CITY OF CAPE TOWN
DEVELOPMENT MANAGEMENT

Recommended for Approval

Building Control Officer / Delegatee

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.

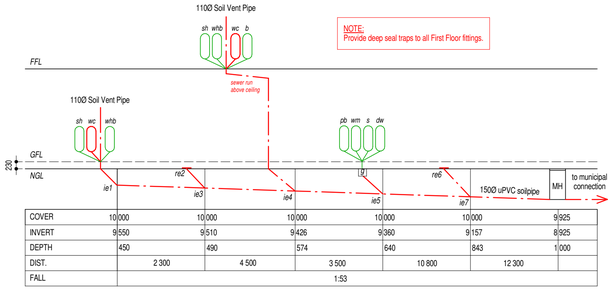
21 Nov 2019

Planning & Building Development Management — Date

Approval Number: 97564941

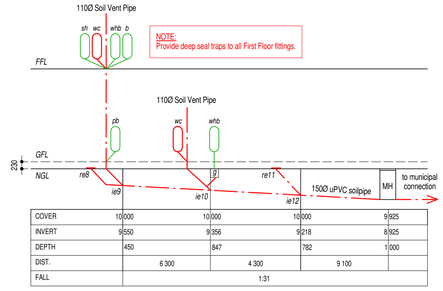
Application Number: 000070481564

City of Cape Town Stamp



COVER	10 000	10 000	10 000	10 000	10 000	9 925	
INVERT	9 550	9 510	9 426	9 360	9 157	8 925	
DEPTH	450	490	574	640	843	1 000	
DIST.	2 300	4 500	3 500	10 800	12 300		
FALL	1:53						

DRAINAGE SECTION ONE



COVER	10 000	10 000	10 000	9 925	
INVERT	9 550	9 356	9 218	8 925	
DEPTH	450	847	782	1 000	
DIST.	6 300	4 300	9 100		
FALL	1:31				

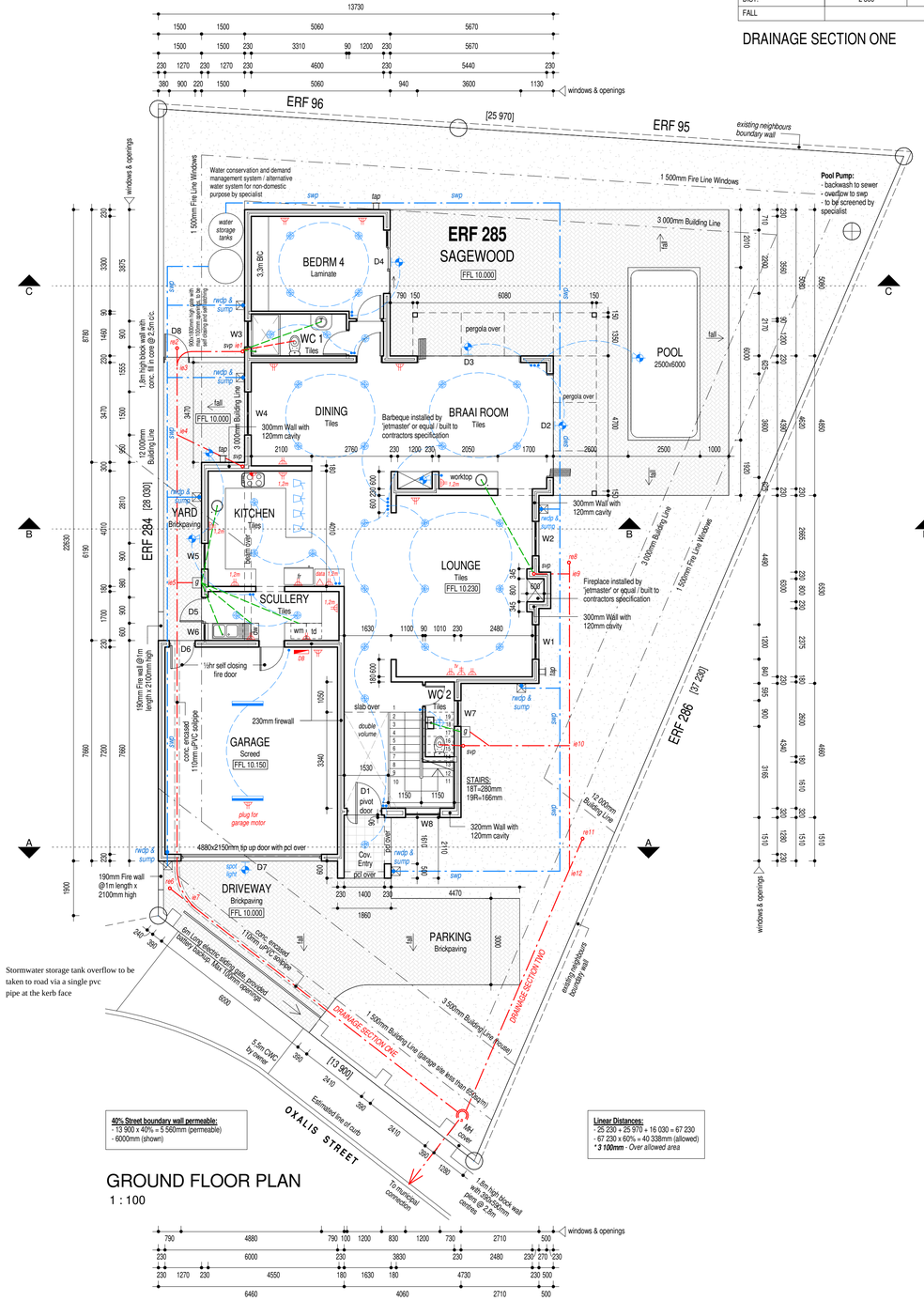
DRAINAGE SECTION TWO

ELECTRICAL LEGEND	
Light switch-two way	• 2
Light switch	•
Ceiling mounted light	
Watertight wall mounted light	
Chandelier	
Recessed downlighter	
Flourescent light fitting	
Pendant	
Distribution board	DB
Single power point	
1m (h) Double power point	1.2m
Double power point	
Double power point 12 voltage	12v
Stove point	
Solar Hot water cylinder	HWC
Solar Panel	
TV point	tv
Data point	data
Heated Towel Rail	HTR

NOTE
- External garden lighting to be designed & fitted by specialist.
- For kitchen cupboard layout, plug & light positions refer to specialist.

ALL STRUCTURAL SUPPORT SYSTEMS TO BE VERIFIED BY ENGINEER.

NOTE:
NO LOW-E REQUIRED FOR GLAZING

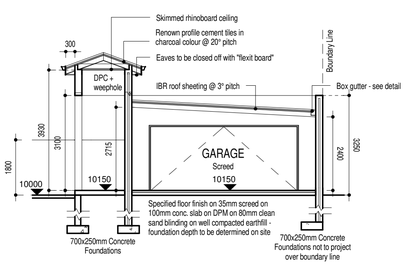


40% Street boundary wall permeable:
- 13 900 x 40% = 5 560mm (permeable)
- 6000mm (shown)

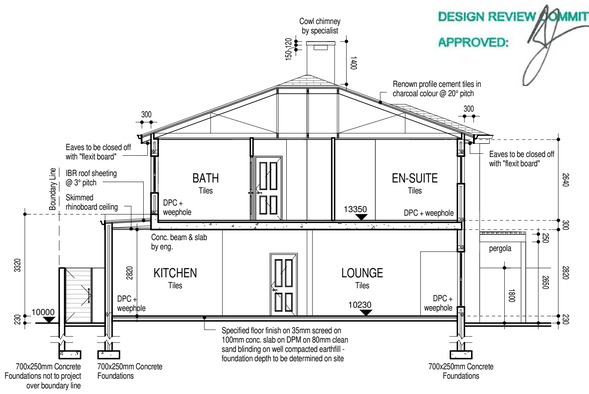
Linear Distances:
- 25 230 + 25 970 + 16 030 = 67 230
- 67 230 x 60% = 40 338mm (allowed)
- ***3 100mm*** *- Over allowed area*

GROUND FLOOR PLAN
1 : 100

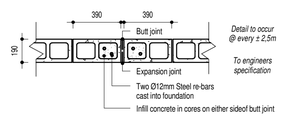
FIRST FLOOR PLAN
1 : 100



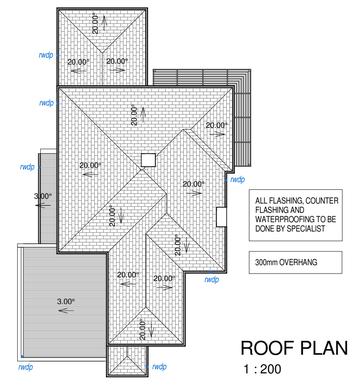
SECTION A
1 : 100



SECTION B
1 : 100



TYPICAL BLOCK BOUNDARY WALL DETAIL
Scale 1:20



ROOF PLAN
1 : 200

SANDOWN
25 OCT 2019
DESIGN REVIEW COMMITTEE
APPROVED:

NOTES:

All work to be carried out in strict accordance with local authority regulations and bye-laws. Contractor must check all levels and dimensions on site before the commencement of any work. Any such oversight resulting in errors in levels or dimensions will be the responsibility of the contractor. Written dimensions should be used in preference to scaling the drawings. All work to be carried out in strict accordance with the drawings. Any discrepancies or incorrect information detected on the drawing should be reported to the Architect prior to construction. Should any portion of the drawing be unclear or contain insufficient information for construction it should be reported to the Architect immediately. Drainage connection point and levels to be verified by the plumbing contractor before commencement of any work.

Roof Construction (house):
Renown profile cement tiles in charcoal colour @ 20° pitch, fixed to 38x38mm SA Pine treated Battens @ ± 340mm c/c with 76mm Clout Nails on SABS approved 405 Sislation lapped 200mm on 114x38mm Pre-manufactured gangnail trusses to specialist design @ ± 760mm c/c. Trusses to be tied down to 114x38mm Wallplate with 32x1.6mm Galv. hoop iron built minimum 300mm into brickwork. Roof trusses to be braced with 114x38mm Diagonal bracing @45° nailed to underside of rafters at roof end. Timber ends built into brickwork to be treated with Carbolinium and wrapped in DPC.

Roof construction (garage, kitchen & scullery):
Galvanised Chromadek IBR Roof Sheeting in grey colour @ 3° pitch fixed to 75x50mm SA Pine Purlins @ 1000mm c/c with 76mm Clout Nails on SABS approved 405 Sislation lapped 200mm on 228x76mm SA Pine Timber Grade 8 Rafters @ 1050mm c/c. Rafters to be tied into brickwork with 32x1.6mm Galv. hoop iron built minimum 300mm into brickwork. Timber ends built into brickwork to be treated with Carbolinium and wrapped in DPC. All waterproofing to be managed by a specialist.

Walls:
External walls maxi bricks- 230 cavity walls unless shown otherwise, internal walls - 90mm or 180mm solid walls. External cavity walls to have stepped DPC's at floor level and around all openings. Cavity walls to have 2.5 galvanized wire ties per m². Cavities to be concrete filled to the underside of stepped DPC at ground level. Weepholes @ 1150mm c/c to all stepped DPC's. Prestressed concrete lintel's over all openings in brickwork where no RC beams are specified with minimum of 4 courses of brickwork over.

Floor Construction:
SA Pine skirting on specified floor covering on 25mm screed on 100mm concrete slab on SABS approved 275 micron DPM on 50mm clean sand blinding on well compacted earth fill.

Chimney:
Chimneys to be min. 1000mm above roof pitch and flashed with acrylic flashing and counter flashing.

Ceilings:
6.5mm Skimmed rhinoboard ceiling on 38x38mm brandering at 450mm centers fixed to underside of rafters (to man. specs.)

Close Cavities:
All cavities to be closed min. 3 courses below wall plates. Hoop-iron for fixing roof to go through closure and to locate 7 to 10 courses below wall plate level alternatively.

Windows and Doors:
All standard windows and doors in aluminium ex. wispeco catalogue or equal. All standard internal doors in timber (to be patterned 40mm hollow core) lighting and ventilation to comply with local authority requirements. DPC to be wrapped around all window and door openings.

Precast Lintols:
To be laid to manufacturer's specification to all openings >900mm. All openings >3000mm to have min. 4 courses brickwork with brickforce to each course.

Glazing:
All glazing to comply with part n of SABS o400. All glazed areas exceeding 1m² or less than 500mm above FFL to be safety glazed.

Pergola:
152x50mm Pergola timber frame supported on 120x120mm Timber post. Pergola frame to have 152x50mm timber rafters insert @1m c/c fixed to inside of frame with brackets. 75x50mm Purlins fixed on top of rafters @ 100mm c/c.

General Notes:
1. Water meter and connection pipe to be min. 19mm i.d.
2. All plumbing pipes to be concealed.
3. External steps max. risers 180mm, min. treads 250mm.
4. Expansion joints to be provided to boundary walling at max. 5000mm centers.
5. Light switches to be 1200mm above f.f.l unless otherwise shown.
6. Wall sockets to be 400mm above f.f.l unless otherwise shown.
7. WM and DW waste to be min. 600mm above FFL
8. Supply and waste to w/m and DW to be in 90mm deep recess. Stopcock to be above counter.
9. All structural work to be referred to engineer.
10. All design work to be in accordance with 'developers' and homeowners association design guideline and approved colour chart.
11. Weepholes to be min. 150mm above NGL
12. No foundation or any portion of the building to extend over the site boundary.
13. All timber built into brickwork to be wrapped in DPC.
14. Provide 1000mm high aluminium balustrades with max. 100mm openings to all balconies & staircases.
15. 40mm 1/2 hr fire rated door to be provided between the garage and the dwelling.
16. Doors & sidelights to be glazed with safety glazing.
17. All flashing and waterproofing to be done by specialist.
18. Plumber to provide min. class 1 copper water pipes to building.
19. Rhinoboard ceilings fixed to 38x38mm brandering to u/s of concrete slab to be provided to all ceilings.

Pool Notes:
- Pool to be constructed in strict accordance with local authority regulation.
- Contractor to check all levels and dimensions on site before the commencement of work.
- Contractor to check positioning of pool with client before commencement of work.
- Excavations to be dug by hand, all excavated soil to be removed from site, no soil to be banked against boundary walls or fences.
- Pool constructed from 190mm block work and plaster.
- Mild steel rods 10mm dia. to be placed at 400mm center centrally in blockwork, secured with wire ties.
- Pool lining to be waterproofed fibre lining in approved colour.
- All gates to pool area to be self-closing and self latching.

PROCEDURES & VARIATIONS TO PLANS FOR CONSTRUCTION

REV:	DATE:	DETAILS:

AREAS:

Ground Floor Plan	- 168m²
First Floor Plan	- 134m²
Garage	- 49m²
Covered Entry	- 4m²
TOTAL AREA	**- 355m²**

SITE AREA: - 618m²
COVERAGE: - 36%

SIGNATURE(S):

PROJECT

PROPOSED NEW HOUSE FOR FACTCON ON ERF 285 - SAGEWOOD

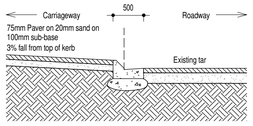
Graham Holland Architectural Design
Pr.S.Arch.T.(B.Tech)(SACAP Reg. No. 3703/64)
P.O. Box 20147 — Big Bay — 7448
Tel: (021) 5544294 — Fax: (021) 5542898 — Cell: 082 4936754
WEB: www.ghad.co.za — Email: graham@ghad.co.za

DRAWN:	SCALE :	REVISION :
Tiaan Moggee	As indicated	2.0
SHEET :	MODIFIED DATE :	DRAWING No :
1 of 2	22/10/2019	19-49

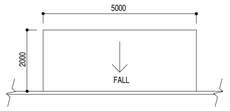
CITY OF CAPE TOWN
DEVELOPMENT MANAGEMENT
Recommended for Approval
Building Control Officer / Delegetee
This application has been approved in terms of Section 7 (1) (a) of Act 103 of 1977, subject to the conditions in the attached letter of approval.
21 Nov 2019
Planning & Building Development Management
Date
Approval Number: 97564941
Application Number: 000070481564

City of Cape Town Stamp

COUNCIL DETAILS

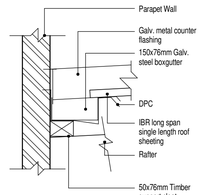


Kerb Section Detail
Scale 1:50

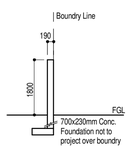


Plan of rollover kerb CWC - CK5
Scale 1:100

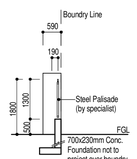
Elevation of rollover kerb CWC - CK5
Scale 1:100



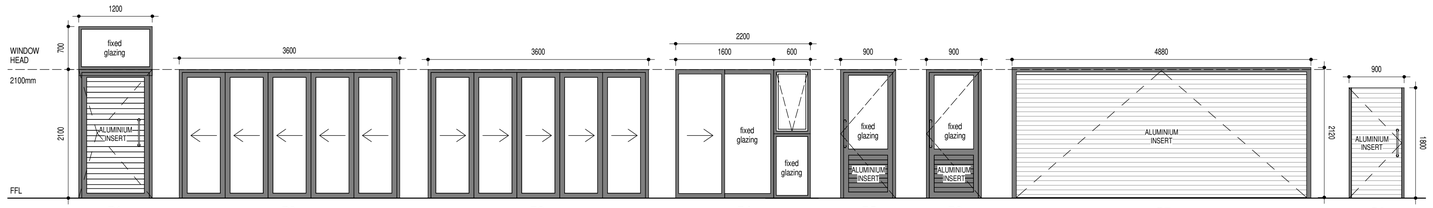
Boxgutter Detail
Scale 1:10



Section Through Block Wall
Scale 1:100

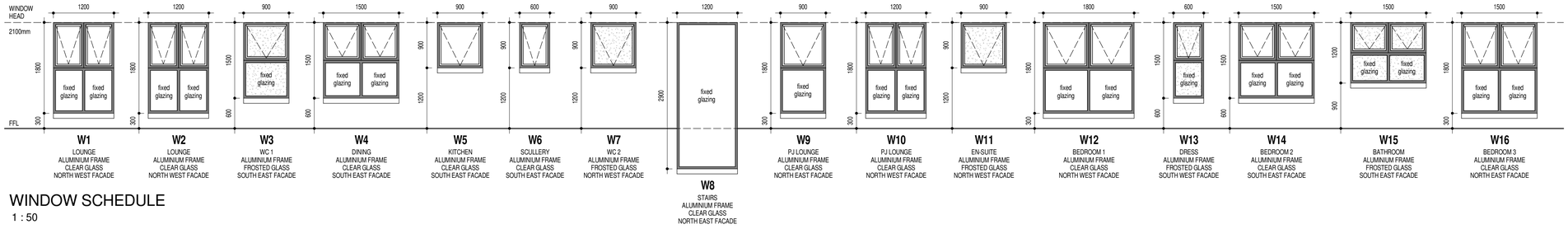


Section Through Palisade Block Wall
Scale 1:100



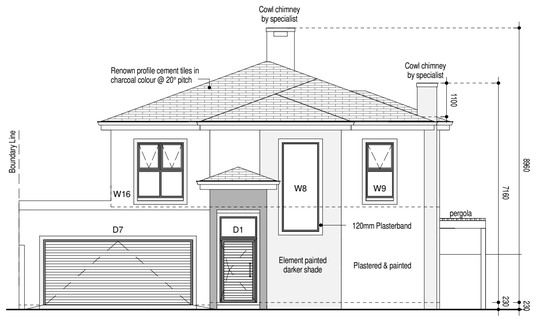
D1 ENTRY · ALUMINIUM FRAME · CLEAR GLASS · NORTH EAST FACADE · *PIVOT DOOR*
D2 BRAAI ROOM · ALUMINIUM FRAME · CLEAR GLASS · NORTH WEST FACADE
D3 BRAAI ROOM · ALUMINIUM FRAME · CLEAR GLASS · SOUTH EAST FACADE
D4 BEDROOM 4 · ALUMINIUM FRAME · CLEAR GLASS · NORTH WEST FACADE
D5 SCULLERY · ALUMINIUM FRAME · CLEAR GLASS · SOUTH EAST FACADE
D6 GARAGE · ALUMINIUM FRAME · CLEAR GLASS · SOUTH WEST FACADE · *FIRE DOOR*
D7 GARAGE · ALUMINIUM FRAME · NORTH EAST FACADE
D8 OUTSIDE · ALUMINIUM FRAME · NORTH EAST FACADE

DOOR SCHEDULE
1 : 50

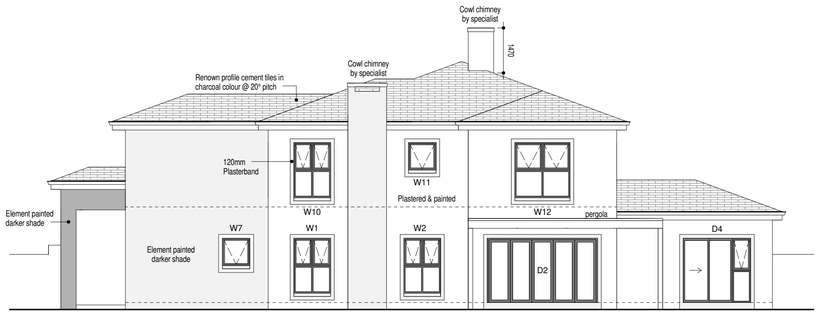


W1 LOUNGE · ALUMINIUM FRAME · CLEAR GLASS · NORTH WEST FACADE
W2 LOUNGE · ALUMINIUM FRAME · CLEAR GLASS · NORTH WEST FACADE
W3 WC 1 · ALUMINIUM FRAME · FROSTED GLASS · SOUTH EAST FACADE
W4 DINING · ALUMINIUM FRAME · CLEAR GLASS · SOUTH EAST FACADE
W5 KITCHEN · ALUMINIUM FRAME · CLEAR GLASS · SOUTH EAST FACADE
W6 SCULLERY · ALUMINIUM FRAME · CLEAR GLASS · SOUTH EAST FACADE
W7 WC 2 · ALUMINIUM FRAME · FROSTED GLASS · NORTH WEST FACADE
W8 STAIRS · ALUMINIUM FRAME · CLEAR GLASS · NORTH EAST FACADE
W9 PJ LOUNGE · ALUMINIUM FRAME · CLEAR GLASS · NORTH EAST FACADE
W10 PJ LOUNGE · ALUMINIUM FRAME · CLEAR GLASS · NORTH WEST FACADE
W11 EN-SUITE · ALUMINIUM FRAME · FROSTED GLASS · NORTH WEST FACADE
W12 BEDROOM 1 · ALUMINIUM FRAME · CLEAR GLASS · NORTH WEST FACADE
W13 DRESS · ALUMINIUM FRAME · FROSTED GLASS · SOUTH WEST FACADE
W14 BEDROOM 2 · ALUMINIUM FRAME · CLEAR GLASS · SOUTH EAST FACADE
W15 BATHROOM · ALUMINIUM FRAME · FROSTED GLASS · SOUTH EAST FACADE
W16 BEDROOM 3 · ALUMINIUM FRAME · CLEAR GLASS · NORTH EAST FACADE

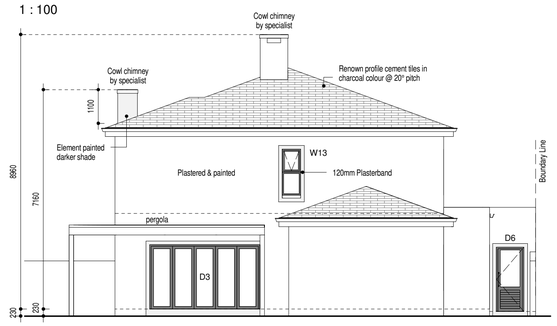
WINDOW SCHEDULE
1 : 50



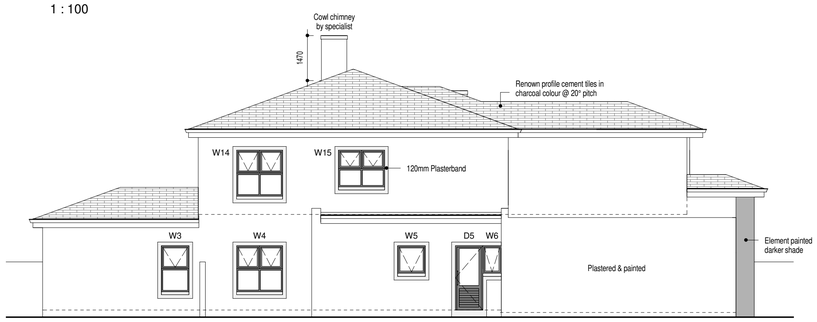
SOUTH ELEVATION
1 : 100



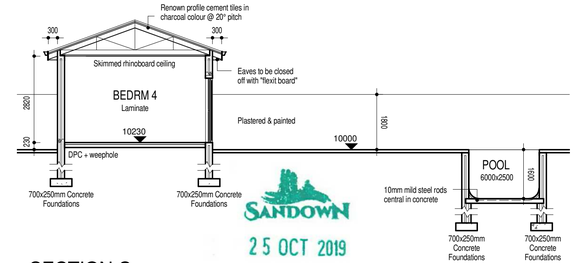
EAST ELEVATION
1 : 100



NORTH ELEVATION
1 : 100



WEST ELEVATION
1 : 100



SECTION C
1 : 100

SANDOWN
25 OCT 2019
DESIGN REVIEW COMMITTEE
APPROVED:

INTERNAL DOOR NOTE:
All internal doors to be hollow core (patterned)

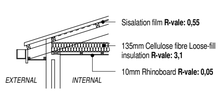
NOTE:
All bathroom windows to be frosted glass.

NOTE:
Safety glass in bathrooms to be fitted by specialist.

NOTE:
Brickwork openings sizes to be checked by window specialist before manufacturing special doors and windows.

NOTE:
NO LOW-E REQUIRED FOR GLAZING
(SEE SCHEDULE)

XA AND FENESTRATION CALCULATIONS



Roof Insulation
1 : 50

SANS 10400XA CALCULATIONS (ZONE4)	TARGET VALUE:	ACTUAL VALUE:	EXTRAS:
NETT FLOOR AREA (EXCL. STORE, GARAGES)		277m² - New Building	
ROOF INSULATION	3.7	- Sisalation film **R-value: 0,55** - 135mm Cellulose fibre Loose-fill insulation **R-value: 3,1** - 10mm Rhinoboard **R-value: 0,05** **Total R factor = 3.7** *(deemed to satisfy)*	
HOT WATER AND PIPE INSULATION: -50% hot water generation by alternate source (heat pumps/solar geyser) -Insulated hot water piping to conform to SANS 204			-Neoprene insulation to be used -Fit water saving nozzles to all showers
LIGHTING: -Lighting to be max 5w per sq/m as per SANS 204			-LED Energy saving lights to be used

FENESTRATION: (Solar heat gain / conductance)			"GROUND FLOOR"
TARGET: (per floor)			
FLOOR AREA	TOTAL OPENING VALUE (SQ/M)	CONDUCTANCE	SOLAR HEAT GAIN
-	-	217	20.15
ACTUAL: (ground floor)			
FLOOR AREA	TOTAL OPENING VALUE (SQ/M)	CONDUCTANCE	SOLAR HEAT GAIN
155m²	21.4m² (13.8%)	124.06	15.8
Resultant materials: - Single Clear glass (5.8W/m² and SHGC=0,8 as per "Glass Warehouse" specifications)			
Total fenestration exceeds maximum deemed to satisfy value of 15% of nett floor area, but remains within the SANS 10400 standard requirements for XA. Please note that the Actual values must be lower than the Target values.			

FENESTRATION: (Solar heat gain / conductance)			"FIRST FLOOR"
TARGET: (per floor)			
FLOOR AREA	TOTAL OPENING VALUE (SQ/M)	CONDUCTANCE	SOLAR HEAT GAIN
-	-	170.8	15.9
ACTUAL: (ground floor)			
FLOOR AREA	TOTAL OPENING VALUE (SQ/M)	CONDUCTANCE	SOLAR HEAT GAIN
122m²	13.05m² (10.70%)	75.7	8.4
Resultant materials: - Single Clear glass (5.8W/m² and SHGC=0,8 as per "Glass Warehouse" specifications)			
Total fenestration exceeds maximum deemed to satisfy value of 15% of nett floor area, but remains within the SANS 10400 standard requirements for XA. Please note that the Actual values must be lower than the Target values.			

Hot Water Calculation:

• People	- 4
• Usage per person (L)	- 115 L
• Daily Consumption (degC.)	- 460 degC.
• Water Input Temperature (degC.)	- 20 degC.
• Water Output Temperature (degC.)	- 55 degC.
• Temperature Difference (degC.)	- 35 degC.
• Specific Heat 1L Water (KJKG.K)	- 4.182
• Daily Energy Usage (KJ)	- 67 330.00 KJ
• KWH Per Day	- 18.7 KWH
• Annual Usage (KWH)	- 6826.53 KWH

[3 413 KWH (50%) - to be provided with solar/heat pump as per SANS XA/201]

Proposed Installation:

- 200L Solar Geyser with 2KW Backup Electric element. Collector to be 2.5m2
- Solar useful energy rating (KWH/m2) per day = 4.19
- Annual solar energy available for a 2.5m2 Solar collector (KWH) = 3823.375
- Solar Energy 3823 KWH > 3413 KWH (50% of required consumption)
- Outstanding energy to be provided by 2KW electric geyser

• Kwiksol solar panel efficiency	= 4.19 KWH/M2
• Solar collector area	= 2.5m2
• Water inlet temperature	= 20degC.
• Water storage temperature	= 55degC.

PROCEDURES & VARIATIONS TO PLANS FOR CONSTRUCTION

REV:	DATE:	DETAILS:

AREAS:

Ground Floor Plan	- 168m²
First Floor Plan	- 134m²
Garage	- 49m²
Covered Entry	- 4m²
TOTAL AREA	**- 355m²**

SITE AREA: - 618m²
COVERAGE: - 36%

SIGNATURE(S):

PROJECT

PROPOSED NEW HOUSE FOR FACTCON ON ERF 285 - SAGEWOOD

Graham Holland Architectural Design
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Tel: (021) 5544294 ~ Fax: (021) 5542898 ~ Cell: 082 4936754
WEB: www.ghad.co.za ~ Email: graham@ghad.co.za

DRAWN:	SCALE :	REVISION :
Tiaan Moggee	As indicated	2.0
SHEET :	MODIFIED DATE :	DRAWING No :
2 of 2	22/10/2019	19-49