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

Collaborator No.: 2463976

Reference / Verwysing: Erf 16738 George Date / Datum: 19 May 2023 **Enquiries / Navrae: Primrose Nako** 

Email: marlize@mdbplanning.co.za

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

# APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION): ERF 16738, GEORGE

Your application in the above regard refers.

The Deputy Director: Planning (Authorised Official) has, under delegated authority, 4.16.18.1 of 30 June 2022 decided that the application for Departure in terms of Section 15(2)(b) of the Land Use Planning By-law for George Municipality, 2023 or the following applicable to Erf 16738, George:

- a) Relaxation of the northern street boundary building line from 5.0m to 1.615m for additions to the house (bedroom) on the ground floor:
- b) Relaxation of the northern street boundary building line from 5.0m to 2.075m for changes to the house (kitchen and scullery) on the ground floor;
- c) Relaxation of the northern street boundary building line from 5.0m to 1.615m for an extension to the house (study room) on the first floor; and
- d) Relaxation of the northern street boundary building line from 5.0m to 2.075m for an extension of the garage on the first floor;

BE APPROVED in terms of Section 60 of said Bylaw for the following reasons:

### **REASONS FOR DECISION**

- 1. The approval of the proposed building line relaxations will not have an adverse impact on the character of the surrounding area.
- 2. None of the neighbour's views, sun or privacy would be significantly affected and the structure/use is unlikely to cause a nuisance to surrounding property owners.
- 3. There is no negative impact on the street view, traffic, and pedestrian movement.

Subject to the following conditions imposed in terms of Section 66 of said Planning By-law:

# CONDITIONS OF THE DIRECTORATE: HUMAN SETTLEMENTS, PLANNING AND DEVELOPMENT

1. That in terms of provision of the Land Use Planning By-law for the George Municipality 2023, the approval shall lapse if not implemented within a period of two (2) years from the date thereof.







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- 2. This approval shall be taken to cover only the Departure application as applied for and as indicated on the site layout and building plans, drawing numbers 2207.02-A1, 2207.02-A2, 2207.02-A3 & 2207.02-A4 drawn by H.J Kruger dated August 2022 and 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.
- 3. The landing steps and balustrades (walls) that project into the road reserve must be demolished prior to building plan approval.
- 4. In accordance with Section 66(2)(z) of the Land Use Planning By-law for George Municipality, 2023 a contravention levy of R 6401.58 VAT Included shall be payable for the unlawfully erected structures on submission of building plans:
- 5. The above approval will be considered as implemented on the approval of the as-built building plans for the abovementioned structures.

### Note:

- (a) A building plan be submitted for approval in accordance with the National Building Regulations (NBR).
- (b) Stormwater must be dispersed responsibly, and the stormwater management, retention and erosion prevention measures must be addressed on the building plans
- (c) The contravention levy is calculated as follows:
  - 15.38m² of the floor area of the property is used directly for a dwelling unit on a General Residential Zone II property.
  - The present municipal value of the property is R 1 046 000.00, and the property area is 289m².
  - The  $m^2$  value of the property is thus, R 3 619,37  $/m^2$ .
  - The contravention levy payable by the owner in accordance with the municipality's tariff list is thus,  $10\% \times R \ 3 \ 619,37m^2 \times 15.38m^2 = R \ 5 \ 566,59 \ plus \ VAT = R834.99$
  - Total: R 6401,58 VAT Included

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 JUNE 2023 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 16738, George (Permanent Departure)M De Bruyn.docx



71 York Street, George | PO Box 19, George, 6530

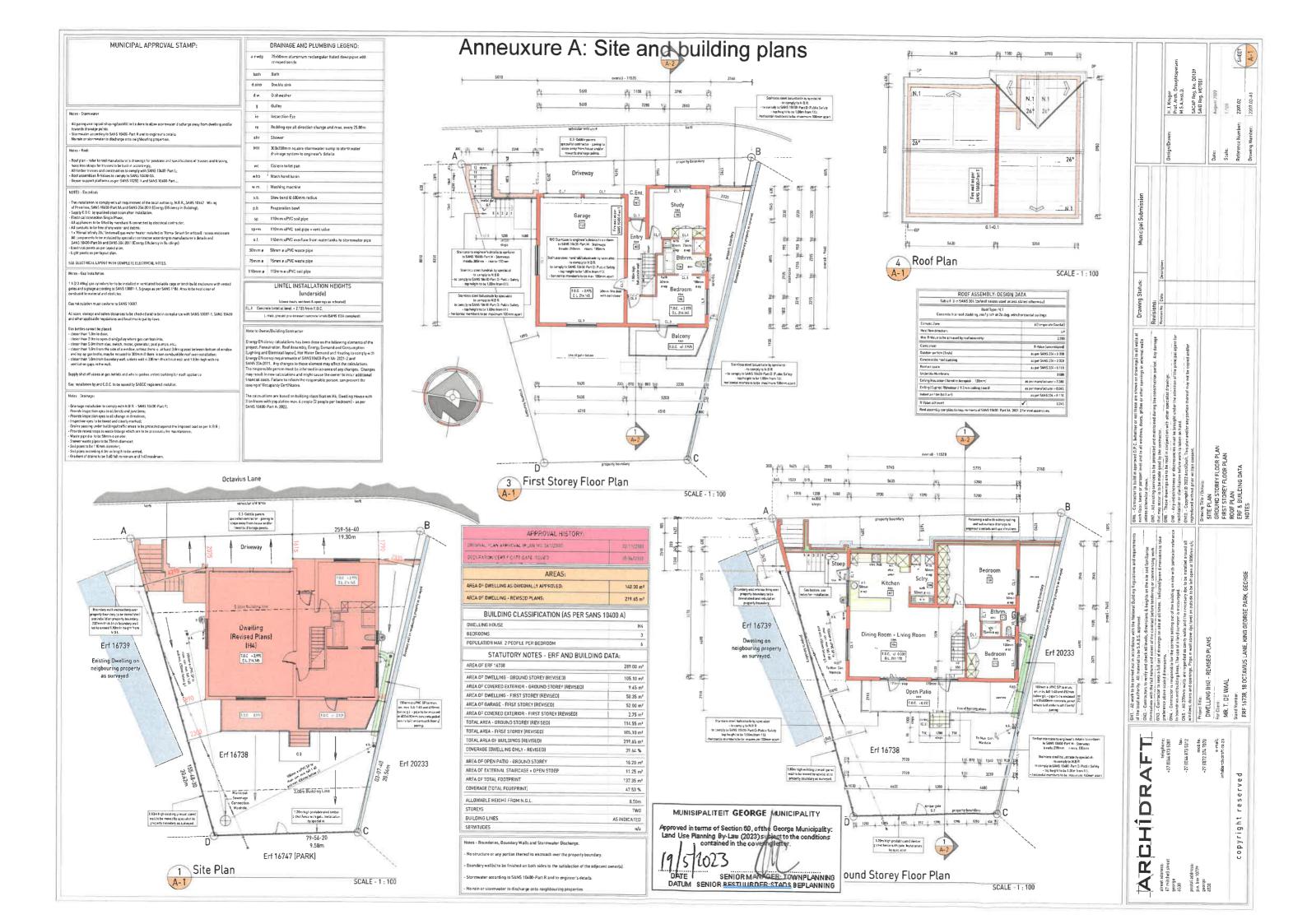


O44 801 9111









# MUNICIPAL APPROVAL STAMP:

UNDERFLOOR & FLOOR FINISHES.

### B.2 Foundation walls to engineer's details

B.3. 100mm thick (25MPa) concrete ficer slab with mesh ref. 153 on 350-micron GUNGLE GUNGLES GREET 8.3 100mm Heis (2049a) concrete titure data with mask ref. 13 pr. 3025-million (NAD)EE (SURPLES GENERAL SOR). A support of more than 100mm Heis (100mm Heis (100mm) and the oak laster of central following experient import following experient followi

### B.4. Reinforced controlle floor stab to engineer's details and specifications.

S. Internal 1.3 cement screed land on top of surface bed to take floor finishes, adjusted in thickness according to finishes specified, but allowing for a total floor finish above UFFL at Allorin. Screed to be taid once provision has been made for proper gropping.

### NOTE: No IraHi: whatsoover is to be allowed over screeds whilst curing.

C2. Describt floor to receive linal controls togging - provide CEMFLEX waterstooling linsulation to manufactures cessels and specificational before typing of lines on bathroom floor fall areas and wall this Shower, with ad basin result. For shower areas - concrets topping be stopped down and to provide cemeat screed land with fall to outlet point.

C.3 Cobble pavers specialist contractor - paving to slope away from house and/or lower is drainage point

C.4. Floors in any laundry, kitchen, shower soom, bathroom or room containing a totlet pan or unitab, to be sealed according to SANS 1(400-Part J

### All masonary walls to have a thermal value of Refi 35 minimum

E.1. Enternal plastered walf - External walls to be 200mm hick coltan-jointed walls with leaves bid stretche hone: approved day plaster bricks (184Pa nich with case it in oranz (comply to SSMS 2001-CM-II). Will leaves to be joint drops they have pead only plastered crimon-west as a stretchal and honested. scrimos that she not exceed 550mm, with brick has a installed every 31c coarse and every costs above listed level (2.Med)—with the best according to ASMS 4000 between the 10 stretches and the service of th

E.3. The outer face of the internal skin of the cardy wall to be treated with 2 coats. Plintiple' to all teast 1 0m above stepped dipic.

### E.5 Built in waterproofing under all brick sills

E.4. Pre-cast pre-stressed concrete lentes (SAMS 1504 compliant). Standard 106x179mm pre-cast concrete lenters searming over openings in 110 & 208mm high brick walls. Standard in 105x79mm A. In 175x79mm, pre-cast concrete lantes separring over openings in 2080mm thigh brick walls. Brick force & additional rotif forcerent to be promoted, all a per SAMS 10400 Park. It Wasts

### E.7. Reinforced concrete beams/cavity beams to engineer sidetails as indicated on plan

E.R. Walt ravity to be filled with concrete from tintel fabore doors/windows) to wall plate level

### E.12 Exterior wall colours as per Welgelegen colours list for general wall areas

REMYORED STRUCTURES
F I Reinferded colorate beams, columns and retaining wall as per Engoner's design. Off shutter occreate
to amount, implements such as small first, brüger, irregister lies, surface in long comming and significant face
discoloration shall be made good and required by approach methods. The finish of the connect to have
permiss to do all and register of security of 17-200 at a per first permiss 50 do all and register of security.

CELLINES

1 Gepra, Rhond, et Prestige I' fluch peried cell-ga à lem this Taper, edge Rhondoard land print de gran flesse, with 25 magnitude cloud or servi-cloud cells at 150 mm cys to 38,550 mm 3.4. Prus tracteling. Blomm vertral distraction dat 250 mm centres 250 ms size is taped and calling to be summare with "throughles". Park limsh to many futurer's details and ages finations.

0.3 125mm Aerotic (R-Valus 3.38) thermal roof insulation to be lad on cutting boards between timber or transserializers - enablate to be less sixetly according te manufacturer's details and to be laid to spar from which was 10 shows to be added to the control of the control

### INTERNAL SILLS: J.1 Plastered and

WINDOWS:

1.1 Timber window frames as per schedule and to SABS specifications. Windows to be built or as per man. factorer sideals and specifications and have did no on all sides.

L.3 Permissable on leakage [At] for openable and non-openable glazing as per SANS 204

BODENIS.

If Red PLC+ 1-Spie Root Ties Deucle Roman profile - caeur, grean, fundatricity in accordance to enthine translationer is caesalts and approfications on approved SubBotim SSP batterin 8,270mm centre-on the Central Model Roman Institution is set to the model central social caesalt indication to profile caesalts and set of the model central social caesalts in the profile caesalts and set of the caesalts

N 2 Walls to be build up and clastered to under rool cladding to minimize airflow

RODE NO.

N.1 floot Pich - Eagle Roof Tiles: 'Double Roman' profess – colour, green, faced strictly in accordan
munifacturer's zetails and specifications on approved "Richtems-SeV Easterns Bil 20mm centres in
Covertand Ordettle Menther he installation smotly to manufacturer's specificational fixed on
the professional series of the professional fixed on the professional fixed profes

R.Z. Water drainage to be according to SANS 15400 Part-P: Drainage.

R.3. All exposed pipes from gas water heaters to be installed with patient pipe installation material, we R-Value of 1 or better. The installation shall be protected against the effects of weather and sunlight as able to withstall the temperatures within the priper, plep or be invalided includes all these water pipings cold water supply piping within 1.0m of the connection to the heating system and pressure at pipings within 1.0m the connection to the heating system. Where possible (excelled allows above pipings within 1.0m the connection to the heating system. Where possible (excelled allows shade) and the propriate which the propriate water than the propriate which the propriate with the propriate which the propriate which the propriate which the propriate which the propriate water than the propriate which the propriate which the propriate water than the propriate which was the propriate which the propriate water than the propriate which was th

### Notes - Drainage:

Drainage installation to comply with N.B.R. - SANS 18400-Part P; Provide inspection eyes to all bends and junctions; Provide inspection eyes to all change in directions, rispection eyes to be boxed and clearly mainted:

Inspection gyes to be board and clearly manined:

Durins pass in junct buildingstraff a read to be professed against the imposed fose as per h B.R.;

Provide nead trapes to waste inlings which are to be accessible for maintenance;

Waste pipe die. In 200mm danneter;

Shoneer waste pipes as to a 155mm shameter;

Shoneer waste pipes as to a 155mm shameter;

Shone waste pipes as to 155mm shameter;

Shone waste pipes as to 155mm shameter;

Shone waste pipes as to the 154mm shameter;

Shone pipes to be 110m to diseased:

Ship pees to be 110m to 45mm shameter;

Charlest of durin to the 150f still minimum and 140 maximum.

welling and/or towards strainage points.

Stornwater according to SANS 10400-Part R and to engineer's details.

No rain or stornwater to discharge onto neighbouring properties.

Roof plan - refer to roof manufacturer's drawings for positions and specifications of trusses and bracing loop from strays for trusses to be but like accordingly; All brack's trusses and construction to company and SASS 108.00-Part L; Roof according for the Roof SASS 108.00 Part L; Roof according for Parks to company to SASS 108.00 Part L; Operating party subjects and SASS 108.00 Part L.

The installation to comply with all requirement of the local authority, N.B.R., SABS 18142 - Winnig of Premises, SAMS 10000-Part XAZ212 and SAMS 2000011 Energy Efficiency in B. id.z.negl. Saggey Co.C. by equal oreaction and restallations: Effective Lamestine Single Press. Effective Lamestine Single Press. Biggle Press. Big

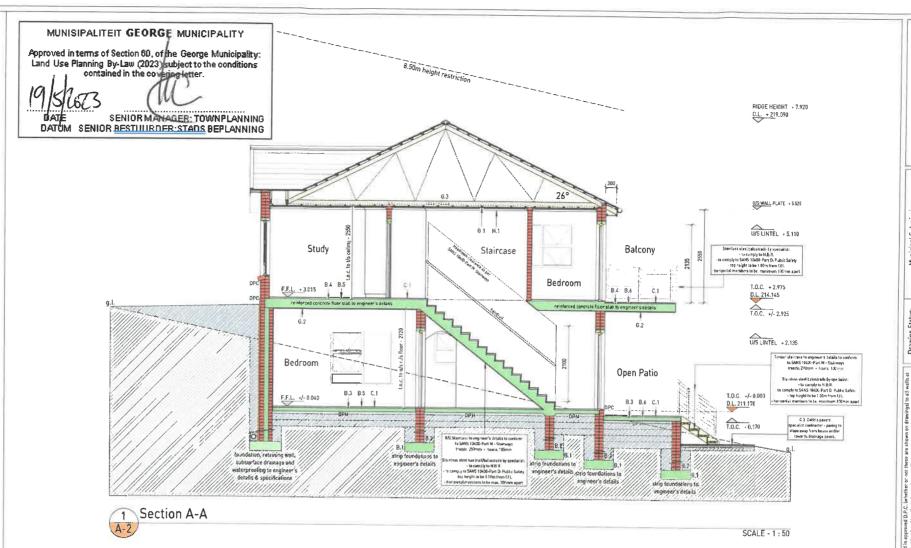
Light points as per layout plan.

### SEE ELECTRICAL LAYOUT WITH COMPLETE ELECTRICAL NOTES.

## 1.X [2:X.48kg] gas cytinders for to be installed in ventilated locitable cage or brick build enclosure with vented gates and signage according to SANS 10087-1. Signage as per SANS 1156. Area to be kept clear of combustible material and obsticles.

Gas reticulation must conform to SANS 16087.

Gas installation by and C G C to be issued by SAGDC registered installer





RIDGE HEIGHT - 7,920 D.L. + 219,990 U/S WALL PLATE + 5,525 U/S LINTEL +5 110 T.O.C. +/- 2,925 T.O C •/- 0 000 D.L. 211.170





4 West Elevation

U/S WALL PLATE +5.525 U/S LINTEL +5110 T.O.C +/- 2.925

T.O.C. -0 170

U/S LINTEL + 2.135 T.O.C. +/- 0.600 D.L. 211.170

SCALE - 1:100

5 East Elevation

3 South Elevation

SCALE - 1:100

SCALE - 1: 100

4 C ۵ ARCI 57 mite 57 mite 5530 5530 p.o. bo 5530 6530

DOOR AS VIEWED FROM DUTSIDE	DOOR AS VIEWED FROM OUTSIDE  AREA OF LIGHT - 270m; AREA OF DENING - 277m; - Living Roon (106/k x 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	DOOR AS VIEWED FROM QUISIDE  AREA OF LIGHT = 273m² AREA OF OFENINE = 277m² - Dining Reem   Total   1  FFL + 0.049  T O C √ - 0.000  1760  QUANTITY 3 - CLEAR ILIM Opening toward	DOOR AS MEMBER FROM OUTSIDE  AREA OF LIGHT - 1.26mp AREA OF PERMITS - 2.55my - Bedroom (IOS) x 1  FFL - 3815  T.O.C 2.173  601  0000 N.R. D.A. F.J. k  OUANITY 1 - CLERK (J.M. Eyen ong toward	<del>  - ***</del>	+2:975   879	
DOOR TYPE   External solid herwood electrians with single security vent.   FRAINE TIPE   External solid herwood deer frame with sill and richber's reals.   DOOR FINISH   Venished - To manufacturer's citatis and specifications.   FRAME FINISH   Venished - To manufacturer's citatis and specifications.   NOTES   Measure final experimps before manufacturing.   All Traines to be covered with protection tape of uning construction using low lace pix tape and plastic citatistics to be covered with protection they of uning construction using low lace pix tape and plastic citatistics to be covered with protection they are removed only once the construction work around the firms has been completed.   GLASS   All glasting, init: solerly glass, as per N.B.R. & SANS 10137, Safety glass stamp required on pixel	plastic sheeting to internal and external surfaces. Protection to be removed only ance the construction works around the frame has been completed.	ODOR TYPE External solid harmood extracts door with glass parets - sidelights with openers.  FRAME TYPE  Esternal solid hardwood door frame with sill and nebber seats  DOOS FRINSH  Vanished 1. To manufacturer's details and specifications.  RAMAE FRAME  A Vanished 1. To manufacturer's details and specifications.  NOTES  - Necure final operings before manufacturing.  - Necure final opering before manufacturing.  - Necure fina	ODOR TYPE Enternal set if harmoud entrance door with glass panets - sidelight with openent.  FRAME TYPE Enternal soil hardwood door frams with still and nobber sparts.  DOOR PRINSM Vanished - To manufacturer's datalis and specifications.  FRAME PRINSM Vanished - To manufacturer's datalis and specifications.  NOTES - Whenheld - To manufacturer's datalis and specifications.  MOTES - Measure final openings before manufacturing - All transmiss to extract form opening or the contraction of the part of the contraction works around the frame has been completed.  GLADS - All glabons, size surfay plass, so per N.B.R. & SAMS 10137. Salety glass stamp required on glazing.  SCALE 1.50	FRAME TYPE Enternal solid hardwood door frame with still and rubber scale.  DOOR FINISH Vanished - To manufacturer's details and specifications.  DOOR FI	NISM Vamilied - To manufacturer's details and specifications.  **RRSS** Vanished - To manufacturer's details and specifications.  - For door opening direction, refer in Ener Legals: - Measure Anal openings before manufacturing - All frames to be covered with prefer on the properties of the properties of the coverage of the properties of the coverage of the control of the properties of the coverage of the control of the control of the control rection works around the frame has been completed.  1:50	Municipal Submission Detail um
FFL - 0.000 / - 3.015 T.O.C 4-0.000 / - 2.975  DOOR NP. DOOR TYPE Internal barrawood door frame to accommodate Black002mm door, with nubber seals - no sit.  DOOR TINES! Variabled - To manufacturer's setals and specifications.	FFL + 0.000  DOOR NIR  DOOR TOE  - Trustic 60  FRAME TYPE  DOOR TYPE  - Trustic 60  FRAME TYPE  DOOR TYPE  - Trustic 60  FRAME TYPE  DOOR TYPE  - Trustic 60  Trus	Garage III3/X 2  Garage III3/X 2  FFL +3.015  T.O.C - 2.975  T.O.C	DOOR NR. G.1 Purpose Made Metal Frame Galls  GATE TYPE Steel frame metal galls by specialist coordance.	20% ALL DWED FENSTRATION AREA- Asy Solution Permittee 19.87v* 20.00%. ACTUAL FENSTRATION REPORT AND ACTUAL FENSTRATION AND ACTUAL FENSTRATION ACTUAL ACTUAL AS per SANS 10400-PARIX ACCEL-2-Paris 3 and 1able 4  AS per SANS 10400-PARIX ACCEL-2-Paris 3 and 1able 4	FIRST STOREY FENESTRATION:  STOREY NET1 F_DOR AREA ias per SANS TOUGH-Purt NA 228-27 43 63m²  LOWED FENESTRATION AREA — Any Solidien Permittas 8 77-07 28 00%.  ENERSTRATION AREA — Any Solidien Permittas 8 77-07 28 00%.  ENERSTRATION AREA — Any Solidien Permittas 9 70-07-07 28 00%.  ENERSTRATION AREA — Any Solidien Permittas 9 70-07-07-07-07-07-07-07-07-07-07-07-07-0	There are a brown no distancing to sail waits at all the construction gain external waits.  Beneficions:  From the construction partial. Any damage  From cold of damage.  Second of damage.  Second of the principal agent for from the principal agent for from the construction of the principal agent for the principal
PRAME FRANCH  Arrisched - To manufacturier's catalds and specifications.  FROTES  - For doer opening directors, refer to floor layous with a second control of the second contro	PRIME PRISE  NOTES  - For door spring freehin, refer to Board spyculs  - Massive final openings before name and a spyculs  - All finances to be covered with practice targe damp construction using low face pic cape and specific process of the construction works a visual file finance has been completed.  SCALE  1:50  936  1200  WINDOW AS VENED FROM OUTSIDE  AREA OF LIGHT = 378-7  AFA OF OPENING - 1 Bins <sup>3</sup> Dining Room (1/c) + 1	Colours BROWN  NOTES  - Neason final openings before manufacturing - Microarcs for depending before manufacturing plastic aberting in mirreal and enternal surfaces. Protection taking low take pix Lipe and plastic aberting in mirreal and enternal surfaces. Protection to be removed only encor the construction works around the frame has been consplicted  SCALE 1:50  WINDOW AS VIEWED FROM OUTSIDE  APER OF LIGHT 2:255-1  APER OF DETRINE - 1.55m <sup>2</sup> Such (10-11) - 2.55-1	GATE HYISH  NOTES  Measure final openings before manufacturing  SEALE 1: 50  WINDOW AS VEWED FROM OUTSIDE  AREA OF OPENING - 18649  AREA OF OPENING - 18649  - 26-comm Tills 1: 5	Page	MUNICIPALITY  George Municipality:  lect for the conditions  ER: TOWNPLAINING  TABLE BEPLANNING  THE STANNING  THE	6 (64 Contractor to build on approved D.P. (Howesher er most on those beam or prospect twell and no an available, do not be the contract and the contract an
DOOR NR. 3.2 Piccet Fence Timber Gale OLANT.TY    GATE TIMESH Vanished - To manufacturer's details and specifications.  NOTES - Installal on as per manufacturer's details and specifications.	FFL + 0.040  TO C: -7-0.000  2100  WINDOWN R. W.1: W 2.100/1 806-4.  WIN TIPE  Timber and glass casement inition with openers as indicated.  ACCESSECT S: Approved non-corrosina mechanisms for aprevirs.  WIN TIPES  All frames to be created with protective tape during construction using low last put tape and pasts shelling by manufactures a specifications. Fortection to be removed only once the construction by a specification of the protective tape during construction using low last put tape and pasts shelling by manufactures and adaptives. Protection to be removed only once the construction has been completed.	- Sediment (107) is 1  FEL - 0.042 / - 3.015  T.O.C /- 0.000 / - 2.975  WINDOW NP. W.2 W 1.708/1.508 R  UNANTITY  2 - CREAR  WIND. TIPE  Timber and grass casement window with openers as and cated  ACCESSIONES - Approved from concernisms mechanisms for openers.  WIN, FINISH  Approved from the concernism mechanisms for openers.  NOTES  ACCESSIONES - Approved from the concernism mechanisms for openers.  NOTES  ACCESSIONES - Approved from the concernism of th	FFL - 9.840  T OC - 1/- 9.900  W NDOW NR. W 3 W 1 700/1/500-L  W NL TYPE  MONEY and glass cessment window with openers as indicated.  ACCESSORES Approved don-correction recolumns for appears  WNL TYPE  Versiched from an per mondacture of specifications, to SABS standards  WNL TYPE  ACCESSORES Approved don-correction recolumns for appears  ANTES - All trames to be revered with protection tip of during constructions only lies tab pricingle and placing potentially in mineral and entering outsides. Protection to bit removed only more the conditionation wants around the firm of his bean completed.	Ground Storey Fenestration Layout SCALE - 1: 100	MUNISIPALITEIT GEORGE MUN oved interms of Section 60, of the Geo d Use Planning By-Law (2023) subject, oordained in the coverjoeryth contained in the soverjoeryth SENIOR MANAGER: ATUM SENIOR RESTILIR THER. STA	exercence with the hallowing Building Regulations and requirements to \$16.5, approved.  In \$16.5, approved.  Set the first Control of Regulation on the size and duminatives are served to the councer before surfacely, even dimensions to take the councer before surfacely, even dimensions to take the councer before surfacely, even dimensions to take the councer before surfacely and the surfacely and the surfacely surfacely and the surfacely and the surfacely and the councer before and as a real to the surfacely development of the councer before and as a real surfacely and surfacely and the surfacely development of the surfacely and the surfacely and the surfacely and the surfacely development of the surfac
SCALE 3-50  WINDOW AS VIEWED FROM OUTSIDE  AREA OF LIGHT - 2 04m; AREA OF OPENING - 1,05m² - Bedreon (105) x 1  FFL + 3,075  FOC 2 975	9 0 2 2 1 50  SCALE 1 50  WHODWAS VIEWED FROM OUTSIDE  AREA OF LIGHT + 15 2m. AREA OF LIGHT	SAME 1:30  SCALE 1:30  WINDOW AS YEARD FROM OUTS!*  AREA OF OPENING = 0 Sim?  - Bathracen [111] = 1  Bathracen [111] = 1  FFL = 0.040 / - 3.015	GLASS	C. Ent. 1 2 2550 1 3064 garage new 2 2564 garage new 2 27 750 1 3 2 2550 1 30 1 12 2500 1 12 2500 1 12 2500 1 12 2500 1 12 250	Page 2	ON 1. All work this corrected on a class because the very red off in a class service of the corrected on the
WIRDOW NR  W.4. W 1.700/1.200-L  WIN. TYPE  WIN. TYPE  There and g ass case-ment window with openers as indicated.  ACCESSORIES  ACCESSORIES  Variabled (in this as pur manufacturer's specifications, to SABS standards  Variabled (in this as pur manufacturer's specifications, to SABS standards  NOTES  -ALl frames to be commed with protection tape during construct an using law tap pic Lape and glass (seeting to internal and external surfaces. Protection to be removed only once the construction works are undith frame as better completed.  OI ASS  All glazing, indic safety glass, as per M.8. 9. \$ SAMS 10137. Safety glass stamp recaired on plazing.  SCALE  1:50	T.O.C/-0.009  W.NDOWNR, W.S. W.1.300/0 906-R. Q.AANT/ITY 1 - CLEAR  W.N.TYPE Timber and glass case mend window with openers as indicated.  ACCESSOR ES Approved on an enriselement wins more papears.  W.N. FIRST Vironished fire, its approximation, separaticalizers, to SABS star dards.  N.DTES -All frames to be covered with prote-time tape during construction using law lac pint tape and plastic shelling to internal and external surfaces. Protection to be removed only ont a the construction with a removed only ont a three constructions are constructed on glazang.	T.O.C/- 0.009 / - 2975  WINDOW NR. W.A. W 3-900(3-700 OUANTITY 2 - OBSCURE  WIN. TIPE  Window Research Suppressed on corrollar mechanisms for operating  W.A. FINSH Variohalf file is a sper menulcularen's speciations, in 5 ABS standard's  NOTES  - ALl frames to be convered with protective tay - during constituction using low lab pic tape and plants; of sections to be a speciation of the construction works around the frame has been complicated.  GLASS  - Building and section of the speciation of the speciation of the construction works around the frame has been complicated.  GLASS  - Building and selection of the speciation of the speciation of the construction works around the frame has been complicated.  GLASS  - Building and selection of the speciation o	WHOW MR. W7 W 2 80/3 400 QUAN'TTY 2 - CLEA!  WH.TPC Timber and glass catament window with openers as indicated.  ACCESSORES A proceed non-cettractive teachurences for openers.  WH. FINSSH. Various bed files the parameter teachurences for openers.  ALL Standards to be controlled productive to pay during construction one signer teachurence plants to shall standards.  ALL Standards to be controlled productive to pay during construction one signer teacher to plants to shall standard to the frame has been completed.  GLASS ALL Standards to the controlled production of the standard to the frame has been completed.  GLASS ALL Standards to the frame has been completed.  GLASS 11.50	First Storey Fenestration Layout  SCALE - 1:100		Copyright reserve

### MUNICIPAL APPROVAL STAMP

	ELECTRICAL LEGEND:				
•	Internal celling mounted light armature point - 10W LED				
W-PIP41	Internal ceiting mounted tight armature point (General areas in Bathrooms) - 10W LED (IP&5)				
4	External light amature point 2200mm from FFL mounted against wall - 10W LED (IP65)				
4FT	Internal LEO tube 1200mm : LEO lights with prismatic diffuser to fit ceiling - 10W 2FT x 2				
14	nal single 15 amp wall plug				
2 🙀	Internal double 15 amp wall plug				
٥^	1 point light switch - wall mounted 1200mm above FFL 2 point light switch - wall mounted 1200mm above FFL				
0^					
0/6	3 point light switch - wall mounter 1200mm above FFL				
υ×	2-way light switch - wall mounted 1200mm above FFL				
c,ex 🛇	Cookerhood extractor unit				
ŞŢ	Stove isolator switch				
	Electrical wiring				
DB 🔀	Main Electricial Distribution Board				
РМ 🛛	Prepaid meter				
G.W.H.	Gas water heater				

Note to Owner/Building Contractor

Energy Efficiency calculations has been done on the following elements of the croi energy cincensy calculations has been one on the double elements of the project: Penestration, Rod Assembly, Energy Demand and Crassumption Illuping and Electrical layout, Hot Water Demand and Heating to comply with Energy Efficiency requirements of SANS TO/OD-Part XIA: 2021-2 and SANS 204-2011. Any changes to these element may affect the calculations. The responsible person must be informed in advance of any changes. Changes may result in new calculations and might cause the owner to incur additional financial costs. Failure to inform the responsible person, can prevent the issuing of Occupancy Certificates.

The calculations are based on building classification H4: Dwelling House with 3 bedroom with population max. 6 people [2 people per bedroom] - as per SANS 104:00-Part A: 2022

### ENERGY DEMAND & CONSUMPTION

DWELLING (H4) - 3 BEDROOMS - 6 PEOPLE OCCUPATION (as per SANS 10400 - Part A 2022)

6.2.2 The use of light-emitting diodes (LED) and compact fluorescents (OFL) in occupancies H3 and H4 shall be deemed to comply with the requirements of 6.2.1. Any other lighting technologies used in occupancies H3 and H4 shall not exceed the lighting power density values set out in table 12.

1 - Installation:
a) The installation to comply with all requirement of the local authority, N.B.R., SANS 10147 - Wiring of Premises, SANS 10400-Part XA and SANS 201-2011 | Elemps Efficiency in Building!
b) Supply C.O.C. by qualified electrician after installation:
c) Chase nealty - chase solid wistles of desper than one pibrid of the wall thickness vertically and not consist than one sinth horizontally - avoid horizontal chase where possible. Do not chase walls constructed of horizontallation electrose services are possible. Do not chase walls constructed of horizontallations services in the Sand Constructed of horizontallations are services are made as to not impair the strength or stability of the walls, or reduce the fire resistance properties of the walls(if the chases w.fv. Class ) or ill mortar once the conduits are upon the conduits are supported to the walls(if the chases w.fv. Class ) or ill mortar once the conduits are upon the conduits are supported to the walls(if the chases w.fv. Class ) or ill mortar once the conduits are upon the conduits are supported to the walls(if the chases w.fv. Class ) or ill mortar once the conduits are upon the conduits are supported to the walls(if the chases w.fv. Class ) or ill mortar once the conduits are upon the walls of the chase walls conduits are upon the conduits are up

Concains.
 al JPUC - 55NK-959,
 al JPUC - 55NK-959,
 blodd in conquists in wall chasses with cement mortar and clamps,
 cl Fix conduits on wall surfaces and in root spaces with clamps;
 dicast conduits in concrete warface for significant conduits or significant conduits or significant conduits or level planum, nearly and in straight sires,
 did conduits of the red of any waster and charics.

5 - Lajung:

al Erzanie for cable 900num below finished ground tievel,
bl Erease cable in river sand - backtit and compact in layers not exceeding 300mm;
cl M as the cable route for a proved markers,
dl Noolly the local authority for connection and give necessary assistance.

6 - Electrical Distribution Board:

1100mm (bottom) from FLL (to be 200mm above counter top);
- for undercounter applicances single or double point wall socket las indicated on lagrout build into wall at level 250mm (bottom) from FLL;
- microwave placed in build in cupboard; single point wall socket las indicated on agoud build into wall at level 1800mm (bottom) from FLL. final height to be determ and on site when design of latcher cupboards has been finalized;
51.0409 - double point wall socket las indicated on lapsed; build into wall at level 500mm (pottom) from FLL. floop of socket to be 150mm below counter top tavel.

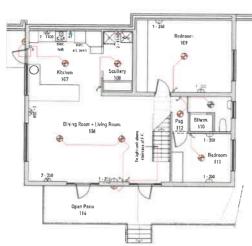
51.0419 - double or double point wall socket las indicated on lapsed; build into wall at level 1100mm (bottom) from FLD or double point wall socket las indicated on lagrout build into wall at level 1100mm (bottom) from FLD.

9 1V, Telephone and Data Points: all Build box into walf at Evel SSDmm (bottom) from E.E.L. - unless stated otherwise on layout. b) Allow for 3x25mm conduits between s.t.v. c'sh and all to points

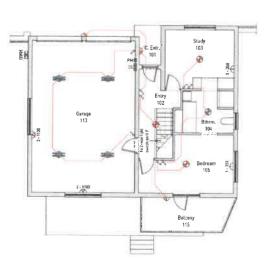
10 - Water Heating.

all 1 × Ranai Infinity 20L (external) gas water heater installed in Rinnas Smart Smartcoe®
recess including 1 All components to be installed by specialist contractor according to
manufacturer's details and SAMS 100/09-Part XA and SAMS 200/2011 (Energy Efficiency
in Buddings).

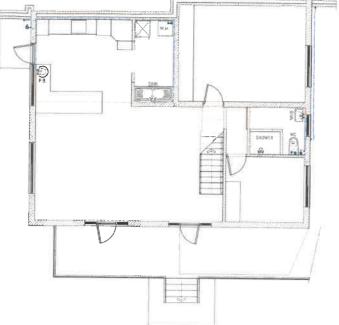




Ground Storey Electrical and Lighting Layout



2 First Storey Electrical and Lighting Layout



3 Ground Storey Water Reticulation Layout

SCALE - 1 : 75



Master box & balanced water pressure

WATER RETICULATION KEY Position of warm water pylinder, see specifications for description Position of gas water heater, see specifications for description

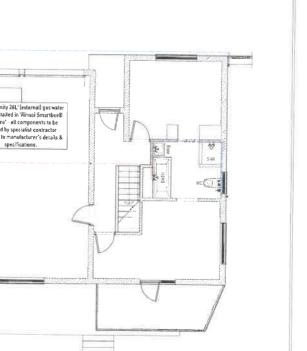
> Toilet cistern complete with lid and fittings with stop cock 300mm above FF Washing Machine / Dishwasher cold water coupling with step cock 750mm above FF Refrigerator cold water coupling with stop cock 1100mm above FFI post to refrigerator

FA

Hot water pipe Cold water riser from GFL to 1st Floor lavel

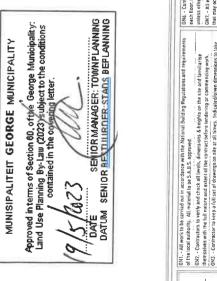
Position for water meter

Non return valve & hi flo pressure control valve from 'KWIKOT'



4 First Storey Water Reticulation Layout

SCALE 1:75



AFT Ľ ARCHI

Rinnai Infinity 26L' (external) gas water heater installed in 'Rinnai Smartbox® enclosure' - all components to be installed by specialist contractor according to manufacturer's details &