

01 SITE PLAN
Scale 1 : 200

AREA SCHEDULE

Coverage	Area (m ²)	%
Site area:	743.24m ²	
COVERAGE		
Main House	117.82m ²	15.8
Patio	41.22m ²	5.5
Two Covered Parking Bays	24.71m ²	3.3
Drying Yard	10.34m ²	1.3
TOTAL PROPOSED COVERAGE	194.09m ²	26.11

Allowable coverage
Actual coverage

Floor Area Ratio

TOTAL FLOOR AREA	Area (m ²)	FAR
	194.09m ²	0.26

Allowable FAR
Actual FAR

FENESTRATION

Ground floor	41.5m ²
Fenestration area	194.09m ²
Fenestration %	21%

In accordance with SANS 10400-XA:2021 Edition 2 Table 4:
The maximum U-value of any glazing element is not to exceed 5.20
The maximum SHGC of any glazing element is not to exceed 0.49

ENERGY CONSUMPTION

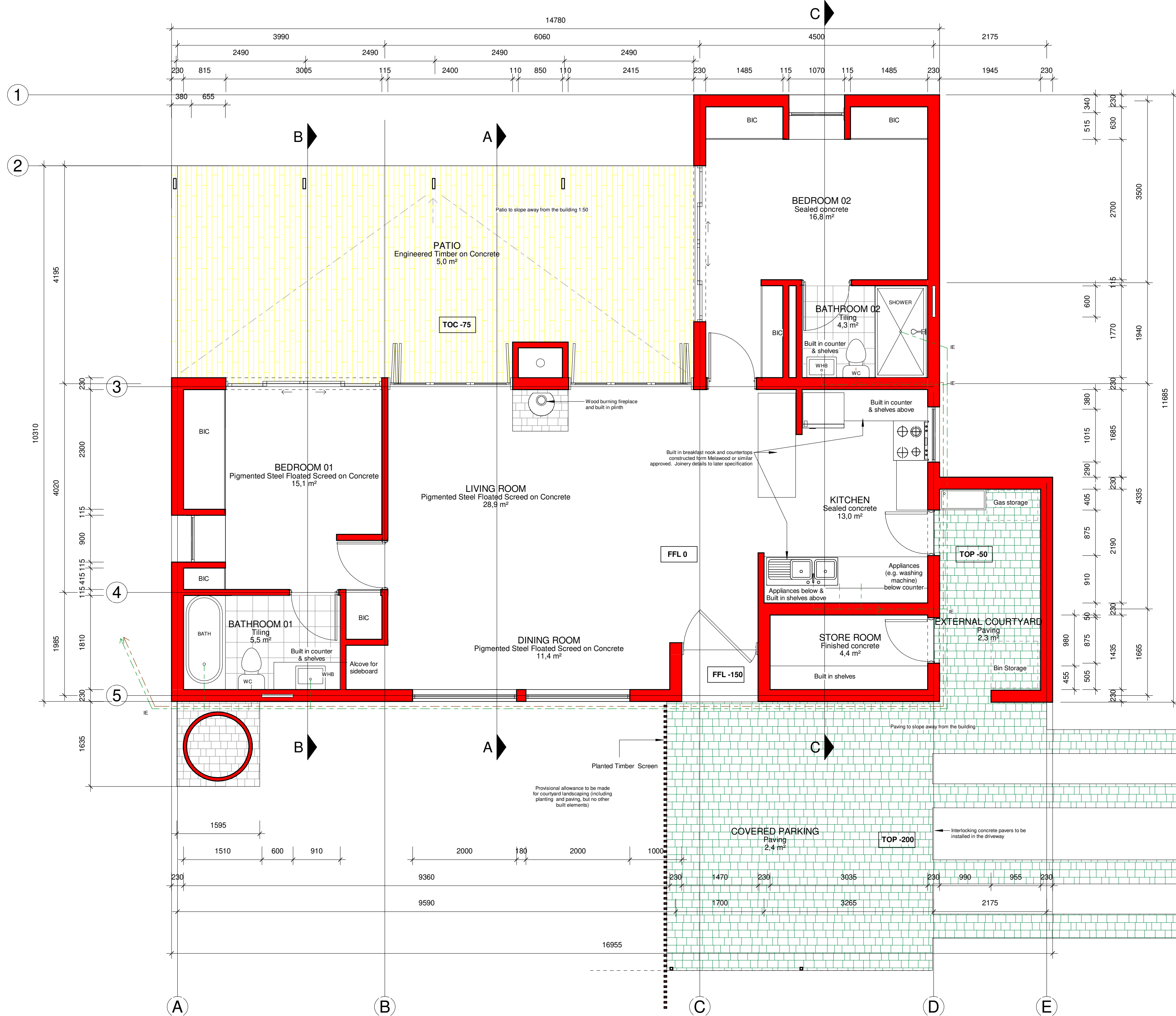
Allowable consumption	
Nett floor area	= 149.2m ²
Maximum annual energy consumption	= 100 kWh/m ² /a
	= 100 x 194.09m ²
	= 19 409 kWh/a
	= 4W/m ²
Light power density	
Proposed demand	= no. of elements x power rating x estimated consumption time per day
	= Fridge + Dishwasher + Washing Machine + Dryer + Microwave + Kettle + Lights + Miscellaneous Allowance
	= 1 x 250W x 24 + 1 x 1800W x 0.02 + 1 x 750W x 0.2 + 1 x 3000W x 0.2 + 1 x 1200 x 0.1 + 1 x 1500W x 0.1 + ((21 x 5 x 5) + (3 x 10 x 12) + (2 x 5 x 5)) + 1 x 5000W x 1
	= 6250W + 360W + 150W + 600W 120W + 150W + (525W + 360W + 50W) + 5000W
	= 13 565W (13.565kW)
Proposed annual consumption	
Number of days	= 365
Maximum annual consumption	= 365 days x 13.565kW
	= 4 951.225kWh/a
Allowable annual demand	= 19 409 kWh/a
Proposed energy demand is lower than the allowed consumption, as per SANS 204:2011 and SANS 10400-XA:2021 Edition 2 regulations.	

Schedule of Rights	144
Occupancy classification	Bethlehem?
Town planning scheme	183
ERF	Rosendal
Township name	Rosendal
ZONING INFORMATION	
Use zone	Residential 1
Height zone	H0
FAR	1.2
Coverage	50% for 1 and 2 storeys
Density	1 dwelling per ERF
Building lines	3m along street frontages

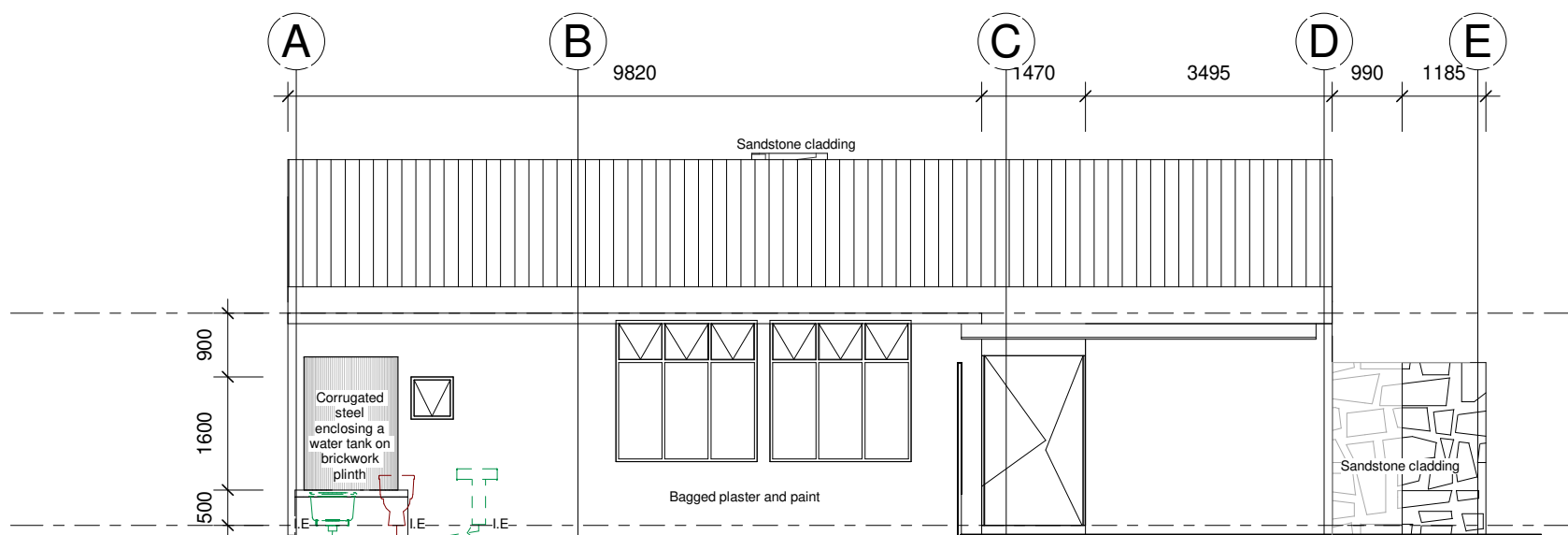
Existing drainage
Precise position of the existing main sewer line unknown, position to be determined on site under supervision of contractor. All new drainages to connect to located main pipe.

Stormwater drainage
All new surfaces adjacent to house to be laid to minimum 1:80 fall away from building. Natural site watershed to drain to existing stormwater facilities.

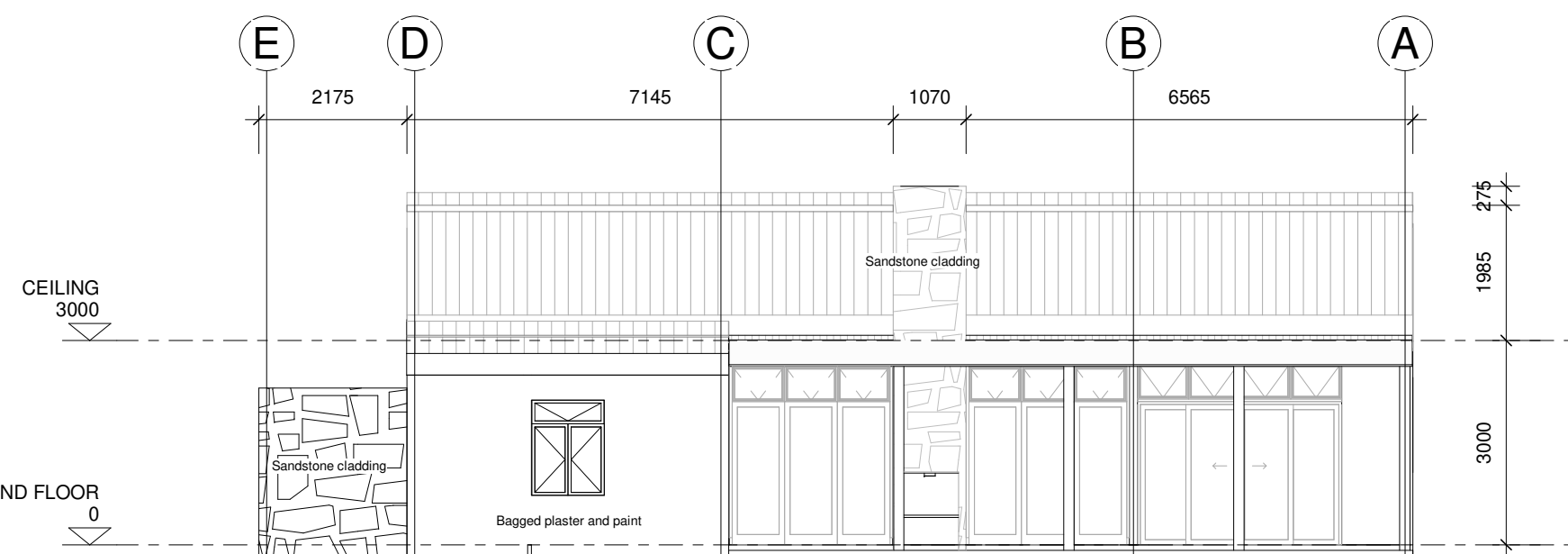
Hot Water Note:
• New 200L solar geyser
• Hot water pipes to have insulative material with R-value 1.
Ex. Hot water pipes to be insulated where exposed



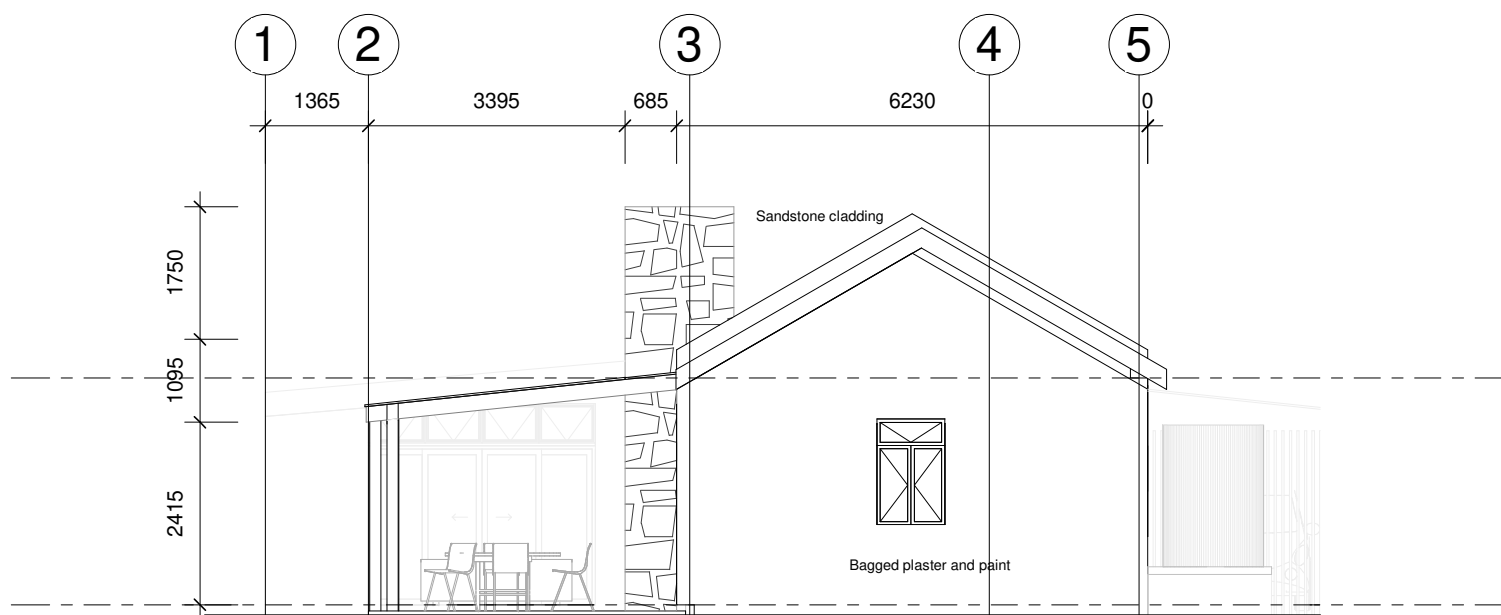
GROUND FLOOR PLAN
Scale 1 : 50



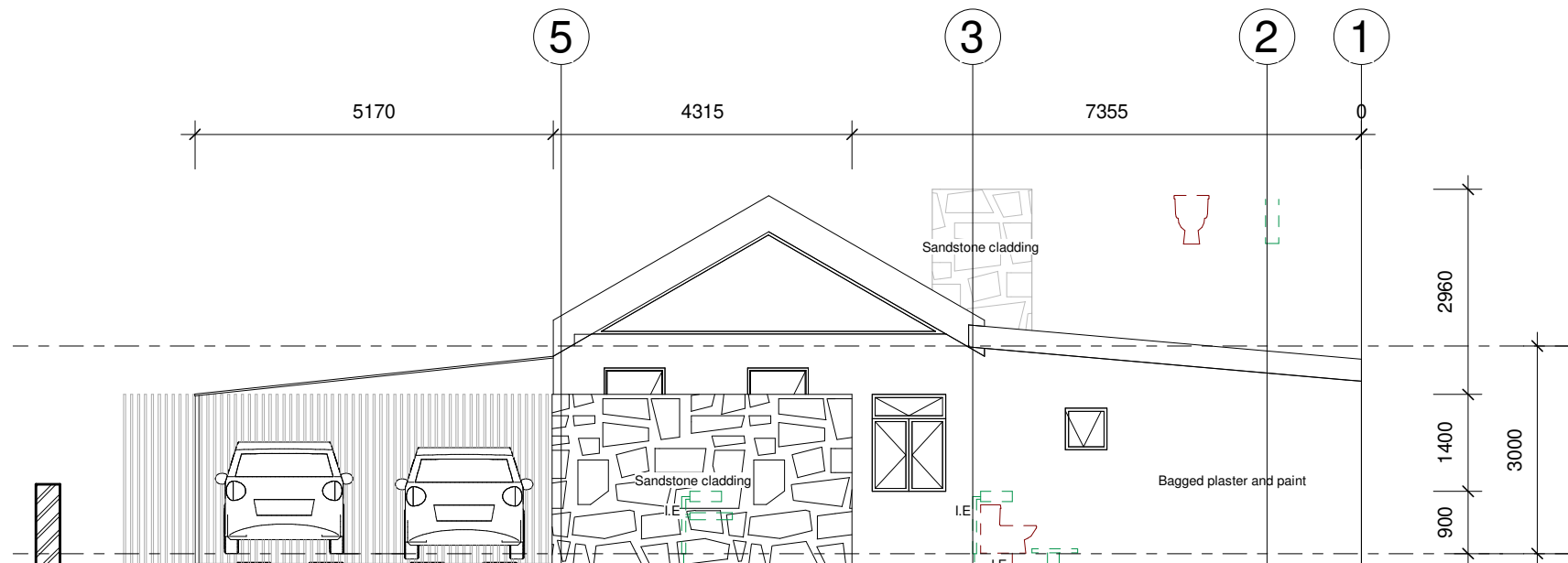
SOUTH WESTERN ELEVATION
Scale 1 : 100



NORTH EASTERN ELEVATION
Scale 1 : 100



NORTH WESTERN ELEVATION
Scale 1 : 100



SOUTH EASTERN ELEVATION
Scale 1 : 100

DRAWING NOTES

GENERAL NOTES

- Only figured dimensions to be taken.
- All levels and dimensions to be checked on site and on drawings, any discrepancies to be reported to the architect before any work is put in hand.
- All structural work to be checked by an engineer, all work to be in accordance with SANS - 10400.
- Soil conditions to be approved by soil engineer.
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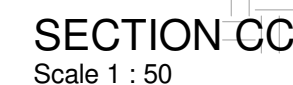
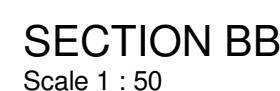
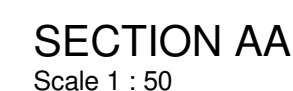
DRAINAGE NOTES

- All drainage to comply with NBR as per SANS10400 Part P.
- All pipes passing under the building to be protected against the loads of the structure.
- Rodding eyes at all changes of direction of drain.
- Inspection eyes at all bends and junctions of drain.
- Reset traps to all waste fittings.
- Waste pipes to be fully accessible along entire length.
- No bends and junctions under building.
- All work to comply with local authority by-laws.
- Open vent pipe at the highest point of the plumbing installation.

REV.	DATE	DESCRIPTION
A	2022/06/23	Council Submission
CLIENT		VAN DER SANDT
PROJECT		HOUSE VAN DER SANDT
PROJ. NO.		ROS183
STAND NO.		ERF 183
SUBURB		STAND 183, Van Der Merwe Street, Rosendal
DWG TITLE		SITE PLAN, PLAN AND ELEVATIONS
DWG NO.		ROS183_D01
REV NO.		A
DATE	2022/06/23	COPYRIGHT
SCALE	As indicated	ISSUED FOR INFORMATION
DRAWN BY	CR	ISSUED FOR TENDER
CHECKED BY	DvdM	ISSUED FOR CONSTRUCTION



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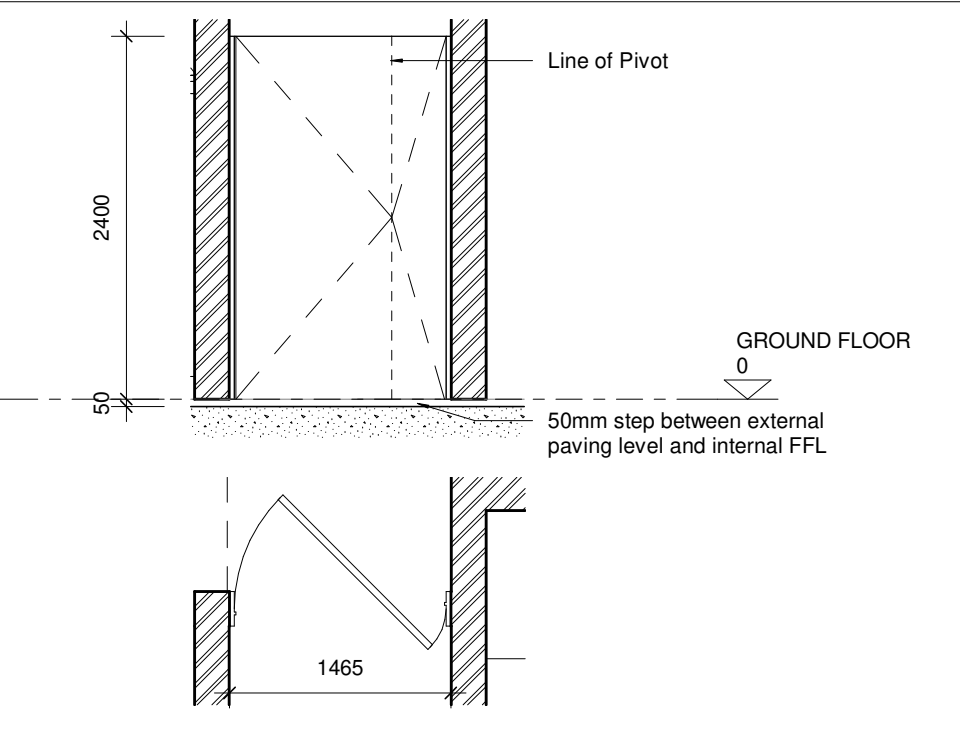
NOTE: ALL PRODUCTS ARE TO BE APPLIED IN STRICT ACCORDANCE WITH MANUFACTURER INSTRUCTIONS

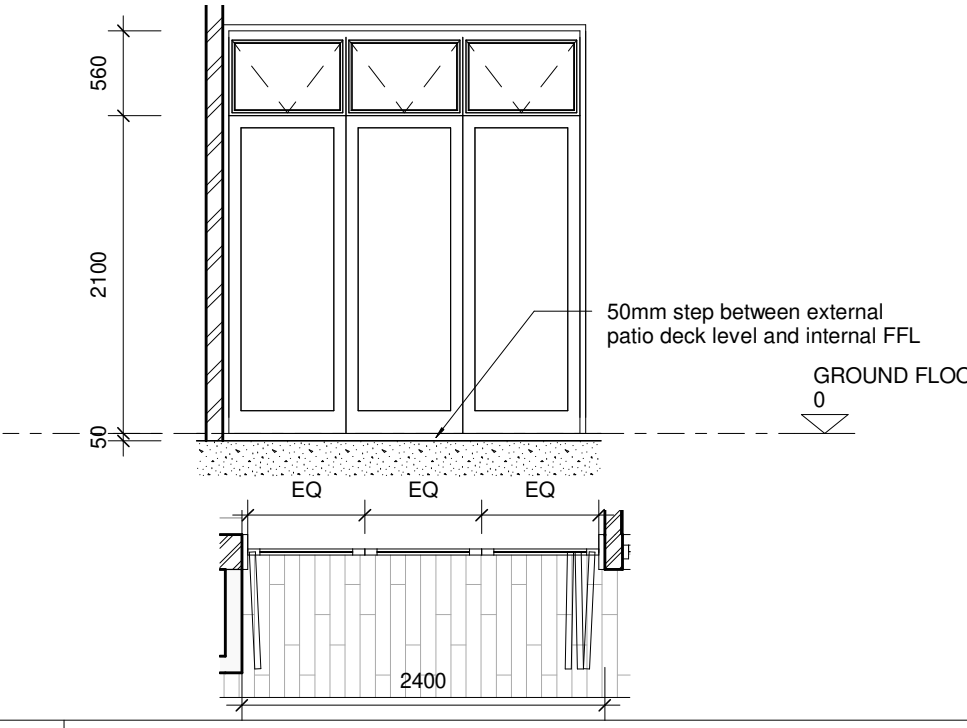


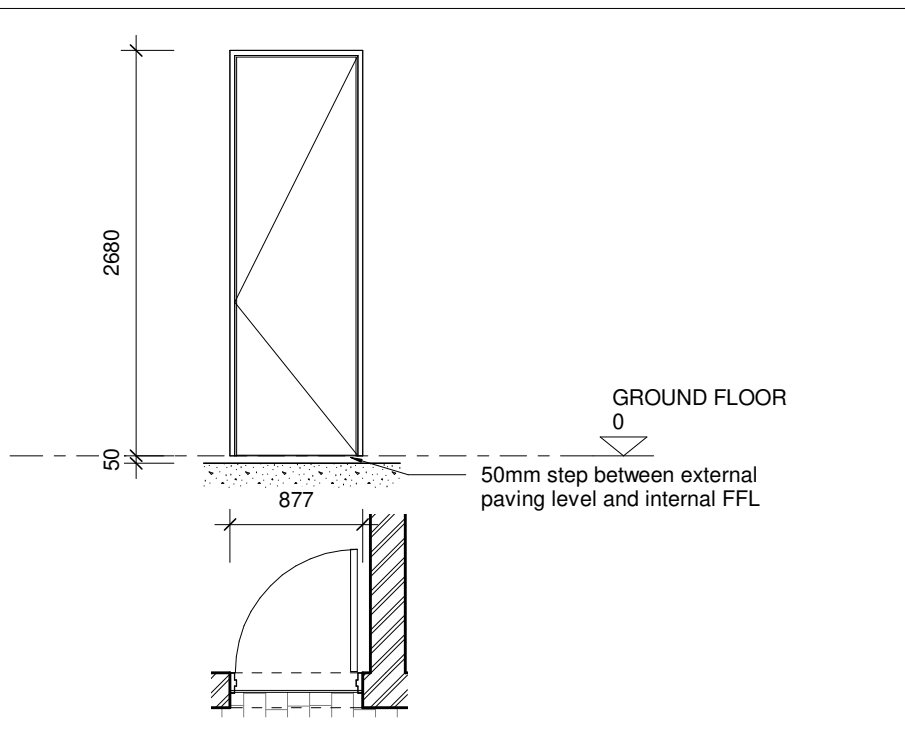
- # DRAWING NOTES
- ## GENERAL NOTES
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- ## DRAINAGE NOTES
- All drainage to comply with NBR as per SANS10400 Part P.
 - All pipes passing under the building to be protected against the loads of the structure.
 - Provide eyes at all changes of direction of drain.
 - Inspection eyes at all bends and junctions of drain.
 - Provide traps to all waste fittings.
 - Install traps to all waste fittings along entire length.
 - No bends and junctions under building.
 - All work to comply with local authority by-laws.
 - Open vent pipe at the highest point of the plumbing installation.

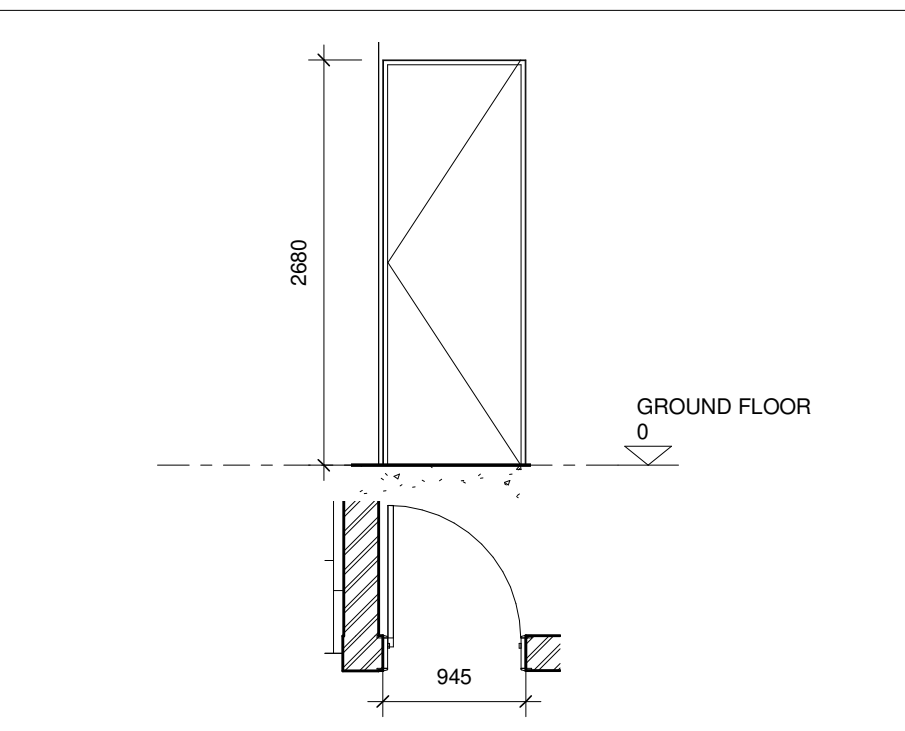
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REV.	DATE	DESCRIPTION	
CLIENT		VAN DER SANDT	
PROJECT		HOUSE VAN DER SANDT	
PROJ. NO.		ROS183	
STAND NO.		ERF 183	
SUBURB		STAND 183, Van Der Merwe Street, Rosendal	
DWG TITLE		SECTIONS, ELECTRICAL PLAN, DOOR & WINDOW PLAN, FINISHES AND 3D	
DWG NO.		ROS183_D02	
REV NO.	A		
DATE		COPYRIGHT	(C)
SCALE	As indicated	ISSUED FOR INFORMATION	X
DRAWN BY	CR	ISSUED FOR TENDER	
CHECKED BY	DvdM	ISSUED FOR CONSTRUCTION	

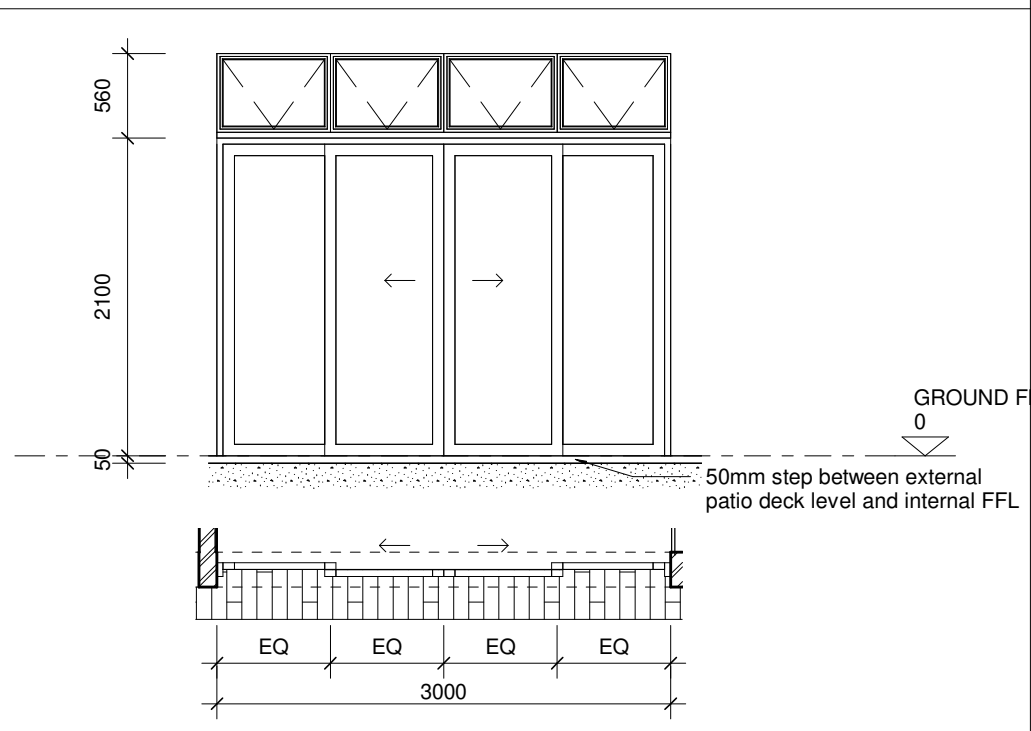


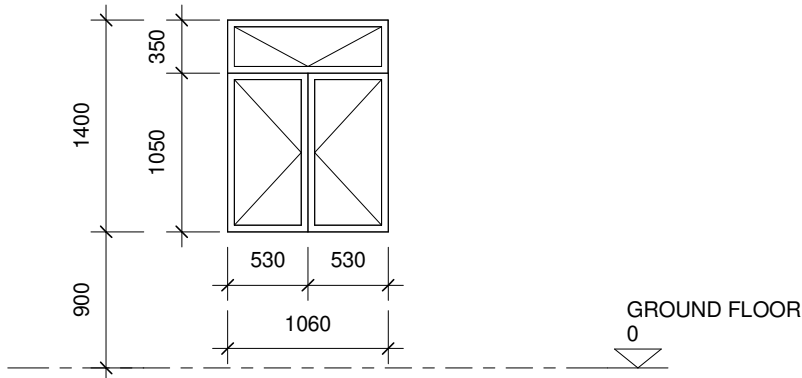
DOOR SCHEDULE		DOOR TYPE: DT01
		
ROOM(S)	LIVING ROOM	
FRAME SIZE (H X W)	2400mm x 1400mm	
DESCRIPTION	EXTERNAL SEMI-SOLID PIVOTING DOOR. DOOR PANEL SIZE 1368 x 1338MM 50MM THICK OR AS APPROVED BY ARCHITECT	
FRAMES	NEW PAINTED MILD STEEL FRAME. 1 X COAT SUITABLE PRIMER AND 2 TO 3 COATS (AS REQUIRED) PLASCON VELVAGLO OR SIMILAR APPROVED TO MANUFACTURER'S APPLICATION INSTRUCTION. COLOUR TO LATER SPECIFICATION	
FINISH	1 X COAT SUITABLE PRIMER AND 2 TO 3 COATS (AS REQUIRED) PLASCON VELVAGLO OR SIMILAR APPROVED TO MANUFACTURER'S INSTRUCTION. COLOUR TO LATER SPECIFICATION	
GLAZING	N/A	
HARDWARE	ALL HINGES BY DOOR MANUFACTURER, DOOR HINGES TO BE STAINLESS STEEL AND ARE NOT TO BE INTEGRATED WITH THE DOOR FRAME. LOCKS AND CYLINDERS TO LATER SPECIFICATION. IRONMONGERY INCLUDING DOOR HANDLES, DOOR STOPS, KICKPLATES, CABIN HOOKS, BARREL LOCKS ETC. TO LATER SPECIFICATION. POSITIONS OF IRONMONGERY TO BE AS INDICATED ABOVE	
GENERAL	ALLOWANCE TO BE MADE FOR WEATHER STRIP TO EACH DOOR. CONTRACTOR TO PROVIDE SAMPLE BEFORE WORK IS PUT IN HAND.	

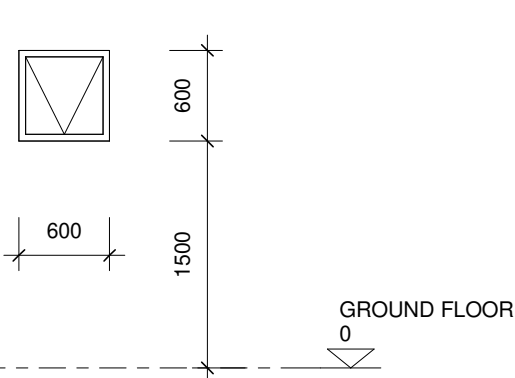
DOOR SCHEDULE		DOOR TYPE: DT06
		
ROOM(S)	LIVING ROOM X 2	
FRAME SIZE (H X W)	2700mm x 2400mm	
DESCRIPTION	THREE LEAF ALUMINIUM FRAMED GLASS FOLDING/STACKING DOORS WITH TOPLIGHTS	
FRAMES	NEW ALUMINIUM FRAME ACCORDING TO MANUFACTURER'S SPECIFICATION	
FINISH	ALUMINIUM FRAMES TO BE POWDER COATED BLACK TO MANUFACTURER'S SPECIFICATION	
GLAZING	SAFETY GLASS REQUIRED. USE DOUBLE LAMINATED SAFETY GLASS. U-VALUE NO MORE THAN 5.2. SHGC NO MORE THAN 0.49	
HARDWARE	ALL HINGES BY DOOR MANUFACTURER 3 HINGE SETS REQUIRED, LOCKS AND CYLINDERS TO LATER SPECIFICATION. IRONMONGERY INCLUDING DOOR HANDLES, DOOR STOPS, KICKPLATES, CABIN HOOKS, BARRELS LOCKS ETC. TO LATER SPECIFICATION. POSITIONS OF IRONMONGERY TO BE AS INDICATED ABOVE	
GENERAL	ALLOWANCE TO BE MADE FOR WEATHER STRIP TO EACH DOOR. CONTRACTOR TO PROVIDE SAMPLE BEFORE WORK IS PUT IN HAND.	

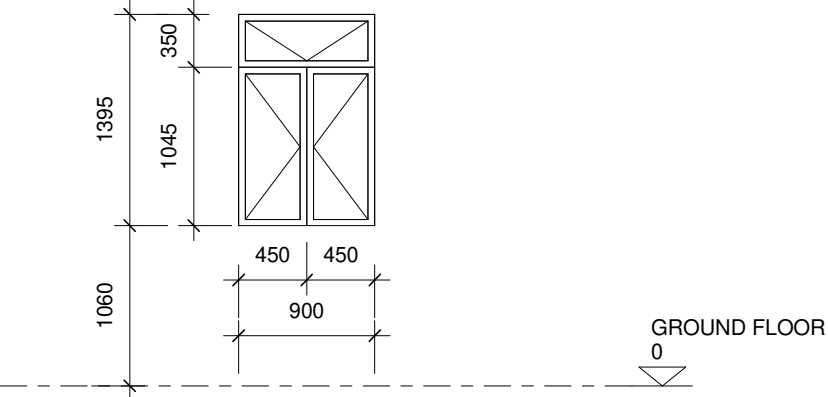
DOOR SCHEDULE		DOOR TYPE: DT02
		
ROOM(S)	KITCHEN; STORE ROOM	
FRAME SIZE (H X W)	2680mm x 877mm	
DESCRIPTION	EXTERNAL SEMI-SOLID SINGLE LEAF TIMBER DOOR. USE STANDARD SOLID DOOR PANEL OF 2648 x 813MM 40MM THICK	
FRAMES	NEW PAINTED MILD STEEL FRAME. 1 X COAT SUITABLE PRIMER AND 2 TO 3 COATS (AS REQUIRED) PLASCON VELVAGLO OR SIMILAR APPROVED TO MANUFACTURER'S APPLICATION INSTRUCTION. COLOUR TO LATER SPECIFICATION	
FINISH	1 X COAT SUITABLE PRIMER AND 2 TO 3 COATS (AS REQUIRED) PLASCON VELVAGLO OR SIMILAR APPROVED TO MANUFACTURER'S INSTRUCTION. COLOUR TO LATER SPECIFICATION	
GLAZING	N/A	
HARDWARE	ALL HINGES BY DOOR MANUFACTURER, DOOR HINGES TO BE STAINLESS STEEL AND ARE NOT TO BE INTEGRATED WITH THE DOOR FRAME. LOCKS AND CYLINDERS TO LATER SPECIFICATION. IRONMONGERY INCLUDING DOOR HANDLES, DOOR STOPS, KICKPLATES, CABIN HOOKS, BARREL LOCKS ETC. TO LATER SPECIFICATION. SELF CLOSER TO LATER SPECIFICATION. POSITIONS OF IRONMONGERY TO BE AS INDICATED ABOVE	
GENERAL	ALLOWANCE TO BE MADE FOR WEATHER STRIP TO EACH DOOR. CONTRACTOR TO PROVIDE SAMPLE BEFORE WORK IS PUT IN HAND.	

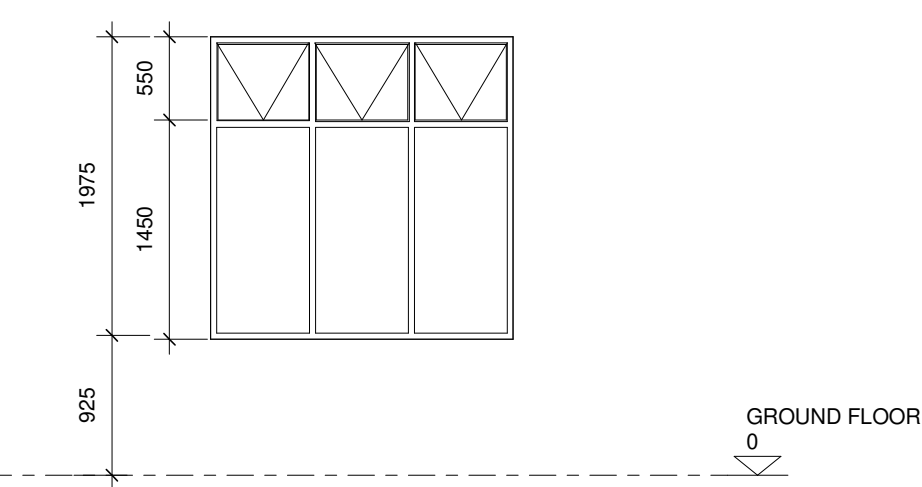
DOOR SCHEDULE		DOOR TYPE: DT03
		
ROOM(S)	BEDROOM 01; BEDROOM 02; BATHROOM 01; BATHROOM 02	
FRAME SIZE (H X W)	2636mm x 877mm	
DESCRIPTION	NEW INTERNAL SINGLE LEAF DOOR TO RECEIVE A DOOR PANEL 2648MM X 813MM X 40MM THICK WITH TOPLIGHT. PANEL SPEC: SEMI SOLID CORE WITH HARDBOARD	
FRAMES	NEW PAINTED MILD STEEL FRAME. 1 X COAT SUITABLE PRIMER AND 2 TO 3 COATS (AS REQUIRED) PLASCON VELVAGLO OR SIMILAR APPROVED TO MANUFACTURER'S APPLICATION INSTRUCTION. COLOUR TO LATER SPECIFICATION	
FINISH	1 X COAT SUITABLE PRIMER AND 2 TO 3 COATS (AS REQUIRED) PLASCON VELVAGLO OR SIMILAR APPROVED TO MANUFACTURER'S INSTRUCTION. COLOUR TO LATER SPECIFICATION	
GLAZING	N/A	
HARDWARE	ALL HINGES BY DOOR MANUFACTURER, DOOR HINGES TO BE STAINLESS STEEL AND ARE NOT TO BE INTEGRATED WITH THE DOOR FRAME. LOCKS AND CYLINDERS TO LATER SPECIFICATION. IRONMONGERY INCLUDING DOOR HANDLES, DOOR STOPS, KICKPLATES, CABIN HOOKS, BARREL LOCKS ETC. TO LATER SPECIFICATION. SELF CLOSER TO LATER SPECIFICATION. POSITIONS OF IRONMONGERY TO BE AS INDICATED ABOVE	
GENERAL	ALLOWANCE TO BE MADE FOR WEATHER STRIP TO EACH DOOR. CONTRACTOR TO PROVIDE SAMPLE BEFORE WORK IS PUT IN HAND.	

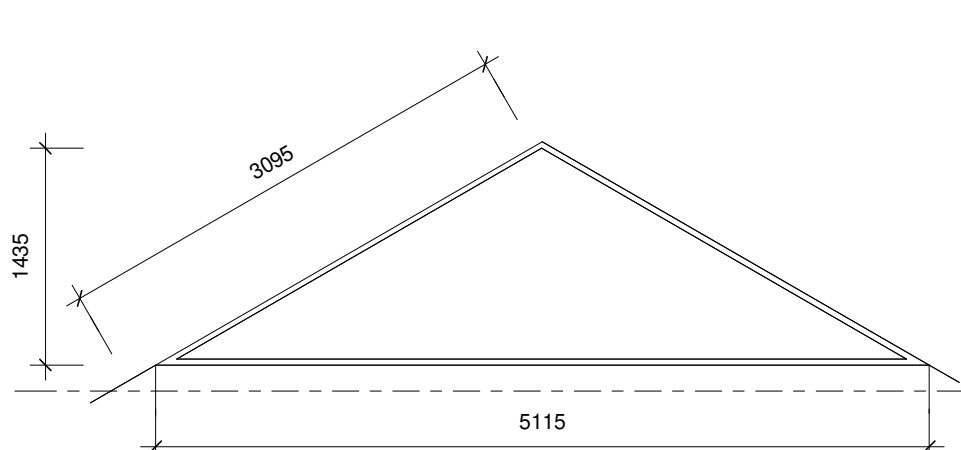
DOOR SCHEDULE		DOOR TYPE: DT05
		
ROOM(S)	BEDROOM 01; BEDROOM 02	
FRAME SIZE (H X W)	2100mm x 3000mm	
DESCRIPTION	DOUBLE SLIDING ALUMINIUM FRAMED GLASS DOOR WITH GLASS SIDE PANELS AND TOPLIGHTS	
FRAMES	NEW ALUMINIUM FRAME ACCORDING TO MANUFACTURER'S SPECIFICATION	
FINISH	ALUMINIUM FRAMES TO BE POWDER COATED BLACK TO MANUFACTURER'S SPECIFICATION	
GLAZING	SAFETY GLASS REQUIRED. USE DOUBLE LAMINATED SAFETY GLASS. U-VALUE NO MORE THAN 5.2. SHGC NO MORE THAN 0.49	
HARDWARE	ALL SLIDERS, ROLLERS AND TRACKS BY DOOR MANUFACTURER, LOCKS AND CYLINDERS TO LATER SPECIFICATION. IRONMONGERY INCLUDING DOOR HANDLES, DOOR STOPS, KICKPLATES, CABIN HOOKS, BARRELS LOCKS ETC. TO LATER SPECIFICATION. POSITIONS OF IRONMONGERY TO BE AS INDICATED ABOVE	
GENERAL	ALLOWANCE TO BE MADE FOR WEATHER STRIP TO EACH DOOR. CONTRACTOR TO PROVIDE SAMPLE BEFORE WORK IS PUT IN HAND.	

WINDOW SCHEDULE		WINDOW TYPE: WT01
		
ROOM(S)	KITCHEN; BEDROOM 02	
SIZE (H X W)	1400mm x 1250mm	
DESCRIPTION	ALUMINIUM FRAMED WINDOW WITH 2 SIDE HUNG OPENING SECTIONS AND 1 TOP HUNG OPENING SECTION	
FRAMES	ALUMINIUM FRAME ACCORDING TO MANUFACTURER'S SPECIFICATION. P.A.R. FINISH AS PER FINISH INSTRUCTION BELOW. SINGLE REBATE FRAMES WITH CHROME PLATED LATCHES	
FINISH	ALUMINIUM FRAMES TO BE POWDER COATED BLACK TO MANUFACTURER'S SPECIFICATION	
GLAZING	CLEAR DOUBLE GLASS. U-VALUE NO MORE THAN 5.2. SHGC NO MORE THAN 0.49	
HARDWARE	TO MANUFACTURER'S SPECIFICATION. TO BE APPROVED BY ARCHITECT	
GENERAL	ALL DIMENSIONS NEED TO BE CONFIRMED ON SITE. GUARANTEE AND MAINTENANCE REQUIREMENTS TO BE PROVIDED TO THE ARCHITECT IN WRITING	

WINDOW SCHEDULE		WINDOW TYPE: WT02
		
ROOM(S)	BATHROOM 01; BATHROOM 02	
SIZE (H X W)	600mm x 600mm	
DESCRIPTION	ALUMINIUM FRAMED WINDOW TOP HUNG OPENING SECTION.	
FRAMES	ALUMINIUM FRAME ACCORDING TO MANUFACTURER'S SPECIFICATION. P.A.R. FINISH AS PER FINISH INSTRUCTION BELOW. SINGLE REBATE FRAMES WITH CHROME PLATED LATCHES	
FINISH	ALUMINIUM FRAMES TO BE POWDER COATED BLACK TO MANUFACTURER'S SPECIFICATION	
GLAZING	FROSTED DOUBLE GLASS. U-VALUE NO MORE THAN 5.2. SHGC NO MORE THAN 0.49	
HARDWARE	TO MANUFACTURER'S SPECIFICATION. TO BE APPROVED BY ARCHITECT	
GENERAL	ALL DIMENSIONS NEED TO BE CONFIRMED ON SITE. GUARANTEE AND MAINTENANCE REQUIREMENTS TO BE PROVIDED TO THE ARCHITECT IN WRITING	

WINDOW SCHEDULE		WINDOW TYPE: WT03
		
ROOM(S)	BEDROOM 01	
SIZE (H X W)	1400mm x 900mm	
DESCRIPTION	ALUMINIUM FRAMED WINDOW WITH 2 SIDE HUNG OPENING SECTIONS AND 1 TOP HUNG OPENING SECTION	
FRAMES	ALUMINIUM FRAME ACCORDING TO MANUFACTURER'S SPECIFICATION. P.A.R. FINISH AS PER FINISH INSTRUCTION BELOW. SINGLE REBATE FRAMES WITH CHROME PLATED LATCHES	
FINISH	ALUMINIUM FRAMES TO BE POWDER COATED BLACK TO MANUFACTURER'S SPECIFICATION	
GLAZING	CLEAR DOUBLE GLASS. U-VALUE NO MORE THAN 5.2. SHGC NO MORE THAN 0.49	
HARDWARE	TO MANUFACTURER'S SPECIFICATION. TO BE APPROVED BY ARCHITECT	
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WINDOW SCHEDULE		WINDOW TYPE: WT04
		
ROOM(S)	DINING ROOM	
SIZE (H X W)	600mm x 2000mm	
DESCRIPTION	ALUMINIUM FRAMED WINDOW WITH 3 TOP HUNG OPENING SECTIONS	
FRAMES	ALUMINIUM FRAME ACCORDING TO MANUFACTURER'S SPECIFICATION. P.A.R. FINISH AS PER FINISH INSTRUCTION BELOW. SINGLE REBATE FRAMES WITH CHROME PLATED LATCHES	
FINISH	ALUMINIUM FRAMES TO BE POWDER COATED BLACK TO MANUFACTURER'S SPECIFICATION	
GLAZING	CLEAR DOUBLE GLASS. U-VALUE NO MORE THAN 5.2. SHGC NO MORE THAN 0.49	
HARDWARE	TO MANUFACTURER'S SPECIFICATION. TO BE APPROVED BY ARCHITECT	
GENERAL	ALL DIMENSIONS NEED TO BE CONFIRMED ON SITE. GUARANTEE AND MAINTENANCE REQUIREMENTS TO BE PROVIDED TO THE ARCHITECT IN WRITING	

WINDOW SCHEDULE		WINDOW TYPE: WT4
		
ROOM(S)	KITCHEN	
SIZE (H X W)	4267mm x 1829mm	
DESCRIPTION	ALUMINIUM FRAMED TRIANGULAR CLERESTORY WINDOW WITH NO OPENING SECTIONS	
FRAMES	ALUMINIUM FRAME ACCORDING TO MANUFACTURER'S SPECIFICATION. P.A.R. FINISH AS PER FINISH INSTRUCTION BELOW	
FINISH	ALUMINIUM FRAMES TO BE POWDER COATED BLACK TO MANUFACTURER'S SPECIFICATION	
GLAZING	CLEAR DOUBLE GLASS. U-VALUE NO MORE THAN 5.2. SHGC NO MORE THAN 0.49	
HARDWARE	N/A	
GENERAL	ALL DIMENSIONS NEED TO BE CONFIRMED ON SITE. GUARANTEE AND MAINTENANCE REQUIREMENTS TO BE PROVIDED TO THE ARCHITECT IN WRITING	


DRAWING NOTES

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DRAINAGE NOTES

- All drainage to comply with NBR as per SANS10400 Part P.
- All pipes passing under the building to be protected against the loads of the structure.
- Rodding eyes at all changes of direction of drain.
- Inspection eyes at all bends and junctions of drain.
- Reseal traps to all waste fittings.
- Waste pipes to be fully accessible along entire length.
- No bends and junctions under building.
- All work to comply with local authority by-laws.
- Open vent pipe at the highest point of the plumbing installation.

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PROJECT	HOUSE VAN DER SANDT	
PROJ. NO.	ROS183	
STAND NO.	ERF 183	
SUBURB	STAND 183, Van Der Merwe Street, Rosendal	
DWG TITLE	DOOR & WINDOW SCHEDULE	
DWG NO.	ROS183_D03	
REV NO.	A	
DATE	2022/06/23	COPYRIGHT
SCALE	1 : 50	ISSUED FOR INFORMATION
DRAWN BY	CR	ISSUED FOR TENDER
CHECKED BY	DvdM	ISSUED FOR CONSTRUCTION
		
PO Box 1275, Saxonwold, 2132 12 Young Ave, Houghton Estate, Johannesburg, South Africa +2783 284 4451 www.leafarchitects.co.za		