

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.

12 Jun 2023
Date

Planning & Building Development Management

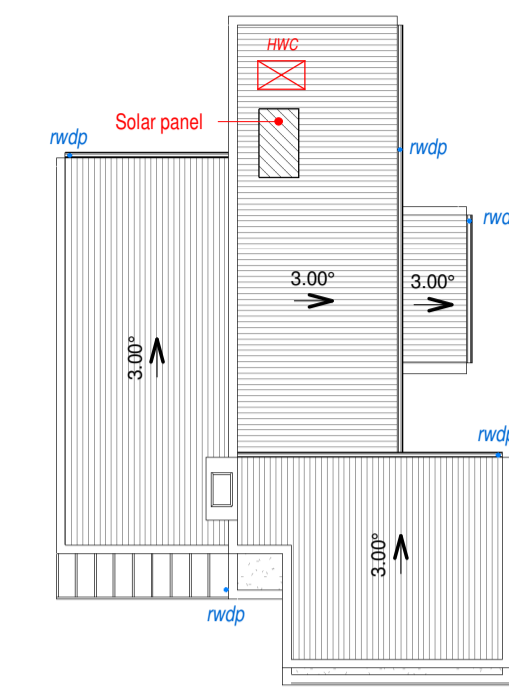
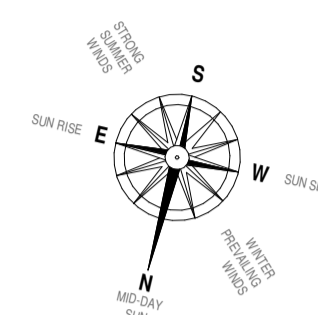
Approval Number:

Application Number: 001700474665

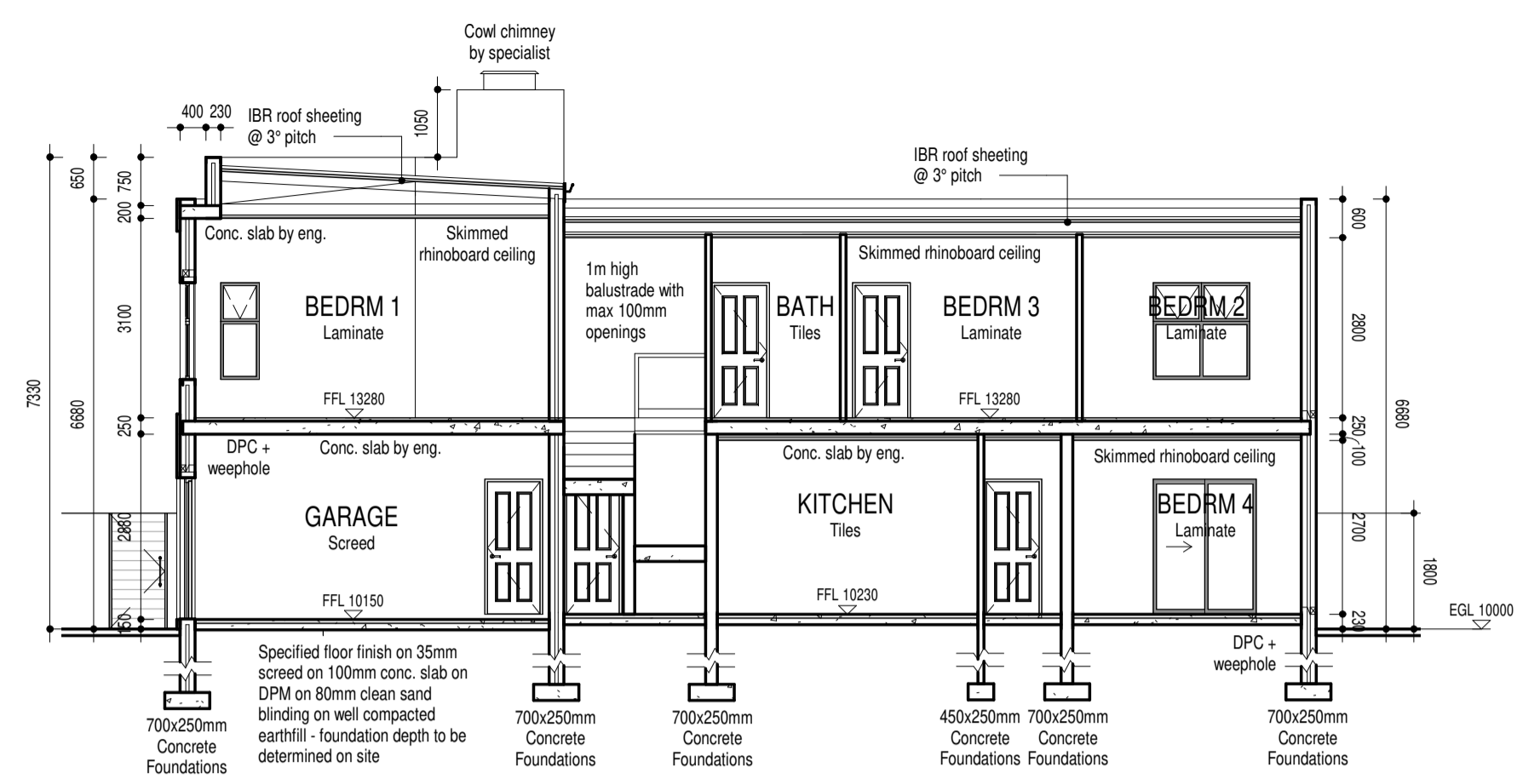
City of Cape Town Stamp

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

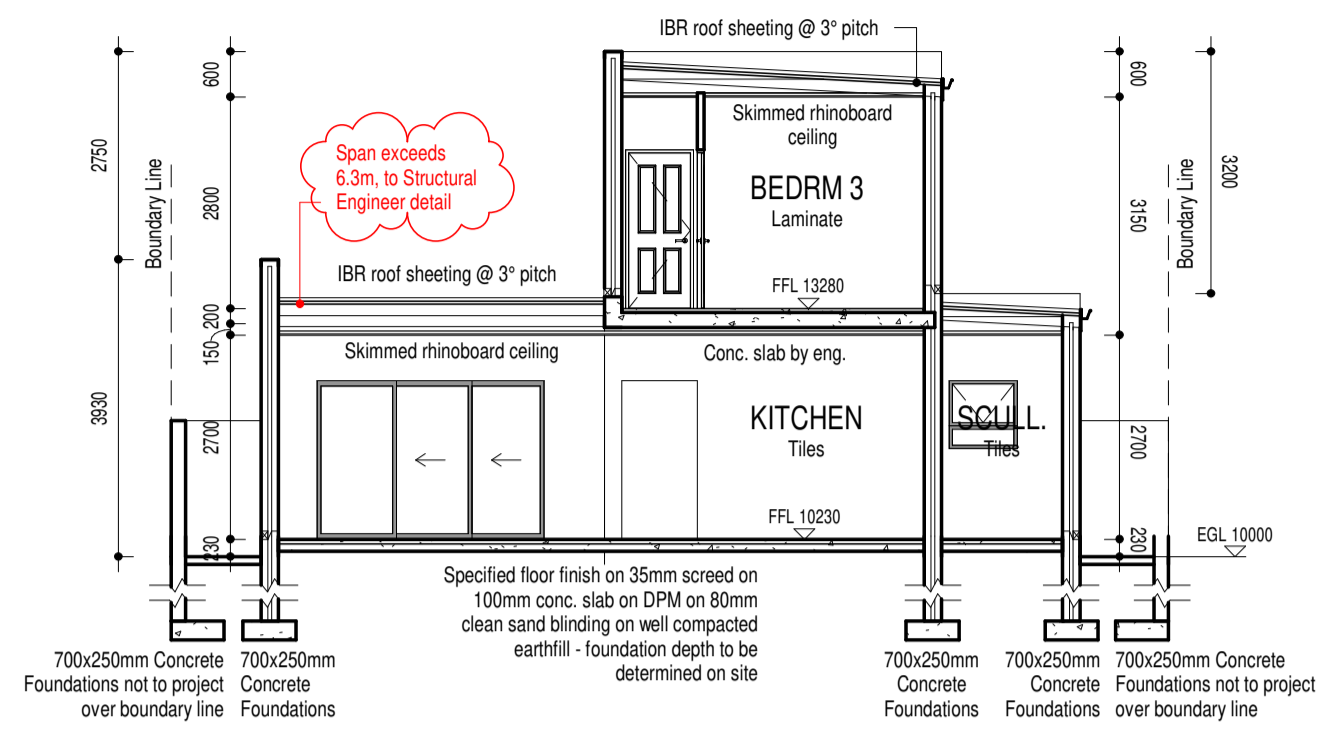
NO OVERHANG



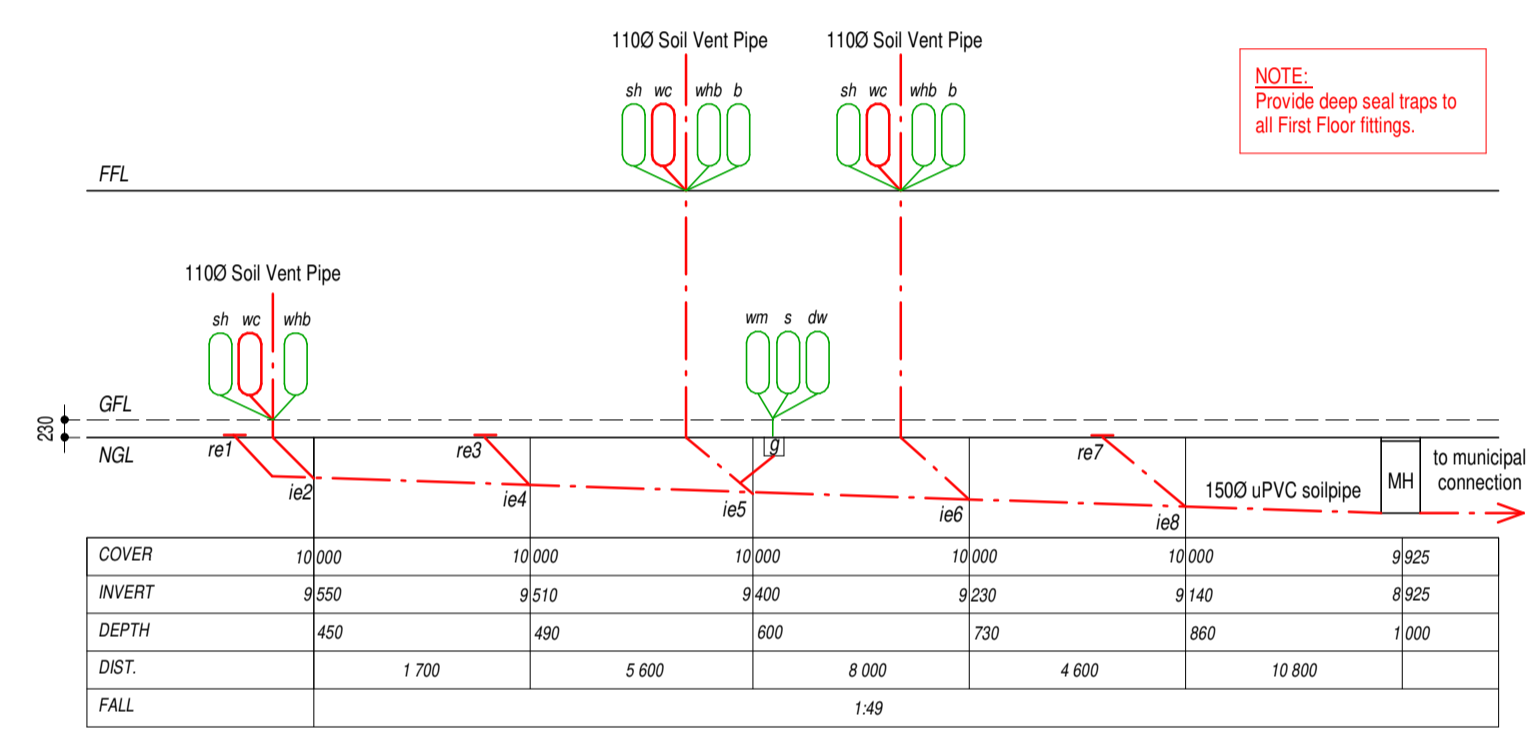
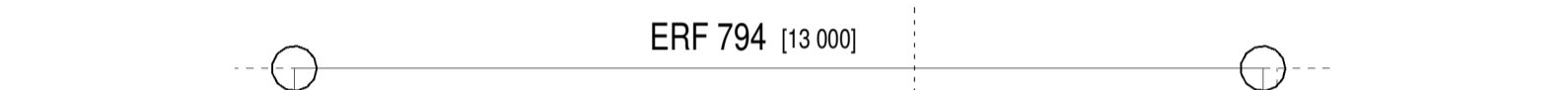
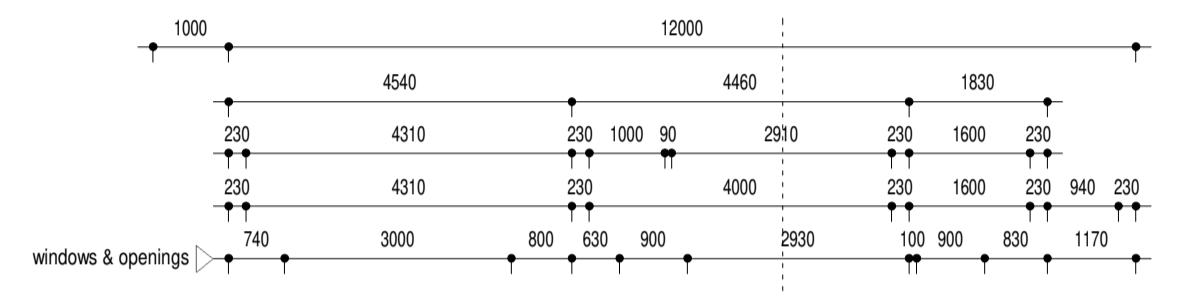
ROOF PLAN
1 : 200



SECTION A
1 : 100

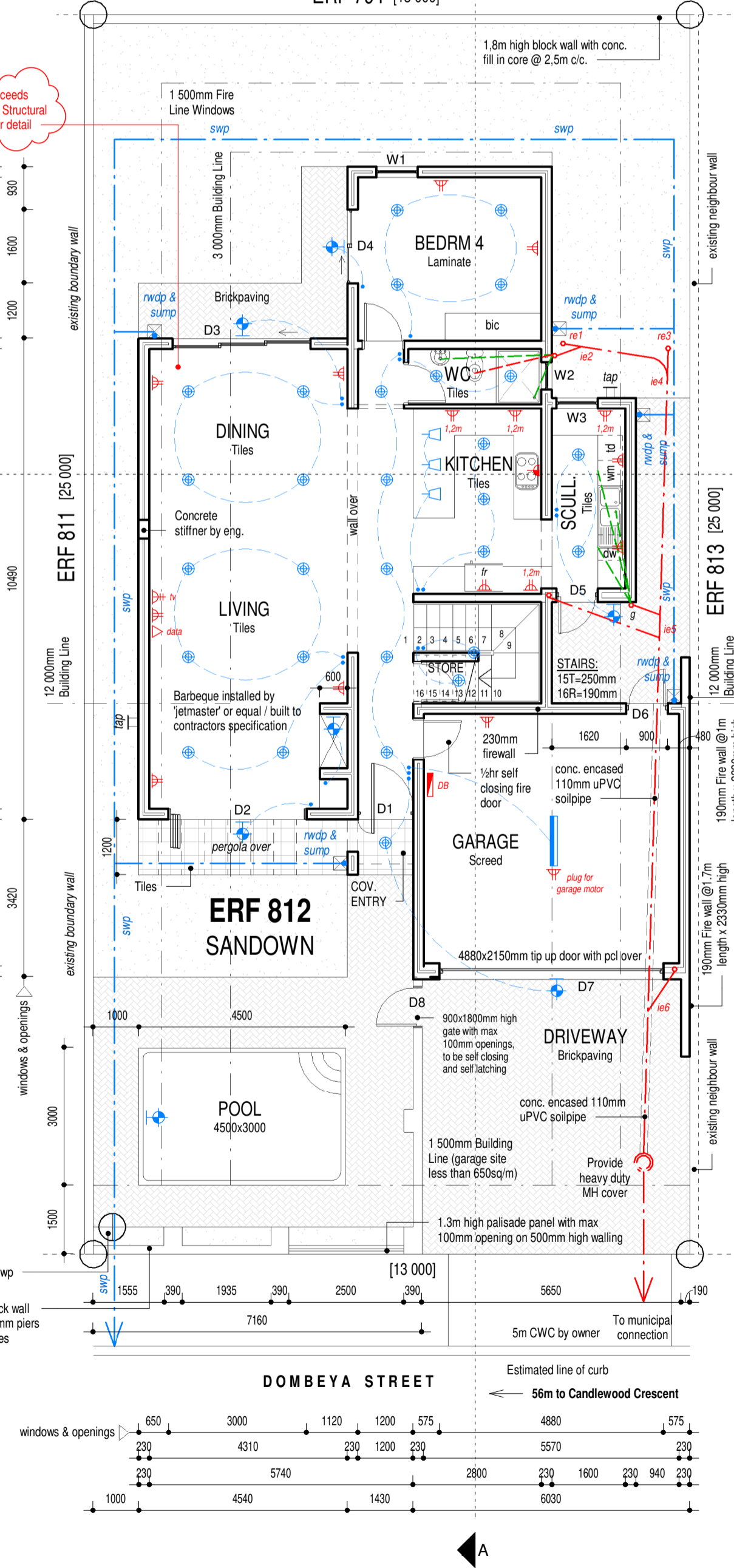


SECTION B
1 : 100

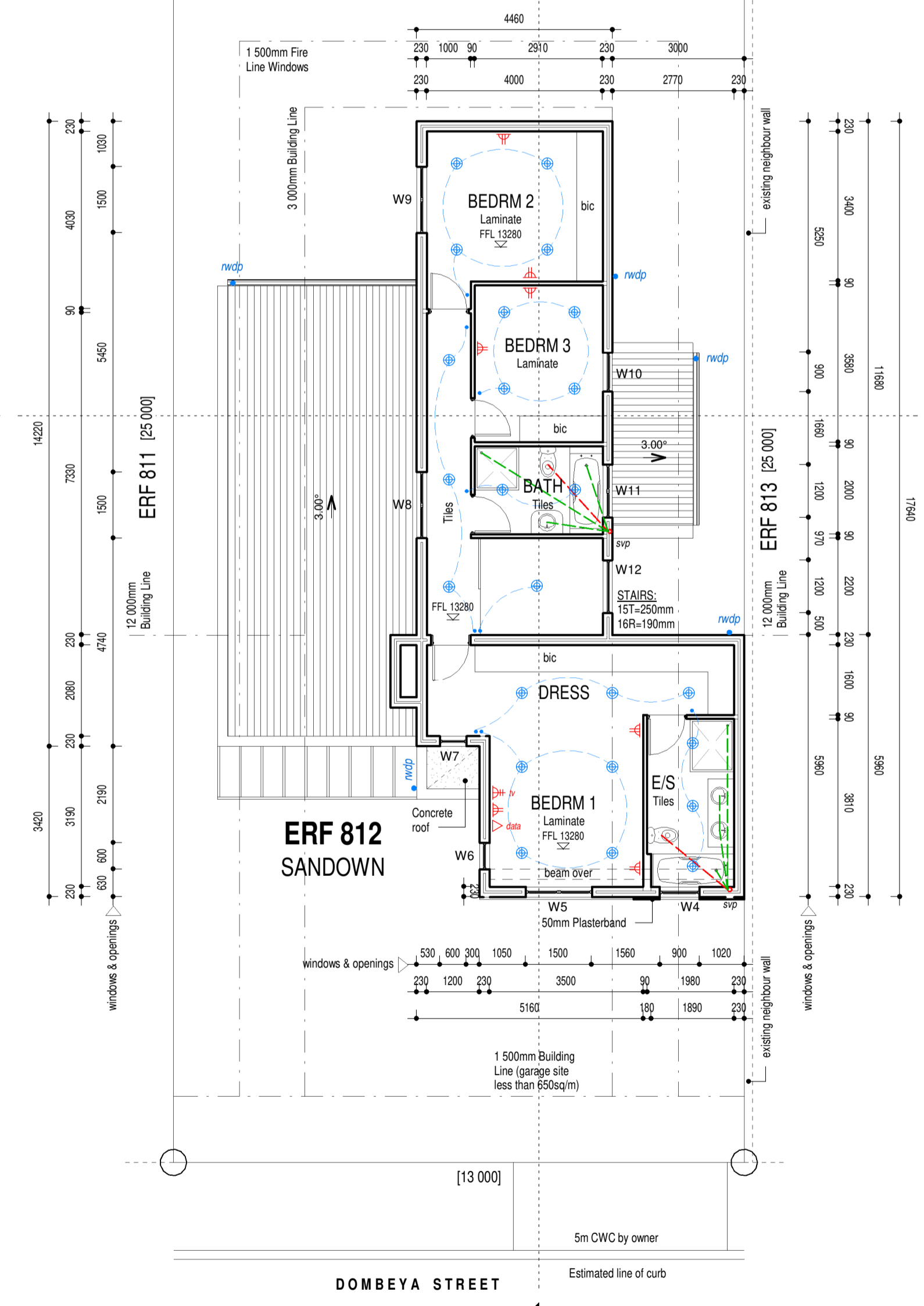


DRAINAGE SECTION

COVER	10 000	10 000	10 000	10 000	10 000	9 825
INVERT	9 550	9 510	9 400	9 230	9 140	8 925
DEPTH	450	490	600	770	860	1 000
DIST.	1 700	5 600	8 000	4 600	10 800	
FALL			1:49			



GROUND STOREY
1 : 100



FIRST STOREY
1 : 100



NORTH ELEVATION - BOUNDARY WALL
1 : 100

ELECTRICAL LEGEND

- Light switch two way = 2
- Light switch =
- Ceiling mounted light =
- Watertight wall mounted light =
- Chandelier =
- Recessed downlighter =
- Fluorescent light fitting =
- Pendant =
- Distribution board = DB
- 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.

ALL STRUCTURAL SUPPORT SYSTEMS TO BE VERIFIED BY ENGINEER.

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

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 IBR Roof Sheeting in grey colour @ 3° pitch fixed to 76x50mm SA Pine Purins @ max 1200mm c/c with 76mm Clout Nails on SANS10400 approved 405 Sialation lapped 200mm on 228x76mm SA Pine Timber Grade 6 Rattlers & Trusses @ 850mm c/c. Rattlers to be tied 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 construction (cup. entry)**
Sloping on bituthene waterproofing membrane or equal on screed laid to min. 1' fall towards tubero on concrete slab. (to engineer's specification). All waterproofing to be done by 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. 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 SANS10400 approved 275 micron DPM on 50mm clean sand binding on well compacted earth fill.
- Ceilings:**
6.5mm Skimmed rhinoboard ceiling on 38x38mm branding at 450mm centers fixed to underside of rafters (to man. spec.)
- 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 Kenzo 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 comply with part K of SANS 10400. All openings <900mm to be prestressed concrete lintels. All openings >900mm to be prestressed concrete lintels and to have min. 4 courses brickwork with brick/force to each course. All openings >3000mm to engineers specification.
- Glazing:**
All glazing to comply with part n of SANS10400. All glazed areas exceeding 1m² or less than 500mm above FFL to be safety glazed.

- General Notes:**
- Water meter and connection pipe to be min. 19mm i.d.
 - All plumbing pipes to be concealed.
 - External steps max. risers 180mm, min. treads 250mm.
 - Expansion joints to be provided to boundary walling at max. 5000mm centers.
 - Light switches to be 1200mm above F.F.L unless otherwise shown.
 - Wall sockets to be 400mm above F.F.L unless otherwise shown.
 - WM and DW waste to be min. 600mm above FFL
 - Supply and waste to w/m 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 & sashes 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.

PROCEDURES & VARIATIONS TO PLANS FOR CONSTRUCTION

REV.	DATE:	DETAILS:

AREAS:	SITE AREA - 350m ²
GROUND FLOOR - 149m ²	COVERAGE - 42%
FIRST FLOOR - 93m ²	FLOOR FACTOR - 0.69
SIGNATURE(S):	

TOTAL AREA - 242m²

PROJECT
PROPOSED NEW FOR
FACTCON ON
ERF 812 - SANDOWN
21 Dombeya Street



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: TM	SCALE: As indicated	REVISION: 2.0
SHEET: 1	MODIFIED DATE: 28/03/2023	DRAWING No.: 21-15

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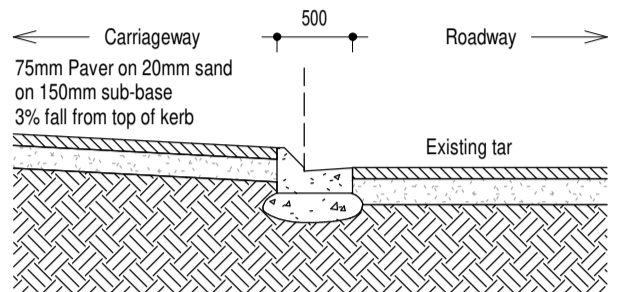
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Planning & Building Development Management

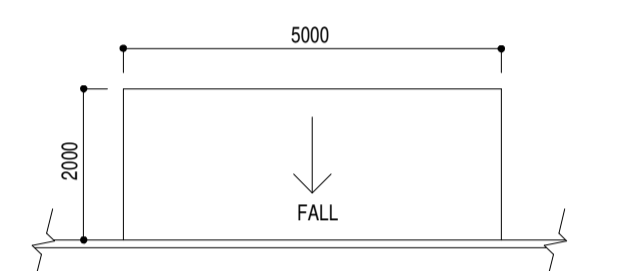
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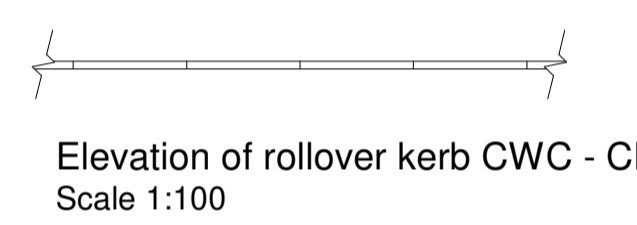
COUNCIL DETAILS



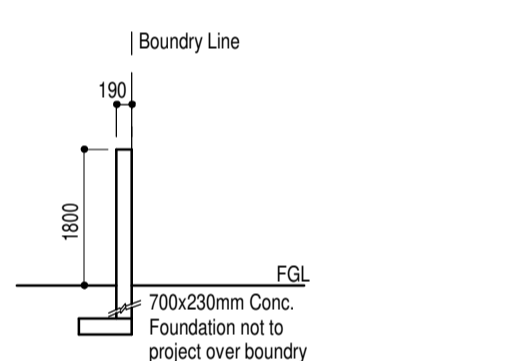
Kerb Section Detail
Scale 1:50



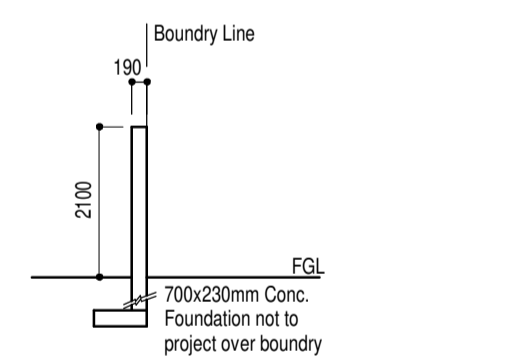
Plan of rollover kerb CWC - CK5
Scale 1:100



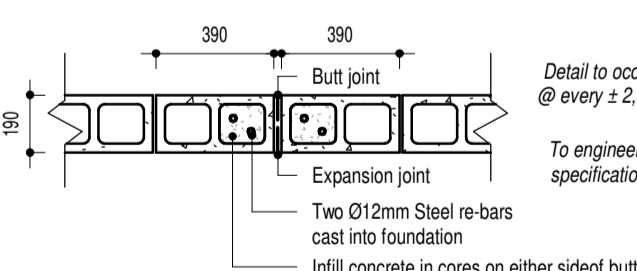
Elevation of rollover kerb CWC - CK5
Scale 1:100



Section Through Block Wall
Scale 1:100

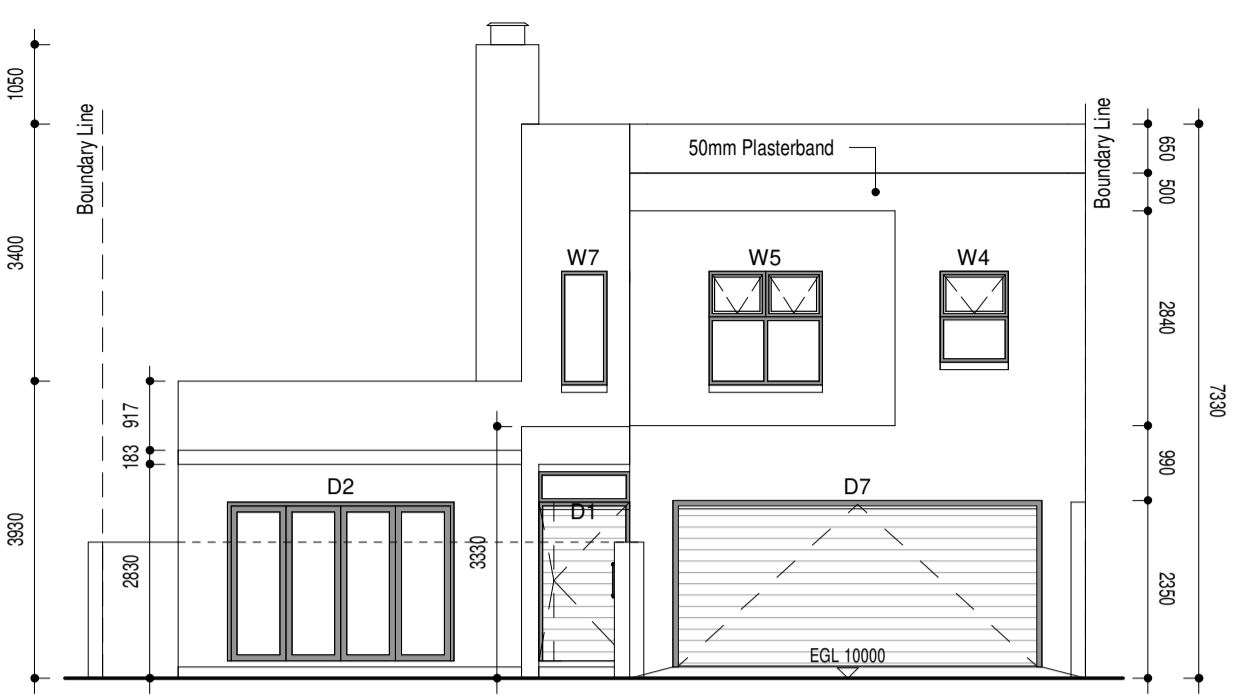
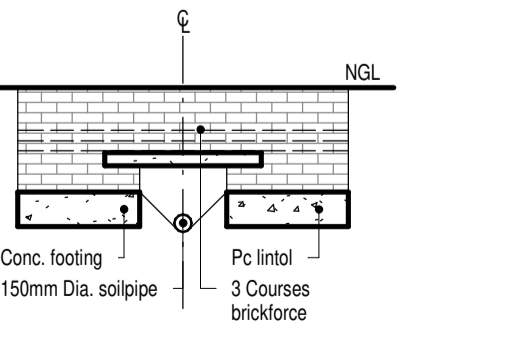


Section Through Fire Block Wall
Scale 1:100

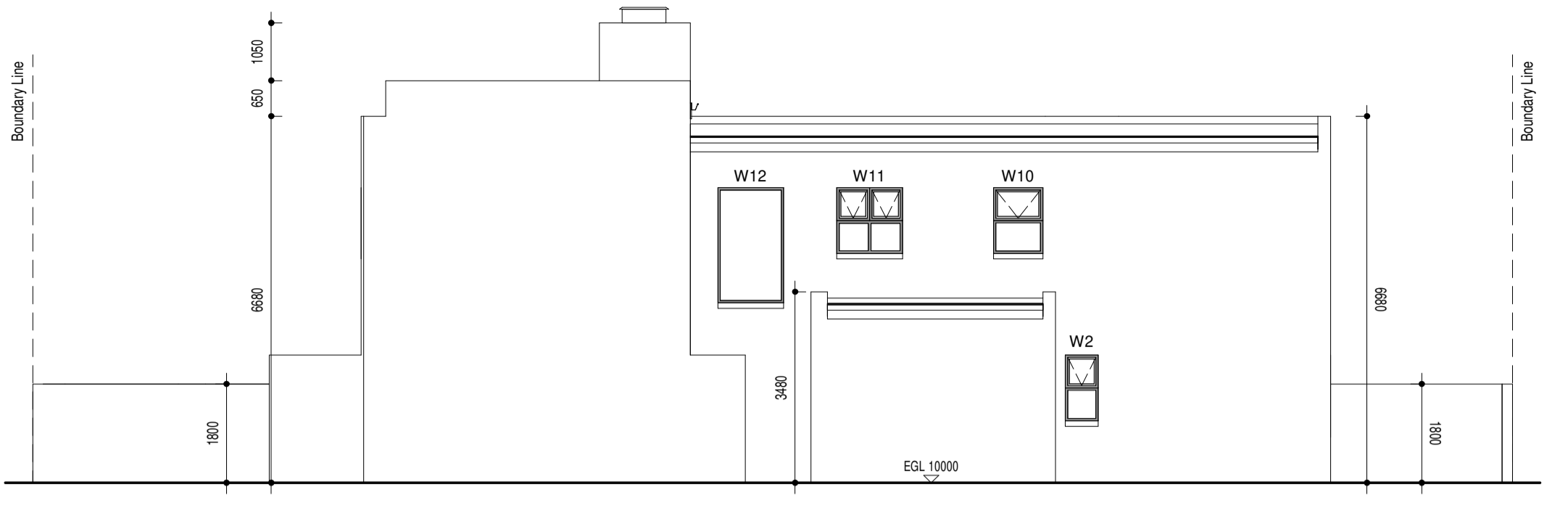


Typical Block Boundary Wall Detail
Scale 1:20

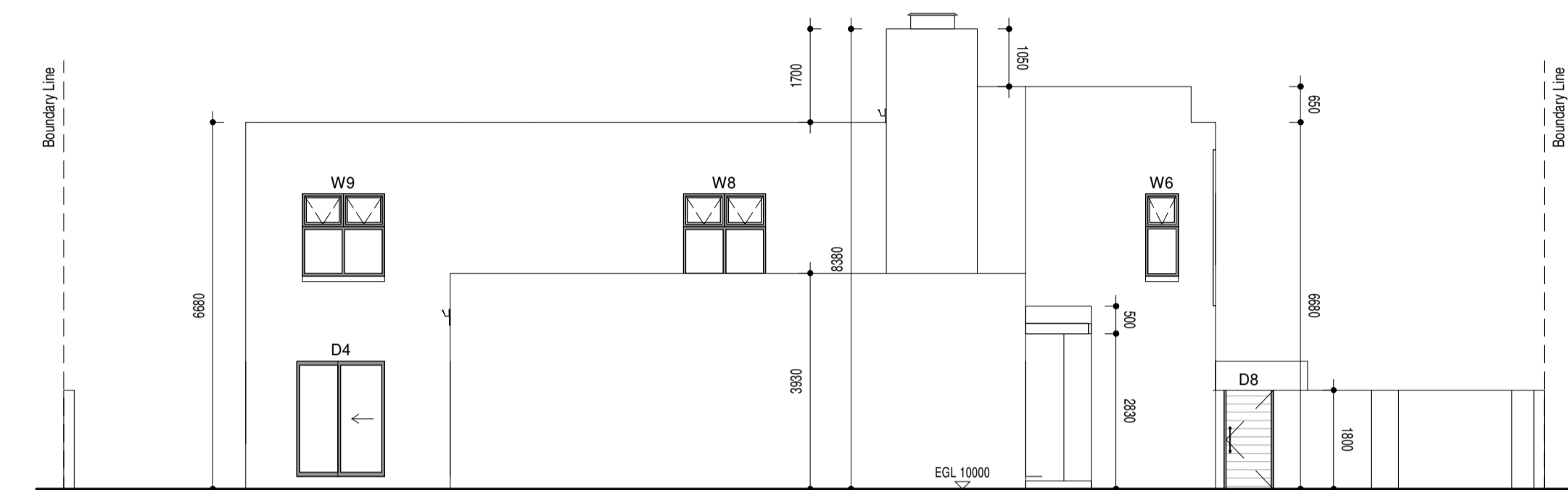
SEWERPIPE BRIDGE DETAIL
1 : 50



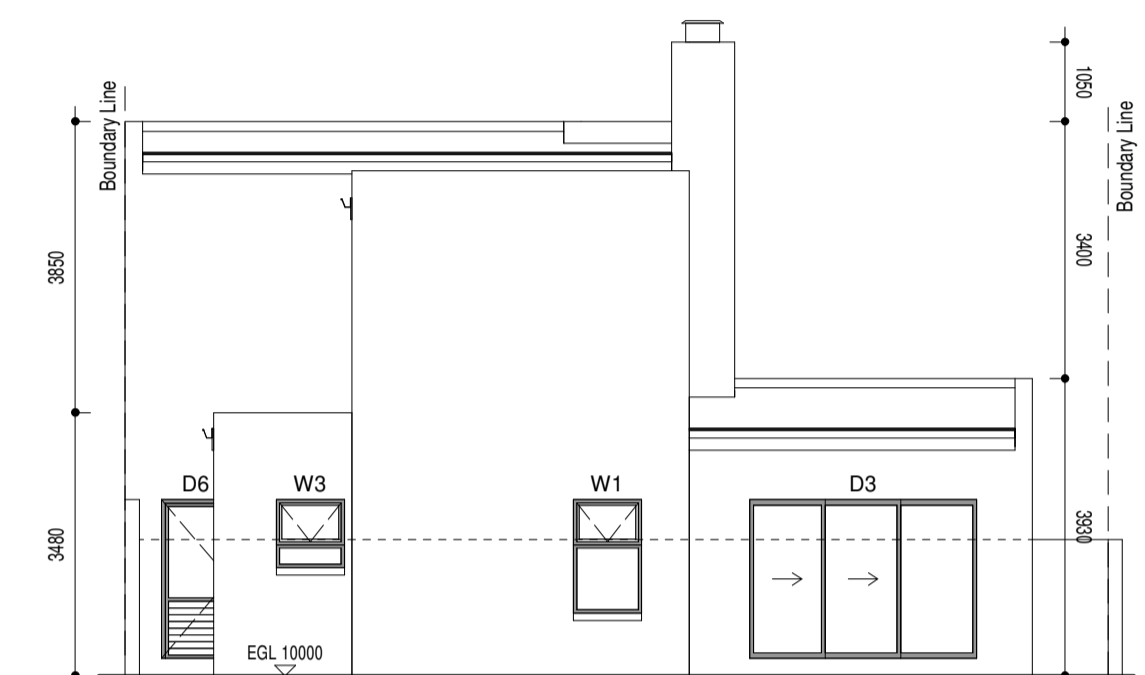
NORTH ELEVATION
1 : 100



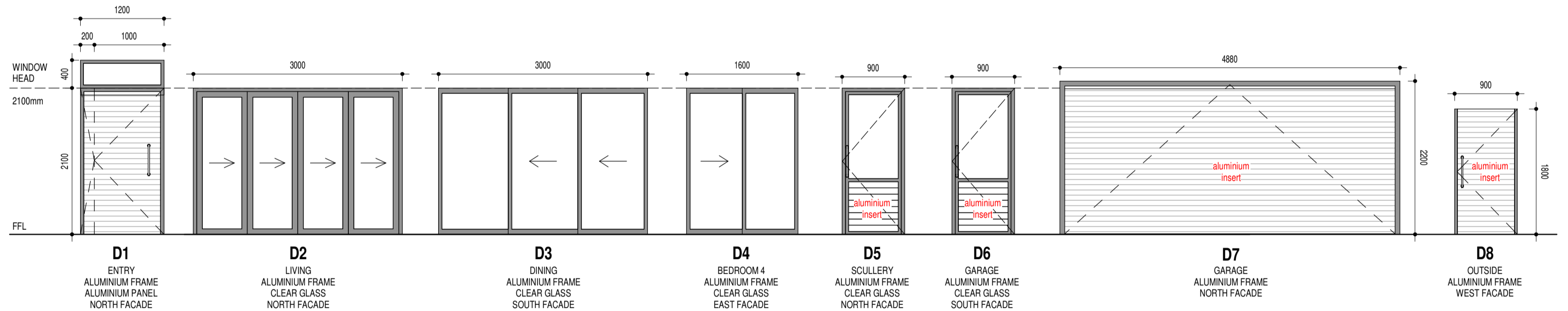
WEST ELEVATION
1 : 100



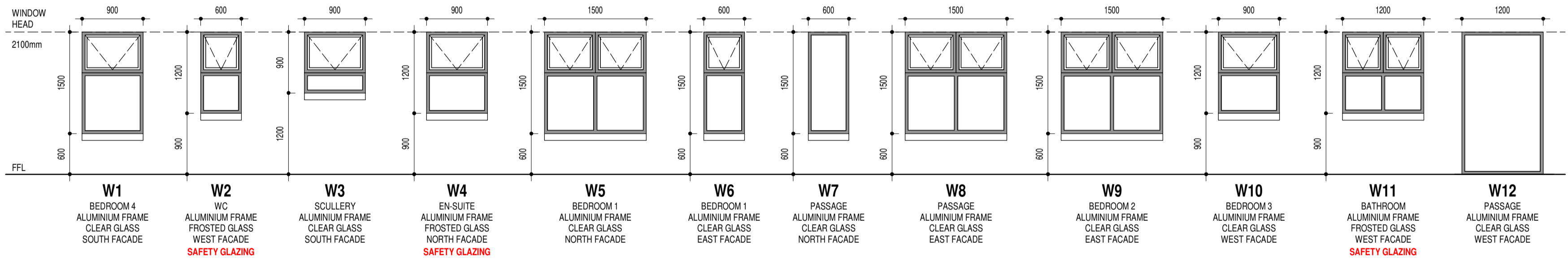
EAST ELEVATION
1 : 100



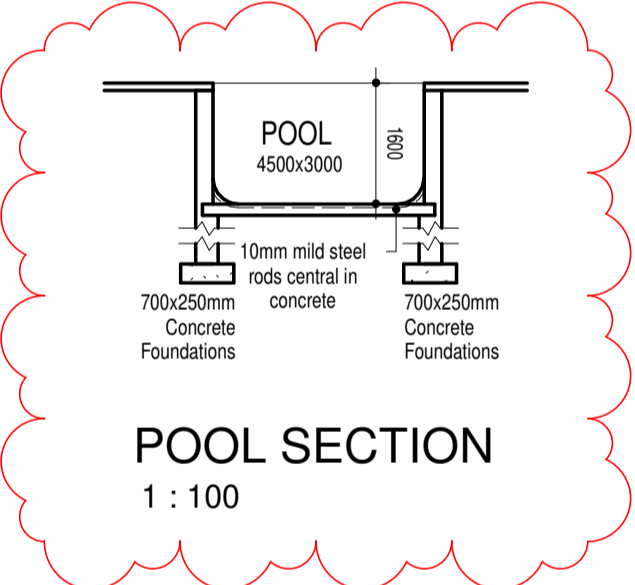
SOUTH ELEVATION
1 : 100



DOOR SCHEDULE
1 : 50



WINDOW SCHEDULE
1 : 50



POOL SECTION
1 : 100

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

NOTE:
Brickwork openings sizes to be checked by window specialist before manufacturing special doors and windows.
All bathroom windows to be frosted glass.
Safety glass in bathrooms to be fitted by specialist.
All internal doors to be hollow core (patterned).

XA AND FENESTRATION CALCULATIONS

SANS 10400/XA CALCULATIONS (ZONE4)	TARGET VALUE:	ACTUAL VALUE:	EXTRAS:
NETT FLOOR AREA (EXCL. STORE, GARAGES)		181m ² - New Building	
ROOF INSULATION	3.7	- Sialation film R-value: 0.55 - 135mm Cellulose fibre Loose-fill insulation R-value: 3.1 - 10mm Rhinoboard R-value: 0.05 Total R factor is 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

FENESTRATION: (Solar heat gain / conductance)				'GROUND FLOOR'			
TARGET: (per floor)							
FLOOR AREA	TOTAL OPENING VALUE (SQ/M)	CONDUCTANCE	SOLAR HEAT GAIN	FLOOR AREA	TOTAL OPENING VALUE (SQ/M)	CONDUCTANCE	SOLAR HEAT GAIN
		141.4	13.13				
ACTUAL: (ground floor)							
FLOOR AREA	TOTAL OPENING VALUE (SQ/M)	CONDUCTANCE	SOLAR HEAT GAIN	FLOOR AREA	TOTAL OPENING VALUE (SQ/M)	CONDUCTANCE	SOLAR HEAT GAIN
101m ²	18.84m ² (18.65%)	109.27	7.43				

FENESTRATION: (Solar heat gain / conductance)				'FIRST FLOOR'			
TARGET: (per floor)							
FLOOR AREA	TOTAL OPENING VALUE (SQ/M)	CONDUCTANCE	SOLAR HEAT GAIN	FLOOR AREA	TOTAL OPENING VALUE (SQ/M)	CONDUCTANCE	SOLAR HEAT GAIN
		112	10.4				
ACTUAL: (ground floor)							
FLOOR AREA	TOTAL OPENING VALUE (SQ/M)	CONDUCTANCE	SOLAR HEAT GAIN	FLOOR AREA	TOTAL OPENING VALUE (SQ/M)	CONDUCTANCE	SOLAR HEAT GAIN
80m ²	14.67m ² (18.34%)	85.09	4.69				

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 (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 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 = 4.13
- 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

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

NOTES:

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Roof construction (house):
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Roof Construction (cov. entry)
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Walls:
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Floor Construction:
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- General Notes:**
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GROUND FLOOR - 149m ²	COVERAGE - 42%
FIRST FLOOR - 93m ²	FLOOR FACTOR - 0.69
TOTAL AREA - 242m ²	SIGNATURE(S):

PROJECT
PROPOSED NEW FOR
FACTCON ON
ERF 812 - SANDOWN
21 Dombeya Street



P.O. Box 20147 - Big Boy - 7448
Tel: (021) 554294 - Fax: (021) 554298 - Cell: 082 4936754
WEB: www.ghd.co.za - Email: graham@ghd.co.za

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SHEET: 2	MODIFIED DATE: 28/03/2023	DRAWING No.: 21-15