

# ANNEXURE B1: SITE DEVELOPMENT PLAN



RUST VAN DER MERWE

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**PARTENOSTER DWELLING**  
DESIGN PROPOSAL



Locality Plan  
Scale 1:1000

**CONSTRUCTION NOTES**

**EARTHWORKS**  
Remove topsoil over the building area to a depth of 150mm and temporarily store on site for later use as garden soil. Backfill to be approved clean earth at optimum moisture content in layers not exceeding 100mm for hand compaction and 150mm for mechanical compaction, to a density of at least 90% mod ashto. At completion of the works, dig up concrete or mortar mixing platforms, and clean the site of all surface and buried rubble. Poison the soil against the inside foundation walls and under floors with chlordane soil insecticide complying with SANS 1165, applied according to SANS 10124. Obtain a written guarantee from the pest control contractor for 10 years for the effectiveness of the treatment, and hand over to the Client

**CONCRETE FORMWORK**  
Use cement to comply with SANS 50197-1, strength class 32.5n or higher. Cement must be SABS-mark bearing. Use natural crushed or blended sand for use in concrete to comply with SANS 1083 Stone for use in concrete to comply with SANS 1083. Cast concrete test cubes of size and quantity, and at intervals or of batches in accordance with SANS test method 5861.

**MASONRY**  
All walls are to comply with SANS10400-k  
Use clay bricks, where specified, complying with SANS 227. Use concrete bricks and blocks, where specified, complying with SANS 1215. Corobrik commons or similar equivalent to be used where to receive plaster and Corobrik engineering bricks or similar equivalent below ground level in foundation walls. Wire brick reinforcement must be galvanized mild steel, brickforce to all courses from window head to underside of wall plate. Use precast pre-stressed lintels complying with SANS 1504, lay lintels with a bearing length of at least 200mm in 1:5 cement mortar. Prop lintels at 1,5m centres for at least seven days after masonry was completed.

**WATERPROOFING**  
Use 0,375mm black embossed polyolefin damp proof course complying with SANS 952, type B. Lay damp proof course in unjointed lengths where possible and with full corner laps over full width of wall, level with the top of floors and not less than 150mm above finished ground level, and under copings and in parapet walls. Lay damp proof course under jointed window sills and tuck in under window profiles. Use 0,25mm smooth green polyolefin membrane complying with SANS 952 type C. Lay damp proof membrane under concrete surface beds or concrete floors. Fold membrane up against the foundation walls. Lay damp proof membrane in the largest practical sizes with 200mm laps. Seal laps according to manufacturer's instructions.

**ELECTRICAL INSTALLATION**  
Comply with all requirements of the local authority and with SANS 10142. All work must be done under supervision of a registered electrician. Chase neatly. Do not chase walls constructed of hollow blocks - locate services in the block cavities. Chase solid walls not deeper than one third of the wall thickness vertically and not more than one sixth horizontally. Avoid horizontal chasing where possible. Fill chases with class 1 or 2 mortar once the conduits are in position.

**GLAZING**  
Glass to comply with SANS 50572. Discuss the direction of the pattern in obscure glass with the architect before cutting.

**GAS INSTALLATION**  
Gas fire-places, stove and all gas feeds to be fitted and installed by specialist. All to comply with SANS 10087 and SANS 460.

**ROOF COVERINGS**  
Fix interlocking tiles to SANS 10062. Nail all tiles at eaves projection and gable ends with 1,8mm thick copper, aluminium or stainless steel nails according to SANS 10062. The first row of tiles at the eaves and the last row of tiles at the edge must be full tiles. Bed concrete ridge and hip tiles on a polyolefin damp course in 1:3 cement/ sand/ mortar.

**CARPENTRY AND JOINERY**  
In the case of prefabricated trusses, supply a certificate after erection, signed by the competent person who designed the structure, stating that the whole roof structure has been fabricated and erected to SANS 10243.

**CEILINGS / PARTITIONING**  
Use gypsum partitioning board complying with SANS 266, 6,4mm thick, or as specified. Use longest lengths possible to suit room. Ensure building is enclosed before partitioning boards are fixed. Fix boards with 38mm galvanized clout nails or 30x2,5mm diameter galvanized serrated ceiling nails at 150mm centres to partitioning structure. All joints to be covered with fiba tape. Plaster the entire ceiling with 3 - 6mm lightweight hems hydrate gypsum plaster. Finish plaster to a smooth polished surface. Use mineral fibre blanket insulation to comply with SANS 1381 and SANS 10400-xa

**ALUMINUM FRAME WINDOWS AND DOORS**  
Glazed Aluminum alloy windows and doors for external use to comply with SANS 1651 as specified in the window and door schedules. The supplier is responsible for confirmation of opening sizes. Design wind pressure must be to SANS 10160. The manufacturer is responsible for taking height of product head above ground into account when selecting products of appropriate performance. Protect frames against impact or scratching by wrapping with paper or plastic or covering with a light tact tape, and leave these wrappings on place until all rough trades are finished and clean down on completion. Avoid direct contact between aluminum and other metals or wet concrete by applying separating coat of bituminous paint.

**ENERGY USAGE IN BUILDING**

1. Roof assemblies to receive insulation to achieve the r-value as indicated in table 7, thickness given in SANS 204 table 10. See SANS 10400-wa clause 4.4.5 & SANS 204 table 10. Non masonry walls will have r-values as provided. See SANS 10400-wa clause 4.4.3.1
2. Double skin masonry with plaster inside or render outside complies. Single leaf, minimum 140mm with plaster inside and render outside complies. See SANS 10400-wa clause 4.4.3.2
3. Other masonry walls will have r-value of 0,35, see SANS 10400-wa clause 4.4.3.3
4. Air leakage shall not exceed 2 l/s/m² fenestration area; 0,305 l/s/m² fixed glazing; and 5 l/s/m² revolving / swing doors. See SANS 10400-wa clause 4.4.11 and SANS 913 clause 4.
5. Fenestration more than 15% area to net floor area per storey then the solar heat gain and heat conductance should comply with SANS 204 clause 4.3.4.
6. Fenestration up to 15% area to net floor area per storey complies. See SANS 10400-wa clause 4.4.4.1
7. Provide 50% of hot water required by volume through non-electrical resistance sources. All exposed hot water piping to be insulated with r-value of 1. See SANS 10400-wa clause 4.1

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All brickwork is to be set out using a profile marked at 85mm c/c.  
-All dimensions as indicated on plan are to be set out on a level horizontal plane.  
-Quality of all materials and workmanship to comply with the relevant SABS specification.  
-Use figured dimensions in preference to scaled dimensions.  
-All dimensions are given in millimetres.  
-Copyright over all designs and drawings shall remain the property of RVD Architect and any provision to the contrary in terms of the copyright act no 63 of 1965 is hereby specifically excluded.  
-All relevant details, levels are to be checked on site prior to commencement of work.  
-Any discrepancies are to be brought to the attention of the architect.  
-Should any part of the drawings, specification or bills of quantities not be clearly intelligible or that the materials or articles to be used in the execution of the works be considered insufficiently described, request the architect / principal agent in writing for clarification, also in writing.  
-Failing which any alterations or substitutions rendered necessary the incorrect interpretation of such drawings, specification or bills of quantities shall be at contractor's cost.  
-The description of an item implies the complete supply, assembly and operation of the item, unless otherwise specified.  
-The architect accepts 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.

**GENERAL NOTES**

1. The design on this drawing is copyright and remains the property of Rust van der Merwe. Copyright is reserved.
2. All work to be carried out in strict accordance with the local authority requirements, National Building Regulations, and the S.A.B.S. standards.
3. This drawing may not be scaled. Only figured dimensions and levels may be used.
4. All relevant details, levels, and dimensions must be checked on site before commencement of work. Any discrepancies to be reported to the Architects office immediately.

Municipal Approval:

Rev	Date	Issued by	Description

**Revisions**

Rev	Date	Issued by	Description

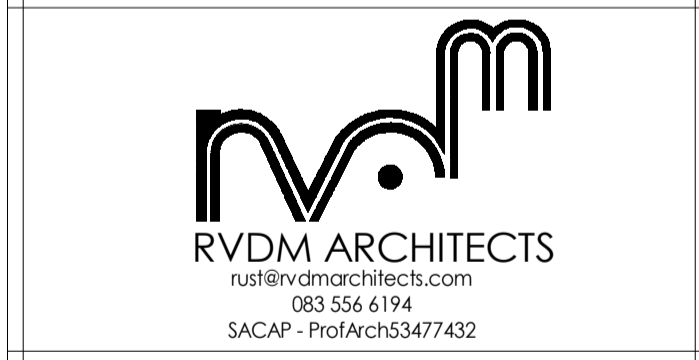
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**FOR INFORMATION**

Signatures:

Client

Architect

Other:



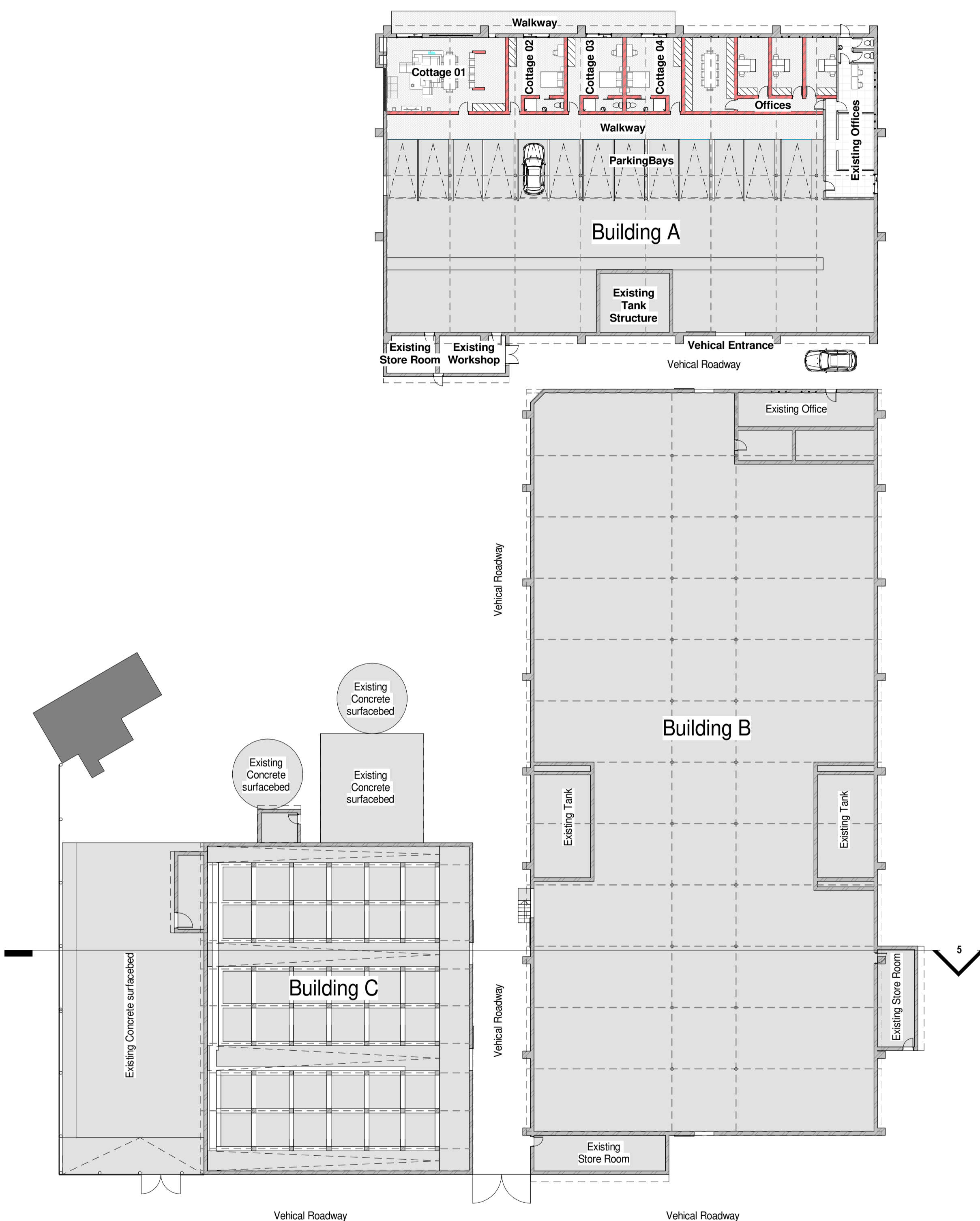
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Project Address:  
**Farm RE/ 1259, Paternoster, Kreefte Street, Paternoster, Western Cape, RSA, 7381.**

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Drawn by:	RVDM
Date Checked:	April 2022
Checked By:	RVDM: PrArch 53477432

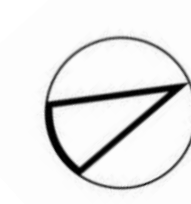
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**Locality Plan**

Occupation Classification: **D3**

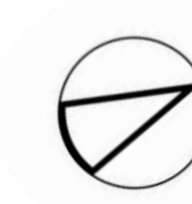
Scales : As Shown **ARCH M00**



Site- & Floor Plan  
Scale 1:250



Site- & Roof Plan  
Scale 1:250



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**Municipal Approval:**

**Revisions**

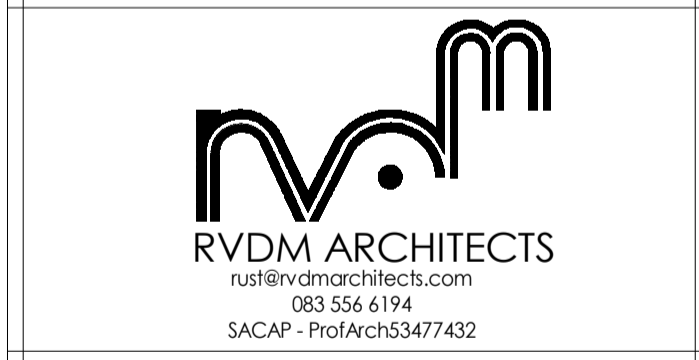
Rev	Date	Issued by	Description

**Project Status:**

**COUNCIL SUBMISSION**

**Signatures:**

Client	
Architect	Mr. R. van der Merwe
Other:	



**Project Title:**

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 Project Address:  
**Farm RE/ 1259, Paternoster, Kreefte Street, Paternoster, Western Cape, RSA, 7381.**

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Date Checked:	April 2022
Checked By:	RVDM: PrArch 53477432

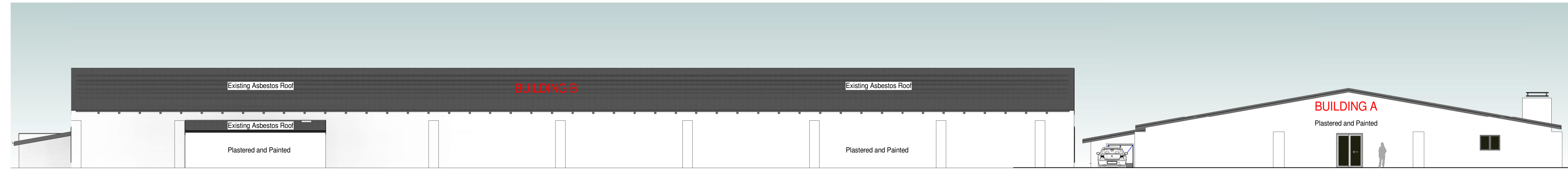
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**Site Plan**

Occupation Classification: **D3**

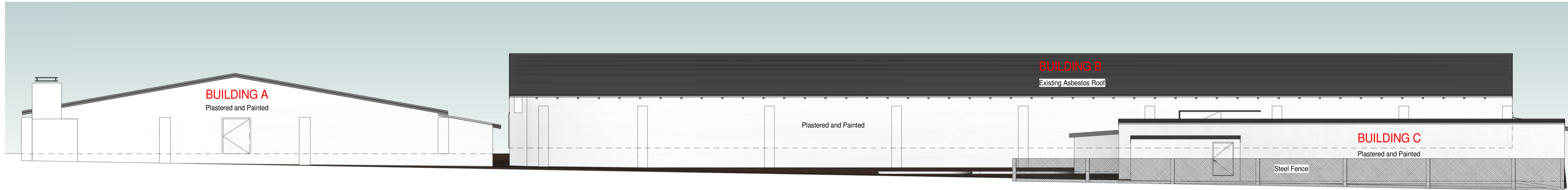
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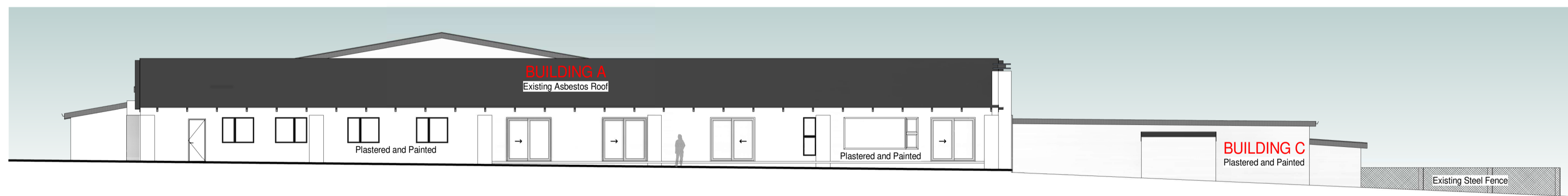




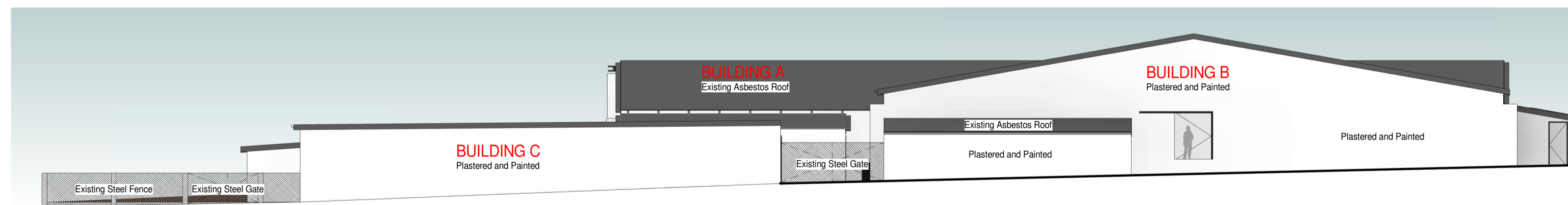
**North Elevation**  
Scale 1:150



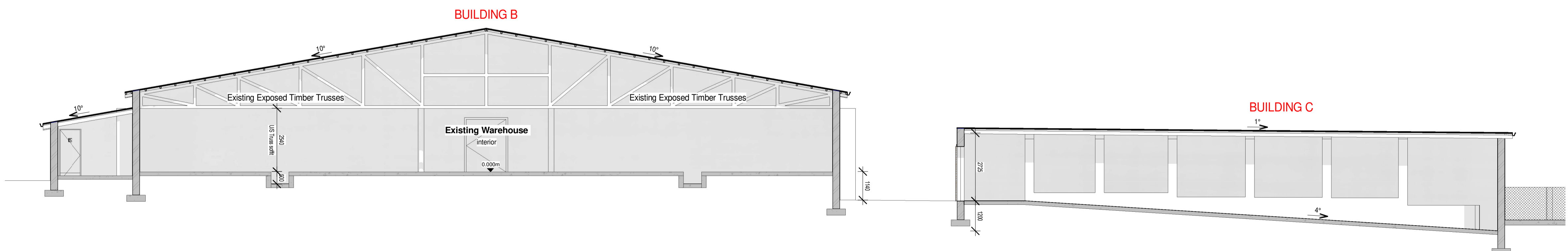
**South Elevation**  
Scale 1:150



**West Elevation**  
Scale 1:150



**East Elevation**  
Scale 1:150



**Cross Section through Building B&C**  
Scale 1:100

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Municipal Approval:

**Revisions**

Rev	Date	Issued by	Description

**Project Status:**

**FOR INFORMATION**

**Signatures:**

Client	
Architect	Mr. B. van der Merwe
Other:	



**Project Title:**  
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**Project Address:**  
Farm RE/ 1259, Paternoster.  
Kreefte Street, Paternoster, Western Cape, RSA, 7381.

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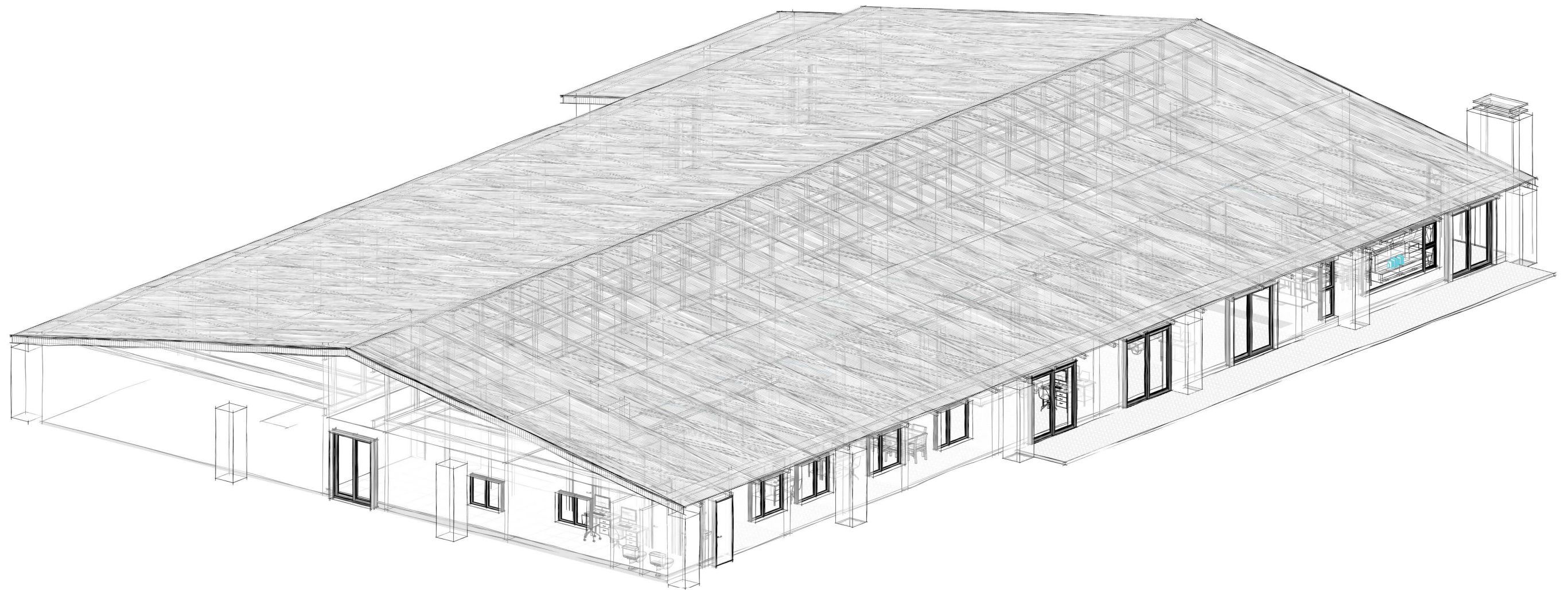
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**Elevations & Cross Section**

Occupation Classification: **D3**  
Scales : As Shown **ARCH M104**

# PARTENOSTER DWELLING

DESIGN PROPOSAL

FARM RE/ 1259



RUST VAN DER MERWE  
PROFESSIONAL ARCHITECT





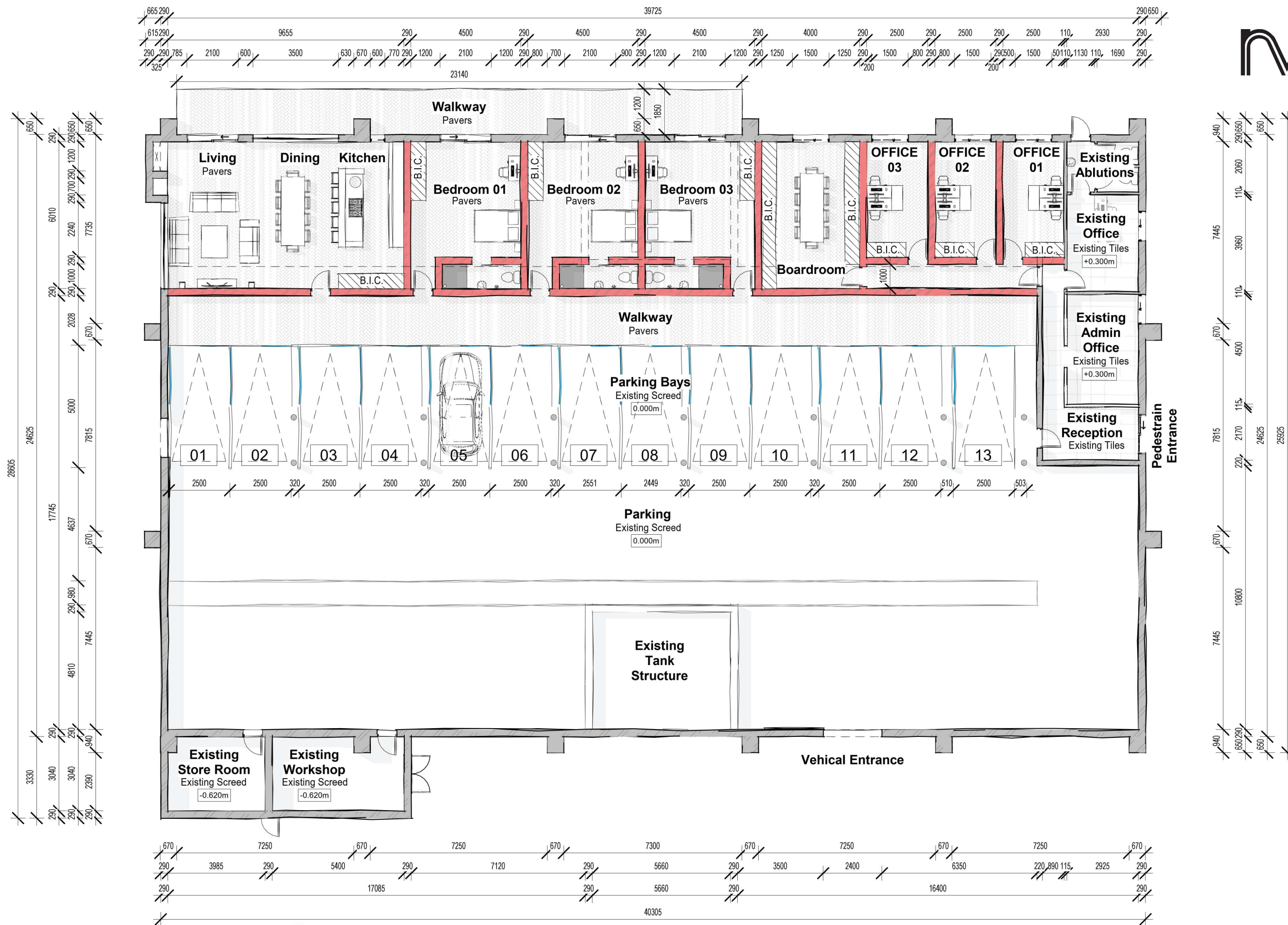
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**Roof Plan**  
Scale: 1:100

**PARTENOSTER DWELLING**  
DESIGN PROPOSAL



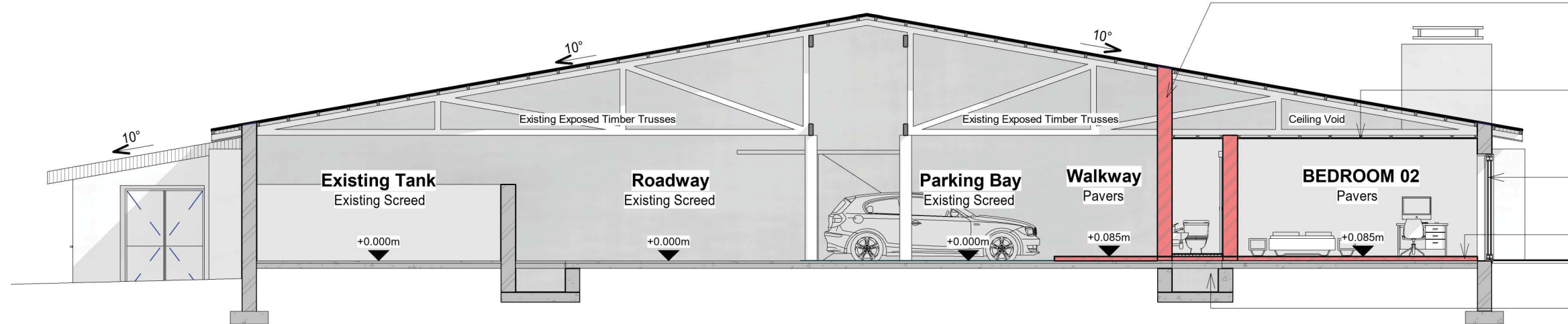
# Ground Floor Plan

Scale: 1:100



## PARTENOSTER DWELLING

DESIGN PROPOSAL



**Masonry wall:**

New 290mm Concrete Block wall to underside of roofsheeting as per Engineer's detail and specification.

**Ceiling:**

New Isoboard ceiling @ 2400mm A.F.F.L. fixed to underside of existing timber truss as per manufacturer's detail and specification

**Sliding Door:**

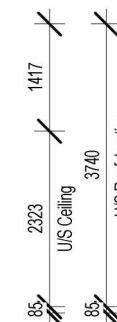
New Sliding Door as per Window and Door Schedule

**Floor Finish:**

New 85mm Masonry Pavers to be laid on existing concrete surfaced

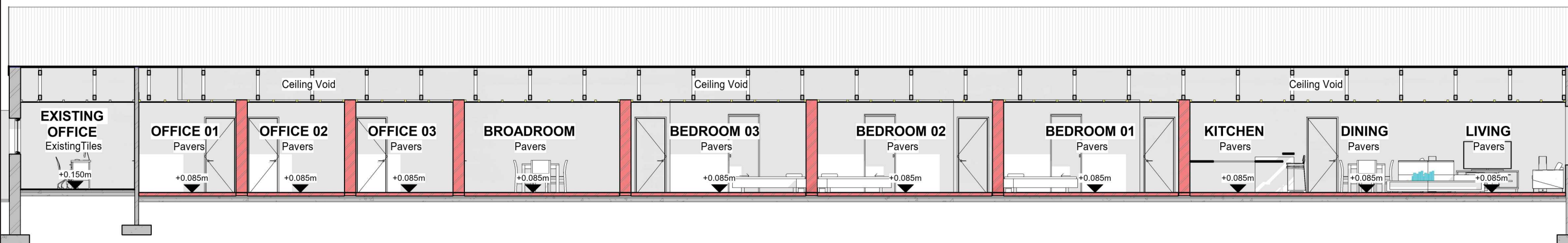
**Trench:**

Existing trench to remain and serve as service duct with access floor panels at 2500mm C/C.



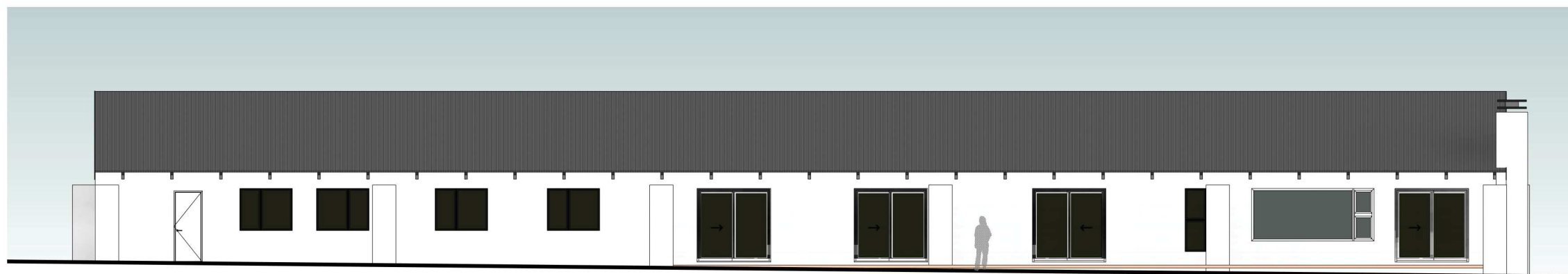
**Section A**

Scale: 1:50



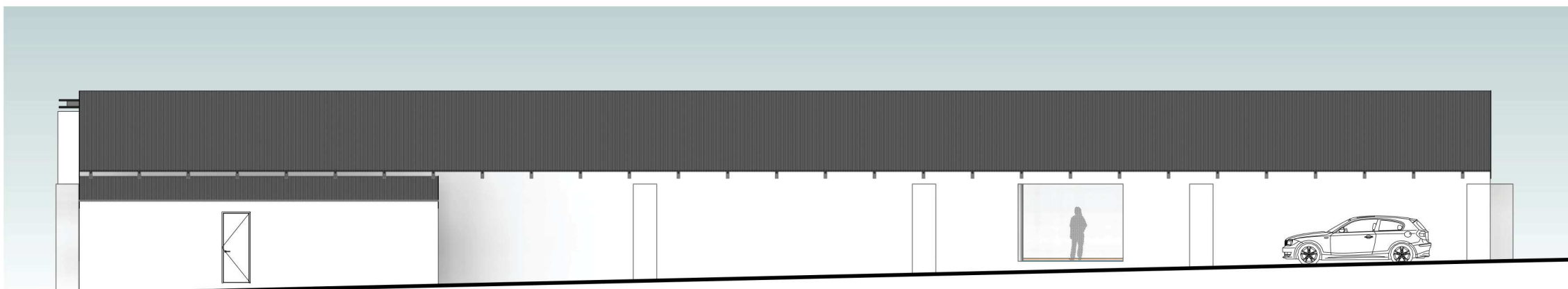
**Section B**

Scale: 1:50



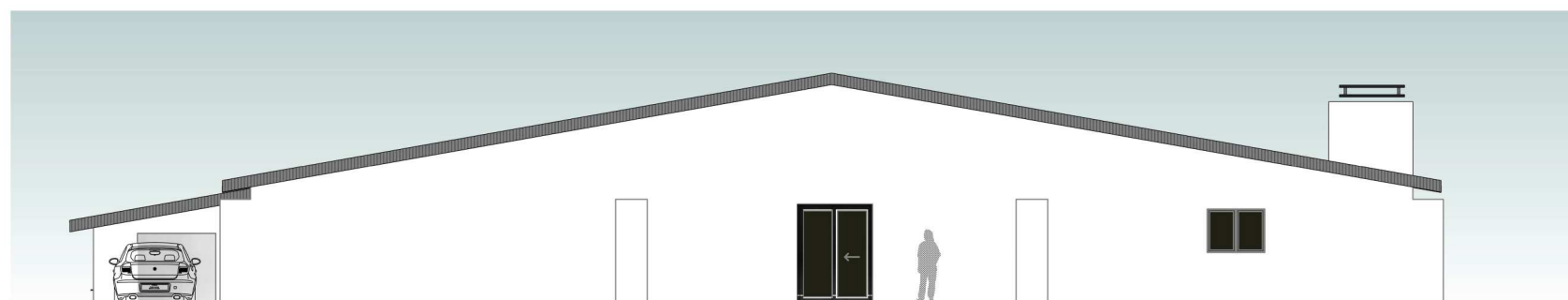
**North Elevation**

Scale: 1:100



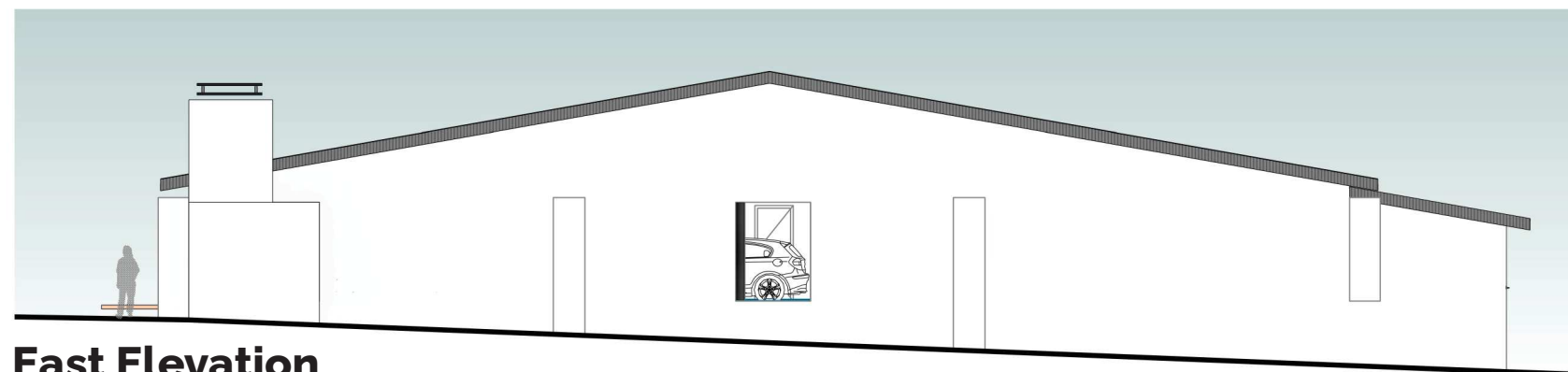
**South Elevation**

Scale: 1:100



**West Elevation**

Scale: 1:100



**East Elevation**

Scale: 1:100