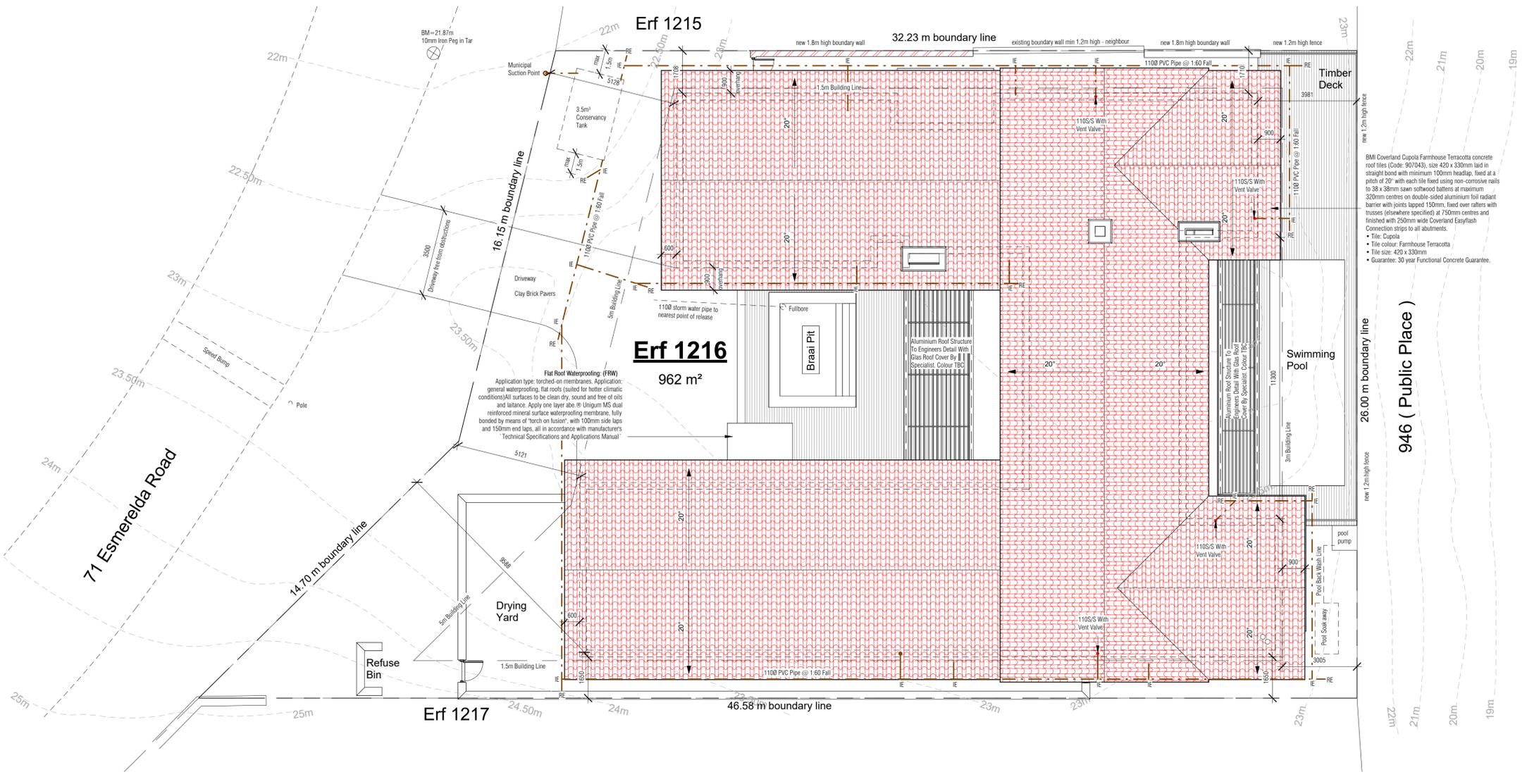
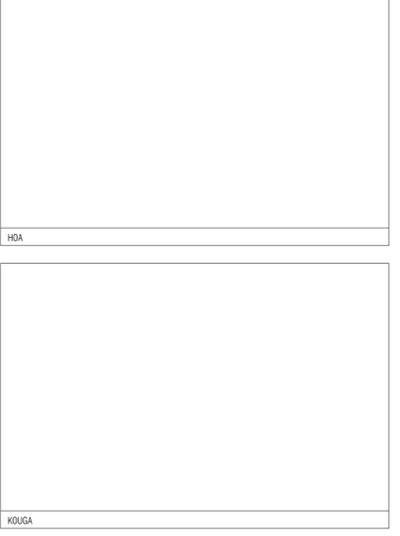


Bin Box
Scale: 1 : 50

- Roof Sheeting:**
0.30mm Aluminium 3003-4 Alloy or ECLAD ALLOY Painted COLOR-TECH G4 'CHARCOAL' C1S, Corrugated S10 Rib Profile
Roof Sheets & Accessories On 76x50mm PProfiles @1100mm C/C, On Timber Rafter's. Max Rafter/Truss height 152, Engineer To Strengthen Design Accordingly. All By Specialist & Engineers Design. Roof Angle 45°.
- Gutter:**
Aluminium Seamless Rolled Gutter, Colour: White
- Downpipes (DP):**
PVC Downpipes Colour: White
- Facia:**
Fibre Cement Facia, Painted White, Size: See Detail
- Edgeboards:**
Fibre Cement Edgeboards, Painted White
- Flashing:**
Aluminium Counter Flashing, Colour To Match Roof Sheeting
- Storm Water (SW):**
To Evenly Run Off Site Onto Gull Course
- Balcony Waterproofing:**
Application type: eco waterproofing
Application: waterproofing of decks under ceramic tiles
All surfaces must be free from grease, oil, dust, loose particles and other contaminants. Apply three coats dura® proof dilitex with the first coat applied to a damp surface using a block brush or roller, while wet embed reinforcement netting into wet dura® proof dilitex and apply subsequent coats using a block brush or roller with an overcoating time of 2 hours, all in accordance with manufacturer's recommendations.
- Flat Roof Waterproofing (FRW):**
Application type: torched on membranes. Application: general waterproofing, flat roofs (suited for hotter climatic conditions) All surfaces to be clean dry, sound and free of oils and laitance. Apply one layer abe® Unigum MS dual reinforced mineral surface waterproofing membrane, fully bonded by means of torch on fusion®, with 100mm side laps and 150mm end laps, all in accordance with manufacturer's Technical Specifications and Applications Manual.
- Storm Water Flow:**
See Arrows For Direction
- Storm Water Run:**
Storm Water Run
- Storm Water (SW):**
To Evenly Run Off Site
- Movement Joints (MJ):**
To Engineer
- Gas Line:** - - - - -
- Water Line:** - - - - -
- Soil Pipe:** - - - - -
- Waste Pipe:** - - - - -
- Electrical:** - - - - -
- Hot Water:** - - - - -
- Telkom:** - - - - -
- Solar Electrical:** - - - - -
- Water Harvesting:** - - - - -

AREAS	
Erf no.	1216
Area of site	962m ²
Footprint	463m ²
Coverage	48%
FAR	0.66

Areas	
Name	Area
Covered Patio	68 m ²
Garage	53 m ²
Ground Storey	341 m ²
Ground Storey	463 m ²
First Storey	179 m ²
First Storey	179 m ²
Total Covered	642 m²



Site & Roof Plan
Scale: 1 : 100

Jurievandyk ARCHITECTURE
SOUTH AFRICAN COUNCIL FOR THE ARCHITECTURAL PROFESSION
SACAP Reg. 10060
SAAI Reg. 322947
PI Insurance VKN Financial Service
PI Membership no.32647

JURIE VAN DYK ARCHITECTURE (LTD)PTY
CIPC 2020/623967/07
Member of the South African Council for the Architectural Profession.
SACAP Reg. 10060
SAAI Reg. 322947
PI Insurance VKN Financial Service
PI Membership no.32647

JURIE VAN DYK ARCHITECTURE
13 Tamarisk Square
Jeffreys Bay 6330
www.jurievandyk.com
jurievandyk01@gmail.com
082 453 5846

Project 1216

Proposed New House On Erf 1216
Sea Vista, 71 Esmerelda Road for
Bridman Investments Proprietary
Limited

Rev Date	Description	Rev No.

Revision Schedule

Owner
Bridman Investments
Proprietary Limited
Prox: Thomas Bemelman

Owners Signature(s)

ALL DIMENSIONS AND LEVELS ARE TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. PROPOSED DIMENSIONS ONLY TO BE USED AS A GUIDE AND NOT TO BE SOLED.

DISCREPANCIES, OMISSIONS AND AMBIGUITIES ARE TO BE RESOLVED TO THE ARCHITECTS' ATTENTION IMMEDIATELY THEY BECOME EVIDENT.

SHOP DRAWINGS TO BE SUBMITTED FOR APPROVAL PRIOR TO MANUFACTURE OR INSTALLATION.

COPYRIGHT AND RIGHT OF REPRODUCTION OF THIS DRAWING OR ANY PART THEREOF IS RESERVED BY JURIE VAN DYK ARCHITECTURE.

TITLE
Site & Roof Plan

Existing

Scale: As Indicated Date: 2022/09/27 Drawn: ES

Project No. Revision No.



Rev Date	Description	Rev No.

Rev Date	Description	Rev No.

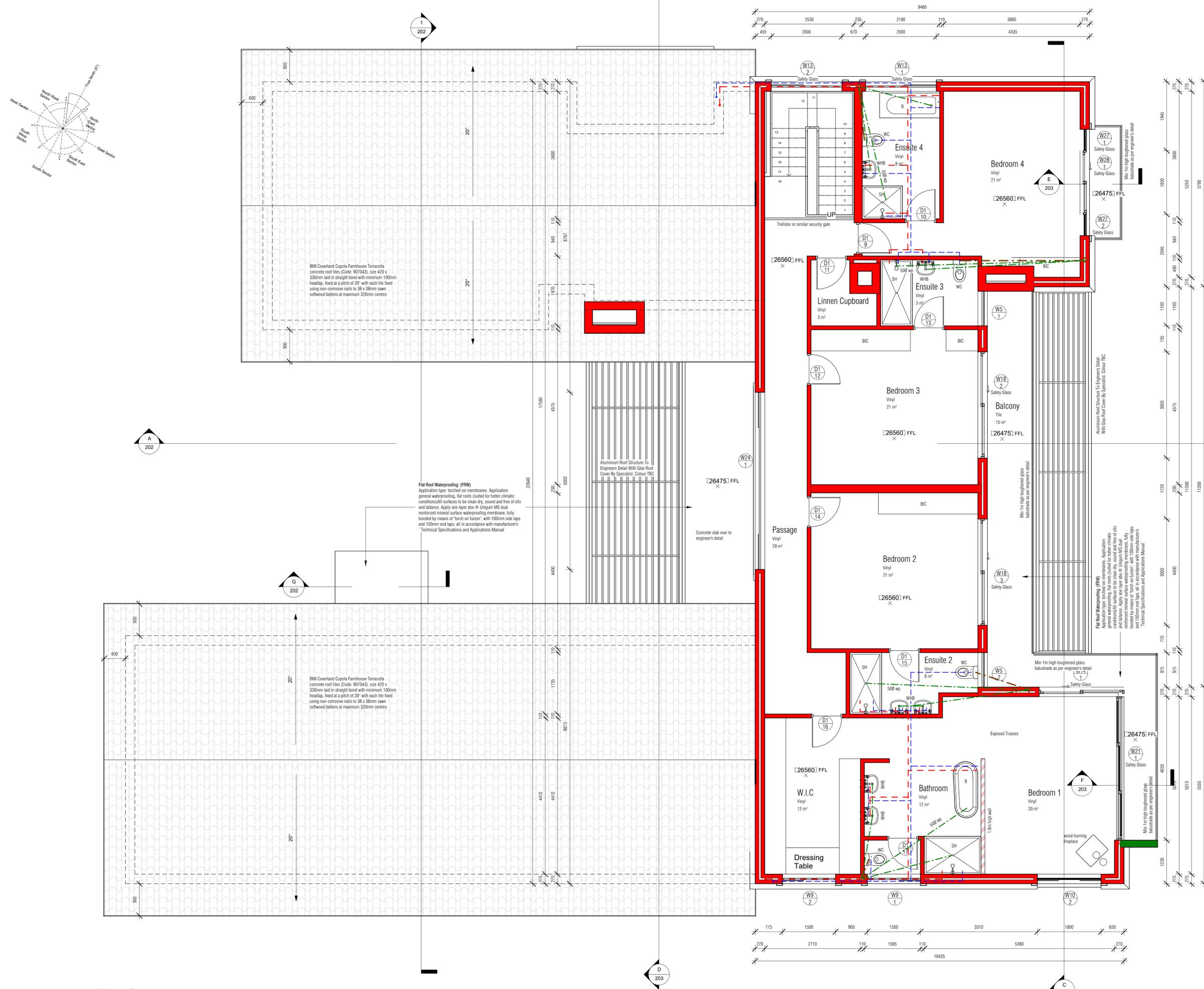
ALL DIMENSIONS AND LEVELS ARE TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK. WORKERS OF CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING DIMENSIONS AND LEVELS. PROPOSED DIMENSIONS ONLY TO BE USED AS A GUIDE AND NOT TO BE SOLELY RELIED UPON. DISCREPANCIES, OMISSIONS AND AMBIGUITIES ARE TO BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY THEY BECOME EVIDENT. SHOP DRAWINGS TO BE SUBMITTED FOR APPROVAL PRIOR TO MANUFACTURE OR INSTALLATION. COPYRIGHT AND RIGHT OF REPRODUCTION OF THE DRAWING OR ANY PORTION THEREOF IS RESERVED BY JURIE VAN DYK ARCHITECTURE.

TITLE
First Storey Plan

Existing
Scale: 1:50 Date: 2022.09.27 Drawn: ES

Project No. Revision No.
Project I
DRAWING NO.

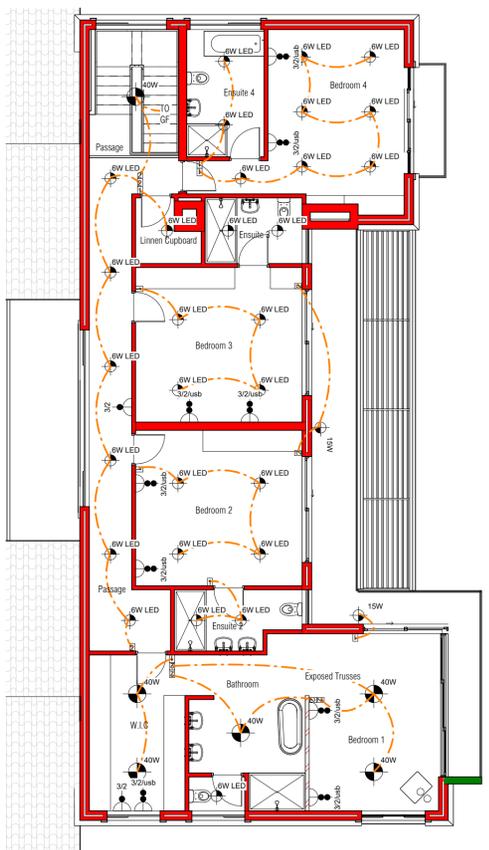
201



First Storey
Scale: 1:50



Ground Storey - Electrical
Scale: 1 : 100



First Storey - Electrical
Scale: 1 : 100

ELECTRICAL COMPONENT POINTS

How to read the Light Switch symbol

- Single 3 Plug
- 3 & 2 Point Plug
- 3 & 2 & USB Plug
- Water Proof Double Wall Socket
- TV Point
- Distribution Board
- Movement Censor
- Shavers Point & Hair Dryer
- Intercom System or Buzzer

LIGHT FITTING LEGEND

How to read the light symbol

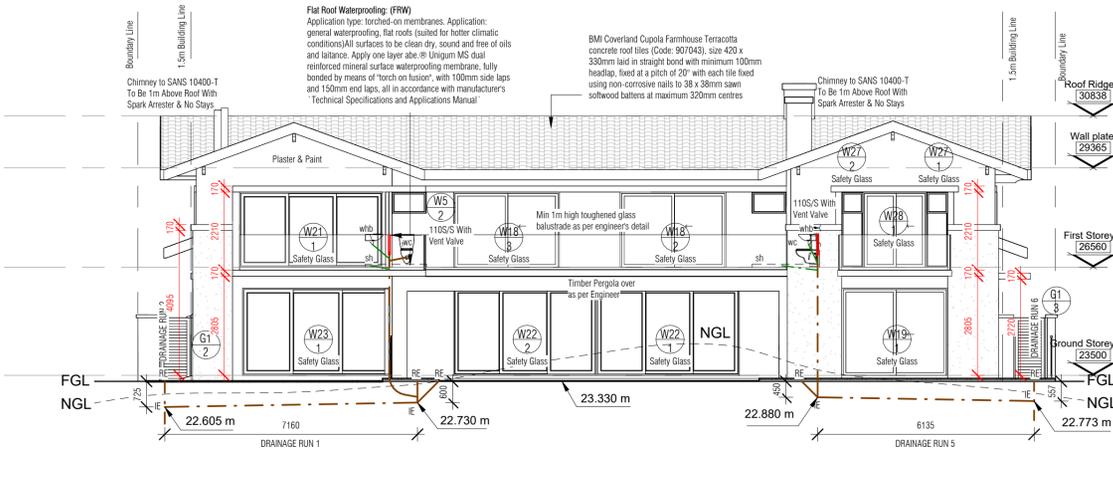
- Wattage of the light
- Down Lighter
- Ceiling Light
- Wall Mounted Light
- Double Fluorescent Light
- Foot Light
- Dendant Light
- Allow For Light Point

LIGHT SWITCH LEGEND

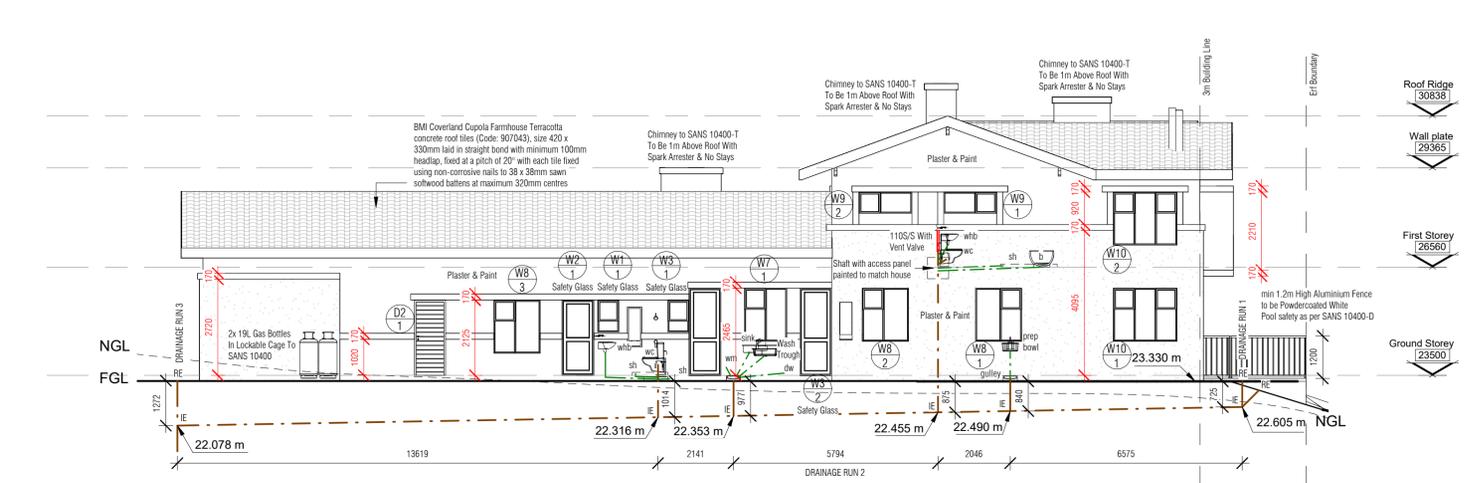
How to read the Light Switch symbol

- Indicate Light Switch Unit
- Number of boxes = Number of switches per unit
- Description inside box incates type of switch

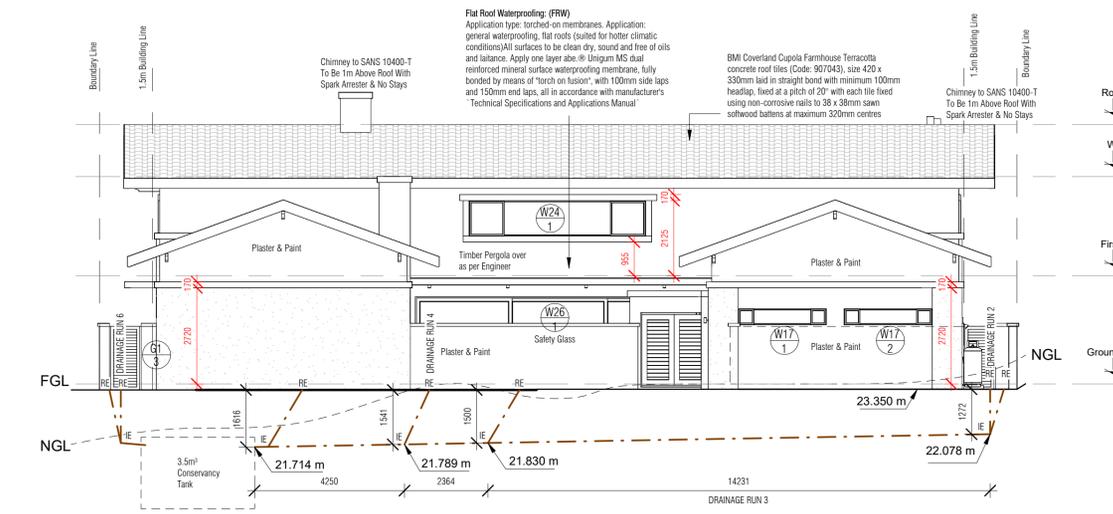
1 - One Way Switch
2 - Two Way Switch
3 - Three Way Switch
4 - Four Way Switch
D - Dimmer Switch



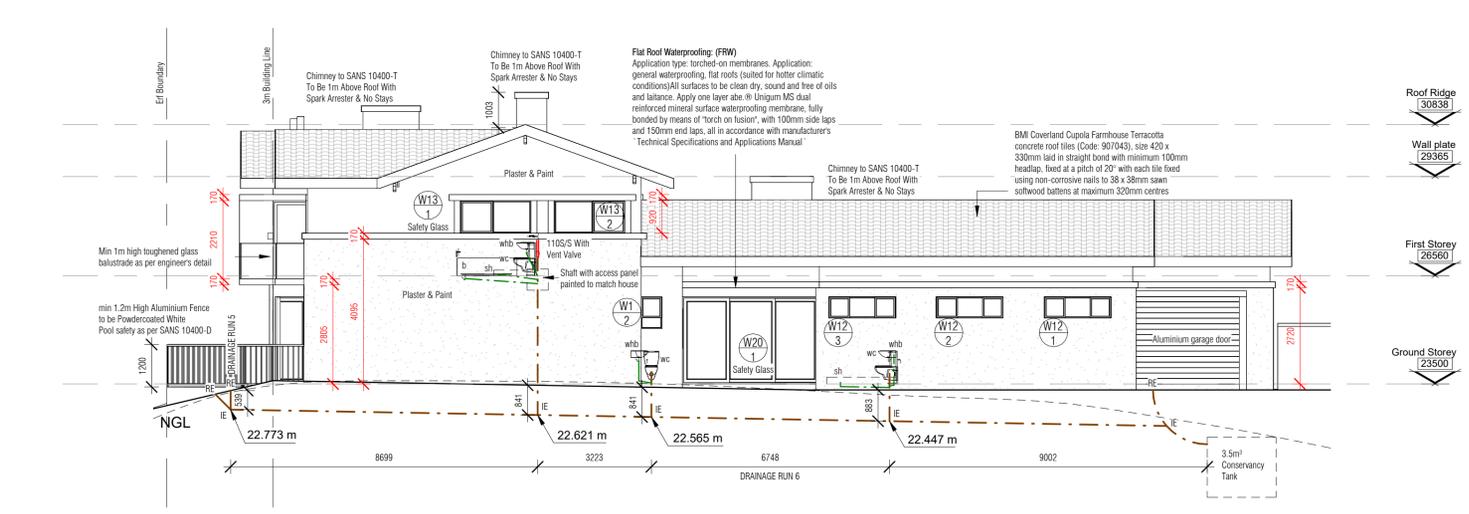
North-East Elevation
Scale: 1 : 100



South-East Elevation
Scale: 1 : 100



South-West Elevation
Scale: 1 : 100



North-West Elevation
Scale: 1 : 100

Energy Efficiency

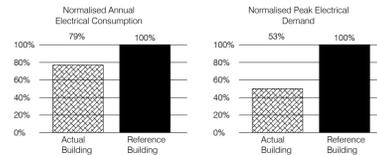
SANS 10400-XA: Rational Assessment Summary

Method: Rational design or rational assessment of annual energy consumption to a reference building in terms of SANS 10400-XA

See Attached A4 report
Prepared by: Jurie van Dyk
SACAP no: T0060

Main House

Lamp power (W) rating	Energy Values:		Normalised Values:	
	Actual Building	Reference Building	Actual Building	Reference Building
Demand (VA/m ²) avg. over 12 months	7.5	14.13	53%	100%
Consumption (kWh/m ²) 12 month annual	22.1	27.97	79%	100%



Conclusion:

The annual energy consumption and peak demand of the actual building are less than those of the reference building, and the conclusion can therefore be drawn that, in terms of energy use, the actual building envelope has a theoretical annual energy consumption and demand less than or equal to a reference building that complies with the requirements of SANS-10400 Part XA.

Occupation Classification of Building: H4 Occupancy

Climate Zone of Building: 4 Occupancy

Building Orientation: Window Orientation/Longer Axis: North West Optimal Orientation Achieved

Dominant windows of habitable rooms or longer axis to be within 15 deg's of true north

Floor Construction

Slab on ground: Concrete Slab on Ground? Yes No
In-slab Heating Provided? No Yes

Suspended floor: Suspended Floor As Building Envelope? No Yes
In-slab Heating Provided? No Yes

Insulation Requirements: Slab on ground: Perimeter Insulation Required? Yes No
Min. Insulation R-value: 1.0 & refer SANS 10400-XA (4.4.2) / SANS 204 (4.3.2)

Suspended floor: Insulation of unenclosed perimeter Required? No Yes
Under floor insulation Required? No Yes

External Wall Construction

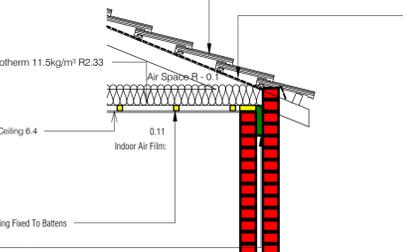
SANS 10400-XA: Wall Type? Masonry Other
Min R-value Required? 0.35 0.35
Compliant Walls: Double-skin masonry wall, no cavity, plastered internally or rendered externally, or single-skin masonry wall, normal wall thickness not < 140 mm, plastered internally and rendered externally.
Double Brick Wall Type: with 50mm air cavity without air cavity

Fenestration - Building with Natural Environmental Control

SANS 10400-XA: Glazing Type: Single Clear - Safety And Laminated As Indicated & By Specialist Other
Glazing U-Value: 7.9 7.9
Glazing SHGC Value: 0.81 0.81
Frame Type: Aluminium Without Thermal Barrier Other

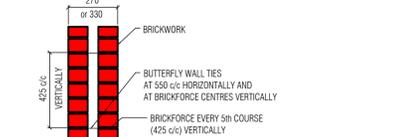
BMI Coverland Cupola Farmhouse Terracotta concrete roof tiles (Code: 907043), size 420 x 330mm laid in straight bond with minimum 100mm headlap, fixed at a pitch of 20° with each tile fixed using non-corrosive nails to 38 x 38mm sawn softwood battens at maximum 320mm centres on double-sloped aluminium foil radiant barrier with joints lapped 150mm, fixed over rafters with trusses (elsewhere specified) at 750mm centres and finished with 250mm wide Coverland Easyflash Connection strips to all abutments.

- Tile: Cupola
- Tile colour: Farmhouse Terracotta
- Tile size: 420 x 330mm
- Guarantee: 30 year Functional Concrete Guarantee.



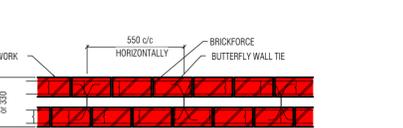
Roof Detail Tile

Scale: 1 : 25



Brickforce Detail

Scale: 1 : 20



Roof Assembly

SANS 10400-XA

Required R-Value: m²-KW

Direction of Heat Flow:

Basic Construction:

Outdoor Air Flow	0.03	m ² -KW
Tile	0.02	m ² -KW
Air Space R - 0.1	0.18	m ² -KW
Radsheild Double Sided	1.05	m ² -KW
100mm Isotherm 11.5kg/m ² R2.33	2.33	m ² -KW
Rhinoboard Ceiling 6.4	0.06	m ² -KW
Indoor Air Film:	0.11	m ² -KW

Total R-Value: m²-KW ACCEPTABLE - Refer to SANS 204

Air Infiltration & Leakage

Max. Permissible Air Leakage (AL)	2.0	L/s/m ² - Operable Glazing
Reference Building	3.1	L/s/m ² - Non-Operable Glazing
Max. Permissible Air Leakage (AL)	5.0	L/s/m ² - Glazed Double Section Action Swing Doors & Revolving Doors

All with 75 Pa pressure difference when tested in accordance with SANS 613

Chimneys & Flues

Type of burning device: Solid Fuel Open Refer to SANS 204 (4.4.3) - Damper or flap required

Roof Lights & Skylights: Roof or skylight installed: No

External Doors: Door services: Habitable Rooms Refer to SANS 204 (4.4.3) - Door seal required

Exhaust Fans: Exhaust Fans: Habitable Rooms

Roof, Walls & Floors: Roof, external walls & floors and openings in external walls serve: Habitable Rooms Refer to SANS 204 (4.4.3) - Self closing damper or filter required

Services: Refer to SANS 204 (4.4.3) - Construction to minimise air leakage

Main House

Hot Water Services: Type of Accommodation: Dwelling House - Medium Rental: 115-140L/capita/day

Assumed hot water consumption: L

No. of persons: Per Day

Assumed daily hot water consumption: L

Storage Capacity: L

Insulation Requirements: Internal dia. of hot water service pipe: or < 80 mm

Min Required R-Value for exposed Pipe Insulation: m²-KW - Refer to SANS 204 (4.5.2)

Hot water vessels or tanks: Min Required R-Value for Vessel or Tank: m²-KW - Exposed Hot water tanks to be covered with insulation

100% Hot Water Supply From Gas Geysers

Hot Water Services: Type of Accommodation: Dwelling House - Medium Rental: 115-140L/capita/day

Assumed hot water consumption: L

No. of persons: Per Day

Assumed daily hot water consumption: L

Storage Capacity: L

Insulation Requirements: Internal dia. of hot water service pipe: or < 80 mm

Min Required R-Value for exposed Pipe Insulation: m²-KW - Refer to SANS 204 (4.5.2)

Hot water vessels or tanks: Min Required R-Value for Vessel or Tank: m²-KW - Exposed Hot water tanks to be covered with insulation

Hot water vessels or tanks: Min Required R-Value for Vessel or Tank: m²-KW - Exposed Hot water tanks to be covered with insulation

Hot water vessels or tanks: Min Required R-Value for Vessel or Tank: m²-KW - Exposed Hot water tanks to be covered with insulation

Hot water vessels or tanks: Min Required R-Value for Vessel or Tank: m²-KW - Exposed Hot water tanks to be covered with insulation

Hot water vessels or tanks: Min Required R-Value for Vessel or Tank: m²-KW - Exposed Hot water tanks to be covered with insulation

Hot water vessels or tanks: Min Required R-Value for Vessel or Tank: m²-KW - Exposed Hot water tanks to be covered with insulation

Hot water vessels or tanks: Min Required R-Value for Vessel or Tank: m²-KW - Exposed Hot water tanks to be covered with insulation

Hot water vessels or tanks: Min Required R-Value for Vessel or Tank: m²-KW - Exposed Hot water tanks to be covered with insulation

Hot water vessels or tanks: Min Required R-Value for Vessel or Tank: m²-KW - Exposed Hot water tanks to be covered with insulation

Hot water vessels or tanks: Min Required R-Value for Vessel or Tank: m²-KW - Exposed Hot water tanks to be covered with insulation

Hot water vessels or tanks: Min Required R-Value for Vessel or Tank: m²-KW - Exposed Hot water tanks to be covered with insulation

Hot water vessels or tanks: Min Required R-Value for Vessel or Tank: m²-KW - Exposed Hot water tanks to be covered with insulation

Hot water vessels or tanks: Min Required R-Value for Vessel or Tank: m²-KW - Exposed Hot water tanks to be covered with insulation

Hot water vessels or tanks: Min Required R-Value for Vessel or Tank: m²-KW - Exposed Hot water tanks to be covered with insulation

Hot water vessels or tanks: Min Required R-Value for Vessel or Tank: m²-KW - Exposed Hot water tanks to be covered with insulation

Hot water vessels or tanks: Min Required R-Value for Vessel or Tank: m²-KW - Exposed Hot water tanks to be covered with insulation

Hot water vessels or tanks: Min Required R-Value for Vessel or Tank: m²-KW - Exposed Hot water tanks to be covered with insulation

Hot water vessels or tanks: Min Required R-Value for Vessel or Tank: m²-KW - Exposed Hot water tanks to be covered with insulation

Hot water vessels or tanks: Min Required R-Value for Vessel or Tank: m²-KW - Exposed Hot water tanks to be covered with insulation

Hot water vessels or tanks: Min Required R-Value for Vessel or Tank: m²-KW - Exposed Hot water tanks to be covered with insulation

Hot water vessels or tanks: Min Required R-Value for Vessel or Tank: m²-KW - Exposed Hot water tanks to be covered with insulation

Hot water vessels or tanks: Min Required R-Value for Vessel or Tank: m²-KW - Exposed Hot water tanks to be covered with insulation

Hot water vessels or tanks: Min Required R-Value for Vessel or Tank: m²-KW - Exposed Hot water tanks to be covered with insulation

Hot water vessels or tanks: Min Required R-Value for Vessel or Tank: m²-KW - Exposed Hot water tanks to be covered with insulation

Hot water vessels or tanks: Min Required R-Value for Vessel or Tank: m²-KW - Exposed Hot water tanks to be covered with insulation

Hot water vessels or tanks: Min Required R-Value for Vessel or Tank: m²-KW - Exposed Hot water tanks to be covered with insulation

Hot water vessels or tanks: Min Required R-Value for Vessel or Tank: m²-KW - Exposed Hot water tanks to be covered with insulation

Hot water vessels or tanks: Min Required R-Value for Vessel or Tank: m²-KW - Exposed Hot water tanks to be covered with insulation

Hot water vessels or tanks: Min Required R-Value for Vessel or Tank: m²-KW - Exposed Hot water tanks to be covered with insulation

Hot water vessels or tanks: Min Required R-Value for Vessel or Tank: m²-KW - Exposed Hot water tanks to be covered with insulation

Hot water vessels or tanks: Min Required R-Value for Vessel or Tank: m²-KW - Exposed Hot water tanks to be covered with insulation

Hot water vessels or tanks: Min Required R-Value for Vessel or Tank: m²-KW - Exposed Hot water tanks to be covered with insulation

Hot water vessels or tanks: Min Required R-Value for Vessel or Tank: m²-KW - Exposed Hot water tanks to be covered with insulation

Hot water vessels or tanks: Min Required R-Value for Vessel or Tank: m²-KW - Exposed Hot water tanks to be covered with insulation

Hot water vessels or tanks: Min Required R-Value for Vessel or Tank: m²-KW - Exposed Hot water tanks to be covered with insulation

Window Plan Detail

Scale: 1 : 10



Door Plan Detail

Scale: 1 : 10

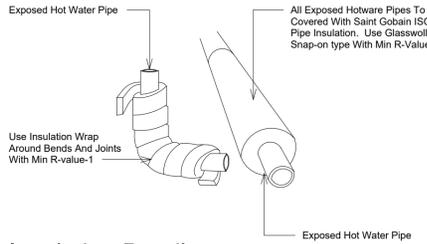


Perimeter Wall Detail

Scale: 1 : 10



All Exposed Hot Water Pipes Or In Ground To Be Insulated With Heat Insulating Material With Min R-value-1. All Insulating To Comply With SANS 10252-1 Section G.4



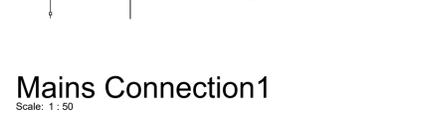
Insulation Detail

Scale: 1 : 25



Mains Connection 1

Scale: 1 : 50



SANITARY FIXTURE OFFSET

Scale: 1 : 25



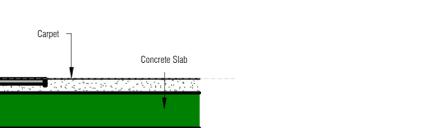
FLOOR FINISHES

Scale: 1 : 10



Window Detail

Scale: 1 : 20



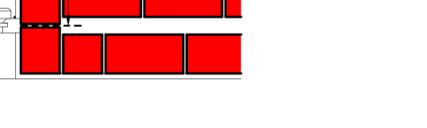
Door Detail

Scale: 1 : 20



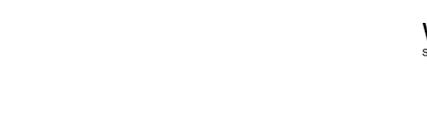
Window Detail

Scale: 1 : 20



Perimeter Wall Detail

Scale: 1 : 20



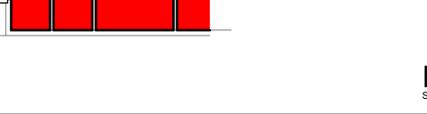
Door Detail

Scale: 1 : 20



Perimeter Wall Detail

Scale: 1 : 20



PALOMA 26 LITRE GAS GEYSER (PH26GAWN)



R12,800.00
incl VAT

PRODUCT DESCRIPTION: SPECIAL: Manufactured in Japan since 1980. Paloma 26 & 20 models have been custom made for South African conditions & utilize variations within South Africa.

Operate on either LP Gas or Natural Gas. Paloma geysers can supply multiple hot water outlets simultaneously.

Electrically Ignited. Can be operated on generator/Inverter/Computer UPS.

For outdoor installation.

Paloma units can be installed on existing or new solar systems to boost or back-up solar generated hot water.

Flameless Protection Systems that automatically shut down the geyser should a fault occur.

Optional Remote Control allowing easy setting of water temperatures. Deluxe controllers also offer Space 66 mode & smart safety features.

ADD TO QUOTE

SKU: RB

Categories: Forced-Fan Geysers (Electric Ignition), Gas Geysers, Paloma Geysers.

Paloma Geysers

Paloma Geysers