

Door Schedule					
Mark	Width	Height	Frame Material	Door Square Meters	Door Leaf Material
D1	813	2032	Solid Timber	2 m²	40mm Hollow Core
D2	813	2032	Solid Timber	2 m²	40mm Hollow Core
D3	813	2032	Solid Timber	2 m²	40mm Hollow Core
D4	813	2032	Solid Timber	2 m²	40mm Hollow Core
Grand total: 4	3252	8128		7 m²	

Window Schedule					
Mark	Width	Height	Window Square Meters	Construction Type	Glass Type
W1	900	1800	1,620 m²	Aluminium	Glass 6.38mm Lam. Clear Glass
W2	900	1800	1,620 m²	Aluminium	Glass 6.38mm Lam. Clear Glass
W3	1500	1500	2,250 m²	Aluminium	Glass 4mm Clear Glass
W4	900	900	0,810 m²	Aluminium	Glass 4mm Clear Glass
W5	900	1800	1,620 m²	Aluminium	Glass 6.38mm Lam. Clear Glass
W6	900	900	0,810 m²	Aluminium	Glass 4mm Clear Glass
W7	1200	1500	1,800 m²	Aluminium	Glass 4mm Clear Glass
Grand total: 7	7200	10200	10,530 m²		

Room Schedule			
Name	Area	Floor Finish	Occupancy
bathrm	4 m²	-	H4
bedroom 1	7 m²	-	H4
bedroom 2	12 m²	tiles	H4
carport	31 m²	-	H4
covered stoep	13 m²	-	H4
ensuite	4 m²	tiles	H4
extend carport	10 m²	cement	H4
kitchen	12 m²	-	H4
lounge	12 m²	tiles	H4
main bedroom	11 m²	-	H4
tv & dining area	28 m²	-	H4
Grand total: 11	144 m²		

PAVING CONSTRUCTION
50mm cobble cement pavers on 250micron dampproof membrane on 50mm sand bed on 150mm deep layers compacted non-organic, non-plastic fill material on natural ground or excavated ground

SEWERPIPE and STORMWATER PIPE PROTECTION:
- 4 x Y12 rebar steel rods in foundation where it crosses foundation
- 4 x prestressed lintels in wall to bridge where it crosses the wall
- all sewerpipes to be laid in 150mm all round clean sand

Square Metre Schedule	
Building	- 107.021m²
ground storey: Existing	- 55.000m²
ground storey: New Additions	- 51.021m²
ground storey: Existing Stoep	- 13.883m²
carport(new portion & as built area	- 41.210m²
coverage total	- 162.114m²
site	- 260.000m²
coverage (60%)	- 62.351%

Area Calculations

1 : 50

	ceiling mounted lights	- 11W
	ceiling pendant disk lights	- 15W
	downlighter lights	- 15W
	chandeliers	- 15W
	foot flood lights	- 32W
	wall mounted lights	- 11W/220V
	uplighter lights	- 15W
	ceiling mounted: f/tubes	- 32W x 2
	ceiling mounted spotlight	- 15W

Light Legend

1 : 100

GENERAL NOTES:

Cement screed: mix proportion of cement-sand screeds must be 1 part cement to 3.5 parts sand. just add enough water to achieve a plastic, workable consistency.
Plaster work: internal cement plaster shall be 10mm to 15mm thick and shall be steel troweled to a smooth, even and true finish. External cement plaster shall be 10mm to 15mm thick and shall be wood troweled to a true and even surface.
All plastered surfaces must be free from blemishes, cracks, blisters and other defects. Plaster work shall turn into reveals and soffits of openings and all angles are to be true and straight with salient angles slightly rounded.
Lintels: pre-stressed concrete lintels are to be built-in over all doors, windows and openings that are greater than 600mm. Lintels must overlap the width of the opening by 230mm min. on both sides of the opening.
Brickforce: Provide brickforce in brickwork as follows: span of 2100mm to 3000mm - build-in 4 layers of brickforce. 3000mm to 3900mm - build-in 5 layers of brickforce. 3900mm to 5100mm - build-in 6 layers of brickforce.
Drainage: Soil and vent pipes and all other fittings to be Marley uPVC (SABS 967) of 75mm or 110mm diameter as indicated on the drawings. Waste pipes and fittings to be Marley uPVC (SABS 967) of 40mm or 50mm diameter as indicated on the drawings. all sanitary ware to be fitted with deep seal traps.

FOUNDATION CONSTRUCTION:

Foundations are to be cast in sizes to Engineer's detail and are to comply with the requirements of SANS 10400-H:2011.

Strip Foundations sizes:

For 240&280mm Cavity walls: 750/800 x 250mm

For 200mm Load-bearing walls: 700 x 250mm

For 115mm Non-loadbearing walls: 600 x 250mm or 600 x 200mm slab thickenings

FLOOR CONSTRUCTION: Ground Storey

30mm Smooth cement screed on 100mm mass concrete floor slab on 250 micron Gundle DPM on 50mm sand bed on well compacted non organic earth fill material. Compacted earth fill to be compacted to 98% mod AASHTO and not to exceed layer thickness of 150mm. Where filling exceeds 900mm in depth, provide 193 steel mesh in concrete slab.

PAVING CONSTRUCTION: colour - charcoal

100 x 100x 50mm concrete cobble pavers on 250micron dampproof membrane on 50mm sand bed on 150mm deep layers compacted non-organic, non-plastic fill material on natural ground or excavated ground

WALL CONSTRUCTION:

240&280mm Cavity Walls

All external walls to be 60mm cavity walls constructed of 220 x 90 x 115mm NFX clay MAXI bricks of min. 7mpa nominal compressive strength (or similar approved) manufactured in accordance with SANS 227:2007 laid in stretcher course and bedded and jointed in Class II cement mortar. close the cavity at sills, reveals and lintels. leave cross joints open in outer skin of brickwork at ccs not exceeding 1000mm at DPC level at floors and lintels. Cavity is to be filled with concrete from foundation up to floor DPC. Stepped DPM 375 micron embossed Brickgrip to be used at floor level, above doors and windows. Damp proofing in walls to comply with SANS 952-1: 2011. Provide weepholes at min, 460mm ccs.

200&230mm Collar-Joint Walls

Walls constructed to be double skinned with crimp wire ties in bed joints of 220 x 90 x 115mm NFX clay MAXI bricks of min. 7mpa nominal compressive strength (or similar approved) manufactured in accordance with SANS 227:2007 laid in stretcher course and bedded and jointed in Class II cement mortar. Fill 25mm maximum space with mortar. DPC 375 micron embossed Brickgrip to be used at floor level, above doors and windows. Damp proofing in walls to comply with SANS 952-1: 2011.

90&115mm Walls

Walls constructed to be single skin of 220 x 90 x 115mm NFX clay MAXI bricks of min. 7mpa nominal compressive strength (or similar approved) manufactured in accordance with SANS 227:2007 laid in stretcher course and bedded and jointed in Class II cement mortar. DPC 375 micron embossed Brickgrip to be used at floor level. Damp proofing in walls to comply with SANS 952-1: 2011.

ROOF CONSTRUCTION (Main Roof) Pitch 20°

cement rooftiles on 38 x 38mm S.A. Pine battens spaced at 320mm max. on SABS

approved isisolation on premanufactured S.A. Pine 'Mitek' design gangnail trusses pitched at 22.5° spa ced at 750mm max. on 114 x 38mm S.A. Pine wallplates anchored with 30 x 1.6mm galv. hoop iron built 600mm min. into walls, spaced at 750mm max

roof truss installation to be certified by engineers

ROOF CONSTRUCTION:

Lean-to Roofs - roof pitch: 3° - Secondary roof (Front Roof)

IBR profile roof sheets secured with roof nails laids on 50 x 152mm S.A. Pine rafter/purlins spaced at 1.0m c/c maximum. both ends to be wrapped in 375micron dpc and built into walls.

ROOF CONSTRUCTION:

Lean-to Roofs - roof pitch: 3° - Flatroof (Back Roof)

IBR profile roof sheets secured with roof nails laids on 50 x 114mm S.A. Pine rafter/purlins spaced at 1.0m c/c maximum. both ends to be wrapped in 375micron dpc and built into walls.

ROOF CONSTRUCTION: Colour - By Client

Lean-to Roofs - roof pitch: 3° - Secondary roof - Cove red Steep

IBR profile roof sheets secured with roof nails laids secured with roof nails laids on 76 x 50mm S.A. Pine purlins at 1.0m c/c maximum on 50 x 152mm S.A. Pine rafters spaced at 750mm c/c maximum, bolted and fixed to 228x50mm S.A pine beams(grade 6 timber)(on both sides) on 100x100mm galv.steel poles

Roof Anchorage @ Gable Walls

30 x 1.6mm galv. hoop iron straps built minimum 600mm in gable wall @ 1.0mm maximum spacing and fixed to trusses and rafters

Roof Bracing

roof trusses to be provided with approved bracing

Insulation in Roof

Single sided aluminium foil insulation (or equal) directly under rooffinish/rooftiles/roofsheets

50/135mm isotherm insulation (or equal) on ceiling brandering

ALL to Manufacturer's specifications

CEILING CONSTRUCTION - TIMBER TRUSSES

Smooth cretostone skimmed 6.4mm rhino ceiling boards fixed to underside of 38 x 38mm S.A Pine brandering spaced at 350mm c/c fixed to underside of rafters, rafter/purlins, and between rooftrusses (and beams where applicable)

CEILING CONSTRUCTION - POLYSTYRENE FOAM PANELS

Extruded Polystyrene Iso ceiling boards(2400x1200x30mm) panels by supplier. Installed and fixed by specialist.

RAINWATERGOODS:

Waterlite guttering domestic Ogee profile seamless gutter, overall size 125 x 85 x 0.6mm thick coated internally and externally in roof colour with matching splashplate including cut and mitred angles covered with a mitre strip externally, stop ends crimped and all sealed on the inside with silicone sealer.
150 x 12mm Nutec fascia boards with 125 x 85 x 0.6mm ogee profile seamless gutters with 75mmØ pvc rainwater downpipe discharging into catchpits and into 110mmØ upvc stormwater pipes

Construction Notes

1 : 50

GENERAL NOTES:

- DIRECT COLD WATER SYSTEM
- ALL INSTALLATIONS TO BE IN ACCORDANCE WITH SANS 10252-1 AND SANS 10106
- GEYSER TO BE 600kPa
- 50% OF HOT WATER SUPPLY TO BE PROVIDED BY HEAT PUMP
- ALL EXPOSED PIPES TO AND FROM HOT ATER CYLINDERS AND HEATING SYSTEMS TO BE INSULATION MATERIAL - R-VALUE OF1.00
- HOT WATER TANKS / CYLINDERS TO BE INSULATED WITH INSULATING MATERIAL ACHIEVING A MINIMUM R-VALUE OF 2.00
- PIPES WITHIN 1.0m OF HEATING SYSTEM TO BE INSULATED
- MAXIMUM TEMPERATURE OF HEATED WATER TO BE 60°C

LEGEND

Municipal Water supply		wide black line
Municipal Water connection		medium blue line
Municipal Water meter		
Cold Water supply - 15 / 22mm pipe		thin blue line
Cold Water supply - overhead / in walls - 15 / 22mm pipe		thin blue hidden vertical
Cold Water directional change		
Hot Water supply - 15 / 22mm pipe		thin red line
Hot Water supply - overhead / in walls - 15 / 22mm pipe		thin red hidden line vertical
Hot Water directional change		

Water Reticulation

1 : 100

1

01 Ground Storey

1 : 100

2

03 Site Plan

1 : 100

NO BUILDING WORK TO ENCROACH BOUNDARIES | WORK TO COMPLY WITH LOCAL AUTHORITY AND NBR | 2.5 WALL TIES PER WALL SURFACE SQUARE METRE: PART 'K' OF NBR | PREMANUFACTURED LINTOLS OVER ALL OPENINGS WITH BRICKFORCE BETWEEN ALL COURSES ABOVE OPENINGS | ALL SANITARY WARE TO BE FITTED WITH DEEP SEAL TRAPS | ALL MATERIAL TO BE APPROVED PRIOR TO ORDERING

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Revisions

No.	Date	Description
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Signature: _____

Botha

Signature: _____

Project description
Proposed Additions & Alterations to Existing Dwelling for Mr. & Mrs. Botha

Project address
Knolvllei Street, Riverside Park, Paarl, ERF 18141

Council Drawings

Ground Storey, Site Plan

Project number	Drawing number	Date / Plot date	18 November 2024
CD01	B03-01	2025/01/24 14:15:00 PM	
Scale	As indicated	Revision	Sheet
			A1

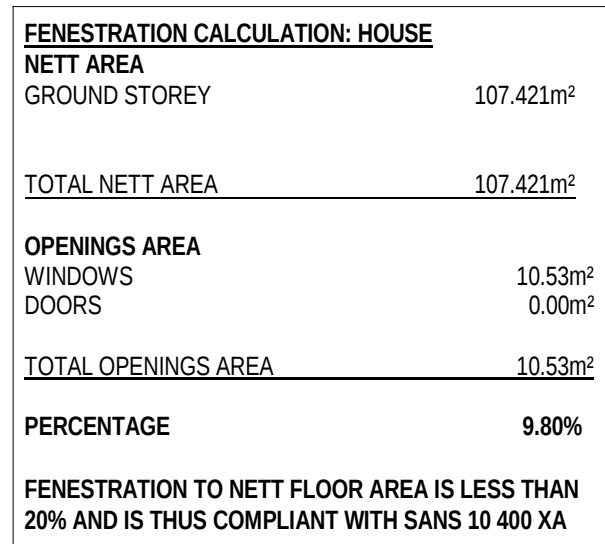
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No.	Date	Description
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No.	Date	Description
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1 : 50



Nutec Plans Specifications
nutec plank wood grain finish
225mm x 7.5mm plank; cut to
size on site

galv./ aluminium
flashing with ABE
bitumen
waterproofing over
wall-roof joints

Rainwatergoods:
220 x 12mm Nutec fascia
boards
125 x 85 x 6mm ogee profile
seamless gutters with 75mmØ
pvc rainwater downpipe
discharging into 110mmØ upvc
rainwater pipes

Exterior Wall finishes:
All wall exterior walls to be plastered and painted.
Wall Plaster: 15 / 20mm
Cills: to be waterproofed with 375µ DPC in wall and ABE bituthene on plastered surfaces

Chimney Construction:
to comply with Part V of SANS
10400

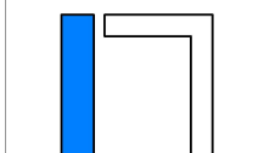
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LIGHTING AND POWER (MAXIMUM ENERGY DEMAND AND CONSUMPTION)			
TOTAL BUILDING AREA (m ²)	ENERGY DEMAND - W/m ²	ENERGY CONSUMPTION - kWh/m ²	
148	5	5	
ALLOWED ENERGY DEMAND (W)	740		
TYPE OF LIGHT FITTINGS	QUANTITY OF LIGHT FITTINGS	LAMPS (W)	TOTAL DEMAND
CEILING MOUNTED SPOTLIGHTS	1	15	15
CEILING PENDANT LIGHTS	3	15	45
RECESSED DOWNLIGHTERS	12	15	180
WALL MOUNTED LIGHTS	2	11	22
CEILING MOUNTED F/TUBES	3	32	96
TOTAL ENERGY DEMAND (W)			358
CONCLUSION 1	358	IS LESS THAN	740
CONCLUSION 2	0.413	IS LESS THAN	5

AND THEREFORE COMPLIANT WITH SANS 10400-XA

ALLOWED ENERGY CONSUMPTION (SkWh/m ²)	740		
PERIOD OF LIGHTS ON (H) 5	DAYS PER WEEK 7	WEEKS PER YEAR 52	TOTAL DEMAND 1820
LAMPS	TOTAL ENERGY DEMAND (kWh/m ²)		0.358
TOTAL ENERGY DEMAND (W)			651.56
CONCLUSION 1	651.56	IS LESS THAN	740
AND THEREFORE COMPLIANT WITH SANS 10400-XA			

AND THEREFORE COMPLIANT WITH SANS 10400-XA



ADONIC

Signature: _____

Botha

Signature: _____

Proposed Additions & Alterations to Existing Dwelling for Mr. & Mrs. Botha

Project address
Knolvlei Street, Riverside Park, Paarl, ERF
18141

Sections, Elevations

Project number CD01	Drawing number B03-02	Date / Plot date 18 November 2025 2025/01/24 1:41:54 P
Scale As indicated	Revision	Sheet A