ZONING INFORMATION

STAND NUMBER	107
STAND AREA	1214m²
ZONING	RES. 1
LAND USE	SINGLE RES.
COVERAGE	50%
FAR/BULK	0,66
PARKING	2
HEIGHT	8.5 m

CALCULATIONS

EXISTING AREA	0m²
ADDITIONAL AREA (-1)	120m²
ADDITIONAL AREA (0)	125m²
ADDITIONAL AREA (+1)	125m²
TOTAL AREA	370m²
EXISTING COVERAGE	0m²
ADDITIONAL COVERAGE	145m²
TOTAL COVERAGE	145m²
PERMISSIBLE COVERAGE	607m²
TOTAL COVERAGE %	12%
EXISTING FAR	0.0
ADDITIONAL FAR	0.3
TOTAL FAR	0.3

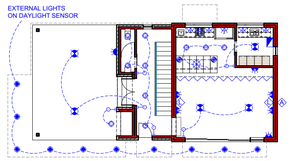
XA GLAZING CALCS.

NETT FLOOR AREA	370
LOCATION	KNYSNA, WC
LATITUDE	34.04
MULTIPLIER	0.54
BASEMENT STOREY	120m²
NETT GLAZED AREA: TARGET	21.53%
NETT GLAZED AREA: ACTUAL	26.91m²
WEIGHTED U VALUE: TARGET	<5.20
WEIGHTED U VALUE: ACTUAL	4.90
RESULT	COMPLIANT
GROUND STOREY	125m²
NETT GLAZED AREA: TARGET	11.38%
NETT GLAZED AREA: ACTUAL	36.42m²
WEIGHTED U VALUE: TARGET	<7.90
WEIGHTED U VALUE: ACTUAL	5.00
RESULT	COMPLIANT
FIRST STOREY	125m²
NETT GLAZED AREA: TARGET	22.76%
NETT GLAZED AREA: ACTUAL	33.00m²
WEIGHTED U VALUE: TARGET	<5.20
WEIGHTED U VALUE: ACTUAL	5.02
RESULT	COMPLIANT

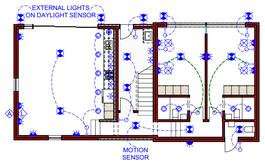
XA WATER DEMAND CALCS.

MEDIUM RENTAL DWELLING:	115-140 L/capita/day
100% HOT WATER PER DAY(Min)	690 L
100% HOT WATER PER DAY(Max)	840 L
100% HOT WATER PER ANNUM(Min)	251760 L
100% HOT WATER PER ANNUM(Max)	305760 L
50% HOT WATER PER DAY(Min)	345 L
50% HOT WATER PER DAY(Max)	420 L
50% HOT WATER PER ANNUM(Min)	125580 L
50% HOT WATER PER ANNUM(Max)	152880 L
PIPE SIZE	< 80 MM
MIN R-VALUE	1,00
200 L SOLAR GEYSER	COMPLIES

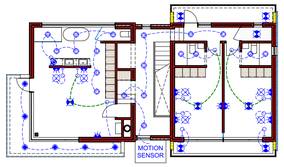
Note: Hot water vessels and tanks shall be insulated with a material achieving a minimum R-value of 2,0.



EP01 Electrical Plan 0 (1) 1:200



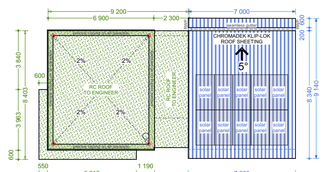
EP02 Electricla Plan -1 1:200



EP03 Electricla Plan 1 1:200

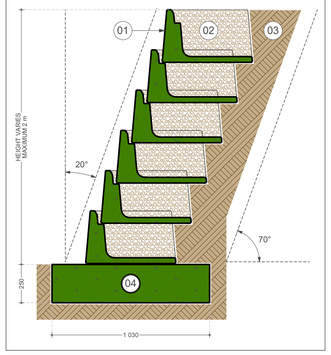
ELECTRICAL LEGEND

	AIR CONDITIONER CONNECTION POINT
	STOVE ISOLATOR SWITCH
	DSTV CONNECTION POINT
	LAN/INTERNET NETWORK CONNECTION POINT
	CEILING MOUNTED LIGHT FITTING
	PENDANT LIGHT FITTING
	FLUSH MOUNTED DOWNLIGHTER
	SURFACE MOUNTED DOWNLIGHTER
	WALL MOUNTED LIGHT FITTING
	CONCEALED LED STRIP LIGHT
	LIGHT SWITCH (NUMBER = LEVER)
	DOUBLE PLUG 300mm AFFL
	DOUBLE PLUG 1200mm AFFL
	POP-UP PLUG IN COUNTER TOP
	DOUBLE PLUG IN CEILING
	WEATHER-PROOF DOUBLE PLUG
	DISTRIBUTION BOARD
150	150L SOLAR GEYSER IN CEILING VOID
	ONE-WAY CIRCUIT LINE
	TWO-WAY CIRCUIT LINE



RP01 Roof Plan 1:200

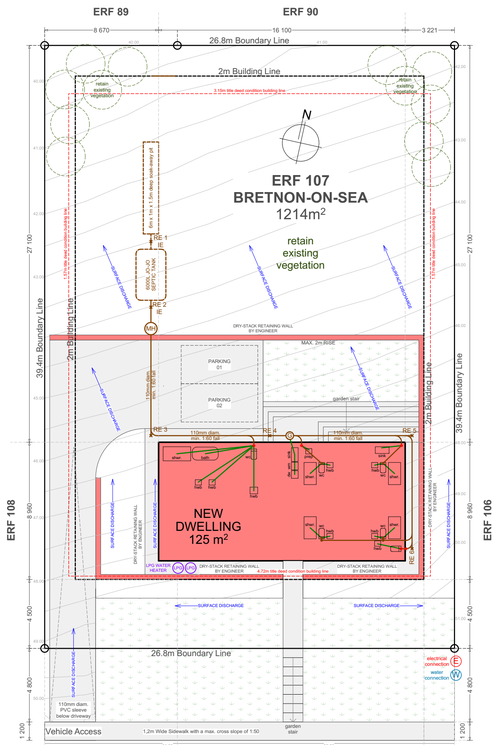
CD01	SECTION
01	Precast concrete dry-stack retaining wall block.
02	Suitable fill material as specified by engineer.
03	Retained in-situ earth
04	1030mm x 250mm concrete strip foundation.



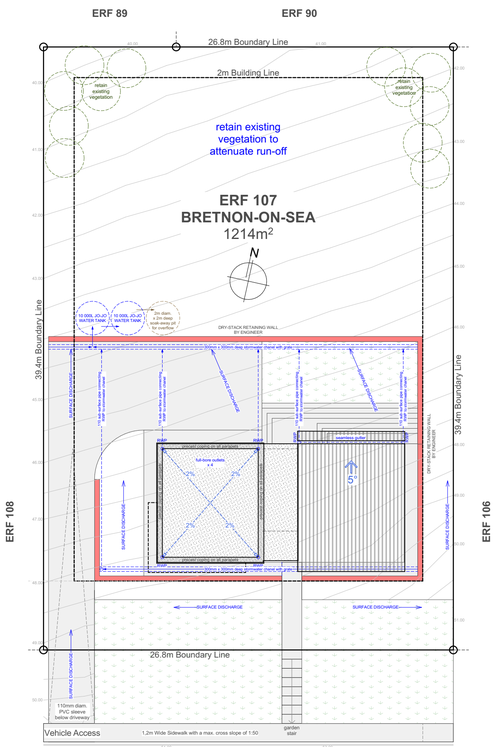
CD01 Retaining Wall 1:20

DRAINAGE SCHEDULE

POINT	FGL	INVERT	TO NEXT	FALL	GRADIENT	COVER
RE1	43.75	-	4.2	0.070	1:60	0.300
RE2	44.50	43.52	1.5	0.025	1:60	0.980
MH OUT	44.00	43.54	-	-	-	0.455
MH IN	46.00	45.58	7.0	0.117	1:60	0.417
RE3	46.00	45.70	7.8	0.130	1:60	0.300
RE4	46.25	45.83	1.2	0.020	1:60	0.420
GT	46.25	45.85	8.0	0.133	1:60	0.400
RE5	47.00	45.98	7.3	0.122	1:60	1.017
RE6	47.25	46.10	-	-	-	1.145



SP01 Site Plan 1:200



SP04 Stormwater Management Plan 1:200

Description	W01	W02	W03	W04	W05	W06	W07
Size (W x H)	900×2 100	600×1 200	1 800×600	600×2 100	2 580×2 100	4 800×1 200	3 090×2 100
Frame	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
Glazing	CLEAR	WHITE LAMINATED	CLEAR	CLEAR	CLEAR	CLEAR	CLEAR
Finish	POWDER COATED	POWDER COATED	POWDER COATED	POWDER COATED	POWDER COATED	POWDER COATED	POWDER COATED
Colour	GREY	GREY	GREY	GREY	GREY	GREY	GREY
Quantity	5	5	2	2	4	1	2
Exterior View	900 / 2 100	600 / 1 200	1 800 / 600	600 / 2 100	2 580 / 2 100	4 800 / 1 200	3 090 / 2 100

WS01 Window Schedule

Description	D01	D02	D03	D04	D05	D06	D07
Type	PIVOT	3 PANEL SHOPFRONT SLIDER	DOUBLE LEAF	TOP RAIL SLIDING	SINGLE LEAF	SINGLE LEAF	HOROZONTAL PANEL GARAGE DOOR
W x H Size	920×2 690	4 260×2 100	1 800×2 100	750×2 100	920×2 100	920×2 100	4 800×2 100
Frame	ALUMINIUM	ALUMINIUM	ALUMINIUM	HARDWOOD	HARDWOOD	ALUMINIUM	G
Pannel	GLAZED ALUMINIUM	GLAZED ALUMINIUM	GLAZED ALUMINIUM	HARDWOOD	HARDWOOD	GLAZED ALUMINIUM	GI
Finish	POWDER COAT	POWDER COAT	POWDER COAT	PAINT	PAINT	POWDER COAT	POWDER COAT
Colour	LIGHT OAK	GREY	GREY	WHITE	WHITE	GREY	GREY
Handle	QS PULL HANDLE	QS PULL HANDLE	QS UMEA HANDLE	QS UMEA HANDLE	QS UMEA HANDLE	QS UMEA HANDLE	CENTURION MOTOR WITH REMOTE
Lock	QS THUMB CYLINDER	QS THUMB CYLINDER	QS THUMB CYLINDER	QS 3 LEVER MORTICE	QS 3 LEVER MORTICE	QS THUMB CYLINDER	NA
Quantity	1	1	1	2	7	4	1
Front View	920 / 2 690	4 260 / 2 100	1 800 / 2 100	750 / 2 100	920 / 2 100	920 / 2 100	4 880 / 2 100

DS01 Door Schedule



1. First Storey 1:100



0. Ground Storey 1:100

-1. Lower-Ground 1:100

PROFESSIONAL ARCHITECT
SERGIO ADOLFO NUNES
17:34 PM (Africa/Johannesburg) on 18 Feb 2026

DRAINAGE COMPLIANCE NOTES

1. All drainage work to comply with the National Building Regulations, SANS 10400-Part P: Drainage, SANS 10400-Part Q where applicable, and Knysna Municipality Water and Sanitation requirements.

2. All sanitary fittings, waste pipes, soil pipes, vent pipes, inspection eyes, rodding eyes, gullies, manholes, septic tanks, conservancy tanks and associated drainage installations are to be installed in accordance with the approved drainage layout.

3. No rainwater, stormwater, subsoil water, groundwater or surface runoff shall be connected to, or discharged into, the sewer, septic tank, conservancy tank or sanitary drainage installation.

4. All drainage pipes to be laid to suitable gradients, properly bedded, protected and accessible for inspection, maintenance and rodding in accordance with SANS 10400-Part P.

5. Inspection eyes, rodding eyes and manholes to be provided at all changes in direction, changes in gradient, junctions and other positions required for proper access and maintenance.

6. All traps, gullies and ventilation to drainage installations to comply with SANS 10400-Part P and shall be installed to prevent odours, siphonage and backflow.

7. Septic tank, conservancy tank or on-site sewage disposal installations, where applicable, shall be watertight, structurally sound, accessible for inspection and desludging, and installed strictly in accordance with municipal approval.

8. Septic tank and/or conservancy tank capacity, position and effluent disposal method to be confirmed against the final municipal approval, site conditions and any required competent person's design.

9. No drainage installation shall be covered or concealed before inspection and approval by the relevant authority, where such inspection is required.

10. The contractor shall verify all invert levels, pipe runs, existing services and municipal connection points on site before commencing drainage work.

11. Any discrepancy between the approved drawings and site conditions shall be referred to the architect and relevant competent person before installation proceeds.

12. Final connection to municipal sewer, septic tank, conservancy tank or approved on-site disposal system to be carried out only as permitted by Knysna Municipality.

STORMWATER COMPLIANCE NOTES

1. All stormwater design, control and disposal to comply with the National Building Regulations, SANS 10400-Part R: Stormwater Disposal, and Knysna Municipality requirements.

2. The owner shall provide suitable means for the control and disposal of all stormwater runoff from roofs, terraces, balconies, paving, driveways, retaining walls, earthworks and hard landscaped areas.

3. All roof water to be collected by gutters, valleys, outlets and downpipes and discharged to the approved stormwater disposal system shown on the drawings.

4. All paved and hard surfaced areas to be graded to prevent ponding and to direct stormwater to approved collection points, channels, sumps, attenuation/infiltration areas or municipal stormwater infrastructure where permitted.

5. Stormwater shall not be discharged into the sewer, septic tank, conservancy tank, soil drainage system, waste drainage system or any sanitation installation.

6. No concentrated stormwater discharge is permitted onto adjacent private property, road reserves or public land unless specifically approved by Knysna Municipality and legally authorised by servitude or written approval where applicable.

7. Natural overland flow patterns are to be maintained as far as reasonably possible. Development of the site shall not increase, concentrate or redirect stormwater flow in a manner that causes nuisance, erosion, instability or damage to neighbouring properties.

8. Subsoil drainage, retaining wall drainage, weepholes and cut-off drains, where required, are to be collected and discharged to an approved stormwater system and shall not discharge freely onto adjacent properties.

9. Stormwater disposal by soakaway, infiltration trench, attenuation tank, swale or similar system is subject to suitable ground conditions, soil permeability, groundwater level and municipal approval.

10. The contractor shall verify all existing levels, falls, invert levels, municipal connection points, existing services and site drainage conditions before commencing work.

11. Any discrepancy between the drawings and actual site drainage conditions shall be referred to the architect and, where required, the appointed competent person before work proceeds.

12. Where required by the local authority, stormwater design calculations and a rational stormwater design shall be prepared by a competent person and submitted for approval.

13. All stormwater installations are to be maintained by the owner to ensure continued effective operation and to prevent blockage, flooding, erosion or nuisance.

CLIENT

ARCHITECT

S. Nunes - Pr.Arch (SACAP 07455) | C: 072 148 0330
www.xoarchitects.co.za - info@xoarchitects.co.za

CLIENT NAME
NUNES PROPERTIES

PROJECT TITLE
New Dwelling
ERF 107
Watsonia Avenue
Brenton-On-Sea
Knysna

DESCRIPTION
PLANS & SCHEDULES

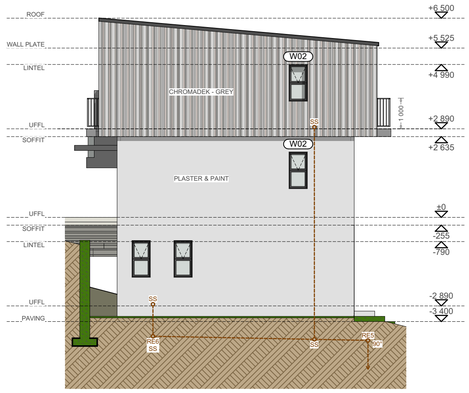
DATE: **2026/08/11**

DRAWING No: **1-R1**

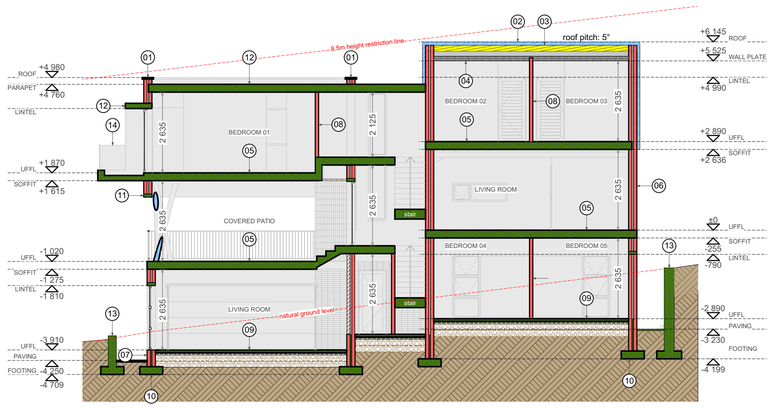
PROJECT. No: **XO-130-24**



N North Elevation 1:100



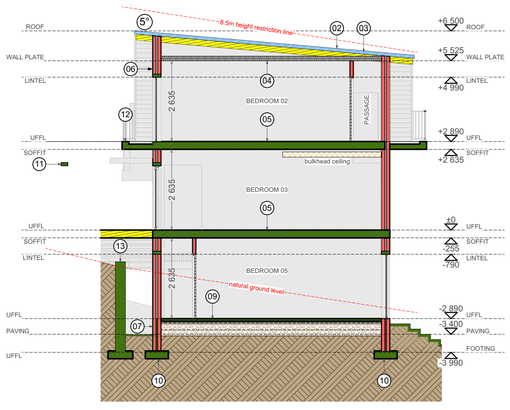
E East Elevation 1:100



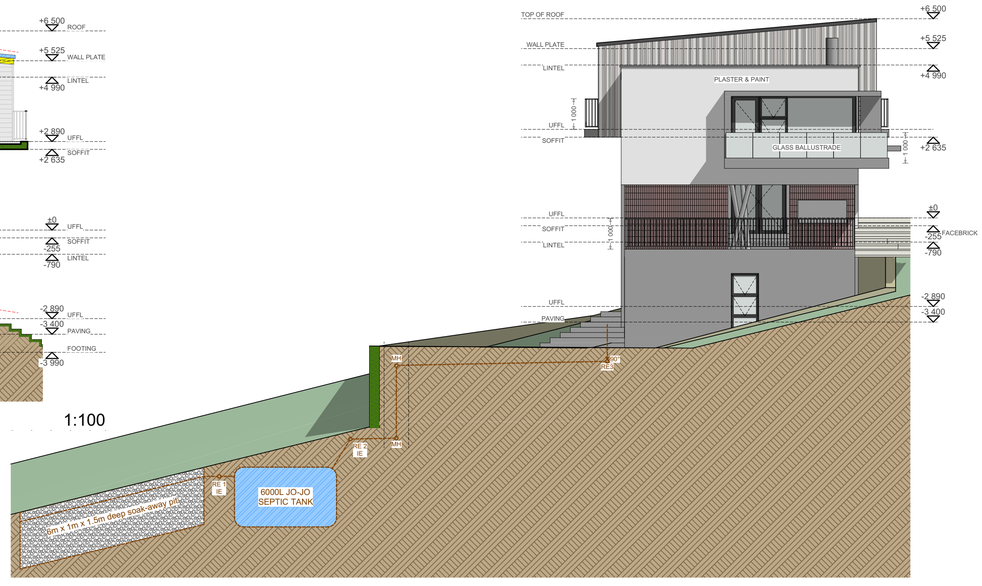
A Long Section AA 1:100



S South Elevation 1:100



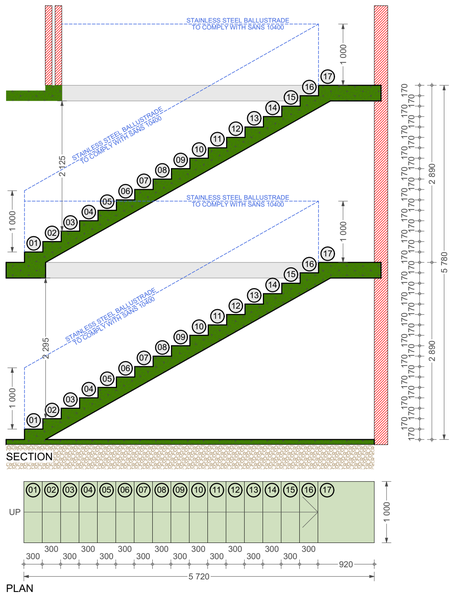
B Cross-Section BB 1:100



W West Elevation 1:100

DRAINAGE SCHEDULE

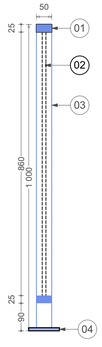
POINT	FGL	INVERT	TO NEXT	FALL	GRADIENT	COVER
RE1	43.75	-	4.2	0.070	1:60	0.300
RE2	44.50	43.52	1.5	0.025	1:60	0.980
MH OUT	44.00	43.54	-	-	-	0.455
MH IN	46.00	45.58	7.0	0.117	1:60	0.417
RE3	46.00	45.70	7.8	0.130	1:60	0.300
RE4	46.25	45.83	1.2	0.020	1:60	0.420
GT	46.25	45.85	8.0	0.133	1:60	0.400
RE5	47.00	45.98	7.3	0.122	1:60	1.017
RE6	47.25	46.10	-	-	-	1.145



SD01 Stair Detail 1:50

HR01 SECTION

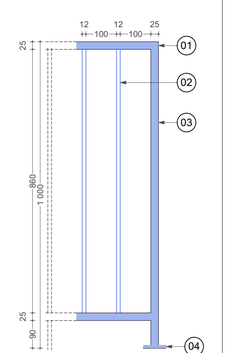
01	50 x 25 x 2 Stainless Steel handrail
02	12mm stainless steel verticals @110ccs
03	50 x 25 x 3 REC stainless steel post
04	fixing detail to specialist specification



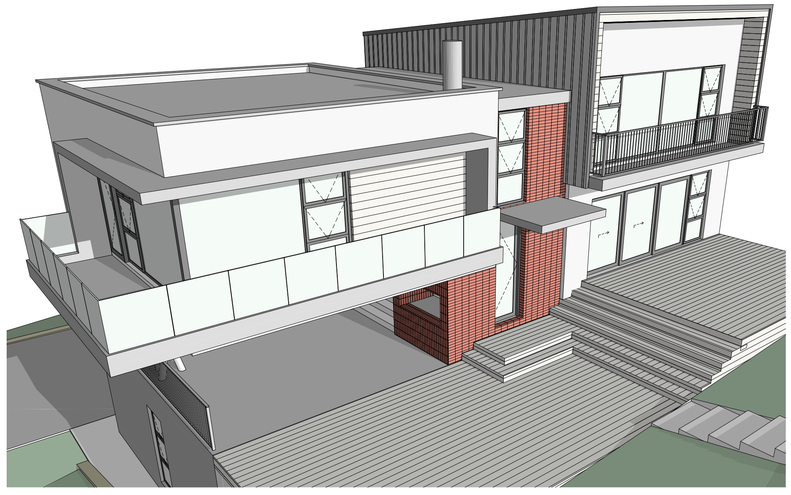
HR01 Hand Rail Detail 1:10

HR02 ELEVATION

01	50 x 25 x 2 Stainless Steel handrail
02	12mm stainless steel verticals @110ccs
03	50 x 25 x 3 REC stainless steel post
04	fixing detail to specialist specification



HR02 Hand Rail Detail 1:10



PROFESSIONAL ARCHITECT
SERGIO ADOLFO NUNES
17:34 PM (Africa/Johannesburg) on 18 Feb 2026

CONSTRUCTION NOTES

01 300 x 100mm Precast Concrete coping installed on top of 375 micron DPC on all parapet walls. Joints to be filled with waterproof mortar.

02 Chromadek 'Fish Eagle White' Klip-Lok profile roof sheeting @ 5°.To be installed by specialist roofing contractor strictly to manufacturer's specifications and details.

03 75 x 50mm SA Pine perlins, spaced correctly for the specified roof sheeting, fix to SA Pine nailplate trusses (or rafters) to be designed and manufactured by specialist truss manufacturer. To be installed by specialist roofing contractor strictly to manufacturer's specifications and details.

04 Flush plastered gypsum board ceiling on suspended GI structure, with recessed shadowline trim, and and 150mm thick soft fibrous insulation blanket in void. Paint with Plascon "Polvin", Colour: White.

05 255mm RC suspended floor slab to the engineer's designs and specifications.

06 270mm NFP cavity walls finished with flush or scratch plaster (reference elevations) to both sides. Paint interior: Plascon "Wall & All", Colour: "TBA", Paint exterior: Dulux "Weatherguard", Colour A: "TBA", Colour B: "TBA".

07 270mm foundation walls with filled cavity, NFP interior skin and FBS (Corobrik "Protea Satin") exterior skin where visivle only. 375 micron stepped DPC to be installed at floor level and folded to DPM where applicable. Weep-holes below UFFL every 3 x bricks.

08 90mm Gypsum board dry-wall partitions finished with skimmed joints and suitable sound-proofing. Paint: Plascon "Wall & All", Colour: "TBA".

09 85mm concrete (min. 25 mPa) floor slab with ref. 193 mesh, laid on 250 micron DPM on top of 50mm polysyrene insulation layer, on top of suitable gravel fill, laid in layers not exceeding 150mm and compacted to 93% MOD.

10 750mm x 350mm concrete (min. 25 mPa) strip foundations. Where the engineer has specified the foundations their designs must overide any of the architect's specifications.

11 Precast RC lintels over all masonry openings. Minimum 150 mm end bearing.

12 255mm (or 170mm) RC roof slab to the engineer's designs and specifications, soffit finished with a coat of fining cement. Suitable waterproofing system with 10 year warranty for installation and materials.

13 Precast concrete block retaining wall to engineers designs and specifications.

14 1m high Frameless glass ballustrades to comply with all relevant safety requirements.

CLIENT

ARCHITECT

S. Nunes - Pr.Arch (SACAP 07465) C: 072 148 0330
www.xoarchitects.co.za - info@xoarchitects.co.za

CLIENT NAME
NUNES PROPERTIES

PROJECT TITLE
New Dwelling
ERF 107
Watsonia Avenue
Brenton-On-Sea
Knysna

DESCRIPTION
SECTIONS & ELEVATIONS

DATE: **2026/08/11**

DRAWING No: **2-R2**

PROJECT. No: **XO-130-24**