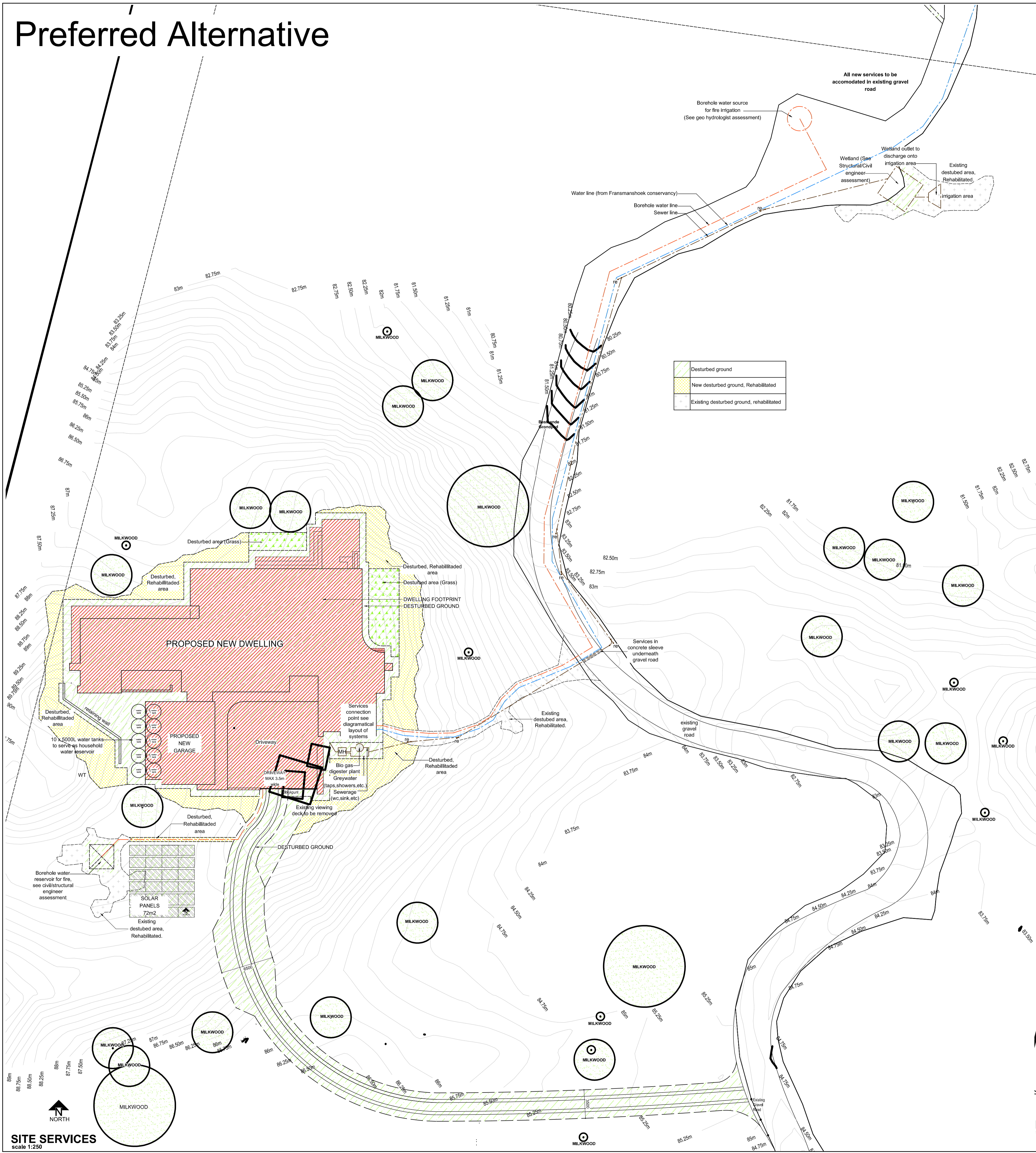
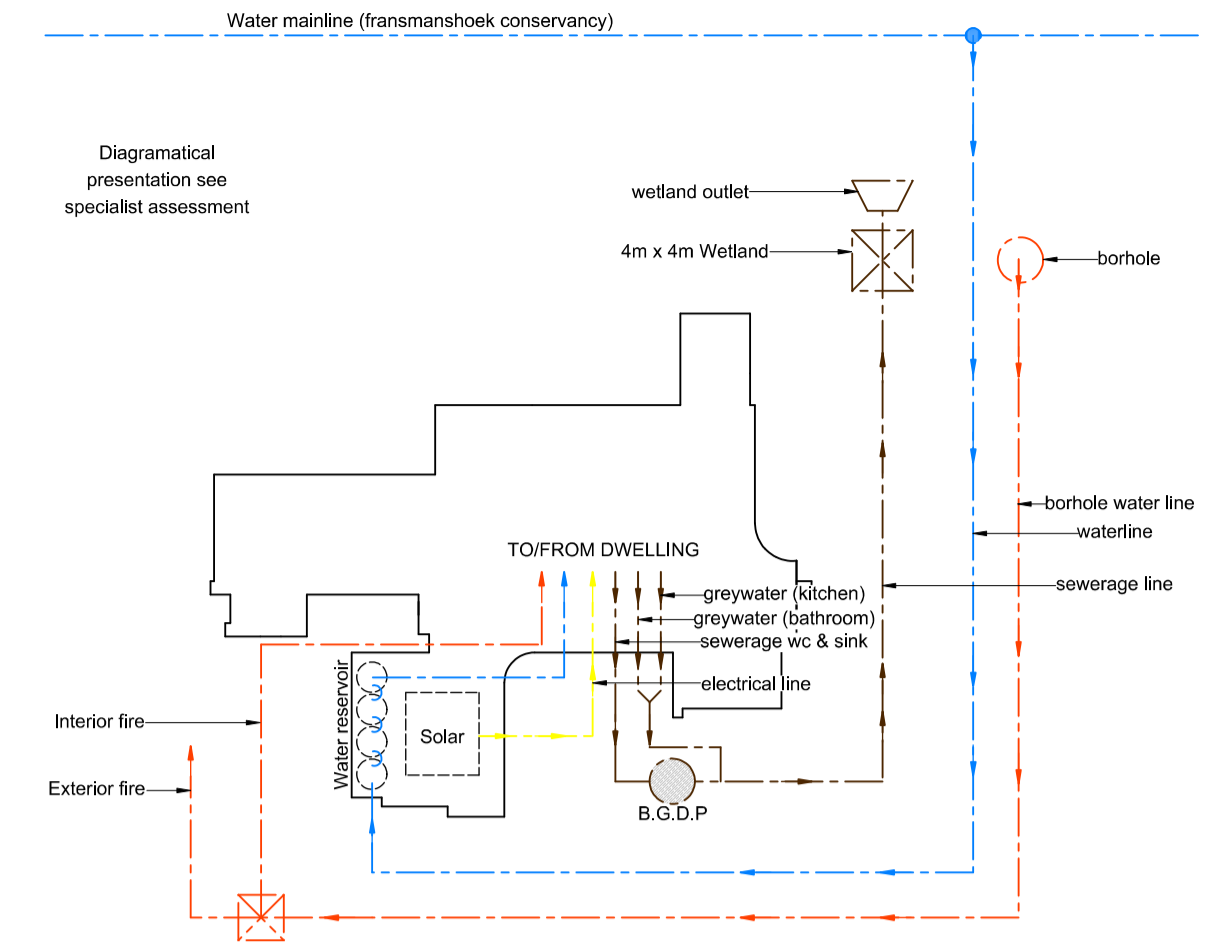


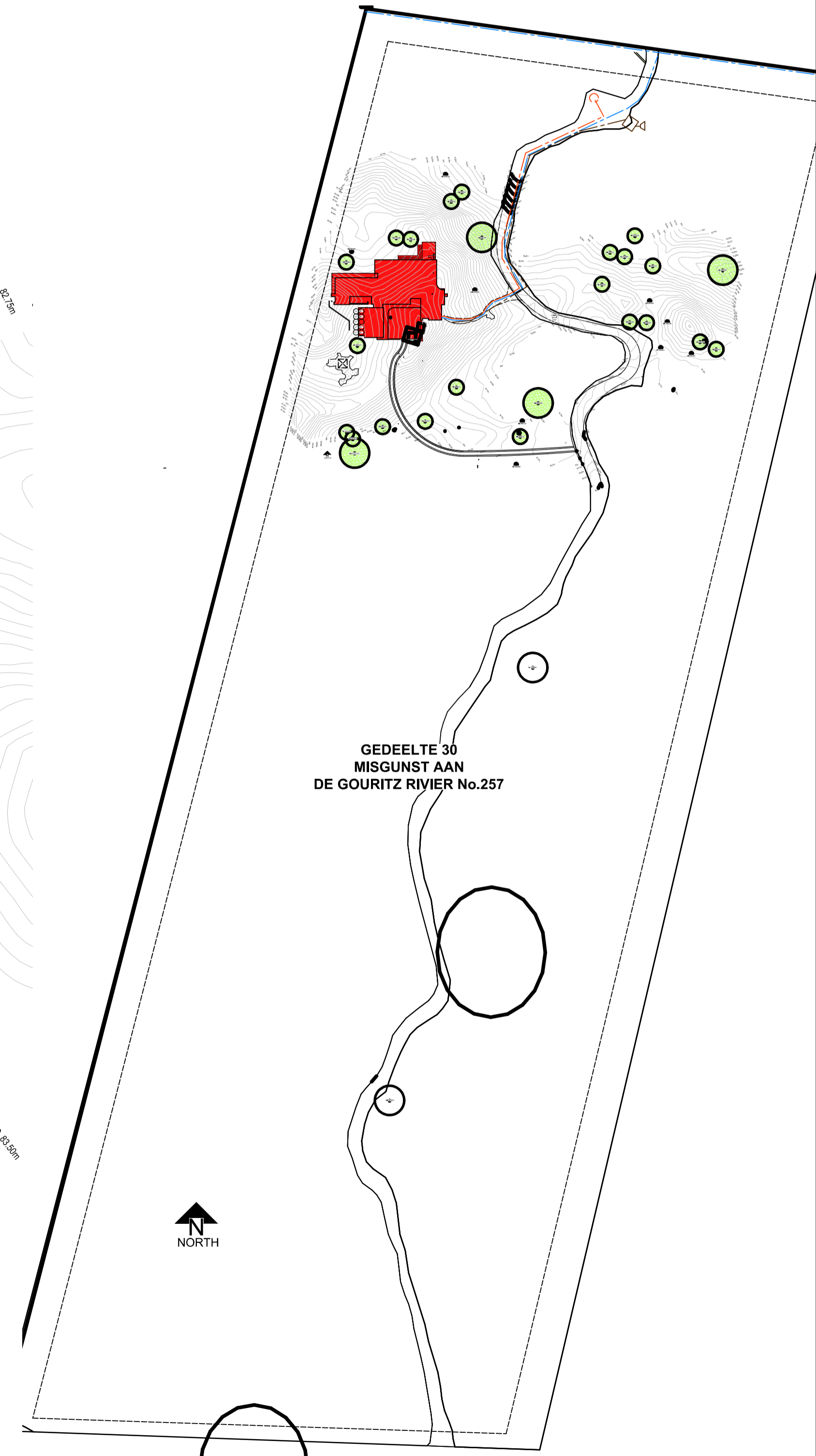
Preferred Alternative



SITE SERVICES
scale 1:250



SERVICE SYSTEMS DIAGRAM
scale 1:500



LOCALITY PLAN
scale 1:1250

GENERAL NOTES

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All materials and construction methods must comply with the National Building Regulations and Act no. 103 of 1977 including all amendments as well as the by-laws of the applicable Local Authority.

All materials must be fixed and finished off in accordance with the specifications of the manufacturer of such materials.

All dimensions must be checked on site. Any inaccuracy or discrepancies must be pointed out to the architect for rectification or clarification before work is taken into hand.

Never scale from this drawing.

All building work must comply with the most up to date national building regulations SANS 10400

All building material must be SABS approved or have an agreement certificate

Plumbing and water reticulation installations must be installed by a certified and registered plumber and a plumbing CDC must be provided for the installation.

Electrical installation must be done by a registered and certified electrician and an electrical CDC must be provided for the installation.

A structural/civil engineer must be appointed for the necessary design/specification/inspection of structural elements, foundations, ground conditions, upper work, retaining walls, retaining structures, concrete work and structural roof works. Architectural drawings must be read in conjunction with engineer's drawings and specifications.

No buildings may be demolished prior to applying for permission and approval is obtained from the relevant governing bodies.

All timber used in the building must be SABS approved, treated against termites and other. Timber must also be treated with preservative treatment.

Statutory notes

Zoning	Erf 30/257
Erf Size	Agricultural Zone 1
8,66 ha	

MAIN DWELLING RESTRICTIONS

Coverage	total floor area of dwelling house including all ancillary buildings to the dwellinghouse, may not exceed 1500m ²
Height restriction	8,5m max
Building Lines	if smaller than 10ha and not located next to scenic routes 10m building lines will apply

COVERAGE

Disturbed Ground (MAX 1500m ²)	1498m ²
Disturbed ground, rehabilitated	298m ²
Existing disturbed ground, Rehabilitated	166m ²

this drawing must be read in conjunction with other drawings of this set.

Architect
SACAP Registration number : 21831 PRARCH.

Client

PROFESSIONAL ARCHITECT
JOHANNES PETRUS BUYS

99-07 AB (Africa@colombusweb) on 22 Nov 2022



project
New proposed dwelling for Mr. T. Combrink on Portion 30, of the farm Misgunst aan de Gouritz rivier, no. 257

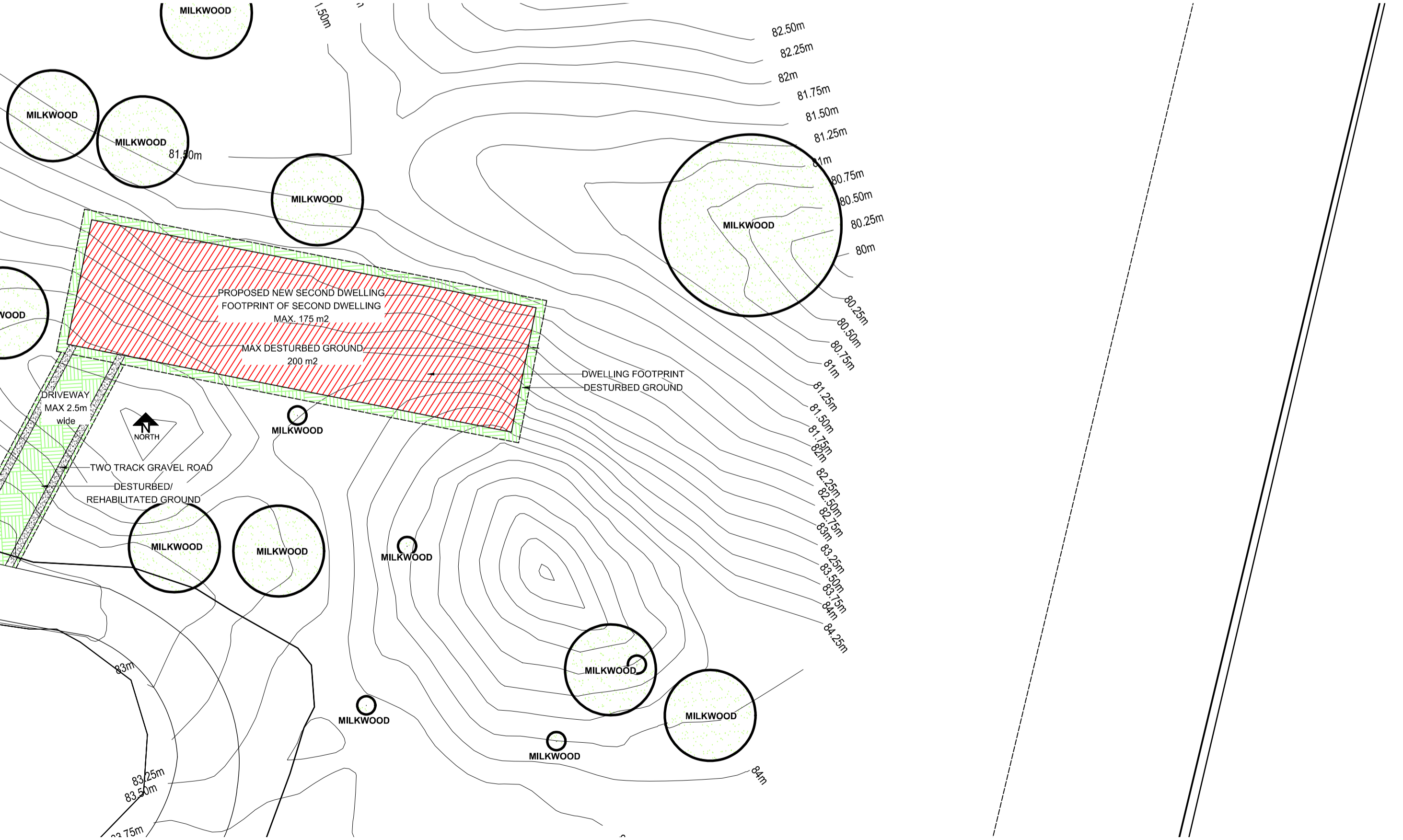
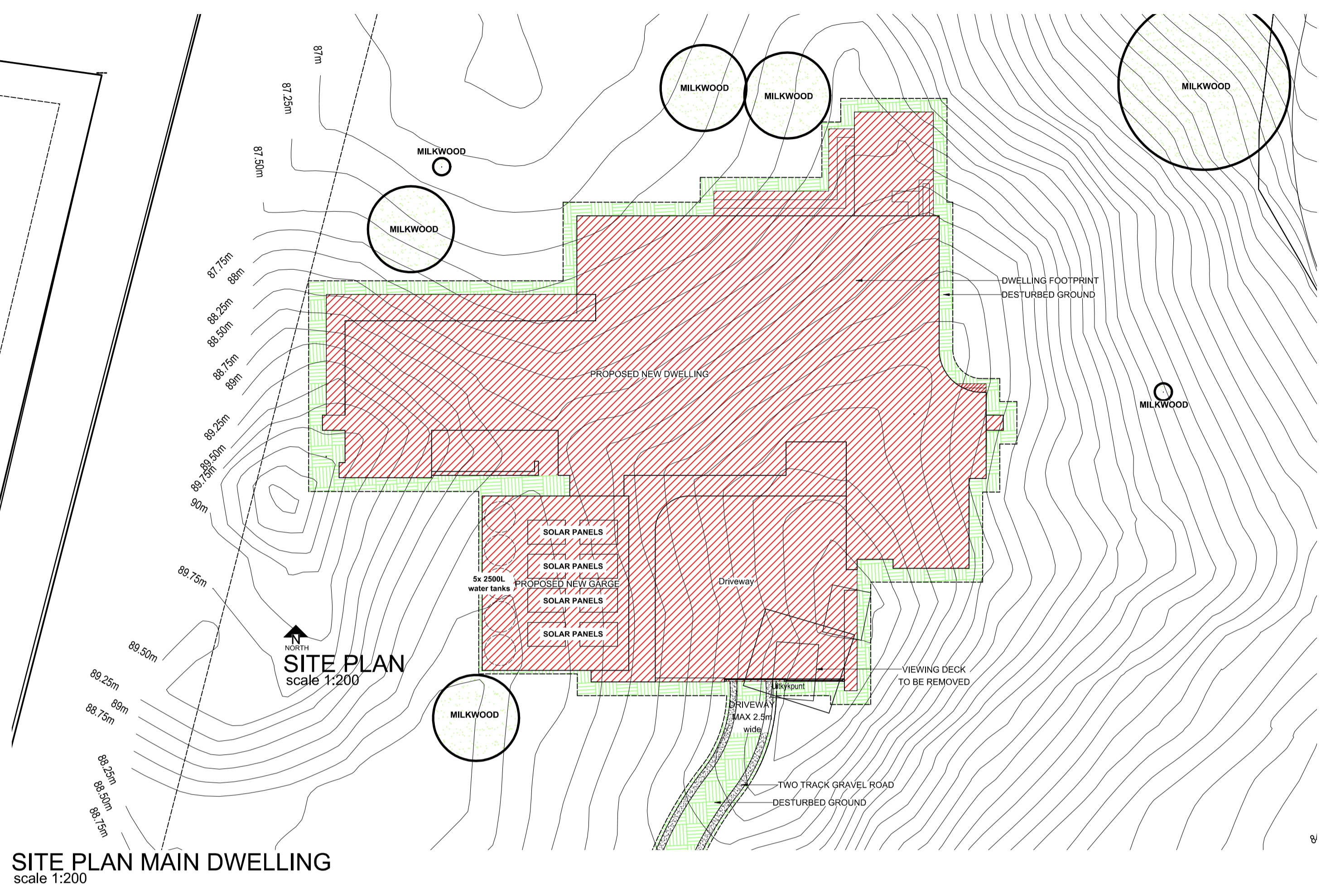
SITE SERVICE SYSTEMS & LOCALITY PLAN

scale	as indicated	drawn	E.R / Z.K
date	2024_04_23	checked	hb
drawing no.	23007/SDP/2101	revision	002

Non-Preferred Alternative



LOCALITY PLAN
scale 1:1000



SITE PLAN SECOND DWELLING
scale 1:200

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All dimensions must be checked on site. Any inconsistencies or discrepancies must be pointed out to the architect for rectification or clarification before work is taken into hand.

Never scale from this drawing.

All building work must comply with the most up to date national building regulations SANS 10400.

All building material must be SABS approved or have an agreement certificate.

Planning and water reticulation installations must be installed by a certified and registered plumber and a plumbing COC must be provided for the installation.

Electrical installation must be done by a registered and certified electrician and an electrical COC must be provided for the installation.

A structural/infrastructure engineer must be appointed for the necessary design/specification/inspection of structural elements of foundations, ground conditions, layer work, retaining walls, retaining structures, concrete work and structural roof work. Architectural drawings must be read in conjunction with engineers' drawings and specifications.

No buildings may be demolished prior to applying for permission and approval to be obtained from the relevant governing bodies.

All timber used in the building must be SABS approved, treated against termite and other. Timber must also be treated with preservative treatment.

Statutory notes

Erf 30/257	
Zoning	Agricultural Zone 1
Erf Size	8,66 ha

MAIN DWELLING RESTRICTIONS

Coverage	total floor area of dwelling house including all ancillary buildings to the dwellinghouse, may not exceed 1500m ²
Height restriction	8,5m max
Building Lines	if smaller than 10ha and not located next to scenic routes 10m building lines will apply

ADDITIONAL DWELLING RESTRICTIONS

Max Units	<10ha 1 Unit >10ha 1 Unit per 10ha
Coverage	TFA max 175m ²
Height restriction	6,5m max
Building Lines	"site specific"

COVERAGE

Main Dwelling including outside areas.	823 m ²
Disturbed area (around dwelling)	117 m ²
Main dwelling road (road + disturbed ground)	278 m ²
SUB TOTAL	1218
Second Dwelling (max 175 m ²)	175 m ²
Disturbed area (max 200 m ² with dwelling footprint)	25 m ²
Second dwelling road (road + disturbed ground)	44 m ²
SUB TOTAL	244 m ²
TOTAL (Footprint + disturbed ground) max.1500m ²	1462 m ²

23007/SDP/2101_rev001

this drawing must be read in conjunction with other drawings of this set.

Architect
SACAP Registration number : 21831 PRARCH.

Client

PROFESSIONAL ARCHITECT
JOHANNES PETRUS BUYS

08 07 AM (Africa/Johannesburg) on 22 Nov 2022



project
New proposed dwelling for Mr. T, Combrink on Portion 30, of the farm Misgunst aan de Gouritz rivier, no. 257

drawing
LOCALITY PLAN & SITE PLANS

scale	drawn
as indicated	E.R
date	checked
2024_02_19	hb
drawing no.	revision
23007/SDP/2101	001