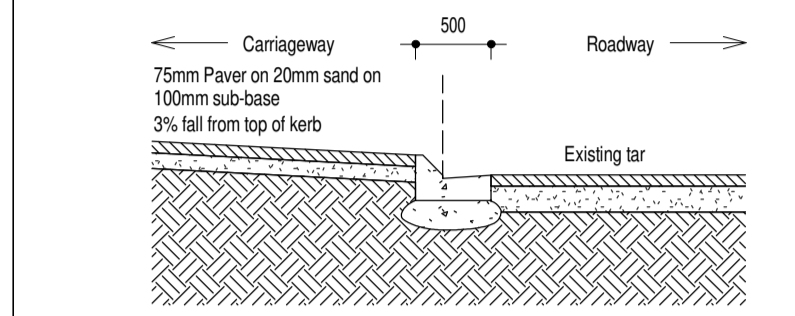
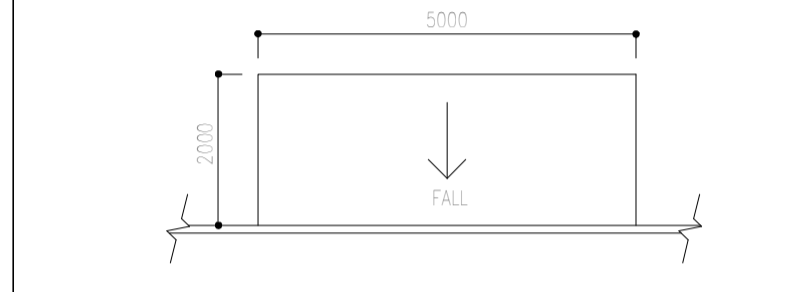


City of Cape Town Stamp

COUNCIL DETAILS

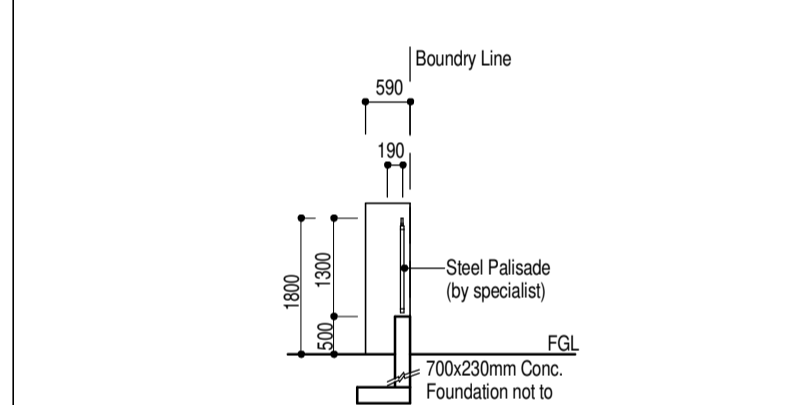


Kerb Section Detail
Scale 1:50

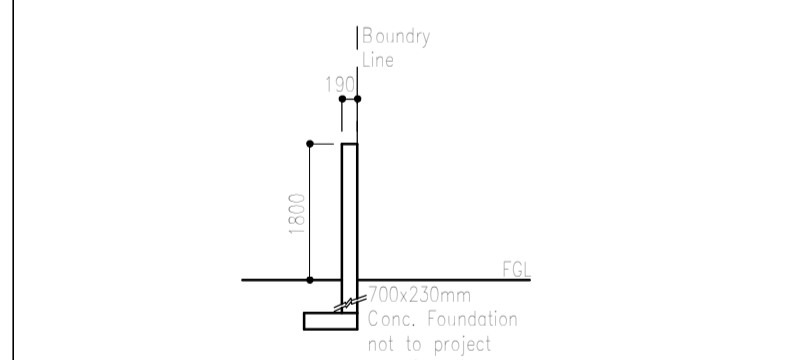


Plan of rollover kerb CWC - CK5
Scale 1:100

Elevation of rollover kerb CWC - CK5
Scale 1:100

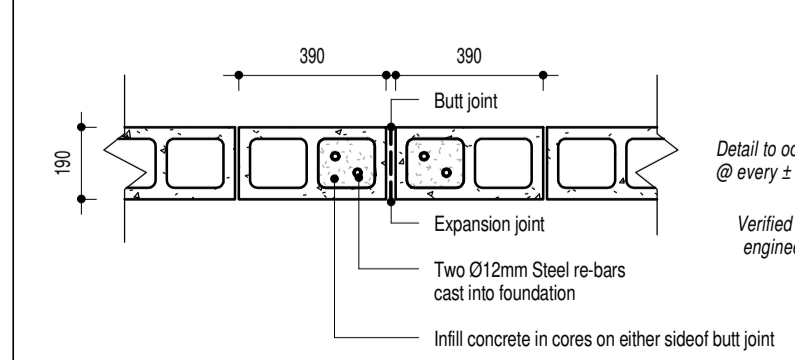


Section Through Palisade Block Wall
Scale 1:100

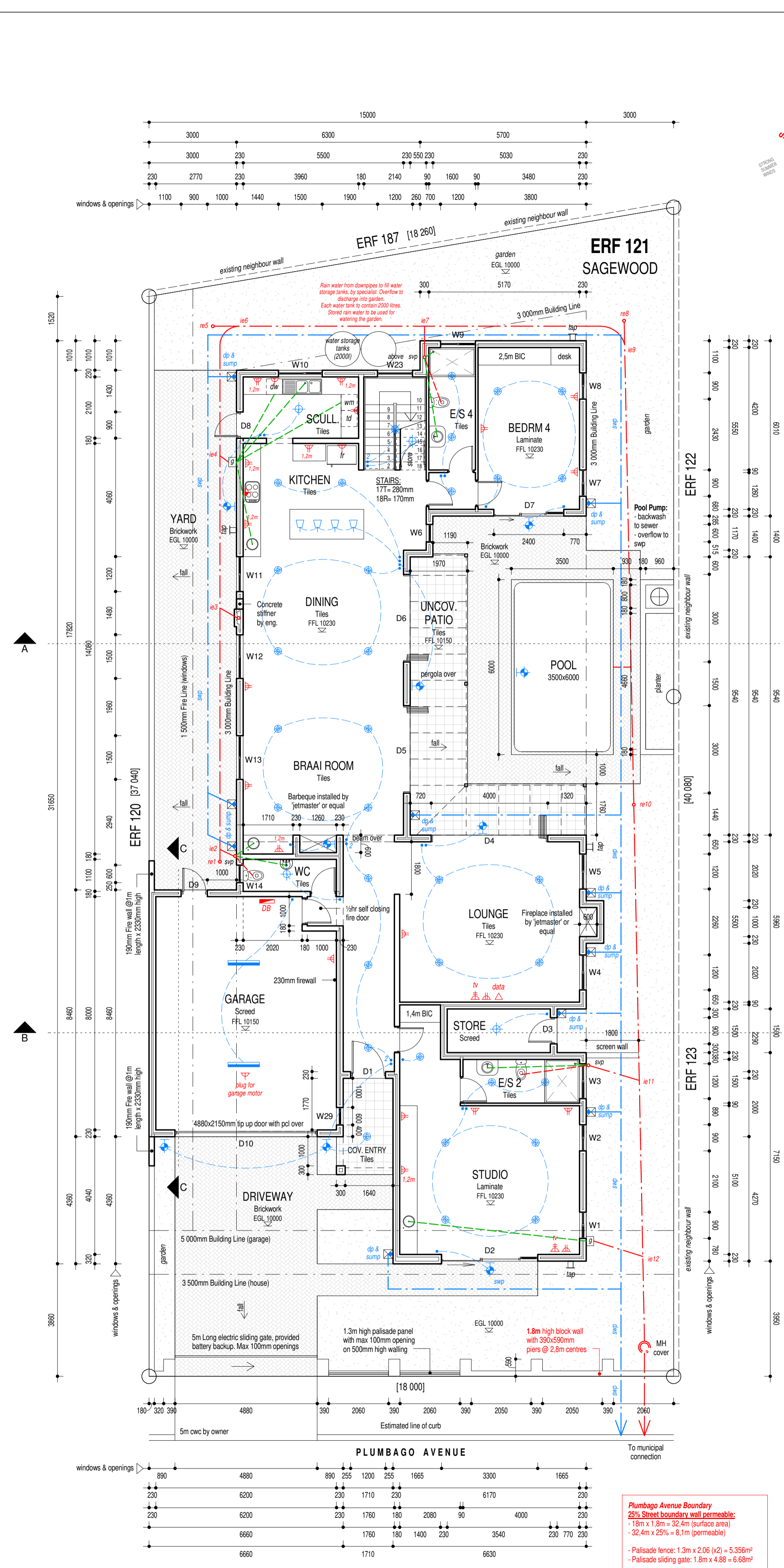


Section Through Block Wall
Scale 1:100

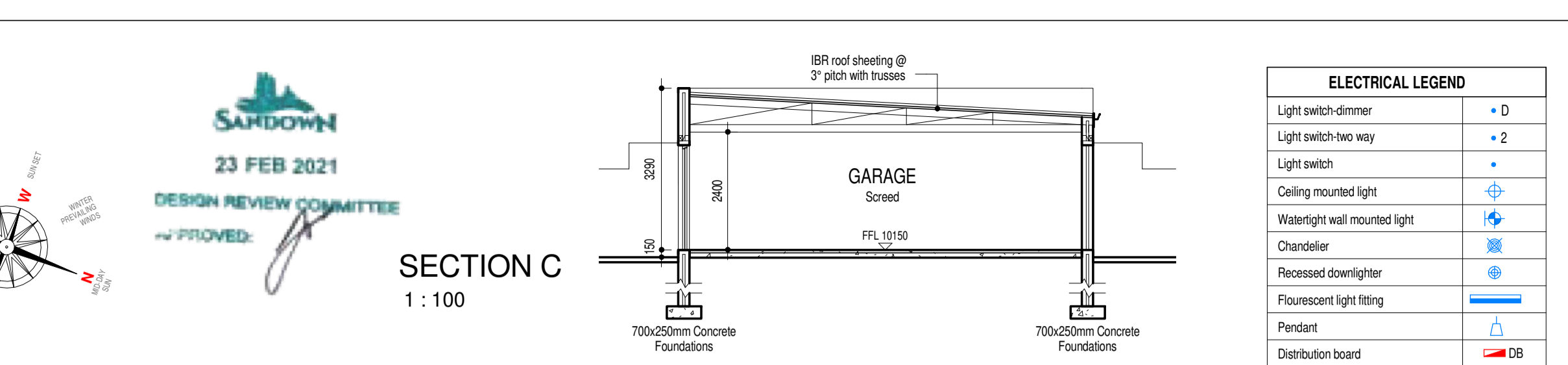
SEWERPIPE BRIDGE DETAIL
1:50



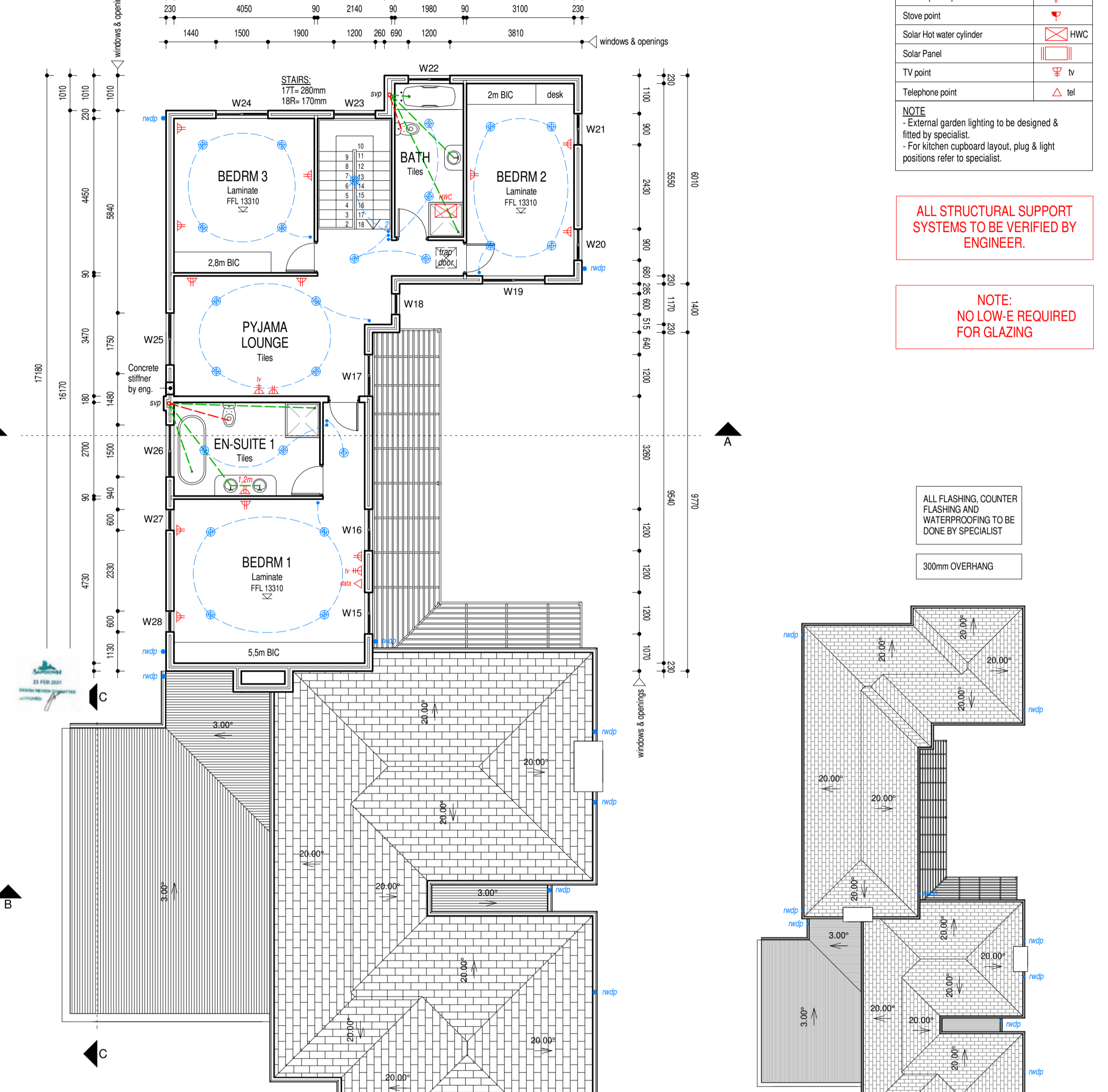
TYPICAL BLOCK BOUNDARY WALL DETAIL
Scale 1:20



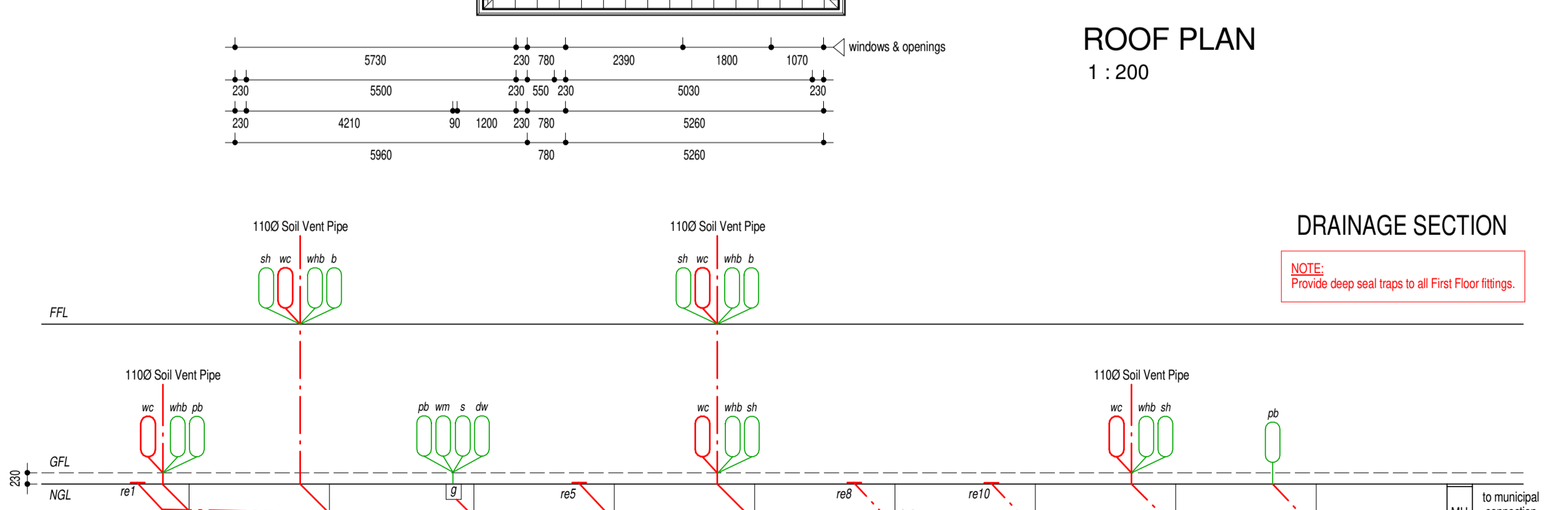
GROUND FLOOR PLAN
1:100



SECTION C
1:100



FIRST FLOOR PLAN
1:100



ROOF PLAN
1:200

COVER	10 000	10 000	10 000	10 000	10 000	10 000	10 000	10 000	10 000	10 000	10 000	10 000	9 925
INVERT	9 550	9 480	9 430	9 390	9 310	9 250	9 100	9 020	8 960	8 925	8 925	8 925	8 925
DEPTH	450	420	570	610	690	750	900	980	1 040	1 000	1 000	1 000	1 000
DIST.		8 200	5 200	4 400	7 000	6 800	16 400	9 400	6 000	3 000			
FALL													1:106

ELECTRICAL LEGEND

Light switch-dimmer	• D
Light switch-two way	• 2
Light switch	•
Ceiling mounted light	•
Waterlight wall mounted light	•
Chandelier	•
Recessed downlighter	•
Fluorescent light fitting	•
Pendant	•
Distribution board	DB
Waterlight power point	•
Single power point	•
1m (H) Double power point	• 1.2m
Double power point	•
Stove point	•
Solar Hot water cylinder	HWC
Solar Panel	•
TV point	•
Telephone point	•

ALL STRUCTURAL SUPPORT SYSTEMS TO BE VERIFIED BY ENGINEER.

NOTE: NO LOW-E REQUIRED FOR GLAZING

ALL FLASHING, COUNTER FLASHING AND WATERPROOFING TO BE DONE BY SPECIALIST

300mm OVERHANG

Hot water pipes to be insulated

DRAINAGE SECTION
NOTE: Provide deep seal traps at all First Floor fittings.

NOTES:

All work to be carried out in strict accordance with local authority regulations and by-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):
 Galvanized Chromadek BR Roof Sheetting in grey colour @ 3° pitch fixed to 38x38mm SA Pine treated Batten @ ± 340mm c/c with 75mm Glue Nails on SABS approved 405 Sulation lapped 200mm on 114x38mm Pre-manufactured gannal trusses to specialist design
 @ ± 750mm c/c. Trusses to be tied down to 114x38mm Wallplate with 32x1.8mm Galv. hoop iron built minimum 600mm into brickwork. Roof trusses to be braced with 114x38mm Diagon bracing @45° nailed to underside of rafters at roof end. Timber ends built into brickwork to be treated with Carbolineum and wrapped in DPC.

Roof Construction (garage & store):
 Galvanized Chromadek BR Roof Sheetting in grey colour @ 3° pitch fixed to 75x50mm SA Pine Pine Trusses @ 1000mm c/c with 75mm Glue Nails on SABS approved 405 Sulation lapped 200mm on 228x76mm SA Pine Timber Grade 6 Rafters & Trusses @ 850mm c/c. Rafters to be tied into brickwork with 32x1.8mm Galv. hoop iron built minimum 600mm into brickwork. Timber ends built into brickwork to be treated with Carbolineum and wrapped in DPC. All waterproofing to be managed by a specialist.

Walls:
 External walls max 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. Pressed concrete lintels 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 spotflood floor covering on 25mm screed on 100mm concrete slab on SABS approved 275 micron BPM on 50mm clean sand bedding on well compacted earth fill.

Chimney:
 Chimneys to be min. 100mm above roof pitch and flashed with acrylic flashing and counter flashing.

Ceilings:
 6.5mm Skimmed rhinoboard ceiling on 38x38mm bracing 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. wpc 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 Lintels:
 To be laid to manufacturer's specification to all openings >900mm. All openings >3000mm to have min. 4 courses brickwork with brickwork 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:
 38x38mm Battens @ 150c/c fixed onto 114x50mm Rafters @ 1000c/c. Rafters supported onto 75x75mm Timber post @ 25m c/c. Timber post to have own pad foundation to engineers specification.

General Notes:

- Water meter and connection pipe to be min. 15mm i.d.
- All plumbing pipes to be concealed.
- External steps max. rises 150mm, min. treads 250mm.
- Expansion joints to be provided to boundary walling at max. 5000mm centres.
- Light switches to be 1200mm above FFL unless otherwise shown.
- Wall sockets to be 400mm above FFL unless otherwise shown.
- WM and DW waste to be min. 600mm above FFL.
- Supply and waste to WM and DW to be in 90mm deep recess. Stopcock to be above counter.
- All structural work to be referred to engineer.
- All design work to be in accordance with 'developers' and homeowners association design guideline and approved colour chart.
- Weepholes to be min. 150mm above NGL.
- No foundation or any portion of the building to extend over the site boundary.
- All timber built into brickwork to be wrapped in DPC.
- Provide 1000mm high aluminium balustrades with max. 100mm openings to all balconies & staircases.
- 40mm 1/2 hr fire rated door to be provided between the garage and the dwelling.
- Doors & sashings to be glazed with safety glazing.
- All flashing, counter flashing and waterproofing to be done by specialist.
- Plumber to provide min. class 1 copper water pipes to building.
- Rhinoboard ceilings fixed to 38x38mm bracing to be 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 brickwork and plaster.
- Mid 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 - 310m²
 FIRST FLOOR - 133m²

SITE AREA: - 694m²
COVERAGE: - 42%

SIGNATURE(S):

TOTAL AREA - 443m²

PROJECT
PROPOSED NEW HOUSE FOR FACTCON ON ERF 121 - SAGEWOOD

Graham Holland
 Architectural Design

P.O. Box 20147 - Big Bay - 7448
 Tel: (021) 5542974 - Fax: (021) 5542978 - Cell: 082 4936754
 WEB: www.ghad.co.za - Email: graham@ghad.co.za

DRAWN: Tiaan Moggege	SCALE: As indicated	REVISION: 2.0
SHEET: 1 of 2	MODIFIED DATE: 22/02/2021	DRAWING No.: 20-61

CITY OF CAPE TOWN
DEVELOPMENT MANAGEMENT

Recommended for Approval
Building Control Officer / Delegates

This application has been approved in terms of Section 7 (1) (b) of Act 103 of 1977, subject to the conditions in the attached letter of approval.

06 Apr 2021
Date

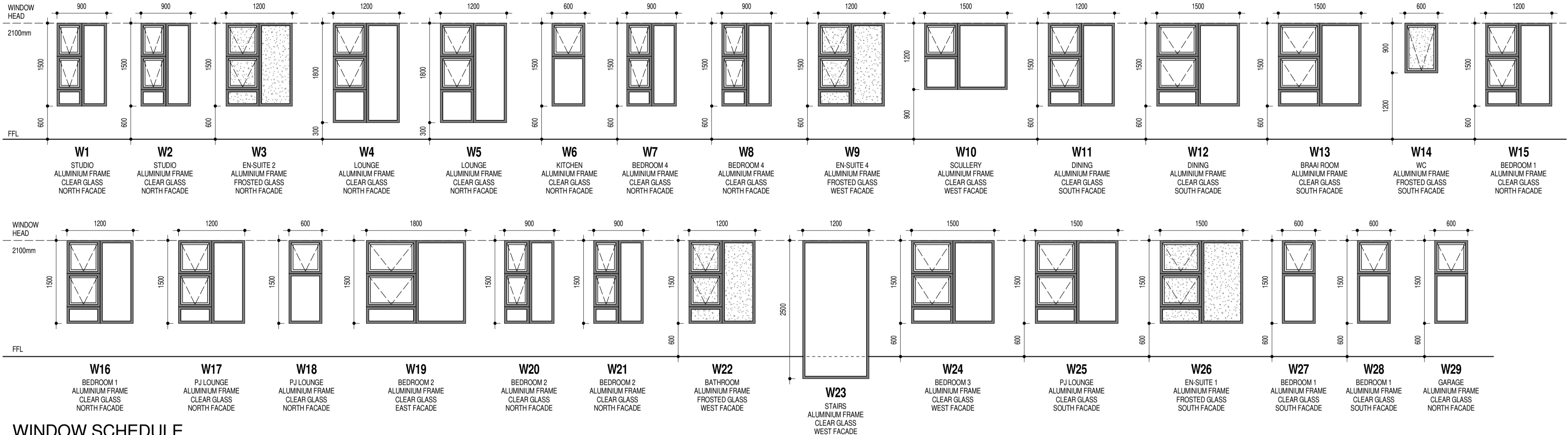
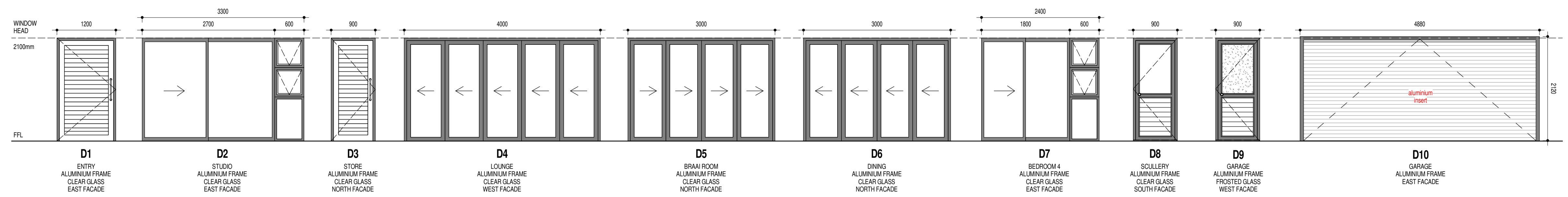
Planning & Building
Development Management

Approval Number: 97587937

Application Number: 000070539918

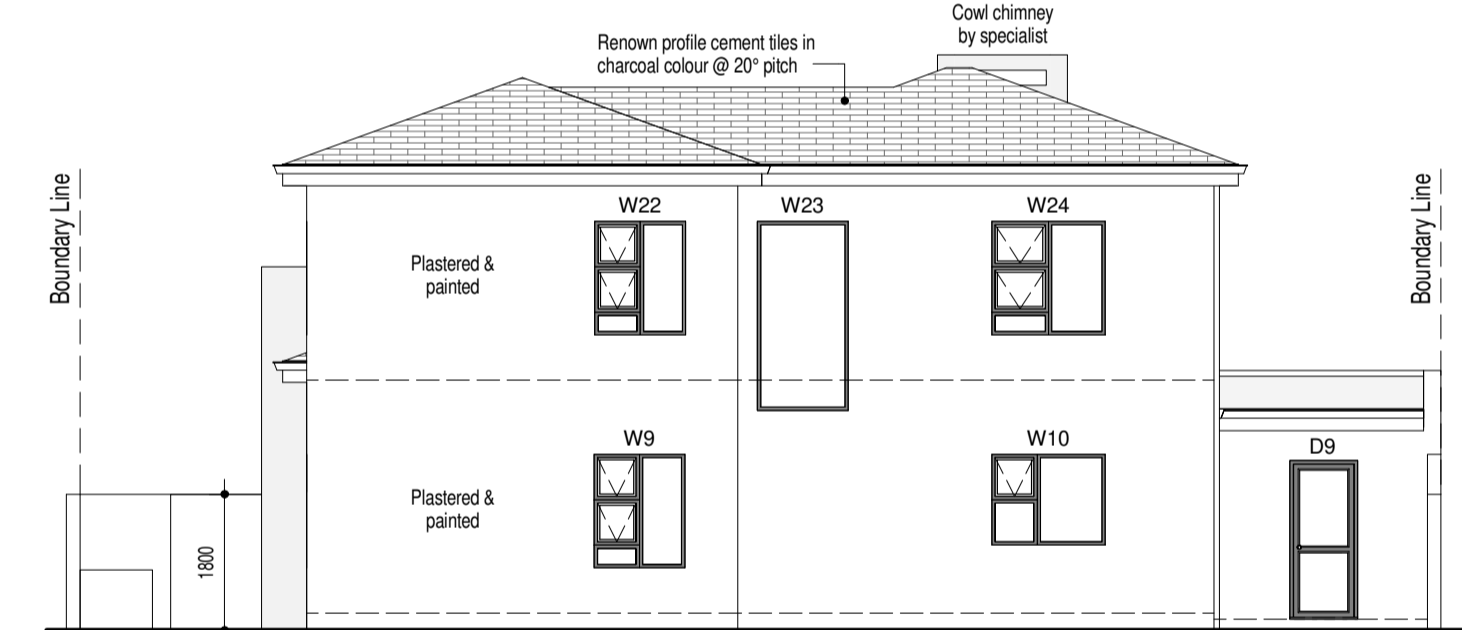
City of Cape Town Stamp

DOOR SCHEDULE
1 : 50

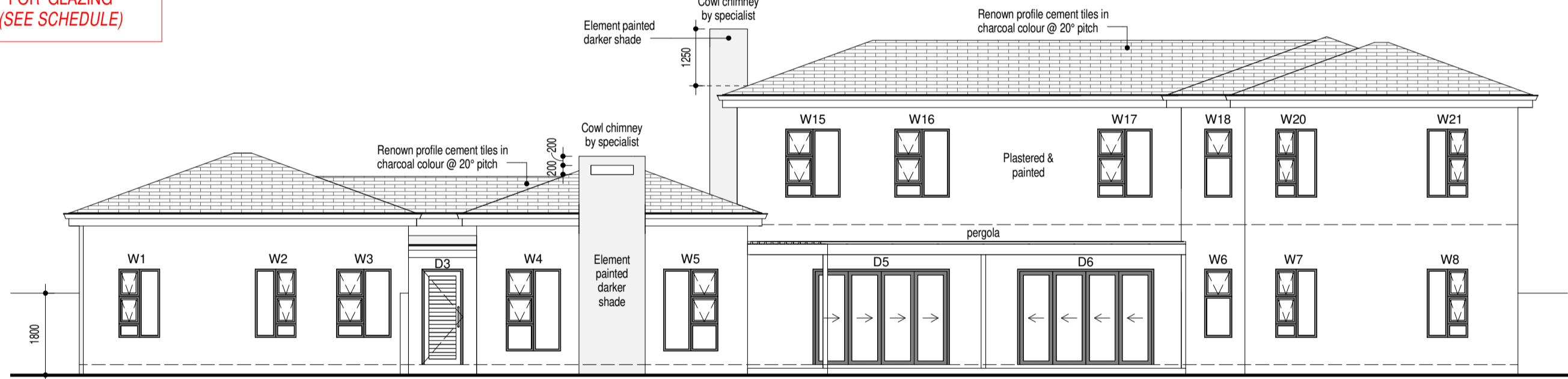


WINDOW SCHEDULE
1 : 50

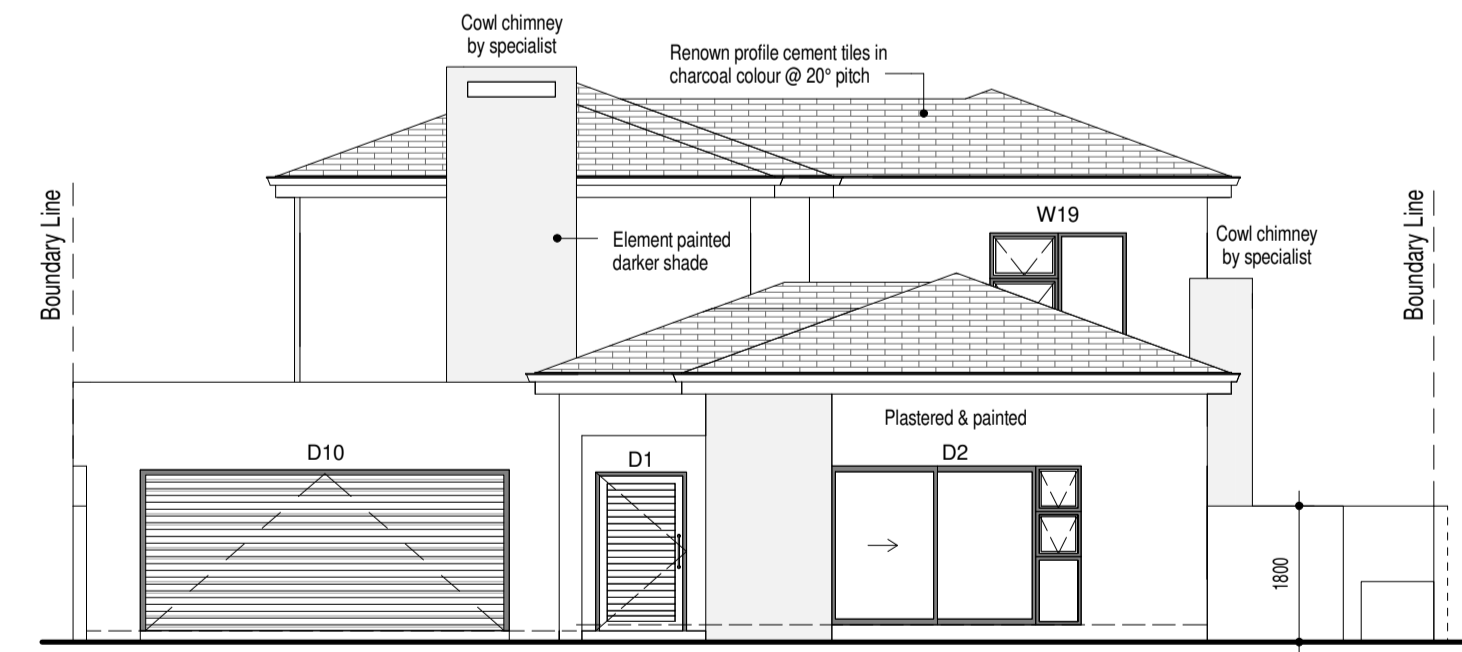
NOTE:
NO LOW-E REQUIRED
FOR GLAZING
(SEE SCHEDULE)



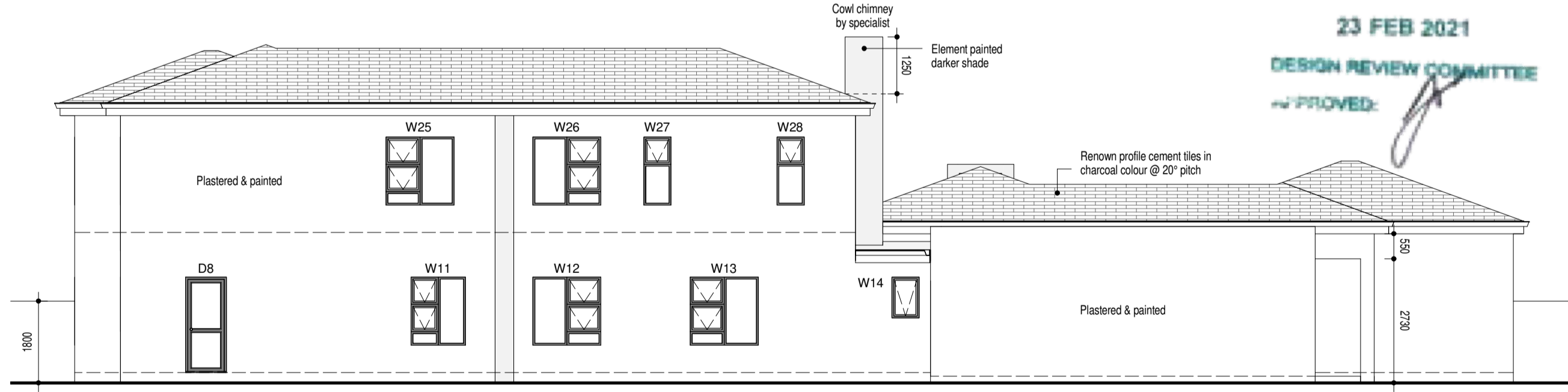
SOUTH ELEVATION
1 : 100



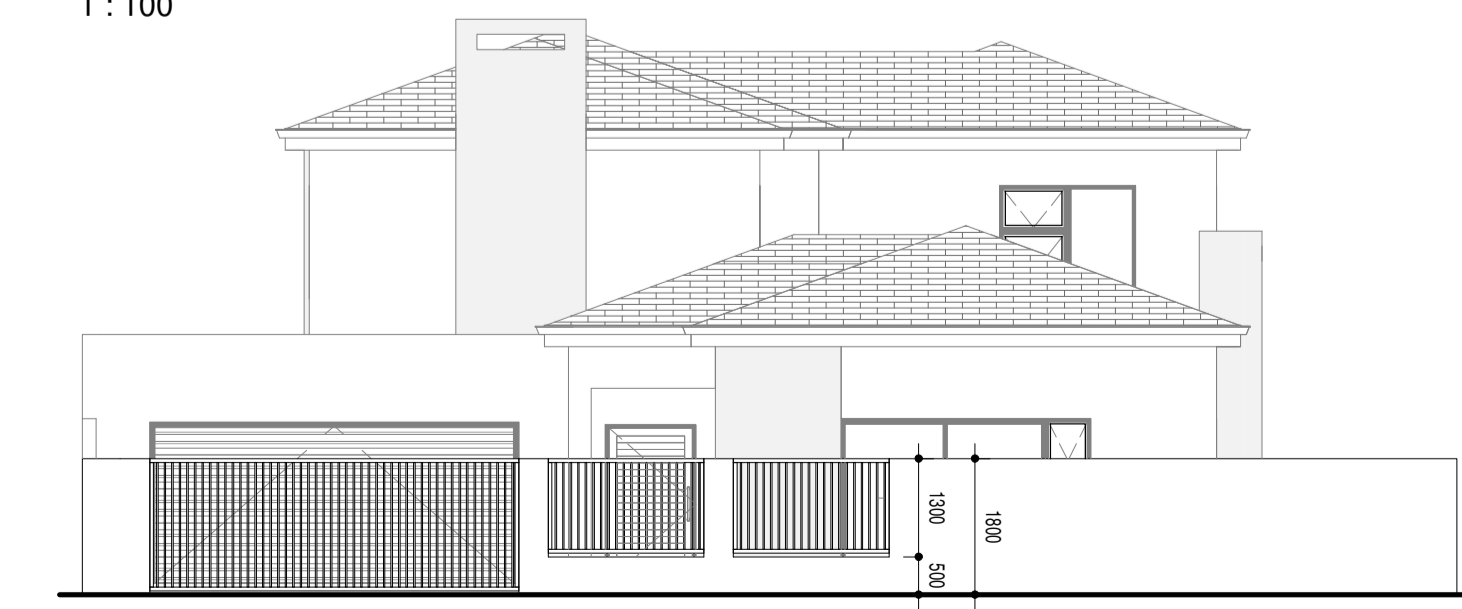
WEST ELEVATION
1 : 100



NORTH ELEVATION
1 : 100



EAST ELEVATION
1 : 100

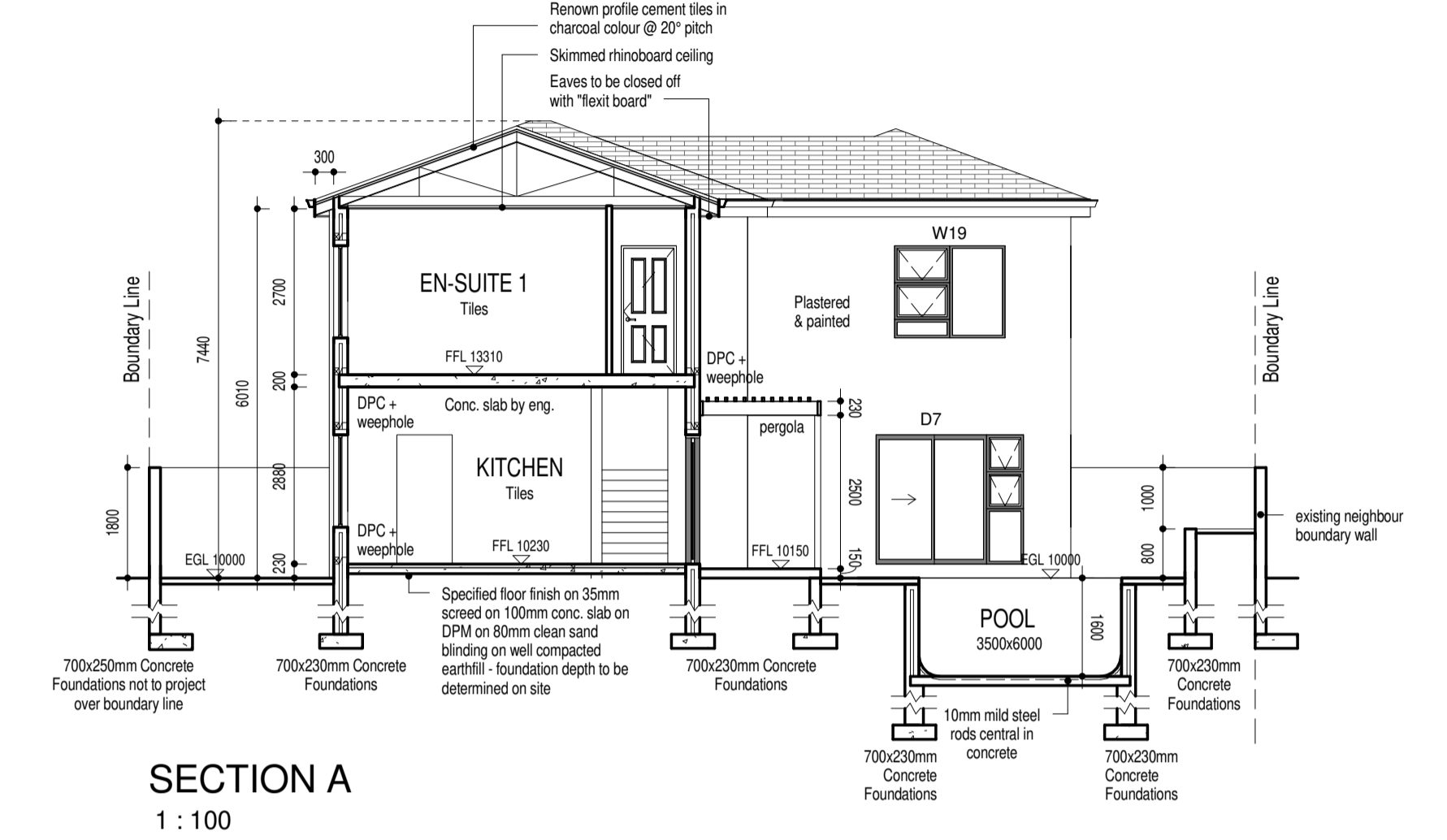


NORTH ELEVATION BOUNDARY WALL
1 : 100

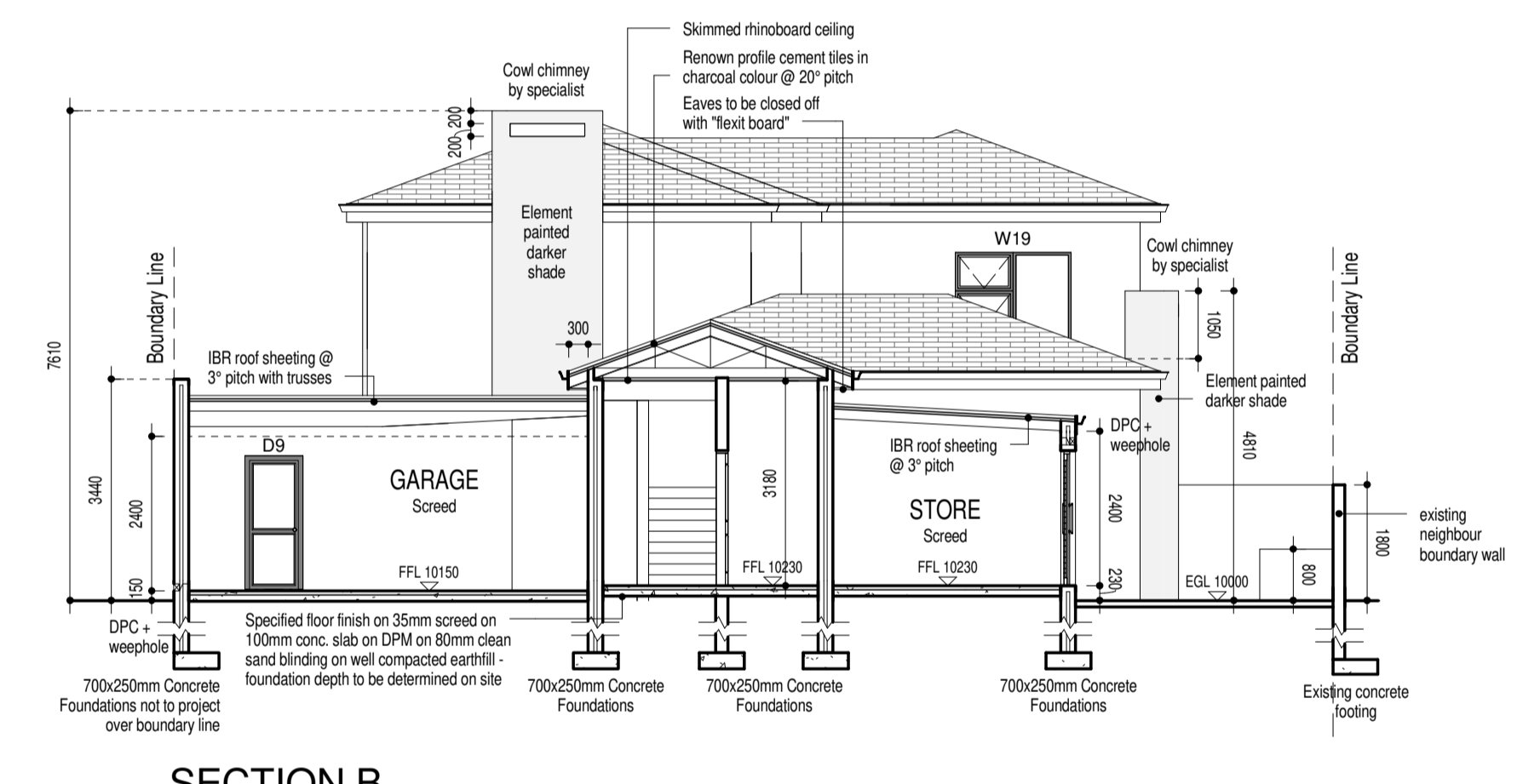
XA AND FENESTRATION CALCULATIONS

SANS 10400(XA) CALCULATIONS (ZONE4)	TARGET VALUE:	ACTUAL VALUE:	EXTRAS:
NETT FLOOR AREA (EXCL. STORE, GARAGES)		350m ² - New Building	
ROOF INSULATION	3.7	R factor = 3.35 -less 0.35 (Purling and plasterboard) -less 135mm Cellulose fibre Loose-fill insulation to ceiling space -deemed to satisfy	
HOT WATER AND PIPE INSULATION: -50% hot water generation by alternate source (heat pump/solar geyser) -Insulated hot water piping to conform to SANS 204			-Neprene insulation to be used -Fit water saving nozzles to all showers
LIGHTING: -Lighting to be max 5w per sqm 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 (SQM)	CONDUCTANCE	SOLAR HEAT GAIN	FLOOR AREA	TOTAL OPENING VALUE (SQM)	CONDUCTANCE	SOLAR HEAT GAIN
		322	29.90				
ACTUAL: (ground floor)							
FLOOR AREA	TOTAL OPENING VALUE (SQM)	CONDUCTANCE	SOLAR HEAT GAIN	FLOOR AREA	TOTAL OPENING VALUE (SQM)	CONDUCTANCE	SOLAR HEAT GAIN
230m ²	45.57m ² (19.81%)	264.31	21.87	120m ²	23.70m ² (19.75%)	137.46	10.00
Resulant materials: - Single Clear glass (5.8 W/m ² 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.							



SECTION A
1 : 100



SECTION B
1 : 100

Hot Water Calculation:

- People - 4
- Usage per person (L) - 115 L
- Daily Consumption (degC) - 450 degC
- Water Input Temperature (degC) - 20 degC
- Water Output Temperature (degC) - 55 degC
- Temperature Difference (degC) - 35 degC
- Specific Heat TL Water (KJ/KG 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 XA201]

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

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.

FENESTRATION: (Solar heat gain / conductance)				*FIRST FLOOR*			
TARGET: (per floor)							
FLOOR AREA	TOTAL OPENING VALUE (SQM)	CONDUCTANCE	SOLAR HEAT GAIN	FLOOR AREA	TOTAL OPENING VALUE (SQM)	CONDUCTANCE	SOLAR HEAT GAIN
		168	15.60				
ACTUAL: (ground floor)							
FLOOR AREA	TOTAL OPENING VALUE (SQM)	CONDUCTANCE	SOLAR HEAT GAIN	FLOOR AREA	TOTAL OPENING VALUE (SQM)	CONDUCTANCE	SOLAR HEAT GAIN
120m ²	23.70m ² (19.75%)	137.46	10.00	120m ²	23.70m ² (19.75%)	137.46	10.00
Resulant materials: - Single Clear glass (5.8 W/m ² 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.							

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PROJECT
PROPOSED NEW HOUSE
FOR FACTCON ON
ERF 121 - SAGEWOOD

Graham Holland
Architectural Design

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Tel: (021) 554294 - Fax: (021) 5542698 - Cell: 082 4936754
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DRAWN: Tiaan Moggege	SCALE: As indicated	REVISION: 2.0
SHEET: 2 of 2	MODIFIED DATE: 22/02/2021	DRAWING No.: 20-61