CHOPROP™

INFORMATION MEMORANDUM

3 Dunoon Crescent, Blue Valley Golf Estate, Kosmosdal Ext 55, Gauteng

AUCTION SALE: 28 AUGUST 2026, 17:00PM | 3 DUNOON CRESCENT, BLUE VALLEY ESTATE



TERMS: 10% DEPOSIT +10% BUYERS COM EXCL VAT, AT THE FALL OF THE HAMMER, BALANCE CASH OR GUARANTEES, 14 DAYS FROM CONFIRMATION

Contact : (012) 6534444 / 0825952242

auctions@choprop.co.za

Head Office: +27 12 653 4444

Email auctions@choprop.co.za

Postal Address: P.O. Box 77460, Eldoraigne, 0171, South Africa

Head Office Physical Address: CHOPROP House, 146 Willem Botha Avenue, Wierda Park, Centurion, 0157

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INFORMATION MEMORANDUM

3 Dunoon Crescent, Blue Valley Golf Estate, Kosmosdal Ext 55, Gauteng

AUCTION SALE: 28 AUGUST 2026, 17:00PM | 3 DUNOON CRESCENT, BLUE VALLEY ESTATE

LUXURY 4-BEDROOM DOUBLE-STOREY HOME FOR SALE IN BLUE VALLEY GOLF ESTATE

Experience refined estate living in this exceptional double-storey residence, perfectly positioned within the prestigious Blue Valley Golf Estate. Designed with elegance, comfort, and modern family living in mind, this immaculate home offers generous spaces, premium finishes, and a lifestyle that is second to none.

Set on a 659 m² stand with an impressive 465 m² of living space, this beautiful home features four spacious bedrooms, each thoughtfully designed to provide comfort and privacy. The luxurious bedroom layout is complemented by three stylish bathrooms, while expansive living areas create the perfect setting for both everyday living and sophisticated entertaining.

The heart of the home is the modern open-plan kitchen, designed to combine functionality with contemporary style. A fully equipped scullery provides additional convenience, while the seamless flow into the dining room, formal lounge, TV lounge, and private lounge creates an inviting atmosphere for family gatherings and entertaining guests. A dedicated study offers the ideal work-from-home space or quiet home office.

Large windows throughout the home fill every room with natural light, enhancing the sense of space while showcasing the tranquil surroundings of the estate. Stepping outside, you'll discover a beautifully maintained outdoor entertainment area centred around a sparkling swimming pool fitted with a heated pump, allowing for year-round enjoyment. The property also includes well-appointed domestic accommodation with a bedroom, shower, and toilet, adding practicality and convenience.

Additional features include a double automated garage, double parking, and a secure, family-friendly environment within one of Gauteng's most sought-after golf estates. With a monthly levy of R2,400, residents enjoy the peace of mind and exclusive lifestyle that Blue Valley Golf Estate is renowned for.

This remarkable home offers the perfect blend of luxury, comfort, and timeless elegance, making it an exceptional opportunity for families seeking secure estate living in an outstanding location.

AUCTION DETAILS

Start Date: 28 July 2026 - End Date: 28 August 2026
Time: 17:00 PM

Head Office: +27 12 653 4444
Email auctions@choprop.co.za
Postal Address: P.O. Box 77460, Eldoraigne, 0171, South Africa
Head Office Physical Address: CHOPROP House, 146 Willem Botha Avenue, Wierda Park, Centurion, 0157

INTERNATIONAL MULTI-AWARD WINNER SOUTH AFRICA

DEFINITIONS



AGENTS	Choprop Sales & Letting (Pty) ltd
ADDRESS	3 Dunoon Crescent, Blue Valley Golf Estate
CA	Confidentiality Agreement
GFA	Gross Floor Area
LGA	Local Government Area
m	Metres
M²	Square metres
M	Millions
MEMORANDUM	Information Memorandum
NLA	Nett Lettable Area
RECIPIENT	Parties receiving the Memorandum
RELEVANT PERSONS	The Agent, partners, employees, agents and representatives or advisors and the company.
SUBJECT	3 Dunoon Crescent, Blue Valley Golf Estate

Disclaimer
Whilst all reasonable care has been taken to provide accurate information, neither Choprop Nor the Seller/s guarantee the correctness of the information provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to negligence or other wise of or the Seller/s or any other person.

INTRODUCTION

Choprop Sales & Letting (Pty) Ltd is pleased to present this Information Memorandum on behalf of the vendor for 3 Dunoon Crescent, Blue Valley Golf Estate, Kosmosdal Ext 55, Gauteng.

This Information Memorandum outlines key information in relation to the property and is being provided to prospective purchasers to assist with the sale due diligence.

On behalf of the Vendor we thank you for taking an interest in the property and trust you will find this Information Memorandum of use.

All enquiries should be directed to our Property Professional Sona Ramlal.



Mobile: | 073 755 9312
Email:| sona@choprop.co.za



PROPERTY DESCRIPTION

STUNNING DOUBLE-STOREY HOME IN BLUE GOLF ESTATE

Discover luxury living at its finest in this immaculate double-storey home, perfectly positioned within a prestigious golf estate. This spacious residence offers 4 beautifully designed bedrooms, each with its own en-suite bathroom, ensuring ultimate comfort and privacy for the whole family.

Step inside to a selection of elegant living spaces, including a formal lounge, dining room, TV room, and a private lounge, ideal for both relaxation and refined entertaining. The modern, open-plan kitchen flows seamlessly into the living areas and is complemented by a fully equipped scullery, offering both style and practicality.

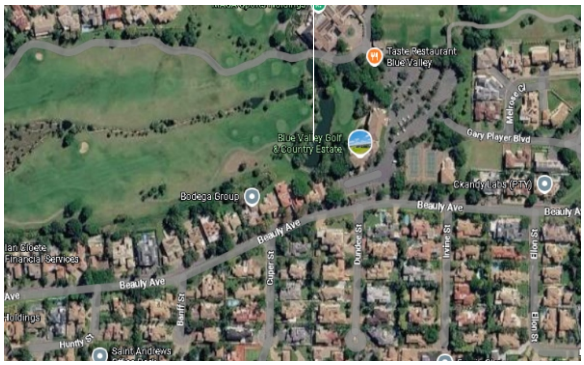
A dedicated study provides the perfect work-from-home environment, while large windows throughout invite natural light and frame serene estate views.

Outdoors, you'll find a sparkling swimming pool with a heated pump, creating an inviting oasis for year-round enjoyment. The property also includes well-appointed servants' quarters featuring a bedroom, shower, and toilet.

A masterpiece of comfort, elegance, and innovation — ready to welcome its next owner.
Monthly Levy: R2,400

Opportunity. Its practical design, separate access, prepaid utilities, and strong income-generating capabilities make it a smart investment with impressive long-term returns.

PROPERTY LOCATION



FLOOR SIZE:	± 465 m²
LAND SIZE :	± 659 m²
ERF:	± 3310 m²
COORDINATES (LATLONG):	Location: https://maps.app.goo.gl/vjUYKDCjUntcLc1r6

2025/11/21

Property Report

3 Dunoon Crescent, KOSMOSDAL EXT 55, Gauteng

Property Details

FREEHOLD

3 Dunoon Crescent, Kosmosdal Ext 55, Gauteng

Estate: Blue Valley Golf And Country Estate

Suburb: Blue Valley Golf and Country Estate

LEGAL

Erf 3310

Township: "KOSMOSDAL EXT 55"

Mun: "CITY OF TSHWANE METROPOLITAN MUNICIPALITY"

Province: "GAUTENG"

Coordinates: -25.939116,28.111885

Google maps | Street View

LAND SIZE (REGISTERED)	LAND SIZE (CADASTRAL)	LAST SALES PRICE	LAST SALES DATE
659 m^2	662 m^2		2022/04/08





Owner Details

NAME	ID	TITLE DEED NO	MARITAL STATUS	SHARE
ME			UNMARRIED	-

Bond Details

BOND AMOUNT	INSTITUTION	BOND REG DATE	BOND NO
R 1 440 441	ABSA	2025/06/23	B22138/2025
R 2 850 000	ABSA	2022/06/06	B25759/2022

Transfer History

2022

BUYER
Natural Person

SELLER
Legal Entity

REG DATE
2022/06/06

TITLE DEED NO.
T43458/2022

PURCHASE DATE
2022/04/08

2007

BUYER
Legal Entity

SELLER
Legal Entity

REG DATE
2007/10/17

TITLE DEED NO.
T141696/2007

PURCHASE DATE
2007/05/07

PURCHASE PRICE

Street Transfer History

				'LE DEED NO	STREET | NUMBER	ERF | PORTION	PURCHASE PRICE
Legal Entity	Natural Person	2023/10/23	2023/06/15	T64500/2023	Dunoon | 27	5250 | 0	

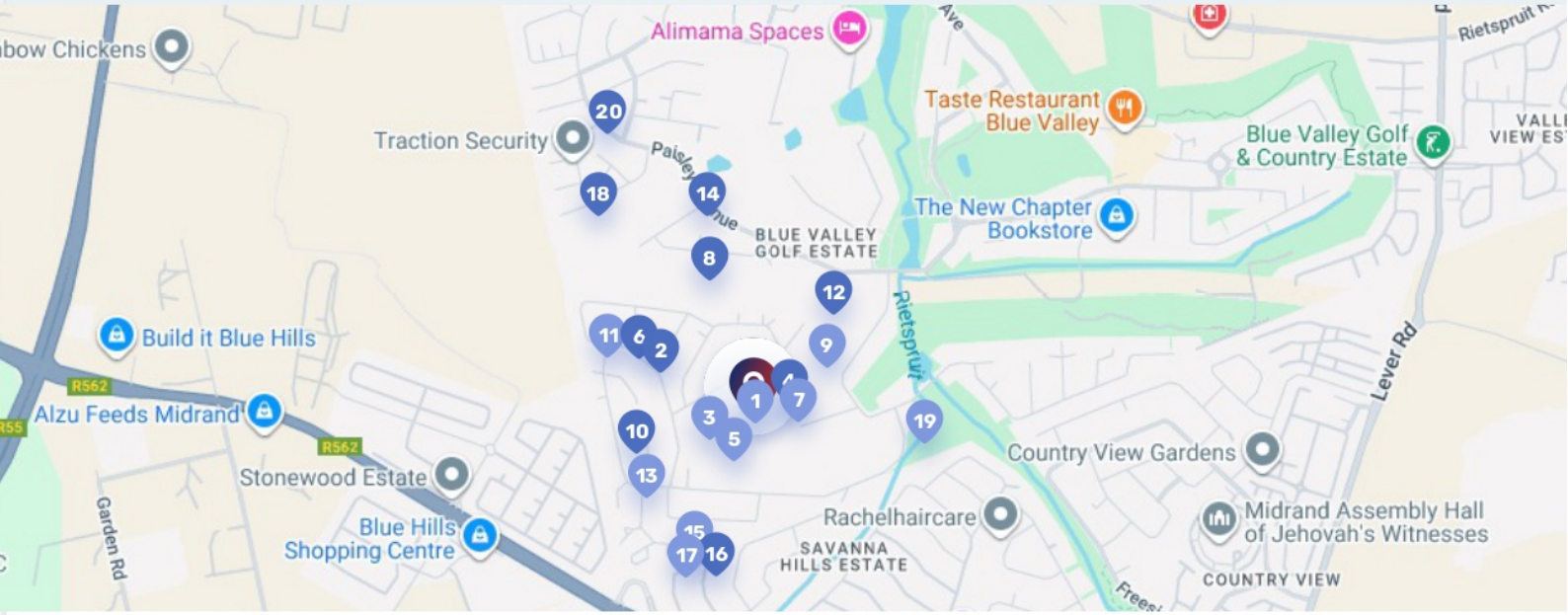
BUYER	SELLER	REG DATE	PURCHASE DATE	TITLE DEED NO	STREET | NUMBER	ERF | PORTION	PURCHASE PRICE
Natural Person	Natural Person	2023/06/05	2022/11/15	T33452/2023	Dunoon | 11	3305 | 0	

BUYER	SELLER	REG DATE	PURCHASE DATE	TITLE DEED NO	STREET | NUMBER	ERF | PORTION	PURCHASE PRICE
Natural Person	Natural Person	2022/09/14	2020/05/12	T70973/2022	Dunoon | 24	5242 | 0	

Municipal Valuation

VALUATION AMOUNT	ESTIMATED MONTHLY RATES	YEAR OF VALUATION	RATING PERIOD	USAGE CATEGORY	USAGE
R 3 800 000	R 3 711 .33	2025	2025/2026	RESIDENTIAL	RESIDENTIAL

Comparable Analysis



3 Dunoon Crescent, KOSMOSDAL EXT 55, Gauteng

ERF 3310, City of Tshwane Municipality

465 m² Estimated Area Under Roof

659 m² ERF Size

3 Bedrooms | **4 Bathrooms** | **0 Garages**

Average Sales Price

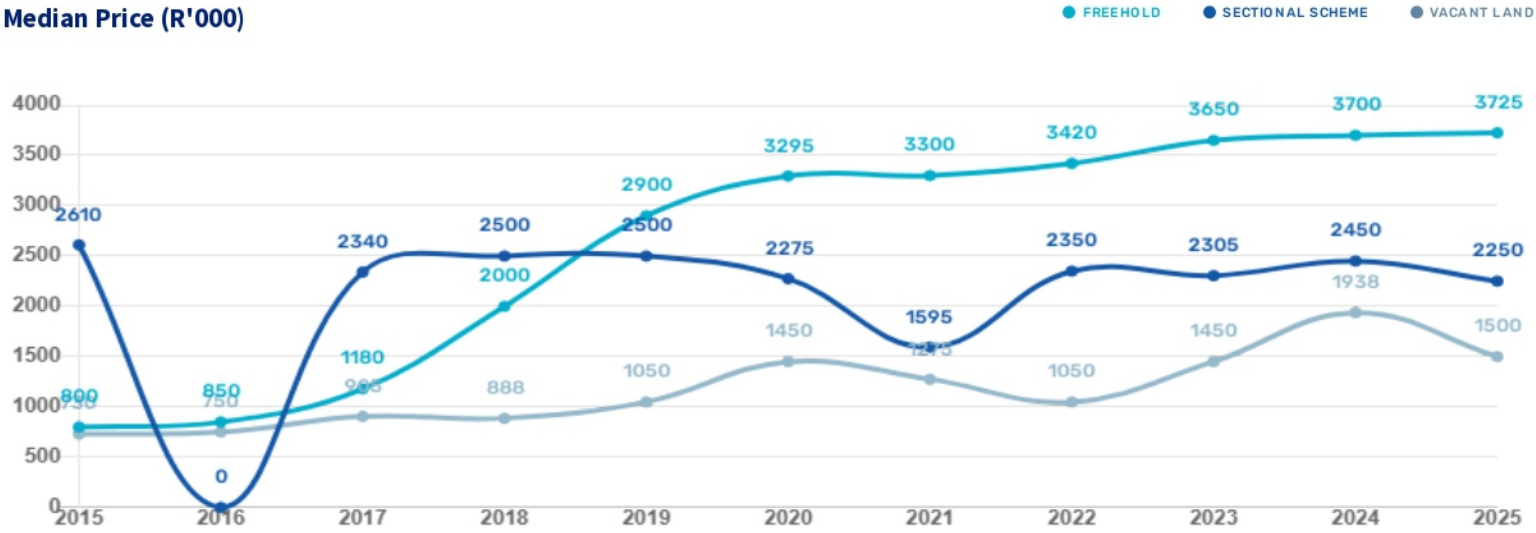
	ADDRESS	ERF|PORTION	DISTANCE	REG DATE	SALES DATE	ERF SIZE	ESTIMATED AREA UNDER ROOF	SALES PRICE			
1	12 Edinburgh Street Blue Valley Golf and Country Estate	1891|0	142	2025/05/28	2024/10/25	**880** R 5 511/m2	**644** R7 531/m2	**R 4 850 000**	6	3	2
2	27 Dunoon Crescent Blue Valley Golf and Country Estate	5250|0	160	2023/10/23	2023/06/15	**724** R 5 387/m2	**326** R11 963/m2	**R 3 900 000**	4	2.5	2
3	14 Manikie Street Blue Valley Golf and Country Estate	3302|0	164	Offer to purchase	2025/10/22	**797** R 5 646/m2	**399** R11 278/m2	**R 4 500 000**	4	4.5	4
4	22 Edinburgh Street Blue Valley Golf and Country Estate	1886|0	181	2025/03/06	2024/11/15	**880** R 4 432/m2	**319** R12 225/m2	**R 3 900 000**	4		
5	5 Edinburgh Street Blue Valley Golf and Country Estate	1930|0	217	Offer to purchase	2025/07/11	**1142** R 4 116/m2	**900** R5 222/m2	**R 4 700 000**	4	3	4
6	40 Castle Bay Crescent Blue Valley Golf and Country Estate	4414|0	221	2024/07/29	2024/04/15	**724** R 5 801/m2	**346** R12 138/m2	**R 4 200 000** cash	4	3.5	
7	23 Edinburgh Street Blue Valley Golf and Country Estate	1922|0	226	Offer to purchase	2025/07/03	**880** R 2 159/m2	-	**R 1 900 000**			
8	17 Lenark Street Blue Valley Golf and Country Estate	5067|0	253	2024/12/06	2024/07/09	**739** R 7 307/m2	**450** R12 000/m2	**R 5 400 000**	4	3	2

	ADDRESS	ERF|PORTION	DISTANCE	REG DATE	SALES DATE	ERF SIZE	ESTIMATED AREA UNDER ROOF	SALES PRICE			
9	38 Edinburgh Street Blue Valley Golf and Country Estate	1909|0	270	2024/02/05	2023/12/19	**658** R 5 623/m2	**444** R8 333/m2	**R 3 700 000**	4	3	2
10	76 Carlyke Street Blue Valley Golf and Country Estate	4394|0	295	2024/04/03	2024/02/07	**544** R 7 629/m2	**327** R12 691/m2	**R 4 150 000** cash	4	3.5	2
11	57 Castle Bay Crescent Blue Valley Golf and Country Estate	4380|0	301	2025/02/07	2024/11/03	**760** R 7 632/m2	**442** R13 122/m2	**R 5 800 000** cash	4	4.5	2
12	49 Paisley Avenue Blue Valley Golf and Country Estate	4541|0	328	2025/04/23	2025/02/25	**1121** R 2 676/m2	**640** R4 687/m2	**R 3 000 000** cash	4	4.5	3
13	92 Carlyke Street Blue Valley Golf and Country Estate	4402|0	368	2024/10/24	2024/06/14	**544** R 8 548/m2	**359** R12 952/m2	**R 4 650 000**	4	4	2
14	129 Paisley Avenue Blue Valley Golf and Country Estate	4124|0	419	2025/06/30	2025/03/14	**1031** R 1 649/m2	**503** R3 379/m2	**R 1 700 000** cash	4	4.5	
15	3 Selkirk Place Blue Valley Golf and Country Estate	3316|0	461	2025/05/16	2025/03/05	**645** R 9 767/m2	**500** R12 600/m2	**R 6 300 000** cash	5	5	3
16	11 Selkirk Place Blue Valley Golf and Country Estate	3322|0	513	2025/05/23	2025/01/28	**748** R 6 818/m2	**511** R9 980/m2	**R 5 100 000**	6	5.5	3
17	25 Mokotshong Place Blue Valley Golf and Country Estate	5290|0	526	Offer to purchase	2025/10/09	**658** R 7 903/m2	**513** R10 136/m2	**R 5 200 000**	4	4.5	4
18	5 Planet Place Blue Valley Golf and Country Estate	4156|0	529	2024/11/15	2024/07/03	**598** R 6 923/m2	-	**R 4 140 000** cash	5	4.5	2
19	3 Biggar Street Blue Valley Golf and Country Estate	1792|0	547	2025/06/25	2025/04/06	**837** R 7 407/m2	**357** R17 366/m2	**R 6 200 000**	4	3.5	
20	17 Balalaika Street Blue Valley Golf and Country Estate	4193|0	698	2025/01/21	2024/11/07	**641** R 6 630/m2	**414** R10 265/m2	**R 4 250 000**	4	4	3

Offer to purchase

Trends

Median Price (R'000)



Number of Registrations



Important: The data used in Lightstone's aggregated reports (Town, Suburb, Sectional Scheme and Estate reports) and market analysis tools reflect the trends in developed residential homes. Non-arm's length, non-residential sales, potential vacant land sales, sectional title garage sales and extreme outliers have been removed in order to provide the most accurate indication of true developed home sales. Should you require the full list of transfers in an area with no exclusions, please refer to the Transfer Report

Amenities

FILLING STATION

0.69 km	Diesel On Summit
1.57 km	Sasol Blue Hills
1.63 km	Engen Country View Service

POLICE STATION

2.89 km	South African Police Service Olievenhoutbosch Police Station
3.18 km	South African Police Service - Call Centre - Sage Corporate Park North

BUS STATION

2.53 km	Gautrain Bus Stop
3.51 km	Gautrain Bus Stop
3.57 km	Gautrain Bus Stop

SHOPPING CENTRE

1.81 km	Noordwyk Shopping Centre
3.11 km	Corporate Park Corner Shopping Centre
3.55 km	Glen Austin Village Shopping Centre

HOSPITAL/CLINIC

3.27 km	Wellness Spa The
3.59 km	Midoc
4.26 km	San Ridge Medical Centre

EDUCATION

0.74 km	Blue Hills Kumon Maths And English
0.88 km	Omicron Private Tuition
0.9 km	Kumon Blue Hills

Disclaimer

Please note that Lightstone obtains data from a broad range of 3rd party sources and-despite the application of proprietary data cleaning processes-cannot guarantee the accuracy of the information provided in this report. It is expressly recorded that information provided in this report is not intended to constitute legal, financial, accounting, tax, investment, consulting or other professional advice. This report does not contain any confidential information relating to the property owner or any owners residing in the suburb. All Owner details, bond, home loan and property registration information in the reports is from the Deeds office where information on all property registrations, property transfers as well as all registered bonds/ home loans are kept. This is public domain information and accessible by any person.

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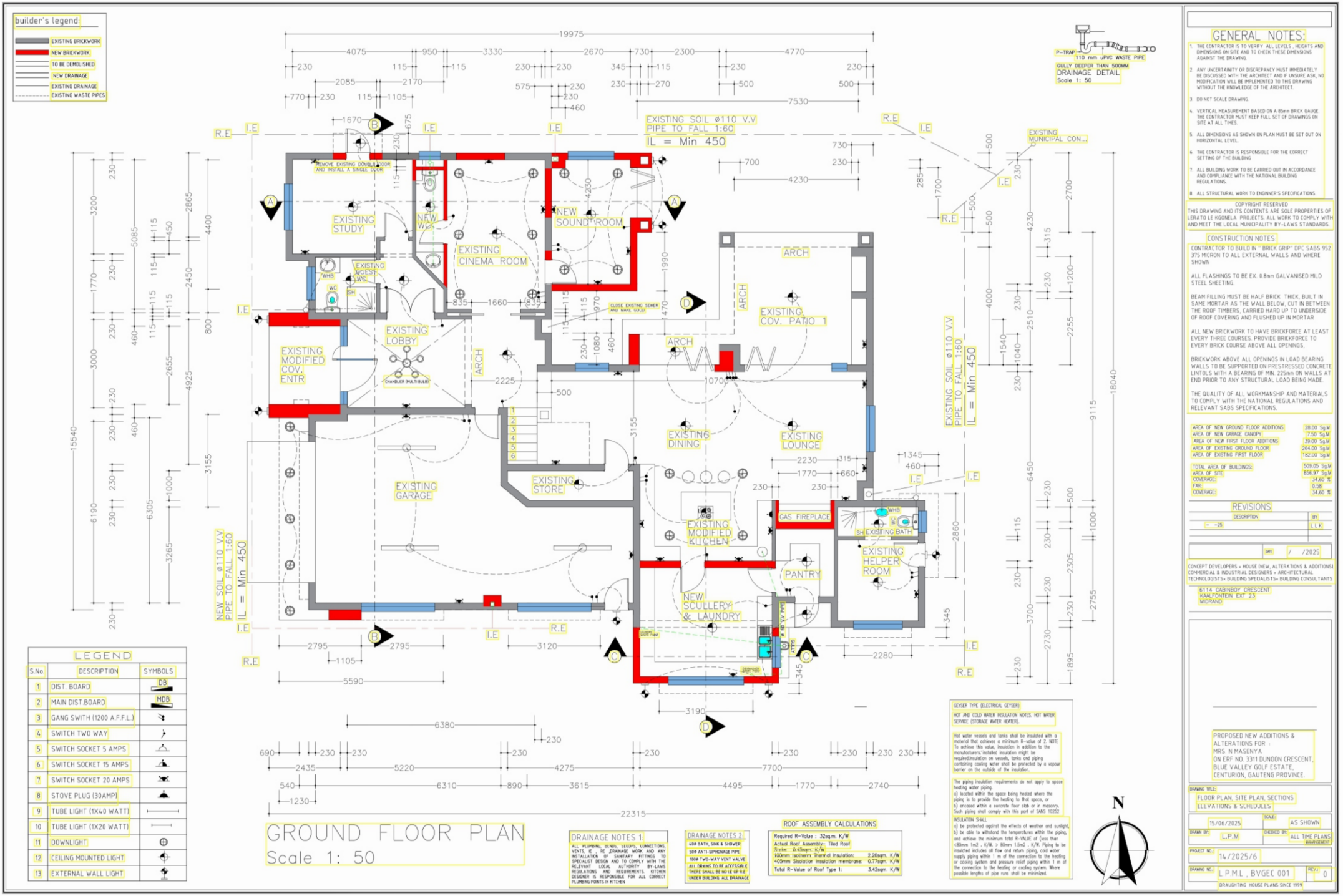

LEGEND

S.No.	DESCRIPTION	SYMBOLS
1	DIST. BOARD	DB
2	MAIN DIST.BOARD	MDB
3	GANG SWITH (1200 A.F.F.L.)	
4	SWITCH TWO WAY	
5	SWITCH SOCKET 5 AMPS	
6	SWITCH SOCKET 15 AMPS	
7	SWITCH SOCKET 20 AMPS	
8	STOVE PLUG (30AMP)	
9	TUBE LIGHT (1X40 WATT)	
10	TUBE LIGHT (1X20 WATT)	
11	DOWNLIGHT	
12	CEILING MOUNTED LIGHT	
13	EXTERNAL WALL LIGHT	

DRAINAGE NOTES 1:

ALL PLUMBING, BENDS, SLOPES, CONNECTIONS, VENTS, ETC., RE DRAINAGE WORK AND ANY INSTALLATION OF SANITARY FITTINGS TO SPECIALIST DESIGN AND TO COMPLY WITH THE RELEVANT LOCAL AUTHORITY BY-LAWS REGULATIONS AND REQUIREMENTS. KITCHEN DESIGNER IS RESPONSIBLE FOR ALL CORRECT PLUMBING POINTS IN KITCHEN

DRAINAGE NOTES 2:

- 40ø BATH, SINK & SHOWER
- 50ø ANTI-SIPHONAGE PIPE
- 100ø TWO-WAY VENT VALVE

ALL DRAINS TO BE ACCESSIBLE THERE SHALL BE NO I.E OR R.E UNDER BUILDING. ALL DRAINAGE

ROOF ASSEMBLY CALCULATIONS

Required R-Value : 32sq.m. K/W

Actual Roof Assembly:- Tiled Roof

Slate: 0.47sqm. K/W

100mm Isotherm Thermal Insulation: 2.20sqm. K/W

100mm Sisolation insulation membrane: 0.77sqm. K/W

Total R-Value of Roof Type 1: 3.42sqm. K/W

GEYSER TYPE (ELECTRICAL GEYSER)

HOT AND COLD WATER INSULATION NOTES. HOT WATER SERVICE (STORAGE WATER HEATER).

Hot water vessels and tanks shall be insulated with a material that achieves a minimum R-value of 2. NOTE To achieve this value, insulation in addition to the manufacturers,' installed insulation might be required.Insulation on vessels, tanks and piping containing cooling water shall be protected by a vapour barrier on the outside of the insulation.

The piping insulation requirements do not apply to space heating water piping.

a) located within the space being heated where the piping is to provide the heating to that space, or

b) encased within a concrete floor slab or in masonry.

Such piping shall comply with this part of SANS 10252

INSULATION SHALL

a) be protected against the effects of weather and sunlight,

b) be able to withstand the temperatures within the piping, and achieve the minimum total R-VALUE of (less than <80mm 1m2 . K/W, > 80mm 1.5m2 . K/W. Piping to be insulated includes all flow and return piping, cold water supply piping within 1 m of the connection to the heating or cooling system and pressure relief piping within 1 m of the connection to the heating or cooling system. Where possible lengths of pipe runs shall be minimized.

GENERAL NOTES:

1. THE CONTRACTOR IS TO VERIFY ALL LEVELS , HEIGHTS AND DIMENSIONS ON SITE AND TO CHECK THESE DIMENSIONS AGAINST THE DRAWING.
2. ANY UNCERTAINTY OR DISCREPANCY MUST IMMEDIATELY BE DISCUSSED WITH THE ARCHITECT AND IF UNSURE ASK. NO MODIFICATION WILL BE IMPLEMENTED TO THIS DRAWING WITHOUT THE KNOWLEDGE OF THE ARCHITECT.
3. DO NOT SCALE DRAWING.
4. VERTICAL MEASUREMENT BASED ON A 85mm BRICK GAUGE. THE CONTRACTOR MUST KEEP FULL SET OF DRAWINGS ON SITE AT ALL TIMES.
5. ALL DIMENSIONS AS SHOWN ON PLAN MUST BE SET OUT ON HORIZONTAL LEVEL.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OF THE BUILDING
7. ALL BUILDING WORK TO BE CARRIED OUT IN ACCORDANCE AND COMPLIANCE WITH THE NATIONAL BUILDING REGULATIONS.
8. ALL STRUCTURAL WORK TO ENGINNER'S SPECIFICATIONS.

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CONSTRUCTION NOTES

CONTRACTOR TO BUILD IN " BRICK GRIP" DPC SABS 952 375 MICRON TO ALL EXTERNAL WALLS AND WHERE SHOWN

ALL FLASHINGS TO BE EX. 0.8mm GALVANISED MILD STEEL SHEETING.

BEAM FILLING MUST BE HALF BRICK THICK, BUILT IN SAME MORTAR AS THE WALL BELOW, CUT IN BETWEEN THE ROOF TIMBERS, CARRIED HARD UP TO UNDERSIDE OF ROOF COVERING AND FLUSHED UP IN MORTAR

ALL NEW BRICKWORK TO HAVE BRICKFORCE AT LEAST EVERY THREE COURSES. PROVIDE BRICKFORCE TO EVERY BRICK COURSE ABOVE ALL OPENINGS,

BRICKWORK ABOVE ALL OPENINGS IN LOAD BEARING WALLS TO BE SUPPORTED ON PRESTRESSED CONCRETE LINTOLS WITH A BEARING OF MIN. 225mm ON WALLS AT END PRIOR TO ANY STRUCTURAL LOAD BEING MADE.

THE QUALITY OF ALL WORKMANSHIP AND MATERIALS TO COMPLY WITH THE NATIONAL REGULATIONS AND RELEVANT SABS SPECIFICATIONS.

AREA OF NEW GROUND FLOOR ADDITIONS	28.00 Sq.M
AREA OF NEW GARAGE CANOPY	7.50 Sq.M
AREA OF NEW FIRST FLOOR ADDITIONS	39.00 Sq.M
AREA OF EXISTING GROUND FLOOR	264.00 Sq.M
AREA OF EXISTING FIRST FLOOR	182.00 Sq.M
TOTAL AREA OF BUILDINGS:	509.05 Sq.M
AREA OF SITE	856.97 Sq.M
COVERAGE:	34.60 %
FAR:	0.58
COVERAGE:	34.60 %

REVISIONS

DESCRIPTION	BY
- -25	L L K

DATE / /2025

CONCEPT DEVELOPERS + HOUSE (NEW, ALTERATIONS & ADDITIONS), COMMERCIAL & INDUSTRIAL DESIGNERS + ARCHITECTURAL TECHNOLOGISTS+ BUILDING SPECIALISTS+ BUILDING CONSULTANTS

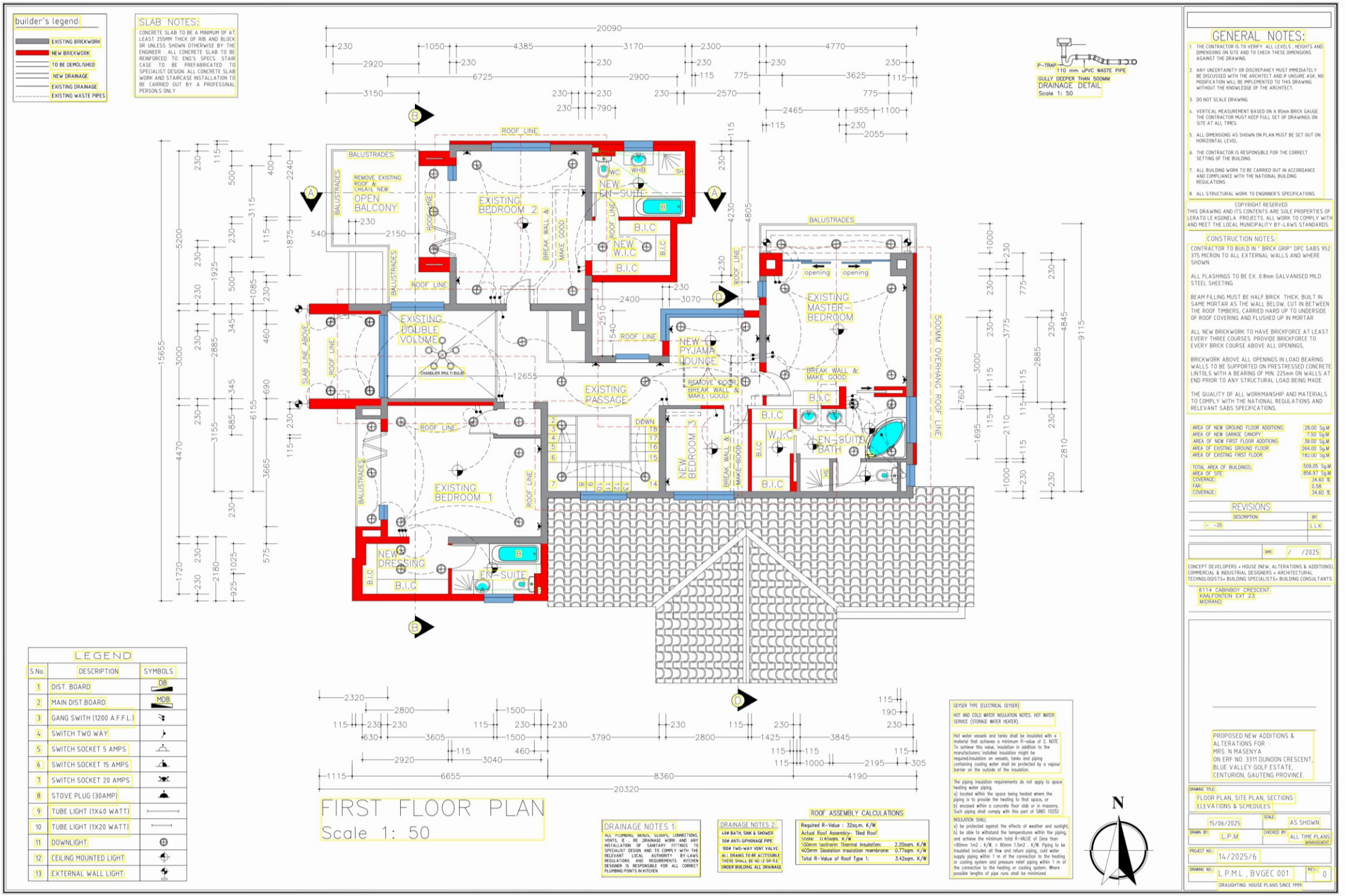
6114 CABINBOY CRESCENT
KAALFONTEIN EXT 23
MIDRAND

PROPOSED NEW ADDITIONS & ALTERATIONS FOR :
MRS. N MASENYA
ON ERF NO. 3311 DUNOON CRESCENT,
BLUE VALLEY GOLF ESTATE,
CENTURION, GAUTENG PROVINCE.

DRAWING TITLE:
FLOOR PLAN, SITE PLAN, SECTIONS
ELEVATIONS & SCHEDULES

15/06/2025	SCALE: AS SHOWN
DRAWN BY: L.P.M	CHECKED BY: ALL TIME PLANS MANAGEMENT
PROJECT NO.: 14/2025/6	
DRAWING NO.: L.P.M.L . BVGEC 001	REV.: 0

DRAUGHTING HOUSE PLANS SINCE 1999


builder's legend:
EXISTING BRICKWORK
NEW BRICKWORK
TO BE DEMOLISHED
NEW DRAINAGE
EXISTING DRAINAGE
EXISTING WASTE PIPES
SLAB NOTES:
CONCRETE SLAB TO BE A MINIMUM OF AT LEAST 255MM THICK OF RIB AND BLOCK OR UNLESS SHOWN OTHERWISE BY THE ENGINEER . ALL CONCRETE SLAB TO BE REINFORCED TO ENG'S SPECS. STAIR CASE TO BE PREFABRICATED TO SPECIALIST DESIGN. ALL CONCRETE SLAB WORK AND STAIRCASE INSTALLATION TO BE CARRIED OUT BY A PROFESSINAL PERSON S ONLY
P-TRAP
110 mm uPVC WASTE PIPE
GULLY DEEPER THAN 500MM
DRAINAGE DETAIL
Scale 1: 50
ROOF LINE
BALUSTRADES
REMOVE EXISTING ROOF & CREATE NEW
OPEN BALCONY
EXISTING BEDROOM 2
NEW EN-SUITE
WC
WHB
SH
B.I.C
NEW W.I.C
BREAK WALL & MAKE GOOD
EXISTING DOUBLE VOLUME
CHANDLIER (MULTI BULB)
SLAB LINE ABOVE
EXISTING PASSAGE
NEW PYJAMA LOUNGE
REMOVE DOOR, BREAK WALL & MAKE GOOD
EXISTING MASTER-BEDROOM
opening
SOMM OVERHANG ROOF LINE
DOWN
T8
T7
T6
T5
NEW BEDROOM 3
W.I.C
EN-SUITE BATH
HS
EXISTING BEDROOM 1
NEW DRESSING
EN-SUITE
20090
15655
12655
6725
6155
5200
4470
3665
3150
2920
2150
2400
3070
2510
2320
2800
1500
3605
3790
2800
1425
3845
2195
6655
8360
4190
20320
FIRST FLOOR PLAN
Scale 1: 50
LEGEND
S.No
DESCRIPTION
SYMBOLS
1 DIST. BOARD
2 MAIN DIST.BOARD
3 GANG SWITH (1200 A.F.F.L.)
4 SWITCH TWO WAY
5 SWITCH SOCKET 5 AMPS
6 SWITCH SOCKET 15 AMPS
7 SWITCH SOCKET 20 AMPS
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DRAINAGE NOTES 1
ALL PLUMBING, BENDS, SLOOPS, CONNECTIONS, VENTS, E . RE DRAINAGE WORK AND ANY INSTALLATION OF SANITARY FITTINGS TO SPECIALIST DESIGN AND TO COMPLY WITH THE RELEVANT LOCAL AUTHORITY BY-LAWS REGULATIONS AND REQUIREMENTS. KITCHEN DESIGNER IS RESPONSIBLE FOR ALL CORRECT PLUMBING POINTS IN KITCHEN
DRAINAGE NOTES 2
40ø BATH, SINK & SHOWER
50ø ANTI-SIPHONAGE PIPE
100ø TWO-WAY VENT VALVE
ALL DRAINS TO BE ACCESSIBLE
THERE SHALL BE NO LE GR E
UNDER BUILDING ALL DRAINAGE
ROOF ASSEMBLY CALCULATIONS
Required R-Value : 32sq.m. K/W
Actual Roof Assembly:- Tiled Roof
Ceiling: 0.45sqm. K/W
100mm Isotherm: Thermal Insulation: 2.20sqm. K/W
405mm Sisolation insulation membrane: 0.77sqm. K/W
Total R-Value of Roof Type 1: 3.42sqm. K/W
GEYSER TYPE (ELECTRICAL GEYSER)
HOT AND COLD WATER INSULATION NOTES. HOT WATER SERVICE (STORAGE WATER HEATER).
Hot water vessels and tanks shall be insulated with a material that achieves a minimum R-value of 2. NOTE To achieve this value, insulation in addition to the manufacturers' installed insulation might be required.Insulation on vessels, tanks and piping containing cooling water shall be protected by a vapour barrier on the outside of the insulation.
The piping insulation requirements do not apply to space heating water piping.
a) located within the space being heated where the piping is to provide the heating to that space, or
b) encased within a concrete floor slab or in masonry.
Such piping shall comply with this part of SANS 10252
INSULATION SHALL
a) be protected against the effects of weather and sunlight,
b) be able to withstand the temperatures within the piping, and achieve the minimum total R-VALUE of [less than <80mm 1m2 . K/W, > 80mm 1.5m2 . K/W. Piping to be insulated includes all flow and return piping, cold water supply piping within 1 m of the connection to the heating or cooling system and pressure relief piping within 1 m of the connection to the heating or cooling system. Where possible lengths of pipe runs shall be minimized.
N
GENERAL NOTES:
1. THE CONTRACTOR IS TO VERIFY ALL LEVELS , HEIGHTS AND DIMENSIONS ON SITE AND TO CHECK THESE DIMENSIONS AGAINST THE DRAWING.
2. ANY UNCERTAINTY OR DISCREPANCY MUST IMMEDIATELY BE DISCUSSED WITH THE ARCHITECT AND IF UNSURE ASK. NO MODIFICATION WILL BE IMPLEMENTED TO THIS DRAWING WITHOUT THE KNOWLEDGE OF THE ARCHITECT.
3. DO NOT SCALE DRAWING.
4. VERTICAL MEASUREMENT BASED ON A 85mm BRICK GAUGE THE CONTRACTOR MUST KEEP FULL SET OF DRAWINGS ON SITE AT ALL TIMES.
5. ALL DIMENSIONS AS SHOWN ON PLAN MUST BE SET OUT ON HORIZONTAL LEVEL.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OF THE BUILDING
7. ALL BUILDING WORK TO BE CARRIED OUT IN ACCORDANCE AND COMPLIANCE WITH THE NATIONAL BUILDING REGULATIONS.
8. ALL STRUCTURAL WORK TO ENGINNER'S SPECIFICATIONS.
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CONSTRUCTION NOTES:
CONTRACTOR TO BUILD IN " BRICK GRIP" DPC SABS 952 375 MICRON TO ALL EXTERNAL WALLS AND WHERE SHOWN
ALL FLASHINGS TO BE EX. 0.8mm GALVANISED MILD STEEL SHEETING.
BEAM FILLING MUST BE HALF BRICK THICK, BUILT IN SAME MORTAR AS THE WALL BELOW. CUT IN BETWEEN THE ROOF TIMBERS, CARRIED HARD UP TO UNDERSIDE OF ROOF COVERING AND FLUSHED UP IN MORTAR
ALL NEW BRICKWORK TO HAVE BRICKFORCE AT LEAST EVERY THREE COURSES. PROVIDE BRICKFORCE TO EVERY BRICK COURSE ABOVE ALL OPENINGS,
BRICKWORK ABOVE ALL OPENINGS IN LOAD BEARING WALLS TO BE SUPPORTED ON PRESTRESSED CONCRETE LINTOLS WITH A BEARING OF MIN. 225mm ON WALLS AT END PRIOR TO ANY STRUCTURAL LOAD BEING MADE.
THE QUALITY OF ALL WORKMANSHIP AND MATERIALS TO COMPLY WITH THE NATIONAL REGULATIONS AND RELEVANT SABS SPECIFICATIONS.
AREA OF NEW GROUND FLOOR ADDITIONS: 28.00 Sq.M
AREA OF NEW GARAGE CANOPY: 7.50 Sq.M
AREA OF NEW FIRST FLOOR ADDITIONS: 39.00 Sq.M
AREA OF EXISTING GROUND FLOOR: 264.00 Sq.M
AREA OF EXISTING FIRST FLOOR: 182.00 Sq.M
TOTAL AREA OF BUILDINGS: 509.05 Sq.M
AREA OF SITE: 856.97 Sq.M
COVERAGE: 34.60 %
FAR: 0.58
COVERAGE: 34.60 %
REVISIONS
DESCRIPTION
BY
- -25
L L K
DATE / /2025
CONCEPT DEVELOPERS » HOUSE (NEW, ALTERATIONS & ADDITIONS) COMMERCIAL & INDUSTRIAL DESIGNERS » ARCHITECTURAL TECHNOLOGISTS» BUILDING SPECIALISTS» BUILDING CONSULTANTS
6114 CABINBOY CRESCENT
KAALFONTEIN EXT 23
MIDRAND
PROPOSED NEW ADDITIONS & ALTERATIONS FOR :
MRS. N MASENYA
ON ERF NO. 3311 DUNOON CRESCENT,
BLUE VALLEY GOLF ESTATE,
CENTURION, GAUTENG PROVINCE.
DRAWING TITLE:
FLOOR PLAN, SITE PLAN, SECTIONS
ELEVATIONS & SCHEDULES
15/06/2025
SCALE:
AS SHOWN
DRAWN BY:
L.P.M
CHECKED BY:
ALL TIME PLANS MANAGEMENT
PROJECT NO.:
14/2025/6
DRAWING NO.:
L.P.M.L . BVGEC 001
REV.:
0
DRAUGHTING HOUSE PLANS SINCE 1999

ROOF ASSEMBLY

PITCH: 30°
ROOF COVERING: CONCRETE TILES R-VALUE=0.35
INSULATION: 115mm AEROLITE FIBER BLANKET
R-VALUE=3.35

TOTAL R-VALUE=3.7
ZONE 1 TOTAL R-VALUE REQUIRED - 3.7 (UP)
TOTAL R-VALUE CONCRETE TILES AND CEILINGS- 0.35
ADDITIONAL R-VALUE REQUIRED = 3.35

THERMAL INSULATION SPECS

R-VALUE = thickness / thermal conductivity

R-VALUE = 0.115mm / 0.040(w/m·k)

R-VALUE = additional r value of 2.88 is achieved. (115mm thick THINK PINK AEROLITE)T
TOTAL R VALUE concrete roof & ceiling + RFL +Thermal insulation= TOTAL R VALUE ACHIEVED
0.35 + 0.68 + 2.88= 3.91

MINIMUM REQUIRED = 3.7
ACHIEVED = 3.91
CONCLUSION: ACCEPTABLE



WEST ELEVATION
Scale 1: 100



NORTH ELEVATION
Scale 1: 100

GLAZING NOTES:
ALL HABITABLE ROOMS TO HAVE AT LEAST 10% NATURAL LIGHT. ALL GLAZING MUST COMPLY WITH PART "N" OF THE NBR AND SABS 0137-2000 CODE OF PRACTICE.

ELECTRICAL CALCULATIONS	
GROSS FLOOR AREA=509.05	
A X 5W/M²	
509.05 X 5= 2545.25W	
TOTAL ALLOWED 5W/M² X GROSS FLOOR AREA= 5W/M² X 509.05= 2545.25W	
NO.OF GLOBES= 103.5W/W =824	
TOTAL= 824W/2545.25= 0.323W/M²	
TOTAL LAMPS (W) per M²	0.323W/M²
Energy Consumption per year with lights on 5 hours per day (5pm-10pm) for 1 year.	ALLOWED 2545.25
Allowed = 2545.25 per year. 5W/M² X 1 year X Gross floor area: 509.05m²x2545.25kWh/year. 52 Weeks X 7 days X 5 hours =1820 hours/year	
CONSUMPTION PER YEAR	ESTIMATED CONSUMPTION per year
Total Lamps 103W = 0.103kW. The 0.103kW x 1820 hours/year = 187.36 kWh/Year	187.36 kWh/Year
Comply to minimum electrical consumption per year	Yes
TYPE OF GLOBES:- PHILIPS 9W (NORMAL CAP, WARM WHITE)	



SOUTH ELEVATION
Scale 1: 100

GLAZING NOTES:
ALL HABITABLE ROOMS TO HAVE AT LEAST 10% NATURAL LIGHT. ALL GLAZING MUST COMPLY WITH PART "N" OF THE NBR AND SABS 0137-2000 CODE OF PRACTICE.

HOUSE WATER SUPPLY

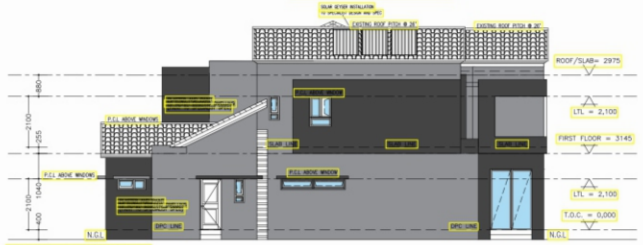
HOT WATER SUPPLY CALCULATION

VOLUME OF ANNUAL HOTWATER HEATING REQUIREMENTS POPULATION CALCULATION:

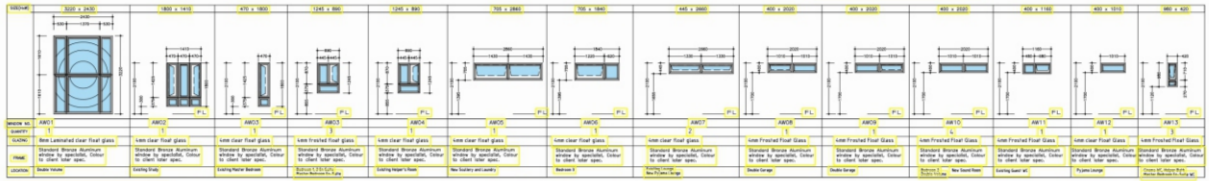
BEDROOM 1= 2 PEOPLE
BEDROOM 2= 2 PEOPLE
NEW BEDROOM 3= 2 PEOPLE
MASTER BEDROOM 1= 2 PEOPLE
2 X 4= 8 People
HOT WATER HEATING CALCULATION:
DEMAND: 115 liters / PERSON / DAY 115 X 8= 920 liters / DAY 50% CONSUMPTION FROM ALTERNATIVE SOURCE = 460 liters CAPACITY OF GEYSER = 460 Liters

HOT WATER STORAGE ON SITE
HOT WATER HEATING CALCULATION:
DEMAND: 460Lt

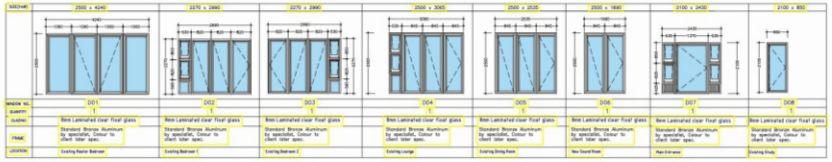
CAPACITY OF HOT WATER STORAGE DEVICE 2 X 200Lt



EAST ELEVATION
Scale 1: 100



Window Schedule
Scale: 100



Doors Schedule
Scale: 100

ADDITIONS GROUND FLOOR- FENESTRATION, AS PER SANS 10400-XA:2011, 4.4.4

ORIENTATION	PANEL	NR	FRAME	GLAZING	P	H	P/H	E as per table C1	A	S as per table E	ExAxS	U	AxU
NORTH	1	ADO6	ALUMINIUM	D/GI LOW E	565	2600	0.22	0.52	1.79	0.54	0.50	3.4	6.07
NORTH	2	AW13	ALUMINIUM	LOW E	565	1480	0.38	0.41	0.66	0.16	5.73	3.4	2.36
NORTH	3	AW10	ALUMINIUM	LOW E	565	900	0.63	0.30	0.81	0.66	0.16	5.73	4.63
NORTH	4	AW10	ALUMINIUM	LOW E	565	900	0.63	0.30	0.81	0.66	0.16	5.73	4.63
NORTH	5	ADO5	ALUMINIUM	D/GI LOW E	565	3000	0.19	0.52	6.34	0.54	1.78	3.4	21.55
NORTH	6	ADO4	ALUMINIUM	D/GI LOW E	565	3000	0.19	0.52	7.86	0.54	2.15	3.4	26.05
EAST	7	ADO7	ALUMINIUM	D/GI LOW E	565	2600	0.22	1.12	5.15	0.54	3.11	3.4	17.49
EAST	8	AW13	ALUMINIUM	D/GI LOW E	565	2400	0.24	1.12	2.54	0.66	1.68	5.73	14.54
EAST	9	AW13	ALUMINIUM	LOW E	565	900	0.63	0.76	0.46	0.66	0.23	5.73	2.66
SOUTH	10	AW13	ALUMINIUM	LOW E	565	900	0.63	0.31	0.81	0.66	0.17	3.4	2.75
SOUTH	11	ADO8	ALUMINIUM	LOW E	565	900	0.63	0.31	0.81	0.54	0.14	3.4	2.75
SOUTH	12	AW13	ALUMINIUM	D/GI LOW E	565	2600	0.22	0.44	1.79	0.66	0.52	5.73	10.23
SOUTH	13	AW13	ALUMINIUM	LOW E	565	1205	0.47	0.36	2.02	0.66	0.48	3.4	6.86
SOUTH	14	AW13	ALUMINIUM	LOW E	565	1745	0.32	0.4	1.11	0.66	0.29	3.4	3.77
EAST	15	AW13	ALUMINIUM	LOW E	565	1480	0.38	0.75	0.41	0.66	0.20	3.4	1.40
EAST	16	AW14	ALUMINIUM	LOW E	565	940	0.60	0.61	1.18	0.66	0.48	3.4	4.02
EAST	17	AW15	ALUMINIUM	D/GI LOW E	565	350	1.66	0.26	4.23	0.66	0.73	5.73	24.21

TOTAL GLAZED AREA 38.31
PROPOSED SOLAR HEAT GAIN PER STOREY 13.07
PROPOSED CONDUCTANCE PER STOREY 166.96

g<500mm	
ALLOWED	At x Cshgc 35
ALLOWED	At x Cshgc 28

SOLAR HEAT GAIN FOR GROUND FLOOR STOREY		
CLIMATE ZONE		1
TOTAL NET AREA	AT	233
SHGC:	Cshgc	0.15
At X Cshgc		
Maximum allowed		35
CONDUCTANCE FOR GROUND FLOOR STOREY		
CLIMATE ZONE		1
TOTAL NET AREA	AT	233
SHGC:	Cu	1.2
At X Cu		
Maximum allowed		280

DESIGN PARAMETERS

CLIMATE ZONE	2
ACCOMMODATION TYPE	Single House Unit
DESIGN POPULATION (PERSONS)	9
ESTIMATED DESIGN OCCUPANCY TIME	6
CITY	CENTURION
OPTIMAL ORIENTATION	TRUE NORTH 28°EAST & 25°SOUTH
MAIN ORIENTATION OF BUILDING	WEST FACING
BUILDING CLASSIFICATION	HA

FENESTRATION CALCULATIONS

NO.	DESCRIPTION	TOTAL
1	GROUND FLOOR CALCULATIONS	
	233 X 15%	35
2	WALL CALCULATIONS	
	260 X 15%	42
3	PERCENTAGE OF GLAZING 38.31 X100 / 232 = 16.45% 16.45% > 15% OF NET FLOOR	
	Comply to minimum Energy Performance Requirements	NO

ADDITIONS FIRST FLOOR- FENESTRATION, AS PER SANS 10400-XA:2011, 4.4.4

ORIENTATION	PANEL	NR	FRAME	GLAZING	P	H	P/H	E as per table C1	A	S as per table E	ExAxS	U	AxU
NORTH	1	AW10	ALUMINIUM	LOW E	565	900	0.63	0.30	0.81	0.66	0.16	3.4	2.75
NORTH	2	AW13	ALUMINIUM	LOW E	565	900	0.63	0.30	0.81	0.66	0.16	3.4	2.75
NORTH	3	AW10	ALUMINIUM	LOW E	565	1745	0.32	0.44	1.11	0.66	0.32	3.4	3.77
NORTH	5	ADO5	ALUMINIUM	D GI LOW E	565	3000	0.19	0.52	10.60	0.54	2.98	5.73	60.74
EAST	7	ADO2	ALUMINIUM	D GI LOW E	565	2770	0.20	1.12	6.58	0.54	3.98	5.73	37.69
EAST	8	AO03	ALUMINIUM	D GI LOW E	565	2770	0.20	1.12	6.58	0.54	3.98	5.73	37.69
EAST	9	AW13	ALUMINIUM	LOW E	565	3220	0.18	0.76	7.82	0.66	3.92	3.4	26.60
SOUTH	10	AW04	ALUMINIUM	LOW E	565	1745	0.32	0.4	1.11	0.66	0.29	3.4	3.77
SOUTH	13	AW12	ALUMINIUM	LOW E	565	1105	0.51	0.33	0.87	0.66	0.19	3.4	2.96
SOUTH	14	AW06	ALUMINIUM	LOW E	565	1105	0.51	0.3	1.11	0.66	0.22	3.4	3.78
EAST	15	AW13	ALUMINIUM	LOW E	565	1480	0.38	0.75	0.41	0.66	0.20	3.4	1.40
EAST	16	AW04	ALUMINIUM	LOW E	565	1745	0.32	0.75	1.06	0.66	0.52	3.4	3.60

TOTAL GLAZED AREA 38.87
PROPOSED SOLAR HEAT GAIN PER STOREY 16.93
PROPOSED CONDUCTANCE PER STOREY 188

g<500mm	
ALLOWED	At x Cshgc 25
ALLOWED	At x Cshgc 199.2

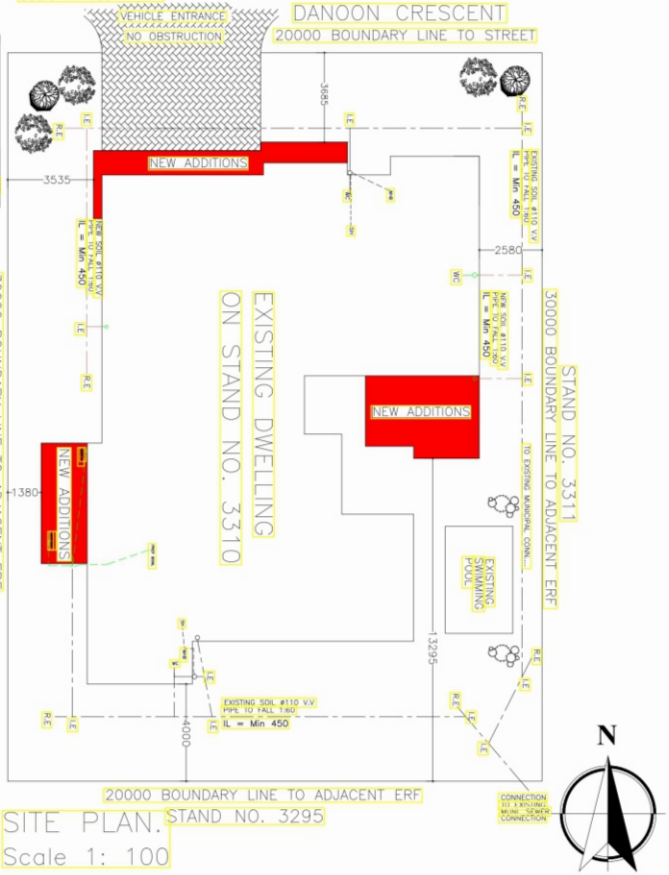
SOLAR HEAT GAIN FOR GROUND FLOOR STOREY		
CLIMATE ZONE		1
TOTAL NET AREA	AT	166
SHGC:	Cshgc	0.15
At X Cshgc		
Maximum allowed		25
CONDUCTANCE FOR GROUND FLOOR STOREY		
CLIMATE ZONE		1
TOTAL NET AREA	AT	166
SHGC:	Cu	1.2
At X Cu		
Maximum allowed		199.2

DESIGN PARAMETERS

CLIMATE ZONE	2
ACCOMMODATION TYPE	Single House Unit
DESIGN POPULATION (PERSONS)	9
ESTIMATED DESIGN OCCUPANCY TIME	6
CITY	CENTURION
OPTIMAL ORIENTATION	TRUE NORTH 28°EAST & 25°SOUTH
MAIN ORIENTATION OF BUILDING	WEST FACING
BUILDING CLASSIFICATION	HA

FENESTRATION CALCULATIONS

NO.	DESCRIPTION	TOTAL
1	FIRST FLOOR CALCULATIONS	
	166 X 15%	25
2	WALL CALCULATIONS	
	236 X 15%	36
3	PERCENTAGE OF GLAZING 38.87 X100 / 232 = 24% 24% > 15% OF NET FLOOR	
	Comply to minimum Energy Performance Requirements	NO



SITE PLAN.
Scale 1: 100

GENERAL NOTES:

1. THE CONTRACTOR IS TO VERIFY ALL LEVELS , HEIGHTS AND DIMENSIONS ON SITE AND TO CHECK THESE DIMENSIONS AGAINST THE DRAWING.
2. ANY UNCERTAINITY OR DISCREPANCY MUST IMMEDIATELY BE DISCUSSED WITH THE ARCHITECT AND IF UNSURE ASK, NO MODIFICATION WILL BE IMPLEMENTED TO THIS DRAWING WITHOUT THE KNOWLEDGE OF THE ARCHITECT.
3. DO NOT SCALE DRAWING.
4. VERTICAL MEASUREMENT BASED ON A 85mm BRICK GAUGE. THE CONTRACTOR MUST KEEP FULL SET OF DRAWINGS ON SITE AT ALL TIMES.
5. ALL DIMENSIONS AS SHOWN ON PLAN MUST BE SET OUT ON HORIZONTAL LEVEL.
6. THE CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OF THE BUILDING
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CONSTRUCTION NOTES.

CONTRACTOR TO BUILD IN " BRICK GRIP" DPC SABS 952 375 MICRON TO ALL EXTERNAL WALLS AND WHERE SHOWN

ALL FLASHINGS TO BE EX. 0.8mm GALVANISED MILD STEEL SHEETING.

BEAM FILLING MUST BE HALF BRICK THICK, BUILT IN SAME MORTAR AS THE WALL BELOW, CUT IN BETWEEN THE ROOF TIMBERS, CARRIED HARD UP TO UNDERSIDE OF ROOF COVERING AND FLUSHED UP IN MORTAR

ALL NEW BRICKWORK TO HAVE BRICKFORCE AT LEAST EVERY THREE COURSES. PROVIDE BRICKFORCE TO EVERY BRICK COURSE ABOVE ALL OPENINGS,

BRICKWORK ABOVE ALL OPENINGS IN LOAD BEARING WALLS TO BE SUPPORTED ON PRESTRESSED CONCRETE LINTOLS WITH A BEARING OF MIN. 225mm ON WALLS AT END PRIOR TO ANY STRUCTURAL LOAD BEING MADE.

THE QUALITY OF ALL WORKMANSHIP AND MATERIALS TO COMPLY WITH THE NATIONAL REGULATIONS AND RELEVANT SABS SPECIFICATIONS.

AREA OF NEW GROUND FLOOR ADDITIONS:	28.00 Sq.M
AREA OF NEW GARAGE CANOPY	7.50 Sq.M
AREA OF NEW FIRST FLOOR ADDITIONS	39.00 Sq.M
AREA OF EXISTING GROUND FLOOR	264.00 Sq.M
AREA OF EXISTING FIRST FLOOR	182.00 Sq.M
TOTAL AREA OF BUILDINGS:	509.05 Sq.M
AREA OF SITE	856.97 Sq.M
COVERAGE:	34.60 %
FAR:	0.58
COVERAGE:	34.60 %

REVISIONS

DESCRIPTION	BY
- -25	L L K
DATE / /2025	

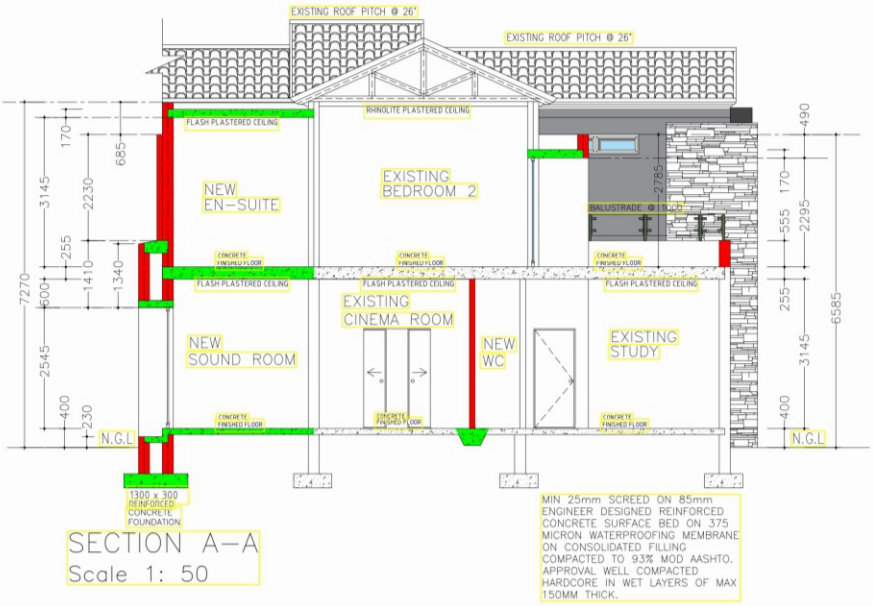
CONCEPT DEVELOPERS + HOUSE (NEW, ALTERATIONS & ADDITIONS) COMMERCIAL & INDUSTRIAL DESIGNERS + ARCHITECTURAL TECHNOLOGISTS+ BUILDING SPECIALISTS+ BUILDING CONSULTANTS

6114 CABINBOY CRESCENT
KAALFONTEIN EXT 23
MIDRAND

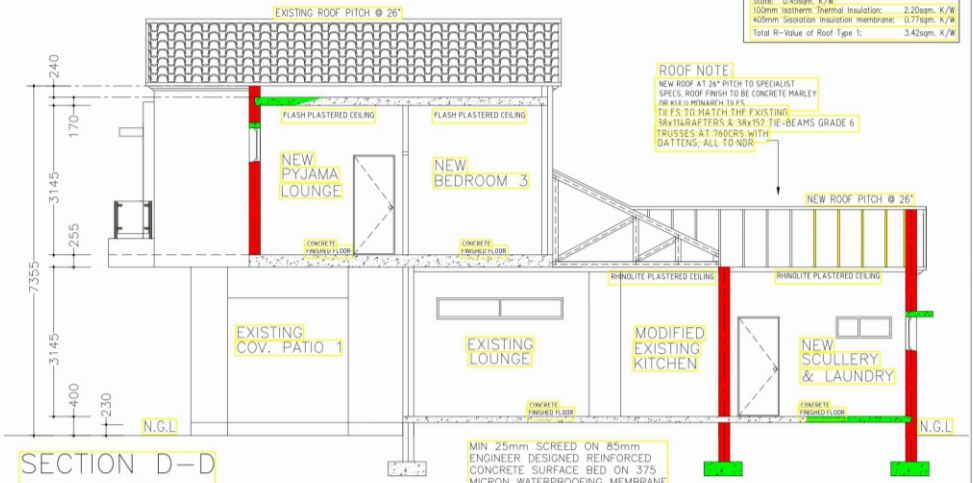
PROPOSED NEW ADDITIONS & ALTERATIONS FOR :
MRS. N MASENYA
ON ERF NO. 3311 DUNOON CRESCENT,
BLUE VALLEY GOLF ESTATE,
CENTURION, GAUTENG PROVINCE.

DRAWING TITLE:	FLOOR PLAN, SITE PLAN, SECTIONS ELEVATIONS & SCHEDULES
DATE:	15/06/2025
SCALE:	AS SHOWN
DRAWN BY:	L.P.M
CHECKED BY:	ALL TIME PLANS MANAGEMENT
PROJECT NO.:	14/2025/6
DRAWING NO.:	L.P.M.L , BVGEC 001
REV.:	0

DRAUGHTING HOUSE PLANS SINCE 1999



SECTION A–A
Scale 1: 50



SECTION D–D
Scale 1: 50

ROOF ASSEMBLY CALCULATIONS

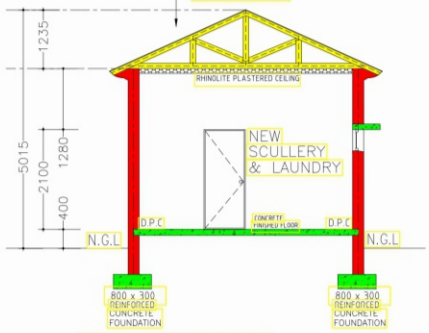
Required R-Value : 32sq.m. K/W	
Actual Roof Assembly– Tiled Roof	
Sisalte: 0.45sqm. K/W	
100mm Isotherm Thermal Insulation:	2.20sqm. K/W
405mm Sisolation Insulation membrane:	0.77sqm. K/W
Total R-Value of Roof Type 1:	3.42sqm. K/W

ROOF NOTE:
NEW ROOF AT 26° PITCH TO SPECIALIST SPECS. ROOF FINISH TO BE CONCRETE MARLEY OR KUBILI MONARCH TILES.
TILES TO MATCH THE EXISTING
38x114 RAFTERS & 38x152 TIE-BEAMS GRADE 6 TRUSSES AT 760CRS WITH DATTENS, ALL TO NDR



SECTION B–B
Scale 1: 50

ROOF NOTE:
NEW ROOF AT 26° PITCH TO SPECIALIST SPECS. ROOF FINISH TO BE CONCRETE MARLEY OR KUBILI MONARCH TILES.
TILES TO MATCH THE EXISTING
38x114 RAFTERS & 38x152 TIE-BEAMS GRADE 6 TRUSSES AT 760CRS WITH DATTENS, ALL TO NDR



SECTION C–C
Scale 1: 50



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BRICKWORK ABOVE ALL OPENINGS IN LOAD BEARING WALLS TO BE SUPPORTED ON PRESTRESSED CONCRETE LINTOLS WITH A BEARING OF MIN. 225mm ON WALLS AT END PRIOR TO ANY STRUCTURAL LOAD BEING MADE.

THE QUALITY OF ALL WORKMANSHIP AND MATERIALS TO COMPLY WITH THE NATIONAL REGULATIONS AND RELEVANT SABS SPECIFICATIONS.

AREA OF NEW GROUND FLOOR ADDITIONS:	28.00 Sq.M
AREA OF NEW GARAGE CANOPY:	7.50 Sq.M
AREA OF NEW FIRST FLOOR ADDITIONS	39.00 Sq.M
AREA OF EXISTING GROUND FLOOR	264.00 Sq.M
AREA OF EXISTING FIRST FLOOR	182.00 Sq.M
TOTAL AREA OF BUILDINGS:	509.05 Sq.M
AREA OF SITE:	856.97 Sq.M
COVERAGE:	34.60 %
FAR:	0.58
COVERAGE:	34.60 %

REVISIONS

DESCRIPTION	BY
- -25	L.L.K

DATE / /2025

CONCEPT DEVELOPERS + HOUSE (NEW, ALTERATIONS & ADDITIONS), COMMERCIAL & INDUSTRIAL DESIGNERS + ARCHITECTURAL TECHNOLOGISTS+ BUILDING SPECIALISTS+ BUILDING CONSULTANTS

6114 CABINBOY CRESCENT
KAALFONTEIN EXT 23
MIDRAND

PROPOSED NEW ADDITIONS & ALTERATIONS FOR :
MRS. N MASENYA
ON ERF NO. 3311 DUNOON CRESCENT,
BLUE VALLEY GOLF ESTATE,
CENTURION, GAUTENG PROVINCE.

DRAWING TITLE:
FLOOR PLAN, SITE PLAN, SECTIONS ELEVATIONS & SCHEDULES

15/06/2025	SCALE: AS SHOWN
DRAWN BY: L.P.M	CHECKED BY: ALL TIME PLANS MANAGEMENT
PROJECT NO.:	14/2025/6
DRAWING NO.:	L.P.M.L , BVGEC 001 REV.: 0

DRAUGHTING HOUSE PLANS SINCE 1999