

Areas	
Ground Floor	
Ground Floor	199m ²
Garage	43m ²
Stoep (covered)	18m ²
Total Ground Floor (covered)	260m²
First Floor	
First Floor (existing)	151m ²
First Floor (new)	92m ²
Stoep (uncovered)	17m ²
Total First Floor (covered)	243m²
House Total (covered)	503m²
Property Area	1095m²
Cover	23.75%

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Consulting Engineering Services

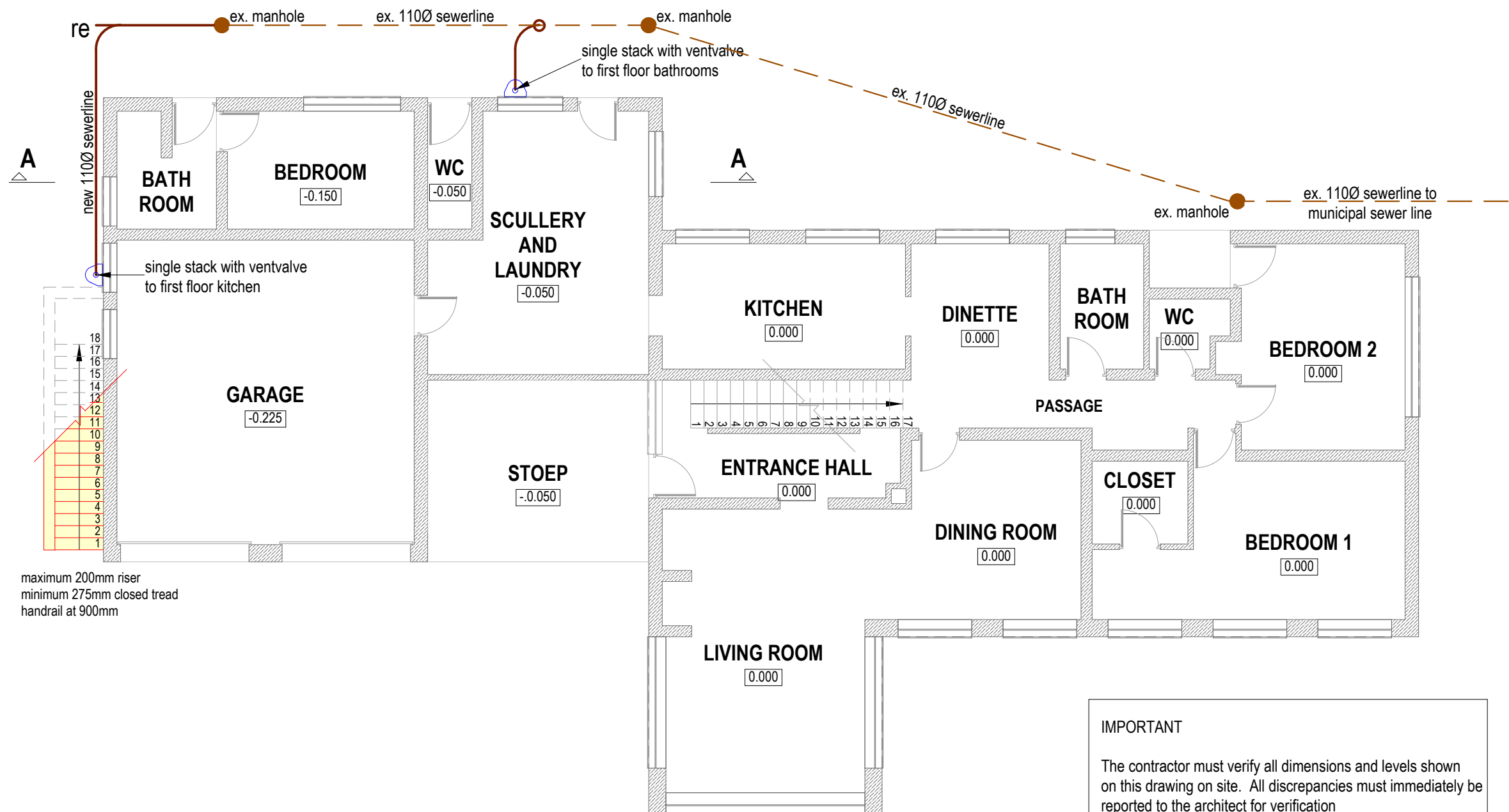
af Tel. 083 260 6633
email afranzsen@absamail.co.za
Doornbosch Homestead
Strand Road, Stellenbosch
PO Box 1450, Stellenbosch 7599

Projektitel Project Title
House van der Merwe
Erf 875, Stellenbosch

Diensttitel Service Title
Alterations and Additions

Tekeningtitel Drawing Title
Site Layout

Tekeningnommer		Drawing Number		Ontwerp Designed	af
2021/14 - 001 rev 1				Geteken Drawn	af
Skaal Scale	1 : 200	Datum Date	March 2021	Nagesien Checked	af
op oorspronklike tekening				on original drawing	
100mm					



IMPORTANT

The contractor must verify all dimensions and levels shown on this drawing on site. All discrepancies must immediately be reported to the architect for verification

All demolitions must be done to ensure the structural integrity of the remaining brickwork. All damaged brickwork must be repaired to the satisfaction of the structural engineer

GROUND FLOOR LAYOUT 1 : 100

André Franzsen and Associates
Consulting Engineering Services

af 083 260 6633
email: afranzsen@absamail.co.za
Doornbosch Homestead
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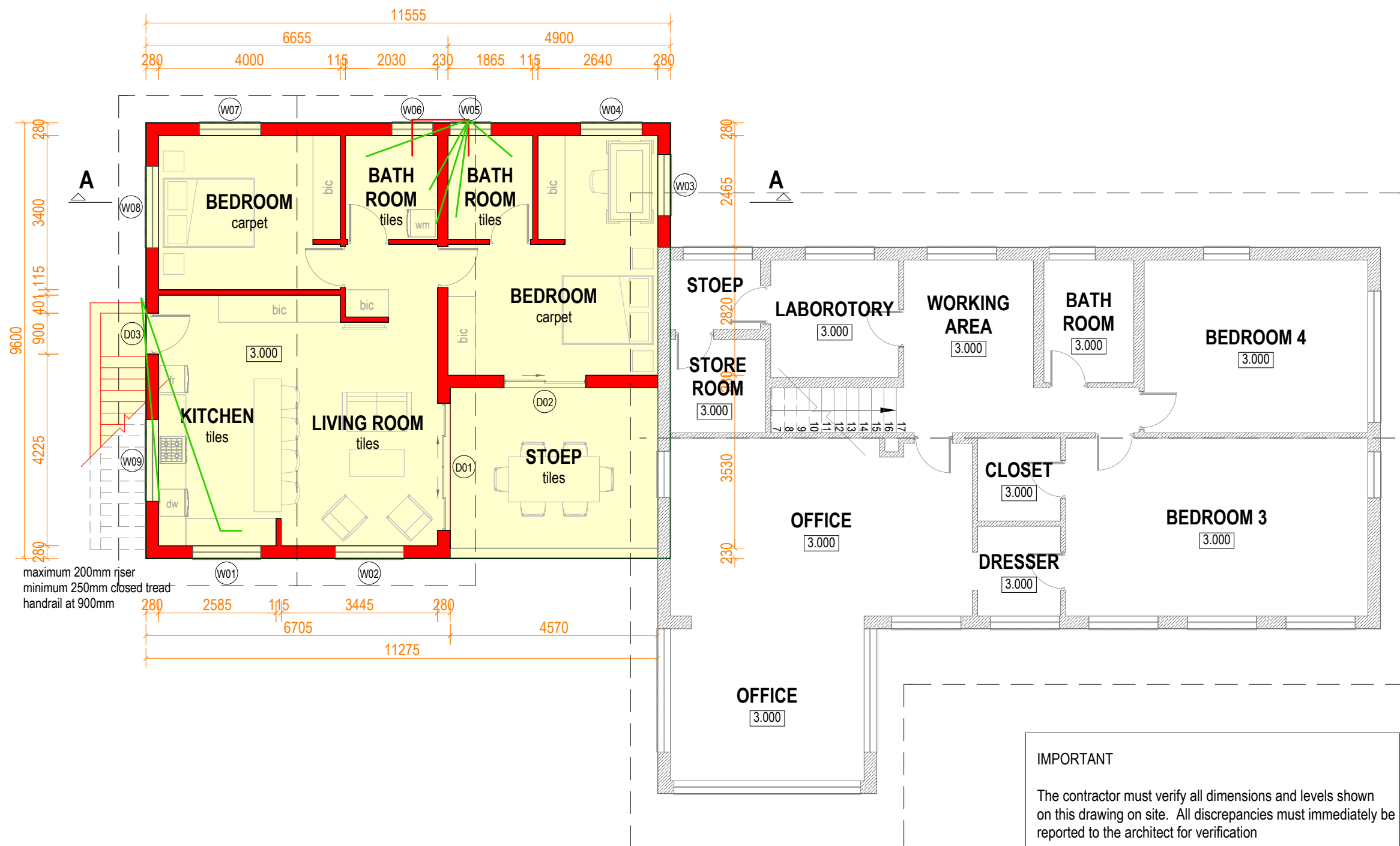
Projektitel Project Title
**House van der Merwe
Erf 875, Stellenbosch**

Dienstitel Service Title
Alterations and Additions

Tekeningtitel Drawing Title
Ground Floor Layout

Tekeningnummer Drawing Number		Ontwerp Designed	af
2021/14 - 002		Geteken Drawn	af
Skaal Scale	1 : 100	Datum Date	March 2021
op oorspronklike tekening on original drawing		Nagesien Checked	af

100mm



FIRST FLOOR LAYOUT 1 : 100

IMPORTANT

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email afranzsen@absamail.co.za
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Projektitel Project Title

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Dienstitel Service Title

Alterations and Additions

Tekeningtitel Drawing Title

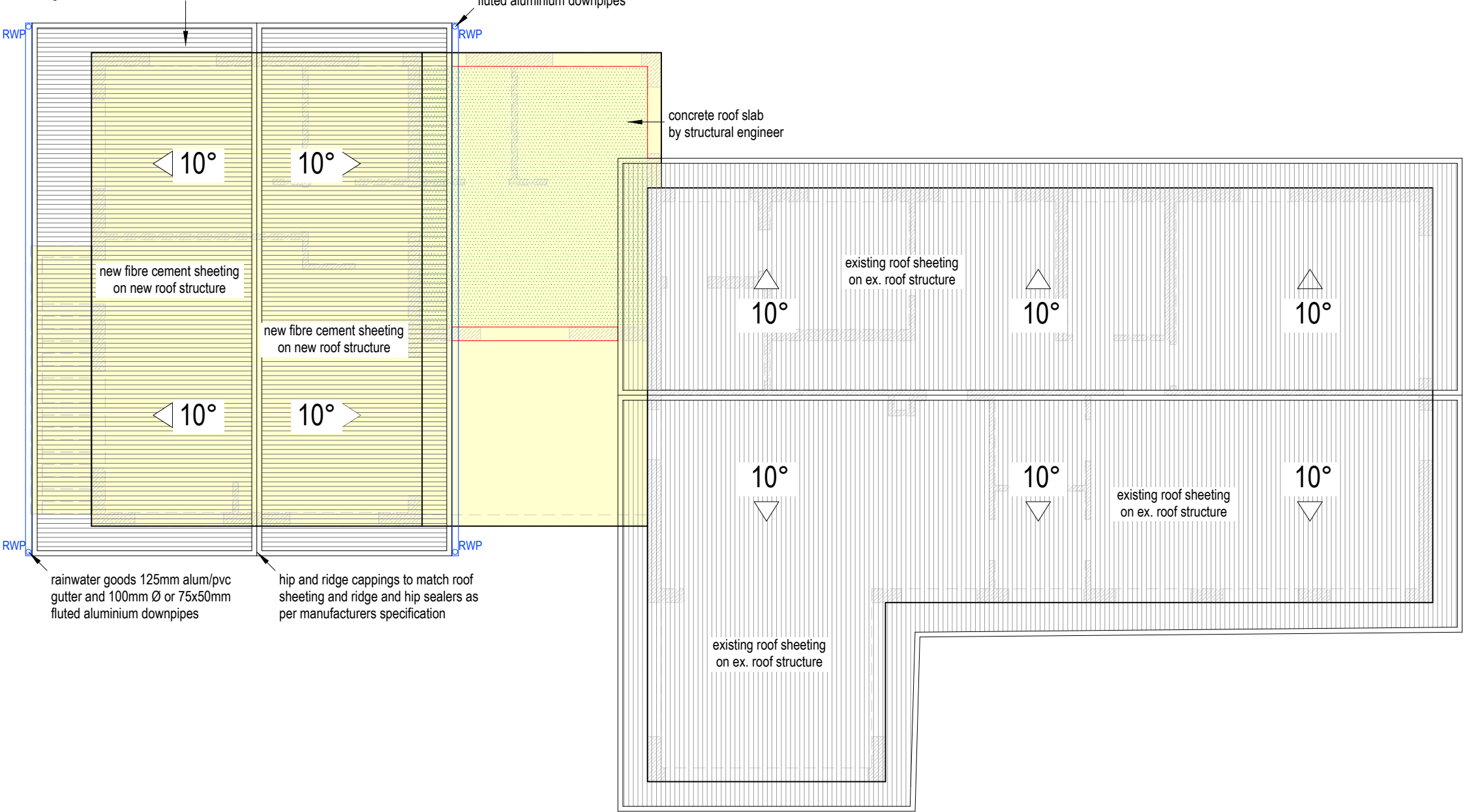
First Floor Layout

Tekeningnummer		Drawing Number		Ontwerp Designed	af
2021/14 - 003				Geteken Drawn	af
Skaal Scale	1 : 100	Datum Date	March 2021	Nagesien Checked	af
op oorspronklike tekening			on original drawing		
100mm					

roof pitch min. 10° on fibre cement roof sheeting on plastic slip sheet on alububble on 38x50mm sap purlins at 325mm c/c or as per manufacturer on 38x114mm sap trusses at 750mm c/c on 38x114mm sap wallplates.
trusses tied into brickwork 6 courses with 32x1,5mm hoop-iron straps.
100mm thermguard on 6,4mm nutec ceiling fixed to 38x38mm sap branding at 400mm c/c

rainwater goods 125mm alum/pvc gutter and 100mm Ø or 75x50mm fluted aluminium downpipes

concrete roof slab by structural engineer



rainwater goods 125mm alum/pvc gutter and 100mm Ø or 75x50mm fluted aluminium downpipes

hip and ridge cappings to match roof sheeting and ridge and hip sealers as per manufacturers specification

ROOF LAYOUT 1 : 100

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af

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Projektitel
**House van der Merwe
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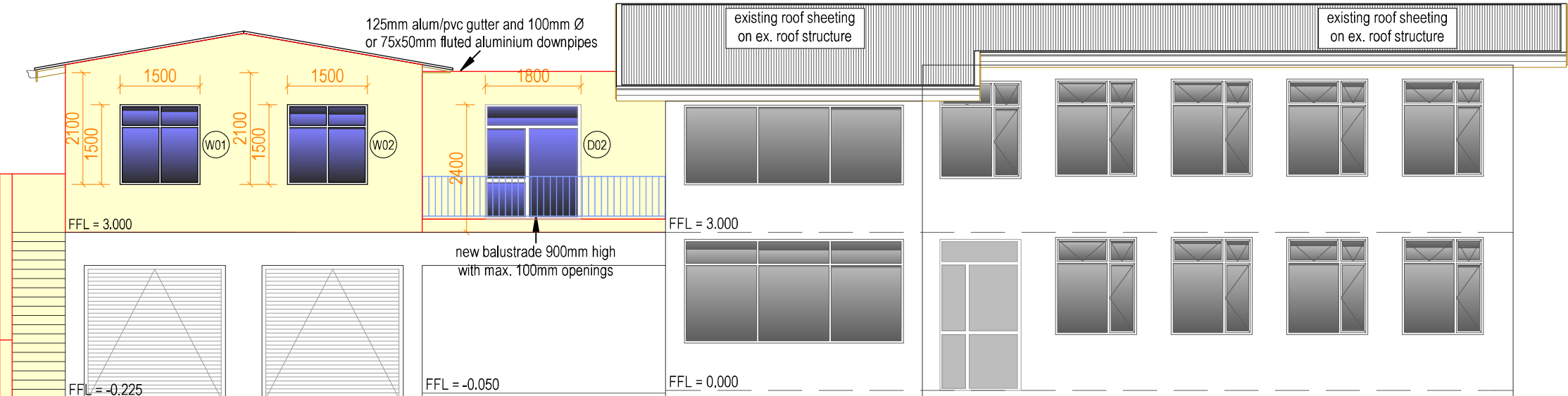
Diensttitel
Alterations and Additions

Tekeningtitel
Roof Layout

Tekeningnummer	Drawing Number	Ontwerp Designed	af
	2021/14 - 004	Geteken Drawn	af
Skaal Scale	1 : 100	Datum Date	March 2021
		Nagesien Checked	af

op oorspronklike tekening on original drawing
100mm

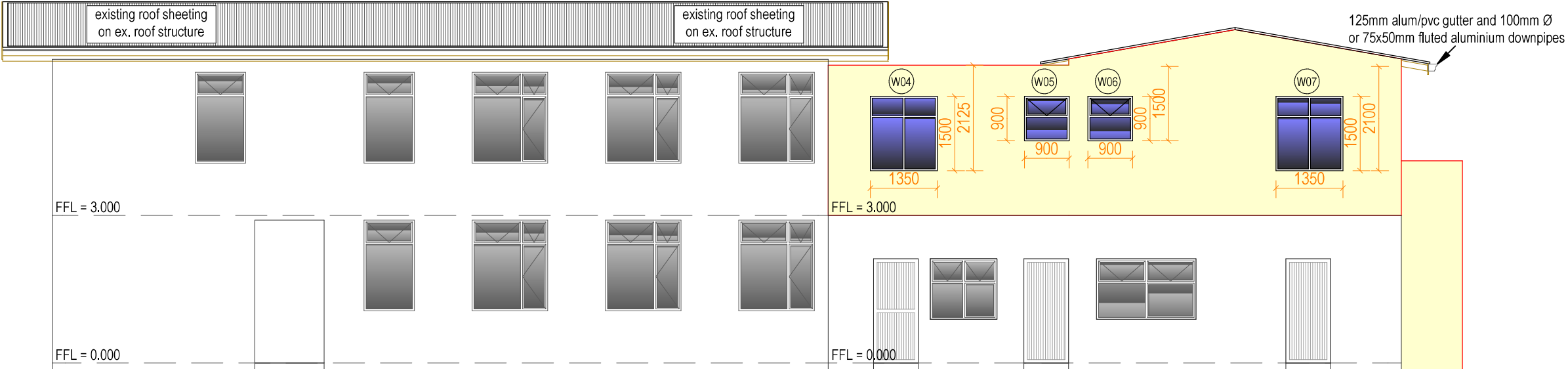
roof pitch 10° on fibre cement 'Big Six' roof sheeting on plastic slip sheet on alububble on 38x50mm sap purlins at 325mm c/c on 38x114mm sap trusses at 750mm c/c on 38x114mm sap wallplates. Trusses tied into brickwork 6 courses with 32x1,5mm hoop-iron straps. 100mm thermguard on 6,4mm nutec ceiling fixed to 38x38mm sap brandering at 400mm c/c



maximum 200mm riser
minimum 250mm closed tread
handrail at 900mm

East Elevation 1:100

roof pitch 10° on fibre cement 'Big Six' roof sheeting on plastic slip sheet on alububble on 38x50mm sap purlins at 325mm c/c on 38x114mm sap trusses at 750mm c/c on 38x114mm sap wallplates. Trusses tied into brickwork 6 courses with 32x1,5mm hoop-iron straps. 100mm thermguard on 6,4mm nutec ceiling fixed to 38x38mm sap brandering at 400mm c/c



West Elevation 1:100

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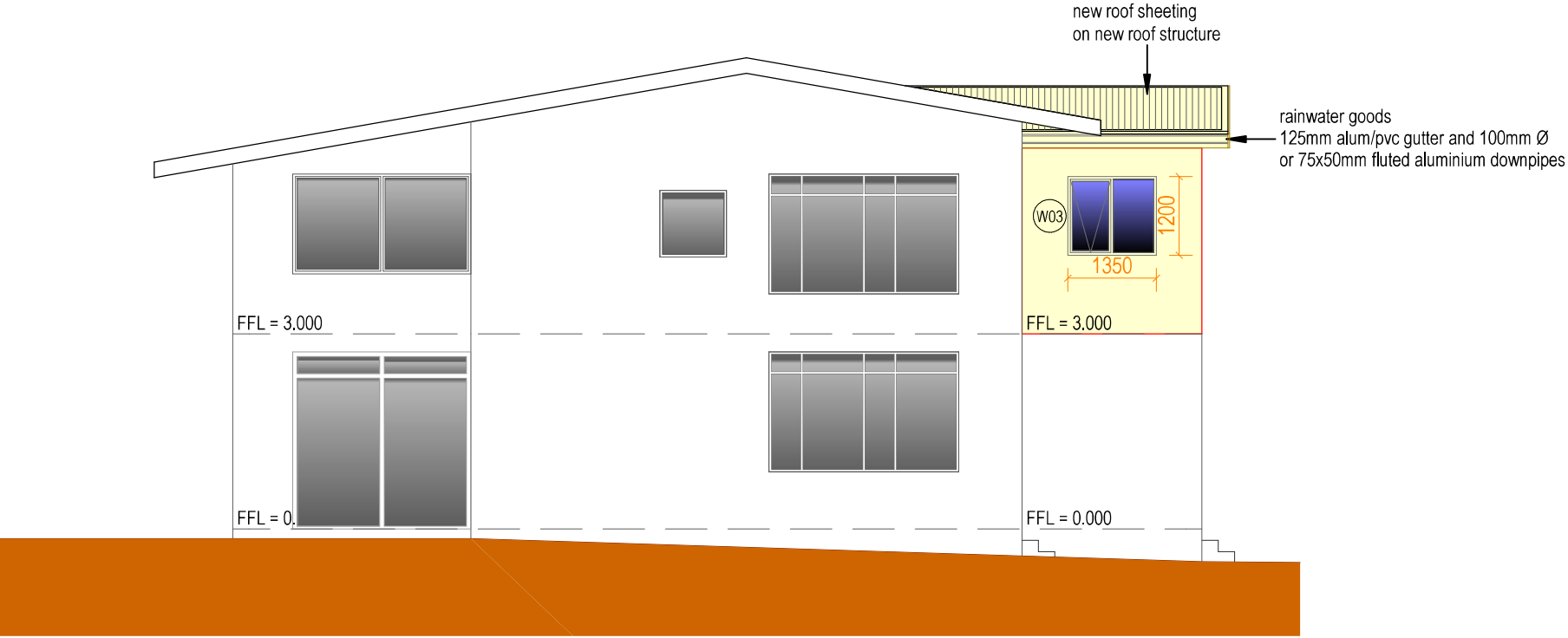
Projektitel **House van der Merwe
Erf 875, Stellenbosch** Project Title

Diensttitel **Alterations and Additions** Service Title

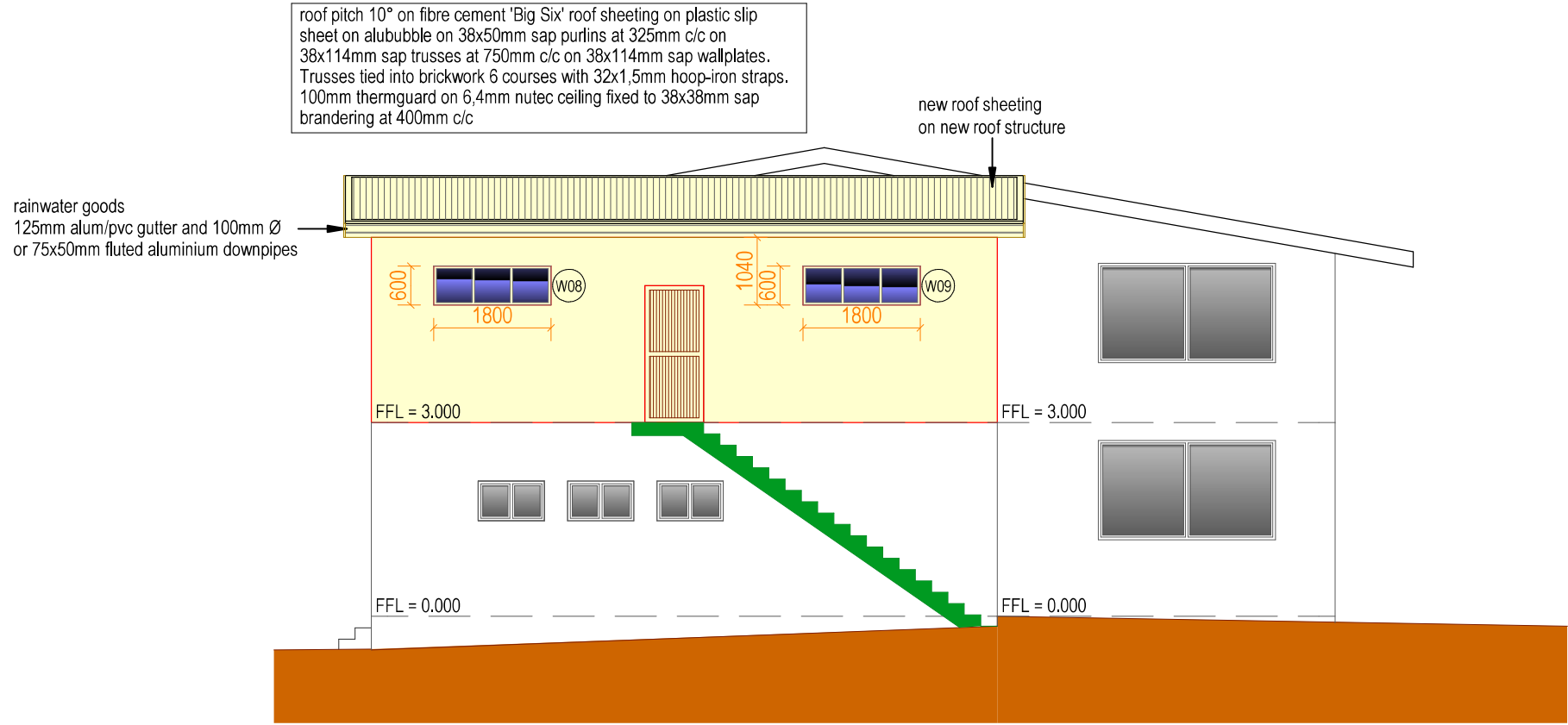
Tekeningtitel **Elevations** Drawing Title

Tekeningnummer	Drawing Number	Ontwerp Designed	af
	2021/14 - 005	Geteken Drawn	af
Skaal Scale	1 : 100	Datum Date	March 2021
		Nagesien Checked	af

op oorspronklike tekening on original drawing
100mm



North Elevation 1:100



South Elevation 1:100

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af

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Projektitel Project Title

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Erf 875, Stellenbosch**

Diensttitel Service Title

Alterations and Additions

Tekeningtitel Drawing Title

Elevations

Tekeningnummer Drawing Number Ontwerp Designed **af**

2021/14 - 006

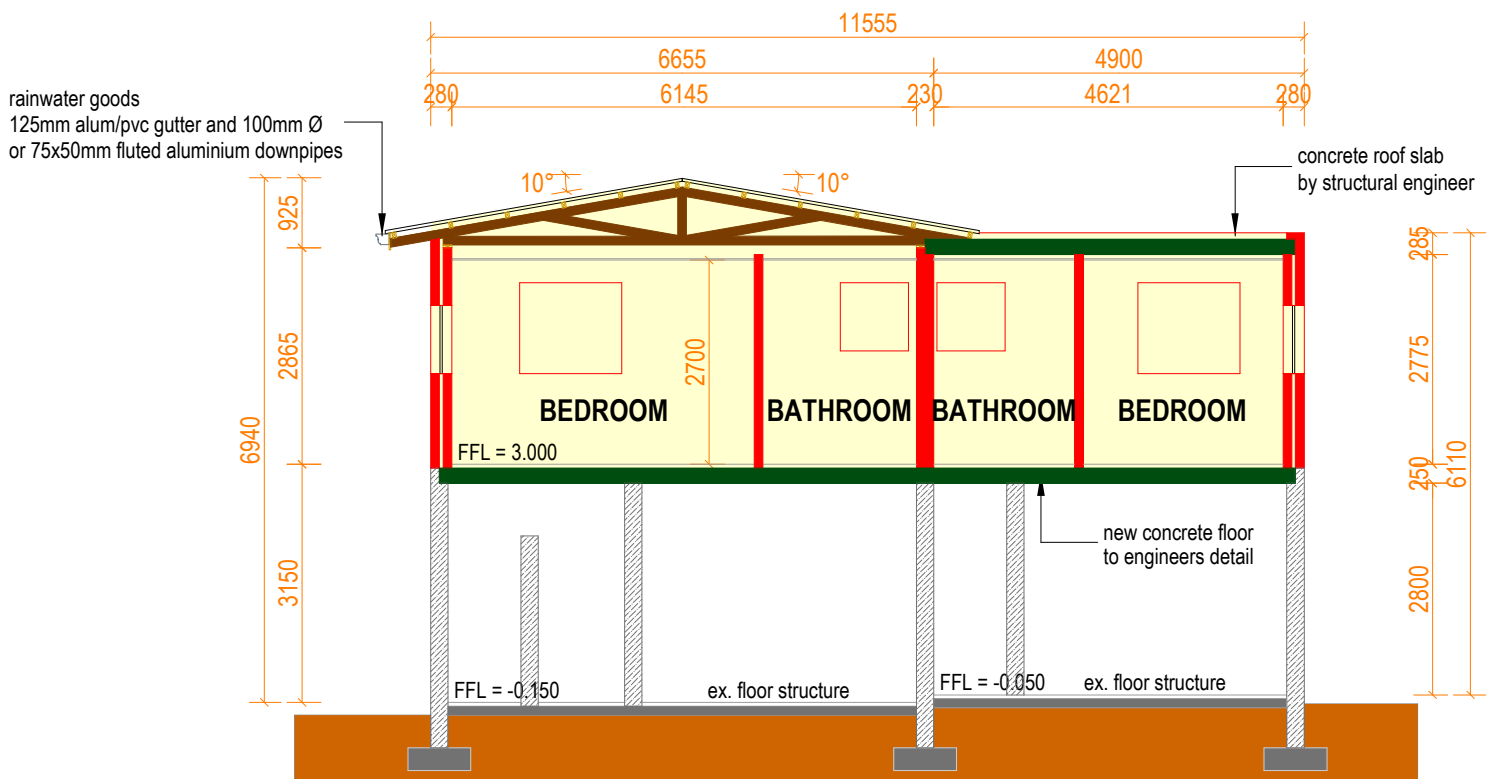
Getekken Drawn **af**

Skaal Scale 1 : 100 Datum Date March 2021 Nagesien Checked **af**

op oorspronklike tekening on original drawing

100mm

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Section A-A 1:100

GENERAL NOTES

GENERAL

- ALL WORK TO COMPLY WITH MUNICIPAL REGULATIONS
- FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING DRAWING
- ALL RELEVANT DETAILS, LEVELS, DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK
- ANY DISCREPANCIES ON DRAWING TO BE POINTED OUT TO THE ARCHITECT IMMEDIATELY
- FOR ALL STRUCTURAL WORK THE CONTRACTOR MUST REFER TO THE ENGINEER'S DRAWINGS
- ANY DISCREPANCIES BETWEEN THE ARCHITECT'S AND ENGINEER'S DRAWINGS TO BE REPORTED BEFORE CONSTRUCTION COMMENCES

LEVELS

- REFER TO SECTIONS

FOUNDATIONS

- ALL FOUNDATIONS TO BE AT MINIMUM DEPTH OF 750mm
- ALL FOUNDATION TO BE CAST IN STRICT ACCORDANCE WITH THE ENGINEER'S DETAIL AND SPECIFICATIONS
- INTERNAL WALLS: R.C. STRIP FOUNDATIONS TO THE ENGINEER'S DESIGN AND DETAIL
- EXTERNAL WALLS: R.C. STRIP FOUNDATIONS TO THE ENGINEER'S DESIGN AND DETAIL

WALL CONSTRUCTION

- INTERNAL WALLS TO BE 110mm OR 230mm AS SHOWN
- EXTERNAL WALLS TO BE 230mm MAXI BRICK WALLS WITH 50mm CAVITY AS SHOWN
- REFER TO FLOOR LAYOUTS FOR THE POSITION AND THICKNESS OF WALLS
- PROVIDE BRICKFORCE REINFORCEMENT AT EVERY 4TH COURSE AND BUTTERFLY WALL TIES IN ALL CAVITY WALLS AT A RATE OF 1 WALL TIE PER SQUARE METER
- WALLS TO BE PLASTERED AND PAINTED: PAINT AND COLOUR TO LATER SPECIFICATION

WEEP HOLES

- WEEP HOLES AT 2 BRICK INTERVALS AT ALL FLOOR SLAB LEVELS AND OVER ALL WINDOWS AND EXTERIOR DOORS
- STEPPED DPC TO LATER WATERPROOFING DETAIL

LINTELS

- PRESTRESSED PRECAST CONCRETE LINTELS OVER ALL WINDOWS, DOORS AND OTHER OPENINGS PROJECTING MIN. 200mm INTO THE BRICKWORK ON BOTH SIDES

GROUND FLOOR - FLOOR CONSTRUCTION

- FLOOR FINISH (AS INDICATED ON PLANS) ON 30mm SCREED ON 100mm RC SURFACE BED (AS DETAILED AND SPECIFIED BY THE ENGINEER) ON GUNDE USB GREEN CO EX 250µm DAMP PROOF MEMBRANE TO SANS MARK 952-1985 TYPE C LAID WITH MIN. 150mm OVERLAPS AND SEALED WITH GUNPLAS PRESSURE SENSITIVE TAPE ON 50mm SAND BLINDING ON 150mm LAYERS WELL COMPACTED GROUND / FILL COMPACTED TO 95% MOD AASTHO OR AS SPECIFIED BY ENGINEER

FIRST FLOOR - FLOOR CONSTRUCTION

- FLOOR FINISH (AS INDICATED ON PLANS) ON 30 mm CEMENT SCREED ON REINFORCED CONCRETE SLAB, STRICTLY ACCORDING TO THE ENGINEER'S DETAILS AND SPECIFICATION

WINDOWS AND DOORS

- WINDOWS AND EXTERIOR DOORS TO BE MANUFACTURED BY APPROVED SUB CONTRACTOR
- WINDOW AND DOOR GLAZING TO BE AS SPECIFIED ON THE FENESTRATION SCHEDULE
- ALL GARAGE DOORS, EXTERIOR DOORS AND WINDOWS TO BE POWDER COATED ALUMINIUM UNITS (COLOUR: BROWN) AS SPECIFIED ON THE DOOR AND WINDOW SCHEDULE
- ALL INTERNAL DOORS TO BE SEMI-SOLID TIMBER HARDWOOD DOORS (BY "SWARTLAND GROUP" OR APPROVED EQUIVALENT)
- WHERE THE PLASTER MEETS THE DOOR AND WINDOW FRAMES, THE JOINT MUST BE SEALED WITH CLEAR SILICON EXTERNALLY AND "PAINTERS MATE ACRYLIC SEALANT" INTERNALLY
- ALL GLAZING AREAS LARGER THAN 1sqm, LOWER THAN 500mm TO FFL AND ALL GLASS DOORS AND SIDELIGHT TO HAVE REINFORCED SAFETY GLASS

WINDOW SILLS

- INTERNALLY : 22mm MERANTI SILLS - TO LATER DETAIL
- EXTERNALLY : PLASTERED AND PAINTED SILLS - TO LATER DETAIL

MAIN ROOF CONSTRUCTION

- 35° PITCH - SEE SECTIONS FOR SPECIFICATION
- ROOF TRUSSES TO BE CONSTRUCTED ACCORDING TO THE ENGINEER'S DETAIL AND SPECIFICATION (REFER TO SECTIONS FOR MORE INFORMATION AND INDICATION OF WHERE TRUSSES ARE EXPOSED OR CONCEALED)

CEILING CONSTRUCTION

- SKIIMMED NUTEC CEILING WITH EXPOSED BEAMS

DRAINAGE

- WASTEPIPES TO BE 38mm Ø PVC
- SOILPIPES TO BE 110mm Ø PVC
- VENTPIPES TO BE 50mm Ø PVC
- I.E. TO ALL BENDS AND JUNCTIONS

STORMWATER DISPOSAL

- 150mm WIDE CONCRETE CHANNELS ALL ROUND BUILDING TO DISCHARGE INTO GARDEN

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af

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Diensttitel Service Title

Alterations and Additions

Tekeningtitel Drawing Title

Sections

Tekeningnummer Drawing Number Ontwerp Designed af

2021/14 - 007

Geteken Drawn af

Skaal Scale 1 : 100 Datum Date March 2021 Nagesien Checked af

op oorspronklike tekening on original drawing

100mm