

**CITY OF CAPE TOWN**  
**PLANNING & BUILDING DEVELOPMENT MANAGEMENT**

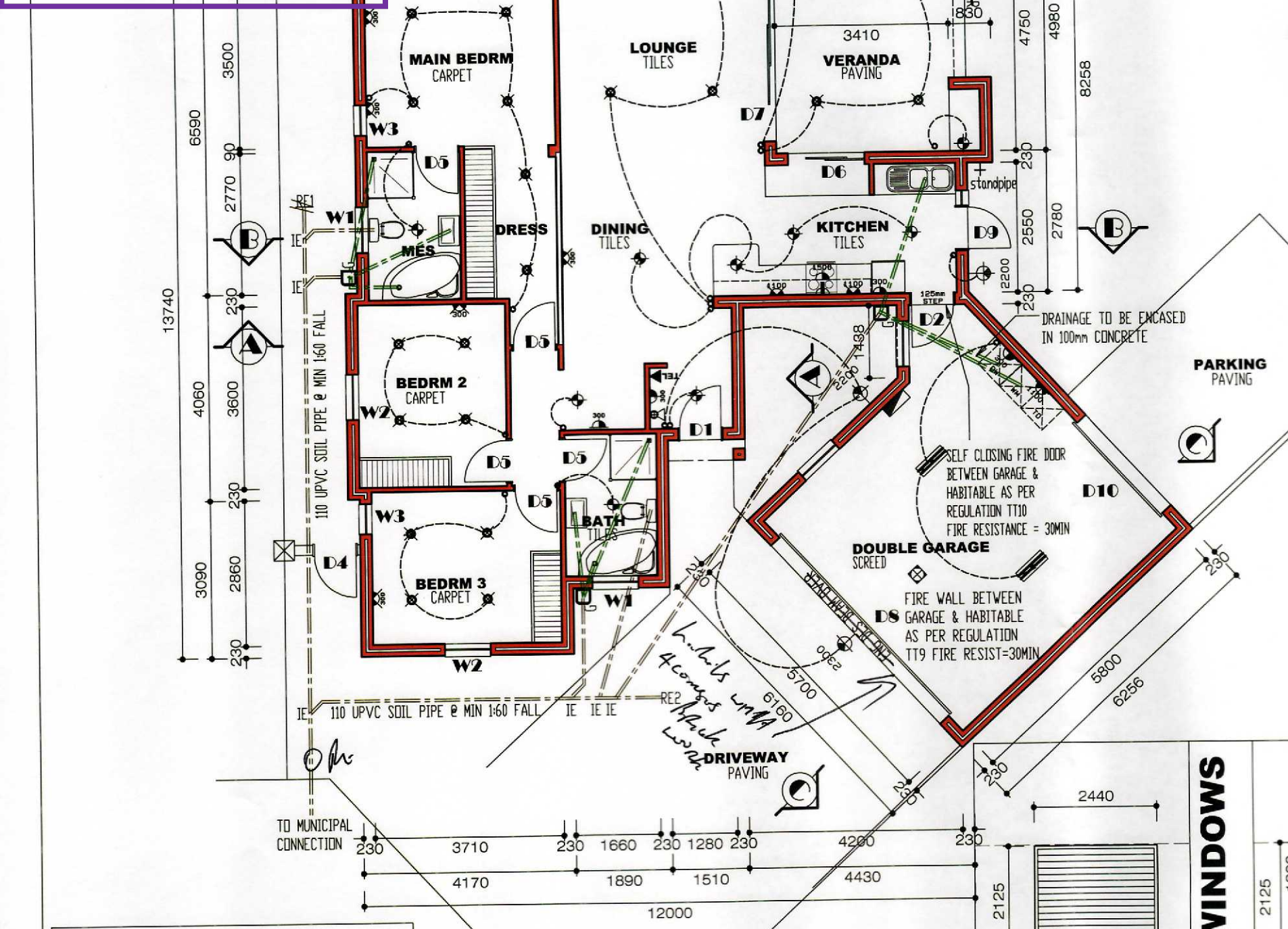
Recommended for Approval  
 Building Control Officer / Delegetee

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.

11 Nov 2014  
 Date

Approval Number: 97439969

Application Number: 000070172464



**GLAZING**

ALL GLAZING TO COMPLY WITH REQUIREMENTS OF SABS 0137 - ACCESS DOORS AND SIDE LIGHTS TO HAVE SAFETY GLASS. WINDOWS LOWER THAN 500mm FROM FLOOR; WINDOWS LOWER THAN 1800 ABOVE PITCH LINE OF STAIRS AND SHELF FRONTS TO BE SAFETY GLASS. GLASS SMALLER THAN 1m TO BE SAFETY GLASS. GLASS > 1m MUST BE SAFETY GLAZED.

SPECIAL CARE MUST BE TAKEN TO ADEQUATELY PROTECT ALL ALUMINIUM & GLASS ONCE INSTALLED ON SITE

ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO ANY MANUFACTURING OF WINDOWS / DOORS

DOORS		877		813		813	
REF	<b>D1</b> REQD. 1	<b>D2</b> REQD. 1			<b>D4</b> REQD. 1		
DOOR	SOLID TIMBER DOOR	SOLID TIMBER FIRE DOOR			SOLID TIMBER GATE		
FINISH	PAINT TO MATCH WINDOW COLOUR	CLEAR VARNISHED			PAINT TO MATCH WINDOW COLOUR		
GLAZING							
<b>D5</b> REQD. 5		<b>D6</b> REQD. 1	<b>D7</b> REQD. 1				
4PANEL HOLLOW CORE DOOR	ALUMINIUM SLIDER	ALUMINIUM SLIDER					
PAINTED	POWDER COATED DARK DOLPHIN	POWDER COATED DARK DOLPHIN					
	ALL GLAZING TO BE DONE IN ACCORDANCE WITH AAAMSA STANDARD	ALL GLAZING TO BE DONE IN ACCORDANCE WITH AAAMSA STANDARD					
<b>D8</b> REQD. 1		<b>D9</b> REQD. 1					
ALUM. SECTIONAL SLIDE OVER	ALUMINIUM DOOR						
POWDER COATED DARK DOLPHIN	POWDER COATED DARK DOLPHIN						
	ALL GLAZING TO BE DONE IN ACCORDANCE WITH AAAMSA STANDARD						

WINDOWS		2440		900		900		600	
REF	<b>D10</b> REQD. 1	<b>W1</b> REQD. 3	<b>W2</b> REQD. 5	<b>W3</b> REQD. 2					
ALUM. SECTIONAL SLIDE OVER	WINDOW	TOP HUNG ALUM WINDOW	TOP HUNG ALUM WINDOW	TOP HUNG ALUM WINDOW					
POWDER COATED DARK DOLPHIN	FINISH	POWDER COATED DARK DOLPHIN	POWDER COATED DARK DOLPHIN	POWDER COATED DARK DOLPHIN					
	GLAZING	ALL GLAZING TO BE DONE IN ACCORDANCE WITH AAAMSA STANDARD	ALL GLAZING TO BE DONE IN ACCORDANCE WITH AAAMSA STANDARD	ALL GLAZING TO BE DONE IN ACCORDANCE WITH AAAMSA STANDARD					

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DIMENSIONS ARE INDICATED IN MILLIMETERS.

REVISIONS		
REV	DATE	DESCRIPTION



CLIENT  
**HOUSE MATTHEE**

**black currant**  
 ARCHITECTS

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 Tel 021 852 1244 Fax 021 852 1409 E-mail blackcurrant1@telkomsa.net  
 CK 1996/072192/23

PROJECT DESCRIPTION  
**PROPOSED NEW DWELLING ERF 22640 VICTOIRE VILLAGE SONKRING BRACKENFELL**

DRAWING DESCRIPTION  
**PLAN LAYOUT**

SCALE	DATE	
1:100	September 2014	
PROJECT NO	DRAWING NO	REVISION
268	39-M-02 A	-

**SCHEDULE OF AREAS**

SITE AREA	=388.00m <sup>2</sup>
FLOOR PLAN	=117m <sup>2</sup>
GARAGE	=39m <sup>2</sup>
TOTAL	=156m <sup>2</sup>
VERANDA	=16m <sup>2</sup>
COVERAGE	=160.00m <sup>2</sup>
PERMISSIBLE 50%	=194.00m <sup>2</sup>
ACTUAL	=41.00%

**FLOOR PLAN LAYOUT**  
 SCALE 1:100





This application has been approved in terms of Section 152 of Act 103 of 1977, subject to the conditions in the attached letter of approval.

Planning & Building Development Manager

Approval Number: 07439960

ALL PLASTER BANDS TO BE 150mm

Application Number: 090070172/14

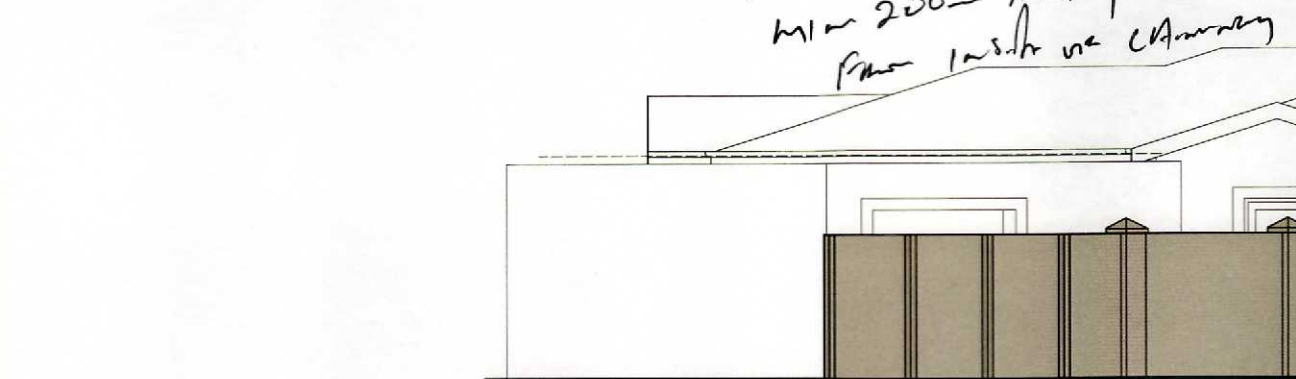
# EAST ELEVATION

SCALE 1:100



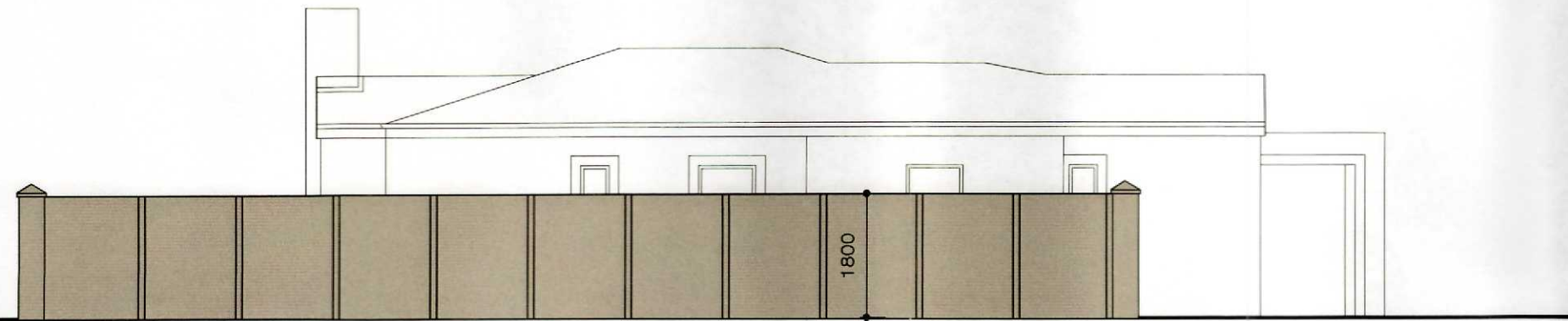
# NORTH ELEVATION

SCALE 1:100



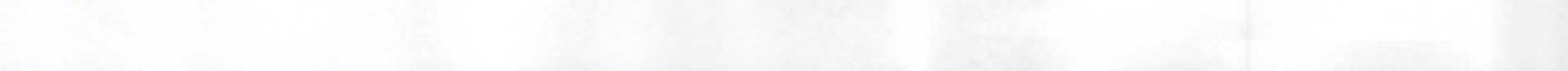
# NORTH ELEVATION~BOUNDARY WALL

SCALE 1:100



# SOUTH ELEVATION~BOUNDARY WALL

SCALE 1:100



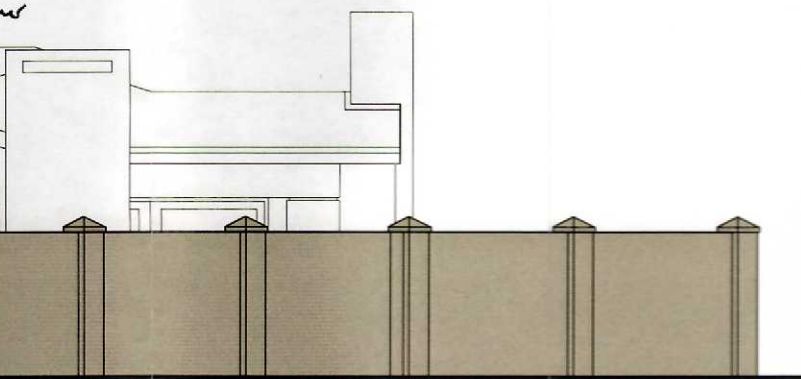
# SOUTH ELEVATION

SCALE 1:100



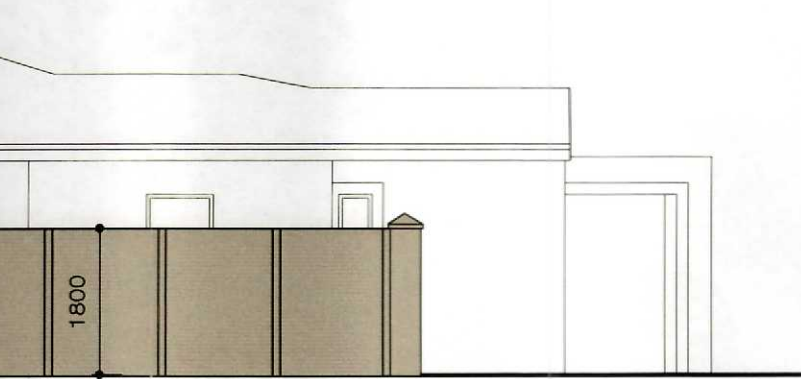
# WEST ELEVATION

SCALE 1:100



# NORTH ELEVATION~BOUNDARY WALL

SCALE 1:100



# SOUTH ELEVATION~BOUNDARY WALL

SCALE 1:100



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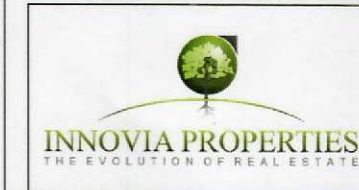
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## REVISIONS

REV	DATE	DESCRIPTION



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CK 1998/072192/23

PROJECT DESCRIPTION  
**PROPOSED NEW DWELLING  
ERF 22640  
VICTOIRE VILLAGE  
SONKRING  
BRACKENFELL**

DRAWING DESCRIPTION  
**ELEVATIONS**

SCALE: 1:100 DATE: September 2014

PROJECT NO: 268 DRAWING NO: 39-M-03 A REVISION: -

**CITY OF CAPE TOWN**  
 PLANNING & BUILDING DEVELOPMENT MANAGEMENT

Recommended for Approval

Building Control Officer / Delegetee

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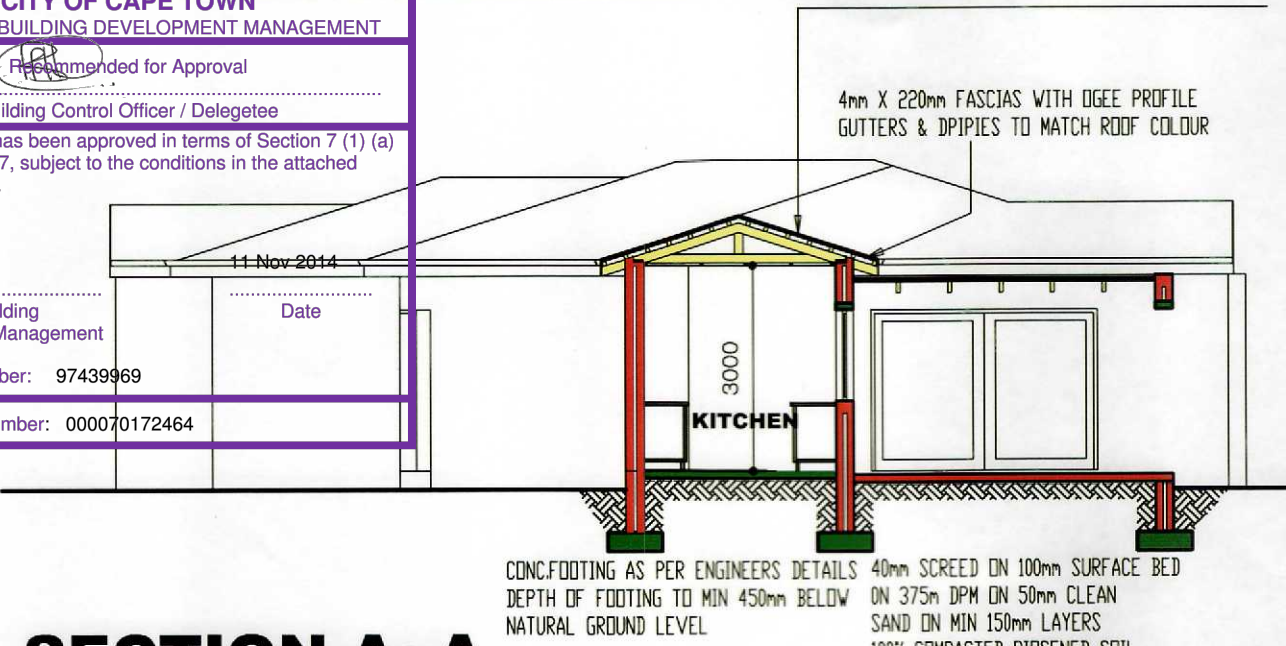
11 Nov 2014

Date

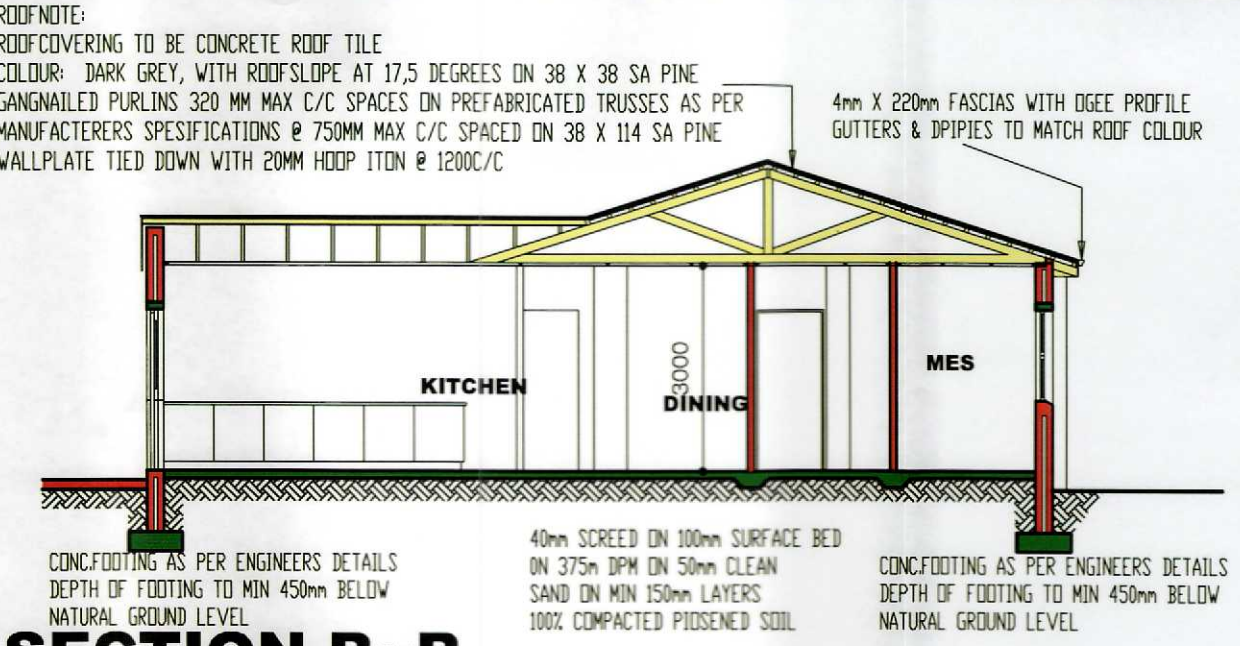
Planning & Building Development Management

Approval Number: 97439969

Application Number: 000070172464



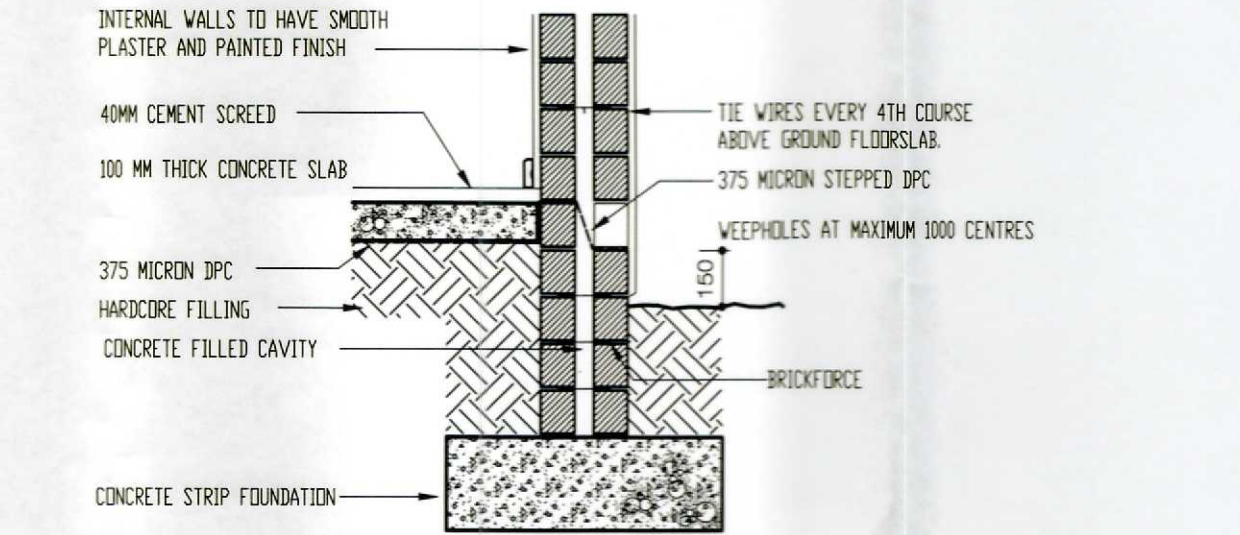
**SECTION A~A**  
 SCALE 1:100



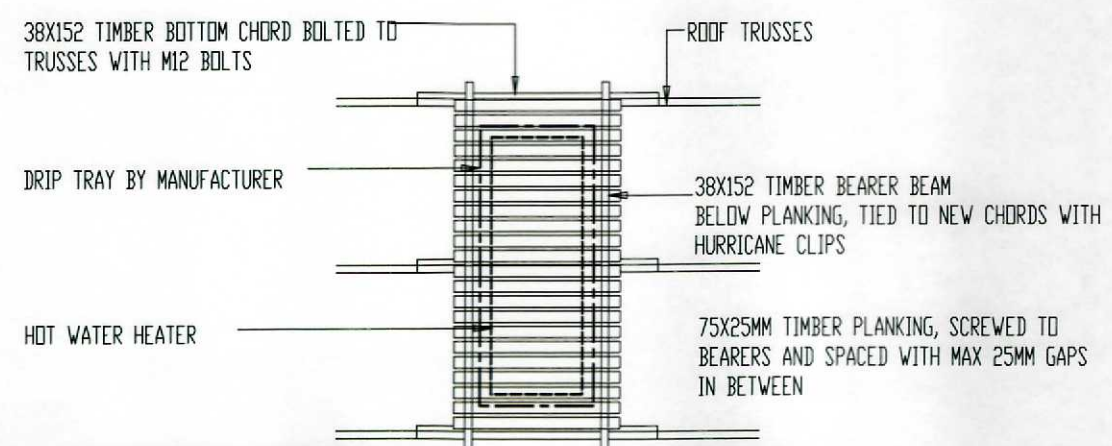
**SECTION B~B**  
 SCALE 1:100



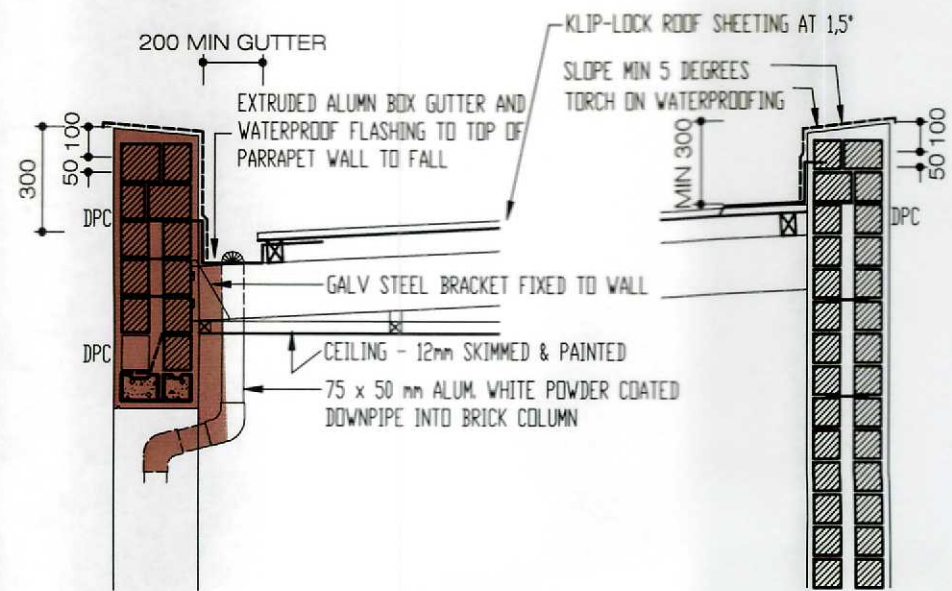
**SECTION C~C**  
 SCALE 1:100



**DOUBLE WALL FOUNDATION**  
 SCALE 1:20



**PLATFORM CONSTRUCTION FOR HOT WATER HEATER WITHIN ROOF SPACE**



**BOX GUTTER & PARAPET DETAIL**  
 SCALE 1:20

ROOFNOTE:  
 ROOFCOVERING TO BE CONCRETE ROOF TILE  
 COLOUR: DARK GREY, WITH ROOFSLOPE AT 17,5 DEGREES ON 38 X 38 SA PINE GANGNAILED PURLINS 320 MM MAX C/C SPACES ON PREFABRICATED TRUSSES AS PER MANUFACTURERS SPECIFICATIONS @ 750MM MAX C/C SPACED ON 38 X 114 SA PINE WALLPLATE TIED DOWN WITH 20MM HOOP ITON @ 1200C/C

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 CK 1998/072192/23

PROJECT DESCRIPTION  
**PROPOSED NEW DWELLING ERF 22640 VICTOIRE VILLAGE SONKRING BRACKENFELL**

DRAWING DESCRIPTION  
**SECTIONS**

SCALE	DATE	
1:100	September 2014	
PROJECT NO	DRAWING NO	REVISION
268	39-M-04 A	-

**CITY OF CAPE TOWN**  
 PLANNING & BUILDING DEVELOPMENT MANAGEMENT

Recommended for Approval  
 Building Control Officer / Delegetee

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.

11 Nov 2014  
 Date

Planning & Building Development Manager

Approval Number: 97439983

Application Number: 000079172464

**VICTOIRE VILLAGE - NO 39 - ERF 22640**

**SANS 10400 - XA - CALCULATIONS**

- FENESTRATIONS
- HOT WATER HEATING & DEMAND
- ENERGY DEMAND
- ROOF ASSEMBLIES
- FLOORS AND WALLS

CLIMATE ZONE	4.00
GROUND STOREY AREA	105.00 m <sup>2</sup>
FIRST STOREY AREA	0.00 m <sup>2</sup>
GARAGE CONDUCTANCE	34.00 m <sup>2</sup>
SHGC	1.40
ENERGY DEMAND TYPE	0.13 W/m <sup>2</sup>
	ALUMINIUM

**GROUND STOREY U VALUE**

WINDOW NO	GLASS	WIDTH	HEIGHT	NO	AREA	U-VALUE	TOTAL
<b>SOUTH</b>							
W1	SINGLE CLEAR	0.90	1.20	1.00	1.08	5.60	6.05
W2	SINGLE CLEAR	0.90	1.80	1.00	1.62	5.60	9.07
W3	SINGLE CLEAR	0.45	1.80	2.00	1.62	5.60	9.07
<b>WEST</b>							
W2	SINGLE CLEAR	0.90	1.80	3.00	4.86	5.60	27.22
D6	SINGLE CLEAR	1.50	1.20	1.00	1.80	5.60	10.08
<b>NORTH</b>							
D7	SINGLE CLEAR	2.70	2.10	1.00	5.67	5.60	31.75
D9	SINGLE CLEAR	1.00	1.20	1.00	1.20	5.60	6.72
<b>EAST</b>							
W1	SINGLE CLEAR	0.90	1.20	1.00	1.08	5.60	6.05
W2	SINGLE CLEAR	0.90	1.80	1.00	1.62	5.60	9.07
D1	SINGLE CLEAR	0.30	2.00	1.00	0.60	5.60	3.36
<b>TOTAL U VALUE PERMISSIBLE</b>		147.00		<b>ACTUAL U VALUE</b>		118.44	

**GROUND STOREY SHGC**

WINDOW NO	GLASS	WIDTH	HEIGHT	NO	AREA	SHGC	E(M <sup>2</sup> )	P/H	TOTAL
<b>SOUTH</b>									
W1	SINGLE CLEAR	0.90	1.20	1.00	1.08	0.77	0.42	0.27	0.35
W2	SINGLE CLEAR	0.90	1.80	1.00	1.62	0.77	0.47	0.18	0.59
W3	SINGLE CLEAR	0.45	1.80	2.00	1.62	0.77	0.47	0.18	0.59
<b>WEST</b>									
W2	SINGLE CLEAR	0.90	1.80	3.00	4.86	0.77	1.18	0.18	4.42
D6	SINGLE CLEAR	1.50	1.20	1.00	1.80	0.77	0.31	3.42	0.43
<b>NORTH</b>									
D7	SINGLE CLEAR	2.70	2.10	1.00	5.67	0.77	0.16	1.75	0.70
D9	SINGLE CLEAR	1.00	1.20	1.00	1.20	0.77	0.48	0.27	0.44
<b>EAST</b>									
W1	SINGLE CLEAR	0.90	1.20	1.00	1.08	0.77	0.84	0.27	0.70
W2	SINGLE CLEAR	0.90	1.80	1.00	1.62	0.77	0.93	0.18	1.16
D1	SINGLE CLEAR	0.30	2.00	1.00	0.60	0.77	0.56	0.75	0.26
<b>TOTAL SHGC VALUE PERMISSIBLE</b>		13.65		<b>ACTUAL SHGC VALUE</b>		9.63			

**SANS 10400 XA - HOT WATER HEATING**

ALL HOT WATER SERVICES PIPES SHALL BE CLAD WITH INSULATION WITH A MINIMUM R-VALUE IN ACCORDANCE WITH TABLE 1 THERMAL INSULATION, IF ANY SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS

**TABLE 1 - MINIMUM R-VALUES OF PIPE INSULATION**

INTERNAL DIAMETER OF PIPE mm	MINIMUM R-VALUE
1.00	2.00
< 80	1.00
> 80	1.50

A MINIMUM OF 50% BY VOLUME OF THE ANNUAL AVERAGE HOT WATER HEATING REQUIREMENTS SHALL BE PROVIDED BY MEANS OTHER THAN ELECTRICAL HEATING, INCLUDING, BUT NOT LIMITED TO SOLAR HEATING, HEAT PUMPS, HEAT RECOVERY FROM OTHER SYSTEMS OR PROCESSES

**HOT WATER DEMAND**

BEDS	NO	TOTAL	LITRES	SIZE
2 PERSONS PER BEDROOM	3.00	2.00	6.00	45.00
				270.00

ITS FP2 200 L FLAT PLATE FULL SYSTEM PLATE SYSTEM 1X2 SQM FLAT PLATE, 200 L KWIKOT ELEC. GEYSER, BANJO VALVE, CONTROLLER AND RELAY, 220V CIRCULATION PUMP, TEMPERING VALVE CHARGER BOX, BACK UP BATTERY AND NON RETURN VALVE

**ENERGY DEMAND**

AREA	WATT	TOTAL
GRND&GARAGE	139.00	695.00
Down Lights (led)	17.00	6.00
Ceiling (energy save)	9.00	11.00
Wall (energy save)	5.00	6.00
Garage Fluorescents	2.00	36.00
		72.00
<b>TOTAL WATTS</b>		303.00

ASSUME LIGHT ON FROM 18.30H-22H & 5.30H-7H

WEEKS	DAYS	HOURS	H.A
52.00	7.00	5.00	1820.00
HA			1820.00
LAMPS			0.30
CONSUMPTION			551.46

551.46 LESS THAN 695.00

**SANS 10400 XA - ROOF ASSEMBLIES**

MINIMUM REQUIRED TOTAL R-VALUE 3,7 m<sup>2</sup> K/W

	THICK	VALUE
METAL ROOF SHEETING		0.00
THERMOUSTEX BLANKET		2.03
POLYSTYRENE ( ISOBOARD )		1.25
ROOF SPACE AND CEILING		0.50
<b>TOTAL R- VALUE</b>		3.78

**SANS 10400 XA - FLOORS**

WHERE AN UNDER FLOOR HEATING SYSTEM IS INSTALLED. THE HEATING SYSTEM SHALL BE INSTALLED UNDERNEATH THE SLAB WITH INSULATION MINIMUM REQUIRED TOTAL R-VALUE 1 m<sup>2</sup> K/W

**SANS 10400 XA - EXTERNAL WALLS**

CAVITY WALL SYSTEM EXCEED THE MINIMUM REQUIRED TOTAL R-VALUE 0,35 m<sup>2</sup> K/W

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**REVISIONS**

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 CK 1998/072152/23

PROJECT DESCRIPTION  
**PROPOSED NEW DWELLING ERF 22640 VICTOIRE VILLAGE SONKRING BRACKENFELL**

DRAWING DESCRIPTION  
**FENESTRATIONS**

SCALE	DATE	
1:100	September 2014	
PROJECT NO	DRAWING NO	REVISION
268	39-M-05 A	-