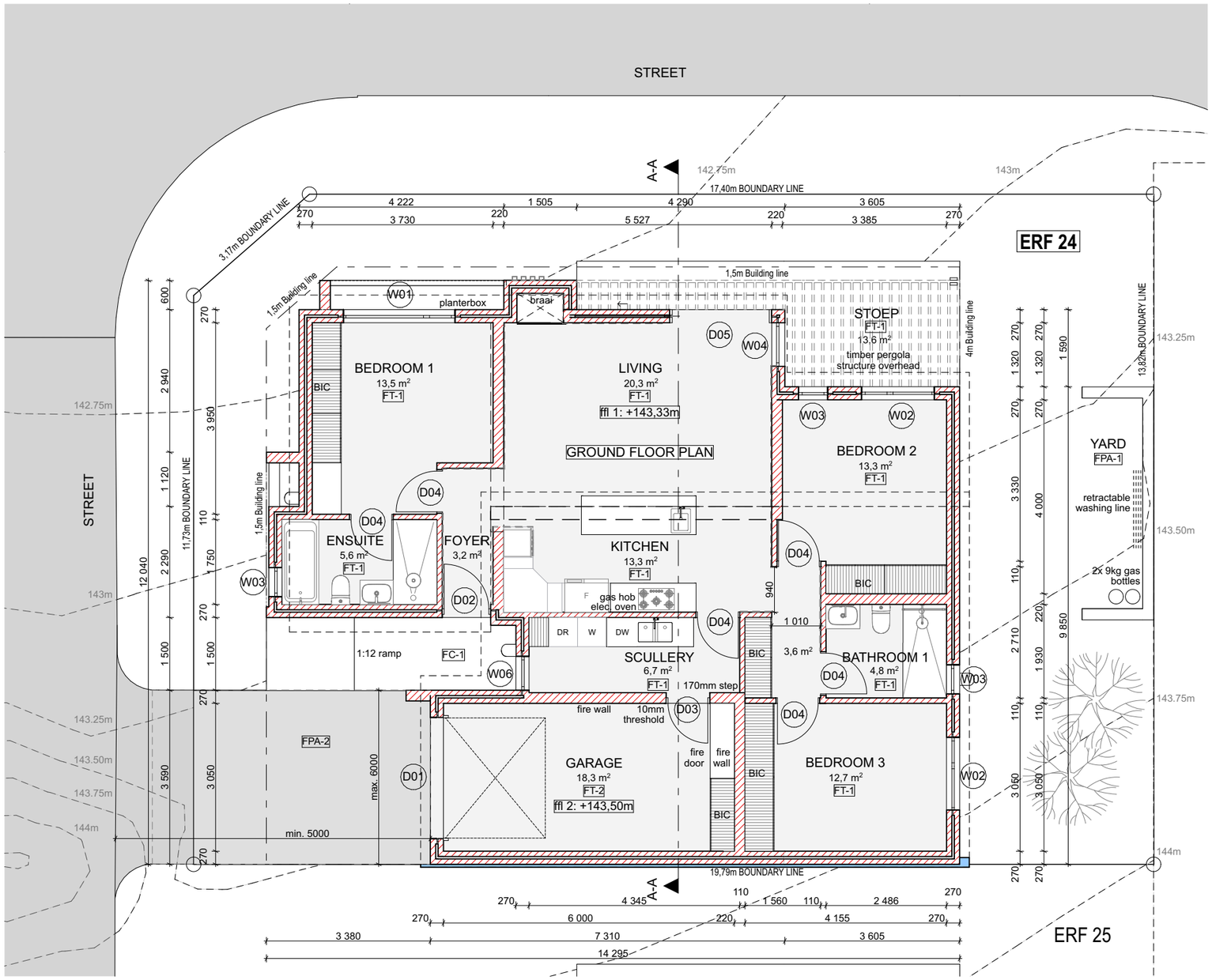


N

GROUND FLOOR PLAN

SCALE 1:100

/Volumes/Company Files/PROJECTS/DEVELOPMENTS/13_HILLSIDE PARK/Doc/2024.09.25/22_5109 ARNOTRIM TYPE B.pln

NOTE:
1. All finishes to comply with architects specifications

HOUSE (INCL. GARAGE) :	136.1m²
STOEP:	13.6m²
SITE AREA	271,2m²
COVERAGE	51%

NOTE:

LEGAL REQUIREMENTS
DIMENSIONS, DESCRIPTIONS & QUANTITIES ON THESE DRAWINGS TO BE VERIFIED ON SITE BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK

ALL WORK TO BE CARRIED OUTIN ACCORDANCE WITH NATIONAL BUILDING STANDARDS ACT (SANS 10400 EN ACT 103 OF 1977)

ALL LOCAL AUTHORITY REQUIREMENTS TO BE ESTABLISHED IN ADVANCE AND ADHERED TO

ANY DISCREPANCIES BETWEEN THE DRAWINGS & LEGISLATION, LOCAL AUTHORITY, ESKOM, TELKOM & GOOD CONSTRUCTION PRACTICE TO BE REFERRED TO THE ARCHITECT BEFORE CONSTRUCTION COMMENCES.

NO DIMENSIONS TO BE SCALED FROM DRAWING

HAMILTON WESSELS ARCHITECTS

88 Montagu Street
PO Box 260
Mossel Bay
6500

t: (044) 690 3319
e: nicholas@hwarchitects.co.za

Professional Architect
NICHOLAS KOTZE
Registration Number:
SACAP: PrArch65508897

PROFESSIONAL ARCHITECT
NICOLAAS JACOBUS KOTZE
09:51 AM (Africa/Johannesburg) on 24 Aug 2023

DATE:

Signature:

CONTRACTOR :

CLIENT :
ARNOTRIM

Signature:

PROJECT :
22_5109
Erf: 5109
HILLSIDE PARK

DRAWING TITLE :
COUNCIL
GROUND FLOOR PLAN

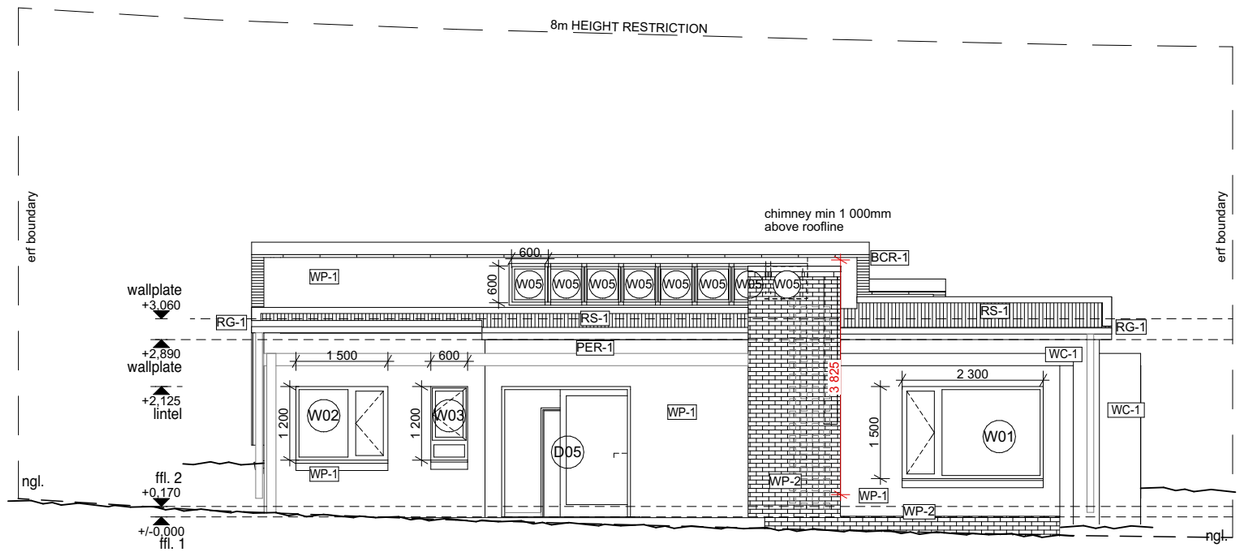
DRAWN :
Nicholas Kotze

CHECKED:
Nicholas Kotze

FIRST ISSUE DATE:
2024/11/20

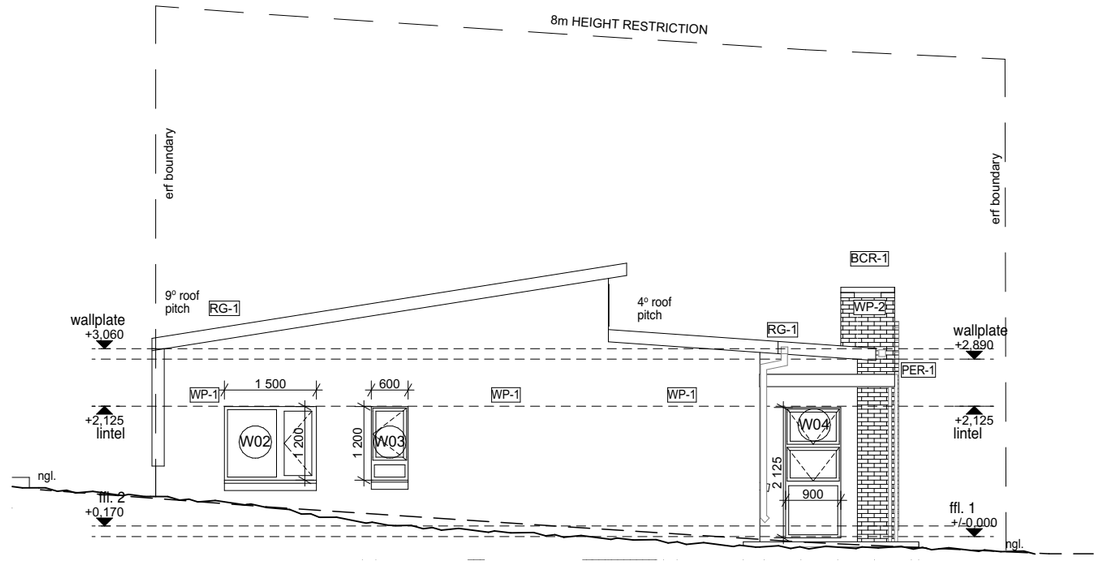
SCALE :	ORIGINAL PAPER SIZE:
1:100	A3

DRAWING NUMBER:
5109
/101
00



NORTH ELEVATION

SCALE 1:100



EAST ELEVATION

SCALE 1:100

WP-1.	Plaster and Paint. APPLICATION AS PER MANUFACTURER'S SPECS
WC-1.	Plaster and Paint. APPLICATION AS PER MANUFACTURER'S SPECS
WP-2.	TBD - COROBRIK ONYX SATIN FBX or SIMILAR.
WS-1.	SAFINTRA SAFLOK 700 CONCEALED FIX SHEETING. COLOUR: RAINCLOUD
RS-1.	SAFINTRA SAFLOK 700 CONCEALED FIX ROOF SHEETING. COLOUR: RAINCLOUD
RG-1	SEAMLESS ALUMINIUM GUTTER. COLOUR: RAINCLOUD
PER-1.	PVC PERGOLA AS PER MANUFACTURER'S SPECS
BCR-1.	CONCRETE RAINCAP. OFF-SHUTTER IN-SITU CONCRETE CEMCRETE-MULTIPURPOSE SOLVENT-BASED SEALER

/Volumes/Company Files/PROJECTS/DEVELOPMENTS/13_HILLSIDE PARK/Doc/2024.09.25/22_5109 ARNOTRIM TYPE B.pln

NOTE:
1. All finishes to comply with architects specifications

HOUSE (INCL. GARAGE) :	136.1m²
STOEP:	13.6m²
SITE AREA	271,2m²
COVERAGE	51%

NOTE:

LEGAL REQUIREMENTS
DIMENSIONS, DESCRIPTIONS & QUANTITIES ON THESE DRAWINGS TO BE VERIFIED ON SITE BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK

ALL WORK TO BE CARRIED OUTIN ACCORDANCE WITH NATIONAL BUILDING STANDARS ACT (SANS 10400 EN ACT 103 OF 1977)

ALL LOCAL AUTHORITY REQUIREMENTS TO BE ESTABLISHED IN ADVANCE AND ADHERED TO

ANY DISCREPANCIES BETWEEN THE DRAWINGS & LEGISLATION, LOCAL AUTHORITY, ESKOM, TELKOM & GOOD CONSTRUCTION PRACTICE TO BE REFERRED TO THE ARCHITECT BEFORE CONSTRUCTION COMMENCES.

NO DIMENSIONS TO BE SCALED FROM DRAWING

HAMILTON WESSELS ARCHITECTS

88 Montagu Street
PO Box 260
Mossel Bay
6500

t: (044) 690 3319
e: nicholas@hwarchitects.co.za

Professional Architect
NICHOLAS KOTZE
Registration Number:
SACAP: PrArch65508897

PROFESSIONAL ARCHITECT
NICOLAAS JACOBUS KOTZE
09:51 AM (Africa/Johannesburg) on 24 Aug 2023

DATE:

Signature:

CONTRACTOR :

CLIENT :
ARNOTRIM

Signature:

PROJECT :
22_5109
Erf: 5109
HILLSIDE PARK

DRAWING TITLE :
COUNCIL
ELEVATIONS

DRAWN :
Nicholas Kotze

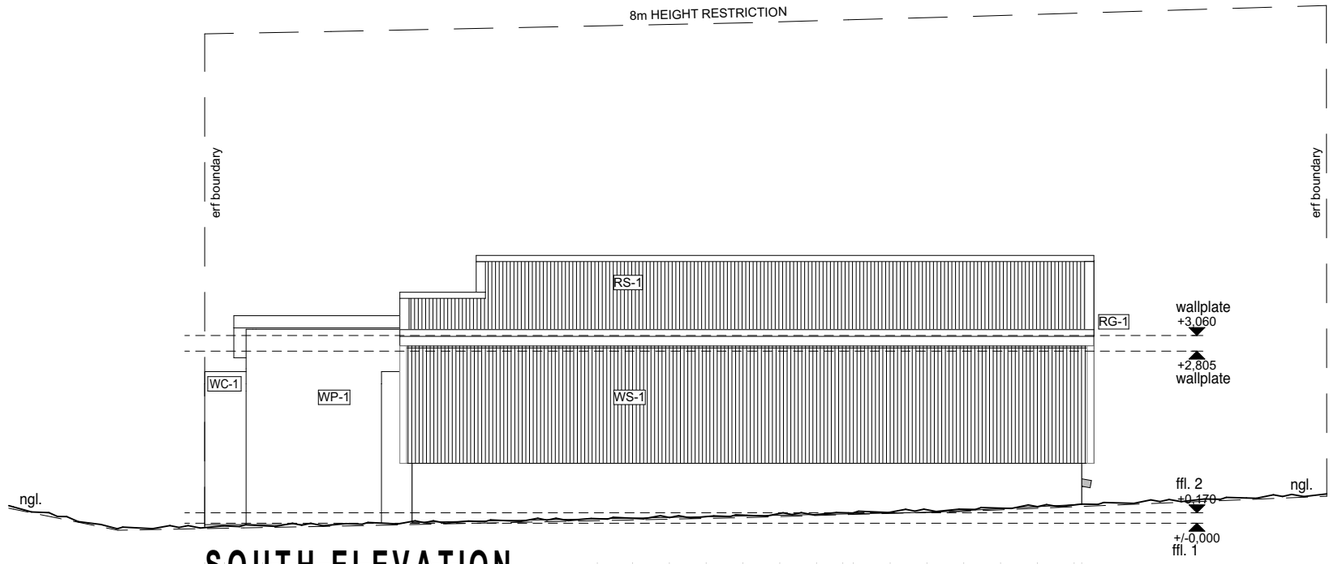
CHECKED:
Nicholas Kotze

FIRST ISSUE DATE:
2024/11/20

SCALE :
1:100

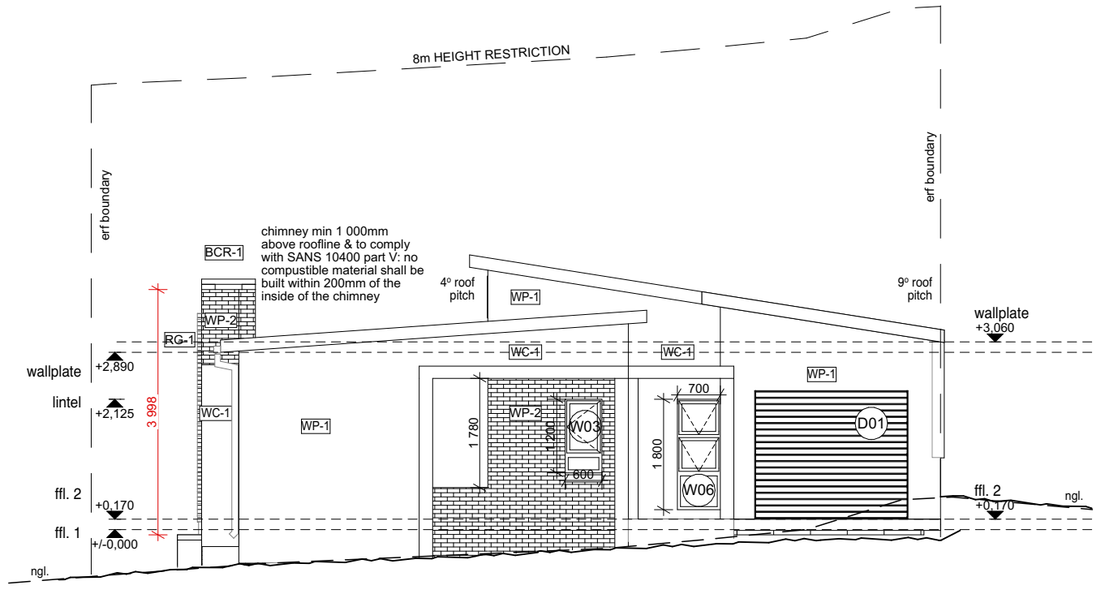
ORIGINAL PAPER SIZE:
A3

DRAWING NUMBER:
5109
/200
00



SOUTH ELEVATION

SCALE 1:100



WEST ELEVATION

SCALE 1:100

WP-1.	Plaster and Paint. APPLICATION AS PER MANUFACTURER'S SPECS
WC-1.	Plaster and Paint. APPLICATION AS PER MANUFACTURER'S SPECS
WP-2.	TBD - COROBRIK ONYX SATIN FBX or SIMILAR.
WS-1.	SAFINTRA SAFLOK 700 CONCEALED FIX SHEETING. COLOUR: RAINCLOUD
RS-1.	SAFINTRA SAFLOK 700 CONCEALED FIX ROOF SHEETING. COLOUR: RAINCLOUD
RG-1	SEAMLESS ALUMINIUM GUTTER. COLOUR: RAINCLOUD
PER-1.	PVC PERGOLA AS PER MANUFACTURER'S SPECS
BCR-1.	CONCRETE RAINCAP. OFF-SHUTTER IN-SITU CONCRETE CEMCRETE-MULTIPURPOSE SOLVENT-BASED SEALER

NOTE:
1. All finishes to comply with architects specifications

HOUSE (INCL. GARAGE) :	136.1m²
STOEP:	13.6m²
SITE AREA	271,2m²
COVERAGE	51%

NOTE:

LEGAL REQUIREMENTS
DIMENSIONS, DESCRIPTIONS & QUANTITIES ON THESE DRAWINGS TO BE VERIFIED ON SITE BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK

ALL WORK TO BE CARRIED OUTIN ACCORDANCE WITH NATIONAL BUILDING STANDARDS ACT (SANS 10400 EN ACT 103 OF 1977)

ALL LOCAL AUTHORITY REQUIREMENTS TO BE ESTABLISHED IN ADVANCE AND ADHERED TO

ANY DISCREPANCIES BETWEEN THE DRAWINGS & LEGISLATION, LOCAL AUTHORITY, ESKOM, TELKOM & GOOD CONSTRUCTION PRACTICE TO BE REFERRED TO THE ARCHITECT BEFORE CONSTRUCTION COMMENCES.

NO DIMENSIONS TO BE SCALED FROM DRAWING

HAMILTON WESSELS ARCHITECTS

88 Montagu Street
PO Box 260
Mossel Bay
6500

t: (044) 690 3319
e: nicholas@hwarchitects.co.za

Professional Architect
NICHOLAS KOTZE
Registration Number:
SACAP: PrArch65508897

PROFESSIONAL ARCHITECT
NICOLAAS JACOBUS KOTZE
09:51 AM (Africa/Johannesburg) on 24 Aug 2023

DATE:

Signature:

CONTRACTOR :

CLIENT :
ARNOTRIM

Signature:

PROJECT :
22_5109
Erf: 5109
HILLSIDE PARK

DRAWING TITLE :
COUNCIL
ELEVATIONS

DRAWN :
Nicholas Kotze

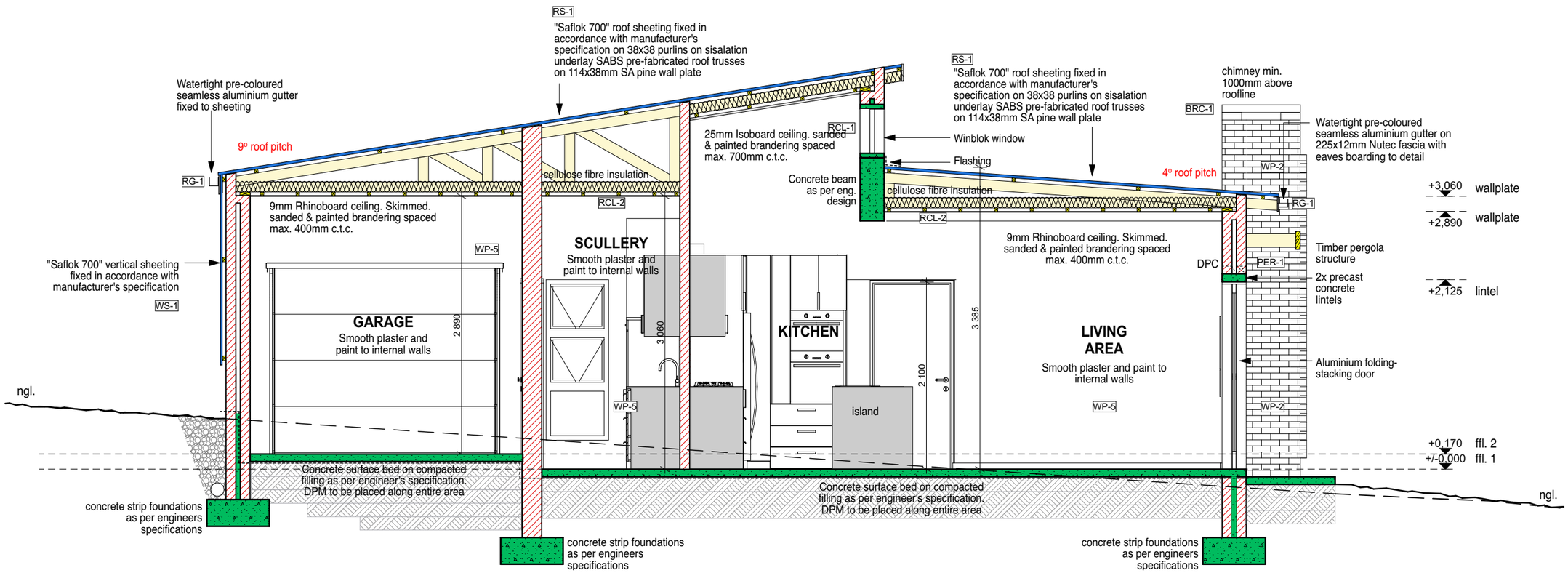
CHECKED:
Nicholas Kotze

FIRST ISSUE DATE:
2024/11/20

SCALE :
1:100

ORIGINAL PAPER SIZE:
A3

DRAWING NUMBER:
5109
/200
00



SECTION A-A

SCALE 1:50

All finishes to comply with developers specifications

/Volumes/Company Files/PROJECTS/DEVELOPMENTS/13_HILLSIDE PARK/Doc/2024.09.25/22_5109 ARNOTRIM TYPE B.pln

NOTE:
1. All finishes to comply with architects specifications

HOUSE (INCL. GARAGE) :	136.1m²
STOEP:	13.6m²
SITE AREA	271,2m²
COVERAGE	51%

NOTE:

LEGAL REQUIREMENTS
DIMENSIONS, DESCRIPTIONS & QUANTITIES ON THESE DRAWINGS TO BE VERIFIED ON SITE BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK

ALL WORK TO BE CARRIED OUTIN ACCORDANCE WITH NATIONAL BUILDING STANDARS ACT (SANS 10400 EN ACT 103 OF 1977)

ALL LOCAL AUTHORITY REQUIREMENTS TO BE ESTABLISHED IN ADVANCE AND ADHERED TO

ANY DISCREPANCIES BETWEEN THE DRAWINGS & LEGISLATION, LOCAL AUTHORITY, ESKOM, TELKOM & GOOD CONSTRUCTION PRACTICE TO BE REFERRED TO THE ARCHITECT BEFORE CONSTRUCTION COMMENCES.

NO DIMENSIONS TO BE SCALED FROM DRAWING

HAMILTON WESSELS ARCHITECTS
88 Montagu Street
PO Box 260
Mossel Bay
6500
t: (044) 690 3319
e: nicholas@hwarchitects.co.za

Professional Architect
NICHOLAS KOTZE
Registration Number:
SACAP: PrArch65508897
PROFESSIONAL ARCHITECT
NICOLAAS JACOBUS KOTZE
09:51 AM (Africa/Johannesburg) on 24 Aug 2023

DATE:

Signature:

CONTRACTOR :

CLIENT :
ARNOTRIM

Signature:

PROJECT :
22_5109
Erf: 5109
HILLSIDE PARK

DRAWING TITLE :
COUNCIL
SECTION A-A

DRAWN :
Nicholas Kotze

CHECKED:
Nicholas Kotze

FIRST ISSUE DATE:
2024/11/20

SCALE :	ORIGINAL PAPER SIZE:
1:50	A3

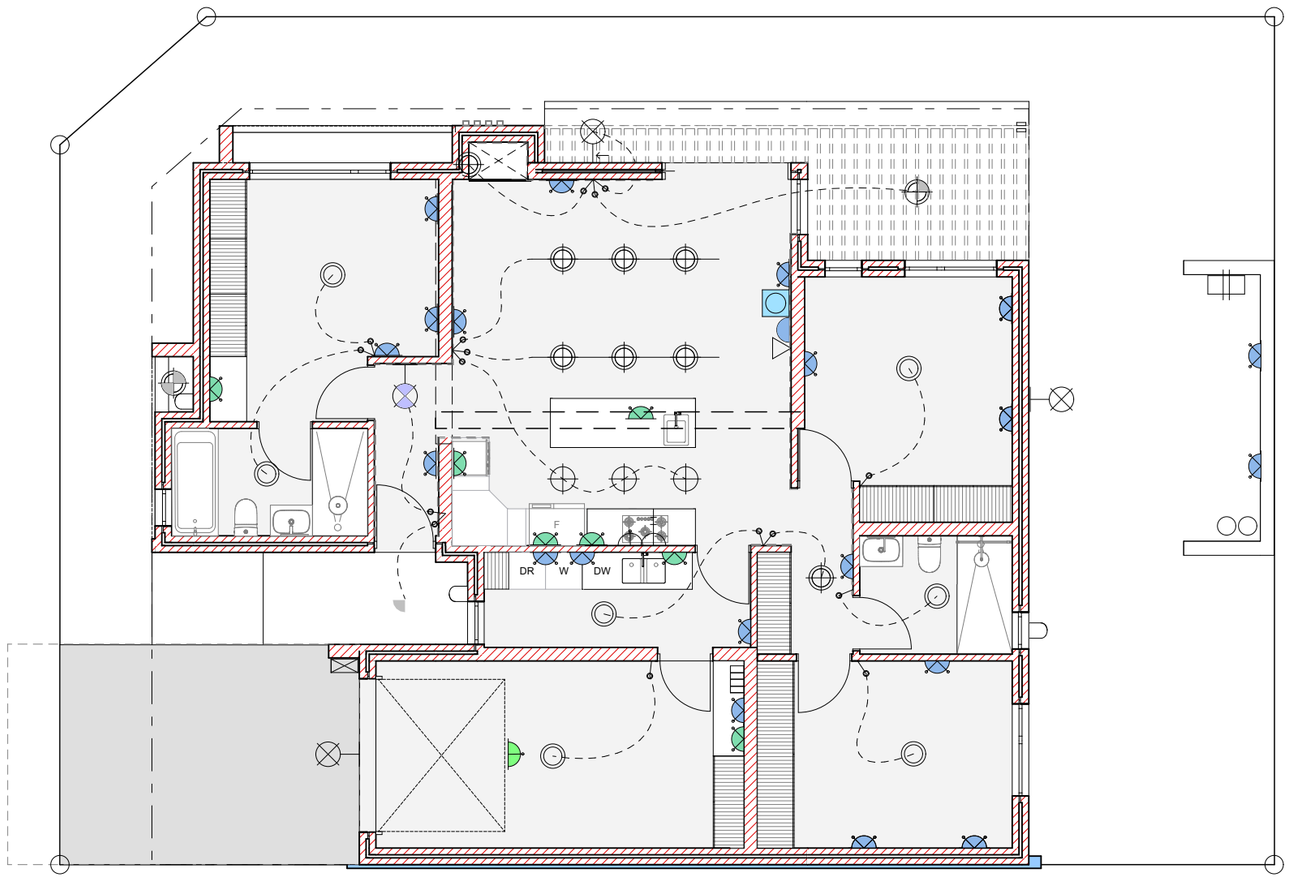
DRAWING NUMBER:
5109
/300
00

ELECTRICAL INSTALLATION

THE ELECTRICAL INSTALLATION MUST COMPLY WITH THE REGULATIONS AND BY-LAWS OF THE MUNICIPALITY, SABS, ESKOM AND TELKOM.

	DB and "Pre-Paid Meter"
	Mains Board
	EXTERNAL Down lighter with DAY-NIGHT SWITCH (unless switching shown)
	LED ceiling fitting
	Ceiling light point for pendent light fitting
	LED 220 VOLT Down lighter
	HEAT RESISTANT LIGHT
	INTERNAL WALL BRACKET LIGHT POINT WITH SWITCH
	EXTERNAL WALL BRACKET FOOT LIGHT POINT DAY-NIGHT SWITCH
	EXTERNAL WALL BRACKET LIGHT POINT SWITCHED WITH "MOVEMENT" CENSOR (unless switching shown)
	15amp SINGLE PLUG
	1000mm high 15amp DOUBLE PLUG
	350mm high 15amp DOUBLE PLUG
	60A Isolator
	100mm x 50mm Box for ITC equipment
	TELEPHONE POINT 25mm conduit looped to Telkom & TV drawbox
	GAS GEYSER TO COMPLY WITH SABS 0254 STANDARDS.
	STOVE POINT
	TV Point with 25mm conduit to Telkom & Tv drawbox
	15amp PLUG POINT against ceiling for electronic garage door system

ELECTRICAL LEGEND



N

GROUND FLOOR ELECTRICAL PLAN

SCALE 1:100

NOTE:
1. All finishes to comply with architects specifications

HOUSE (INCL. GARAGE) :	136.1m²
STOEP:	13.6m²
SITE AREA	271,2m²
COVERAGE	51%

NOTE:

LEGAL REQUIREMENTS
DIMENSIONS, DESCRIPTIONS & QUANTITIES ON THESE DRAWINGS TO BE VERIFIED ON SITE BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK

ALL WORK TO BE CARRIED OUTIN ACCORDANCE WITH NATIONAL BUILDING STANDARS ACT (SANS 10400 EN ACT 103 OF 1977)

ALL LOCAL AUTHORITY REQUIREMENTS TO BE ESTABLISHED IN ADVANCE AND ADHERED TO

ANY DISCREPANCIES BETWEEN THE DRAWINGS & LEGISLATION, LOCAL AUTHORITY, ESKOM, TELKOM & GOOD CONSTRUCTION PRACTICE TO BE REFERRED TO THE ARCHITECT BEFORE CONSTRUCTION COMMENCES.

NO DIMENSIONS TO BE SCALED FROM DRAWING

HAMILTON WESSELS ARCHITECTS

88 Montagu Street
PO Box 260
Mossel Bay
6500

t: (044) 690 3319
e: nicholas@hwarchitects.co.za

Professional Architect
NICHOLAS KOTZE
Registration Number:
SACAP: PrArch65508897

PROFESSIONAL ARCHITECT
NICOLAAS JACOBUS KOTZE
09:51 AM (Africa/Johannesburg) on 24 Aug 2023

DATE:

Signature:

CONTRACTOR :

CLIENT :
ARNOTRIM

Signature:

PROJECT :
22_5109
Erf: 5109
HILLSIDE PARK

DRAWING TITLE :
COUNCIL
ELEC GROUND FLOOR

DRAWN :
Nicholas Kotze

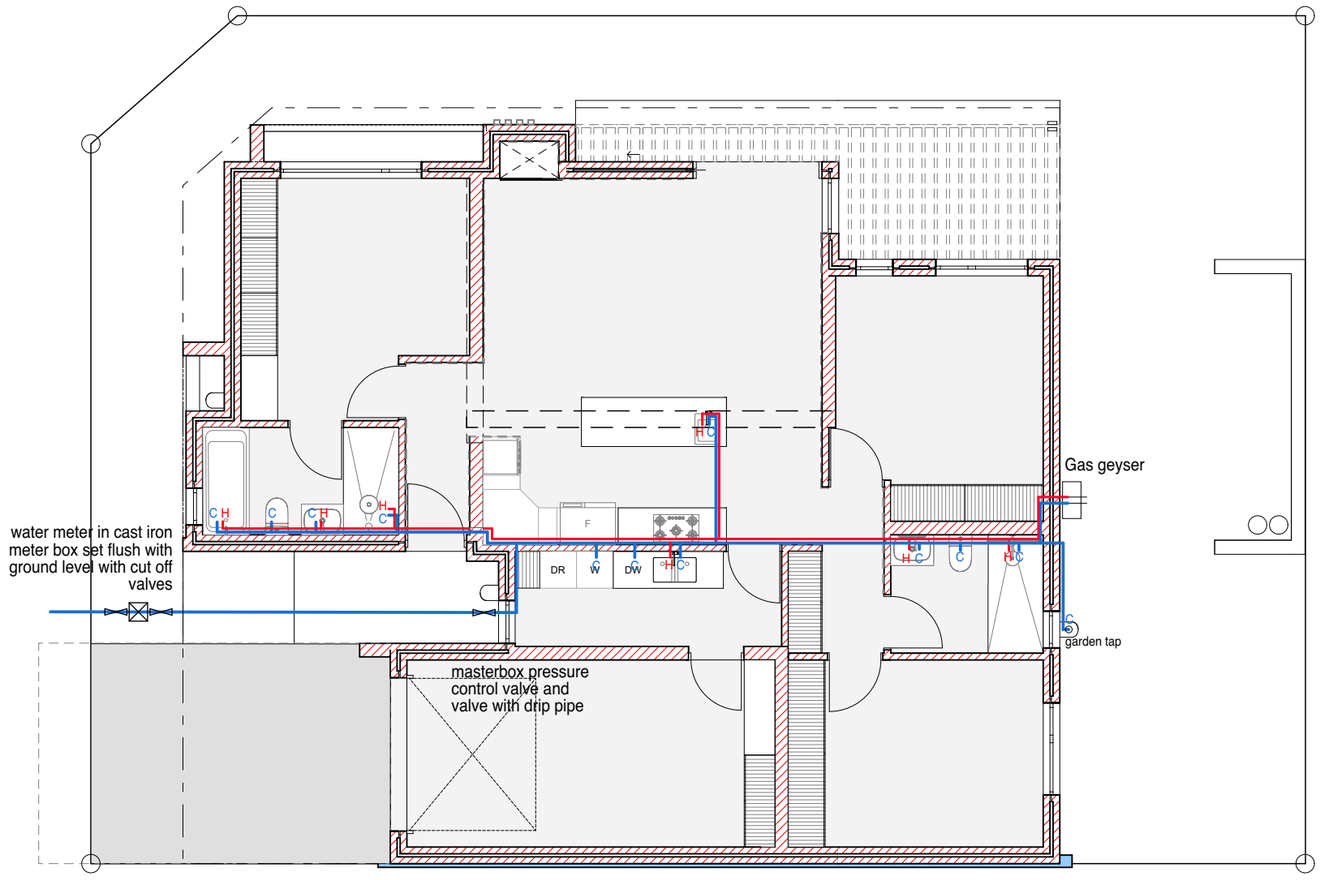
CHECKED:
Nicholas Kotze

FIRST ISSUE DATE:
2024/11/20

SCALE :
1:100

ORIGINAL PAPER SIZE:
A3

DRAWING NUMBER:
5109
/102
00



N

GROUND FLOOR WATER RETICULATION PLAN

SCALE 1:100

NOTE:
1. All finishes to comply with architects specifications

HOUSE (INCL. GARAGE) :	136.1m²
STOEP:	13.6m²
SITE AREA	271,2m²
COVERAGE	51%

NOTE:

LEGAL REQUIREMENTS
DIMENSIONS, DESCRIPTIONS & QUANTITIES ON THESE DRAWINGS TO BE VERIFIED ON SITE BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK

ALL WORK TO BE CARRIED OUTIN ACCORDANCE WITH NATIONAL BUILDING STANDARS ACT (SANS 10400 EN ACT 103 OF 1977)

ALL LOCAL AUTHORITY REQUIREMENTS TO BE ESTABLISHED IN ADVANCE AND ADHERED TO

ANY DISCREPANCIES BETWEEN THE DRAWINGS & LEGISLATION, LOCAL AUTHORITY, ESKOM, TELKOM & GOOD CONSTRUCTION PRACTICE TO BE REFERRED TO THE ARCHITECT BEFORE CONSTRUCTION COMMENCES.

NO DIMENSIONS TO BE SCALED FROM DRAWING

HAMILTON WESSELS ARCHITECTS

88 Montagu Street
PO Box 260
Mossel Bay
6500

t: (044) 690 3319
e: nicholas@hwarchitects.co.za

Professional Architect
NICHOLAS KOTZE
Registration Number:
SACAP: PrArch65508897

PROFESSIONAL ARCHITECT
NICOLAAS JACOBUS KOTZE
09:51 AM (Africa/Johannesburg) on 24 Aug 2023

DATE:

Signature:

CONTRACTOR :

CLIENT :
ARNOTRIM

Signature:

PROJECT :
22_5109
Erf: 5109
HILLSIDE PARK

DRAWING TITLE :
COUNCIL
WATER RETICULATION

DRAWN :
Nicholas Kotze

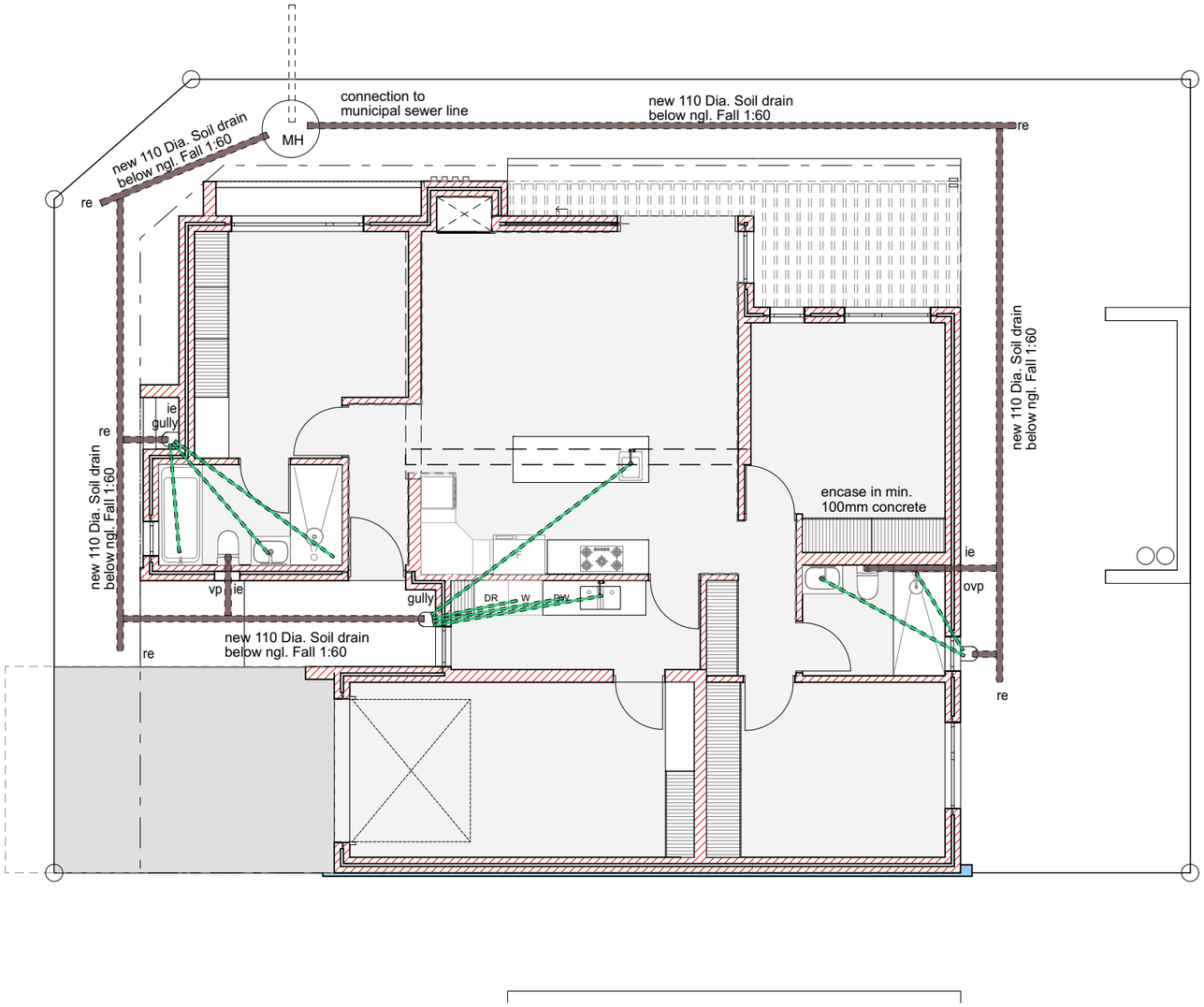
CHECKED:
Nicholas Kotze

FIRST ISSUE DATE:
2024/11/20

SCALE :
1:100

ORIGINAL PAPER SIZE:
A3

DRAWING NUMBER:
5109
/103
00



N

GROUND FLOOR SEWER PLAN

SCALE 1:100

NOTE: Gulleys min. 50mm above fgl and 150mm below fgl.
Min. 450mm invert level required for sewer line.
Size of accessible duct to be min. 440mm x 200mm.

NOTE:
1. All finishes to comply with architects specifications

HOUSE (INCL. GARAGE) :	136.1m²
STOEP:	13.6m²
SITE AREA	271,2m²
COVERAGE	51%

NOTE:

LEGAL REQUIREMENTS
DIMENSIONS, DESCRIPTIONS & QUANTITIES ON THESE DRAWINGS TO BE VERIFIED ON SITE BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK

ALL WORK TO BE CARRIED OUTIN ACCORDANCE WITH NATIONAL BUILDING STANDARS ACT (SANS 10400 EN ACT 103 OF 1977)

ALL LOCAL AUTHORITY REQUIREMENTS TO BE ESTABLISHED IN ADVANCE AND ADHERED TO

ANY DISCREPANCIES BETWEEN THE DRAWINGS & LEGISLATION, LOCAL AUTHORITY, ESKOM, TELKOM & GOOD CONSTRUCTION PRACTICE TO BE REFERRED TO THE ARCHITECT BEFORE CONSTRUCTION COMMENCES.

NO DIMENSIONS TO BE SCALED FROM DRAWING

HAMILTON WESSELS ARCHITECTS

88 Montagu Street
PO Box 260
Mossel Bay
6500

t: (044) 690 3319
e: nicholas@hwarchitects.co.za

Professional Architect
NICHOLAS KOTZE
Registration Number:
SACAP: PrArch65508897

PROFESSIONAL ARCHITECT
NICOLAAS JACOBUS KOTZE
09:51 AM (Africa/Johannesburg) on 24 Aug 2023

DATE:

Signature:

CONTRACTOR :

CLIENT :
ARNOTRIM

Signature:

PROJECT :
22_5109
Erf: 5109
HILLSIDE PARK

DRAWING TITLE :
COUNCIL
SEWER GROUND FLOOR

DRAWN :
Nicholas Kotze

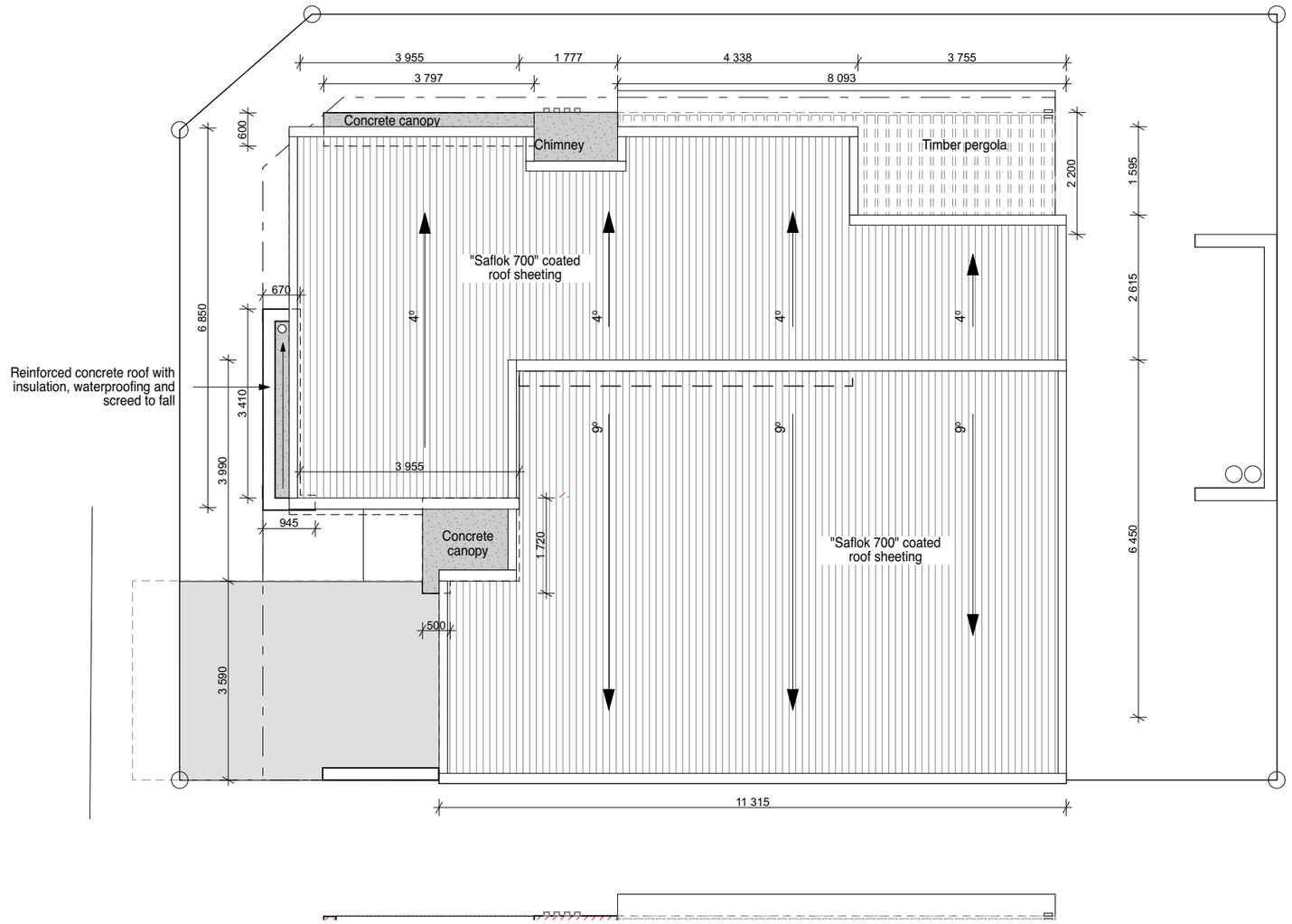
CHECKED:
Nicholas Kotze

FIRST ISSUE DATE:
2024/11/20

SCALE :
1:100

ORIGINAL PAPER SIZE:
A3

DRAWING NUMBER:
5109
/104
00



N

ROOF PLAN

SCALE 1:100

/Volumes/Company Files/PROJECTS/DEVELOPMENTS/13_HILLSIDE PARK/Doc/2024.09.25/22_5109 ARNOTRIM TYPE B.pln

NOTE:

1. All finishes to comply with architects specifications

HOUSE (INCL. GARAGE) :	136.1m²
STOEP:	13.6m²
SITE AREA	271,2m²
COVERAGE	51%

NOTE:

LEGAL REQUIREMENTS
DIMENSIONS, DESCRIPTIONS & QUANTITIES ON THESE DRAWINGS TO BE VERIFIED ON SITE BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK

ALL WORK TO BE CARRIED OUTIN ACCORDANCE WITH NATIONAL BUILDING STANDARS ACT (SANS 10400 EN ACT 103 OF 1977)

ALL LOCAL AUTHORITY REQUIREMENTS TO BE ESTABLISHED IN ADVANCE AND ADHERED TO

ANY DISCREPANCIES BETWEEN THE DRAWINGS & LEGISLATION, LOCAL AUTHORITY, ESKOM, TELKOM & GOOD CONSTRUCTION PRACTICE TO BE REFERRED TO THE ARCHITECT BEFORE CONSTRUCTION COMMENCES.

NO DIMENSIONS TO BE SCALED FROM DRAWING

HAMILTON WESSELS ARCHITECTS

88 Montagu Street
PO Box 260
Mossel Bay
6500

t: (044) 690 3319
e: nicholas@hwarchitects.co.za

Professional Architect
NICHOLAS KOTZE
Registration Number:
SACAP: PrArch65508897

PROFESSIONAL ARCHITECT
NICOLAAS JACOBUS KOTZE
09:51 AM (Africa/Johannesburg) on 24 Aug 2023

DATE:

Signature:

CONTRACTOR :

CLIENT :
ARNOTRIM

Signature:

PROJECT :
22_5109
Erf: 5109
HILLSIDE PARK

DRAWING TITLE :
COUNCIL
ROOF PLAN

DRAWN :
Nicholas Kotze

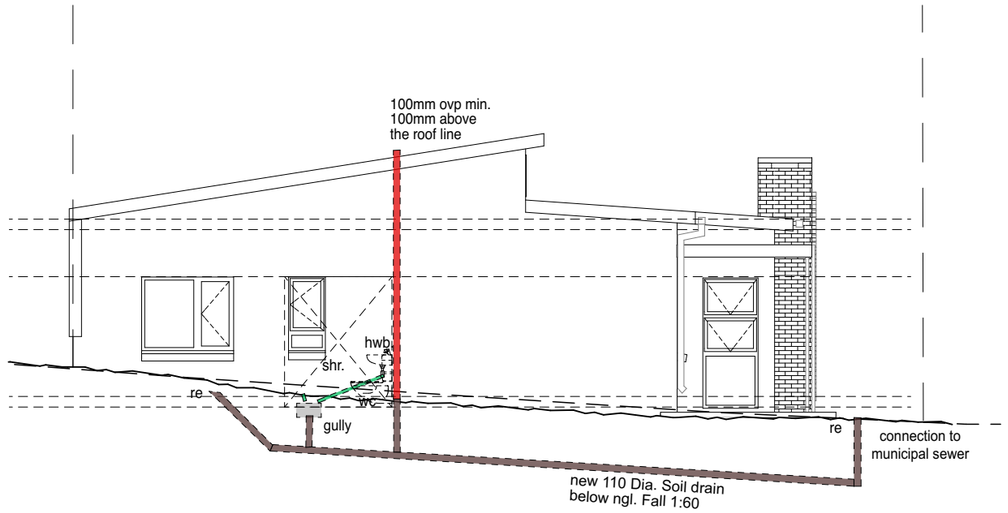
CHECKED:
Nicholas Kotze

FIRST ISSUE DATE:
2024/11/20

SCALE :
1:100

ORIGINAL PAPER SIZE:
A3

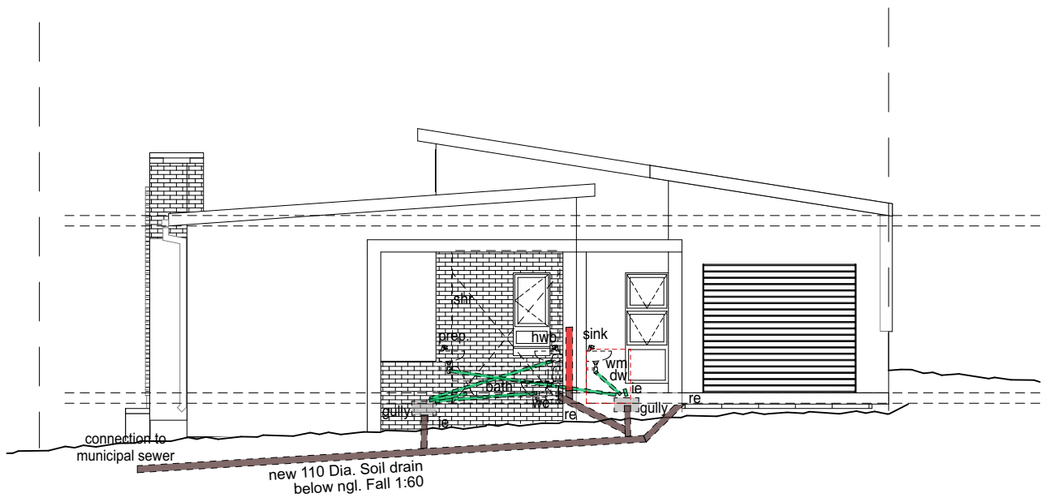
DRAWING NUMBER:
5109
/105
00



SEWER: EAST ELEVATION

SCALE 1:100

NOTE: Gulleys min. 50mm above fgl and 150mm below fgl.
Min. 450mm invert level required for sewer line.
Size of accessible duct to be min. 440mm x 200mm.



SEWER: WEST ELEVATION

SCALE 1:100

NOTE: Gulleys min. 50mm above fgl and 150mm below fgl.
Min. 450mm invert level required for sewer line.
Size of accessible duct to be min. 440mm x 200mm.

NOTE:
1. All finishes to comply with architects specifications

HOUSE (INCL. GARAGE) :	136.1m²
STOEP:	13.6m²
SITE AREA	271,2m²
COVERAGE	51%

NOTE:

LEGAL REQUIREMENTS
DIMENSIONS, DESCRIPTIONS & QUANTITIES ON THESE DRAWINGS TO BE VERIFIED ON SITE BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK

ALL WORK TO BE CARRIED OUTIN ACCORDANCE WITH NATIONAL BUILDING STANDARDS ACT (SANS 10400 EN ACT 103 OF 1977)

ALL LOCAL AUTHORITY REQUIREMENTS TO BE ESTABLISHED IN ADVANCE AND ADHERED TO

ANY DISCREPANCIES BETWEEN THE DRAWINGS & LEGISLATION, LOCAL AUTHORITY, ESKOM, TELKOM & GOOD CONSTRUCTION PRACTICE TO BE REFERRED TO THE ARCHITECT BEFORE CONSTRUCTION COMMENCES.

NO DIMENSIONS TO BE SCALED FROM DRAWING

HAMILTON WESSELS ARCHITECTS

88 Montagu Street
PO Box 260
Mossel Bay
6500

t: (044) 690 3319
e: nicholas@hwarchitects.co.za

Professional Architect
NICHOLAS KOTZE
Registration Number:
SACAP: PrArch65508897

PROFESSIONAL ARCHITECT
NICOLAAS JACOBUS KOTZE
09:51 AM (Africa/Johannesburg) on 24 Aug 2023

DATE:

Signature:

CONTRACTOR :

CLIENT :
ARNOTRIM

Signature:

PROJECT :
22_5109
Erf: 5109
HILLSIDE PARK

DRAWING TITLE :
COUNCIL
SEWER ELEVATION

DRAWN :
Nicholas Kotze

CHECKED:
Nicholas Kotze

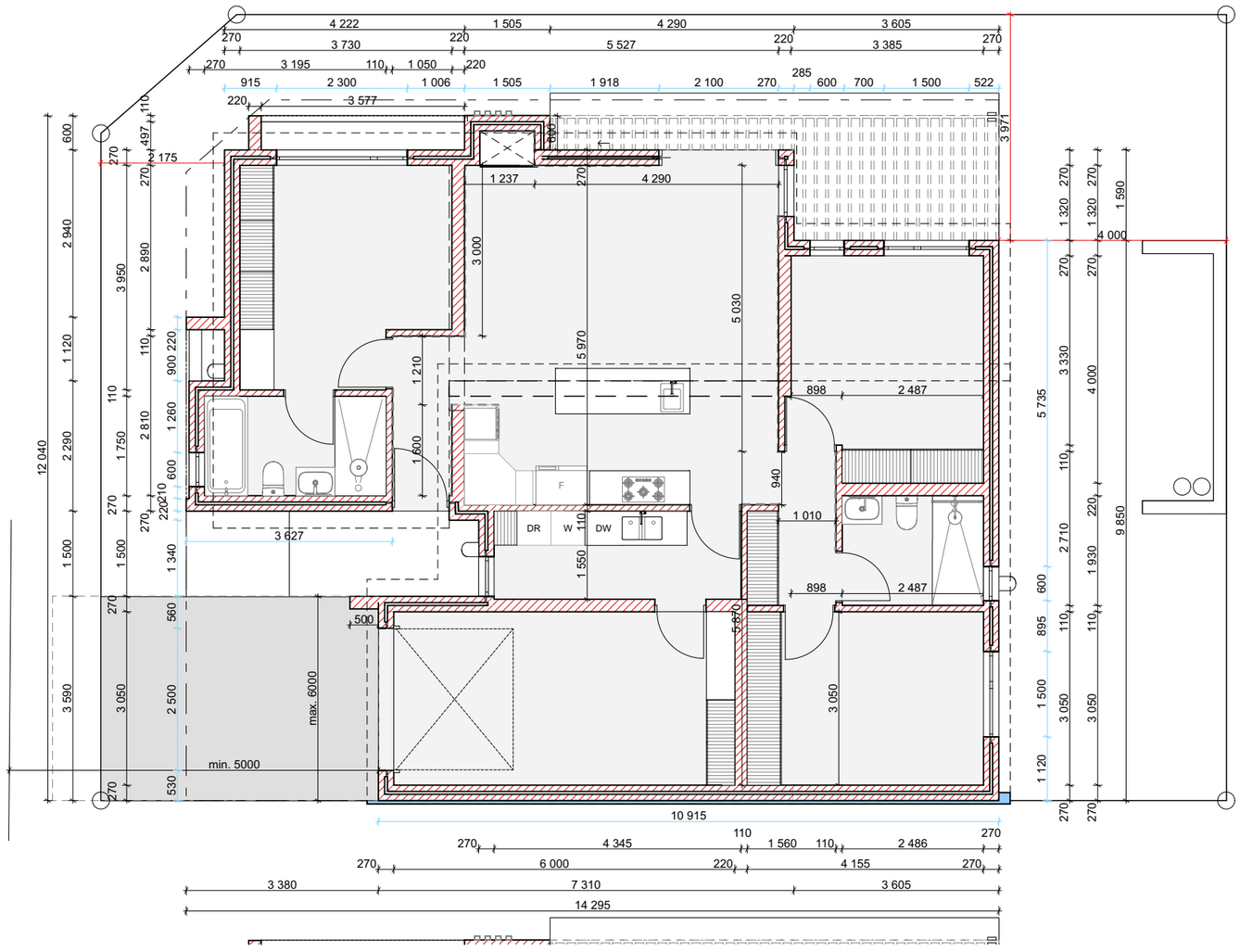
FIRST ISSUE DATE:
2024/11/20

SCALE :
1:100

ORIGINAL PAPER SIZE:
A3

DRAWING NUMBER:
5109
/400
00

/Volumes/Company Files/PROJECTS/DEVELOPMENTS/13_HILLSIDE PARK/Doc/2024.09.25/22_5109 ARNOTRIM TYPE B.pln



N

GF SET OUT PLAN

SCALE 1:100

NOTE:

1. All finishes to comply with architects specifications

HOUSE (INCL. GARAGE) :	136.1m²
STOEP:	13.6m²
SITE AREA	271,2m²
COVERAGE	51%

NOTE:

LEGAL REQUIREMENTS
DIMENSIONS, DESCRIPTIONS & QUANTITIES ON THESE DRAWINGS TO BE VERIFIED ON SITE BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK

ALL WORK TO BE CARRIED OUTIN ACCORDANCE WITH NATIONAL BUILDING STANDARS ACT (SANS 10400 EN ACT 103 OF 1977)

ALL LOCAL AUTHORITY REQUIREMENTS TO BE ESTABLISHED IN ADVANCE AND ADHERED TO

ANY DISCREPANCIES BETWEEN THE DRAWINGS & LEGISLATION, LOCAL AUTHORITY, ESKOM, TELKOM & GOOD CONSTRUCTION PRACTICE TO BE REFERRED TO THE ARCHITECT BEFORE CONSTRUCTION COMMENCES.

NO DIMENSIONS TO BE SCALED FROM DRAWING

HAMILTON WESSELS ARCHITECTS

88 Montagu Street
PO Box 260
Mossel Bay
6500

t: (044) 690 3319
e: nicholas@hwarchitects.co.za

Professional Architect
NICHOLAS KOTZE
Registration Number:
SACAP: PrArch65508897

PROFESSIONAL ARCHITECT
NICOLAAS JACOBUS KOTZE
South African Council for the Architectural Profession
09:51 AM (Africa/Johannesburg) on 24 Aug 2023

DATE:

Signature:

CONTRACTOR :

CLIENT :
ARNOTRIM

Signature:

PROJECT :
22_5109
Erf: 5109
HILLSIDE PARK

DRAWING TITLE :
COUNCIL
SETTING OUT

DRAWN :
Nicholas Kotze

CHECKED:
Nicholas Kotze

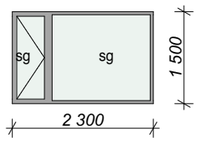
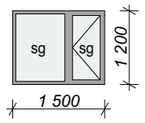
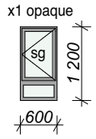
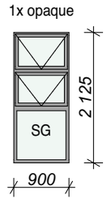
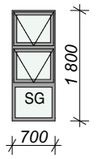
FIRST ISSUE DATE:
2024/11/20

SCALE :
1:100

ORIGINAL PAPER SIZE:
A3

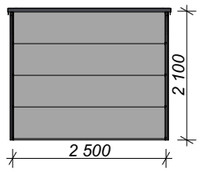
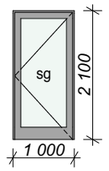
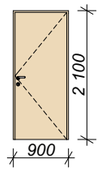
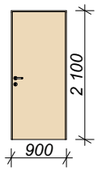
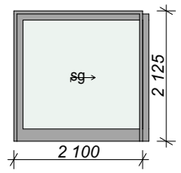
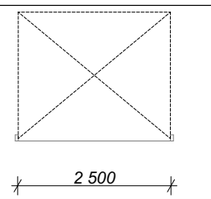
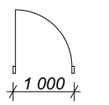
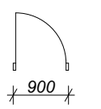
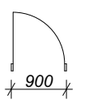
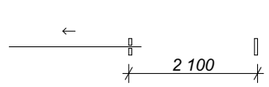
DRAWING NUMBER:
5109
/106
00

/Volumes/Company Files/PROJECTS/DEVELOPMENTS/13_HILLSIDE PARK/Doc/2024.09.25/22_5109 ARNOTRIM TYPE B.pln

						
CODE	W01	W02	W03	W04	W05	W06
QUANTITY	2	6	9	1	8	1
SIZE	2 300×1 500	1 500×1 200	600×1 200	900×2 125	600×600	700×1 800
DESCRIPTION	PURPOSE MADE 2300x1500mm POWDER COATED ALUMINIUM FRAME WINDOW GLAZED WITH CLEAR GLASS UNLESS OTHERWISE SPECIFIED, FIXED IN POSITION WITH ALUMINIUM GLAZING BEADS. GLASS THICKNESS AS PER GLASS NOTES. ALL AS PER SPECIALISTS DESIGN, SUPPLY AND INSTALL	1500x1200mm POWDER COATED ALUMINIUM FRAME WINDOW GLAZED WITH CLEAR GLASS UNLESS OTHERWISE SPECIFIED, FIXED IN POSITION WITH ALUMINIUM GLAZING BEADS. GLASS THICKNESS AS PER GLASS NOTES. ALL AS PER SPECIALISTS DESIGN, SUPPLY AND INSTALL	600x1200mm POWDER COATED ALUMINIUM FRAME WINDOW GLAZED WITH CLEAR GLASS UNLESS OTHERWISE SPECIFIED, FIXED IN POSITION WITH ALUMINIUM GLAZING BEADS. GLASS THICKNESS AS PER GLASS NOTES. ALL AS PER SPECIALISTS DESIGN, SUPPLY AND INSTALL	PURPOSE MADE 900x2125mm POWDER COATED ALUMINIUM FRAME WINDOW GLAZED WITH CLEAR GLASS UNLESS OTHERWISE SPECIFIED, FIXED IN POSITION WITH ALUMINIUM GLAZING BEADS. GLASS THICKNESS AS PER GLASS NOTES. ALL AS PER SPECIALISTS DESIGN, SUPPLY AND INSTALL	600x600 "WINBLOK" WINDOW GLAZED WITH CLEAR GLASS UNLESS OTHERWISE SPECIFIED, FIXED IN POSITION WITH ALUMINIUM GLAZING BEADS. GLASS THICKNESS AS PER GLASS NOTES. ALL AS PER SPECIALISTS DESIGN, SUPPLY AND INSTALL	PURPOSE MADE 700x1800mm POWDER COATED ALUMINIUM FRAME WINDOW GLAZED WITH CLEAR GLASS UNLESS OTHERWISE SPECIFIED, FIXED IN POSITION WITH ALUMINIUM GLAZING BEADS. GLASS THICKNESS AS PER GLASS NOTES. ALL AS PER SPECIALISTS DESIGN, SUPPLY AND INSTALL
FRAME	AS SUPPLIED WITH WINDOW.	AS SUPPLIED WITH WINDOW.	AS SUPPLIED WITH WINDOW.	AS SUPPLIED WITH WINDOW.	AS SUPPLIED WITH WINDOW.	AS SUPPLIED WITH WINDOW.
SILL	PLASTER & PAINT BRICK SILL.	PLASTER & PAINT BRICK SILL.	PLASTER & PAINT BRICK SILL.	PLASTER & PAINT BRICK SILL.	N/A	PLASTER & PAINT BRICK SILL.

COLOUR: MATT STONE GREY | SG= SAFETY GLASS

WINDOW SCHEDULE SCALE 1:100

					
PLAN					
CODE	D01	D02	D03	D04	D05
QUANTITY	1	1	1	6	1
WALL OPENING SIZE	2 500×2 100	1 000×2 100	900×2 100	900×2 100	2 100×2 125
DOOR LEAF	PRE COATED ALUMINIUM OVERHEAD DOOR INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER SPECIFICATION	POWDER COATED ALUMINIUM SWING DOOR	CLASS A 1 HOUR FIRE RATED FLUSH PANEL SABS DOOR PAINTED	INTERIOR & EXTERIOR SEMI SOLID FLUSH PANEL DOOR WITH HARDWOOD VENEERS BOTH SIDES AND EDGING STRIPS MAT VARNISHED	ALUMINIUM AND CLEAR GLASS POCKET SLIDING DOOR. POWDER COATED.
FRAME	AS SUPPLIED WITH DOOR.	AS SUPPLIED WITH DOOR.	DOUBLE REBATED MERANTI JAMB LINING WITH 45x22mm PROFILED ARCHITRAV E BOTH SIDES TO SUIT 220mm WALL PLASTERED	DOUBLE REBATED MERANTI JAMB LINING WITH 45x22mm PROFILED ARCHITRAVE BOTH SIDES TO SUIT 110mm OR 270mm WALL PLASTERED	AS SUPPLIED WITH DOOR.
IRONMONGERY	N/A.	ACCESSORIES AS PER MANUFACTURER'S SPECIFICATIONS.	1 PAIR OF BRASS BUTT HINGES. 2 LEVER REBATED MORTICE LOCKSET AS SELECTED BY DEVELOPER.	1 PAIR OF BRASS BUTT HINGES. 2 LEVER REBATED MORTICE LOCKSET AS SELECTED BY DEVELOPER.	ACCESSORIES AS PER MANUFACTURER'S SPECIFICATIONS.

DOOR SCHEDULE SCALE 1:100

COLOUR: MATT STONE GREY

SG= SAFETY GLASS

/Volumes/Company Files/PROJECTS/DEVELOPMENTS/13_HILLSIDE PARK/Doc/2024.09.25/22_5109 ARNOTRIM TYPE B.pln

NOTE:
1. All finishes to comply with architects specifications

HOUSE (INCL. GARAGE) :	136.1m²
STOEP:	13.6m²
SITE AREA	271,2m²
COVERAGE	51%

NOTE:

LEGAL REQUIREMENTS
DIMENSIONS, DESCRIPTIONS & QUANTITIES ON THESE DRAWINGS TO BE VERIFIED ON SITE BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK

ALL WORK TO BE CARRIED OUTIN ACCORDANCE WITH NATIONAL BUILDING STANDARS ACT (SANS 10400 EN ACT 103 OF 1977)

ALL LOCAL AUTHORITY REQUIREMENTS TO BE ESTABLISHED IN ADVANCE AND ADHERED TO

ANY DISCREPANCIES BETWEEN THE DRAWINGS & LEGISLATION, LOCAL AUTHORITY, ESKOM, TELKOM & GOOD CONSTRUCTION PRACTICE TO BE REFERRED TO THE ARCHITECT BEFORE CONSTRUCTION COMMENCES.

NO DIMENSIONS TO BE SCALED FROM DRAWING

HAMILTON WESSELS ARCHITECTS
88 Montagu Street
PO Box 260
Mossel Bay
6500
t: (044) 690 3319
e: nicholas@hwarchitects.co.za

Professional Architect
NICHOLAS KOTZE
Registration Number:
SACAP: PrArch65508897
PROFESSIONAL ARCHITECT
NICOLAAS JACOBUS KOTZE
09:51 AM (Africa/Johannesburg) on 24 Aug 2023

DATE:
Signature:

CONTRACTOR :

CLIENT :
ARNOTRIM
Signature:

PROJECT :
22_5109
Erf: 5109
HILLSIDE PARK

DRAWING TITLE :
COUNCIL
SCHEDULES

DRAWN :
Nicholas Kotze

CHECKED:
Nicholas Kotze

FIRST ISSUE DATE:
2024/11/20

SCALE :
1:1

ORIGINAL PAPER SIZE:
A3

DRAWING NUMBER:
5109
/500
00

HAMILTON WESSELS ARCHITECTS

Energy Efficiency In Buildings

by SP Energy

Section # reference

1 Project Details — Printed from workbook: 5109 ARNOTRIM XA_TYPE B, 2024/11/13 15 33

Project Name	**TYPE B**
Cadastral Address	**ERF 5109**
Client's Name	**ARNOTRIM**
Architect	**NICHOLAS KOTZE**
HVAC Engineer	
Lighting Engineer	
Take-off professional	
Compliance Route	**Prescriptive route of Regulation XA3(a)**

Occupancy:	Dwelling houses		H4
Occupancy hours/day:	Dwelling houses		24
Occupancy days/week:	Dwelling houses		7
Number of floors in the building/site			1
Number of units/flats in the building/site	Dwelling houses		1
Stipulated occupancy density measurement units per m2 or per bedroom or per building	persons/bedroom	Dwelling houses	2,00
For occupancy "Domestic residences" insert number of bedrooms or zero if not this occupancy			3
For occupancy "Domestic residences" insert number of staff bedrooms or zero			0
The calculated occupancy using the stipulated occupancy density			6
Occupancy total	Occupancy number for the proposed building if deviating from the Regulatory Stipulations for Rational Designs only		6
City	Look up the Town/City for siting the proposed building		Mosselbaai
Province	The Province is provided		Western Cape
Latitude	The city/town latitude is provided		34,129
Longitude	The city/town longitude is provided		22,11
Energy Zone:	The Energy Zone is selected automatically		4

2 Building Total Floor Areas:

Floor/storey areas (m2)	Net Floor Area
Ground Storey	115
First Storey	0
Second Storey	0
Third Storey	0
Fourth Storey	0
Total	**115**

Orientation

Orientation of Windows/Longer Axis	**North**
Exact orientation relative to north of major axis (clockwise degrees from North are negative numbers anti-clockwise are positive)	**3**

ORIENTATION REQUIREMENTS OF SANS 10400-XA PLACE NO CONSTRAINT

3 Building Envelope Specifications - Floors

In-slab Heating Provided:	No

Heated slab on ground added insulation requirements:

Basement or ground floor in contact with ground:	Input	**Notes to input requirement**
Ground floor - Under Floor Insulation R-value installed	1,00	Min. insulation R-value: 1,0 & refer SANS 10400-XA para 5.4.1
Area of slab on ground with insulation below	1,00	
Under Floor Insulation complies	**Complies**	

Ground or first floor in contact with ground:	Input	If "Not applicable" then the slab need not be insulated as it is either unheated or is not slab-on-ground; and if "Non-compliant" then the area of insulation is inadequate or perhaps a too low R-value of insulation is added.
Ground floor - Under Floor Insulation R-value installed	1,00	
Area of slab on ground with insulation below	1,00	
Under Floor Insulation complies	**Complies**	

Second floor in contact with ground:	Input
Level 3 - Under Floor Insulation R-value installed	1,00
Area of slab on ground with insulation below	0,00
Under Floor Insulation complies	**Not compliant**

SLABS ON GROUND COMPLY WITH REQUIREMENTS OF SANS 10400-XA IF ABOVE TESTS CONFIRM

4 Building Envelope Specifications - Walls

Description and R-value of walls

Energy Zone for project	**4**	Standard construction	Either Standard Construction or Category 1 rules in the application of the National Building Regulations are selected
Wall category selected in drop-downs to right		High mass>=270kg/m2	A walling category is chosen from the three categories available — **Category complies**
The minimum Total R value required for this category of wall in this Energy Zone is:		0,6	The minimum Total CR value required for this category of wall in this Energy Zone if applicable: — n/a
A common High Mass wall type or if not High Mass - None selected		2 x 110mm solid or cored bricks plastered with 50mm cavity	A wall type is selected from the list of wall types in either one of the two drop-down lists to the left or alternatively the last option reflects a bespoke wall — **Complies**
A common Low Mass wall type or if not Low Mass - None-selected		None selected	**Not applicable**
Build up your own wall in the next section below with its description opposite on the right or insert in cell E16 the word "None"		Hybrid wall	Set out the description of the wall and the total R-value on the floor plan drawings if it is to be built. — **FALSE**

WALL ASSEMBLY COMPLIES WITH REQUIREMENTS OF SANS 10400-XA IF ABOVE TESTS CONFIRM

5 Building Envelope specifications - Roofs

Primary Roof Construction description:	**Sheet metal roof @ low pitch with plasterboard ceiling & insulation**

	Climate Zone target R-value:	3,70	
	Roof Assembly component	**Thickness (mm)**	**R-value**
	Outer surface resistance		0,05
Outer protection	Profiled metal	2,0	0,00
Outer insulation	None	0,0	0,00
Air-space	Horizontal to 45° sealed air space - reflective foil liners - heat flow down		0,92
Insulation	Cellulose fibre (15kg/m3)	135,0	3,38
Insulation	None	0,0	0,00
Structural layer	None	0,0	0,00
Inner covering	Plasterboard	10,0	0,06
	Indoor air film (still air):		0,09
	Total R-value		4,49
			Complies

ROOF ASSEMBLY COMPLIES WITH REQUIREMENTS OF SANS 10400-XA IF ABOVE TESTS CONFIRM

/Volumes/Company Files/PROJECTS/DEVELOPMENTS/13_HILLSIDE PARK/Doc/2024.09.25/22_5109 ARNOTRIM TYPE B.pln

NOTE:
1. All finishes to comply with architects specifications

HOUSE (INCL. GARAGE) :	136.1m²
STOEP:	13.6m²
SITE AREA	271,2m²
COVERAGE	51%

NOTE:

LEGAL REQUIREMENTS
DIMENSIONS, DESCRIPTIONS & QUANTITIES ON THESE DRAWINGS TO BE VERIFIED ON SITE BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK

ALL WORK TO BE CARRIED OUTIN ACCORDANCE WITH NATIONAL BUILDING STANDARS ACT (SANS 10400 EN ACT 103 OF 1977)

ALL LOCAL AUTHORITY REQUIREMENTS TO BE ESTABLISHED IN ADVANCE AND ADHERED TO

ANY DISCREPANCIES BETWEEN THE DRAWINGS & LEGISLATION, LOCAL AUTHORITY, ESKOM, TELKOM & GOOD CONSTRUCTION PRACTICE TO BE REFERRED TO THE ARCHITECT BEFORE CONSTRUCTION COMMENCES.

NO DIMENSIONS TO BE SCALED FROM DRAWING

HAMILTON WESSELS ARCHITECTS

88 Montagu Street
PO Box 260
Mossel Bay
6500

t: (044) 690 3319
e: nicholas@hwarchitects.co.za

Professional Architect
NICHOLAS KOTZE
Registration Number:
SACAP: PrArch65508897

South African Council for the Architectural Profession
PROFESSIONAL ARCHITECT
NICOLAAS JACOBUS KOTZE
09:51 AM (Africa/Johannesburg) on 24 Aug 2023

DATE:

Signature:

CONTRACTOR :

CLIENT :
ARNOTRIM

Signature:

PROJECT :
22_5109
Erf: 5109
HILLSIDE PARK

DRAWING TITLE :
COUNCIL
XA

DRAWN :
Nicholas Kotze

CHECKED:
Nicholas Kotze

FIRST ISSUE DATE:
2024/11/20

SCALE :
1:1

ORIGINAL PAPER SIZE:
A3

DRAWING NUMBER:
5109
/501
00

8 Building Design - Services - Lighting

SP ENERGY

Total Nett Floor Area (m2):	115
Total Gross Floor Area (m2):	

Class of occupancy of building	Occupancy	Lighting Power Density (W/m2)
H4	Dwelling houses	4
Max Energy Demand (W):		460
Minimum Lighting Level as per SANS10114 (Lux)		100

Internal Lamping	Lamp Efficacy Lumen/Watt	Lamp Power (W) rating:	No. of lamps for building	Connected load (W)	Lumens
compact fluorescent	75	5	37	185	13875
T5 Linear fluorescent	110	20	7	140	15400
T5 Linear fluorescent	110	40	1	40	4400
T5 Linear fluorescent	110	0	0	0	0
T5 Linear fluorescent	110	0	0	0	0
T5 Linear fluorescent	110	0	0	0	0
T5 Linear fluorescent	110	0	0	0	0
External Lamping	Lamp Efficacy Lumen/Watt	Lamp Power (W) rating:	No. of lamps for building	Connected load (W)	N/A
LED	80	0	0	0	
LED	80	0	0	0	
LED Linear	80	0	0	0	
Combined internal & External lighting power density /Lux levels				3,17	292,83
Lighting Power Density and Illuminance compliance is indicated				**Complies**	**Complies**

The planned number of lighting fittings and their wattage for each broad technology type is shown below.
The lux levels shown indicate the adequacy of lighting levels and compliance with the SANS10114 and Occupational Safety requirements.
Lamping needs to be split between external and internal lamps.

LIGHTING REQUIREMENTS COMPLIES WITH SANS 10400XA IF ABOVE TESTS CONFIRM

SP ENERGY

9 Building Services - Hot water

SP ENERGY

Occupancy, average daily hot water usage, storage volumes for Prescriptive compliance (For Solar Water Heaters)

Project Occupancy	Dwelling houses	H4	
Selection of sub-occupancies and daily hot water usage		All other - detatched houses	
Stipulated per capita hot water usage per Table 10 of SANS10400XA		115	As per Table 10 of SANS10400XA
Occupancy as determined using Table 2 of Reg A21		6,00	Stipulation for Prescriptive & Performance routes
Stipulated per capita hot water storage using Table 10 of SANS10400XA		75	Solar water heaters are to have 50% more storage volume than other technologies
Stipulated daily hot water consumption using Table A21 occupancy density		690	Stipulation for Prescriptive & Performance routes
Stipulated minimum total hot water storage using Table 10 of SANS10400XA		450	Stipulation for Prescriptive & Performance routes
Input specified volume of solar water heater or heat pump here if following the prescriptive route	450	Complies	Regulation XA2 limits resistance heating to 50% of hot water usage by volume and stipulated volumes ensure this requirement is met
Input the required energy output of specified solar water heater (MJ/day) as per SANS1307 to exceed 0.1 of stored volume above, but not greater than 0.15 of stored volume.	45	Complies	Q-Factor per SANS6211 output @16MJ insolation

HOT WATER REQUIREMENTS COMPLIES WITH REGULATION XA2 IF ABOVE TESTS CONFIRM

SP ENERGY

10 Building Envelope Specifications - Fenestration

SP ENERGY

Climate zone selected	Floor reference	Shading for each window on the floor	Nett floor areas (m2)	Fenestration per floor (m2)	% Fenestration to NFA	Required maximum weighted U-value for whole floor	Required maximum weighted SHGC for E,NE,N, NW&W
4	Lower ground	Suboptimally	115	20	17,27	7,90	0,81
	Second Floor	Suboptimally	0	0	#DIV/0!	#DIV/0!	#DIV/0!
	Third floor	Shading adequate	0	0	#DIV/0!	#DIV/0!	#DIV/0!
	Fourth floor	Shading adequate	0	0	#DIV/0!	#DIV/0!	#DIV/0!
	Fifth floor	Shading adequate	0	0	#DIV/0!	#DIV/0!	#DIV/0!

Windows input for each floor inc. shading will establish if the shading measured and captured is sufficient to register as meeting the shading requirements. If the shading assessment shows a "Non-compliance" message then the P values need to be increased or H values reduced in order to avoid a lower SHGC being required.

Input of manufacturer certified glazing specification to check if this weighted U-value & SHGC meets above Table 4 requirements

Floor number	Ground	First	Second	Third	Fourth	
Area weighted certified U-values	**5,20**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**The input certified U-values for individual glazed units meets the requirements of the standard if all floors show a positive compliance message**
Test if frame & glass meets U-value requirement for the floor	**Compliant**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	
Weighted certified SHGC	**0,49**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**The input certified SHGC for individual glazed units meets the requirements of the standard if all floors show a positive compliance message**
Test if frame & glass meets SHGC requirement for the floor	**Compliant**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	

FENESTRATION REQUIREMENTS COMPLIES WITH SANS10400-XA IF ABOVE TESTS CONFIRM

SP ENERGY

Window to floor area ratio is 20/115 x 100= 17,27%

NOTE:
1. All finishes to comply with architects specifications

HOUSE (INCL. GARAGE) :	136.1m²
STOEP:	13.6m²
SITE AREA	271,2m²
COVERAGE	51%

NOTE:

LEGAL REQUIREMENTS
DIMENSIONS, DESCRIPTIONS & QUANTITIES ON THESE DRAWINGS TO BE VERIFIED ON SITE BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK

ALL WORK TO BE CARRIED OUTIN ACCORDANCE WITH NATIONAL BUILDING STANDARS ACT (SANS 10400 EN ACT 103 OF 1977)

ALL LOCAL AUTHORITY REQUIREMENTS TO BE ESTABLISHED IN ADVANCE AND ADHERED TO

ANY DISCREPANCIES BETWEEN THE DRAWINGS & LEGISLATION, LOCAL AUTHORITY, ESKOM, TELKOM & GOOD CONSTRUCTION PRACTICE TO BE REFERRED TO THE ARCHITECT BEFORE CONSTRUCTION COMMENCES.

NO DIMENSIONS TO BE SCALED FROM DRAWING

HAMILTON WESSELS ARCHITECTS

88 Montagu Street
PO Box 260
Mossel Bay
6500

t: (044) 690 3319
e: nicholas@hwarchitects.co.za

Professional Architect
NICHOLAS KOTZE
Registration Number:
SACAP: PrArch65508897

PROFESSIONAL ARCHITECT
NICOLAAS JACOBUS KOTZE
09:51 AM (Africa/Johannesburg) on 24 Aug 2023

DATE:

Signature:

CONTRACTOR :

CLIENT :
ARNOTRIM

Signature:

PROJECT :
22_5109
Erf: 5109
HILLSIDE PARK

DRAWING TITLE :
COUNCIL
XA

DRAWN :
Nicholas Kotze

CHECKED:
Nicholas Kotze

FIRST ISSUE DATE:
2024/11/20

SCALE :
1:1

ORIGINAL PAPER SIZE:
A3

DRAWING NUMBER:
5109
/502
00