



Enquiries: L. Laing  
Contact number: 021 807 4660/4684  
Reference: 8/2/5/202122/499  
Date: 15 December 2021

DM Consulting Engineers  
Office 105  
Big Bay Office Park  
16 Beach Estate Boulevard  
Big Bay  
**CAPE TOWN**  
7441

**Attention: Derek Müller**

Dear Sir

**PAARL VIEW DEVELOPMENT, ZANDWYK COMMERCIAL, ERF 832/88 & 89, HOOF STREET, PAARL**

Your letter requesting for a revised quotation dated 6 October 2021 refers.

A development proposal has been submitted for comments and approval by DM Consulting Engineers.

The development will consist out of (5) five commercial blocks and will be constructed in two phases, phase 1 (3) three and phase 2 (2) two commercial blocks. The (5) five commercial blocks has been designed and estimated for a total installation size of 960kVA after diversity maximum demand for this development.

In 2013 Drakenstein Municipality accepted and approved NRS069 network recovery cost. These costs are a once-off network contribution for the electricity requested for subdivisions, new developers, consent users, scheme amendments or consumer upgrades (existing serviced erven where requested capacity is greater than the original designed or installed capacity).

An amount of **R 4 122 240.00 (R 4 294.00 per kVA x 960kVA)** payable by the developer to Drakenstein Municipality, has been calculated according to the approved NRS069 network recovery cost. This amount excludes the service connection and Eskom development contribution costs. This amount payable, may be phased over the two construction phases.

**Phase 1 (3 commercial blocks) – R 4 294.00 per kVA x 576KVA = R 2 473 344.00**

**Phase 2 (2 commercial blocks) – R 4 294.00 per kVA x 384KVA = R 1 648 896.00**

**A development phase approach to construct the commercial blocks over a period as determine by the market requires 150kVA for the first commercial block and may be paid as per capacity requirement which is subjected to available network capacity.**

Development phase approach for the first phase of development construction	Calculated demand	NRS069 network recovery cost
Phase 1 – Commercial block 1	150kVA	R 644 100.00
Phase 1 – Commercial block 2	213kVA	R 914 622.00
Phase 1 – Commercial block 3	213kVA	R 914 622.00
Total demand	576kVA	R 2 473 344.00

**Please note that these amounts as mentioned above will only be valid till 30 June 2022 and will increase after each financial cycle which are between 30 June and 1 July of each year. V.A.T. are included in all amounts as mentioned above.**

The NRS069 network recovery cost shall be used to upgrade the electrical network in order to provide the development with a total installation size of 960kVA.

Conditions for approval of the development:

- a) The plans submitted for this development has been approved.
- b) A service servitude of 7m for the proposed 66kV underground cable and existing 11kV feeder cables as per agreement between the developer and Drakenstein Municipality will be registered in favour of Drakenstein Municipality as indicated on drawing number CD101B. No temporary or permanent structure or any type of building may be erected within the above mentioned service servitude.

- c) The developer will be responsible to change and reroute the existing 66kV overhead line to underground cable. The service servitude for the existing 66kV overhead line may be cancelled after commissioning of the proposed 66kV underground cable and demolition of the 66kV overhead line.
- d) The developer must provide the municipality with proof of registered service servitudes on a surveyor general diagram indicating the existing and or new electrical reticulation crossing the adjacent erf or erven. The registration for the service servitudes, where municipal equipment is involved, must be in favour of the municipality where required and accessible twenty-four hours for maintenance purposes.
- e) Accommodation of 4mx6m must be available for the new proposed high tension metering panel and have twenty-four hour access for maintenance purposes. It may be requested of the developer to supply and install a high tension metering panel that will serve as supply or service connection to the development.
- f) The high tension metering panel shall be cut and terminated into the existing 11kV 95mmx3core (table 19) PILC cable that runs parallel with Hoof Street adjacent to the proposed development.
- g) Where possible, the municipality prefer to be responsible for the installation of linkage portion of infrastructure refer to in (e) and (f), which will form part of the service connection cost on request from the developer in a form of a formal application.
- h) The developer or owner must submit the formal application to the Electro-Technical Services Department, Planning and Customer Services Section, with respect to the estimate for rendering a high tension service connection to the development.
- i) It is required of the developer to install a minimum size 35mmx3core high tension PILC (table 19) cable from the proposed high tension metering panel to each respective transformer, mini-substation and or ring main unit.
- j) Drakenstein Municipal officials will perform the necessary switching in order for the developer's appointed contractor to carry out the necessary work.
- k) The reticulation after the council high tension metering panel shall be regarded as private.
- l) The developer have the option to install his or her own choice of electrical reticulation but cannot deviate from the transformer or mini-sub vector group, connection at the supply authority and legislative requirements.

- m) Drakenstein Municipality however recommend that the developer install all reticulation after the council metering equipment according to municipal standards (specifications for all equipment will be sent to DM Consulting Engineers on request thereof). Please note, although the development may be approved, the electrical reticulation after the council metering equipment may however not comply with Drakenstein Municipal standards and will not be considered for taken over in future should there be a request from the developer, body corporate or home owners association. The said electrical reticulation will then have to change according to Drakenstein Municipal standards and is subject to council approval.
- n) The service connections for the private development will consist of three phase (pre-paid and smart meter) supplies as designed by DM Consultants Engineers. Please note that the billing of these meters must be in accordance with NERSA regulations and Drakenstein Municipality By-laws.
- o) Your attention is drawn to the following extract of the electricity By-law and will have to be included in the service level agreement between the municipality and the developer:
- Unless authorised by the municipality, no person may sell or supply electricity supplied to his or her premises or generated by him or her under an agreement with the municipality, to any other person or persons for use on any other premises, or permit or allow such resale or supply to take place.
  - A reseller must comply with the licensing and registration requirements set out in the ERA.
  - If electricity is resold for use upon the same premises, the electricity resold must be measured by a sub meter of a type which has been approved by South African Bureau of Standards and supplied, installed and programmed in accordance with the standards of the municipality.
  - The tariff at which and the conditions of sale under which electricity is thus resold, shall not be less favourable to the purchaser than those that would have been payable and applicable had the purchaser been supplied directly with electricity by the municipality.
  - Every reseller must furnish the purchaser with monthly accounts that are at least as detailed as the relevant billing information details provided by the municipality to its electricity customers.
  - The municipality may request audited reports from resellers to prove that the above resale conditions are met. The cost to obtain audited reports will be borne by the reseller.
  - Authorization to re-sell electricity can be obtained by council approval only.

- p) Drakenstein Municipality may request the applicant to pay a deposit in advance before commencing with construction work. The deposit shall be used to repair or replace services during or after completion of construction. The remainder deposit will be credit to the applicant one year after completion of construction.
- q) In the event of theft or vandalism the owner or developer will be held responsibility for any cost to repair or replace the faulty equipment. The owner or developer is therefore responsible to arrange for security while there are still construction works in the area of interest, development or development precinct.
- r) In the event of a fault in future, where infrastructure is situated within the development, the developer or body corporate of the development shall be responsible to do all excavation and reinstatement work in the portion of erf or registered servitude which is regarded as private. Drakenstein Municipality will only indicate and repair the fault.
- s) All reticulation shall comply with SANS 10142, SANS 10098-2, Occupational Health and Safety Act (Act 85 of 1993) including legislation regulation made there under, Drakenstein Municipality By-laws and standards. It must be noted that the responsibility rests upon the appointed consultant to ensure compliance with the newest available standards of the municipality as it may change from time to time.
- t) The total voltage drop calculated from the mini-sub up and till the distribution board (DB) of each unit or erf, must be designed as such to allow a maximum voltage drop of 5% over a load forecast of between 10-15 years. The calculation must include the tap changer of the mini-sub to be set at 100% or zero.
- u) The developer shall provide the Electro-Technical Service Department (Customer Service section) of the Municipality with proof of occupational certification and certificates of compliance prior for each service connection made.
- v) Before any photo voltaic system is installed, the Electro-Technical Services Department (Electrical Engineering Efficiency Management Section) have to be notified and an application form has to be submitted for approval. All PV installations have to comply with NRS097 and SANS 10142.
- w) The developer is required to include measures to improve energy efficiency for this development to reduce consumption of electricity.
- x) DM Consulting Engineers need to provide Drakenstein Municipality with a load forecast for the construction phases.
- y) It is required of DM Consulting Engineers to provide the Electro-Technical Services Department (Planning & Design section) of soft copies and three hard copies which includes all plans, costs break down of equipment, specifications of equipment and a separate plan attached indicating all other services which will be installed in the development before construction commence.

- z) On completion of the development, portion or phase thereof, the applicant will provide the Municipality with as built plans consisting of soft copies, three hard copies with the necessary break down cost of the electrical reticulation installed for record keeping purposes.
- aa) A bulk questionnaire will have to be completed by the responsible person as prescribe by the Occupational Health and Safety Act (Act 85 of 1993) and the regulations made there under, prior for maintenance purposes and will form part of the estimate for the service connection to the commercial development.
- bb) The following conditions as laid down by the Electro-Technical Services Department must be adhere to at all times. Failure to comply with any of the undermentioned conditions will lead to immediate way leave cancellation and serves Drakenstein Municipality the right to enforce all reasonable steps in order to safeguard all assets from further exposure or damages by the applicant. The applicant must comply with the following conditions prior to the way leave approval:
- The applicant will only appoint contractors from the approved Drakenstein Municipality tender roster to perform any proposed excavation work.
  - Where specialized work are necessary to performed, the private entity may make use of their own appointed contractor.
  - The municipality may make use of the opportunity to install services by means of a “shared trench”. The applicant must appoint a registered electrical installation electrician, twenty-four hours available, capable to perform 132k/66k/11k/400/230V cable joints, terminations and has obtain an ORHVS certificate with the necessary knowledge and experience to perform such duties.
  - To appoint a private contractor prior to identify all existing services (civil and electrical) of Drakenstein Municipality on site by using a location device.
  - After indicating the existing services, Drakenstein Municipal (Civil and Electro-Technical Services Departments) officials, may be contact at least one week in advance for a site inspection before commencing with any excavation work.
  - After site inspection and all relevant stakeholders has been on site and completion of the necessary handover of permits, the applicant may proceed to commence with trial holes.
  - Upon completion of excavating trial holes, the Project Implementation Agent and Civil Engineer of Drakenstein Municipality must perform the necessary inspections for approval to proceed the excavation of the proposed trench by the appointed contractor.
  - A minimum clearance distance of 1m from existing 11k/400V underground infrastructure must be adhere to at all times.



- Where existing 132/66kV underground infrastructure are involved a minimum clearance distance of 3m will be adhere to with the supervision of Drakenstein Municipal officials at all times.
  - A minimum clearance distance of 8m from existing 11k/400V overhead infrastructure must be adhere to at all times.
  - Where existing 132/66kV overhead infrastructure are involved a minimum clearance distance of 22m will be adhere to with the supervision of Drakenstein Municipal officials at all times.
  - Where existing overhead infrastructure are involved, no machinery of any type maybe used under, above or in close proximity of at least 22m.
  - No excavation work in any services servitudes where municipal infrastructure is involved maybe performed without written consent of Drakenstein Municipality.
  - In the event of theft or vandalism, the applicant will be responsibility for any cost to repair or replace the faulty equipment. The applicant is there for responsible to arrange for security while there are still construction works.
  - In the event of a fault, the applicant shall be responsible to do all excavation, repair and reinstatement work.
  - All work shall comply with SANS regulations, Occupational Health and Safety Act (Act 85 of 1993) and the regulations made there under, Drakenstein Municipality By-laws and standards.
- cc) For inspection and approval of all electrical services installed prior to the development approval, Mr. M. Abrahams and or Mr. J. Coetzee (021 807 4664/4684) must be contacted, at least one week in advance.

The following inspections shall be performed:

1. Trial holes
2. Cable trench
3. Cable installation and sand bedding
4. Distribution box installations and markings
5. Earth wire installation
6. Mini-sub inspections
7. High tension metering panel inspections
8. All testing perform prior to the electrical installation

Should the developer fail to meet the standards or conditions as mentioned above, he or she will be responsible to replace, repair, change or as the case may be any equipment at his or her cost to the satisfactory of Drakenstein Municipality.

**This letter will be valid until 30 June 2022.**

All outstanding accounts must be paid in full before any work will commence.

Please contact the following Me. L. Cleophas (021 807 6255), [lesleyann.cleophas@drakenstein.gov.za](mailto:lesleyann.cleophas@drakenstein.gov.za), at Financial Services for information regarding the payment. Please note, that once payment has been received, the applicant or developer binds him or herself with the Drakenstein Municipal By-laws and any form of condition(s) prior to the approval of this development.

**Office hours – (08:00 – 13:00 and 13:30 – 16:45, Fridays – 15:30)**

Yours Faithfully



**L LAING**

**MANAGER: PLANNING & CUSTOMER SERVICES**

I:\Beplanning3\Ebers\Eber-202122\Eber499



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## Leon Laing

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**From:** CP Labuschagne <cp@dmce.co.za>  
**Sent:** 06 October 2021 08:02 AM  
**To:** Leon Laing  
**Cc:** Derek Muller  
**Subject:** C030: Medicentre (Paarlview) - Portion 92 of farm 832 Bulk contribution letter Drakenstein - Paarlview Medi-Centre[1].pdf; 19C030 - E1(Rev0) Paarl View (MV Layout) (A1) C.pdf; 10-20 - MEDI CENTRE\_ CD\_101B\_REV00 [SITE PLAN] - 2021.10.01.pdf  
**Attachments:**

Hi Leon,

Hoop dit gaan goed aan jou kant.

Kan jy asb die aangehegte brief hernu vir betaling.

Ons werk steeds volgens die oorspronklike plan (Alles volgens Drakenstein spesifikasie), maar die eerste fase sal net wees vir 150kVA. Ons gaan wel klaar die MV meterings punt neer sit met n 500kVA minisub aan die binne kant. Die tweede 500kVA Minisub sal met n verdere fase kom.

Ek het ook aangeheg die MV layout asook die site layout vanaf die argitek.

Die omvang sluit net gebou B in.

Die res gaan later gebou word.

Baie dankie Leon vir jou hulp. Laatweet gerus indien jy enige inligting benodig.

Groete

CP Labuschagne *B.Eng. (Electrical)*  
Project Engineer  
DM Consulting Engineers Cape (Pty) Ltd

e-mail: [cp@dmce.co.za](mailto:cp@dmce.co.za) cell :+27(0) 78 384 3616



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WE ALSO HAVE OFFICES IN THE NORTH WEST PROVINCE



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Civic Centre, Berg River Boulevard, Paarl 7646

Enquiries: L. Laing  
Contact number: 021 807 4660/4684  
Reference: 8/2/5/192020/361  
Date: 31 October 2019

*Reguche*

DM Consulting Engineers  
Office 105  
Big Bay Office Park  
16 Beach Estate Boulevard  
Big Bay  
**CAPE TOWN**  
7441

**Attention: Derek Müller**

Dear Sir

**ZANDWYK COMMERCIAL/PAARL VIEW DEVELOPMENT, ERF 832/88 & 89, HOOF STREET, PAARL**

Your letter requesting for a revised quotation dated 28 October 2019 refers.

A development proposal has been submitted for comments and approval by DM Consulting Engineers.

The development will consist out of (5) five commercial blocks and will be constructed in two phases, phase 1 (3) three and phase 2 (2) two commercial blocks. The commercial blocks has been designed and estimated for 192KVA per commercial block for the (2) two phases which add up to a total installation size of 960KVA after diversity maximum demand for this development.

In 2013 Drakenstein Municipality accepted and approved NRS069 network recovery cost. These costs are a once-off network contribution for the electricity requested for subdivisions, new developers, consent users, scheme amendments or consumer upgrades (existing serviced erven where requested capacity is greater than the original designed or installed capacity).

An amount of **R 2 197 785.60 (R 2 289.36 per kVA x 960kVA)** payable by the developer to Drakenstein Municipality, has been calculated according to the approved NRS069 network recovery cost. This amount excludes the service connection and Eskom development contribution costs. This amount payable, may be phased over the two construction phases.

**Phase 1 (3 commercial blocks) – R 2 289.36 per KVA x 576KVA = R 1 318 671.36**

**Phase 2 (2 commercial blocks) – R 2 289.36 per KVA x 384KVA = R 879 114.24**

**Please note that these amounts as mentioned above will only be valid till 30 June 2020 and will increase after each financial cycle which are between 30 June and 1 July of each year. V.A.T. are included in all amounts as mentioned above.**

The NRS069 network recovery cost shall be used to upgrade the electrical network in order to provide the development with a total installation size of 960kVA.

Conditions for approval of the development:

- a) The plans submitted for this development has been approved.
- b) A service servitude for the proposed 66KV underground cable and existing 11KV feeder cables as per agreement between the developer and Drakenstein Municipality will be registered in favour of Drakenstein Municipality. No temporary or permanent structure or any type of building may be erected within the above mentioned service servitude.
- c) The developer together with Western Cape Government will be responsible to change and reroute the existing 66KV overhead line to underground cable as per approved plans of IX Engineers (Pty) Ltd.
- d) The cost endured for the installation of the proposed 66KV underground cable may be offset against NRS069 network recovery cost.
- e) The developer will be responsible to supply and install a medium voltage 11KV metering with ring main unit at a suitable position, 24 hour accessible, for maintenance purposes.
- f) The medium voltage 11KV metering unit shall be cut and terminated into the existing 11KV 95mmx3core (table 19) PILC cable that runs parallel with Hoof Street adjacent to the proposed development.
- g) Drakenstein Municipality will take ownership of the medium voltage 11KV metering unit when all conditions have been met.
- h) All reticulation inside the development shall be done by the developer according to municipal standards (specifications for all equipment has been send to DM Consulting Engineers).
- i) The developer have the option to install his or her own choice of electrical reticulation but cannot deviate from the transformer or mini-sub vector group, connection at the supply authority and legislative requirements.

- j) Drakenstein Municipality however recommend that the developer install all reticulation after the council high tension metering panel according to the previous mentioned municipal standards (specifications for all equipment has been send to DM Consulting Engineers). Please note, should the developer in future request the municipality to take ownership of the internal reticulation and it is not according to the required municipal standards, the said electrical reticulation have to change according to Drakenstein Municipal standards and is subject to council approval.
- k) The service connections for the private development will consist of three phase (pre-paid and smart meter) supplies as designed by DM Consultants Engineers. Please note that the billing of these meters must be in accordance with NERSA regulations and Drakenstein Municipality by-laws.
- l) Your attention is drawn to the following extract of the electricity by-law and will have to be included in the service level agreement between the municipality and the developer:
- Unless authorised by the municipality, no person may sell or supply electricity supplied to his or her premises or generated by him or her under an agreement with the municipality, to any other person or persons for use on any other premises, or permit or allow such resale or supply to take place.
  - A reseller must comply with the licensing and registration requirements set out in the ERA.
  - If electricity is resold for use upon the same premises, the electricity resold must be measured by a sub meter of a type which has been approved by South African Bureau of Standards and supplied, installed and programmed in accordance with the standards of the municipality.
  - The tariff at which and the conditions of sale under which electricity is thus resold, shall not be less favourable to the purchaser than those that would have been payable and applicable had the purchaser been supplied directly with electricity by the municipality.
  - Every reseller must furnish the purchaser with monthly accounts that are at least as detailed as the relevant billing information details provided by the municipality to its electricity customers.
  - The municipality may request audited reports from resellers to prove that the above resale conditions are met. The cost to obtain audited reports will be borne by the reseller.
  - Authorization to re-sell electricity can be obtained by council approval only.
- m) The reticulation after the medium voltage 11KV metering unit shall be seen as private.



- n) Drakenstein Municipality may request the applicant to pay a deposit in advance before commencing with construction work. The deposit shall be used to repair or replace services during or after completion of construction. The remainder deposit will be credit to the applicant one year after completion of construction.
- o) In the event of theft or vandalism the owner or developer will be held responsibility for any cost to repair or replace the faulty equipment. The owner or developer is there for responsible to arrange for security during construction.
- p) All reticulation shall comply with SANS 10142, SANS 10098-2, Occupational Health and Safety Act 85 of 1993 legislation, Drakenstein Municipality By-laws and standards.
- q) The total voltage drop calculated from the mini-sub up and till the distribution box of each unit, must be designed as such to allow a minimum voltage drop of 5% over a load forecast of between 10-15 years. The calculation must include the tap changer of the mini-sub to be set at 100% or zero.
- r) The developer shall provide the Electro-Technical Service department (Customer Service section) of the Municipality with proof of occupational certification and certificates of compliance prior for each service connection made.
- s) After the reticulation has been installed, DM Consulting Engineers will provide the Municipality with as built plans and a break down costs of the electrical reticulation installation for asset management purposes.
- t) Before any photo voltaic system is installed, the Electro-Technical Department (Planning & Design section) have to be notified and an application form has to be submitted for approval. All PV installations have to comply with NRS097 and SANS 10142.
- u) The developer is required to include measures to improve energy efficiency for this development to reduce consumption of electricity.
- v) DM Consulting Engineers need to provide Drakenstein Municipality with a load forecast for the construction phases.
- w) It is required of DM Consulting Engineers to provide the Electro-Technical Services Department (Planning & Design section) of soft copies and three hard copies which includes all plans, costs break down of equipment, specifications of equipment and a separate plan attached indicating all other services which will be installed in the development before construction commence. The same principle will count for the as built plans.
- x) The following conditions as laid down by the Electro-Technical Services Department must be adhere to at all times. Failure to comply with any of the undermentioned conditions will lead to immediate way leave cancellation and serves Drakenstein Municipality the right to enforce all reasonable steps in order to safeguard all assets from further exposure or damages by the applicant. The applicant must comply with the following conditions prior to the way leave approval:

- The applicant will only appoint contractors from the approved Drakenstein Municipality tender roster to perform any proposed excavation work.
- Where specialized work are necessary to performed, the private entity may make use of their own appointed contractor.
- The municipality may make use of the opportunity to install services by means of a “shared trench”. The applicant must appoint a registered electrical installation electrician, twenty-four hours available, capable to perform 132K/66K/11K/400/230V cable joints, terminations and has obtain an ORHVS certificate with the necessary knowledge and experience to perform such duties.
- To appoint a private contractor prior to identify all existing services (civil and electrical) of Drakenstein Municipality on site by using a location device.
- After indicating the existing services, Drakenstein Municipal (Civil and Electro-Technical Services Departments) officials, may be contact at least one week in advance for a site inspection before commencing with any excavation work.
- After site inspection and all relevant stakeholders has been on site and completion of the necessary handover of permits, the applicant may proceed to commence with trail holes.
- Upon completion of excavating trial holes, the Project Implementation Agent and Civil Engineer of Drakenstein Municipality must perform the necessary inspections for approval to proceed the excavation of the proposed trench by the appointed contractor.
- A minimum clearance distance of 1m from existing 11K/400V underground infrastructure must be adhere to at all times.
- Where existing 132/66KV underground infrastructure are involved a minimum clearance distance of 3m will be adhere to with the supervision of Drakenstein Municipal officials at all times.
- A minimum clearance distance of 8m from existing 11K/400V overhead infrastructure must be adhere to-at all times.
- Where existing 132/66KV overhead infrastructure are involved a minimum clearance distance of 22m will be adhere to with the supervision of Drakenstein Municipal officials at all times.
- Where existing overhead infrastructure are involved, no machinery of any type maybe used under, above or in close proximity of at least 22m.
- No excavation work in any services servitudes where municipal infrastructure is involved maybe performed without written consent of Drakenstein Municipality.
- In the event of theft or vandalism, the applicant will be responsibility for any cost to repair or replace the faulty equipment. The applicant is there for responsible to arrange for security while there are still construction works.
- In the event of a fault, the applicant shall be responsible to do all excavation, repair and reinstatement work.
- All work shall comply with SANS regulations, Occupational Health and Safety Act (Act 85 of 1993) legislation, Drakenstein Municipality By-laws and standards.

y) For inspection and approval of all electrical services installed prior to the development and way leave approval, Mr M Abrahams and or Mr J Coetzee (021 807 4660) must be contacted, at least one week in advance.

1. Cable trench
2. Cable installation and sand bedding
3. Distribution box installations and markings
4. Earth wire installation
5. Mini-sub and MV metering unit inspections
6. All testing perform prior to the electrical installation

Should the developer fail to meet the standards or conditions as mentioned above, he or she will be responsible to replace, repair, change or as the case may be any equipment at his or her cost to the satisfactory of Drakenstein Municipality.

**This letter will be valid until 30 June 2020.**

All outstanding accounts must be paid in full before any work will commence.

Please contact the following Me. L. Cleophas (021 807 6255), [lesleyann.cleophas@drakenstein.gov.za](mailto:lesleyann.cleophas@drakenstein.gov.za), at Financial Services for information regarding the payment.

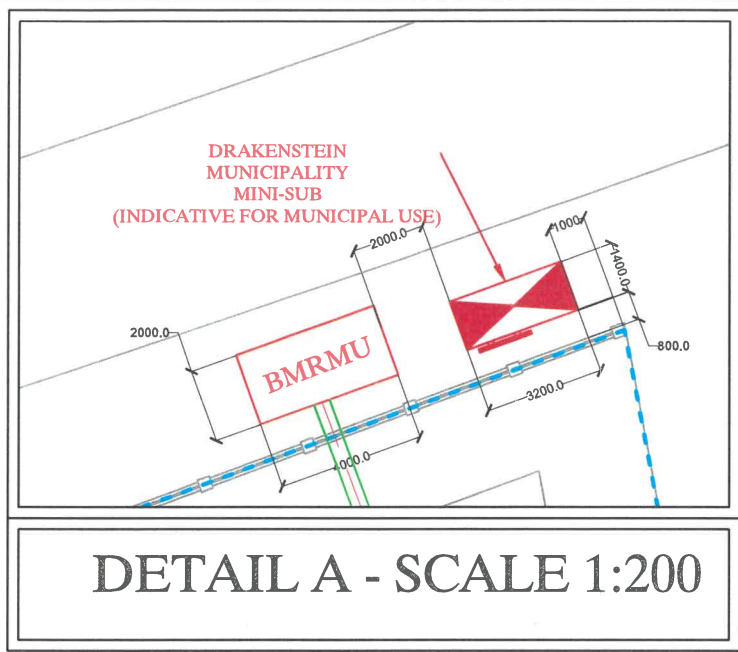
**Office hours – (08:00 – 13:00 and 13:30- 16:45, Fridays – 15:30)**

Yours Faithfully

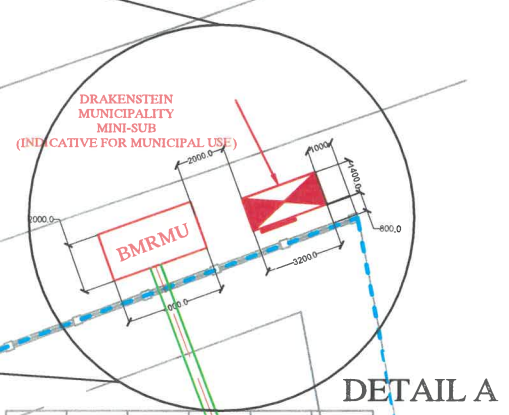
**L LAING**  
**MANAGER: PLANNING & CUSTOMER SERVICES**

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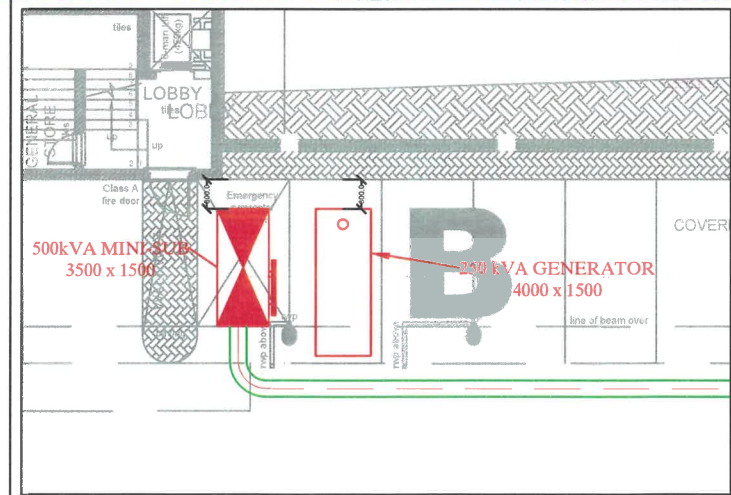
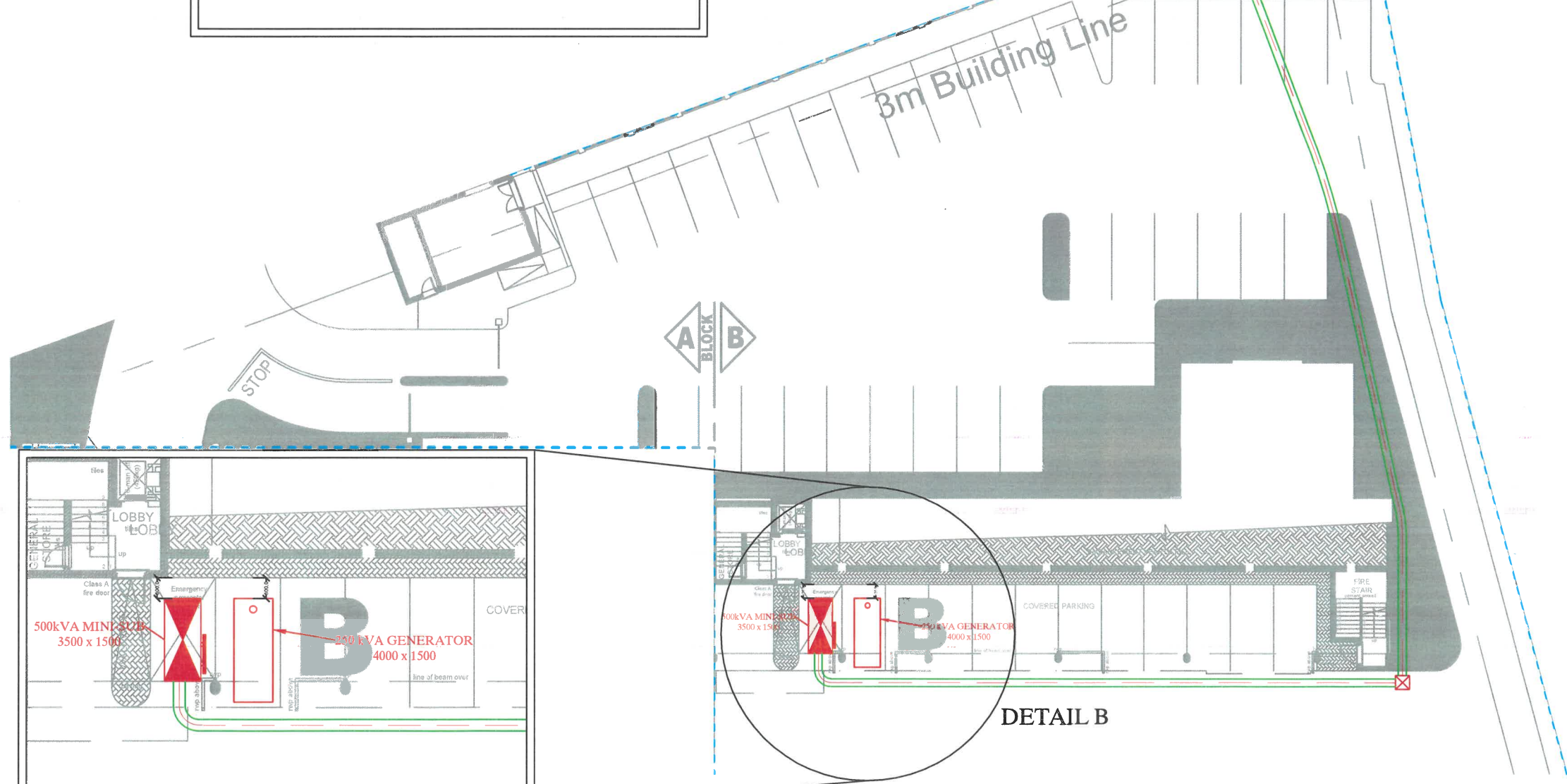




DETAIL A - SCALE 1:200



DETAIL A



DETAIL B - SCALE 1:200

# MV LAYOUT - BLOCK B

**GENERAL NOTES:**

- ELECTRICAL MANHOLE 800 x 800 x 1000mm DEEP
- 70mm<sup>2</sup> PLC CABLE TABLE 10 WITH 15mm<sup>2</sup> BCFW IN 1x160mm Ø SLEEVE IN GROUND @1000mm DEEP
- 1x160mm Ø SLEEVES IN GROUND @1000mm DEEP
- EXISTING MINI-SUBSTATION
- NEW MINI-SUBSTATION

DRAWING ISSUE: 04/10/2021	
PRELIMINARY <input type="checkbox"/>	TENDERS <input checked="" type="checkbox"/>
APPROVAL <input type="checkbox"/>	CONSTRUCTION <input type="checkbox"/>
COORDINATION <input type="checkbox"/>	AS BUILT <input type="checkbox"/>

ELECTRICAL DESIGN: D. MULLER  
 CAD OPERATOR/DESIGN: F. ENSLIN  
 APPROVED ENGINEER: D. MULLER PR. ENG  
 APPROVED CLIENT:

**AMENDMENTS:**

DATE	NO	DESCRIPTION	APPROVED

**DM**  
 DM CONSULTING ENGINEERS www.dmce.co.za

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 FAX: +27 (0) 86 720 8906  
 E-MAIL: office@dmce.co.za

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**CESA**

CLIENT: MAINREEF PROPERTIES

PROJECT: NEW MEDICENTRE

NORTH:

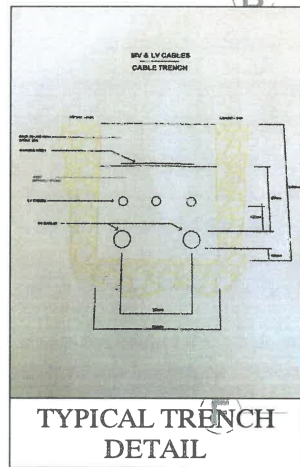
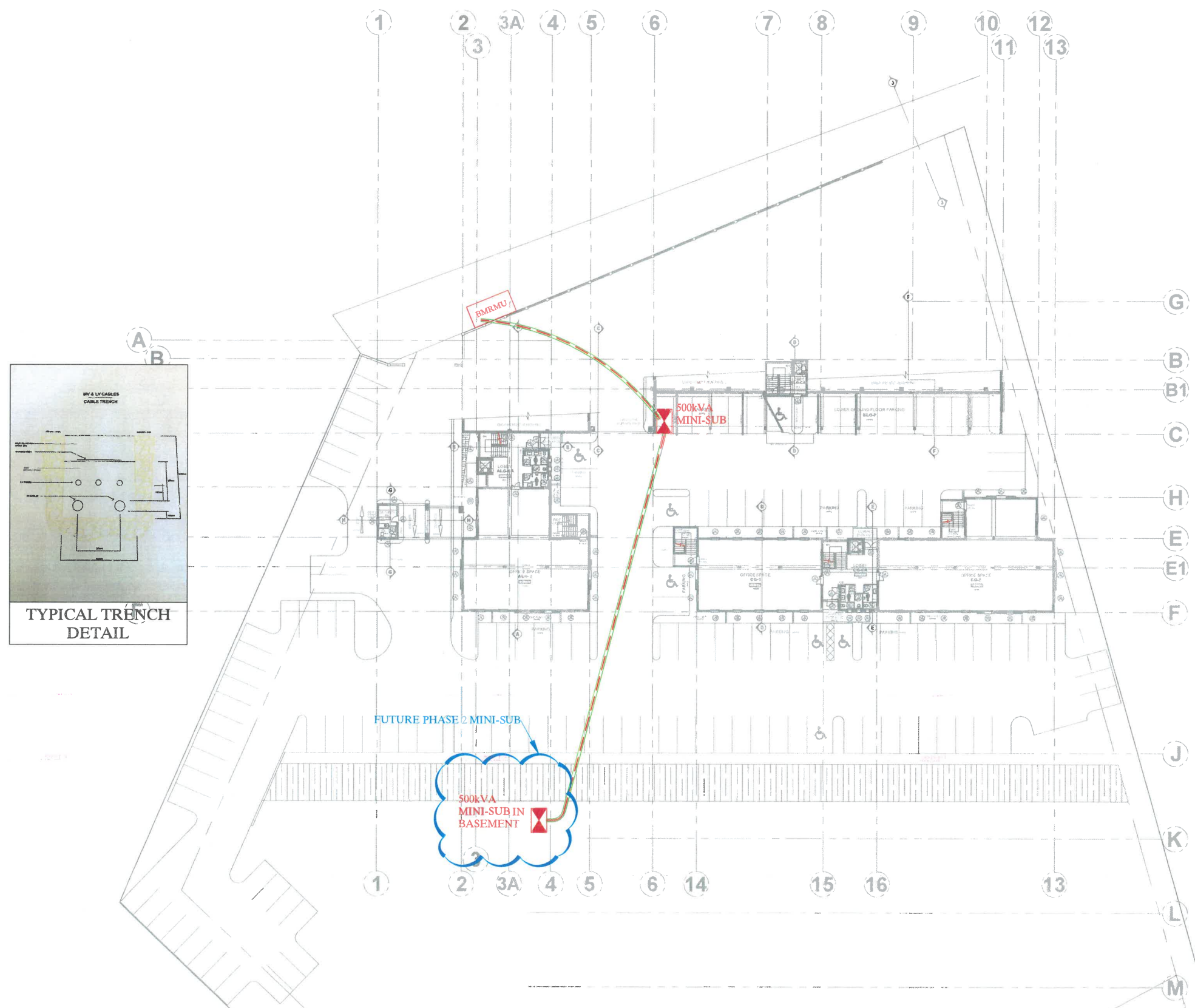
**FULL DESCRIPTION OF DRAWING:**  
 ELECTRICAL ENGINEERING SERVICES: MEDIUM VOLTAGE RETICULATION BLOCK B

ARCHITECTS NO: NAA_10_20	DATE: 04/10/2021
SCALE: 1:300 (A3); 1:150 (A1)	SITE: PORTION 92 OF FARM 832 PAARL
DRAWING NO: 19C030 - E1	REV: 0









# MV LAYOUT

**GENERAL NOTES:**

- POWER DISTRIBUTION SWITCHBOARD.
- ELECTRICAL MANHOLE.
- 70mm<sup>2</sup> x 3c PILC CABLE TABLE 19 WITH 35mm<sup>2</sup> BCEW IN 1x160mm Ø SLEEVE IN GROUND @ 1000mm DEEP.
- 1x160mm Ø SLEEVES IN GROUND @ 1000mm DEEP.

DRAWING ISSUE: 03/04/2018	
PRELIMINARY	TENDERS
APPROVAL	CONSTRUCTION
COORDINATION	AS BUILT

ELECTRICAL DESIGN: C.P. LABUSCHAGNE B. ENG  
 CAD OPERATOR/DESIGN: I. SURMON  
 APPROVED ENGINEER: D. MULLER PR. ENG  
 APPROVED CLIENT:

**AMENDMENTS:**

DATE:	NO:	DESCRIPTION:	APPROVED:

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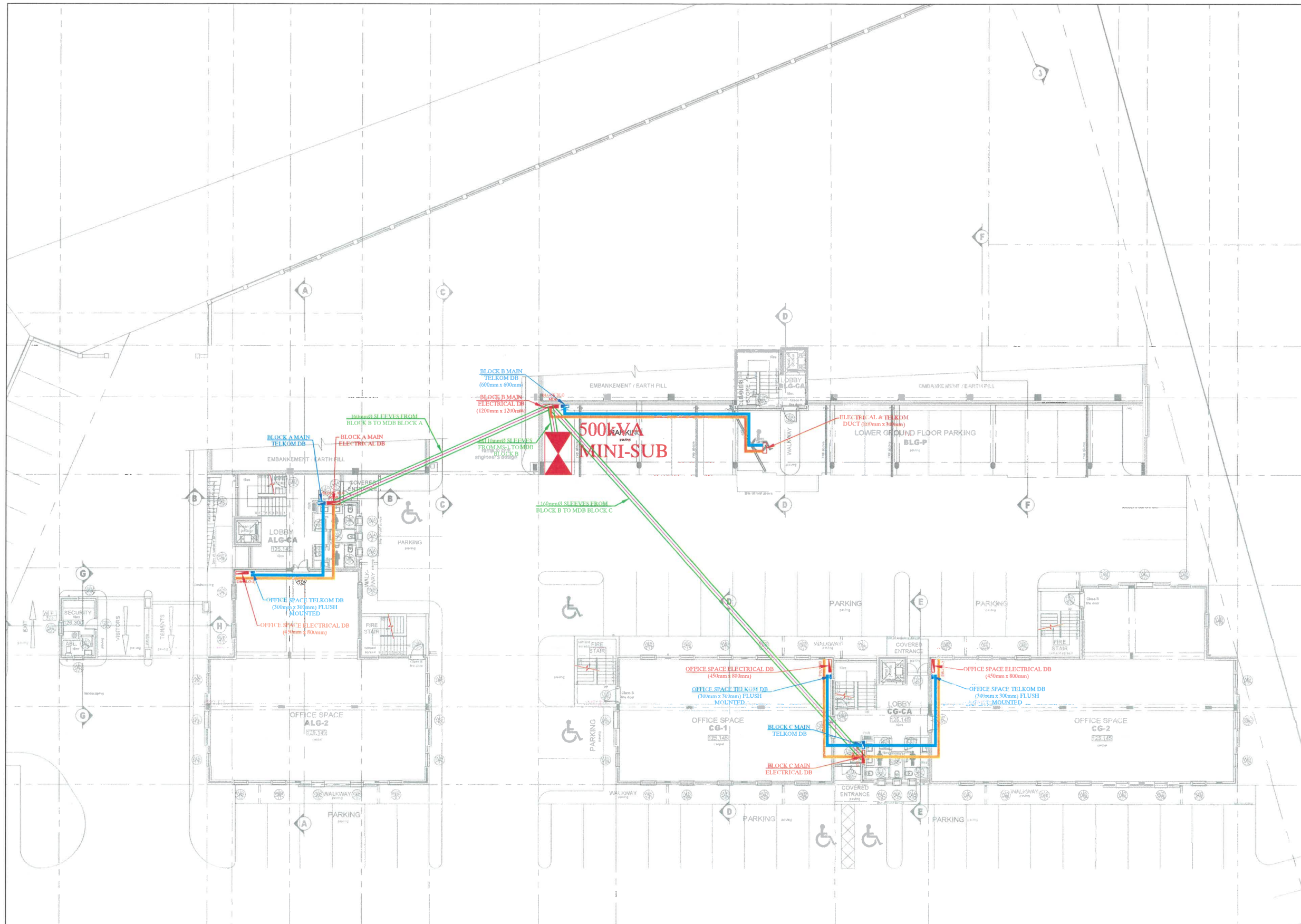
**CLIENT:** MAIN REEF PROPERTIES

**PROJECT:** PAARLVIEW OFFICE DEVELOPMENT

**NORTH:**

**FULL DESCRIPTION OF DRAWING:** ELECTRICAL ENGINEERING SERVICES: MV LAYOUT

<b>ARCHITECTS NO:</b> DD103	<b>DATE:</b> 03/04/2018
<b>SCALE:</b> 1:300 (A1) / 1:600 (A3)	<b>SITE:</b> ERF 88&89 OF 832, PAARL
<b>DRAWING NO:</b> 17K995/E1	<b>REV:</b> 0



- GENERAL NOTES:**
- POWER DISTRIBUTION SWITCHBOARD - FLUSH MOUNTED.
  - TELKOM DISTRIBUTION SWITCHBOARD - FLUSH MOUNTED.
  - LV CABLE IN SLEEVE @ 100mm DEEP.
  - 110mmØ AND/OR 160mmØ SLEEVE IN GROUND @ 100mm DEEP.
  - 50mm TELKOM TRAY IN VOID AND/OR AGAINST SOFFIT.
  - 150mm CABLE TRAY IN VOID AND/OR AGAINST SOFFIT.

**DRAWING ISSUE:** 03/04/2018

PRELIMINARY	TENDERS
APPROVAL	CONSTRUCTION
COORDINATION	AS BUILT

ELECTRICAL DESIGN: C.P. LABUSCHAGNE B. ENG  
 CAD OPERATOR/DESIGN: I. SURMON  
 APPROVED ENGINEER:  
 D. MULLER PR. ENG

APPROVED CLIENT:

**AMENDMENTS:**

DATE:	NO:	DESCRIPTION:	APPROVED:

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**CLIENT:**  
 MAIN REEF PROPERTIES

**PROJECT:** PAARLVIEW OFFICE DEVELOPMENT

**NORTH:**

**FULL DESCRIPTION OF DRAWING:**  
 ELECTRICAL ENGINEERING SERVICES: LV LAYOUT - LOWER GROUND BLOCK A & B; GROUND FLOOR BLOCK C

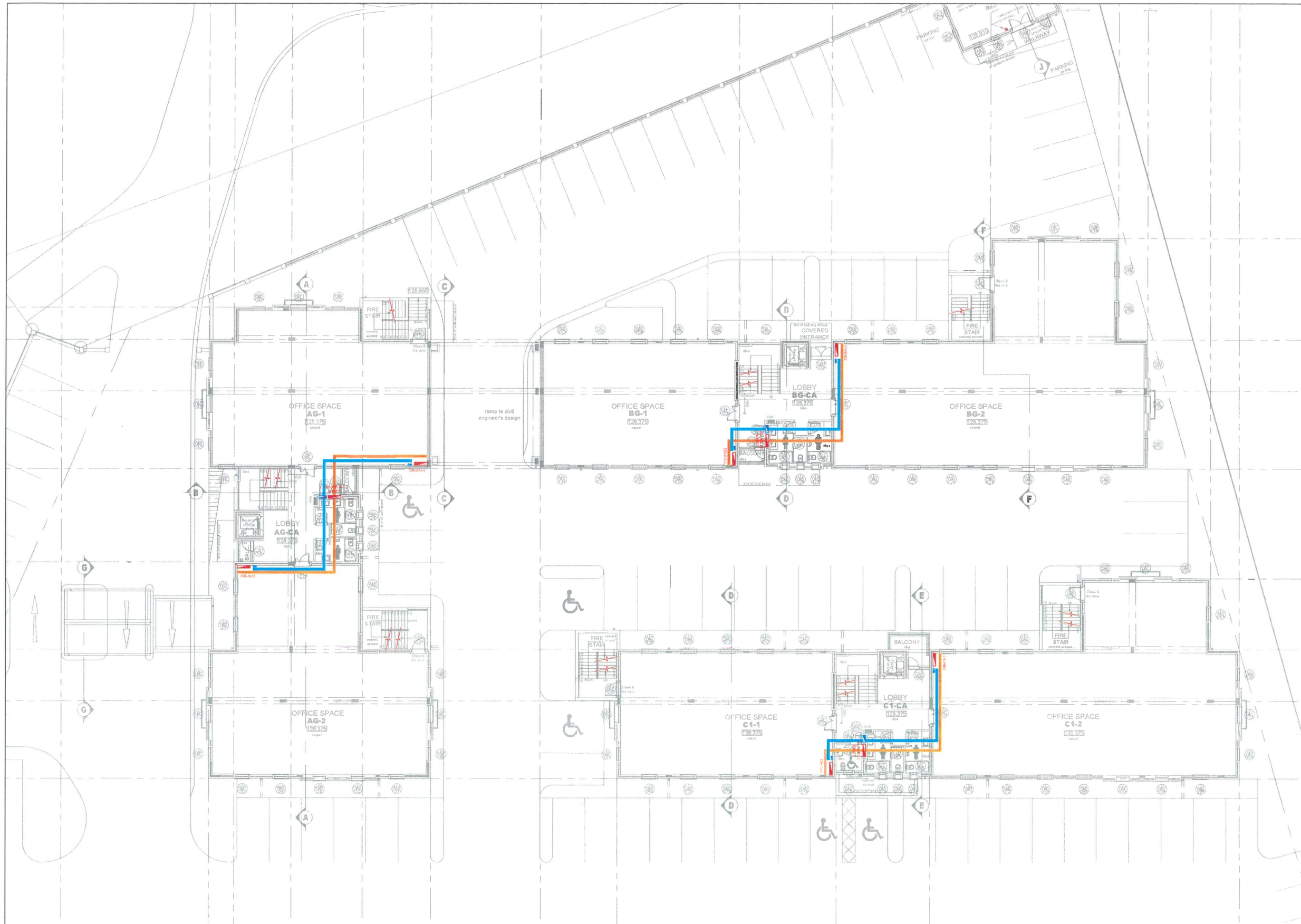
**ARCHITECTS NO:** DD101  
**DATE:** 03/04/2018

**SCALE:** 1:150 (A1) / 1:300 (A3)  
**SITE:** ERF 88&89 OF 832, PAARL

**DRAWING NO:** 17K995/E2/1  
**REV:** 0

**LV LAYOUT - LOWER GROUND BLOCK A & B; GROUND FLOOR BLOCK C**





- GENERAL NOTES:**
- POWER DISTRIBUTION SWITCHBOARD - FLUSH MOUNTED.
  - TELKOM DISTRIBUTION SWITCHBOARD - FLUSH MOUNTED.
  - LV CABLE IN SLEEVE @ 100mm DEEP.
  - 110mmØ AND/OR 160mmØ SLEEVE IN GROUND @ 100mm DEEP.
  - 50mm TELKOM TRAY IN VOID AND/OR AGAINST SOFFIT.
  - 150mm CABLE TRAY IN VOID AND/OR AGAINST SOFFIT.

**DRAWING ISSUE:** 03/04/2018

PRELIMINARY	TENDERS
APPROVAL	CONSTRUCTION
COORDINATION	AS BUILT

ELECTRICAL DESIGN: C.F. LABUSCHAGNE B. ENG  
 CAD OPERATOR/DESIGN: I. SURMON

APPROVED ENGINEER:  
 D. MULLER PR. ENG

APPROVED CLIENT:

**AMENDMENTS:**  
 DATE: NO: DESCRIPTION: APPROVED:

DATE	NO	DESCRIPTION	APPROVED

**DM**

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**CLIENT:**  
 MAIN REEF PROPERTIES

**PROJECT:**  
 PAARLVIEW OFFICE DEVELOPMENT

**NORTH:**

**FULL DESCRIPTION OF DRAWING:**  
 ELECTRICAL ENGINEERING SERVICES:  
 LV LAYOUT - GROUND FLOOR BLOCK A & B; FIRST FLOOR BLOCK C

**ARCHITECTS NO:** DD101  
**DATE:** 03/04/2018

**SCALE:** 1:150 (A1) / 1:300 (A3)  
**SITE:** ERF 88&89 OF 832, PAARL

**DRAWING NO:** 17K995/E2/2  
**REV:** 0

# LV LAYOUT - GROUND FLOOR BLOCK A & B; FIRST FLOOR BLOCK C



**GENERAL NOTES:**

- POWER DISTRIBUTION SWITCHBOARD - FLUSH MOUNTED.
- TELKOM DISTRIBUTION SWITCHBOARD - FLUSH MOUNTED.
- LV CABLE IN SLEEVE @ 100mm DEEP.
- 110mmØ AND/OR 160mmØ SLEEVE IN GROUND @ 100mm DEEP.
- 50mm TELKOM TRAY IN VOID AND/OR AGAINST SOFFIT.
- 150mm CABLE TRAY IN VOID AND/OR AGAINST SOFFIT.

<b>DRAWING ISSUE:</b> 03/04/2018	
PRELIMINARY	TENDERS
APPROVAL	CONSTRUCTION
COORDINATION	AS BUILT

ELECTRICAL DESIGN: C.P. LABUSCHAGNE B. ENG  
 CAD OPERATOR/DESIGN: I. SURMON

APPROVED ENGINEER:  
 D. MULLER PR. ENG

APPROVED CLIENT:

**AMENDMENTS:**

DATE:	NO:	DESCRIPTION:	APPROVED:



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**CLIENT:**  
 MAIN REEF PROPERTIES

**PROJECT:**  
 PAARLVIEW OFFICE DEVELOPMENT

**NORTH:**

**FULL DESCRIPTION OF DRAWING:**  
 ELECTRICAL ENGINEERING SERVICES:  
 LV LAYOUT - FIRST FLOOR BLOCK A & B;  
 SECOND FLOOR BLOCK C

**ARCHITECTS NO:** DD101 **DATE:** 03/04/2018

**SCALE:** 1:150 (A1) / 1:300 (A3) **SITE:** ERF 88&89 OF 832, PAARL

**DRAWING NO:** 17K995/E2/3 **REV:** 0

**LV LAYOUT - FIRST FLOOR BLOCK A & B; SECOND FLOOR BLOCK C**



- GENERAL NOTES:**
- POWER DISTRIBUTION SWITCHBOARD - FLUSH MOUNTED.
  - TELKOM DISTRIBUTION SWITCHBOARD - FLUSH MOUNTED.
  - LV CABLE IN SLEEVE @ 100mm DEEP.
  - 110mmØ AND/OR 160mmØ SLEEVE IN GROUND @ 100mm DEEP.
  - 50mm TELKOM TRAY IN VOID AND/OR AGAINST SOFFIT.
  - 150mm CABLE TRAY IN VOID AND/OR AGAINST SOFFIT.

<b>DRAWING ISSUE:</b> 03/04/2018	
<b>PRELIMINARY</b> <input type="checkbox"/>	<b>TENDERS</b> <input checked="" type="checkbox"/>
<b>APPROVAL</b> <input type="checkbox"/>	<b>CONSTRUCTION</b> <input type="checkbox"/>
<b>COORDINATION</b> <input type="checkbox"/>	<b>AS BUILT</b> <input type="checkbox"/>

**ELECTRICAL DESIGN:** C.P. LABUSCHAGNE B. ENG  
**CAD OPERATOR/DESIGN:** I. SURMON

**APPROVED ENGINEER:**  
**D. MULLER PR. ENG**

**APPROVED CLIENT:**

**AMENDMENTS:**  
**DATE: NO: DESCRIPTION: APPROVED:**

DATE	NO	DESCRIPTION	APPROVED



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**CLIENT:**  
**MAIN REEF PROPERTIES**

**PROJECT:**  
 PAARLVIEW OFFICE DEVELOPMENT

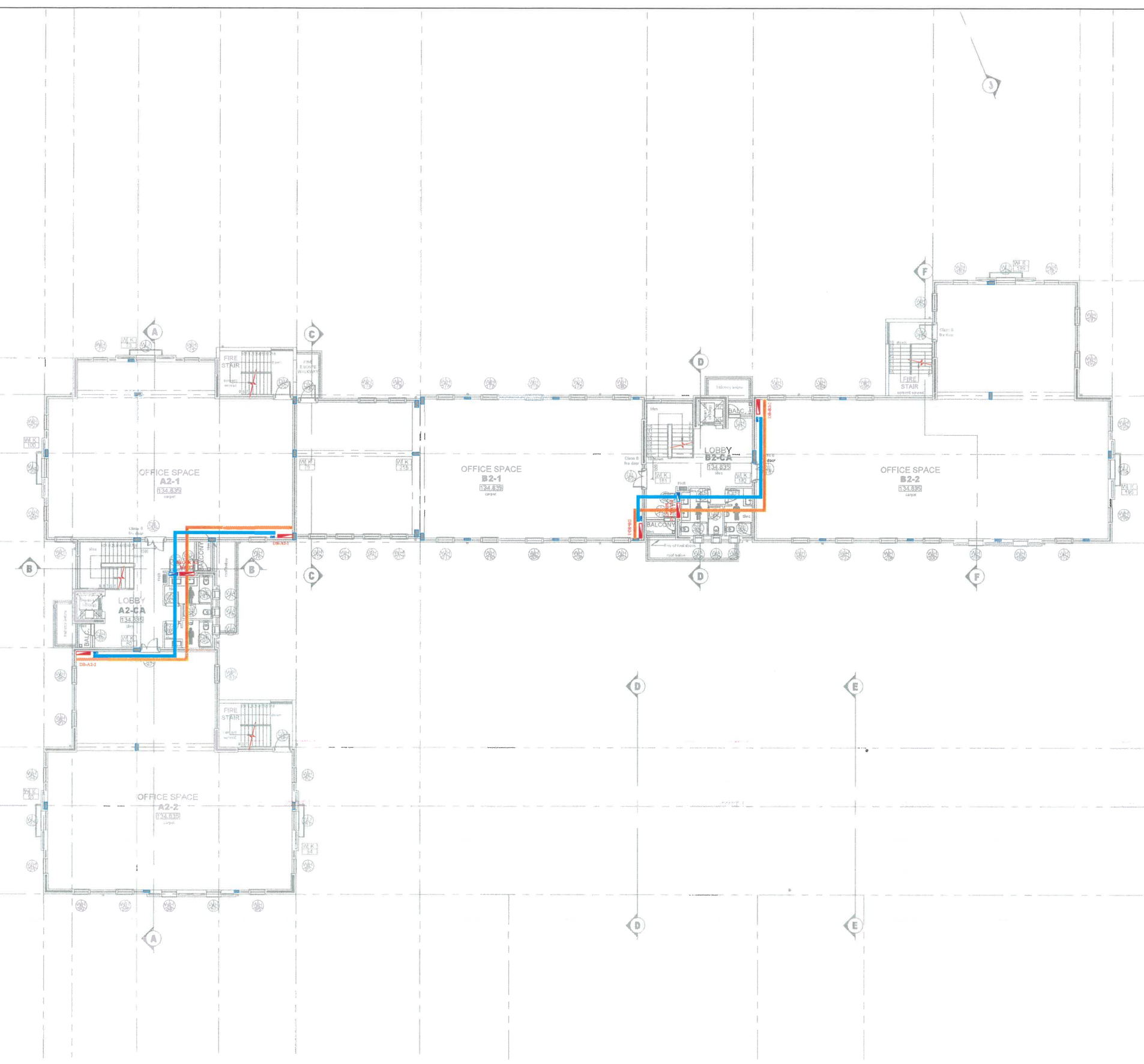
**NORTH:**

**FULL DESCRIPTION OF DRAWING:**  
 ELECTRICAL ENGINEERING SERVICES:  
 LV LAYOUT - SECOND FLOOR BLOCK A & B

<b>ARCHITECTS NO:</b> DD101	<b>DATE:</b> 03/04/2018
--------------------------------	----------------------------

<b>SCALE:</b> 1:150 (A1) / 1:300 (A3)	<b>SITE:</b> ERF 88&89 OF 832, PAARL
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<b>DRAWING NO:</b> 17K995/E2/4	<b>REV:</b> 0
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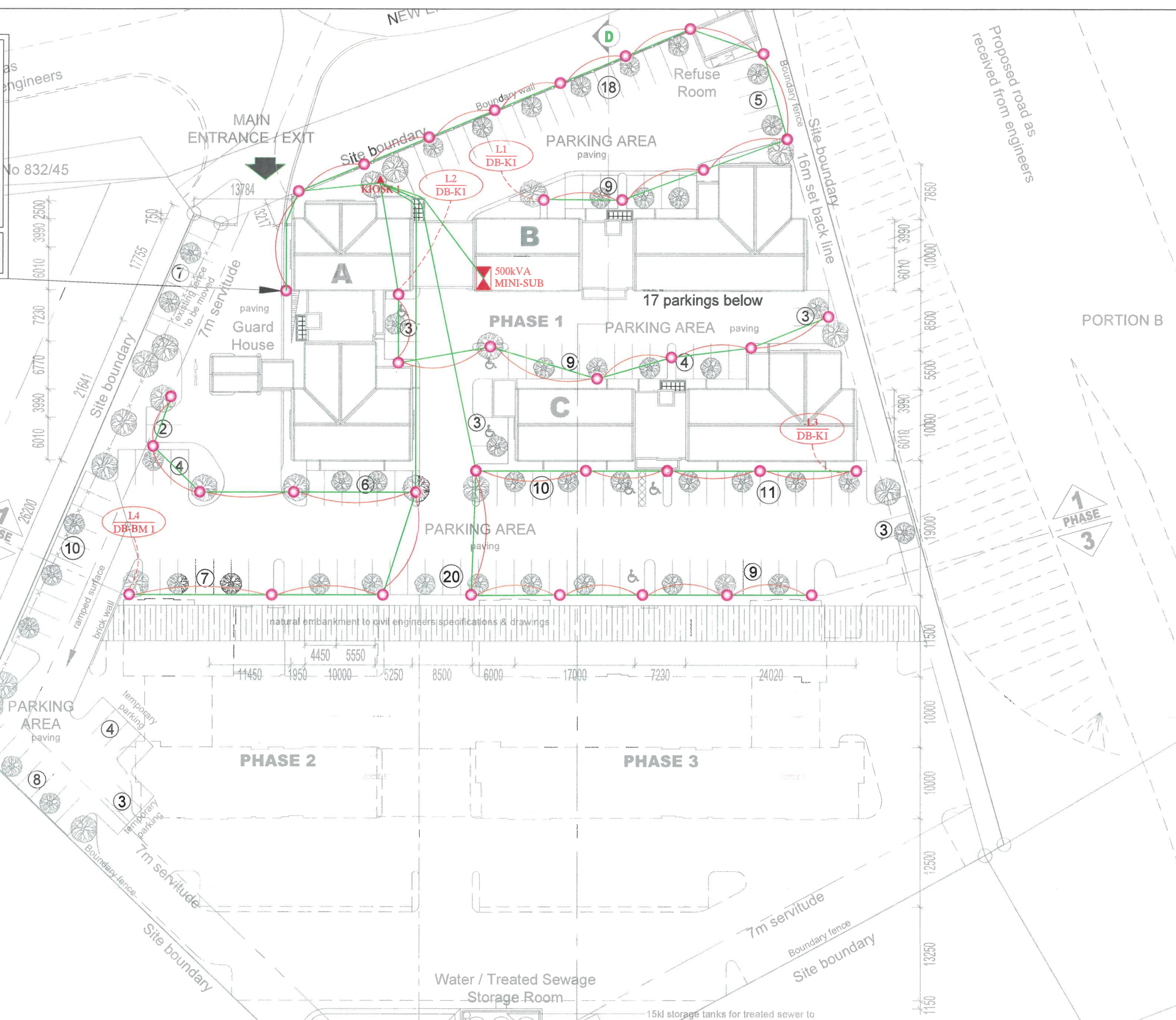


## LV LAYOUT - SECOND FLOOR BLOCK A & B





TYPE I - BEKA ZELA POST TOP WITH 55W LED MOUNTED ON 900mm CONCRETE BASE AND 2500mm POLE.



# SITE LIGHTING LAYOUT

**GENERAL NOTES:**

- MAIN POWER DISTRIBUTION SWITCHBOARD.
- 110mm Ø SLEEVES IN GROUND @ 600mm DEEP.
- 6mm<sup>2</sup> x 4c + 4mm BCEW SWA PVC CABLE FOR AREA LIGHTS.
- TYPE I - BEKA ZELA POST TOP WITH 55W LED MOUNTED @ 3.4m.

<b>DRAWING ISSUE:</b> 03/04/2018	
<b>PRELIMINARY</b> <input type="checkbox"/>	<b>TENDERS</b> <input checked="" type="checkbox"/>
<b>APPROVAL</b> <input type="checkbox"/>	<b>CONSTRUCTION</b> <input type="checkbox"/>
<b>COORDINATION</b> <input type="checkbox"/>	<b>AS BUILT</b> <input type="checkbox"/>

**ELECTRICAL DESIGN:** C.P. LABUSCHAGNE B. ENG  
**CAD OPERATOR/DESIGN:** I. SURMON  
**APPROVED ENGINEER:** D. MULLER PR. ENG

**APPROVED CLIENT:**

**AMENDMENTS:**

DATE	NO.	DESCRIPTION	APPROVED

**DM CONSULTING ENGINEERS**

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**CESA**

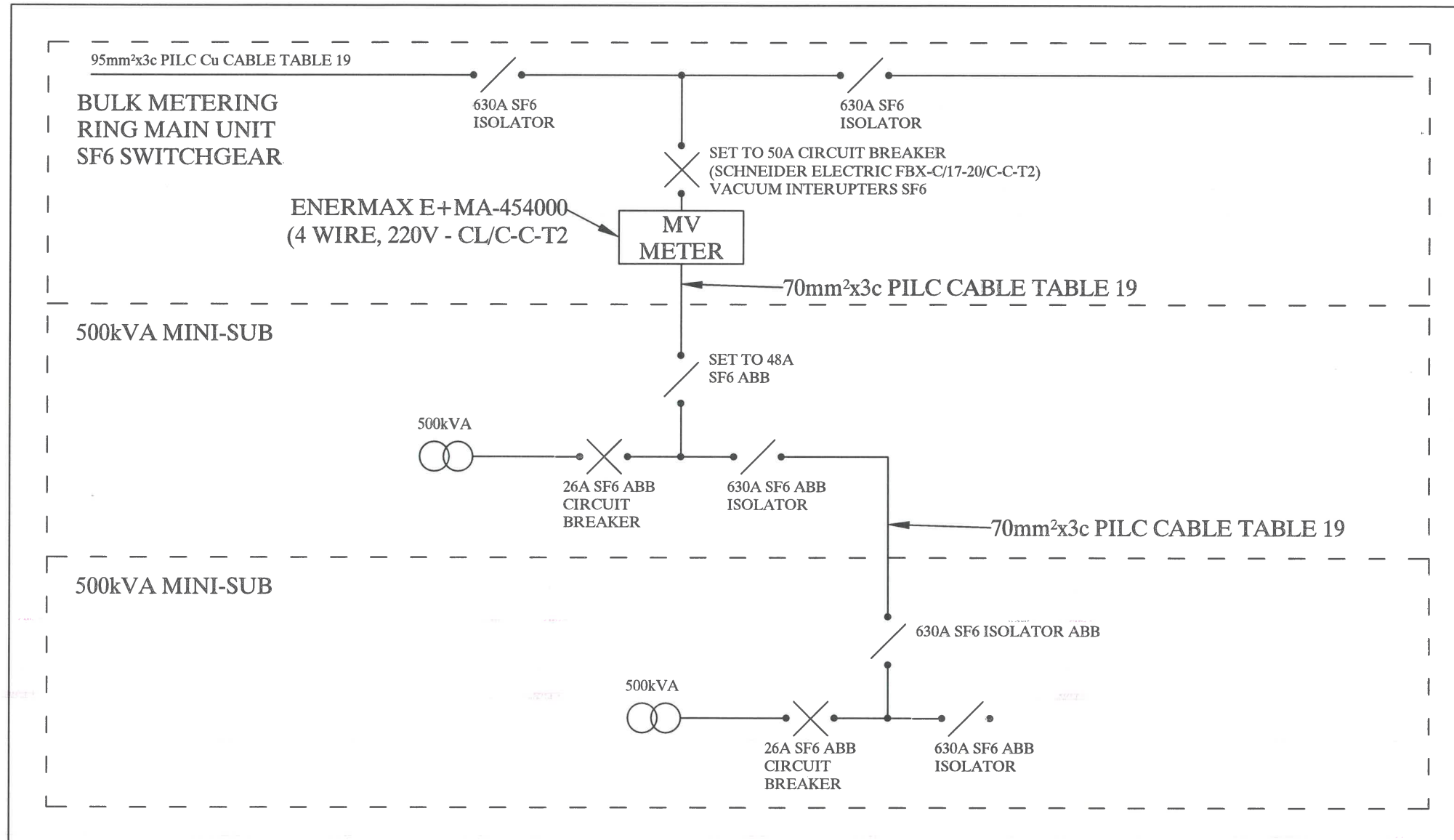
**CLIENT:** MAIN REEF PROPERTIES

**PROJECT:** PAARLVIEW OFFICE DEVELOPMENT

**NORTH:**

**FULL DESCRIPTION OF DRAWING:** ELECTRICAL ENGINEERING SERVICES: SITE LIGHTING LAYOUT

<b>ARCHITECTS NO:</b> DD103	<b>DATE:</b> 03/04/2018
<b>SCALE:</b> 1:300 (A1) / 1:600 (A3)	<b>SITE:</b> ERF 88&89 OF 832, PAARL
<b>DRAWING NO:</b> 17K995/E4	<b>REV:</b> 0



# BULK METERING RING MAIN UNIT

GENERAL NOTES:

DRAWING ISSUE:		15/06/2018	
PRELIMINARY	<input type="checkbox"/>	TENDERS	<input checked="" type="checkbox"/>
APPROVAL	<input type="checkbox"/>	CONSTRUCTION	<input type="checkbox"/>
COORDINATION	<input type="checkbox"/>	AS BUILT	<input type="checkbox"/>
ELECTRICAL DESIGN: C.P. LABUSCHAGNE B. ENG			
CAD OPERATOR/DESIGN: I. SURMON			
APPROVED ENGINEER:		PR. ENG	
D. MULLER			
APPROVED CLIENT:			

AMENDMENTS:

DATE:	NO:	DESCRIPTION:	APPROVED:

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CLIENT:  
**MAIN REEF PROPERTIES**

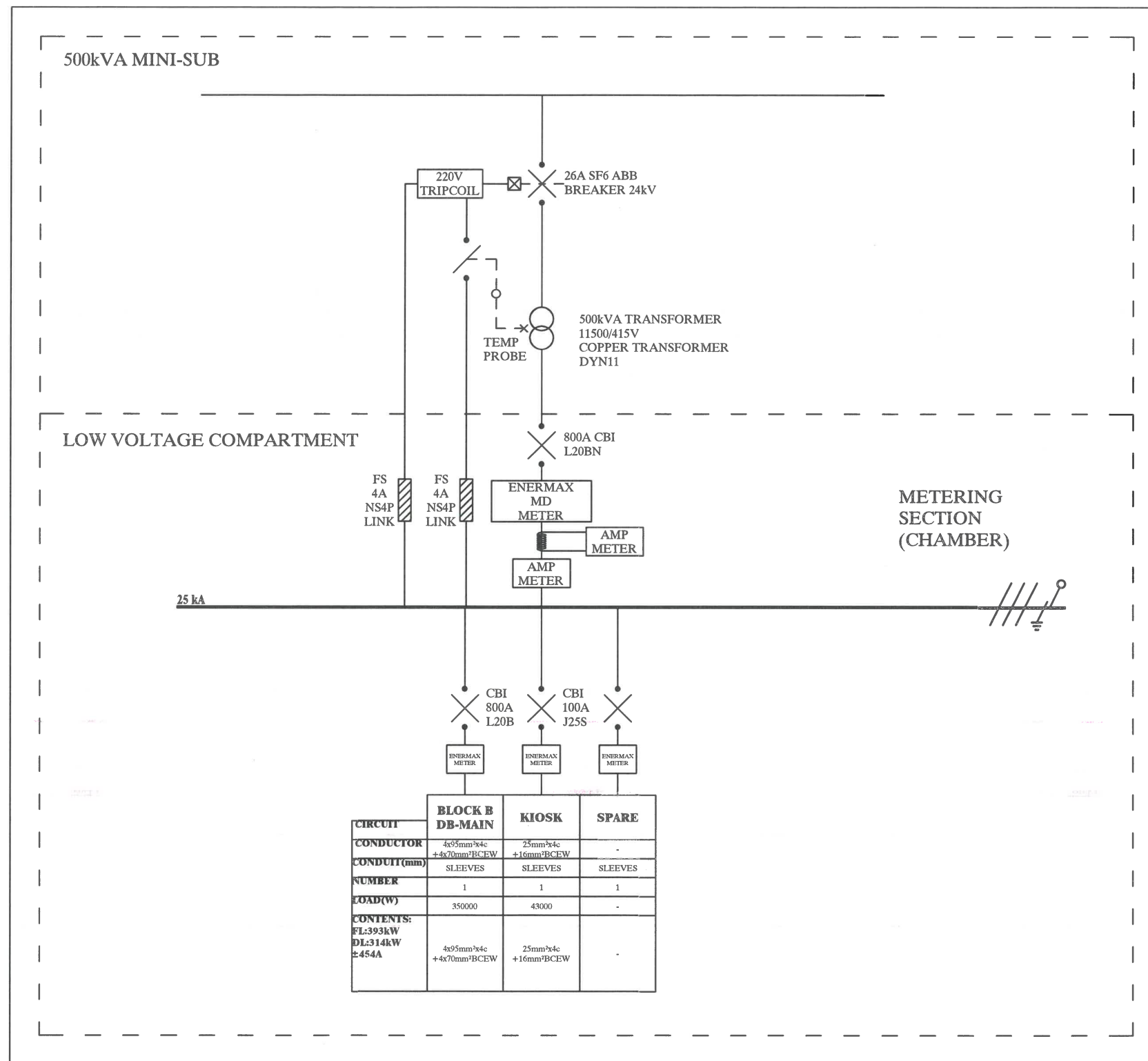
PROJECT:  
PAARLVIEW OFFICE DEVELOPMENT

NORTH:

FULL DESCRIPTION OF DRAWING:  
ELECTRICAL ENGINEERING SERVICES:  
SINGLE LINE LAYOUT - BULK METERING RING MAIN UNIT

ARCHITECTS NO:	DATE:
-	15/06/2018
SCALE:	SITE:
N.T.S (A3)	ERF 88&89 OF 832, PAARL
DRAWING NO:	REV:
17K995/E10	0





# MINI-SUB 1 (500kVA)

## GENERAL NOTES:

- Distribution Switchboard to be Manufactured to the SANS 10142 Regulation.
- All Primary & Secondary wiring to be neat and strapped with cable ties to DB-Frame.
- All wiring to be marked the same circuit nr. as the wiring diagram with cable tags.
- Labelling to be done with colour coded labels as per the wiring diagram.

SA Surge arrestor.

NOTE 1: COLOUR - BRILLIANT GREEN  
NOTE 2: SPEC - COASTAL

DRAWING ISSUE:	15/06/2018
PRELIMINARY	<input type="checkbox"/>
TENDERS	<input checked="" type="checkbox"/>
APPROVAL	<input type="checkbox"/>
CONSTRUCTION	<input type="checkbox"/>
COORDINATION	<input type="checkbox"/>
AS BUILT	<input type="checkbox"/>

ELECTRICAL DESIGN: C.P. LABUSCHAGNE B. ENG  
CAD OPERATOR/DESIGN: I. SURMON

APPROVED ENGINEER:  
D. MULLER PR. ENG

APPROVED CLIENT:

## AMENDMENTS:

DATE: NO: DESCRIPTION: APPROVED:

DATE	NO	DESCRIPTION	APPROVED



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## CLIENT:

MAIN REEF PROPERTIES

## PROJECT:

PAARLVIEW OFFICE DEVELOPMENT

## NORTH:

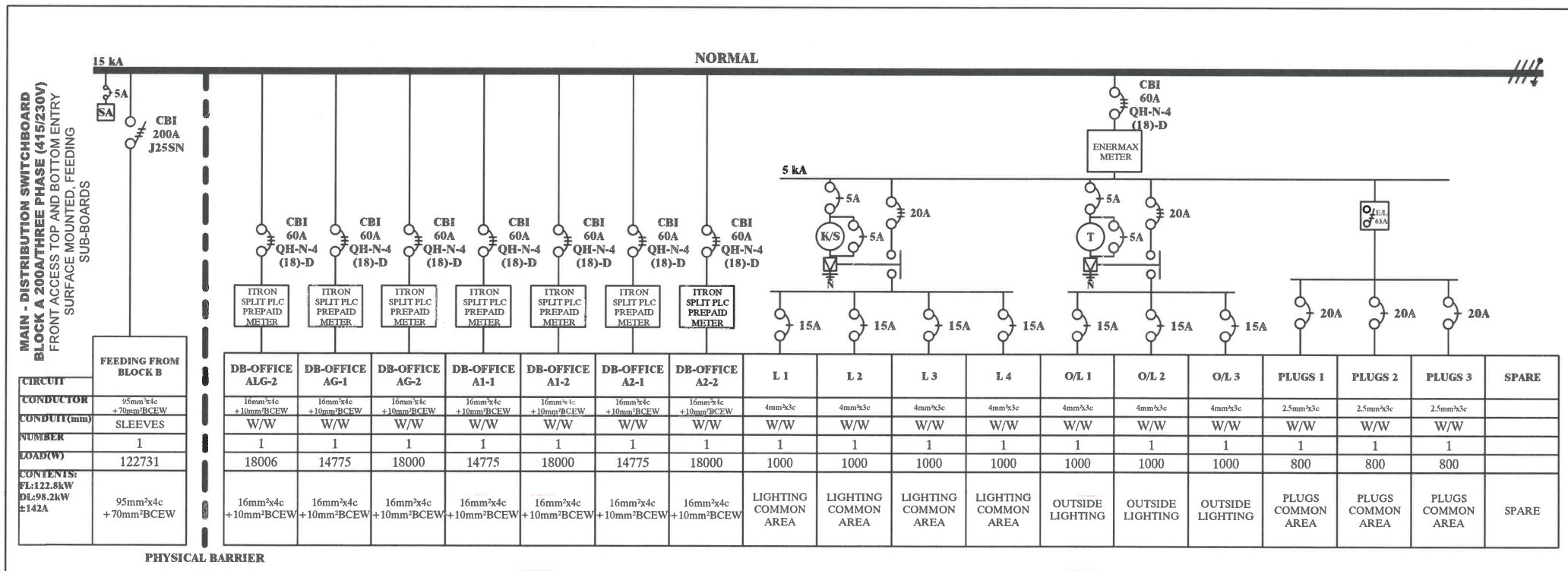
## FULL DESCRIPTION OF DRAWING:

ELECTRICAL ENGINEERING SERVICES: SINGLE LINE LAYOUT - MINI-SUB 1 (500kVA)

ARCHITECTS NO:	DATE:
-	15/06/2018

SCALE:	SITE:
N.T.S (A3)	ERF 88&89 OF 832, PAARL

DRAWING NO:	REV:
17K995/E11	1



# DB-MAIN BLOCK A

**GENERAL NOTES:**

- Distribution Switchboard to be Manufactured to the SANS 10142 Regulation.
- All Primary & Secondary wiring to be neat and strapped with cable ties to DB-Frame.
- All wiring to be marked the same circuit nr. as the wiring diagram with cable tags.
- Labelling to be done with colour coded labels as per the wiring diagram.

■ Surge arrester.

**DRAWING ISSUE:** 15/06/2018

PRELIMINARY	TENDERS
APPROVAL	CONSTRUCTION
COORDINATION	AS BUILT

**ELECTRICAL DESIGN:** C.F. LABUSCHAGNE B. ENG  
**CAD OPERATOR/DESIGN:** I. SURMON

**APPROVED ENGINEER:**  
D. MULLER PR. ENG

**APPROVED CLIENT:**

**AMENDMENTS:**

DATE	NO.	DESCRIPTION	APPROVED

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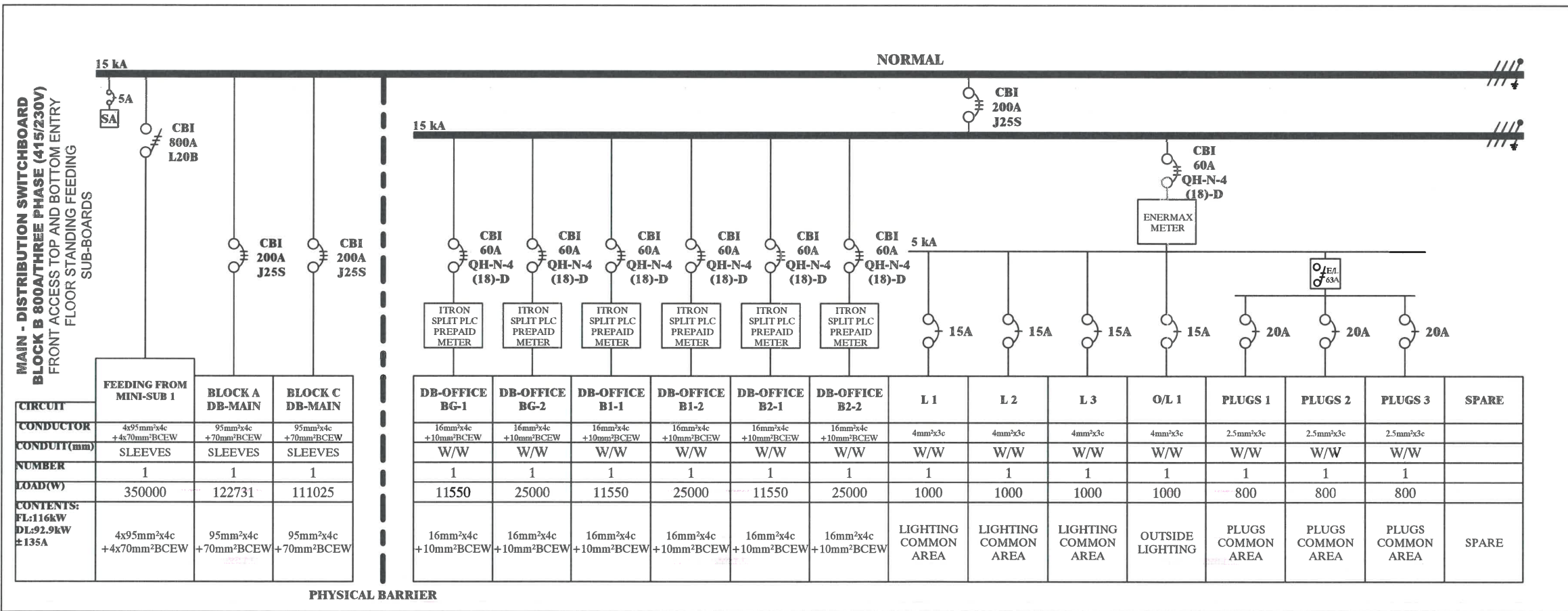
**CLIENT:**  
**MAIN REEF PROPERTIES**

**PROJECT:**  
PAARLVIEW OFFICE DEVELOPMENT

**NORTH:**

**FULL DESCRIPTION OF DRAWING:**  
ELECTRICAL ENGINEERING SERVICES:  
SINGLE LINE LAYOUT - DB-MAIN BLOCK A

<b>ARCHITECTS NO:</b>	<b>DATE:</b>
-	15/06/2018
<b>SCALE:</b>	<b>SITE:</b>
N.T.S (A3)	ERF 88&89 OF 832, PAARL
<b>DRAWING NO:</b>	<b>REV:</b>
17K995/E13	1



# DB-MAIN BLOCK B

**GENERAL NOTES:**

- Distribution Switchboard to be Manufactured to the SANS 10142 Regulation.
- All Primary & Secondary wiring to be neat and strapped with cable ties to DB-Frame.
- All wiring to be marked the same circuit nr. as the wiring diagram with cable tags.
- Labelling to be done with colour coded labels as per the wiring diagram.

SA Surge arrestor.

**DRAWING ISSUE:** 15/06/2018

PRELIMINARY  TENDERS

APPROVAL  CONSTRUCTION

COORDINATION  AS BUILT

ELECTRICAL DESIGN: C.P. LABUSCHAGNE B. ENG  
CAD OPERATOR/DESIGN: I. SURMON

APPROVED ENGINEER:  
D. MULLER PR. ENG

APPROVED CLIENT:

**AMENDMENTS:**

DATE	NO	DESCRIPTION	APPROVED

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ESTATE BOULEVARD  
BIG BAY, CAPE TOWN, 7441  
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**CLIENT:**  
MAIN REEF PROPERTIES

**PROJECT:**  
PAARLVIEW OFFICE DEVELOPMENT

**NORTH:**

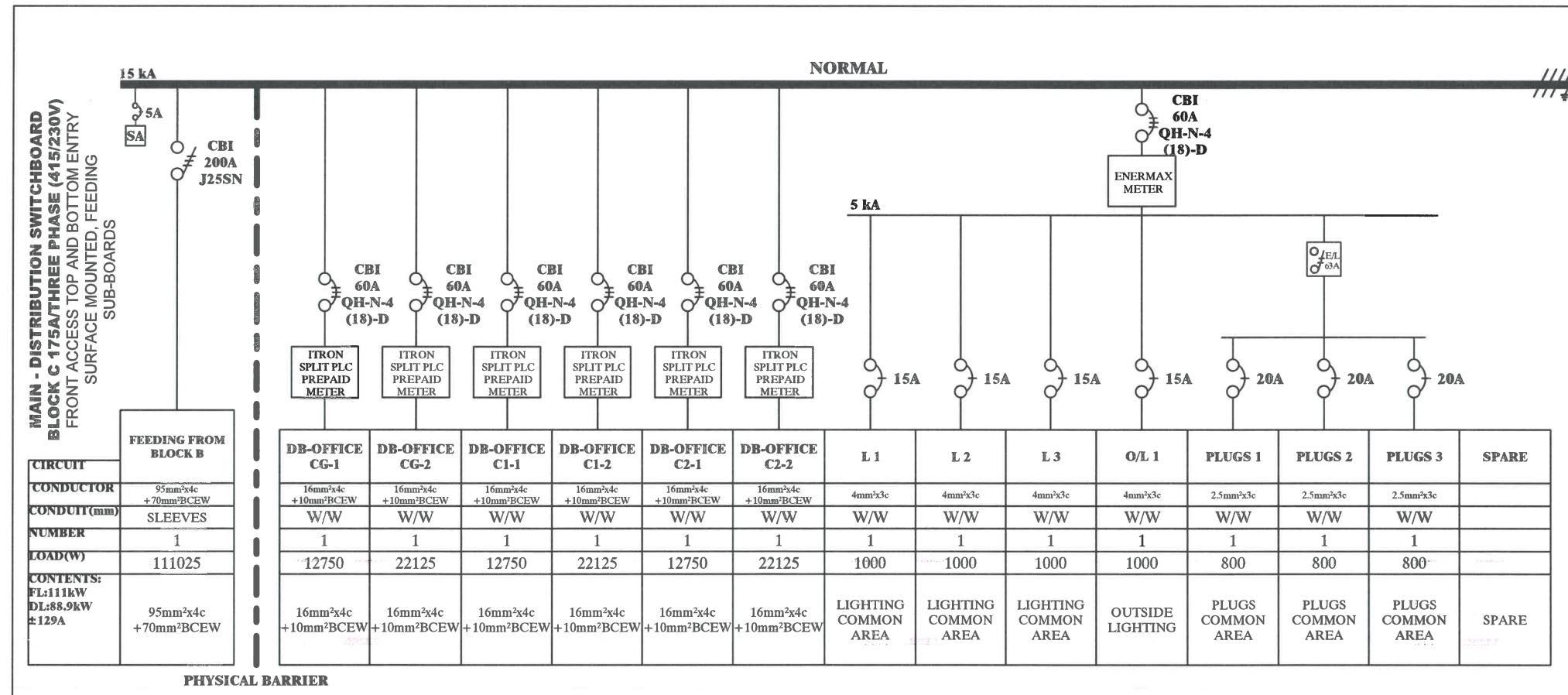
**FULL DESCRIPTION OF DRAWING:**  
ELECTRICAL ENGINEERING SERVICES:  
SINGLE LINE LAYOUT - DB-MAIN BLOCK B

**ARCHITECTS NO:** - **DATE:** 15/06/2018

**SCALE:** N.T.S (A3) **SITE:** ERF 88&89 OF 832, PAARL

**DRAWING NO:** 17K995/E14 **REV:** 2





# DB-MAIN BLOCK C

**GENERAL NOTES:**

- Distribution Switchboard to be Manufactured to the SANS 10142 Regulation.
- All Primary & Secondary wiring to be neat and strapped with cable ties to DB-Frame.
- All wiring to be marked the same circuit nr. as the wiring diagram with cable tags.
- Labelling to be done with colour coded labels as per the wiring diagram.

Surge arrestor.

**DRAWING ISSUE:** 15/06/2018

**PRELIMINARY**  **TENDERS**

**APPROVAL**  **CONSTRUCTION**

**COORDINATION**  **AS BUILT**

**ELECTRICAL DESIGN:** C.P. LABUSCHAGNE B. ENG  
**CAD OPERATOR/DESIGN:** I. SURMON

**APPROVED ENGINEER:**  
D. MULLER PR. ENG

**APPROVED CLIENT:**

**AMENDMENTS:**

DATE:	NO:	DESCRIPTION:	APPROVED:

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**CLIENT:**  
**MAIN REEF PROPERTIES**

**PROJECT:** PAARLVIEW OFFICE DEVELOPMENT

**NORTH:**

**FULL DESCRIPTION OF DRAWING:**  
ELECTRICAL ENGINEERING SERVICES:  
SINGLE LINE LAYOUT - DB-MAIN BLOCK C

**ARCHITECTS NO:** - **DATE:** 15/06/2018

**SCALE:** N.T.S (A3) **SITE:** ERF 88&89 OF 832, PAARL

**DRAWING NO:** 17K995/E15 **REV:** 1