

**Septic tank according to Knysna Municipality.**

Technical details to be provided by the sewer department of the Knysna Municipality.

The septic tank is to be built in accordance with all the specifications and details of the drawing.

The contractor is to obtain the detail and drawings from the sewer department of the Knysna Municipality.

ERF 9747

ERF 2922

EXISTING ENTRANCE TO ACCESS ROAD

Servitude for access registered on ERF 7594 in favour of ERF 2924

ERF 7594 boundary

ERF 7595

ERF 2923

ERF 7594 boundary

SET OUT POINTS TO BE B & C  
SET OUT AS PER REGISTERED LAND SURVEYOR  
LAND SURVEYOR TO PROVIDE A TIGHTEN SURVEY FOR CONSTRUCTION  
SET OUT TO BE CONFIRMED BY SURVEYOR

ERF 2923

AB BOUNDARY LINE - 224.748m

ERF 7594

PROPOSED NEW DWELLING

ERF 2924

WELBEDAGHT - KNYSNA

HOUSE AREA - 789m<sup>2</sup>

SITE AREA - 25 093m<sup>2</sup>

PROPOSED NEW DWELLING

SWIMMING POOL

SWIMMING POOL

SWIMMING POOL

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AD BOUNDARY LINE - 107.595m

BC BOUNDARY LINE - 113.971m

Cherry Lane

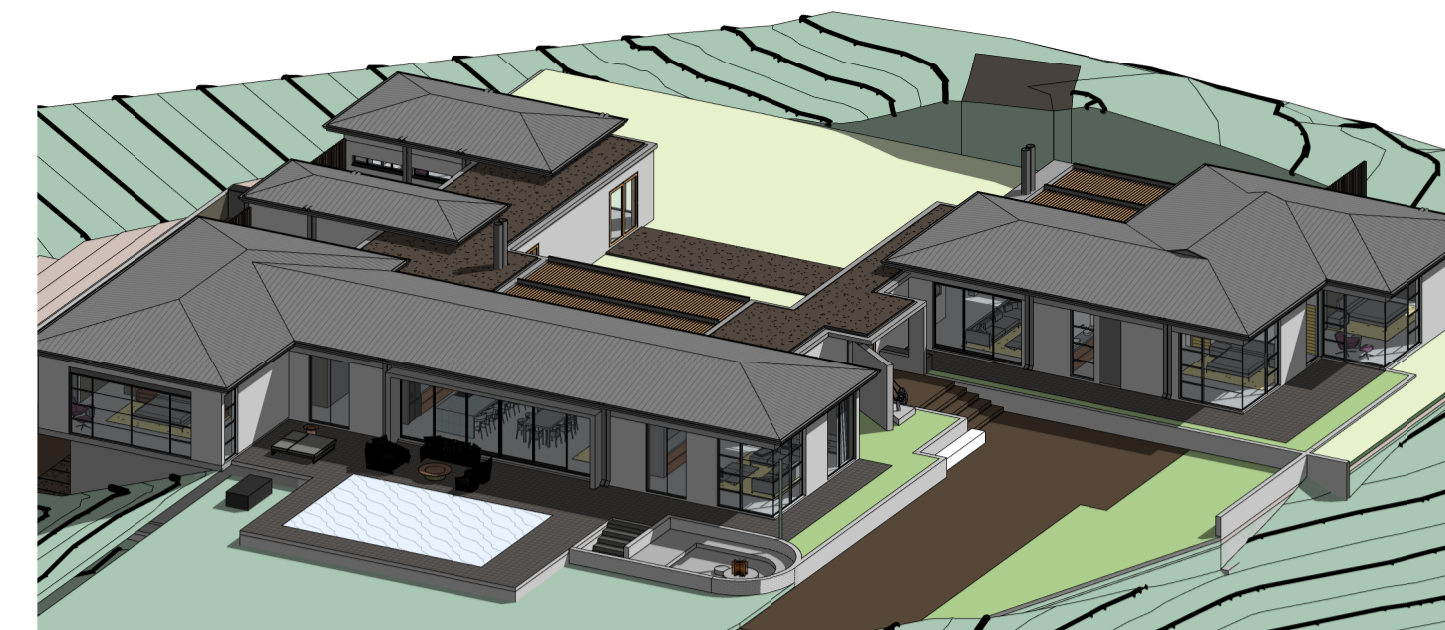
CD BOUNDARY LINE - 216.810m

ERF 2925

Site Plan

1

1 : 500



3D - Perspective

2



Trunk Road - Servitude Position

3

1 : 2000



Locality Plan

4

1 : 10000

**PLUMBING PLAN LEGEND**

PLUMBING LEGEND	
	Ø 160mm SUB-SOIL MAIN DRAIN LINE
	Ø 110MM uPVC SUB-SOIL DRAIN LINE
	Ø 50MM uPVC SUB-SOIL DRAIN LINE
	MUNICIPAL SEWER LINE
	HOT WATER
	COLD WATER
	HOT WATER POINT
	COLD WATER POINT
	RAINWATER HARVESTED WATER POINT 680 ABOVE FFL
	ELECTRIC GEYSER
	GAS GEYSER
	Ø 110MM DRAIN IN SECTION OR PLAN

**AREA SCHEDULE**

NEW BUILDING AREA	
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>
<b>TOTAL</b>	<b>941m<sup>2</sup></b>

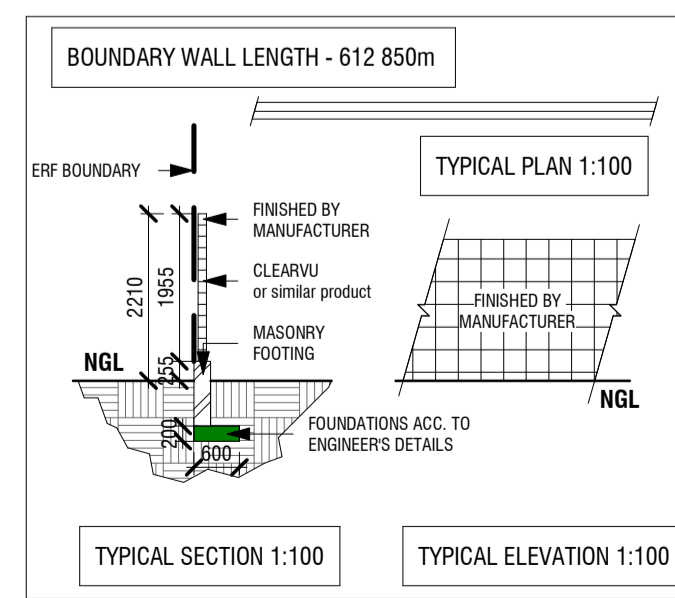
COVERAGE	
SITE	25 093m <sup>2</sup>
BUILDING	789m <sup>2</sup>
<b>TOTAL</b>	<b>789m<sup>2</sup></b>
COVERAGE ALLOWED	35%
COVERAGE	3.14%

FAR / BULK FACTOR	
SITE	25 093m <sup>2</sup>
TOTAL BUILDING	1268m <sup>2</sup>
FAR ALLOWED	1.0
<b>TOTAL</b>	<b>0.050</b>

**ZONING**

ZONING	RESIDENTIAL 1 / SINGLE RESIDENTIAL ZONE
KNYSNA USE ZONE	SINGLE RESIDENTIAL ZONE
BUILDING LINES	5m REAR & SIDE, 10m STREET BOUNDARY
PROPERTY OPEN AREA	96.79%

HEIGHT PERMITTED	10m
COVERAGE PERMITTED	35%
FAR PERMITTED	1.0



Boundary Wall Detail - ClearVu

5

1 : 100

**Huis van Niekerk**

GENERAL NOTES:  
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DRAINAGE NOTES:  
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IES TO ALL CHANGES OF DIRECTIONS AND JOINTS  
IES 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 SUBSTACKS TO BE INDIVIDUALLY ANTI-SIPHONED WITH 51mm ANTI-VACUUM 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.

MASONRY, 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-CM: 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:

NO.	DESCRIPTION	DATE

**mathews + associates architects**

40 OAKTREE AVENUE  
HAZELWOOD, PTA  
P.O. BOX 2876  
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Pieter J. Mathews  
S. Arch/UP SACCA MArch(SA)  
Nr. 4972  
James Hattingh  
MArch(Prof) PArch  
Nr. 24750198

**Municipal Approval**

Architects stamp and signature
Client signature
Other

**Project Description**

<b>Huis van Niekerk</b>
Project Address
ERF 2924 Welbedaght Knysna
Client Name
CHARL LE ROUX VAN NIEKERK

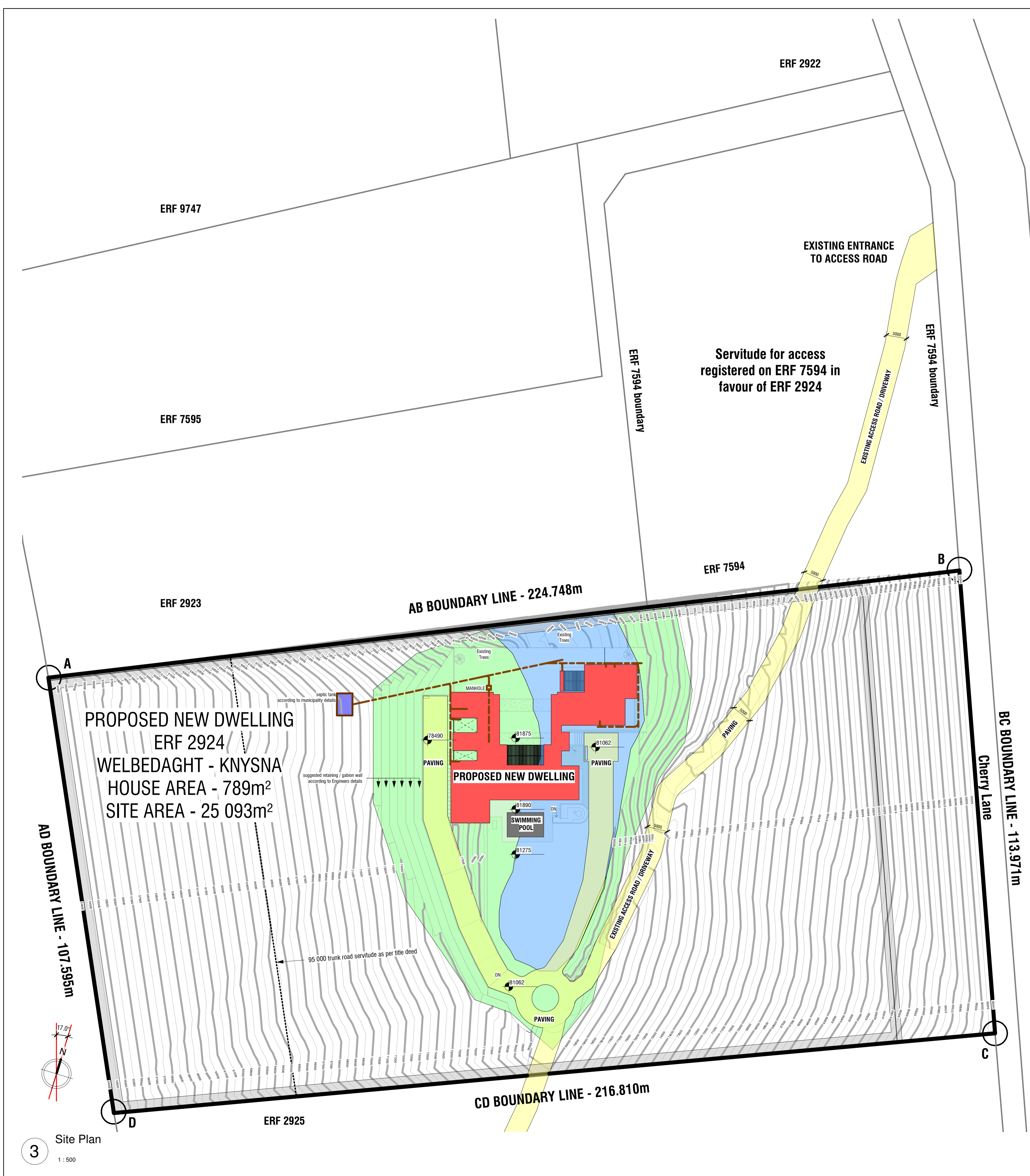
**Project Number**

22314
Project Name

**Huis van Niekerk**

Sheet Name
SITE PLAN

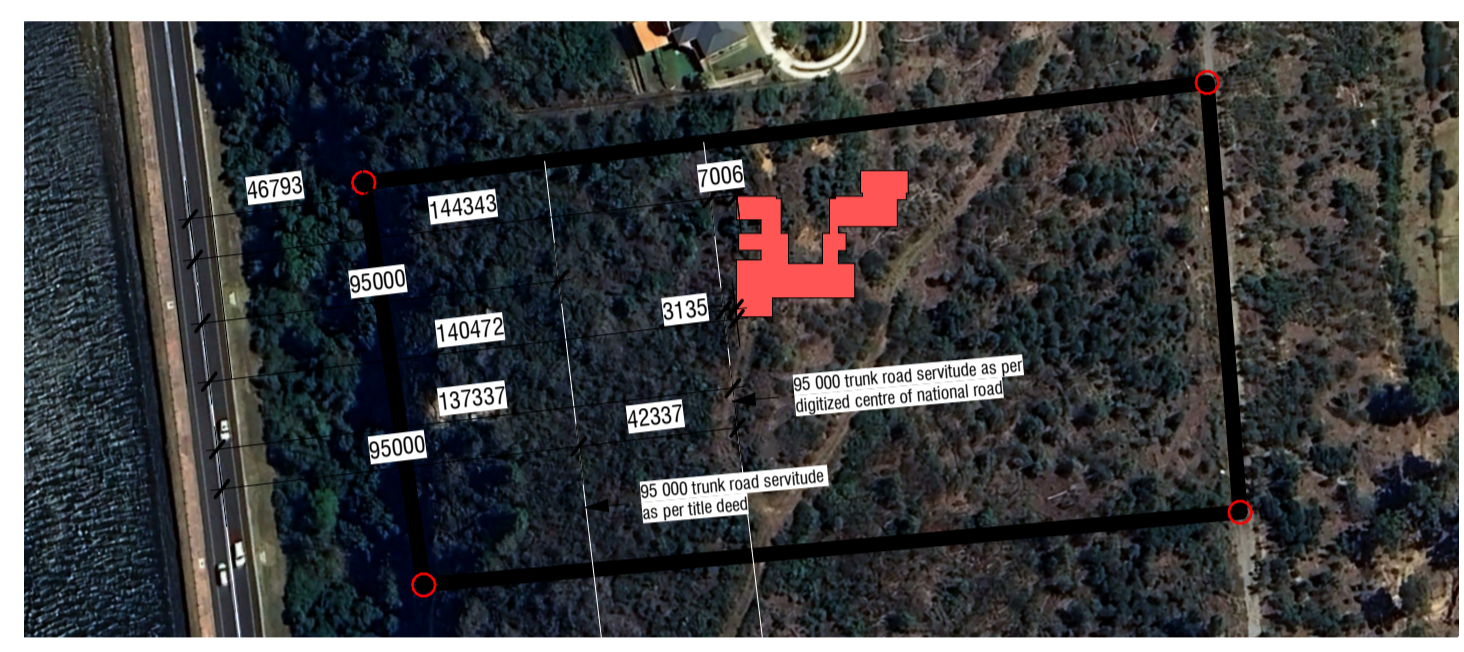
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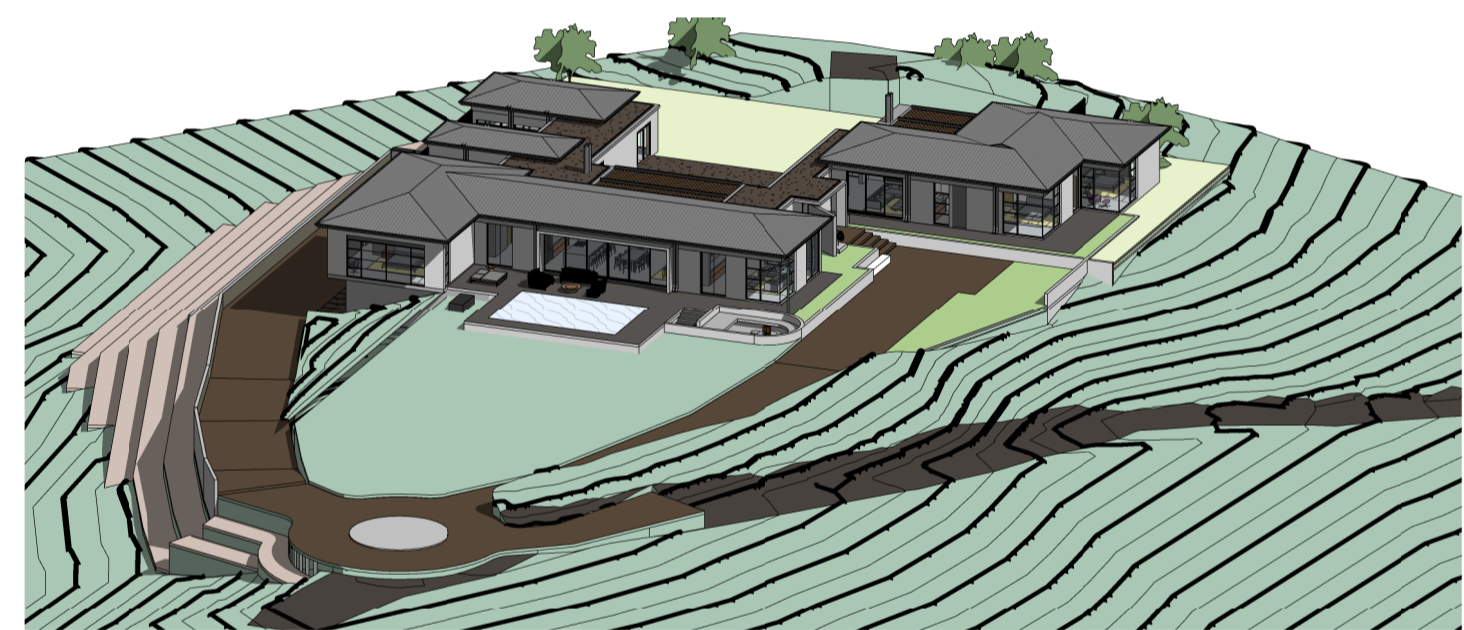
3 Site Plan  
1 : 500



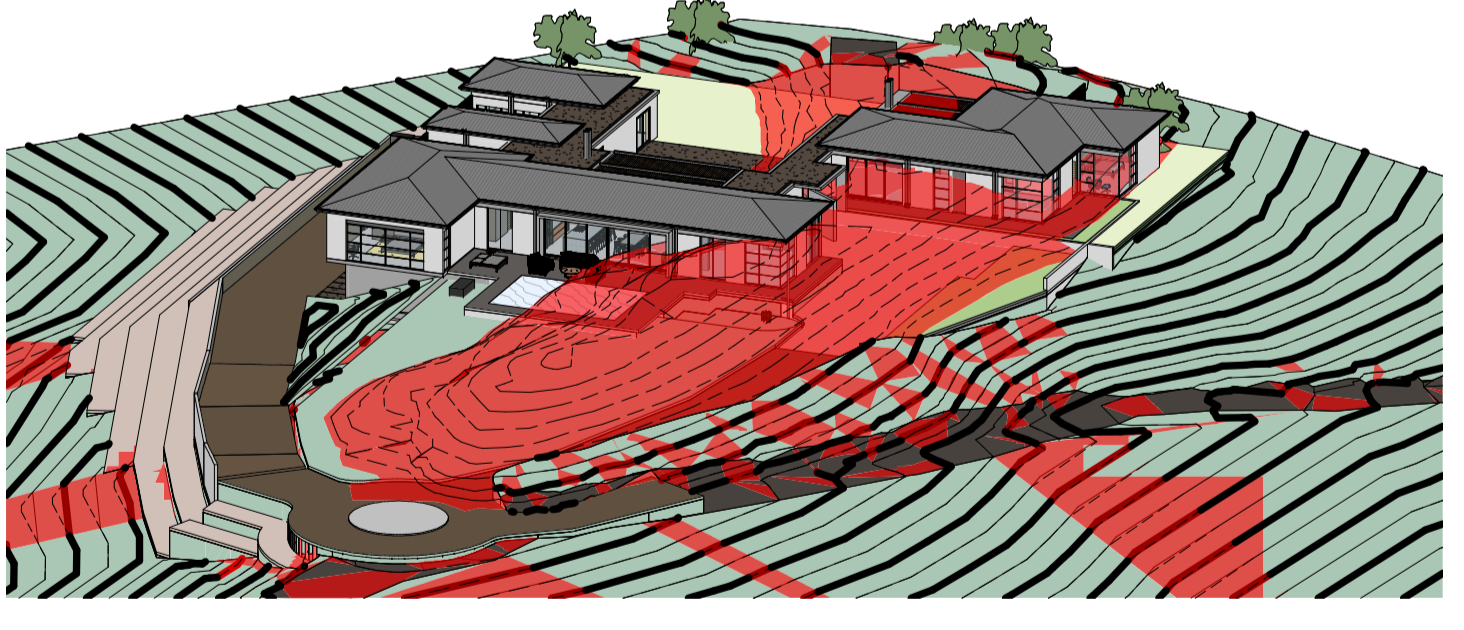
1 Locality Plan  
1 : 10000



2 Trunk Road - Servitude Position  
1 : 2000



4 3D - Perspective 01



5 3D - Perspective 01 - Cut

**CUT + FILL SCHEDULE**

DATUM CONTOUR HEIGHT - 72.04		
SITE	25 093m²	
CUT	5 814.20m³	
FILL		3 630.45m³
<b>TOTAL DIFFERENCE</b>	<b>2 183.75m³</b>	

**LEGEND**

PROPOSED NEW DWELLING	789 m²
DRIVEWAY / ACCESS ROAD	2439 m²
SWIMMING POOL	54m²
SEPTIC TANK	20 m²
FENCING	1561 m²
CUT	2054 m²
FILL	3643 m²

\*CUT + FILL NUMBERS ARE NOT 100% ACCURATE BUT RATHER AN INDICATION  
\*DRIVEWAY / ACCESS ROAD TO FOLLOW CONTOURS AND GRADIENT OF SITE

**Huis van Niekerk**

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Pieter J. Mathews  
S. Arch/Prof SACPA MArch(SA)  
Nr. 4972  
James Hattingh  
MArch(Prof) PArch  
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

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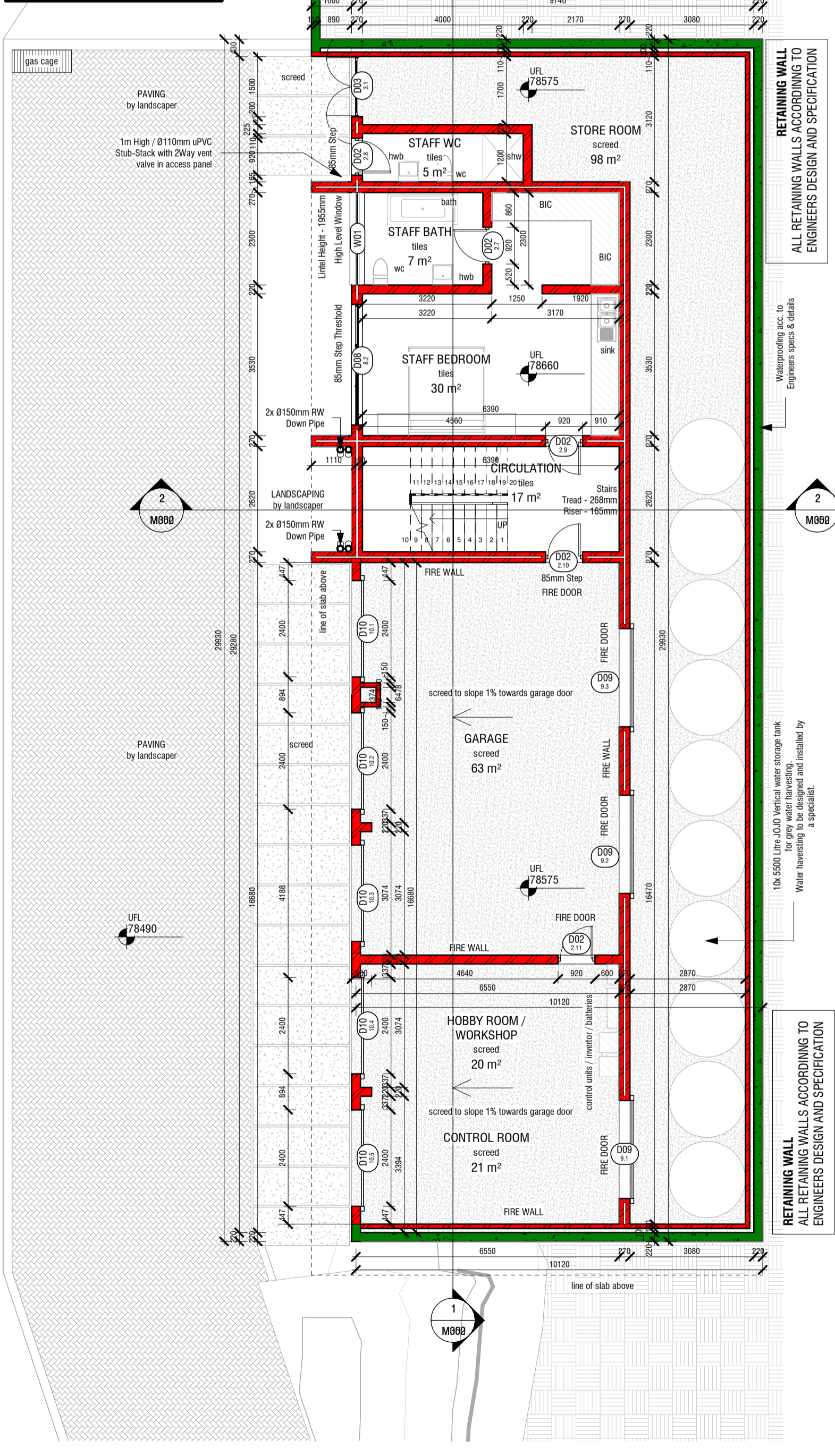
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**SITE WORKS DIAGRAM**

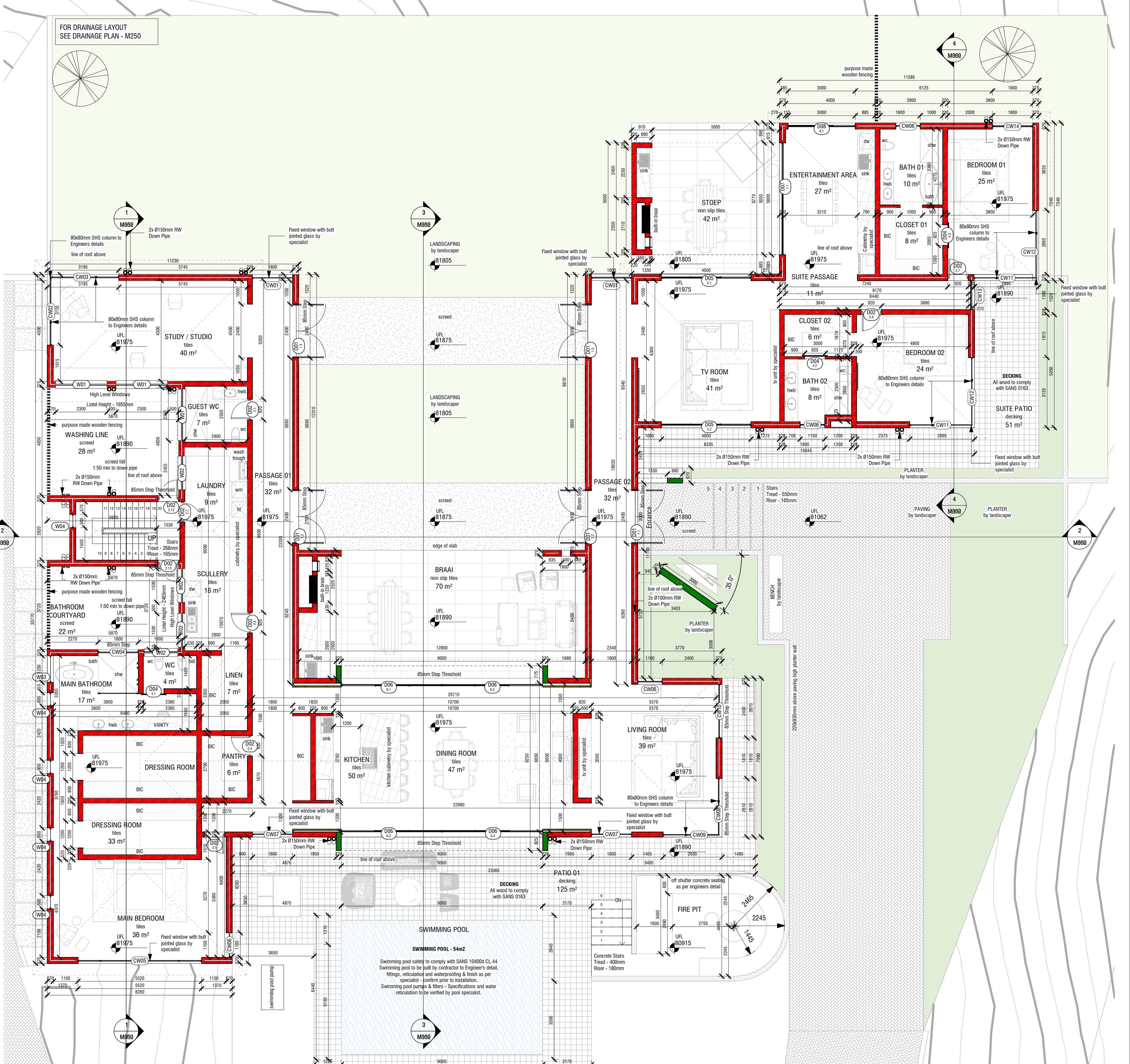
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Date	Scale
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**SPATIAL SCHEDULE**

Name	Area
BASMENT	17 m <sup>2</sup>
CIRCULATION	21 m <sup>2</sup>
CONTROL ROOM	21 m <sup>2</sup>
GARAGE	63 m <sup>2</sup>
HOBBY ROOM / WORKSHOP	20 m <sup>2</sup>
STAFF BATH	7 m <sup>2</sup>
STAFF BEDROOM	30 m <sup>2</sup>
STAFF WC	5 m <sup>2</sup>
STORE ROOM	98 m <sup>2</sup>
GROUND FLOOR	
BATH 01	10 m <sup>2</sup>
BATH 02	8 m <sup>2</sup>
BATHROOM COURTYARD	22 m <sup>2</sup>
BEDROOM 01	25 m <sup>2</sup>
BEDROOM 02	24 m <sup>2</sup>
BRAAI	70 m <sup>2</sup>
CIRCULATION	12 m <sup>2</sup>
CLOSET 01	8 m <sup>2</sup>
CLOSET 02	6 m <sup>2</sup>
DINING ROOM	47 m <sup>2</sup>
DRESSING ROOM	33 m <sup>2</sup>
ENTERTAINMENT AREA	27 m <sup>2</sup>
FIRE PIT	30 m <sup>2</sup>
GUEST WC	7 m <sup>2</sup>
KITCHEN	50 m <sup>2</sup>
LAUNDRY	9 m <sup>2</sup>
LINEN	7 m <sup>2</sup>
LIVING ROOM	39 m <sup>2</sup>
MAIN BATHROOM	17 m <sup>2</sup>
MAIN BEDROOM	36 m <sup>2</sup>
PANTRY	6 m <sup>2</sup>
PASSAGE 01	32 m <sup>2</sup>
PASSAGE 02	32 m <sup>2</sup>
PATIO 01	125 m <sup>2</sup>
SCULLERY	16 m <sup>2</sup>
STAIR	42 m <sup>2</sup>
STUDY / STUDIO	40 m <sup>2</sup>
SUITE PASSAGE	11 m <sup>2</sup>
SUITE PATIO	51 m <sup>2</sup>
SWIMMING POOL	42 m <sup>2</sup>
TV ROOM	41 m <sup>2</sup>
WASHING LINE	28 m <sup>2</sup>
WC	4 m <sup>2</sup>
<b>TOTAL</b>	<b>1228 m<sup>2</sup></b>



**Basement Plan**  
1 : 100



**Ground Floor Plan**  
1 : 100

**Huis van Niekerk**

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**REVISION:**

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HAZELWOOD, PTA  
P.O. BOX 2876  
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TELEPHONE: 086 111 6222  
E-MAIL: info@maaa.co.za  
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**Municipal Approval**

Architects stamp and signature

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Huis van Niekerk

**Project Address**  
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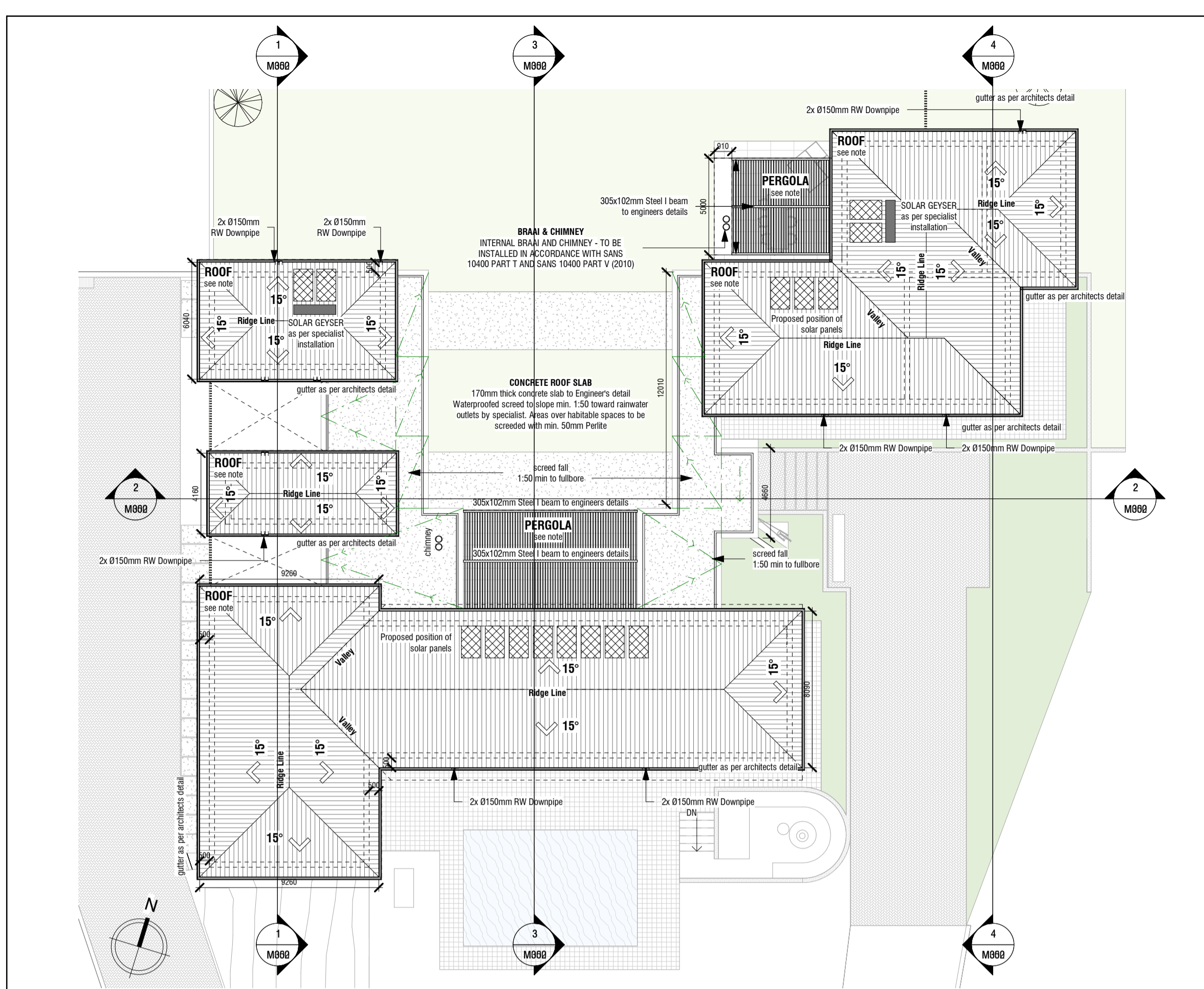
**Client Name**  
CHARL LE ROUX VAN NIEKERK

**Project Number**  
22314

**Project Name**  
Huis van Niekerk

**Sheet Name**  
BASEMENT & GROUND FLOOR

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Date	Scale
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**BRAAI & CHIMNEY**  
INTERNAL BRAAI AND CHIMNEY - TO BE INSTALLED IN ACCORDANCE WITH SANS 10400 PART 1 AND SANS 10400 PART V (2010)

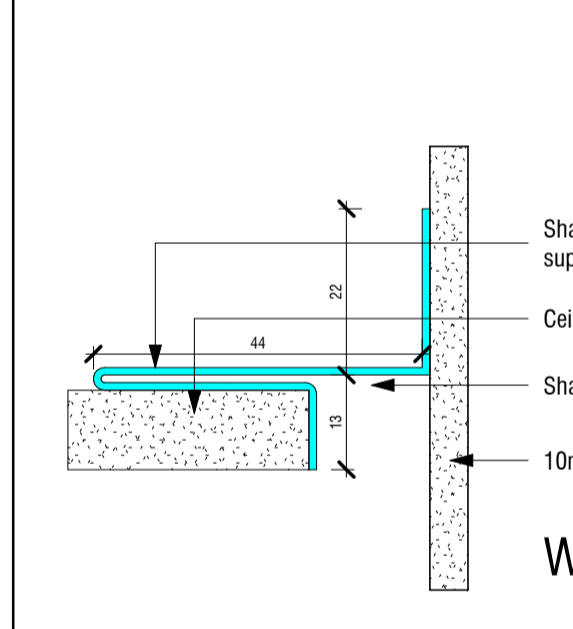
**PERGOLA**  
90x45mm LUNAWOOD FIXED TO 305x102x25mm MS I-BEAM BOLTED TO THE SIDE OF THE RING BEAM. FINAL DETAIL AS PER ENGINEER

**CEILING 01**  
9.5mm TAPERED-EDGE GYPSUM CEILING BOARDS FIXED TO 30x30mm TIMBER BATTENS AT 400 C/C WITH 32mm COARSE THREAD POSIDRIVE DRYWALL SCREWS AT 150 CENTRES. FIBRA TAPE JOINTS & SKIM PLASTER ENTIRE CEILING WITH 3-6mm GYPSUM PLASTER. PAINT WITH 2 COATS WHITE ACRYLIC EMULSION PAINT. CEILING TO HAVE 100mm ISOTHERM INSULATION ON TOP OF CEILING BATTENS.

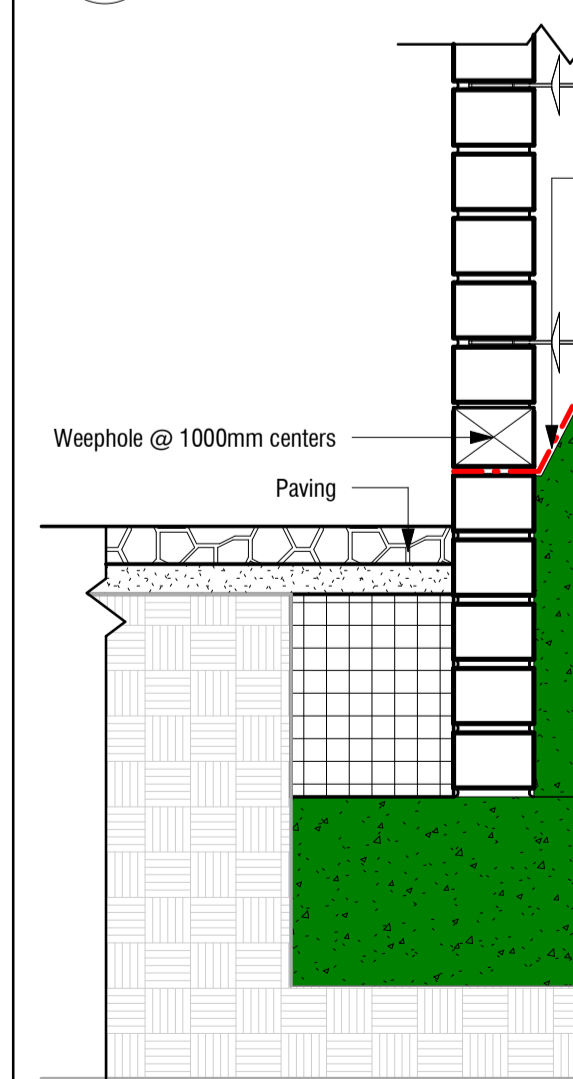
**CEILING 02**  
9.5mm TAPERED-EDGE GYPSUM CEILING BOARDS FIXED TO 75x38mm TIMBER PURLINS SPACED AT 400 C/C BETWEEN THE EXPOSED RAFTERS WITH 32mm COARSE THREAD POSIDRIVE DRYWALL SCREWS AT 150 CENTRES. FIBRA TAPE JOINTS & SKIM PLASTER ENTIRE CEILING WITH 3-6mm GYPSUM PLASTER. PAINT WITH 2 COATS WHITE ACRYLIC EMULSION PAINT. CEILING TO HAVE 75mm ISOTHERM INSULATION PLACED BETWEEN THE CEILING BATTENS.

**ROOF COVERING**  
SAFINTRA SA PRODUCED 0.80MM THICK 445MM COVER NEWLOK™ CHARCOAL GREY G4 COLORTECH ALUMINIUM INTERLOCKING CONCEALED FIX  
ROOF COVERING, FIXED TO TIMBER PURLINS AT 1124MM CENTRES AND END-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 SAFINTRA APPROVED WAIVER HEAD SELF-TAPPING FASTENERS. ALL ASPECTS TO BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S LATEST PUBLISHED RECOMMENDATIONS. PROFILE MEASUREMENTS AND PROPORTIONS MUST BE IN LINE WITH THE LATEST PRODUCT SPECIFICATION MANUAL AS PUBLISHED BY SAFINTRA SA.  
• INSTALLATION REGION: WATERSIDE.  
• ATMOSPHERIC CORROSION CATEGORY: CX.  
ACCESSORIES TO BE SPECIFIED SEPARATELY.

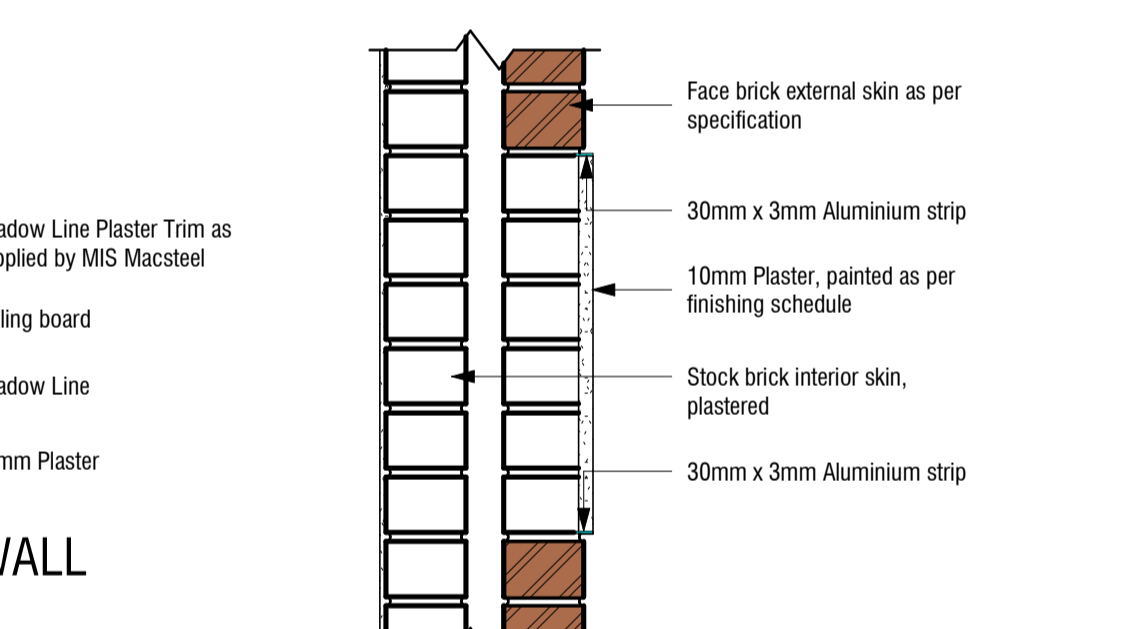
**1 ROOF - PLAN**  
1:200



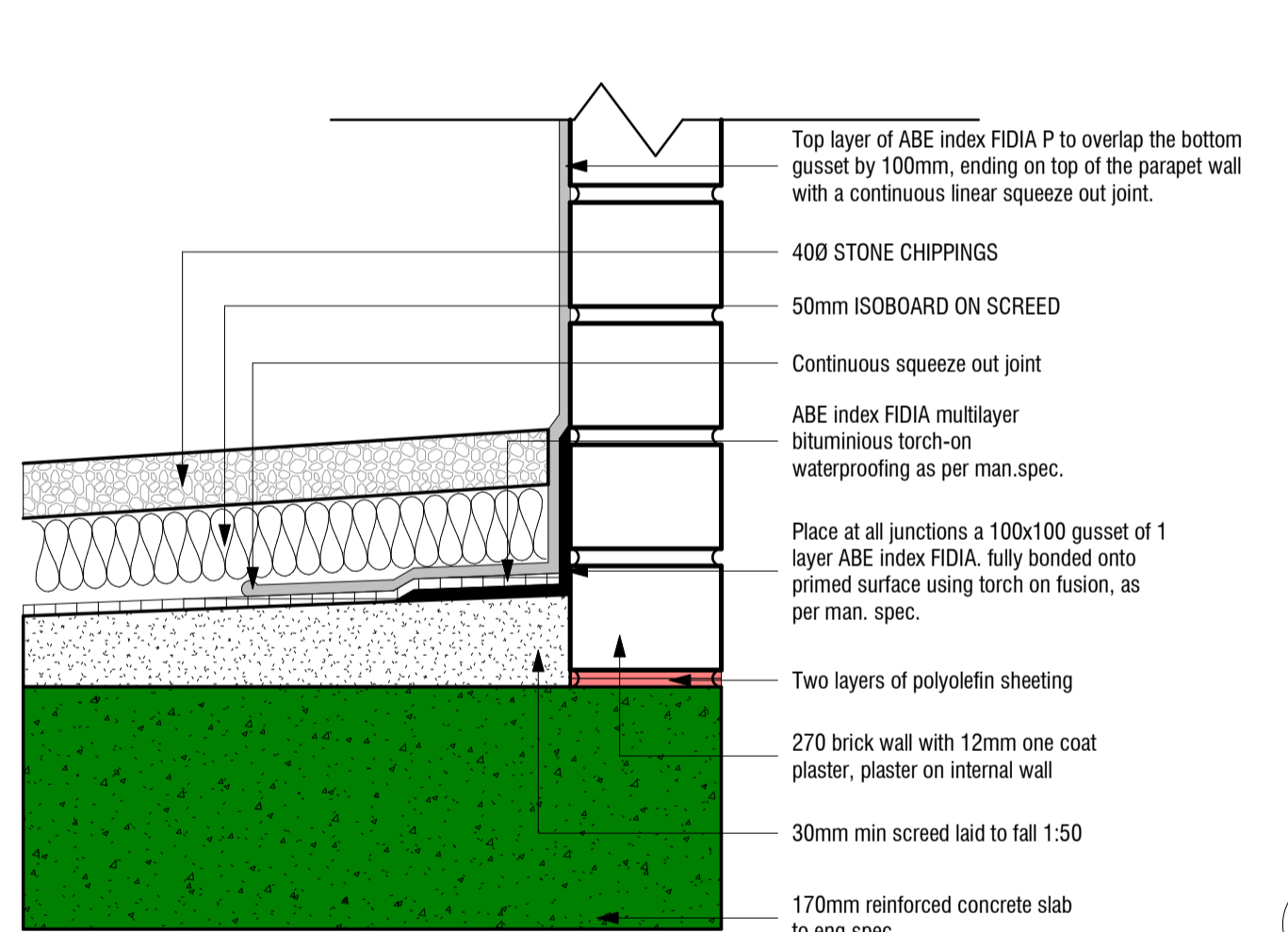
**10 Ceiling Shadow Line**  
1:1



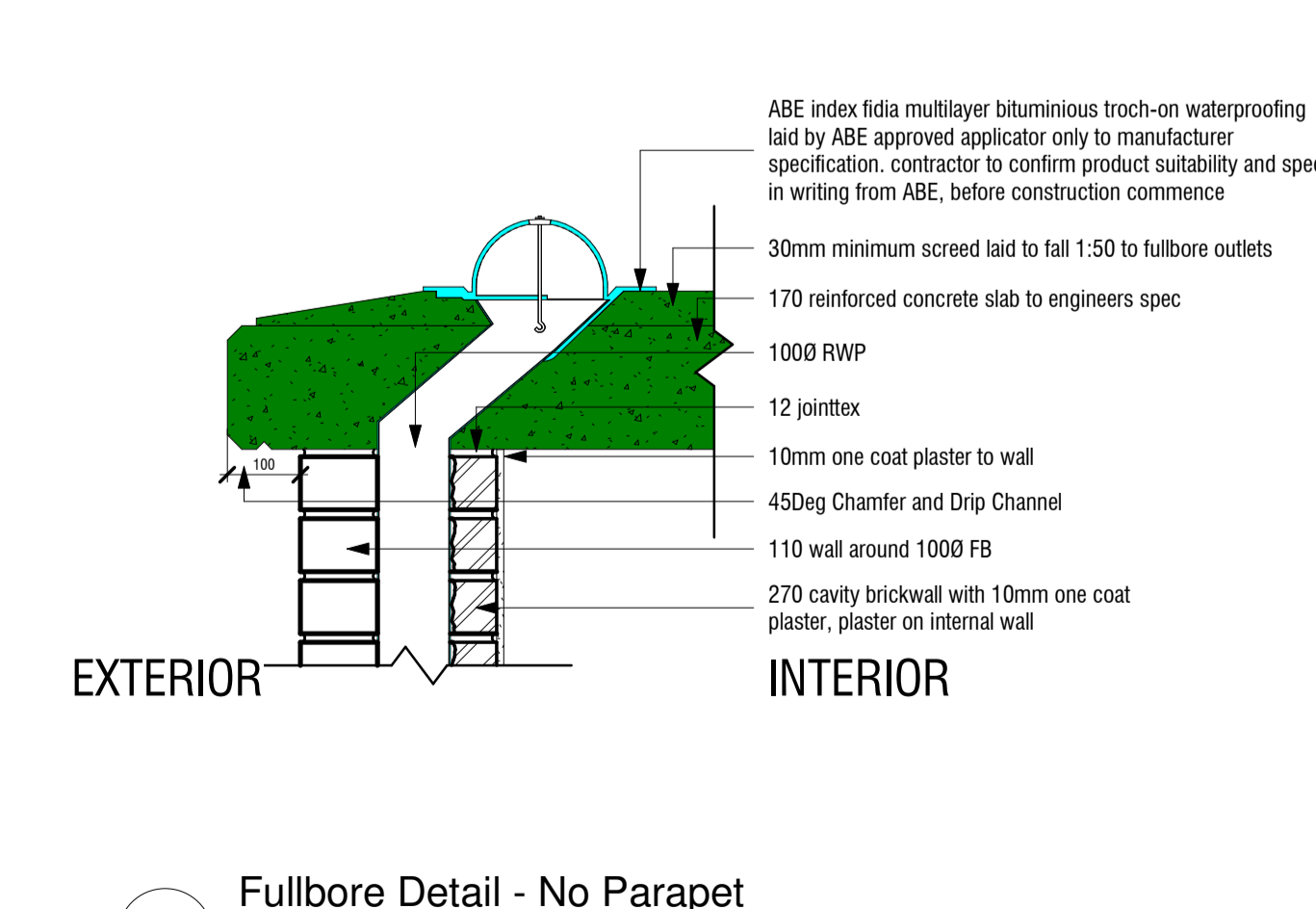
**7 Weephole - Cavity Wall**  
1:10



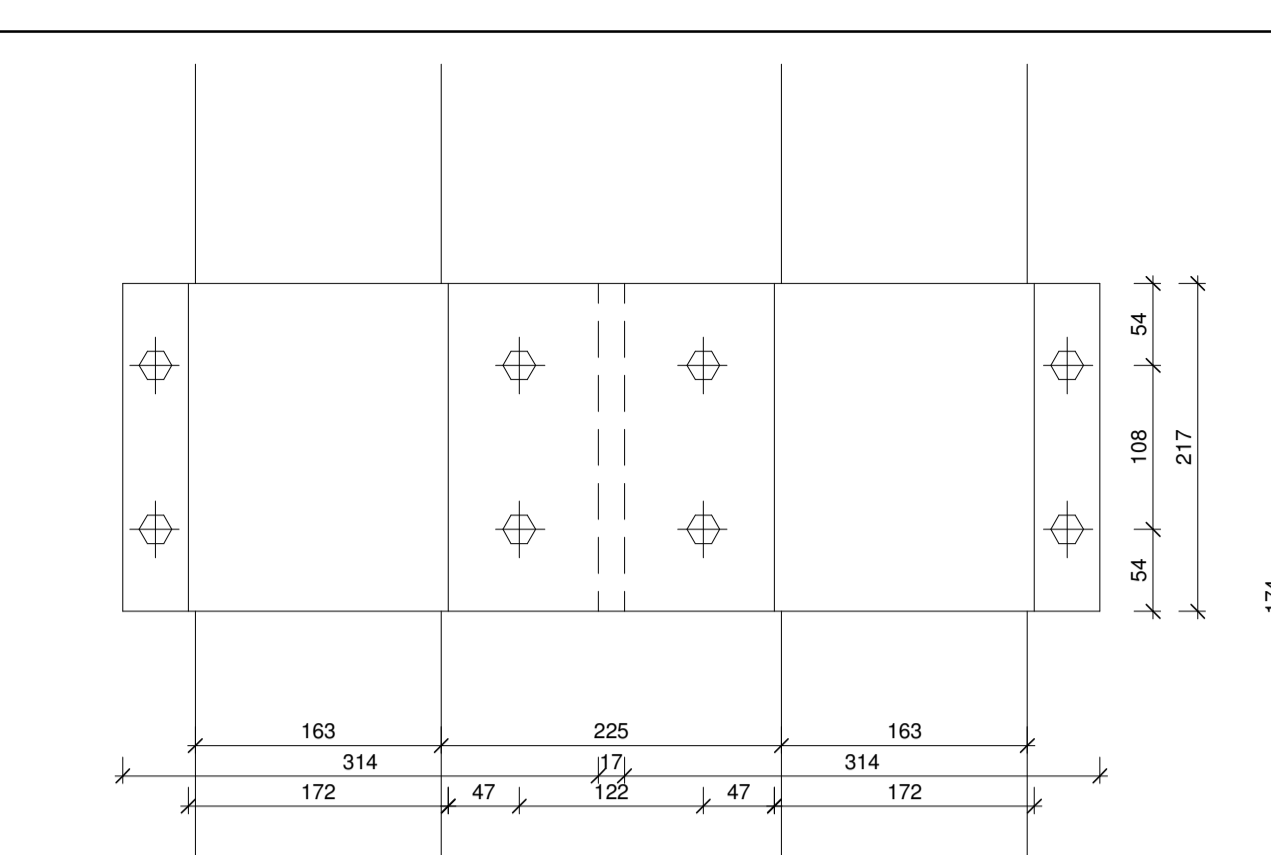
**9 Facebrick with Plaster band**  
1:10



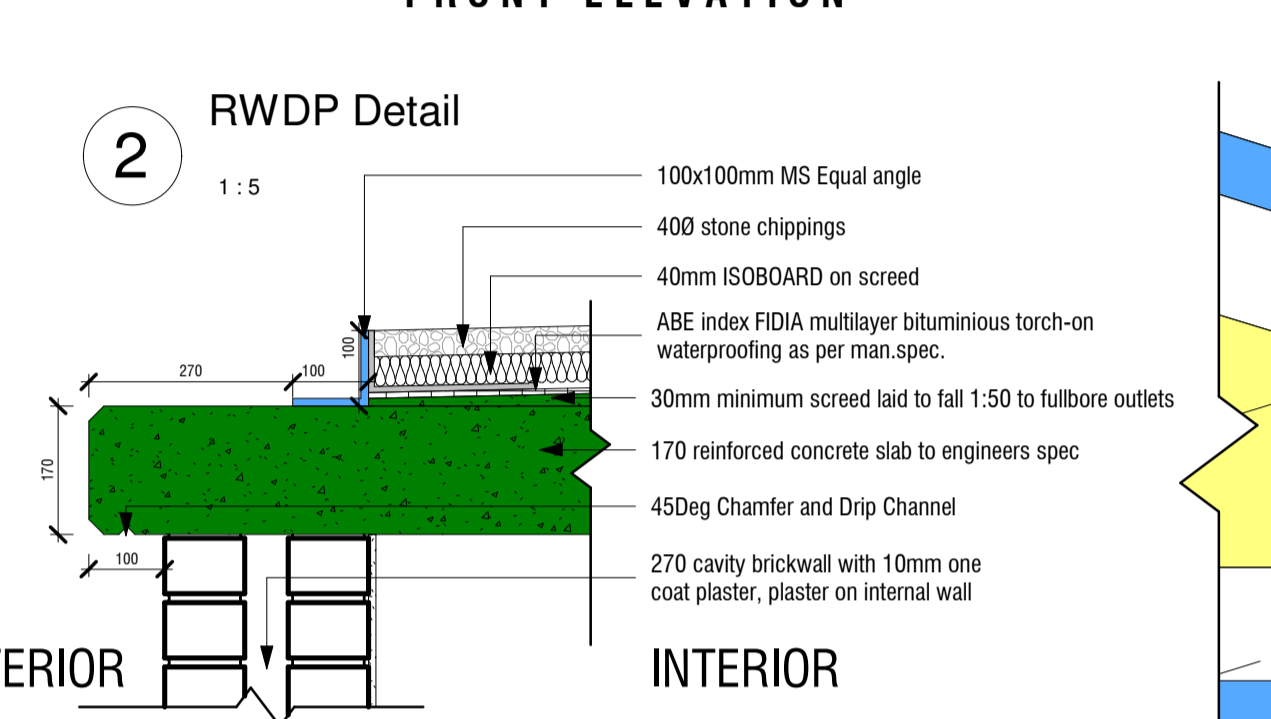
**8 Roof Slab Detail**  
1:5



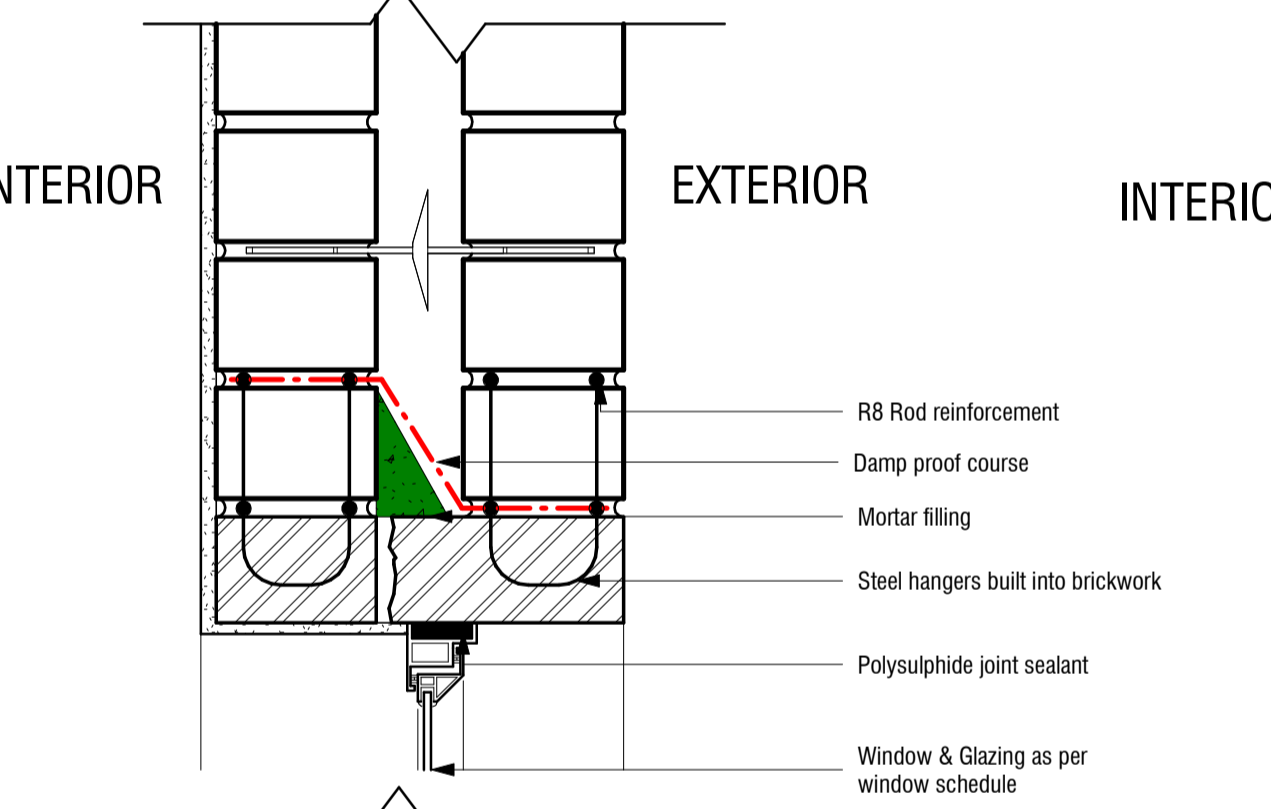
**6 Fullbore Detail - No Parapet**  
1:10



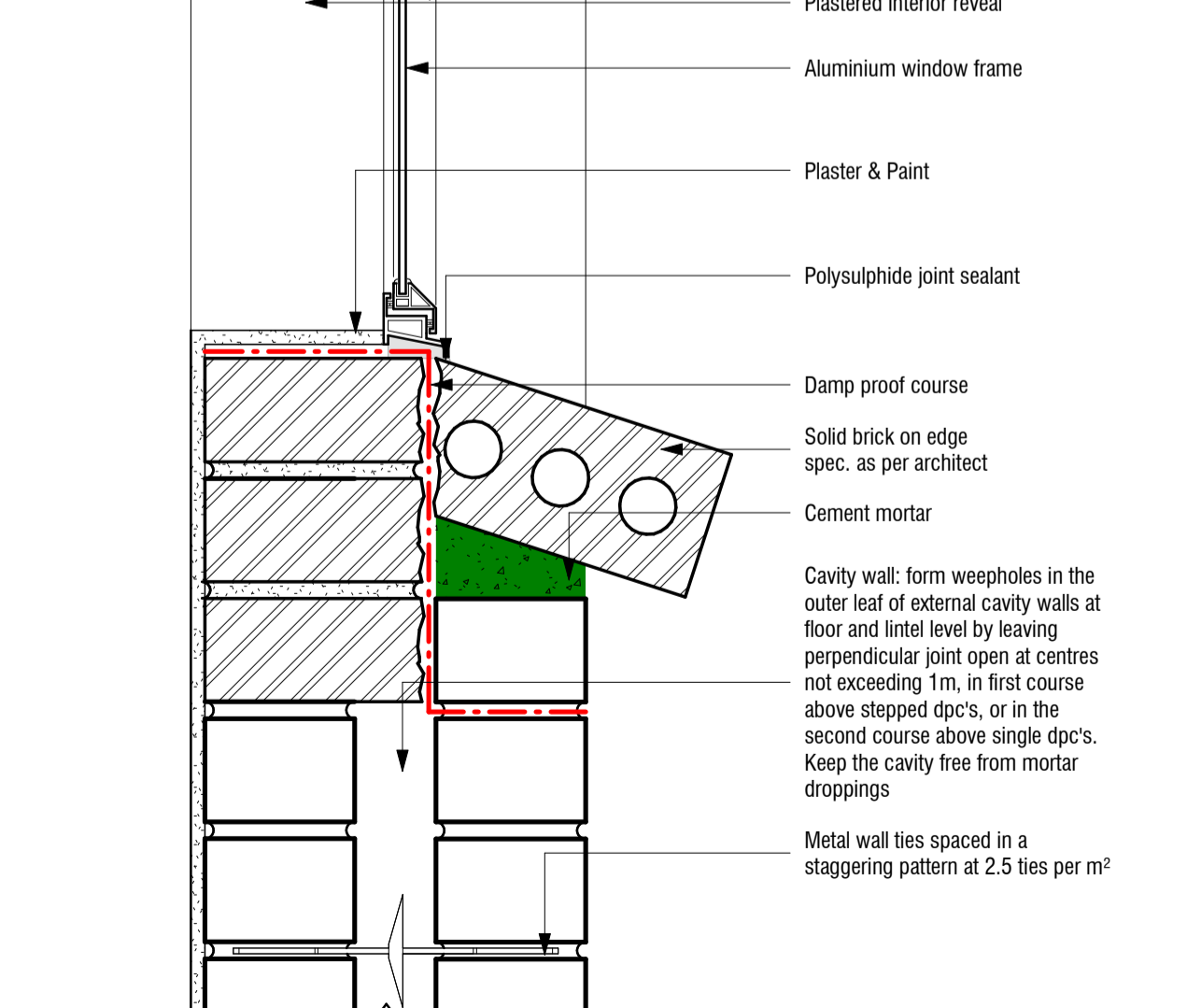
**FRONT ELEVATION**



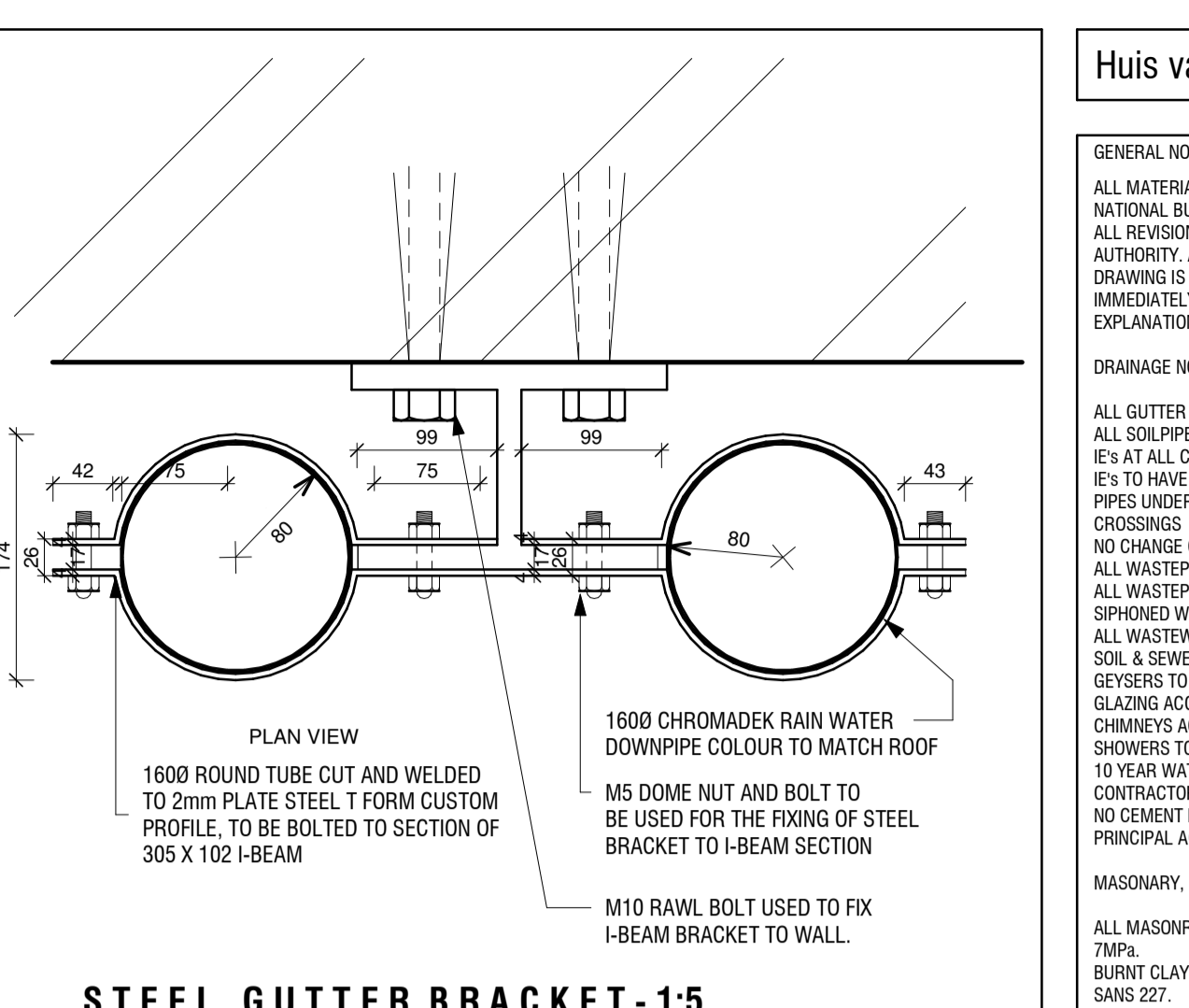
**2 RWDP Detail**  
1:5



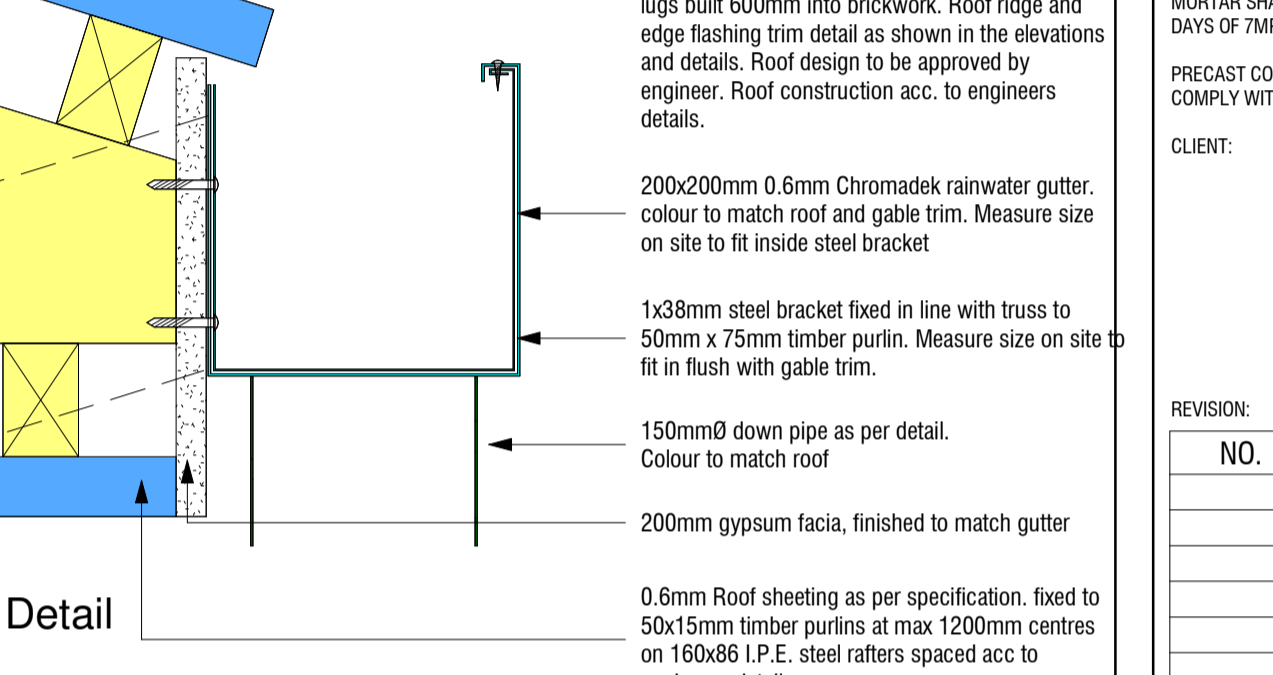
**12 Window Lintel - Cavity Wall**  
1:5



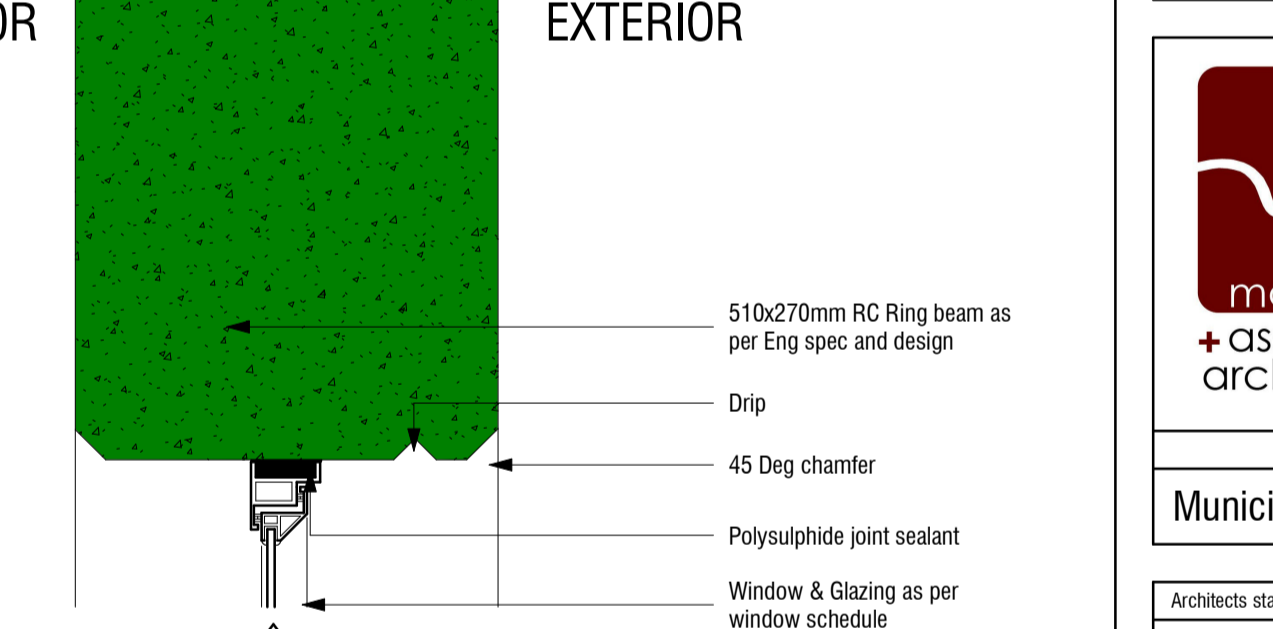
**5 Window Sill - Cavity Wall**  
1:5



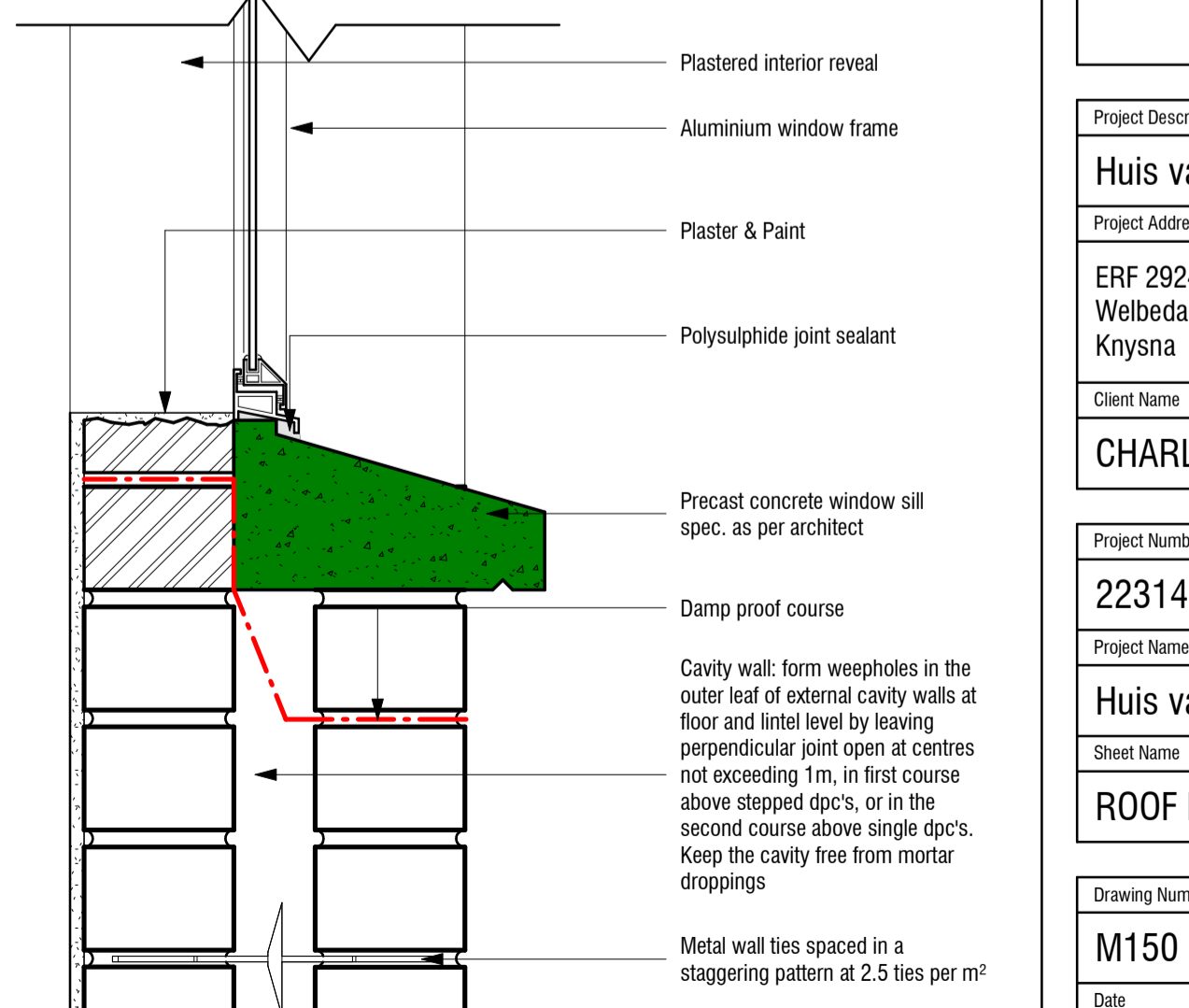
**STEEL GUTTER BRACKET - 1:5**



**3 Gutter Detail**  
1:5



**13 Window Lintel - Concrete Beam**  
1:5



**4 Precast Window Sill - Cavity Wall**  
1:5

**Huis van Niekerk**

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ALL SOLIPIPES TO HAVE MINIMUM FALL OF 1:40  
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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 WASTEWATER TO BE 500mm & FULLY ACCESSIBLE  
ALL WASTEWATER APPLICATIONS ON SUBSTACKS TO BE INDIVIDUALLY ANTI-SIPHONED WITH 51mm ANTI-VACUUM TRAP  
ALL WASTEWATER APPLICATIONS TO HAVE WATERTRAPS  
SOL & SEWERPIPPES TO BE 1000mm  
GEYSERS TO BE ACCORDING TO SABS 0254  
GLAZING ACCORDING TO SABS 0137  
CHIMNEYS ACCORDING TO PART VV1-VV4 OF NBR  
SHOWERS TO HAVE BRASS TRAPS  
10 YEAR WATERPROOFING GUARANTEE TO BE CEDED TO THE CLIENT BY THE CONTRACTOR  
NO CEMENT BRICKS TO BE USED UNLESS SPECIFIED BY CLIENT, ARCHITECT OR PRINCIPAL AGENT.

**MASONRY, 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 WALLINGS SHALL COMPLY WITH THE REQUIREMENTS OF SANS 2001-CM: 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 8 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

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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  
**ROOF PLAN & DETAILS**

Drawing Number	Revision
M150	
Date	Scale
2024/07/02 11:50:05	As indicated
Drawn:	Checked by:
K Peinke	PJ Mathews

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## ELECTRICAL & WATER NOTES

- NOTES**
- EXTERNAL PIPING TO BE 32mm HDPE PIPE BURIED @ 1.0m DEPTH WITH CHEVRON TYP @ 500mm DEPTH. TRENCH TO BE SUITABLY COMPACTED.
  - INTERNAL PIPING TO BE 22mm COPPER CLASS 2 PIPE. ALL JOINTS TO BE CAPILLARY SOLDERED. ALL BURIED PIPEWORK TO BE SLEEVED IN PVC.
  - ALL SIZES AND SAFETY DISTANCES TO BE CHECKED ON SITE. INSTALLATION TO COMPLY WITH SANS 1008 PART 1.
  - GAS INSTALLATION AND PIPELINES TO BE INSTALLED BY REGISTERED INSTALLER, IN ACCORDANCE WITH REGULATIONS OF SANS 10087 PART 1
  - DOOR TO BE LOUVRED STEEL TO ALLOW FOR VENTILATION
  - ALLOW FOR MANDATORY WARNING SIGNS APPROPRIATELY DISPLAYED AS PER SABS 087
  - THIS INSTALLATION IS SUBJECT TO LOCAL AUTHORITY APPROVAL INCLUDING ALL BY-LAWS PERTAINING TO GAS INSTALLATIONS.
  - NO UNAUTHORISED PERSONS ALLOWED IN CAGE UNDER ANY CIRCUMSTANCES.
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  - ENSURE ALL OPEN DRAINS ARE SEALED OR BUILT UP.
  - ALL BUILDING WORK TO COMPLY WITH SABS 0400.
  - ALL ELECTRICAL WORK TO COMPLY WITH SABS 0108.
  - NO GAS TO BE SUPPLIED UNTIL REGISTRATION OF GAS INSTALLATION BY LOCAL AUTHORITY.
  - IT IS TO BE ENSURED THAT THE GAS CASE IS LOCKABLE AND ACCESS TO THE GAS FACILITY IS BY AUTHORISED PERSONS ONLY.
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    - TO BE AT LEAST 2m FROM AIRCON INLET

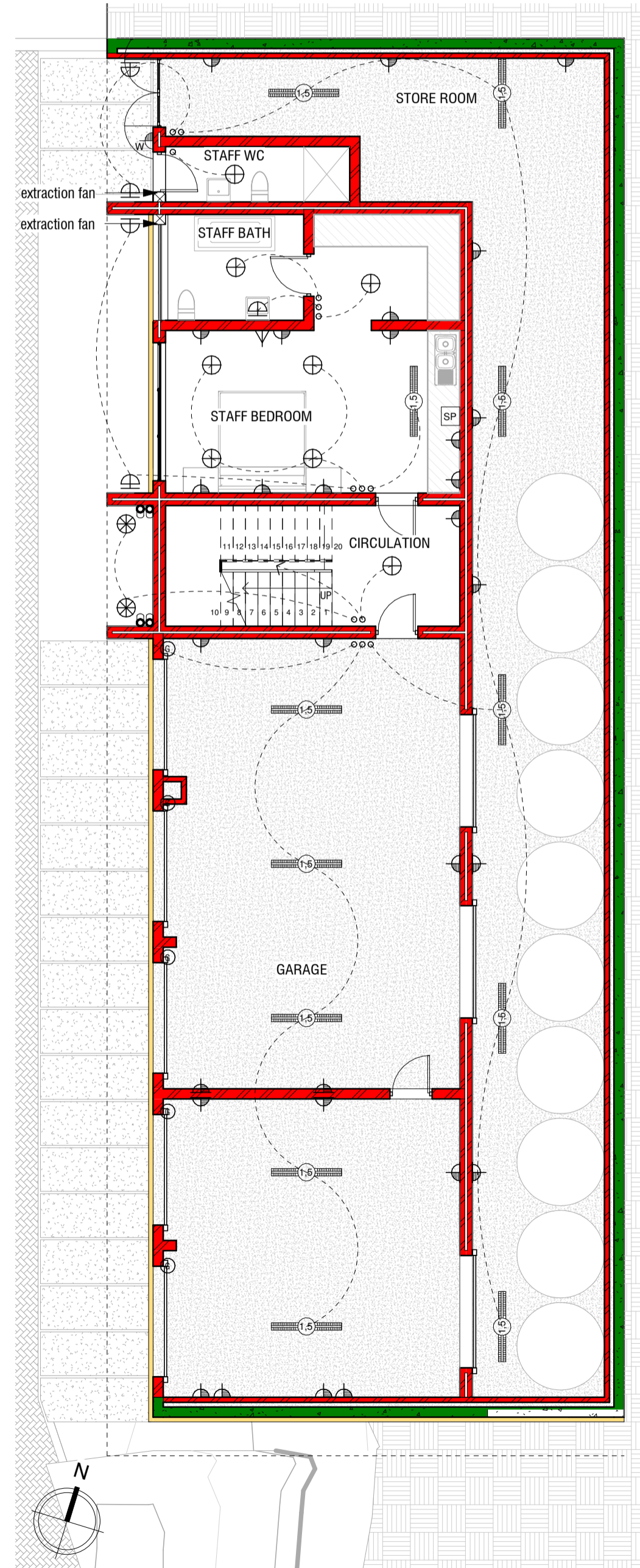
## ENERGY EFFICIENCY

HOT WATER SERVICES	
TYPE OF ACCOMMODATION	DWELLING HOUSE
ELECTRIC HIGH PRESSURE GEYSER (150L)	80-115L/CAPITA/DAY
MUST CONFORM WITH SANS 10254 INSTALLATION	
ASSUMED HOT WATER CONSUMPTION	
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 HEATED BY MEANS OTHER THAN ELECTRICAL RESISTANCE HEATING	
THIS 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

LIGHTING AND POWER		
MAX ENERGY DEMAND	2610 W	PERMISSABLE
MAX ENERGY CONSUMPTION		
PER ANY/MY/M	2610 kWh	PERMISSABLE
LAMP POWER RATING		
BW	119 TOTAL	5
BW	9 TOTAL	4
BW	24 TOTAL	4
TOTAL LAMP ENERGY DEMAND		
	1456 W	ACCEPTABLE
TOTAL ENERGY DEMAND (W/m²)		
	2.79W/m²	ACCEPTABLE
AVAILABLE ENERGY DEMAND		
	1154 W	
TOTAL ANN. ENERGY CONSUMPTION		
	2472.29 W	ACCEPTABLE
TOTAL ENERGY CONSUMPTION		
	4.74 kWh/m	ACCEPTABLE
AVAIL. ANN. ENERGY CONSUMPTION		
	137.71 kWh	

## ELECTRICAL PLAN LEGEND

ELECTRICAL LEGEND	
	PLUG POINT @ 340mm ABOVE FFL (unless height is given)
	WATERPROOF PLUG POINT @ 340mm ABOVE FFL (unless height is given)
	DOWNLIGHT
	WALL LIGHT
	STAIR LIGHT
	FEATURE LIGHTS
	LED FEATURE STRIP LIGHTS
	DOUBLE FLUORESCENT TUBE LIGHT
	LIGHT SWITCH ONE WAY
	GARAGE DOOR MOTOR
	SWIMMING POOL PUMP
	DB
	ADSL
	TV/WIFI/FIBRE POINT
	CONCEPTUAL WIRING



Basement - Electrical Plan



Ground - Electrical Plan

## Huis van Niekerk

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**REVISION:**

NO.	DESCRIPTION	DATE

**mathews + associates architects**

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 James Hattingh  
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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

**Huis van Niekerk**

Sheet Name

**ELECTRICAL PLAN**

Drawing Number	Revision
M200	
Date	Scale
2024/07/02 11:50:12	1 : 100
Drawn:	Checked by:
K Peinke	PJ Mathews
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TO BE AT LEAST 2m FROM AIRCON INLET

**PLUMBING PLAN LEGEND**

- PLUMBING LEGEND**
- Ø 160mm SUB-SOIL MAIN DRAIN LINE
  - Ø 110MM uPVC SUB-SOIL DRAIN LINE
  - Ø 50MM uPVC SUB-SOIL DRAIN LINE
  - MUNICIPAL SEWER LINE
  - HOT WATER
  - COLD WATER
  - HOT WATER POINT
  - COLD WATER POINT
  - RAINWATER HARVESTED WATER POINT 680 ABOVE FFL
  - ELECTRIC GEYSER
  - GAS GEYSER
  - Ø 110MM DRAIN IN SECTION OR PLAN

**GAS PLAN LEGEND**

- GAS LEGEND**
- 48KG LPG GAS BOTTLE
  - INCOMING SUPPLY CONNECTION. SHUT OFF VALVE
  - GAS SUPPLY LINE
  - APPLIANCE CONNECTION INCL. SHUT OFF VALVE
  - GAS GEYSER

**Huis van Niekerk**

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**Municipal Approval**

Architects stamp and signature

Client signature

Other

Project Description

**Huis van Niekerk**

Project Address

ERF 2924  
Welbedaght  
Kynsna

Client Name

**CHARL LE ROUX VAN NIEKERK**

Project Number

22314

Project Name

**Huis van Niekerk**

Sheet Name

**WATER RETICULATION & GAS PLAN**

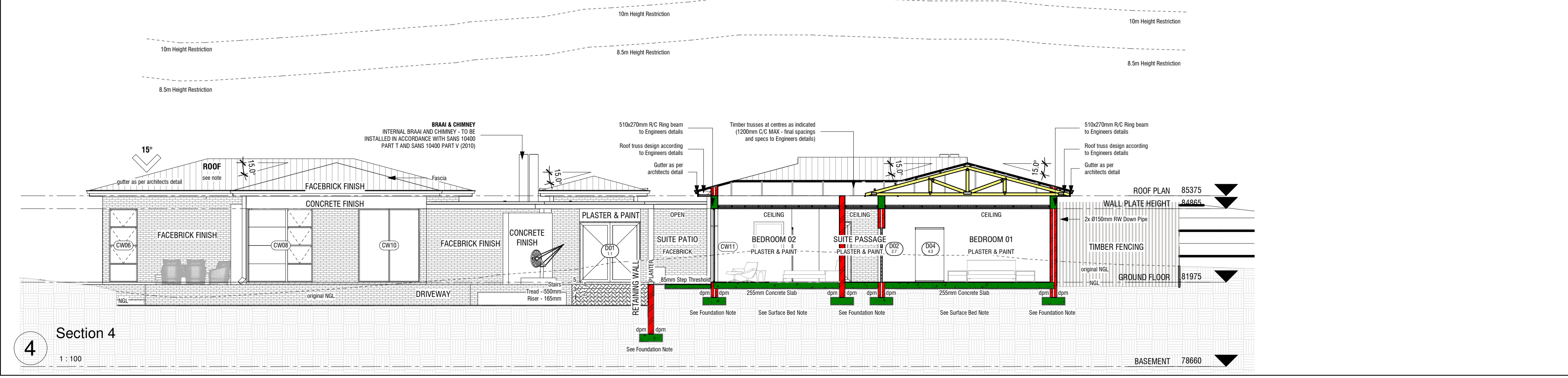
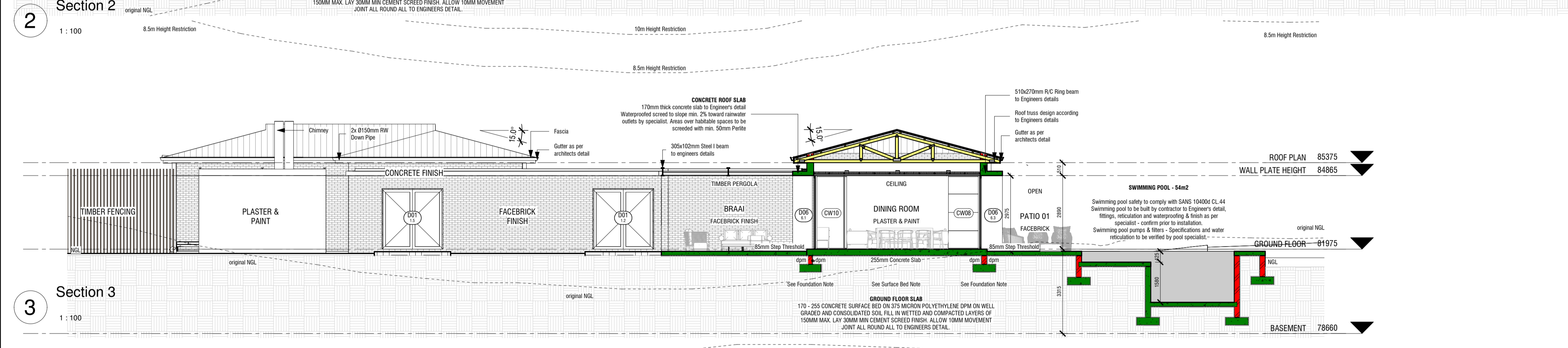
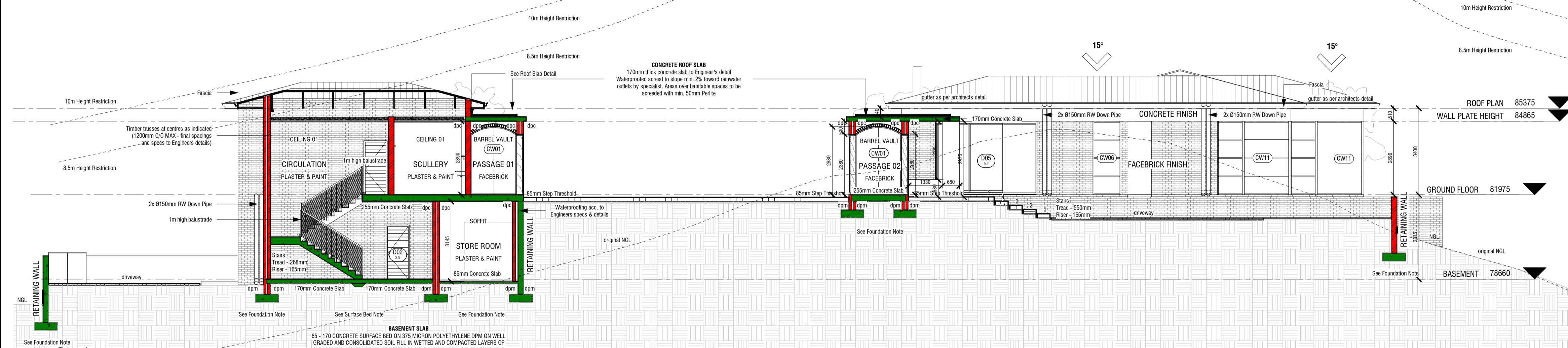
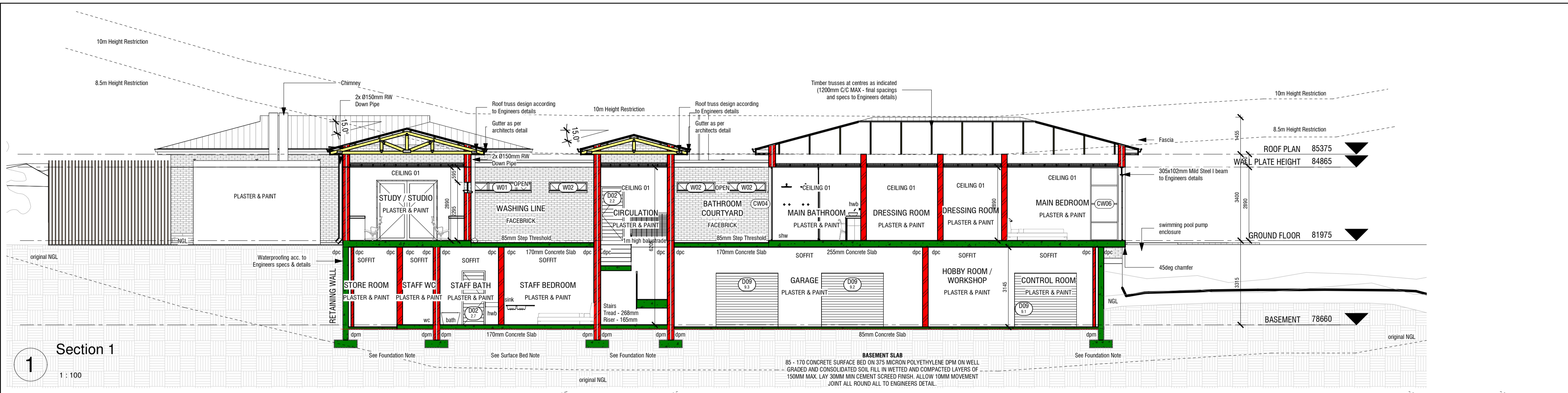
Drawing Number	Revision
M250	
Date	Scale
2024/07/02 11:50:18	1 : 100
Drawn:	Checked by:
K Peinke	PJ Mathews

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**2** Basement - Water Reticulation & Gas Plan  
1 : 100

**1** Ground - Water Reticulation & Gas Plan  
1 : 100



**SOFFIT**  
SOFFIT TO HAVE 12mm PLASTER AND PAINT. COLOUR ACC. TO OWNER

**DRAINAGE**  
ALL SANITARY FIXINGS, COMPONENTS AND SYSTEMS, INCLUDING SEPTIC TANKS AND FRENCH DRAINS, TO COMPLY WITH THE REQUIREMENTS OF SANS 10400-P AND NON-WATER-BORNE MEANS OF SANITARY DISPOSAL TO COMPLY WITH THE REQUIREMENTS OF SANS 10400-Q

**GROUND FILLING**  
GROUND FILLING BELOW FLOORS TO COMPLY WITH THE REQUIREMENTS OF SANS 10400-J4.4.5-4.7

**SURFACE BED**  
85mm CONCRETE SURFACE BED ON USB GREEN GUNDE MEMBRANE ON FILL COMPACTED IN LAYERS OF 150mm. SURFACE BED TO COMPLY WITH THE REQUIREMENTS OF SANS 10400-J4.4

**STAIRCASE**  
ALL STAIRCASES TO COMPLY WITH THE REQUIREMENTS OF SANS 10400-M, SANS 10400-S4.9 & SANS 10400-D.

**BALUSTRADE**  
BALUSTRADES TO BE ACC TO SANS 10400-D, SANS 10400-M, SANS 10400-T. BALUSTRADE TO BE MIN 1000mm HIGH WITH THE HANDRAIL AT MIN 850mm AND NO OPENINGS LARGER THAN 100mm. OTHERWISE THE OWNER IS TO SIGN CONSENT AND TAKE RESPONSIBILITY FOR THE SAFETY OF THE BALUSTRADE.

**CAVITY WALL**  
CAVITY WALLS TO COMPLY WITH THE REQUIREMENTS OF SANS 10400-K.

**RETAINING WALL**  
ALL RETAINING WALLS ACCORDING TO ENGINEERS DESIGN AND SPECIFICATION.

**BRAAI & CHIMNEY**  
INTERNAL BRAAI AND CHIMNEY - TO BE INSTALLED IN ACCORDANCE WITH SANS 10400 PART T AND SANS 10400 PART V (2010)

**PERGOLA**  
90x45mm LUNAWOOD FIXED TO 305x102x25mm MS I-BEAM BOLTED TO THE SIDE OF THE RING BEAM. FINAL DETAIL AS PER ENGINEER

**GLAZING**  
ALL GLAZING TO ADHERE TO SABS 0137 AND SANS 10400 PART N

**WINDOW AND DOOR FRAMES**  
ALL ALUMINIUM WINDOW AND DOOR FRAMES TO BE POWDERCOATED COLOUR: RAL 7035 GREY SEE DOOR AND WINDOW SCHEDULE

**CEILING 01**  
9.5mm TAPERED-EDGE GYPSUM CEILING BOARDS FIXED TO 38x38 TIMBER BATTENS AT 400 C/C WITH 32mm COARSE THREAD POSITIVE DRYWALL SCREWS AT 150 CENTRES. FIBA TAPE JOINTS & SKIM PLASTER ENTIRE CEILING WITH 3.6mm GYPSUM PLASTER PAINT WITH 2 COATS WHITE ACRYLIC EMULSION PAINT. CEILING TO HAVE 100mm ISOTHERM INSULATION ON TOP OF CEILING BATTENS.

**ROOF COVERING**  
SAFINTRA SA PRODUCED 0,80MM THICK 445MM COVER NEWLOK™ CHARCOAL GREY G4 COLORTECH ALUMINIUM INTERLOCKING CONCEALED FIX ROOF COVERING, FIXED TO TIMBER PURLINS AT 124MM CENTRES AND END-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 SAFINTRA APPROVED WATER HEAD SELF-TAPPING FASTENERS, ALL IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL ASPECTS TO BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S LATEST PUBLISHED RECOMMENDATIONS. PROFILE MEASUREMENTS AND PROPORTIONS MUST BE IN LINE WITH THE LATEST PRODUCT SPECIFICATION MANUAL AS PUBLISHED BY SAFINTRA SA.  
• INSTALLATION REGION: WATERBOS  
• 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 SANS 10400-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

**Huis van Niekerk**

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CHIMNEYS ACCORDING TO PART VV1-VV4 OF NBR  
SHOWERS TO HAVE BRASS TRIPS  
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.

MASONRY, 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-CM: 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 B 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

40 OAKTREE AVENUE  
HAZELWOOD, PTA  
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Pieter J. Mathews  
S. ARCHITECT SACMA MArch(SA)  
Nr. 4972  
James 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**

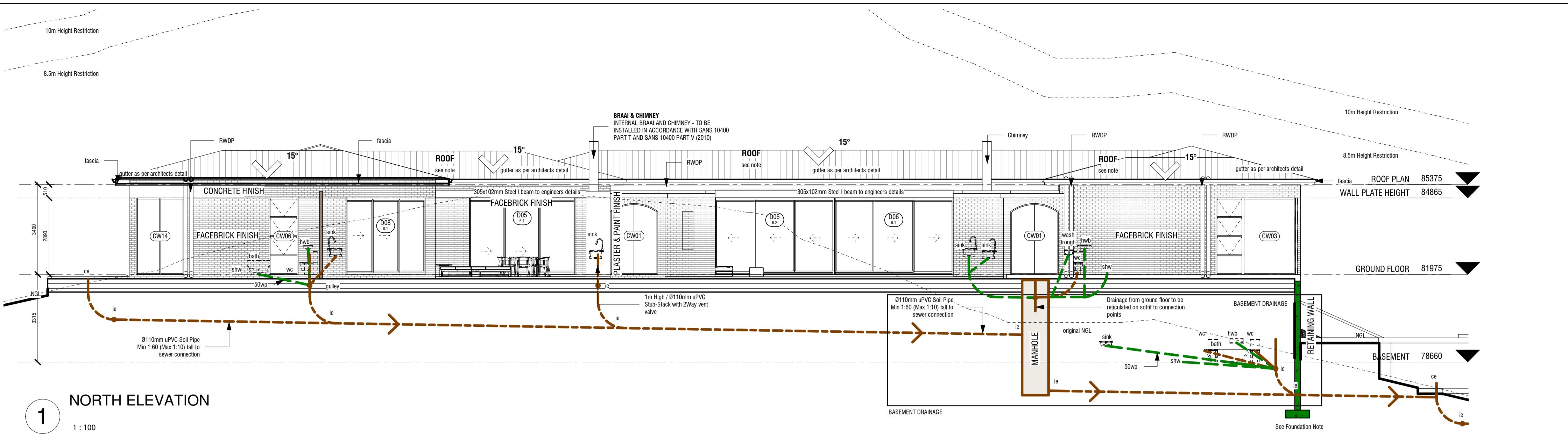
**Project Number**

22314

Project Name  
**Huis van Niekerk**

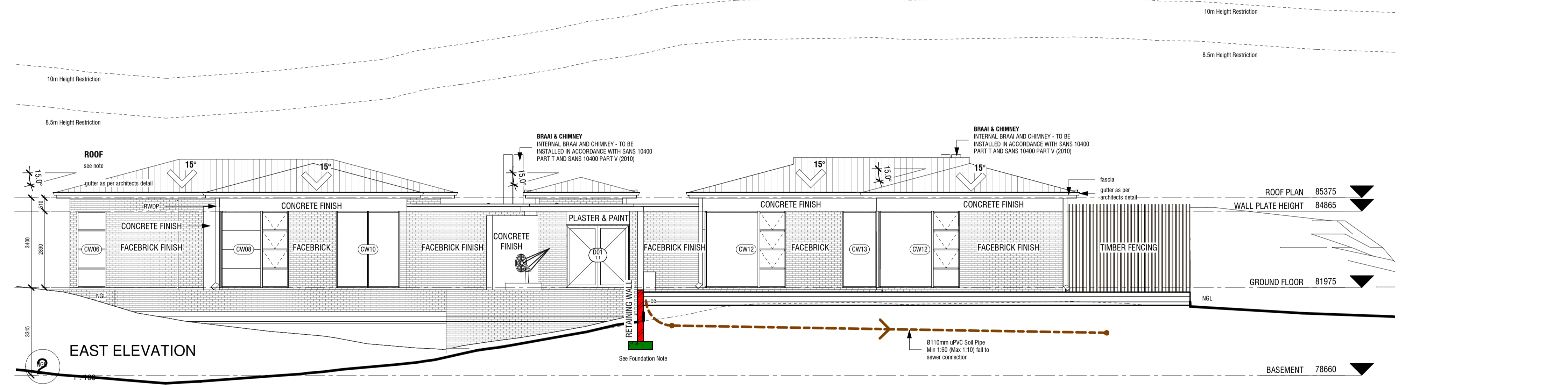
Sheet Name  
**SECTIONS**

Drawing Number	Revision
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Date	Scale
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Drawn:	Checked by:
K Peinke	PJ Mathews
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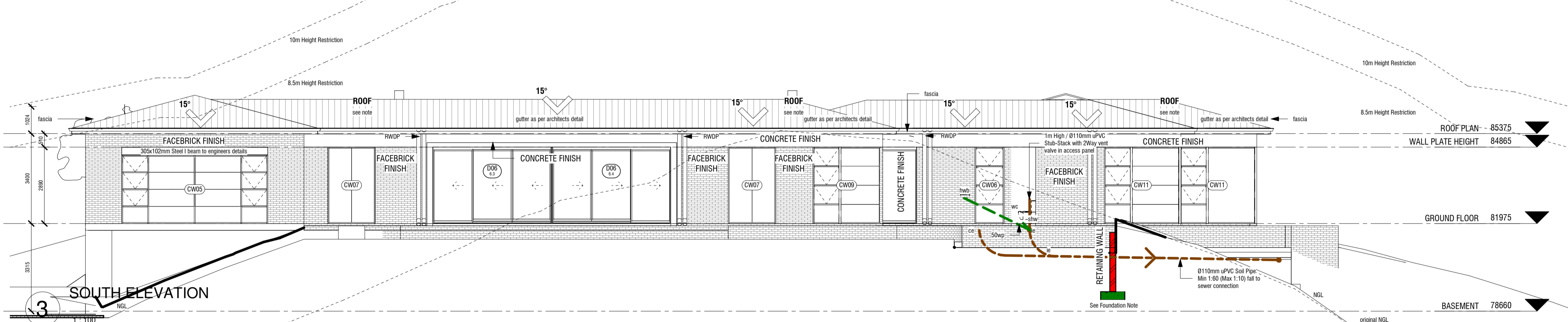


**1 NORTH ELEVATION**

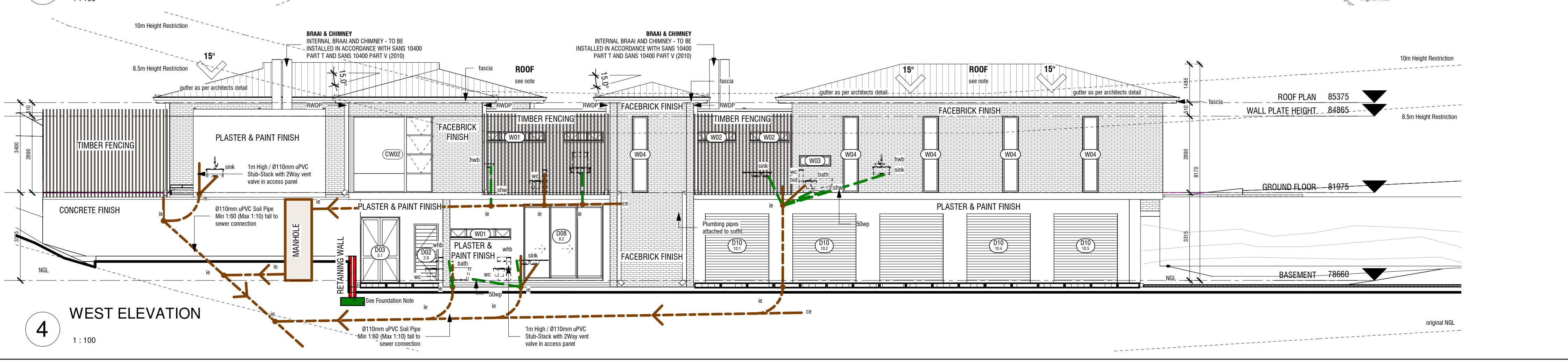
1 : 100



**2 EAST ELEVATION**



**3 SOUTH ELEVATION**



**4 WEST ELEVATION**

1 : 100

**SOFFIT**  
SOFFIT TO HAVE 12mm PLASTER AND PAINT. COLOUR ACC. TO OWNER

**DRAINAGE**  
ALL SANITARY FIXINGS, COMPONENTS AND SYSTEMS, INCLUDING SEPTIC TANKS AND FRENCH DRAINS, TO COMPLY WITH THE REQUIREMENTS OF SANS 10400-P AND NON-WATER-BORNE MEANS OF SANITARY DISPOSAL TO COMPLY WITH THE REQUIREMENTS OF SANS 10400-Q

**GROUND FILLING**  
GROUND FILLING BELOW FLOORS TO COMPLY WITH THE REQUIREMENTS OF SANS 10400-J4.4-5-4-4.7

**SURFACE BED**  
85mm CONCRETE SURFACE BED ON USB GREEN GUNDLÉ MEMBRANE ON FILL COMPACTED IN LAYERS OF 150mm. SURFACE BED TO COMPLY WITH THE REQUIREMENTS OF SANS 10400-J4.4

**STAIRCASE**  
ALL STAIRCASES TO COMPLY WITH THE REQUIREMENTS OF SANS 10400-M, SANS 10400-S4.9 & SANS 10400-D.

**BALUSTRADE**  
BALUSTRADES TO BE ACC TO SANS 10400-D, SANS 10400-M, SANS 10400-T. BALUSTRADE TO BE MIN 1000mm HIGH WITH THE HANDRAIL AT MIN 850mm AND NO OPENINGS LARGER THAN 100mm. OTHERWISE THE OWNER IS TO SIGN CONSENT AND TAKE RESPONSIBILITY FOR THE SAFETY OF THE BALUSTRADE.

**CAVITY WALL**  
CAVITY WALLS TO COMPLY WITH THE REQUIREMENTS OF SANS 10400-K.

**RETAINING WALL**  
ALL RETAINING WALLS ACCORDING TO ENGINEERS DESIGN AND SPECIFICATION.

**BRAAI & CHIMNEY**  
INTERNAL BRAAI AND CHIMNEY - TO BE INSTALLED IN ACCORDANCE WITH SANS 10400 PART T AND SANS 10400 PART V (2010)

**PERGOLA**  
90x45mm LUNAWOOD FIXED TO 305x102x25mm MS I-BEAM BOLTED TO THE SIDE OF THE RING BEAM. FINAL DETAIL AS PER ENGINEER

**GLAZING**  
ALL GLAZING TO ADHERE TO SABS 0137 AND SANS 10400 PART N

**WINDOW AND DOOR FRAMES**  
ALL ALUMINIUM WINDOW AND DOOR FRAMES TO BE POWDERCOATED COLOUR: RAL 7035 GREY SEE DOOR AND WINDOW SCHEDULE

**CEILING 01**  
9.5mm TAPERED-EDGE GYPSUM CEILING BOARDS FIXED TO 38x38 TIMBER BATTENS AT 400 C/C WITH 32mm COARSE THREAD POSIDRIVE DRYWALL SCREWS AT 150 CENTRES. FIBA TAPE JOINTS & SKIM PLASTER ENTIRE CEILING WITH 3-6mm GYPSUM PLASTER. PAINT WITH 2 COATS WHITE ACRYLIC EMULSION PAINT. CEILING TO HAVE 100mm ISOTHERM INSULATION ON TOP OF CEILING BATTENS.

**CEILING 02**  
9.5mm TAPERED-EDGE GYPSUM CEILING BOARDS FIXED TO 75x38 TIMBER PURLINS SPACED AT 400 C/C BETWEEN THE EXPOSED RATTERS WITH 32mm COARSE THREAD POSIDRIVE DRYWALL SCREWS AT 150 CENTRES. FIBA TAPE JOINTS & SKIM PLASTER ENTIRE CEILING WITH 3-6mm GYPSUM PLASTER. PAINT WITH 2 COATS WHITE ACRYLIC EMULSION PAINT. CEILING TO HAVE 75mm ISOTHERM INSULATION PLACED BETWEEN THE CEILING BATTENS.

**ROOF COVERING**  
SARINTRA SA PRODUCED 0.80MM THICK 445MM COVER NEVLOK™ CHARCOAL GREY G4 COLORTECH ALUMINIUM INTERLOCKING CONCEALED FIX ROOF COVERING, FIXED TO TIMBER PURLINS AT 1124MM CENTRES AND END-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 SARINTRA APPROVED WAFER HEAD SELF-TAPPING FASTENERS. ALL ASPECTS TO BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S LATEST PUBLISHED RECOMMENDATIONS. PROFILE MEASUREMENTS AND PROPORTIONS MUST BE IN LINE WITH THE LATEST PRODUCT SPECIFICATION MANUAL AS PUBLISHED BY SARINTRA 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 SANS 10400-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.

**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 SOUPPIES 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 WASTEWATER APPLICATIONS TO BE INDIVIDUALLY ANTI-SIPHONED WITH 5mm ANTI-VACUUM TRAP  
ALL WASTEWATER APPLICATIONS TO HAVE WATER TRAPS  
SOIL & SEWER PIPES TO BE 600mm  
GEYSERS TO BE ACCORDING TO SABS 0254  
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CHIMNEYS ACCORDING TO PART V1-V4 OF NBR  
SHOWERS TO HAVE BRASS TRAPS  
10 YEAR WATERPROOFING GUARANTEE TO BE CEDED TO THE CLIENT BY THE CONTRACTOR  
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PRECAST CONCRETE LINTELS USED FOR STRUCTURAL PURPOSES SHALL COMPLY WITH THE REQUIREMENTS OF SANS 1504

CLIENT:

REVISION:

NO.	DESCRIPTION	DATE

**mathews + associates architects**

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HAZELWOOD, PTA  
P.O. BOX 2876  
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Pieter J. Mathews  
S. Arch/Prof SACCA MArch(SA)  
Nr. 4972  
James 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  
**ELEVATIONS**

Drawing Number	Revision
M400	
Date	Scale
2024/07/02 11:50:38	1 : 100
Drawn:	Checked by:
K Peinke	PJ Mathews
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W TYPE	W01	W02	W03	W04	CW01	CW02	CW03	CW04	CW05	CW06
<b>TYPE MARK</b>	W01	W02	W03	W04	CW01	CW02	CW03	CW04	CW05	CW06
<b>ID</b>	REFER TO SCHEDULE	REFER TO SCHEDULE	REFER TO SCHEDULE	REFER TO SCHEDULE	REFER TO SCHEDULE	REFER TO SCHEDULE	REFER TO SCHEDULE	REFER TO SCHEDULE	REFER TO SCHEDULE	REFER TO SCHEDULE
<b>COUNT</b>	REFER TO SCHEDULE	REFER TO SCHEDULE	REFER TO SCHEDULE	REFER TO SCHEDULE	REFER TO SCHEDULE	REFER TO SCHEDULE	REFER TO SCHEDULE	REFER TO SCHEDULE	REFER TO SCHEDULE	REFER TO SCHEDULE
<b>W X H SIZE</b>	2300 W x 0340 H	1500 W x 0340 H	1200 W x 0400 H	0600 W x 2890 H	1800 W x 2890 H	3000 W x 2890 H	3000 W x 2890 H	1800 W x 2890 H	5520 W x 2895 H	1100 W x 2890 H
<b>GLAZING AREA</b>	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>	2.74m <sup>2</sup>
<b>FRAME DESCRIPTION</b>	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 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 PER SPECIALIST SHOPDRAWINGS. COLOUR AS PER ARCHITECT	ALUMINIUM FRAME AS PER SPECIALIST SHOPDRAWINGS. COLOUR AS PER ARCHITECT
<b>GLAZING OR DOOR DESCRIPTION</b>	4mm CLEAR FLOAT GLASS MIN U-VALUE = 5.39 MIN SHGC = 0.61				6.38mm LAMINATED SAFETY GLASS MIN U-VALUE = 5.78 MIN SHGC = 0.40				6.38mm LAMINATED SAFETY GLASS MIN U-VALUE = 5.78 MIN SHGC = 0.40	
<b>FINISH</b>	ALUMINIUM AS PER MANUFACTURERS DETAILS	ALUMINIUM AS PER MANUFACTURERS DETAILS	ALUMINIUM AS PER MANUFACTURERS DETAILS	ALUMINIUM AS PER MANUFACTURERS DETAILS	ALUMINIUM AS PER MANUFACTURERS DETAILS	ALUMINIUM AS PER MANUFACTURERS DETAILS	ALUMINIUM AS PER MANUFACTURERS DETAILS	ALUMINIUM AS PER MANUFACTURERS DETAILS	ALUMINIUM AS PER MANUFACTURERS DETAILS	ALUMINIUM AS PER MANUFACTURERS DETAILS
<b>SILL DETAIL</b>	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 DETAIL	AS PER SECTION DETAIL	AS PER SECTION DETAIL
<b>FURNITURE</b>	ACC. TO MANUFACTURERS SPECIFICATIONS.	ACC. TO MANUFACTURERS SPECIFICATIONS.	ACC. TO MANUFACTURERS SPECIFICATIONS.	ACC. TO MANUFACTURERS SPECIFICATIONS.	ACC. TO MANUFACTURERS SPECIFICATIONS.	ACC. TO MANUFACTURERS SPECIFICATIONS.	ACC. TO MANUFACTURERS SPECIFICATIONS.	ACC. TO MANUFACTURERS SPECIFICATIONS.	ACC. TO MANUFACTURERS SPECIFICATIONS.	ACC. TO MANUFACTURERS SPECIFICATIONS.

W TYPE	CW07	CW08	CW09	CW10	CW11	CW12	CW13	CW14
<b>TYPE MARK</b>	CW07	CW08	CW09	CW10	CW11	CW12	CW13	CW14
<b>ID</b>	REFER TO SCHEDULE	REFER TO SCHEDULE	REFER TO SCHEDULE	REFER TO SCHEDULE	REFER TO SCHEDULE	REFER TO SCHEDULE	REFER TO SCHEDULE	REFER TO SCHEDULE
<b>COUNT</b>	REFER TO SCHEDULE	REFER TO SCHEDULE	REFER TO SCHEDULE	REFER TO SCHEDULE	REFER TO SCHEDULE	REFER TO SCHEDULE	REFER TO SCHEDULE	REFER TO SCHEDULE
<b>W X H SIZE</b>	1800 W x 2890 H	2500 W x 2890 H	2500 W x 2890 H	2400 W x 2890 H	2800 W x 2890 H	3000 W x 2890 H	1300 W x 2890 H	1800 W x 2890 H
<b>GLAZING AREA</b>	4.83m <sup>2</sup>	6.69m <sup>2</sup>	6.69m <sup>2</sup>	6.41m <sup>2</sup>	7.53m <sup>2</sup>	8.09m <sup>2</sup>	3.43m <sup>2</sup>	4.72m <sup>2</sup>
<b>FRAME DESCRIPTION</b>	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 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
<b>GLAZING OR DOOR DESCRIPTION</b>	6.38mm LAMINATED SAFETY GLASS MIN U-VALUE = 5.78 MIN SHGC = 0.40			6.38mm LAMINATED SAFETY GLASS MIN U-VALUE = 5.78 MIN SHGC = 0.40			6.38mm LAMINATED SAFETY GLASS MIN U-VALUE = 5.78 MIN SHGC = 0.40	
<b>FINISH</b>	ALUMINIUM AS PER MANUFACTURERS DETAILS	ALUMINIUM AS PER MANUFACTURERS DETAILS	ALUMINIUM AS PER MANUFACTURERS DETAILS	ALUMINIUM AS PER MANUFACTURERS DETAILS	ALUMINIUM AS PER MANUFACTURERS DETAILS	ALUMINIUM AS PER MANUFACTURERS DETAILS	ALUMINIUM AS PER MANUFACTURERS DETAILS	ALUMINIUM AS PER MANUFACTURERS DETAILS
<b>SILL DETAIL</b>	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 DETAIL
<b>FURNITURE</b>	ACC. TO MANUFACTURERS SPECIFICATIONS.	ACC. TO MANUFACTURERS SPECIFICATIONS.	ACC. TO MANUFACTURERS SPECIFICATIONS.	ACC. TO MANUFACTURERS SPECIFICATIONS.	ACC. TO MANUFACTURERS SPECIFICATIONS.	ACC. TO MANUFACTURERS SPECIFICATIONS.	ACC. TO MANUFACTURERS SPECIFICATIONS.	ACC. TO MANUFACTURERS SPECIFICATIONS.

**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**

WINDOW COUNT	
TYPE MARK	COUNT
01	4
02	4
03	1
04	5
<b>Grand total: 14</b>	

CW COUNT	
TYPE MARK	COUNT
01	2
02	1
03	1
04	1
05	1
06	4
07	2
08	1
09	1
10	1
11	2
12	2
13	1
14	1
<b>Grand total: 21</b>	

**Huis van Niekerk**

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**DRAINAGE NOTES:**  
ALL GUTTER IN OPEN AIR  
ALL SLOPPES 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 SUBSTACKS TO BE INDIVIDUALLY ANTI-SIPHONED WITH 51mm ANTI-VACUUM TRAP  
ALL WASTEWATER APPLICATIONS TO HAVE WATER TRAPS  
SOIL & SEWER PIPES 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  
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MORTAR SHALL BE CLASS B 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

	<b>40 OAKTREE AVENUE HAZELWOOD, PTA P.O. BOX 2876 BROOKLYN SQUARE, 0075 TELEPHONE: 086 111 6222 E-MAIL: info@maaa.co.za CC: 2000/064987/23 maaa.co.za</b>
	<b>Pieter J. Mathews S. Arch(Prof) SACA MArch(SA) Nr. 4972 James Hattingh MArch(Prof) PArch Nr. 24750198</b>

**Municipal Approval**

Architects stamp and signature
Client signature
Other

Project Description
<b>Huis van Niekerk</b>
Project Address
ERF 2924 Welbedaght Knysna
Client Name
<b>CHARL LE ROUX VAN NIEKERK</b>

Project Number
<b>22314</b>
Project Name
<b>Huis van Niekerk</b>
Sheet Name
<b>WINDOW SCHEDULE</b>

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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**FOR DISCUSSION ONLY  
PRELIMINARY WINDOW SCHEDULE**