

Building Control Officer / Delegetee

Application Number: 000070287122

Date

co

72

15,260

12,000

11,800

SITE PLAN

existing wall of
neighbour's house
and garden

3m setback line

new balcony

new dormer
window

~~0,500 P&H 1,800~~

~~SKY - 001~~

/0,500 P&H 1,800

SKY - 001

new 550 x 700
skylight for cross
ventilation

17,140

N

Scale 1:100

TOTAL application: 250 m2

A photograph of a modern outdoor patio area. On the left is a large glass door or wall. In the center is a white door. To the right is a black metal bench. In the foreground is a round wooden table. The ground is paved with red bricks.



Franziska Lücke
Pr Arch SACAP Reg 20526

A
REV.

CITY OF CAPE TOWN

PLANNING & BUILDING DEVELOPMENT MANAGEMENT

For Approval

Building Control Officer / Delegetee

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.

21 Apr 2016

Date

Approval Number: 97476288

Application Number: 00070287122

Room in Roof Scale 1:100

Roof Scale 1:100

NOTES:

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QUALITY OF ALL MATERIALS AND WORKMANSHIP TO COMPLY WITH THE RELEVANT S.A.B.S. SPECIFICATIONS

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REVISIONS:

REV	DATE	DESCRIPTION
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SIGNATURE CLIENT:

SIGNATURE ARCHITECT / OWNER: *[Signature]*

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Franziska Lücke
Pr Arch SACAP Reg 20524

OWNER: FRANZISKA LUEKE AND OLIVER GRAFF

DESCRIPTION: ALTERATIONS TO EXISTING RESIDENTIAL DWELLING

ERF: 1620

LOCATION: 1C CHEVIOT PLACE
GREEN POINT
CAPE TOWN

SECOND STOREY AND ROOF

DRAWING

COUNCIL SUBMISSION

1:100 SCALE	9.12.2015 DATE
FL DRAWN	FL CHECKED

0757 PROJ. No.	LAD_20_201 DRAWING No.	A REV.
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CITY OF CAPE TOWN

PLANNING & BUILDING DEVELOPMENT MANAGEMENT

Planning & Building Development Approval

Building Control Officer / Delegetee

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.

21 Apr 2016

Date

Approval Number: 97476288

Application Number: 000070287122

South elevation

Scale 1:100

North elevation and section through Pool

Scale 1:100

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SIGNATURE ARCHITECT / OWNER: <i>F. Lueke</i>		
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mail@siscoarchitects.com www.siscoarchitects.com		
Franziska Lueke Pr Arch SACAP Reg 20526		
OWNER: FRANZISKA LUEKE AND OLIVER GRAFF		
DESCRIPTION: ALTERATIONS TO EXISTING RESIDENTIAL DWELLING		
ERF: 1620		
LOCATION: 1C CHEVIOT PLACE GREEN POINT CAPE TOWN		
SOUTH (STREET) AND NORTH ELEVATION		
DRAWING		
COUNCIL SUBMISSION		
1:100	9.12.2015	
SCALE	DATE	
FL	FL	
DRAWN	CHECKED	
0757	LAD_22_200	A
PROJ. No.	DRAWING No.	REV.

The diagram illustrates a sanitary layout plan with the following components:

- Proposed Fixtures and Connections:**
 - Top Level:** new sh, new wc, new wb, new vented s.stack.
 - Middle Level:** ex sh, ex bath, ex wc, ex vented s.stack, new sink.
 - Bottom Level:** new washing machine, new bath, new wc, new wb, new sh.
- Existing Infrastructure:**
 - Stacks:** ex vented s. stack for existing bathroom (demolished and moved), ex MH (Manhole).
 - Dimensions:** 3500, 4600.
 - Fall and Depth:**
 - Fall 1:60, Depth: 0.06m
 - Fall 1:25, Depth: 0.14m
 - Fall 1:60, Depth: 0.08m
 - Fall mind 1:60
- Elevations:**
 - NGL 95.81
 - CL 32.81, IL 32.17, D 0.64
 - CL 32.75, IL 31.20, D 1.55
 - CL 32.67, IL 31.12, D 1.55
- Notes:**
 - ex vented s. stack for existing bathroom which is being demolished and moved into a current bedroom (same Level); now washing machine connection
 - to existing municipal connection

ANY QUERIES FROM ALL THE ABOVE MUST BE REPORTED TO ARCHITECT FOR CLARIFICATION BEFORE ANY WORK IS PUT IN HAND.

0757 PROJ. No.	LAD_61_200 DRAWING No.	A REV.
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CITY OF CAPE TOWN

PLANNING & BUILDING DEVELOPMENT MANAGEMENT

For final approval

Building Control Officer / Delegetee

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.

15% NEA CALC XA

Ground Floor

Planning & Building Development Management

Approval Number: 97476288

Application Number: 000070287122

SANS XA NETT FLOOR AREA & NETT GLAZED AREA			
ID		NETT FLOOR AREA	NETT GLAZED AREA
Ground Floor			
Ring & Building		Date	
Floppment Management	---		3,50
D02 (XA)	---		3,18
oval Number	97476288		0,90
W01 (XA)	---		0,90
W01 (XA)	000070287122	---	0,90
W02 (XA)	---		1,20
0,00 m ²		9,68 m ²	
Roof			
D08 (XA)	---		7,10
D09 (XA)	---		4,43
W03 (XA)	---		2,33
0,00 m ²		13,86 m ²	
0,00 m ²		23,54 m ²	

Ground Floor, ---																	
NFA - 1 (XA)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	75,49
Room in Roof, ---																	
NFA - 1 (XA)	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	52,85

SANS 204 GLAZING CALCULATIONS																	
ID	Orientation	Width	Height	Unit Area	Frame & Glazing Types	U Value	U x A	P Value	H Value	G Value	G Effect	G Effect x P / H	E Factor	SHGC Value	A x E x SHGC	NETT FLOOR AREA	
Room in Roof, ---																	
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	52,85	
Roof, Climatic Zone 4																	
D08 (XA)	NORTH	3 465	2 050	7,10	Alu/Steel - Clear double (3/6/3)	4,23	30,05	0,40	2,10	0,05	1,00	0,19	0,58	0,72	2,97	---	
D09 (XA)	NORTH	2 162	2 050	4,43	Alu/Steel - Clear double (3/6/3)	4,23	18,74	0,40	2,10	0,05	1,00	0,19	0,58	0,72	1,85	---	
SKY - 001 (...)	SOUTH	---	---	0,39	TESTED SYSTEM	1,40	0,54	0,50	1,80	1,10	0,50	0,14	0,49	0,66	0,12	---	
SKY - 002 (...)	SOUTH	---	---	0,39	TESTED SYSTEM	1,40	0,54	0,50	1,80	1,10	0,50	0,14	0,49	0,66	0,12	---	
W03 (XA)	NORTH	1 135	2 050	2,33	Alu/Steel - Clear double (3/6/3)	4,23	9,84	0,10	2,10	0,05	1,00	0,05	0,84	0,72	1,41	---	
						59,71								6,47		0,00 m²	

GLAZING

smart-XA

GLAZING ⇔ 15% CALCULATION (PRESCRIPTIVE ROUTE)

Storey:

GROUND STOREY

Nett Floor Area:

75.49 sq.m.

Glazed Area:

10.62 sq.m.

Percentage:

14 %

Does Comply

GLAZING

smart-XA

GLAZING ⇔ 15% CALCULATION (PRESCRIPTIVE ROUTE)

Storey:

ROOOM IN ROOF

Nett Floor Area:

52.85 sq.m.

Glazed Area:

14.56 sq.m.

Percentage:

28 %

DOES NOT COMPLY

glazed area more than 15% therefore SANS 204 calculation applies:

Room in Roof, ---																	
---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	52,85	

Roof, Climatic Zone 4																	
D08 (XA)	NORTH	3 465	2 050	7,10	Alu/Steel - Clear double (3/6/3)	4,23	30,05	0,40	2,10	0,05	1,00	0,19	0,58	0,72	2,97	---	
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						59,71								6,47		0,00 m²	

GLAZING

smart-XA

MAX AGGREGATES (PRESCRIPTIVE ROUTE)

Climatic Zone:

Climatic Zone 4

Storey:

Room in Roof

Nett Floor Area:

52.85 sq.m.

MAX (Cu):

73.99

Total (Cu):

59.71

MAX (Cshgc):

6.8705

Total (Cshgc):

6.47

Does Comply

Does Comply

shading to be in accordance with SANS 204 4.3.5
The window/ door reveals are used as shading throughout.

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Franziska Lücke Pr Arch SACAP Reg 20026		
OWNER: FRANZISKA LUEKE AND OLIVER GRAFF		
DESCRIPTION: ALTERATIONS TO EXISTING RESIDENTIAL DWELLING		
ERF: 1620		
LOCATION: 1C CHEVIOT PLACE GREEN POINT CAPE TOWN		
SANS 10400 XA / SANS 204 CALCULATION FENESTRATION		
DRAWING		
COUNCIL SUBMISSION		
SCALE		9.12.2015 DATE
FL DRAWN		FL CHECKED
0757 PROJ. No.	DRAWING No.	
		A REV.

CITY OF CAPE TOWN

PLANNING & BUILDING DEVELOPMENT MANAGEMENT

Planning & Building Development Management

Approval Number: 97476288

Application Number: 000070287122

Planning & Building Development Management

Approval Number: 97476288

Application Number: 000070287122

WALLS

Zone 4

Zone 5

Zone 6

Zone 7

Zone 8

Zone 9

Zone 10

Zone 11

Zone 12

Zone 13

Zone 14

Zone 15

Zone 16

Zone 17

Zone 18

Zone 19

Zone 20

Zone 21

Zone 22

Zone 23

Zone 24

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Zone 94

Zone 95

Zone 96

Zone 97

Zone 98

Zone 99

Zone 100

Composite Name: Wall LFS | 130 SVL Standard

Climatic Zone: Climatic Zone 4

Occupancy: H3 - Domestic residences

Compliance By SANS 10400-XA (Mandatory)

Min. Required R-Value 1,90

Achieved R-Value 2,68

Complies

Compliance By SANS 204

CR = C X R X 0.2788

R-Value = 2,68 m2K/W

C-Value = 67,72 kJ/m2K

Min. Required CR-Value (Hrs) 100

Achieved CR-Value (Hrs) 50,42

Does not Comply

XA Wall Calculations

Scale 1:100

HOT WATER SUPPLY:

a hot water solar geyser had been installed to the property already and will remain there

SERVICES:

Services to comply with SANS 204 4.5
Lighting to comply with table 12 in SANS 204.
(Max energy demand: 5W/m2 & Max energy consumption: 5kWh/m2) Energy saving bulbs to be used throughout the new dwelling.

ROOF:

MATERIALS:
R-VALUE:
Roof sheeting: 0.30
Insulation: Isotherm (145mm): 3.37
Ceiling: 0.05

Total R-Value: 3.72 = compliant

ROOF LIGHTS:

2x skylights included in the XA fenestration calculations

This applies to the new side walls of the dormer window.
Where new wall nibs are added at the ground floor, these to be cavity brick walls and therefore comply

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ALTERATIONS TO EXISTING DESCRIPTION: RESIDENTIAL DWELLING

ERF: 1620
LOCATION: 1C CHEVIOT PLACE
GREEN POINT
CAPE TOWN

SANS 10400 XA WALL, ROOF CALCULATIONS; NOTES

DRAWING

COUNCIL SUBMISSION

SCALE	9.12.2015 DATE
FL DRAWN	FL CHECKED

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