TAKE NOTE
OPENINGS GREATER THAN 3M WIDE TO HAVE REINFORCED CONCRETE BEAM OVER AS PER ENGINEERS DETAILS AND SPEC'S.
WALL LENGTHS EXCEEDING THERE ALLOWABLE LENGTH TO BE DESIGNED BY ENGINEER AS PER SANS 10400: PART K

FINAL FINISHED FLOOR LEVELS TO BE DETERMINED AND CONFIRMED ON SITE BETWEEN PRINCIPLE AGENT AND OWNER. RETAINING WALLS NOT TO BE HIGHER THAN 1,0M ABOVE N.G.L.

ALL REINFORCED CONCRETE SLABS, STAIRCASES, FOUNDATIONS AND BEAMS ARE TO ENGINEER'S SPECIFICATIONS AND DETAILS

DRAINAGE INSTALLATION TO COMPLY TO SANS 10400: PART P

WHERE ANY PORTION OF A DRAIN PASSES UNDER A BUILDING, SUCH PORTION SHALL
A) BE PROTECTED AGAINST THE TRANSMISSION OF LOADS TO IT,
B) BE LAID WITHOUT CHANGE OF DIRECTION OR GRADIENT, AND
C) NOT BE PROVIDED WITH ANY MEANS OF ACCESS FOR CLEANING FROM INSIDE THE BUILDING.

ALL WC'S TO BE CONCEALED CISTERNS

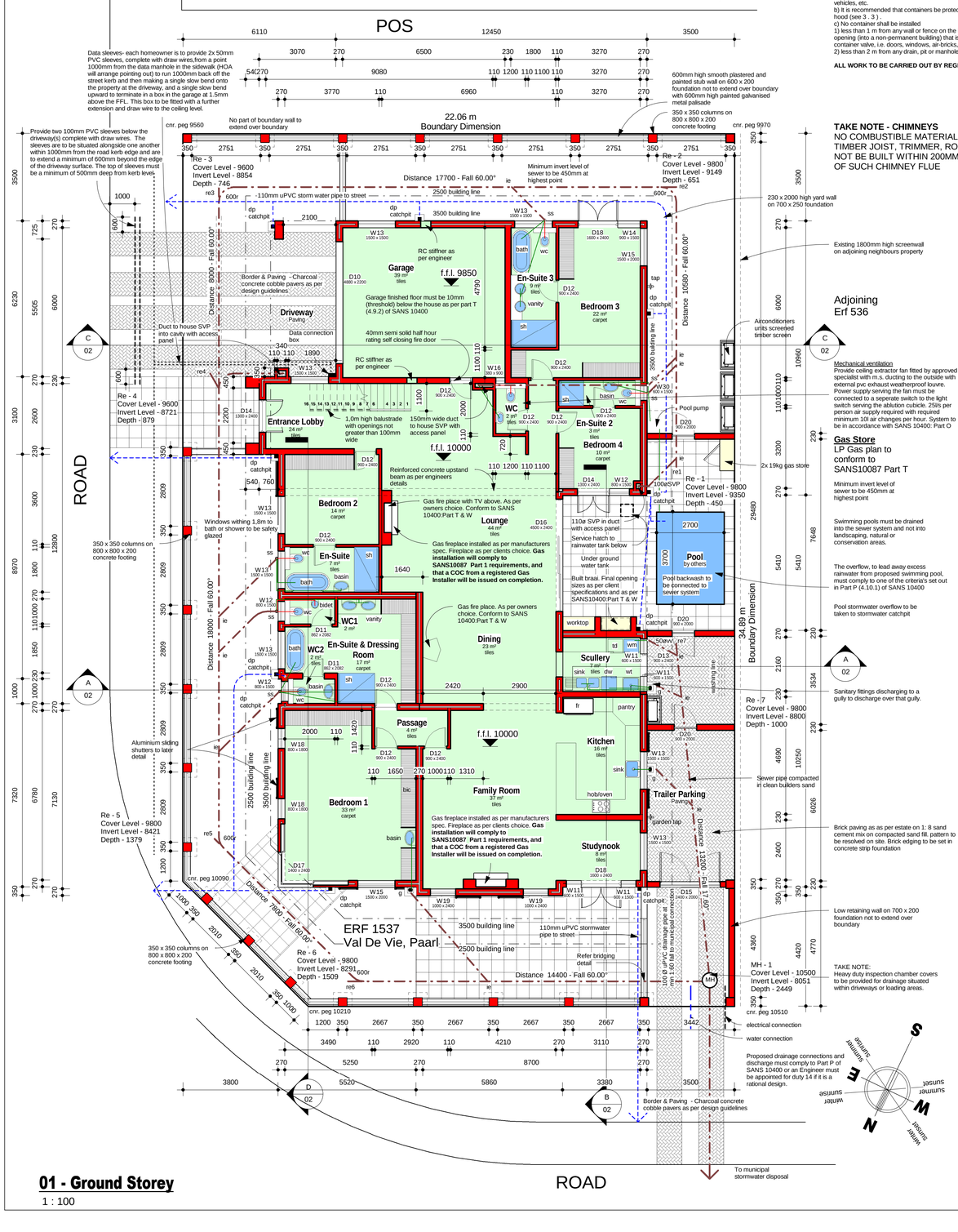
Take note - Contractor
Concrete floor in all showers to be 50mm lower than concrete slab.

Combined soil, waste and vent stack concealed in cavity of wall

LP Gas plan to conform to SANS 10087 Part T
General
1 The installation of a container(s), complete with all associated equipment and appliances and any subsequent repair or modifications to the installation, shall be carried out by a registered installer qualified to the appropriate grade (domestic or commercial grade). The storage of containers shall be in accordance with SANS 10087-3 or SANS 10087-7.
NOTE This requirement does not include the replacement of containers.
2 Each container shall be located in an upright position with the valve uppermost, and shallbe so placed on a firm level base that there can be no danger of the container tilting or falling over.
3 Containers shall be so located in an accessible position that
a) full and empty containers can be changed easily,
b) they can be disconnected and removed quickly in case of an emergency, and
c) the container valve can be easily operated.
d) provide emergency shut off valve at gas cylinder and one at gas hob.

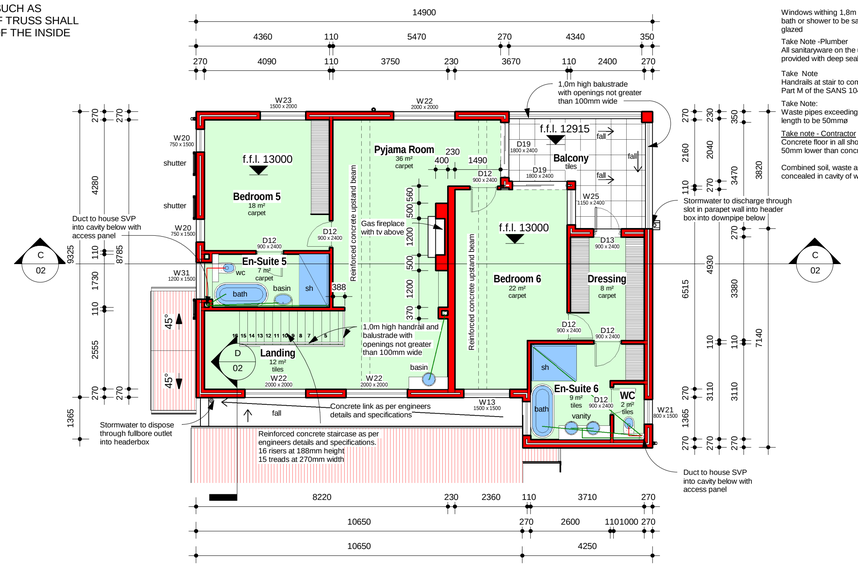
Location
a) Containers shall be installed on a firm, clean, dry and level base that is sheltered from extreme weather conditions, and the area surrounding the containers shall be kept clear of combustible materials, e.g. weeds, dry grass, paper, waste. Where necessary, the containers shall be so installed as to protect them from accidental damage and interference by persons, animals, vehicles, etc.
b) It is recommended that containers be protected by a suitable housing or hood (see 3 . 3) .
c) No container shall be installed
1) less than 1 m from any wall or fence on the boundary of a property or any opening (into a non-permanent building) that is below the level of the container valve, i.e. doors, windows, air-bricks, etc., and
2) less than 2 m from any drain, pit or manhole.

ALL WORK TO BE CARRIED OUT BY REGISTERED INSTALLER.

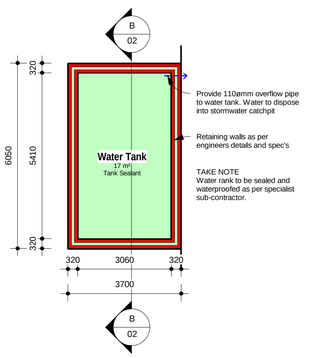


01 - Ground Storey
1 : 100

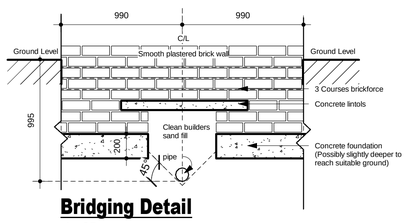
TAKE NOTE - CHIMNEYS
NO COMBUSTIBLE MATERIAL, SUCH AS TIMBER JOIST, TRIMMER, ROOF TRUSS SHALL NOT BE BUILT WITHIN 200MM OF THE INSIDE OF SUCH CHIMNEY FLUE



02 - First Storey
1 : 100



03 - Rainwwater Tank
1 : 100



Bridging Detail
1 : 25

Schedule Of Areas
Ground Storey = 320m²
First Storey = 128m²
Garage = 44m²
Sub Total Area = 492m²

Open Covered Area = 15m²
Covered Balcony = 15m²
Grand Total Area = 522m²

Site Area - 757m²

Coverage Area = 379m² = 50%
Screenwall length = 75m

FINISHING SCHEDULE

Driveway finish to be exposed aggregate concrete surface beds (colour to be dark gray)

Aluminium windows and doors - Powder coated Dark Grey

All walls painted Plascon Arniston White

Roof - Profiled secret fix steel sheeting in Colorbond Ultra Matt sheet in either Granite Matt

All rainwater goods which are exposed to be painted to match wall

TAKE NOTE
OPENINGS GREATER THAN 3M WIDE TO HAVE REINFORCED CONCRETE BEAM OVER AS PER ENGINEERS DETAILS AND SPEC'S.
WALL LENGTHS EXCEEDING THERE ALLOWABLE LENGTH TO BE DESIGNED BY ENGINEER AS PER SANS 10400: PART K

FINAL FINISHED FLOOR LEVELS TO BE DETERMINED AND CONFIRMED ON SITE BETWEEN PRINCIPLE AGENT AND OWNER. RETAINING WALLS NOT TO BE HIGHER THAN 1,0M ABOVE N.G.L.

ALL REINFORCED CONCRETE SLABS, STAIRCASES, FOUNDATIONS AND BEAMS ARE TO ENGINEER'S SPECIFICATIONS AND DETAILS

DRAINAGE NOTES:

ALL LEVELS TO BE CHECKED ON SITE AND FINAL ADJUSTMENTS TO BE MADE IN ACCORDANCE WITH ENGINEER'S INSTRUCTIONS. VENTILATION PIPES 400MM ABOVE ROOF LEVEL. SEWER & STORMWATER PIPES NOT DEEPER THAN 350MM BELOW BUILDING TO BE ENCASED IN MIN. 100MM CONCRETE. MINIMUM FALL OF SEWER PIPES TO BE 1:60 FIT VENT VALVE ON ALL WASTE FITTINGS. WC -100MM DIA. SOIL PIPE WHB -38MM DIA. WASTEPIPE STACKS & VENTPIPES-110MM DIA.UNLESS OTHERWISE NOTED OPEN END OF VENT PIPE TO BE MIN 2M ABOVE ANY OPENING INTO BUILDING WITHIN A 5M RADIUS. SUB VENTS TO BE FITTED WITH AN APPROVED 2 WAY VENT VALVE. ALL VENTS, STACKS, GEYSERS, DOWN PIPES ETC. TO BE CONCEALED. STACKS IN DUCTS WITH RODDING EYES TO BE ACCESSIBLE FOR CLEANING PURPOSES. ALL BENDS AND JUNCTIONS IN SEWER TO BE FITTED WITH I.E.'S, ALL R.E.'S UNDER PAVING TO BE FITTED WITH MARKED COVERS, PROTECT DRAIN UNDER FOUNDATIONS IN ACCORDANCE WITH PP24 OF SABS 0400. ALL WASTE FITTINGS TO HAVE RESEAL WITH TRAPS AND PIPE TO BE FULLY ACCESSIBLE IF UNDER FLOORS, WITH I.E.'S EITHER END OR CLAMPED TO WALL. THE RADIUS AT THE CENTERLINE OF A BEND AT THE FOOT OF A DISCHARGE STACK, SHALL BE NOT LESS THAN 300MM AND OTHER BENDS 600MM. THE VERTICAL DISTANCE BETWEEN THE INVERT OF THE LOWEST BRANCH DISCHARGE PIPE CONNECTED TO AND THE INVERT OF THE DRAIN AT THE POINT OF CONNECTION OF THE STACK AND THE DRAIN TO BE MIN 500MM WHERE ANY WASTE OR SOIL BRANCHES ARE CONNECTED TO A STACK THE CENTRE LINE OF THE WASTE BRANCH SHALL NOT INTERSECT THE STACK WITHIN 200MM BELOW THE CENTRE LINE OF THE SOIL BRANCH WASTE BRANCHES TO CONNECT SEPARATELY TO STACK

PLUMBING:

PLUMBING PIPES ARE TO BE SUITABLY CONCEALED WITHIN WALLS OR DUCTS AND MAY NOT BE EXPOSED TO THE EXTERIOR.

ALL PLUMBING AND DRAINAGE TO BE CARRIED OUT ONLY BY LICENSED PLUMBERS AND DRAIN LAYERS IN STRICT ACCORDANCE WITH THE REGULATIONS OF THE LOCAL AUTHORITY. ALL EXISTING PLUMBING SYSTEMS AND WATER SUPPLY SYSTEMS TO BE THOROUGHLY ASSESSED ON SITE AND CHECKED TO BE IN EXCELLENT WORKING CONDITION. ALL DAMAGED PLUMBING AND WATER SUPPLY FITTINGS TO BE REPLACED IN STRICT ACCORDANCE WITH ARCHITECT'S APPROVAL SPECIFICATIONS AND INSTRUCTIONS. WATER SUPPLY -AUTHORITIES APPROVAL. A BALANCED WATER SYSTEM WILL BE INSTALLED TO MINIMIZE HOT WATER TEMPERATURE FLUCTUATIONS PRESSURE REQUIRED FOR TAPS AND SHOWERHEAD. WASHING MACHINE AND DISHWASHER POINTS (APPLICABLE WHERE SHOWN ON ARCHITECTS DRAWINGS) -STOPCOCK ABOVE THE WORKTOP & 32MM PVC WASTE OUTLET & CONNECTIONS.

8.4.6 SUPPORTS FOR WATER HEATERS - AS PER SANS10252-1

WHERE A WATER HEATER OR STORAGE TANK IS SUPPORTED BY ANY PLATFORM, SUCH PLATFORM SHALL BE CAPABLE OF SAFELY SUSTAINING ANY LOADS TO WHICH IT IS LIKELY TO BE SUBJECTED AND SUPPORT THE WATER HEATER IN ACCORDANCE WITH THE INSTRUCTIONS OF THE MANUFACTURERS OF SUCH WATER HEATERS, AND SHALL COMPLY WITH THE REQUIREMENTS IN SANS 10400-L. WHEN A WOODEN PLATFORM IS USED TO SUPPORT A WATER HEATER OF CAPACITY NOT EXCEEDING 2 KL, SUCH WOODEN PLATFORM SHALL, UNLESS OTHERWISE REQUIRED, BE CONSTRUCTED AS FOLLOWS:
A) THE DIMENSIONS OF THE PLATFORM SHALL NOT BE LESS THAN THOSE OF THE WATER HEATER OR ANY ASSOCIATED SAFETY TRAY, PLUS AN ADDITIONAL WORKING SPACE OF AT LEAST 500 MM IN WIDTH THAT EXTENDS OVER THE FULL LENGTH OF ONE SIDE OF THE PLATFORM.
B) THE SUPPORTS SHALL BE CONSTRUCTED FROM STRUCTURAL TIMBER THAT IS
1) AT LEAST 114 MM × 38 MM IN CROSS-SECTION,
2) PLACED ON EDGE, AND
3) SPACED NOT FURTHER APART THAN 350 MM; AND
THE PLATFORM DECKING SHALL BE CONSTRUCTED OF TIMBER PLANKS THAT ARE AT LEAST 75 MM WIDE AND 25 MM DEEP, AND SUCH DECKING SHALL BE PLACED AT RIGHT ANGLES TO THE SUPPORTS, WITH A SPACE THAT DOES NOT EXCEED 25 MM BETWEEN THEM IF THE DECKING IS TO SUPPORT A LIGHTWEIGHT METAL TANK. A PLATFORM THAT SUPPORTS A WATER HEATER SHALL, IF APPLICABLE, BE SUPPORTED BY AT LEAST TWO LOAD-BEARING WALLS OR TWO SUITABLY DESIGNED ROOF TRUSSES.

DRAINAGE INSTALLATION TO COMPLY TO SANS 10400: PART P

WHERE ANY PORTION OF A DRAIN PASSES UNDER A BUILDING, SUCH PORTION SHALL
A) BE PROTECTED AGAINST THE TRANSMISSION OF LOADS TO IT,
B) BE LAID WITHOUT CHANGE OF DIRECTION OR GRADIENT, AND
C) NOT BE PROVIDED WITH ANY MEANS OF ACCESS FOR CLEANING FROM INSIDE THE BUILDING.

NOTES
1. GEYSER TO BE INSULATED & GIVE A R – VALUE OF 2

2. HOT WATER PIPES < 80MM TO HAVE A R – VALUE OF 1 & HOT WATER PIPES > 80MM TO HAVE A R – VALUE OF 1,5

WASTE BEND BEHIND TOILET MUST BE FITTED WITH ACCESS CAPS FOR ACCESS TO PIPES AND BE SO CONSTRUCTED TO AS TO BE WATERTIGHT WHEN SUBJECTED TO A MAXIMUM INTERNAL WATER PRESSURE OF 50 KPA IN TERMS OF PART P (4.19.6) OF SANS 10400.

WASTE PIPES EXCEEDING 6M LENGTH TO BE 50MMØ

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Client

Project
New House
Erf 1537
Val de Vie
Paarl

Council Submission

Project number
2021/1537

Date
September 2022

Sheet Name
Plans, Site & Roof Layout

Scale
As indicated

01

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NOTES
ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE LOCAL AUTHORITY REGULATIONS AND BY-LAWS AND SANS 10400

EXCAVATIONS:
ALL EXCAVATIONS TO COMPLY WITH PART G (SANS.10400) OF THE NATIONAL BUILDING REGULATIONS. ALL EXCAVATIONS AS PER STRUCTURAL ENGINEERS SPECIFICATIONS & DRAWINGS

ROOF CONSTRUCTION
REFER TO SECTION FOR NOTES.
REFER ENERGY SPEC FOR INSULATION TO ALL ROOF AREAS.

RAINWATER WATER GOODS
125 X 85 OGEE PROFILE SEAMLESS ALUMINIUM GUTTERS AND 75 X 50 DOWNPIPES TO BE COLOURED CO-ORDINATED TO MATCH THE COLOUR OF THE GUTTERS SPECIFICATION.
TO DISCHARGE INTO CATCHPITS AND TAKEN TO STORMWATER DISPOSAL.
230 X 25 SA PINE grade 4 FASCIAS OR SIMILAR TO BE PRIMED AND PAINTED TO FINISHES SPEC.

CEILINGS
SKIMMED 6.5MM GYPSUM RHINO BOARD CEILINGS FIXED TO 38 X 38 BRANDERING AT MAX 400 CENTRES WITH GYPSUM CORNICES.

WINDOWS AND DOORS
ALL ALUMINIUM WINDOWS AND DOORS TO BE POWDER COATED ALUMINIUM AS INDICATED ON ELEVATIONS AND SECTIONS ALL IRONMONGERY AS PER CLIENT SPECIFICATION

GLAZING
ALL GLAZING TO COMPLY WITH REQUIREMENTS OF SANS10400 - ACCESS DOORS AND SIDELIGHTS TO HAVE SAFETY GLASS. WINDOWS LOWER THAN 500MM FROM FLOOR, WINDOWS LOWER THAN 1800 ABOVE PITCH LINE OF STAIRS AND SHOP FRONTS TO BE SAFETY GLASS.

GLAZING ELEMENTS IN SHOWER CUBICLES MUST COMPLY WITH SANS10400: PART N (4.4.2(d)

VENTILATION
MINIMUM OF 10% LIGHT AREA TO BE SUPPLIED TO EACH RESPECTIVE ROOM FLOOR AREA OF WHICH 5% OF FLOOR AREA IS OPENABLE.

FLOOR CONSTRUCTION
SURFACE BED GROUND FLOOR SLAB CONSTRUCTION FOR CONVENTIONAL FOOTINGS FLOOR FINISH AS SHOWN ON PLAN ON MIN 25mm CEMENT SCREED ON MIN 100mm CONCRETE SURFACE BED ON 250 MICRON DPM ON 50mm SAND BLINDING ON APPROVED FILL WELL COMPACTED TO 100% AASHTO DENSITY AT MAX. 150mm LAYERS ALL AS PER STRUCTURAL ENGINEER SPECS. CONCRETE FLOORS AND SURFACE BEDS TO COMPLY WITH PART J (SABS 9499) ITEM JJZ OF THE NATIONAL BUILDING REGULATIONS. RC. GROUND FLOOR SLABS TO BE THICKENED BELOW 110mm.

FOUNDATIONS
AS PER STRUCTURAL ENGINEERS DRAWINGS AND SPECIFICATIONS

FOUNDATIONS WALLS:
CAVITY TO BE FILLED SOLID WITH CONCRETE UP TO DPC. NO PART OF FOUNDATIONS TO ENCROACH BOUNDARY.

DPC AND WEEP HOLES
PROVIDE 375 BRICX GRIP DPC TO WALLS AT FLOOR LEVEL, WINDOW CILLS AND WINDOW/DOOR HEADS WITH WEEP HOLES MIN EVERY 2ND PERPEND ABOVE OPENINGS AND WEEP HOLES AT 1000mm CENTRES MAXIMUM ELSEWHERE. DPC TO BE PROVIDED AT ALL EXTERNAL REVEALS OF DOORS AND WINDOWS.

WALL CONSTRUCTION:
INTERNAL WALLS - TO BE 110 mm WALLS PLASTERED & PAINTED OR 230mm WALLS WHERE SHOWN ON PLAN. EXTERNAL WALLS - TO BE 270 mm PLASTERED AND PAINTED BRICK WALLS WITH 50 mm CAVITY. WALL TIES EVERY 4th COURSE. HORIZONTAL -1000mm MAX APART VERTICAL - 500mm MAX APART. (2.5 TIES PER SQM) AS WELL AS BELOW SLAB AND EVERY COURSE ABOVE LINTELS OR AS INSTRUCTED BY STRUCTURAL ENGINEERS. WEEPHOLES: AT MAX. 900mm CENTRES AND MIN 150mm ABOVE FFL, ABOVE ALL LINTELS AND ELSE WHERE REQUIRED. CONTINUOUS MASONRY WALLS MORE THAN 5m LINEAR TO HAVE STRUCTURAL/EXPANSION JOINT. RETAINING AND RC. WALLS AS PER STRUCTURAL ENG. DWGS.

375MIC. STEPPED DPC TO BE A MIN. OF 150mm ABOVE FINISHED GL. EACH LEAF OF A CAVITY WALL SHALL BE PROVIDED WITH ITS OWN DAMP PROOF COURSE WHICH SHALL EXTEND OVER THE FULL THICKNESS OF SUCH LEAF, IN WHICH CASE THE CAVITY MUST EXTEND 150MM BELOW THE DAMP-PROOF COURSE, PROVIDED THAT THE POSITION OF THE MEMBRANE AT THE INNER LEAF IS HIGHER THAN THE THE OUTER LEAF. 375 MICRON DPM TO ALL SURFACE BEDS. WEEPHOLES ABOVE ALL EXT. OPENINGS TO HAVE STEPPED 'BRICKGRIP' DPC. NON-COROSIVE FLASHING TO ALL PARAPET WALLS.

PLASTER FINISH:
ALL PLASTER TO BE 1 COAT COMPO PLASTER MIXED BY VOLUME CEMENT:LIME:SAND EXTERNALLY, 1:2:8. INTERNALLY, 1:2:10. USE ONLY LIME & SAND FOR PLASTER MIX AND ADD CEMENT IMMEDIATELY BEFORE USE.

GENERAL NOTES
SUPPLY I.D. PRE STRESSED CONCRETE LINTELS ABOVE ALL OPENINGS TO BE LAID TO MANUFACTURERS SPEC'S.

TREADS AND STEPS ARE TO BE MINIMUM OF 250mm WIDE AND RISERS ARE NOT TO EXCEED 200mm HIGH.

ANY FOUNDATIONS WHICH IS WITHIN 1250mm OF A DRAIN LINE MUST BE BELOW THE LEVEL OF SUCH A DRAIN LINE.

DPC TO BE MINIMUM 150mm ABOVE N.G.L.

PROVIDE FOR UNDER COUNTER WATER SUPPLY, WASTE CONNECTION AND POWER SUPPLY TO DISHWASHER AND WASHING MACHINE. STOPCOCKS AND ISOLATORS TO BE ABOVE COUNTER.

DWELLING F.F.L. TO BE MIN 230MM ABOVE B.O.F. OPPOSITE SEWER CONNECTION.

GARAGE MIN 150MM ABOVE BOF.

SUPPLY 20mmø PIPE WITH DRAW WIRE FROM BOUNDARY TO DWELLING AS REQUIRED BY TELKOM PTY(LTD).

ALL PRECAST LINTELS EXCEEDING 900MM OPENINGS TO BE LAID IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION

LOWER LIP OF STEPPED DPC MUST BE MIN 150MM ABOVE ADJACENT GROUND LEVEL.

ALL TIMBERS TO BE BUILT INTO WALLS TO BE WRAPPED IN DPC

CONTRACTOR WILL BE HELD LIABLE FOR THE CORRECT SETTING OUT OF THE BUILDING. CONTRACTOR TO CHECK AND VERIFIED ALL LEVELS AND DIMENSIONS ON SITE BEFORE COMMENCEMENT OF ANY WORK. WRITTEN DIMENSIONS TO BE USED IN PREFERENCE TO SCALING DRAWINGS.

ALL MATERIALS AND CONSTRUCTION METHODS TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS, INCLUDING ALL REVISIONS AND ALL APPLICABLE BYLAWS OF THE CONCERNED AUTHORITY.

ANY DISCREPANCIES OR CONTRADICTIONS MUST IMMEDIATELY BE POINTED OUT TO THE DESIGNER FOR CORRECTIONS OR EXPLANATIONS BEFORE ANY CONSTRUCTION PROCEEDED

PROVIDE TERMITE TREATMENT BELOW SURFACE BED AS PER S.A.B.S 0124.

ALL ELECTRICAL & PLUMBING WORK TO BE CARRIED OUT BY REGISTERED & QUALIFIED SUBCONTRACTORS.

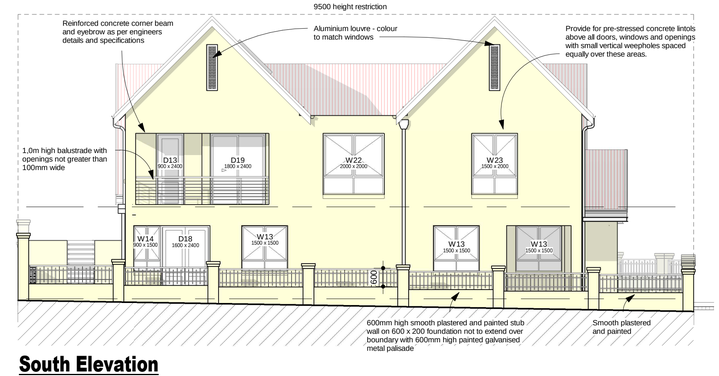
FLOOR LEVEL TO BE MIN. 150MM ABOVE FINISHED EXTERNAL GROUND LEVELS.

PRECISE FINISHED FLOOR LEVEL TO BE ESTABLISHED ON SITE TOGETHER WITH DEPTHS OF FOUNDATIONS WHICH WILL BE BROUGHT DOWN A MINIMUM OF 600MM BELOW GROUND LEVEL TO A SOLID BASE.

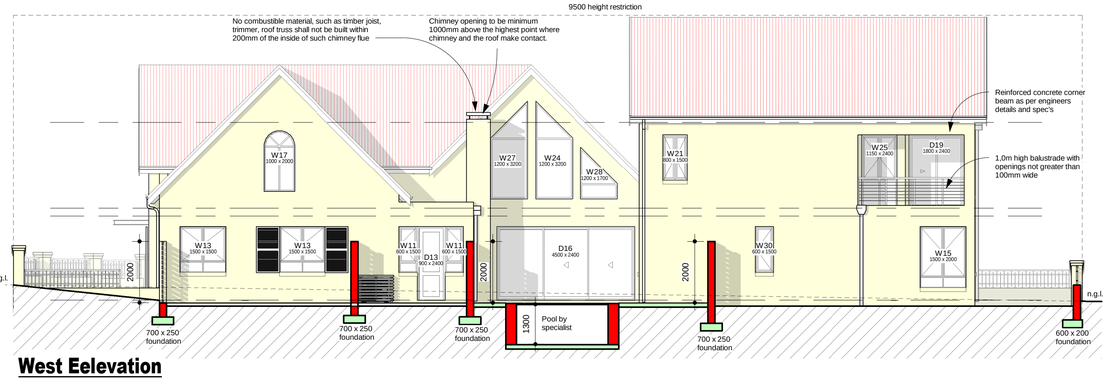
SET OUT FROM MUNICIPAL APPROVED PLANS ONLY.

IF IN DOUBT ASK

East Elevation
1 : 100



South Elevation
1 : 100



West Eelevation
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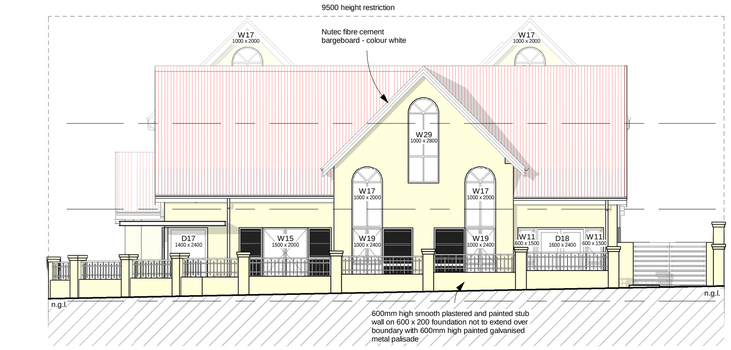

North Elevation
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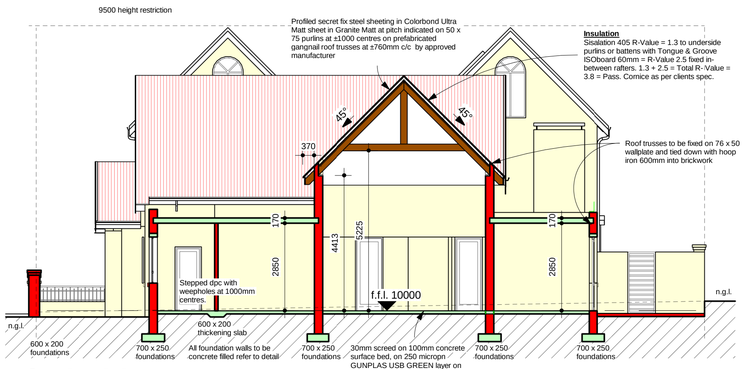

Section A-A
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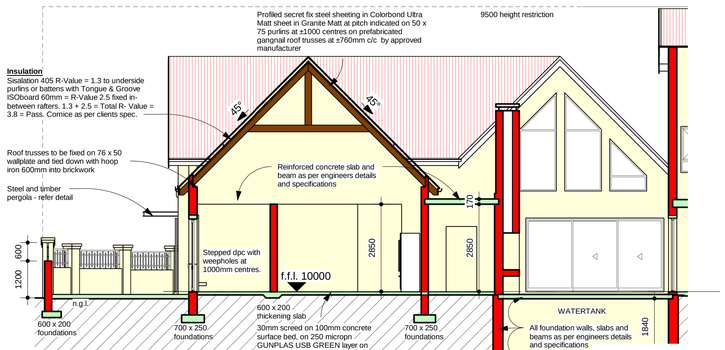
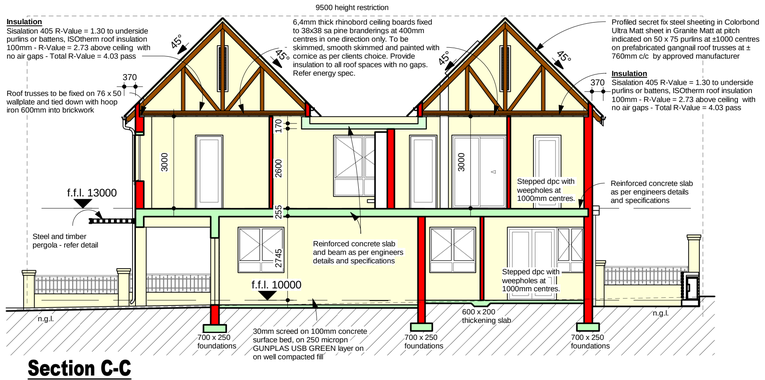
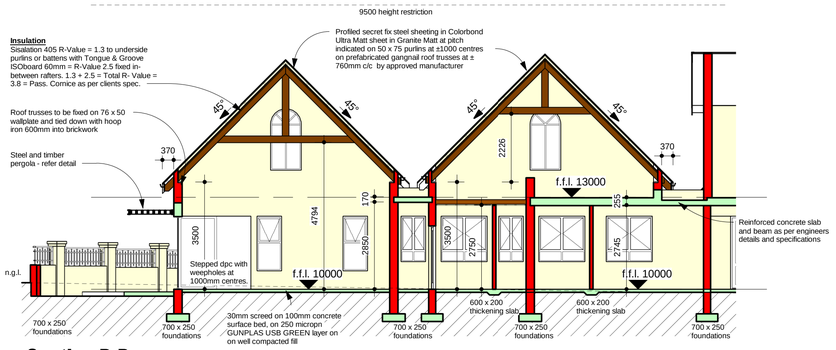


Section B-B
1 : 100



Section C-C
1 : 100



Section D-D
1 : 100

FINISHING SCHEDULE

Driveway finish to be exposed aggregate concrete surface beds (colour to be dark gray)

Aluminium windows and doors - Powder coated Dark Grey

All walls painted Plascon Arniston White

Roof - Profiled secret fix steel sheeting in Colorbond Ultra Matt sheet in either Granite Matt

All rainwater goods which are exposed to be painted to match wall

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Client

Project
New House
Erf 1537
Val de Vie
Paarl

Council Submission

Project number 2021/1537

Date September 2022

Sheet Name Elevations & Sections

Scale 1 : 100

02

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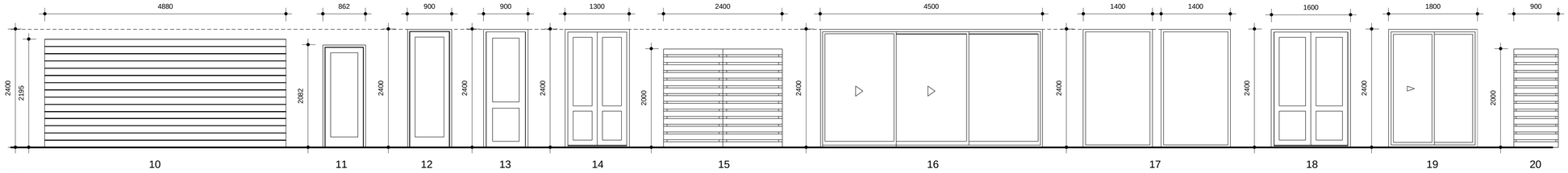
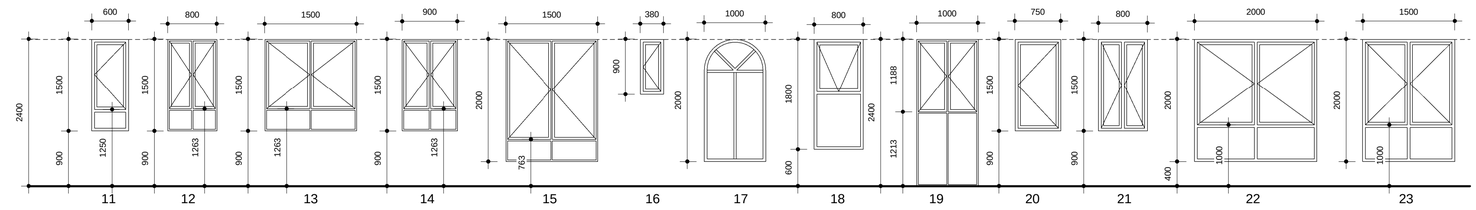
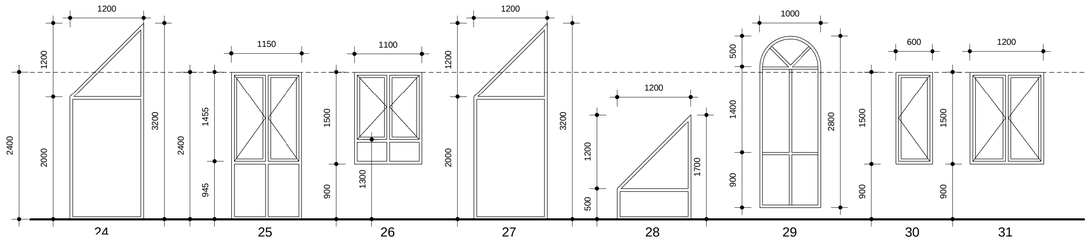


Doors Legend

1 : 50





Windows Legend

1 : 50

Door Schedule - Glazing as per SANS10400

Level	Type Mark	Width	Height	Count	Description	Finish
Ground Storey	10	4880	2200	1	Aluminium sectional overhead door	Powder coated Dark Grey
Ground Storey	11	862	2082	2	Decorative panel door	Painted according to specifications
Ground Storey	12	900	2400	11	Decorative panel door	Painted according to specifications
Ground Storey	13	900	2400	1	Aluminium glazed panel door	Powder coated Dark Grey
Ground Storey	14	1300	2400	2	Aluminium glazed french doors	Painted according to specifications
Ground Storey	15	2400	2000	1	Painted galvanised metal frame with 22 x 114 PAR horizontal meranti planks with a ±10mm gaps	Painted according to specifications
Ground Storey	16	4500	2400	1	Aluminium 3 panel slider	Powder coated Dark Grey
Ground Storey	17	1400	2400	1	Aluminium corner sliding door into cavity boarding	Powder coated Dark Grey
Ground Storey	18	1600	2400	2	Aluminium glazed french doors	Powder coated Dark Grey
Ground Storey	20	900	2000	3	Painted galvanised metal frame with 22 x 114 PAR horizontal meranti planks with a ±10mm gaps	Painted according to specifications
Ground Storey: 25				25		
First Storey	12	900	2400	6	Decorative panel door	Painted according to specifications
First Storey	13	900	2400	1	Aluminium glazed panel door	Powder coated Dark Grey
First Storey	19	1800	2400	2	Aluminium glazed sliding door	Powder coated Dark Grey
First Storey: 9				9		
Grand total: 34				34		

Window Schedule - Glazing as per SANS10400

Level	Type Mark	Width	Height	Count	Head Height	Description	Finish
Ground Storey	11	600	1500	4	2400	Aluminium casement window with fixed sublight	Powder coated Dark Grey
Ground Storey	12	800	1500	3	2400	Aluminium casement window with fixed sublight	Powder coated Dark Grey
Ground Storey	13	1500	1500	8	2400	Aluminium casement window with fixed sublight	Powder coated Dark Grey
Ground Storey	14	900	1500	1	2400	Aluminium casement window with fixed sublight	Powder coated Dark Grey
Ground Storey	15	1500	2000	2	2400	Aluminium casement window with fixed sublight	Powder coated Dark Grey
Ground Storey	16	380	900	1	2400	Aluminium casement window	Powder coated Dark Grey
Ground Storey	17	1000	2000	2	4400	Aluminium fixed glazed window	Powder coated Dark Grey
Ground Storey	18	800	1800	2	2400	Aluminium Top Hung Window	Powder coated Dark Grey
Ground Storey	19	1000	2400	2	2400	Aluminium casement window with fixed sublight	Powder coated Dark Grey
Ground Storey	30	600	1500	1	2400	Aluminium casement window	Powder coated Dark Grey
26				26			
First Storey	13	1500	1500	1	2400	Aluminium casement window with fixed sublight	Powder coated Dark Grey
First Storey	20	750	1500	2	2400	Aluminium casement window	Powder coated Dark Grey
First Storey	21	800	1500	1	2400	Aluminium double casement window	Powder coated Dark Grey
First Storey	22	2000	2000	3	2400	Aluminium casement window with fixed sublight	Powder coated Dark Grey
First Storey	23	1500	2000	1	2400	Aluminium casement window with fixed sublight	Powder coated Dark Grey
First Storey	24	1200	3200	1	3500	Aluminium fixed glazed window	Powder coated Dark Grey
First Storey	25	1150	2400	1	2400	Aluminium casement window with fixed sublight	Powder coated Dark Grey
First Storey	26	1100	1500	1	2400	Aluminium casement window with fixed sublight	Powder coated Dark Grey
First Storey	27	1200	3200	1	3500	Aluminium fixed glazed window	Powder coated Dark Grey
First Storey	28	1200	1700	1	2000	Aluminium fixed glazed window	Powder coated Dark Grey
First Storey	31	1200	1500	1	2400	Aluminium double casement window	Powder coated Dark Grey
14				14			
Wallplate GS	17	1000	2000	3		Aluminium fixed glazed window	Powder coated Dark Grey
Wallplate GS	29	1000	2800	1	3252	Aluminium fixed glazed window	Powder coated Dark Grey
4				4			
Wallplate FS	17	1000	2000	2	2500	Aluminium fixed glazed window	Powder coated Dark Grey
2				2			
Grand total: 46				46			

Conductance	1.4
SHGC	0.13
Zone	4
Net Floor Area	283

		Actual			
Conductance Allowance	396.20	310.80	78.45%	Passed	
SHGC Allowance	36.79	31.35	85.21%	Passed	

59.77 FENESTRATION AREA

21.12% PERCENTAGE FENESTRATION AREA - GROUND STOREY

	NO	Facing	Width	Height	Count	Area	Area % <=	Glazing Performance Values U-Value	SHGC	Results Cu	SHGC	P	G	H	P/H	E Factor
WINDOWS																
	11	South East	0.6	1.5	2	1.8	25	5.20	0.49	9.36	0.77	0.000	0	1.50	0.0000	0.87
	11	South West	0.6	1.5	2	1.8	25	5.20	0.49	9.36	0.93	0.000	0	1.50	0.0000	1.05
	12	North West	0.8	1.5	2	2.4	25	5.20	0.49	12.48	1.46	0.000	0	1.50	0.0000	1.24
	12	South West	0.8	1.5	1	1.2	25	5.20	0.49	6.24	0.62	0.000	0	1.50	0.0000	1.05
	13	North East	1.5	1.5	3	6.75	25	5.20	0.49	35.10	3.57	0.000	0	1.50	0.0000	1.08
	13	North West	1.5	1.5	3	6.75	25	5.20	0.49	35.10	4.10	0.000	0	1.50	0.0000	1.24
	13	South East	1.5	1.5	2	4.5	25	5.20	0.49	23.40	1.92	0.000	0	1.50	0.0000	0.87
	14	North East	0.9	1.5	1	1.35	25	5.20	0.49	7.02	0.71	0.000	0	1.50	0.0000	1.08
	15	South East	1.5	2	1	3	25	5.20	0.49	15.60	1.28	0.000	0	2.00	0.0000	0.87
	15	South West	1.5	2	1	3	25	5.20	0.49	15.60	1.54	0.000	0	2.00	0.0000	1.05
	18	South West	1	2	2	4	25	5.20	0.49	20.80	2.06	0.000	0	2.00	0.0000	1.05
	19	North West	0.8	1.8	2	2.88	25	5.20	0.49	14.98	1.75	0.000	0	1.80	0.0000	1.24
	20	South West	1	2.4	2	4.8	25	5.20	0.49	24.96	2.47	0.000	0	2.40	0.0000	1.05
	33	South East	0.6	1.5	1	0.9	25	5.20	0.49	4.68	0.38	0.000	0	1.50	0.0000	0.87
	30	North West	1	2.5	2	5	25	5.20	0.49	26.00	3.04	0.000	0	2.50	0.0000	1.24
	31	South West	1	2.8	1	2.8	25	5.20	0.49	14.56	1.44	0.000	0	2.80	0.0000	1.05
	32	South East	1	3	1	3	25	5.20	0.49	15.60	1.28	0.000	0	3.00	0.0000	0.87
DOORS																
	18	North East	1.6	2.4	1	3.84	25	5.20	0.49	19.97	2.03	0.000	0	2.40	0.0000	1.08
	14	North West	1.3	2.4	0	0	25	5.20	0.49	0.00	0.00	0.000	0	2.40	0.0000	1.24
	13	South East	0.9	2.4	0	0	25	5.20	0.49	0.00	0.00	0.000	0	2.40	0.0000	0.87
	16	South East	4.5	2.4	0	0	25	5.20	0.49	0.00	0.00	0.000	0	2.40	0.0000	0.87
	14	South West	1.3	2.4	0	0	25	5.20	0.49	0.00	0.00	0.000	0	2.40	0.0000	1.05
	17	South West	1.4	2.4	0	0	25	5.20	0.49	0.00	0.00	0.000	0	2.40	0.0000	1.05
	18	South West	1.6	2.4	0	0	25	5.20	0.49	0.00	0.00	0.000	0	2.40	0.0000	1.05
						59.77				Totals	310.80	31.35				

FENESTRATION ENERGY CALCULATIONS - GROUND STOREY

Net Floor Area	113

		Actual			
Conductance Allowance	158.2	133.72	84.52%	Passed	
SHGC Allowance	14.69	13.82	94.09%	Passed	

51.43 FENESTARTION AREA

45.51% PERCENTAGE FENESTRATION AREA - FIRST STOREY

	NO	Facing	Width	Height	Count	Area	Area % <=	Glazing... U-Value	SHGC	Results Cu	SHGC	P	G	H	P/H	E Factor
WINDOWS																
	13	South West	1.5	1.5	1	2.25	50	2.60	0.3	5.85	0.71	0.000	0	1.50	0.0000	1.05
	21	North West	0.75	1.5	2	2.25	50	2.60	0.3	5.85	0.84	0.000	0	1.50	0.0000	1.24
	22	South East	0.8	1.5	1	1.20	50	2.60	0.3	3.12	0.31	0.000	0	1.50	0.0000	0.87
	23	North East	2	2	1	4.00	50	2.60	0.3	10.4	1.30	0.000	0	2.00	0.0000	1.08
	23	South West	2	2	2	8.00	50	2.60	0.3	20.8	2.52	0.000	0	2.00	0.0000	1.05
	24	North East	1.5	2	1	3.00	50	2.60	0.3	7.8	0.97	0.000	0	2.00	0.0000	1.08
	25	South East	1.2	3.2	1	3.84	50	2.60	0.3	9.984	1.00	0.000	0	3.20	0.0000	0.87
	26	South East	1.15	2.4	1	2.76	50	2.60	0.3	7.176	0.72	0.000	0	2.40	0.0000	0.87
	27	North West	1.1	1.5	1	1.65	50	2.60	0.3	4.29	0.61	0.000	0	1.50	0.0000	1.24
	28	South East	1.2	3.2	1	3.84	50	2.60	0.3	9.984	1.00	0.000	0	3.20	0.0000	0.87
	29	South East	1.2	1.7	1	2.04	50	2.60	0.3	5.304	0.53	0.000	0	1.70	0.0000	0.87
	34	North West	1.2	1.5	1	1.80	50	2.60	0.3	4.68	0.67	0.000	0	1.50	0.0000	1.24
	18	South West	1	2	2	4.00	50	2.60	0.3	10.4	1.26	0.000	0	2.00	0.0000	1.05
DOORS																
	13	North East	0.9	2.4	1	2.16	50	2.60	0.3	5.616	0.70	0.000	0	2.40	0.0000	1.08
	19	North East	1.8	2.4	1	4.32	50	2.60	0.3	11.232	0.22	5.100	0	2.40	2.1250	0.17
	19	South East	1.8	2.4	1	4.32	50	2.60	0.3	11.232	0.45	2.370	0	2.40	0.9875	0.35
						51.43				Totals	133.718	13.82				

HOT WATER DEMAND

Premises	Total hot water demand	Storage volume	Heated power
Dwelling Houses			
Medium To High Rental	(115 to 140) L/capita/d	50 L/capita	(2 to 5) KW/unit
Room Name	Persons per Room		
Bedroom 1	2		
Bedroom 2	2		
Bedroom 3	2		
Bedroom 4	2		
Bedroom 5	2		
Domestic Room	1		
Total	11		
	Total hot water demand	Storage Volume	Heated Power
	1265 = L/Capita/d	550 = L/Capita/d	4.70

SOLAR WATER HEATING

Dwelling	11	people
Usage per person	115	litre/day
Daily consumption	1265	litre
Ambient Input Teperature	18	eC
Target Output Temperature	50	eC
Ave. Temeprature Difference	32	deg
Specific Heat Of 1l Of Water J/kgK	4.182	
Daily Energy Usuage	169287.360	
Kwh per day	47.024	
Annual Energy Usage	17163.857	
SOLAR INSTALLATION		
Storage capacity	600	litre
Estimated Solar Panel of 2m²	4.19	kWh/m²
m² of Solar Panes	8	m²
Annual solar heating energy	10223.60	
Efficiency target = 50% output	8581.93	Min. required
Source annual output	**119%**	**Passed**

All exposed pipes to and from the hot water cylinders and central heating systems shall be insulated with pipe insulation material with an R-value of 1.
Hot Water Supply 50% of hot water to be supplied by an alternative source other than electricity

LIGHTING ENERGY DEMAND

SANS 10400-XA:2021 Edition 2 as per Table 12

ALLOWED: 4W/m²	4	W/m²	
Dwelling Area	522	m²	
Total Wattage	2088	Watt	
Lighting Provided	1147.25	Watt	
Total Wattage Provided	2.20	W/m²	Pass (<4W)
ENERGY CONSUMPTION: ALLOWED:			
Assume lights are on from 17:00 – 22:00 each day/year , that is 5h/day			
52 (weeks) × 7 (days) × 5 (h) =	1820	hrs	
Lamps	1147.25	Watt	
Yearly Consumption	2088.00	Wh.a	Pass

TOTAL LIGHT WATTAGE ALLOWED 1147.25 Watts

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Client

Project
New House
Erf 1537
Val de Vie
Paarl

Council Submission

Project number
2021/1537

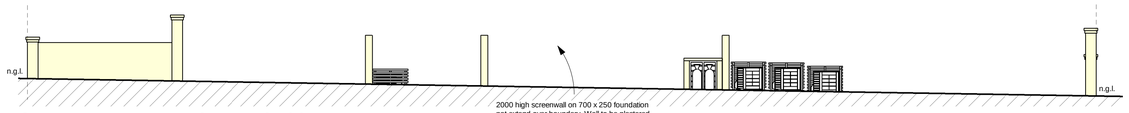
Date
September 2022

Sheet Name
Schedules & Details

Scale
1 : 50

03

06/09/2022 8:22:35 AM



Screenwall as seen from Erf 536

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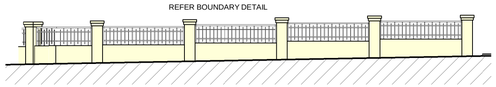

Screenwall as seen from road

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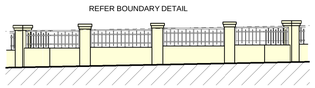

Screenwall as seen from road

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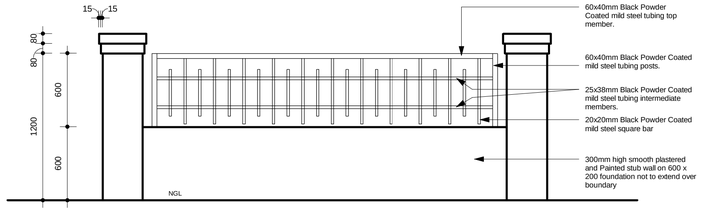
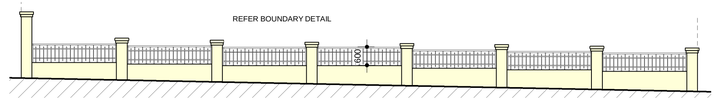


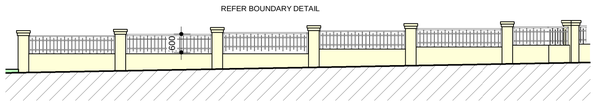
Boundary Wall Detail

1 : 25



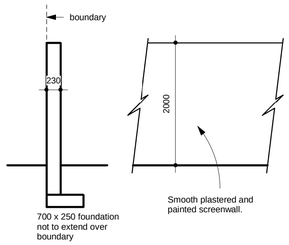
Screenwall as seen from POS

1 : 100



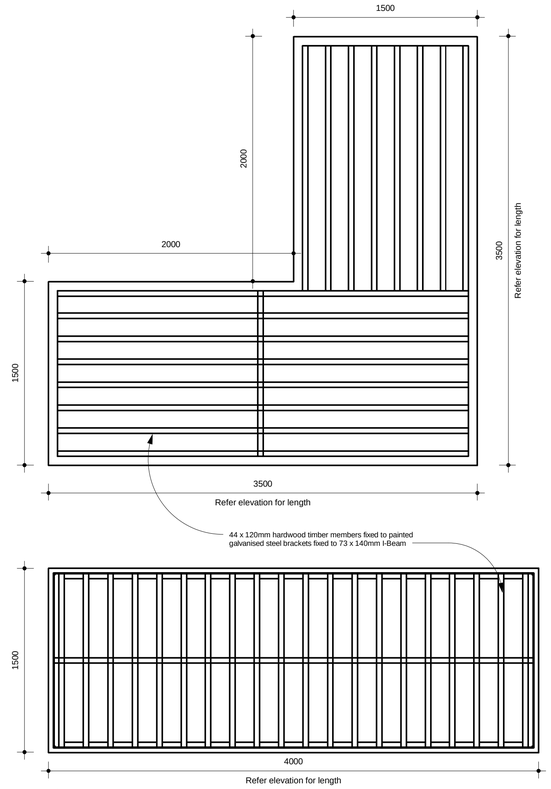
Screenwall as seen from road

1 : 100



Yard Wall

1 : 50

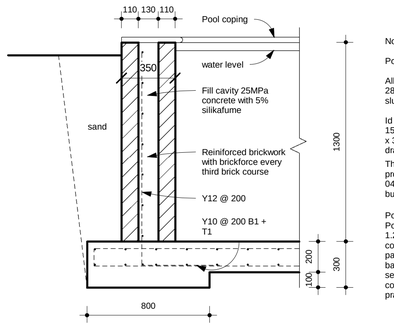


Plan

Side View

Pergola Detail

1 : 25



Notes:

Pool not to be emptied during winter.

All reinforced concrete to be 25MPa at 28 days with 5% silikafume and 10mm slump.

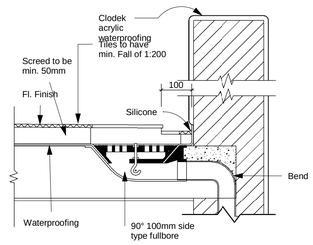
Id suitable outlet is possible, allow for 150ø agricultural drainage pipe in 500 x 300 budum u24 wrapped clean stone drain around pool.

The swimming pool to be protected to satisfy SABS 0400 - 1990 National building reg's.

Pool Fencing:
Pool area to be enclosed with 1.2m high fence which shall not contain any opening permitting passage of a 100mm diameter ball, with self-closing and self-locking gate. Fencing to comply with SABS 1390 code of practice.

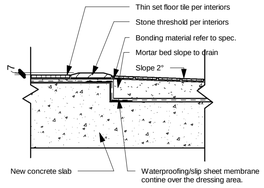
Pool Detail Brick

1 : 20



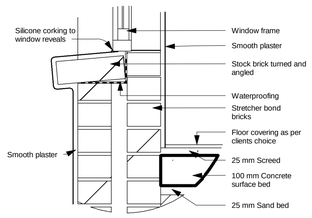
Fullbore-Detail

1 : 10



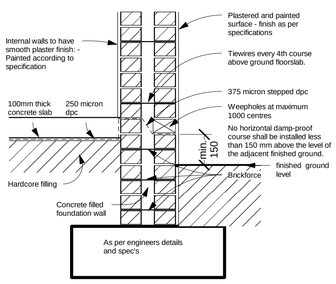
Shower Threshold

1 : 10



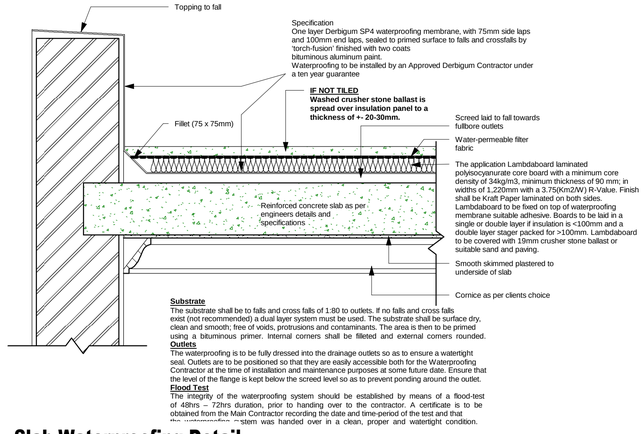
Cill Detail

1 : 10



Double Wall Foundation Detail

1 : 15



Slab Waterproofing Detail

1 : 10

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Client

Project

New House
Erf 1537
Val de Vie
Paarl

Council Submission

Project number: 2021/1537

Date: September 2022

Sheet Name: Details

Scale: As indicated

04

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