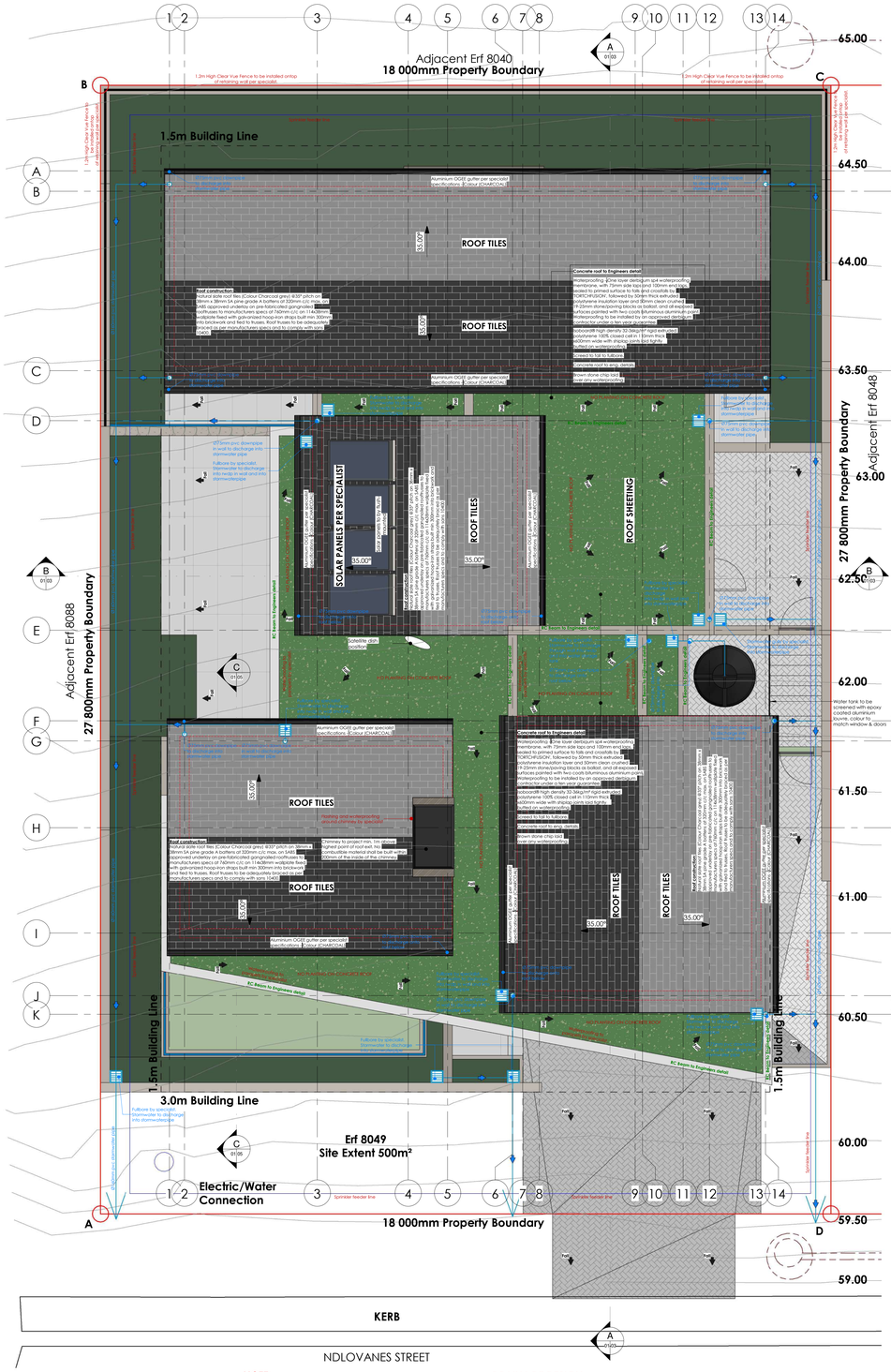


SITE AND ROOF PLAN

Scale: 1 : 50

IMPORTANT NOTE:
VAN DER MERWE ORFFER ARCHITECTURE WILL NOT BE HELD LIABLE FOR STORMWATER RETENTION OR THE DESIGN OF STORMWATER ON THE CONCRETE ROOFS OR ANY SURFACING, RETENTION AND DISCHARGE OF STORMWATER WILL BE ACCORDING TO ENGINEERS DESIGN.

STRUCTURAL NOTE:
All drawings to be read in conjunction with structural engineer drawings and specifications. All discrepencies to be brought to the attention of the Architect and Engineer.

All doors and windows as per schedule. measurements for openings to be checked on site.

NOTE:
All dimensions, levels and relevant details to be checked on site before work commences. Discrepencies to be brought to the attention of the Architect.
The Architectaccepts no responsibilty for errors resulting from misinterpretation of the drawings. All work to be carried out strictly in accordance with national building regulations and local authority regulations.

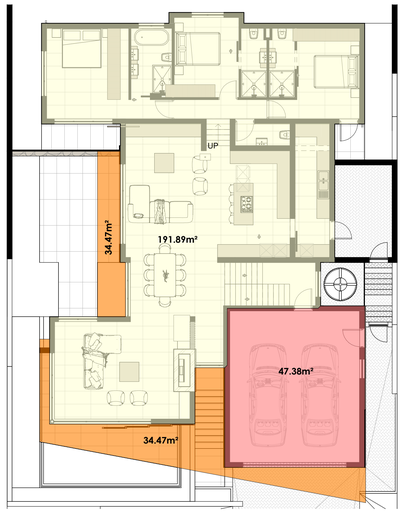
GLASS NOTE:
all glazing below 1800mm to be 6mm safety glass marked for visibility
as per SANS 10400 Part N (4.4 - Safety glazing)

STRUCTURAL DESIGN:
All reinforced concrete structural building components to structural engineer's design.

DRAINAGE DESIGN:
All site stormwater and sewer drainage to civil engineer's design. All vent stacks to be fitted with one-way vent valves inside the ceiling void.

Provide mechanical ventilation (extraction fan) for all "dark bathrooms".
Extraction to be min. 25L per second at 45 Decibels sound (noise) maximum.
Refer to mechanical engineer's documentation for mechanical requirements and specifications.

SLAB WATERPROOFING NOTE AS PER SANS10400-L:2011 (4.2.1.1) flat roofs shall have a fall towards external gutters, outlets or roof edges of not less than 1:80 where there is no interruption in theflow of water, and 1:50 where there is an interruption in the flow.
Where 2 directional falls intersect, the minimum finished fall of 1:80 shall be maintained along the mitre



GROUND STOREY - AREA PLAN

Scale: 1 : 100

SANS 10400 Part O
Lighting & Ventilation
- Any habitable room or room containing a toilet, wash basin, shower or bath must have a window with a area including frame of
min 10% of the floor area of such room with min 5% of the floor area to be able to open
- Any habitable room, toilet, work room, sauna or refuse room that is not naturally ventilated to have an artificially ventilated system as per specialist. Such ventilation system must remain on for a period after use to ensure that no moisture build up.
- Any room that has no means of natural ventilation and needs to be mechanically ventilated containing a toilet, bath, shower, wash
basin or urinal shall be mechanically with fresh air from outside of building at a rate of min 25 liters per second or min 10 air
changes per hour. (which ever is the greatest) Stale air must be ducted to outside and shall not be ducted into a habitable room or any space that is not naturally ventilated. Such system shall be connected to a detection sensor to activate the system and not to a on/of switch.

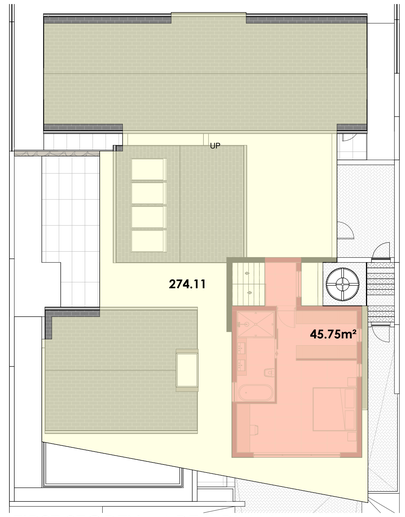
Approval of ventilation systems
- No person shall without prior written approval of local authority install any artificial ventilation system in any building

Design of artificial ventilation systems
- Any rational design of an artificial ventilation system shall be carried out by or under the supervision of an approved competent
person who shall certify in accordance with the requirements of **Regulation A 19** that the system has been designed to comply with regulation **O1**

SANS 10400 Part M
Stairs
- The headroom at any point above a stair must be 2.1m high.
(any discrepancies must be reported to the architects before commencement of the staircase)
- The min width of any staircase must not be less than 750mm
Min landing widths must be 900mm by the width of the staircase
- No flight of stairs to have a vertical rise greater than 3m between landings
- No vertical rise for a fire escape shall be greater than 1530mm between landings
- The rise of any step must not be greater than 200mm
- The tread of any step must not be less than 250mm
- The variation in the height of risers must not be more than 6mm
- Any flight of steps containing more than 3 risers shall have protection on both sides provided my
a secure wall, balustrade or railing that complies with SANS 10400
- Any flight of steps containing more than 5 risers shall have at least one handrail on one side for the full rise of the flight if the
width of the stairs is 1.1m or narrower and have handrails on both sides if the width of the stairs exceeds 1.1m that complies with SANS 10400.
- Any such wall, railing or balustrade must be between 850mm to 1m high measured from the pitch of the stairs
al partitions closer than 2.1m from finished floor level to be safety glazing (thickness as per specialist)

* CLOSED SYSTEM ENTER AT 45° JUNCTIONS.
* 600mm BENDS TO DRAINAGE RUN.
* MINIMUM DEPTH OF DRAINAGE RUNS TO BE 400mm BELOW COVER LEVEL.
* ALL MANHOLES AND RE'S UNDER DRIVEWAYS OR CONCRETE SLABS TO BE SEALED WITH HEAVY DUTY
COVERS.
* COVER LEVEL 76mm ABOVE BOUNDARY I.C.
* PARAPET WALL NOT TO EXCEED 500mm IN HEIGHT. IF IT EXCEEDS 500mm IT MUST BE DESIGNED BY
AN ENGINEER
* CONTRACTOR TO ENSURE THAT A BALANCED WATER PRESSURE SYSTEM IS INSTALLED WITH ALL
VALVES ETC. HOUSED IN ROOF SPACE.
* ALL PRECAST LINTOLS TO BE LAID TO MANUFACTURERS SPECIFICATIONS
* ALL HABITABLE ROOMS TO HAVE MIN 5% NATURAL VENTELATION AND 10% NATURAL LIGHT
* BALUSTRADE TO BE 1m HIGH WITH OPENINGS NOT EXEEDING 100mm
* WALLS BETWEEN HOUSE AND GARAGE TO BE BEAMFILLED.
* ALL UNIT DIVIDING WALLS BETWEEN GARAGES, FLATS OR ANY UNIT TO BE BUILT UP TO ROOF
MATERIAL AND TO BE MIN 1/2 HOUR FIRE RATED
*NO PART OF ROOF STRUCTURE (PURLINS, BATTENS, TRUSSES OR RAFTERS) MAY BE BUILT THROUGH
THE DIVIDING FIRE WALL BETWEEN UNITS OR BETWEEN GARAGES AND REST OF HOUSE

* NO PLASTIC OR POLYCOP PIPING FOR WATER MAY BE USED ON THE OUTSIDE OF A BUILDING
* WHERE UNDERGROUND IRRIGATION IS USED A BACK FLOW VALVE MUST BE INSTALLED ON THE
SYSTEM TO PREVENT ANY WATER FROM FLOWING BACK INTO THE MUNICIPAL SUPPLY.
* WHERE A BACK FLOW VALVE IS INSTALLED SUCH VALVE MUST BE BUILT INTO A CHAMBER THAT IS
EASY TO ACCESS, SERVICE AND DRAINED AS TO NOT BE SURROUNDED WITH WATER.
* WHERE GEYSERS ARE SHOWN THE ROOF TRUSS MANUFACTURER MUST DESIGN THE TRUSSES TO
CARRY SUCH WEIGHT OVER MINIMUM OF TWO TRUSSES.
* FOR MULTIPLE UNITS ON A SITE (FLATS OR GROUP HOUSING) EVERY SINGLE UNIT MUST BE SUPPLIED
WITH ITS OWN WATER METER AS PER NBR
* A TRAP DOOR BIG ENOUGH TO REMOVE GEYSER WHEN NEED BE MUST BE PROVIDED IN CEILING.
* ANY HOT WATER CYLINDER OR GEYSER EXCEEDING 200L MAY NOT BE FIXED TO A WALL
* IN AREAS WITHIN 20KM OF COAST ALL COPPER PIPES MUST BE PAINTED WITH AN SABS CORROSION
PROTECTION PAINT
* ALL BOX GUTTERS TO BE AS PER ENGINEERS SIZE SPECS AND DETAILS
* AT ALL GARAGE DOOR OPENINGS THERE MUST BE A MIN OF 720mm BRICKWORK BETWEEN
OPENINGS AND WALL PLATE AND BUILT AS PER SANS 10400 OR AN ENGINEERED BEAM MUST BE
SUPPLIED



FIRST STOREY - AREA PLAN

Scale: 1 : 100

LEGAL NOTE:
- PLEASE NOTE THAT THE LEGAL LIABILITY OF THIS PLAN EXPIRES AFTER 5 YEARS FROM DATE ON PLAN
- ALL PRODUCTS SPECIFIED HAVE TO BE INSTALLED AS SPECIFIED. ANY OTHER METHOD OF INSTALLATION OR DEVIATION FROM THE SPECS WILL RELEASE Van der Merwe Orffer Architecture OF ANY LEGAL LIABILITY.
- ALL PRODUCTS CARRY A MANUFACTURERS GUARANTEE, AND CANT BE GUARANTEED BY Van der Merwe Orffer Architecture.
- ANY DEVIATION FROM THE PLANS HAS TO BE REPORTED TO Van der Merwe Orffer Architecture BEFORE SUCH DEVIATION IS APPLIED, AND A NEW ALTERED PLAN HAS TO BE ACQUIRED BEFORE ANY DEVIATION MAY BE MADE, MAKING ANY CHANGES CONTRADICTING THIS PLAN IS A OFFENCE.
- ALL BUILDING WORK HAS TO COMPLY WITH SANS10400 AND NHBRC REGULATIONS.

Appointed PrEng to design the retention and dischargeof stormwater for each property, taking due account of the Topography, hard surfacing, properties from which water must be accepted and to which water must be discharged and all relevant factors, all in terms of Duty 6 of Form 2 of SANS10400 (Stormwater design). This design is to be provided to the estate manager at site Handover, prior to commencement of any work on site.

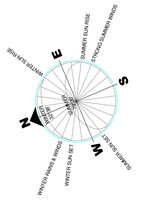
Note:
Bathrooms that are mechanically ventilated with an extraction fan, to have 10 air changes per hour and 25l/s per person in terms of part O (4.3.2.11) and tab.2 of SANS 10400 and be a 2-way system.
Ducts to be extracted to exterior of building in such a way that the air will not cause a nuisance or contaminate the air which will likely be used to ventilate the building.
Ducts by manufacturer to be made from non-combustable material.
Extractor fan to have separate switch to put on/off.

Note:
Where fall created by site retainment exceeds 1000mm, barrier protection is to be provided in compliance with regulation M & D.

SANS 10400 Part G
Excavations
- No foundation may be deeper than 3m without the design of a competent person
- The slope of cutting in permanent excavations shall not be steeper than 1:2, except in rock where it may be vertical
- Any excavation shall be sloped so that water does not pond within 3m of toe of cutting
- Surface water must be diverted to prevent erosion from running down the cut.
- Where any excavation may cause movement, damage or any conditions on the adjacent sites to change the neccecary precautions must be taken to prevent such.

* AT ALL OPENINGS OTHER THAN GARAGE DOOR OPENINGS THERE MUST BA A MIN OF 485mm
BRICKWORK BETWEEN OPENING AND WALLPLATE AND BUILT AS PER SAN1 10400 OR AN ENGINEERED
BEAM MUST BE SUPPLIED
WATER:-ENTIRE WATER SYSTEM MUST BE PRESSURE TESTED FORANY LEAKSBEFOREANY PIPES ARE PLASTERED
OVER OR BUILT INTO WALLS.-ALL PIPES TO BE INSULATED IN ROOFS TO BE LAID IN SUCH A WAY AS TO ENSURE THE LEAST
DISTANCE OF THE PIPE IS PLACED IN WALLS.-ALL MATERIALS USED MUST BE SABS APPROVED.-SABS APPROVED SOLAR GEYSER MUST BE FITTED TO ALL NEW DWELLINGS AND INSTALLED BY
SPECIALIST-ALL PLUMBING MUST BE DONE BY A REGISTERED PLUMBER AND A PLUMBING CERTIFICATE MUST BE
ISSUED TO THE OWNER ON COMPLETION-ALL PIPES NOT BUILT INTO WALLS MUST BE INSULATED AS PER SANS204-GEYSER HOLDING TANKS INSIDE ROOFS MUST BE FITTED WITH ADRIPTRAY CAPABLE OF HOLDING
THE ENTIRE CONTENT OF THE GEYSER AND MUST BE FITTED WITH A DRAIN PIPE TO THE OUTSIDE
OFTHEHOUSE THAT WILL BE VISIBLE TO THE OWNER IN THE CASE OF A BURST GEYSER-ALL INSTALLATIONS TO COMPLY WITH SANS10400-STORMWATER TO BE DIRECTED TO ROAD AS PER ENGINEERS LAYOUT.
DRAINS:-DRAIN WILL BE LAID IN A STRAIGHT LINE BETWEEN CHANGES IN GRADIENT.-WHERE GRADIENT CHANGES, APPROVED FLEXIBLE JOINTS WILL BE PROVIDED.-RODDING EYES TO BE PROVIDED WHERE CHANGES IN GRADIENT OCCURS-DRAIN TO BE LAID IN ACCORDANCE WITH SABS10400 AND TO BE PROTECTED WHERE IT IS LAID UNDER BUILDING OR DRIVEWAY OR WHERE IT HAS A COVER LESS THAN 450MM BY CASTING IN
CONCRETE WITH A COVER AROUND THE PIPE OF MIN 60MM-DRAIN LINES TO BE LAID AT A MIN FALL OF 1:60-DRAIN LINES TO HAVE A TOP COVER OF NOT LESS THAN 450MM-ALL DRAINLINE INSTALLATIONS TO BE TESTED FOR LEAKS BEFORE COVERED UP WITH ANY
MATERIAL.-ALL MATERIALS USED FOR DRAINS TO BE SABS APPROVED-WHERE DRAIN LINES GO TO FLOOR/S ABOVE GROUND FLOOR, DEEP SEAL ANTI-SIPHON TRAPS TO BE USED-MIN OF 1 GULLY PER DRAIN LINE-ALL STUB STACKS TO BE FITTED WITH 50MM ONE WAY VENTS-AT EVERY DIRECTION CHANGE IN A LINE THERE MUST BE A RODDING EYE AND AN INSPECTION
EYE-A RODDING EYE MUST BE FITTED AND SPACED NOT MORE THAN 20M APART IN EACH LINE

NOTE:
- Necessary balustrades to be provided where height difference exceeds 1m.
- Highly reflective mirror type glass is not allowed.
- Solar panels must be flush mounted.
- External lighting to be fixed to a maximum height of 2.4m.
- Solar panels must be flush-mounted.
- Sprinkle feeder line and min. 1x WC to be connected to recycled water line.
- The AAC need to be provided with a sample of stone cladding for approval prior to the application on dwelling.



Area Calculations:

Garage	47.38m²
Ground Storey	191.89m²
First Storey	45.75m²
Drying Yard	18.84m²
Covered Areas	34.47m²
Total House & Garage	**285.02m²**
Total Covered Footprint	274.11m²
Site Extent	500.00m²
Max Coverage	60%
Actual Coverage	274.11m² = 54.82 %

SANS 10400 Part N
Glazing
- All glazing must be installed into frame as per SANS 2001-CG1
- All glazing must comply with parts 1 to 5 of SANS 50572
- Frames to receive glazing shall comply with the requirements of SANS 727 or SANS 1553-2
- All glazing thickness must be determined and specified by a competent glazing specialist and must comply with SANS 10137
- Bathrooms to have frosted glazing
- All glazing used for balustrades to be safety glazing (thickness as per specialist)
- All glazing in excess of 1sq.m and closer than 500mm to floor finish to be safety glazing (thickness as per specialist)
- All glazing used in doors and side lights to be safety glazing (thickness as per specialist)
- Where transparent glazing is used and is not likely to be apparent to, or suspected by any person approaching it, such glazing
shall bear markings that shall render it apparent to such person
- All safety glazing materials shall be permanently marked by the installer in such a manner that the markings are visible in
individual panes after installation
- All glazing used in shop front closer than 2.1m from finished floor level to be safety glazing (thickness as per specialist)
- Any glazing within 1.8m of pitch line of stairs to be safety glazing (thickness as per specialist)
- All glazing used in internal partitions closer than 2.1m from finished floor level to be safety glazing (thickness as per specialist)

MUNICIPAL NOTES:
*ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND BUILDING
STANDARDS ACT SANS 10400 and NHBRC
* ALL BUILDING PRACTISES MUST COMPLY WITH SANS 10400 AND THE NHBRC
* WITH ANY NEW EXTENTION TO AN EXISTING STRUCTURE THERE MUST BE EXPANTION JOINTS AS PER
SANS 10400 AND NHBRC BETWEEN ALL NEW AND EXISTING WORK. (THIS APPLIES FOR WALLS,
FLOORS, TILES, BOUNDARY WALLS, CEILINGS AND ANY OTHER BUILDING MATERIAL)
* DIMENSIONS AND LEVELS TO BE VERIFIED ON SITE.
* OVERALL DIMENSIONS TO TAKE PRECEDENCE (EXT).
* WORK TO FIGURED DIMENSIONS ONLY.
* DPC TO ALL VERTICAL AND HORIZONTAL OPENINGS.
* FOUNDATIONS TO BE A MINIMUM OF 300mm BELOW VIRGIN SOIL.
* GABLE ENDS TO BE TIED BACK TO TRUSSES WITH HOOP IRON STRAP @ 600mm CENTRES.
* GARAGE FFL 150mm ABOVE B.O.F. AT DRIVEWAY ENTRANCE.
* HOUSE FFL 300mm ABOVE B.O.F. AT BOUNDARY I.C.
* WINDOWS AND DOORS EXEEDING 1m² OR LESS THAN 500mm FROM FFL TO BE SAFETY GLAZED.
* ALL GLAZING TO COMPLY WITH SANS 10400
* DRAINS 100mm ø PVC -MINIMUM FALL OF 1:60.LAID IN ACCORDING WITH SANS 10400
* RE'S OR IE'S AT ALL BENDS AND JUNCTIONS WITH MARKED COVERS AT GROUND LEVEL.
* CLOSED SYSTEM ENTER AT 45° JUNCTIONS.

Outeniquasbosch Homeowners Association AAC APPROVED
Date: 23/09/2025 Signed:

KONKA STUDIO (PTY) LTD. are appointed to scrutinize the building plans compliant with the relevant Architectural guidelines only. The owner is responsible for the conformity of building plans to any other statues, bylaws, relevant regulations of authorities and design oversights leading to construction defects.

no	Revisions	Date
02	MUNICIPAL APPROVAL	03-09-2025

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ALL TRUSSES TO BE IN ACCORDANCE WITH SUPPLIERS / ENGINEERS DESIGN & APPROVED BY CLIENT.

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Municipal Stamp

Zoning

van der merwe orffer architecture
Residential | Commercial | Development
Address : Devonbosch Lifestyle Estate Building
4 Bothelary Road Stellenbosch

Client:
Zec4 (Pty) Ltd

Project:
Erf 8049, Outeniquasbosch Estate

Drawing:
SITE AND ROOF PLAN

Client
Client Signature:

H. Orffer - PLAT 24750434
Architectural professional signature:

Site Plan	Details	Designed	H Orffer
Floor Plans	Roof Plan	Drawn	JP Avenant
Sections	Storm Water	Checked	H Orffer
Elevations	Specs		
Sewerage	Schedules		

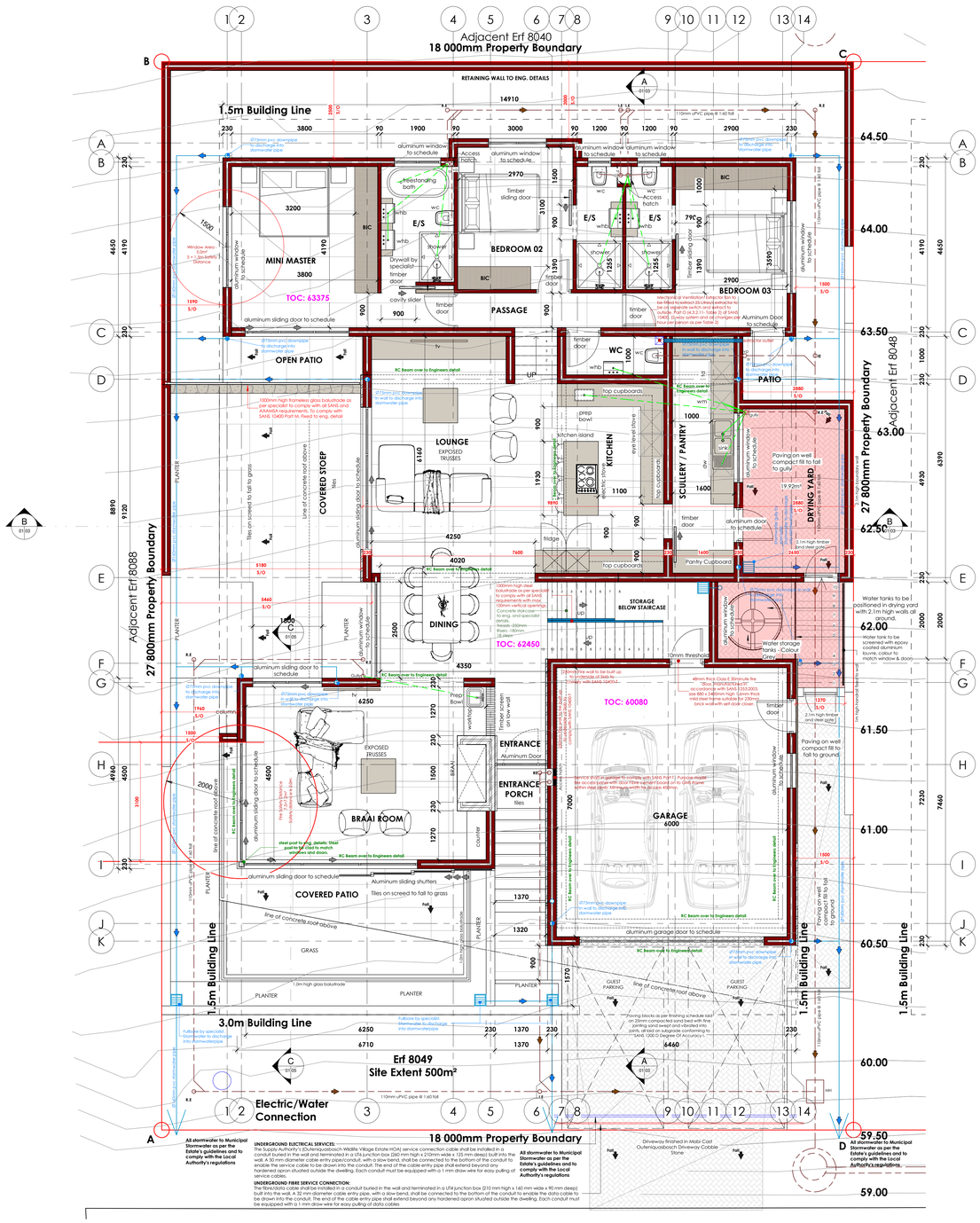
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PROFESSIONAL SENIOR ARCHITECTURAL TECHNOLOGIST
HELMUT ORFFER
13:25 PM (Africa/Johannesburg) on 22 Jun 2021

Project Number:
559 - 01

Date: 03-09-2025
Scale: As indicated
PAPER A0
Drawing No: 01
REVISION 0

MUNICIPAL APPROVAL



GROUND STOREY PLAN

Scale: 1 : 50



FIRST STOREY PLAN

Scale: 1 : 50

Outeniquasbosch
Homeowners Association
AAC APPROVED

Date: 23/09/2025 Signed:

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no	Revisions	Date
02	MUNICIPAL APPROVAL	03-09-2025

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Municipal Stamp

Zoning

van der merwe
orffer
architecture

Residential | Commercial | Development

Address : Devonbosch Lifestyle Estate Building
4 Bothsiny Road Stellenbosch

Client:

Zec4 (Pty) Ltd

Project:

Erf 8049, Outeniquasbosch Estate

Drawing:

FLOOR PLANS

Client	H. Orffer - PSAT 24750434
Client Signature:	Architectural professional signature:

Site Plan	Details	Designed	H Orffer
Floor Plans	Roof Plan	Drawn	JP Avenant
Sections	Storm Water	Checked	H Orffer
Elevations	Specs		
Sewerage	Schedules		

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PROFESSIONAL SENIOR ARCHITECTURAL TECHNOLOGIST
HELMUT ORFFER
23:25 PM (Voiceschecksreceived) on 22 Jan 2021

Project Number:

559 - 01

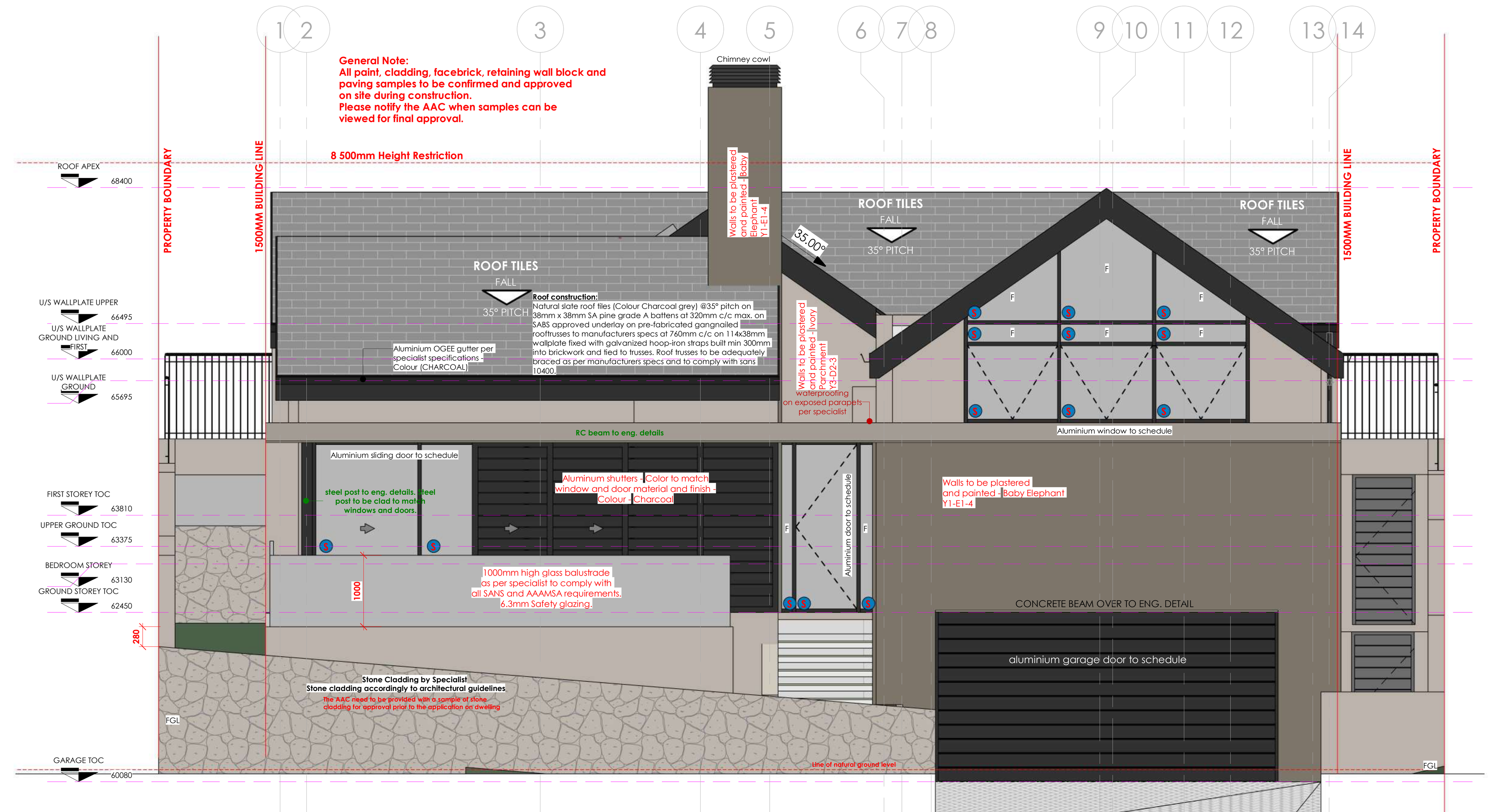
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Scale: 1 : 50 PAPER A0

Drawing No: REVISION

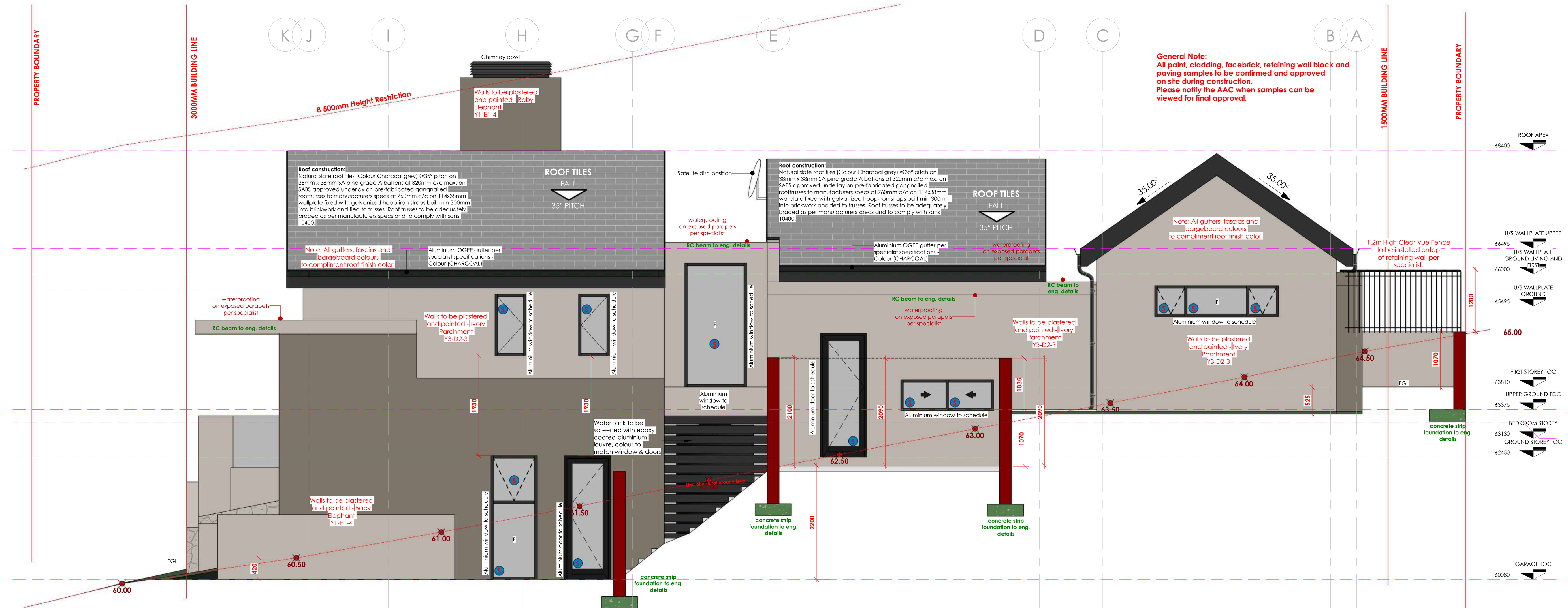
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MUNICIPAL APPROVAL

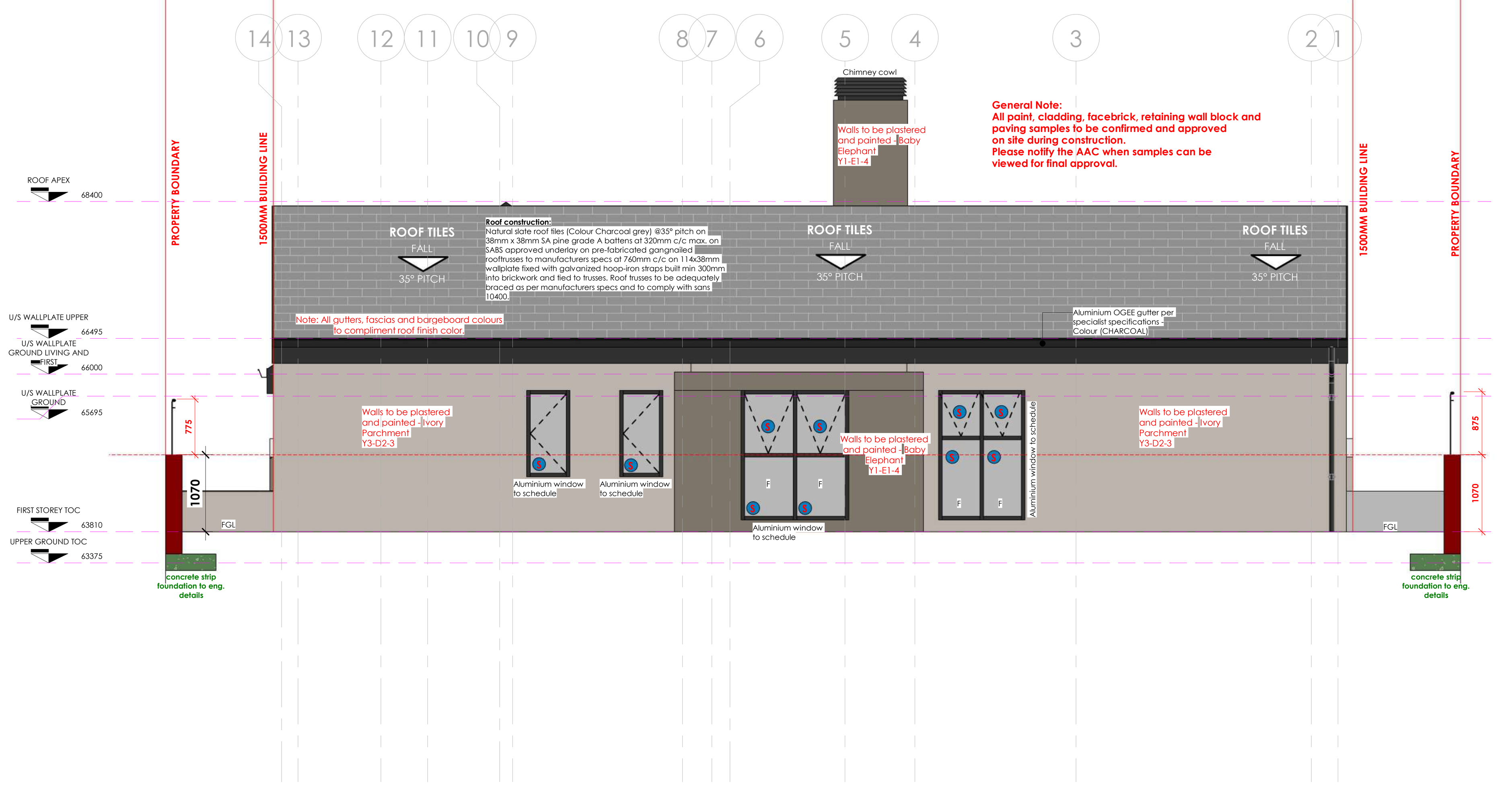


WEST ELEVATION
Scale: 1 : 50

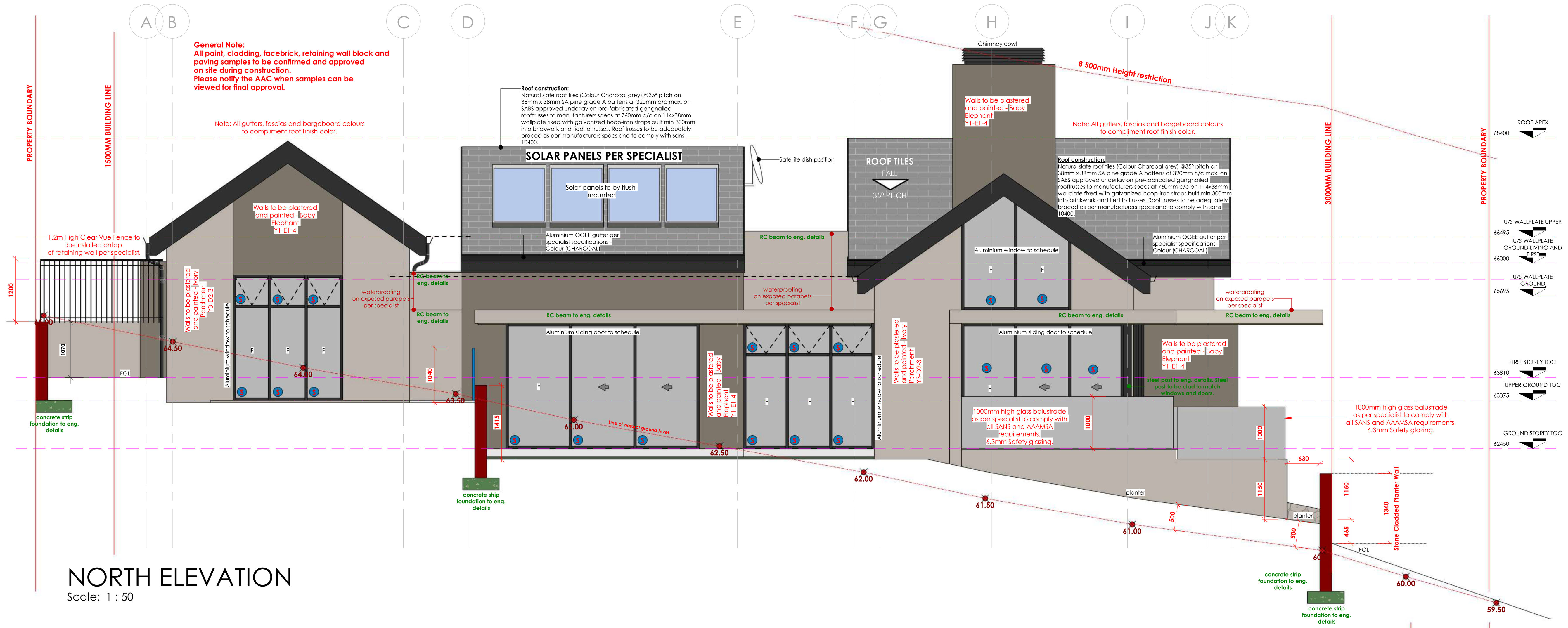
8 500mm Height Restriction



59.50
SOUTH ELEVATION
Scale: 1 : 50

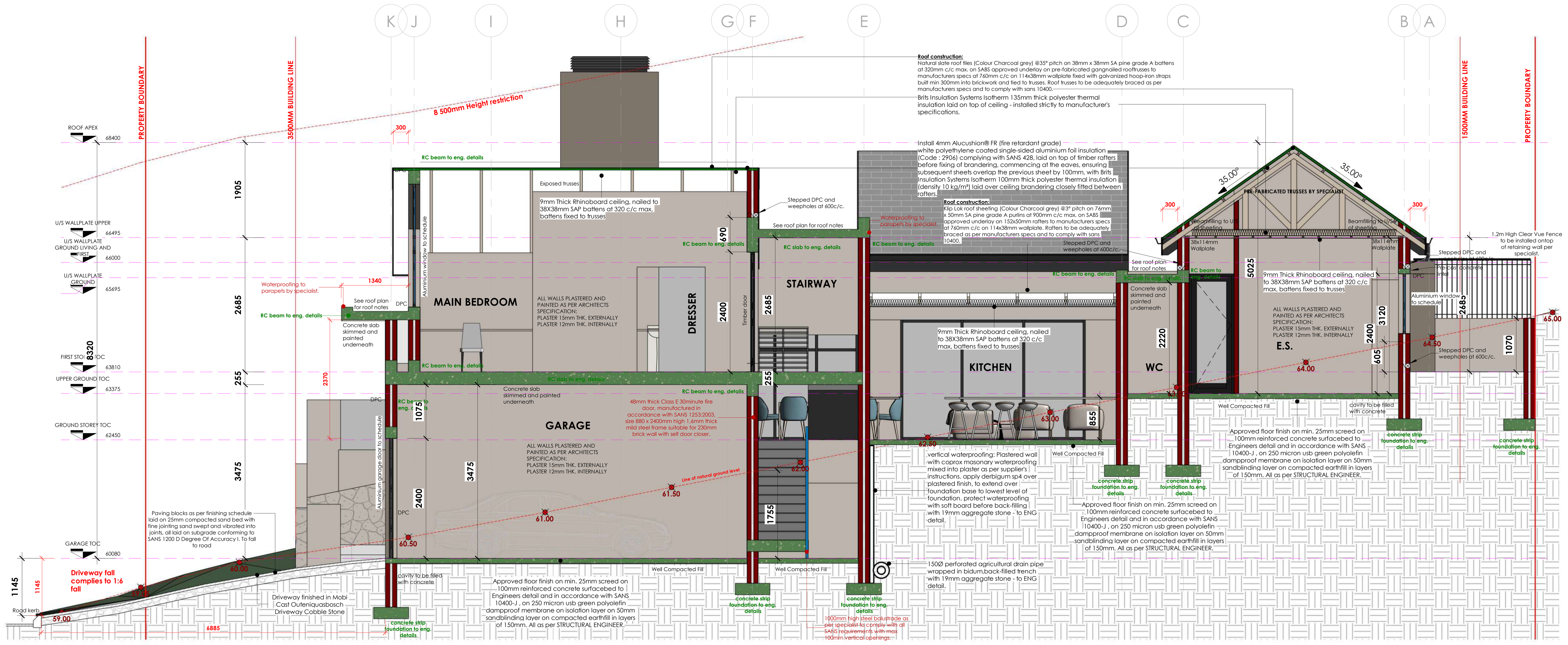


EAST ELEVATION
Scale: 1 : 50

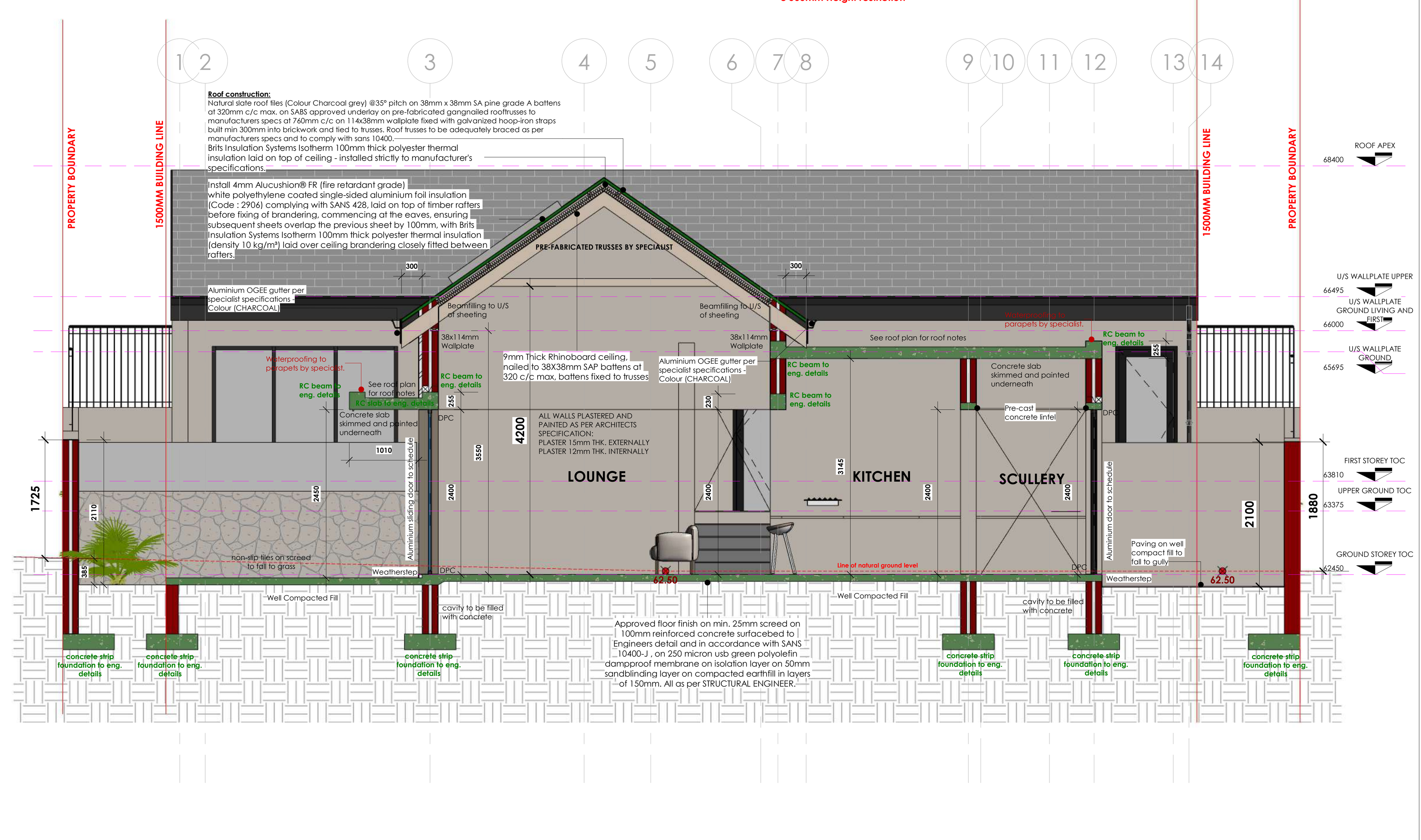


NORTH ELEVATION
Scale: 1 : 50

8 500mm Height restriction



SECTION A-A
Scale: 1 : 50



SECTION B-B
Scale: 1 : 50

no	Revisions	Date
02	MUNICIPAL APPROVAL	03-09-2025

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Municipal Stamp

Zoning

Outeniquasbosch Homeowners Association AAC APPROVED

Date: 23/09/2025 **Signed:**

KONKA STUDIO (PTY) LTD. are appointed to scrutinize the building plans compliant with the relevant Architectural guidelines only. The owner is responsible for the conformity of building plans to any other statues, bylaws, relevant regulations of authorities and design oversights leading to construction defects.

van der merwe offer architecture
Residential | Commercial | Development
Address : Devonbosch Lifestyle Estate Buidling 4 Bottelary Road Stellenbosch

Client:
Zec4 (Pty) Ltd

Project:
Erf 8049, Outeniquasbosch Estate

Drawing:
ELEVATIONS AND SECTIONS

Client
Client Signature:

H. Offer - PSAT 24750434
Architectural professional signature:

Site Plan	Details
Floor Plans	Roof Plan
Sections	Storm Water
Elevations	Specs
Sewerage	Schedules

Designed	H Offer
Drawn	JP Avenant
Checked	H Offer

THIS DRAWING TO BE STAMPED BY VDMO FOR PENDING APPROVAL or CONSTRUCTION. VDMO CAN NOT BE HELD LIABLE, RESPONSIBLE OR ACCOUNTABLE FOR ANY UNAUTHORIZED DRAWINGS USED FOR CONSTRUCTION. THE CONTRACTOR AND/OR EMPLOYER TO ENSURE THAT ALL DRAWINGS ARE STAMPED.

PROFESSIONAL SENIOR ARCHITECTURAL TECHNOLOGIST
HELMUT ORFFER
13:25 PM (Africa/Johannesburg) on 22 Jun 2023

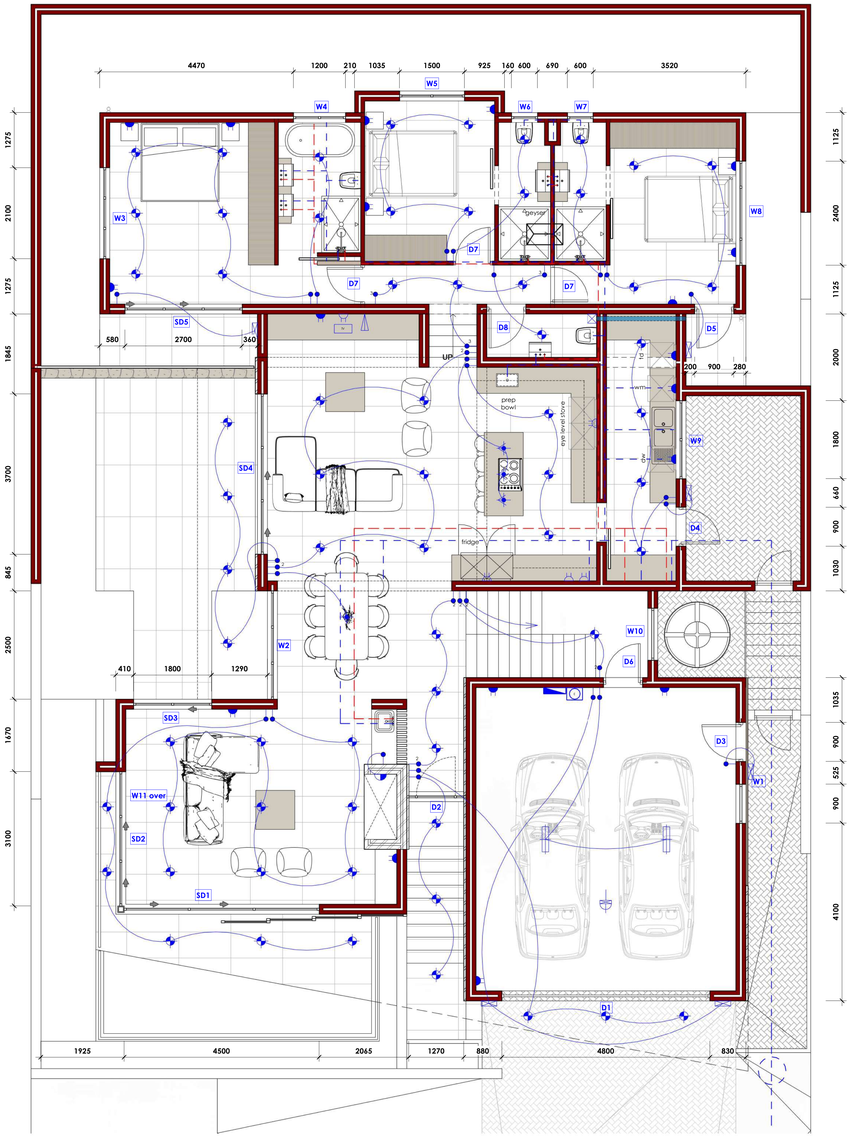
Project Number:
559 - 01

Date: 03-09-2025

Scale: 1 : 50 PAPER A0

Drawing No: 03 REVISION 0

MUNICIPAL APPROVAL



GROUND STOREY SCHEDULES

Scale: 1 : 50

ELECTRICAL LEGEND	
	DISTRIBUTION BOARD
E	ELECTRICAL PREPAID METER
	CEILING LIGHT POINT
	DOWN LIGHT POINT
	PENDANT LIGHT POINT
	FLUORESCENT TUBE POINT
	Brick lights @ 300 AFFL.
	LIGHT SWITCH @ 1100mm AFFL
	DOUBLE PLUG POINT @ 1050mm AFFL
	DOUBLE PLUG POINT @ 300mm AFFL
ST	STOVE CONNECTION POINT
	ISOLATOR SWITCH @ 1050mm AFFL
	STOVE EXTRACTOR CANOPY POINT @ 2200mm AFFL
TV	TELEVISION AERIAL POINT @ 300mm AFFL
	TELEPHONE
	SWIMMING POOL LIGHT
	GARAGE DOOR MOTOR & PLUG
	DATA POINT
	FOOTLIGHT
	CAMARA & ANGLE
	EXTRACTOR FAN

IMPORTANT NOTE:
VAN DER MERWE ORFFER ARCHITECTURE WILL NOT BE HELD LIABLE FOR STORMWATER RETENTION OR THE DESIGN OF STORMWATER ON THE CONCRETE ROOFS OR ANY SURFACING. RETENTION AND DISCHARGE OF STORMWATER WILL BE ACCORDING TO ENGINEERS DESIGN.

STRUCTURAL NOTE:
All drawings to be read in conjunction with structural engineer drawings and specifications. All discrepencies to be brought to the attention of the Architect and Engineer.

All doors and windows as per schedule. measurements for openings to be checked on site.

NOTE:
All dimensions, levels and relevant details to be checked on site before work commences. Discrepencies to be brought to the attention of the Architect.
The Architectaccepts no responsibilty for errors resulting from misinterpretation of the drawings. All work to be carried out strictly in accordance with national building regulations and local authority regulations.

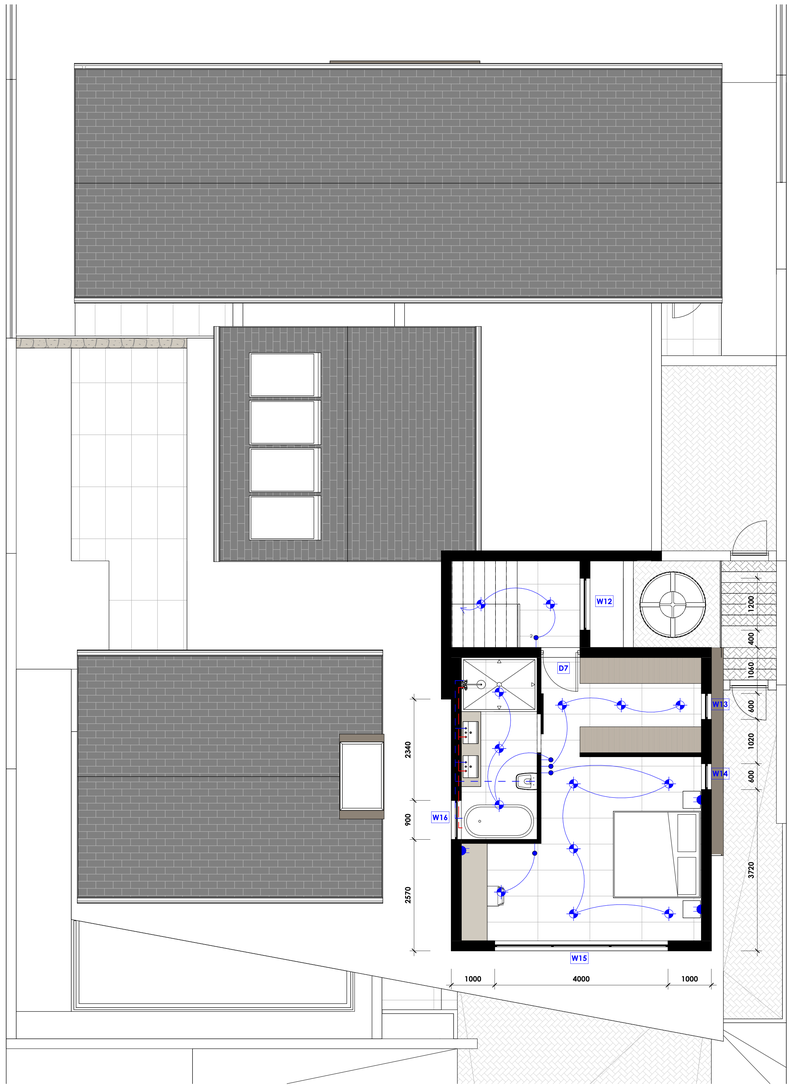
GLASS NOTE:
all glazing below 1800mm to be 6mm safety glass marked for visibility
as per SANS 10400 Part N (4.4 - Safety glazing)

STRUCTURAL DESIGN:
All reinforced concrete structural building components to structural engineer's design.

DRAINAGE DESIGN:
All site stormwater and sewer drainage to civil engineer's design. All vent stacks to be fitted with one-way vent valves inside the ceiling void.

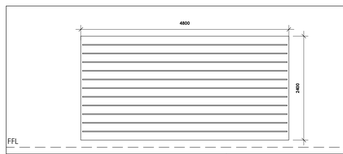
Provide mechanical ventilation (extraction fan) for all "dark bathrooms".
Extraction to be min. 25L per second at 45 Decibels sound (noise) maximum.
Refer to mechanical engineer's documentation for mechanical requirements and specifications.

SLAB WATERPROOFING NOTE AS PER SANS10400-L:2011 (4.2.1.1) flat roofs shall have a fall towards external gutters, outlets or roof edges of not less than 1:80 where there is no interruption in theflow of water, and 1:50 where there is an interruption in the flow.
Where 2 directional falls intersect, the minimum finished fall of 1:80 shall be maintained along the mitre

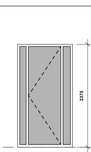


FIRST STOREY SCHEDULES

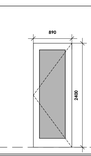
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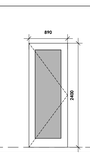
Door Schedule		- Note: Door Handle 1000mm above F.F.L. - All doors & windows as seen from outside - Contractor to verify all dimensions & levels on site before commencing any work.
Window / Doors	D1	All Aluminium windows & doors to conform to the latest edition of the AAAMSA General Specification for Architectural Aluminium and Glass Products. Windows to be designed for a wind pressure of 1000 Pa. Terrain category 2 and class designation A2.
Number Required	Refer to plan	
Refer to Detail	Refer to detail	
Cataloque number	As per suppliers specifications	
Opening Direction	Open Outwards	
With / Without sill	No sill	
Frame / Threshold	Aluminium - colour charcoal	
Frame Finish	Aluminium - colour charcoal	
Door Casement	N/A	
Door Finish	As per suppliers specifications	
Handles Escutsheons Lockset Hinges Cycilder Door stop Stays	As per suppliers specifications	
Glass	Refer to fenestration calculation sheet. Otherwise 4mm clearfloat & 6.38mm safety glass if lower than 500mm above FFL. If Glazing is fitted in Bathroom, 4mm obscure glass / sandblast.	
Putty / Beads	As per suppliers specifications	



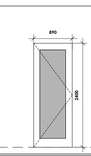
Door Schedule		- Note: Door Handle 1000mm above F.F.L. - All doors & windows as seen from outside - Contractor to verify all dimensions & levels on site before commencing any work.
Window / Doors	D2	All Aluminium windows & doors to conform to the latest edition of the AAAMSA General Specification for Architectural Aluminium and Glass Products. Windows to be designed for a wind pressure of 1000 Pa. Terrain category 2 and class designation A2.
Number Required	Refer to plan	
Refer to Detail	Refer to detail	
Cataloque number	As per suppliers specifications	
Opening Direction	Open Outwards	
With / Without sill	No sill	
Frame / Threshold	Aluminium - colour charcoal	
Frame Finish	Aluminium - colour charcoal	
Door Casement	N/A	
Door Finish	As per suppliers specifications	
Handles Escutsheons Lockset Hinges Cycilder Door stop Stays	As per suppliers specifications	
Glass	Refer to fenestration calculation sheet. Otherwise 4mm clearfloat & 6.38mm safety glass if lower than 500mm above FFL. If Glazing is fitted in Bathroom, 4mm obscure glass / sandblast.	
Putty / Beads	As per suppliers specifications	



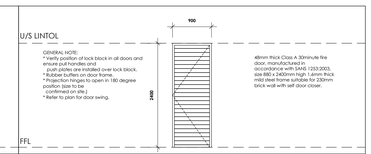
Door Schedule		- Note: Door Handle 1000mm above F.F.L. - All doors & windows as seen from outside - Contractor to verify all dimensions & levels on site before commencing any work.
Window / Doors	D3	All Aluminium windows & doors to conform to the latest edition of the AAAMSA General Specification for Architectural Aluminium and Glass Products. Windows to be designed for a wind pressure of 1000 Pa. Terrain category 2 and class designation A2.
Number Required	Refer to plan	
Refer to Detail	Refer to detail	
Cataloque number	As per suppliers specifications	
Opening Direction	Open Outwards	
With / Without sill	No sill	
Frame / Threshold	Aluminium - colour charcoal	
Frame Finish	Aluminium - colour charcoal	
Door Casement	N/A	
Door Finish	As per suppliers specifications	
Handles Escutsheons Lockset Hinges Cycilder Door stop Stays	As per suppliers specifications	
Glass	Refer to fenestration calculation sheet. Otherwise 4mm clearfloat & 6.38mm safety glass if lower than 500mm above FFL. If Glazing is fitted in Bathroom, 4mm obscure glass / sandblast.	
Putty / Beads	As per suppliers specifications	



Door Schedule		- Note: Door Handle 1000mm above F.F.L. - All doors & windows as seen from outside - Contractor to verify all dimensions & levels on site before commencing any work.
Window / Doors	D4	All Aluminium windows & doors to conform to the latest edition of the AAAMSA General Specification for Architectural Aluminium and Glass Products. Windows to be designed for a wind pressure of 1000 Pa. Terrain category 2 and class designation A2.
Number Required	Refer to plan	
Refer to Detail	Refer to detail	
Cataloque number	As per suppliers specifications	
Opening Direction	Open Outwards	
With / Without sill	No sill	
Frame / Threshold	Aluminium - colour charcoal	
Frame Finish	Aluminium - colour charcoal	
Door Casement	N/A	
Door Finish	As per suppliers specifications	
Handles Escutsheons Lockset Hinges Cycilder Door stop Stays	As per suppliers specifications	
Glass	Refer to fenestration calculation sheet. Otherwise 4mm clearfloat & 6.38mm safety glass if lower than 500mm above FFL. If Glazing is fitted in Bathroom, 4mm obscure glass / sandblast.	
Putty / Beads	As per suppliers specifications	



Door Schedule		- Note: Door Handle 1000mm above F.F.L. - All doors & windows as seen from outside - Contractor to verify all dimensions & levels on site before commencing any work.
Window / Doors	D5	All Aluminium windows & doors to conform to the latest edition of the AAAMSA General Specification for Architectural Aluminium and Glass Products. Windows to be designed for a wind pressure of 1000 Pa. Terrain category 2 and class designation A2.
Number Required	Refer to plan	
Refer to Detail	Refer to detail	
Cataloque number	As per suppliers specifications	
Opening Direction	Open Outwards	
With / Without sill	No sill	
Frame / Threshold	Aluminium - colour charcoal	
Frame Finish	Aluminium - colour charcoal	
Door Casement	N/A	
Door Finish	As per suppliers specifications	
Handles Escutsheons Lockset Hinges Cycilder Door stop Stays	As per suppliers specifications	
Glass	Refer to fenestration calculation sheet. Otherwise 4mm clearfloat & 6.38mm safety glass if lower than 500mm above FFL. If Glazing is fitted in Bathroom, 4mm obscure glass / sandblast.	
Putty / Beads	As per suppliers specifications	



Door Schedule		- Note: Door Handle 1000mm above F.F.L. - All doors & windows as seen from outside - Contractor to verify all dimensions & levels on site before commencing any work.
Window / Doors	D6	All Aluminium windows & doors to conform to the latest edition of the AAAMSA General Specification for Architectural Aluminium and Glass Products. Windows to be designed for a wind pressure of 1000 Pa. Terrain category 2 and class designation A2.
Number Required	Mark	
Refer to Detail	Door	
Cataloque number	SWARTLAND - Solid core horizontal slatted door	
Opening Direction	Open Outwards	
With / Without sill	With Sill	
Frame / Threshold	70mmx55mm standard frame similar to Swartland cape culture range.	
Frame Finish	Varnished	
Door Casement	Solid	
Door Finish	Varnished	
Handles Escutsheons Lockset Hinges Cycilder Door stop Stays	Savignac Savi Fox Code DHSFOXN Door lever handle with slinder case Savignac Savi Code PCK3333 double cylinder lock Savigna Savi Code SELL035 latch lock - 304ss Savingа Savi Code QS 447BB -1 ½ pair double ball bearing butt hinges Savinga Savi CODE QS4421 floor mounted doorstop	
Glass	N/A	
Putty / Beads	As per suppliers specifications	

no	Revisions	Date
02	MUNICIPAL APPROVAL	03-09-2025

LEGAL REQUIREMENTS
DIMENSIONS, DESCRIPTIONS & QUANTITIES ON THESE DRAWINGS TO BE VERIFIED ON SITE BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK.

ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS & STANDARDS ACT (ACT 103 OF 1977 & SANS 10400)

ALL TIMBER SIZES & GRADES TO BE VERIFIED & APPROVED BY SUPPLIER'S ENGINEER.

ALL TRUSSES TO BE IN ACCORDANCE WITH SUPPLIER'S / ENGINEER'S DESIGN & APPROVED BY CLIENT.

ALL MATERIALS TO BE BUILT IN / APPLIED STRICTLY IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.

ALL LOCAL AUTHORITY, ESKOM, TELKOM REQUIREMENTS TO BE ESTABLISHED IN ADVANCE AND ADHERED TO.

ALL BOUNDARY PEGS TO BE LOCATED BEFORE WORK IS COMMENCED WITH.

ANY DISCREPANCIES BETWEEN THESE DRAWINGS & LEGISLATION, LOCAL AUTHORITY, ESKOM, TELKOM REQUIREMENTS OR SITE CONDITIONS ARE TO BE REFERRED TO THE ARCHITECT BEFORE CONSTRUCTION COMMENCES.

ANY ASPECT DEEMED TO BE UNCLEAR TO BE REFERRED TO THE TECHNOLOGIST.

THESE DRAWINGS DO NOT CONSTITUTE A COMPREHENSIVE SPECIFICATION FOR THE WORKS.

NO DIMENSIONS TO BE SCALED FROM THESE DRAWINGS.

Municipal Stamp

Zoning

Outeniquasbosch Homeowners Association AAC APPROVED

Date: 23/09/202 Signed:

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van der merwe orffer architecture
Residential | Commercial | Development
Address : Devonbosch Lifestyle Estate Building 4 Botterkoy Road Stellenbosch

Client:
Zec4 (Pty) Ltd

Project:
Erf 8049, Outeniquasbosch Estate

Drawing:
SCHEDULES

Client
Client Signature:

H. Orffer - PSAT 247524/34
Architectural Professional signature:

Site Plan	Details	Designed	H Orffer
Floor Plans	Roof Plan	Drawn	JP Avenant
Sections	Storm Water	Checked	H Orffer
Elevations	Specs		
Sewerage	Schedules		

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PROFESSIONAL SENIOR ARCHITECTURAL TECHNOLOGIST
HELMUT ORFFER
13:15 PM |Hochschwarenkopf on 22 Jan 2021

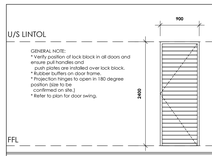
Project Number:
559 - 01

Date: 03-09-2025

Scale: 1 : 50 PAPER A0

Drawing No: 04 REVISION: 0

MUNICIPAL APPROVAL

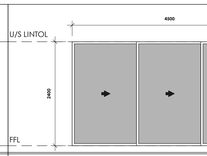


GENERAL NOTE:
* Verify position of lock block in all doors and ensure pull handles and push plates are installed over lock block.
* Rubber buffers on door frames.
* Projection hinges to open in 180 degree position (size to be confirmed on site.)
* Refer to plan for door swing.

Door Schedule

- Note: Door Handle 1000mm above F.F.L.
- All doors & windows as seen from outside
- Contractor to verify all dimensions & levels on site before commencing any work.

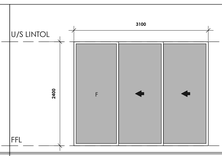
Window / Doors	D7
Number Required	Mark
Refer to Detail	Door
Catalogue number	SWARTLAND - Solid core horizontal slatted door
Opening Direction	Open Outwards
With / Without sill	With Sill
Frame / Threshold	70mmx55mm standard frame similar to Swartland cape culture range.
Frame Finish	Varnished
Door Casement	Solid
Door Finish	Varnished
Handles Escutsheons Lockset Hinges Cycilder Door stop Stays	Savignac Savi Fox Code DHSFOXN Door lever handle with slinder case Savignac Savi Code PCK3333 double cylinder lock Savigna Savi Code SELL035 latch lock - 304ss Savinga Savi Code QS 441788 - 1 ½ pair double ball bearing butt hinges Savinga Savi CODE QS4421 floor mounted doorstop
Glass	N/A
Putty / Beads	As per suppliers specifications



Door Schedule

- Note: Door Handle 1000mm above F.F.L.
- All doors & windows as seen from outside
- Contractor to verify all dimensions & levels on site before commencing any work.

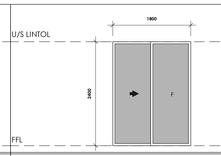
Window / Doors	SD1
Number Required	Mark
Refer to Detail	Sliding Door
Catalogue number	As per suppliers specifications
Opening Direction	Open Outwards
With / Without sill	With Sill
Frame / Threshold	Aluminium - colour charcoal
Frame Finish	Aluminium - colour charcoal
Door Casement	N/A
Door Finish	As per suppliers specifications
Handles Escutsheons Lockset Hinges Cycilder Door stop Stays	As per suppliers specifications
Glass	Refer to fenestration calculation sheet. Otherwise 4mm clearfloat & 6.38mm safety glass if lower than 500mm above FFL. If Glazing is fitted in Bathroom, 4mm obscure glass / sandblast.
Putty / Beads	As per suppliers specifications



Door Schedule

- Note: Door Handle 1000mm above F.F.L.
- All doors & windows as seen from outside
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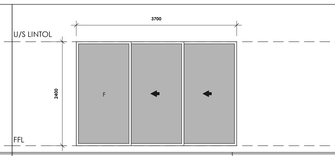
Window / Doors	SD2
Number Required	Mark
Refer to Detail	Sliding Door
Catalogue number	As per suppliers specifications
Opening Direction	Open Outwards
With / Without sill	With Sill
Frame / Threshold	Aluminium - colour charcoal
Frame Finish	Aluminium - colour charcoal
Door Casement	N/A
Door Finish	As per suppliers specifications
Handles Escutsheons Lockset Hinges Cycilder Door stop Stays	As per suppliers specifications
Glass	Refer to fenestration calculation sheet. Otherwise 4mm clearfloat & 6.38mm safety glass if lower than 500mm above FFL. If Glazing is fitted in Bathroom, 4mm obscure glass / sandblast.
Putty / Beads	As per suppliers specifications



Door Schedule

- Note: Door Handle 1000mm above F.F.L.
- All doors & windows as seen from outside
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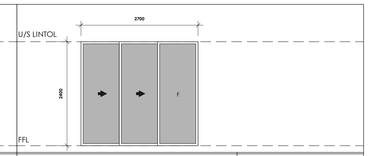
Window / Doors	SD3
Number Required	Mark
Refer to Detail	Sliding Door
Catalogue number	As per suppliers specifications
Opening Direction	Open Outwards
With / Without sill	With Sill
Frame / Threshold	Aluminium - colour charcoal
Frame Finish	Aluminium - colour charcoal
Door Casement	N/A
Door Finish	As per suppliers specifications
Handles Escutsheons Lockset Hinges Cycilder Door stop Stays	As per suppliers specifications
Glass	Refer to fenestration calculation sheet. Otherwise 4mm clearfloat & 6.38mm safety glass if lower than 500mm above FFL. If Glazing is fitted in Bathroom, 4mm obscure glass / sandblast.
Putty / Beads	As per suppliers specifications



Door Schedule

- Note: Door Handle 1000mm above F.F.L.
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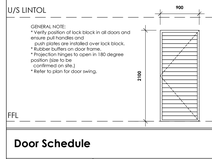
Window / Doors	SD4
Number Required	Mark
Refer to Detail	Sliding Door
Catalogue number	As per suppliers specifications
Opening Direction	Open Outwards
With / Without sill	With Sill
Frame / Threshold	Aluminium - colour charcoal
Frame Finish	Aluminium - colour charcoal
Door Casement	N/A
Door Finish	As per suppliers specifications
Handles Escutsheons Lockset Hinges Cycilder Door stop Stays	As per suppliers specifications
Glass	Refer to fenestration calculation sheet. Otherwise 4mm clearfloat & 6.38mm safety glass if lower than 500mm above FFL. If Glazing is fitted in Bathroom, 4mm obscure glass / sandblast.
Putty / Beads	As per suppliers specifications



Door Schedule

- Note: Door Handle 1000mm above F.F.L.
- All doors & windows as seen from outside
- Contractor to verify all dimensions & levels on site before commencing any work.

Window / Doors	SD5
Number Required	Mark
Refer to Detail	Sliding Door
Catalogue number	As per suppliers specifications
Opening Direction	Open Outwards
With / Without sill	With Sill
Frame / Threshold	Aluminium - colour charcoal
Frame Finish	Aluminium - colour charcoal
Door Casement	N/A
Door Finish	As per suppliers specifications
Handles Escutsheons Lockset Hinges Cycilder Door stop Stays	As per suppliers specifications
Glass	Refer to fenestration calculation sheet. Otherwise 4mm clearfloat & 6.38mm safety glass if lower than 500mm above FFL. If Glazing is fitted in Bathroom, 4mm obscure glass / sandblast.
Putty / Beads	As per suppliers specifications

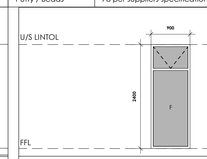


GENERAL NOTE:
* Verify position of lock block in all doors and ensure pull handles and push plates are installed over lock block.
* Rubber buffers on door frames.
* Projection hinges to open in 180 degree position (size to be confirmed on site.)
* Refer to plan for door swing.

Door Schedule

- Note: Door Handle 1000mm above F.F.L.
- All doors & windows as seen from outside
- Contractor to verify all dimensions & levels on site before commencing any work.

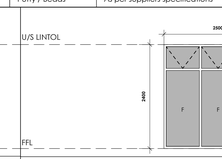
Window / Doors	D7
Number Required	Mark
Refer to Detail	Door
Catalogue number	SWARTLAND - Solid core horizontal slatted door
Opening Direction	Open Outwards
With / Without sill	With Sill
Frame / Threshold	70mmx55mm standard frame similar to Swartland cape culture range.
Frame Finish	Varnished
Door Casement	Solid
Door Finish	Varnished
Handles Escutsheons Lockset Hinges Cycilder Door stop Stays	Savignac Savi Fox Code DHSFOXN Door lever handle with slinder case Savignac Savi Code PCK3333 double cylinder lock Savigna Savi Code SELL035 latch lock - 304ss Savinga Savi Code QS 441788 - 1 ½ pair double ball bearing butt hinges Savinga Savi CODE QS4421 floor mounted doorstop
Glass	N/A
Putty / Beads	As per suppliers specifications



Window Schedule

- Note: Door Handle 1000mm above F.F.L.
- All doors & windows as seen from outside
- Contractor to verify all dimensions & levels on site before commencing any work.

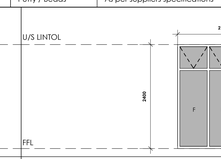
Window / Doors	W1
	All Aluminium windows & doors to conform to the latest edition of the AAAMSA General Specification for Architectural Aluminium and Glass Products. Windows to be designed for a wind pressure of 1000 Pa, Terrain category 2 and class designation A2.
Number Required	Refer to plan
Opening Direction	Refer to detail
Frame / Threshold	Aluminium - colour charcoal
Finish	Aluminium - colour charcoal
Door / Casement	Aluminium - colour charcoal
Window Area	Refer to XA Sheet



Window Schedule

- Note: Door Handle 1000mm above F.F.L.
- All doors & windows as seen from outside
- Contractor to verify all dimensions & levels on site before commencing any work.

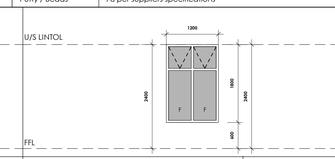
Window / Doors	W2
	All Aluminium windows & doors to conform to the latest edition of the AAAMSA General Specification for Architectural Aluminium and Glass Products. Windows to be designed for a wind pressure of 1000 Pa, Terrain category 2 and class designation A2.
Number Required	Refer to plan
Opening Direction	Refer to detail
Frame / Threshold	Aluminium - colour charcoal
Finish	Aluminium - colour charcoal
Door / Casement	Aluminium - colour charcoal
Window Area	Refer to XA Sheet



Window Schedule

- Note: Door Handle 1000mm above F.F.L.
- All doors & windows as seen from outside
- Contractor to verify all dimensions & levels on site before commencing any work.

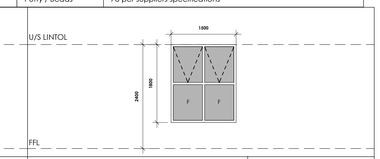
Window / Doors	W3
	All Aluminium windows & doors to conform to the latest edition of the AAAMSA General Specification for Architectural Aluminium and Glass Products. Windows to be designed for a wind pressure of 1000 Pa, Terrain category 2 and class designation A2.
Number Required	Refer to plan
Opening Direction	Refer to detail
Frame / Threshold	Aluminium - colour charcoal
Finish	Aluminium - colour charcoal
Door / Casement	Aluminium - colour charcoal
Window Area	Refer to XA Sheet



Window Schedule

- Note: Door Handle 1000mm above F.F.L.
- All doors & windows as seen from outside
- Contractor to verify all dimensions & levels on site before commencing any work.

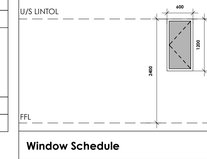
Window / Doors	W4
	All Aluminium windows & doors to conform to the latest edition of the AAAMSA General Specification for Architectural Aluminium and Glass Products. Windows to be designed for a wind pressure of 1000 Pa, Terrain category 2 and class designation A2.
Number Required	Refer to plan
Opening Direction	Refer to detail
Frame / Threshold	Aluminium - colour charcoal
Finish	Aluminium - colour charcoal
Door / Casement	Aluminium - colour charcoal
Window Area	Refer to XA Sheet



Window Schedule

- Note: Door Handle 1000mm above F.F.L.
- All doors & windows as seen from outside
- Contractor to verify all dimensions & levels on site before commencing any work.

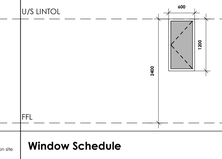
Window / Doors	W5
	All Aluminium windows & doors to conform to the latest edition of the AAAMSA General Specification for Architectural Aluminium and Glass Products. Windows to be designed for a wind pressure of 1000 Pa, Terrain category 2 and class designation A2.
Number Required	Refer to plan
Opening Direction	Refer to detail
Frame / Threshold	Aluminium - colour charcoal
Finish	Aluminium - colour charcoal
Door / Casement	Aluminium - colour charcoal
Window Area	Refer to XA Sheet



Window Schedule

- Note: Door Handle 1000mm above F.F.L.
- All doors & windows as seen from outside
- Contractor to verify all dimensions & levels on site before commencing any work.

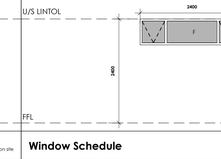
Window / Doors	W6
	All Aluminium windows & doors to conform to the latest edition of the AAAMSA General Specification for Architectural Aluminium and Glass Products. Windows to be designed for a wind pressure of 1000 Pa, Terrain category 2 and class designation A2.
Number Required	Refer to plan
Opening Direction	Refer to detail
Frame / Threshold	Aluminium - colour charcoal
Finish	Aluminium - colour charcoal
Door / Casement	Aluminium - colour charcoal
Window Area	Refer to XA Sheet



Window Schedule

- Note: Door Handle 1000mm above F.F.L.
- All doors & windows as seen from outside
- Contractor to verify all dimensions & levels on site before commencing any work.

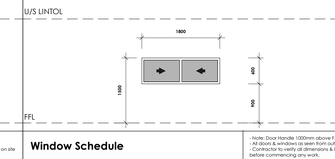
Window / Doors	W7
	All Aluminium windows & doors to conform to the latest edition of the AAAMSA General Specification for Architectural Aluminium and Glass Products. Windows to be designed for a wind pressure of 1000 Pa, Terrain category 2 and class designation A2.
Number Required	Refer to plan
Opening Direction	Refer to detail
Frame / Threshold	Aluminium - colour charcoal
Finish	Aluminium - colour charcoal
Door / Casement	Aluminium - colour charcoal
Window Area	Refer to XA Sheet



Window Schedule

- Note: Door Handle 1000mm above F.F.L.
- All doors & windows as seen from outside
- Contractor to verify all dimensions & levels on site before commencing any work.

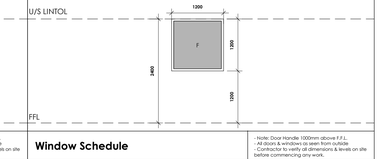
Window / Doors	W8
	All Aluminium windows & doors to conform to the latest edition of the AAAMSA General Specification for Architectural Aluminium and Glass Products. Windows to be designed for a wind pressure of 1000 Pa, Terrain category 2 and class designation A2.
Number Required	Refer to plan
Opening Direction	Refer to detail
Frame / Threshold	Aluminium - colour charcoal
Finish	Aluminium - colour charcoal
Door / Casement	Aluminium - colour charcoal
Window Area	Refer to XA Sheet



Window Schedule

- Note: Door Handle 1000mm above F.F.L.
- All doors & windows as seen from outside
- Contractor to verify all dimensions & levels on site before commencing any work.

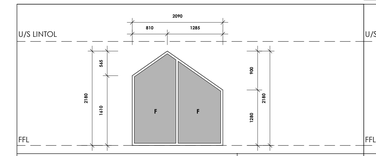
Window / Doors	W9
	All Aluminium windows & doors to conform to the latest edition of the AAAMSA General Specification for Architectural Aluminium and Glass Products. Windows to be designed for a wind pressure of 1000 Pa, Terrain category 2 and class designation A2.
Number Required	Refer to plan
Opening Direction	Refer to detail
Frame / Threshold	Aluminium - colour charcoal
Finish	Aluminium - colour charcoal
Door / Casement	Aluminium - colour charcoal
Window Area	Refer to XA Sheet



Window Schedule

- Note: Door Handle 1000mm above F.F.L.
- All doors & windows as seen from outside
- Contractor to verify all dimensions & levels on site before commencing any work.

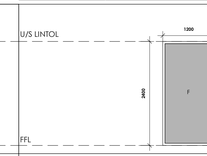
Window / Doors	W10
	All Aluminium windows & doors to conform to the latest edition of the AAAMSA General Specification for Architectural Aluminium and Glass Products. Windows to be designed for a wind pressure of 1000 Pa, Terrain category 2 and class designation A2.
Number Required	Refer to plan
Opening Direction	Refer to detail
Frame / Threshold	Aluminium - colour charcoal
Finish	Aluminium - colour charcoal
Door / Casement	Aluminium - colour charcoal
Window Area	Refer to XA Sheet



Window Schedule

- Note: Door Handle 1000mm above F.F.L.
- All doors & windows as seen from outside
- Contractor to verify all dimensions & levels on site before commencing any work.

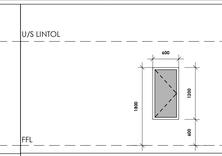
Window / Doors	W11
	All Aluminium windows & doors to conform to the latest edition of the AAAMSA General Specification for Architectural Aluminium and Glass Products. Windows to be designed for a wind pressure of 1000 Pa, Terrain category 2 and class designation A2.
Number Required	Refer to plan
Opening Direction	Refer to detail
Frame / Threshold	Aluminium - colour charcoal
	Aluminium - colour charcoal
Door / Casement	Aluminium - colour charcoal
Window Area	Refer to XA Sheet



Window Schedule

- Note: Door Handle 1000mm above F.F.L.
- All doors & windows as seen from outside
- Contractor to verify all dimensions & levels on site before commencing any work.

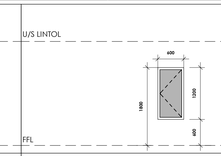
Window / Doors	W12
	All Aluminium windows & doors to conform to the latest edition of the AAAMSA General Specification for Architectural Aluminium and Glass Products. Windows to be designed for a wind pressure of 1000 Pa, Terrain category 2 and class designation A2.
Number Required	Refer to plan
Opening Direction	Refer to detail
Frame / Threshold	Aluminium - colour charcoal
Finish	Aluminium - colour charcoal
Door / Casement	Aluminium - colour charcoal
Window Area	Refer to XA Sheet



Window Schedule

- Note: Door Handle 1000mm above F.F.L.
- All doors & windows as seen from outside
- Contractor to verify all dimensions & levels on site before commencing any work.

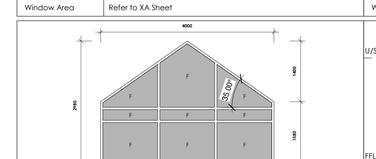
Window / Doors	W13
	All Aluminium windows & doors to conform to the latest edition of the AAAMSA General Specification for Architectural Aluminium and Glass Products. Windows to be designed for a wind pressure of 1000 Pa, Terrain category 2 and class designation A2.
Number Required	Refer to plan
Opening Direction	Refer to detail
Frame / Threshold	Aluminium - colour charcoal
Finish	Aluminium - colour charcoal
Door / Casement	Aluminium - colour charcoal
Window Area	Refer to XA Sheet



Window Schedule

- Note: Door Handle 1000mm above F.F.L.
- All doors & windows as seen from outside
- Contractor to verify all dimensions & levels on site before commencing any work.

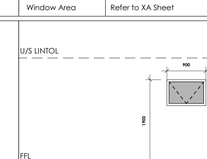
Window / Doors	W14
	All Aluminium windows & doors to conform to the latest edition of the AAAMSA General Specification for Architectural Aluminium and Glass Products. Windows to be designed for a wind pressure of 1000 Pa, Terrain category 2 and class designation A2.
Number Required	Refer to plan
Opening Direction	Refer to detail
Frame / Threshold	Aluminium - colour charcoal
Finish	Aluminium - colour charcoal
Door / Casement	Aluminium - colour charcoal
Window Area	Refer to XA Sheet



Window Schedule

- Note: Door Handle 1000mm above F.F.L.
- All doors & windows as seen from outside
- Contractor to verify all dimensions & levels on site before commencing any work.

Window / Doors	W15
	All Aluminium windows & doors to conform to the latest edition of the AAAMSA General Specification for Architectural Aluminium and Glass Products. Windows to be designed for a wind pressure of 1000 Pa, Terrain category 2 and class designation A2.
Number Required	Refer to plan
Opening Direction	Refer to detail
Frame / Threshold	Aluminium - colour charcoal
Finish	Aluminium - colour charcoal
Door / Casement	Aluminium - colour charcoal
Window Area	Refer to XA Sheet



Window Schedule

- Note: Door Handle 1000mm above F.F.L.
- All doors & windows as seen from outside
- Contractor to verify all dimensions & levels on site before commencing any work.

Window / Doors	W16
	All Aluminium windows & doors to conform to the latest edition of the AAAMSA General Specification for Architectural Aluminium and Glass Products. Windows to be designed for a wind pressure of 1000 Pa, Terrain category 2 and class designation A2.
Number Required	Refer to plan
Opening Direction	Refer to detail
Frame / Threshold	Aluminium - colour charcoal
Finish	Aluminium - colour charcoal
Door / Casement	Aluminium - colour charcoal
Window Area	Refer to XA Sheet

IMPORTANT NOTE:
VAN DER MERWE ORFFER ARCHITECTURE WILL NOT BE HELD LIABLE FOR STORMWATER RETENTION OR THE DESIGN OF STORMWATER ON THE CONCRETE ROOFS OR ANY SURFACING. RETENTION AND DISCHARGE OF STORMWATER WILL BE ACCORDING TO ENGINEERS DESIGN.

STRUCTURAL NOTE:
All drawings to be read in conjunction with structural engineer drawings and specifications. All discrepencies to be brought to the attention of the Architect and Engineer.

All doors and windows as per schedule. measurements for openings to be checked on site.

GLASS NOTE:
all glazing below 1800mm to be 6mm safety glass marked for visibility
as per SANS 10400 Part N (4.4 - Safety glazing)

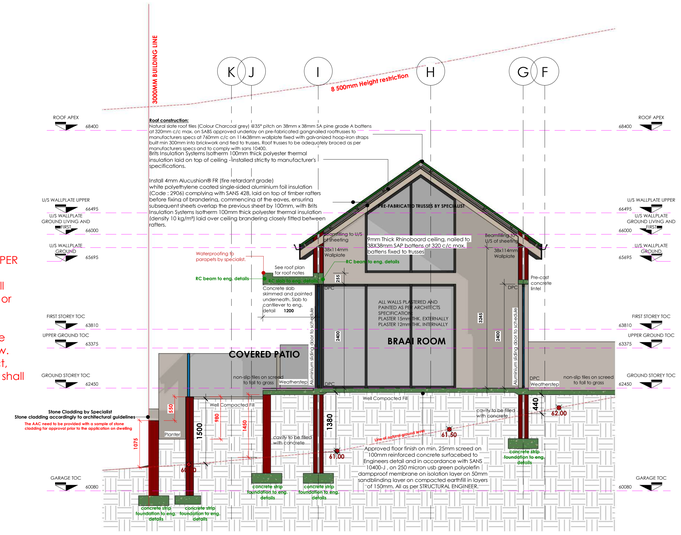
STRUCTURAL DESIGN:
All reinforced concrete structural building components to structural engineer's design.

NOTE:
All dimensions, levels and relevant details to be checked on site before work commences. Discrepencies to be brought to the attention of the Architect.
The Architectaccepts no responsibility for errors resulting from misinterpretation of the drawings. All work to be carried out strictly in accordance with national building regulations and local authority regulations.

DRAINAGE DESIGN:
All site stormwater and sewer drainage to civil engineer's design. All vent stacks to be fitted with one-way vent valves inside the ceiling void.

Provide mechanical ventilation (extraction fan) for all "dark bathrooms".
Extraction to be min. 25L per second at 45 Decibels sound (noise) maximum.
Refer to mechanical engineer's documentation for mechanical requirements and specifications.

SLAB WATERPROOFING NOTE AS PER SANS10400-L:2011
(4.2.1.1) flat roofs shall have a fall towards external gutters, outlets or roof edges of not less than 1:80 where there is no interruption in theflow of water, and 1:50 where there is an interruption in the flow. Where 2 directional falls intersect, the minimum finished fall of 1:80 shall be maintained along the mitre



SECTION C-C
Scale: 1 : 50

no	Revisions	Date
02	MUNICIPAL APPROVAL	03-09-2025

LEGAL REQUIREMENTS
DIMENSIONS, DESCRIPTIONS & QUANTITIES ON THESE DRAWINGS TO BE VERIFIED ON SITE BEFORE ORDERING MATERIAL OR COMMENCING WITH WORK.

ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS & STANDARDS ACT (ACT 103 OF 1977 & SANS 10400)

ALL TIMBER SIZES & GRADES TO BE VERIFIED & APPROVED BY SUPPLIER'S ENGINEER.

ALL TRUSSES TO BE IN ACCORDANCE WITH SUPPLIERS / ENGINEER'S DESIGN & APPROVED BY CLIENT.

ALL MATERIALS TO BE BUILT IN / APPLIED STRICTLY IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.

ALL LOCAL AUTHORITY, ESKOM, TELKOM REQUIREMENTS TO BE ESTABLISHED IN ADVANCE AND ADHERED TO.

ALL BOUNDARY PEGS TO BE LOCATED BEFORE WORK IS COMMENCED WITH.

ANY DISCREPANCIES BETWEEN THESE DRAWINGS & LEGISLATION, LOCAL AUTHORITY, ESKOM, TELKOM OR SITE CONDITIONS ARE TO BE REFERRED TO THE ARCHITECT BEFORE CONSTRUCTION COMMENCES.

ANY ASPECT DEEMED TO BE UNCLEAR TO BE REFERRED TO THE TECHNOLOGIST.

THESE DRAWINGS DO NOT CONSTITUTE A COMPREHENSIVE SPECIFICATION FOR THE WORKS.

NO DIMENSIONS TO BE SCALED FROM THESE DRAWINGS.

Municipal Stamp

Zoning

Outeniquasbosch Homeowners Association AAC APPROVED

Date: 23/09/2025. Signed:

KONKA STUDIO (PTY) LTD. are appointed to scrutinize the building plans compliant with the relevant Architectural guidelines only. The owner is responsible for the conformity of building plans to any other statues, bylaws, relevant regulations of authorities and design oversights leading to construction defects.

van der merwe orffer architecture
Residential | Commercial | Development
Address : Devonbosch Lifestyle Estate Building 4 Bottelery Road Stellenbosch

Client: **Zec4 (Pty) Ltd**

Project: **Erf 8049, Outeniquasbosch Estate**

Drawing: **SCHEDULES**

Client	H. Orffer - PSAT 24750434
Client Signature:	Architectural professional signature:

Site Plan	Details	Designed	H Orffer
Floor Plans	Roof Plan	Drawn	JP Avenant
Sections	Storm Water	Checked	H Orffer
Elevations	Specs		
Sewerage	Schedules		

THIS DRAWING TO BE STAMPED BY VDMO FOR PENDING APPROVAL or CONSTRUCTION. VDMO CAN NOT BE HELD LIABLE, RESPONSIBLE OR ACCOUNTABLE FOR ANY UNAUTHORISED DRAWINGS USED FOR CONSTRUCTION. THE CONTRACTOR AND/OR EMPLOYER TO ENSURE THAT ALL DRAWINGS ARE STAMPED.

PROFESSIONAL SENIOR ARCHITECTURAL TECHNOLOGIST
HELMUT ORFFER
13 05 PW(Hons)Johannesburg on 22 Jun 2023

Project Number: 559 - 01

Date: 03-09-2025

Scale: 1 : 50 PAPER A0

Drawing No: 05 REVISION 0

MUNICIPAL APPROVAL