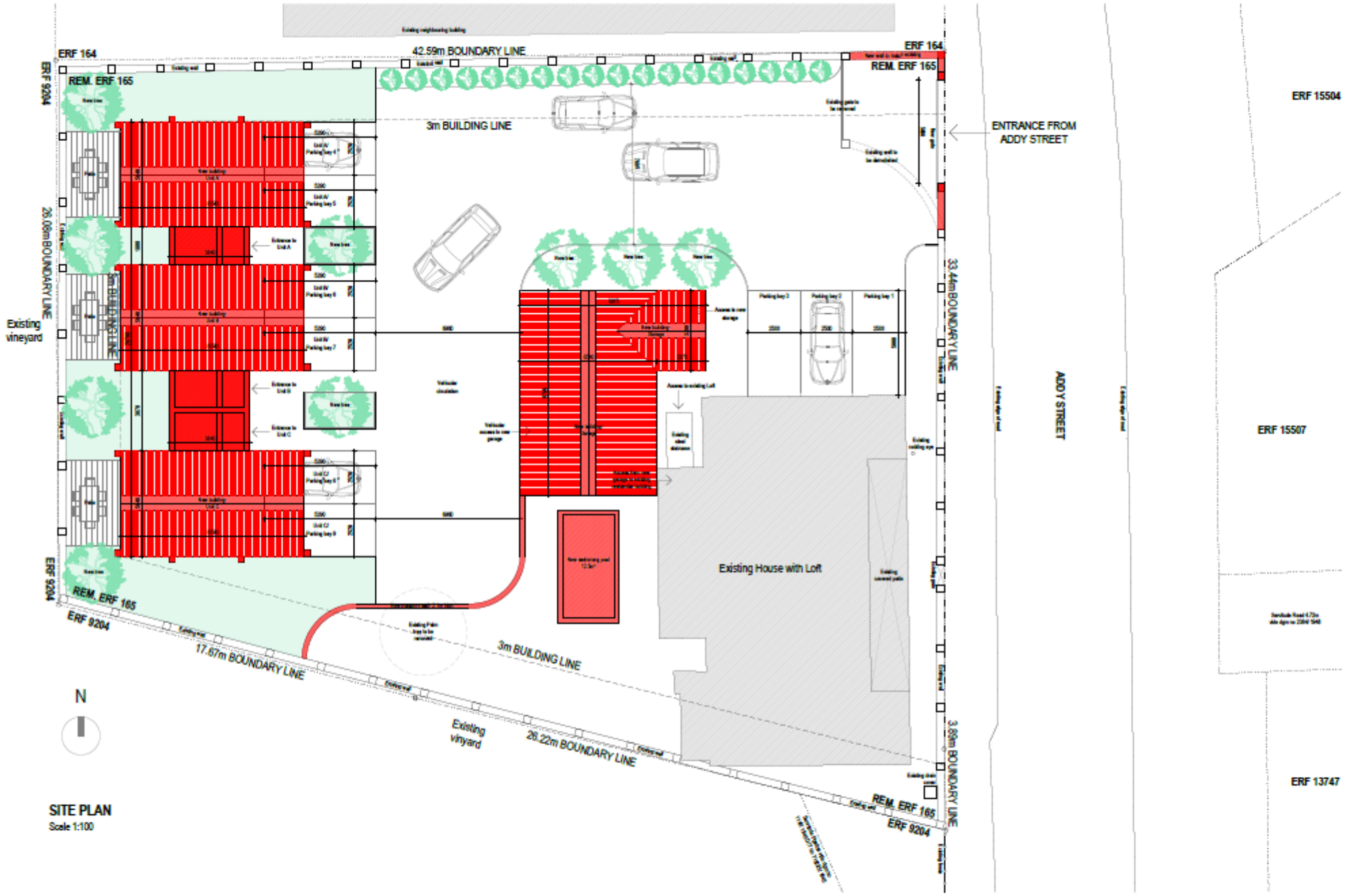

SITE PLAN
Scale 1:100

WEST ELEVATION
Scale 1:100

SOUTH ELEVATION
Scale 1:100

GENERAL NOTES:

- THE DESIGN ON THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY Jozef Smit Architects
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- THIS DRAWING MAY NOT BE SCALED.
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REV No.	DATE	DESCRIPTION	MARK

NOTES:

SPECIFICATIONS:

BUILDING WORK
No building work and foundations to encroach on if boundaries

SUB STRUCTURE :
1.1 FOUNDATIONS To structural engineers design

SUPER STRUCTURE
2. SURFACE BEDS : All to structural engineers design
3. STRUCTURAL FRAME : All columns, beams and floor slabs to engineers design and detail.
4. EXTERNAL ENVELOPE : 4.1 WALLS 220mm sandy brickwork to external walls 230mm & 115mm internal brickwork. 270mm sandy walls 3.6m per surface square meter to comply with Part K of SANS 10400. Provide expansion joints max. every 10m of free-standing wall.
4.2 FINISHING Externally - 2 coats plaster. Paint finish to architect's specification Internally - one coat plaster finish throughout. Paint finish to architect's specification
4.3 WINDOWS All window frames powder coated aluminium as per window schedule. To comply with SANS 10137 and SANS 1263 and perform to AAMA/NWA standards Glazing to doors & windows in excess of 1m square or less than 300mm above finish floor level to be safety glazed in accordance with building regulations Part N.
4.4 DOORS Internal and external doors to door schedule to perform to comply with SANS 10137 and SANS 1263 and perform to AAMA/NWA standards where necessary.
5. ROOF : 5.1 COVERING & CONSTRUCTION Roof pitch as indicated on plan.
Corrugated iron metal roof sheeting with anti-con grey finish to eave side on timber purlins and rafters to specification and details. Roof sheeting in terms of SANS 10400 Part K
5.2 INSULATION as specified.
5.3 CEILINGS ceilings to be 9.4mm gypsum plasterboard ceiling fixed to 38 x 38mm battens at 350mm max. centres Gypsum to receive emulsion paint. wall and aluminium shadowline cornice all round
6. LINTOLS PC blocks over all openings. To be extend min. 230mm beyond an opening with a min. of 4 courses of brickwork with galv. bedding in. throughout mortar cement.
7. STAIRCASES : Staircases to Structural Engineers design & specifications. Riser maximum = 200mm. Tread minimum = 250mm, Headroom min. = 2100mm.
8. GAS INSTALLATION : Gas installation to comply with SANS 10087 Part 1 and to be carried out by registered installer.
9. SWIMMING POOL : Swimming pool to have self-closing and self-latching gates in terms of SANS 10400 Part O

ESTATE SPECIFICATIONS

1. BOUNDARY WALLS All boundary walls plastered with bonded flat tops. Columns on corners and entrances. 450mm high on street boundary and 1800mm on neighbour boundaries up to 5 000mm primary structure setback from boundary. Screen walls must be placed over air conditioners, refuse and drying areas. Precast walls in flat roof areas must correspond to the detail on the boundary walls.
2. COLOURS External colours - approved HOA Design Guidelines
3. DRIVEWAYS Only grey cobbles, no yellow is allowed.
4. EXTERNAL FITTINGS Solar panels and antennae must be placed to be unobtrusive.
Air conditioners may be no more than 1 500mm above ground level. Solar panels are acceptable on street facades (if that is the dominant roof side) but geyser dome needs to be surrounded in roof space. All pipes and sanitaryware must be hidden in walls and not visible from anywhere

GENERAL		AREAS	
ERF NO:	165	ERF:	1350 m²
EX. FOOTPRINT AREA:	196 m²	FLOOR AREA:	
NEW FOOTPRINT AREA:	424 m²	EXISTING HOUSE:	196 m² (Covered)
EX. COVERAGE:	(14.5%)	NEW UNITS:	154.7 m²
NEW COVERAGE:	(31.4%)	NEW STORAGE:	33.6 m²
WALLS (2100mm):	13 m	NEW GARAGE:	39.5 m²
		TOTAL:	424 m²

JOZEF SMIT
architects argitekte

5 Brug Street
Paarl
7646
South Africa
T: +27 (0)21 863 2087
M: +27 (0)83 449 7360

www.jsarchitects.co.za

PROJECT
Additions and Alterations - Erf 165
Addy Street, Wellington

CLIENT
Fourie Familie Trust

DRAWING
Site Development Plan

PROJECT NUMBER	DRAWING NUMBER	REVISION	PLOT DATE
21004	CD-101	0	2020.02.28

SKETCH	COUNCIL	INFORMATION ONLY	CONSTRUCTION
		■	

SCALE	DWG DATE	DRAWN	CHECKED
A1-1:100	2020.02.03	NH	JS

ANNEXURE B

SITE PLAN
Scale 1:100

WEST ELEVATION
Scale 1:100

SOUTH ELEVATION
Scale 1:100

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REV No.	DATE	DESCRIPTION	MARK

NOTES:

SPECIFICATIONS:

BUILDING WORK:
No building work and foundations to encroach on if boundaries

SUB-STRUCTURE:
1.1 FOUNDATIONS To structural engineers design

SUPER-STRUCTURE:
2. SURFACE BEDS : All to structural engineers design
3. STRUCTURAL FRAME : All columns, beams and floor slabs to engineers design and detail.
4. EXTERNAL WALLS/PE : 4:1 WALLS 230mm sandy brickwork to external walls 230mm & 115mm internal brickwork. 230mm sandy walls 3 lines per surface square meter to comply with Part K of SANS 10400. Provide expansion joints max. every 10m of free standing wall.
4.2 PLASTERWORK Externally : 2 coats plaster. Paint finish to architect's specification Internally : one coat plaster finish throughout. Paint finish to architect's specification
4.3 WINDOWS All window frames powder coated aluminium as per window schedule & to comply with SANS 10137 and SANS 1263 and perform to ARAMSA standards Glazing to doors & windows in excess of 1m square or less than 300mm above finish floor level to be safety glazed in accordance with building regulations Part N.
4.4 DOORS Internal and external doors to door schedule to perform to comply with SANS 10137 and SANS 1263 and perform to ARAMSA standards where necessary.
5. ROOF : 5.1 CONVERO G CONSTRUCTION Roof plan as indicated on plan.
Corrugated iron metal roof sheeting with anneur grey finish to new side on timber purlins and rafters to specification and details. Roof sheeting in terms of SANS 10400 Part K
5.2 INSULATION as specified.
5.3 CEILINGS ceilings to be 9.5mm gypsum plasterboard ceiling fixed to 38 x 38mm battens at 350mm max centres.Gypsum to receive emulsion stain seal and aluminium shadowline cornice all round.
6. LINTELS PC lintels over all openings fit be extend min. 230mm beyond an opening with centre of 4 courses of brickwork with galv. Installation throughout each corner.
7. STAIRCASES : Staircases to Structural Engineers design & specifications. Riser maximum = 200mm, Tread minimum = 250mm, Headroom min. = 2100mm.
8. GAS INSTALLATION : Gas installation to comply with SANS 10087 Part 1 and to be carried out by registered installer.
9. SWIMMING POOL Swimming pool is have self-closing and self-latching gates in terms of SANS 10400 Part O

ESTATE SPECIFICATIONS

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3. DRIVEWAYS Only grey cobbles, no patterns allowed.
4. EXTERNAL FITTINGS Solar panels and antennae must be placed to be unobtrusive.

Air conditioners may be no more than 1 500mm above ground level. Solar panels are acceptable on street facades if that is the dominant non-tile/tod geyser drum needs to be concealed in roof space. All pipes and services must be hidden in walls and not visible from anywhere

GENERAL		AREAS	
ERF NO:	165	ERF:	1350 m²
EX. FOOTPRINT AREA:	196m²	FLOOR AREA:	
NEW FOOTPRINT AREA:	434 m²	EXISTING HOUSE:	196 m² (Covered)
EX. COVERAGE:	(14.5%)	NEW UNIT 3:	154.7 m²
NEW COVERAGE:	(31.4%)	NEW STORAGE:	33.8 m²
WALLS (2100mm):	13 m	NEW GARAGE:	34.0 m²
		TOTAL:	434 m²

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South Africa
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PROJECT:
Additions and Alterations - Erf 165
Addy Street, Wellington

CLIENT:
Fourie Familie Trust

DRAWING:
Site Development Plan

PROJECT NUMBER	DRAWING NUMBER	REVISION	PLOT DATE
21004	CD-101	0	2020.02.26

SKETCH	COUNCIL	INFORMATION ONLY	CONSTRUCTION
		■	

SCALE	DWG DATE	DRAWN	CHECKED
A3-1:100	2020.02.03	NH	JS

ANNEXURE B