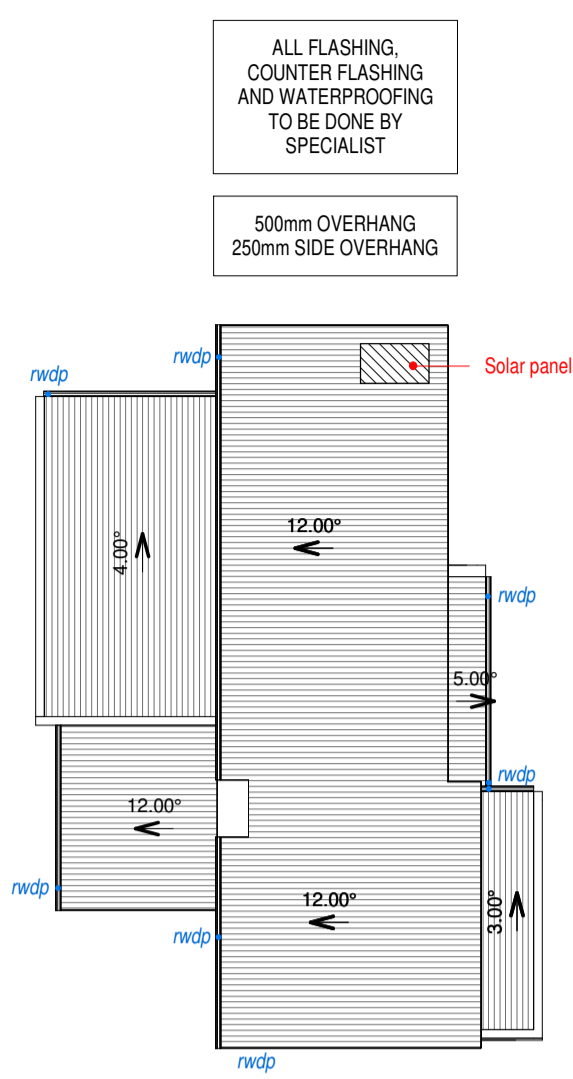
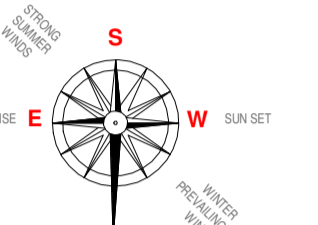


CITY OF CAPE TOWN
DEVELOPMENT MANAGEMENT
RECOMMENDED FOR APPROVAL
Building Control Officer / Delegation
This application has been approved in terms of Section 7 (1) (a) of Act 103 of 1977, subject to the conditions in the attached letter of approval.
09 Nov 2022
Planning & Building Development Management
Approval Number: 97621649
Application Number: 000070654027
City of Cape Town Stamp

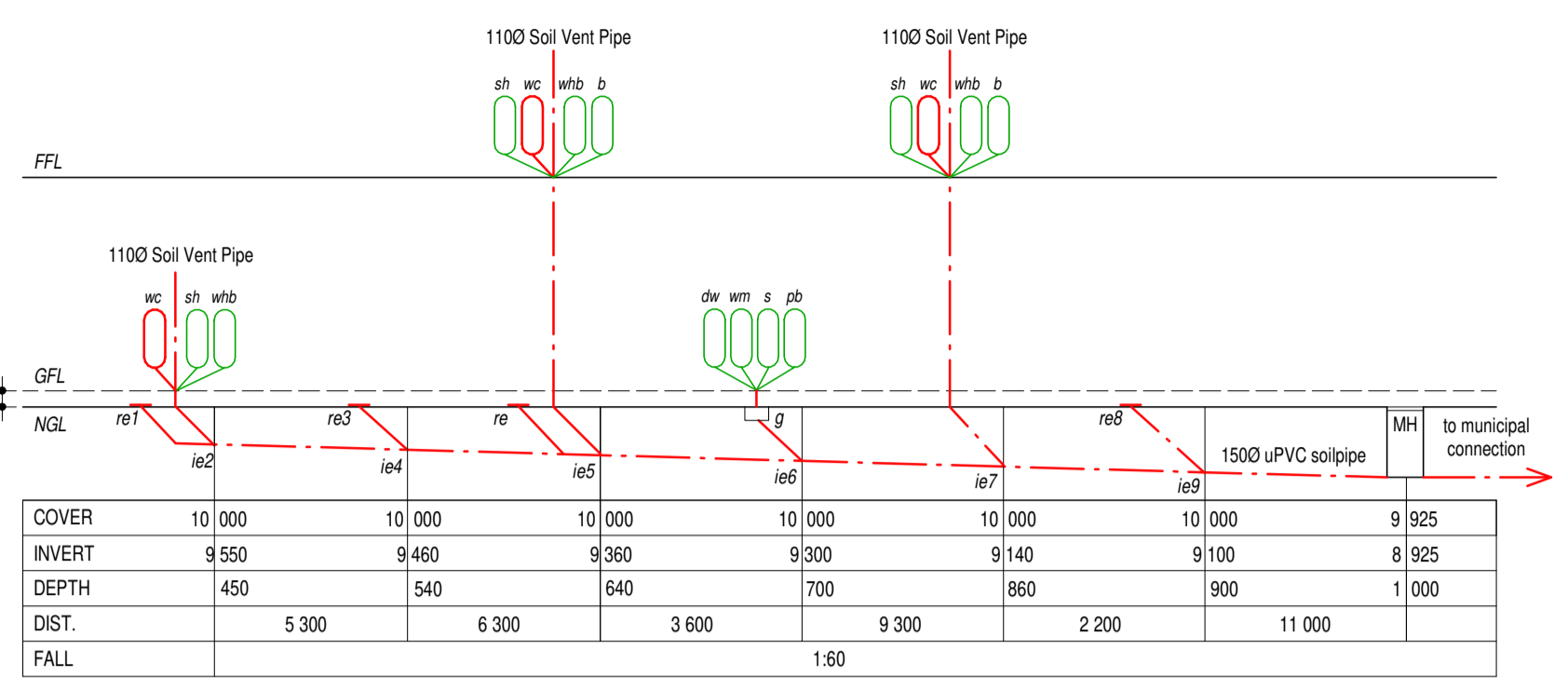


ALL STRUCTURAL SUPPORT SYSTEMS TO BE VERIFIED BY ENGINEER.

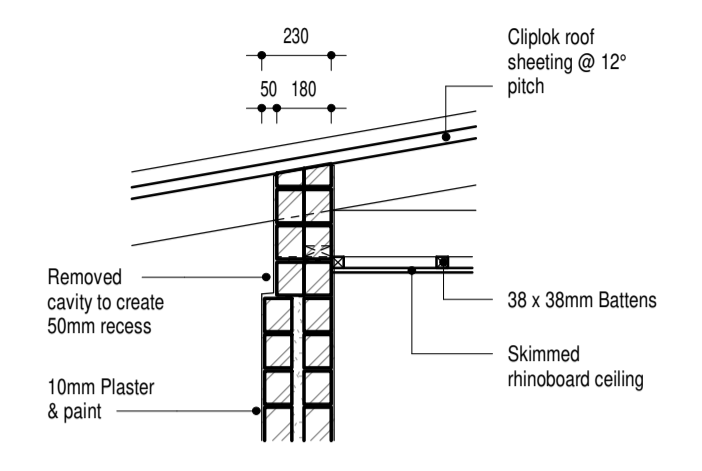
NOTE: NO LOW-E REQUIRED FOR GLAZING



ROOF PLAN
1 : 200



DRAINAGE SECTION

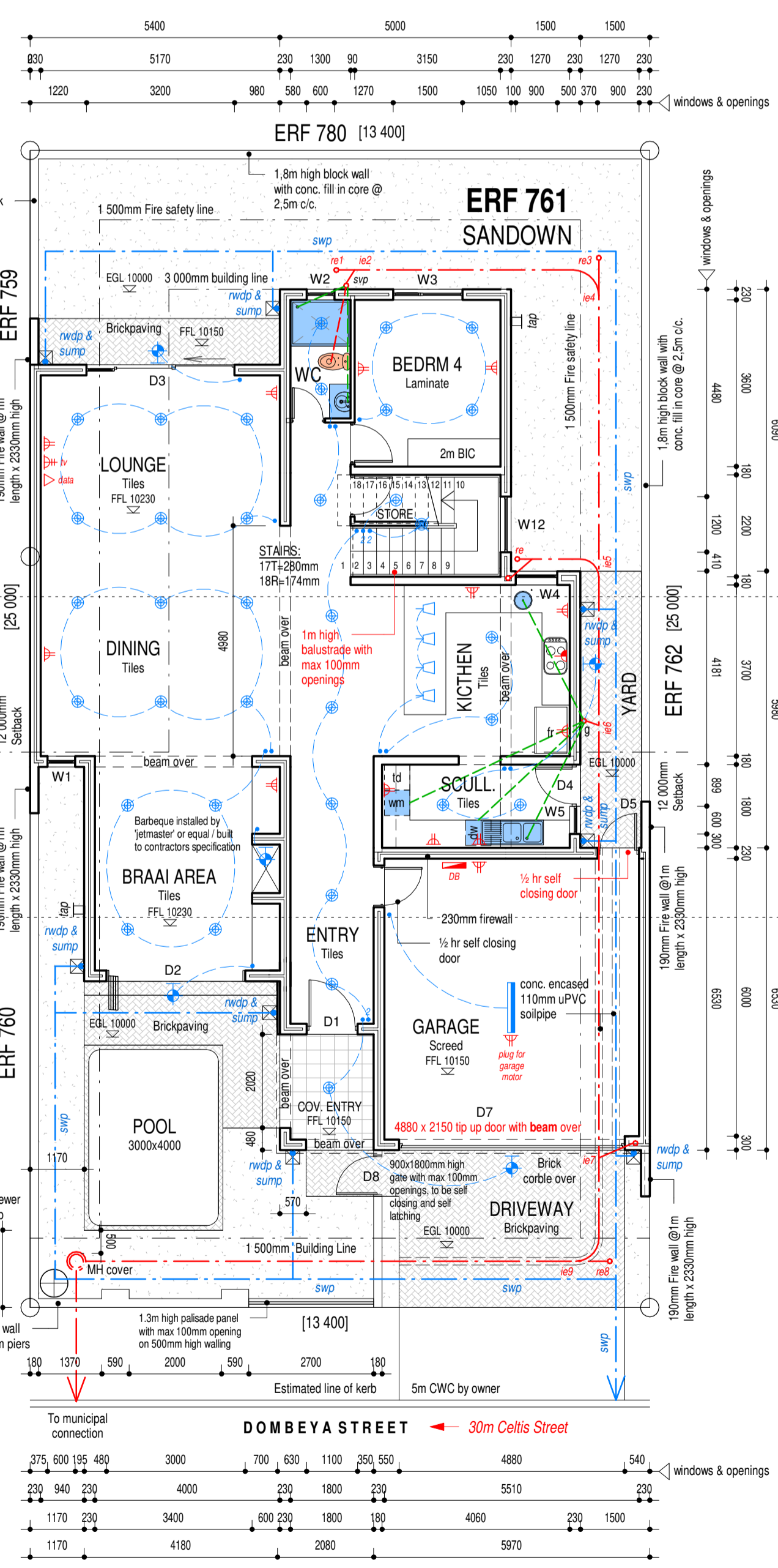


ELECTRICAL LEGEND	
Light switch-dimmer	+ D
Light switch-two way	+ 2
Light switch	+ .
Ceiling mounted light	+ ☉
Watertight wall mounted light	+ ☉
Chandelier	+ ☉
Recessed downlighter	+ ☉
Fluorescent light fitting	+ ☉
Pendant	+ ☉
Distribution board	+ DB
Watertight power point	+ ⚡
Single power point	+ ⚡
1m (h) Double power point	+ ⚡ 1,2m
Double power point	+ ⚡
Stove point	+ ⚡
Solar Hot water cylinder	+ HWC
Solar Panel	+ ☀
TV point	+ tv
Telephone point	+ tel

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

SANDOWN
05 SEP 2022
DESIGN REVIEW COMMITTEE
APPROVED: [Signature]

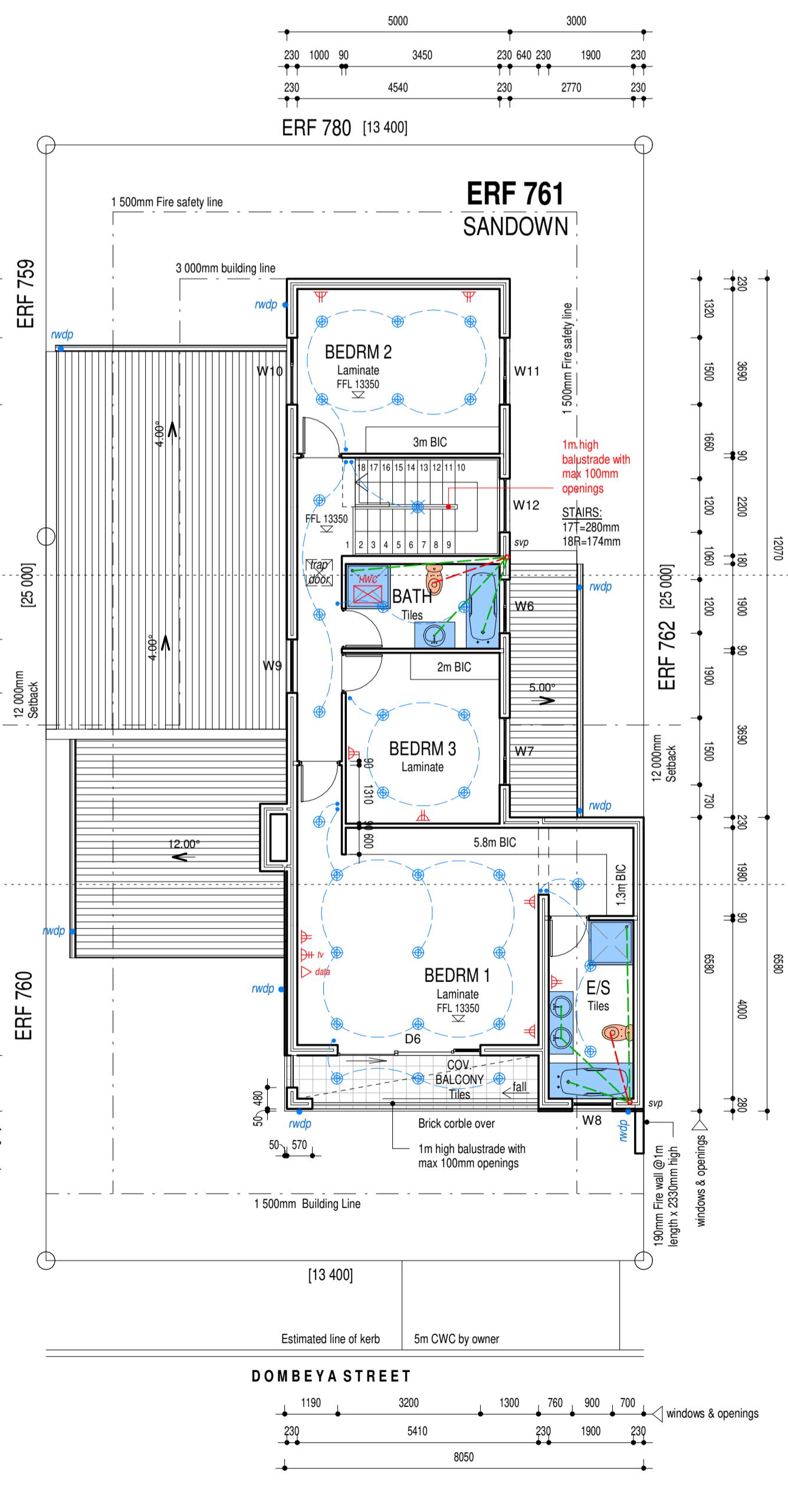
BRICK CORBEL DETAIL A
1 : 25



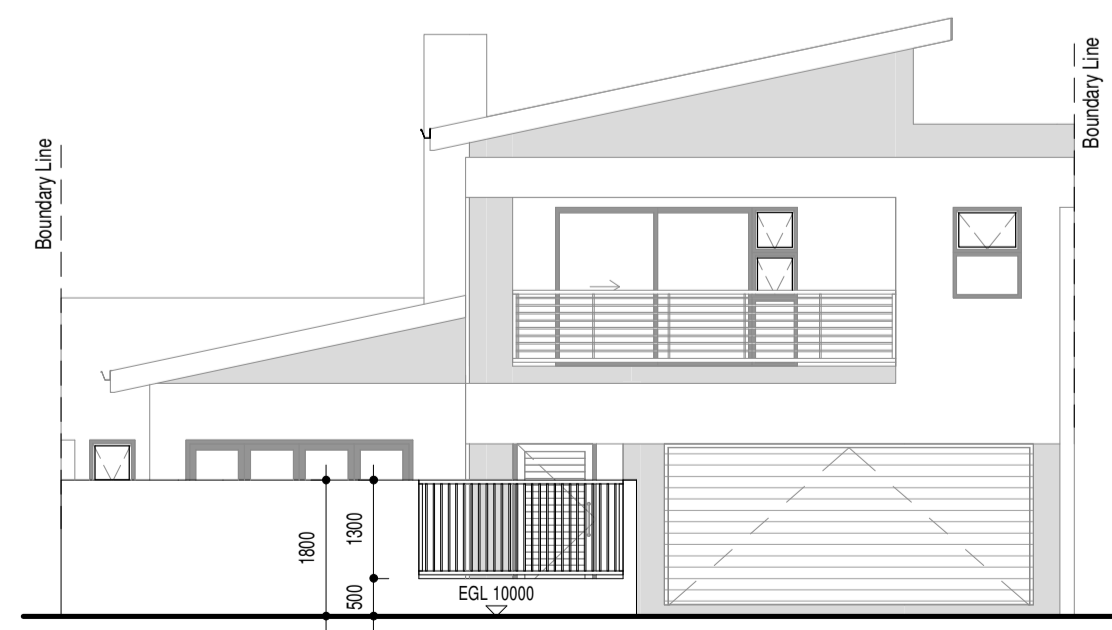
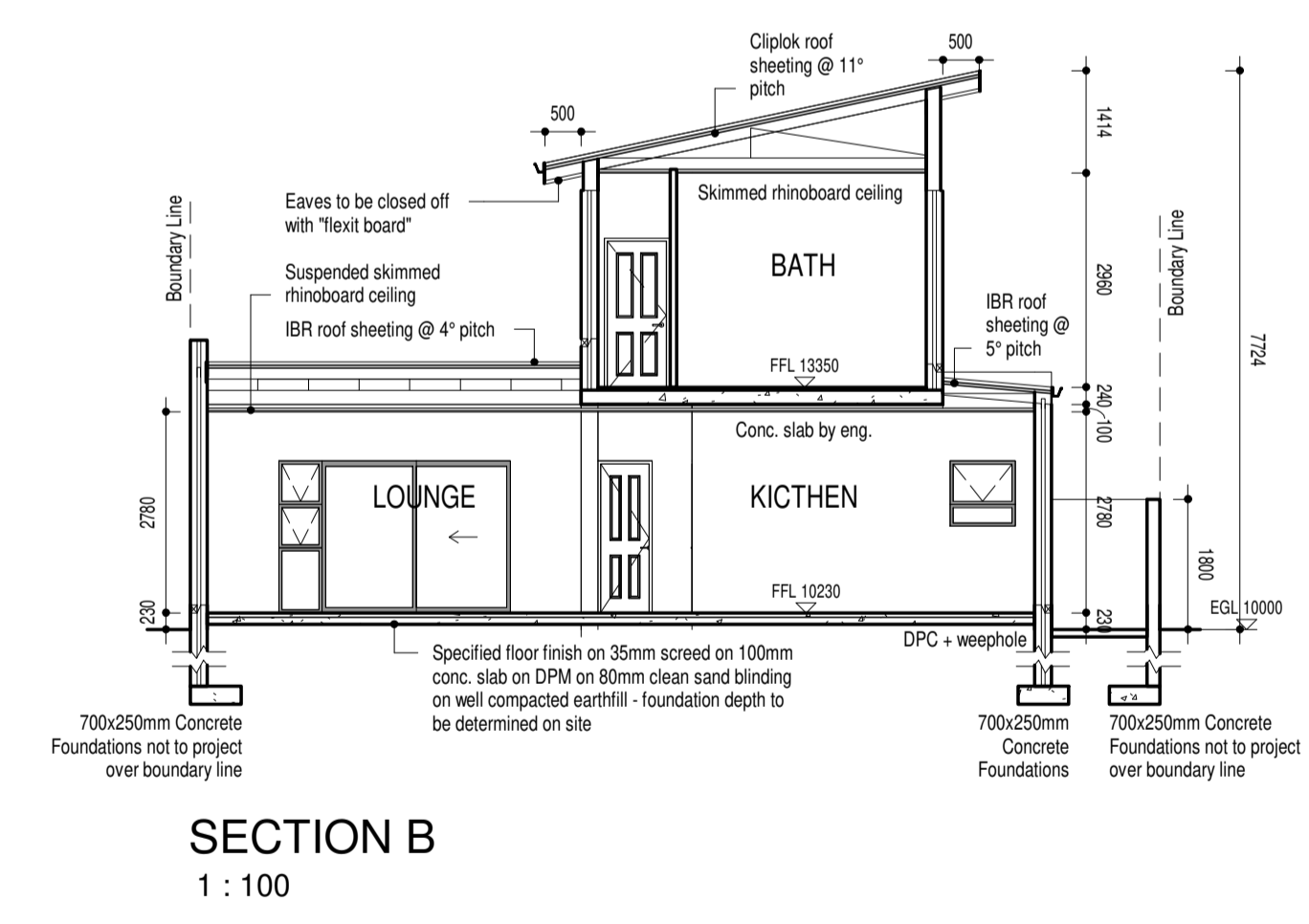
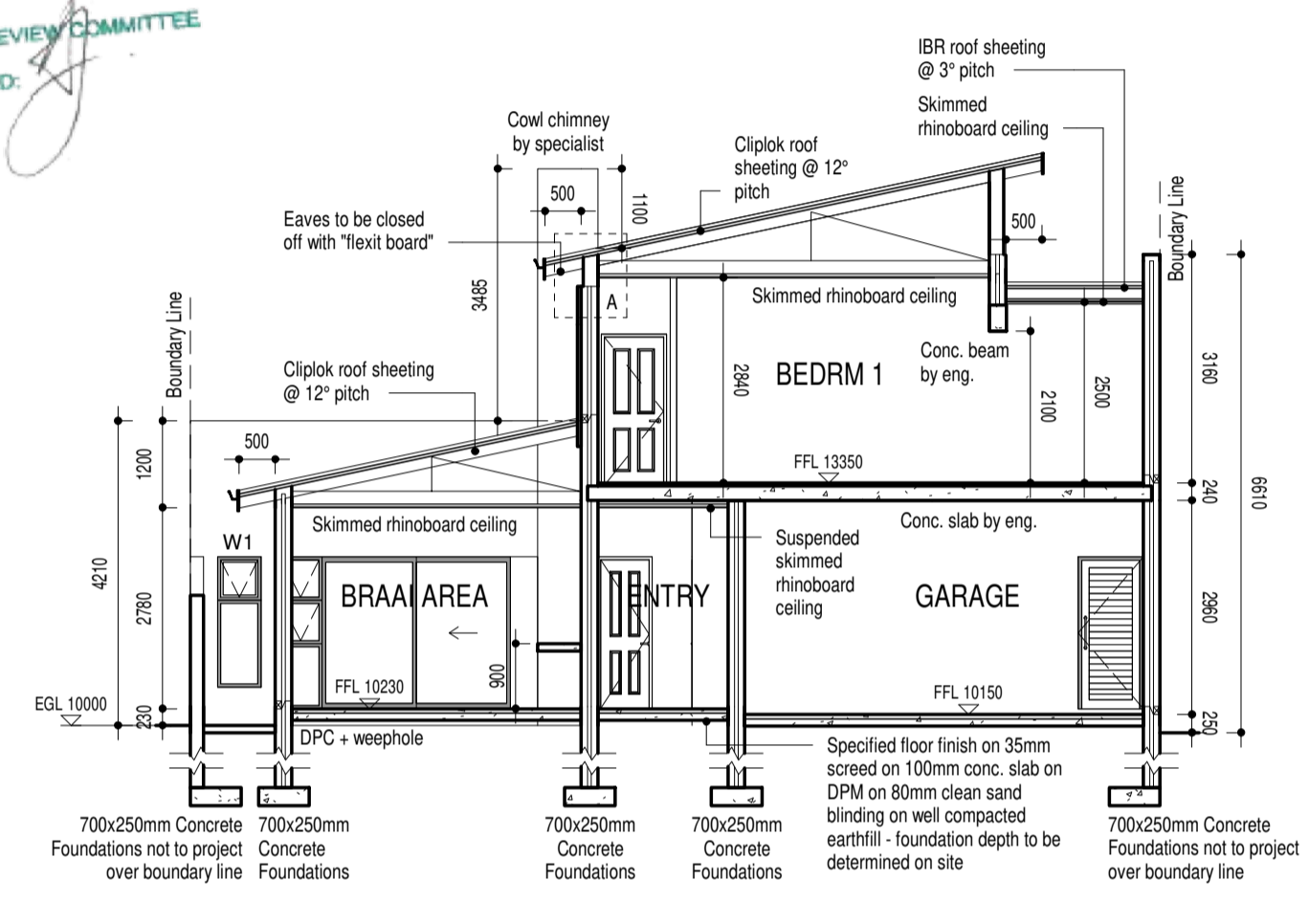
Linear Distances:
- (13 000 + 13 000 + 13 400) x 60%
= 23 640 (allowed)
* 16 780mm - Within allowed area

25% Street boundary wall permeable:
DOMBEYA STREET
Target: (7.6 x 1.8) 0.25
= 3.42m
Achieved: (2.7 x 1.3)
= 3.51m

GROUND STOREY
1 : 100



FIRST STOREY
1 : 100



WEST ELEVATION - BOUNDARY WALL
1 : 100

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 (braai rm & upstairs):
Cliplok Roof Sheeting in grey colour @ 12° pitch fixed to 75x50mm SA Pine Purins @ 1000mm c/c with 76mm Clout Nails on SANS 10400 approved 405 Sialatone lapped 200mm on 228x76mm SA Pine Timber Grade 6 Rafter & Trusses @ 850mm c/c. Rafter to be led into brickwork with 32x1.6mm 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. Roof trusses single length design by specialist.

Roof construction (living, kitchen & ensuite):
Galvanized Chromadek IBR Roof Sheeting in grey colour @ 3° pitch fixed to 75x50mm SA Pine Purins @ 1000mm c/c with 76mm Clout Nails on SANS 10400 approved 405 Sialatone lapped 200mm on 228x76mm SA Pine Timber Grade 6 Rafter & Trusses @ 850mm c/c. Rafter to be led into brickwork with 32x1.6mm 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 mesh 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 lintels over all openings in brickwork where no RC beams are specified with minimum of 4 courses of brickwork over.

Floor Construction:
SA Fine skirting on specified floor covering on 25mm screed on 100mm compacted sand on SANS 10400 approved 275 micron DPM on 50mm clean sand blinding on well consolidated earth fill.

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

Ceilings:
6.5m Skimmed rhinoboard ceiling on 38x38mm brading 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 alternatively.

Windows and Doors:
All standard windows and doors in aluminium ex. w/sepco 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.

Glazing:
All glazing to comply with part n of SANS 10400. All glazed areas exceeding 1m² or less than 3000mm to be laid to manufacturer's specification to all openings up to 900mm. All openings up to 3000mm to have min. 4 courses brickwork with brickface to each course. Opening greater than 3000mm to be engineers spec.

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 FFL unless otherwise shown.
6. Wall sockets to be 400mm above FFL 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 50mm 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 brading to u/s of concrete slab to be provided to all ceilings.
20. Mechanical Ventilation - Extracting at a rate of 25L/s operated on separate switch on all internal bathrooms if applicable.

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 150mm 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:	SITE AREA: - 335m ²
GROUND FLOOR: - 188m ²	COVERAGE: - 56%
FIRST FLOOR: - 112m ²	FLOOR FACTOR: - 0.89
SIGNATURE(S):	

TOTAL AREA - 300m²

PROJECT
PROPOSED NEW HOUSE
FOR FACTCON ON
ERF 761 - SANDOWN
5 Dombeya Street

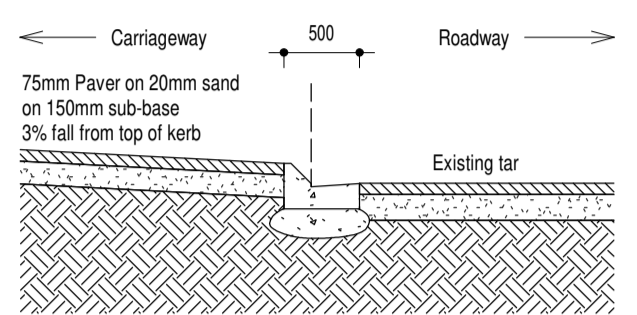


P.O. Box 20147 - Big Bay - 7448
Tel: (021) 554294 - Fax: (021) 5542698 - Cell: 082 4936754
WEB: www.ghad.co.za - Email: graham@ghad.co.za

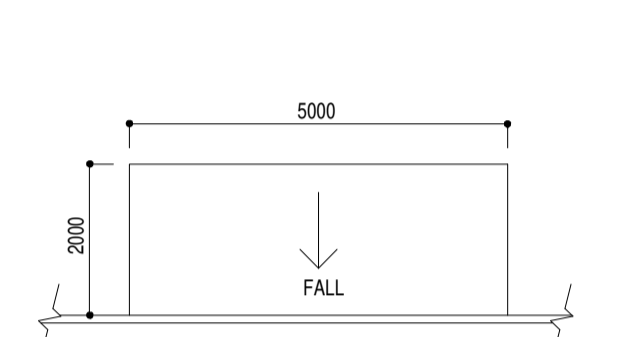
DRAWN: Tiaan Moggee	SCALE: As indicated	REVISION: 2.0
SHEET: 1	MODIFIED DATE: 31/08/2022	DRAWING No.: 22-94

CITY OF CAPE TOWN
DEVELOPMENT MANAGEMENT
RECOMMENDED FOR APPROVAL
Building Control Officer / Delegation
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.
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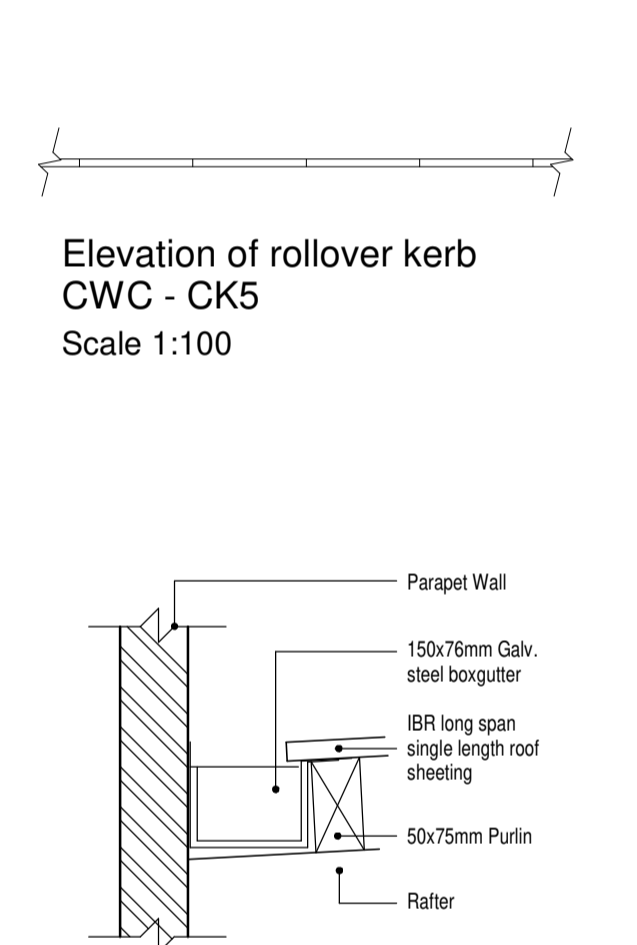
COUNCIL DETAILS



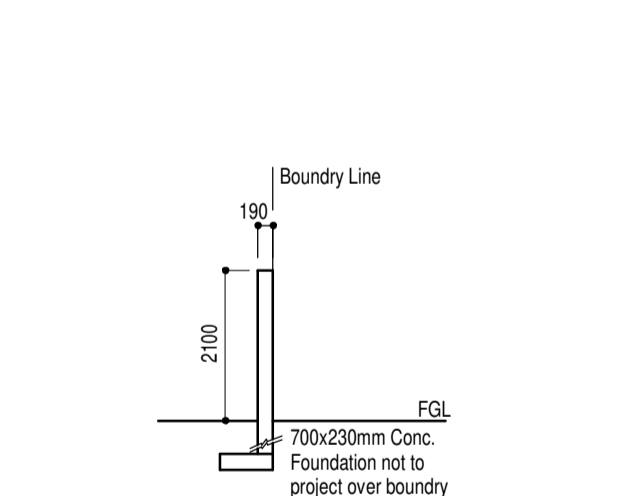
Plan of rollover kerb CWC - CK5
Scale 1:100



Section Through Block Wall
Scale 1:100

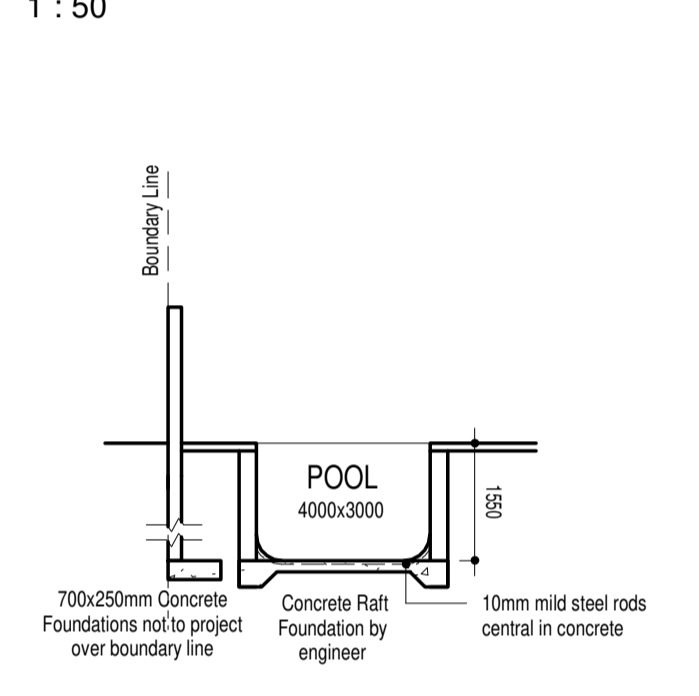


BOX GUTTER TO NOT CUT THROUGH RAFTER

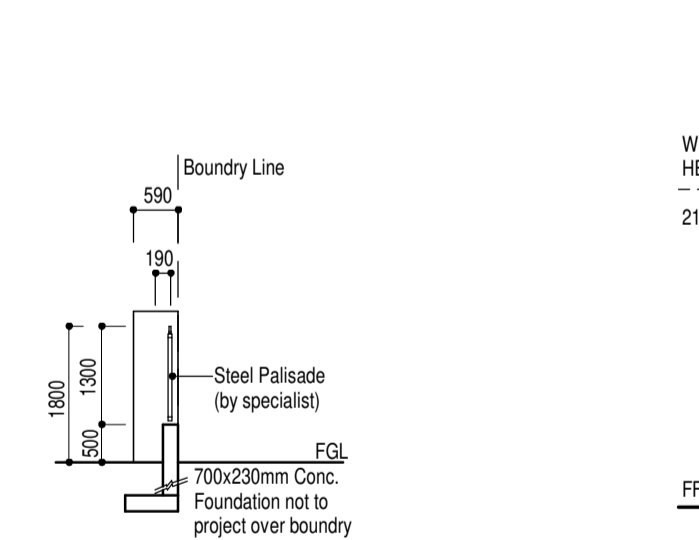


Section Through Palisade Block Wall
Scale 1:100

SEWERPIPE BRIDGE DETAIL
1 : 50



Section Through Palisade Block Wall
Scale 1:100



Section Through Fire Block Wall
Scale 1:100

Section Through Palisade Block Wall
Scale 1:100

Section Through Fire Block Wall
Scale 1:100

Section Through Palisade Block Wall
Scale 1:100

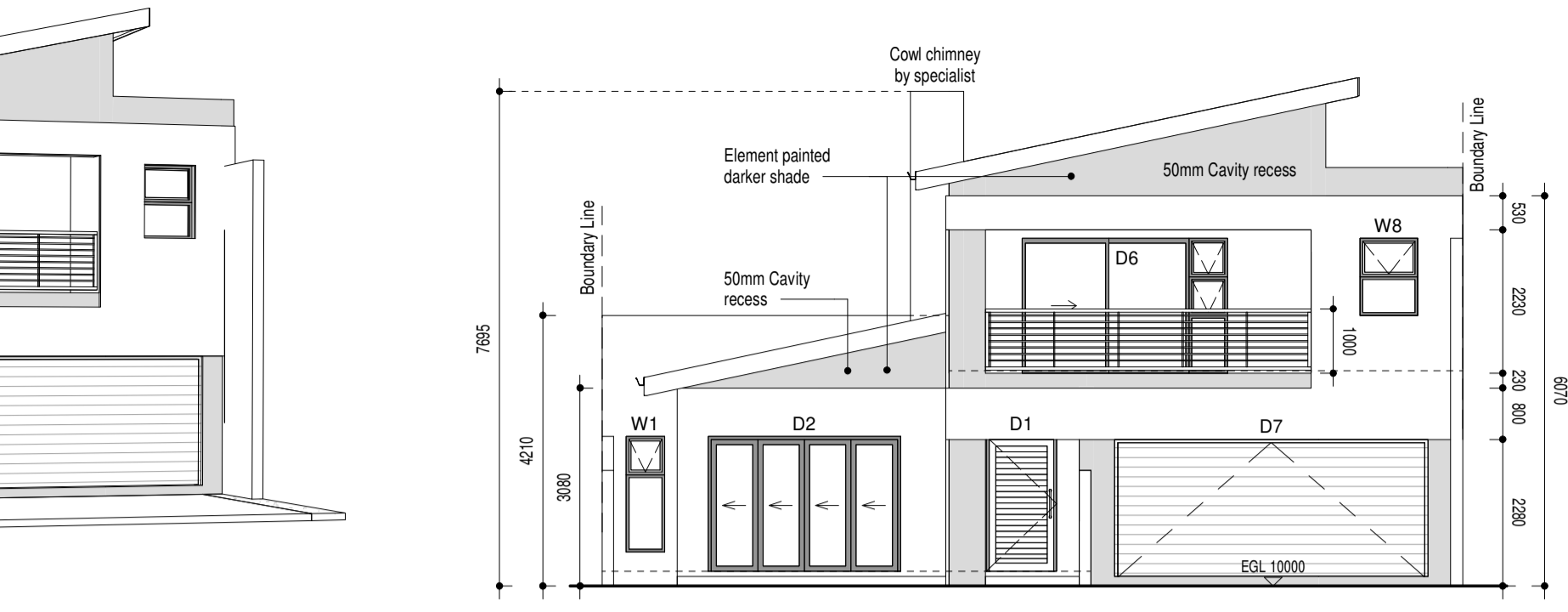
Section Through Fire Block Wall
Scale 1:100

Section Through Palisade Block Wall
Scale 1:100

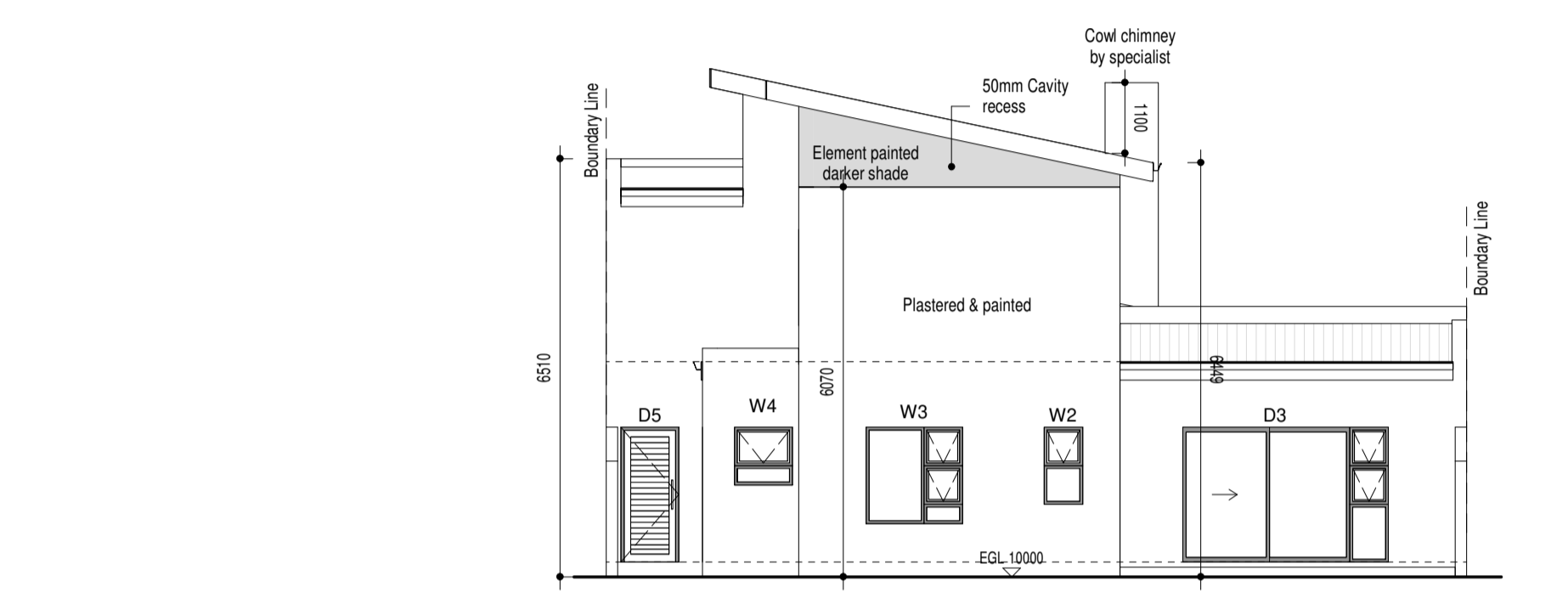
Section Through Fire Block Wall
Scale 1:100

Section Through Palisade Block Wall
Scale 1:100

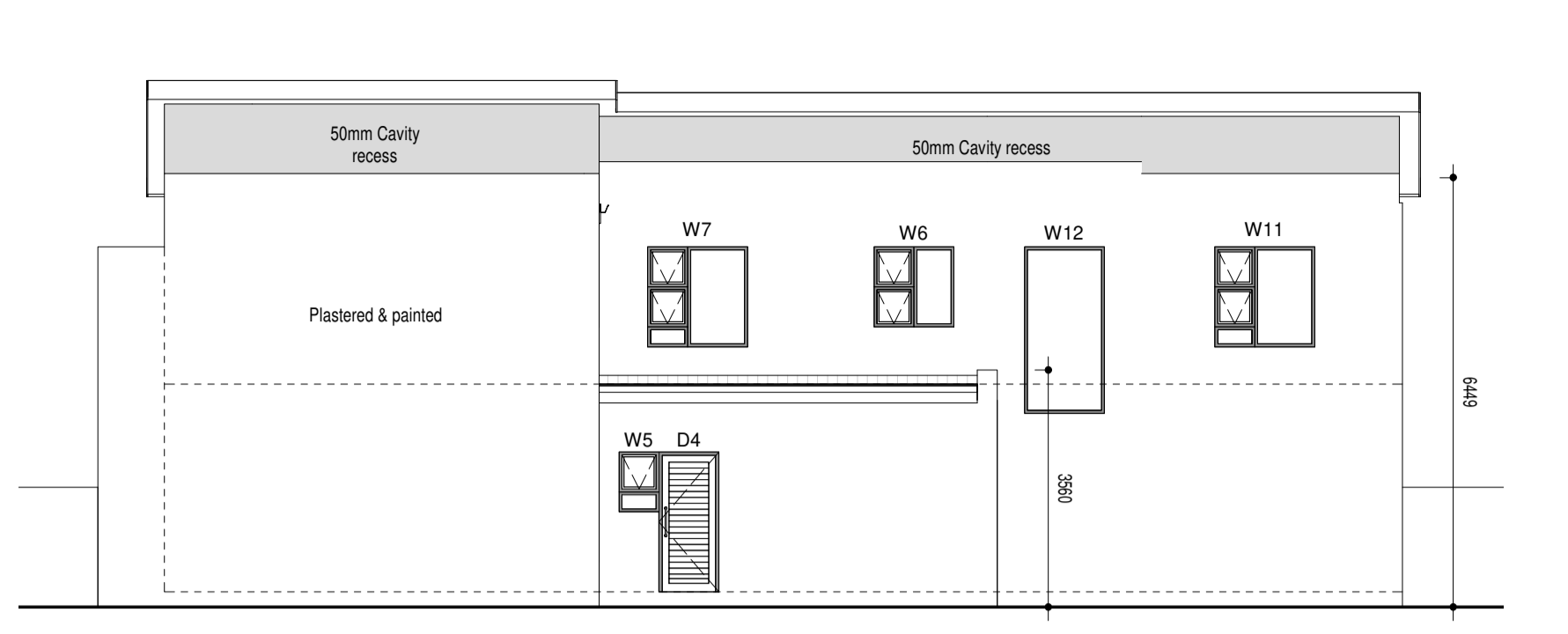
Section Through Fire Block Wall
Scale 1:100



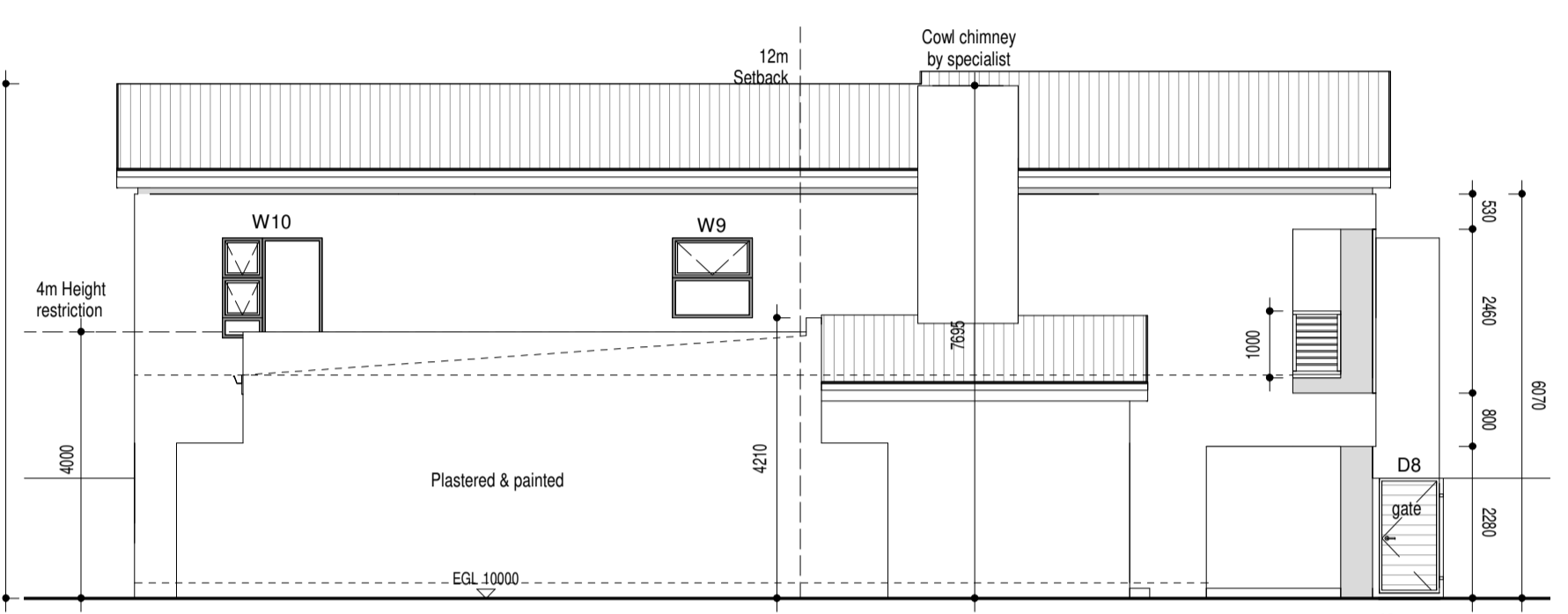
WEST ELEVATION
1 : 100



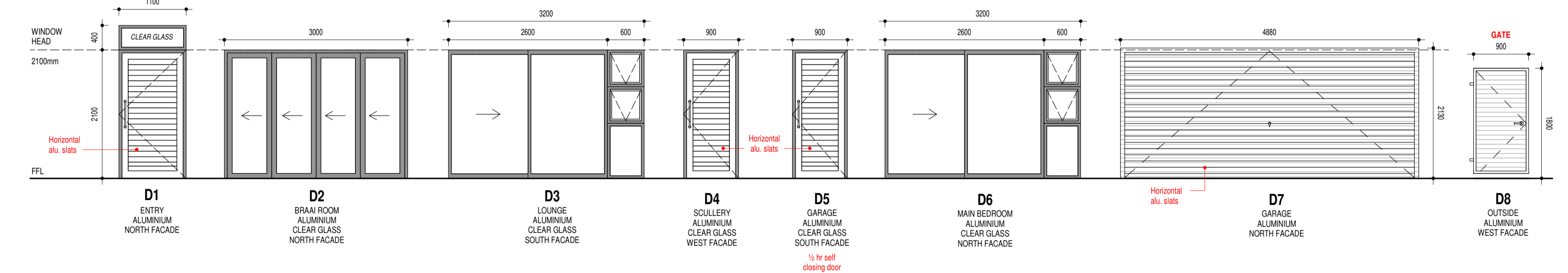
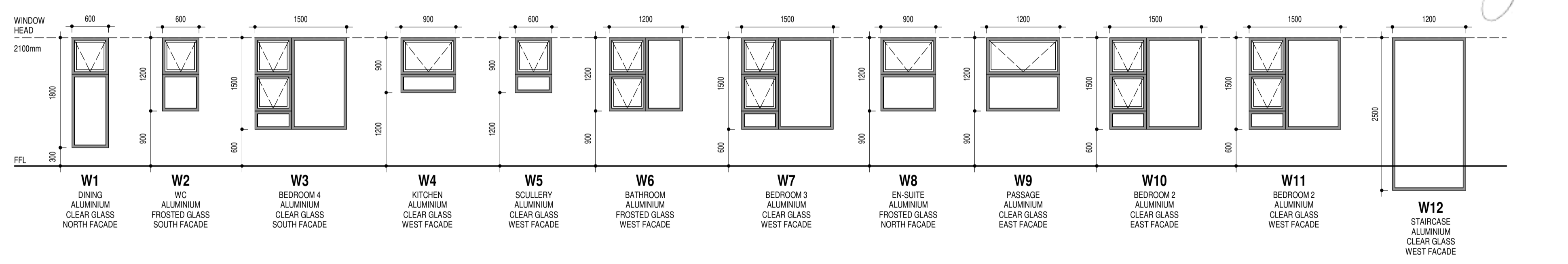
EAST ELEVATION
1 : 100



SOUTH ELEVATION
1 : 100



NORTH ELEVATION
1 : 100



DOOR & WINDOW SCHEDULE
1 : 50

XA AND FENESTRATION CALCULATIONS

SANS 10400/XA CALCULATIONS (ZONE4)	TARGET VALUE:	ACTUAL VALUE:	EXTRAS:
NETT FLOOR AREA (EXCL. STORE, GARAGES)		226m² - 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:			- Neoprene insulation to be used - Fit water saving nozzles to all showers
LIGHTING:			- LED Energy saving lights to be used

Hot Water Calculation:	Proposed Installation:
<ul style="list-style-type: none"> 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 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 	<ul style="list-style-type: none"> 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 = 4.19 KWH/M2 Kwh/kol solar panel efficiency = 2.5m2 Solar collector area = 20degC Water inlet temperature = 55degC Water storage temperature

NOTE:
NO LOW-E REQUIRED FOR GLAZING

FENESTRATION: (Solar heat gain / conductance)	'GROUND FLOOR'		
TARGET: (per floor)			
FLOOR AREA	TOTAL OPENING VALUE (SQM)	CONDUCTANCE	SOLAR HEAT GAIN
		135.8	12.61
ACTUAL: (ground floor)			
FLOOR AREA	TOTAL OPENING VALUE (SQM)	CONDUCTANCE	SOLAR HEAT GAIN
133m²	17.34m² (17.88%)	70.12	7.51
Resultant materials:	- Single Clear glass (5.6W/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 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 (SQM)	CONDUCTANCE	SOLAR HEAT GAIN
		116.2	10.79
ACTUAL: (first floor)			
FLOOR AREA	TOTAL OPENING VALUE (SQM)	CONDUCTANCE	SOLAR HEAT GAIN
93m²	17.22m² (20.75%)	99.88	10.05
Resultant materials:	- Single Clear glass (5.6W/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.			

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

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.

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 work 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 (braai rm & upstairs):**
Clink Roof Sheet in grey colour @ 12° pitch fixed to 75x50mm SA Pine Purins @ 1000mm c/c with 76mm Clout Nails on SANS 10400 approved 405 Sisalation lapped 200mm on 228x76mm SA Pine Timber Grade 3 Trusses @ 650mm c/c. Rafter to be led into brickwork with 32x1.6mm 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. Roof trusses single length design by specialist.
- Roof construction (living, kitchen & ensuite):**
Galvanized Chromadek IBR Roof Sheet in grey colour @ 31° 4' 5" pitch fixed to 75x50mm SA Pine Purins @ 1000mm c/c with 76mm Clout Nails on SANS 10400 approved 405 Sisalation lapped 200mm on 228x76mm SA Pine Timber Grade 3 Trusses @ 650mm c/c. Rafter to be led into brickwork with 32x1.6mm 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 mesh 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 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 specified floor covering on 25mm screed on 100mm concrete slab on SANS 10400 approved Z75 micron DPM on 50mm clean sand blinding on well compacted earth fill.
- Chimneys:**
Chimneys to be min. 1000mm above roof pitch and flashed with acrylic flashing and counter flashing.
- Ceilings:**
6.5mm Skimmed rhinoboard ceiling on 38x38mm branding 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. wespaco 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.
- Glazing:**
All glazing to comply with part 1 of SANS 10400. All glazed areas exceeding 1m² or less than 500mm above FFL to be safety glazed.
- Precast Lintels:**
To be laid to manufacturer's specification to all openings up to 900mm. All openings up to 3000mm to have min. 4 courses brickwork with brickforce to each course. Opening greater than 3000mm to be to engineers spec.
- General Notes:**
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 - WM and DW waste to be min. 600mm above FFL.
 - Supply and waste to w/m and DW to be in 50mm 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.
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 - 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 & sidelights to be glazed with safety glazing.
 - All flashing and waterproofing to be done by specialist.
 - Plumber to provide min. class 1 copper water pipes to building.
 - Rhinoboard ceilings fixed to 38x38mm branding to u/s of concrete slab to be provided to all ceilings.
 - Mechanical Ventilation - Extracting at a rate of 25LS operated on separate switch on all internal bathrooms if applicable.
- 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.
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GROUND FLOOR: - 188m²	COVERAGE: - 56%
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SIGNATURE(S):

TOTAL AREA - 300m²

PROJECT
PROPOSED NEW HOUSE
FOR FACTCON ON
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5 Dombeya Street

Graham Holland
Architectural Design

PO. Box 20147 - Big Bay - 7448
Tel: (021) 5542974 - Fax: (021) 5542976 - Cell: 082 4936754
WEB: www.ghad.co.za - Email: graham@ghad.co.za

DRAWN: Tiaan Moggee	SCALE: As indicated	REVISION: 2.0
SHEET: 2	MODIFIED DATE: 31/08/2022	DRAWING No.: 22-94