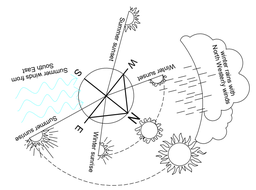
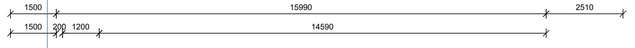
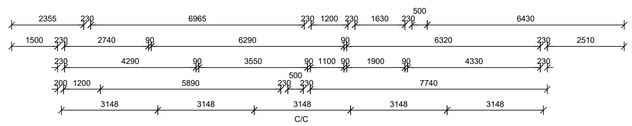
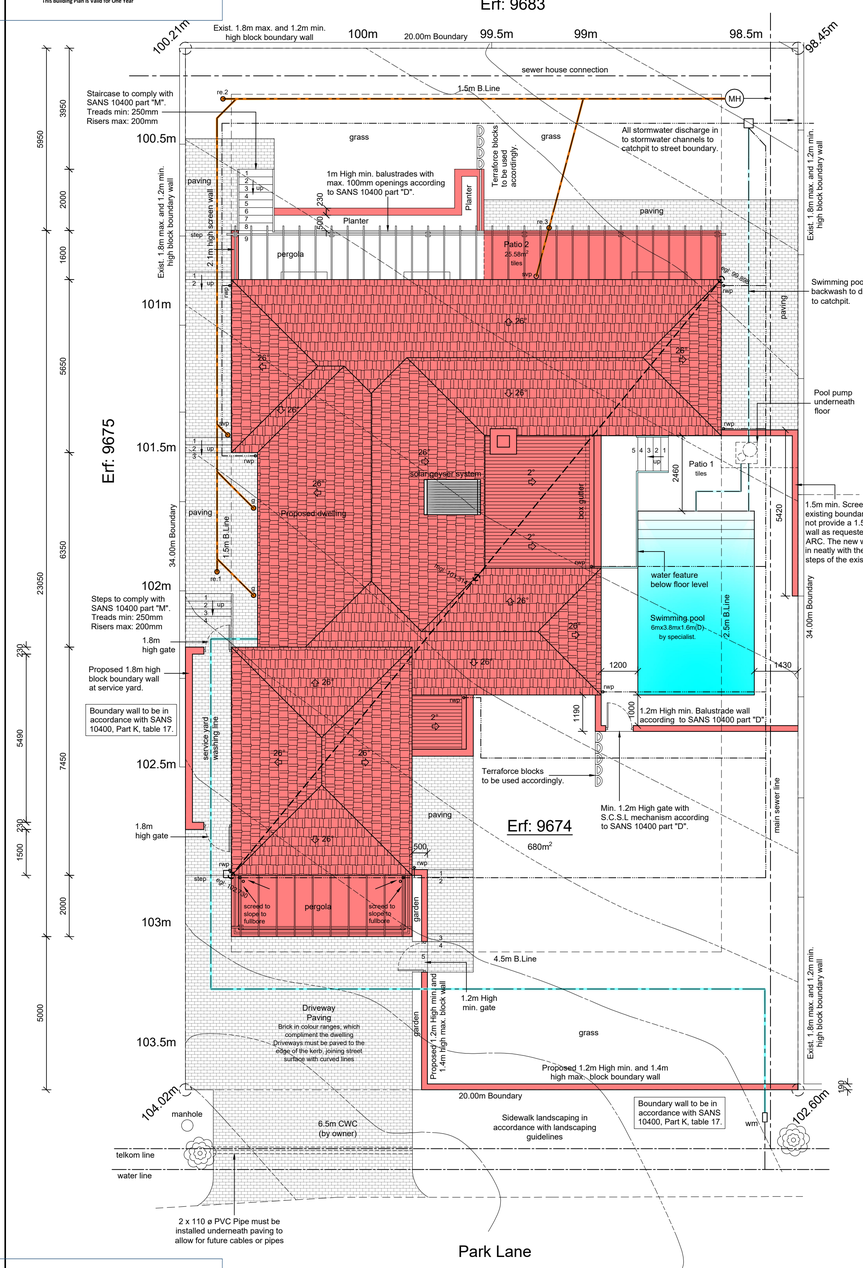
APPROVED
DATE: 2024-07-24T17:33:00
Plan No: 128934
Erf/Farm: 9674
DECISION MAKER: ...OAKYAMAA
SIGNATURE
In terms of Section 7 of the National Building Regulations and Standards 103 of 1977
This Building Plan is Valid for One Year

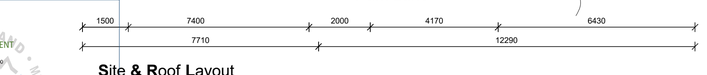






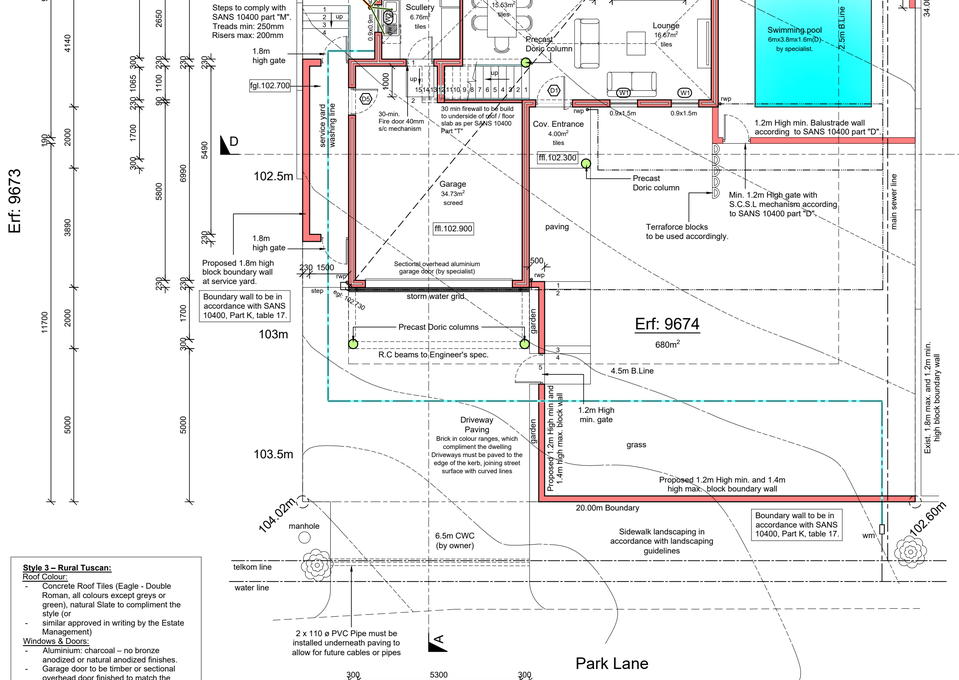
Erf: 9683

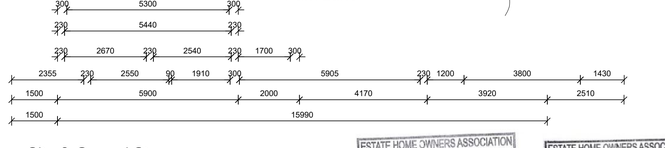




Site & Roof Layout

1:100





Site & Ground Storey

1:100

Style 3 – Rural Tuscan:

Roof Colour:
- Concrete Roof Tiles (Eagle - Double Roman, all colours except greys or green), natural Slate to compliment the style (or
- similar approved in writing by the Estate Management)

Windows & Doors:
- Aluminium: charcoal – no bronze anodized or natural anodized finishes.
- Garage door to be timber or sectional overhead door finished to match the doors and windows of the dwelling.

Balustrade:
- Balustrades must be designed simply and elegantly. They must compliment the design of the main building.
- No Pre-cast concrete balustrades are permitted.

Plaster and Paint:
- Colour specifications available at Management office.
- Paint colour as per Estate specifications.
- Colour samples for main paint and accent colours to be prepared by Contractor and approved by Estate.

A COPY OF THE MUNICIPAL APPROVED DRAWINGS MUST BE AVAILABLE ON SITE AT ALL TIMES

PLUMBING: NO SEWER PIPES MAY BE VISIBLE ON EXTERNAL WALLS

ESTATE HOME OWNERS ASSOCIATION - INSPECTED - DATE: SIGN:

ESTATE HOME OWNERS ASSOCIATION - INSPECTED - DATE: SIGN:

APPROVED
By MOUNT ROYAL ESTATE ARC at 5:57 pm, May 23, 2024

NOTE:
- Building inspector to evaluate boundary pegs before commencement of building work. No building work to encroach any erf boundaries.
- Balustrades and handrails in all areas where the edge is higher than 1m and must be so designed to prevent children from climbing onto or over such barrier, in terms of the requirement of Part D of SANS 10400. (2022 Regulations)
- A form 4 from the appointed competent engineers to be submitted for all responsible duties upon completion of building work before certificate of occupancy can be issued.

GENERAL NOTE:

All levels, dimensions and property beacons as shown on these drawings are to be verified on site by the contractor prior to commencement of any work.
Use written dimensions in preference to scaling.
Any discrepancies found on this drawing are to be reported to the architect.
All work to be done in accordance with local authority by-laws, DMS, NBR and SANS 10400 XA / 2014 Specifications and Mount Royal estate architectural guidelines.

Please note this drawing is intended as a local authority submission drawing only, and as such does not reflect or constitute a comprehensive specification for the works.
As such the architect's responsibility and liability will terminate on local authority approval of this drawing.

SPECIFICATIONS:

FOUNDATIONS:
700x230mm mass concrete strip footings to external & load bearing walls & 600x200mm m/c slab thickening to int. walls. Foundations to boundary walls as shown on sections. No footings to project over boundary line.

FLOORS:
25mm Thick cement screed on 75mm thick mesh reinforced concrete slab on 250mic DPM on clean well compacted sand fill. Stepped Dpc min. 150mm above egl. Provide "soft" expansion joints as specified by engineer. Rib and block slab to Engineer's spec.

WALLS:
External walls: All brickwork to be 90-90mm cement bricks 230mm thick, internal skin, 50mm clean cavity with 5x butterfly ties per sqm. 250 micron stepped DPC to min. 10mm wide weep holes at max. 600mm c/c. FFL min. 150mm above E.G.L. Windowsills to be benched with 250mic. plastic. PCL pre stressed lintels laid to manufacturer's spec. over brickwork openings, not to exceed 3.0m with min. 4 courses galv. brick-force over. All walls to be plastered and painted to architectural guidelines. In accordance with SANS 10400 part "K".

WINDOWS & GLAZING:
Aluminium windows & doors. Natural light to each habitable room to be min. 10% of floor area, and natural ventilation min 5% of same floor area. Windows Min. 6mm thick throughout, except for: Bathroom windows with obscure glass & Doors & windows larger than 1sqm, or less than 500mm above F.F.L to be safety glass. In accordance with SANS 10400 part "N".

DWELLING ROOF:
Eagle - Double Roman (Terracotta colour) concrete roof tiles at 26° pitch on 38x38mm battens at 345mm c/c max. on reflective foil laminate (RFL) underlay on prefabricated engineer designed roof trusses at 760mm c/c max. anchored to 114x38mm wallplates by GHI straps built min. 600mm into brickwork. Provide adequate wind bracing. In accordance with SANS 10400 part "L".

BRAAI AREA ROOF:
"Klip-Lok" secret fix Chromadek finishes (colour to match house roof) roof sheeting at 2° pitch on 50x76mm purlins at max. 900mm c/c on 60mm thick IsoBoard fixed to manufacturer's spec. on 50x152mm rafters (gr.5) at max. 1000mm c/c as per Table 11 Part L of SANS 10400. Rafters ends built into walls to be wrapped in dpc. Flashing all round by specialist.

SANS 10400 XA Calculations (Zone 1)

FENESTRATION:

GROUND STOREY:
Nett floor area (Excludes Garage) = 152.24m².
Total area of glazed element = 32.01m² (21.03%).
Glazed type windows: Aluminium thermal break framing Single - Low E.
Doors: Aluminium thermal break framing Single - Low E.

Total Fenestration does exceed maximum deemed to satisfy value of 20% of nett floor area.

See separate spreadsheet for calculations.

LOWER STOREY:
Nett floor area = 28.39m².
Total area of glazed element = 6.21m² (21.87%).
Glazed type windows: Aluminium thermal break framing Single - Clear.
Doors: Aluminium thermal break framing Single - Clear.

Total Fenestration does exceed maximum deemed to satisfy value of 20% of nett floor area.

See separate spreadsheet for calculations.

FIRST STOREY:
Nett floor area = 37.75m².
Total area of glazed element = 9.51m² (25.19%).
Glazed type windows: Aluminium thermal break framing Tinted - double - Low E.
Doors: Aluminium thermal break framing Tinted - double - Low E.

Total Fenestration does exceed maximum deemed to satisfy value of 20% of nett floor area.

See separate spreadsheet for calculations.

ROOF INSULATION:
Typical data & deemed-to-satisfy thicknesses of generic insulation as per Table 10 SANS 204:2011.

Minimum required total R-Value. Target Value: 3.7.
Estimated total R-Value of roof & ceiling materials (Roof coverings & plaster board) R-Value 0.35.
Minimum added R-Value of insulation: R-Value = 3.35.
Therefore a 135mm of Cellulose fibre Loose-fill insulation to be installed into the ceiling space. (Deemed-to-satisfy)

A layer of reflective foil laminate (RFL) between the battens & rafters.

HOT WATER REQUIREMENTS:
The 150L solar power hot water cylinder is to be wrapped with a 80mm thick suitable insulation blanket. Hot water demand as per SANS 10252-1. All specifications & installations will be done in accordance with SANS10252-1 & SANS 10106. 50% hot water from alternate source (Solar Geyser).

HOT WATER DEMAND, STORAGE & HEATER POWER ACCORDING TO SANS 10252-1
For dwelling houses with medium to high rental & population of 8 (2 persons per room).
Total hot water demand 115 x 8 = 920 L/d.
Storage volume required 40 litre x 8 = 320 litre.
Heater power to be 2 - 5 kW/unit.

PIPE INSULATION:
All hot water piping to be INSULATED with 40mm Neoprene or equal and approved as per sans 204. Min. R-Values: 1.0 for internal diameter pipes < or = to 80mm & 1.5 for internal diameter pipes > 80mm. Insulated hot water piping to conform to SANS 204.

LIGHTING:
Energy Saving CFL's to be used.
Lighting to be max 5W per sq/m per SANS 204.

SANS 10400 XA Requirements
No doors & window specs can be altered in any way without a recalculation.
All insulation to roof, pipework etc. to be strictly adhered to.

Swimming pool (by specialist)
Build swimming pool: NFX bricks with 50mm concrete cavity filled on 100mm thick mesh reinforced concrete slab. Pool lined with fibreglass - colour to client's choice. Pool backfilled with sand cement mix. To Comply with Part D (4.4.3) of SANS 10400. No soil to be banked against any wall or fence. All excavated soil to be removed from site. Pool to be fitted with safety net. Pool to have a 1.0m paved surround. Hi rate sand filtration system. Backwash to be connected to stormwater catchpit. Overflow to discharge in to stormwater catchpit.

PLEASE NOTE:

TV ANTENNAE AND SATELITE DISHES
Obscured and concealed – as much as possible
BURGLAR BARS (Clause 36)
Burglar bars to have simple patterns - to ARC approval
WATER AND ENERGY SAVINGS
Energy and water saving devices eg. dual flush, low flow shower etc. are to be implemented
Water tank colour to match roof or wall scheme.
MISCELLANEOUS (Clause 38)
Tool sheds, animal shelters are permitted but may not be visible from a street or golf course
Audible alarms are not allowed
Air Conditioner condenser units must be well concealed and not visible from the street or golf course
Boats, trailers and caravans may not be visible from the street.
It is suggested that safety glass be used when facing the golf course
No flood lights permitted
No aluminium canvas clip on screens are permitted over windows and doors
No bird repellent reflectors will be allowed.
No reflective glass treatments or types will be allowed.

Coverage Calculations

Erf:	680m²
Ground Storey:	171.63m²
Garage:	39.19m²
Covered entrance:	4.00m²
Patio 1:	40.87m²
Balcony / patio:	25.58m²
Lower Storey:	36.84m²
Lower Storey (Covered patio):	12.38m²
First Storey:	43.96m²
First storey balcony:	11.80m²
Boundary wall length:	18.24m
Total floor area:	308.00m²
Coverage:	239.00m² = 35.15%
Building classification:	H4
Zoning:	SR1

REVISIONS

Date:	Revision No:	Issued to:	Case No:
11.07.2024	A/07/24	Swartland Mun.	410/24

Checked by: .....
K.Sampson - SACAP Reg. No: D0736
Owner: .....

Drawn by: Johannes Smit
SACAP Reg. No: CAD68913525
Phone: 063 658 0575
alterplansa@gmail.com

Checked by: Kevin Sampson
Cell: 083 590 7676
SACAP Reg. No: D0736

Project: **Proposed New Dwelling Style 3: Rural Tuscan**

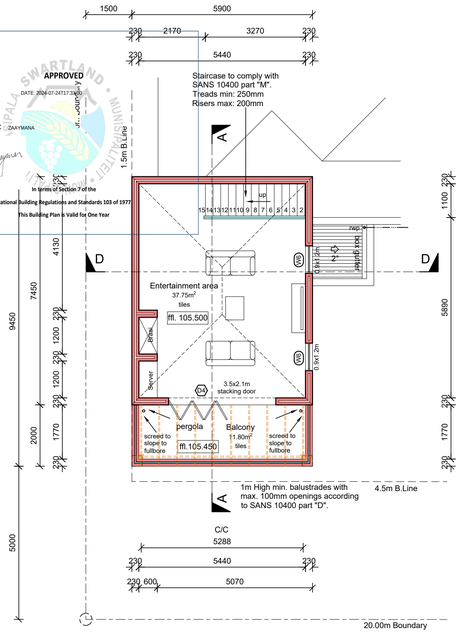
Client: **A.J Sadam**
Address: **Park Lane, Mount Royal Malmesbury**
Erf: **9674**

Drg. No: **AP 2024 - 1353**
Scale: **1:100 @ A1**
Date: **11.07.2024**
Page: **1 of 3**
Rev: **A/07/24**

ALTERPLAN

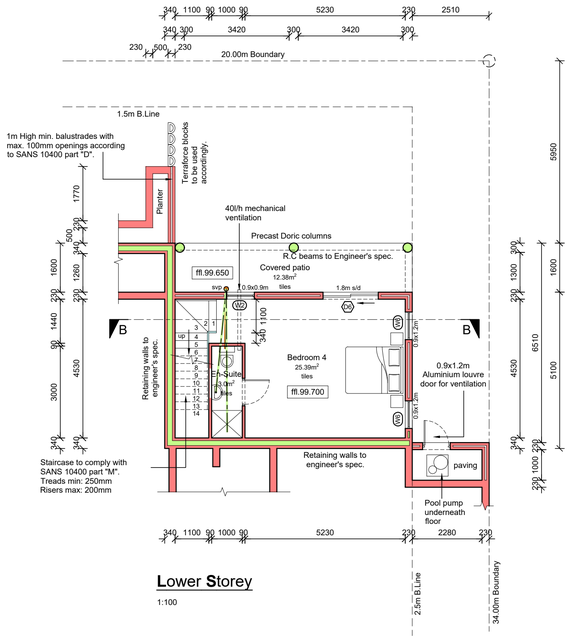
First Storey

1:100



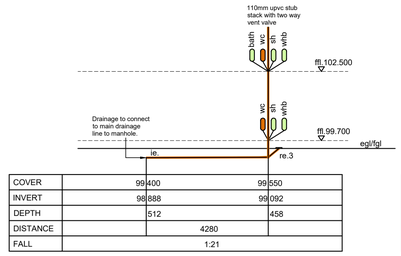
Lower Storey

1:100



Drainage Section 2

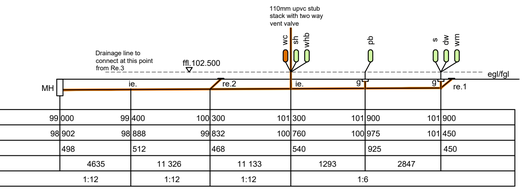
Not to scale



COVER	99.400	99.550	
INVERT	98.888	99.092	
DEPTH	512	458	
DISTANCE	4280		
FALL	1:21		

Drainage Section 1

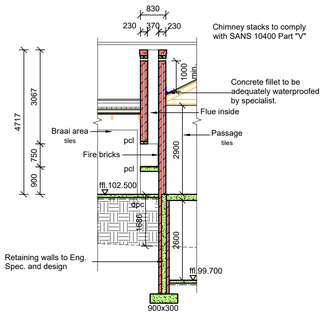
Not to scale



COVER	99.000	99.400	100.300	101.300	101.900	101.900
INVERT	98.902	98.888	99.832	100.760	100.975	101.450
DEPTH	498	512	468	540	925	450
DISTANCE	4635	11 326	11 133	1293	2847	
FALL	1:12	1:12	1:12	1:6		

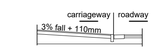
Braai Section

Scale 1:100



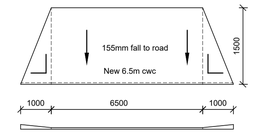
Cross section of CWC

NTS



Plan & elevation of CWC

NTS



Detail A

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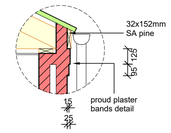

Detail B

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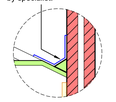

Section A-A

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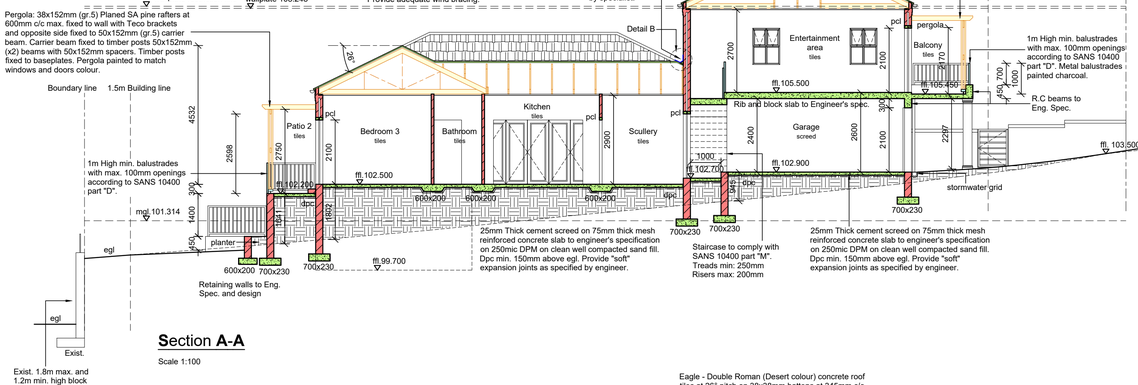

Section B-B

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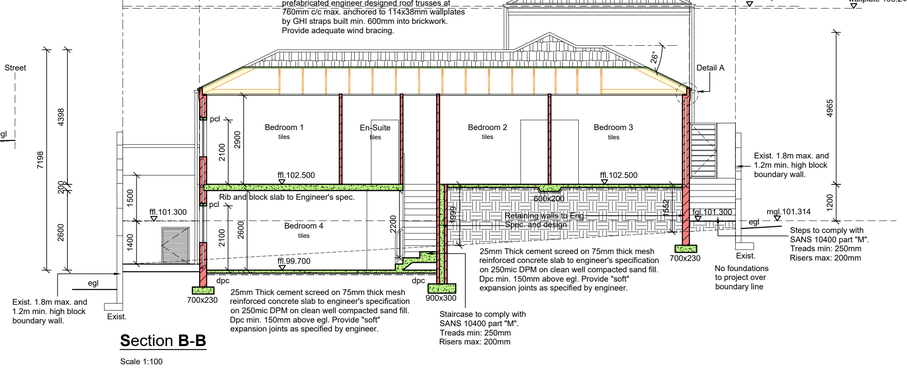

Section C-C

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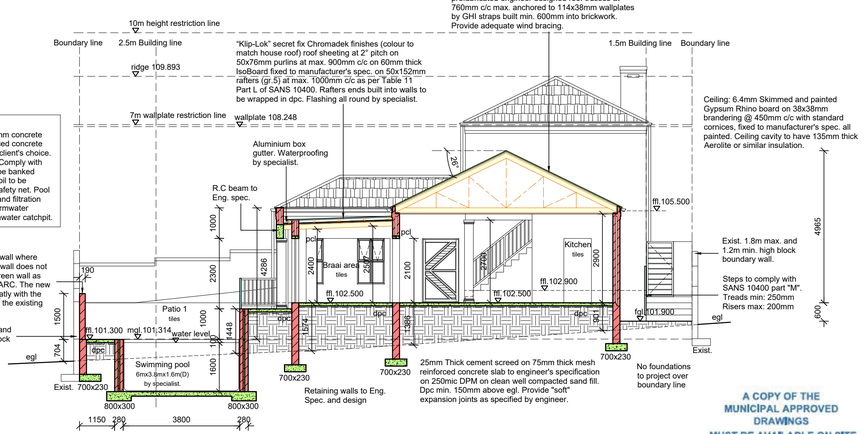

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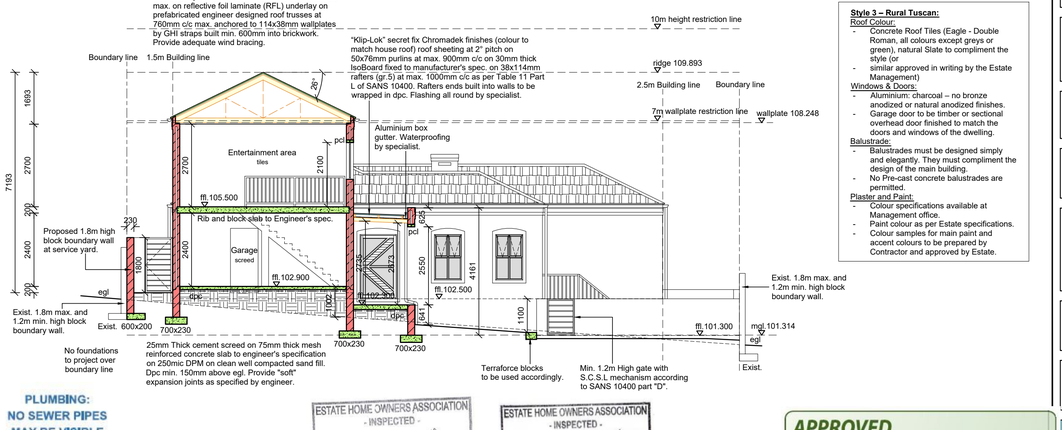
Section D-D

Scale 1:100



Style 3 – Rural Tuscan:

Roof Colour:
- Concrete Roof Tiles (Eagle - Double Roman, all colours except greys or green), natural Slate to compliment the style (or similar approved in writing by the Estate Management)

Windows & Doors:
- Aluminium: charcoal – no bronze anodized or natural anodized finishes.
- Garage door to be timber or sectional overhead door finished to match the doors and windows of the dwelling.

Balustrade:
- Balustrades must be designed simply and elegantly. They must compliment the design of the main building.
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Plaster and Paint:
- Colour specifications available at Management office.
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PLUMBING: NO SEWER PIPES MAY BE VISIBLE ON EXTERNAL WALLS

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FLOORS:
25mm Thick cement screed on 75mm thick mesh reinforced concrete slab on 250mic DPM on clean well compacted sand fill. Stepped Dpc min. 150mm above egl. Provide "soft" expansion joints as specified by engineer. Rib and block slab to Engineer's spec.

WALLS:
External walls: All brickwork to be 90-90mm cement bricks 230mm thick, internal skin, 50mm clean cavity with 5x butterfly ties per sqm. 250 micron stepped DPC to min. 10mm wide weep holes at max. 600mm c/c. FFL min. 150mm above E.G.L. Windowsills to be benched with 250mic. plastic. PCL pre stressed lintels laid to manufacturer's spec. over brickwork openings, not to exceed 3.0m with min. 4 courses galv. brick-force over. All walls to be plastered and painted to architectural guidelines. In accordance with SANS 10400 part "K".

WINDOWS & GLAZING:
Aluminium windows & doors. Natural light to each habitable room to be min. 10% of floor area, and natural ventilation min 5% of same floor area. Windows Min. 6mm thick throughout, except for: Bathroom windows with obscure glass & Doors & windows larger than 1sqm, or less than 500mm above F.F.L to be safety glass. In accordance with SANS 10400 part "N".

DWELLING ROOF:
Eagle - Double Roman (Terracotta colour) concrete roof tiles at 26° pitch on 38x38mm battens at 345mm c/c max. on reflective foil laminate (RFL) underlay on prefabricated engineer designed roof trusses at 760mm c/c max. anchored to 114x38mm wallplates by GHI straps built min. 600mm into brickwork. Provide adequate wind bracing. In accordance with SANS 10400 part "L".

BRAAI AREA ROOF:
"Klip-Lok" secret fix Chromadek finishes (colour to match house roof) roof sheeting at 2° pitch on 50x76mm purlins at max. 900mm c/c on 60mm thick IsoBoard fixed to manufacturer's spec. on 50x152mm rafters (gr.5) at max. 1000mm c/c as per Table 11 Part L of SANS 10400. Rafters ends built into walls to be wrapped in dpc. Flashing all round by specialist.

COVERED ENTRANCE ROOF:
"Klip-Lok" secret fix Chromadek finishes (colour to match house roof) roof sheeting at 2° pitch on 50x76mm purlins at max. 900mm c/c on 30mm thick IsoBoard fixed to manufacturer's spec. on 38x114mm rafters (gr.5) at max. 1000mm c/c as per Table 11 Part L of SANS 10400. Rafters ends built into walls to be wrapped in dpc. Flashing all round by specialist.

CEILINGS:
6.4mm Skimmed and painted Gypsum Rhino board on 38x38mm brandering @ 450mm c/c with standard cornices, fixed to manufacturer's spec. all painted. Ceiling cavity to have 135mm thick Aerolite or similar insulation.

RAINWATER GOODS:
100mm dia. Aluminium Gutters. 75mm down pipes, fixed to 32x152mm SA pine fascia. All stormwater to discharge in to stormwater channels to catchpit to street boundary.

INTERIOR:
All internal doors to owners choice fixed to hardwood 90x55mm doorframes / no cill - 75mm brass butt hinges with 3 lever locksets and furniture to owners choice.

OTHER:
All essential trades i.e. Electrical / plumbing / gas / solar etc. are to be carried out by relevant registered installers who are to provide certificates of compliance on completion of the works. *All materials used are to be SABS approved, no inferior materials are to be used.*

REVISIONS

Date:	Revision No:	Issued to:	Case No:
11.07.2024	A/07/24	Swartland Mun.	410/24

Checked by: .....
K.Sampson - SACAP Reg. No: D0736

Owner: .....

Drawn by: Johannes Smit
SACAP Reg. No: CAD68913525
Phone: 063 658 0575
alterplansa@gmail.com

Checked by: Kevin Sampson
Cell: 083 590 7676
SACAP Reg. No: D0736

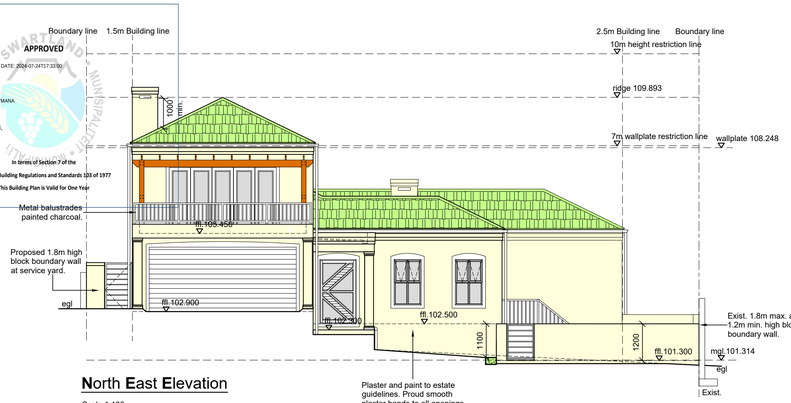
Project: **Proposed New Dwelling**
Style 3: Rural Tuscan

Client: **A.J Sadam**
Address: **Park Lane, Mount Royal**
Malmesbury
Erf: **9674**

Drg. No: **AP 2024 - 1353**
Scale: **1:100 @ A1**

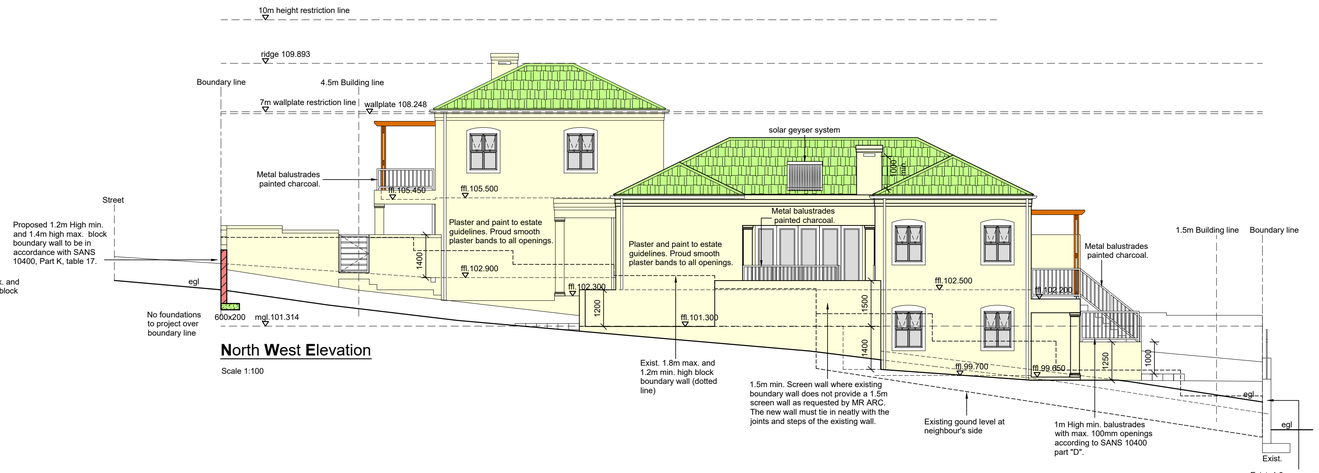
Date: **11.07.2024**
Page: **2 of 3**
Rev: **A/07/24**

ALTERPLAN



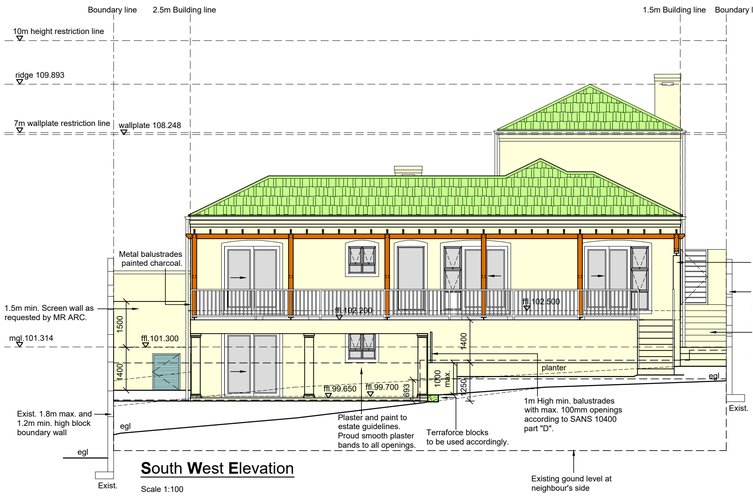
North East Elevation

Scale 1:100



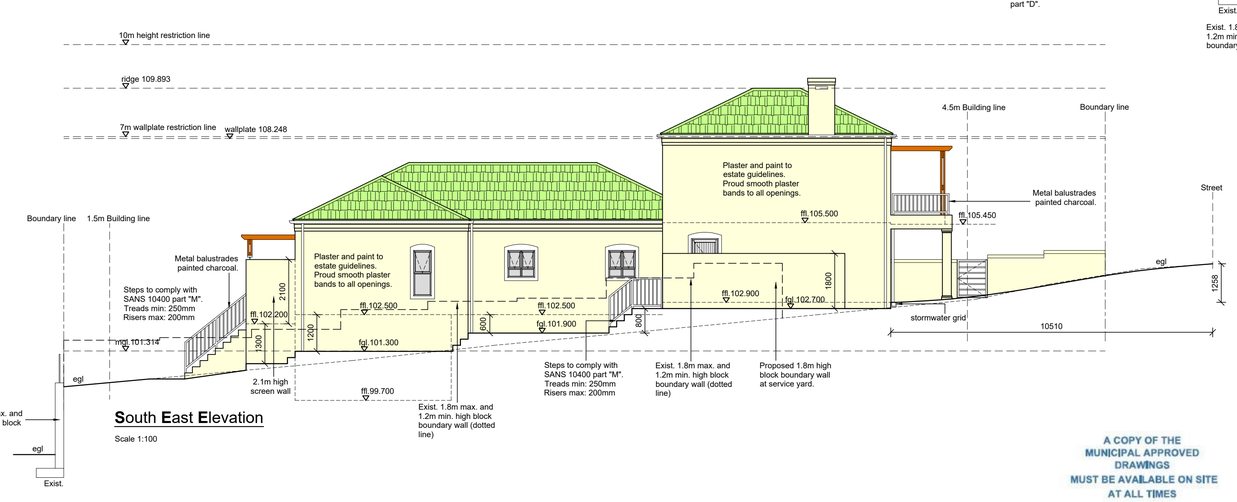
North West Elevation

Scale 1:100



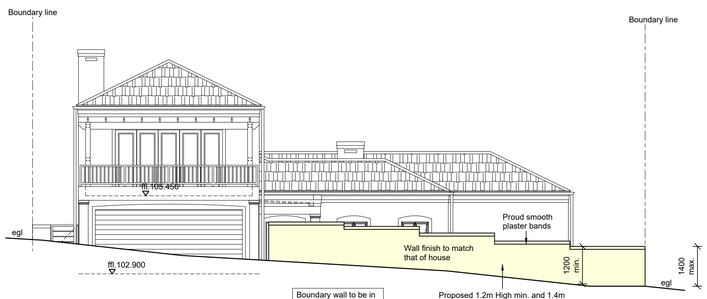
South West Elevation

Scale 1:100



South East Elevation

Scale 1:100



North East Elevation
Boundary Wall

Scale 1:100

Style 3 – Rural Tuscan:

Roof Colour:
- Concrete Roof Tiles (Eagle - Double Roman, all colours except greys or green), natural Slate to compliment the style (or
- similar approved in writing by the Estate Management)

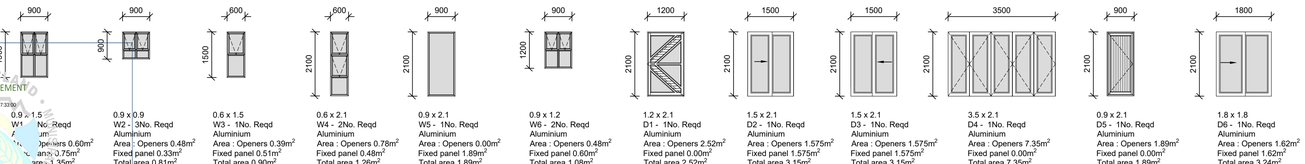
Windows & Doors:
- Aluminium: charcoal – no bronze anodized or natural anodized finishes.
- Garage door to be timber or sectional overhead door finished to match the doors and windows of the dwelling.

Balustrade:
- Balustrades must be designed simply and elegantly. They must compliment the design of the main building.
- No Pre-cast concrete balustrades are permitted.

Plaster and Paint:
- Colour specifications available at Management office.
- Paint colour as per Estate specifications.
- Colour samples for main paint and accent colours to be prepared by Contractor and approved by Estate.

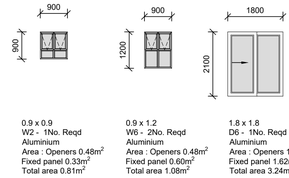
PLEASE NOTE:

TV ANTENNAE AND SATELITE DISHES
Obscured and concealed – as much as possible
BURGLAR BARS (Clause 36)
Burglar bars to have simple patterns - to ARC approval
WATER AND ENERGY SAVINGS
Energy and water saving devices eg. dual flush, low flow shower etc. are to be implemented
Water tank colour to match roof or wall scheme.
MISCELLANEOUS (Clause 38)
Tool sheds, animal shelters are permitted but may not be visible from a street or golf course
Audible alarms are not allowed
Air Conditioner condenser units must be well concealed and not visible from the street or golf course
Boats, trailers and caravans may not be visible from the street.
It is suggested that safety glass be used when facing the golf course
No flood lights permitted
No aluminium canvas clip on screens are permitted over windows and doors
No bird repellent reflectors will be allowed.
No reflective glass treatments or types will be allowed.



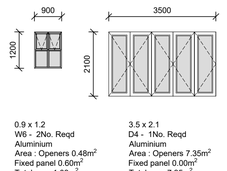
Window & Door Schedule
Ground Storey

1:100



Window & Door Schedule
Lower Storey

1:100



Window & Door Schedule
First Storey

1:100

GENERAL NOTE:

All levels, dimensions and property beacons as shown on these drawings are to be verified on site by the contractor prior to commencement of any work.
Use written dimensions in preference to scaling.
Any discrepancies found on this drawing are to be reported to the architect.
All work to be done in accordance with local authority by-laws, DMS, NBR and SANS 10400 XA / 2014 Specifications and Mount Royal estate architectural guidelines.

Please note this drawing is intended as a local authority submission drawing only, and as such does not reflect or constitute a comprehensive specification for the works.
As such the architect's responsibility and liability will terminate on local authority approval of this drawing.

SPECIFICATIONS:

FOUNDATIONS:
700x230mm mass concrete strip footings to external & load bearing walls & 600x200mm m/c slab thickening to int. walls. Foundations to boundary walls as shown on sections. No footings to project over boundary line.

FLOORS:
25mm Thick cement screed on 75mm thick mesh reinforced concrete slab on 250mic DPM on clean well compacted sand fill. Stepped Dpc min. 150mm above egl. Provide "soft" expansion joints as specified by engineer. Rib and block slab to Engineer's spec.

WALLS:
External walls: All brickwork to be 90-90mm cement bricks 230mm thick, internal skin, 50mm clean cavity with 5x butterfly ties per sqm. 250 micron stepped DPC to min. 10mm wide weep holes at max. 600mm c/c. FFL min. 150mm above E.G.L. Windowsills to be benched with 250mic. plastic. PCL pre stressed lintels laid to manufacturer's spec. over brickwork openings, not to exceed 3.0m with min. 4 courses galv. brick-force over. All walls to be plastered and painted to architectural guidelines. In accordance with SANS 10400 part "K".

WINDOWS & GLAZING:
Aluminium windows & doors. Natural light to each habitable room to be min. 10% of floor area, and natural ventilation min 5% of same floor area. Windows Min. 6mm thick throughout, except for: Bathroom windows with obscure glass & Doors & windows larger than 1sqm, or less than 500mm above F.F.L to be safety glass. In accordance with SANS 10400 part "N".

DWELLING ROOF:
Eagle – Double Roman (Terracotta colour) concrete roof tiles at 26° pitch on 38x38mm battens at 345mm c/c max. on reflective foil laminate (RFL) underlay on prefabricated engineer designed roof trusses at 760mm c/c max. anchored to 114x38mm wallplates by GHI straps built min. 600mm into brickwork. Provide adequate wind bracing. In accordance with SANS 10400 part "L".

BRAAI AREA ROOF:
"Klip-Lok" secret fix Chromadek finishes (colour to match house roof) roof sheeting at 2° pitch on 50x76mm purlins at max. 900mm c/c on 60mm thick IsoBoard fixed to manufacturer's spec. on 50x152mm rafters (gr.5) at max. 1000mm c/c as per Table 11 Part L of SANS 10400. Rafters ends built into walls to be wrapped in dpc. Flashing all round by specialist.

COVERED ENTRANCE ROOF:
"Klip-Lok" secret fix Chromadek finishes (colour to match house roof) roof sheeting at 2° pitch on 50x76mm purlins at max. 900mm c/c on 30mm thick IsoBoard fixed to manufacturer's spec. on 38x114mm rafters (gr.5) at max. 1000mm c/c as per Table 11 Part L of SANS 10400. Rafters ends built into walls to be wrapped in dpc. Flashing all round by specialist.

CEILINGS:
6.4mm Skimmed and painted Gypsum Rhino board on 38x38mm brandering @ 450mm c/c with standard cornices, fixed to manufacturer's spec. all painted. Ceiling cavity to have 135mm thick Aerolite or similar insulation.

RAINWATER GOODS:
100mm dia. Aluminium Gutters. 75mm down pipes, fixed to 32x152mm SA pine fascia. All stormwater to discharge in to stormwater channels to catchpit to street boundary.

INTERIOR:
All internal doors to owners choice fixed to hardwood 90x55mm doorframes / no cill - 75mm brass butt hinges with 3 lever locksets and furniture to owners choice.

OTHER:
All essential trades i.e. Electrical / plumbing / gas / solar etc. are to be carried out by relevant registered installers who are to provide certificates of compliance on completion of the works. *All materials used are to be SABS approved, no inferior materials are to be used.*

REVISIONS

Date:	Revision No:	Issued to:	Case No:
11.07.2024	A/07/24	Swartland Mun.	410/24

Checked by: .....
K.Sampson - SACAP Reg. No: D0736

Owner: .....

Drawn by: Johannes Smit
SACAP Reg. No: CAD68913525
Phone: 063 658 0575
alterplansa@gmail.com

Checked by: Kevin Sampson
Cell: 083 590 7676
SACAP Reg. No: D0736

Project: **Proposed New Dwelling**
Style 3: Rural Tuscan

Client: **A.J Sadam**
Address: **Park Lane, Mount Royal**
Malmesbury
Erf: **9674**

Drg. No: **AP 2024 - 1353**
Scale: **1:100 @ A1**
Date: **11.07.2024**
Page: **3 of 3**
Rev: **A/07/24**

ALTERPLAN

Alterplan Architectural Design

Fenestration calculations

Checked by: Kevin Sampson
SACAP Reg. No: D0736
Signature:_____

M.L Carstens
Proposed new dwelling
Park Lane, Mount Royal
Malmesbury
Erf: 9674

FYI									
Insert value		28,39							
calculated value		6,21							
Lower Store									
Nett area of storey		28,39							
Constant for conductance climate zone 4 table 5	Y	1,40							
Constant for SHGC climate zone 4 table 5	Z	0,13							
-		**39,75**							
-		**34,78**							
-		**3,69**							
-		**2,95**							
% fenestration area to nett floor area		**21,87**							
			Window **02**	Window **06**	Window **06**	Door **06**			
glazing type			Single - Clear Alu. Break	Single - Clear Alu. Break	Single - Clear Alu. Break	Single - Clear Alu. Break			
width of glazed element	**1**		0,9	0,9	0,9	1,8	TOTAL	%	
Height of glazed element	**2**		0,9	1,2	1,2	1,8	AREA	NETT	
							FENSTRTN	FLR AREA	
area of glazed element (1 x 2)	**A**		0,81	1,08	1,08	3,24	6,21	21,87	
U value of glazed element glazing type table 6	**U**		5,6	5,6	5,6	5,6	DTS	20,00	
SHGC value of glazed element glazing type table 6	**S**		0,77	0,77	0,77	0,77			
top of window to underside of shading element	**G**		0,00	0,00	0,00	0,00			
extent of shading element (include 1/2 width wall)	**P**		1,715	0,115	0,115	1,715			
height base of glazing element to shading element (2. + G)	**H**		0,90	1,20	1,20	1,80			
P/H factor	**P/H**		1,91	0,10	0,10	0,95			
Orientation of window (N, NW, W, SW, S, SE, E, NE)			SW	NW	NW	SW	TOTAL		
							ACHIEVED		
Solar exposure factor Table C4 (requires P/H)	**E**		0,27	1,04	1,04	0,42	VALUE		
conductance calc (A x U)			4,54	6,05	6,05	18,14	**34,78**		
SHGC calc (A x S x E)			0,17	0,86	0,86	1,05	**2,95**		

APPROVED
Plan No: 3128934 DATE: 2024-07-24T17:33:00
Erf/Farm: 9674
DECISION MAKER: ZAAYMANA
SIGNATURE
In terms of Section 7 of the National Building Regulations and Standards 103 of 1977
This Building Plan is Valid for One Year

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Alterplan Architectural Design

Fenestration calculations

Checked by: Kevin Sampson
SACAP Reg. No: D0736
Signature:_____

M.L Carstens
Proposed new dwelling
Park Lane, Mount Royal
Malmesbury
Erf: 9674

FYI		
Insert value		152,24
calculated value		32,01
Ground Storey		
Nett area of storey		152,24
Constant for conductance building zone 4 table 5	Y	1,40
Constant for SHGC climate zone 4 table	Z	0,13
Target value for conductance (nett area x Y)		213,14
Achieved value		129,96
Target value for SHGC (nett area x Z)		19,79
Achieved value		18,69
		21,03

		Window 01 Single - Low E Alu. Break	Window 01 Single - Low E Alu. Break	Window 02 Single - Low E Alu. Break	Window 02 Single - Low E Alu. Break	Window 02 Single - Low E Alu. Break	Window 03 Single - Low E Alu. Break	Window 04 Single - Low E Alu. Break	Window 04 Single - Low E Alu. Break	Window 05 Single - Low E Alu. Break	Window 06 Single - Low E Alu. Break	Window 06 Single - Low E Alu. Break	Door 01 Single - Low E Alu. Break	Door 02 Single - Low E Alu. Break	Door 03 Single - Low E Alu. Break	Door 04 Single - Low E Alu. Break	Door 06 Single - Low E Alu. Break		
width of glazed element	1	0,9	0,9	0,9	0,9	0,9	0,6	0,6	0,6	0,9	0,9	0,9	1,2	1,5	1,5	3,50	1,80	TOTAL	%
Height of glazed element	2	1,5	1,5	0,9	0,9	0,9	1,5	2,1	2,1	2,1	1,2	1,2	2,1	2,1	2,1	2,10	1,80	AREA	NETT
																		FENSTRTN	FLR AREA
area of glazed element (1 x 2)	A	1,35	1,35	0,81	0,81	0,81	0,90	1,26	1,26	1,89	1,08	1,08	2,52	3,15	3,15	7,35	3,24	32,01	21,03
U value of glazed element glazing type table 6	U	4,06	4,06	4,06	4,06	4,06	4,06	4,06	4,06	4,06	4,06	4,06	4,06	4,06	4,06	4,06	4,06	DTS	20,00
SHGC value of glazed element glazing type table 6	S	0,63	0,63	0,63	0,63	0,63	0,63	0,63	0,63	0,63	0,63	0,63	0,63	0,63	0,63	0,63	0,63		
top of window to underside of shading element	G	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,25	0,00	0,00	0,00	0,00		
extent of shading element (include 1/2 width wall)	P	0,115	0,115	0,115	0,115	0,115	0,115	0,115	0,115	0,115	0,115	0,115	2,115	0,115	0,115	0,115	0,115		
height base of glazing element to shading element (2. + G)	H	1,50	1,50	0,90	0,90	0,90	1,50	2,10	2,10	2,10	1,20	1,20	2,35	2,10	2,10	2,10	1,80		
P/H factor	P/H	0,08	0,08	0,13	0,13	0,13	0,08	0,05	0,05	0,05	0,10	0,10	0,90	0,05	0,05	0,05	0,06		
Orientation of window (N, NW, W, SW, S, SE, E, NE)		NE	NE	SE	SE	SW	SE	SW	SW	SW	NW	NW	NE	SW	SW	NW	SW	TOTAL	
																		ACHIEVED	
Solar exposure factor Table C4 (requires P/H)	E	0,9	0,9	0,69	0,69	0,86	0,74	0,96	0,96	0,96	1,04	1,04	0,32	0,96	0,96	1,13	0,96	VALUE	
conductance calc (A x U)		5,48	5,48	3,29	3,29	3,29	3,65	5,12	5,12	7,67	4,38	4,38	10,23	12,79	12,79	29,84	13,15	**129,96**	
SHGC calc (A x S x E)		0,77	0,77	0,35	0,35	0,44	0,42	0,76	0,76	1,14	0,71	0,71	0,51	1,91	1,91	5,23	1,96	**18,69**	

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Alterplan Architectural Design

Fenestration calculations

Checked by: Kevin Sampson
SACAP Reg. No: D0736
Signature:_____

M.L Carstens
Proposed new dwelling
Park Lane, Mount Royal
Malmesbury
Erf: 9674

FYI								
Insert value		37,75						
calculated value		9,51						
First Storey								
Nett area of storey		37,75						
Constant for conductance climate zone 4 table 5	**Y**	1,40						
Constant for SHGC climate zone 4 table 5	**Z**	0,13						
-								
- (nett area x Y)		**52,85**						
-		**36,83**						
- for - gain (nett area x Z)		**4,91**						
- lue		**4,78**						
% fenestration area to nett floor area		**25,19**						
			Window **06**	Window **06**	Door **04**			
glazing type			Tinted - dbl low E Alu. Break	Tinted - dbl low E Alu. Break	Tinted - dbl low E Alu. Break			
width of glazed element	**1**		0,9	0,9	3,5	TOTAL	%	
Height of glazed element	**2**		1,2	1,2	2,1	AREA	NETT	
						FENSTRTN	FLR AREA	
area of glazed element (1 x 2)	**A**		1,08	1,08	7,35	9,51	25,19	
U value of glazed element glazing type table 6	**U**		2,41	4,06	4,06	DTS	20,00	
SHGC value of glazed element glazing type table 6	**S**		0,51	0,51	0,51			
top of window to underside of shading element	**G**		0,00	0,00	0,00			
extent of shading element (include 1/2 width wall)	**P**		0,115	0,115	0,115			
height base of glazing element to shading element (2. + G)	**H**		1,20	1,20	2,10			
P/H factor	**P/H**		0,10	0,10	0,05			
Orientation of window (N, NW, W, SW, S, SE, E, NE)			NW	NW	NE	TOTAL		
						ACHIEVED		
Solar exposure factor Table C4 (requires P/H)	**E**		1,04	1,04	0,97	VALUE		
conductance calc (A x U)			2,60	4,38	29,84	**36,83**		
SHGC calc (A x S x E)			0,57	0,57	3,64	**4,78**		

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