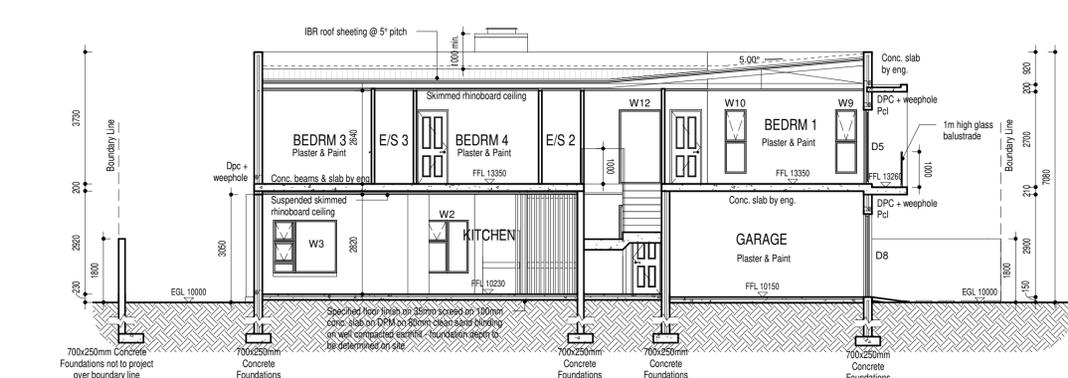
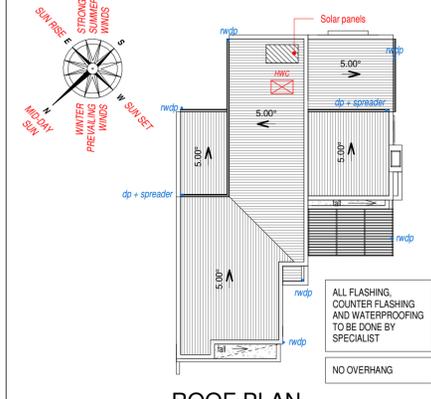


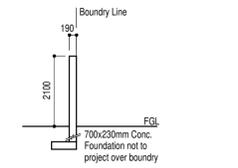
SECTION A
1 : 100



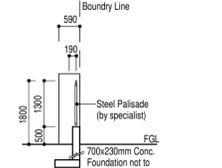
SECTION B
1 : 100



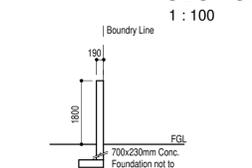
ROOF PLAN
1 : 200



Section Through Fire Block Wall
Scale 1:100

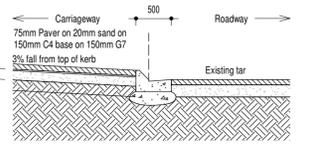


Section Through Palisade Block Wall
Scale 1:100

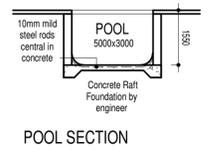


Section Through Block Wall
Scale 1:100

COUNCIL DETAILS



Kerb Section Detail
Scale 1:50



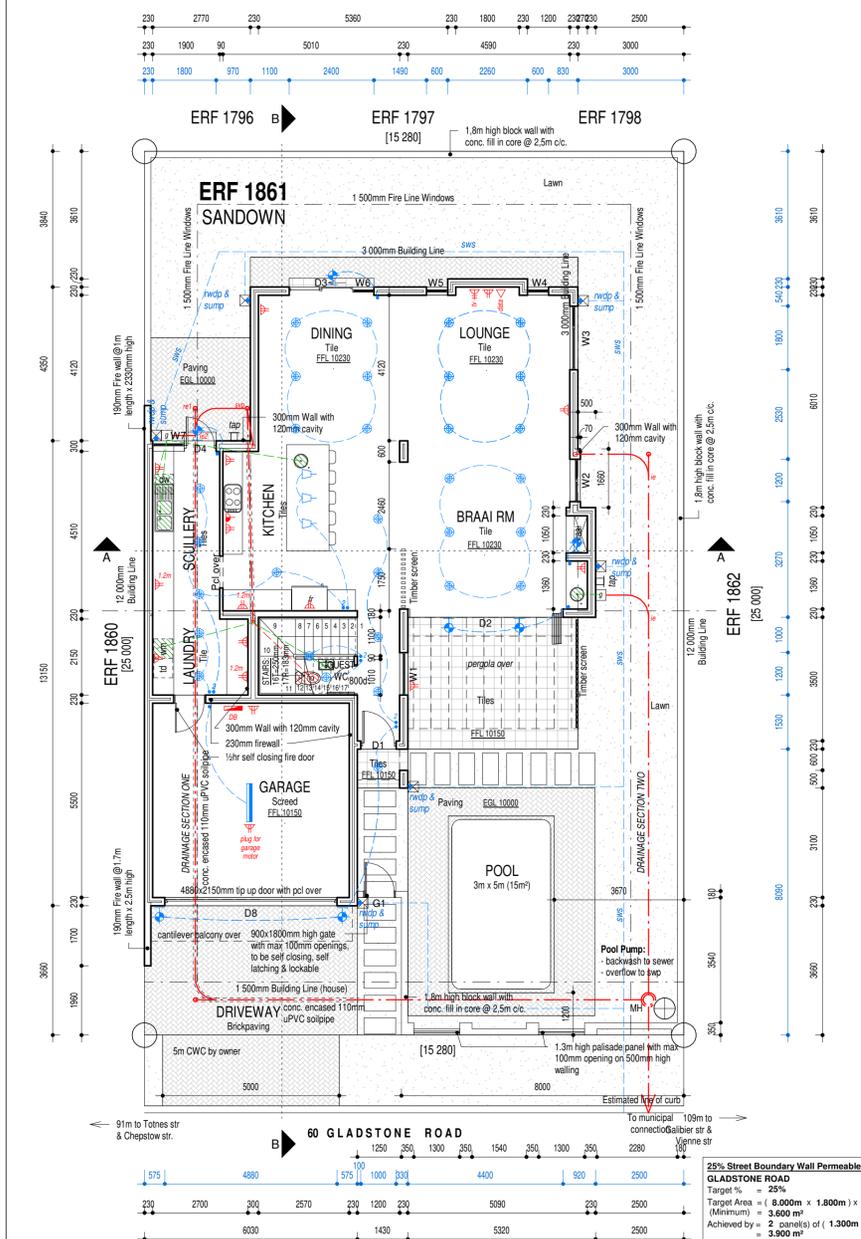
POOL SECTION

ALL STRUCTURAL SUPPORT SYSTEMS TO BE DESIGNED AND VERIFIED BY ENGINEER.

NOTE: LOW-E REQUIRED FOR GLAZING

| ELECTRICAL LEGEND | |
|-------------------------------|--------|
| Light switch-two way | • 2 |
| Light switch | • |
| Ceiling mounted light | ⊕ |
| Waterlight wall mounted light | ⊕ |
| Chandelier | ⊕ |
| Recessed downlighter | ⊕ |
| Fluorescent light fitting | ⊕ |
| Pendant | ⊕ |
| Distribution board | ⊕ DB |
| Single power point | ⊕ |
| 1m (h) Double power point | ⊕ 1.2m |
| Double power point 12 voltage | ⊕ 12v |
| Stove point | ⊕ |
| Solar Hot water cylinder | ⊕ HWC |
| Solar Panel | ⊕ |
| TV point | ⊕ TV |
| Data point | ⊕ data |
| Heated Towel Rail | ⊕ HTR |

NOTE:
- External garden lighting to be designed & fitted by specialist.
- For kitchen cupboard layout, plug & light positions refer to specialist.

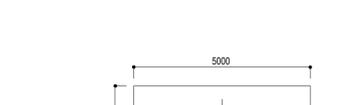


GROUND FLOOR PLAN
1 : 100

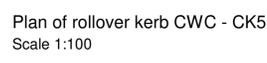


FIRST FLOOR PLAN
1 : 100

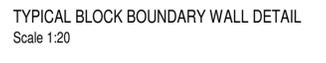
SANDOWN
16 DEC 2024
DESIGN REVIEW COMMITTEE
APPROVED:



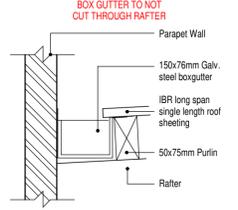
Elevation of rolover kerb
CWC - CK5
Scale 1:100



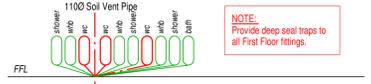
Plan of rolover kerb CWC - CK5
Scale 1:100



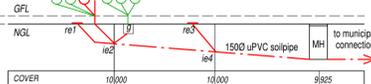
TYPICAL BLOCK BOUNDARY WALL DETAIL
Scale 1:20



SEWERPIPE BRIDGE DETAIL
1 : 50



DRAINAGE SECTION ONE



DRAINAGE SECTION TWO

| COVER | INVERT | DEPTH | DIST. | FALL |
|-------|--------|-------|--------|------|
| 10000 | 9550 | 450 | 15 360 | 1:50 |
| 10000 | 9243 | 757 | 12 090 | |
| 9205 | 8525 | 1000 | | |

| COVER | INVERT | DEPTH | DIST. | FALL |
|-------|--------|-------|--------|------|
| 10000 | 9243 | 757 | 12 090 | 1:50 |
| 9205 | 8525 | 1000 | | |

NOTES:

All work to be carried out in strict accordance with local authority regulations and by-laws. Contractor must check all levels and dimensions on site before the commencement of any work. Any such oversight resulting in errors in levels or dimensions will be the responsibility of the contractor. Written dimensions should be used in preference to scaling the drawings. All work to be carried out in strict accordance with the drawings. Any discrepancies or incorrect information detected on the drawing should be reported to the Architect prior to construction. Should any portion of the drawing be unclear or contain insufficient information for construction it should be reported to the Architect immediately. Drainage connection point and levels to be verified by the plumbing contractor before commencement of any work.

Roof construction (house):
Galvanneal Chromadek IBR Roof Sheeting in grey color @ 5° pitch fixed to 75x50mm SA Pine Purlins @ 1000mm c/c with 10mm Coat Hails SANS 10400 approved 40S Slatation lapped 200mm on 38x225mm SA Pine Timber Grade 7 Rafters & Trusses @ 1000mm c/c. Rafters to be tied into brickwork with 32x1.5mm Galv. hoop iron built minimum 600mm into brickwork. Timber ends built into brickwork to be treated with Carbolineum and wrapped in DPC. All waterproofing to be managed by a specialist.

Roof construction (balcony):
Sloped on bituthene waterproofing membrane or equal on screed laid to min. 1° fall towards down on concrete slab. (to engineer's specification). All waterproofing to be done by specialist.

Walls:
External walls max bricks- 230 cavity walls unless shown otherwise. Internal walls - 90mm or 180mm solid walls. External cavity walls to have stepped DPCs at floor level and around all openings. Cavity walls to have 2.5 galvanneal wire ties per m². Cavities to be concrete filled to the underside of stepped DPC at ground level. Weepholes @ 1150mm c/c to all stepped DPCs. Prestressed concrete lintels over all openings in brickwork where no RC beams are specified with minimum of 4 courses of brickwork over.

Floor Construction:
SA Fire slabs on specified floor covering on 25mm screed on 100mm concrete slab on SANS 10400 approved 275 mm DPM on 50mm clean sand bedding on well compacted earth fill.

Chimney:
Chimneys to be min. 1000mm above roof pitch and flashed with acrylic flashing and counter flashing.

Ceilings:
6.5mm Skimmed rhinoboard ceiling on 38x38mm brading at 450mm centers fixed underside of rafters (to man. specs.)

Close Cavities:
All cavities to be closed min. 3 courses below wall plates. Hoop-iron for fixing roof to go through closure and to locate 7 to 10 courses below wall plate level alternatively.

Windows and Doors:
All standard windows and doors in aluminium ex. wipepage catalogue or equal. All standard internal doors in timber (to be patterned 40mm hollow core) lighting and ventilation to comply with local authority requirements. DPC to be wrapped around all window and door openings.

Precast Lintels:
To be laid to manufacturer's specification to all openings >900mm. All openings >3000mm to have min. 4 courses brickwork with brickwork to each course.

Glazing:
All glazing to comply with part n of SANS 10400. All glazed areas exceeding 1m² or less than 50mm above FFL to be safety glazed.

Pergola:
11450mm timber screen membership 15x50 timber frame with 38x50 slats @ 150mm c/c on top.

Timber Screen:
11550mm timber slats @ 200mm c/c, to be painted with 12h fire rated paint by specialist.

General Notes:
1. Water meter and connection pipe to be min. 19mm i.d.
2. All plumbing pipes to be concealed.
3. External steps max. risers 150mm. min. treads 250mm.
4. Expansion joints to be provided to boundary walling at max. 5000mm centers.
5. Light switches to be 1200mm above f.f.l unless otherwise shown.
6. Wall sockets to be 400mm above f.f.l unless otherwise shown.
7. MM and DW waste to be min. 800mm above FFL.
8. Supply and waste to w/m and DW to be in 50mm deep recess. Stopcock to be above counter.
9. All structural work to be referred to engineer.
10. All design work to be in accordance with 'developers' and homeowners association design guideline and approved colour chart.
11. Weepholes to be min. 150mm above NGL.
12. No foundation or any portion of the building to extend over the site boundary.
13. All timber built into brickwork to be wrapped in DPC.
14. Provide 1000mm high aluminium balustrades with max. 100mm openings to all balconies & staircases.
15. 40mm 1/2 hr fire rated door to be provided between the garage and the dwelling.
16. Doors & sidelights to be glazed with safety glazing.
17. All flashing and waterproofing to be done by specialist.
18. Plumber to provide min. class 1 copper water pipes to building.
19. Rhinoboard ceilings fixed to 38x38mm brading to u/s of concrete slab to be provided to all ceilings.
20. Mechanical Ventilation - Extracting at a rate of 25L/s operated on separate switch on all internal bathrooms if applicable.

VARIATIONS TO PLANS:

| REV. | DATE: | DETAILS: |
|-------|----------|--------------------------|
| 2.0.0 | 05/12/24 | FIRST COUNCIL SUBMISSION |

| AREAS: | | SITE AREA: |
|--------------------|---------------------------|-------------------|
| GROUND FLOOR: | 121.9m ² | 382m ² |
| GARAGE: | 35.9m ² | COVERGE: |
| COVERED ENTR: | 2.5m ² | FLOOR FACTOR: |
| FIRST FLOOR: | 122.6m ² | 0.76 |
| COVERED BALCS: | 5.5m ² | SIGNATURE(S): |
| TOTAL AREA: | 288.4m² | |
| BOUNDARY WALLS: | 60.08m | |

PROJECT
PROPOSED NEW HOUSE FOR N. PRETORIUS ON ERF 1861 - SANDOWN (60 GLADSTONE ROAD)

Graham Holland
Architectural Design

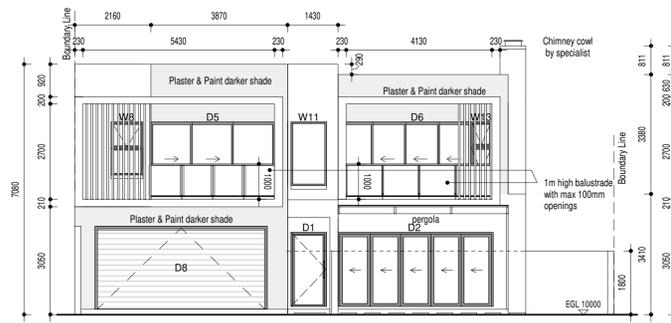
P.O. Box 20147 - Big Boy - 7448
Tel: (021) 5544294 - Fax: (021) 5542898 - Cell: 062 4936754
WEB: www.ghad.co.za - Email: graham@ghad.co.za

| DRAWN: | SCALE: | REVISION: |
|---------------|--------------|-----------|
| Jolani Truter | As indicated | 2.0.0 |

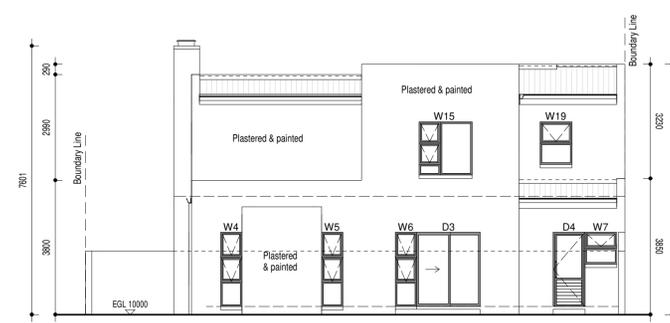
| SHEET: | MODIFIED DATE: | DRAWING No: |
|--------|----------------|-------------|
| 1 of 2 | 06/12/2024 | 24-116 |



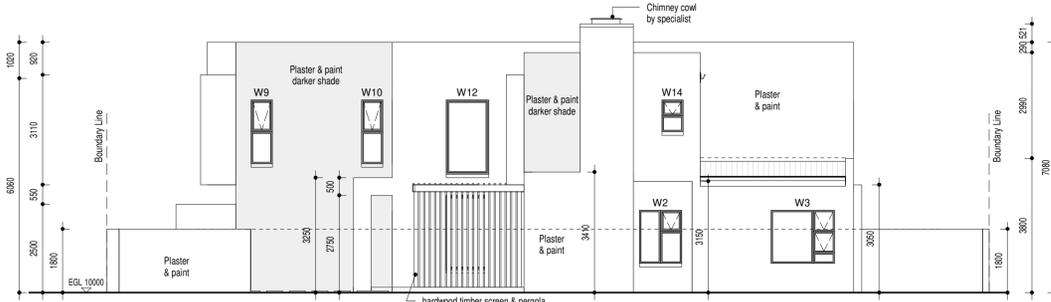
NORTH WEST ELEVATION - BOUNDARY WALL
1 : 100



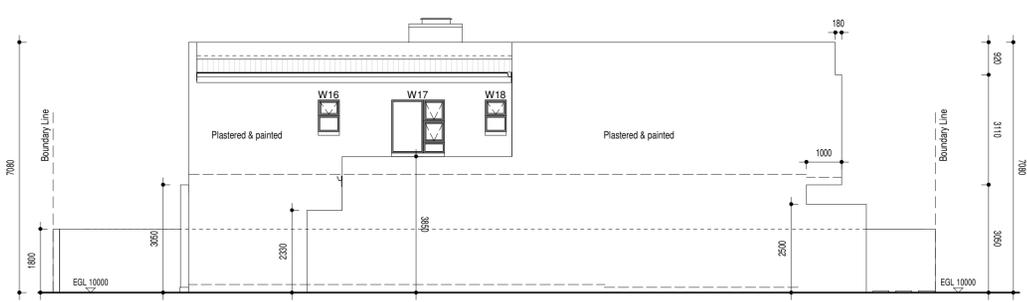
NORTH WEST ELEVATION
1 : 100



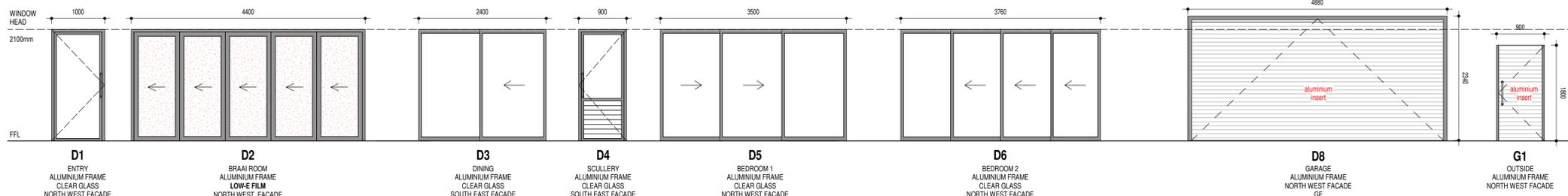
SOUTH EAST ELEVATION
1 : 100



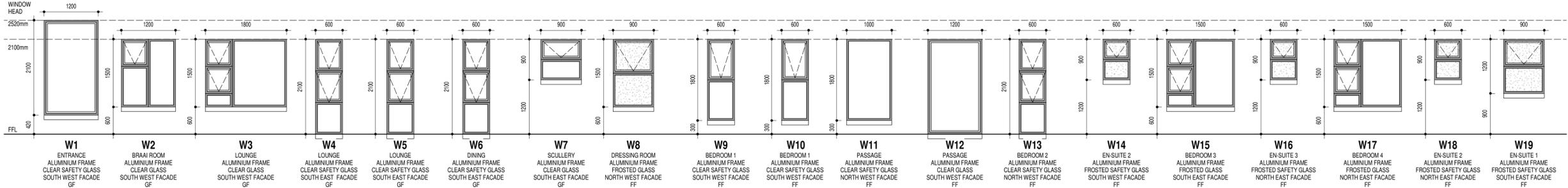
SOUTH WEST ELEVATION
1 : 100



NORTH EAST ELEVATION
1 : 100



DOOR SCHEDULE
1 : 50



WINDOW SCHEDULE
1 : 50

XA AND FENESTRATION CALCULATIONS

| SANS 10400/XA CALCULATIONS (ZONE4) | TARGET VALUE: | ACTUAL VALUE: | EXTRAS: |
|--|---------------|---|--|
| NETT FLOOR AREA (EXCL. STORE, GARAGES) | | 220.7m ² - New Building | |
| ROOF INSULATION | 3.7 | - Sisalation film R-value: 0.55 - 155mm Cellulose fibre Loose-fill insulation R-value: 3.1 - 10mm Rhinoboard R-value: 0.05 Total R factor = 3.7 (deemed to satisfy) | |
| HOT WATER AND PIPE INSULATION: | | - 50% hot water generation by alternate source (solar panel and geyser) - Insulated hot water piping to conform to SANS 204 R-Value:1 | - Neoprene insulation to be used - F1 water saving nozzles to all showers - Water efficient showerheads and taps to be used - Dual flush cisterns to be installed (3 & 6L) - Taps to be max. flowrate of 8L/min - Showerheads to be max. flowrate of 7L/min - Demand metering taps at WHDs |
| LIGHTING: | | - Lighting to be max 5w per sqm as per SANS 204 | - LED Energy saving lights to be used |

| FENESTRATION: (Solar heat gain / conductance) | | | | "GROUND FLOOR" | | | |
|--|------------------------------|-------------|-----------------|----------------------|------------------------------|-------------|-----------------|
| TARGET: (per floor) | | | | | | | |
| FLOOR AREA | TOTAL OPENING VALUE (SQM) | CONDUCTANCE | SOLAR HEAT GAIN | FLOOR AREA | TOTAL OPENING VALUE (SQM) | CONDUCTANCE | SOLAR HEAT GAIN |
| | | 156.80 | 14.56 | | | | |
| ACTUAL: (ground floor) | | | | | | | |
| FLOOR AREA | TOTAL OPENING VALUE (SQM) | CONDUCTANCE | SOLAR HEAT GAIN | FLOOR AREA | TOTAL OPENING VALUE (SQM) | CONDUCTANCE | SOLAR HEAT GAIN |
| 112.01m ² | 29.88m ² (26.68%) | 129.23 | 13.10 | 108.69m ² | 19.71m ² (18.08%) | 114.32 | 13.74 |
| Resultant materials: - Single Clear glass (5.8W/m ²) and SHGC=0.8 as per "Glass Warehouse" specifications - GS 20 Low E Film (1.03m ²) and SHGC=0.32 | | | | | | | |
| Total fenestration exceeds maximum deemed to satisfy value of 15% of nett floor area, but remains within the SANS 10400 standard requirements for XA. Please note that the Actual values must be lower than the Target values. | | | | | | | |

| FENESTRATION: (Solar heat gain / conductance) | | | | "FIRST FLOOR" | | | |
|--|------------------------------|-------------|-----------------|----------------------|------------------------------|-------------|-----------------|
| TARGET: (per floor) | | | | | | | |
| FLOOR AREA | TOTAL OPENING VALUE (SQM) | CONDUCTANCE | SOLAR HEAT GAIN | FLOOR AREA | TOTAL OPENING VALUE (SQM) | CONDUCTANCE | SOLAR HEAT GAIN |
| | | 152.60 | 14.17 | | | | |
| ACTUAL: (ground floor) | | | | | | | |
| FLOOR AREA | TOTAL OPENING VALUE (SQM) | CONDUCTANCE | SOLAR HEAT GAIN | FLOOR AREA | TOTAL OPENING VALUE (SQM) | CONDUCTANCE | SOLAR HEAT GAIN |
| 108.69m ² | 19.71m ² (18.08%) | 114.32 | 13.74 | 108.69m ² | 19.71m ² (18.08%) | 114.32 | 13.74 |
| Resultant materials: - Single Clear glass (5.8W/m ²) and SHGC=0.8 as per "Glass Warehouse" specifications | | | | | | | |
| Total fenestration exceeds maximum deemed to satisfy value of 15% of nett floor area, but remains within the SANS 10400 standard requirements for XA. Please note that the Actual values must be lower than the Target values. | | | | | | | |

Hot Water Calculation:

- People = 8
- Usage per person (L) = 115 L
- Daily Consumption (L) = 920 L
- Water Input Temperature (degC) = 20 degC
- Water Output Temperature (degC) = 55 degC
- Temperature Difference (degC) = 35 degC
- Specific Heat TL Water (KJ/KG.K) = 4.182
- Daily Energy Usage (KJ) = 134 660.00 KJ
- KWH Per Day = 37.4 KWH
- Annual Usage (KWH) = 13 653.95 KWH

[6 826 KWH (50%) - to be provided with a solar panel as per SANS XA201]

Proposed Installation:

- 400L Solar panel and Geyser with 2KW Backup Electric element. Collector to be 5m²
- Solar useful energy rating (KWH/m²) per day = 4.19
- Annual solar energy available for a 5m² Solar collector (KWH) = 7646.75
- Solar Energy 7646.75 KWH > 6826 KWH (50% of required consumption)
- Outstanding energy to be provided by 2KW electric geyser

Proposed Installation:

- Kwiksol solar panel efficiency = 4.19 KWH/M²
- Solar collector area = 5m²
- Water inlet temperature = 20degC
- Water storage temperature = 55degC

NOTE:
LOW-E REQUIRED FOR GLAZING (SEE SCHEDULE)

NOTE:
Brickwork openings sizes to be checked by window specialist before manufacturing special doors and windows.

INTERNAL DOOR NOTE:
All internal doors to be hollow core (patterned)

NOTE:
All bathroom windows to be frosted glass.

NOTES:

All work to be carried out in strict accordance with local authority regulations and by-laws. Contractor must check all levels and dimensions on site before the commencement of any work. Any such oversight resulting in errors in levels or dimensions will be the responsibility of the contractor. Written dimensions should be used in preference to the drawings. All work to be carried out in strict accordance with the drawings. Any discrepancies or incorrect information detected on the drawing should be reported to the Architect prior to construction. Should any portion of the drawing be unclear or contain insufficient information for construction it should be reported to the Architect immediately. Drainage connection point and levels to be verified by the plumbing contractor before commencement of any work.

Roof construction (house):
Galvanneal Chromadek BR Roof Sheet in grey colour @ 5° pitch fast to 75x50mm SA Pine Purlins @ 1000mm c/c with 10mm Clout nails @ SANS 10400 approved 40S. Sisalation lapped 200mm on 38x225mm SA Pine Timber Grade 7 Rafter & Trusses @ 1000mm c/c. Rafter to be tied into brickwork with 3x1.5mm Galv. hoop iron built minimum 600mm into brickwork. Timber ends built into brickwork to be treated with Carbolineum and wrapped in DPC. All waterproofing to be managed by a specialist.

Roof construction (balcony):
Sisalation on bitulene waterproofing membrane or equal on screed laid to min. 1" fall towards future on concrete slab. (to engineer's specification). All waterproofing to be done by specialist.

Floor Construction:
SA Fire skirting on specified floor covering on 25mm screed on 100mm concrete slab on SANS 10400 approved 275 micron DPM on 50mm clean sand blinding on well compacted earth fill.

Chimney:
Chimneys to be min. 1000mm above roof pitch and flashed with acrylic flashing and counter flashing.

Ceilings:
6.5mm Skimmed rhinoboard ceiling on 38x38mm brandering at 450mm centers fixed to underside of rafters (to man. specs.)

Close Cavities:
All cavities to be closed min. 3 courses below wall plates. Hoop-iron for fixing roof to go through closure and to locate 7 to 10 courses below wall plate level alternatively.

Windows and Doors:
All standard windows and doors in aluminium ex. wetspoo catalogue or equal. All standard internal doors in timber (to be patterned 40mm hollow core) lighting and ventilation to comply with local authority requirements. DPC to be wrapped around all window and door openings.

Precast Lintels:
To be laid to manufacturer's specification to all openings >900mm. All openings >3000mm to have min. 4 courses brickwork with brickface to each course.

Glazing:
All glazing to comply with part n of SANS 10400. All glazed areas exceeding 1m² or less than 50mm above FFL to be safety glazed.

Pergola:
114x50mm timber screen member with 15x50 timber frame with 38x50 slats @ 150mm c/c on top.

Timber Soreen:
115x50mm timber slats @ 200mm c/c to be painted with 1/2n fire rated paint by specialist.

- General Notes:**
1. Water meter and connection pipe to be min. 19mm I.D.
 2. All plumbing pipes to be concealed.
 3. External steps max. risers 180mm. min. treads 250mm.
 4. Expansion joints to be provided to boundary walling at max. 5000mm centers.
 5. Light switches to be 1200mm above FFL unless otherwise shown.
 6. Wall sockets to be 400mm above FFL unless otherwise shown.
 7. M/M and D/W waste to be min. 800mm above FFL.
 8. Supply and waste to win and DW to be in 90mm deep recess. Stopcock to be above counter.
 9. All structural work to be referred to engineer.
 10. All design work to be in accordance with 'developers' and homeowners association design guideline and approved colour chart.
 11. Weepholes to be min. 150mm above NGL.
 12. No foundation or any portion of the building to stand over the site boundary.
 13. All timber built into brickwork to be wrapped in DPC.
 14. Provide 1000mm high aluminium balustrades with max. 100mm openings to all balconies & staircases.
 15. 40mm 1/2 hr fire rated door to be provided between the garage and the dwelling.
 16. Doors & sidelights to be glazed with safety glazing.
 17. All flashing and waterproofing to be done by specialist.
 18. Plumber to provide min. class 1 copper water pipes to building.
 19. Rhinoboard ceilings fixed to 38x38mm brandering to u/s of concrete slab to be provided to all ceilings.
 20. Mechanical Ventilation - Extracting at a rate of 25L/S operated on separate switch on all internal bathrooms if applicable.

Pool Notes:

- Pool to be constructed in strict accordance with local authority regulation.
- Contractor to check all levels and dimensions on site before the commencement of work.
- Contractor to check positioning of pool with client before commencement of work.
- Excavations to be dug by hand, all excavated soil to be removed from site, no soil to be banked against boundary walls or fences.
- Pool constructed from 150mm block work and plaster.
- Mid steel rods 10mm dia. to be placed at 400mm center centrally in blockwork, secured with wire ties.
- Pool lining to be waterproofed fibre lining in approved colour.
- All gates to pool area to be self-closing and self latching.
- Lopping up or filling with municipal drinking water allowed subject to pool being covered with non-permeable cover & Backwash recovery system and rainwater for topping up where practically possible.



| REV: | DATE: | DETAILS: |
|-------|----------|--------------------------|
| 2.0.0 | 05/12/24 | FIRST COUNCIL SUBMISSION |

| AREAS: | SITE AREA: | 382m ² |
|------------------------|---------------------------|-------------------|
| GROUND FLOOR: | COVERAGE: | 43.7% |
| GARAGE: | FLOOR FACTOR: | 0.76 |
| COVERED ENTR: | SIGNATURE(S): | |
| FIRST FLOOR: | | |
| COVERED BALCS: | | |
| TOTAL AREA: | 288.4m² | |
| BOUNDARY WALLS: | 60.08m | |

PROJECT
PROPOSED NEW HOUSE FOR N. PRETORIUS ON ERF 1861 - SANDOWN (60 GLADSTONE ROAD)

Graham Holland
Architectural Design

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Tel: (021) 5544294 - Fax: (021) 5542898 - Cell: 082 4936754
WEB: www.glad.co.za - Email: graham@glad.co.za

| | | |
|--------------------------------|-------------------------------------|------------------------------|
| DRAWN: Jolani Truter | SCALE: As indicated | REVISION: 2.0.0 |
| SHEET: 2 of 2 | MODIFIED DATE: 06/12/2024 | DRAWING No: 24-116 |