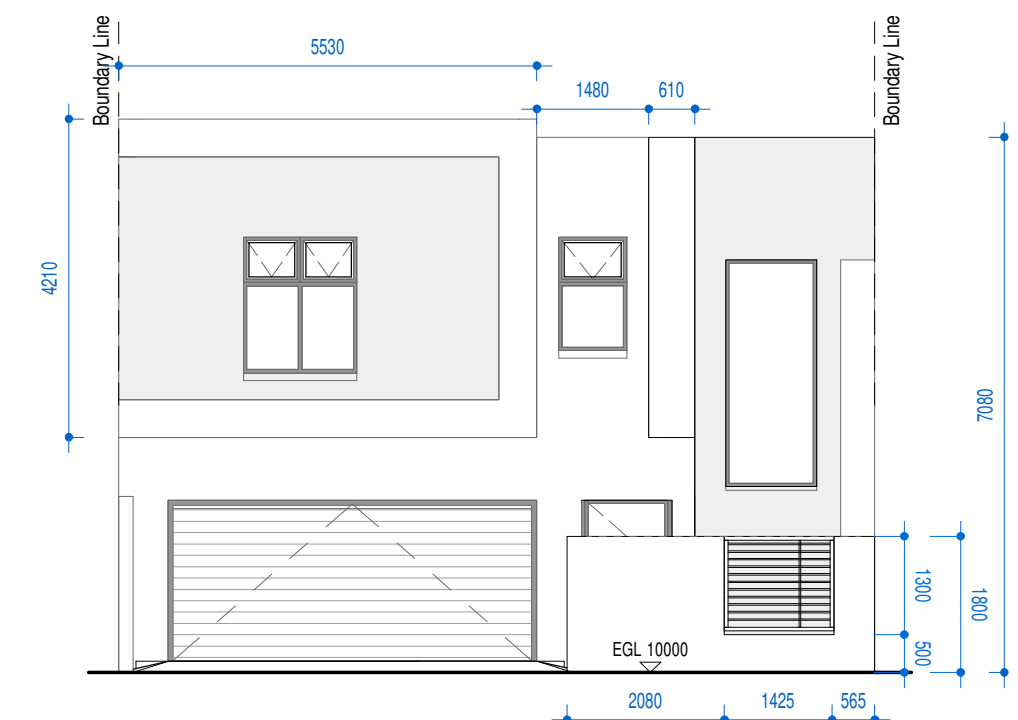
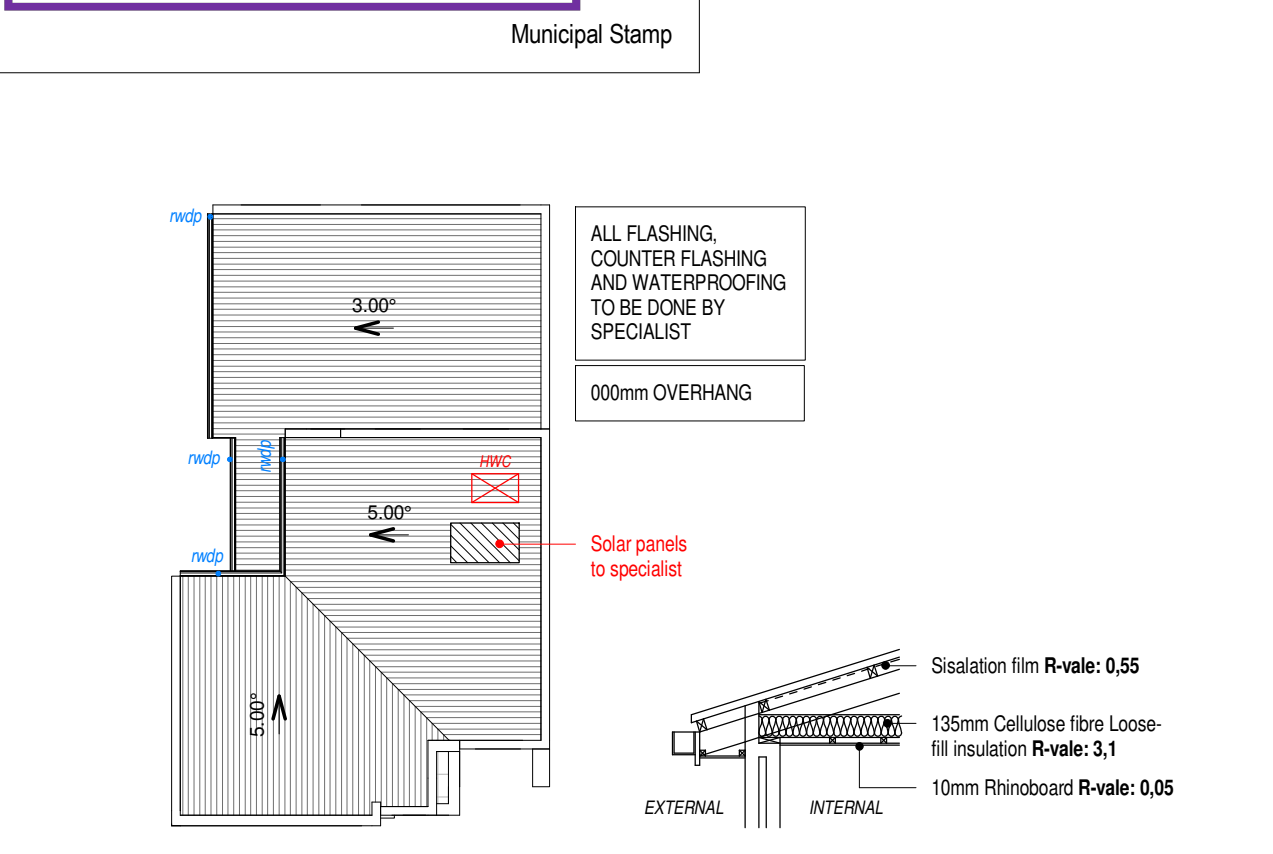


CITY OF CAPE TOWN DEVELOPMENT MANAGEMENT	
<u>Recommended for Approval</u>	
<u>Building Control Officer / Delegatee</u>	
This application has been approved in terms of Section 7(1) (a) of Act 103 of 1977, subject to the conditions in the attached letter of approval.	
 Planning & Building Development Management	05 May 2025 Date
Approval Number: 0025041	
Application Number: 001700573141	



SOUTH EAST ELEVATION - BOUNDARY WALL
1:100

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	 1P
1 m (1) Double power point	 1.2m
Double power point	 2P
Double power point 12 voltages	 12V
Stove point	
Solar Hot water cylinder	 HWC
Solar Panel	
TV point	 TV
Data point	 data
Heated Towel	 HTR

NOTE
 1. For outdoor garden lighting to be designed & fitted by specialist.
 2. For Kitchen cupboard layout, plug & light positions refer to specialist.

NOTES:

All work to be carried out in strict accordance with local authority regulations and by-laws. Contractors to be responsible for 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. Working dimensions should be used in preference to scaling the drawings. All work to be carried out in accordance with the Drawing & Dimensions of the drawings. To the information detailed on the drawing should be referred to the Architect prior to construction. Should any portion of the drawing be unclear or contain insufficient information for construction it should be referred to the Architect immediately. Drainage connection point and levels to be verified by the plumbing contractor before commencement of any work.

Road construction (hoop):

Gravelled Chansdown BR Road (Shedding in grey colour) 3' x 3" pitch fixed to 75x50mm Sawn Purfins @ 100mm on pitch with 70mm Coal Ties Sawn @ 100mm minimum 4500 Sealant applied to the top of the purfins with 100mm x 100mm x 10mm 800mm c/s. To special detail. All work to be finished with 321 50mm Galv. hoop iron built minimum 800mm into driveway. Timber ends fixed into brickwork to be treated with Carbolineum and wrapped in DPC. All work to be carried out in accordance with the Drawing & Dimensions of the drawings. D.C. 4.2.1.1 Road skirting at less than 11° to be single length by specialist. Size and spacing of transverse/rafter in accordance with SANS 10400-4.1. Provide finishings as per SANS 10400-4.1 (note: Joints B&B).

Walls:

External walls must be brick: 230 cavity walls unless shown otherwise. Internal walls - 50mm or 100mm solid walls. Brick cavity walls have to have stepped DPC's at floor level and at all openings. Cavity walls to have a 2.5 galvanneal wire mesh per m². Cavities to be concrete filled to the underside of the DPC at ground level. Weep/fines to 150mm concrete to be stepped DPC. Prestressed concrete lintels or over all openings in brickwork where no RC beams are with minimum of 4 courses of brickwork over. Support over openings >3m to be in accordance with SANS 10400-4.2.2.3 or alternatively in RC beams to engineers' specification. All Masonry walls to be accordance with Part 4.4.2.2 and 4.2.4.

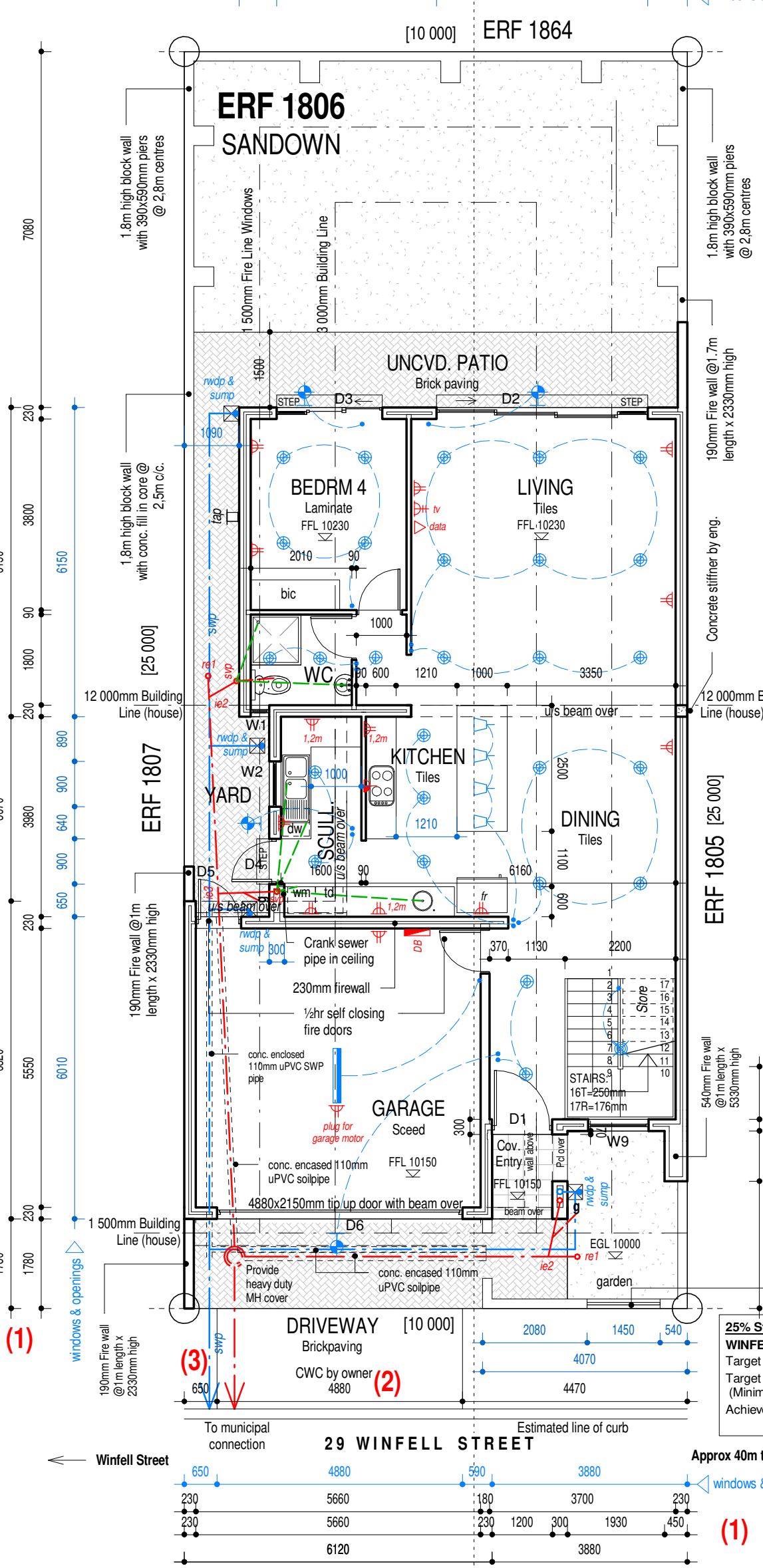
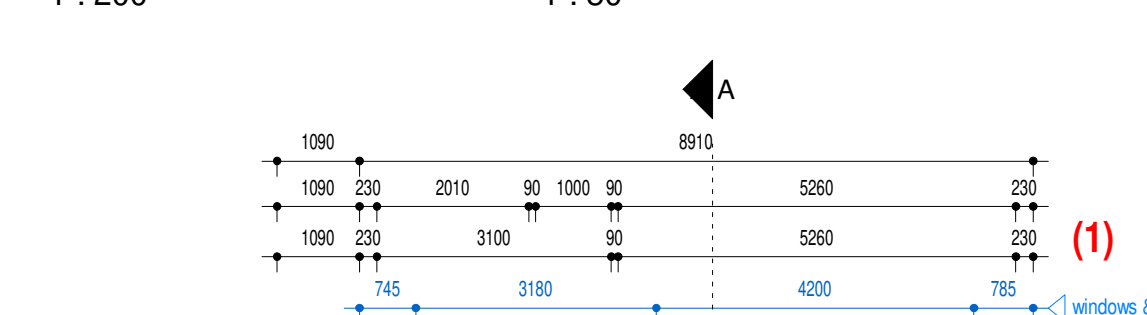
Flare skirting

Flare skirting on floor covering on 25mm screed on 100mm concrete slab on SANS 10400-1 approved 275mm DPC on 50mm clean sand bedding on well compacted earth. Top 150mm of bedding to be compacted in 150mm layers. Under the bedding to be compacted to approved finished ground level and cavity beneath DPC must be concrete filled.

Gutters & Downpipes:

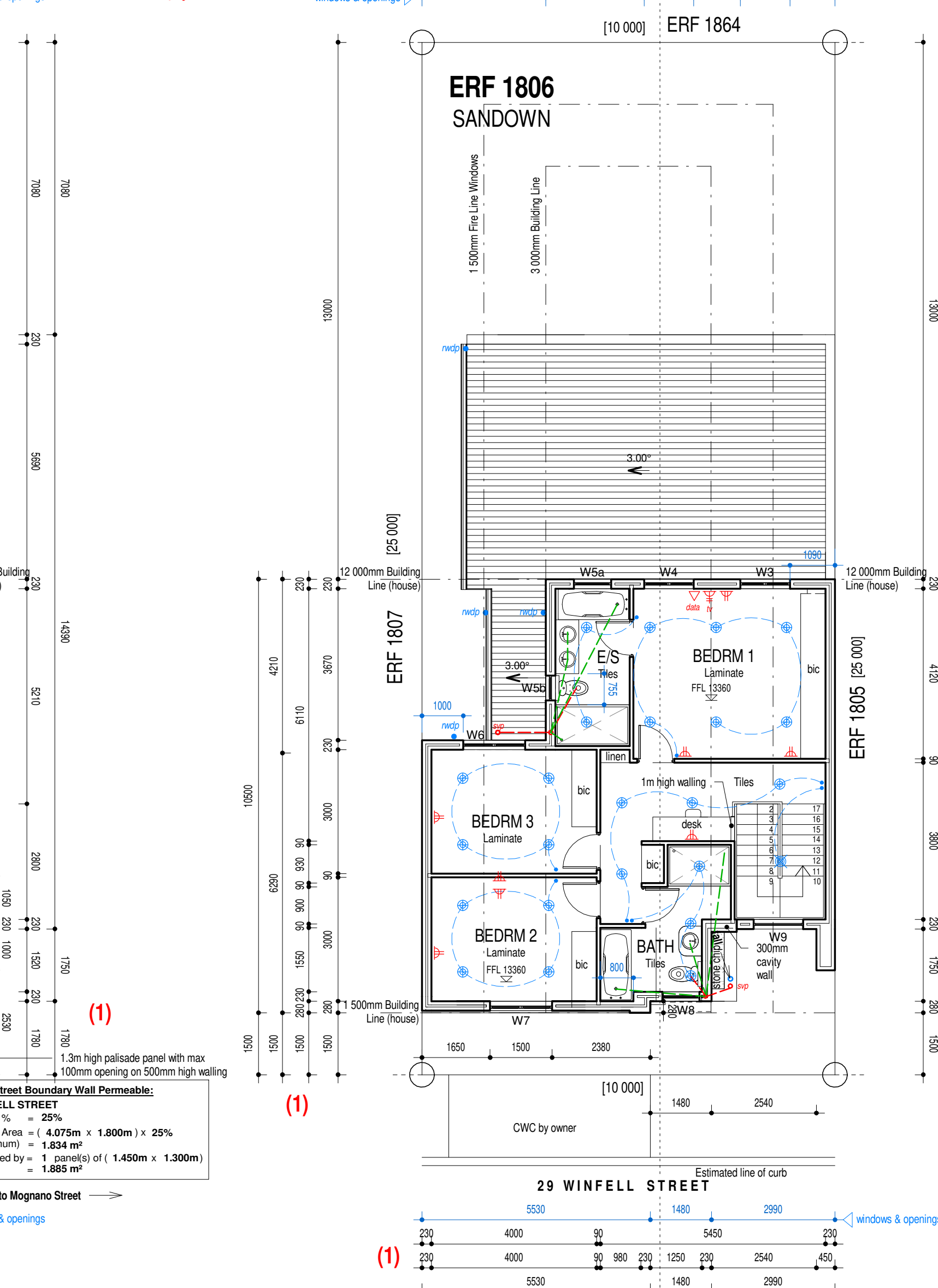
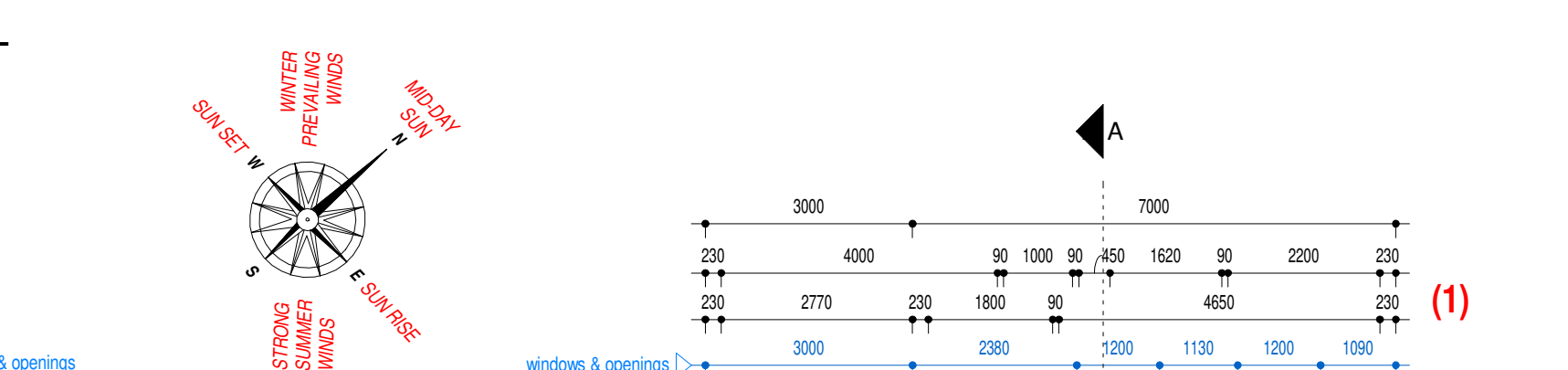
Gutters and downpipes to be in accordance with SANS 10400-4.3.2.

ROOF PLAN
1 : 200

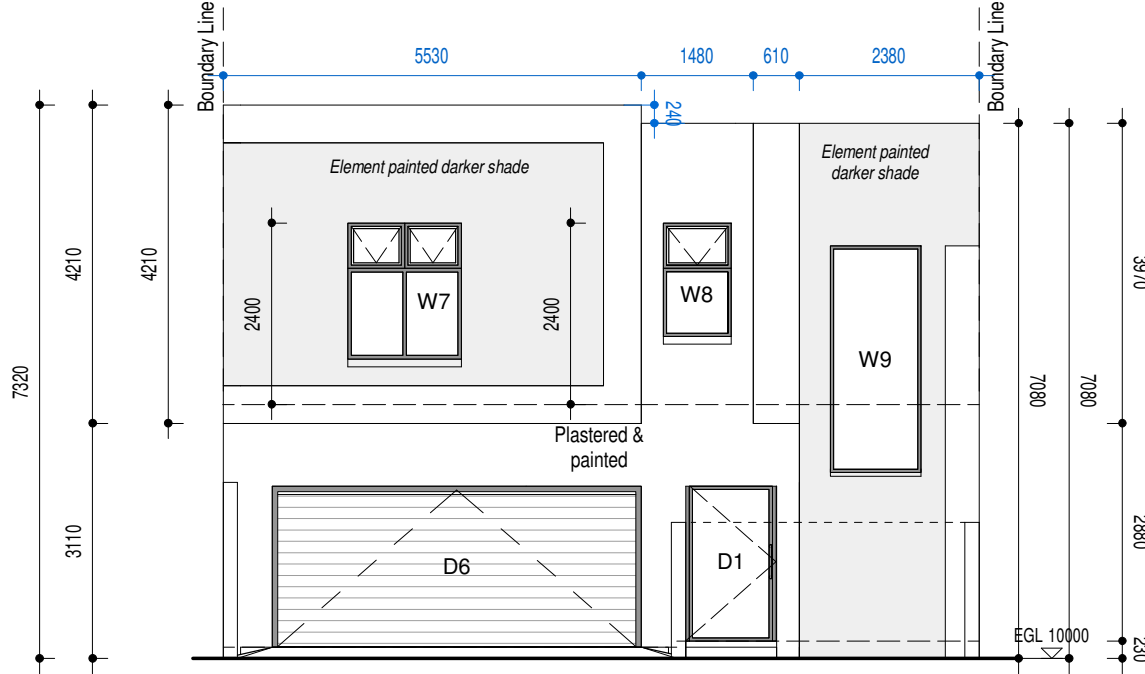


GROUND STOREY
1 : 100

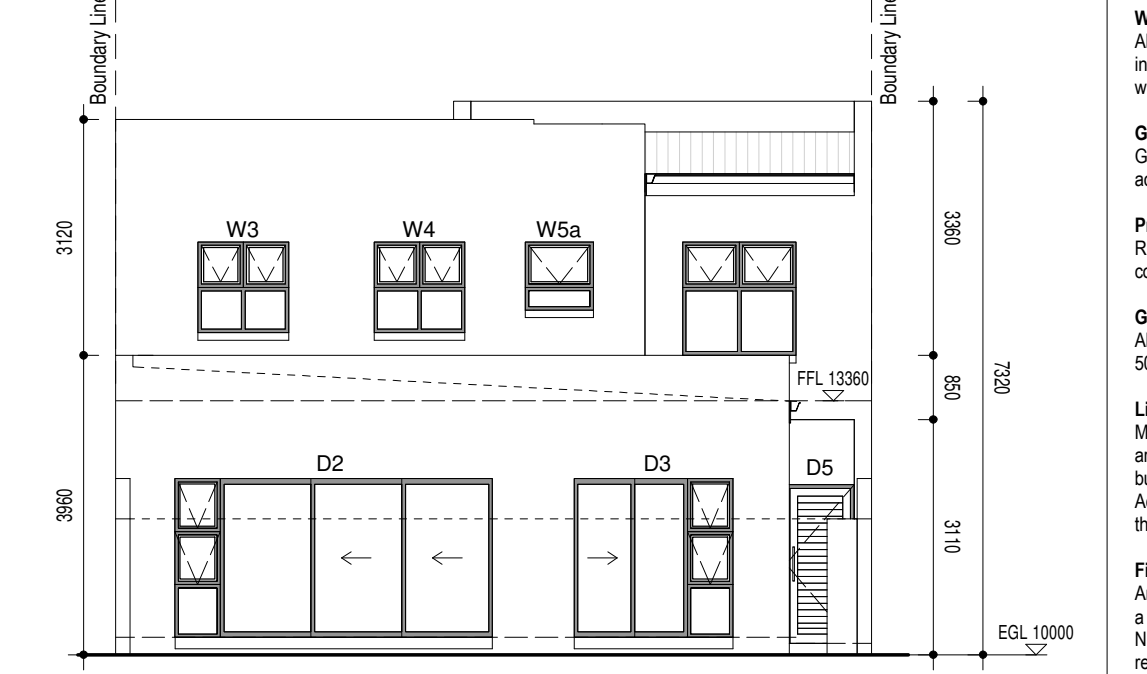
ROOF INSULATION DETAIL
1 : 50



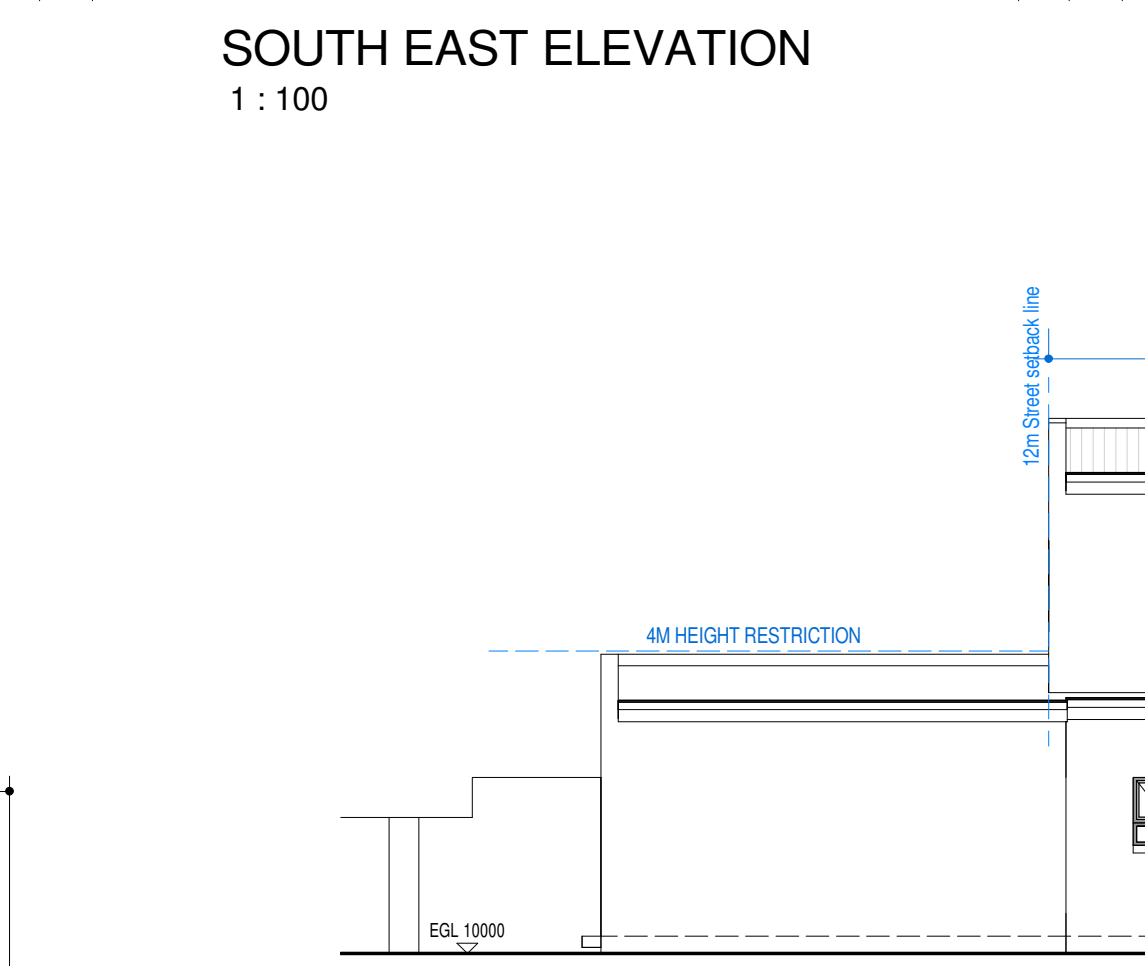
FIRST STOREY
1 : 100



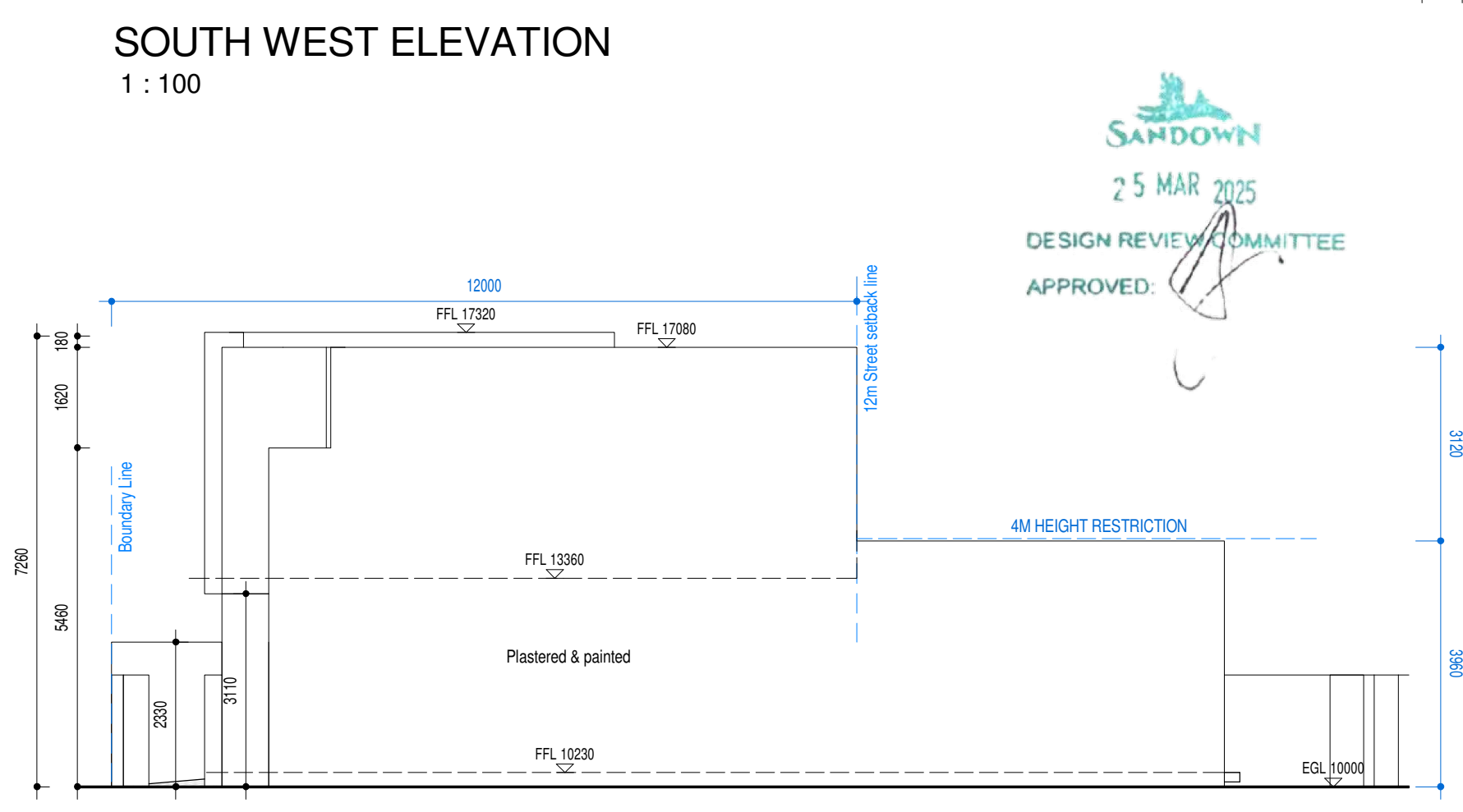
SOUTH EAST ELEVATION
1 : 100



NORTH WEST ELEVATION
1 : 100



SOUTH WEST ELEVATION
1 : 100



NORTH EAST ELEVATION
1 : 100

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

NOTE:
LOW-E REQUIRED
FOR GLAZING

REVISION LIST:			
REV:	DATE:	DRAWN:	DETAILS:
2.0.0	2025/03/07	EJ	FIRST COUNCIL SUBMISSION
2.0.1	2025/03/10	EJ	CLIENT CHANGES
2.0.2	2025/04/24	EJ	CoCT AMENDMENT (1) - (3)

AREAS:	For Council submission	
	UNCVD. PATIO	14.4 m²
Ground Floor	143.80 m²	Boundary wall 1.8m H x 40.14m L
First Floor	86.50 m²	
TOTAL AREA	230.30 m²	
Site Area	250.00 m²	SIGNATURE(S): 
Coverage m²	143.80 m²	
Coverage	57.5%	
Floor Factor	0.92	

PROJECT
PROPOSED NEW HOUSE FOR
PROUD PROPS 2 cc ON
ERF 1806 - SANDOWN
(29 Winfell Street)

Graham Holland
Architectural design
Pr. S.Arch.T. (B. Tech.) / SACAP Reg. Nr. S103641

P.O. Box 20147, 81g Bldg, 7448
Tel (021)554 494, Fax (021)554 2898, Cell 082 493 67
graham@ghad.co.za www.ghad.co.za

DRAWN: EJ	SCALE: As indicated	TYPE & REV: 2.0.0
SHEET: 1 OF 2	START DATE: 2025.03.07	PROJECT No.: 25-15

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.

05 May 2025

Date

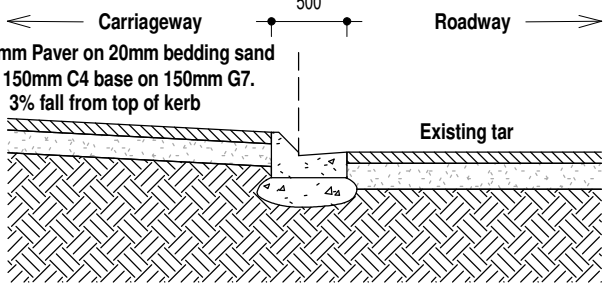
Planning & Building Development Management

Approval Number: 0025041

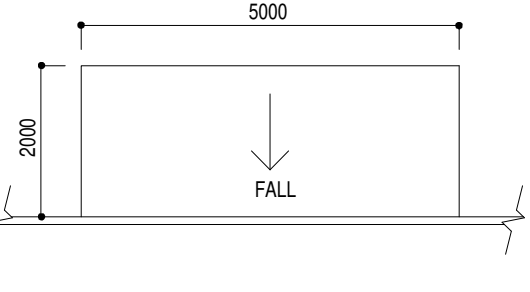
Application Number: 001700573141

Municipal Stamp

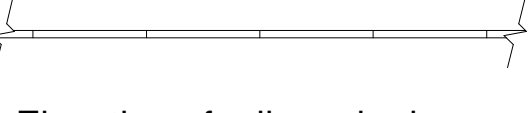
COUNCIL DETAILS



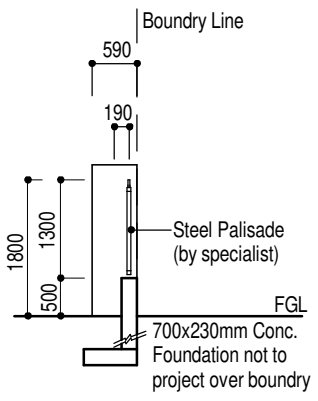
Kerb Section Detail
Scale 1:50



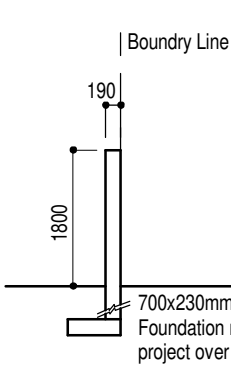
Plan of rollover kerb CWC - CK5
Scale 1:100



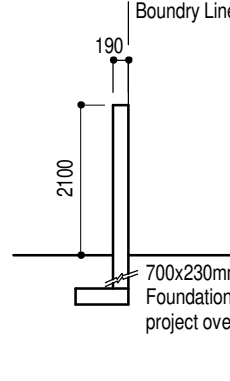
Elevation of rollover kerb CWC - CK5
Scale 1:100



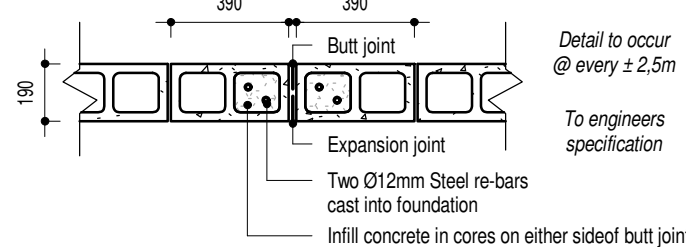
Section Through Palisade Block Wall
Scale 1:100



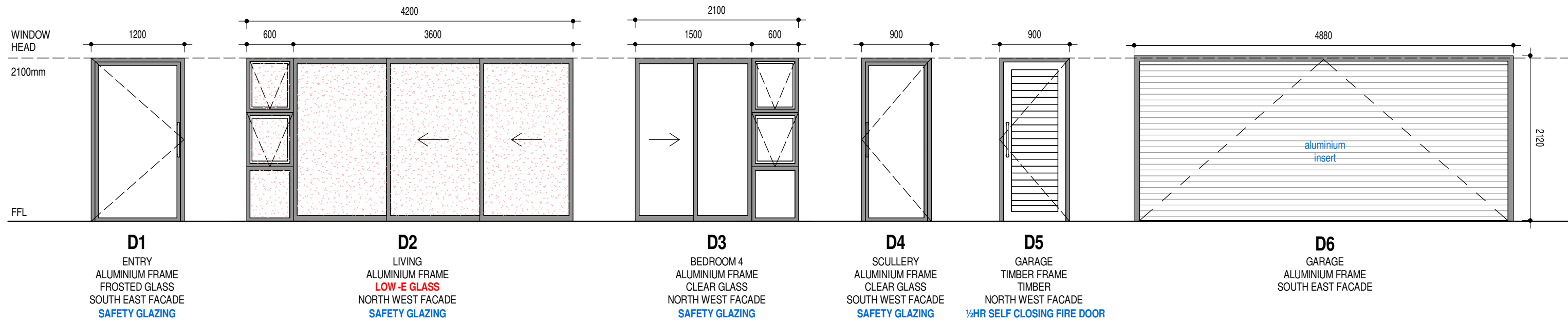
Section Through Block Wall
Scale 1:100



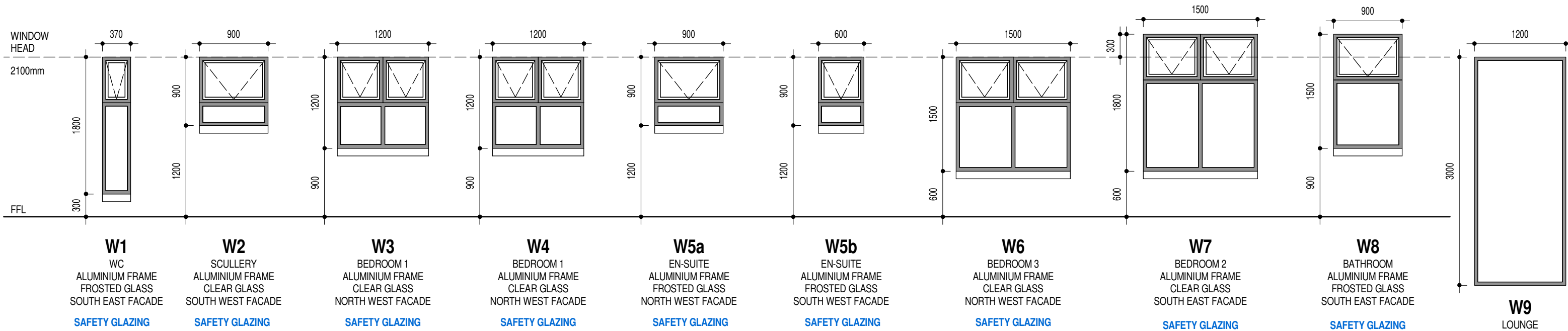
Section Through Fire Block Wall
Scale 1:100



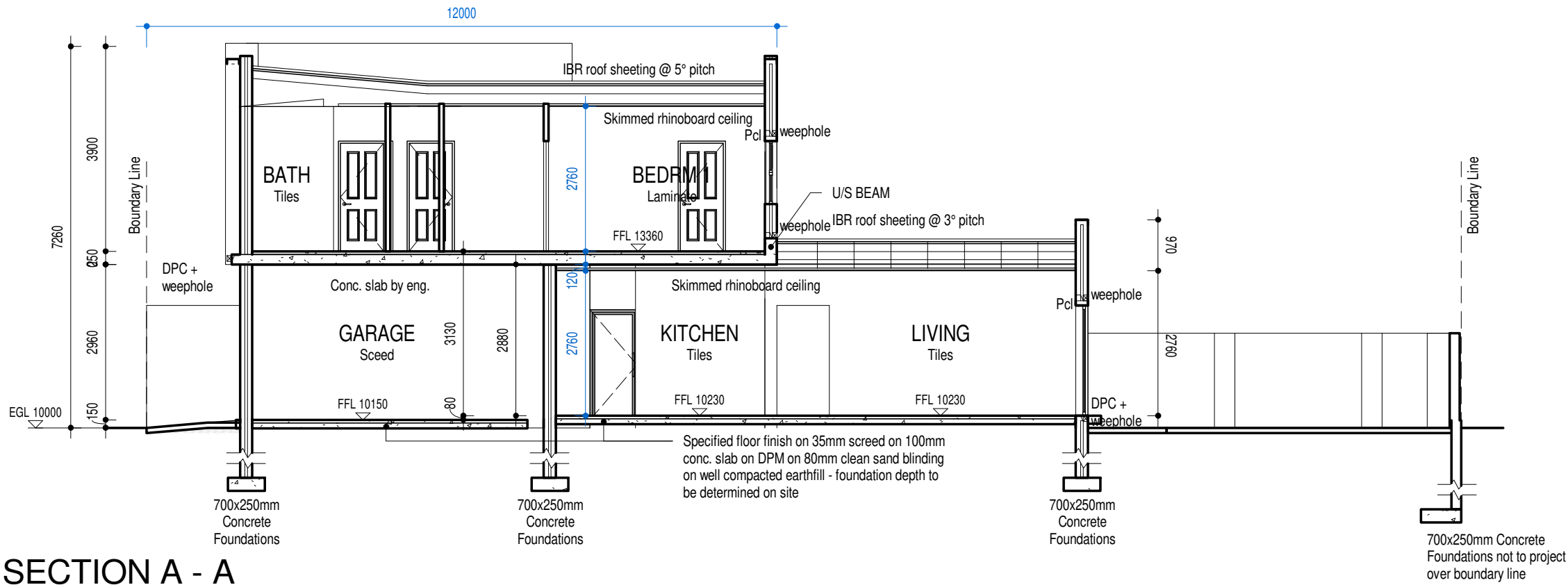
TYPICAL BLOCK BOUNDARY WALL DETAIL
Scale 1:20



DOOR SCHEDULE
1 : 50



WINDOW SCHEDULE
1 : 50



SECTION A - A
1 : 100

XA AND FENESTRATION CALCULATIONS

SANS 10400/XA CALCULATIONS (ZONE4)	TARGET VALUE:	ACTUAL VALUE:	EXTRAS:
NETT FLOOR AREA (EXCL. STORE, GARAGES)		173m² - New Building	
ROOF INSULATION	3.7	- Stelation 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)
	134.40
CONDUCTANCE	12.48
SOLAR HEAT GAIN	
ACTUAL: (ground floor)	
FLOOR AREA	TOTAL OPENING VALUE (SQ/M)
96m²	20.20m² (21.04%)
CONDUCTANCE	75.07
SOLAR HEAT GAIN	10.78
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.	

FENESTRATION: (Solar heat gain / conductance)	*FIRST FLOOR*
TARGET: (per floor)	
FLOOR AREA	TOTAL OPENING VALUE (SQ/M)
	107.80
CONDUCTANCE	10.01
SOLAR HEAT GAIN	
ACTUAL: (ground floor)	
FLOOR AREA	TOTAL OPENING VALUE (SQ/M)
77m²	13.05m² (16.95%)
CONDUCTANCE	75.69
SOLAR HEAT GAIN	9.24
Resultant materials: - Single Clear glass (5.8W/m² 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.	

WATER DEMAND MANAGEMENT SYSTEM:

As per Water By-Law 2018

- 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.

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 of Water (KJ/Kg.K) - 4.182
- Daily Energy Usage (KJ) - 134 660.00 KJ
- KWH Per Day - 37.4 KWH
- Annual Usage (KWH) - 13651 KWH

[6825.63 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 5.0m²
- Solar useful energy rating (KWH/m²) per day = 8.38
- Annual solar energy available for a 2.5m² Solar collector (KWH) = 6825.63
- Solar Energy 7646 KWH > 6825.63 KWH (50% of required consumption)
- Outstanding energy to be provided by 2X 2KW electric geyser

- Kwiksol solar panel efficiency = 4.19 KWH/M2
- Solar collector area = 5.0m²
- Water inlet temperature = 20degC
- Water storage temperature = 55degC

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

Roof construction (house):

Galvanised Chromadek IBR Roof Sheetting in grey colour @ 3° pitch fixed to 75x50mm SA Pine Purlins @ 1000mm o/c with 75mm Chalk Nails on SANS 10400 approved K15 Stalation lapped 200mm on 225x75mm SA Pine Timber Grade 6 Mono-Trusses @ 850mm o/c. To specialist detail. 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. Roof fixing to be in accordance with Part K 4.2.11. Roof sheets at less than 11° to be single length by specialist. Size and spacing of trusses/rails in accordance with SANS 10400-L 4.4. Provide flashings as per SANS 10400 Part-L (refer Annex B).

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 o/c to all stepped DPC's. Prestressed concrete lintel's over all openings in brickwork where no RC beams are with minimum of 4 courses of brickwork over. Support over openings > 3m to be in accordance with SANS 10400 Part K 4.2.3.5 or alternatively an RC beam to engineers specification. All Masonry walls to be in accordance with Part K 4.2.2 and 4.2.4.

Floor Construction:

SA Pine skirting on 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. Lower lip of 375mm damp proof course under cavity walls must be min. 150mm above finished ground level and cavity beneath DPC must be concrete filled.

Gutters & Downpipes:

Gutters and downpipes to be in accordance with SANS 10400-L 4.3.2.

Chimneys:

Chimneys to be min. 1000mm above roof pitch and flashed with acrylic flashing and counter flashing. In terms of SANS 10400-V 4.3.5 Chimneys laterally unsupported and higher than 4.0m shall be designed in accordance with SANS 10400-B. No combustible material such as timber joist, timber roof trusses shall be built within 200mm of the inside of such chimney.

Ceilings:

Ceiling branders to be in accordance with 4.4.1.6 and Table 16. Max spacing for 6.5mm thick gypsum = 400mm o/c.

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. wespco 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.

Glazing:

Glazing installations to be in accordance with SANS 10400-N 4.2 Specify Safety glazing to be in accordance with SANS 10400-N 4.4 Safety Glazing.

Precast Lintels:

Reinforced Lintels, to all openings to a maximum of 3000mm to have minimum four courses of brickwork with brickwork in every course in accordance with Part K 4.2.9

Glazing:

All glazing to comply with part n of SANS 10400. All glazed areas exceeding 1m² or less than 500mm above FFL to be safety glazed.

Light & Ventilation

Minimum natural light to be 10% of the floor area. Minimum ventilation to be 5% of the floor area. Artificial Ventilation to be in accordance with SANS 10400-O 4.3.2 Energy usage in buildings to demonstrate compliance in terms of Part XA1. Fenestration Calculations to be in Accordance with SANS 10400-XA 5.3 and Table 4. Roof insulation (provide breakdown of thickness used and indicate how R-value of 3.7 is achieved.)

Fire Protection

Any separating element (wall and floor) between any garage and any habitable room shall have a fire resistance of not less than 30 min and the wall shall extend to the underside of the roof. Note wall between Garage, Kitchen, Scullery and Entrance hall to provide 30 minute fire resistance. Any door between such garage and any such room shall have a fire resistance of not less than 30 min and such doorway shall require a threshold of not less than 10 mm.

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 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 win and DW to be in 50mm 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 bracing to u/s of concrete slab to be provided to all ceilings.

REVISION LIST:

REV:	DATE:	DRAWN:	DETAILS:
2.0.0	2025/03/07	EJ	FIRST COUNCIL SUBMISSION
2.0.1	2025/03/10	EJ	CLIENT CHANGES
2.0.2	2025/04/24	EJ	CoCt AMENDMENT (1) - (3)

AREAS:

Ground Floor	143.80 m²	For Council submission
First Floor	86.50 m²	UNCVD.PATIO 14.4 m²
TOTAL AREA	230.30 m²	
Site Area	250.00 m²	
Coverage m²	143.80 m²	
Coverage	57.5%	
Floor Factor	0.92	

PROJECT

PROPOSED NEW HOUSE FOR PROUD PROPS 2 cc ON ERF 1806 - SANDOWN (29 Winfell Street)

Graham Holland
Architectural design
Ph:3.Archit. (B. Tech) (SACAP Reg. Nr. 510364)
P.O. Box 20147, Big Bay, 7448
Tel: (021)554 4144, Fax: (021)554 2896, Cell 082 493 67
graham@ghad.co.za www.ghad.co.za

DRAWN: EJ	SCALE: As indicated	TYPE & REV: 2.0.0
SHEET: 2 OF 2	START DATE: 2025.03.07	PROJECT No: 25-15