

Client's signature:-

2. *[Signature]*

Knysna Municipality

KNYSNA MUNISIPALITEIT PLAN No 2023/26714

GOEDGEKEUR/APPROVED

Volgens die NBR. WET No 103 van 1977 soos gewysig

According to NBR. ACT No 103 of 1977 as amended

SIGNED:

DATE: 2023-03-01

LAUNDRY

STORE

GARAGE

PATIO

KITCHED

DINING

BATHRM

BATHRM

BEDROOM 2

EXISTING HOUSE

EXISTING LOUNGE

BEDROOM 3

EXISTING PATIO

BEDROOM 1

EXTENDING THE EXISTING LOUNGE
INTO THE EXISTING PATIO AREA
WAS NEVER DONE.

GROUND STOREY EXISTING

SCALE 1:100

REVISED PLAN 23-11-2022

AREAS

Existing ground storey area	194.79m ²
Existing patio	5.34m ²
Existing first storey area	74.45m ²
Existing deck area	6.63m ²
Existing balcony area	9.77m ²
Existing patio now roofed area	47.94m ²
ERF size	811m ²
Coverage	26.70%



Cell:- 082 695 3119
P O Box 3681
Knysna
6571

Tracy Hepburn Designs

Client:- Mr & Mrs Gibbon

Project:- **Revised plans:-** The addition to the lounge was not done. Window sizes were changed in the roofed patio area with a window and door being added on ERF 2036 The Island, Sedgefield

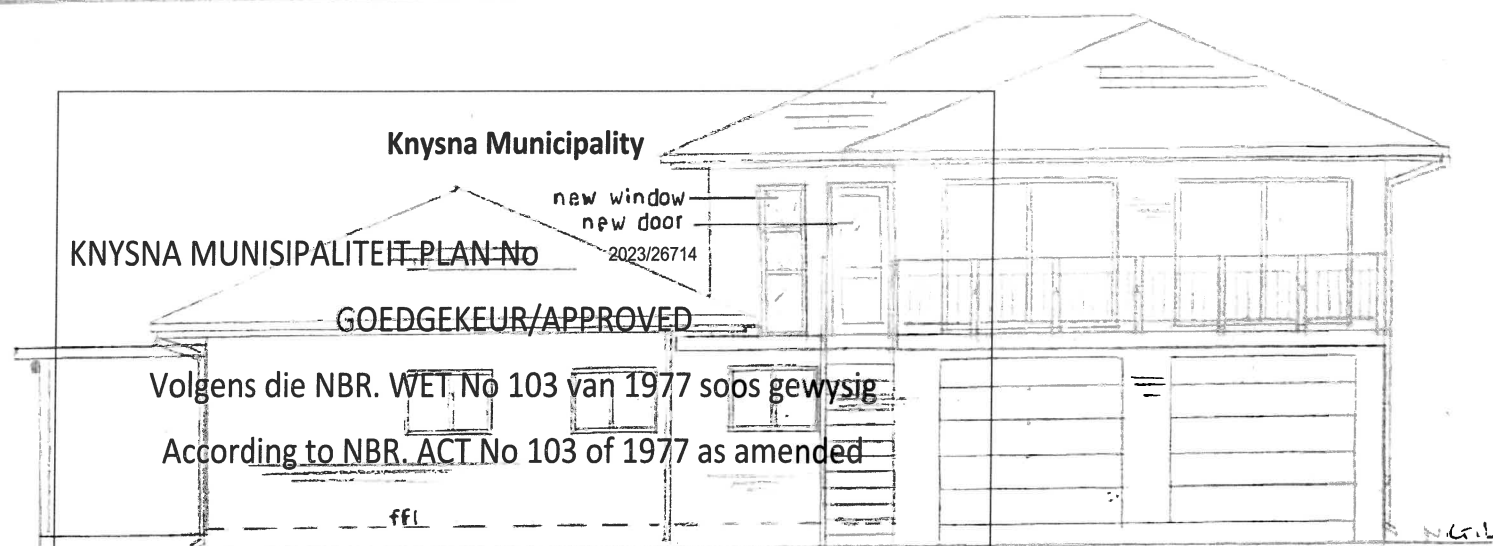
Drawn:- Ms T. Hepburn (ST 1651)

Scale:- As shown

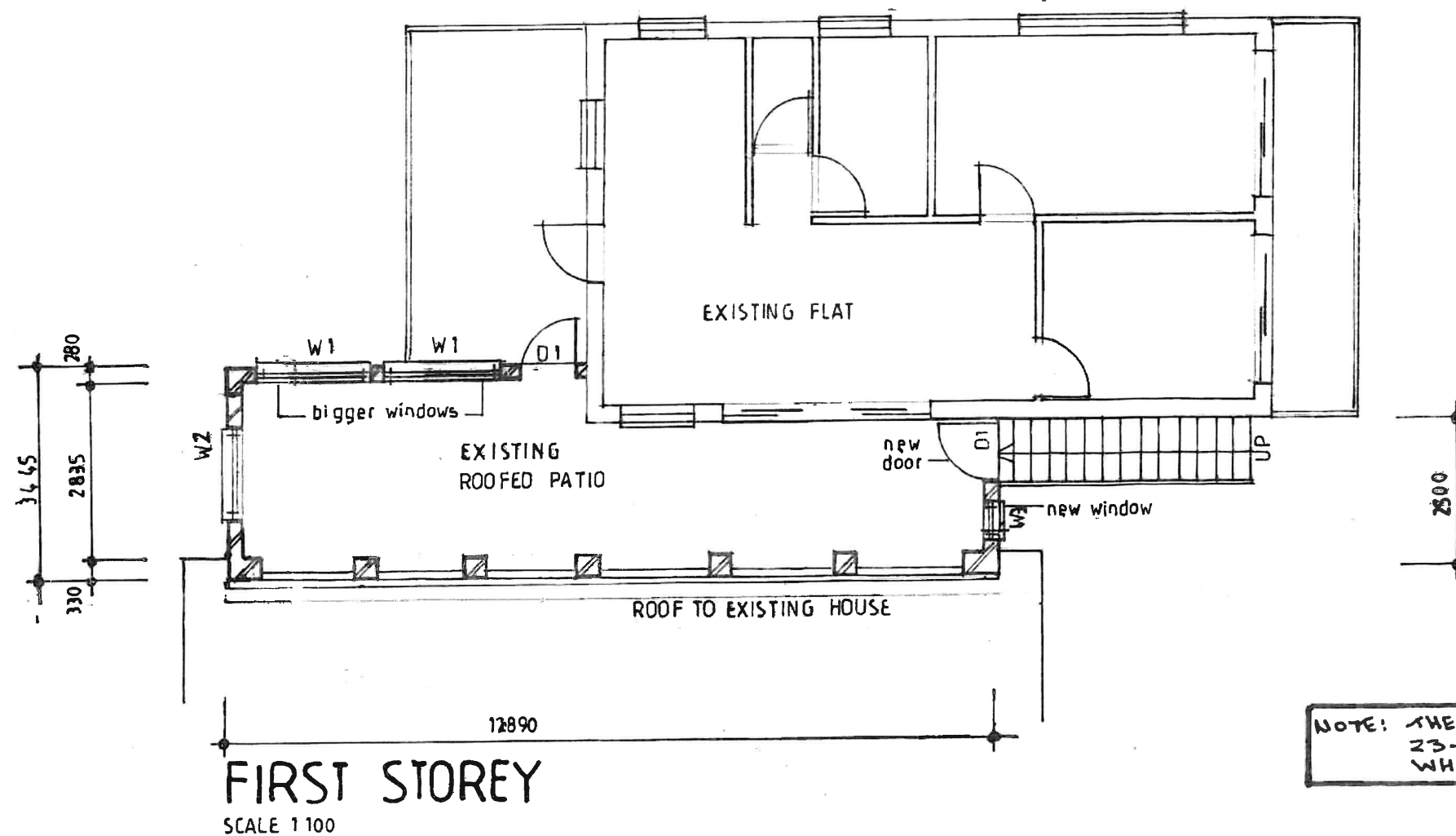
Date:- 23 Nov 2022

Drawing:- 42/G/22

Client's signature:-



SIGNED: *[Signature]* 1 WEST ELEVATION
DATE: 2023-03-11



NOTE: THE REVISED PLANS
23-11-2022 REFLECT
WHAT WAS BUILT.

REVISED PLANS 23-11-2022



Tracy Hepburn Designs

Cell:- 082 695 3119
P O Box 3681
Knysna
6571

Client:- Mr & Mrs Gibbon

Project:- **Revised plans**:- The addition to the lounge was not done. Window sizes were changed in the roofed patio area with a window and door being added on ERF 2036
The Island, Sedgefield

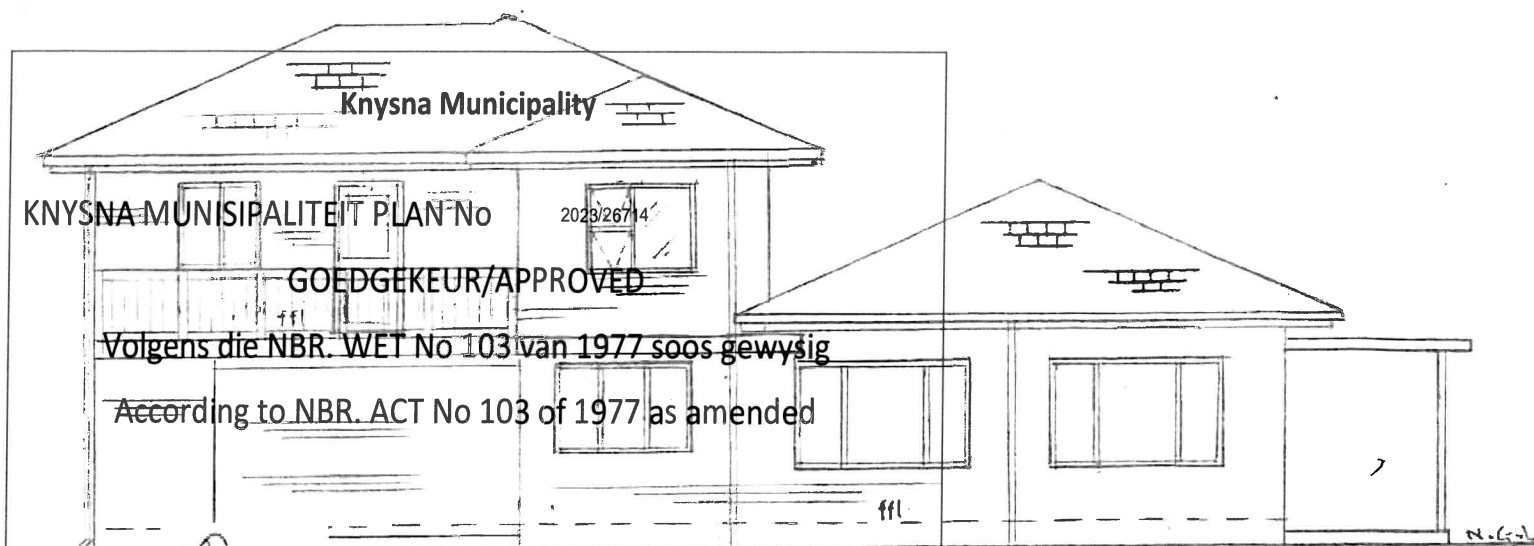
Drawn:- Ms T. Hepburn (ST 1651)

Scale:- As shown

Date:- 23 Nov 2022

Drawing:- 42/G/22

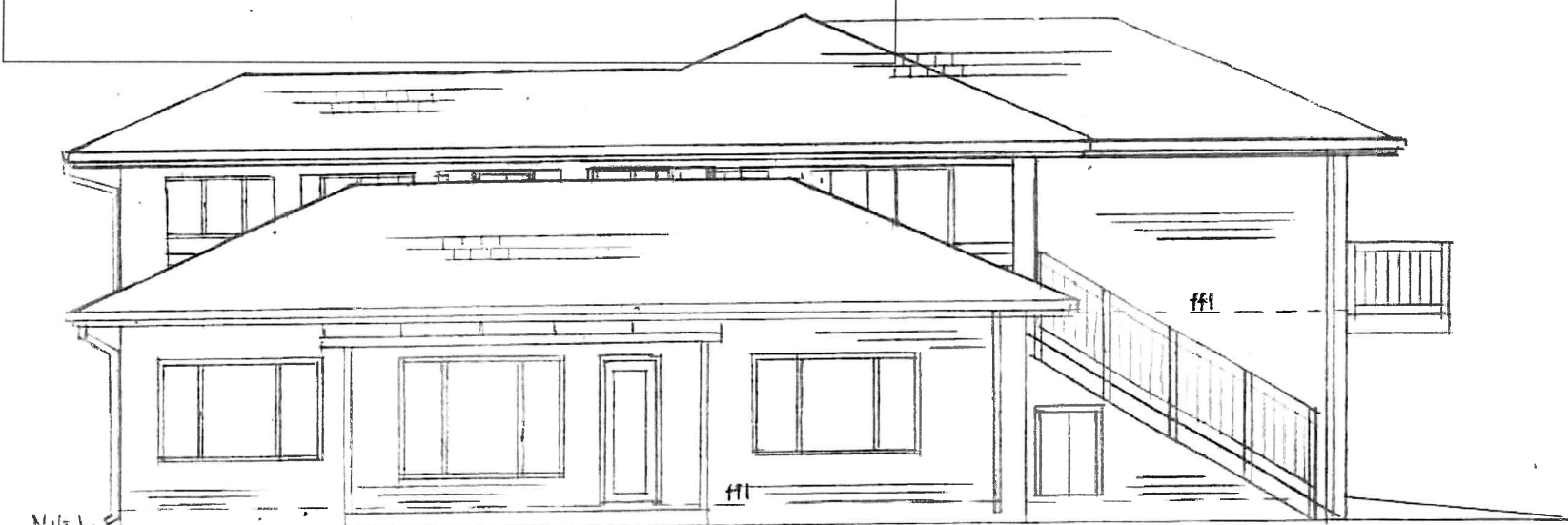
Client's signature:-



SIGNED: *[Signature]*

DATE: 2023-03-01 EAST ELEVATION

SCALE 1:100



8,5m height restriction

NORTH EAST ELEVATION

SCALE 1:100



SOUTH WEST ELEVATION

SCALE 1:100

REVISED PLAN 23-11-2022



Cell:- 082 695 3119
P O Box 3681
Knysna
6571

Tracy Hepburn Designs

Client:- Mr & Mrs Gibbon

Project:- **Revised plans:-** The addition to the lounge was not done. Window sizes were changed in the roofed patio area with a window and door being added on ERF 2036
The Island, Sedgfield

Drawn:- Ms T. Hepburn (ST 1651)

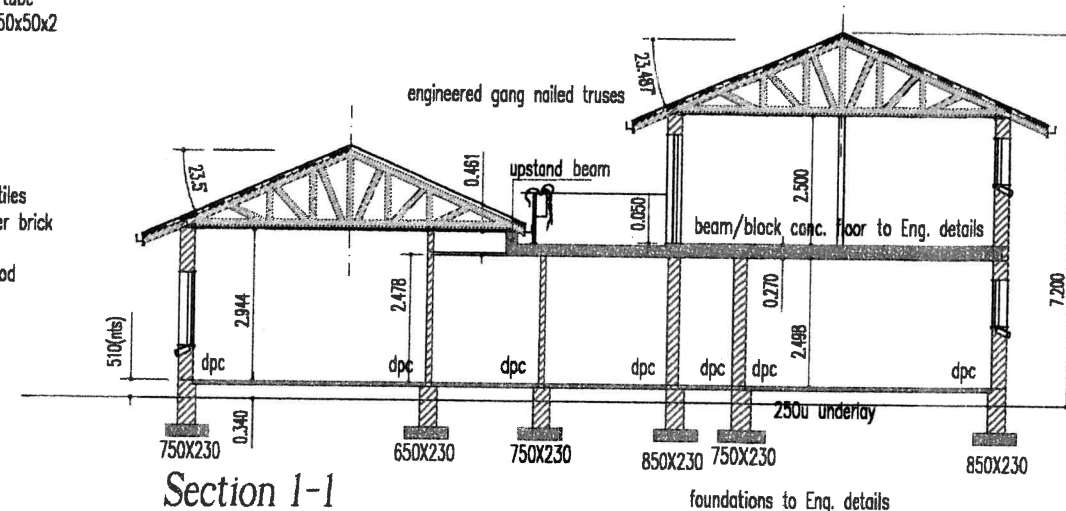
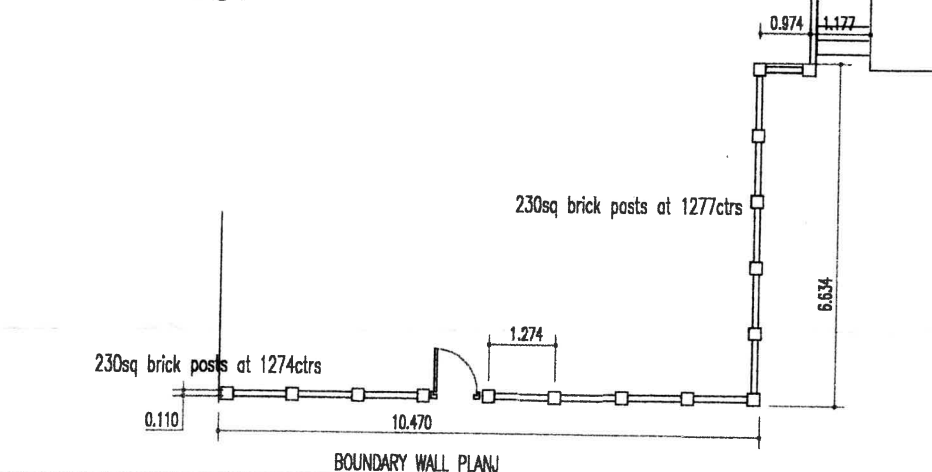
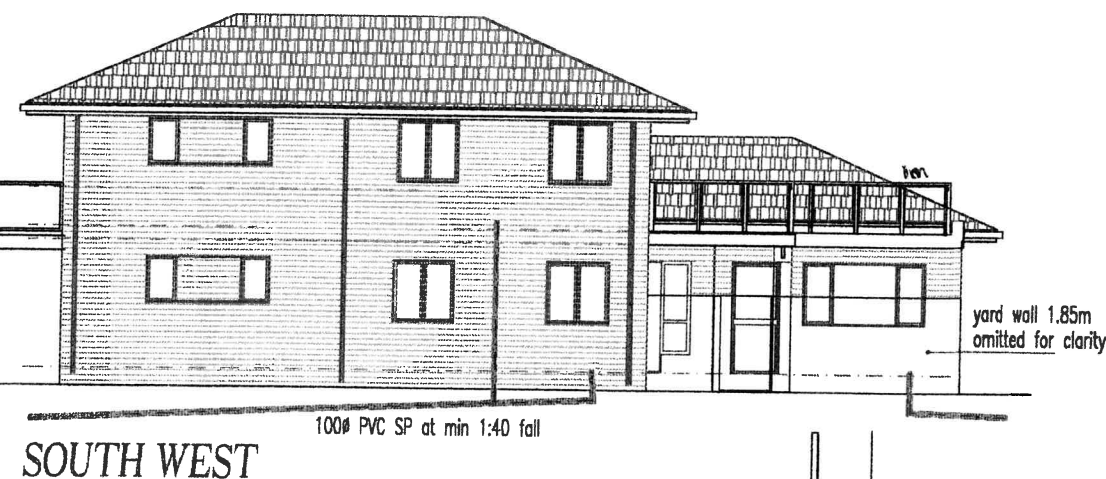
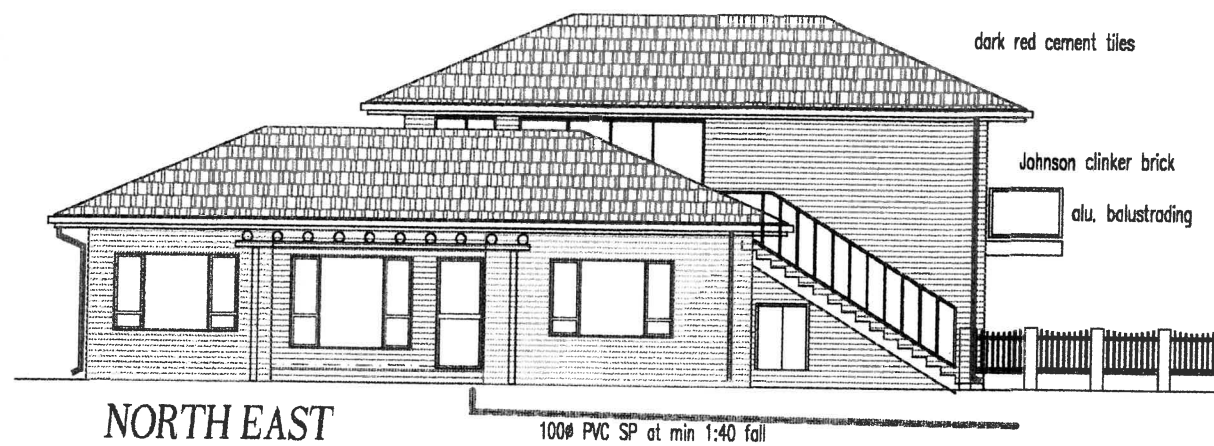
Scale:- As shown

Date:- 23 Nov 2022

Drawing:- 42/G/22

Client's signature:- *[Signature]*

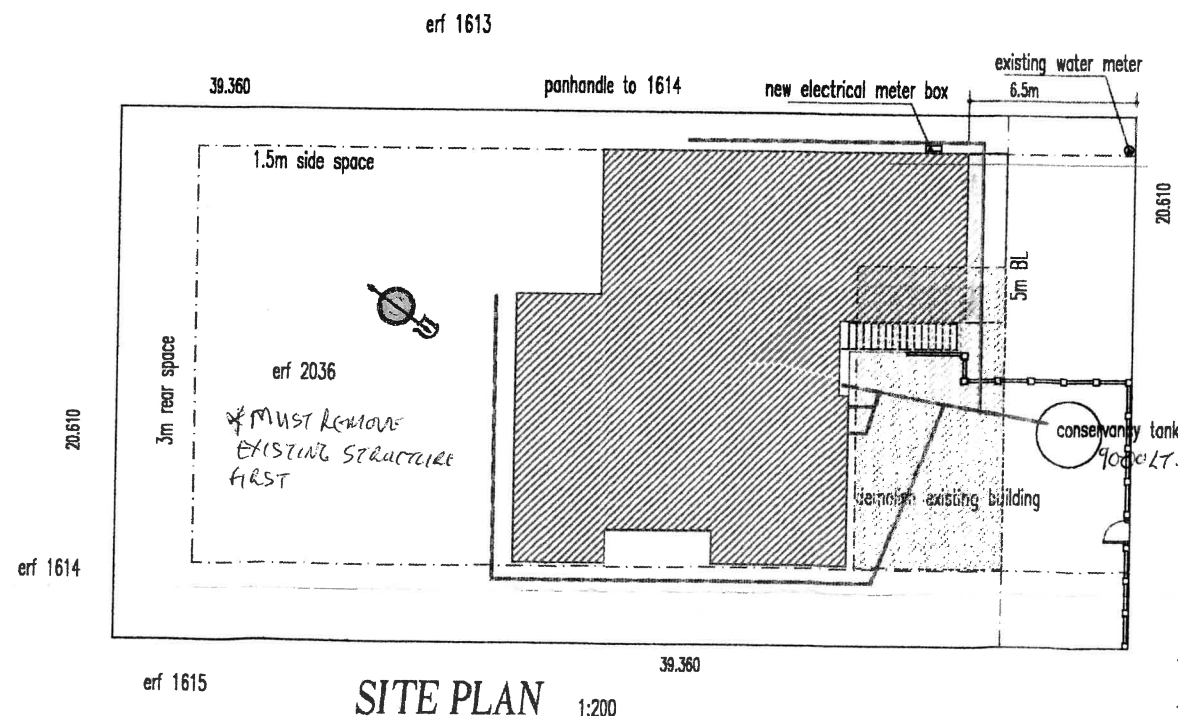
KNYSNA Muni - plans on HAND
01/10/2025



THIS APPROVAL DOES NOT ABSOLVE THE APPLICANT FROM COMPLIANCE WITH ANY APPLICABLE TITLE DEED RESTRICTION, ZONING SCHEME REGULATION OR ANY OTHER SIMILAR RESTRICTION WHICH MAY BE APPLICABLE TO THE PROPERTY

KNYSNA MUNICIPALITEIT
GOEDGEKEUR/APPROVED
Volgens die NBR, Wet No. 103 van 1977 soos gewysig
According to NBR Act No. 103 of 1977 as amended
BCO/TE *[Signature]* DATE 3/6/2025

INSTALL TWO SSB BOXES
& A LOAD CONTROL RELAY



Andreas Pretorius street

All work to be performed according to Municipal regulations.
Clear vegetation only where required. Form plateau as indicated.
Place chemical toilet as shown.
Follow Engineers instructions for the formation of foundations ground beams columns concrete slabs and retaining wall.
For structures other than Engineers requirements the following procedure is to be followed:-
FOUNDATIONS 20mPa concrete to be formed DCP tested compacted trenches at min 750 below original GL.
Build 345 brick rising walls, brickforce at 5 course layers. Fill cavity with 20mPa conc. Consolidate fill in 300mm well watered layers. Cover entire area with 250u Gunplas 500mm overlaps. Place phase 1 electr. chasing. Form 20mPa:75mm wood floated surface beds.
Construct walls out of Johnson clinker bricks externally. Brickforce at 5 course intervals. V form brickforce over cavity. Use 4:1 mortar. Mortar standing for more than 2 hrs may not be re-used.
Keep cavities clear. Build in air bricks over doors and windows. Build in frames with DPC at head and sills. Build in lintels over doors and windows with min. 300mm run off at each end.

Build in 16# roof ties 5 courses below wall plate.
Form cills out of quarry tiles.
Internal walls to be smooth plastered after plumbing and electrical work has been completed and tested
CARPENTER use only tanalised timber
ROOF:- pitch 23.5°
Red cem. interlock tiles on 38x38 battens at 320 ctrs on 114x38 trusses at 450 ctrs
Place MP50 Aerolite insulation over living area.
Ceilings out of 6mm Nutec on 38x38 battens at 450 ctrs. Fibreg cement cornice. Ceiling joints to be skimmed.
Provide trapdoor access to geyser.
Window and door frames out of Aluminium to window schedule. Cupboards and kitchen fittings out of melamine. Provide 2/3 hanging with CP rails and 1/3 shelving space to cupboards. Int. frames out of Meranti. Internal doors hardboard hollow core.
Handrails by specialist. Height min. 1m above FL.
Kitchen units by specialist

Floor tiles-non slip kitchen bathrooms/entrance/dining/lounge.
Wall tiles kitchen between units
bathroom up to 1500 AFL

PLUMBER

Fit Waterguard filter to cold water inlet.
Provide a 200L 400kPa geyser situated above bathroom.
Install 19# hot/cold plumbing via ceilings and walls to all fittings. Insulate hot water pipes.
Provide stop cocks to WCs and rising main to geyser.
Fit all sanware items as chosen by owner.
TEST ALL PLUMBING UNTIL PERFECT.
Rainwater:- white Aluminium gutters and downpipes.
SEWERAGE
Single pipe water borne system into Councils sewer.
100# PVC SP at 1:40 fall min. At min 300 below GL.
Provide i/s at all junctions and re/s at bends and junctions.
Provide grease trap to kitchenwide 50# vent valve to WCs.

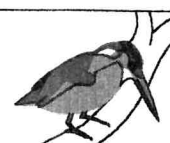
ELECTRICIAN

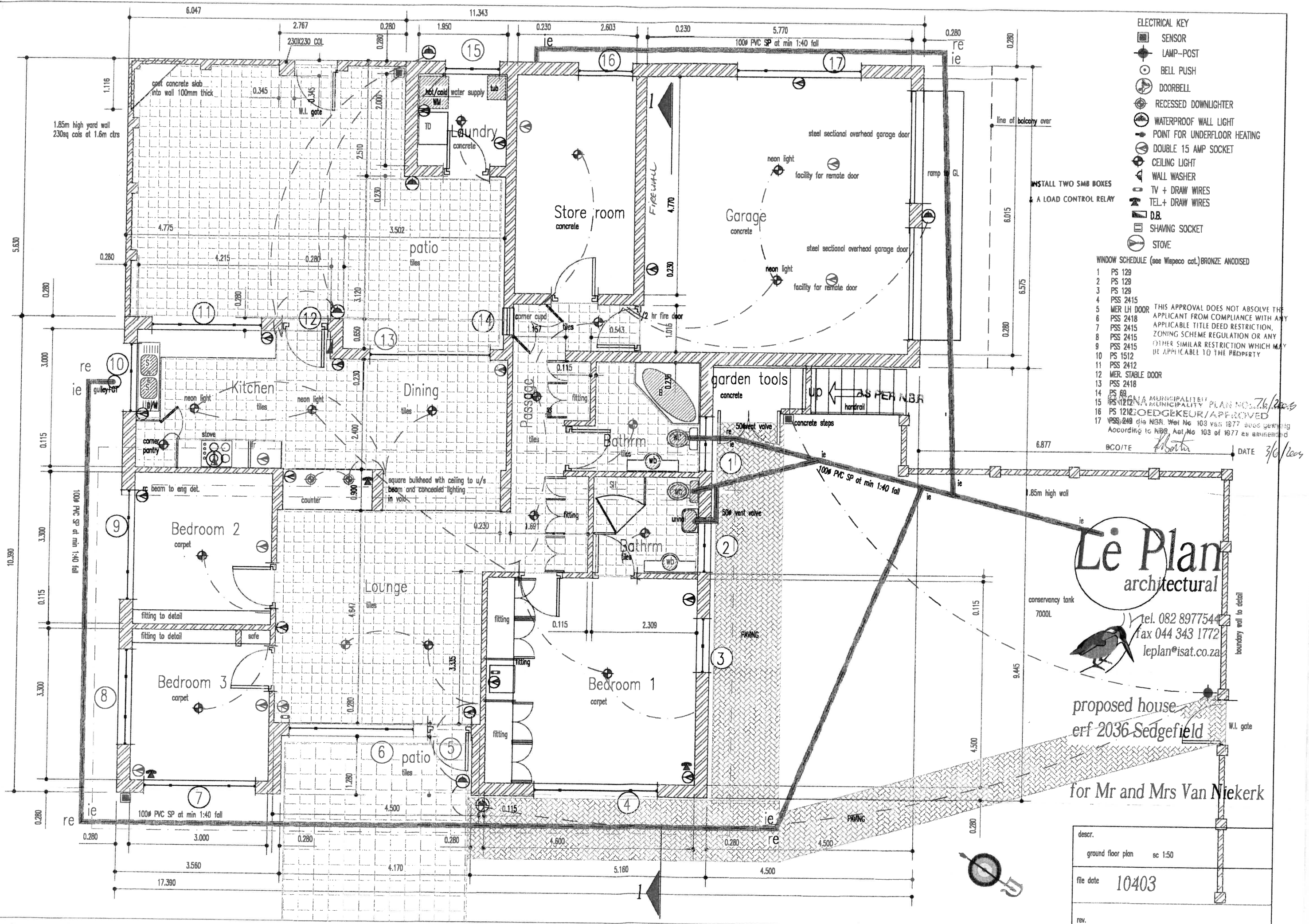
Arrange for a 45Amp single phase Municipal conn. to the meter board and provide a protective pipe to the rising main. Maintain until handover.
Refer to the electrical diagram.
All conduits where practical to be in the floor and out of PVC.
Provide overload control to hob/geyser and an ELR.
Earth wires to be independent from water supply.
Sockets in kitchen to be 1200 AFL; and 300AFL elsewhere.
Light fitting conduit to run through walls and ceilings.
Provide television and telephone conduits with draw wires.
Provide a certificate of compliance upon completion.

PAINTER

Plaster stop and prepare.
Walls 2 coats bonding primer/ 2 coats PVC.
Ceilings 2 coats bonding primer/ 2 coats PVC.

coverage	
ground floor	187m2
first floor	74.6m2
total area	261.6m2
footprint	187m2
area of site	811m2
coverage	23.1%





Le Plan
architectural

tel. 082 8977544
fax 044 343 1772
leplan@isat.co.za

proposed house

erf 2036 Sedgfield

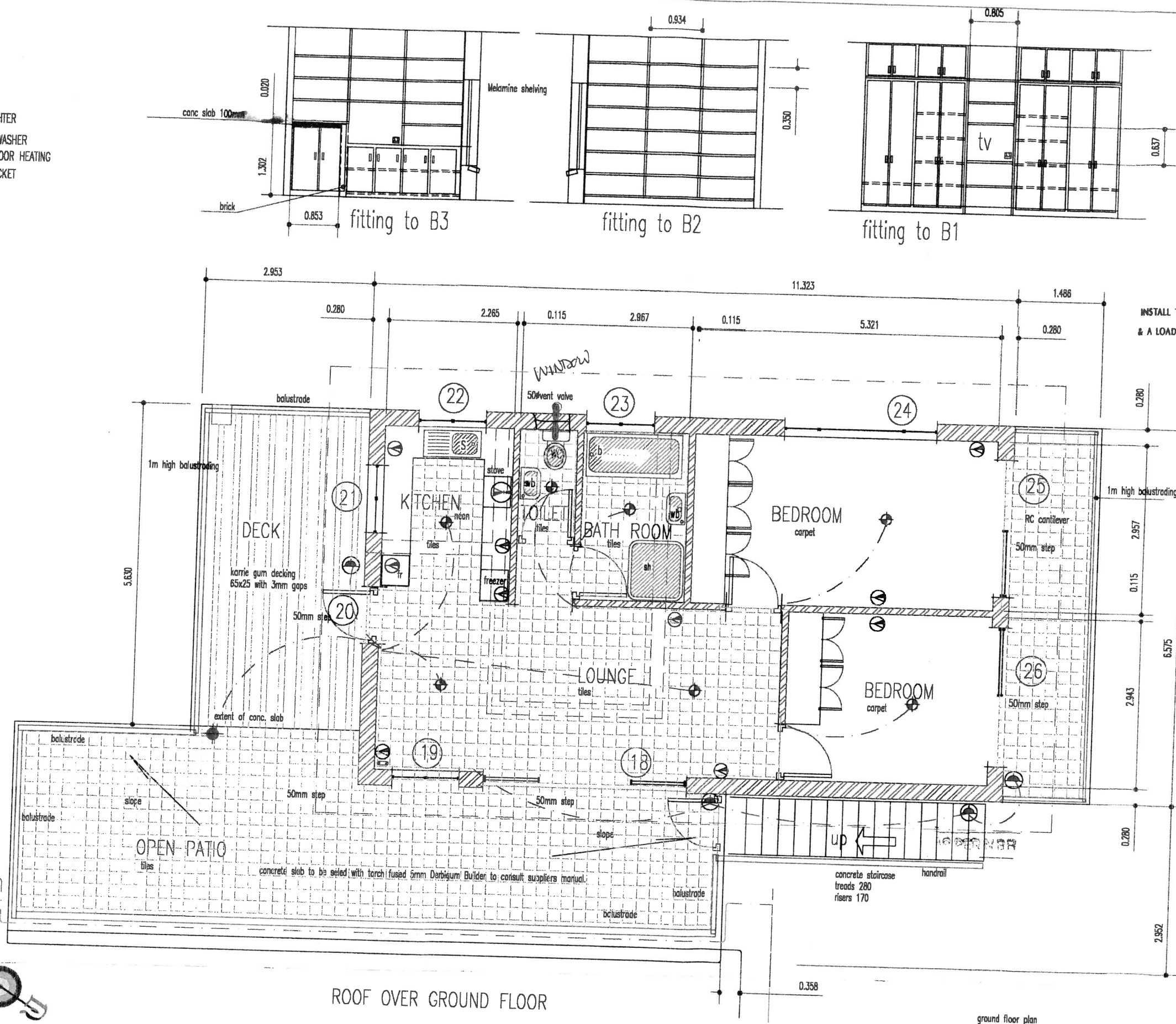
W.I. gate

for Mr and Mrs Van Niekerk

descr.	
ground floor plan	sc 1:50
file date	10403
rev.	

- ELECTRICAL KEY**
- SENSOR
 - LAMP-POST
 - BELL PUSH
 - ⬇ DOORBELL
 - ⬇ RECESSED DOWNLIGHTER
 - ⬇ WATERPROOF WALL WASHER
 - ⬇ POINT FOR UNDERFLOOR HEATING
 - ⬇ DOUBLE 15 AMP SOCKET
 - ⬇ CEILING LIGHT
 - ⬇ WALL WASHER
 - ⬇ TV + DRAW WIRES
 - ⬇ TEL + DRAW WIRES
 - ⬇ D.B.
 - ⬇ SHAVING SOCKET
 - ⬇ STOVE

- WINDOW SCHEDULE**
SEE WISPECO CATALOGUE
BRONZE ANODISED
- 18 SD 3621 OXOX
 - 19 PS 1215
 - 20 PS 1212
 - 21 PS 1212
 - 22 PS 1212
 - 23 PSS 249
 - 24 SD 2421 OX
 - 25 SD 2421 XO



All work to be performed according to Municipal regulations.

These drawings are to be read in conjunction with the relevant engineers details, and his instructions.

Clear vegetation only where required. Form plateau as indicated. Place chemical toilet as shown.

FOUNDATIONS 20mPa concrete to be formed on min DCP20 compacted trenches at min 750 below original GL. Build 345 brick rising walls with brickforce at 5 course layers. Fill cavity with 20mPa conc. Consolidate fill in 300mm watered layers. Cover entire area with 250u Gunplas 500mm overlaps. Place phase 1 electr. chasing 20mPa:75mm wood floated surface beds.

Construct walls out of Johnsons rustic puff brick externally and stock bricks internally on Gunplas DPC with brickforce at 5 course intervals. V form brickforce over cavity. Use 4:1 mortar. Mortar standing for more than 2 hrs may not be re-used. Face bricks to be ruled and jointed. Clean face bricks work each day with spirits of salts. Keep cavities clear. Provide air bricks over bathroom and kitchen windows. Build in frames with DPC at head and cills. Build in lintels internally and 5 courses to face brick above openings. Lintel run off to be minimum 300mm each side of frame. Build in 16# roof ties 54 courses below wall plate. Form cills out of face bricks. Form soldier course headers. Internal walls to be smooth plastered.

CARPENTER use only tanalised SA Pine.

ROOF: pitch 23.5°
Brown cement tiles on 38x38 SA Pine battens at 300 ctrs on Engineered trusses at 500 ctrs.

Ceilings out of 6mm Nutec on 38x38 battens at 450ctrs
Fibre cement cornice/joints to be skimmed.
Provide trapdoor access to geyser.

Window and door frames out of Aluminium to window schedule.

Cupboards and kitchen fittings out of melamine. Provide 2/3 hanging with CP rails and 1/3 shelving space to cupboards. Door frames out of Meranti. Internal doors Meranti hollow core. Kitchen units by specialist.

FLOORS

TILER Floors kitchen non slip tiles
bathrooms non slip tiles
Walls kitchen between units
bathroom up to 1500 AFL
lounge/dining rm /bedrooms

CARPET

PLUMBER
Fit Waterguard filter to cold water inlet.
Provide a 150L 400kPa geyser situated above bathroom.
Install 19# hot/cold plumbing via ceilings and walls to all fittings. Insulate hot water pipes.
Provide stop cocks to WCs and rising main to geyser.
Fit all sanitary items as chosen by owner.
TEST ALL PLUMBING UNTIL PERFECT.
Rainwater: white Aluminium gutters and downpipes.

SEWERAGE

Single pipe system into conservancy tank.
100# PVC SP at 1:40 fall min. At min 300 below GL.
Provide ie's at all junctions and re's at bends and junctions.
Provide grease trap to kitchen/50mm vent valve to WCs.

ELECTRICIAN

Arrange for a 45Amp single phase Municipal conn. to the meter board and provide a protective pipe to the rising main. Maintain until handover.
Refer to the electrical diagram.
All conduits where practical to be in the floor and out of PVC.
Provide overload control to hpb/geyser and an ELR.
Earth wires to be independent from water supply.
Sockets in kitchen to be 1200 AFL and 300AFL elsewhere.
Light fitting conduit to run through walls and ceilings.
Provide television and telephone conduits with draw wires.
Provide a certificate of compliance upon completion.

PAINTER

Walls 2 coats bonding primer/ 2 coats PVC.
Ceilings 2 coats bonding primer/ 2 coats PVC.
Ext. walls 2 coats Diesel.

INSTALL TWO S8B BOXES
& A LOAD CONTROL RELAY

THIS APPROVAL DOES NOT ABSOLVE THE APPLICANT FROM COMPLIANCE WITH ANY APPLICABLE TITLE DEED RESTRICTION, ZONING SCHEME REGULATION OR ANY OTHER SIMILAR RESTRICTION WHICH MAY BE APPLICABLE TO THE PROPERTY.

KENYA MUNICIPALITY PLAN NO. 10403
GOEDGEKEUR/APPROVED
Volgens die NBR, Wet No 103 van 1977 rose gewysig
According to NBR Act No 103 of 1977 as amended
BCOITE *Khat* DATE 3/6/2003

