

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.

27 May 2025

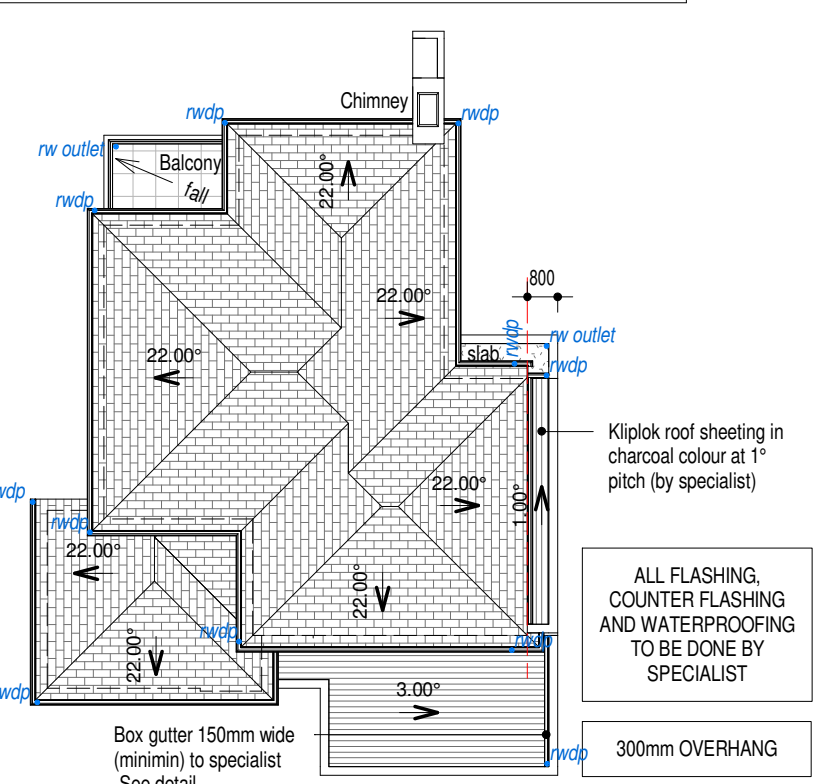
Date

Planning & Building Development Management

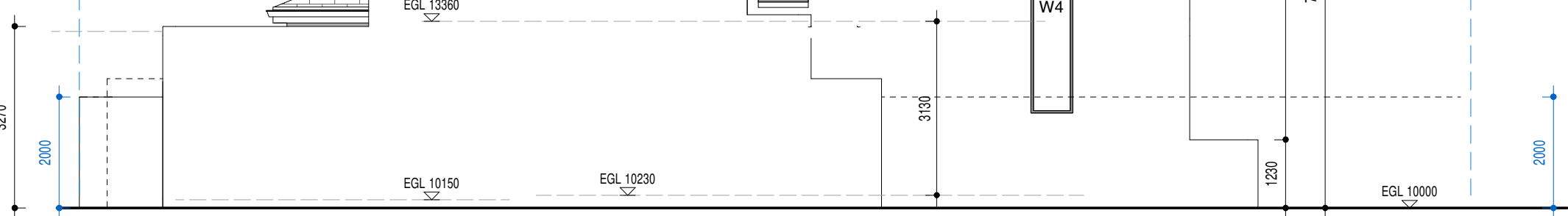
Approval Number: 0026261

Application Number: 001700574967

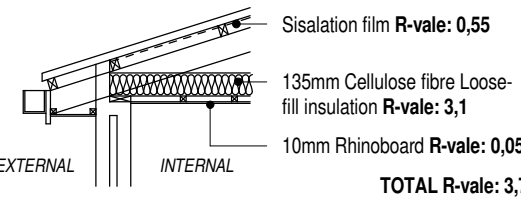
Municipal Stamp



ROOF PLAN
1 : 200

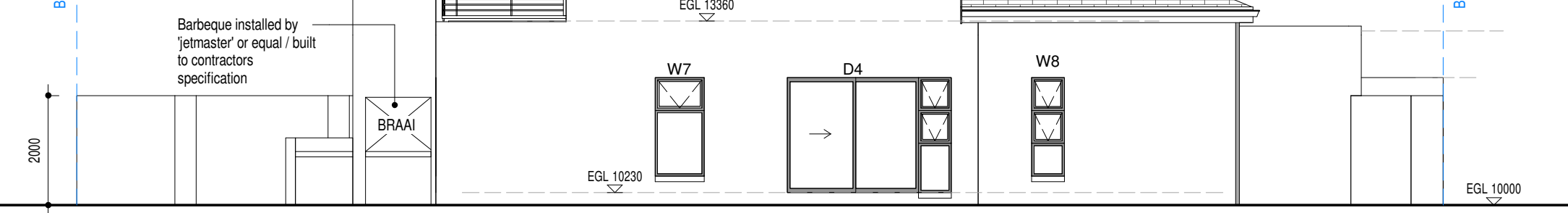


NORTH ELEVATION
1 : 100

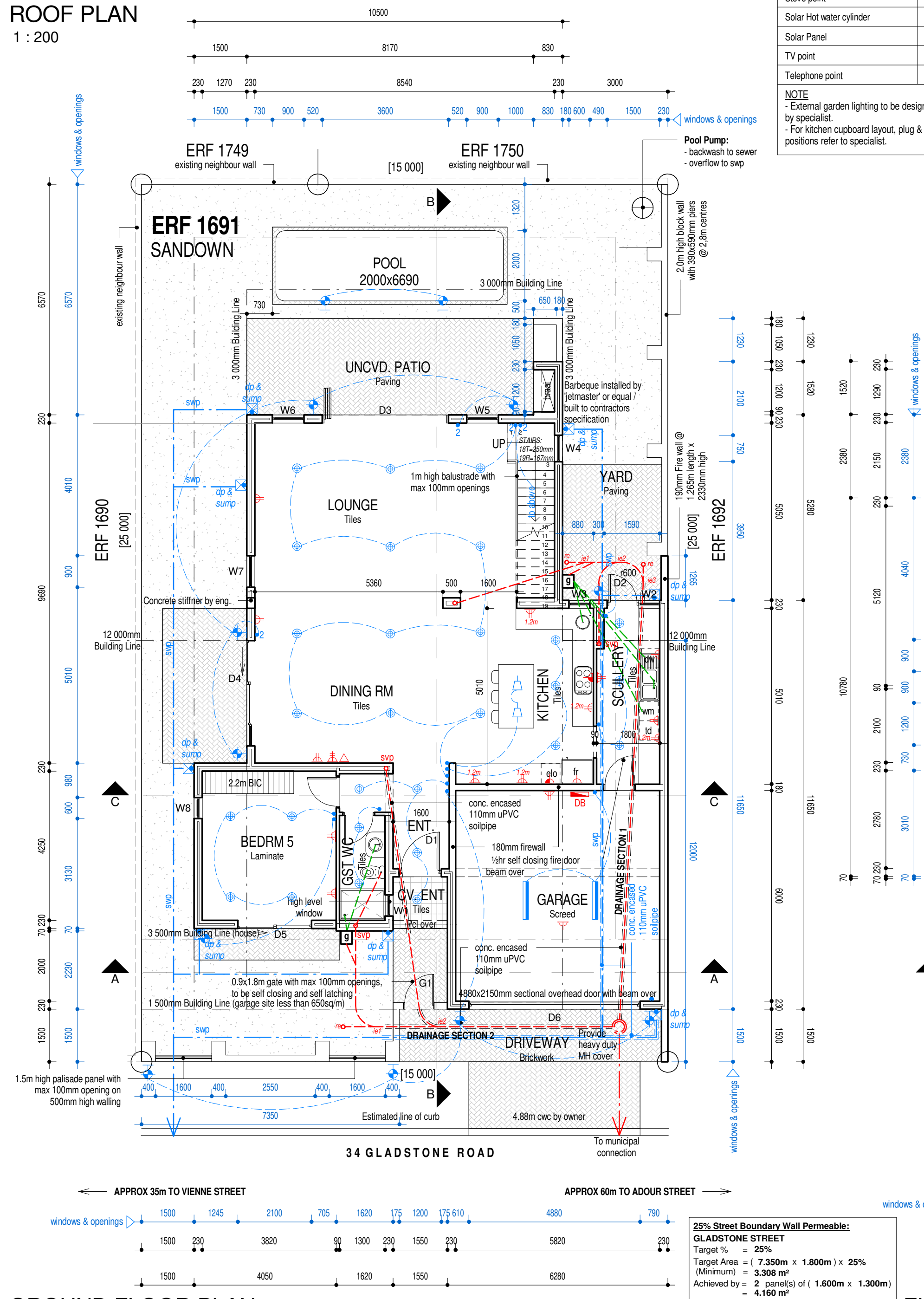


ROOF INSULATION DETAIL
1 : 50

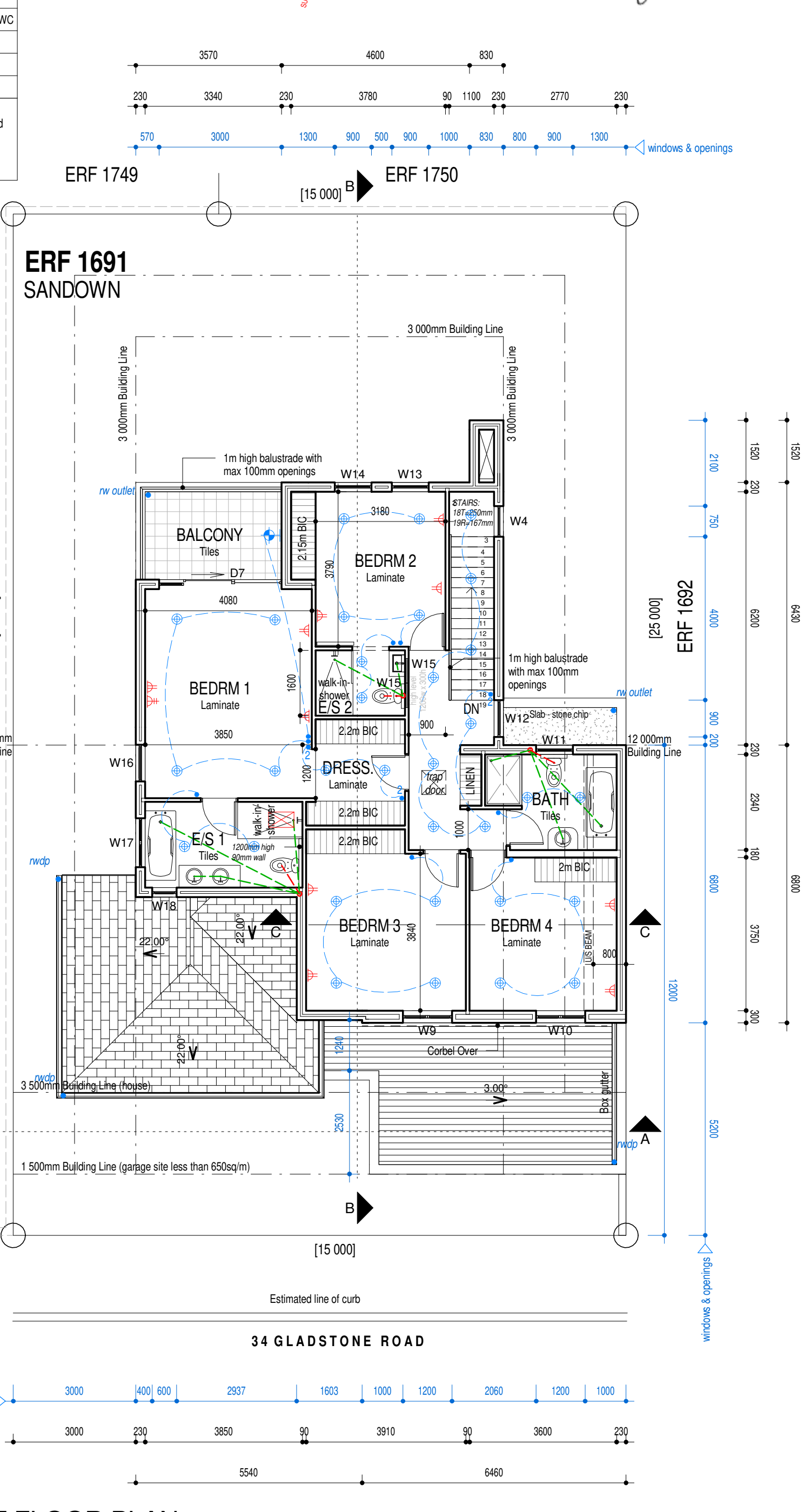
ELECTRICAL LEGEND	
Light switch-two way	+ 2
Light switch	
Ceiling mounted light	
Watertight wall mounted light	
Chandelier	
Recessed downlighter	
Flourescent light fitting	
Pendant	
Distribution board	DB
Single power point	
1m (h) Double power point	1.2m
Double power point	
Stove point	
Solar Hot water cylinder	HWC
Solar Panel	
TV point	tv
Telephone point	tel
NOTE	
- External garden lighting to be designed & fitted by specialist.	
- For kitchen cupboard layout, plug & light positions refer to specialist.	



SOUTH ELEVATION
1 : 100



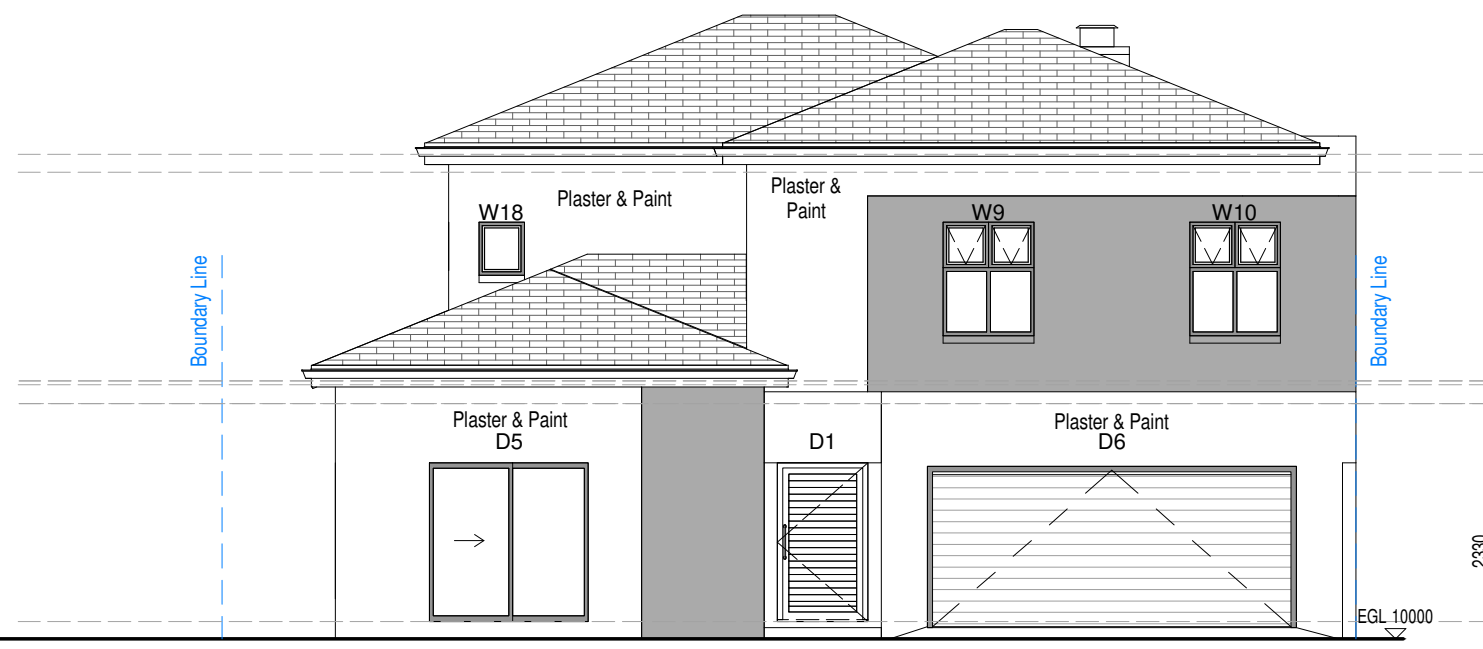
GROUND FLOOR PLAN
1 : 100



FIRST FLOOR PLAN
1 : 100



EAST STREET ELEVATION
1 : 100



EAST ELEVATION
1 : 100



WEST ELEVATION
1 : 100

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

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

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):

Remove profile cement tiles in charcoal colour @ 22° pitch, fixed to 38x38mm SA Pine treated Battens @ 340mm c/c with 75mm Clout Nails on SABS approved 40S Sisalation lapped 200mm organosol 75x225mm 75-manufactured garrang trusses to specialist design @ 760mm c/c. Trusses to be tied down to 114x32mm Wallplate with 32x1.6mm Galv. hoop iron butt minimum 600mm into brickwork. Roof trusses to be braced with 114x32mm Diagonal bracing @45° nailed to underside of rafters at roof end. Timber ends built into brickwork to be treated with Carbolineum and wrapped in DPC. Tied roofs to have SABS approved waterproofing underlaid specified and installed by specialists.

Roof construction (garage, bedroom 3 & bathroom):

Galvanised Chromadek BR Roof Sheetting in grey colour @ 1 & 3/4" pitch fixed to 76x50mm SA Pine Purlins @ max 1000mm c/c with 75mm Clout Nails on SABS approved 40S Sisalation lapped 200mm on 228x75mm SA Pine Timber Grade 5 Rafters & Trusses @ 1000mm c/c. Rafters to be tied into brickwork with 32x1.6mm Galv. hoop iron butt 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.

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 @ ground level. Weepholes @ 1150mm c/c to all stepped DPC's. Prestressed concrete lintel 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 SABS approved 275 micron DPM on 50mm clean sand binding 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 miboard ceiling on 38x38mm bracing at 450mm 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. wipexco 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 brickface to each course.

Glazing:

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

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.
- Mid 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.

General Notes:

- Water meter and connection pipe to be min. 19mm i.d.
- All plumbing pipes to be concealed.
- External slopes max. rises 180mm, min. treads 250mm.
- Expansion joints to be provided to boundary walling at max. 5000mm centers.
- Light switches to be 1200mm above FFL unless otherwise shown.
- Wall sockets to be 400mm above FFL unless otherwise shown.
- WM and DW waste to be min. 600mm above FFL.
- Supply and waste to wlm and DW to be in 90mm deep recess. Stopcock to be above counter.
- All structural work to be referred to engineer.
- All design work to be in accordance with 'developers' and homeowners association design guideline and approved colour chart.
- Weepholes to be min. 15mm above NGL.
- No foundation or any portion of the building to extend over the site boundary.
- All timber built into brickwork to be wrapped in DPC.
- Provide 1000mm high aluminium balustrades with max. 100mm openings to all balconies & staircases.
- 40mm 12 hr fire rated door to be provided between the garage and the dwelling.
- Doors & sidelights to be glazed with safety glazing.
- All flashing and waterproofing to be done by specialist.
- Plumber to provide min. class 1 copper water pipes to building.
- Ribboard ceilings fixed to 38x38mm bracing to u/s of concrete slab to be provided to all ceilings.
- Mechanical Ventilation - Extracting at a rate of 25L/s operated on separate switch on all internal bathrooms without natural ventilation.

Total Area		
Garage	40.1 m²	NOT HABITABLE
GF House	136.8 m²	
Covd Ent	2.2 m²	NOT HABITABLE
FF House	118.9 m²	
Total Area	298 m²	

REVISION LIST:

REV.	DATE:	DRAWN:	DETAILS:
2.0.0	2024/11/21	EJ	COUNCIL SUBMISSION READY
2.0.1	2025.04.01	EJ	DESIGN AMENDMENT
2.0.2	2025.05.20	EJ	COUNCIL AMENDMENT (1)

AREAS:

	Total Area	Areas for Council Submission
Ground Floor	136.80 m²	Pool 14.4 m²
First Floor	118.90 m²	Uncvd. Patio 24.8 m²
TOTAL AREA	255.70 m²	Uncvd. Balcony 8.5 m²
Site Area	292.00 m²	Boundary Wall 17.74m (2000mm high)
Coverage m²	179.10 m²	
Coverage	61.3%	
Floor Factor	0.88	

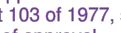
PROJECT

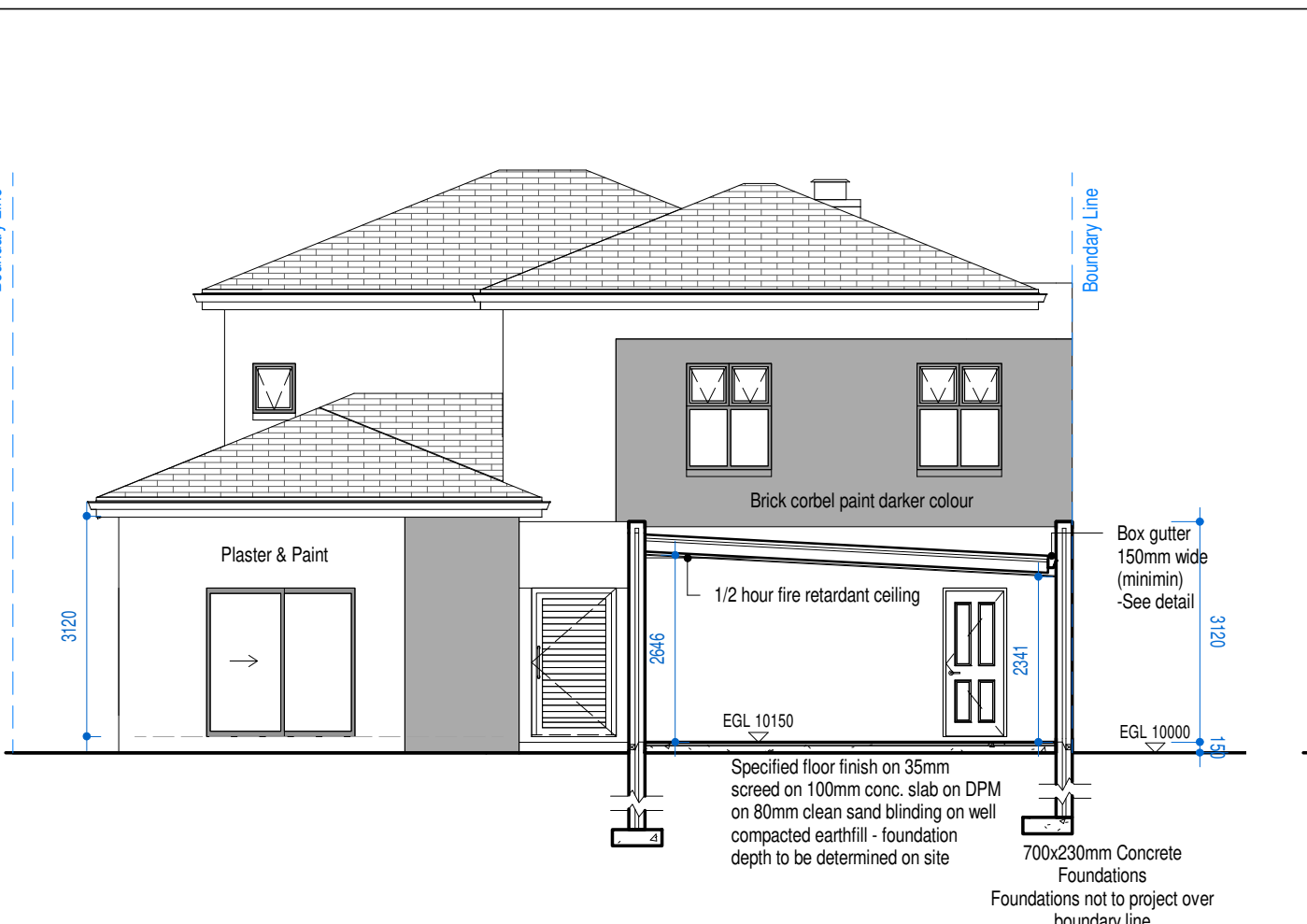
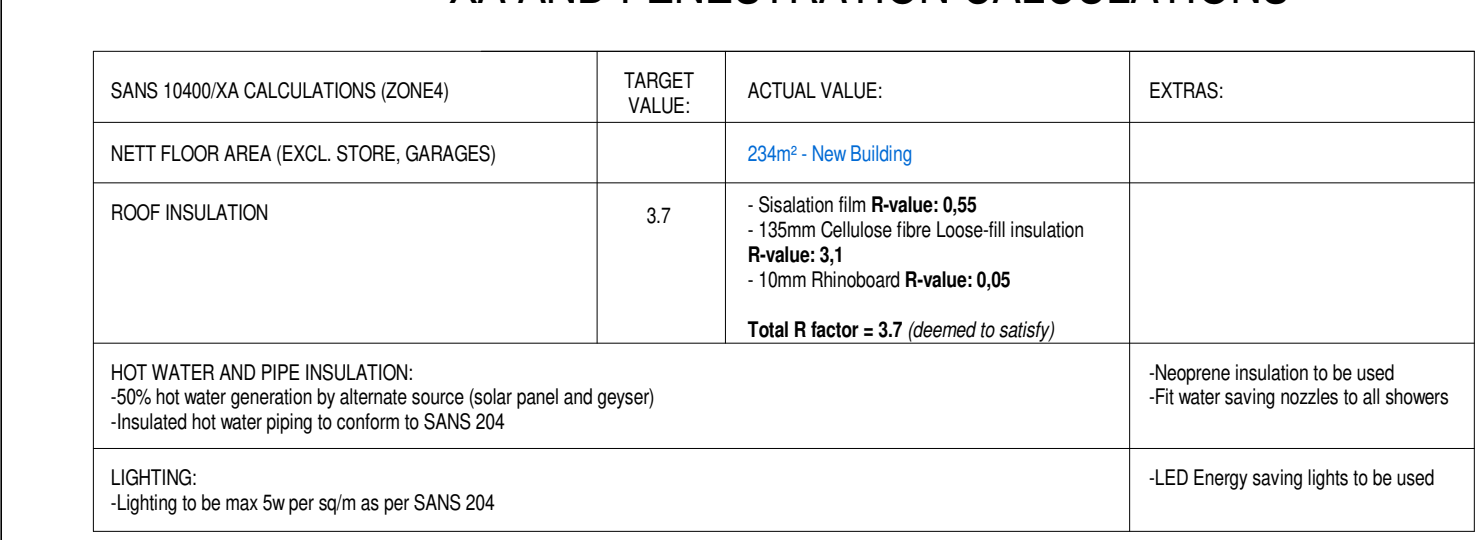
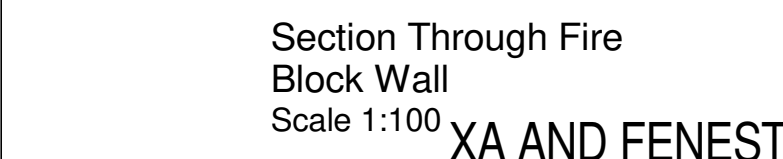
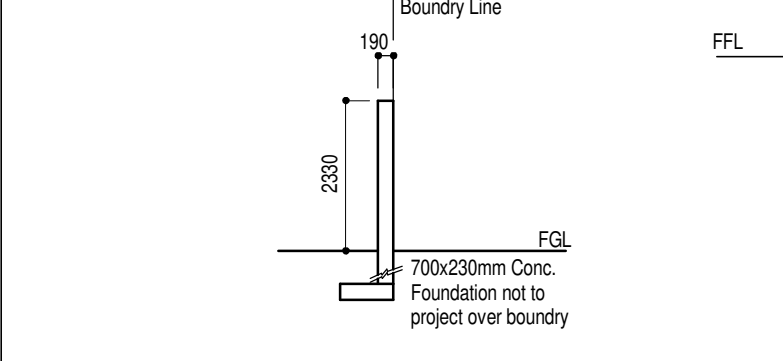
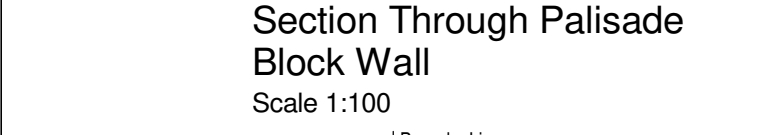
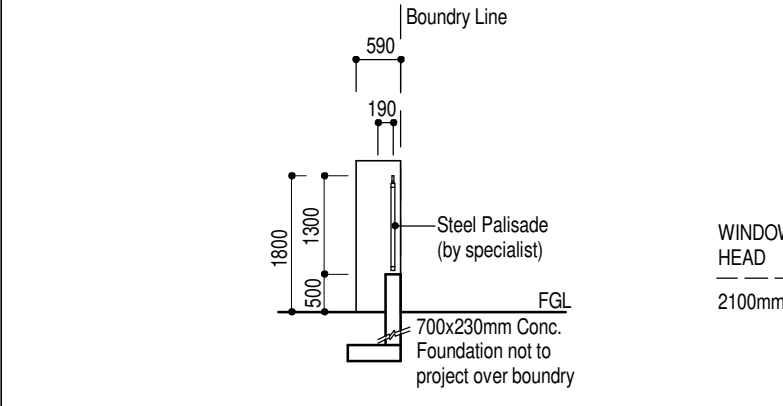
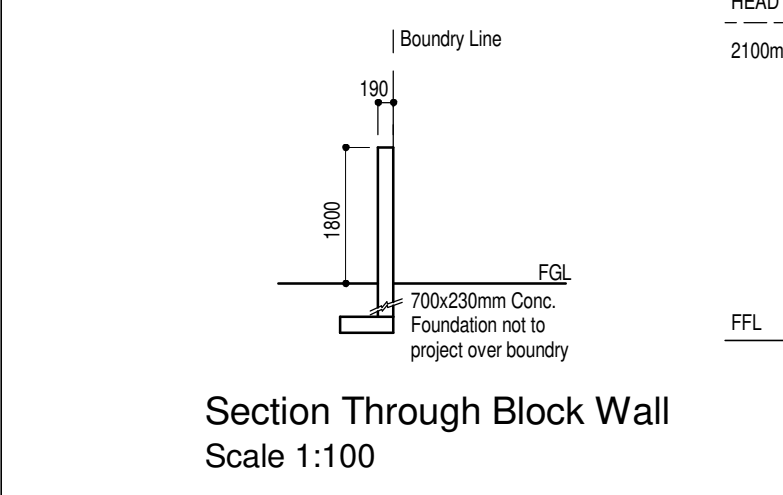
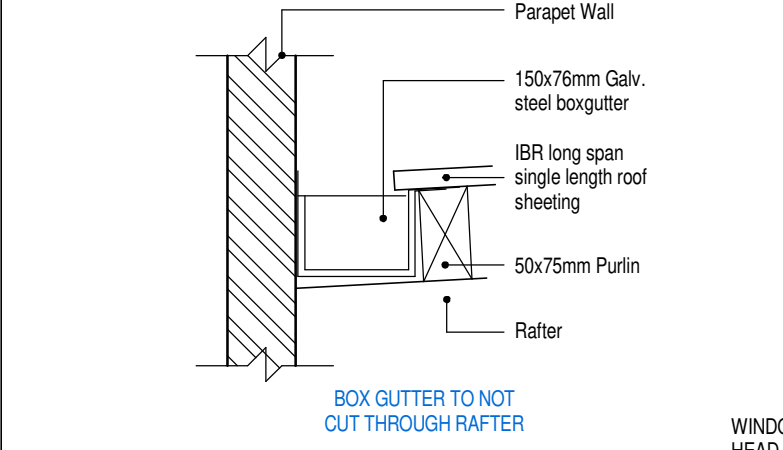
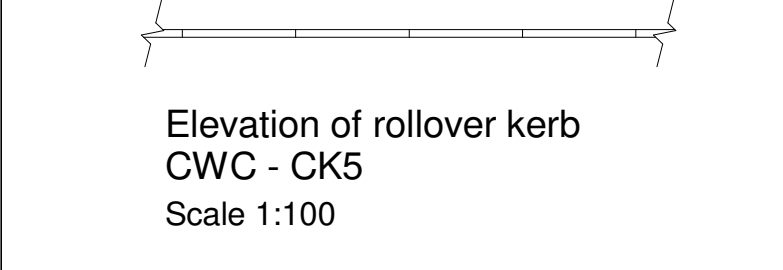
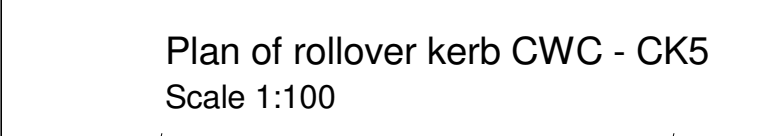
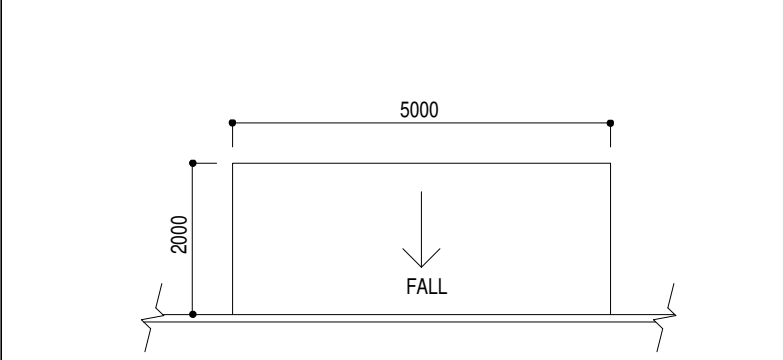
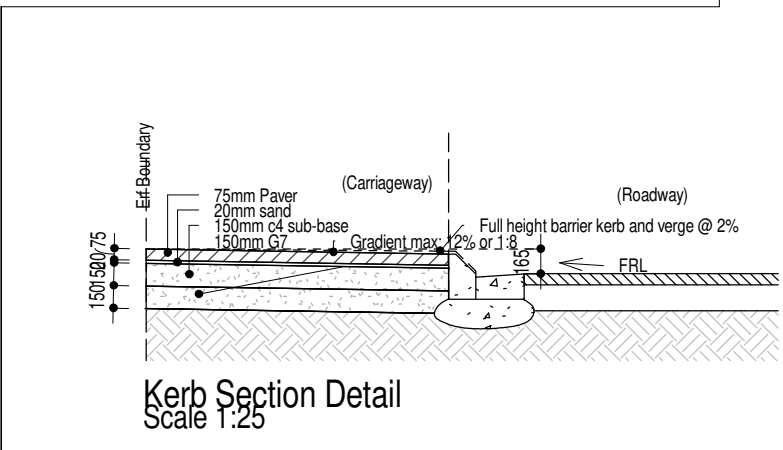
**PROPOSED NEW HOUSE FOR
ZOE CONSTRUCTION ON
ERF 1691 - SANDOWN
(ADDRESS)**

Graham Holland
Architectural design
Ph:3.Arch:1 (B. Tech) [SACAP Reg. Nr. 510364]

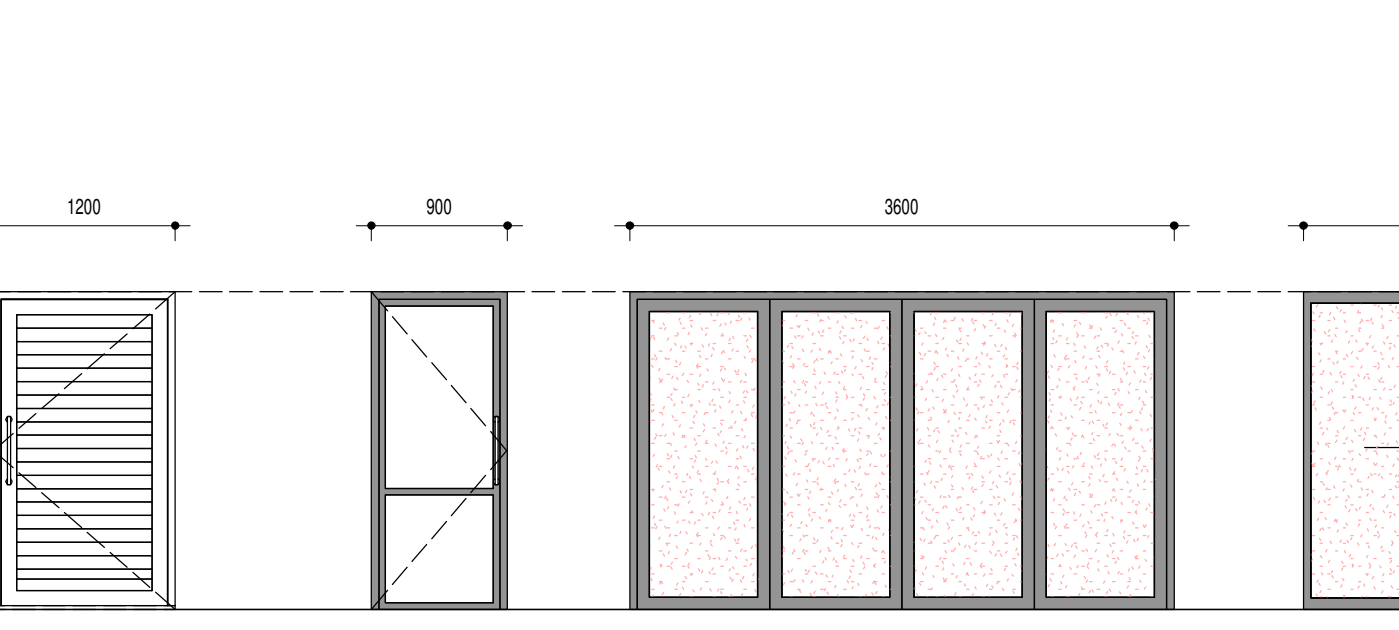
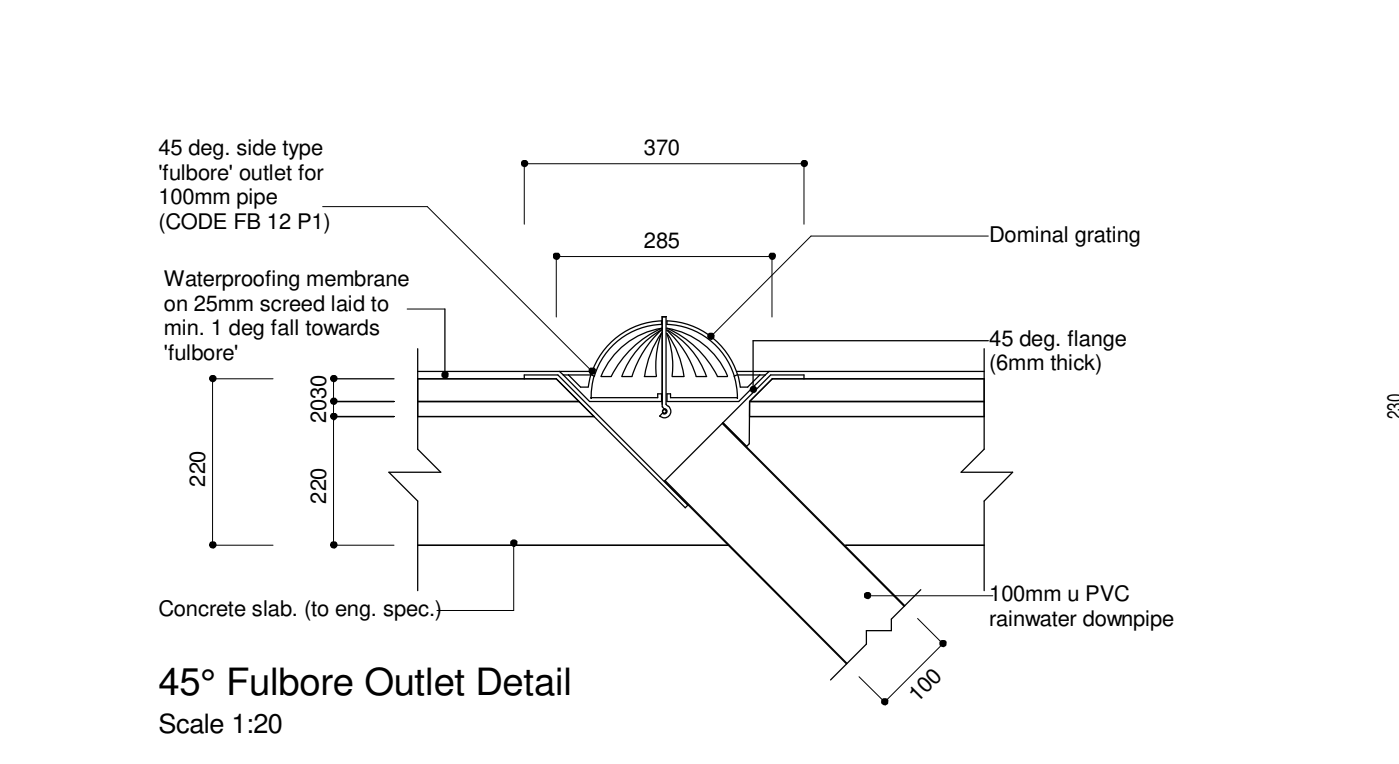
P.O. Box 20147, 81g Bay, 7448
Tel (021)554 474, Fax (021)554 2894, Cell 082 493 67
graham@ghad.co.za www.ghad.co.za

DRAWN: EJ	SCALE: As indicated	TYPE & REV: 2.0.0
SHEET: 1 of 2	START DATE: 2025.03.24	PROJECT NO: 24 - 91

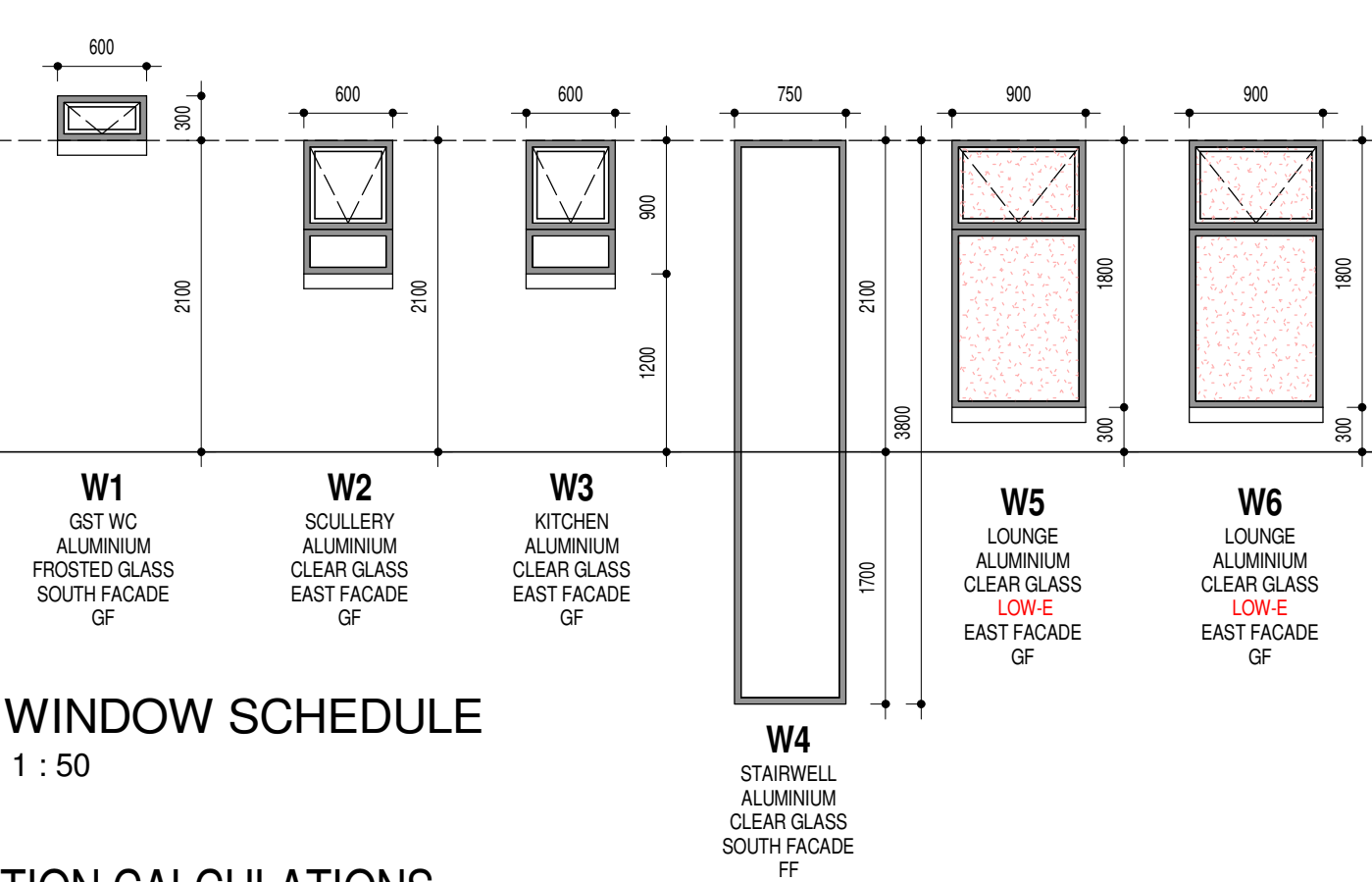
CITY OF CAPE TOWN DEVELOPMENT MANAGEMENT	
<u>Recommended for Approval</u>	
.....	
Building Control Officer / Delegates	
This application has been approved in terms of Section 7 (1) (a) of Act 103 of 1977, subject to the conditions in the attached letter of approval.	
	27 May 2025
.....	Date
Planning & Building Development Management	
Approval Number:	0026251
Application Number: 001700574987	



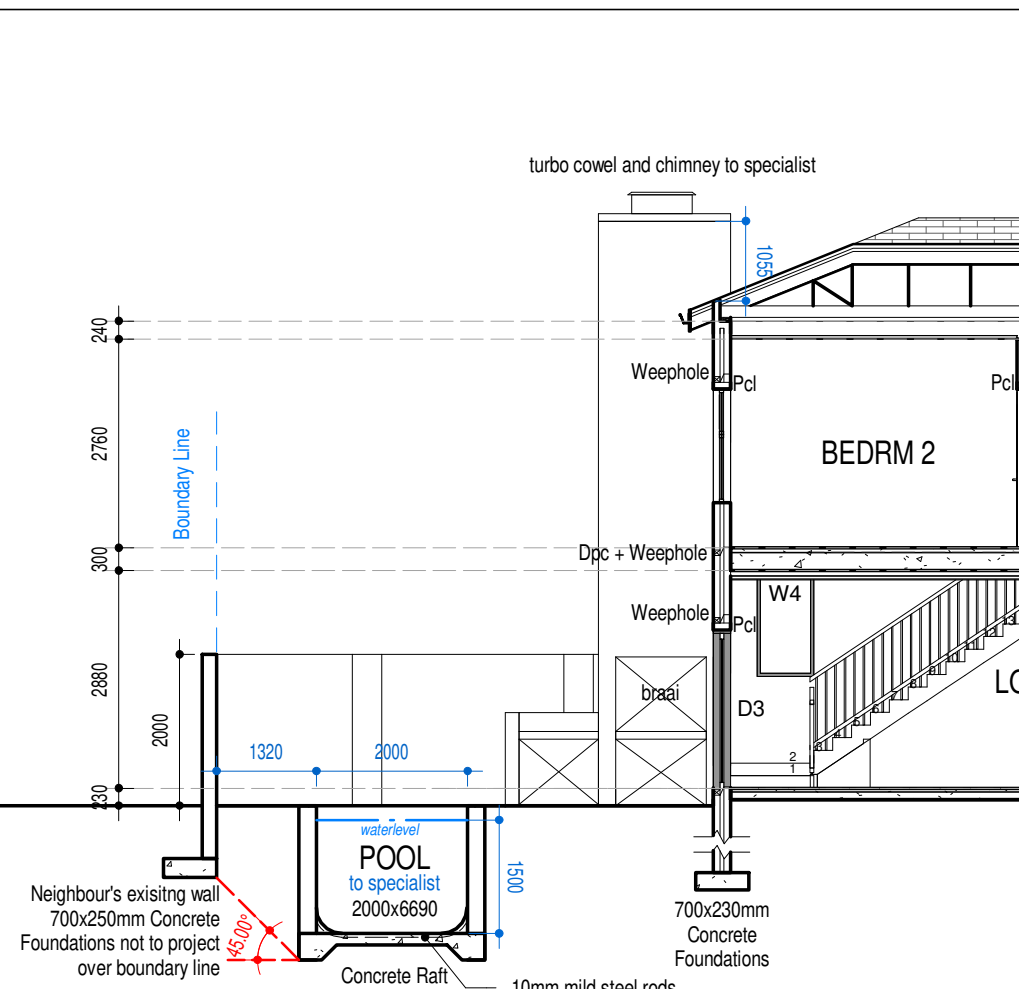
SECTION A
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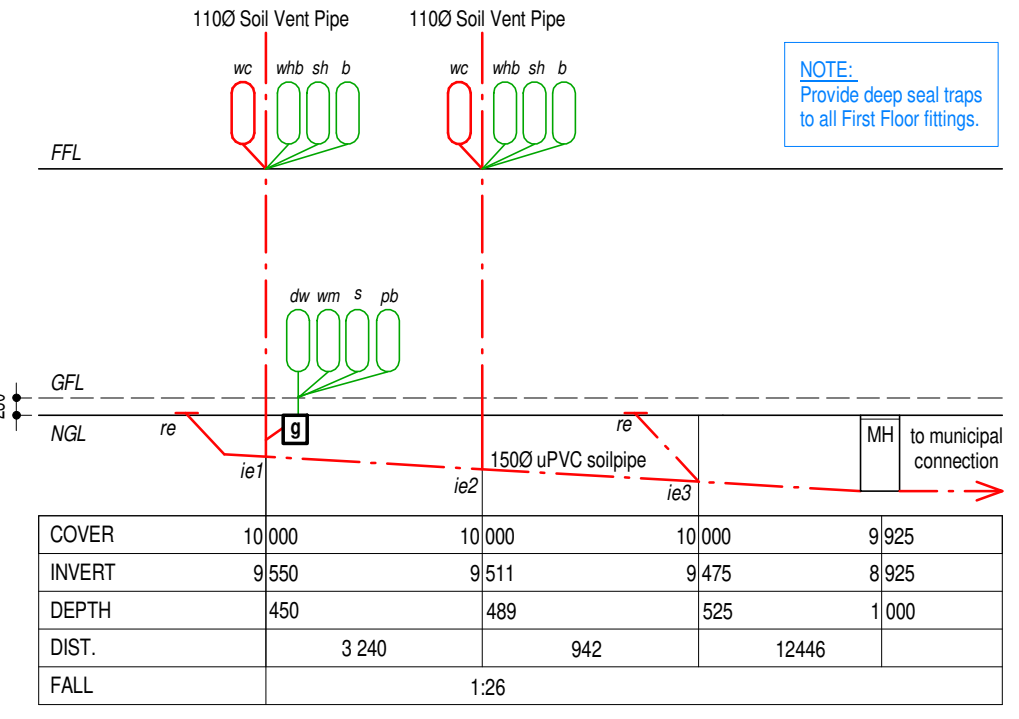
YOUR SCHEDULE



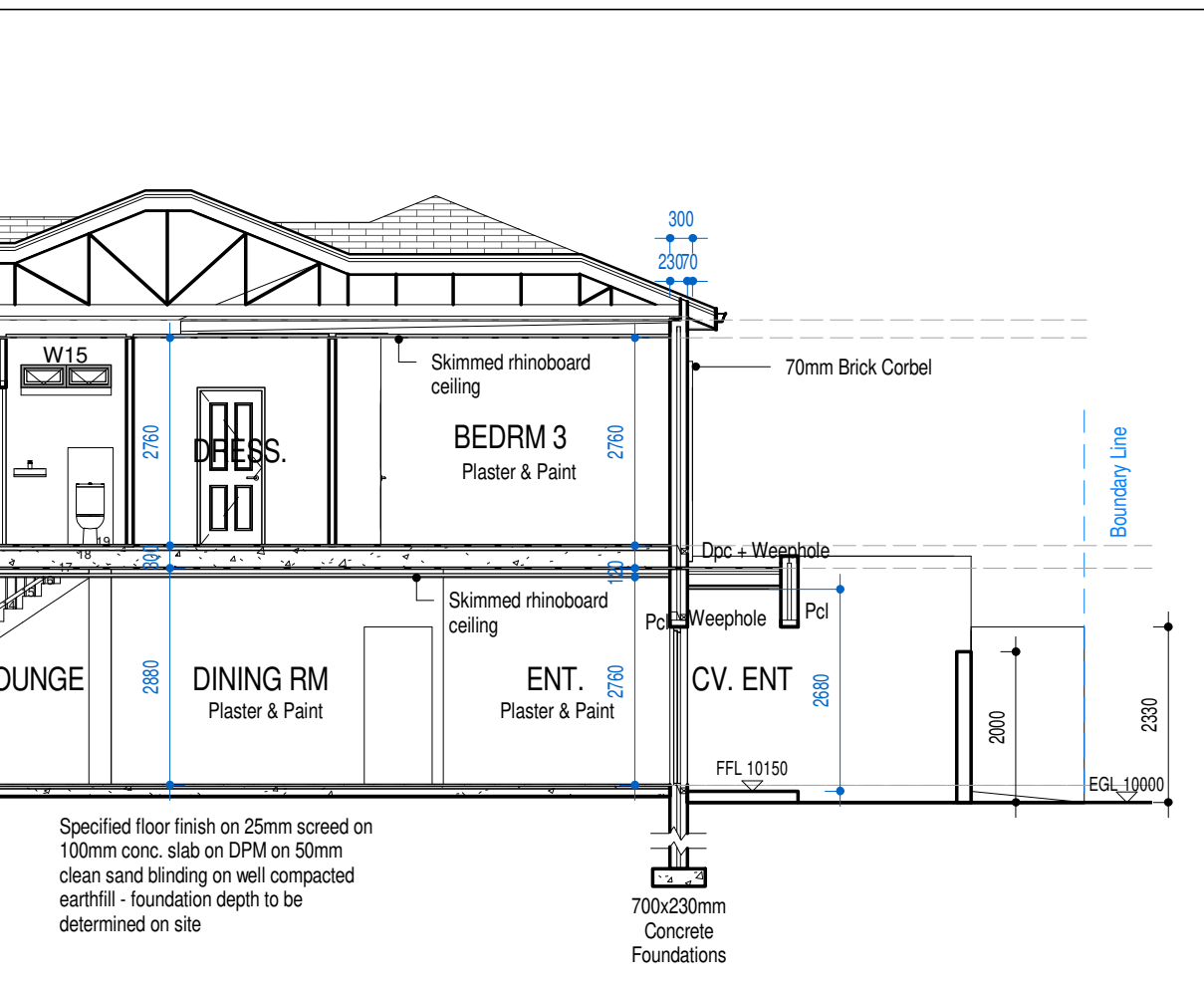
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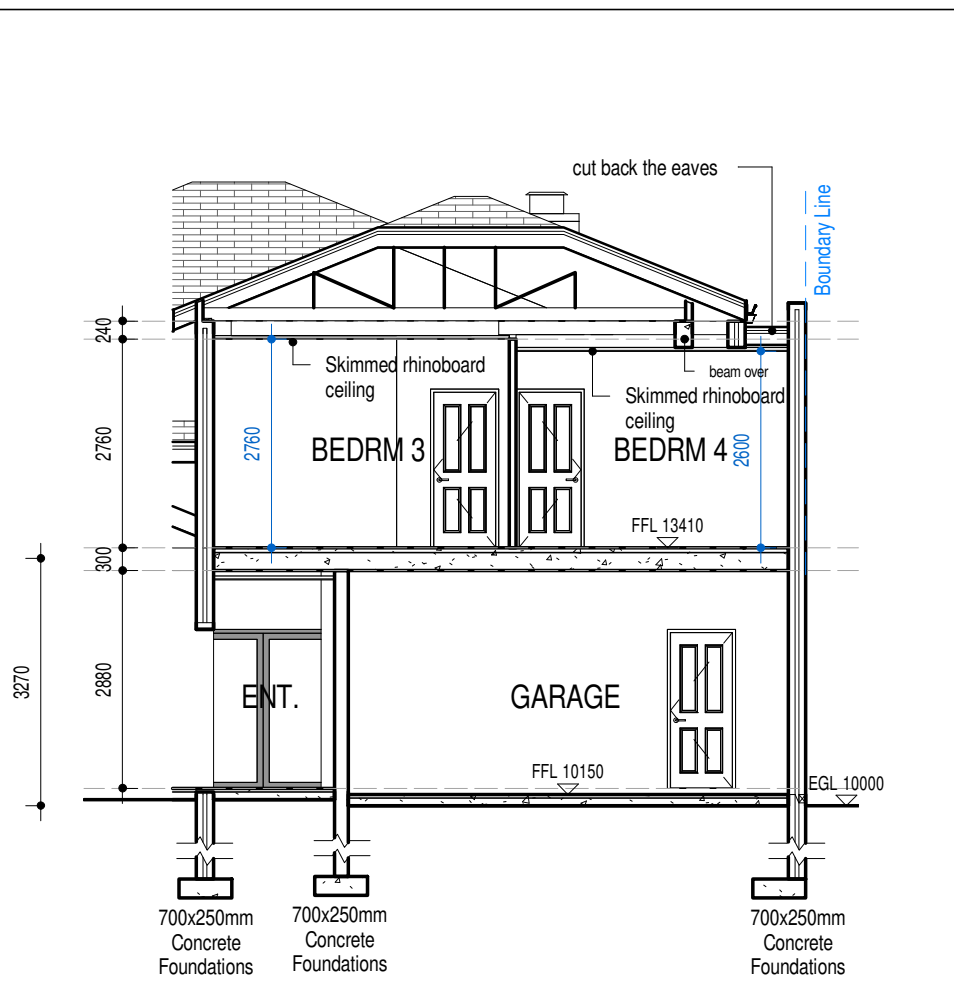
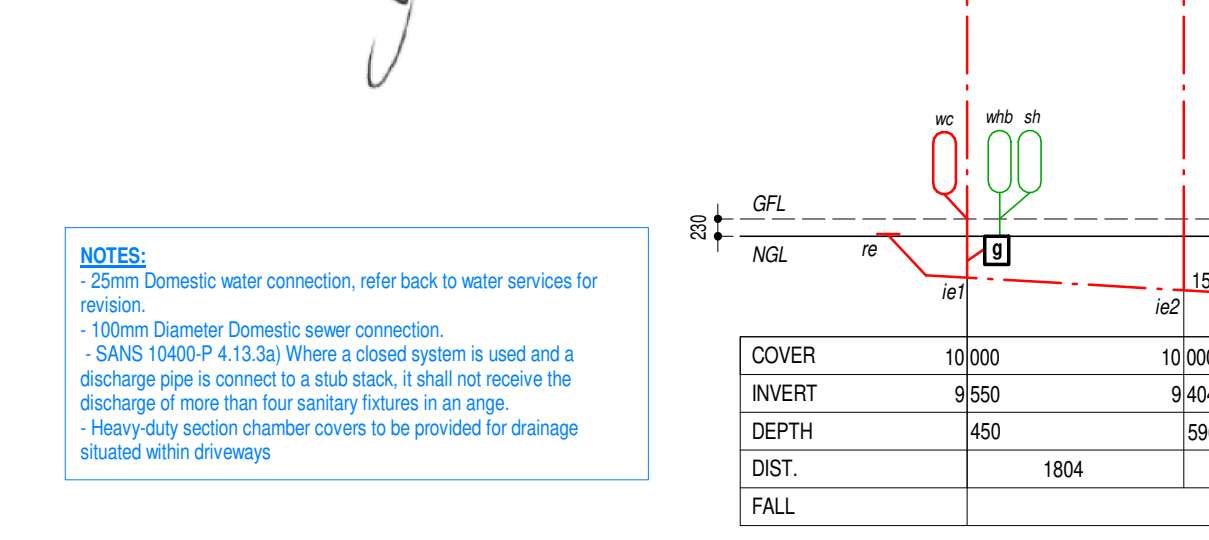
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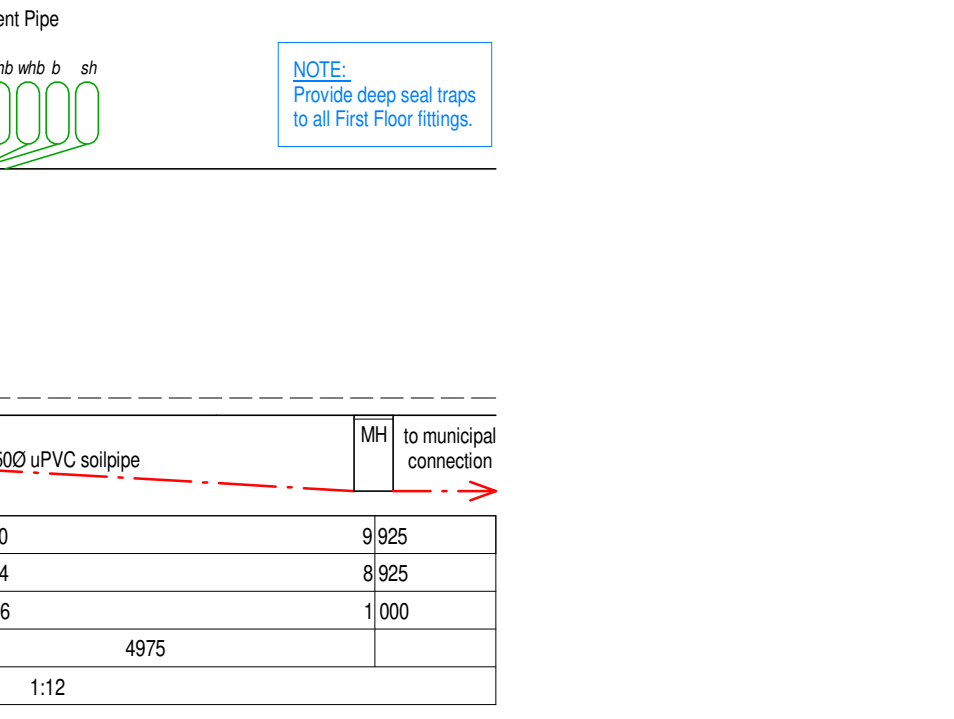
DRAINAGE SECTION ONE



SANDOWN
09 APR 2025
DESIGN REVIEW COM
APPROVED: 



SECTION C -C
1 : 100

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