

<b>AREA SCHED</b>	ULE		
NEW BUILDING AREA		1	
SITE	25 093m <sup>2</sup>		
GROUND FLOOR AREA		634m <sup>2</sup>	
BASEMENT FLOOR AREA			307m <sup>2</sup>
UNCOVERED PATIO AREA	294m <sup>2</sup>		
TOTAL	941m <sup>2</sup>		
COVERAGE			
SITE	25 093m <sup>2</sup>		
BUILDING		789m <sup>2</sup>	
TOTAL			789m <sup>2</sup>
COVERAGE ALLOWED	35%		
COVERAGE	3.14%		
FAR / BULK FACTOR			
SITE	25 093m <sup>2</sup>		
TOTAL BUILDING		1268m <sup>2</sup>	
FAR ALLOWED	1.0		
TOTAL	0.050		
ZONING			
70,000	DEOIDENTIA		
ZONING			SIDENTIAL ZONE
KNYSNA USE ZONE		DENTIAL ZONE	
BUILDING LINES		SIDE, 10m STRI	EET BOUNDARY
PROPERTY OPEN AREA	96.79%		
HEIGHT PERMITTED	10m		
	35%		
COVERAGE PERMITTED			
FAR PERMITTED	1.0		

#### GENERAL NOTES:

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- PIPES UNDER BUILDINGS OR WALLS TO HAVE REINFORCED FOUNDATION OVER CROSSINGS
- NO CHANGE OF DIRECTION OR JUNCTION UNDER BUILDING
- ALL WASTEPIPES TO BE 500mm & FULLY ACCESSIBLE ALL WASTEPIPE APPLICATIONS ON STUBSTACKS TO BE INDIVIDUALLY ANTI-SIPHONED WITH 51mm ANTI-VACUME TRAP ALL WASTEWATER APPLICATIONS TO HAVE WATERTRAPS
- SOIL & SEWERPIPES TO BE 1000mm GEYSERS TO BE ACCORDING TO SABS 0254
- GLAZING ACCORDING TO SABA 0137 CHIMNEYS ACCORDING TO PART VV1-VV4 OF NBR

SHOWERS TO HAVE BRASS TRAPS 10 YEAR WATERPROOFING GUARENTEE TO BE CEDED TO THE CLIENT BY THE CONTRACTOR NO CEMENT BRICKS TO BE USED UNLESS SPECIFIED BY CLIENT, ARCHITECT OR PRINCIPAL AGENT.

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REVISION:		
NO.	DESCRIPTION	DATE



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**40 OAKTREE AVENUE** 

Pieter J. Mathews B.Arch(UP) SACA MIArch(SA) ۷r. 49̈́72 ´..... Jannes Hattingh MArch(Prof) PrArch Nr. 24750198 ...

#### Municipal Approval

Architects stamp and signature

Client signature

Huis van Niekerk

Project Address ERF 2924

Project Description

Welbedaght Knysna

Client Name

#### CHARL LE ROUX VAN NIEKERK

Project Number

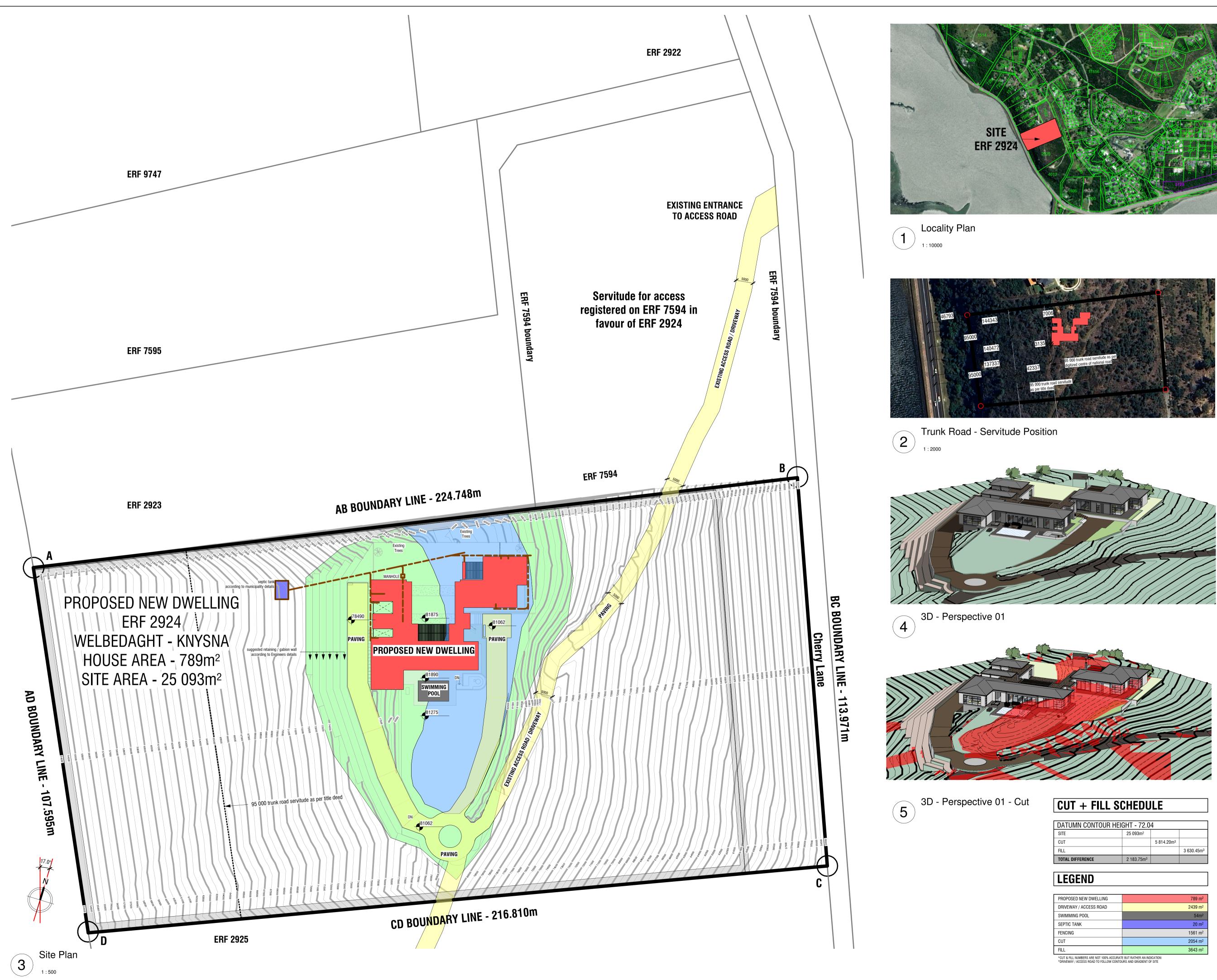
22314 Project Name

Huis van Niekerk

Sheet Name

SITE PLAN

Drawing Number	Revision
M050	
Date	Scale
2024/07/02 11:49:37	As indicated
Drawn:	Checked by:
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UT	+	FILL	SCH	EDULE	
TUM		)NTOUR	HEIGHT	- 72 04	

TAL DIFFERENCE	2 183.75m <sup>3</sup>		
L			3 630.45m <sup>3</sup>
Т		5 814.20m <sup>3</sup>	
E	25 093m <sup>2</sup>		

OPOSED NEW DWELLING	789 m²
IVEWAY / ACCESS ROAD	2439 m²
IMMING POOL	54m <sup>2</sup>
PTIC TANK	20 m <sup>2</sup>
VCING	1561 m <sup>2</sup>
Т	2054 m <sup>2</sup>
	0010

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### Municipal Approval

Architects stamp and signature

Client signature

Project Description

Huis van Niekerk

Project Address

ERF 2924 Welbedaght Knysna

Client Name

## CHARL LE ROUX VAN NIEKERK

Project Number

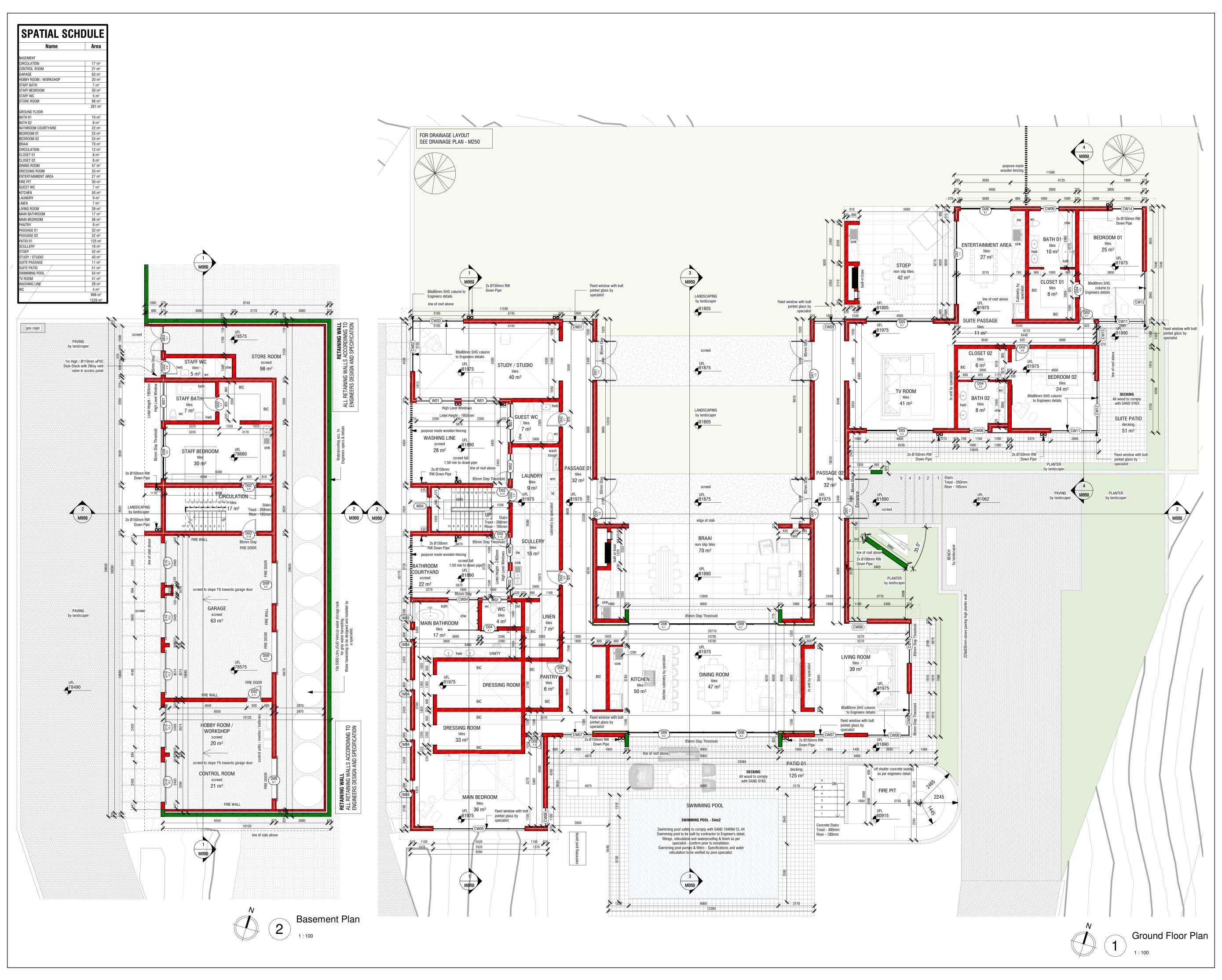
22314 Project Name

Huis van Niekerk

Sheet Name

SITE WORKS DIAGRAM

Drawing Number	Revision
M051	
Date	Scale
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#### Municipal Approval

Architects stamp and signature

Client signature

Other

Project Description

Huis van Niekerk

Project Address

ERF 2924 Welbedaght

Knysna Client Name

## CHARL LE ROUX VAN NIEKERK

Project Number

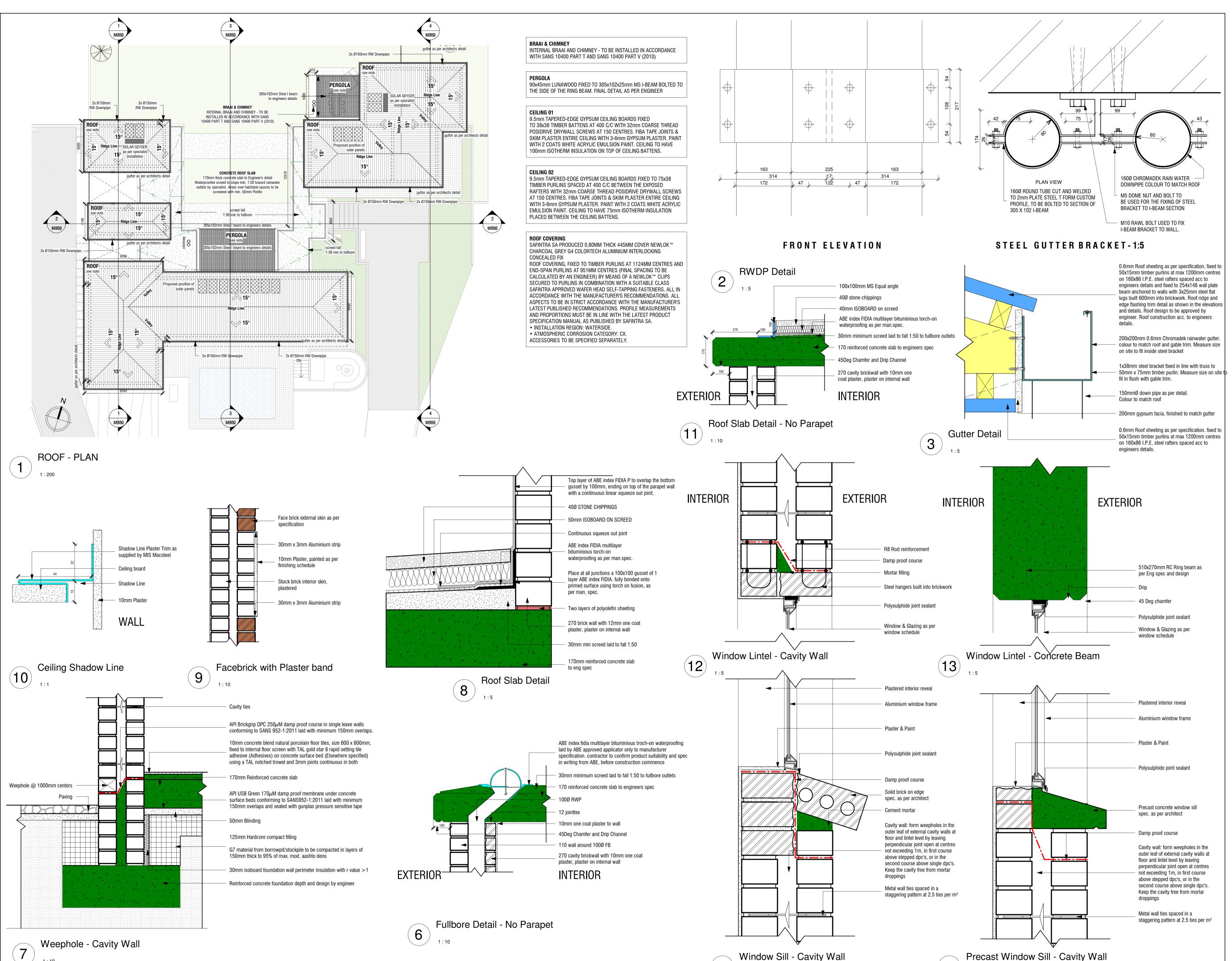
22314

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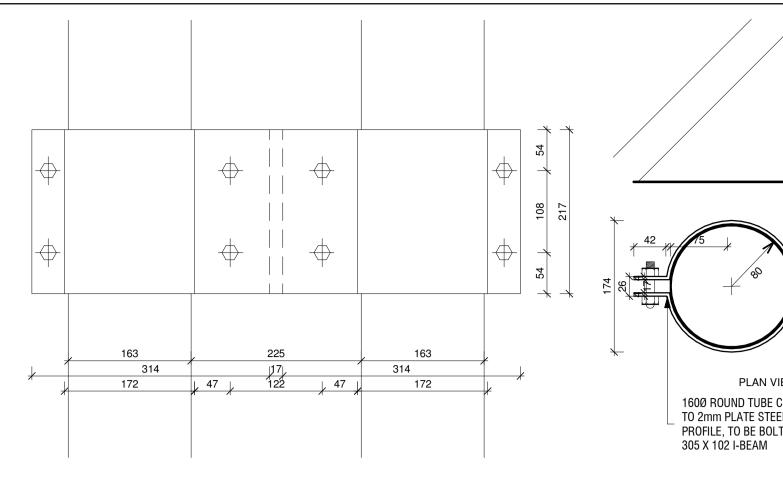
Huis van Niekerk Sheet Name

BASEMENT & GROUND FLOOR

Drawing Number	Revision
M100	
Date	Scale
2024/07/02 11:50:03	1 : 100
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1:10



5

1:5

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#### Municipal Approval

Architects stamp and signature

Client signature

Other

Project Description Huis van Niekerk

Project Address

ERF 2924 Welbedaght Knysna

Client Name

#### CHARL LE ROUX VAN NIEKERK

Project Number

22314 Project Name

Sheet Name

Huis van Niekerk

**ROOF PLAN & DETAILS** 

Drawing Number	Revision	
M150		
Date	Scale	
2024/07/02 11:50:05	As indicated	
Drawn:	Checked by:	
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Precast Window Sill - Cavity Wall

4

1:5

# **ELECTRICAL & WATER NOTES**

NOTES	
	AL PIPING TO BE 32mm HDPE PIPE BURIED @ 1.0m DEPTH WITH 'APE @ 500mm DEPTH. TRENCH TO BE SUITABLY COMPACTED.
	L PIPING TO BE 22mm COPPER CLASS 2 PIPE. ALL JOINTS TO RY SOLDERED. ALL BURIED. PIPEWORK TO BE SLEEVED IN PVC.
,	S AND SAFETY DISTANCES TO BE CHECKEDON SITE. INSTALLATION TO ITH SANS 10087PART 1.
	TALLATION AND PIPELINES TO BE INSTALLED BY REGISTERED IN ACCORDANCE WITH REGULATIONS OF SANS 10087 PART 1
5) DOOR TO	BE LOUVRED STEEL TO ALLOW FOR VENTILATION
6) ALLOW F PER SABS (	OR MANDATORY WARNING SIGNS APPROPRIATELY DISPLAYED AS 087
	TALLATION IS SUBJECT TO LOCAL AUTHORITY APPROVAL INCLUDING VS PERTAINING TO GAS INSTALLATIONS.
8) NO UNAL CIRCUMST/	ITHERISED PERSONS ALLOWED IN CAGE UNDER ANY ANCES.
	IDATORY FIRE EQUIPMENT TO BE PRESENT AT ALL TIMES AND IS TO INED IN A GOOD WORKING CONDITION.
	ROUND GAS CASE TO BE KEPT CLEAR OF ALL COMBUSTIBLE AND POSSIBLE OBSTACLES WHICH MAY HINDER ACCESS TO SAID
11) ENSURI	E ALL OPEN DRAINS ARE SEALED OR BUILT UP.
12) ALL BU	ILDING WORK TO COMPLY WITH SABS 0400.
13) ALL ELI	ECTRICAL WORK TO COMPLY WITH SABS 0108.
14) NO GAS LOCAL AUT	TO BE SUPPLIED UNTIL REGISTRATION OF GAS INSTALLATION BY HORITY.
	BE ENSURED THAT THE GAS CASE IS LOCKABLE AND ACCESS TO THE TY IS BY AUTHORISED PERSONS ONLY.
	GIONS - ALL SIZES AND SAFETY DISTANCES TO BE CHECKED ON SITE BE IN COMPLIANCE WITH SABS 087 PART I STANDARDS
ТС ТС ТС	) BE ATLEAST 1m FROM DOOR OR WINDOW ) BE ATLEAST 2m FROM STORMWATER DRAINS & GULLYS ) BE ATLEAST 5m FROM ELEC. DB BOARD OR VEHICLE PARKING ) BE ATLEAST 3m FROM THE PROPERTY BOUNDARY ) BE ATLEAST 2m FROM AIRCON INLET

# **ENERGY EFFICIENCY**

HOT WATER SERVICES	
TYPE OF ACCOMODATION	DWELLING HOUSE
	80-115L/CAPITA/DAY
ELECTRIC HIGH PRESSURE GEYSER (150L)	
MUST CONFORM WITH SANS 10254 INSTALLATION	
ASSUMED HOT WATER CONSUMPTION	115 L
NO OF PERSONS	7 PAX
DAILY HOT WATER CONSUMPTION	920 L
ANNUAL HOT WATER CONSUMPTION	334.88 KL
50% OF ANNUAL HOT WATER CONSUMPTION	167,44 KL
50% OF DAILY HOT WATER CONSUMPTION	460 L
TO BE JEATED BY MEANS OTHER THAN ELECTRICAL	RESISTANCE HEATING

THUS REQUIRES ELECTRIC HIGH PRESSURE GEYSER (150L) AND		
HIGH PRESSURE SA SOLAR GEYSER AS PER SANS (200L)		
INSULATION REQUIREMENTS <80MM		
MINIMUM REQUIRED:		
R VALUE FOR PIPE INSULATION 1,0 REFER TO SANS 204 (4.5.2)		
R VALUE FOR TANK 2.0		
K VALUE FUK TANK 2.0		

LIGHTING AND POWER			ELECTRI
MAX ENEGRY DEMAND	2610 W	PERMISSABLE	
MAX ENERGY CONSUMPTION			Á
PER ANNYMUM	2610 kWh	PERMISSABLE	
			4
LAMP POWER RATING	NR OF LAMPS	HOURS IN USE	
8W 🕀	119 TOTAL	5	Ø
8W 🛞	9 TOTAL	4	
8W	24 TOTAL	4	1,
-			c
TOTAL LAMP ENERGY DEMAND	1456 W	ACCEPTABLE	(
			S
TOTAL ENERGY DEMAND (W/m <sup>2</sup> )	2,79W/m2	ACCEPTABLE	
AVAILABLE ENERGY DEMAND	1154 W		AD
TOTAL ANN. ENERGY CONSUMPTION	2472,29 W	ACCEPTABLE	
TOTAL ENERGY CONSUMPTION	4,74 kWh/m₂	ACCEPTABLE	
AVAL. ANN. ENERGY CONSUMPTION	137.71 kWh		

1,5 STORE ROOM STAFF WC  $\rightarrow \oplus$ Sextraction fan extraction fan 🕂 🕁 📥 STAFF BATH Æ  $\oplus$ Ą  $\bigoplus$  $\oplus$ STAFF BEDROOM 6  $-\nu$  $\bigotimes$ 11112113114115116117118119120 CIRCULATION ┢╾┶╌┶╌╼┼╼┿╶┶╌┼╾┤╤┥  $\oplus$ 1,5 1,5 GARAGE 1.5 1,5 1,5

Basement - Electrical Plan

N

(2)

1:100





# **ELECTRICAL PLAN LEGEND**

LECTRICAL LEGEND			
<u></u> ≜	PLUG POINT @ 340mm ABOVE FFL (unless height is given)		
$\blacksquare^{\!$	WATERPROOF PLUG POINT @ 340mm ABOVE FFL (unless height is given)		
$\oplus$	DOWNLIGHT		
$\oplus$	WALL LIGHT		
${\bf A}$	STAIR LIGHT		
$\bigotimes$	FEATURE LIGHTS		
	LED FEATURE STRIP LIGHTS		
1,5	DOUBLE FLUORESCENT TUBE LIGHT		
0	LIGHT SWITCH ONE WAY		
6	GARAGE DOOR MOTOR		
SP	SWIMMING POOL PUMP		
	DB		
ADSL	ADSL		
$\mathbf{A}$	TV/WIFI/FIBRE POINT		
	CONCEPTUAL WIRING		

### Huis van Niekerk

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Other

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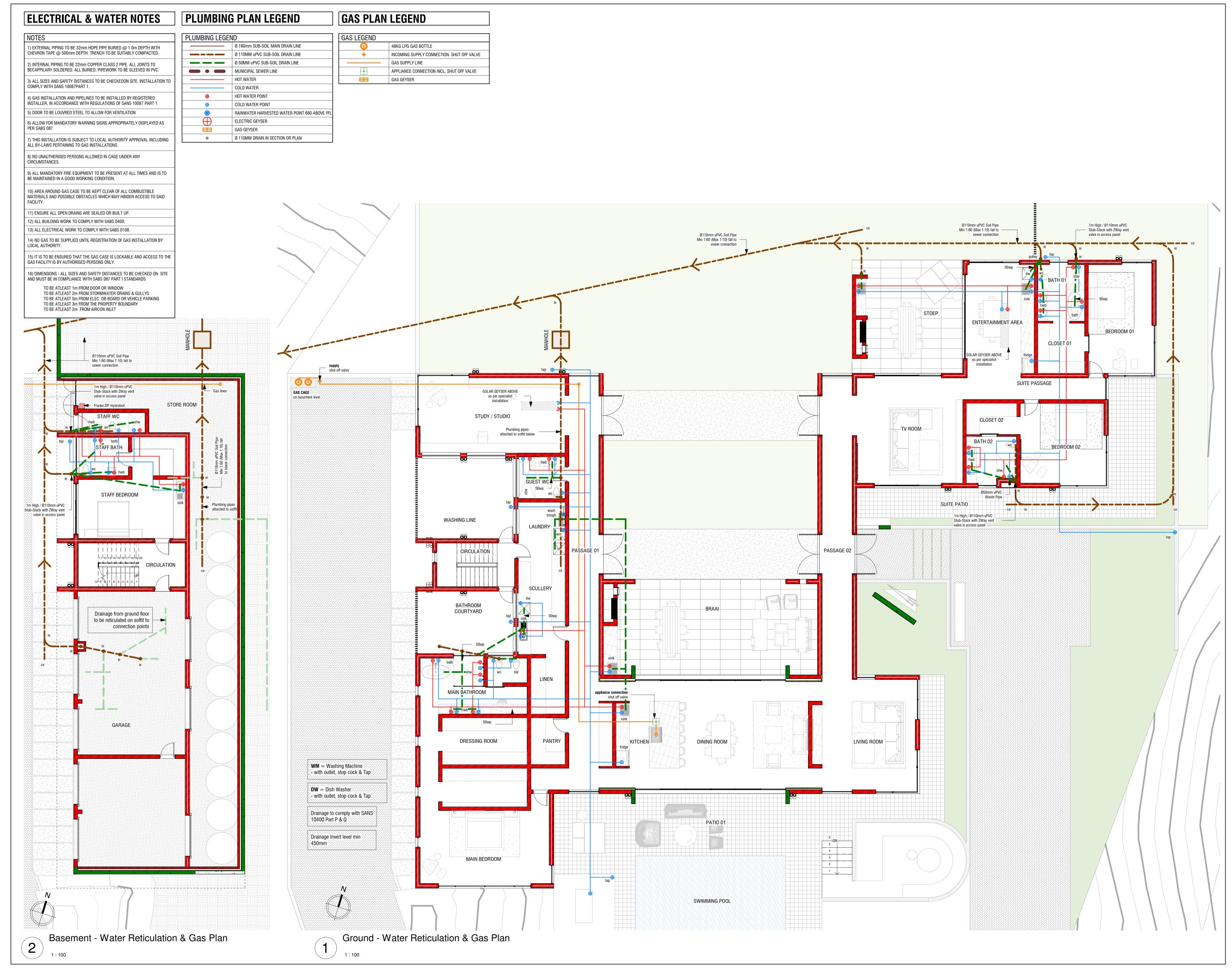
22314

Project Name

Huis van Niekerk Sheet Name

ELECTRICAL PLAN

Drawing Number	Revision	
M200		
Date	Scale	
2024/07/02 11:50:12	1:100	
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PIPES UNDER BUILDINGS OR WALLS TO HAVE REINFORCED FOUNDATION OVER

CROSSINGS NO CHANGE OF DIRECTION OR JUNCTION UNDER BUILDING

ALL WASTEPIPES TO BE 500mm & FULLY ACCESSIBLE ALL WASTEPIPE APPLICATIONS ON STUBSTACKS TO BE INDIVIDUALLY ANTI-

SIPHONED WITH 51mm ANTI-VACUME TRAP ALL WASTEWATER APPLICATIONS TO HAVE WATERTRAPS

- SOIL & SEWERPIPES TO BE 1000mm GEYSERS TO BE ACCORDING TO SABS 0254
- GLAZING ACCORDING TO SABA 0137 CHIMNEYS ACCORDING TO PART VV1-VV4 OF NBR

SHOWERS TO HAVE BRASS TRAPS

10 YEAR WATERPROOFING GUARENTEE TO BE CEDED TO THE CLIENT BY THE CONTRACTOR NO CEMENT BRICKS TO BE USED UNLESS SPECIFIED BY CLIENT, ARCHITECT OR PRINCIPAL AGENT.

MASONARY, CEMENT AND CONCRETE NOTES:

ALL MASONRY UNITS TO HAVE A COMPRESSIVE STRENGTH NOT LESS THAN 7MPa BURNT CLAY MASONRY UNITS SHALL COMPLY WITH THE REQUIREMENTS OF SANS 227. CONCRETE MASONRY UNITS SHALL COMPLY WITH THE REQUIREMENTS OF SANS 1215. MASONRY WALLING SHALL COMPLY WITH THE REQUIREMENTS OF SANS 2001-CMI: 2007

CEMENT USED FOR MORTAR SHALL BE COMMON CEMENTS COMPLYING WITH THE REQUIREMENTS OF SABS ENV 197-1 & MASONRY CEMENTS COMPLYING WITH THE REQUIREMENTS OF SABS ENV 413-1

MORTAR SHALL BE CLASS II HAVING A MIN. COMPRESSIVE STRENGTH AT 28 DAYS OF 7MPa AS PER SABS 0164-1

PRECAST CONCRETE LINTELS USED FOR STRUCTURAL PURPOSES SHALL COMPLY WITH THE REQUIREMENTS OF SANS 1504 CLIENT:

REVISION:		
NO.	DESCRIPTION	DATE



HAZELWOOD, PTA P.O. BOX 2676 BROOKLYN SQUARE, 0075 TELEPHONE: 086 111 6222 E-MAIL: info@maaa.co.za CC: 2000/064987/23 maaa.co.za

**40 OAKTREE AVENUE** 

Pieter J. Mathews B.Arch(UP) SACA MIArch(SA) Nr. 4972 ...... Jannes Hattingh MArch(Prof) PrArch Nr. 24750198 ...

#### Municipal Approval

Architects stamp and signature

Client signature

Other

Project Description

Huis van Niekerk Project Address

ERF 2924

Welbedaght Knysna

Client Name

#### CHARL LE ROUX VAN NIEKERK

Project Number

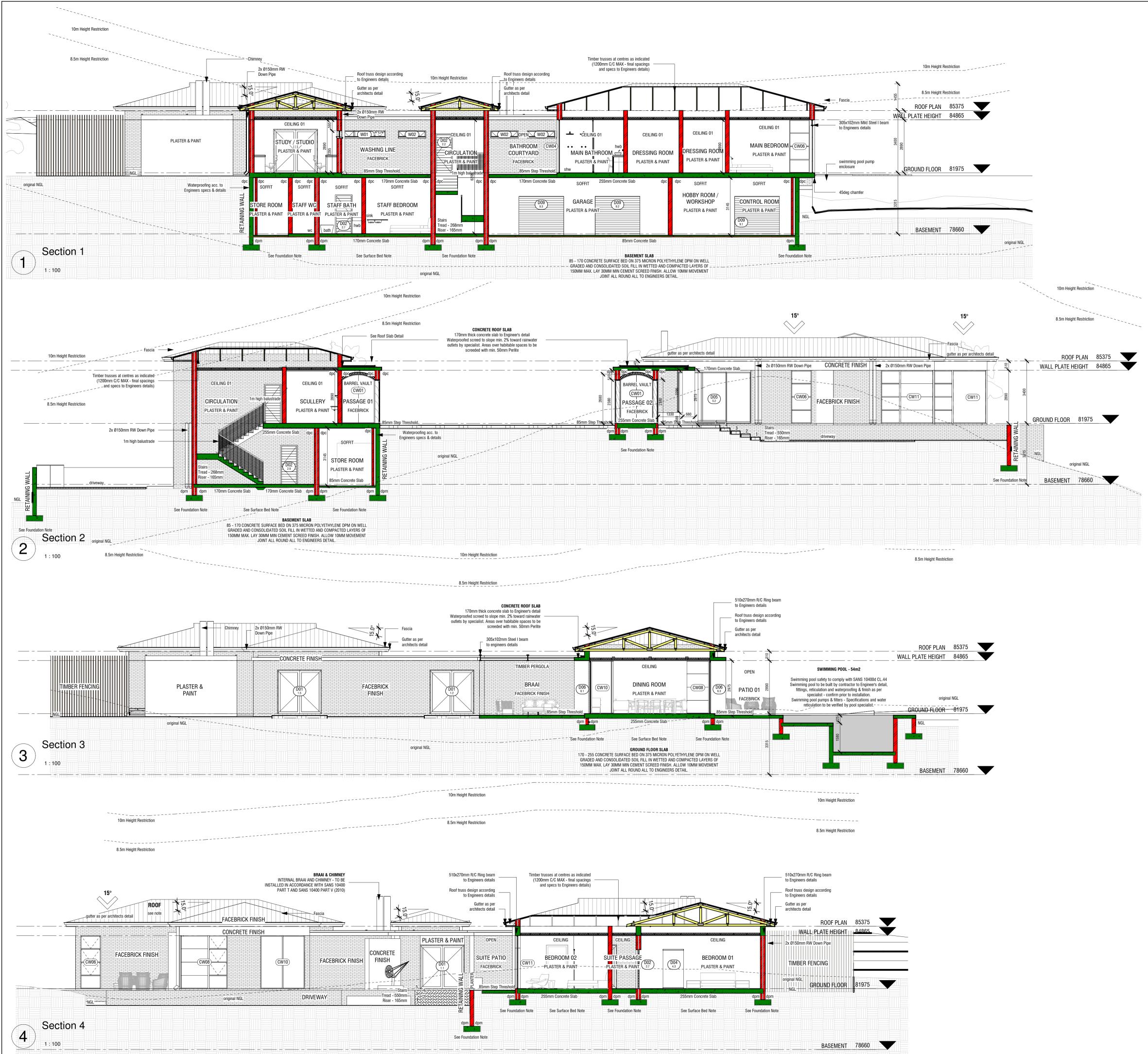
22314 Project Name

Huis van Niekerk

Sheet Name

WATER RETICULATION & GAS PLAN

Drawing Number	Revision	
M250		
Date	Scale	
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K Peinke	PJ Mathews	
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SOFFIT	Huis van	Niekerk	
SOFFIT TO HAVE 12mm PLASTER AND PAINT. COLOUR ACC. TO OWNER	GENERAL NOTES:		
AINAGE L SANITARY FIXINGS, COMPONENTS AND SYSTEMS, INCLUDING PTIC TANKS AND FRENCH DRAINS, TO COMPLY WITH THE QUIREMENTS OF SANS 10400-P AND NON-WATER-BORNE MEANS OF NITARY DISPOSAL TO COMPLY WITH THE REQUIREMENTS OF NS10400-Q	ALL MATERIALS A NATIONAL BUILDI ALL REVISIONS AN AUTHORITY. ALL C DRAWING IS TO B IMMEDIATELY BE	ND CONSTRUCTION M NG REGULATIONS (AC ID ALL APPLICABLE B' MENSIONS TO BE VE E SCALED. ANY DISCR POINTED OUT TO THE FORE ANY CONSTRUC	「 №. 103 0 Ylaws of 1 Rified on S Epancies ( Architect
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AFINTRA SA PRODUCED 0,80MM THICK 445MM COVER NEWLOK™ HARCOAL GREY G4 COLORTECH ALUMINIUM INTERLOCKING			E-MAIL: CC: 200 maaa.co
CONCEALED FIX COOF COVERING, FIXED TO TIMBER PURLINS AT 1124MM CENTRES AND IND-SPAN PURLINS AT 951MM CENTRES (FINAL SPACING TO BE CALCULATED BY AN ENGINEER) BY MEANS OF A NEWLOK™ CLIPS SECURED TO PURLINS IN COMBINATION WITH A SUITABLE CLASS	+ asso	hews ciates ects •	Pieter J. B.Arch(L Nr. 497 Jannes I MArch(F
FINTRA APPROVED WAFER HEAD SELF-TAPPING FASTENERS, ALL IN CORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL PECTS TO BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S			Nr. 2475
ATEST PUBLISHED RECOMMENDATIONS. PROFILE MEASUREMENTS	Municipa	l Approval	
D PROPORTIONS MUST BE IN LINE WITH THE LATEST PRODUCT ECIFICATION MANUAL AS PUBLISHED BY SAFINTRA SA.	· ·		

 ATMOSPHERIC CORROSION CATEGORY: CX. ACCESSORIES TO BE SPECIFIED SEPARATELY.

FOUNDATION

ALL FOUNDATIONS TO BE ACCORDING TO ENGINEER'S DESIGN AND SPECIFICATIONS. ALL SUCH FOUNDATIONS TO COMPLY WITH SANS10400-B , SANS 10400-G AND SANS 10400-H

RAFT FOUNDATION

RAFT FOUNDATION STRICTLY ACCORDING TO ENGINEER'S SPEC. AND TO COMPLY WITH THE REQUIREMENTS OF SANS 10400-B, SANS 10400-G AND SANS 10400-H.

GENERAL NOTES:
ALL MATERIALS AND CONSTRUCTION METHODS TO COMPLY WITH THE JATIONAL BUILDING REGULATIONS (ACT No. 103 OF 1997) INCLUDING ALL REVISIONS AND ALL APPLICABLE BYLAWS OF THE CONCERNED LOCAL JUTHORITY. ALL DIMENSIONS TO BE VERIFIED ON SITE AND NO DRAWING IS TO BE SCALED. ANY DISCREPANCIES OR CONTRADICTIONS MUST MMEDIATELY BE POINTED OUT TO THE ARCHITECT FOR CORRECTION OR EXPLANATIONS BEFORE ANY CONSTRUCTION PROCEED.
DRAINAGE NOTES:
ALL GUTTER IN OPEN AIR ALL SOILPIPES TO HAVE MINIMUM FALL OF 1:40

- ROUND LEVEL TO HAVE REINFORCED FOUNDATION OVER FION UNDER BUILDING FULLY ACCESSIBLE STUBSTACKS TO BE INDIVIDUALLY ANTI-TRAP HAVE WATERTRAPS
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E COMMON CEMENTS COMPLYING WITH 7-1 & MASONRY CEMENTS COMPLYING ENV 413-1

MIN. COMPRESSIVE STRENGTH AT 28 FOR STRUCTURAL PURPOSES SHALL

F SANS 1504

NO.	DESCRIPTION	DATE

**40 OAKTREE AVENUE** HAZELWOOD, PTA P.O. BOX 2676 **BROOKLYN SQUARE, 0075** TELEPHONE: 086 111 6222 E-MAIL: info@maaa.co.za CC: 2000/064987/23 maaa.co.za

Pieter J. Mathews B.Arch(UP) SACA MIArch(SA) Nr. 4972 ...... Jannes Hattingh MArch(Prof) PrArch Nr. 24750198 ......

Client signature

Other

Project Description

Huis van Niekerk

Project Address ERF 2924

Welbedaght Knysna

Client Name

# CHARL LE ROUX VAN NIEKERK

Project Number

22314 Project Name

Huis van Niekerk

Sheet Name SECTIONS

Drawing Number Revision M300 Date Scale 2024/07/02 11:50:36 1:100 Checked by: Drawn: K Peinke PJ Mathews COPYRIGHT ART, 21(1) 98/1978



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SPECIFICATION MANUAL AS PUBLISHED BY SAFINTRA SA. • INSTALLATION REGION: WATERSIDE.

• ATMOSPHERIC CORROSION CATEGORY: CX. ACCESSORIES TO BE SPECIFIED SEPARATELY.

#### FOUNDATION

ALL FOUNDATIONS TO BE ACCORDING TO ENGINEER'S DESIGN AND SPECIFICATIONS. ALL SUCH FOUNDATIONS TO COMPLY WITH SANS10400-B , SANS 10400-G AND SANS 10400-H

#### RAFT FOUNDATION

RAFT FOUNDATION STRICTLY ACCORDING TO ENGINEER'S SPEC. AND TO COMPLY WITH THE REQUIREMENTS OF SANS 10400-B, SANS 10400-G AND SANS 10400-H.

PLANATIONS BEFORE ANY CONSTRUCTION PROCEED.
RAINAGE NOTES:
LL GUTTER IN OPEN AIR LL SOILPIPES TO HAVE MINIMUM FALL OF 1:40 'S AT ALL CHANGES OF DIRECTIONS AND JOINTS 'S TO HAVE MARKED COVERS AT GROUND LEVEL PES UNDER BUILDINGS OR WALLS TO HAVE REINFORCED FOUNDATION OVER
ROSSINGS D CHANGE OF DIRECTION OR JUNCTION UNDER BUILDING LL WASTEPIPES TO BE 500mm & FULLY ACCESSIBLE LL WASTEPIPE APPLICATIONS ON STUBSTACKS TO BE INDIVIDUALLY ANTI- PHONED WITH 51mm ANTI-VACUME TRAP
LL WASTEWATER APPLICATIONS TO HAVE WATERTRAPS DIL & SEWERPIPES TO BE 1000mm EYSERS TO BE ACCORDING TO SABS 0254 LAZING ACCORDING TO SABA 0137 HIMNEYS ACCORDING TO PART VV1-VV4 OF NBR

REVISION:		
NO.	DESCRIPTION	DATE

#### HAZELWOOD, PTA P.O. BOX 2676 ROOKLYN SQUARE, 0075 TELEPHONE: 086 111 6222 E-MAIL: info@maaa.co.za CC: 2000/064987/23 naaa.co.za

Project Description

#### Huis van Niekerk

Project Address ERF 2924 Welbedaght

Knysna

Client Name

#### CHARL LE ROUX VAN NIEKERK

Project Number

22314 Project Name

#### Huis van Niekerk

Sheet Name

#### ELEVATIONS

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Date	Scale
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K Peinke	PJ Mathews
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DTYPE MARK ID COUNT W X H SIZE GLAZING AREA FRAME DESCRIPTION GLAZING OR DOOR DESCRIPTION FINISH FURNITURE	D01 REVER TO SCHEDULE REVER TO SCHEDULE	920         9	1500         750         750         750         750         750         750         750         750         750         750         750         750         750         750         750         750         750         750         90         EXTERIOR TIMBER DOOR         D03         REVER TO SCHEDULE         REVER TO SCHEDULE         1500 W x 2485 H         N/A         TIMBER FRAME AS PER SPECIALIST SHOPDRAWINGS.         SOLID MERANTI DOOR FRAME WITH PLASCON EXTERIOR WOODCARE ACC. TO MAN. SPEC.         TIMBER AS PER MANUFACTURERS DETAILS         FULL LOCKSET AND HANDLES AS SUPPLIED BY SUPPLIER	INTERIOR GLASS SLIDING D04 REVER TO SCHEDULE REVER TO SCHEDULE 1000 W x 2140 H N/A	ER SPECIALIST SHOPDRAWINGS. ECT 'ETY GLASS	4000         Image: Im		4500         Image: Im		5000         ✓	
DOOR DESCRIPTION FINISH FURNITURE B C SANS 10400-XA (202 Instructions for use SIZE AND LC Exercise PART ONE: What you 1- Enter project name 2- Enter maximum inte Enter dimensions of t	ALLOW R1000 FOR HANDLE AND DOUBLE CYLINDER LOCKSET STAINLESS STEEL PULL HANDLES AND HOOK CYLINDER LOCK (CODE: CSD2.4N)	ALLOW R1000 FOR HANDLE AND DOUBLE CYLINDER LOCKSET STAINLESS STEEL PULL HANDLES AND HOOK CYLINDER LOCK (CODE: CSD2.4N) INTERIOR ROLL	ALLOW R1000 FOR HANDLE AND DOUBLE CYLINDER LOCKSET STAINLESS STEEL PULL HANDLES AND HOOK CYLINDER LOCK (CODE: CSD2.4N)           Image: Code of the state of the sta	ALLOW R1000 FOR HAND DOUBLE CYLINDER LOCK STAINLESS STEEL PULL H AND HOOK CYLINDER LOC (CODE: CSD2.4N)	ISET HANDLES	ALLOW R1000 FOR HANDLES STAINLESS STEEL PULL HANDLES AND HOOK CYLINDER LOCK (CODE: CSD2.4N) 2400 08 08 MUFACTURER ANUFACTURER ANUFACTURER	NO.         HEIGHT         WIDTH           01         1.1         2380         2400           1.2         2380         2400           1.3         2380         2400           1.4         2380         2400           1.5         2380         2400           1.4         2380         2400           1.5         2380         2400           1.4         2380         2400           1.5         2380         2400           1.4         2380         2400           1.5         2380         2400           1.4         2380         2400           1.5         2380         2400           2.1         2125         920           2.3         2125         920           2.5         2125         920           2.6         2125         920           2.11         2125         920           2.12         2125         920           2.13         2125         920           2.13         2125         920           2.13         2125         920           2.13         2125         920	ALLOW R1000 FOR HANDLE AND DOUBLE CYLINDER LOCKSET STAINLESS STEEL PULL HANDLES AND HOOK CYLINDER LOCK (CODE: CSD2.4N)	DOOR HANDLES         LOCKSETS           DOOR HANDLES         LOCKSETS           I         I	ALLOW R1000 FOR HANDLE AND DOUBLE CYLINDER LOCKSET STAINLESS STEEL PULL HANDLES AND HOOK CYLINDER LOCK (CODE: CSD2.4N)	G         DOORSTOP         Comments           I         I         I           I         I
ORIENTATION           Catalogue reference         Window plan re           D1         D1           D4         D5           D4         D4           U         D4           W2         W4           W1         W7           W4         W7           W4         W7           W10         W13           W14         W14           W17         W21           W10         W13           W14         W17           W2         W13           W14         W14           W15         W21           U         D5           D3         D5           D3         D5           D3         D5           U         D2           W21         W2           W22         W2           W20         W3           W16         W16           W17         W12           W18         W19           W20         W3           W22         W3           W22         W3           W22         W3           W22         W23	Orientation sector         width         vertical vertical         (quantity) quantity)         area m <sup>2</sup> area m <sup>2</sup> height height height         plier (Table 3) proje           W,NW,N,NE,E         1800         3190         1         5,74         3190         0,54         172           W,NW,N,NE,E         3000         2890         1         8,67         2890         0,54         156           W,NW,N,NE,E         2300         340         8         6,26         340         0,54         183           W,NW,N,NE,E         2900         3400         1         10,00         3400         0,54         183           W,NW,N,NE,E         2940         3400         1         10,00         3400         0,54         183           W,NW,N,NE,E         2350         3230         1         7,57         3230         0,54         174           W,NW,N,NE,E         2375         3230         1         7,67         3230         0,54         188           W,NW,N,NE,E         2375         3230         1         5,78         3400         0,54         0           W,NW,N,NE,E         200         3400         1         3,03         0,54         18           W,	uired ding       actual shdg       compliant       U-       Enter shg         ding       (design)       1= yes       value       compliant       T4, Col 3         action       projection       0= no       3,80       0,49         22,6       135       0       3,80       0,49         30,6       135       0       3,80       0,49         30,1       2000       1       3,80       0,49         336       135       0       3,80       0,49         336       135       0       3,80       0,49         336       135       0       3,80       0,49         336       135       0       3,80       0,49         344,2       135       0       3,80       0,49         336       135       0       3,80       0,49         336       135       0       3,80       0,49         336       135       0       3,80       0,49         0       1       3,80       0,49       0,49         0       1       3,80       0,49       0,49         0       1       3,80       0,49       0,49	Image: CLAUSE 5.3         Averaging         COMPLIAN           Gc         Enter non- compliant shgc         required shgc-value From cols 0&P         Ww area x required shgc value From cols 0&P         Actual x required shgc specified         Actual (design)shgc specified         a           0,40         0,40         2,30         a         a           0,40         0,40         3,47         a           0,40         0,40         3,47         a           0,40         0,40         2,72         a           0,40         0,40         2,72         a           0,40         0,40         3,39         a           0,40         0,40         3,04         a           0,40         0,40         3,07         a           0,40         0,40         2,31         a           0,40         0,40         0,40         a           0,40         0,40<	ICE area x hotual (design) shgc 0,00 0,00 0,00 0,00 0,00 0,00 0,00 0,			10 10.1 2600 2400 10.2 2600 2400 10.3 2600 2400 10.5 2600 2400 Grand total: 40				OR DISCU

# **JSSION ONLY R SCHEDULE**

# DOOR COUNT

TYPE NO.	COUNT
01	5
02	14
03	1
04	3
05	2
06	4
07	1
08	2
09	3
10	5
Grand tota	: 40

ALL GLASS, COMPLYING WITH SANS 1263 PART 1. 2 OR 3 WITH NAME OF THE MANUFACTURER PERMANENTLY MARKED ON EACH PANE VISIBLE AFTER GLAZING, IN ACCORDANCE WITH NBR PART N SCHEDULE 1 AND SANS 10137:2002

### Huis van Niekerk

#### GENERAL NOTES:

ALL MATERIALS AND CONSTRUCTION METHODS TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS (ACT No. 103 OF 1997) INCLUDING ALL REVISIONS AND ALL APPLICABLE BYLAWS OF THE CONCERNED LOCAL AUTHORITY. ALL DIMENSIONS TO BE VERIFIED ON SITE AND NO DRAWING IS TO BE SCALED. ANY DISCREPANCIES OR CONTRADICTIONS MUST IMMEDIATELY BE POINTED OUT TO THE ARCHITECT FOR CORRECTION OR EXPLANATIONS BEFORE ANY CONSTRUCTION PROCEED.

# DRAINAGE NOTES:

ALL GUTTER IN OPEN AIR ALL SOILPIPES TO HAVE MINIMUM FALL OF 1:40 IE'S AT ALL CHANGES OF DIRECTIONS AND JOINTS IE'S TO HAVE MARKED COVERS AT GROUND LEVEL PIPES UNDER BUILDINGS OR WALLS TO HAVE REINFORCED FOUNDATION OVER CROSSINGS

- CROSSINGS
- NO CHANGE OF DIRECTION OR JUNCTION UNDER BUILDING
- ALL WASTEPIPES TO BE 500mm & FULLY ACCESSIBLE ALL WASTEPIPE APPLICATIONS ON STUBSTACKS TO BE INDIVIDUALLY ANTI-SIPHONED WITH 51mm ANTI-VACUME TRAP ALL WASTEWATER APPLICATIONS TO HAVE WATERTRAPS
- SOIL & SEWERPIPES TO BE 1000mm GEYSERS TO BE ACCORDING TO SABS 0254

GLAZING ACCORDING TO SABA 0137 CHIMNEYS ACCORDING TO PART VV1-VV4 OF NBR SHOWERS TO HAVE BRASS TRAPS 10 YEAR WATERPROOFING GUARENTEE TO BE CEDED TO THE CLIENT BY THE CONTRACTOR NO CEMENT BRICKS TO BE USED UNLESS SPECIFIED BY CLIENT, ARCHITECT OR PRINCIPAL AGENT.

MASONARY, CEMENT AND CONCRETE NOTES:

ALL MASONRY UNITS TO HAVE A COMPRESSIVE STRENGTH NOT LESS THAN 7MPa. BURNT CLAY MASONRY UNITS SHALL COMPLY WITH THE REQUIREMENTS OF SANS 227. CONCRETE MASONRY UNITS SHALL COMPLY WITH THE REQUIREMENTS OF

SANS 1215. MASONRY WALLING SHALL COMPLY WITH THE REQUIREMENTS OF SANS 2001-

CEMENT USED FOR MORTAR SHALL BE COMMON CEMENTS COMPLYING WITH THE REQUIREMENTS OF SABS ENV 197-1 & MASONRY CEMENTS COMPLYING WITH THE REQUIREMENTS OF SABS ENV 413-1

MORTAR SHALL BE CLASS II HAVING A MIN. COMPRESSIVE STRENGTH AT 28 DAYS OF 7MPa AS PER SABS 0164-1

PRECAST CONCRETE LINTELS USED FOR STRUCTURAL PURPOSES SHALL COMPLY WITH THE REQUIREMENTS OF SANS 1504 CLIENT:

#### BEVISION

NO.	DESCRIPTION	DATE



40 OAKTREE AVENUE HAZELWOOD, PTA P.O. BOX 2676 BROOKLYN SQUARE, 0075 TELEPHONE: 086 111 6222 E-MAIL: info@maaa.co.za CC: 2000/064987/23 maaa.co.za

Pieter J. Mathews B.Arch(UP) SACA MIArch(SA) Nr. 4972 ..... Jannes Hattingh MArch(Prof) PrArch Nr. 24750198 .....

# Municipal Approval

Architects stamp and signature

Client signature

Other

Project Description Huis van Niekerk

Project Address

ERF 2924

Welbedaght Knysna

Client Name

CHARL LE ROUX VAN NIEKERK

Project Number

22314

Project Name

Huis van Niekerk

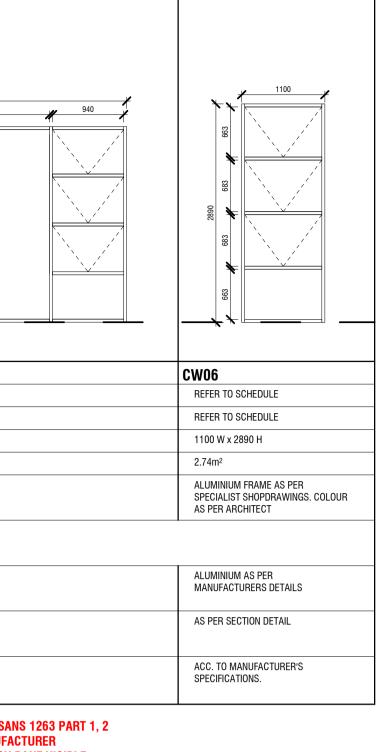
Sheet Name

DOOR SCHEDULE

Drawing Number	Revision
M800	
Date	Scale
2024/07/02 11:50:38	1 : 50
Drawn:	Checked by:
K Peinke	PJ Mathews
COPYRIGHT ART. 21(1) 98/1978	•

W TYPE										
TYPE MARK	W01		W03	W04	CW01	CW02	CW03	CW04	CW05	
ID	REFER TO SCHEDULE	REFER TO SCHEDULE		REFER TO SCHEDULE	REFER TO SCHEDULE	REFER TO SCHEDULE	REFER TO SCHEDULE	REFER TO SCHEDULE	REFER TO SCHEDULE	
COUNT	REFER TO SCHEDULE	REFER TO SCHEDULE		REFER TO SCHEDULE	REFER TO SCHEDULE	REFER TO SCHEDULE	REFER TO SCHEDULE	REFER TO SCHEDULE	REFER TO SCHEDULE	
W X H SIZE	2300 W x 0340 H	1500 W x 0340 H	1200 W x 0400 H	0600 W x 2890 H	1800 W x 2680 H	3000 W x 2890 H	3000 W x 2890 H	1800 W x 2890 H	5520 W x 2585 H	
GLAZING AREA	0.55m <sup>2</sup>	0.34m <sup>2</sup>	0.29m <sup>2</sup>	1.31m <sup>2</sup>	4.32m <sup>2</sup>	7.98m <sup>2</sup>	7.98m <sup>2</sup>	4.61m <sup>2</sup>	13.10m <sup>2</sup>	
FRAME Description	ALUMINIUM FRAME AS PER SPECIALIST SHOPDRAWINGS. COLOUR AS PER ARCHITECT	ALUMINIUM FRAME AS PER SPECIALIST SHOPDRAWINGS. COLOUR AS PER ARCHITECT	SPECIALIST SHOPDRAWINGS.	ALUMINIUM FRAME AS PER SPECIALIST SHOPDRAWINGS. COLOUR AS PER ARCHITECT	ALUMINIUM FRAME AS PER SPECIALIST SHOPDRAWINGS. COLOUR AS PER ARCHITECT	ALUMINIUM FRAME AS PER SPECIALIST SHOPDRAWINGS. COLOUR AS PER ARCHITECT	ALUMINIUM FRAME AS PER SPECIALIST SHOPDRAWINGS. COLOUR AS PER ARCHITECT	ALUMINIUM FRAME AS SHOPDRAWINGS. COLC		
GLAZING OR Door Description	4mm CLEAR FLOAT GLASS MIN U-VALUE = 5.39 MIN SHGC = 0.61				$\begin{array}{l} \textbf{6.38mm LAMINATED SAFETY GLASS}\\ \textbf{MIN U-VALUE} = 5.78\\ \textbf{MIN SHGC} = 0.40 \end{array}$				6.38mm LAMINATED SAFETY GLASS MIN U-VALUE = 5.78 MIN SHGC = 0.40	
FINISH	ALUMINIUM AS PER MANUFACTURERS DETAILS	ALUMINIUM AS PER MANUFACTURERS DETAILS	ALUMINIUM AS PER MANUFACTURERS DETAILS	ALUMINIUM AS PER MANUFACTURERS DETAILS	ALUMINIUM AS PER MANUFACTURERS DETAIL	S ALUMINIUM AS PER MANUFACTURERS DETAILS	ALUMINIUM AS PER MANUFACTURERS DETAILS	ALUMINIUM AS PER MA	ANUFACTURERS DETAILS ALUMINIUM AS PER MANUFACTUR	ERS DETAILS
SILL DETAIL	AS PER SECTION DETAIL	AS PER SECTION DETAIL	AS PER SECTION DETAIL	AS PER SECTION DETAIL	AS PER SECTION DETAIL	AS PER SECTION DETAIL	AS PER SECTION DETAIL	AS PER SECTION DETAI	IL AS PER SECTION DETAIL	
FURNITURE	ACC. TO MANUFACTURER'S SPECIFICATIONS.	ACC. TO MANUFACTURER'S SPECIFICATIONS.	ACC. TO MANUFACTURER'S SPECIFICATIONS.	ACC. TO MANUFACTURER'S SPECIFICATIONS.	ACC. TO MANUFACTURER'S SPECIFICATIONS.	ACC. TO MANUFACTURER'S SPECIFICATIONS.	ACC. TO MANUFACTURER'S SPECIFICATIONS.	ACC. TO MANUFACTUR SPECIFICATIONS.	ER'S ACC. TO MANUFACTURER'S SPECIFICATIONS.	
W TYPE			to pe joined to CW09 frameless	940		10 be joined to CW12 frameless	10 pe joined to CW11 frameless			ALL GLASS, COMPLYING WITH OR 3 WITH NAME OF THE MANI PERMANENTLY MARKED ON EA AFTER GLAZING, IN ACCORDAN SCHEDULE 1 AND SANS 10137 WINDOW COUN TYPE MARK COUNT 01 4 02 4 03 1 04 5 Grand total: 14 CW COUNT TYPE MARK COUNT
TYPE MARK		CW08	CW09	CW1		SW11	CW12		CW14	01 2
ID	REFER TO SCHEDULE	REFER TO SCHEDULE	REFER TO SCHEDULE			REFER TO SCHEDULE	REFER TO SCHEDULE	REFER TO SCHEDULE	REFER TO SCHEDULE	03 1 04 1
	REFER TO SCHEDULE	REFER TO SCHEDULE	REFER TO SCHEDULE			REFER TO SCHEDULE	REFER TO SCHEDULE	REFER TO SCHEDULE	REFER TO SCHEDULE	04 1
W X H SIZE	1800 W x 2890 H	2500 W x 2890 H	2500 W x 2890 H			2800 W x 2890 H	3000 W x 2890 H	1300 W x 2890 H	1800 W x 2890 H	06 4
GLAZING AREA	4.83m <sup>2</sup> ALUMINIUM FRAME AS PER SPECIALIST	6.69m <sup>2</sup>	6.69m <sup>2</sup>	6.41		7.53m <sup>2</sup>	8.09m <sup>2</sup> ALUMINIUM FRAME AS PER SPECIALIST	3.43m <sup>2</sup>	4.72m <sup>2</sup> ALUMINIUM FRAME AS PER SPECIALIST	07 2 08 1
FRAME DESCRIPTION	SHOPDRAWINGS. COLOUR AS PER ARCHITECT	ALUMINIUM FRAME AS PER SPECIALIST SHOPDRAWINGS. COLOUR AS PER ARCHITECT	ALUMINIUM FRAME AS PER SPECIAL SHOPDRAWINGS. COLOUR AS PER A	ARCHITECT SHO	PDRAWINGS. COLOUR AS PER ARCHITECT	ALUMINIUM FRAME AS PER SPECIALIST SHOPDRAWINGS. COLOUR AS PER ARCHITECT	ALUMINIUM FRAME AS PER SPECIALIST SHOPDRAWINGS. COLOUR AS PER ARCHITECT	ALUMINIUM FRAME AS PER SPECIALIST SHOPDRAWINGS. COLOUR AS PER ARCHITECT	ALUMINIUM FRAME AS PER SPECIALIST SHOPDRAWINGS. COLOUR AS PER ARCHITECT	09 1 10 1
DOOR	6.38mm LAMINATED SAFETY GLASS MIN U-VALUE = 5.78 MIN SHGC = 0.40			MIN U	Im LAMINATED SAFETY GLASS -VALUE = 5.78			6.38mm LAMINATED SAFETY GLASS MIN U-VALUE = 5.78 MIN SHEC = 0.40		11 2 12 2
DESCRIPTION	MIN SHGC = 0.40 ALUMINIUM AS PER MANUFACTURERS DETAILS	ALUMINIUM AS PER MANUFACTURERS DETAILS	ALUMINIUM AS PER MANUFACTURE		HGC = 0.40 MINIUM AS PER MANUFACTURERS DETAILS	ALUMINIUM AS PER MANUFACTURERS DETAILS	ALUMINIUM AS PER MANUFACTURERS DETAILS	MIN SHGC = 0.40 ALUMINIUM AS PER MANUFACTURERS DETAILS	ALUMINIUM AS PER MANUFACTURERS DETAILS	13 1 14 1
SILL DETAIL	AS PER SECTION DETAIL	AS PER SECTION DETAIL	AS PER SECTION DETAIL	AS F	PER SECTION DETAIL	AS PER SECTION DETAIL	AS PER SECTION DETAIL	AS PER SECTION DETAIL	AS PER SECTION DETAIL	Grand total: 21
FURNITURE	ACC. TO MANUFACTURER'S SPECIFICATIONS.	ACC. TO MANUFACTURER'S SPECIFICATIONS.	ACC. TO MANUFACTURER'S SPECIFICATIONS.			ACC. TO MANUFACTURER'S SPECIFICATIONS.	ACC. TO MANUFACTURER'S	ACC. TO MANUFACTURER'S	ACC. TO MANUFACTURER'S SPECIFICATIONS.	

# FOR DISCUSSION ONLY PRELIMINARY WINDOW SCHEDULE



H PANE VISIBLE E WITH NBR PART N 2002

# Huis van Niekerk

#### GENERAL NOTES:

ALL MATERIALS AND CONSTRUCTION METHODS TO COMPLY WITH THE NATIONAL BUILDING REGULATIONS (ACT NO. 103 OF 1997) INCLUDING ALL REVISIONS AND ALL APPLICABLE BYLAWS OF THE CONCERNED LOCAL AUTHORITY. ALL DIMENSIONS TO BE VERIFIED ON SITE AND NO DRAWING IS TO BE SCALED. ANY DISCREPANCIES OR CONTRADICTIONS MUST IMMEDIATELY BE POINTED OUT TO THE ARCHITECT FOR CORRECTION OR EXPLANATIONS BEFORE ANY CONSTRUCTION PROCEED.
DRAINAGE NOTES:

#### ALL GUTTER IN OPEN AIR

ALL GUTTER IN OPEN AIR ALL SOILPIPES TO HAVE MINIMUM FALL OF 1:40 IE's AT ALL CHANGES OF DIRECTIONS AND JOINTS IE's TO HAVE MARKED COVERS AT GROUND LEVEL PIPES UNDER BUILDINGS OR WALLS TO HAVE REINFORCED FOUNDATION OVER

CROSSINGS NO CHANGE OF DIRECTION OR JUNCTION UNDER BUILDING ALL WASTEPIPES TO BE 500mm & FULLY ACCESSIBLE ALL WASTEPIPE APPLICATIONS ON STUBSTACKS TO BE INDIVIDUALLY ANTI-SIPHONED WITH 51mm ANTI-VACUME TRAP ALL WASTEWATER APPLICATIONS TO HAVE WATERTRAPS

ALL WASTEWATER APPLICATIONS TO HAVE WATERTRAPS SOIL & SEWERPIPES TO BE 1000mm GEYSERS TO BE ACCORDING TO SABS 0254 GLAZING ACCORDING TO SABA 0137 CHIMNEYS ACCORDING TO PART VV1-VV4 OF NBR SHOWERS TO HAVE BRASS TRAPS 10 YEAR WATERPROOFING GUARENTEE TO BE CEDED TO THE CLIENT BY THE CONTRACTOR CONTRACTOR NO CEMENT BRICKS TO BE USED UNLESS SPECIFIED BY CLIENT, ARCHITECT OR PRINCIPAL AGENT.

MASONARY, CEMENT AND CONCRETE NOTES:

ALL MASONRY UNITS TO HAVE A COMPRESSIVE STRENGTH NOT LESS THAN 7MPa. BURNT CLAY MASONRY UNITS SHALL COMPLY WITH THE REQUIREMENTS OF SANS 227. CONCRETE MASONRY UNITS SHALL COMPLY WITH THE REQUIREMENTS OF SANS 1215. MASONRY WALLING SHALL COMPLY WITH THE REQUIREMENTS OF SANS 2001-CMI: 2007

CEMENT USED FOR MORTAR SHALL BE COMMON CEMENTS COMPLYING WITH THE REQUIREMENTS OF SABS ENV 197-1 & MASONRY CEMENTS COMPLYING WITH THE REQUIREMENTS OF SABS ENV 413-1

MORTAR SHALL BE CLASS II HAVING A MIN. COMPRESSIVE STRENGTH AT 28 DAYS OF 7MPa AS PER SABS 0164-1

PRECAST CONCRETE LINTELS USED FOR STRUCTURAL PURPOSES SHALL COMPLY WITH THE REQUIREMENTS OF SANS 1504 CLIENT:

REVISION:		
NO.	DESCRIPTION	DATE



HAZELWOOD, PTA P.O. BOX 2676 **BROOKLYN SQUARE, 0075** TELEPHONE: 086 111 6222 E-MAIL: info@maaa.co.za CC: 2000/064987/23 maaa.co.za

**40 OAKTREE AVENUE** 

Pieter J. Mathews B.Arch(UP) SACA MIArch(SA) Nr. 4972 Jannes Hattingh MArch(Prof) PrArch Nr. 24750198

### Municipal Approval

Architects stamp and signature

Client signature

Other

Project Description

Huis van Niekerk

Project Address ERF 2924

Welbedaght Knysna

Client Name

### CHARL LE ROUX VAN NIEKERK

Project Number

22314 Project Name

Huis van Niekerk

Sheet Name

WINDOW SCHEDULE

Drawing Number	Revision		
M801			
Date	Scale		
2024/07/02 11:50:39	1 : 50		
Drawn:	Checked by:		
K Peinke	PJ Mathews		
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