

A HIPPED

Stamps

SANS 10400-XA:2021(Energy Efficiency) NOTES:

FENESTRATION COMPLIANCE: Conductance, Solar Heat Gain to comply with SANS 10400-XA:2021 energy efficiency as shown on calculated fenestration forms attached.	
INSULATION FOR ROOFING:	
Alucobon Bubble Foil Double skidd underlay	1.36
Void in roof (no less than 25mm)	
100mm Aerolite Flexible Polyester	2.50
0.0mm Gypsum board	0.05
Concrete Roof Tiles	0.11
Blanket laid to manufacturer's specifications and SANS 10400-XA:2021_Part 6	
Total R-value (of min. 3.7) =	4.02
HOT WATER SERVICE:	
Geyser to be a solar geyser or water to be heated with a heat pump. All exposed pipes from the hot water cylinder to be insulated. The hot water tank to have return pipes and shall be insulated with approved geyser blanket with min R-value of 2. Geyser pipes to be lagged as per SANS 10400-XA:2021_Part 6	

R-VALUE DEVIATION NOTE:
Note that there might be variation in R-values between building plan and XA report.

XA report makes reference to average generic R-values, whereas building plans makes reference to specific manufactures preset R-values. Values on building plan supercede values provided on XA report.

Therefore insulation values on plan to takes preference over XA report.

- NOTES -

GENERAL:

Foundation of any boundary wall not to project beyond boundary line. FFL of house to be min. 300mm above NGL. All work to comply to SANS 10400 and National Building Regulations. All work to be in accordance to Local Authorities regulations and by-laws. Figured dimensions to be taken in preference to scaled dimensions. All levels and dimensions to be checked on site before building work commences. Contractor shall be deemed to have acquainted themselves with site conditions and make allowances in their tenders for all site development work.

LEVELS AND DIMENSIONS:

The building to be laid out and erected in the position and to the levels indicated on the site layout plan. General: All top soil must be removed from the area to be built upon, including roads and paving areas. Excavate where necessary to reduce levels as shown on drawings. Excavated material can be used for filling if suitable and can also be used for other site works. All grading and leveling of ground will be done by qualified civil contractor. Minor filling to be done by Contractor. Where large tree stumps and stones are to be removed in the area, the hole must be filled with suitable material and well compacted in layers of max. 150mm before being built upon.

FOUNDATIONS:

Foundation mass concrete in-situ 1:4:5 nominal mix having a compressive strength of 10MPa at 28 days. Refer to sections for foundation size. Min. requirements, load bearing walls min 600 x 250mm and non load bearing wall min. 450 x 200mm. Foundation walls higher than 1m to be 340mm thick. Foundation walls higher than 1.5m to be in accordance with engineers specification.

FLOOR CONSTRUCTION:

MAIN FLOOR CONSTRUCTION:
Selected tile floor finish as per client on min. 30mm screed on 100mm concrete floor slab on approved damp proof membrane on min. 60mm sand blinding or well compacted earth in intervals of 150mm (no clay).

ENTRANCE & PATIO FLOOR CONSTRUCTION:
Selected tile floor finish as per client on min. 30mm screed @ 1:60 fall on 100mm concrete floor slab on approved damp proof membrane on min. 60mm sand blinding on well compacted earth in intervals of 150mm.

PAVING CONSTRUCTION:

Interlocking paver paving.
220 x 110 x 65mm paving or as specified on plan on 50mm thick sand bedding on 150mm G3 crushed stone subbase, compacted to 95% mod. asphalt on 300mm insitu compacted to 97% mod. asphalt.

WALL CONSTRUCTION:

EXTERNAL: -230mm cavity "Mead Brick" wall construction - 30mm Smooth Plaster & Paint where indicated. Scratch Plaster & Paint where indicated.
INTERNAL: -90mm walls plastered and painted. Cavities in foundation walls to be filled with concrete. Weepholes left on outside skin of cavity tray at 900mm C/C at floor level and above levels. Wall ties built in every third brick course at 2.5m of wall face area. 375 micron 300mm wide DPC to be built in around all door and window openings. Galvanised DPC (brackets) stepped down into cavity tray at floor level and above precast concrete blocks. Precast concrete blocks over all door and window openings over 2m as to engineers specifications with 4 courses of brickwork over. Units to have end bearing of 230mm min. on each side.

WINDOWS, DOORS AND OPENINGS

Windows to exceed 0.2 or 10% of room floor area with 5% minimum to be open able. Glazing to comply with SANS 10400 Part N and SANS 0137 and 1283 as relevant. Provide 375 micron SABS approved dpc around all window and door openings. Glazing to windows exceeding 1 square metre or lower than 500mm from floor level to be 6mm laminated safety glazing. All sections of SANS Part-T and W3 to be complied with. Doors & windows built into walls securely, airtight and correctly to manufacturers instructions.

ROOF CONSTRUCTION:

MAIN ROOF CONSTRUCTION:
Coverland "Taurus" roof tiles - Colour: Grey Slate, on 38 x 38mm SA pine battens @320mm C/C max on "Climesential" or equally approved underlay roof insulation as per suppliers specification on purpose made roof trusses (As per Engineers design) @750mm C/C max. Timber trusses to rest on 114 x 38mm timber wall plate and tied down with 30 x 2mm hot dip GMS hoop-iron straps tied min. 4 bickcourse down into wall. Diagonal bracing to underside of rafters by specialist design. Refer to table for R-value calculations. 100mm "Aerolite" or equally approved to be supplied in ceiling. Roof pitch = 30°

GARAGE ROOF CONSTRUCTION:
Proctex 700 roof sheeting - colour: Charcoal on 76 x 50mm SAP timber purlins @ 1000mm C/C min. on 152 x 50mm SA pine timber rafters @ 1000mm C/C min. grade 5 timber. Rafters to be fixed to masonry with galvanised mild steel truss hangers fixed into brickwork. Roof pitch to be 1.5° Flashing and counter flashing as per specialist. Box gutter as per specialist.

CILING:

DWELLING:
9.0mm Gypsum ceiling board screw fixed @ 150mm c/c to at 38x38mm SAP timber brading at 400mm C/C max. Joints covered with latapage, sanded level and smooth. All as per manufacture by specialist. z-section cornice to create shadowline as per manufacturer by specialist.

FACIAS:

Nuke Cement fascia boards, medium density (225 x 12mm) fixed to rafter ends. Facia joists to be used between fascia lengths and at corners.

RAINWATER GOODS:

Charcoal powder coated aluminium WaterTite OGEE gutters, 125 x 85mm domestic OGEE fixed to fascia at rafter ends. PVC downpipes fixed to walls with downpipe clips as per manufacturer. Refer to roof plan for positions of downpipes.rainwater goods colour to be charcoal.

DRAINAGE:

Hot and cold water to be provided to all washing facilities. All waste fittings to have 40mm dia. PVC waste pipes. All waste fittings to have 75mm dia. re-seal traps. Any foundation within 1250mm of sewerage run to be below such sewerage run. All soil fittings to have 110mm dia. PVC soil pipes. Gully rim to be 150mm above surrounding natural ground level. Crown of lowest trap to be 150mm above gully rim. First floor to be fitted with deep seal traps. All drainage to be in accordance with municipal regulations. Drainage to have min level of 450mm Vent valve at Highest point overflow gully at lowest point. All underground pipes to be 110mm diameter uPVC pipes.

Drainage Protection:
SANS 10400, Part P 4.2.2.5 (a or b) or precast or cast-in-situ concrete slabs placed over such drain, isolated from the crown of the pipe by a soil cushion not less than 100mm thick & such slabs shall be wide enough to prevent excessive superimposed loads being transferred directly to the pipes.

PAINT COLOURS/ MATERIAL FINISHES:

ROOF TILES - COVERLAND "TAURUS" TILES COLOUR GREY SLATE

FASCIA'S, GUTTERS & DOWNPIPES - TO MATCH WALL COLOUR

ALUMINIUM GLAZING ELEMENTS - WHITE

STRUCTURAL STEELWORK - WHITE

EXTERNALS WALLS - AS PER DEVELOPERS SPECIFICATIONS

EXTERNALS WALLS ACCENT - AS PER DEVELOPER

PERGOLA TIMBER CLADDING - AS PER DEVELOPER

BOUNDARY WALLS:

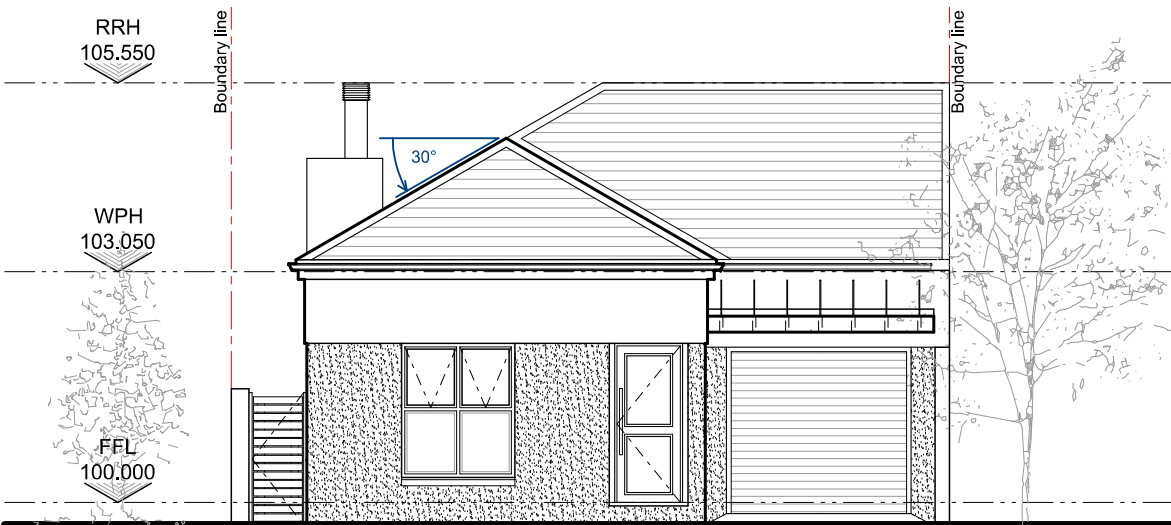
WALLS PLASTERED & PAINTED - AS PER DEVELOPER

EXTERNAL TILES:

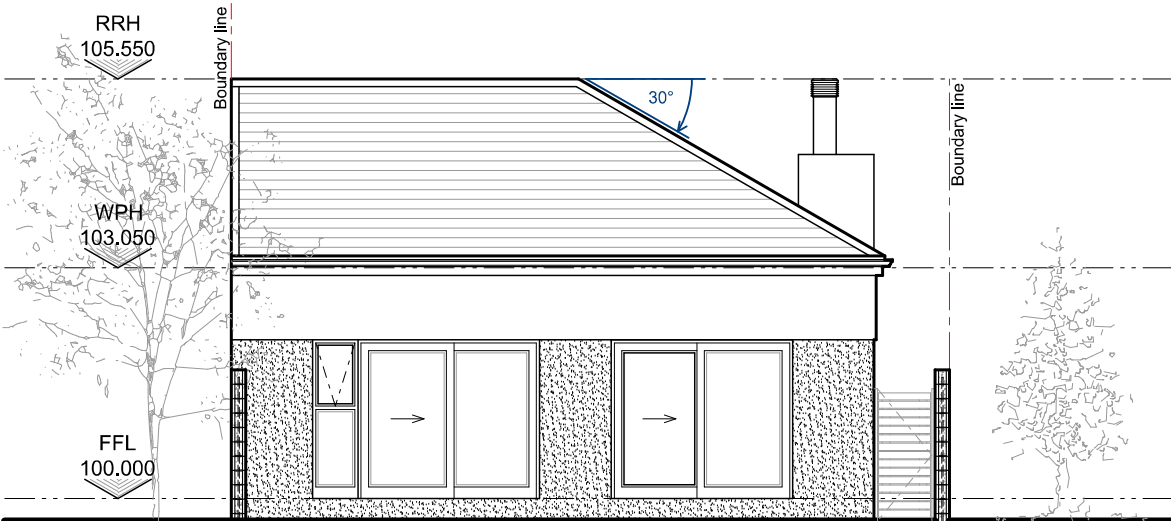
AS PER DEVELOPERS SPECIFICATIONS

DRIVEWAY AND PAVED AREAS:

CEMENT INTERLOCKER PAVER



TYPICAL ELEVATION
SCALE 1:100



TYPICAL BACK ELEVATION
SCALE 1:100

STRUCTURAL NOTE:
Refer to structural engineers drawings for a more extensive description of structural services.

CIVIL NOTE:
Refer to civil engineers drawings for a more extensive description of civil services.

NOTE:
All final measurements to be taken on site before construction.

NOTE:
All window cills and reveals to be plastered.

Drainage:
Drainage must be connected to internal drainage system. A manhole to civil engineers specification to be constructed before connecting to the municipal sewer line.

NOTE:
Flashing and counter flashing as per specialist. All head wall and side wall flashing purpose made by specialist.

MECHANICAL VENTILATION:
Rooms with no ventilation to be provided with extractor fan extruding 25% to outside of building.

NOTE:
Drainage to have min Invert level 450mm. Vent valve @ highest point. Overflow gully @ lowest point.

NOTE:
TV aerials, satellite dish and other external items' positions to be screened or camouflaged or placed out of site where practically possible.

NOTE:
Boundary walls to comply with SANS 10400: Part K - Walls.

NOTE:
Window areas to be 10% of floorarea with a minimum of 5% openable comply with SANS 10400 part O

NOTE:
All stormwater to road via overland paving or 75mm dia. upvc pipe

NOTE:
No combustible material to be closer than 200mm from chimney flues

NOTE:
Expansion joints to be provided between wall and columns. Max 5m c/c

WATER CONSERVATION NOTE:
- Schedule of water efficient shower heads & taps to be used.
- Water efficient dual-flush cistern (toilet) to be used.
- Dual flush cistern (toilet) with a 3l & 6l flush system.
- Shower heads with min. flow rate of 7l/min to be used.
- Metering taps at all wash hand basins.

DRAINAGE PROTECTION NOTE:
SANS 10400, Part P 4.2.2.5 (a or b) or precast or cast-in-situ concrete slabs placed over such drain, isolated from the crown of the pipe by a soil cushion not less than 100mm thick & such slabs shall be wide enough to prevent excessive superimposed loads being transferred directly to the pipes.

NOTE:
All glazing to be SIGU. All glazing to comply with SANS 10400 and to be tested according to SANS 613. All glazing to be installed with a SAGGA Certificate of Conformance by an AAAMSA approved contractor or where in the case of external glazing in structures in excess of 10m in height, overhead or sloped glazing, glass flooring, three and one edge supported glass, toughened glass assemblies and entrances, glass for balustrading etc. must be signed off and approved in writing by Competent Person (Glazing) or Structures.

NOTE:
Safety glazing when a bath enclosure or shower cubicle is glazed, or where glazing occurs immediately above and within a distance of 1800mm horizontally or vertically from a bath or shower as per SANS Part N 4.4.2 (d)

BRAAI NOTE:
New braai chimney/flue to have damper or flap that can be closed to the seal chimney/flue as per SANS10400 Part-XA, clause 5.7.3.

GLAZING NOTE:
All glazing less than 500mm above FFL to be SABS approved safety glass.

NOTE:
1000mm high balustrade openings in balustrade not to exceed 100mm as per SANS 10400 Part D

GLAZING NOTE:
If this unit has a side facing onto the POS. Window in Bedroom 3 to face POS

NOTE:
1000mm high balustrade openings in balustrade not to exceed 100mm as per SANS 10400 Part D

GLAZING NOTE:
If this unit has a side facing onto the POS. Window in Bedroom 3 to face POS

NOTE:
1000mm high balustrade openings in balustrade not to exceed 100mm as per SANS 10400 Part D

GLAZING NOTE:
If this unit has a side facing onto the POS. Window in Bedroom 3 to face POS

NOTE:
1000mm high balustrade openings in balustrade not to exceed 100mm as per SANS 10400 Part D

GLAZING NOTE:
If this unit has a side facing onto the POS. Window in Bedroom 3 to face POS

NOTE:
1000mm high balustrade openings in balustrade not to exceed 100mm as per SANS 10400 Part D

GLAZING NOTE:
If this unit has a side facing onto the POS. Window in Bedroom 3 to face POS

NOTE:
1000mm high balustrade openings in balustrade not to exceed 100mm as per SANS 10400 Part D

GLAZING NOTE:
If this unit has a side facing onto the POS. Window in Bedroom 3 to face POS

NOTE:
1000mm high balustrade openings in balustrade not to exceed 100mm as per SANS 10400 Part D

GLAZING NOTE:
If this unit has a side facing onto the POS. Window in Bedroom 3 to face POS

NOTE:
1000mm high balustrade openings in balustrade not to exceed 100mm as per SANS 10400 Part D

GLAZING NOTE:
If this unit has a side facing onto the POS. Window in Bedroom 3 to face POS

NOTE:
1000mm high balustrade openings in balustrade not to exceed 100mm as per SANS 10400 Part D

GLAZING NOTE:
If this unit has a side facing onto the POS. Window in Bedroom 3 to face POS

NOTE:
1000mm high balustrade openings in balustrade not to exceed 100mm as per SANS 10400 Part D

GLAZING NOTE:
If this unit has a side facing onto the POS. Window in Bedroom 3 to face POS

NOTE:
1000mm high balustrade openings in balustrade not to exceed 100mm as per SANS 10400 Part D

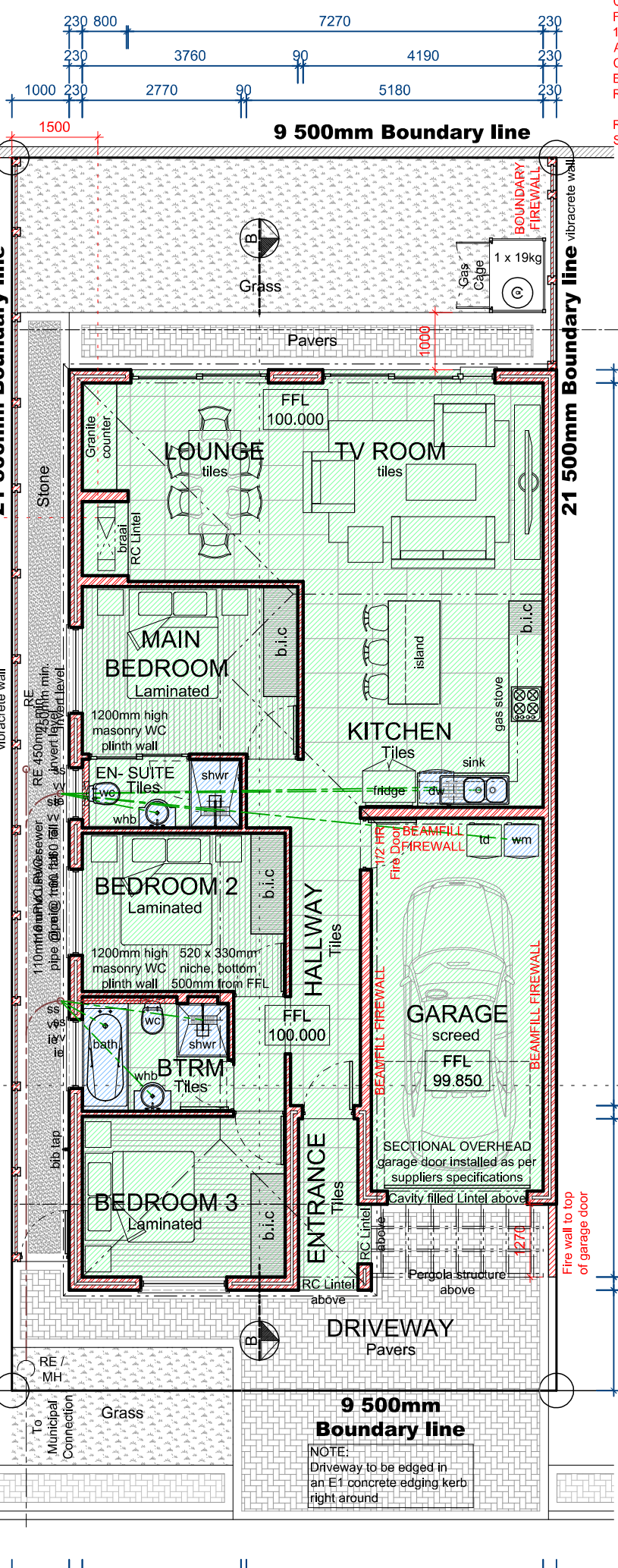
GLAZING NOTE:
If this unit has a side facing onto the POS. Window in Bedroom 3 to face POS

NOTE:
1000mm high balustrade openings in balustrade not to exceed 100mm as per SANS 10400 Part D

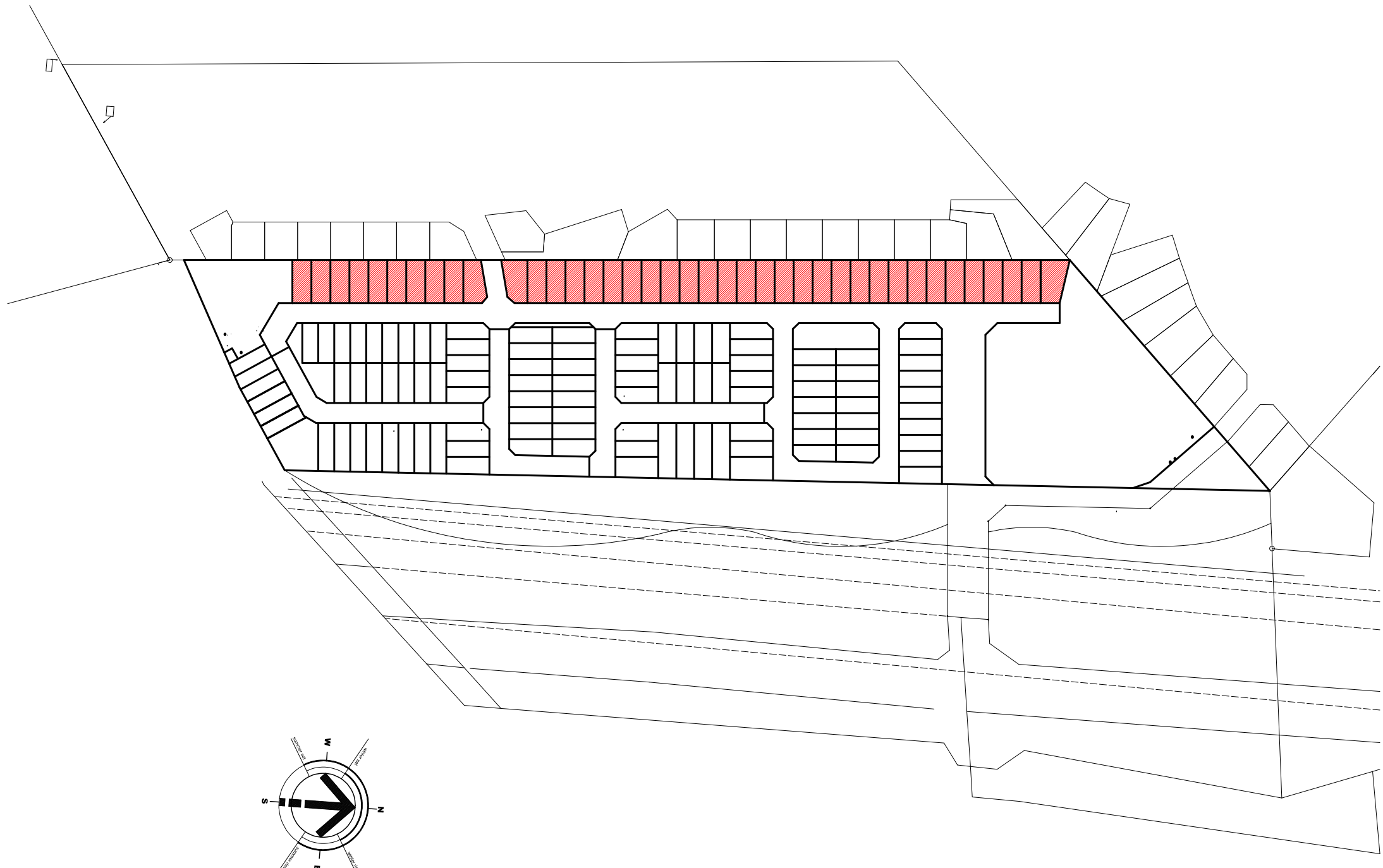
GLAZING NOTE:
If this unit has a side facing onto the POS. Window in Bedroom 3 to face POS

NOTE:
1000mm high balustrade openings in balustrade not to exceed 100mm as per SANS 10400 Part D

GLAZING NOTE:
If this unit has a side facing onto the POS. Window in Bedroom 3 to face POS



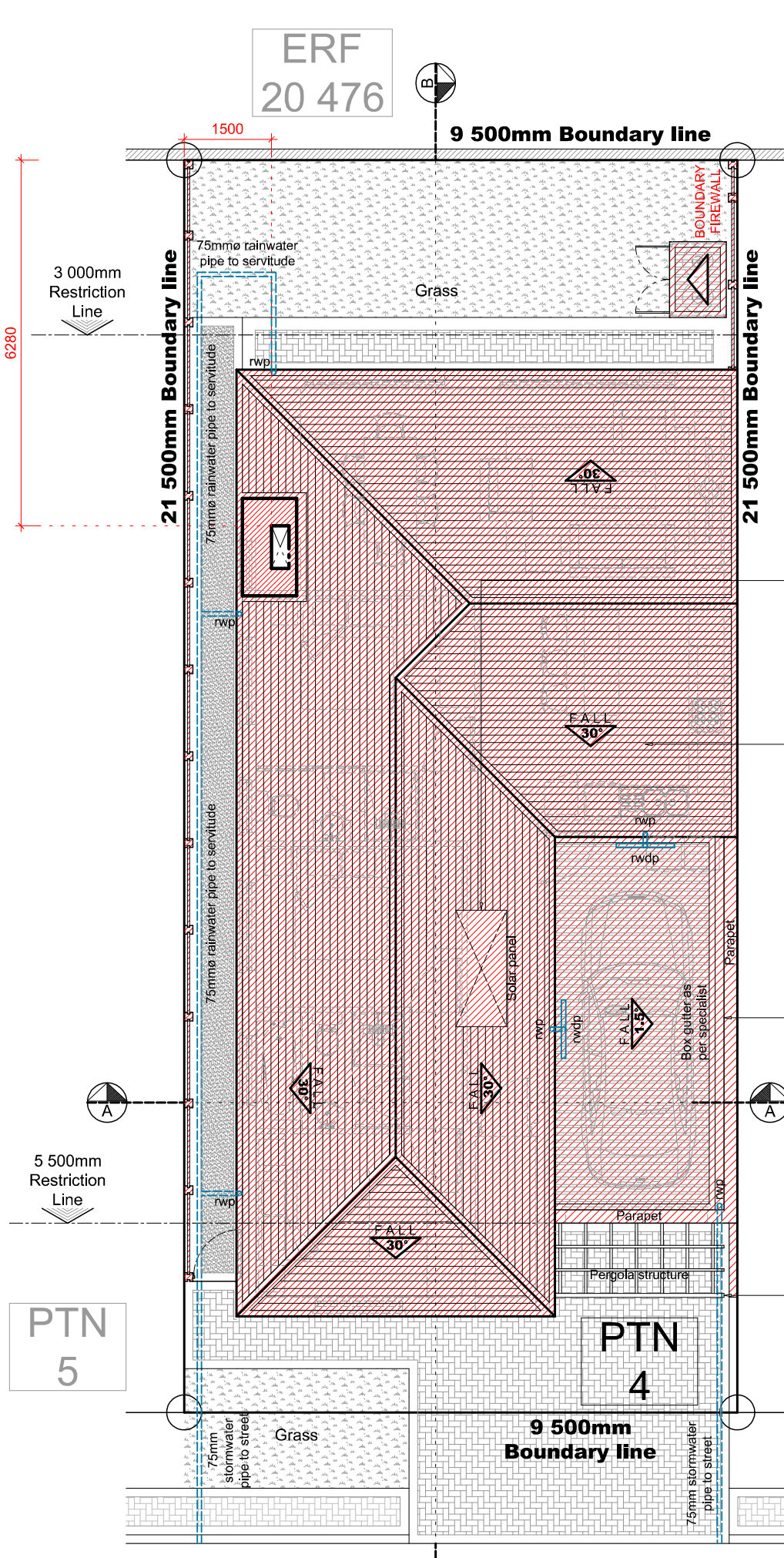
GROUND STOREY PLAN
Scale 1:100



LOCALITY PLAN
Scale 1:2000

NOTE:
CHIMNEY OPENINGS WILL BE NO CLOSER THAN 2m FROM NEIGHBOURING STRUCTURES.DUE TO 1m RESTRICTION LINE IMPOSED, CHIMNEY IS ALWAYS MIN.1m ABOVE ANY WINDOW OPENINGS. CHIMNEY OPENING IS ALWAYS MIN. 1.5m AWAY FROM BOUNDARY LINE. ALL TO COMPLY WITH MINIMUM RESTRICTIONS AS PER SANS 10400-V2018, PART 4.

REFERENCE TO SANS 10400-V2018, PART 4.4.3 FIGURE C.



NOTE:
CHIMNEY OPENINGS WILL BE NO CLOSER THAN 2m FROM NEIGHBOURING STRUCTURES.DUE TO 1m RESTRICTION LINE IMPOSED, CHIMNEY IS ALWAYS MIN.1m ABOVE ANY WINDOW OPENINGS. CHIMNEY OPENING IS ALWAYS MIN. 1.5m AWAY FROM BOUNDARY LINE. ALL TO COMPLY WITH MINIMUM RESTRICTIONS AS PER SANS 10400-V2018, PART 4.

REFERENCE TO SANS 10400-V2018, PART 4.4.3 FIGURE C.

NOTE:
no combustible material to be closer than 200mm from chimney flues

Chimney to be min 1000mm above highest protrusion through roof. Chimney cowl as per developer

SOLAR NOTE:
All solar panels are to be supplied and mounted by specialist and frames and brackets are to be colour to match roof finish (Black)

MAIN ROOF CONSTRUCTION:
Coverland "Taurus" roof tiles - Colour: Charcoal, on 38 x 38mm SA pine battens @320mm C/C max on "Climesential" or equally approved underlay roof insulation as per suppliers specification on purpose made roof trusses (As per Engineers design) @750mm C/C max. Timber trusses to rest on 114 x 38mm timber wall plate and tied down with 30 x 2mm hot dip GMS hoop-iron straps tied min. 4 bickcourse down into wall. Diagonal bracing to underside of rafters by specialist design. Refer to table for R-value calculations. 100mm "Aerolite" or equally approved to be supplied in ceiling. Roof pitch = 30° Eave overhangs = 300mm

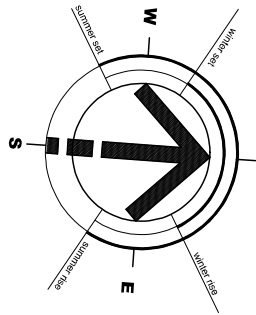
GARAGE ROOF CONSTRUCTION:
Proctex 700 roof sheeting - colour: Charcoal, on 76 x 50mm SAP timber purlins @ 1000mm C/C min. on 152 x 50mm SA pine timber rafters @ 1000mm C/C min. grade 5 timber. Rafters to be fixed to masonry with galvanised mild steel truss hangers fixed into brickwork. Roof pitch to be 1.5° Flashing and counter flashing as per specialist. Box gutter as per specialist

PERGOLA STRUCTURE:
2 x 60x4x3000mm (PAR) meranti upper members @ 400mm C/C spacing directly placed on 44x4x1200mm (par) meranti struts @ 437mm C/C and fixed as per specialist fixing detail. fixed as indicated to wall with M12 expansion bolts (as per eng) and to be further fastened on the ends via use of stainless wire rope, wedge fitting and thimbles to each and every strut to be finished off with a 210x69x3000mm (PAR) meranti member incorporated as a face plate.

STORMWATER:
Stormwater discharge to be assessed on site and must be taken to the road or storm water pipe if provided.

Notes

All requirements of municipal and other authorities concerned must be adhered to. Contractors and sub-contractors are to check all dimensions and levels on the site before commencing work. Figured dimensions have preference over scaled measurements and large scale details supercede small scale drawings. The design on this drawing is the property of JOHAN VAN ZYL ARCHITECTS, and is copyright.



Area

Ground Storey -	106.04m²
Garage -	22.08m²
Entrance -	3.45m²
TOTAL -	131.57m² -
ERF -	204.25m²
Coverage -	64.41%

Revisions

no	date	description

client signatures

.....
for: johan van zyl architects
.....

Project

PROPOSED NEW DWELLING on ERF

PROPOSED NEW DEVELOPMENT for RABE DEV INVESTMENTS on

STELLENBOSCH FARMS KUILSRIVER

Description

Floor Plan
Roof Plan
Locality Plan
Specifications

Project no.

1216

ZEVENBOSCH estate

RDI
RABE DEV INVESTMENTS

JOHAN VAN ZYL architects
34 orford street, durbanville, 7801
admin@jvzarch.co.za
po box 42, durbanville
tel: 021 975 8351
fax: 021 975 1387
sacap 7642



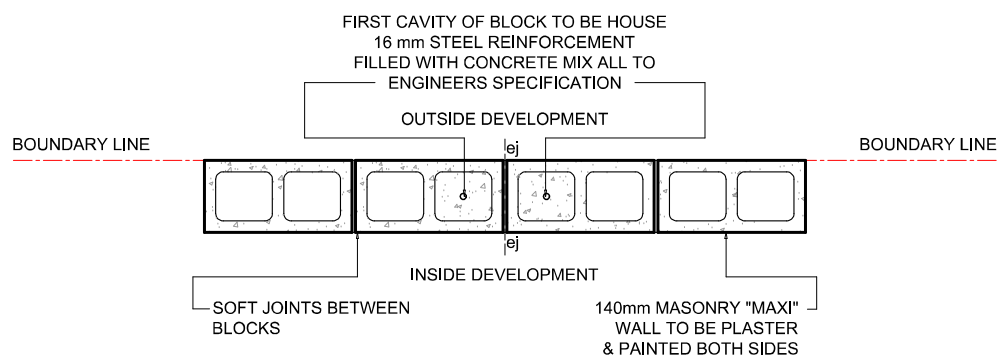
printed 29-04-2025

date		drawn			
Feb 2024		sf			
drawing no.		checked			
1216 - Unit A - 1/3		jvz			
scale	page size	revision			
1:100	A1	.			

A

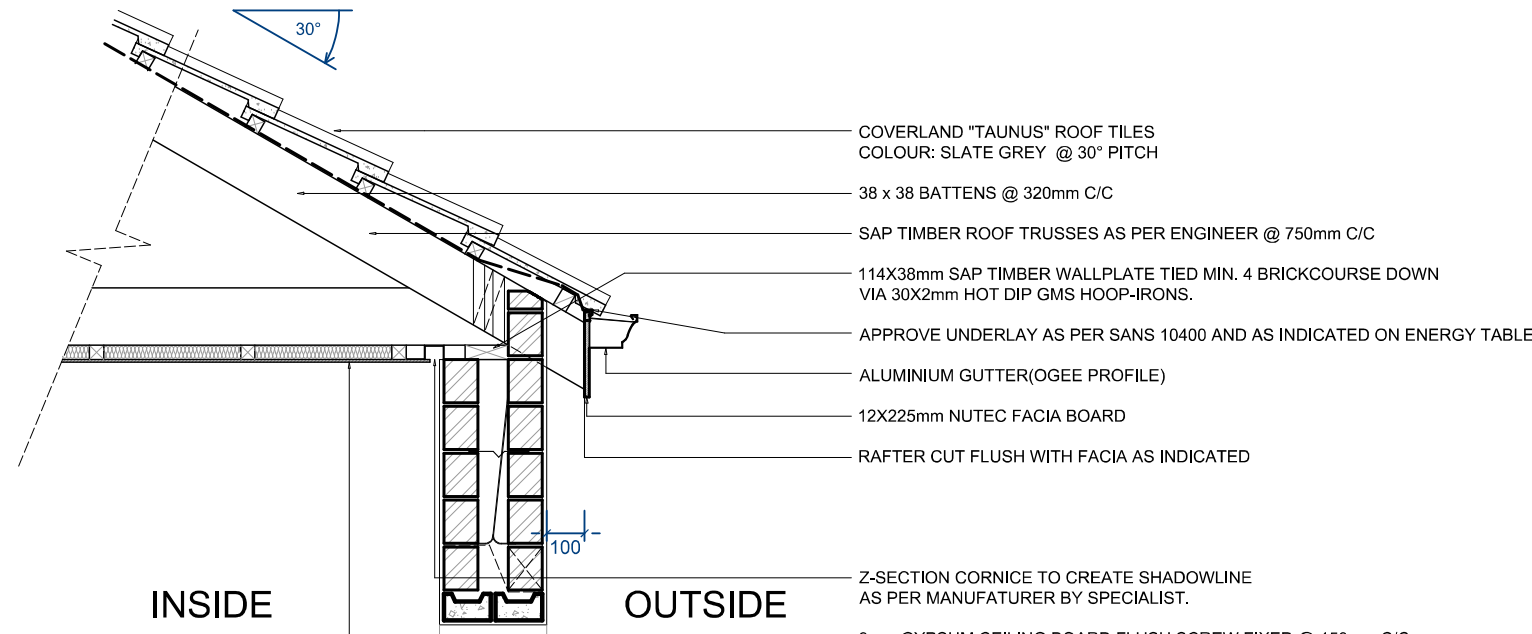
HIPPED

Stamps



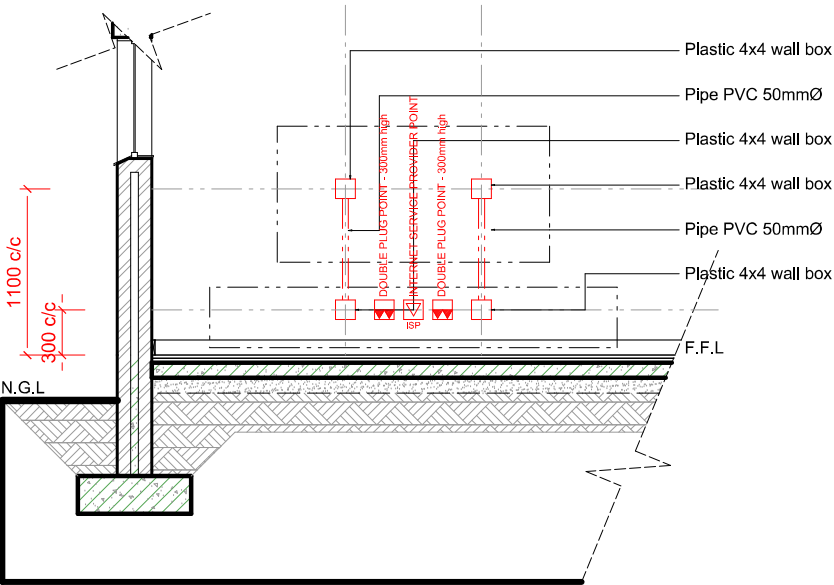
TYPICAL BLOCK WALL (M140) STIFFENER DETAIL

SCALE 1:20



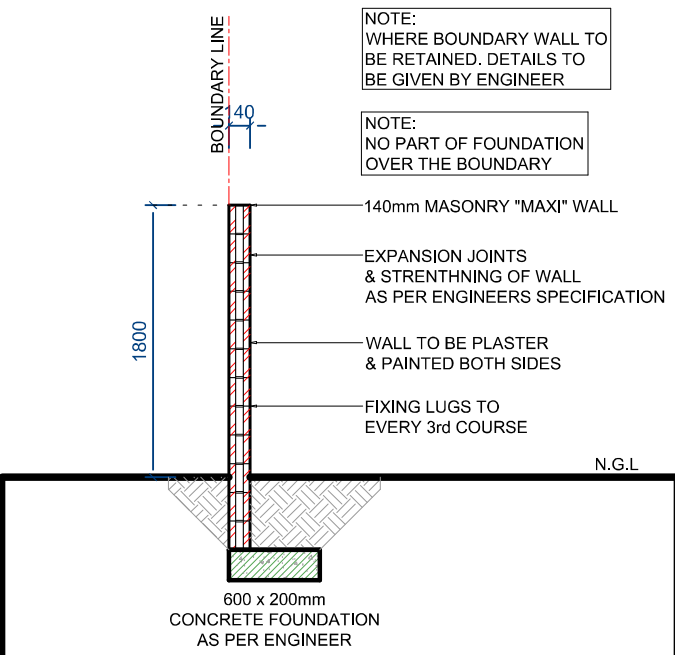
EAVE DETAIL

SCALE 1:20



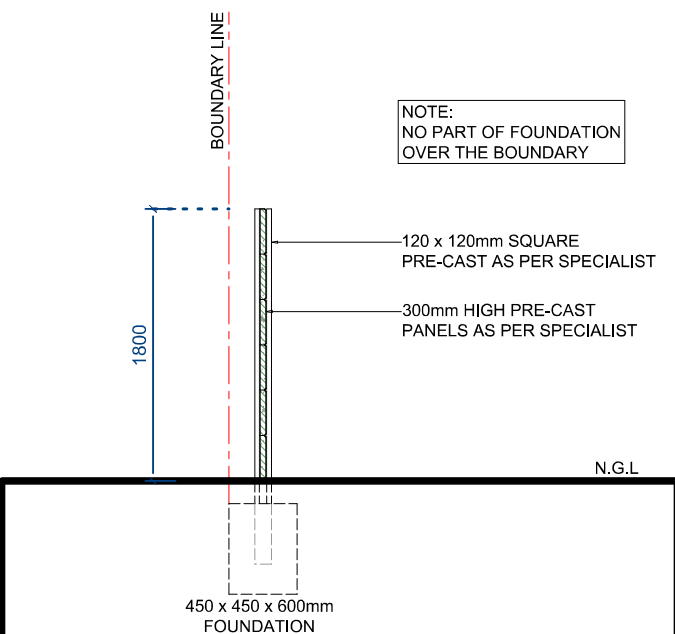
TYPICAL TV ELECTRICAL DETAIL

Scale 1:50



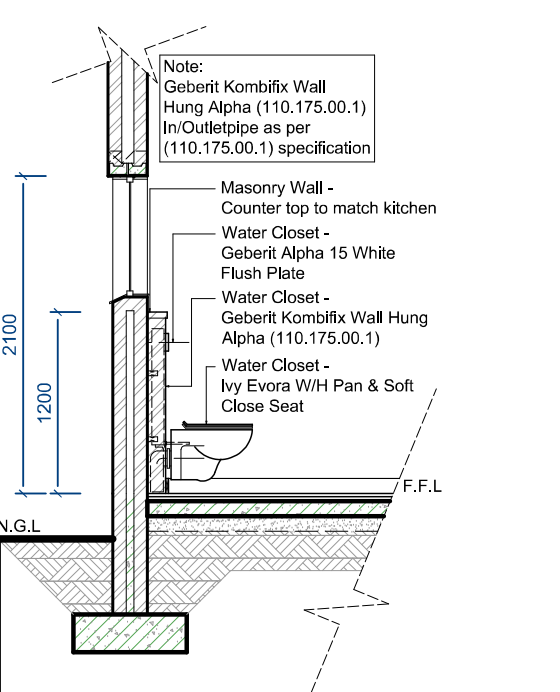
TYPICAL BLOCK WALL HEADWALL FLASHING DETAIL (FK78)

Scale 1:50



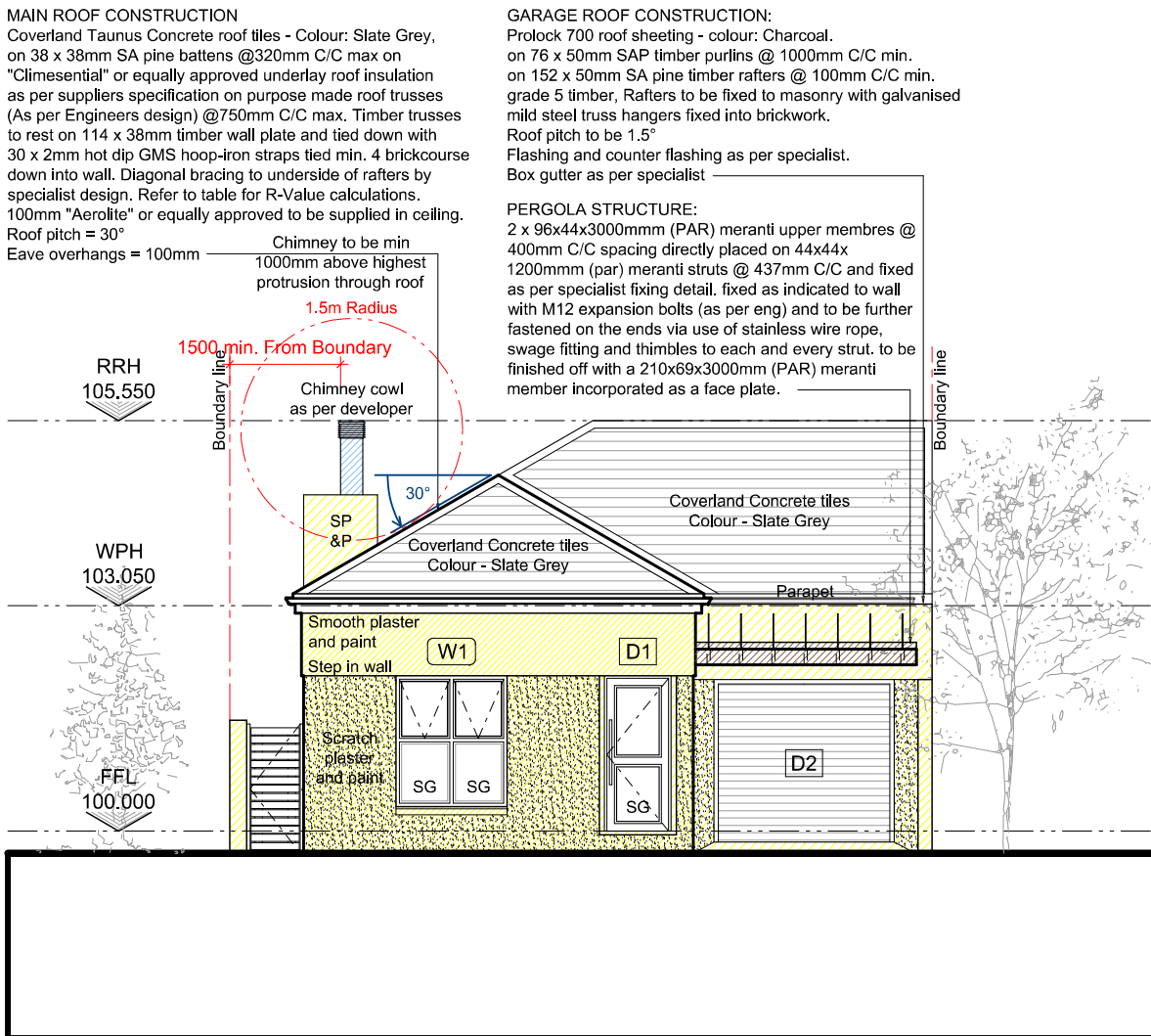
TYPICAL PRECAST WALL SECTION

Scale 1:50



TYPICAL WC WALL SECTION

Scale 1:50

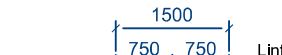


Stamps

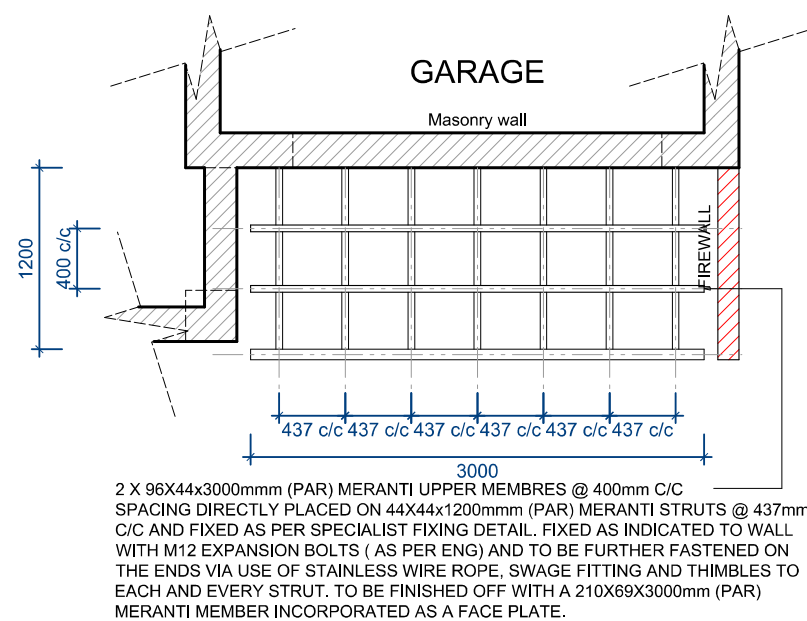
	WALL MOUNTED LIGHT - 1850mm HIGH from FFL
	CEILING LIGHT
	LED TUBE LIGHT - DOUBLE 1500mm
	PENDANT LIGHT
	LIGHT SWITCH - 1000mm high
	TWO-WAY LIGHT SWITCH - 1000mm high
	DIMMER LIGHT SWITCH - 1000mm high
	STOVE POINT
	DOUBLE PLUG POINT - 300mm high
	SINGLE PLUG POINT - 300mm high
	DOUBLE PLUG POINT - 1000mm high
	SINGLE PLUG POINT 1100 mm high
	INTERNET SERVICE PROVIDER POINT
	TELEPHONE POINT
	TV POINT
	DISTRIBUTION BOARD
	PRE-PAYD ELECTRICITY METER
	PRE-PAYD WATER METER
	200L GEYSER OR LARGER

NOTE: All DATA & TV points to be terminated in roof space	R-VALUE DEVIATION NOTE: Note that there might be variation in R-values between building plan and XA report
NOTE: All TV points to be linked (if more than 1 point)	XA report makes reference to average generic R-values, whereas building plans refer to reference to specific manufacturers preset R-values.
NOTE: All telephone points to be linked (if more than 1 point)	Values on building plan supercede values provided on XA report
NOTE: Connect to closest connection point in street	
NOTE: Power point to be supplied at geyser positions on plan	Therefore insulation values on plan to take preference over XA report
NOTE: All external light fittings to be approved by HOA prior to installation.	

FENESTRATION TABLE		
Location	Application	Hatch
Ground Floor	Ground Floor Nett Area:	93m ²
Ground Floor	Ground Floor Glazing Area:	23.04m ²
Ground Floor Opening Percentage:		24.77%
Total	Total Floor Nett Area:	93m ²
Total	Total Floor Glazing Area:	23.04m ²
Total Opening Percentage:		24.77%

NOTE: Glazing suppliers to ensure that all glass types and thicknesses comply with national bty reqs. Window sising to be determined on construction drawings	NOTE: Glazing suppliers to ensure that all glass types and thicknesses comply with national bty reqs. Window sising to be determined on construction drawings	NOTE: Glazing suppliers to ensure that all glass types and thicknesses comply with national bty reqs. Window sising to be determined on construction drawings
		

DOOR SCHEDULE		DOOR POSITION No.		DOOR POSITION No.		DOOR POSITION No.		DOOR POSITION No.		DOOR POSITION No.		DOOR POSITION No.		DOOR POSITION No.	
QUANTITY	DESCRIPTION / CAT No.	D1	D2	D3	D4	D5	D6, D8, D9, D10	D7	D11	D12	D13	D14	D15	D16	D17
DOOR	800 x 2100mm Aluminium frame door FINISH Powder coated - Colour white (as per developer) as per manufacturer	1	2440 x 2200mm AluZinc Aluminium sectional overhead garage door Powder coated - Colour white (as per developer) as per manufacturer	1	2400 x 2100mm Aluminium frame sliding door Powder coated - Colour white (as per developer) as per manufacturer	1	800 x 2100mm Horizontal slatted timber frame internal door Powder coated - Colour white (as per developer) as per manufacturer	4	1750 x 2100mm Aluminium frame door Powder coated - Colour white (as per developer) as per manufacturer	1	813 x 2032mm Horizontal Slatted timber door (on inside) Sanded and stained as per client	1	800 x 2100mm Horizontal slatted timber frame internal door Powder coated - Colour white (as per developer) as per manufacturer	4	1750 x 2100mm Aluminium frame door Powder coated - Colour white (as per developer) as per manufacturer
FRAME	800 x 2100mm Aluminium frame door FINISH Powder coated - Colour white (as per developer) as per manufacturer	1	2440 x 2200mm AluZinc Aluminium sectional overhead garage door Powder coated - Colour white (as per developer) as per manufacturer	1	2400 x 2100mm Aluminium frame sliding door Powder coated - Colour white (as per developer) as per manufacturer	1	800 x 2100mm Horizontal slatted timber frame internal door Powder coated - Colour white (as per developer) as per manufacturer	4	1750 x 2100mm Aluminium frame door Powder coated - Colour white (as per developer) as per manufacturer	1	813 x 2032mm Horizontal Slatted timber door (on inside) Sanded and stained as per client	1	800 x 2100mm Horizontal slatted timber frame internal door Powder coated - Colour white (as per developer) as per manufacturer	4	1750 x 2100mm Aluminium frame door Powder coated - Colour white (as per developer) as per manufacturer
GLAZING	6.38mm toughened safety glass To be specified by client	1	6.38mm toughened safety glass To be specified by client	1	6.38mm toughened safety glass where indicated To be specified by client	1	6.38mm toughened safety glass where indicated To be specified by client	1	6.38mm toughened safety glass where indicated To be specified by client	1	6.38mm toughened safety glass where indicated To be specified by client	1	6.38mm toughened safety glass where indicated To be specified by client	1	6.38mm toughened safety glass where indicated To be specified by client
IRONMONGERY	As per specifications As per schedule	As per specifications As per schedule	As per specifications As per schedule	As per specifications As per schedule	As per specifications As per schedule	As per specifications As per schedule	As per specifications As per schedule	As per specifications As per schedule	As per specifications As per schedule	As per specifications As per schedule	As per specifications As per schedule	As per specifications As per schedule	As per specifications As per schedule	As per specifications As per schedule	As per specifications As per schedule
AREA	1.89m²	N/A	6.30m²	6.30m²	5.04m²	N/A	N/A	5.04m²	N/A	5.04m²	N/A	5.04m²	N/A	5.04m²	N/A



PAINT COLOURS/ MATERIAL FINISHES

ROOF TILES - COVERLAND "TAUNUS" TILES COLOUR GREY SLATE

FASCIA'S, GUTTERS & DOWNPIPES - TO MATCH WALL COLOUR

ALUMINIUM GLAZING ELEMENTS - WHITE

STRUCTURAL STEELWORK - WHITE

EXTERNALS WALLS - AS PER DEVELOPERS SPECIFICATIONS

EXTERNALS WALLS ACCENT - AS PER DEVELOPER

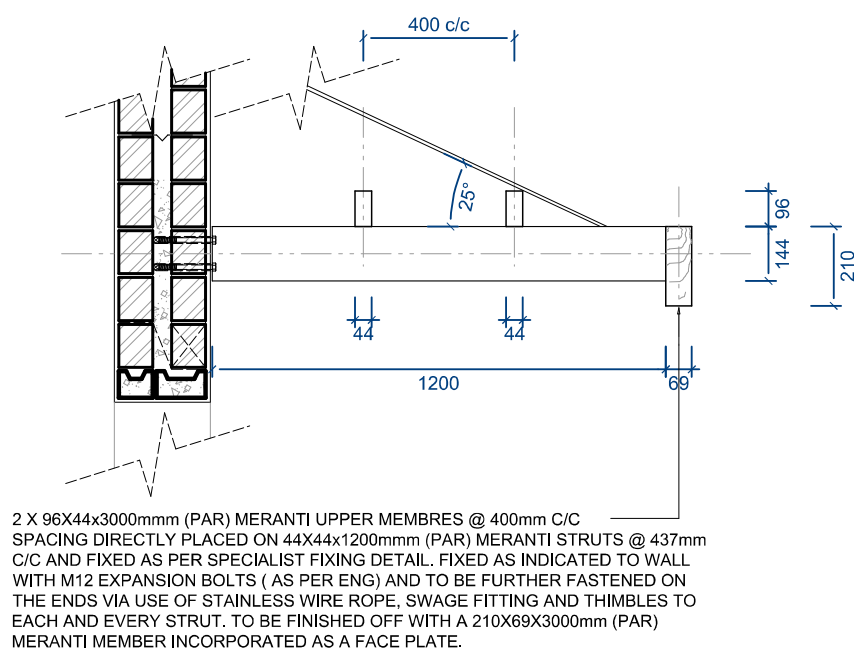
PERGOLA TIMBER CLADDING - AS PER DEVELOPER

BOUNDARY WALLS:
WALLS PLASTERED & PAINTED - AS PER DEVELOPER

EXTERNAL TILES:
AS PER DEVELOPERS SPECIFICATIONS

DRIVEWAY AND PAVED AREAS:
CEMENT INTERLOCKER PAVER

STRUCTURAL NOTE: Refer to structural engineers plans for more extensive description of structural structures.		BRAIN NOTE: New brain chimney/vent to have damper or flap that will be closed to the seal the chimney/ave as per SANS 10400 Part-XA, clause 5.7.3.
CIVIL NOTE: Refer to civil engineers drawing for a more extensive description of civil services		GLAZING NOTE: All glazing shall be 500mm above FFL to be SABS approved safety glass.
FINAL: All final measurements to be taken on site, before construction		NOTE: 1000mm high balustrade openings in glazing not to exceed 100mm as per SANS 10400 Part D
FINAL: All window clips and reveals to be as indicated		GLAZING NOTE: If this unit has a side facing onto the POS, Window in Bedroom 3 to face POS
Drainage: Drainage must be connected to internal drainage system. A manhole to civil engineers specification to be constructed before connecting to the municipal sewer line		WATER CONSERVATION NOTE: - Schedule of water, efficient shower heads & taps to be used. - All installed dual-flush cistern (toilet) to be used. - Dual flush cistern (toilet) with a 3 l/s & 6 l/s flush system. - Shower heads with min. flow rate of 7l/min to be used. - Flowering taps at all washing hand basins.
NOTE: Flashing and counter flashing as per specialist. All head wall and side wall flashing provided by specialist.		DRAINAGE PROTECTION NOTE: SANS 10400 Part P 4.2.2.5 (a or b) precast or cast-in-situ located, isolated from roof such drain, located from the crown of the pipe by a soil cushion not less than 100mm thick and such slabs shall be wide enough to prevent excessive direct piped loads being transferred superimposed loads.
MECHANICAL VENTILATION: Roofing with ventilation to be provided with extractor fan extruding 250mm outside of building.		
NOTE: Drainage to have min invert level 450mm Vent valve @ highest point Overflow gully @ lowest point		NOTE: All glazing to be SIGU All glazing to comply with SANS 10400 and to be tested according to SANS 613. All glazing to be installed with a SAGGA Certificate of Conformity by an AAMASA approved contractor or where the case of glazing in structures in excess of 10m in height, overhead or sloped glazing, glass, three and one edge supported glass, toughened glass assemblies and entrances, glass for balustrading etc. shall be signed and approved in writing by Competent Person (Glazing) or Structures
NOTE: TV aerials, satellite dish and other external items' positions to be on roof or concealed or placed out side the site where practically possible.		NOTE: SABS glazing when a bath enclosure or shower cubicle is glazed, or where glazing occurs immediately above and within a distance of 1800mm horizontally or vertically from a bath or shower as per SANS Part 4.4.2.4 (d)
NOTE: All stormwater to read into stormwater gully or 75mm dia. upvc pipe		
NOTE: No combustible material to be closer than 200mm from chimney flues		
NOTE: Expansion joints to be provided between wall and columns Max 5m c/c		



- GAS NOTES -

CERTIFICATE OF CONFORMITY FOR GAS APPLIANCES

The Machinery and Occupational Safety Act of 1993 requires owners of buildings to hold a certificate of compliance in respect of the electrical installations in their buildings. This certificate is extended to also include a compliance certificate of conformity of gas installations. This requirement applies to all new gas installations since 1st August 1997 and again applies when a property is sold / transferred to a new owner. The installations would include all built in gas equipment - Gas fires, Heaters, Gas Braais, Stoves, Ovens, Hot water systems, etc.

FUELLESS SPACE HEATER:

This is a fuelless gas fired heater. It uses oxygen from the room in which it is installed. Provisions for adequate ventilation shall be provided.

FUELLESS SPACE HEATER:
The minimum room size volume in cubic metres in which the appliance may be installed/used without the provision of permanent ventilation. The minimum room volume shall be based on the following requirement: Where the heat input is greater than 0.25 MJ/h (0.07 kW) per cubic metres of room volume then permanent ventilation shall be provided in the room.

FUELLESS SPACE HEATER:
Ventilation provisions and requirements to be in strict accordance with SAS 1539

FUELLESS SPACE HEATER:
1 Kg of gas has 50 MJ of energy
1 Kg of LPG is equivalent to 13.9 Kw/hrs of energy.

FUELLESS SPACE HEATER:
When permanent ventilation is required, it shall be provided at a rate of 13cm³/MJ/h of heat input (6.5 cm³ at low level and 6.5cm³ at high level)

FUELLESS SPACE HEATER:
The appliance may not be installed/ used in a bedroom or bathroom.

FUELLESS SPACE HEATER:
Where the heat input of a Fuelless Space Heater is greater than 0.25 MJ/h per cubic metres of room volume then permanent ventilation shall be provided in the room.

GAS NOTE:
Pipes to be concealed a minimum of 50mm in concrete bed from TOC

GAS NOTE:
Gas pipes for gas bottles, (max 45kg), lockable cage closed to the front and top so per gas specialist instructions.

GAS NOTE:
where roof is installed over the cylinders there shall be sufficient space above the cylinder valves to facilitate exchange of cylinders.

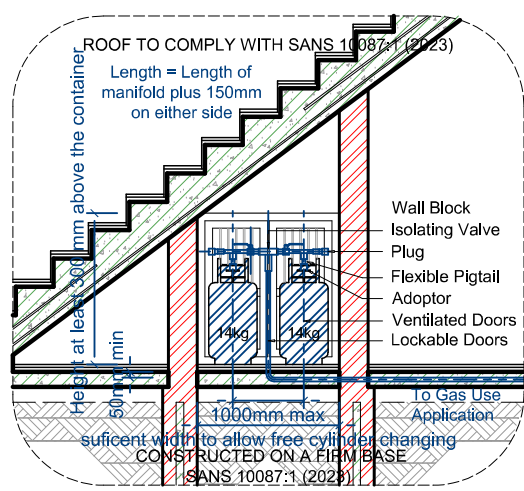
GAS NOTE:
Gas bottles may not be installed less than 1 meter from the property boundary unless it is a fire wall, at least 1.5m tall and there are no ventilation gaps in the wall (acceptable if up to 48kg X2 gas are stored) Less than 3 meter from the property boundary wall (if more than 48kg X2 gas are stored).

GAS NOTE:
Only class 1 or 2 copper pipes or other approved gas piping may be used.

GAS NOTE:
Copper pipes going through a wall, must be sleeved.

GAS NOTE:
Approved flexible gas hose may not be more than 2 meter long and may not go through any partition at all (including wood, dry wall, cupboard wall etc.)

GAS NOTE:
Gas Bottle 1 = 19kg
Gas Bottle 2 = 19kg
Total Gas Specified = 38kg

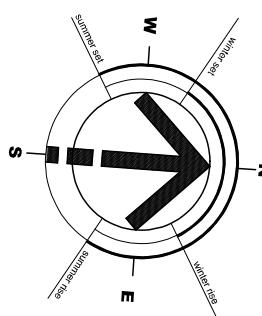


NOTE:
A nameplate shall be fitted to the manifold assembly and shall contain the following information:

- a) name of manifold owner;
- b) whether it is LPG vapour/LPG liquid (whichever is applicable);
- c) emergency telephone number of the supplier;
- d) name and registration number of installer;
- e) manifold serial number; and
- f) installation date.

Notes

All requirements of municipal and other authorities concerned must be adhered to. Contractors and sub-contractors are to check all dimensions and levels on the site before commencing work. Figured dimensions have preference over scaled measurements and large scale details supersede small scale drawings. The design on this drawing is the property of JOHAN VAN ZYL ARCHITECTS, and is copyright.



Revisions

[illegible]

client signatures

for: johan van zyl architects

Projec

PROPOSED NEW DWELLING
on ERF _____

PROPOSED NEW DEVELOPMENT
for RABE DEV INVESTMENTS
on _____

**STELLENBOSCH FARMS
KUIJSRIVER**

Description

Gas Plan
Electrical Plan
Window & Door Schedule
Details

Project no.

1216



JOHAN VAN ZYL
architects
oxford street, durbanville
admin@jvzarchi.co.za
box 42, durbanville



Tel: 021 975 8351
 Fax: 021 975 1387
 Email: info@pascap.com
 Website: www.pascap.com

printed 29-04-2025

date	drawn
Feb 2024	sf

drawing no.	checked
1216 - Unit A - 3/3	jvz

scale	page size	revision			
100/1:50	A1				
1:20		.			