



SHAZCO DRAFTING

MOSSEL BAY OFFICE
SHOP 2
ROOFTOP PARKING
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SACAP # - D1833

HOUSE KEYTER

ERF 5973,
OEWERSTRROM,
HARTENBOS

Project number KEY001-022

Date 21-07-2022

Drawn by Malcolm Hyman

Checked by Sharon Hyman

1 of 2

SITE/FLOOR PLANS

Scale As indicated

NEW HOME

Hyman

My



**BUILDING PROFESSIONALS
TO BUILD THE FUTURE**
Est. 1987

MEMBER NO. -

SCALED FOR - ISO
A1

GENERAL NOTES:

CONTRACTOR IS TO VERIFY ALL
LEVELS & DIMENSIONS ON SITE
BEFORE PROCEEDING WITH ANY
WORK.

WRITTEN DIMENSIONS TO BE TAKEN IN
PREFERENCE TO SCALING

NO PORTION OF THE BUILDING IS TO
ENCROACH ON NEIGHBOURING
BOUNDARIES

ALL WORK IS TO COMPLY WITH LOCAL
AUTHORITY REGULATIONS, SANS 0400
& SANS 082

PLUMBING AND DRAINAGE:

TO COMPLY WITH PART P OF N.B.R.
SOIL PIPES TO BE 110 mm Ø uPVC
WASTE PIPES TO BE 40 mm Ø uPVC
STUB STACKS TO BE 100 mm Ø uPVC
OPEN VENT PIPE TO BE 40 mm Ø uPVC AND TO
EXTEND MIN 100mm ABOVE ROOF PLANE
MIN DEPTH OF ANY DRAINAGE RUN TO BE
450mm.
75 mm DEEP SEAL TRAPS TO ALL FITTINGS
1 GULLY TO EACH DRAINAGE RUN
GULLEYS TO BE MIN 150MM ANGL AND/OR 50MM
AFGL
ALL PIPES 1:60 FALL
DISTANCE BETWEEN RE / IC 25 m
600 mm BENDS

RAINWATER GOODS

1000 HALF ROUND GUTTERS AND 750
DOWNPIPES DISCHARGING VIA GULLY TO
ROAD.
ANY DRAIN LINE PASSING CLOSER THAN 450 mm
TO ANY FOOTING MUST BE BRIDGED WITH 2 NO
P C LINTELS
ALL WORKMANSHIP AND FINISHES TO MATCH
EXISTING.
100 Ø uPVC DOWNPIPES TO DISCHARGE ONTO
NGL DRIVEWAYS OR INTO CATCH PITS AND
INTO SW SYSTEM.
75 mm COVER CORNICE OR AS SPECIFIED BY
OWNER.
ALL SKIRTING TO BE STANDARD SKIRTING
FASCIA 225 X 38 mm.

GEYSER FIXTURE DETAILS

DRIP TRAY TO BE INSTALLED BELOW GEYSER

MIN 40MM OVERFLOW PIPE TO BE LEAD AWAY
FROM GEYSER TO OUTSIDE

MIN 22MM COPPER PIPE TO BE LEAD OUTSIDE
FROM PRESSURE VALVE

SAFETY GLAZING:

GLAZING TO DOORS AND WINDOWS
IN EXCESS OF 1m² OR LESS THAN
500 mm ABOVE FINISHED FLOOR
LEVEL OR WITHIN 1.8M OF BATH OR
SHOWER. ALL SIDELIGHTS, OR
GLASS DOORS TO BE SAFETY
GLASS IN ACCORDANCE WITH
BUILDING REGULATIONS PART N.1.
LIGHT AREA MUST BE 10% OF THE
FLOOR AREA OF THE ROOM.
VENTILATION MUST BE 5% OF THE
FLOOR AREA OF THE ROOM.

CONCISE SPECIFICATION

ALL WORK TO BE CARRIED OUT
STRICTLY WITH THE MODEL PREAMBLES
FOR TRADES AS RECOMMENDED AND
PUBLISHED BY THE ASSOCIATION OF
SOUTH AFRICAN QUANTITY SURVEYORS
(LATEST AVAILABLE EDITION) AND SHALL
BE DEEMED TO BE INCORPORATED
HEREIN

EARTHWORKS:

TRENCHES FOR FOUNDATIONS ETC. SHALL BE
EXCAVATED TO THE LENGTHS, DEPTHS AND
WIDTHS AS DIRECTED BY THE DESIGNER OR
ENGINEER. TO ENSURE GOOD FOUNDATION.
CUT AND FILL ON SLOPE TO BE CARRIED OUT
AS PER LEVELS INDICATED ON DRAWINGS TO
DESIGNER OR ENGINEERS SPECIFICATION.
NEW FOUNDATIONS ADJACENT TO SB TO BE
OFFSET NOT TO CROSS SB.

NOTES:

- 75mm PC LINTEL OVER ALL NEW
OPENINGS, BF EVERY ROW ABOVE FOR
MIN 4 ROWS
- DPC TO ALL WINDOW SILLS

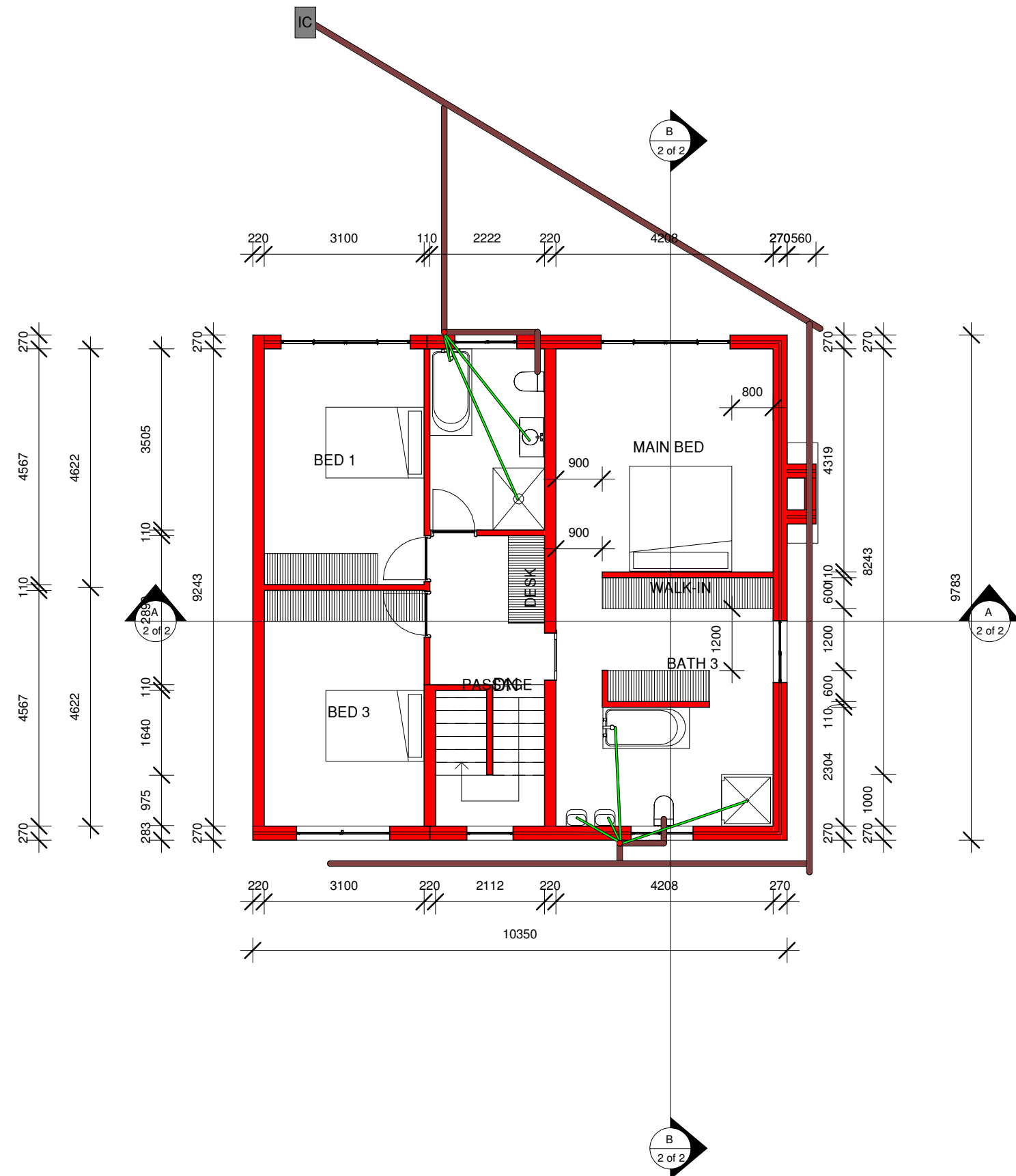
CALCULATIONS

Coverage
Erf Size 329.500m²
Prop Dwelling 101.25m²
Percentage Total 30.72%

GFA
Erf Size 329.500m²
Prop Dwelling 303.74m²

Fenestration
Enclosed Floor Area 202.50m²
Glazed Area 41.13m²
Fenestration% 20.00%

BALLUSTRADES: MINIMUM HEIGHT 1000MM, MAX UPRIGHT GAP 100MM



FIRST STOREY

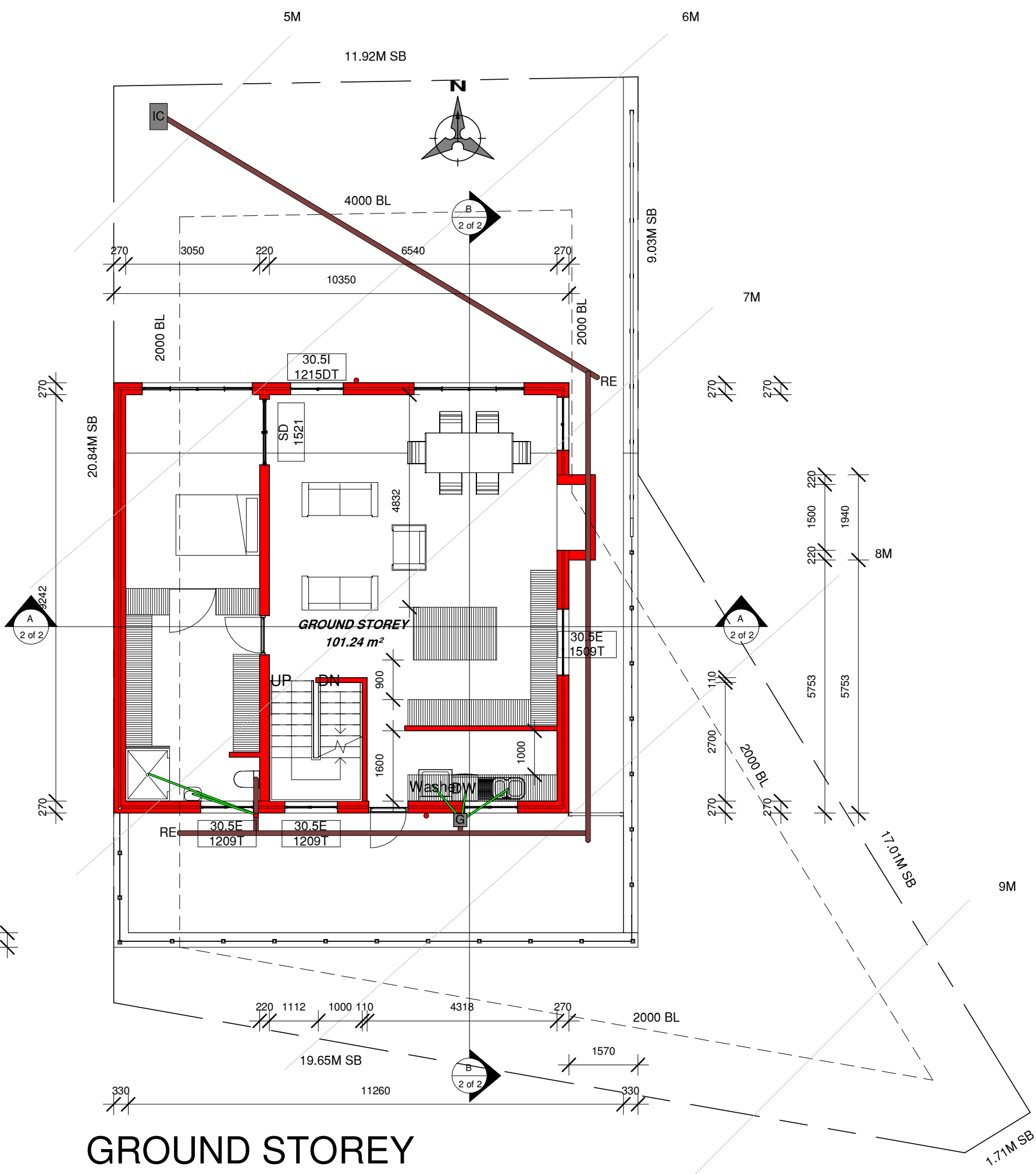
1 : 100



COVERAGE SCHEDULE	
ROOM NAME	ROOM AREA
BASEMENT	84.89 m²
GROUND STOREY	101.24 m²
FIRST FLOOR	101.25 m²
COVERED PARKING	16.55 m²
Total Floor Area	303.74 m²

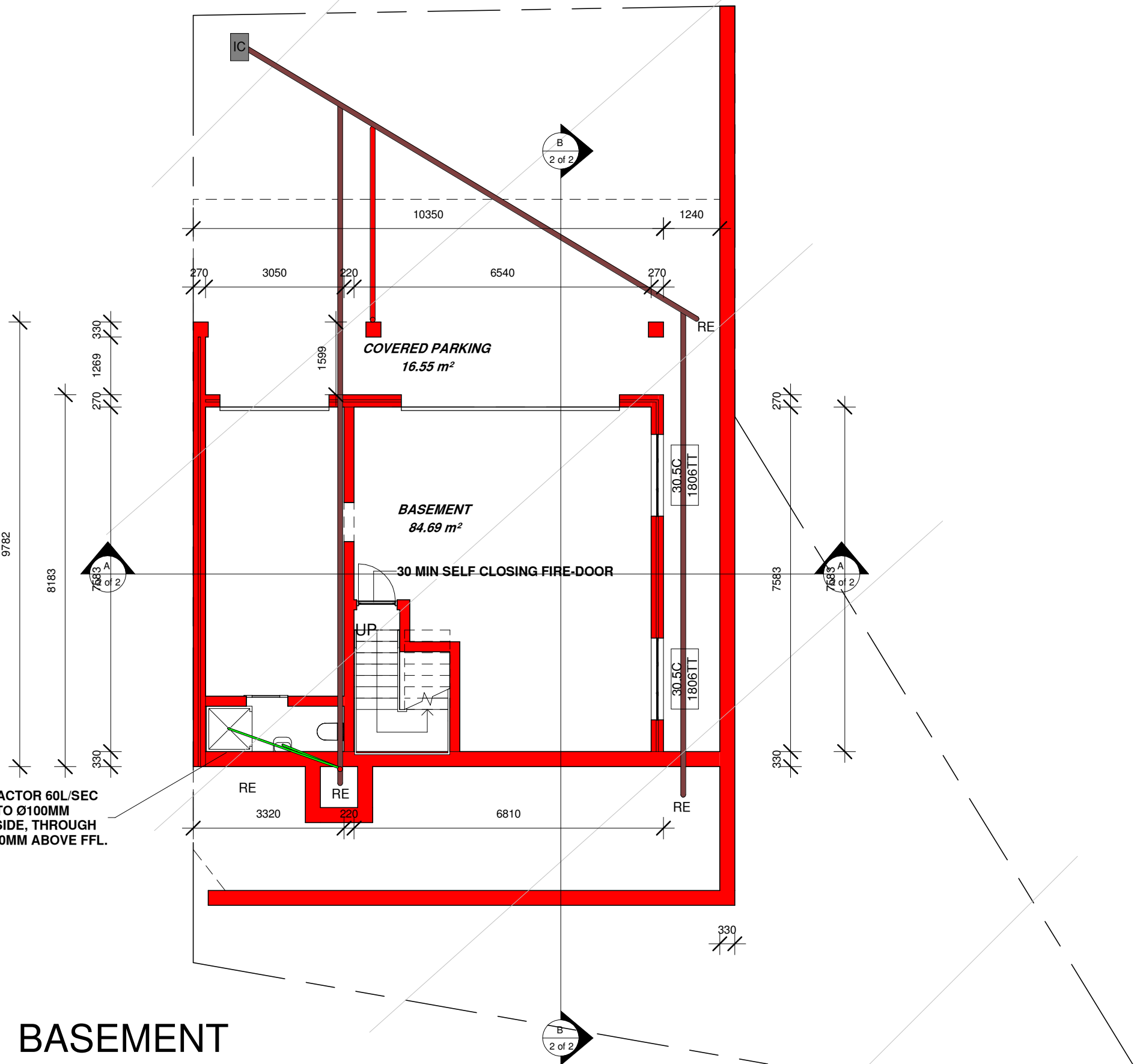
STAIRS: MAX RISER HEIGHT 200MM, MINIMUM TREAD
LENGTH 250MM, MINIMUM WIDTH 900MM. STAIR GOING TO BE
BETWEEN 570 AND 650MM.

GLAZING SCHEDULE				
NO. IN PROJECT	TYPE MARK	WIDTH	HEIGHT	GLAZED AREA
1	SD 1531	0.900	2.100	1.89 m²
6	30.5E 1209T	1.200	0.900	6.48 m²
2	30.5I 1215DT	1.200	1.500	3.60 m²
1	30.5E 1509T	1.500	0.900	1.35 m²
2	30.5C 1906TT	1.800	0.600	2.16 m²
1	30.5I 1815DT	1.800	1.500	2.70 m²
8	SD 1532	2.500	1.100	22.00 m²
1	SD 1521	1.490	2.090	3.11 m²
2	SD 1522	0.590	0.590	0.70 m²
Total Glazed Area				43.99 m²



GROUND STOREY

1 : 100



BASEMENT

1 : 100

AUTOMATIC EXTRACTOR 60L/SEC
CONNECTED TO Ø100MM
CHANNELLED OUTSIDE, THROUGH
OUTER WALL @ 2000MM ABOVE FFL.

Summary Report: SANS 10400-XA & SANS 204
SERVICES: Ligt SERVICES: Lighting, Power & Hotwater

Lighting : Max Demand & Consumption ALLOWED

Total floor area (m²) x Building class allowed (W/m²) = Max Energy Demand allowed (W)

Building class allowed (W/m ²)	5
Nett floor area (m ²)	202.49
Max. Energy Demand:	1012.45 W - Max Allowed

Total floor area (m²) x Building class allowed (KWh/m² a) = Max Energy Consumption allowed (KWh/a)

Building class allowed (KWh/m ² a)	5
Nett floor area (m ²)	202.49
Max. Energy Consumption per Annum:	1012.45 kWh - Max Allowed

Lighting: Max Demand & Consumption OBTAINED

Power (W) rating	QTY	Hours in use / day
5	36	5.0
8	7	5.0
18	3	5.0

Total floor area (m²) x Total Watt of lights (W) = Energy Demand OBTAINED (W/m²) [-ALLOWED]

Total light energy demand OBTAINED (W/m²)

Available energy demand - For Lights

S2 (weeks) x Design Occupancy days x hours in use = Energy Consumption OBTAINED Hours per year(h.a) [-ALLOWED]

Hours in Use per year

Total Energy of Lights

Total annual energy consumption OBTAINED - Lights (kWh)

Available annual energy consumption - For Lights

Hot Water Services:

Occupancy Class Type

Estimated Hot Water Consumption

No. of Persons:

Assumed Daily Hot Water Consumption:

Dwelling houses - Low rental: 80-115 L/capita/day

75.0 L

4

300.0 L

NOTES/ ASSUMPTIONS:

0

(Daily Hot Water Consumption x Occupancy design days x 52 weeks of the year) / 1000 = Hot water Consumption (KL/a)

Assumed Annual Hot Water Consumption

50 % of Annual Hot Water Consumption

CONCLUSION

Occupancy Type to be provided with min

150.0

OR

L - Water vessel: Electrical & Solar heating system combination

Alternative means other than electrical resistance heating, including, but not limited to, solar heating, heat pumps, heat recovery from other systems or processes.

SOLAR GEYSER TO BE INSTALLED

Thermal Insulation Requirements

Internal diameter of Hot Water Service Pipe

Minimum Required R-value for Pipe Insulation

Hot Water Vessels

Minimum Required R-value for Vessel

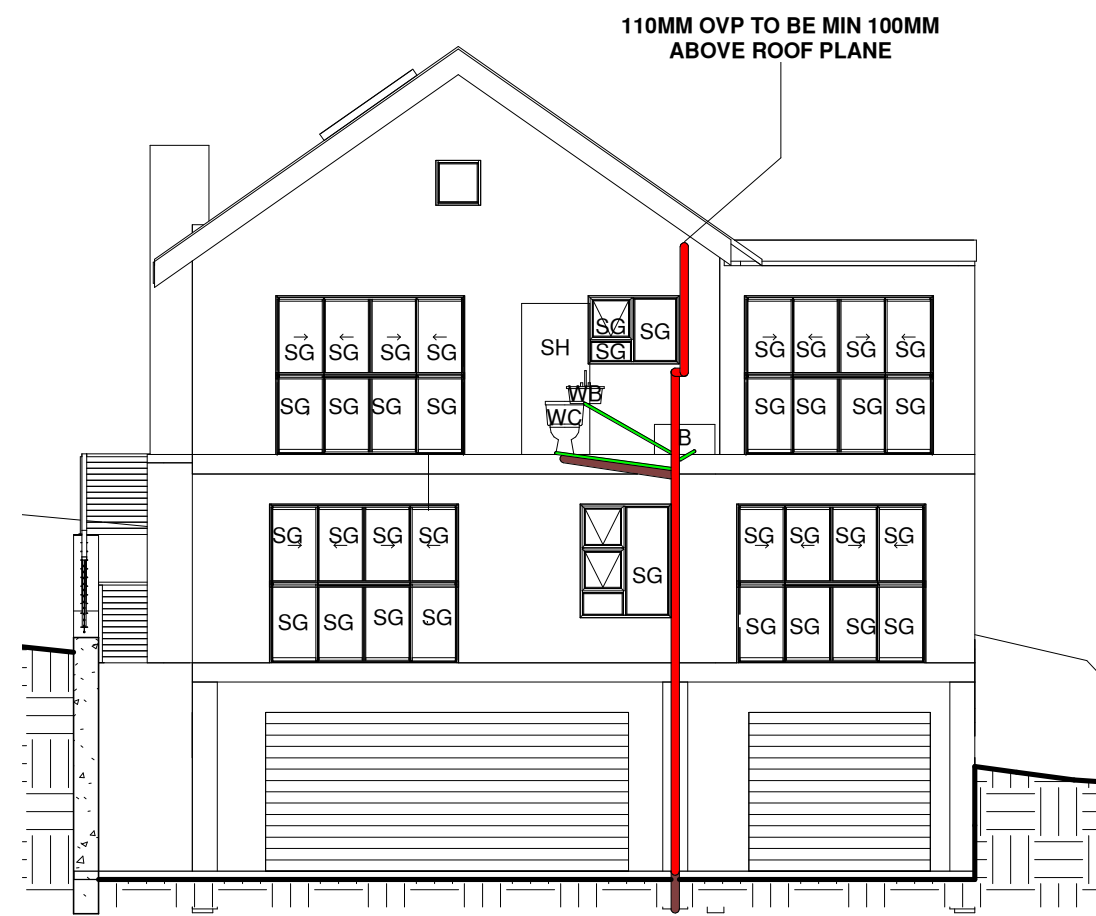
≤ 80 mm

1.0

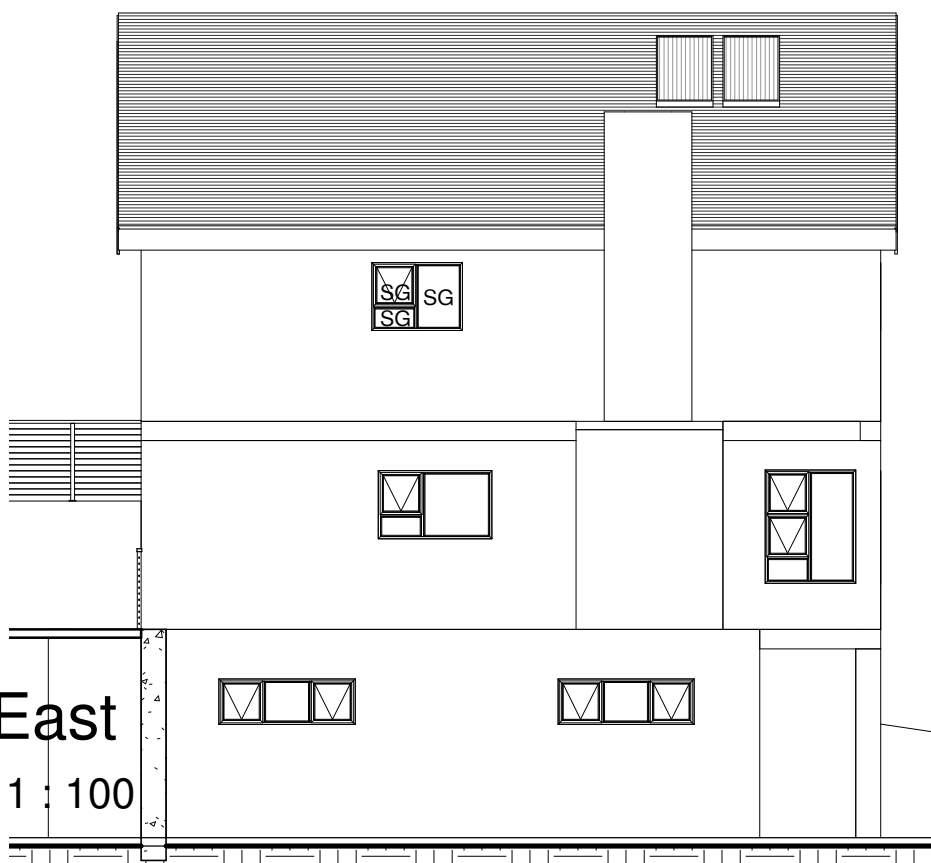
2.0

Refer SANS 204 (4.5.2)

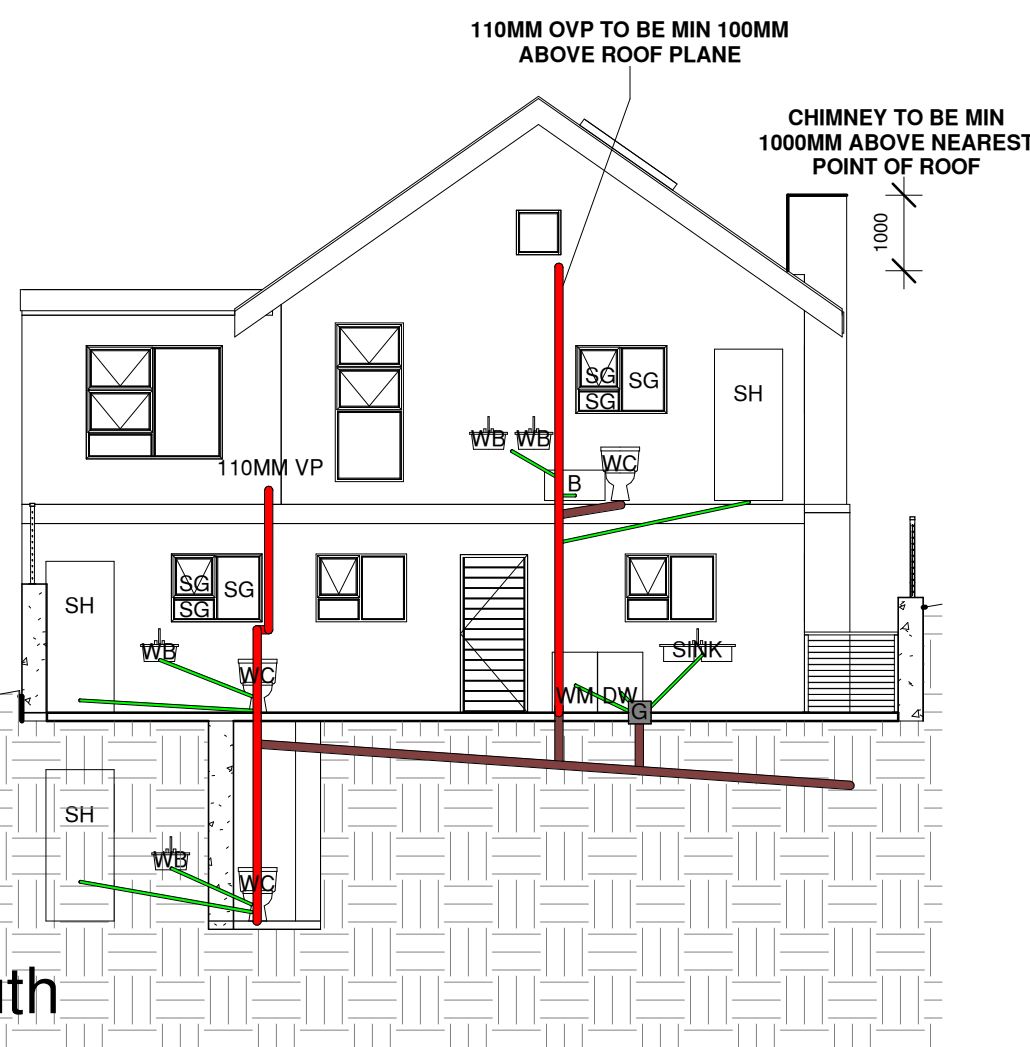
insulation to



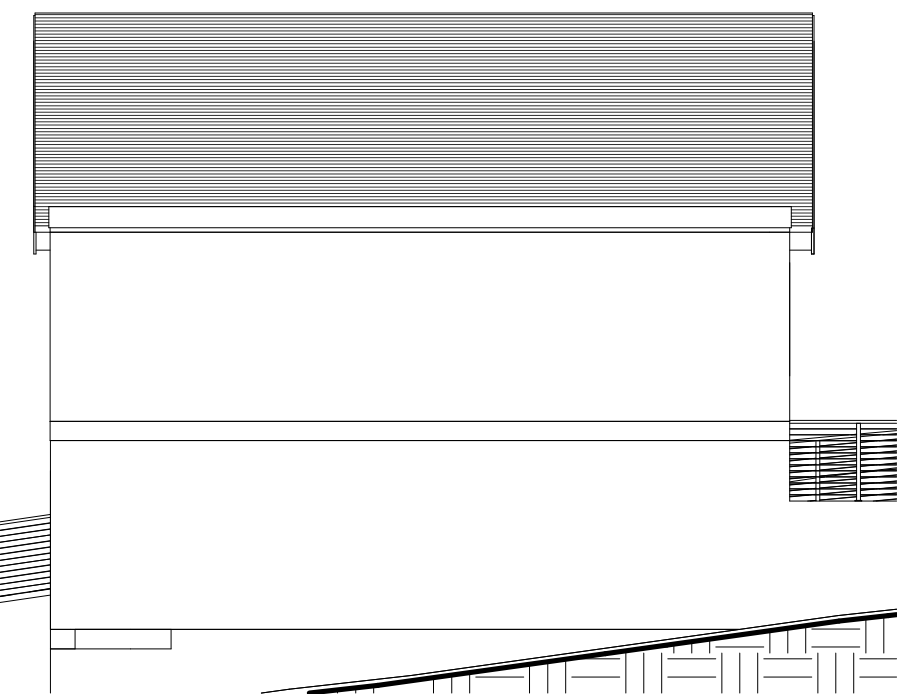
North
1 : 100



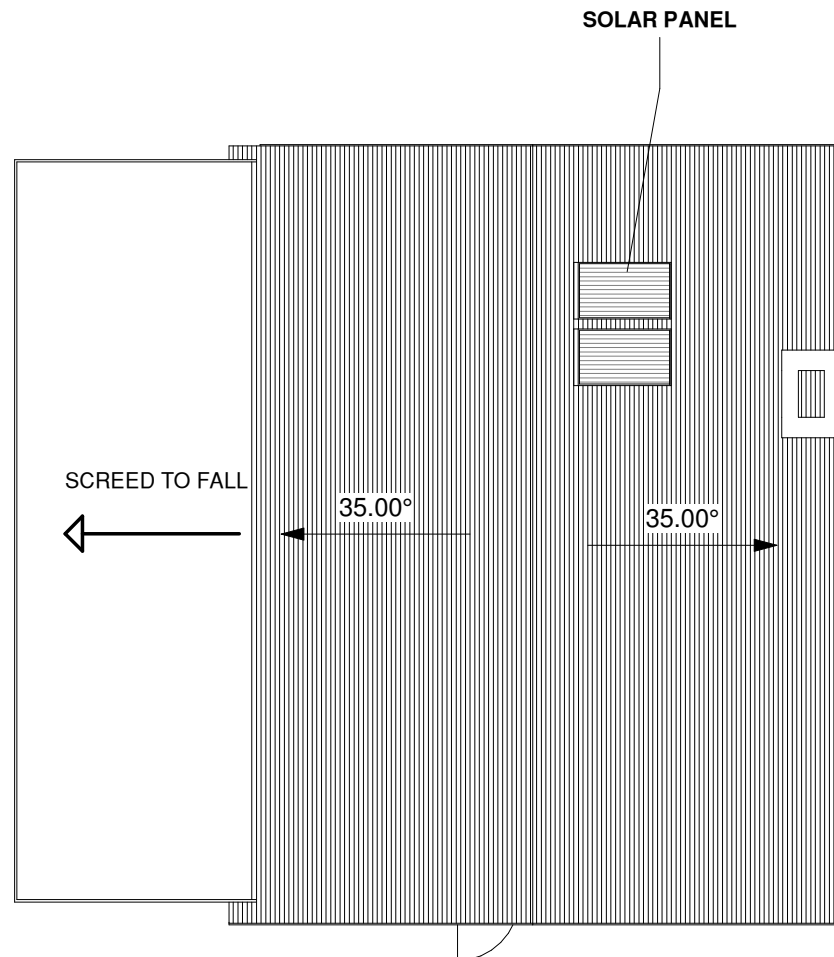
East
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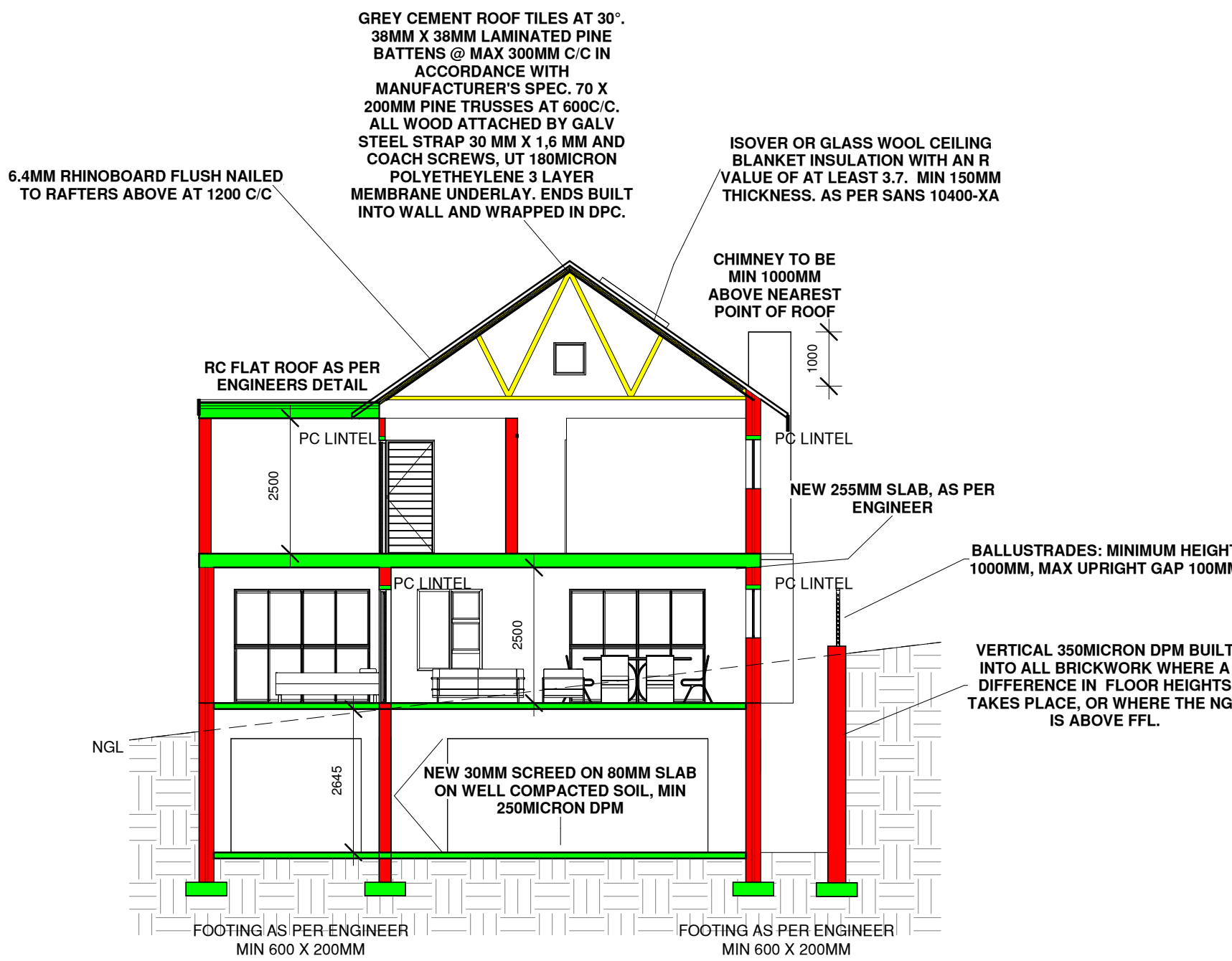
South
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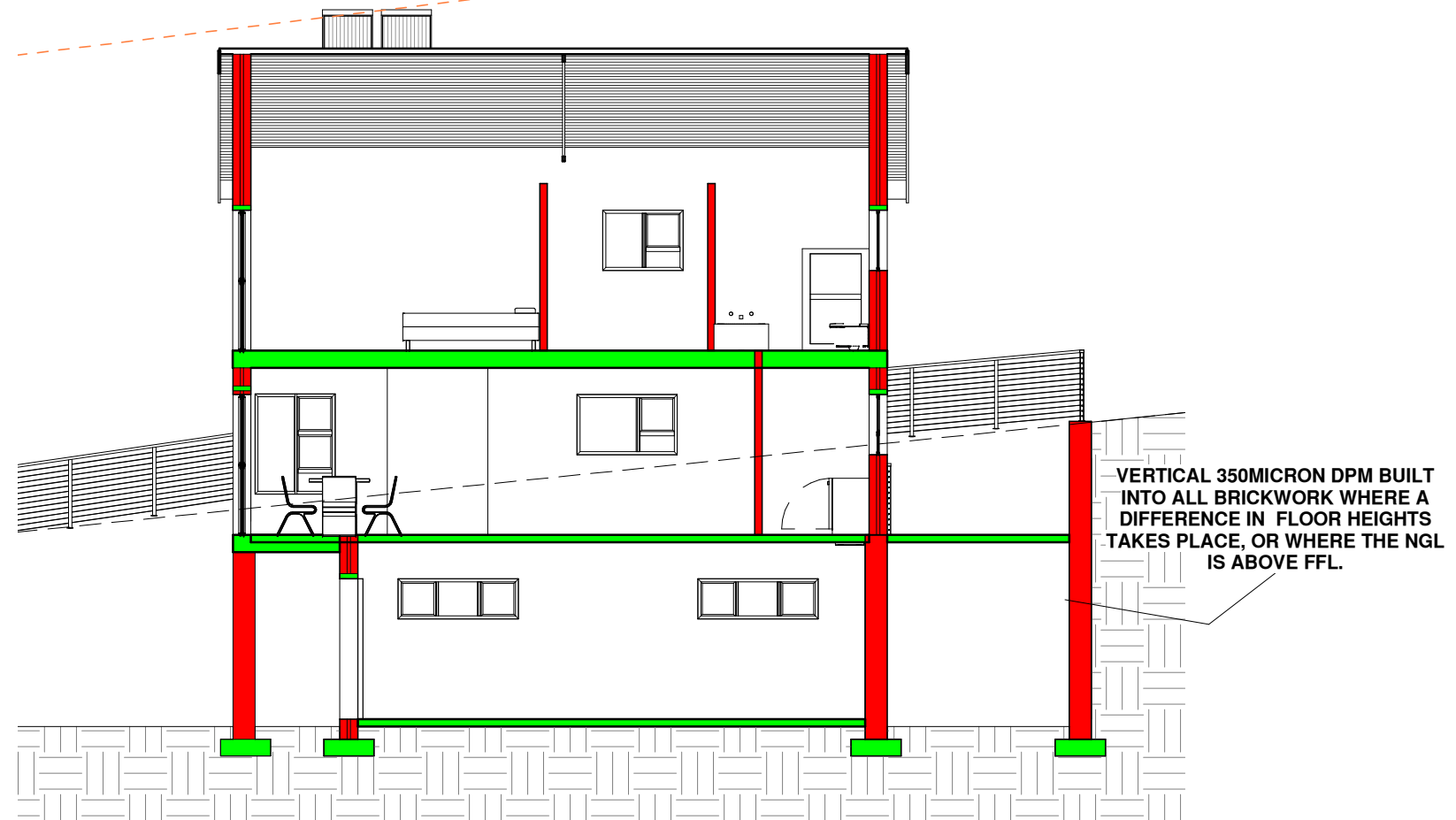
West
1 : 100



ROOF PLAN
1 : 100



Section AA
1 : 100



Section BB
1 : 100

PITCHED ROOF ASSEMBLY:
ROOF ASSEMBLY TO ACHIEVE THE TOTAL 'R' VALUE OF 3.7 (sq. mkw)

R - VALUE OF ROOF = 0.35
R - VALUE OF CEILING = 0.05
R - VALUE OF 150 mm
R - VALUE CELLULOSE FIBRE 3.7
ACHIEVED R-VALUE TOTAL 4.1

COMPLIANT

CONCRETE ROOF ASSEMBLY
ROOF ASSEMBLY TO ACHIEVE THE TOTAL 'R' VALUE OF 3.7 (sq. mkw)

HEAT FLOW DIRECTION
MOVING AIR
WATERPROOF MEMBRANE
SOLID CONCRETE 255MM
CEILING AIR SPACE
UNVENTILATED AIR
TOTAL R VALUE
110MM RIGID FIBRE BOARD - R VALUE
ACHIEVED R - VALUE

UP
0.03
0.03
0.1785
0.15
0.11
0.4985
3.250
3.7485

COMPLIANT

I SHARON HYMAN (D 1833) HEREBY CONFIRM THAT PART XA HAVE BEEN MET AND ALL INSTALLATIONS WILL BE DONE IN ACCORDANCE WITH SANS 10252 1 AND SANS 10106

S.W. HYMAN PROFESSIONAL ARCHITECTURAL DRAUGHTSMAN (P.A.D.) D1833

LINTELS:
PRESTRESSED 75mm CONCRETE
LINTELS TO BE USED OVER ALL
OPENINGS, WITH MINIMUM 4 BRICK
COURSES ABOVE. PRESTRESSED
75mm CONCRETE LINTELS TYPE
A.P.S.
LINTELS SHALL BE 300 mm LONGER
THAN THE WIDTH OF THE OPENING
UNLESS OTHERWISE SPECIFIED.

CARPENTRY AND JOINERY:
ALL TIMBER SHALL ALL BE SAWN DIE
SQUARE, PLANED SMOOTH AND FREE FROM
KNOTS, BLEMISHES AND OTHER
IMPERFECTIONS. ALL TIMBER MUST BE
LIGHT SANDED BEFORE PAINTING. WHILE
EXTERNAL TIMBER EXPOSED TO ELEMENTS
TO BE TREATED WITH CARBOLINEUM OR
SIMILAR.

PAINTWORK:
ALL PAINTWORK INTERNAL AND EXTERNAL IS
TO BE OF GOOD QUALITY AND TO MATCH
EXISTING. ALL TO MANUFACTURERS
SPECIFICATION

PLASTERING:
ALL VISIBLE BRICKWORK WALLS AND CILLS TO
BE PLASTERED AND PAINTED AS INDICATED
ON ELEVATIONS
INTERNAL COAT LIME/CEMENT SMOOTH 15 mm
THICK
EXTERNAL COAT LIME/CEMENT SMOOTH 20
mm THICK
CILLS TO BE PLASTERED TO MATCH WALLS
EXPANSION JOINTS TO BE PLASTER BETWEEN
CONCRETE, AND MASONRY TO BE V JOINTS

WATERPROOFING:
375 MICRON POLYETHYLENE STEPPED
HORIZONTAL DPC BELOW ALL CILLS AND
ABOVE ALL SLABS, OPENINGS AND OTHER
BRIDGES TO CAVITY WALLS AND VERTICAL
DPC TO SIDES OF ALL OPENINGS. 375 MICRON
POLYETHYLENE CONTINUOUS DPM BELOW ALL
SURFACE BEDS 240 MICRON UT-
POLYETHYLENE SHEET UNDERLAY BELOW
ROOF COVERING TO ALL PITCHED ROOFS
GMS FLASHING TO BE USED WHERE
NECESSARY

WEEPHOLES:
MINIMUM 75 X 6 mm WIDE WEEPHOLES TO ALL
CILLS AND ABOVE ALL SLABS, OPENINGS AND
OTHER BRIDGES TO CAVITY, TO BE NEAT AND
EVENLY SPACED AT MAXIMUM 900 mm
CENTRES.



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Date 21-07-2022

Drawn by Malcolm Hyman

Checked by Sharon Hyman

2 of 2

CROSS SECTIONS &
ELEVATIONS

Scale 1 : 100

NEW HOME

Hyman

My



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Est. 1987

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SCALED FOR - ISO
A1