

CITY OF CAPE TOWN

PLANNING & BUILDING 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.

14 Aug 2017

Date

Planning & Building Development Management

Approval Number: 97511366

Application Number: 000070340679

CALCULATIONS:	
NATURAL VENTILATION	
COMPLIANCE WITH SANS 10400XA	
<u>GROUND FLOOR:</u>	
NETT FLOOR AREA:	104,0m²
<u>GLAZING AREA:</u>	
Living:	
2,0 x 1,5	= 3,00 m²
Dining:	
1,8 x 2,1	= 3,78 m²
0,6 x 2,1	= 1,26 m²
Kitchen:	
1,5 x 0,9	= 1,35 m²
Scullery:	
0,75 x 0,9	= 0,675 m²
Study:	
1,5 x 1,2	= 1,80 m²
Garage:	
1,5 x 0,6	= 1,35 m²
TOTAL:	= 13,21m²
13,21 / 104,0 x 100 =	12,7%
12,7% does comply with the max. 15% as per SANS 10400XA	

CALCULATIONS:	
NATURAL VENTILATION	
COMPLIANCE WITH SANS 10400XA	
<u>FIRST FLOOR:</u>	
NETT FLOOR AREA:	88,0m²
<u>GLAZING AREA:</u>	
Family Room:	
1,8 x 1,2	= 2,16 m²
Bedroom:	
1,8 x 1,2	= 2,16 m²
Main Bedroom:	
1,8 x 1,2	= 2,16 m²
Bathroom:	
1,0 x 0,9	= 0,90 m²
En-Suite:	
0,6 x 0,9	= 0,54 m²
Bedroom:	
1,5 x 1,2	= 1,80 m²
Bathroom:	
0,6 x 0,9	= 0,54 m²
TOTAL:	= 10,26m²
10,26 / 88,0 x 100 =	11,6%
11,6% does comply with the max. 15% as per SANS 10400XA	

ROOF INSULATION:
MIN. REQUIRED TOTAL R - VALUE 3.7
CELLULOSE FIBRE LOOSE - FILL INSULATION TO BE USED WITH MIN. THICKNESS OF 135mm OVERLAPPING WALL MEMBER BY NOT LESS THAN 50mm.
PIPE INSULATION:
PIPES WITH INTERNAL DIA. LESS THAN 80mm WILL HAVE MIN. R - VALUE OF 1.00.
PIPES WITH INTERNAL DIA. OF MORE THAN 80mm WILL HAVE MIN. R - VALUE OF 1.50.
PIPING TO BE INSULATED INCLUDES ALL FLOW AND RETURN PIPING , COLD WATER SUPPLY PIPING WITHIN 1.0m OF THE CONNECTION TO THE HEATING AND COOLING SYSTEM AND PRESSURE RELIEF PIPING WITHIN 1.0m OF THE CONNECTION TO THE HEATING OR COOLING SYSTEM.
50% OF HOT WATER FROM SOLAR PANEL.

COMMON BOUNDARIES		
15 750mm		
3 770mm		
3 770mm		
TOTAL	23 290mm	100%
	13 974mm	60%

BUILDINGS ON BOUNDARY		
0mm		
750mm		
0mm		
TOTAL	750mm	3%

COVERAGE		
SITE AREA	248.0 m²	100.0%
HOUSE	83.0 m²	33.0%
GARAGE	37.0 m²	15.0%
PORCH	4.0 m²	2.0%
TOTAL	124.0 m²	50.0%

NOTES

GENERAL SPECIFICATION:

- * ALL WORK TO COMPLY WITH THE CURRENT NATIONAL AND LOCAL BUILDING REGULATIONS.
- * ALL WORK TO COMPLY WITH THE MODEL PREAMBLES FOR TRADES, 1992 EDITION.
- * THESE DRAWINGS MUST NOT BE SCALED. WORK FROM FIGURED DIMENSIONS ONLY OR CONSULT THE ARCHITECT.
- * DIMENSIONS AND LEVELS ARE TO BE CHECKED. THE LATTER ON SITE, BY THE CONTRACTOR BEFORE COMMENCEMENT OF ANY WORK OR SETTING OUT OF SHOP DRAWINGS.
- * STRUCTURAL WORK TO STRUCTURAL ENGINEER'S DETAILS.
- * WORK TO MECHANICAL AND ELECTRICAL ENGINEER'S DETAILS.
- * THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ARCHITECTS DETAILS, SCHEDULES AND FINISHING SCHEDULES.

SPECIFICATIONS

FOUNDATIONS
700x230mm CONCRETE STRIP FOUNDATIONS TO 10mPa. FOUNDATIONS NOT TO PROJECT OVER BOUNDARY.

FLOOR CONSTRUCTION
SPECIFIED FLOOR FINISH ON MIN. 25mm SCREED ON 100mm CONCRETE FLOOR BED ON 250 MICRON D.P.M(SABS APPROVED) ON 50mm SAND BLINDING ON 150mm EARTH COMPACTED FILLING.

FIRST FLOOR CONSTRUCTION
SPECIFIED FLOOR FINISH ON MIN. 40mm SCREED ON RC SLAB TO ENGINEER'S SPECIFICATION.

WALL CONSTRUCTION
EXTERNAL WALLS TO BE 280mm CAVITY BRICKWORK ON CONCRETE STRIP FOUNDATIONS.
GALV. BUTTERFLY WALL TIES TO BE INSTALLED IN ALL 230mm WALLS. INTERNAL WALLS TO BE 115mm SOLID BRICKWORK.
MIN. 3 WIRE TIES PER SQM.
ALL EXTERNAL WALLS TO HAVE STEPPED D.P.C AT PLINTH MIN. 150mm ABOVE NGL.
ALL INTERNAL WALLS TO BE 115mm SOLID BRICKWORK.
ALL WALLS TO BE PLASTERED AND PAINTED TO MATCH EXISTING.

LINTOLS
PRECAST PRESTRESSED LINTOLS OVER ALL OPENINGS TO BEAR A MINIMUM OF 200mm ON BOTH SIDES OF OPENING. 6 COURSES OF BRICKWORK WITH BRICKFORCE OVER.

WINDOWS + DOORS
ALUMINIUM WINDOW FRAMES.
TIMBER DOOR FRAMES
LIGHTING AND VENTILATION TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS.
D.P.C TO BE WRAPPED AROUND ALL WINDOW AND DOOR OPENINGS.

GLAZING
GLAZING TO DOORS AND WINDOWS IN EXCESS OF 1m² OR LESS THAN 500mm ABOVE FFL TO BE SAFETY GLAZED IN ACCORDANCE WITH BUILDING REGULATION PART N. BATHROOM AND EN-SUITE WINDOWS TO BE SAFETY GLAZED.

ROOF CONSTRUCTION (HOUSE)
15° PITCH
'CLIP LOK' ROOF SHEETS ON 50x76mm SAP PURLINS @ 1200mm C/C MAX. ON PREFABRICATED TRUSSES @ 760mm C/C MAX. ON 114x38mm WALLPLATES. SABS APPROVED UNDERLAY
TRUSSES TIED DOWN WITH GMS HOOP IRON STRAPS EXTENDED 600mm DOWN INTO BRICKWORK.
ALL TIMBER GRADE 7.

ROOF CONSTRUCTION (GARAGE)
15° PITCH
'CLIP LOK' ROOF SHEETS ON 114x76mm SAP PURLINS @ 1200mm C/C MAX. ON 114x38mm SAP ROOF TRUSSES @ 760mm C/C MAX. ON 114x38mm WALLPLATES. SABS APPROVED UNDERLAY
TRUSSES TIED DOWN WITH GMS HOOP IRON STRAPS EXTENDED 600mm DOWN INTO BRICKWORK.
ALL TIMBER GRADE 7.

RAINWATER DISPOSAL
Ø100mm ALUMINIUM SEAMLESS GUTTERS WITH Ø75mm ALUMINIUM DOWNPIPES TO DISCHARGE INTO SWC.

Owner/s | Architect

ARCHITURE

ARCHITECTURE + DESIGN

CELL 082 454 8477 FAX 086 567 7217 EMAIL info@architecture.co.za www.architecture.co.za

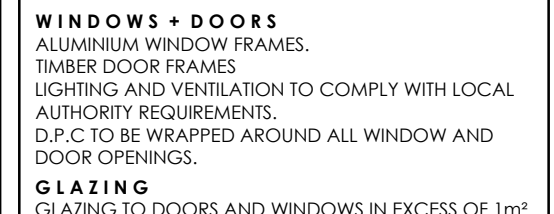
PROJ TITLE:	MANLY ROAD
PROJ DESCRIP:	NEW DWELLING
ERF:	177772
LOCATION:	20 MANLY ROAD ATHLONE
CLIENT:	FINTECH TRUST

COUNCIL SUBMISSION

	SCALE	DESIGNED
	as shown	FS
PROJECT NO.	DATE	DRAWN
	MAR 2017	FS
1702	FILE	CHECKED
	1702	-
DRAWING NO.		REV.
100		5



BEAR A MINIMUM OF 200mm ON BOTH SIDES OF
OPENING. 6 COURSES OF BRICKWORK WITH BRICKFORCE
OVER.



OR LESS THAN 500mm ABOVE FFL TO BE SAFETY GLAZED IN ACCORDANCE WITH BUILDING REGULATION PART N. BATHROOM AND EN-SUITE WINDOWS TO BE SAFETY GLAZED.

ROOF CONSTRUCTION (HOUSE)

15° PITCH

'CLIP' LOK' ROOF SHEETS ON 50x76mm SAP PURLINS @ 1200mm C/C MAX. ON PREFABRICATED TRUSSES @ 760mm C/C MAX. ON 114x38mm WALLPLATES.

SABS APPROVED UNDERLAY

TRUSSES TIED DOWN WITH GMS HOOP IRON STRAPS EXTENDED 600mm DOWN INTO BRICKWORK.

ALL TIMBER GRADE 7.

ROOF CONSTRUCTION (GARAGE)

15° PITCH

'CLIP' LOK' ROOF SHEETS ON 114x76mm SAP PURLINS @ 1200mm C/C MAX. ON 114x38mm SAP ROOF TRUSSES @ 760mm C/C MAX. ON 114x38mm WALLPLATES.

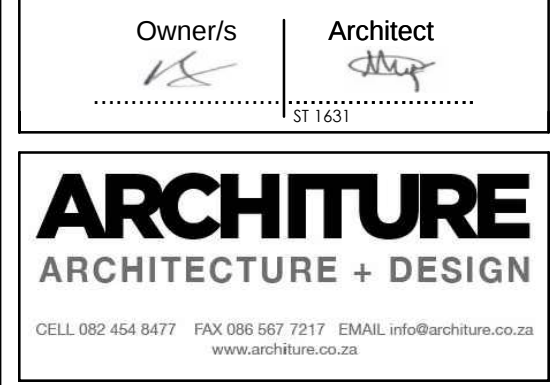
SABS APPROVED UNDERLAY

TRUSSES TIED DOWN WITH GMS HOOP IRON STRAPS EXTENDED 600mm DOWN INTO BRICKWORK.

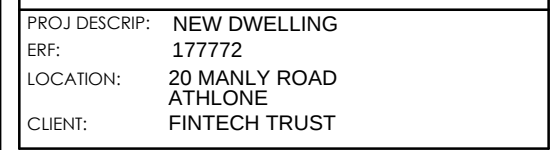
ALL TIMBER GRADE 7.

RAINWATER DISPOSAL

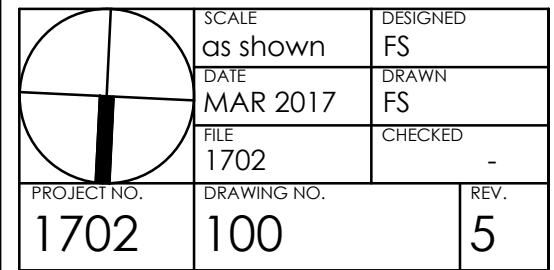
Ø100mm ALUMINIUM SEAMLESS GUTTERS WITH Ø75mm ALUMINIUM DOWNPIPES TO DISCHARGE INTO SWC.



PROJ TITLE: **MANLY ROAD**



COUNCIL SUBMISSION



	1702	-
	PROJECT NO. 1702	DRAWING NO. 100

