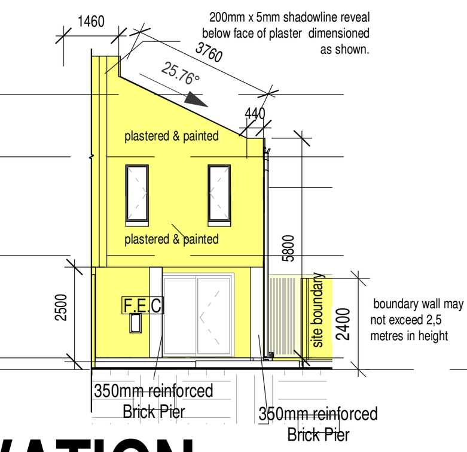
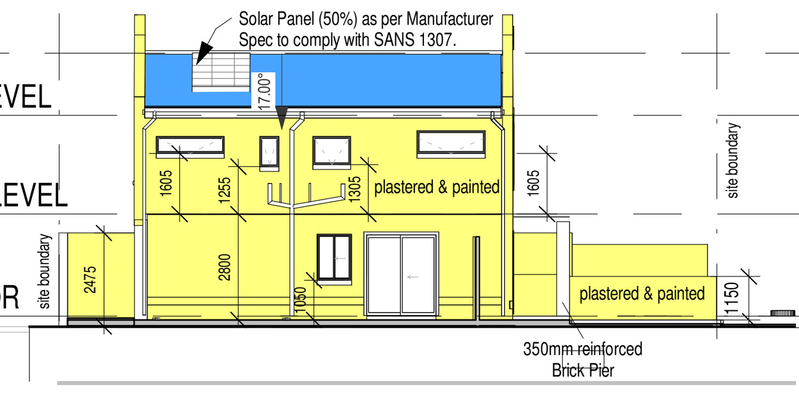
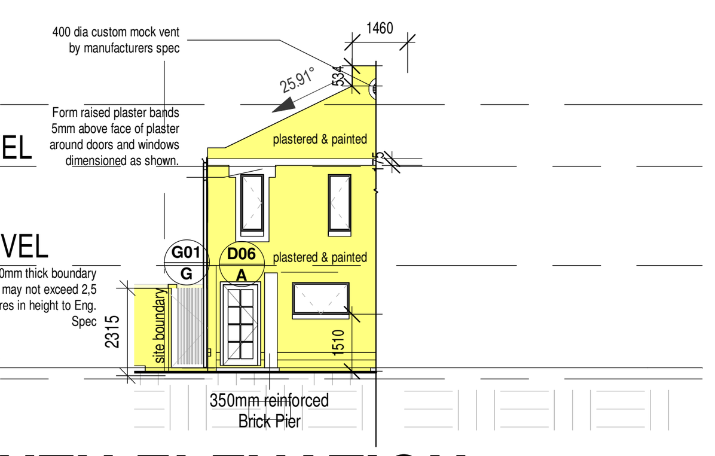


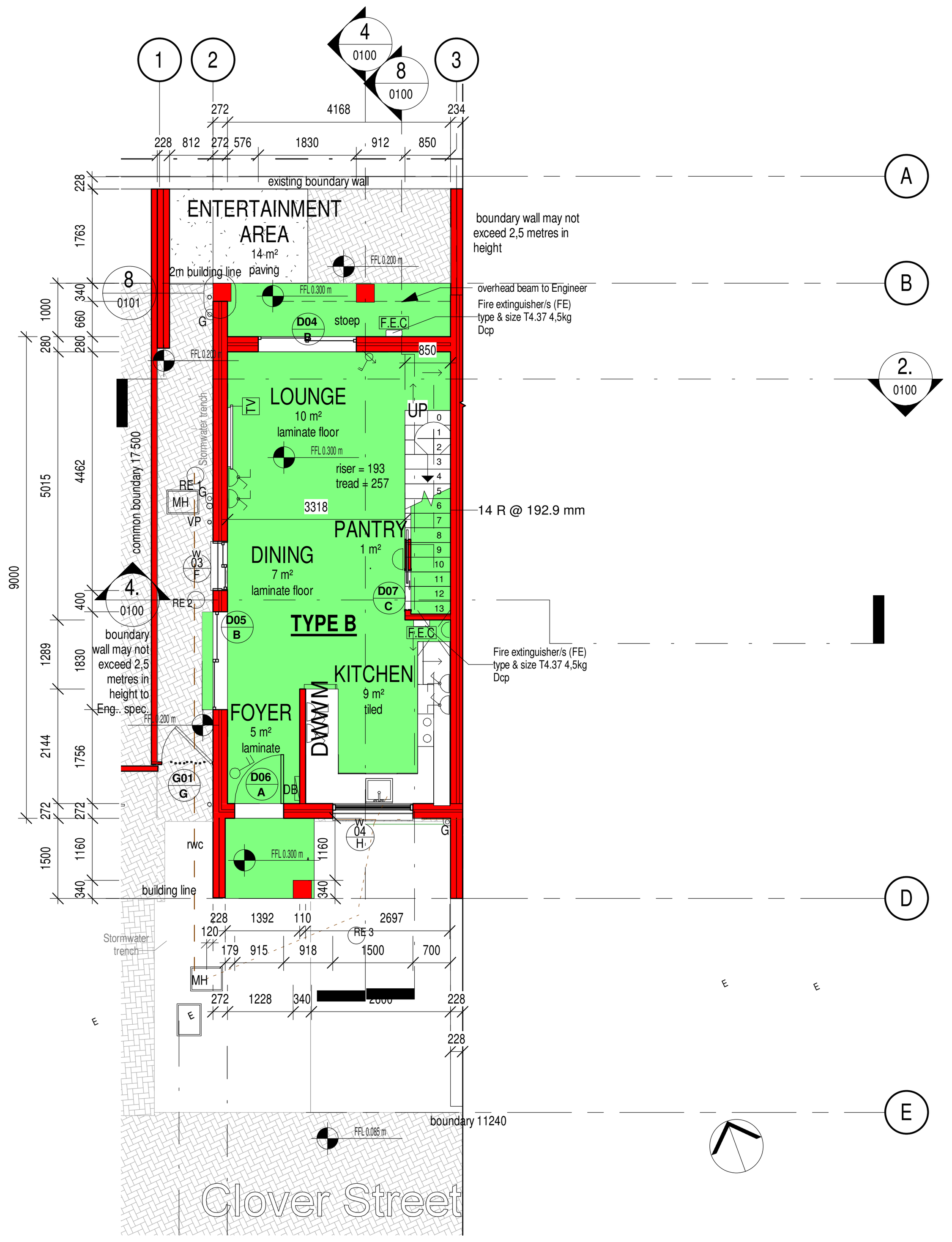
01 NORTH ELEVATION
1 : 200



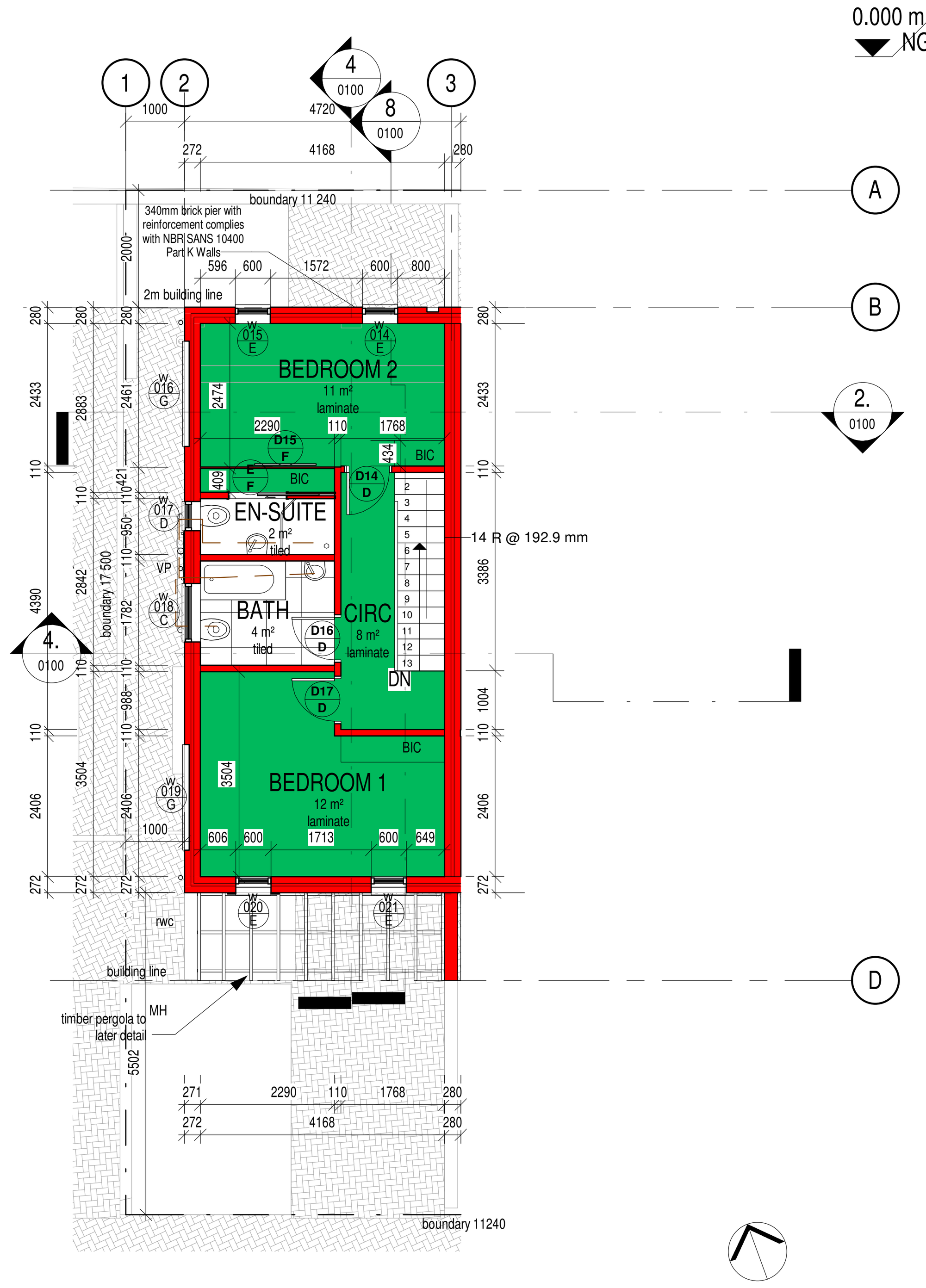
9 WEST ELEVATION
1 : 200



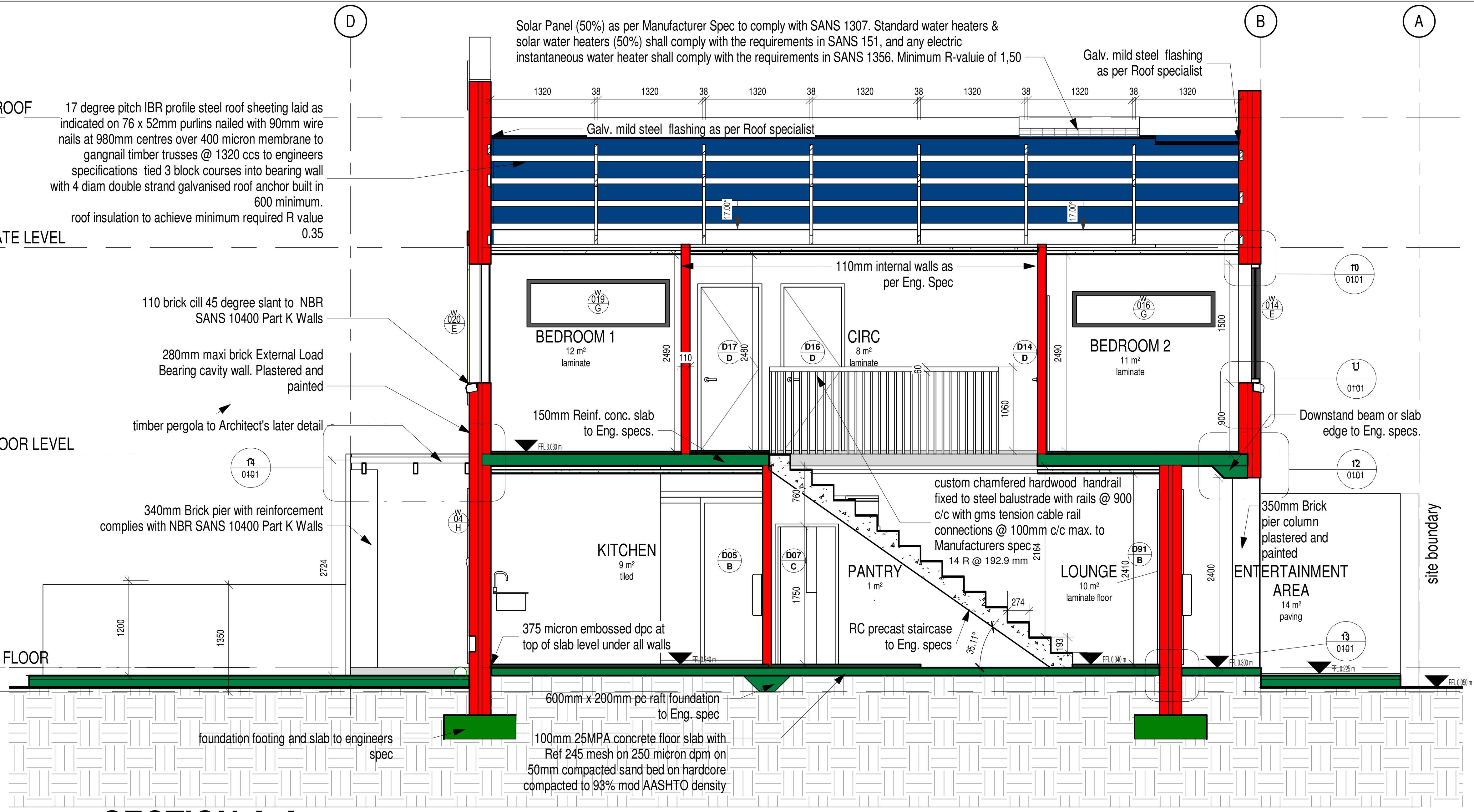
02 SOUTH ELEVATION
1 : 200



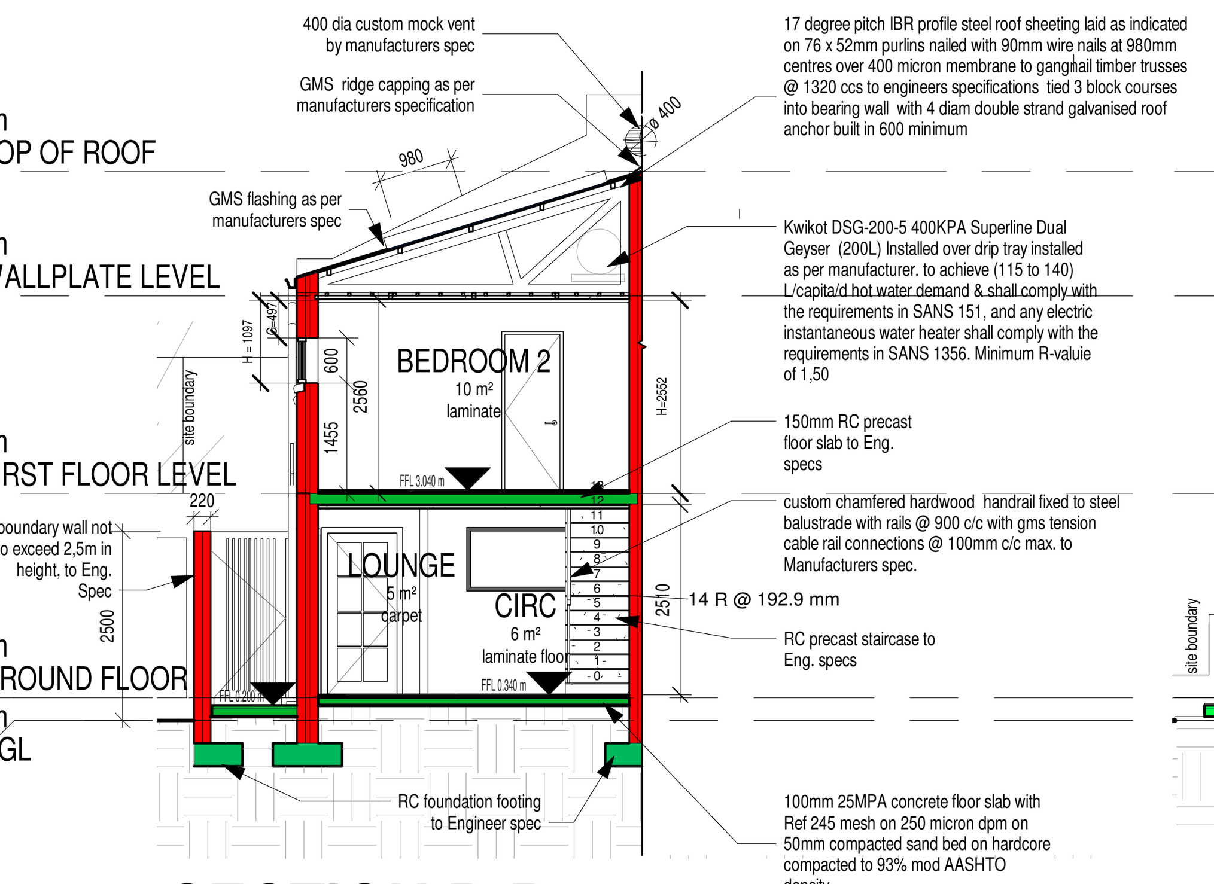
1 GROUND FLOOR
1 : 100



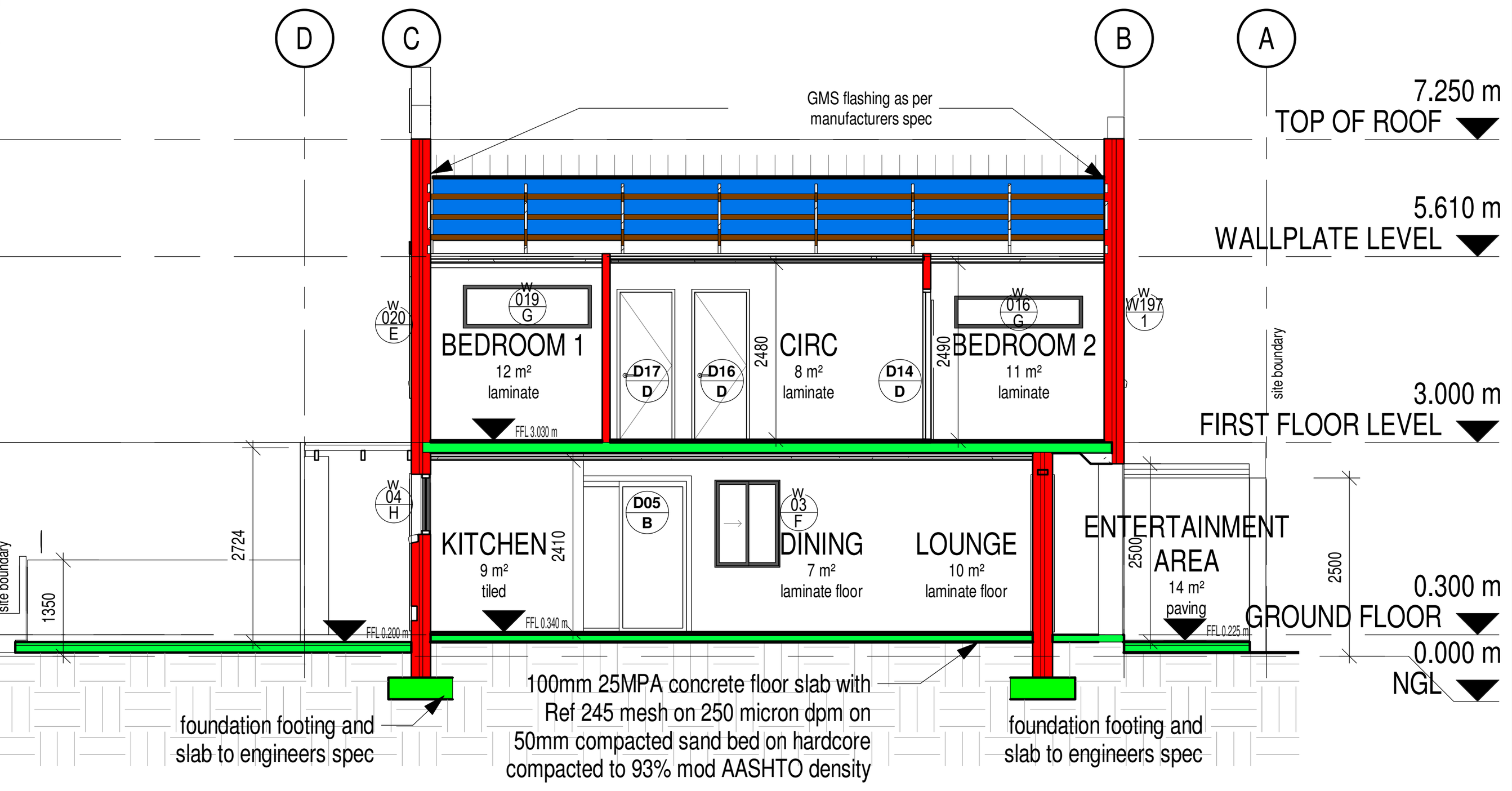
2 FIRST FLOOR LEVEL
1 : 100



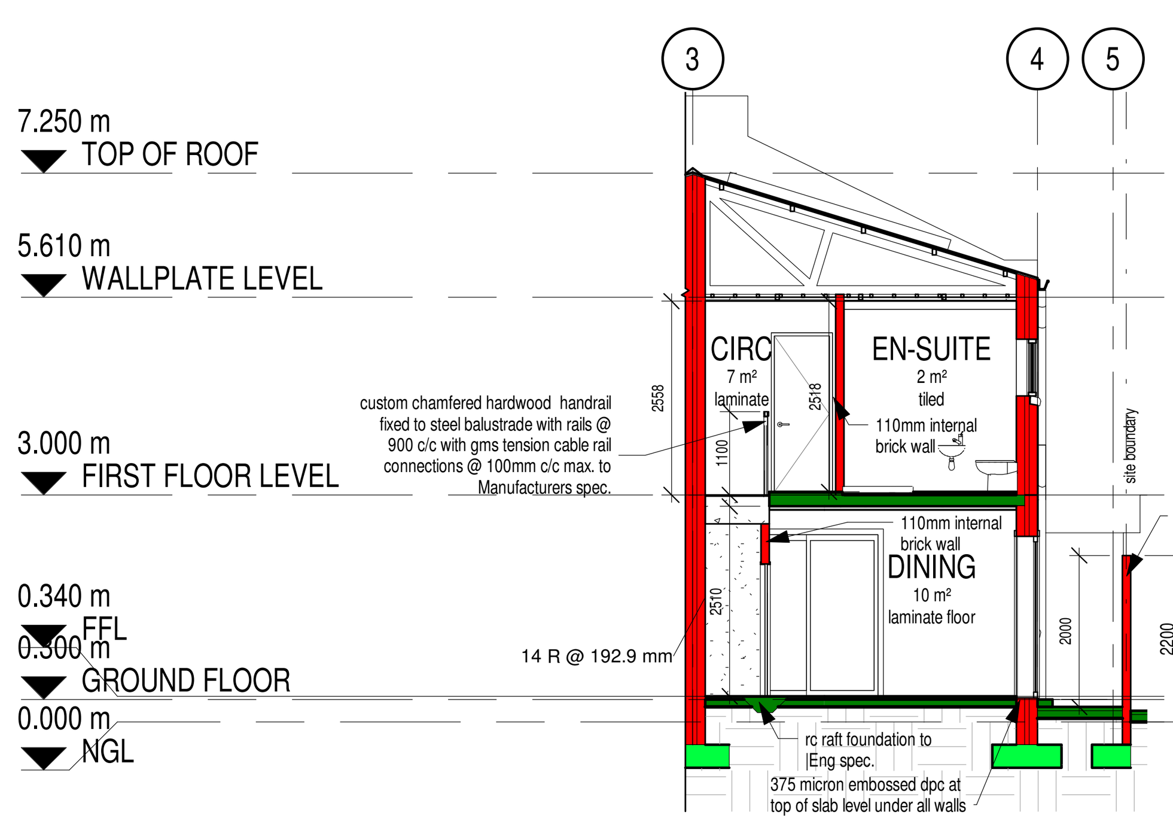
8 SECTION A-A
0100
1 : 50



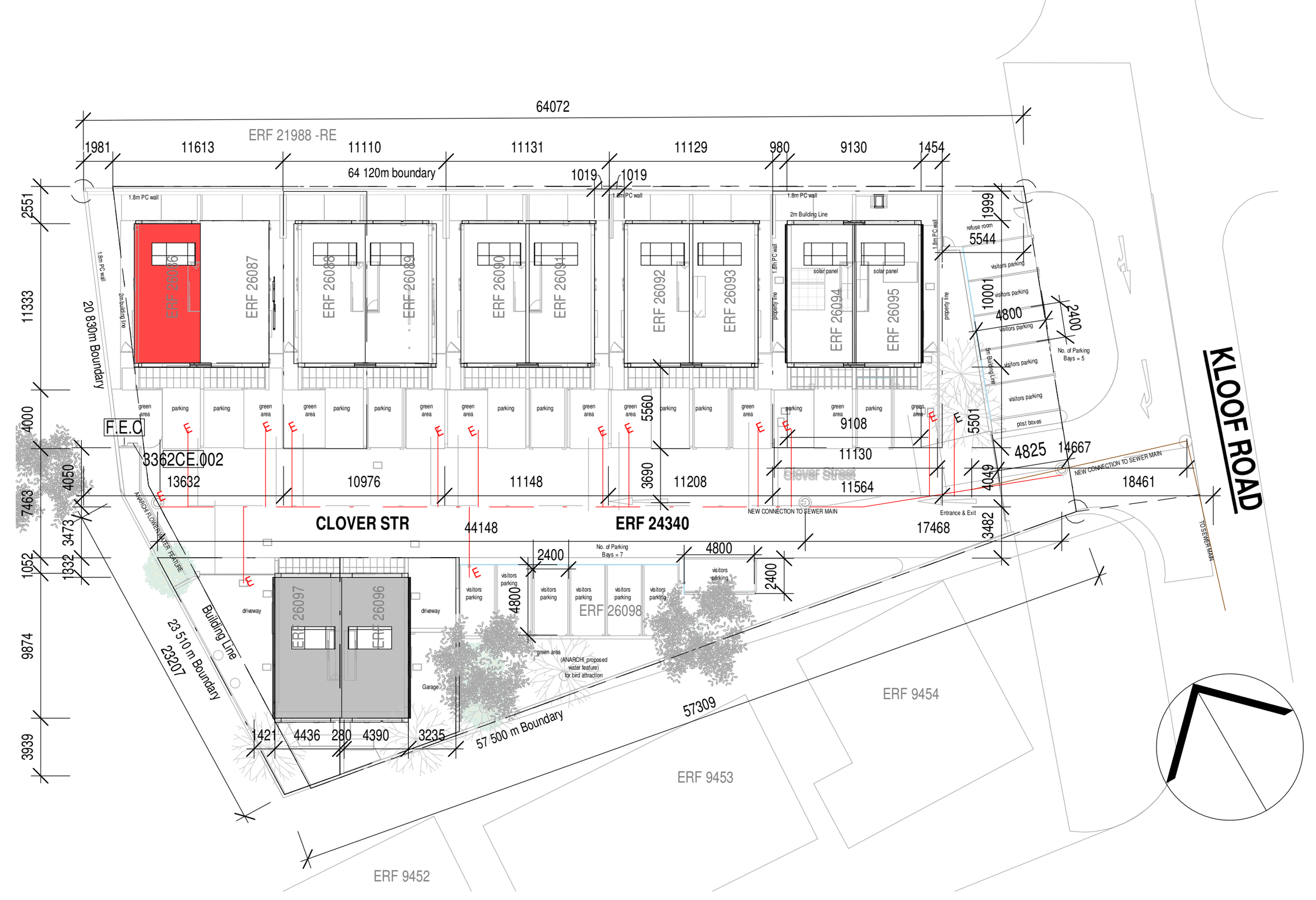
2. SECTION B-B
0100
1 : 100



4 SECTION C-C
0100
1 : 100

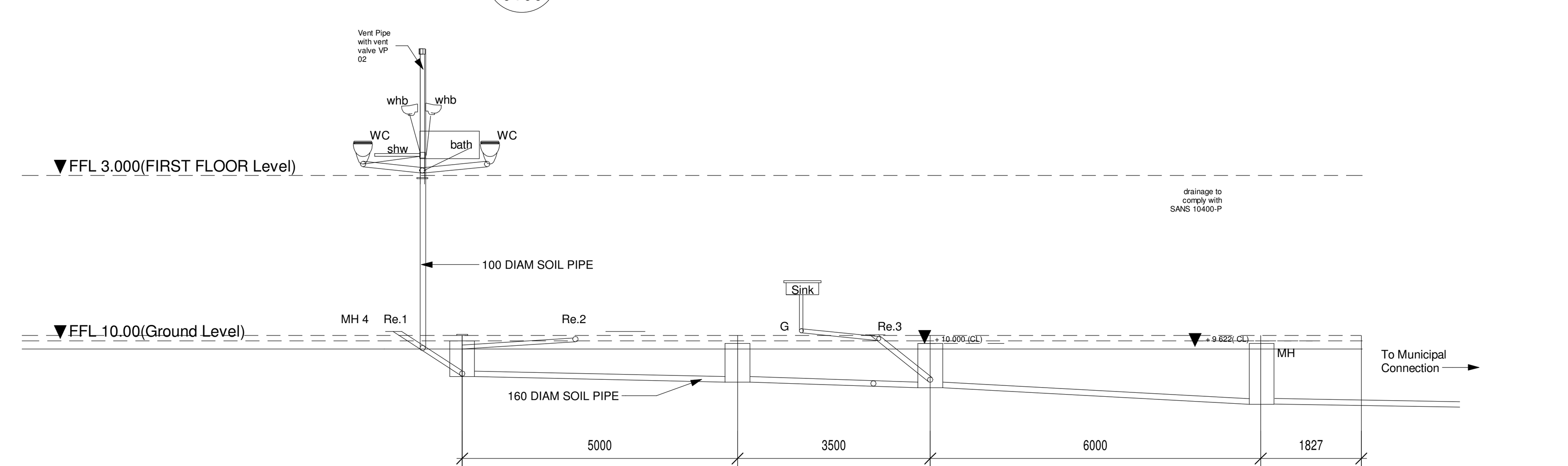


4. SECTION D-D
0100
1 : 100



6 SITE PLAN
0100
1 : 500

COVERAGE CALCULATIONS	
Zoning	GR1
Occupancy	H3
Site Area	103m²
Floor Factor	1,0
Coverage 60%	43m²
Proposed dwelling on Erf	98m²
Proposed House Floor Area	103m²
Proposed Stoep	1.5m²
Parking Bays	7.13m²
Total New Area	103m²



	IE 4	IE 3	IE 2	Existing MH
COVER LEVEL	71 484	72 017	72 571	New CL 73 233
INVERT LEVEL	70 495	70 005	69 713	Existing IL 69 408
DEPTH	0 990	2 010	2 860	3 830
DISTANCE	44 130	26 270	27 450	
GRADIENT/FALL	1:90	1:90	1:90	

5 DRAINAGE SECTION
1 : 100

7 STREETSCAPE SECTION
1 : 200

notes

All dimensions to be checked on site and on drawings, any discrepancies to be reported to the architect before work is put to hand. Only figured dimensions are to be taken.
All levels to be checked on site and on drawings and any discrepancies must be reported to the architect before any work is put to hand. All levels shown are finished floor levels.
Soil and founding conditions must be checked and verified by a geotechnical engineer.
All work must be completed in accordance with SANS 10400 and the current National Building Regulations.
All structural work must be checked by a structural engineer and must be read in conjunction with their drawings.

drainage notes

RE's to all changes in direction of soil pipes. IE's to all bends and junctions. Reseal traps to all waste fittings. Waste pipes are to be entirely accessible along entire length. Bends and junctions are not to be located under the building. Soil pipes located under building to be protected from load. All work to comply with Local Authority by-laws.

Pipe sizes:			
Soil Pipe	160mmø		
Soil Pipe	110mmø	whb	38mmø
Vent Pipe	110mmø	sink	38mmø
waste shower	50mmø	wm	38mmø
waste bath	50mmø	dw	38mmø

GENERAL NOTES :

SITE PREPARATION:
Site to be cleared of all vegetation, rubbish etc. prior to construction. Cut and fill to new levels (where applicable). Fill to be consolidated, well compacted and free of vegetation and rubbish.

FOOTINGS:
All footings as per Structural Engineer's Drawings. Foundations not to project beyond boundary lines.

FOUNDATION WALLING :
Concrete filled cavity to underside of stepped DPC. Brickforce every course and wall ties at 600mm centres.
· To be constructed in accordance with Part H of SANS 10400

FLOORS:
Finish as per specifications on 30mm/50mm cement screed on RC slab to Structural Engineer's specifications.
Slab on 250micron dpm on 50mm sand blinding on well-compacted earth. Fill where required to be authorised by Engineer and well compacted to their approval.

FOUNDATIONS:
· To be constructed in accordance with Part J of SANS 10400
· Re-inforced concrete footings to Structural Engineers details & spec

TIMBER STRUCTURE:
All timber shall be of correct size and shape as specified in the design. Pieces that are damaged or no longer comply with appropriate grade requirements of SANS1783-2 and SANS 1460, or any relevant standard specified by the designer, shall be rejected unless the structural strength is proven to be acceptable

WALLS:
To be constructed in accordance with Part K of SANS 10400. MPa strength to engineers specifications.
· External : 228 mm brick wall· Internal : 228 mm & 110 mm brick walls. Finish to Architects Designer specification
· DPM and DPC to be 375 micron, high quality, SABS approved, laid to manufacturers specification at a minimum of 150mm above adjacent ground level
Cavity walls tied together with 2,5 wire ties per sq. meter and to be filled up to DPC level. Provide weepholes to external walls every third perpend. External sills to be sloped to a suitable fall. Damp course to be placed under all sills. Pre-stressedt concrete lintols SABS approved are to be used over all openings not exceeding 3m in length. To extend min. 230mm beyond both sides of openings with brickforce 4 coarses above lintol.
· Finishes: Plaster & Paint, bagged & Paint (refer drawings)

DOORS & WINDOWS:
All doors & windows to be aluminium framed by specialist. Internal doors to be semi-solid and timber frames or as indicated, by specialist. Where artificial lighting is not supplied, natural light to comprise 10% of floor area and ventilation to be5%. Artificial ventilation to comply with SANS XA. All glazed sections larger than one square meter or closer than 500mm to F.F.L. to be safety glass. (Part N of SANS 10400 XA).Glazing within 500mm from ffl to be safety glass specified. Window within 1,8m from bath or shower cubicle to be provided with safety glass.

CEILINGS:
Rooms to have 9,2mm 'Rhinoboard' ceilings/bulkheads unless otherwise indicated, fixed to 38x38mm sap brandering @max 400mm centers.Skimmed and painted, min 3 coats to later spec. Skimmed and painted soffits to rc slabs.

ROOF:
· To be constructed in accordance with Part L of SANS 10400 as well as SABS 062
RC slabs to Structural Engineer's detail with waterproofing laid to manufacturer's spec.
Timber roof decking to Structural Engineer's detail, with waterproofing to manufacturer's specification.

RAINWATER GOODS:
Flat rc roofs to have fullbores where indicated leading to75mm pvc downpipes to discharge into Stormwater system.
SWC to be led away from building and to discharge into stormwater sytem. To be concealed in ducts- all to later detail

DAMP PROOFING :
Brick grip at floor level. Brick grip at window and door frames.DPM to slab to be min. of 250 micron.Damp proof coarse to be min. of 150mm above groundlevel.

STORMWATER DISPOSAL:
To be in accordance with Part P of SANS 10400 method to be determined on site, according to actual site conditions. The site is to be shaped to avoid ponding where possible.Paved areas to be graded to the on-site stormwater system. The roof stormwater run-off is to be taken to the roador connected to a communal stormwater system. Min. 75mm rainwater downpipes (rwdp). All rwdp's and sumps connected to stormwatersystem.

FIRE NOTES:
All in accordance with SANS 10400 PART T. All structural elements to comply with a fire resistance stability period of not less than 90 minutes when tested in accordance with SANS 10177-2.
An automatic Sprinkler system designed, maintained and installed by a competent person in accordance with SANS10287 may be used instead of a tenancy separating element.
Where there is an opening in any wall that is required to have a fire resistance of 60min or more,such openings shall be provided with a fire door or fire shutter of Class A accordance with to SANS 10400-T.
Where roof space is formed between any ceiling and any roof covering, such space shall be divided by means of non-combustible fire stops with stability and integrity rating of 20mins.
Timber construction shall be coated with fire retardant coating to comply with fire resistance stability period in accordance with SANS 10400-T. ***Fire extinguisher/s (FE) type & size T4.37 4,5kg Dcp***

ROOF
.R. Values (flow up) Roof ceiling = 0.35Isotherm insulation/as specified =3.88

FLOOR
1) Have an R-value of not less than 1.5. 2) Resist water absorption in order to retain thermal insulationproperties. 3)Be continuous from the adjacent finished ground level, to a depth of 30mm, or the full depth of the concrete.

THERMAL INSULATION
Insulation shall comply with the minimum required R-Values and be installed so that it;(a) Abuts or overlaps adjoining insulation, or is sealed.(b)Forms a continuous barrier with ceilings, walls, bulkheads or floors that contribute to thermal barrier.(c)Does not affect the safe or effective operation of any surfaces, insulation, equipment or fittings.

AIR LEAKAGE
Maximum permissible AL for open able glazing shall be 2.0L/SM with a pressure difference of 75PA, when tested in accordance with SANS 613.The maximum AL for non-opening glazing shall be 0.31 L/SM with a pressure difference of ...cord

BLACK EARTH ARCHITECTS
PrArch57521098
signature

ANARCHI CONSULTING (Pty) Ltd.
Reg.No. : 2015/267813/07
Cape Town
8001
+27 71 224 3713
anvil@anarchi-consulting.co.za

client: Mr. Jeff Daniels — signature

project title
ERF 26086_CLOVER MANOR DEVELOPMENT

drawing title
LOCAL AUTHORITY SUBMISSION-PLANS, SECTIONS & ELEVATIONS

location
Clover Street, Kuilsriver ERF 26086_CLOVER MANOR DEVELOPMENT

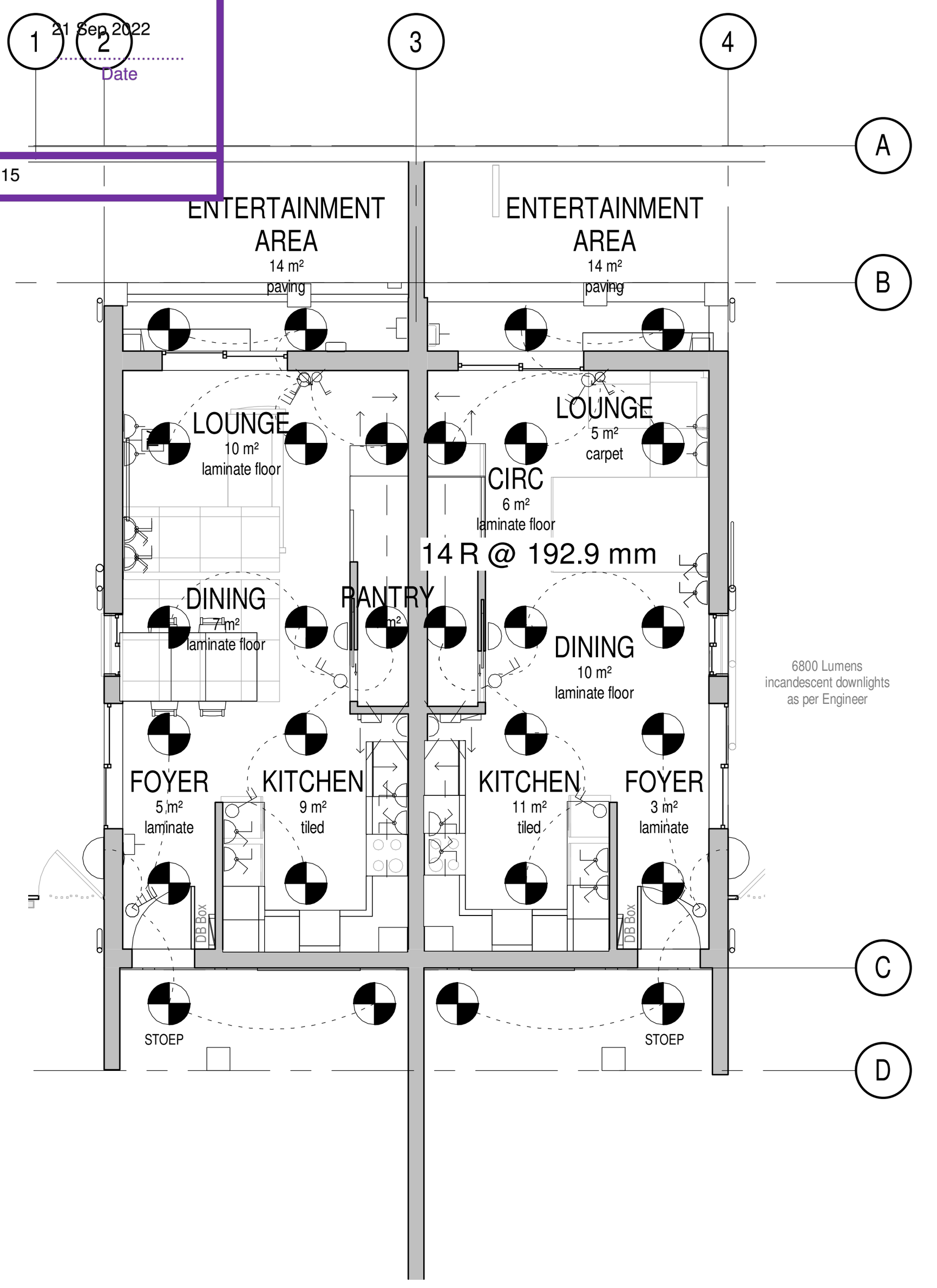
date
08 September 2022

scale	designed by	drawn	checked
As indicated	AD	ANVIL	VDB

project number	stage	series	dwg no.	revision
2201	4.1	PL	0100	15

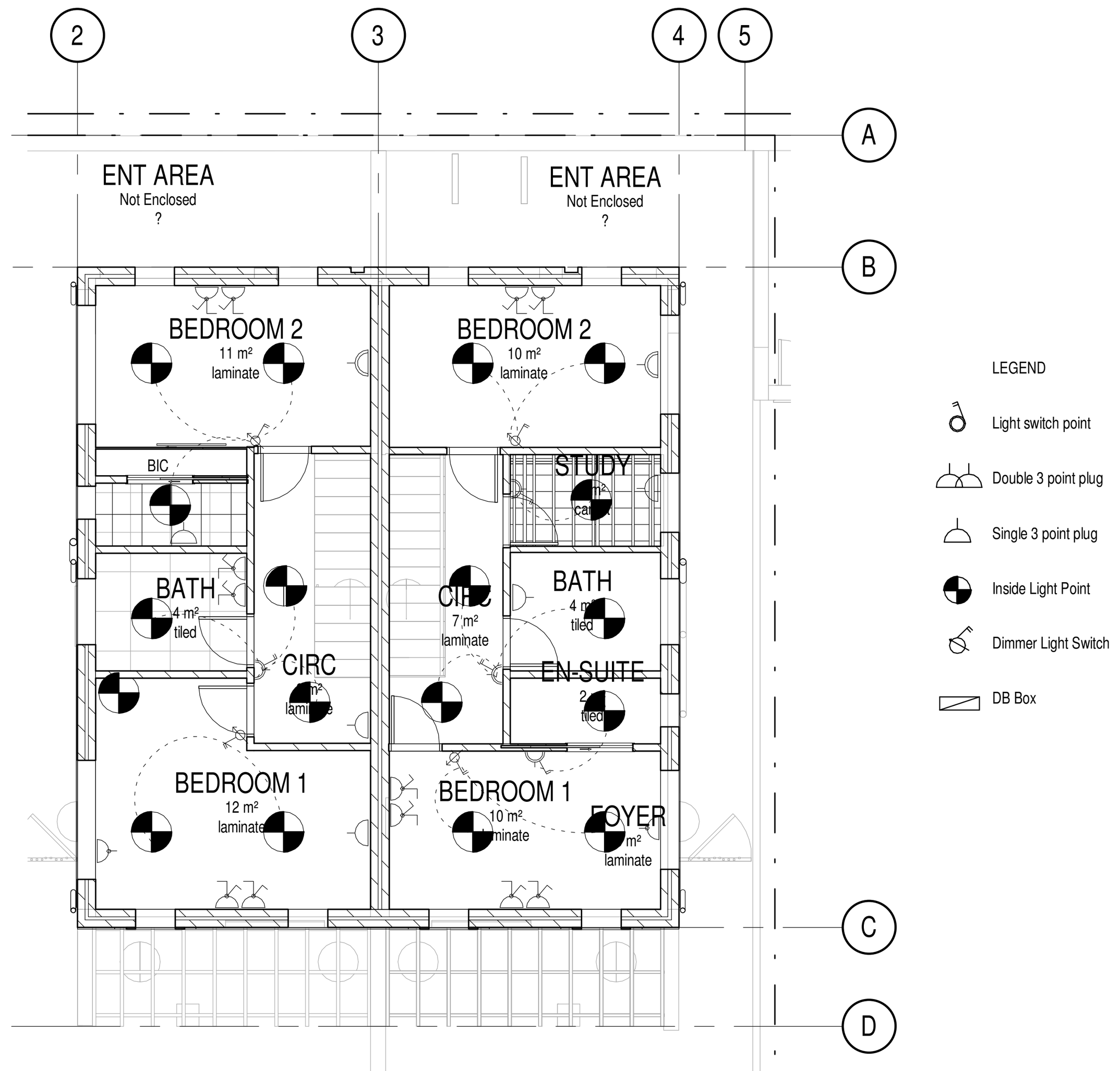
C:\anARCHI CONSULTING (Pty)Ltd. 2020\3. PROJECTS\22. CLOVER MANOR\DRAWINGS\ERF 26096_CLOVER MANOR DEVELOPMENT.rvt
2022-09-08 14:06:19

CITY OF CAPE TOWN
DEVELOPMENT MANAGEMENT
Recommended for Approval
Building Control Officer / Delegetee
This application has been approved in terms of Section 7 (1) (a) of Act 103 of 1977, subject to the conditions in the attached letter of approval.
Planning & Building Development Management
21 Sep 2022
Date
Approval Number: 97618960
Application Number: 000070613815



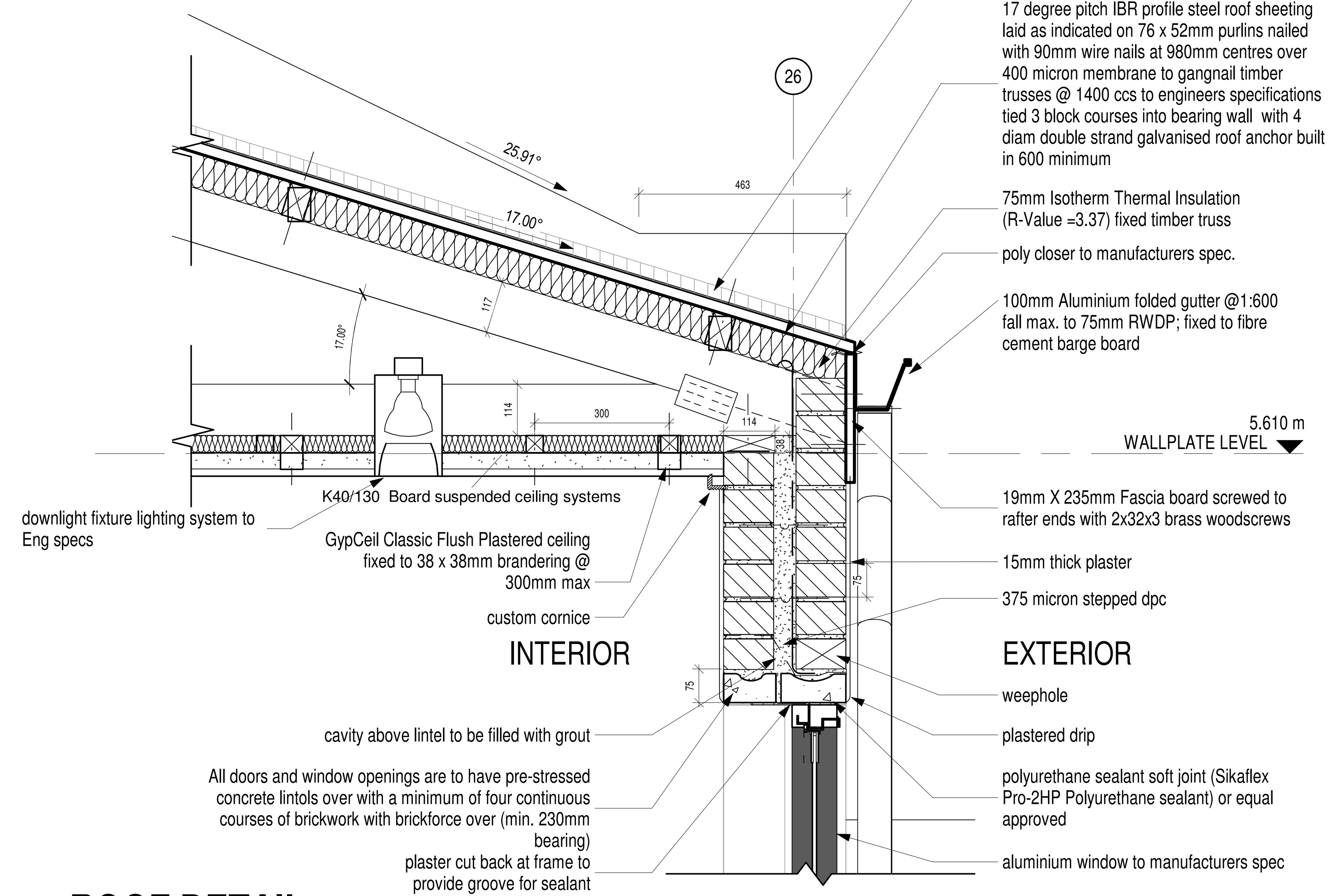
1
2
3
4
A
B
C
D
ENTERTAINMENT AREA 14 m² paving
ENTERTAINMENT AREA 14 m² paving
LOUNGE 10 m² laminate floor
LOUNGE 5 m² carpet
CIRC 6 m² laminate floor
14 R @ 192.9 mm
DINING 7 m² laminate floor
PANTRY
DINING 10 m² laminate floor
6800 Lumens incandescent downlights as per Engineer
FOYER 5 m² laminate
KITCHEN 9 m² tiled
KITCHEN 11 m² tiled
FOYER 3 m² laminate
DB Box
STOEP
STOEP

1 0100 GROUND FLOOR LIGHTING LAYOUT
1 : 100



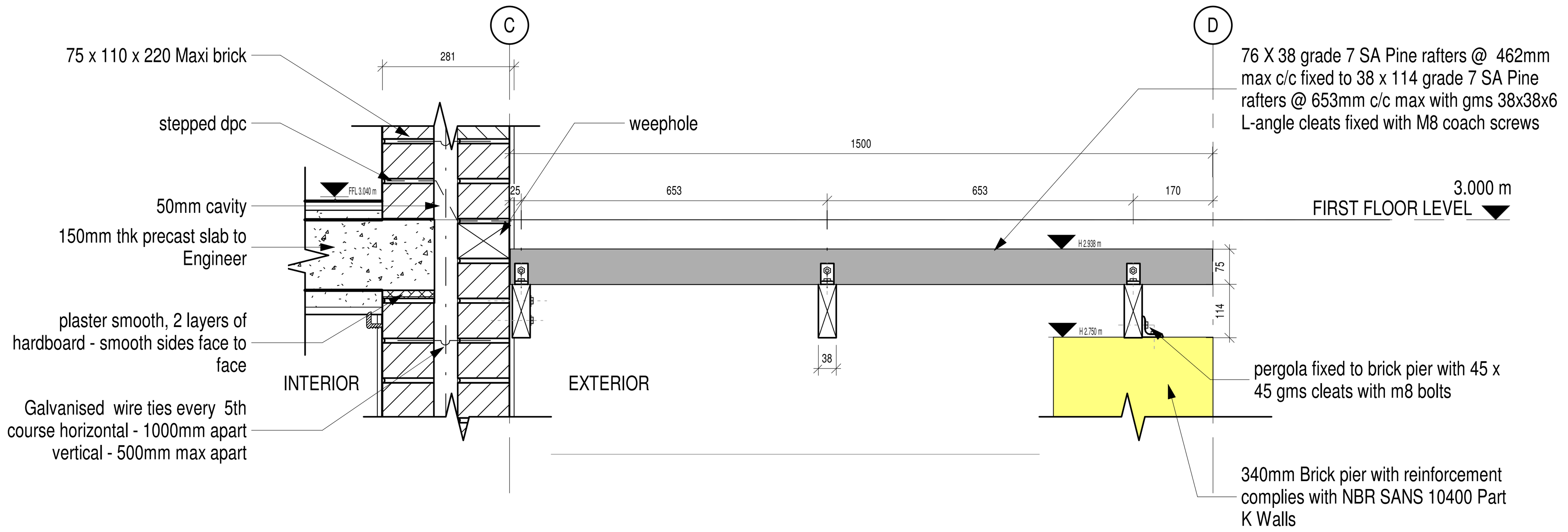
2
3
4
5
A
B
C
D
ENT AREA Not Enclosed ?
ENT AREA Not Enclosed ?
BEDROOM 2 11 m² laminate
BEDROOM 2 10 m² laminate
BIC
STUDY
BATH 4 m² tiled
CIRC 7 m² laminate
BATH 4 m² tiled
CIRC
EN-SUITE
BEDROOM 1 12 m² laminate
BEDROOM 1 10 m² laminate
FOYER laminate
LEGEND
Light switch point
Double 3 point plug
Single 3 point plug
Inside Light Point
Dimmer Light Switch
DB Box

2 0100 FIRST FLOOR LEVEL LIGHTING LAYOUT
1 : 100



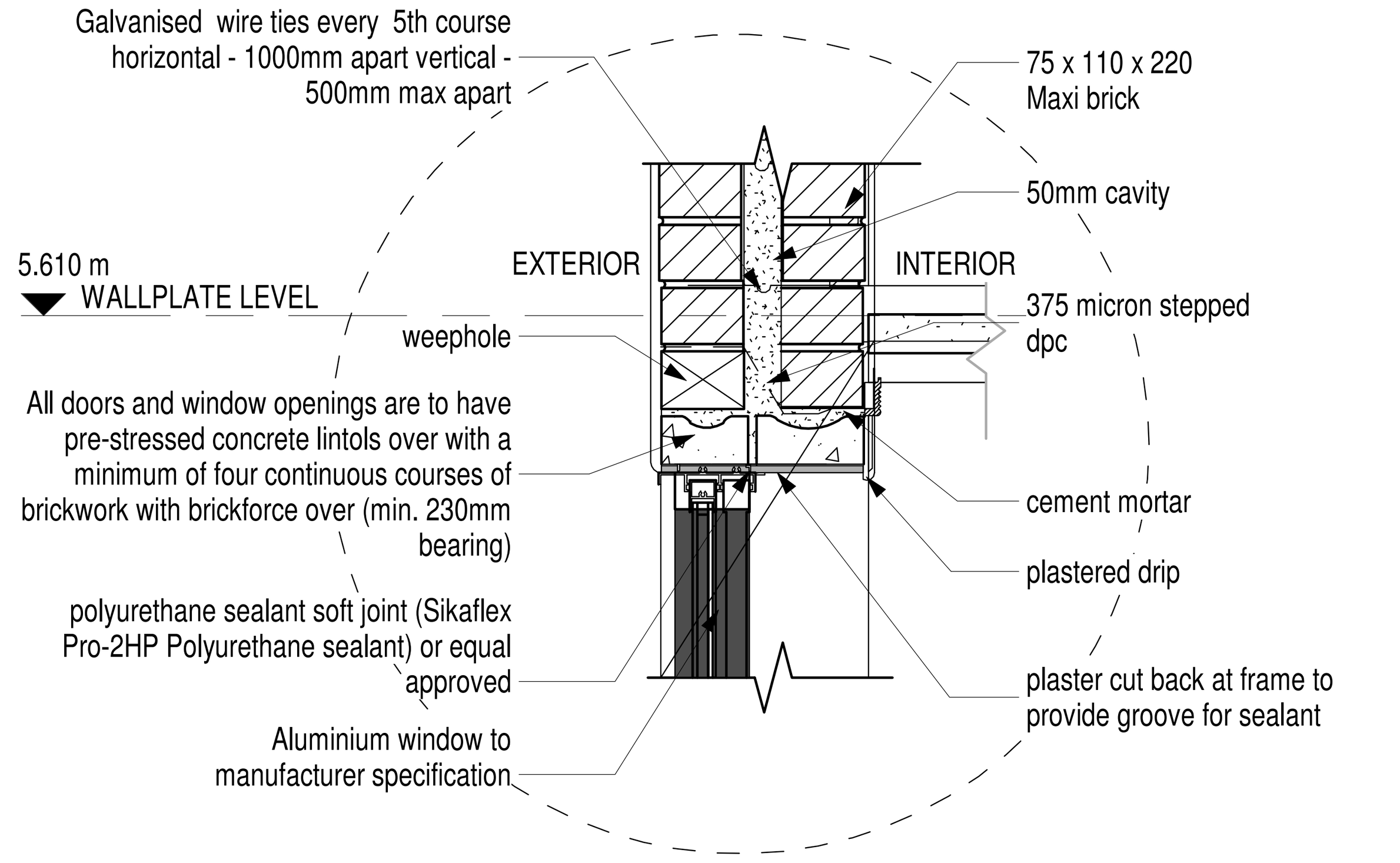
GMS sheet flasshing coated with waterproof wrapped and tuked over roof sheeting
17 degree pitch IBR profile steel roof sheeting laid as indicated on 76 x 52mm purlins nailed with 90mm wire nails at 980mm centres over 400 micron membrane to gangnail timber trusses @ 1400 ccs to engineers specifications tied 3 block courses into bearing wall with 4 diam double strand galvanised roof anchor built in 600 minimum
26
25.91°
17.00°
463
117
17.00°
114
300
114
75mm Isotherm Thermal Insulation (R-Value =3.37) fixed timber truss
poly closer to manufacturers spec.
100mm Aluminium folded gutter @1:600 fall max. to 75mm RWDP; fixed to fibre cement barge board
5.610 m
WALLPLATE LEVEL
K40/130 Board suspended ceiling systems
downlight fixture lighting system to Eng specs
GypCeil Classic Flush Plastered ceiling fixed to 38 x 38mm brandering @ 300mm max
custom cornice
INTERIOR
19mm X 235mm Fascia board screwed to rafter ends with 2x32x3 brass woodscrews
15mm thick plaster
375 micron stepped dpc
EXTERIOR
weephole
plastered drip
cavity above lintel to be filled with grout
All doors and window openings are to have pre-stressed concrete lintols over with a minimum of four continuous courses of brickwork with brickforce over (min. 230mm bearing)
plaster cut back at frame to provide groove for sealant
polyurethane sealant soft joint (Sikaflex Pro-2HP Polyurethane sealant) or equal approved
aluminium window to manufacturers spec
75
75

9. ROOF DETAIL
1 : 10



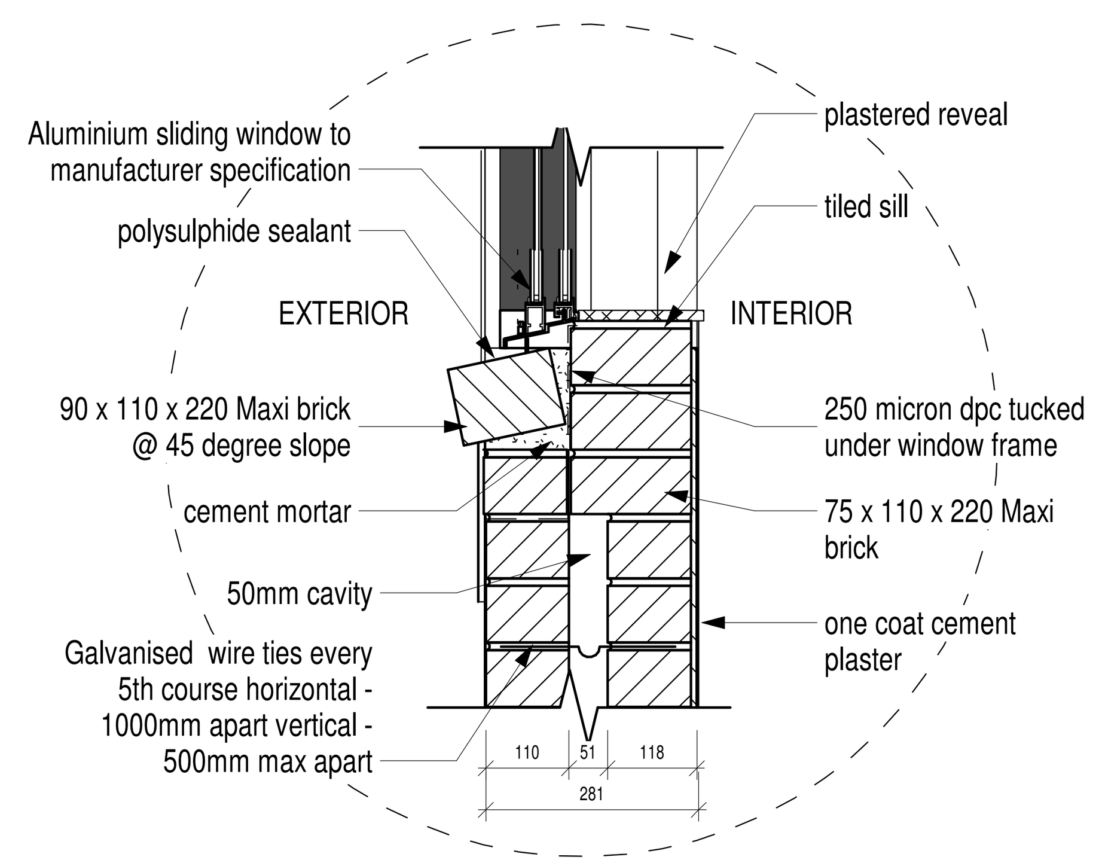
C
D
75 x 110 x 220 Maxi brick
stepped dpc
50mm cavity
150mm thk precast slab to Engineer
plaster smooth, 2 layers of hardboard - smooth sides face to face
Galvanised wire ties every 5th course horizontal - 1000mm apart vertical - 500mm max apart
INTERIOR
EXTERIOR
weephole
281
1500
25
653
653
170
FFL 3.040 m
H 2.938 m
H 2.750 m
75
114
38
3.000 m
FIRST FLOOR LEVEL
76 X 38 grade 7 SA Pine rafters @ 462mm max c/c fixed to 38 x 114 grade 7 SA Pine rafters @ 653mm c/c max with gms 38x38x6 L-angle cleats fixed with M8 coach screws
pergola fixed to brick pier with 45 x 45 gms cleats with m8 bolts
340mm Brick pier with reinforcement complies with NBR SANS 10400 Part K Walls

14 PERGOLA DETAIL
1 : 10



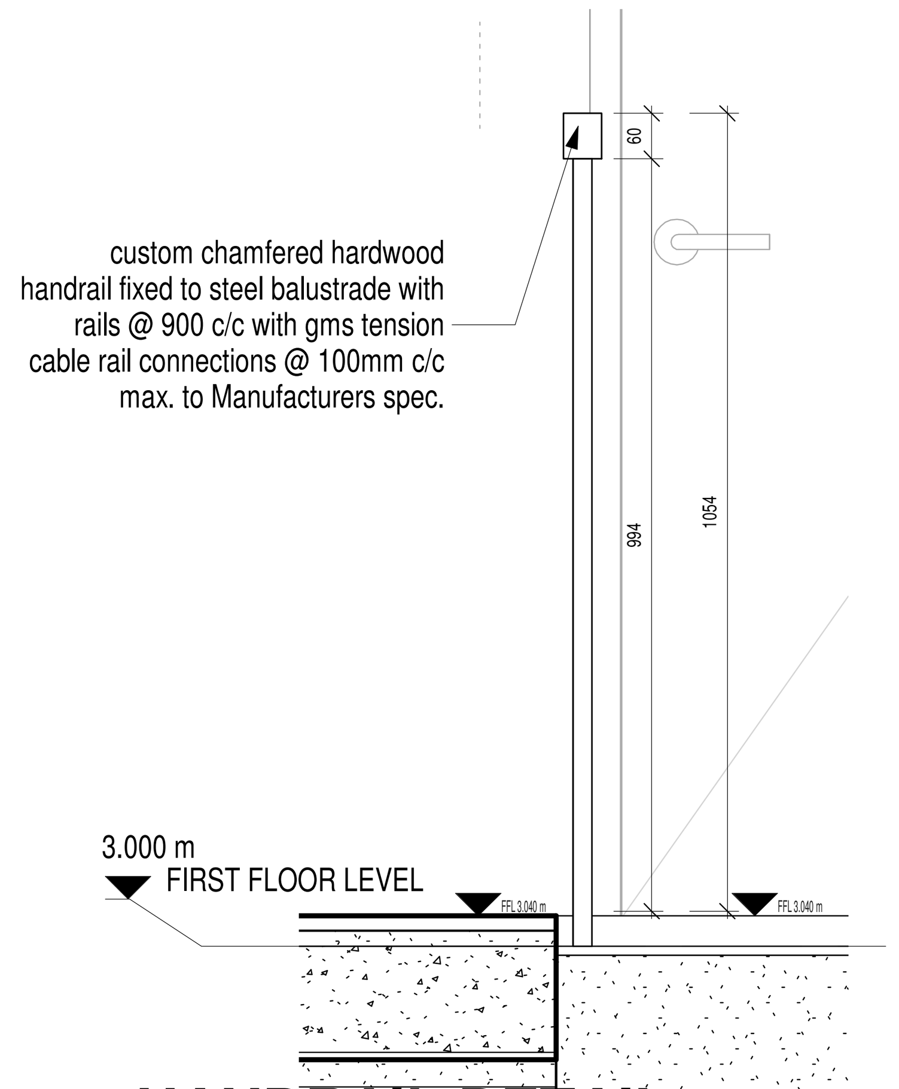
Galvanised wire ties every 5th course horizontal - 1000mm apart vertical - 500mm max apart
75 x 110 x 220 Maxi brick
50mm cavity
5.610 m
WALLPLATE LEVEL
EXTERIOR
INTERIOR
375 micron stepped dpc
weephole
All doors and window openings are to have pre-stressed concrete lintols over with a minimum of four continuous courses of brickwork with brickforce over (min. 230mm bearing)
cement mortar
plastered drip
polyurethane sealant soft joint (Sikaflex Pro-2HP Polyurethane sealant) or equal approved
plaster cut back at frame to provide groove for sealant
Aluminium window to manufacturer specification

10 TYPICAL LINTOL DETAIL
1 : 10

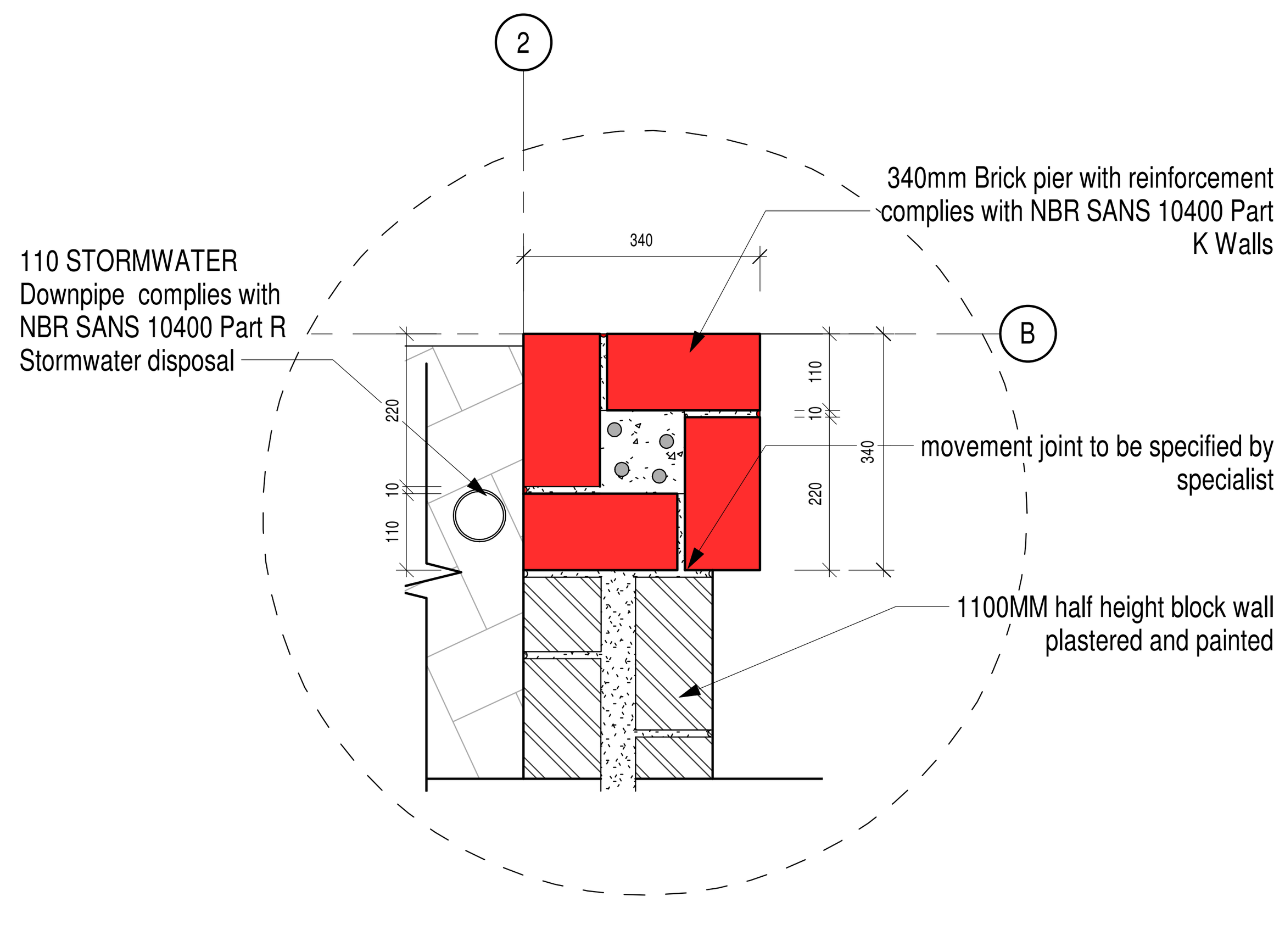


Aluminium sliding window to manufacturer specification
plastered reveal
tiled sill
polysulphide sealant
EXTERIOR
INTERIOR
90 x 110 x 220 Maxi brick @ 45 degree slope
250 micron dpc tucked under window frame
cement mortar
75 x 110 x 220 Maxi brick
50mm cavity
one coat cement plaster
Galvanised wire ties every 5th course horizontal - 1000mm apart vertical - 500mm max apart
110
51
118
281

11. WINDOW CILL DETAIL
1 : 10

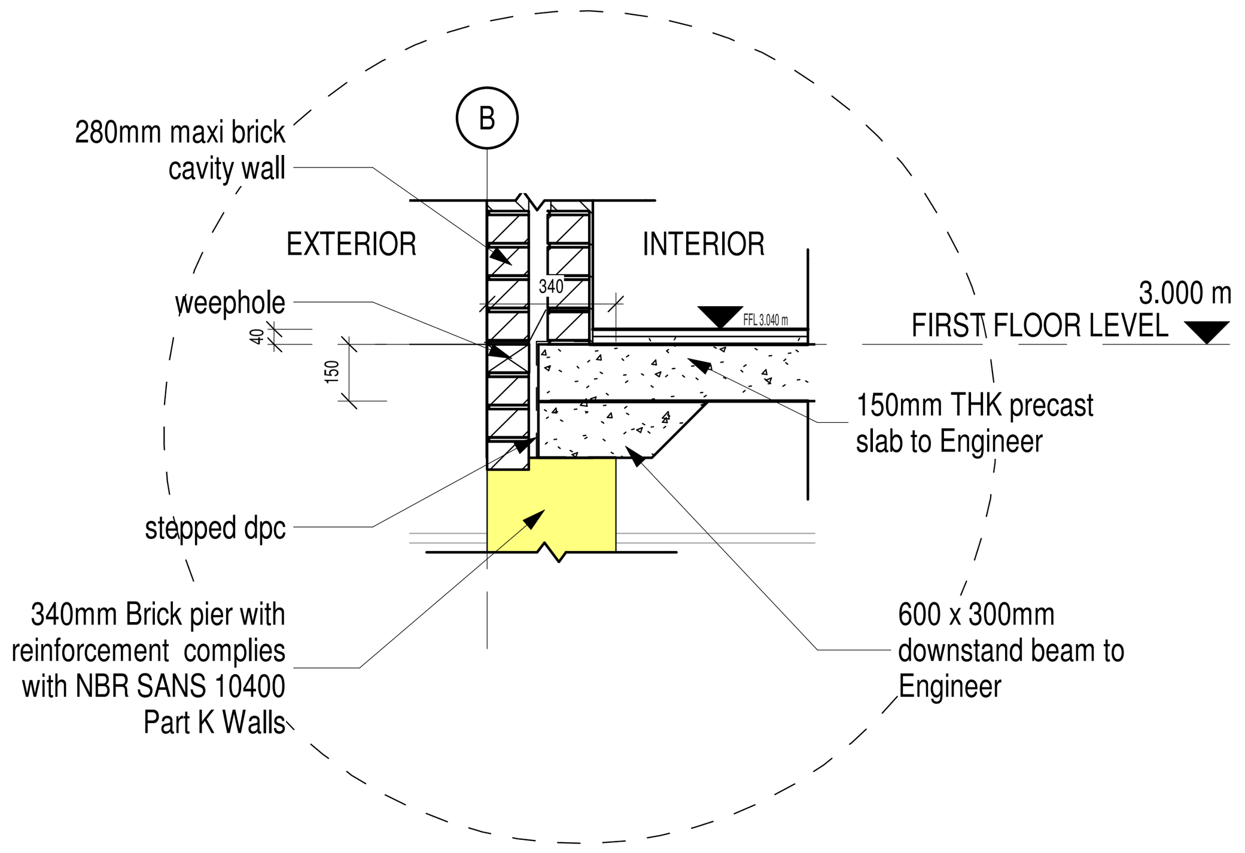


3 HANDRAIL DETAIL
1 : 10



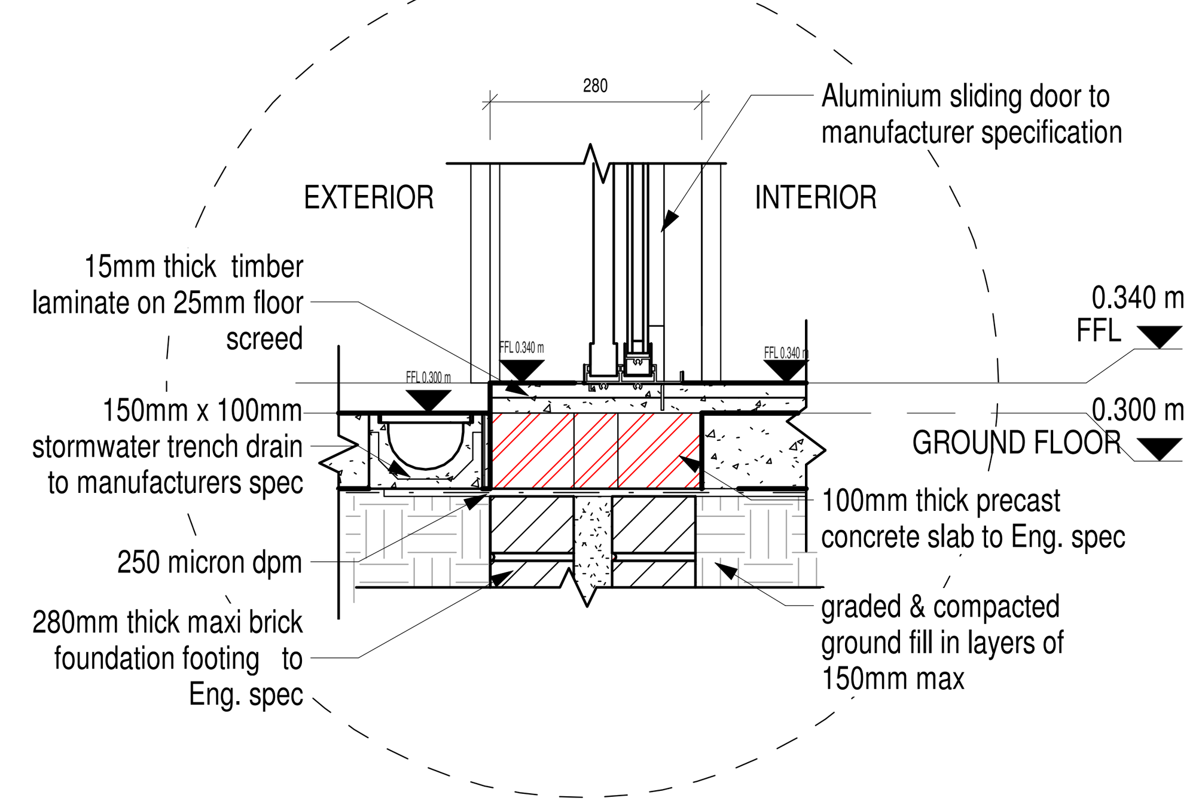
2
B
110 STORMWATER Downpipe complies with NBR SANS 10400 Part R Stormwater disposal
340
220
10
110
110
10
220
340
340mm Brick pier with reinforcement complies with NBR SANS 10400 Part K Walls
movement joint to be specified by specialist
1100MM half height block wall plastered and painted

8 0100 BRICK PIER/COLUMN DETAIL
1 : 10



B
280mm maxi brick cavity wall
EXTERIOR
INTERIOR
340
weephole
40
150
FFL 3.040 m
3.000 m
FIRST FLOOR LEVEL
150mm THK precast slab to Engineer
stepped dpc
340mm Brick pier with reinforcement complies with NBR SANS 10400 Part K Walls
600 x 300mm downstand beam to Engineer

12. FIRST FLOOR DETAIL
1 : 20



280
Aluminium sliding door to manufacturer specification
EXTERIOR
INTERIOR
15mm thick timber laminate on 25mm floor screed
FFL 0.300 m
FFL 0.340 m
FFL 0.340 m
0.340 m
FFL
0.300 m
GROUND FLOOR
150mm x 100mm stormwater trench drain to manufacturers spec
100mm thick precast concrete slab to Eng. spec
250 micron dpm
280mm thick maxi brick foundation footing to Eng. spec
graded & compacted ground fill in layers of 150mm max

13. THRESHOLD DETAIL
1 : 10

notes

All dimensions to be checked on site and on drawings, any discrepancies to be reported to the architect before work is put to hand. Only figured dimensions are to be taken.
All levels to be checked on site and on drawings and any discrepancies must be reported to the architect before any work is put to hand. All levels shown are finished floor levels.
Soil and founding conditions must be checked and verified by a geotechnical engineer.
All work must be completed in accordance with SANS 10400 and the current National Building Regulations.
All structural work must be checked by a structural engineer and must be read in conjunction with their drawings.

drainage notes

RE's to all changes in direction of soil pipes. IE's to all bends and junctions. Reseal traps to all waste fittings. Waste pipes are to be entirely accessible along entire length. Bends and junctions are not to be located under the building. Soil pipes located under building to be protected from load. All work to comply with Local Authority by-laws.

Pipe sizes:

Soil Pipe	160mmø		
Soil Pipe	110mmø	whb	38mmø
Vent Pipe	110mmø	sink	38mmø
waste shower	50mmø	wm	38mmø
waste bath	50mmø	dw	38mmø

GENERAL NOTES :

SITE PREPARATION:
Site to be cleared of all vegetation, rubbish etc. prior to construction. Cut and fill to new levels (where applicable). Fill to be consolidated, well compacted and free of vegetation and rubbish.

FOOTINGS:
All footings as per Structural Engineer's Drawings. Foundations not to project beyond boundary lines.

FOUNDATION WALLING :
Concrete filled cavity to underside of stepped DPC. Brickforce every course and wall ties at 600mm centres.
· To be constructed in accordance with Part H of SANS 10400

FLOORS:
Finish as per specifications on 30mm/50mm cement screed on RC slab to Structural Engineer's specifications. Slab on 250micron dpm on 50mm sand blinding on well-compacted earth. Fill where required to be authorised by Engineer and well compacted to their approval.

FOUNDATIONS:
· To be constructed in accordance with Part J of SANS 10400
· Re-inforced concrete footings to Structural Engineers details & spec

TIMBER STRUCTURE:
All timber shall be of correct size and shape as specified in the design. Pieces that are damaged or no longer comply with appropriate grade requirements of SANS1783-2 and SANS 1460, or any relevant standard specified by the designer, shall be rejected unless the structural strength is proven to be acceptable

WALLS:
To be constructed in accordance with Part K of SANS 10400. MPa strength to engineers specifications.
· External : 228 mm brick wall· Internal : 228 mm & 110 mm brick walls. Finish to Architects Designer specification
· DPM and DPC to be 375 micron, high quality, SABS approved, laid to manufacturers specification at a minimum of 150mm above adjacent ground level
Cavity walls tied together with 2,5 wire ties per sq. meter and to be filled up to DPC level. Provide weepholes to external walls every third perpend. External sills to be sloped to a suitable fall. Damp course to be placed under all sills. Pre-stressedt concrete lintols SABS approved are to be used over all openings not exceeding 3m in length. To extend min. 230mm beyond both sides of openings with brickforce 4 coarses above lintol.
· Finishes: Plaster & Paint, bagged & Paint (refer drawings)

DOORS & WINDOWS:
All doors & windows to be aluminium framed by specialist. Internal doors to be semi-solid and timber frames or as indicated, by specialist. Where artificial lighting is not supplied, natural light to comprise 10% of floor area and ventilation to be5%. Artificial ventilation to comply with SANS XA. All glazed sections larger than one square meter or closer than500mm to F.F.L. to be safety glass. (Part N of SANS 10400 XA).

CEILINGS:
Rooms to have 9,2mm 'Rhinoboard' ceilings/bulkheads unless otherwise indicated, fixed to 38x38mm sap brandering @max 400mm centers.Skimmed and painted, min 3 coats to later spec. Skimmed and painted soffits to rc slabs.

ROOF:
· To be constructed in accordance with Part L of SANS 10400 as well as SABS 062
RC slabs to Structural Engineer's detail with waterproofing laid to manufacturer's spec.
Timber roof decking to Structural Engineer's detail, with waterproofing to manufacturer's specification.

RAINWATER GOODS:
Flat rc roofs to have fullbores where indicated leading to75mm pvc downpipes to discharge into Stormwater system. SWC to be led away from building and to discharge into stormwater sytem. To be concealed in ducts- all to later detail

DAMP PROOFING :
Brick grip at floor level. Brick grip at window and door frames.DPM to slab to be min. of 250 micron.Damp proof coarse to be min. of 150mm above groundlevel.

STORMWATER DISPOSAL:
To be in accordance with Part P of SANS 10400 method to be determined on site, according to actual site conditions. The site is to be shaped to avoid ponding where possible.Paved areas to be graded to the on-site stormwater system. The roof stormwater run-off is to be taken to the roador connected to a communal stormwater system. Min. 75mm rainwater downpipes (rwdp). All rwdp's and sumps connected to stormwatersystem.

FIRE NOTES:
All in accordance with SANS 10400 PART T. All structural elements to comply with a fire resistance stability period of not less than 90 minutes when tested in accordance with SANS 10177-2.
An automatic Sprinkler system designed, maintained and installed by a competent person in accordance with SANS10287 may be used instead of a tenancy separating element.
Where there is an opening in any wall that is required to have a fire resistance of 60min or more,such openings shall be provided with a fire door or fire shutter of Class A accordance with to SANS 10400-T.
Where roof space is formed between any ceiling and any roof covering, such space shall be divided by means of non-combustible fire stops with stability and integrity rating of 20mins.
Timber construction shall be coated with fire retardant coating to comply with fire resistance stability period in accordance with SANS 10400-T.

ROOF
.R. Values (flow up) Roof ceiling = 0.35Isotherm insulation/as specified =3.88

FLOOR
1) Have an R-value of not less than 1.5. 2) Resist water absorption in order to retain thermal insulationproperties. 3)Be continuous from the adjacent finished ground level, to a depth of 30mm, or the full depth of the concrete.

THERMAL INSULATION
Insulation shall comply with the minimum required R-Values and be installed so that it;(a) Abuts or overlaps adjoining insulation, or is sealed.(b)Forms a continuous barrier with ceilings, walls, bulkheads or floors that contribute to thermal barrier.(c)Does not affect the safe or effective operation of any surfaces, insulation, equipment or fittings.

AIR LEAKAGE
Maximum permissible AL for open able glazing shall be 2.0L/SM with a pressure difference of 75PA, when tested in accordance with SANS 613.The maximum AL for non-opening glazing shall be 0.31 L/SM with a pressure difference of 75PA. When tested in accordance with SANS 613.

BLACK EARTH ARCHITECTS
PrArch57521098
signature

ANARCHI CONSULTING (Pty) Ltd.
Reg.No. : 2015/267813/07
Cape Town
8001
+27 71 224 3713
anvil@anarchi-consulting.co.za

DESIGN PRODUCTIONS

client: Mr. Jeff Daniels
signature

project title
ERF 26086_CLOVER MANOR DEVELOPMENT

drawing title
LOCAL AUTHORITY SUBMISSION - SECTIONS

location
Clover Street, Kuilsriver ERF 26086_CLOVER MANOR DEVELOPMENT

date
07 September 2022

scale	designed by	drawn	checked
As indicated	AD	ANVIL	VDB

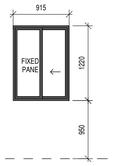
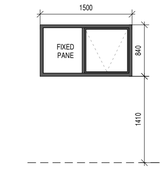
project number	stage	series	dwg no.	revision
2201	4.1	SE	0101	15

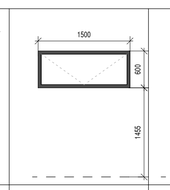
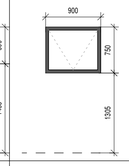
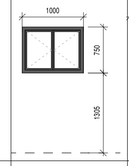
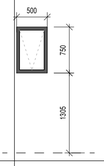
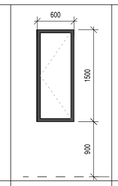
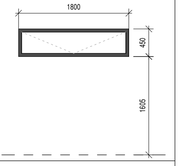
C:\anARCHI CONSULTING (Pty)Ltd. 2020\3. PROJECTS\22. CLOVER MANOR\DRAWINGS\ERF 26096_CLOVER MANOR DEVELOPMENT.rvt
2022-09-07 15:11:51

Door Schedule

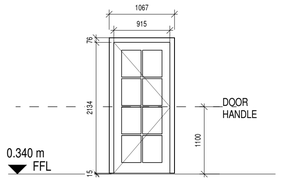
Level	Mark	Type Mark	Height	Width	Count
GROUND FLOOR					
GROUND FLOOR	D01	A	2134	915	1
GROUND FLOOR	D02	B	2134	1830	1
GROUND FLOOR	D03	B	2134	1830	1
GROUND FLOOR	D05	B	2134	1830	1
GROUND FLOOR	D06	A	2134	915	1
GROUND FLOOR	D07	C	1750	750	1
GROUND FLOOR	D08	C	1750	750	1
GROUND FLOOR	D18	B	2134	1830	1
GROUND FLOOR	D19	B	2134	1830	1
GROUND FLOOR	D20	B	2134	1830	1
GROUND FLOOR	D21	A	2134	915	1
GROUND FLOOR	D22	A	2134	915	1
GROUND FLOOR	D23	B	2134	1830	1
GROUND FLOOR	D24	E	2000	1000	1
GROUND FLOOR	D25	E	2000	1000	1
FIRST FLOOR LEVEL					
FIRST FLOOR LEVEL	D09	D	2110	810	1
FIRST FLOOR LEVEL	D10	E	2000	1000	1
FIRST FLOOR LEVEL	D11	D	2110	810	1
FIRST FLOOR LEVEL	D12	D	2110	810	1
FIRST FLOOR LEVEL	D13	D	2110	810	1
FIRST FLOOR LEVEL	D14	D	2110	810	1
FIRST FLOOR LEVEL	D15	F	2000	1000	1
FIRST FLOOR LEVEL	D16	D	2110	810	1
FIRST FLOOR LEVEL	D17	D	2110	810	1
FIRST FLOOR LEVEL	D26	D	2110	810	1
FIRST FLOOR LEVEL	D27	D	2110	810	1
FIRST FLOOR LEVEL	D28	D	2110	810	1
FIRST FLOOR LEVEL	D29	E	2000	1000	1
FIRST FLOOR LEVEL	D30	D	2110	810	1
FIRST FLOOR LEVEL	D31	D	2110	810	1
FIRST FLOOR LEVEL	D32	D	2110	810	1
FIRST FLOOR LEVEL	D33	D	2110	810	1
FIRST FLOOR LEVEL	D34	E	2000	1000	1

33

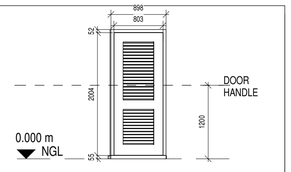
GROUND FLOOR				
				
WINDOW NO.	**W06_F**	**W08_H**	**GLAZED AREA OF WINDOWS**	**GLAZED AREA OF WINDOWS**
WINDOW SIZE	1220 x 915mm	840 x 1500mm	**Total Ground Floor Glazed Areas = 2.0m2**	**Total First Floor Glazed Areas = 3.6m2**
WINDOW AREA	1.12m2	1.26m2		
OPENING AREA	0.6m2	0.7m2		
GLAZED AREA	0.94m2	1.06	**AREA OF GROUND FLOOR**	**AREA OF FIRST FLOOR**
LOCATION	DINING	KITCHEN	**Total Floor Area = 93.18m2**	**Total Floor Area = 77.62m2**
ROOM AREA	7sqm	10.1m2	**15% of 93.18m2 =13.98m2**	**15% of 77.62m2 = 11.64m2**
LIGHT & VENTILATION REQUIREMENTS	Natural Light 10% - 0.7m2 Natural ventilation 5% - 0.35m2	Natural Light 10% - 1.01m2 Natural ventilation 5% - 0.05m2	**2.0m2 < 13.98m2 XA REQUIREMENTS SATISFIED**	**3.6m2 < 11.64m2 XA REQUIREMENTS SATISFIED**

FIRST FLOOR NOTE: Safety glazing within 500mm of the ffl and bathroom windows within 1.8m to a bath/shower cubicle to be fitted with safety glazing.						
WINDOW NO.	**W01_A**	**W02_B**	**W03_C**	**W04_D**	**W05_E**	**W07_G**
WINDOW SIZE	600 x 1500mm	750 x 900mm	1000 X 75mm	500 x 750mm	600 x 1500mm	600 x 1500mm
WINDOW AREA	0.9m2	0.68m2	0.75m2	0.37m2	0.9m2	0.9m2
OPENING AREA	0.9m2	0.68m2	0.75m2	0.37m2	0.9m2	0.9m2
GLAZED AREA	0.7m2	0.6m2	0.55m2	0.35m2	0.7m2	0.7m2
LOCATION	BEDROOM: First Floor w033/w016/w019	STUDY	BATHROOM: w09/w018 w026/w034	First Floor: EN-SUITE w08/w017/w	BEDROOM	BEDROOM: First Floor w024/w028/ /w036/w011/w07
ROOM AREA	13sqm	3m2	4sqm	2sqm	10sqm	10m2
LIGHT & VENTILATION REQUIREMENTS	Natural Light 10% - 7m2 Natural ventilation 5% - 0.35m2	Natural Light 10% - 0.3m2 Natural ventilation 5% - 0.15m2	Natural Light 10%-0.4m2 Natural ventilation 5% -0.20m2	Natural Light 10%-0.2m2 Natural ventilation 5%-0.05m2	Natural Light 10% - 1.01m2 Natural ventilation 5% - 0.05m2	Natural Light 10% - 1.01m2 Natural ventilation 5% - 0.05m2

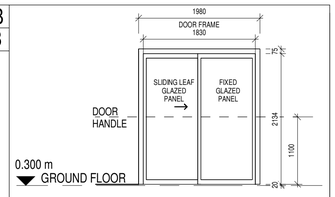
006 XA CALCULATIONS
1 : 20

DOOR TYPE A TOTAL NO. 4		
NOTE:	CHECK DIMENSIONS ON SITE BEFORE COMMENCING WITH WORK	
REF TAG LOCATION:	UNIT 1 - D01/ D06 Ground Floor	UNIT 2 - D21 / D22 Ground Floor
FRAME: GLAZING:	Constructed out of extruded aluminium alloy of 2mm primary wall thickness frame including sill and complete with all ironmongery. All screws, rivets and fasteners must be of a non-rusting material. All frame and sash member joints ,ust be neatly mitred and securelt connected with mechanical cleats, all mitred joints must have an application of epoxy adhesive seal, producing a weather-tight corner. All anodising to AAAMSA specifications. Colour to Architects Specification	
DOOR:	6.38mm thick clear laminated safety glass. Doors to be factory glazed with Neoprene push-in and press-in gaskets, locked in position with matching anodized aluminium glazing beads.	
IRONMONGERY	TO LATER MANUFACTURES SPECIFICATION	

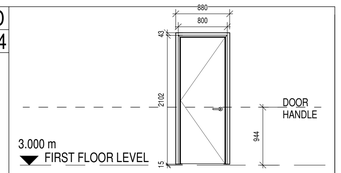
001 DOOR TYPE A
1 : 20

DOOR TYPE G TOTAL NO. 2		
NOTE:	CHECK DIMENSIONS ON SITE BEFORE COMMENCING WITH WORK	
REF TAG LOCATION:	UNIT 1 - G01 / G02 Ground Floor	
FRAME:	1.6mm profiled pre-galvanised steel frame with 25mm rebate, steel straps wall anchor at Max. 500 c/c with mortar infill behind door frame, structural opening 918mm. 1 Coat self-etch primer, 1 Coat undercoat, 2 Coats Matt enamel	
DOOR:		
OTHER		
IRONMONGERY	TO LATER MANUFACTURES SPECIFICATION	

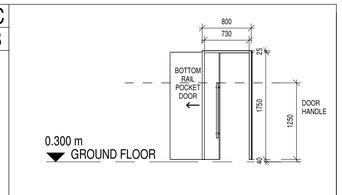
005 DOOR TYPE G
1 : 20

DOOR TYPE B TOTAL NO. 8		
NOTE:	CHECK DIMENSIONS ON SITE BEFORE COMMENCING WITH WORK	
REF TAG LOCATION:	UNIT 1 - D02/ D03/ D04/ D05/ Ground Floor	UNIT 2 - D18/ D19/ D20/ D23 Ground Floor
FRAME: GLAZING:	Constructed out of extruded aluminium alloy of 2mm primary wall thickness frame including sill and complete with all ironmongery. All screws, rivets and fasteners must be of a non-rusting material. All frame and sash member joints ,ust be neatly mitred and securelt connected with mechanical cleats, all mitred joints must have an application of epoxy adhesive seal, producing a weather-tight corner. All anodising to AAAMSA specifications. Colour to Architects Specification	
DOOR:	6.38mm thick clear laminated safety glass. Doors to be factory glazed with Neoprene push-in and press-in gaskets, locked in position with matching anodized aluminium glazing beads.	
OTHER		
IRONMONGERY	TO LATER MANUFACTURES SPECIFICATION	

002 DOOR TYPE B
1 : 20

DOOR TYPE D TOTAL NO. 14		
NOTE:	CHECK DIMENSIONS ON SITE BEFORE COMMENCING WITH WORK	
REF TAG LOCATION:	UNIT 1 - D09/D11/D12/D13/D14/D16/D17 First Floor	UNIT 2 - D26/D27/D28/D30/D31/D32/D33 First Floor
FRAME:	1.6mm profiled pre-galvanised steel frame with 25mm rebate, steel straps wall anchor at Max. 500 c/c with mortar infill behind door frame, structural opening 918mm. 1 Coat self-etch primer, 1 Coat undercoat, 2 Coats Matt enamel	
GLAZING:		
DOOR:	Hardboard faced, paint quality semi-solid flush door. FINISH: Woodwork must be clean, dry and well sanded, apply one coat wood primer, one coat universal undercoat and two coats satin sheen polyurethane acrylic, allow 24hrs drying time between coats. Colour to Architect specification. Hardwood of 3mm nominal thickness 44mm thick door with hardwood timber edging and flush 25mm deep timber rebate with 2 heavy duty fire hinges to be provided for each leaf	
IRONMONGERY	TO LATER MANUFACTURES SPECIFICATION	

004 DOOR TYPE D
1 : 20

DOOR TYPE C TOTAL NO. 8		
NOTE:	CHECK DIMENSIONS ON SITE BEFORE COMMENCING WITH WORK	
REF TAG LOCATION:	UNIT 1 - D07/ D08/ Ground Floor	UNIT 2 - D24/ D25 Ground Floor
	UNIT 1 - D10 / D15 First Floor	UNIT 2 - D29 / D34 First Floor
FRAME:	1.6mm profiled pre-galvanised steel frame with 25mm rebate, steel straps wall anchor at Max. 500 c/c with mortar infill behind door frame, structural opening 818mm. 1 Coat self-etch primer, 1 Coat undercoat, 2 Coats Matt enamel	
GLAZING:		
DOOR:	Hardboard faced, paint quality semi-solid bottom rail pocket sliding door. FINISH: Woodwork must be clean, dry and well sanded, apply one coat wood primer, one coat universal undercoat and two coats satin sheen polyurethane acrylic, allow 24hrs drying time between coats. Colour to Architect specification. Hardwood of 3mm nominal thickness 44mm thick door with hardwood timber edging and flush 25mm deep timber rebate with 2 heavy duty fire hinges to be provided	
IRONMONGERY	TO LATER MANUFACTURES SPECIFICATION	

003 DOOR TYPE C
1 : 20

Window Schedule 2						
Level	Mark	Type Mark	Width	Height	Sill Height	Heat Transfer Coefficient (U)
GROUND FLOOR						
GROUND FLOOR	01	H	1500	840	1410	
GROUND FLOOR	02	F	915	1220	950	5.9050 W/(m²·K)
GROUND FLOOR	03	F	915	1220	950	5.9050 W/(m²·K)
GROUND FLOOR	04	H	1500	840	1410	
GROUND FLOOR	039	F	915	1220	950	5.9050 W/(m²·K)
GROUND FLOOR	040	H	1500	850	1400	
GROUND FLOOR	042	F	915	1220	950	5.9050 W/(m²·K)
FIRST FLOOR LEVEL						
FIRST FLOOR LEVEL	05	E	600	1500	900	1.9873 W/(m²·K)
FIRST FLOOR LEVEL	06	E	600	1500	900	1.9873 W/(m²·K)
FIRST FLOOR LEVEL	07	A	1500	600	1455	5.9050 W/(m²·K)
FIRST FLOOR LEVEL	08	D	500	750	1305	
FIRST FLOOR LEVEL	09	C	1000	750	1305	5.9050 W/(m²·K)
FIRST FLOOR LEVEL	010	B	900	750	1305	
FIRST FLOOR LEVEL	011	A	1500	600	1455	5.9050 W/(m²·K)
FIRST FLOOR LEVEL	012	E	600	1500	900	1.9873 W/(m²·K)
FIRST FLOOR LEVEL	013	E	600	1500	900	1.9873 W/(m²·K)
FIRST FLOOR LEVEL	014	E	600	1500	900	1.9873 W/(m²·K)
FIRST FLOOR LEVEL	015	E	600	1500	900	1.9873 W/(m²·K)
FIRST FLOOR LEVEL	016	G	1800	450	1605	
FIRST FLOOR LEVEL	017	D	500	800	1250	
FIRST FLOOR LEVEL	018	C	1000	750	1305	5.9050 W/(m²·K)
FIRST FLOOR LEVEL	019	G	1800	600	1605	
FIRST FLOOR LEVEL	020	E	600	1500	900	1.9873 W/(m²·K)
FIRST FLOOR LEVEL	021	E	600	1500	900	1.9873 W/(m²·K)
FIRST FLOOR LEVEL	022	1	600	1500	900	
FIRST FLOOR LEVEL	023	1	600	1500	900	
FIRST FLOOR LEVEL	024	G	1500	600	1500	
FIRST FLOOR LEVEL	025	B	900	750	1350	
FIRST FLOOR LEVEL	026	G	1000	750	1350	
FIRST FLOOR LEVEL	027	G	500	750	1350	
FIRST FLOOR LEVEL	028	G	1500	600	1500	
FIRST FLOOR LEVEL	029	1	600	1500	900	
FIRST FLOOR LEVEL	030	1	600	1500	900	
FIRST FLOOR LEVEL	031	1	600	1500	900	
FIRST FLOOR LEVEL	032	1	600	1500	900	
FIRST FLOOR LEVEL	033	G	1500	600	1500	
FIRST FLOOR LEVEL	034	G	1000	750	1350	
FIRST FLOOR LEVEL	035	G	500	750	1350	
FIRST FLOOR LEVEL	036	G	1500	600	1500	
FIRST FLOOR LEVEL	037	1	600	1500	900	
FIRST FLOOR LEVEL	038	1	600	1500	900	
FIRST FLOOR LEVEL	041	E	600	1500	900	1.9873 W/(m²·K)

LIGHT & VENTILATION CALCULATIONS			
ZONE	AREA	LIGHT	VENTILATION
UNIT 1	170.8m2	17%	8.5%
UNIT 2	161.75m2	16.2%	8.09%

007 LIGHT & VENTILATION CALCULATIONS
1 : 20

notes

All dimensions to be checked on site and on drawings, any discrepancies to be reported to the architect before work is put to hand. Only figured dimensions are to be taken.
All levels to be checked on site and on drawings and any discrepancies must be reported to the architect before any work is put to hand. All levels shown are finished floor levels.
Soil and founding conditions must be checked and verified by a geotechnical engineer.
All work must be completed in accordance with SANS 10400 and the current National Building Regulations.
All structural work must be checked by a structural engineer and must be read in conjunction with their drawings.

drainage notes

RE's to all changes in direction of soil pipes. IE's to all bends and junctions. Reseal traps to all waste fittings. Waste pipes are to be entirely accessible along entire length. Bends and junctions are not to be located under the building. Soil pipes located under building to be protected from load. All work to comply with Local Authority by-laws.

Pipe sizes:

Soil Pipe	160mmø		
Soil Pipe	110mmø	whb	38mmø
Vent Pipe	110mmø	sink	38mmø
waste shower	50mmø	wm	38mmø
waste bath	50mmø	dw	38mmø

BLACK EARTH DESIGN PRODUCTIONS
signature
ANARCHI CONSULTING (Pty) Ltd.
Reg.No. : 2015/267813/07
Cape Town
8001
+27 71 224 3713
anvil@anarchi-consulting.co.za
ANVIL DESIGN PRODUCTIONS
client
signature
Mr. Jeff Daniels

project title
ERF 26086_CLOVER MANOR DEVELOPMENT

drawing title
LOCAL AUTHORITY SUBMISSION - DOOR & WINDOW SCHEDULES

location
Clover Street, Kuilsriver ERF 26086_CLOVER MANOR DEVELOPMENT

date
07 September 2022

scale	designed by	drawn	checked
As indicated	AD	ANVIL	VDB

project number	stage	series	dwg no.	revision
2201	4.1	SC	0103	13