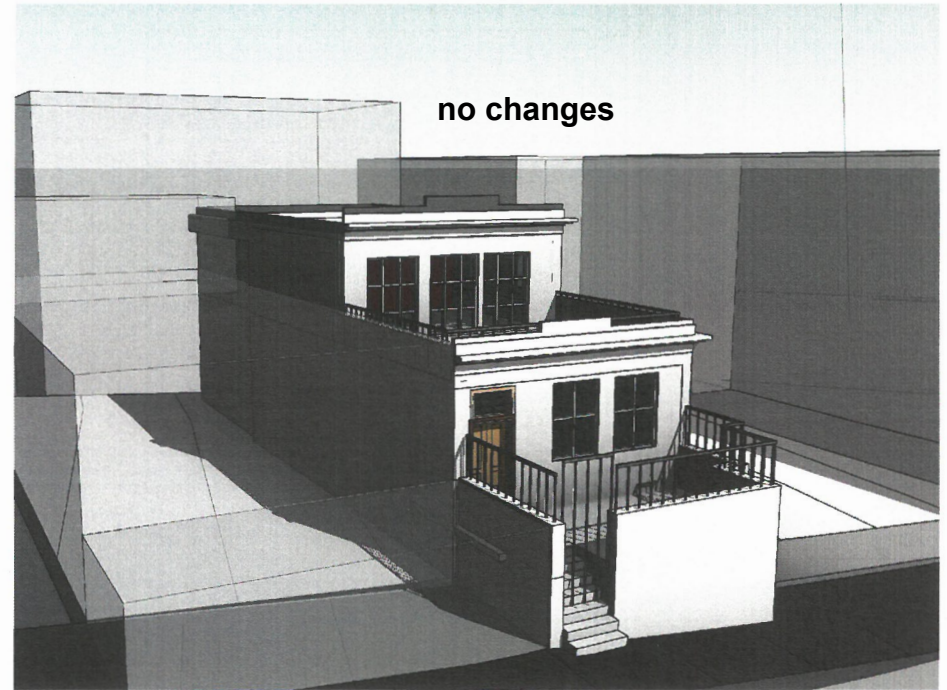
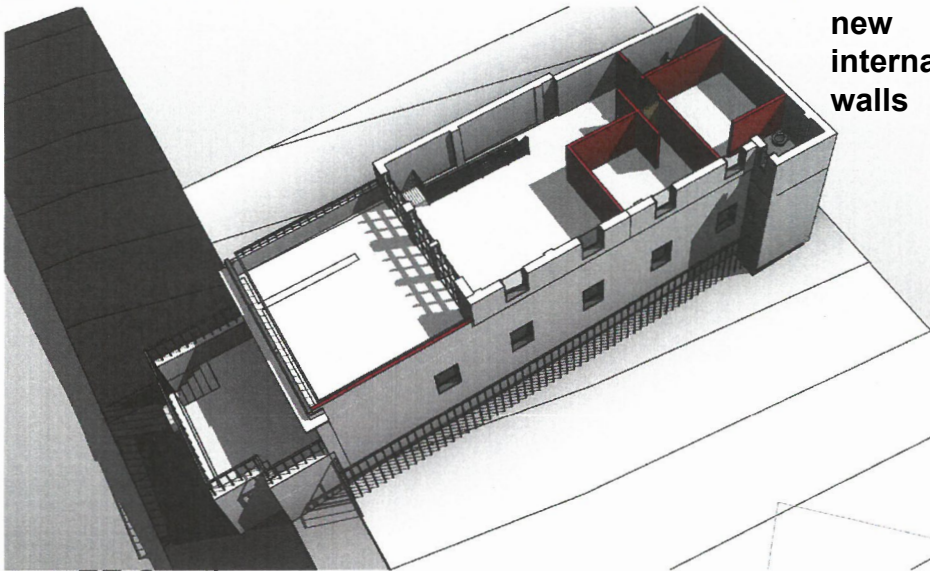


no changes



no changes



new
internal
walls

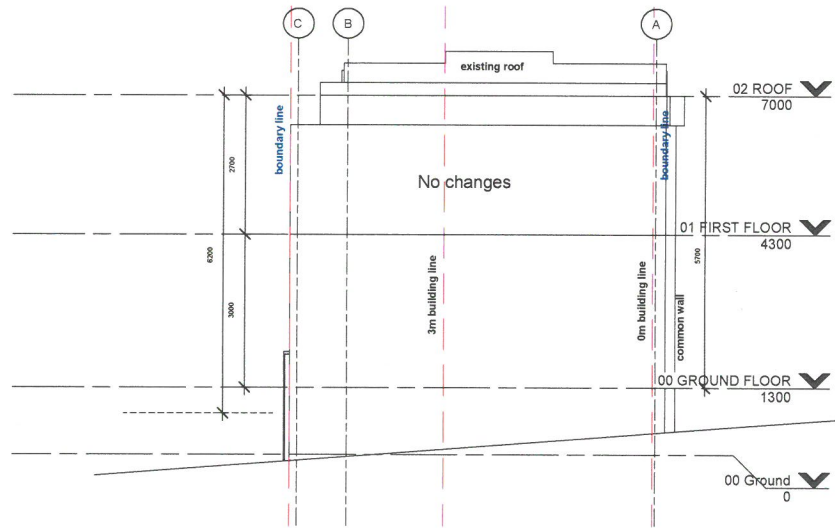


no changes

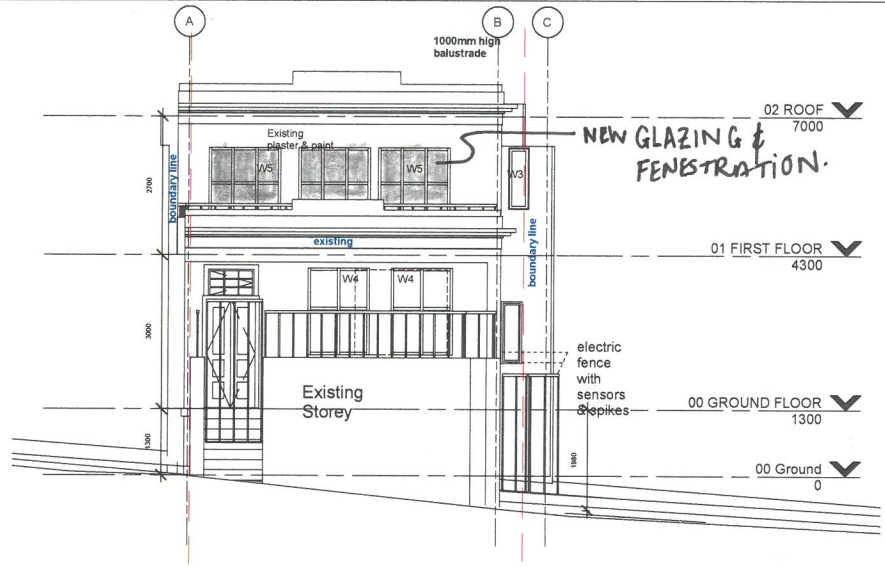
3 FF Section

4 GF Section

City of Cape Town Environmental Resource Management Dept. Environmental and Heritage Management		
RECOMMENDED		
16 FEB 2017		
<i>Diego</i>		Signature
3D Name		
Project number	wj 001	000
Date	07 January 2016	
Drawn by	Author	



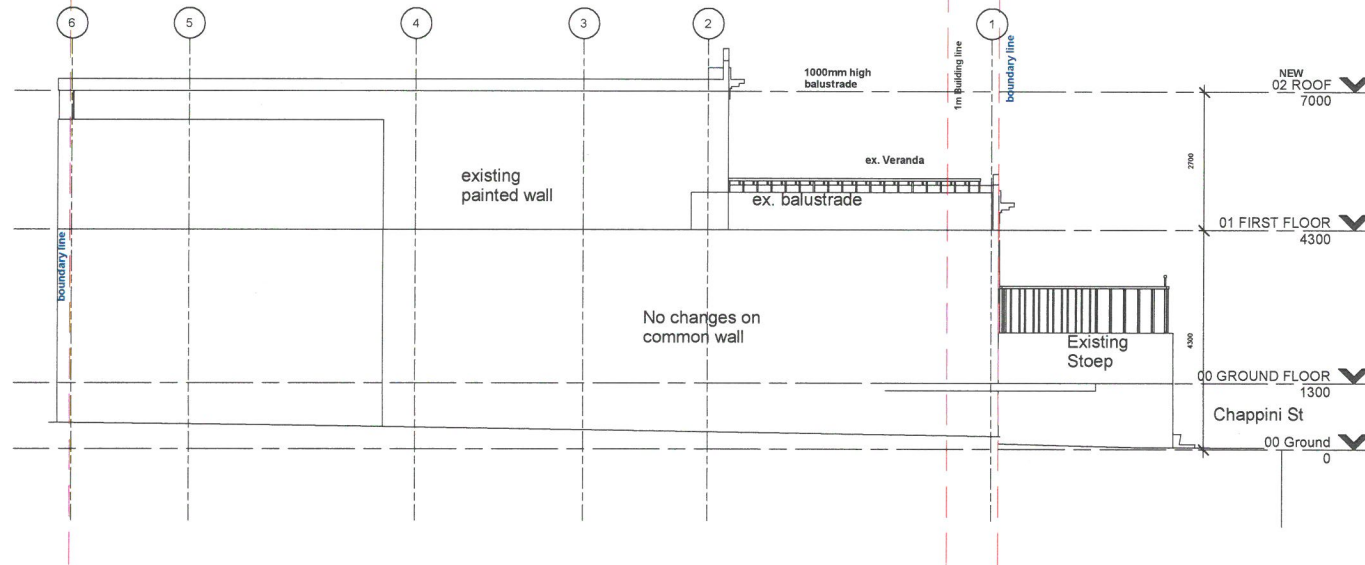
1 WEST (Back)
1 : 100



no changes to shape of the windows nor opening in the facade

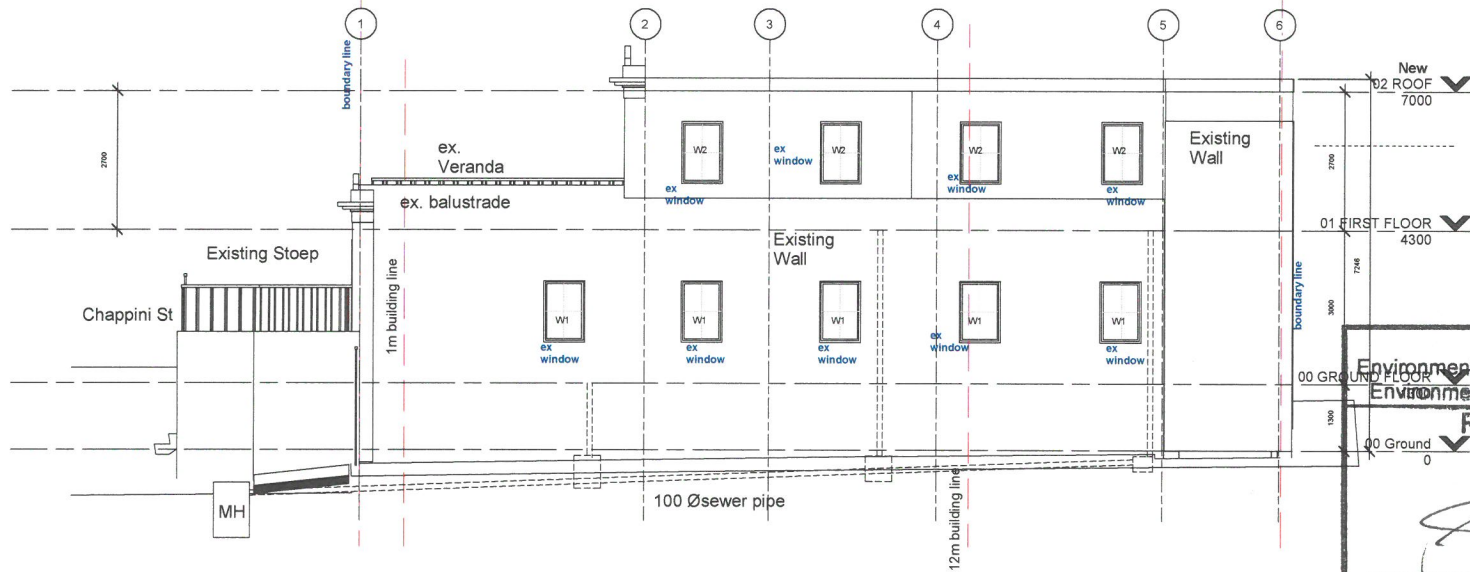
2 EAST (Front)
1 : 100

City of Cape Town
Environmental Resource Management Dept.
Environmental and Heritage Management
RECOMMENDED
16 FEB 2017
[Signature]
Name _____ Signature _____



no changes to the facade

1 South
1 : 100



no changes to the facade

2 North
1 : 100

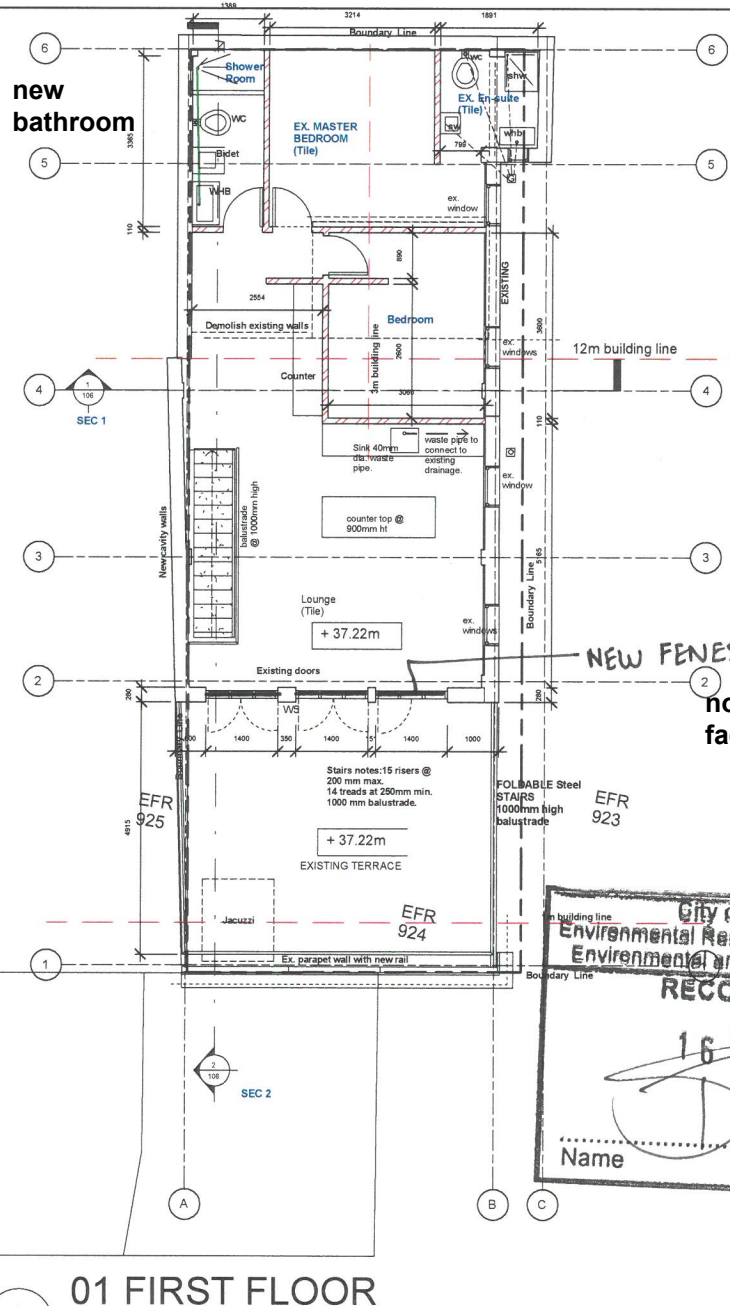
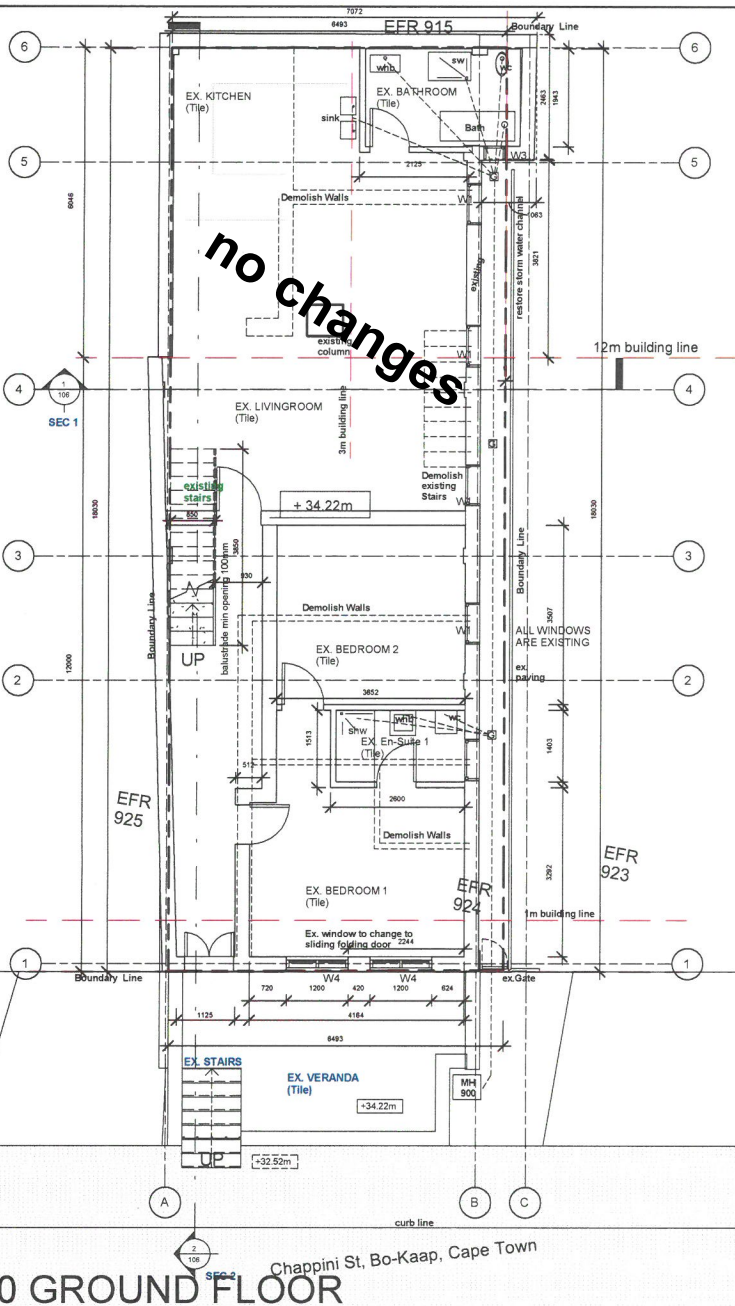
City of Cape Town
Environmental Resource Management Dept.
Environmental and Heritage Management

RECOMMENDED

16 FEB 2017

[Signature]

Name Signature



NOTE:
new construction ONLY on
the INTERNAL of First Floor

new
position
of the
kitchen

NEW FENESTRATION.
no changes to the
facade opening

City of Cape Town
Environmental Resource Management Dept.
Environmental and Heritage Management
RECOMMENDED
16 FEB 2017
Dhenta
Name Signature



1 00 GROUND FLOOR
1 : 100

2 01 FIRST FLOOR
1 : 100

Pheko
ARCHITECTURE +

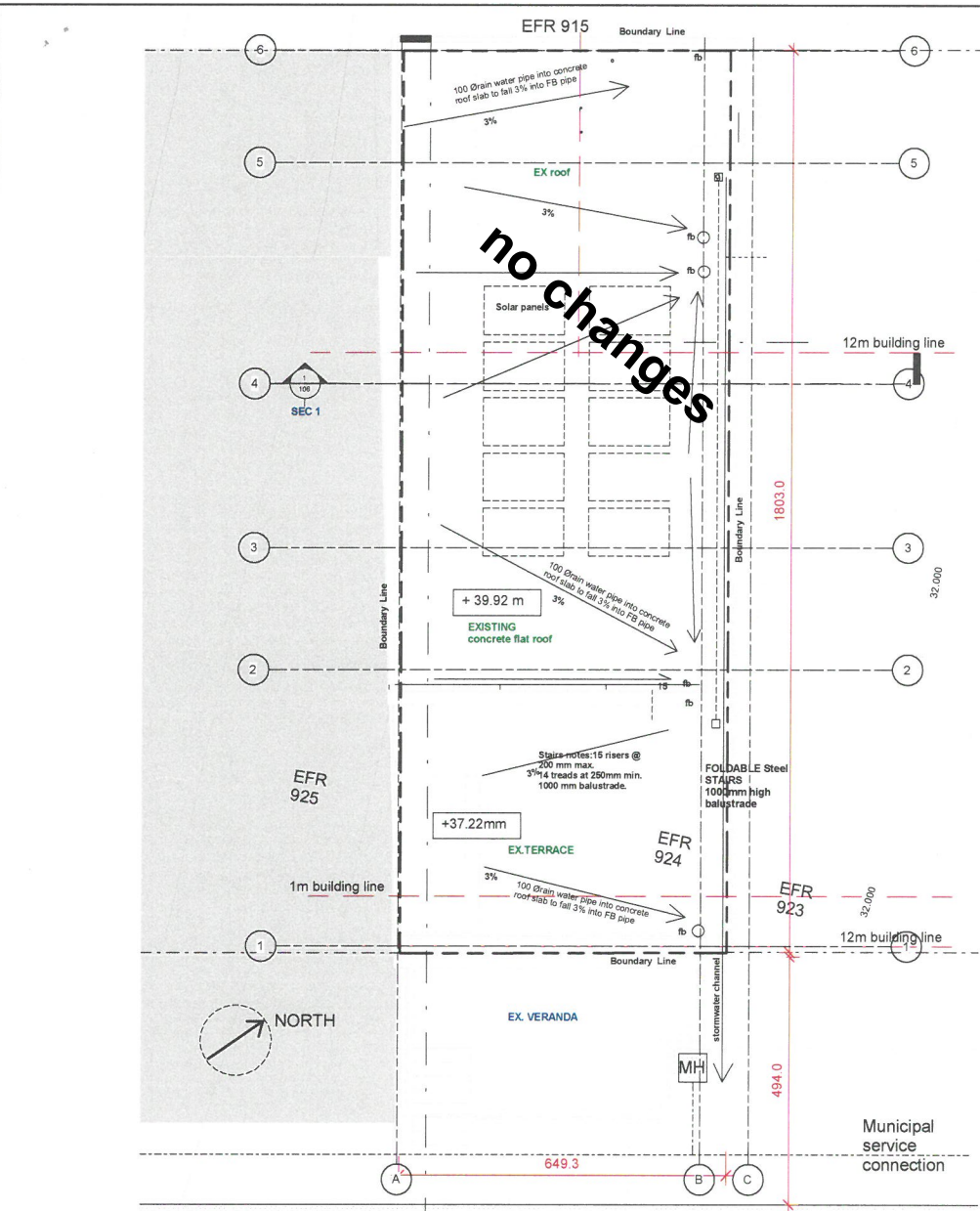
RIDER PLANS:
FIRST FLOOR
INTERNAL
ALTERATIONS
ONLY

CLIENT: Diego Assandri
Erf No924 Bo-Kaap REV 9
54 Chappini St, Cape Town

Ground Floor & First Floor		
Project number	wj 001	101
Date	07 January 2016	
Drawn by	Author	Scale
		1 : 100

copyright of architects

2016-02-25 03:34:24 PM



1 Site Plan (Roof Plan) 1 : 100
 Chappini St, Bo-Kaap, Cape Town
 50 m to High Level Road

AREAS

BUILT UPON AREA
 Total built upon Area = 113m²
 ERF Area = 151m²
 Built Upon Area = (113 / 151) x 100 % = 74 %

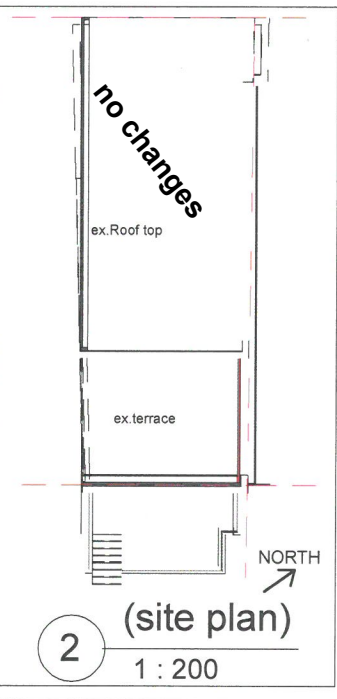
COVERAGE
 Total Coverage area = 113m²
 ERF Area = 151m²
 Coverage = (113 / 151) x 100 = 75 %

Ground Floor Area
 Existing Area = 103m²
 Existing Balconies & Decks = 10m²
 Existing Total = 113m²
 New area = 0m²
 New Balconies & Decks = 0m²
Total Ground Floor = 113m²

First Floor Area
 Existing Area = 38m²
 Existing Balconies & Decks = 10m²
 Existing Total = 68m²
 Existing Balconies & Decks = 38m²
Total First Floor = 126m²

Total building area = 113+ 126 = 239m²

FLOOR FACTOR
 Floor Factor = 1
 Total area = (Floor Factor) X (ERF Area) = 1 X 151m² = 151m²



2 (site plan) 1 : 200

NOTES

All the energy efficiency and ecosustaneble aspect to comply with sans 10400 XA

External wall - new cavity with 60mm thermal insulation in the cavity (U value = 0.28W/m²K)

Fenestration - no calculation required FENESTRATION LESS THEN 15% OF FLOOR AREA

Roof - concrete roof 150mm , aggregate thermal insulation 20mm R value = 0.16

All Roof vapour permeable underlay

Pipe - to be insulated with neoprene coating R value =

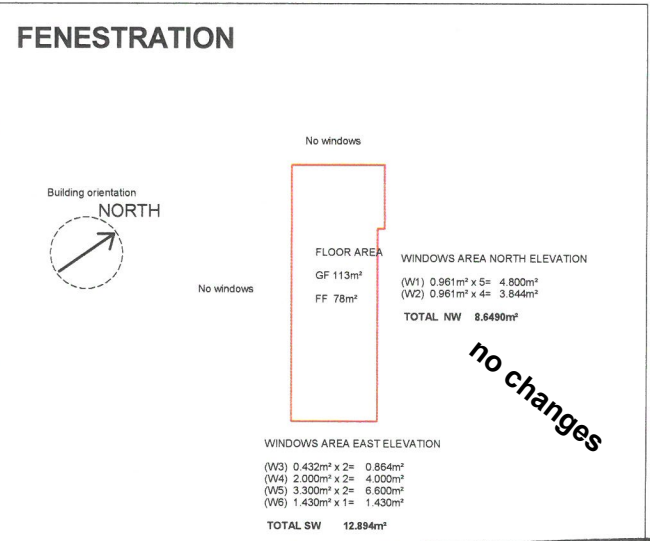
Lighting - the electrical layout will be designed for LED lighting only

Hot water - 50% of the hot water will be supplied by solar heater panels positioned on the roof

Windows : all external windows to be 8mm single glazing with aluminum frame (U value = 1.6W/m²K)

No shading ratio or solar exposure alternatives considering the nature of the alteration

No artificial ventilation in this bulding



City of Cape Town
 Environmental Resource Management Dept.
 Environmental and Heritage Management

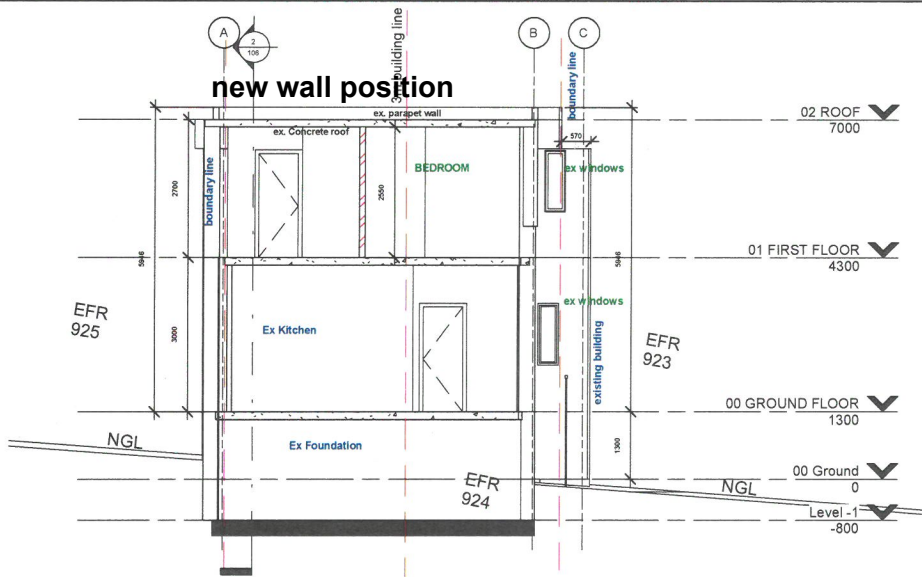
RECOMMENDED

16 FEB 2017

Name: _____ Signature: _____

TOTAL FLOOR AREA 113+78=191m²
 TOTAL FENESTRATION AREA 12.894+8.649= 21.543m²
 FENESTRATION RATIO 21.543/191=11.3% < 15%
 Complies with SANS XA regulations.

2016-02-25 03:34:25



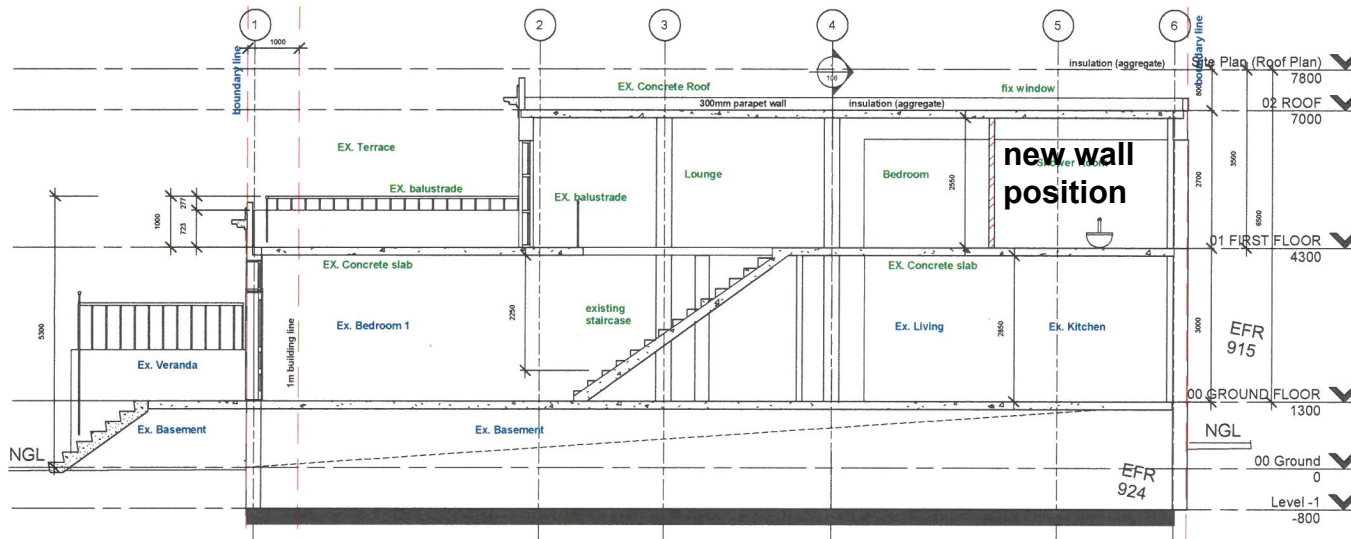
NOTES

Any habitable room has Minimum height of 2700 mm
 All habitable rooms use natural lighting at least 10 % of the floor area concerned
 All habitable rooms shall be provided with one or more openings that allow the inflow of fresh air from the outside.

STRUCTURAL

reinforced column are specified by engineer for lateral support of the existing boundary walls
 new concrete slab by engineer specification
 new roof slab by engineer specification
 no new foundations to be built

1 Section 1
 1 : 100



2 Section 2
 1 : 100

City of Cape Town
 Environmental Resource Management Dept.
 Environmental and Heritage Management
RECOMMENDED
 16 FEB 2017
[Signature]
 Name Signature