

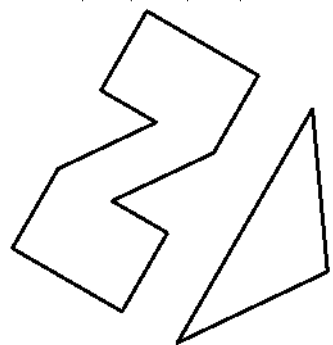
1.8m high 190mm thick blockwork wall plastered and painted both sides to replace ex vibacrete or fence.
600x200 strip foundation, not to project over property boundary.

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Note: Refuge room to be adequately lighted and ventilated, with concrete graded floor to floor trap discharging to external gulley before entering main drain line. Self closing/latching hardwood doors. To be rendered rodent proof.

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UNIT AREAS

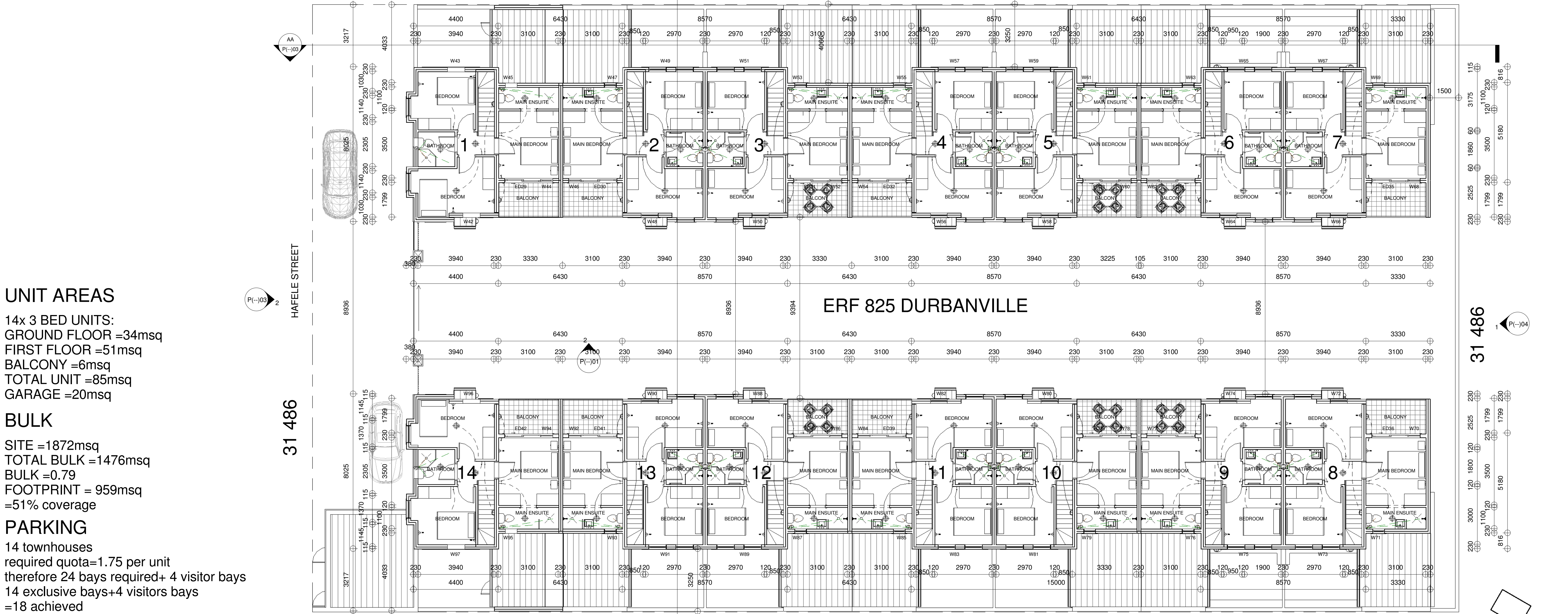
14x 3 BED UNITS:
GROUND FLOOR =34msq
FIRST FLOOR =51msq
BALCONY =6msq
TOTAL UNIT =85msq
GARAGE =20msq

BULK

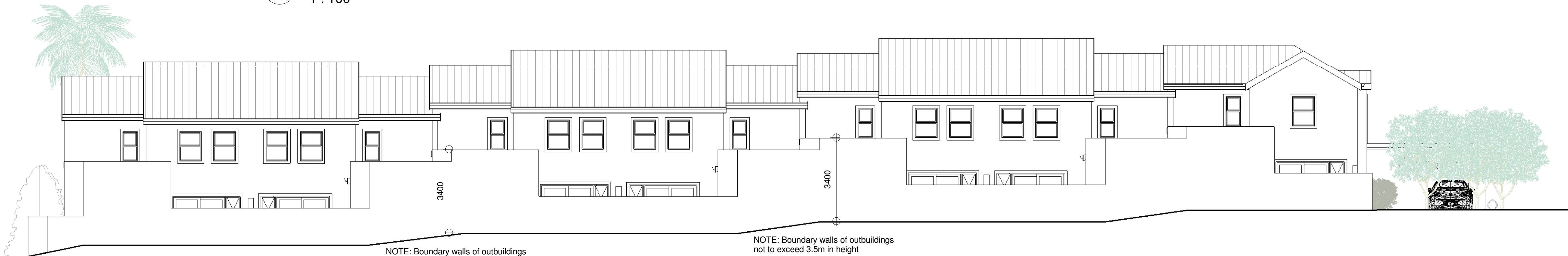
SITE =1872msq
TOTAL BULK =1476msq
BULK =0.79
FOOTPRINT = 959msq
=51% coverage

PARKING

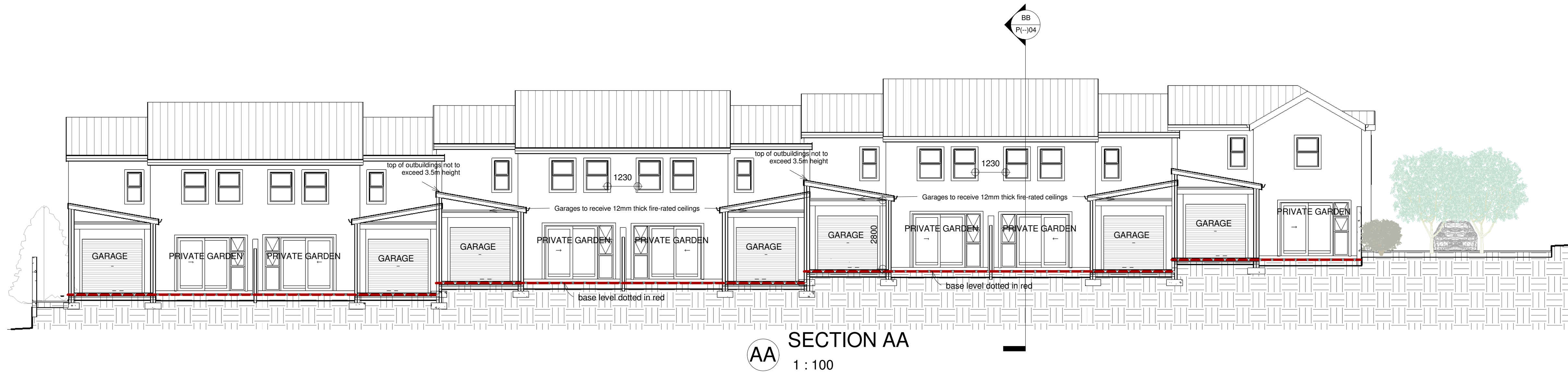
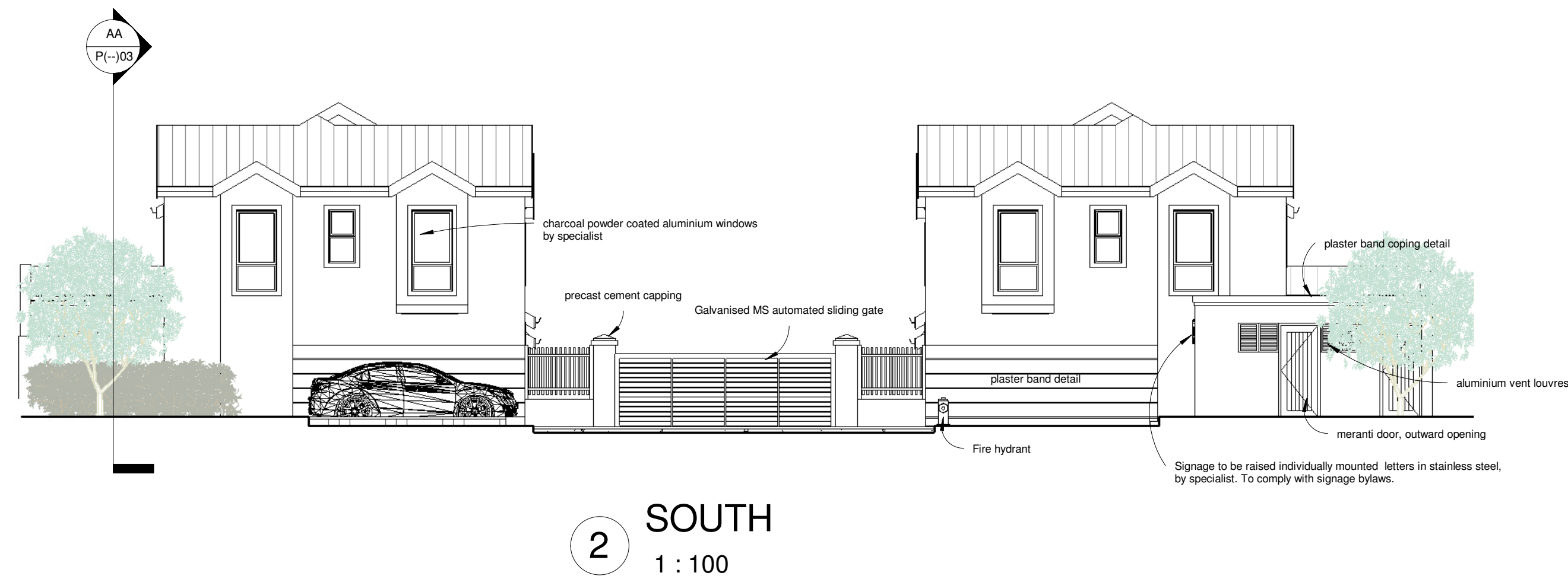
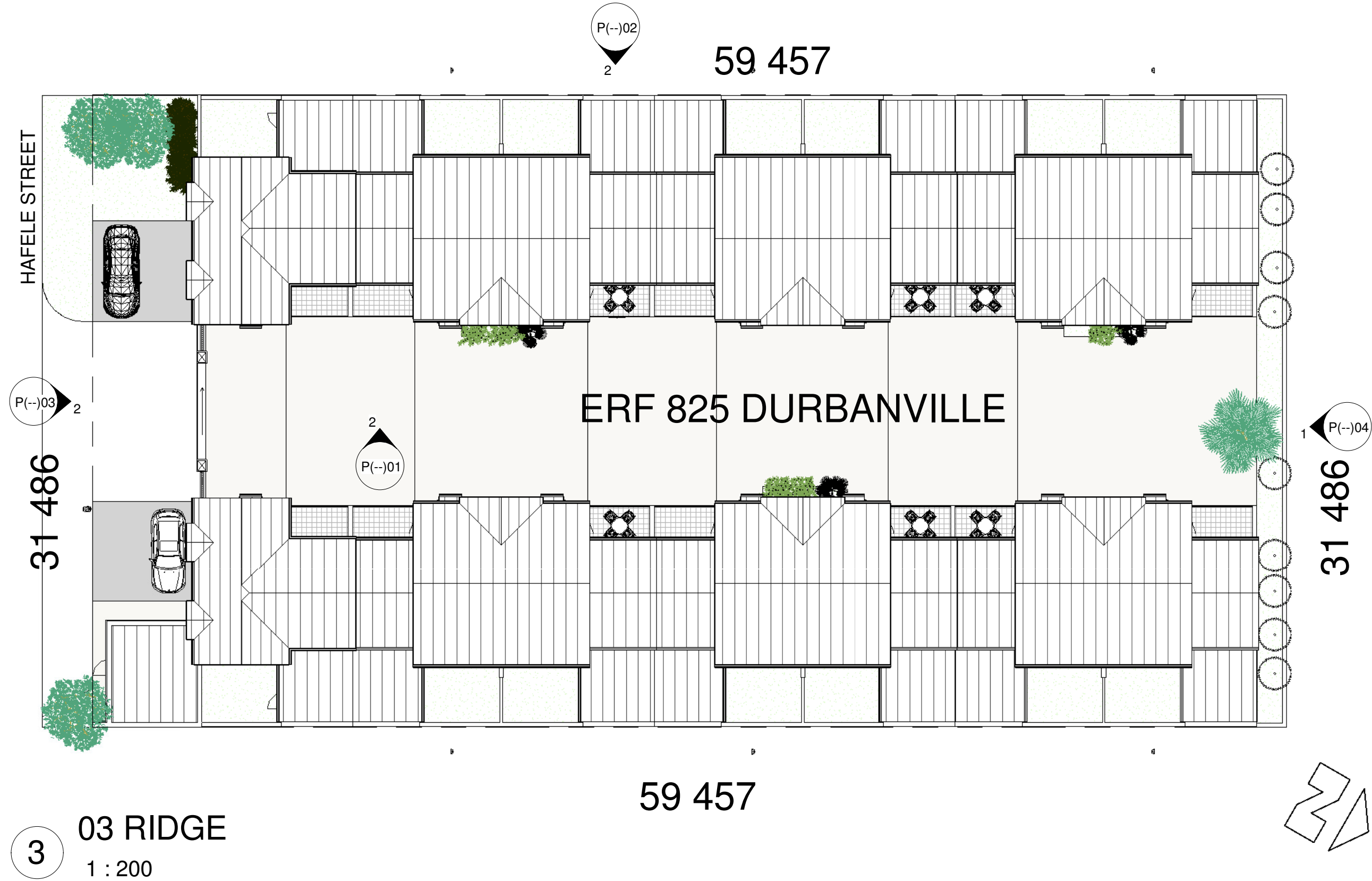
14 townhouses
required quota=1.75 per unit
therefore 24 bays required+ 4 visitor bays
14 exclusive bays+4 visitors bays
=18 achieved



1 02 FIRST STOREY
1 : 100



2 WEST
1 : 100



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.

10 Nov 2017

Date

Planning & Building Development Management

Approval Number: 97519022

Application Number: 000070364376

1 NORTH
1 : 100

BB SECTION BB
1 : 100

SPECIFICATION:

DOUBLE-PITCHED ROOFS:
Roof pitch @ 30 degrees. Charcoal colour Safintra standing seam metal roof sheeting on 75x50mm purlins at max 1200mm c/c's on Radientshield Climatesential underlay on 150X50mm rafters 760mm c.c's to structural engineer's design, anchored to 115x38mm wallplates by GH straps built min. 600mm deep into brickwork.
Provide adequate wind bracing.
Chromadeck flashing to be installed at parapet edges under roof finish, dressed up and cut into brickwork. Acrylic waterproofing paint onto reinforced membrane to be used as cover flashing, colour to match roof finish.

NON-PITCHED ROOFS:
Roof pitch @ 10 degrees. Charcoal colour Safintra standing seam metal roof sheeting on 75x50mm purlins at max 1200mm c/c's on Radientshield Climatesential underlay on 230X50mm rafters 760mm c.c's to structural engineer's design, anchored to 115x38mm wallplates by GH straps built min. 600mm deep into brickwork.
Provide adequate wind bracing.

BALCONIES:
Selected tiles starting min 50mm below base of sliding door (weatherstep) laid to falls on Derbium torch-on waterproofing membrane on min 30mm thick smooth screed on cast insitu concrete slab. Ensure one brick as upstand verge to balcony edges to contain rainwater. 20mm pvc pipe as rainwater spout at corner to project 20mm past facade edge. No screws or bolts that can rust to be used in balustrade side-fixing to facade.

BALUSTRADES:
1M high stainless steel tubing balustrades spaced 100mm apart.

CEILINGS:
Skimmed and painted rhinoboard ceilings to be fixed to underside of rafters/ concrete by 38x38 timber battens @450mm c/c. Ensure 100mm void for LED downlights & adequate SABS insulation: 100mm Isotherm. Ceilings to be painted with SABRE.
Roof assemblies to comply with Table 8 of SANS 10400 XA, providing a min R Value of 3.7.
Provide DAS O15 fancy cornices to all ceilings to ensure sealing of voids.
All garages to receive 12mm thick fire-rated plasterboard ceilings.

WALLS:
230mm cavity walls in clay maxi NF7 bricks on 75x250mm 25mpa foundations. Cavity walls to have min. 5 butterfly ties per m² embedded 75mm into brick joints. Bricks shall be laid on a solid mortar bed and raised uniformly. Internal non-loadbearing walls in 300mm clay maxi bricks, loadbearing walls in 230mm clay maxi bricks on slab thickening of 75x250mm. All cavities to be kept clean at all times. Allow weepholes at 600mm c.c's. Plinth walls to have infilled cavities and brickface every second course.
150mm thick, 1.8m high concrete blockwork boundary walls, plastered and painted. Non projecting foundations. Garage walls to be plastered and painted internally.

FLOORS:
Ground floor coverings as per plan on 30mm cement screed on 100mm floated concrete slab on 250 micron DPM on well-compacted fill. First floor coverings as per plan on 30mm cement screed on 200mm precast concrete decking by specialist to span between loadbearing walls.

WINDOWS & DOORS:
All new powder coated charcoal grey aluminium (Veco VP7107) All windows to be min. 10% of floor area with 5% operable. All sealing around windows and doors in black Dow Corning 813 sealer. All openings to be measured on site prior to fabrication. All windows and doors to arrive in protective tape and plastic.
External window sills plastered with fall, internal plastered flat.
External doorframes that aren't aluminium to be hardwood, painted. Internal doorframes to be hardwood, painted.

GLAZING:
All glazing to comply with part 4 of SANS 10400. All glazed areas exceeding 1 m² or less than 500mm above FFL to be safety glazing. Frosted glass wherever indicated on elevation.
All external glazed elements to satisfy SANS 10400XA and SANS 204, as per Architect's rational design and values.

HOT WATER SUPPLY
Geyser to receive 50% source of heat from alternative source (heat pump).
Provide geyser with approved geyser blanket.
Hot water pipes to be lagged with appropriate insulation with a min R-value of 1.
Wherever possible, length of pipe runs are to be minimised.
Geyser 400kpa 150 Kwikt; Heatpump 3.2kw Kwikt.

COLD WATER RETICULATION
15mm water meter installed at erf boundary to connect water mains.
All tubing underground, in concrete, in walls and roof cavity to be SANS 10400 approved polycop or similar. All fittings and couplings SANS 10400 approved.
Pressure regulation valve installed on main water inlet to ensure no overpressurisation of geyser.

LINTELS:
Precast lintels over all openings up to 3M, otherwise concrete beams to Engineer's spec. Lintels to have min. 3 courses of brickwork with brickforce at every course over. Lintels to be laid to manufacturer's spec.

PAINT:
All painted surfaces to be completed as per approved SABRE paint specification.

RAINWATER GOODS:
Charcoal seamless aluminium gutters with PVC downpipes in colour to match walls. 230mm Nutec fascias in charcoal coloured paint.

PAVING:
All roadways to be in cement cobbles mixed natural colour. Parking bays demarcated in charcoal cobbles.

STAIRS:
Cast insitu concrete staircase to Engineer's spec. Timber treads and risers as finish. Min 2100mm headheight at any given tread landing.

DRAINAGE:
Drain pipes to be 110mm PVC pentapipe protected in accordance with Part P24 of SABS 0400 where needed.
Head of drain line and branch line exceeding 6M to be vented.
Rodding eyes to occur at changes of gradient.

GENERAL:
Light switches to be 1.2M above FFL. Ground FFL to be min. 230mm above cover level of municipal sewer connection. DPC around all external windows and doors. Stepped DPC to all cavity walls and min. 150mm above NGL. No part of building to project past boundary lines.

PLUMBING:
All water supply piping to be to SANS 10400 requirements.
All waste pipes to be PVC to SANS 10400 requirements.
All plumbing to comply with local authority requirements.
Washing machine dishwasher points include a 40 mm trapped PVC waste and male copper connector cold water supply.
Sanitary ware to be as follows, or similar approved and set out as per the Architects drawings:
Wash hand basins with loading vanity to be installed where shown on Architects drawings, with click waste. WCs to consist of closed coupled W/C pan, and chrome plated angle valve.
Brassware to be Isca Cetus range. Sinks to be 'Frankie Quinine', with single lever mixer and strainer plugs. Clear silicone to run under sink, and to be neatly removed from counter top.
Shower to have clear glass, framed pivot shower doors powder coated to architects specs.
One brass 22mm garden tap to be provided at enclosed yard and refuse room.
All rodding eye covers and stopcock boxes, etc. to be encased in concrete.
Each unit water consumption to be metered separately with wireless water meter. On site central SCADA unit will consolidate data and sent it to Managing Agent for invoicing purposes.
Solar Geyser to be installed with a minimum capacity of 150L.
Solar panels to be installed on the roof (preferably on flat roof portion, north facing tilted, no shadowing for 12h of daylight, at x degrees to maximize thermo-cycling process, geyser located next to solar panels as per supplier installation manual).
Geyser/water display with WIFI and Apps to be installed in each unit.
Each water pipe installed in the dedicated shaft from the main connection to Roof Installation should be saddled against metal mesh cable tray mounted against shaft plastered inner wall.
Each water pipe provided to and from Solar Geysers installed on the roof should be done via a waterproofed distribution box installed on the roof right above the shaft outlet.
The base of the distribution box to be waterproofed to avoid any water penetration into the shaft. Specific details to be provided by the Solar Geyser Company and Plumber.
Hot water pipe to be thermal insulated to reduce temperature drop to each unit hot water supply.
Solar Geyser should be installed in such way to allow efficient thermost-typhon and prevent any visual impact of the geyser installation from street level.
Geyser dip tray and overflow pipe to be routed via gutter.

ACCESS CONTROL:
Vehicular and pedestrian access control will be in the form of cell phone or tag or remote operated gates and booms.
Vehicular Visitors access will be via a Mircom type system. An entry point to be provided for vehicles to contact tenants via the Intercom/ Access Control system, with tenants having to respond either directly from the units over the video capable intercom system or via an external connection like a cell-phone, as part of more advanced options available to the Intercom/Access Control system.
Cameras to be placed outside by gate, to provide video footage of cars to the intercom of a tenant, plus a separate camera feed from a pedestrian gate to the intercom of the tenants.
An alternative wide angle camera to be placed in view of the outside area to provide tenants an alternative view, other than the view of the vehicles or pedestrians access points, to provide additional security against possible lurkers that may be positioned outside of those main camera views.
The owner / tenant will be responsible for their own intrusion alarm system to residential units. These alarm systems are not controlled by us in any way and there is no link back required to the technology control rooms. These installations are typically done inside a unit to the tenants specifications and do not rely on any pre-provisioned cabling or wiring.
If electrical fence is installed to protect the perimeter of the complex, it has to be fitted with an alarm that we will integrate with, in order to track signals for breaches, so that we can route according to the safety requirements that may be dictated by the tenants or the managing agent.
General CCTV cameras will be mounted on the public and/or perimeter areas of the complex to monitor and record all public movement, for security reasons or post incident inspection. These cameras will be mounted on galvanized steel poles, bolted to the ground or set in concrete base at least 1metre below surface level. Exposed height of poles are approximately 4m high, to avoid tampering and each of these will require a 25mm conduit to be submerged below the ground level (gaving or otherwise) and will terminate in the Technology Control Room(s). Recording of CCTV footage will be done to a NVR inside the Technology Control Room, which can also produce a secondary stream in the event that an on-site security guard is employed, or alternatively to an offsite monitoring service or even provide remote access to the managing agent, should the requirements be as such. CCTV NVR is on UPS to maintain monitoring, recording and remote access for a limited period during power failures, typically at least 2 hours, which can be increased with the additional of extended battery packs.

JOINERY:
Cupboards to be below all worktops as shown on the Architects drawings, except where provision has been made for appliances or breakfast counters.
Edges of all wall units between tiles and or walls are to be sealed with silicone, colour to be as architects specs. Kitchen and Bedroom cupboards are melamine with 2mm impact edging. Kitchen as per selection from the supplier's standard colour range, bedroom built in cupboards to be white melamine.
Kitchen cupboard counter tops to have a Rustenburg Granite PC amount of R2000m², 30mm profile, infill pieces may be included in approved positions with approved fixing detail.
Broom cupboards, if provided, are to be 2.1 m high with broom holder.
A minimum of four drawers per kitchen. All door hinges to be 100 degree 'Ferrari' dip hinges or similar and approved. Under counter electric oven, gas hob and extractor to be fitted with a PC allowance of R6500 per flat and R7500 per flat. 1 x 9kg gas cylinder per gas hob installed and certified under kitchen counter.
All screws to be capped.

ELECTRICAL:
Each unit will be individually metered with a prepaid meter as per local authority requirements. Apartment DBs are rated at 60A single phase power.
All bathrooms to be fitted with mechanical extraction fans ducted to the exterior of the building, with 10 min timer.
All internal light points to passage, bedroom and walk in closet areas to be 600mm cord and bayonet fitting with globe. A PC amount of R 210 Ex VAT per light fitting for kitchen fittings, lounge fittings and bathroom fittings.
One light point per room will be provided.
Position and number of plug points, lights, switches, telephone and TV outlets as per Architect drawings. All fittings to be from the Clipsal 2000 range. Dedicated power to be provided to the Technology Control Room.
DSTV & internet termination box (4x4) to be provided in Living Room behind or close to most likely TV position.
Clipsal Facplate to allow for DSTV decoder connection (F-type) as well as CAT6 data point for internet.Intercom & Telephone termination box (4x4) to be provided in accessible area close to Kitchen. Clipsal Facplate to allow for CAT6 data point for intercom as well as RJ11 telephone point.Plug points to be 150mm above counter or 300mm above fill. Light switches to be to the height of the internal door handle heights, 1.1m AFFL. Bedrooms: 2 (two) double power points in main bedroom and 1 (one) per bedroom.
Living room: 2 (Two) double power points and 2 (Two) Television points. Kitchen: 1 (one) double power point above worktop & 1 (one) double power points below work top (Washing machine/Dishwasher.Bathroom: Power will be provided from the light point for extractor fans in the middle units without windows (if and where applicable).Extractor Fan: 1 (One) double power point.
Fridge: 1 (One) double power point. Garage to have double fluorescent light and a plug point for door motor. Wiring in surface mounted conduits.
Summary of electrical supply: All balcony lights to be off unit supply.
All power, lighting and HVAC supplies are metered individually at unit DB's respectively.
All staircases, landing, and lights to the entrances of the blocks, to be off common photocell controlled supply. Stores, refuse rooms and garages, where applicable, to be off permanent common supply.
Telecommunications reticulation supply to be off permanent common supply. All of the above supplies to be clearly indicated and divided on main meter board in meter room. The design of all installations shall be to the City of Cape Town Electricity Department standards and approval and shall comply in all respects with their requirements and with sans 10400.
Each floor shall be provided with a DB servicing common areas power and lighting requirements for that floor and individual apartment DB's.
Conduits and chasing: All wiring in slab screeds and walls shall be in conduits. Conduits to be surface mounted behind counters or cupboards wherever possible. Bosal Conduits to be used for all buried conduits from and to inside each site location. All conduits for provision of DSTV, internet, Intercom and Telephone points to meet with the following minimum requirements: One 25mm conduit to the Kitchen area for Intercom/Telephone. One 25mm conduit to the Living Room for DSTV/Internet.
All conduits to terminate in the Technology Control Room. All conduits to avoid close proximity of or crossing over electrical wiring. Where any such crossing or close proximity is unavoidable, such conduits must be bosal pipe. All conduits to be pre-fitted with durable draw wire.
Each PVC and Bosal conduit installed in the dedicated shaft from Centralized Technology Control Room to Roof Installation should be saddled against metal mesh cable tray mounted against shaft plastered inner wall.
Each electrical / data service provided to equipment installed on the roof including DSTV and Internet dishes should be done via a waterproofed distribution box installed on the roof right above the shaft outlet. The base of the distribution box to be waterproofed to avoid any water penetration into the shaft. Specific details to be provided by the Electrical engineer.
Dedicated Bosal conduits to be used from Roof Installation area to the Centralized Technology Control Room(s). Minimum conduit requirements are 2 x 25mm conduits in continuous run to each control room.
Any UV exposed conduit on Flat Roof portion should be bosal conduits.
Bosal conduit on Flat Roof portion should be installed in and strapped to a metal mesh cable tray from Roof Top Distribution Box to each Equipment installed on the roof.
Metal mesh cable tray to be raised from roof floor level by a minimum of 50mm to allow free rain water circulation and avoid dirt accumulation against metal mesh cable tray edges.
All such dedicated conduits to be pre-fitted with durable draw wire.
All such conduits to avoid paths in close proximity of or crossing electrical wiring, unless such conduits are bosal, in which case such crossing should still be kept to a minimum.
PAINTING:
Paint specification to be as follows (paint specified is manufactured by Plascon or similar approved), 3 tones Complex Colour scheme to define.
External Walls: 1 Coat PEM 800 (Professional Emulsion), 2 Coats PEM 900 (Super Acrylic).
Facades: 2 Coats Pure Acrylic (PEM1000).
Exposed Metalwork: 1 coat of Red Oxide water based primer (EMS 18), 2 coats Velvago Internal Walls: 3 Coats PEM 800. Purchasers to choose from developers colour selection.
Internal Ceilings (underside of concrete slabs): 3 Coats PEM 800 (White). Internal Ceilings (skimmed plasterboard): 2 Coats PEM 800 (White).
External Ceilings: 2 Coats PEM 800 (White). External and Internal Woodwork (except internal doors and pergolas): 1 Coat Wood primer, 2 coats Velvago Enamel (or architects similar approved).
Internal doors and Metal doorframes: 1 Coat universal undercoat (UGC 1), 2 Coats Velvago Enamel (or architects similar approved).
All refuse room walls to be painted with PEM 800 with added fungicide.

COUNCIL SUBMISSION DRAWING ONLY

The Business Centre

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Century City

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SACAP reg: PR ARCH 7910

ARCHITECTS

CLIENT:

Stephane Jallat

JOB NO:

81125

TITLE

New flats at Hafele Street, Erf 825 Durbanville

Scale:

1 : 100

Drawn:

RS

Checked:

RS

Drawing No:

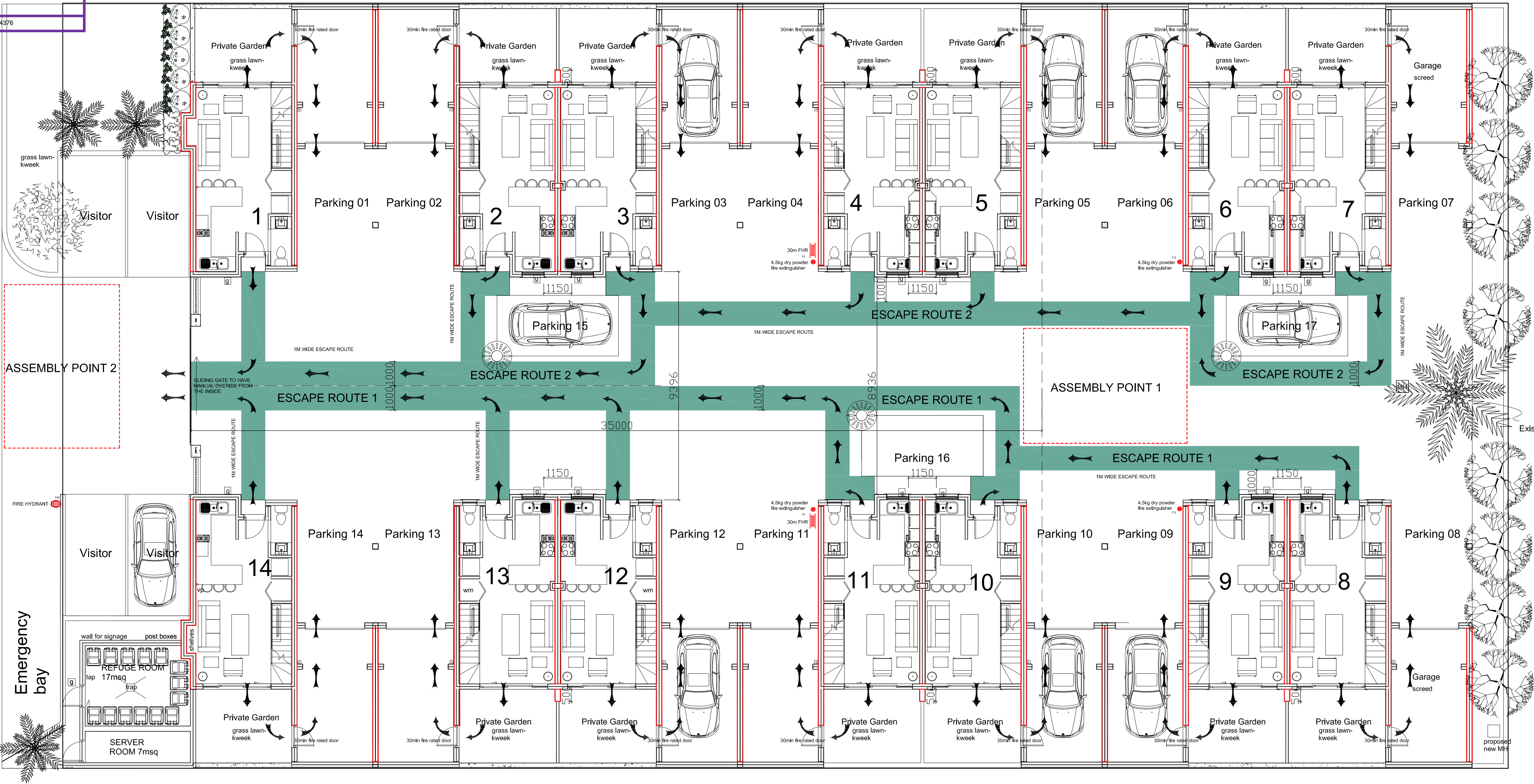
P(-)04

Sign:

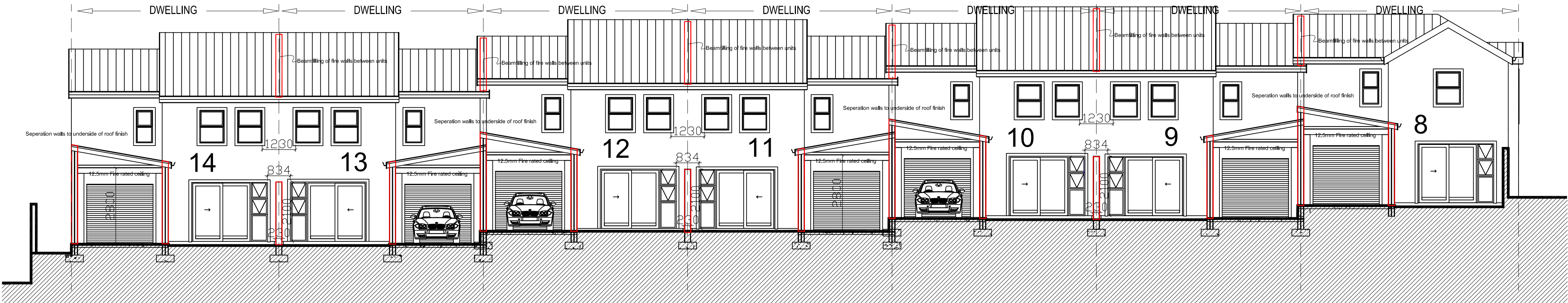
Robert Scott

ROBERT SCOTT & JACO

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FIRE PLAN 1:100



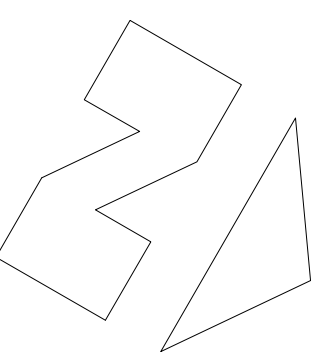
SOUTH SECTIONAL ELEVATION 1:100

occupancy = H3

LEGEND

- 60 minute fire separation lateral wall
- 4.5kg dry powder fire extinguisher
- 30m Fire Hose Reel
- Min 1m wide Escape route
- F4 wall mounted Signage
- F13 wall mounted Signage
- F61 pole mounted Signage

NOTE:
All fire hose reels; fire extinguishers; signage; fire hydrant; fire separation walls, doors and ceilings to comply with SANS 10400-T:2011.
All escape widths and distances to comply with SANS 10400-T:2011.
All implementation of fire equipment, piping and materials to be undertaken by approved specialist and to comply with with SANS 10400-T:2011.
Fire Extinguishers:
H3 occupancy= 1 unit/ 400msq
= 4 required as per of 4.37 Table 11.
4 units achieved (see plan).

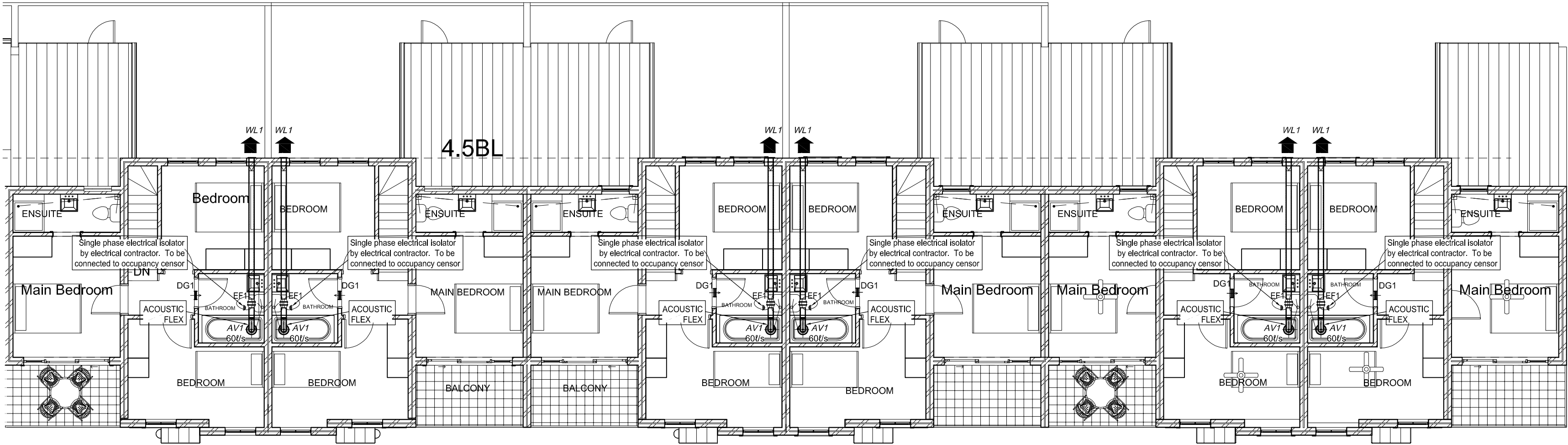
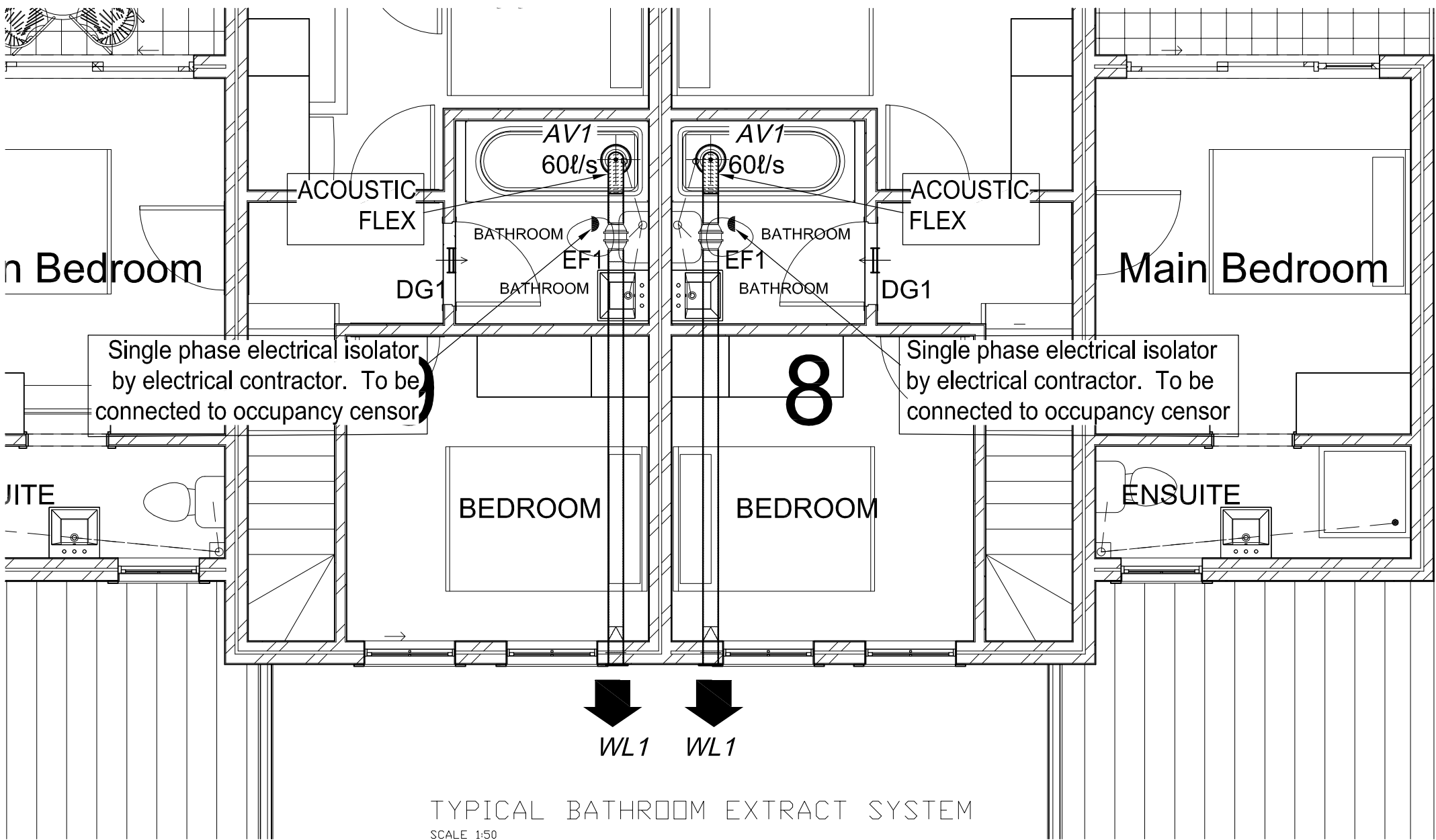
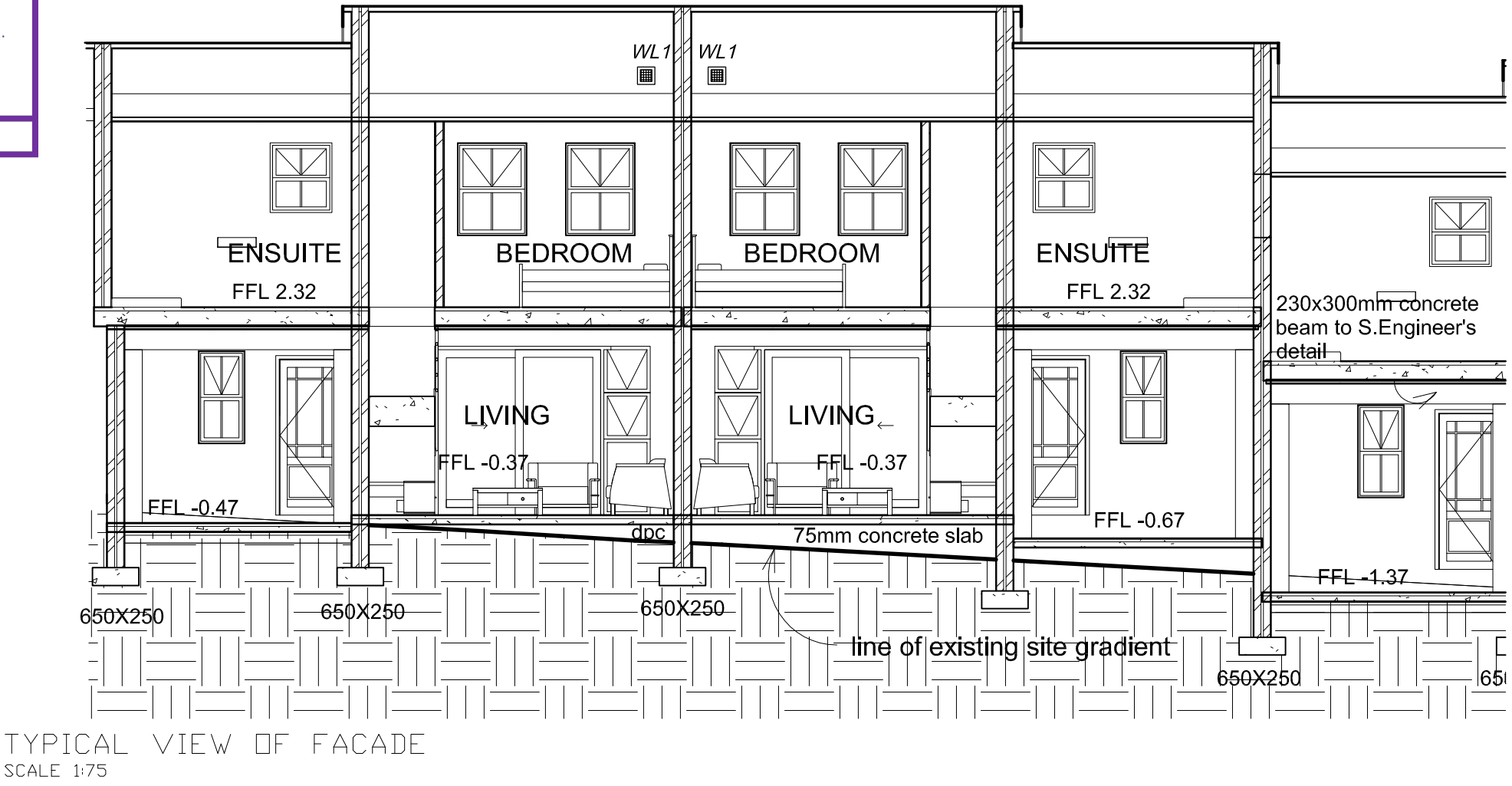


Ammended 16 Sept 2017

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B.ARCH (UCT)

Robert Scott
Architects

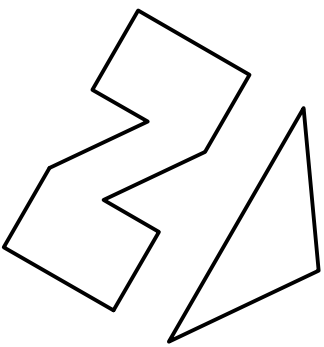
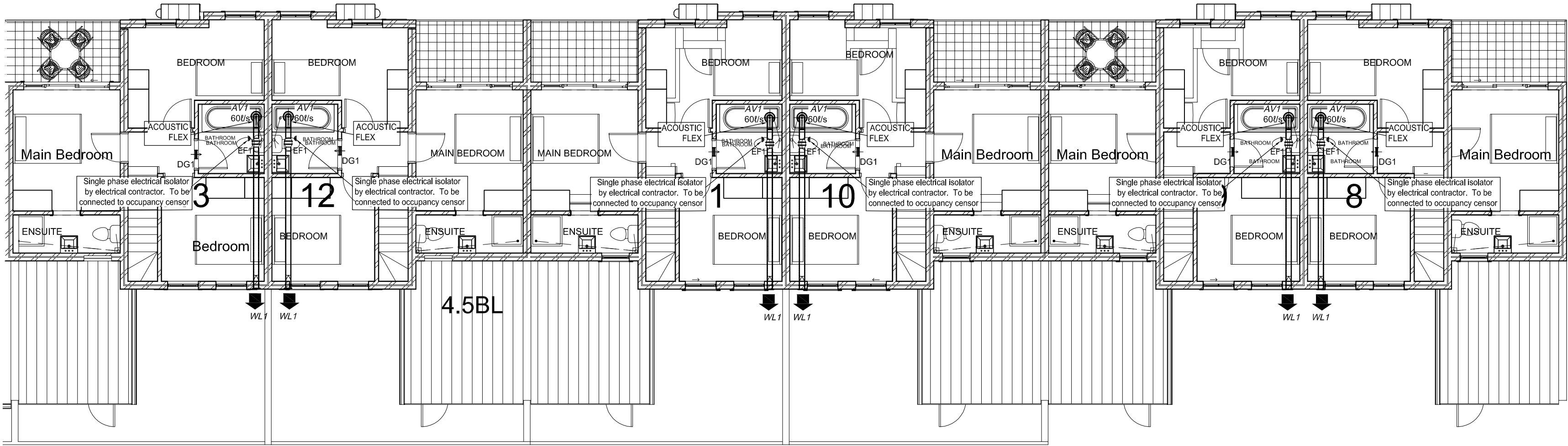
CLIENT:	Scale: 1:100
STEPHANE JALLAT	Date: 16 SEPT 2017
	Drawn: RS
JOB NO: 81155	Checked: RS
TITLE: LANDSCAPE PROPOSAL ERF 825 HAFELE STREET DURBANVILLE	Drawing No: P(-)05 Sign:



FAN SCHEDULE					ATTENUATOR	
FAN No.	Type	Duty	Electrical Info	QTY	Type	
EF1	Mixvent S&P TD 350/125	60/s @ 80Pa	80W single phase 220rpm	12	1D Attenuator	

DIFFUSER & GRILLE SCHEDULE				
ITEM No.	DESCRIPTION	TYPE & SIZE	QTY	Flow rate
AV1	EXTRACT AIR VALVE	AIR VALVE - 200 NECK DIA.	12	60/s
DG1	DOOR GRILLE	250 x 250 ALUMINUM NATURAL ANODIZED	12	60/s
WL1	WEATHER LOUVRE	150 x 150 ALUMINUM NATURAL ANODIZED	12	60/s

ERF 825 DURBANVILLE



NOTES:

- ALL DUCTWORK TO BE MANUFACTURED FROM GALVANISED SHEET METAL AND INSTALLED IN ACCORDANCE WITH SANS 10400. DUCT SIZES INDICATE CLEAR INSIDE DIMENSIONS. ROUND DUCTING TO BE OF THE SPIRAL WOUND TYPE UNLESS INDICATED OTHERWISE.
- FLEXIBLE DUCTING TO HAVE A CLASS 1 FIRE RATING COMPLYING WITH SANS 10400. TO BE EUROFLEX OR EQUAL, AND TO BE LESS THAN 1.5m IN LENGTH. ENDS ARE TO BE SEALED AND FIXED WITH JUBILEE TYPE CLAMPS. FLEXIBLE DUCTING SHOWN CONNECTED TO SMALL FANS IS TO BE 1.5m LONG OF THE ACOUSTIC TYPE FOR NOISE REDUCTION.
- ALL GRILLES, DIFFUSERS AND LOUVRES ARE TO BE AS SET OUT IN THE SCHEDULES OR EQUAL AND APPROVED.
- SOUND AND VIBRATION DEADENING EQUIPMENT IS TO BE PROVIDED WHERE INDICATED. ALL OUTDOOR SPLIT AND VRV UNITS ARE TO BE ISOLATED FROM THE STRUCTURE. THOSE MOUNTED ON WALLS ARE TO BE FIXED TO UNISTRUT BRACKETS. FLEXIBLE COLLARS ARE TO BE USED BETWEEN SUPPLY AIR DUCTING AND DUCTED HIDE-AWAY UNITS WHICH ARE TO BE ISOLATED FROM THE STRUCTURE BY RUBBER MOUNTS. SMALL TUBE AND BOX FANS ARE TO BE ISOLATED FROM THE STRUCTURE BY RUBBER MOUNTS AND FROM THE DUCTWORK BY ACOUSTIC FLEXIBLE DUCTING. ALL OTHER FANS ARE TO BE MOUNTED ON SPRING MOUNTS AND ISOLATED FROM THE DUCTWORK BY FLEXIBLE COLLARS.
- ALL SUPPORT STEELWORK, INCLUDING HANGER RODS AND BRACKETS MUST BE GALVANISED. STEELWORK EXPOSED TO THE ELEMENTS MUST BE HOT DIP GALVANISED AFTER ALL FABRICATION WORK IS COMPLETE. FASTENERS ARE TO BE GALVANISED AND WHERE EXPOSED TO THE ELEMENTS ARE TO BE STAINLESS STEEL. FIXING SCREWS FOR GRILLES AND LOUVRES ARE TO BE STAINLESS STEEL. ALL DISSIMILAR METALS ARE TO BE GALVANICALLY ISOLATED FROM EACH OTHER BY NYLON SPACERS.
- FANS TO BE VIBRATIONALLY ISOLATED FROM STRUCTURE.
- WC EXTRACT FAN TO BE CONNECTED TO OCCUPANCY SENSOR WITH BUILD-IN TIMER. FAN TO STAY ACTIVATED FOR 3 MINUTES AFTER LAST TRIGGER

LEGEND

EF1	INLINE EXTRACT FAN
WL1	WEATHER LOUVRE
DG1	DOOR GRILLE
AV	AIR VALVE

REVISIONS

Submission to council	09/13/2017	0

PROJECT

HAFELE STREET
ERF 825 DURBANVILLE

TITLE/TITLE

VENTILATION LAYOUT
FIRST FLOOR

DRAWN/GET RS	DATE/DATUM 09/13/2017	SCALE/SKALA 1:100
CHECKED/MAGEGAM		
PROJECT NO. HAF/01/AC/01		REV. 0
DRAWING NO.		HER.

CITY OF CAPE TOWN

PLANNING & BUILDING DEVELOPMENT MANAGEMENT

Recommended for Approval

Fenestration - Area Calculations

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 set out in the attached letter of approval.

Storey : GROUND STOREY

U

Planning & Building Development Management

Approval

Application Number: 900070364376

Description	Height	Width	Area	%
Window W4 - Aluminium thermal break framing with Single - Clear	1.200	0.600	0.720 m²	
Window W5 - Aluminium thermal break framing with Single - Clear	1.200	0.900	1.080 m²	
Window W6 - Aluminium thermal break framing with Single - Clear	2.100	0.600	1.260 m²	
Door ED3 - Timber with Single - Clear	1.000	0.800	0.800 m²	
Door ED4 - Aluminium thermal break framing with Single - Low	2.100	2.100	4.410 m²	
Total Glazing Area			8.270 m²	
Nett Floor Area			46.000 m²	
15% Glazing Limit			Performance Calculations	18 %

Storey : FIRST STOREY

Description	Height	Width	Area	%
Window W46 - Aluminium thermal break framing with Single - Clear	1.800	0.600	1.080 m²	
Window W47 - Aluminium thermal break framing with Single - Clear	1.200	0.600	0.720 m²	
Window W48 - Aluminium thermal break framing with Single - Clear	1.200	0.900	1.080 m²	
Window W48B - Aluminium thermal break framing with Single - Clear	1.200	0.900	1.080 m²	
Window W49 - Aluminium thermal break framing with Single - Clear	1.200	0.900	1.080 m²	
Window W49B - Aluminium thermal break framing with Single - Clear	1.200	0.900	1.080 m²	
Door ED30 - Aluminium thermal break framing with Single - Low	2.100	1.800	3.780 m²	
Total Glazing Area			9.900 m²	
Nett Floor Area			46.000 m²	
15% Glazing Limit			Performance Calculations	22 %

CITY OF CAPE TOWN

PLANNING & BUILDING DEVELOPMENT MANAGEMENT

Recommended for Approval

Fenestration - Natural Environment Control

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.

Storey: GROUND STOREY

Application Number: 000070364376

Description	Height	Width	Area	Shad- ing %	G (m)	P	H	PH	U	SHGC	E	A*CU	A*S*E
Window W4 - Alumin- ium thermal break framing with Single - Clear	1.200	0.600	0.720 m²	0	0.000	0.135	1.200	0.113	5.600	0.770	0.740	4.032	0.410
Window W5 - Alumin- ium thermal break framing with Single - Clear	1.200	0.900	1.080 m²	0	0.000	0.135	1.200	0.113	5.600	0.770	0.740	6.048	0.615
Window W6 - Alumin- ium thermal break framing with Single - Clear	2.100	0.600	1.260 m²	0	0.000	0.135	2.100	0.064	5.600	0.770	1.130	7.056	1.096
Door ED3 - Timber with Single - Clear	1.000	0.800	0.800 m²	0	0.000	0.715	1.000	0.715	5.600	0.770	0.420	4.480	0.259
Door ED4 - Aluminium thermal break framing with Single - Low	2.100	2.100	4.410 m²	0	0.000	0.135	2.100	0.064	4.060	0.630	1.130	17.905	3.139
Total Glazing Area			8.270 m²									39.521	5.520
Aggregate Element Value												39.521	5.520
Allowable Values												64.400	5.980
Natural Environment Control												COM- PLIANT	COM- PLIANT

Storey : FIRST STOREY

Description	Height	Width	Area	Shad- ing %	G (m)	P	H	PH	U	SHGC	E	A*CU	A*S*E
Window W46 - Alumin- ium thermal break framing with Single - Clear	1.800	0.600	1.080 m²	0	0.360	0.280	2.160	0.130	5.600	0.770	0.740	6.048	0.615
Window W47 - Alumin- ium thermal break framing with Single - Clear	1.200	0.600	0.720 m²	0	0.260	0.280	1.460	0.192	5.600	0.770	0.970	4.032	0.538
Window W48 - Alumin- ium thermal break framing with Single - Clear	1.200	0.900	1.080 m²	0	0.175	0.315	1.375	0.229	5.600	0.770	0.650	6.048	0.541
Window W48B - Alu- minium thermal break framing with Single - Clear	1.200	0.900	1.080 m²	0	0.175	0.315	1.375	0.229	5.600	0.770	0.650	6.048	0.541
Window W49 - Alumin- ium thermal break framing with Single - Clear	1.200	0.900	1.080 m²	0	0.260	0.280	1.460	0.192	5.600	0.770	0.970	6.048	0.807
Window W49B - Alu- minium thermal break framing with Single - Clear	1.200	0.900	1.080 m²	0	0.260	0.280	1.460	0.192	5.600	0.770	0.970	6.048	0.807
Door ED30 - Aluminium thermal break framing with Single - Low	2.100	1.800	3.780 m²	0	0.360	0.280	2.460	0.114	4.060	0.630	0.740	15.347	1.762
Total Glazing Area			9.900 m²									49.619	5.610
Aggregate Element Value												49.619	5.610
Allowable Values												64.400	5.980
Natural Environment Control												COM- PLIANT	COM- PLIANT

CITY OF CAPE TOWN
PLANNING & BUILDING DEVELOPMENT MANAGEMENT


Recommended 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.



10 Nov 2017
Date

Planning & Building
Development Management

Approval Number: 97519022

Application Number: 000070364376

Regulation XA Compliance Report



Prepared By	Robert Scott Architects
Address	The Business Centre 1 Bridgeway Rd, Century City
Telephone	0767773704

Building Details	
Project Name	Hafele Unit 2
Building	Unit 13
City	Cape Town
Climate Zone	4 (Temperate coastal)

Occupancy Classification	
Occupancy	H4
Design Hours per Day	24 Hours/Day
Design Days per Week	7 Days/Week

Floor Areas	
Nett Area Floor area excluding garages, car ports and storage areas, also excluding vertical elements ie. internal walls. Typically used for Fenestration calculations.	92.000 m²
Total Area Floor area excluding garages, car ports and storage areas, also including vertical elements. Typically used for max energy de-mand and consumption calculations.	0.000 m²
Gross Area Gross floor area including garages, car ports and storage areas. Typically used for Services – Lighting and Power calculations.	85.000 m²

CITY OF CAPE TOWN

PLANNING & BUILDING DEVELOPMENT MANAGEMENT

Recommended for Approval

Fenestration - Area Calculations

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 set out in the attached letter of approval.

Storey : GROUND STOREY

Application Number: 900070364376

Total Glazing Area

7.470 m²

Nett Floor Area

46.000 m²

15% Glazing Limit

Performance Calculations

16 %

Description	Height	Width	Area	%
Window W4 - Aluminium thermal break framing with Single - Clear	1.200	0.600	0.720 m²	
Window W5 - Aluminium thermal break framing with Single - Clear	1.200	0.900	1.080 m²	
Window W6 - Aluminium thermal break framing with Single - Clear	2.100	0.600	1.260 m²	
Door ED3 - Timber with Single - Clear	1.000	0.000	0.000 m²	
Door ED4 - Aluminium with Single - Clear	2.100	2.100	4.410 m²	
Total Glazing Area			7.470 m²	
Nett Floor Area			46.000 m²	
15% Glazing Limit			Performance Calculations	16 %

Storey : FIRST STOREY

Description	Height	Width	Area	%
Window W46 - Aluminium thermal break framing with Single - Low	1.800	0.600	1.080 m²	
Window W47 - Aluminium thermal break framing with Single - Low	1.200	0.600	0.720 m²	
Window W48 - Aluminium thermal break framing with Single - Low	1.200	0.900	1.080 m²	
Window W48B - Aluminium thermal break framing with Single - Low	1.200	0.900	1.080 m²	
Window W49 - Aluminium thermal break framing with Single - Low	1.200	0.900	1.080 m²	
Window W49B - Aluminium thermal break framing with Single - Low	1.200	0.900	1.080 m²	
Door ED30 - Aluminium thermal break framing with Single - Low	2.100	1.800	3.780 m²	
Total Glazing Area			9.900 m²	
Nett Floor Area			46.000 m²	
15% Glazing Limit			Performance Calculations	22 %

CITY OF CAPE TOWN

PLANNING & BUILDING DEVELOPMENT MANAGEMENT

Recommended for Approval

Fenestration - Natural Environment Control

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.

Storey: GROUND STOREY

Application Number: 000070364376

Description	Height	Width	Area	Shad- ing %	G (m)	P	H	PH	U	SHGC	E	A*CU	A*S*E
Window W4 - Alumin- ium thermal break framing with Single - Clear	1.200	0.600	0.720 m²	0	0.000	0.135	1.200	0.113	5.600	0.770	1.040	4.032	0.577
Window W5 - Alumin- ium thermal break framing with Single - Clear	1.200	0.900	1.080 m²	0	0.000	0.135	1.200	0.113	5.600	0.770	1.040	6.048	0.865
Window W6 - Alumin- ium thermal break framing with Single - Clear	2.100	0.600	1.260 m²	0	0.000	0.135	2.100	0.064	5.600	0.770	0.780	7.056	0.757
Door ED3 - Timber with Single - Clear	1.000	0.000	0.000 m²	0	0.000	0.715	1.000	0.715	5.600	0.770	0.450	0.000	0.000
Door ED4 - Aluminium with Single - Clear	2.100	2.100	4.410 m²	0	0.000	0.135	2.100	0.064	7.900	0.810	0.780	34.839	2.786
Total Glazing Area			7.470 m²									51.975	4.984
Aggregate Element Value												51.975	4.984
Allowable Values												64.400	5.980
Natural Environment Control												COM- PLIANT	COM- PLIANT

Storey : FIRST STOREY

Description	Height	Width	Area	Shad- ing %	G (m)	P	H	PH	U	SHGC	E	A*CU	A*S*E
Window W46 - Alumin- ium thermal break framing with Single - Low	1.800	0.600	1.080 m²	0	0.360	0.280	2.160	0.130	4.060	0.630	1.040	4.385	0.708
Window W47 - Alumin- ium thermal break framing with Single - Low	1.200	0.600	0.720 m²	0	0.260	0.280	1.460	0.192	4.060	0.630	0.690	2.923	0.313
Window W48 - Alumin- ium thermal break framing with Single - Low	1.200	0.900	1.080 m²	0	0.175	0.315	1.375	0.229	4.060	0.630	0.910	4.385	0.619
Window W48B - Alu- minium thermal break framing with Single - Low	1.200	0.900	1.080 m²	0	0.175	0.315	1.375	0.229	4.060	0.630	0.910	4.385	0.619
Window W49 - Alumin- ium thermal break framing with Single - Low	1.200	0.900	1.080 m²	0	0.260	0.280	1.460	0.192	4.060	0.630	0.690	4.385	0.469
Window W49B - Alu- minium thermal break framing with Single - Low	1.200	0.900	1.080 m²	0	0.260	0.280	1.460	0.192	4.060	0.630	0.690	4.385	0.469
Door ED30 - Alumin- ium thermal break framing with Single - Low	2.100	1.800	3.780 m²	0	0.360	0.280	2.460	0.114	4.060	0.630	1.040	15.347	2.477
Total Glazing Area			9.900 m²									40.194	5.675
Aggregate Element Value												40.194	5.675
Allowable Values												64.400	5.980
Natural Environment Control												COM- PLIANT	COM- PLIANT