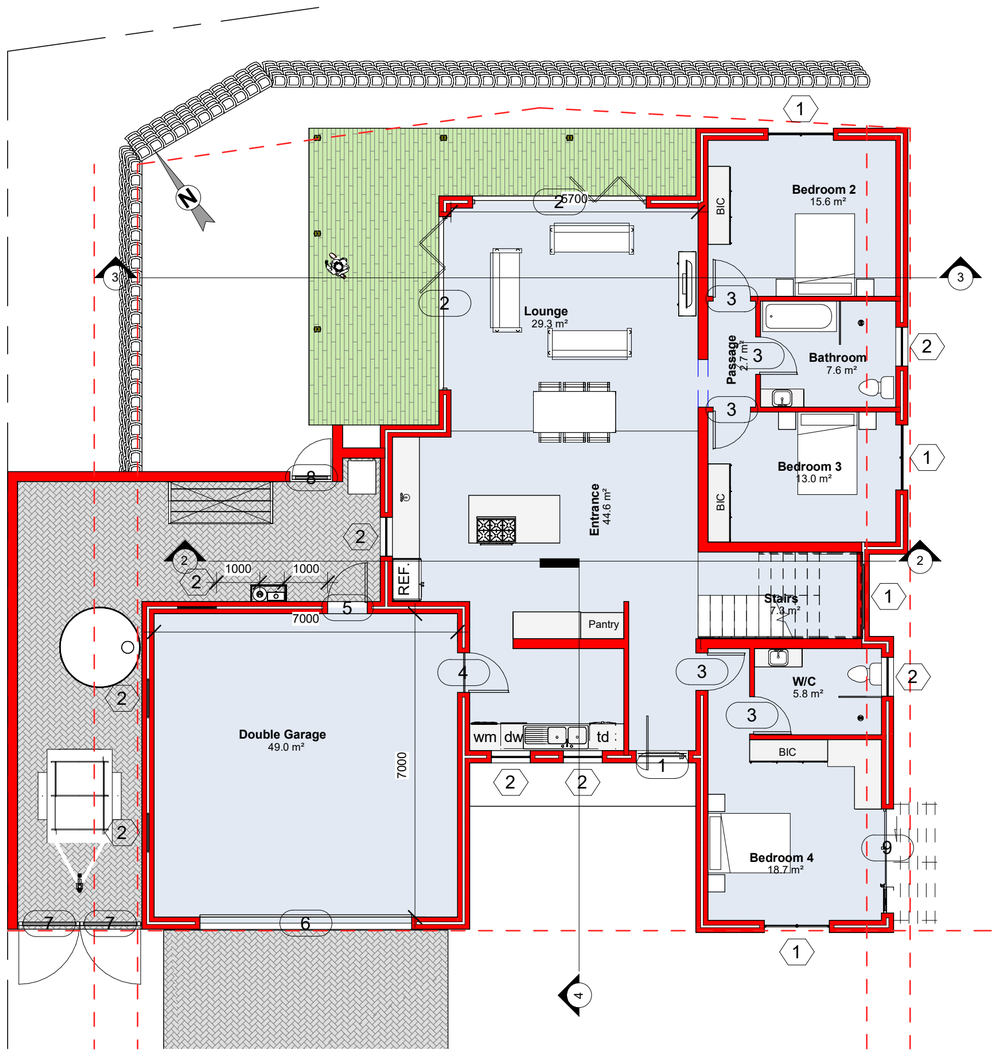
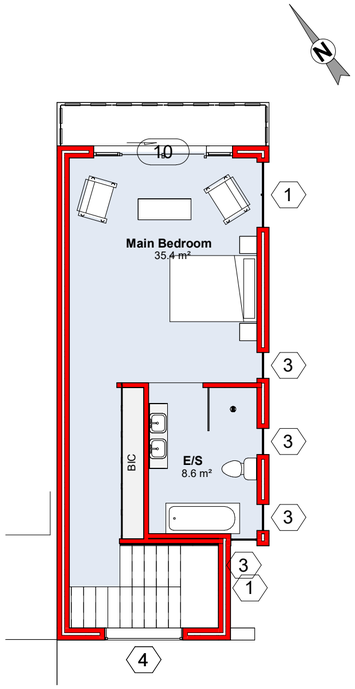


Ground Floor

Scale: 1 : 100



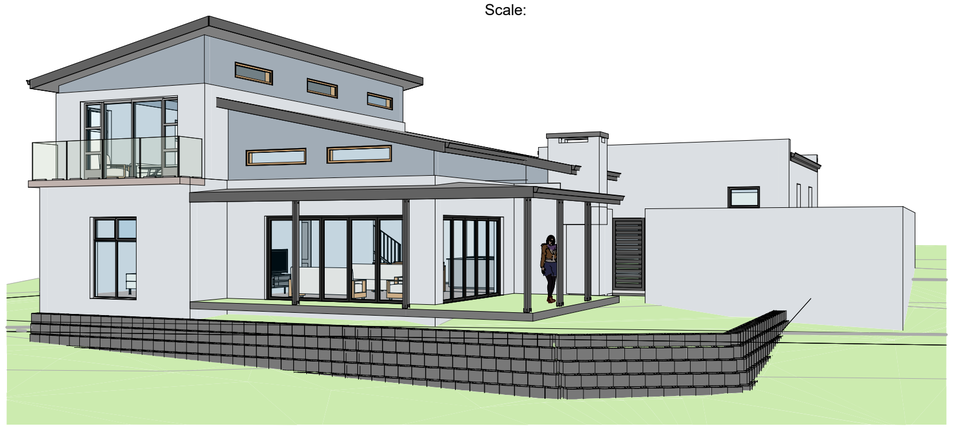
First Floor

Scale: 1 : 100



3D View 2

Scale:



3D View 1

Scale:

1)General Notes:

a) Patios,stoep to remain open as per building plan
b) All Garage walls to be fire walls
c) Garage door to comply with SANS 10400T, section 9.4.3(b)

2) Drainage Notes
a) Sanitary fittings discharging to a gully to discharge over that gully as per Part P of SANS 10400 (4.21).
b) Drainage installation to comply with SANS 10400 Part P.
c) Drainage installations under building work must be installed in terms of Part P of SANS 10400 (4.19.4).
d) Drainage installations under building work must be protected in terms of Part P of SANS 10400 (4.22.2).
e) Gulleys to be min 150mm above NGL

Remarks

This drawing is copyrighted and belongs to JDS.
No parts hereof may be copied, or used for purposes other than indicated on this drawing without written approval of JDS

Area Schedule

Name	Area
Ground Floor	165.1 m²
Patio/Braai	31.8 m²
Garage	56.2 m²
First Floor	53.6 m²
Entrance	6.3 m²
Grand total	313.0 m²
Footprint	259.4m²
Site	603 m²
Coverage	43.02%

Building Information

Zoning	SRZ1
Building Classification	H4

Owner signature

Revision

No.	Description	Date

DC Property

Proposed new dwelling on erf 25595, Welgelegen, George

JDS Design Studio
johan@jdsdesign.co.za
www.jdsdesign.co.za Cell: 071 656 3789

DRAFT

Date	2026/09/09 11:42:51
Drawn: JJP Jacobs	SACAP REG NO 0560

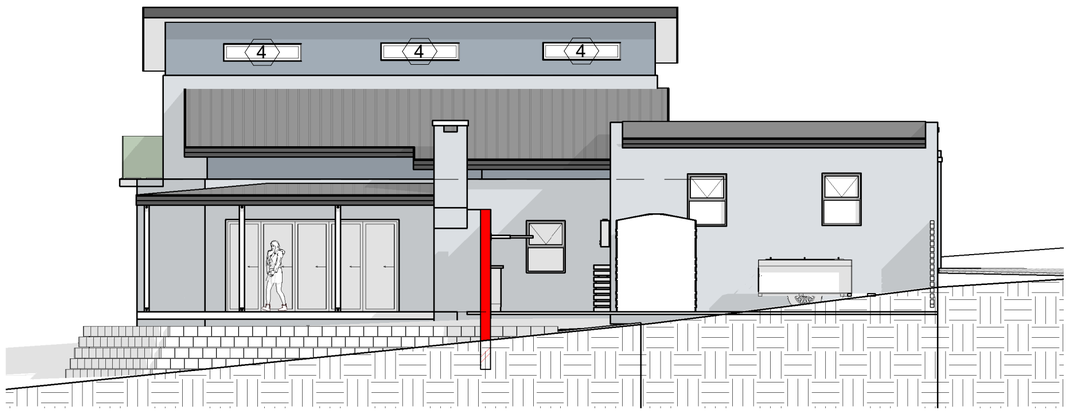
Layout and Info

1324-01

0 Revision

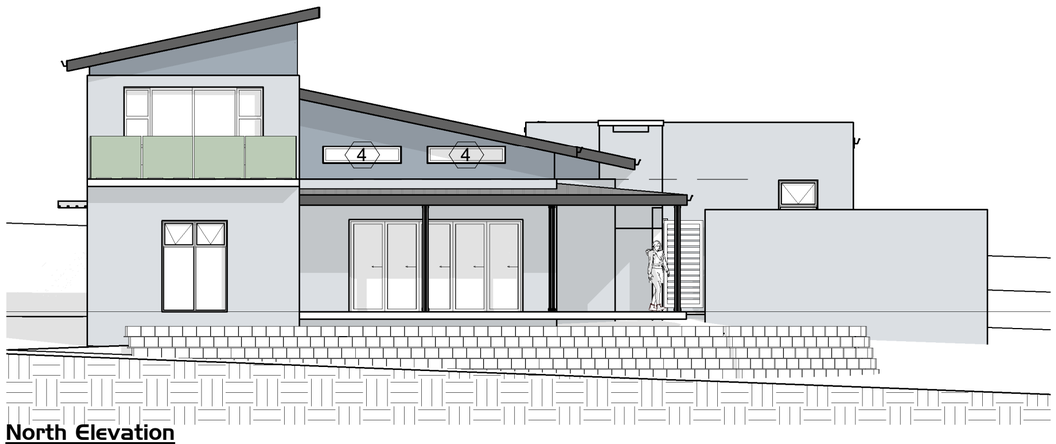
Sheet Size A2

2026/09/09 11:42:51



West Elevation

Scale: 1 : 100



North Elevation

Scale: 1 : 100



East Elevation

Scale: 1 : 100



South Elevation

Scale: 1 : 100

Remarks
This drawing is copyrighted and belongs to JDS.
No parts hereof may be copied, or used for purposes other than indicated on this drawing without written approval of JDS

Revision

No.	Description	Date

DC Property

Proposed new dwelling on erf 25595, Welgelegen, George

JDS Design Studio
johan@jdsdesign.co.za
www.jdsdesign.co.za Cell: 071 656 3789

DRAFT

Date 2026/09/09 11:42:53

Drawn: JJP Jacobs

SACAP REG NO 0560

Elevations

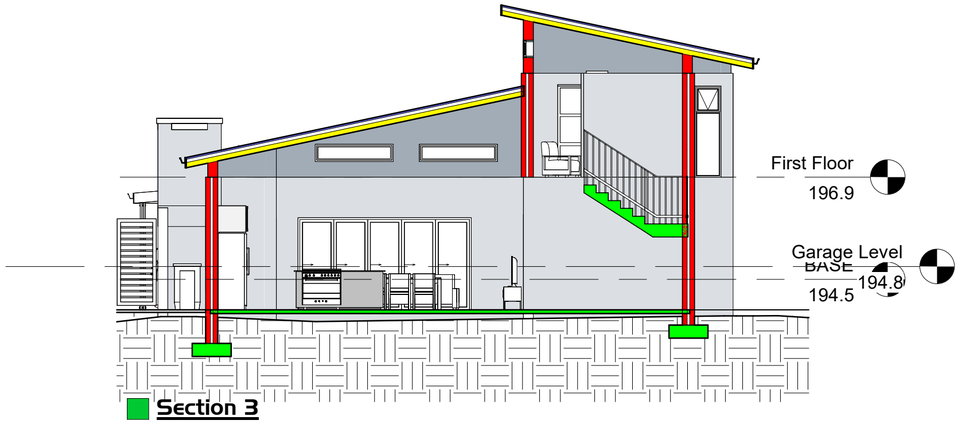
1324-02

0 Revision

Owner signature

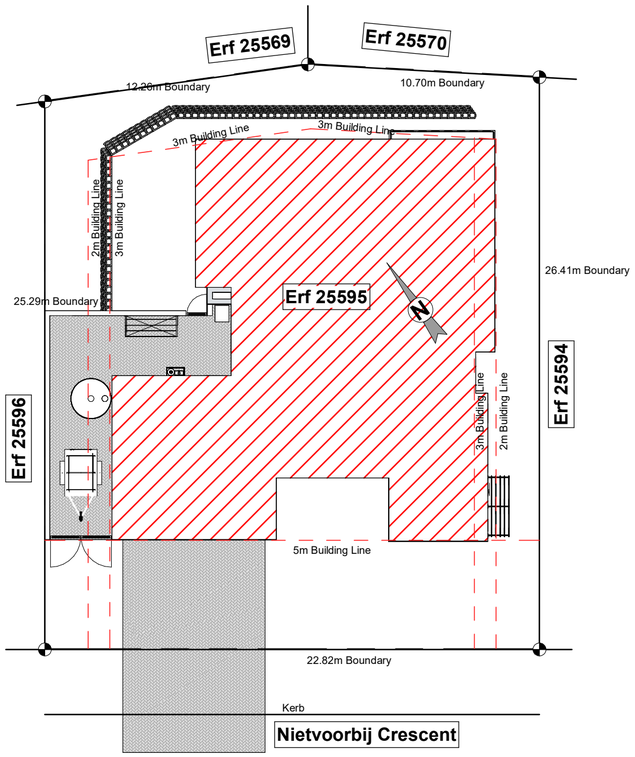
Sheet Size A2

2026/09/09 11:42:53



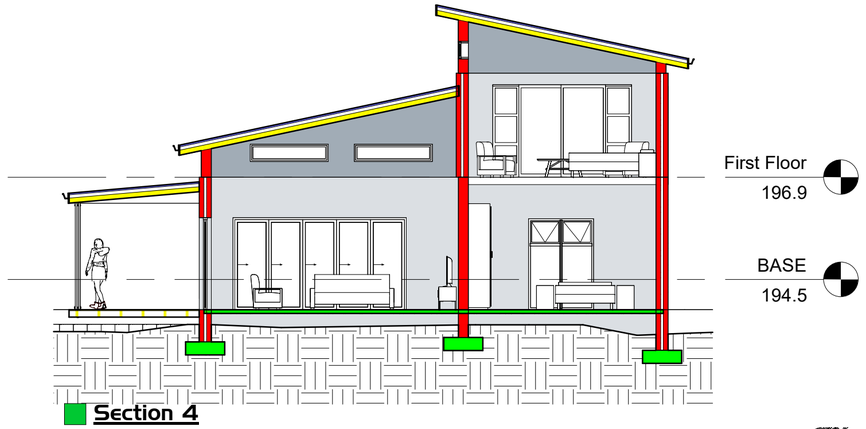
Section 3

Scale: 1 : 100



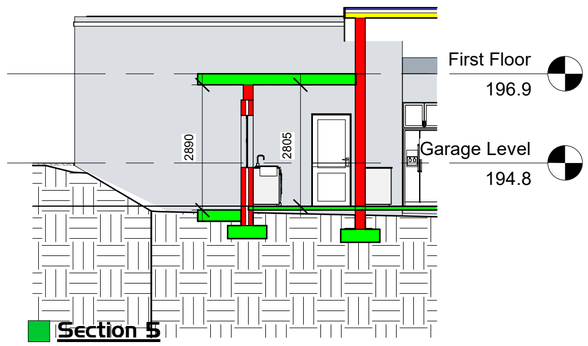
Site Plan

Scale: 1 : 200



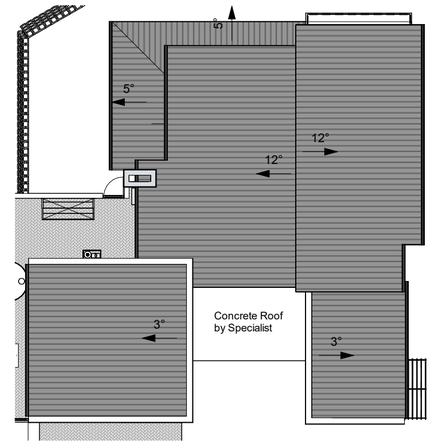
Section 4

Scale: 1 : 100



Section 5

Scale: 1 : 100



Roof Plan

Scale: 1 : 200

Construction Notes:

Foundations

1) All strip footings for 280mm and 230mm load bearing walls as per specification
2) Internal 110mm walls to be built on 200x600mm thickening in surface bed
3) Brickforce:
   minimum diameter of brickforce = 2,8mm
   yield strength = 485mpa
   minimum lap length = 400mm
4) Brickforce to be placed in the first five layers of brickwork on strip footings, there after in every fifth layer in all load bearing brick walls. Place brickforce in the first five layers above all window and door openings.

Surface bed

1) Surface bed to be 85mm thick with mesh ref #193 in center of slab.
2) All pipework and conduit to be placed under mesh
3) All dpc and waterproofing details according to nhbrc

Walls

1) Exterior walls to be 280mm cavity walls, Clay Bricks, Finished as indicated
2) Build in 2 x 100mm wide pre-stressed concrete lintels over all door and window openings unless otherwise indicated.

Drainage

1)All Drainage to comply with SANS 10400-P
2) Gulleys to be min 150mm above FGL
3) 110mmSewer lines MIn 450mm below FGL, with min 1:60 fall to connection

Remarks

This drawing is copyrighted and belongs to JDS.
No parts hereof may be copied, or used for purposes other than indicated on this drawing without written approval of JDS

Owner signature

Revision		
No.	Description	Date

DC Property

Proposed new dwelling on erf 25595, Welgelegen, George

JDS Design Studio
johan@jdsdesign.co.za
www.jdsdesign.co.za Cell: 071 656 3789

DRAFT

Date 2026/09/09 11:42:55

Drawn: JJP Jacobs

SACAP REG NO 0560

Site, Section

1324-03

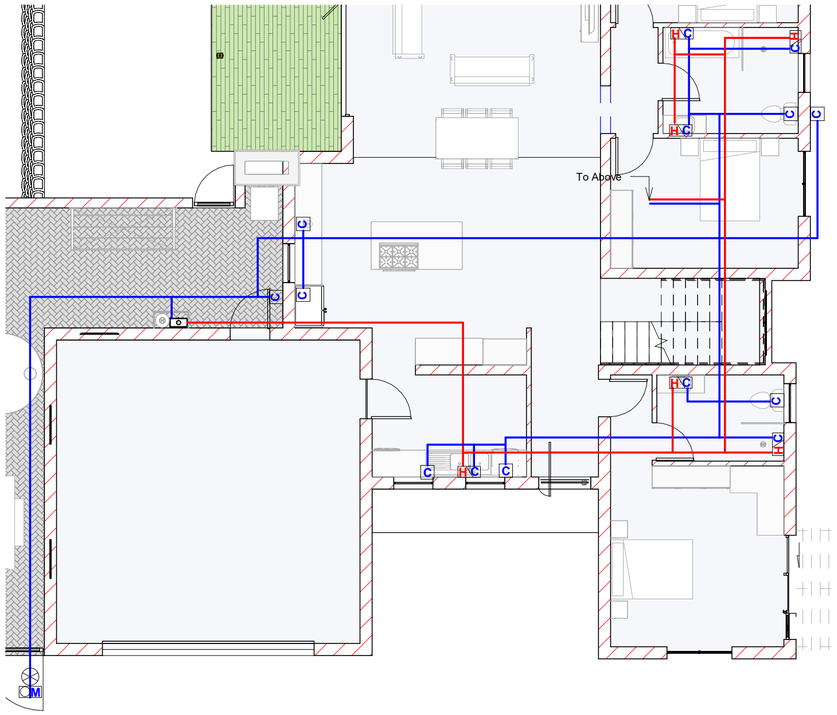
0 Revision

Sheet Size A2

2026/09/09 11:42:55

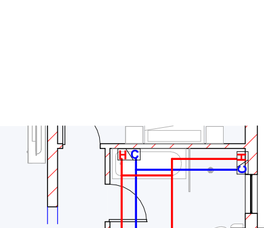
LEGEND

- Hot Water Feed
- Hot Water Return
- Cold Water
- HWC — Hot water cylinder
- SOLAR — Solar panel Geyser
- C H — Hot and Cold Taps
- HC — Water Mixer Tap
- M — Water Meter
- Stopcock



Water Reticulation

Scale: 1 : 100



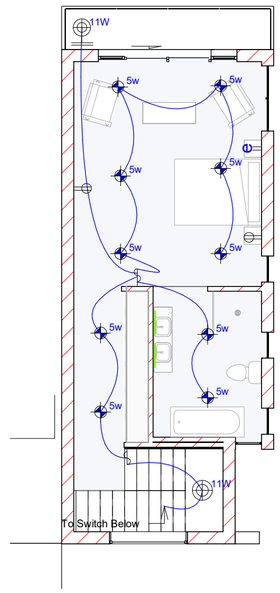
First Floor Water

Scale: 1 : 100

Hot Water Demands as per SANS 10400 XA

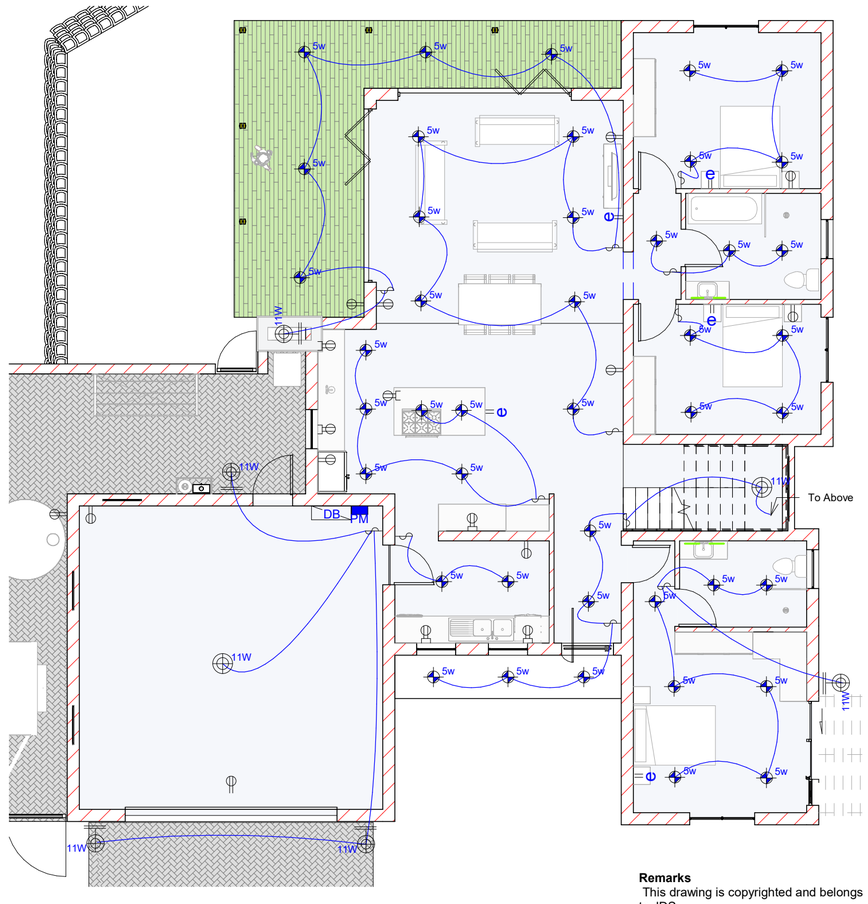
Occupancy:	H4
Number of Persons:	6
Hot Water Supply:	Liquid Petroleum Gas
Total Usage:	690 L/day
24h Storage Requirement:	0 L

Hot Water Pipe Insulation Requirements (SANS 10400-XA):
- All exposed hot-water service pipes ≤ 80mm diameter shall be insulated to a minimum R-value of R-1.0 (m²·K/W).
- All exposed hot-water service pipes > 80mm diameter shall be insulated to a minimum R-value of R-1.5 (m²·K/W).



First Floor Electrical

Scale: 1 : 100



Electrical Layout

Scale: 1 : 100

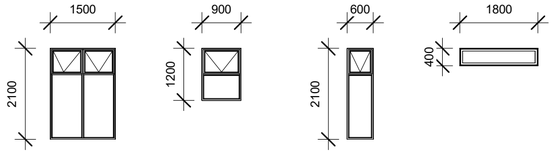
Electrical Legend

- Light switch
- 11W — Ceiling mounted light
- 11W — Wall mounted light
- 2x15W — Double tube light
- LED Strip Light
- 5W — 5w Downlighter
- Socket outlet Above Counter
- Socket outlet 300 affl
- PM — Prepaid Meter
- DB — Distribution Board
- GWH — Gas Water Heater
- HWC — Hot water cylinder
- Clearwire Telephone/ Intercom
- Clearwire Internet Connection
- Clearwire Antenna in roof
- DATA — Clearwire Data Box as per HOA (including electrical outlet)
- iso — Stove isolator switch
- DATA Circuit
- Electrical Connections

Lighting Energy Demand as per SANS 10400 XA

Building Category:	H4
Allowed Wattage per m²:	4 W/m²
Total Area:	237.7 m²
Total Watts Allowed:	951 W
Total Watts Used:	364 W
	Compliant

NOTES:
1) No Low-E Glass allowed in Zone 4.
2) All glazing to be Single Clear unless specified
3) All Glass Panels >1m² to be Safety Glass
4) All Glass Panels below 600mm above ffl to be Safety Glass
5) All Bathroom windows to be Obscure Safety Glass
6) Garage Door to comply with SANS 10400T, section 9.4.3(b)
7) All Aluminium to be Powder Coated by Specialist

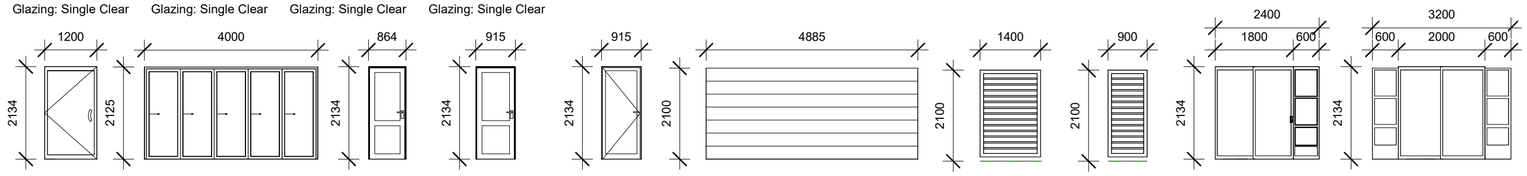


W 1
305-1215dt-600 2
Qty: 5
Frame: Aluminium
Colour: Charcoal
Glazing: Single Clear

W 2
PT912
Qty: 8
Frame: Aluminium
Colour: Charcoal
Glazing: Single Clear

W 3
PT621
Qty: 4
Frame: Aluminium
Colour: Charcoal
Glazing: Single Clear

W 4
0406 x 0610mm
Qty: 9
Frame: Aluminium
Colour: Charcoal
Glazing: Single Clear



D 1
1200 Pivot Door
Qty: 1
Frame: Aluminium
Colour: Charcoal

D 2
5 Panel Door
Qty: 2
Frame: Aluminium
Colour: Charcoal

D 3
864mm Internal Door
Qty: 5
Frame: Timber
Colour: Natural

D 4
1Hr Fire Door
Qty: 1
Frame: Timber
Colour: Natural

D 5
0915 x 2134mm Glass Door
Qty: 1
Frame: Aluminium
Colour: Charcoal

D 6
Double Garage Door
Qty: 1
Frame: Aluminium
Colour: Charcoal

D 7
1.4x2.1m Yard Gate
Qty: 2
Frame: Aluminium
Colour: Charcoal

D 8
0.9x2.1m Yard Gate
Qty: 1
Frame: Aluminium
Colour: Charcoal

D 9
1800 x 2134mm + Sidelight
Qty: 1
Frame: Aluminium
Colour: Charcoal

D 10
Double Patio Door
Qty: 1
Frame: Aluminium
Colour: Charcoal

Window and Door Schedule

Scale: 1 : 100

Owner signature

Remarks
This drawing is copyrighted and belongs to JDS.
No parts hereof may be copied, or used for purposes other than indicated on this drawing without written approval of JDS

Revision

No.	Description	Date

DC Property

Proposed new dwelling on erf 25595, Welgelegen, George

JDS Design Studio
johan@jdsdesign.co.za
www.jdsdesign.co.za Cell: 071 656 3789

DRAFT

Date 2026/09/09 11:42:57

Drawn: JJP Jacobs
SACAP REG NO 0560

Electrical, Water&Schedules

1324-04
0 Revision

Sheet Size A2

2026/09/09 11:42:57