

ANNEXURE K:

*DEADP Acknowledgement of receipt -
Amended EMPr dated 04 May 2026*



REFERENCE: 16/3/3/1/D2/55/0001/24
DATE OF ISSUE: 4 May 2026

Wentzel Christoffel Coetzer & Wessel Philippus Wessels
PO Box 26
GROOT MARAIS
2850

Attention: Messrs. WC Coetzer & WP Wessels

Email: wentzel@work.co.bw

Dear Sirs

ACKNOWLEDGEMENT OF RECEIPT OF THE AMENDED ENVIRONMENTAL MANAGEMENT PROGRAMME FOR THE PROPOSED MAIN DWELLING, 4 SELF-CATERING COTTAGES AND ASSOCIATED INFRASTRUCTURE ON ERF 2003, WILDERNESS SKY, WILDERNESS

1. The abovementioned document dated January 2024 (amended April 2026) and received by the Directorate: Development Management (Region 3) (hereinafter referred to as "this Directorate") via electronic mail on 22 April 2026 refers.
2. This letter serves as an acknowledgment of receipt of the abovementioned document by this Directorate in response to condition 8 of the EA issued on 24 September 2024. The document will be placed on record.
3. Your attention is drawn to the peremptory conditions 6, 12, 20.2 and 20.3 of the above-mentioned EA which have to be complied with prior to commencement of construction activities.
4. Also be reminded that that in terms of Section 49A of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA"), a person is guilty of an offence if that person fails to comply with or contravenes a condition of an environmental authorisation granted for a listed activity or an approved environmental management programme.
5. This Department reserves the right to revise or withdraw initial comments or request further information from you based on any information received.

Yours Faithfully

Digitally signed by Steve Kleinhaus
Date: 2026.05.04 09:11:05 +02'00'

pp _____

HEAD OF COMPONENT

ENVIRONMENTAL IMPACT MANAGEMENT SERVICES: REGION 3

DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

Copied to:

George Municipality

(1) Mr. Clinton Petersen

E-mail: Cpetersen@george.gov.za

Eco Route Environmental Consultancy

(2) EAP: Ms. Samantha Teeluckdhari

E-mail: samantha@ecoroute.co.za

ANNEXURE L:

*Eco Route - Notification of appointment of
ECO dated 05 May 2026*



George Municipality
Human Settlements, Planning and Development
Town Planning
71 York Street, George
05/05/2026

Attention: Fakazile Vava

NOTIFICATION OF APPOINTMENT OF ENVIRONMENTAL CONTROL OFFICER

**FOR THE DEVELOPMENT OF A PRIMARY DWELLING AND ASSOCIATED INFRASTRUCTURE ON ERF 2003,
WILDERNESS, GEORGE MUNICIPALITY**

DEA&DP REF: 16/3/3/1/D2/55/0001/24

Dear Sir/Madam

This letter serves as a notification of the appointment of Eco Route Environmental Consultancy as the official Environmental Control Officer/ECO for the above-mentioned development. The ECO will monitor the development and ensure that the applicant and his construction team comply with the management and monitoring conditions stipulated in the Environmental Authorisation/EA dated 25 September 2024 and issued by DEA&DP, and the approved EMPr.

Approved Development as per the EA:

Layout

The development of a primary dwelling and associated infrastructure (driveway, parking area, pool, deck, and conservancy tank) with a footprint not exceeding 742m².

Design

The development of a conservancy tank for the storage and collection of sewage. The sewage will be disposed of at a licensed waste water treatment facility.

The above development description as per the Environmental Authorisation will be implemented by the site development plan contained in Annexure 1, pending approval by DEA&DP.

Kind Regards,

Samantha Teeluckdhari (EAPASA reg: 2023/6443)

Environmental Assessment Practitioner

samantha@ecoroute.co.za

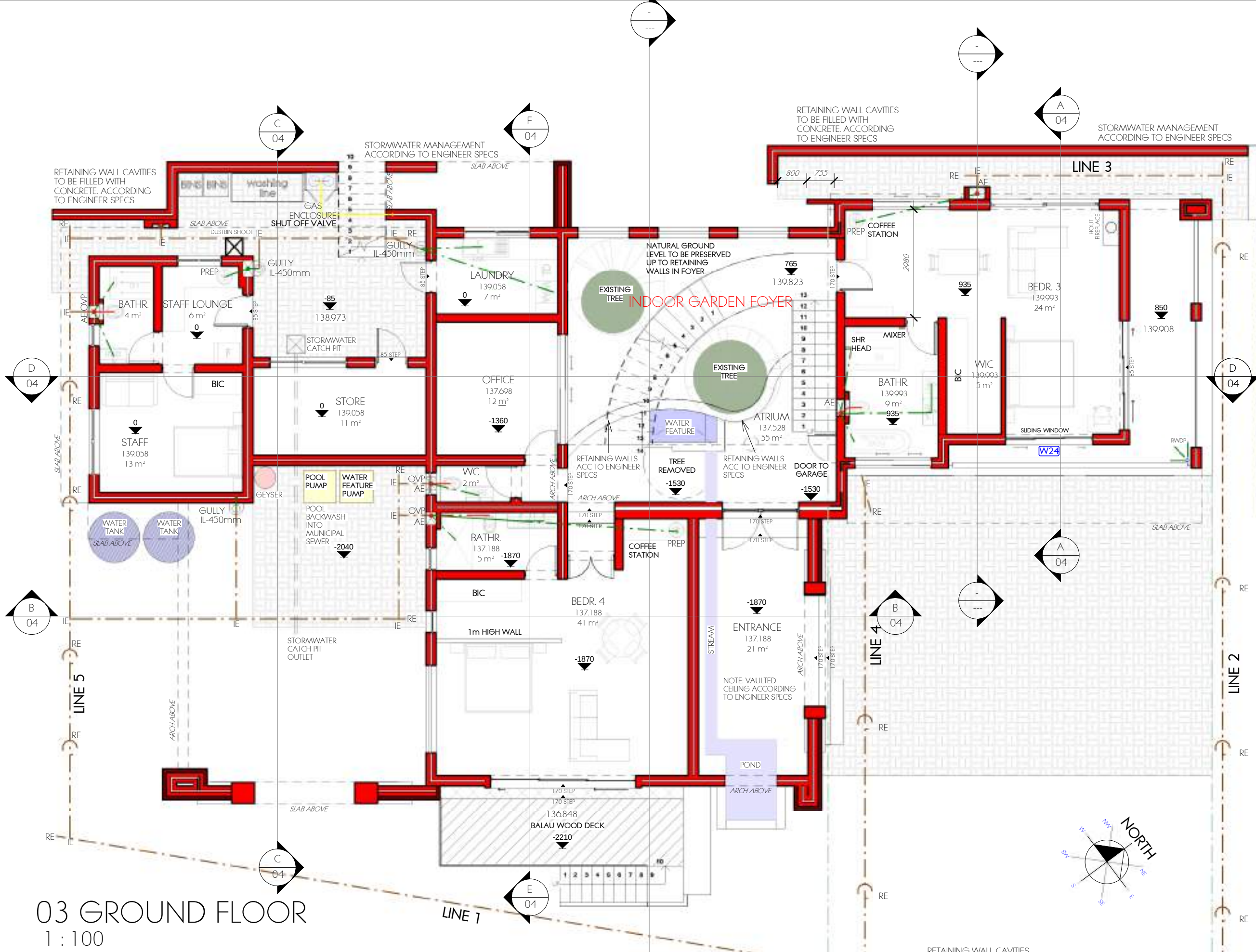
+27 72 773 5397

ANNEXURE 1: SITE DEVELOPMENT PLAN (TO BE APPROVED BY DEA&DP)

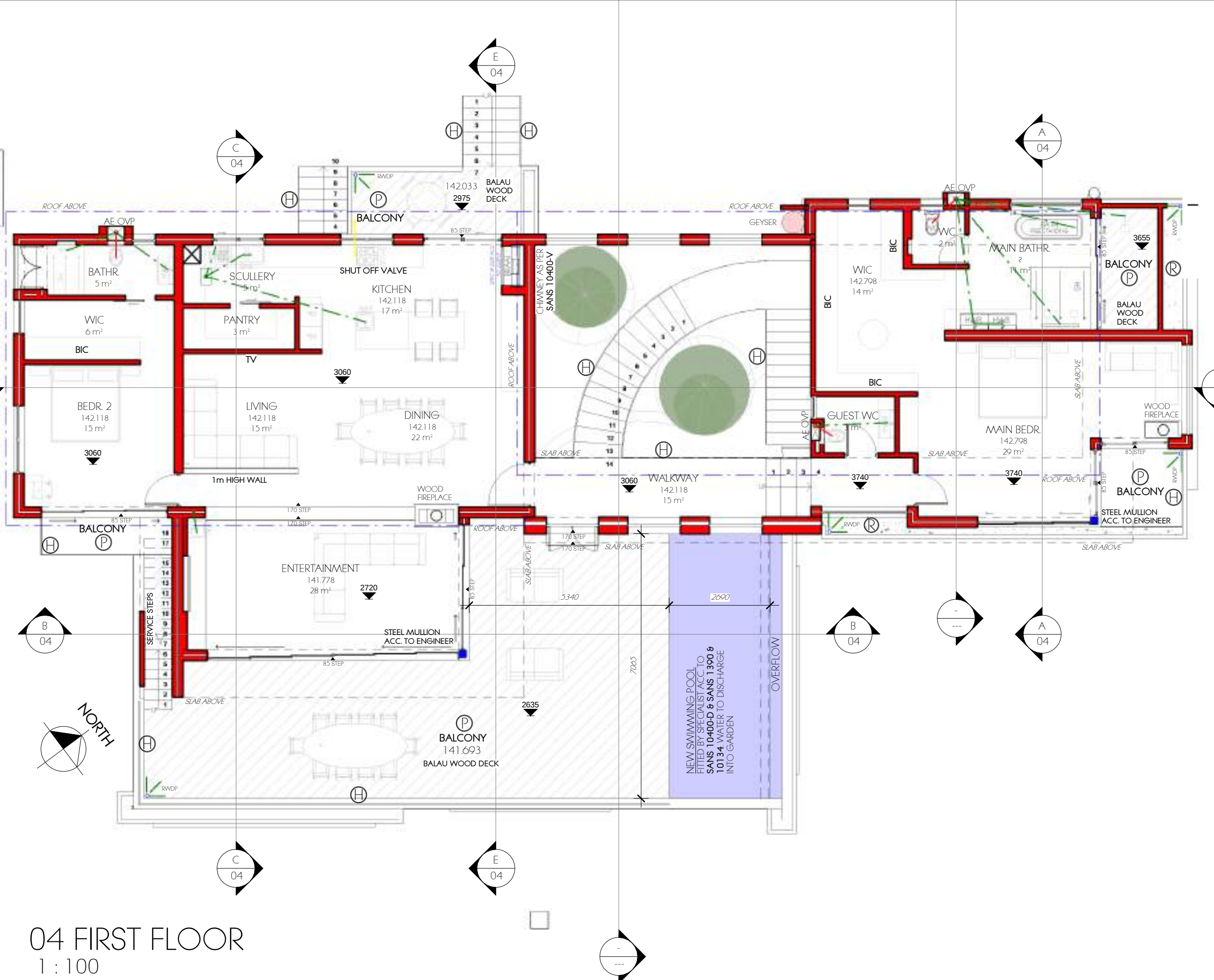
PO Box 1252 Sedgfield 6573

Fax: 086 402 9562

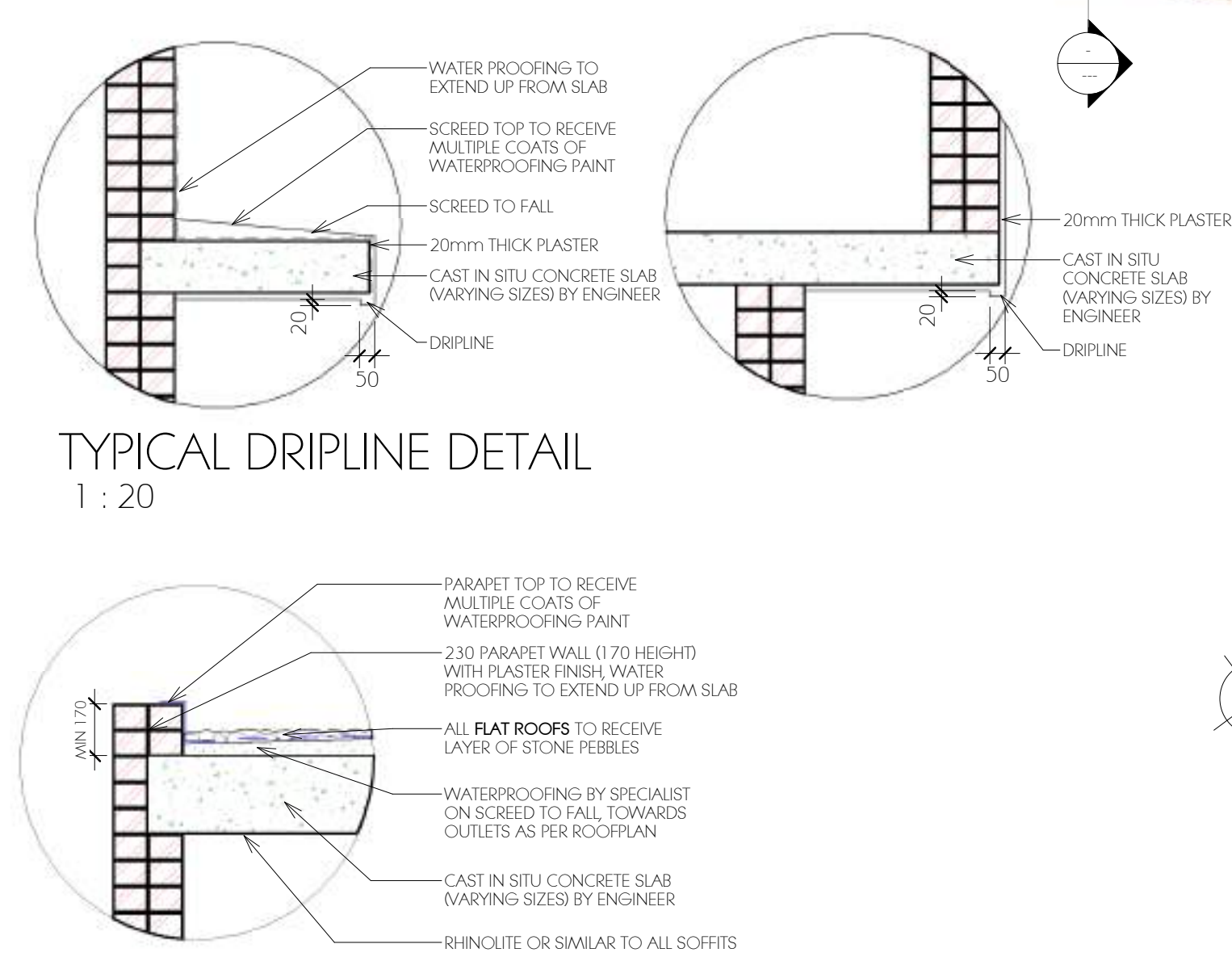
www.ecoroute.co.za



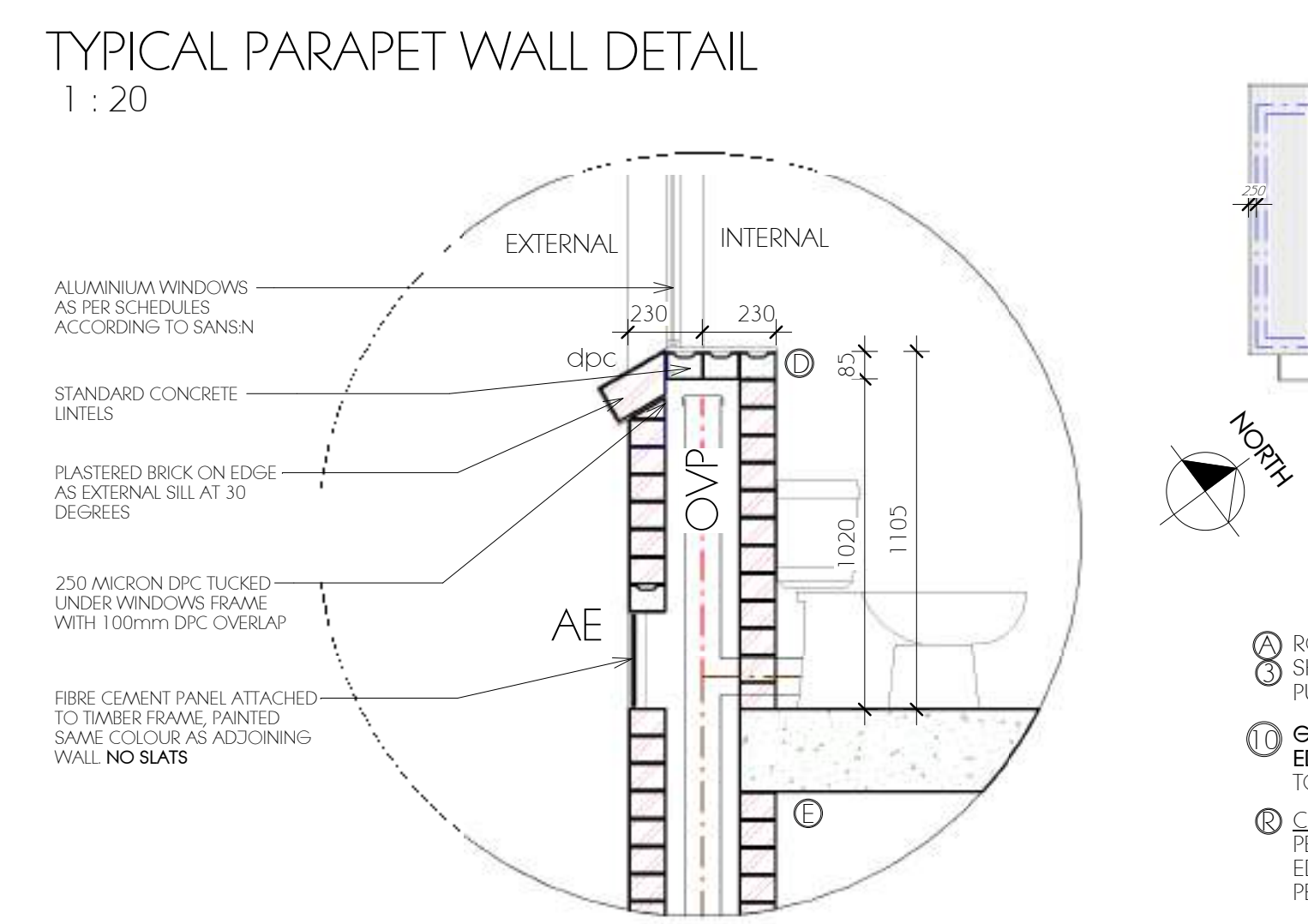
03 GROUND FLOOR
1:100



04 FIRST FLOOR
1:100



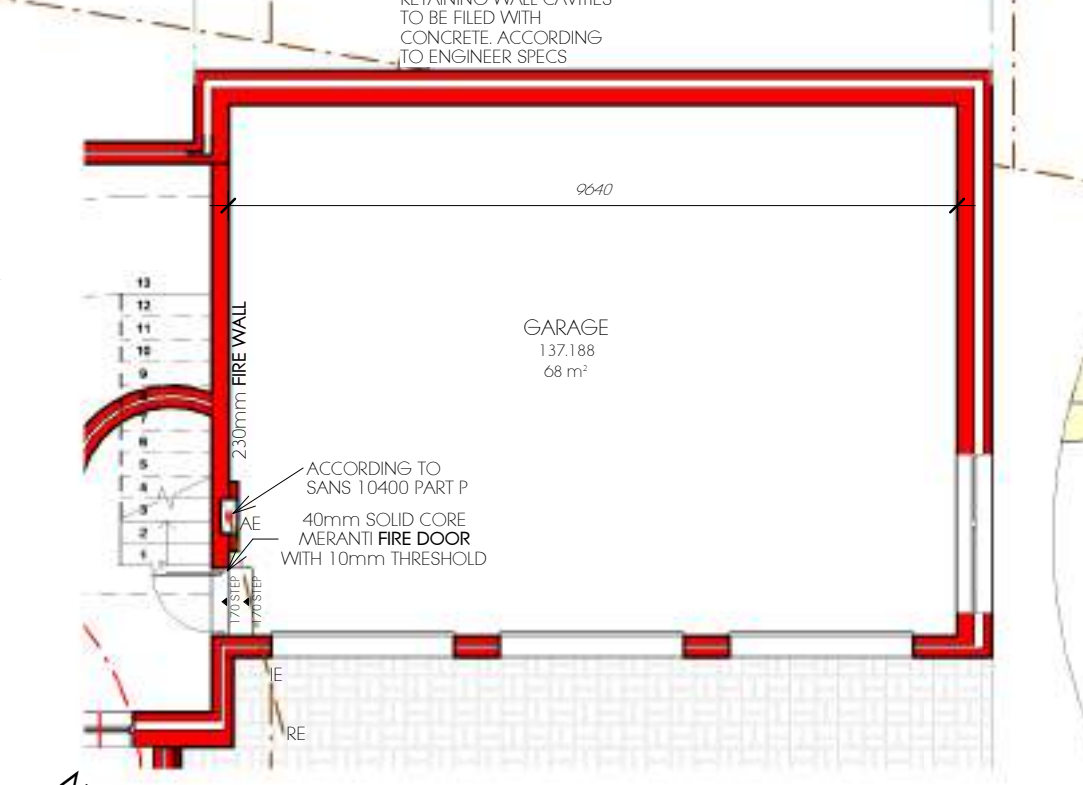
TYPICAL DRIPLINE DETAIL
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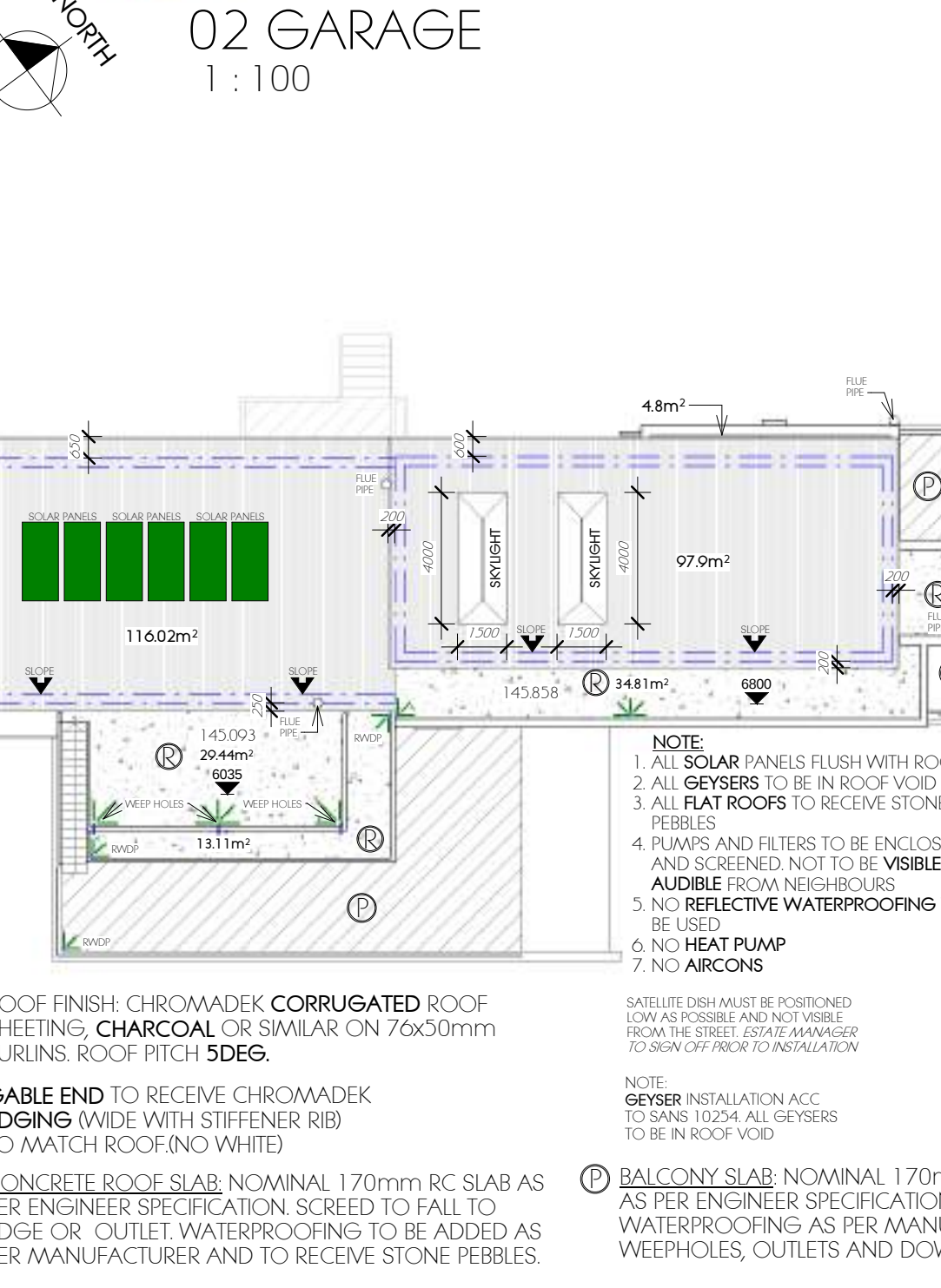
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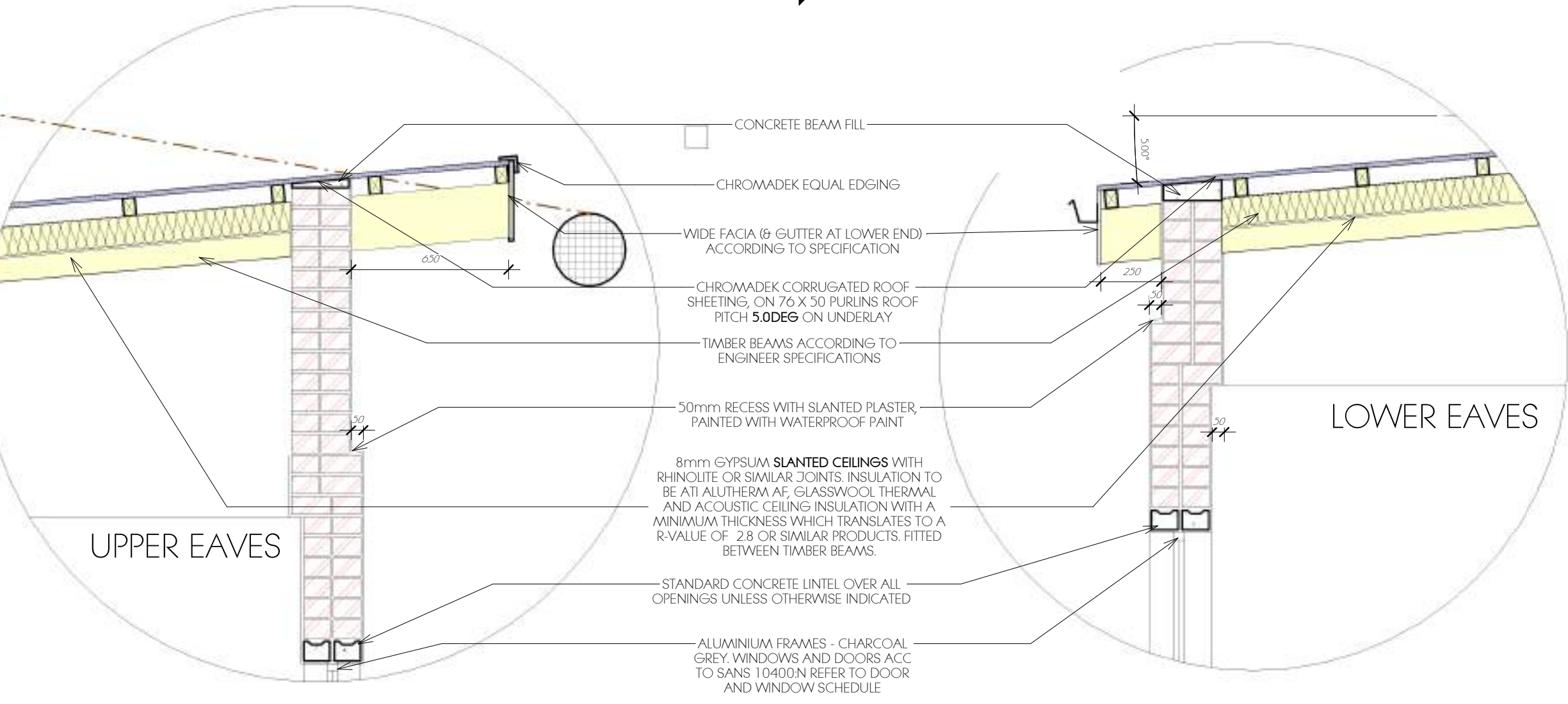
TYPICAL DEEP WINDOW SILL DETAIL
1:20



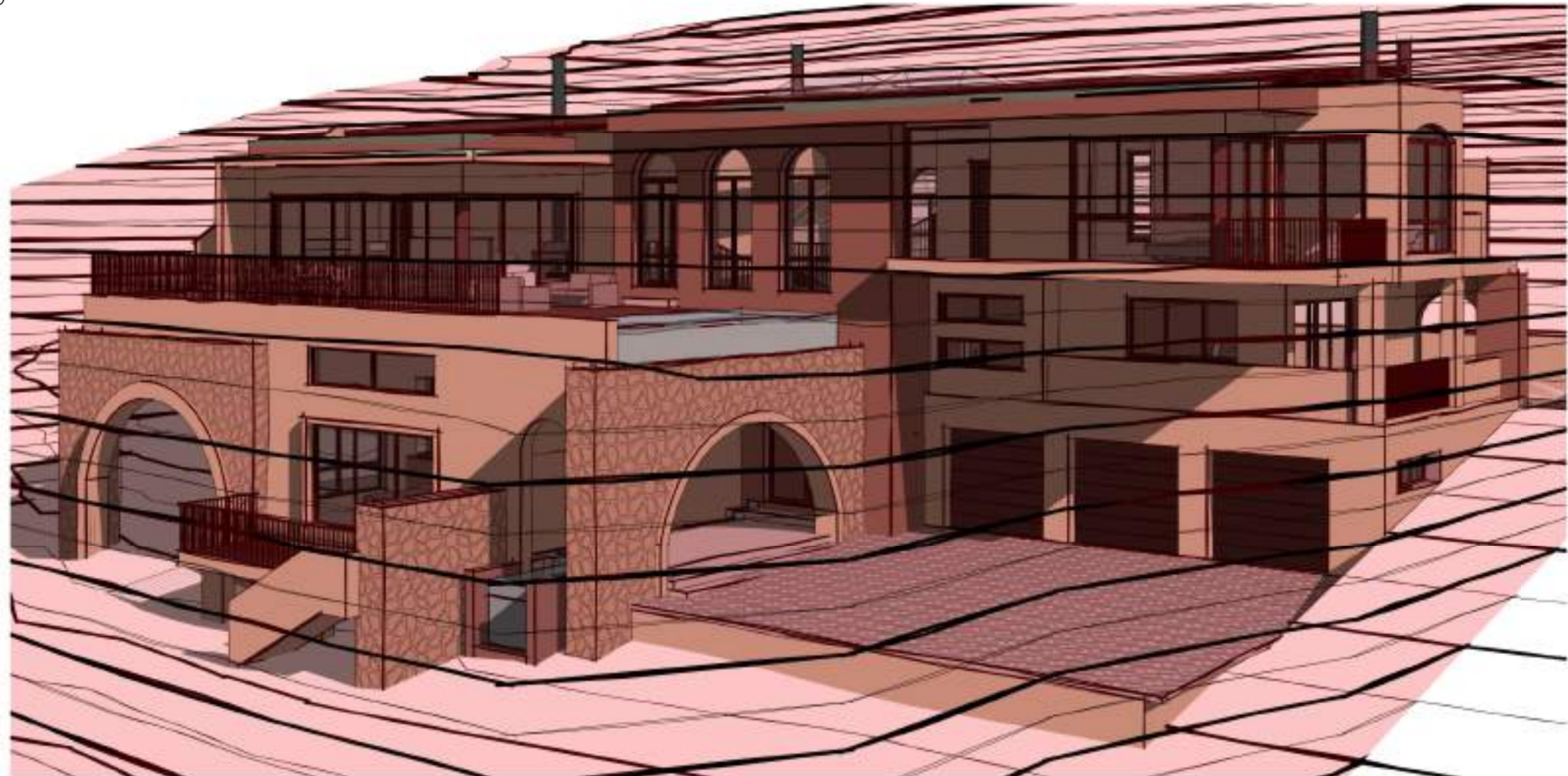
02 GARAGE
1:100



05 ROOF PLAN
1:200



TYPICAL EAVES DETAIL
1:20



3D IMAGES FOR ARTISTIC IMPRESSION ONLY

NOTES (A-R)

A GENERAL
THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS THAT FORM PART OF THE SET IT IS THE RESPONSIBILITY OF THE READER OF THIS DOCUMENT THAT HE HAS ALL THE DRAWINGS IN THIS SET.

THE DESIGN OF THIS PROJECT, TO THE BEST OF THE AUTHORS KNOWLEDGE COMPLIES WITH REQUIREMENTS OF SANS10400.

ALL WORK AND TRADES TO COMPLY WITH SANS 10400 (THE APPLICATION OF NATIONAL BUILDING REGULATIONS), THE APPLICABLE SANS2001 CODES AND LOCAL AUTHORITIES BY LAWS.
THE CONTRACTOR (B SUB-CONTRACTOR) SHALL BE FAMILIAR WITH THE CONTENT OF SANS 10400, SPECIFIC SANS CODES AND RELATED SANS 2001 STANDARDS.

BOUNDARY PEGS TO BE POINTED OUT BY OWNER OR PEGGED BY LAND SURVEYOR. CONTRACTOR MUST CHECK ALL LEVELS, DIMENSIONS, STEPS ETC. ON SITE, AND REPORT ALL DISCREPANCIES TO THE ARCHITECTURAL PROFESSIONAL BEFORE CONSTRUCTION COMMENCES.

ALL DIMENSIONS SHOULD BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF ANY RELATED WORK. ALL DISCREPANCIES MUST BE POINTED OUT TO THE ARCHITECTURAL PROFESSIONAL.
POSITION OF BUILDINGS TO BE CHECKED ON SITE BEFORE ANY WORK COMMENCES. ALL DIMENSIONS SHOULD BE READ FROM DRAWING AND NOT SCALED. ALL DIMENSIONS ARE MILLIMETER UNLESS OTHERWISE INDICATED. THE ARCHITECTURAL PROFESSIONAL SHOULD BE INFORMED IN A TIMELY MANNER IF ADDITIONAL DIMENSIONS ARE REQUIRED.

ALL DRAWINGS REMAIN THE PROPERTY OF THE ARCHITECTURAL PROFESSIONAL AND ARE SUBJECT TO RELEVANT COPYRIGHT LAWS.
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REGISTER THE PROJECT AT N-BRC AND TO PROVIDE A CHEMICAL TEMPORARY TOILET MUST COMPLY WITH SANS 10400 F.

ITS THE RESPONSIBILITY OF CONTRACTOR TO INFORM THE LOCAL AUTHORITY TO INSPECTIONS WORKS DURING CONSTRUCTION AT ALL NECESSARY STAGES IN ORDER TO SIGN OFF COMPLIANCE CERTIFICATES.

CHANGES/DEVIATIONS FROM THE DRAWINGS MUST BE REPORTED TO THE ARCHITECTURAL PROFESSIONAL. THE ARCHITECTURAL PROFESSIONAL ACCEPTS NO RESPONSIBILITY FOR ITEMS CHANGED, ADDED OR DEDUCTED FROM THE CONSTRUCTION DRAWINGS.

THE SPECIFICATION DATA AS DESCRIBED IN THESE DRAWINGS AND SHALL HAVE PRECEDENCE IN THE INTERPRETATION OF ANY AMBIGUITY OR INCONSISTENCY BETWEEN THIS SPECIFICATION AND THE RELEVANT STANDARD.

3D IMAGES/RENDERERS ARE INTENDED AS ARTISTIC IMPRESSIONS ONLY.

B SITE CLEARANCE, SETTING OUT AND LEVELING
SITE CLEARANCE TO COMPLY WITH SANS 2001 (B).
SITE CLEARING TO BE DONE ACCORDING TO DRAWINGS.
MATERIALS FROM GRUBBING AND DEMOLITION OF STRUCTURES TO BE DISPOSED OF AT APPROVED DUMPING SITES.
TREES, PLANTS TO BE RETAINED, REPLANTED OR DISPOSED OF AS INDICATED ON THE DRAWINGS AND/OR AS PER OWNERS APPROVAL.

TOP SOIL SHOULD BE STOCKED FILED ON SITE.

THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR THE ACCURATE SETTING OUT AND LEVELING OF THE WORKS AND FLOORS, AND SHALL PROVIDE ALL NECESSARY INSTRUMENTS AND LABOUR REQUIRED BY THE ARCHITECTURAL PROFESSIONAL FOR CHECKING PURPOSES.

LEVELS TO BE CHECKED AND/OR CONFIRMED BY ARCHITECTURAL PROFESSIONAL BEFORE CONSTRUCTION COMMENCES.
EARTHWORKS TO COMPLY WITH SANS 2001 (C).

C FOUNDATIONS, BRICKWORK & PARTITIONS & STRUCTURAL STEEL
ALL FOUNDATIONS MUST COMPLY WITH SANS 10400:1, SANS2001-CM2 AND ENGINEERS DRAWINGS.

TO BE 25 MPA CONCRETE (2 BAGS CEMENT 4 WHEELBARROWS RIVER SAND 5 WHEELBARROWS 22MM STONE) AT LEAST 200 X 600MM MIN 300 UNDER GROUND LEVEL OR TO ENGINEER DRAWINGS.
BOUNDARY WALLS FOUNDATION MUST NOT ENCRoACH ON BOUNDARY LINES AND WALLS ARE TO BE PLASTERED AND PAINTED BOTH SIDES.
PARAPET WALLS TO BE AT LEAST 170 HIGH AND MAX 500MM, WITH BRICK FORCE IN EVERY COURSE AND WATERPROOFING UP TO THE TOP EDGE.
ALL SCREEN WALLS TO COMPLY WITH SANS 10400:K.
UNITS TO BE SUPPORTED MIN 150MM FOR OPENINGS UP TO 3M AND AT LEAST 230MM FOR OPENINGS UP TO 4.8M.
3-5 COURSES BRICK FORCE TO BUILT IN BELOW FLOOR LEVEL AND ABOVE WINDOW LEVEL AND EVERY THIRD COURSE BETWEEN IN CONTINUOUS BANDS.
NO TIEING OR LOCK BONDING WILL BE ALLOWED UNDER ANY CIRCUMSTANCES.
ANY PARTITION TO BE ROOFED PROOF.

VERTICAL DPC TO BE INSTALLED AT ALL LEVEL CHANGES, OVERLAPPING WITH DPM.

ANY STRUCTURAL OR REINFORCING WORK ON NEW OR EXISTING STRUCTURES TO BE EITHER ASSESSED OR DETAILED BY ENGINEER (THIS INCLUDES RETAINING WALLS, REINFORCED FLOOR SLABS AND STAIRS, UNITS AND FOUNDATIONS, EXISTING AND NEW).

SOIL TESTS TO BE DONE BY ENGINEER AND REFERENCE TO THE GEOTECHNICAL REPORT, BEFORE CONSTRUCTION STARTS IF APPLICABLE EXPANSION JOINTS TO BE DRAWINGS AND DETAILED BY ENGINEER.

FOUNDATION TRENCHES AND FILLING TO BE TREATED WITH ANTI POISON, TERMITES POISON IF NECESSARY AND CONFORM TO SANS 024, SOIL UNDER PAVING TO BE TREATED WITH WEED KILLER.
ALL CONNECTIONS, FOOTINGS & STEELWORK ACCORDING TO ENGINEERS DRAWINGS.
STRUCTURAL STEEL WORK TO COMPLY WITH SANS2001-C31 AND ENGINEERS DRAWINGS.
CORROSION PROTECTION OF STEEL BY PAINT TO COMPLY WITH SANS12444.

D WALLS
ALL WALLS TO COMPLY WITH SANS 10400:K AND SANS 10400XA. ALL MASONRY WALLS TO COMPLY WITH 2001-CM, FACE BRICKS TO COMPLY WITH SANS 227.
230MM AND 115MM BRICK WALLS (MINIMUM STRENGTH 7MPa).
STRETCHER COURSE, CLASS 3 MORTAR (MVA).
DPC UNDERNEATH ALL WALL AND WINDOW SILLS.
BRICK FORCE EVERY 3-5 COURSES, AND OVER OPENINGS EVERY SECOND COURSE.
INTERIOR 10-15MM PLASTER AND PAINT OR AS INDICATED.
EXTERIOR 10-15MM PLASTER AND PAINT OR AS INDICATED.
CAVITIES IN CAVITY WALLS SHALL NOT BE LESS THAN 50 MM OR MORE THAN 115 MM WIDE WITH WALL TIES ACCORDING TO SANS 10400K.

E FLOORS & WATERPROOFING
ALL FLOORS MUST COMPLY WITH SANS 10400:J AND SANS 10109.
GROUND FLOOR SLAB: 150MM THICK 25MPa CONCRETE, PERFECTLY LEVEL, MIN 150MM ABOVE NGL ON PROPERLY COMPACTED HARD CORE. 25MM THICK SCREED AND FINISHES AS INDICATED.
WHERE UNDER FLOOR HEATING (UFH) IS SHOWN ON THE PLAN, THE AFFECTED FLOORS MUST BE CAST ON MIN 50MM THICK POLYSTYRENE FOAM AND FOAM IS TO BE INSTALLED AROUND PERIMETER OF ROOM TO INSULATE FLOOR FROM WALL.
SUSPENDED CONCRETE FLOORS TO ENGINEERS DETAILS AND SANS 10400:J.
DPC UNDER ALL WALLS EXCEPT FREE STANDING AND WINDOW SILLS AND TO ALL VERTICAL CHANGES IN FLOOR LEVELS.
ATRIUMS & COURTYARDS TO BE FITTED WITH AT LEAST 1 X 100 DIA. OUTLET PIPE FROM CATCH PIT FITTED WITH GRATING & SILENT TRAP.
PLANTERS TO BE WATERPROOF & DRAINAGE INSTALLED.
SUSPENDED TIMBER FLOORS ACCORDING TO SANS 10082.

CONCRETE WORKS TO COMPLY WITH SANS 2001-CC1, SANS 2001-CC2 AND ENGINEERS DRAWINGS.
ALL STRUCTURAL TIMBERWORK-FLOORING TO COMPLY WITH SANS2001-CT1.
FLOORS MUST COMPLY WITH SANS 1440:1441 SANS 3006 SANS541.
WOODS MUST COMPLY WITH SANS 10103.
GEYSER AS PER SANS 10254 AND DETAILS.

DISCLAIMER NOTE
I, the undersigned, being a duly qualified Architect, hereby certify that this drawing has been prepared by me or under my direct supervision and that I am a duly qualified Architect in terms of the Architectural Profession Act, 2003 (Act No. 44 of 2003) and that I am a member of the South African Council for the Architectural Profession (SACAP).
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theresevan@ellipsis.co.za
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P.O. Box 508, Chatsworth, 2009

SACAP: PSAT 20755

PROJECT:
SITE DEVELOPMENT PLAN ON ERF
2003 WILDERNESS FOR WC
COETZER & WP WESSELS

ADDRESS:
REMSKOEN STREET, WILDERNESS,
GEORGE, WESTERN CAPE

DRAWING:
FLOOR PLANS & DETAILS

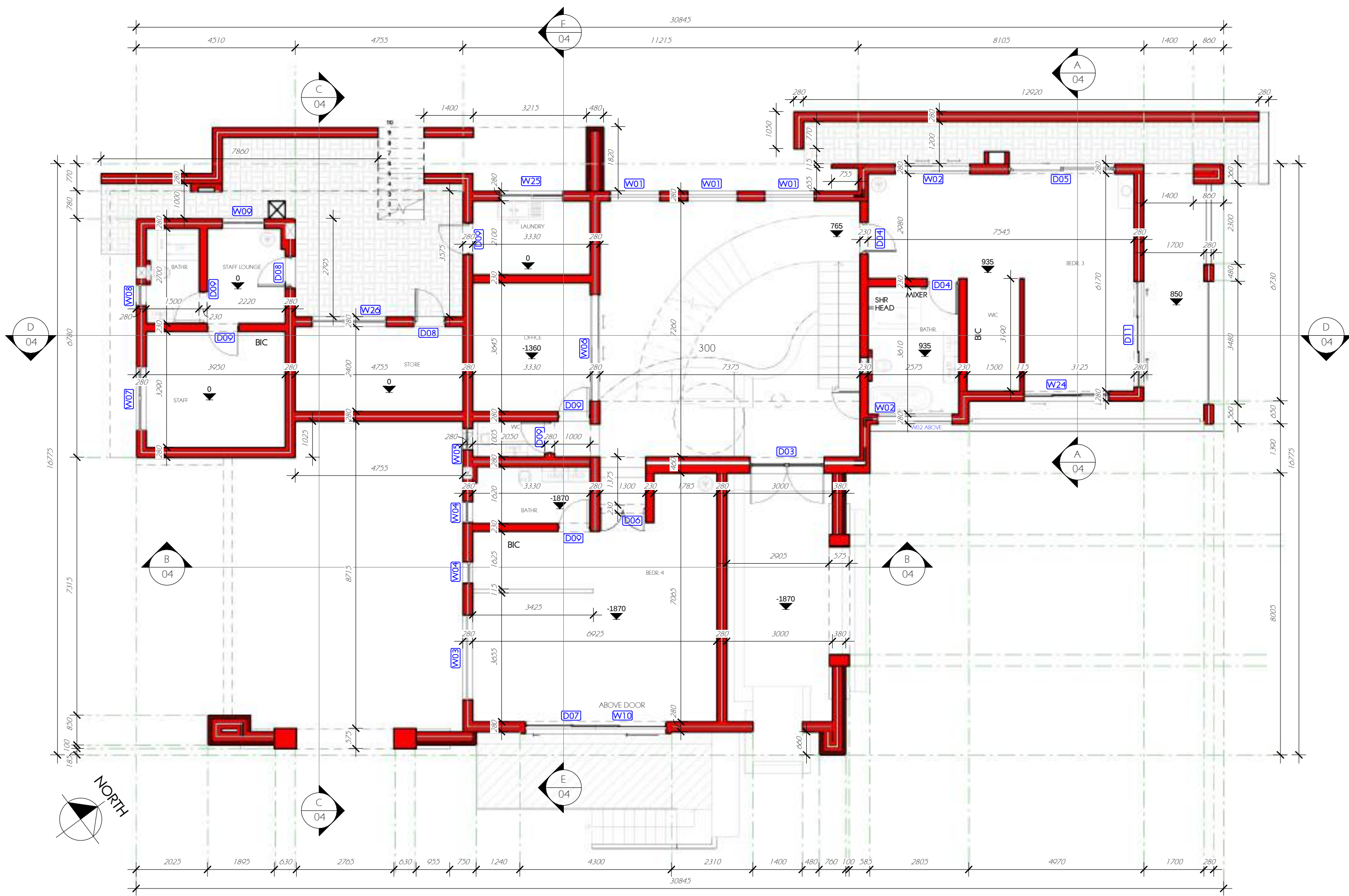
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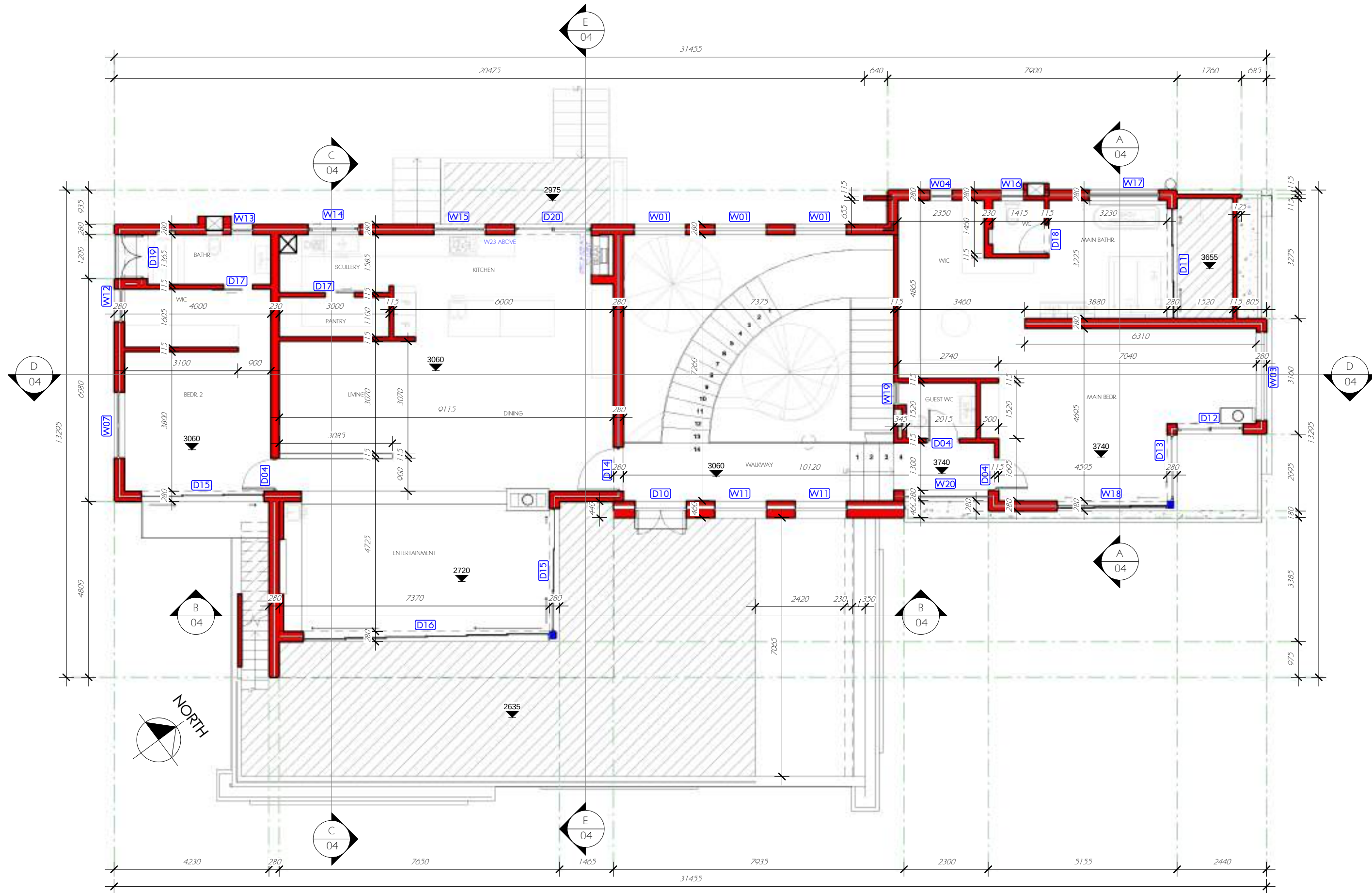
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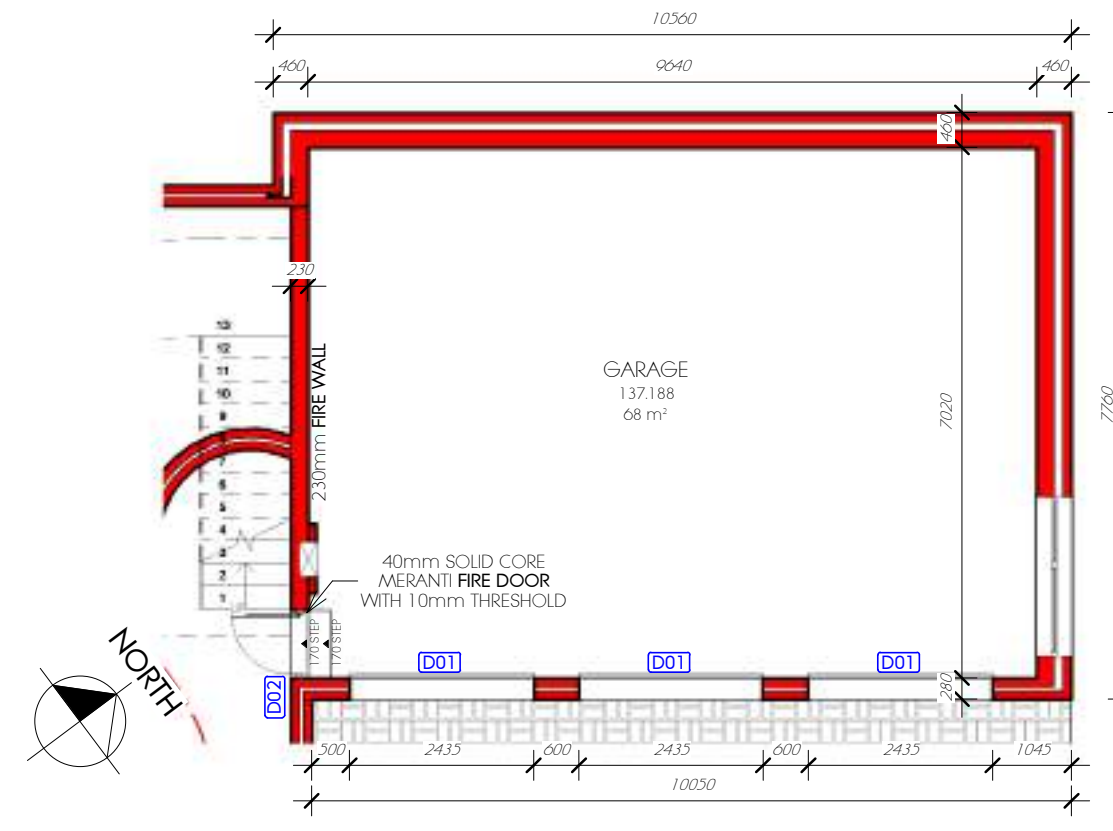
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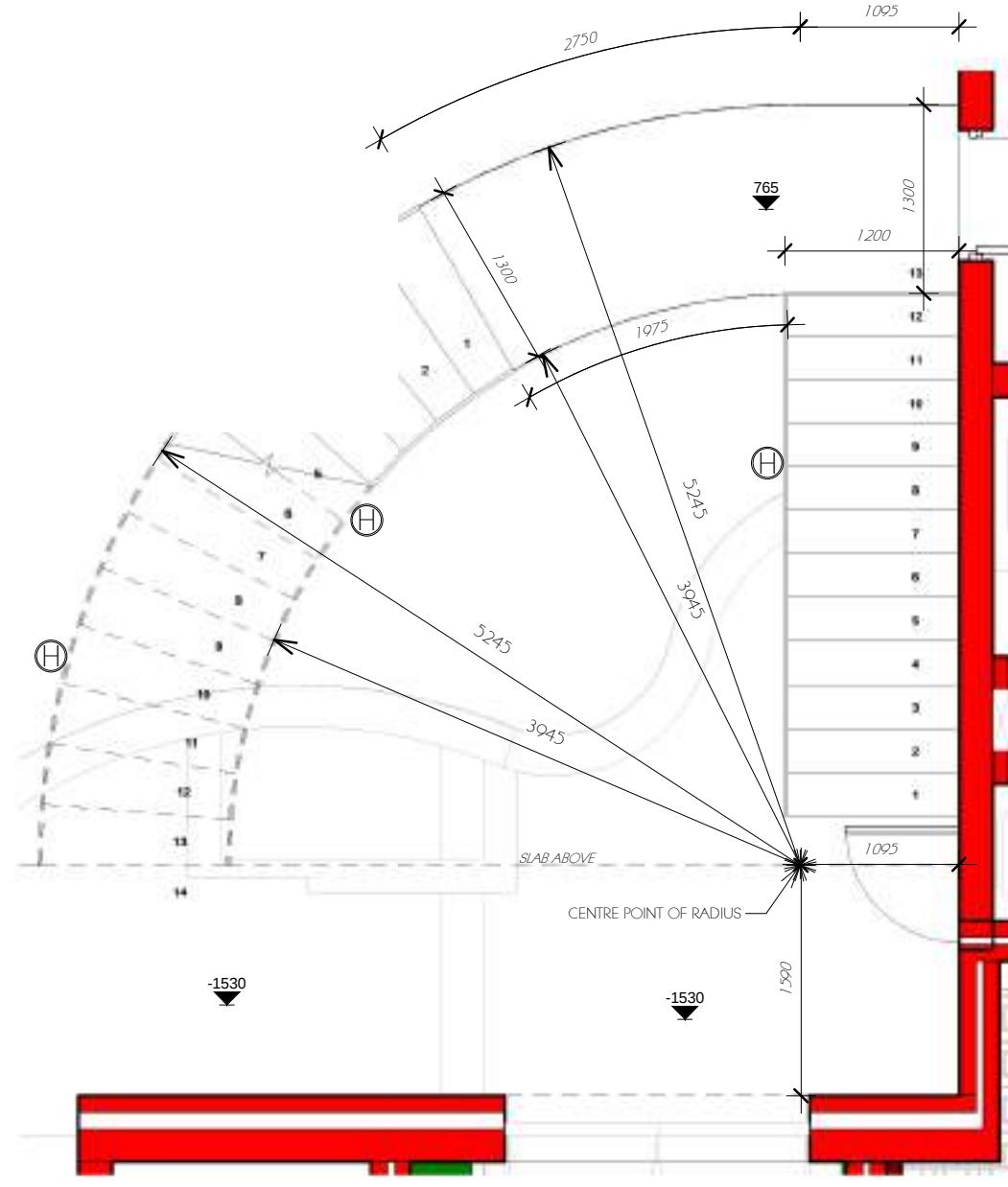
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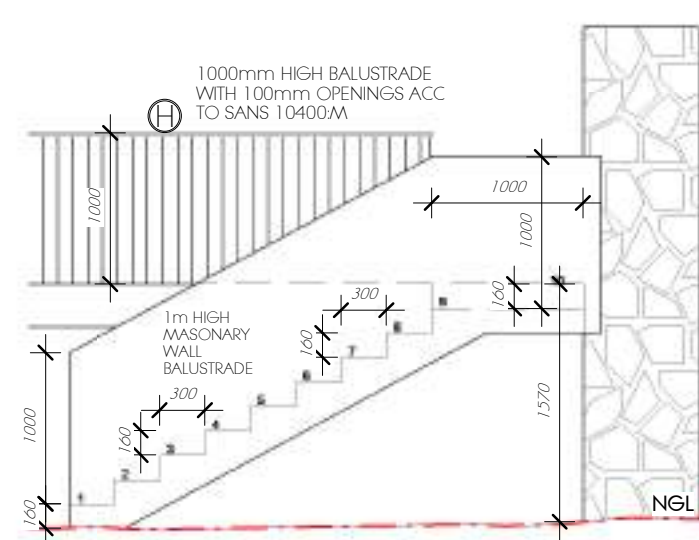
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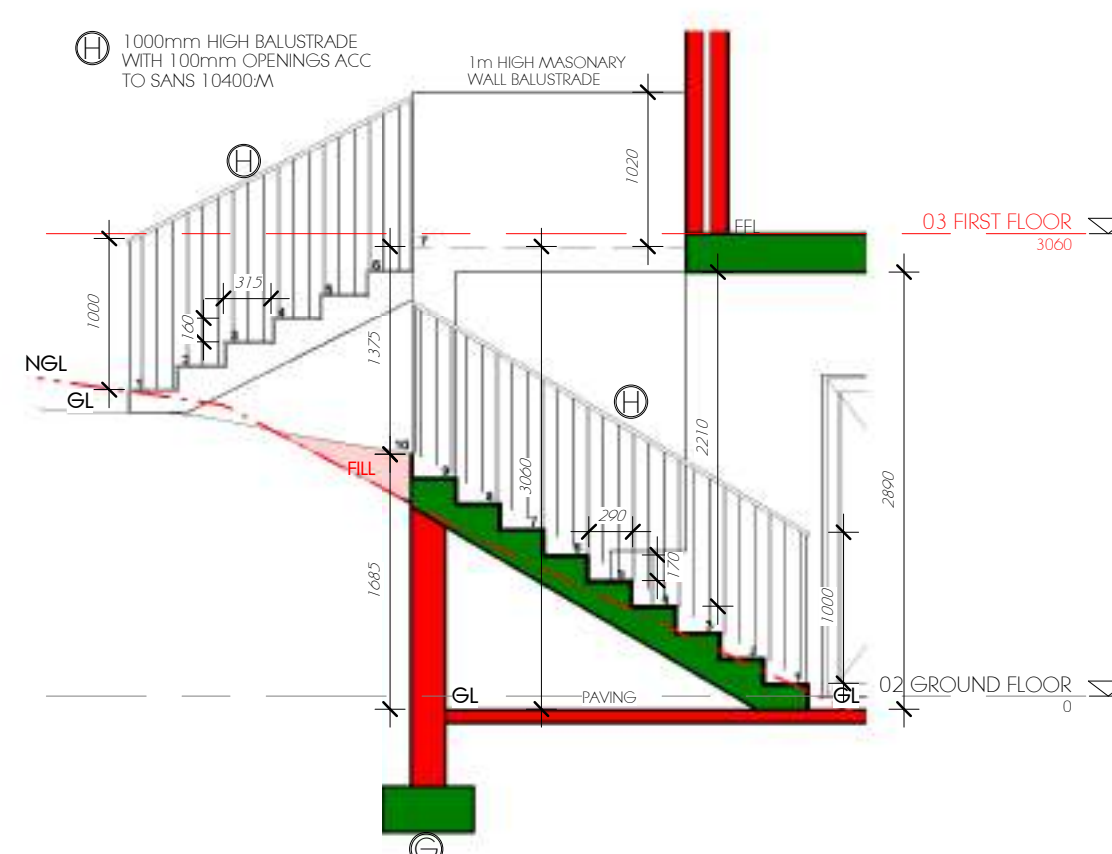
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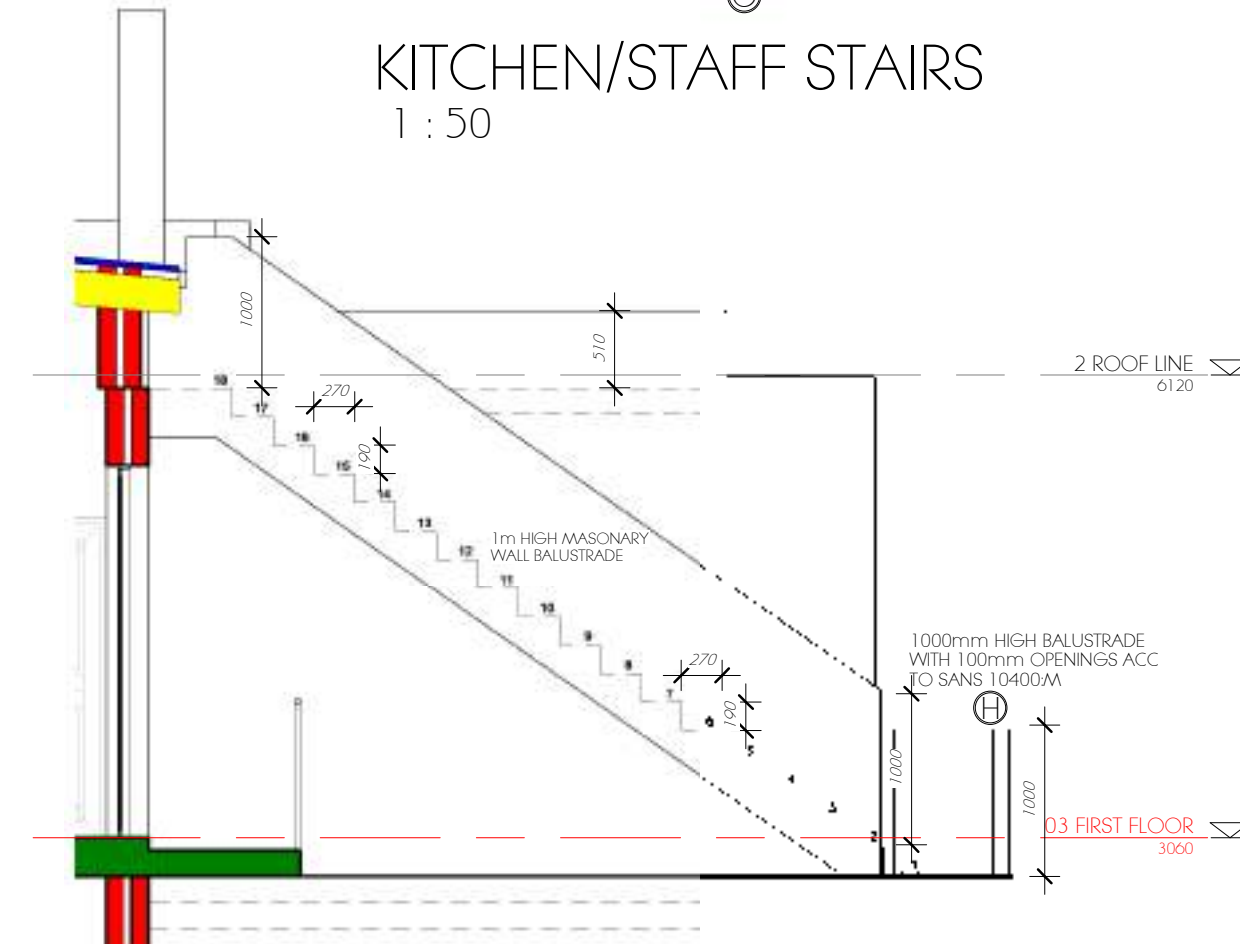
FOYER STAIRS DETAILS
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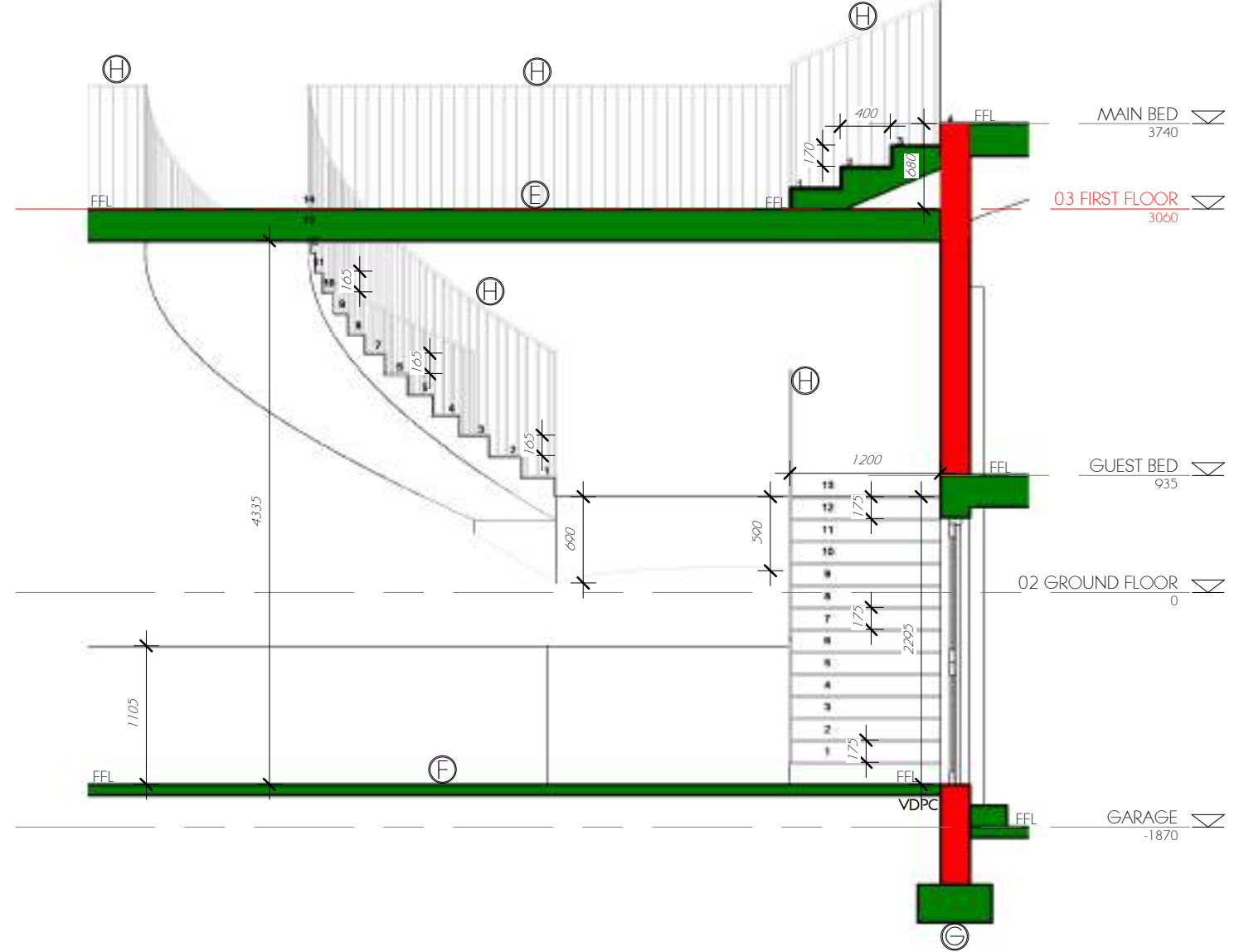
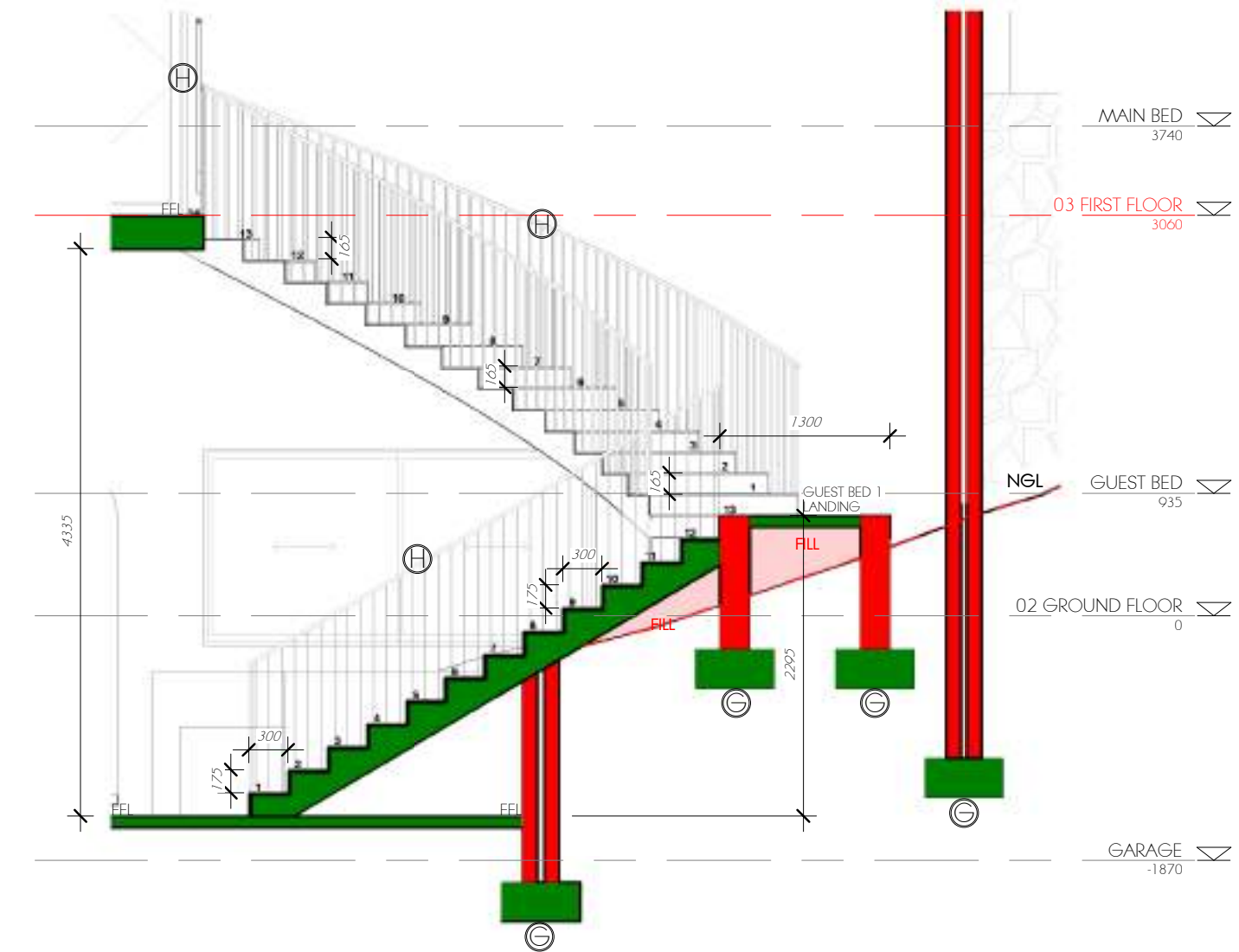
GUEST BED 2 STAIRS
1 : 50



KITCHEN/STAFF STAIRS
1 : 50



SERVICE STAIRS
1 : 50



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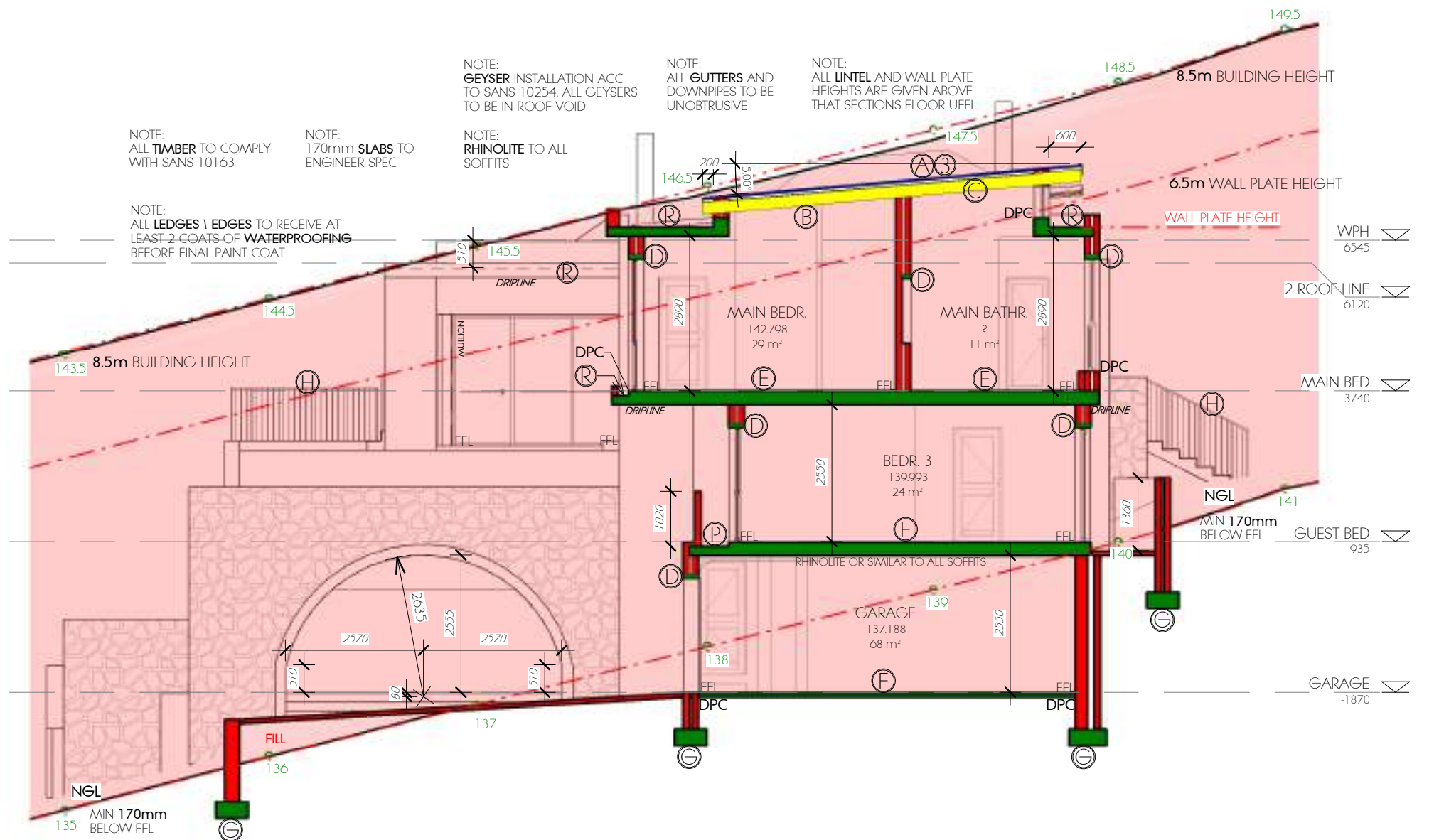
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083 485 9202
theresevan@ellipsis.co.za
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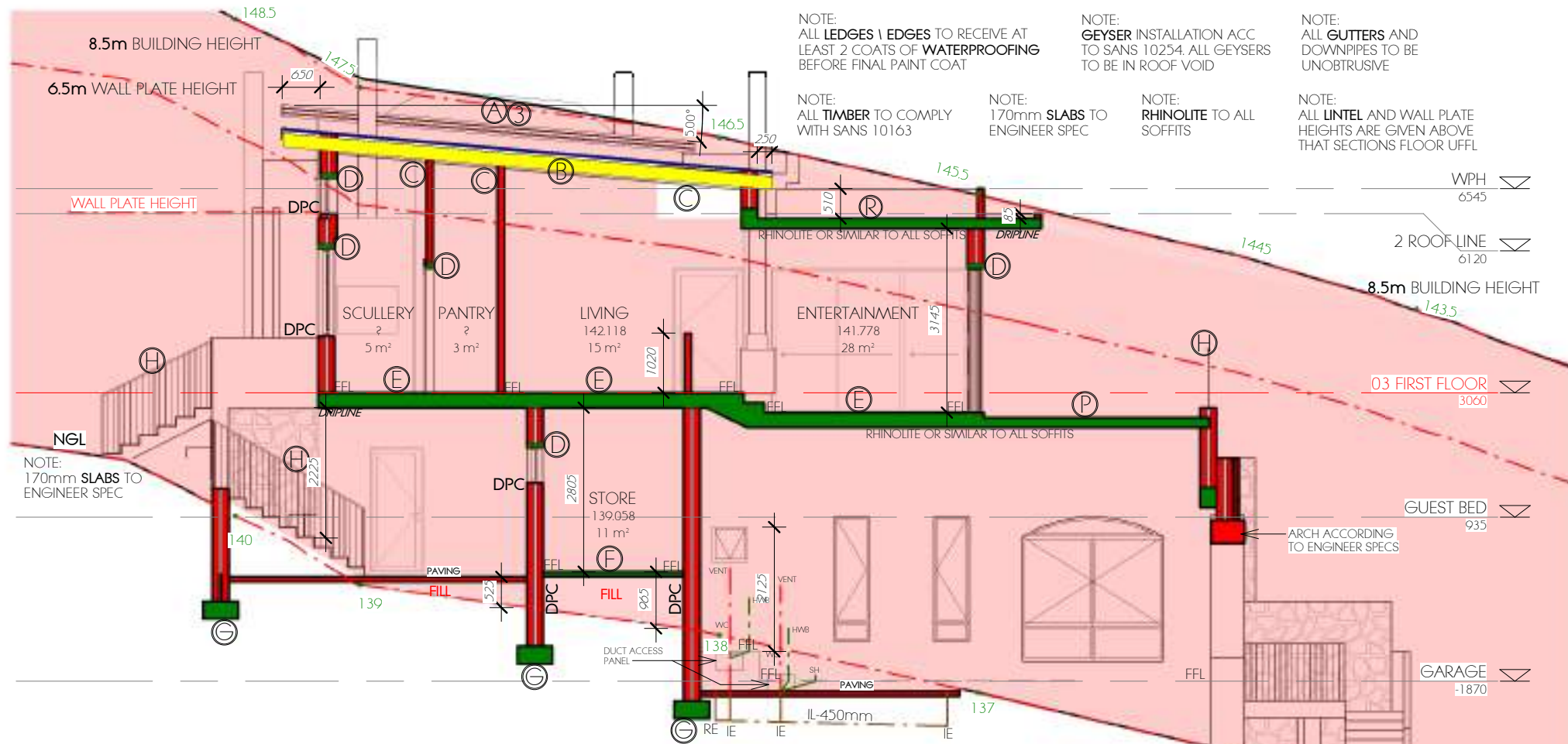
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SITE DEVELOPMENT PLAN ON ERF
2003 WILDERNESS FOR WC
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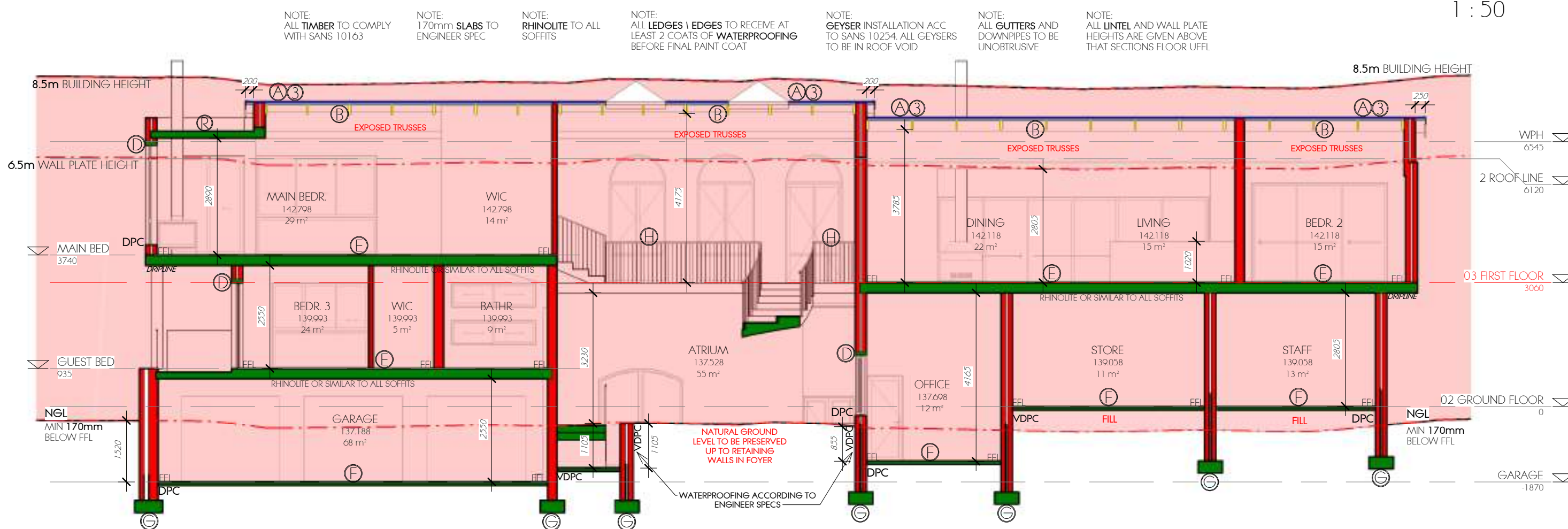
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REV 3



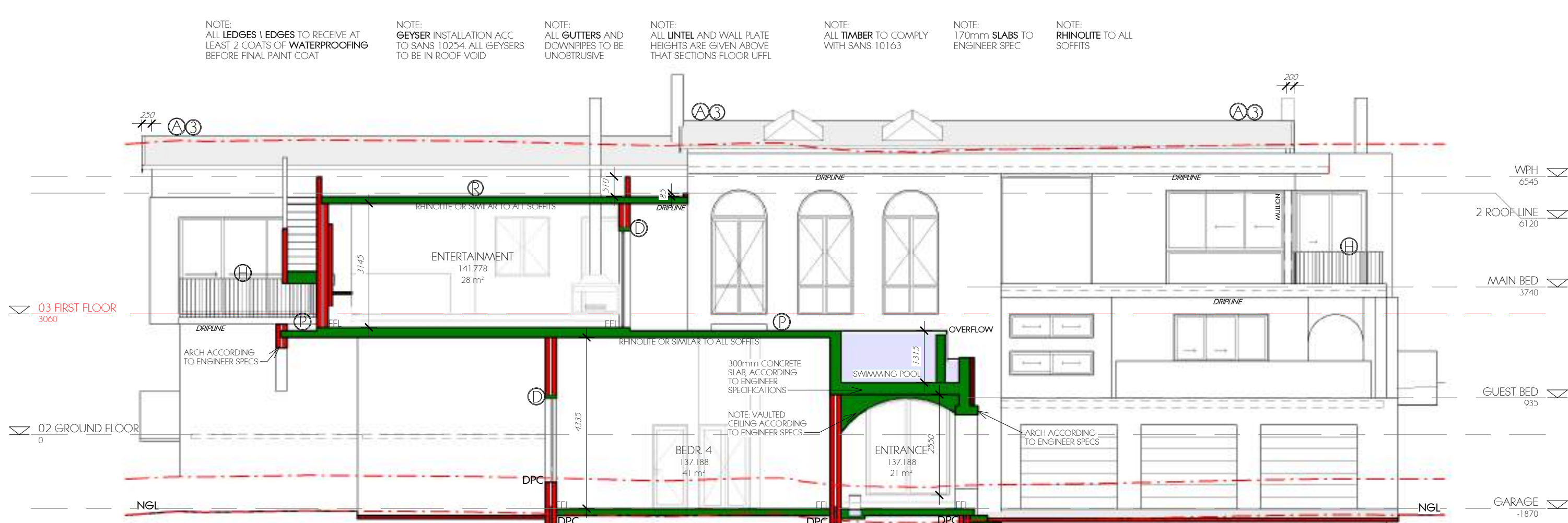
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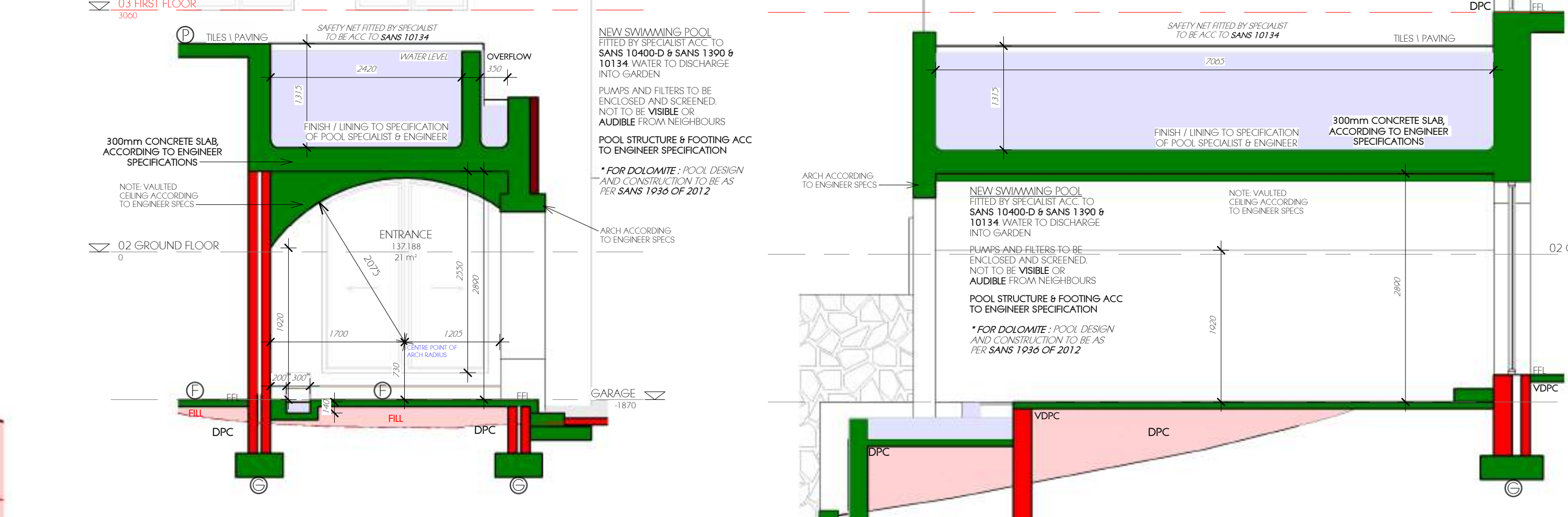
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SECTION D
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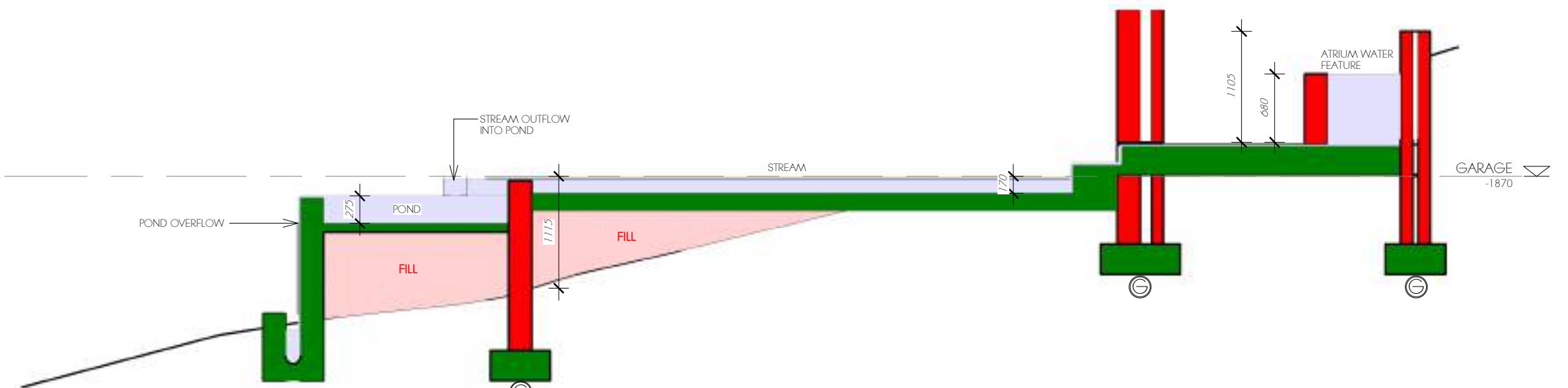


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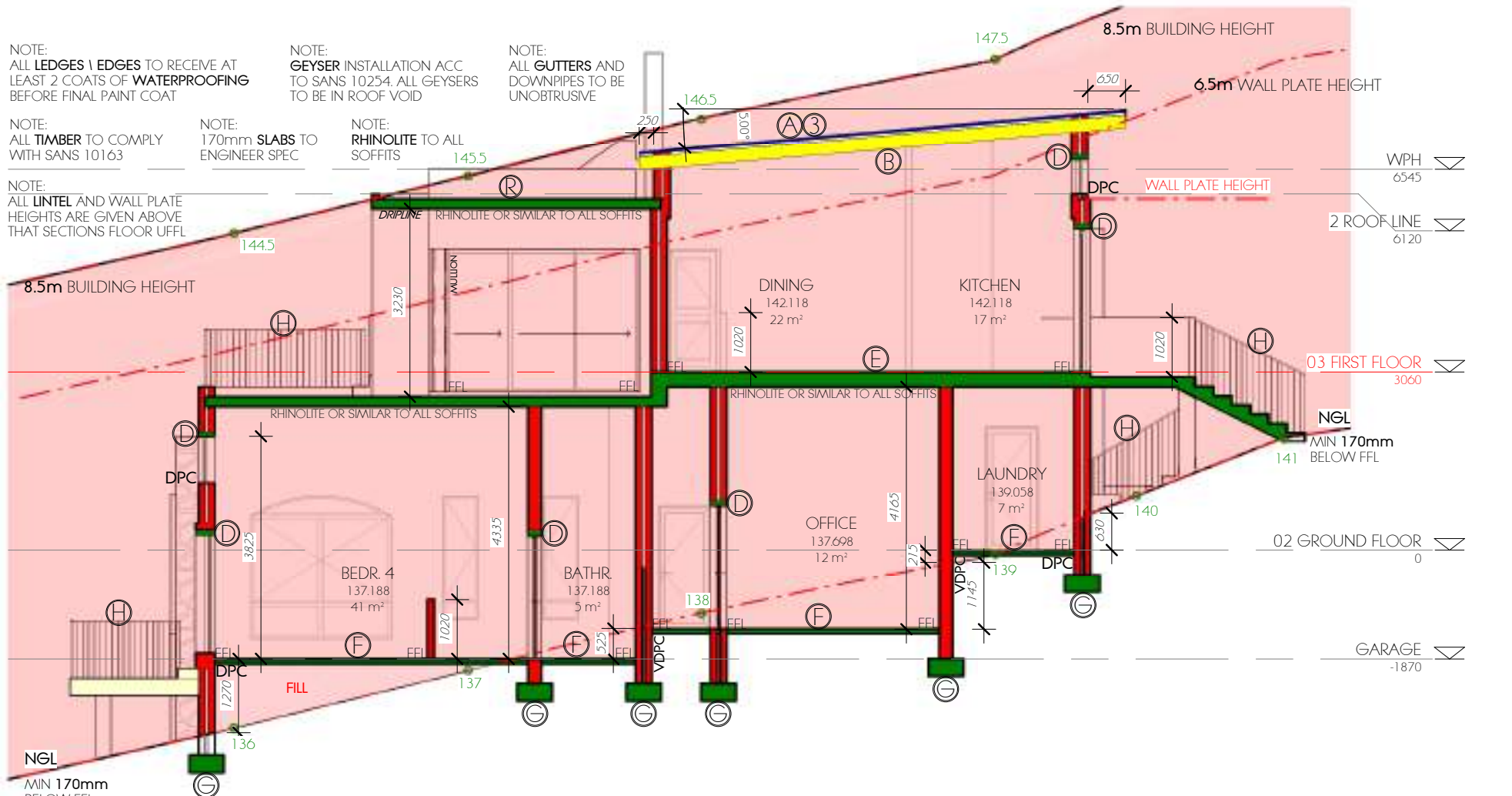


SWIMMING POOL DETAIL
1:50

SWIMMING POOL DETAIL 2
1:50



WATER FEATURE DETAIL
1:50



SECTION F
1:100

FINISHES	
1	WALL FINISH: SMOOTH PLASTER & PLASCON PAINT- GENEVA MORN GR-Y01 OR SIMILAR
2	WALL FINISH: SMOOTH PLASTER & PLASCON PAINT- CRETE SHORE 52 OR SIMILAR
3	ROOF FINISH: CHROMADEK CORRUGATED ROOF SHEETING, CHARCOAL OR SIMILAR ON 7x500mm PURLINS, ROOF PITCH 5DEG .
4	100x100mm CHROMADEK ALUMINIUM SEAMLESS GUTTER TO MATCH ROOF COLOUR. 135mm FASCIA TO MATCH ROOF COLOUR (NO WHITE)
5	ALUMINIUM WINDOW AND DOOR FRAME - CHARCOAL AS PER MANUFACTURER & SPECIALIST
6	PEDESTRIAN GATE: CHARCOAL TO MATCH ALUMINIUM WINDOW FRAME AND DETAIL
7	WALL FINISH: NATURAL STONE CLADDING FROM STONE LIBRARY - DRYPACK MADIKWE OR SIMILAR. STONES CLEANED CONTINUOUSLY DURING CONSTRUCTION SO NOT TO LEAVE CEMENT MARKS
LEGEND	
A	ROOF FINISH: CHROMADEK CORRUGATED ROOF SHEETING, CHARCOAL OR SIMILAR ON 7x500mm PURLINS, ROOF PITCH 5DEG . ROOF DESIGN ACC TO ENGINEER SPECS.
B	PRE-MANUFACTURED SA PINE TIMBER TRUSS - GRADE 6 WITH MIN. 152mm TIE BEAM AND 114mm MEMBERS WITH WALL TIES BUILT INTO WALL, AS PER ENGINEER'S SPECIFICATION
C	8mm GYPSUM CEILINGS WITH RHINOLITE OR SIMILAR JOINTS WITH SHADOW LINE GAPIRECESS TO ALL CEILINGS AS PER CLIENT SPECIFICATION. INSULATION TO BE 'ATI ALUTHERM AF', GLASSWOOL OR SIMILAR THERMAL AND ACOUSTIC CEILING INSULATION WITH A MIN. THICKNESS WHICH TRANSLATES TO A R-VALUE OF 2.8 OR SIMILAR PRODUCTS. BULKHEAD AS SHOWN ON DETAIL
D	STANDARD CONCRETE LINTEL OVER ALL OPENINGS UNLESS OTHERWISE INDICATED BY ENGINEER'S SPECIFICATION. HEIGHT OF LINTEL MAY VARY
E	NOMINAL 255mm THICK REINFORCED CONCRETE SLAB AS PER ENGINEER'S SPECIFICATION
F	85mm THICK CONCRETE FLOOR SLAB ON DPM, ON 150mm LAYERS WELL COMPACTED SOIL WITH SCREED AND FLOOR FINISH, AS PER ENGINEER'S SPECIFICATION
G	600x300mm REINFORCED CONCRETE STRIP FOUNDATION AS PER ENGINEER'S DRAWINGS AND SPECIFICATION
H	1000mm HIGH BALUSTRADE ACCORDING TO DETAIL. ALL OPENINGS TO BE MAX. 100mm ACCORDING TO SANS 10400-M
I	WALL STEP BACK BY 50mm, TO CREATE RECESSED WALL PAINTED AND PLASTERED ACCORDING TO DETAIL
J	ALUMINIUM LOUVRES ACCORDING TO MANUFACTURER DETAIL
K	100x100mm CHROMADEK ALUMINIUM SEAMLESS GUTTER TO MATCH ROOF COLOUR. 135mm FASCIA TO MATCH ROOF COLOUR (NO WHITE)
L	ALUMINIUM FRAME CHARCOAL WINDOWS AND DOORS ACCORDING TO SANS 10400-N. REFER TO DOOR AND WINDOW SCHEDULES
M	BALCONY SLAB: NOMINAL 170mm RC AS PER ENGINEER SPECIFICATION WITH TRAFFICABLE WATERPROOFING AS PER MANUFACTURER. WEEPHOLES, OUTLETS AND DOWNPIPES AS SHOWN
N	HEIGHT OF DPC ABOVE NGL (G/L) TO BE MINIMUM 170mm
O	CONCRETE ROOF SLAB : NOMINAL 170mm RC SLAB AS PER ENGINEER SPECIFICATION. SCREED TO FALL TO EDGE OR OUTLET. WATERPROOFING TO BE ADDED AS PER MANUFACTURER AND TO RECEIVE STONE PEBBLES.

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122 Ruiters Road, Wynburg, Johannesburg, 2013

SACAP, PSAT 20755

PROJECT: SITE DEVELOPMENT PLAN ON ERF 2003 WILDERNESS FOR WC COETZER & WP WESSELS	ADDRESS: REMSKOEN STREET, WILDERNESS, GEORGE, WESTERN CAPE
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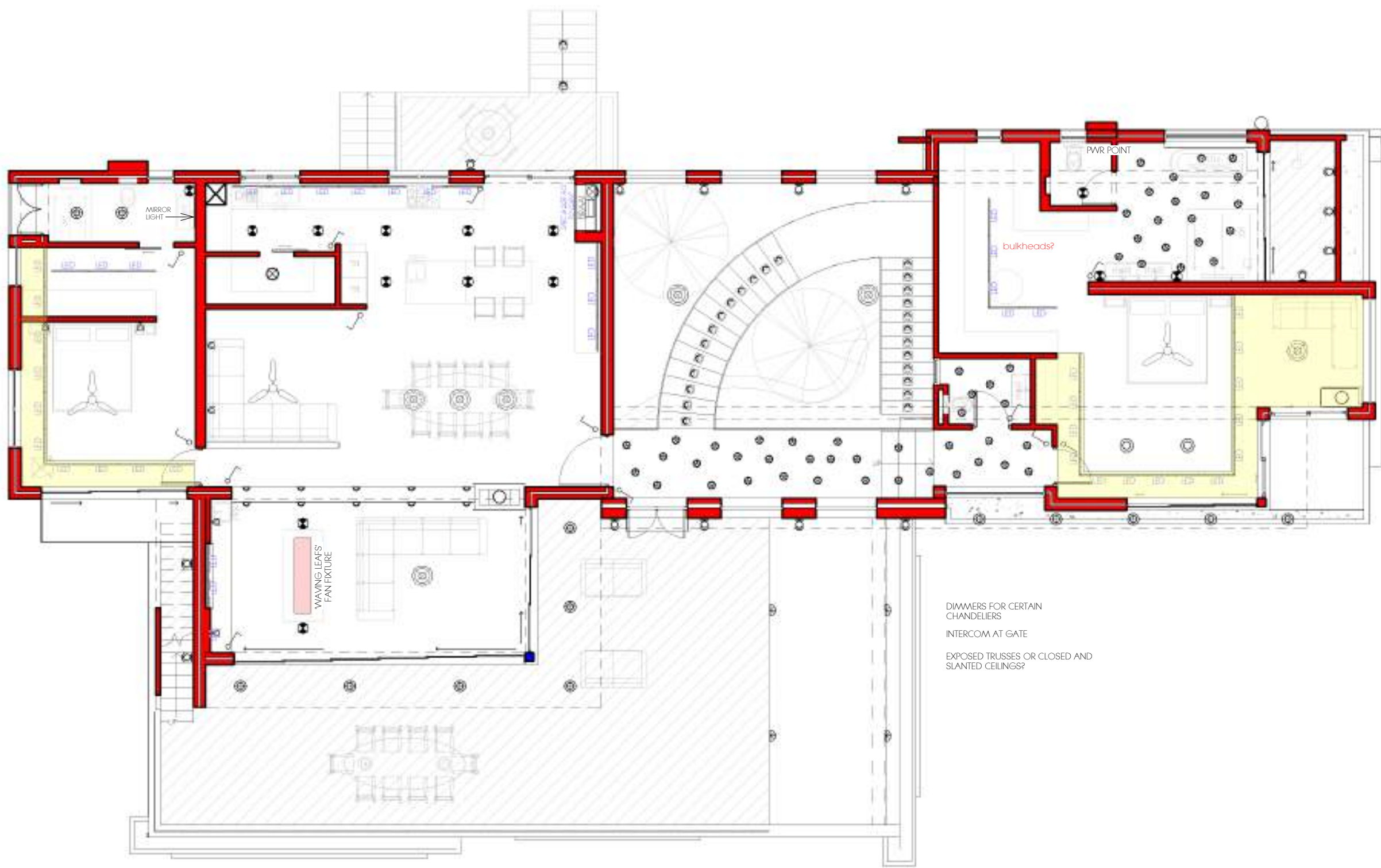
DRAWING:
SECTIONS, DETAILS

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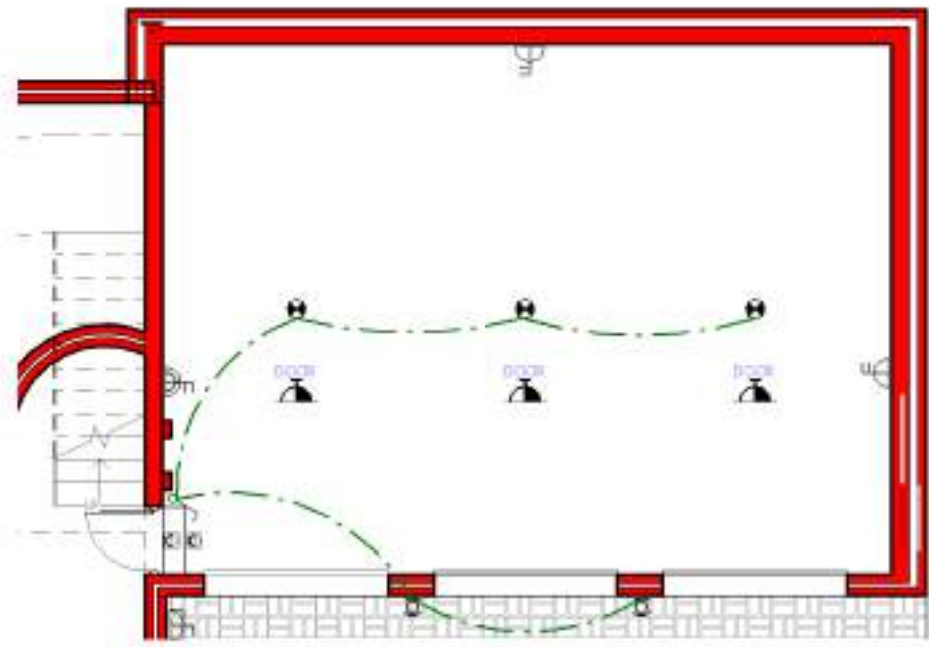
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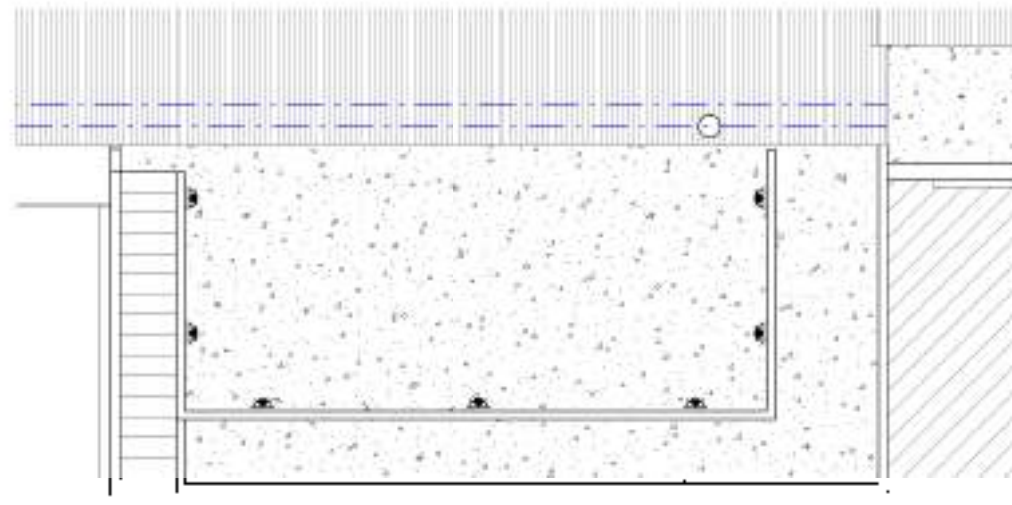
10 LIGHTING LAYOUT GF
1 : 100



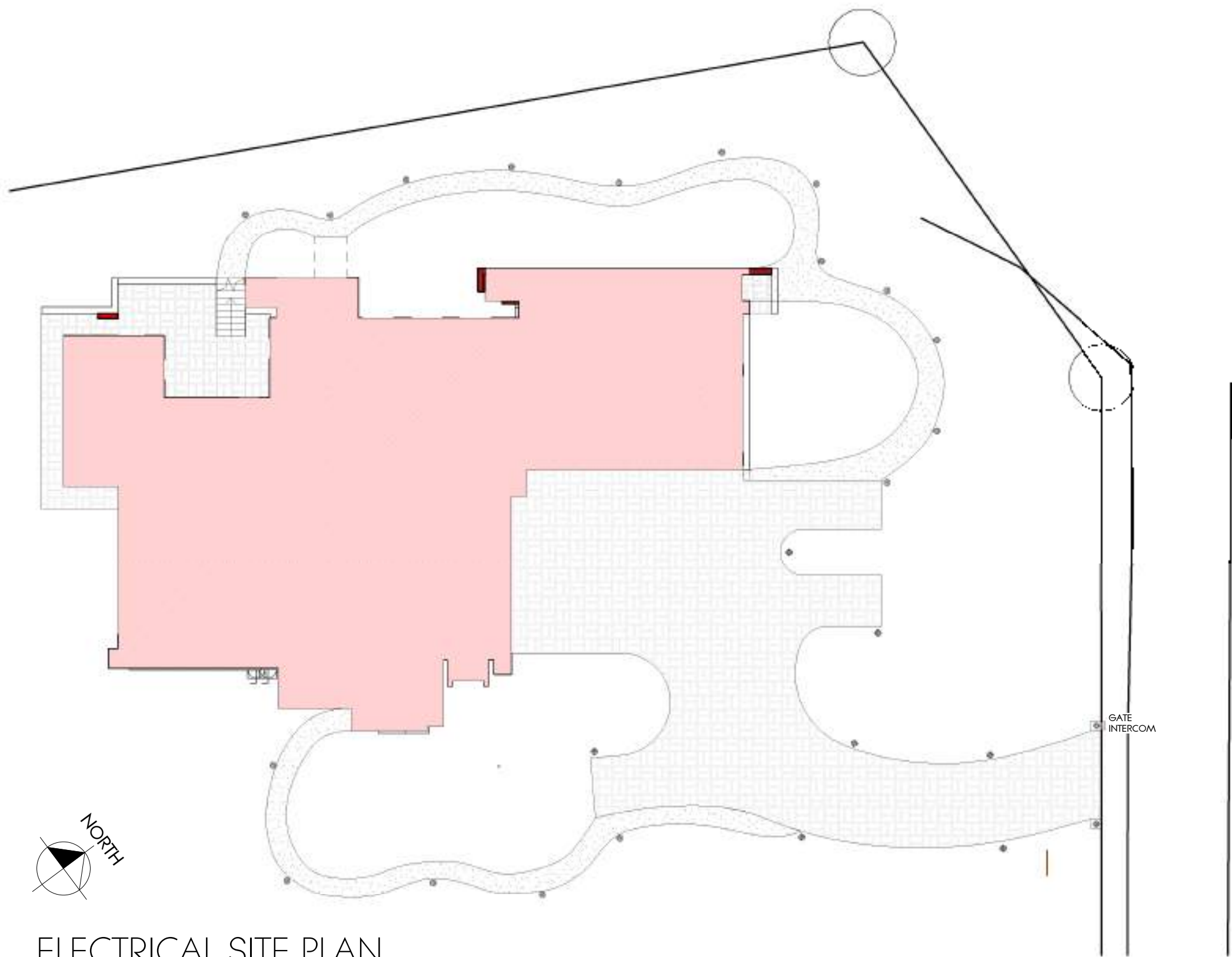
11 LIGHTING LAYOUT FF
1 : 100



09 LIGHTING LAYOUT GARAGE
1 : 100



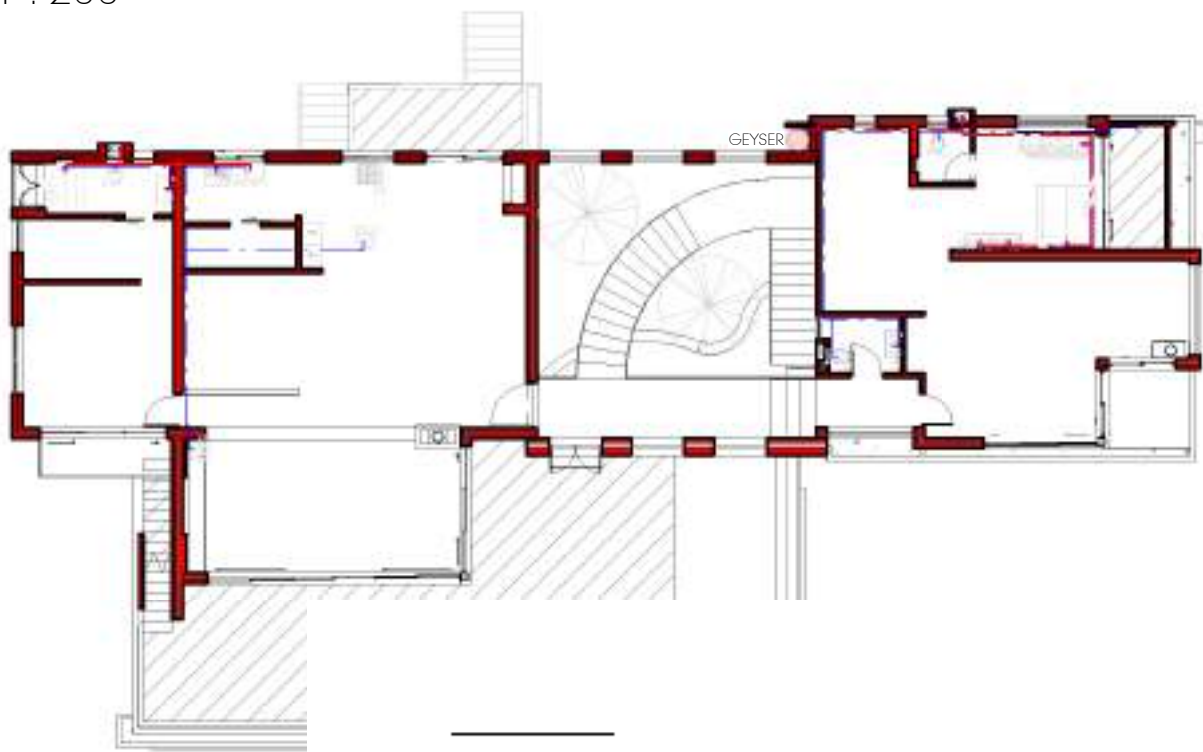
12 LIGHTING LAYOUT - ROOF
1 : 100



ELECTRICAL SITE PLAN
1 : 200



17 WATER LAYOUT GF
1 : 200



18 WATER LAYOUT FF
1 : 200

ELECTRICAL LEGEND	
NOTES:	
- ALL ELECTRICAL LAYOUTS TO BE CONFIRMED BY CLIENT.	
- QUANTITIES TO BE CONFIRMED BY ELECTRICIAN.	
- ALL WORK TO BE PERFORMED BY A REGISTERED TRADESMAN	
- ALL WORK TO COMPLY WITH SANS 10400, HOA RULES AND ARCHITECTURAL GUIDELINES	
LED DOWNLIGHT	STOVE / OVEN POINT/ ISOLATOR
LED WATERPROOF DOWNLIGHT	DOUBLE PLUG SWITCH @ 255 HT
LED EYE BALL DOWNLIGHT	DOUBLE PLUG POINT ABOVE COUNTER
PENDANT LIGHT	POP UP DOUBLE PLUG SWITCH
LIGHT POINT	MICROWAVE PLUG SWITCH TO BE CONFIRMED BY CLIENT
UP & DOWN WALL LIGHT	WATERPROOF PLUG POINT
EXTERNAL WALL LIGHT	CEILING PLUG POINT FOR GARAGE DOOR
POOL LIGHT	DISTRIBUTION BOARD
INTERNAL WALL LIGHT	LIGHT SWITCH
FLOOR LIGHT	POOL PUMP & SWITCH
FOOT LIGHT @ 340 HT	TELEVISION POINT
TRACK LIGHT	INTERCOM POINT
TASK LIGHT	SMART / INTERNET POINT
LED STRIP LIGHT	TELEPHONE POINT
FLUORESCENT LIGHT	LOUDSPEAKER POINT
DECORATIVE FLUORESCENT	SWING FAN
GARDEN SPOTLIGHT	CEILING FAN
CHANDELIER	POP UP DOUBLE PLUG SWITCH
STAR LIGHT	GATE PILLAR LIGHT
DRIVEWAY LIGHT	
PATHWAY LIGHT	

Lighting Fixture Schedule		
Family	Type	Count
E_Ceiling Fan Point	LED Light 3w-18w	6
E_Ceiling Light Point	LED Light 3w-18w	2
E_Chandelier Pendant	Pendant 20w- 100w	14
E_Downlight Internal	Downlight 3w-11w LED	12
E_Downlight Waterproof	Downlight 3w-11w LED	30
E_Driveway Light	External Light	7
E_Floor Light	Floor Light 11w LED	39
E_Floor Light 2	Floor Light 11w LED	15
E_Fluorescent Decorative	T8 Fluorescent 600mm 20w	2
E_Foot Light	Foot Light 7w LED	7
E_Gate Pillar Light	External Light	2
E_LED Strip Light	Strip Lighting 10w pm	103
E_Pathway Foot Light	External Light	17
E_Pendant Light Point	Pendant Light 8w- 18w	25
E_Pool Light	Pool Light 3w-7w	7
E_Star Light Point	Pendant Light 8w- 18w	56
E_Up & Down Wall light	Wall Light 8w-18w	25
E_Up Wall Light	Floor Light 11w LED	2
E_Wall Light (External)	External Wall Light 3w-18w	3
E_Wall Light (Internal)	Internal Wall Light 8w-18w	8
E_Wall Switches	Wall Switch (as required)	29
Total		411

DISCLAIMER NOTE
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ellipsis ARCHITECTURE
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083 485 9202
theresedev@ellipsis.co.za
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P.O. Box 508, Sandton, 2146

SACAP, PSAT 20755

PROJECT:
SITE DEVELOPMENT PLAN ON ERF
2003 WILDERNESS FOR WC
COETZER & WP WESSELS

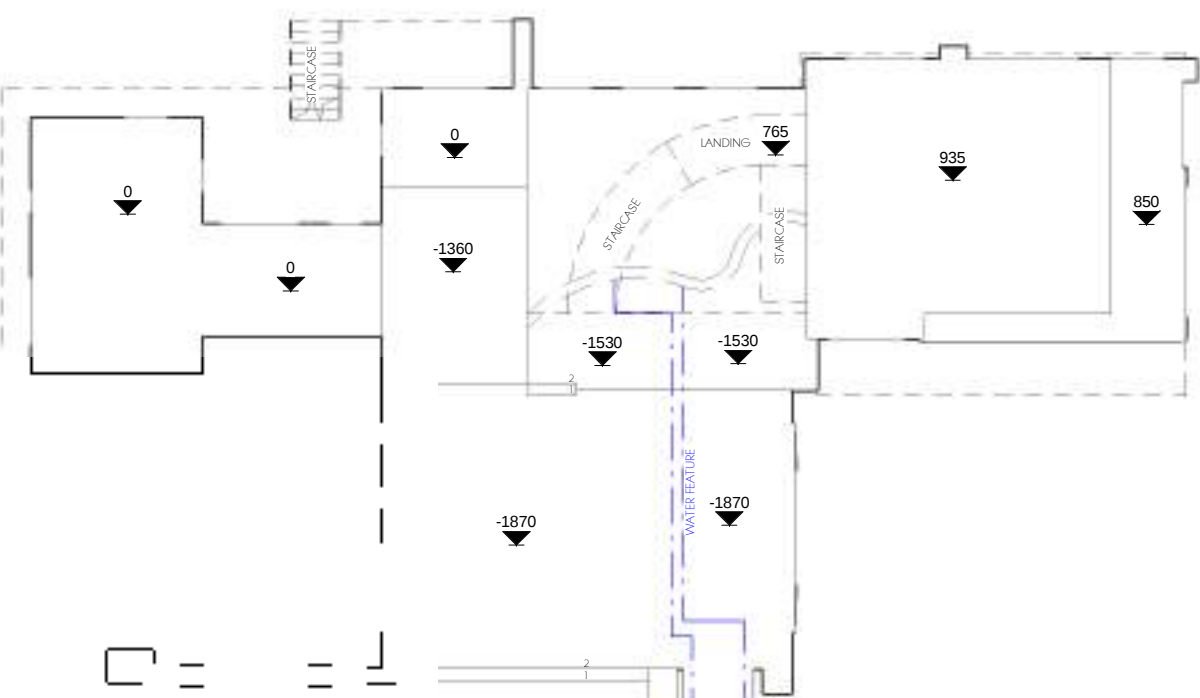
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REANSKOEN STREET, WILDERNESS,
GEORGE, WESTERN CAPE

DRAWING:
LIGHTING LAYOUTS

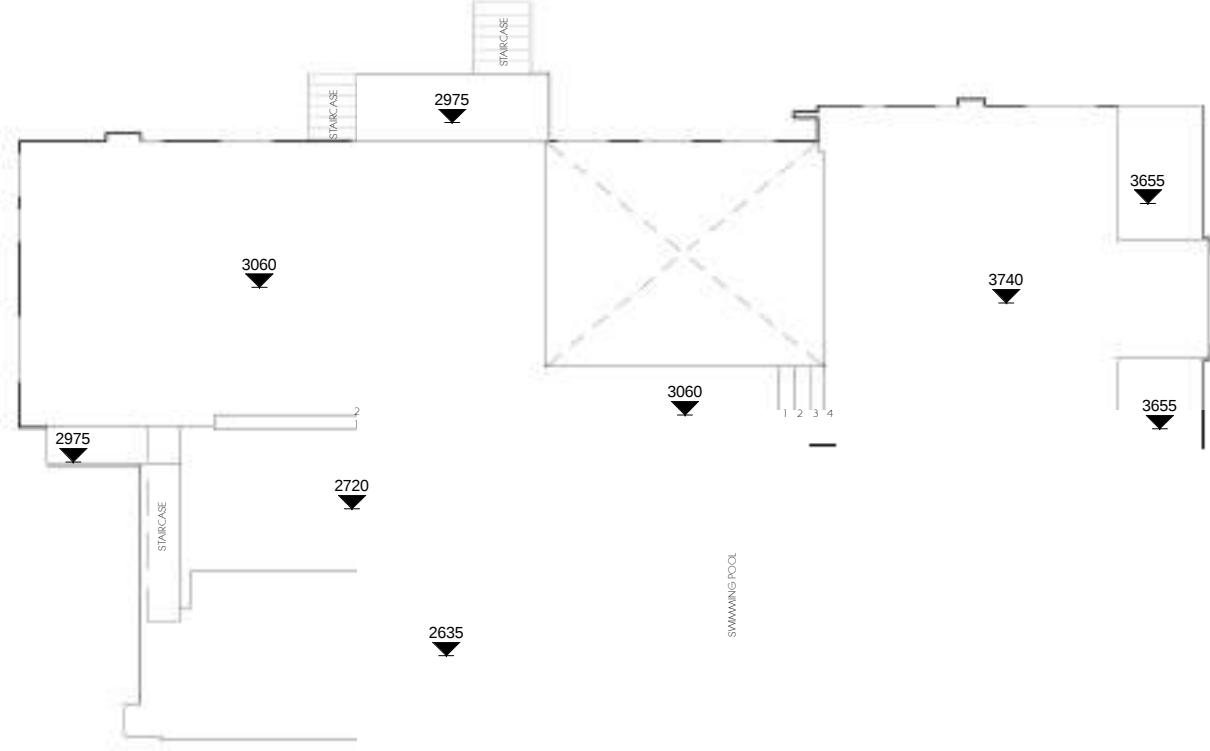
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DATE: 13.02.2026	DRAWN BY: T VAN DEVENTER TWS	DRAWING NO: 05
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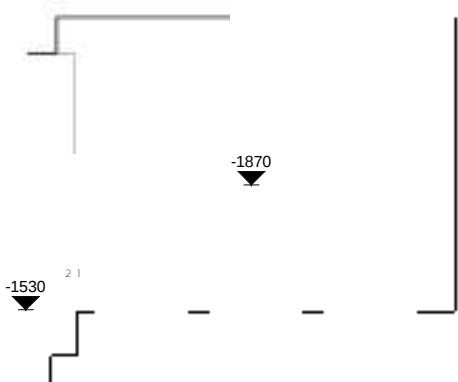
REV
3



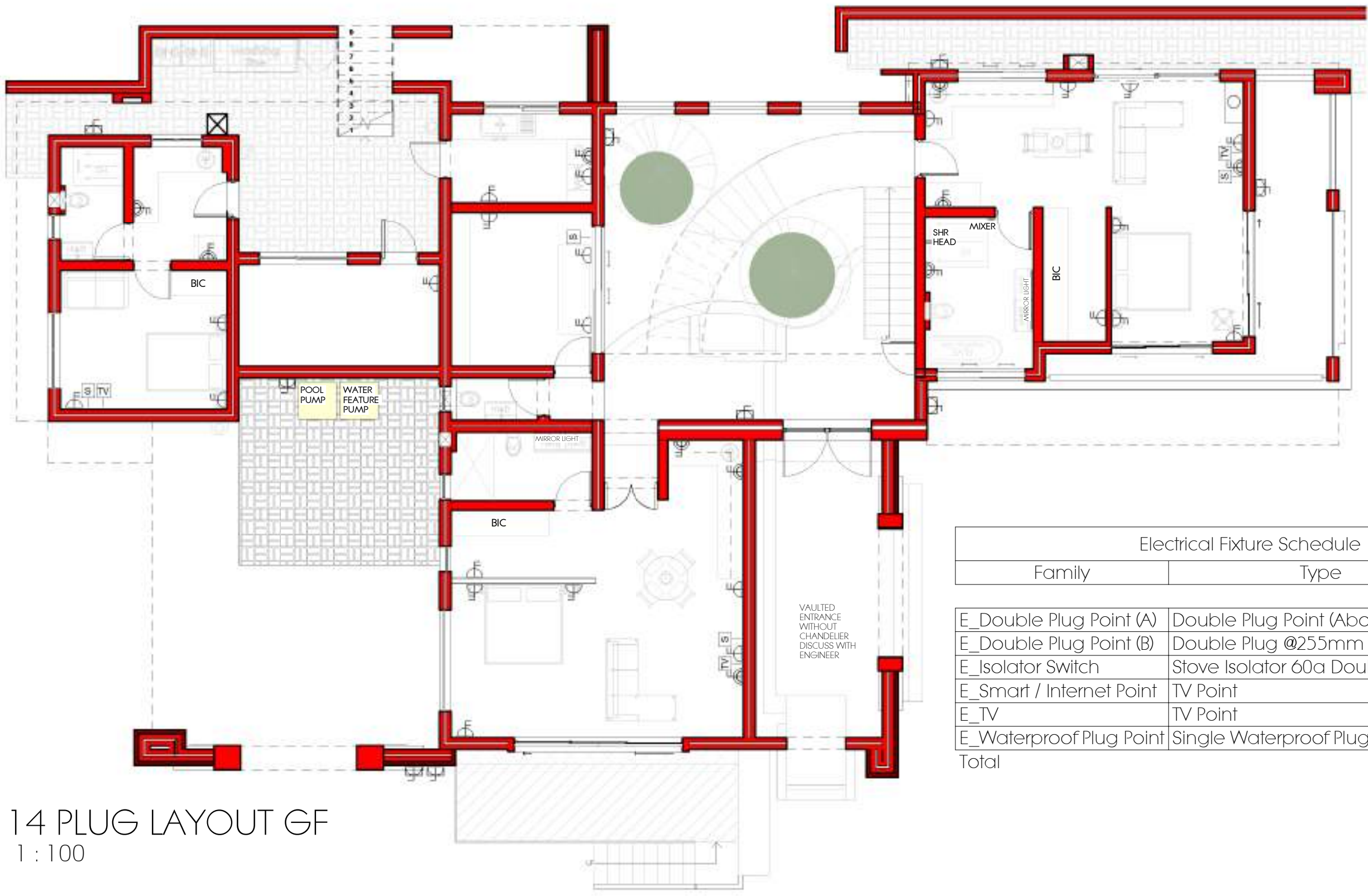
26 LEVELS GF
1 : 200



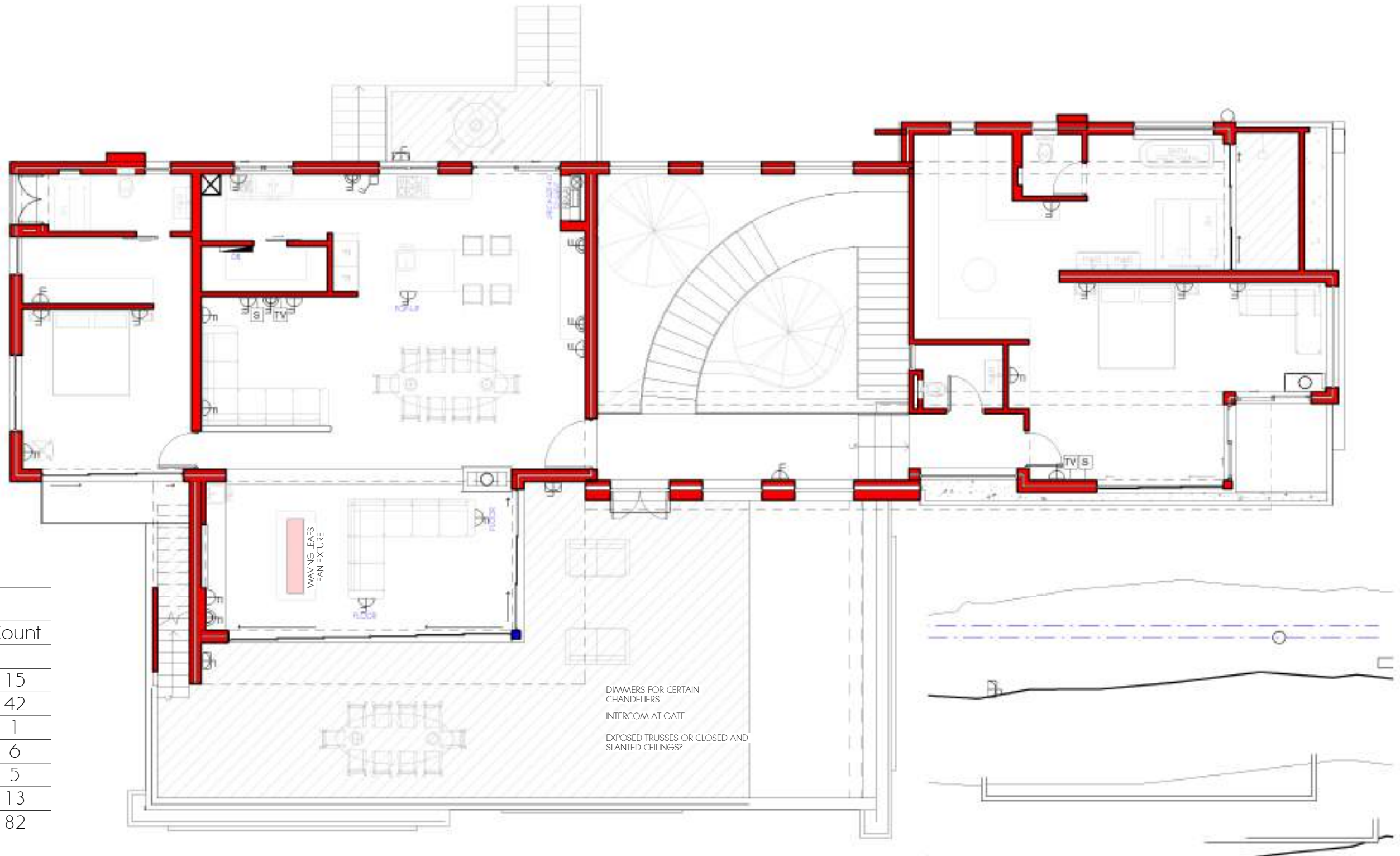
27 LEVELS FF
1 : 200



25 LEVELS GARAGE
1 : 200



14 PLUG LAYOUT GF
1 : 100

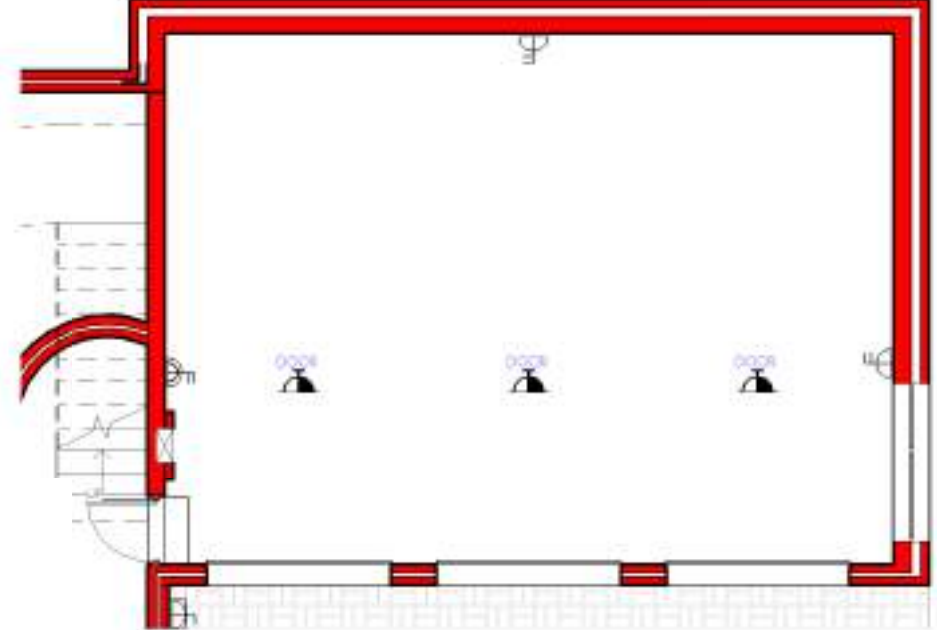


15 PLUG LAYOUT FF
1 : 100

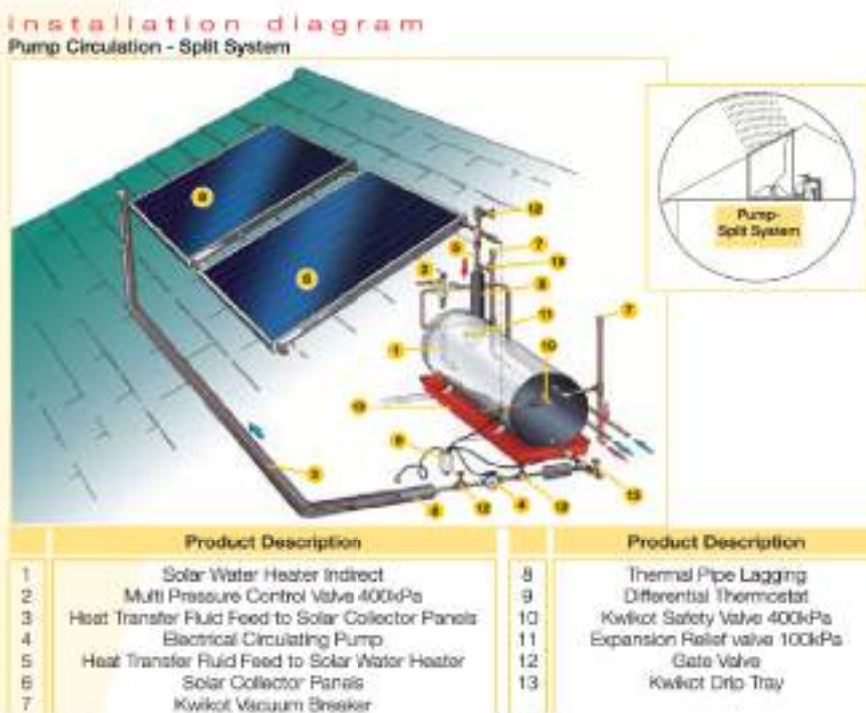
ELECTRICAL LEGEND	
NOTES: - ALL ELECTRICAL LAYOUTS TO BE CONFIRMED BY CLIENT. - QUANTITIES TO BE CONFIRMED BY ELECTRICIAN. - ALL WORK TO BE PERFORMED BY A REGISTERED TRADESMAN. - ALL WORK TO COMPLY WITH SANS 10400, HOA RULES AND ARCHITECTURAL GUIDELINES.	
	LED DOWNLIGHT
	LED WATERPROOF DOWNLIGHT
	LED EYE BALL DOWNLIGHT
	PENDANT LIGHT
	LIGHT POINT
	UP & DOWN WALL LIGHT
	EXTERNAL WALL LIGHT
	POOL LIGHT
	INTERNAL WALL LIGHT
	FLOOR LIGHT
	FOOT LIGHT @ 340 HT
	TRACK LIGHT
	TASK LIGHT
	LED STRIP LIGHT
	FLUORESCENT LIGHT
	DECORATIVE FLUORESCENT
	GARDEN SPOTLIGHT
	CHANDELER
	STAR LIGHT
	DRIVEWAY LIGHT
	PATHWAY LIGHT
	STOVE / OVEN POINT / ISOLATOR
	DOUBLE PLUG SWITCH @ 255 HT
	DOUBLE PLUG POINT - ABOVE COUNTER
	POP-UP DOUBLE PLUG SWITCH
	MICROWAVE PLUG SWITCH TO BE CONFIRMED BY CLIENT
	WATERPROOF PLUG POINT
	CEILING PLUG POINT FOR GARAGE DOOR
	DISTRIBUTION BOARD
	LIGHT SWITCH
	POOL PUMP & SWITCH
	TELEVISION POINT
	INTERCOM POINT
	SMART / INTERNET POINT
	TELEPHONE POINT
	LOUDSPEAKER POINT
	SWING FAN
	CEILING FAN
	POP-UP DOUBLE PLUG SWITCH
	GATE PILAR LIGHT

Electrical Fixture Schedule		
Family	Type	Count
E_Double Plug Point (A)	Double Plug Point (Above Counter)	15
E_Double Plug Point (B)	Double Plug @255mm	42
E_Isolator Switch	Stove Isolator 60a Double Pole	1
E_Smart / Internet Point	TV Point	6
E_TV	TV Point	5
E_Waterproof Plug Point	Single Waterproof Plug Point	13
Total		82

16 PLUG LAYOUT - ROOF
1 : 100



13 PLUG LAYOUT GARAGE
1 : 100



SANS 10400-XA (2021)											
Instructions for use of this Template											

SIZE AND LOCATION OF THE BUILDING			
2003 WILDERNESS	City	GEORGE	Storey
			2
			Latitude
			33.951
PART ONE: What you are building, and where			
1- Enter project name	city	storey	& latitude
2- Enter maximum internal building dimension, and multiply out.			
Enter dimensions of recesses, rebates, or other negative areas, and deduct...			
3- Transfer total to second lowest cell of Column H			

DWELLING AREA	
Ground Floor	462,00
First Floor	269,00
Total storey net internal floor area c/f	731,00
Storey total fenestration area	155,11
Storey net internal floor area b/f	731,00
Fenestration %: IF >20%, use this to enter Table 4	21,22 %

LIMITS CALCULATION															COMPLIANCE												
5.1 BUILDING & FENESTRN ORIENTATION		FENESTRATION AREAS				SHADING - Clause 5.2					U & shgc VALUES - CLAUSE 5.3				Averaging	COMPLIANCE											
REFERENCE NUMBER	Orientation sector	window width	window vertical	number (quantity)	window area m²	shading height	multiplier (Table 3)	required shading projection	actual shdgs (design) projection	compliant 1= yes 0= no	U-value	Enter shgc compliant T4, Col 3	Enter non-compliant shgc T4 Col 4	required shgc-value From cols ORP	ww area x required shgc	Actual (design)shgc specified	area x actual (design) shgc										
GROUND FLOOR																											
WINDOWS																											
W01	W,NW,N,NE,E	1400	4700	3	19,74	4700	0,54	2538	115	0	5,2	0,66	0,49	0,49	9,67	0,47	9,28										
W02	W,NW,N,NE,E	2100	600	1	1,26	1620	0,54	874,8	305	0	5,2	0,66	0,49	0,49	0,62	0,47	0,59										
W09	W,NW,N,NE,E	1200	1500	1	1,80	1845	0,54	996,3	920	0	5,2	0,66	0,49	0,49	0,88	0,47	0,85										
W25	W,NW,N,NE,E	1800	900	1	1,62	1580	0,54	853,2	1940	1	5,2	0,66	0,49	0,66	1,07	0,47	0,76										
W26	W,NW,N,NE,E	2100	600	1	1,26	1280	0,54	691,2	3715	1	5,2	0,66	0,49	0,66	0,83	0,47	0,59										
DOORS																											
D11	W,NW,N,NE,E	3000	2125	1	6,38	2550	0,54	1377	2120	1	5,20	0,66	0,49	0,66	4,21	0,47	3,00										
D05	W,NW,N,NE,E	3000	2125	1	6,38	2550	0,54	1377	305	0	5,20	0,66	0,49	0,49	3,12	0,47	3,00										
FIRST FLOOR																											
WINDOWS																											
W03	W,NW,N,NE,E	2400	2465	1	5,92	2465	0,54	1331,1	115	0	5,20	0,66	0,49	0,49	2,90	0,47	2,78										
W04	W,NW,N,NE,E	600	2125	1	1,28	2125	0,54	1147,5	115	0	5,20	0,66	0,49	0,49	0,62	0,47	0,60										
W13	W,NW,N,NE,E	600	1800	1	1,08	1800	0,54	972	115	0	5,20	0,66	0,49	0,49	0,53	0,47	0,51										
W14	W,NW,N,NE,E	1400	1500	1	2,10	1500	0,54	810	115	0	5,20	0,66	0,49	0,49	1,03	0,47	0,99										
W15	W,NW,N,NE,E	1400	1500	1	2,10	1500	0,54	810	115	0	5,20	0,66	0,49	0,49	1,03	0,47	0,99										
W16	W,NW,N,NE,E	600	1200	1	0,72	1200	0,54	648	115	0	5,20	0,00	0,00	0,00	0,00	0,47	0,34										
W17	W,NW,N,NE,E	1900	2100	1	3,99	2100	0,54	1134	115	0	5,20	0,66	0,49	0,49	1,96	0,47	1,88										
W21	W,NW,N,NE,E	1900	600	4	4,56	815	0,54	440,1	715	1	5,20	0,66	0,49	0,66	3,01	0,47	2,14										
W22	W,NW,N,NE,E	2100	600	1	1,26	1275	0,54	688,5	765	1	5,20	0,00	0,00	0,00	0,00	0,47	0,59										
W23	W,NW,N,NE,E	4300	600	1	2,58	1275	0,54	688,5	765	1	5,20	0,00	0,00	0,00	0,00	0,47	1,21										
DOORS																											
D11	W,NW,N,NE,E	3000	2125	1	6,38	2125	0,54	1147,5	115	0	5,20	0,66	0,49	0,49	3,12	0,47	3,00										
D13	W,NW,N,NE,E	1800	2465	1	4,44	2890	0,54	1560,6	990	0	5,20	0,66	0,49	0,49	2,17	0,47	2,09										
D15	W,NW,N,NE,E	3360	2465	1	8,28	3145	0,54	1698,3	1605	0	5,20	0,66	0,49	0,49	4,06	0,47	3,89										
D20	W,NW,N,NE,E	2100	2125	1	4,46	2125	0,54	1147,5	115	0	5,20	0,66	0,49	0,49	2,19	0,47	2,10										
Total W,NW,N,NE,E orientated fenest'n area					87,57						Divide by W,NW,N,NE,E area sub-total		87,57		Limit solar heat gain Σshgc		43,02	Design Σ shgc	41,16								
GROUND FLOOR																		Limiting averaged by area shgc		0,49		Act'l (design)		0,470			
WINDOWS																		5,20									
W02	SW,S,SE	1800	600	2	2,16																						
W10	SW,S,SE	4000	800	1	3,20																						
W03	SW,S,SE	2400	2465	1	5,92																						
W04	SW,S,SE	600	2125	2	2,55																						
W07	SW,S,SE	1800	1800	1	3,24																						
W08	SW,S,SE	600	1800	1	1,08			5,20																			
W24	SW,S,SE	2700	2125	1	5,74			5,20																			
DOORS																											
D07	SW,S,SE	4000	2125	1	8,50						n/a		5,20														
FIRST FLOOR																											
WINDOWS																		5,20									
W07	SW,S,SE	1800	1800	2	6,48																						
W12	SW,S,SE	900	1800	1	1,62																						
W11	SW,S,SE	1400	3140	2	8,79																						
W18	SW,S,SE	3000	2465	1	7,40																						
W20	SW,S,SE	2300	2805	1	6,45																						
DOORS																											
															SINGLE CLEAR		5,80		0,80								
															LOW E - SINGLE CLEAR		3,65		0,71								
															LOW-E E		3,65		0,55								
															LOW-E PLUS		3,65		0,43								
															DOUBLE GLAZING (SUP)		1,65		0,38								

SINGLE CLEAR	5,80	0,80
LOW E - SINGLE CLEAR	3,65	0,71
LOW-E E	3,65	0,55
LOW-E PLUS	3,65	0,43
DOUBLE GLAZING (SUP)	1,65	0,38

DOUBLE GLAZING (LOW E)
DOUBLE GLAZING (LOW E)
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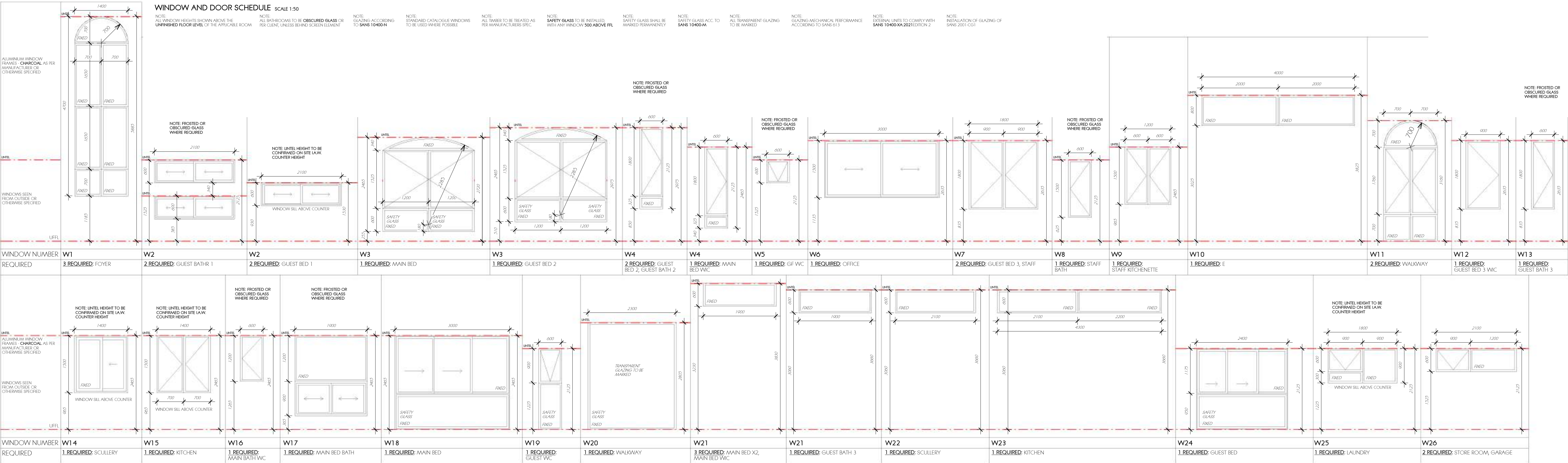
DOUBLE GLAZING (LOW E)
DOUBLE GLAZING (LOW E)
DOUBLE GLAZING (LOW E)
DOUBLE GLAZING (LOW E)

HOT WATER SUPPLY

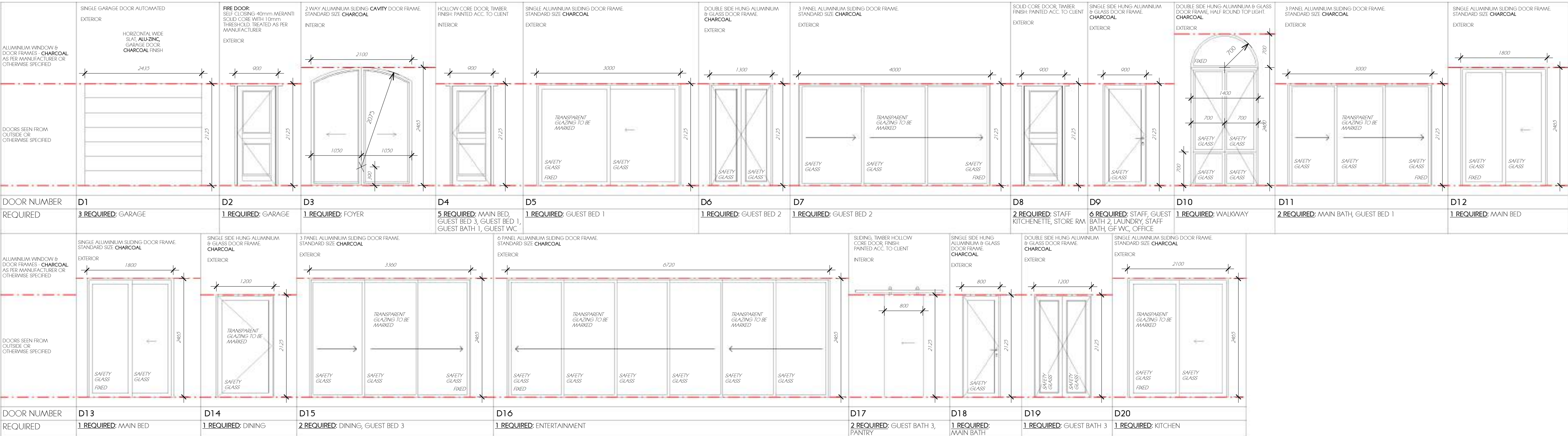
In order to comply with functional regulation **XA2**, contained in part XA of the National Building Regulations, the following guidance is provided:

- the volume of the annual average hot water heating requirements shall be calculated in accordance with tables 2 and 5 of SANS 10252-1:2004; and
<

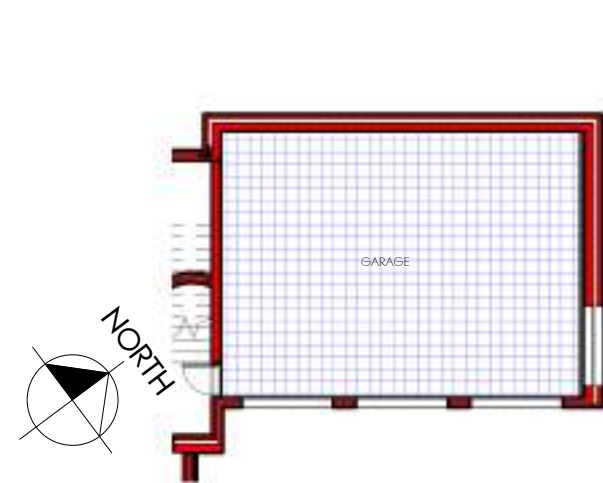
WINDOWS



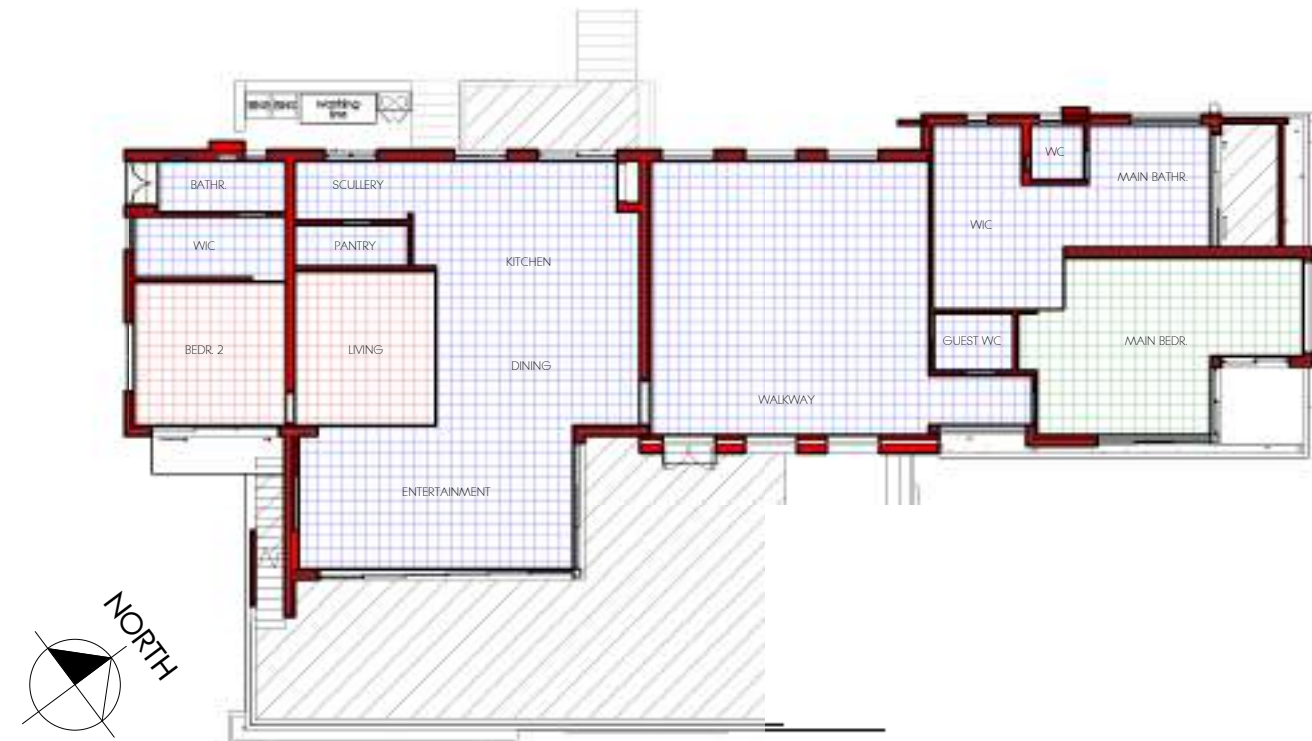
DOORS



20 ORIENTATION GF
1 : 200



19 ORIENTATION GARAGE
1 : 200



21 ORIENTATION FF
1 : 200

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ARCHITECTURE

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083 485 9202
theresvd@elloc.com
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Ellipsis Architecture cc 2011/07/18 09:23:49 4550268221
172 Ruimsig Road, Wintervale Park, Durban, 4055
PO Box 508 Collegeville 0150

SACAP: PSAT 20755

PROJECT:
SITE DEVELOPMENT PLAN ON ERP
2003 WILDERNESS FOR WC
COETZER & WP WESSELS

ADDRESS:
REMSKOEN STREET, WILDERNESS,
GEORGE, WESTERN CAPE

DRAWING: WINDOW & DOOR SCHEDULE

SCALE AS SHOWN

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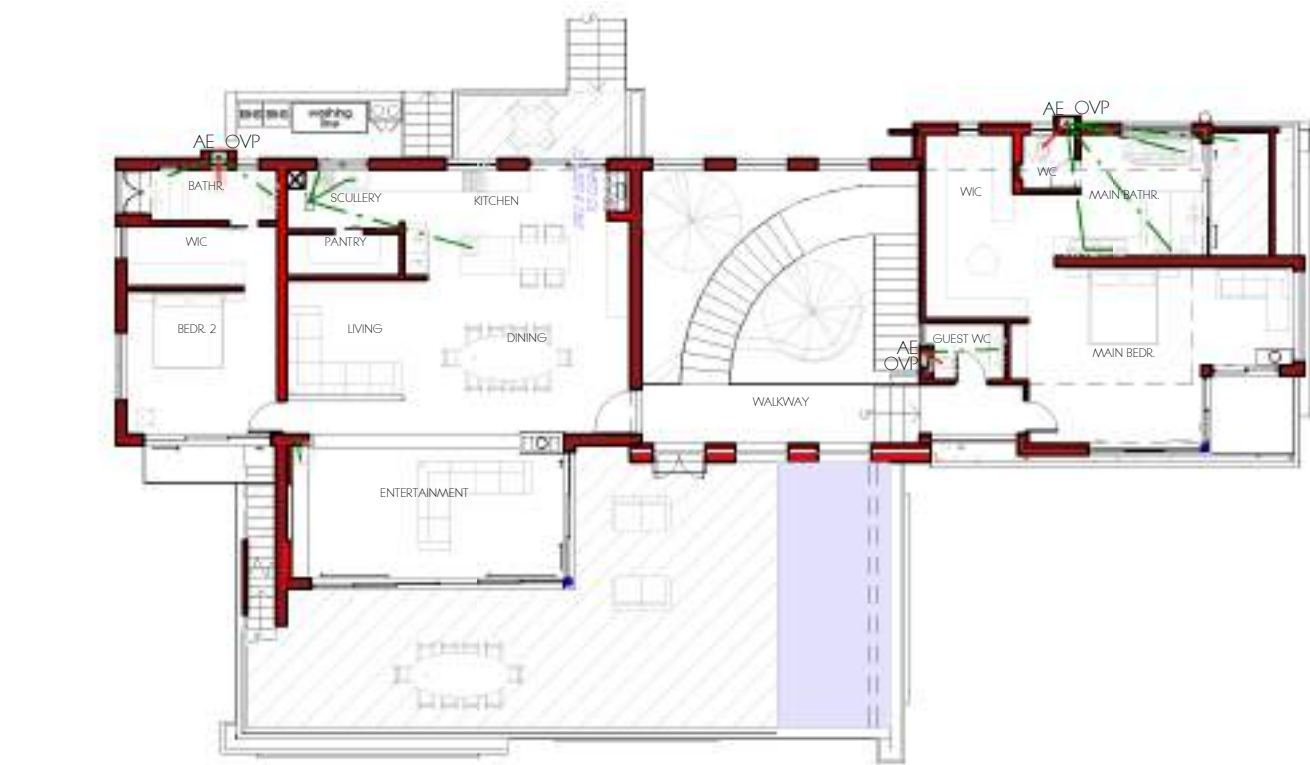
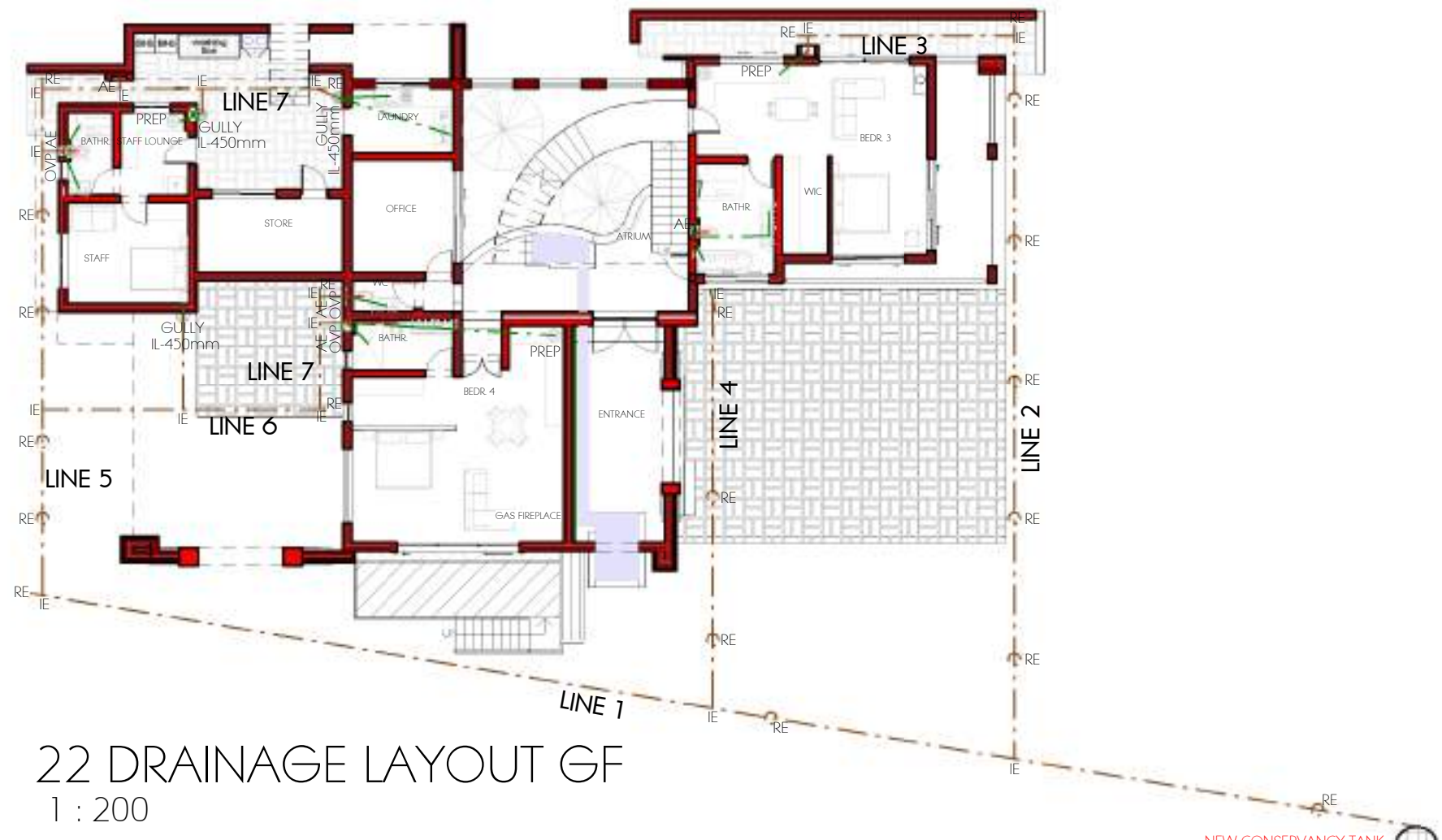
DATE:
13.02.2026

DRAWN BY:
T VAN DEVENTER

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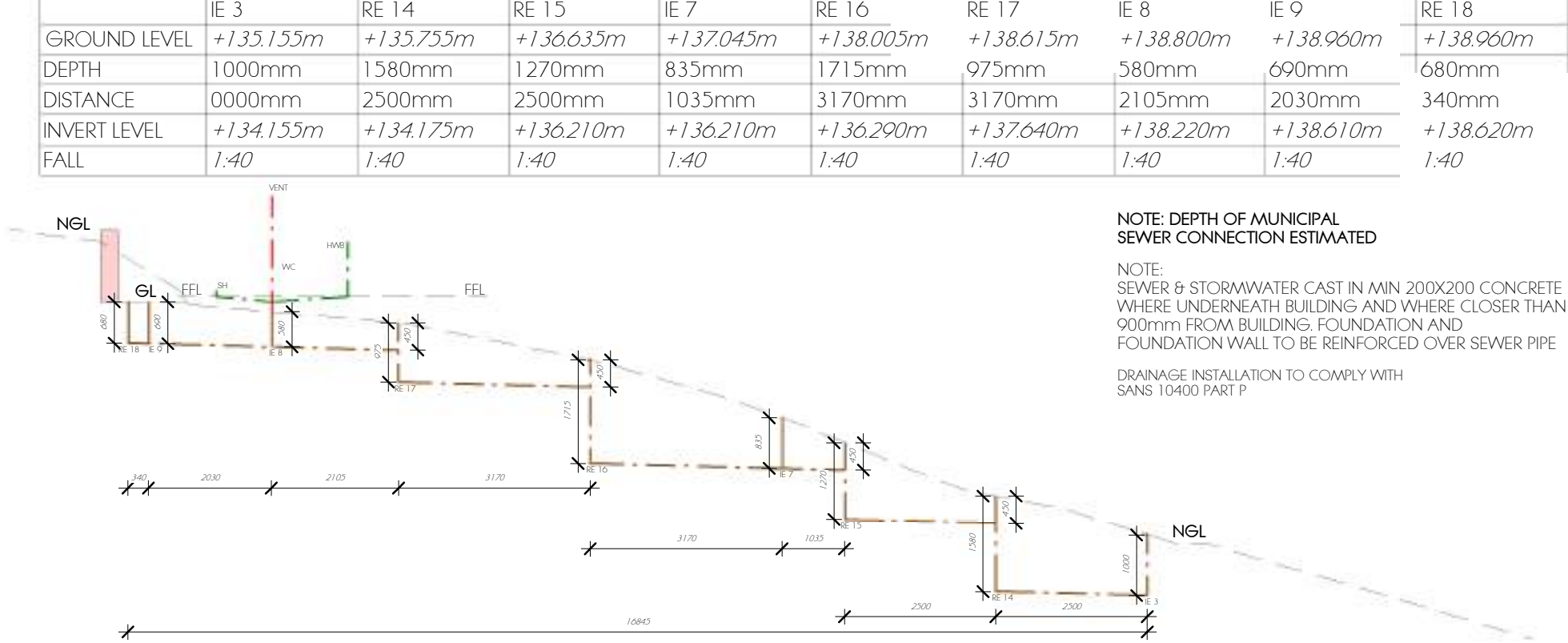
REV

2

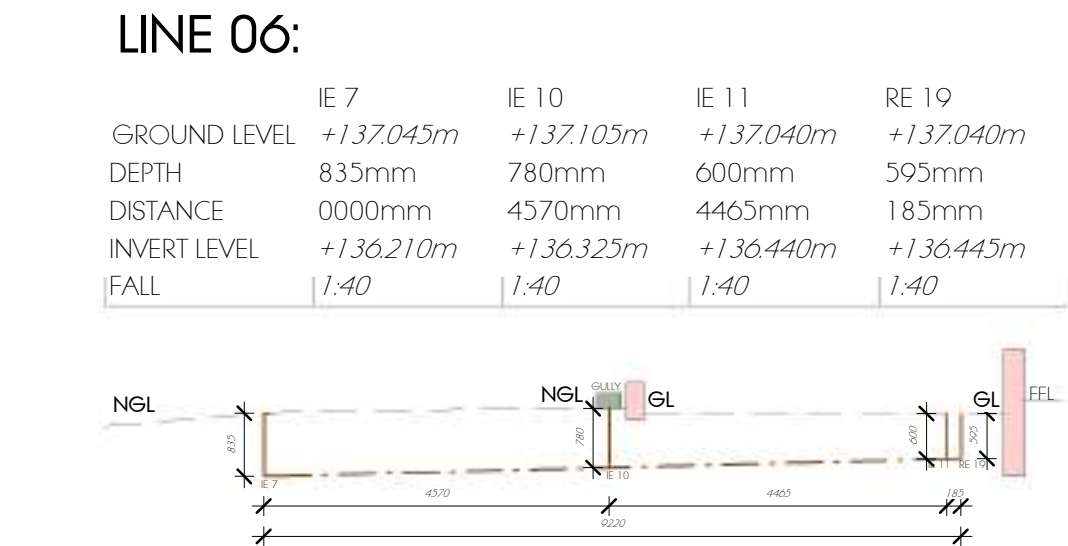


22 DRAINAGE LAYOUT GF
1 : 200

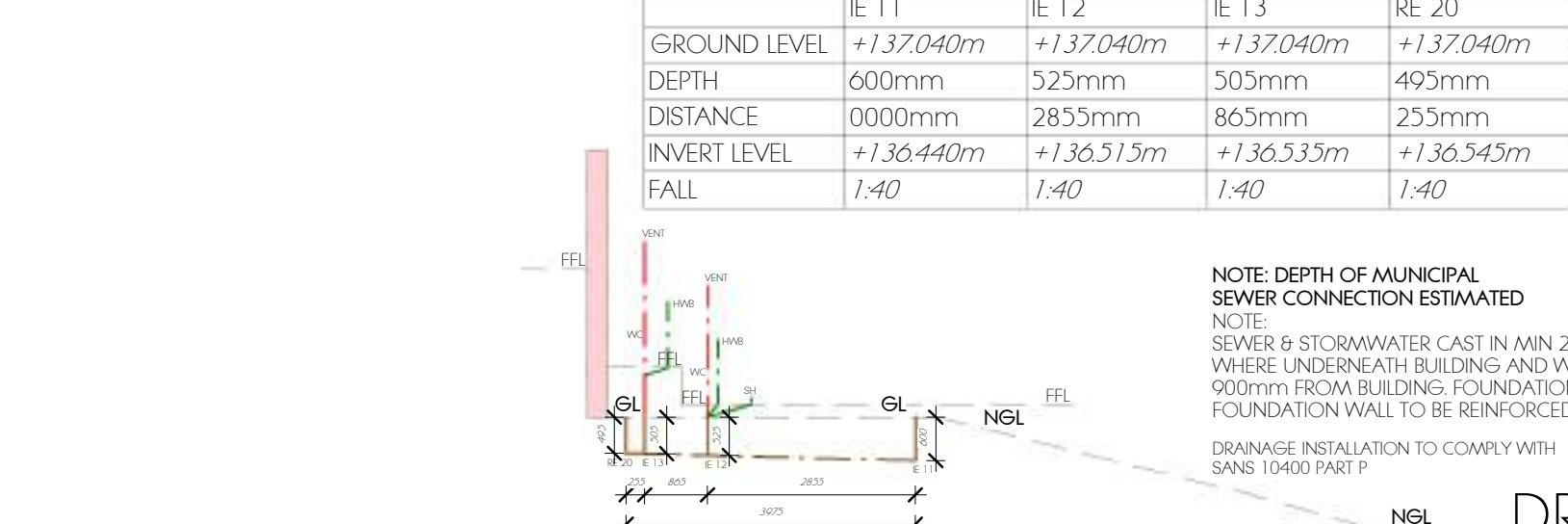
23 DRAINAGE LAYOUT FF
1 : 200



DRAINAGE LINE 5
1 : 100



DRAINAGE LINE 6
1 : 100



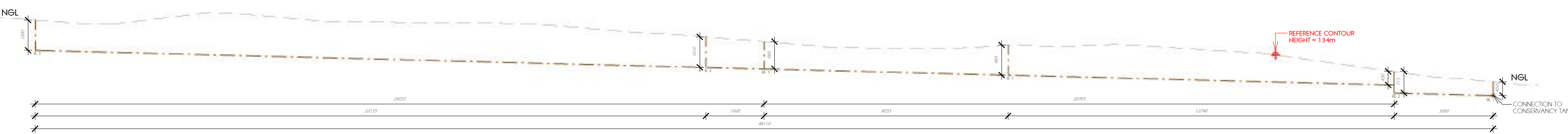
DRAINAGE LINE 7
1 : 100

LINE 01:

	RE 1	RE 2	IE 1	RE 3	IE 2	IE 3
GROUND LEVEL	+133.110m	+133.460m	+134.330m	+134.440m	+134.600m	+135.155m
DEPTH	450mm	715mm	995mm	900mm	1010mm	1000mm
DISTANCE	0000mm	3260mm	12740mm	8055mm	1920mm	22135mm
INVERT LEVEL	+132.660m	+132.745m	+133.335m	+133.540m	+133.590m	+134.155m
FALL	1:40	1:40	1:40	1:40	1:40	1:40

NOTE: DEPTH OF MUNICIPAL SEWER CONNECTION ESTIMATED

NOTE: SEWER & STORMWATER CAST IN MIN 200X200 CONCRETE WHERE UNDERNEATH BUILDING AND WHERE CLOSER THAN 900mm FROM BUILDING. FOUNDATION AND FOUNDATION WALL TO BE REINFORCED OVER SEWER PIPE
DRAINAGE INSTALLATION TO COMPLY WITH SANS 10400 PART P



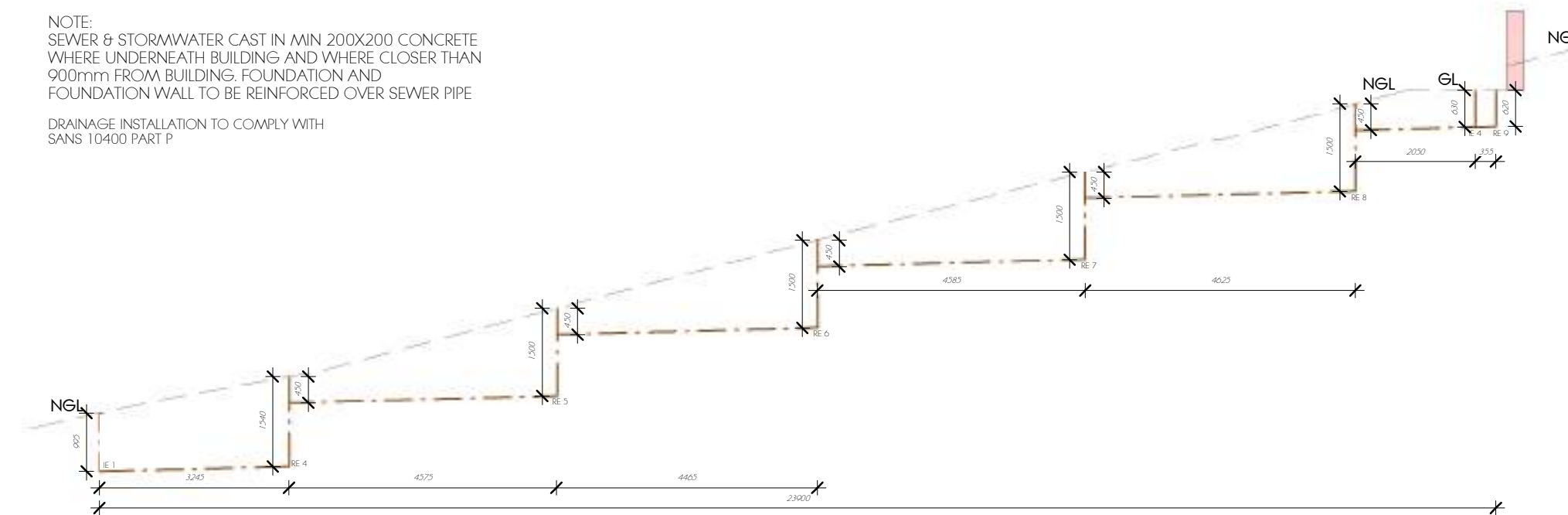
DRAINAGE LINE 1
1 : 100

LINE 02:

	IE 1	RE 4	RE 5	RE 6	RE 7	RE 8	IE 4	RE 9
GROUND LEVEL	+134.330m	+134.955m	+136.125m	+137.290m	+138.455m	+139.625m	+139.855m	+139.855m
DEPTH	995mm	1540mm	1500mm	4465mm	1500mm	1500mm	630mm	620mm
DISTANCE	0000mm	3245mm	4575mm	4465mm	4585mm	4625mm	2050mm	355mm
INVERT LEVEL	+133.335m	+134.415m	+134.625m	+135.790m	+136.955m	+138.125m	+139.225m	+139.235m
FALL	1:40	1:40	1:40	1:40	1:40	1:40	1:40	1:40

NOTE: DEPTH OF MUNICIPAL SEWER CONNECTION ESTIMATED

NOTE: SEWER & STORMWATER CAST IN MIN 200X200 CONCRETE WHERE UNDERNEATH BUILDING AND WHERE CLOSER THAN 900mm FROM BUILDING. FOUNDATION AND FOUNDATION WALL TO BE REINFORCED OVER SEWER PIPE
DRAINAGE INSTALLATION TO COMPLY WITH SANS 10400 PART P



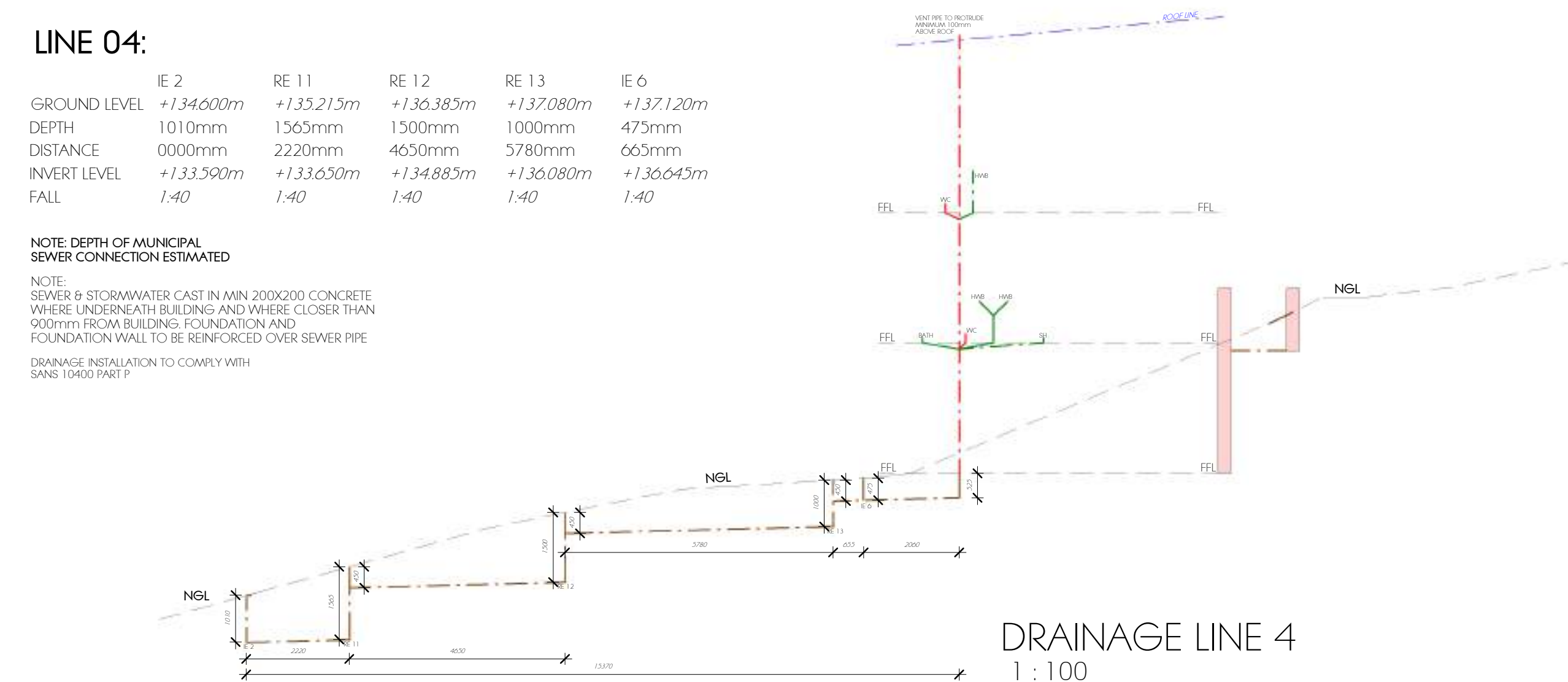
DRAINAGE LINE 2
1 : 100

LINE 04:

	IE 2	RE 11	RE 12	RE 13	IE 6
GROUND LEVEL	+134.600m	+135.215m	+136.385m	+137.080m	+137.120m
DEPTH	1010mm	1565mm	1500mm	1000mm	475mm
DISTANCE	0000mm	2220mm	4650mm	5780mm	665mm
INVERT LEVEL	+133.590m	+133.650m	+134.885m	+136.080m	+136.645m
FALL	1:40	1:40	1:40	1:40	1:40

NOTE: DEPTH OF MUNICIPAL SEWER CONNECTION ESTIMATED

NOTE: SEWER & STORMWATER CAST IN MIN 200X200 CONCRETE WHERE UNDERNEATH BUILDING AND WHERE CLOSER THAN 900mm FROM BUILDING. FOUNDATION AND FOUNDATION WALL TO BE REINFORCED OVER SEWER PIPE
DRAINAGE INSTALLATION TO COMPLY WITH SANS 10400 PART P



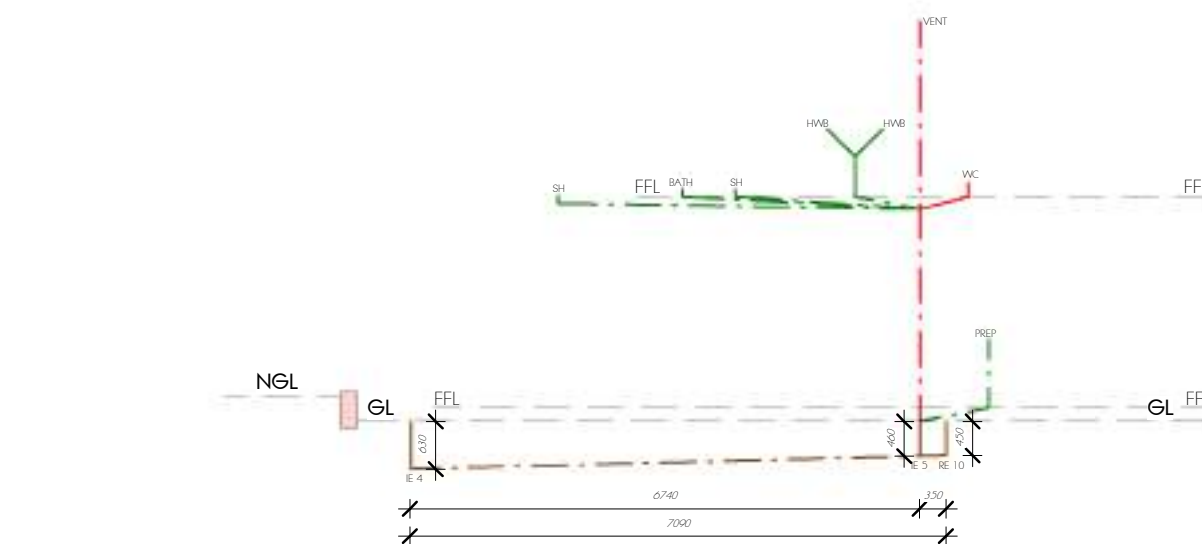
DRAINAGE LINE 8
1 : 100

LINE 03:

	IE 4	IE 5	RE 10
GROUND LEVEL	+139.855m	+139.855m	+139.855m
DEPTH	630mm	460mm	450mm
DISTANCE	0000mm	6740mm	350mm
INVERT LEVEL	+139.225m	+139.395m	+139.405m
FALL	1:40	1:40	1:40

NOTE: DEPTH OF MUNICIPAL SEWER CONNECTION ESTIMATED

NOTE: SEWER & STORMWATER CAST IN MIN 200X200 CONCRETE WHERE UNDERNEATH BUILDING AND WHERE CLOSER THAN 900mm FROM BUILDING. FOUNDATION AND FOUNDATION WALL TO BE REINFORCED OVER SEWER PIPE
DRAINAGE INSTALLATION TO COMPLY WITH SANS 10400 PART P



DRAINAGE LINE 3
1 : 100

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PROJECT: SITE DEVELOPMENT PLAN ON ERF 2003 WILDERNESS FOR WC COETZER & WP WESSELS	ADDRESS: REMSKOEN STREET, WILDERNESS, GEORGE, WESTERN CAPE		
DRAWING: DRAINAGE DETAILS			
SCALE AS SHOWN			
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DATE: 13.02.2026	DRAWN BY: T VAN DEVENTER TWS	DRAWING NO: 08	REV 3



28. LOCALITY PLAN
1 : 2000

ANNEXURE M:

*Topo-Cadastral Survey Plan – 'Africa Survey'
dated 16 January 2021*

TOPO-CADASTRAL PLAN ERF 2003 WILDERNESS

GEORGE DISTRICT, WESTERN CAPE

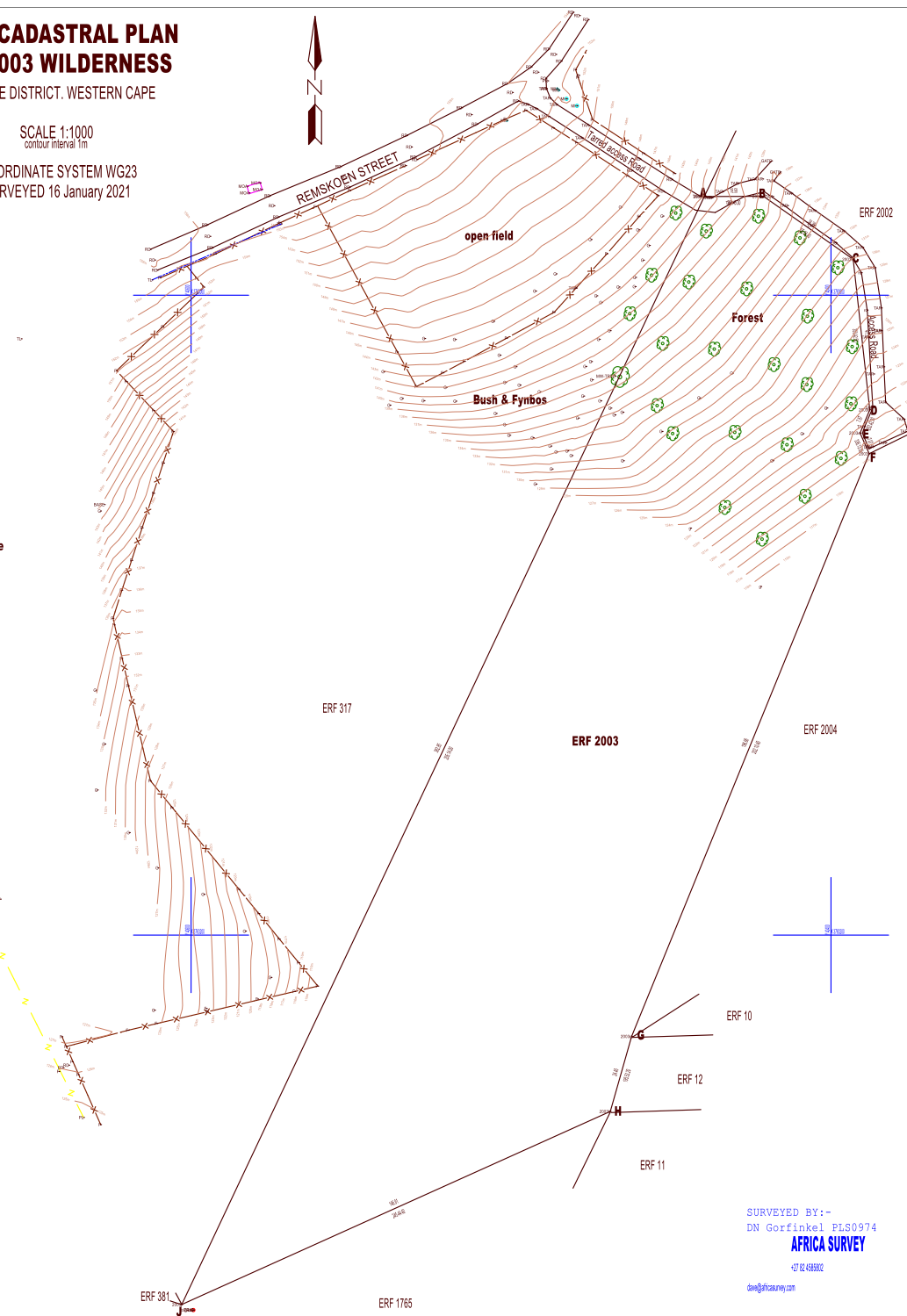
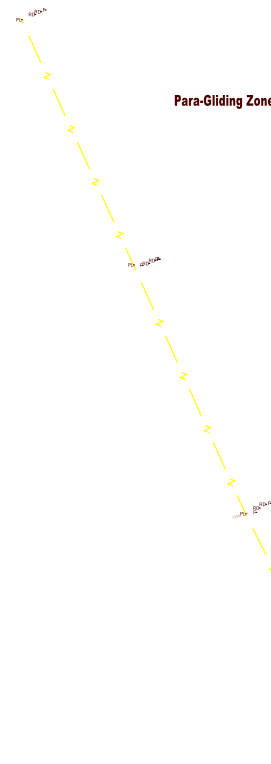
SCALE 1:1000
contour interval 1m

CO-ORDINATE SYSTEM WG23
SURVEYED 16 January 2021



NOTES
The figure ABCDEFGHJ represents ERF 2003 WILDERNESS
being 2,8735 hectares in extent
CODE KEY
G ground
RD gravel road
TAR tar access road
MW-TREE Milkwood tree
F fence
MH manhole cover
WM water meter
PW powerline
TL telephone line

Para-Gliding Zone



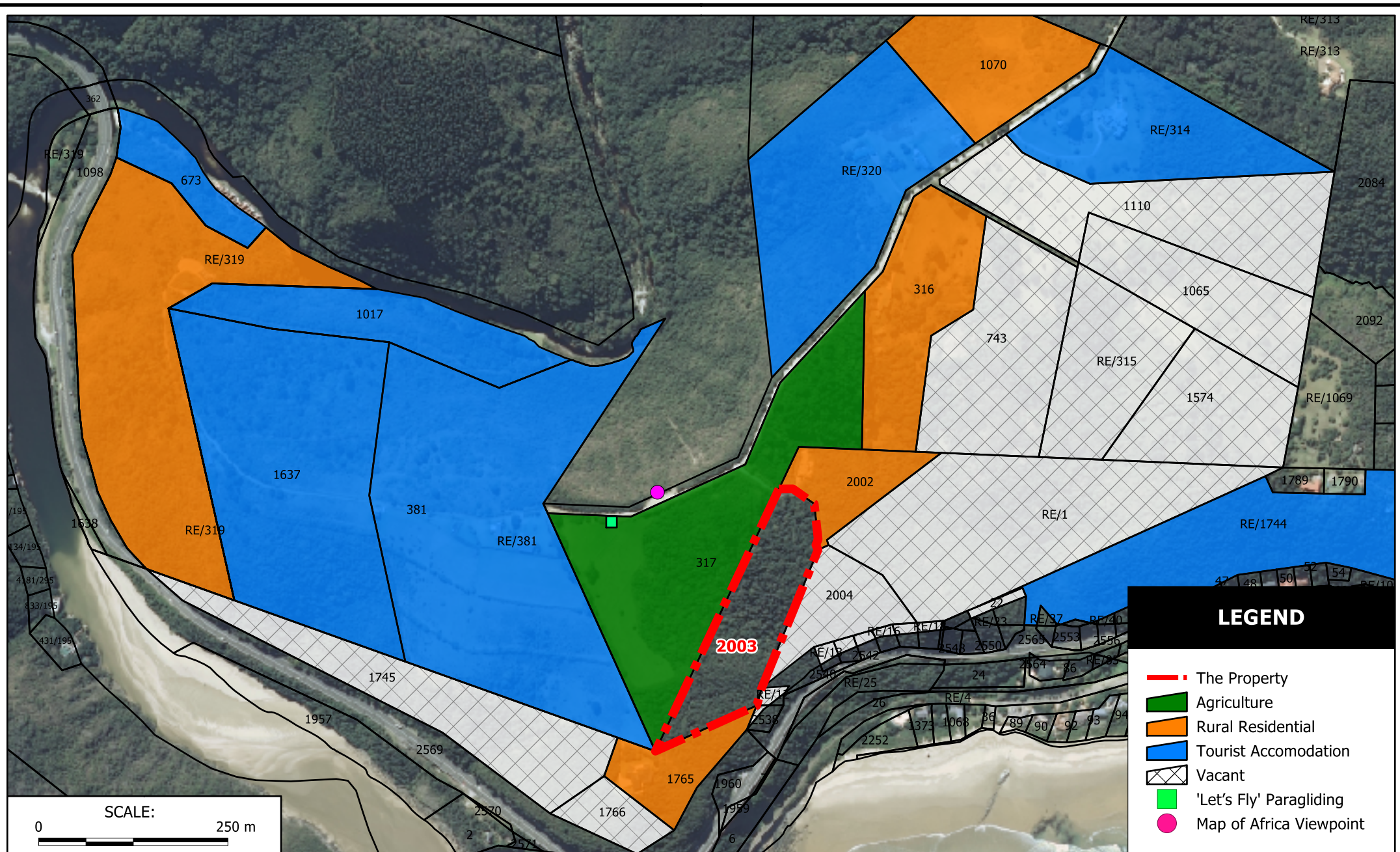
SURVEYED BY:-
DN Gorfinkel PLS0974
AFRICA SURVEY
+27 82 489302
dona@aficasurvey.com

PLAN 1:

Locality Plan

PLAN 2:

Land Use Plan



LEGEND

- The Property
- Agriculture
- Rural Residential
- Tourist Accommodation
- Vacant
- 'Let's Fly' Paragliding
- Map of Africa Viewpoint

WILDERNESS ERF 2003

LAND USE PLAN



Projection: Transverse Mercator
 Centre Lon: 22°33'40" E
 Centre Lat: 33°59'32" S
 Created: 2021/09/01
 Scale: 1:6500

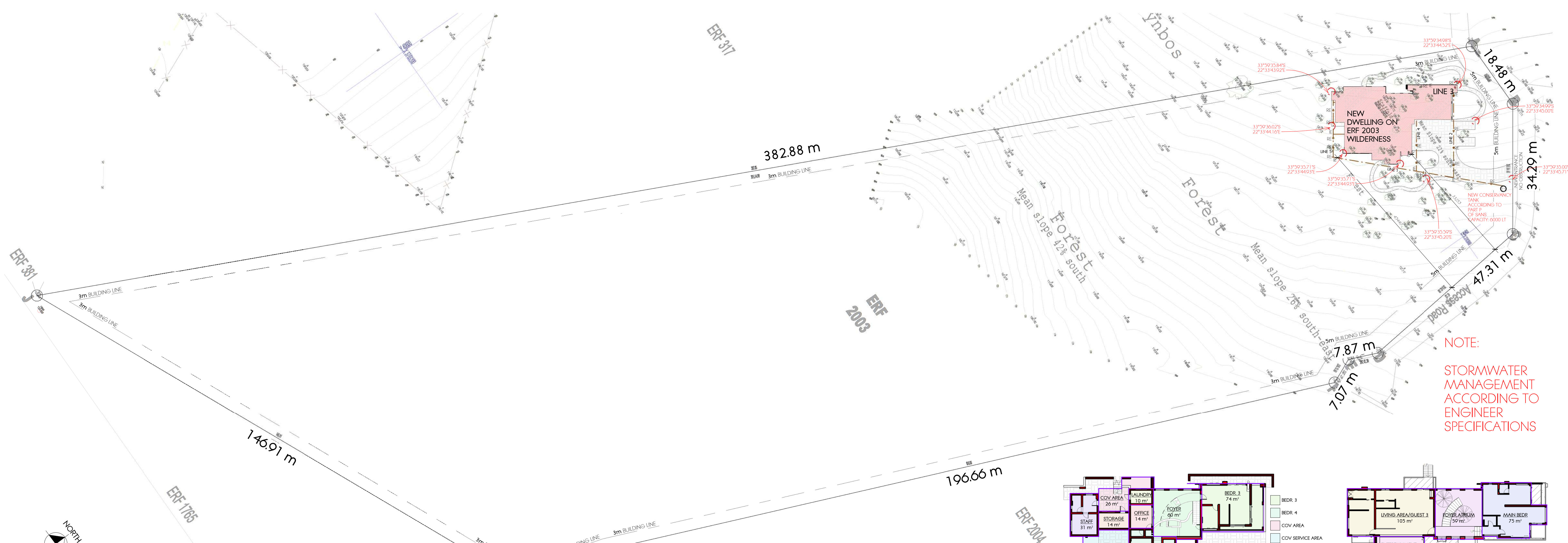
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 KNYSSNA, 6570
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 📠 (044) 382 0438
 ✉ info@vreken.co.za
 🌐 www.vreken.co.za

PLAN 3:

*Architectural Plans - 'Ellipsis Architecture'
dated 23 June 2026*



SITE DEVELOPMENT PLAN
1 : 500



3D IMAGES FOR ARTISTIC IMPRESSION ONLY

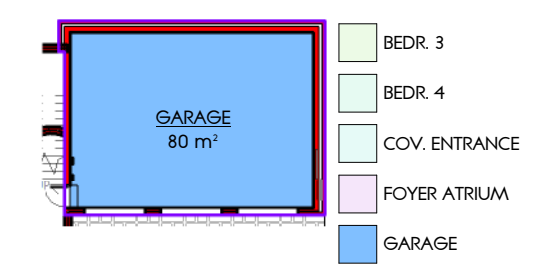
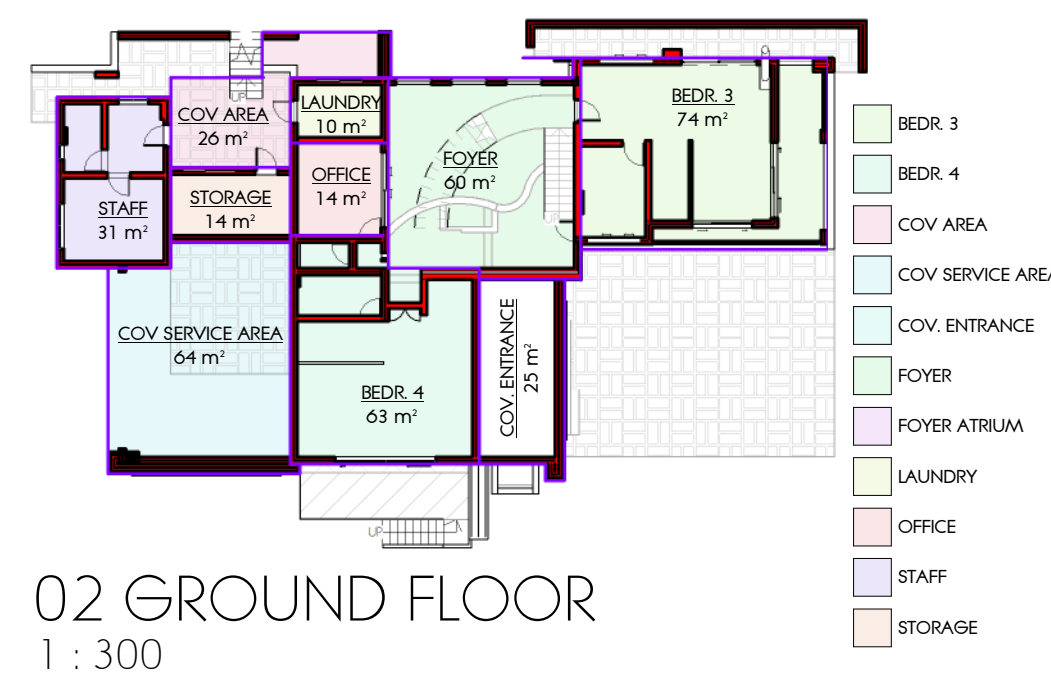


3D IMAGES FOR ARTISTIC IMPRESSION ONLY



3D IMAGES FOR ARTISTIC IMPRESSION ONLY

SCHEDULE OF RIGHTS			
PROPERTY DESCRIPTION			
ERF: 2003		SITE AREA: 28 135m ²	
TOWNSHIP: WILDERNESS		TITLE DEED No: T000022526/2020	
ZONING INFORMATION			
TOWN PLANNING SCHEME:	GEORGE	AMENDMENT SCHEME No:	
USE ZONE:	OPEN SPACE ZONE (OSZIII)	ANNEXTURE No:	
DEVELOPMENT CONTROL MEASURES			
PERMISSIBLE	CONTROL	ACTUAL	
OPEN SPACE ZONE (OSZIII)	USE ZONE	OPEN SPACE ZONE (OSZIII)	
8.5m	HEIGHT	8.5m	
500m ² OR 40%	COVERAGE	382m ² - 1.3%	
	FLOOR AREA RATIO	0.02	
	FLOOR AREA	731m ²	
	DENSITY	1 DWELLING HOUSE	
760m ²	DISTURBED AREA	702m ²	
SITE DEVELOPMENT PLAN COMPLIES WITH ALL DEVELOPMENT PARAMETERS			



GARAGE
1 : 300

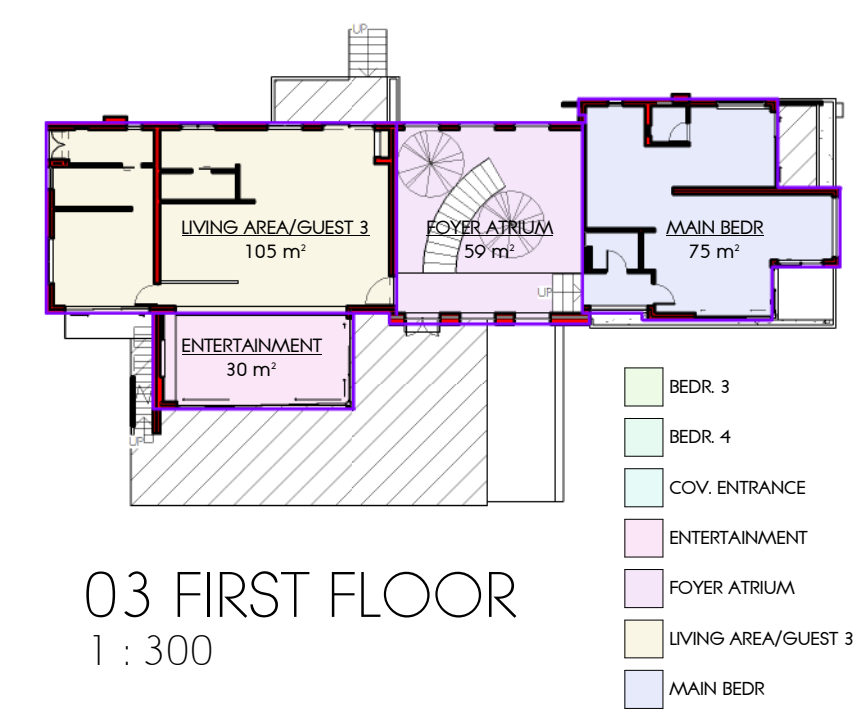
AREA SCHEDULE	
NAME	AREA
GARAGE	80 m ²
GARAGE	80 m ²
STAFF	31 m ²
BEDR. 4	63 m ²
LAUNDRY	10 m ²
FOYER	60 m ²
BEDR. 3	74 m ²
COV. ENTRANCE	25 m ²
COV. SERVICE AREA	64 m ²
STORAGE	14 m ²
COV. AREA	26 m ²
OFFICE	14 m ²
02 GROUND FLOOR	382 m ²
ENTERTAINMENT	30 m ²
LIVING AREA/GUEST 3	105 m ²
MAIN BEDR	75 m ²
FOYER ATRIUM	59 m ²
03 FIRST FLOOR	269 m ²
GRAND TOTAL	731 m ²

ERF SIZE : 28117m²
COVERAGE : FOOTPRINT OF STRUCTURE/ERF SIZE X 100
(382/28135) X 100 = 1.3%
FAR: TOTAL FLOOR AREA/ERF SIZE
(731/28135) = 0.02

TOTAL ALLOWED DISTURBED AREA: 742m²

TOTAL ACTUAL DISTURBED AREA:
-HOUSE FOOTPRINT: 382m²
-DRIVEWAY/PAVING: 236m²
-FOOT PATHS: 84m²
TOTAL: 702m²

TOTAL UNDISTURBED AREA: 27415m²



03 FIRST FLOOR
1 : 300

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PROJECT: SITE DEVELOPMENT PLAN ON ERF 2003 WILDERNESS FOR WC COETZER & WP WESSELS
ADDRESS: REASKOEN STREET, WILDERNESS, GEORGE, WESTERN CAPE

DRAWING: SITE DEVELOPMENT PLAN, DETAILS, 3D VIEWS
SCALE AS SHOWN

DATE: 13.02.2026	DRAWN BY: T VAN DEVENTER MS	DRAWING NO: 00 REVISION DATE: 2026/06/23 15:13:15	REV 5
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ALL STRUCTURAL TIMBERWORK/FLOORING TO COMPLY WITH SANS 2001-1:11
TILES MUST COMPLY WITH SANS 1449, SANS 13006, SANS 541
WOOD MUST COMPLY WITH SANS 10163
GEYSER AS PER SABS 10254 AND DETAILS

CHECK ALL INFORMATION ON THIS DRAWING
ON SITE AND REPORT ALL DISCREPANCIES TO
THE AUTHOR BEFORE ANY WORK
COMMENCES

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SACAP PSAT 20755

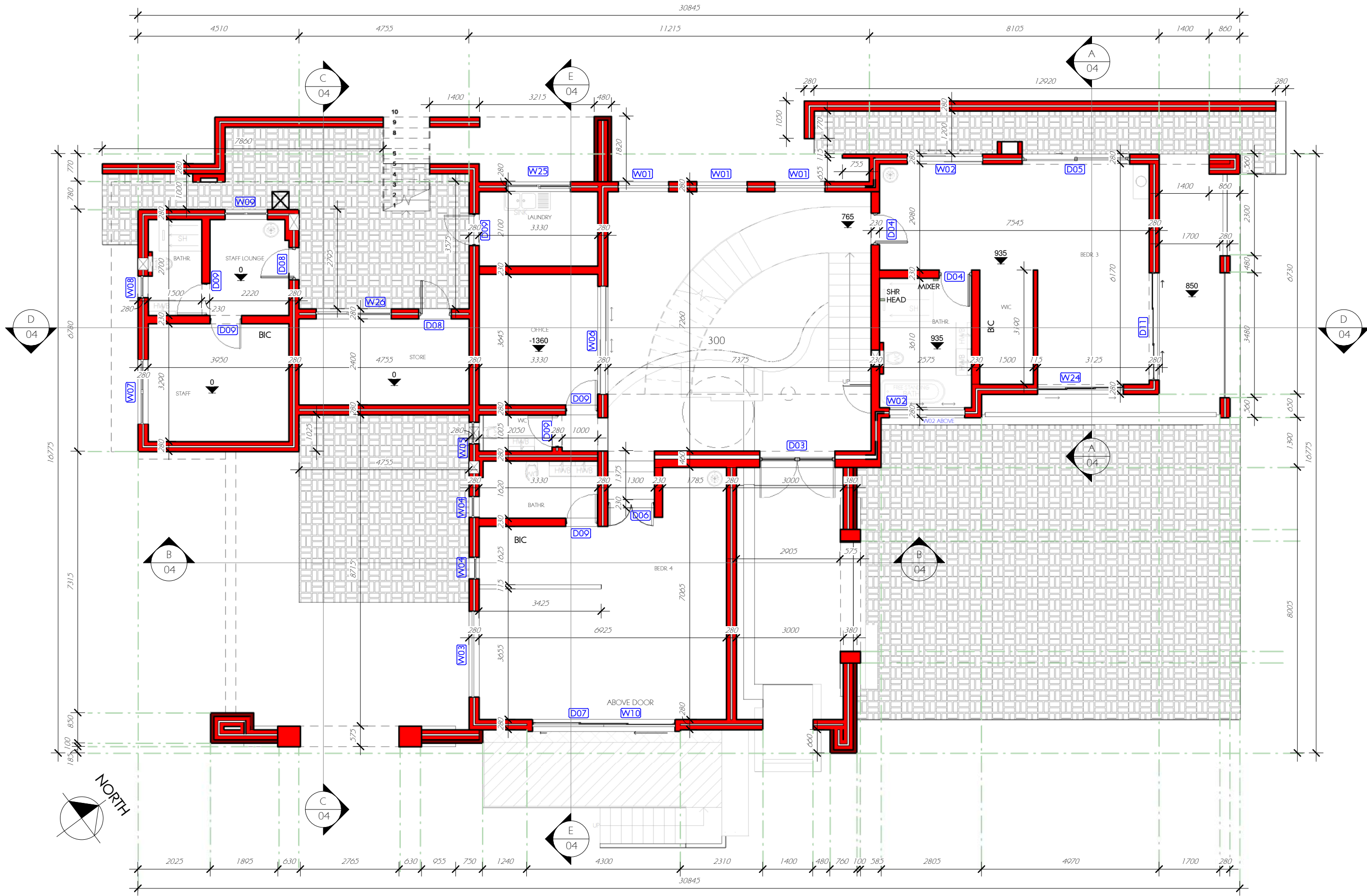
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SITE DEVELOPMENT PLAN ON ERF 2003 WILDERNESS FOR WC COETZER & WP WESSELS	REMSKOEN STREET, WILDERNESS, GEORGE, WESTERN CAPE

DRAWING:
FLOOR PLANS & DETAILS

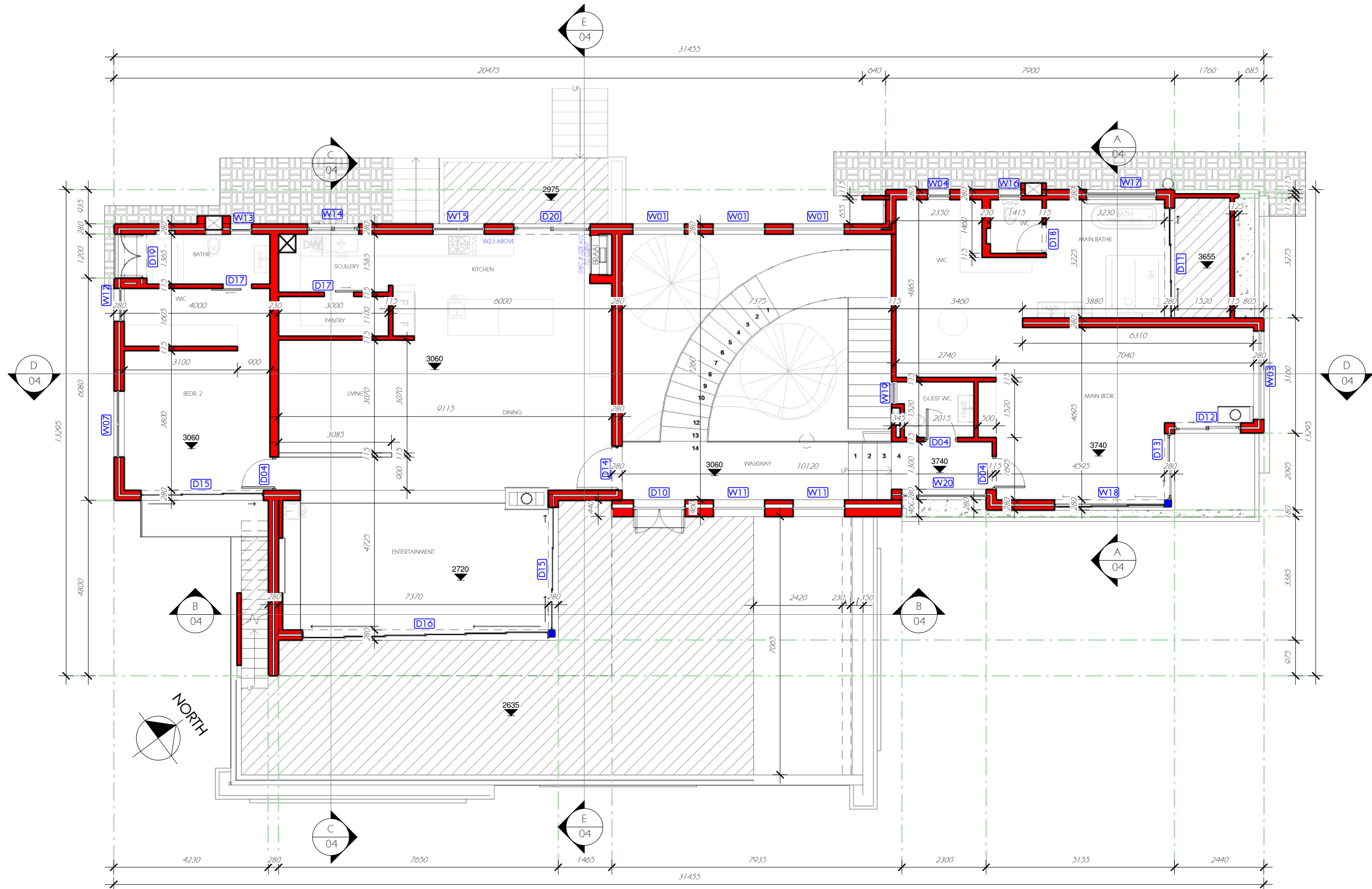
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DATE: 13.02.2026	DRAWN BY: T VAN DEVENTER MMS
DRAWING NO: 01 REVISION DATE: 2026/06/23 15:13:23	
	



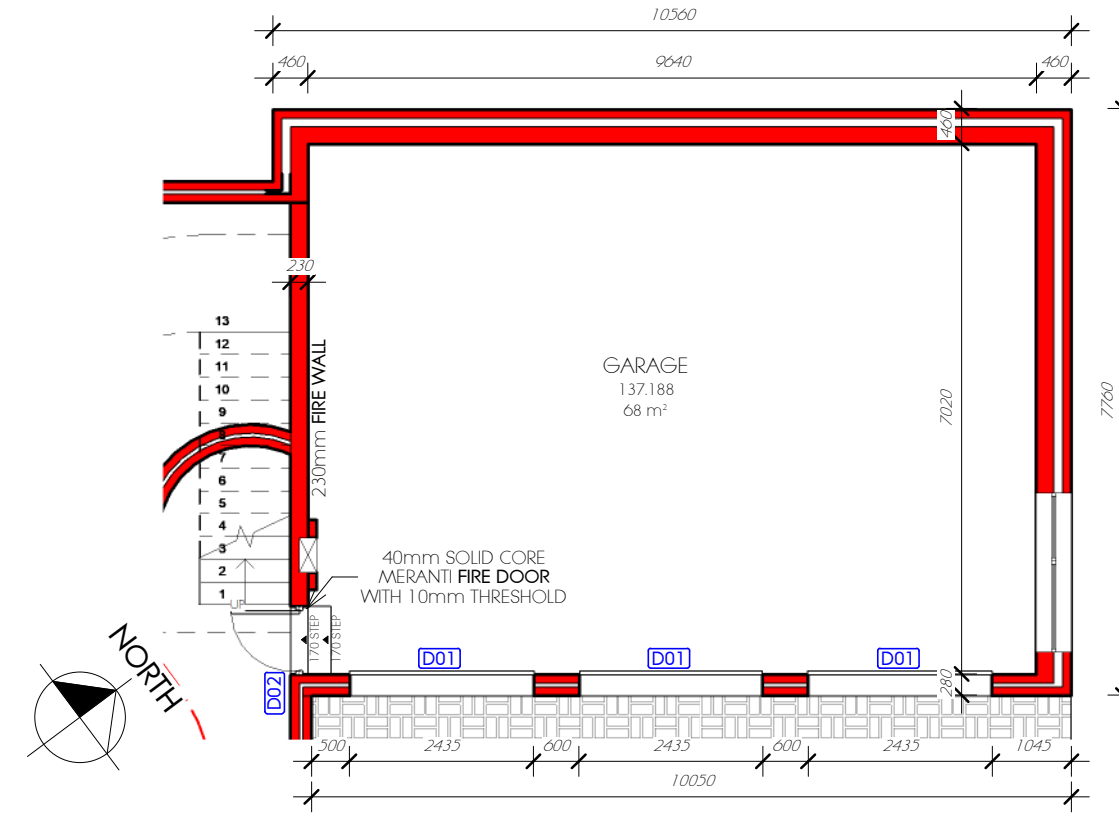
PER ENGINEER SPECIFICATION, SCREED TO FILL TO
EDGE OR OUTLET. WATERPROOFING TO BE ADDED AS
PER MANUFACTURER AND TO RECEIVE STONE PEBBLES.



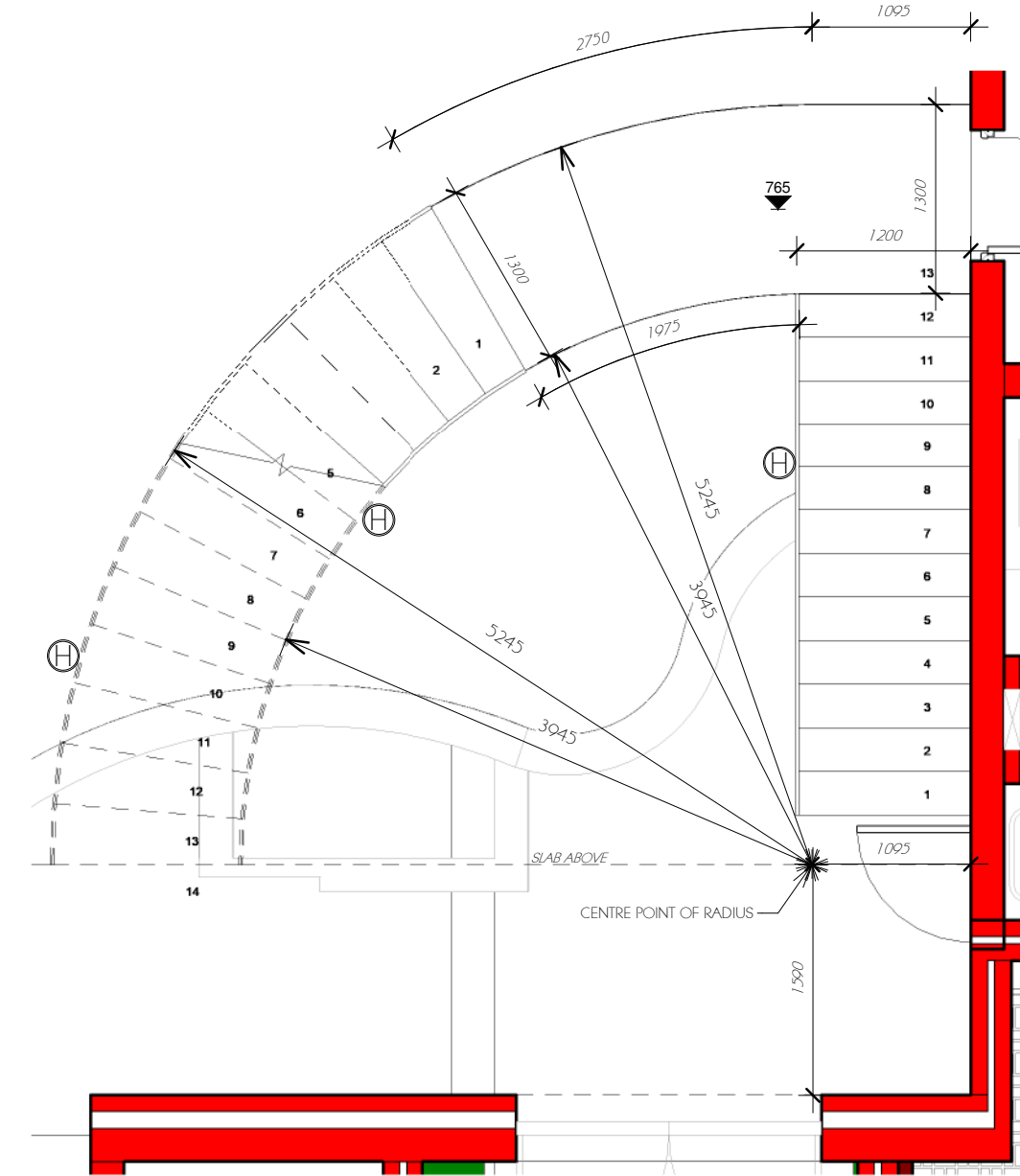
07 DIMENSIONS GF
1:100



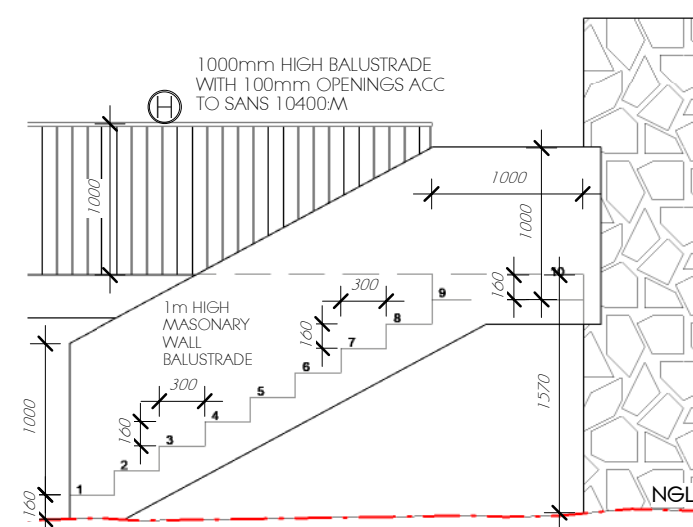
08 DIMENSIONS FF
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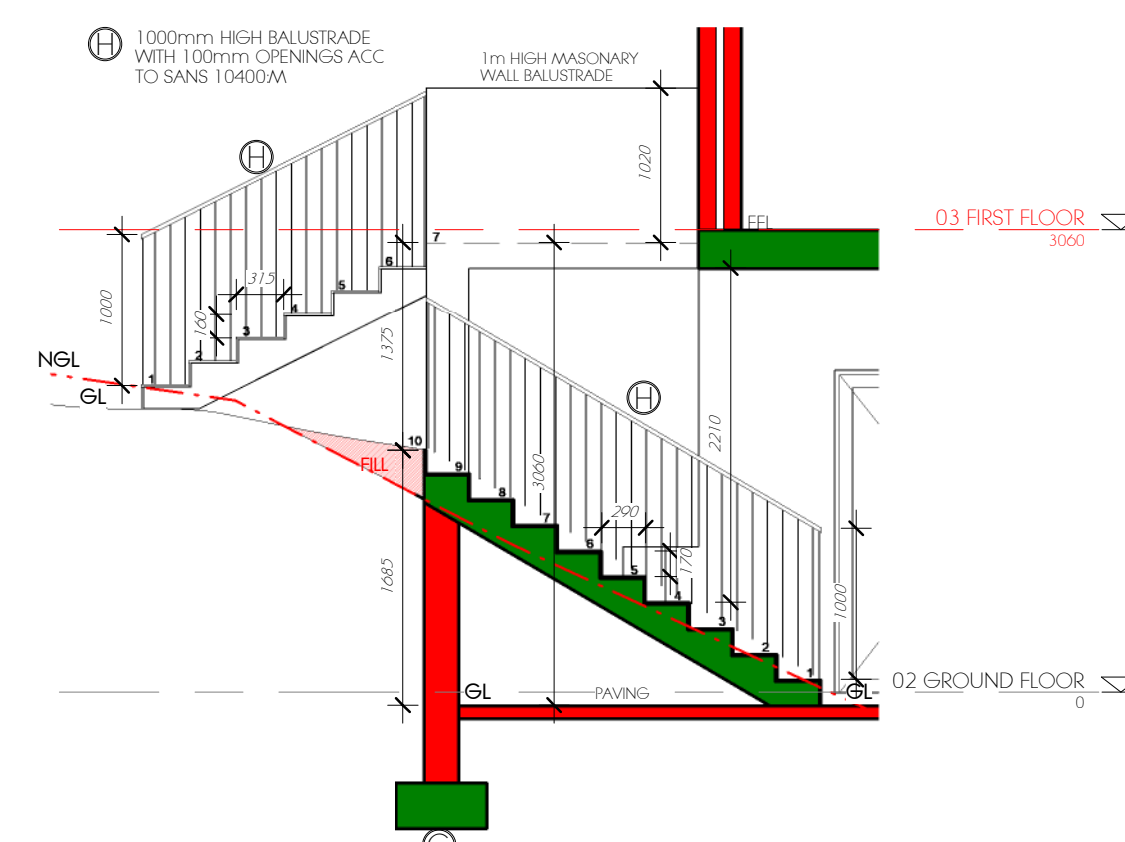
06 DIMENSIONS GARAGE
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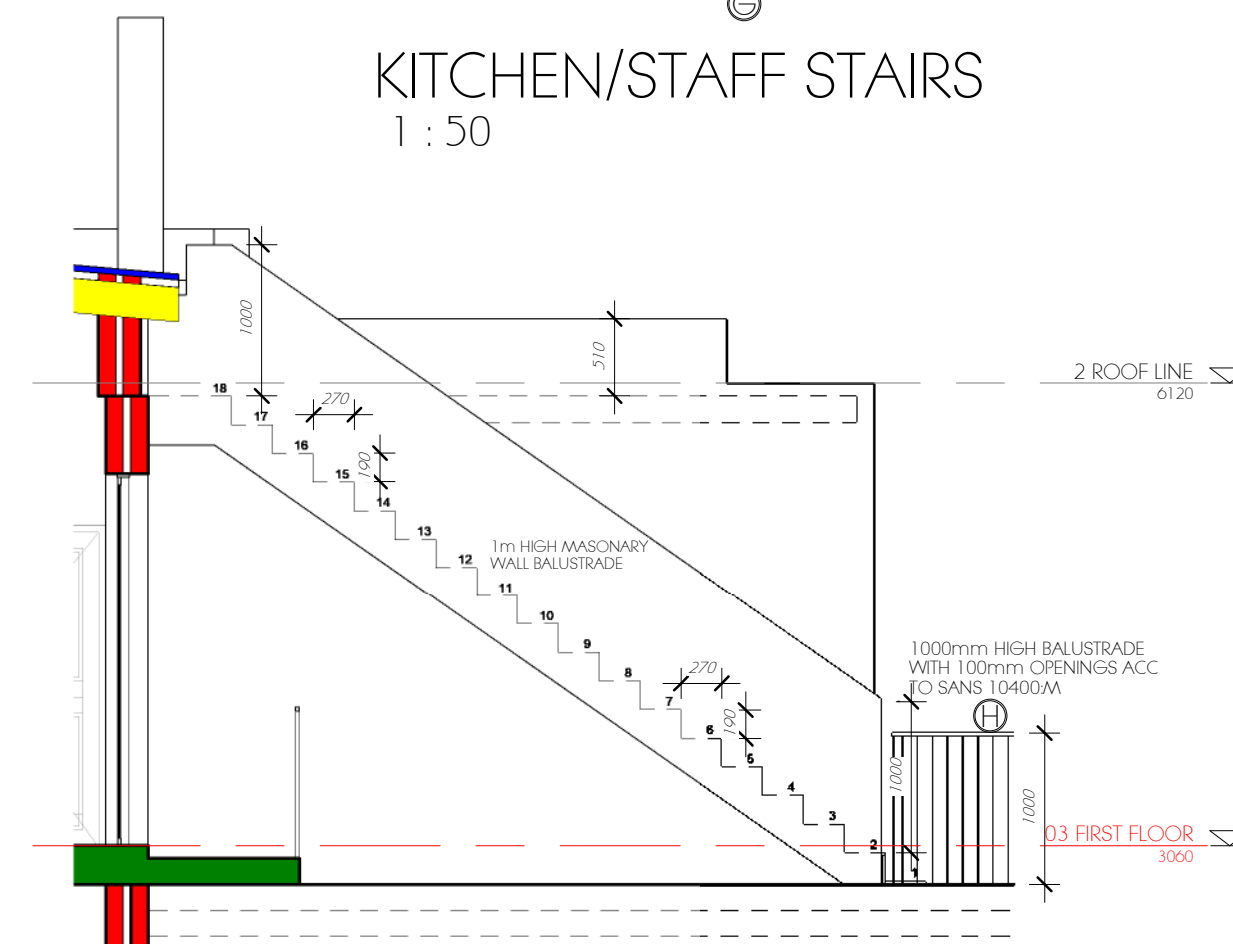
FOYER STAIRS DETAILS
1:50



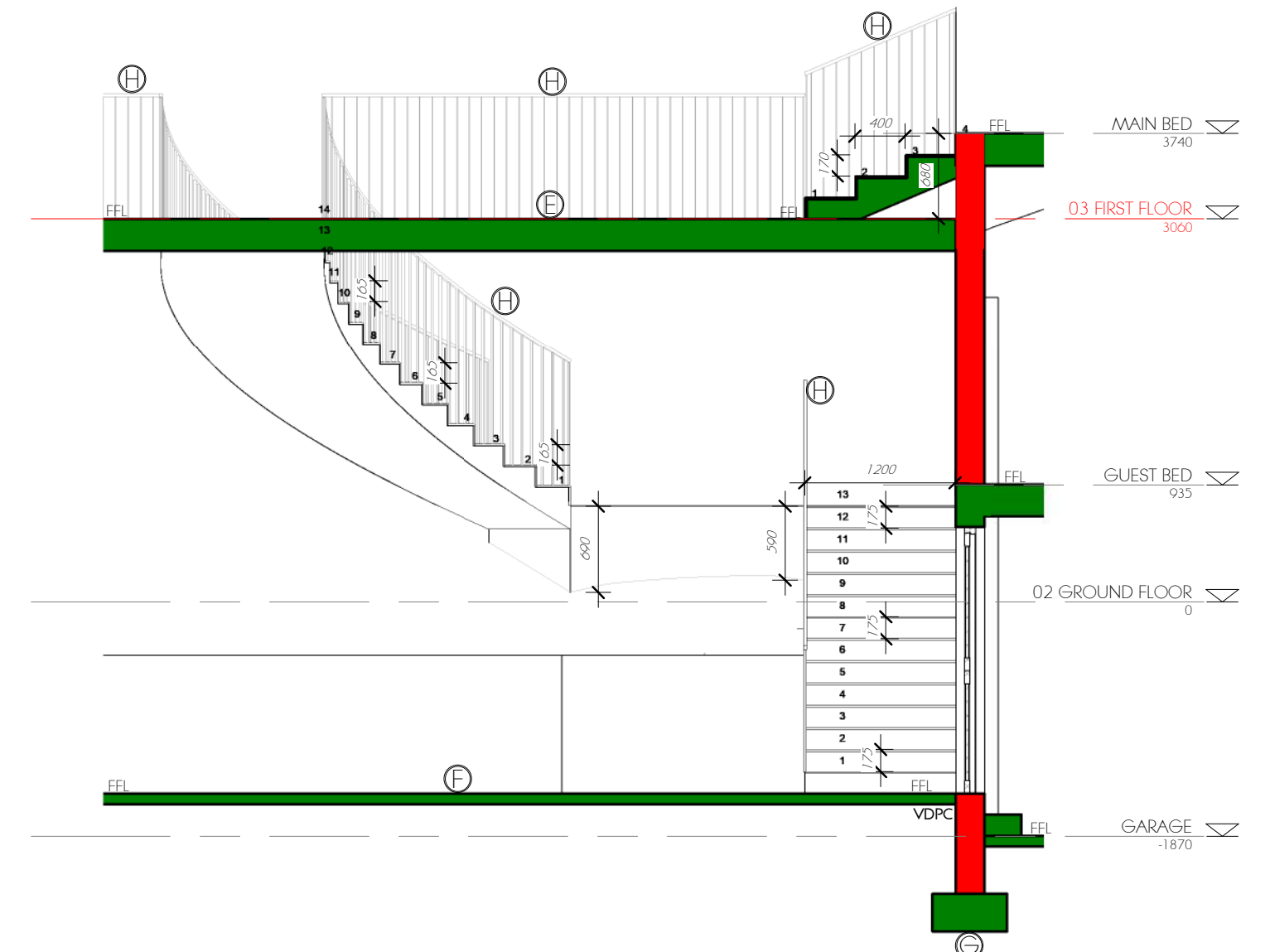
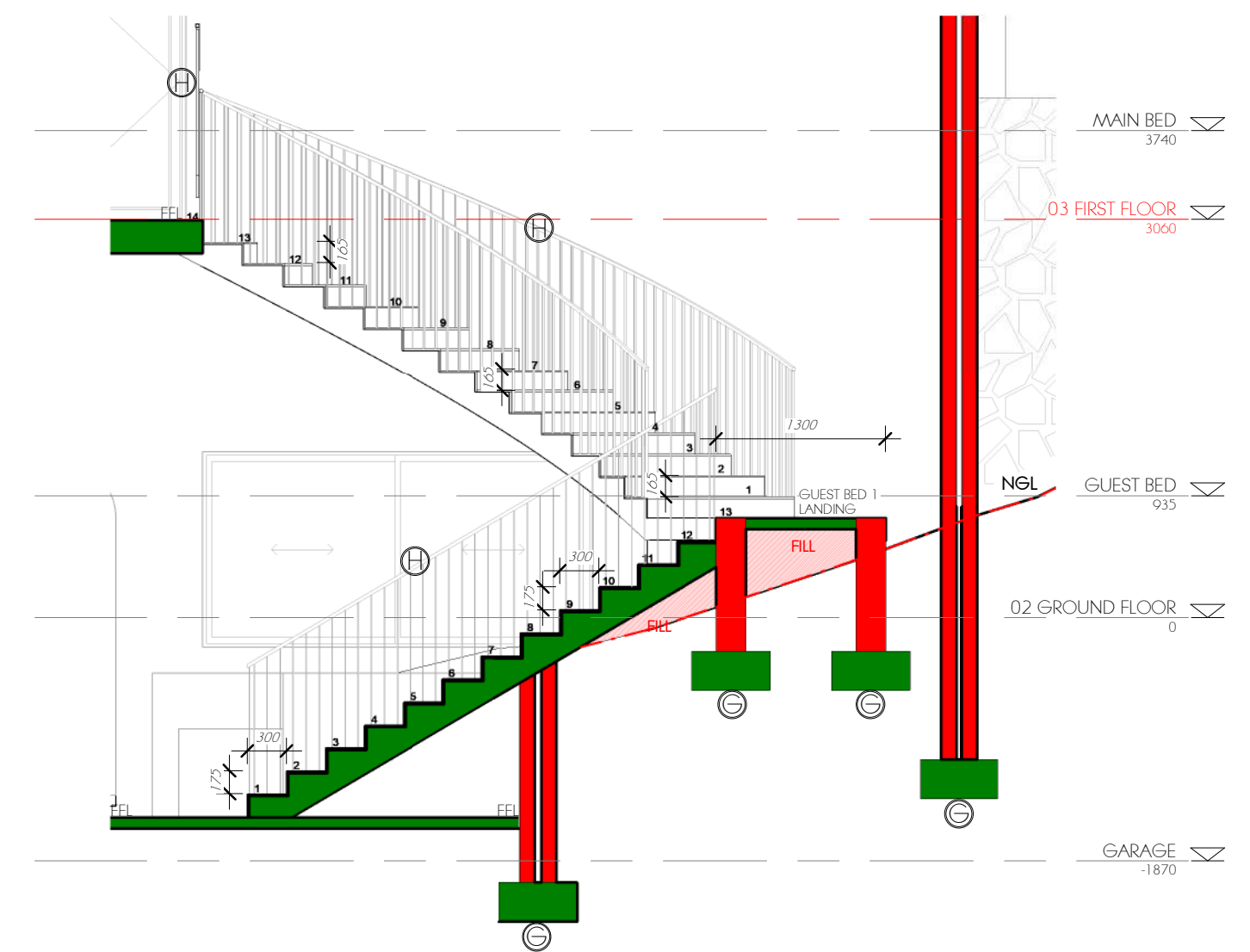
GUEST BED 2 STAIRS
1:50



KITCHEN/STAFF STAIRS
1:50



SERVICE STAIRS
1:50



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SACAP, PSAT 20755

PROJECT:
SITE DEVELOPMENT PLAN ON ERF
2003 WILDERNESS FOR WC
COETZER & WP WESSELS

ADDRESS:
REMSKOEN STREET, WILDERNESS,
GEORGE, WESTERN CAPE

DRAWING:
DIMENSIONS & SECTIONS

SCALE AS SHOWN

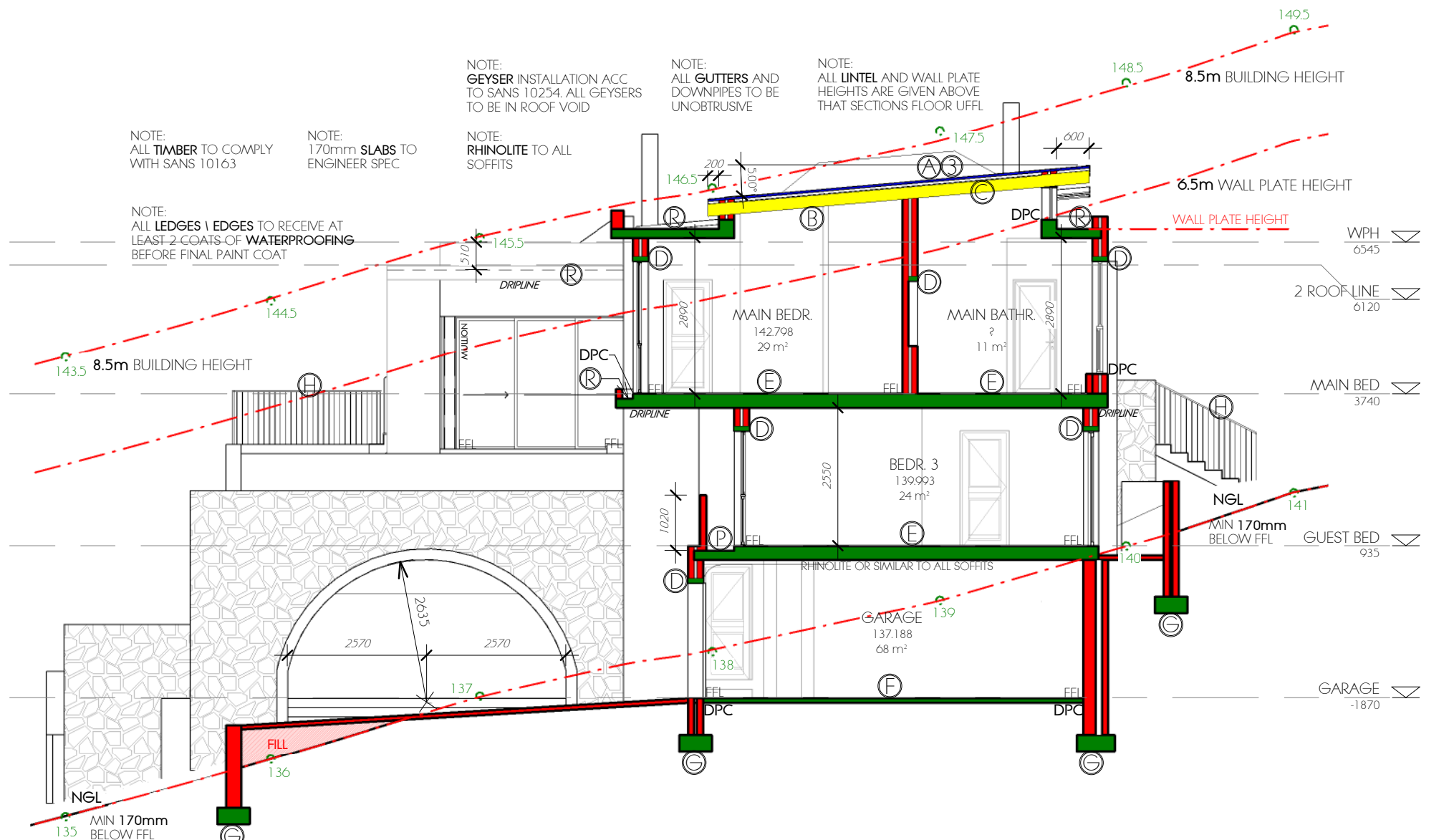
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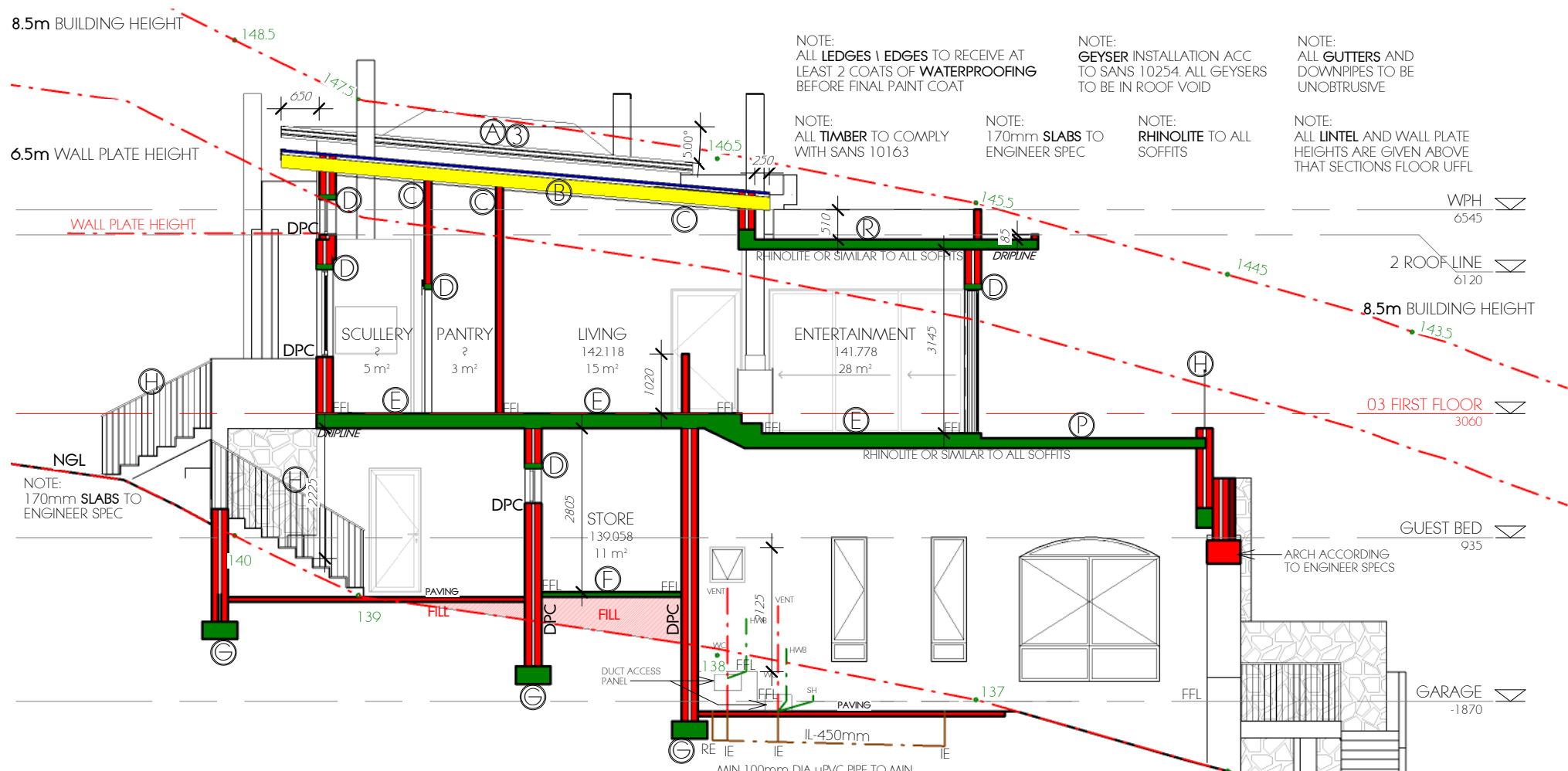
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T VAN DEVENTER
AMS

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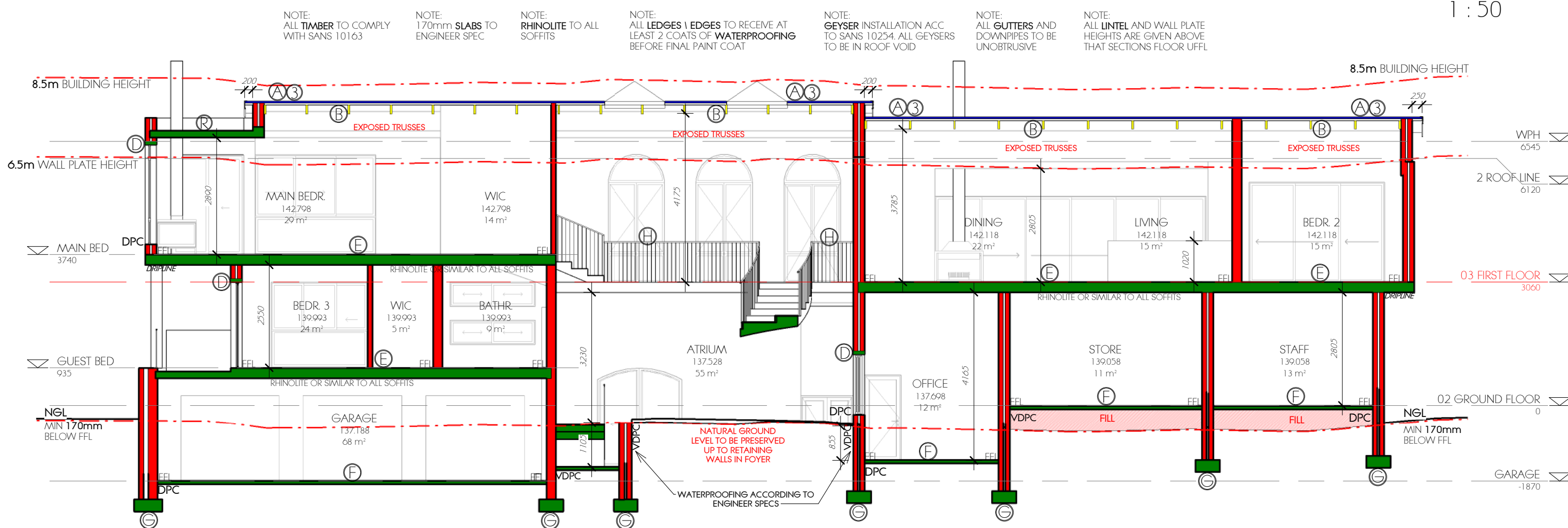
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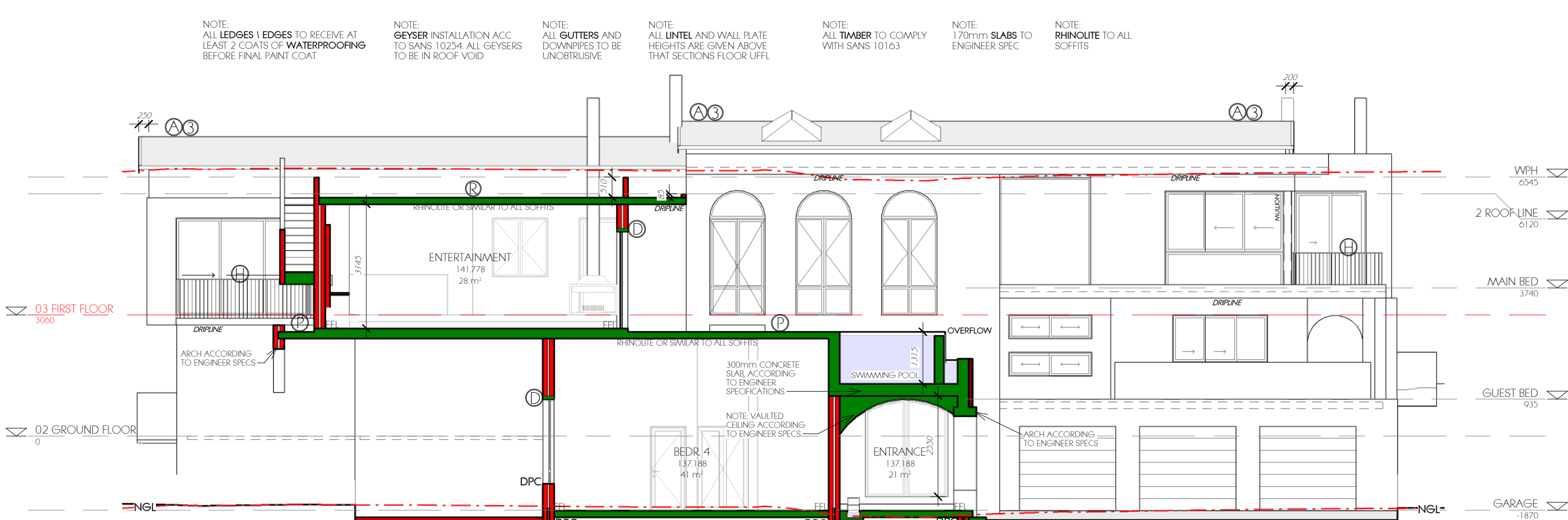
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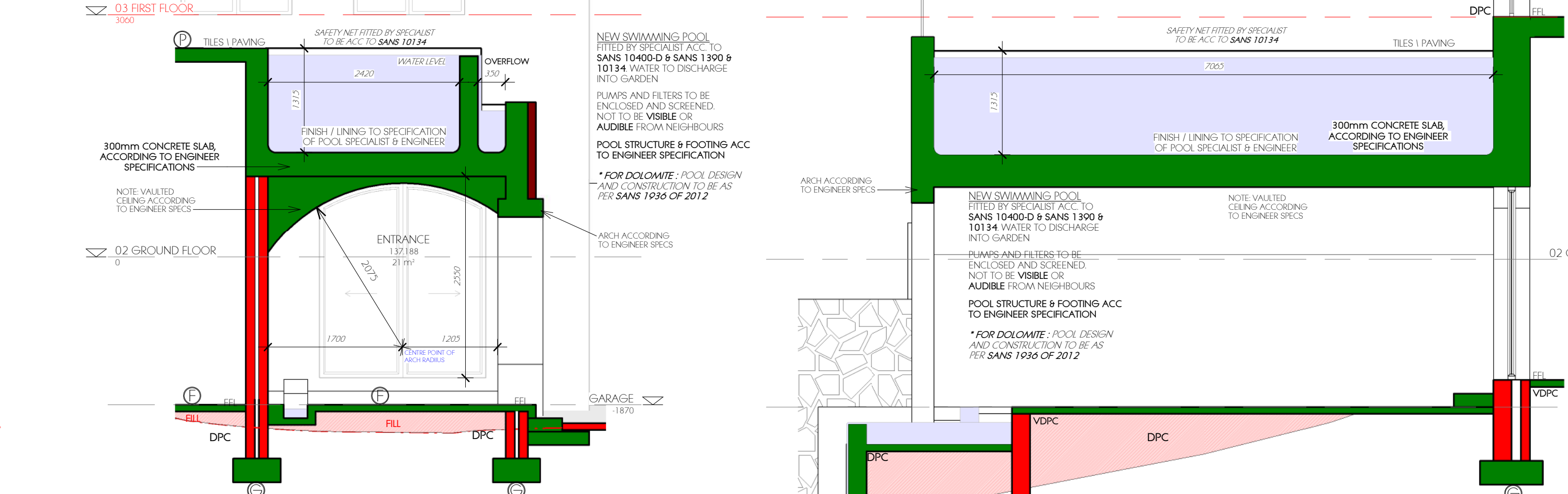
SECTION C
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SECTION D
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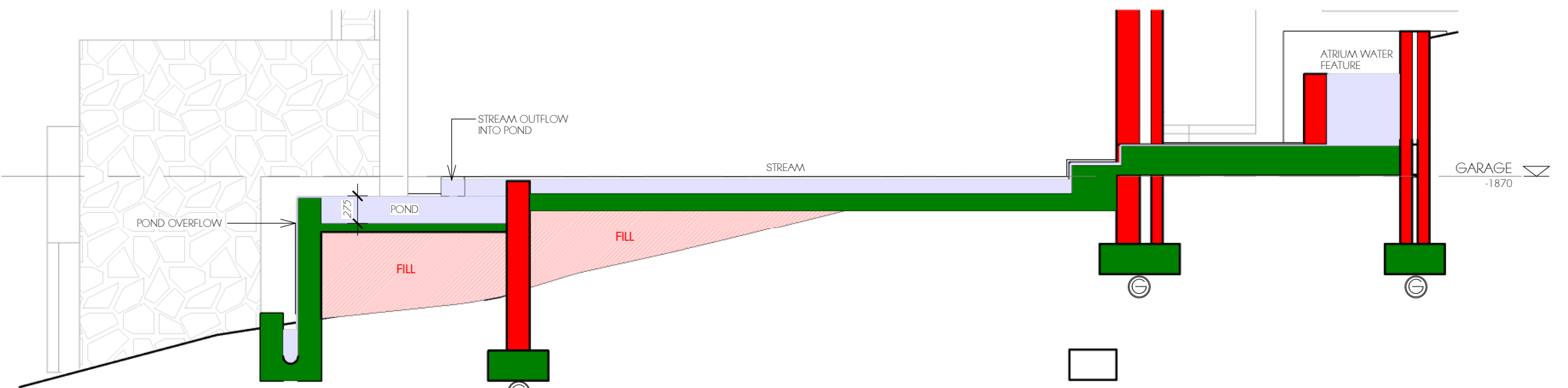


SECTION E
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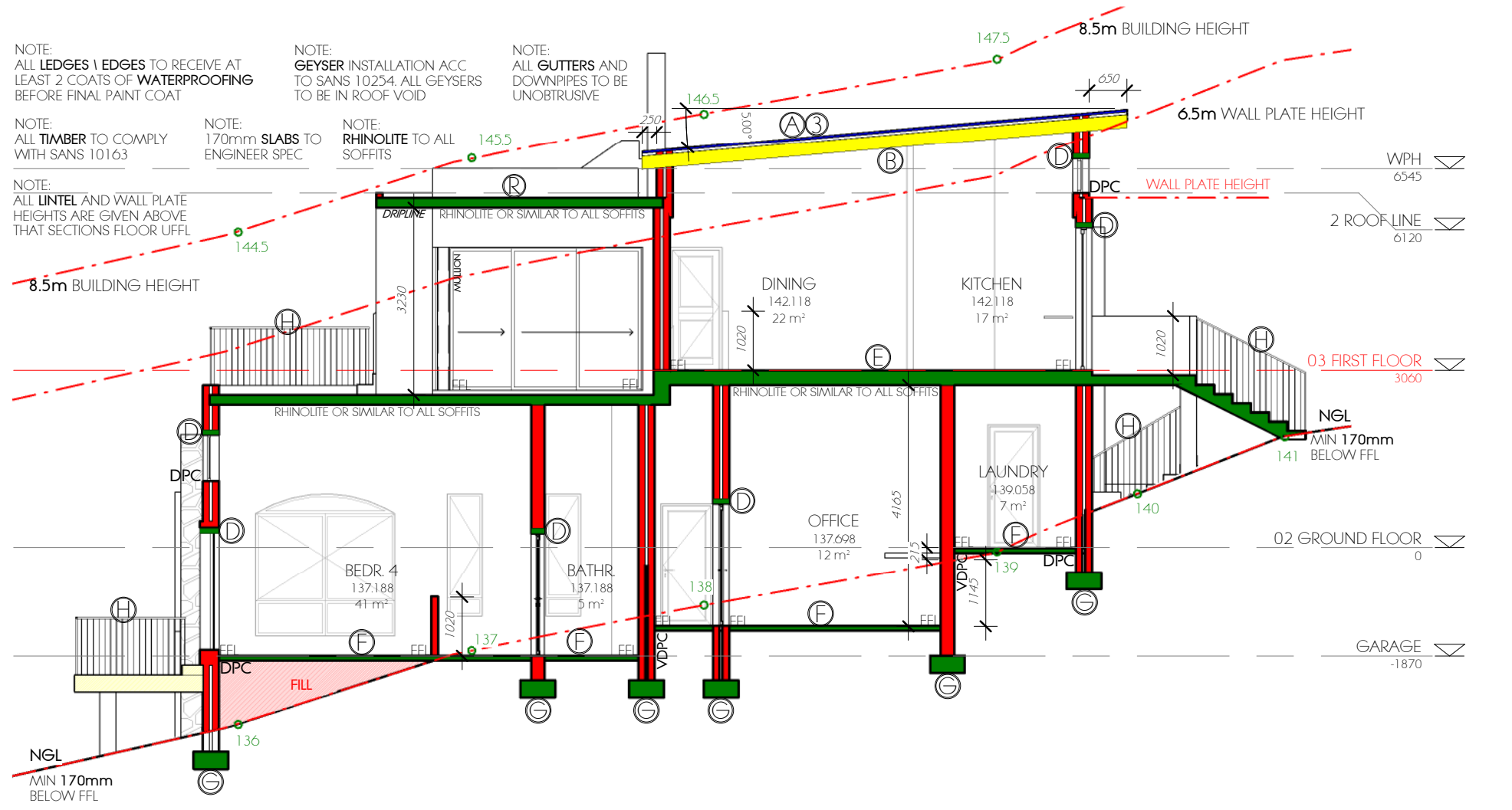


SWIMMING POOL DETAIL
1:50

SWIMMING POOL DETAIL 2
1:50



WATER FEATURE DETAIL
1:50



SECTION F
1:100

FINISHES	
1	WALL FINISH: SMOOTH PLASTER & PLASCON PAINT- GENEVA MORN GR-Y01 OR SIMILAR
2	WALL FINISH: SMOOTH PLASTER & PLASCON PAINT- CRETE SHORE 52 OR SIMILAR
3	ROOF FINISH: CHROMADEK CORRUGATED ROOF SHEETING, CHARCOAL OR SIMILAR ON 7x500mm PURLINS, ROOF PITCH 5DEG.
4	100x100mm CHROMADEK ALUMINIUM SEAMLESS GUTTER TO MATCH ROOF COLOUR. 135mm FASCIA TO MATCH ROOF COLOUR (NO WHITE)
5	ALUMINIUM WINDOW AND DOOR FRAME - CHARCOAL AS PER MANUFACTURER & SPECIALIST
6	PEDESTRIAN GATE: CHARCOAL TO MATCH ALUMINIUM WINDOW FRAME AND DETAIL
7	WALL FINISH: NATURAL STONE CLADDING FROM STONE LIBRARY - DRYPACK MADIKWE OR SIMILAR STONES. CLEANED CONTINUOUSLY DURING CONSTRUCTION SO NOT TO LEAVE CEMENT MARKS
LEGEND	
A	ROOF FINISH: CHROMADEK CORRUGATED ROOF SHEETING, CHARCOAL OR SIMILAR ON 7x500mm PURLINS, ROOF PITCH 5DEG. ROOF DESIGN ACC TO ENGINEER SPECS.
B	PRE-MANUFACTURED SA PINE TIMBER TRUSS- GRADE 6 WITH MIN. 152mm TIE BEAM AND 114mm MEMBERS WITH WALL TIES BUILT INTO WALL, AS PER ENGINEER'S SPECIFICATION
C	8mm GYPSUM CEILINGS WITH RHINOLITE OR SIMILAR JOINTS WITH SHADOW LINE GAPIRGRESS TO ALL CEILINGS AS PER CLIENT SPECIFICATION INSULATION TO BE 'ATI ALUTHERM AF', GLASSWOOL OR SIMILAR THERMAL AND ACOUSTIC CEILING INSULATION WITH A MIN. THICKNESS WHICH TRANSLATES TO A R-VALUE OF 2.8 OR SIMILAR PRODUCTS. BULKHEAD AS SHOWN ON DETAIL
D	STANDARD CONCRETE LINTEL OVER ALL OPENINGS UNLESS OTHERWISE INDICATED BY ENGINEER'S SPECIFICATION. HEIGHT OF LINTEL MAY VARY
E	NOMINAL 255mm THICK REINFORCED CONCRETE SLAB AS PER ENGINEER'S SPECIFICATION
F	85mm THICK CONCRETE FLOOR SLAB ON DPM, ON 150mm LAYERS WELL COMPACTED SOIL WITH SCREED AND FLOOR FINISH, AS PER ENGINEER'S SPECIFICATION
G	600x300mm REINFORCED CONCRETE STRIP FOUNDATION AS PER ENGINEER'S DRAWINGS AND SPECIFICATION
H	1000mm HIGH BALUSTRADE ACCORDING TO DETAIL. ALL OPENINGS TO BE MAX. 100mm ACCORDING TO SANS 10400.4M
I	WALL STEP BACK BY 50mm, TO CREATE RECESSED WALL PAINTED AND PLASTERED ACCORDING TO DETAIL
J	ALUMINIUM LOUVRES ACCORDING TO MANUFACTURER DETAIL
K	100x100mm CHROMADEK ALUMINIUM SEAMLESS GUTTER TO MATCH ROOF COLOUR. 135mm FASCIA TO MATCH ROOF COLOUR (NO WHITE)
L	ALUMINIUM FRAME CHARCOAL WINDOWS AND DOORS ACCORDING TO SANS 10400.4. REFER TO DOOR AND WINDOW SCHEDULES
M	BALCONY SLAB: NOMINAL 170mm RC AS PER ENGINEER SPECIFICATION WITH TRAFFICABLE WATERPROOFING AS PER MANUFACTURER. WEEPHOLES, OUTLETS AND DOWNPIPES AS SHOWN
N	HEIGHT OF DPC ABOVE NGL (G/L) TO BE MINIMUM 170mm
O	CONCRETE ROOF SLAB: NOMINAL 170mm RC SLAB AS PER ENGINEER SPECIFICATION. SCREED TO FALL TO EDGE OR OUTLET. WATERPROOFING TO BE ADDED AS PER MANUFACTURER AND TO RECEIVE STONE PEBBLES.

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FOI Box 208 Callistegade 0136

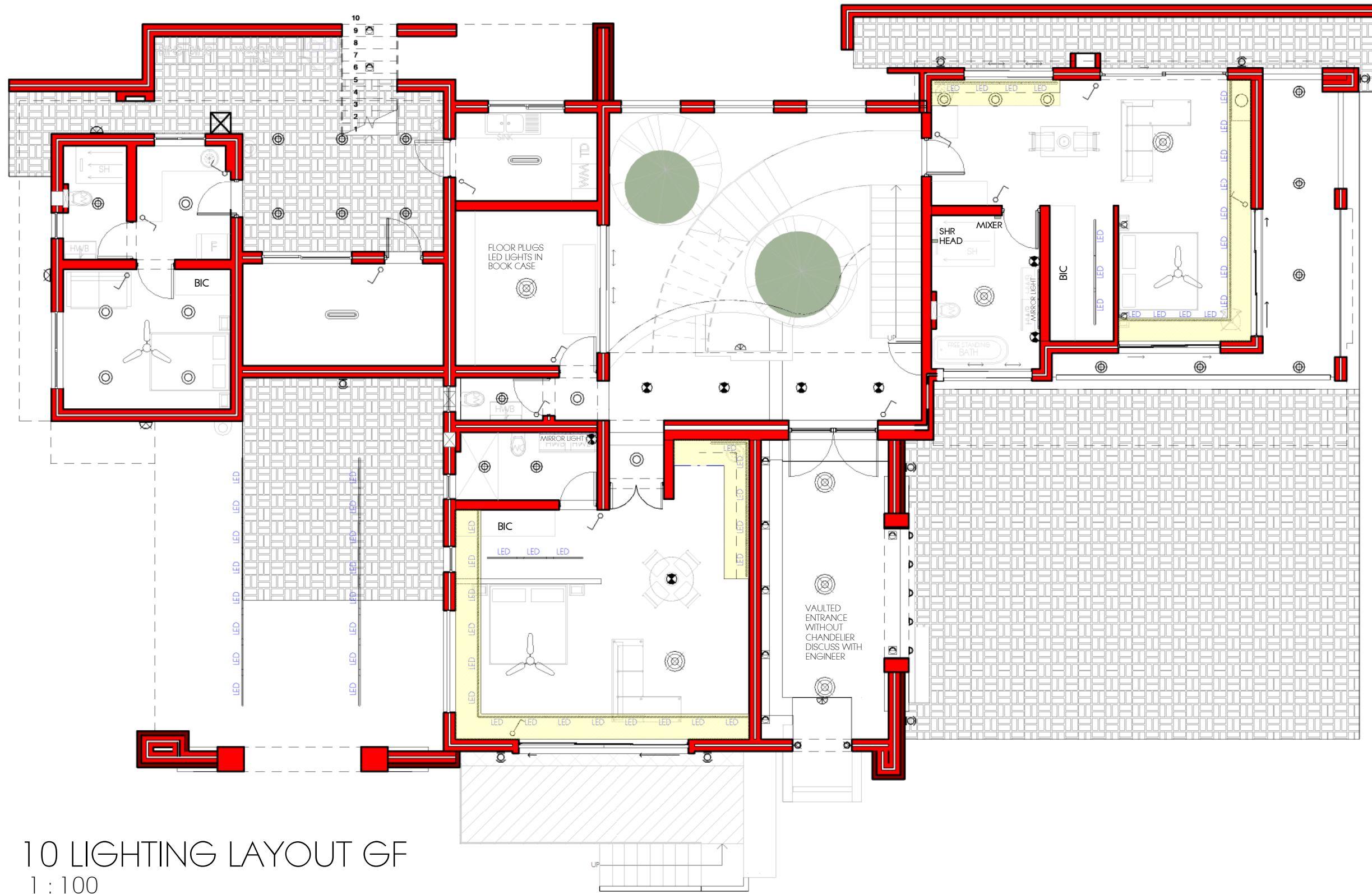
SACAP, PSAT 20755

PROJECT: SITE DEVELOPMENT PLAN ON ERF 2003 WILDERNESS FOR WC COETZER & WP WESSELS	ADDRESS: REMSKOEN STREET, WILDERNESS, GEORGE, WESTERN CAPE
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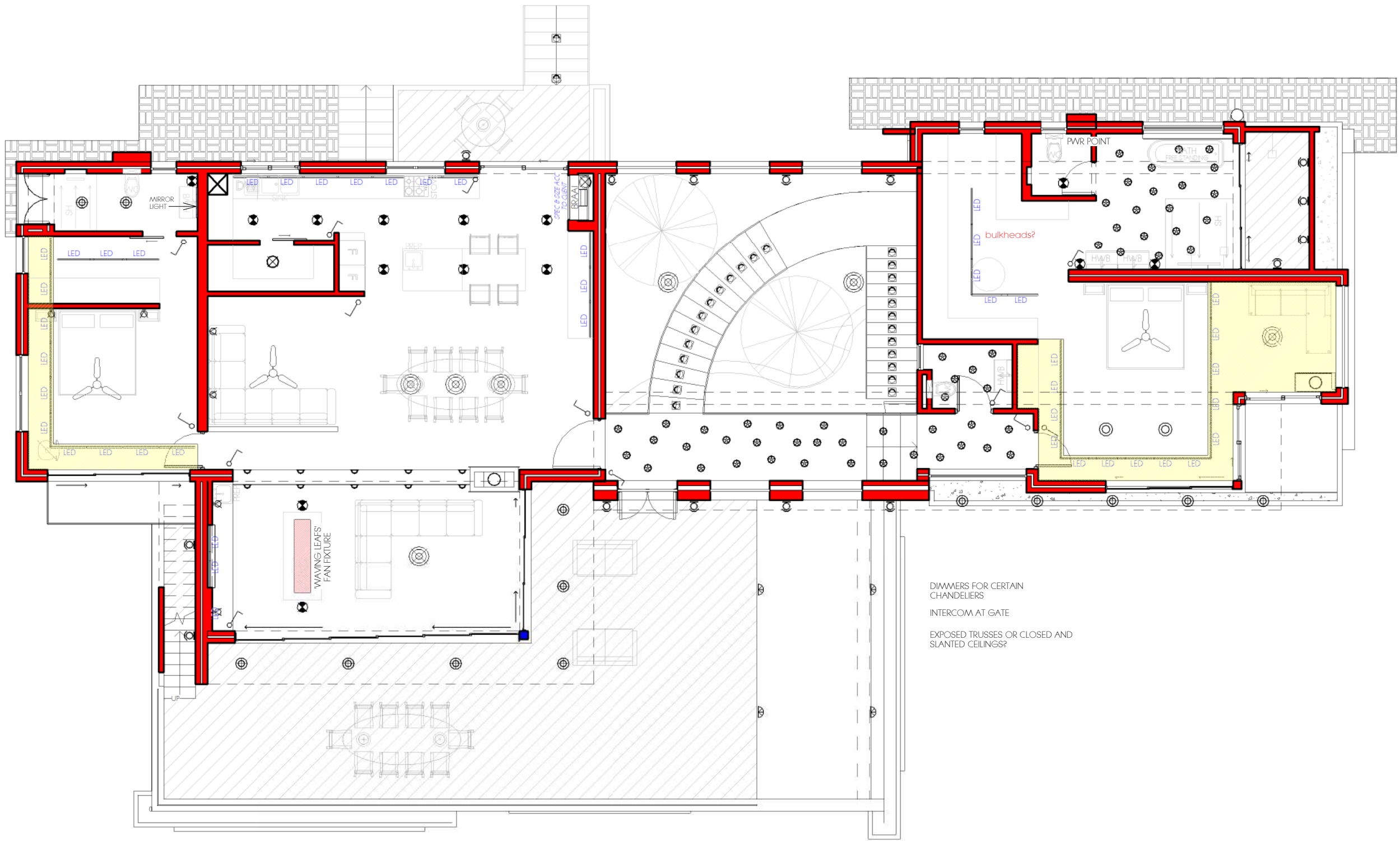
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SECTIONS, DETAILS

SCALE AS SHOWN
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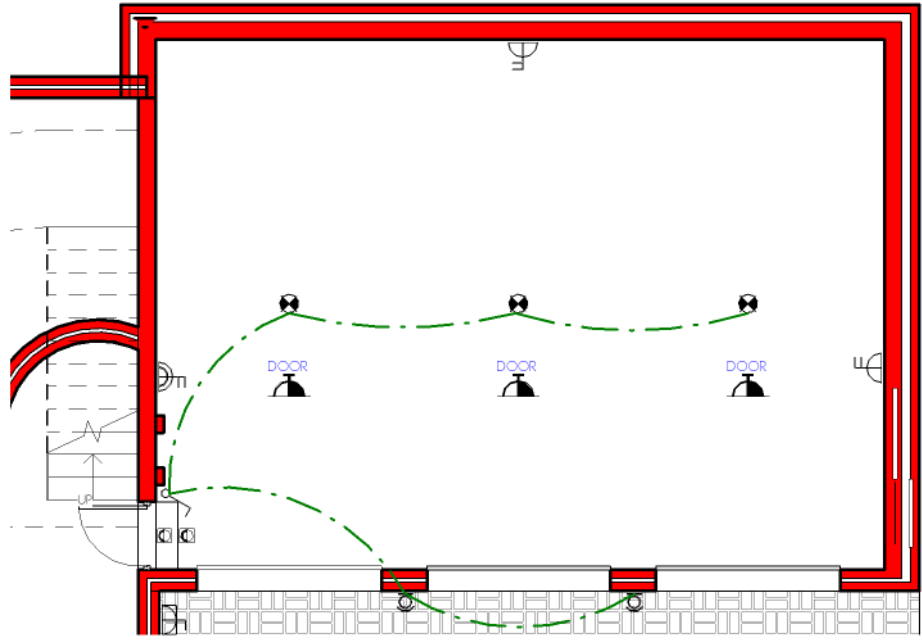
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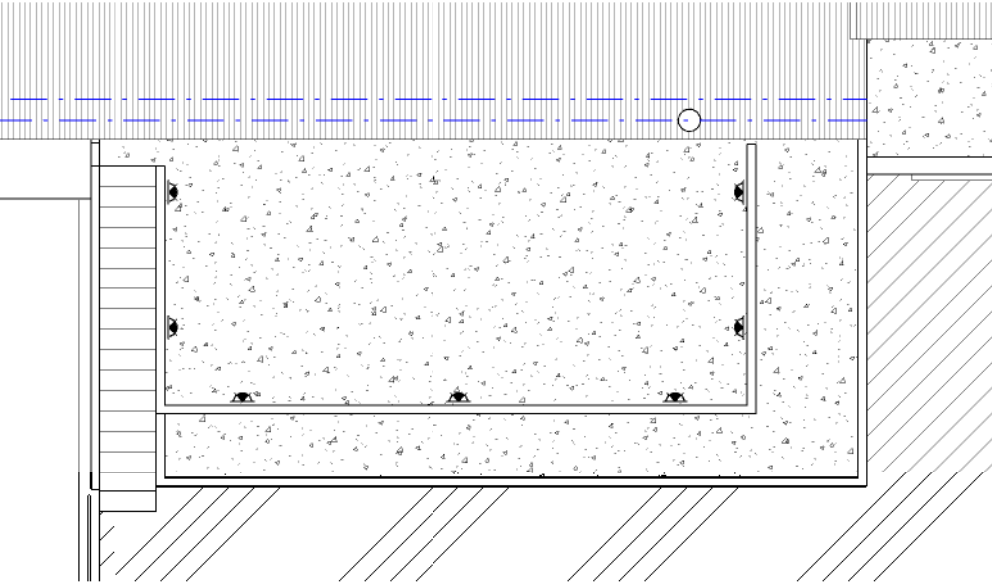
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1 : 100



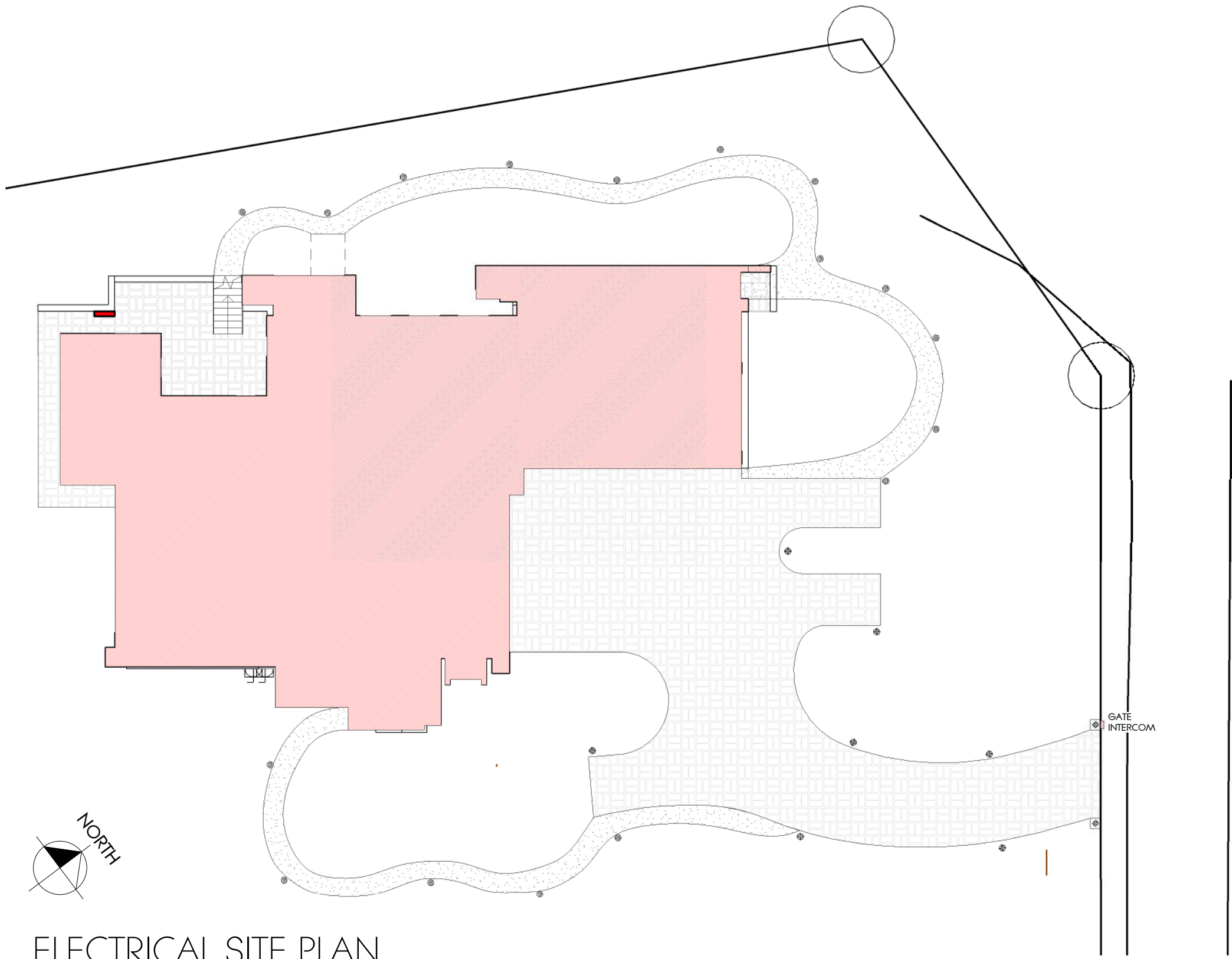
11 LIGHTING LAYOUT FF
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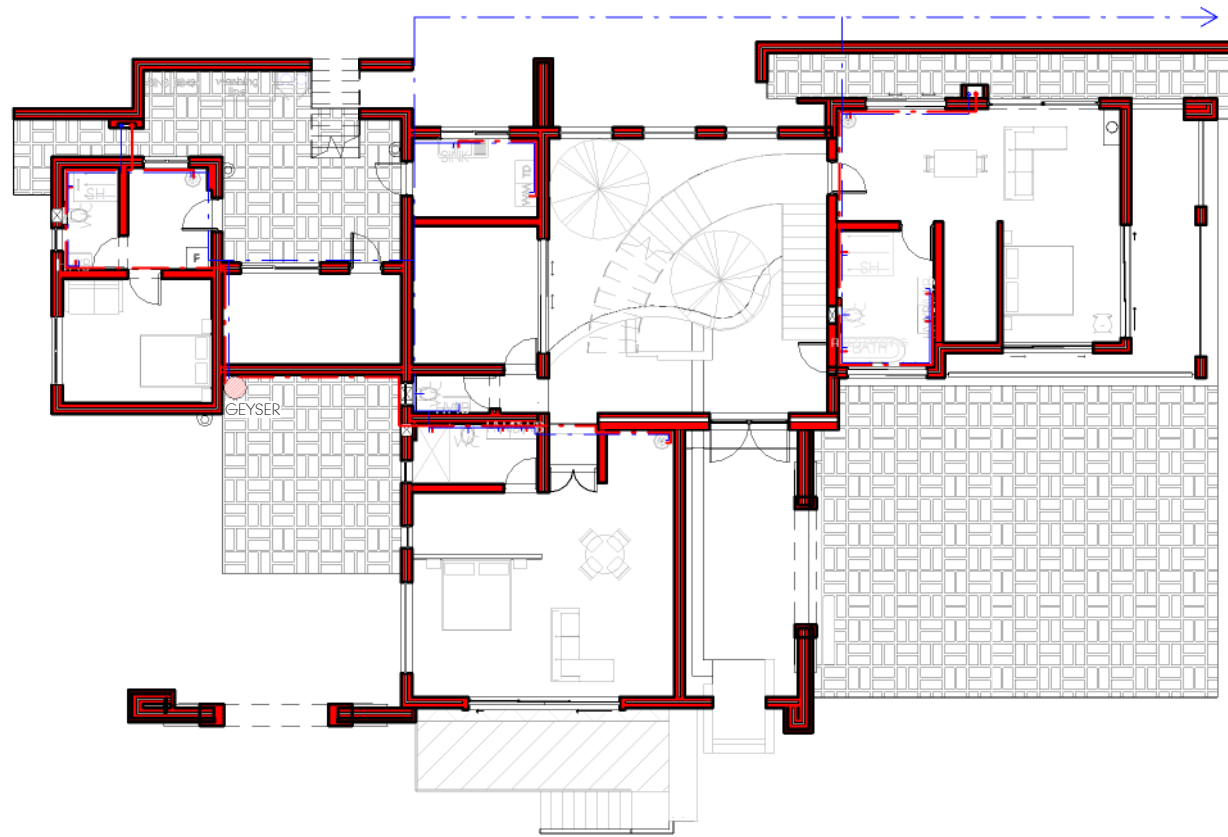
09 LIGHTING LAYOUT GARAGE
1 : 100



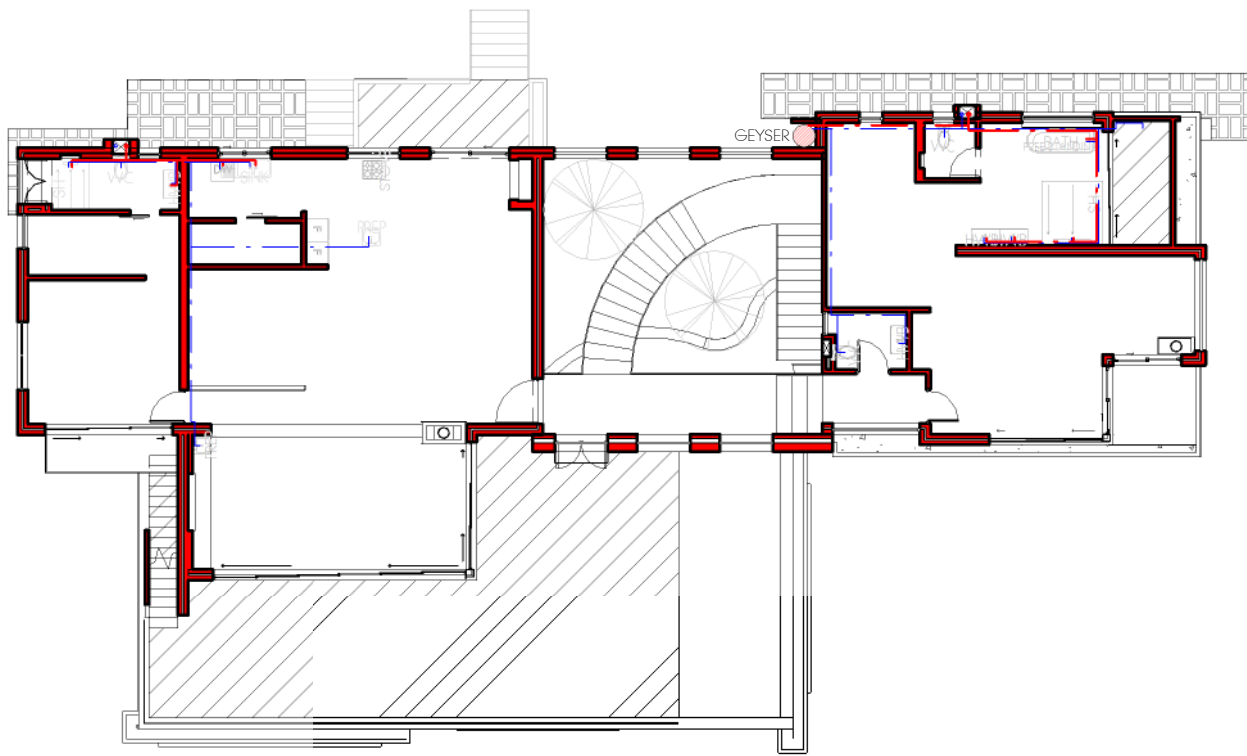
12 LIGHTING LAYOUT - ROOF
1 : 100



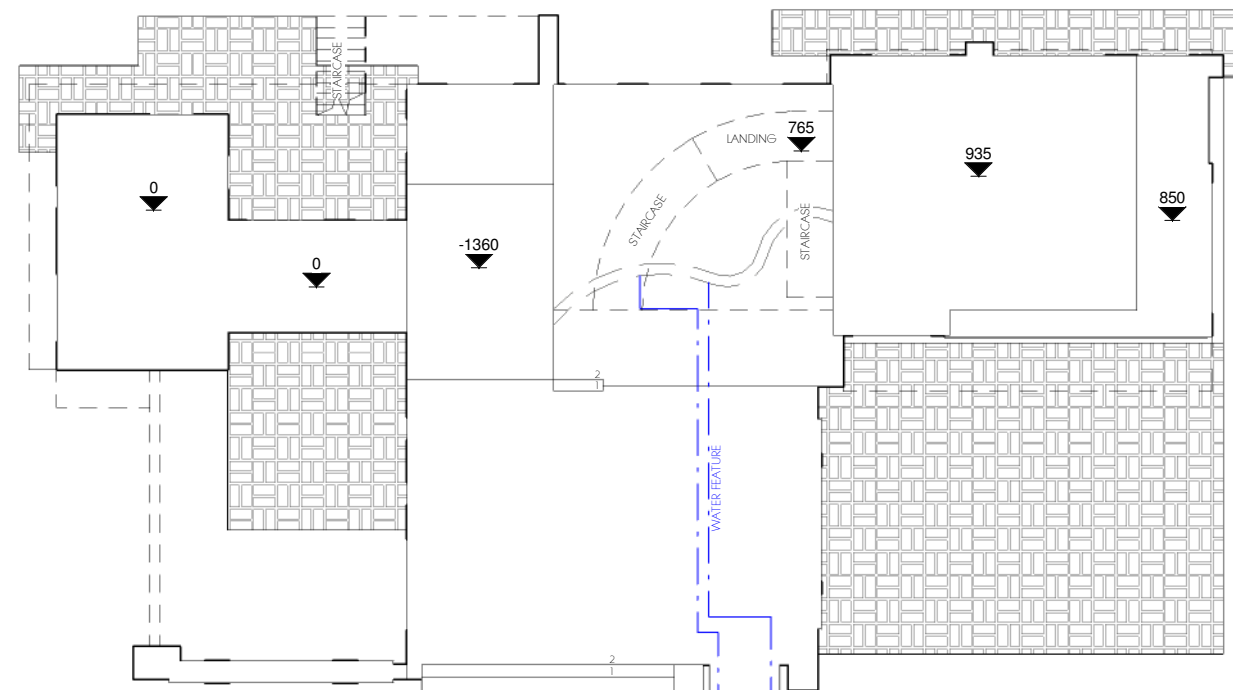
ELECTRICAL SITE PLAN
1 : 200



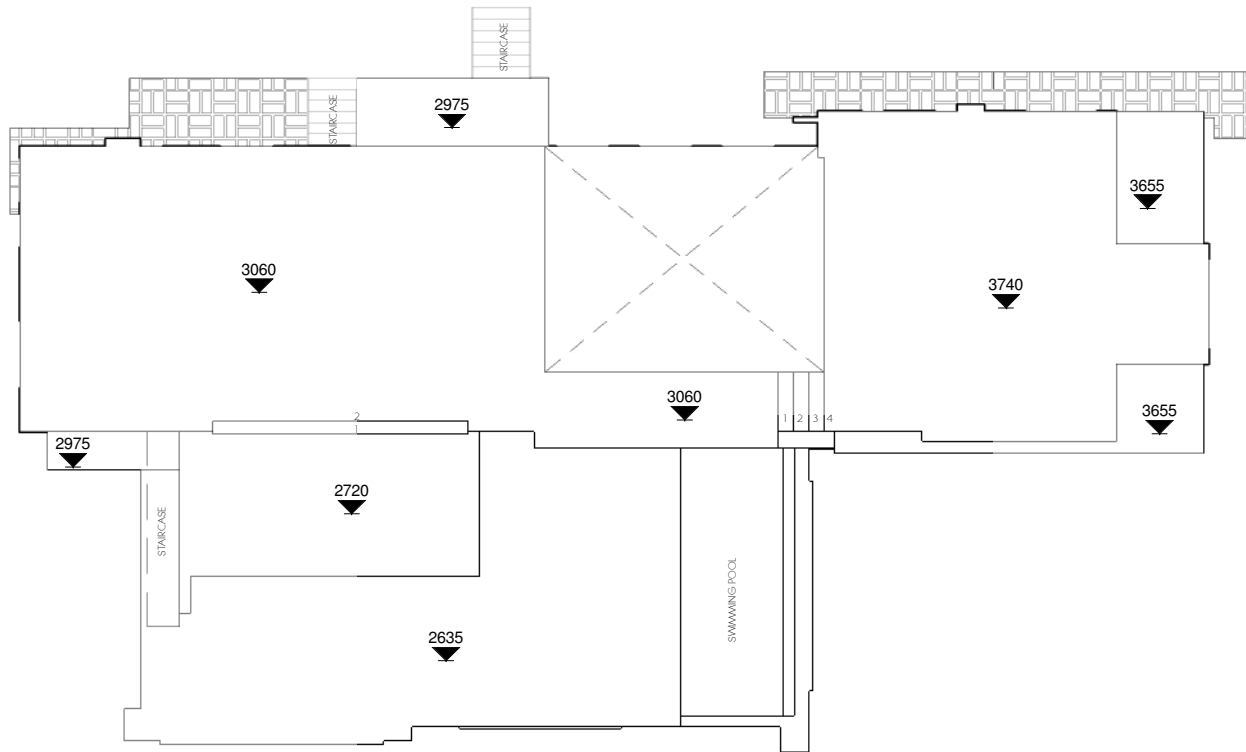
17 WATER LAYOUT GF
1 : 200



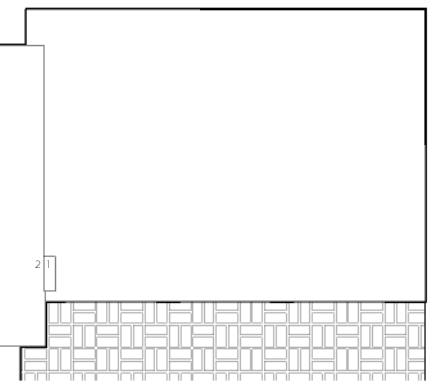
18 WATER LAYOUT FF
1 : 200



26 LEVELS GF
1 : 200



27 LEVELS FF
1 : 200



25 LEVELS GARAGE
1 : 200

ELECTRICAL LEGEND	
NOTES: - ALL ELECTRICAL LAYOUTS TO BE CONFIRMED BY CLIENT. - QUANTITIES TO BE CONFIRMED BY ELECTRICIAN. - ALL WORK TO BE PERFORMED BY A REGISTERED TRADESMAN - ALL WORK TO COMPLY WITH SANS 10400, HOA RULES AND ARCHITECTURAL GUIDELINES	
LED DOWNLIGHT	STOVE / OVEN POINT/ ISOLATOR
LED WATERPROOF DOWNLIGHT	DOUBLE PLUG SWITCH @ 255 HT
LED EYE BALL DOWNLIGHT	DOUBLE PLUG POINT - ABOVE COUNTER
PENDANT LIGHT	POP-UP DOUBLE PLUG SWITCH
LIGHT POINT	MICROWAVE PLUG SWITCH TO BE CONFIRMED BY CLIENT
UP & DOWN WALL LIGHT	WATERPROOF PLUG POINT
EXTERNAL WALL LIGHT	CEILING PLUG POINT FOR GARAGE DOOR
POOL LIGHT	DISTRIBUTION BOARD
INTERNAL WALL LIGHT	LIGHT SWITCH
FLOOR LIGHT	POOL PUMP & SWITCH
FOOT LIGHT @ 340 HT	TELEVISION POINT
TRACK LIGHT	INTERCOM POINT
TASK LIGHT	SMART / INTERNET POINT
LED STRIP LIGHT	TELEPHONE POINT
FLUORESCENT LIGHT	LOUDSPEAKER POINT
DECORATIVE FLUORESCENT	SWING FAN
GARDEN SPOTLIGHT	CEILING FAN
CHANDELIER	POP-UP DOUBLE PLUG SWITCH
STAR LIGHT	GATE PILLAR LIGHT
DRIVEWAY LIGHT	
PATHWAY LIGHT	

Lighting Fixture Schedule		
Family	Type	Count
E_Ceiling Fan Point	LED Light 3w-18w	6
E_Ceiling Light Point	LED Light 3w-18w	2
E_Chandelier Pendant	Pendant 20w- 100w	14
E_Downlight Internal	Downlight 3w-11w LED	12
E_Downlight Waterproof	Downlight 3w-11w LED	30
E_Driveway Light	External Light	7
E_Floor Light	Floor Light 11w LED	39
E_Floor Light 2	Floor Light 11w LED	15
E_Fluorescent Decorative	T8 Fluorescent 600mm 20w	2
E_Foot Light	Foot Light 7w LED	7
E_Gate Pillar Light	External Light	2
E_LED Strip Light	Strip Lighting 10w pm	103
E_Pathway Foot Light	External Light	17
E_Pendant Light Point	Pendant Light 8w- 18w	25
E_Pool Light	Pool Light 3w-7w	7
E_Star Light Point	Pendant Light 8w- 18w	56
E_Up & Down Wall light	Wall Light 8w-18w	25
E_Wall Light (External)	External Wall Light 3w-18w	3
E_Wall Light (Internal)	Internal Wall Light 8w-18w	8
E_Wall Switches	Wall Switch (as required)	29
Total		411

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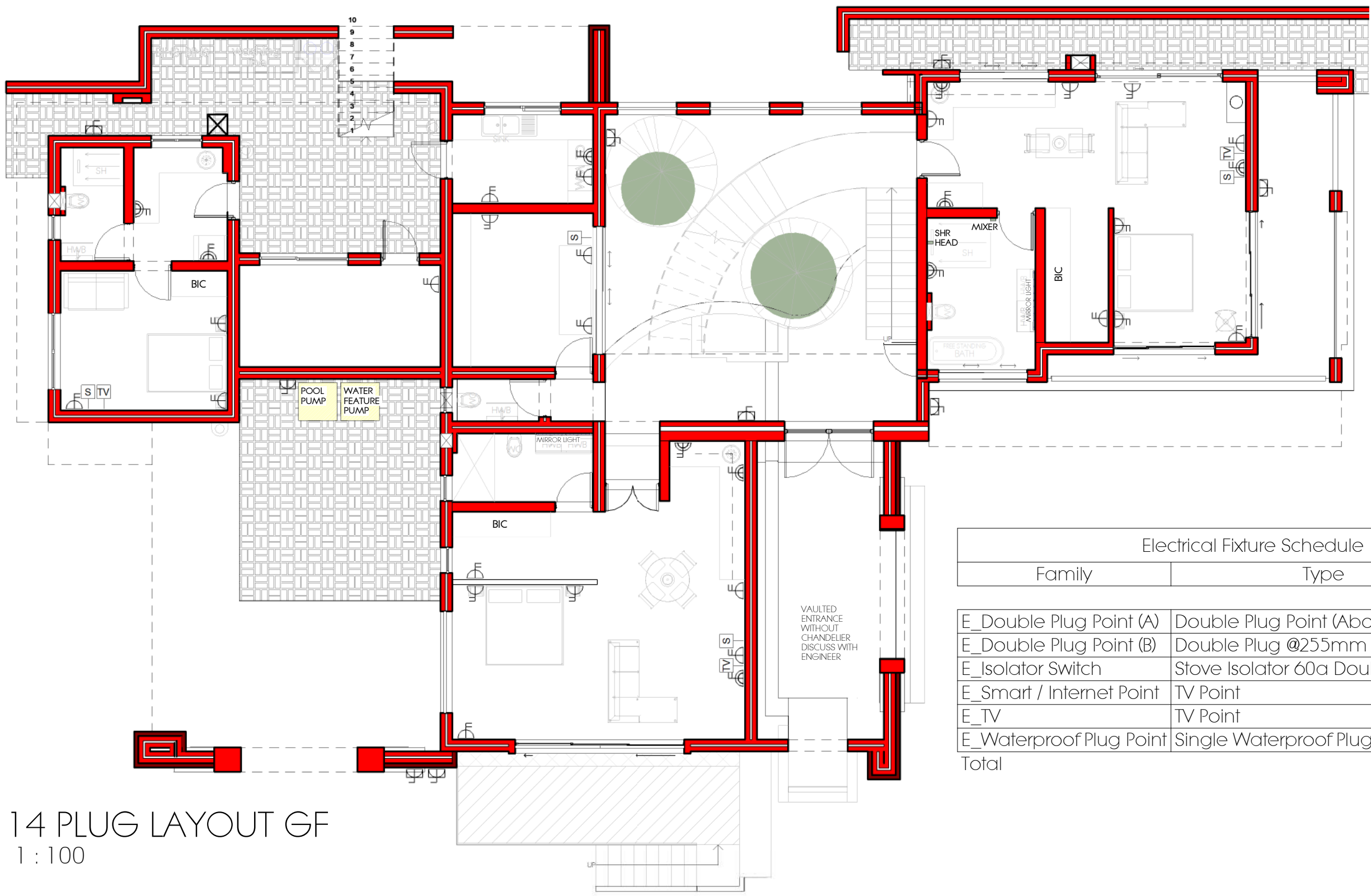
HOA STAMP:	

Therese van Deventer
083 485 9202
therese@ellipsisarc.com
Prof Ser Arch Tech PSAT20755

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Ellipsi Architecture cc 2011/074180/23 wat: 4550269221
172 Runder Road, Willemstad, Curacao, 6137
PO Box 208 Callisriva 0136

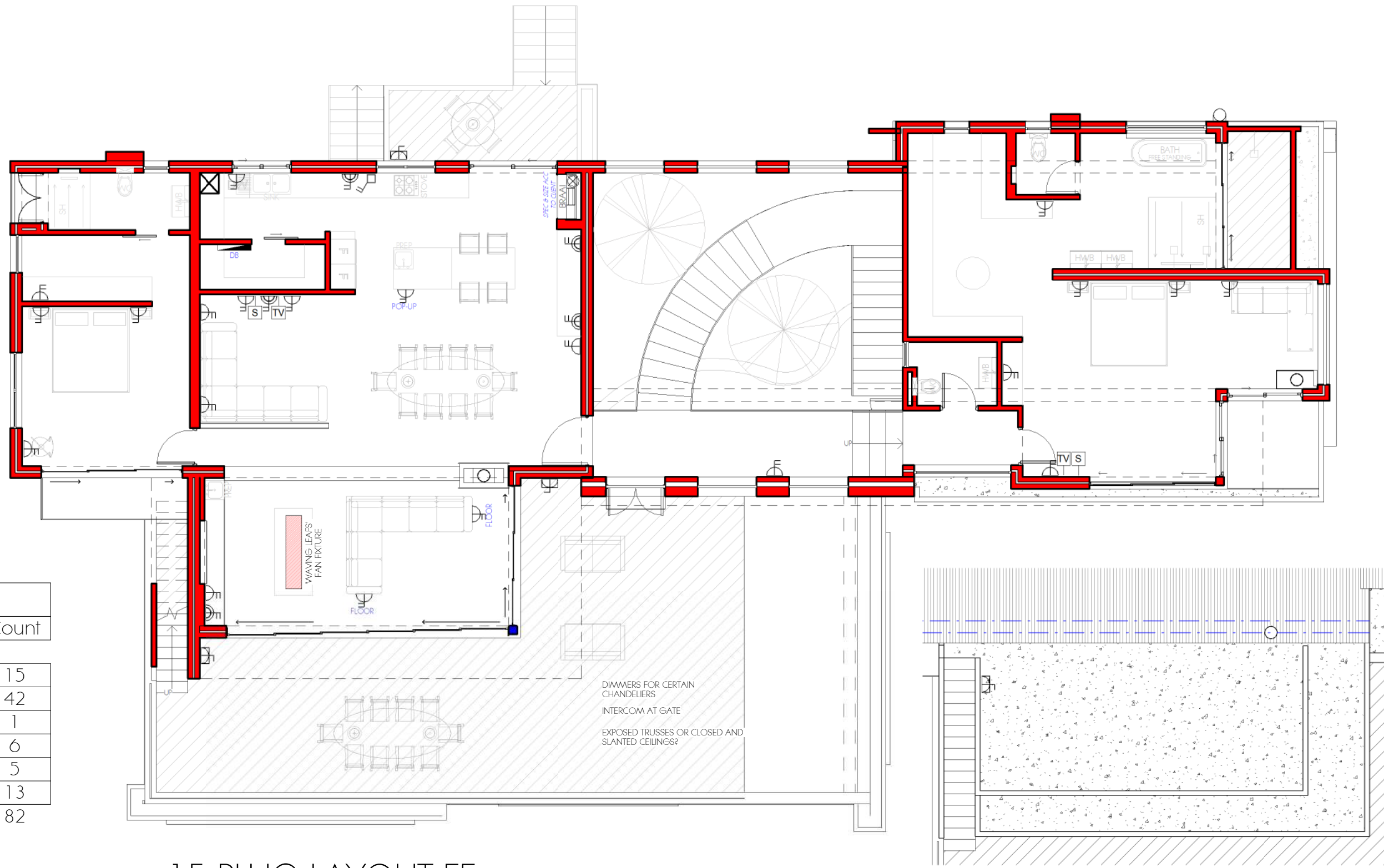
SACAP, PSAT 20755

PROJECT: SITE DEVELOPMENT PLAN ON ERF 2003 WILDERNESS FOR WC COETZER & WP WESSELS		ADDRESS: REANSKOEN STREET, WILDERNESS, GEORGE, WESTERN CAPE	
DRAWING: LIGHTING LAYOUTS			
SCALE AS SHOWN			
X:\01_PROJECTS\Projects 2025\1035_ERF 2003 WILDERNESS\03 REV\1035_ERF 2003 WILDERNESS - WD.M			
DATE: 13.02.2026	DRAWN BY: T VAN DEVENTER TWS	DRAWING NO: 05	REV 5



14 PLUG LAYOUT GF
1 : 100

Electrical Fixture Schedule		
Family	Type	Count
E_Double Plug Point (A)	Double Plug Point (Above Counter)	15
E_Double Plug Point (B)	Double Plug @255mm	42
E_Isolator Switch	Stove Isolator 60a Double Pole	1
E_Smart / Internet Point	TV Point	6
E_TV	TV Point	5
E_Waterproof Plug Point	Single Waterproof Plug Point	13
Total		82



15 PLUG LAYOUT FF
1 : 100

16 PLUG LAYOUT - ROOF
1 : 100

ELECTRICAL LEGEND	
NOTES: - ALL ELECTRICAL LAYOUTS TO BE CONFIRMED BY CLIENT. - QUANTITIES TO BE CONFIRMED BY ELECTRICIAN. - ALL WORK TO BE PERFORMED BY A REGISTERED TRADESMAN. - ALL WORK TO COMPLY WITH SANS 10400, HOA RULES AND ARCHITECTURAL GUIDELINES.	
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LED WATERPROOF DOWNLIGHT	DOUBLE PLUG SWITCH @ 255 HT
LED EYE BALL DOWNLIGHT	DOUBLE PLUG POINT - ABOVE COUNTER
PENDANT LIGHT	POP-UP DOUBLE PLUG SWITCH
LIGHT POINT	MICROWAVE PLUG SWITCH TO BE CONFIRMED BY CLIENT
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POOL LIGHT	DISTRIBUTION BOARD
INTERNAL WALL LIGHT	LIGHT SWITCH
FLOOR LIGHT	POOL PUMP & SWITCH
FOOT LIGHT @ 340 HT	TELEVISION POINT
TRACK LIGHT	INTERCOM POINT
TASK LIGHT	SMART / INTERNET POINT
LED STRIP LIGHT	TELEPHONE POINT
FLUORESCENT LIGHT	LOUDSPEAKER POINT
DECORATIVE FLUORESCENT	SWING FAN
GARDEN SPOTLIGHT	CEILING FAN
CHANDLER	POP-UP DOUBLE PLUG SWITCH
STAR LIGHT	GATE PILAR LIGHT
DRIVEWAY LIGHT	
PATHWAY LIGHT	

SANS 10400-XA (2021)											
Instructions for use of this Template											

SIZE AND LOCATION OF THE BUILDING					
2003 WILDERNESS	City	GEORGE	Storey	2	Latitude
					33,951
PART ONE: What you are building, and where					
1- Enter project name					
2- Enter maximum internal building dimension, and multiply out.					
3- Transfer total to second lowest cell of Column H					

DWELLING AREA	
Ground Floor	462,00
First Floor	269,00
Total storey net internal floor area c/f	731,00
Storey total fenestration area	155,11
Storey net internal floor area b/f	731,00
Fenestration %: IF >20%, use this to enter Table 4	21,22

LIMITS CALCULATION															COMPLIANCE				
5.1 BUILDING & FENEST'RN ORIENTATION		FENESTRATION AREAS				SHADING - Clause 5.2					U & shgc VALUES - CLAUSE 5.3				Averaging	COMPLIANCE			
		window width	window vertical	number (quantity)	window area m²	shading height	multi-plier (Table 3)	required shading projection	actual shdgc (design) projection	compliant 1= yes 0= no	U-value	Enter shgc compliant T4, Col 3	Enter non-compliant shgc T4 Col 4	required shgc-value From cols 0&P	ww area x required shgc	Actual (design)shgc specified	area x actual (design) shgc		
REFERENCE NUMBER	Orientation sector																		
GROUND FLOOR																			
WINDOWS																			
W01	W,NW,N,NE,E	1400	4700	3	19,74	4700	0,54	2538	115	0	5,2	0,66	0,49	0,49	9,67	0,47	9,28		
W02	W,NW,N,NE,E	2100	600	1	1,26	1620	0,54	874,8	305	0	5,2	0,66	0,49	0,49	0,62	0,47	0,59		
W09	W,NW,N,NE,E	1200	1500	1	1,80	1845	0,54	996,3	920	0	5,2	0,66	0,49	0,49	0,88	0,47	0,85		
W25	W,NW,N,NE,E	1800	900	1	1,62	1580	0,54	853,2	1940	1	5,2	0,66	0,49	0,66	1,07	0,47	0,76		
W26	W,NW,N,NE,E	2100	600	1	1,26	1280	0,54	691,2	3715	1	5,2	0,66	0,49	0,66	0,83	0,47	0,59		
DOORS																			
D11	W,NW,N,NE,E	3000	2125	1	6,38	2550	0,54	1377	2120	1	5,20	0,66	0,49	0,66	4,21	0,47	3,00		
D05	W,NW,N,NE,E	3000	2125	1	6,38	2550	0,54	1377	305	0	5,20	0,66	0,49	0,49	3,12	0,47	3,00		
FIRST FLOOR																			
WINDOWS																			
W03	W,NW,N,NE,E	2400	2465	1	5,92	2465	0,54	1331,1	115	0	5,20	0,66	0,49	0,49	2,90	0,47	2,78		
W04	W,NW,N,NE,E	600	2125	1	1,28	2125	0,54	1147,5	115	0	5,20	0,66	0,49	0,49	0,62	0,47	0,60		
W13	W,NW,N,NE,E	600	1800	1	1,08	1800	0,54	972	115	0	5,20	0,66	0,49	0,49	0,53	0,47	0,51		
W14	W,NW,N,NE,E	1400	1500	1	2,10	1500	0,54	810	115	0	5,20	0,66	0,49	0,49	1,03	0,47	0,99		
W15	W,NW,N,NE,E	1400	1500	1	2,10	1500	0,54	810	115	0	5,20	0,66	0,49	0,49	1,03	0,47	0,99		
W16	W,NW,N,NE,E	600	1200	1	0,72	1200	0,54	648	115	0	5,20	0,00	0,00	0,00	0,00	0,47	0,34		
W17	W,NW,N,NE,E	1900	2100	1	3,99	2100	0,54	1134	115	0	5,20	0,66	0,49	0,49	1,96	0,47	1,88		
W21	W,NW,N,NE,E	1900	600	4	4,56	815	0,54	440,1	715	1	5,20	0,66	0,49	0,66	3,01	0,47	2,14		
W22	W,NW,N,NE,E	2100	600	1	1,26	1275	0,54	688,5	765	1	5,20	0,00	0,00	0,00	0,00	0,47	0,59		
W23	W,NW,N,NE,E	4300	600	1	2,58	1275	0,54	688,5	765	1	5,20	0,00	0,00	0,00	0,00	0,47	1,21		
DOORS																			
D11	W,NW,N,NE,E	3000	2125	1	6,38	2125	0,54	1147,5	115	0	5,20	0,66	0,49	0,49	3,12	0,47	3,00		
D13	W,NW,N,NE,E	1800	2465	1	4,44	2890	0,54	1560,6	990	0	5,20	0,66	0,49	0,49	2,17	0,47	2,09		
D15	W,NW,N,NE,E	3360	2465	1	8,28	3145	0,54	1698,3	1605	0	5,20	0,66	0,49	0,49	4,06	0,47	3,89		
D20	W,NW,N,NE,E	2100	2125	1	4,46	2125	0,54	1147,5	115	0	5,20	0,66	0,49	0,49	2,19	0,47	2,10		
Total W,NW,N,NE,E orientated fenest'n area					87,57						Limit solar heat gain ∑shgc				43,02	Design ∑shg		41,16	
GROUND FLOOR																			
										Divide by W,NW,N,NE,E				area sub-total		87,57	and again		87,57
										Limiting averaged by area shgc						0,49	Act'l (design)		0,470
WINDOWS																			
W02	SW,S,SE	1800	600	2	2,16	n/a					5,20								
W10	SW,S,SE	4000	800	1	3,20														
W03	SW,S,SE	2400	2465	1	5,92														
W04	SW,S,SE	600	2125	2	2,55														
W07	SW,S,SE	1800	1800	1	3,24														
W08	SW,S,SE	600	1800	1	1,08														
W24	SW,S,SE	2700	2125	1	5,74						5,20								
DOORS																			
D07	SW,S,SE	4000	2125	1	8,50	n/a					5,20								
FIRST FLOOR																			
WINDOWS																			
W07	SW,S,SE	1800	1800	2	6,48	n/a					5,20								
W12	SW,S,SE	900	1800	1	1,62														
W11	SW,S,SE	1400	3140	2	8,79														
W18	SW,S,SE	3000	2465	1	7,40														
W20	SW,S,SE	2300	2805	1	6,45														
DOORS																			
DOUBLE GLAZING (SUP)																			
														1,65	0,38				

DOUBLE GLAZING (LOW E)
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DOUBLE GLAZING (LOW E)

SINGLE CLEAR	5,80	0,80
LOW E - SINGLE CLEAR	3,65	0,71
LOW-E E	3,65	0,55
LOW-E PLUS	3,65	0,43
DOUBLE GLAZING (SUP)	1,65	0,38

HOT WATER SUPPLY

In order to comply with functional regulation **XA2**, contained in part **XA** of the National Building Regulations, the following guidance is provided:

- the volume of the annual average hot water heating requirements shall be calculated in accordance with tables 2 and 5 of SANS 10252-1:2004; and
- if solar water heating systems are used, these shall comply with SANS 1307, SANS 10106, SANS 10254 and SANS 10252-1.

Requirements for water installations in buildings shall be in accordance with SANS 10252-1 and SANS 10254.

- All hot water service pipes shall be clad with insulation with a minimum R_{value} in accordance with table 1.
- Thermal insulation, if any, shall be installed in accordance with the manufacturer's instructions.

THERMAL INSULATION

a. Pipes, fillings and components shall, when necessary, be protected against freezing. The insulation provided shall be appropriate to the minimum temperatures that can be expected in that geographical area.

b. All exposed pipes to and from the hot water cylinders and central heating systems shall be insulated with pipe insulation material with a thermal resistance (R_{value}) measuring unit (m^2K/W) in accordance with table 10.

c. Insulation shall

- be protected against the effects of weather and sunlight,
- be able to withstand the temperatures within the piping, and
- achieve the minimum total R_{value} given in table 10.

Table 10 – Minimum R_{value} of pipe insulation

Internal diameter of pipe	Minimum R_{value}
mm	m^2K/W
≤ 80	1,00
> 80	1,50

A. Determined with a hot surface temperature of 60 °C and an ambient temperature of 15 °C.

d. Hot water vessels and tanks shall be insulated with a material that achieves a minimum R_{value} of 2.

e. Insulation on vessels, tanks and piping containing cooling water shall be protected by a vapour barrier on the outside of the insulation.

f. The piping insulation requirements do not apply to space heating water piping

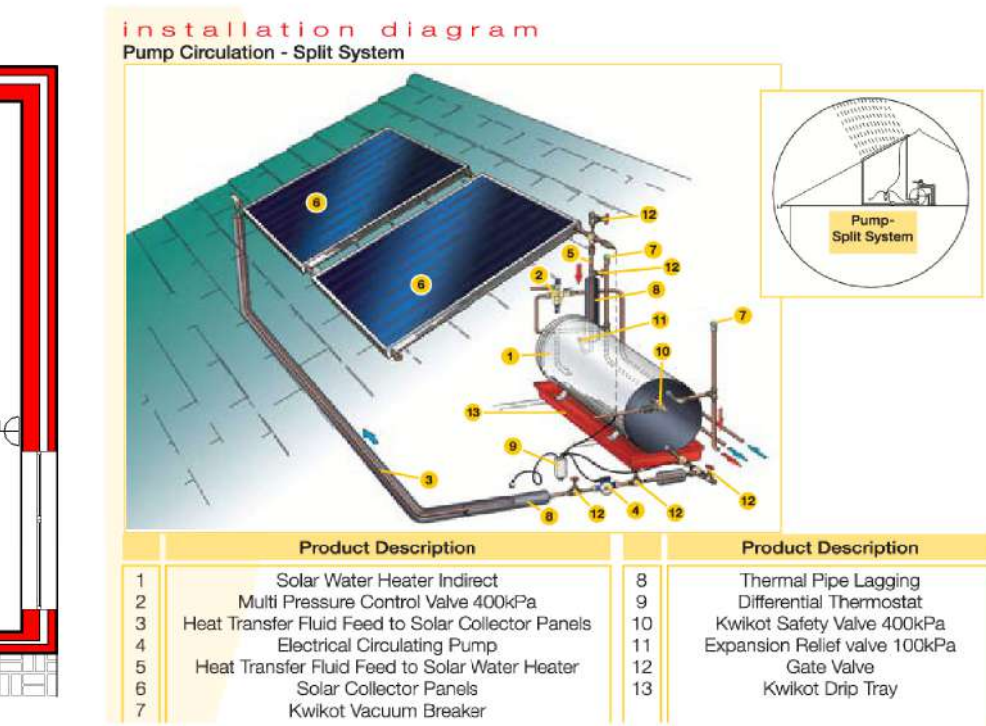
- located within the space being heated where the piping is to provide the heating to that space, or
- encased within a concrete floor slab or in masonry.

Such piping shall comply with this part of SANS 10252.

g. Piping to be insulated includes all flow and return piping, cold water supply piping within 1 m of the connection to the heating or cooling system and pressure relief piping within 1 m of the connection to the heating or cooling system. Where possible lengths of pipe runs shall be minimized.

h. After thermal insulation material has been installed, the outer surface of any insulation material shall be made as smooth as possible, to minimize the exposed surface area. The ingress of moisture into such material shall be prevented.

NOTE:
Roughness increases the effective surface area of insulation material and consequently, heat losses and moisture increase the thermal conductivity of the material.



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SACAP, PSAT 20755

PROJECT:
SITE DEVELOPMENT PLAN ON ERF
2003 WILDERNESS FOR WC
COETZER & WP WESSELS

ADDRESS:
REMSKOEN STREET, WILDERNESS,
GEORGE, WESTERN CAPE

DRAWING:
PLUG LAYOUTS, SANS
CALCULATIONS

SCALE AS SHOWN

X101: PROJECTS\Projects 2025\1035: ERF 2003 WILDERNESS\03 REV\1035:ERF 2003 WILDERNESS - WD.M

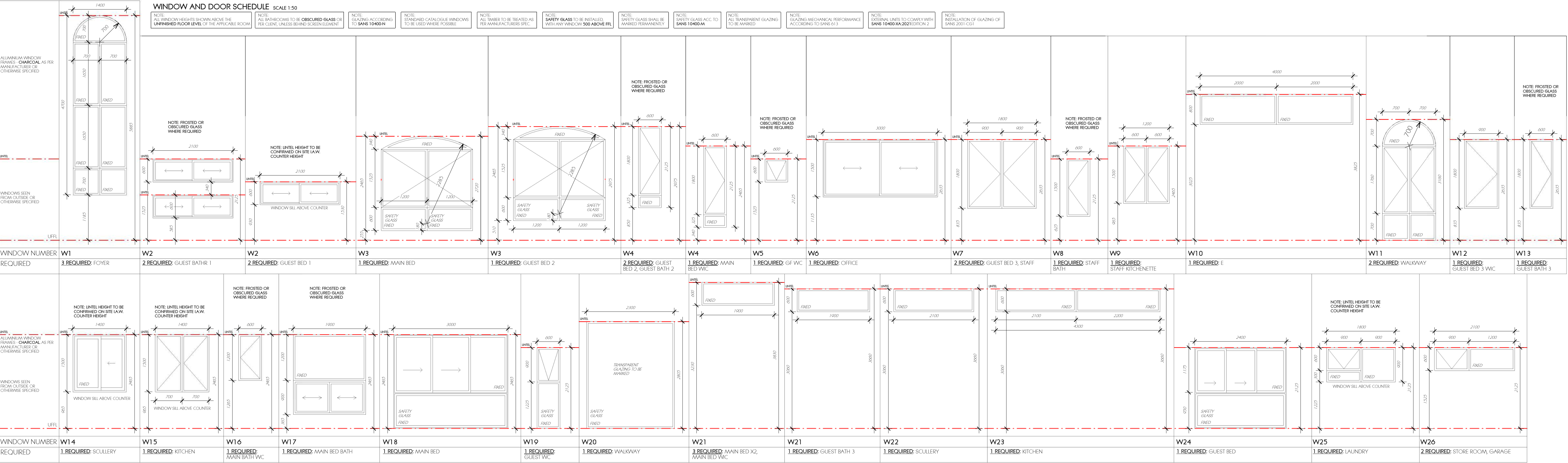
DATE: 13.02.2026

DRAWN BY: T.VAN DEVENTER
MVS

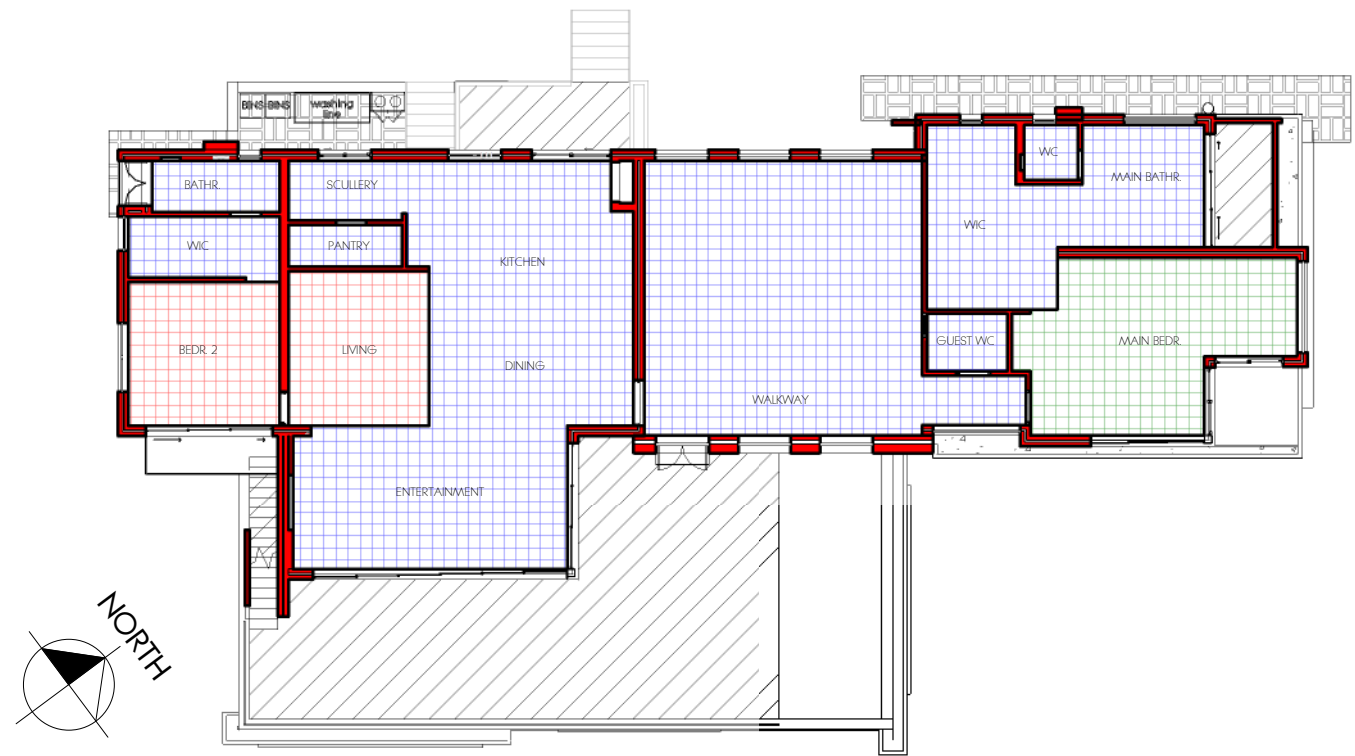
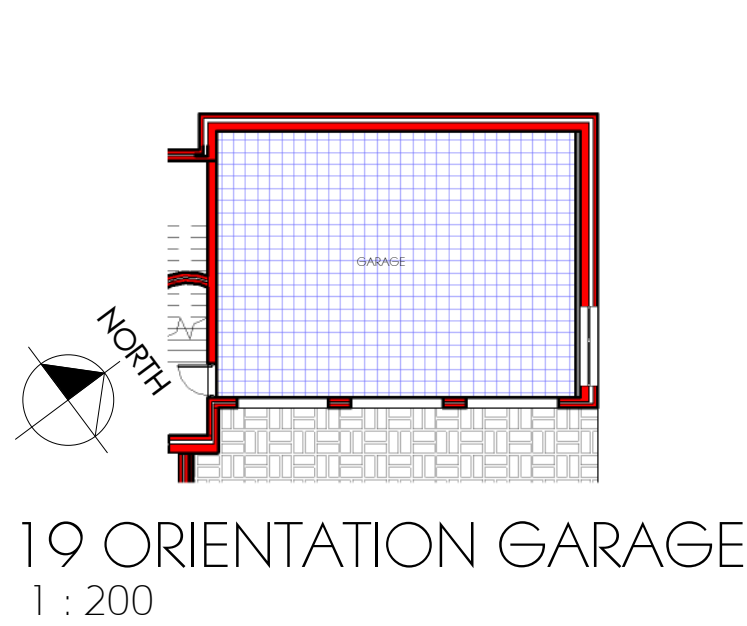
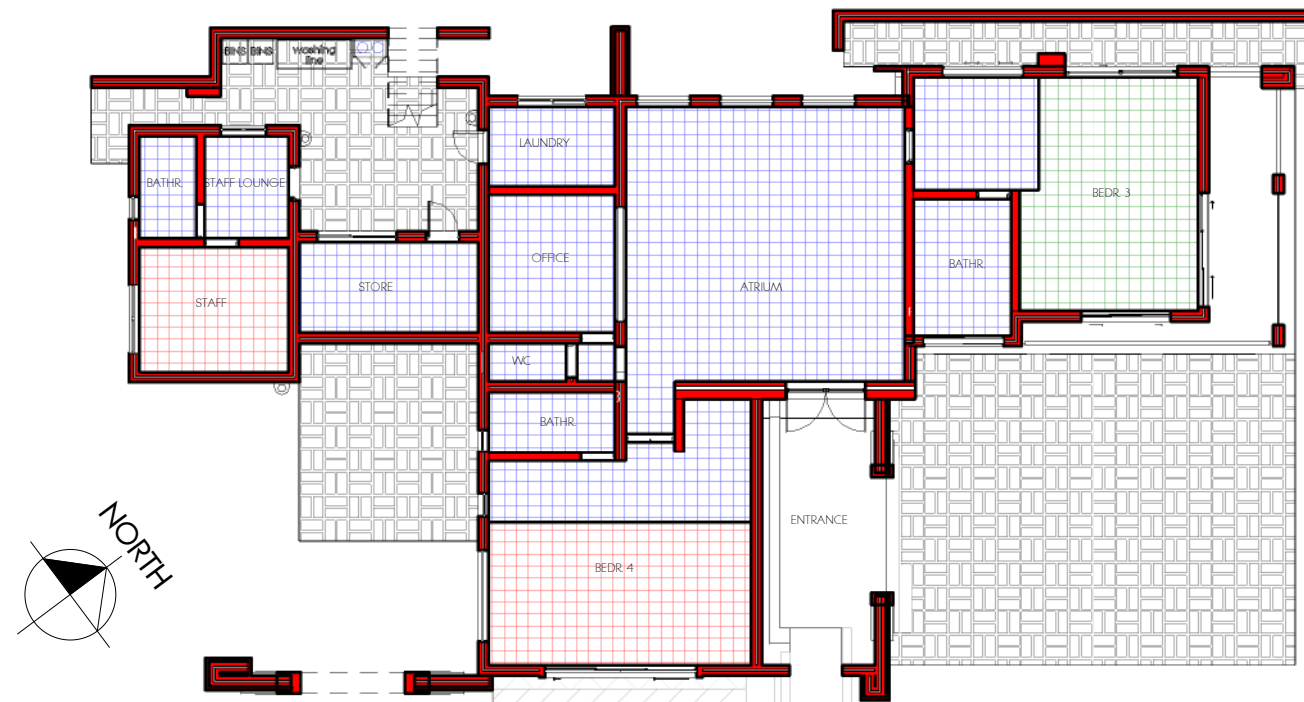
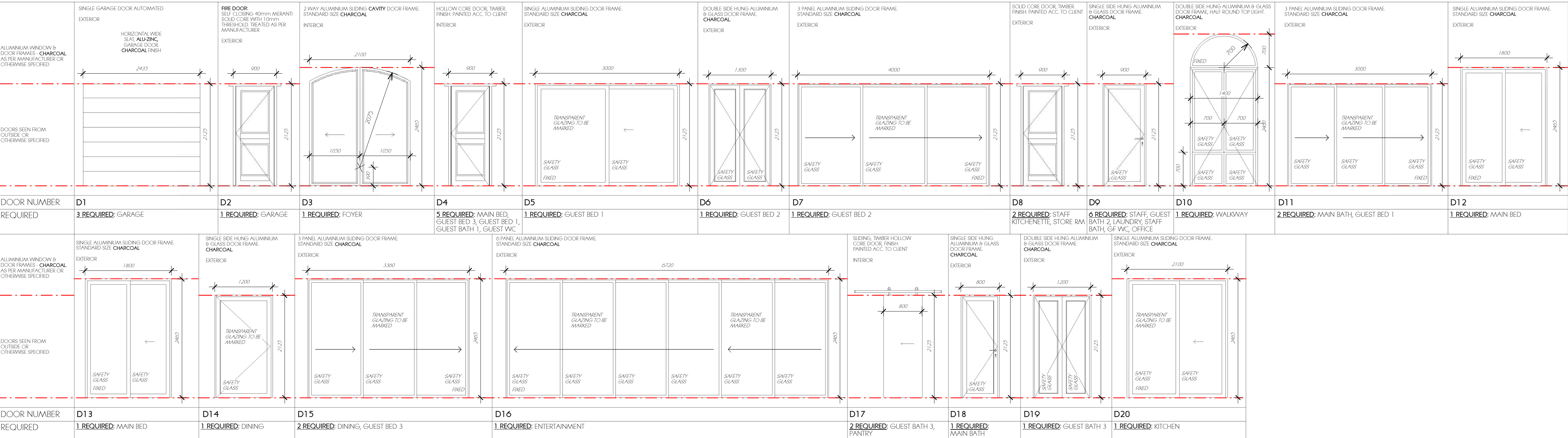
DRAWING NO: 06

REV 5

WINDOWS



DOORS



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Prof Serv Arch Tech PSAT20755

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ENGINEER:

PROJECT:
SITE DEVELOPMENT PLAN ON ERF
2003 WILDERNESS FOR WC
COETZER & WP WESSELS

ADDRESS:
REMSKOEN STREET, WILDERNESS,
GEORGE, WESTERN CAPE

DRAWING:
WINDOW & DOOR SCHEDULE

SCALE AS SHOWN

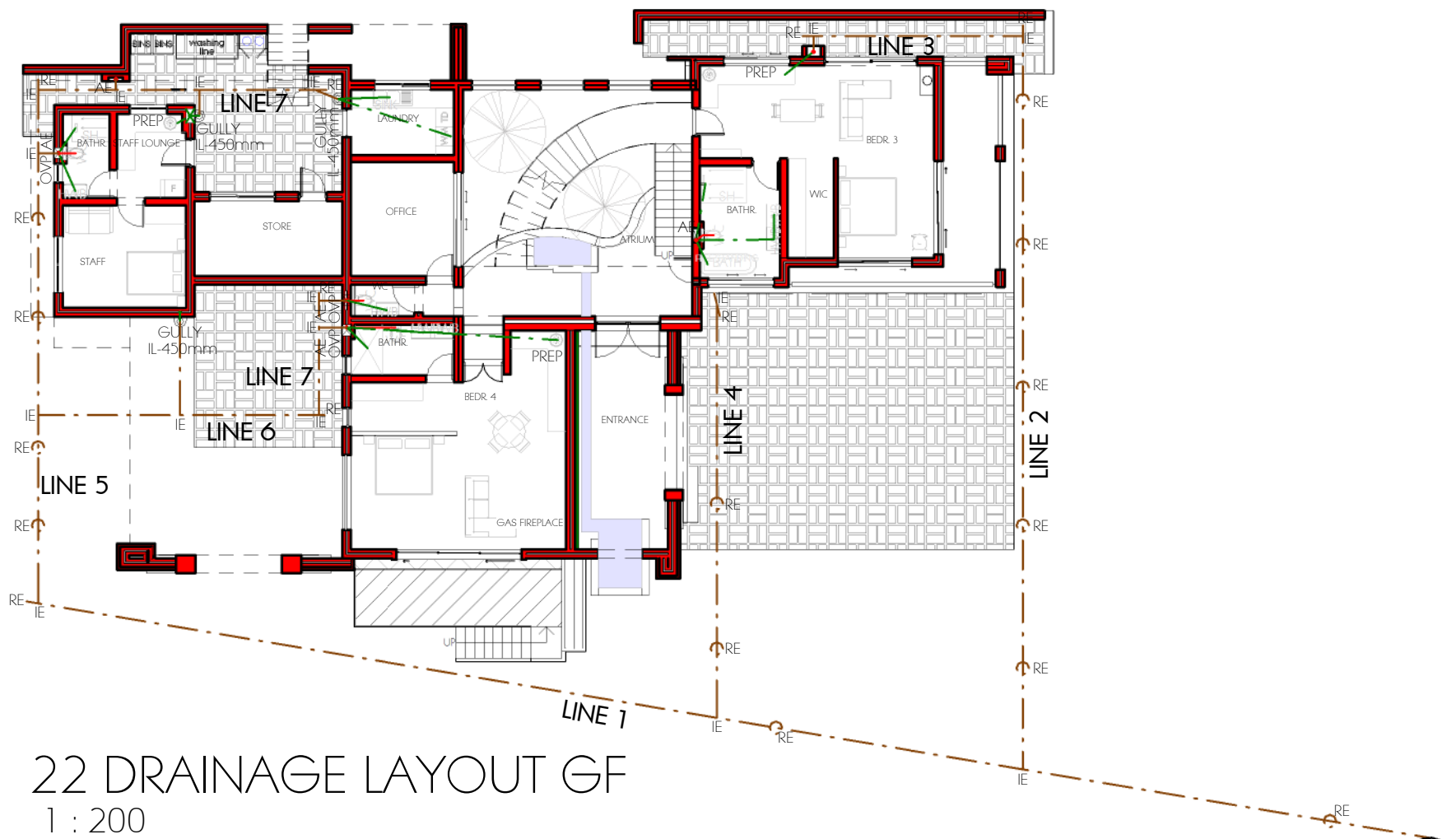
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DATE:
13.02.2026

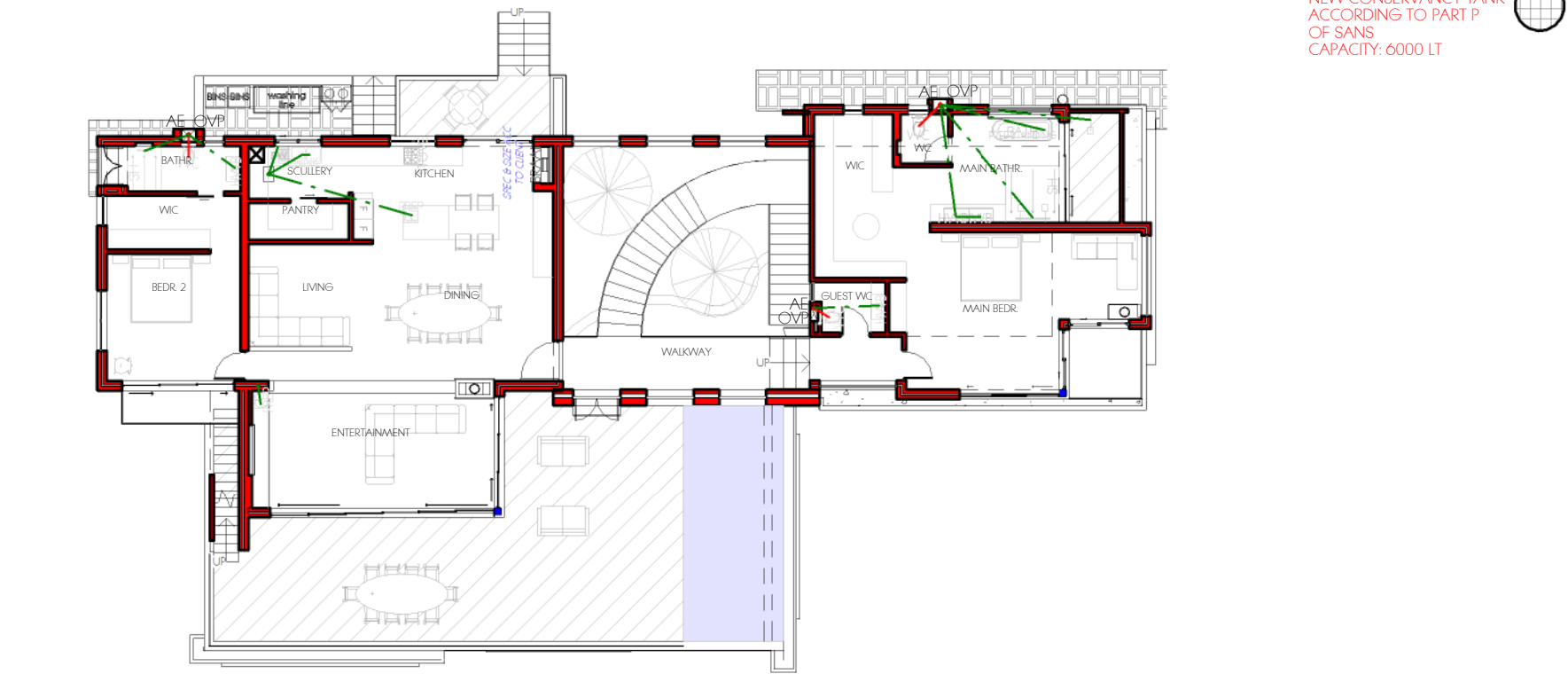
DRAWN BY:
T VAN DEVENTER
MS

DRAWING NO:
07

REV
5

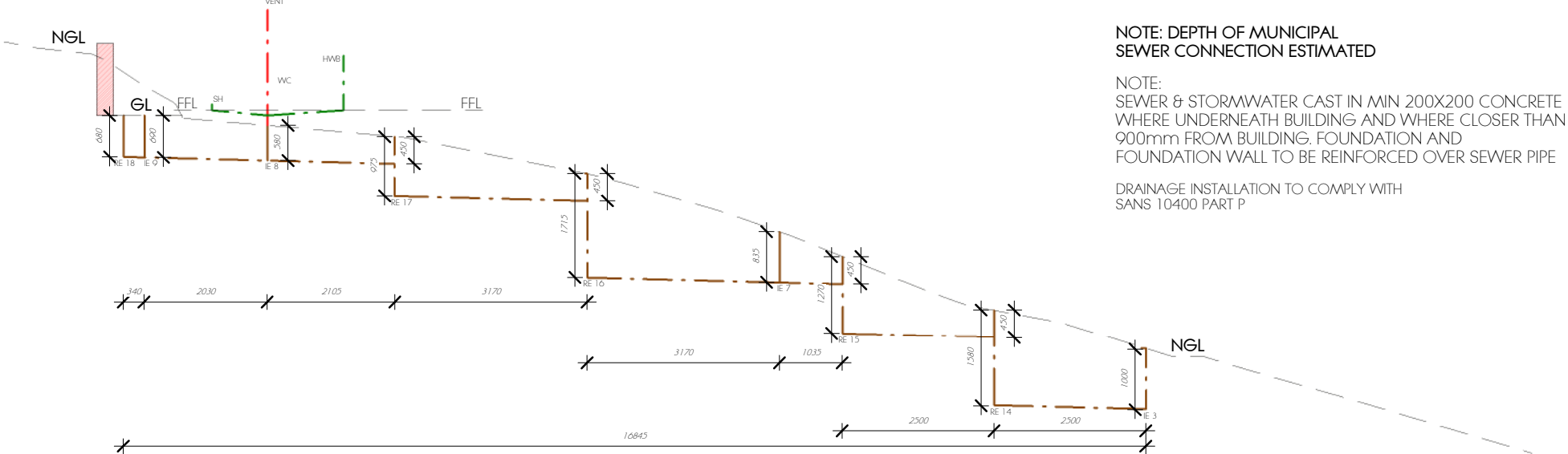


22 DRAINAGE LAYOUT GF
1 : 200



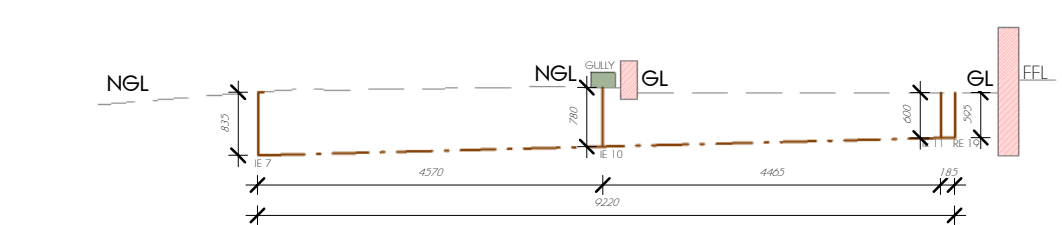
23 DRAINAGE LAYOUT FF
1 : 200

LINE 05:	IE 3	RE 14	RE 15	IE 7	RE 16	RE 17	IE 8	IE 9	RE 18
GROUND LEVEL	+133.155m	+135.255m	+136.635m	+137.045m	+138.005m	+138.615m	+138.800m	+138.960m	+138.960m
DEPTH	1000mm	1580mm	1270mm	835mm	1715mm	975mm	580mm	690mm	680mm
DISTANCE	0000mm	2500mm	2500mm	1035mm	3170mm	3170mm	2105mm	2030mm	340mm
INVERT LEVEL	+134.155m	+134.175m	+136.210m	+136.210m	+136.290m	+137.640m	+138.220m	+138.610m	+138.620m
FALL	1:40	1:40	1:40	1:40	1:40	1:40	1:40	1:40	1:40



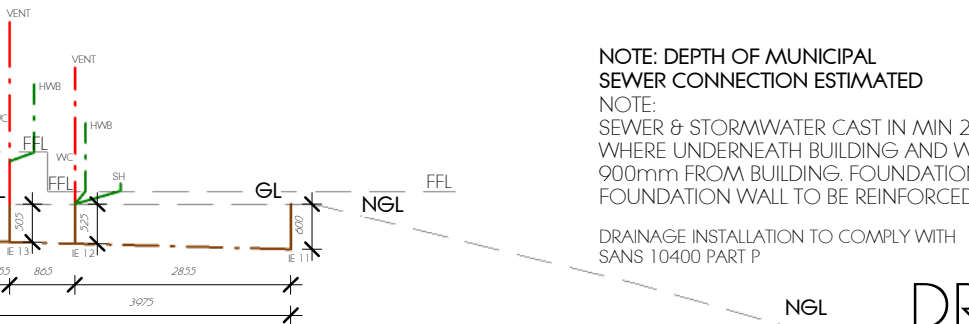
DRAINAGE LINE 5
1 : 100

LINE 06:	IE 7	IE 10	IE 11	RE 19
GROUND LEVEL	+137.045m	+137.105m	+137.040m	+137.040m
DEPTH	835mm	780mm	600mm	595mm
DISTANCE	0000mm	4570mm	4465mm	185mm
INVERT LEVEL	+136.210m	+136.325m	+136.440m	+136.445m
FALL	1:40	1:40	1:40	1:40



DRAINAGE LINE 6
1 : 100

LINE 07:	IE 11	IE 12	IE 13	RE 20
GROUND LEVEL	+137.040m	+137.040m	+137.040m	+137.040m
DEPTH	600mm	525mm	505mm	495mm
DISTANCE	0000mm	2855mm	865mm	255mm
INVERT LEVEL	+136.440m	+136.515m	+136.535m	+136.545m
FALL	1:40	1:40	1:40	1:40



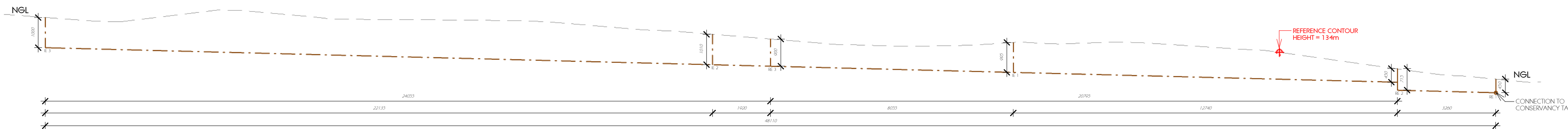
DRAINAGE LINE 7
1 : 100

LINE 01:

	RE 1	RE 2	IE 1	RE 3	IE 2	IE 3
GROUND LEVEL	+133.110m	+133.460m	+134.330m	+134.440m	+134.600m	+135.155m
DEPTH	450mm	715mm	995mm	900mm	1010mm	1000mm
DISTANCE	0000mm	3260mm	12740mm	8055mm	1920mm	22135mm
INVERT LEVEL	+132.660m	+132.745m	+133.335m	+133.540m	+133.590m	+134.155m
FALL	1:40	1:40	1:40	1:40	1:40	1:40

NOTE: DEPTH OF MUNICIPAL
SEWER CONNECTION ESTIMATED

NOTE:
SEWER & STORMWATER CAST IN MIN 200X200 CONCRETE
WHERE UNDERNEATH BUILDING AND WHERE CLOSER THAN
900mm FROM BUILDING. FOUNDATION AND
FOUNDATION WALL TO BE REINFORCED OVER SEWER PIPE
DRAINAGE INSTALLATION TO COMPLY WITH
SANS 10400 PART P



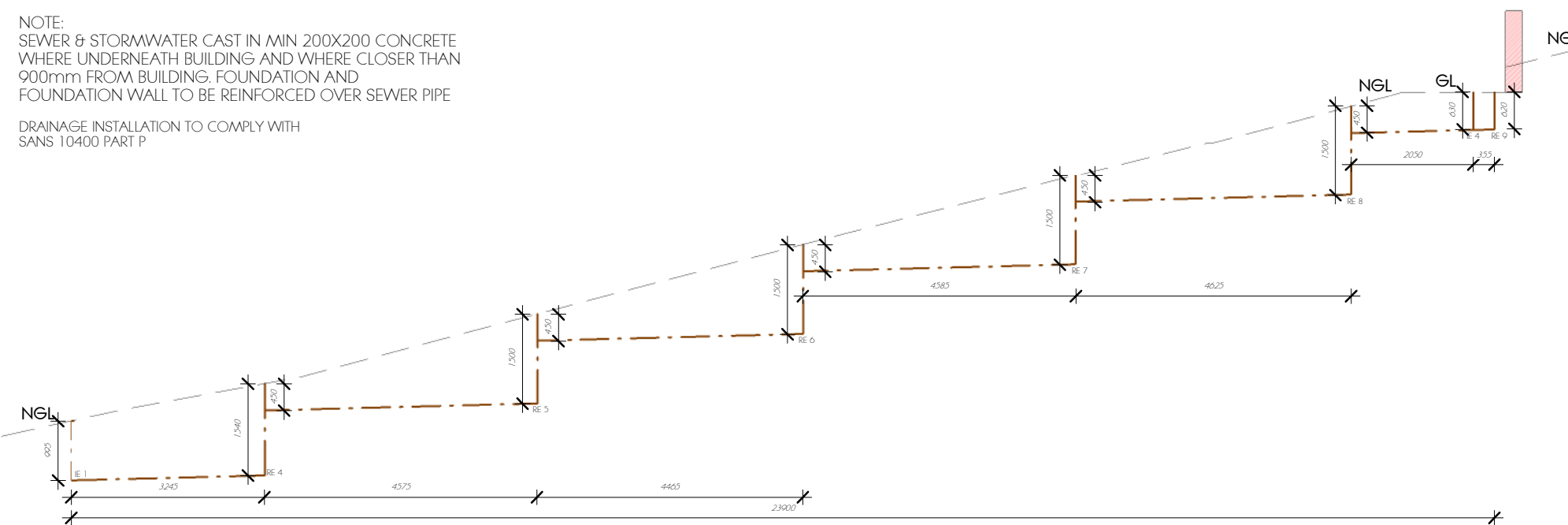
DRAINAGE LINE 1
1 : 100

LINE 02:

	IE 1	RE 4	RE 5	RE 6	RE 7	RE 8	IE 4	RE 9
GROUND LEVEL	+134.330m	+134.955m	+136.125m	+137.290m	+138.455m	+139.625m	+139.855m	+139.855m
DEPTH	995mm	1540mm	1500mm	1500mm	1500mm	1500mm	630mm	620mm
DISTANCE	0000mm	3245mm	4575mm	4465mm	4585mm	4625mm	2050mm	355mm
INVERT LEVEL	+133.335m	+134.415m	+134.625m	+135.790m	+136.955m	+138.125m	+139.225m	+139.235m
FALL	1:40	1:40	1:40	1:40	1:40	1:40	1:40	1:40

NOTE: DEPTH OF MUNICIPAL
SEWER CONNECTION ESTIMATED

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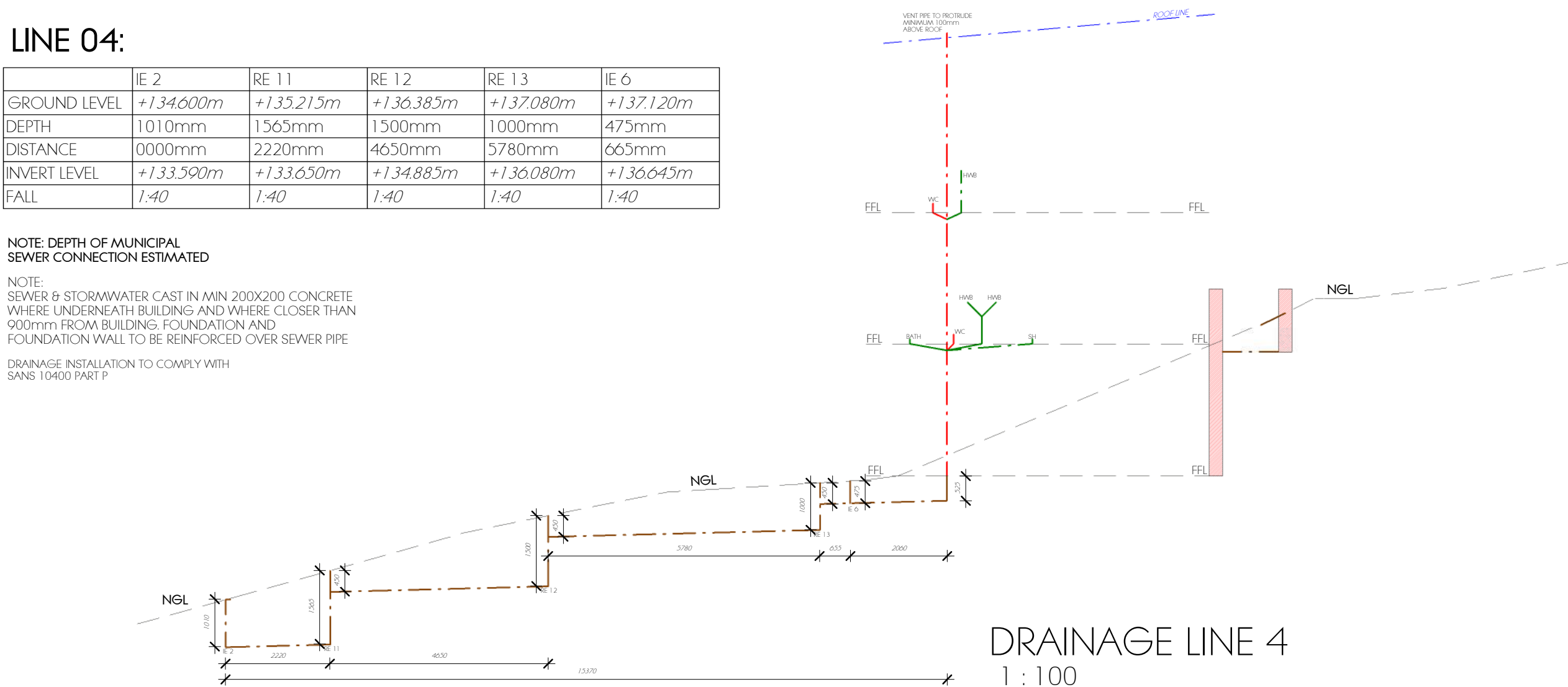
DRAINAGE LINE 2
1 : 100

LINE 04:

	IE 2	RE 11	RE 12	RE 13	IE 6
GROUND LEVEL	+134.600m	+135.215m	+136.385m	+137.080m	+137.120m
DEPTH	1010mm	1565mm	1500mm	1000mm	475mm
DISTANCE	0000mm	2220mm	4650mm	5780mm	665mm
INVERT LEVEL	+133.590m	+133.650m	+134.885m	+136.080m	+136.645m
FALL	1:40	1:40	1:40	1:40	1:40

NOTE: DEPTH OF MUNICIPAL
SEWER CONNECTION ESTIMATED

NOTE:
SEWER & STORMWATER CAST IN MIN 200X200 CONCRETE
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DRAINAGE INSTALLATION TO COMPLY WITH
SANS 10400 PART P



LINE 08:

	IE 9	IE 14	IE 15	IE 16	RE 21
GROUND LEVEL	+138.960m	+138.960m	+138.960m	+138.960m	+138.960m
DEPTH	690mm	625mm	555mm	465mm	455mm
DISTANCE	0000mm	2500mm	2695mm	3705mm	380mm
INVERT LEVEL	+138.610m	+138.335m	+138.405m	+138.495m	+138.505m
FALL	1:40	1:40	1:40	1:40	1:40

NOTE: DEPTH OF MUNICIPAL
SEWER CONNECTION ESTIMATED

NOTE:
SEWER & STORMWATER CAST IN MIN 200X200 CONCRETE
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DRAINAGE INSTALLATION TO COMPLY WITH
SANS 10400 PART P

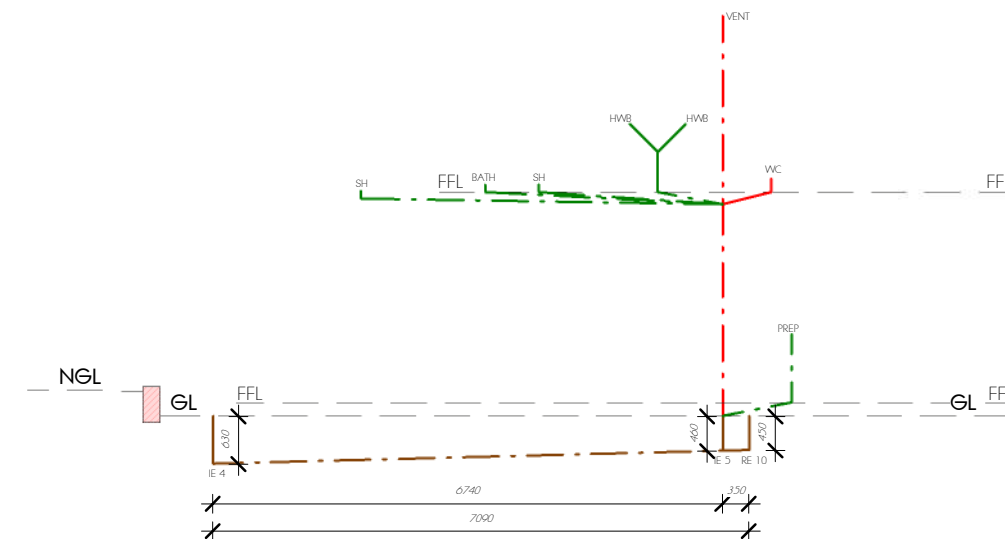
DRAINAGE LINE 8
1 : 100

LINE 03:

	IE 4	IE 5	RE 10
GROUND LEVEL	+139.855m	+139.855m	+139.855m
DEPTH	630mm	460mm	450mm
DISTANCE	0000mm	6740mm	350mm
INVERT LEVEL	+139.225m	+139.395m	+139.405m
FALL	1:40	1:40	1:40

NOTE: DEPTH OF MUNICIPAL
SEWER CONNECTION ESTIMATED

NOTE:
SEWER & STORMWATER CAST IN MIN 200X200 CONCRETE
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SANS 10400 PART P



DRAINAGE LINE 3
1 : 100

DISCLAIMER NOTE

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	HOA STAMP:
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PROJECT: SITE DEVELOPMENT PLAN ON ERF 2003 WILDERNESS FOR WC COETZER & WP WESSELS	ADDRESS: REASKOEN STREET, WILDERNESS, GEORGE, WESTERN CAPE
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DRAWING: DRAINAGE DETAILS

SCALE AS SHOWN

DATE: 13.02.2026	DRAWN BY: T VAN DEVENTER MVS	DRAWING NO: 08	REV 5
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