

CITY OF CAPE TOWN
DEVELOPMENT MANAGEMENT
Recommended for Approval
Building Control Officer / Delegatese

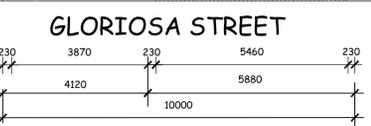
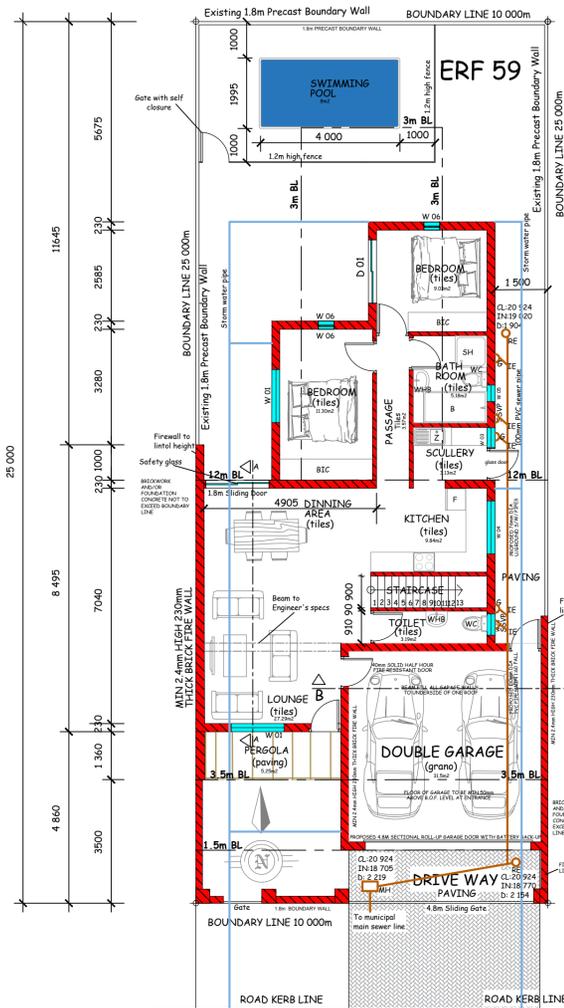
This application has been approved in terms of Section 7 (1) (a) of Act 103 of 1977, subject to the conditions in the attached letter of approval.

05 Mar 2020
Date

Planning & Building
Development Management

Approval Number: 9756521

Application Number: 00070486418



ROOF & CEILING PROFILE R-VALUE COMPLIANCE WITH SANS 204 ZONE 4

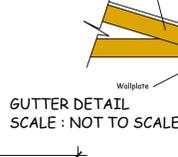
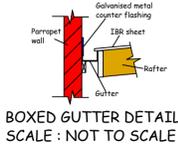
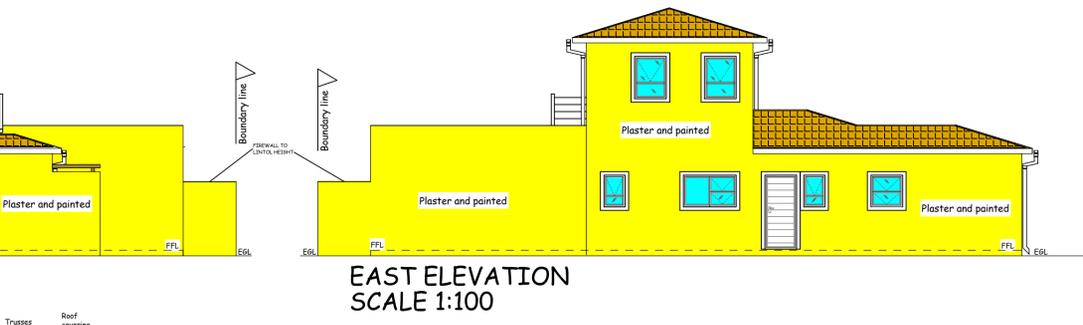
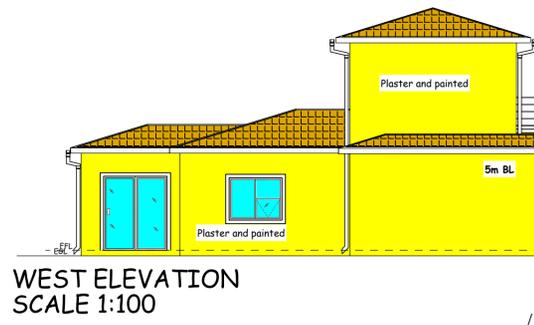
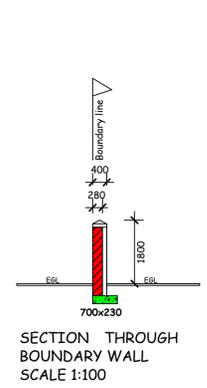
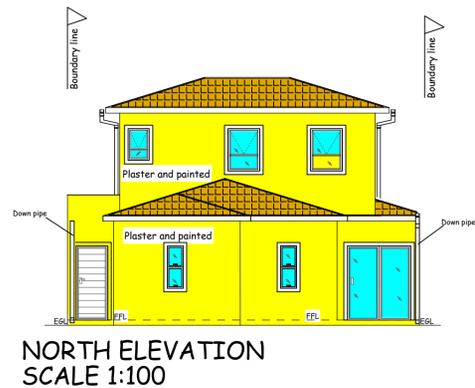
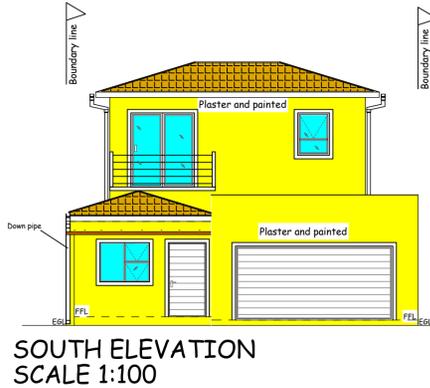
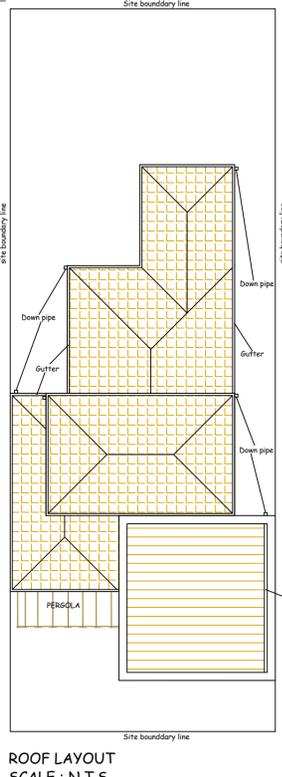
ROOF PROFILE	COMPONENT	R-VALUE
Concrete Roof Tiles (17.5deg Pitch)	Coverland Cement Roof Tiles	0.02
	Outdoor Air Film	0.18
	Branding @ 345mm c/c	0.68
	430 reflective foil, i.e. radiant	
	Vapor barrier	
Indoor Air Film- Still Air	Indoor Air Film- Still Air	0.11
	Ceiling insulation, 135mm	
	Thick Aerolite Ceiling insulation	3.38
10mm Rhino Board Firestop Ceiling		0.06
TOTAL R-VALUE OF ROOF		4.43 m2 K/W

For ventilation spaces, the ventilation should not be less than 0.5L/s m2

Permissible R-Value	3.70 M2 K/W
Water Pipe Insulation	
Internal dia. Of pipe	Component R-Value
Hotwater pipes	Isover Aerolite 135mm dia Snap on Glasswool 1.00
	Pipe section insulation
TOTAL R-VALUE OF ROOF	1.00 m2 K/W

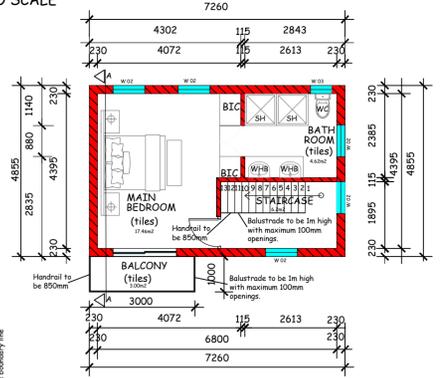
All Exposed hot water pipes with a 80mm dia. Must be insulated with a minimum R-Value of 1.00 m2 K/W

All Exposed hot water pipes with a dia. Greater than 80 mm dia. Must be insulated with a Minimum R-Value of 1.5 m2 k/w



Roof notes
Corrugated roof sheets on pre fabricated engineer designed trusses at 760mm centres to be tied down to wall with 2 strands of 4mm galvanised wire roof anchors embedded minimum 4 courses into brickwork.
Pitch to be 17degrees.

Ceiling notes
Skimmed chip board ceiling on 38x38 brundering at 600c/c fixed to underside of rafters. 75mm covered cornice.



POOL
Pool constructed of 450µm laminated fibreglass reinforced plastic. Pool backfilled with sand cement mix or sand.

EXCAVATION
No soil to be banked against any wall or fence.
All excavated soil to be removed from site.

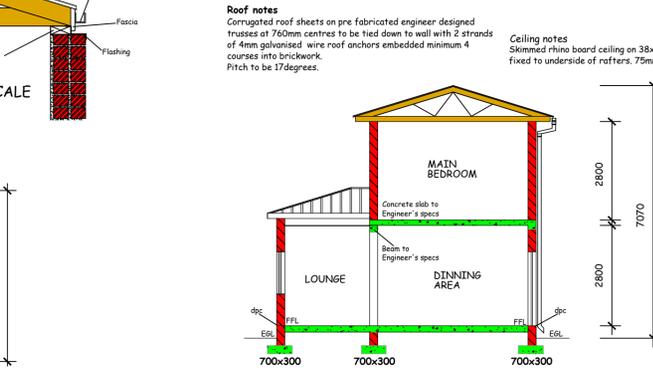
SAFETY FENCE
1.5m high vertical steel bar safety fence with self locking, self closing gate(min width 813mm)
Latch to be fitted 1.450m above natural ground level
Pool fencing not less than 1.0m from pool edge.
Filter backwash to sewer manhole.
High rate backsand filtration system.
a) pump and motor
b) skimmer / suction line
c) return line
d) 75mm overflow pipe to s.w.c. / to road
e) s.c. / s.l. gate 813mm wide
f) pool fence 1.50m
g) 1.0m paved surround

NO ACCESS TO POOL AREA FROM HOUSE.
ALL WINDOWS IN POOL AREA TO BE BURGLAR BARRED

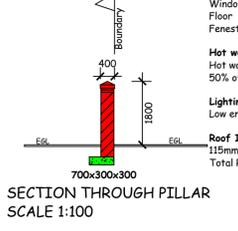
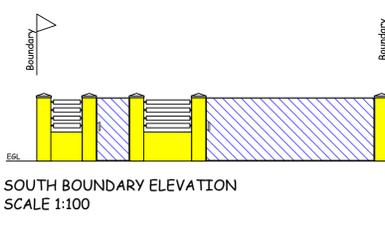
- 610mm x 305mm terrazo copings to pool edge
- 1.0m - 1.50m brickpaving surrounding pool area
- Mosaics at water level: 152mm

POOL SHALL NOT BE EMPTIED OR FILLED WITHOUT WRITTEN PERMISSION FROM POOL CONTRACTOR.

PERMANENT NOTICE TO BE DISPLAYED AT FILTERS.



Floor notes
25mm screed on 75mm concrete bed on 100mm insulation on dpc on well compacted filling compacted in layers of 150mm.



ENERGY EFFICIENCY REQUIREMENTS AND SANS 10400 XA

Fenestration area (Ground Floor)	Fenestration area (First Floor)
Windows 11.70m ²	Windows 5.94m ²
Floor 79.51m ²	Floor 29.89m ²
Fenestration 14.72%	Fenestration 19.87%

Hot water supply 300Litre
Hot water to be used. (Solar)
50% of water to be generated by Solar.

Lighting
Low energy lighting to be used.

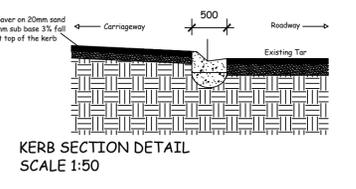
Roof Insulation
115mm minimum cellulose fibre loose fill.
Total R-Value of roof to total 1

WINDOW SCHEDULE

Window	Area (each)	Total
W 01	1.8m ²	4
W 02	1.08m ²	8
W 03	0.54m ²	3
W 04	1.35m ²	1
W 05	0.81m ²	1
W 06	0.54m ²	2

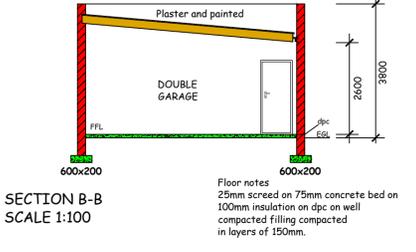
DOOR SCHEDULE

Door	Total
D 01	2
D 02	1
D 03	3
D 04	4

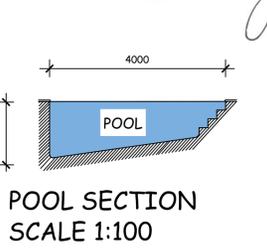


Roof Notes
Corrugated sheets on 76x50 purlins @ 1000c/c on 28x76 rafters @ 1050c/c. Fixed to a 114x38 wallplate to be tied to hoop iron ties 600 deep in brickwork. Slope to be 17degrees.

Ceiling notes
No ceiling in the garage



Floor notes
25mm screed on 75mm concrete bed on 100mm insulation on dpc on well compacted filling compacted in layers of 150mm.



- Drainage Notes**
- All drainage to be according to NBR.
 - All levels and dimensions to be checked and verified by author before any commencement of work.
 - All drainage pipes under buildings and closer to 450mm to the NGL, to be encased in 200x200 concrete.
 - RE to all ends.
 - IE to all bends.
 - Soil pipes to be min 110mm.
 - Waste pipes to be min 50mm.
 - Min fall of all pipes to be 1:40.
 - All material used to be SABS approved.
 - Fit gutters and down pipes where necessary.
 - Disposal of stormwater to comply to the requirements of part R of NBS and BS(A1:1030 of 1977)
 - All internal sewer pipe connections to be converted to closed systems

SANDOWN
21 NOV 2019
DESIGN REVIEW COMMITTEE
APPROVED:

Client's Name: Sanda Anne Smith	Signature: [Signature]
Address: Gloriosa Street Sandown	
Project: Proposed New House on ERF 59	
Drawn by: CM Drafting Services	Tel: 082 586 0649
52 Gie Road Tableview	Registration number 44264434
Sketch Type: GROUND STOREY PLAN, SITE PLAN, FIRST STOREY PLAN, SECTIONS, ELEVATIONS AND NOTES	
Page 1 of 1	Scale AS SHOWN
Date JULY 2019	Area First Storey 35.25m ²
	Ground Storey 123.12m ²
	TOTAL 158.37m ²
	Foot print 123.12m ²
	ERF size 250.00m ²
	Coverage 49.25%
	DRG No. M085