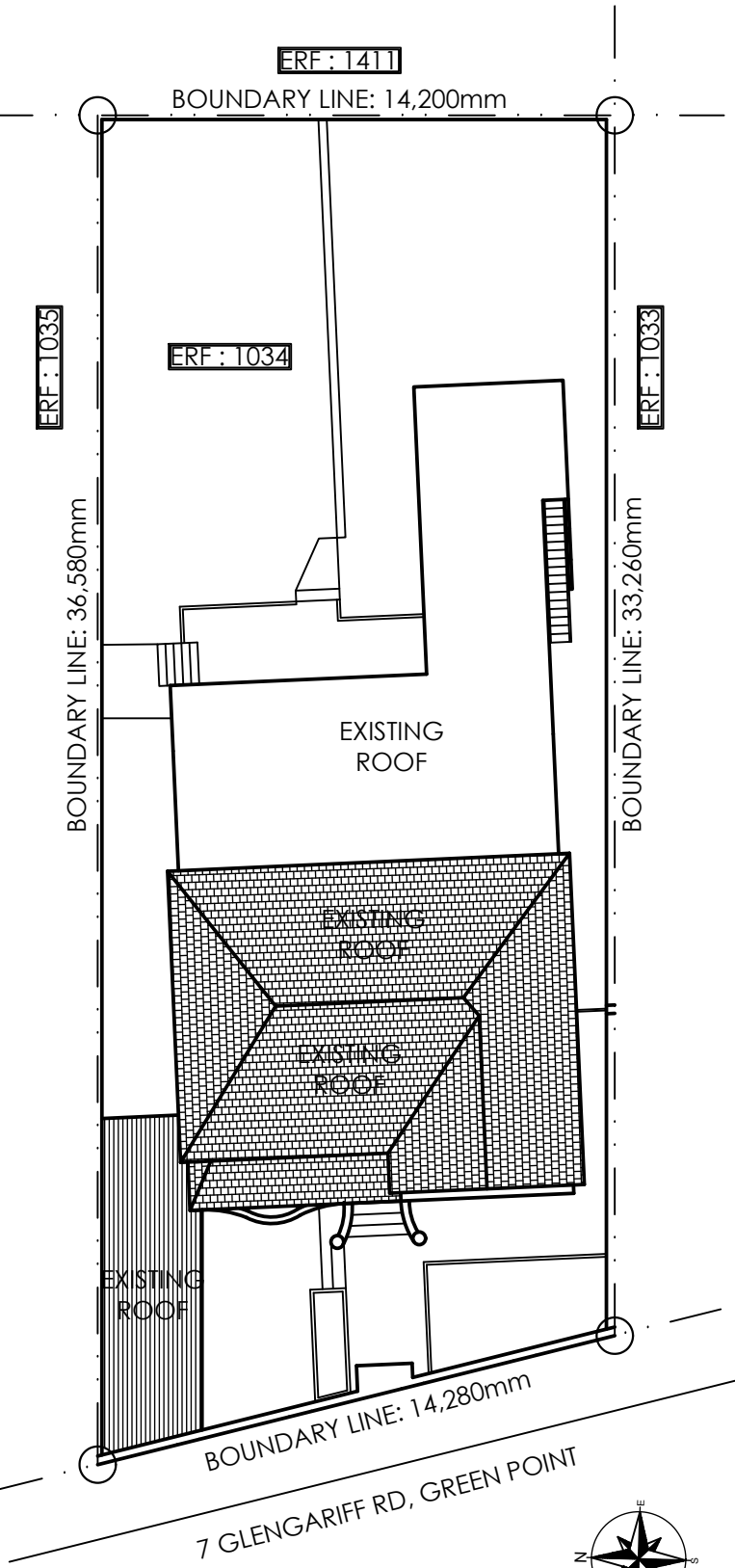




SITE PLAN
SCALE 1:200

FENESTRATION

BASEMENT

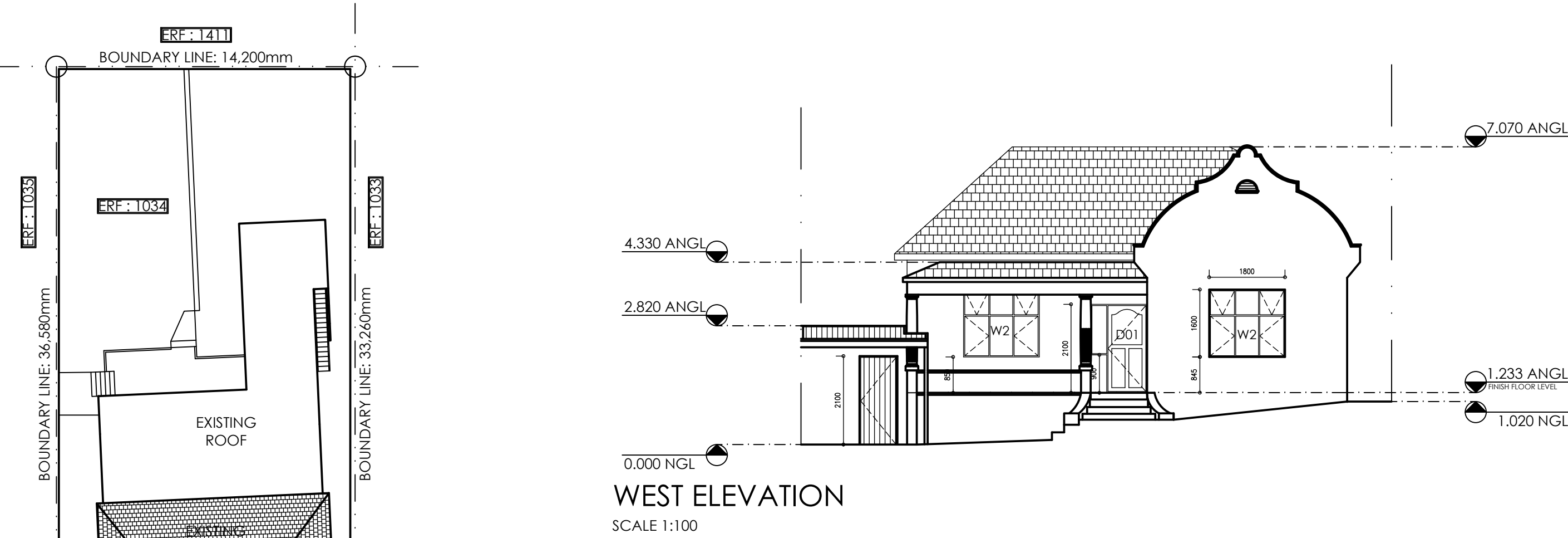
NR.	QTY	WIDTH	HEIGHT	SQM	TOTAL
W1	1	600	1200	0.72m2	0.72m2
TOTAL				0.72m2	
FLOOR AREA				27.87m2	
TOTAL %				2.58%	

GROUND FLOOR

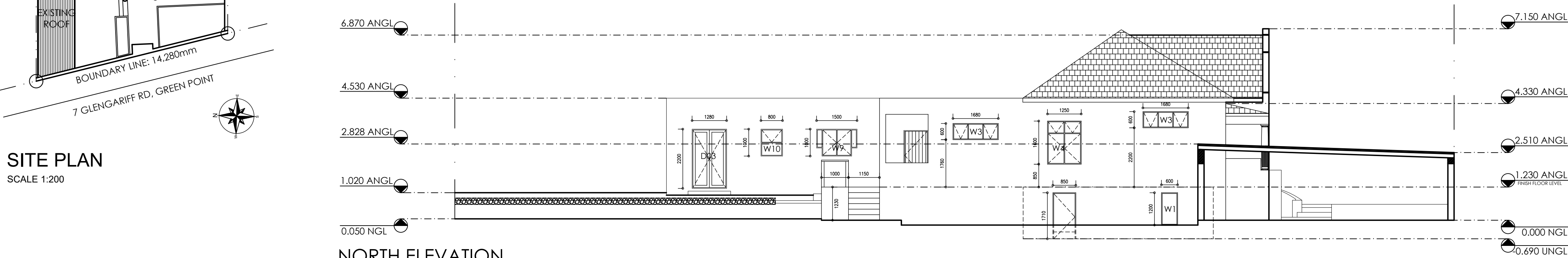
NR.	QTY	WIDTH	HEIGHT	SQM	TOTAL
W2	2	1800	1600	2.88m2	5.76m2
W3	2	1680	600	1.01m2	2.02m2
W4	2	1200	1600	1.92m2	3.84m2
W5	1	500	1900	0.95m2	0.95m2
W6	1	500	960	0.48m2	0.48m2
W7	1	560	1160	0.65m2	0.65m2
W8	1	870	1580	1.36m2	1.36m2
D01	1	1340	2700	1.2m2	1.2m2
D02	1	1650	2200	2.42m2	2.42m2
TOTAL				18.68m2	
FLOOR AREA				122.76m2	
TOTAL %				15.22%	

GRANNY FLAT

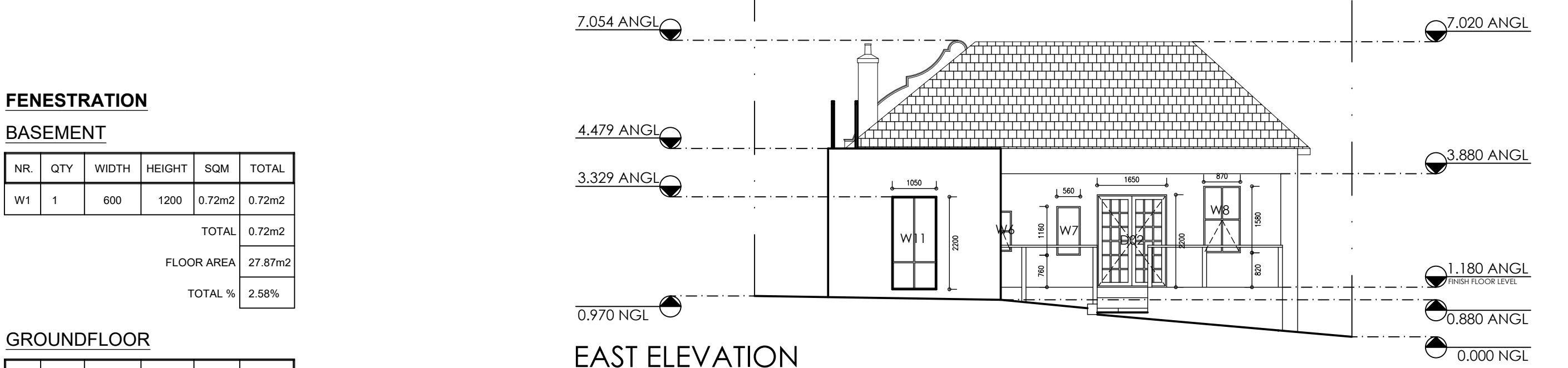
NR.	QTY	WIDTH	HEIGHT	SQM	TOTAL
W9	1	1500	1000	1.38m2	1.38m2
W10	1	800	1000	0.8m2	0.8m2
W11	1	1050	2200	2.31m2	2.31m2
D03	1	1280	2200	1.68m2	1.68m2
TOTAL				6.17m2	
FLOOR AREA				33.95m2	
TOTAL %				18.17%	



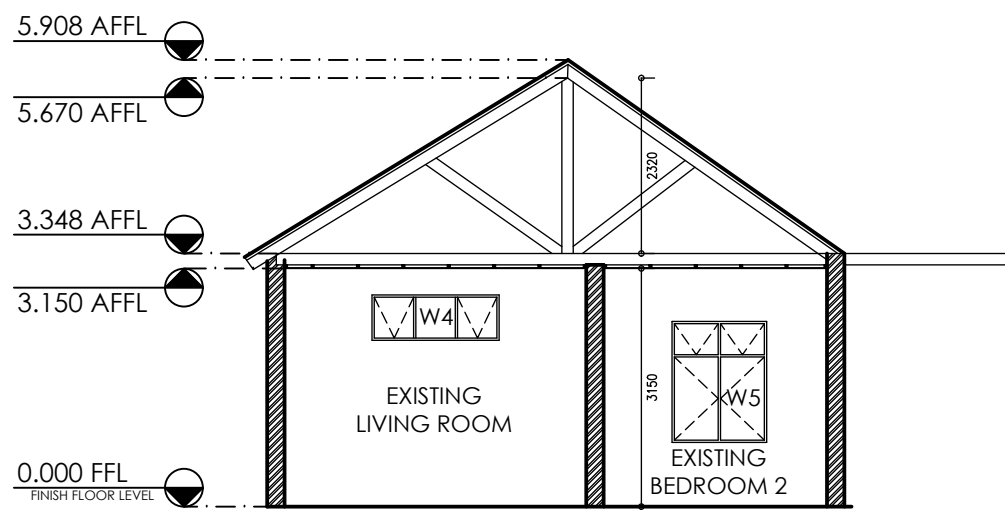
WEST ELEVATION
SCALE 1:100



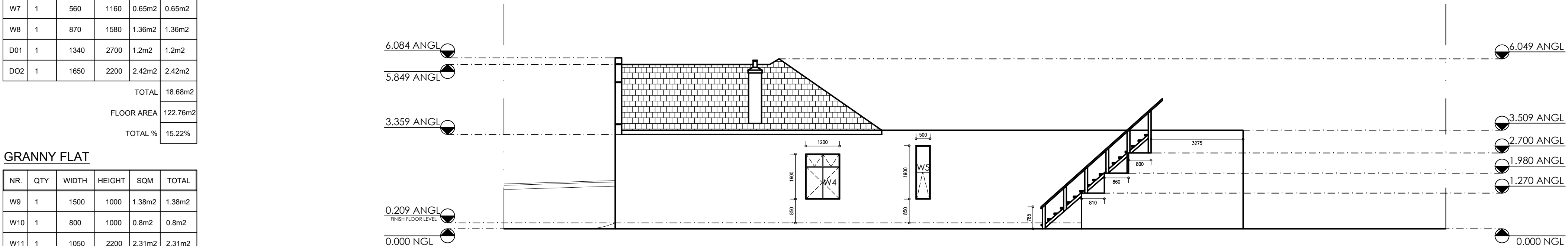
NORTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



SECTION A-A
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100

SANS 10400 - XA NOTES :

ENERGY EFFICIENCY IN BUILDINGS

HOT WATER :
WATER HEATING SUPPLIED BY MEANS OF SOLAR HEATING SYSTEM TO COMPLY WITH SANS 1307. SANS 1016 BASED ON THE THERMAL PERFORMANCE DETERMINED IN ACCORDANCE WITH THE PROVISIONS OF SANS 6211-1-2. THE INSTALLATION SHALL COMPLY WITH SANS 10254.
ALL EXPOSED PIPES TO AND FROM THE HOT WATER CYLINDERS SHALL BE INSULATED WITH PIPE INSULATION MATERIAL WITH AN R - VALUE 1-1.
COPPER PIPING FOR HOT WATER WHERE NEEDED.

HOT WATER SERVICES :
A MIN OF 50 % BY VOLUME OF THE ANNUAL AVERAGE HOT WATER HEATING SHALL BE PROVIDED BY MEANS OTHER THAN ELECTRICAL RESISTANCE HEATING, INCLUDING, BUT NOT LIMITED TO SOLAR HEATING, HEAT PUMPS, HEAT RECOVERY FROM OTHER SYSTEMS OR PROCESSES.
HOT WATER USAGE SHOULD BE MINIMIZED AND THE SYSTEM MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS AS PER SANS 10252-1.
INSULATION TO BE PROTECTED AGAINST THE EFFECTS OF WEATHER AND SUNLIGHT.
BE ABLE TO WITHSTAND THE TEMPERATURES WITHIN THE PIPING
ACHIEVE THE MINIMUM R - VALUE AS SPECIFIED ABOVE.

HOT WATER VESSELS AND TANKS TO BE INSULATED WITH A MATERIAL ACHIEVING A MINIMUM R - VALUE OF 2.0.
INSULATION ON VESSELS, TANKS AND PIPING CONTAINING COOLING WATER TO BE PROTECTED BY A VAPOUR BARRIER ON THE OUTSIDE OF THE INSULATION.

THE PIPING INSULATION REQUIREMENTS DO NOT COMPLY TO THE SPACE HEATING WATER PIPING.
LOCATED IN THE SPACE BEING HEATED WHERE THE PIPING IS TO PROVIDE THE HEATING TO THAT SPACE
ENCASED WITH A CONCRETE FLOOR SLAB OR IN MASONRY.
THESE PIPES TO COMPLY WITH SANS10252-1.

PIPING TO BE INSULATED INCLUDES ALL FLOW AND RETURN PIPING WITHIN 1m OF CONNECTION TO THE HEATING OR COOLING SYSTEM AND PRESSURE RELIEF PIPING WITHIN 1m OF THE CONNECTION TO THE HEATING OR COOLING SYSTEM. LENGTHS OF PIPE RUBS SHOULD BE MINIMIZED , WHERE POSSIBLE.

HOT WATER CYLINDER :
NEW GEYSER TO BE USED.

AIR LEAKAGE :
THE MAXIMUM PERMISSIBLE AIR FOR OPENABLE GLAZING SHALL BE 2.0 L/S WITH A PRESSURE DIFFERENCE OF 75 Pa WHEN TESTED IN ACCORDANCE WITH SANS 613.
THE MAXIMUM AIR FOR NON-OPENABLE GLAZING SHALL BE 0.31 L / s m. WITH A PRESSURE DIFFERENCE OF 75 Pa . WHEN TESTED IN ACCORDANCE WITH SANS 613.

FLOORS :
CONCRETE FLOOR SLAB ON THE GROUND SHALL HAVE INSULATION INSTALLED AROUND THE VERTICAL EDGE OF ITS PERIMETER WHICH SHALL BE 50mm ISOBOARD AND BELOW SLAB ON THE DPM AS INSULATION.
HAVE AN R - VALUE OF NO LESS THAN 1.0.
RESIST WATER ABSORPTION IN ORDER TO RETAIN ITS THERMAL INSULATION PROPERTIES.
SHOULD CONTINUE FROM THE ADJACENT FINISH GROUND LEVEL , TO A DEPTH OF NO LESS THAN 300mm OR THE FULL DEPTH OF THE VERTICAL EDGE OF THE CONCRETE SLAB ON GROUND.

WALLS :
EXTERNAL WALLS = MIN . CR OF 100

ROOF :
CLIMATE ZONE = 4
MINIMUM REQUIRED R-VALUE = 3.7m².k/w
DIRECTION OF HEAT FLOW = UP
CALCULATION:
R-VALUE OF ROOF COVERING (METAL) 0.30m².k/w
R-VALUE INSULATION (MIN. 135mm ISO THERM) 3.38m².k/w
R-VALUE CEILING (19mm GYPROC) 0.05m².k/w
TOTAL R-VALUE OF ROOF ASSEMBLY 3.73m².k/w
RESULT : ACCEPTABLE

THERMAL INSULATION :
INSULATION SHALL COMPLY WITH THE MINIMUM REQUIRED R - VALUE AND BE INSTALLED SO THAT IT :
ABUTS OR OVERLAPS ADJOINING INSULATION OR IS SEALED.
FORMS A CONTINUED BARRIER WITH CEILINGS, WALLS, BULKHEADS OR FLOORS THAT CONTRIBUTES TO THE THERMAL BARRIER.
DOES NOT AFFECT THE SAFE OR EFFECTIVE OPERATION OF ANY SERVICES & INSTALLATION EQUIPMENT OF FITTINGS.

NOTE :
CARE SHOULD BE TAKEN TO ENSURE THAT ANY REQUIRED TERMITE MANAGEMENT SYSTEM IS NOT COMPROMISED BY SLAB EDGE INSULATION IN PARTICULAR.
THE INSPECTION DISTANCE SHOULD NOT BE REDUCED OR CONCEALED BEHIND THE INSULATION.

LEGEND

	NEW MASONRY WALLS
	EXISTING COLUMNS & WALLS
	EXISTING DRY WALLS
	DEMOLISH TIMBER & MASONRY WALLS
	NEW CONCRETE
	NEW CONCRETE SLAB
	SOIL / GROUND / EARTH
	FIRE ESCAPE

AREAS OF DWELLING (SQM)

NO	TYPE	EXISTING	NEW
1.	LIVING ROOM	18.92m2	
2.	BEDROOM 1	24.47m2	
3.	BEDROOM 2	15.18m2	
4.	BEDROOM 3	17.44m2	
5.	KITCHEN	18.34m2	
6.	BATHROOM	5.36m2	
7.	EN-SUITE	6.45m2	
8.	PATIO	13.77m2	
9.	GRANNY FLAT	33.95m2	
10.	COVERED CARPORT	32.87m2	

TOTAL COVERAGE	203.46m2
ERF SIZE	500.84m2
COVERAGE %	40.62%

CONSTRUCTION :

NOTES
All specs and dimensions to be read in millimetres unless otherwise stated.
All dimensions to be read as is & not scaled off from this drawing.
The Architect accepts no responsibility for any errors resulting from the misinterpretation of this drawing.
This drawing is to be used in conjunction with engineer's drawings.
Any electrical work to conform with electrical drawings.
All work to be in strict accordance with SANS 10400 regulations.
All relevant details, dimensions & levels to be checked on site prior to commencement of work and discrepancies are to be reported back to Architect/Designer immediately.
No part of building to be constructed over site boundary line.
All materials and finishes to be SABS approved & applied in strict accordance to manufacturer's specification.
Existing trees on the site to be retained, unless otherwise instructed by the Architect/Designer & protected for the duration of building operations.

SPECIFICATIONS:
FOUNDATIONS - SANS 10400 PART H
All footings to match existing and in accordance with site conditions NB: No footing to project over boundary.
All load bearing walls to be built on 750x250 concrete foundation.
Raff foundation with 75mm concrete floor slab on 250micron DPM on 50mm clean soil binding on well compacted fill.
All precast vibcrete posts to be built on 450x450x600 concrete footing.
All non-load bearing walls on a minimum of 600x200 floor slab thickening.

FLOORS - SANS 10400 PART J
30 screed on 75mm Mass concrete floor slab on 250micron DPM on 50mm clean soil binding on well compacted fill.
All filling to be compacted in layers not exceeding 150mm layers.
DPC to be 150mm above ground level.

WALLS - SANS 10400 PART K
Brickwork in superstructure to be Crammx 14Mpa Maxilite NFP 220x90x14mm clay perforated plaster brick.
Provide minimum 1 airticks per room for ventilation purposes.
All parapet walls to be a minimum of 250 high and a max. of 500 high.
Flashing and counter flashing to be applied where necessary.
Walls between garage and dwelling to be beam-filled.
110mm walls may only act as structural walls up to 2.6m high.
Min. 4 courses of brickwork above lintels with brickforce btwn courses.
All walls to be plastered smooth and pointed unless otherwise stated.

TIMBER FRAME WALLS - SANS 10062
12mm Cement Nutek cladding nailed to 152x50 timber framework fixed to floor slab with TECO brackets with 2xM10 bolts.
Timber frames to be constructed as per SANS 10062 with half hour fire treated foil side cladding, insulation FR430 to prevent dampness & allow for ventilation.
Timber to be treated with creosote penetrating 20mm deep into wood.
Half hour fire rated board with Gypsilite plaster.
Fire separation between store & bedrooms.
Provide minimum 1 airticks per room for ventilation purposes.

Lintels (pre-stressed concrete)
All openings to have RC lintels over.
Beaming Lintels to extend min. 230mm beyond both sides of openings.
Construction: Brickforce to be built into 4 courses above openings.

DOORS AND WINDOWS - SANS 10400 PART N & PART Q
All windows shall not be less than 10 % of the floor area for lighting and 5% for ventilation.
All inward opening doors to have weather bars.
External fire rated door to be solid.
All glazing to comply with SANS 10400-8 and SANS 10400-N.
Glazing to doors and windows in enclos of 15mm or less than 500mm above finish floor level to be safety glazed.
All bathrooms to be safety glazed, where shower or bathtub is within 1.8m.

ROOFING - SANS 10400 PART L
2nd Dwelling : Chromadek sheeting @3pitch on 76x50 purlins @900c/c on 228x4 rafters @750c/c tied down to 114x38 wall plate with 1.2x30mm galv. hoop iron straps embedded 600mm into brickwork.
Domestic Quarters : Chromadek sheeting @3pitch on 76x50 purlins @900c/c on 228x50 rafters @1000c/c tied down to 114x38 wall plate with 1.2x30mm galv. hoop iron straps anchored 600mm into framework.

CEILING
Standard 6.4mm Rhinoboard ceiling boards. flush nailed @ 150mm c/c to 38x38mm SAP bracing at 400mm c/c max. in one direction.

DAMP PROOFING
Underfloor membrane & DPC must be lapped over entire length of external walls in accordance with Gundle Plastics detail. All joints to be sealed in accordance with manufacturers instructions.
Provide Gundle Plastics 'BrickGrip' DPC above, below & around all external doors & windows, + as benching to window cills.
All timber built into wall to be wrapped in DPC or Brickgrip, nailed with cloud nails to timber.

FASCIAS & RAINWATER GOODS - SANS 10400 PART R
Waterlite seamless aluminium Ogee gutter with powder coated finish fixed to 225x22mm Everite unpresed fascia to manufacturer's specs.
All water to be taken to catchpits and piped away from house or other agreed discharge point via storm water channels to street boundary.

WATERPROOFING
Derbigum turnups and edges are to be counter-flashed with 100mm wide Uniflath self-adhesive membrane sealed to primed surface and finished with two coats of Geoflex topcoat.
Waterproofing to be installed by an Approved Derbigum Contractor.

DRAINAGE - SANS 10400 PART P
All materials to PVC unless otherwise instructed.
Adequate ventilation to be provided for new drainages.
All bends to be slow bends and all falls to be 1:60 or as per ex. fall.
All waste fittings with runs exceeding 6.0m to have 75mm deep seal traps.
All drains with less than 300mm covering or under driveways must be adequately covered.
Heavy duty manholes covers must be provided to all manholes in driveways and parking areas.
New rising eyes to be minimum 450mm below NGL.
All sewers under structures to be incased in 300mm clean soil.

MECHANICAL VENTILATION
All WC's extract through 150x150 service duct 25L/s extractor fan connected to light switch, to be ducted to open air via non combustible ducts. Door undercut with 25mm GMS ducting to atmosphere weather louvers on external walls.

ARCHITECT

kps

ARCHITECTS

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CLIENT

COUNCIL DRAWING

PROPOSED
AS BUILT SUBMISSION
FOR

ON ERF: 1034
7 GLENGARIFF RD,
GREEN POINT, Cape Town

Ground Storey & Elevations
SCALE: 1 : 50 / 1 : 100 / 1:200

PROJECT 01 | DISCIPLINE 1 | COUNCIL SUBMISSION AR | PHASE 01 | REVISION N/A

DRAWING STATUS

INFO | COUNCIL SUBMISSION | CONSTRUCTION

DRAWN BY: DIVAN VAN DEN HEUVER
CHECKED BY: ISHMAEL KHAN
04-06-2025