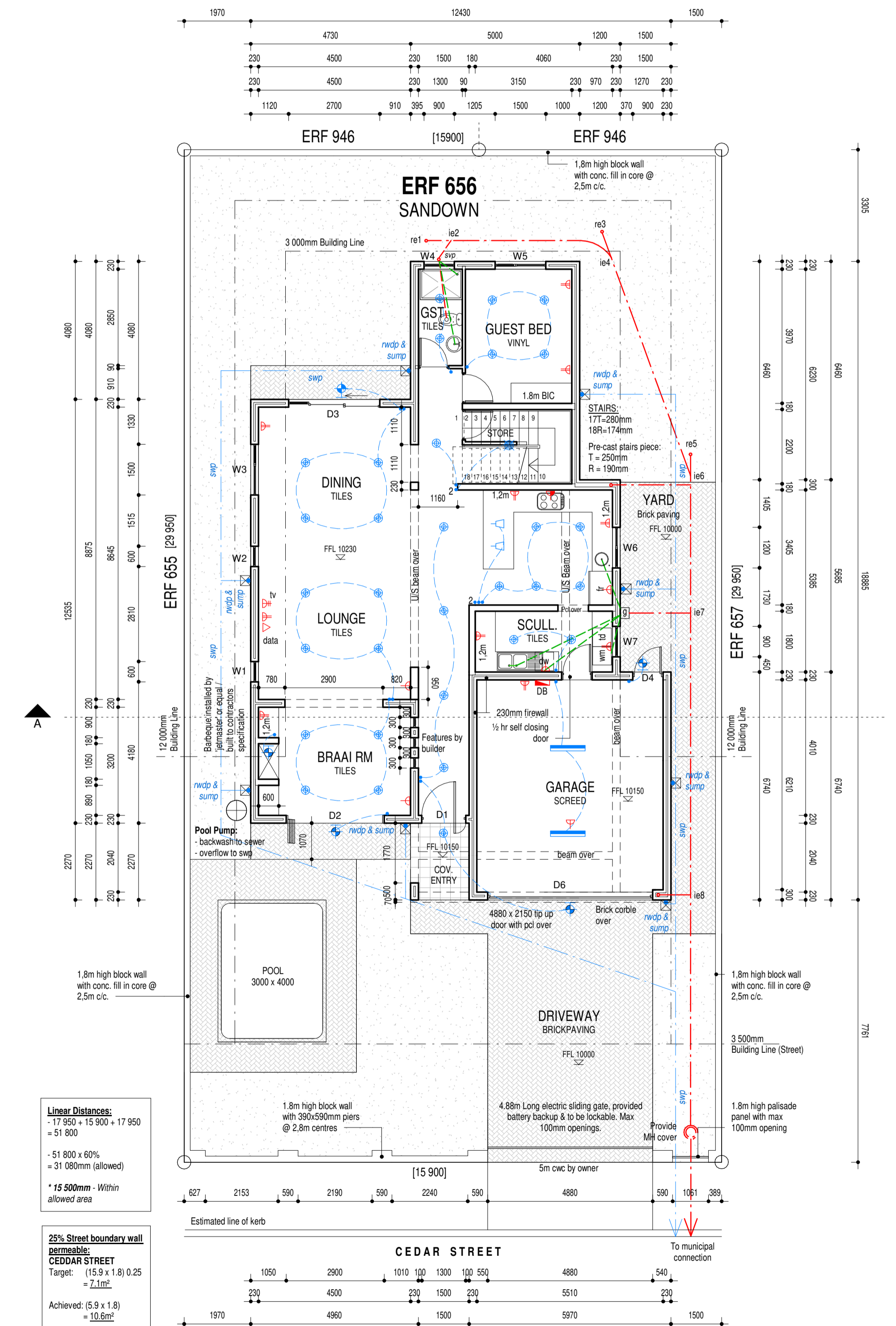
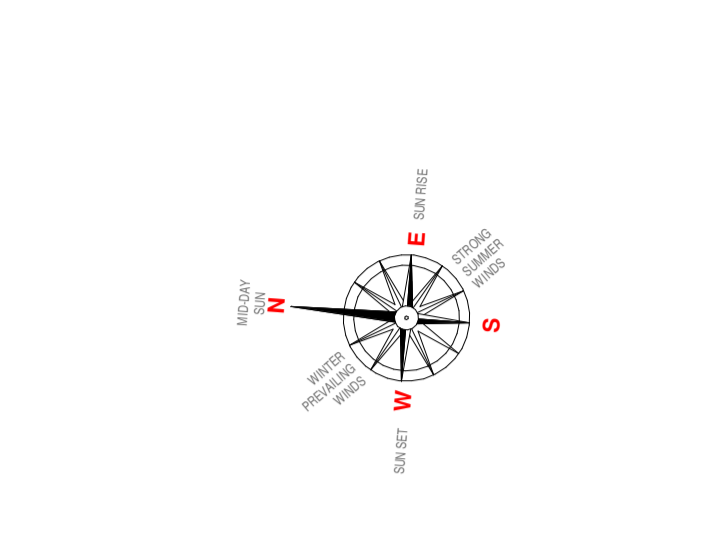


City of Cape Town Stamp

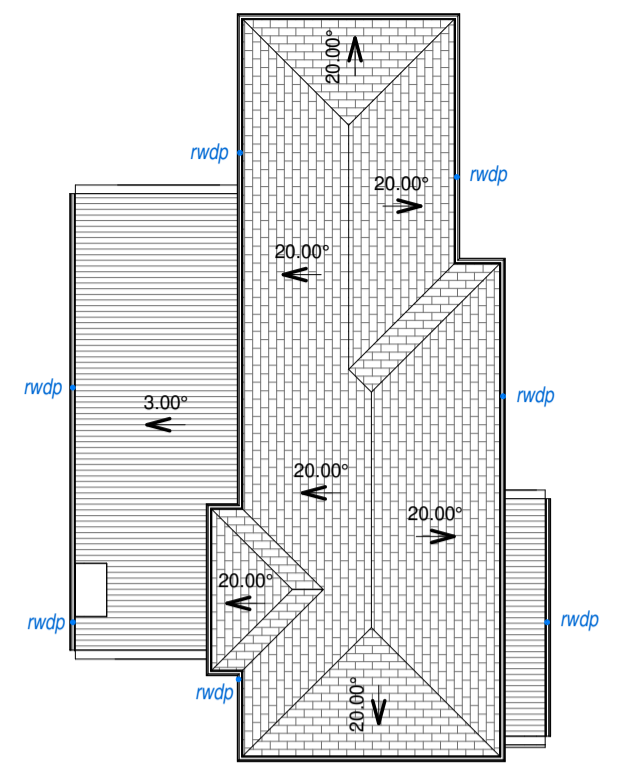


GROUND FLOOR PLAN
1 : 100

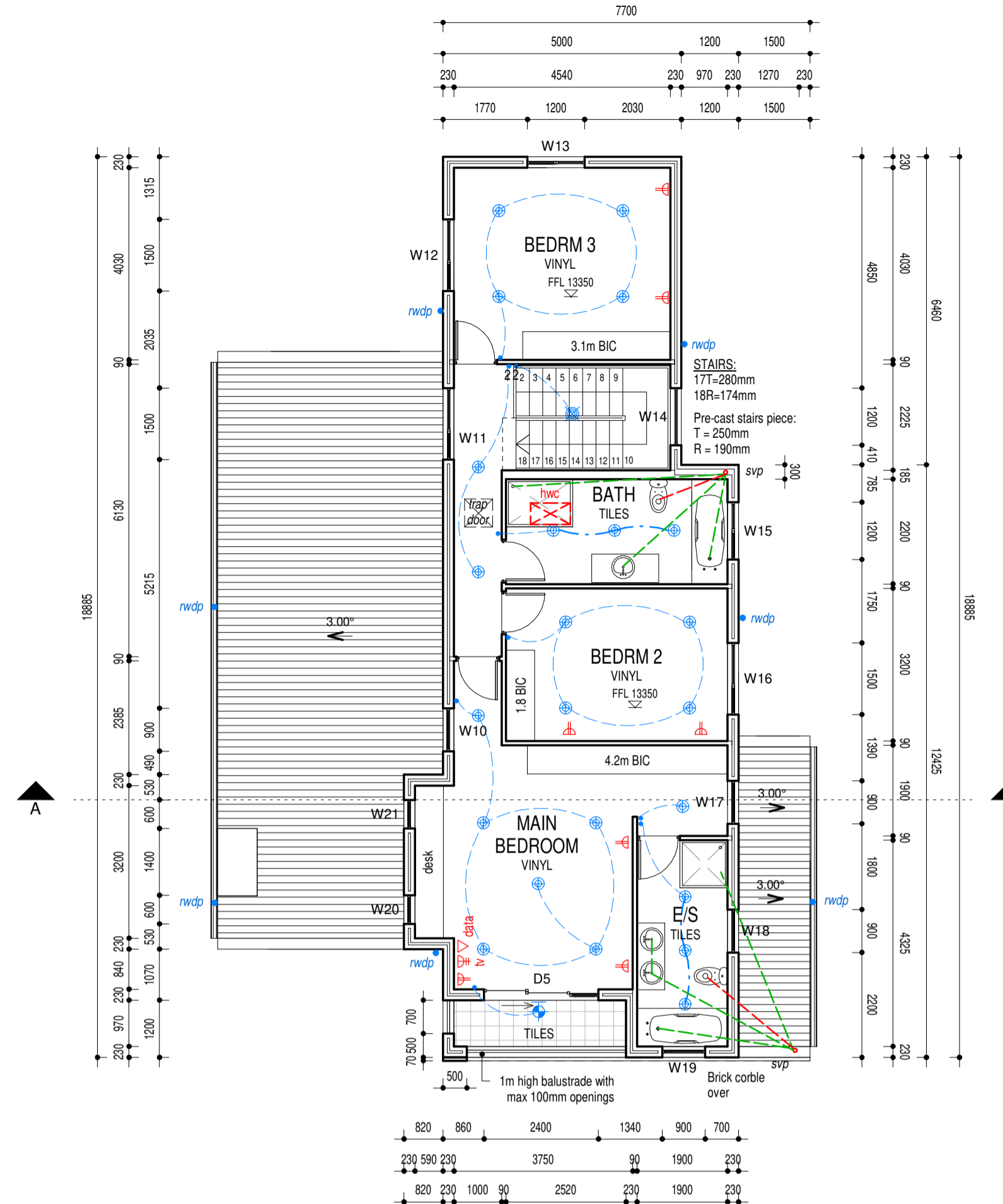
Linear Distances:
- 17 950 + 15 900 + 17 950 = 51 800
- 51 800 x 60% = 31 080mm (allowed)
* 15 500mm - Within allowed area

25% Street boundary wall permeable:
CEDAR STREET
Target: (15.9 x 1.8) 0.25 = 7.1m²
Achieved: (5.9 x 1.8) = 10.6m²

25% Street boundary wall permeable: CEDAR STREET Target: (15.9 x 1.8) 0.25 = 7.1m² Achieved: (5.9 x 1.8) = 10.6m²



ROOF PLAN
1 : 200



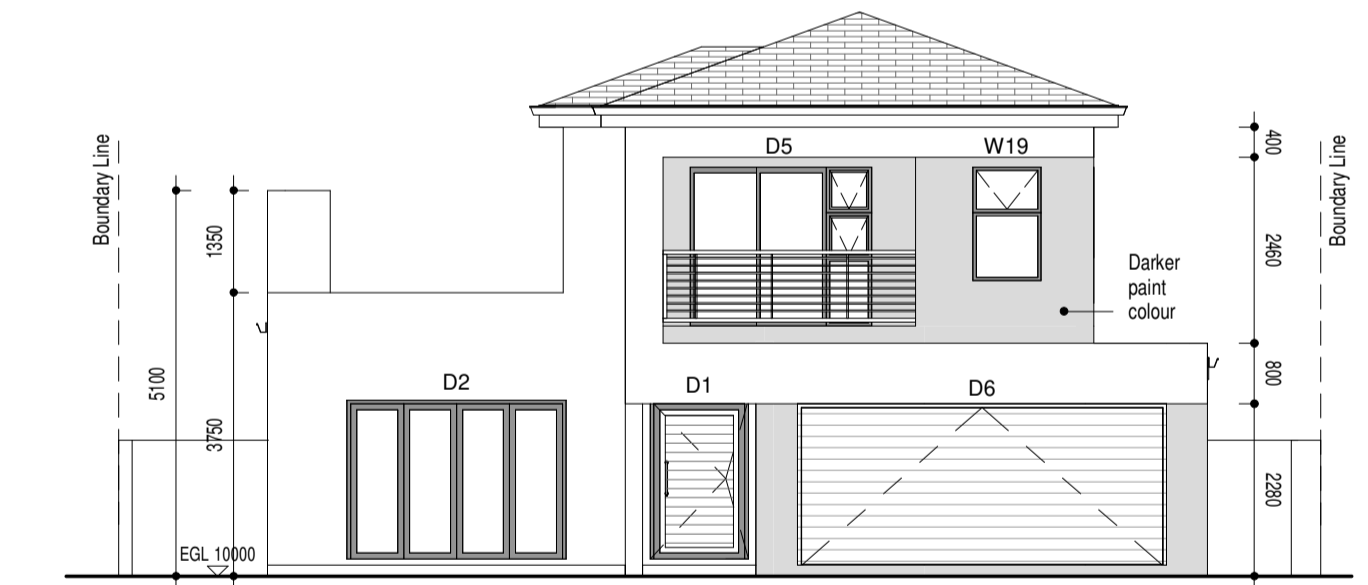
FIRST FLOOR PLAN
1 : 100

ALL STRUCTURAL SUPPORT SYSTEMS TO BE VERIFIED BY ENGINEER.

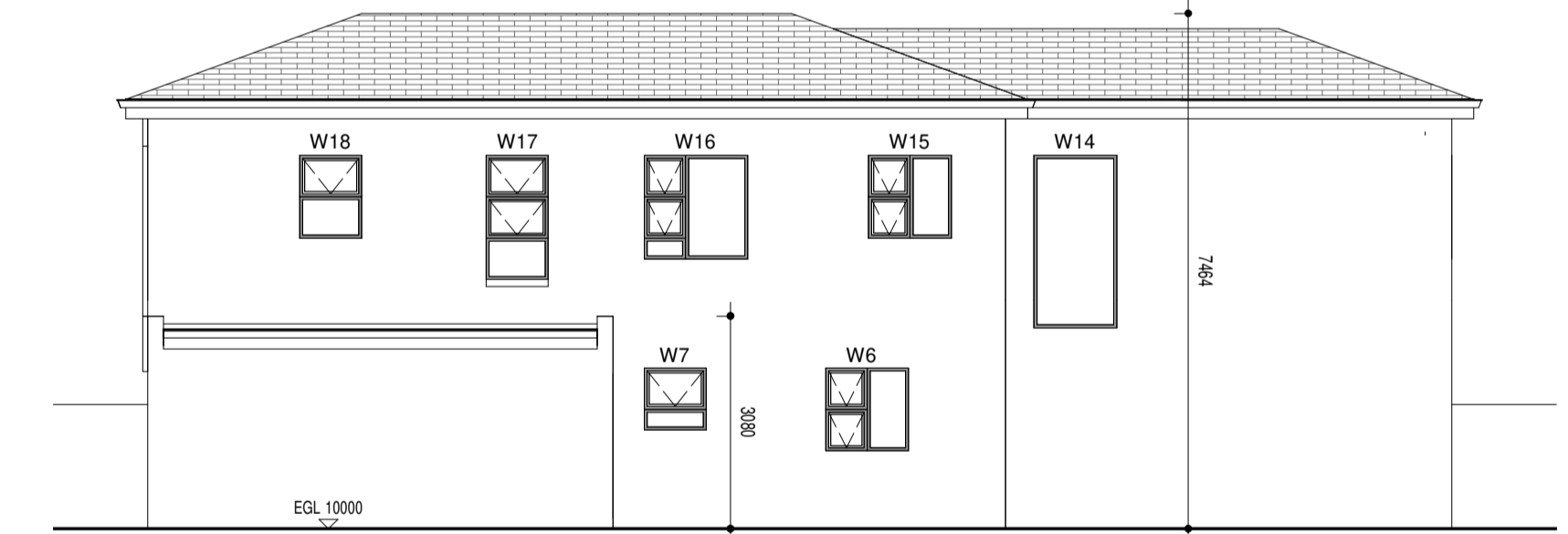
NOTE: NO LOW-E REQUIRING FOR GLAZING

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	+ ☐
Soler Hot water cylinder	+ ☐
Solar Panel	+ ☐
TV point	+ tv
Telephone point	+ tel

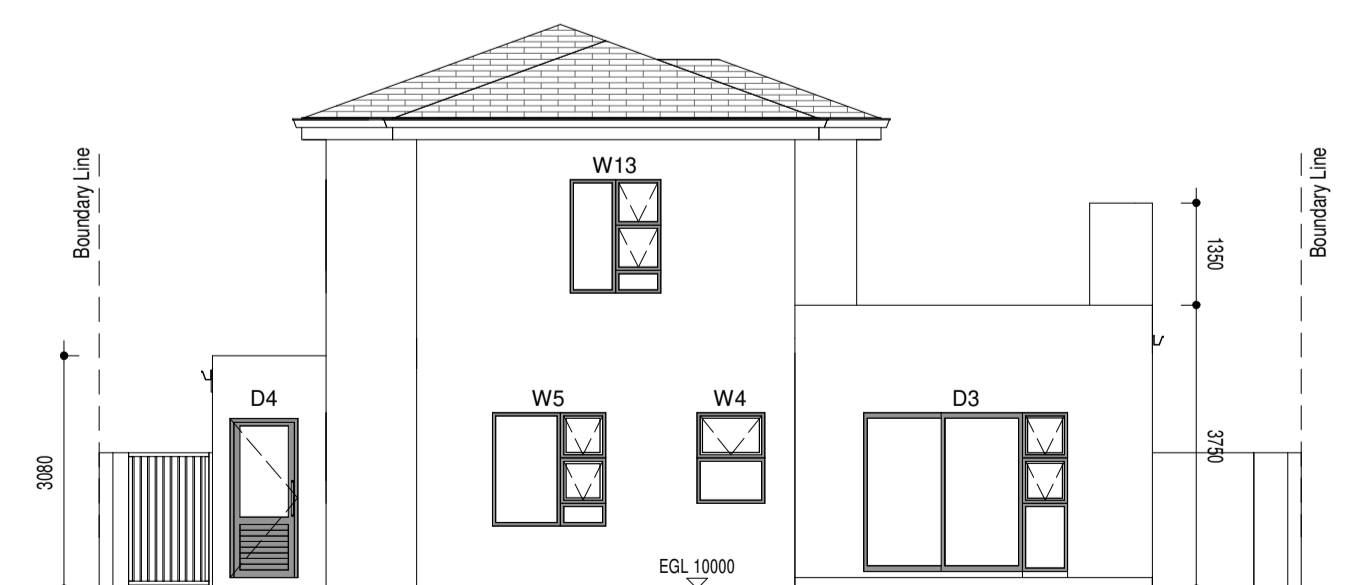
NOTE
- External garden lighting to be designed & fitted by specialist.
- For kitchen cupboard layout, plug & light positions refer to specialist.



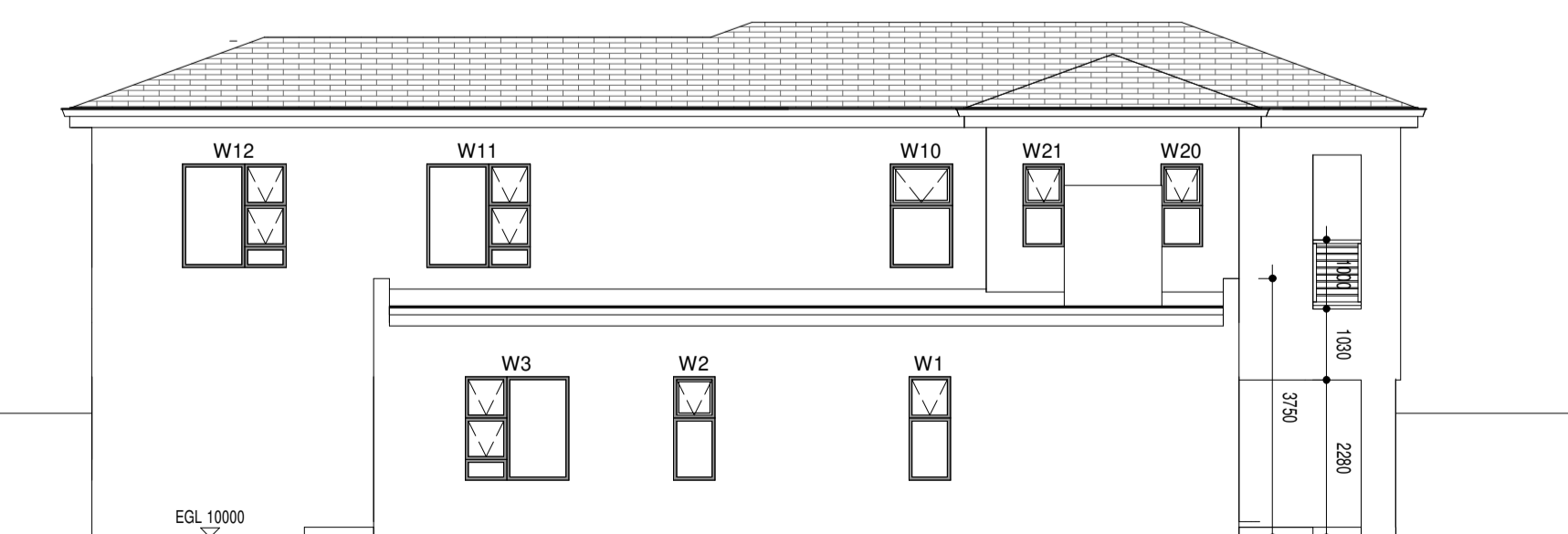
WEST ELEVATION
1 : 100



SOUTH ELEVATION
1 : 100



EAST ELEVATION
1 : 100



NORTH ELEVATION
1 : 100

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 points and levels to be verified by the plumbing contractor before commencement of any work.

Roof Construction (house):
Battens profile cement tiles in charcoal colour @ 20° pitch, fixed to 38x38mm SA Pine treated Batens @ 340mm c/c with 75mm Clout Nails on SABS approved 405 Slatation lapped 200mm on 114x38mm Pre-manufactured gongal trusses to specialist design @ 700mm c/c. Trusses to be tied down to 114x38mm Wallplate with 32x1.6mm Galv. Hoop iron built minimum 600mm 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 Carbolineum and wrapped in DPC. Tiled roofs to have SABS approved waterproofing underlayment specified and installed by specialists.

Roof construction (garage & living):
Galvanized Chromadek IFR Roof Sheeting in grey colour @ 3° pitch fixed to 75x50mm SA Pine Purlins @ 1000mm c/c with 75mm Clout Nails on SABS approved 405 Slatation lapped 200mm on 228x78mm SA Pine Timber Grade 6 Rafters @ 850mm c/c. Rafters 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.

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 SABS approved 275 micron DPM 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 aluminum ex. wipex 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 brickface to each course.

Glazing:
All glazing to comply with part 4 of SABS 0400. All glazed areas exceeding 1m² or less than 500mm above FFL to be safety glazed.

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 150mm, 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 WM and DW to be in 90mm deep recess. Stoopock 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 aluminum balustrades with max. 100mm openings to all balconies & staircases.
15. 40mm 12 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 ceiling fixed to 38x38mm bracing 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 190mm block work 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 - 176m²
FIRST FLOOR - 111m²
Floor Factor - 1.5

SITE AREA: - 476m²
COVERAGE: - 36%

SIGNATURE(S):

TOTAL AREA - 287m²

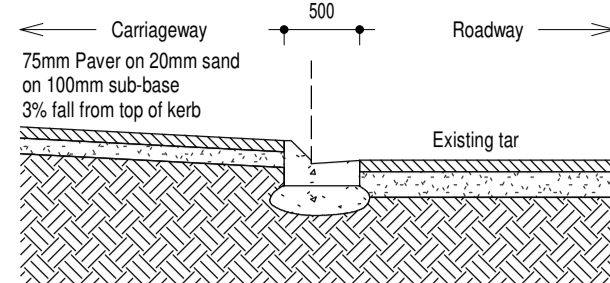
PROJECT
PROPOSED NEW HOUSE
FOR FACTCON ON
ERF 656 - SANDOWN



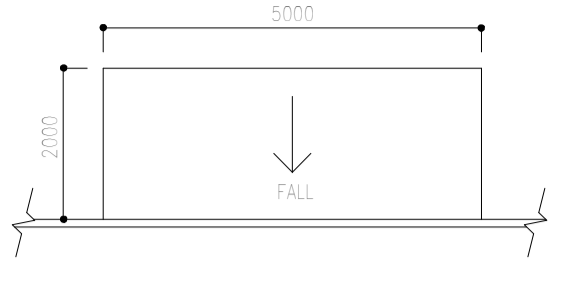
P.O. Box 20147 - Big Bay - 7448
Tel: (021) 5544294 - Fax: (021) 5542898 - Cell: 082 4936754
WEB: www.ghad.co.za - Email: graham@ghad.co.za

DRAWN: Tiaan Moggee	SCALE: As indicated	REVISION: 2.0
SHEET: 1	MODIFIED DATE: 13/01/2022	DRAWING No.: 20-23

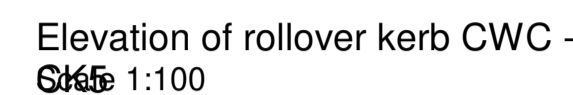
COUNCIL DETAILS



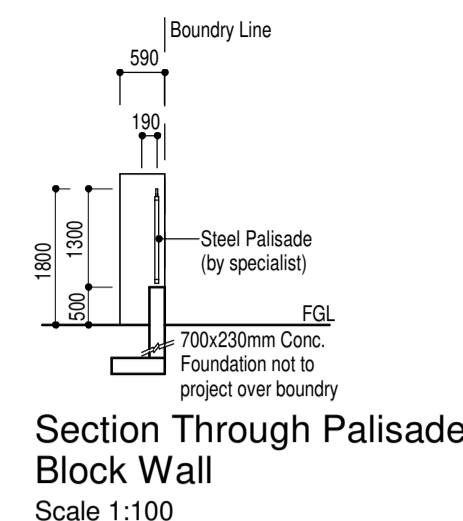
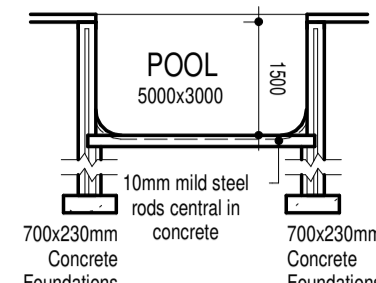
Kerb Section Detail
Scale 1:50



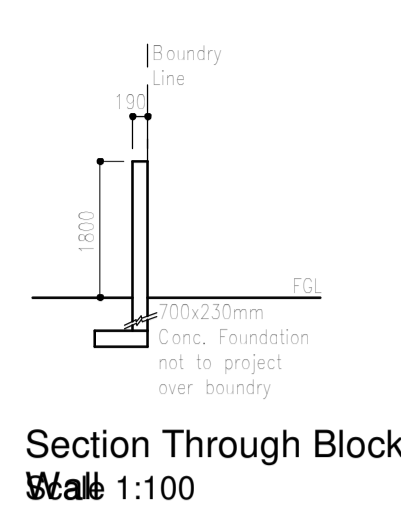
Plan of rollover kerb CWC - CK5
Scale 1:100



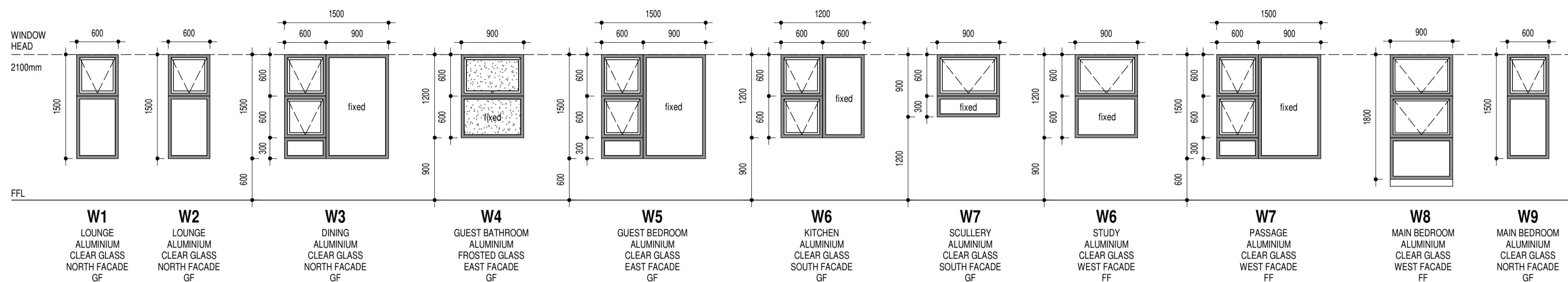
Elevation of rollover kerb CWC - CK5
Scale 1:100



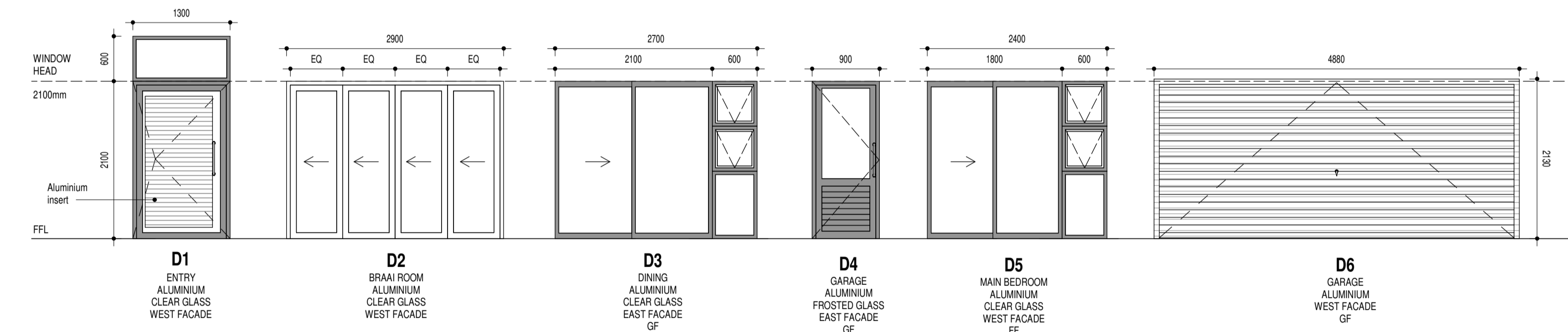
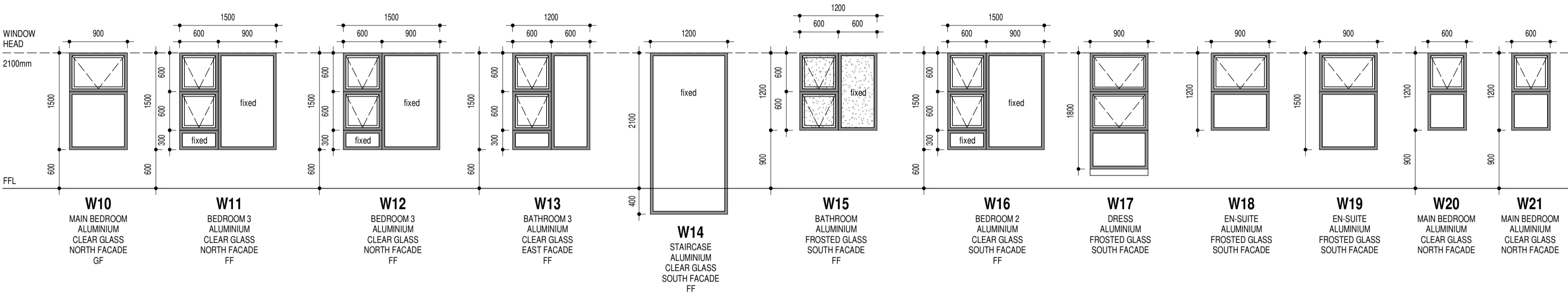
Section Through Palisade Block Wall
Scale 1:100



Section Through Block Wall
Scale 1:100



WEST ELEVATION STREET VIEW
1 : 100



WINDOW SCHEDULE
1 : 50

XA AND FENESTRATION CALCULATIONS

SANS 10400:XA CALCULATIONS (ZONE4)	TARGET VALUE:	ACTUAL VALUE:	EXTRAS:
NETT FLOOR AREA (EXCL. STORE, GARAGES)		260m ² - New Building	
ROOF INSULATION	3.7	R factor=3.35 -less 0.35(Roofing and plasterboard) -less 150mm Cellulose fibre Loose-fill insulation to ceiling space =(deemed to satisfy) R-value 1	
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	-Nogreene insulation to be used -FI 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

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 (L Water (KJ/KG) - 4.192 • 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 (95% of required consumption) • Outstanding energy to be provided by 2KW electric geyser = 4.19 KWH/M2 • Kw/sol solar panel efficiency = 2.5m² • Solar collector area = 20degC • Water inlet temperature = 55degC • Water storage temperature = 55degC

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
-	-	135.8	12.61	-	-	116.2	10.79
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
167m ²	17.34m ² (17.88%)	70.12	7.61	-	-	-	-
Resultant materials: - Single Clear glass (5.6W/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 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	FLOOR AREA	TOTAL OPENING VALUE (SQ/M)	CONDUCTANCE	SOLAR HEAT GAIN
-	-	116.2	10.79	-	-	99.88	10.05
ACTUAL: (first floor)							
FLOOR AREA	TOTAL OPENING VALUE (SQ/M)	CONDUCTANCE	SOLAR HEAT GAIN	FLOOR AREA	TOTAL OPENING VALUE (SQ/M)	CONDUCTANCE	SOLAR HEAT GAIN
93m ²	17.22m ² (20.75%)	99.88	10.05	-	-	-	-
Resultant materials: - Single Clear glass (5.6W/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.							

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.

NOTE: SOME LOW-E REQUIRED FOR GLAZING

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 points 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 Batens @ = 340mm c/c with 76mm Clout Nails on SABS approved 40S Slatelap lapped 200mm on 114x38mm Pre-manufactured gangrail trusses to specialist design @ = 700mm c/c. Trusses to be fixed down to 114x38mm Wallplate with 32x1.6mm Galv. hoop iron built minimum 600mm 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 Carbolineum and wrapped in DPC. Tiled roofs to have SABS approved waterproofing underlayment specified and installed by specialists.

Roof Construction (garage & living):
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 40S Slatelap lapped 200mm on 228x76mm SA Pine Timber Grade 6 Rafters & Trusses @ 850mm c/c. Rafters to be fixed 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 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 galvanised 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 SABS approved 275 micron DPM on 50mm clean sand bedding 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 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. vitopco 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 bricktoe to each course.

Glazing:
All glazing to comply with part 4 of SABS 0400. All glazed areas exceeding 1m² or less than 500mm above FFL to be safety glazed.

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 150mm, 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. MW 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.

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.
- 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.

Pool Notes:
- Pool to be constructed in strict accordance with local authority regulation.
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PROCEDURES & VARIATIONS TO PLANS FOR CONSTRUCTION

REV.	DATE:	DETAILS:

AREAS:	SITE AREA: - 476m ²
GROUND FLOOR - 176m ²	COVERAGE: - 36%
FIRST FLOOR - 111m ²	SIGNATURE(S):
Floor Factor - 1.5	

TOTAL AREA - 287m²

PROJECT

PROPOSED NEW HOUSE FOR FACTON ON ERF 656 - SANDOWN



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WEB: www.ghad.co.za - Email: graham@ghad.co.za

DRAWN: Tiaan Mogge	SCALE: As indicated	REVISION: 2.0
SHEET: 2	MODIFIED DATE: 13/01/2022	DRAWING No: 20-23