

NE
Scale:

NW
Scale:

AREAS	
Erf no.	1256
Area of site	910m ²
Footprint	455m ²
Conc Roof	12%
Coverage	50%
FAR	0.78
Existing demolished	270m ²

Areas	
Name	Area
Lower Storey	150 m ²
Lower Storey	150 m ²
Balcony Over	6 m ²
Covered Entrance	11 m ²
Garages	63 m ²
Ground Storey	263 m ²
Opened Balcony	112 m ²
Ground Storey	455 m ²
Covered Balcony	22 m ²
Double Volume	35 m ²
First Storey	255 m ²
Staircase	7 m ²
First Storey	319 m ²
Total	924 m ²

Juriek
ARCHITECTURE

SOUTH AFRICAN COUNCIL FOR THE ARCHITECTURAL PROFESSION

QR CODE

JURIE VAN DYK ARCHITECTURE (LTD) PTY
CIPC 2020/623967/07
Member of the South African Council for the Architectural Profession.
SACAP Reg. 10360
SAAT Reg. 322647
PI Insurance VKN Financial Service
PI Membership no.32647

JURIE VAN DYK ARCHITECTURE

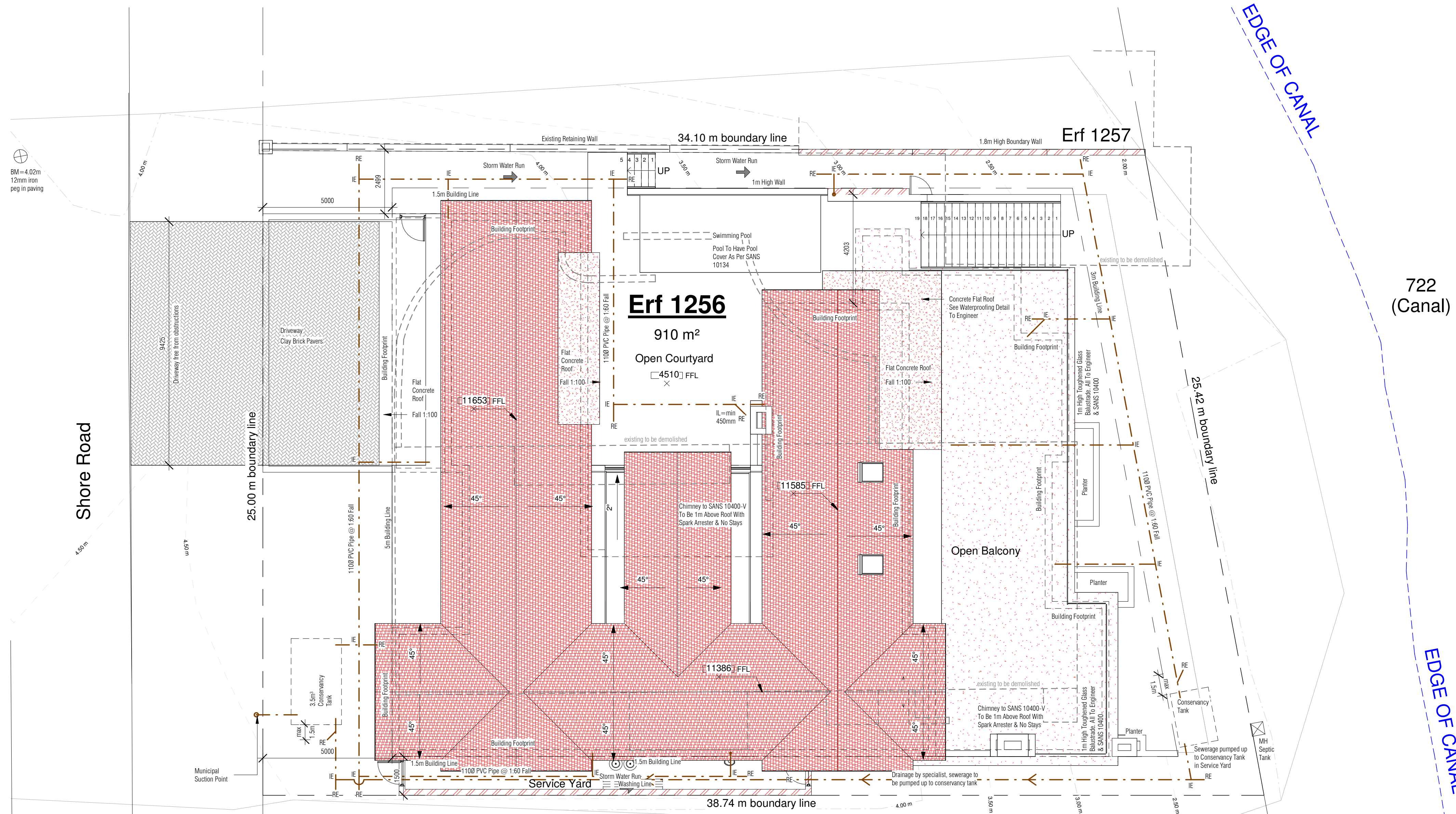
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Project Chalmers

Designers Signature

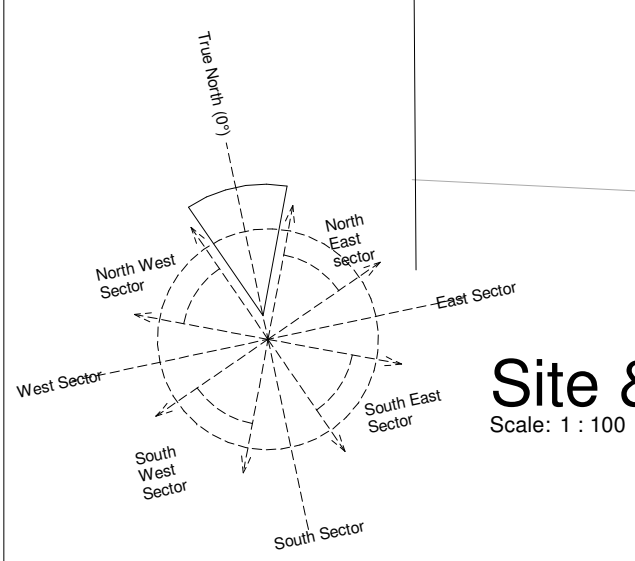
PROJECT

Erf 1256



- NOTES:**
- Tanks for backup water , build in line
 - Solar power by specialist
 - Heat pumps for swimming pool hot water

- Roof Sheeting:**
0.30mm Aluminium 3003-4 Alloy or ECLAD-ALLOY Painted COLOR-TECH G4-CHARCOAL- C1S, Corrugated S10 Rib Profile Roof Sheets & Accessories On 76x30mm PPurfs @1100mm C/C, On Timber Rafter. Max Rafter/Truss height 152, Engineer To Strengthen Design Accordingly. All By Specialist & Engineers Design. Roof Angle 45°.
- Gutter:**
Aluminium Seamless Rolled Gutter, Colour: White
- Downpipes (DP):**
PVC Downpipes Colour: White
- Facia:**
Fibre Cement Facia, Painted White, Size: See Detail
- Bargeboards:**
Fibre Cement Bargeboards, Painted White
- Flashing:**
Aluminium Counter Flashing, Colour To Match Roof Sheeting
- Storm Water (SW):**
To Evenly Run Off Site Onto Gull Course
- Balcony Waterproofing:**
Application type: eco waterproofing
Application: waterproofing of decks under ceramic tiles
All surfaces must be free from grease, oil, dust, loose particles and other contaminants. Apply three coats dura 90 proof decker with the first coat applied to a damp surface using a block brush or roller, while wet embed reinforcement netting into wet dura 90 proof decker and apply subsequent coats using a block brush or roller with an overlapping time of 2 hours, all in accordance with manufacturer's recommendations.
- Flat Roof Waterproofing (FRW):**
Application type: torch-on membranes. Application: general waterproofing, flat roofs (suited for hotter climatic conditions) All surfaces to be clean dry, sound and free of oils and laitance. Apply one layer abe 90 Unigrim MS dual reinforced mineral surface waterproofing membrane, fully bonded by means of torch on fusion, with 100mm side laps and 150mm end laps, all in accordance with manufacturer's Technical Specifications and Applications Manual.
- Storm Water Flow:**
See Arrows For Direction
- Movement Joints (MJ):**
To Engineer
- Gas Line** (dashed pink)
- Water Line** (dashed blue)
- Soil Pipe** (dashed green)
- Waste Pipe** (dashed orange)
- Electrical** (dashed purple)
- Hot Water** (dashed red)
- Telcom** (dashed yellow)
- Solar Electrical** (dashed light blue)
- Water Harvesting** (dashed light green)



Site & Roof Plan
Scale: 1 : 100

All Setting Out By Land Surveyor GPS

Rev Date	Description	Rev No.
	Revision Schedule	

Owner
CHALMERS

Owner Signature(s)

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TITLE
Site & Roof Plan

CONCEPT

Scale: As Indicated Date: 2022.09.20 Drawn: JAD

Project No. Revision No.

Project I
DRAWING No.

100



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PROJECT
Erf 1256

Rev Date	Description	Rev No.
Revision Schedule		

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TITLE
Ground Storey Plan

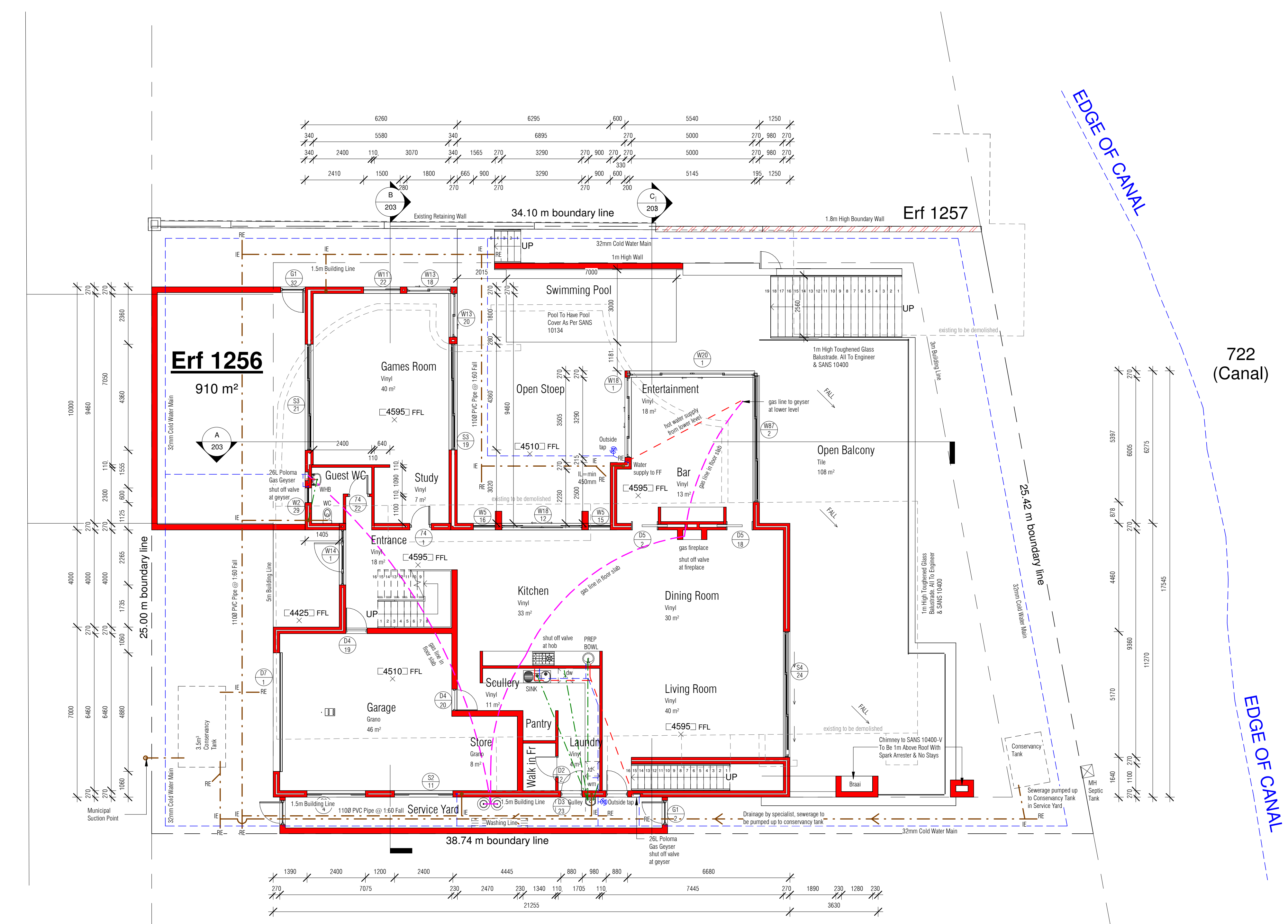
CONCEPT

Scale 1:100	Date 2022.09.20	Drawn AG
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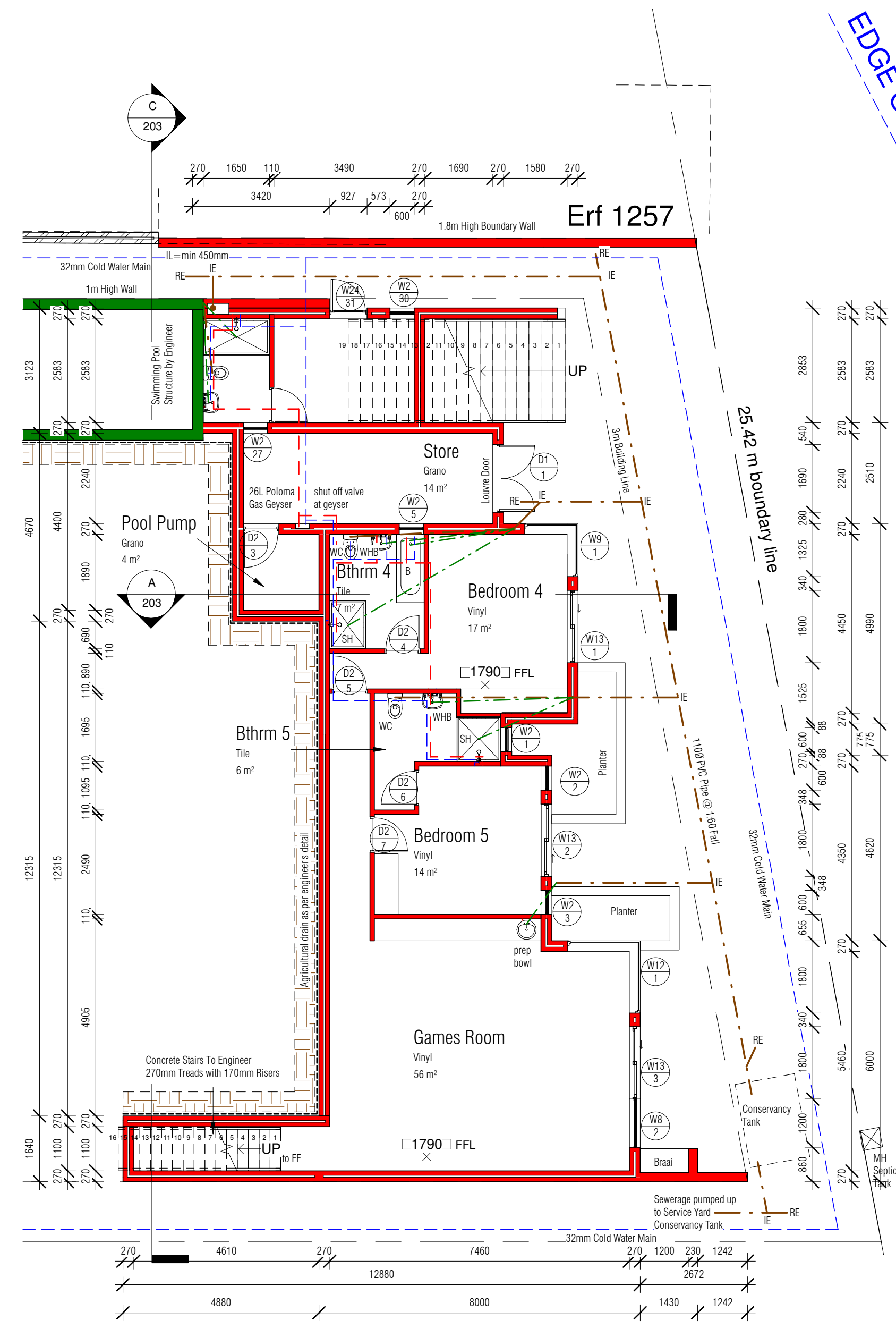
Project No. Revision No.

Project I
DRAWING No.

200



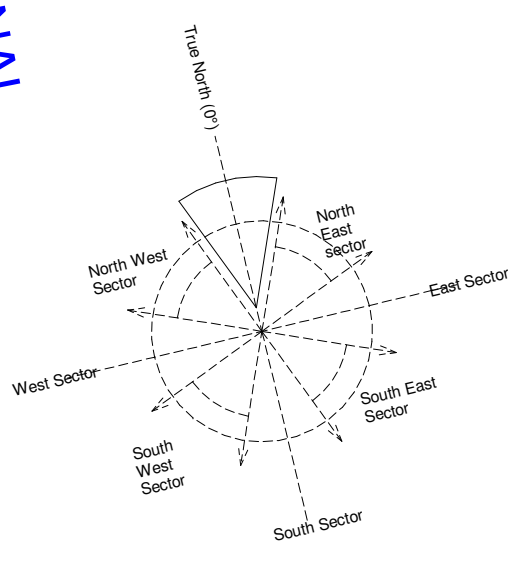
Ground Storey
Scale: 1 : 100



Lower Storey
Scale: 1 : 100

722 (Canal)

EDGE OF CANAL



First Storey
Scale: 1 : 100

Rev Date	Description	Rev No.
Revision Schedule		

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Owners Signature(s)	

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TITLE
Basement & First Storey Plan

CONCEPT

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1 : 100	2022.09.20	AG

Project No. Revision No.

Project I
DRAWING No.

201



Rev Date	Description	Rev No.
Revision Schedule		

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TITLE
Elevations

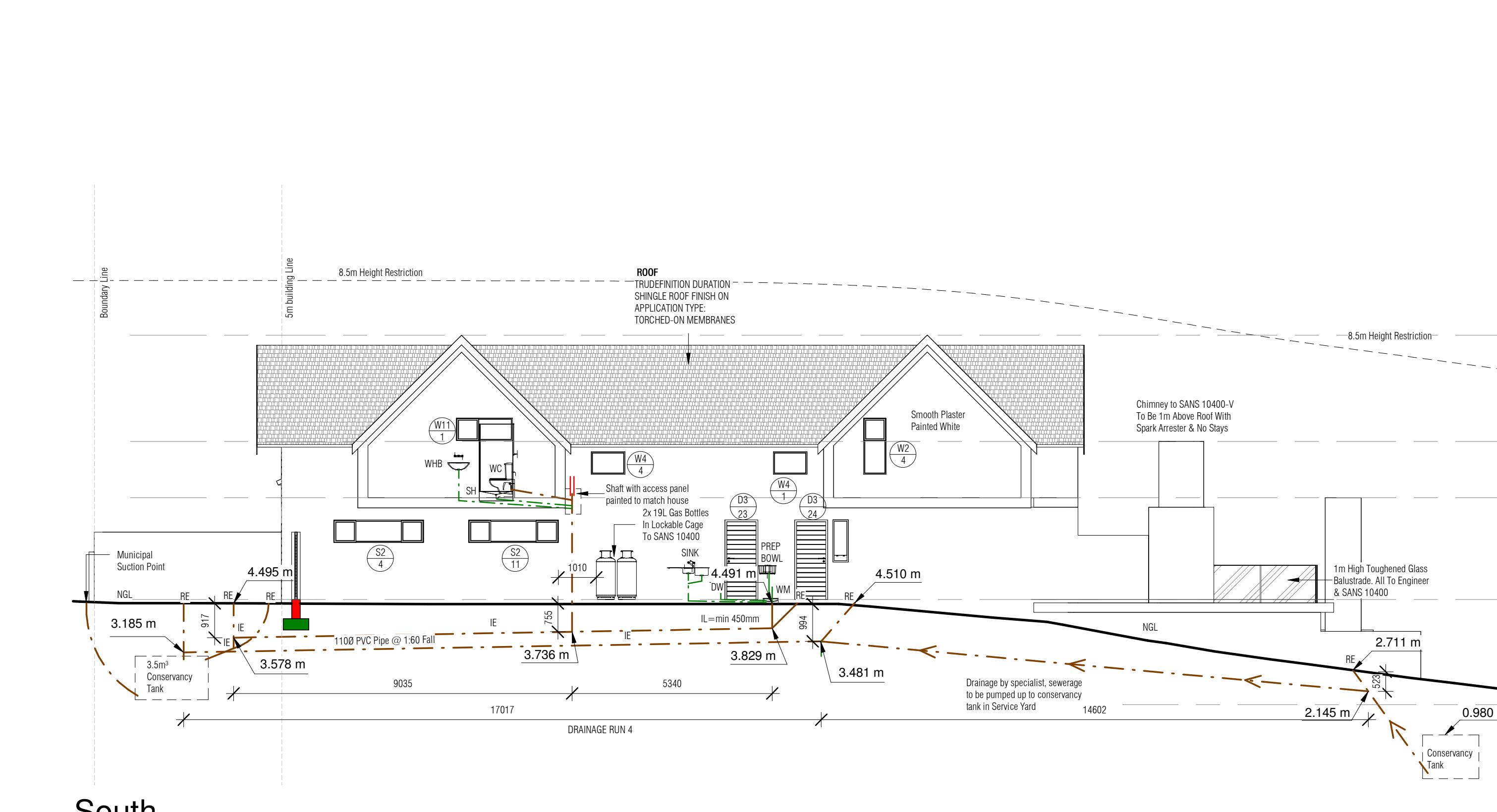
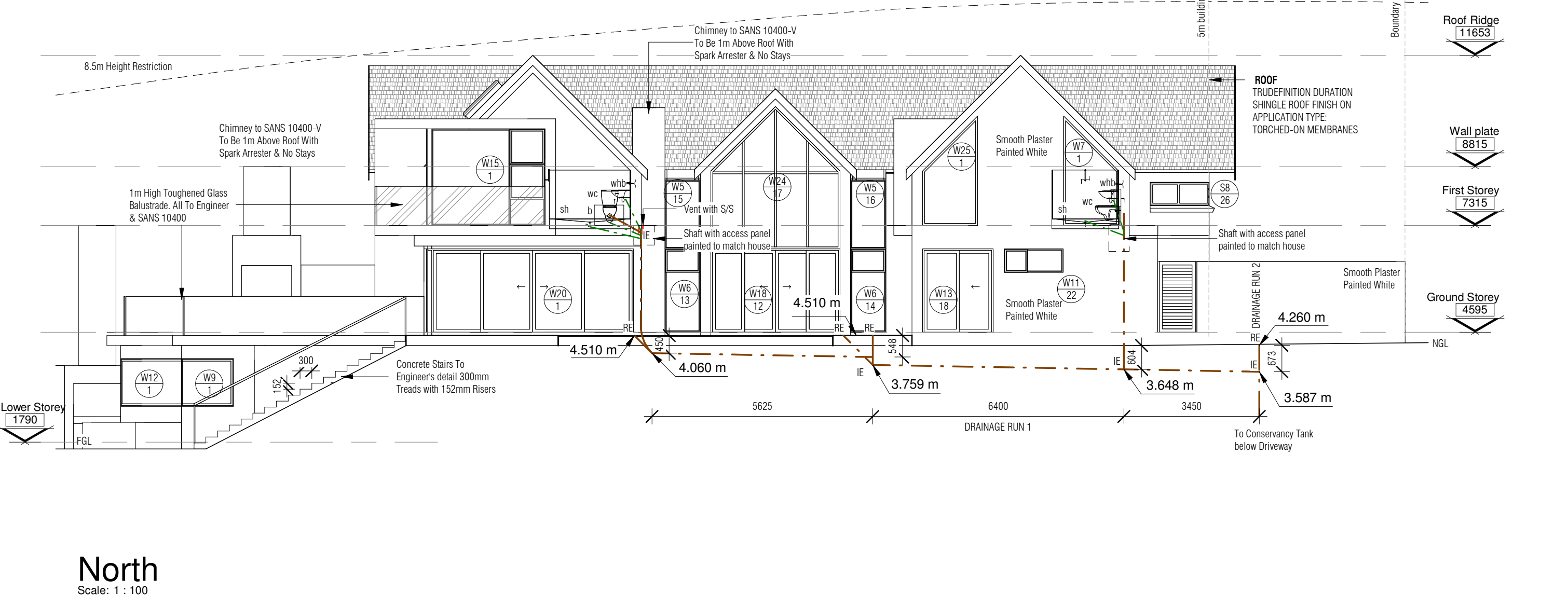
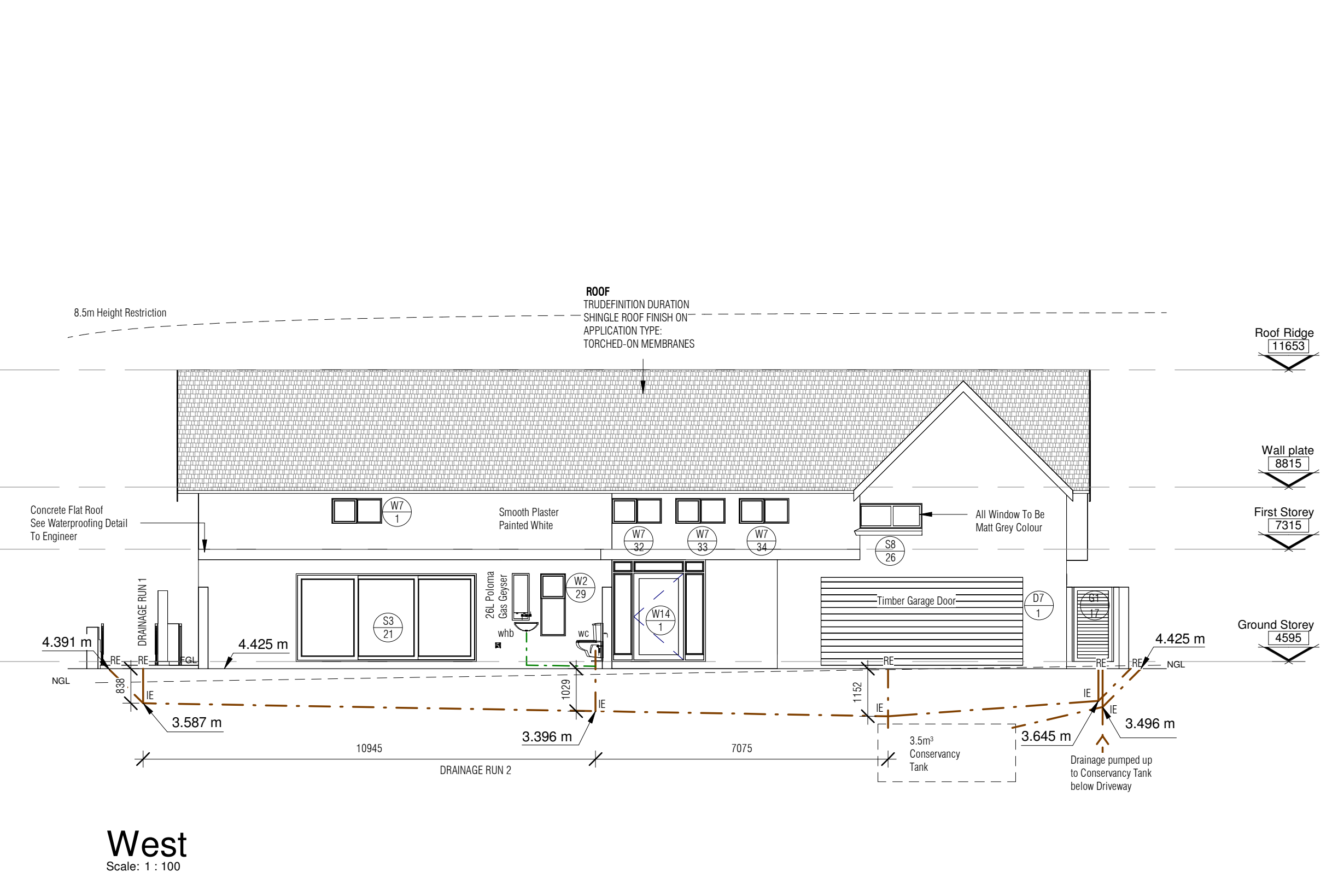
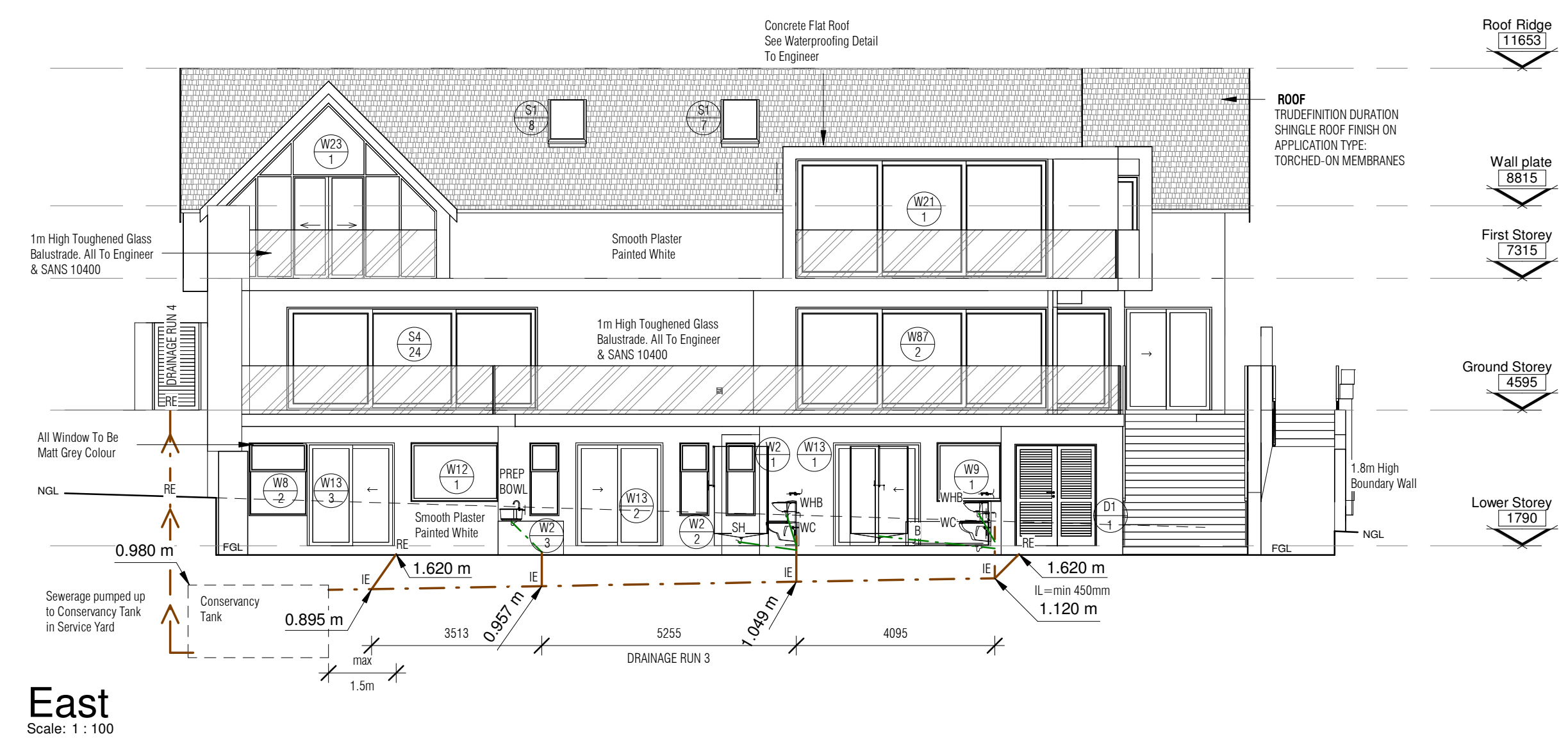
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Scale	Date	Drawn
1:100	2022.09.20	AG

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Project I	

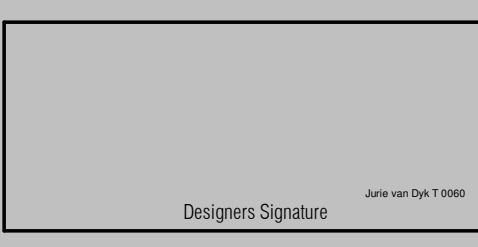
Project I
DRAWING No.

202





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Designers Signature: Jurie van Dyk 17900
PROJECT
Erf 1256

Rev Date	Description	Rev No.

Revision Schedule

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TITLE
Sections

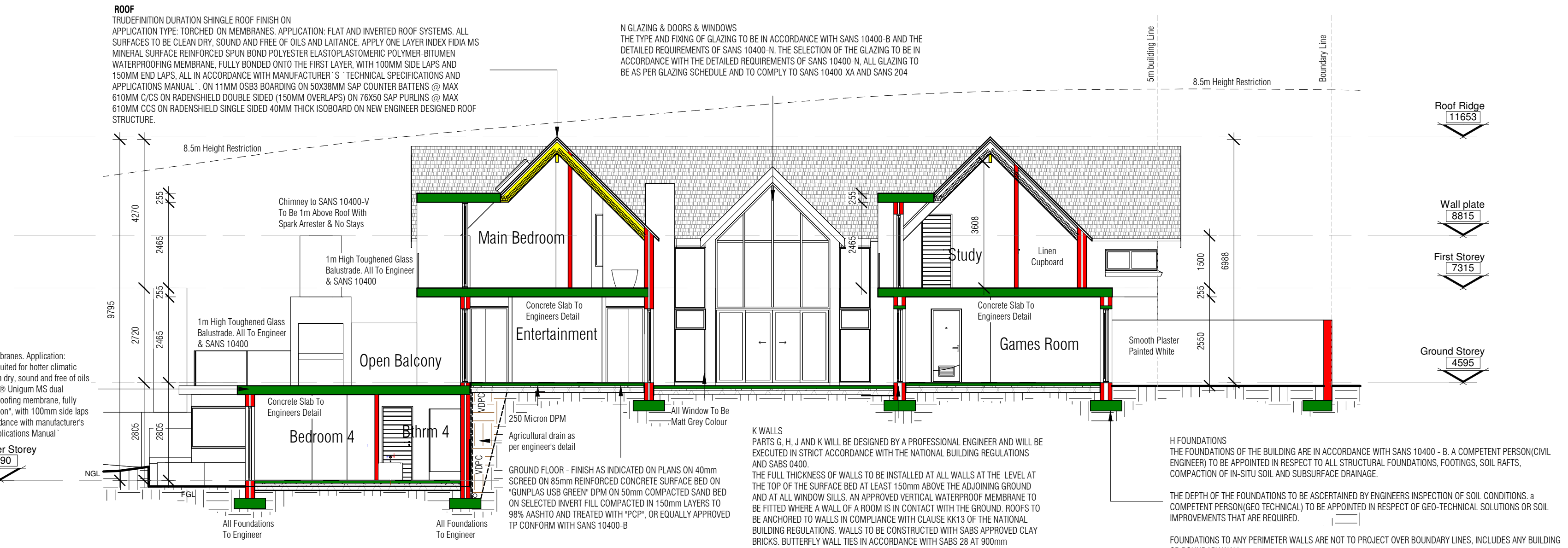
CONCEPT

Scale	Date	Drawn
1:100	2022.09.20	AD

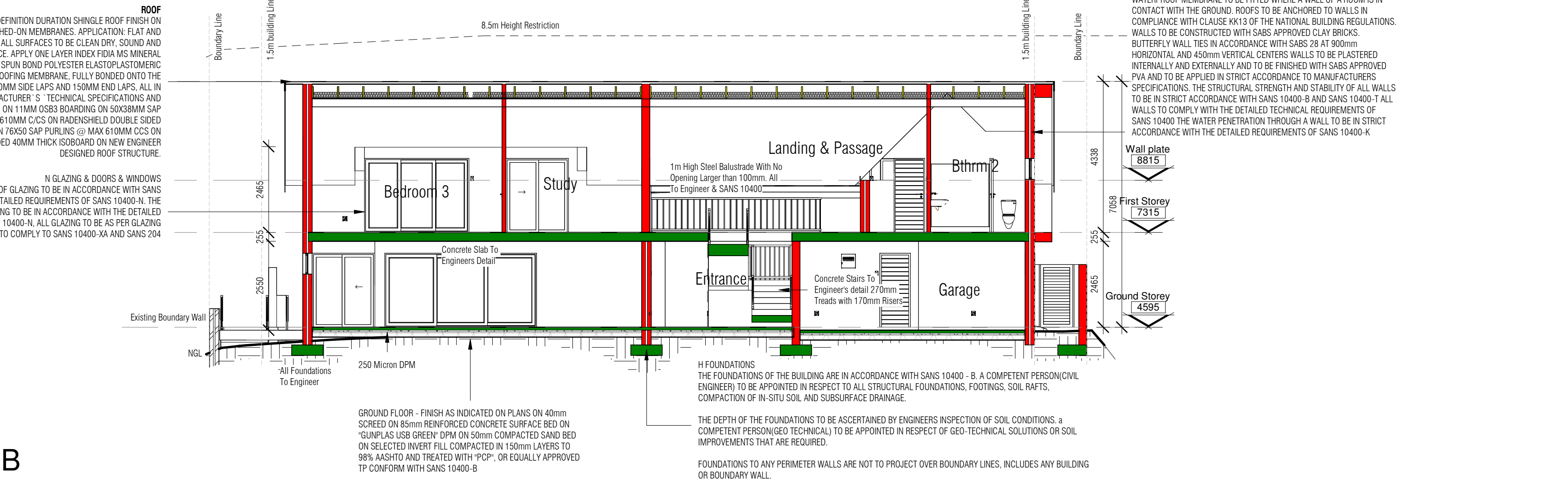
Project No. Revision No.

Project I
DRAWING NO.

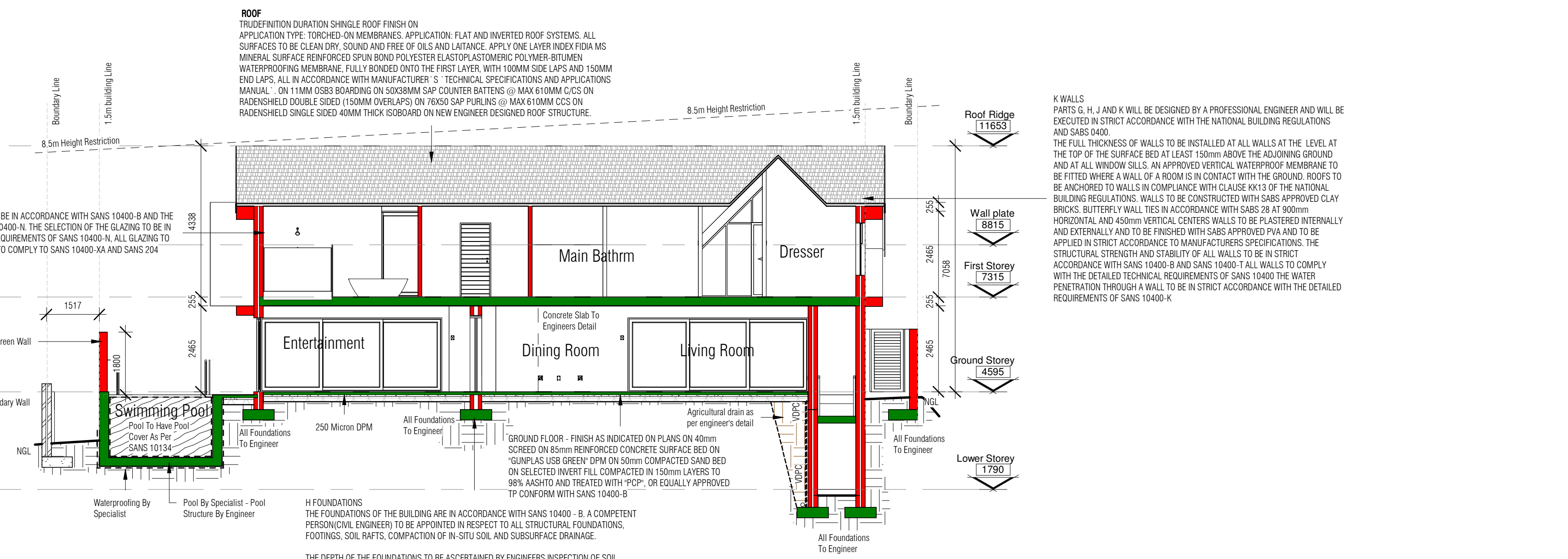
203



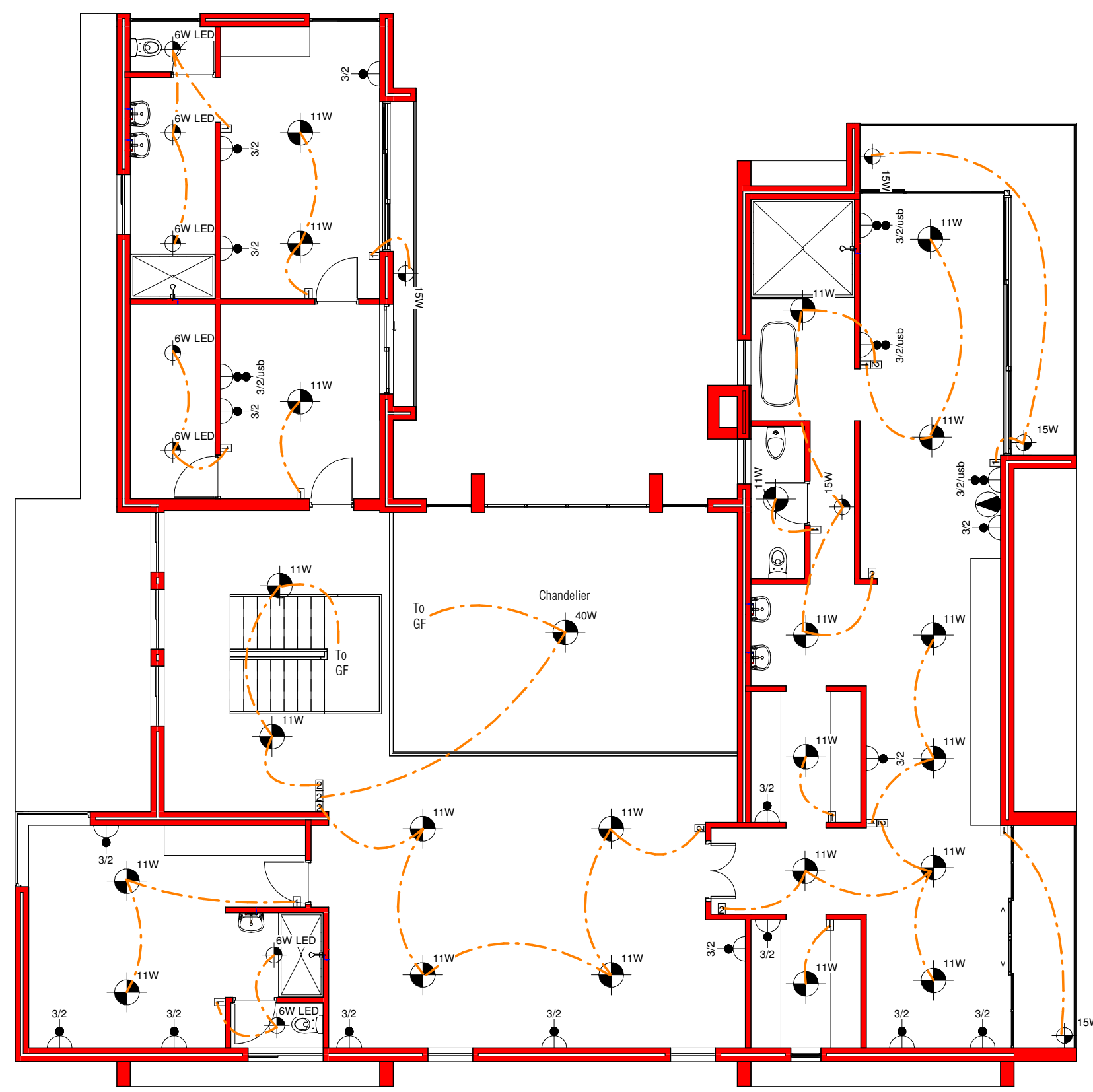
Section A
Scale: 1 : 100



Section B
Scale: 1 : 100

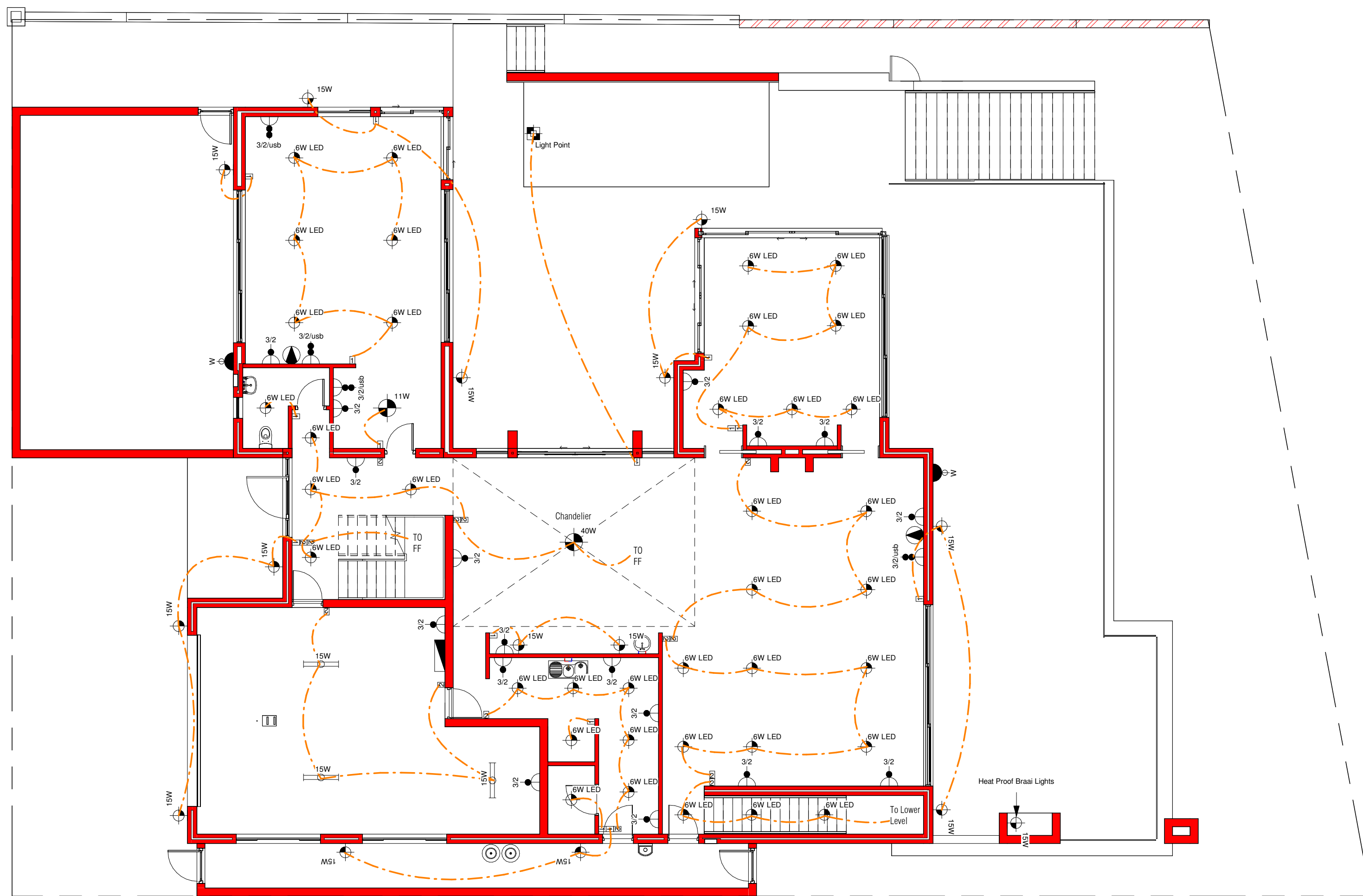


Section C
Scale: 1 : 100



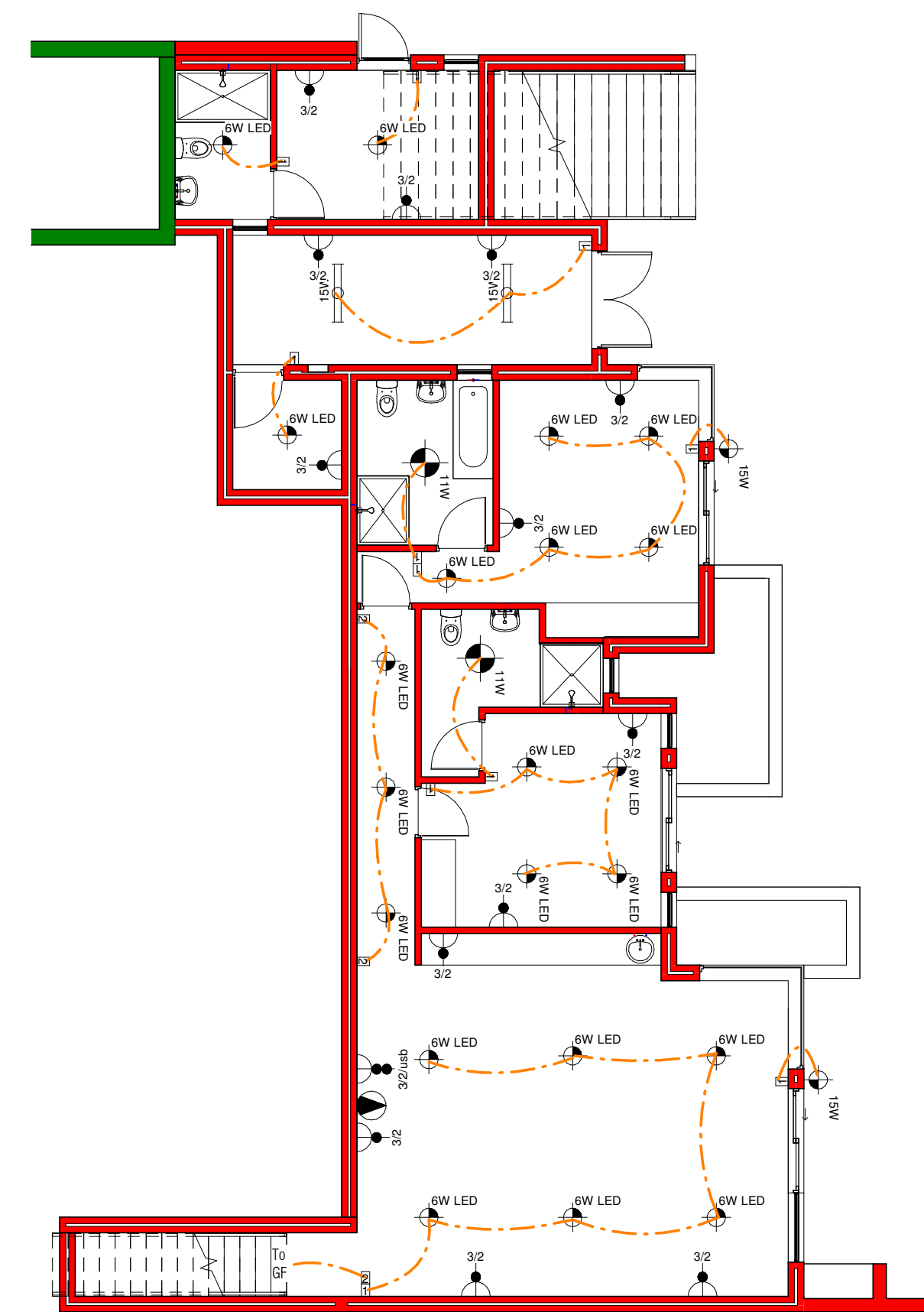
First Storey - Electrical

Scale: 1 : 100



Ground Storey - Electrical

Scale: 1 : 100



Lower Storey - Electrical

Scale: 1 : 100

LIGHT FITTING LEGEND	
How to read the light symbol	
Wattage of the light	Down Lighter
Wattage of the light	Ceiling Light
Wattage of the light	Wall Mounted Light
Wattage of the light	Double Fluorescent Light
Wattage of the light	Foot Light
	Dendant Light
	Allow For Light Point Light Point

LIGHT SWITCH LEGEND	
How to read the Light Switch symbol	
	Indicate Light Switch Unit
Number of boxes = Number of switches per unit	Description inside box incates type of switch
1	One Way Switch
2	Two Way Switch
3	Three Way Switch
4	Four Way Switch
D	Dimmer Switch

ELECTRICAL COMPONENT POINTS	
How to read the Light Switch symbol	
3/1	Single 3 Plug
3/2	3 & 2 Point Plug
3/2usb	3 & 2 & USB Plug
	Water Proof Double Wall Socket
	TV Point
	Distribution Board
	Movement Censor
	Shavers Point & Hair Dryer
	Intercom System or Buzzer



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Project Chalmers

Designers Signature
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Rev Date	Description	Rev No.
Revision Schedule		

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TITLE
Electrical

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As Indicated	2022.09.20	AG

Project No. Revision No.

Project I
DRAWING No.
206