

01 SITE PLAN
Scale 1:200

AREA SCHEDULE

Coverage		
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	194.09m²	26.11%
Allowable coverage		
Actual coverage	26.11%	

Floor Area Ratio

	Area (m ²)	FAR
TOTAL FLOOR AREA	194.09m²	0.26
Allowable FAR		
Actual FAR	0.26%	

FENESTRATION

Ground floor		
Fenestration area	41.5m ²	
Floor 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		

Schedule of Rights

Occupancy classification	H4
Town planning scheme	Bethlehem?
ERF	183
Township name	Rosendal
ZONING INFORMATION	
Use zone	Residential 1
Height zone	H0
FAR	1.2
Coverage	50% for 1 and 2 stores
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 drainage 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

ENERGY CONSUMPTION

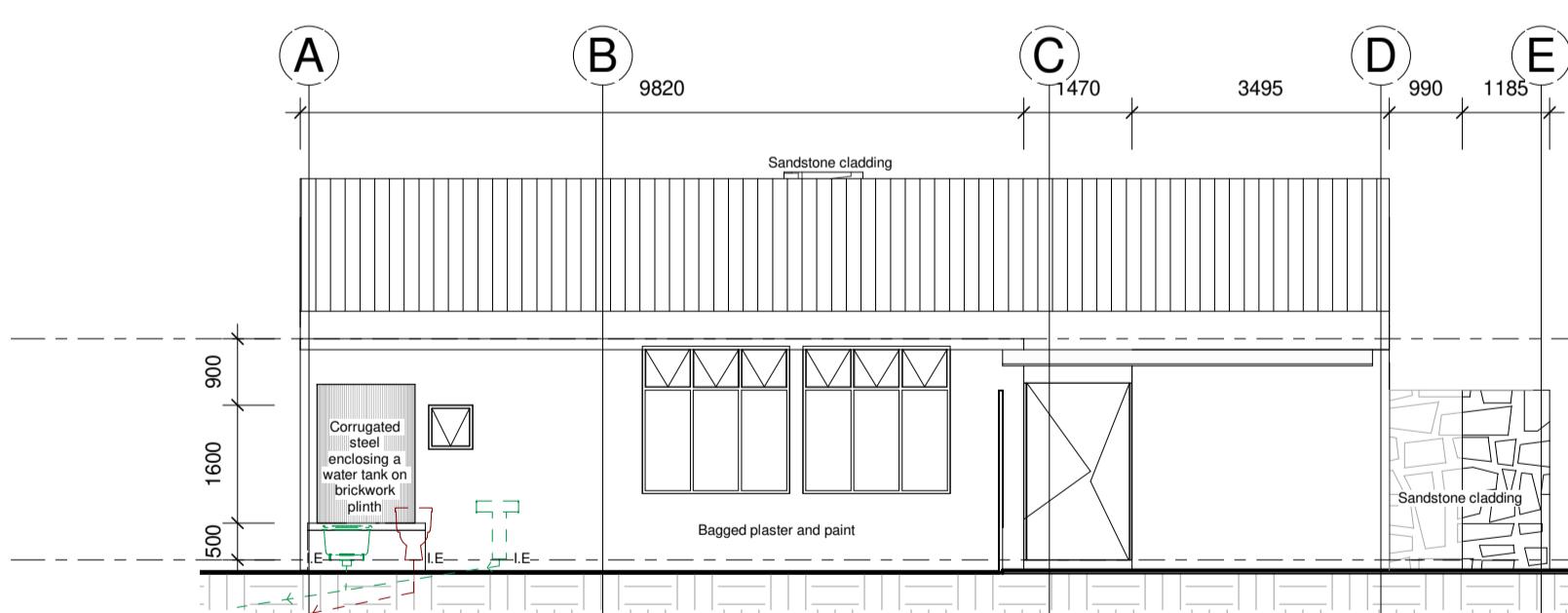
Allowable consumption
Net floor area = 149.2m²
Maximum annual energy consumption = 100 kWh/m²/a
= 100 x 194.09m²
= 19 409 kWh/a
= 4W/m²

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 1200W x 0.01 + 1 x 100W x 0.1 + (22 x 5 x 5) + (3 x 10 x 12) +
(2 x 5 x 5) + 1 x 500W x 1 + 1 x 100W x 1
= 6250W + 360W + 150W + 600W 120W + 150W + (525W + 360W + 50W) + 500W
= 13 565W (13.565kWh)

Proposed annual consumption
Number of days = 365
Maximum annual consumption = 365 days x 13.565kWh
= 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.



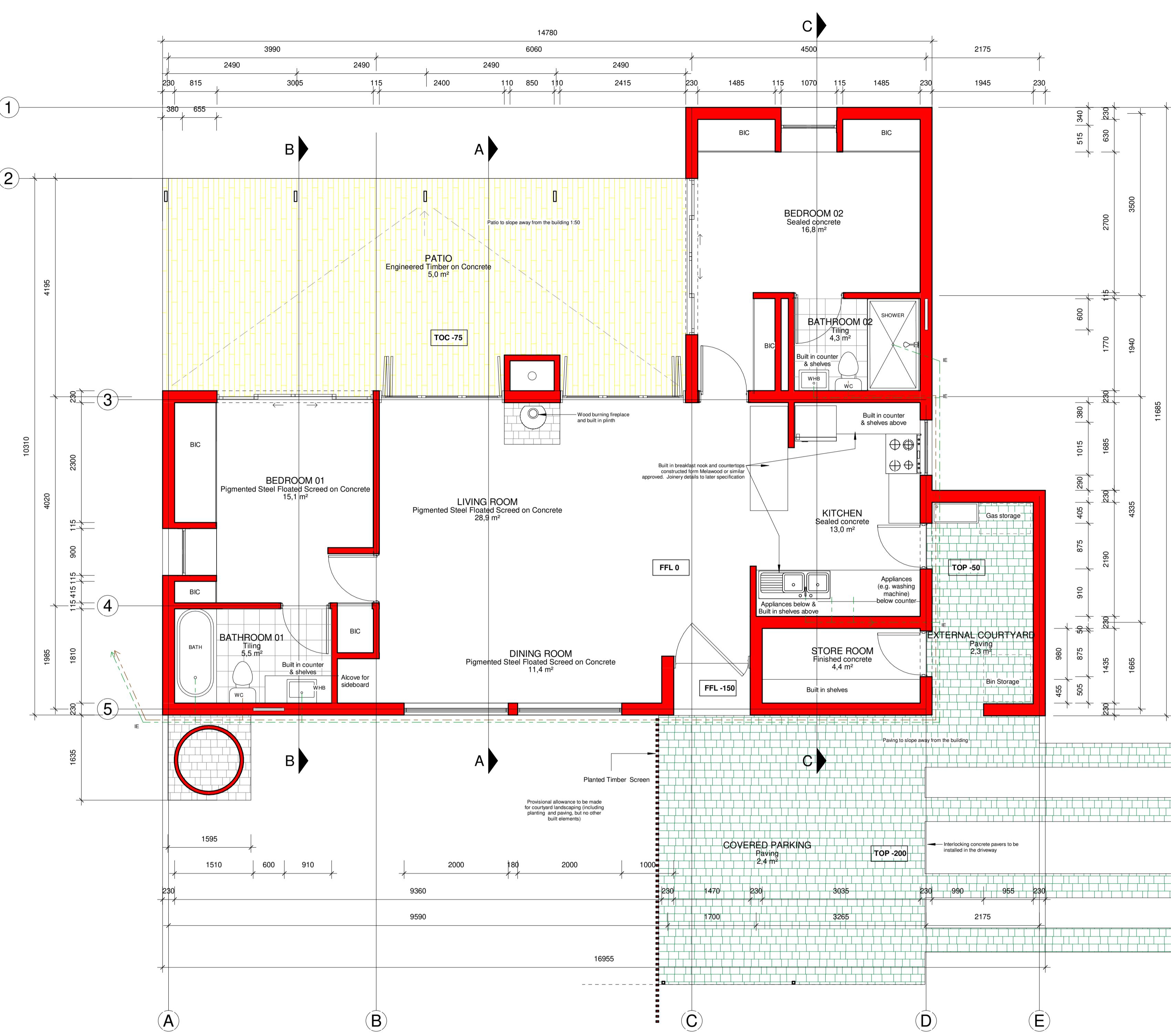
SOUTH WESTERN ELEVATION

Scale 1 : 100

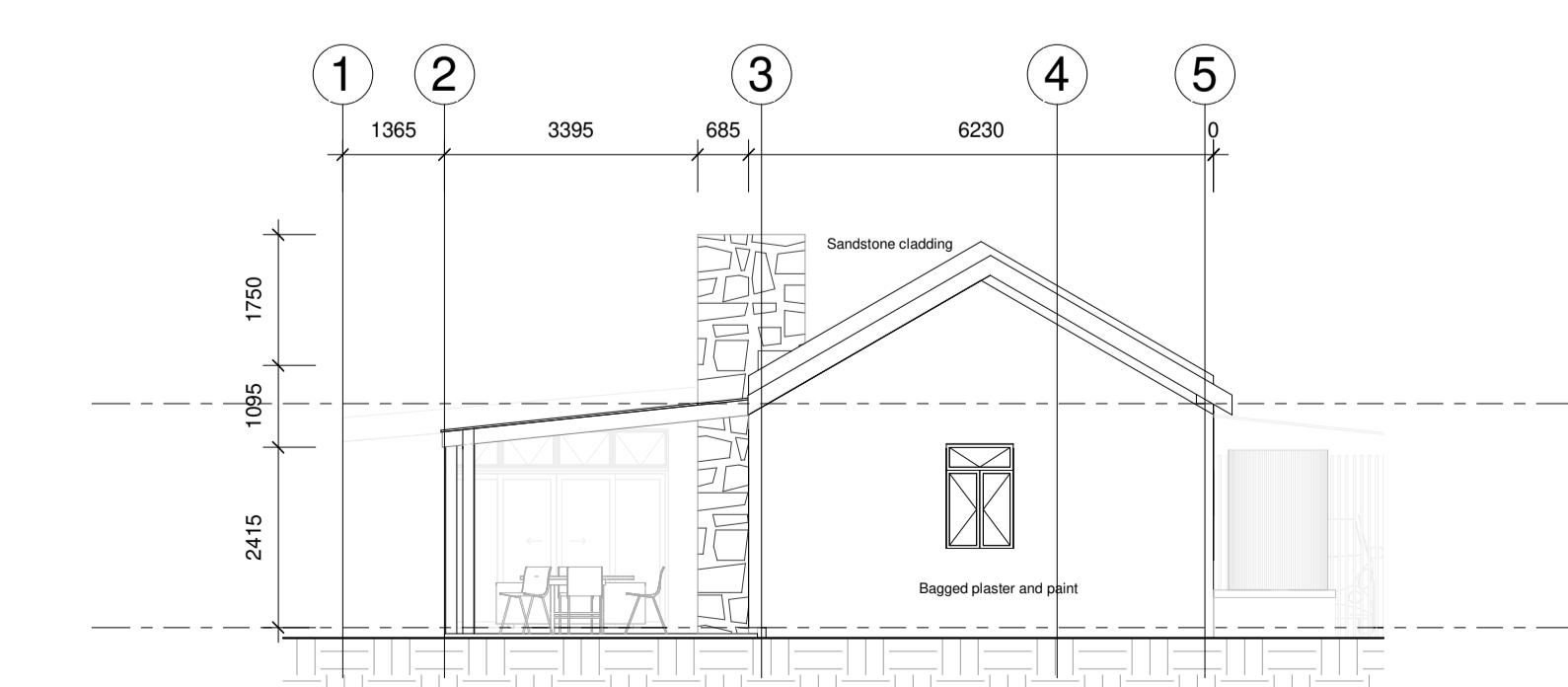


NORTH EASTERN ELEVATION

Scale 1 : 100

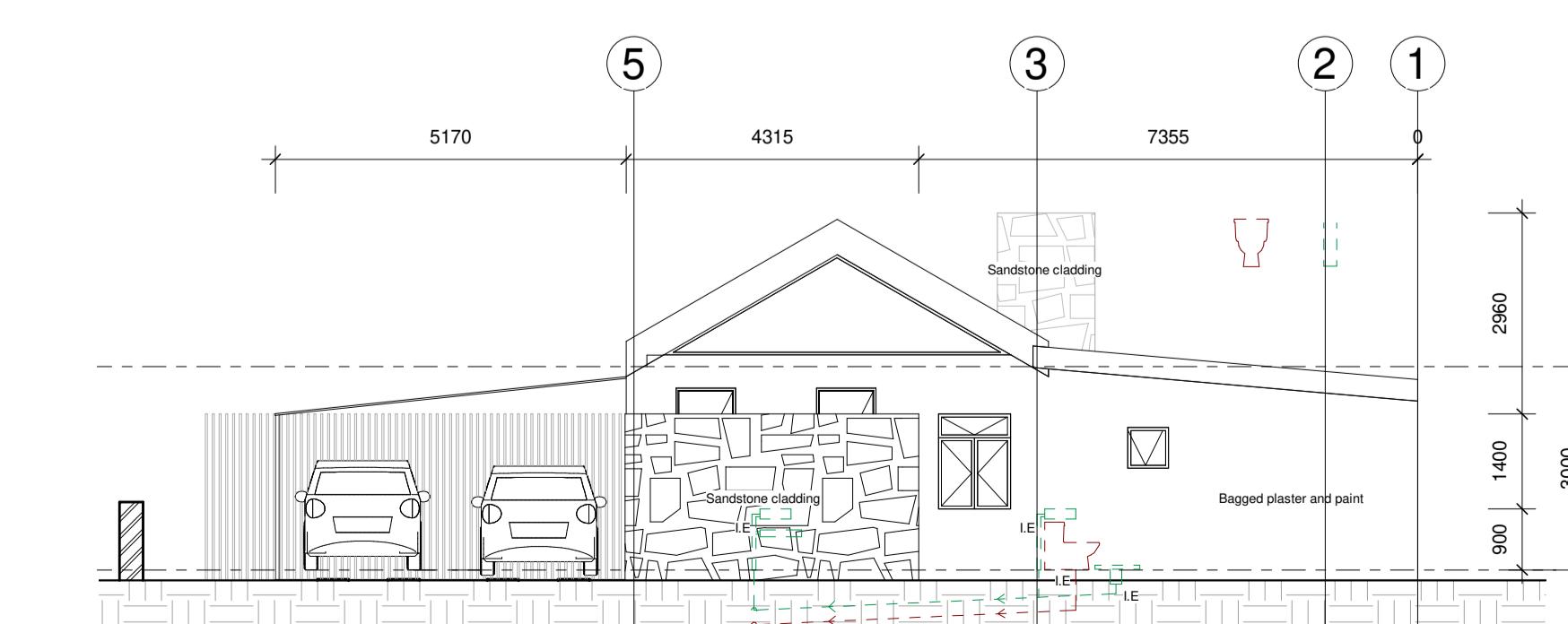


GROUND FLOOR PLAN
Scale 1 : 50



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 carried out.
- 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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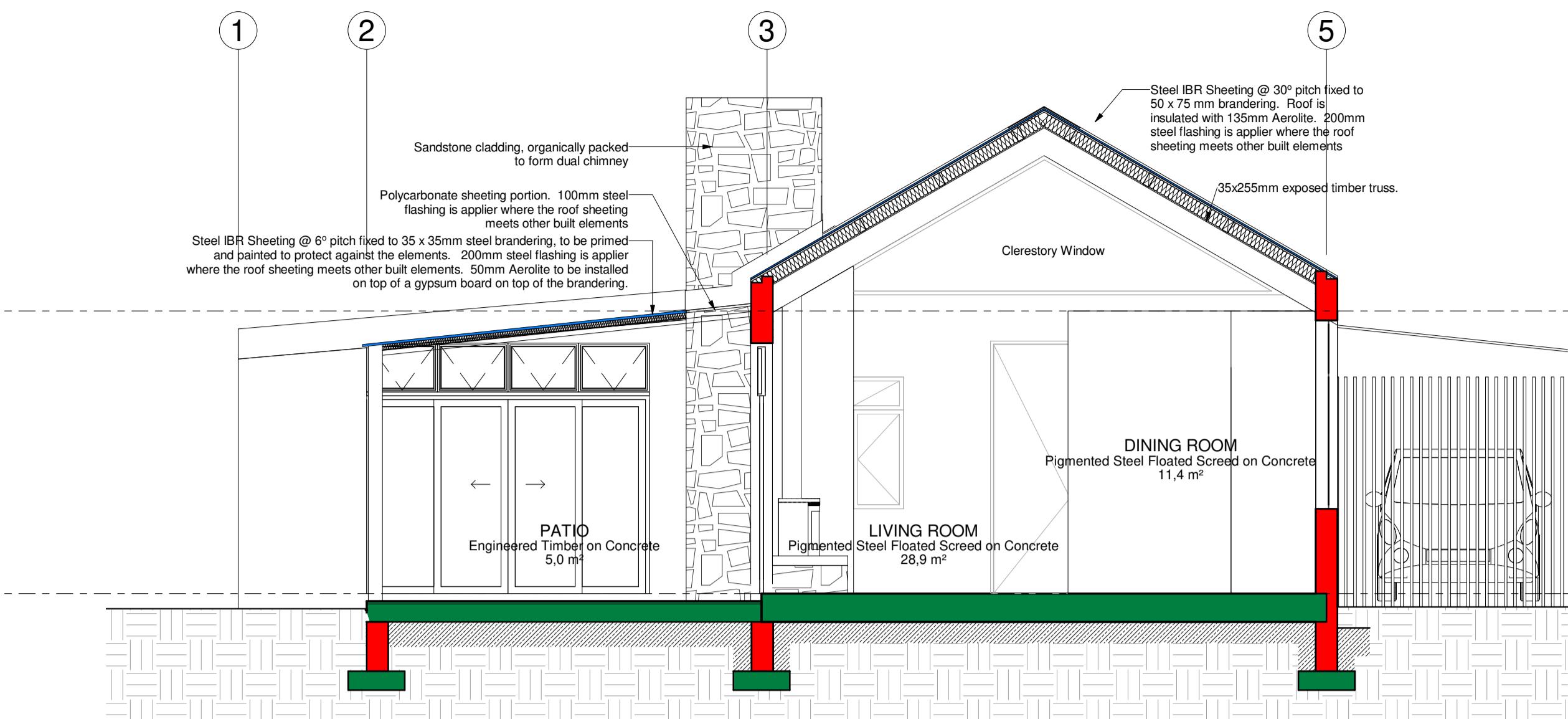
DRAINAGE NOTES

- 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.
- Intersections to be reinforced at 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.

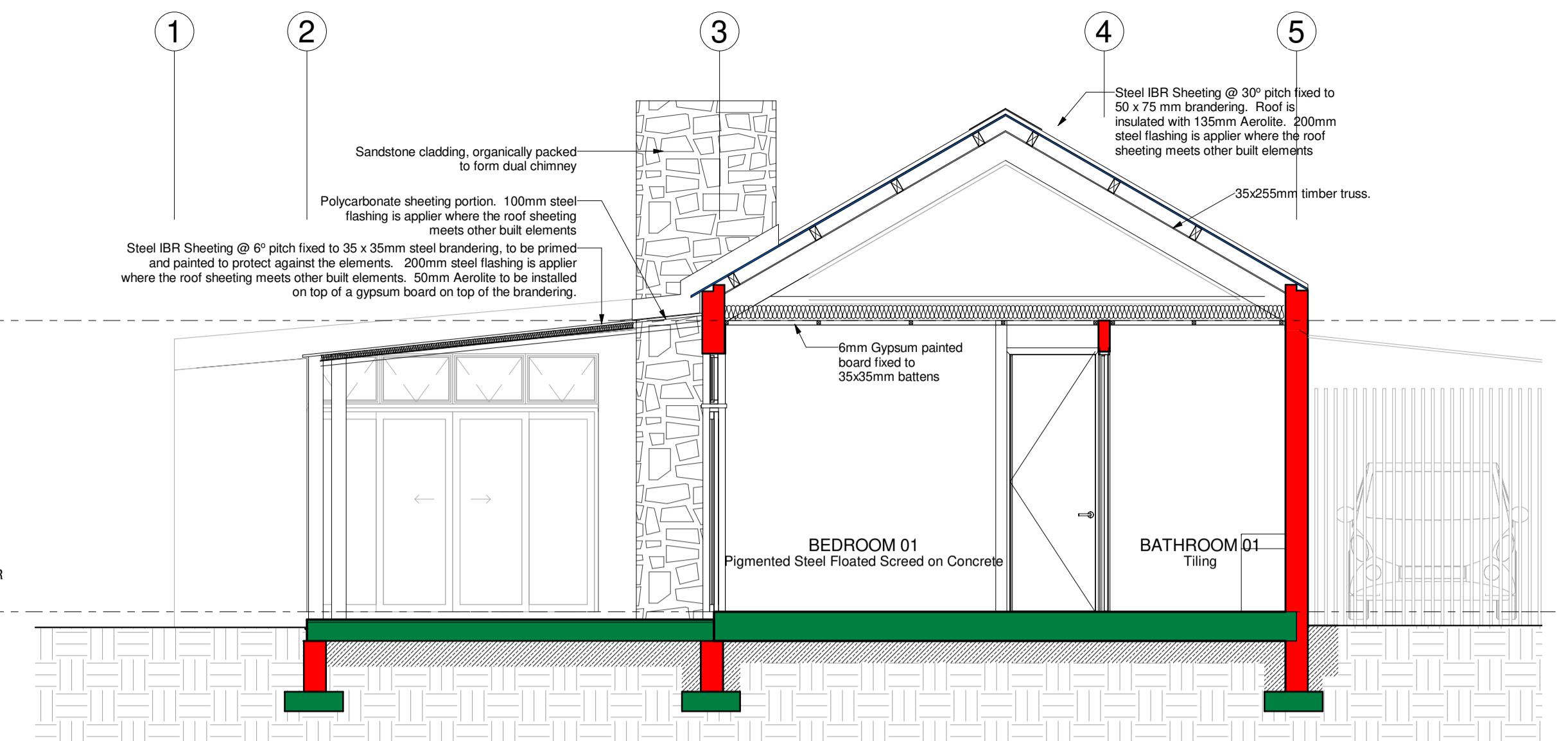
A	2022/06/23	Council Submission
REV.	DATE	DESCRIPTION
CLIENT	VAN DER SANDT	
PROJECT	HOUSE VAN DER SANDT	
PROJ. NO.	ROS183	
STAND NO.	ERF 183	
SUBURB	STAND 183, Van Der Merwe Street, Rosendal	
DWG TITLE	SITE PLAN, PLAN AND ELEVATIONS	
DWG NO.	ROS183_D01	
REV NO.	A	
DATE	2022/06/23	COPYRIGHT
SCALE	As indicated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



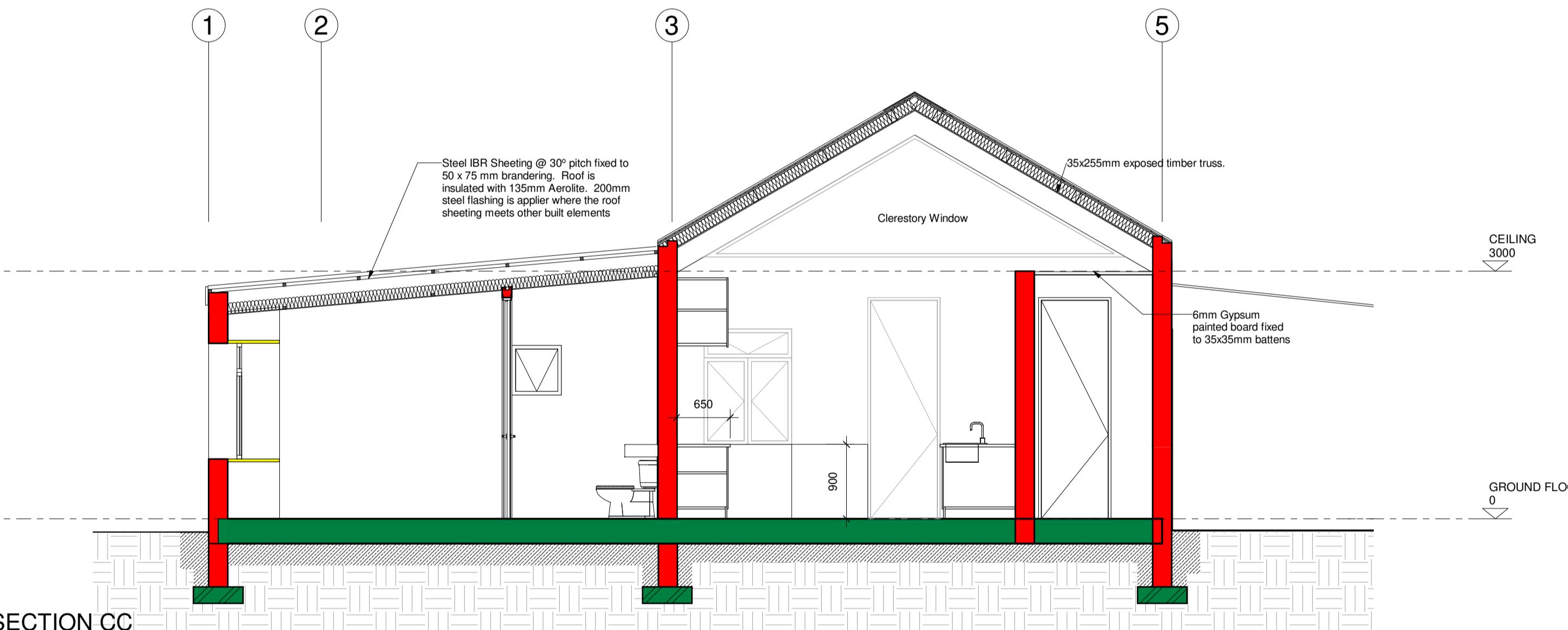
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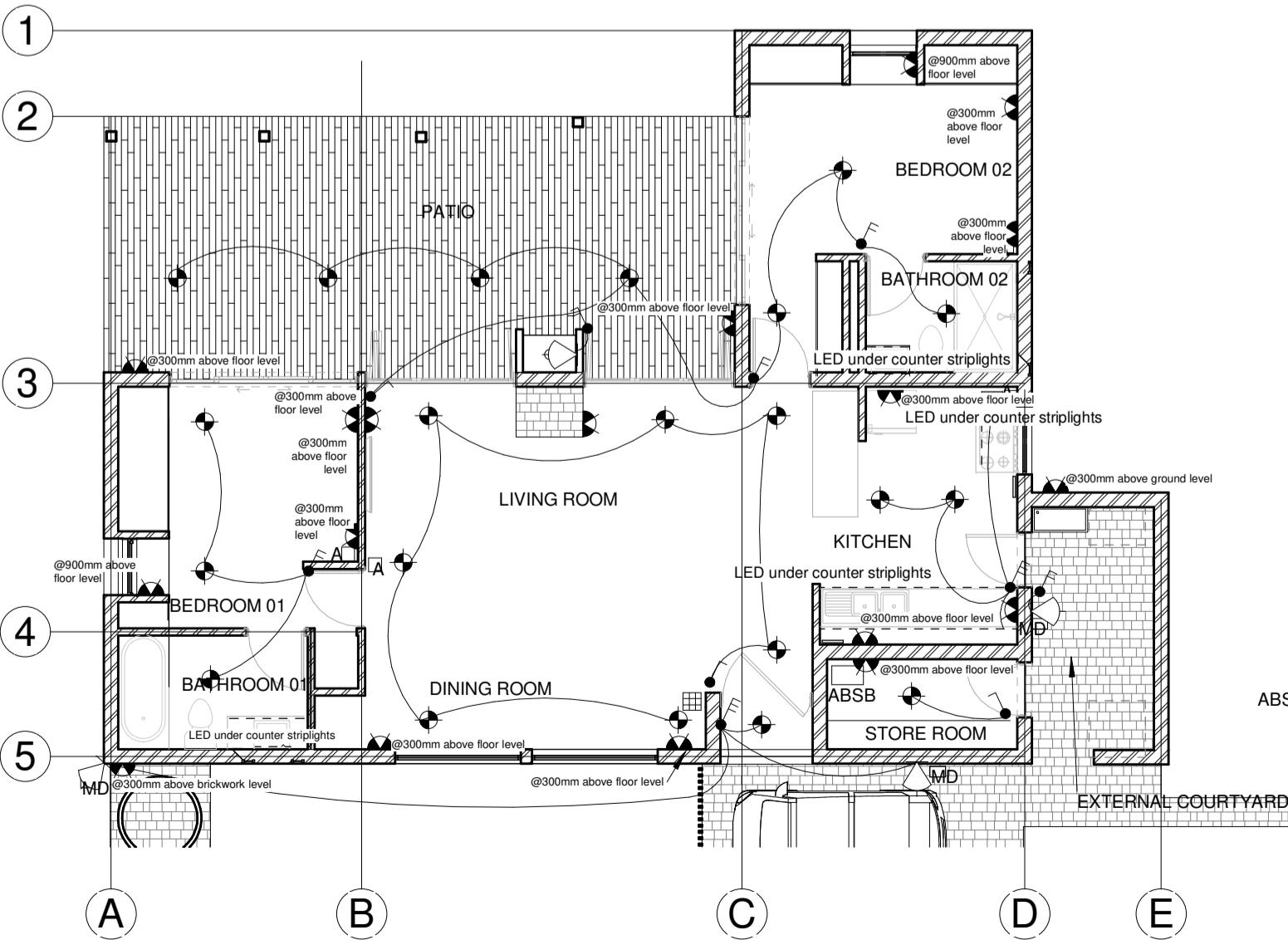
SECTION AA
Scale 1 : 50



SECTION BB
Scale 1 : 50



SECTION CC
Scale 1 : 50

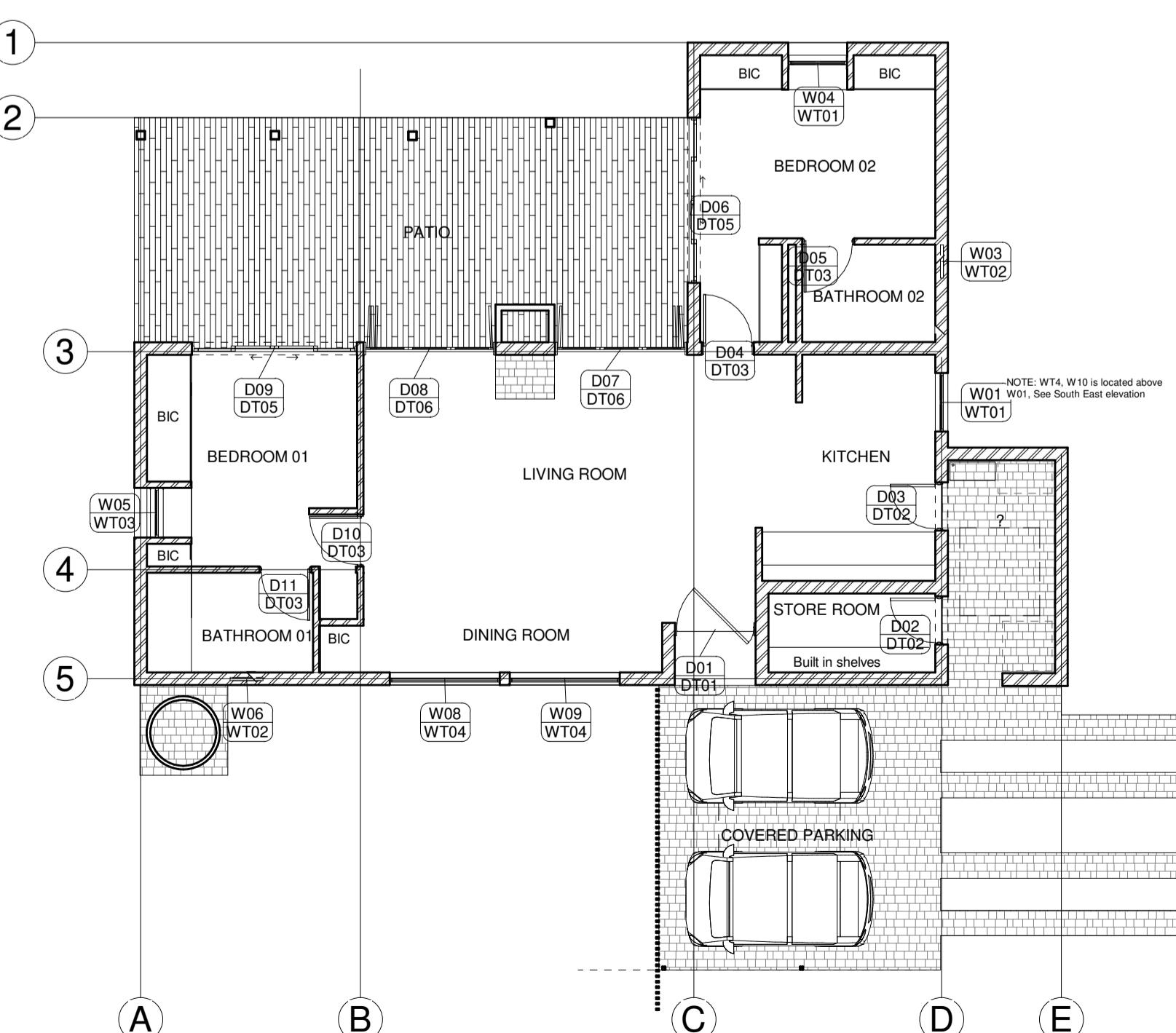


ELECTRICAL PLAN
Scale 1 : 100



KEY:

- Single Dimmable Light Switches
- Double Dimmable Light Switches
- Triple Dimmable Light Switches
- Quadruple Dimmable Light Switches
- LED Recessed pivot downlights
- LED under counter striplights
- Wall mounted exterior lights
- Movement detector
- Socket outlet (wall plugs), heights indicated next to socket
- Under counter power skirting
- Alarm control panel
- Alarm eyes
- ABSB Alarm battery and signal box



WINDOW AND DOOR SCHEDULE PLAN
Scale 1 : 100

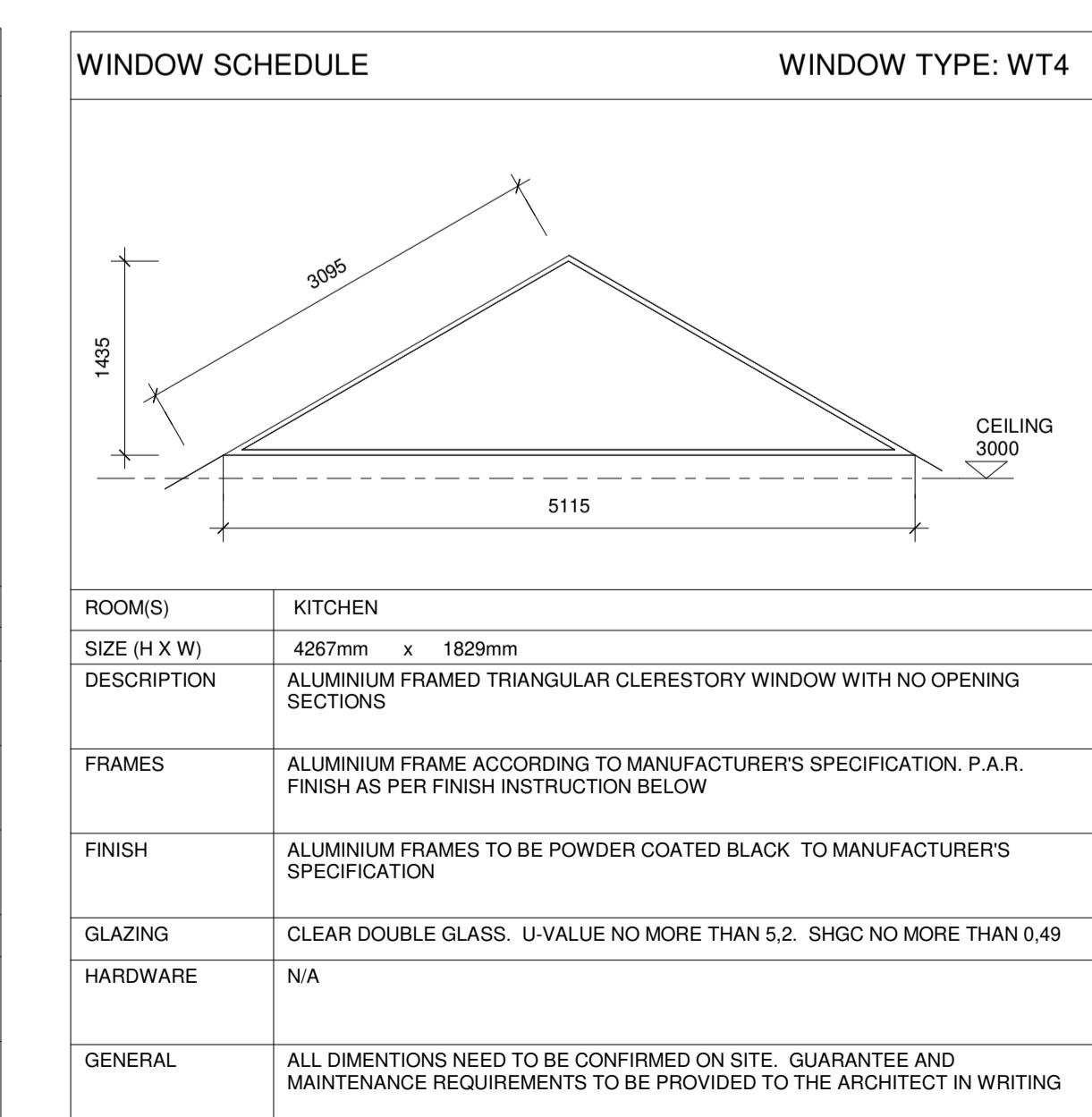
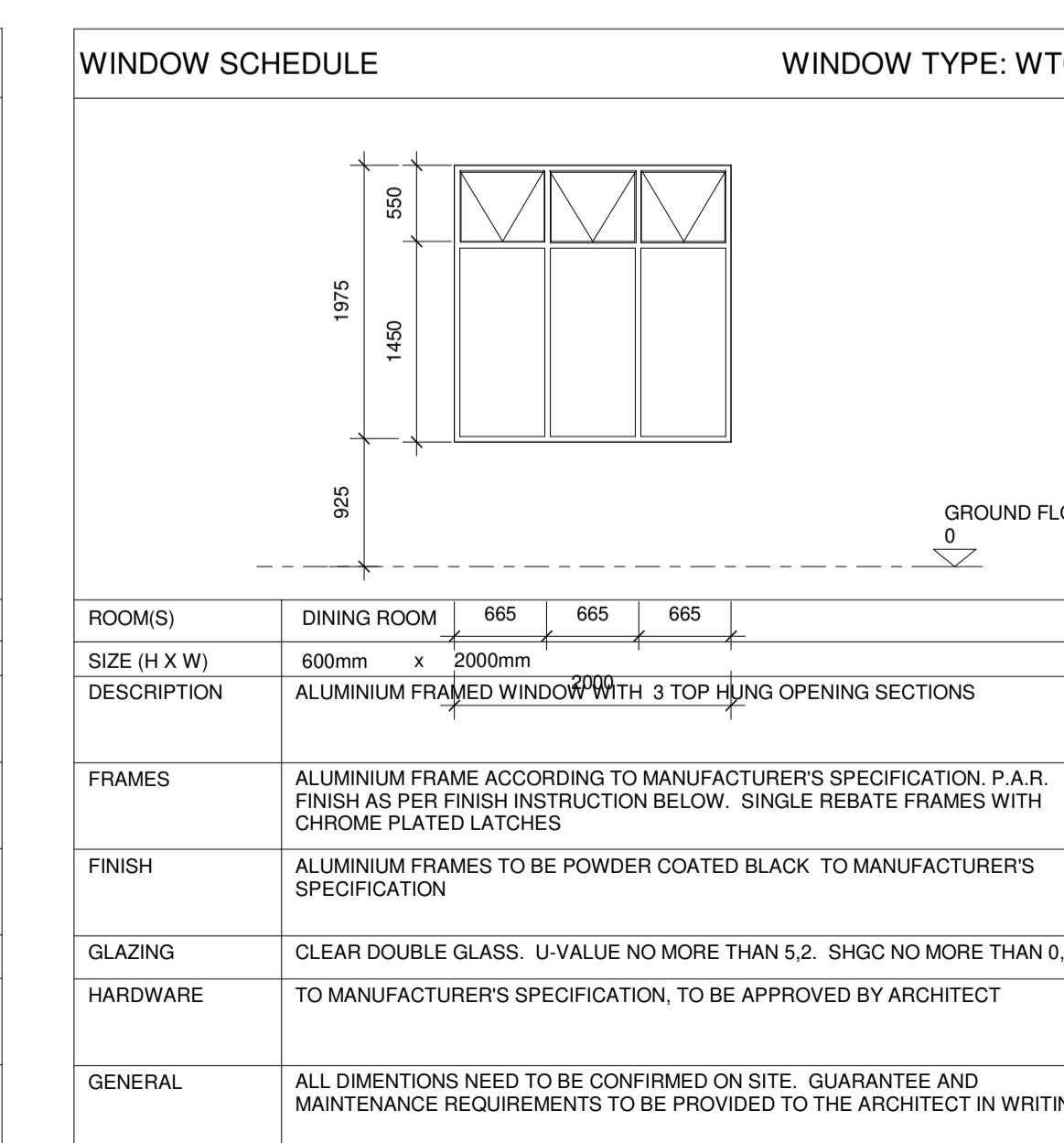
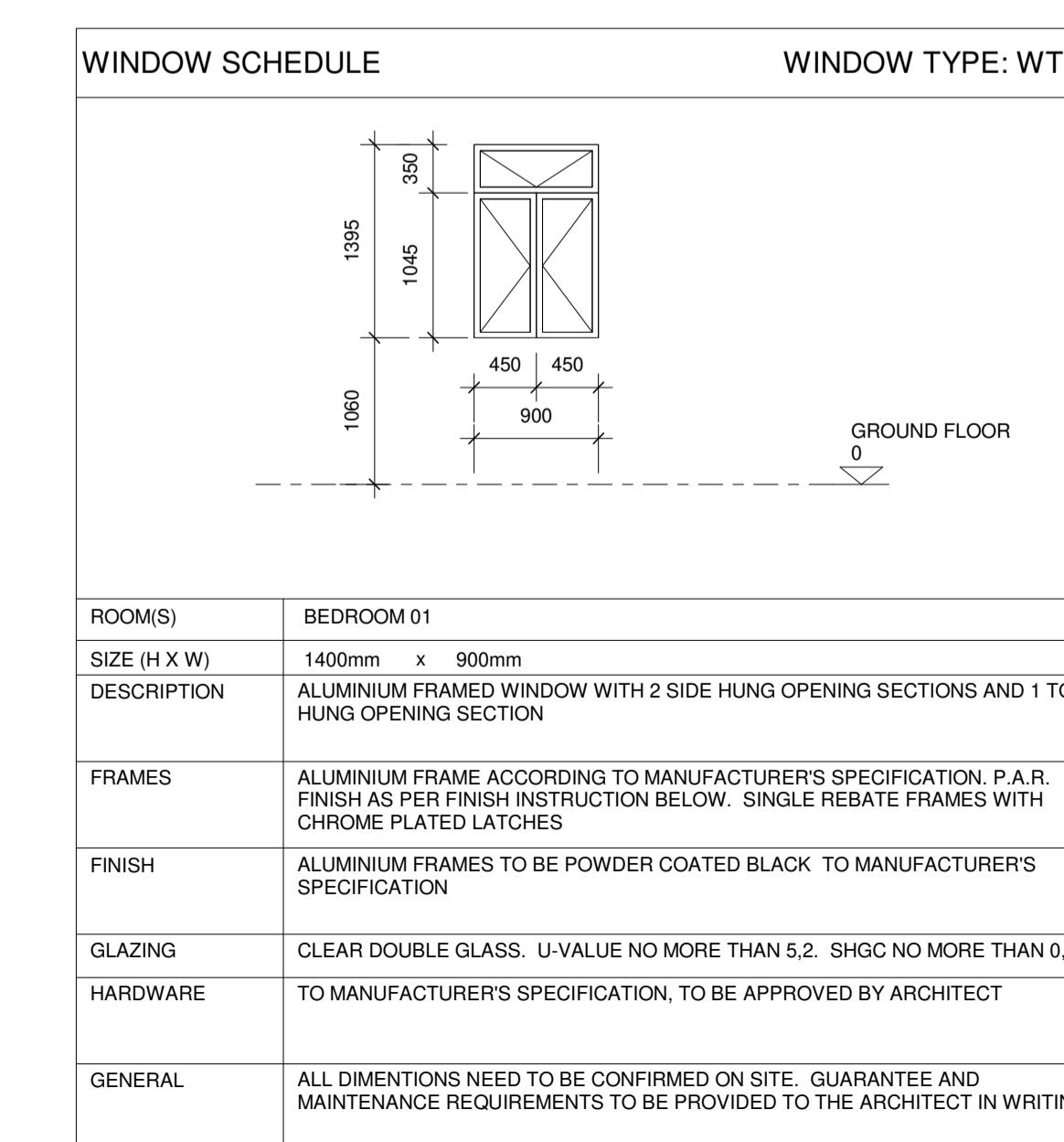
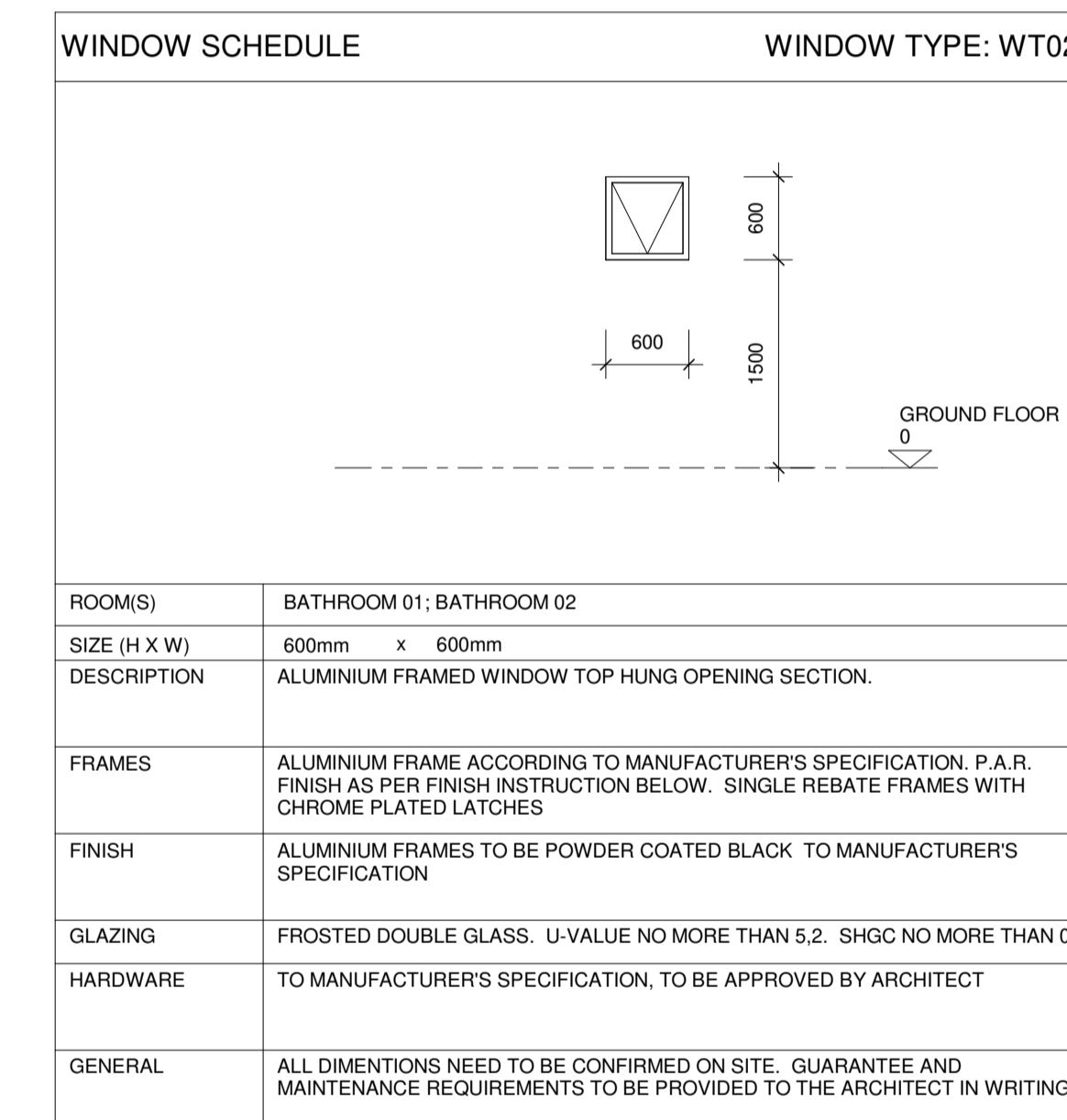
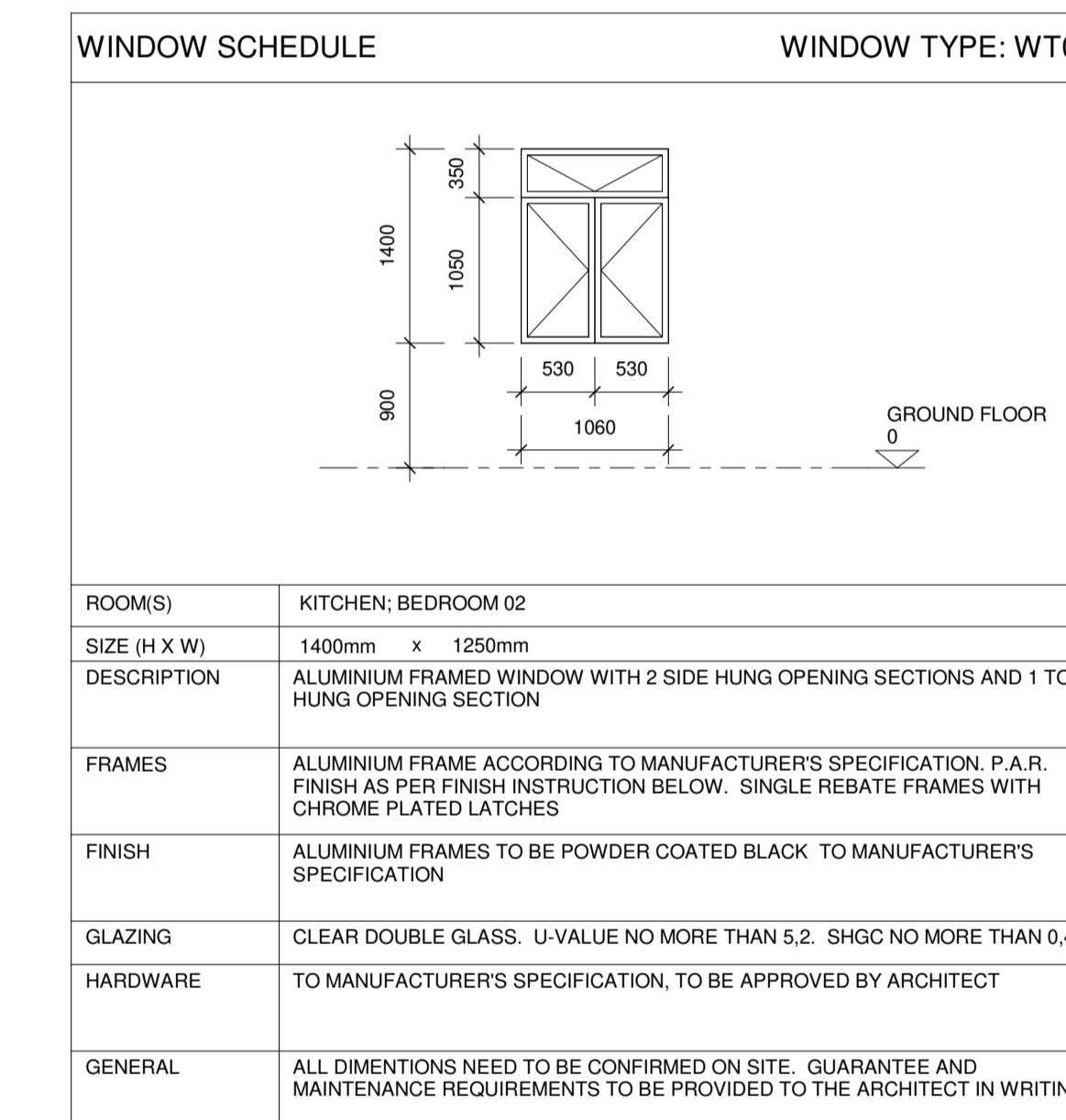
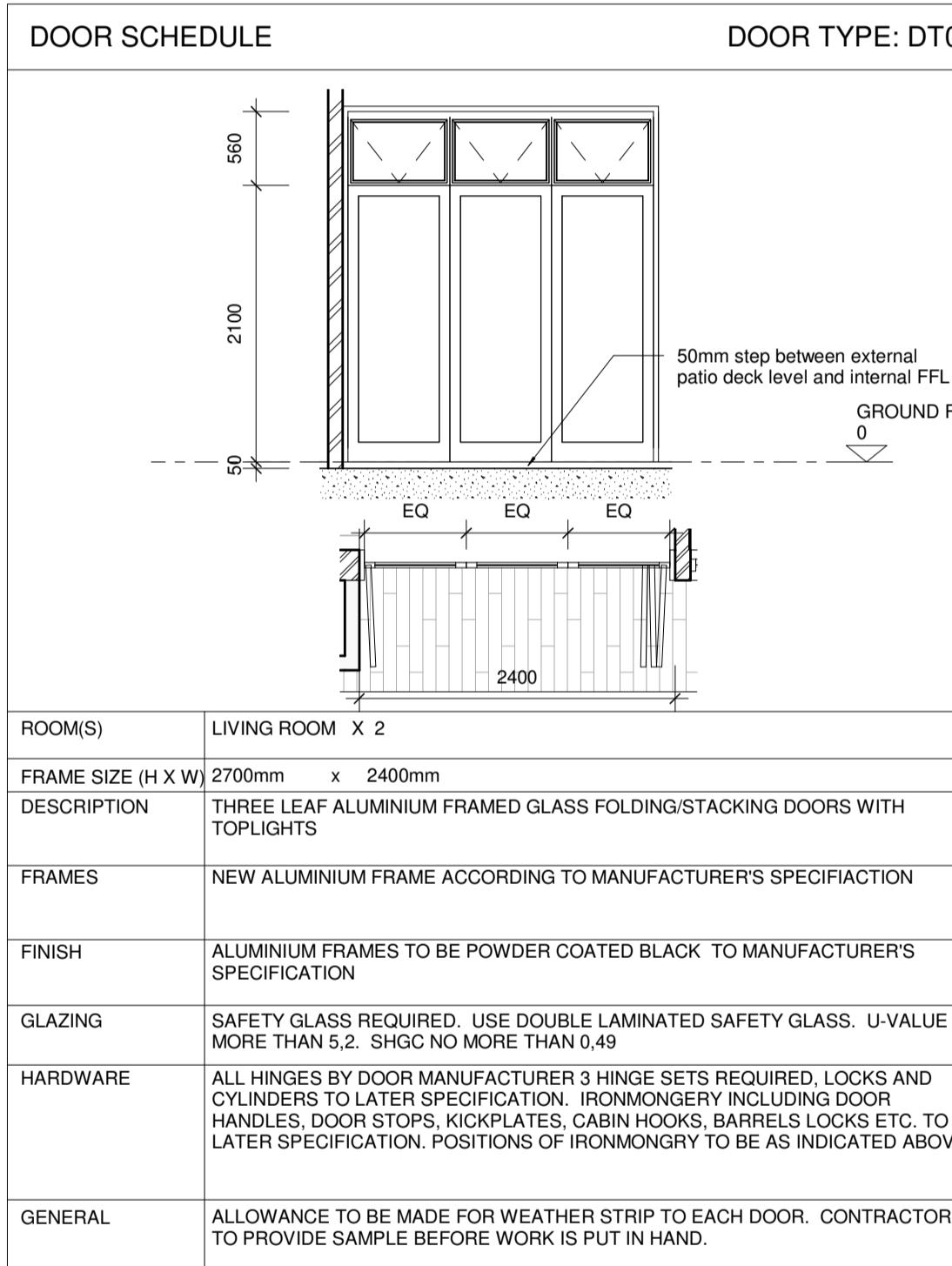
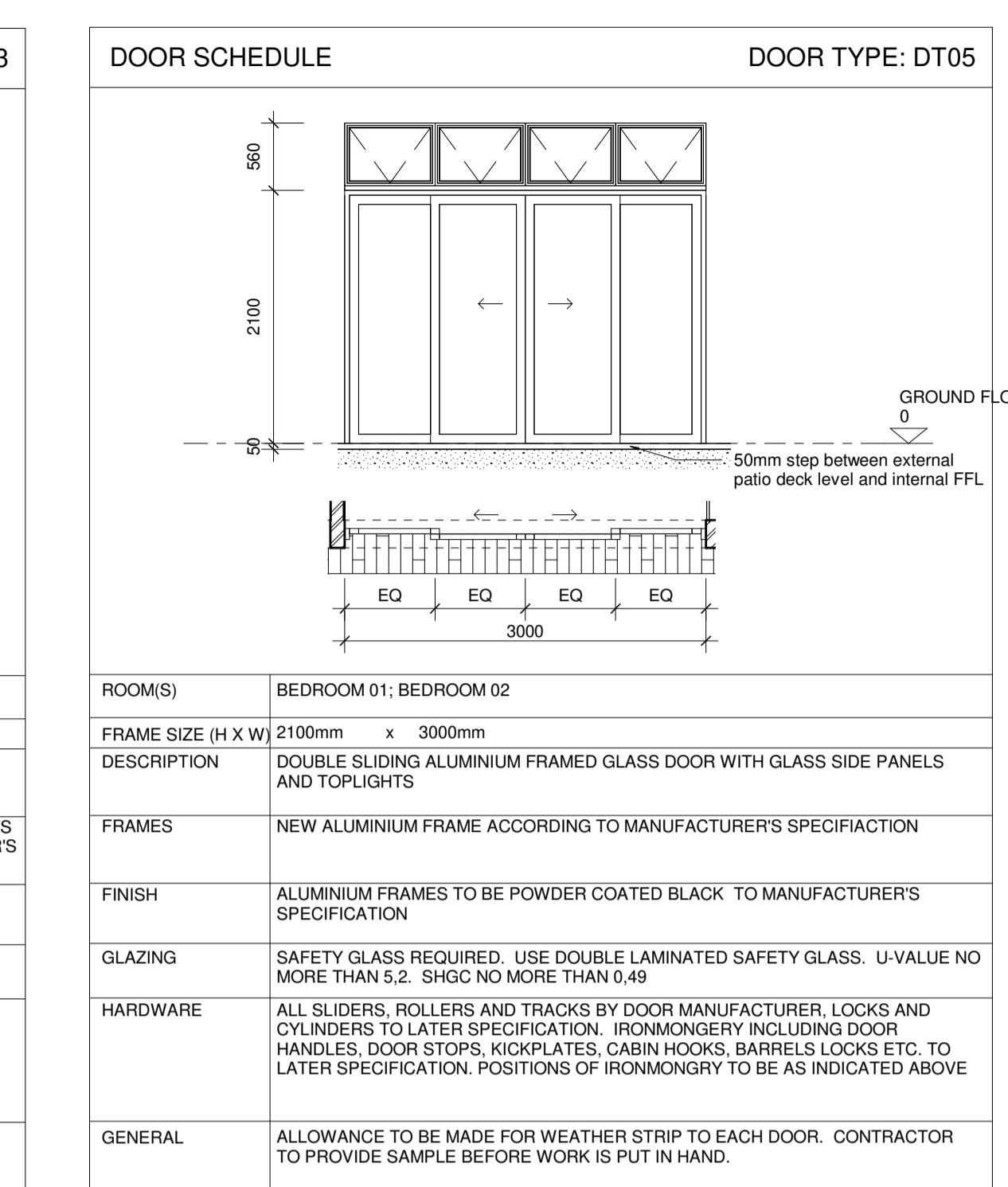
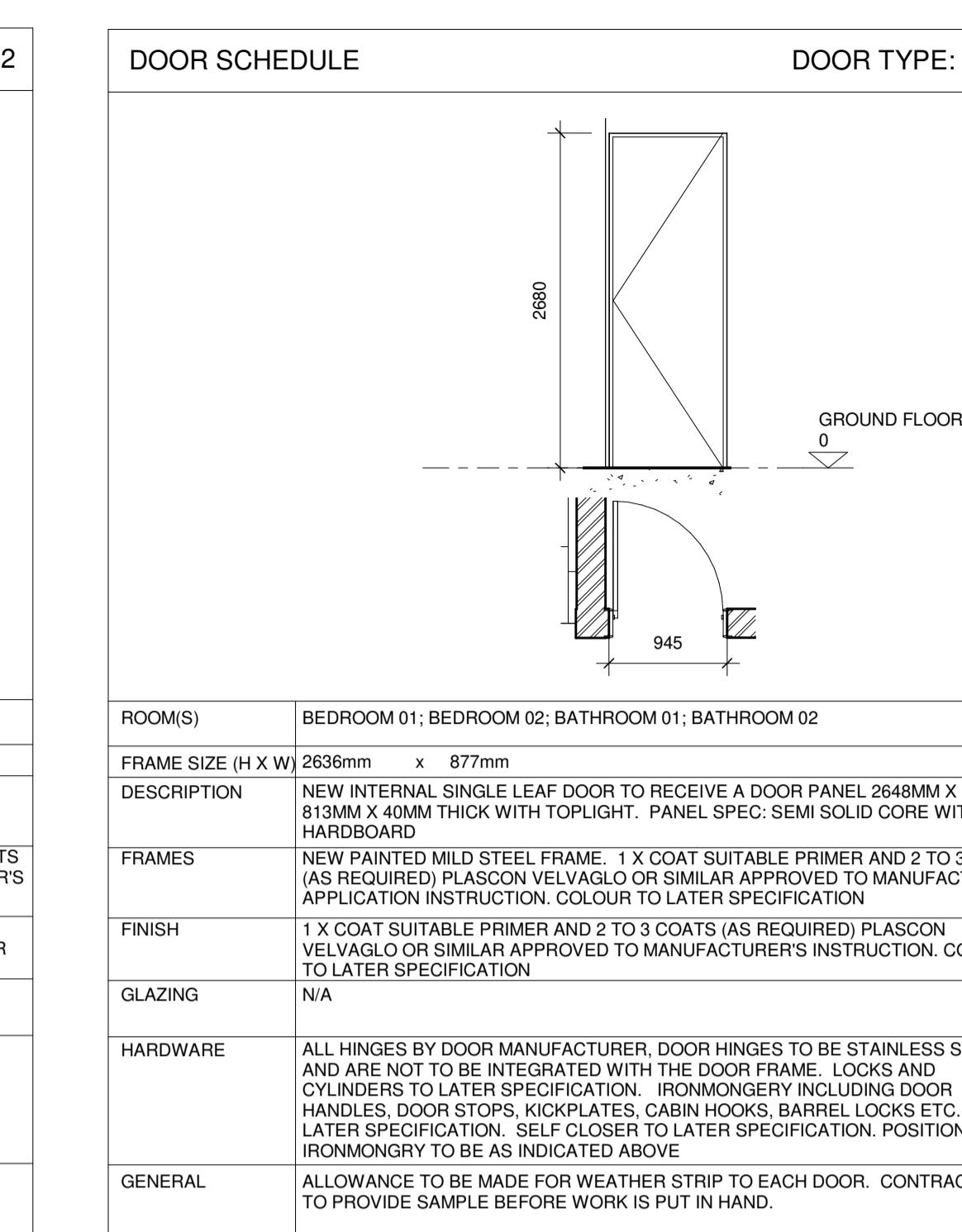
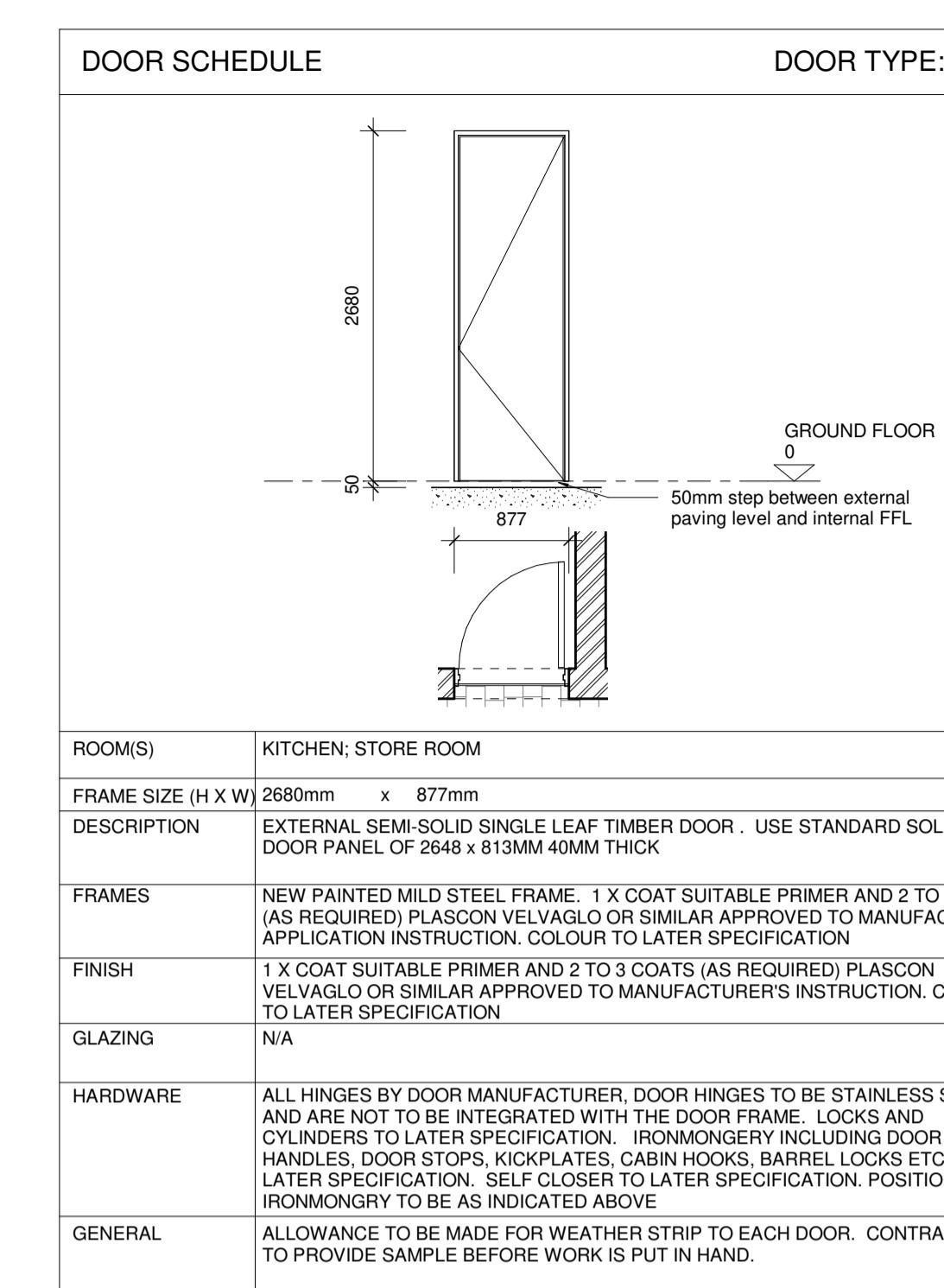
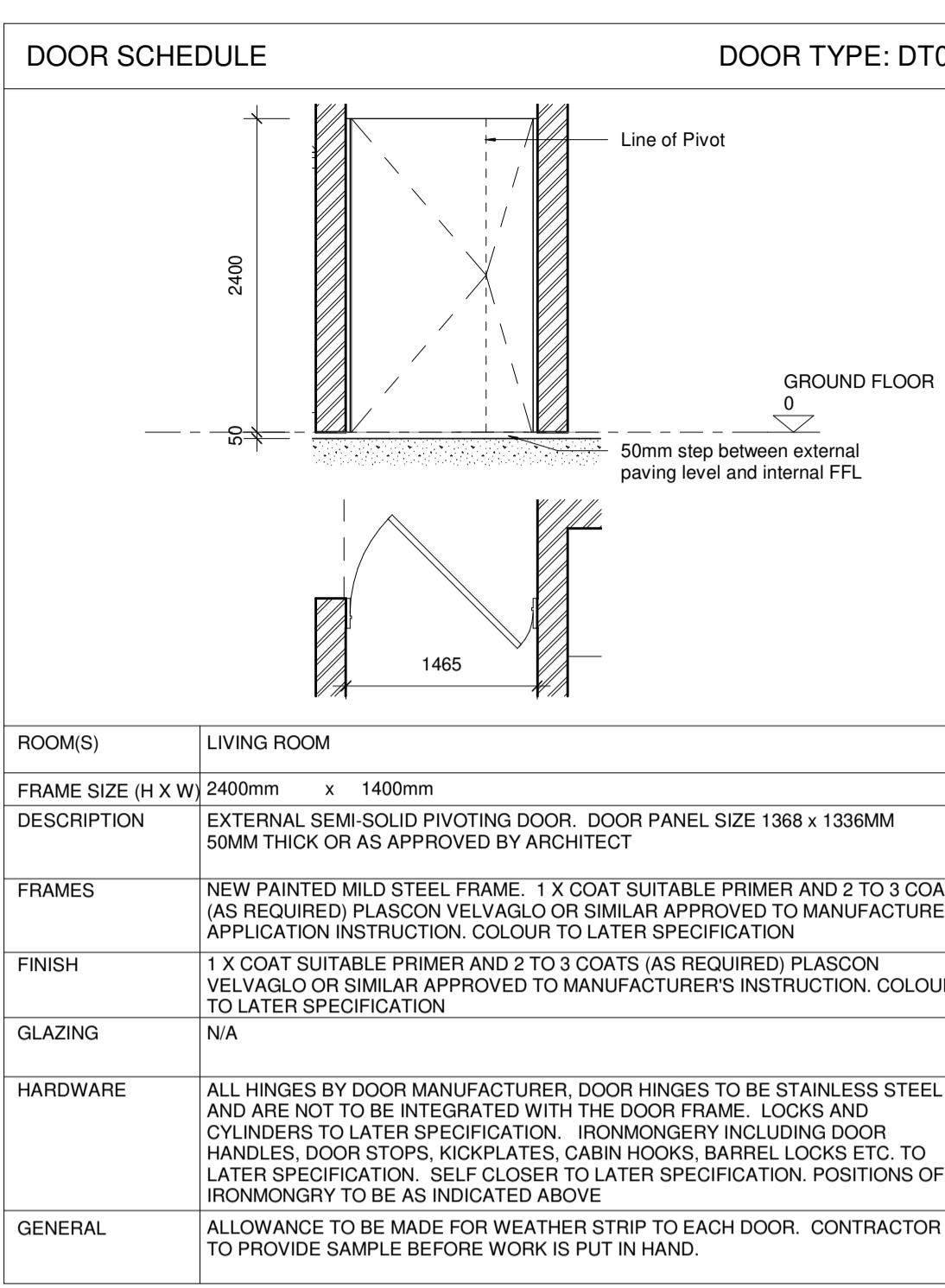
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DRAINAGE NOTES

- All drainage to comply with NBR as per SANS10400 Part B.
- All pipes passing under the building to be protected against the loads of the structure.
- Rodding eyes at all changes of direction of drain.
- Intersections to be provided at 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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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	2022/06/23	
SCALE	As indicated	
DRAWN BY	CR ISSUED FOR INFORMATION	
CHECKED BY	DvdM ISSUED FOR CONSTRUCTION	



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DRAINAGE NOTES

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- All pipes passing under the building to be protected against the loads of the structure.
- Rodding eyes at all changes of direction of drain.
- Internal drainage to be installed at junctions of drain.
- Reveal 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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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	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
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