GENERAL:
All trades to conform to the requirements of the NBR set of standards and subject to the approval and inspection by the local authority concerned.
Read figured dimensions in preference to scaling.
All levels and dimensions to be checked by contractor on site prior to commencing any work.
All materials to comply with the NBR.
Temporary ablution facilities to be errected and must conform to local authority requirements.
Electrical and plumbing work to be undertaken by registered artisans.
Balastrades where applicable - min. height .900, opening not to exceed 125mm.

SPECIFICATIONS:
FOUNDATIONS:
Excavate foundations onto solid undisturbed ground and not to be less than 300 below NGL and / or not less than 500 below surface bed level.
Brickwork below ground to be hard burnt "Foundation" bricks or concrete bricks.
Standard 600 x 230 foundations to walls for single storey buildings and 700 x 230 foundations to double storey buildings where ground is stable.
Cavity wall foundations to be 850 x 230.
Non bearing walls to be 400 x 230.
Minimum strength to be 20 MPa, Class 2 after 28 days.
Foundation walls: Minimum strength 7MPa, Class 2.
Soil to be examined and approved for foundations by engineer.
All foundations to comply with Part 'H' of SANS 10400-A-2010

WALLS:
All external brickwork to be wetted regularly.
280mm(cavity), 230mm & 115mm brickwalls (bottom 14mpa, top 7 mpa)
Brickwork to be laid in stretcher bond with a good key for plastering provided with galvanized brickforce and class 3 mortar (5MPa)
Precast concrete lintels over all structural openings.
Brick coarse min. 3 layers over all structural openings.
Provide brickforce in each course for foundation walls and then every second course for walls above surface bed lvl., and in each course for two courses above openings in wall plane.
For cavity walls install tie wires 700mm apart on every 3rd course on all external walling.
Walll ties to be secured to both walls.
Mortar mix to be 1:5 (Cement:sand)
All walls to comply with Part 'K' of SANS 10400-A-2010.
Interior: 15mm plaster and paint as indicated.

DAMPPROOFING:
Brickgrip at floor level, Brickgrip at window and doorframes as well on the underside of window sills.
D.P.M. underlay to slab to be min. 250 micron.
Damp proof course to be a min. of 150mm above ground level.
DPC under all walls and window sills.

FLOORS:
Earth fill below surface bed to be selected clean soil free of clay content, compacted in layers not exceeding 150mm.
Provide ant and termite treatment below surface bed as per NBR 024.
Plastic waterproofing membrane beneath all surface beds. (USB Green)
Floor finish to be on a min. 25mm sand / cement screed on 85mm surface bed (15MPa after 28 days, 19mm stone)
FFL to be at least 150mm above finished ground level.
All reinforced concrete suspended floor slabs to engineers design and specification.
All flooring to comply with Part 'J' of SANS 10400-A-2010.

CEILINGS:
6mm Nutek ceiling board to 38mm brandering at 400mm centres finished with coved cornice.

ROOFS:
Roof covering, angle and notes as per Section and Elevation drawings.
All roofing to be constructed by Roofing Specialist and to comply with
AZ 200 quality roof sheeting (Part 'L' of SANS 10400-A-20100)

STEPS / STAIRWAYS:
Treads to be a min of 250mm.
Risers not to exceed 200mm max.
Height to ballusters and railing to be a min. of 1m.
Max opening between railing 100mm
All stairs ot Engineer's spec. and to comply with Part 'M' of SANS-10400-2010

GLAZING:
0 - 0.75sqm = 3mm, 0 - 1.5sqm = 4mm
1.5sqm & greater = 6mm - All glazing to comply with
NBR SANS 10400
Safety markers to be fixed to all sliding door panes.
Obscure panes to bathrooms.
Provide laminated safety glass to glass sliding doors & to all doors & windows where glazing is lower than 500mm above floor level or where the surface area exceeds 1m²
All glazing to comply with Part 'A' of SANS 10400-A-2010

RAINWATER GOODS:
All storm and rainwater to be disposed to sump on site connected to municipal sump.

NATURAL LIGHTING:
The area of windows and door openings, or the total area of such openings, inclusive of frames and glazing bars, shall be not less than 10% of the floor area of the room or rooms served by it, or 0.2m² whichever is the greater.
To comply with Part 'O' of SANS 10400-A-2010

NATURAL VENTILATION:
The total area of any opening, door or openable glazed window contemplated in sub rule 004.2(A) or (B) shall not be less than 5% of the floor area of the room, or 0.2m² whichever is the greater.
To comply with Part 'O' of SANS 10400-A-2010

ELECTRICAL:
All electrical work to be carried out by a fully qualified electrician.
Wiring to be in conduits and is to run straight or at 90 degrees.
Lightening arrestor to be provided in DB board.
Conduits to be cut into walls before plastering.
Boxes are to be set into walls square and at correct depth and equal heights before plastering.
All switches 1.2m to underside.
All sockets 300mm to underside (unless otherwise noted)
Kitchen sockets 1.050m to underside.

GAS:
Installation of gas pipes, connections and bottle housing to be undertaken and approved by an authorised/registered Gas Practitioner.
Installation to be in accordance with SANS 10087

DRAINAGE / PLUMBING: (SANS 204 & 10252-1)
All plumbing work to be carried out by registered, qualified subcontractor.
Waste Pipe Sizes: wash hand basins, showers and baths = 40mm.dia.,
WC's and soil pipes =110mm. dia.
All draw pipes as follows:
Bath 22mm dia. Basins, showers, WC, Kitchen Sink, Washing Machine / Dishwasher & Outside Taps - 15mm dia.
Inspection eyes to all bends and junctions with marked covers at ground level.
Where waste pipes are connected to WC's sewer pipe they must be supplied with a 50mm Vent Valve.
A.E.'s to foot of all stacks.
Accesible re-seal traps to all waste fittings.
No drainage bends or junctions within or under floor slabs.
No sewer is to cross underneath any founfdation.
Min fall to ground pipes to be 1:60.

* All drainage runs to ba accesible along their entire length.
* V.P.s' to be carried up to 2 m above any window or door opening in the building or any other building within a distance of 6 m.
* Inspection eyes (I.E.s') to be provided at all bends and junctions of soil and waste pipes.
* Rodding eyes (R.E.s') to be provide at heads of drains and at a maximum 25 m spacing along runs of drains.
* Marked covers to be provided at ground level for all I.E.s'.
* Reseal traps to be fitted to all waste fittings.
* Soil drains under buildings to be encased in 150mm concrete and be provided with R.E.s' as close as possible to the building at both ends.
* Soil water pipes having a vertical drop exceeding 1200 mm to the main drain to be anti-syphoned.
* All branch drains exceeding 6 m in length to be vented.
* All materials used are to be in accordance with the Manufactures technical specs.
* All pipes leading from gulleys to be 50mm diameter pipes.
* All taps to have Ball Valve Isolators for replacement or servicing purposes.
* All laying of pipes to comply with SANS 10252-1,8.6

REFERENCE DRAWINGS:

001 GENERAL NOTES
002 SITE PLAN
003 FLOOR PLAN
004 & 005 SECTIONS A / B / C
006 ELEVATIONS NE & SW
007 ELEVATIONS NW & SE
008 WINDOW & DOOR REF PLAN & SCHEDULE
009 ELECTRICAL LAYOUT
010 DRAINAGE LAYOUT
011 HOT & COLD WATER RETICULATION

KERSBOSSTRAND HOA / HEV
APPROVED
Date: 30/06/2021
Signed: .....
for and on behalf of the KERSBOSSTRAND HOA

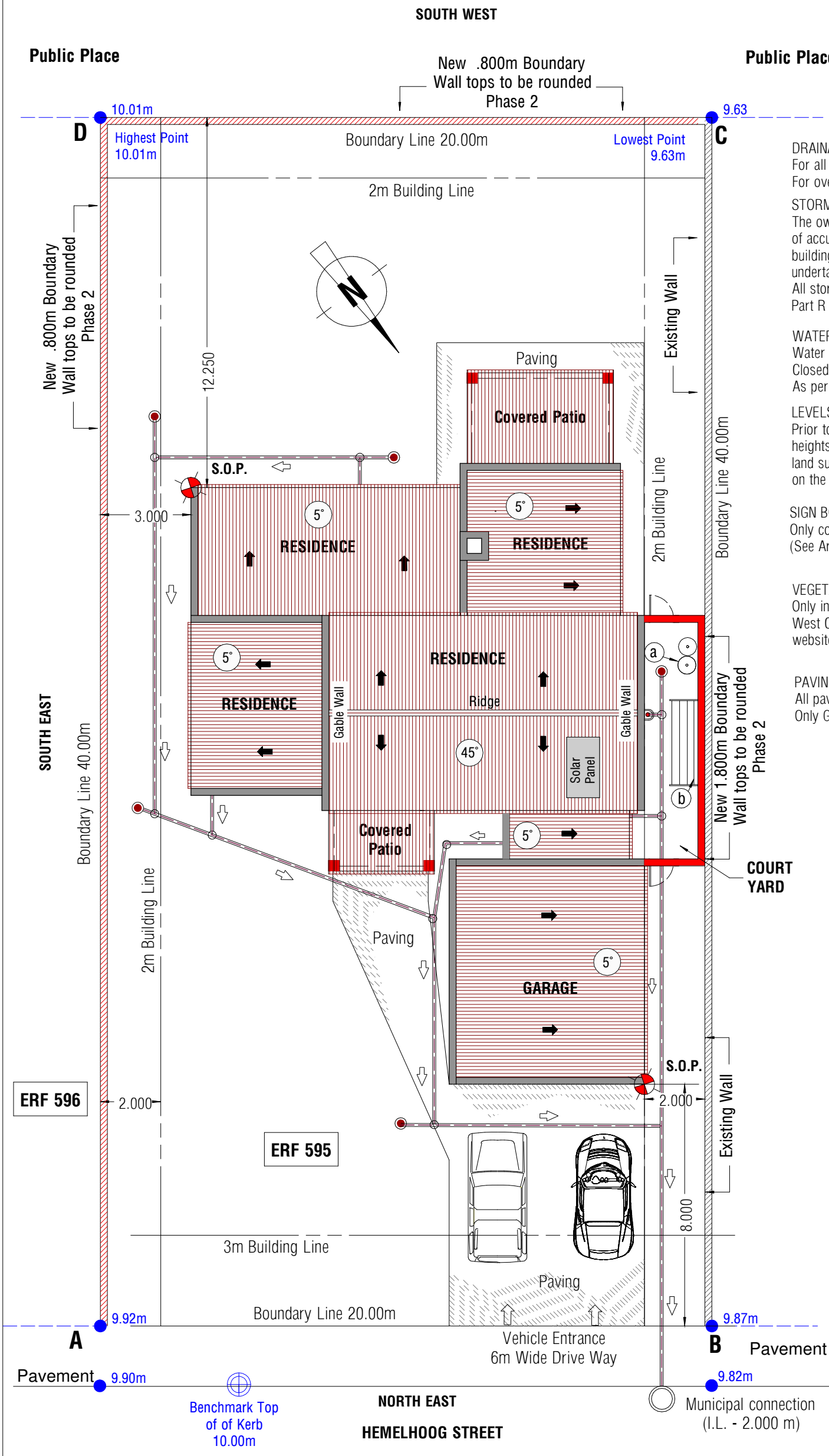
A.N. VICTOR AN Victor
Pr. Arch.T. (T0419) SACAP
13 Port Owen Drive, Port Owen, 7365

Project : PROPOSED NEW RESIDENCE - ERF 595 - KERSBOSSTRAND / DWARSKERSBOS
Client : D.K. DEVELOPMENTS (Pty) Ltd.

Drawn by : Susan Amiradaki
Cell: 082 851 8473
e-mail: susanfourie82@gmail.com

Title :GENERAL NOTES
Drg. No: DKB / 595 / 001

Date: JUNE 2021
Scale: NTS
Rev. Stage 2



a Bins
b Washing Line

DRAINAGE:
For all notes concerning drainage see Drawing No: 001
For overview of drainage see Drawing No: 009

STORM WATER NOTES:
The owner shall provide suitable means for the control and disposal of accumulated stormwater which may run off from any eathworks, building or paving. Such means of stormwater disposal is to be undertaken with the supervision of a professional engineer or other
All stormwater disposal to be in accordance with
Part R of Section 3 of SANS 10400.

WATER TAKS:
Water tanks to be Painted white or black.
Closed behind court yard wall1.8 to hide the tanks
As per Architectrueral Guidelines (see 10.11)

LEVELS & SURVEYOR:
Prior to contractor commencing with any building work, all levels, heights & fall of land to be established by a registered proffesional land surveyor. Floor level max. of .300mm above the highest point on the curb.

SIGN BOARDS:
Only conventional Architects / Contractor's board will be allowed on site.
(See Architectural Guidelines)

VEGETATION:
Only indigenous vegetation found naturally on the West Coast is recommended. See Kersbos Strand website for list.

PAVING:
All paving to be laid to slope away from building
Only Grey of Charcoal paving to be used.

PHASE 2 ALL BOUNDARY WALLS:
All tops to be rounded.
Court Yard wall 1.8m high.
Boundary walls .800 hight.
All new walls as indicated on Site Plan to be in Phase 2.

Boundary Lines:

A - B	20.00 m
B - C	40.00 m
C - D	20.00 m
D - E	40.00 m

COVERRAGE:
Floor Area = 235.5 m²
Site Plan = 758 m²
Coverage = 31 %

FLOOR AREAS:
Residence = 165.8 m²
Garage = 48.2 m²
Covered Patios= 21.5 m²
Total = 235.5 m²

KERSBOSSTRAND HOA / HEV
APPROVED
Date: 30/06/2021
Signed:
for and on behalf of the KERSBOSSTRAND HOA

SITE PLAN

ERF 758 m²

For General Notes & List of Drawing References see Drawing No: DKB / 595 / 001

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Project : PROPOSED NEW RESIDENCE - ERF 595 - KERSBOSSTRAND / DWARSKERSBOS
Client : D.K. DEVELOPMENTS (Pty) Ltd.

Title : SITE PLAN
Drg. No: DKB / 595 / 002

Date: JUNE 2021
Scale: 1:150
Rev: STAGE 2

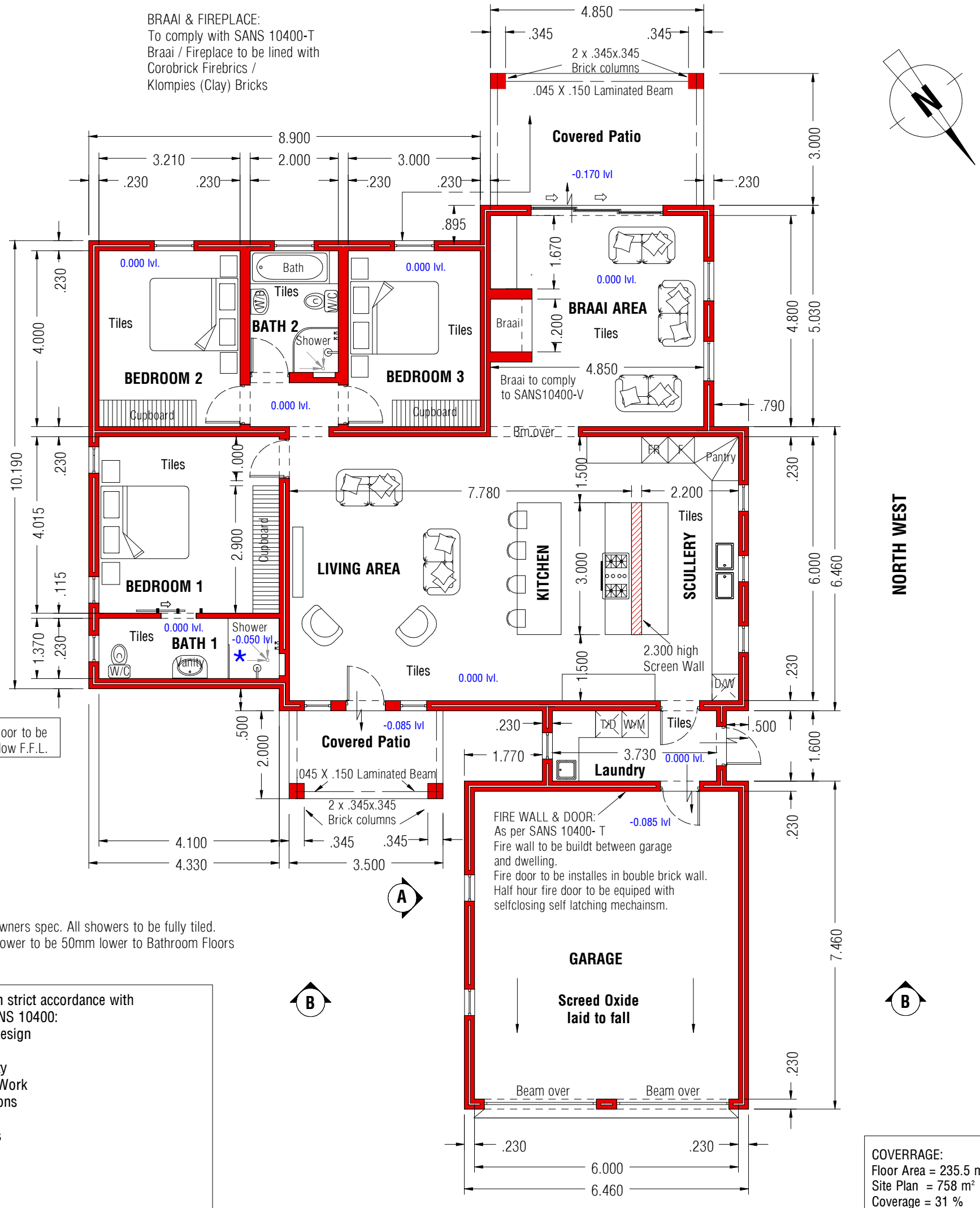
SOUTH WEST

NORTH WEST

SOUTH EAST

NORTH EAST

BRAAI & FIREPLACE:
To comply with SANS 10400-T
Braai / Fireplace to be lined with
Corobrick Firebrics /
Klompies (Clay) Bricks



A

B

B

*Shower Floor to be 50mm below F.F.L.

FIRE WALL & DOOR:
As per SANS 10400- T
Fire wall to be buildt between garage and dwelling.
Fire door to be installes in bouble brick wall.
Half hour fire door to be equiped with selfclosing self latching mechainsm.

TILE FINISHES:
Tiles in Kitchen to owners spec. All showers to be fully tiled.
Concrete floors to shower to be 50mm lower to Bathroom Floors

Construction to be in strict accordance with Requirements of SANS 10400:
- Part B Structural Design
- Part C Dimensions
- Part D Public Safety
- Part E Demolition Work
- Part F Site Operations
- Part G Excavations
- Part H Foundations
- Part J Floors
- Part K Walls
- Part L Roofs
- Part M Stairways
- Part N Glazing
- Part O Lighting and Ventilation
- Part P Drainage
- Part Q Non-Waterborne means of Sanitary Disposal
- Part R Stormwater Disposal
- Part S Facilities for Disabled Persons
- Part T Fire Protection
- Part U Refuse Disposal
- Part V Space Heating
- Part W Fire Installation
- Part XA Energy Efficiency

COVERRAGE:
Floor Area = 235.5 m²
Site Plan = 758 m²
Coverage = 31 %

FLOOR AREAS:
Residence = 165.8 m²
Garage = 48.2 m²
Covered Patios= 21.5 m²
Total = 235.5 m²

FLOOR PLAN

KERSBOSSTRAND HOA / HEV
APPROVED
30/06/2021
Date:
Signed:
for and on behalf of the KERSBOSSTRAND HOA

FOR WINDOW & DOOR REF. PLAN & SCHEDULE SEE DRAWING No's: 007

For General Notes & List of Drawing References see Drawing No: DKB / 595/ 001

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Project : PROPOSED NEW RESICENCE - ERF 595 - KERSBOSSTRAND / DWARSKERSBOS
Client : D.K. DEVELOPMENTS (Pty) Ltd.

Title : FLOOR PLAN
Drg. No: DKB / 595 / 003

Date: JUNE 2021
Scale: 1:100
Rev: STAGE 2

ROOF FINISHES:
Chromadek Roof Sheeting Charcoal S profile (AZ200 - Roof sheeting) matching flashing and roll top ridges at 45 degree pitch on 38 x 38 SA pine battens at 320 crs. on gangnailed roof structure on 114 x 38 wallplate fixed with gms. 1.2 x 30mm hoopiron 600mm deep. Roof structure ro be designed by roofing specialist Sisolation and 40mm isotherm insulation to be provided.
(To Part 'L' of SANS 10400 - A - 2010)

CHIMNEYS:
Chimney to be designed in accordance
in accordance with SANS 10400-V / SANS 10400-B

GABLE & PARAPET WALLS:
Min. 250mm above roof finish.
Walls to be plastere with waterproofing. Tops to be rounded and to fall towards roof for water to run off.Walls to comply with SANS 10400-K

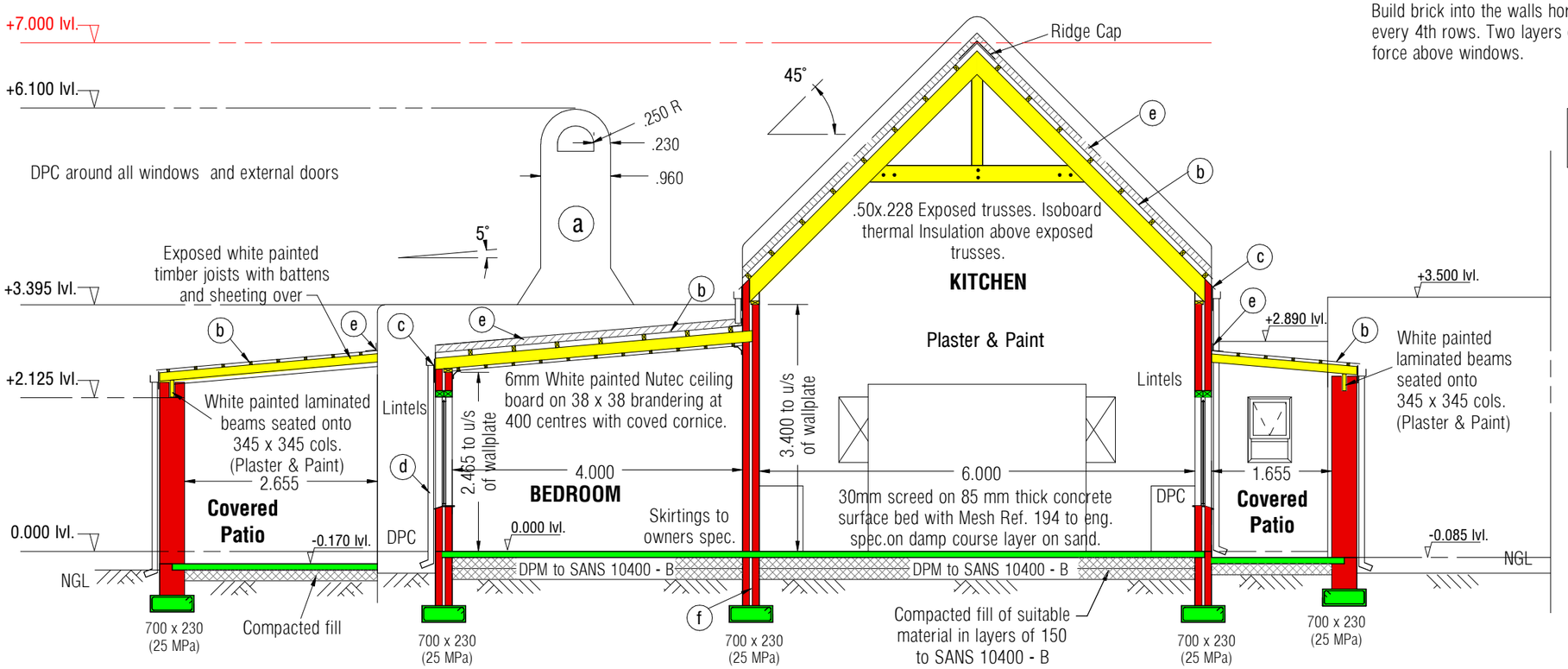
TILING FINISHES:
Tiles & heights to Kitchen, Scullery and Bathrooms to owners spec.
All showers to be fully tiled. Concrete floors to shower to be 50mm lower to Bathroom Floors

EXPOSED TRUSSES:
228 x 50 Exposed trusses painted white with raised 152 x 38 doubled collarl ties on either side of rafter, bolted through with stainless steel nuts & bolts. White painted ISO Pine Board abov exposed trusses. Sisolation and 40mm isotherm insulation to be provided. (SANS 10400-L)

LEAN TO ROOF
Roof covering specification for minimum roof angles:
Chromadek Roof Sheeting Charcoal (0.6mm) at 5 degree pitch on 38 x 38 SA pine battens
Overlap to sides of sheeting to be not ness than 1.5 corrugations. Sheets to overlap into gutters by about 50mm. For weather thigtness sheets to start being laid from the end of the building that will be in the lee of the prevailing weather. In order to strengthen the overlap barrier a side lap sealant such as 'Lapseal' or be used.

BRICK FORCE:
Build brick into the walls horizontally every 4th rows. Two layers of brick force above windows.

7m Absolute Max. Height from Floor Level as percribed on the height certificate done by registered qualified land surveyor



All tops to gables and parapets to be rounded off

SEWER & VENT PIPES:
Sewer and vent pipes to be concealed in duct & inside walls
All Drainage & Sewer Layout to comply to SANS 10400 - P

FIREPLACE & BRAAI:
To be lined with Corobrick Firebricks/Klompies
To comly with SANS 10400 - T

FINISHES:

(a) Plaster & Paint with vertical brush finish (White)
(b) Chromadek Roof Sheeting AZ-200 - (Charcoal Grey)
(c) Painted ferro cement facia boards 225 x 12 (White)
(d) Seamless 75 x 100 pre-coloured gutters & down pipes (White)
(e) Flasing painted charcoal grey to match roof sheeting
(f) All Cavity Walls to be built solid up to DPC level DPC to be min 150mm above Natural Ground Level (NGL)

SECTION A - A

FOUNDATIONS:
All concrete foundations, footings etc. to comply with SANS 10400-H and to engineers specification
Foundation brickwork to not be less than 500mm below surface bed. All concrete foundations, footings etc. to engineers spec. & approval and levels to be established by contractor on site.
Re-bar to foundation footings to engineer's specifications
Foundations in accordance to SANS 10400 B

LEVELS:
Prior to contractor commencing with any building work, all levels, heights & fall of land to be established by a registered proffesional land surveyor. All levels, dimensions, positions and no. of steps are to be checked and verified on site before work commences.
Finish Floor Levels to Floor level max. of .300mm above the highest point on the curb.
(See Site Plan for levels)

KERSBOSSTRAND HOA / HEV
APPROVED
30/06/2021
Date:
Signed:
for and on behalf of the KERSBOSSTRAND HOA

For General Notes & List of Drawing References see Drawing No: DKB / 595 / 001

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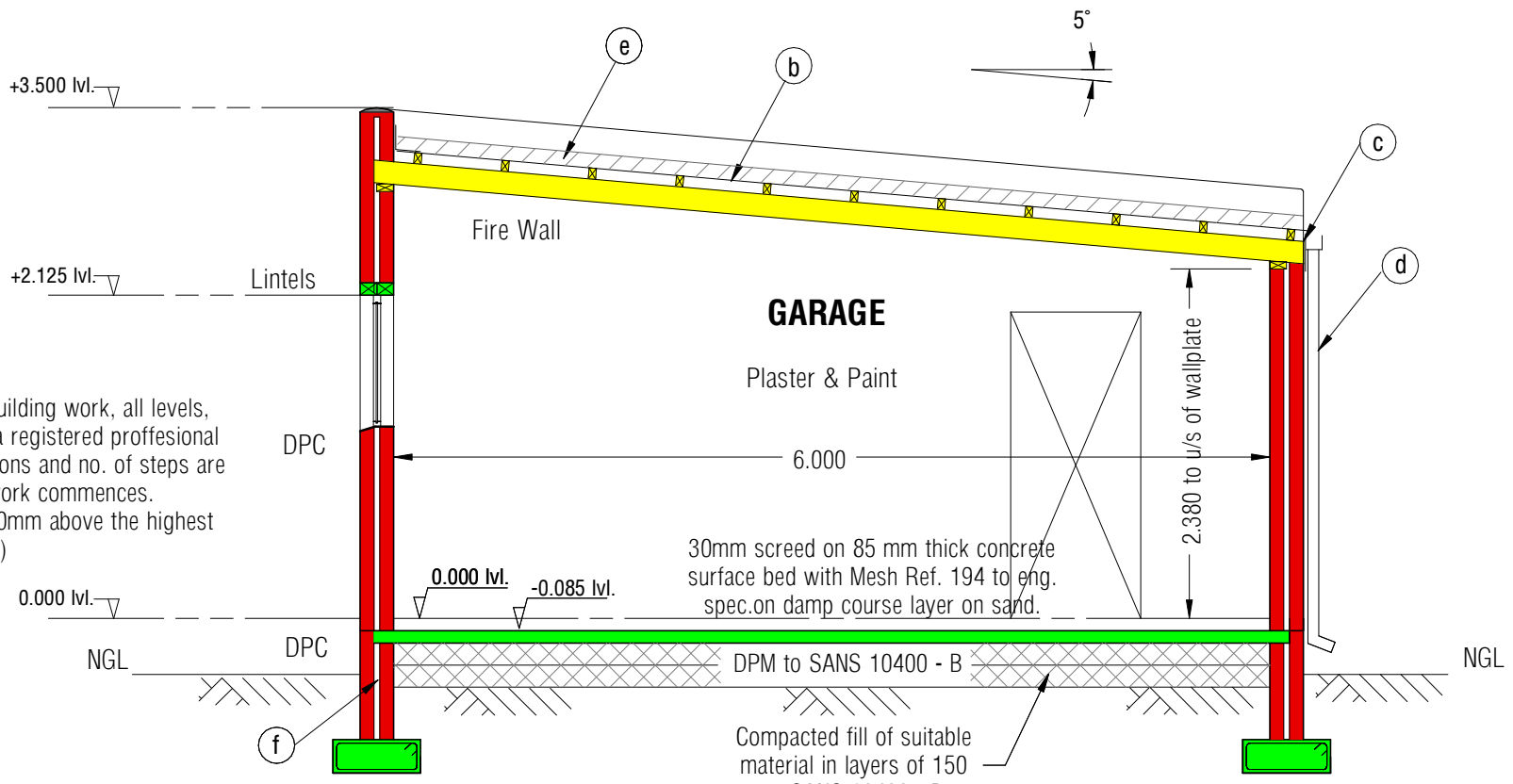
Project : PROPOSED NEW RESICENCE - ERF 595 - KERSBOSSTRAND / DWARSKERSBOS
Client : D.K. DEVELOPMENTS (Pty) Ltd.

Title : SECTION A - A & B - B
Drg. No: DKB / 595 / 004

Date: JUNE 2021
Scale: 1:75
Rev.: Stage 2

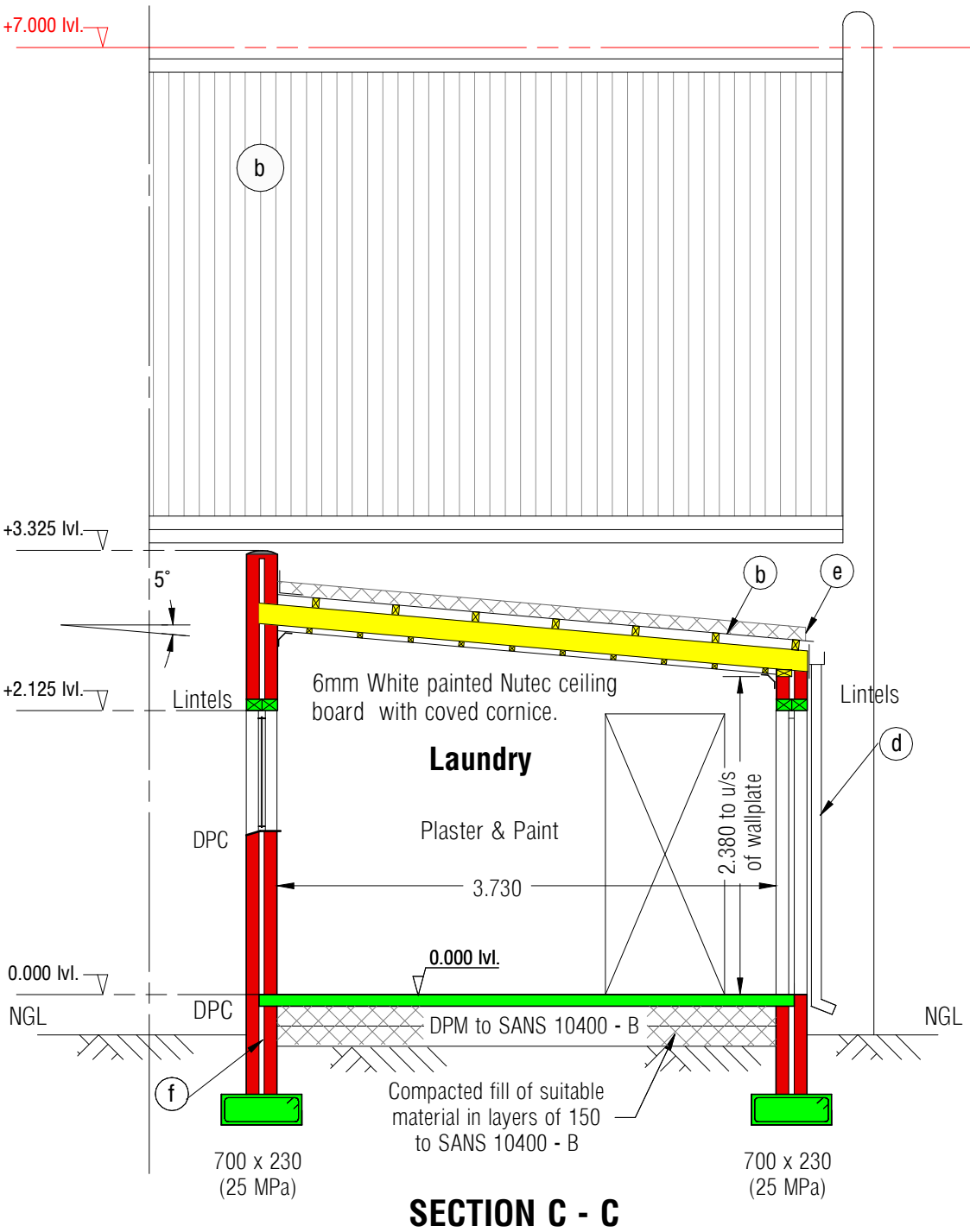
All tops to gables and parapets to be rounded off



SECTION B - B

LEVELS:
Prior to contractor commencing with any building work, all levels, heights & fall of land to be established by a registered proffesional land surveyor. All levels, dimensions, positions and no. of steps are to be checked and verified on site before work commences.
Finish Floor Levels to be a maximum of 300mm above the highest point on the curb. (See Site Plan for levels)

7m Absolute Max. Height from Floor Level as percribed on the height certificate done by registered qualified land surveyor



SECTION C - C

EXTERNAL FINISHES:

- (a) Plaster & Paint with vertical brush finish (White)
- (b) Chromadek Roof Sheeting AZ-200 (Charcoal Grey)
- (c) Painted ferro cement facia boards 225 x 12 (White)
- (d) Seamless 75 x 100 pre-coloured gutters & down pipes (White)
- (e) Flasing painted charcoal grey to match roof sheeting
- (f) All Cavity Walls to be built solid up to DPC level DPC to be min 150mm above Natural Ground Level (NGL)

CAVITY WALLS:
All cavity walls to be buildt solid up to DPC level. DPC to be min 150mm abive Natural Ground Level (NGL) Provide weep holes at 600mm of cavity walls Galvanized Brickforce every 4 courses and above lintols. Amin of 5 Galvanized Butterfly wall ties per 2 m

LINTELS:
To comply with SANS 10400-K
Precast concrete lintels above all windows & doors and all openings witth a min. bearing at each end of 230mm supported in centre for 5-14 days.
All opening with clear span bigger than 3m to receive a reinforced concrete beam as per engineers details and specifications.
Minimum of 3 corses of bricks below wall plates and above all windows.

GUTTERS & DOWN PIPES:
Seamless 75 x 100 pre-coloured gutters & down pipes to SANS 10400 Part B (White)
225 x 12 painted ferro cement fascias (White)
Gutters & number of downpipes to be determined by contractor.

FOUNDATIONS:
All concrete foundations, footings etc. to comply with SANS 10400-H and to engineers specification Foundation brickwork to not be less than 500mm below surface bed. All concrete foundations, footings etc. to engineers spec. & approval and levels to be established by contractor on site. Re-bar to foundation footings to engineer's specifications Foundations in accordance to SANS 10400 B

KERSBOSSTRAND HOA / HEV
APPROVED
Date: 30/06/2021
Signed: .....
for and on behalf of the KERSBOSSTRAND HOA

For General Notes & List of Drawing References see Drawing No: DKB / 595 / 001

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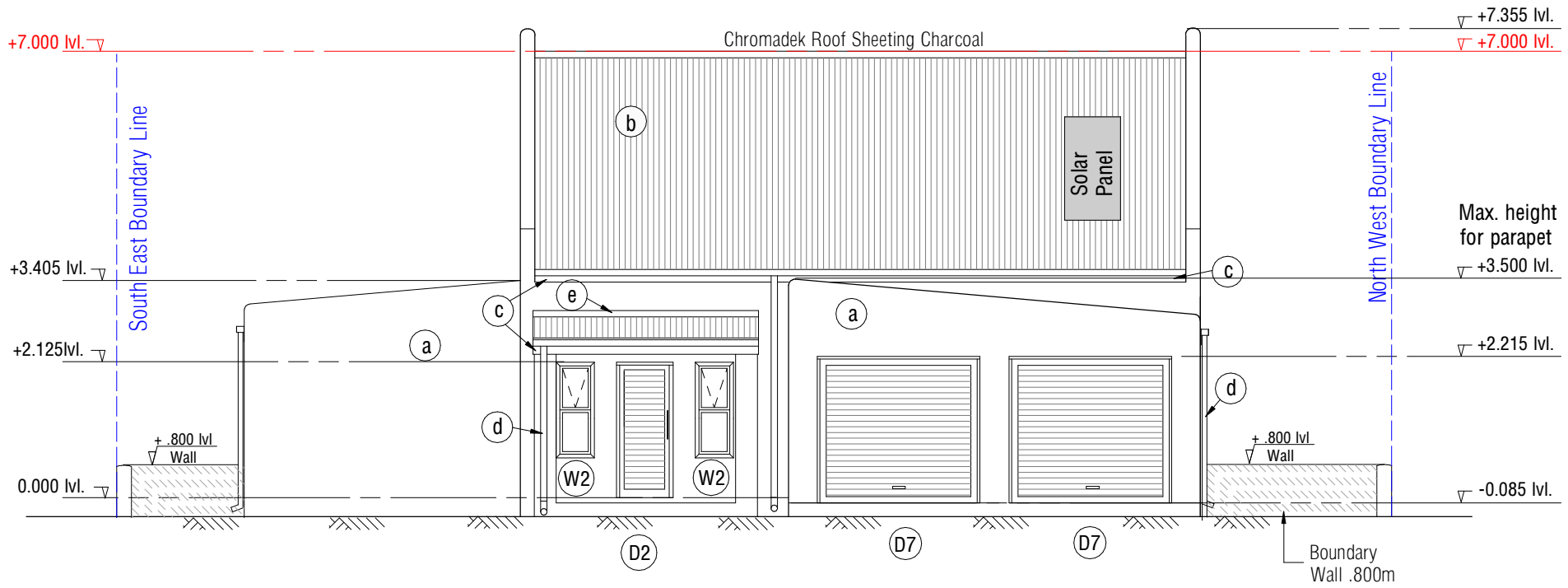
Project : PROPOSED NEW RESICENCE - ERF 595 - KERSBOSSTRAND / DWARSKERSBOS
Client : D.K. DEVELOPMENTS (Pty) Ltd.

Title : SECTION B-B & C-C
Drg. No: DKB / 595 / 005

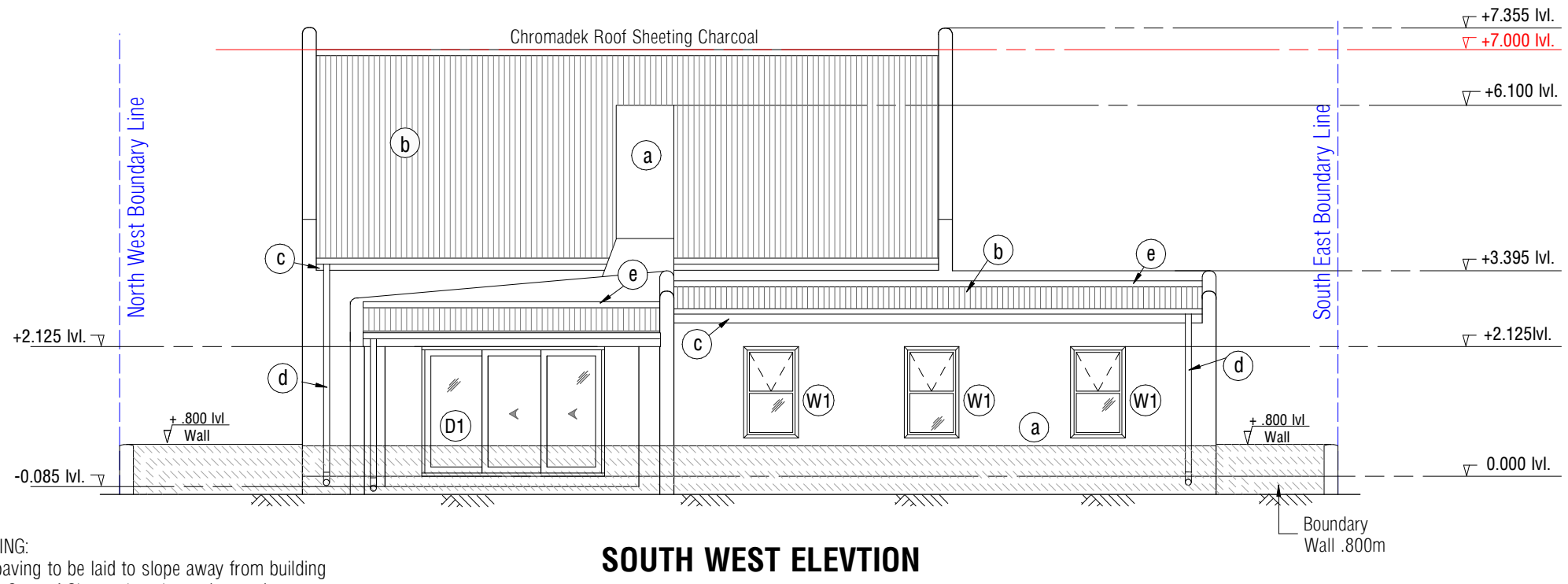
Date : JUNE 2021
Scale: 1:50
Rev. STAGE 2

7m Absolute Max. Height from Floor Level as percribed on the height certificate done by registered qualified land surveyor



NORTH EAST ELEVATION

FOR WINDOW & DOOR REF. PLAN & SCHEDULE
SEE DRAWING No's: 007



SOUTH WEST ELEVTION

PAVING:
All paving to be laid to slope away from building
Only Grey of Charcoal paving to be used.

SEWER & VENT PIPES / PLUMBING:
Sewer and vent pipes to be concealed in duct & inside walls All Drainage & Sewer Layout to comply to SANS 10400 - Plumbing to be concealed inside walls.

BOUNDARY WALLS:
All boundary wall runded on the top, with no steppings (thus follow the contaours) Walls 800mm in height and two bricks wide. Site Plan and Elevations will indicate where the heights are difference. Plaster & Paint with vertical brush finish (White)

LEVELS:
Prior to contractor commencing with any building work, all levels heights & fall of land to be established by a registered proffesional land surveyor. All levels, dimensions, positions and no. of steps are to be checked and verified on site before work commences. Finish Floor Levels to Floor evel max. of .300mm above the highest point on the curb. (See Site Plan for levels)

CHIMNEYS:
All corners and edges must be rounded. Chimney to be designed in accordance with the requirements of SANS 10400-B SANS 10400-V Chimneystack may not exceed 1m above ridge of roof

EXTERNAL FINISHES:

(a) Plaster & Paint with vertical brush finish (White)
(b) Chromadek Roof Sheeting AZ-200 (Charcoal Grey)
(c) Painted ferro cement facia boards 225 x 12 (White)
(d) Seamless 75 x 100 pre-coloured gutters & down pipes (White)
(e) Flasing painted charcoal grey to match roof sheeting

EXTERNAL FINISHES:
All outside finishings according to Kersbos Strand Architectural Guidlines (i.e. Brick Work, Rock Cladding, Paint & Exterior Lighting) All walls, parapet, gables and balusters must be rounded

SECURITY:
Clear,steel & aluminium bars square pattern only No spot lights existing lights may be used with a motion sensor See Guidlines 10.9 for further details.

GUTTERS & DOWN PIPES:
Seamless 75 x 100 pre-coloured gutters & down pipes to SANS 10400 Part B (White)
225 x 12 painted ferro cement fascias (White)
Gutters & number of downpipes to be determined by contractor.

WINDOWS & DOORS:
For Details to Windows and Doors see Drg. No: 008
Glazing in accordance with S.A.N.S. 10400- N (Obscure in Bathrooms)
DPC around all windows and external doors. Lintels to be provided above all windows & doors and any span that is longer than 1m

EXTERIOR LIGHTS:
Exterior light Lantern type lights suitavle for coastal environment.
No spotlights of floodlights are allowed.

SOLAR HEATING:
Only flat lying installations against 45˚ roofs. No tanks to be visib from outside

KERSBOSSTRAND HOA / HEV
APPROVED
Date: 30/06/2021
Signed: .....
for and on behalf of the KERSBOSSTRAND HOA

For General Notes & List of Drawing References see Drawing No: DKB / 595 / 001

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Project : PROPOSED NEW RESICENCE - ERF 595 - KERSBOSSTRAND / DWARSKERSBOS
Client : D.K. DEVELOPMENTS (Pty) Ltd.

Drawn by : Susan Amiradaki
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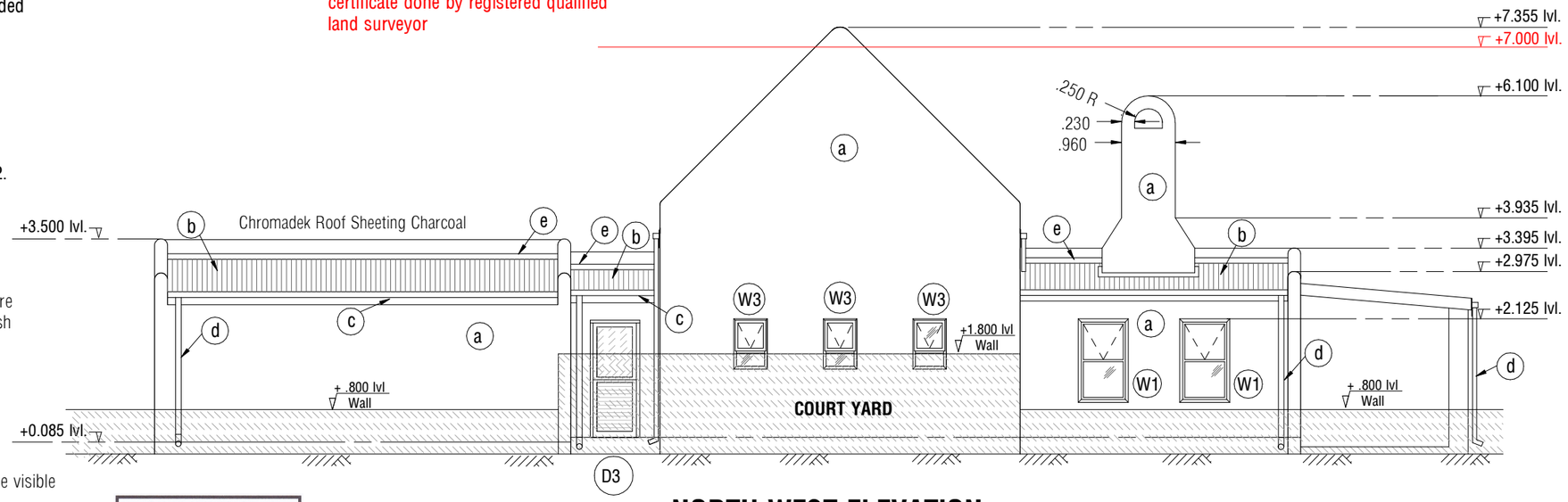
Title : ELEVATIONS - NORTH EAST & SOUTH WEST
Drg. No: DKB / 595 / 006

Date: JUNE 2021
Scale: 1:100
Rev: STAGE 2

EXTERNAL FINISHES:
All outside finishings according to Kersbos Strand Architectural Guidlines
(i.e. Brick Work, Rock Cladding, Paint & Exterior Lighting)
All walls, parapet, gables and balusters must be rounded

7m Absolute Max. Height from
Floor Level as percribed on the height
certificate done by registered qualified
land surveyor

PHASE 2 ALL BOUNDARY WALLS:
All tops to be rounded.
Court Yard wall 1.8m high.
Boundary walls .800 hight.
All new walls as indicated on Site Plan to be in Phase 2.



NORTH WEST ELEVATION

BOUNDARY WALLS:
All boundary wall runded on the top, with no steppings (thus follow the contaours) Walls 800mm in height and two bricks wide. Site Plan and Elevations will indicate where the heights are difference. Plaster & Paint with vertical brush finish (White)

PAVING:
All paving to be laid to slope away from building
Only Grey of Charcoal paving to be used.

SOLAR HEATING:
Only flat lying installations against 45˚ roofs. No tanks to be visible from outside

CHIMNEYS:
All corners and edges must be rounded. Chimney to be designed in accordance with the requirements of SANS 10400-B SANS 10400-V
Chimneystack may not exceed 1m above ridge of roof

ROOF FINISHES:
Chromadek Roof Sheeting Charcoal S profile (AZ200 - Roof sheeting) matching flashing and roll top ridges at 45 degree pitch
(Part 'L' of SANS 10400 - A - 2010)

PLUMBING:
To be concealed inside walls.

EXTERIOR LIGHTS:
Exterior light Lantern type lights suitavle for coastal environment.
No spotlights of floodlights are allowed.

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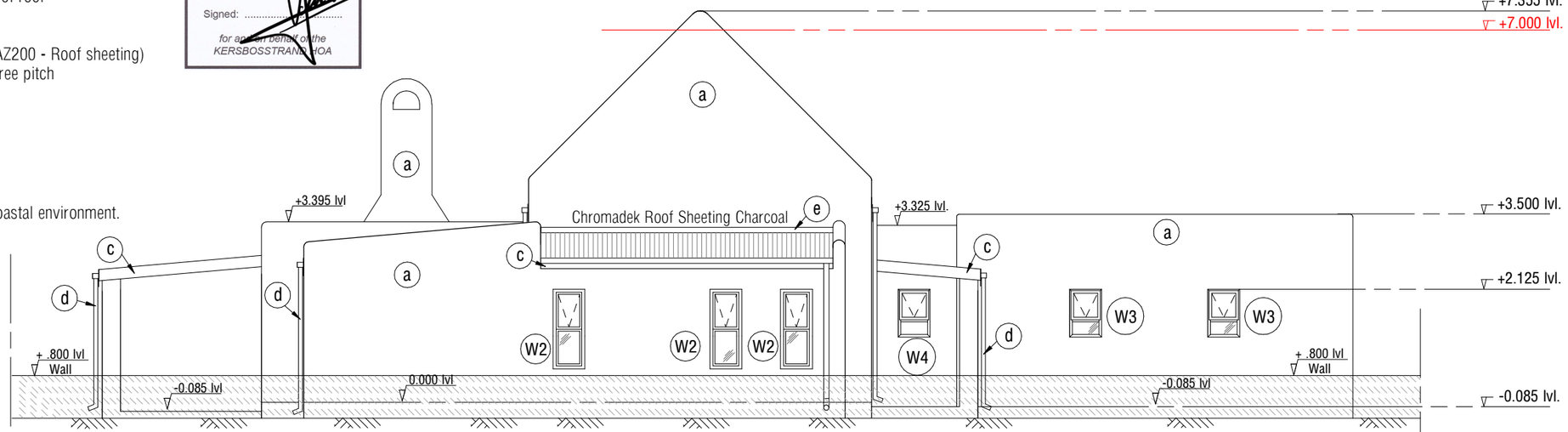
Signed: .....
for and on behalf of the KERSBOSSTRAND HOA



SOUTH EAST ELEVATION

GUTTERS & DOWN PIPES:
Seamless 75 x 100 pre-coloured gutters & down pipes to SANS 10400 Part B (White)
225 x 12 painted ferro cement fascias (White)
Gutters & number of downpipes to be determined by contractor.

SECURITY:
Clear,steel & aluminium bars square pattern only
No spot lights existing lights may be used with a motion sensor
See Guidlines 10.9 for further details.

LEVELS:
Prior to contractor commencing with any building work, all levels heights & fall of land to be established by a registered proffesional land surveyor. All levels, dimensions, positions and no. of steps are to be checked and verified on site before work commences. Finish Floor Levels to Floor evel max. of .300mm above the highest point on the curb. (See Site Plan for levels)

WINDOWS & DOORS:
For Details to Windows and Doors see Drg. No: 008
Glazing in accordance with S.A.N.S. 10400- N (Obscure in Bathrooms)
DPC around all windows and external doors. Lintels to be provided above all windows & doors and any span that is longer than 1m

WATER TAKS:
Water tanks Painted white or black. Closed behind court yard wall1.8 to hide the tanks. As per Architectrueral Guidelines (see 10.11)

EXTERNAL FINISHES:
(a) Plaster & Paint with vertical brush finish (White)
(b) Chromadek Roof Sheeting AZ-200 (Charcoal Grey)
(c) Painted ferro cement facia boards 225 x 12 (White)
(d) Seamless 75 x 100 pre-coloured gutters & down pipes (White)
(e) Flasing painted charcoal grey to match roof sheeting

For General Notes & List of Drawing References see Drawing No: DKB / 595 / 001

Project : PROPOSED NEW RESICENCE - ERF 595 - KERSBOSSTRAND / DWARSKERSBOS
Client : D.K. DEVELOPMENTS (Pty) Ltd.

Title : ELEVATIONS - NORTH WEST & SOUTH EAST
Drg. No: DKB / 595 / 007

Date: JUNE 2021
Scale: 1:100
Rev: STAGE 2

A.N. VICTOR
Pr. Arch.T. (T0419) SACAP
13 Port Owen Drive, Port Owen, 7365

Drawn by : Susan Amiradaki
Cell: 082 851 8473
e-mail: susanfourie82@gmail.com

WINDOW and DOOR SCHEDULE:

W1 — .900 × 1.500 — 5 No.

W2 — .600 × 1.500 — 5 No.

W3 — .600 × .900 — 6 No.

S = Safety Glass

D1 — 3.000 × 2.100 — Aluminium Sliding Folder Door 3 Leaf (R/L) - 1 No.

D2 — .890 × 2.100 — Aluminium Door Horizontal Bars 1 No.

D3 — .890 × 2.100 — Aluminium Stable Door Obscure Glass Panel Top Horizontal Bars Bottom 1 No.

D4 — .890 × 2.100 — Meranti Interior Door & Frame to owner's spec. - 5 No.

D5 — .890 × 2.100 — 'Pyropanel Fire Door' to SANS 1253 Class E compliant 30minute fire resistant - Self closing 1 No.

D6 — .900 × 2.200 — Meranti Barn Doors made to owner's spec - 1 No.

D7 — 2.550 × 2.300 — 2.7m Single Aluzinc door (Charcoal) Automated Garage Door or to owner's spec. (White) - 2 No.

WINDOWS & DOORS:
All windows to be Aluminium (Charcoal) and to be top hung opening outwards. Folding / Sliding directions are viewed & referenced from the outside. All glass panels in doors to be safety glass. All door finishes as noted. Doors to be side hung and opening in directions as indicated on plan. Provide 230mm (min.) at each end of window and door openings for lintel bearing

GLAZING & SAFETY GLASS:
All Glazing in accordance with SANS 10400 Part N obscure in bathrooms & shower. Glass areas greater than 1m² to be safety glass. Where any bath enclosure or shower cubicle is constructed of glass, such material shall be glazed with 12mm safety glass. 0 to 0.75m² to 0.75m = 3mm
0.75 to 1.5m² = 4mm 1.5 plus = 6.5mm Safety Glass.

SANS 10400:
Fenestartions as per SANS 204:2011 & SANS 10400 - XA - 2011 Structures with up to 15% fenestration net floor area per storey are to comply with the minimum energy performance requirements. Structures with a fenestration area to nett floor area per storey that exceeds 15% shall comply with the fenestration in accordance with SANS 204

For General Notes & List of Drawing References see Drawing No: DKB / 595 / 001

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30/06/2021
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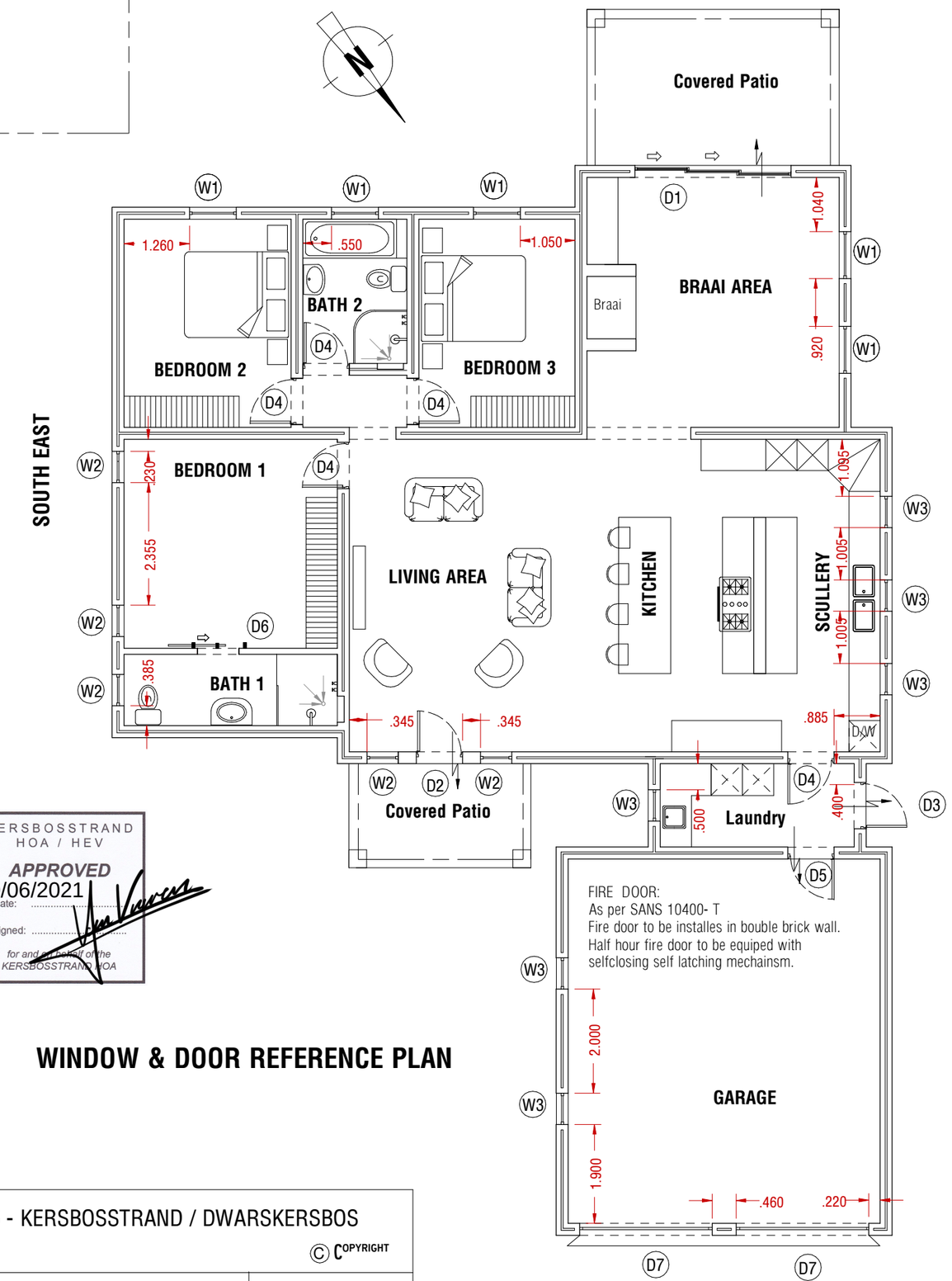
Signed: .....
for and on behalf of the KERSBOSSTRAND HOA

SOUTH WEST



FIRE DOOR:
As per SANS 10400- T
Fire door to be installes in bouble brick wall.
Half hour fire door to be equiped with selfclosing self latching mechainsm.

WINDOW & DOOR REFERENCE PLAN

NORTH EAST

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Project : PROPOSED NEW RESIDENCE - ERF 595 - KERSBOSSTRAND / DWARSKERSBOS
Client : D.K. DEVELOPMENTS (Pty) Ltd.

Title : WINDOW and DOOR REF PLAN & SCHEDULE
Drg. No: DKB / 595 / 008

Date: JUNE 2021
Scale: 1:100
Rev: STAGE 2

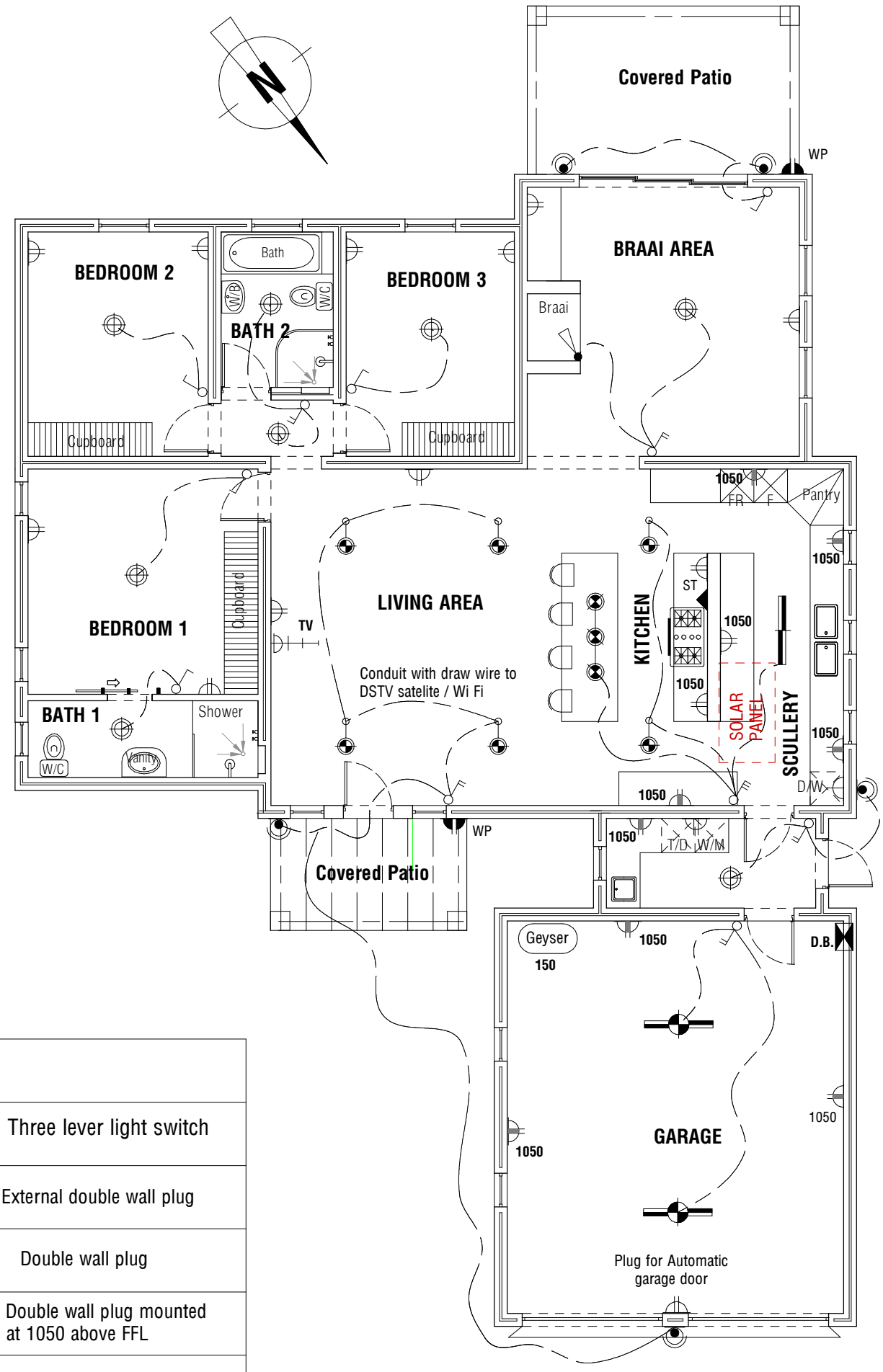
NOTE:
All Electrical work to be undertaken by a qualified Electrical Contractor

EXTERIOR LIGHT FITTINGS:
Exterior light schedule must be to Kersbosstrand Archtectural Guidelines. Lantern type lights. No spotlights or floodlights are allowed. For security purposes use existing lights with a motion sensor.

ELECTRIC METERS:
Electric meters to match the wall it is installed against.
Electrical Compliance Certificate to be provided

GEYSERS:
Geysers to be concealed in housing. Add vegetation to ensure that no plumbing pipes will be visible.

ELECTRICAL:
All electrical work to be carried out by a fully qualified electrician.
Wiring to be in conduits and is to run straight or at 90 degrees.
Lightening arrestor to be provided in DB board.
Conduits to be cut into walls before plastering.
Boxes are to be set into walls square and at correct depth and equal heights before plastering.
All switches 1.2m to underside.
All sockets 300mm to underside (unless otherwise noted)
Kitchen sockets 1.050m to underside.



ELECTRICAL SYMBOLS

10W	Ceiling lights 4Wto 5W Led 220V		Three lever light switch
15W	Pendant Light (CFL bulb)	WP	External double wall plug
13W x 2	Pendulum lights (Group) CFL bulbs		Double wall plug
15W	Wall Light Up & Down (External W/Proof) CFL bulb	1050	Double wall plug mounted at 1050 above FFL
36W	Fluorescent light point (CFL tube 1500mm)	ST	Stove outlet
26W	Heat resistang light for fireplace	D.B.	Distribution board
36W	Decorative Fluorescent light (CFL tube 1500mm)	TV	TV Aerial Point
	One lever light switch	G 150	Electric geyser (capacity shown alongside)
	Two lever light switch	SOLAR PANEL	Solar Panel

ELECTRICAL LAYOUT

KERSBOSSTRAND HOA / HEV
APPROVED
Date: 30/06/2021
Signed: .....
for and on behalf of the KERSBOSSTRAND HOA

For General Notes & List of Drawing References see Drawing No: DKB / 595 / 001

A.N. VICTOR AN Victor
Pr. Arch.T. (T0419) SACAP
13 Port Owen Drive, Port Owen, 7365

Project : PROPOSED NEW RESIDENCE - ERF 595- KERSBOSSTRAND / DWARSKERSBOS
Client : D.K. DEVELOPMENTS (Pty) Ltd.

Drawn by : Susan Amiradaki
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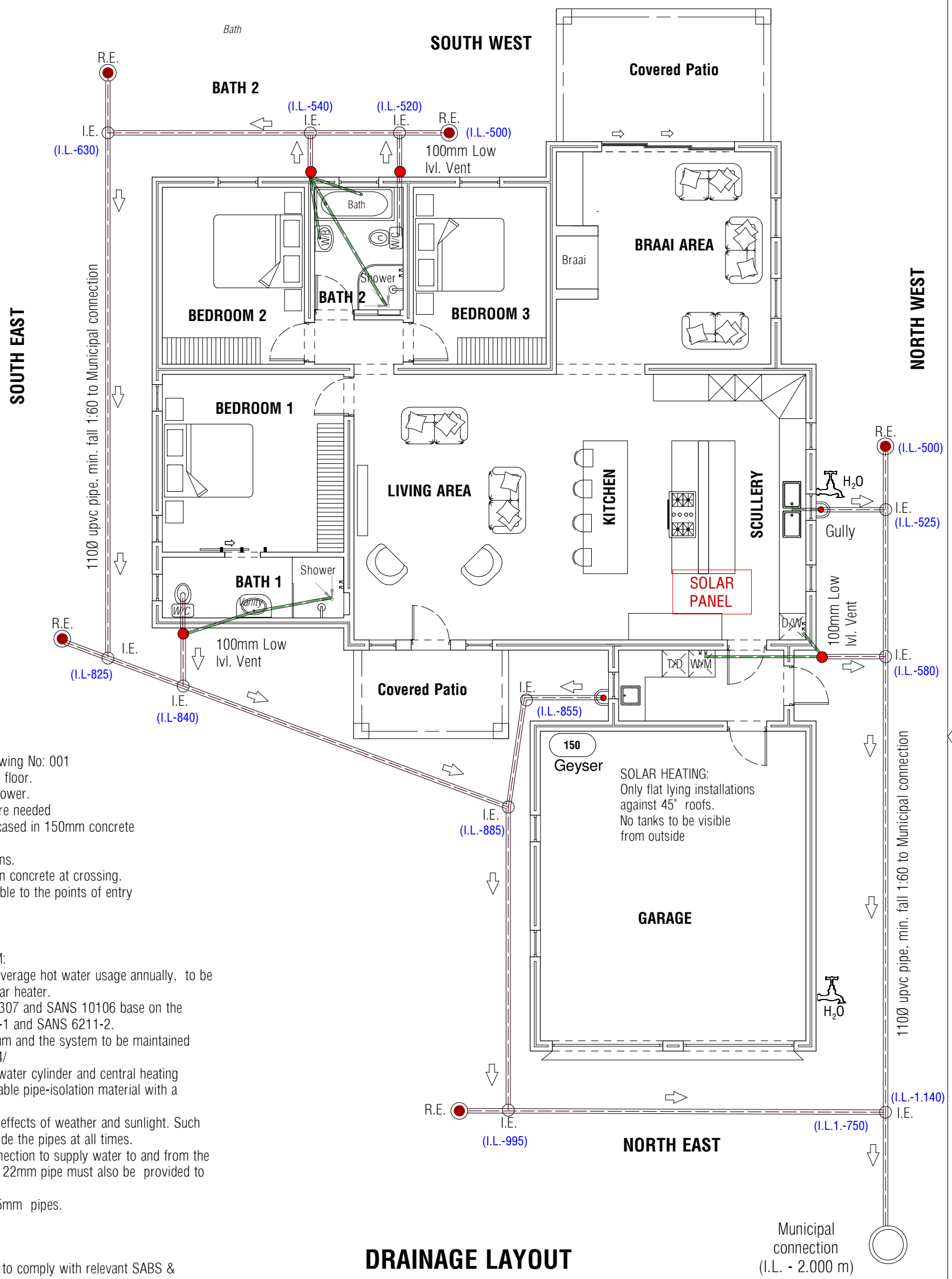
Title : ELECTRICAL LAYOUT
Drg. No: DKB / 595 / 009

Date: JUNE 2021
Scale: 1:100
Rev: STAGE 2

NOTE:
All Plumbing to be undertaken by a registered Plumbing Contractor



* Shower Floor to be 50mm below F.F.L.

WASTE PIPE SIZES:
WC's and soil pipes =100mm. dia.
Wash Hand Basins = 50mm dia.
Showers and Baths = 50mm. dia,
Sinks = 50mm

GENERAL:
For all notes concerning drainage see Drawing No: 001
Showers - full waterproofing on walls and floor.
Allow recess in floor for any frameless shower.
Provide flasings and counter flasings where needed
All Soil Drain under Surface Bed to be encased in 150mm concrete
SP's to have a min. fall of 1:60.
IE's to all changes of direction and junctions.
Any pipes under buildings to be encased in concrete at crossing.
Access is to be provided as near as possible to the points of entry and exit from under the building.

WARM WATER USAGE / SOLAR SYSTEM:
1. A minimum of 50% by volume of the average hot water usage annually, to be provided by means of a heat pump or solar heater.
2. Solar systems to comply with SANS 1307 and SANS 10106 base on the thermal conditions set out in SANS 6211-1 and SANS 6211-2.
3. Water usage must be kept to a minimum and the system to be maintained assording to the rules set in SANS 10254/
4. All external pipes to and from the hot water cylinder and central heating system, must be isokated with the applicable pipe-isolation material with a R-value according to Table 13.5.
Such isolation must be protected against effects of weather and sunlight. Such isolation must resist the temperature inside the pipes at all times.
5. Provision to be made for a 22mm connection to supply water to and from the hot water cylinder and solar heater. Thus 22mm pipe must also be provided to each bath outlet.
All other points must be provided with 15mm pipes.

SOLAR HEATING:
Only flat lying installations against 45° roofs.
No tanks to be visible from outside

DRAINAGE & PLUMBING:
Below grade drainage system as per Eng. to comply with relevant SABS & SANS requirements & standards and soil conditions. Eng. to submit design with complite spesifications before construction thereof.
Plumbing indicated on this drawing is only schematic and is to be executed by a qualified Registered Plumbing Contractor
All work in accordance with NBR. and SANS 10400
SANS 10400-P - Drainge
SANS 10400-R - Stormwater Disposal

DRAINAGE LAYOUT

KERSBOSSTRAND HOA / HEV
APPROVED
30/06/2021
Date:
Signed:
for and on behalf of the KERSBOSSTRAND HOA

For General Notes & List of Drawing References see Drawing No: DKB / 595 / 001

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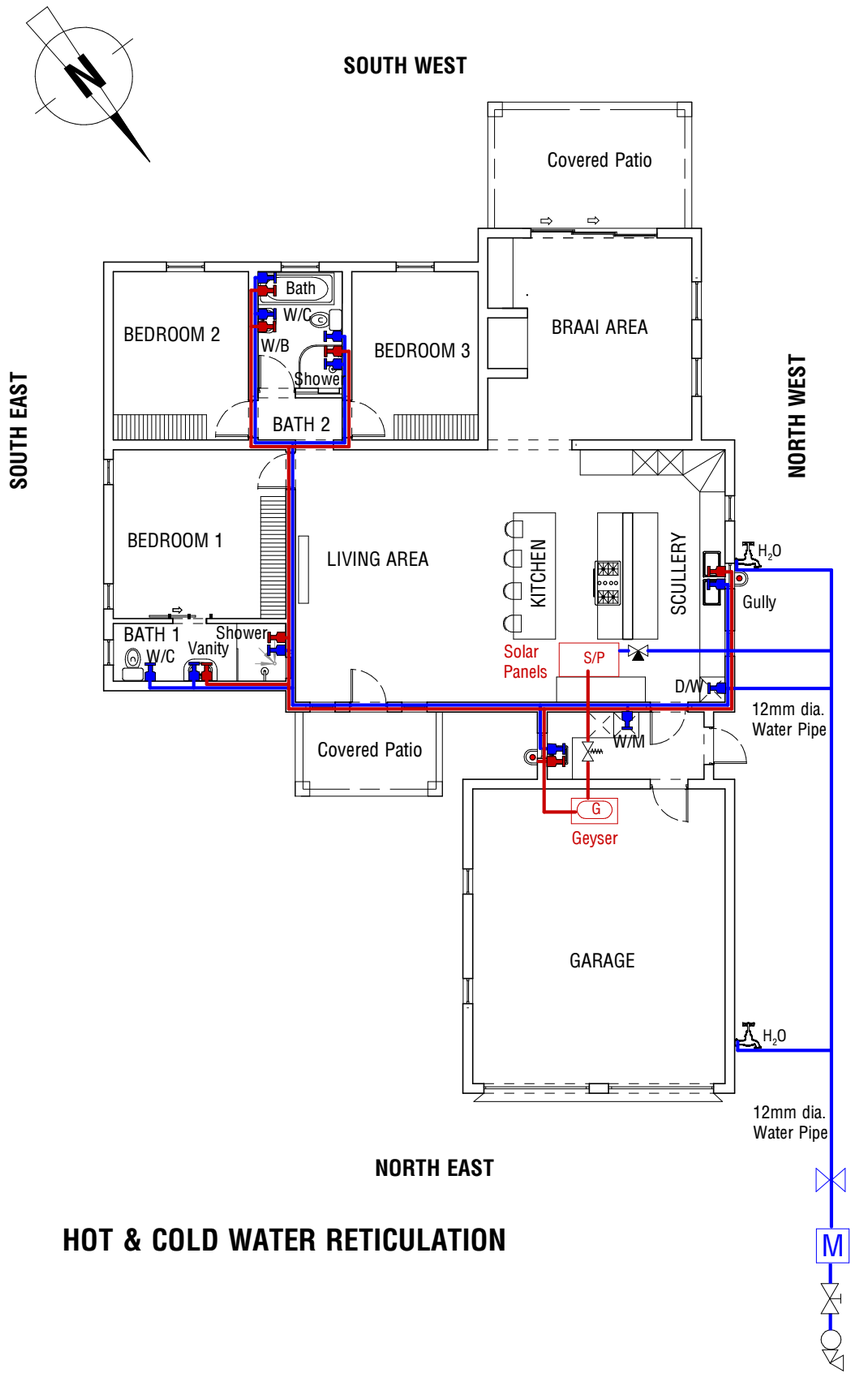
Project : PROPOSED NEW RESIDENCE - ERF 595 - KERSBOSSTRAND / DWARSKERSBOS
Client : D. K. DEVELOPMENT (Pty) Ltd.

Title : DRAINAGE LAYOUT
Drg. No: DKB / 595 / 010

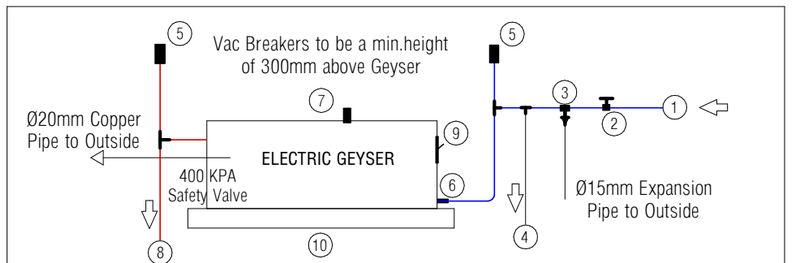
Date: JUNE 2021
Scale: 1:100
Rev: STAGE 2



HOT & COLD WATER RETICULATION

Water Legend Symbols	
Mains Connector	
Meter Box	M
Stop Valve	
Stop Valve closed	
Safety Valve	
Hot Water Line	
Cold Water Line	
Hot Water Tap	
Cold Water Tap	
Solar Heating Unit	Solar Panel
Geyser	G 200

WARM WATER USAGE:
1. Provide 50% of hot water required by volume of anual average through non-electrical resistance sources.
All exposed hot water pipes to be insulated with r-value of 1.
See SANS 10400-xa clause 4.1
2. Solar systems to comply with SANS 1307 & SANS 10106, 10254 based on the thermal conditions as set out in SANS 10252 -1.
3. A 22mm connection is to be provided to supply water to and from the hot water cylinder and solar heater. Therefore a 22mmØ pipe must also be provided to each bath outlet.
At the end of the hot water system circulation pipes are to be reduced from 22mm to 15mm for the last three meters to reduce hammering.
All pipes < 80mm to have insulation of R-value 1.00
All pipes > 80mm to have insulation of R-value 1.50
All laying of pipes to be undertaken by a registered plumber and to be in accordance with SANS 10252-1,8,6
4. Where Isolating Valves shall be provided:
At a Meter Box inside the boundary, not ecceeding 1.5m from boundary.
Where a pipe enters any building.
Any branch that services a cistern & next to a cistern.
Each side of and next to a backflow preventer.
On the upstream side of any pressure reducing valve.
Anywhere where it may be required to drain a pipe, or any length of pipe longer than 30m.



1 - Municipal cold water supply
2 - Isolating Valve
3 - Pressure Reducing & Expansion Valve
4 - Cold Water Draw Off to Fittings
5 - Vacuum Breakers to SANS 1052-1.5.4.1.1
6 - Drain Cock
7 - Temperature & Pressure Safety Valve
8 - Balanced Hot Water Draw Off to Fittings
9 - Isolator Switch
10 - Drip Tray

Daily Water Demand:	
Bath	80 - 90
Bidet	6 - 8
Washing Machine	60 - 180
Dishwasher	3 - 70
Waste Disposal	10 - 15a
Shower	3 - 6a
Wash Hand Basin	4 - 8
Food prep, drinking	18 - 22
Dish washing	8 - 12
WC normal flushing	8 - 10

Wash hand basins = 50mm dia.,
Sinks, Showers & Baths = 50mm. dia.
WC's and soil pipes =110mm. dia.

*Any Soil Drains that are under surface bed to be encased in 150mm concrete

KERSBOSSTRAND HOA / HEV
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For General Notes & List of Drawing References see Drawing No: DKB / 595 / 001

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Project : PROPOSED NEW RESIDENCE - ERF 595 - KERSBOSSTRAND / DWARSKERSBOS
Client : D.K. DEVELOPMENTS (Pty) Ltd.

Title : HOT & COLD WATER - RETICULATION LAYOUT
Drg. No: DKB / 595 / 011

Date: JUNE 2021
Scale: 1:150
Rev: STAGE 2