

	DEMOLISHED
	EXISTING WALLS/CONCRETE
	NEW TIMBER
	NEW BRICK WALLS
	NEW CONCRETE
	NEW STEEL

CONSTRUCTION LEGEND

AREA SCHEDULES	
PROPOSED NEW HOUSE	
PROPERTY ZONING	RESIDENTIAL 1
CLIMATIC ZONE	ZONE 4
BUILDING CLASSIFICATION	1/1
ERF AREA	263.22 sqm
GROUND FLOOR AREA	84.82sqm
GARAGE	40.74sqm
COVERED PATIOS	17.33sqm
UNCOVERED ENTRANCE	0.00sqm
COVERED ENTRANCE	4.30sqm
FIRST FLOOR AREA	101.00 sqm
COVERED BALCONIES	2.000 sqm
UNCOVERED BALCONIES	5.900 sqm
TOTAL COVERED AREA	250.19 sqm
TOTAL UNCOVERED AREA	5.00 sqm
TOTAL CONSTRUCTION AREA	255.19 sqm
TOTAL COVERAGE (1:153.88 / 263.22sqm)	96.46%

- ### General Notes
- Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately.
 - Figured dimensions to be taken in preference to scaled measurements and large scale details supercede small scale drawings.
 - All work to be done in accordance National Building Regulations SANS 10400 and all requirements of Municipal and Local Authorities concerned are to be adhered to.
 - Natural light and ventilation area of all openings in accordance of floor area and SANS 10400 Part O natural light area: min.10% of floor area and natural ventilation: min. 5% of floor area.
 - All glazing to comply with requirements of SABS 0137 - access doors and sidelights to have safety glass. Windows lower than 500mm from floor, windows lower than 1800mm above pitch line of stairs and shop-fronts to be safety glass.
 - All safety glazing panels shall be etched with glazing marking and this to be visible at all times.
 - All cavities below floor level to be filled with concrete and dpc's to be stopped.
 - No part of construction may encroach building lines.
- 11 FEB 2025

ORIGINAL DOCUMENT DATE:		06/17/23
REVISIONS:		
NO	DATE	DESCRIPTION
0	13/10/2023	COUNCIL SUBMISSION



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CLIENT: **MARLEX PROPERTY DEVELOPMENT (PTY) LTD**

PROJECT TITLE: **ERF 241
PAARDEBLOEM ESTATE
JOHANNESDAL
STELLENBOSCH**

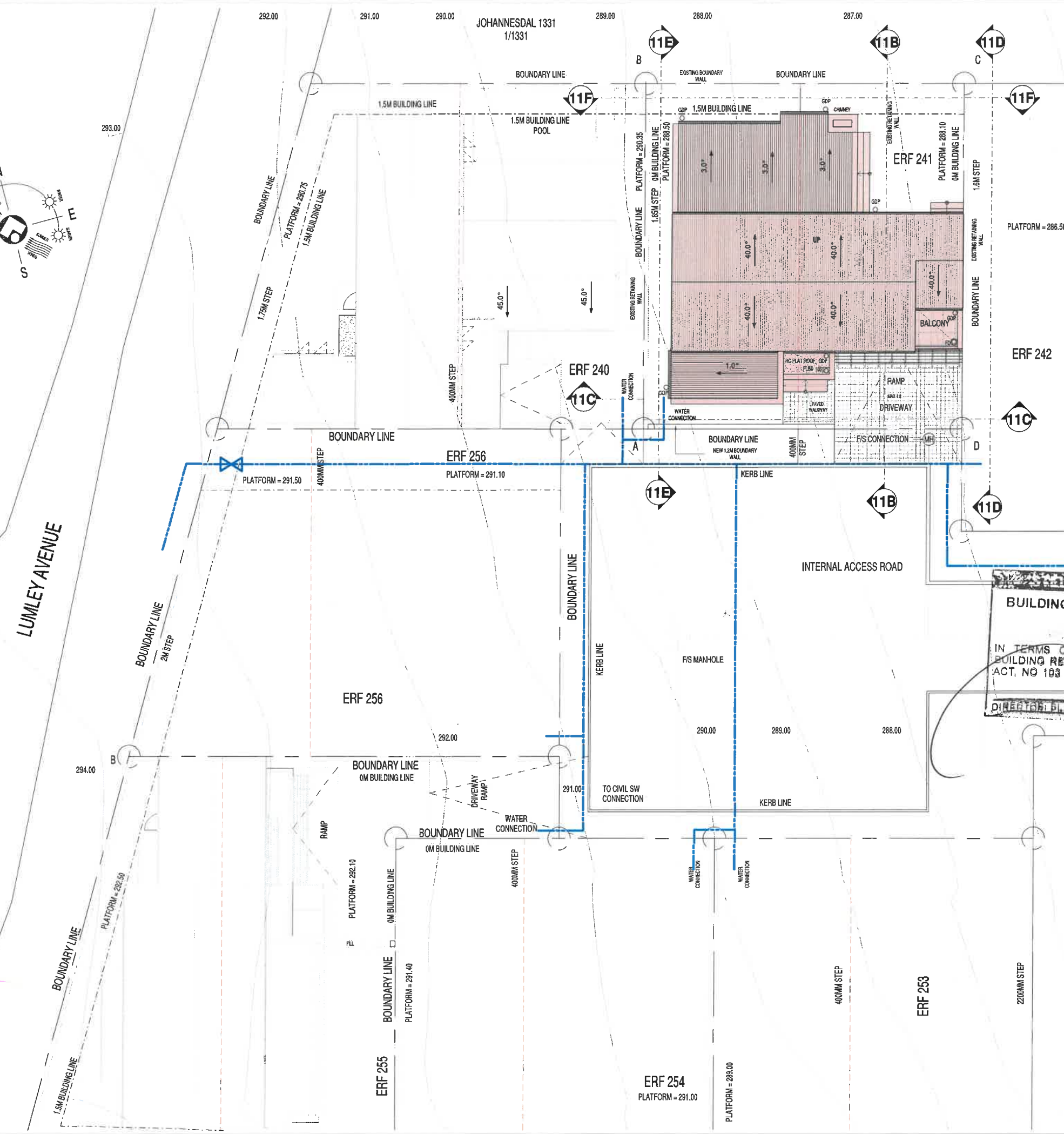
DRAWING TITLE: **SITEPLAN**

PROJECT No:	P2201	SCALE:	1 : 100 @ A1
DRAWING No:	P2201 /C /241-1	DATE:	13/10/2023
REV	0	DRAWN	CHECKED:

COUNCIL SUBMISSION

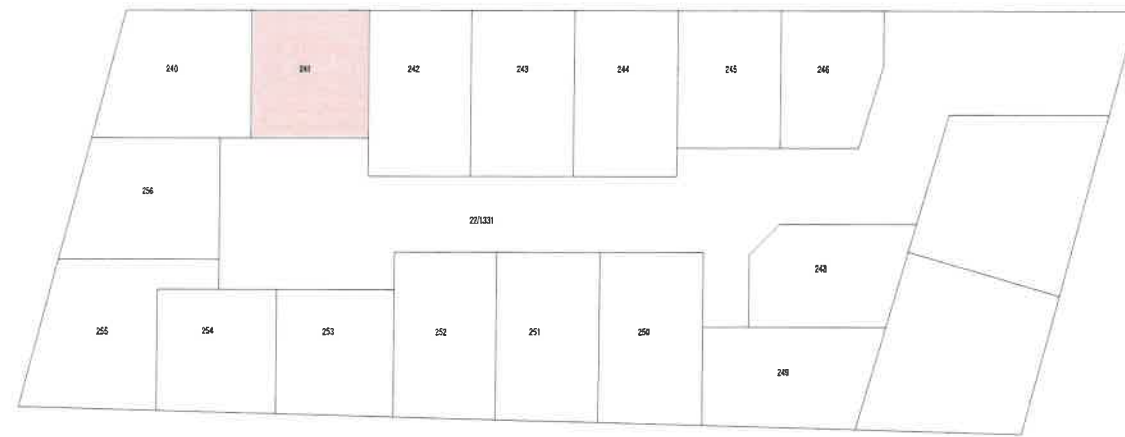
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LUMLEY AVENUE



bf 6433/2025
STELLENBOSCH MUNICIPALITY
BUILDING DEVELOPMENT MANAGEMENT
APPROVED
IN TERMS OF SECTION 7(1)(a) OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT, NO 103 OF 1977
DIRECTOR PLANNING: **NOBENHET** 25.06.2025
SITE

SITE & ROOF PLAN
SCALE: 1 : 100



LOCALITY PLAN
SCALE: 1:500

	DEMOLISHED
	EXISTING WALLS/CONCRETE
	NEW TIMBER
	NEW BRICK WALLS
	NEW CONCRETE
	NEW STEEL

CONSTRUCTION LEGEND



General Notes

- Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately.
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- All safety glazing panels shall be etched with glazing marking and this to be visible at all times.
- All cavities below floor level to be filled with concrete and dpc's to be stepped.
- No part of construction may encroach building lines.

11 FEB 2025

AREA SCHEDULES

PROPOSED NEW HOUSE	
PROPERTY ZONING	RESIDENTIAL 1
CLIMATIC ZONE	ZONE 4
BUILDING CLASSIFICATION	1H
ERF AREA	263.22 sqm
GROUND FLOOR AREA	84.52sqm
GARAGE	40.74sqm
COVERED PATIOS	17.29sqm
UNCOVERED ENTRANCE	0.86sqm
COVERED ENTRANCE	4.30sqm
FIRST FLOOR AREA	101.00 sqm
COVERED BALCONIES	2.00 sqm
UNCOVERED BALCONIES	5.00 sqm
TOTAL COVERED AREA	250.19 sqm
TOTAL UNCOVERED AREA	5.00 sqm
TOTAL CONSTRUCTION AREA	255.19 sqm
TOTAL COVERAGE (153.80 / 253.22sqm)	58.49%

ORIGINAL DOCUMENT DATE: 06/17/23

NO	DATE	DESCRIPTION
0	13/10/2023	COUNCIL SUBMISSION



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CLIENT: **MARLEX PROPERTY DEVELOPMENT (PTY) LTD**

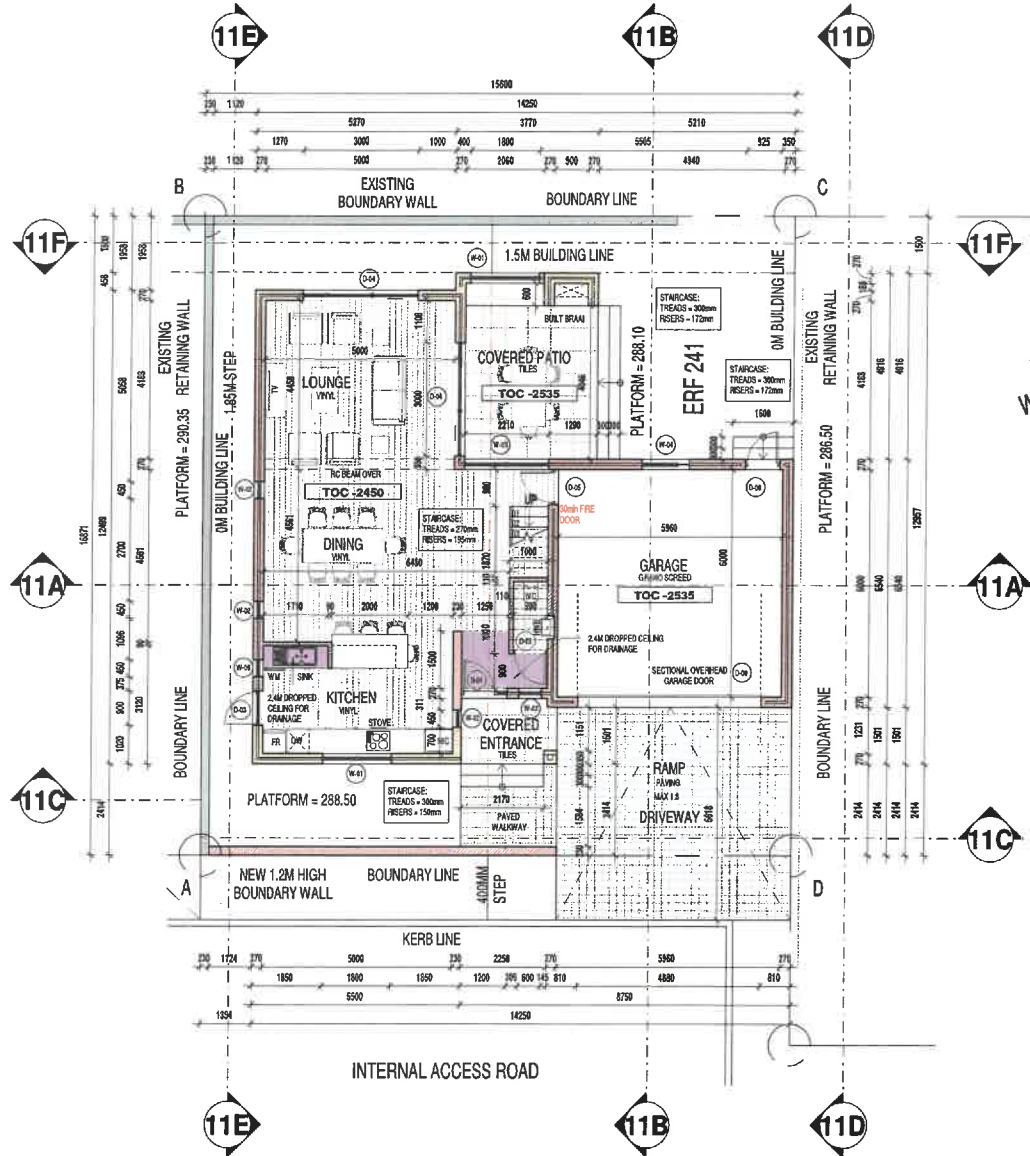
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DRAWING TITLE: **PLANS**

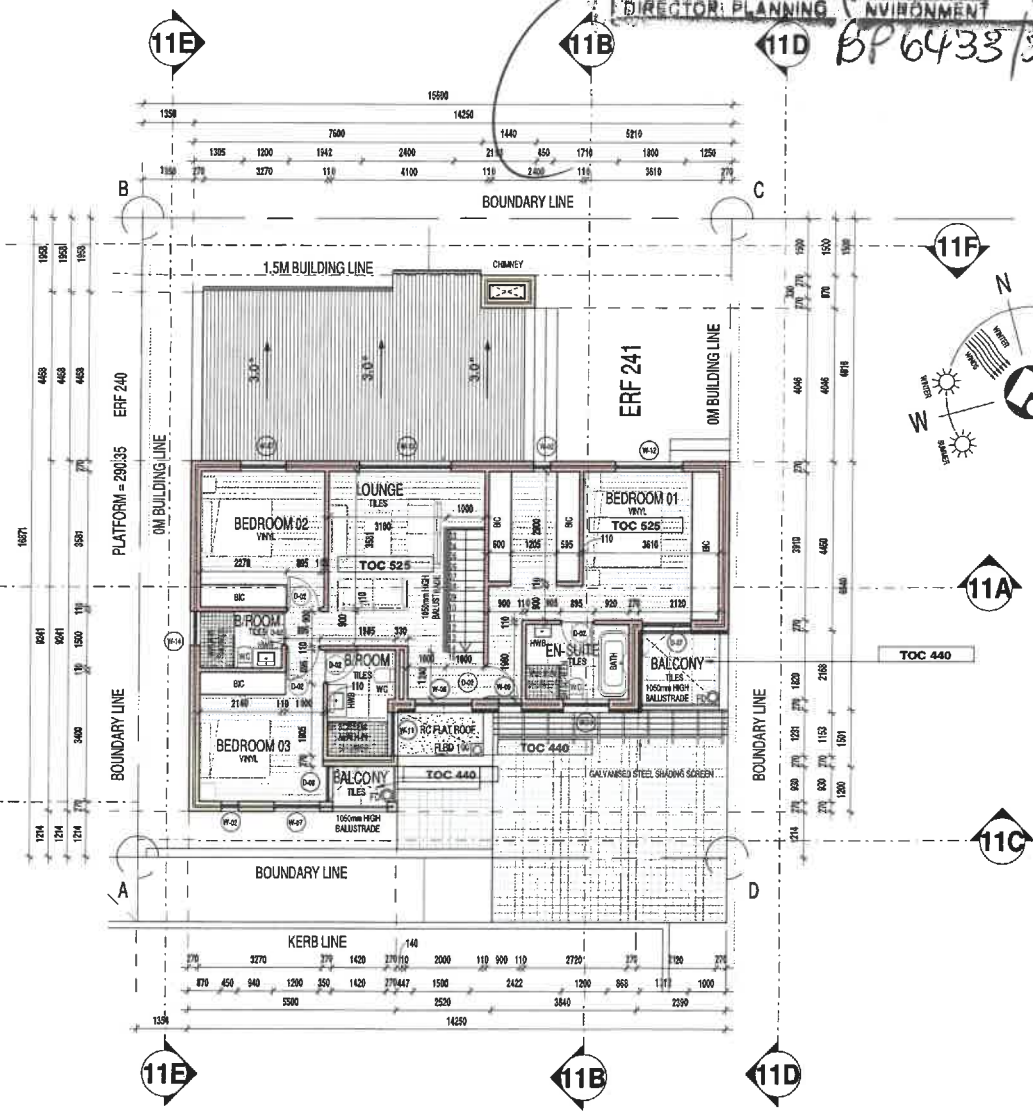
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DRAWING No:	P2201 / C/241-2	DATE:	13/10/2023
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COUNCIL SUBMISSION

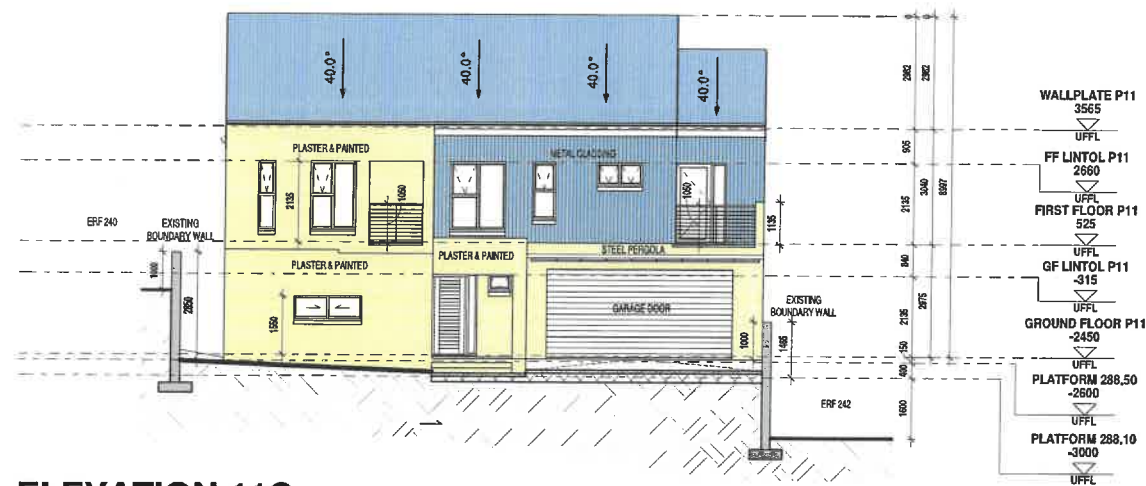
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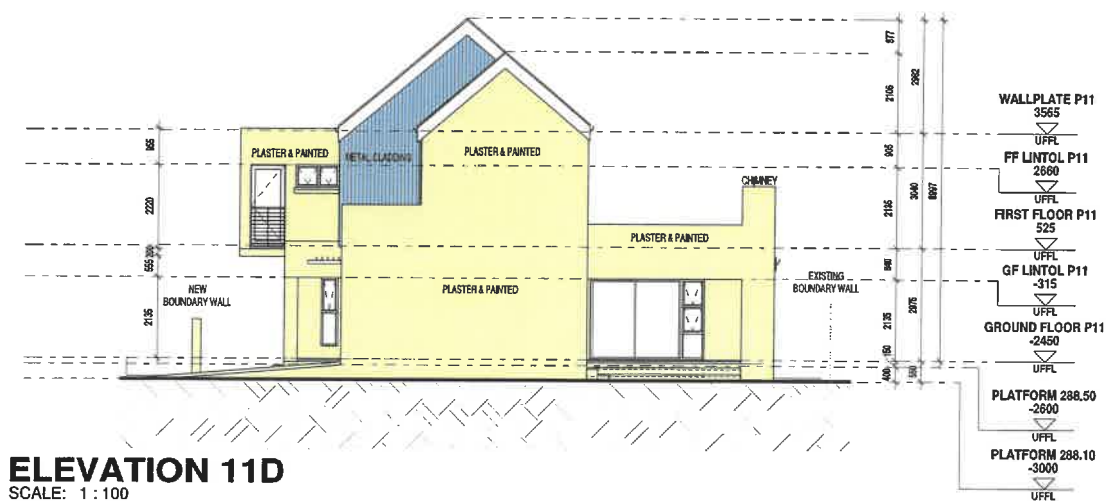
GROUND FLOOR PLAN
SCALE: 1:100



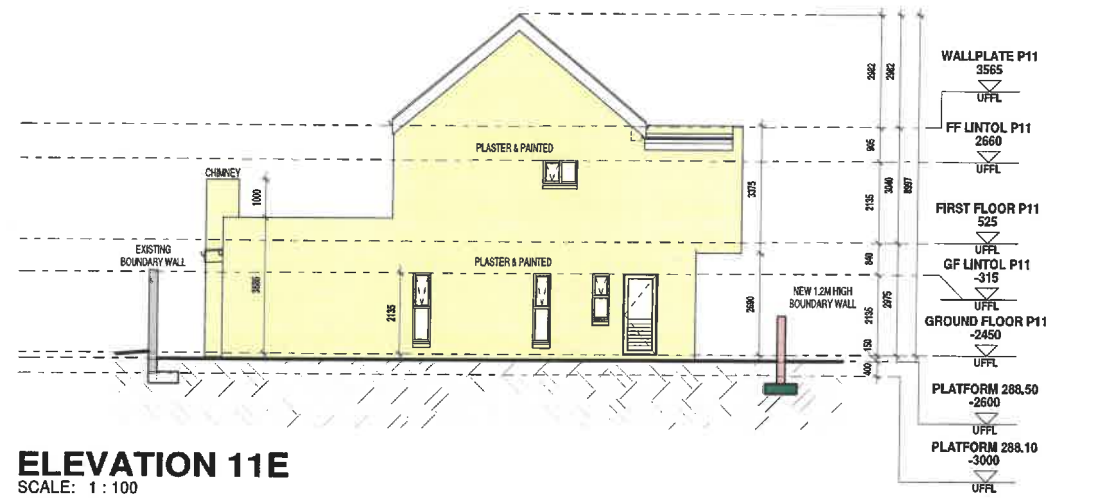
FIRST FLOOR P11
SCALE: 1:100



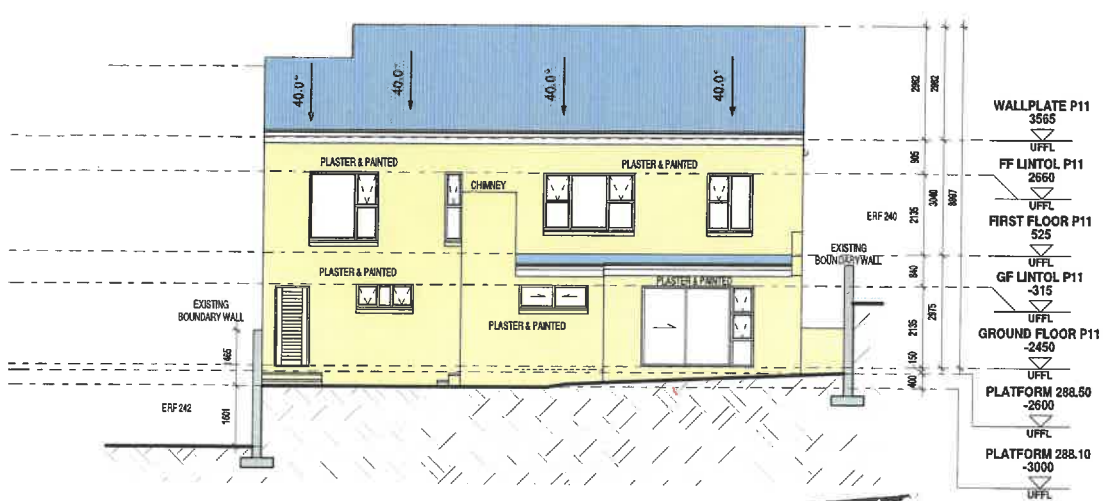
ELEVATION 11C
SCALE: 1 : 100



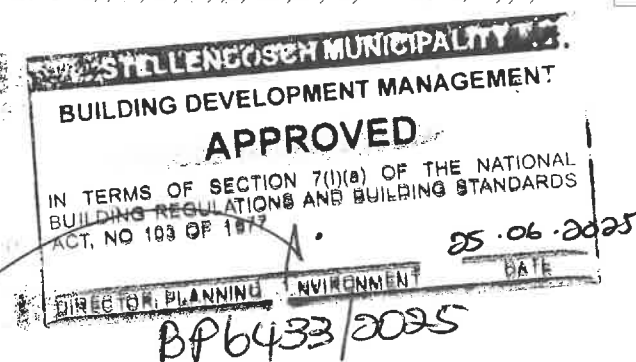
ELEVATION 11D
SCALE: 1 : 100



ELEVATION 11E
SCALE: 1 : 100



ELEVATION 11F
SCALE: 1 : 100



General Notes

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- All safety glazing panels shall be etched with glazing marking and this to be visible at all times.
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- No part of construction may encroach building lines.

11 FEB 2025

ORIGINAL DOCUMENT DATE: 06/1/2023		
NO	DATE	DESCRIPTION
0	13/10/2023	COUNCIL SUBMISSION



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CLIENT:
MARLEX PROPERTY DEVELOPMENT (PTY) LTD

PROJECT TITLE:
ERF 241 PAARDEBLOEM ESTATE JOHANNESDAL STELLENBOSCH

DRAWING TITLE:
ELEVATIONS

PROJECT No:	P2201	SCALE	1 : 100 @ A1
DRAWING No:	P2201 / C / 241-3	DATE:	13/10/2023
REV	0	DRAWN	CHECKED:
		KL	KL

COUNCIL SUBMISSION

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38 x 114mm TREATED SA PINE WALLPLATE SECURED ON TOP OF LOADBEARING MASONRY WALLS WITH GALVANIZED HOOP IRON STRAPS. HOOP IRON STRAPS TO BE EMBEDDED MIN 60MM INTO LOADBEARING MASONRY WALLS.

110mm WIDE BRICK BEAM/CLADDING TO UNDERSIDE OF ROOF SHEETING.

110mm CLAY NFP BRICK INTERIOR WALLS TO CONSTRUCTED WITH 220 (J) x 110 (M) x 75 (H)mm COROBROCK CLAY NFP BRICKS. BRICKS TO BE LAID IN STRETCHER BOND WITH 10mm THICK MORTAR JOINTS AND GALVANIZED STEEL BRICKFORCING EVERY 3RD COURSE. ALL WALLS TO BE FINISHED INTERNALLY WITH 15mm THICK SMOOTH STEEL TROWELED PLASTER WITH 1 SMOOTH COAT SKIM AND PAINT. TO BE PAINTED WITH ONE COAT PLASCON PAINT PRIMER AND 2 COATS PLASCON PROFESSIONAL PAINT, COLOUR TO ARCHITECT'S LATER SPECIFICATION.

270mm NFP CLAY BRICK CAVITY WALL TO CONSTRUCTED WITH 220 (J) x 110 (M) x 75 (H)mm COROBROCK CLAY NFP BRICKS. BRICKS TO BE LAID IN STRETCHER BOND WITH 10mm THICK MORTAR JOINTS AND GALVANIZED STEEL BUTTERFLY WALL TIES @ EVERY 3RD BRICK COURSE. 2.5 TIES PER SQM AS PER STRUCTURAL ENGINEER'S SPECIFICATION. BRICK WALLS TO BE FINISHED INTERNALLY WITH 15mm THICK SMOOTH STEEL TROWELED PLASTER WITH 1 SMOOTH COAT SKIM AND PAINT. TO BE FINISHED EXTERNALLY WITH 15mm THICK WOOD TROWELED SMOOTH PLASTER AND PAINT. TO BE PAINTED WITH ONE COAT PLASCON PAINT PRIMER AND 2 COATS PLASCON PROFESSIONAL PAINT, COLOUR TO ARCHITECT'S LATER SPECIFICATION. WALLS BEHIND SAFINTRA METAL SHEET WALL CLADDING TO ONLY BE PLASTERED NOT PAINTED.

220mm NFP CLAY SOLID LOADBEARING BRICK WALLS TO CONSTRUCTED WITH 220 (J) x 110 (M) x 75 (H)mm COROBROCK CLAY NFP BRICKS. BRICKS TO BE LAID IN STRETCHER BOND WITH 10mm THICK MORTAR JOINTS AND GALVANIZED STEEL BRICKFORCING EVERY 3RD COURSE. WALLS TO BE FINISHED INTERNALLY WITH 15mm THICK SMOOTH STEEL TROWELED PLASTER WITH 1 SMOOTH COAT SKIM AND PAINT. TO BE FINISHED EXTERNALLY WITH 15mm THICK WOOD TROWELED SMOOTH PLASTER AND PAINT. TO BE PAINTED WITH ONE COAT PLASCON PAINT PRIMER AND 2 COATS PLASCON PROFESSIONAL PAINT, COLOUR TO ARCHITECT'S LATER SPECIFICATION.

DERBISUM SP3 TORCH-ON WATERPROOFING MEMBRANE AS STEPPED DPC OVER CAVITY ON MORTAR FILL.

REINFORCED CONCRETE STRIP FOUNDATION TO STRUCTURAL ENGINEER'S DESIGN AND DETAILING.

270mm NFP CLAY BRICK CAVITY FOUNDATION WALL CONSTRUCTED WITH 220 (J) x 110 (M) x 75 (H)mm CLAY NFP BRICKS. BRICKS TO BE LAID IN STRETCHER BOND WITH 10mm THICK MORTAR JOINTS AND GALVANIZED STEEL BUTTERFLY WALL TIES EVERY 3RD BRICK COURSE. 2.5 TIES PER SQM CAVITY TO BE FILLED WITH MASS CONCRETE FILL TO SURFACE LEVEL. ALL EXPOSED BRICK WALLS TO BE FINISHED EXTERNALLY WITH 15mm THICK WOOD TROWELED SMOOTH PLASTER AND PAINT TO ARCHITECT'S LATER SPEC. AND DETAILING.

SECTION 11A

SCALE: 1 : 50

DOUBLE-PITCHED ROOF CONSTRUCTION:
150 X 50MM TREATED SA PINE DOUBLE PITCH ROOF TRUSSES AS PER STRUCTURAL ENGINEER'S DESIGN & DETAILING. ROOF PITCH @ 40 DEGREES. PITCH TRUSSES SECURED AT MAX 1000MM C/C SPACING ON TOP OF 38 X 114mm TREATED SA PINE WALLPLATE WITH GALVANIZED HOOP IRON STRAPS BUILT MIN 60mm INTO MASONRY LOADBEARING WALLS. NOTE: THESE TRUSSES ARE BUILT INTO MASONRY WALLS IT MUST BE WRAPPED IN 0.75MM BLACK EMBOSSED POLYETHYLENE D.P.C. WATERPROOF MEMBRANE.
SAFINTRA SA PRODUCED 0.5MM THICK 700MM COVER SAFLOK 7000 SLATE COLORPLUS INTERLOCKING CONCEALED FIX ROOF COVERING, FIXED TO PURLINS/RAIL MATERIAL PURLINS AT 1815MM CENTRES AND END-SPAN PURLINS AT 1842MM CENTRES (FINAL SPACING TO BE CALCULATED BY AN ENGINEER) BY MEANS OF A FRONING METHOD) PURLINS IN COMBINATION WITH A SUITABLE CLASS SAFINTRA APPROVED WATER HEAD SELF-TAPPING FASTENERS/INSULATION. ALL IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL ASPECTS TO BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S LATEST PUBLISHED RECOMMENDATIONS. PROFILE MEASUREMENTS AND PROPORTIONS MUST BE IN LINE WITH THE LATEST PRODUCT SPECIFICATION MANUAL AS PUBLISHED BY SAFINTRA SA.

50 X 114mm TREATED SA PINE ROOF PURLINS AT MAX 1200MM C/C SPACING ON TOP OF DOUBLE-SIDED SAFINTRA 202 ECO REFLECTIVE BARRIER WITH JOINTS LAPPED 150MM, FIXED OVER RAFTERS AS PER MANUFACTURER'S INSTRUCTIONS. PROVIDE 125MM THICK ABSOLUTE THERMAL INSULATION BETWEEN PURLINS ABOVE CEILING BOARDS.

15 x 225mm HITEC H04 DENSITY FIBRE CEMENT FASQA WITH H-PROFILE ALUMINUM JOINTING STRIPS. TO BE PAINTED TO MATCH ROOF SHEETING COLOR, SAFINTRA COLORPLUS SLATE.

NAILED UP CEILING: 0.5mm GYP/SLIM (RIBBON) CEILING NAILED TO 38 X 38mm TREATED SA PINE BATTENS AT MAX 300MM CENTRES. ALLOW FOR 135MM THICK LAYER OF AEROLITE THERMAL INSULATION LAID CONTINUOUSLY A LOOSE ON TOP OF CEILING BRACKERING BETWEEN ROOF TRUSSES. ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. JOINTS TO BE TAPED PRIOR TO SKIMMING. CEILING TO BE SMOOTH SKIMMED AND TO BE PAINTED WITH ONE COAT PLASCON PAINT PRIMER AND 2 COATS PLASCON PROFESSIONAL PAINT AS PER ARCHITECT'S PAINT SPECIFICATIONS. CEILING PERIMETER TO BE FINISHED USING 37 X 45mm SHADOW LINE PLASTER TRIM.

SAFINTRA SA PRODUCED 0.5MM THICK 700MM COVER SAFLOK 7000 SLATE COLORPLUS INTERLOCKING CONCEALED FIX ROOF COVERING, FIXED TO TIMBER SHEET RAILS AT 2411MM CENTRES AND TOP RAILS AT 2200MM CENTRES (FINAL SPACING TO BE CALCULATED BY AN ENGINEER) BY MEANS OF A SL 7000 CLIP 21 CLIPS SECURED TO SHEET RAILS IN COMBINATION WITH A SUITABLE CLASS SAFINTRA APPROVED WATER HEAD SELF-TAPPING FASTENERS. ALL IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL ASPECTS TO BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S LATEST PUBLISHED RECOMMENDATIONS. PROFILE MEASUREMENTS AND PROPORTIONS MUST BE IN LINE WITH THE LATEST PRODUCT SPECIFICATION MANUAL AS PUBLISHED BY SAFINTRA SA.
*INSTALLATION REGION: INLAND - ATMOSPHERIC CORROSION CATEGORY: C2 - SHEET COATING: A2150

200MM THICK IN-SITU CAST REINFORCED CONCRETE FLOOR SLABS BY STRUCTURAL ENGINEER'S DESIGN AND DETAILING WITH 50MM STANDARD CEMENT FLOOR SCREED AND FLOOR FINISHING ON TOP. SOFFETS TO BE FINISHED WITH 15MM THICK CEMENT PLASTER, ONE SMOOTH SKIM COAT AND PAINT AS PER ARCHITECT'S FINISHING SCHEDULE.

50mm THICK GRAV CEMENT SCREED SMOOTH FLOATED ON TOP OF CONCRETE SURFACE/DECK.

REINFORCED CONCRETE STRIP FOUNDATION TO STRUCTURAL ENGINEER'S DESIGN AND DETAILING.

SECTION 11B

SCALE: 1 : 50

200MM THICK IN-SITU CAST REINFORCED CONCRETE FLOOR SLABS BY STRUCTURAL ENGINEER'S DESIGN AND DETAILING WITH 50MM STANDARD CEMENT FLOOR SCREED AND FLOOR FINISHING ON TOP. SOFFETS TO BE FINISHED WITH 15MM THICK CEMENT PLASTER, ONE SMOOTH SKIM COAT AND PAINT AS PER ARCHITECT'S FINISHING SCHEDULE.

100MM THICK MESH REINFORCED CONCRETE SURFACE/DECK AS PER STRUCTURAL ENGINEER'S DESIGN ON 0.5mm DAMP-PROOF MEMBRANE ON 50MM SANDBLASTED LAYER ON MIN 150MM THICK COMPACTION LAYER @ 90% MOD ASSHTT. 50MM THICK CEMENT SCREED & TILE OR VINYL FLOOR FINISHING ON TOP OF SURFACE/DECK.

PRECAST CONCRETE LINTOLS ABOVE ALL WINDOW, DOOR AND OTHER OPENINGS WITH LINTOLS PROTRUDING MIN 30mm ON BOTH SIDES OF OPENING. PROVIDE 25 MICRO DAMP-PROOF MEMBRANE AS STEPPED DPC ON MORTAR FILL ABOVE LINTOLS WITH WEEPHOLES @ MAX 1000mm C/C SPACING.

270mm NFP CLAY BRICK CAVITY FOUNDATION WALL CONSTRUCTED WITH 220 (J) x 110 (M) x 75 (H)mm CLAY NFP BRICKS. BRICKS TO BE LAID IN STRETCHER BOND WITH 10mm THICK MORTAR JOINTS AND GALVANIZED STEEL BUTTERFLY WALL TIES EVERY 3RD BRICK COURSE TO SURFACE LEVEL. 2.5 TIES PER SQM CAVITY TO BE FILLED WITH MASS CONCRETE FILL TO SURFACE LEVEL. ALL EXPOSED BRICK WALLS TO BE FINISHED EXTERNALLY WITH 15mm THICK WOOD TROWELED SMOOTH PLASTER AND PAINT TO ARCHITECT'S LATER SPEC. AND DETAILING.

DOUBLE-PITCHED ROOF CONSTRUCTION:
150 X 50MM TREATED SA PINE DOUBLE PITCH ROOF TRUSSES AS PER STRUCTURAL ENGINEER'S DESIGN & DETAILING. ROOF PITCH @ 40 DEGREES. PITCH TRUSSES SECURED AT MAX 1000MM C/C SPACING ON TOP OF 38 X 114mm TREATED SA PINE WALLPLATE WITH GALVANIZED HOOP IRON STRAPS BUILT MIN 60mm INTO MASONRY LOADBEARING WALLS. NOTE: THESE TRUSSES ARE BUILT INTO MASONRY WALLS IT MUST BE WRAPPED IN 0.75MM BLACK EMBOSSED POLYETHYLENE D.P.C. WATERPROOF MEMBRANE.
SAFINTRA SA PRODUCED 0.5MM THICK 700MM COVER SAFLOK 7000 SLATE COLORPLUS INTERLOCKING CONCEALED FIX ROOF COVERING, FIXED TO PURLINS/RAIL MATERIAL PURLINS AT 1815MM CENTRES AND END-SPAN PURLINS AT 1842MM CENTRES (FINAL SPACING TO BE CALCULATED BY AN ENGINEER) BY MEANS OF A FRONING METHOD) PURLINS IN COMBINATION WITH A SUITABLE CLASS SAFINTRA APPROVED WATER HEAD SELF-TAPPING FASTENERS/INSULATION. ALL IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ALL ASPECTS TO BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S LATEST PUBLISHED RECOMMENDATIONS. PROFILE MEASUREMENTS AND PROPORTIONS MUST BE IN LINE WITH THE LATEST PRODUCT SPECIFICATION MANUAL AS PUBLISHED BY SAFINTRA SA.

NAILED UP CEILING: 0.5mm GYP/SLIM (RIBBON) CEILING NAILED TO 38 X 38mm TREATED SA PINE BATTENS AT MAX 300MM CENTRES. ALLOW FOR 135MM THICK LAYER OF AEROLITE THERMAL INSULATION LAID CONTINUOUSLY A LOOSE ON TOP OF CEILING BRACKERING BETWEEN ROOF TRUSSES. ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. JOINTS TO BE TAPED PRIOR TO SKIMMING. CEILING TO BE SMOOTH SKIMMED AND TO BE PAINTED WITH ONE COAT PLASCON PAINT PRIMER AND 2 COATS PLASCON PROFESSIONAL PAINT AS PER ARCHITECT'S PAINT SPECIFICATIONS. CEILING PERIMETER TO BE FINISHED USING 37 X 45mm SHADOW LINE PLASTER TRIM.

DERBISUM SP3 TORCH-ON WATERPROOFING MEMBRANE AS STEPPED DPC OVER CAVITY ON MORTAR FILL WITH WEEPHOLES @ MAX 1000mm C/C SPACING.

200MM THICK IN-SITU CAST REINFORCED CONCRETE FLOOR SLABS BY STRUCTURAL ENGINEER'S DESIGN AND DETAILING WITH 50MM STANDARD CEMENT FLOOR SCREED AND FLOOR FINISHING ON TOP. SOFFETS TO BE FINISHED WITH 15MM THICK CEMENT PLASTER, ONE SMOOTH SKIM COAT AND PAINT AS PER ARCHITECT'S FINISHING SCHEDULE.

STELLENBOSCH MUNICIPALITY
BUILDING DEVELOPMENT MANAGEMENT

APPROVED

ERF 241 TERMS OF SECTION 7(1)(a) OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT, NO 103 OF 1977

DIRECTOR PLANNING & DEVELOPMENT

BP6433/2025

38 x 114mm TREATED SA PINE WALLPLATE SECURED ON TOP OF LOADBEARING MASONRY WALLS WITH GALVANIZED HOOP IRON STRAPS. HOOP IRON STRAPS TO BE EMBEDDED MIN 60MM INTO LOADBEARING MASONRY WALLS.

110mm WIDE BRICK BEAM/CLADDING TO UNDERSIDE OF ROOF SHEETING.

HELDERBERG ALUMINUM OUTTERINGS COMMERCIAL 150MM BOX PROFILE ALUMINUM SEAMLESS GUTTER, OVERALL SIZE 150 X 140 X 0.8mm THICK THICK CEILING INTERNALLY AND EXTERNALLY WITH MATCHING SPLASHPLATE INCLUDING CUT AND MITRED ANGLES COVERED WITH A MITRE STRIP EXTERNALLY. STOP ENDS ROOFED AND ALL SEALED ON THE INSIDE WITH DOW CORNING 815 SILICONE SEALER. SECURED TO FIBRE CEMENT FASQA WITH 5 X 5mm - SHAPED AND INTERNAL BRACKETS AT 800MM CENTRES USING ALUMINUM PEELED NUTS, INCLUDING 5.5 X 25mm HIGH OVERFLOW SPOCKET. INCLUDING EXPANDED ALUMINUM MESH LEAF GUARD SET OVER GUTTER WITH 100 X 75 X 0.8mm THICK ALUMINUM DOWNPIPE COLOR SLATE FIXED TO WALL WITH STRAPS AT 1500MM CENTRES USING NAIL PLUGS. WITH DOWNPIPES ROOFED AND SILICONE SEALED TO GUTTER OUTLETS. INCLUDING ALL NECESSARY BENDS, ELBOWS, SHOES ETC.

- GUTTER PROFILE: 150MM BOX
- GUTTER SIZE: 150 X 140 X 0.8mm THICK
- GUTTER COLOR: SLATE
- DOWPIPE SIZE: 100 X 100 X 0.8mm THICK
- DOWPIPE COLOR: SLATE

270mm NFP CLAY BRICK CAVITY WALL TO CONSTRUCTED WITH 220 (J) x 110 (M) x 75 (H)mm COROBROCK CLAY NFP BRICKS. BRICKS TO BE LAID IN STRETCHER BOND WITH 10mm THICK MORTAR JOINTS AND GALVANIZED STEEL BUTTERFLY WALL TIES @ EVERY 3RD BRICK COURSE. 2.5 TIES PER SQM AS PER STRUCTURAL ENGINEER'S SPECIFICATION. BRICK WALLS TO BE FINISHED INTERNALLY WITH 15mm THICK SMOOTH STEEL TROWELED PLASTER WITH 1 SMOOTH COAT SKIM AND PAINT. TO BE FINISHED EXTERNALLY WITH 15mm THICK WOOD TROWELED SMOOTH PLASTER AND PAINT. TO BE PAINTED WITH ONE COAT PLASCON PAINT PRIMER AND 2 COATS PLASCON PROFESSIONAL PAINT, COLOUR TO ARCHITECT'S LATER SPECIFICATION. WALLS BEHIND SAFINTRA METAL SHEET WALL CLADDING TO ONLY BE PLASTERED NOT PAINTED.

DERBISUM SP3 TORCH-ON WATERPROOFING MEMBRANE AS STEPPED DPC OVER CAVITY ON MORTAR FILL WITH WEEPHOLES @ MAX 1000mm C/C SPACING.

270mm NFP CLAY BRICK CAVITY WALL TO CONSTRUCTED WITH 220 (J) x 110 (M) x 75 (H)mm COROBROCK CLAY NFP BRICKS. BRICKS TO BE LAID IN STRETCHER BOND WITH 10mm THICK MORTAR JOINTS AND GALVANIZED STEEL BUTTERFLY WALL TIES @ EVERY 3RD BRICK COURSE. 2.5 TIES PER SQM AS PER STRUCTURAL ENGINEER'S SPECIFICATION. BRICK WALLS TO BE FINISHED INTERNALLY WITH 15mm THICK SMOOTH STEEL TROWELED PLASTER WITH 1 SMOOTH COAT SKIM AND PAINT. TO BE FINISHED EXTERNALLY WITH 15mm THICK WOOD TROWELED SMOOTH PLASTER AND PAINT. TO BE PAINTED WITH ONE COAT PLASCON PAINT PRIMER AND 2 COATS PLASCON PROFESSIONAL PAINT, COLOUR TO ARCHITECT'S LATER SPECIFICATION. WALLS BEHIND SAFINTRA METAL SHEET WALL CLADDING TO ONLY BE PLASTERED NOT PAINTED.

PRECAST CONCRETE LINTOLS ABOVE ALL WINDOW, DOOR AND OTHER OPENINGS WITH LINTOLS PROTRUDING MIN 30mm ON BOTH SIDES OF OPENING. PROVIDE 25 MICRO DAMP-PROOF MEMBRANE AS STEPPED DPC ON MORTAR FILL ABOVE LINTOLS WITH WEEPHOLES @ MAX 1000mm C/C SPACING.

270mm NFP CLAY BRICK CAVITY FOUNDATION WALL CONSTRUCTED WITH 220 (J) x 110 (M) x 75 (H)mm CLAY NFP BRICKS. BRICKS TO BE LAID IN STRETCHER BOND WITH 10mm THICK MORTAR JOINTS AND GALVANIZED STEEL BUTTERFLY WALL TIES EVERY 3RD BRICK COURSE TO SURFACE LEVEL. 2.5 TIES PER SQM CAVITY TO BE FILLED WITH MASS CONCRETE FILL TO SURFACE LEVEL. ALL EXPOSED BRICK WALLS TO BE FINISHED EXTERNALLY WITH 15mm THICK WOOD TROWELED SMOOTH PLASTER AND PAINT TO ARCHITECT'S LATER SPEC. AND DETAILING.

General Notes

- Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately.
- Figured dimensions to be taken in preference to scaled measurements and large scale details supercede small scale drawings.
- All work to be done in accordance National Building Regulations SANS 10400 and all requirements of Municipal and Local Authorities concerned are to be adhered to.
- Natural light and ventilation area of all openings in accordance of floor area and SANS 10400 Part O natural light area: min. 10% of floor area and natural ventilation: min. 5% of floor area.
- All glazing to comply with requirements of SABS 0137 - access doors and sidelights to have safety glass. Windows lower than 500mm from floor, windows lower than 1800mm above pitch line of stairs and shop-fronts to be safety glass.
- All safety glazing panels shall be etched with glazing marking and this to be visible at all times.
- All cavities below floor level to be filled with concrete and dpc's to be stepped.
- No part of construction may encroach building lines.

11 FEB 2025

ORIGINAL DOCUMENT DATE:		06/17/23
REVISIONS:		
NO	DATE	DESCRIPTION
0	13/10/2023	COUNCIL SUBMISSION



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CLIENT: **MARLEX PROPERTY DEVELOPMENT (PTY) LTD**

PROJECT TITLE:

**ERF 241
PAARDEBLOEM ESTATE
JOHANNESDAL
STELLENBOSCH**

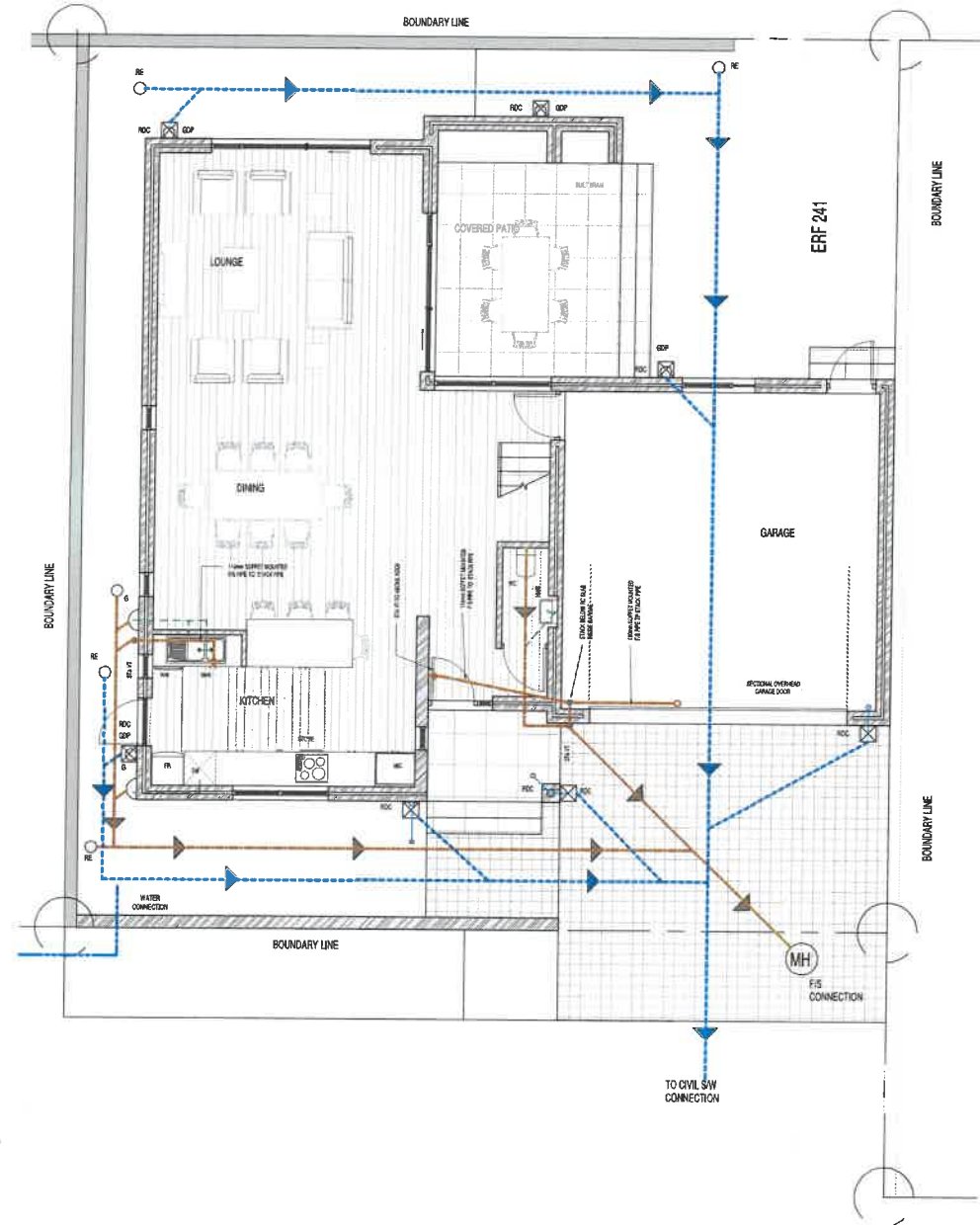
DRAWING TITLE

SECTIONS

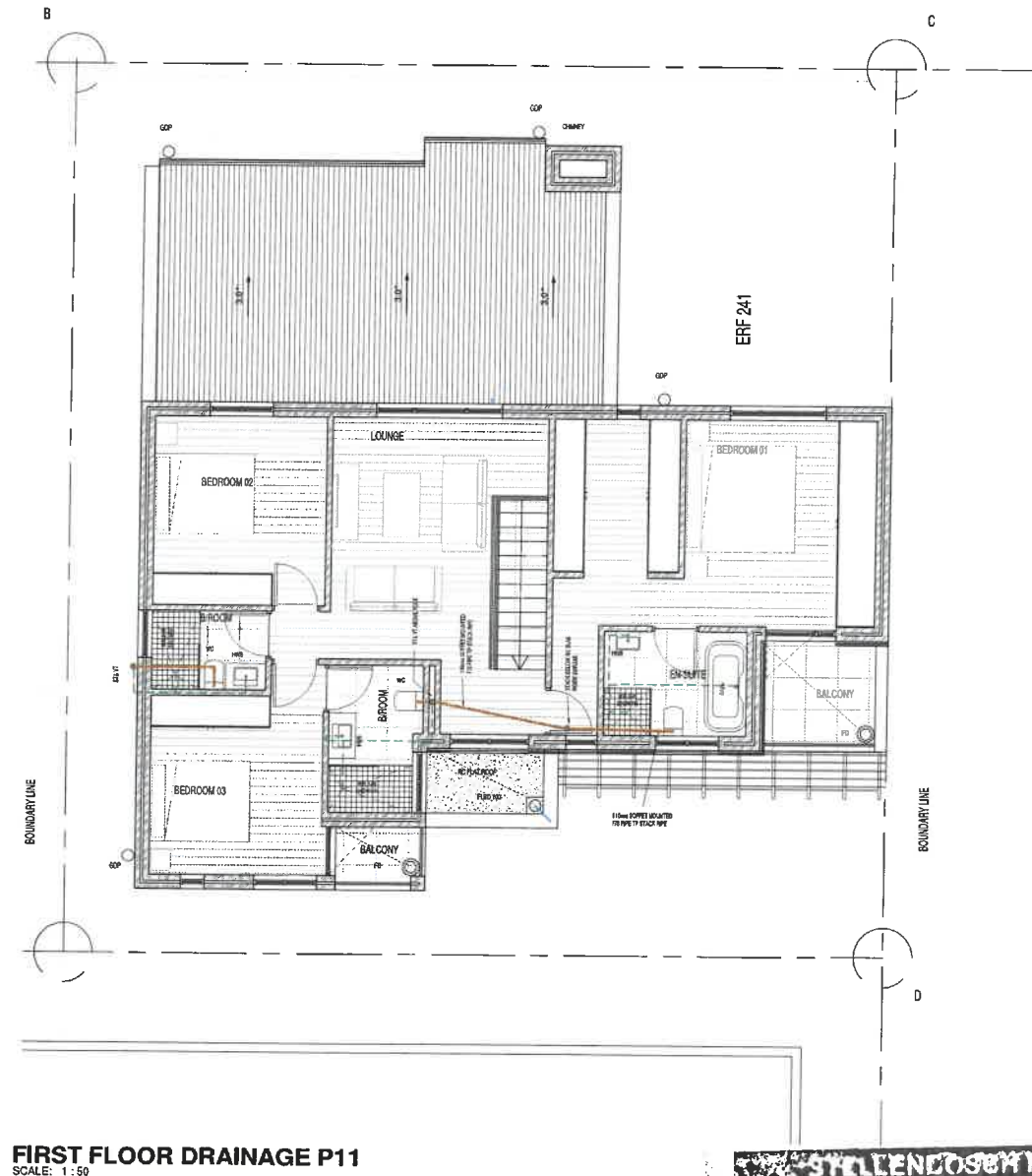
PROJECT No:	P2201	SCALE:	1 : 50 @ A1
DRAWING No:	P2201 / C/241-4	DATE:	13/10/2023
REV	0	DRAWN	CHECKED:

COUNCIL SUBMISSION

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GROUND FLOOR PLAN
SCALE: 1:50

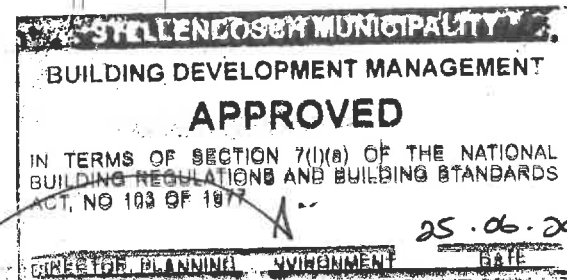


FIRST FLOOR DRAINAGE P11
SCALE: 1:50

DRAINAGE LEGEND	
	100mm DA UPVC FLOOR SEWER PIPELINE @ 100mm x 100mm
	100mm DA UPVC STORMWATER PIPELINE @ 100mm x 100mm x 18mm FALL TO CIVIL ENGINEER'S STORMWATER CONNECTION
	75mm DA UPVC STORMWATER PIPELINE @ 75mm x 75mm x 18mm FALL FROM GUTTER COMPLETED TO STORMWATER CONNECTION CLASS 6
	50mm DA UPVC WASTE PIPELINE @ 50mm x 50mm x 18mm FALL FROM GUTTER COMPLETED TO STORMWATER CONNECTION CLASS 6
	100mm DA UPVC STORMWATER CONNECTION FROM ROOF OUTLET
	RD
	FD
	MH
	F/S
	RD
	FD
	MH
	F/S
	RD
	FD
	MH
	F/S

NOTES:
- ALL FLOOR SEWER & STORMWATER MAIN RETICULATION PIPELINES BELOW SURFACES, WALLS, FOUNDATIONS, DRIVEWAYS & PATHWAYS TO BE ENCASED IN 300 x 300mm CONCRETE TO STRUCTURAL ENGINEER'S SPECIFICATION & TO COMPLY TO NER.

Drainage Legend
SCALE: 1:50



BP 6433/2025

General Notes

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- All cavities below floor level to be filled with concrete and dpc's to be stepped.
- No part of construction may encroach building lines.

11 FEB 2025

ORIGINAL DOCUMENT DATE: 12/20/24

NO	DATE	DESCRIPTION



CLIENT: MARLEX PROPERTY DEVELOPMENT (PTY) LTD

PROJECT TITLE:

**ERF 241
PAARDEBLOEM
ESTATE
JOHANNESDAL
STELLENBOSCH**

DRAWING TITLE:

DRAINAGE DRAWINGS

PROJECT No: P2201	SCALE 1:50 @ A0
DRAWING No: P2201/C/241-5	DATE:
REV	DRAWN KL
	CHECKED: KL

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