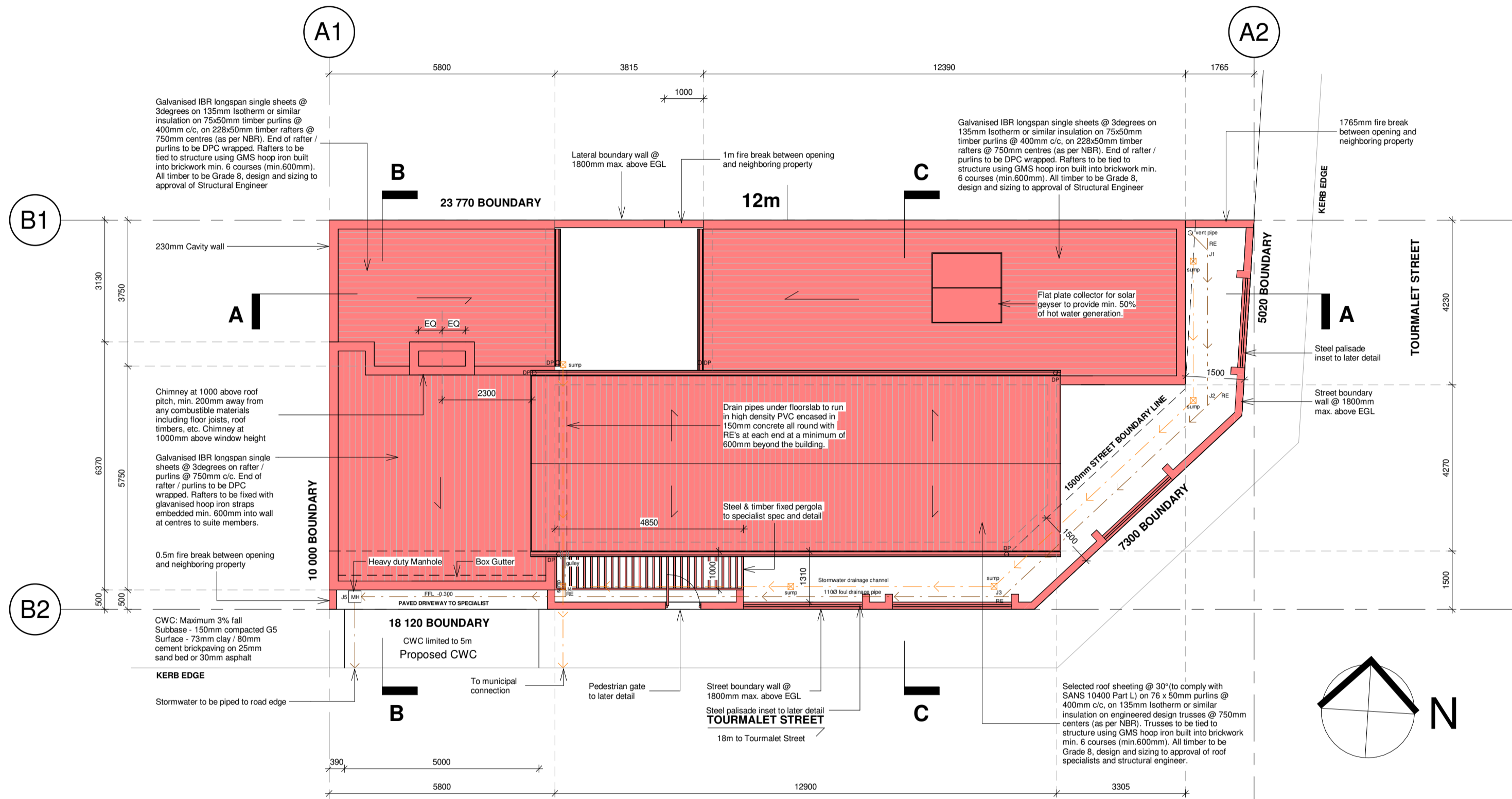


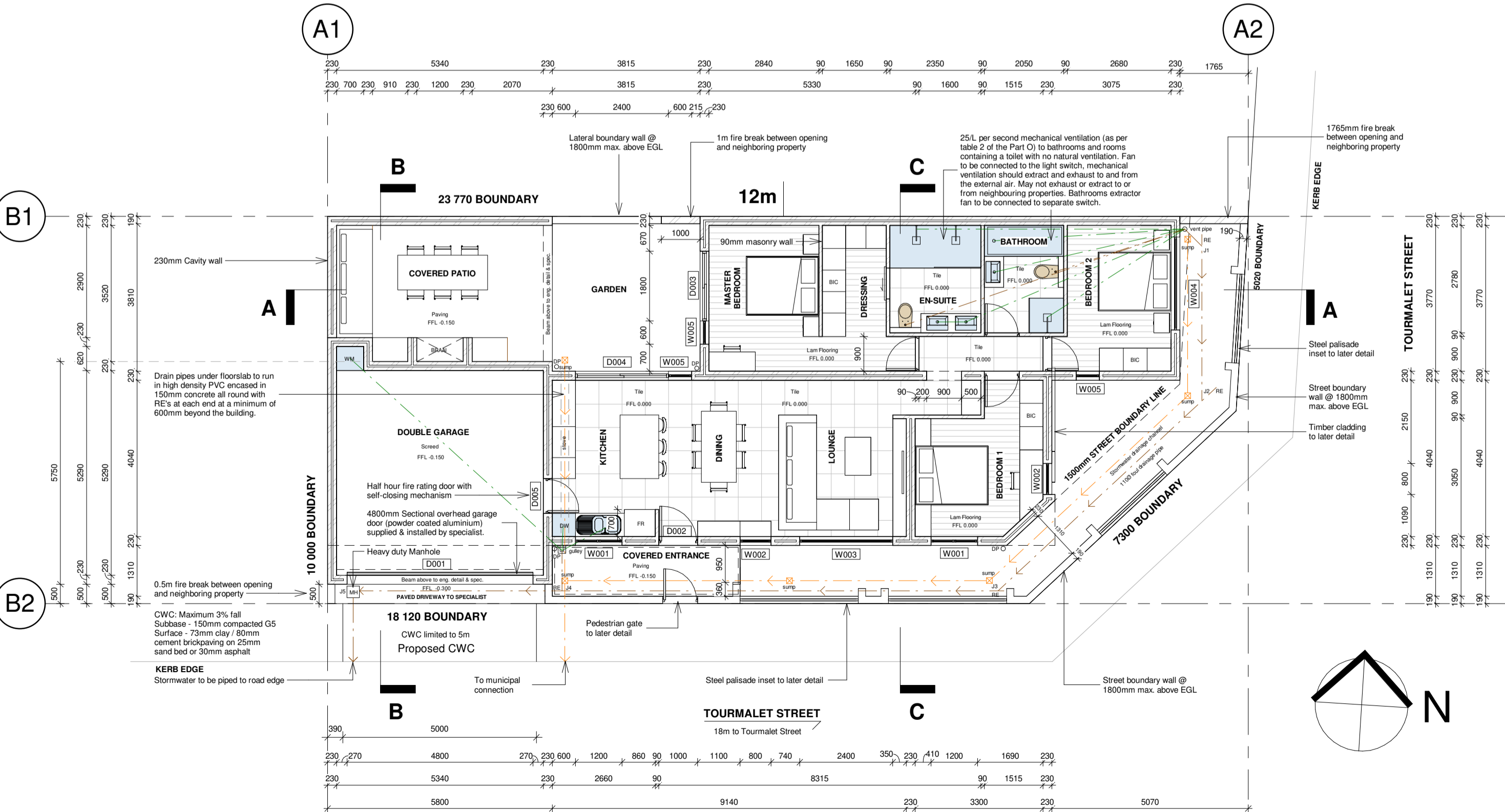
DRAINAGE DETAIL

1 : 100



ROOF & SITE PLAN

1 : 100



GROUND STOREY

1 : 100

COVERAGE:

Site area	: 222m ²
Ground Floor Area	: 107.5m ²
Garage	: 34m ²
Covered Patio	: 21m ²
Covered Entrance	: 5m ²
TOTAL AREA	: 167.5m²
Site Coverage	: 75%

FLOOR FACTOR:

Site Area	: 222m ²
Floor space	: 107.5m ²
Floor Factor	: 0.48

Street boundary wall permeability:

Tourmalet Street East

Total boundary wall length: 6320mm (excl. garage doors & permeable gates)
Total boundary wall area: 11.3m ²
25% of total boundary wall: 2.8m ²
Total permeability in palisading: 4.2m ²

Street boundary wall complies with min. 25% permeability.

Street boundary wall permeability:

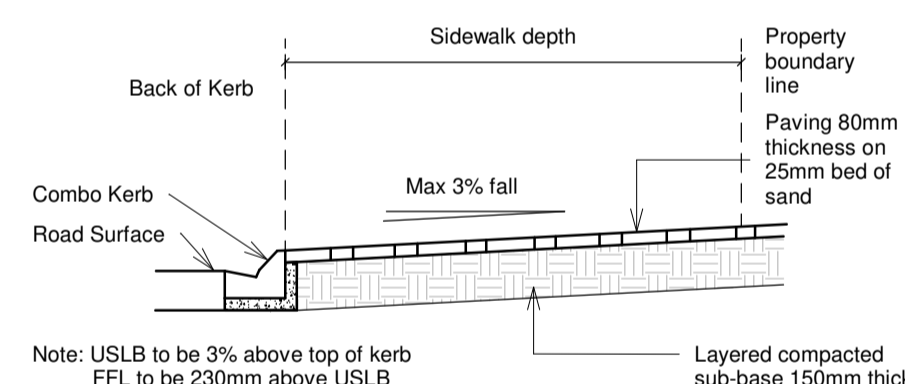
Tourmalet Street South

Total boundary wall length: 12 510mm (excl. garage doors & permeable gates)
Total boundary wall: 22.5m ²
25% of total boundary wall: 5.6m ²
Total permeability in palisading: 5.6m ²

Street boundary wall complies with min. 25% permeability.

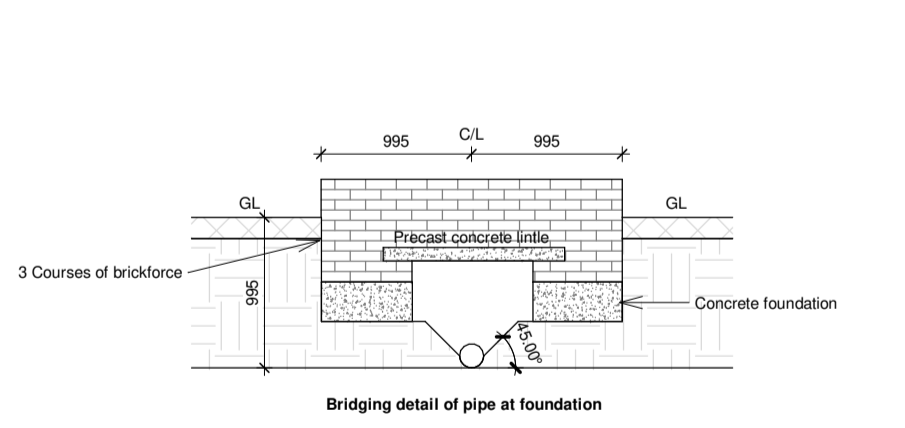
SITE INFO

1 : 100



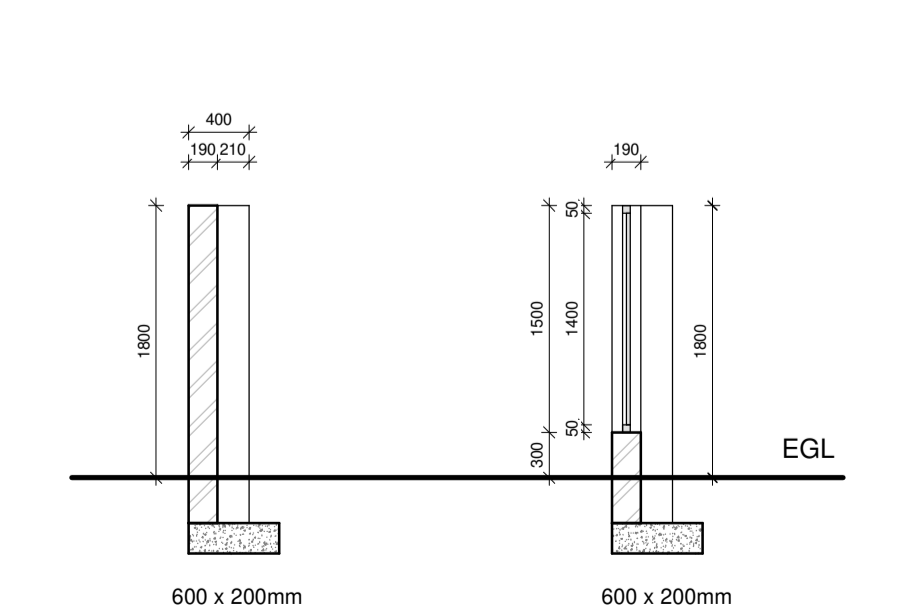
CWC DETAIL

1 : 50



BRIDGING DETAIL

1 : 50



PALISADING DETAIL

1 : 50

STRUCTURAL:
All reinforced concrete ie slabs, beams, foundations etc to be constructed in accordance with the structural engineers drawings and details.

ROOF:
End of trusses / purlins / rafters to be DPC wrapped. Trusses / Rafters to be tied to structure using GMS hoop iron built into brickwork min. 6 courses (min.600mm). All timber to be Grade 8, design and sizing to approval of Structural Engineer

WALLS:
Internal walls (non-bearing) - single skin, plastered & painted.
Internal walls (bearing - double skin, plastered & painted.
External walls - double skin with cavity tied together by means of tie-wires, min 6/1sqm, plastered & painted. Galvanized mild steel brickwork every 5th course and 4 courses above and below all openings and parapet upstands.
Parapet walls not to exceed 500mm above the roofline.
Plinth walls to have cavity filled with well mixed & compacted concrete.
Gable walls to be anchored with galvanized hoop iron straps embedded 600mm into wall @ 1000mm centres and fixed over first three trusses.
Flashing to be provided between the roof & parapet walls.
Dividing walls between dwelling and garage to be beamfilled to the underside of slab and/or roof covering.
Free standing walls to comply with SANS 10400-K (tables 17&18), specified by structural engineer.

LINTOLS:
Openings to have precast prestressed lintols with min. 4 courses brickwork with galv. brickwork over. Lintols built in accordance with manufacturer's specs.

FOUNDATIONS:
Foundations, trenches and/or bases to be inspected by the Municipal Building Inspector before concrete is poured.
Size - Min 700x200mm strip footings and 600x200mm thickening to ground floor surface bed for 110mm internal brick walls. All footing sizes and excavation depths as stated on drawings are subject to confirmation by the Structural Engineer. Foundations within 1250mm of drainline to be at or below such drainline. Foundations not to encroach beyond site boundaries.
Foundations to project min. 200mm all-round piers/columns and to be min. 200mm thick

FLOORS:
Floor finish on 25mm screed on 90mm mass concrete on 250 micron DPM on 50mm clean sand compacted to 100% Mod AASHTO on compacted hardcore all to be confirmed by Structural Engineer suited to specific site conditions. Where fill is used it must be free of decomposing matter and must be compacted as recommended by Structural Engineer. DPM to be dressed up into cavity and lapped over with cavity wall DPC. Where internal walls divide surface bed, the DPM must be continuous and DPC placed over.

FLOOR LEVELS:
Garage min. 150mm above BOF opposite driveway entrance
Dwelling min 230mm above BOF at boundary IC.

DPC:
Brickgrip (375 micron) in walls min. 150mm above abutting ground level.
Dry slab DPC under all floors - 250 micron
DPC around all window and door openings to external walls.

GLAZING:
All glass to be in accordance with Part N of the SANS 10400. All glazed areas in excess of 1 sqm or less than 500mm above FFL, and all glazed doors and sidelights to be safety glazed. Safety glazing to be 8mm thickness. Glazed shower cubicles and skylights to be safety glazed. Glazing in external walls must comply with SANS 10400 N - Table 1.
Safety glazing is required where a bath enclosure or shower cubicle is glazed, or where glazing occurs immediately above and within a distance of 1 800 mm horizontally or vertically from a bath or shower as per Part N.

LIGHTING AND VENTILATION:
Natural light: Min. 10% of habitable room area.
Natural Ventilation: Min. 5% of habitable room area.

CEILINGS AND SOFFITS:
Where applicable concrete soffits to be plastered, skimmed and painted to specification. Where applicable 12.5mm painted and skimmed plasterboard fixed to 38 x 38mm battens at max. 400mm centres with powdercoated aluminum extruded shadowline cornice to perimeter. Where noted, 80mm Isotherm insulation continuously lapped between structural roof elements.
Internal heights to comply with SANS 10400-C.

STRUCTURAL STEEL AND TIMBER
All structural steel and timber work to Structural Engineer's spec. and detail. Timber trusses/rafters are to the design and specification of the manufacturer who is to provide Structural Engineer's Appointment and Completion certificates. All structural steel to be hot dipped or electro-galvanized and painted with etch primer, base coat and enamel finish to principal/agents colour specification.

PLUMBING, SOIL AND WASTE DRAINAGE
All plumbing work to be undertaken by a registered plumber in accordance with Local Authority regulations. Soil pipes 100mm Ø to be laid at a min gradient of 1:60 and enter the main drainline at an angle of not less than 45 deg. Waste pipes 50mm Ø with deepseal traps entering separately into soil and vent stacks. Vent pipes: 100mm Ø; rodent proof. All branch pipes greater than 6m in length to be vented separately. All drainage pipes below building or with less than 450mm ground cover or within driveways to be encased in min. 100mm concrete. No junctions within walls, slabs or under surface beds.
Note in alteration work all new plumbing to be connected into existing services. Drainage fixtures to be antisiphoned or deep seal traps on the first floor of where applicable. Provide 600mm radius bends.
Re's max of 25m apart. Access panels to have air-tight seal.

STORMWATER DRAINAGE:
Rainwater to discharge to hardened surface 1.0m paving abutting dwelling + SWC and graded to discharge at the road boundary.

HANDRAILS AND BALUSTRADES:
Openings not to exceed 100mm. Continuous handrail and/or balustrade less than 1.0m high measured vertically above the pitch line to be provided to staircases. Balustrade on landings to be min 1.0m high.

STEPS:
RISERS - max. 200mm; Treads - min. 250mm; Headroom - 2.1m minimum.
XA REGULATIONS:
Roof space to be thermally insulated - R value: 3.7
135mm Isotherm insulation - R value: 3.7
Geyser to have geyser blanket installed.
Heating supply: a min. of 50% by volume of the annual average hot water requirements to be provided by means other than electrical resistance heating.
Water pipes: all pipes to be lagged - R value: 1
HWC min. capacity as per SANS 10400-XA Table 10: 100L per room in house. 200L - 2 bedroom house. 300L - 3 bedroom house. 400L - 4 bedroom house

SWIMMING POOL:
Topping up or filling of swimming pools with municipal drinking water allowed subject too: The pool being covered with a non-permeable solid pool cover when not in use. Recovery of backwash water and the use if rainwater for pool topping up where practically possible.

GENERAL:
Boundary pegs to be pointed out to Municipal Building Inspector in request. Chimney to be min. 1m above the highest point where the roof and chimney intersect. Artificial ventilation to be provided to kitchens and bathrooms not naturally ventilated. Mechanical ventilation with a fan connected to a separate switch capable of expelling air at a rate of 25l/s to be installed & ducted to open air.
0.5h Fire door to be fitted for interleading door between garage and dwelling.

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REVISION RECORD

Rev.	Date	Description

Issued for Council approval



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PrArch46124480	Rondebosch
info@veerdesign.co.za	Cape Town
www.veerdesign.co.za	7700

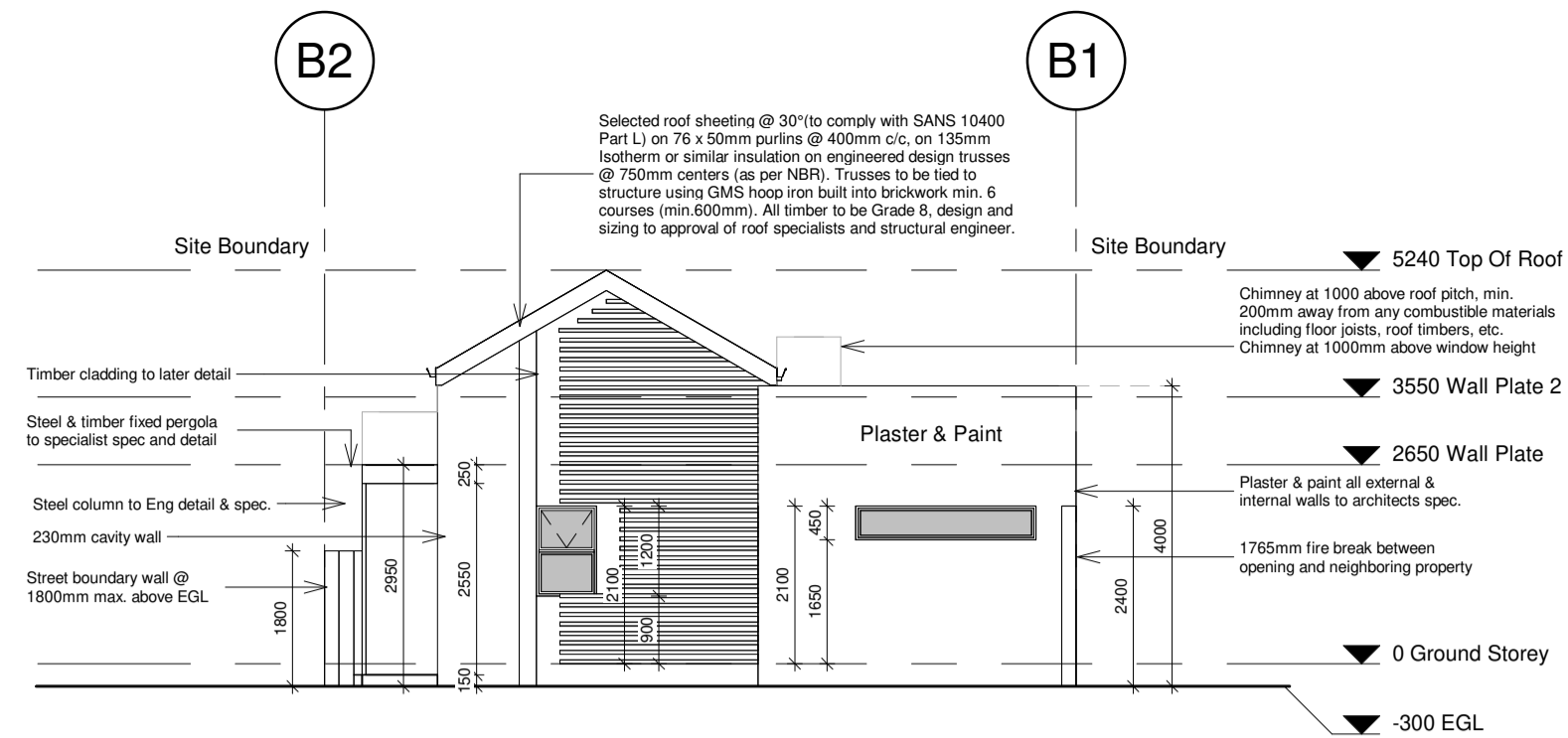
PROJECT:
New Dwelling
167.5m² Single Storey

Location:
17 Tourmalet Street, Sandown

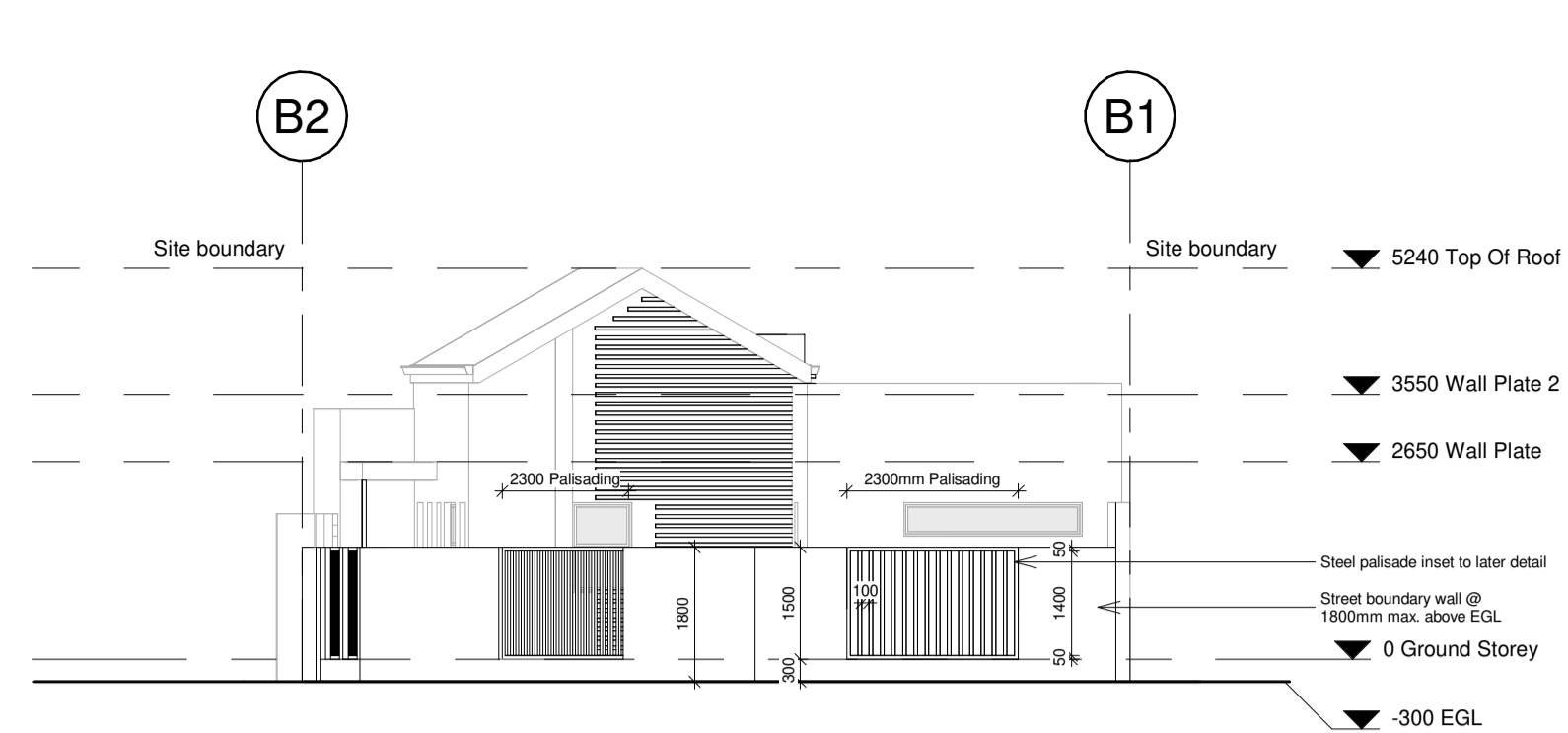
ERF: 1518 **ERF Size:** 222m²

Drawing:
For local authority

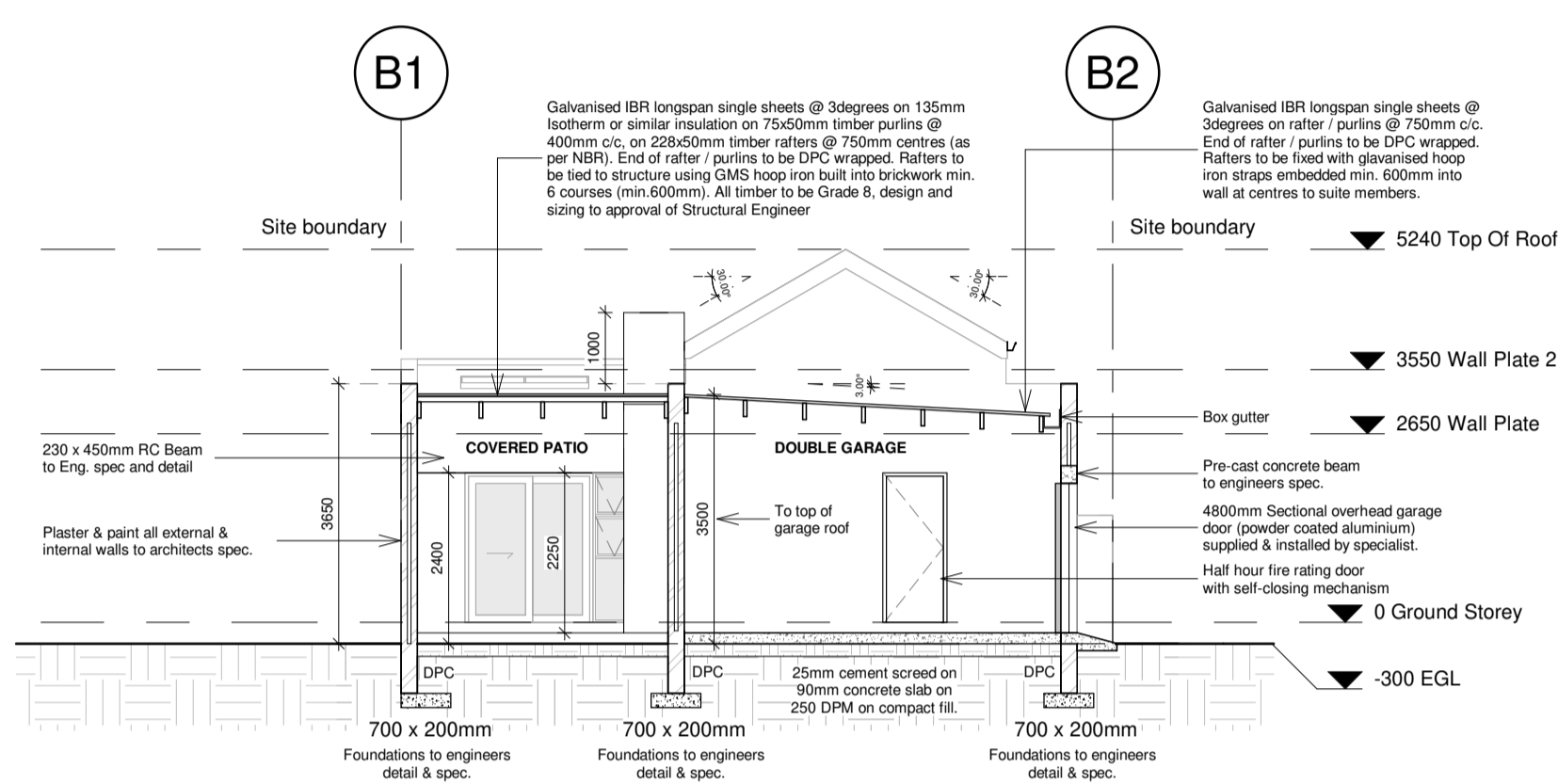
Project Number	VDG1518
Date	21.06.2024
Drawn By	F. Pieters
Checked By	
Scale	As indicated
Owner	
Owner's signature:	Architect's signature:



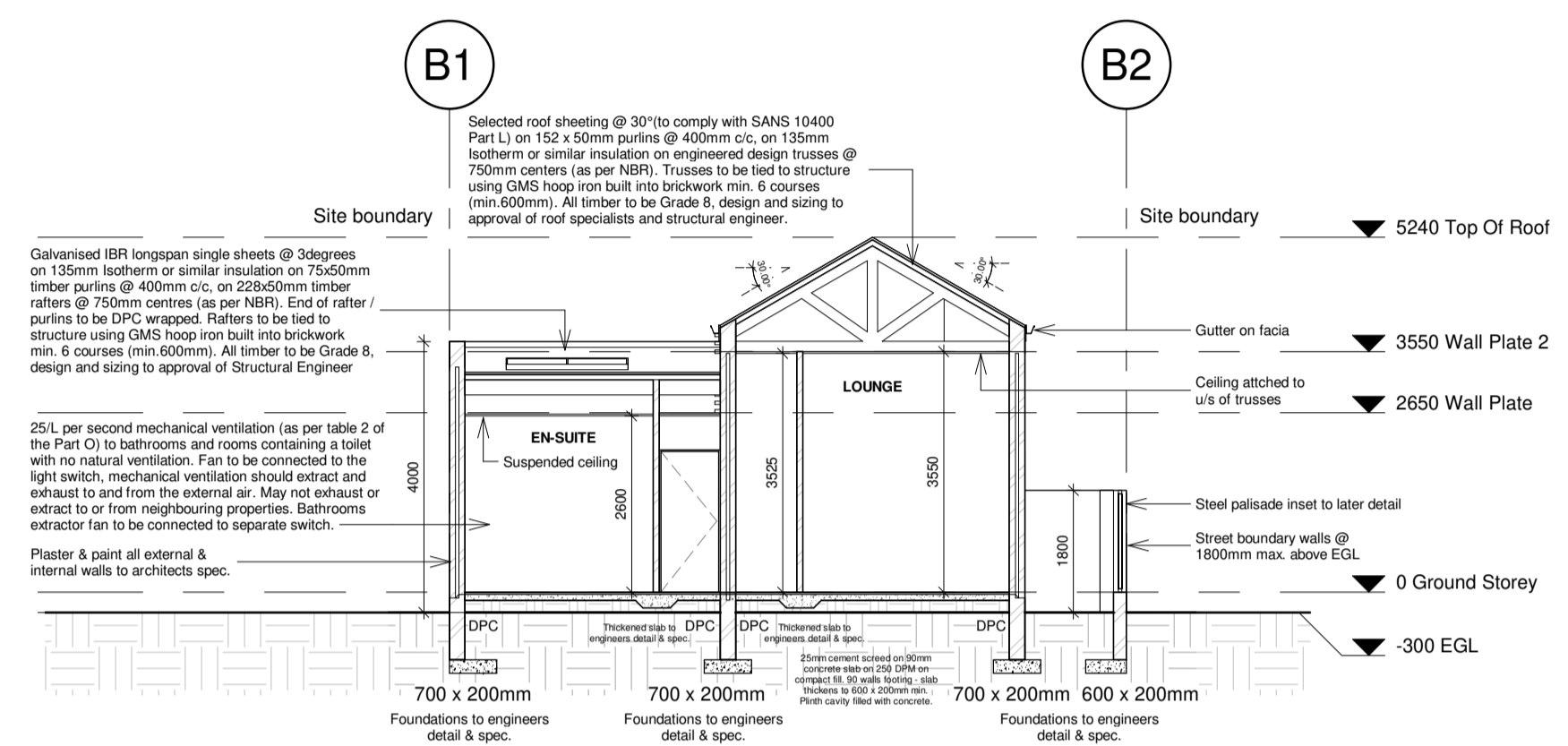
EAST ELEVATION
1 : 100



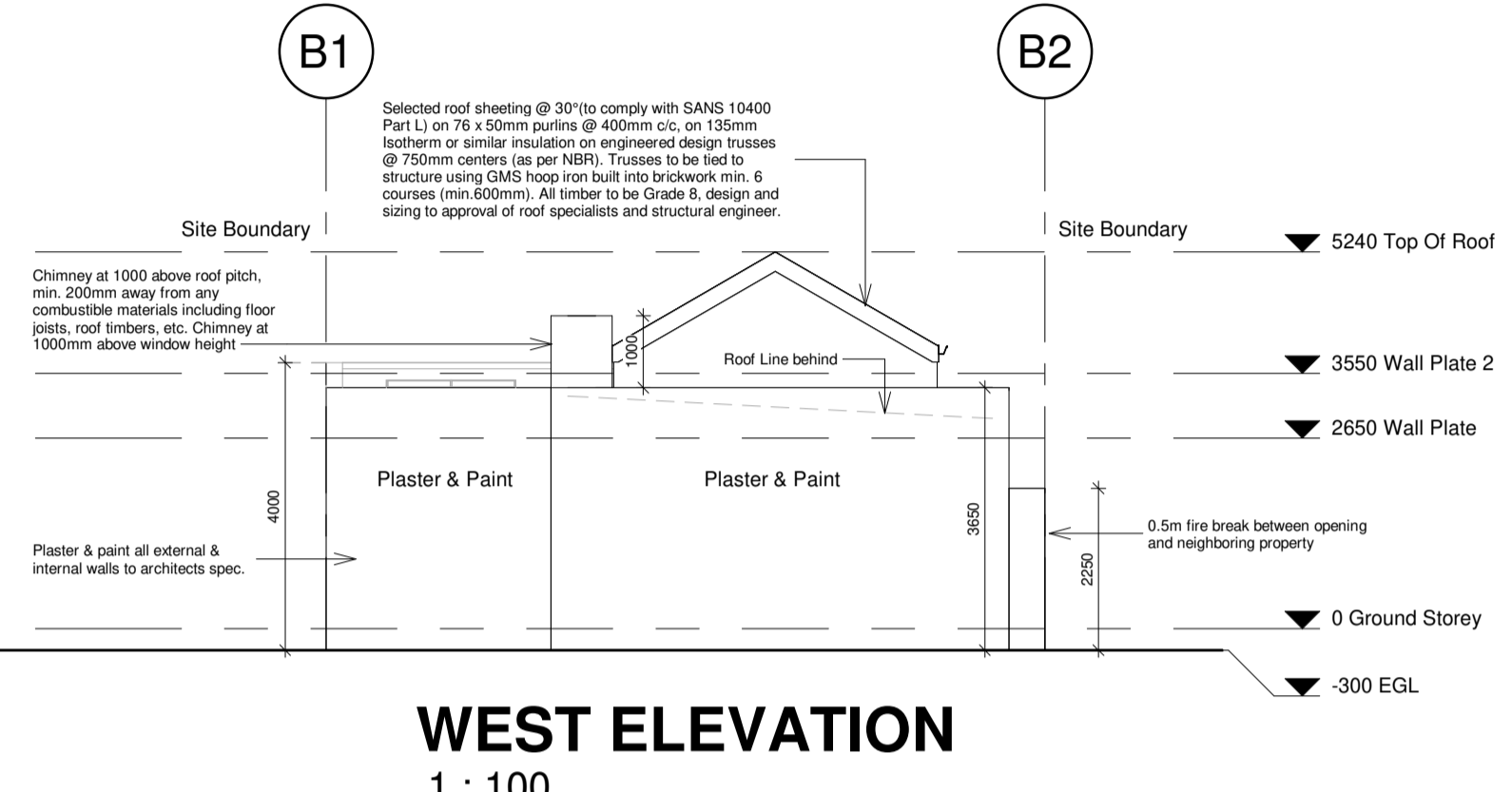
TOURMALET STREET VIEW EAST
1 : 100



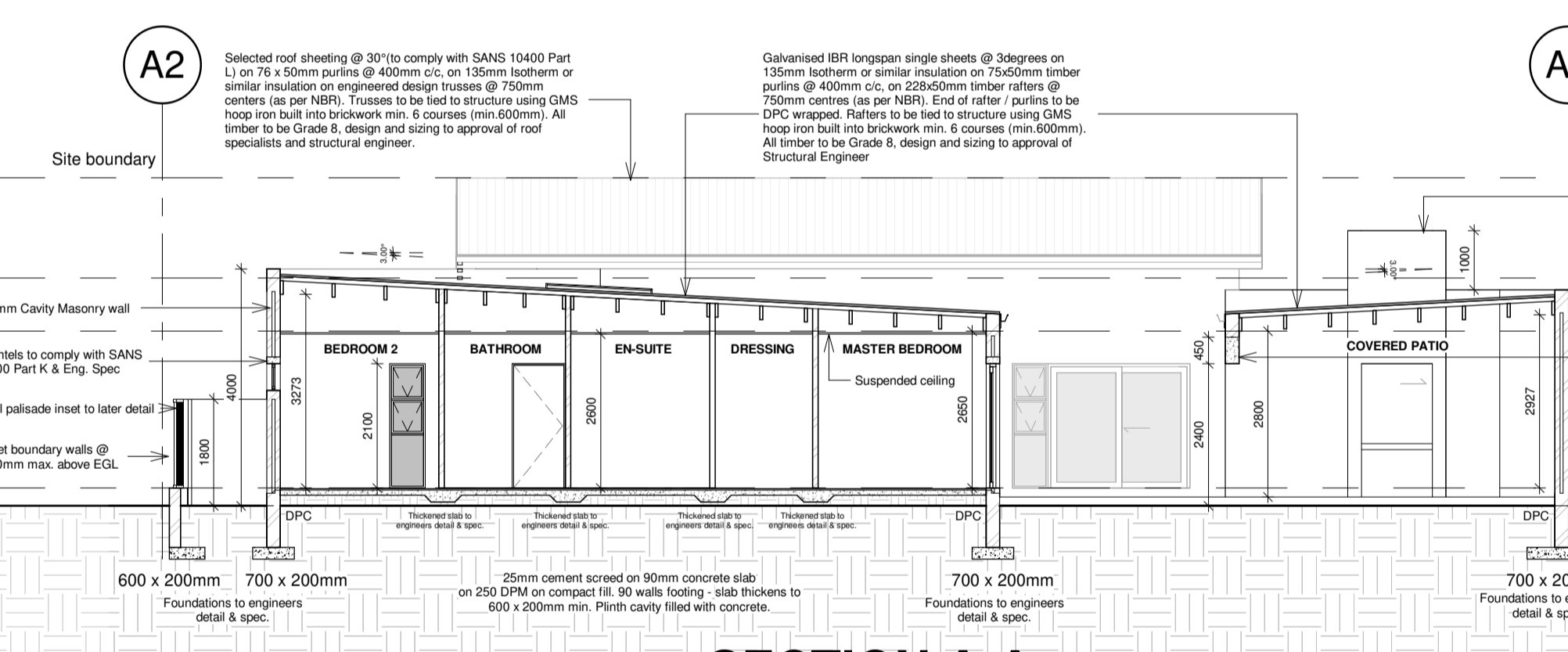
SECTION B-B
1 : 100



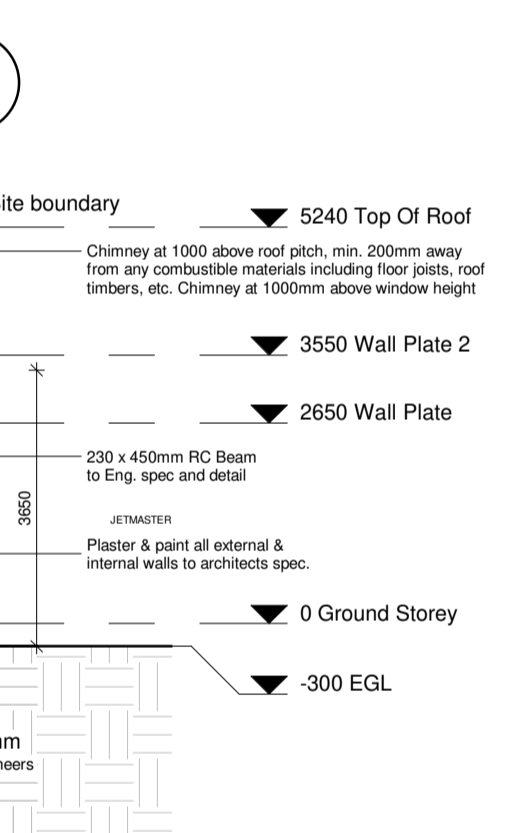
SECTION C-C
1 : 100



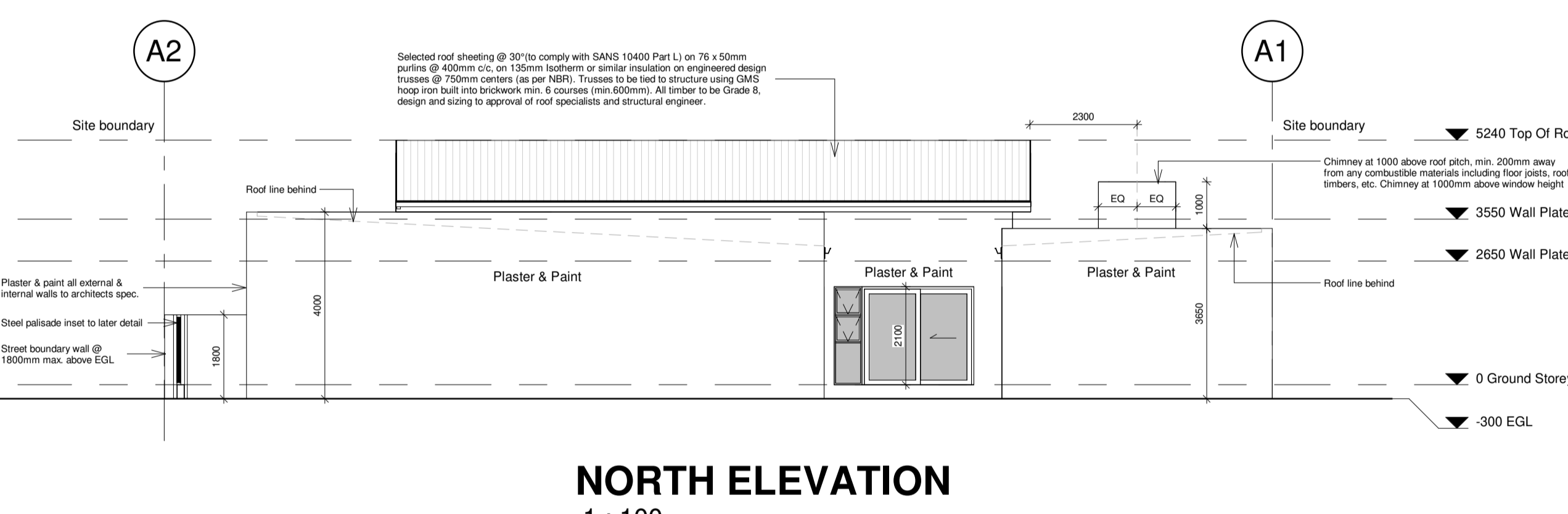
WEST ELEVATION
1 : 100



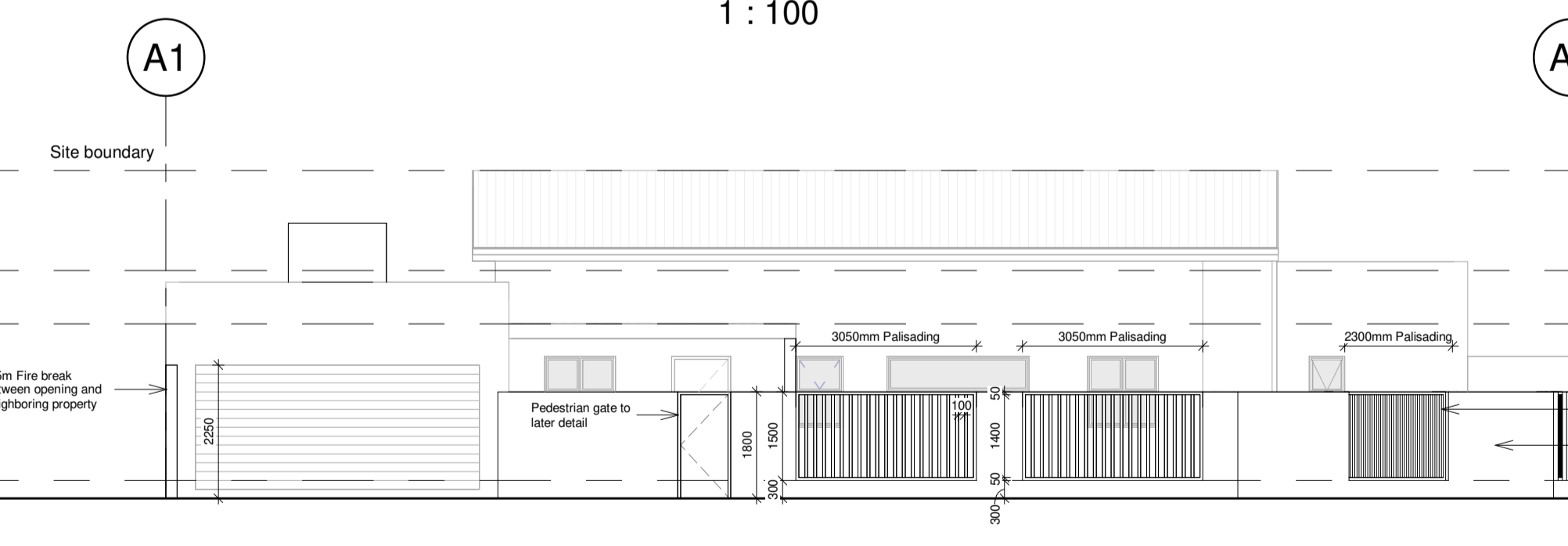
SECTION A-A
1 : 100



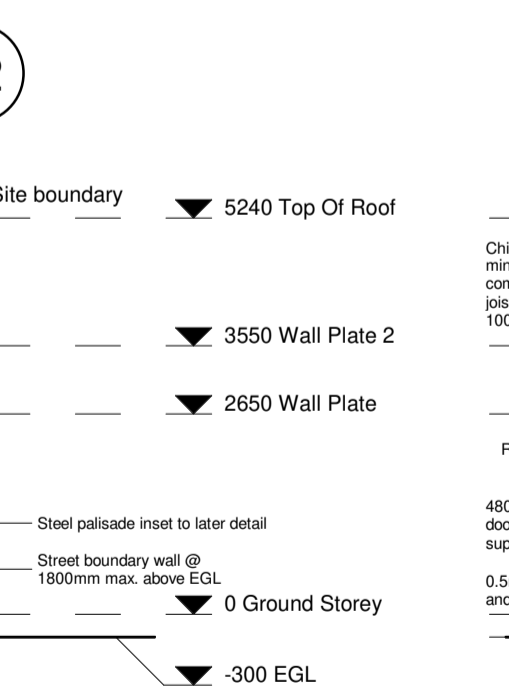
SECTION A1
1 : 100



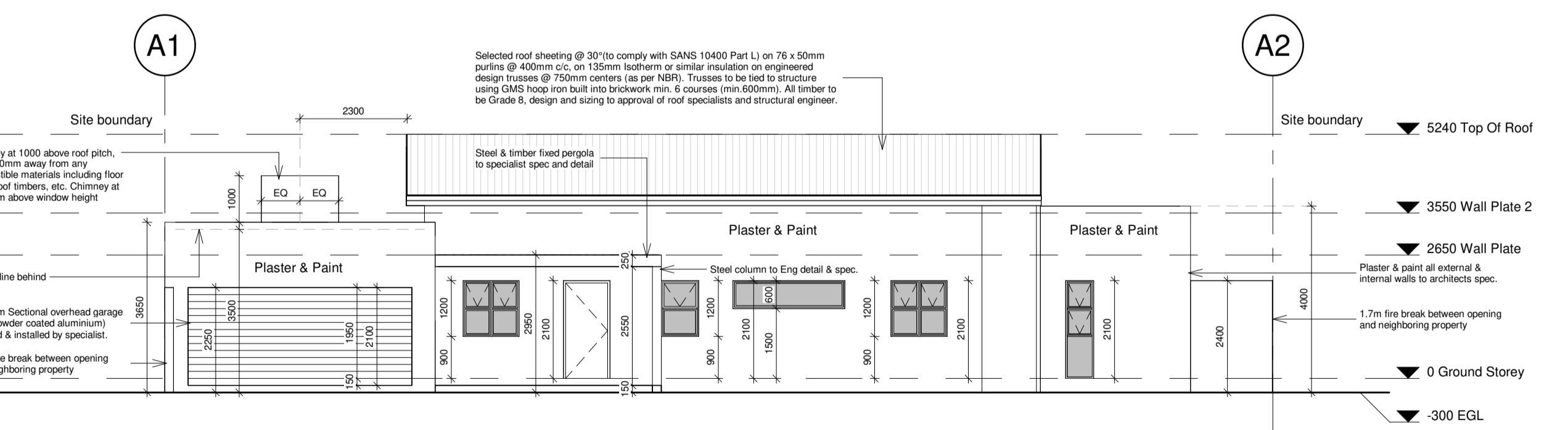
NORTH ELEVATION
1 : 100



TOURMALET STREET VIEW SOUTH
1 : 100



SECTION A2
1 : 100



SOUTH ELEVATION
1 : 100

Type	Door	Frame	Aperture	Type	Door	Frame	Pre-cast Number	Type	Door	Frame	Pre-cast Number	Type	Door	Frame	Pre-cast Number
Code	001	Quantity	1	Code	002	Quantity	1	Code	003	Quantity	1	Code	004	Quantity	1

DOOR SCHEDULE
1 : 100

SANS XA: TOTAL

Total nett floor area : 127m²
 Total window area : 11.1m²
 Total glazed door area : 8.9m²
 Total glazed elements : 20m²
 20% of nett floor area : 25.4m²

Minimum energy performance requirements are met.

SANS XA
1 : 100

All glazing to be clear single float, clear toughened, clear laminate or obscure laminate as per SANS Part N

Window Schedule						
Type Mark	Width	Height	Sill Height	Head Height	Count	Level
W001	1200	1200	900	2100	2	Ground Storey
W002	800	1200	900	2100	2	Ground Storey
W003	2400	600	1500	2100	1	Ground Storey
W004	2400	450	1650	2100	1	Ground Storey
W005	600	2100	0	2100	3	Ground Storey

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Rev.	Date	Description

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 PrArch46124480 Rondebosch
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PROJECT:
 New Dwelling
 167.5m² Single Storey

Location:
 17 Tourmalet Street, Sandown

ERF: 1518 ERF Size: 222m²

Drawing:
 For local authority

Project Number VDG1518

Date 21.06.2024

Drawn By F. Pieters

Checked By

Scale As indicated

Owner

Owner's signature: Architect's signature: