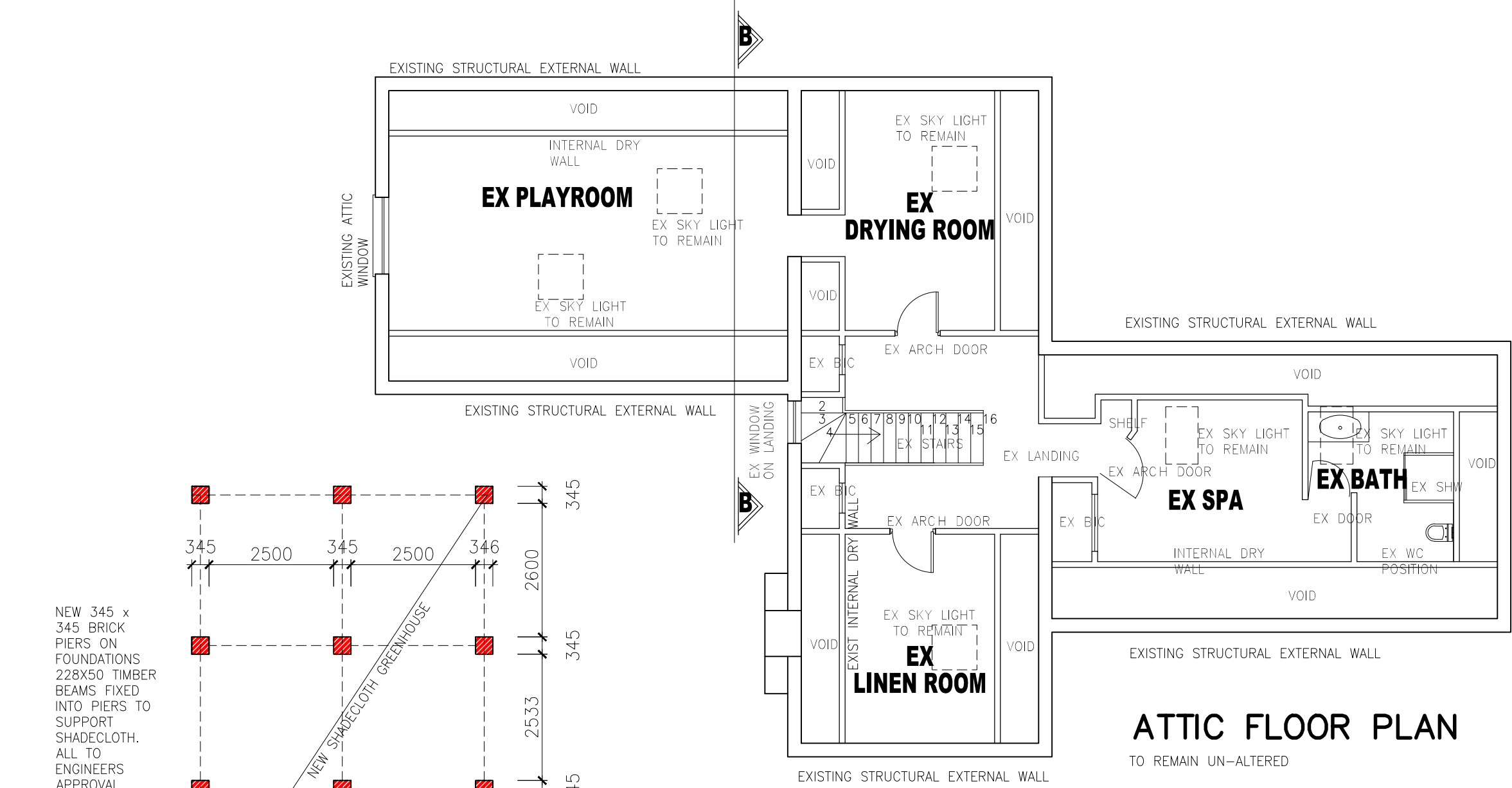
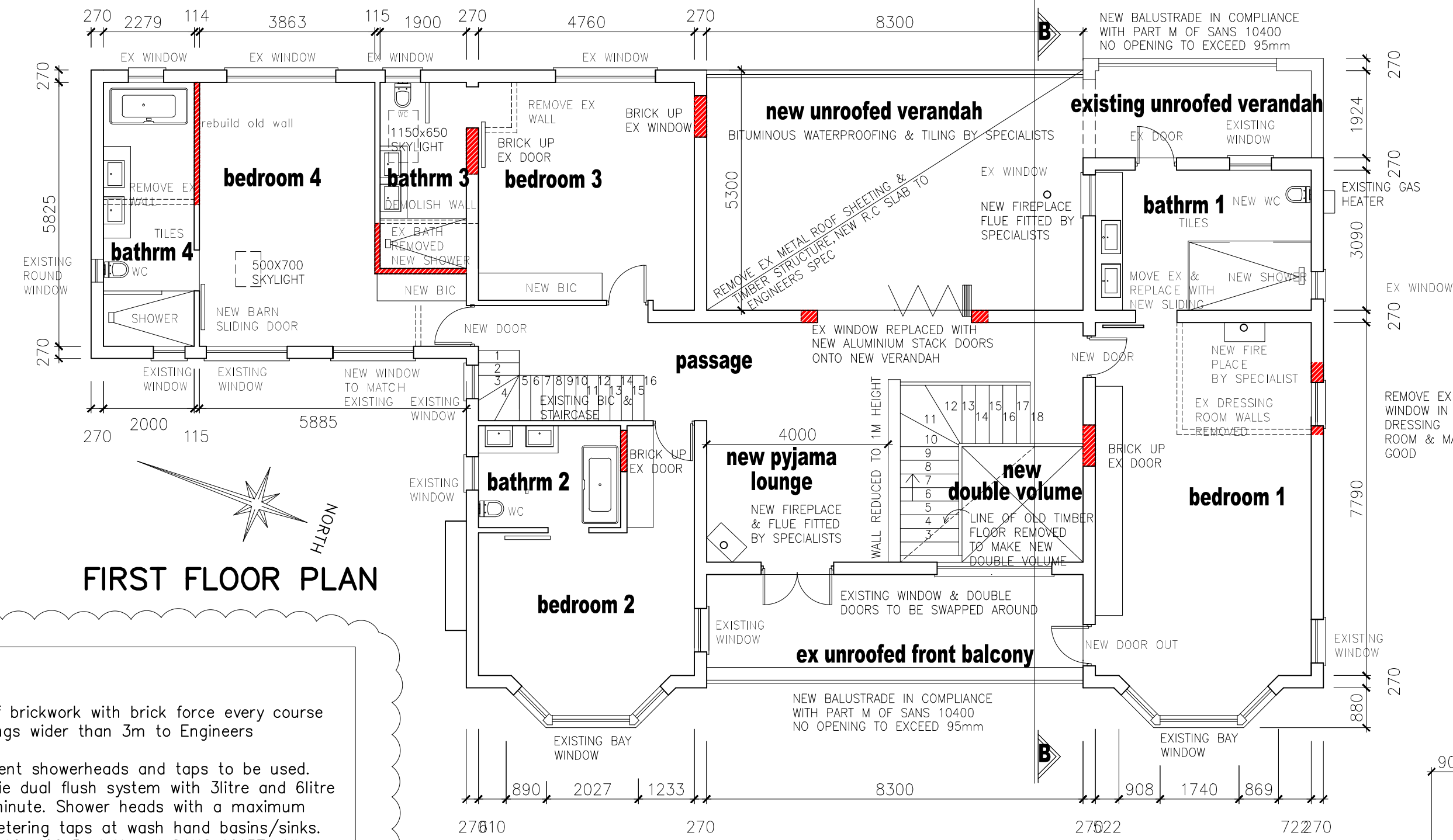
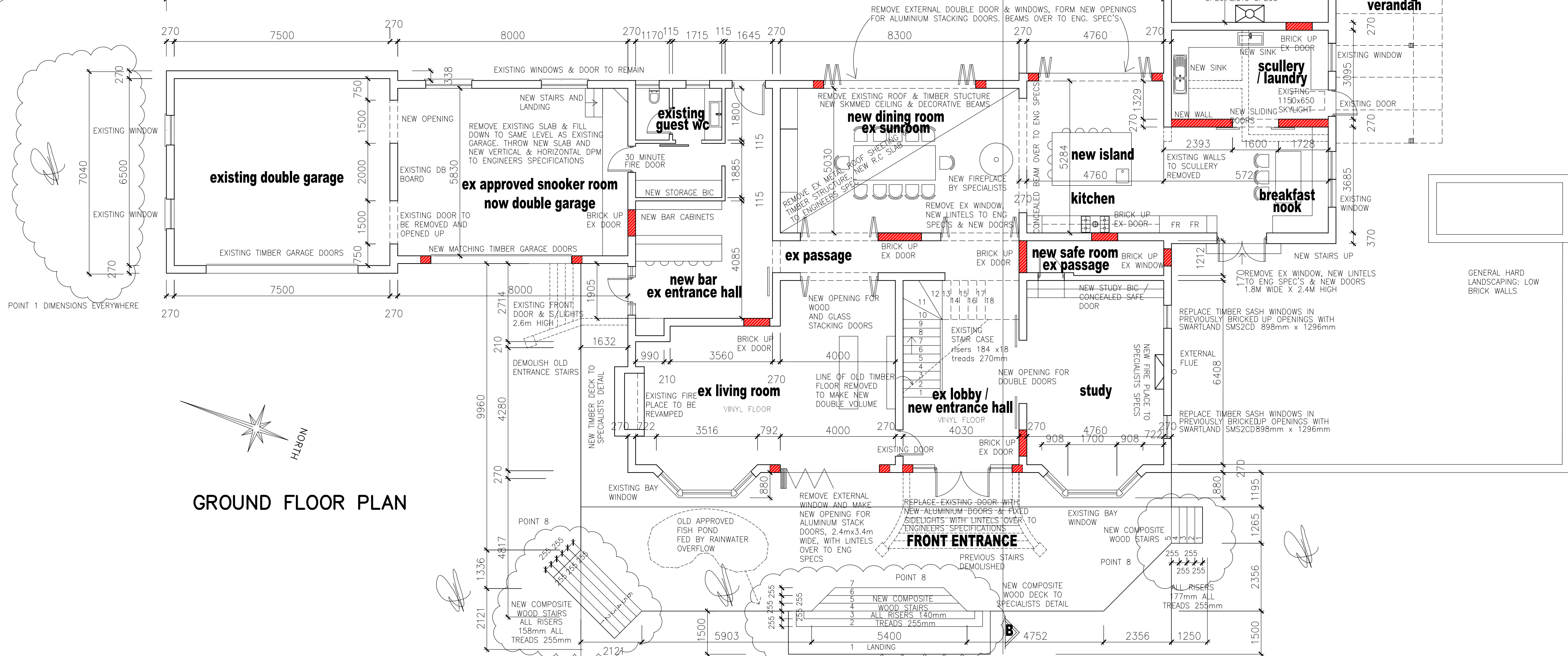
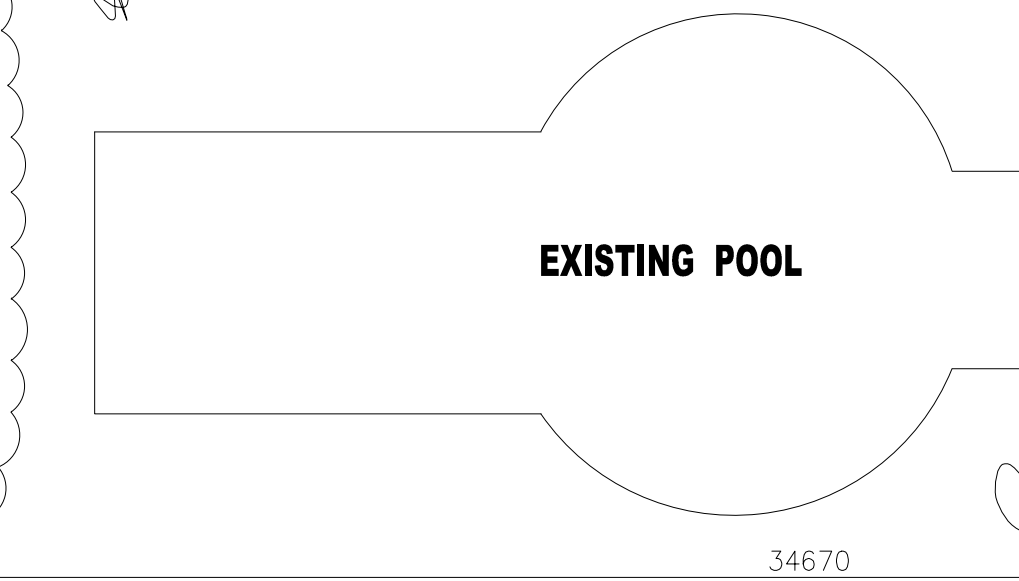
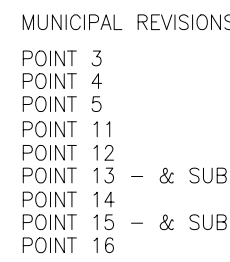




GENERAL NOTES:

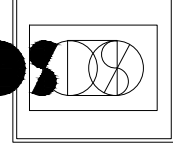
1. All PC lintels to have minimum 4 courses of brickwork with brick force every course over all openings not more than 3m. All openings wider than 3m to Engineers specifications.
2. Water saving notes: Schedule of water efficient showerheads and taps to be used. Water efficient dual flush cisterns to be used, ie dual flush system with 3litre and 6litre flush with maximum flow rate of 6 litres per minute. Shower heads with a maximum flow rate of 7 litres per minute. Demand or metering taps at wash hand basins/sinks.
3. Glazing notes: Glazing to comply with SANS 10-400 Part N and SANS 10137. All glazing thicknesses & safety glazing to be in accordance with SANS 10-400 Part N. The maximum air leakage for windows & doors shall comply with the requirements of SANS 613. All doors & windows to be sealed with foam rubber or fibrous seals as per SANS 10-400 part XA. NOTE: no single glaze low E glass can be used in this region.
4. FIREPLACES: all fireplaces in this house to be WOOD FIRED, AND NOT GAS SUPPLIED. All flues to be supplied with damper or flap as per SANS 10-400 Part XA.
5. All fireplaces to have non-combustible hearths minimum 500mm deep and extending 300mm past the sides of the fire grates or baskets.
5. GAS: GENERAL NOTES—
- POSITIONS OF GAS CYLINDERS SHALL BE AT LEAST 3m AWAY FROM PROPERTY BOUNDARIES UNLESS A FIREWALL IS BUILT IN WHICH CASE THE CYLINDERS CAN BE NEXT TO THE FIREWALL AND IN THE CASE OF THERE BEING ONLY 2 CYLINDERS THE BOUNDARY DISTANCE CAN THEN BE REDUCED TO 1m.
- POSITION OF GAS CYLINDERS SHALL BE AT LEAST 3m AWAY FROM ANY OPENING OR WINDOW DIRECTLY ABOVE THE CYLINDERS UNLESS A NON-COMBUSTIBLE ROOF (AS PER SANS 10400) IS INSTALLED AND SUCH OPENING, PROVIDED THAT THE REQUIREMENTS IN 5.2.3.7 ARE COMPLIED WITH.
- New stoves & fireplaces: LP gas installation to comply with SANS 10 087. There are 2x 19kg cylinders and they are to be contained in a non-combustible steel-roofed cage as per the requirements of SANS 10400 for WEST ELEVATION.
- All gas piping in this house is to be surface mounted. If any gas piping is under slabs then Fire Dept approval is required, with a separate Gas plan.
- N/A as all is surface mounted in this case.
- Stove is fully gas supplied, to comply with Gas requirements.
6. XA PENETRATION SEE SUBMITTED SANS FORM 2 & ENCON XA CALCULATIONS FROM PAUL MORNET – MECHANICAL ENGINEER.
7. XA HOT WATER SEE SUBMITTED SANS FORM 2 & ENCON WATER CALCULATIONS FROM PAUL MORNET – MECHANICAL ENGINEER.
- 7 a) Gas geysers supply the kitchen, scullery, main bedroom and guest cottage are supplied by gas geysers.
- b) Bathrooms 2, 3 & 4 are supplied by power from the solar panels and batteries and only if these run flat can they be switched to electrical resistance power.



PROFESSIONAL'S SIGNATURE

OWNER'S SIGNATURE _____

REV	DATE	DESCRIPTION
A	21 August	Revised as per first Municipal ref letter

		DEIRDRE SERFONTEIN email: dserefontein@gmail.com 21 HILDA CRESCENT FRINGLE BAY CELLPHONE: 084-4559 4821 SACAP REG. PR S Arch T 1702	
PROJECT			
CHOICE DECISIONS 76 (Pty) Ltd as-built submission 3 ZWAANSWYK CLOSE ERF 4577 TOKAI (CONSTANTIA) WESTERN CAPE			
DRAWING TITLE			
HOUSE FLOOR PLANS			
OCCUPANCY CLASSIFICATION H4			
ORIGINAL DATE JULY 2025		SCALES 1:100	
DRAWING No.		REVISION	
CD/01 of 4		A	

CITY OF CAPE TOWN
DEVELOPMENT MANAGEMENT

Recommended for Approval

Building Control Officer / Delegates

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.

17 Sep 2025

Date

Approval Number: 0032745

Applicable Number: 001700594418

WEST ELEVATION

EAST ELEVATION

NORTH ELEVATION

SOUTH ELEVATION

PROFESSIONAL'S SIGNATURE

OWNER'S SIGNATURE

[Signature]

[Signature]

REV	DATE	DESCRIPTION
A	21 August	Revised as per first Municipal ref letter

DEIRDRE SERFONTEIN

email: dsfontein@gmail.com

21 HILDA CRESCENT

PRINGLE BAY

CELLPHONE: 084-559 4821

SACAP REG. Pr S Arch T 1702

PROJECT

CHOICE DECISIONS

76 (Pty) Ltd

as-built submission

3 ZWAANSWYK CLOSE

ERF 4577 TOKAI (CONSTANTIA)

WESTERN CAPE

DRAWING TITLE

MAIN HOUSE

SECTION, ELEVATIONS

OCCUPANCY CLASSIFICATION H4

ORIGINAL DATE

JULY 2025

SCALE

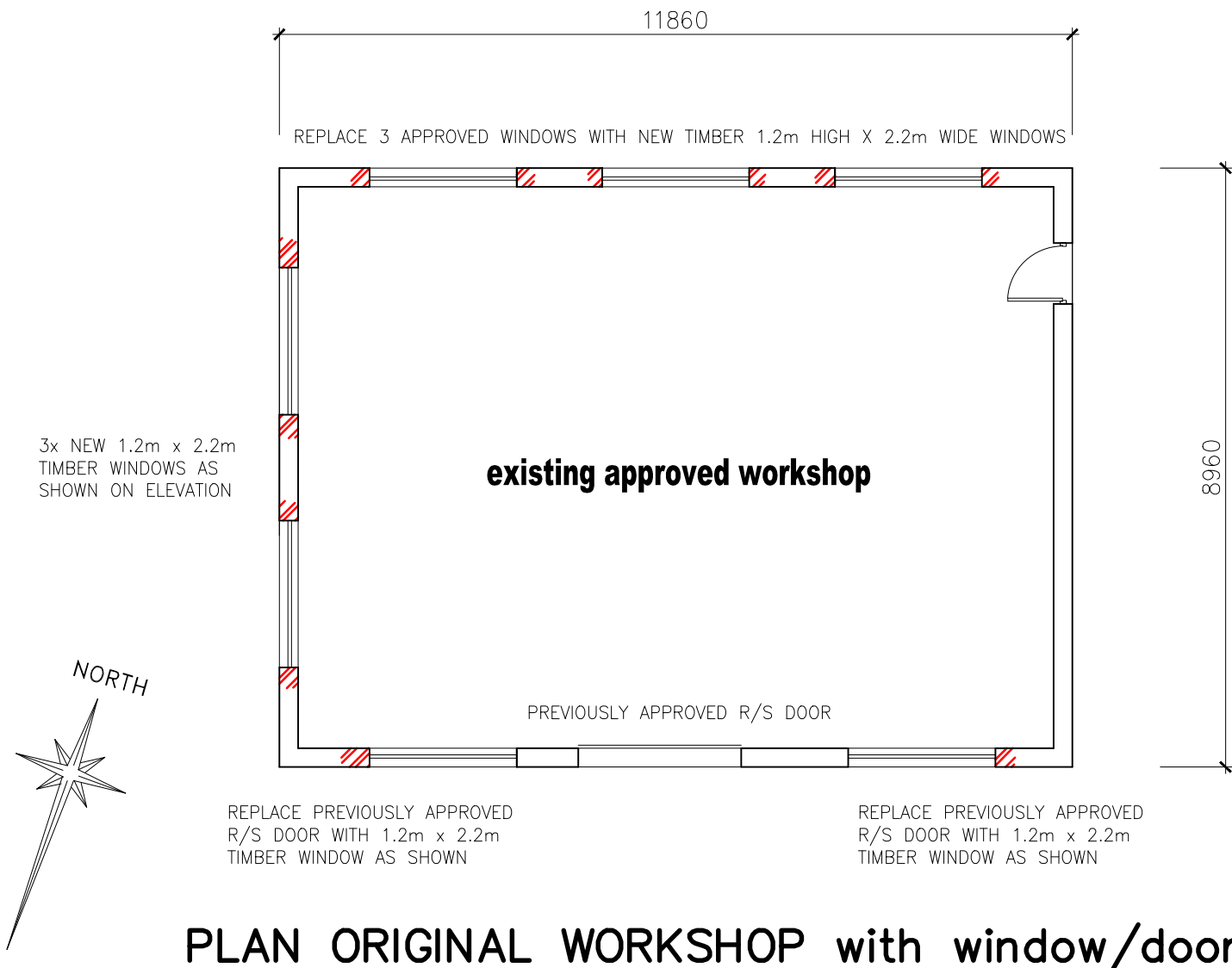
1:100

DRAWING No.

CD/02 of 4

REVISION

A



	DEIRDRE SERFONTEIN email: dsierfontein@gmail.com 21 HILDA CRESCENT PRINGLE BAY CELLPHONE 084-559 4821 SACAP REG. Pr S Arch T 1702		
PROJECT			
CHOICE DECISIONS 76 (Pty) Ltd as-built submission 3 ZWAANSWYK CLOSE ERF 4577 TOKAI (CONSTANTIA) WESTERN CAPE			
DRAWING TITLE			
WORKSHOP & BRAAI PLANS, SEC'S & ELEV'S OCCUPANCY CLASSIFICATION H4			
ORIGINAL DATE JULY 2025		SCALES 1:100	
DRAWING No. CD/03 of 4			REVISION A

