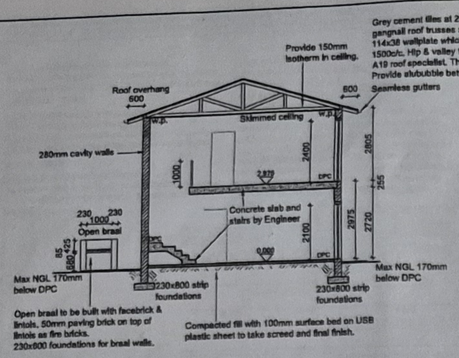
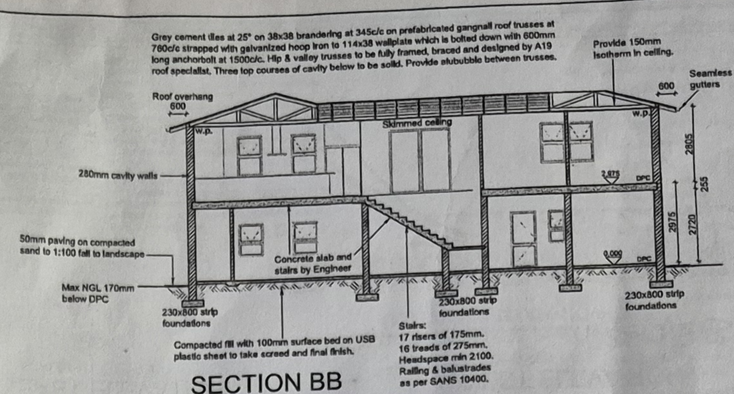
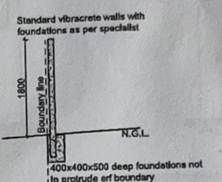


SECTION AA
SCALE: 1:100

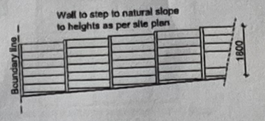


SECTION BB
SCALE: 1:100

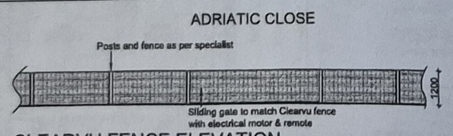
SITE & ROOF PLAN
SCALE: 1:100



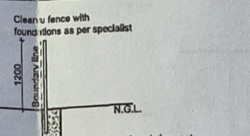
VIBRACRETE SECTION
SCALE: 1:50



VIBRACRETE ELEVATION
SCALE: 1:100



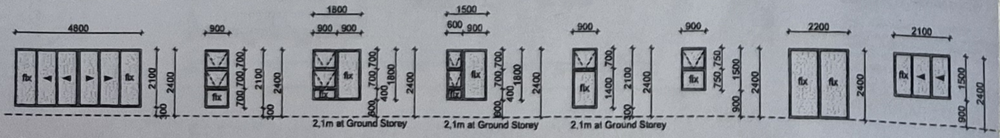
CLEARVU FENCE ELEVATION
SCALE: 1:100



CLEARVU FENCE SECTION
SCALE: 1:50

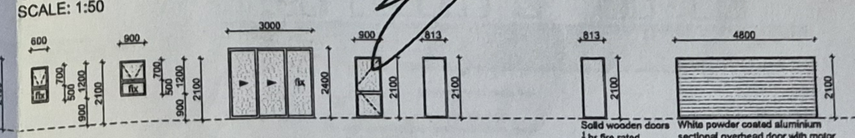
DOOR & WINDOW SCHEDULE
SCALE: 1:100

1. White colour powder coated aluminium windows and sliding doors.
2. Internal wooden frames & Internal doors as per Swartland Schedule/Door specialist.
3. All glass as per SANS 10400:2011, safety glass to all doors and glass area bigger than 1m².
4. Translucent glass to all bathrooms and exterior single doors (Front and back doors)
5. All other glass to receive a low energy film.



Window number	w1	w2	w3	w4	w5	w6	w7	w8
Position	Lounge/Dining	Lounge	Bedr 1, Bedr 2, Bedr 3, Family Rm.	Bedr 1, Bedr 3	Bathr 1, Bathr 3	Bathr 1,Bathr 2,Kitchen	Stairs	Kitchen
Number required	1	1	4	2	2	4	1	1

Window number	w9	w10	d1	d2	d3	d4	d5
Position	Bar, W.C.	Laundry Area	Dining	Family Rm, Bar, Garage	Hallway, Bedr 1 & 2, Bathr 1 & 2 Family Rm, Bedr3, Bathr3, W.C.	Garage	Garage
Number required	2	2	1	3	9	1	1



ALL DIMENSIONS, UNLESS MENTIONED EXPRESSLY OTHERWISE, ARE GIVEN IN MILLIMETRES. WORK SHALL ONLY BE CARRIED OUT FROM FIGURED DIMENSIONS ON DRAWINGS. DO NOT SCALE. IT IS THE EXPRESS RESPONSIBILITY OF THE CONTRACTOR OR HIS SUBCONTRACTOR TO CHECK ALL INFORMATION ON THIS DRAWING AND TO REPORT IN WRITING ANY DISCREPANCIES, MISTAKES OR QUERIES TO THIS OFFICE BEFORE COMMENCEMENT OF ANY WORK. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ANY ERRORS RESULTING FROM MISINTERPRETATIONS OF DRAWINGS. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ANY WORK CARRIED OUT THAT DEVIATES FROM INFORMATION ISSUED ON THIS DRAWING. ALL WORK TO BE CARRIED OU STRICTLY IN ACCORDANCE WITH BUILDING REGULATIONS AND LOCAL AUTHORITY REGULATIONS AND BY-LAWS.

KANSINSTURINGSALTEIT PLAN No 2017/7613
GOEDGEKEUR / APPROVED

Volgens die NBR, WET No 103 van 1977 soos gewysig
According to NBR, ACT No 103 of 1977 as ammended

DATE: 2/2/2018

Ulrich Bruwer
SACAP Reg No: T1450
Email: ulrich@ulrichbruwer.co.za
Cell: 082 859 3707

ULRICH BRUWER
— architects —

PROJECT

HOUSE VAN DER MERWE
PROPOSED NEW RESIDENCE
ERF 3743
ADRIATIC CLOSE
SEDGEFIELD

DESCRIPTION

SITE & ROOF PLAN
SECTION AA & BB
SCHEDULES

SCALE	DATE
1:100	NOV 17
DRAWING NUMBER	**REVISION**
2017-11-01-M2	00

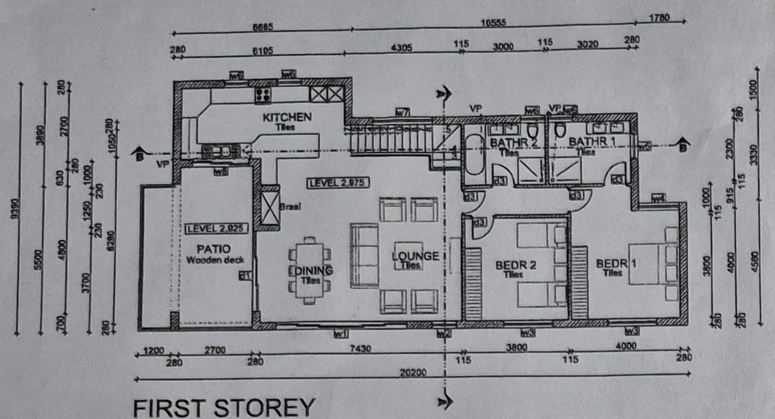
REVISIONS

00	COUNCIL	2017-11-09

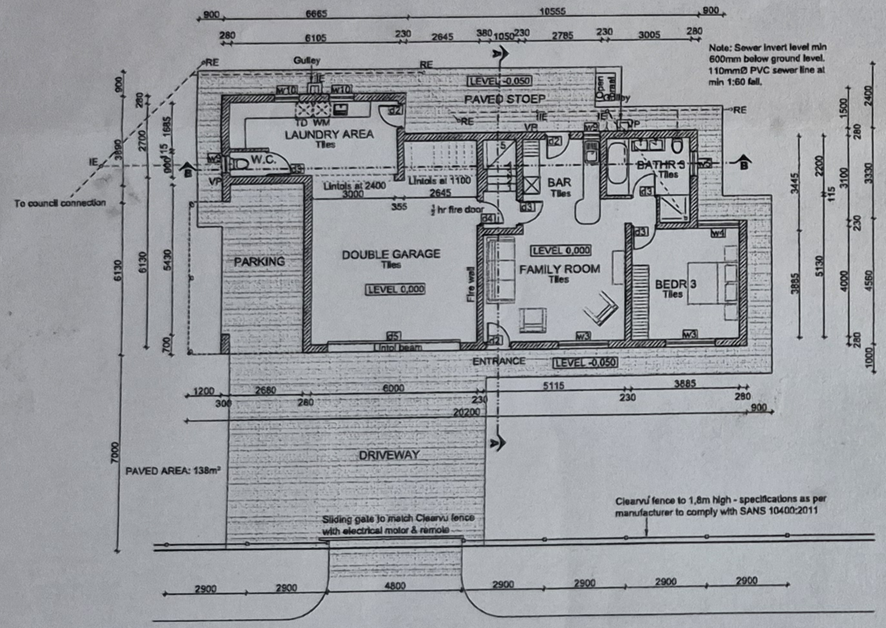
AREA CALCULATIONS

GROUND STOREY:	135,71m²
FIRST STOREY:	129,54m²
	265,25m²
COVERED PATIO:	18,26m²
	283,51m²
ERF AREA:	1020,0m²
COVERAGE: (129,54 + 18,26 = 147,8)	14,5%

COPYRIGHT RESERVED



FIRST STOREY
SCALE: 1:100

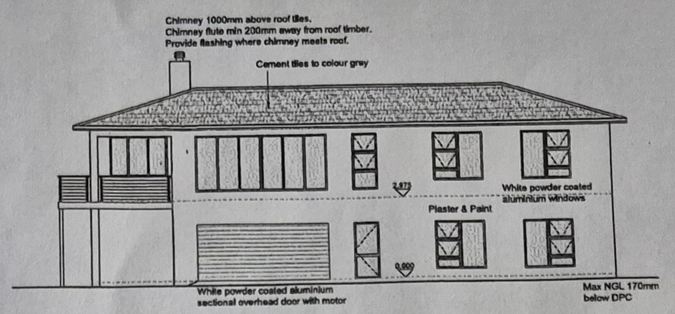


GROUND STOREY
SCALE: 1:100

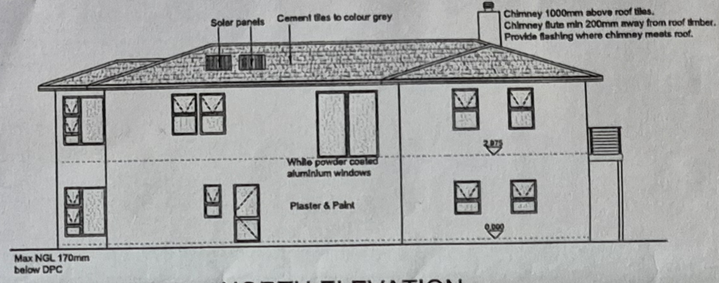
SANS 10400-XA: DEEM TO SATISFY REGULATIONS:

REGULATION 4.1 – HOTWATER SUPPLY:
- More than 50% of Project hot water will be provided by a solar hotwater system
- Hotwater system to comply with SANS 1307, SANS 10106, SANS 10254 & SANS 10252-1
- All hot water pipes shall be clad/lagged with insulation to a minimum R-value of 20 – 15 MM HOTWATER PIPE INSULATION: [1] R 1 Km / W

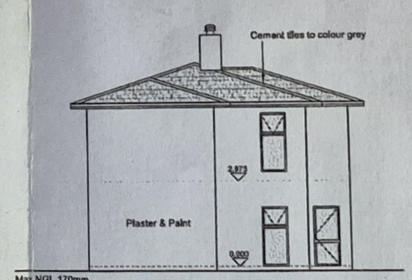
REGULATION 4.2.1.B – BUILDING ENVELOPE:
1. BUILDING CLASSIFICATION: H
2. CLIMATIC ZONE IN R.S.A. 4
3. ORIENTATION & SHADING :
   - Building is orientated NORTH & SOUTH.
   - The living spaces are so arranged that it comply to North orientation where possible.
4. EXTERNAL ENVELOPE WALLS: – REGULATION 4.4.3.2: [1] R 1 Km / W
   - 280 mm Brick wall plaster inside & outside
5. FENESTRATION REQUIREMENTS:
   - sqm windows: (U: 13.17 | F: 43.9) 24.66
   - roof floor area: (U: 30.83 x F: 126.17) 176.83
   - Building fenestration Percentage: 13.98 Above allowable 15% See calculation sheet attached
6. ROOF CONSTRUCTION : REGULATION 4.4.5: [1 3.7] R 3.7 Km / W
   - cement roof tiles + sasolution radiant barrier with more than 50mm air gap between metal sheet & sasolution + 150mm isotherm + 6mm gyproc ceiling



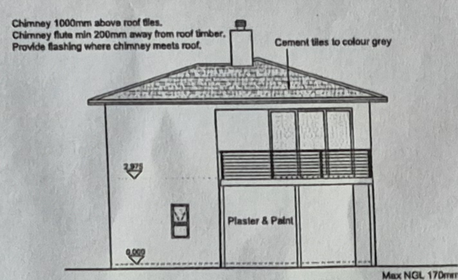
SOUTH ELEVATION
SCALE: 1:100



NORTH ELEVATION
SCALE: 1:100



EAST ELEVATION
SCALE: 1:100



WEST ELEVATION
SCALE: 1:100

KRUGERSDORP MUNISIPALITEIT PLAN No 2017/613
GOEDGEKEUR / APPROVED

Volgens die NBR, WET No 103 van 1977 soos gewysig
According to NBR, ACT No 103 of 1977 as ammended

BCO / TE: ..... DATE: 2/2/2018

NOTES
Figured dimensions to be used in preference to scaling. All building work to be strictly in accordance with SANS 10400 & local authority requirements.

FOUNDATIONS
230x800 strip foundations with steel as per engineer, 500x500x500 foundations for posts of Clearvu fencing system not to protrude boundary line.
All in accordance with Part H of SANS 10400:2011.

RC BEAMS/ SLABS
All surface beds and RC beams/slabs as per structural engineer. Surface beds on 250 micron DPC on 50mm sand blinding layer on well compacted fill.

WALLS
280mm cavity external walls, 230mm and 110mm internal solid walls unless shown otherwise. External walls to have stepped DPC's at floor level and around all openings. Cavities to be concrete filled to u/s stepped DPC's at ground level. Weepholes at 1150mm c/c to all stepped DPC's. Prestressed concrete lintols over all openings in brickwork where no RC beams specified with minimum of 4 courses of brickwork over. Tie cavity walls together with 2.5 galv wire ties per m².
Walls in accordance with Part K of SANS 10400:2011.

WALL & FLOOR FINISHES
Floor finishes as indicated on plan.
Walls to be plastered & painted.

DOORS & WINDOWS
White colour powder coated aluminium windows, sliding & sectional overhead garage doors as per schedule. Interior 55mm door frames & internal doors to be solid wood as per owner.

GLAZING
All glazing to be carried out in accordance with Part N of SANS 10400 National Building Regulations. All glazed areas in excess of 1m² or within 500mm of finished floor level to be safety glazed.
Translucent glass to all bathroom and W.C. windows and exterior 900mm doors.
All other windows & doors to receive a low energy film.

CEILINGS & SOFFITS
6.4mm gypsum plasterboard with 6mm Cretestone skim to underside of 50x75 roof battens. Provide 38x50mm brandering at 450mm c.c. in between battens. Provide 100mm Isotherm.
Soffits Nutec board by specialist.

ROOF
Grey cement tiles at 25° on 38x38 brandering at 345c/c on prefabricated gangnail roof trusses at 760c/c strapped with galvanized hoop iron to 114x38 wallplate which is bolted down with 600mm long anchorbolt at 1500c/c. Hip & valley trusses to be fully framed, braced and designed by A19 roof specialist. Three top courses of cavity below to be solid.
Provide alububble between trusses.

PLUMBING & DRAINAGE
All sewer pipes running under slabs or footings to be encased in 150mm concrete all round. All waste fittings to have deepseal trap.
All sewer pipes to be 110mm and 160mm Ø PVC at minimum fall of 1:60 unless otherwise stated. All waste pipes to enter separately into soil & vent stack. All plumbing work to be in accordance with council regulations & materials to carry the relevant SABS mark.
Charcoal colour seamless aluminium Ogee gutters and downpipes. Downpipes to be same colour as house.
Downpipes to be connected with 110mmØ PVC pipe with rainwater to street and open area.

LIGHT & VENTILATION
Light areas to be min. 10% of habitable room areas.
Ventilation areas to be min. 5% of habitable room areas. Mechanical ventilation for internal bathroom as per SANS 10400: min 5m/s.

GENERAL
All measurements, heights, materials & uncertainties regarding work to be checked before commencement of any work with Owner/Architect.
Chimney height to be min 1000mm above roof coverage. Flashing where chimney meets roof. Flute 200mm away from roof timbers.
Balustrade to be min 1000mm high with max 100mm openings to comply SANS 10400:2011, Part D.
50% of hot water means by Solar panels.

ALL DIMENSIONS, UNLESS MENTIONED EXPRESSLY OTHERWISE, ARE GIVEN IN MILLIMETRES. WORK SHALL ONLY BE CARRIED OUT FROM FIGURED DIMENSIONS ON DRAWINGS. DO NOT SCALE. IT IS THE EXPRESS RESPONSIBILITY OF THE CONTRACTOR OR HIS SUBCONTRACTOR TO CHECK ALL INFORMATION ON THIS DRAWING AND TO REPORT IN WRITING ANY DISCREPANCIES, MISTAKES OR QUERIES TO THIS OFFICE BEFORE COMMENCEMENT OF ANY WORK. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ANY ERRORS RESULTING FROM MISINTERPRETATIONS OF DRAWINGS. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ANY WORK CARRIED OUT THAT DEVIATES FROM INFORMATION ISSUED ON THIS DRAWING. ALL WORK TO BE CARRIED OU STRICTLY IN ACCORDANCE WITH BUILDING REGULATIONS AND LOCAL AUTHORITY REGULATIONS AND BY-LAWS.

Ulrich Bruwer
SACAP Reg No: T1450
Email: ulrich@ulrichbruwer.co.za
Cell: 082 859 3707

ULRICH BRUWER
— architects —

PROJECT

HOUSE VAN DER MERWE
PROPOSED NEW RESIDENCE
ERF 3743
ADRIATIC CLOSE
SEDGEFIELD

DESCRIPTION

GROUND STOREY
FIRST STOREY
ELEVATIONS

SCALE	DATE
1:100	NOV 17
DRAWING NUMBER	REVISION
2017-11-01-M1	00

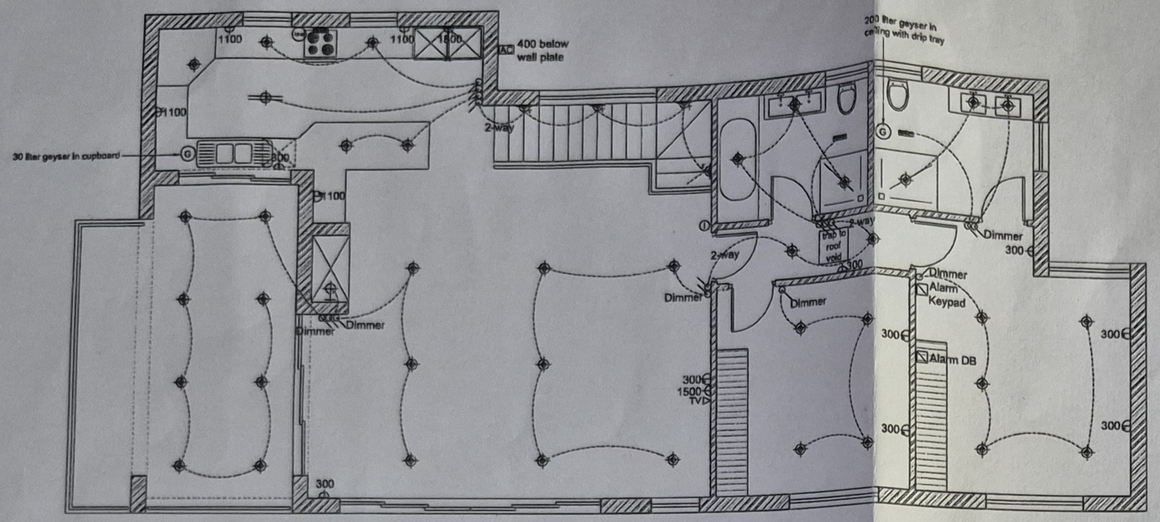
REVISIONS

00	COUNCIL	2017-11-09

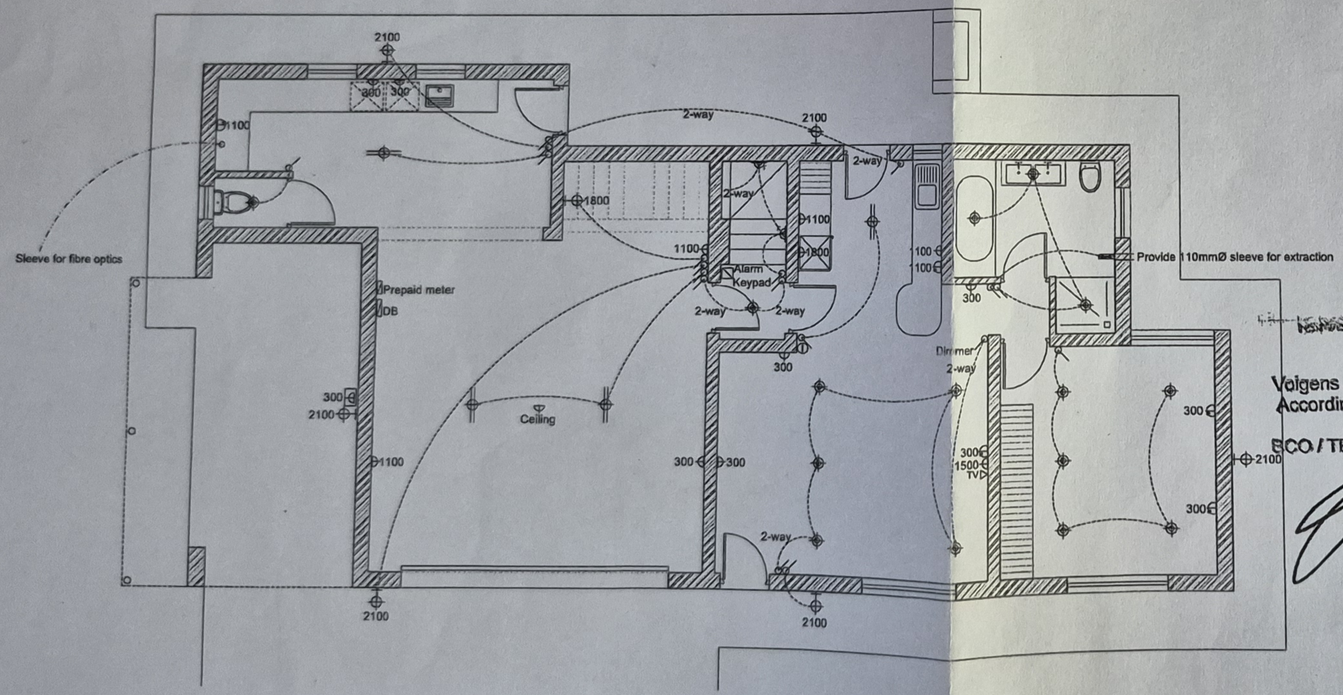
AREA CALCULATIONS

GROUND STOREY:	135.7m²
FIRST STOREY:	129.54m²
	265.25m²
COVERED PATIO:	18.26m²
	283.51m²
ERF AREA:	1020.0m²
COVERAGE: (129.54 + 18.26 = 147.8)	14.5%

COPYRIGHT RESERVED



ELECTRICAL LAYOUT FIRST STOREY
SCALE: 1:50



ELECTRICAL LAYOUT GROUND STOREY
SCALE: 1:50

ELECTRICAL KEY

- Distribustion Box
- Light point in ceiling
- Light point at wall
- LED downlights in ceilings
- Television Point
- Stove Isolator
- Single power point
- Double power point
- Power point: 3 + 2
- Waterproof single power point
- Light switch at 900 AFF
- Interkom point at 1500 AFF
- Fluorescant light
- Power point for Airconditioning
- Extractor Fan
- Foot light
- Security point at wall
- Power point for geyser
- Alarm keypad at 1500 AFF

Ulrich Bruwer
SACAP Reg No: T1450
Email: ulrich@ulrichbruwer.co.za
Cell: 082 859 3707

ULRICH BRUWER
— architects —

KANSELMUNISIPALITEIT PLAN No 2017/7645
GOEDGEKEUR / APPROVED

Volgens die NBR, WET No 103 van 1977 soos gewysig
According to NBR, ACT No 103 of 1977 as ammended

SEKRETEUR: ..... DATE: 2/2/2018

PROJECT
HOUSE VAN DER MERWE
PROPOSED NEW RESIDENCE
ERF 3743
ADRIATIC CLOSE
SEDGEFIELD

DESCRIPTION
ELECTRICAL LAYOUTS

SCALE	DATE
1:50	NOV 17
DRAWING NUMBER	**REVISION**
2017-11-01-M3	00

REVISIONS

00	COUNCIL	2017-11-09

AREA CALCULATIONS

GROUND STOREY:	135,71m²
FIRST STOREY:	129,54m²
	265,25m²
COVERED PATIO:	18,26m²
	283,51m²
ERF AREA:	1020,0m²
COVERAGE: (129,54 + 18,26 = 147,8)	14,5%

ALL DIMENSIONS, UNLESS MENTIONED EXPRESSLY OTHERWISE, ARE GIVEN IN MILLIMETRES. WORK SHALL ONLY BE CARRIED OUT FROM FIGURED DIMENSIONS ON DRAWINGS. DO NOT SCALE. IT IS THE EXPRESS RESPONSIBILITY OF THE CONTRACTOR OR HIS SUBCONTRACTOR TO CHECK ALL INFORMATION ON THIS DRAWING AND TO REPORT IN WRITING ANY DISCREPANCIES, MISTAKES OR QUERIES TO THIS OFFICE BEFORE COMMENCEMENT OF ANY WORK. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ANY ERRORS RESULTING FROM MISINTERPRETATIONS OF DRAWINGS. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ANY WORK CARRIED OUT THAT DEVIATES FROM INFORMATION ISSUED ON THIS DRAWING. ALL WORK TO BE CARRIED OU STRICTLY IN ACCORDANCE WITH BUILDING REGULATIONS AND LOCAL AUTHORITY REGULATIONS AND BY-LAWS.

COPYRIGHT RESERVED