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.

26 Nov 2025

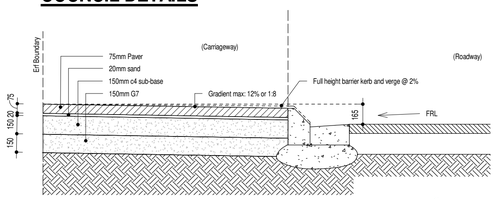
Planning & Building Development Management — Date

Approval Number: 0036797

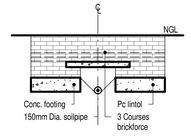
Application Number: 001700604448

Municipal Stamp

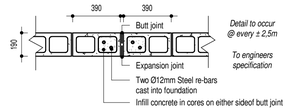
COUNCIL DETAILS



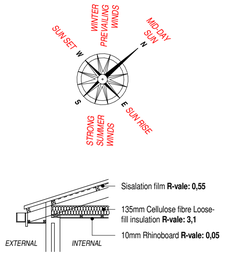
KERB SECTION
1 : 25



SEWERPIPE BRIDGE DETAIL
1 : 50



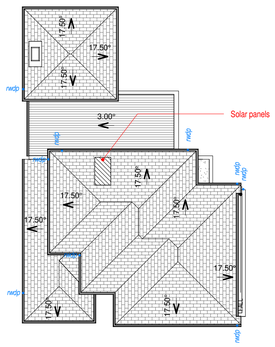
TYPICAL BLOCK BOUNDARY WALL DETAIL
1 : 25



Roof Insulation Detail
1 : 50

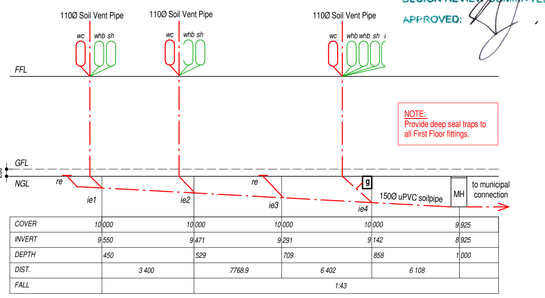
ALL FLASHING, COUNTER FLASHING AND WATERPROOFING TO BE DONE BY SPECIALIST

300mm OVERHANG



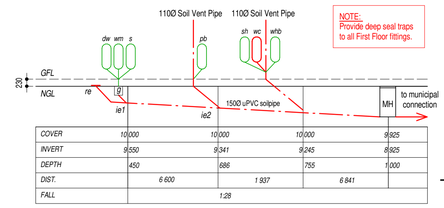
ROOF PLAN
1 : 200

SANDOWN
30 SEP 2025
DESIGN REVIEW COMMITTEE
APPROVED:



COVER	10.000	10.000	10.000	10.000	9.925
INVERT	9.550	9.471	9.291	9.142	8.925
DEPTH	450	529	709	858	1.000
DIST.	3 400	7768.9	6 402	6 108	
FALL			1:43		

DRAINAGE SECTION ONE



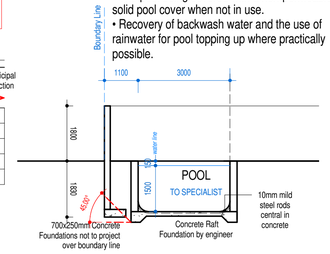
COVER	10.000	10.000	10.000	9.925	
INVERT	9.550	9.341	9.245	8.925	
DEPTH	450	686	755	1.000	
DIST.	6 600	1 937	6 841		
FALL		1:28			

DRAINAGE SECTION TWO

WATER DEMAND MANAGEMENT SYSTEM:

Topping up or filling of swimming pools with municipal drinking water allowed subject to:

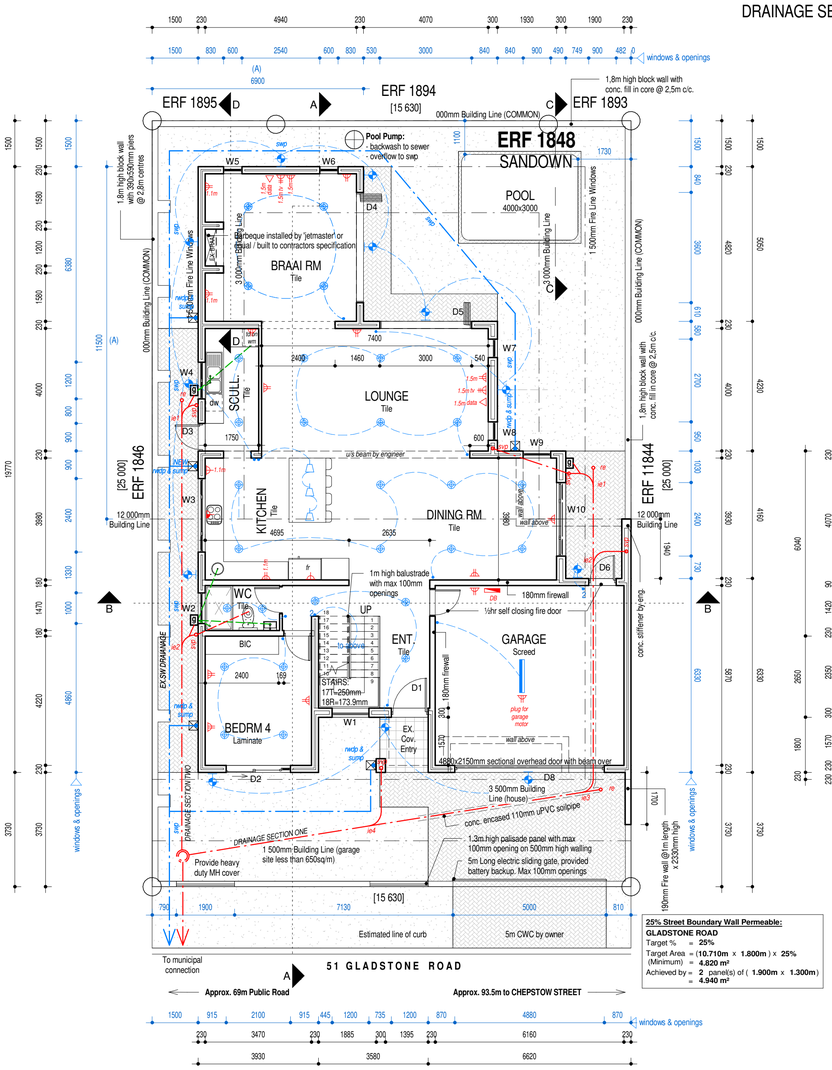
- The pool being covered with a non-permeable solid pool cover when not in use.
- Recovery of backwash water and the use of rainwater for pool topping up where practically possible.



SECTION C
1 : 100

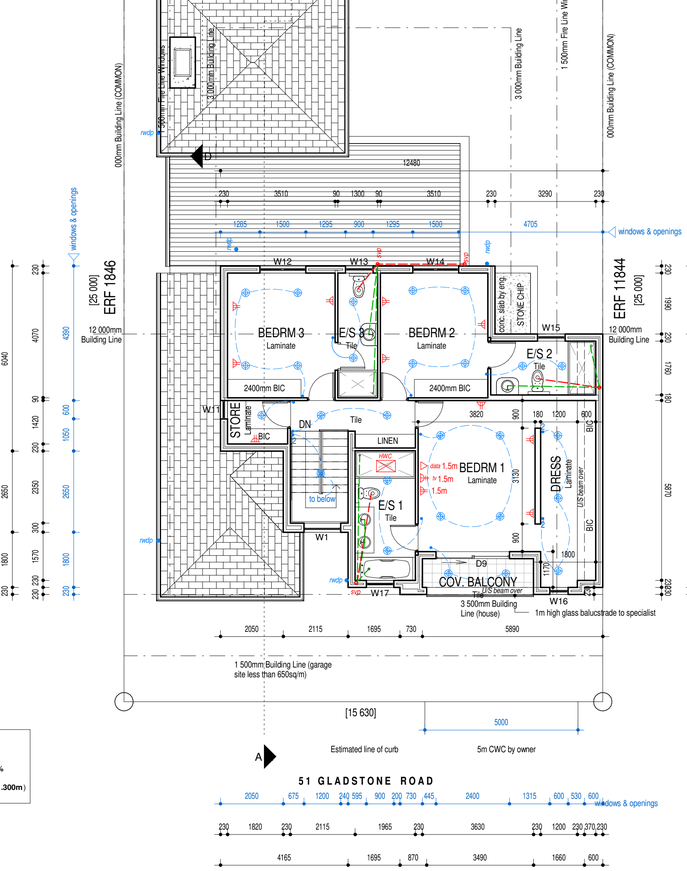
NOTE
- External garden lighting to be designed & fitted by specialist.
- For kitchen cupboard layout, plug & light positions refer to specialist.

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

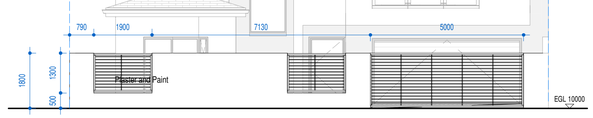


25% Street Boundary Wall Permeable:
GLADSTONE ROAD
Target % = **25%**
Target Area = (**10.710m** x **1.800m**) x **25%** (Minimum) = **4.820 m²**
Achieved by = 2 panel(s) of (**1.900m** x **1.300m**) = **4.940 m²**

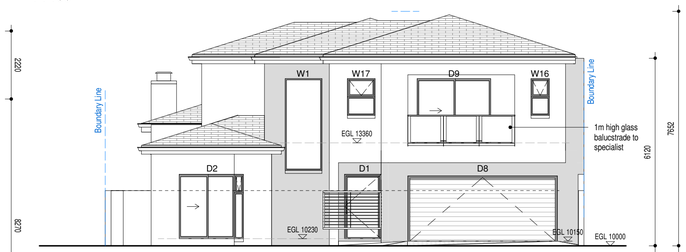
GROUND FLOOR PLAN
1 : 100



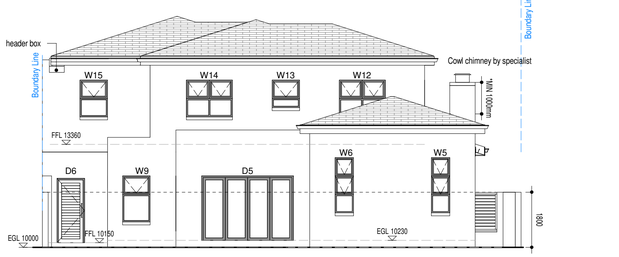
FIRST FLOOR PLAN
1 : 100



WEST ELEVATION - BOUNDARY WALL
1 : 100



WEST ELEVATION
1 : 100



EAST ELEVATION
1 : 100

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

NOTE: LOW-E REQUIRED FOR GLAZING

For council submission Area Breakdown

Garage	41.7 m²
CVD Ent	2.8 m²
GF Area	159.8 m²
FF Area	107.1 m²
CVD Balcony	4.2 m²
Total Area	315.7 m²

NOTES:

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

Roof Construction (house):
Renown profile cement tiles in charcoal colour @ 17.5° pitch, fixed to 38x38mm SA Pine treated Battens @ ± 340mm c/c with 76mm Clout Nails on SANS 10400 approved 405 Sisalation lapped 200mm on 114x38mm Pre-manufactured gangnail 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. Tiled roofs to have SANS 10400 approved waterproofing underlay specified and installed by specialists.

Roof construction (living):
Galvanised Chromadek IBR Roof Sheeting in grey colour @ 3° 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 6* 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 o400. 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. Rhinoboard 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	2025/08/27	EJ	FIRST COUNCIL SUBMISSION
2.0.1	2025/08/29	EJ	AMENDED

AREAS:

Ground Floor	204.40 m²
First Floor	111.30 m²
TOTAL AREA	315.70 m²
Site Area	390.74 m²
Coverage m²	204.40 m²
Coverage	52.3%
Floor Factor	0.81

For Council Submission

Pool	12 m²
Boundary Wall	69.7m Length X 1800mm high

SIGNATURE(S):

PROJECT

PROPOSED NEW HOUSE FOR PROUD PROPS 2 cc ON ERF 1848 - SANDOWN (51 GLADSTONE 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	2025.08.22	25-96

CITY OF CAPE TOWN
DEVELOPMENT MANAGEMENT

Recommended for Approval

Building Control Officer / Delegatee

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26 Nov 2025

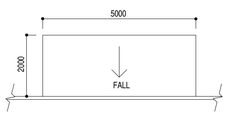
Planning & Building Development Management — Date

Approval Number: 0036797

Application Number: 001700604448

Municipal Stamp

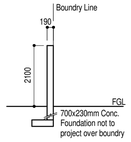
COUNCIL DETAILS



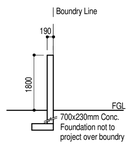
Plan of rollover kerb CWC - CK5
Scale 1:100



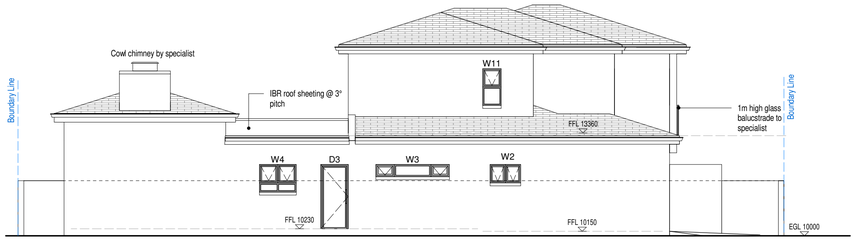
Elevation of rollover kerb
CWC - CK5
Scale 1:100



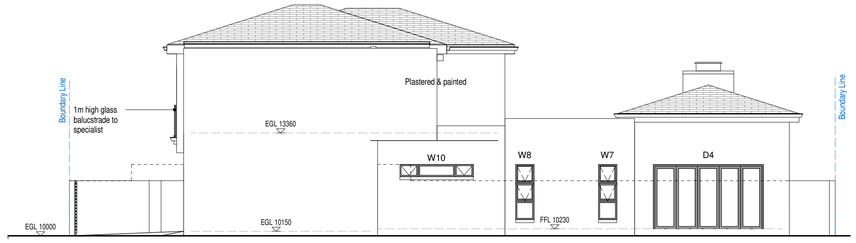
Section Through Fire Block Wall
Scale 1:100



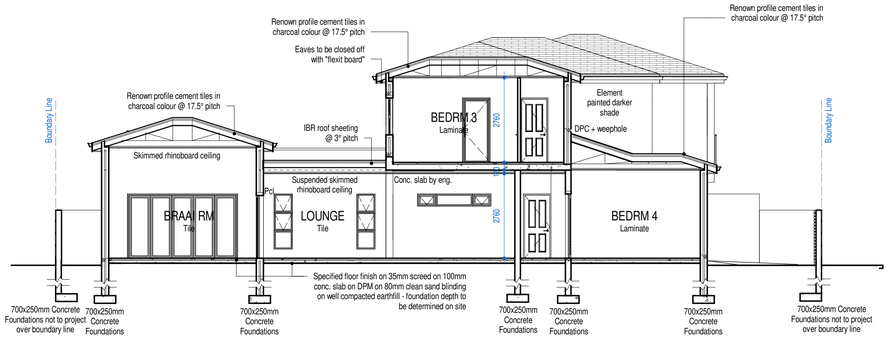
Section Through Block Wall
Scale 1:100



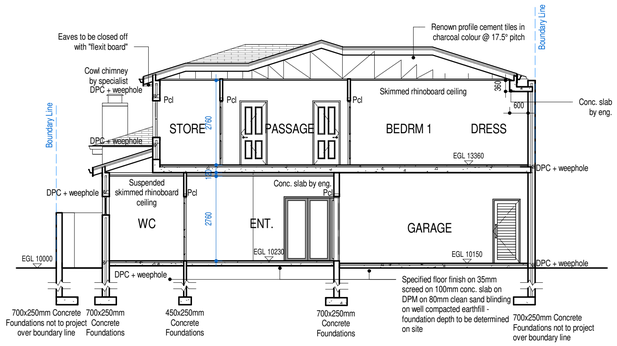
NORTH ELEVATION
1 : 100



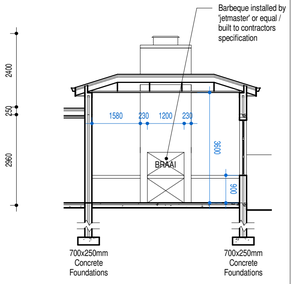
SOUTH ELEVATION
1 : 100



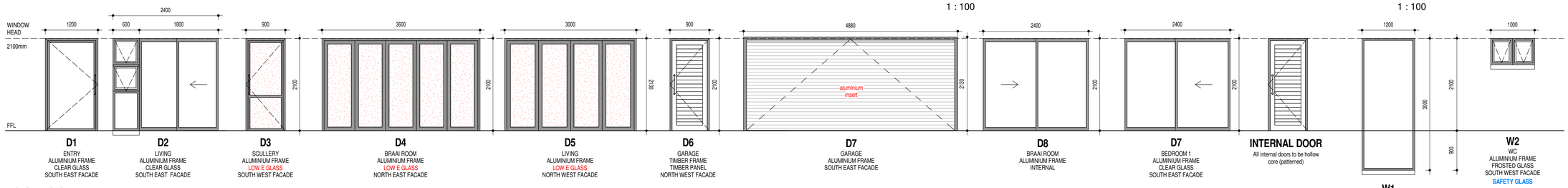
SECTION A
1 : 100



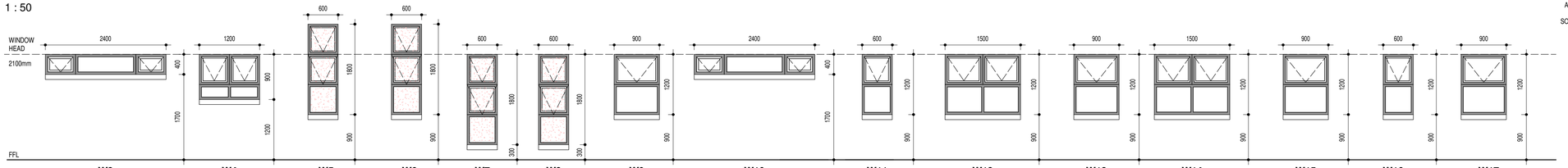
SECTION B
1 : 100



SECTION D - D
1 : 100



DOOR SCHEDULE
1 : 50



WINDOW SCHEDULE
1 : 50

XA AND FENESTRATION CALCULATIONS

SANS 10400/XA CALCULATIONS (ZONE4)	TARGET VALUE:	ACTUAL VALUE:	EXTRAS:
NETT FLOOR AREA (EXCL. STORE, GARAGES)		241.93m² - New Building	
ROOF INSULATION	3.7	- Sisalation film **R-value: 0,55** - 135mm Cellulose fibre Loose-fill insulation **R-value: 3,1** - 10mm Rhinoboard **R-value: 0,05** **Total R factor = 3.7** *(deemed to satisfy)*	
HOT WATER AND PIPE INSULATION: -50% hot water generation by alternate source (solar panel and geyser) -Insulated hot water piping to conform to SANS 204			-Neoprene insulation to be used -Fit water saving nozzles to all showers
LIGHTING: -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
-	-	205.7	19.10
ACTUAL: (ground floor)			
FLOOR AREA	TOTAL OPENING VALUE (SQ/M)	CONDUCTANCE	SOLAR HEAT GAIN
146.93m²	33.39m² (22.73%)	60.21	18.75

Resultant materials:
- Single Clear glass (5.8 W/m² and SHGC 0,8 as per "Glass Warehouse" specifications)
- Low-E glass (35% Charcoal Semi Reflective = U Value - 0.97 and SHGC - 0.57)

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
-	-	134.64	12.50
ACTUAL: (ground floor)			
FLOOR AREA	TOTAL OPENING VALUE (SQ/M)	CONDUCTANCE	SOLAR HEAT GAIN
96.17m²	17.28m² (16.47%)	91.87	11.10

Resultant materials:
- Single Clear glass (5.8 W/m² and SHGC 0,8 as per "Glass Warehouse" specifications)
- Low-E glass (35% Charcoal Semi Reflective = U Value - 0.97 and SHGC - 0.57)

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.

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)	- 134 660 KJ
• KWH Per Day	- 37.6 KWH
• Annual Usage (KWH)	- 13653.06 KWH
• **Storage Capacity for hot water**	**- 64 L/p/d & 50 L/p**

[6826.53 KWH (50%) - to be provided with a solar panel as per SANS XA/201]

Proposed Installation:

- 2X 200L Solar panel and Geyser with 2KW Backup Electric element. Collector to be 2.5m2
- Solar useful energy rating (KWH/m2) per day = 8.38
- Annual solar energy available for 2x 2.5m2 Solar collector (KWH) = 7646.75
- Solar Energy 7646.75 KWH > 6826.53 KWH (50% of required consumption)
- Outstanding energy to be provided by 2KW electric geyser

- Kwikkool solar panel efficiency = 4.19 KWH/M2
- Solar collector area = 2.5m2
- 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.

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

NOTES:

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Galvanised Chromadek IBR Roof Sheeting in grey colour @ 3° 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 6* 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.

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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 o400. 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. Rhinoboard 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	2025/08/27	EJ	FIRST COUNCIL SUBMISSION
2.0.1	2025/08/29	EJ	AMENDED

AREAS:

Ground Floor	204.40 m²
First Floor	111.30 m²
TOTAL AREA	315.70 m²
Site Area	390.74 m²
Coverage m²	204.40 m²
Coverage	52.3%
Floor Factor	0.81

Areas for Council Submission

Pool	12 m²

Boundary wall
62.96m long x 1.8m high

SIGNATURE(S):

PART N: GLAZING
- Safety glazing is required where a bath enclosure or shower cubicle is glazed, or where glazing occurs immediately above and within a distance of 1 800 mm horizontally or vertically from a bath or shower as per Part N 4.4.2 (d).
- Safety glazing is required where it is used in any wall or balustrade to or immediately adjacent to a stairway, ramp, landing, pathway, patio, veranda or balcony as per Part N 4.4.2 (f).
- Safety glazing is required where glazing is used within 1800 mm of the pitch line of a stairway or the surface of a ramp, landing, pathway, patio, veranda or balcony.

NOTE:
All bathroom windows to be frosted glass.

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

PROJECT

PROPOSED NEW HOUSE FOR PROUD PROPS 2 cc ON ERF 1848 - SANDOWN (51 GLADSTONE ROAD)

Graham Holland
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DRAWN:	SCALE :	TYPE & REV:
EJ	As indicated	2.0.0
SHEET :	START DATE :	PROJECT No :
2 of 2	2025.08.22	25-96