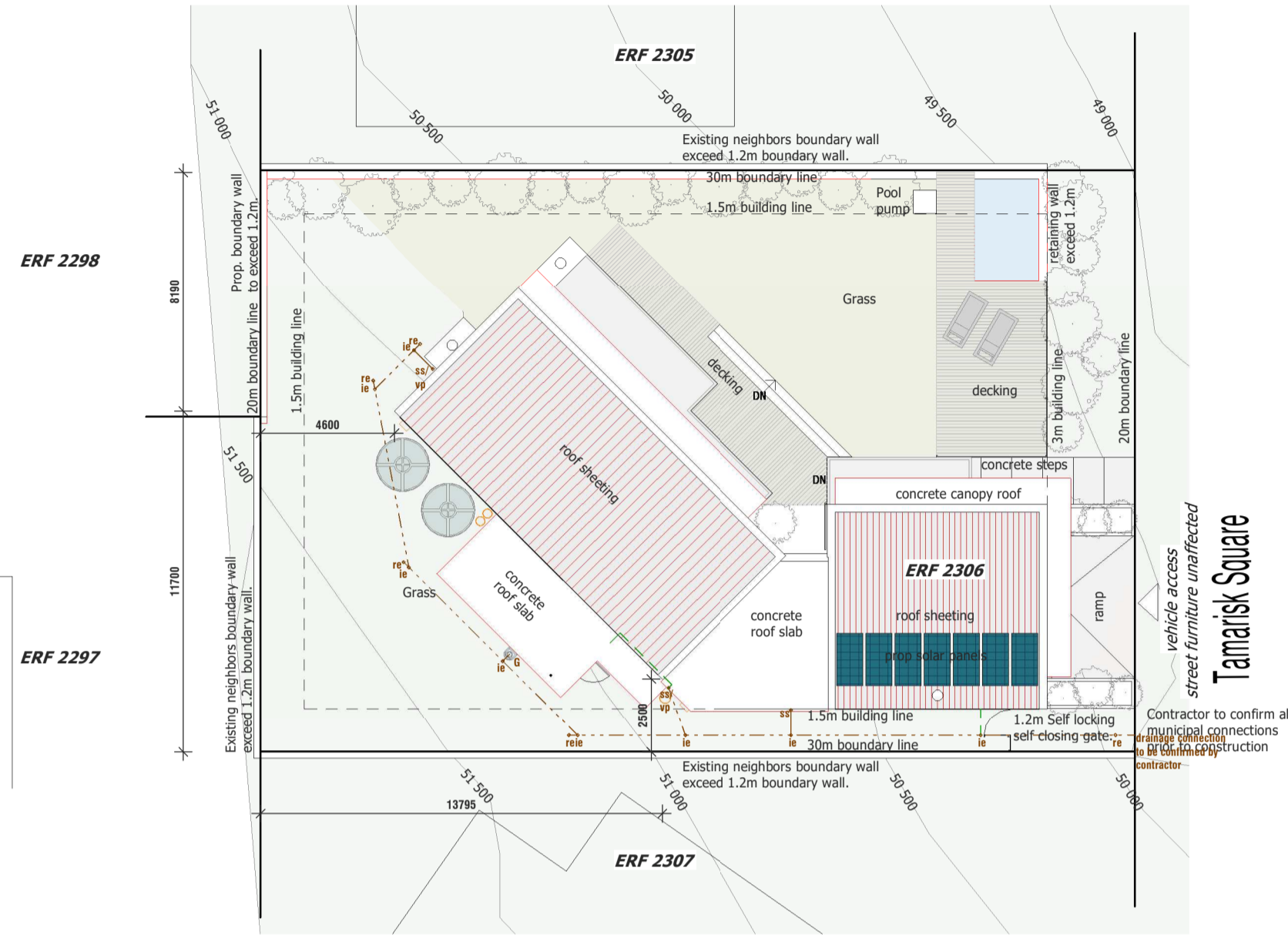
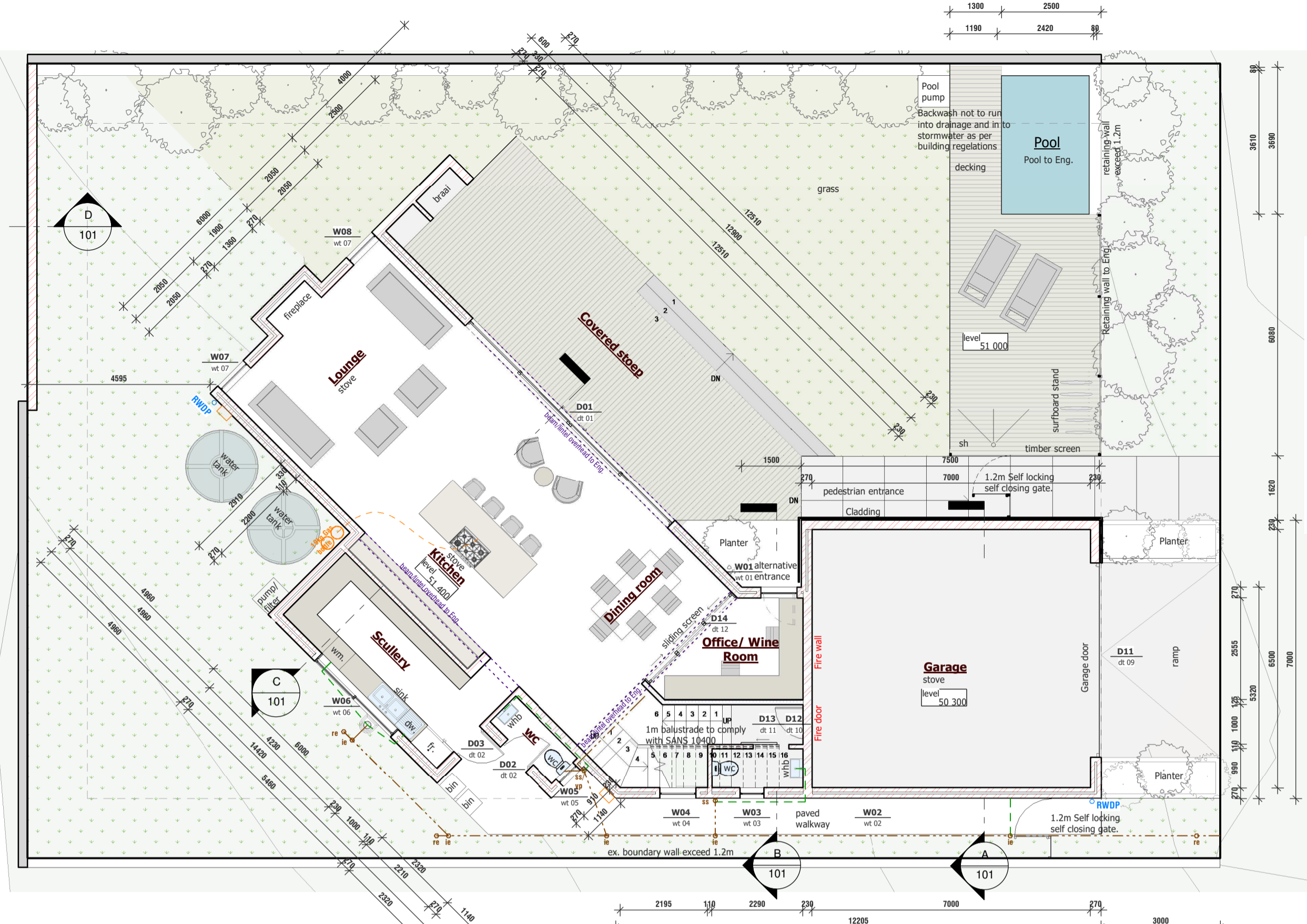


Site Plan
SCALE: 1 : 200



Ground Storey
SCALE: 1 : 100



Notes

Roof Structure
Lean to Roof at 7°
BR roof sheeting in charcoal to be fixed strictly in accordance with manufacturers specifications on 75mm x 50mm purlins. Purlins to be fixed with hurricane clips at max 750mm c/c on Engineer designed SAP timber rafter and spaced c/c according to engineers spec.
Installation layer 01: Emvervet 201 PA (R-Value 1.8), to be placed between tiling batten and Purlin. Maintain min. 38mm airgap between roof covering and Emvervet.
Insulation Layer 02: 75mm vermiculite Bulk insulation (R-Value 1.88) Placed below tiling batten between Rafters and Purlins.
Ceiling: 6mm Gypsum ceiling board screw fixed to under side of underside of timber rafters. To be finished with quarter rounds along perimeter.
Reinforced concrete roof slab
200mm Concrete Slabs to be constructed according to structural engineers' drawings and specifications. 50mm 200kg/cube light weight concrete laid to fall on top of concrete slab to provide sufficient insulation. Concrete roof slab to Engineer. Sloping slabs to slope to water outlet. waterproofing with torch on membrane to specialist.
ALL ROOF WIRE ANCHORS TO BE KEPT STRAIGHT/TIGHT THROUGH BRICKWORK ALL STRUCTURAL TIMBER TO BE AT LEAST GRADE 5 COMPLETE ROOF STRUCTURES TO BE CONSTRUCTED IN ACCORDANCE WITH SANS BY NHBRC REGISTERED/CERTIFIED CONTRACTOR/CARPENTER - ALL TIMBER TO BE MINIMUM GRADE 5.
Balustrade Grade 5: Open aluminium gutters and rainwater downpipes. Supplier to produce necessary SANS certification to satisfy SANS 10400 requirements.
Floors
Internal Floor: floor finish on 35mm thick screed on ref 103 mesh reinforced 100mm thick concrete surface laid on 250 micron Rhino Green type C continuous DPH on 50mm sand binding layer on layers of 150mm well rammed (to a density of 90% modified AASHTO) earth fill. note: use rammer not plate compactor - compacted fill to be certified by engineer by means of DCP test.
Decking: Hardwood Decking timber to be fixed on 15x50 SAP joists @ max 450 c/c supported on 20x50 SAP timber bearers fixed to 100a timber posts. All to be confirmed by engineer and constructed according to engineers drawings. All timber to be minimum grade 5. All fixing screw to be aluminium. Decking finish to be confirmed with architect.
Walls
External Wall: Cavity brick walls in Maxi stock brick min 7MPa & all internal walls to be in brick work min 7MPa. Bricks to be built in at every brick course above lintels and in foundation walls in accordance with SANS. Gable wall ties shall be built into all cavity walls at a rate of 2 ties per sqm. Min. 750mm wide weepholes to be provided below all eaves, openings and other bridges to cavity, to be neat and evenly spaced at max. 900mm c/c. Finish: Smooth Plaster and Painted.
ALL WALLS TO BE CONSTRUCTED BY NHBRC REGISTERED BUILDER STRICTLY IN ACCORDANCE WITH SANS 10400 & SANS 10082
Steps, Stairs and Handrails
Steps: All risers 200mm max & treads 250mm min & strictly in accordance with SANS 10400 part M Min. 1m high balustrade to be installed where the height difference if adjacent NGL / levels exceeds 1m height difference. Spacing between balustrade / railings not to exceed 100mm gap and design to be in accordance with SANS 10400-8.
Structural
Foundations: all foundations as shown are subject to an engineers report on subsol conditions. REFER TO ENGINEERS SPECIFICATIONS AND DESIGN.
Foundation Walls: To be 300mm cavity wall - cavity to be filled with concrete (DPM) install galv Bricks on every course otherwise as specified by structural engineer. 25mm thick ISO board insulation to be installed along external perimeter of dwelling - see sections & refer to SANS 204-4.3.2.1.
Lintels: Pre-stressed, precast concrete lintels to be used over openings no more than 3000mm wide, with min. 4 brick courses above. Lintels shall be 300mm longer than the width of the opening unless otherwise specified. Lintels in cavity walls shall be of different widths, the internal lintel 150mm wide and the external lintel 110mm wide. The stopped DPC shall pass between the two lintels. Lintels in 110 and 230mm walls shall be the full width of the wall - unless otherwise specified by appointed structural engineer.
Windows & Doors
All external doors to be fitted with rubber strip door seals - refer to SANS 204/4.3.4. Window glazing superior to provide all necessary certification to satisfy compliance with SANS 10400, SANS XA & SANS 204. Windows to comply with an infiltration requirements as per SANS 613 and water penetration standards.
Finish: White Aluminium Powder coated windows as according to schedules.
Waterproofing: 75 micron Rhino (Impregal Stopped horizontal DPC below all eaves and above all slabs, openings and other bridges to cavity walls and vertical DPC to sides of all openings, 250 micron Rhino Green type C continuous DPH below all surface beds. Uniflash 600 with Geotex system (or similar) upstands, s & parapets.
Plumbing: To be done by professionally trained plumber & strictly in accordance with SANS 1052-1 - all hotwater pipes to be insulated with SABS approved self-seal-foam pipe-insulation with min R-value 1

Municipal Info			
Erff	2306	Title Deed	T8990
Stand Size	650m²	SG Number	000/0000
Address	Tamarisk Square, Wavertree		
Zoning	Residential		
Classification	H4		
P.A. Plan Number	000000		
Area Schedule			
Ground Storey	120m²	Municipal Coverage	33.33%
- Dwelling excluding Balconies	120m²	Total m²/ Erf m² = 7%	
- Garage	53m²	Grand Total for submission	195m²
- Covered Stoep	23m²	Ground Storey	151m²
Total ground storey	195m²	First Storey	151m²
Total Dwelling m²	346m²	Total area for submission	346m²
Uncovered areas	29m²		
Total of uncovered m²	29m²		
Signatures			
P.J. Vermaak		Architects	J.P.
Client/Owner			
Municipal Stamp			

IMPORTANT NOTES FOR OWNER AND CONTRACTOR

- Construction work must commence within 1 year of building plan approval, the onus is on the owner to request in writing to building control dept. for approval extension at least month in advance of expiry of approval.
- In case of a newly built dwelling it is compulsory for the client to enroll proposed dwelling at the NHBRC prior to construction.
- It is compulsory for the client to inform Municipality in writing at least 4 working days prior to commencement of construction (SANS 10400 part A22-1A&B)
- It is compulsory for the client to inform Municipality in writing at least 2 working days in advance for compulsory inspections of 1. Joints/connections for foundation, 2. Storage installation & 3. Completion of building work (SANS 10400 part A22-2)
- The owner/client must inform the appointed competent person/designer at least one week prior to commencement of construction (as per SANS appointment letter) & of weekly progress by at least every Friday in order to determine & arrange for necessary site inspections. Subject to appointment of work Stages 5 & 6
- Appointed contractor/builder to be registered with NHBRC
- Onus is on contractor to check & ensure that all timber used for the proposed structure shall be treated against termites & wood borer attack and fungal decay in accordance with SANS 10005 and certified by SANAS/SABS (SANS 10400 part 13-15)
- All building materials to be certified by SANAS/SABS
- Any distortion and damage of structural system during construction period must be reported by contractor/builder to owner & designer
- Contractor to check and verify all dimensions and levels on site and compare against drawings prior to any construction
- Do not scale site figured dimensions
- All construction work to comply with NBR/SANS 10400 & 204
- Any discrepancies or omissions are to be brought to the attention of PURE DESIGN ARCHITECTS prior to construction
- All architectural fees for designing and drawings for municipal approval to be paid in full by client once municipal approval is granted, any commencement of construction work in terms of this proposal shown on this drawing/document will be regarded as an offence
- Copyright vests in the designer and no changes to drawings are not to be made without prior arrangements with PURE DESIGN ARCHITECTS
- Onus is on owner/client to supply HOME OWNERS ASSOCIATION with a copy of final approved plans
- It is the responsibility of the Client and Contractor to verify and confirm the Erf number and physical location of site concur. Authorizing a Surveyor to establish site pages is highly recommended.
- Contractor to set out exact positioning of all new windows and doors and confirm on site with Architect prior to construction
- Contractor to set out exact positioning of all Sanware on site and confirm with client/owner/architect prior to construction
- Contractor to set out staircase and confirm on site with Architect prior to construction
- Onus is on the client to instruct contractor to obtain all required certificates/documents in order to obtain occupancy certificate (eg. Gaslog, Engineering, Gas, Height, Beacon certificate & Electrical COC)

P.J. Vermaak
Client Signature (Checked & Approved)

Revisions			
REV	DATE	DRAWN	DESCRIPTION

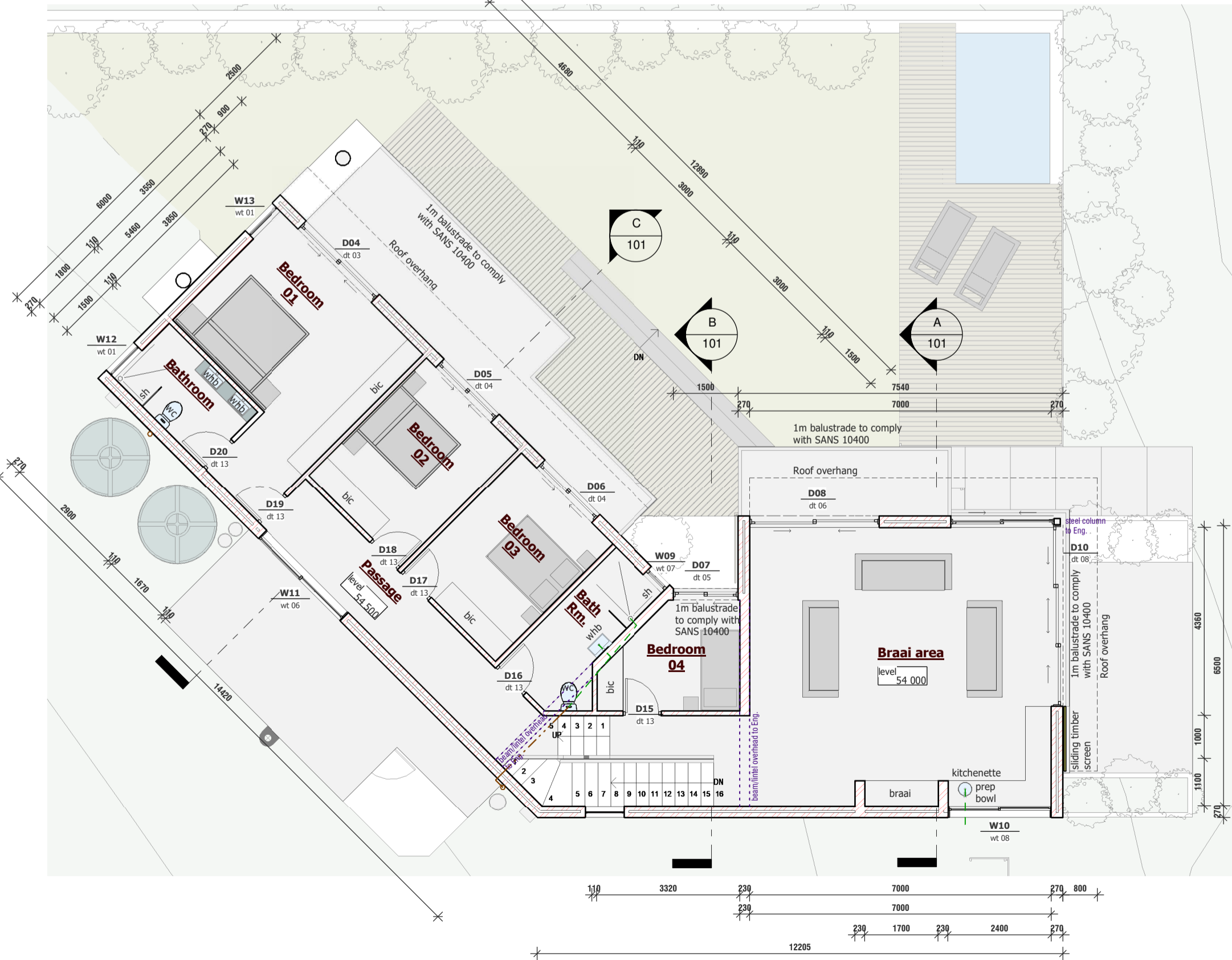
Architects
PURE DESIGN architects
Ian van der Westhuizen & Jacobus Scott
Professional Snr. Architectural Tech. (PRSAT 1532)
Professional Architect (PRARCH 21407)
tel: 079 887 9175 email: admin@pure-design.co.za
web: www.pure-design.co.za adr: 13 Delmar Street, Wavertree, Jeffreys Bay

Project Information
Proposed New Dwelling
For:
Petrus Vermaak

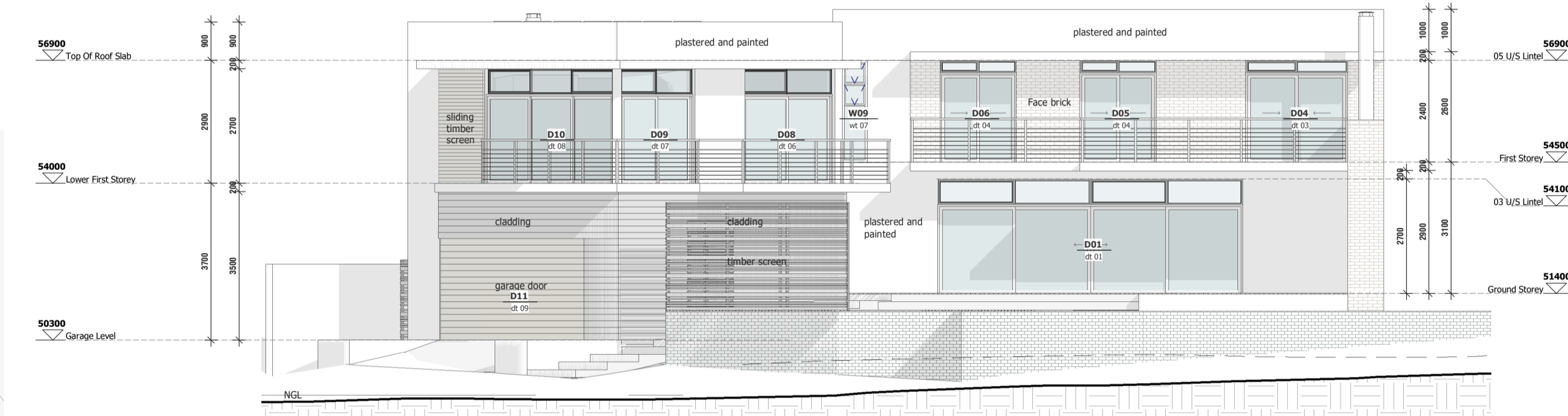
ERF 2306
Tamarisk Square, Jeffreys Bay
Plan

SCALE: As indicated @ A1	REVISION
Project no:	PD0387
Drawing Number	100
Date:	08/08/2023
Status:	Info Tender Construction
Assistant:	AD
Order:	AR

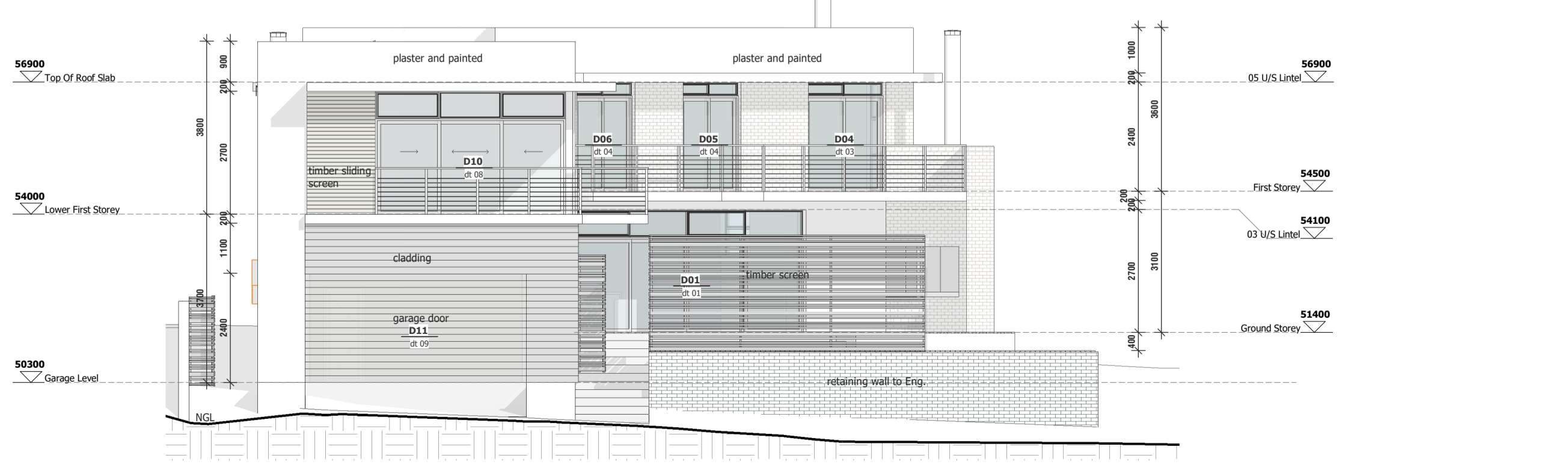
First Storey
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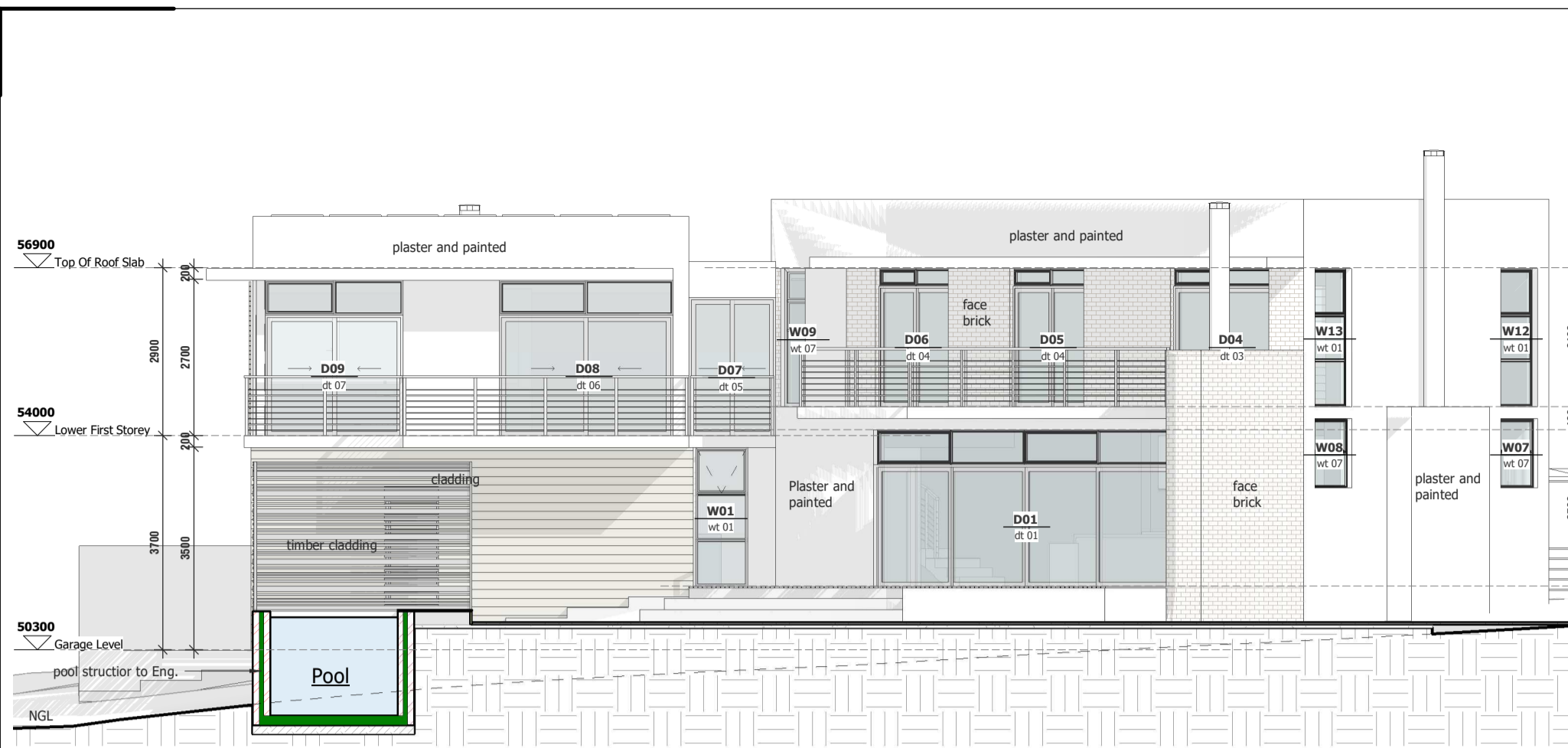


North Elevation
SCALE: 1 : 100



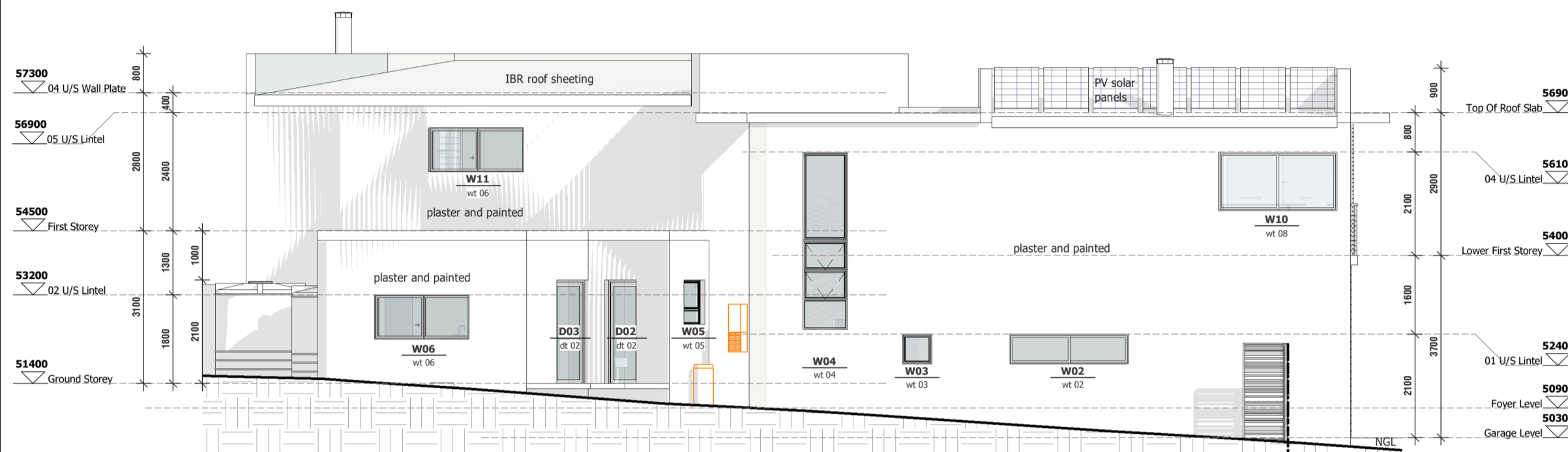
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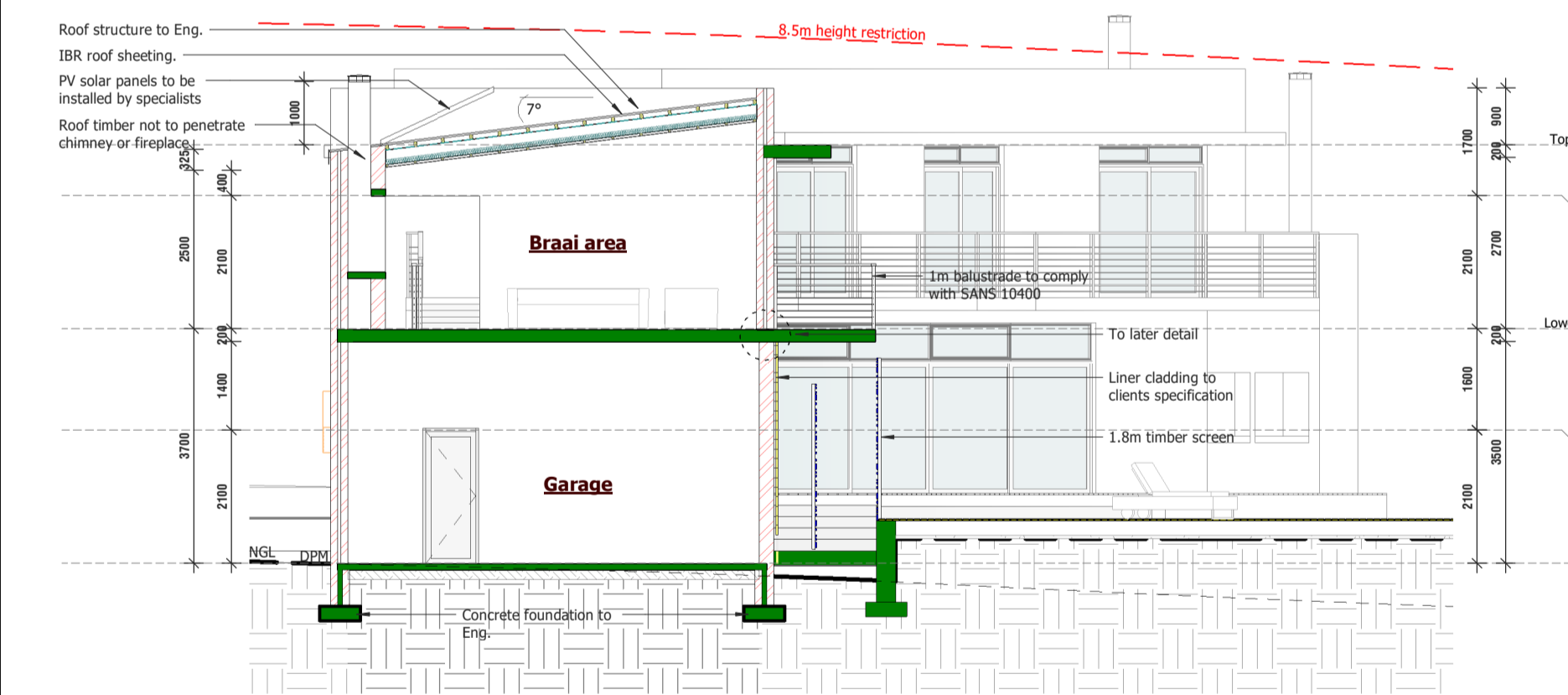
North West Elevation

SCALE: 1 : 100



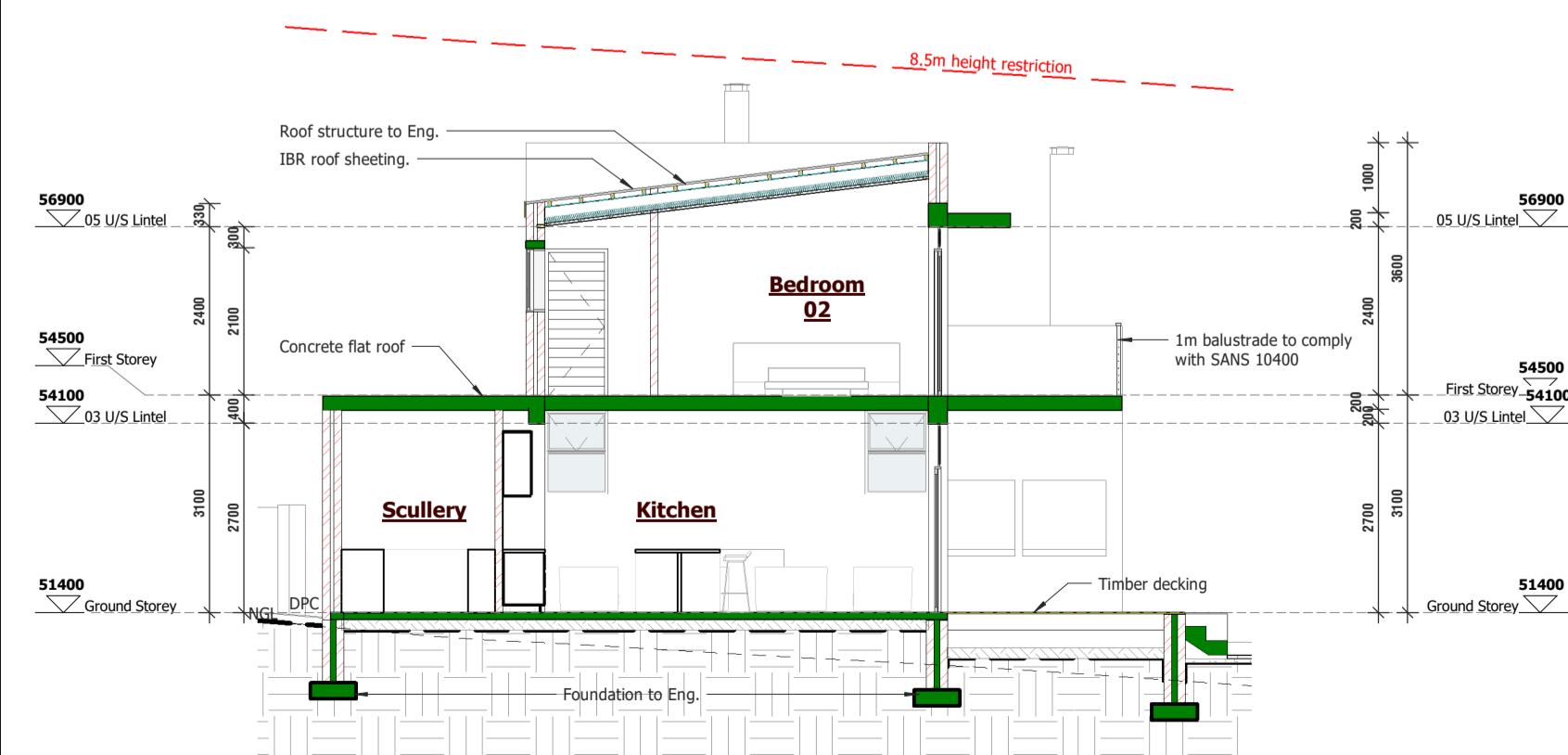
South East Elevation

SCALE: 1 : 100



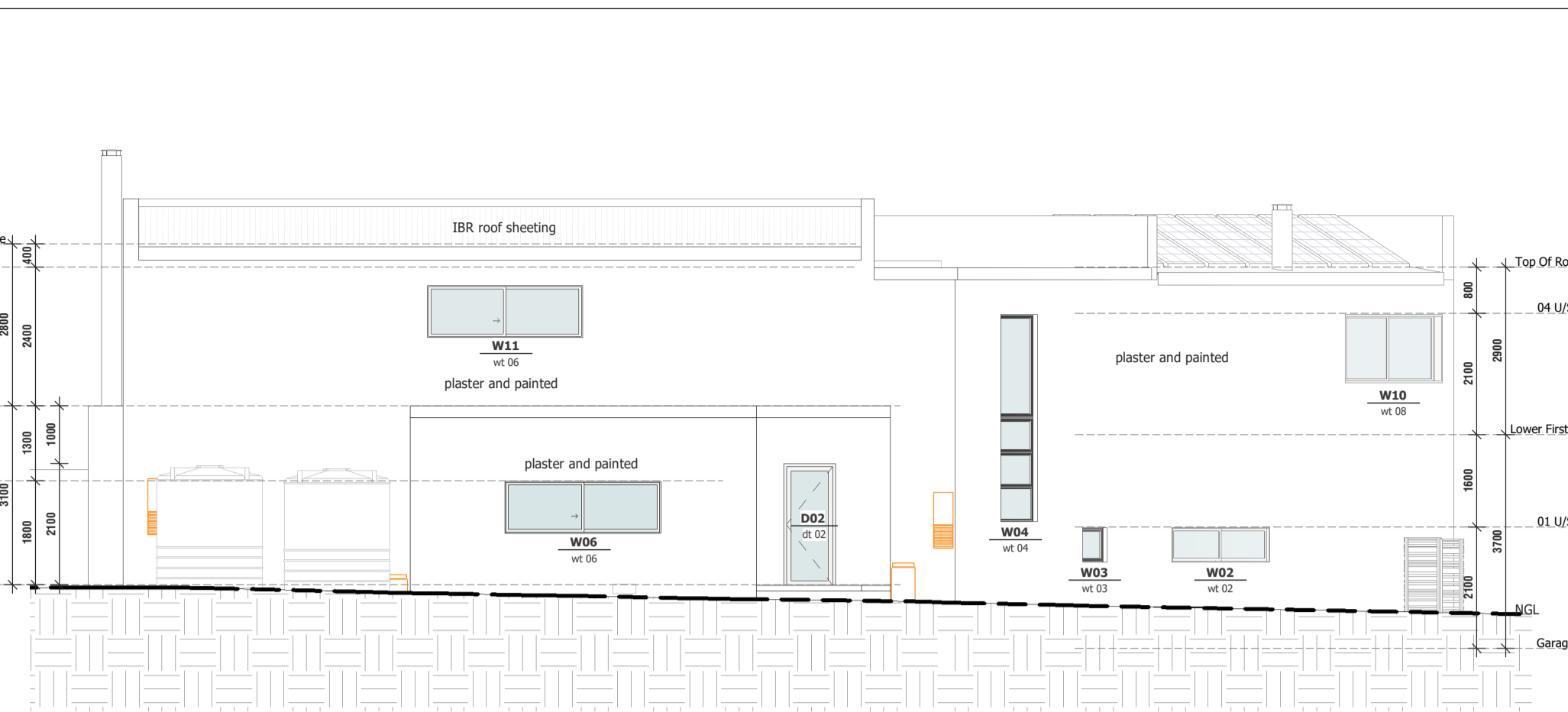
Section A - A

SCALE: 1 : 100



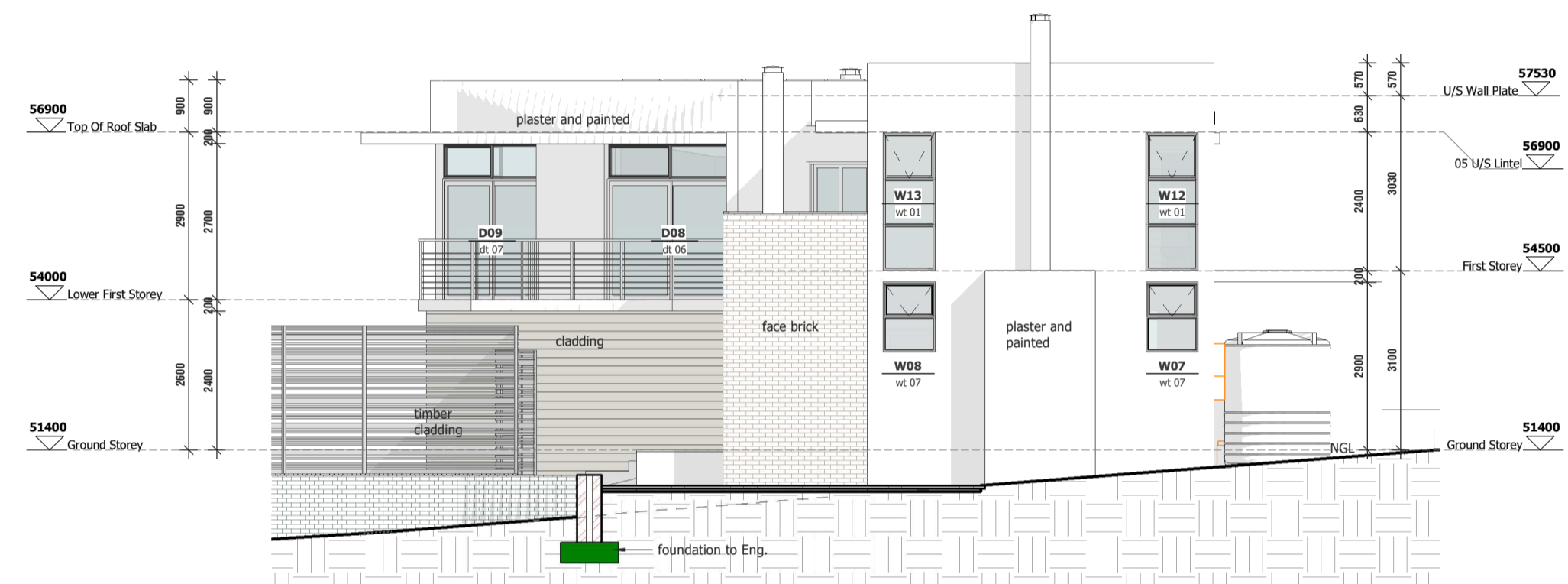
Section C - C

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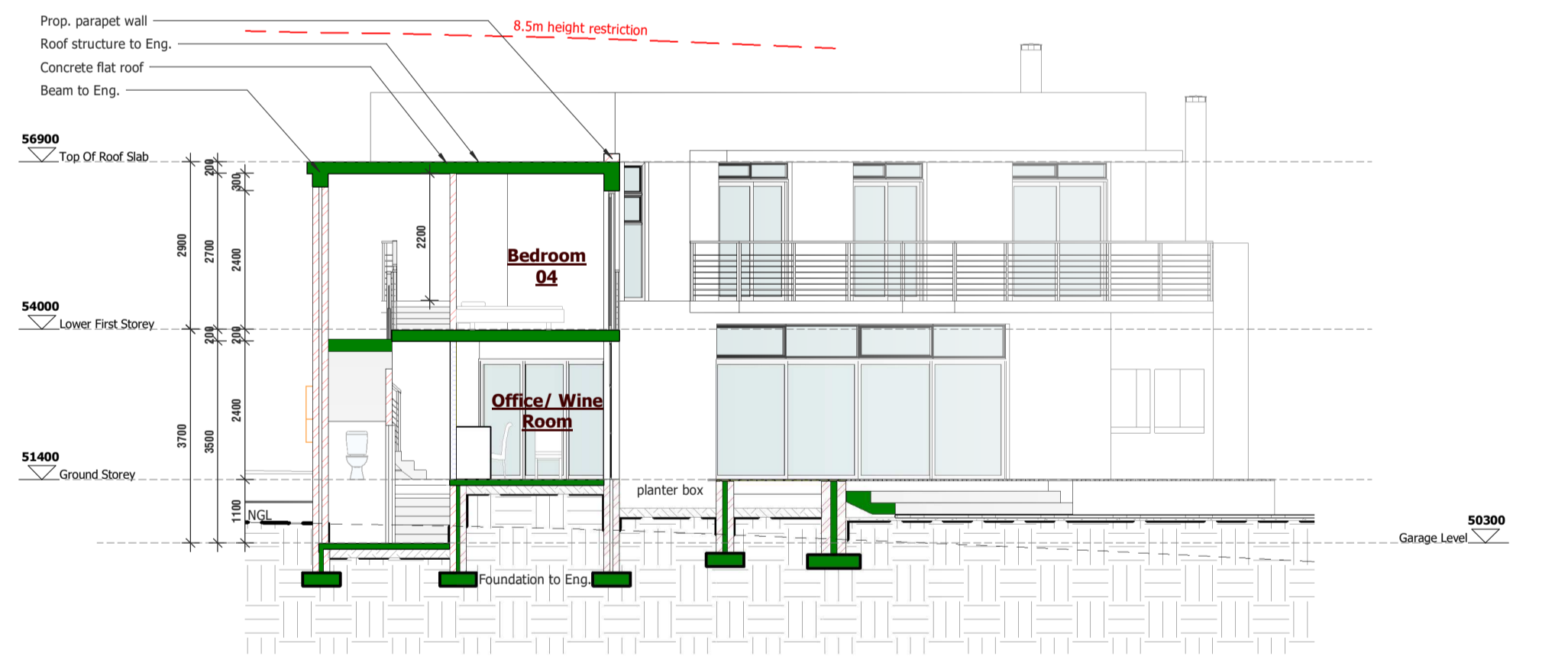
South Elevation

SCALE: 1 : 100



West Elevation

SCALE: 1 : 100



Section B - B

SCALE: 1 : 100

Notes

- Roof Structure**
IBR roof sheeting in charcoal to be fixed strictly in accordance with manufacturer's specifications on 75mm x 50mm purlins. Purlins to be fixed with hurricane clips at max 750mm c/c on Engineer designed S&B timber rafter and spaced c/c according to engineers specs.
- Insulation**
Insulation Layer 01: Envirofluff 201 FR (R-Value 1.8), to be placed between purlins and rafters.
Insulation Layer 02: 75mm extruded polystyrene (R-Value 1.8) Placed below purlins between rafters and purlins.
S&B 4mm Gypsum ceiling board screw fixed to under side of underside of timber rafters. To be finished with quarter rounds along perimeter.
- Reinforced concrete roof slab**
200mm Concrete Slab to be constructed according to structural engineers' drawings and specifications. 95mm 20kg/cubic light weight concrete laid to fall onto concrete slabs to provide sufficient insulation. Concrete roof slab to Engineer. Slabbing screed to slope to water outlet, waterproofing with torch on membrane to specialist.
- Floors**
ALL ROOF WIRE ANCHORS TO BE KEPT STRAIGHT/TIGHT THROUGH BRICKWORK/ALL STRUCTURAL TIMBER TO BE AT LEAST GRADE 5 COMPLETE ROOF STRUCTURES TO BE CONSTRUCTED IN ACCORDANCE WITH SANS BY MIBRC REGISTERED/CERTIFIED CONTRACTOR/CARPENTER - ALL TIMBER TO BE MEDIUM GRADE 5.
Balustrade Open aluminum gutters and rainwater downpipes. Supplier to produce necessary SANS certification to satisfy SANS 10400 requirements.
- External Walls**
Cavity brick walls in Maxi stock brick min 7MPa & all internal walls to be in brick work min 7MPa. Brickwork to be built in every brick course above lintels and in foundation walls in accordance with SANS. GRC wire mesh shall be built into all cavity walls at a rate of 2.5 ties per sqm. Min. 750mm wide weepholes to be provided below all sills and above all slabs, openings and other bridges to cavity, to be neat and evenly spaced at max. 900mm c/c. Finish: Smooth Plaster and Painted.
ALL WALLS TO BE CONSTRUCTED BY MIBRC REGISTERED BUILDER STRICTLY IN ACCORDANCE WITH SANS 10400.
- Stairs, Steps and Handrails**
Steps: All risers 200mm max & treads 300mm min & strictly in accordance with SANS 10400 part M. Min. 1m high Balustrades to be installed where the height difference of adjacent MGL / levels exceeds 1m height difference. Spacing between balusters / railings not to exceed 100mm gap and design to be in accordance with SANS 10400.
- Structural Foundations**: all foundations as shown are subject to an engineers report on subsol conditions. REFER TO ENGINEERS SPECIFICATIONS AND DESIGN.
Foundation Walls: To be 300mm cavity wall - cavity to be filled with concrete (20MPa) install gable brickwork every course otherwise as specified by structural engineer. 25mm thick ISO board insulation to be installed along external perimeter of dwelling - see sections and refer to SANS 1040-4.3.2.1.
Lintels: Prestressed, precast concrete lintels to be used - over openings no more than 3000mm wide, with min. 4 brick courses above. Lintels shall be 300mm longer than the width of the opening unless otherwise specified. Lintels in cavity walls shall be of different widths, the internal lintel 150mm wide and the external lintel 110mm wide. The stepped DPC shall pass between the two lintels. Lintels in 110 and 230mm walls shall be the full width of the wall - unless otherwise specified by appointed structural engineer.
- Windows & Doors**
All external doors to be fitted with rubber strip door seals - refer to SANS 2041.4.3.4 - Windows/glazing supplier to provide all necessary certification to satisfy compliance with SANS 10400, SANS XA & SANS 204. Windows to comply with air infiltration requirements as per SANS 613 and water penetration standards.
Finish: White Aluminium Powder coated windows as according to schedule.
Waterproofing: 1.75 micron Rhinoceros Stopped horizontal DPC below all sills and above all slabs, openings and other bridges to cavity walls and vertical DPC to sides of all openings. 250 micron Rhinoceros Green type C continuous DPM below all surface beds. Unifast 600 with Goflex system (or similar) Worktop flashing to all slab edges, upstands, & parapets.
Plumbing: To be done by professionally trained plumber & strictly in accordance with SANS 10252-1. all hot water pipes 1/2" insulated with SABS approved self-seal-foam pipe-insulation with min R-value 1.

Municipal Info			
Erft	2306	Title Deed	T8990
Stand Size	600m²	SG Number	000/0000
Address	Tamarisk Square, Waverest		
Zoning	Residential		
Classification	H4		
P.A. Plan Number	000000		
Area Schedule			
Ground Storey		Municipal Coverage	
- Dwelling excluding Balconies	120m²	Total m² Erf m² = 7%	33.33%
- Garage	52m²		
- Covered Stoop	23m²		
Total ground storey	195m²	Grand Total for submission	195m²
First Storey		Ground Storey	151m²
- Dwelling	151m²	First Storey	151m²
Total First storey m²	151m²	Total area for submission	346m²
Total Dwelling m²	346m²		
Uncovered areas			
- Balcony	29m²		
Total of uncovered m²	29m²		
Signatures			
P.J. Vermaak		Architects	
Municipal Stamp			

- IMPORTANT NOTES FOR OWNER AND CONTRACTOR**
- Construction must commence within 1 year of building plan approval, the onus is on the owner to request in writing to building control dept. for approval extending at least month in advance of approval.
 - In case of a newly built dwelling it is compulsory for the client to enroll proposed dwelling at the NHBRC prior to construction.
 - It is compulsory for the client to inform Municipality in writing at least 4 working days prior to commencement of construction (SANS 10400 part A22-1A&B).
 - It is compulsory for the client to inform Municipality in writing at least 2 working days in advance for compulsory inspections of 1. Joints/connections for foundation, 2. Storage installation & 3. Completion of building work (SANS 10400 part A22-2).
 - The owner/client must inform the appointed competent person/designer at least one week prior to commencement of construction (as per SANS appointment letter) & of weekly progress by at least every Friday in order to determine & arrange for necessary site inspections. Subject to appointment of work stages 5 & 6.
 - Appointed contractor/builder to be registered with NHBRC.
 - Onus is on contractor to check & ensure that all timber used for the proposed structure shall be treated against termites & wood borer attack and fungal decay in accordance with SANS 10005 and certified by SANAS/SABS (SANS 10400 part A13-1B).
 - All building materials to be certified by SANAS/SABS.
 - Any distortion and damage of structural system during construction period must be reported by contractor/builder to owner & designer.
 - Contractor to check and verify all dimensions and levels on site and compare against drawings prior to any construction.
 - Do not scale site figured dimensions.
 - All construction work to comply with NBR/SANS 10400 & 204.
 - Any discrepancies or omissions are to be brought to the attention of PURE DESIGN ARCHITECTS prior to construction.
 - All architectural fees for designing and drawings for municipal approval to be paid in full by client once municipal approval is granted, any commencement of construction work in terms of this proposal on this drawing/document will be regarded as an offence.
 - Copyright vests in the designer and no changes to drawings are not to be made without prior arrangements with PURE DESIGN ARCHITECTS.
 - Onus is on owner/client to supply HOME OWNERS ASSOCIATION with a copy of final approved plans.
 - It is the responsibility of the Client and Contractor to verify and confirm the Erf number and physical location of site corner. Authorizing a Surveyor to establish site page is highly recommended.
 - Contractor to set out exact positioning of all new windows and doors and confirm on site with Architect prior to construction.
 - Contractor to set out exact positioning of all Sawnware on site and confirm with client/owner/contractor prior to construction.
 - Contractor to set out staircase and confirm on site with Architect prior to construction.
 - Onus is on the client to instruct contractor to obtain all required certificates/documents in order to obtain occupancy certificate (eg. Glazing, Engineering, Gas, Height, Beacon certificate & Electrical COC).

P.J. Vermaak

Client Signature (Checked & Approved)

REV	DATE	DRAWN	DESCRIPTION

Architects

PURE DESIGN architects

Ian van der Westhuizen & Jacobus Scott

Professional Snr. Architectural Tech. (PRSAT 1532)
Professional Architect (PRARCH 21407)

tel: 079 887 9175 email: admin@pure-design.co.za
web: www.pure-design.co.za adr: 13 Delmat Street, Waverest/ Jeffreys Bay

Project Information

Proposed New Dwelling

For: Petrus Vermaak

ERF 2306
Tamarisk Square, Jeffreys Bay
Elevations

SCALE: As indicated @ A1 REVISION

Project no:	PD0387
Drawing Number:	101
Date:	08/08/2023
Status:	Info Tender Construction
Assistant:	AD
Order:	AR

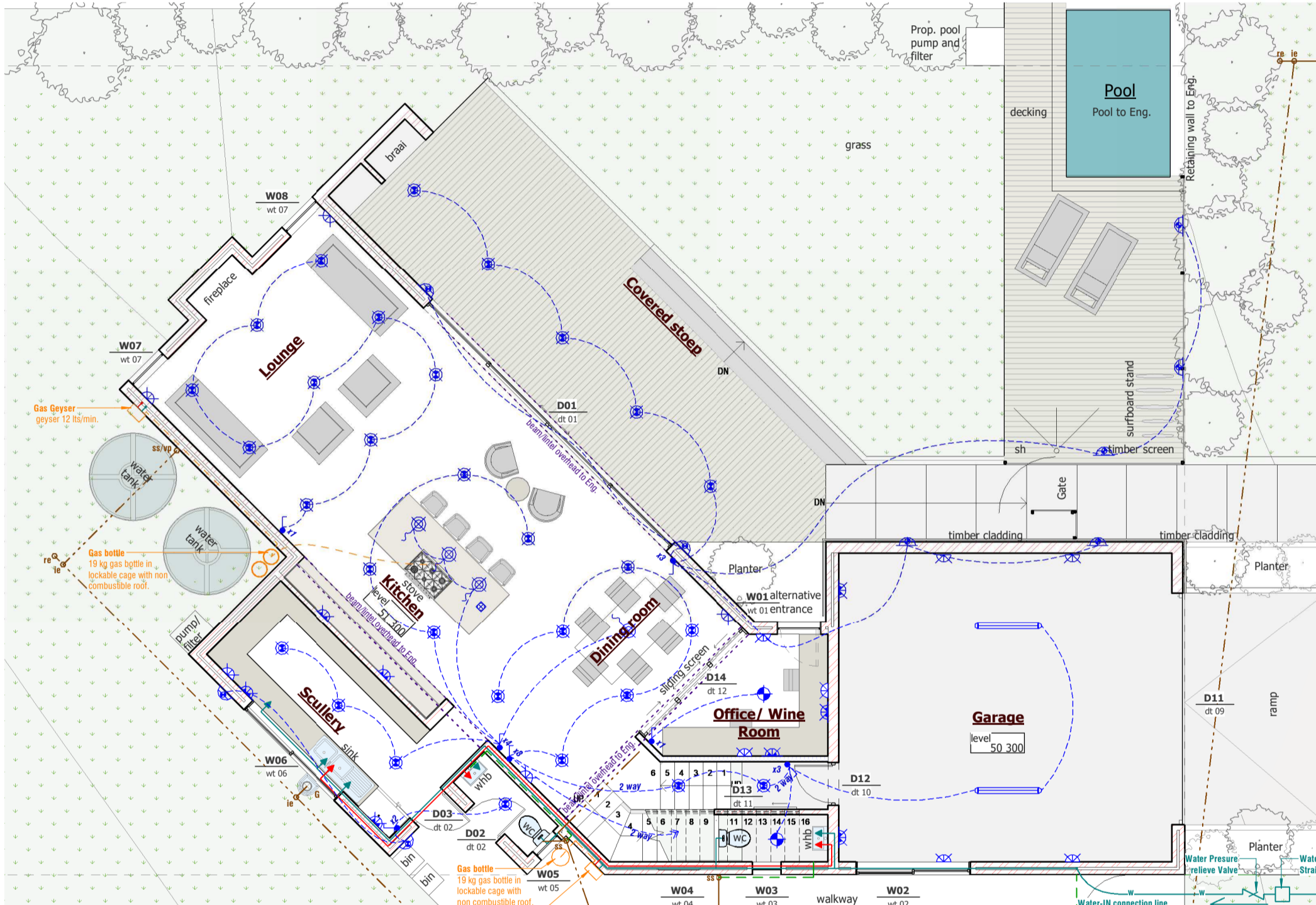
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D01	D02, D03	D04	D05, D06	D07	D08	
TYPE CODE: dr 07	TYPE CODE: dr 08	TYPE CODE: dr 09	TYPE CODE: dr 10	TYPE CODE: dr 11	TYPE CODE: dr 12	TYPE CODE: dr 13
Location: Braai area Glazing: Refer to fenestration calculations Finish: Powder coated Aluminium Colour - Charcoal Quantity: 01	Location: Braai area Glazing: Refer to fenestration calculations Finish: Powder coated Aluminium Colour - Charcoal Quantity: 01	Location: Garage Glazing: N/A Finish: Refer to plan. Quantity: 01	Location: Garage Glazing: N/A Finish: Fire door Quantity: 01	Location: WC Glazing: N/A Finish: To clients specification Quantity: 01	Location: Study Glazing: N/A Finish: To clients specification Quantity: 01	Location: Bedrooms and bathrooms Glazing: Double Glazing Finish: To clients specification Quantity: 06
D09	D10	D11	D12	D13	D14	D15, D16, D17, D18, D19, D20

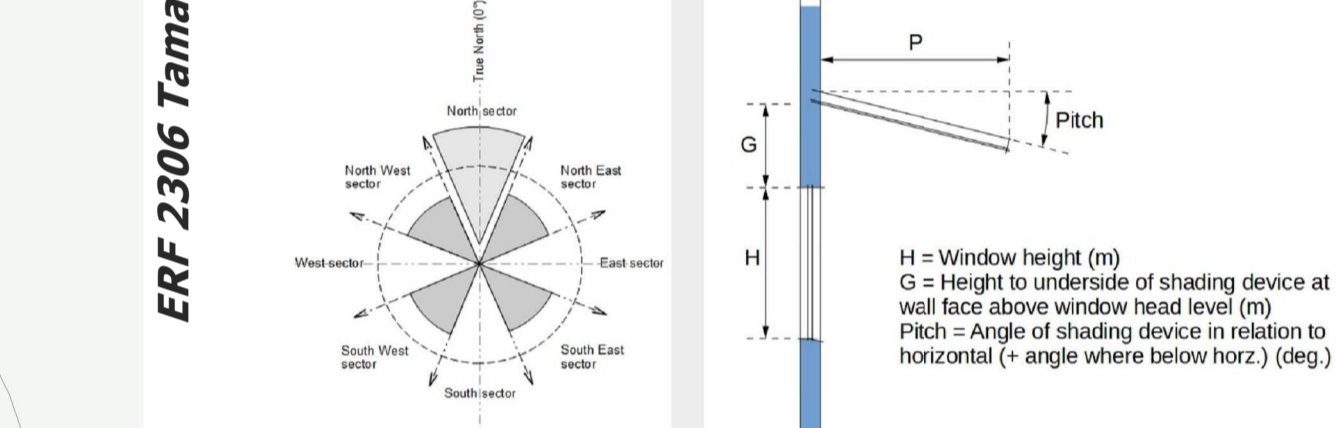
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W01, W11, W12	W02	W03	W04	W05	W06, W11	
TYPE CODE: wt 07	TYPE CODE: wt 08	TYPE CODE: wt 09				
Location: Living room Glazing: Double Glazing Finish: Powder coated Aluminium Colour - Charcoal Quantity: 01	Location: Bathroom Glazing: Double Glazing Finish: Powder coated Aluminium Colour - Charcoal Quantity: 01	Location: Braai area Glazing: Double Glazing Finish: Powder coated Aluminium Colour - Charcoal Quantity: 01				
W07, W08	W09	W10				

Municipal Info			
Erff No	2306 00001	Title Deed No	T8990 000/000
Stand Size	323m²	50 Number	
Address	Tamarisk Square, Waverest		
Zoning	Residential		
Classification	HH 000000		
P.A. Plan Number			
Area Schedule			
Ground Storey	- Dwelling excluding Balconies - Garage - Covered Stoop	120m² 52m² 23m²	Municipal Coverage Total m² Erf m² = 79%
First Storey	- Dwelling - Dwelling	151m² 151m²	Grand Total for submission Ground Storey First Storey
Total ground storey	195m²		195m²
Total first storey m²	346m²		346m²
Total Dwelling m²	151m²		151m²
Uncovered areas	- Balcony	29m²	Total area for submission
Total of uncovered m²	29m²		346m²
Signatures			
P.H. Vermaak		Architects	
Client / Owner			
Municipal Stamp			



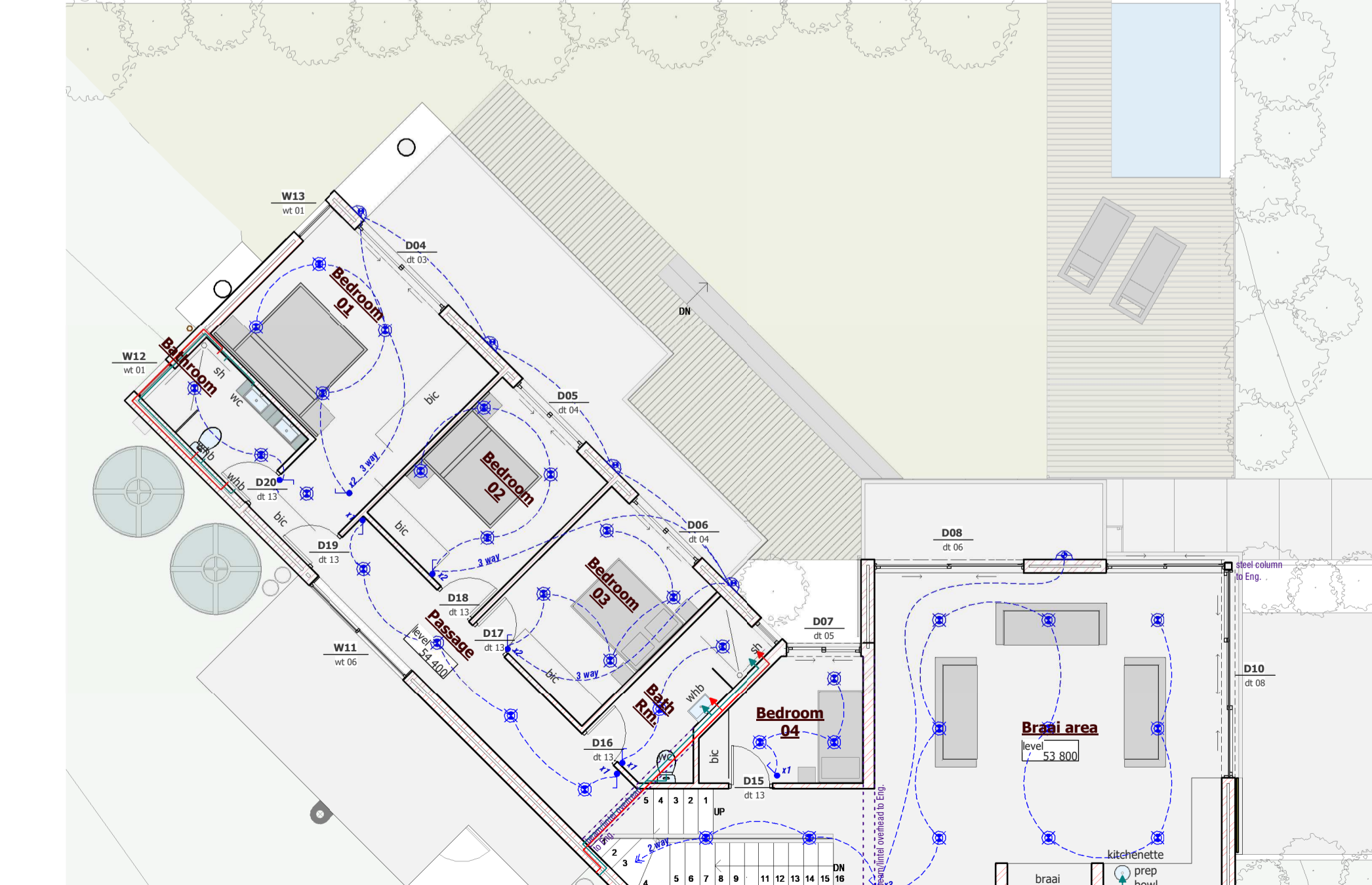
Fenestration - Performance Data			
Storey	Fenestration Area (m²)	Nett F/A	% / Nett FA
Basement Storey			
Ground Storey	33,57	120,00	27,98
First Storey	54,99	134,00	41,04

Max. Permissible Performance Values				
Storey	Max Reference U-value	Max Reference SHGC		
		Shaded	Un-shaded	South
Basement Storey				
Ground Storey	4,40	0,53	0,44	Any solution
First Storey	3,00	0,40	0,33	Any solution



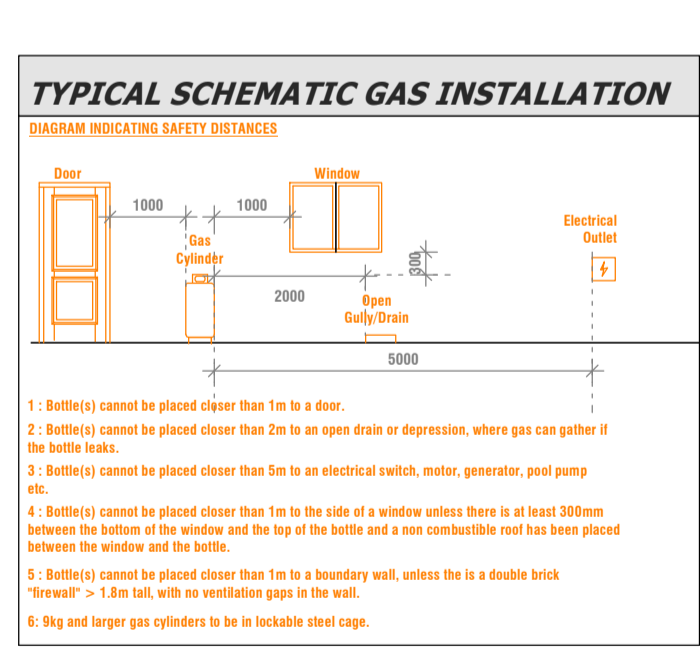
Lighting Energy Demand			
Ground Storey	Nett: 154m²	First Storey	Nett: 134m²
Maximum Energy Demand Sw/m² (table 7) allowed	Max = 1,54kwh = 616wh	Max = 1,34kwh = 536wh	
Proposed Energy Demand (per proposed lighting layout)			
Symbol	Fitting Description	watts	Quantity / Total
Single Down Light LED	5w	24	120w
small/medium pendants	5w	4	20w
Fluorescent	8w	2	16w
Wall light	30w	9	90w
Wall light	5w	2	10w
Allowable: 4w/m² (table 7)	616wh	Proposed: 360wh	Surplus: +256wh
Proposed demand acceptable			
Allowable: 4w/m² (table 7)	536wh	Proposed: 225wh	Surplus: +311wh
Proposed demand acceptable			

Ground Storey Electrical
SCALE: 1 : 100



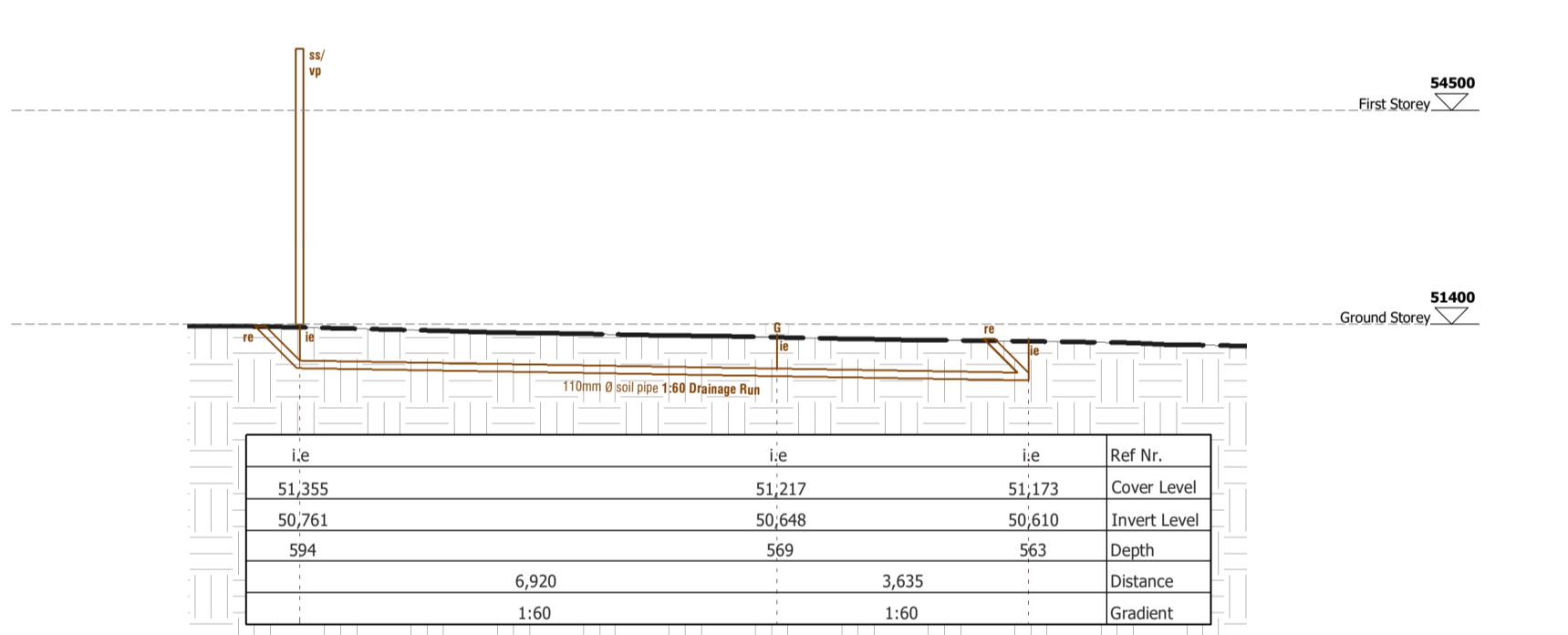
First Storey Electrical
SCALE: 1 : 100

Electrical Legends	
	1 Lever Light Switch 2 Lever Light Switch 3 Lever Light Switch 4 Lever Light Switch Single exterior waterproof light switch
	Double electrical socket @ 1100mm AFFL Double electrical socket @ 300mm AFFL Pull-up Tower Socket (top of counter / work tops) Single Exterior Socket with Coverplate oven connection point dedicated electrical connection point
	satellite dish outlet telephone / adsl connection High Power Ceiling Mount Wireless PDU, Range Extender / Access Point
	Single Down Light LED Boxed Down Lights LED (directional) Pendant - small/medium Large Pendants / chandelier Recessed foot wall lights Feature Exterior Uplights Exterior Flood Light Wall lights Exterior Wall lights Interior Led Tube T5 14W LED Universal Tube LED Double Tube G13 36W LED strip - 7w per meter Standard Light Fitting Ceiling Fan With Light 40w

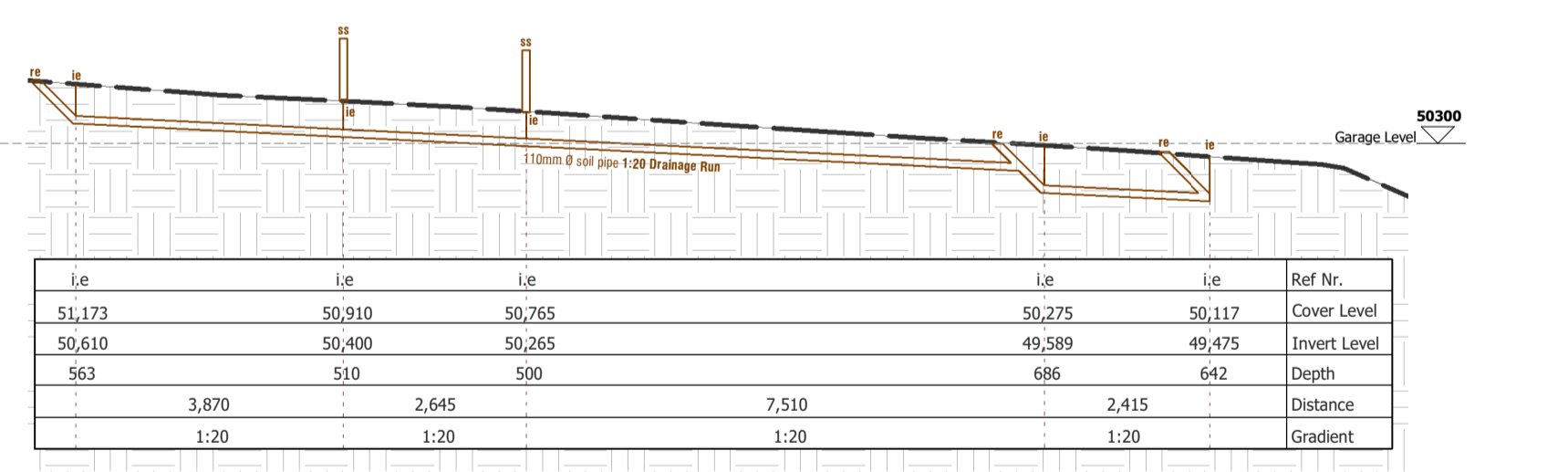


Gas Legend	
	Gas Geyser: Kwikat Gasmax 280l/min Gas piping: 1/2" Galv/Steel 1 kg gas bottle position

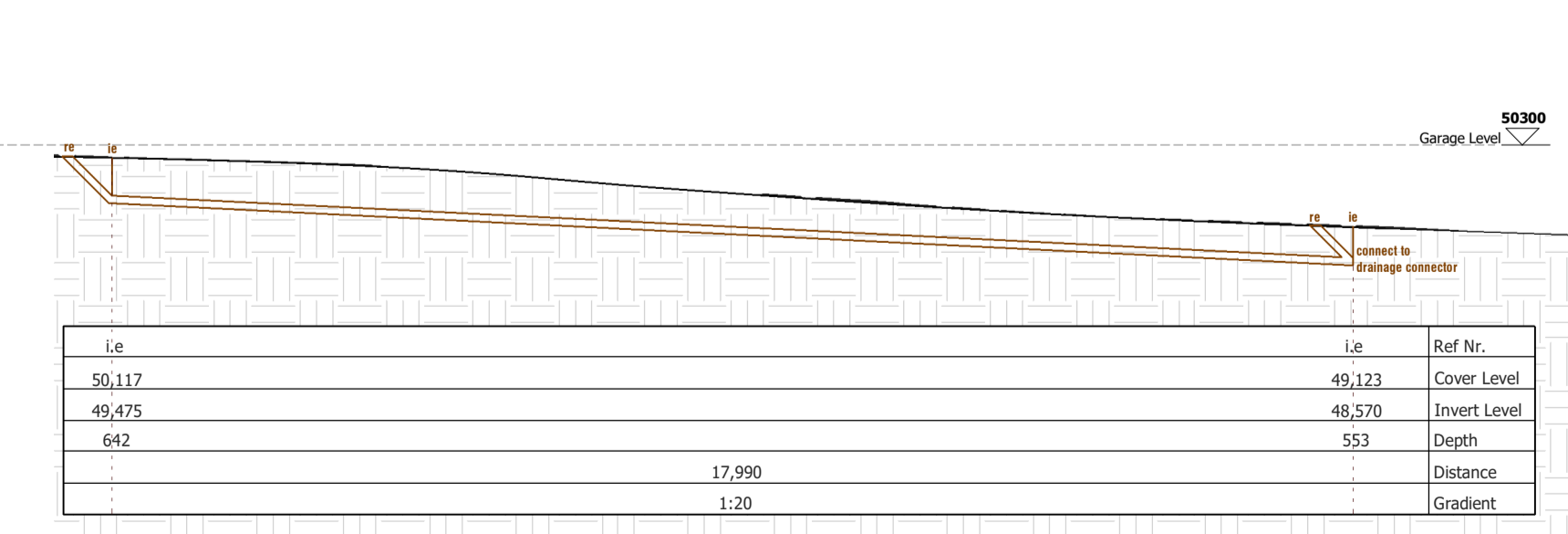
Fenestration Elements					Shading Elements					
Storey Level	Identifier No.	No. of Units	Width (m)	Height (m)	Area	Sector	Shading Provided	Height of shading device at wall junction above head of window (m)	Pitch of shading device below horizontal (deg) (+/- below Horiz.)	Required Projection (m)
Ground Storey	D01	1	7,2	2,7	19,44	North	Yes	0,2	0	1,540
Ground Storey	W01	1	0,9	2,4	2,16	North West	No			
Ground Storey	W03	1	0,6	0,6	0,36	South East	No			
Ground Storey	W04	1	0,9	3,6	3,24	South West	No			
Ground Storey	W05	1	2,7	0,9	2,43	South East	No			
Ground Storey	D02	1	0,9	2,1	1,89	South East	No			
Ground Storey	W07	2	0,9	1,2	2,16	West	No			
Ground Storey	D03	1	0,9	2,1	1,89	East	No			
First Storey	D10	1	4,2	2,7	11,34	North East	No			
First Storey	D04	1	2,4	2,4	5,76	North	Yes	0	0	1,274
First Storey	D05	2	1,8	2,4	8,64	North	Yes	0	0	1,274
First Storey	W09	1	0,9	2,4	1,44	North	No			
First Storey	D07	1	1,5	2,4	3,60	North West	No			
First Storey	D08	1	3	2,7	8,10	North West	No			
First Storey	D09	1	2,4	2,7	6,48	North West	No			
First Storey	W10	1	2,4	1,2	2,88	South East	No			
First Storey	W11	1	2,7	0,9	2,43	South	No			
First Storey	W12	2	0,9	2,4	4,32	West	No			



Section 1
SCALE: 1 : 100



Section 2
SCALE: 1 : 100



Section 3
SCALE: 1 : 100

IMPORTANT NOTES FOR OWNER AND CONTRACTOR

- Construction work must commence within 1 year of building plan approval, the onus is on the owner to request in writing to building control dept. for approval extension at least month in advance of expiry of approval
- In case of a newly built dwelling it is compulsory for the client to enroll proposed dwelling at the NHRC prior to construction
- It is compulsory for the client to inform Municipality in writing at least 2 working days prior to commencement of construction (SANS 10400 part A22-1A&B)
- It is compulsory for the client to inform Municipality in writing at least one week prior to commencement of construction (SANS 10400 part A13-1B)
- The owner/client must inform the appointed competent person/designer at least one week prior to commencement of construction (SANS 10400 part A13-1B)
- Appointed contractor/builder to be registered with NHRC
- Onus is on contractor to check & ensure that all timber used for the proposed structure shall be treated against termites & wood borer attack and fungal decay in accordance with SANS 10005 and certified by SANAS/SABS (SANS 10400 part A13-1B)
- All building materials to be certified by SANAS/SABS
- Any distortion and damage of structural system during construction period must be reported by contractor/builder to owner & designer
- Contractor to check and verify all dimensions and levels on site and compare against drawings prior to any construction
- Do not scale site figured dimensions
- All construction work to comply with NBR/SANS 10400 & 204
- Any discrepancies or omissions are to be brought to the attention of PURE DESIGN ARCHITECTS prior to construction
- All architectural fees for designing and drawings for municipal approval to be paid in full by client once municipal approval is granted, any commencement of construction work in terms of this proposal shown on this drawing/document will be regarded as an offence
- Copyright vests in the designer and no changes to drawings are not to be made without prior arrangements with PURE DESIGN ARCHITECTS
- Onus is on owner/client to supply HOME OWNERS ASSOCIATION with a copy of final approved plans
- It is the responsibility of the Client and Contractor to verify and confirm the Erf number and physical location of site corner. Authorizing a surveyor to establish site pegs is highly recommended.
- Contractor to set out exact positioning of all new windows and doors and confirm on site with Architect prior to construction
- Contractor to set out exact positioning of all Sawn on site and confirm with client/owner/architect prior to construction
- Contractor to set out staircase and confirm on site with Architect prior to construction
- Onus is on the client to instruct contractor to obtain all required certificates/documents in order to obtain occupancy certificate (eg. Glazing, Engineering, Gas, Heimg. Beacon certificate & Electrical COC)

P.H. Vermaak

Client Signature (Checked & Approved)

Revisions			
REV	DATE	DRAWN	DESCRIPTION

Architects

PURE DESIGN architects

Ian van der Westhuizen & Jacobus Scott

Professional Snr. Architectural Tech. (PRSAT 1532)
Professional Architect (PRARH 21407)

tel: 079 887 9175 email: admin@pure-design.co.za
web: www.pure-design.co.za adr: 13 Delmar Street, Waverest, Jeffreys Bay

Project Information

Proposed New Dwelling

For: Petrus Vermaak P.H. Vermaak

ERF 2306
Tamarisk Square, Jeffreys Bay
Sheet A4 Potrait

SCALE: As indicated @ A1 REVISION

Project no: PD0387
Drawing Number: 102
Date: 08/08/2023

Status: Info Tender Construction
Assistant: AD
Order: AR