

1)General Notes:

- a) Patios stoep to remain open as per building plan
b) All Garage walls to be fire walls
c) Garage door to comply with SANS 10400T, section 9.4.3(b)

2) Drainage Notes

- a) Sanitary fittings discharging to a gully to discharge over that gully as per Part P of SANS 10400 (4.21).
b) Drainage installation to comply with SANS 10400 Part P.
c) Drainage installations under building work must be installed in terms of Part P of SANS 10400 (4.19.4).
d) Drainage installations under building work must be protected in terms of Part P of SANS 10400 (4.22.2).
e) Gulleys to be min 150mm above NGL

Remarks

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Revision

No.	Description	Date

Mr Smit

Proposed new dwelling on erf 25738, Welgelegen, George

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Date 2025/11/04 15:32:30
Drawn: JJP Jacobs SACAP REG NO D 0560

Layout and Info

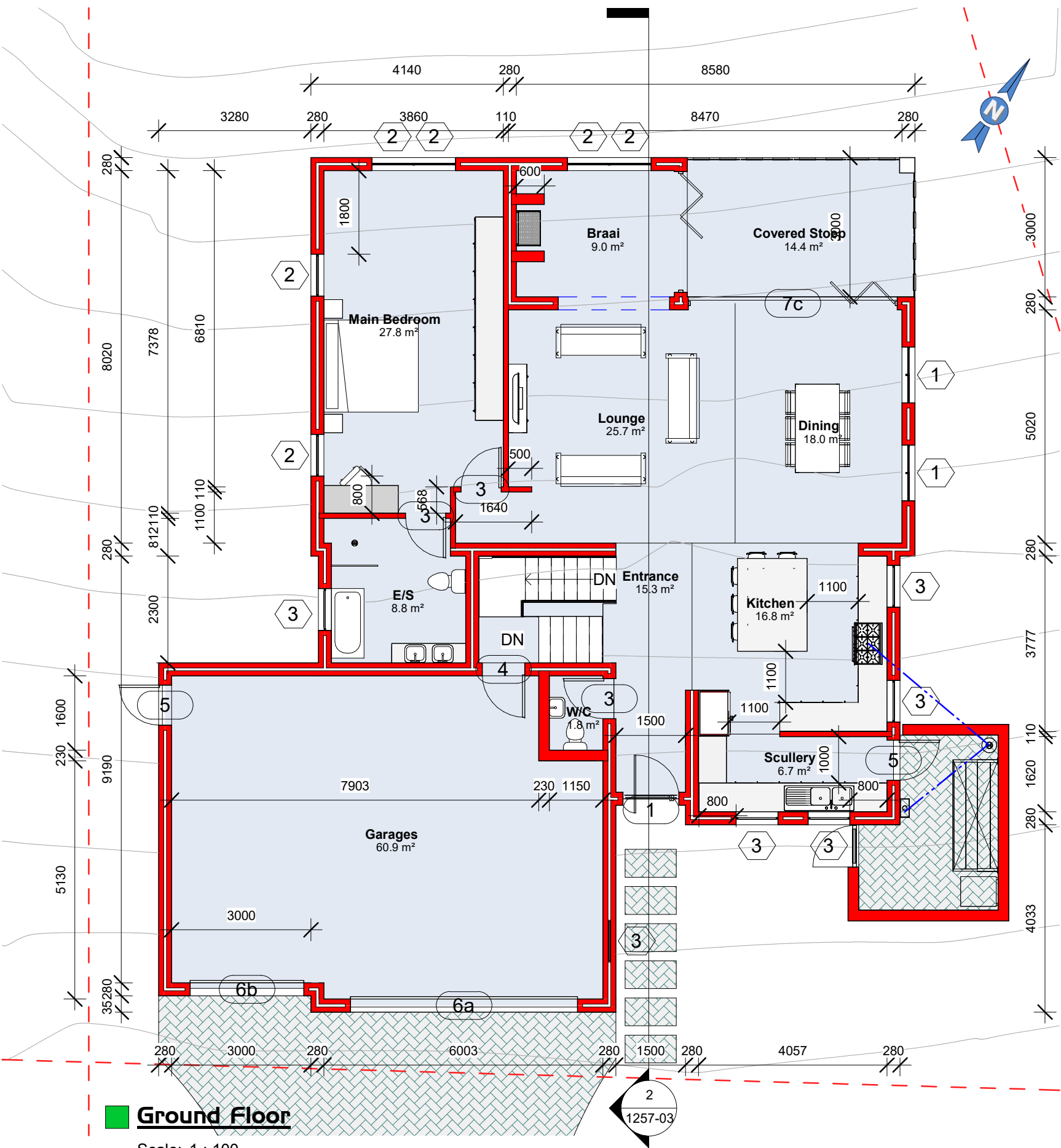
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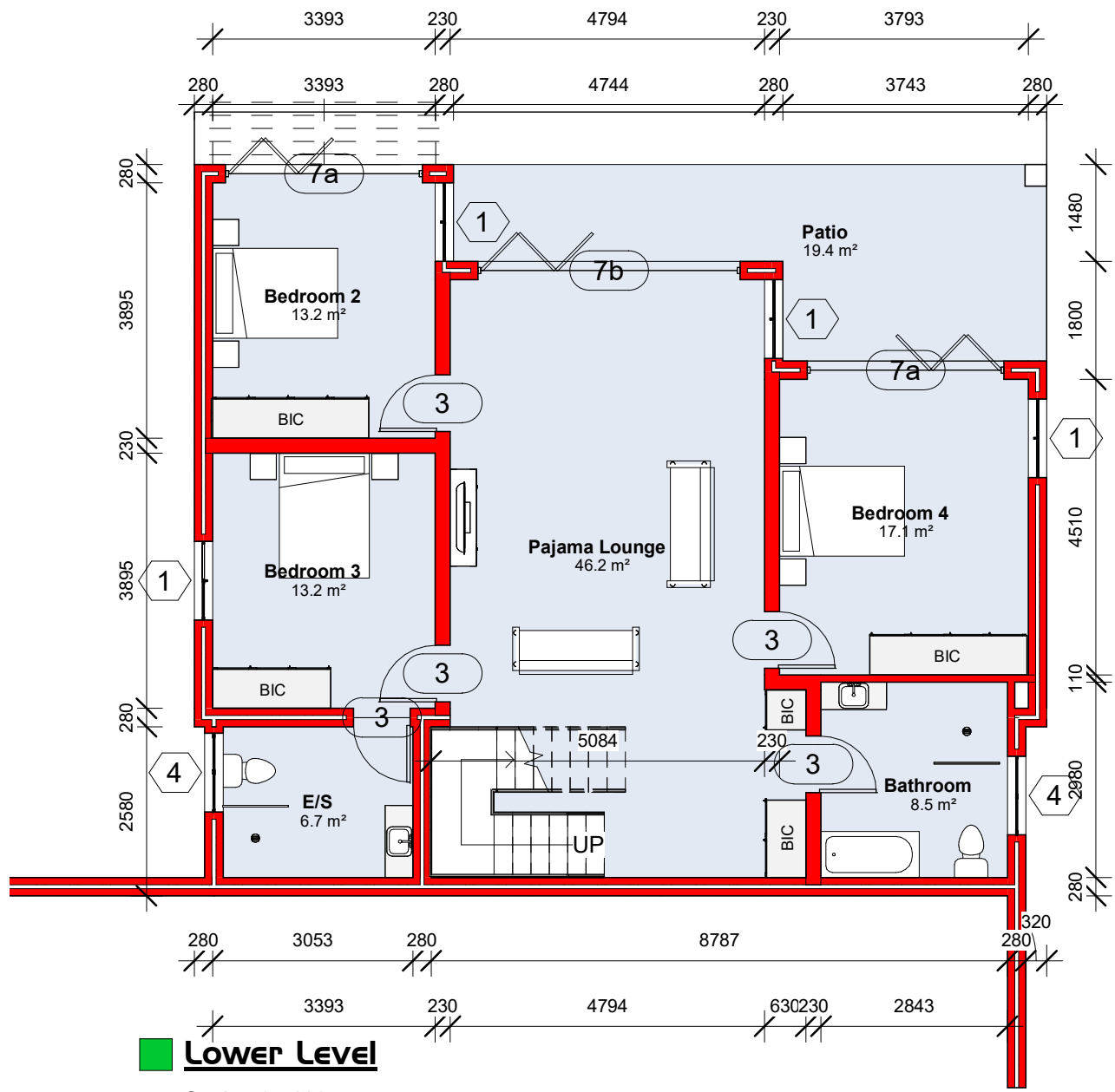
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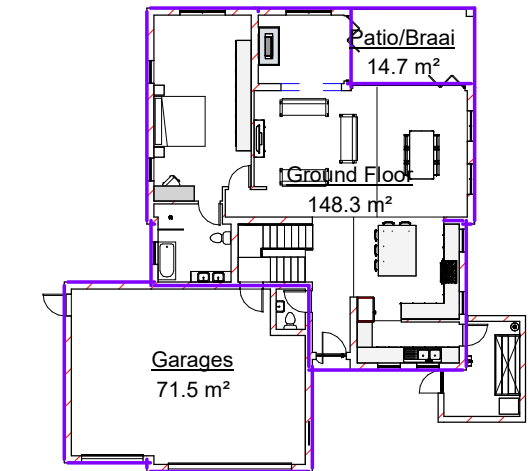
Ground Floor

Scale: 1 : 100



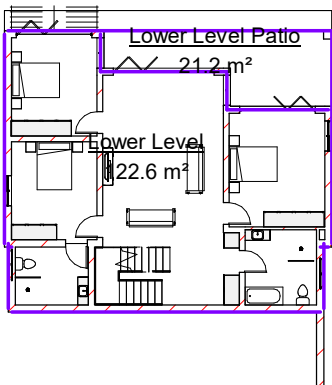
Lower Level

Scale: 1 : 100



Ground Floor

Scale: 1 : 300



Lower Level

Scale: 1 : 300

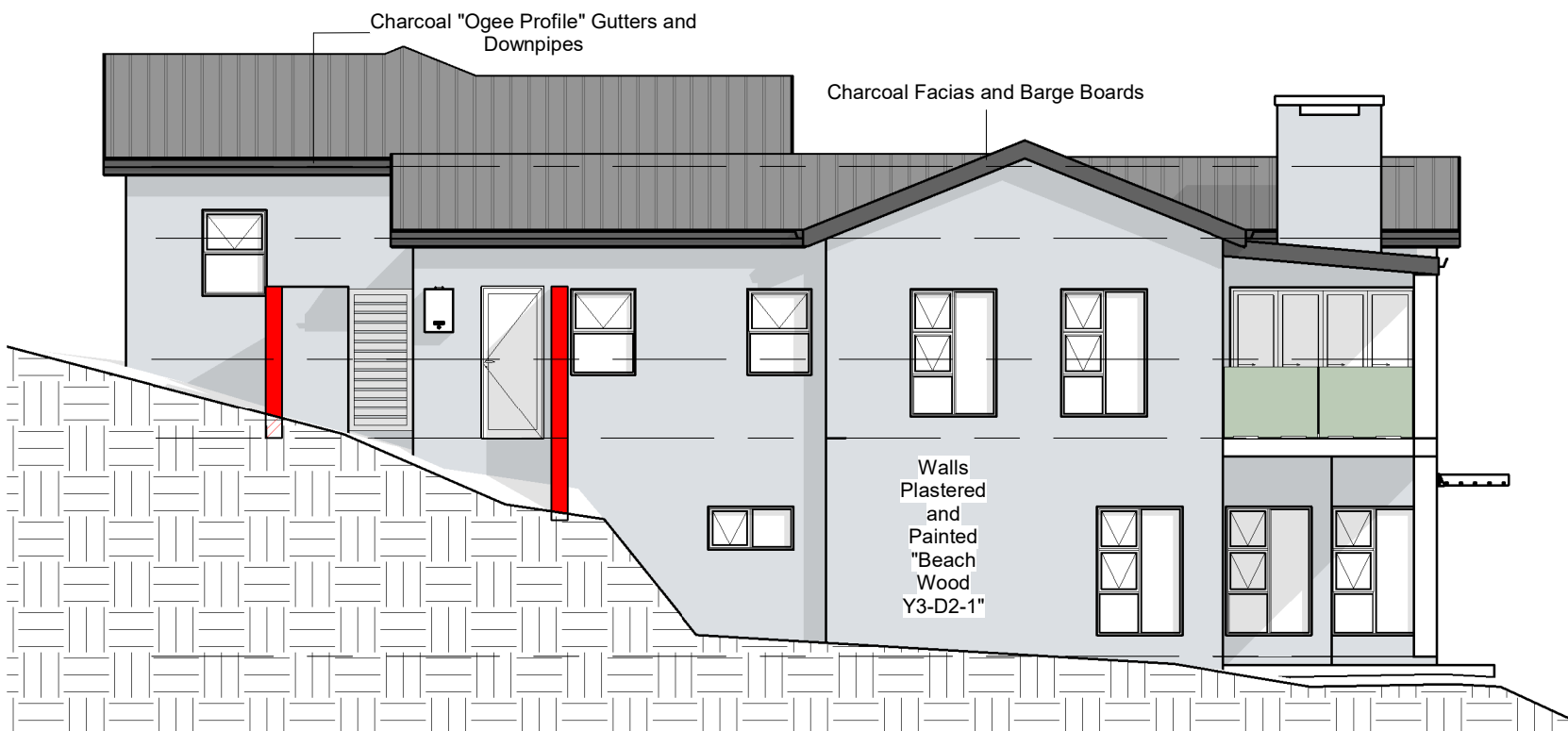
Area Schedule

Name	Area
Garages	71.5 m²
Ground Floor	148.3 m²
Patio/Braai	14.7 m²
Lower Level	122.6 m²
Lower Level Patio	21.2 m²
Grand total	378.4 m²
Footprint	234.5m²
Site	1457 m²
Coverage	16.1%



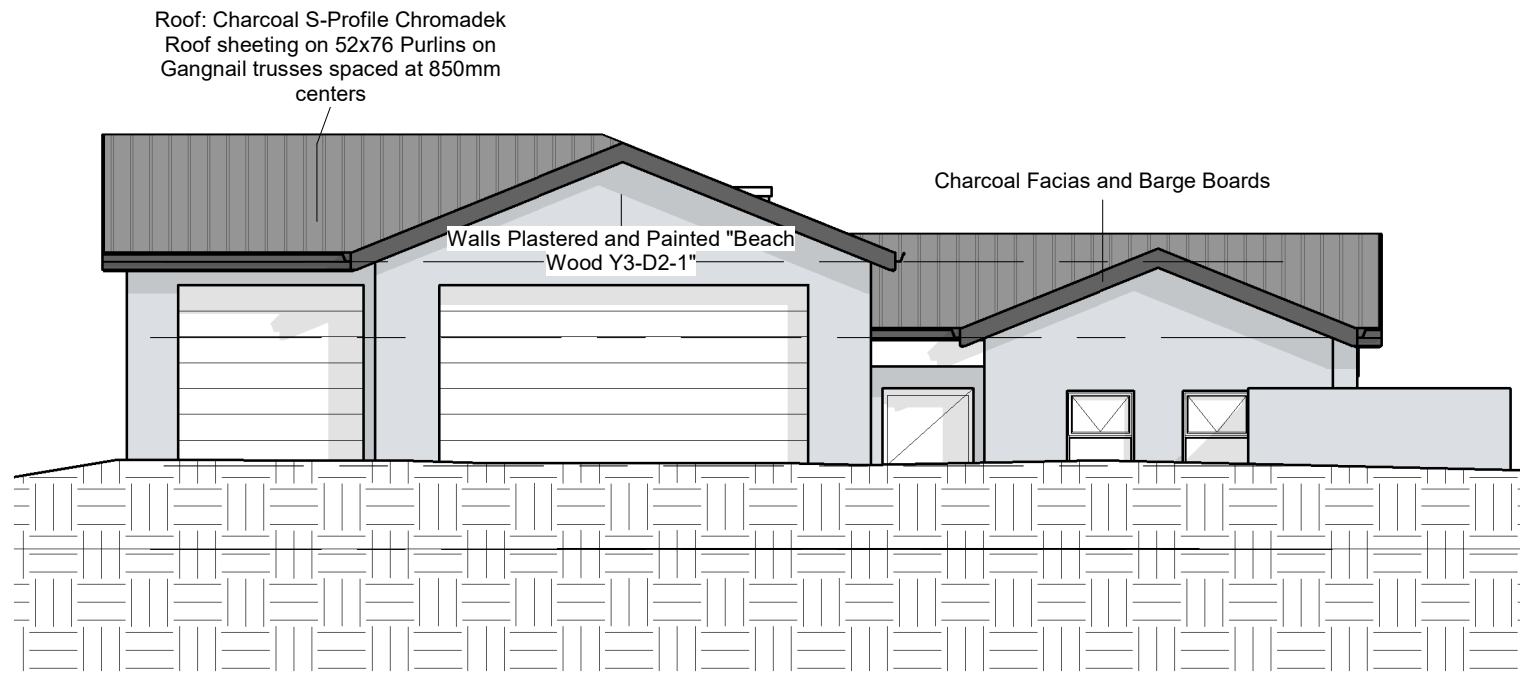
North Elevation

Scale: 1 : 100



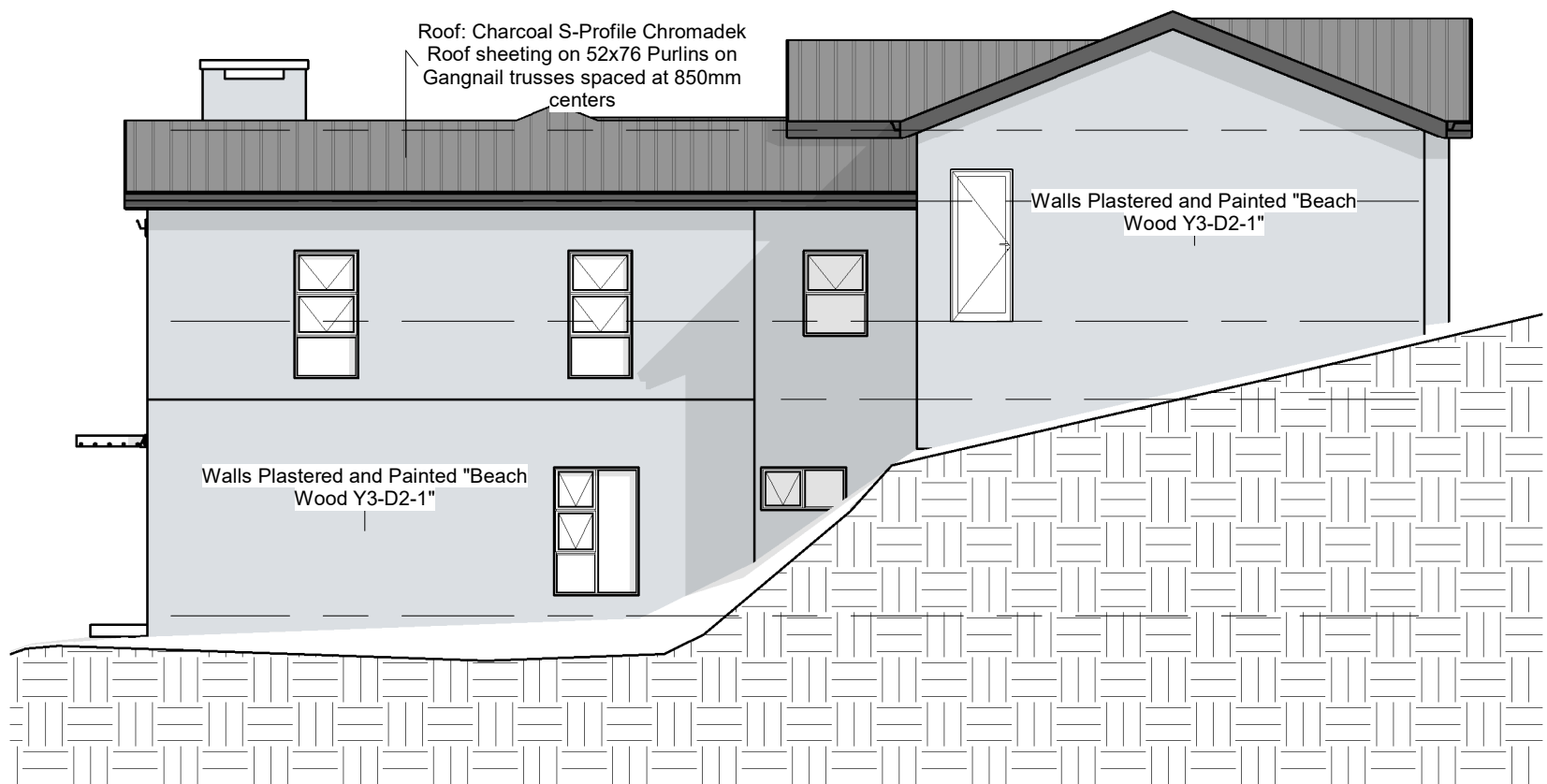
East Elevation

Scale: 1 : 100



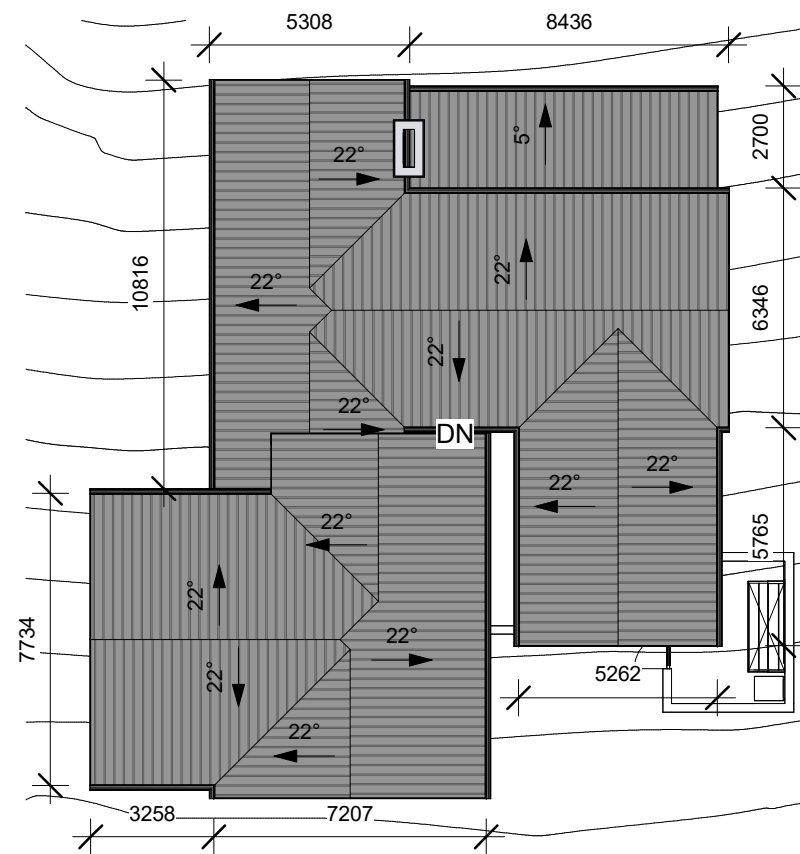
South Elevation

Scale: 1 : 100



West Elevation

Scale: 1 : 100



Roof Plan

Scale: 1 : 200

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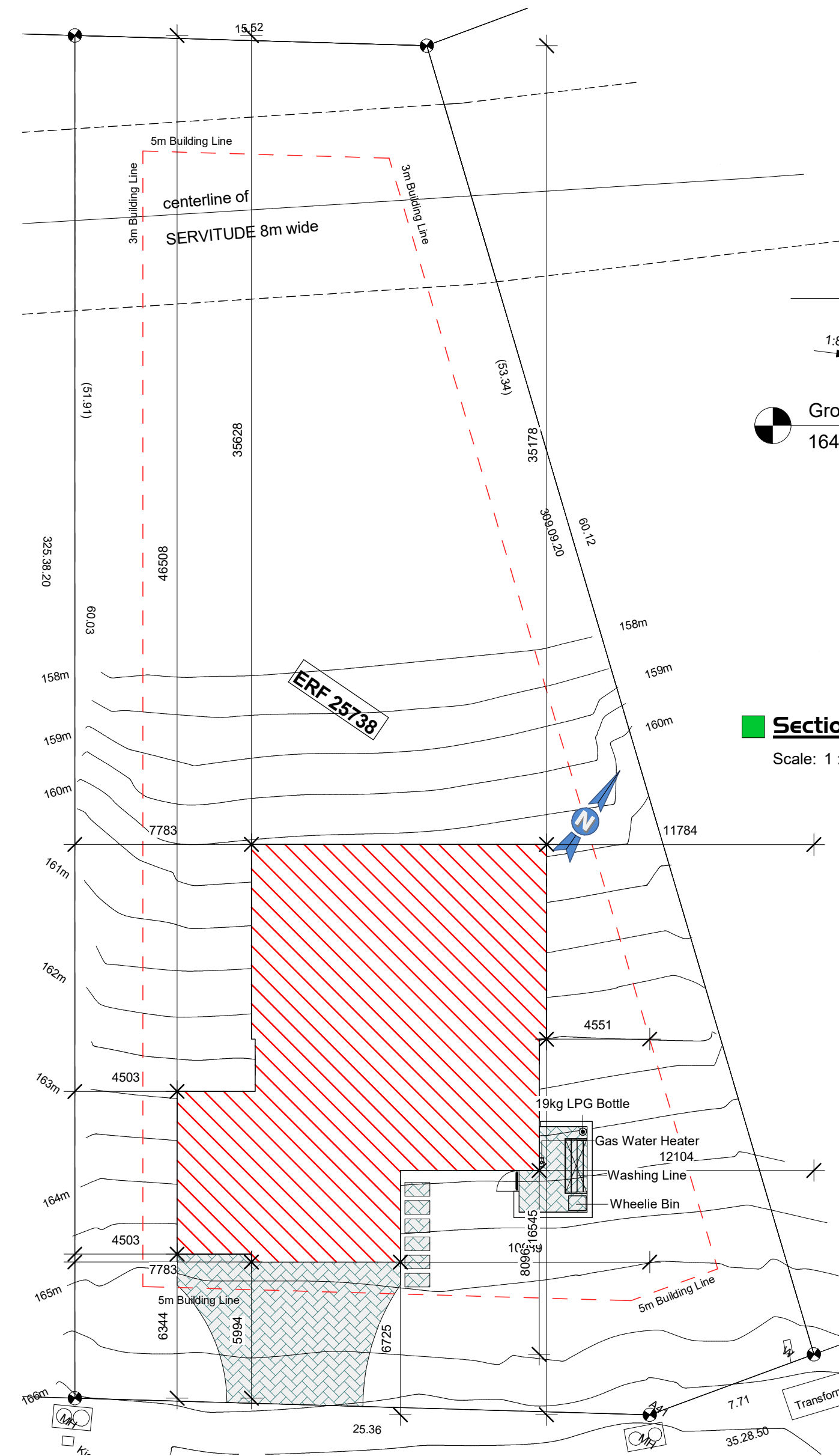
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Elevations

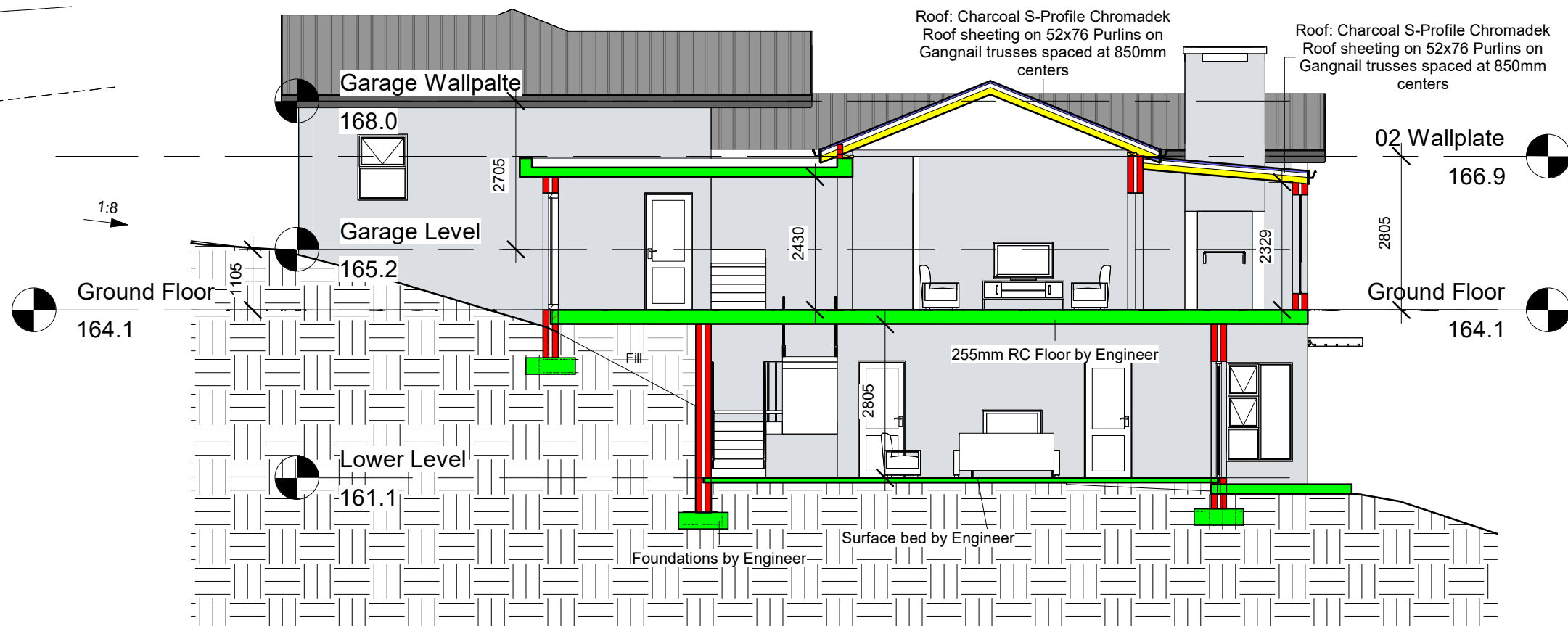
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Sheet Size A2

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Site Plan
Scale: 1 : 200

Section I
Scale: 1 : 100



Roof Assembly Calculation of Thermal Insulation as per SANS 10400 XA

Outdoor air film (7m/s)	0.032 (Up)
Metal Roof	0.020 (Up)
Roof air space (non-reflective)	0.186 (Up)
Indoor air film (still air)	0.116 (Up)
9.5mm RhinoBoard	0.045 (Up)
Aerolite (135mm)	3.380 (Up)
Total Assembly R-Value	3.779 (Up)
Required R-Value	3.70
Result	Compliant

Construction Notes:

Foundations

- 1) All strip footings for 280mm and 230mm load bearing walls as per specification
- 2) Internal 110mm walls to be built on 200x600mm thickening in surface bed
- 3) Brickforce:
 - minimum diameter of brickforce = 2,8mm
 - yield strength = 485mpa
 - minimum lap length = 400mm
- 4) Brickforce to be placed in the first five layers of brickwork on strip footings, there after in every fifth layer in all load bearing brick walls. Place brickforce in the first five layers above all window and door openings.

Surface bed

- 1) Surface bed to be 85mm thick with mesh ref #193 in center of slab.
- 2) All pipework and conduit to be placed under mesh
- 3) All dpc and waterproofing details according to nhrc

Walls

- 1) Exterior walls to be 280mm cavity walls, Clay Bricks, Finished as indicated
- 2) Build in 2 x 100mm wide pre-stressed concrete lintels over all door and window openings unless otherwise indicated.

Drainage

- 1) All Drainage to comply with SANS 10400-P
- 2) Gulleys to be min 150mm above FGL
- 3) 110mm Sewer lines Min 450mm below FGL, with min 1:60 fall to connection

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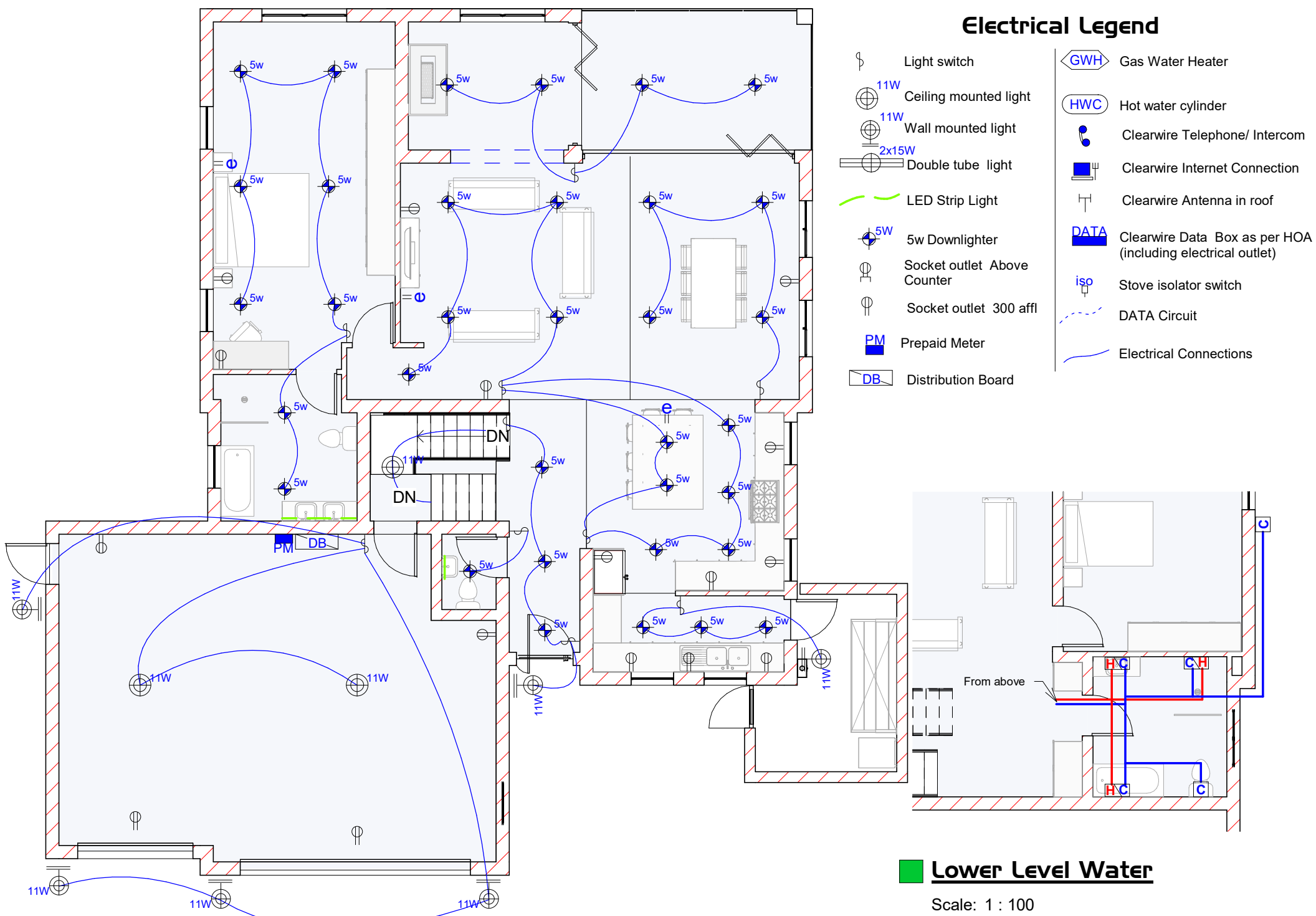
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Site, Section

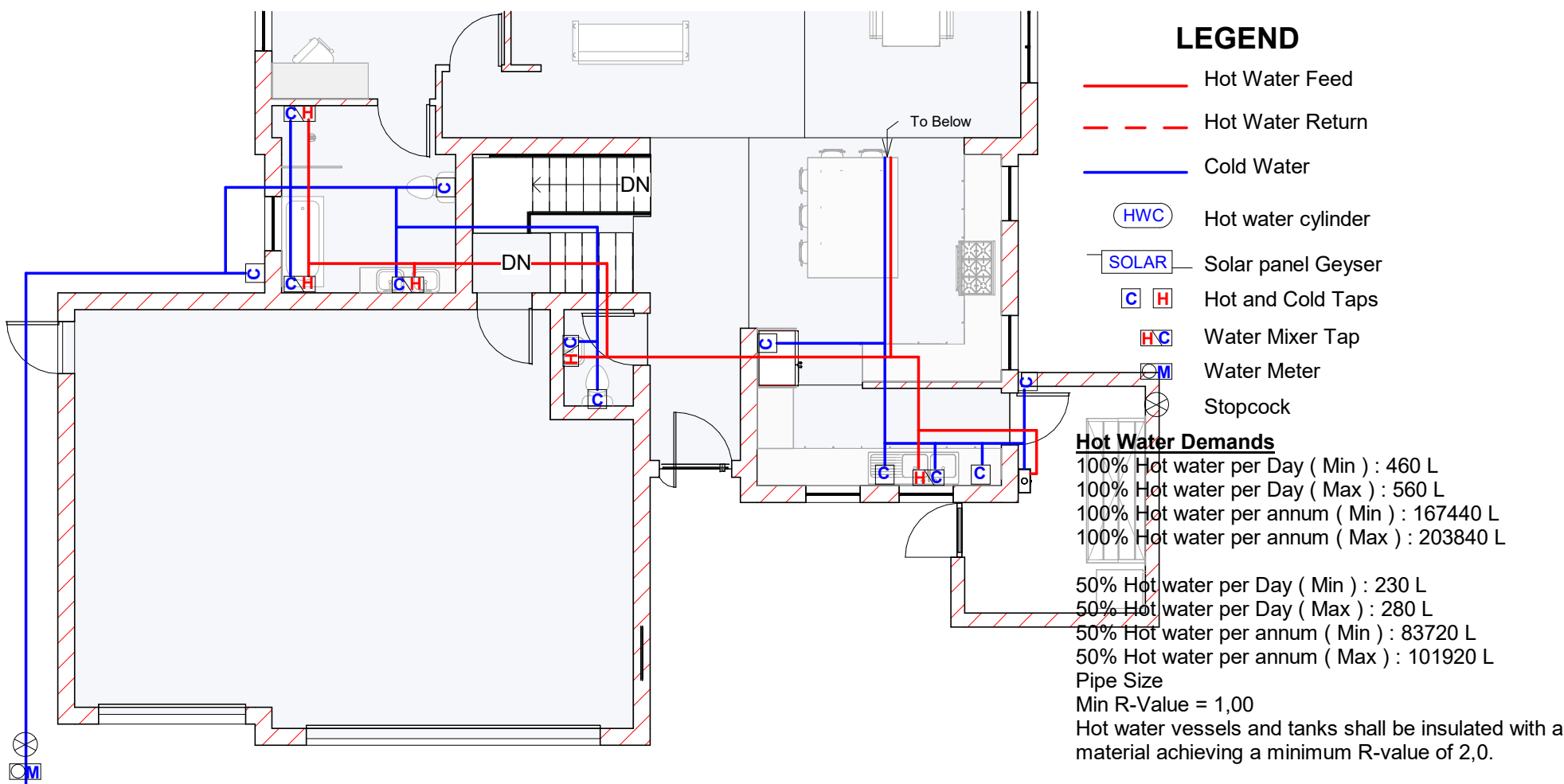
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Electrical Layout

Scale: 1 : 100



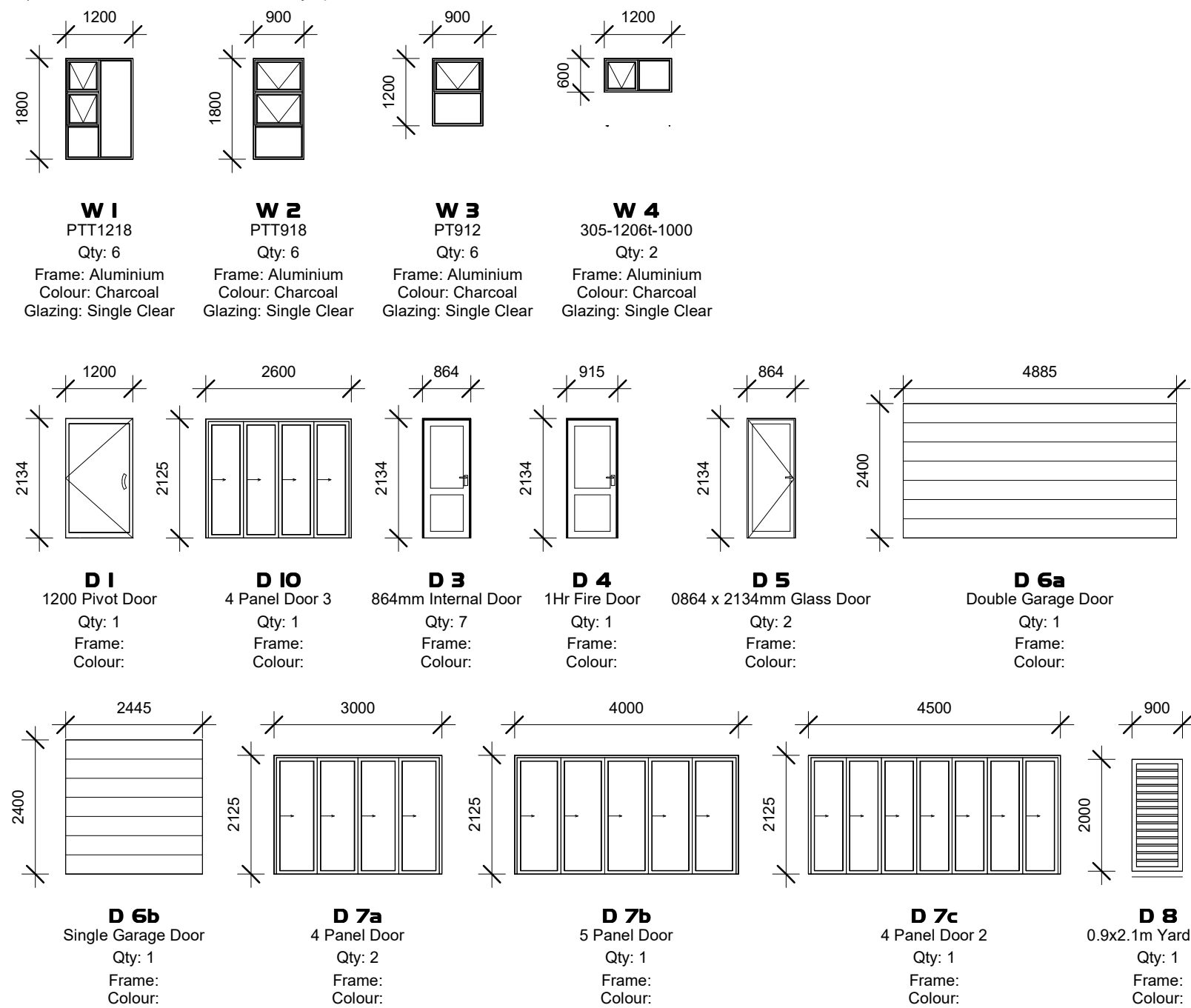
Water Reticulation

Scale: 1 : 100

Lighting Energy Demand as per SANS 10400 XA
Building Category: H4
Allowed Wattage per m²: 4 W/m²
Total Area: 322.8 m²
Total Watts Allowed: 1291 W
Total Watts Used: 421 W
Compliant

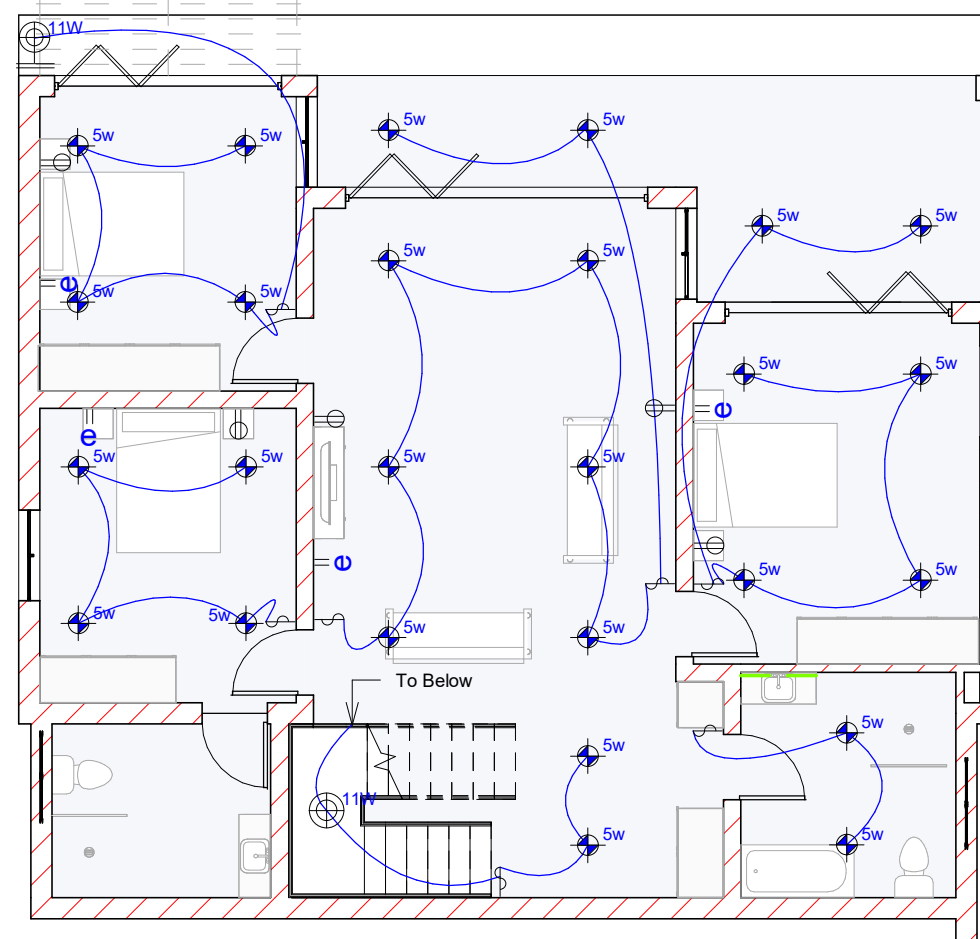
Hot Water Demands as per SANS 10400 XA
Occupancy: H4
Number of Persons: 4
Hot Water Supply: Liquid Petroleum Gas
Total Usage: 460 L/day
24h Storage Requirement: 0 L

NOTES:
1) No Low-E Glass allowed in Zone 4.
2) All glazing to be Single Clear unless specified
3) All Glass Panels >1m² to be Safety Glass
4) All Glass Panels below 600mm above ffl to be Safety Glass
5) All Bathroom windows to be Obscure Safety Glass
6) Garage Door to comply with SANS 10400T, section 9.4.3(b)
7) All Aluminium to be Powder Coated by Specialist



Window and Door Schedule

Scale: 1 : 100



Lower Level Electrical

Scale: 1 : 100

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Water, Electrical & Schedules

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