

[illegible]

<i>Municipal Info</i>			
Erf Stand Size	1363 741m ²	Title Deed SG Number	T16756/2022 5521/93
Address Zoning Classification P.A. Plan Number	Name of Street, Neighbourhood Residential / Group Housing / Business H4 000000		

Signatures	
Client / Owner	Architects

Contractor shall submit to the Employer for review latest approved plans and approval letter prior to construction & to carefully read through together.

Client to ensure Contractor to sign approved drawings before any construction.

It is compulsory for the contractor to have the latest approved building plans and approval letter on site at all times.

Contractor may only commence after building plan approval. Building contract approval is valid for 12 months from the date of approval. If the contractor fails to start building within 12 months, the approval is voided and the contractor must re-apply for approval.

It is on an event-to-event to apply HOME OWNERS ASSOCIATION of Botswana, with a copy of final approved drawings to the Employer for approval. The Employer will sign and return to the contractor.

Approved contractor/builder must be always registered with HHRCB

In case of a new dwelling it is compulsory for the client & it's contractor to attend the HHRCB prior to construction.

It is compulsory for the contractor to inform Municipality in writing at least 4 working days prior to commencement of construction (SANS 10400:2012-1A&B)

It is compulsory for the contractor/client to inform Municipality in writing at least 2 working days in advance of the start of the construction. If the contractor fails to do this, it breaches the contract.

part 2.2.2 *Shower drainage installation and trenches 3. Completion of building work (SANS 10400:2012-1A&B)* *part 2.2.2* Subject to lists in figure – refer to Koga Feas Study

On-site is the client instructed to contractor to obtain all required certificates/documents in order to obtain the following: Water supply, Sewer, Stormwater, Electricity, and "Setting out certificate".

Electricity, Gas, Plumbing – C&C, SSGS/SOL, Balaquale certificate etc.

Contract to check and verify all dimensions & levels on site and compare against drawings prior to any construction

Do not scale use figured dimensions, ask in need

Any discrepancies or omissions are to be brought to the attention of PURE DESIGN ARCHITECTS prior to construction

Contract to check and verify that all timber used for the proposed structure shall be treated against termites & wood borers and all fungal decay in accordance with SANS 1005 and 1044 as specified in SANS 1500 part 4 (A13-16)

Contract to ensure all building materials is certified by SANIS/SAS to comply with NBR/SANS 1044 & 1045

Any deterioration and damage of structural during construction period must be reported by contractor/building to designer

If Architect is appointed for one work program (SAGAR work Stage 5/6), the contractor's client must inform the Architect at least one week prior to commencement of construction (as per SANS appointment of Architect) to ensure that the Architect has time to determine & arrange for necessary resources. (Subject to appointment of work stages 5 & 6)

Coverly verify in the design and no change to drawings are to be made without any prior written approval from PURE DESIGN ARCHITECTS

All architectural fees & design & managerial approval stages (SAGAR 1-4.12) must be paid in full by client on each multiple approval & stage

Furthering, Architectural services (Stage 4-2.9) can be provided on request by Client on request to construction

Client and Architect must not enter window & door specifications without prior request and consent from contractor/building

It is the responsibility of the Client & Contractor to verify EFT pegs by means of appointed Land Surveyor supply a Beacon Certificate if required.

It is the responsibility of the Client & Contractor to set out new work by means of appointed Land Surveyor
(take note of possible incorrect encroachments of building lines or boundaries prior to construction)

Where any part of the proposal is to close to boundary &/or building lines the Client & Contractor must supply set out certificate by Land Surveyor after completion

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 Swware 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

**PURE
DESIGN** ARCHITECTS

Jacobus Scott & Ian van der Westhuizen
Professional Architect (SACAP PRARCH 21407)
Prof. Sri. Architectural Technologist (SACAP PRSAT 1532)

Proposed New Dwelling
For:
Mr. Krzysztof Kryszczuk
ERF 1363
De Jager Street, Paradise Beach, Jeffreys Bay
Elevations


PROFESSIONAL ARCHITECT
JACOBUS SCOTT
 07:21 AM (Africa/Johannesburg) on 14 Mar 2025



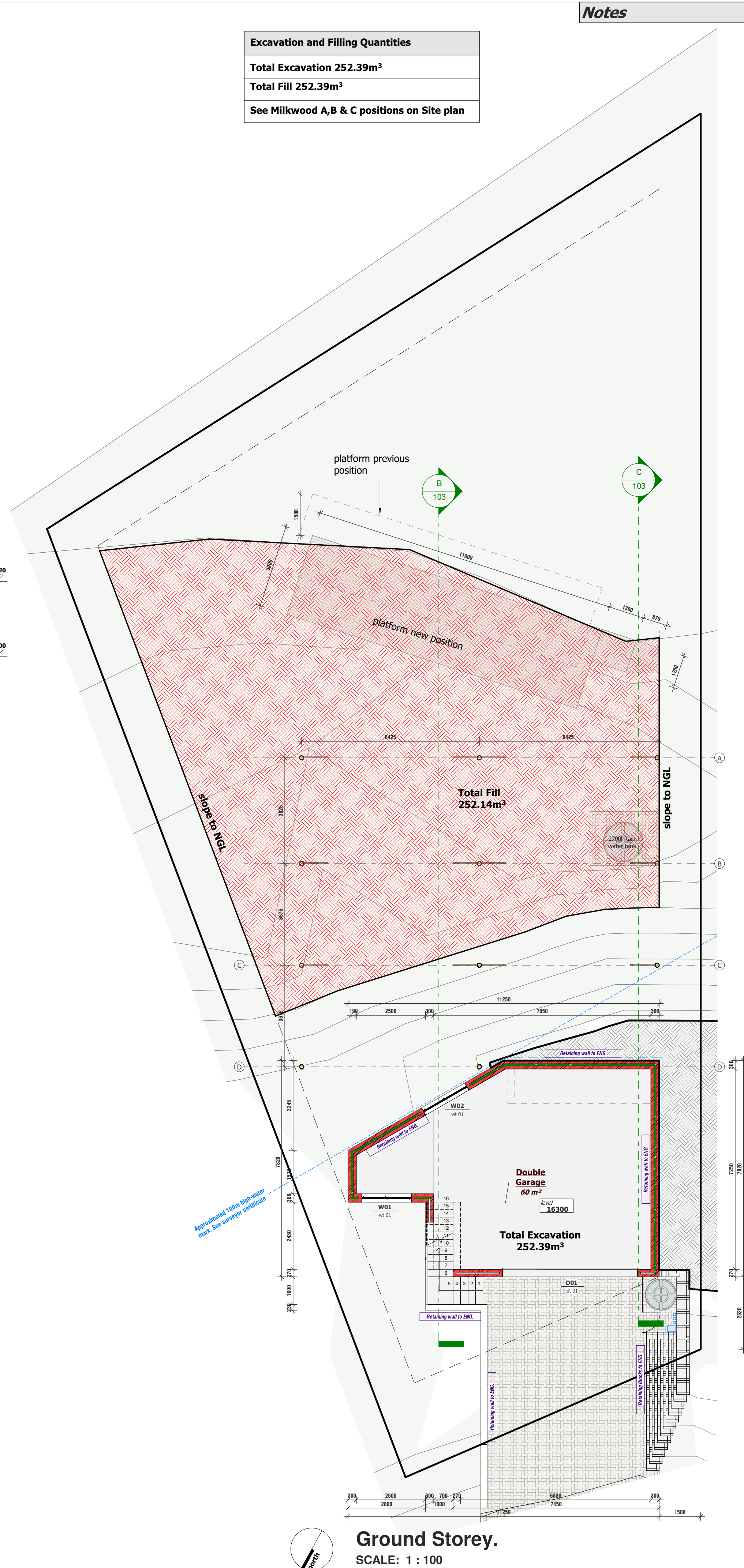
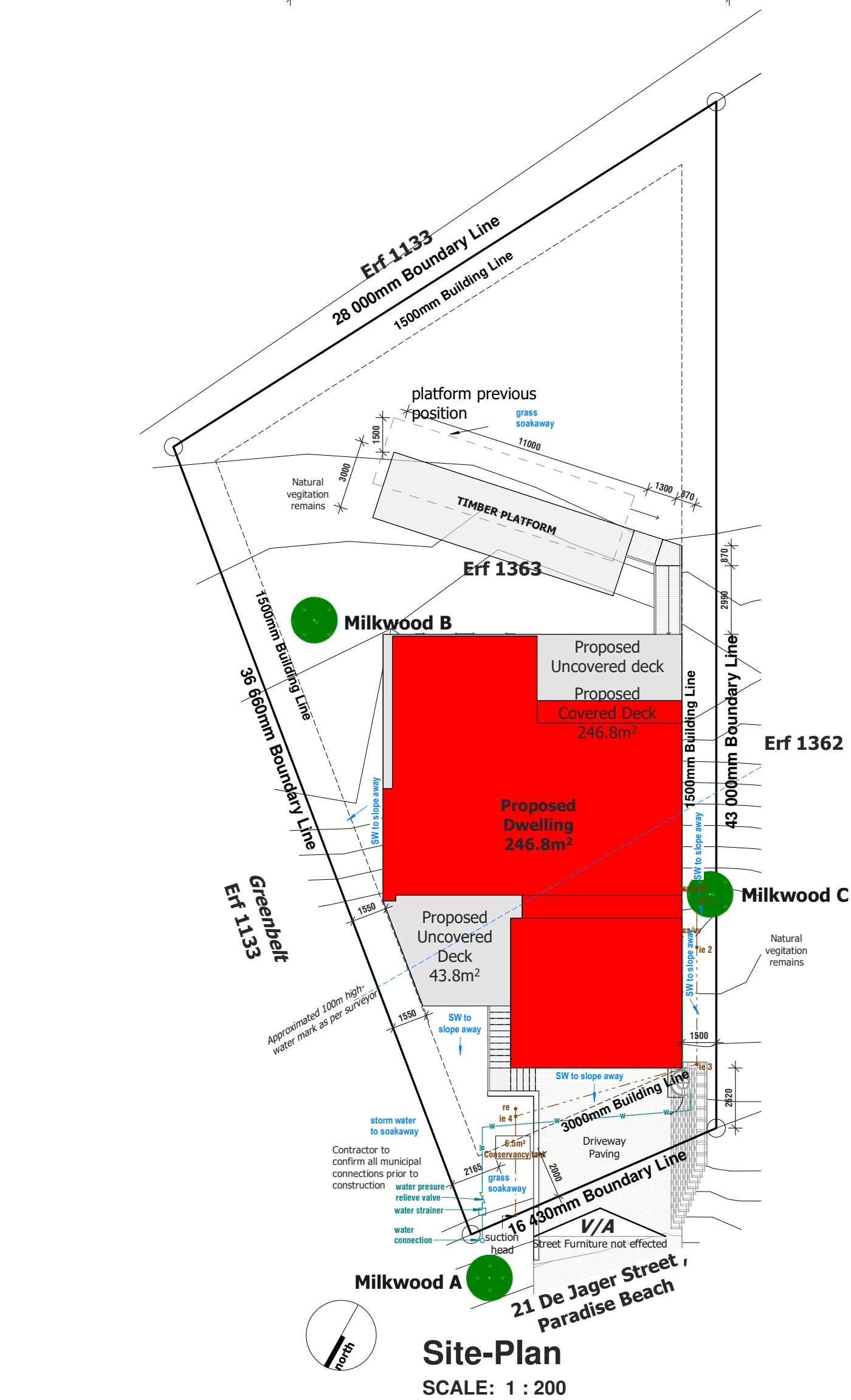
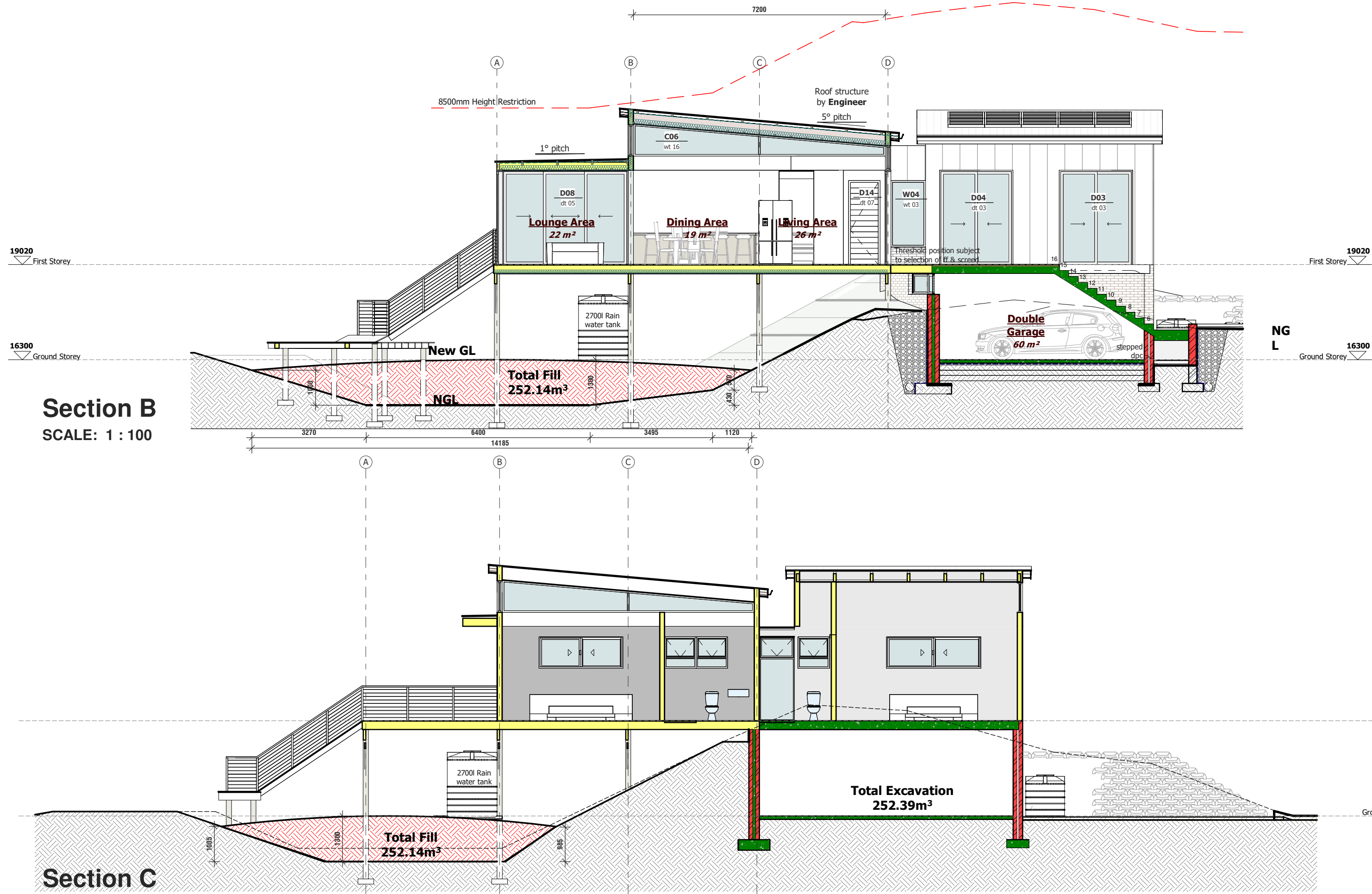
Window Schedule						
TYPE CODE: wt.11 Location: Bedroom 02/Study Glazing: Refer to Fen.Calc. Type: Fixed Finish: Powder coated Aluminium Colour - Charcoal Quantity: 01	TYPE CODE: wt.12 Location: Living Room/Dining Room Glazing: Refer to Fen.Calc. Type: Fixed Finish: Powder coated Aluminium Colour - Charcoal Quantity: 01	TYPE CODE: wt.13 Location: Dining Room Glazing: Refer to Fen.Calc. Type: Fixed Finish: Powder coated Aluminium Colour - Charcoal Quantity: 01	TYPE CODE: wt.14 Location: Kitchen Glazing: Refer to Fen.Calc. Type: Fixed Finish: Powder coated Aluminium Colour - Charcoal Quantity: 01	TYPE CODE: wt.15 Location: Main Bedroom Glazing: Refer to Fen.Calc. Type: Fixed Finish: Powder coated Aluminium Colour - Charcoal Quantity: 01	TYPE CODE: wt.12 Location: Main Bedroom/En-Suite Glazing: Refer to Fen.Calc. Type: Fixed Finish: Powder coated Aluminium Colour - Charcoal Quantity: 01	
First Storey C01	First Storey C02	First Storey C03	First Storey C04	First Storey C05	First Storey C06	

Fenestration – Performance Data

Max. Permissible Performance Values

"Shaded" refers to openings shaded according to 5.2.1 of SANS 10400-XA while "Un-shaded" refers to openings that do not satisfy the requirements.

Storey	Max.Reference U-value	Max. Reference SHGC		
		Shaded	Un-shaded	South
Basement Storey				
Ground Storey				
First Storey	2.00	0.28	0.22	Any solution



Excavation and Filling Quantities
Total Excavation 252.39m³
Total Fill 252.39m³
See Milkwood A,B & C positions on Site plan

Notes

Drawing Submission Index

sheet	100	101	102
Ground Storey Plan	First Storey Plan	Site Plan	Sections A, B and C
Elevations	Door & Window Schedules	Fenestration Calculations	Services Ground Storey
Services First Storey	Energy Demand Calculations	Roof Plan	Drainage Sections

Municipal Info

Erf	1363	Title Deed	T16756/2022
Stand Size	741m²	SG Number	5521/93
Address	Name of Street, Neighbourhood	H4	
Zoning	Residential Classification	000000	
P.A. Plan Number			

Area Schedule

Ground Storey	Municipal Coverage	Grand Total for submission
Garage	71.3m²	258.6m²/ Erf 741m² = 34.89%
Total ground storey	71.3m²	
First Storey		
Dwelling	175.5m²	71.3m²
Covered Deck	6.3m²	175.5m²
Total first storey m²	181.8m²	6.3m²
Total Dwelling m²	253.1m²	76.8m²
Uncovered areas		
Deck	43.8m²	
Veranda	0.0m²	
Dry Yard	0.0m²	
Timber Platform	33.0m²	
Total of uncovered m²	76.8m²	
Grand Total	329.9m²	

Signatures

Client / Owner	Architects
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Municipal Stamp

PURE DESIGN ARCHITECTS TERMS AND CONDITIONS FOR CLIENT/OWNER AND CONTRACTOR
APPROVAL & PROCEDURES
Client to ensure appointed contractor receives latest approved plans and approval letter prior to construction & to carefully read through together
Client to ensure Contractor to sign approved drawings prior to construction
It is compulsory for the contractor to have the latest approved building plans and approval letter on site at all times.
Construction work may only commence after building plan approval. Building control approval is valid for 1 year. 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.
Onus is on owner/client to supply HOME OWNERS ASSOCIATION or Body Corp. with a copy of final approved plans prior to construction where applicable
Appointed contractor/builder must be actively registered with NHBRC
In case of a new dwelling it is compulsory for the client & it's contractor to enrol at the NHBRC prior to construction.
It is compulsory for the contractor to inform Municipality in writing at least 4 working days prior to commencement of construction (SANS 10400 A22-1A48)
It is compulsory for the contractor/client to inform Municipality in writing at least 2 working days in advance for compulsory inspections by building inspector of 1. trenches/excavations for all any new foundation 2. sewer drainage installation and trenches 3. completion of building work (SANS 10400 part 422-2) (subject to fees if ignored - refer to Koppie Fee Structures)
Onus is on the client to instruct contractor to obtain all required certificates/documents in order to obtain occupancy certificate (eg. Roof, Glazing, Engineering, Height, Beacon, 'Settling out' certificates, Electrical, Gas, Plumbing, CO's, SSES/Solar, Balustrade certificate etc.)

DRAWINGS & BUILDING REGULATIONS
Contractor to check and verify all dimensions & levels on site and compare against drawings prior to any construction
Do not scale use figured dimensions, ask in need
Any discrepancies or omissions are to be brought to the attention of PURE DESIGN ARCHITECTS prior to construction
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 A13-18)
Contractor to ensure all building materials is certified by SANAS/SABS & to comply with NBR/SANS 10400 & 204
Any distortion and damage of structural system during construction period must be reported by contractor/builder to owner & designer
If Architect is appointed for contract management (SACAP work Stages 5&6), the contractor & client must inform the Architect at least one week prior to commencement of construction (as per SANS appointment letter) & on weekly progress by at least every Friday in order to determine & arrange for necessary site inspections. (Subject to appointment of work stages 5 & 6)
Copyright vests in the designer and no charges to drawings are not to be made without prior arrangements with PURE DESIGN ARCHITECTS
All architectural fees for design & municipal approval stages (Stage 1-4.1.2) must be paid in full by client once municipal approval is granted
Further detailing, Architectural services (Stage 4.2-6) can be provided on request by Client/contractor prior to construction
Client and Contractor may not alter window & door specifications without prior request and consent from Architect.

CONSTRUCTION & SET OUT
It is the responsibility of the Client & Contractor to verify Erf pegs by means of appointed Land Surveyor to supply a Beacon Certificate if required.
It is the responsibility of the Client & Contractor to set out new work by means of appointed Land Surveyor (take note of possible incorrect encroachments of building lines or boundaries prior to construction)
Where any part of the proposal is too close to boundary &/or building lines the Client & Contractor must supply set out certificate by Land Surveyor after completion
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

CLIENT SIGNATURE + DATE	CONTRACTOR SIGNATURE + DATE
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Revisions

REV	DATE	DRAWN	DESCRIPTION
A	09/07/2026	R.C.P	Timber platform reposition
			2700l Rainwater tank added below decking

PURE DESIGN ARCHITECTS

Jacobus Scott & Ian van der Westhuizen

Professional Architect Prof. Siv. Architectural Technologist

(SACAP PRARCH 21407) (SACAP PRSAT 1552)

Admin: 072 245 6247 Jacobus: 081 506 4204 odminepure-design.co.za

15 Delmar Close Jeffreys Bay 6350 RSA www.pure-design.co.za

Project Information

Proposed New Dwelling

For:

Mr. Krzysztof Kryszczuk

ERF 1363

De Jager Street, Paradise Beach, Jeffreys Bay

Excavation & Filling Quantities. Revision

SCALE: As indicated @ A1	REVISION	A	Date:	10/07/26
Project no:	PD0362		Drawing Number	103
Drawn and check By:	R.C.P			

PROFESSIONAL ARCHITECT

JACOBUS SCOTT

21:54 PM (Africa/Johannesburg) on 28 Apr 2026