



# SEDFIELD

## MUNISIPALITEIT - MUNICIPALITY

Flamingolaan  
Flamingo Ave  
3, SEDGFIELD  
6573

(04455) 31640

Fax: (04455) 32135

1998.06.25

F Coetzee/eb

Navrae  
Enquiries

Verwysing  
Reference

15/4/2/1

Mr Röthel  
PO Box 385  
6573 SEDGFIELD

Sir/Madam

PROPOSED ADDITION/DEVELOPMENT : ERF 2871: BLUE GILL STREET: SEDGFIELD.  
BUILDING PERMIT NO. 52/98/2871

The abovementioned matter refers.

Enclosed herewith please find TWO copies of approved plans.

Your attention is drawn to the following endorsements on your building plan:

NIL

PLEASE NOTE:

1. Statutory inspections will be carried out by the Building Control Officer once only. Additional inspections may be carried out on request and on payment of an amount of R75,00 per inspection.
2. The storage of building materials on streetreserve without permission is not permitted. Formal application could be made at the Town Engineer's Department for the storage of building materials on streetreserves as well as the completion of an indemnity form prior to permission being granted.

Yours faithfully

  
G. DE SWARDT  
STADSINGENIEUR/TOWN ENGINEER

BPCovering

**ROOF**

DESIGNED AND ENGINEERED BY FEDERATED TIMBERS, GEORGE.  
 CEMENT ROOF TILES 25 DEG PITCH  
 30x36 mm BATTENS SPACED TO SUIT ROOF TILES  
 PVC WEATHER PROOF SHEETING

**FOUNDATIONS**

700x250 mm CONVENTIONAL CONCRETE STRIP 20 MPA

**FLOOR SLAB**

100mm CONCRETE SLAB 20 MPA

**OUTSIDE WALLS**

270mm FACE BRICK CAVITY WALL

**FLOORS**

LOUNGE, DINING, KITCHEN, GUEST TOILET, BATH ROOMS AND PASSAGES FLOOR TILES

3 BED ROOMS, FAMILY ROOM AND STUDY WALL TO WALL CARPETS

WINDOWS AND DOORS AS PER WINSTERS JOINERY

**PLUMBING**

ALL WORK TO COMPLY WITH LOCAL AUTHORITY BYE-LAWS. ALL BENDS AND JUNCTIONS TO BE FITTED WITH RE'S OR IE'S AND CLEARLY MARKED. WASTE FITTINGS TO HAVE RE-SEAL TRAPS AND CLEARLY ACCESSIBLE OVER FULL LENGTH.

**ELECTRICAL**

ALL WORK TO COMPLY WITH LOCAL AUTHORITY BYE-LAWS. CERTIFICATE OF COMPLIANCE TO BE ISSUED BY ELECTRICAL CONTRACTOR.

**GENERAL**

ALL WORKS TO COMPLY WITH LOCAL AUTHORITY BYE-LAWS. ALL WORK TO BE OF GOOD STANDARD OF WORKMANSHIP AND NATIONAL BUILDING REGULATIONS AND SABS.

TOP OF FOUNDATION TO BE MIN OF 300mm BELOW GROUND.

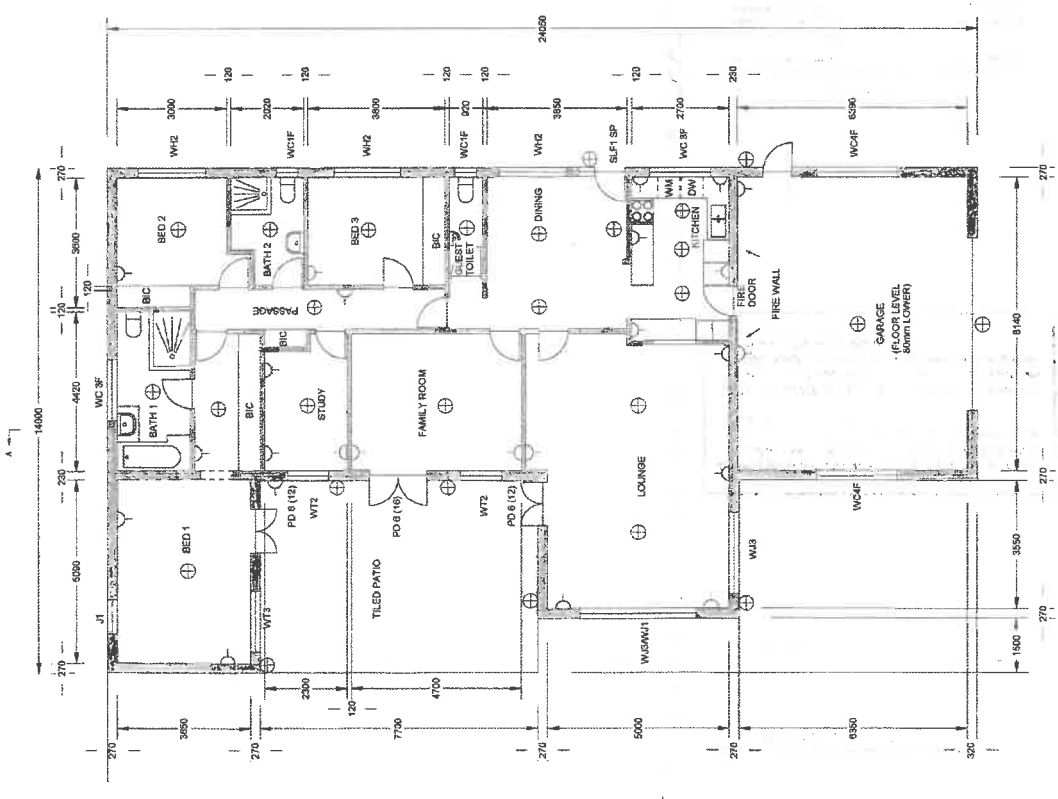
2 PLY BRICKGRIP UNDER ALL WALLS

DPC AROUND ALL WINDOWS AND ADEQUATELY SEALED TO BRICKWORK.

BOUNDARY PEGS TO BE GIVEN TO THE BUILDER.

*Approved*  
 11/06/98

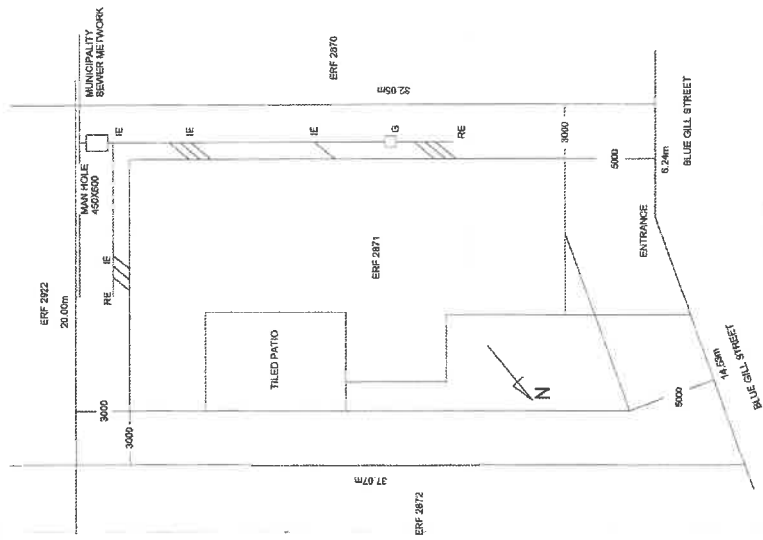
DESIGNED / DRAWN BY: M. ROTHTEL / M. ROTHTEL	DATE 1998-05-16
DESCRIPTION NEW RESIDENCE FOR	
M-W-R Construction cc. Tel. (044) 3432654	SIZE OF SHEET A2 1 OF 2
<b>SEDGEFIELD</b>	SCALE 1:100/1:200
	Er: 2871 SEDGEFIELD

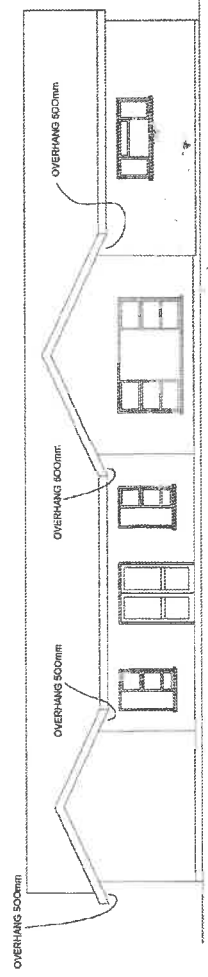


SCALE 1:100

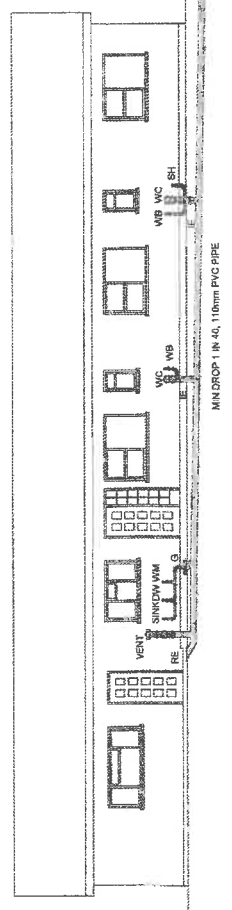
LIVING AREA = 155m<sup>2</sup>  
 GARAGE = 57m<sup>2</sup>  
 TOTAL AREA = 252m<sup>2</sup>

SCALE 1:200

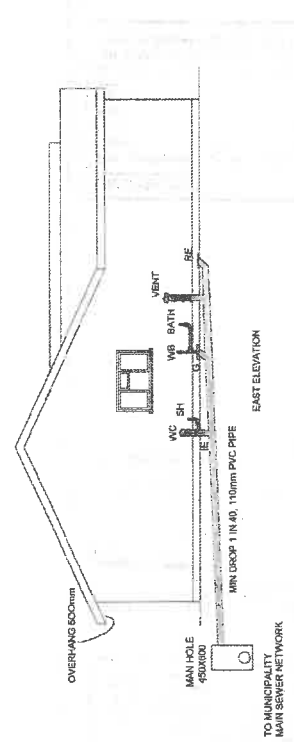




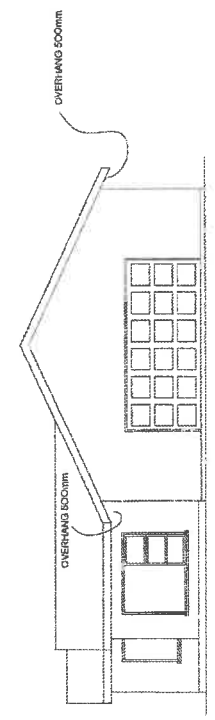
NORTH ELEVATION



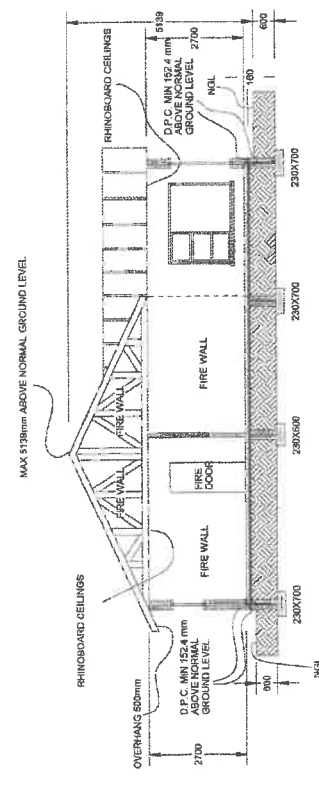
SOUTH ELEVATION



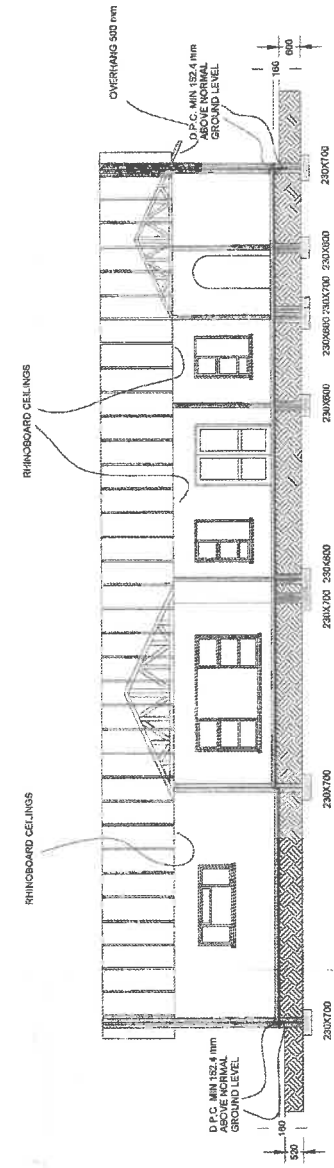
EAST ELEVATION



WEST ELEVATION



SECTION B - B



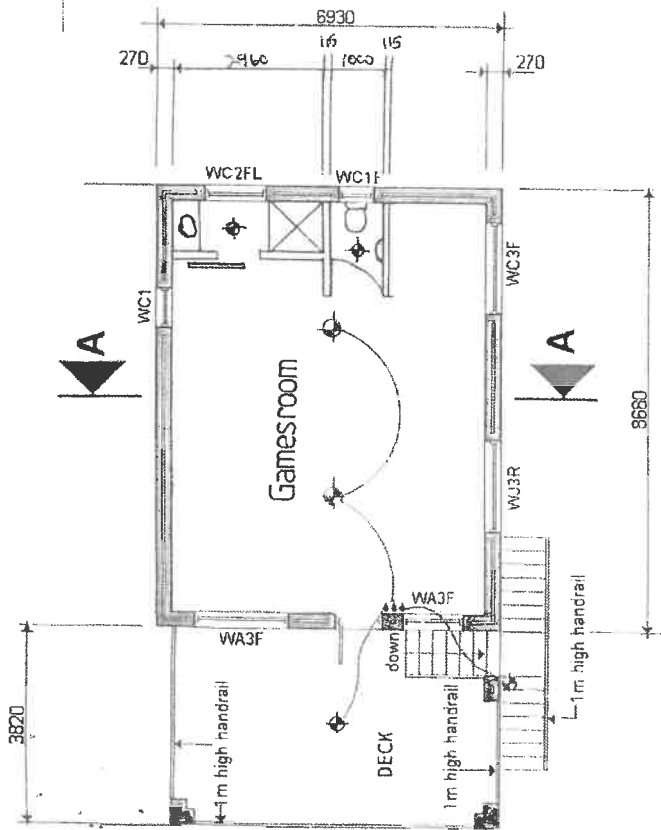
SECTION A - A

*M. Rothel*  
11/06/98

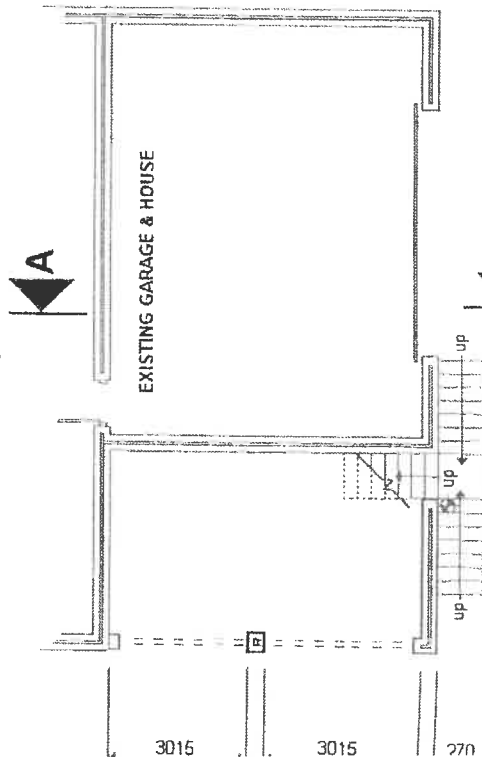
DESIGNED/DRAWN BY:	M. ROTHTEL / M. ROTHTEL	DATE:	1998-05-16
DESCRIPTION:	NEW RESIDENCE FOR	SIZE:	AZ
MR. M. W. ROTHTEL		SHEET:	2 OF 2
Tel. (044) 3432654		SCALE:	1:100 / 1:200
<b>SEDGEFIELD</b>	<b>Erf. 2871 SEDGEFIELD</b>		

AMENDED PLAN

*Not to be used  
as second DU.*  
*D. Stofor*



Firstfloorplan 1:100



Groundfloorplan 1:100

NOTES:

All work must comply with SABS 0400 and all Municipal bylaws. All dimensions must be checked on site before commencement of work.

Roof:

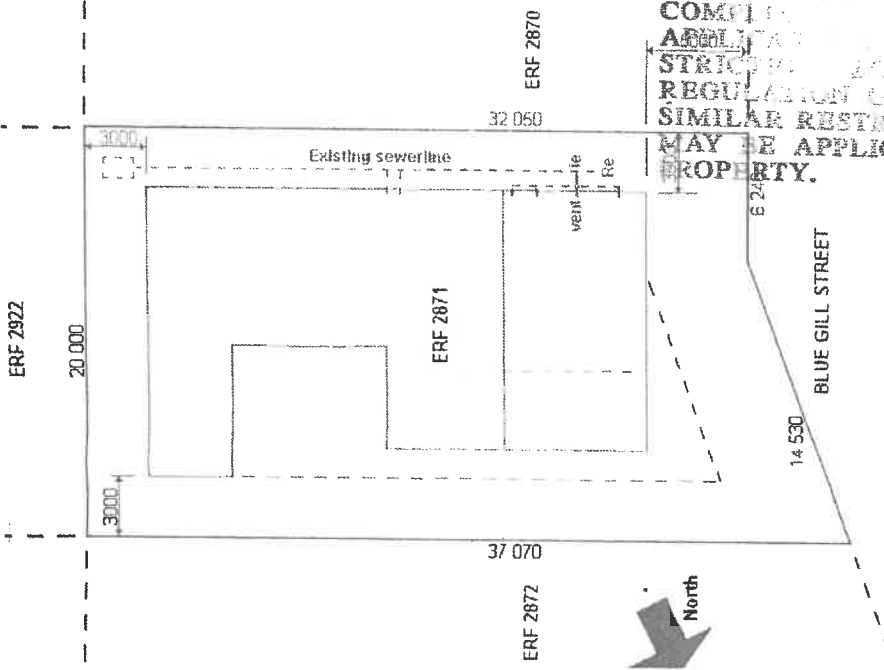
Tilecovered roof to match existing, at 20 deg. Pitch, on 38x38 battens on 114x38 pre-fabricated gangnail trusses at max. 760 crs. 114x38 Wallplate. Facia's and guttering to match existing.

Timber floor detail:

228x50 Floorjoists at 400 crs. Shutterboard floor with covering to owners choice. 30 min. firecelling to garage. Floorjoists over Deck area to be fixed to 383x106 laminated beam resting on brick columns.

Staircase detail:

16 steps with risers at 195.3 and treads at 250 mm. All handrails to be min. 1m high.



Siteplan 1:250

THIS APPROVAL DOES NOT SOLVE ANY COMPLAINTS OR ADMINISTRATIVE MATTERS. IT DOES NOT IMPOSE ANY RESTRICTIONS OR RE-REGULATION OR ANY OTHER SIMILAR RESTRICTION WHICH MAY BE APPLICABLE TO THE PROPERTY.

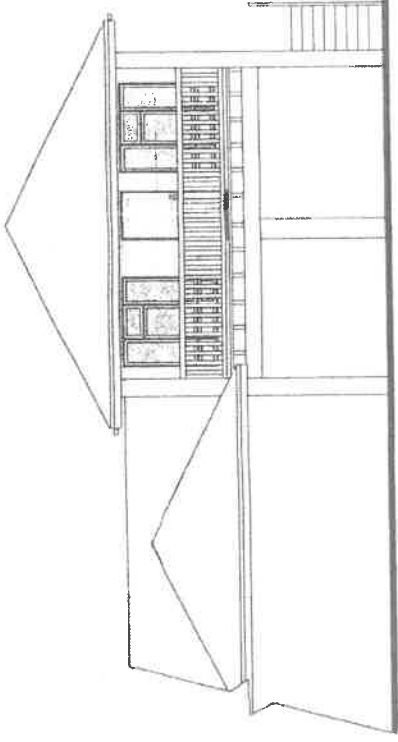
AMENDED

GOEDGEKEUR / APPROVED  
Wet No. 103/van 1977, 2005 gerevisie  
Wet No. 103 of 1977 as amended  
15/10/2022

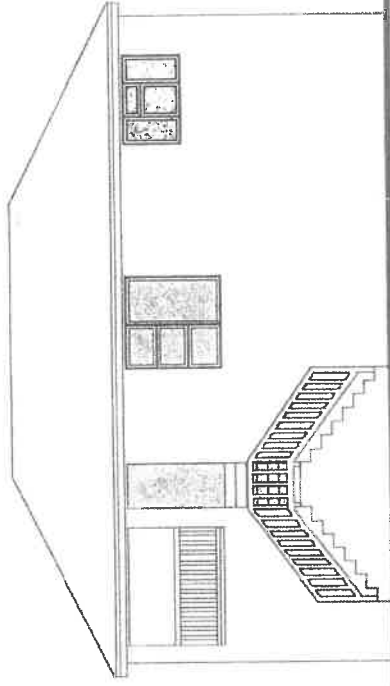
SUBMIT  
15/10/2022

John  
083 398 65 77

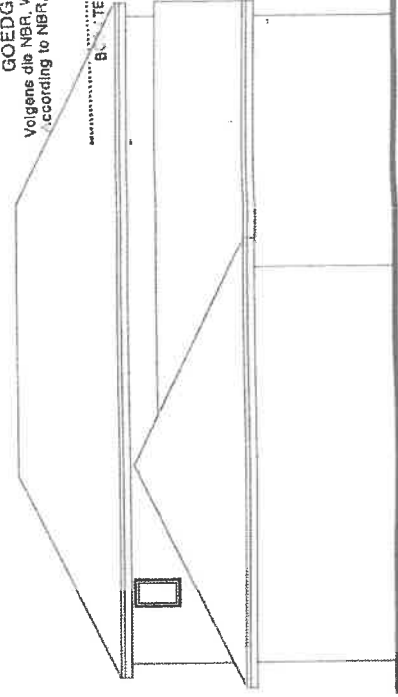
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Northern elevation 1:100

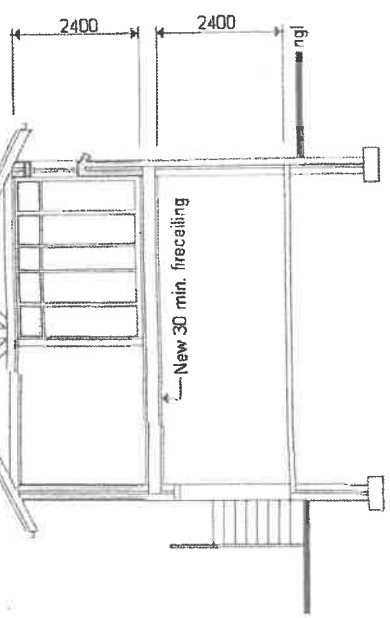


Western elevation 1:100

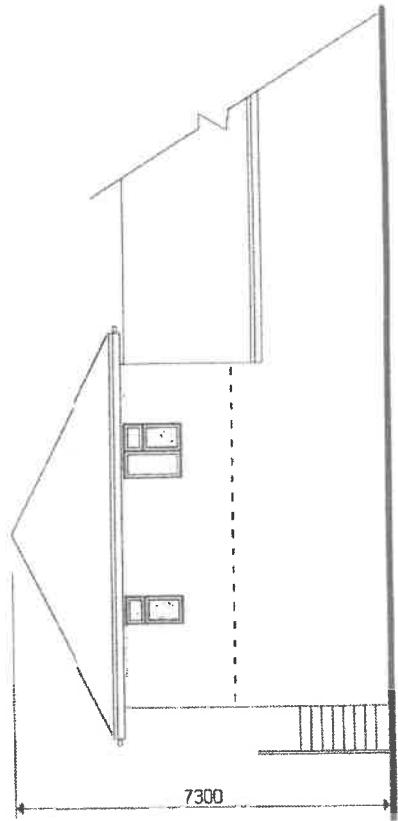


Eastern elevation 1:100

25 deg. pitch. Tilecovered. 38x38 battens on 114x38 gangnail trusses at max. 760 crs.



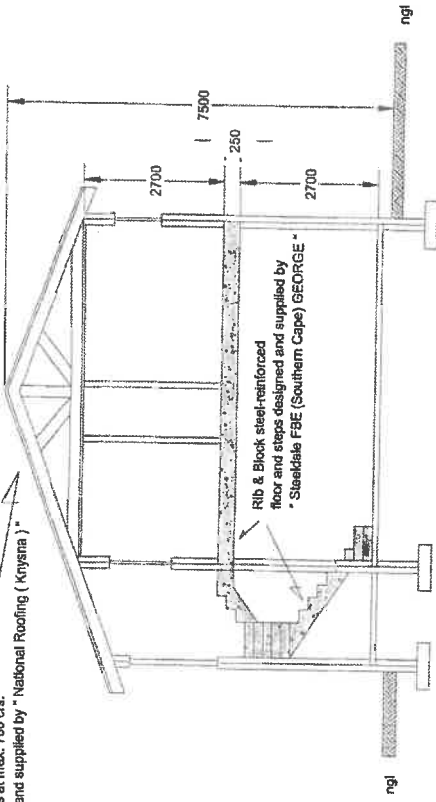
Section A-A 1:100



Southern elevation 1:100

MUNICIPALITY OF KNYSNA  
 MUNICIPAL ENGINEER  
 PLAN No. 141/2017  
 GOEDGEKEUR / APPROVED  
 Volgens die NBR, Wet No. 103 van 1977, soos gewysig  
 Volgens die NBR, Act No. 103 of 1977 as amended  
 DATE

20 deg. pitch. Tilecovered, 38 x 38 battens on 114 x 38 gangnail trusses at max. 760 crs.  
Roof designed and supplied by "National Roofing (Krynsna)"



SECTION A-A 1 : 100

**NOTES :**

All work must comply with SABS 0400 and all municipal bylaws. All dimensions must be checked on site before commencement of work.

**Roof:**

Tilecovered roof to match existing at 20 deg. Pitch, on 38 x 38 battens on 114 x 38 pre-fabricated gangnail trusses at max. 760 crs. 114 x 38 Wall plate. Fascias and gutting to match existing.

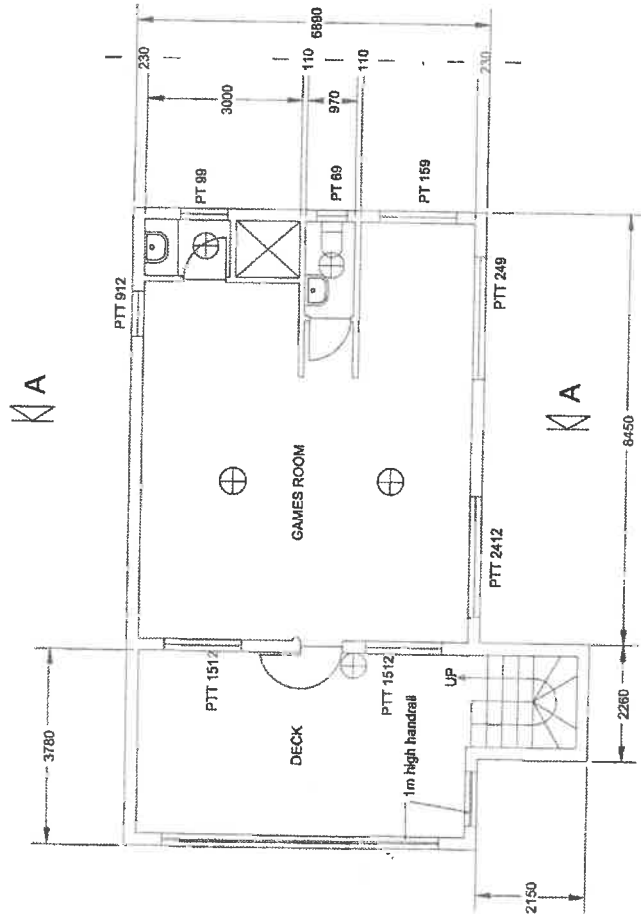
Roof designed and supplied by National Roofing (Krynsna)

Concrete steps and floor details:

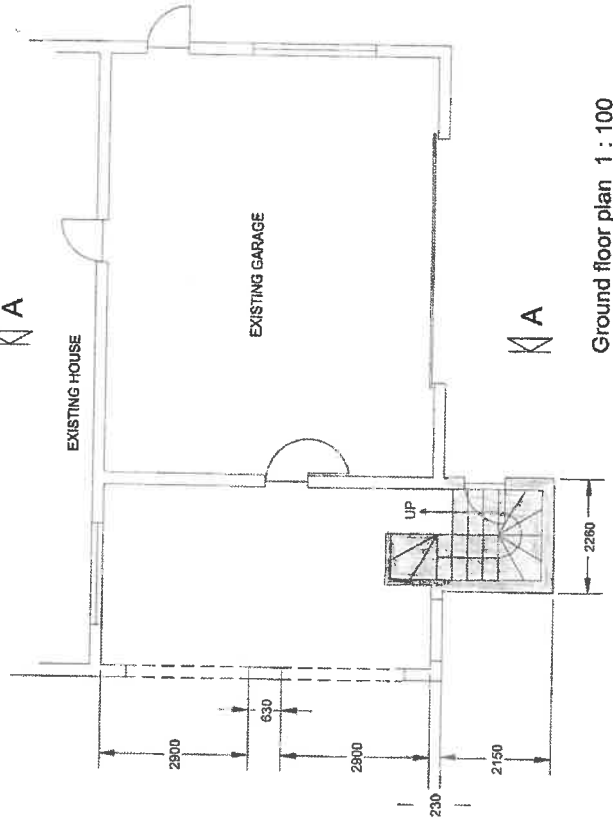
17 steps with risers at 178mm and treads at 300mm. All hand rails to be min. 1m high.

Floor, steel reinforced rib and block.

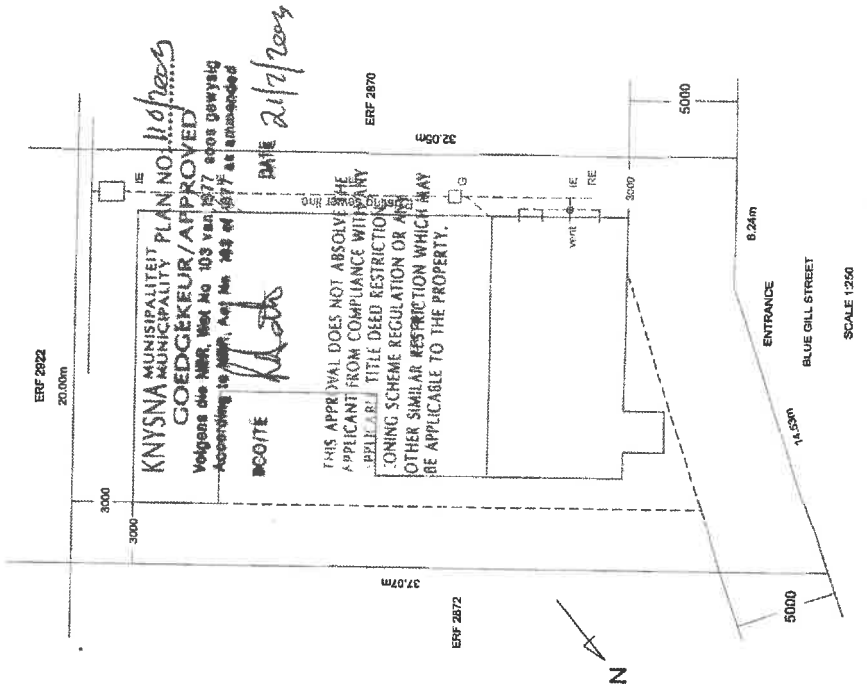
Steps and floor designed and supplied by Steadkale FBE (Southern Cape) GEORGE.



First floor plan 1 : 100



Ground floor plan 1 : 100

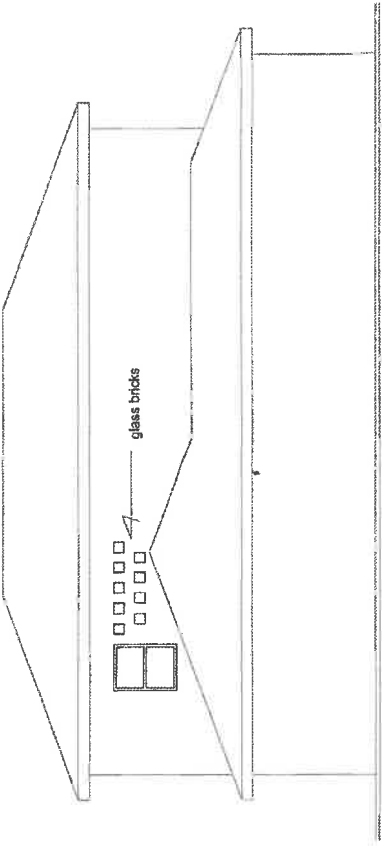


KNYSNA MUNICIPALITEIT  
MUNICIPALITY  
GOEDKEUR/APPROVED  
Volgens die NBR, Wet No 103 van 1977 soos gewysig  
-According to NBR, Act No. 103 of 1977 as amended

DATE 21/7/2003

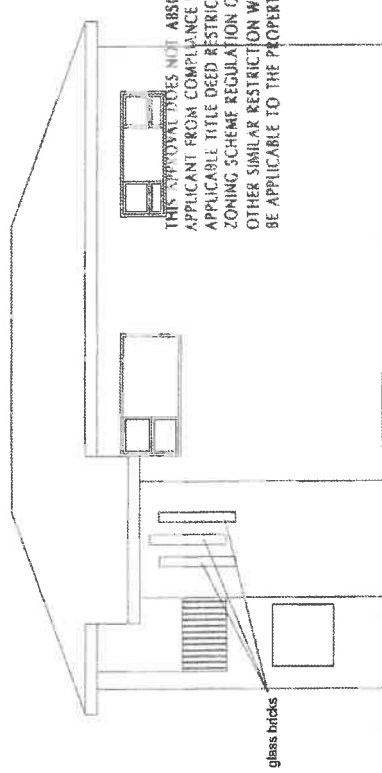
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SCALE 1:250



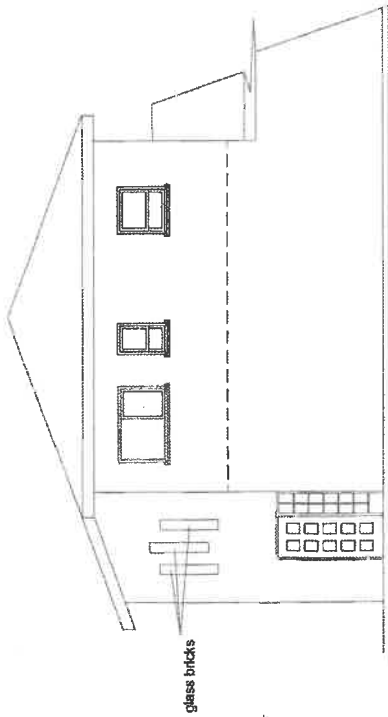
EASTERN ELEVATION 1 : 100

KNYSNA MUNICIPALITEIT  
 MUNICIPALITY  
 COEDGEKEUR/APPROVED  
 Volgens die NBR, Wet No 103 van 1977 soos gewysig  
 According to NBR, Act No 103 of 1977 as amended  
 DOOR: *R. S. de Vries* DATE: 21/7/2009

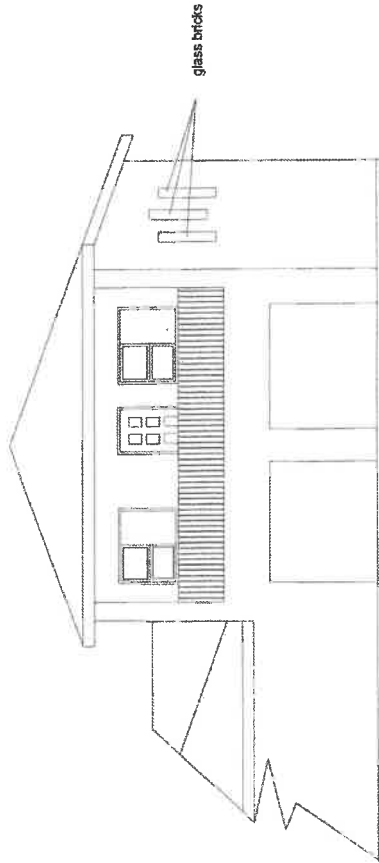


WESTERN ELEVATION 1 : 100

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SOUTHERN ELEVATION 1 : 100



NORTHERN ELEVATION 1 : 100