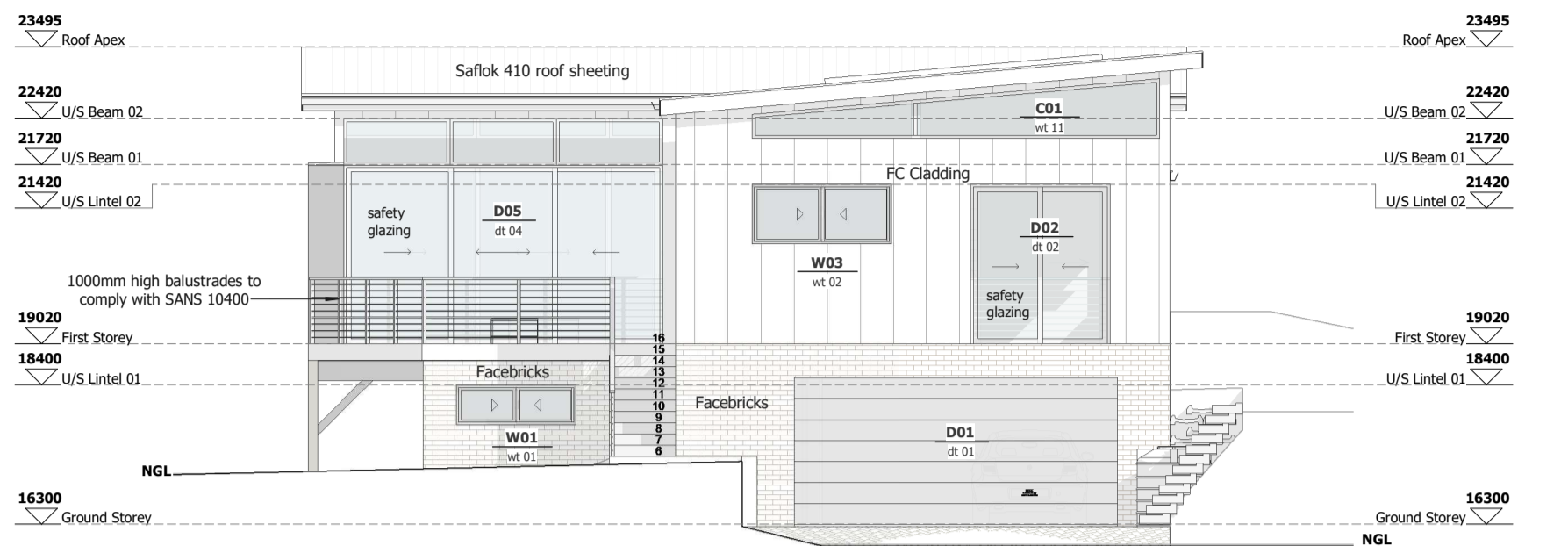
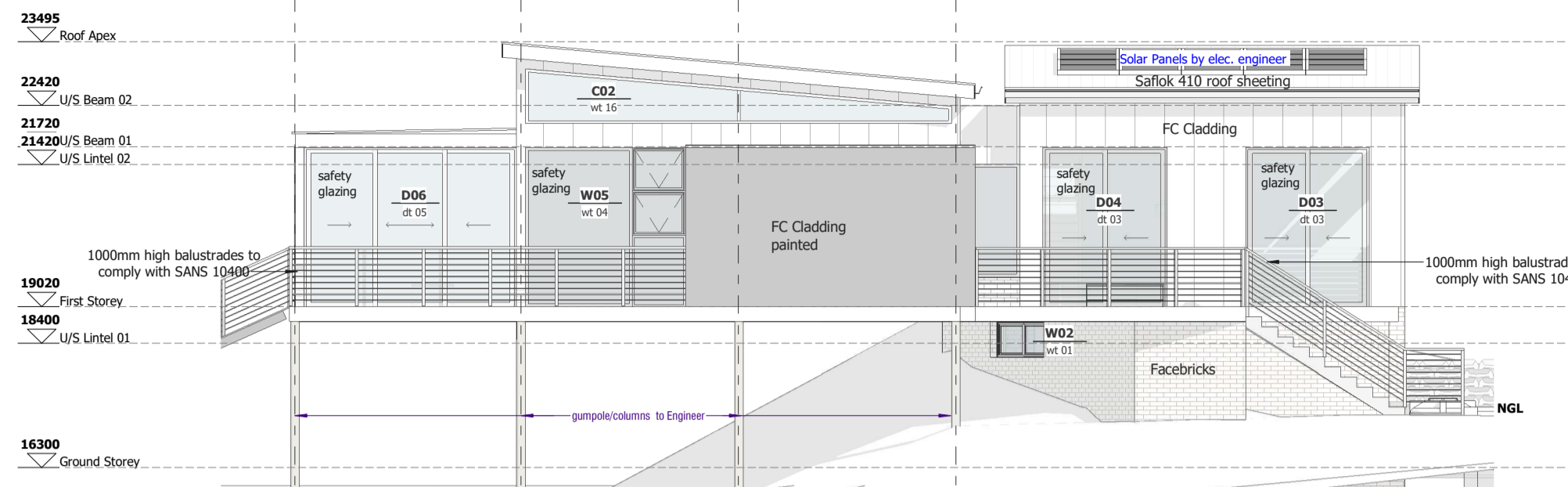


Draft BAR: Appendix A: Site Development Plan



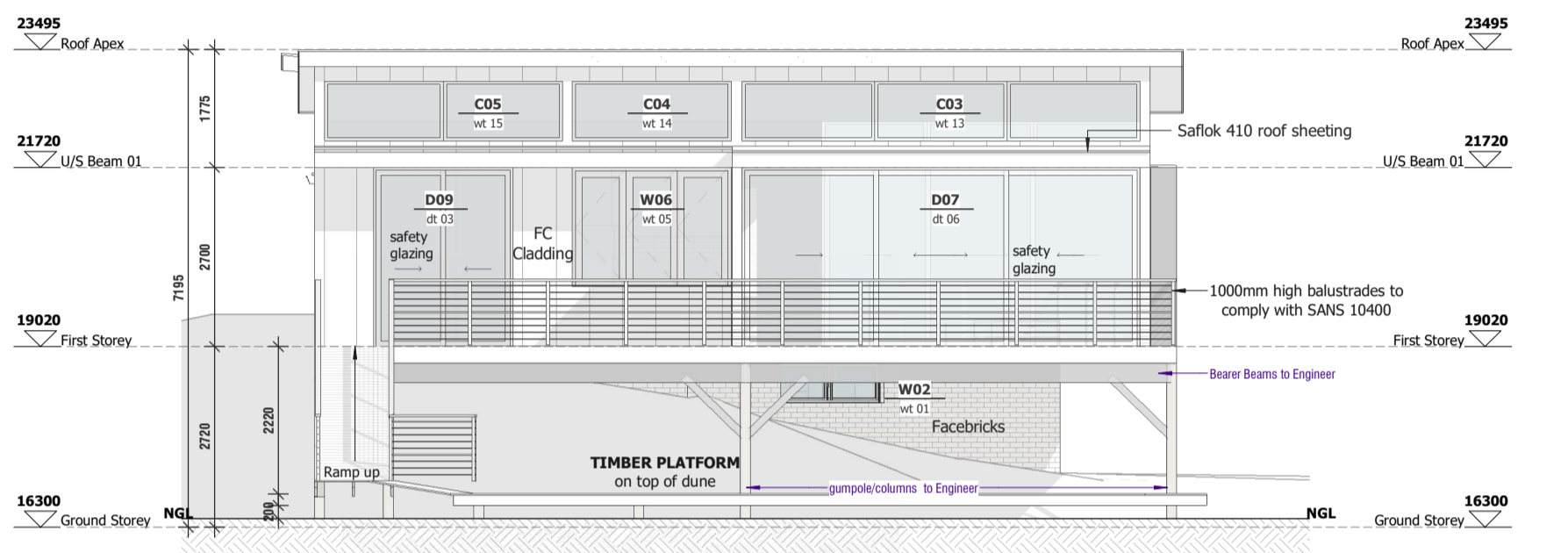
North West Elevation

SCALE: 1 : 100



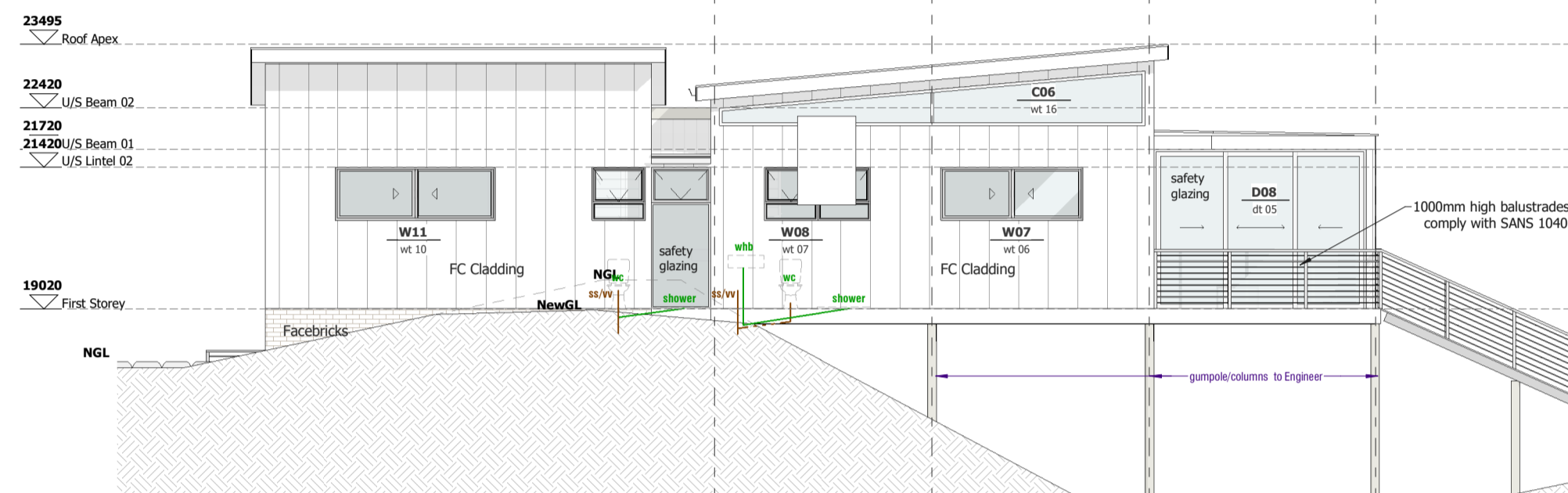
North East Elevation

SCALE: 1 : 100



South East Elevation

SCALE: 1 : 100



South West Elevation

SCALE: 1 : 100

Notes

- 1.1.1. Lean to Roof at 5° with exposed Rafters**
Saflok's Saflok 410 or similar concealed fix aluminium roof sheeting to be fixed strictly in accordance with manufacturer's specifications on 50x75 SAP purlins @ 1000mm c/c. Purlins to be fixed with hurricane clips on SAP timber rafters at 1000mm c/c. Each rafter to be fixed to timber beams to Eng spec. Roof design to Engineer.
- 1.1.2. Insulation Layer 02: 135mm loose "think pink" insulation**
(R-Value 3.38) to be layered over bracing on top of ceiling boards.
- 1.1.3. Ceiling:** 6mm FC ceiling board screw fixed to under side of 38mm x 38mm bracing between rafters. To be painted white.
- 1.1.4. Lean to Roof at 5° with exposed Rafters**
Saflok's Saflok 410 or similar concealed fix aluminium roof sheeting to be fixed strictly in accordance with manufacturer's specifications on 38x114 SAP purlins @ 1000mm c/c. Purlins to be fixed with hurricane clips on SAP timber rafters at 1000mm c/c. Each rafter to be fixed to timber beams to Eng spec. Roof design to Engineer.
- 1.1.5. Insulation layer 01: Envrostoff 201 FR (R-Value 1.49),** to be placed between Purlins and Rafters. Maintain min. 38mm gap between roof covering and Envrostoff
- 1.1.6. Insulation Layer 02: 135mm loose "think pink" insulation**
(R-Value 3.38) to be layered over bracing on top of ceiling boards.
- 1.1.7. Ceiling:** 6mm FC ceiling board screw fixed to under side of 38mm x 38mm bracing between rafters. To be painted white.
- 1.1.8. Reinforced Concrete Slab**
(1.1.1) Suspended Concrete Slab to be constructed according to structural Engineers' drawings and specifications.
(1.1.2) Waterproofing: Torch-on Deribum or similar approved product to be installed (by registered Member of the Waterproofing Federation of SA) on steel reinforced concrete slab. Apply at least two coats of aluminium aluminium reflective paint. Levels after touch-on installation strictly in accordance with main spec.
- 1.1.9. Lean to Roof at 5° with exposed Rafters**
Saflok's Saflok 410 or similar concealed fix aluminium roof sheeting to be fixed strictly in accordance with manufacturer's specifications on 50x75 SAP purlins @ 1000mm c/c. Purlins to be fixed with hurricane clips on SAP timber rafters at 1000mm c/c. Each rafter to be fixed to timber beams to Eng spec. Roof design to Engineer.
- 1.1.10. Insulation layer 01: Envrostoff 201 FR (R-Value 1.49),** to be placed between Purlins and Rafters. Maintain min. 38mm gap between roof covering and Envrostoff
- 1.1.11. Insulation Layer 02: 135mm loose "think pink" insulation**
(R-Value 3.38) to be layered over bracing on top of ceiling boards.
- 1.1.12. Ceiling:** 6mm FC ceiling board screw fixed to under side of 38mm x 38mm bracing between rafters. To be painted white.
- 1.1.13. ALL ROOF WIRE ANCHORS TO BE KEPT STRAIGHT/TIGHT THROUGH BRICKWORK. ALL STRUCTURAL TIMBER TO BE AT LEAST GRADE 1 COMPLETE ROOF STRUCTURES TO BE CONSTRUCTED IN ACCORDANCE WITH SANS BY NHBRC REGISTERED/CRSIFIED CONTRACTOR/CARPENTER - ALL TIMBER TO BE MINIMUM GRADE 5.**
- 2. Rainwater Goods**
Open aluminium gutters and rainwater downpipes in white. supplier to produce necessary SANS certification to satisfy SANS 10400 requirements
- 2. Fibres**
(2.1) Internal Floor: Floor finish on 32mm thick screed on ref 193 mesh reinforced 100mm thick concrete surface bed on 250 micron Rhino Green type C continuous DPH on 50mm sand bedding layer on layers of 150mm wet rammed (to a density of 90% modified AASHTO) earth fill. note: use rammer not plate compactor - compacted fill to be certified by means of DCP test
- 2.2 Timber Floor**
19mm T&G pine floor fixed to 18mm sa marine ply board on top of timber floor joists. Constructed according to structural Engineers specification and drawings, with 100mm lower "think pink" insulation (R-Value 2.5) above freestop boards. Freestop boards to fixed below timber joists.
- 2.3 Decking:** Hardwood decking timber to be fixed on SAP joists @ max 60c c/c supported on SAP timber joists fixed to 100c timber joists. All to be confirmed by engineer and constructed according to engineers drawings. All timber to be minimum grade 5. All fixing screw to be aluminium. Decking finish to be confirmed with architect.
- 4. Walls**
(4.1 External Walls)
Cavity brick walls in Maxi stock brick min 7MPa & all internal walls to be in brick work min 7MPa. Brickwork to be built in at every brick course above lintels and in foundation walls in accordance with SANS. CG6 wire ties shall be built into all cavity walls at a rate of 2.5 ties per sqm. Min. 758mm wide weepholes to be provided below all sills and above all sills, openings and other bridges to cavity, to be neat and evenly spaced at max. 900mm c/c. Finish: Smooth Plaster and Painted.
ALL WALLS TO BE CONSTRUCTED BY NHBRC REGISTERED BUILDER STRICTLY IN ACCORDANCE WITH SANS 10400 & SANS 10002
- 4.2 Timber External Walls**
All timber walls to be fibre cement cladding, external 9mm Fibre cement cladding 1/8 fixed to timber stud work, with 100mm Isovers insulation (R-Value 2.5) between studs. Internal OSB fixed to timber studwork.
- 4.3 Staircase Area (Internal Slab)**
Internal wall 1/8 114mm stud work with OSB on both sides.
- 5. Stairs, Steps and Handrails**
(5.1) Steps: All new 200mm max & treads 250mm min & strictly in accordance with SANS10400Part M (5.2) Min. 1m high balustrades to be installed where the height difference if adjacent NGL / levels exceeds 1m height difference. Spacing between handrails / railings not to exceed 100mm gap and design to be in accordance with SANS 10400-B.
- 6. Structural**
(6.1) Foundations: all foundations as shown are subject to an engineers report on subsoil conditions. REFER TO ENGINEERS SPECIFICATIONS AND DESIGN
(6.2) Foundation Walls: To 300mm cavity wall - cavity to be filled with concrete (20MPa) install gip brickwork every course otherwise as specified by structural engineer. 25mm thick ISO board insulation to be installed along external perimeter of dwelling - see sections & refer to SANS 204-4.2.2.1
(6.3) Lintels: Prestressed, precast concrete lintels to be used over openings no more than 3000mm wide, with min. 4 brick courses above. Lintels shall be 300mm longer than the width of the opening unless otherwise specified. Lintels in cavity walls shall be of different widths, the internal lintel 150mm wide and the external lintel 110mm wide. The stepped DPC shall pass between the two lintels. Lintels in 1:10 and 2:10mm walls shall be the full width of the wall, unless otherwise specified by appointed structural engineer
- 7. Windows & Doors**
Aluminium (Safety glazing as per SANS 10400 - window supplier to comply with SANS 10400 safety glazing requirements and to supply SAGA/Glazing certificates).
- all glazing to doors to be safety glazing
- all windows with sill height less than 500mm from floor level to external ground level to be safety glazing
- all bath or shower glazed enclosures to be safety glazing
- all glazed barriers or balustrades to be safety glazing
- all glazing within 1.8m of pitched stairway & sloped to horizontal glazing to be safety glass
- all glazing around swimming pools to be safety glazing
- all glazing to doors within 1.8m horizontally or vertically from any bath or shower to be safety glazing
- All external doors to be fitted with rubber strip door seals - refer to SANS 204-4.2.4.4 - Window/door supplier to provide all necessary certification to satisfy compliance with SANS 10400, SANS XA & SANS 204
- All new windows to comply with air infiltration requirements as per SANS 613
Refer to Windows & Door Schedule.
- 8. Waterproofing** 375 micron Rhino Dimpled Stopped DPC below all sills and all above sills, openings and other bridges to cavity walls and vertical DPC to sides of all openings. 250 micron Rhino Green Type C continuous DPH below all surface beds. Unifast 600 with Geotex system (or similar) Worktop flashing to all slab edges, upstands & perimeters.
- 9. Plumbing** To be done by professionally trained plumber & strictly in accordance with SANS10255-1. all hotwater pipe 1/8 insulated with SABS approved self-air foam pipe insulation with min R-value 1

Drawing Submission Index

Sheet	Description	Sheet	Description
100	• Ground Storey Plan • First Storey Plan • Site Plan • Sections A, B and C	102	• Services Ground Storey • Services First Storey • Energy Demand Calculations • Roof Plan • Drainage Sections
101	• Elevations • Door & Window Schedules • Fenestration Calculations		

Municipal Info

Erft Stand Size	1363	Title Deed	T16756/2022
SG Number	741m²	SG Number	5521/93
Address	Name of Street, Neighbourhood Residential / Group Housing / Business		
Classification	H4		
P.A. Plan Number	000000		

Area Schedule

Ground Storey	71.3m²	Municipal Coverage	Total 225.6m²/ Erf 741m² = 30.45%
Garage	71.3m²	Ground Storey	71.3m²
Total ground storey	71.3m²	First Storey	175.5m²
First Storey	175.5m²	Covered Deck	6.3m²
Total first storey m²	181.8m²	Covered Areas	43.8m²
Total Dwelling m²	253.1m²	Uncovered Areas	0.0m²
Uncovered areas	43.8m²	Total area for submission	296.9m²
Deck	0.0m²	Ground Storey	71.3m²
Veranda	0.0m²	First Storey	175.5m²
Dry Yard	0.0m²	Covered Areas	6.3m²
Total of uncovered m²	43.8m²	Uncovered Areas	43.8m²
Grand Total	296.9m²		

Signatures

Client / Owner	Architects
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Municipal Stamp

PURE DESIGN ARCHITECTS TERMS AND CONDITIONS FOR CLIENT/OWNER AND CONTRACTOR APPROVAL & PROCEDURES

- Client to ensure appointed contractor reviews latest approved plans and approval letter prior to construction & to carefully read through together
- Client to ensure Contractor to sign approved drawings prior to construction
- It is compulsory for the contractor to have the latest approved building plans and approval letter on site at all times.
- Construction work may only commence after building plan approval. Building control approval is valid for 1 year. The onus is on the owner to request in writing to building control dept. for approval extension at least 1 month in advance of expiry of approval
- Onus is on the contractor to supply HOME OWNERS ASSOCIATION or Body Corp. with a copy of final approved plans prior to construction where applicable
- Appointed contractor/builder must be actively registered with NHBRC
- In case of a new dwelling it is compulsory for the client & the contractor to enrol at the NHBRC prior to construction
- It is compulsory for the contractor to inform Municipality in writing at least 4 working days prior to commencement of construction (SANS 10400 A2.2-1A4D)
- It is compulsory for the contractor to inform Municipality in writing at least 2 working days in advance for compulsory inspections by building inspector of 1. **Excavations for all any new foundation 2. Shower drainage installation and trenches 3. Completion of building work (SANS10400 part A2.2-2)** (subject to lines if agreed - refer to KwaZulu Fee Structure
- Onus is on the client to instruct contractor to obtain all required certificates/documents in order to obtain occupancy certificate (eg. Roof, Glazing, Engineering, Height, Beacon/Setting out) certificates. Electrical, Gas, Plumbing-DC's, SSEG/Solar, Balustrade certificate etc.)

DRAWINGS & BUILDING REGULATIONS

- Contractor to check and verify all dimensions & levels on site and compare against drawings prior to any construction
- Do not scale use figured dimensions, ask in need
- Any discrepancies or omissions are to be brought to the attention of PURE DESIGN ARCHITECTS prior to construction
- Onus is on contractor to check & ensure that all timber used for the proposed structure shall be treated against termite & wood borer attack and fungal decay in accordance with SANS 10005 and certified by SANS/SABS (SANS 10400 part A13-1B)
- Contractor to ensure all building materials is certified by SANAS/SABS & to comply with NBR/SANS 10400 & 204
- Any distortion and damage of structural system during construction period must be reported by contractor/builder to owner/designer
- If Architect is appointed for contract management (SACAP work Stages 5&6), the contractor & client must inform the Architect at least one week prior to commencement of construction (as per SANS appointment letter) & weekly progress by at least every Friday in order to determine a arrange for necessary site inspections. (Subject to appointment of work stages 5 & 6)
- Copywrite vests in the designer and no changes to drawings are not to be made without prior arrangements with PURE DESIGN ARCHITECTS
- All architectural fees for design & municipal approval stages (Stage 1-4.1.2) must be paid in full by client once municipal approval is granted
- Further detailing, Architectural Services (Stage 4.2-6) can be provided on request by Client/Contractor prior to construction
- Client and Contractor may not alter window & door specifications without prior request and consent from Architect.

CONSTRUCTION & SET OUT

- It is the responsibility of the Client & Contractor to verify Erf pegs by means of appointed Land Surveyor to supply a Beacon Certificate if required.
- It is the responsibility of the Client & Contractor to set out new work by means of appointed Land Surveyor (take note of possible incorrect encroachments of building lines or boundaries prior to construction)
- Where any part of the proposal is too close to boundary &/or building lines the Client & Contractor must supply set out certificate by Land Surveyor after completion
- Contractor to set out exact positioning of all new windows and doors and confirm on site with Architect prior to construction
- Contractor to set out exact positioning of all Sames on site and confirm with client/owner/architect prior to construction
- Contractor to set out staircase and confirm on site with Architect prior to construction

CLIENT SIGNATURE + DATE CONTRACTOR SIGNATURE + DATE

REV	DATE	DRAWN	DESCRIPTION

PURE DESIGN ARCHITECTS

Jacobus Scott & Ian van der Westhuizen
Professional Architect Prof. Siv. Architectural Technologist
(SACAP PRARCH 21407) (SACAP PRISA 1552)

Admin: 072 245 6247 | Jacobs: 081 506 4204 | oadmine@pure-design.co.za
15 Delmar Close | Jeffreys Bay 6550 | RSA | www.pure-design.co.za

Project Information

Proposed New Dwelling
For:
Mr. Krzysztof Kryszczuk
ERF 1363
De Jager Street, Paradise Beach, Jeffreys Bay
Elevations

SCALE: As indicated @ A1	REVISION	Date:	14/01/26
Project no:	PD0362	Drawing Number	101
Drawn and check by:	R.C.P		

PROFESSIONAL ARCHITECT
JACOBUS SCOTT
07 21 41 (Africa) Johannesburg on 14 Mar 2025

Window Schedule

TYPE CODE:	wt 01	wt 02	wt 03	wt 04	wt 05	wt 06	wt 07	wt 08	wt 09	wt 10
Location:	Garage	Study	Lounge	Dining Area	Kitchen	Main Bedroom	En-Suite	Bathroom	Bathroom	Bedroom 02
Glazing:	Refer to Fen Calc.	Refer to Fen Calc.	Refer to Fen Calc.	Refer to Fen Calc.	Refer to Fen Calc.	Refer to Fen Calc.	Refer to Fen Calc.	Refer to Fen Calc.	Refer to Fen Calc.	Refer to Fen Calc.
Type:	Sliding	Sliding	Fixed	Top Hung	Stacking	Sliding	Top Hung	Top Hung	Top Hung	Sliding
Finish:	Powder coated Aluminium Colour - Charcoal	Powder coated Aluminium Colour - Charcoal	Powder coated Aluminium Colour - Charcoal	Powder coated Aluminium Colour - Charcoal	Powder coated Aluminium Colour - Charcoal	Powder coated Aluminium Colour - Charcoal	Powder coated Aluminium Colour - Charcoal	Powder coated Aluminium Colour - Charcoal	Powder coated Aluminium Colour - Charcoal	Powder coated Aluminium Colour - Charcoal
Quantity:	01	01	01	01	01	01	01	01	01	01

Window Schedule

TYPE CODE:	wt 11	wt 12	wt 13	wt 14	wt 15	wt 16
Location:	Bedroom 02/Study	Living Room/Dining Room	Dining Room	Kitchen	Main Bedroom	Bedroom 01
Glazing:	Refer to Fen Calc.	Refer to Fen Calc.	Refer to Fen Calc.	Refer to Fen Calc.	Refer to Fen Calc.	Refer to Fen Calc.
Type:	Fixed	Fixed	Fixed	Fixed	Fixed	Fixed
Finish:	Powder coated Aluminium Colour - Charcoal	Powder coated Aluminium Colour - Charcoal	Powder coated Aluminium Colour - Charcoal	Powder coated Aluminium Colour - Charcoal	Powder coated Aluminium Colour - Charcoal	Powder coated Aluminium Colour - Charcoal
Quantity:	01	01	01	01	01	01

Door Schedule

TYPE CODE:	dt 01	dt 02	dt 03	dt 04	dt 05	dt 06	dt 07	dt 08
Location:	Garage	Bedroom 02	Study Area	Living Area	Living Area	Living Area	Various	Bathroom
Glazing:	Refer to Fen Calc.	Refer to Fen Calc.	Refer to Fen Calc.	Refer to Fen Calc.	Refer to Fen Calc.	Refer to Fen Calc.	Refer to Fen Calc.	Refer to Fen Calc.
Type:	N/A	Sliding	Sliding	Tri-Glide with topight	Tri-Glide	Tri-Glide	N/A	Sliding
Finish:	Refer to plan.	Powder coated Aluminium Colour - White	Refer to plan.	Refer to plan.	Refer to plan.	Refer to plan.	Refer to plan.	Refer to plan.
Quantity:	01	01	01	01	02	01	05	01

Fenestration - Performance Data

Storey	Fenestration Area (m²)	Nett F/A	% / Nett FA
Basement Storey			
Ground Storey			
First Storey	101.16	166.00	60.94

Max. Permissible Performance Values

"Shaded" refers to openings shaded according to 5.2.1 of SANS 10400-XA while "Un-shaded" refers to openings that do not satisfy the requirements.

Storey	Max. Reference U-value	Max. Reference SHGC		
		Shaded	Un-shaded	South
Basement Storey				
Ground Storey				
First Storey	2.00	0.28	0.22	Any solution