to take all necessary measurements on site before designing, fabricating or erecting the roof structure as the case may be.

9. Glazing

9.1 SANS 10400 Part N - All glazing to be clear unless otherwise specified in Architect's details and schedules. Glass thickness according to the following: (unless otherwise indicated) 0.75 Sq.m - 3mm, 1.5 Sq.m - 4mm, 2.1 Sq.m - 5mm, 3.2 Sq.m - 6mm

9.2 Glazing in sliding & folding doors to be 6mm laminated safety glass. All sliding doors to have safety markers.

9.3 Glazing in bathrooms to be opaque unless otherwise specified.

10. Water supply and Drainage

General installation to be done in accordance with the requirements of the local authority and SANS 1025 2.1 (Water installation for buildings), SANS 10400 (National Building Regulations) and SANS 1025-2004 (where Hot Water Cylinders are required). SANS SA 204 shall also apply. Heat pumps and associated Vessels and equipment shall be installed by an Approved and Licensed Supplier and installer and shall be done in accordance with SANS 1030. Solar Water Heaters shall be installed in accordance with SANS 10106. All material used shall be SABS and be installed in accordance with the manufacturers specification. Design based on minimum supply pressure of 0.8 bar. NB. Pressure must be checked by the plumber prior to commencement of work. Work to be carried out by an approved and Licensed Plumbing Contractor that is Licensed and Registered with the P.J.R.B. Certificate of compliance to be signed by same on completion of work.

11. Hot Water Piping (Circulation Hot Water) All approved Hot Water Piping must be adequately supported. The installed Hot Water Circulation Ring must be installed such that no air traps are created in accordance with SANS 10252.1 (6.7.2)

12. Piping Material and Joining Piping (see layout for material specified) All material used shall comply with the requirements of SANS and shall carry the approval. UPVC piping SANS 966 Copper Piping SANS 480 HDPE Piping SANS 533 Taps and valves SANS 226, 1028, 1898-35, 1898-37, as relevant. Joining using either capillary type fittings SANS 1067-2 or compression type fittings SANS 1067-1. Installed in accordance with manufacturers specification.

13. Colour coding of Hot Water Piping: Hot water piping shall be colour coded as follows: RED Colour coding of Cold Water Piping: Cold water piping shall be colour coded as follows: BLUE

14. Inspection, testing and Disinfection: All pipe work shall be inspected in accordance with SANS 10252.1 (9.2.1) and Pressure tested in accordance with SANS 10252.1 (9.2.2) and considerations of Disinfection SANS 10252.1 (9.3.2) shall be observed.

15. Mechanical Ventilation

15.1 Mechanical Ventilation is to be installed in accordance with SANS 10252.1 (9.3.2) and considerations of Disinfection SANS 10252.1 (9.3.2) shall be observed.

16. Pool

To be in accordance with regulations covered by SANS 10400 d2011 E.D.3 and SANS 10134

Revision Schedule

| No. | Description                           | Date       |
|-----|---------------------------------------|------------|
| 1   | Revised to suit comments from Council | 2019 01 31 |
| 2   | Revised to suit comments from Council | 2019 02 07 |

|                |              |                      |
|----------------|--------------|----------------------|
| Architect      | Engineer     | Owner                |
| Etzabé Meiring | Colin Beller | John Frederick Peens |

platform  
ARCHITECTS  
Address: unit F8, 44 Stanley Ave, Midpark, 2092, JHB. Contact: 063 660 0739  
SACAP registration number: PRARCH24750885

House Peens  
Proposed New Dwelling on ERF  
4735, Groot Brakrivier

Site Plan and Roof Plan

|              |              |
|--------------|--------------|
| Sheet number | 063.02.01    |
| Date         | 2019.02.07   |
| Drawn by     | AD           |
| Checked by   | EM           |
| Scale        | As indicated |



- 1. GENERAL**
- 1.1 CHS Occupational Health and Safety Act (85/1983), Construction Regulations, 2014
  - 1.2 All work to comply with SANS 10400, NBR and all municipal by-laws
  - 1.3 All electrical work to comply with SANS 10160
  - 1.4 Basis of structural design and actions for buildings and industrial structures to comply with SANS 10600
  - 1.5 All building work to be carried out in accordance with Local Authorities building by-laws and regulations
  - 1.6 No work to commence without approved drawings from local authorities
  - 1.7 Contractor to keep a full set of drawings on the site
  - 1.8 Contractor is responsible for correct setting out of building on site with particular reference to boundaries and building lines
  - 1.9 This drawing is not to be scaled, used figured dimension only. All dimensions and heights to be checked and verified before any work commences on site. Any discrepancies shall be reported to this office immediately for clarification. All levels, heights of plinths, depth of excavation and number of steps to be finally checked by contractor on site.
  - 1.10 Gas bottle installation to be done by a registered Gas Installer 1.1 Gas installation to comply with N.B.R
  - 1.12 Gas installer to issue 2 compliance certificates on completion of installation
  - 1.13 Contractor must allow for drainage to all storm water catch pits and stormwater surface drains
  - 1.14 All glazing to be in accordance with SANS 121 (ISO 14341)
- 2. FOUNDATIONS**
- 2.1 All foundation, foundation walls, structural concrete work and sub-soil drainage to CMI Engineers specifications
  - 2.2 SANS 10400 Part H - All foundation to be certified by engineer. Inc. SANS 10161 Design of Foundations for buildings.
  - 2.3 All foundation to be reinforced as required by Engineer
  - 2.4 All soil fill and compaction more than 400mm to Engineers specification
  - 2.5 Top of foundation to be min of 300mm below natural ground level 2.6 Backfill to foundation
- 3. FLOORS**
- 3.1 150mm Concrete surface bed to be laid on 250 Y waterproofing membrane laid on well compacted iron fill, compaction layers not to exceed 150mm in thickness
  - 3.2 Virgin soil to be ripped, scarified and compacted to at least 90% Mod AASHTO each layer of fill to be compacted is not to exceed 150mm in depth at a time. Ground underneath surface beds shall be treated with approved anti-termite and weed poisoning agent.
  - 3.3 Top of 150mm concrete surfacebed to be min of 170mm above finished ground level
- 4. WALLS**
- 4.1 SANS 10400 Part K - Bricks to be laid in stretcher bond with joints not exceeding 15mm
  - 4.2 Brickwork every 6 courses and every 4 courses over openings
  - 4.3 All load bearing brick wall to be constructed of bricks having a min crushing strength of 14 MPA Mortar to be class 2 in accordance with NBR and SANS 10164
  - 4.4 All timber frame building work to comply with SANS 10082
- 5. LINTOLS**
- 5.1 Precast concrete lintols used over all openings. Installed according to main specification.
  - 5.2 All facebrick lintols to have reinforcing & curing on props to Engineer's specification.
- 6. PLASTER WORK**
- 6.1 All internal and external plasterwork to be min 10mm thick. A test panel to be done to Architects satisfaction, prior to commencement of all plaster work.
- 7. DRAINAGE**
- 7.1 SANS 10400 Part J (J3) and Part K(K15) - Install 375 MIC USB Green damp-proof membrane to underside of all ground slabs and 375 micron Bitogrip DPC to all walls with min. 100mm overlap at all junction. Install bitogrip DPC to all window cills.
- 8. TIMBER ROOF STRUCTURE**
- 8.1 Timber Roof Structure SA Pine in accordance with grades defined by SANS 10133
  - 8.2 The entire roof structure is to be designed under the supervision of a registered Civil Engineer (in accordance with SABS 0163 Code of practice) and SABS 0108 (for loading), and is to include for the design of trusses, all wind and other bracing, runners, beams, connectors, battens.
  - 8.3 The Roof Fabricator is to take all necessary measurements on site before designing, subcontracting or erecting the roof structure as the case may be.
- 9. GLAZING**
- 9.1 SANS 10400 Part N - All glazing to be clear unless otherwise specified in Architect's details and schedules. Glass thickness according to the following (unless otherwise indicated) 0.75 Sq.m - 3mm 1.5 Sq.m - 4mm 2.1 Sq.m - 5mm 3.2 Sq.m - 6mm
  - 9.2 Glazing in sliding & folding doors to be 6mm laminated safety glass. All sliding doors to have safety muntins.
  - 9.3 Glazing in bathrooms to be opaque unless otherwise specified.
- 10. WATER SUPPLY AND DRAINAGE**
- General installation to be done in accordance with the requirements of the local authority and SANS 1025 2.1 (Water installation for buildings), SANS 10400 (National Building Regulations) and SANS 10254:2004 (where Hot Water Cylinders are required). SANS YA 204 shall also apply. Heat pumps and associated Vessels and equipment shall be installed by an Approved and Licensed Supplier and Installer and shall be done in accordance with SANS 10352. Solar Water Heaters shall be installed in accordance with SANS 10106. All material used shall be SABS and be installed in accordance with the manufacturers specification. Design based on minimum supply pressure of 5.0 bar. NB. Pressure must be checked by the plumber prior to commencement of work. Work to be carried out by an approved and Licensed Plumbing Contractor that is Licenses and Registered with the P.L.R.L.B. Certificate of compliance to be signed by same on completion of work.
- Hot Water Piping** (Circulation Hot Water) All exposed Hot Water Piping must be adequately lagged. The installed Hot Water Circulating Ring must be installed such that no air traps are created in accordance with SANS 10252.1 (8.7.2)
- Drain Material and Joining Piping** (see layout for material specified) All material used shall comply with the requirements of SANS and shall carry the approval. UPVC piping SANS 966 Copper Piping SANS 460 HDPE Piping SANS 533 Taps and mitters SANS 226, 1026, 1608-35, 1608-37, as relevant. Joining using either caulk type fittings SANS 1087.2 or compression type fittings SANS 1067.1. Installed in accordance with manufacturing specification.
- Colour coding of Hot Water Piping** Hot water piping shall be colour coded as follows: RED
- Colour coding of Cold Water Piping** Cold water piping shall be colour coded as follows: BLUE
- Isolation, Warning and Disconnection** All pipe work shall be inspected in accordance with SANS 10252.1 (9.2.1) and Pressure tested in accordance with SANS 10252.1 (9.2.2) and considerations of Disconnection SANS 10252.1 (9.3.2) shall be observed.
- 11. MECHANICAL VENTILATION**
- 11.1 Internal lintols to be extracted to the external at the rate of 20l/sec/fitment with 160 lux artificial light
- 12. POOL**
- To be in accordance with regulations covered by SANS 10400 d2011 ED.3 and SANS 10134

## North Elevation

1 : 100

## West Elevation

1 : 100

## East Elevation

1 : 100

## South Elevation

1 : 100

## Section A

1 : 100

## Section B

1 : 100

## Typical Foundation Detail

1 : 25

## Revision Schedule

| No. | Description                           | Date       |
|-----|---------------------------------------|------------|
| 1   | Revised to suit comments from Council | 2019 01 31 |

Architect Engineer Owner

Elzabé Moring Colin Belter John Frederick Peens

Address: unit F8, 44 Stanley Ave, Milpark, 2092. JHB. Contact: 083 660 0739

SACAP registration number: PRAR0124750885

House Peens

Proposed New Dwelling on ERF

4735, Groot Brakrivier

Elevations and Sections

Sheet number 063.02.03

Date 2019.01.31

Drawn by AD

Checked by EM

Scale As indicated

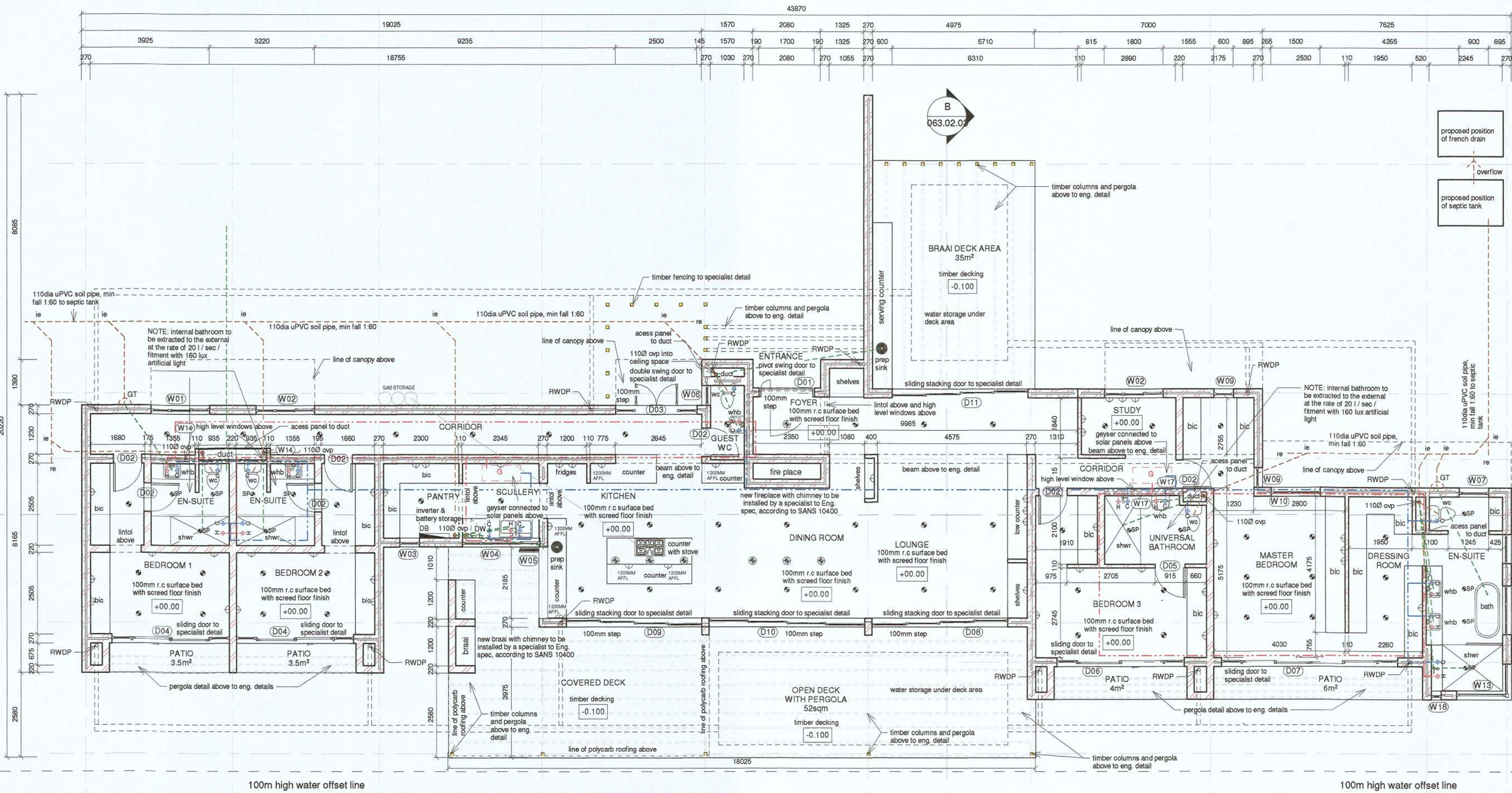
ELECTRICAL WATER AND DRAINAGE ON THIS DRAWING IS SCHEMATIC ONLY

NOTE: ALL GLAZING TO BE SAFETY GLASS BE SPECIALIST AND IN ACCORDANCE WITH SANS10400 PART N

NOTE: ALL WORK TO COMPLY WITH ACT 103 OF 1977, SANS 10400 AND ALL RELEVANT LEGISLATION, COUNCIL DECISION, ALL COUNCIL CONDITIONS OF APPROVAL MUST BE COMPLIED WITH

MUSSELBAAI MUNICIPALITY / MUSSELBAAI MUNISIPALITEIT  
PLAN NO. 1219  
APPROVED FOR APPROVAL LTO SECTION 6 OF ACT 103 OF 1977  
14-02-2019  
APPROVED FOR APPROVAL LTO SECTION 7 OF ACT 103 OF 1977  
GOEDKEURDE LTO ARTIKEL 7 VAN WET 103 1977  
SUBJECT TO CONDITIONS STIPULATED ON PLAN AND LETTER OF APPROVAL  
INDERWYLS KAN VOORWAARDES SOOS PER PLAN EN GOEDKEURINGSBRIEF  
DUS APPROVAL IS VALID FOR 12 MONTHS  
HIEROP GOEDKEURING IS GELDIG VIR 12 MAANDE  
14-02-2019





Ground Floor  
1 : 100

LEGEND

|   |   |
|---|---|
| LED pendant light   | Underneath of fitting to be 220mm AFFL unless otherwise specified |
| Double socket power outlet  | 300mm AFFL unless otherwise specified                             |
| Double lever switch   | 1500mm AFFL unless otherwise specified                            |
| Single lever switch   | 1200mm AFFL unless otherwise specified                            |
| Steam proof LED recessed downlighter  |   |
| LED recessed downlighter  |   |
| Cold water point (blue)   |   |
| Hot water point (red)   |   |
| Stop cock   |   |
| Geysers with 50% minimum alternative power supply (connected to PV panels above to specialist detail) |   |
| Wall lights   |   |
| Double tube fluorescent light   |   |
| Distribution Board (DB)   |   |

OSSEL BAY MUNICIPALITY / MOSSELBAAI MUNISIPALITEIT  
PLAN NO. 18/19  
ALLE WERKE MOET VOLDOEN AAN WET 103 VAN 1977, SANS 10400, EN ALLE RELEVANTE WETGEWING EN RAADSBELEIDE EN RAADSBELEIDINGS VOORWAARDES MOET STRENG NAGEKOM WORD.  
LL WORK TO COMPLY WITH ACT 103 OF 1977, SANS 10400 AND ALL RELEVANT LEGISLATION, COUNCIL DECISION, AND MUNICIPAL CONDITIONS OF APPROVAL MUST BE COMPLIED WITH.

REVISED  
2018/19

SCANNED

MOSSEL BAY MUNICIPALITY / MOSSELBAAI MUNISIPALITEIT  
PLAN NO. 18/19  
APPROVED I.T.E. SECTION 7 OF ACT 103 OF 1977 / GOEDGEKEURD I.T.E. SEKSIEN 7 VAN WET 103 VAN 1977  
SUBJECT TO CONDITIONS STIPULATED ON PLAN AND LETTER OF APPROVAL  
INDENKERS: 5000 PER PLAN EN GOEDKEURINGSBRIEF  
HET GOEDKEURINGSBRIEF 12 MAANDE

ELECTRICAL, WATER AND DRAINAGE ON THIS DRAWING IS SCHEMATIC ONLY

NOTE: ALL DRAINAGE AND WATER TO BE DESIGNED BY APPROVED PLUMBING CONSULTANT

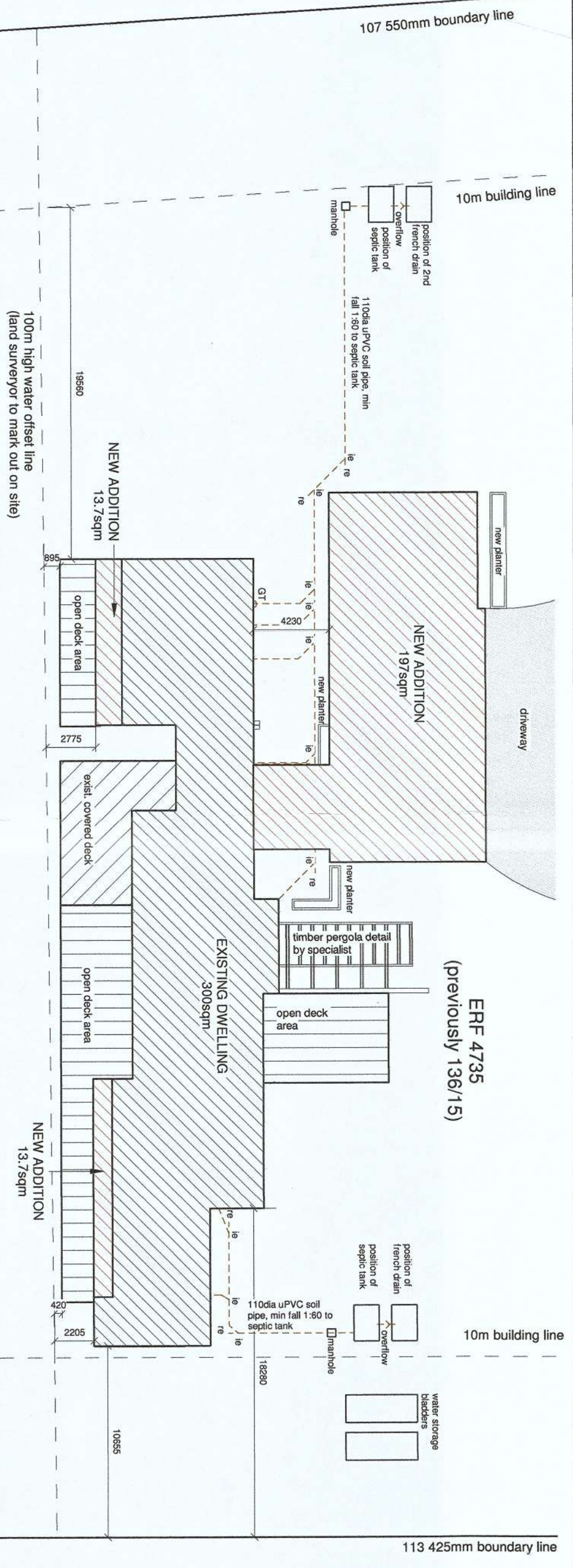
NOTE: ALL GLAZING TO BE SAFETY GLASS BE SPECIALIST AND IN ACCORDANCE WITH SANS 10400 PART N

NOTE: ALL ELECTRICAL TO BE DESIGNED BY APPROVED ELECTRICAL CONSULTANT

THE DESIGN ON THIS DRAWING REMAINS THE PROPERTY OF PLATFORM DESIGN - ARCHITECTS (PTY) LTD COPYRIGHT RESERVED

- 1. GENERAL**
- 1.1 CHSA Occupational Health and Safety Act (85/1993): Construction Regulations, 2014
  - 1.2 All work to comply with SANS 10400, NBR and all municipal By-laws
  - 1.3 All electric work to comply with SANS 10160
  - 1.4 Basis of structural design and actions for buildings and industrial structures to comply with SANS 10600
  - 1.5 All building work to be carried out in accordance with Local Authorities building by-laws and regulations
  - 1.6 No work to commence without approved drawings from local authorities
  - 1.7 Contractor to keep a full set of drawings on the site
  - 1.8 Contractor is responsible for correct setting out of building on site with particular reference to boundaries and building lines
  - 1.9 This drawing is not to be scaled, used figured dimension only. All dimensions and heights to be checked and verified before any work commences on site. Any discrepancies shall be reported to this office immediately for clarification. All levels, heights of points, depths of excavation and number of steps to be finally checked by contractor on site.
  - 1.10 Gas bottle installation to be done by a registered Gas Installer 1.11 Gas installation to comply with N.B.R.
  - 1.12 Gas installer to issue 2 compliance certificates on completion of installation
  - 1.13 Contractor must allow for sandtraps to all storm water catch pits or stormwater surface drains
  - 1.14 All galvanizing to be in accordance with SANS 121 (ISO 1461)
- 2. Foundations**
- 2.1 All foundation, foundation walls, structural concrete work and sub-soil drainage to Civil Engineer's specifications
  - 2.2 SANS 10400 Part H - All foundation to be certified by engineer. Inc. SANS 10161 Design of Foundations for buildings
  - 2.3 All foundation to be reinforced as required by Engineer
  - 2.4 All soil fill and compaction more than 400mm to Engineer's specification
  - 2.5 Top of foundation to be min of 300mm below natural ground level
- 3. Floors**
- 3.1 85mm Concrete surface bed to be laid on 250 waterproofing membrane laid on well compacted friable fill, compaction layers not to exceed 150mm in thickness
  - 3.2 Virgin soil to be ripped scarified and compacted to at least 90% Mod AASHTO each layer of fill to be compacted to not to exceed 150mm in depth at a time. Ground underneath surface beds shall be treated with approved antitermite and weed poisoning agent.
  - 3.3 Top of 150mm concrete surface bed to be min of 170mm above finished ground level
- 4. Walls**
- 4.1 SANS 10400 Part K - Bricks to be laid in stretcher bond with joints not exceeding 12mm
  - 4.2 Brickwork every 5 courses and every 4 courses over openings
  - 4.3 All load bearing brick wall to be constructed of bricks having a min crushing strength of 14 MPA Mortar to be class 2 in accordance with NBR and SANS 10164
  - 4.4 All timber frame building work to comply with SANS 10082
- 5. Lintols**
- 5.1 Precast concrete lintols used over all openings, installed according to main specification.
  - 5.2 The installed Hot Water Circulating Ring must be installed such that no air traps are created in accordance with SANS 10252:1 (8.7.2)
- 6. Plaster Work**
- 6.1 All internal and external plasterwork to be min 10mm thick. A test panel to be done to Architects satisfaction, prior to commencement of all plaster work.
- 7. Damp-Proofing**
- 7.1 SANS 10400 Part J (J33) and Part K(KK15) - Install 375 MIC USB Green damp-proof membrane to underside of all ground slabs and 375 micron Bitkrip/DPC to all walls with min. 100mm overlaps at all junction. Install bitkrip/DPC to all window cills.
- 8. Timber Roof Structure**
- 8.1 Timber Roof Structure S/A Pine in accordance with grades defined by SANS 10153
  - 8.2 The entire roof structure is to be designed under the supervision of a registered Civil Engineer (in accordance with SANS 0163 Code of practice) and SABS 0106 (for loading), and is to include for the design of trusses, all wind and other bracing, runners, beams, connectors, battens.
  - 8.3 The Roof Fabricator is to take all necessary measurements on site before designing, fabricating or erecting the roof structure as the case may be.
- 9. Glazing**
- 9.1 SANS 10400 Part N - All glazing to be clear unless otherwise specified in Architect's details and schedules. Glass thickness according to the following (unless otherwise indicated) 0.75 Sq.m - 3mm 1.5 Sq.m - 4mm 2.1 Sq.m - 5mm 3.2 Sq.m - 6mm
  - 9.2 Glazing in sliding & folding doors to be 6mm laminated safety glass. All sliding doors to have safety handles.
  - 9.3 Glazing in bathrooms to be opaque unless otherwise specified.
- 10. Water supply and Drainage**
- General Installation to be done in accordance with the requirements of the local authority and SANS 1025 2:1 (Water installation for buildings), SANS 10400 (National Building Regulations) and SANS 10254 2:004 (where Hot Water Cylinders are required). SANS 204 2:014 shall also apply. Heat pumps and associated Vessels and equipment shall be installed by an Approved and Licensed Supplier and Installer and shall be done in accordance with SANS 1352. Solar Water Heaters shall be installed in accordance with SANS 10106. All material used shall be SABS and be installed in accordance with the manufacturers specification. Design based on minimum supply pressure of 0.5 bar. NB: Pressure must be checked by the plumber prior to commencement of work. Work to be carried out by an approved and Licensed Plumbing Contractor that is Licenses and Registered with the P.L.R.B. Certificate of compliance to be signed by same on completion of work.
- Hot Water Piping** (Circulation Hot Water) All exposed Hot Water Piping must be adequately lagged. The installed Hot Water Circulating Ring must be installed such that no air traps are created in accordance with SANS 10252:1 (8.7.2)
- Piping Materials and Jointing** (see layout for material specified) All material used shall comply with the requirements of SANS and shall carry the approval. UPVC piping SANS 966 Copper Piping SANS 460 HDPE Piping SANS 533 Taps and mixers SANS 226, 1026, 1808-35, 1808-37, 1808-39, 1808-40, 1808-41, 1808-42, 1808-43, 1808-44, 1808-45, 1808-46, 1808-47, 1808-48, 1808-49, 1808-50, 1808-51, 1808-52, 1808-53, 1808-54, 1808-55, 1808-56, 1808-57, 1808-58, 1808-59, 1808-60, 1808-61, 1808-62, 1808-63, 1808-64, 1808-65, 1808-66, 1808-67, 1808-68, 1808-69, 1808-70, 1808-71, 1808-72, 1808-73, 1808-74, 1808-75, 1808-76, 1808-77, 1808-78, 1808-79, 1808-80, 1808-81, 1808-82, 1808-83, 1808-84, 1808-85, 1808-86, 1808-87, 1808-88, 1808-89, 1808-90, 1808-91, 1808-92, 1808-93, 1808-94, 1808-95, 1808-96, 1808-97, 1808-98, 1808-99, 1808-100, 1808-101, 1808-102, 1808-103, 1808-104, 1808-105, 1808-106, 1808-107, 1808-108, 1808-109, 1808-110, 1808-111, 1808-112, 1808-113, 1808-114, 1808-115, 1808-116, 1808-117, 1808-118, 1808-119, 1808-120, 1808-121, 1808-122, 1808-123, 1808-124, 1808-125, 1808-126, 1808-127, 1808-128, 1808-129, 1808-130, 1808-131, 1808-132, 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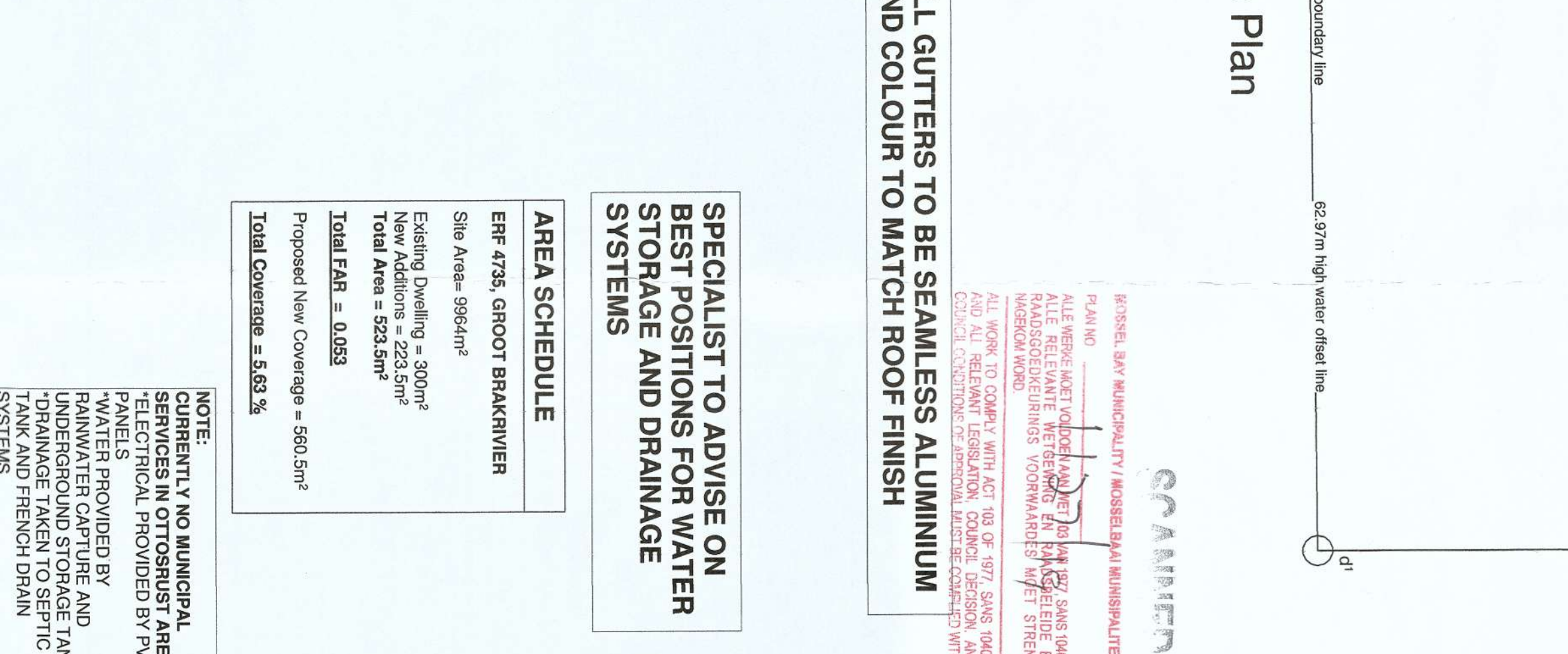
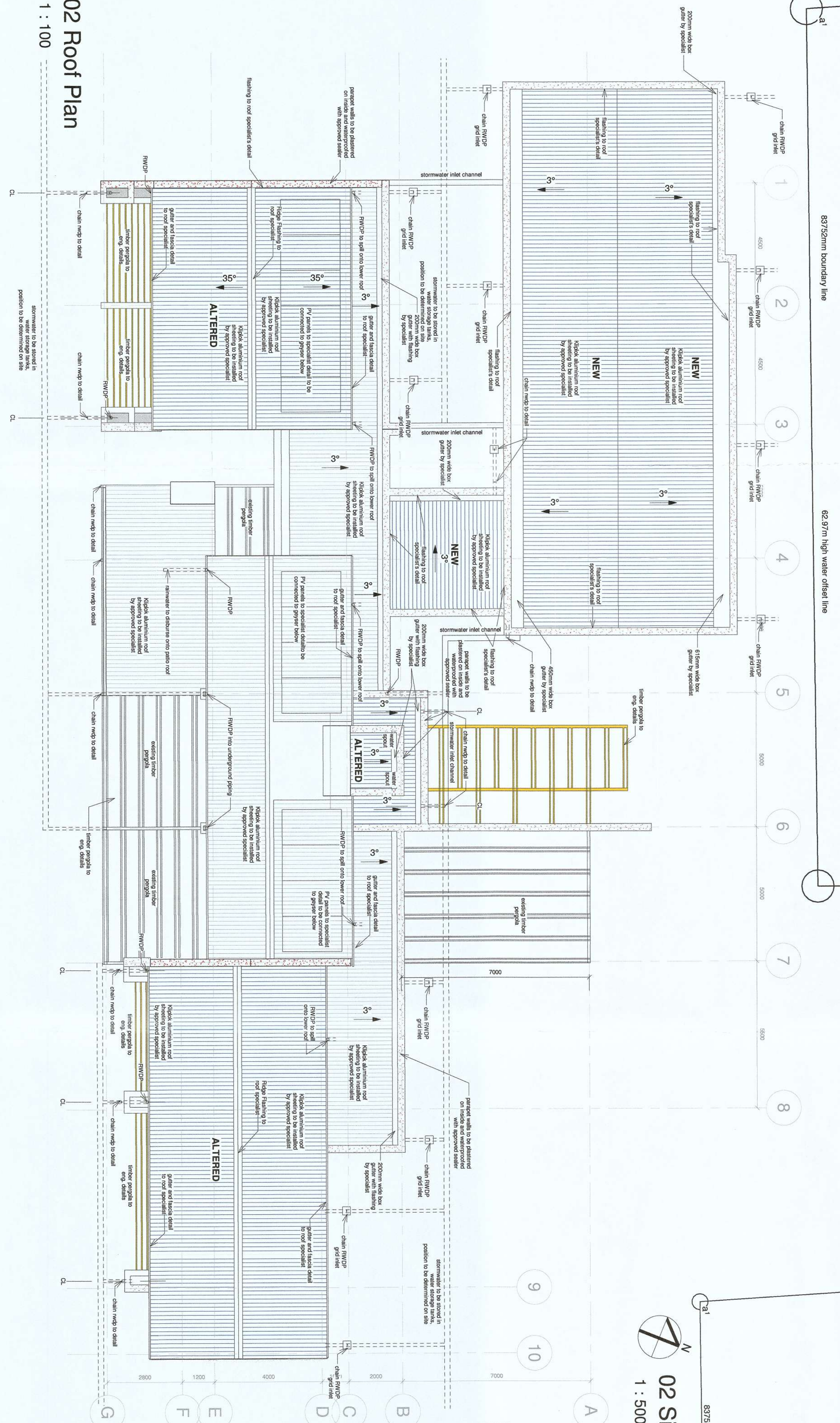
**MISSISSAUGA MUNICIPALITY**  
PLAN NO. 197-19  
15 JUL 2019  
APPROVED TO SET OUT OF ACT 100 OF 1977  
GEOGRAPHIC INFORMATION SYSTEMS  
THIS APPROVAL IS VALID FOR 12 MONTHS  
DATE 15 JUL 2019



**MISSISSAUGA MUNICIPALITY**  
PLAN NO. 197-19  
15 JUL 2019  
APPROVED TO SET OUT OF ACT 100 OF 1977  
GEOGRAPHIC INFORMATION SYSTEMS  
THIS APPROVAL IS VALID FOR 12 MONTHS  
DATE 15 JUL 2019

**SPECIALIST TO ADVISE ON  
BEST POSITIONS FOR WATER  
STORAGE AND DRAINAGE  
SYSTEMS**

**02 Site Plan (call out)**  
1 : 250



**MISSISSAUGA MUNICIPALITY**  
PLAN NO. 197-19  
15 JUL 2019  
APPROVED TO SET OUT OF ACT 100 OF 1977  
GEOGRAPHIC INFORMATION SYSTEMS  
THIS APPROVAL IS VALID FOR 12 MONTHS  
DATE 15 JUL 2019

**AREA SCHEDULE**  
ERF 4735, GROOT BRAKRIEVER  
Site Area = 998.4m<sup>2</sup>  
Existing Dwelling = 300m<sup>2</sup>  
New Additions = 223.5m<sup>2</sup>  
Total Area = 523.5m<sup>2</sup>  
Total FAR = 0.053  
Proposed New Coverage = 560.5m<sup>2</sup>  
Total Coverage = 5.63 %

**NOTE:**  
CURRENTLY NO MUNICIPAL  
SERVICES IN OTTOSRUSTR AREA  
ELECTRICITY PROVIDED BY PV  
PANELS PROVIDED BY  
RAINWATER CAPTURE AND  
UNDERGROUND STORAGE AND  
DRAINAGE TAKEN TO SEPTIC  
TANK AND FRENCH DRAIN  
SYSTEMS

| Revision | No. | Description | Date        |
|----------|-----|-------------|-------------|
| 1        | 1   | Initial     | 15 JUL 2019 |
| 2        | 2   | Revised     | 15 JUL 2019 |
| 3        | 3   | Revised     | 15 JUL 2019 |
| 4        | 4   | Revised     | 15 JUL 2019 |
| 5        | 5   | Revised     | 15 JUL 2019 |
| 6        | 6   | Revised     | 15 JUL 2019 |
| 7        | 7   | Revised     | 15 JUL 2019 |
| 8        | 8   | Revised     | 15 JUL 2019 |
| 9        | 9   | Revised     | 15 JUL 2019 |
| 10       | 10  | Revised     | 15 JUL 2019 |

**Proposed New Dwelling on ERF 4735, Groot Brakrivier**

**House Peens**

**Architect**  
ELZABETH MERRING  
SCAP: PPR40424750885

**Engineer**  
JOHN FRANKLIN REENS  
SCAP: PPR40424750885

**Address:** unit F4, Shireway Ave, Midway, 2092, JHB, Contact: 083 660 0739  
SCAP registration number: PPR40424750885

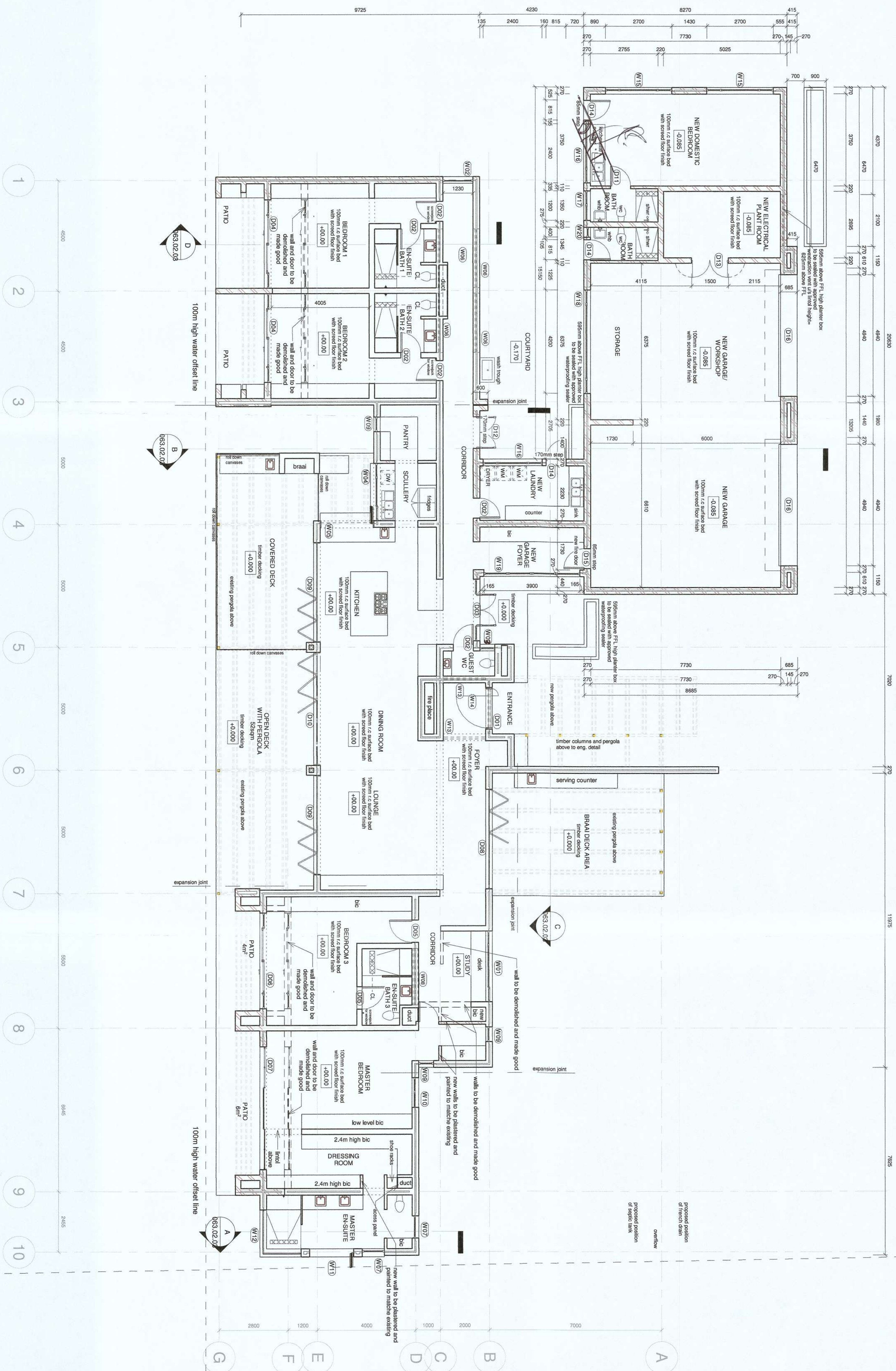
**Sheet number** 063.02.01  
**Date** 2019 06 06  
**Drawn by** AD  
**Checked by** EM  
**Scale** As indicated







## 02 Construction Layout

[illegible]

CRANFIELD  
 11 MAY 1977  
 PLAINO  
 COSSET JAY MUNICIPALITY MOSES BAAI RUMHOUTPATER  
 ALLE WERKE ACTE TOEGELAAT OM 03 JUN 1977 SANS 1900  
 RAADSDEUR WETGEWING EN RAADSDEURLEIDE E  
 RAADSDEUR WETGEWING EN RAADSDEURLEIDE E  
 NIGERION MOBO  
 ALL WORK TO COMPLY WITH ACT 03 OF 1977 SANS 1900  
 AND ALL RELEVANT LEGISLATION, COUNCIL DECISION, AND  
 COURT DECISIONS OF APPEAL, IN RESPECT COOPERATION WITH

## Proposed New Dwelling on ERF 4735, Groot Brakrivier

## House Peens

**architects**  
A R C H I T E C T S

Address: unit Fg. 44 Stanley Ave, Milpark, 2002, JHB, Contact: 083 660 0739  
SICA 090 9710

|  |              |                      |
|--|--------------|----------------------|
| ELZABE MEIRING<br>SACAP: PRARCH124750885 | COLIN BELTAR | JOHN FREDERICK PEENS |
|--|--------------|----------------------|

|           |          |       |
|-----------|----------|-------|
| Architect | Engineer | Owner |
|-----------|----------|-------|

[illegible]

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| Revision Schedule |   |
|-------------------|---|
| 1                 | 2 |

**11. Mechanical Ventilation**  
 If no internal toilets to be extracted to the external at the rate of 20 l/sec/occupant with 160 lux artificial light

**Colour coding of Hot Water Piping:** Hot water piping shall be colour coded as follow: **RED**  
**Colour coding of Cold Water Piping:** Cold water piping shall be colour coded as follow: **BLUE**  
**Inspection, testing and Disinfection:** All pipe work shall be inspected in accordance with SANS

**Piping Material and Joining Piping** (see layout for material specified) All material used shall comply with the requirements of SANS and shall carry the approval. UPVC piping SANS 966 Copper Bolea SANS 460 HDPE Bolea SANS 523 Type and where SANS 226 1026 1028 26 1028 27

work, work to be carried out by an approved and licensed plumbing contractor that is Licensed and Registered with the P.I.R.B. Certificate of compliances to be signed by same on completion of work.

Heat pumps and associated Vessels and equipment shall be installed by an Approved and Licensed Supplier and Installer and shall be done in accordance with SANS 1352. Solar Water Heaters shall be installed in accordance with SANS 10106. All material used shall be SABS and

**10. Water supply and Drainage**

9.1 SANS 10400 Part N - All glazing to be clear unless otherwise specified in Architect's details and schedules. Glass thickness according to the following: (unless otherwise indicated) 0.75 Sq m - 3mm 1.5 Sq m - 4mm 2.1 Sq m - 5mm 3.2 Sq m - 6mm

0.2. The structure or substructure is to be designed under the supervision of a registered civil engineer (in accordance with SABC 0163 Code of practice) and SABS 0106 (for loading), and is to include for the design of trusses, all wind and other bracing, runners, bearers, connectors, battens.

7.1 SANS 10033 Part 3 (2003) and part N/A(N/A.15) –install 3/5 milc USB Green damp-proof membrane to underside of all ground slabs and 3/5 micron Brickgrip DPC to all walls with min. 100mm overlaps at all junction. Install brickgrip DPC to all window cills.

5.2 All facebrick moids to have reinforcing & curing on props to Engineer's specification.

**6. Plaster Work**

6.1 All internal and external plasterwork to be min 10mm thick. A test panel to be done to

to be constructed of bricks having a min crushing strength of 14 MPa Mortar to be class 2 in accordance with NBR and SANS 10164

shall be treated with approved antitermite and weed poisoning agent.

3.3 Top of 150mm concrete surfaced to be min of 170mm above finished ground level

**3. Floors**  
Concrete surface bed to be laid on 250 Y waterproofing membrane laid on well

Engineers' specifications  
2.2 SANS 10400 Part H—All foundation to be certify by engineer. Inc. SANS 10161 Design of Foundations for buildings.

1.13 Contractor must allow for sandtraps to all storm water catch pits or stormwater surface drains

to this office immediately for clarification. All levels, heights of pilings, depth of excavation and number of steps to be finally checked by contractor on site.

1.8 Contractor is responsible for correct setting out of building on site with particular reference to boundaries and building lines

1.4 Basis of structural design and actions for buildings and industrial structures to comply with SANS 10800.

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