**CITY OF CAPE TOWN**
DEVELOPMENT MANAGEMENT

Recommended for Approval

Building Control Officer / Delegatee

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.

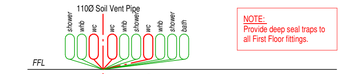
14 May 2026

Planning & Building Development Management — Date

Approval Number: 0044572

Application Number: 001700633709

Municipal Stamp




NOTE:
Provide deep seal traps to all First Floor fittings.

| | | | | |
|---|---|---|---|---|
| COVER | 28000 | 28000 | 27925 | |
| INVERT | 27550 | 27100 | 26925 | |
| DEPTH | 450 | 900 | 1000 | |
| DIST. | 15 360 | 3 030 | | |
| FALL | 1:30 | | | |

## DRAINAGE SECTION ONE


NOTE:
Provide deep seal traps to all First Floor fittings.

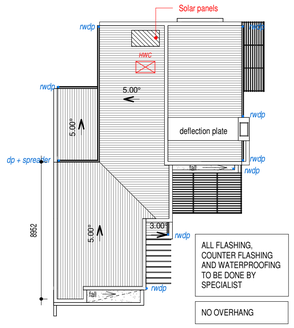
| | | | | | | | |
|---|---|---|---|---|---|---|---|
| COVER | 28000 | 28000 | 28000 | 28000 | 28000 | 28000 | 27925 |
| INVERT | 27550 | 27471 | 27394 | 27339 | 27 189 | 27091 | 26925 |
| DEPTH | 450 | 529 | 606 | 661 | 811 | 909 | 1000 |
| DIST. | 5 818 | 5 657 | 3 987 | 11080 | 7 142 | 6 714 | |
| FALL | 1:50 | | | | | | |

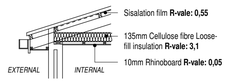
## DRAINAGE SECTION TWO

**NOTES:**
- 25mm Domestic water connection, refer back to water services for revision.
- 100mm Diameter Domestic sewer connection.
- SANS 10400-P 4.13.3a) Where a closed system is used and a discharge pipe is connect to a stub stack, it shall not receive the discharge of more than four sanitary fixtures in an angle.
- Heavy-duty section chamber covers to be provided for drainage situated within driveways

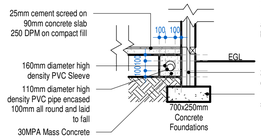
| ELECTRICAL LEGEND | |
|---|---|
| Light switch-two way | 2 |
| Light switch | |
| Ceiling mounted light | |
| Watertight wall mounted light | |
| Chandelier | |
| Recessed downlighter | |
| Flourescent light fitting | |
| Pendant | |
| Distribution board | DB |
| Single power point | |
| 1m (h) Double power point | 1.2m |
| Double power point | |
| Double power point 12 voltage | 12v |
| Stove point | |
| Solar Hot water cylinder | HWC |
| Solar Panel | |
| TV point | tv |
| Data point | data |
| Heated Towel Rail | HTR |

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



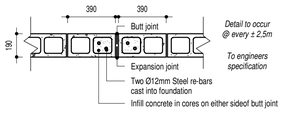




## ROOF INSULATION DETAIL
1 : 50

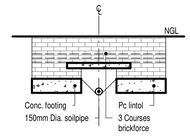



**NOTE ON PLAN:**
Drain pipes under floorslab to sun in high density PVC encased 100mm concrete all around with RE's at each end at a minimum of 600mm beyond the building. See typical detail.

## TYPICAL ENCASEMENT DETAIL
1 : 50

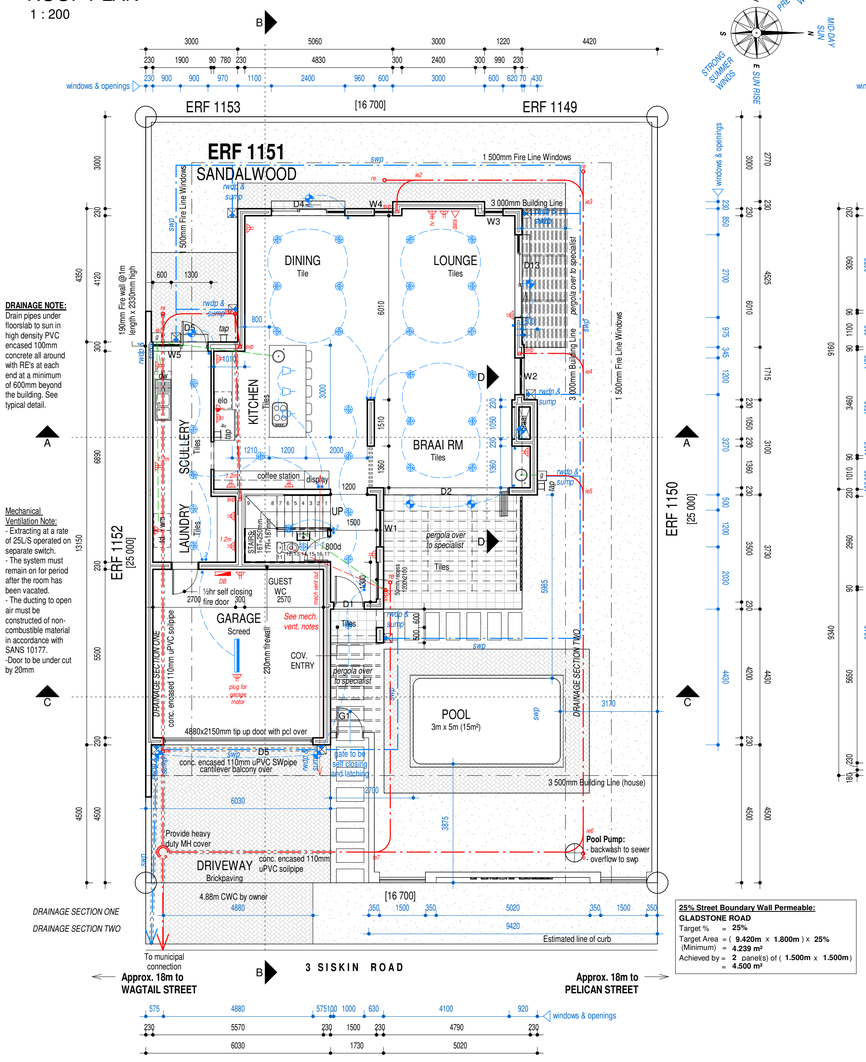



## TYPICAL BLOCK BOUNDARY WALL DETAIL
1 : 25




## SEWERPIPE BRIDGE DETAIL
1 : 50


## ROOF PLAN
1 : 200



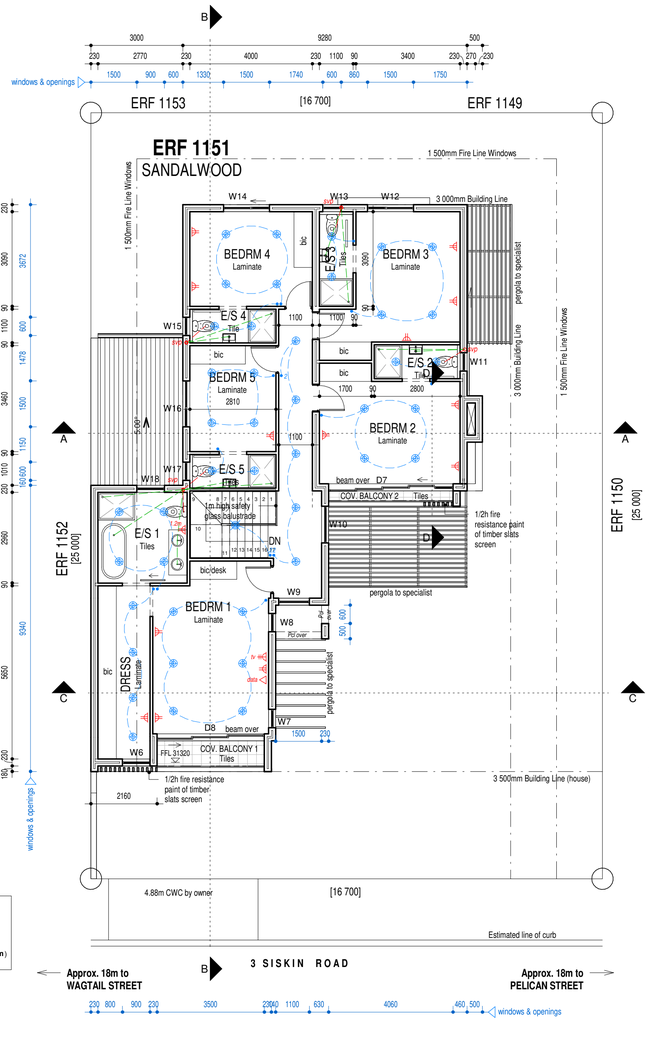

**DRAINAGE NOTE:**
Drain pipes under floorslab to sun in high density PVC encased 100mm concrete all around with RE's at each end at a minimum of 600mm beyond the building. See typical detail.

**Mechanical Ventilation Note:**
- Extracting at a rate of 25L/S operated on separate switch.
- The system must remain on for period after the room has been vacated.
- The ducting to open air must be constructed of non-combustible material in accordance with SANS 10177.
-Door to be under cut by 20mm



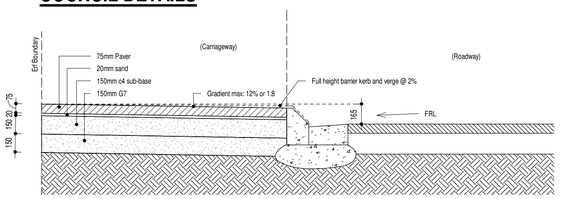

**25% Street Boundary Wall Permeable:**
**GLADSTONE ROAD**
Target % = **25%**
Target Area = ( **9.450m** x **1.800m** ) x **25%**
(Minimum) = **4.239 m²**
Achieved by = **2** panel(s) of ( **1.500m** x **1.500m** )
= **4.500 m²**

## GROUND FLOOR PLAN
1 : 100

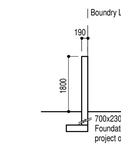



## FIRST FLOOR PLAN
1 : 100

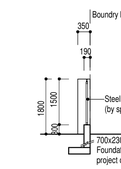
## COUNCIL DETAILS



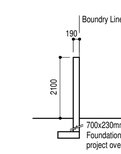

## KERB SECTION DETAIL
1 : 25



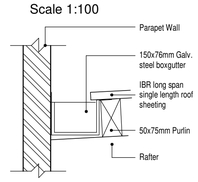

Section Through Block Wall
Scale 1:100



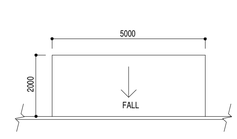

Section Through Palisade Block Wall
Scale 1:100




Section Through Fire Block Wall
Scale 1:100




BOX GUTTER TO NOT CUT THROUGH RAFTER




Plan of rollover kerb CWC - CK5
Scale 1:100

Elevation of rollover kerb CWC - CK5
Scale 1:100

**Areas for Council Submission**

| | |
|---|---|
| Pergola 2 | 12.4 m² |
| Pool | 15 m² |
| Pergola 1 | 4.8 m² |
| Pergola 3 | 6.4 m² |

**Ground Floor Plan**

| | |
|---|---|
| Garage | 35.9 m² |
| GF House | 121.6 m² |
| Cvd Ent | 2.5 m² |
| Ground Floor Total | 160 m² |

**First Floor Plan**

| | |
|---|---|
| FF House | 143.5 m² |
| Cvd Bal 1 | 3.2 m² |
| Cvd Bal 2 | 2.4 m² |
| First Floor Total | 149.1 m² |

**Total Area**

| | |
|---|---|
| Garage | 35.9 m² |
| GF House | 121.6 m² |
| FF House | 143.5 m² |
| Cvd Bal 1 | 3.2 m² |
| Cvd Ent | 2.5 m² |
| Cvd Bal 2 | 2.4 m² |
| Total Area | 309.1 m² |

ALL STRUCTURAL SUPPORT SYSTEMS TO BE DESIGNED AND VERIFIED BY ENGINEER.

NOTE:
LOW-E REQUIRED FOR GLAZING

## NOTES:

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

**Roof Construction (house):**
Galvanised Chromadek IBR Roof Sheeting in grey colour at 5° pitch (by specialist), fixed onto 76x50mm SA Pine treated Purlins @ ±100mm c/c with 76mm Clout Nails with SABS approved 405 Sisalation between roof sheets and purlins. Purlins fixed onto 114x38mm Pre-manufactured gangnail mono-trusses to specialist design @ ± 760mm 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 Carbolinium and wrapped in DPC. Sheeted roofs to have SABS approved waterproofing underlay specified and installed by specialists

**Roof construction (house):**
Galvanised Chromadek IBR Roof Sheeting in grey colour @ 5° pitch fixed to 76x50mm SA Pine Purlins @ max 1200mm c/c with 76mm Clout Nails on SANS 10400 approved 405 Sisalation lapped 200mm on 228x76mm SA Pine *Timber Grade 5* Rafters & Trusses @ 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 Carbolinium 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 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 lintel's 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 275 micron DPM on 50mm clean sand blinding 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 brandering at 400mm 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. wispeco 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 Lintols:**
To be laid to manufacturer's specification to all openings >900mm. All openings >3000mm to have min. 4 courses brickwork with brickforce to each course.

**Glazing:**
All glazing to comply with part n of SABS c400. 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 180mm. min. treads 250mm.
4. Expansion joints to be provided to boundary walling at max. 5000mm centers.
5. Light switches to be 1200mm above f.f.l unless otherwise shown.
6. Wall sockets to be 400mm above f.f.l 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 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.
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. Rhicboard ceilings fixed to 38x38mm brandering 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.
- 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.

**REVISION LIST:**

| REV: | DATE: | DRAWN: | DETAILS: |
|---|---|---|---|
| 2.0.0 | 2026/03/25 | EJ | FIRST COUNCIL SUBMISSION |
| 2.0.1 | 2026/05/07 | EJ | COUNCIL AMENDMENT (1) |
| | | | |
| | | | |
| | | | |

AREAS:

| | |
|---|---|
| Ground Floor | 160.00 m² |
| First Floor | 149.10 m² |
| TOTAL AREA | 309.10 m² |
| Site Area | 417.50 m² |
| Coverage m² | 167.10 m² |
| Coverage | 40.0% |
| Floor Factor | 0.74 |

**Boundary Wall Length for Council Submission:**

**56.76m (L) x 1800mm (H)**

SIGNATURE(S):

PROJECT

# PROPOSED NEW HOUSE FOR CASTELLI CONSTRUCTION ERF 1151 - SANDALWOOD (3 SISKIN ROAD)


Graham Holland
Architectural design
Pr.S.Arch.T (B. Tech) (SACAP Reg. Nr. ST0364)
P.O. Box 20147, Big Bay, 7448
Tel (021)554 494, Fax (021)554 2898, Cell 082 493 67
graham@ghad.co.za www.ghad.co.za


| DRAWN: | SCALE : | TYPE & REV: |
|---|---|---|
| EJ | As indicated | 2.0.0 |
| SHEET : | START DATE : | PROJECT No : |
| 1 of 2 | 2026.03.19 | 26-31 |

CITY OF CAPE TOWN
DEVELOPMENT MANAGEMENT

Recommended for Approval

Building Control Officer / Delegatee

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14 May 2026

Planning & Building Development Management — Date

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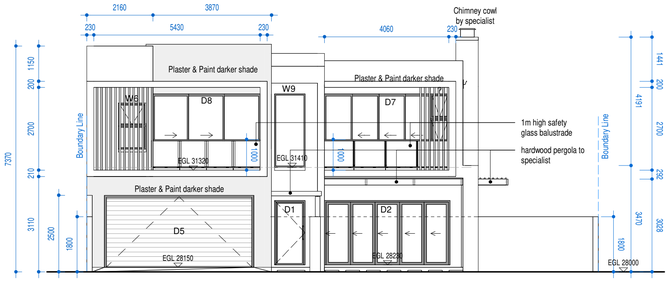
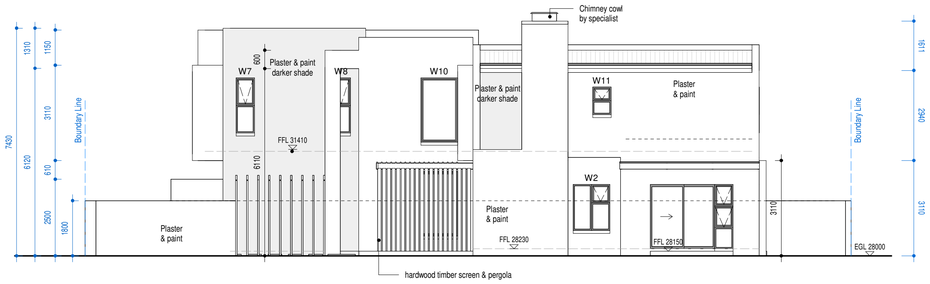
Municipal Stamp

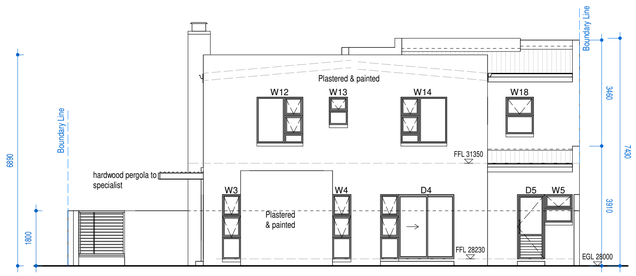

EAST ELEVATION - BOUNDARY WALL
1 : 100



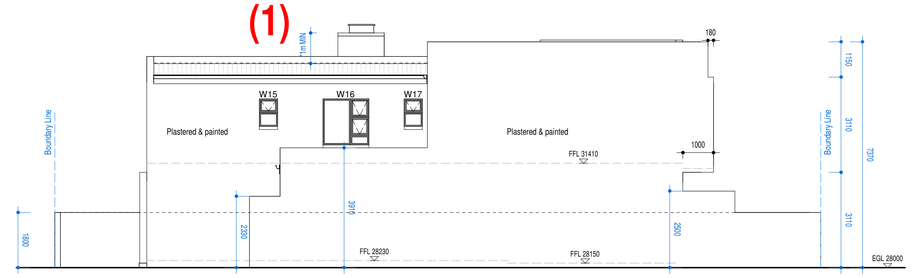

EAST ELEVATION
1 : 100



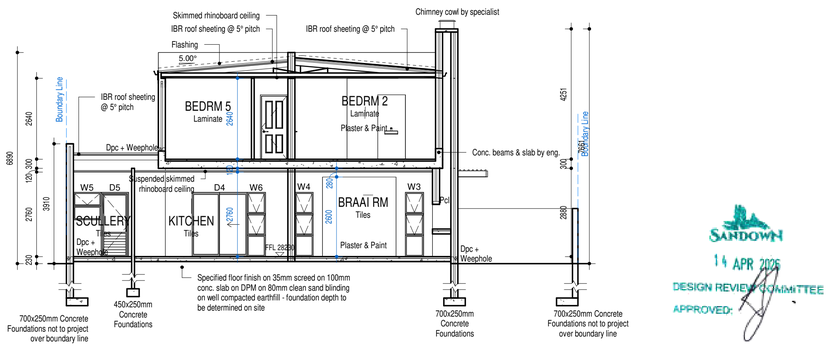

NORTH ELEVATION
1 : 100



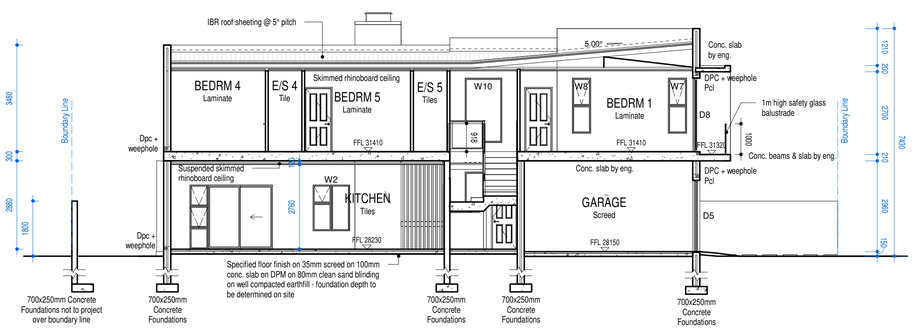

WEST ELEVATION
1 : 100



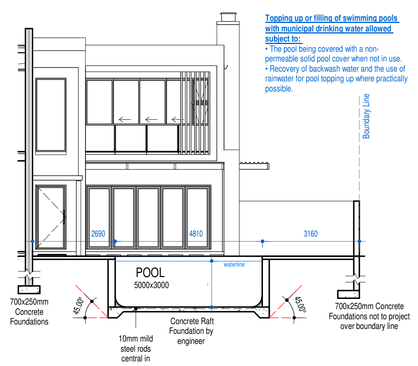

SOUTH ELEVATION
1 : 100




SECTION A
1 : 100




SECTION B
1 : 100




SECTION C - C
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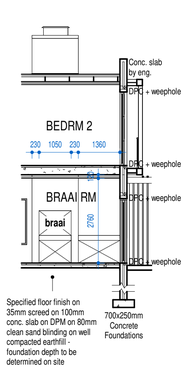


SECTION D - D
1 : 100

## NOTES:

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**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 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 lintel's 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 275 micron DPM on 50mm clean sand blinding 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 brandering at 400mm 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. wispeco 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 Lintols:**
To be laid to manufacturer's specification to all openings >900mm. All openings >3000mm to have min. 4 courses brickwork with brickforce to each course.

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All glazing to comply with part n of SABS c400. 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 180mm, min. treads 250mm.
4. Expansion joints to be provided to boundary walling at max. 5000mm centers.
5. Light switches to be 1200mm above f.f.l unless otherwise shown.
6. Wall sockets to be 400mm above f.f.l 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 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
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14. Provide 1000mm high aluminium balustrades with max. 100mm openings to all balconies & staircases.
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- All gates to pool area to be self-closing and self latching.

SANDOWN
14 APR 2026
DESIGN REVIEW COMMITTEE
APPROVED:

**REVISION LIST:**

| REV: | DATE: | DRAWN: | DETAILS: |
|---|---|---|---|
| 2.0.0 | 2026/03/25 | EJ | FIRST COUNCIL SUBMISSION |
| 2.0.1 | 2026/05/07 | EJ | COUNCIL AMENDMENT (1) |
| | | | |
| | | | |
| | | | |

AREAS:

| | |
|---|---|
| Ground Floor | 160.00 m² |
| First Floor | 149.10 m² |
| TOTAL AREA | 309.10 m² |
| Site Area | 417.50 m² |
| Coverage m² | 167.10 m² |
| Coverage | 40.0% |
| Floor Factor | 0.74 |

SIGNATURE(S):

PROJECT

# PROPOSED NEW HOUSE FOR CASTELLI CONSTRUCTION ERF 1151 - SANDALWOOD (3 SISKIN ROAD)


Graham Holland
Architectural design
Pr.S.Arch.T (B. Tech) (SACAP Reg. Nr. ST0364)
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| DRAWN: | SCALE : | TYPE & REV: |
|---|---|---|
| EJ | 1 : 100 | 2.0.0 |
| SHEET : | START DATE : | PROJECT No : |
| EJ | 2026.03.19 | 26-31 |

**CITY OF CAPE TOWN**
DEVELOPMENT MANAGEMENT

Recommended for Approval

Building Control Officer / Delegatee

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.

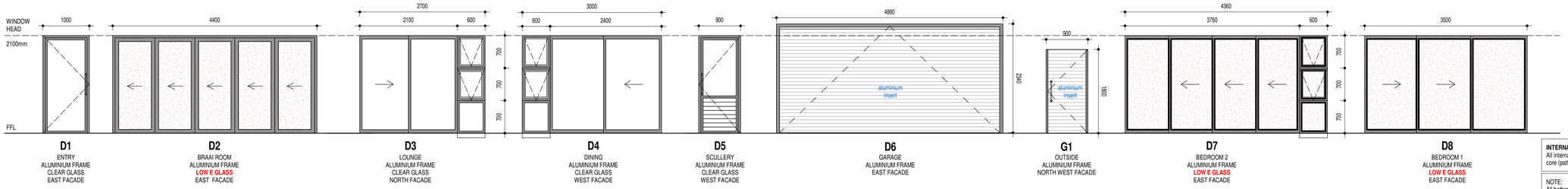
14 May 2026

Planning & Building Development Management — Date

Approval Number: 0044572

Application Number: 001700633709

Municipal Stamp




**D1** ENTRY · ALUMINIUM FRAME · CLEAR GLASS · EAST FACADE

**D2** BRAAI ROOM · ALUMINIUM FRAME · LOW E GLASS · EAST FACADE

**D3** LOUNGE · ALUMINIUM FRAME · CLEAR GLASS · NORTH FACADE

**D4** DINING · ALUMINIUM FRAME · CLEAR GLASS · WEST FACADE

**D5** SCULLERY · ALUMINIUM FRAME · CLEAR GLASS · WEST FACADE

**D6** GARAGE · ALUMINIUM FRAME · EAST FACADE

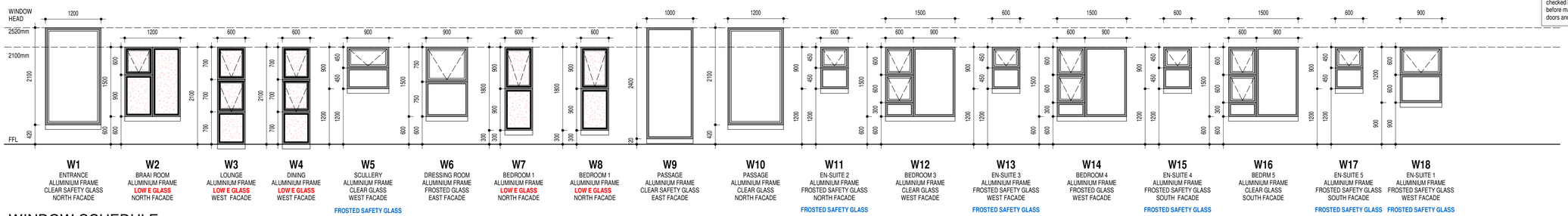
**G1** OUTSIDE · ALUMINIUM FRAME · NORTH WEST FACADE

**D7** BEDROOM 2 · ALUMINIUM FRAME · LOW E GLASS · EAST FACADE

**D8** BEDROOM 1 · ALUMINIUM FRAME · LOW E GLASS · EAST FACADE

# DOOR SCHEDULE

1 : 50




**W1** ENTRANCE · ALUMINIUM FRAME · CLEAR SAFETY GLASS · NORTH FACADE

**W2** BRAAI ROOM · ALUMINIUM FRAME · LOW E GLASS · NORTH FACADE

**W3** LOUNGE · ALUMINIUM FRAME · LOW E GLASS · WEST FACADE

**W4** DINING · ALUMINIUM FRAME · LOW E GLASS · WEST FACADE

**W5** SCULLERY · ALUMINIUM FRAME · CLEAR GLASS · WEST FACADE

**W6** DRESSING ROOM · ALUMINIUM FRAME · FROSTED GLASS · EAST FACADE

**W7** BEDROOM 1 · ALUMINIUM FRAME · LOW E GLASS · NORTH FACADE

**W8** BEDROOM 1 · ALUMINIUM FRAME · LOW E GLASS · NORTH FACADE

**W9** PASSAGE · ALUMINIUM FRAME · CLEAR SAFETY GLASS · EAST FACADE

**W10** PASSAGE · ALUMINIUM FRAME · CLEAR GLASS · NORTH FACADE

**W11** EN-SUITE 2 · ALUMINIUM FRAME · FROSTED SAFETY GLASS · NORTH FACADE

**W12** BEDROOM 3 · ALUMINIUM FRAME · CLEAR GLASS · WEST FACADE

**W13** EN-SUITE 3 · ALUMINIUM FRAME · FROSTED SAFETY GLASS · WEST FACADE

**W14** BEDROOM 4 · ALUMINIUM FRAME · FROSTED GLASS · WEST FACADE

**W15** EN-SUITE 4 · ALUMINIUM FRAME · FROSTED SAFETY GLASS · SOUTH FACADE

**W16** BEDRM 5 · ALUMINIUM FRAME · CLEAR GLASS · SOUTH FACADE

**W17** EN-SUITE 5 · ALUMINIUM FRAME · FROSTED SAFETY GLASS · SOUTH FACADE

**W18** EN-SUITE 1 · ALUMINIUM FRAME · FROSTED SAFETY GLASS · WEST FACADE

FROSTED SAFETY GLASS

# WINDOW SCHEDULE

1 : 50

**NOTES:**
- Glazing to comply with SANS 10400-part N and SANS 10137.
- Safety glazing required in a bath enclosure or shower cubicle that is glazed, or where glazing occurs immediately above and within a distance of 1 800 mm horizontally or vertically from a bath or shower.
- All glazing thickness and safety glazing to be in accordance with sans 10400 N.
- The maximum air leakage for windows and doors shall comply with the requirements of SANS 613.
- All doors and windows to sealed with foam or rubber or fibrous seals as per sans 10400 part XA.

# XA AND FENESTRATION CALCULATIONS

| SANS 10400/XA CALCULATIONS (ZONE4) | TARGET VALUE: | ACTUAL VALUE: | EXTRAS: |
|---|---|---|---|
| NETT FLOOR AREA (EXCL. STORE, GARAGES) | | 244.1m² - New Building | |
| ROOF INSULATION | 3.7 | - Sisalation film **R-value: 0,55**<br>- 135mm Cellulose fibre Loose-fill insulation **R-value: 3,1**<br>- 10mm Rhinoboard **R-value: 0,05**<br>**Total R factor = 3.7** *(deemed to satisfy)* | |
| HOT WATER AND PIPE INSULATION:<br>-50% hot water generation by alternate source (solar panel and geyser)<br>-Insulated hot water piping to conform to SANS 204 R-Value:1 | | | -Neoprene insulation to be used<br>-Fit water saving nozzles to all showers<br>-Water efficient showerheads and taps to be used.<br>-Dual flush cisterns to be installed (3 & 6L)<br>-Taps to be max. flowrate of 6L/min<br>-Showerheads to be max. flowrate of 7L/min<br>-Demand/metering taps at WHB's |
| LIGHTING:<br>-Lighting to be max 5w per sq/m as per SANS 204 | | | -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 |
|---|---|---|---|
| - | - | 158.62 | 14.73 |

ACTUAL: (ground floor)

| FLOOR AREA | TOTAL OPENING VALUE (SQ/M) | CONDUCTANCE | SOLAR HEAT GAIN |
|---|---|---|---|
| 113.3m² | 32.85m² (28.99%) | 68.75 | 14.35 |

Resultant materials:
- Single Clear glass (5.8W/m² and SHGC=0,8 as per "Glass Warehouse" specifications)
-CS 20 Low-e Film (1.03m² and SHGC=0,32)

Total fenestration exceeds maximum deemed to satisfy value of 20% 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.

FENESTRATION: (Solar heat gain / conductance) *"FIRST FLOOR"*

TARGET: (per floor)

| FLOOR AREA | TOTAL OPENING VALUE (SQ/M) | CONDUCTANCE | SOLAR HEAT GAIN |
|---|---|---|---|
| - | - | 183.12 | 17.00 |

ACTUAL: (ground floor)

| FLOOR AREA | TOTAL OPENING VALUE (SQ/M) | CONDUCTANCE | SOLAR HEAT GAIN |
|---|---|---|---|
| 130.8m² | 34.93m² (26.70%) | 113.53 | 16.77 |

Resultant materials:
- Single Clear glass (5.8W/m² and SHGC=0,8 as per "Glass Warehouse" specifications)
-CS 20 Low-e Film (1.03m² and SHGC=0,32)

Total fenestration exceeds maximum deemed to satisfy value of 20% 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.

Hot Water Calculation:

| | |
|---|---|
| • People | - 8 |
| • Usage per person (L) | - 115 L |
| • Daily Consumption (L) | - 920 L |
| • 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) | - 134 680.00 KJ |
| • KWH Per Day | - 37.4 KWH |
| • Annual Usage (KWH) | - 13 653.06 KWH |

[6 826 KWH (50%) - to be provided with a solar panel as per SANS XA/201]

Proposed Installation:

- 400L Solar panel and Geyser with 2KW Backup Electric element. Collector to be 5m2
- Solar useful energy rating (KWH/m2) per day = 4.19
- Annual solar energy available for a 5m2 Solar collector (KWH) = 7646.75
- Solar Energy 7646.75 KWH > 6826 KWH (50% of required consumption)
- Outstanding energy to be provided by 2KW electric geyser

| | |
|---|---|
| • Kwksol solar panel efficiency | = 4.19 KWH/M2 |
| • Solar collector area | = 5m2 |
| • Water inlet temperature | = 20degC. |
| • Water storage temperature | = 55deg.C |

# WATER DEMAND MANAGEMENT SYSTEM:

**House Water use:**
- All shower head and taps to be water efficient
- All cisterns to be dual flush: 3L & 6L taps with maximum flow rate of 6L/min. Shower heads with maximum flow rate of 7L/min. and demand or metering taps at wash hand basins.

**Topping up or filling of swimming pools with municipal drinking water allowed subject to:**
- The pool being covered with a non-permeable solid pool cover when not in use.
- Recovery of backwash water and the use of rainwater for pool topping up where practically possible.

**INTERNAL DOOR NOTE:**
All internal doors to be hollow core (patterned)

NOTE:
All bathroom windows to be frosted glass.

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

NOTE:
LOW-E REQUIRED FOR GLAZING *(SEE SCHEDULE)*

SANDOWN
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APPROVED:

# NOTES:

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

**Roof Construction (house):**
Galvanised Chromadek IBR Roof Sheeting in grey colour at 5° pitch (by specialist), fixed onto 76x50mm SA Pine treated Purlins @ ±100mm c/c with 76mm Clout Nails with SABS approved 405 Sisalation between roof sheets and purlins. Purlins fixed onto 114x38mm Pre-manufactured gangnail mono-trusses to specialist design @ ± 760mm c/c. Trusses to be tied down to 114x38mm Wallplate with 30x1.6mm 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 Carbolinium and wrapped in DPC. Sheeted roofs to have SABS approved waterproofing underlay specified and installed by specialists

**Roof construction (house):**
Galvanised Chromadek IBR Roof Sheeting in grey colour @ 5° pitch fixed to 76x50mm SA Pine Purlins @ max 1200mm c/c with 76mm Clout Nails on SANS 10400 approved 405 Sisalation lapped 200mm on 228x76mm SA Pine *Timber Grade 5* Rafters & Trusses @ 850mm c/c. Rafters to be tied into brickwork with 30x1.6mm Galv. hoop iron built minimum 600mm into brickwork. Timber ends built into brickwork to be treated with Carbolinium 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 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 lintel's 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 275 micron DPM on 50mm clean sand blinding 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 brandering at 400mm 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. wispeco 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 Lintols:**
To be laid to manufacturer's specification to all openings >900mm. All openings >3000mm to have min. 4 courses brickwork with brickforce to each course.

**Glazing:**
All glazing to comply with part n of SABS c400. 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 180mm, min. treads 250mm.
4. Expansion joints to be provided to boundary walling at max. 5000mm centers.
5. Light switches to be 1200mm above f.f.l unless otherwise shown.
6. Wall sockets to be 400mm above f.f.l 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 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.
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. Rhicboard ceilings fixed to 38x38mm brandering 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:**
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| 2 of 2 | 2026.03.19 | 26-31 |