

Knysna Municipality

KNYSNA MUNISIPALITEIT PLAN No 2025/43988

GOEDGEKEUR/APPROVED

Volgens die NBR. WET No 103 van 1977 soos gewysig

According to NBR. ACT No 103 of 1977 as amended

SIGNED:

DATE: 2025-07-10

SINGLE RESIDENTIAL 1
OCCUPATION CLASSIFICATION : H 4

TOWN PLANNING REQUIREMENTS

	NEW	COVERAGE
GROUND STOREY	351.46m ²	351.46m ²
FIRST STOREY - NORTH WING	135.59m ²	
FIRST STOREY - SOUTH WING	133.73m ²	
TOTAL	620.78m ²	351.46m ²
ERF SIZE : 1203M ²		29%

PROJECT

NEW BUILDING ON ERF 93,
TULBACH STREET, BRENTON
KNYSNA

CLIENT

ELIZABETH 86 (PTY)LTD

DRAWING :

SITE PLAN & ROOF LAY-OUT

DATE	10/02/2024	PLAN NO:	K 93/2024
REVISED	20/06/2025	SHEET NO	1 OF 7



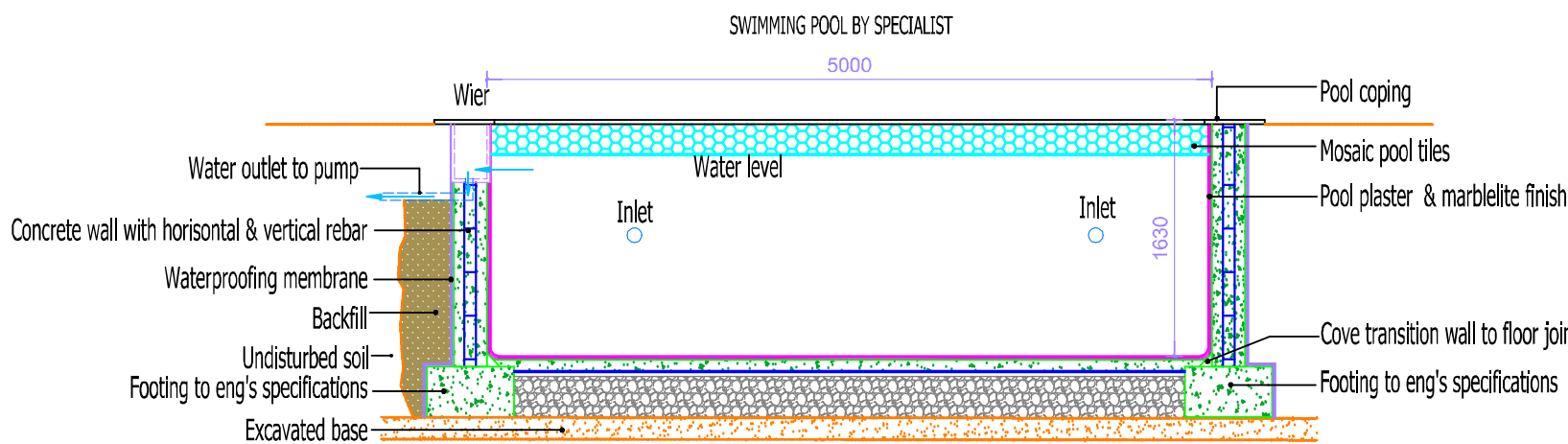
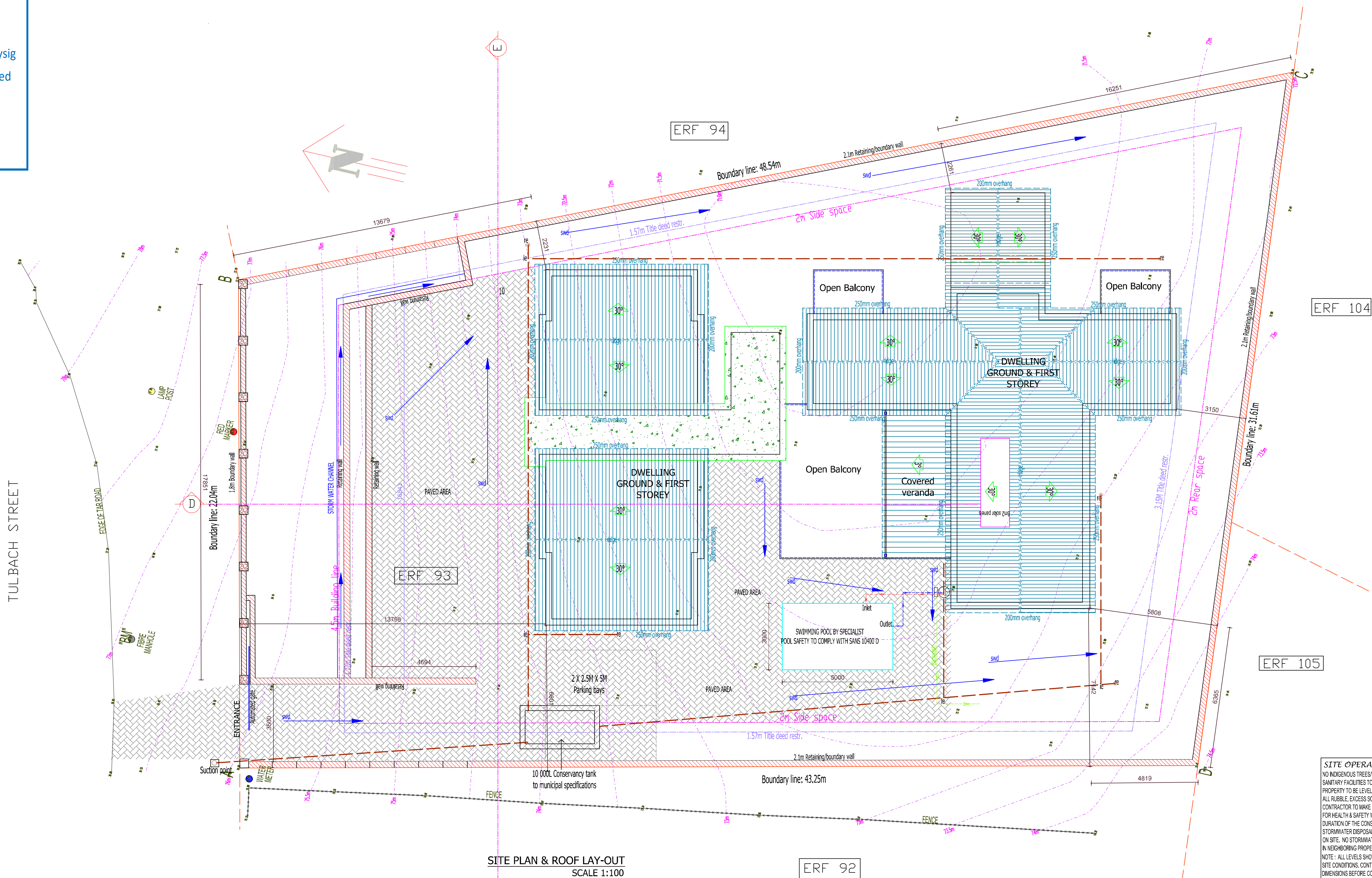
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chamca5@gmail.com
19 Fourth Avenue
Botriver

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SUPPORTED BY:



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email: janeke@nausarchitects.co.za



SITE OPERATIONS
NO INDIGENOUS TREES/VEGETATION TO BE DISTURBED.
SANITARY FACILITIES TO BE AVAILABLE.
PROPERTY TO BE LEVELLED.
ALL RUBBLE, EXCESS SOIL & DEBRIS TO BE REMOVED.
CONTRACTOR TO MAKE ADEQUATE PROVISION FOR HEALTH & SAFETY MEASURES FOR THE DURATION OF THE CONSTRUCTION.
STORMWATER DISPOSAL TO BE DETERMINED ON SITE. NO STORMWATER TO BE DIRECTED IN NEIGHBORING PROPERTIES.
NOTE : ALL LEVELS SHOWN ON THIS DRAWING MAY VARY OF SITE CONDITIONS. CONTRACTOR TO VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING WITH THE WORK.

POOL NOTES:
ALL ELECTRICAL INSTALLATION MUST BE DONE BY QUALIFIED ELECTRICIAN
DISCHARGE FROM SWIMMING POOLS TO COMPLY WITH SANS 10400 P 4.10.1 & 2
POOL BACK WASH TO BE DISPOSED ONTO SITE
POOL OVER FLOW TO BE DISPOSED ONTO SITE
POOL SAFETY TO COMPLY WITH SANS 10134
SAFETY NET/COVER TO BE INSTALLED
POOL ENCLOSURE: COMPLY WITH SANS 10400 PART D PARAGRAPH 4.4.1 FIGURE 2(B)
ERF IS ENCLOSED WITH 1.5M BOUNDARY WALLS WITH SELF CLOSING/HATCHING PEDESTRIAN GATE

1. READ THIS DRAWING IN CONJUNCTIONS WITH THE ENGINEERS, LAND SURVEYOR OR OTHER SPECIALISTS DRAWINGS & DETAILS WHICH EVER MAY BE APPLICABLE
2. THE CONTRACTOR SHALL NOTIFY THE LOCAL COUNCIL AT LEAST 24 HOURS IN ADVANCE OF COMMENCING ANY WORK
3. THERE SHOULD ANY DISCREPANCY EXIST BETWEEN ANY DIMENSIONS AND/OR DETAILS AND/OR THE SPECIFICATION THE DOWNER SHALL BE NOTIFIED WITHOUT DELAY AND HE WILL TAKE THE FINAL DECISION
4. ALL STIPULATIONS OF THE LOCAL AUTHORITY AND/OR STATUTORY BODY WITH RESPECT TO CONSTRUCTION AND/OR THE SITE AND THE LIKE, SHALL BE STRICTLY FOLLOWED
5. ALL PLYWOOD MUNICIPALITY TEST PLANE SHALL BE MARKED
6. BOUNDARY BEACONS TO BE EXPOSED & MARKED
7. ALL WORK MUST BE CARRIED OUT STRICTLY IN ACCORD TO DIMENSIONS GIVEN

FLOORS TO COMPLY
 & SATIS 2001 - CC2 (M
 WALLS TO COMPLY I
 & SATIS 2001 - EM1 (C
 ROOF TO COMPLY I
 FOUNDATION - CONC.

CC1 (STRUCTURAL)
 M1 (MASONARY WALLING)
 001-CT2
 NOT LESS THAN 15MPA

DATE: 2025-07-10

INSTALLATION OF GLAZING:
TO COMPLY WITH SANS 2001 - CG119 & SANS 10400 N
SAFETY GLAZING TO COMPLY WITH SANS 10137 & SANS 1263-1
THE MAX AIR LEAKAGE SHALL COMPLY WITH SANS 613
GLAZING CERTIFICATE TO BE OBTAIN FROM SUPPLIER

INSTALLATION OF : ELECTRICAL COMPONENTS BY
QUALIFIED ELECTRICIAN
PLUMBING & DRAINAGE BY QUALIFIED PLUMBER
TO COMPLY WITH SANS 1200 LB (BEDDING) &
SANS 1200 LB (SEWERS)
MATERIALS, PIPES, FITTINGS, COMPONENTS
SHOULD COMPLY WITH SANS 10252-2

BUILDING SEALING TO COMPLY WITH SANS 10400 XA : 5.7

ONLY A SUGGESTED LAY-OUT.
THE POSITIONING OF IE, GULLEYS, RE AND
DRAINPIPS TO BE DETERMINE ON THE SITE
BY A QUALIFIED PLUMBER.
IE'S TO ALL BENKS & JUNCTIONS IN SOIL & WASTE PIPES.
IE'S TO BE MARKED AT GROUND LEVEL IN PAVED AREAS.
WASTE PIPES & FITTINGS TO BE ACCESSIBLE ALONG
ENTIRE LENGTH FOR CLEANING PURPOSES.
P & S TRAPS TO BE PROVIDED AT ALL SANITARY FITTINGS.
ALL DRAINS PASSING UNDER BUILDINGS TO BE ENCASE IN 6:3:1
CONCRETE 150MM THICK AND WASTE PIPES TO BE SLEEVED.
NO BENDES & JUNCTIONS TO OCCUR BENEATH FLOOR SLABS
DRAINS TO BE 110MM DIA PVC PIPES LAID TO A MIN FALL 1:60
UNVENTED DRAINS NOT TO EXCEED 6M IN LENGTH
ALL OPVS TO TERMINATE 1000MM ABOVE NEAREST PART OF ROOF
PIPES SIZE: BATH, SHOWER & SINK : 50MM DIA BASIN: 38MM DIA
WC & SVP : 110MM DIA
ALL HOT WATER PIPES TO BE INSULATED:-
INTERNAL DIAMETER OF PIPE < 80 : R VALUE OF 1
> 80 : R VALUE OF 1.5

NEW BUILDING ON ERF 93,
TULBACH STREET, BRENTON
KNYSNA

ELIZABETH 86

DRAWING :

GROUND & FIRST STOREY LAY-OUT
SECTION A-A

DATE	10/02/2024	PLAN NO:	K 93/2024
REVISED	20/06/2025	SHEET NO	2 OF 7

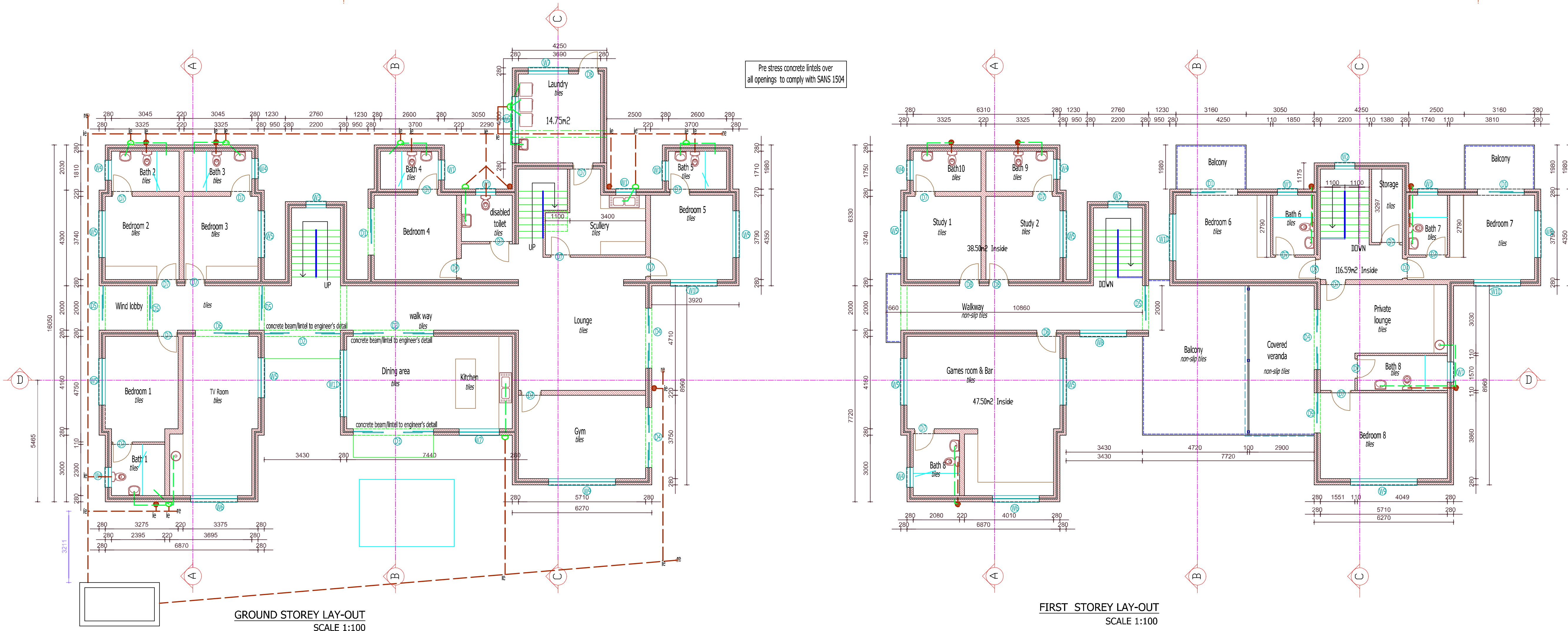
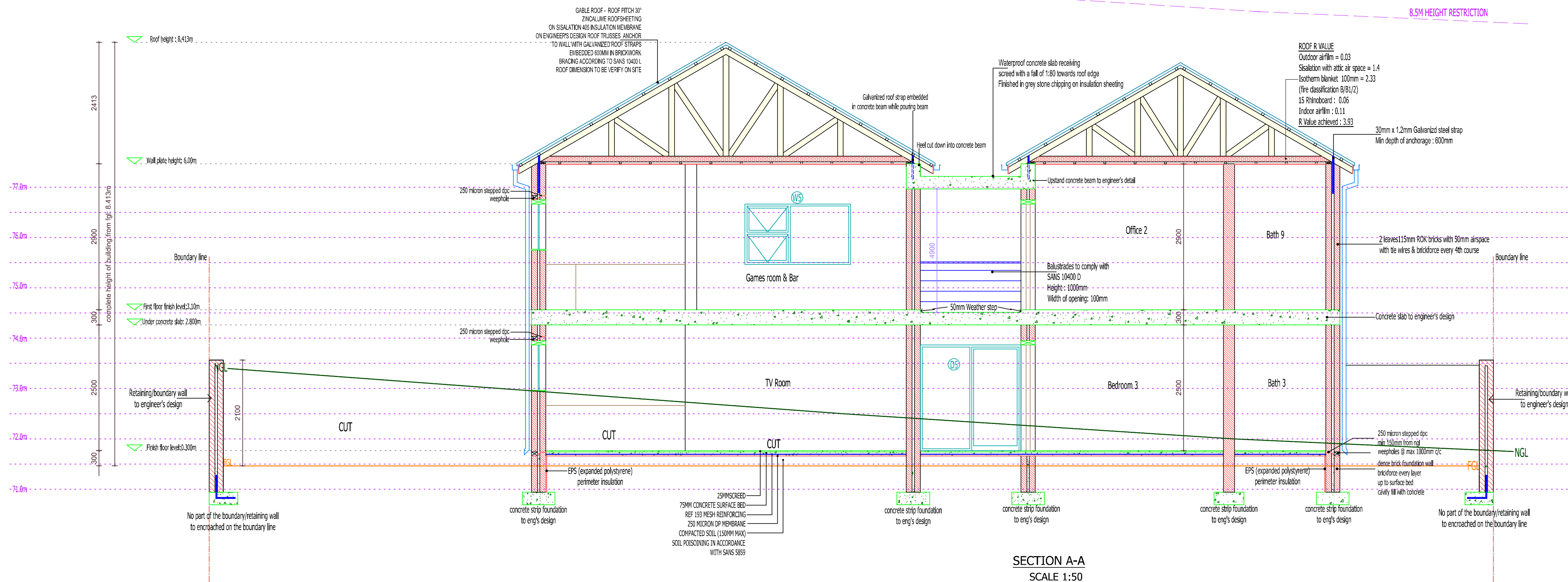


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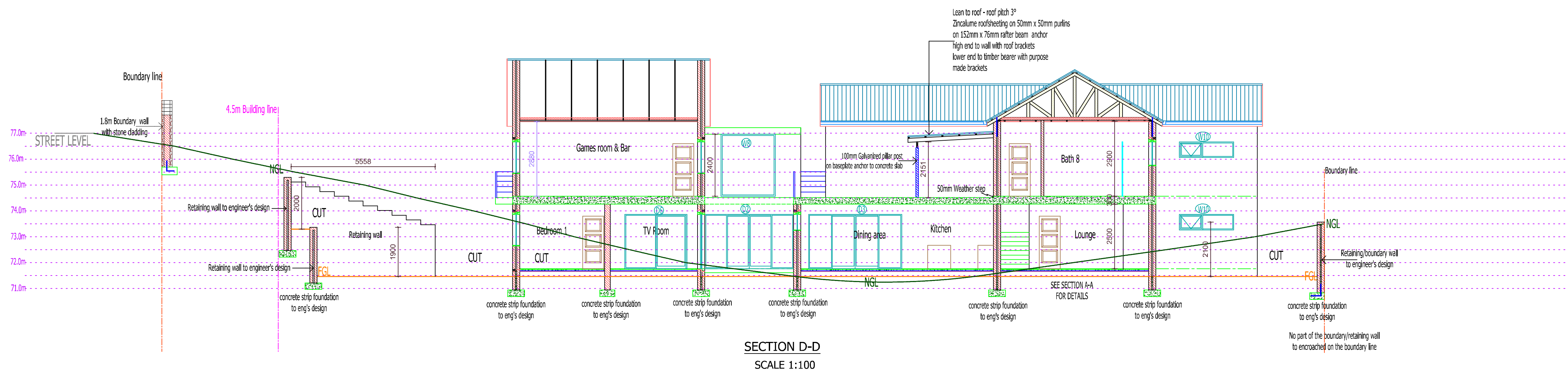
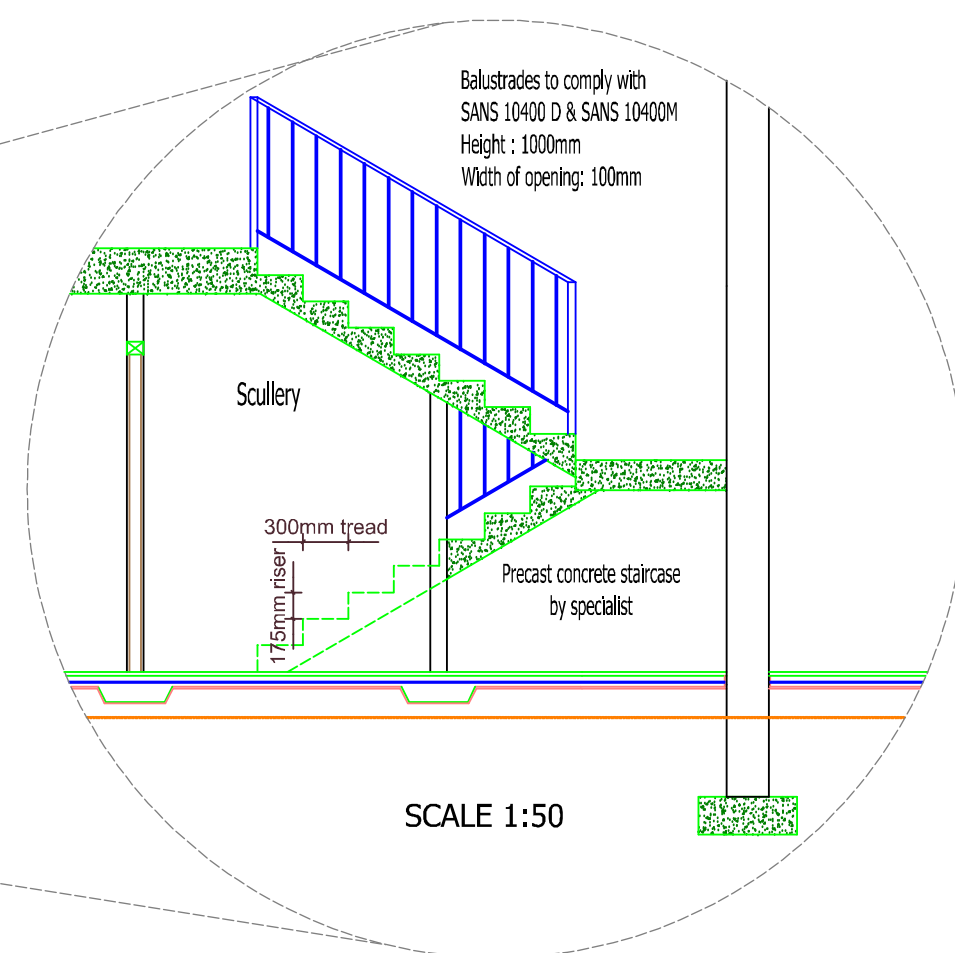
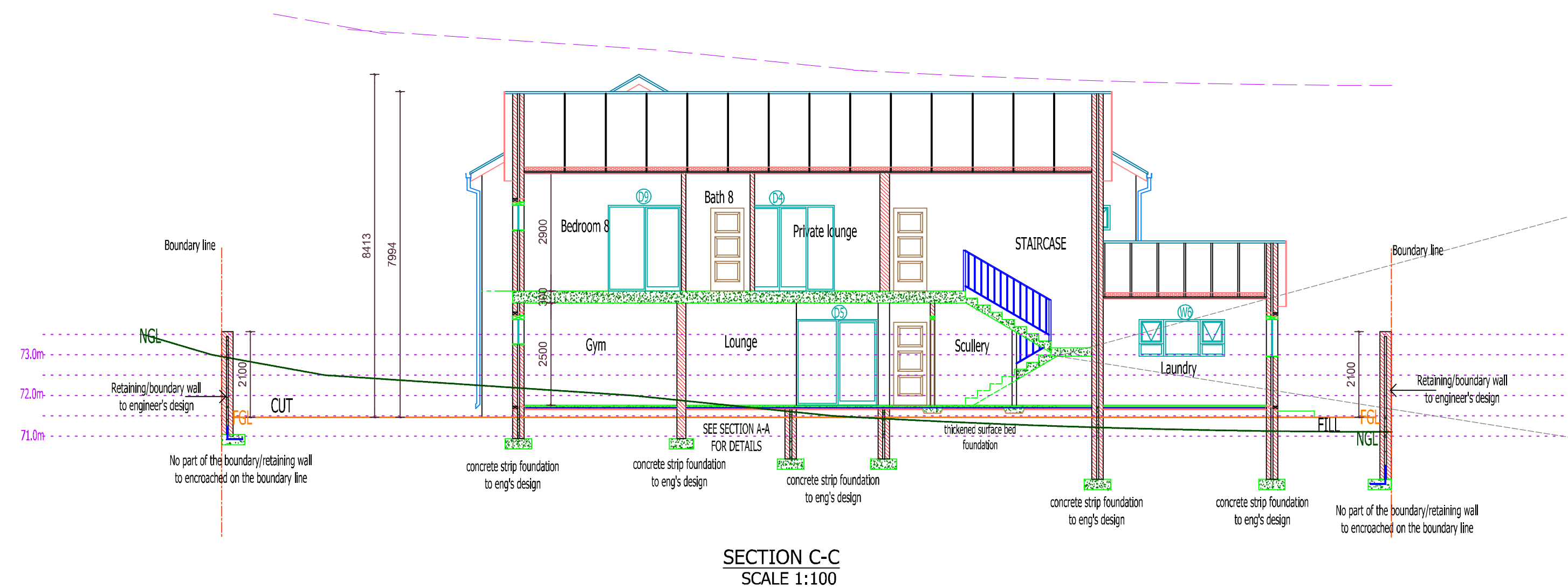
SUPPORTED BY:



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email: janeke@hausarchitects.co.za



DATE: 2025-07-10



SECTION B-B, C-C, D-D

DATE	10/02/2024	PLAN NO:	K 93/2024
REVISED	20/06/2025	SHEET NO	3 OF 7

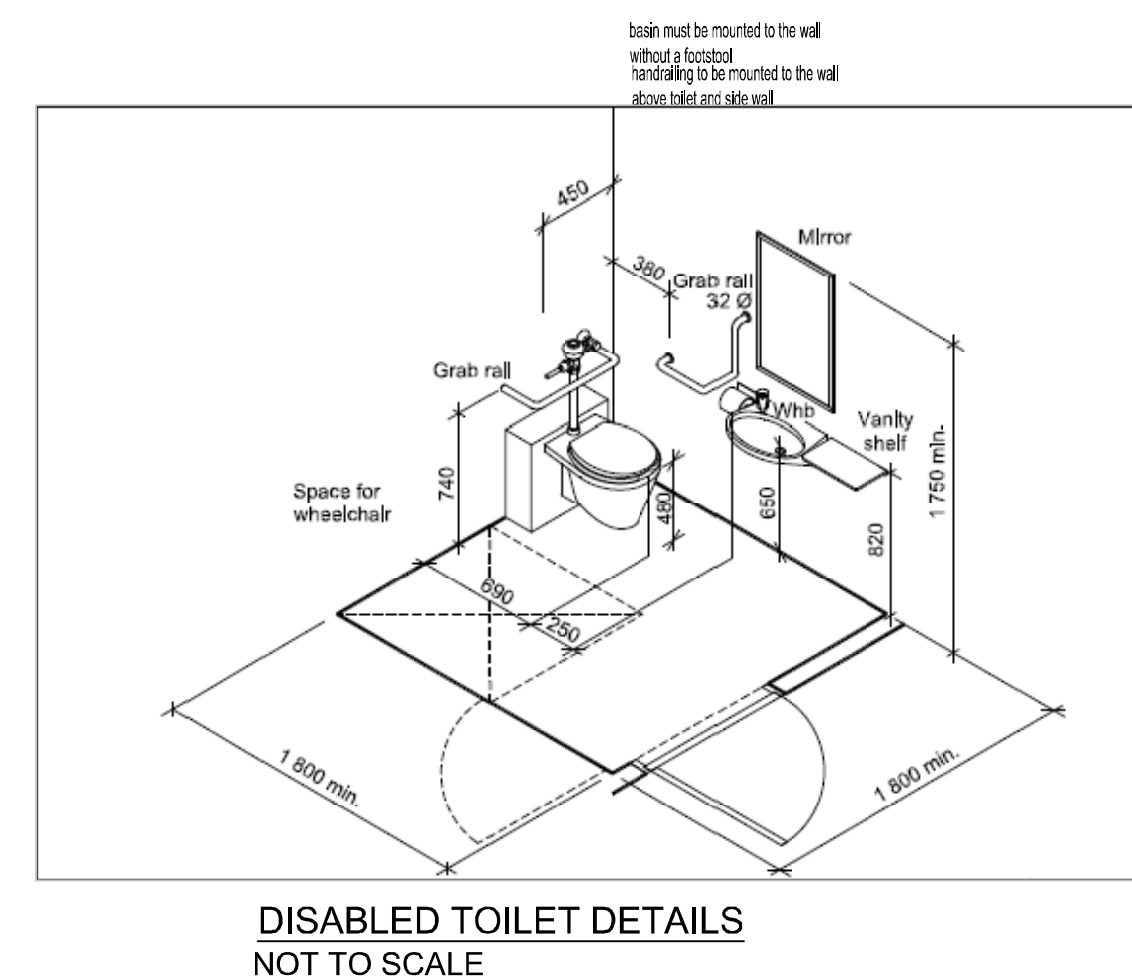


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Knysna Municipality

KNYSNA MUNISIPALITEIT PLAN No 2025/43988

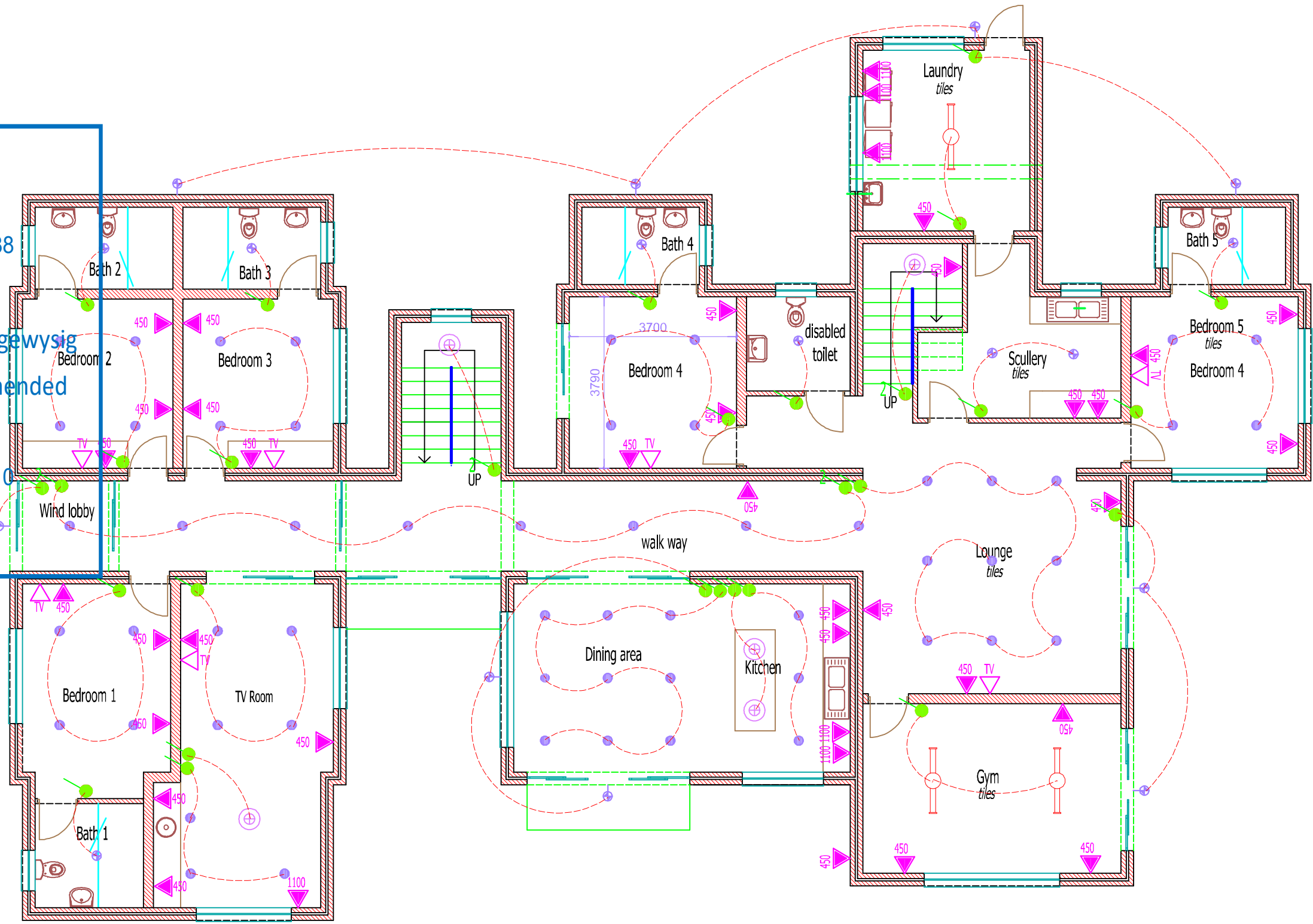
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Volgens die NBR. WET No 103 van 1977 soos gewysig

According to NBR. ACT No 103 of 1977 as amended

SIGNED: 

DATE: 2025-07-10



ELECTRICAL LAY-OUT GROUND STOREY
SCALE 1:100



ELECTRICAL LAY-OUT - FIRST STOREY
SCALE 1:100

PROJECT

NEW BUILDING ON ERF 93,
TULBACH STREET, BRENTON
KNYSNA

CLIENT

ELIZABETH 86 (PTY)LTD

DRAWING :

ELECTRICAL LAY-OUT
LINEAR SEWERAGE LAY-OUT
CONSERVANCY TANK LAY-OUT

DATE	10/02/2024	PLAN NO:	K 93/2024
REVISED	20/06/2025	SHEET NO	6 OF 7

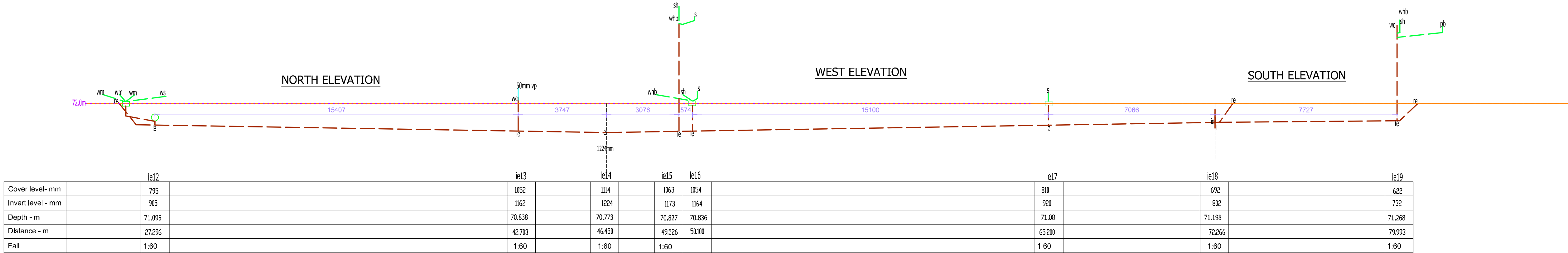
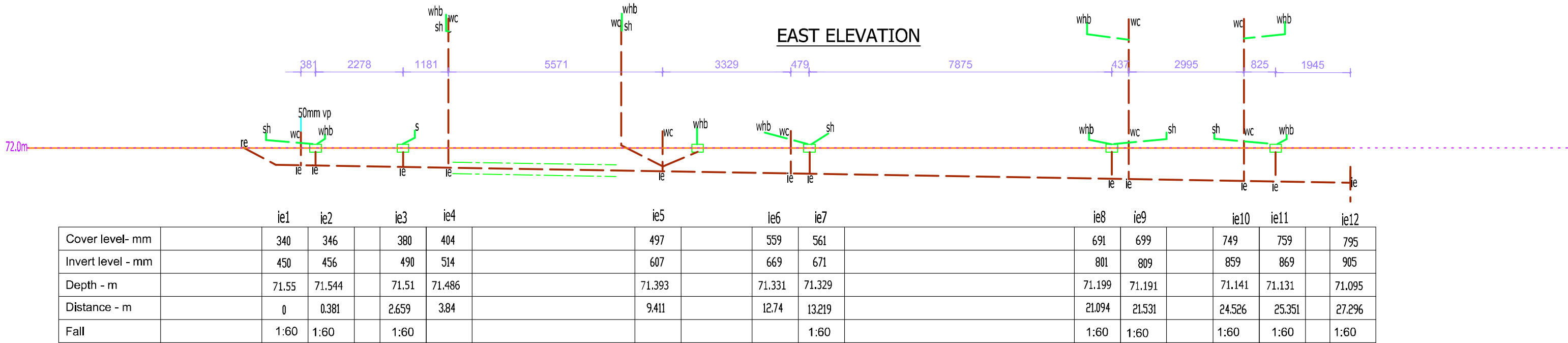


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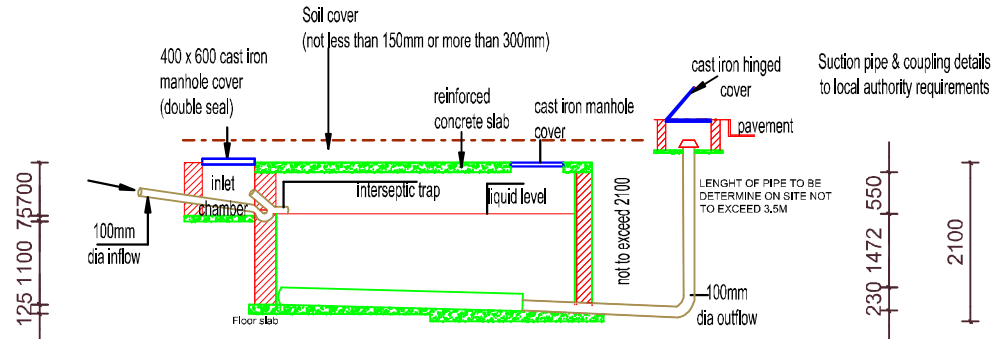
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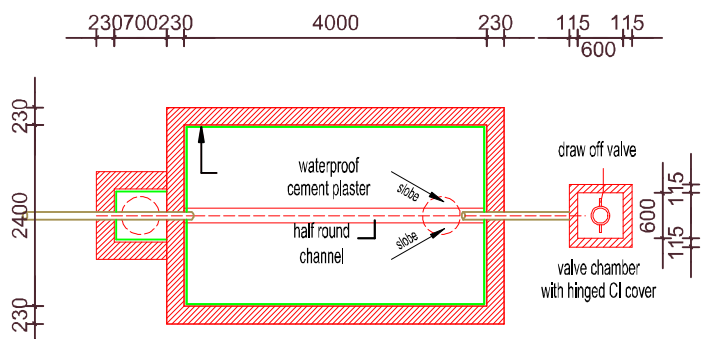
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DRAINAGE SECTION
SCALE 1:100



SECTION THROUGH
SCALE 1:100



FLOOR PLAN OF TANK
SCALE 1:100

KNYSNA Municipality

KNYSNA MUNISIPALITEIT PLAN No 2025/43988

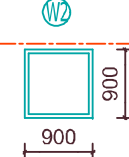
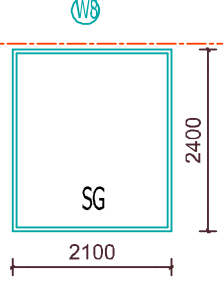
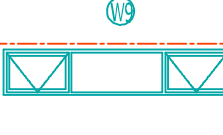
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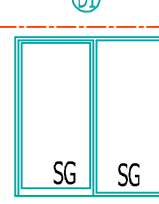
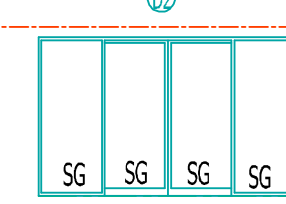
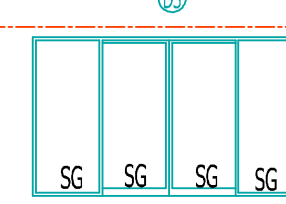
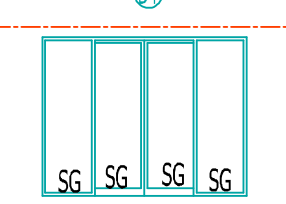
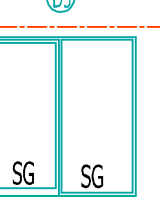
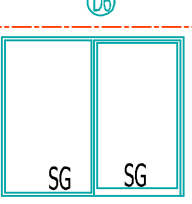
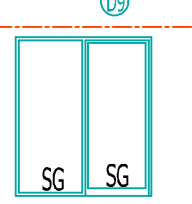
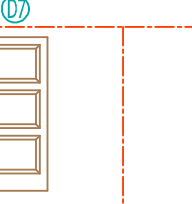
Volgens die NBR. WET No 103 van 1977 soos gewysig

According to NBR. ACT No 103 of 1977 as amended

SIGNED:  DATE: 2025-07-10

WINDOW & DOOR SCHEDULE

WINDOW NUMBER											
QUANTITY	5	1	1	6	10	3	2	1	2	3	1
WINDOW TYPE	PT99	SOLID PANEL	SOLID PANEL	PT96	PT2112	PT219	PT189	SOLID PANEL	PT306	PT216	SOLID PANEL
WINDOW SIZE	W 0.9 X H 0.9 M	W 0.9 X H 0.9 M	W 0.6 X H 2.7 M	W 0.9 X H 0.6 M	W 2.1 X H 1.2 M	W 2.1 X H 0.9 M	W 1.8 X H 0.9 M	W 2.1 X H 2.4 M	W 3.0 X H 0.6 M	W 1.2 X H 0.6 M	W 3.0 X H 0.6 M
FRAMING	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM

WINDOW NUMBER										
QUANTITY	3	1	2	3	4	1	1	25		4
WINDOW TYPE	2 PANEL SLIDING DOOR	4 PANEL SLIDING DOOR	4 PANEL SLIDING DOOR	4 PANEL SLIDING DOOR	2 PANEL SLIDING DOOR	2 PANEL SLIDING DOOR	2 PANEL SLIDING DOOR	HOLLOW CORE INTERNAL DOOR		SOLID TIMBER EXTERNAL DOOR
WINDOW SIZE	W 2.1 X H 2.1 M	W 3.43 X H 2.1 M	W 3.6 X H 2.1 M	W 2.7 X H 2.1 M	W 2.0 X H 2.1 M	W 2.4 X H 2.1 M	W 1.8 X H 2.1 M	W 2.1 X H 2.1 M		W 2.1 X H 2.1 M
FRAMING	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	TIMBER		TIMBER

FENESTRATION CALCULATION - FIRST STOREY

Glazing Elements				Glazing Elements size			Sector	SHADING					GLAZING ELEMENT PERFORMANCES				SCCP
Storey	No	Type	Qty	Width	Height	Area		(P)	(H)	LATITUDE (S)	MULTIPLIER	HxM<P	SHGC	SHGC-NO SHADIN	U-Value	Suggested type of glazing	
FIRST STOREY - OFFICE	W5	PT2112	1	2.1	1.2	2.52	NORTH	0.00	0.00	34.40	0.54	0.00		0.77	5.6	SINGLE CLEAR	YES
FIRST STOREY - OFFICE	W4	PT96	1	0.9	0.6	0.54	NORTH	0.00	0.00	34.40	0.54	0.00		0.77	5.6	SINGLE CLEAR	YES
FIRST STOREY - OFFICE	W4	PT96	1	0.9	0.6	0.54	SOUTH	0.00	0.00	34.40	0.54	0.00		0.77	5.6	SINGLE CLEAR	YES
FIRST STOREY - OFFICE	W5	PT2112	1	2.1	1.2	2.52	SOUTH	0.00	0.00	34.40	0.54	0.00		0.77	5.6	SINGLE CLEAR	YES
TOTAL FENESTRATION AREA			4			6.12											
TOTAL NETT FLOOR AREA						38.5											
AREA WEIGHTED AVERAGE (SANS 10400 XA: TABLE 4						15.90%	<20%	SUPPLIER TO ISSUE COC WITH VALUES AS INDICATED									
FIRST STOREY - GAMES ROOM	W4	PT96	1	0.9	0.6	0.54	NORTH	0.00	0.00	34.40	0.54	0.00		0.77	5.6	SINGLE CLEAR	YES
FIRST STOREY - GAMES ROOM	W5	PT2112	1	2.1	1.2	2.52	NORTH	0.00	0.00	34.40	0.54	0.00		0.77	5.6	SINGLE CLEAR	YES
FIRST STOREY - GAMES ROOM	W6	PT219	1	2.1	0.9	1.89	WEST	0.00	0.00	34.40	0.54	0.00		0.77	5.6	SINGLE CLEAR	YES
FIRST STOREY - GAMES ROOM	W5	PT2112	1	2.1	1.2	2.52	SOUTH	0.00	0.00	34.40	0.54	0.00		0.77	5.6	SINGLE CLEAR	YES
TOTAL FENESTRATION AREA			4			7.47											
TOTAL NETT FLOOR AREA						47.5											
AREA WEIGHTED AVERAGE (SANS 10400 XA: TABLE 4						15.73%	<20%	SUPPLIER TO ISSUE COC WITH VALUES AS INDICATED									
FIRST STOREY	D1	2 PANEL SLIDING DOOR	2	2.1	2.1	8.82	EAST	0.00	0.00	34.40	0.54	0.00		0.49	5.2	SINGLE CLEAR - TINTED	YES
FIRST STOREY	W1	PT99	2	0.9	0.9	1.62	EAST	0.00	0.00	34.40	0.54	0.00		0.49	5.2	SINGLE CLEAR - TINTED	YES
FIRST STOREY	W2	SOLID PANEL	1	0.9	0.9	0.81	EAST	0.00	0.00	34.40	0.54	0.00		0.49	5.2	SINGLE CLEAR - TINTED	YES
OUTSIDE	W3	SOLID PANEL	1	0.9	2.7	-	EAST	0.00	0.00	34.40	0.54	0.00		0.49	5.2	SINGLE CLEAR - TINTED	YES
FIRST STOREY	W10	PT216	1	2.1	0.6	1.26	NORTH	0.00	0.00	34.40	0.54	0.00		0.49	5.2	SINGLE CLEAR - TINTED	YES
FIRST STOREY	D4	4 PANEL SLIDING DOOR	1	2.7	2.1	5.67	NORTH	3.10	2.08	34.40	0.54	1.13		0.66	5.2	SINGLE CLEAR - TINTED	YES
FIRST STOREY	D9	2 PANEL SLIDING DOOR	1	1.8	2.1	3.78	NORTH	3.10	2.08	34.40	0.54	1.13		0.66	5.2	SINGLE CLEAR - TINTED	YES
OUTSIDE	W8	SOLID PANEL	1	2.1	2.4	-	WEST	0.00	0.00	34.40	0.54	0.00		0.49	5.2	SINGLE CLEAR - TINTED	YES
FIRST STOREY	W9	PT306	1	3	0.6	1.80	WEST	0.00	0.00	34.40	0.54	0.00		0.49	5.2	SINGLE CLEAR - TINTED	YES
FIRST STOREY	W10	PT216	1	2.1	0.6	1.26	WEST	0.00	0.00	34.40	0.54	0.00		0.49	5.2	SINGLE CLEAR - TINTED	YES
FIRST STOREY	W1	PT99	1	0.9	0.9	0.81	SOUTH	0.00	0.00	34.40	0.54	0.00		0.77	5.2	SINGLE CLEAR - TINTED	YES
FIRST STOREY	W5	PT2112	1	2.1	1.2	2.52	SOUTH	0.00	0.00	34.40	0.54	0.00		0.77	5.2	SINGLE CLEAR - TINTED	YES
TOTAL FENESTRATION AREA			14			28.35											
TOTAL NETT FLOOR AREA						116.59											
AREA WEIGHTED AVERAGE (SANS 10400 XA: TABLE 4						24.32%	<25%	SUPPLIER TO ISSUE COC WITH VALUES AS INDICATED									

FENESTRATION CALCULATION - GROUND STOREY

Glazing Elements				Glazing Elements size			Sector	SHADING					GLAZING ELEMENT PERFORMANCES				SCCP
Storey	No	Type	Qty	Width	Height	Area		(P)	(H)	LATITUDE (S)	MULTIPLIER	HxM<P	SHGC	SHGC-NO SHADIN	U-Value	Suggested type of glazing	
GROUND STOREY	W1	PT99	2	0.9	0.9	1.62	EAST	0.00	0.00	34.34	0.54	0.00		0.77	5.6	SINGLE CLEAR	YES
GROUND STOREY	W7	PT189	1	1.8	0.9	1.62	EAST	0.00	0.00	34.34	0.54	0.00		0.77	5.6	SINGLE CLEAR	YES
GROUND STOREY	W6	PT219	1	2.1	0.9	1.89	NORTH	0.00	0.00	34.34	0.54	0.00		0.77	5.6	SINGLE CLEAR	YES
GROUND STOREY	W4	PT96	2	0.9	0.6	1.08	NORTH	0.00	0.00	34.34	0.54	0.00		0.77	5.6	SINGLE CLEAR	YES
GROUND STOREY	W5	PT2112	2	2.1	1.2	5.04	NORTH	0.00	0.00	34.34	0.54	0.00		0.77	5.6	SINGLE CLEAR	YES
GROUND STOREY	D5	2 PANEL SLIDING	1	2	2.1	4.20	NORTH	0.00	0.00	34.34	0.54	0.00		0.77	5.6	SINGLE CLEAR	YES
GROUND STOREY	D1	2 PANEL SLIDING	1	2.1	2.1	4.41	NORTH	0.00	0.00	34.34	0.54	0.00		0.77	5.6	SINGLE CLEAR	YES
GROUND STOREY	W11	SOLID PANEL	1	3	0.6	1.80	NORTH	0.00	0.00	34.34	0.54	0.00		0.77	5.6	SINGLE CLEAR	YES
GROUND STOREY	W6	PT219	1	2.1	0.9	1.89	WEST	0.00	0.00	34.34	0.54	0.00		0.77	5.6	SINGLE CLEAR	YES
GROUND STOREY	D2	4 PANEL SLIDING DOOR	1	3.43	2.1	7.20	WEST	0.00	0.00	34.34	0.54	0.00		0.77	5.6	SINGLE CLEAR	YES
GROUND STOREY	D3	4 PANEL SLIDING DOOR	1	3.6	2.1	7.56	WEST	0.00	0.00	34.34	0.54	0.00		0.77	5.6	SINGLE CLEAR	YES
GROUND STOREY	W7	PT189	1	1.8	0.9	1.62	WEST	0.00	0.00	34.34	0.54	0.00		0.77	5.6	SINGLE CLEAR	YES
GROUND STOREY	W9	PT306	1	3	0.6	1.80	WEST	0.00	0.00	34.34	0.54	0.00		0.77	5.6	SINGLE CLEAR	YES
GROUND STOREY	W10	PT216	1	2.1	0.6	1.26	WEST	0.00	0.00	34.34	0.54	0.00		0.77	5.6	SINGLE CLEAR	YES
GROUND STOREY	D4	4 PANEL SLIDING DOOR	2	2.7	2.1	11.34	SOUTH	0.00	0.00	34.34	0.54	0.00		0.77	5.6	SINGLE CLEAR	YES
GROUND STOREY	W5	PT2112	3	2.1	1.2	7.56	SOUTH	0.00	0.00	34.34	0.54	0.00		0.77	5.6	SINGLE CLEAR	YES
GROUND STOREY	W4	PT96	1	0.9	0.6	0.54	SOUTH	0.00	0.00	34.34	0.54	0.00		0.77	5.6	SINGLE CLEAR	YES
TOTAL FENESTRATION AREA			23			62.43											
TOTAL NETT FLOOR AREA						313.34											
AREA WEIGHTED AVERAGE (SANS 10400 XA: TABLE 4						19.93%	<20%	SUPPLIER TO ISSUE COC WITH VALUES AS INDICATED									

PROJECT

NEW BUILDING ON ERF 93,
TULBACH STREET, BRENTON
KNYSNA

CLIENT

ELIZABETH 86 (PTY) LTD

DRAWING :

WINDOW SCHEDULE &
FENESTRATION CALCULATION

DATE	10/02/2024	PLAN NO:	K 93/2024
REVISED	20/06/2025	SHEET NO	7 OF 7



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SUPPORTED BY:



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LIGHTING

Light-emitting diodes (LED) & compact fluorescent (CFL)
to be used in accordance with SANS 10400 XA 6.2.2
no other lighting technologies to be used

50% ALTERNATIVE WARM WATER

SOLAR PANELS

A 20 CLASSIFICATION : H4
A21 POPULATION 2 X 8 BEDROOMS : 16 PERSONS
TYPE OF HOT WATER GENERATION :
SOLAR WITH BACK-UP ELEMENT
HOTWATER DEMAND (SANS 10400 XA :TABLE 10) :
115L/PERSON
TOTAL DEMAND : 16 X 115L = 1 840L
HOT WATER STORAGE
CAPACITY REQUIRED @ 60°C = 50L/person :
(SANS 10400 XA: TABLE 10)
800L X 50% = 400L
CAPACITY PROVIDED : 2 x 200L
SOLAR ENERGY REQUIREMENTS
H = (V X C X ΔT) / n
H = (400 x 4.2 x (60-13))/ .55
H = (1680 x 47)/.55
H = 78 960/.55
H = 143 563.63KJ/d
ABSORBER AREA
A = HxJ(d) /Sx(ΔTm2/d)
A = 143563.63/18000
A = 7.97m2