

ERF 14963 Unit Area	
Name	Area
02A Ground Floor	78.1 m²
02A First floor	74.2 m²
Grand total	152.3 m²
ERF 14963 Additional Area	
02B Patio	16.8 m²
02B Entrance incl. Pergola	3.5 m²

Zoning Rights	
Erf 14963	
Erf Size	122.0m²
Zoning	GR1
Servitude's	0m
Building Lines (Street)	0m
Building Lines (Common)	0mm Internal Boundaries
Max. Height (Roof)	8500 mm
Coverage Excluding Pergola	64.0%
Coverage Including Pergola	81.6%

GENERAL NOTES:
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K: Walls SANS 10400-K,
L: Roofs SANS 10400-L,
M: Stairways SANS 10400-M,
N: Glazing SANS 10400-N,
O: Lighting and Ventilation SANS 10400-O,
P: Drainage SANS 10400-P,
Q: Non-water-borne Means of Sanitary Disposal SANS 10400-Q,
R: Stormwater Disposal SANS 10400-R,
S: Facilities for Persons with Disabilities SANS 10400-S,
T: Fire Protection SANS 10400-T,
V: Space Heating SANS 10400-V,
W: Fire Installation SANS 10400-W

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• Contractor to call for all local authorities' inspection as & when required.

ERF 14963 UNIT 2

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client
.

project
TIDES END

ERF: 14962-14970
property info
Holiday Crescent Park Road, Costa Sarda, Knysna, 6570
Formerly Erf 9593, Knysna

engineer
contact
signature

Architect
Zelda de Wet
contact
083 601 7329
SACAP: PrArch (Prof)
247 50496
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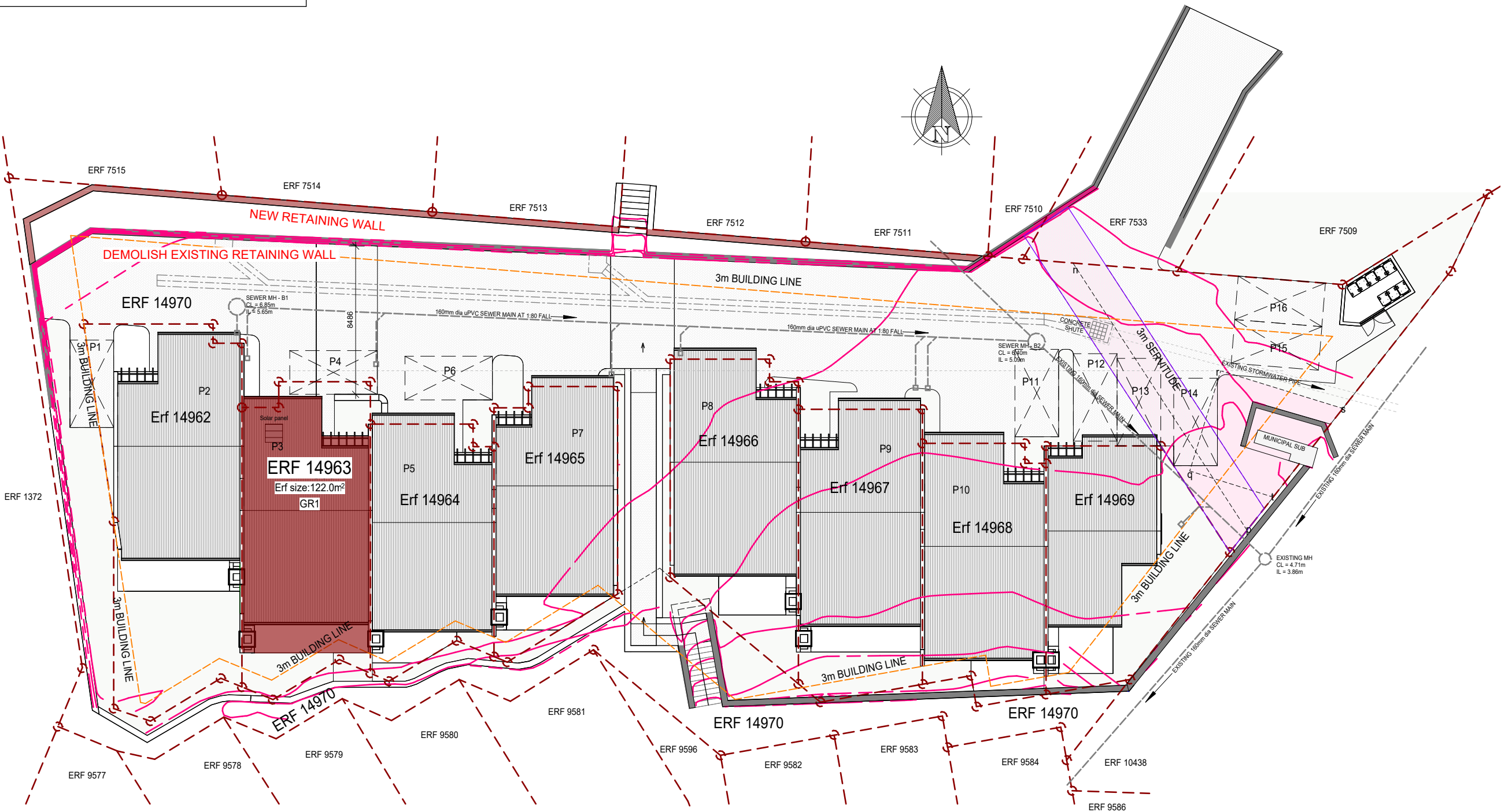
drawing description
Site Plan

job number
2801
drawing number
14963 - 001

A3
drawn
scale
date
2024-04-19

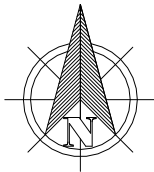
revision number
1
issued for
**COUNCIL
SUBMISSION**

1	2026-02-26	update wall position
0	2024-05-10	Municipal Submission
Revision	Date	Description



SITE for Erf 14963

Scale: 1 : 250



FOUNDATIONS & EXCAVATIONS- SANS 10400 Part G & H

- Foundations to be in accordance with appointed Engineer's details & specifications.
- Where Engineer is not appointed: Continuous strip foundation to be minimum 250mm thick, unless laid on solid rock, and minimum 750mm wide to load bearing or free-standing walls and 400mm wide for non-load bearing masonry walls.
- Foundations to boundary walls not to exceed property / erf boundary.
- Foundation excavations- must be built on stable natural ground (not filled ground)
- Floor slabs – to be casted a minimum of 170mm (2 brick courses) above NGL
- Foundation walls – higher than 1500mm, a retaining wall according to engineers specifications must be constructed

FLOORS- SANS 10400 PART J

- Floor slabs – to be casted a minimum of 170mm (2 brick courses) above NGL
- Filling material(s) under floor slabs to consist of suitable material and to be compacted in 150mm layers, to a density of at least 90% Mod AASHTO (SANS 10400 J:2010 4.4.5-7)

WALLS – SANS 10400 PART K

- 290mm x 135mm x 90mm Maxi clay bricks or 220mm x 110mm x 75mm Stock bricks with 375-micron DPC to be used.
- 140mm Solid Cement blocks to be used for boundary wall
- Lintels – pre-fabricated lintels must be built-in over-all openings and must have a minimum of 225mm bearing distance at both ends
- Openings exceeding 4.8m in width to engineer's design
- Brick Force – Every 4th brick course of all walls must have brick force
- Brick Force for minimum of 4 brick courses (every course) above lintel height
- A minimum 400mm brickwork above opening
- Approved SABS butterfly tie wires to be used in cavity wall.
- Where the cavity is greater than 50mm, but less than 100mm, or the height of the wall is greater than 3m, approved SABS galvanized drip wall tie, to minimum specifications, to be used
- Keep all cavities clean
- Beam Filling to underside of roof cover
- Weep holes @ 600mm intervals
- DPC to all vertical and horizontal openings
- Parapet wall not to exceed 500mm in height. If it exceeds 500mm it must be designed by an engineer.

ROOFS – SANS 10400 Part L

- All roofs must be fixed with 1.6mm thick x 30mm wide galvanized steel straps
- No part of the roof structure (purlin, battens, trusses or rafters) may be built through the dividing fire wall between units or between garages and the rest of the house.
- Roof overhang: 300mm

STAIRS - SANS 10400 Part M

- The headroom at any point above a stair must be 2.1m high. (any discrepancies must be reported to the architects before commencement of the staircase)
- The min width of any staircase must not be less than 750mm
- Min landing widths must be 900mm by the width of the staircase
- No flight of stairs to have a vertical rise greater than 3m between landings
- No vertical rise for a fire escape shall be greater than 1530mm between landings
- The rise of any step must not be greater than 195mm & the tread of any step must not be less than 250mm
- The sum of the tread and twice the riser must be not less than 570mm and not more than 650mm
- The variation in the height of risers must not be more than 6mm
- Any flight of steps containing more than 3 risers shall have protection on both sides provided by a secure wall, balustrade or railing that complies with SANS 10400
- Any flight of steps containing more than 5 risers shall have at least one handrail on one side
- for the full rise of the flight if the width of the stairs is 1.1m or narrower and have handrails on both sides if the width of the stairs exceeds 1.1m that complies with SANS 10400.
- BALUSTRADE NOTE - 100mm High balustrade to all staircases & vertical drops exceeding 800mm in height. Balustrades to comply with municipal and NBR regulations. 100mm diameter ball may not be able to pass through balustrade

GLAZING - SANS 10400 Part N -

"S" indicates Safety Glazing
"O" indicates Opaque Glass

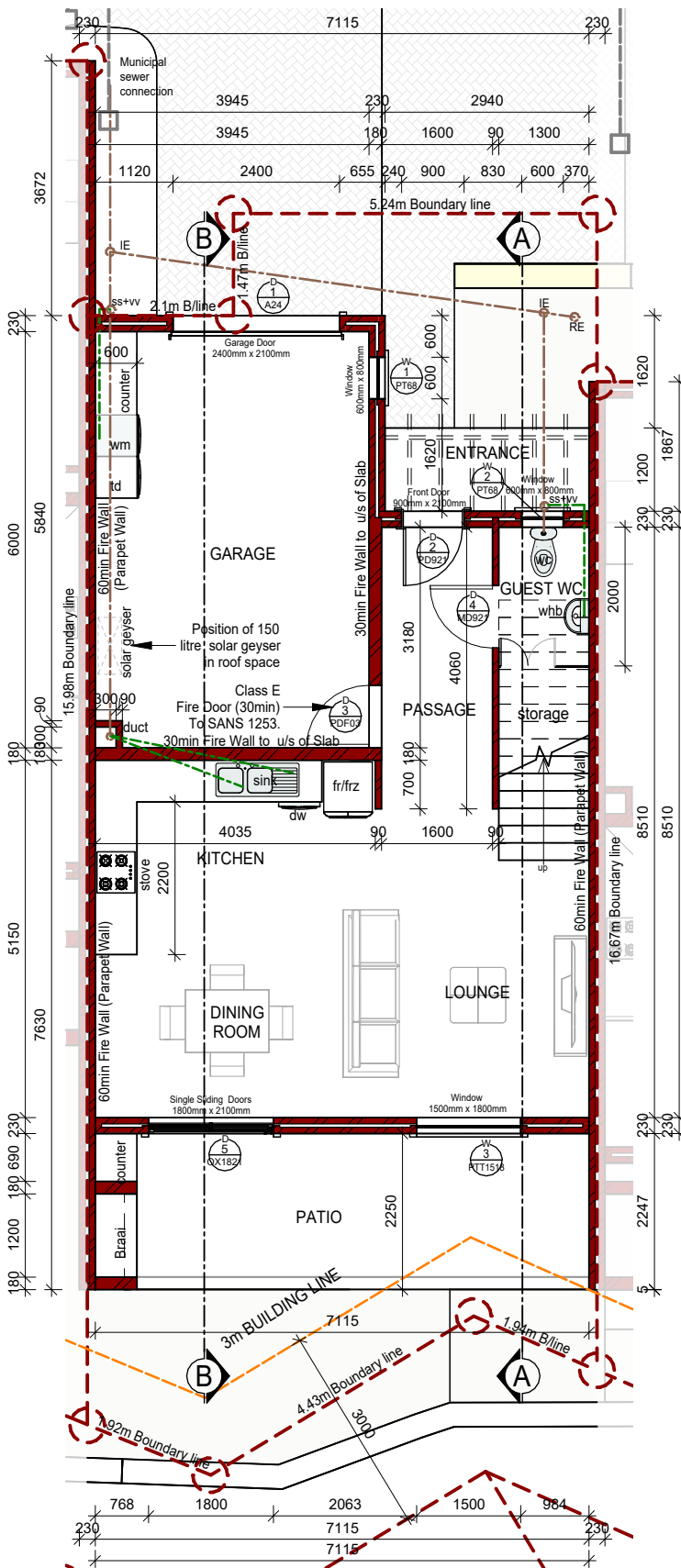
- All glazing must be installed into frame as per SANS 2001-CG1
- All glazing must comply with parts 1 to 5 of SANS 50572
- Frames to receive glazing shall comply with the requirements of SANS 727 or SANS 1553-2
- All glazing thickness must be determined and specified by a competent glazing specialist and must comply with SANS 10137
- Bathrooms to have frosted glazing
- All glazing used for balustrades to be safety glazing (thickness as per specialist)
- All glazing in excess of 1sq.m and closer than 500mm to floor finish to be safety glazing
- (thickness as per specialist)
- All glazing used in doors and side lights to be safety glazing (thickness as per specialist)
- Where transparent glazing is used and is not likely to be apparent to, or suspected by any
- person approaching it, such glazing shall bear markings that shall render it apparent to such person
- All safety glazing materials shall be permanently marked by the installer in such a manner
- that the markings are visible in
- individual panes after installation
- All glazing used in shop front closer than 2.1m from finished floor level to be safety glazing
- (thickness as per specialist)
- Any glazing within 1.8m of pitch line of stairs to be safety glazing (thickness as per specialist)
- All glazing used in internal partitions closer than 2.1m from finished floor level to be safety
- glazing (thickness as per specialist)
- All glazed aluminum windows, residential sliding doors, shop fronts, entrances screens, window- and curtain walling, skylights and space enclosures should meet the minimum recommended performance requirements as set out by AAAMSA in their general specification for Architectural Aluminum and Glass Products

LIGHTING AND VENTILATION - SANS 10400 Part O

- NATURAL VENTILATION-
 - Provide minimum of 5% of floor area or 0.2m² (whichever is greatest) to each habitable room or room containing a toilet, wash basin, shower or bath (SANS 10400 O). MECHANICAL VENTILATION SYSTEM TO BE IN ACCORDANCE WITH SANS 204:2011-4.6.
- NATURAL LIGHT -
 - Provide minimum of 10% of floor area or 0.2m² (whichever is greatest) openings for natural lighting to all habitable rooms or room containing a toilet, wash basin, shower or bath inclusive of frames & glazing bars.
- Any habitable room, toilet, work room, sauna or refuse room that is not naturally ventilated to have an artificially ventilated system as per specialist. Such ventilation system must remain on for a period after use to ensure that no moisture build up.
- Any room that has no means of natural ventilation and needs to be mechanically ventilated containing a toilet, bath, shower, wash basin or urinal shall be mechanically with fresh air from outside of building at a rate of min 25 liters per second or min 10 air changes per hour. (whichever is the greatest) Stale air must be ducted to outside and shall not be ducted into a habitable room or any space that is not naturally ventilated. Such system shall be connected to a detection sensor to activate the system and not to an on/off switch.

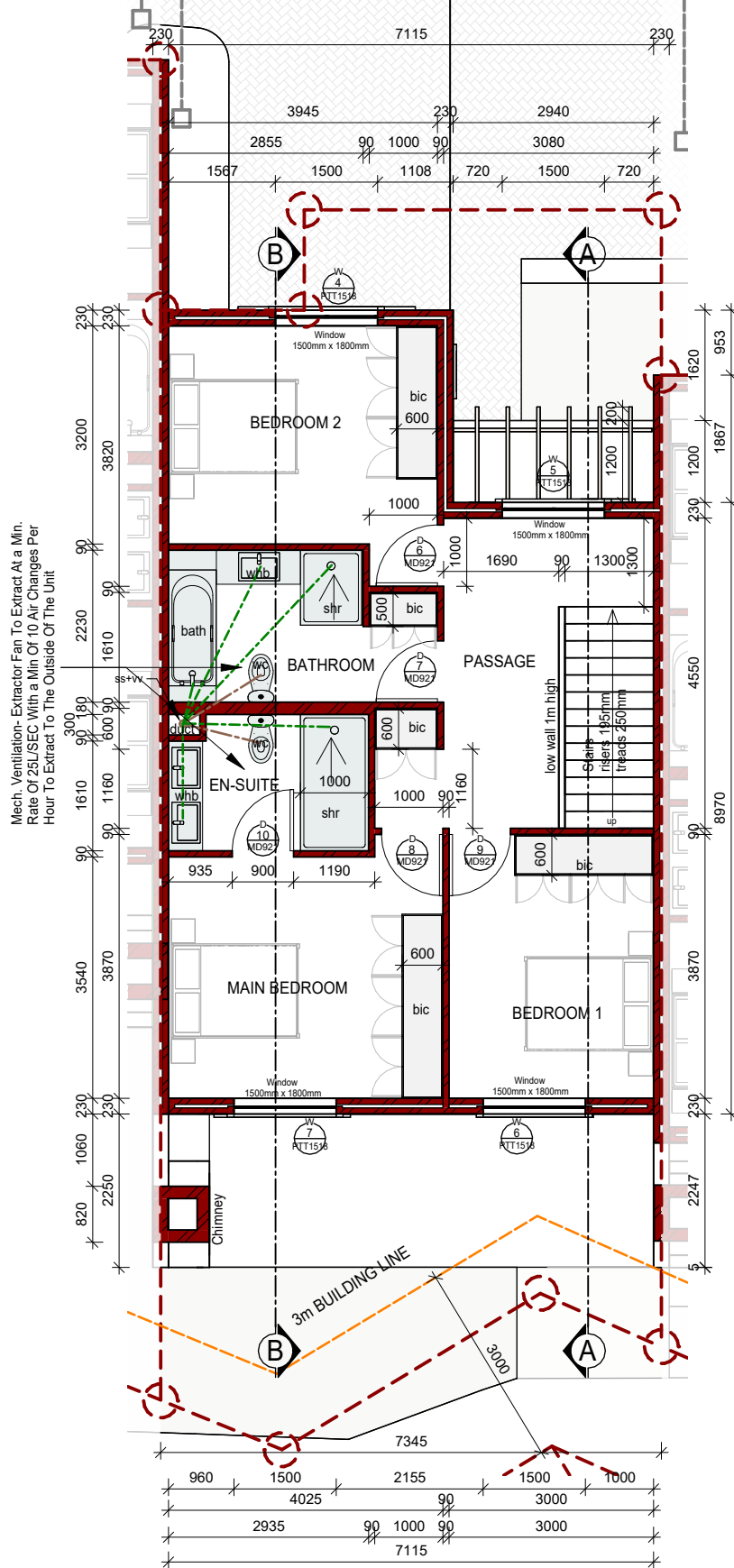
DRAINAGE - SANS 10400- P

- All drainage to be in accordance with municipal regulations & SANS 10400
- All underground pipes to be 110mm diameter P.V.C pipes
- Min fall of 1:60 for all drainage pipes
- Sewer & stormwater pipes below a concrete slab to be encased in min 150mm concrete
- All vent & waste pipes to be 50mm diameter
- Provide inspection / rodding eyes to all bends, junctions or every 15m with suitable markers at ground level
- Rodding eye to join drain in direction of flow at maximum angle of 45 degrees – up to ground level
- Ventilation pipes 400mm above roof level



GROUND FLOOR PLAN

Scale: 1 : 100



FIRST FLOOR PLAN

Scale: 1 : 100

1	2026-02-26	update wall position
0	2024-05-10	Municipal Submission

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ERF 14963 UNIT 2

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project
TIDES END

ERF: 14962-14970

property info
Holiday Crescent Park Road, Costa
Sarda, Knysna, 6570
Formerly Erf 9593, Knysna

engineer

contact t.b.c

signature

Architect

Zelda de Wet

contact 083 601 7329

SACAP: PrArch (Prof) 247 50496

signature

drawing description
Floor plans

job number 2801
drawing number 14963 - 002

A3

drawn Author

scale 1 : 100

date 2024-04-19

revision number 1

issued for COUNCIL SUBMISSION

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1	COUNCIL SUBMISSION
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project

TIDES END

ERF: 14962-14970

property info

Holiday Crescent Park Road, Costa Sarda, Knysna, 6570
Formally Erf 9593, Knysna

engineer

contact

signature

Architect

Zelda de Wet

contact 083 601 7329

SACAP: PrArch (Prof) 247 50496

signature

drawing description

Sections B - B and fenestration

job number

2801

drawing number

14963 - 004

drawn

scale

1 : 100

date

2024-04-19

revision number

1

issued for

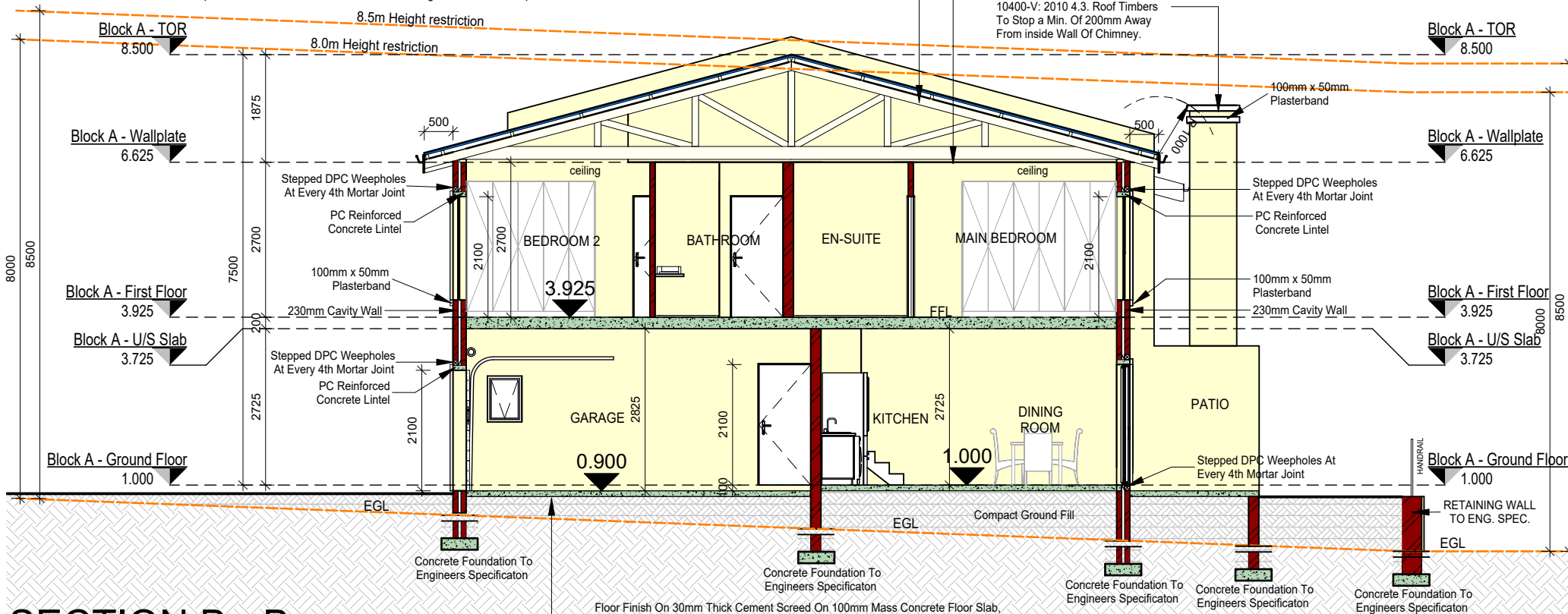
COUNCIL SUBMISSION

Roof Note:

- Safintra or similar, Classicorr Corrugated 0.47mm thick ColorPlus sheeting @ 15 degrees colour to be C.1.S finish with standard backing coat G550 roof sheeting with AZ150 speller to both sides fixed to purlins (76mm x 50mm @1200 C/C) secured class 3 self-drilling screws. Sheets to be fixed with Class 4 fasteners per sheet per purlin. All in accordance with the manufacturer's recommendations. A certificate verifying compliance shall be issued by the manufacturer, Safintra Roofing. Roof sheeting colour to developer's specifications.
- Prefabricated Roof trusses designed, spaced and installed by specialist installer.
- Roof specialist to issue a A19 roof certificate. Roof trusses to be adequately braced as per manufacturers specs and to comply with sans 10400.
- Insulation - RadenShield single-sided to be installed under purlins.
- Flashings specifications shall be to Safintra Roofing standards and fixed to the sheeting with sealed rivets, all operations must be performed with special tools available from Safintra Roofing.
- Roof trusses to be installed on 114x38mm SAP wallplates. Wallplates to be anchored down by 30 x 1.6mm galvanised hoop iron. Hoop iron to be tied back into walls to a minimum depth of 600mm. Hoop iron to be folded up & over wallplates & rafters to be nailed down at both ends.
- 100x75mm seamless aluminium gutters with upvc downpipes.
- Fiber cement fascias painted and fixed to roof construction according to manufacturer's specifications.

6.4mm Thick Gypsum board ceiling, nailed to 38x38mm SAP battens at 320 c/c max. 38x38mm SAP battens fixed to 38x38mm SAP battens fix to roof trusses, skimmed and painted.

Chimney To Comply With All Rules & Regulations As Per SANS 10400-V: 2010 4.3. Roof Timbers To Stop a Min. Of 200mm Away From inside Wall Of Chimney.



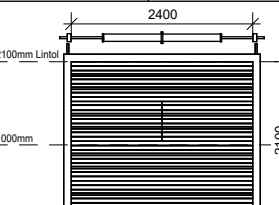
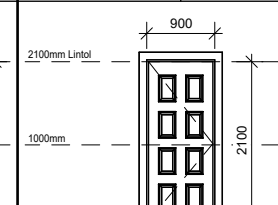
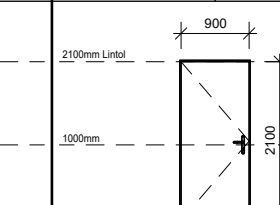
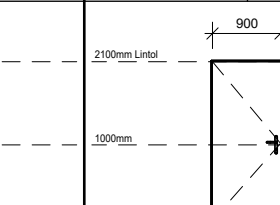
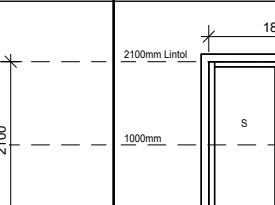
SECTION B - B

Scale: 1 : 100

Fenestration Calculation

TIDES END		Client: SIMPLY DO HOLDINGS (Pty) Ltd.								
Location		George						Zone		4
Floors		cU = 1,40	cSHGC = 0,13	cE = 0,220	Temperate coastal					
Name	Nett Area	Fenestration Area	Fen.%	Deemed to Satisfy	Max U	Calc U	Check U	Max SHGC	Calc SHGC	Check SHGC
GROUND FLOOR	51 m²	8,28 m²	16%	✓	71,40	43,22	✓	6,63	2,42	✓
FIRST FLOOR	74 m²	10,80 m²	15%	✓	103,60	56,38	✓	9,62	2,94	✓
	125 m²	19,08 m²	15%		175,00	99,60		16,25	5,36	

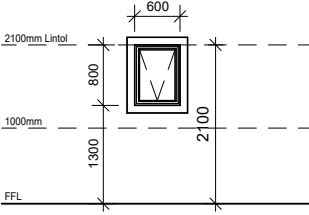
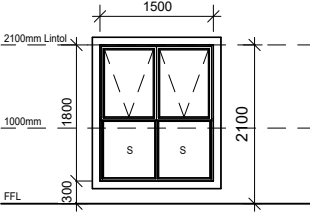
DOOR SCHEDULE

Type:	A24	Quantity:	1	Type:	PD921	Quantity:	1	Type:	MDF921	Quantity:	1	Type:	MD921	Quantity:	6	Type:	OX1821	Quantity:	1
																			
Description: Sactional overhead Single garage door				Description: Single Front Door				Description: Single 30min Fire door				Description: Single Internal door				Description: Single Internal door			
Type: Aluminium				Type: Solid Timber				Type: Solid Timber				Type: Hollowcore Timber				Type: Aluminium			
Color: White				Color: White				Color: White				Color: White				Color: White			
Glass: n/a				Glass: n/a				Glass: n/a				Glass: n/a				Glass: single clear safety (S) glass			

Fenestration Elements

Floor	Element Code	Width	Height	Area	Glazing	Frame	Orientation	U Factor	U Total	G	P	H	SHGC Factor	PH	SHGC Total	Exposure Multiplier	Heating Multiplier	Cooling Multiplier	eA	eA x HM = eA1	eB	eB x CM = eB1	eA1 + eB1 = eAB	eAB x SHGC	eC x U = eCU	e Factor	e Total
GROUND FLOOR	W2	0,6	0,9	0,54	Single - Clear	Aluminium	North	5,22	2,8188	4140	460	5040	0,55	0,091269841	0,21087	0,71	1	1	-0,37	-0,37	1,53	1,53	1,16	0,638	-0,0522	0,5858	0,3163
GROUND FLOOR	W3	1,5	1,8	2,7	Single - Clear	Aluminium	South	5,22	14,094	3380	460	5180	0,55	0,088803089	0,7722	0,52	1	1	-0,87	-0,87	0,38	0,38	-0,49	-0,2695	0,783	0,5135	1,3865
GROUND FLOOR	D5	2,4	2,1	5,04	Single - Clear	Aluminium	South	5,22	26,309	3380	460	5480	0,55	0,083941606	1,44144	0,52	1	1	-0,87	-0,87	0,38	0,38	-0,49	-0,2695	0,783	0,5135	2,588
FIRST FLOOR	W4	1,5	1,8	2,7	Single - Clear	Aluminium	North	5,22	14,094	462	460	2262	0,55	0,203359859	0,7722	0,52	0,99	0,93	-0,37	-0,366	1,53	1,4229	1,0566	0,5811	-0,0522	0,5289	1,4281
FIRST FLOOR	W5	1,5	1,8	2,7	Single - Clear	Aluminium	North	5,22	14,094	1210	460	3010	0,55	0,15282392	0,8613	0,58	1	1	-0,37	-0,37	1,53	1,53	1,16	0,638	-0,0522	0,5858	1,5817
FIRST FLOOR	W6	1,5	1,8	2,7	Single - Clear	Aluminium	South	5,22	14,094	462	460	2262	0,55	0,203359859	0,6534	0,44	0,97	0,95	-0,87	-0,844	0,38	0,361	-0,4829	-0,2656	0,783	0,5174	1,397
FIRST FLOOR	W7	1,5	1,8	2,7	Single - Clear	Aluminium	South	5,22	14,094	462	460	2262	0,55	0,203359859	0,6534	0,44	0,97	0,95	-0,87	-0,844	0,38	0,361	-0,4829	-0,2656	0,783	0,5174	1,397

WINDOW SCHEDULE

Type:	PT68	Quantity:	2	Type:	PTT1518	Quantity:	5
 Diagram of PT68 window unit. The unit is a square with a width of 600mm and a height of 800mm. It is set within a larger frame with a total width of 2100mm and a total height of 1300mm. The unit is positioned 1000mm from the top and 300mm from the bottom. The unit is labeled 'PT68'.				 Diagram of PTT1518 window unit. The unit is a rectangle with a width of 1500mm and a height of 1800mm. It is set within a larger frame with a total width of 2100mm and a total height of 2100mm. The unit is positioned 1000mm from the top and 300mm from the bottom. The unit is labeled 'PTT1518'.			
Description: Top Hung 1 opening sections				Description: Top Hung 2 opening sections and 2 safety glass fixed panels			
Type: Aluminium				Type: Aluminium			
Color: White				Color: White			
Glass: single clear glass - Fenestration elsewhere				Glass: single clear safety (S) glass - Fenestration elsewhere			

1 2020-02-26 update wall position

0 2024-05-10 Municipal Submission

Revision Date Description