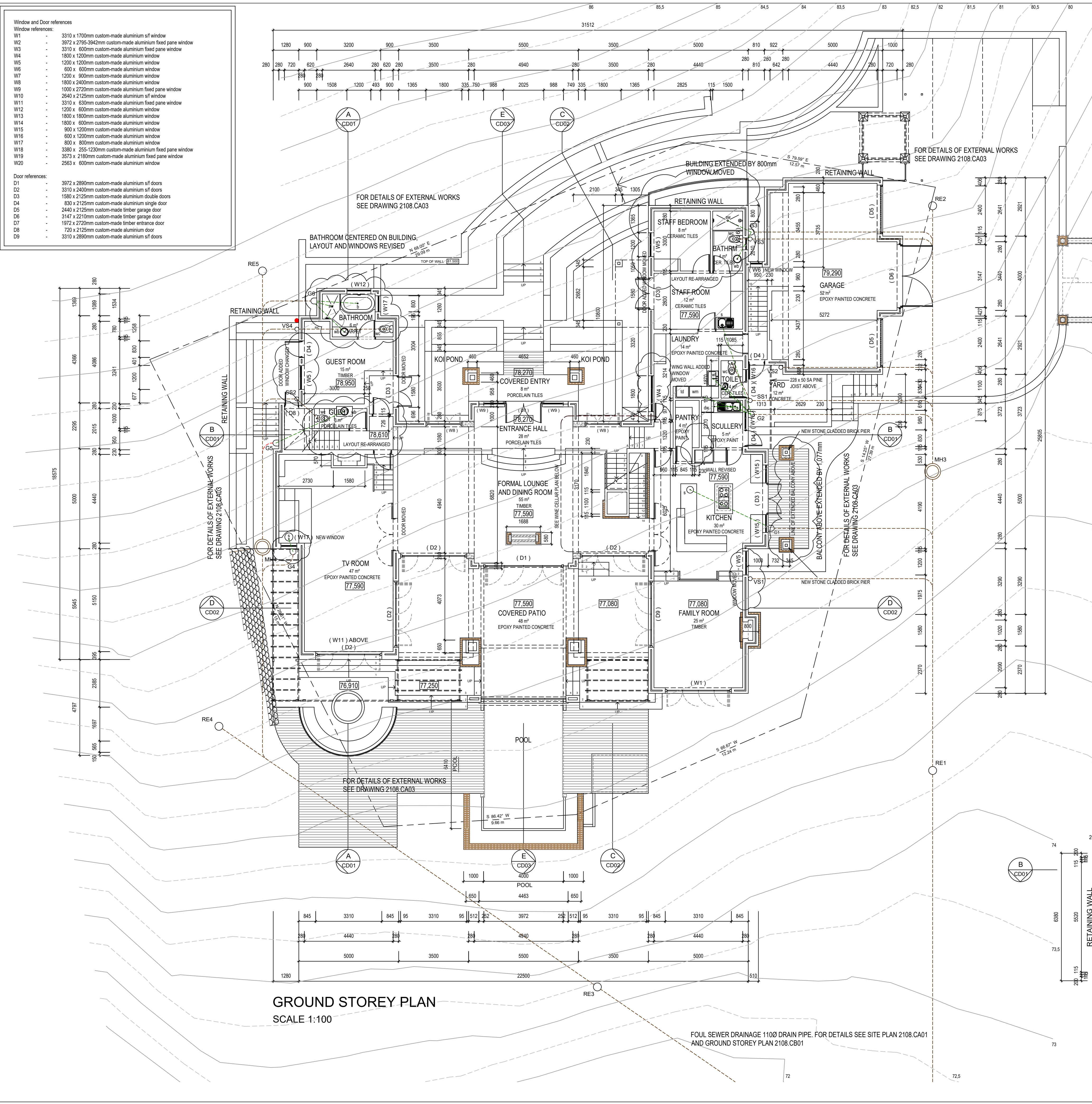


| Window and door references |                                                            |
|----------------------------|------------------------------------------------------------|
| Window references:         |                                                            |
| W1                         | 3310 x 1700mm custom-made aluminium s/f window             |
| W2                         | 3972 x 2795-3942mm custom-made aluminium fixed pane window |
| W3                         | 3310 x 600mm custom-made aluminium fixed pane window       |
| W4                         | 1800 x 1200mm custom-made aluminium window                 |
| W5                         | 1200 x 1200mm custom-made aluminium window                 |
| W6                         | 600 x 600mm custom-made aluminium window                   |
| W7                         | 1200 x 900mm custom-made aluminium window                  |
| W8                         | 1800 x 2400mm custom-made aluminium window                 |
| W9                         | 1000 x 2720mm custom-made aluminium fixed pane window      |
| W10                        | 2640 x 2795-3942mm custom-made aluminium fixed pane window |
| W11                        | 3310 x 630mm custom-made aluminium fixed pane window       |
| W12                        | 1200 x 600mm custom-made aluminium window                  |
| W13                        | 1800 x 1800mm custom-made aluminium window                 |
| W14                        | 1800 x 600mm custom-made aluminium window                  |
| W15                        | 900 x 1200mm custom-made aluminium window                  |
| W16                        | 600 x 1200mm custom-made aluminium window                  |
| W17                        | 800 x 800mm custom-made aluminium window                   |
| W18                        | 3380 x 255-1230mm custom-made aluminium fixed pane window  |
| W19                        | 3573 x 2160mm custom-made aluminium fixed pane window      |
| W20                        | 2563 x 600mm custom-made aluminium window                  |
| Door references:           |                                                            |
| D1                         | 3972 x 2890mm custom-made aluminium s/f doors              |
| D2                         | 3310 x 2400mm custom-made aluminium s/f doors              |
| D3                         | 1580 x 2125mm custom-made aluminium double doors           |
| D4                         | 630 x 2125mm custom-made aluminium single door             |
| D5                         | 2440 x 2125mm custom-made timber garage door               |
| D6                         | 3147 x 2210mm custom-made timber garage door               |
| D7                         | 1972 x 2720mm custom-made timber entrance door             |
| D8                         | 720 x 2125mm custom-made aluminium door                    |
| D9                         | 3310 x 2890mm custom-made aluminium s/f doors              |



GROUND STOREY PLAN  
SCALE 1:100

FOUL SEWER DRAINAGE 1100 DRAIN PIPE. FOR DETAILS SEE SITE PLAN 2108.CA01 AND GROUND STOREY PLAN 2108.CB01

## NOTES

### GENERAL

All dimensions and levels to be checked on site before commencement of work. Drawings to be read in conjunction with all other drawings in set and with drawings from other consultants and specialist subcontractors. Any discrepancies must be reported to the designer via a written technical query sheet. All building work and plumbing to comply with N.B.R., local municipal bylaws and S.A.B.S. regulations. Big scale detail drawings take preference over smaller scale general drawings. It is the builder's responsibility to submit subcontractor's shop drawings to the designer for approval before the commencement of any work by the subcontractor. Where roof trusses are to be installed, truss spacing in exposed truss areas is to be checked by the designer before the trusses are installed. It is the responsibility of the client to check that all information on the drawing meets their requirements.

### DISCLAIMER

Although the existing structure has been measured up as accurately as possible, it must be assumed that all dimensions shown are approximate. It is the responsibility of the contractor (and all the subcontractors for their portion of the work) to verify all dimensions and levels BEFORE commencement of the work. Should there be any discrepancies, the portion of the work involved should be halted and the designer is to be contacted immediately to resolve the matter.

### OCCUPANCY CLASSIFICATION

H4 - Dwelling house

### SITE

Natural ground levels of all adjoining sites must be reinstated post construction. Retaining walls maximum 1.5m high. Stepped retainers minimum 1m apart.

### FOUNDATIONS

All continuous concrete strip foundations to engineers details and specifications. All strip footings to be supported at sewer crossings. Founding level to be min. 600mm and max. 1500mm below NGL. Soil tests may be called for after excavation of foundations.

### WALLS

Well burnt clay bricks of minimum 10MPa nominal unit strength and Class II mortar and complying with National Building Regulations for effective lateral support.

External walls of dwelling to be 280mm thick clay brick cavity walls.

Internal walls to be 115mm thick clay brick walls.

External and internal walls: selected R.O.K. for 2 coats plaster and paint (primer with 2 coats Plascon Wall & All or Midas Earthcoat or equal approved).

### FREE STANDING WALLS

Yard/boundary/screen: 230mm thick free standing clay brick walls at 1800mm high.

### DAMP PROOFING

SABS approved stepped DPC extending over full thickness of the wall, to be fitted at top of surface bed, minimum 150mm above adjoining ground level and around all windows and doors.

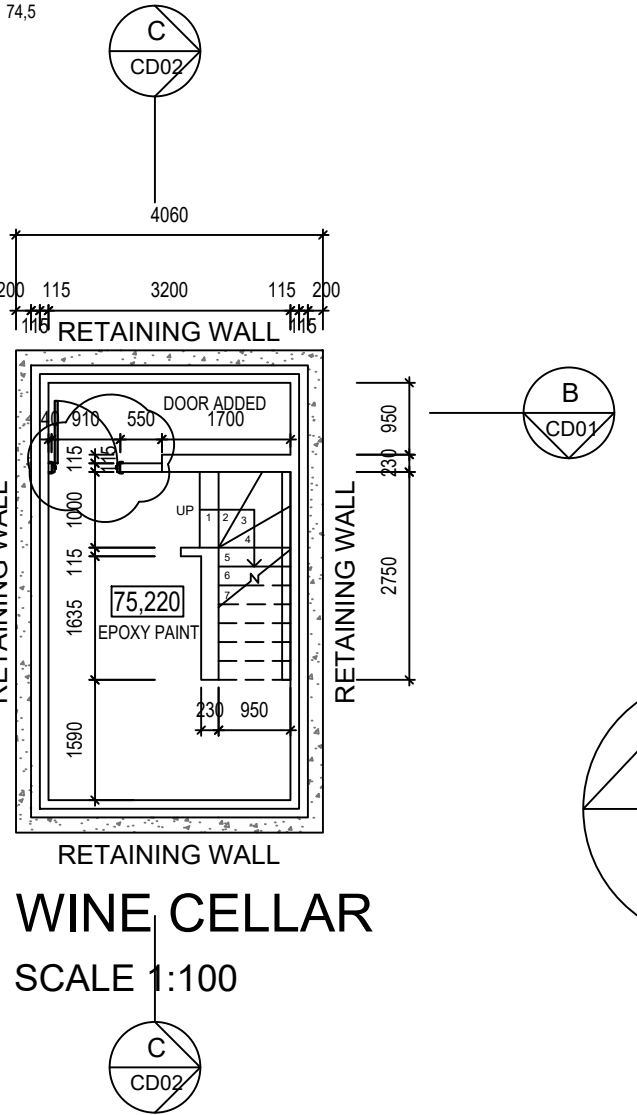
SABS approved vertical damp proof membrane to be fitted where any wall of a room is in contact with the ground. Perpendents open at 690mm c/c over all door and window openings and at DPC level, 150mm above NGL. Cavities to be kept clean of rubble and cement during construction of walls.

### FLOORS

125mm concrete surface bed with mesh reinforcement on 40mm Flexit insulation on 250 micron DPM on 50mm fine sand on well compacted selected fill. All to engineer's approval. Top of surface bed to be minimum 150mm above the adjoining ground level.

### CEILINGS

In pitched roofs to be 9.5mm Gypsum board on 38 x 38mm SA Pine branders at 500mm c/c with joints reinforced and skimmed in accordance with manufacturer's instructions.



WINE CELLAR  
SCALE 1:100

## ROOF

### PITCH ROOFS

Roof pitch 30°  
Coated AZ150 corrugated iron sheeting on 76 x 50mm SA Pine battens on edge at 1000mm c/c on DPM underlay on prefabricated trusses at maximum 1050mm c/c. Wall plates 114 x 38mm.

Specialist engineers certificate to be submitted to local authority.

Rafters and trusses tied down to walls with 1.2 x 30mm galv. hoop iron straps embedded 600mm deep into wall. Gable and walls tied back to roof structure with galv. hoop iron straps 3mm thick x 30mm wide at 600mm c/c embedded 300mm in wall, bent over and fixed to two rafters.

Wind bracing: 114 x 38mm diagonal end bracing (45 degrees) nailed to underside of rafters at each end of the roof and in both planes. Timber fascias, barge boards and eaves to detail. Gable ends - 500mm overhang.

### LEAN-TO ROOFS

Roof pitch 5°  
Coated AZ150 corrugated iron sheeting on 76 x 50mm SA Pine battens on edge at 1000mm c/c on 114 x 38 RAFTERS at maximum 1050mm c/c. SA Pine joists 228 x 50mm clear span 4.185mm. Timber fascias, barge boards and eaves to detail.

### FLAT ROOFS

Reinforced concrete slabs to engineer's details and specifications, waterproofed with an approved impervious material laid to a fall to rain water outlets at not less than 1:80 waterproofing material to be turned up and over top of parapet walls and minimum two courses up any protrusion through the roof with an approved cover flashing. Parapets maximum 300mm high, measured internally. Parapets finished with flat, smooth plastered coping 100mm high projecting 20mm from vertical wall space.

### INSULATION

100mm Isotherm laid over tie-beams in accordance with manufacturer's details. Alucuthon laid between battens and roof tile in accordance with manufacturer's details.

### NATURAL LIGHT AND VENTILATION

All habitable rooms, bathrooms and toilets are provided with windows for the purposes of natural light and ventilation. Total area of windows is not less than 10% of the floor area of room served by it (minimum 2sqm) for natural light and windows are provided with openings for natural ventilation, total area of which is not less than 5% of the floor area of such room.

### SPACE HEATING

By electrical means.

### DRAINAGE

Two pipe system complying with the National Building Regulations and part PP of SABS 0400 comprising the following:  
110 OD uPVC drains 50 OD uPVC waste pipes and vent pipes.  
All waste fittings to have resealing P type traps.  
Access to the drainage installation is provided by means of well marked, protected and permanently accessible rodding eyes at the highest point of drain, at all changes of direction, within 1.5m of the drain connection to the sewer and at 25m intervals along the line of the drain. Inspection eyes at all bends and junctions.

House not to be occupied until municipal sewer has been taken over by the local authority.

Chemical toilets to be used during construction.

### STORMWATER DISPOSAL

Two-way full bore to flat roofs with uPVC downpipe. Site storm water disposal to engineer's design and details.

### WINDOWS AND DOORS

All external doors and windows as specified on door and window schedules.

Internal cills to be plastered brickwork.

External cills to be plastered to det. drawing.

Lintols above all doors and windows.

Lintols to be laid in accordance with manufacturer's specifications.

All glazing in excess of 1 Sqm or within 500mm AFFL is to be safety glass.

All glazing to be in accordance with SABS 10400 Part N as per AAAMSA.

### PERGOLA

HW posts 150x76mm  
HW beams 150x50mm  
HW cross members 114x38mm

## FOR MUNICIPAL APPROVAL

GENERAL  
1. FIGURED DIMENSIONS ONLY TO BE USED. NO SCALING OF DRAWING PERMITTED.  
2. ANY DISCREPANCY FOUND IS TO BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR CLARIFICATION.  
3. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK.

### REVISIONS

| No | DATE       | DETAILS                          | BY   |
|----|------------|----------------------------------|------|
| AB | 15.02.2016 | AS BUILT DRAWING                 | N.S. |
| AC | 21.07.2017 | LUM INFORMATION ADDED AS CLOUDED | N.S. |
| AD | 05.07.2021 | ADDITIONS AND ALTERATIONS ADDED  | N.S. |

| CONCRETE ROOFS              |                      |  |  |
|-----------------------------|----------------------|--|--|
| ALLOWABLE BUILDING COVERAGE | 20% OF COVERAGE      |  |  |
| CONCRETE ROOFS AREA         | 486.69m <sup>2</sup> |  |  |
| TOTAL PERCENTAGE            | 19.36%               |  |  |

| AREA                      | EXISTING             | AS BUILT       | TOTAL          |
|---------------------------|----------------------|----------------|----------------|
|                           | m <sup>2</sup>       | m <sup>2</sup> | m <sup>2</sup> |
| WINE CELLAR               | 21                   |                |                |
| GROUND FLOOR              | 317                  | 4              |                |
| FIRST FLOOR               | 149                  | 4              |                |
| COVERED PATIO             | 68                   | 5              |                |
| BRAA PATIO                | 25                   | -              |                |
| POOL DECK                 | 49                   | 24             |                |
| BALCONIES                 | 40                   | 11             |                |
| TOTAL                     | 669                  | 43             | 712            |
| ALLOWABLE FOOTPRINT       | 600.00m <sup>2</sup> |                |                |
| ACTUAL FOOTPRINT COVERAGE | 471.69               | 15             | 486.69         |
|                           | 53.17%               |                | 54.87%         |

ARCHITECT'S SIGNATURE

OWNER'S SIGNATURE

CLIENT  
BLUE CANYON PROPERTIES CC

PROJECT  
RESIDENCE KENEALY  
ERF 8875 KENROCK ESTATE  
HOUT BAY

DWG TITLE  
GROUND STOREY PLAN

|          |           |      |    |
|----------|-----------|------|----|
| DWG. No. | 2108.CB01 | REV. | AD |
|----------|-----------|------|----|

|         |       |           |            |
|---------|-------|-----------|------------|
| SCALE   | 1:100 | PLOT DATE | 05.07.2021 |
| DRAWN   | N.S.  | DATE      | MAY 2021   |
| CHECKED |       | DATE      |            |

|  |                                                                    |
|--|--------------------------------------------------------------------|
|  | 15 KESTREL WAY<br>KENROCK ESTATE<br>HOUT BAY<br>+27 (0)83 309 7869 |
|--|--------------------------------------------------------------------|

## FOR MUNICIPAL APPROVAL