Marisa Arries
Administrator, Planning Department
Planning and Development
E-mail: marries@george.gov.za
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Menslike Nedersettings, Beplanning en Ontwikkeling
Human Settlements, Planning and Development

Collaborator No.: **22601565**
Reference / Verwysing: **Erf 28623, George**
Date / Datum: **25 May 2023**
Enquiries / Navrae: **Marisa Arries**

Email: h.pelser@iafrica.com

MARILZE DE BRUYN PLANNER
PO BOX 2359
GEORGE
6530

APPLICATION FOR SITE DEVELOPMENT PLAN: ERF 28623, MITCHELL STREET, GEORGE

Your application in the above regard refers.

The *Senior Manager: Town Planning* (Authorised Official) has, under delegated authority, 4.16.18.1 of 30 June 2022 decided:

That the application for permission in terms of Sections 15(2)(l) of the Land Use Planning By-law for George Municipality, 2023 for the approval of the Site Development Plan (SDP) on Erf 28623, George as required in terms of Condition 4 of the approval letter dated 3 May 2019, attached as **Annexure A** - Plan no. 202202009/01 to 202202009/10 dated September 2022, Plan no. 202202009/11 to 202202009/12 dated October 2022, Plan no. 202202009/13 to 202202009/14 dated September 2022 drawn by "LB" from "The Design Studio Architects" (14 plans); Landscape Plan, Plan no. 202202009/16 dated March 2023 drawn by "L. Boshoff" from "The Design Studio Architects" (1 plan), Service Plans, Plan no. D034-6A dated 2022-09-27, Plan no. D034-07 dated 2022-09-14, and Plan no. D034-08 and D034-9 dated 2023-03-14 drawn by "DMS Consulting Structural Engineers" (5 Plans);

BE APPROVED in terms of Section 60 of the said By-law for the following reasons:

REASONS FOR DECISION

(i). The SDP and related documents comply with the conditions of approval dated 3 May 2019.
(ii). The proposed SDP is in line with the Integrated Zoning Scheme By-Law, 2017, and development rights as approved.
(iii). The proposed SDP meets the requirements of Section 65 of the Land Use Planning Bylaw for George Municipality, 2023.

**Please take note of the comment made by the Electrotechnical Department: "Please note. I have not received any application for power from a registered electrical Engineer to date. This approval does not ensure any electrical capacity on the Municipal network. Standard DC costs will be applicable. No PV installation will be allowed without prior approval.".*

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 **15 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:\Marisa\Decisions\Erf 28623, George(SDP_ approval)izandra trading 22.docx

Annexure A

A1

FIRE INSTALLATION NOTES
ANNEX A(normative), NATIONAL BUILDING REGULATIONS.
PART T: FIRE PROTECTION:

T1 GENERAL REQUIREMENT
ANY BUILDING SHALL BE SO DESIGNED, CONSTRUCTED AND EQUIPPED THAT IN A CASE OF FIRE IT SHALL COMPLY TO SANS10400 T1 (1) A-E

BUILDING CLASSIFICATION
DOMESTIC RESIDENCE (H3) - OCCUPANCY CONSISTING OF TWO OR MORE DWELLINGS UNITS ON A SINGLE SITE

-DIVISION AREA - NO FIXED AUTOMATIC FIRE EXTINGUISHMENT INSTALLATION - 2500m²

PIPING (FHR)
ALL PIPE WORK ABOVE GROUND WITH A NOMINAL DIAMETER GREATER THAN 32mm SHALL BE GALVANIZED STEEL

NO PIPING WORK TO BE EMBEDDED IN THE SCREED OR CONCRETE FLOORS

ALL PIPE WORK SHALL CONFORM TO SANS 62 (STEEL, MEDIUM)

THE DISTANCE BETWEEN PIPE SUPPORT BRACKETS FOR HORIZONTAL AND VERTICAL PIPE WORK SHALL NOT EXCEED THE FOLLOWING
NOMINAL DIAMETER MAXIMUM SPACING
<65mm 4,0 meter
>65mm <100mm 6,1 meter

ALL BRACKETS, SUPPORT AND FITTINGS TO BE GALVANIZED

PIPING TO BE CLEANED INTERNALLY OF ALL DEBRIS, BEFORE CONNECTING TO EQUIPMENT

PORTABLE FIRE EXTINGUISERS
FIRE EXTINGUISHERS SHALL BE 4,5kg DRY CHEMICAL POWDER TYPE AND SHALL COMPLY WITH SANS 810. FIRE EXTINGUISHERS SHALL BE MOUNTED IN A FIRE EXTINGUISHER BOX IF PLACED OUTSIDE

PROVISION RATE 1/400m²

FIRE HOSE REELS
FIRE HOSE REELS SHALL CONFORM TO SANS 543 AND SHALL BE INSTALLED IN ACCORDANCE WITH SANS 10105-1. ALL FIRE HOSE REELS SHALL BE COMPLETED WITH 30 METERS OF HOSE

ALL FIRE HOSE REELS SHALL BE PROVIDED WITH PRESSURE GAUGES. PRESSURE AT HOSE REELS TO BE NOT LESS THAN 300KPa. WATER SUPPLY TO FIRE EQUIPMENT TO COMPLY WITH SANS 10400 2011 PART W AND WITH LOCAL AUTHORITY WATER BY-LAWS

PROVISION RATE 1/500m² OR PART THEREOF OF FLOOR AREA

FIRE HYDRANTS
IN ANY CLUSTER HOUSING THERE SHALL BE INSTALLED GROUND OR RAISED HYDRANTS SO PLACED THAT NO POINT IN SUCH HOUSING COMPLEX SHALL BE AT A DISTANCE GREATER THAN 90M FROM ANY HYDRANT. TO COMPLY WITH THE REQUIREMENTS OF SANS 1128-1 TENANCY-SEPERATION ELEMENTS

ANY SEPARATING ELEMENT BETWEEN TENANCIES SHALL HAVE A FIRE RESISTANCE OF NOT LESS THAN 60 MIN AND THE WALL SHALL EXTEND TO THE UNDERSIDE OF THE ROOF

WATER RETICULATION
FIRE WATER INSTALLATIONS TO COMPLY WITH SANS 10400-W. MARKING AND SIGNPOSTING SYMBOLIC SAFETY SIGNAGE SHALL COMPLY WITH SANS 1186-1 AND SHALL BE OF THE ILLUMINATED TYPE SIGNAGE SHALL BE INSTALLED SUCH AS TO CLEARLY INDICATE THE POSITIONS OF ALL FIRE EQUIPMENT

GENERAL NOTES
1 STABILITY OF STRUCTURE ELEMENTS / COMPONENTS (4.7) (TABLE 6)STRUCTURAL ELEMENTS AND COMPONENTS SHALL HAVE A MINIMUM STABILITY OF 60MIN

2 DESIGN POPULATION SANS 10400 PART A TABLE 2
2 PERSONS PER BEDROOM

3 MAINTENANCE OF FIRE FIGHTING EQUIPMENT
ANY FIRE-FIGHTING EQUIPMENT, INSTALLATIONS IN ANY BUILDING SHALL AND MAINTAINED AS TO BE READY FOR THEIR PURPOSE AT ALL TIMES

NOTE
* ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATION AND THE OCCUPATIONAL HEALTH AND SAFETY ACT
* ALL WORK TO BE EXECUTED BY COMPETENT PERSONS QUALIFIED FOR THE SPECIFIC TRADE
* ALL STRUCTURAL WORK SHALL COMPLY WITH SANS 10400 PART B

ROOF CONSTRUCTION WITH PITCH CEILING

	Component	R value uninsulated
Roof Construction	Outdoor air film	[illegible]
Roof 22-45 pitch	Sisalation Mono Radenshield double sided	[illegible]
Metal Cladding	0.53mm TCT in Clean COL ORBOND Ultra Steel	[illegible]
Horizontal Ceiling	Air Space	[illegible]
	Think Pink Aerolite Flexible Fibreglass Blanket 50mm	[illegible]
	Isoboard 75mm	[illegible]
	Indoor air film	[illegible]

ROOF CONSTRUCTION WITH FLAT CEILING

	Component	
Roof Construction		0.05
Roof 22-45 pitch	Sisalation Mono Radenshield double sided 2009/389	1.30
Metal Cladding	0.53mm Brownbuilt 408 concealed fix profile sheeting	0.05
Horizontal Ceiling	Air Space	0.18
	Think Pink Aerolite Flexible Fibreglass Blanket 100mm	2.5
	Rhinoboard 9.5mm	0.01
	Indoor air film	0.11

ROOF CONSTRUCTION R.C. WITH FLAT CEILING

	Component	
170mm roof slab	Outdoor air film	[illegible]
External waterproofing	75mm Lightweight Aggregate	[illegible]
	50mm thick S[illegible] EPS laid over roof slab [illegible]	[illegible]
	5mm thick Bitumen waterproofing	[illegible]
	20mm thick Plaster wood lath	[illegible]
	170mm thick Concrete Slab	[illegible]
	Rhinoboard 9.5mm	[illegible]
	Think Pink Aerolite Flexible Fibreglass Blanket 75mm	[illegible]
	Indoor air film	[illegible]

GAS INSTALLATION NOTES:
GENERAL NOTE:
*ALL INSTALLATIONS TO COMPLY WITH SANS 10400-T, SANS 10087-1/7 AND LOCAL AUTHORITY'S BY-LAW (GEORGE MUNICIPALITY)

*CONTAINERS SHALL BE LOCATED ON A FIRM, CLEAN, WELL-DRAINED AND LEVEL BASE

*AS PER LOCAL AUTHORITY'S INSTRUCTION, EMERGENCY SHUT-OFF VALVE SHOULD BE LOCATED AT AN ACCESSIBLE AND UNOBSTRUCTED POINT.

*NO RISK ASSESSMENT WILL BE REQUIRED IF THE REQUIREMENTS OF THIS PART OF SANS 10087 HAVE BEEN COMPLIED WITH DETERMINATION OF PIPE SIZES - ANNEX D (INFORMATIVE)

*APPLIANCES SANS 10087-1,6 (6.1)
* LPG COMPOSITE PIPEWORK OUTSIDE OF BUILDING IS SUBJECTED TO THE FOLLOWING REQUIREMENTS. USAGE ABOVE GROUND IS ALLOWED SUBJECT TO THE PIPE BEING PROTECTED FROM DIRECT SUNLIGHT - SANS 10087-1 (7.3.3) (PIPEWORK TO BESLEEVED)

*CONCEALED PIPE WORK-SANS 10087-1 (7.3.3.3)

*GENERAL APPLIANCES WITH A CONSUMPTION RATE THAT DOES NOT EXCEED 10kg/h SHALL COMPLY WITH THE REQUIREMENTS OF SANS 1539 AND THE INSTALLER SHALL ENSURE THAT THE APPLIANCE BEING INSTALLED CARRIES THE LOGO OF THE VERIFICATION BODY AS STIPULATED IN SANS 1539

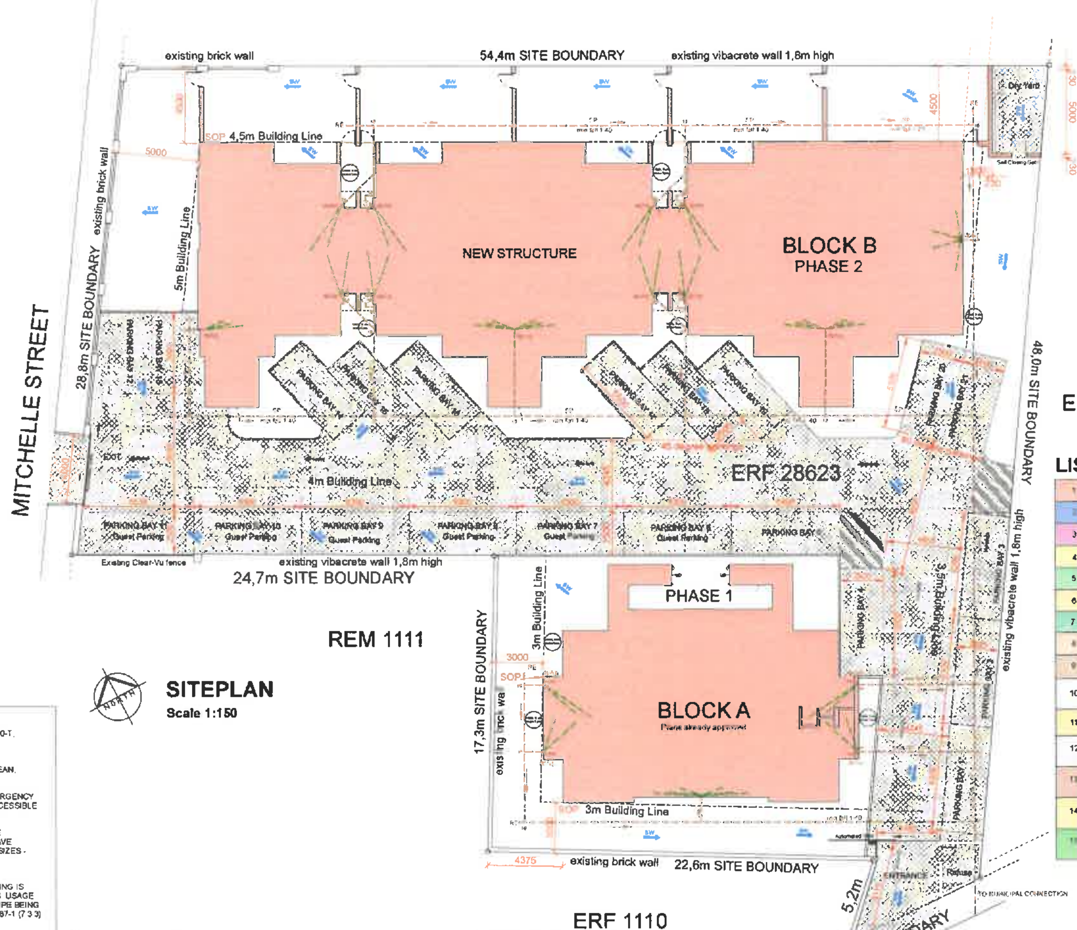
FIRE PROTECTION NOTE:
PORTABLE FIRE EXTINGUISHERS
FIRE EXTINGUISHERS SHALL BE 1X 9kg DRY CHEMICAL POWDER TYPE PER INTALLATION, AND SHALL COMPLY WITH SANS 1910 AND MAINTAINED AND SERVICED IN ACCORDANCE WITH SANS 1475-1, SANS 10105-1

ANY DESCREPANIES BETWEEN DRAWINGS AND QUERIES MUST BE DIRECTED TO THE APPOINTED INSTALLER OR OWNER

THE AREA SURROUNDING A CONTAINER SHALL BE KEPT CLEAR OF COMBUSTIBLE MATERIALS, FOR EXAMPLE, WEEDS DRY GRASS, PAPER AND WASTE

INSTALLATION ENCLOSURE'S GATE MUST BE LOCKED AT ALL TIMES WHEN NOT ATTENDED TO WITH TAMPER PROOF LOCK

THE LOCAL FIRE DEPARTMENT SHALL BE CONSULTED PRIOR TO INSTALLATION



SITEPLAN
Scale 1:150

MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60, of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

25/5/2023

DATE / DATUM

SENIOR MANAGER: TOWNPLANNING
SENIOR BESTUURDER: STADSBEPLANNING

LIST OF DRAWINGS

1	202202009/001 (1 of 15)	SITE PLAN
2	202202009/002 (2 of 15)	GROUND FLOOR PLAN - Block B
3	202202009/003 (3 of 15)	FIRST FLOOR PLAN - Block B
4	202202009/004 (4 of 15)	LOFT PLAN - Block B
5	202202009/005 (5 of 15)	SECTION AA - Block B
6	202202009/006 (6 of 15)	SECTION BB - Block B
7	202202009/007 (7 of 15)	NORTH ELEVATION - Block B
8	202202009/008 (8 of 15)	SOUTH ELEVATION - Block B
9	202202009/009 (9 of 15)	WEST ELEVATION - Block B EAST ELEVATION - Block B
10	202202009/010 (10 of 15)	WINDOW AND DOOR SCHEDULE SANS 10400 XA Compliance Report and Rational Design - Block B
11	202202009/011 (11 of 15)	GROUND FLOOR PLAN - Block A FIRST FLOOR PLAN - Block A LOFT PLAN - Block A
12	202202009/012 (12 of 15)	SECTION CC - Block A SECTION DD - Block A
13	202202009/013 (13 of 15)	SOUTH ELEVATION - Block A NORTH ELEVATION - Block A
14	202202009/014 (14 of 15)	EAST ELEVATION - Block A WEST ELEVATION - Block A
15	202202009/011 (15 of 15)	WINDOW AND DOOR SCHEDULE SANS 10400 XA Compliance Report and Rational Design - Block A

SITE DEVELOPMENT INFORMATION

ERF SIZE			2094,77m²
TOTAL BUILDING AREA			
Block A	Ground Floor		182,82m²
	First Floor		182,82m²
	Stairs		14,62m²
		Subtotal	380,26m²
Block B	Ground Floor		487,50m²
	First Floor		487,50m²
	Stairs		28,40m²
		Subtotal	1003,40m²
TOTAL COVERED FLOOR AREA			1383,66m²
BUILDING FOOTPRINT			713,27m²
COVERAGE ACTUAL			34%
FAR ACTUAL			0,545
ZONING			General Residential Zone IV
BUILDING LINE RESTRICTIONS			See Site Plan
HEIGHT ALLOWED			8,5m
HEIGHT ACTUAL			8,475m

LEGEND

wc	Water Closet
hwb	Hand Wash Basin
u	Urinal
bath	Bath
sh	Shower
snk	Sink (Kitchen)
pb	Prep Bowl (Kitchen)
wt	Wash Trough
fr	Refrigerator
frs	Freezer
dw	Dishwasher
wm	Washing Machine
td	Tumble Dryer
stove	Stove
oven	Oven (Built in Unit - Floor)
elo	Eye Level Oven
mic	Microwave
bc	Broom Cupboard
lc	Linen Cupboard
fu	Floor Unit
wu	Wall Unit
hr	Hand Rail
NGL	Natural Ground Level
UFFL	Unfinished Floor Level
FFL	Finished Floor Level
ej	Expansion Joint
MH	Manhole
smh	Sewage Manhole
wp	Waste Pipe
SP	Soil Pipe
RE	Rodding Eye
ie	Inspection Eye
dp/vp	Down pipe / vent pipe
SD	Sewage Depth
GL	Ground Level
IH	Inlet Height
SW	Stormwater
(S)	Servitude
slp	Street Light Point
HS	Hand Shower

GENERAL NOTES
- All materials must be approved by the manufacturers/suppliers
- All fittings and finishes to be approved by Architect/Client
- All materials and equipment should be installed strictly according to the manufacturers specifications
- Take note that these drawings are not detailed drawings. The details should be negotiated between the Contractor and the owner
- Due to many unknown final finishes, most of the specifications given are preliminary and should be discussed with the client
- The Contractor must check the quantities before he can place an order. Any discrepancies should be brought to the immediate attention of the Architect
- No drawing ought to be scaled
- Measurements that are contradictory, should immediately be brought under the attention of the Architect, or be adjusted on a sensible manner on site
- All levels on these plans should be checked on site
- Unfinished floor level (0,000) refers to this building only, and not to any other buildings in the area
- The Contractor should ascertain him/herself of the site and soil conditions. Foundations strictly acc. to Structural Engineer
- All materials should be rust-proof. If it is impossible for the contractor to find such materials, it should be brought to the attention of the Architect (who will make a decision in the regard)
- The Structural Engineer should oversee all structural elements during the building process. This is also applicable to the fabrication and erection of the new roofs. The roof construction and roof-details should also be strictly in accordance with the manufacturers/suppliers specifications
- The position and detail of expansion joints according to the Structural Engineer
- Storm water to be lead away on the surface. Make provision for cutting/filling to accomplish this
- Construct ceiling hatches where necessary (liaise with owner)
- Cupboard, shelves & kitchenette according to owner
- The specified floor finishes should be confirmed by the owner
- Colour Scheme of all painted surfaces to be confirmed with Client

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Fax +27 (0) 18 290 8755
P.O. Box 21129, Noordbrug
Potchefstroom. 2522

PROJECT INFORMATION:

DESCRIPTION:	New Residential Units
CLIENT:	Izandre trading 22 Pty (Ltd)
ADDRESS:	Corner Mitchell & Short Street, George
STAND NUMBER:	ERF 28623

DRAWING TITLE:

SITE PLAN

WAIVER:
It is acknowledged and understood that any submissions which are approved, do not include automatic approval of any plan and/or structure, which may deviate from any requirement in the Design Guidelines. For any such deviation, the application is to be accompanied by a fully motivated waiver application requesting such waiver approval. Only once such Waiver application is approved, may such deviation be included on the plans submitted. No waiver granted in this process will create a precedent for approval of future waiver applications or be construed to modify the rules in any way.
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ACTS OF PARLIAMENT:
All Contractors shall ensure that, before any work commence, they comply with all the necessary Acts of Parliament of the Republic of South Africa

I hereby approve this set of drawings and confirm that the information/design is according to the brief given to the Architect. I accept that this set of drawings is final and that any further changes requested by the client will be seen as an additional to the original agreement. I hereby accept that I will be responsible for additional fees (based on the hourly rate set out in the quotation) should any changes be requested that alters these drawings.

CLIENT / OWNER

DATE ISSUED:	September 2022
CHECKED:	L B
DRAWN:	L B
SCALE:	AS SHOWN
PROJECT NUMBER:	202202009
DRAWING NUMBER:	202202009/001

PHYSICAL ADDRESS:	91B James Moroka Ave, Potchefstroom.
REGISTRATION NUMBER:	2012/108558/07
VAT NUMBER:	4720264805
TEL:	018 - 290 8755
EMAIL:	info@thedesignstudio.co.za
WEBSITE:	www.thedesignstudio.co.za

A1

LEGEND	
wc	Water Closet
hwb	Hand Wash Basin
u	Urinal
bath	Bath
sh	Shower
sink	Sink (Kitchen)
pb	Prep. Bowl (Kitchen)
wt	Wash Trough
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fre	Freezer
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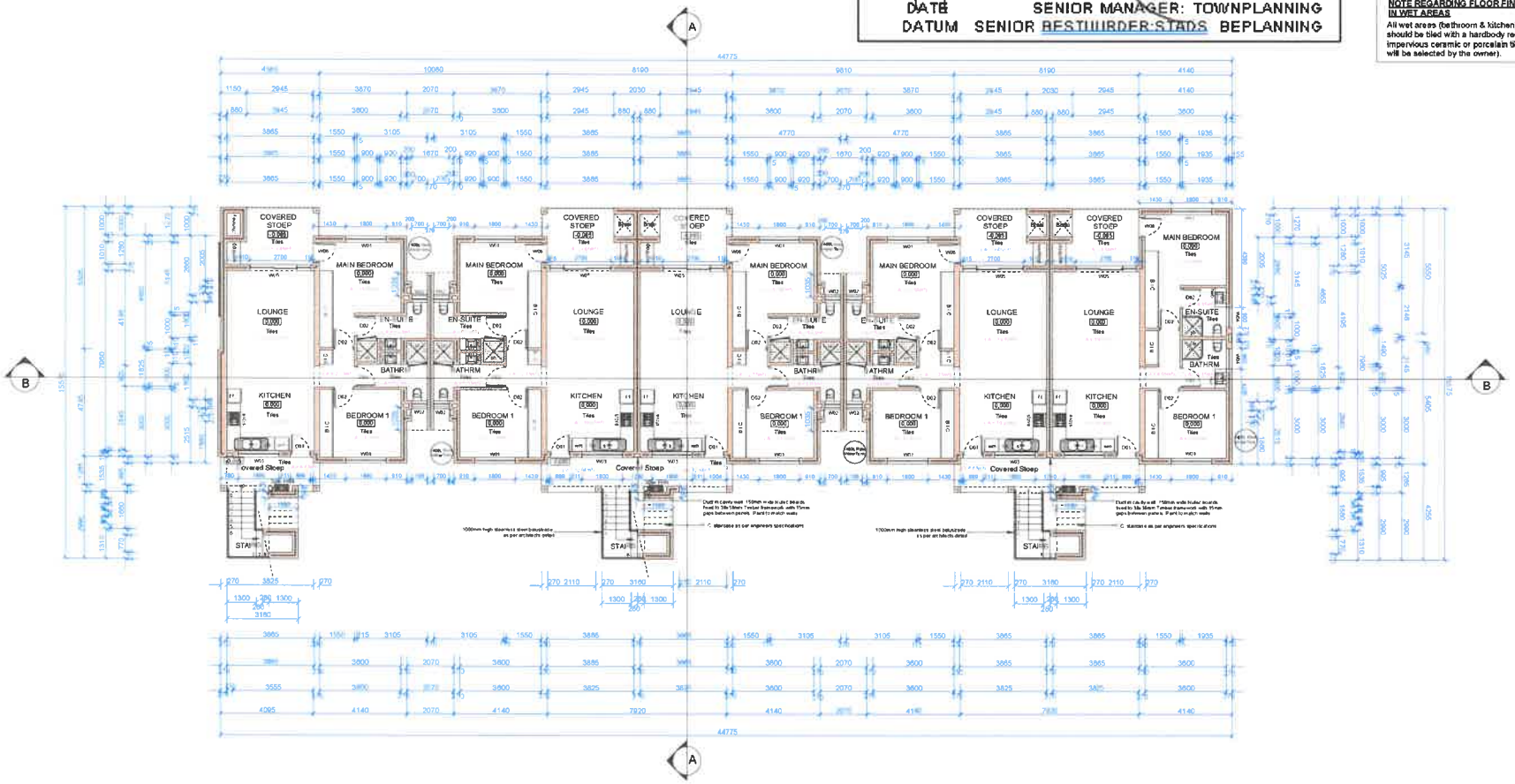
25/5/2023

DATE SENIOR MANAGER: TOWNPLANNING

DATUM SENIOR BESTUURDER: STADS BEPLANNING

NOTE REGARDING FLOOR FINISH IN WET AREAS

All wet areas (bathroom & kitchen) should be tiled with a hardbody rectified impervious ceramic or porcelain tile (tile will be selected by the owner).



GROUND FLOOR PLAN

Scale 1:100

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P.O. Box 21129, Noordbrug
Potchefstroom, 2522

PROJECT INFORMATION:

DESCRIPTION:	New Residential Units
CLIENT:	Izandra trading 22 Pty (Ltd)
ADDRESS:	Corner Mitchell & Short Street, George
STAND NUMBER:	ERF 28623

DRAWING TITLE:

GROUND FLOOR PLAN
BLOCK B

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CLIENT / OWNER

DATE ISSUED:	September 2022
CHECKED:	L B
DRAWN:	L B
SCALE:	AS SHOWN
PROJECT NUMBER:	202202009
DRAWING NUMBER:	202202009G3

PHYSICAL ADDRESS:	91 B James Moroka Ave, Potchefstroom.
REGISTRATION NUMBER:	2012/108558/07
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EMAIL:	info@thedesignstudio.co.za
WEB SITE:	www.thedesignstudio.co.za

LEGEND	
wc	Water Closet
hwb	Hand Wash Basin
u	Urinal
bath	Bath
sh	Shower
sink	Sink (Kitchen)
pb	Prep Bowl (Kitchen)
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fre	Freezer
dw	Dishwasher
wm	Washing Machine
td	Tumble Dryer
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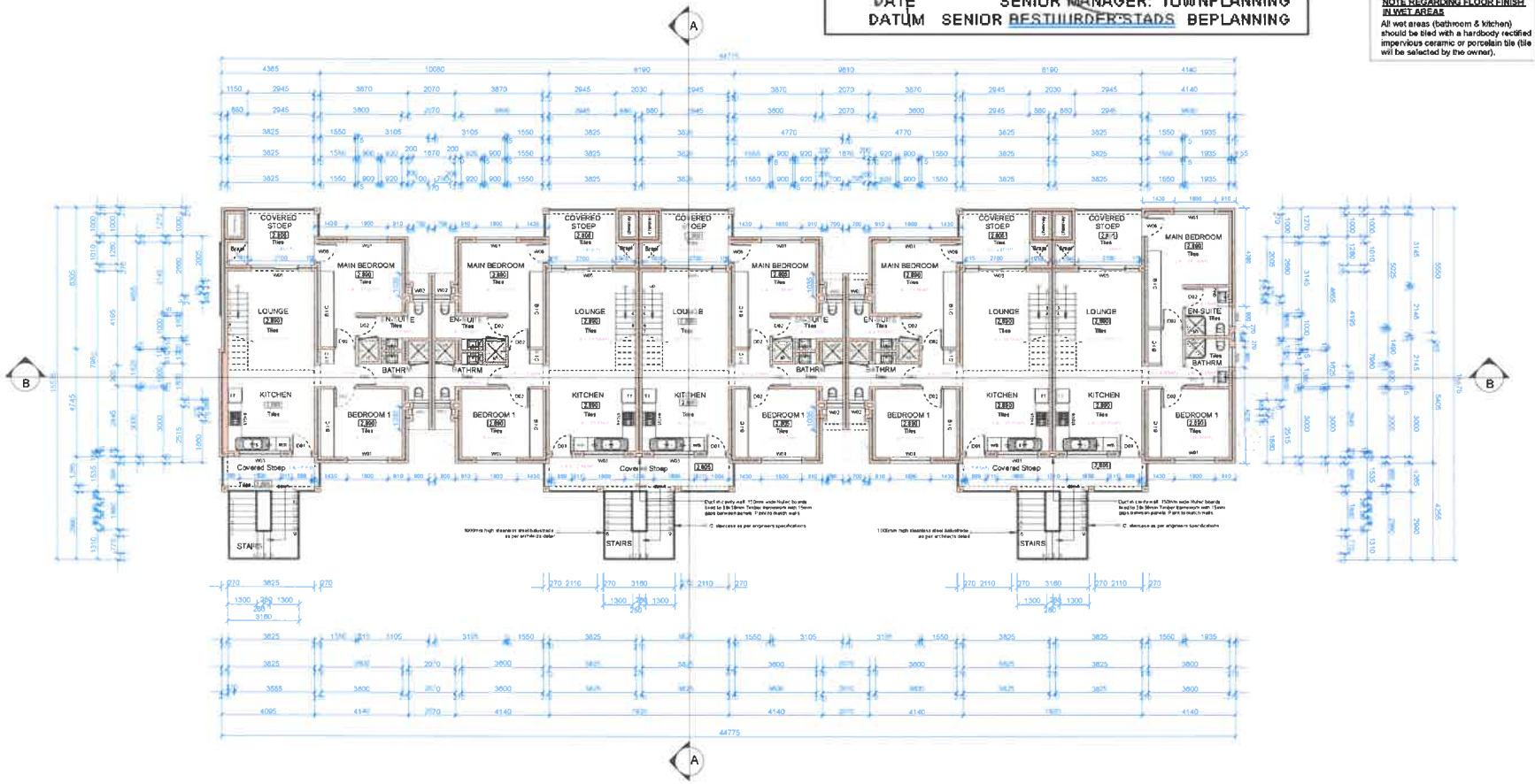

NORTH

FIRST FLOOR PLAN

Scale 1:100

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P.O. Box 21129, Noordbrug
Potchefstroom, 2522

PROJECT INFORMATION:

DESCRIPTION:	New Residential Units
CLIENT:	Izandra trading 22 Pty (Ltd)
ADDRESS:	Corner Mitchell & Short Street, George
STAND NUMBER:	ERF 28623

DRAWING TITLE:

FIRST FLOOR PLAN
BLOCK B

WAIVER:
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CLIENT / OWNER

DATE ISSUED:	September 2022
CHECKED:	L B
DRAWN:	L B
SCALE:	A3 SHOWN
PROJECT NUMBER:	2022/02006
DRAWING NUMBER:	2022/02006/03

PHYSICAL ADDRESS:	918 James Moroka Ave, Potchefstroom.
REGISTRATION NUMBER:	2012/108558/07
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hwb	Hand Wash Basin
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bath	Bath
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eo	Eye Level Oven
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bc	Broom Cupboard
lc	Linen Cupboard
fu	Floor Unit
wu	Wall Unit
hr	Hand Rail
NGL	Natural Ground Level
UFFL	Unfinished Floor Level
FFL	Finished Floor Level
ej	Expansion Joint
MH	Manhole
smh	Sewage Manhole
wp	Waste Pipe
SP	Soil Pipe
RE	Rodding Eye
ie	Inspection Eye
dpvp	Down pipe / vent pipe
SD	Sewage Depth
GL	Ground Level
IH	Inlet Height
SW	Stormwater
(S)	Sewerlude
slp	Street Light Point
HS	Hand Shower

MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60, of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

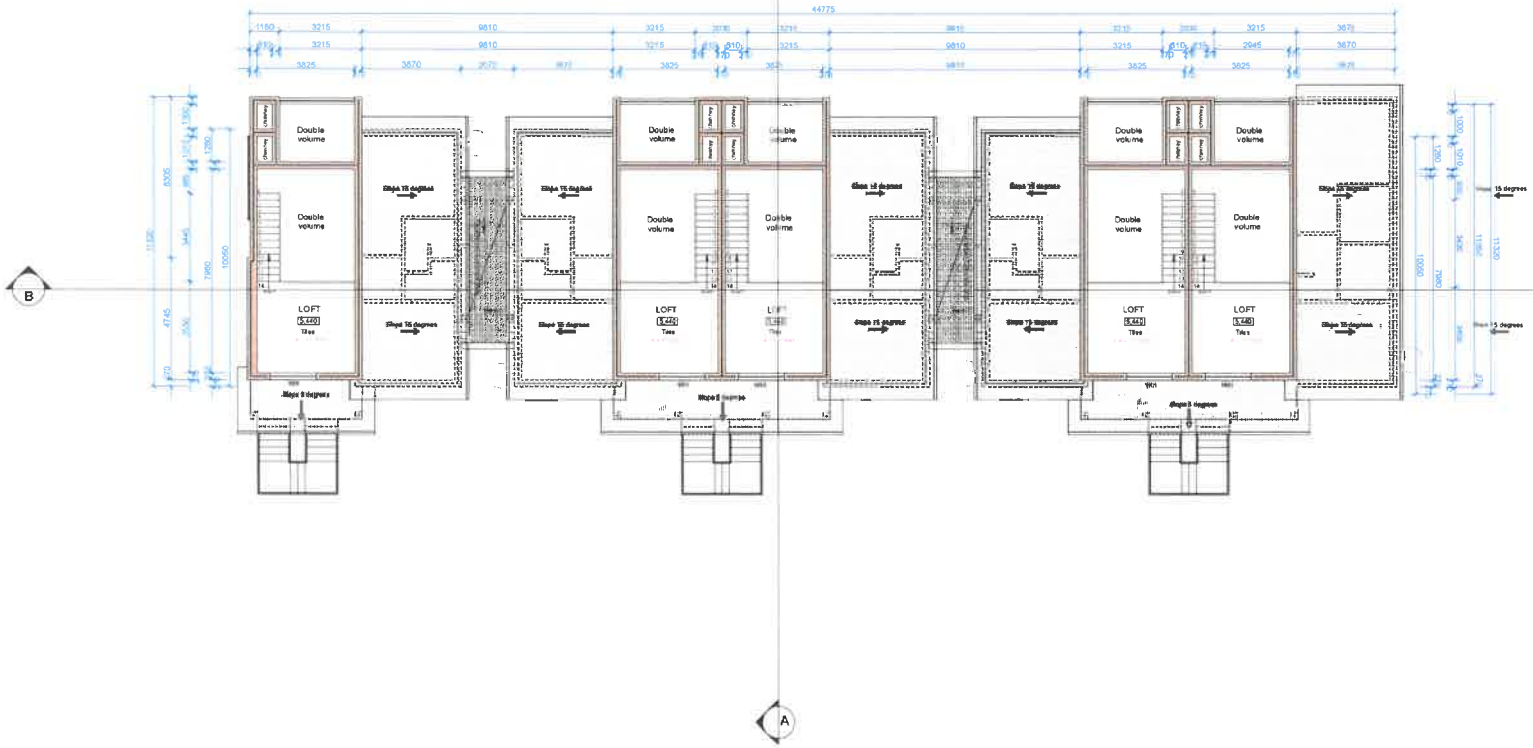
25/5/2023

DATE SENIOR MANAGER: TOWNPLANNING

DATUM SENIOR BESTUURDER: STADS BEPLANNING

NOTE REGARDING FLOOR FINISH IN WET AREAS

All wet areas (bathroom & kitchen) should be tiled with a hardbody rectified impervious ceramic or porcelain tile (tile will be selected by the owner).



LOFT PLAN

Scale 1:100

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Potchefstroom, 2522

PROJECT INFORMATION:

DESCRIPTION:	New Residential Units
CLIENT:	Izendra trading 22 Pty (Ltd)
ADDRESS:	Corner Mitchell & Short Street, George
STAND NUMBER:	ERF 26623

DRAWING TITLE:

LOFT PLAN
BLOCK B

WAIVER:
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CLIENT / OWNER

DATE ISSUED:	September 2022
CHECKED:	L B
DRAWN:	L B
SCALE:	AS SHOWN
PROJECT NUMBER:	2022/02009
DRAWING NUMBER:	2022/02009/04

PHYSICAL ADDRESS:	918 James Moroka Ave, Potchefstroom.
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WEBSITE:	www.thedesignstudio.co.za

LEGEND	
wc	Water Closet
hwb	Hand Wash Basin
u	Urinal
bath	Bath
sh	Shower
sink	Sink (Kitchen)
pb	Prep Bowl (Kitchen)
wt	Wash Trough
fr	Refrigerator
fre	Freezer
dw	Dishwasher
wm	Washing Machine
td	Tumble Dryer
stove	Stove
oven	Oven (Built in Unit - Floor)
elo	Eye Level Oven
mw	Microwave
bc	Broom Cupboard
lc	Linen Cupboard
fu	Floor Unit
wu	Wall Unit
hr	Hand Rail
NGL	Natural Ground Level
UFFL	Unfinished Floor Level
FFL	Finished Floor Level
ej	Expansion Joint
MH	Manhole
smh	Sewage Manhole
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dp/vp	Down pipe / vent pipe
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SW	Stormwater
(S)	Servitude
slp	Street Light Point
HS	Hand Shower

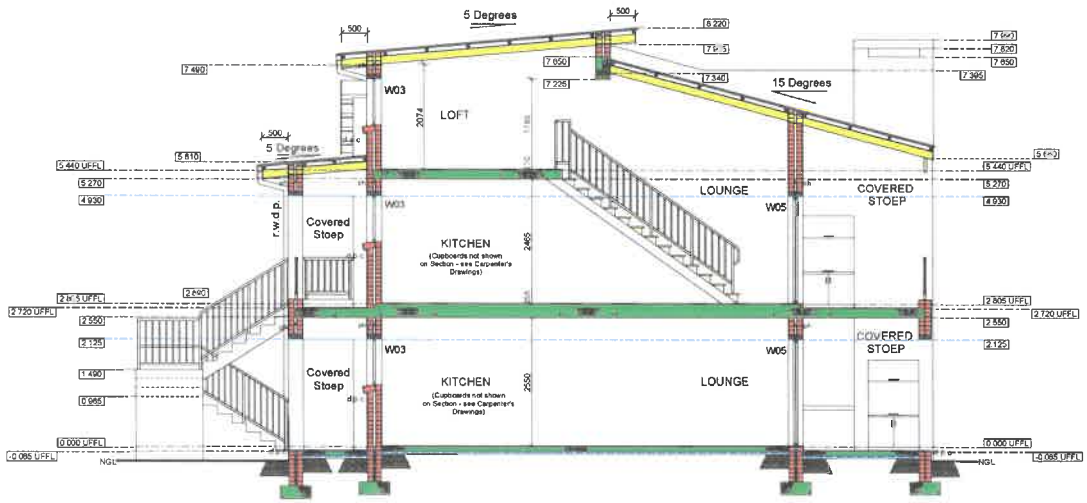
MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60, of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

26/5/2023

DATE SENIOR MANAGER: TOWNPLANNING

DATUM SENIOR BESTUURDER:STADS BEPLANNING



SECTION AA

Scale 1:50

01 - ROOF CONSTRUCTION
Roof pitch 12.5°, 5°
0.53mm S-Profile roofsheeting in Clean COLORSONO Ultra steel, colour. To be confirmed. Metallic coating AZ150 minimum (150g/m²) coating mass, Grade G550 (minimum yeild strength 550 MPa), super polyester paint system, 25um on topside and 10um on reverse side, on 50x76mm S.A. Pine purlins @ maximum 1500mm centres on 152x50mm S.A. Pine bolted trusses as per Manufacturer's Design. Trusses to be built into brick wall @ maximum 1100mm crs. with slip joints and strapped down. Trusses to be wrapped in plastic to create slip joint. Flashing & Ridge capping should be Manufactured from the same material as used for the roofing. Plus. Double sided, reflective aluminium foil insulation with fire retardant properties eg: Sisolation Climasential double sided RV=1.57 fixed between purlins & trusses

02. R.C. ROOF SLAB.
75mm thick approved stone chip on One layer Derbigum SP4 waterproofing membrane, with 75mm side laps and 100mm end laps, sealed to primed surfaces by 'torch-fusion'. On 50mm thick SAGEX EPS laid over Waterproofing to be installed by an Approved Derbigum Contractor under a ten year guarantee. On 20mm thick cement screed to falls and crossfalls on reinforced concrete slab with waterproofing add-mixture as per Engineer's specification & design

PLUS
9.5mm thick taper edge, flush jointed gypsum ceiling boards eg Rhinoboard fixed print side up and fixed with 32mm galvanised clout or semi-clout nails at 150mm crs to 38x75mm SA Pine brandering at 400mm centres. Joints to be taped and ceiling to be skimmed with smooth setting jointing compound eg. Rhinoglide. Paint finish

PLUS
75mm thick Think Pink Aerolite Flexable Fibreglass Blanket laid between ceiling brandering

03. STORMWATER TANK.
Standard 2500-Liter Sentinel Storm water tank installed strictly to Manufacturer's specification. Colour: To be Confirmed

04. SLAB IN BRAAI UNIT
Pre backs laid onto standard precast concrete lintels. Lintel heights by Client. Confirm with Client if a built in braai unit will be used as an alternative

05. HORIZONTAL CEILING.
9.4mm thick taper edge, flush jointed gypsum ceiling boards eg. Rhinoboard fixed print side up and fixed with 32mm galvanised clout or semi-clout nails at 150mm crs to 38x50mm SA Pine brandering at 400mm centres. Joints to be taped and ceiling to be skimmed with smooth setting jointing compound eg. Rhinoglide. Paint finish. Provide 800x600mm ceiling hatch

PLUS
100mm thick thermal and acoustic glass wool insulation eg Aerolite. Laid over ceiling brandering closely fitted between trusses & rafters

06. PITCH CEILING OVER STAIRCASE.
Isoboard high density 32-38 kg /m3 rigid extruded polystyrene 100% closed cell thermal insulation board of 30mm thickness & 600mm wide with tongue & groove joints. Fixed to 38x50mm timber battens @ maximum 1100mm centres with 5mm gap between boards. 50mm thick Think Pink Aerolite Flexable Fibreglass Blanket laid over ceiling brandering closely fitted between trusses

07. CORNICE.
70x50mm polystyrene NMC style C cove cornice, fixed to wall and ceiling with water-based adhesive. Paint finish

08. RAINWATER GOODS
Pre-coated aluminium seamless gutter, size 125x85x0.0mm thick including matching rivet-fixed mitres and end caps internally sealed using Silicon Mastic, hung by nail fixed internal aluminium hangers at 600mm crs with rectangular fluted downpipes, size 75x50x0.0mm thick fixed to walls with pre-painted downpipe clests using nail-in anchor fixings. Colour: to match roofsheeting – Colour to be confirmed

09. FASCIAS.
Everite medium density plain ungrooved Nutec fascia boards, size 250x10mm thick, fixed to timber rafters and 38x38mm timber battens. Twice screwed with 12x40mm countersunk brass screws with PVC H-profile fascia joiner between boards and at board ends. Paint finish. Colour: To be confirmed

10. BARGEBOARDS.
Sheet Metal Bargeboard capping on 200x10mm Nutec bargeboard, fixed to 50x50mm S.A. Pine battens. Paint finish. Colour: To be Confirmed

11. SUPER STRUCTURE.
Standard clay bricks in Class III mortar. Install GUNDLE BRICKGRIP 0.35micron damp proof course in all walls. All joining shall be carried out strictly in accordance with manufacturers instructions. Apply 15mm thick Texture plaster coat finish on external face. Paint finish as per HOA approval. Colour by Prominent Paint, Type I as per sample on site. Non-loadbearing brickwork in superstructure to be Corobrik Imperial clay bricks in Class I mortar. Apply 15m thick texture plaster coat and paint finish. 20mm Sand cement mixture - painted + common bricks Outer Face + 50mm Air Space with 20mm Sand cement mixture - painted Inner face

12. LINTELS
Standard 105x75mm pre-cast concrete lintels spanning over openings in 110 & 230mm thick brick walls. Standard 1x 105x75mm & 1x 175x75mm pre-cast concrete lintels spanning over openings in 280mm thick brick walls

13. WINDOWS
Aluminium frame windows and sliding doors, supplied and installed by Accredited Dealer to AAAMSA performance criteria. Powder coated, colour: to be Confirmed

14. WINDOW SILLS
External: Plastered and painted. Paint finish as per HOA approval. Internal: Plastered and painted. Paint finish as per Client choice

15. DOORS.
Semi solid flush panel interior doors in 90x44mm hardwood frame. Paint finish. Aluminium frame door & sliding door, supplied and installed by Accredited Dealer to AAAMSA performance criteria. Powder coated. Colour: To be Confirmed

16. SKIRTING
Carpet areas: 100x25mm S.A. Pine skirting, furniture grade, nailed to wall and painted or Tiled Areas: 100mm high full body porcelain floor tiles, cut as skirting. Tile edge strip as KIRK MARKETING, code ASE120 Aluminium Straight Edge Trim (10-11mm thick tile)

17. FLOOR CONSTRUCTION.
Floor finish on cement screed and floor finish to be in total 35mm thick on 100mm thick concrete surface bed (10 minimum MPa) on 250MPa micron damp-proof sheeting eg. GUNDLE GUNPLAS GREEN on 50mm thick sandlayer on layers of well compacted fill not exceeding 150mm thick

18. FOUNDATIONS & SUB STRUCTURES.
Foundations as per Engineer's design: 270mm thick walls = 800x250mm concrete strip foundation 230mm thick walls - 700x250mm concrete strip foundation 115mm thick walls = 600x250mm concrete strip foundation. Foundations to be 10MPa on 50mm thick sandlayer. Top of all footings to be minimum 450mm below finished floor level unless otherwise shown

19. PAVING.
200x100x50mm wide Mobicast Cubaus cobble paver, colour: To be confirmed. Paving on 50mm sandlayer on well compacted fill according to Engineers details and specifications with 230x115x50mm approved paving edges. Yard & Pathways: 220x110x50mm concrete pavers on 50mm sandlayer on well compacted fill not exceeding 150mm thick.

20. REINFORCED STRUCTURES.
Reinforced concrete beams, slabs, columns and retaining wall as per Engineer's design. Off shutter concrete to be Smooth. Imperfections such as small lips, bulges, irregularities, surface honey combing and sightsurface discolorations shall be made good and repaired by approved methods. The finish of the concrete to have permissible deviation degree of accuracy II (+-20) All as per Engineer's Specifications

21. DUCT.
110mm Ø drainage pipe, 150mm wide removable Hardwood planking with max. 10mm openings in between on 50x50mm SA pine TBTO treated verticals screwed to wall. Paint finish as per Architect's specification

22. STAIRCASE.
Floor finish on Reinforced concrete staircase as per Engineer's design. Risers = 175mm, Thread = 280mm

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P.O. Box 21129, Noordbrug
Potchefstroom, 2522

PROJECT INFORMATION:

DESCRIPTION:	New Residential Units
CLIENT:	Izandra trading 22 Pty (Ltd)
ADDRESS:	Corner Mitchell & Short Street, George
STAND NUMBER:	ERF 26823

DRAWING TITLE:

SECTION AA

BLOCK B

WARNING:
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CLIENT / OWNER

DATE ISSUED:	September 2022
CHECKED:	L B
DRAWN:	L B
SCALE:	AS SHOWN
PROJECT NUMBER:	202202009
DRAWING NUMBER:	202202009/05

PHYSICAL ADDRESS:	918 James Moroka Ave, Potchefstroom
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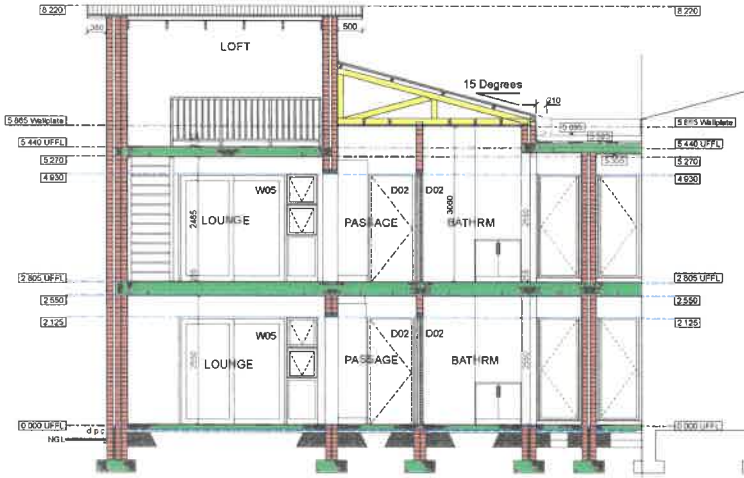


SECTION BB

Scale 1:50

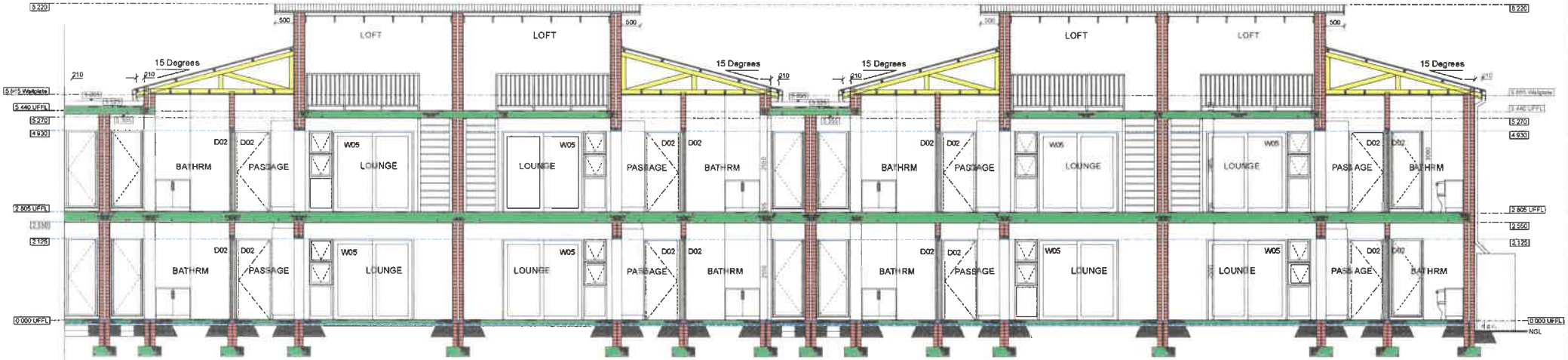
MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60, of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

25/5/2023

DATE SENIOR MANAGER: TOWNPLANNING

DATUM SENIOR BESTUURDER STADS BEPLANNING



SECTION BB -Continues

Scale 1:50

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Potchefstroom. 2522

PROJECT INFORMATION:

DESCRIPTION:	New Residential Units
CLIENT:	Izandra trading 22 Pty (Ltd)
ADDRESS:	Corner Mitchell & Short Street, George
STAND NUMBER:	ERF 28623

DRAWING TITLE:

SECTION BB
BLOCK B

WAIVER:
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CLIENT / OWNER

DATE ISSUED:	September 2022
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SCALE:	AS SHOWN
PROJECT NUMBER:	2022020208
DRAWING NUMBER:	2022020209/06

PHYSICAL ADDRESS:	91B James Moroka Ave, Potchefstroom.
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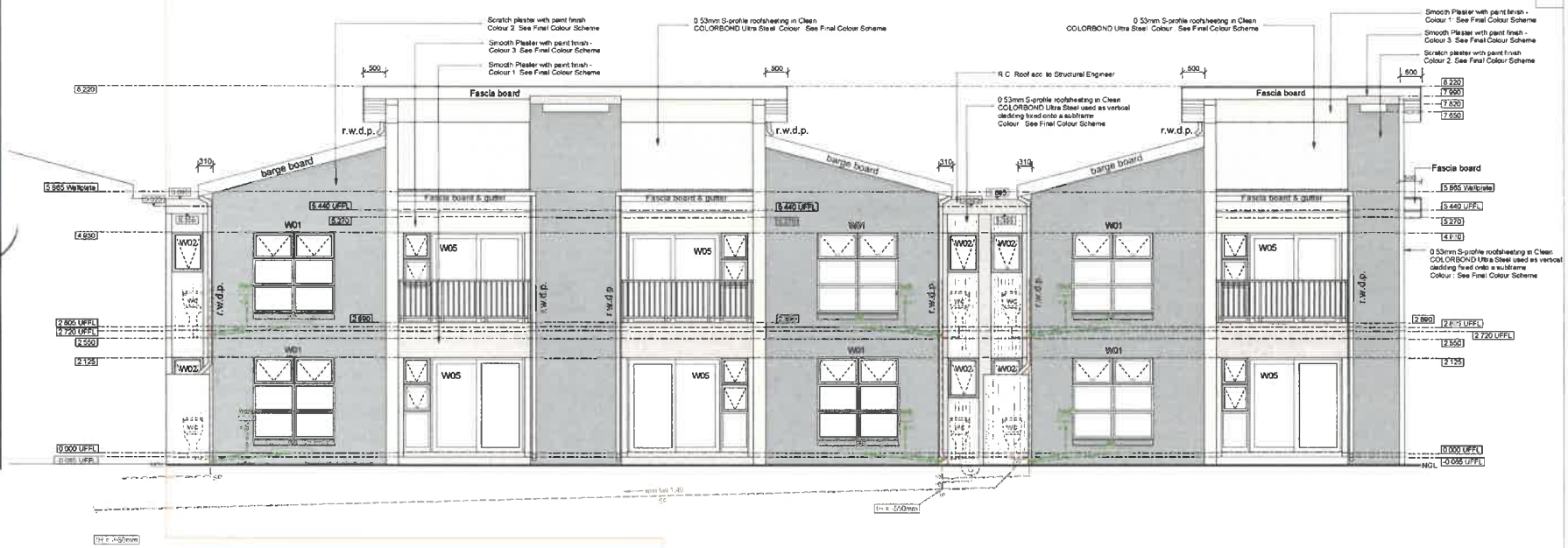
DATE 25/5/2023

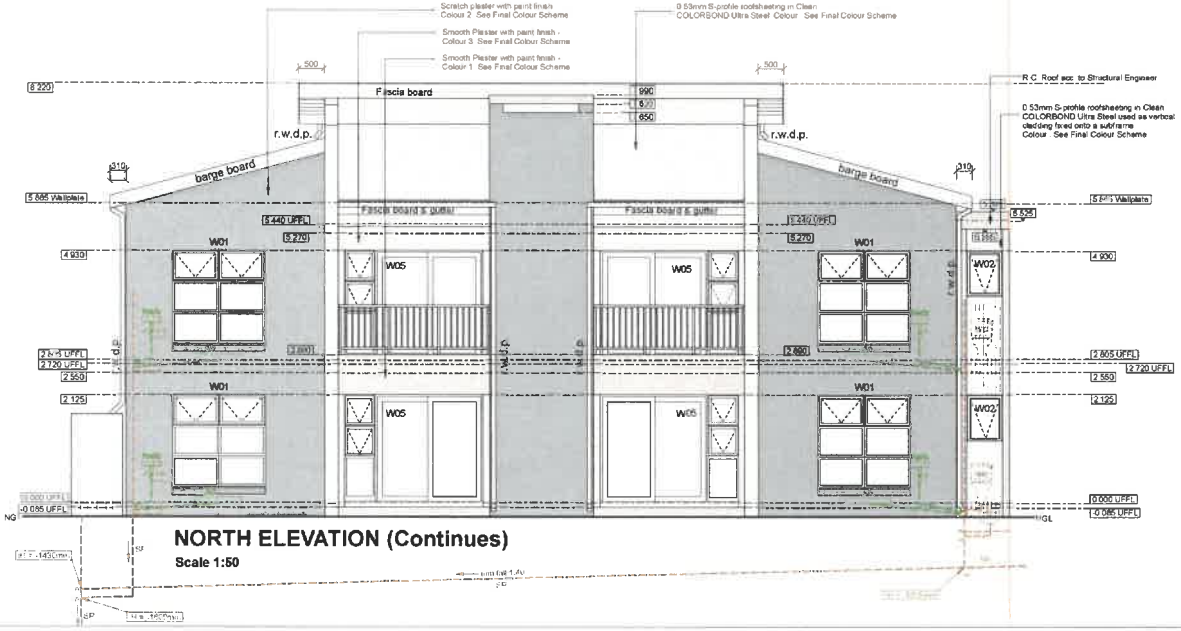
SENIOR MANAGER: TOWNPLANNING

DATUM SENIOR BESTUURDER: STADS BEPLANNING



NORTH ELEVATION

Scale 1:50



NORTH ELEVATION (Continues)

Scale 1:50

GENERAL SPECIFICATIONS IN REGARDS TO SEWAGE:

Standards
All workmanship to be in accordance, with the National Building Regulations and local By-Laws and Standards and Codes of Practice.

All Proprietary Systems to be designed, installed and certified by an accredited Installer or Manufacturer.

Plumbing Notes
All Plumbing work to be undertaken by a Professional and Registered Plumber.

Hot Water Systems Notes
HOT WATER INSTALLATION:(IN ACCORDANCE TO SANS 10400-XA (4.1) & SANS 204-1 (4.5))
- a minimum of 50% volume of annual average hot water heating requirements shall be provided by means other than electrical resistance heating, (including but not limited to solar heating, heat pumps and heat recovery from other systems or processes).

- hot water should be minimum and the system maintained in accordance with the requirements of sans 10252-1.

- all exposed pipes to and from the hot water cylinders and central heating systems shall be insulated with pipe material which shall be:
protected against the effects of water & sunlight
be able to withstand the temperatures within the piping, and
achieve the min. r-value of r1 of sans 10400-xa
the piping insulation requirement do not apply to space heating piping
located within the space being heated where the piping is to be provide the heating to that space or
encased within a concrete floor slab or in masonry.
these pipes shall comply with sans-10252-1.
piping to be insulated includes all flow & return piping, cold water supply piping within 1.0m of the connection to the heating or cooling system and pressure relief piping within 1.0m of the connection to the heating or cooling system. where possible, length of pipe runs should be minimized.

GENERAL SPECIFICATIONS IN REGARDS TO SEWAGE:

Standards
All workmanship to be in accordance, with the National Building Regulations and local By-Laws and Standards and Codes of Practice.

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PROVISION OF GULLIES
Subject to the requirements contained in subrules PP23.2, PP23.3 and PP23.4,any drainage installation shall be provided with one gully.

(a) The head of any such gully shall consist of -

(i) an overflow fitting covered with a removable cover which fits over the gully head and that permits overflow through a cross-sectional area not less than that of the trap of such gully, but that prevents the ingress of foreign matter directly from above; or

(ii) a Hoopper covered with a removable grating set in the gully head and the spaces between the bars of such grating shall be not less than 10 mm or more than 12 mm wide and shall provide an effective open area through such bars not less than the minimum cross-sectional area of the trap of such gully: Provided that such gully head may be dished, in which case the overflow level of such dish shall be not less than 75 mm above the level of the grating of such gully.

(b) The overflow level of any such gully shall be not less than -

(i) 150 mm below the crown of the lowest trap serving any sanitary fixture in such Installation: Provided that this requirement shall not apply to any sanitary fixture where its discharge is raised;

(ii) 150 mm above the surrounding ground or 50 mm above any permanent surrounding paving and such paving shall ensure drainage away from such gully.

(c) The following requirements shall apply with regard to the trap of any such gully:

(i) The nominal diameter PVC equivalent to its minimum cross-sectional area and the depth of its water seal shall be in accordance with the requirements contained in subrule PP22.4;

(ii) the surface level of the water in such gully shall be not more than 500 mm below the overflow level of such gully where such gulley is a dished gully; and

(iii) the water seal in such gully shall be maintained by me

P. DRAINAGE:
the design of the drainage system is in accordance with the detailed requirements of sans 10400-p.

NOTE REGARDING DRAINAGE

- Minimum x1 100mm Ø open vent pipe required to each drainage course. The OVP must be at least 100mm above roof,
- Ventilation pipes required at 6m intervals.
- Gulley must be 150mm above Natural Ground Level or 50mm above Finished Ground Level.

DISCHARGE PIPE SIZES FOR SANITARY FITTINGS	
HWB	50mm DIA WASTE PIPE
BATH	50mm DIA WASTE PIPE
SHOWER	50mm DIA WASTE PIPE
SINK	50mm DIA WASTE PIPE
DW	50mm DIA WASTE PIPE
WM	50mm DIA WASTE PIPE
WC	100mm DIA SOIL PIPE
All discharge fittings filled with ventilation valves if not ventilated by ventilation pipes	

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PROJECT INFORMATION:

DESCRIPTION:	New Residential Units
CLIENT:	Izandra trading 22 Pty (Ltd)
ADDRESS:	Corner Mitchell & Short Street, George
STAND NUMBER:	ERF 28823

DRAWING TITLE:

NORTH ELEVATION
BLOCK B

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CLIENT / OWNER

DATE ISSUED:	September 2022
CHECKED:	L.B
DRAWN:	L.B
SCALE:	AS SHOWN
PROJECT NUMBER:	202202009
DRAWING NUMBER:	202202009/07

PHYSICAL ADDRESS:	918 James Moraka Ave, Potchefstroom.
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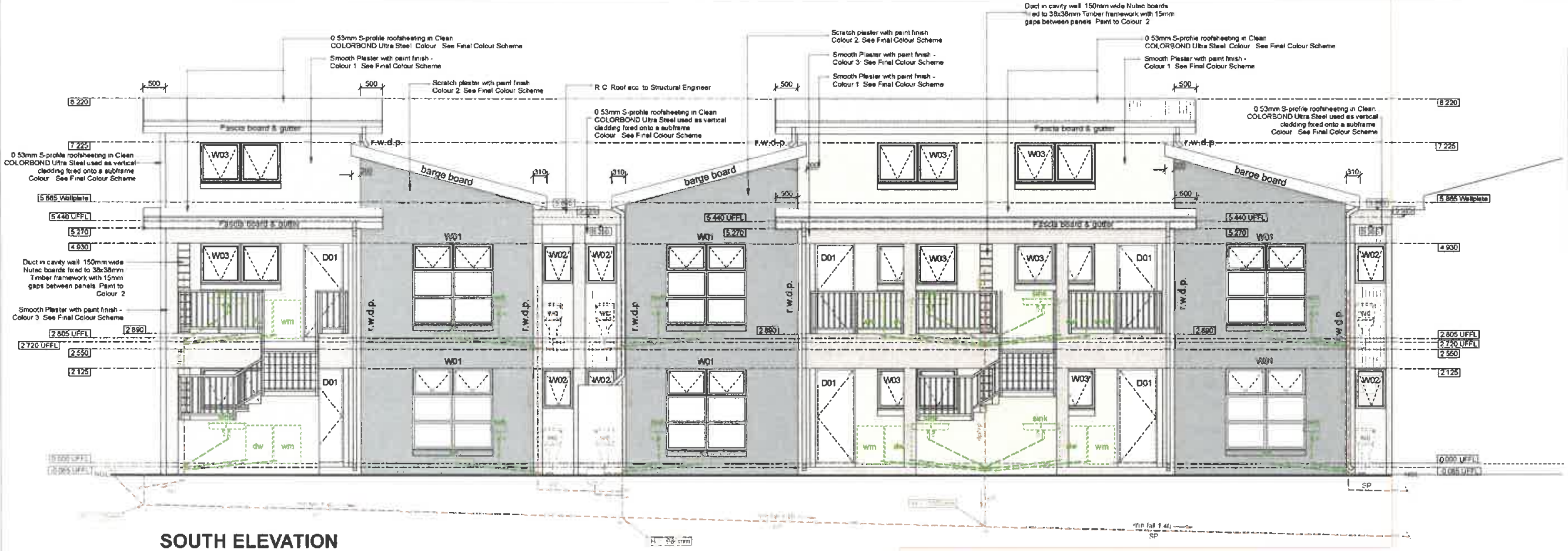
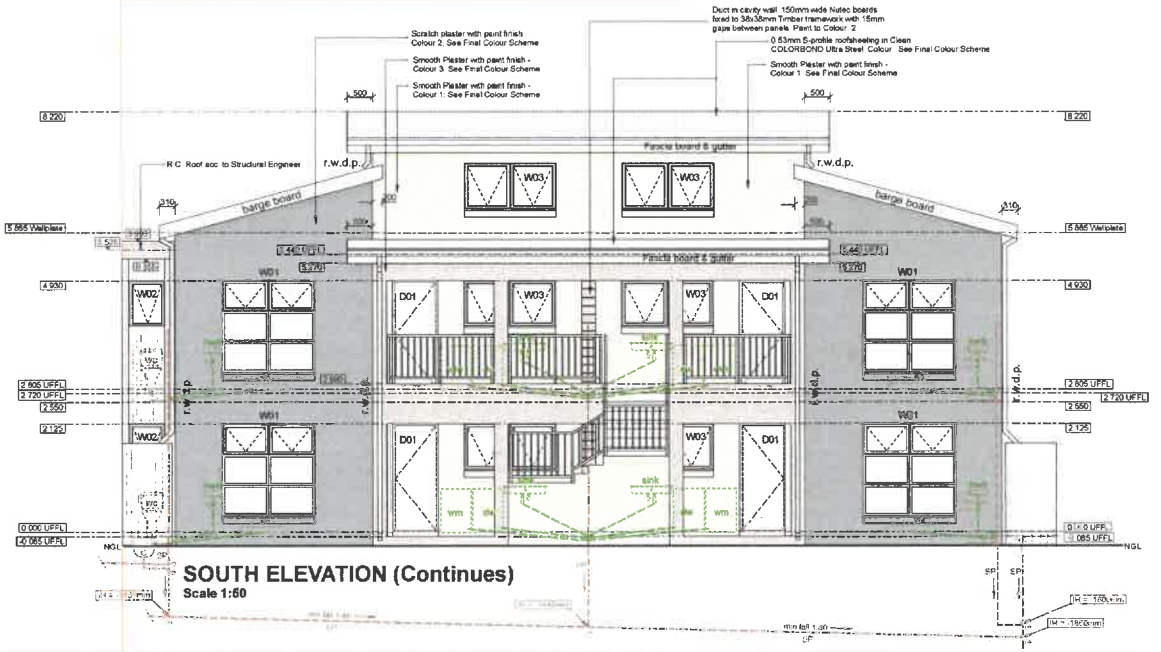


SOUTH ELEVATION

Scale 1:50



SOUTH ELEVATION (Continues)

Scale 1:50

GENERAL SPECIFICATIONS IN REGARDS TO SEWAGE:

Standards
All workmanship to be in accordance, with the National Building Regulations and local By-Laws and Standards and Codes of Practice.

All Proprietary Systems to be designed, installed and certified by an accredited Installer or Manufacturer.

Plumbing Notes
All Plumbing work to be undertaken by a Professional and Registered Plumber.

Hot Water Systems Notes
HOT WATER INSTALLATION:(IN ACCORDANCE TO SANS 10400-XA (4.1) & SANS 204-1 (4.5))
- a minimum of 50% volume of annual average hot water heating requirements shall be provided by means other than electrical resistance heating. (including but not limited to solar heating, heat pumps and heat recovery from other systems or processes).

- hot water should be minimum and the system maintained in accordance with the requirements of sans 10252-1.

- all exposed pipes to and from the hot water cylinders and central heating systems shall be insulated with pipe material which shall be:
protected against the effects of water & sunlight
be able to withstand the temperatures within the piping, and
achieve the min. r-value of r1 of sans 10400-xa
the piping insulation requirement do not apply to space heating piping
located within the space being heated where the piping is to be provide the heating to that space or
encased within a concrete floor slab or in masonry.
these pipes shall comply with sans-10252-1.
piping to be insulated includes all flow & return piping, cold water supply piping within 1.0m of the connection to the heating or cooling system and pressure relief piping within 1.0m of the connection to the heating or cooling system. where possible, length of pipe runs should be minimized.

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All workmanship to be in accordance, with the National Building Regulations and local By-Laws and Standards and Codes of Practice.

All Proprietary Systems to be designed, installed and certified by an accredited Installer or Manufacturer.
PROVISION OF GULLIES
Subject to the requirements contained in subrules PP23.2, PP23.3 and PP23.4,any drainage installation shall be provided with one gully.

(a) The head of any such gully shall consist of -

(i) an overflow fitting covered with a removable cover which fits over the gully head and that permits overflow through a cross-sectional area not less than that of the trap of such gully, but that prevents the ingress of foreign matter directly from above; or

(ii) a Hoopper covered with a removable grating set in the gully head and the spaces between the bars of such grating shall be not less than 10 mm or more than 12 mm wide and shall provide an effective open area through such bars not less than the minimum cross-sectional area of the trap of such gully: Provided that such gully head may be dished, in which case the overflow level of such dish shall be not less than 75 mm above the level of the grating of such gully.

(b) The overflow level of any such gully shall be not less than -

(i) 150 mm below the crown of the lowest trap serving any sanitary fixture in such installation: Provided that this requirement shall not apply to any sanitary fixture where its discharge is raised;

(ii) 150 mm above the surrounding ground or 50 mm above any permanent surrounding paving and such paving shall ensure drainage away from such gully.

(c) The following requirements shall apply with regard to the trap of any such gully:

(i) The nominal diameter PVC equivalent to its minimum cross-sectional area and the depth of its water seal shall be in accordance with the requirements contained in subrule PP22.4;

(ii) the surface level of the water in such gully shall be not more than 500 mm below the overflow level of such gully where such gulley is a dished gully; and

(iii) the water seal in such gully shall be maintained by me

P. DRAINAGE:
the design of the drainage system is in accordance with the detailed requirements of sans 10400-p.

NOTE REGARDING DRAINAGE

- Minimum x1 100mm Ø open vent pipe required to each drainage course. The OVP must be at least 100mm above roof.
- Ventilation pipes required at 6m intervals.
- Gulley must be 150mm above Natural Ground Level or 50mm above Finished Ground Level.

DISCHARGE PIPE SIZES FOR SANITARY FITTINGS	
HWB	50mm DIA WASTE PIPE
BATH	50mm DIA WASTE PIPE
SHOWER	50mm DIA WASTE PIPE
SINK	50mm DIA WASTE PIPE
DW	50mm DIA WASTE PIPE
WM	50mm DIA WASTE PIPE
WC	100mm DIA SOIL PIPE

All discharge fittings fitted with ventilation valves if not ventilated by ventilation pipes

MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60, of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

25/5/2023

DATE / DATUM

SENIOR MANAGER: TOWNPLANNING
SENIOR BESTUURDER:STADS BEPLANNING

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P.O. Box 21129, Noordbrug
Potchefstroom, 2522

PROJECT INFORMATION:

DESCRIPTION:	New Residential Units
CLIENT:	Izandra trading 22 Pty (Ltd)
ADDRESS:	Corner Mitchell & Short Street, George
STAND NUMBER:	ERF 28623

DRAWING TITLE:

SOUTH ELEVATION
BLOCK B

WAIVER:
It is acknowledged and understood that any submissions which are approved, do not include automatic approval of any plan and/or structure, which may deviate from any requirement in the Design Guidelines. For any such deviation, the application is to be accompanied by a fully motivated waiver application requesting such extra approval. Only once such Waiver application is approved, may such deviation be included on the plans submitted. No waiver granted in this process will create a precedent for approval of future waiver applications or be construed to modify the rules in any way.
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CLIENT / OWNER

DATE ISSUED:	September 2022
CHECKED:	L B
DRAWN:	L B
SCALE:	AS SHOWN
PROJECT NUMBER:	202202009
DRAWING NUMBER:	20220200906

PHYSICAL ADDRESS:	91B James Moroka Ave, Potchefstroom.
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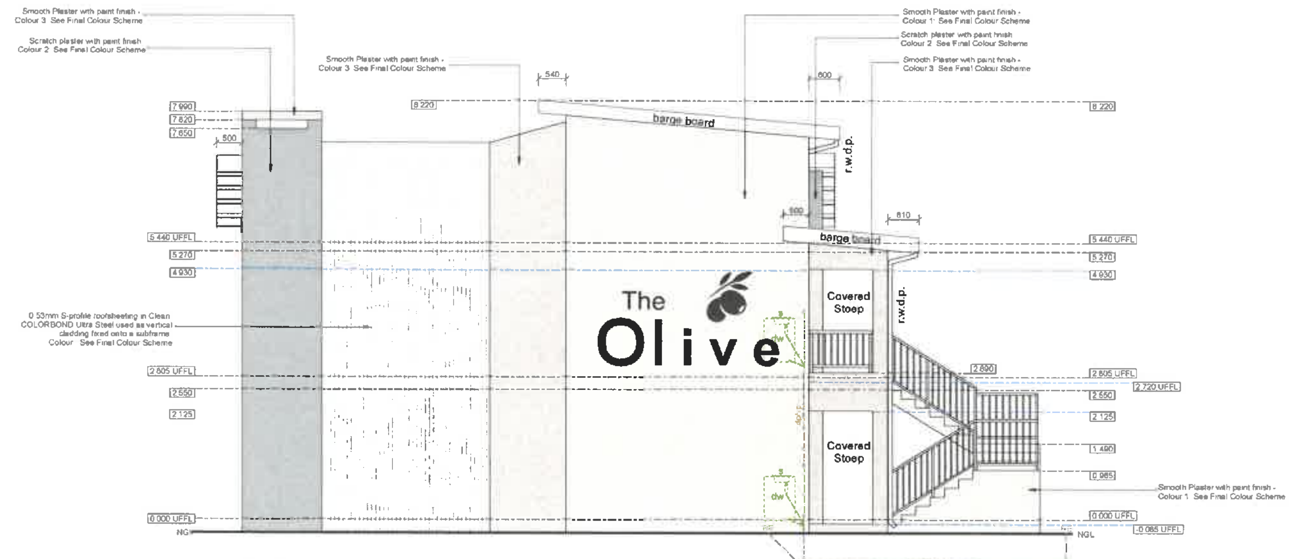
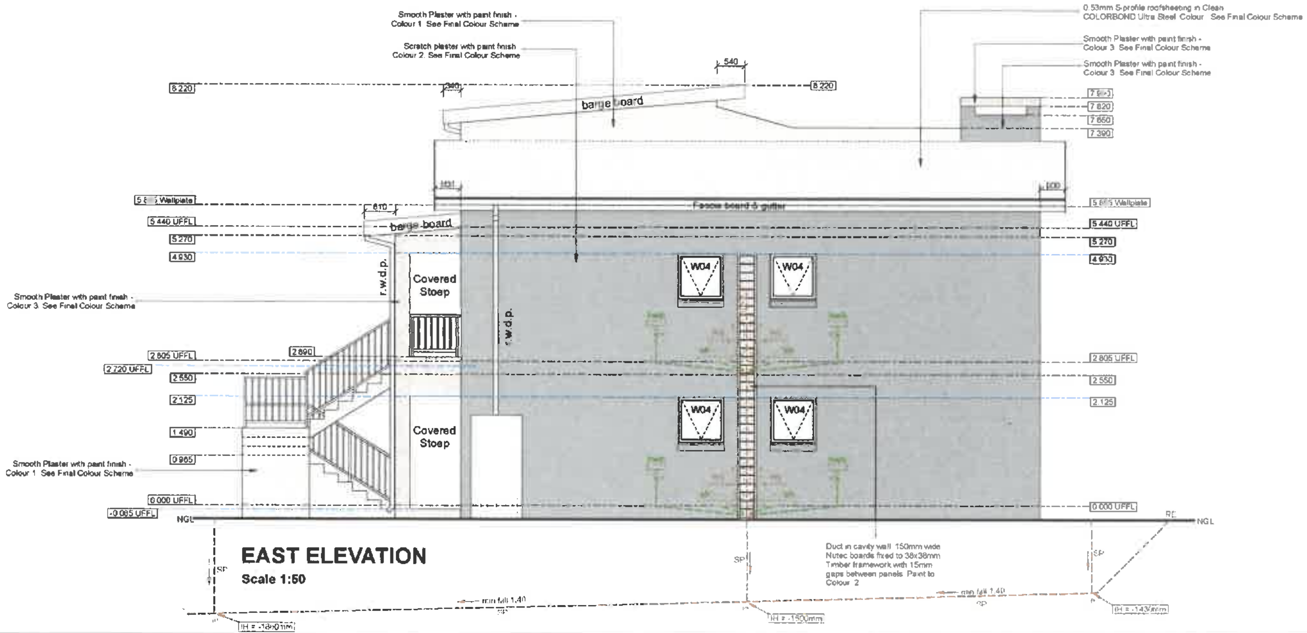


WEST ELEVATION
Scale 1:50



EAST ELEVATION
Scale 1:50

A1

01 - ROOF CONSTRUCTION
Roof pitch 12.5°, 5°
0.53mm S-Profile roofsheeting in Clean COLORBOND Ultra steel, colour: To be confirmed. Metallic coating AZ150 minimum (150g/m²) coating mass, Grade G550 (minimum yield strength 550 MPa), super polyester paint system, 25um on topside and 10um on reverse side, on 50x76mm S.A. Pine purlins @ maximum 1500mm centres on 152x50mm S.A. Pine bolted trusses as per Manufacturer's Design. Trusses to be built into brick wall @ maximum 1100mm crs. with slip joints and strapped down. Trusses to be wrapped in plastic to create slip joint. Flashing & Ridge capping should be Manufactured from the same material as used for the roofing. Plus: Double sided, reflective aluminium foil insulation with fire retardant properties eg: Sisolation Climesential double sided RV=1,57 fixed between purlins & trusses

02. R.C. ROOF SLAB.
75mm thick approved stone chip on One layer Derbigum SP4 waterproofing membrane, with 75mm side laps and 100mm end laps, sealed to primed surface by 'torch-fusion'. On 50mm thick SAGEX EPS laid over Waterproofing to be installed by an Approved Derbigum Contractor under a ten year guarantee. On 20mm thick cement screed to falls and crossfalls on reinforced concrete slab with waterproofing add-mixture as per Engineer's specification & design

PLUS
9.5mm thick taper edge, flush jointed gypsum ceiling boards eg: Rhinoboard fixed print side up and fixed with 32mm galvanised clout or semi-clout nails at 150mm crs to 38x75mm SA Pine brandering at 400mm centres. Joints to be taped and ceiling to be skimmed with smooth setting jointing compound eg. Rhinoglide. Paint finish

PLUS
75mm thick Think Pink Aerolite Flexable Fibreglass Blanket laid between ceiling brandering

03. STORMWATER TANK.
Standard 2500-liter Slimline Storm water tank.
Installed strictly to Manufacturer's specification. Colour: To be Confirmed

04. SLAB IN BRAAI UNIT
Fire bricks laid onto standard precast concrete lintels. Lintel heights by Client. Confirm with Client if a build in braai unit will be used as an alternative

05. HORIZONTAL CEILING.
6.4mm thick taper edge, flush jointed gypsum ceiling boards eg. Rhinoboard fixed print side up and fixed with 32mm galvanised clout or semi-clout nails at 150mm crs to 38x50mm SA Pine brandering at 400mm centres. Joints to be taped and ceiling to be skimmed with smooth setting jointing compound eg. Rhinoglide. Paint finish. Provide 600x600mm ceiling hatch

PLUS
100mm thick thermal and acoustic glass wool insulation eg Aerolite. Laid over ceiling brandering closely fitted between trusses & rafters

06. PITCH CEILING OVER STAIRCASE.
Isoboard high density 32-36 kg/m3 rigid extruded polystyrene 100% closed cell thermal insulation board of 30mm thickness & 600mm wide with tongue & groove joints Fixed to 38x50mm timber battens @ maximum 1100mm centres with 5mm gap between boards. 50mm thick Think Pink Aerolite Flexable Fibreglass Blanket laid over ceiling brandering closely fitted between trusses.

07. CORNICE.
70x50mm polystyrene NMC style C cove cornice, fixed to wall and ceiling with water-based adhesive, Paint finish

08. RAINWATER GOODS
Pre-coated aluminium seamless gutter, size 125x85x0,6mm thick including matching rivet-fixed mitres and end caps internally sealed using Silicon Mastic, hung by nail fixed internal aluminium hangers at 600mm crs with rectangular fluted downpipes, size 75x50x0,6mm thick fixed to walls with pre-painted downpipe cleats using nail-in anchor fixings. Colour: to match roofsheeting – Colour to be confirmed

09. FASCIAS.
Everite medium density plain ungrooved Nutec fascia boards, size 250x10mm thick, fixed to timber rafters and 38x38mm timber battens. Twice screwed with 12x40mm countersunk brass screws with PVC H-profile fascia joiner between boards and at board ends. Paint finish. Colour: To be confirmed

10. BARGEBOARDS.
Sheet Metal Bargeboard capping on 200x10mm Nutec bargeboard, fixed to 50x50mm S.A. Pine battens. Paint finish. Colour: To be Confirmed

11. SUPER STRUCTURE.
Standard clay bricks in Class III mortar. Install GUNDLE BRICKGRIP 0.35micron damp proof course in all walls. All joining shall be carried out strictly in accordance with manufacturers instructions. Apply 15m thick Texture plaster coat finish on external face. Paint finish as per HOA approval. Colour by Prominent Paint, Type I as per sample on site. Non-loadbearing brickwork in superstructure to be Corobrik Imperial clay bricks in Class I mortar. Apply 15m thick texture plaster coat and paint finish 20mm Sand cement mixture - painted + common bricks Outer Face + 50mm Air Space with 20mm Sand cement mixture - painted inner face

12. LINTELS
Standard 105x75mm pre-cast concrete lintels spanning over openings in 110 & 230mm thick brick walls Standard 1x 105x75mm & 1x 175x75mm pre-cast concrete lintels spanning over openings in 280mm thick brick walls

13. WINDOWS
Aluminium frame windows and sliding doors, supplied and installed by Accredited Dealer to AAAMSA performance criteria. Powder coated, colour: to be Confirmed

14. WINDOW SILLS
External: Plastered and painted. Paint finish as per HOA approval
Internal: Plastered and painted. Paint finish as per Client choice

15. DOORS
Semi solid flush panel interior doors in 90x44mm hardwood frame. Paint finish. Aluminium frame door & sliding door, supplied and installed by Accredited Dealer to AAAMSA performance criteria. Powder coated Colour: To be Confirmed

16. SKIRTING
Carpet areas: 100x25mm S.A. Pine skirting, furniture grade, nailed to wall and painted or Tiled Areas: 100mm high full body porcelain floor tiles, cut as skirting. Tile edge strip as KIRK MARKERTING, code ASE120 Aluminium Straight Edge Trim (10-11mm thick tile)

17. FLOOR CONSTRUCTION.
Floor finish on cement screed and floor finish to be in total 35mm thick on 100mm thick concrete surface bed (10 minimum MPa) on 250MPa micron damp proof sheeting eg. GUNDLE GUNPLAS GREEN on 50mm thick sandlayer on layers of well compacted fill not exceeding 150mm thick

18. FOUNDATIONS & SUB STRUCTURES.
Foundations as per Engineer's design. 270mm thick walls = 800x250mm concrete strip foundation 230mm thick walls - 700x250mm concrete strip foundation 115mm thick walls = 600x250mm concrete strip foundation. Foundations to be 10MPa on 50mm thick sandlayer. Top of all footings to be minimum 450mm below finished floor level unless otherwise shown.

19. PAVING.
200x100x50mm wide Mobicast Oubaai cobble paver, colour: To be confirmed. Paving on 50mm sandlayer on well compacted fill according to Engineers details and specifications with 230x115x50mm approved paving edges. Yard & Pathways: 220x110x50mm concrete pavers on 50mm sandlayer on well compacted fill not exceeding 150mm thick.

20. REINFORCED STRUCTURES.
Reinforced concrete beams, slabs, columns and retaining wall as per Engineer's design. Off shutter concrete to be Smooth: Imperfections such as small fins, bulges, irregularities, surface honey combing and slight surface discolorations shall be made good and repaired by approved methods. The finish of the concrete to have permissible deviation degree of accuracy II (+-20) All as per Engineer's Specifications

21. DUCT.
110mm Ø drainage pipe, 150mm wide removable Hardwood planking with max. 10mm openings in between on 50x50mm SA pine TBTO treated verticals screwed to wall. Paint finish as per Architect's specification

22. STAIRCASE.
Floor finish on Reinforced concrete staircase as per Engineer's design
Risers = 175mm, Thread = 280mm

MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60, of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

25/5/2023 .... [signature] ....

DATE / DATUM — SENIOR MANAGER: TOWNPLANNING / SENIOR BESTUURDER:STADS BEPLANNING

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Potchefstroom. 2522

PROJECT INFORMATION:

DESCRIPTION:	New Residential Units
CLIENT:	Izandra trading 22 Pty (Ltd)
ADDRESS:	Corner Mitchell & Short Street, George
STAND NUMBER:	ERF 28623

DRAWING TITLE:

WEST ELEVATION
EAST ELEVATION
BLOCK B

WAIVER:
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CLIENT / OWNER

DATE ISSUED:	September 2022
CHECKED:	L.B
DRAWN:	L.B
SCALE:	AS SHOWN
PROJECT NUMBER:	20220209
DRAWING NUMBER:	20220209/09

PHYSICAL ADDRESS:	91B James Moroka Ave, Potchefstroom.
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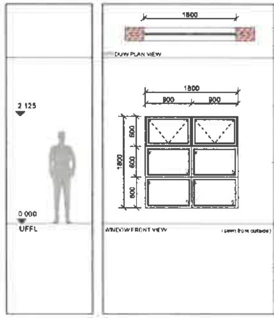
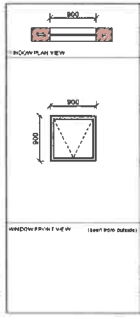
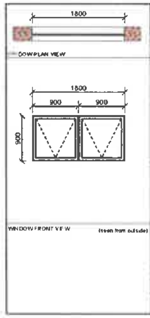
A1



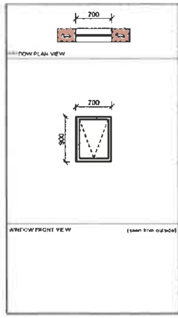
Window Number	W1
Catalogue Number	Custom
Quantity	20
Frame	CASEMENT 30.5 Custom Top Hung aluminium window overall size 1800mm x 1800mm able to meet the mechanical performance requirements of SANSA 613 Plugged or screwed to brickwork
Finish	Surfaces to recieve 60-80um Matt epoxy coating (for architectural applications), supplied by a manufacturer complying with SANS 1578 and applied in accordance with SANS 1796 by an approved applicator. Colour to be confirmed
Glass	6.38mm clear safety glass, including clip-on glazing beads with neoprene seals. Glazing shall be executed strictly in conformance with glass manufacturer's recommendations and SANS 10137 2011 all in accordance with SANS 10400 Parts B,N & XA
Ironmongery	2 x Aluminium Top hung Friction Stays plugged, screwed and sealed to brickwork or concrete - in accordance with AAAMSA Selection Guide for Glazed Aluminium Architectural Aluminium Products - June 2008
Sill Inside	Plastered Sill
Sill Outside	Facebrick-on-edge plastered
Location	Main Bedroom (x10), Bedroom 1 (x10)



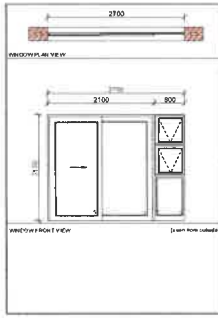
Window Number	W2
Catalogue Number	Custom
Quantity	4
Frame	CASEMENT 30.5 Custom Top Hung aluminium window overall size 900mm x 900mm able to meet the mechanical performance requirements of SANSA 613 Plugged or screwed to brickwork
Finish	Surfaces to recieve 60-80um Matt epoxy coating (for architectural applications), supplied by a manufacturer complying with SANS 1578 and applied in accordance with SANS 1796 by an approved applicator. Colour to be confirmed
Glass	6.36mm clear float glass, (with obscure film) including clip-on glazing beads with neoprene seals. Glazing shall be executed strictly in conformance with glass manufacturer's recommendations and SANS 10137 2011 all in accordance with SANS 10400 Parts B,N & XA
Ironmongery	1 x Aluminium Top hung Friction Stay plugged, screwed and sealed to brickwork or concrete - in accordance with AAAMSA Selection Guide for Glazed Aluminium Architectural Aluminium Products - June 2008
Sill Inside	Plastered Sill
Sill Outside	Facebrick-on-edge plastered
Location	Bathroom (x2), En-Suite (x2)



Window Number	W3
Catalogue Number	Custom
Quantity	15
Frame	Fixed aluminium shopfront overall size 1800mm x 900mm able to meet the mechanical performance requirements of SANSA 613 Plugged or screwed to brickwork
Finish	Surfaces to recieve 60-80um Matt epoxy coating (for architectural applications), supplied by a manufacturer complying with SANS 1578 and applied in accordance with SANS 1796 by an approved applicator. Colour to be confirmed
Glass	6.38mm clear float glass, including clip-on glazing beads with neoprene seals. Glazing shall be executed strictly in conformance with glass manufacturer's recommendations and SANS 10137 2011 all in accordance with SANS 10400 Parts B,N & XA
Ironmongery	2 x Aluminium Top hung Friction Stays plugged, screwed and sealed to brickwork or concrete - in accordance with AAAMSA Selection Guide for Glazed Aluminium Architectural Aluminium Products - June 2008
Sill Inside	Plastered Sill
Sill Outside	Facebrick-on-edge plastered
Location	Kitchen (x10), Loft (x5)

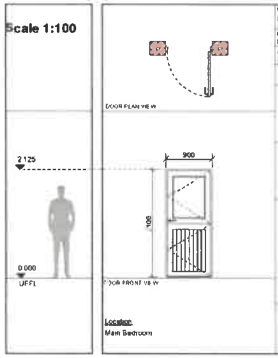


Window Number	W4
Catalogue Number	Custom
Quantity	16
Frame	CASEMENT 30.5 Custom Top Hung aluminium window overall size 700mm x 900mm able to meet the mechanical performance requirements of SANSA 613. Plugged or screwed to brickwork
Finish	Surfaces to recieve 60-80um Matt epoxy coating (for architectural applications), supplied by a manufacturer complying with SANS 1578 and applied in accordance with SANS 1796 by an approved applicator. Colour to be confirmed
Glass	6.38mm clear float glass, (with obscure film) including clip-on glazing beads with neoprene seals. Glazing shall be executed strictly in conformance with glass manufacturer's recommendations and SANS 10137:2011 all in accordance with SANS 10400 Parts B,N & XA
Ironmongery	1 x Aluminium Top hung Friction Stay plugged, screwed and sealed to brickwork or concrete - in accordance with AAAMSA Selection Guide for Glazed Aluminium Architectural Aluminium Products - June 2008
Sill Inside	Plastered Sill
Sill Outside	Facebrick-on-edge plastered
Location	Bathroom (x8), En-Suite (x8)



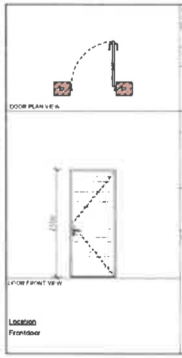
Window Number	W5
Catalogue Number	Custom
Quantity	sidelight left (x8) & sidelight right (x4)
Frame	Aluminium sliding door with sidelight, overall size 2700mm x 2100mm able to meet the mechanical performance requirements of SANSA 613 Plugged or screwed to brickwork
Finish	Surfaces to recieve 60-80um Matt epoxy coating (for architectural applications), supplied by a manufacturer complying with SANS 1578 and applied in accordance with SANS 1796 by an approved applicator. Colour to be confirmed
Glass	6.38mm clear safety glass, including clip-on glazing beads with neoprene seals. Glazing shall be executed strictly in conformance with glass manufacturer's recommendations and SANS 10137 2011 all in accordance with SANS 10400 Parts B,N & XA
Ironmongery	2 x Aluminium Top hung Friction Stays plugged, screwed and sealed to brickwork or concrete - in accordance with AAAMSA Selection Guide for Glazed Aluminium Architectural Aluminium Products - June 2008
Sill Inside	Plastered Sill
Sill Outside	Facebrick-on-edge plastered
Location	Kitchen, Loft

Scale 1:100



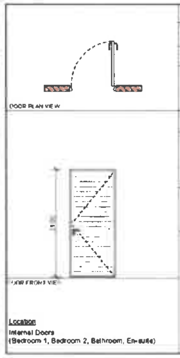
Window Number	W6
Catalogue Number	Custom
Quantity	Left Hand = 4 Right Hand = 6
Frame	Single Door - 900mm x 2125mm aluminium frame stable door
Finish	Surfaces to recieve 60-80um Matt epoxy coating (for architectural applications), supplied by a manufacturer complying with SANS 1578 and applied in accordance with SANS 1796 by an approved applicator. Colour to be confirmed
Glass	[illegible] mm clear safety glass, including clip-on glazing beads with neoprene seals. Glazing shall be executed strictly in conformance with glass manufacturer's recommendations and SANS 10137 2011 all in accordance with SANS 10400 Parts B,N & XA
Ironmongery	**Lockset** "Iseo code 207553 2" cylinder mortice lock with "Iseo code 8209930309" 60mm nickle plated F5 privacy knob Cylinder **Pull Lever** Stainless steel Umes pull lever on Coupe plate, 60mm nickel plated cylinder-profile and all additional studding, trimming etc **Hinges** 3 stainless steel medium duty butt hinges
Location	Main Bedroom (x1)

Location
Main Bedroom



Door Number	D1
Description	813mm x 2032mm solid single door
Quantity	Left Hand = 4 Right Hand = 8
Door Frame	70mm x 94mm Meranti frame with 13mm x 47mm rebate for hinge door and patent rubber gasket in all frames around all doors
Door Swing/ Hinges Sides	Left Hand = 1 Right Hand = 1
Door Finish	Standard 813mm x 2032mm x 44mm interior semi-solid flush panel door with horizontal grooves with Sapele veneer both sides with hardwood edges (supplied by Swartland or similar approved). Apply two coats of Timba Perservative paint
Glazing	None
Ironmongery	**Lockset** "Iseo code 207533 2" cylinder mortice lock with "Iseo code 820930309" 60mm nickle double cylinder-profile **Pull Lever** According to Client **Hinges** 1 pair of steel medium duty butt hinges **Doorstop** "Union code 5700185" or similar approved stainless steel door stop plugged to floor

Location
Frontdoor



Door Number	D2
Description	813mm x 2032mm semi solid single door
Quantity	Left Hand = 24 Right Hand = 18
Door Frame	70mm x 94mm Meranti frame with 13mm x 47mm rebate for hinge door and patent rubber gasket in all frames around all doors
Door Swing/ Hinges Sides	Left Hand = 2 Right Hand = 2
Door Finish	Standard 813mm x 2032mm x 44mm interior semi-solid flush panel door with horizontal grooves with Sapele veneer both sides with hardwood edges (supplied by Swartland or similar approved). Apply two coats of Timba Perservative paint
Glazing	None
Ironmongery	**Lockset** "Iseo code 207533 2" cylinder mortice lock with "Iseo code 820930309" 60mm nickle double cylinder-profile **Pull Lever** According to Client **Hinges** 1 pair of steel medium duty butt hinges **Doorstop** "Union code 5700185" or similar approved stainless steel door stop plugged to floor

Location
Internal Doors
(Bedroom 1, Bedroom 2, Bathroom, En-suite)

NOTES

Burglar bars to be internal according to manufacturer's specifications and in simple rectangular design

Glazing according to manufacturer's and should comply to part N of NBR and markers should be provided on all sliding doors

Before manufacturing, ALL windows must be measured and double checked on site, due to amendments that might occur on site

Use expanding foam around frames to fill openings to improve & mitigate air & water leakage

Windows
- Lintel above all doors and windows
- All glazing, other than bathrooms, to be 4mm clear float glass unless otherwise specified
- Glazing to ablution windows to be obscure glass

Doors
- Lintel above all doors and windows
- All doors to be safetey glass throughout

Safety glass required in windows, where glazing occurs immediately above and within 1.6m horizontally or vertically from a bath or shower.

GENERAL NOTES REGARDING WINDOW INSTALLATION:
SANS 10400-N:2012
Edition 3.1 National Building Regulations

Part N: Glazing
N1 Type and Fixing of Glazing
(1) Any material used in the glazing of any building shall be of a secure and durable type and shall be fixed in a manner and position that will ensure that it will –
(a) safely sustain any wind actions which can reasonably be expected,
(b) not allow penetration of water to the interior of the building, and
(c) be apparent, in the case of clear glazing, to any person approaching such glazing

(2) Glass, plastics and organic coated glass shall be selected in order to provide, in the case of human impact, a degree of safety appropriate in relation to –
(a) the position of the glazed area; and
(b) the number and likely behaviour pattern of persons expected to be in close proximity to such glazed area
(3) The requirements of sub regulations (1) and (2) shall be deemed to be satisfied where the glazing material is selected, fixed and marked in accordance with SANS 10400-N

SANS 10400-N 2012
Edition 3.1
4.2 Glazing installations
4.2.1 Glazing materials shall comprise either glass that complies with the testing

... 3 for wind and ... of SANS

butt joints of ... ive overall ... e strength of

... nafore panels ... on all sides

... r on two

MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60, of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

25/5/2023

DATE / DATUM

SENIOR MANAGER: TOWNPLANNING
SENIOR BESTUURDER STADS BEPLANNING

WINDOW & DOOR SCHEDULE

Scale 1:50

SANS 10400 XA Compliance Report and Rational Design

Introduction and Modelling Methodology
The compliance assessment is based on a rational design using certified thermal calculation software, (DesignBuilder 4.0 – Agrément certificate 2012/413), as described in SANS 10400XA. This rational design is used to determine that the theoretical energy usage performance of the building, to be equal or less than a reference building, in accordance with SANS 10400 Part XA.

SANS 10400-XA:2011 Edition 1 – REQUIREMENTS

4.1 Hot Water Supply

4.1.1 To comply with functional regulation XA2- at least 50% of the annual average hot water heating requirement shall be provided by means other than electrical resistance heating, including but not limited to solar heating, heat pumps, heat recovery from other systems or processes and renewable combustible fuel.

1. Volume of annual average hot water heating requirements shall be calculated in accordance with Table 2 & 5 SANS 10252-1:2004

Dwelling houses: (med to high rental) = (115-140) L/capita/day and Storage volume at 60° C is (40-50) L/capita. ♦ 2Bedrooms.

Occupancy of 2 persons per bedroom (Table 5 SANS 10400 XA: 2011) gives 2*2*115 = 460L/day. **Therefore 50% = 230 L hot water that must be heated by means other than electrical resistance.**

Storage volume is 2*2*(40 – 50L) = 160 - 200 L.

2. If solar water heating systems are used, these shall comply with SANS 1307 & 10106 & 10252-1 & 10254

4.1.2 Requirements for water installations in buildings shall be in accordance with SANS 10252-1 & 10254

4.1.3 All hot water service pipes shall be clad with insulation with a minimum R-value in accordance Table 1 SANS 10400 XA: 2011.

Internal diameter of pipe < 80mm give Min R-value of 1 m^2 * K/W, internal diameter of pipe > 80mm give Min R-value of 1.5 m^2 * K/W SANS 10252-1-2012 6.7.5.4 >
Hot water vessels and tanks shall be insulated with a material that achieves a minimum R-value of 2 m^2 * K/W.

Compliant product is Isover geyser pipe insulation and geyser insulation pack or elastomeric pipe insulation of 25mm wall thickness for pipes diameter < 32mm.

Solar system on north facing pitched roof.

As the reticulation distance is right on the maximum recommended reticulation hot water length (<19mm Æ = 12m max, and > 19mm < 24mm Æ = 8m max), careful positioning of geyser centrally to the bathrooms is needed to mitigate the need for a reticulating hot water main

Geyser/s to be installed ideally internal and insulated to reduce heat losses. I recommend Xstream 200L geysers above passage.

To reduce red losses for the kitchen, an inline instantaneous hot water heater with no storage is being considered.

The feasibility and costing will be explored in the project.

4.4 Building Envelope requirements

4.4.1 **Orientation** - The orientation with regards to the sun is dictated by Erf shape, and neighbours. The longer axis of the residence runs E-W, so optimal. To optimise performance, the major areas of glazing and the living spaces are predominantly on the northern side to capitalise on solar gains during the winter months. Windows have been minimized elsewhere but still capitalise on day lighting and limited solar gains

4.4.1.2 **Shading** to the northern facade is sufficient to shade the windows from the midday summer sunshine in accordance with SANS 204 – My recommendation is always to give control of movable shading to the client, as they know best what they want during the change in seasons. This movable shading has been designed for but not simulated, in order to give the most extreme conditions (ie if shading moved open).

4.4.2 **Floors – Ground floor - (Compliance)** The ground floor design floor finishes was modelled with the more conservative ceramic tile. Detail – 460mm earth, 40mm sand, 65 - 100mm concrete ground floor slab, 25mm screed, 15mm tile & adhesive. R-value = 0.758 m^2 *K/W

4.4.3 **External walls – (Compliance)** Detail – 15mm plaster, 105mm clay brick, 40mm cavity, 105mm clay brick, 15mm plaster. R-value = 0.764 m^2*K/W

External walls – (For performance improvement) Detail – 15mm plaster, 105mm clay brick, 20mm cavity, 30mm XPS (Isoboard) insulation, 105mm clay brick, 15mm plaster. R-value = 1.714m^2*K/W

4.4.4 **Fenestration**
For the reference building, 15% fenestration area to net floor area per storey glazing was modelled for the new building, with values from SANS 204 Table 6.

4.4.4.3 –All fenestration air infiltration shall be in accordance with SANS 613 For permissible air leakage, maximum values for openable glazing - 2.0 L/sm^2, non-openable glazing - 0.31 L/sm^2 and glazed single swing doors and revolving doors - 5 L/sm^2.

Fenestration – (Compliance) The Fenestration by means of the rational design to a reference building complies. Simulated using 6.38mm clear single glazed in Aluminium frames for worst conditions

Fenestration – (Recommended performance improvement) For performance improvement use clear double-glazing. This detail should also be considered for any roof lights, with solarvue neutral.

4.4.5 Roc... 3.7 m^2*... Pitch roof ... between purlins, 0,5mm Radenshield double sided, 300mm air gap, 135mm cellulose fibre insulation, 9,5mm plasterboard, 4mm skim, R-value = 4.760 m^2*K/W

Pitch roof – (Compliance) Outside entertainment area, patio and gym. Pitched vaulted roof detail – 0.5mm metal roof sheet, 50mm air between purlins, 0.5mm Radenshield double sided, 48mm air, 100mm glass-wool insulation, 9mm plasterboard, 4mm skim. R-value = 3.865 m^2*K/W

NOTE - Any other insulation product to achieve R=3.7 m^2*K/W can be used, if it complies with the relevant SABS codes and fire ratings. Table 10 SANS 204:2011 details deemed to satisfy thicknesses for generic insulation products if other products want to be used but please contact HereToday for approval.
Special Note: The key is to have a continuous insulation layer to prevent thermal breaks. Always stick to manufacturers recommended overlaps and remember a 5% gap in the insulation surface area can reduce thermal performance up to 50%.

ADDITIONAL CONSIDERATIONS

Although not requirements for SANS 10400XA there are some good building practices that have been referenced SANS 204 - Energy efficiency in buildings, which should consider.

4.4 Building Sealing

4.4.1 Building Envelope – Roofs, external walls, and floors that form the building envelope and any opening such as windows and doors in the external fabric shall be constructed to minimize air leakage. The building sealing can be done by methods such as caulking, or adding skirting, architraves or cornices

4.4.2 Air infiltration and leakage – In the climatic zones 1,2,4,6 (see Annex A (Cape Town is zone 4), the ceiling voids and attics shall be designed so as to minimize air infiltration. Accordingly, wall plate and roof junctions shall be sealed. All tile roofs in these climatic zones shall have a tile underlay or radiant barrier and the joints shall be sealed. The joints in sheeted roofs shall be sealed.

...r flue of an open solid-fuel burning ...lap that can be closed to seal the chimney ... heater that burns material such as timber ...uel burning devices. • Closed combustion fire places, dampers or chimney balloons to be installed

4.4.3.4 External Doors – A seal to restrict Air Leakage shall be fitted to each edge of an external door and other such opening that a) Serves a conditioned space b) Serves a habitable room in climatic zones 1,2,4 and 6 4.4.3.4.2 -The seal may be foam or rubber compressible strip or a fibrous seal. 4.4.3.4.3 – External swing doors shall be fitted with a draught protection device to the bottom edge of each leaf

4.4.3.6 Exhaust Fans An exhaust fan shall be fitted with a sealing device such as a self-closing damper / filter

4.5.1 Lighting and Power – Congratulations on the day-lighting techniques and good design shown, to naturally illuminate and give feeling of open space. Energy efficient lighting (CFL/LED) to be used and I recommend the use of automation, daylight, motion sensors and external solar lighting. The design is to comply with table 12 – Maximum energy demand and energy consumption for lighting for the class of occupancy or building. For class H3/4, energy demand to not exceed 5W/m^2 and energy consumption to not exceed 5 kWh/m^2. (Compliance) - The initial lighting design issued, complies Congratulations on wanting to install a PV system as this will reduce energy usage of the building. Thank you for exploring harvesting rainwater and borehole water and looking into processing this water, as this will reduce potable water usage and is sustainably the correct way to go.

Simulation Results
The theoretical annual energy consumption and maximum energy demand of the building has been calculated using certified thermal calculation software (DesignBuilder 4.0 – Agrément certificate 2012/413), climatic data published by Agrément South Africa and the design assumptions as set out in SANS10400 XA.

This rational design has determined that the theoretical energy usage performance of the building is less than a reference building, in accordance with SANS 10400 Part XA.

There is also scope to achieve greater efficiancies (being explored & designed for) with the shading, insulation, fenestration, flooring, hot-water systems and lighting, but this is not required for this report and will be dealt with, within the project.

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Potchefstroom, 2522

PROJECT INFORMATION:

DESCRIPTION:	New Residential Units
CLIENT:	Izandla trading 22 Pty (Ltd)
ADDRESS:	Corner Mitchell & Short Street, George
STAND NUMBER:	ERF 28623

DRAWING TITLE:

WINDOW AND DOOR SCHEDULE
SANS 10400 XA Compliance Report and Rational Design
BLOCK B

WAIVER:
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CLIENT / OWNER

DATE ISSUED:	September 2022
CHECKED:	L.B
DRAWN:	L.B
SCALE:	AS SHOWN
PROJECT NUMBER:	202202009
DRAWING NUMBER:	202202009/10

PHYSICAL ADDRESS:	91B James Moroka Ave, Potchefstroom
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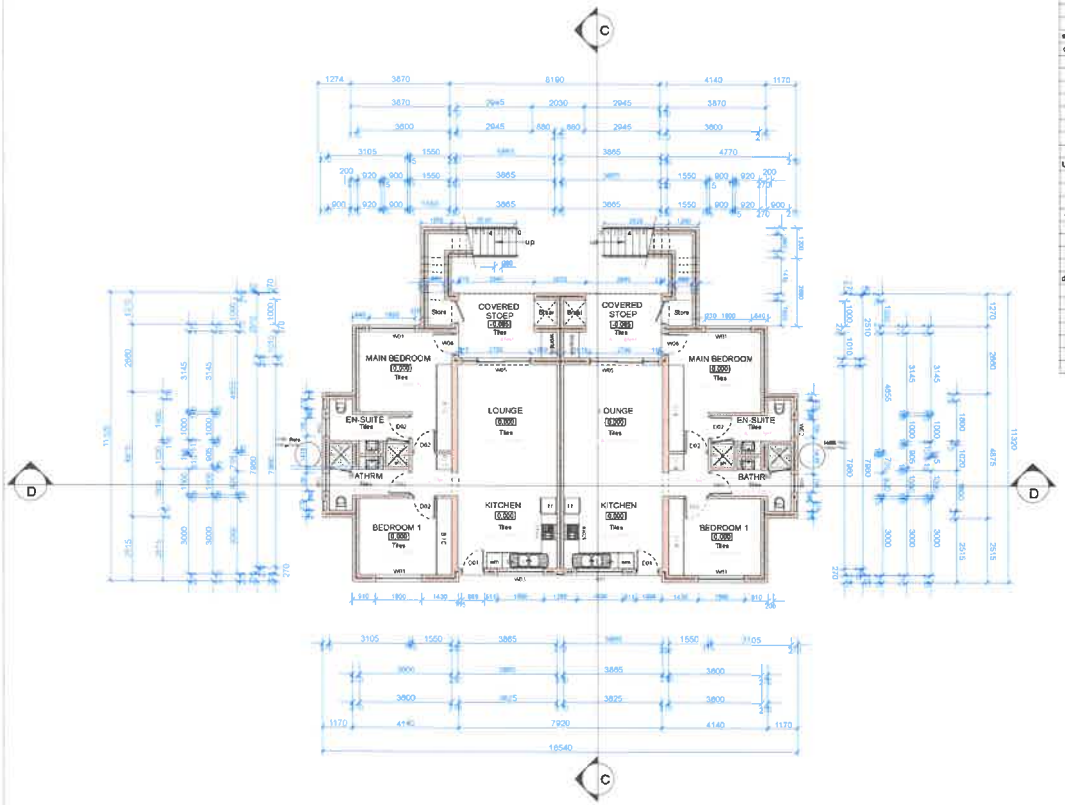
A1

NOTE REGARDING FLOOR FINISH IN WET AREAS

All wet areas (bathroom & kitchen) should be tiled with a hardbody rectified impervious ceramic or porcelain tile (tile will be selected by the owner).

LEGEND	
wc	Water Closet
hwb	Hand Wash Basin
u	Urinal
bath	Bath
sh	Shower
sink	Sink (Kitchen)
pb	Prep Bowl (Kitchen)
wt	Wash Trough
fr	Refrigerator
fre	Freezer
dw	Dishwasher
wm	Washing Machine
td	Tumble Dryer
stove	Stove
oven	Oven (Built in Unit - Floor)
elo	Eye Level Oven
mw	Microwave
bc	Broom Cupboard
lc	Linen Cupboard
fu	Floor Unit
wu	Wall Unit
hr	Hand Rail
NGL	Natural Ground Level
UFFL	Unfinished Floor Level
FFL	Finished Floor Level
ej	Expansion Joint
MH	Manhole
smh	Sewage Manhole
wp	Waste Pipe
SP	Soil Pipe
RE	Rodding Eye
ie	Inspection Eye
dpvp	Down pipe / vent pipe
SD	Sewage Depth
GL	Ground Level
IH	Inlet Height
SW	Stormwater
(S)	Servitude
slp	Street Light Point
HS	Hand Shower



GROUND FLOOR PLAN
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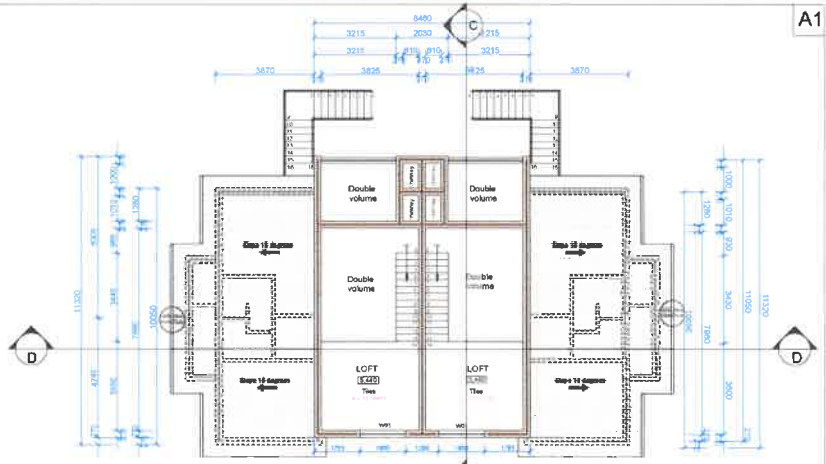
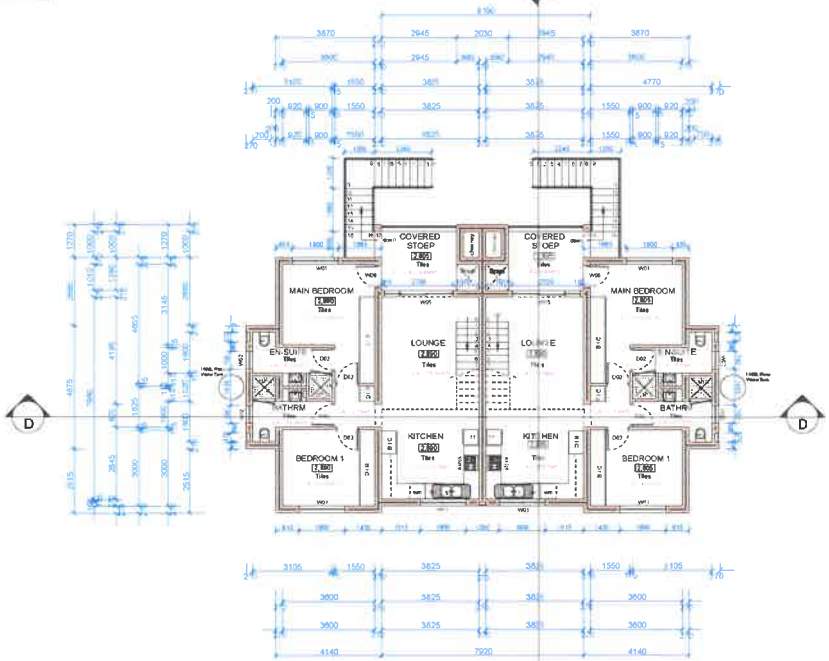


LOFT PLAN
Scale 1:100



FIRST FLOOR PLAN
Scale 1:100

MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

25/8/2023

DATE SENIOR MANAGER: TOWNPLANNING

DATUM SENIOR BESTUURDER STADS BEPLANNING

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STAND NUMBER:	ERF 28623

DRAWING TITLE:

GROUND FLOOR PLAN
FIRST FLOOR PLAN
LOFT PLAN
BLOCK A

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CLIENT / OWNER

DATE ISSUED:	October 2022
CHECKED:	L B
DRAWN:	L B
SCALE:	A B SHOWN
PROJECT NUMBER:	202202009
DRAWING NUMBER:	202202009/11

PHYSICAL ADDRESS:	115 James Moroka Ave, Potchefstroom.
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LEGEND	
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hwb	Hand Wash Basin
u	Urinal
bath	Bath
sh	Shower
sink	Sink (Kitchen)
pb	Prep Bowl (Kitchen)
wt	Wash Trough
fr	Refrigerator
fre	Freezer
dw	Dishwasher
wm	Washing Machine
td	Tumble Dryer
stove	Stove
oven	Oven (Built in Unit - Floor)
elo	Eye Level Oven
mc	Microwave
bc	Broom Cupboard
lc	Linen Cupboard
fu	Floor Unit
wu	Wall Unit
hr	Hand Rail
NGL	Natural Ground Level
UFFL	Unfinished Floor Level
FFL	Finished Floor Level
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dp/vp	Down pipe / vent pipe
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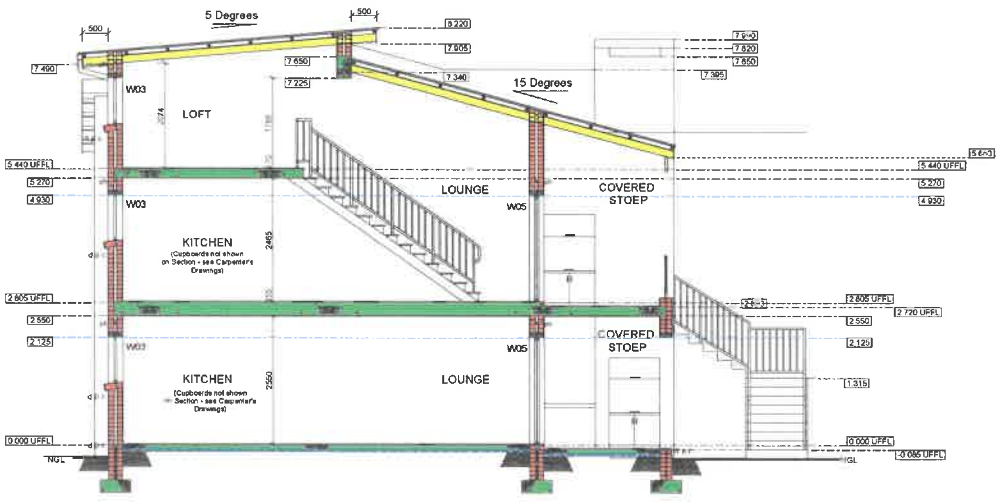
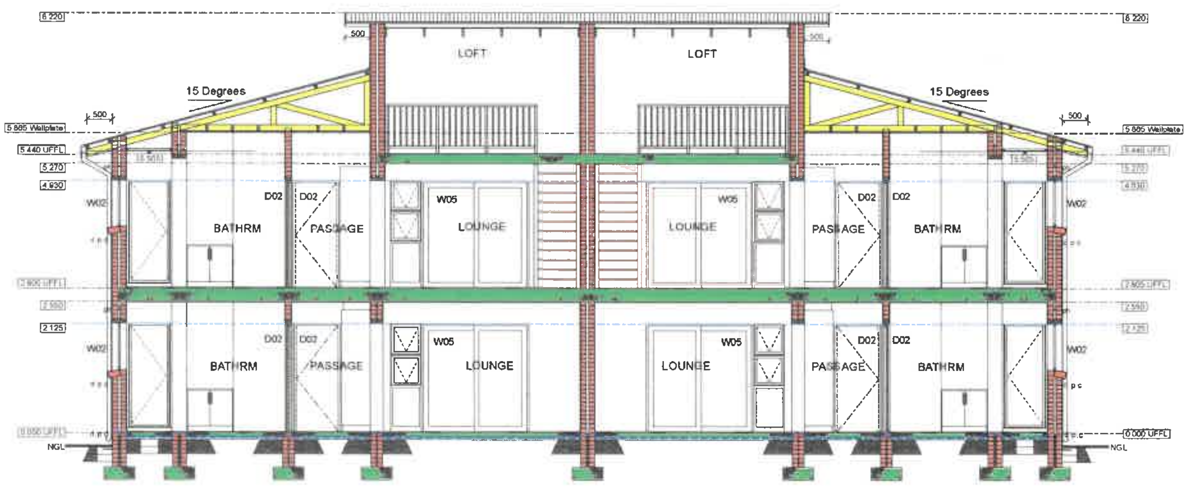
GL	Ground Level
IH	Inlet Height
SW	Stormwater
(S)	Servitude
slp	Street Light Point
HS	Hand Shower



SECTION CC
Scale 1:50



SECTION DD
Scale 1:50

01. ROOF CONSTRUCTION
Roof pitch 12.5°, 5°
0.53mm S-Profile roofsheeting in Clean COLORBOND Ultra steel, colour. To be confirmed. Metallic coating AZ150 minimum (150g/m²) coating mass, Grade G550 (minimum yield strength 550 MPa), super polyester paint system, 25um on topside and 10um on reverse side, on 50x76mm S A Pine purlins @ maximum 1500mm centres on 152x50mm S A Pine bolted trusses as per Manufacturer's Design. Trusses to be built into brick wall @ maximum 1100mm crs with slip joints and strapped down. Trusses to be wrapped in plastic to create slip joint. Flashing & Ridge capping should be Manufactured from the same material as used for the roofing. Plus: Double sided, reflective aluminium foil insulation with fire retardant properties eg: Sisalation Climsenbal double sided RV=1,57 fixed between purlins & trusses

02. R.C. ROOF SLAB
75mm thick approved stone chip on One layer Derbigum SP4 waterproofing membrane, with 75mm side laps and 100mm end laps, sealed to primed surface by 'torch-fusion'. On 50mm thick SAGEX EPS laid over Waterproofing to be installed by an Approved Derbigum Contractor under a ten year guarantee. On 20mm thick cement screed to falls and crossfalls on reinforced concrete slab with waterproofing add-mixture as per Engineer's specification & design

PLUS
9.5mm thick taper edge, flush jointed gypsum ceiling boards eg Rhinoboard fixed print side up and fixed with 32mm galvanised clout or semi-clout nails at 150mm crs to 38x75mm SA Pine brandering at 400mm centres. Joints to be taped and ceiling to be skimmed with smooth setting jointing compound eg Rhinoglide Paint finish

PLUS
75mm thick Think Pink Aerolite Flexable Fibreglass Blanket laid between ceiling brandering

03. STORMWATER TANK
Standard 2500-liter Slimline Storm water tank
Installed strictly to Manufacturer's specification. Colour: To be Confirmed

04. SLAB IN BRAAI UNIT
Fire bricks laid onto standard precast concrete lintels. Lintel heights by Client. Confirm with Client if a build in braai unit will be used as an alternative

05. HORIZONTAL CEILING.
6.4mm thick taper edge, flush jointed gypsum ceiling boards eg. Rhinoboard fixed print side up and fixed with 32mm galvanised clout or semi-clout nails at 150mm crs to 38x50mm SA Pine brandering at 400mm centres. Joints to be taped and ceiling to be skimmed with smooth setting jointing compound eg: Rhinoglide. Paint finish. Provide 600x600mm ceiling hatch

PLUS
100mm thick thermal and acoustic glass wool insulation eg Aerolite. Laid over ceiling brandering closely fitted between trusses & rafters

06. PITCH CEILING OVER STAIRCASE
Isoboard high density 32-38 kg /m3 rigid extruded polystyrene 100% closed cell thermal insulation board of 30mm thickness & 600mm wide with tongue & groove joints Fixed to 38x50mm timber battens @ maximum 1100mm centres with 5mm gap between boards. 50mm thick Think Pink Aerolite Flexable Fibreglass Blanket laid over ceiling brandering closely fitted between trusses

07. CORNICE.
70x50mm polystyrene NMC style C cove cornice, fixed to wall and ceiling with water-based adhesive, Paint finish

08. RAINWATER GOODS
Pre-coated aluminium seamless gutter, size 125x85x0,6mm thick including matching rivet-fixed mitres and end caps internally sealed using Silicon Mastic, hung by nail fixed internal aluminium hangers at 600mm crs with rectangular fluted downpipes, size 75x50x0,6mm thick fixed to walls with pre-painted downpipe cleats using nail-in anchor fixings. Colour: to match roofsheeting – Colour to be confirmed

09. FASCIAS
Everite medium density plain ungrooved Nutec fascia boards, size 250x10mm thick, fixed to timber rafters and 38x38mm timber battens. Twice screwed with 12x40mm countersunk brass screws with PVC H-profile fascia joiner between boards end at board ends. Paint finish Colour: To be confirmed

10. BARGEBOARDS.
Sheet Metal Bargeboard capping on 200x10mm Nutec bargeboard, fixed to 50x50mm S A Pine battens. Paint finish. Colour: To be Confirmed

11. SUPER STRUCTURE
Standard clay bricks in Class III mortar. Install GUNDLE BRICKGRIP 0.35micron damp proof course in all walls. All joining shall be carried out strictly in accordance with manufacturers instructions. Apply 15m thick Texture plaster coat finish on external face. Paint finish as per HOA approval. Colour by Prominent Paint, Type I as per sample on site. Non-loadbearing brickwork in superstructure to be Corobrik Imperial clay bricks in Class I mortar. Apply 15m thick texture plaster coat and paint finish 20mm Sand cement mixture - painted + common bricks Outer Face + 50mm Air Space with 20mm Sand cement mixture - painted Inner face

12. LINTELS
Standard 105x75mm pre-cast concrete lintels spanning over openings in 110 & 230mm thick brick walls Standard 1x 105x75mm & 1x 175x75mm pre-cast concrete lintels spanning over openings in 280mm thick brick walls

13. WINDOWS
Aluminium frame windows and sliding doors, supplied and installed by Accredited Dealer to AAAMSA performance criteria. Powder coated, colour : to be Confirmed

14. WINDOW SILLS
External: Plastered and painted. Paint finish as per HOA approval
Internal: Plastered and painted. Paint finish as per Client choice

15. DOORS
Semi solid flush panel interior doors in 90x44mm hardwood frame Paint finish. Aluminium frame door & sliding door, supplied and installed by Accredited Dealer to AAAMSA performance criteria. Powder coated Colour: To be Confirmed

16. SKIRTING
Carpet areas: 100x25mm S A Pine skirting, furniture grade, nailed to wall and painted or Tiled Areas: 100mm high full body porcelain floor tiles, cut as skirting. Tile edge strip as KIRK MARKERTING, code ASE120 Aluminium Straight Edge Trim (10-11mm thick tile)

17. FLOOR CONSTRUCTION.
Floor finish on cement screed and floor finish to be in total 35mm thick on 100mm thick concrete surface bed (10 minimum MPa) on 250MPa micron damp proof sheeting eg. GUNDLE GUNPLAS GREEN on 50mm thick sandlayer on layers of well compacted fill not exceeding 150mm thick

18. FOUNDATIONS & SUB STRUCTURES.
Foundations as per Engineer's design. 270mm thick walls = 800x250mm concrete strip foundation 230mm thick walls - 700x250mm concrete strip foundation 115mm thick walls = 600x250mm concrete strip foundation Foundations to be 10MPa on 50mm thick sandlayer. Top of all footings to be minimum 450mm below finished floor level unless otherwise shown

19. PAVING
200x100x50mm wide Mobicast Cubsai cobble paver, colour: To be confirmed. Paving on 50mm sandlayer on well compacted fill according to Engineers details and specifications with 230x115x50mm approved paving edges. Yard & Pathways: 220x110x50mm concrete pavers on 50mm sandlayer on well compacted fill not exceeding 150mm thick

20. REINFORCED STRUCTURES.
Reinforced concrete beams, slabs, columns and retaining wall as per Engineer's design. Off shutter concrete to be Smooth. Imperfections such as small fins, bulges, irregularities, surface honey combing and slightsurface discolorations shall be made good and repaired by approved methods. The finish of the concrete to have permissable deviation degree of accuracy II (+-20) All as per Engineer's Specifications.

21. DUCT
110mm Ø drainage pipe, 150mm wide removable Hardwood planking with max. 10mm openings in between on 50x50mm SA pine TBTO treated verticals screwed to wall. Paint finish as per Architect's specification

22. STAIRCASE
Floor finish on Reinforced concrete staircase as per Engineer's design Risers = 175mm, Thread = 280mm

MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

28/6/2023

DATE / DATUM

SENIOR MANAGER: TOWNPLANNING
SENIOR BESTUURDER: STADS BEPLANNING

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P.O. Box 21129, Noordbrug
Potchefstroom, 2522

PROJECT INFORMATION:

DESCRIPTION:	New Residential Units
CLIENT:	Izandra trading 22 Pty (Ltd)
ADDRESS:	Corner Mitchell & Short Street, George
STAND NUMBER:	ERF 28523

DRAWING TITLE:

SECTION CC
SECTION DD
BLOCK A

WAIVER:
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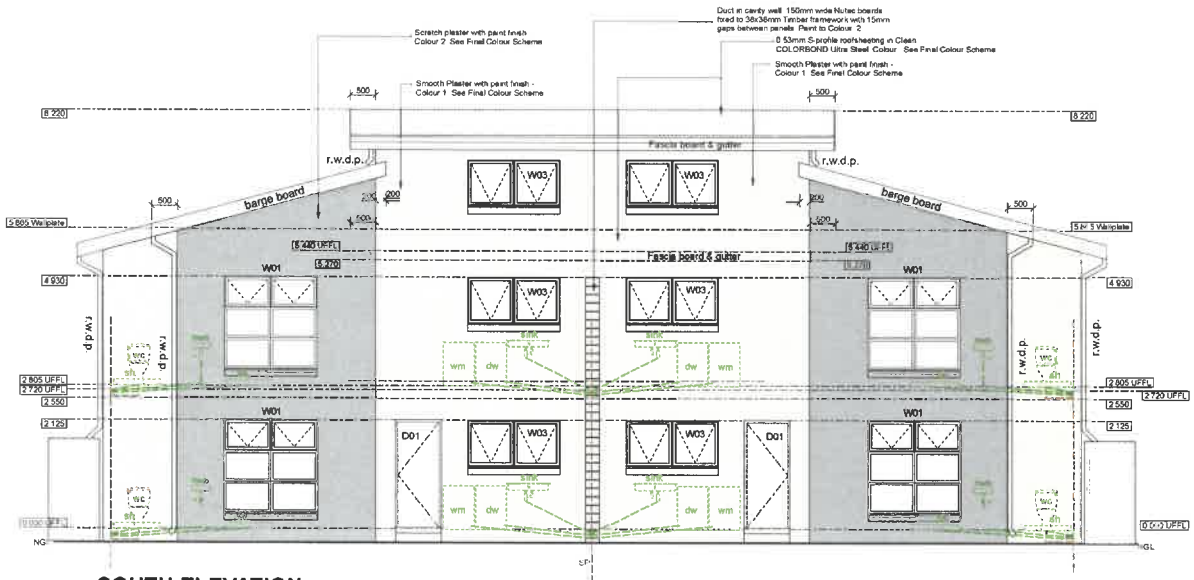
CLIENT / OWNER

DATE ISSUED:	October 2022	PHYSICAL ADDRESS:	918 James Moroka Ave, Potchefstroom.
CHECKED:	L B	REGISTRATION NUMBER:	2012/108558/07
DRAWN:	L B	VAT NUMBER:	4720264805
SCALE:	AS SHOWN	TEL:	018 - 290 9755
PROJECT NUMBER:	20220209	EMAIL:	info@thedesignstudio.co.za
DRAWING NUMBER:	2022020912	WEBSITE:	www.thedesignstudio.co.za



SOUTH ELEVATION
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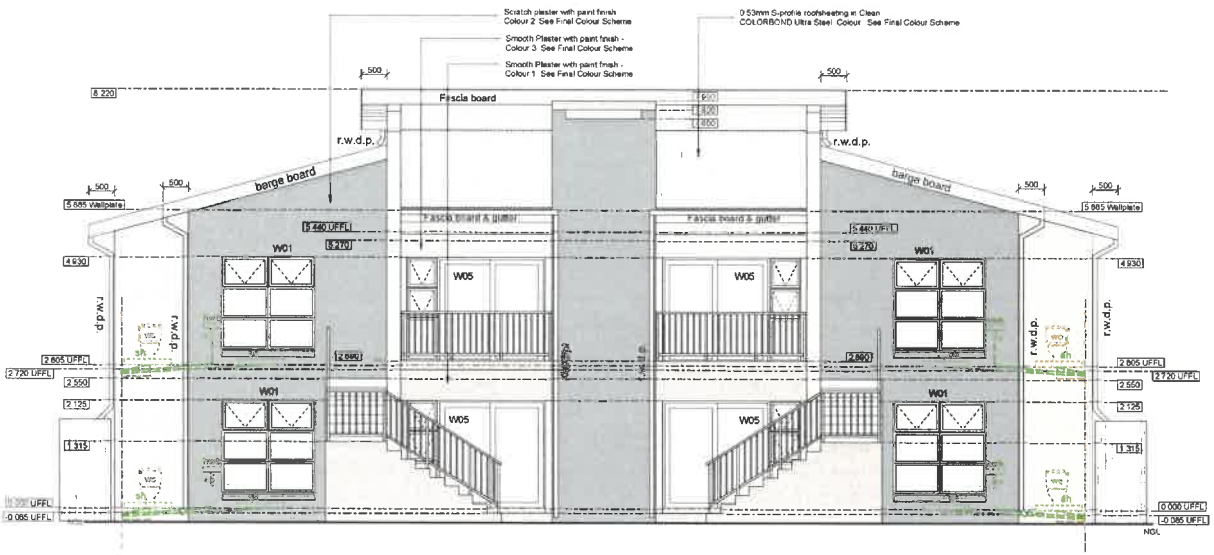

NORTH ELEVATION
Scale 1:50

MUNISIPALITEIT GEORGE MUNICIPALITY

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25/5/2023 .....

DATE SENIOR MANAGER: TOWNPLANNING

DATUM SENIOR BESTUURDER:STADS BEPLANNING

GENERAL SPECIFICATIONS IN REGARDS TO SEWAGE:

Standards
All workmanship to be in accordance, with the National Building Regulations and local By-Laws and Standards and Codes of Practice.

All Proprietary Systems to be designed, installed and certified by an accredited Installer or Manufacturer.

Plumbing Notes
All Plumbing work to be undertaken by a Professional and Registered Plumber.

Hot Water Systems Notes
HOT WATER INSTALLATION:(IN ACCORDANCE TO SANS 10400-XA (4.1) & SANS 204-1 (4.5))
- a minimum of 50% volume of annual average hot water heating requirements shall be provided by means other than electrical resistance heating. (including but not limited to solar heating, heat pumps and heat recovery from other systems or processes).

- hot water should be minimum and the system maintained in accordance with the requirements of sans 10252-1.

- all exposed pipes to and from the hot water cylinders and central heating systems shall be insulated with pipe material which shall be:
protected against the effects of water & sunlight
be able to withstand the temperatures within the piping, and
achieve the min. r-value of r1 of sans 10400-xa
the piping insulation requirement do not apply to space heating piping
located within the space being heated where the piping is to be provide the heating to that space or
encased within a concrete floor slab or in masonry.
these pipes shall comply with sans-10252-1.
piping to be insulated includes all flow & return piping, cold water supply piping within 1.0m of the connection to the heating or cooling system and pressure relief piping within 1.0m of the connection to the heating or cooling system. where possible, length of pipe runs should be minimized.

GENERAL SPECIFICATIONS IN REGARDS TO SEWAGE:

Standards
All workmanship to be in accordance, with the National Building Regulations and local By-Laws and Standards and Codes of Practice.

All Proprietary Systems to be designed, installed and certified by an accredited Installer or Manufacturer.

PROVISION OF GULLIES
Subject to the requirements contained in subrules PP23.2, PP23.3 and PP23.4,any drainage installation shall be provided with one gully.

(a) The head of any such gully shall consist of -

(i) an overflow fitting covered with a removable cover which fits over the gully head and that permits overflow through a cross-sectional area not less than that of the trap of such gully, but that prevents the ingress of foreign matter directly from above; or

(ii) a Hoopper covered with a removable grating set in the gully head and the spaces between the bars of such grating shall be not less than 10 mm or more than 12 mm wide and shall provide an effective open area through such bars not less than the minimum cross-sectional area of the trap of such gully: Provided that such gully head may be dished, in which case the overflow level of such dish shall be not less than 75 mm above the level of the grating of such gully.

(b) The overflow level of any such gully shall be not less than -

(i) 150 mm below the crown of the lowest trap serving any sanitary fixture in such installation; Provided that this requirement shall not apply to any sanitary fixture where its discharge is raised;

(ii) 150 mm above the surrounding ground or 50 mm above any permanent surrounding paving and such paving shall ensure drainage away from such gully.

(c) The following requirements shall apply with regard to the trap of any such gully:

(i) The nominal diameter PVC equivalent to its minimum cross-sectional area and the depth of its water seal shall be in accordance with the requirements contained in subrule PP22.4;

(ii) the surface level of the water in such gully shall be not more than 500 mm below the overflow level of such gully where such gulley is a dished gully; and

(iii) the water seal in such gully shall be maintained by me

P. DRAINAGE:
the design of the drainage system is in accordance with the detailed requirements of sans 10400-p.

NOTE REGARDING DRAINAGE

- Minimum x1 100mm Ø open vent pipe required to each drainage course. The OVP must be at least 100mm above roof,
- Ventilation pipes required at 6m intervals.
- Gulley must be 150mm above Natural Ground Level or 50mm above Finished Ground Level.

DISCHARGE PIPE SIZES FOR SANITARY FITTINGS	
HWB	50mm DIA WASTE PIPE
BATH	50mm DIA WASTE PIPE
SHOWER	50mm DIA WASTE PIPE
SINK	50mm DIA WASTE PIPE
DW	50mm DIA WASTE PIPE
WM	50mm DIA WASTE PIPE
WC	100mm DIA SOIL PIPE

All discharge fittings fitted with ventilation valves if not ventilated by ventilation pipes

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P.O. Box 21129, Noordbrug
Potchefstroom, 2522

PROJECT INFORMATION:

DESCRIPTION:	New Residential Units
CLIENT:	Izandra Trading 22 Pty (Ltd)
ADDRESS:	Corner Mitchell & Short Street, George
STAND NUMBER:	ERF 28823

DRAWING TITLE:

SOUTH ELEVATION
NORTH ELEVATION
BLOCK A

WAIVER:
It is acknowledged and understood that any submissions which are approved, do not include automatic approval of any plan and/or structure, which may deviate from any requirement in the Design Guidelines. For any such deviation, the application is to be accompanied by a fully motivated waiver application requesting such extra approval. Only once such Waiver application is approved, may such deviation be included on the plans submitted. No waiver granted in this process will create a precedent for approval of future waiver applications or be construed to modify the rules in any way.
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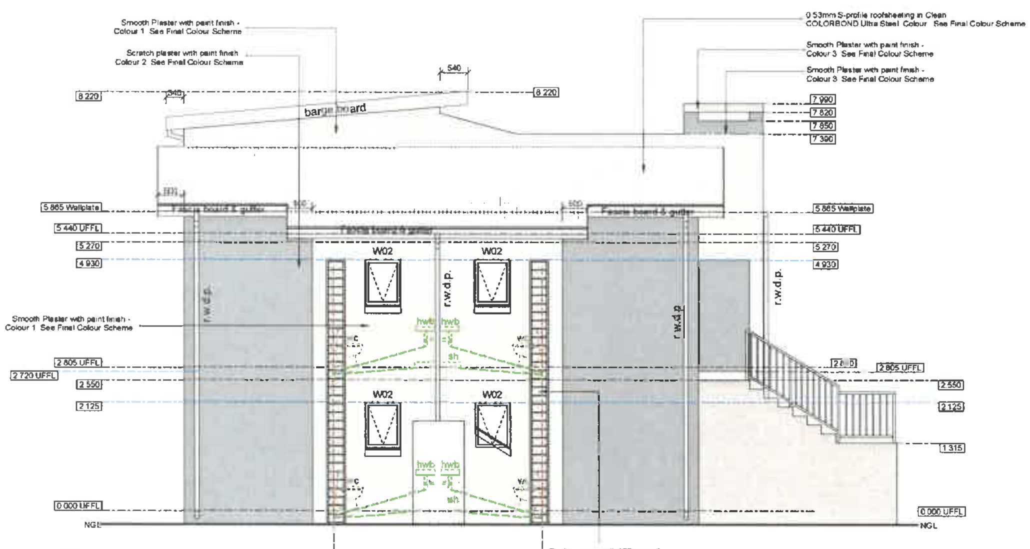
ACTS OF PARLIAMENT:
All Contractors shall ensure that, before any work commence, they comply with all the necessary Acts of Parliament of the Republic of South Africa

I hereby approve this set of drawings and confirm that the intended design is according to the brief given to the Architect. I accept that this set of drawings is final and that any further changes requested by the client will be seen as an addendum to the original agreement. I hereby accept that I will be responsible for additional fees (based on the hourly rate set out in the quotation) should any changes be requested that alters these drawings

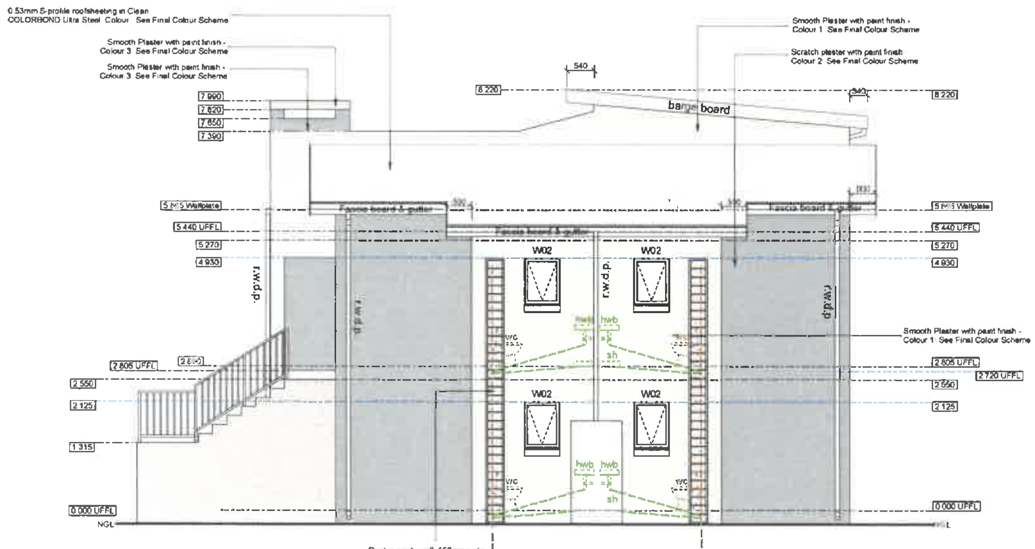
CLIENT / OWNER

DATE ISSUED:	September 2022
CHECKED:	L B
DRAWN:	L B
SCALE:	AS SHOWN
PROJECT NUMBER:	2022/02009
DRAWING NUMBER:	2022/02009/13

PHYSICAL ADDRESS:	91 B James Moroka Ave, Potchefstroom.
REGISTRATION NUMBER:	2012/108558/07
VAT NUMBER:	4720254805
TEL:	018 - 290 9755
EMAIL:	info@thedesignstudio.co.za
WEBSITE:	www.thedesignstudio.co.za



WEST ELEVATION
Scale 1:50



EAST ELEVATION
Scale 1:50

01 - ROOF CONSTRUCTION
Roof pitch 12.5°, 5°
0.53mm S-Profile roofsheeting in Clean COLORBOND Ultra steel, colour To be confirmed. Metallic coating AZ150 minimum (150g/m²) coating mass, Grade G550 (minimum yield strength 550 MPa), super polyester paint system, 25um on topside and 10um on reverse side, on 50x76mm S.A. Pine purlins @ maximum 1500mm centres on 152x50mm S.A. Pine bolted trusses as per Manufacturer's Design. Trusses to be built into brick wall @ maximum 1100mm crs. with slip joints and strapped down. Trusses to be wrapped in plastic to create slip joint. Flashing & Ridge capping should be Manufactured from the same material as used for the roofing. Plus: Double sided, reflective aluminium foil insulation with fire retardant properties eg. Sisalation Climasential double sided RV=1,57 fixed between purlins & trusses

02. R.C. ROOF SLAB
75mm thick approved stone chip on One layer Derbigum SP4 waterproofing membrane, with 75mm side laps and 100mm end laps, sealed to primed surface by 'torch-fusion'. On 50mm thick SAGEX EPS laid over Waterproofing to be installed by an Approved Derbigum Contractor under a ten year guarantee. On 20mm thick cement screed to falls and crossfalls on reinforced concrete slab with waterproofing add-mixture as per Engineer's specification & design

PLUS
9.5mm thick taper edge, flush jointed gypsum ceiling boards eg Rhinoboard fixed print side up and fixed with 32mm galvanised clout or semi-clout nails at 150mm crs to 38x75mm SA Pine brandering at 400mm centres. Joints to be taped and ceiling to be skimmed with smooth setting jointing compound eg. Rhinoglide. Paint finish

PLUS
75mm thick Think Pink Aerolite Flexable Fibreglass Blanket laid between ceiling brandering

03. STORMWATER TANK.
Standard 2500-liter Slimline Storm water tank
Installed strictly to Manufacturer's specification. Colour: To be Confirmed

04. SLAB IN BRAAI UNIT
Fire bricks laid onto standard precast concrete lintels. Lintel heights by Client. Confirm with Client if a build in braai unit will be used as an alternative

05. HORIZONTAL CEILING.
6.4mm thick taper edge, flush jointed gypsum ceiling boards eg. Rhinoboard fixed print side up and fixed with 32mm galvanised clout or semi-clout nails at 150mm crs to 38x50mm SA Pine brandering at 400mm centres. Joints to be taped and ceiling to be skimmed with smooth setting jointing compound eg. Rhinoglide. Paint finish. Provide 600x600mm ceiling hatch

PLUS
100mm thick thermal and acoustic glass wool insulation eg Aerolite. Laid over ceiling brandering closely fitted between trusses & rafters

06. PITCH CEILING OVER STAIRCASE.
Isoboard high density 32-36 kg /m3 rigid extruded polystyrene 100% closed cell thermal insulation board of 30mm thickness & 600mm wide with tongue & groove joints Fixed to 38x50mm timber battens @ maximum 1100mm centres with 5mm gap between boards. 50mm thick Think Pink Aerolite Flexable Fibreglass Blanket laid over ceiling brandering closely fitted between trusses

07. CORNICE:
70x50mm polystyrene NMC style C cove cornice, fixed to wall and ceiling with water-based adhesive, Paint finish

08. RAINWATER GOODS
Pre-coated aluminium seamless gutter, size 125x85x0,8mm thick including matching rivet-fixed mitres and end caps internally sealed using Silicon Mastic, hung by nail fixed internal aluminium hangers at 600mm crs with rectangular fluted downpipes, size 75x50x0,6mm thick fixed to walls with pre-painted downpipe cleats using nail-in anchor fixings. Colour to match roofsheeting – Colour to be confirmed

09. FASCIAS.
Everite medium density plain ungrooved Nutec fascia boards, size 250x10mm thick, fixed to timber rafters and 38x38mm timber battens. Twice screwed with 12x40mm countersunk brass screws with PVC H-profile fascia joiner between boards and at board ends. Paint finish. Colour: To be confirmed

10. BARGEBOARDS.
Sheet Metal Bargeboard capping on 200x10mm Nutec bargeboard, fixed to 50x50mm S.A. Pine battens. Paint finish. Colour: To be Confirmed

11. SUPER STRUCTURE.
Standard clay bricks in Class III mortar. Install GUNDLE BRICKGRIP 0.35micron damp proof course in all walls. All joining shall be carried out strictly in accordance with manufacturers instructions. Apply 15mm thick Texture plaster coat finish on external face. Paint finish as per HOA approval. Colour by Prominent Paint. Type I as per sample on site. Non-loadbearing brickwork in superstructure to be Corobrik Imperial clay bricks in Class I mortar. Apply 15mm thick texture plaster coat and paint finish. 20mm Sand cement mixture - painted + common bricks Outer Face + 50mm Air Space with 20mm Sand cement mixture - painted Inner face

12. LINTELS
Standard 106x75mm pre-cast concrete lintels spanning over openings in 110 & 230mm thick brick walls. Standard 1x 106x75mm & 1x 175x75mm pre-cast concrete lintels spanning over openings in 280mm thick brick walls

13. WINDOWS
Aluminium frame windows and sliding doors, supplied and installed by Accredited Dealer to AAAMSA performance criteria. Powder coated, colour: to be Confirmed

14. WINDOW SILLS
External: Plastered and painted. Paint finish as per HOA approval
Internal: Plastered and painted. Paint finish as per Client choice

15. DOORS.
Semi solid flush panel interior doors in 90x44 mm hardwood frame. Paint finish. Aluminium frame door & sliding door, supplied and installed by Accredited Dealer to AAAMSA performance criteria. Powder coated. Colour: To be Confirmed

16. SKIRTING
Carpet areas: 100x25mm S.A. Pine skirting, furniture grade, nailed to wall and painted or Tiled Areas: 100mm high full body porcelain floor tiles, cut as skirting. Tile edge strip as KIRK MARKERTING, code ASE120 Aluminium Straight Edge Trim (10-11mm thick tile)

17. FLOOR CONSTRUCTION.
Floor finish on cement screed and floor finish to be in total 35mm thick on 100mm thick concrete surface bed (10 minimum MPa) on 250MPa micron damp proof sheeting eg. GUNDLE GUNPLAS GREEN on 50mm thick sandlayer on layers of well compacted fill not exceeding 150mm thick

18. FOUNDATIONS & SUB STRUCTURES.
Foundations as per Engineer's design. 270mm thick walls = 600x250mm concrete strip foundation. 230mm thick walls - 700x250mm concrete strip foundation. 115mm thick walls = 600x250mm concrete strip foundation. Foundations to be 10MPa on 50mm thick sandlayer. Top of all footings to be minimum 450mm below finished floor level unless otherwise shown

19. PAVING.
200x100x50mm wide Mobicast Oubaai cobble paver, colour: To be confirmed. Paving on 50mm sandlayer on well compacted fill according to Engineers details and specifications with 230x115x50mm approved paving edges. Yard & Pathways: 220x110x50mm concrete pavers on 50mm sandlayer on well compacted fill not exceeding 150mm thick

20. REINFORCED STRUCTURES.
Reinforced concrete beams, slabs, columns and retaining walls as per Engineer's design. Off shutter concrete to be Smooth. Imperfections such as small fins, bulges, irregularities, surface honey combing and slight surface discolorations shall be made good and repaired by approved methods. The finish of the concrete to have permissible deviation degree of accuracy II (+-20). All as per Engineer's Specifications

21. DUCT.
110mm Ø drainage pipe, 150mm wide removable Hardwood planking with max. 10mm openings in between on 50x50mm SA pine TBTO treated verticals screwed to wall. Paint finish as per Architect's specification

22. STAIRCASE
Floor finish on Reinforced concrete staircase as per Engineer's design
Risers = 175mm, Thread = 280mm

MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60, of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

26/5/2023 ....

DATE / DATUM   SENIOR MANAGER: TOWNPLANNING / SENIOR BESTUURDER: STADSBEPLANNING

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Potchefstroom, 2522

PROJECT INFORMATION:

DESCRIPTION:	New Residential Units
CLIENT:	Izandra trading 22 Pty (Ltd)
ADDRESS:	Corner Mitchell & Short Street, George
STAND NUMBER:	ERF 28623

DRAWING TITLE:

EAST ELEVATION
WEST ELEVATION
BLOCK A

WAIVER:
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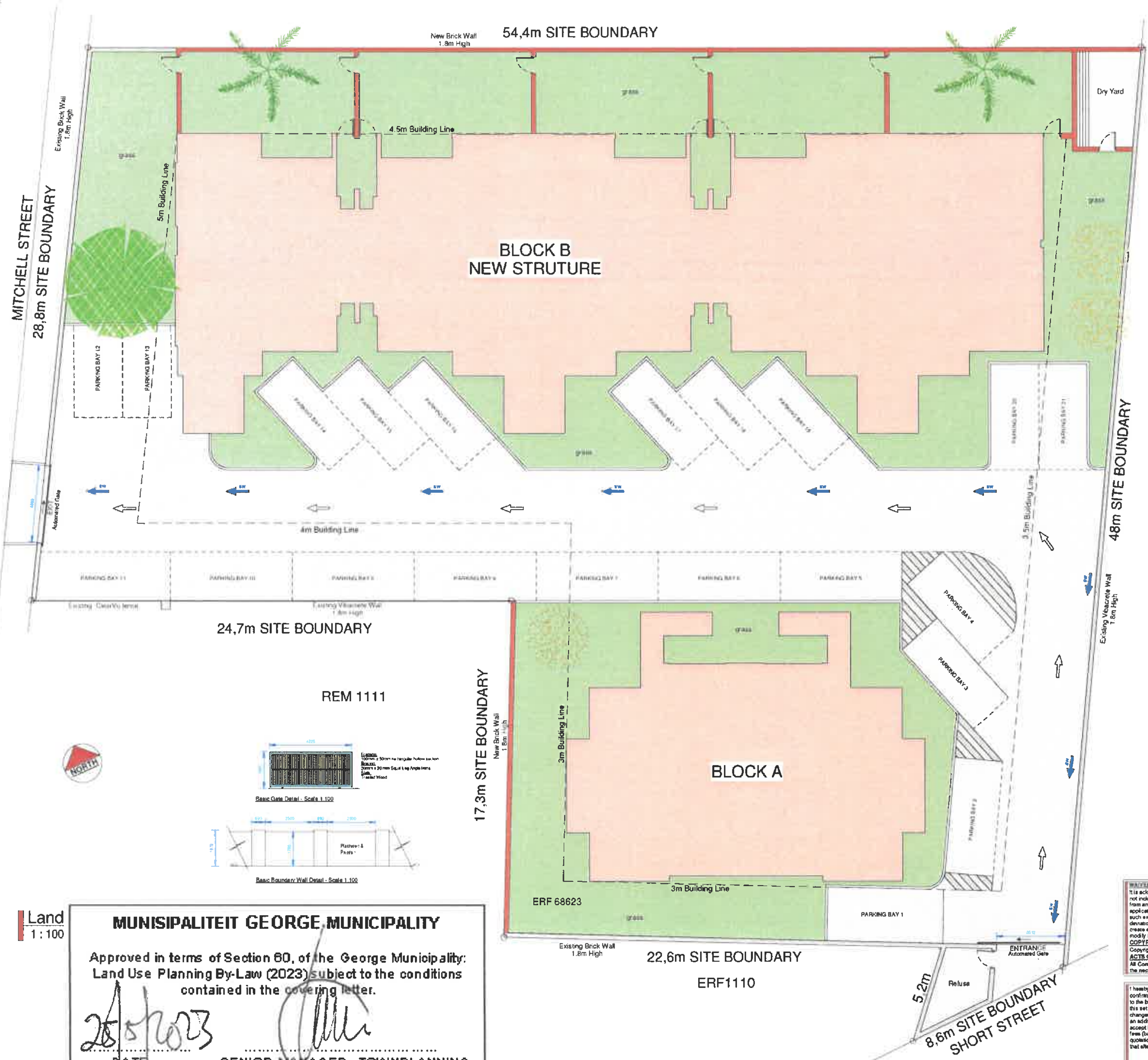
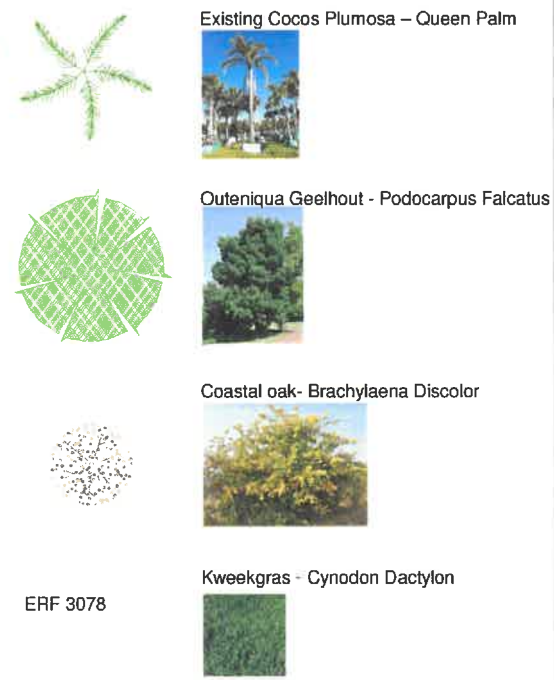
CLIENT / OWNER

DATE ISSUED:	September 2022	PHYSICAL ADDRESS:	91B James Moroka Ave, Potchefstroom
CHECKED:	L.B	REGISTRATION NUMBER:	2012/108538/07
DRAWN:	L.B	VAT NUMBER:	4720284805
SCALE:	AS SHOWN	TEL:	018 - 290 9755
PROJECT NUMBER:	20220209	EMAIL:	info@thedesignstudio.co.za
DRAWING NUMBER:	2022020914	WEBSITE:	www.thedesignstudio.co.za





Land
1 : 100

MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60, of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

25/5/2023

DATE
DATUM

SENIOR MANAGER: TOWNPLANNING
SENIOR BESTUURDER:STADS BEPLANNING

The Design Studio ARCHITECTS

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GREEN BUILDING COUNCIL SOUTH AFRICA
MEMBER ORGANISATION 2018

PROJECT INFORMATION:

DESCRIPTION:	New Residential Units
CLIENT:	Izandra Trading 22 Pty. (Ltd)
ADDRESS:	Corner of Mitchell & Short St., George Western Cape
STAND NUMBER:	ERF 68623

DRAWING TITLE:

LANDSCAPE DESIGN

WAIVER:
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CLIENT / OWNER

DATE ISSUED:	March 2023	
CHECKED:	L.Boshoff	Pr. Arch. 5402
DRAWN:	L.Boshoff	Pr. Arch. 5402
SCALE:	AS SHOWN	
PROJECT NUMBER:	202202009	
DRAWING NUMBER:	202202009/16	

PHYSICAL ADDRESS:	#1B James Moroka Ave, Potchefstroom.
REGISTRATION NUMBER:	2012/105558/07
VAT NUMBER:	4720284805
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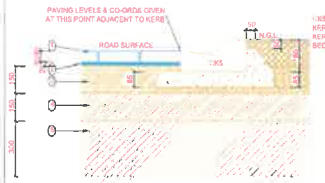
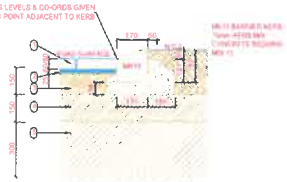
WEBSITE:	www.thedesignstudio.co.za



TYPICAL SECTION THROUGH PAVED AREA
SCALE 1:10
KERB BARRIER AND CHANNEL



TYPICAL SECTION THROUGH PAVED AREA
SCALE 1:10
KERB BARRIER

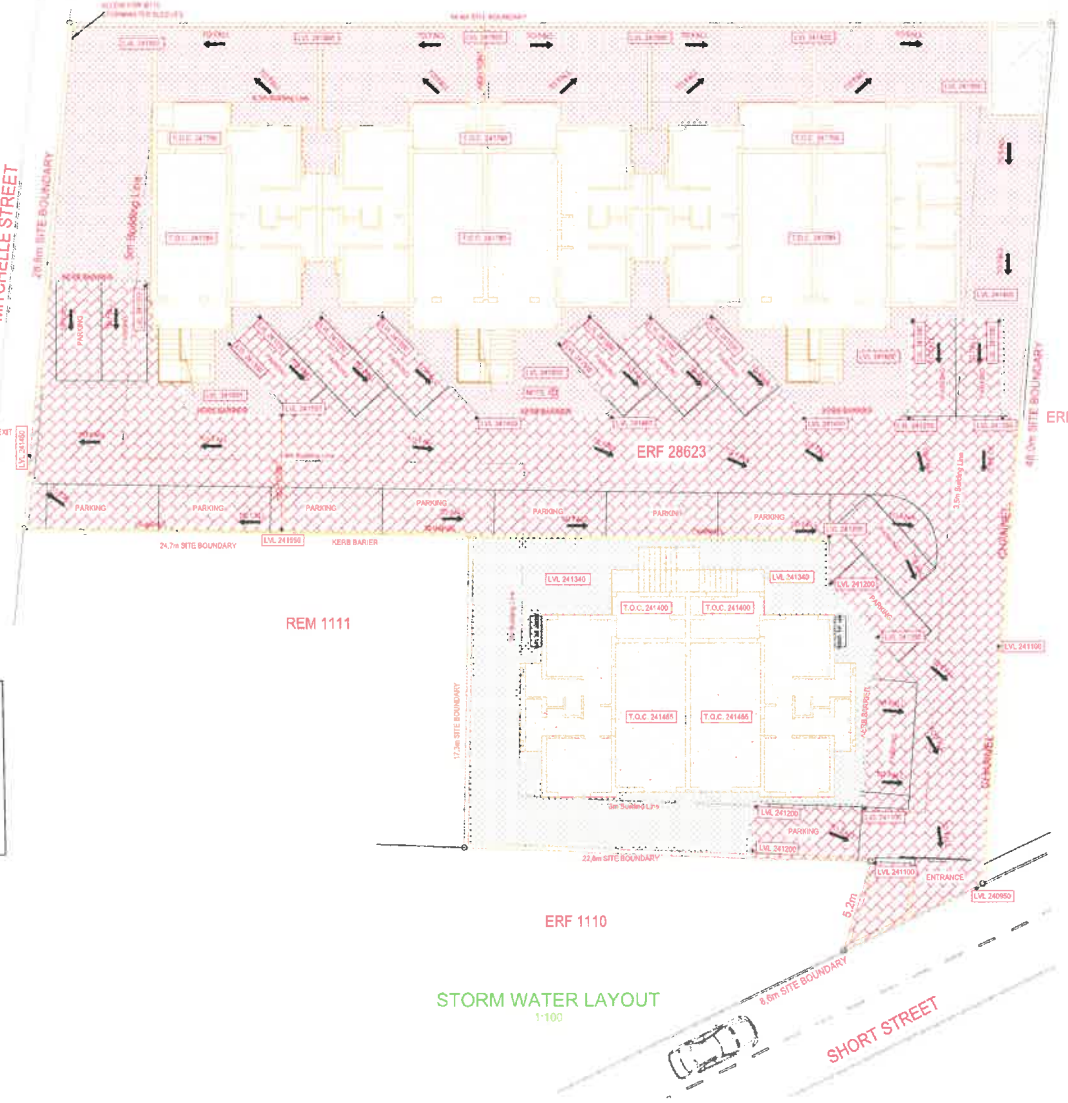
PAVING SPECIFICATIONS

1. CONCRETE PAVERS LAID TO MANUFACTURES SPECIFICATIONS 25Mpa - SQUARE HERRINGBONE PATTERN
   - PARKING AREA - 80mm THICK PAVERS
   - ROAD AREA - 80mm THICK PAVERS
   6.1 MAX. DEVIATION FROM LEVEL = 10mm
   6.2 MAX. DEVIATION FROM 3m STRAIGHT EDGE = 10mm
   6.3 MAX. LEVEL DIFFERENCE BETWEEN ADJACENT BLOCKS = 3mm
2. BEDDING AND JOINT SAND:
   LAYER THICKNESS 25-35mm UNCOMPACTED:

GRADING:	SIEVES(%)
9.52	100
4.75	95-100
2.36	80-100
1.18	50-85
0.60	20-60
0.30	10-30
0.15	5-15
0.075	0-10

3. 150mm C4 SUBBASE HAVING A UCS AT 7 DAYS AT 100% MODIFIED AASHTO DENSITY BETWEEN 0.75 Mpa AND 3.0 Mpa AND A MIN. ITS OF 200Kpa COMPACTED TO 98% MOD AASHTO DENSITY
4. 150mm IMPORTED GEORGE GRAVEL (G7) MIN COMPACTION; 95% MOD AASHTO
5. REMOVE 300mm MIN. TOP SOIL AND REPLACE WITH IMPORTED FILL (G7) / BUILDING RUBBLE COMPACTED TO 93% MOD AASHTO

TYPICAL SECTION THROUGH PAVED PARKING AREA
SCALE 1:10

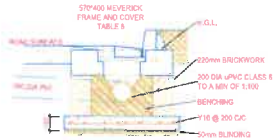


STORM WATER LAYOUT
1:100

MUNISIPALITEIT GEORGE MUNICIPALITY

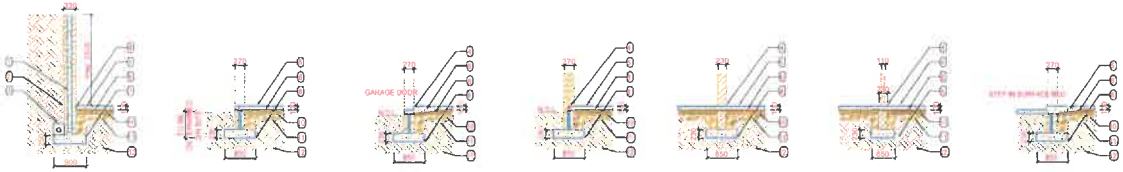
Approved in terms of Section 60, of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

25/8/2023
DATE / DATUM
SENIOR MANAGER: TOWNPLANNING
SENIOR BESTUURDER: STADSBEPLANNING



STORMWATER CATCHPIT
SCALE 1:20

1. REINFORCED 25 MPA CONCRETE (311 MESH)
2. WATERPROOFING BY SPECIALIST
3. 300 * 300 * 19 STONE DRAIN 110 DIA PERFORATED PIPE
4. 10mm JOINTEX BETWEEN ALL WALLS AND SURFACEBEDS
5. 20 MPA CONCRETE REINFORCED WITH 193 MESH
6. DPC TO ARCHITECTS DETAILS
7. 25 MPA CONCRETE REINFORCED WITH 5 Y 12 @ 200
8. 20 MPA CONCRETE REINFORCED WITH 4 Y 12 @ 250
9. 20 MPA CONCRETE REINFORCED WITH 3 Y 12 @ 250
10. 150mm IMPORTED G7 COMPACTED TO 98% MAMDD
11. min. 150mm IMPORTED G7 COMPACTED TO 95% MAMDD COMPACT IN LAYERS OF 150mm
12. STRIP 200mm TOPSOIL AND COMPACT INSITU TO 93 % MAMDD



TYPICAL FOUNDATION DETAIL
Scale 1:50

GENERAL NOTES

1. ALL WORK TO COMPLY WITH NATIONAL BUILDING REGULATIONS (NBR) 1990 AND ALL THEIR AMENDMENTS.
2. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION.
3. DIMENSIONS TO BE TAKEN DIMENSIONS ONLY AND NOT BY SCALE.
4. POINTS, LINES AND LEVELS OF THE STRUCTURE TO BE SET OUT BY A REGISTERED PROFESSIONAL SURVEYOR. ANY DISCREPANCY BETWEEN STRUCTURAL AND ARCHITECTURAL DRAWINGS TO BE REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION.
5. ALL PROPRIETARY PRODUCTS ARE TO BE FIXED PER MANUFACTURER'S SPECIFICATIONS.
6. ALL EXCAVATIONS TO BE IN ACCORDANCE WITH SABS 0.

CONCRETE

1. EXISTING WORK MODIFICATIONS TO COMPLY WITH THE SABS 0160 "CODE OF PRACTICE FOR GENERAL STRUCTURAL DESIGN" LATEST REVISION.
2. PROOF OF CONFORMITY TO STRENGTH REQUIREMENTS TO BE MADE BY CONCRETE CUBE TESTS TO SABS 0.
3. PROOF OF CONFORMITY TO SABS 0160 TO BE PROVIDED PRIOR TO ALL CONCRETE 1 DAY, 3 DAY, 7 DAY, 28 DAY.
4. DEPTH 1.2 REINFORCED STEEL -

STRUCTURAL SUBNOT	COVER mm
FOOTINGS	
PEDESTALS	
SLABS	
BEAMS	

LEGEND

- PAVING
- GRASS
- BUILDING
- KERB BARRIES
- KERB & CHANNEL
- FALL
- NOTE - ⓐ MATERIAL SHAPED TO TOP OF KERB

GENERAL NOTES

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998. [illegible]
999. [illegible]
1000. [illegible]

REVISION SCHEDULE

TITLE / TITEL
THE OLIVES
ERF 28623, SHORT STR.
BERGSIG, GEORGE

dms

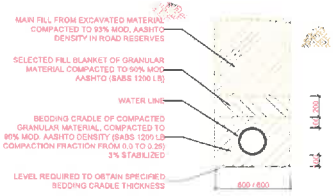
CESA

REG. No. 2017/265759/07

DESIGNED / ONTWERP: E F
DRAWN / GETEKEN: P M
CHECKED / NAGESIEN: E F
DATE / DATUM: 2022-09-27
STATUS
DRAWING NO.
TOWNPLANNING NO.

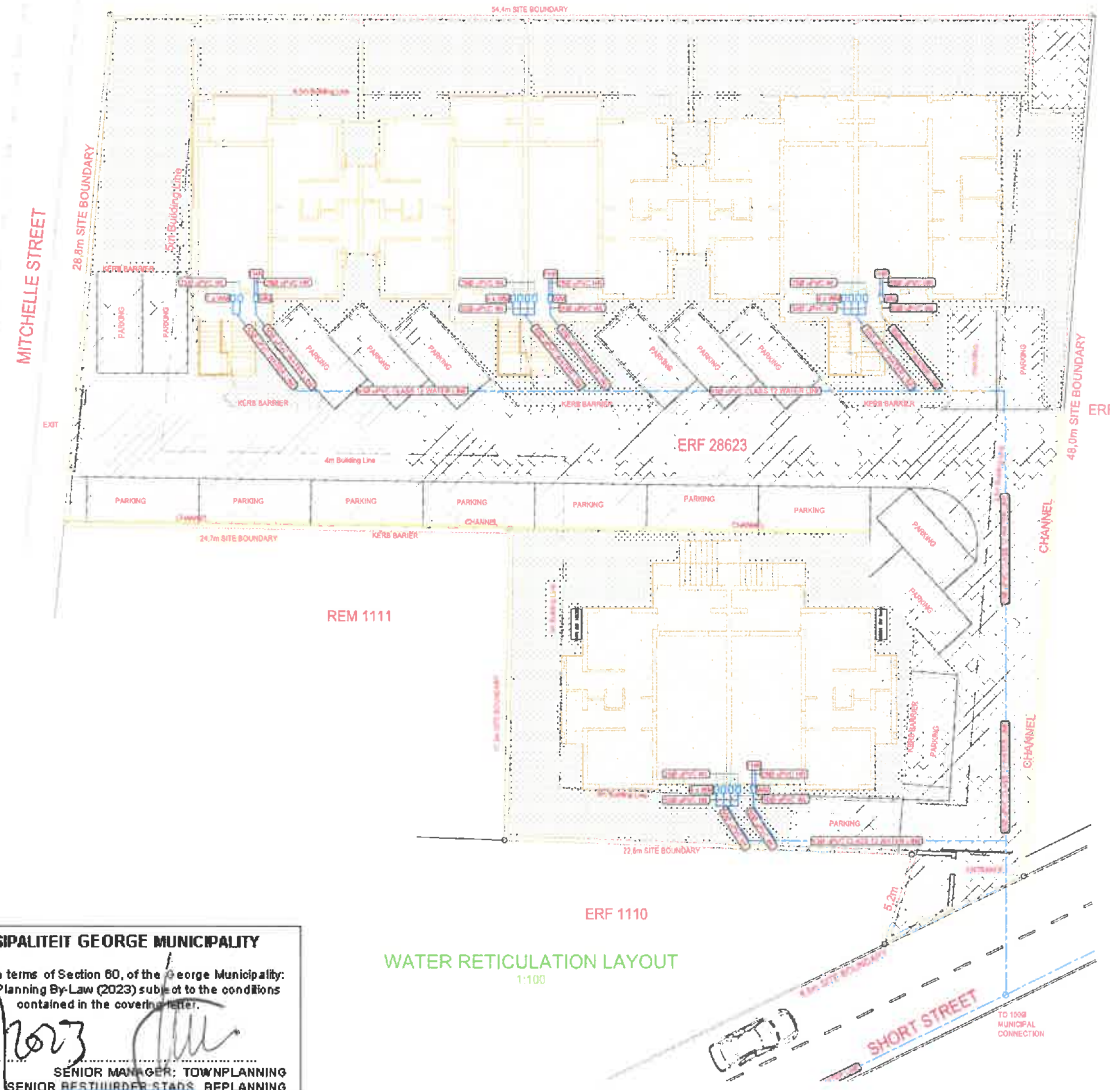
NOTE

FIRE HOUSE REQUIREMENTS TO BE CONFIRMED BY FIRE ENGINEER



BEDDING FOR FLEXIBLE PIPES

SCALE 1:30



WATER RETICULATION LAYOUT

1:100

MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60, of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

26/6/2023

DATE SENIOR MANAGER: TOWNPLANNING

DATUM SENIOR BESTUURDER STADS BEPLANNING

GENERAL NOTES

CONCRETE

LEGEND

PAVING

GRASS

BUILDING

KERB BARRIES

KERB & CHANNEL

90Ø WATER & FIRE HOUSE LINE

50Ø WATER METER LINE

28Ø FIRE HOUSE LINE

25Ø FIRE HOUSE LINE

INSPECTION EYE IE

WATER LINE WL

FIRE HOUSE REEL FHR

NOTES

GENERAL NOTES

REVISION SCHEDULE

TITLE / TITEL

THE OLIVES
ERF 28623, SHORT STR.
BERGSIG, GEORGE

TITLE / TITEL

CIVIL WORKS LAYOUT
WATER RETICULATION

dms

CESA

REG No. 2017/385756/07

DESIGNED / ONTWERP E.F

DRAWN / GETEKEN P.M

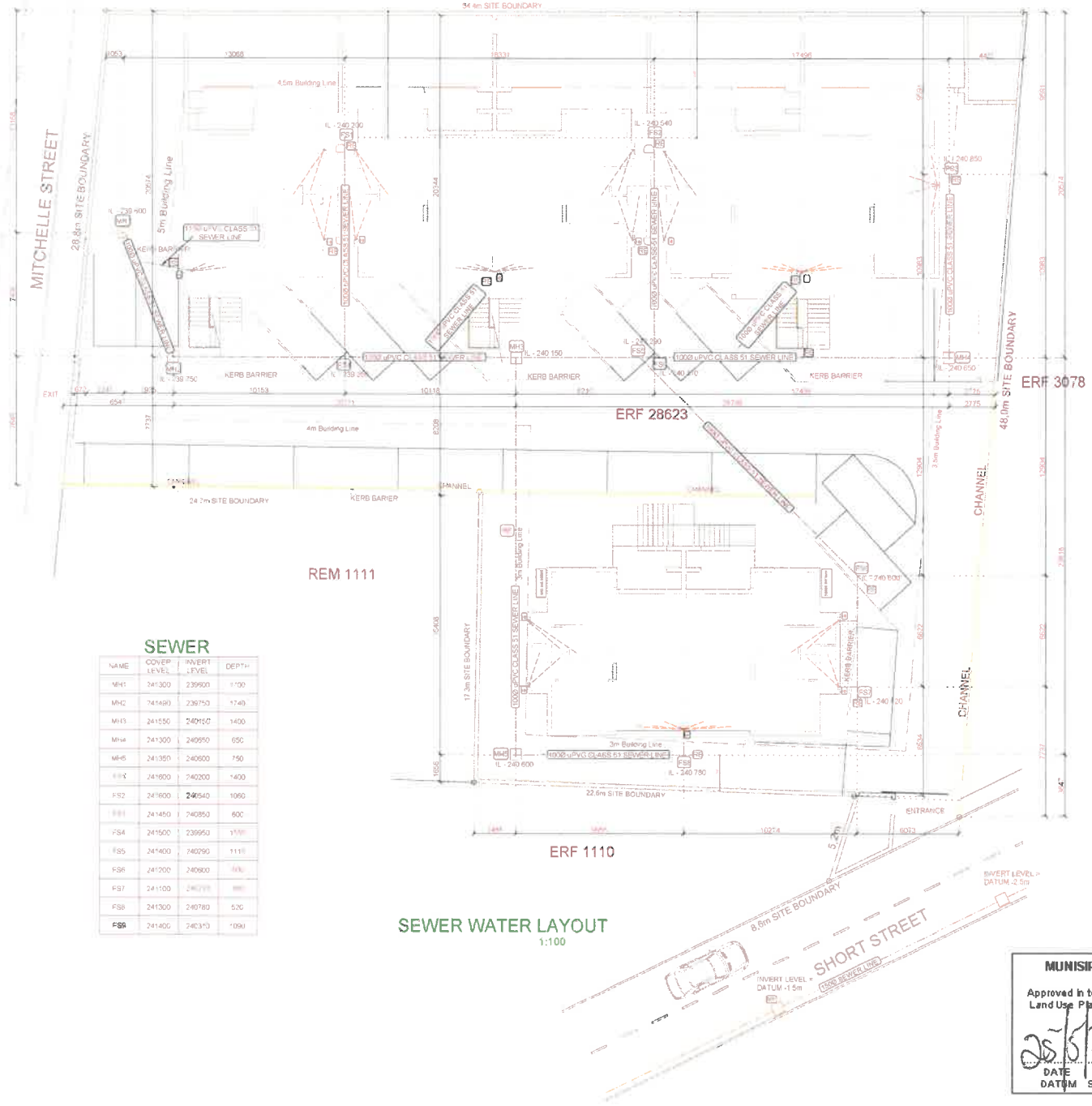
CHECKED / NAGESIEN E.F

DATE / DATUM 2022-09-14

STATUS PRELIMENARY

DRAWING NO. DOM-07

TEKENING NO.



SEWER

NAME	COVER LEVEL	INVERT LEVEL	DEPTH
MH1	241300	239900	1700
MH2	241490	239750	1740
MH3	241550	240150	1400
MH4	241300	240650	650
MH5	241350	240600	750
[illegible]	241600	240200	1400
FS2	241600	240540	1060
[illegible]	241450	240850	600
FS4	241500	239950	[illegible]
FS5	241400	240290	1110
FS6	241200	240600	[illegible]
FS7	241100	[illegible]	[illegible]
FS8	241300	240780	520
FS9	241400	240350	1050

SEWER WATER LAYOUT

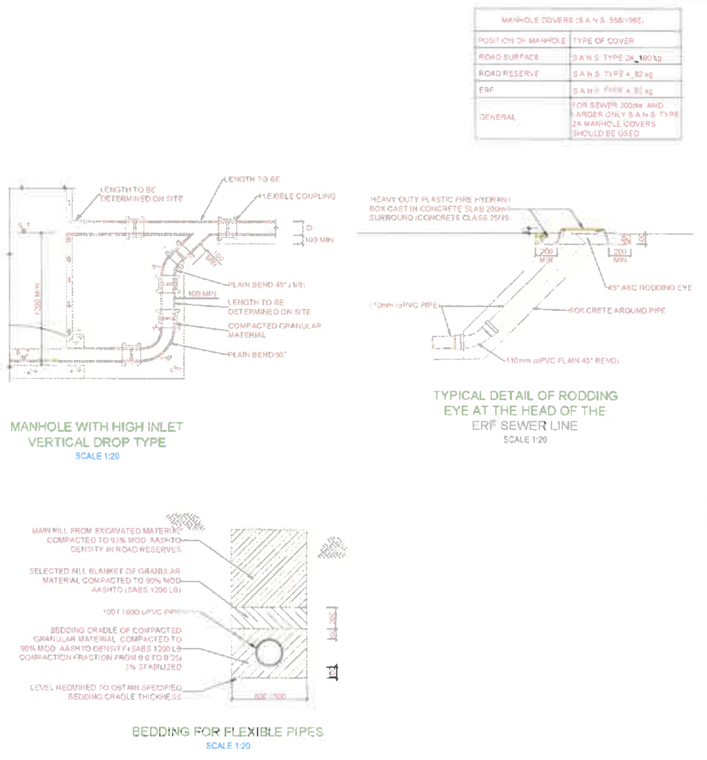
1:100

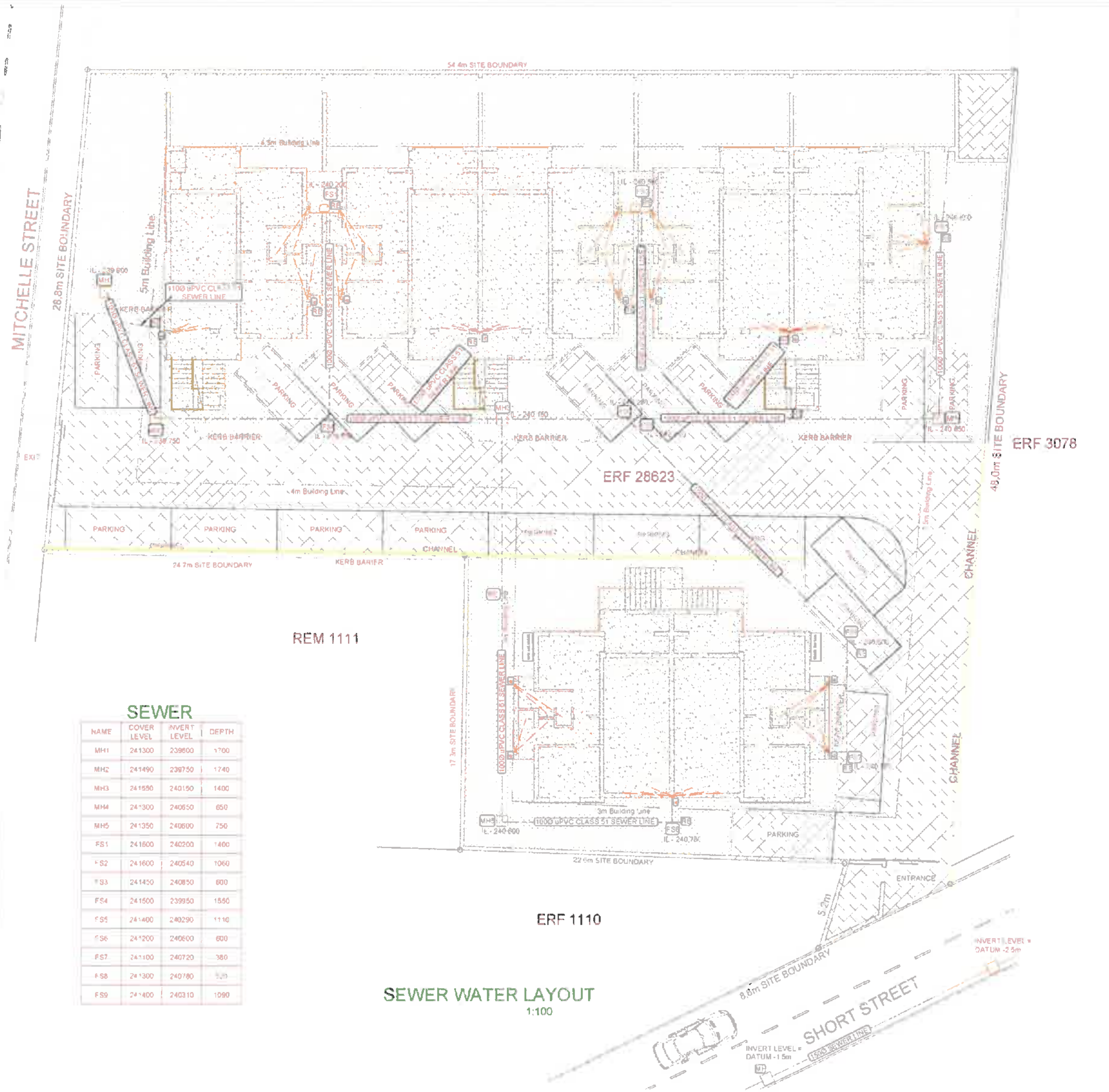
MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60, of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

25/5/2023

DATE / DATUM — SENIOR MANAGER: TOWNPLANNING / SENIOR BESTUURDER: STADSBEPLANNING





SEWER

NAME	COVER LEVEL	INVERT LEVEL	DEPTH
MH1	241300	239600	1700
MH2	241490	239750	1740
MH3	241550	240150	1400
MH4	241300	240650	650
MH5	241350	240600	750
FS1	241600	240200	1400
FS2	241600	240540	1060
FS3	241450	240850	600
FS4	241500	239950	1550
FS5	241400	240290	1110
FS6	241200	240600	600
FS7	241100	240720	380
FS8	241300	240780	[illegible]
FS9	241400	240310	1090

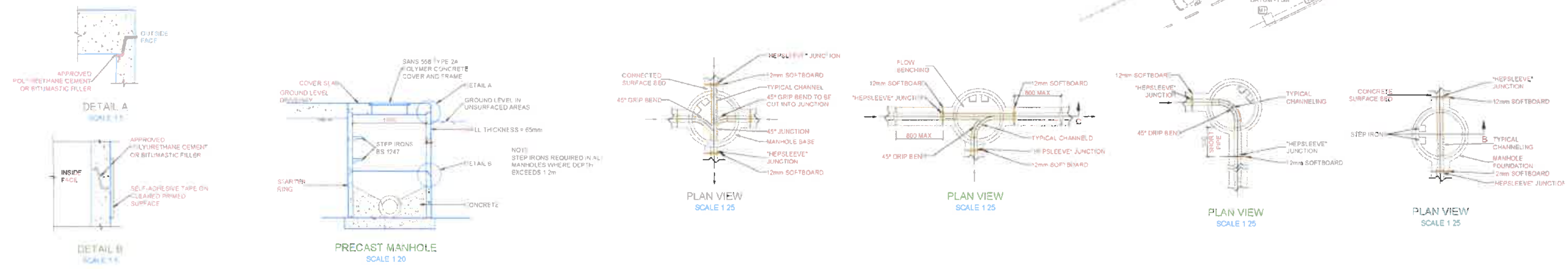
MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60, of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

25/5/2023

DATE / DATUM

SENIOR MANAGER: TOWNPLANNING / SENIOR BESTUURDER STADS BEPLANNING



LEGEND

PARKING
GRASS
BUILDING
KERB BARRIERS
CHANNEL
SEWER LINE
DRAINAGE
SEWER MANHOLE — MH
RODDING EYE — RE
INSPECTION EYE — IE

TITLE / TITEL: THE OLIVES
ERF 28623, SHORT STR.
BERGSIG, GEORGE

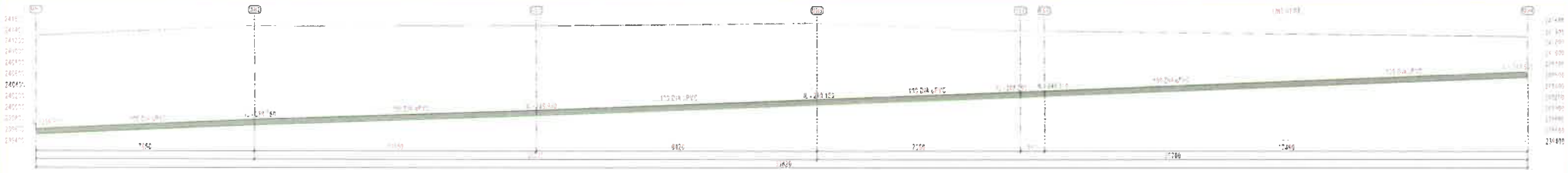
TITLE / TITEL: CIVIL WORKS LAYOUT
SEWER

SCALE 1:50 — A1

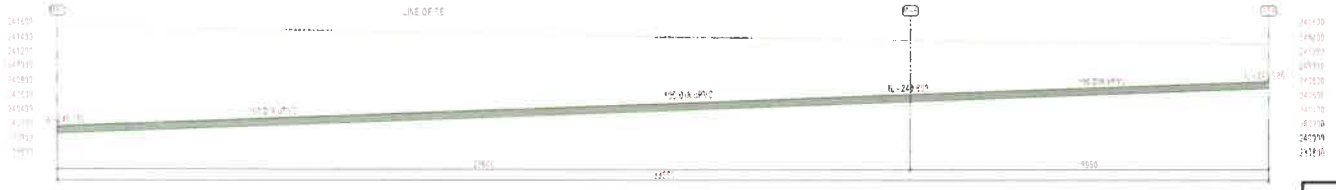
dms

REG № 2017/385758/07

DESIGNED / ONTWERP: E.F
DRAWN / GETEKEN: P.M
CHECKED / NAGESIEN: E.F
DATE / DATUM: 14.03.2023
STATUS: PRELIMENARY
DRAWING NO: C034-08
REV. A

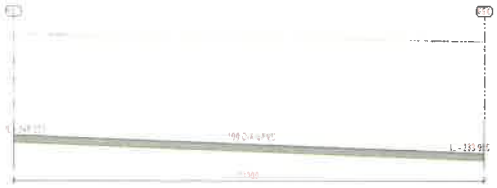


LONG SECTION - SEWER - MH1 TO MH4
GRADIENT 1:51
HZ: 1:100
VERT. 1:50



LONG SECTION - SEWER - MH3 TO FS8
GRADIENT 1:53
HZ: 1:100
VERT. 1:50

LONG SECTION - SEWER - FS6 TO FS7
GRADIENT 1:58
HZ: 1:100
VERT. 1:50



LONG SECTION - SEWER - FS1 TO FS4
GRADIENT 1:52
HZ: 1:100
VERT. 1:50

LONG SECTION - SEWER - FS2 TO FS9
GRADIENT 1:57
HZ: 1:100
VERT. 1:50

LONG SECTION - SEWER - FS3 TO MH4
GRADIENT 1:55
HZ: 1:100
VERT. 1:50

NAME	COVER	INVERT	DEPTH
MH1	241,300	239,800	[illegible]
MH2	241,490	239,750	[illegible]
MH3	241,550	239,150	1400
MH4	241,350	239,650	650
MH5	241,300	[illegible]	[illegible]
FS1	241,600	239,200	1400
FS2	241,600	240,540	1060
FS3	241,450	240,650	[illegible]
FS4	241,500	239,950	1550
FS5	241,490	240,290	[illegible]
FS6	241,[illegible]	240,500	650
FS7	241,100	240,720	550
FS8	241,300	240,750	550
FS9	241,400	240,310	1090

MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60, of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

28/8/2023

DATE ..... SENIOR MANAGER: TOWNPLANNING

DATUM SENIOR BESTUURDER:STADS BEPLANNING

dms
CONSULTING STRUCTURAL ENGINEERING

PO BOX 3586
GEORGE INDUSTRIA 6536
TEL 044 - 874 6042
FAX 044 - 874 6413
EMAIL info@dmsgeorge.co.za

NHBRC No. 279 CK 01/03/0959/23

GENERAL NOTES

1. ALL WORK TO SABS 1200 & NBR & NHBRC.
2. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL ARCHITECTS DRAWINGS AND OTHER CONTRACT DOCUMENTATION. ANY DISCREPANCY IS TO BE REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION.
3. ALL REINFORCED CONCRETE 25MPa. ALL CONCRETE TO BE VIBRATED.
4. COVER TO STEEL BASES 30 - COLUMNS 40 SLABS 30 - BEAMS 30
5. ENGINEER TO CHECK REINFORCING BEFORE CASTING CONCRETE.
6. POSITIONING AND LEVELS OF THE STRUCTURE TO BE IN ACCORDANCE WITH THE ARCHITECTS DRAWINGS. ANY DISCREPANCY BETWEEN STRUCTURAL AND ARCHITECTURAL DRAWINGS IS TO BE REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION.
7. ALL PROPRIETARY PRODUCTS ARE TO BE STORED, FIXED AND APPLIED TO MANUFACTURERS SPECIFICATIONS.
8. ALL WATERPROOFING TO BE DONE BY A SPECIALIST.

CLIENT KLIENT	THE OLIVES
PROJECT PROJEK	ERF: 28623 BERGSIG, GEORGE
TITLE	SEWER: LONG SECTIONS
DATE/DATUM	14.03.2023
STATUS	PRELIMINARY
SCALE/SKAAL	1 : 100
DRAWN	H.M.
DWG NO	D034 - 9