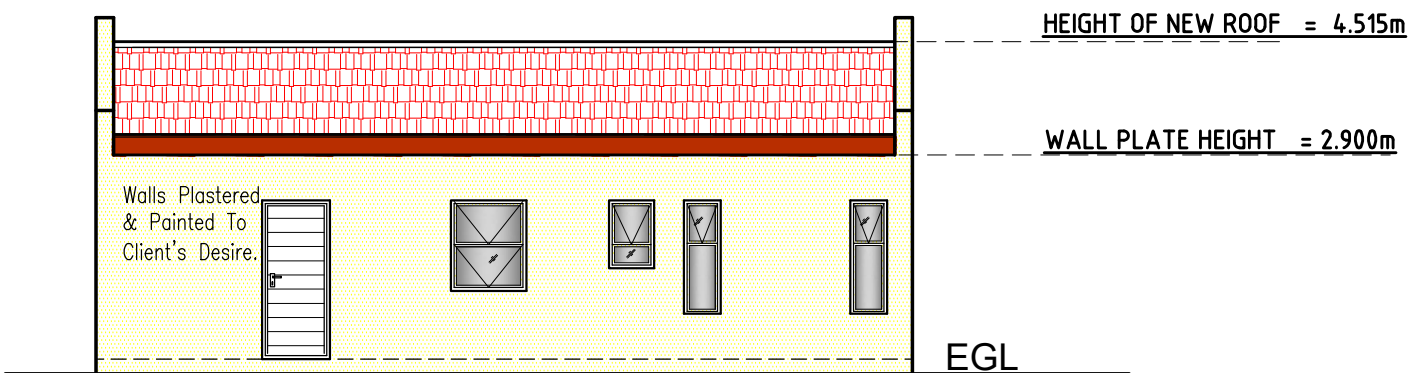


NORTH ELEVATION

scale 1:100

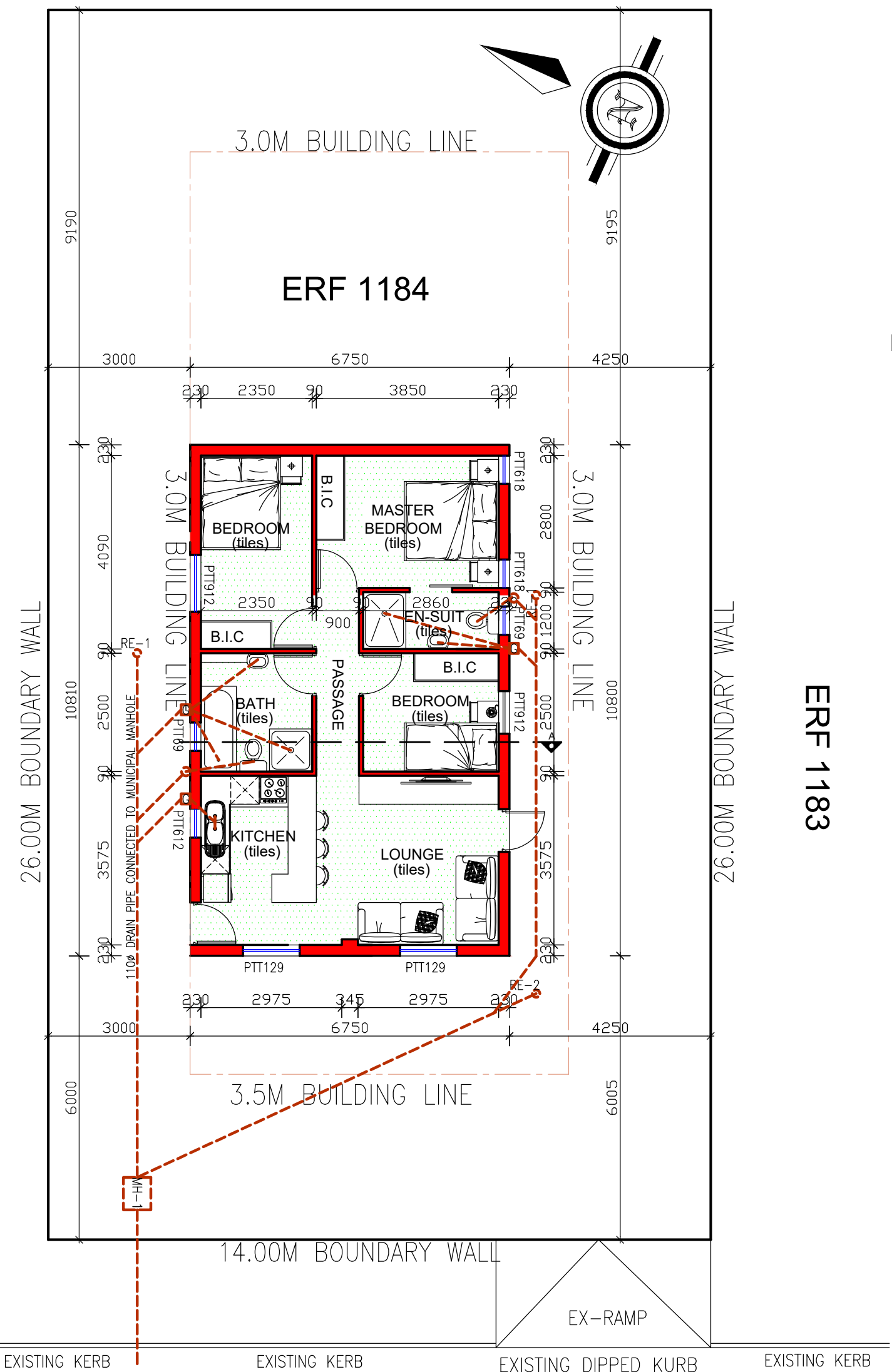


SOUTH ELEVATION

scale 1:100

ERF 1171

14.00M BOUNDARY WALL

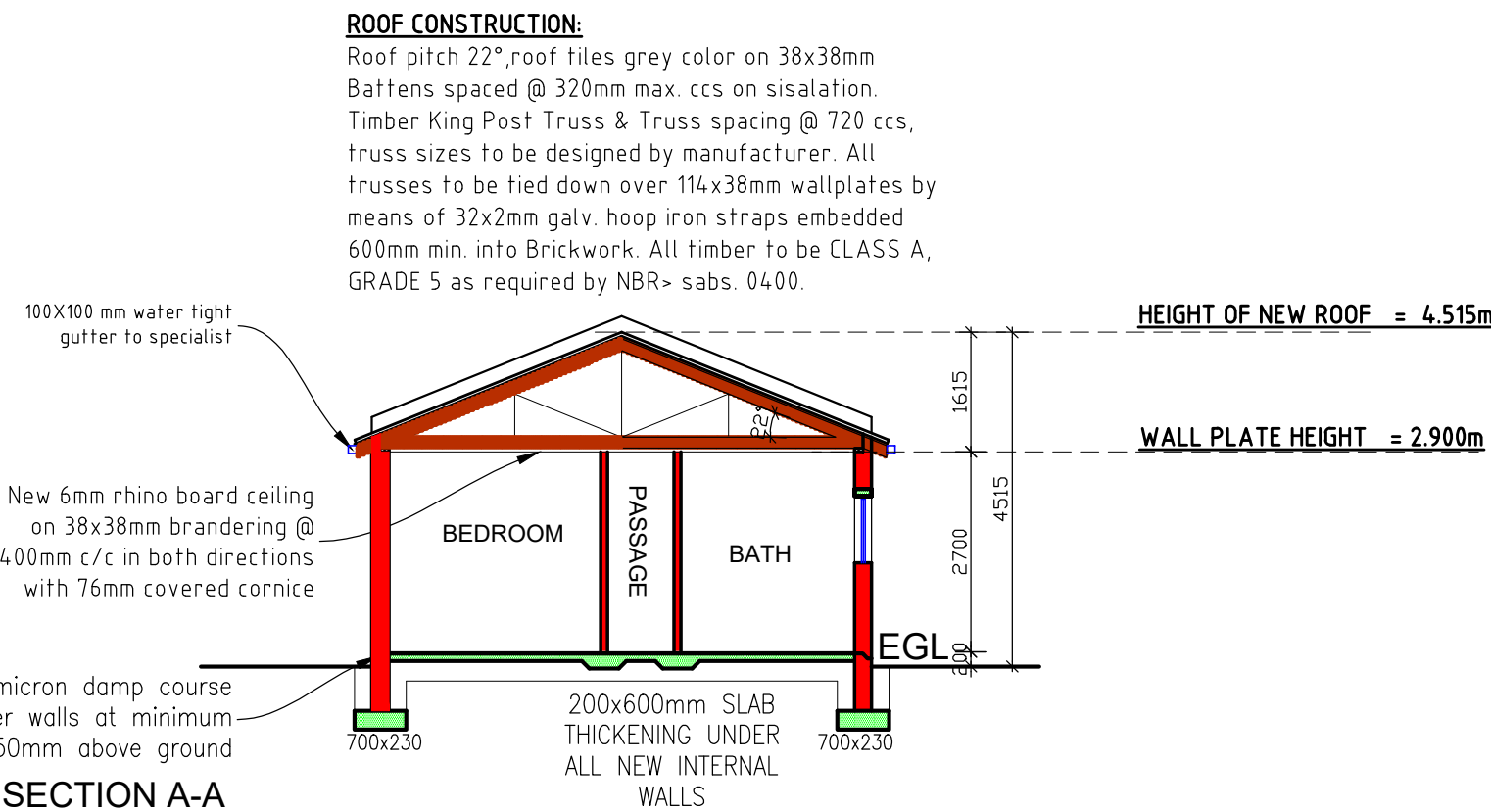


GROUND FLOOR & SITE PLAN

scale 1:100

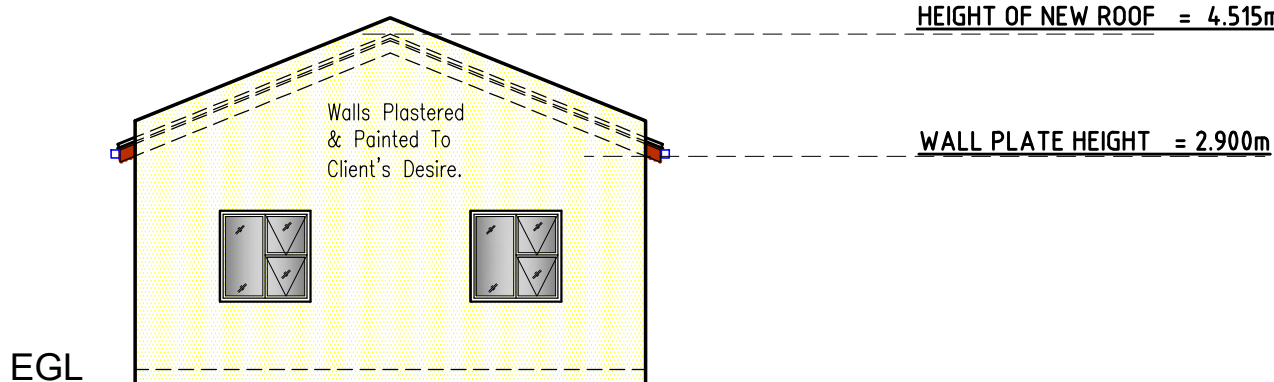
52 MALVERN CRESCENT

AREA CALCULATIONS	
AREA OF SITE	= 364.00sqm
MAIN DWELLING	= 73.00sqm
TOTAL COVERAGE	
PERCENTAGE COVERAGE	= 73.00sqm 20.05%
TOTAL FLOOR FACTOR	
FLOOR FACTOR	= 73.00sqm 0.2005 IN LEUI OF 1



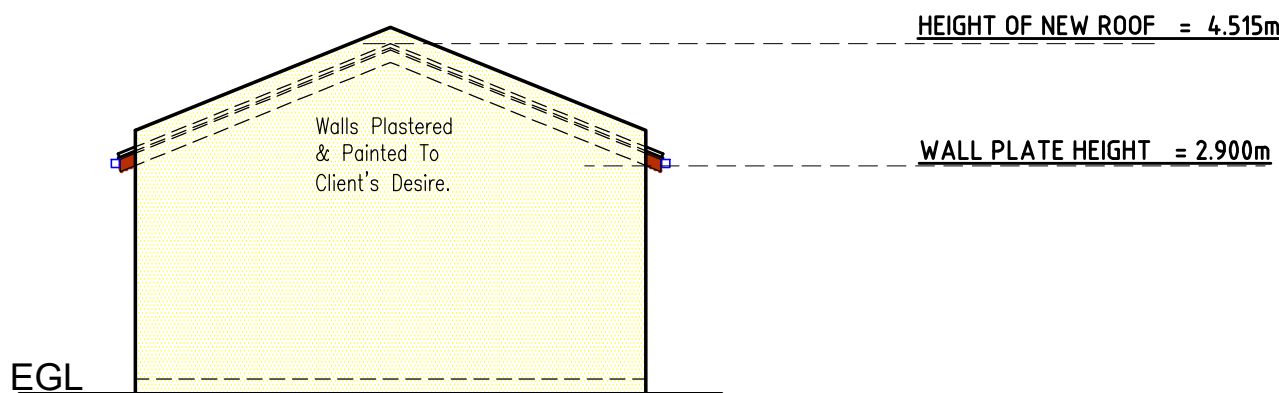
SECTION A-A

scale 1:100



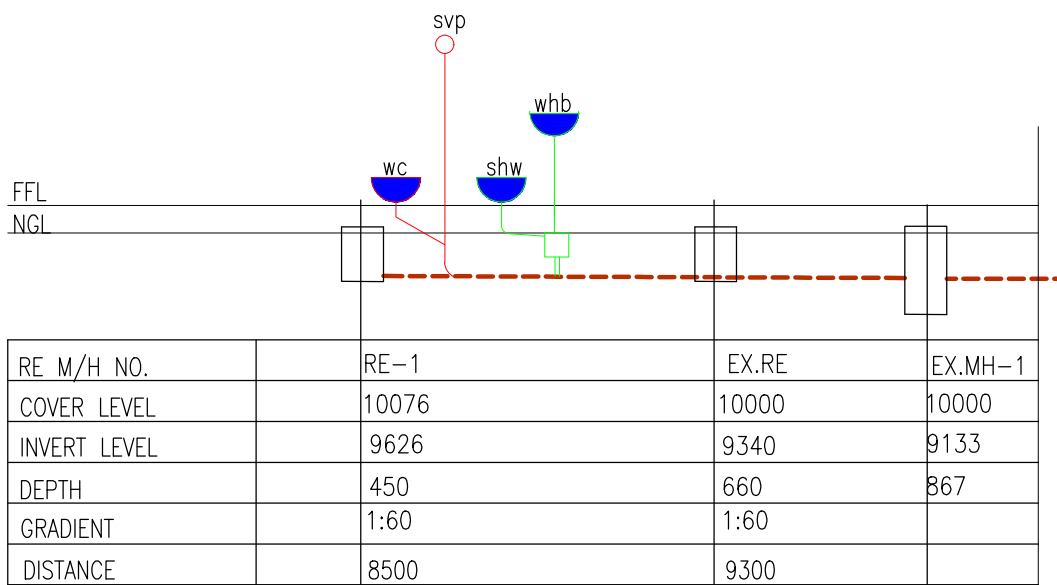
WEST ELEVATION

scale 1:100



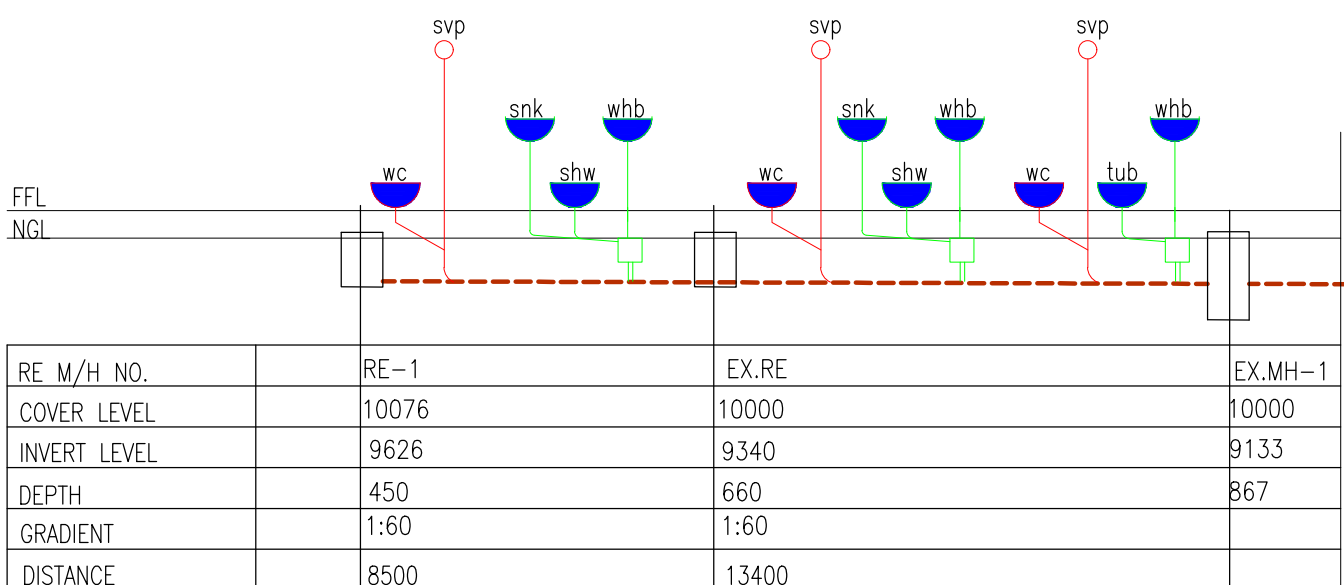
EAST ELEVATION

scale 1:100



NOTE: 100mm PVC PIPING 50mm VENT PIPE. ALL COVER LEVELS TO BE A MIN. OF 76mm ABOVE THE BOUNDARY COVER LEVEL(WH-5). HOUSE FFL TO BE A MIN. OF 230mm ABOVE THE BOUNDARY COVER LEVEL(WH-5) ALL PIPING BELOW FOUNDATION & DRIVEWAY TO BE ENCASED IN CONCRETE.

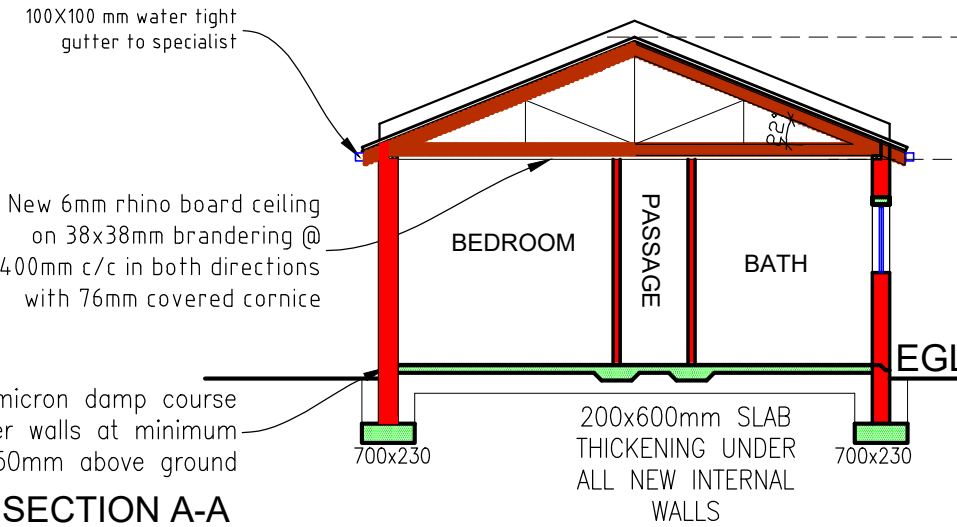
SCHEMATIC DRAINAGE SECTION



NOTE: 100mm PVC PIPING 50mm VENT PIPE. ALL COVER LEVELS TO BE A MIN. OF 76mm ABOVE THE BOUNDARY COVER LEVEL(WH-5). HOUSE FFL TO BE A MIN. OF 230mm ABOVE THE BOUNDARY COVER LEVEL(WH-5) ALL PIPING BELOW FOUNDATION & DRIVEWAY TO BE ENCASED IN CONCRETE.

SCHEMATIC DRAINAGE SECTION

ROOF CONSTRUCTION:
Roof pitch 22° roof Tiles grey color on 38x38mm Battens spaced @ 320mm max. ccs on sisalation. Timber King Post Truss & Truss spacing @ 720 ccs, truss sizes to be designed by manufacturer. All trusses to be tied down over 114x38mm wallplates by means of 32x2mm galv. hoop iron straps embedded 600mm min. into Brickwork. All timber to be CLASS A, GRADE 5 as required by NBR sabs. 0400.



GROUND FLOOR CONSTRUCTION:

Floor finish as per plan on a 25mm cement screed on a 100mm concrete floor slab as per structural engineers detail drawings on an approved green gunplas ush damp proof embrane on 100mm clean compacted sandbed.

FENESTRATION MAIN DWELLING			
NET FLOOR AREA	=	65.00sqm	
15% GLAZING	=	9.75sqm	
THUS	=	8.28sqm	
		12.74%	

LINTOLS:

- Max. Span 3000mm, Pre-cast to approval. 4 courses of brickwork with brickforce above the lintol. Greater spans to be in R.I.conc.
- Pre-cast lintols to extend min 230mm beyond openings
- Lintols to be Laid in accordance with manufacturers specifications.
- Opening support exceeding 3.0m to Engineers details.
- All openings to have lintels over as per SANS 10400-k, unless otherwise specified

WINDOW NOTE:

WINDOWS WITHIN 1800mm FROM A BATH OR SHOWER CUBICLE TO BE SAFETY GLAZED

ALL WINDOWS & DOORS TO BE ERECTED NOT LESS THAN 1M FROM BOUNDARY LINE

WINDOWS IN ACCESS OF FM OR LESS THAN 500MM FROM FFL TO BE SAFETY GLAZED

GENERAL CONSTRUCTION NOTE:

INTERNAL WALLS:
Constructed throughout with 115mm brick, (unless otherwise specified) with 15mm plaster all around.

EXTERNAL WALLS:
230mm thick R.O.K Bricks, plastered internal and external skin. Concrete fill all cavities below stepped D.P.C as per SANS 10400-K



INDICATES SOLAR WATER HEATER POSITION:

- × NOTE: HWC TO BE FITTED WITH A THERMAL BLANKET
- × HWC: 1X250LT - TO SUPPLY BATHROOM, KITCHEN, ENSUIT AREAS.

250L SOLAR WATER HEATER TYPE ON TOP OF ROOF 50% OF HOT WATER.
SYSTEM TO COMPLY WITH SANS 1307 & SANS 10106 PIPE INSULATION 25MM POLYURETHANE FOAM (R-VALUE 1)
HWC INSULATION 80MM FIBRE GLASS BLANKET (R-VALUE 1)
INSTALLATION TO BE IN ACCORDANCE WITH SANS 10254
TO BE MAINTAINED IN ACCORDANCE WITH SANS 10252-1

ROOF & CEILING PROFILE R-VALUE COMPLIANCE WITH SANS 204

ZONE 4

P,1

ROOF PROFILE	COMPONENT	R-VALUE
Non-ventilated upward flow.		
Concrete Roof Tiles (22.deg Pitch) IBR ROOF SHEETS		0.02
Branding @ 345mm c/c	Outdoor Air Film	0.18
	Roof Air Space Sisalation from 430 reflective foil. i.e. radiant Vapor barrier	0.68
	Indoor Air Film- Still Air	0.11
	Ceiling Insulation, 135mm	
	Thick Aerolite Ceiling insulation	3.38
	10mm Rhino Board Firestop Ceiling	0.06

TOTAL R-VALUE OF ROOF 4.43 m2 K/W

For ventilation spaces, the ventilation should not be less than 0.5L/s m2

Permissible R-Value 3.70 M2 K/W

Water Pipe Insulation	Component	R-Value
Internal dia. Of pipe		
Hotwater pipes	Isover Aerolite 135mm dia Snap on Glasswool	1.00
	Pipe section insulation	

All Exposed hot water pipes with a 80mm dia. Must be insulated with a minimum R-Value of 1.00 m2 K/W

All Exposed hot water pipes with a dia. Greater than 80 mm dia. Must be insulated with a Minimum R-Value of 1.5 m2 k/w

- All work to be carried out strictly in accordance with national building regulations and follow the local authority regulations.

- All work to be executed by a competent persons qualified for the specific trade.

- All materials and workmanship are to comply with the relevant S.A.B.S codes.

- This drawing must be read in conjunction with all the relevant drawings, schedules and specifications from MM design Lab and all other consultants related to the project.

- No part of proposed building work to project beyond site boundary lines.

- The contractor shall set up, document and maintain a quality assurance and quality control system, in accordance with SANS9001/ISO 9001, able to be checked to the satisfaction of the Architect, that all materials and workmanship, whatever their source, meet the requirements of the Specifications.

- The contractor shall in all aspects of the work comply with the provisions of the Occupational Health and Safety Act, 1993 (act No 85 of 1993) and any regulations promulgated in terms of that Act or the Factories Machinery and Building Works Act of 1941.

- All portions of the works related to any service or consultant's information is to be done in accordance with National Building Regulations. All drainage and waterproofing of retaining structures to specialist's design and details. All retaining walls, slabs, roof designs and structural columns to eng.'s details.

- All glazing to doors & windows in excess to 1sq m or less than 500mm above above finished floor level to be shutter-proof safely glazed in accordance with national building regulations & as per sons 10400 parts B & N

- Insulation, lay isover aerolite 135mm thick non-combustable & class 1 fire index rating on ceiling ensuring tight fitted thermal barrier between tie beams. Cut around light fittings and trap door with approved adhesive. Wrap isover aerolite around cold & hot water pipes using a cable tie @ 300mm c/c.

- Hot Water Cylinder as required by SANS 204 Part 4.5.2, Hot water services the client must note that a minimum of 50% by volume of annual hot water heating requirement shall be provided by means other than electrical resistance heating, by means not limited to heat pumps.

- Hot Water usage should be minimised and teh system maintained in accordance with the requirements as per SANS 10252-1
 - A. Isulation to be protected against the effects of weather & sunlight.
 - B. Be able to withstand the temperatures within the piping.
 - C. Achieve the minimum R-Value as per table 13 of SANS 204 Edition 1

- Hot water vessel & cylinder to be insulated with material achieving a minimum m r-value of 20. Insulating on vessels, cylinder, tanks & piping containing cooling waterto be protected by a vapour barrier on the outside of the insulation.

- The pipe insulation requirements do not apply to space heating water pipe where
 - 1. Located within the space being heated where the piping is to provide the heating to that space.
 - 2. Encased within a concrete floor slab or masonry.
 - 3. These pipes comply with SANS 10252-1

- Piping to be insulated includes all flow & return piping within 1m of the connection to the heating or cooling system & pressure relief piping within 1m of the connection to the heating or cooling system .

- Length of pipe runs should be minimised where possible.
- All dimensions and levels to be check onsite by all trades before work commences.any discrepancies are to be brought to the attention of the architect.

- Do not scale this drawing. Figured dimensions to be sued. all dimensions are in millimeters unless otherwise stated.

- The architect accepts no responsibility for errors resulting from misinterpretation of the drawings.

- These drawings & designs are under MM Design Lab copy right & are the property of MM DESIGN LAB. No part is to be duplicated or replicated with out MM DESIGN LAB written consent.

HOUSE

SIGNATURE.....

PROJECT NUMBER 00082

DRAWING NUMBER 00082

PROJECT TYPE:

PROPOSED NEW DWELLING

PROPOSED NEW DWELLING

ERF 1184

52 MALVERN CRESCENT

KUILSRIVER

CAPE TOWN

DRAWN BY M. MATANHIRE

CHECKED BY B. MATAMBO

REGISTRATION NUMBER PSAT36929751

SIGNATURE

Address 74 Gardiner Rd Glenilly

Parow

Cape Town

Tell 084 920 4136

Email mmdesignlab06@gmail.com

mugovematanhire@gmail.com

PAGE 1 OF 1

SCALE : 1:100

DATE: 08/10/2024

