

GABLE

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:	
Alucosun Bubble Foil Double sided underlay	1.36
Void in roof (no less than 25mm)	2.50
100mm Aerolite Flexible Polyester	0.05
9.0mm Gypsum board	0.11
Concrete Roof Tiles	
Blanket laid to manufacturer's specifications and SANS 10400-XA:2021_Part 6	
Total R-value (of min. 3.7) =	4.02
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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 manufacturers present 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 with 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 stumps 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 on well compacted earth in intervals of 150mm (no clay).

ENTRANCE & PATIO FLOOR CONSTRUCTION:
Selected tile floor finish as per client on min. 30mm screed @ 180 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:
Introducing profile paving:
220 x 110 x 65mm paving or as specified on plan on 50mm thick sand bedding on 150mm G crushed stone subbase, compacted to 95% mod. asphalt on 300mm in-situ compacted to 95% mod. asphalt.

WALL CONSTRUCTION:
EXTERNAL: 230mm cavity "Maxi Brick - Cement" wall construction - 30mm Smooth Plaster & Paint where indicated Scratch Plaster & Paint where indicated.
INTERNAL: 300mm "Maxi Brick - Cement" walls plastered and painted.
Cavities in foundation walls to be filled with concrete. Weepholes left on outside side of cavity tray at 500mm C/C at floor level and above bricks. Wall built in every third brick course at 2.5mm of wall face area. 375 micron 300mm wide DPC to be built in around all door and window openings. 375 micron DPC (single) stepped down from floor level and above precast concrete lintels. Precast concrete lintels over all door and window openings over 2m as to engineers specifications with 4 courses of bricks above. Lintels to have end bearing of 250mm min. on each side.

WINDOWS, DOORS AND OPENINGS:
Windows to exceed 12 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 1263 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 glass. 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 QMS hook-on straps tied min. 4 brickcourse 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:
Protek 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.

CEILING:
DWEILING:
6.0mm Gypsum ceiling board screw fixed @ 150mm c/c to 38x38mm SAP timber bracing at 400mm C/C max. Joints covered with fibatopie, skimmed level and smooth, all as per manufacturer by specialist.
z-section cornice to create shadowline as per manufacturer by specialist.

FACIAS:
Nutec Cement fascia boards, medium density (225 x 12mm) fixed to rafter ends. Fascia joiners to be used between fascia lengths and at corners.

RAINWATER GOODS:
Charcoal powder coated aluminium WaterTie 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 filled with deep seal traps. All drainage to be in accordance with municipal regulations. Drainage to have min level level of 450mm. Vent valves at highest point overflow gully at lowest point. All underground pipes to be 110mm diameter uPVC pipes.

PAINT COLOURS/MATERIAL FINISHES:
ROOF TILES - COVERLAND "TAURUS" TILES COLOUR GREY SLATE
FASCIA'S, GUTTERS & DOWNPIPES - WHITE
ALUMINIUM GLAZING ELEMENTS - WHITE
STRUCTURAL STEELWORK - WHITE
EXTERNALS WALLS - SABRE:CHROME
EXTERNALS WALLS ACCENT - SABRE:CHROME
PERGOLA ALUMINIUM - WHITE
BOUNDARY WALLS:
WALLS PLASTERED & PAINTED - SABRE:CHROME
EXTERNAL TILES:
LONDON GREY - ANTI SLIP
DRIVEWAY: 50mm BOND PAVING - CHARCOAL
PAVED AREAS: 50mm BOND PAVING - GREY



TYPICAL FRONT ELEVATION
SCALE 1:100



TYPICAL BACK ELEVATION
SCALE 1:100

STRUCTURAL NOTE:
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Glazing to comply with SANS 10400 Part N and SANS 0137 and 1263 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 glass. 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 QMS hook-on straps tied min. 4 brickcourse 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:
Protek 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.

CEILING:
DWEILING:
6.0mm Gypsum ceiling board screw fixed @ 150mm c/c to 38x38mm SAP timber bracing at 400mm C/C max. Joints covered with fibatopie, skimmed level and smooth, all as per manufacturer by specialist.
z-section cornice to create shadowline as per manufacturer by specialist.

FACIAS:
Nutec Cement fascia boards, medium density (225 x 12mm) fixed to rafter ends. Fascia joiners to be used between fascia lengths and at corners.

RAINWATER GOODS:
Charcoal powder coated aluminium WaterTie 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.

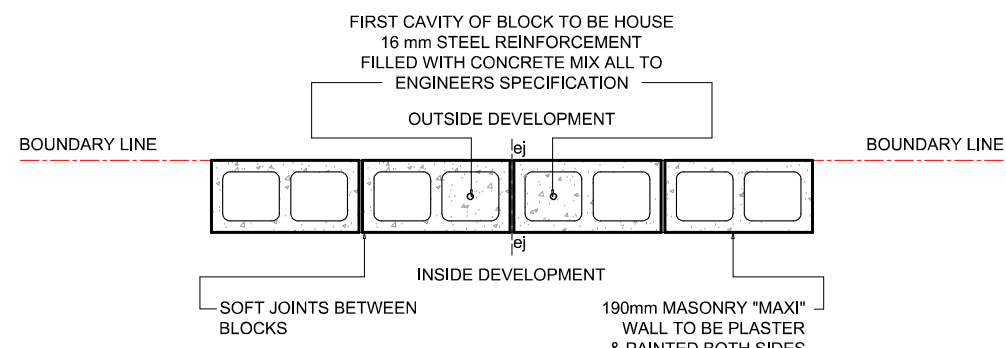
DRAINAGE:
Hot and cold water to be provided to all washing facilities. All waste fittings to have 40mm dia. PVC waste pipes. All waste fittings to have 75mm dia. re-seal traps. Any foundation within 1250mm of sewerage run to be below such sewerage run. All soil fittings to have 110mm dia. PVC soil pipes.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

PAINT COLOURS/MATERIAL FINISHES:
ROOF TILES - COVERLAND "TAURUS" TILES COLOUR GREY SLATE
FASCIA'S, GUTTERS & DOWNPIPES - WHITE
ALUMINIUM GLAZING ELEMENTS - WHITE
STRUCTURAL STEELWORK - WHITE
EXTERNALS WALLS - SABRE:CHROME
EXTERNALS WALLS ACCENT - SABRE:CHROME
PERGOLA ALUMINIUM - WHITE
BOUNDARY WALLS:
WALLS PLASTERED & PAINTED - SABRE:CHROME
EXTERNAL TILES:
LONDON GREY - ANTI SLIP
DRIVEWAY: 50mm BOND PAVING - CHARCOAL
PAVED AREAS: 50mm BOND PAVING - GREY

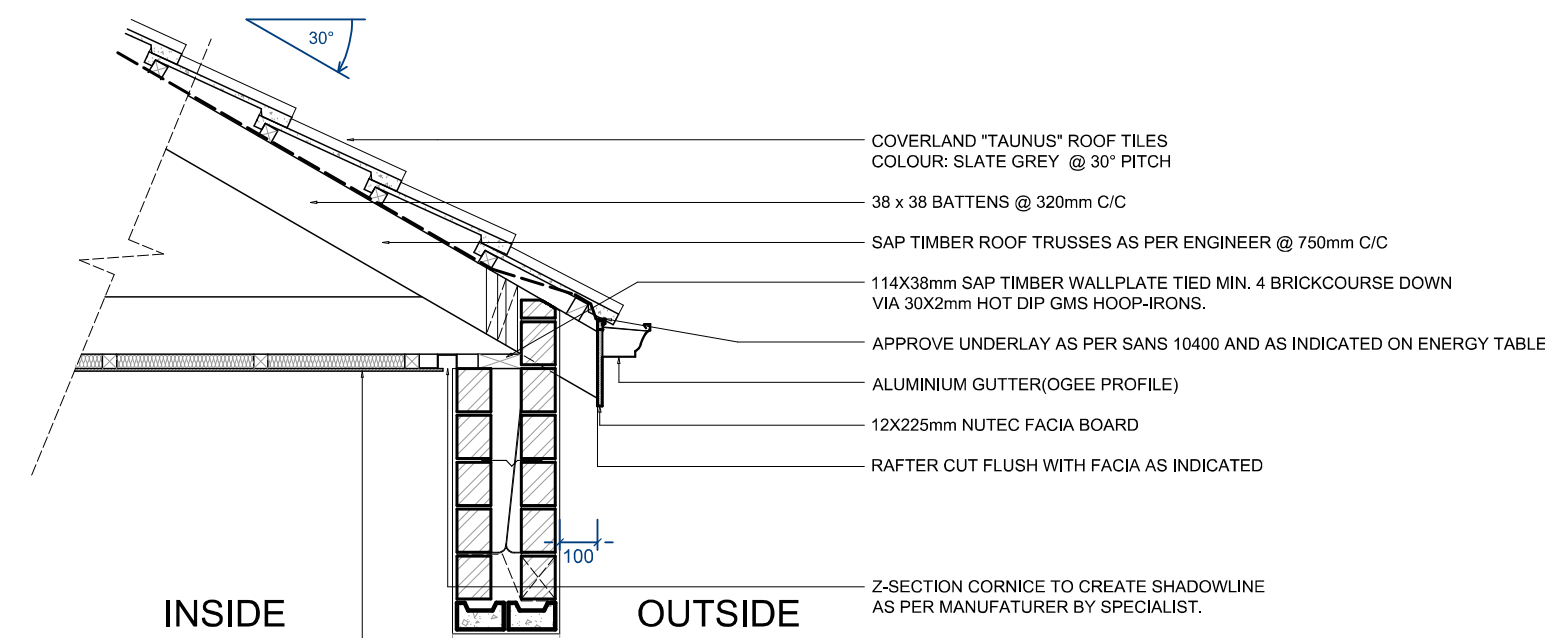
STRUCTURAL NOTE:
Refer to structural engineers drawings

G
GABLE

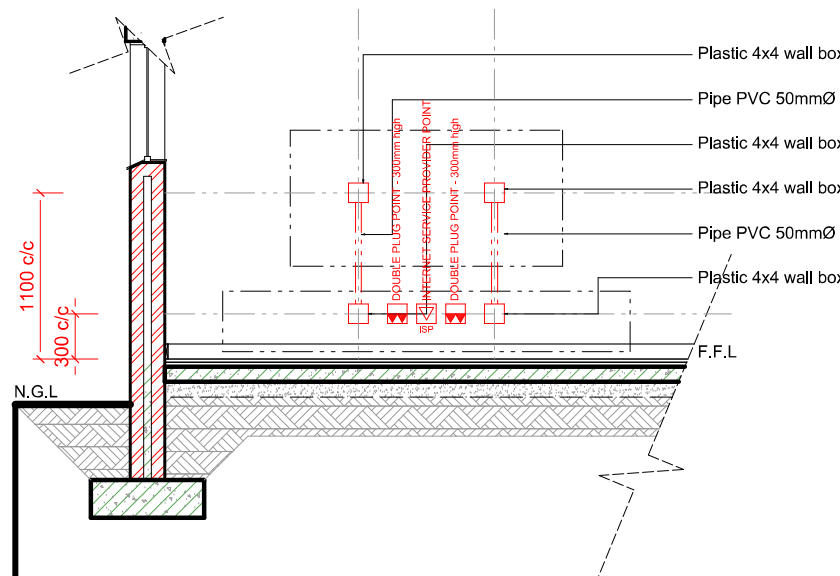
Stamps



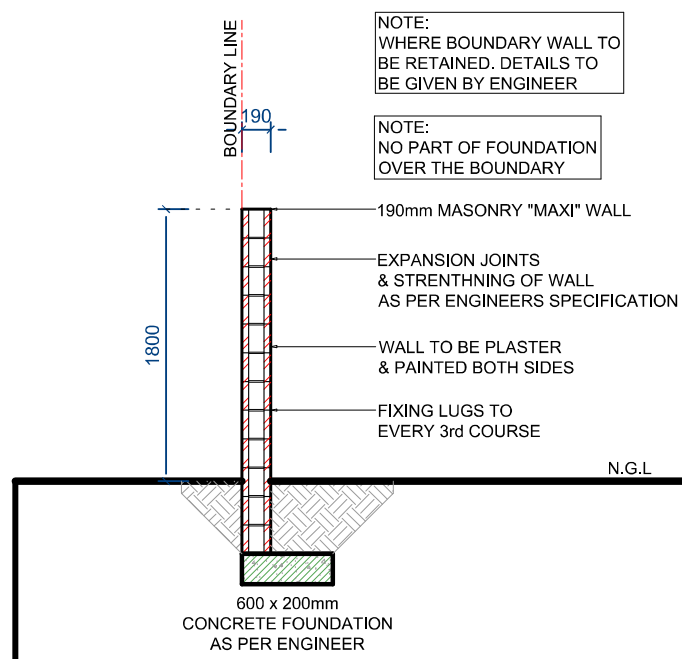
TYPICAL BLOCK WALL (M190) STIFFENER DETAIL
SCALE 1:20



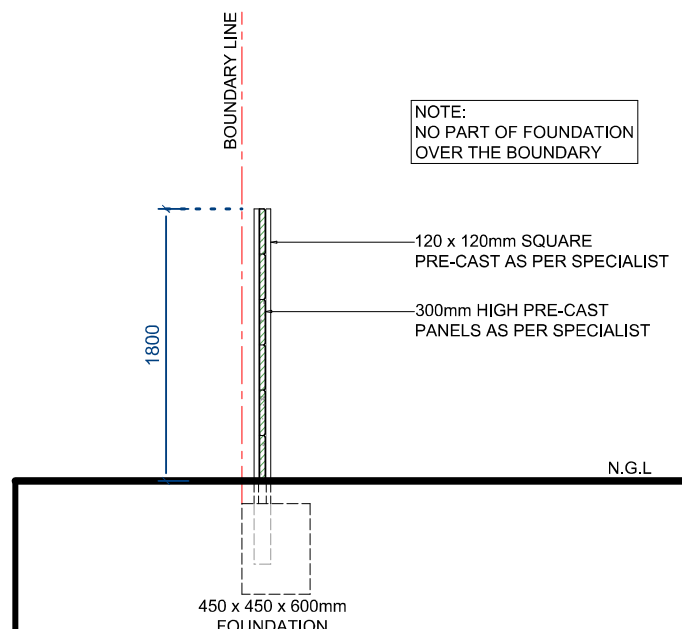
EAVE DETAIL
SCALE 1:20



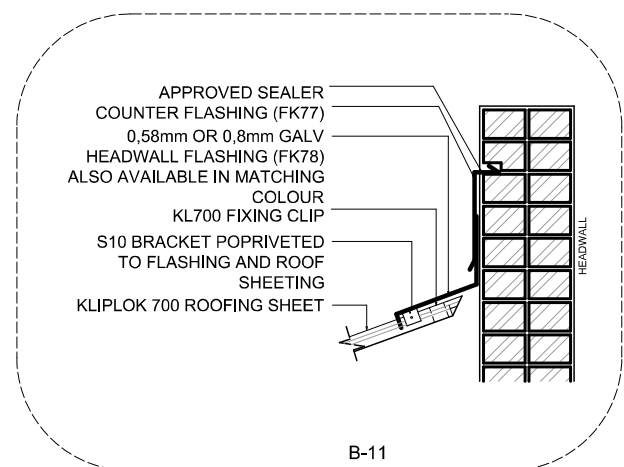
TYPICAL TV ELECTRICAL DETAIL
Scale 1:50



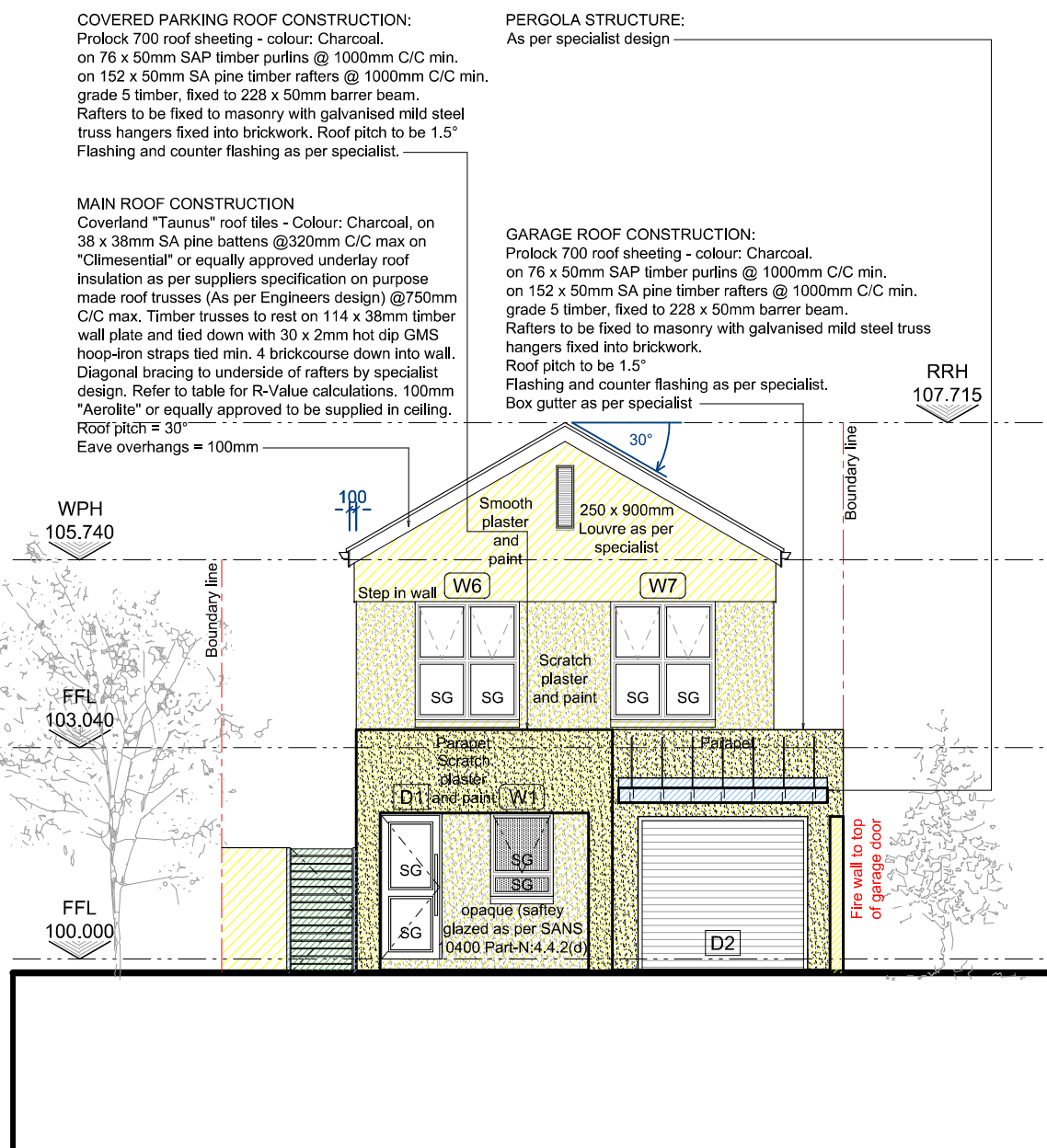
TYPICAL BLOCK WALL HEADWALL FLASHING (M190) SECTION
Scale 1:50



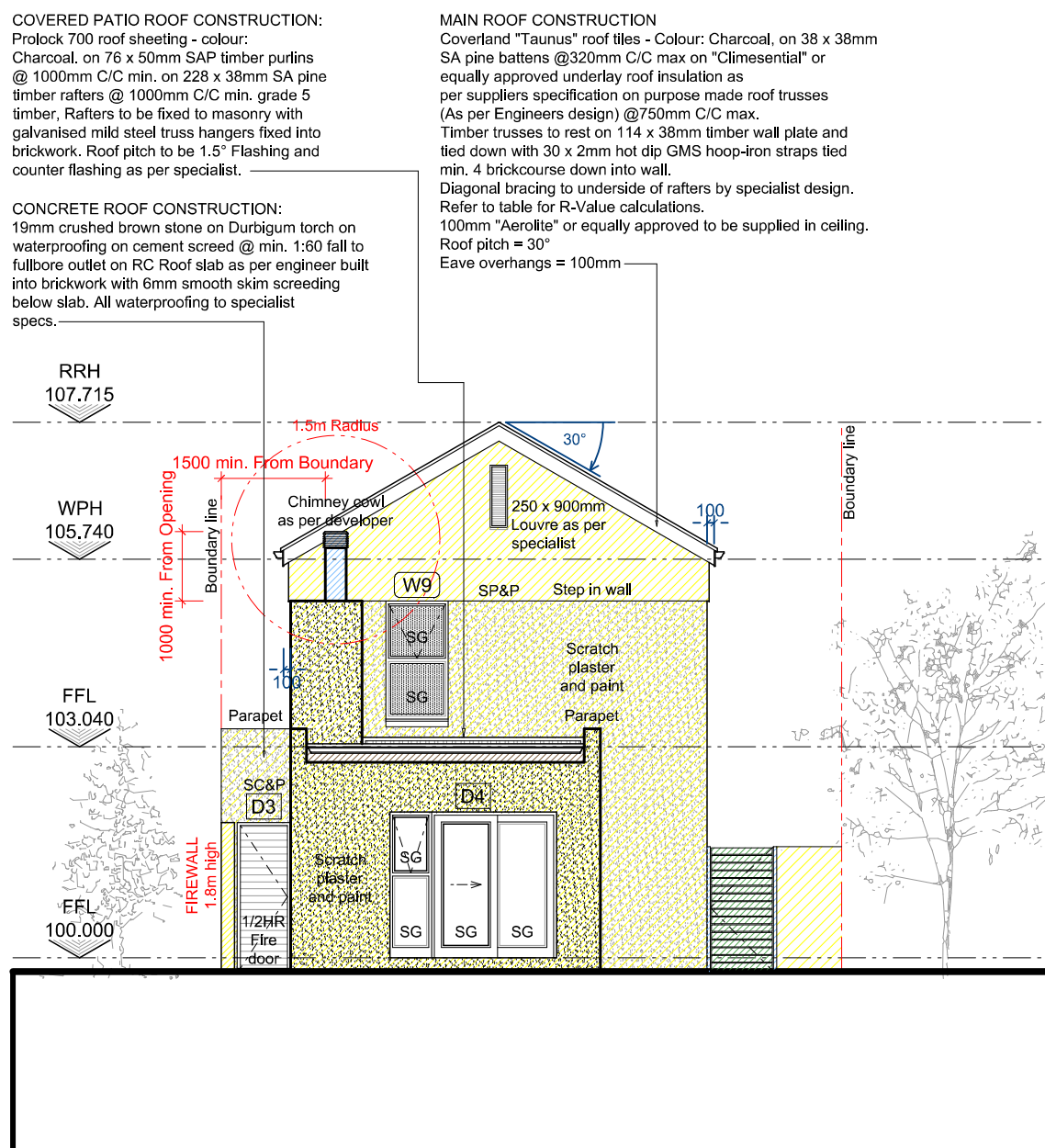
TYPICAL PRECAST WALL SECTION
Scale 1:50



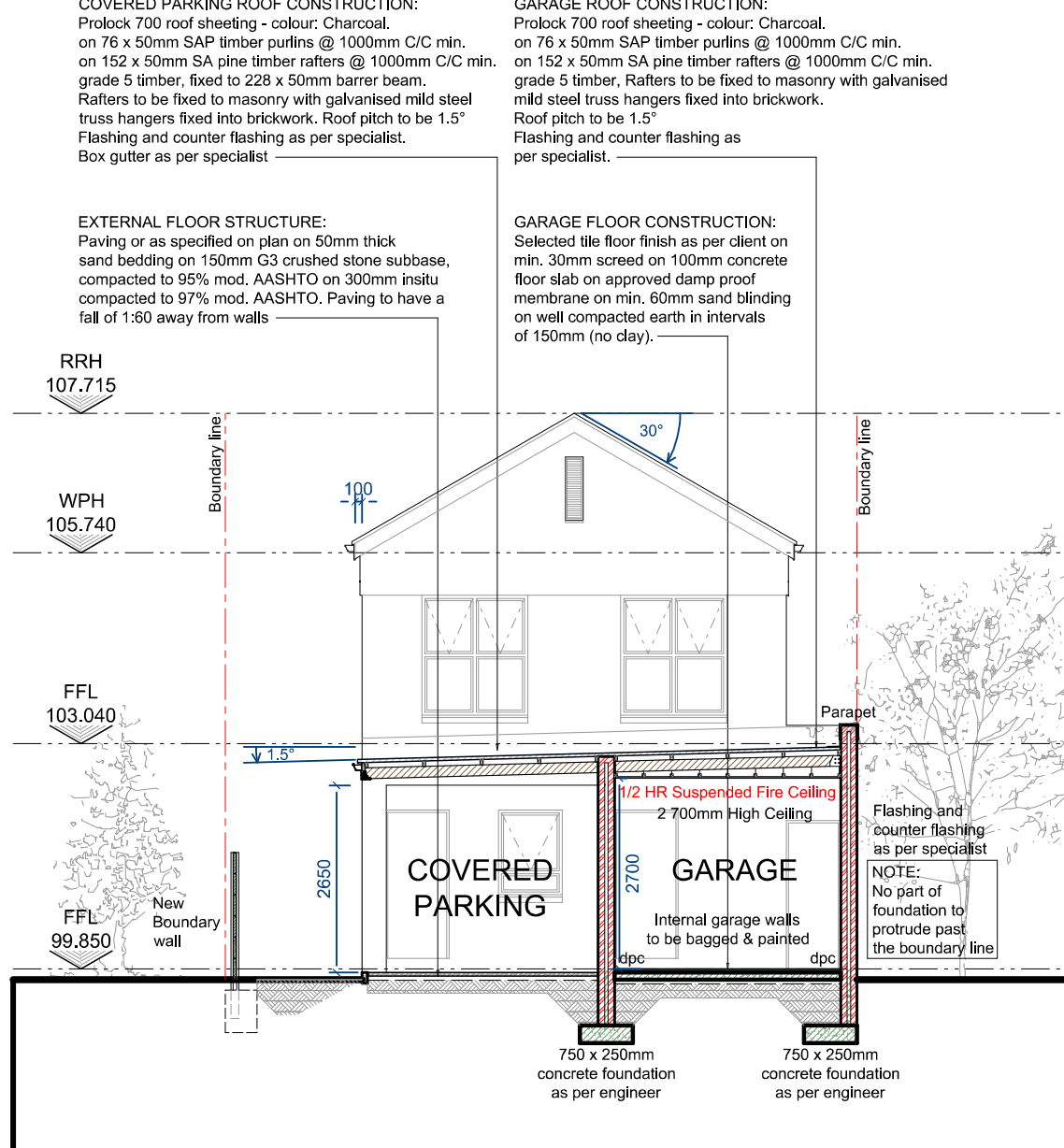
TYPICAL WC WALL SECTION
Scale 1:50



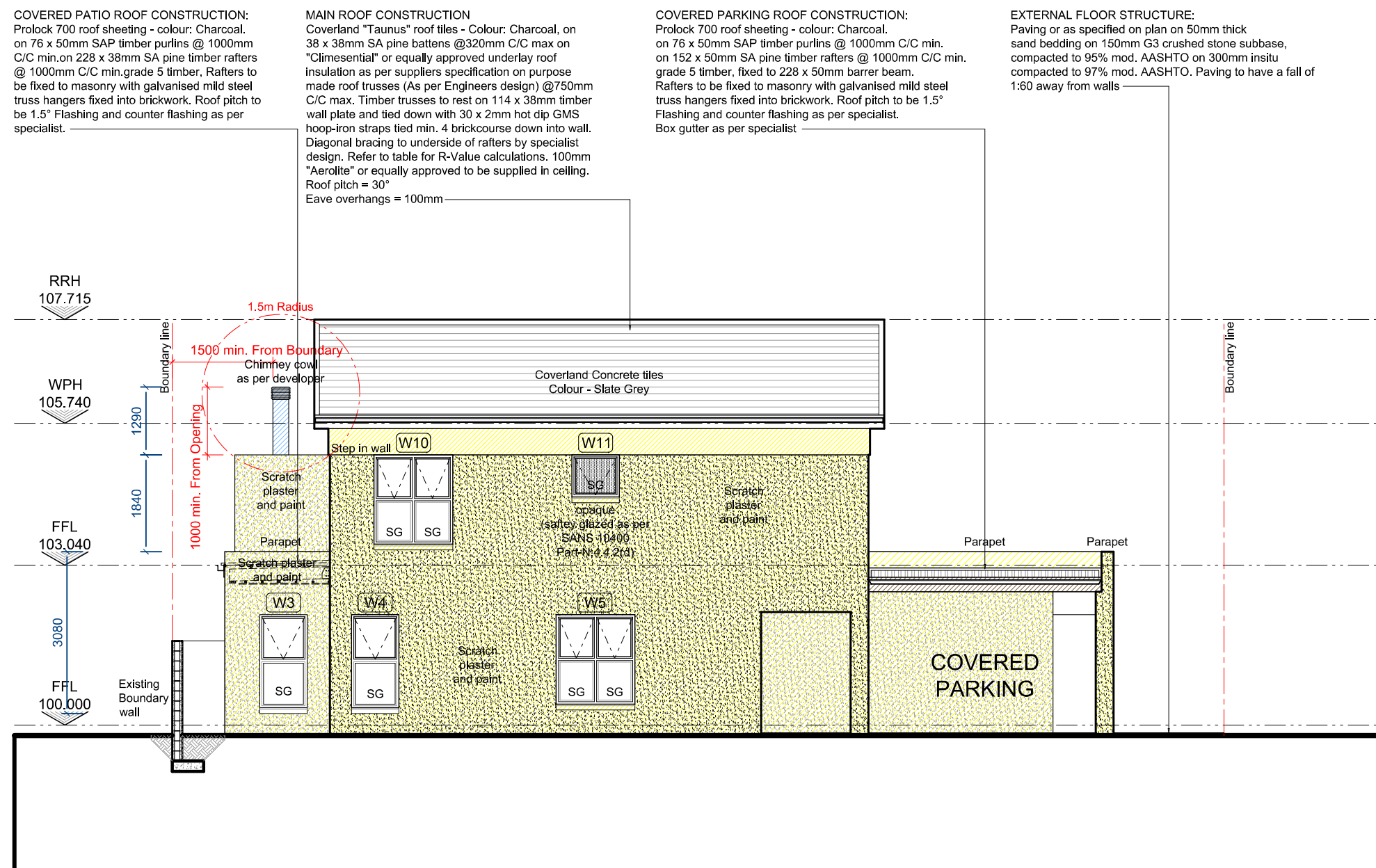
SOUTH ELEVATION
SCALE 1:100



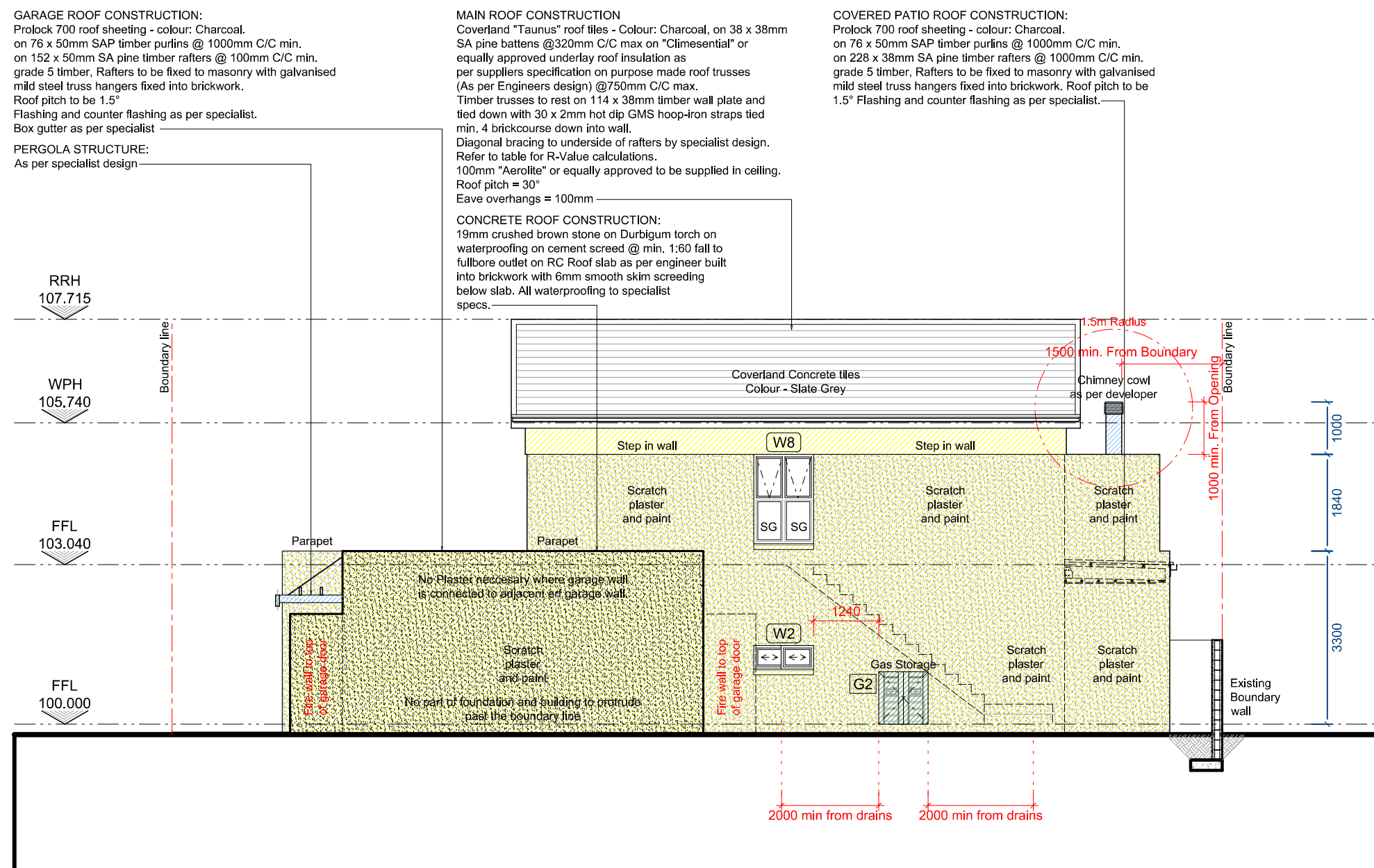
NORTH ELEVATION
SCALE 1:100



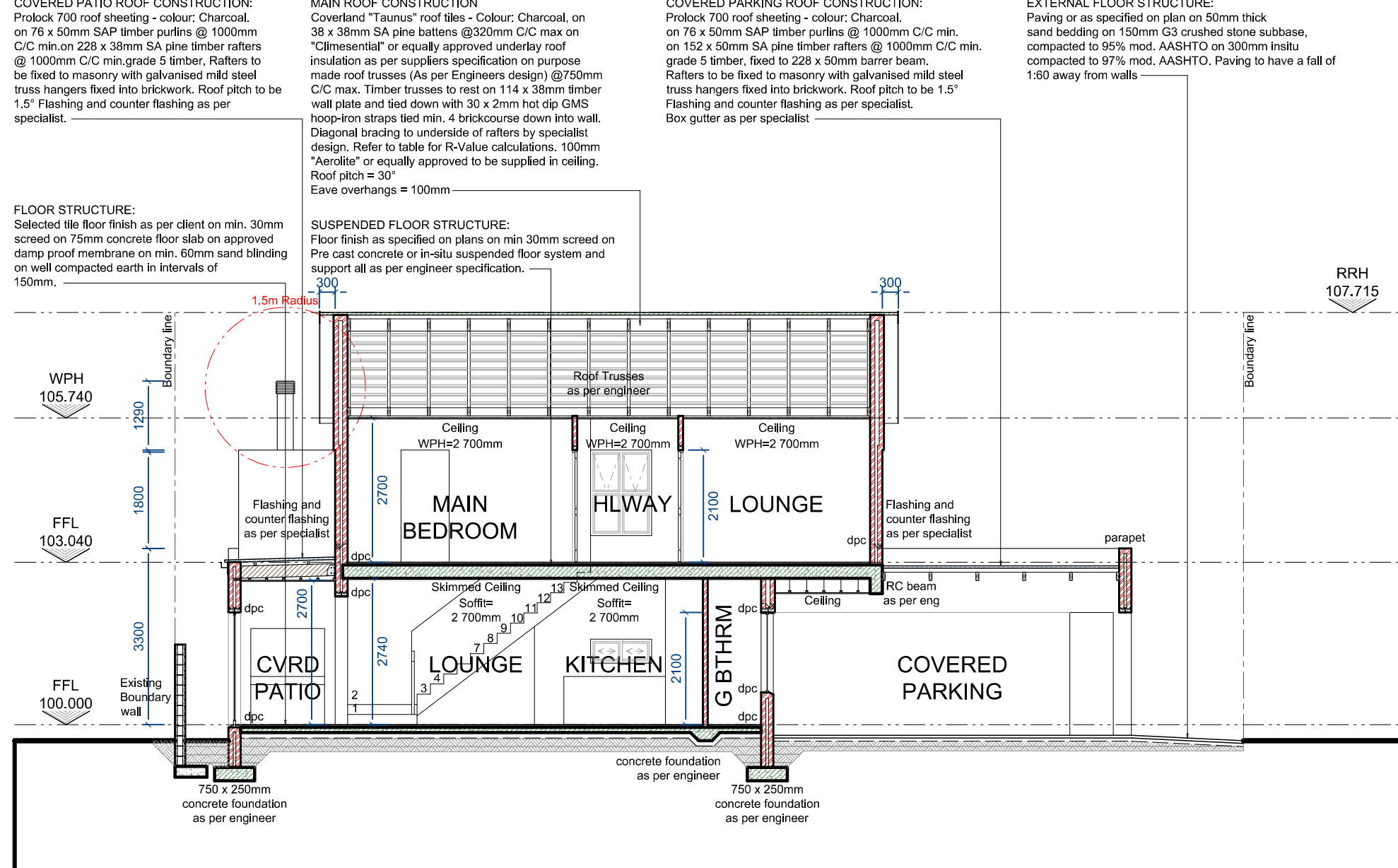
SECTION A-A
SCALE 1:100



WEST ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



SECTION B-B
SCALE 1:100

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.

Revisions

no	date	description

client signatures

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for: johan van zyl architects
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Project

PROPOSED NEW DWELLING on ERF STREET
for RABE DEV INVESTMENTS on RE/420 (Mother Erf) for RABE DEV INVESTMENTS PTY LTD on 25A SONESTA, STELLENBOSCH FARMS, (KUILSRIVER)

Description

Elevations
Sections
Details

Project no.

1216



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1216 - Unit G - 2/3

jvz

scale

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revision

1:100/1:50

A1

GABLE

Stamps

ELECTRICAL LEGEND

	WALL MOUNTED LIGHT - 1500mm HIGH FROM FFL
	CEILING LIGHT
	LOW VOLTAGE DOWN 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 1100mm High
	SINGLE PLUG POINT 1100mm High
	INTERNET SERVICE PROVIDER POINT
	TELEPHONE POINT
	TV POINT
	DISTRIBUTION BOARD
	PRE-PAID ELECTRICITY METER
	PRE-PAID WATER METER
	20L GEYSER OR LARGER

NOTE: All DATA & TV points to be terminated in roof space

NOTE: All TV points to be linked (if more than 1 point)

NOTE: All telephone points to be linked (if more than 1 point)

NOTE: ISP to connect to closest connection point in street

NOTE: Power point to be supplied at geyser positions on plan

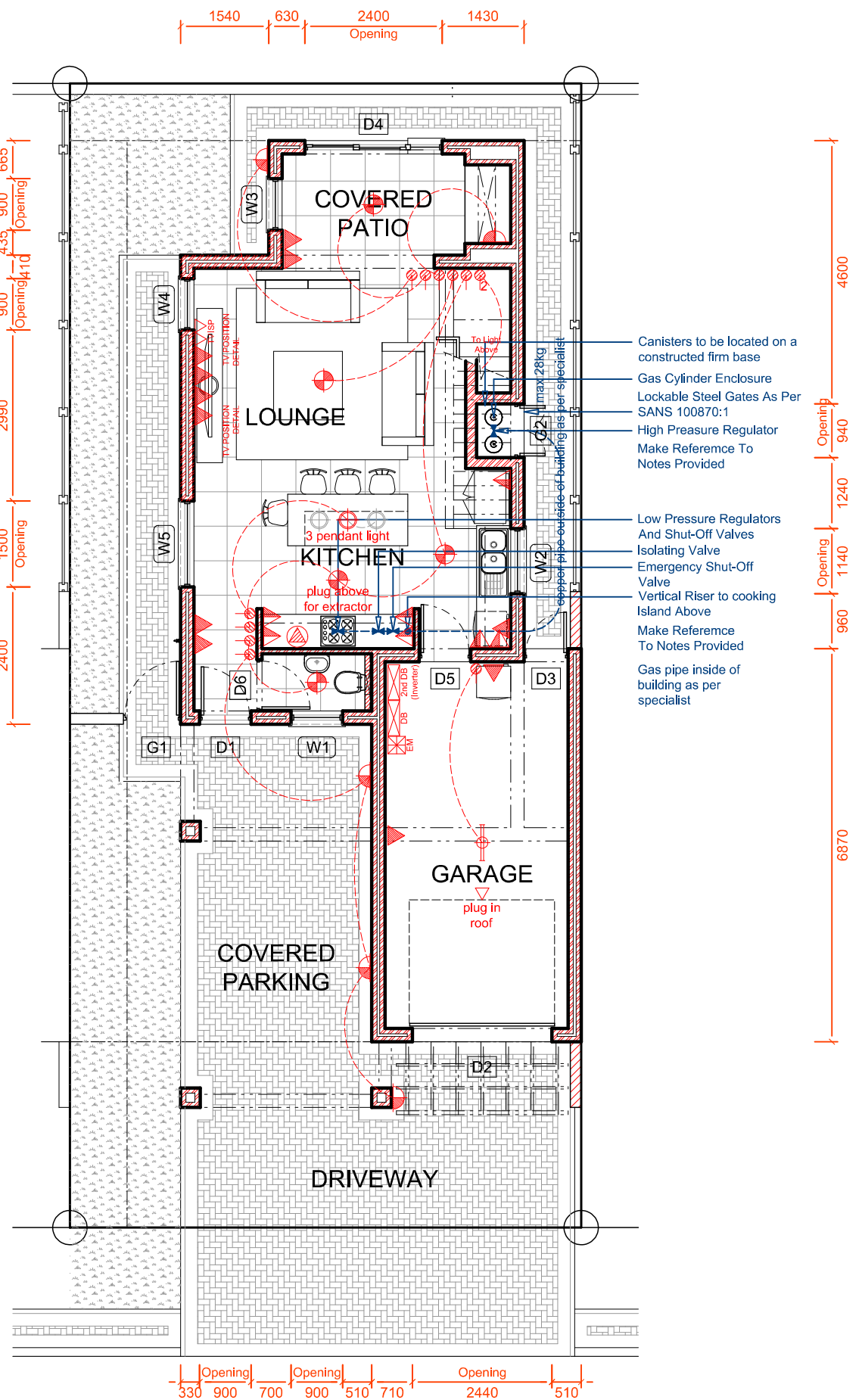
NOTE: All external light fittings to be approved by HOA prior to installation.

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

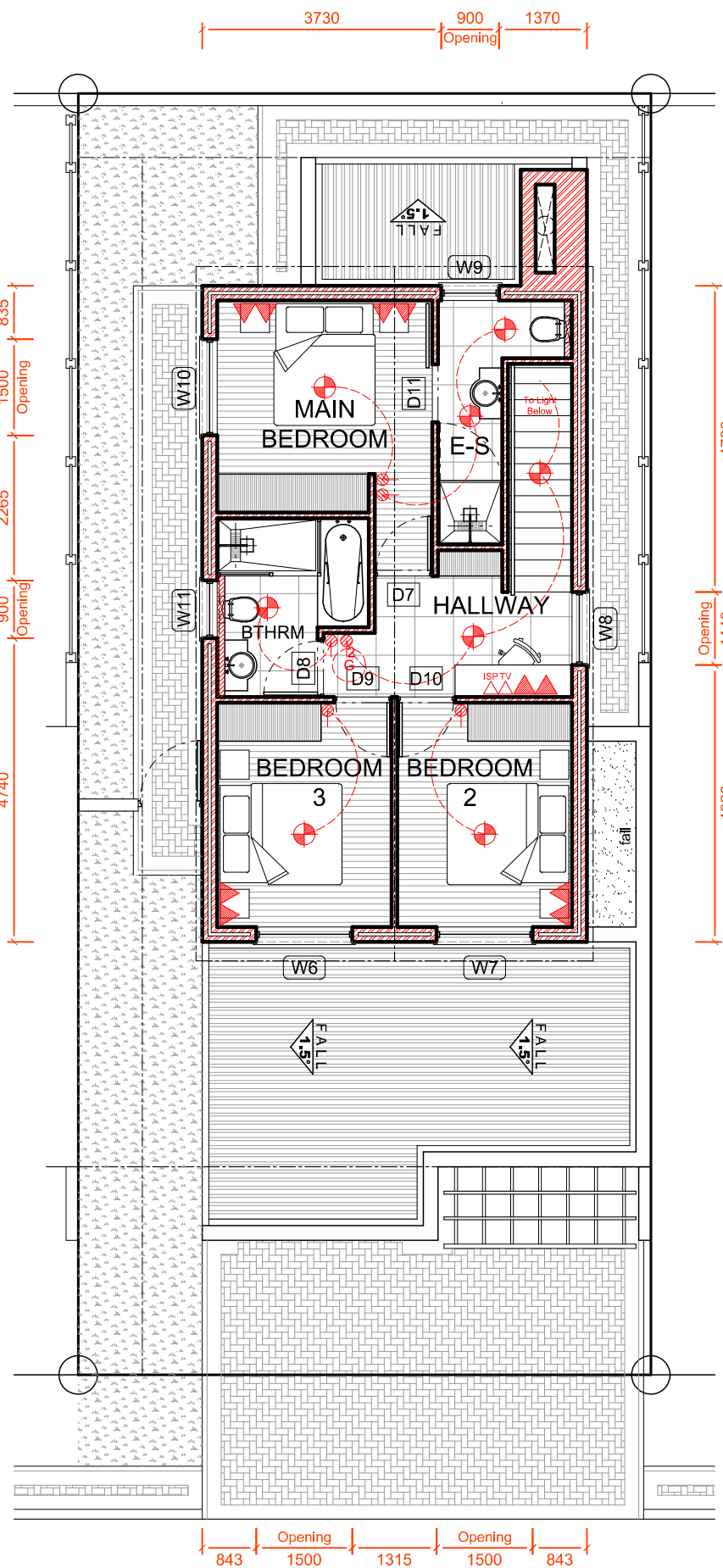
XA report makes reference to average generic R-values, whereas building plans makes reference to specific manufacturers' provided R-values. Values on building plan supercede values provided on XA report.

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

Location	Application	Hatch
Ground Floor	Ground Floor Nett Area:	45.71m²
Ground Floor	Ground Floor Glazing Area:	14.31m²
Ground Floor	Ground Floor Opening Percentage:	31.31%
First Floor	First Floor Nett Area:	49.07m²
First Floor	First Floor Glazing Area:	11.94m²
First Floor	First Floor Opening Percentage:	24.33%
Total	Total Floor Nett Area:	94.78m²
Total	Total Floor Glazing Area:	26.25m²
Total	Total Opening Percentage:	27.70%



GROUND FLOOR ELECTRICAL, WINDOW AND DOOR PLAN
Scale 1:100



FIRST STOREY ELECTRICAL, WINDOW AND DOOR PLAN
Scale 1:100

- NOTES -

PAINT COLOURS/ MATERIAL FINISHES:

ROOF TILES - COVERLAND "TAUNUS" TILES COLOUR GREY SLATE

FASCIA'S, GUTTERS & DOWNPIPES - WHITE

ALUMINIUM GLAZING ELEMENTS - WHITE

STRUCTURAL STEELWORK - WHITE

EXTERNALS WALLS - SABRE-CHROME

EXTERNALS WALLS ACCENT - SABRE-CHROME

PERGOLA ALUMINIUM - WHITE

BOUNDARY WALLS: WALLS PLASTERED & PAINTED - SABRE-CHROME

EXTERNAL TILES: LONDON GREY - ANTI SLIP

DRIVEWAY: 50mm BOND PAVING - CHARCOAL

PAVED AREAS: 50mm BOND PAVING - GREY

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 dressed

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 concealed 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% operable/atio 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

BRAAI NOTE:

New braai chimney/flue to have damper or flap that can be closed to the seal the 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

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 3 l & 6 l flush system.
- Shower heads with min. flow rate of 7l/m to be used.
- Metering taps at all wash hand basins.

DRAINAGE PROTECTION NOTE:

SANS 10400, Part P 4.22.5 (a or b) 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 SIGUL 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 cases 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 where in the cases 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

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- 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 installation. This has now also been 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 installers would include all build in gas equipment - Gas fires, Heaters, Gas Braais, Stoves, Ovens, Hot water systems, etc.

FUELESS 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.

FUELESS SPACE HEATER:

The minimum size room volume in cubic metres in which the appliance may be installed/used without the provision of permanent ventilation. The calculation to develop 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.

FUELESS SPACE HEATER:

Ventilation provisions and requirements to be in strict accordance with SANS 1539

FUELESS SPACE HEATER:

1 Kg of gas has 50 MJ of energy
1 Kg of LPG is equivalent to 13.9 KwHrs of energy.

FUELESS SPACE HEATER:

When permanent ventilation is required, it shall be provided at a rate of 1.5cm³/MJ/h of heat input. (6.5 cm³ at low level and 6.5cm³ at high level)

FUELESS SPACE HEATER:

The appliance may not be installed/used in a bedroom or bathroom.

FUELESS 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:

Pipework to be concealed a minimum of 50mm in concrete bed from TOC

GAS NOTE:

Caged area for gas bottles, (max 48kg), lockable cage closed to the front and top as per gas specialist installations

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 wall unless it is a fire wall, at least 1.8m tall and there are no ventilation gaps in the wall (acceptable if up to 48kg X 2 gas are stored) Less than 3 meter from the property boundary wall (if more than 48kg X 2 gas are stored).

GAS NOTE:

Only class 1 or 2 copper pipes or other approved gas piping may be used

GAS NOTE:

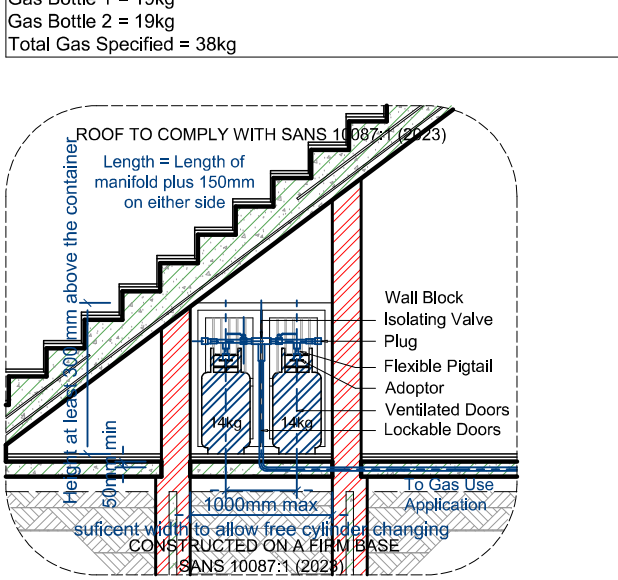
Copper pipes going through a wall, must be sleeved.

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



GAS CYLINDER ENCLOSURE
Scale 1:50

NOTE:

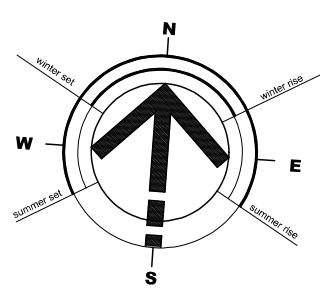
A nameplate shall be fitted to the manifold assembly and shall contain the following information:
a) name of manifold owner;
b) whether it is LPG vapour/LPG liquid (whichever is applicable);
c) emergency telephone number of the supplier;
d) name and registration number of installer;
e) manifold serial number; and
f) installation date.

GAS BOTTLE NOTE:

9 KG - Height (500 - 600mm)
19 KG - Height (800 - 900mm)
48 KG - Height (1250 - 1350mm)

Notes

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Revisions

no	date	description

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for: johan van zyl architects
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Project

PROPOSED NEW DWELLING on ERF STREET
for RABE DEV INVESTMENTS on RE/420 (Mother Erf)
for RABE DEV INVESTMENTS PTY LTD on 25A SONESTA, STELLENBOSCH FARMS, (KUILSRIVER)

Description

Gas Plan
Electrical Plan
Window & Door Schedule
Details

Project no.

1216



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sacap 7642



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