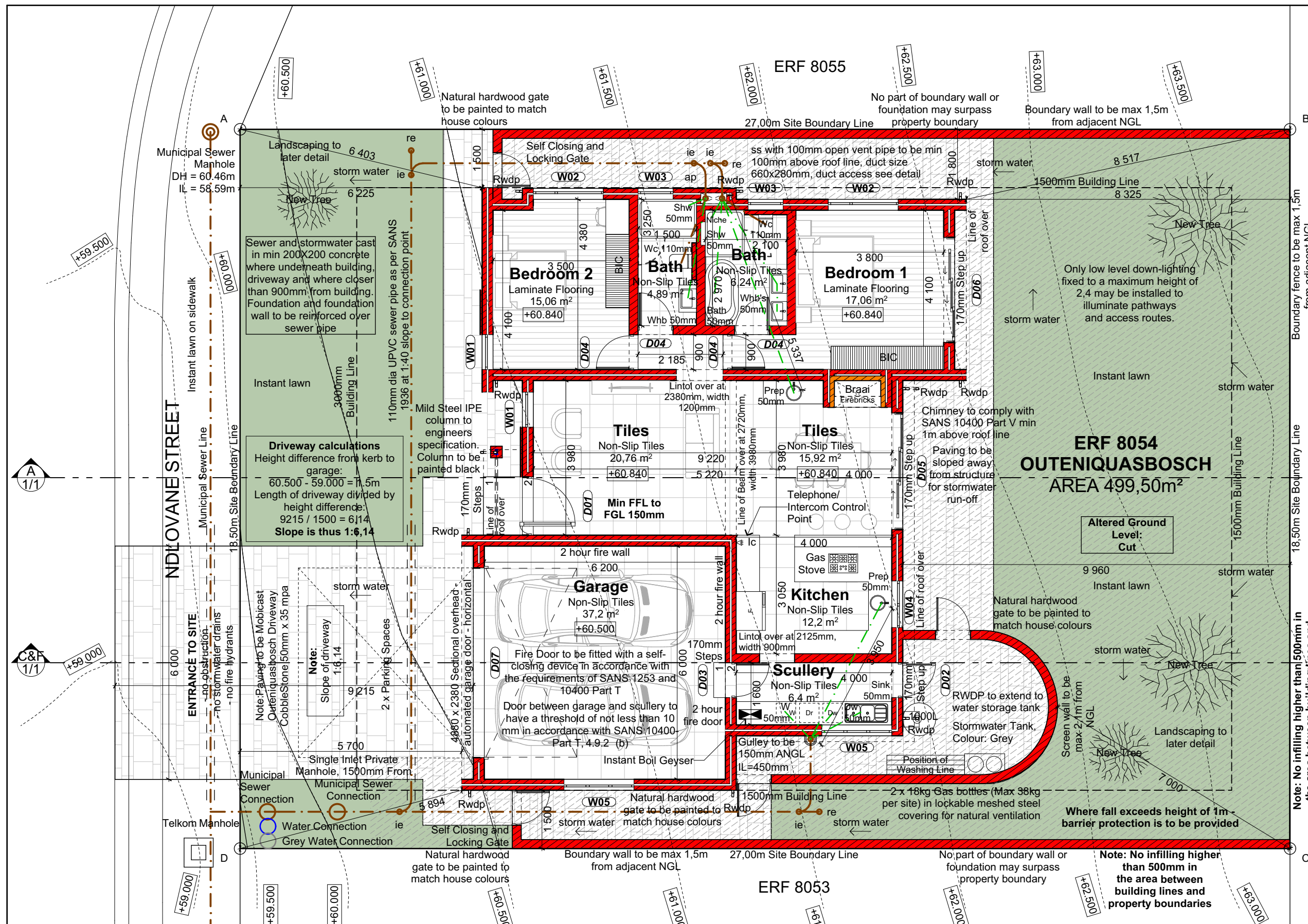
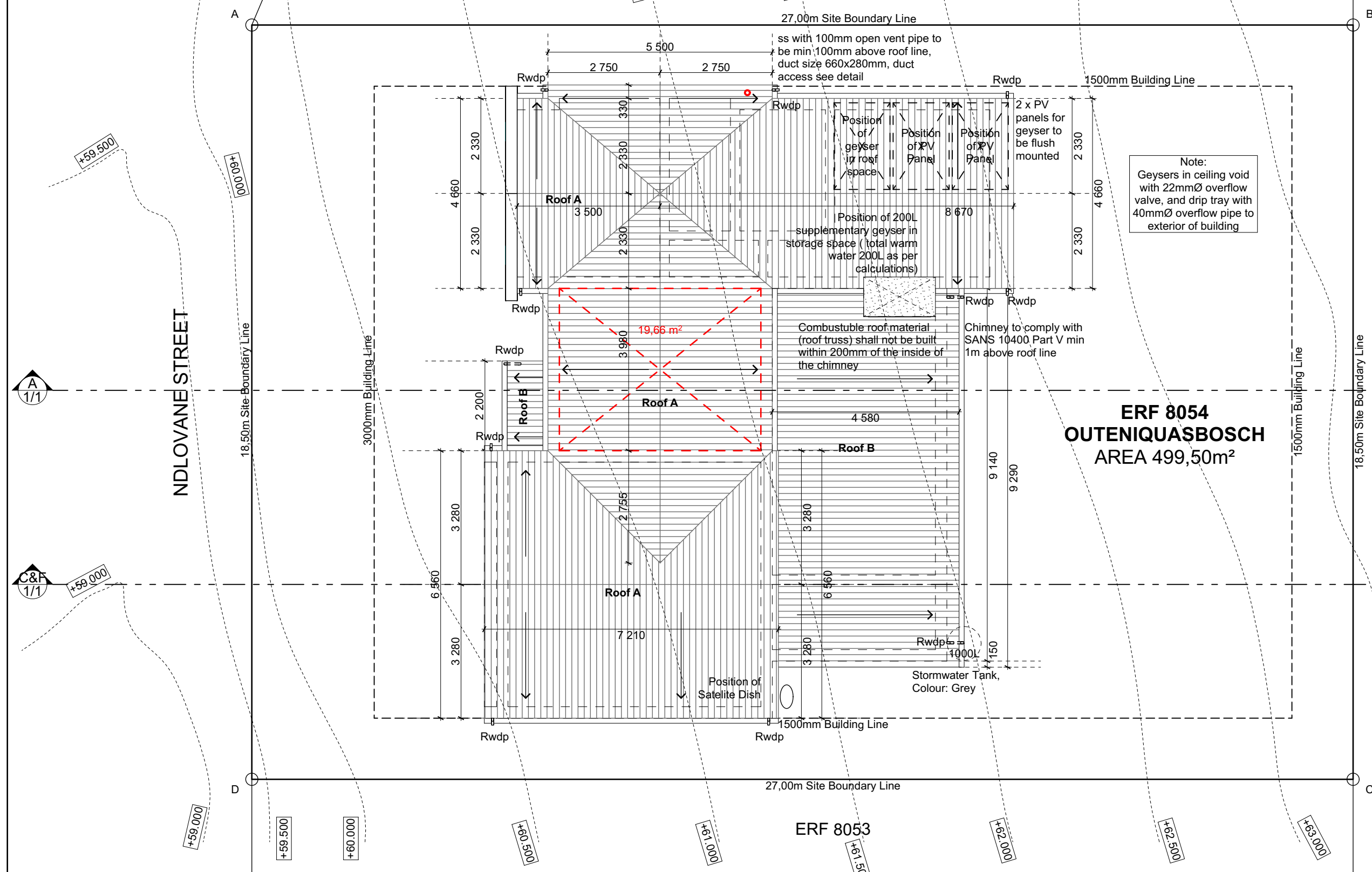
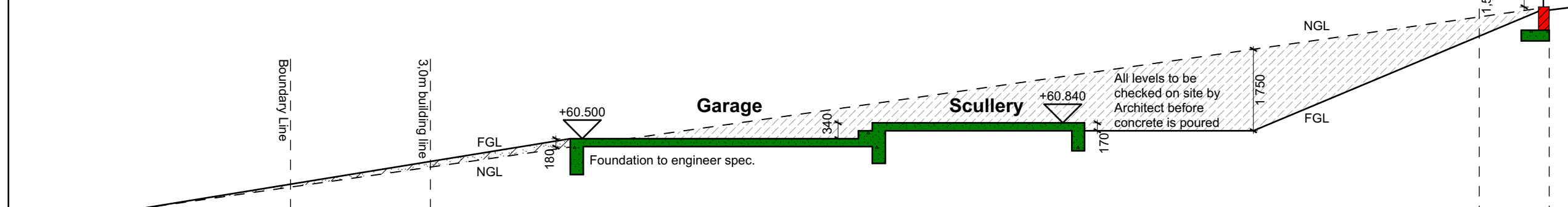




GROUND FLOOR PLAN
SCALE 1:100



ROOF PLAN
SCALE 1:100



CUT AND FILL DIAGRAM
SCALE 1:100

WASTE WATER NOTE:
A 40mm feeder line shall be installed along the erf building lines, connected to the 40mm wastewater connection on the street boundary, as a dedicated fire-fighting service. The system must be installed along the building lines and not along the erf boundaries. The system must contain sprinklers placed at distances that will ensure the effective wetting of all areas around the buildings so as to prevent or contain the spreading of wild fires. The sprinklers must be installed at a height of not less than 1.5m above ground level, and where practical, on the garden walls or fences. The system must be provided with a tap at the street boundary of the property so as to ensure that the system in its entirety could be activated by opening the tap. The system must be approved as part of the landscaping plan of the property and may not be changed without the prior written approval of the HOA.

RECYCLED WATER WC CONNECTION NOTE:
A wastewater/recycled water connection is compulsory for at least 1xWC per household.

FIBRE CABLE NOTE:
Shall be installed in a conduit buried in the wall and terminated in a UT4 junction box (210 mm high x 160 mm wide x 90 mm deep) built into the wall. A 32 mm diameter cable entry pipe, with a slow bend, shall be connected to the bottom of the conduit to enable the data cable to be pulled into the dwelling. Each conduit must be equipped with a 1 mm draw wire for easy pulling of data cables.

ELECTRICAL CABLE NOTE:
Outeniquasbosch HOA service connection cable shall be installed in conduit buried in the wall and terminated in a UT6 junction box (260 mm high x 210 mm wide x 125 mm deep) built into the wall. A 50 mm diameter cable entry pipe, with a slow bend, shall be connected to the bottom of the conduit. The end of the cable entry pipe shall extend beyond any hardened apron situated outside the dwelling. Each conduit must be equipped with a 1 mm draw wire for easy pulling of service cables. The Supply Authority's service connection cable installed from the Distribution Kiosk to the cable entry pipe shall be buried in a trench at least 500 mm deep. The cable shall be covered with 100 mm fill, free of any stones or items which could damage the cable, followed by the installation of "danger tape". The trench shall be properly compacted and backfilled.

FOUNDATION PLAN
SCALE 1:100

Roof A Note:
0.58mm Colorpuls AZ150 corrugated roof sheeting Colour "Thunderstorm", complete with ridge and verge flashings laid at 35 degrees, all according to manufacturers specification, on SA pine purlins at 1200mm c/c max. with 135mm Isover Aerolite Soft Touch glass wool insulation on 7mm PVC ceiling as described in SABS 1381 on SA pine rafters. Trusses as per ENGINEER SPEC and to comply with SANS 10400 Part L.

Lean-to Roof B Note:
0.58 Colorpuls AZ150 concealed fix roof sheeting colour: "Thunderstorm", complete with flashings laid at 3 degrees, all according to manufacturers specification, on SA pine purlins at 1200mm c/c max. with 135mm Isover Aerolite Soft Touch glass wool insulation on 7mm PVC ceiling and appropriate underlay as described in SABS 1381 on SA pine rafters. Trusses as per ENGINEER SPEC and to comply with SANS 10400 Part L.

Roof SANS XA Compliance Note:
Concrete roof construction to specialist design and specifications and to comply to SANS 10400-XA in accordance with SANS 10407.

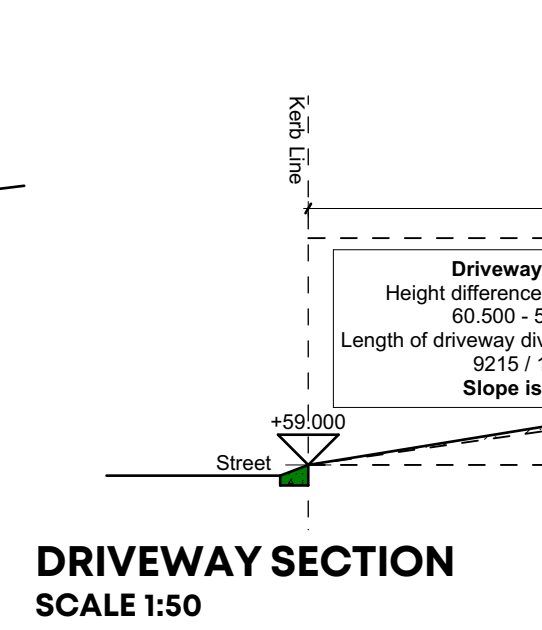
Stormwater Note:
Rainwater from roof to water tanks with gutter and downpipe matching "Ogee" Domestic profile in accordance with SANS 10400-Part R.

Gutter Note:
All gutters "Ogee" Domestic profile, seamless aluminium with downpipes and accessories to match roof.

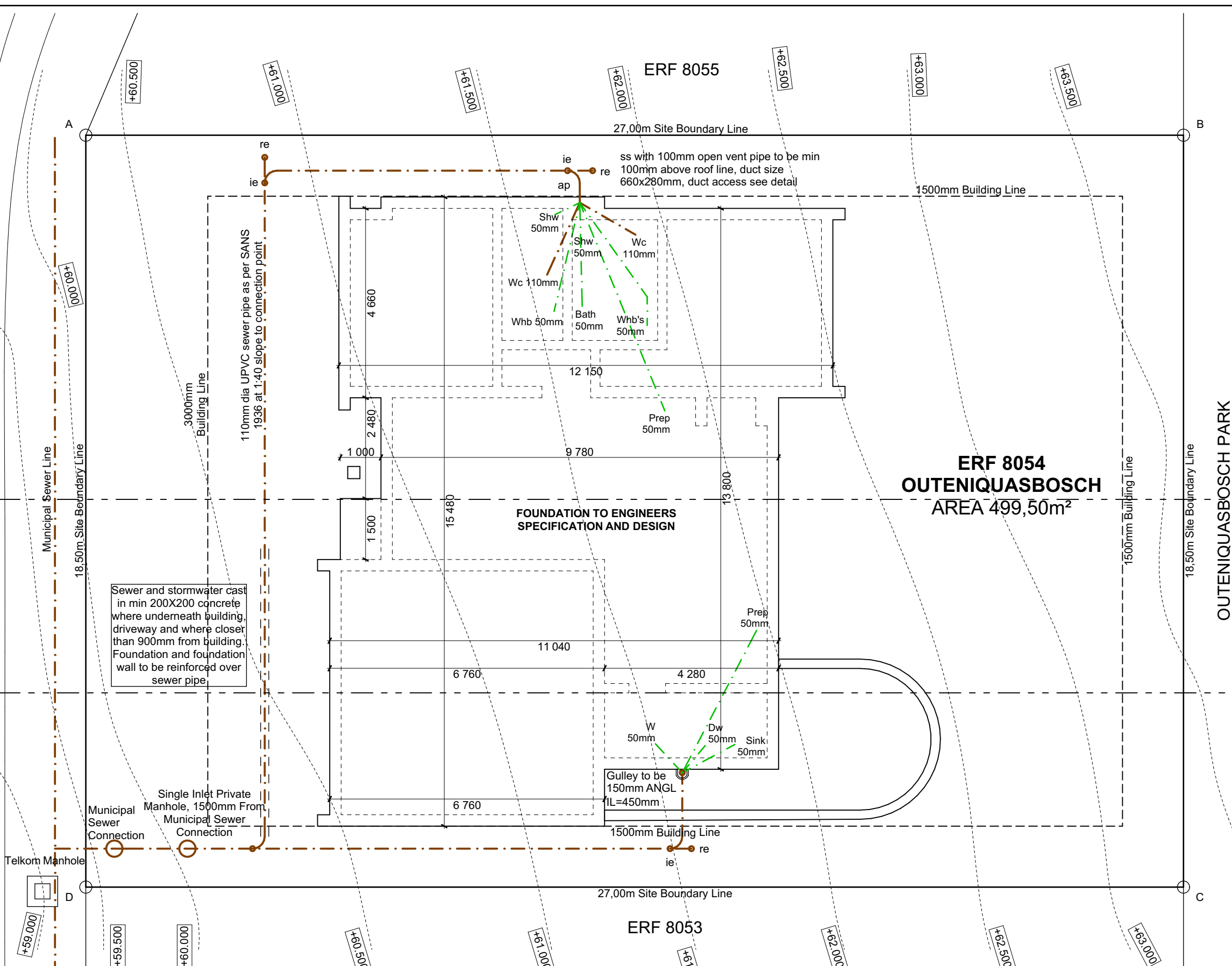
The following is not applicable:
- heat pump.

NOTE: ALL SIZES TO BE CONFIRMED ON SITE

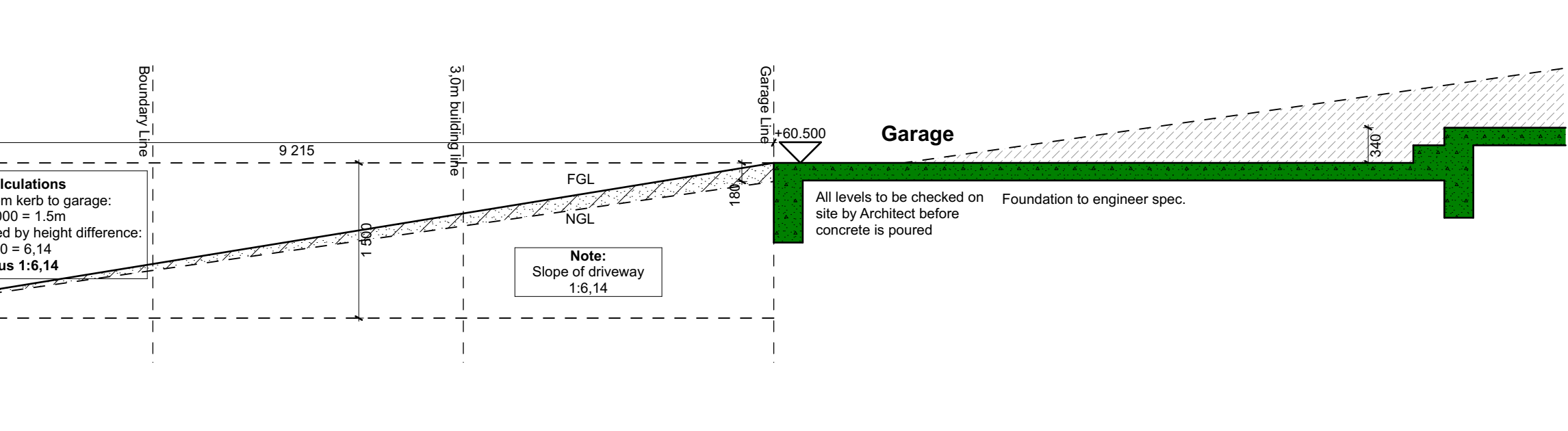
NOTE: Open truss rafters as indicated, per engineers specification.



DRIVEWAY SECTION
SCALE 1:50



FOUNDATION PLAN
SCALE 1:100



GENERAL NOTES
This document is the property of the architects and may not be reproduced, issued or used for any purpose other than the specific purpose for which it was originally intended. All materials and construction methods must comply with the National Building Regulations, SANS 10400 & SABS 0400 including all amendments as well as the by-laws of the applicable Local Authority. All materials must be fixed and finished off in accordance with the specifications of the manufacturer of such materials. All dimensions must be checked on site. Any indistinctness or discrepancies must be pointed out to the architect for rectification or clarification before work is taken into hand.
Never scale from this drawing.

- NOTES**
1. This drawing is the copyright of the architect
 2. Do not scale refer only to figure dimensions
 3. Any discrepancies to be reported to the architect immediately
 4. All dimensions and levels must be checked on site prior to setting out
 5. All work to be carried out strictly in accordance with Municipal Bylaws, SABS 0400 & SANS 10400
 6. All levels are to be confirmed on site prior to construction

AREA AND ZONING SCHEDULE	
GROUND FLOOR	
DWELLING (excl. double volumes)	119,17m²
COVERED ENTRANCE/AREAS	2,2m²
GARAGE	44,39m²
TOTAL GROUND FLOOR	165,72m²
TOTAL (EXCL. DOUBLE VOLUME)	
DOUBLE VOLUMES	0m²
COVERED PATIO	0m²
TOTAL (INCL. DOUBLE VOLUME)	165,72m²
SITE AREA	499,50m²
MAX ALLOWED COVERAGE	60%
COVERAGE AREA	165,72m²
COVERAGE PERCENTAGE	33,18%
FF/GF RATIO (incl. double volumes)	-
PERMISSIBLE HEIGHT	8,5m above NGL
ACTUAL HEIGHT	5,79m above NGL
UNCOVERED AREA/EXTRA'S	
POOL	0m²
PAVING	136m²
OPEN BALCONIES	0m²
OPEN PATIO DECK	0m²
DISTURBED AREA	449,17m²
YARD	16,17m²

CLIENT APPROVAL:
I, _____ (Name in Print)
confirm I have familiarised myself with the specifications, measurements, orientation and layouts as shown in this document and I confirm that the designs, as drawn, are in accordance with my instructions. I hereby approve the designs set out in this document and accept that the construction thereof is subject to a building contract with its own respective terms and conditions.

client's signature _____

architect's signature _____
architect's no. _____

revision	date	description
REVISION A	20250224	CONCEPT
REVISION B	20250319	HOA SUBMISSION

☐ concept drawing ☐ information drawing ☒ municipal drawing ☐ construction drawing ☐ as built drawing

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project
NEW PROPOSED RESIDENCE FOR OCEANIC CONSTRUCTION AND DEVELOPMENT (PTY) LTD, ON ERF 8054, OUTENIKUASBOSCH, MOSSEL BAY

drawing
GROUND, ROOF AND FOUNDATION PLAN, SECTIONS, 3D PERSPECTIVES

scale	drawn
AS SHOWN	WB
date	revision
20250319	B
project no.	drawing no.
8054	3101