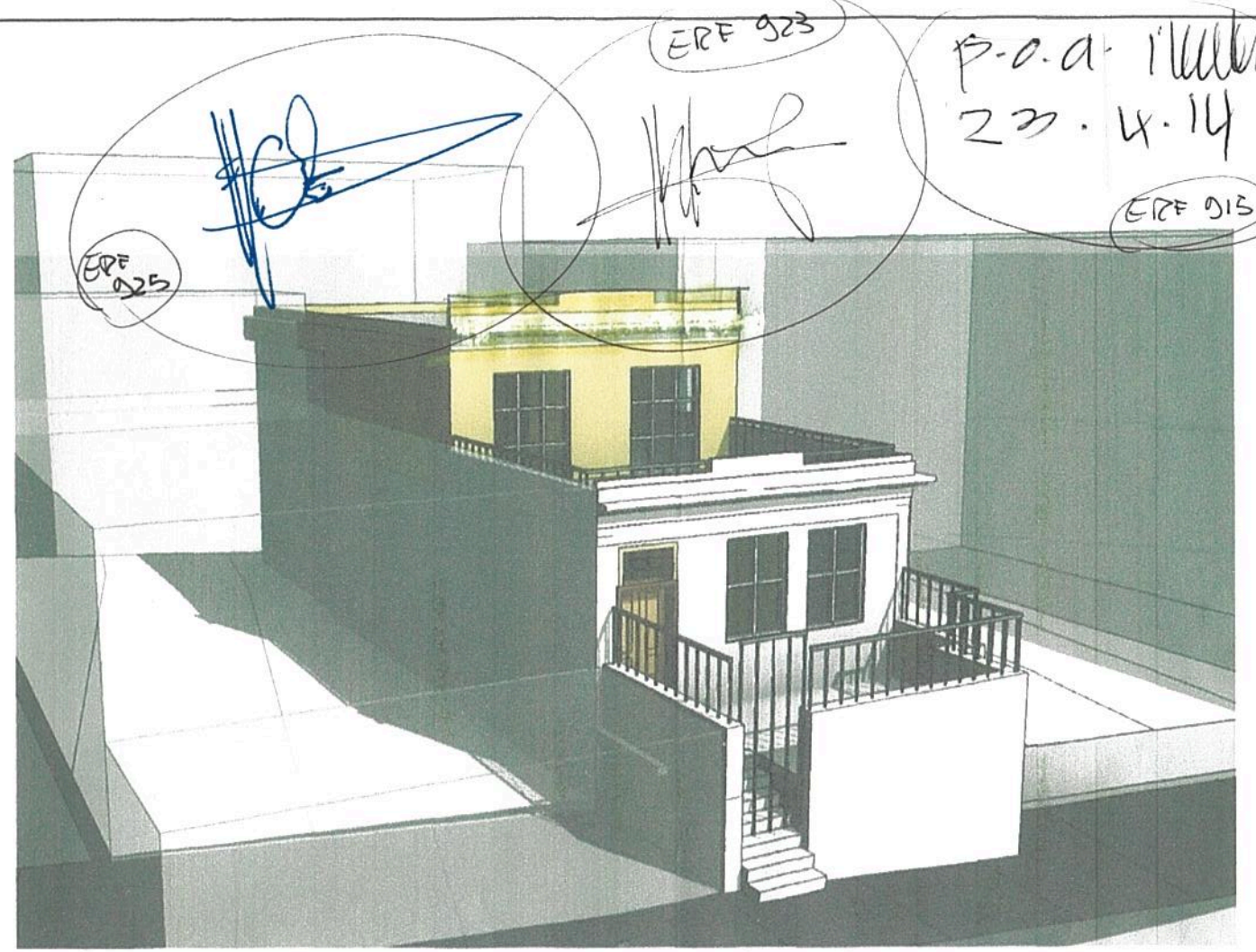
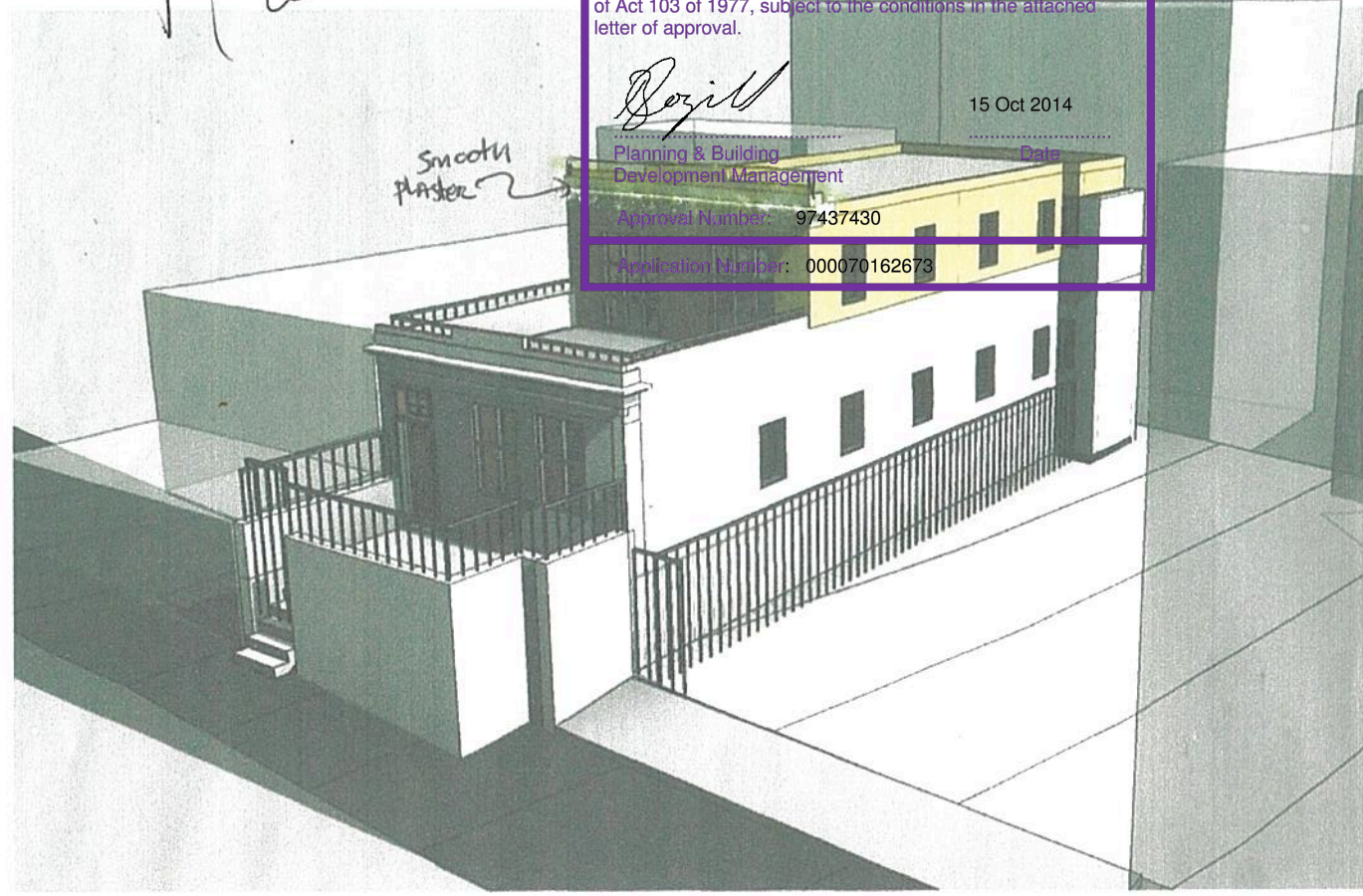


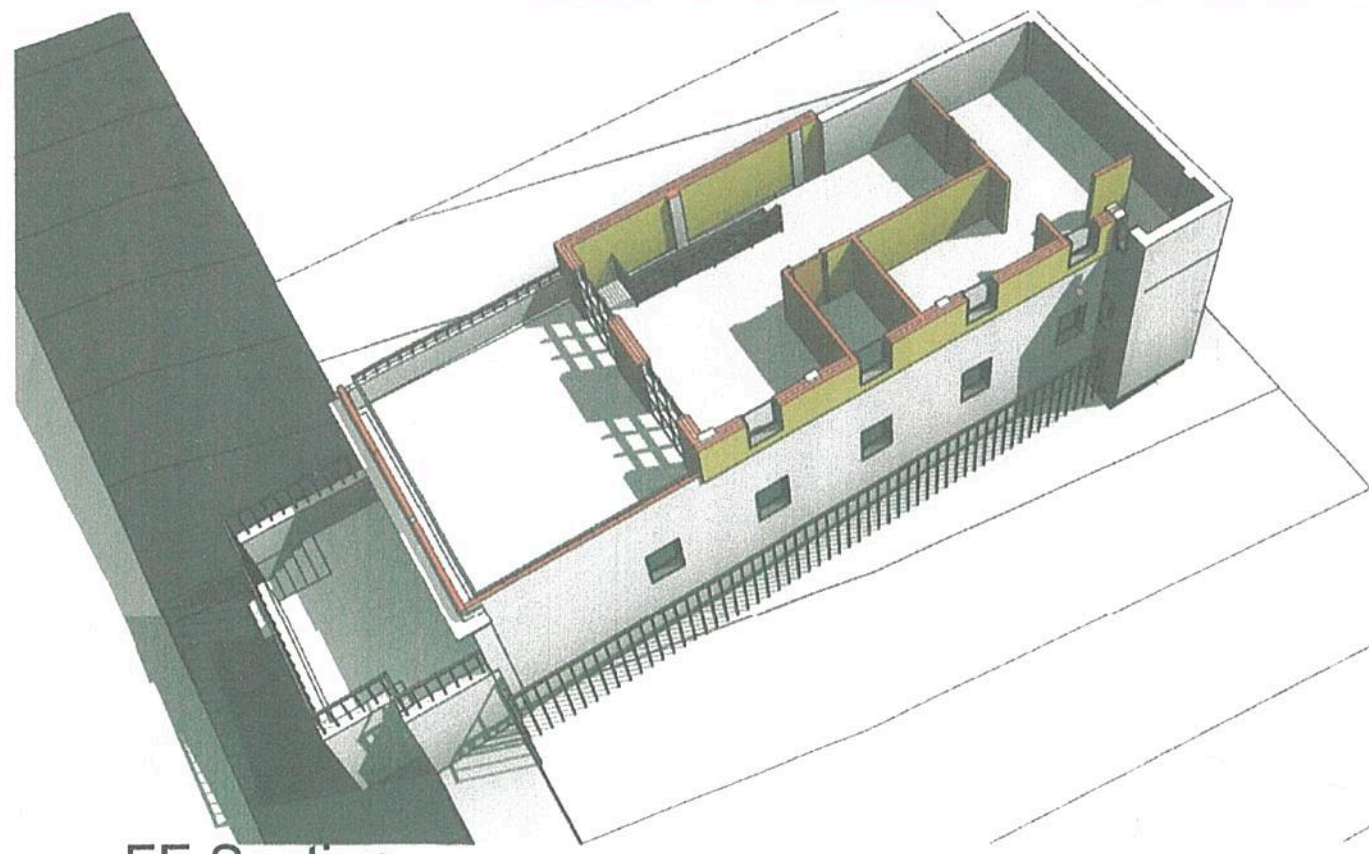
CITY OF CAPE TOWN
 PLANNING & BUILDING DEVELOPMENT MANAGEMENT
Mabele
 For Approval
 Building Control Officer / Delegetee

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.

Bozill 15 Oct 2014
 Planning & Building Development Management
 Approval Number: 97437430
 Registration Number: 000070162673

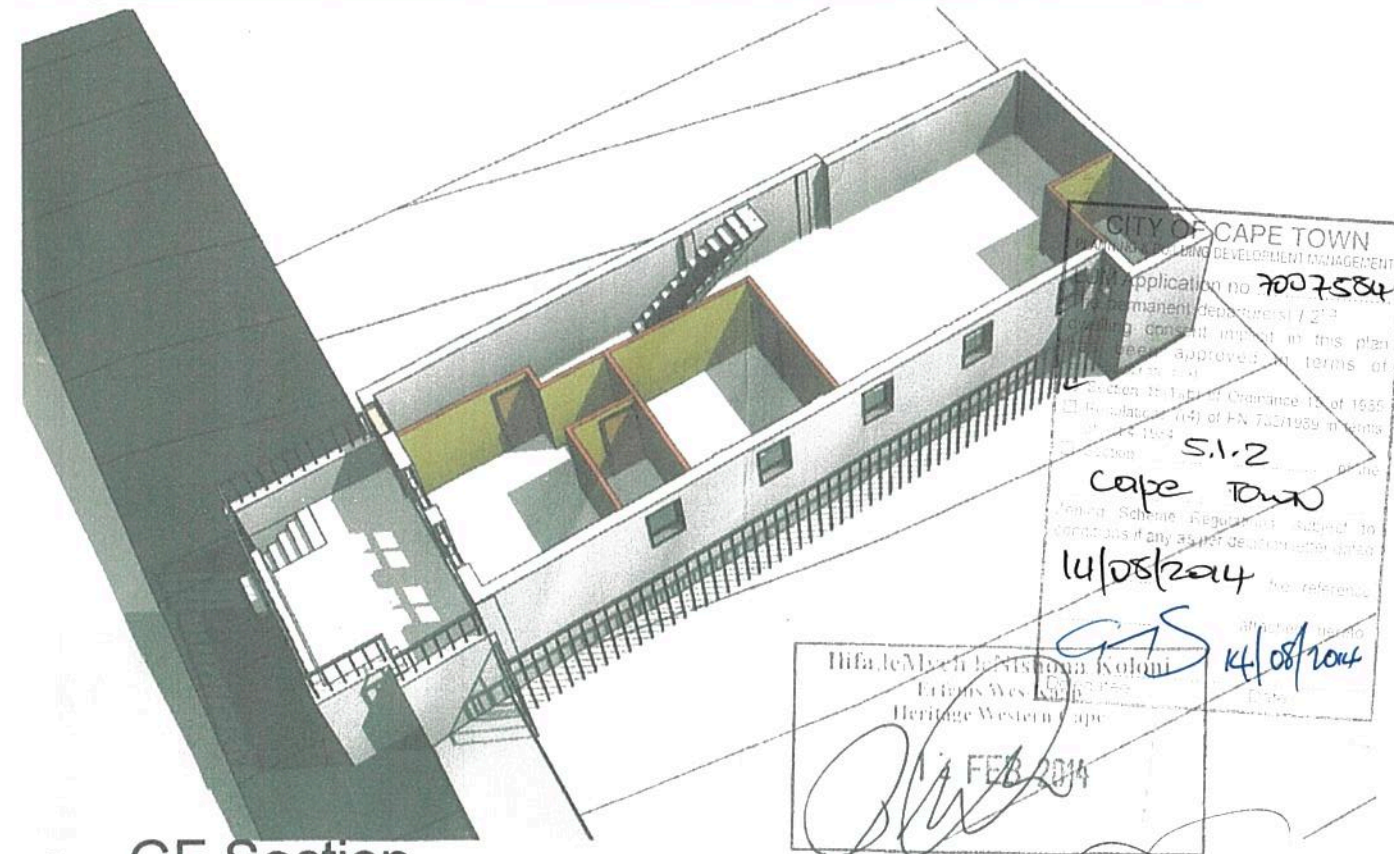


P.O.A. *illum*
 23.4.14



FF Section

3



GF Section

4

CITY OF CAPE TOWN
 PLANNING & BUILDING DEVELOPMENT MANAGEMENT
 Application no 70075842
 Permanent Delegation / 213
 I hereby consent in terms of
 Section 14(1) of the Act of 1955
 to the application of the
 Regulations (R4) of FA 720899 in
 terms of the
 S.I.2
 Cape Town
 Urban Scheme Regulation subject to
 conditions if any as set forth in the
 14/08/2014
GS 14/08/2014

Hifa leMoyi le Ntshona Koloni
 Eriqis Wes Kaap
 Heritage Western Cape
 14 FEB 2014

Kevin Pheko PR 20645
Pheko
 ARCHITECTURE +

2MD
 EXCLUSIVE ITALIAN DESIGN

Diego Assandri
 Erf No924 Bo-Kaap
 54 Chappini St, Cape Town

| | | |
|----------------|--------------|------------------|
| 3D Views | | Prk 20645 000 |
| Project number | wj 001 | |
| Date | 07 SEPT 2012 | |
| Drawn by | Author | Scale |

FLAVIO MANZO ARCHITECTURE
FMA
 www.fmachitecture.net
 Mobile: 072 20 27 159

CITY OF CAPE TOWN
 PLANNING & BUILDING DEVELOPMENT MANAGEMENT

Mabe
 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.

Bozill 15 Oct 2014
 Planning & Building Development Management Date

Approval Number: 97437430
 Application Number: 000070162673

p-o-a. illman
23.11.14



CITY OF CAPE TOWN
 PLANNING & BUILDING DEVELOPMENT MANAGEMENT

LUM Application no: **70075842**

Hifa leMveli leNtshona Koloni
 Erfenis Wes-Kaap
 Heritage Western Cape

12 FEB 2014

The permanent departure(s) / 2nd dwelling consent included in this plan has been approved in terms of Section 15(1)(b) of Ordinance 15 of 1985
 in Regulations 7(4) of PN 7324/88 in terms of 14/14/1994
 Section **S.1.2** of the **CAPE TOWN** Zoning Scheme Regulations subject to conditions if any as per decision letter dated **14/08/2014**

2014/08/14
2014/08/14

Delegetee: *[Signature]*

CITY OF CAPE TOWN
PLANNING & BUILDING DEVELOPMENT MANAGEMENT

Building Control Officer / Delegation

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

15 Oct 2014
 Date

Planning & Building Development Management

Approval Number: 97437430

Application Number: 000070162673

NOTE:
 BUILDING CALCULATION LINE
 SR1 ACCORDING
 ZONING SCHEME REGULATIONS

Linear distance along all common boundaries
 6.046 +
 7.020 +
 6.046 +

 19.112mm

60% OF 19.112 = 11.400mm

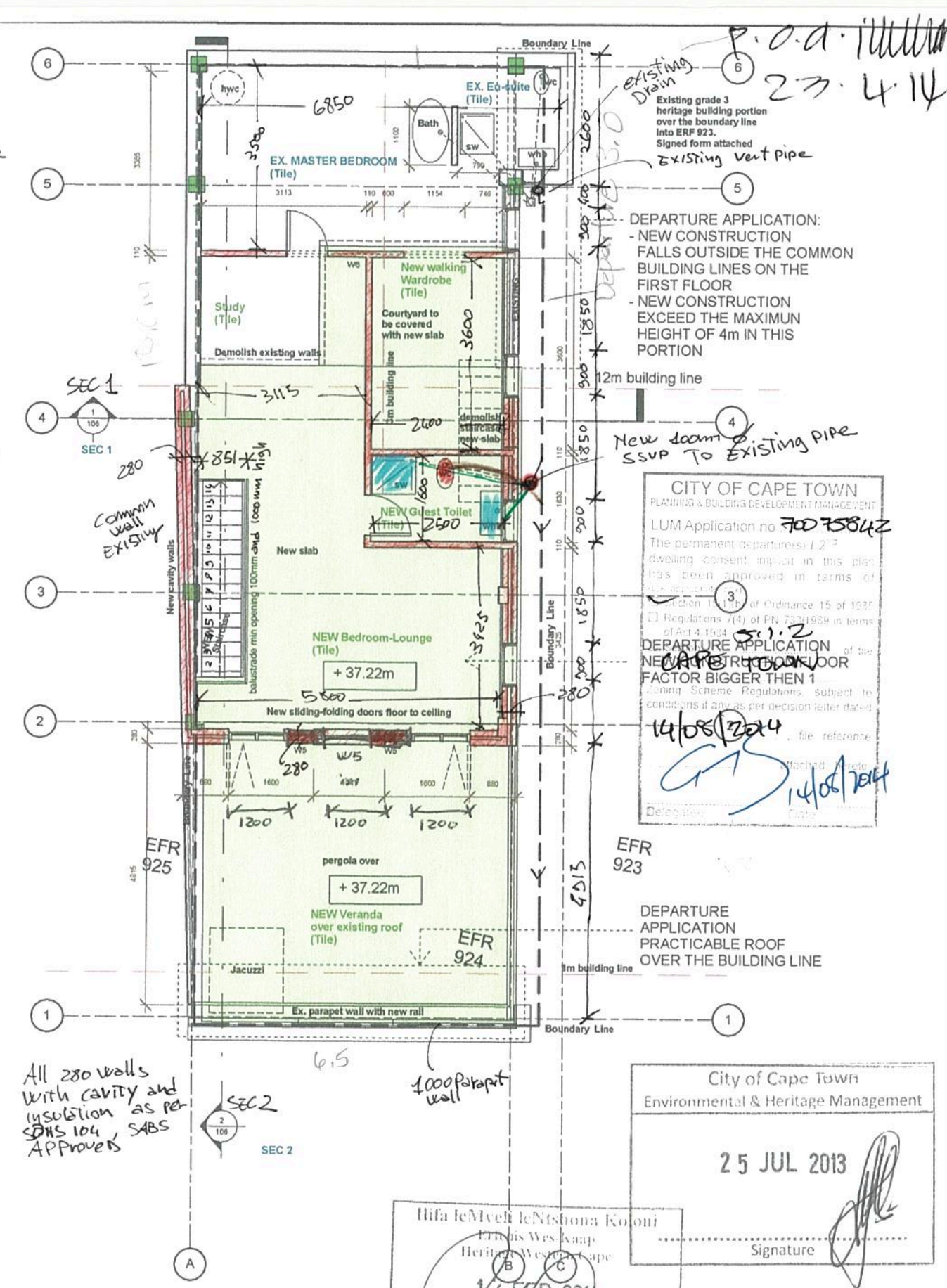
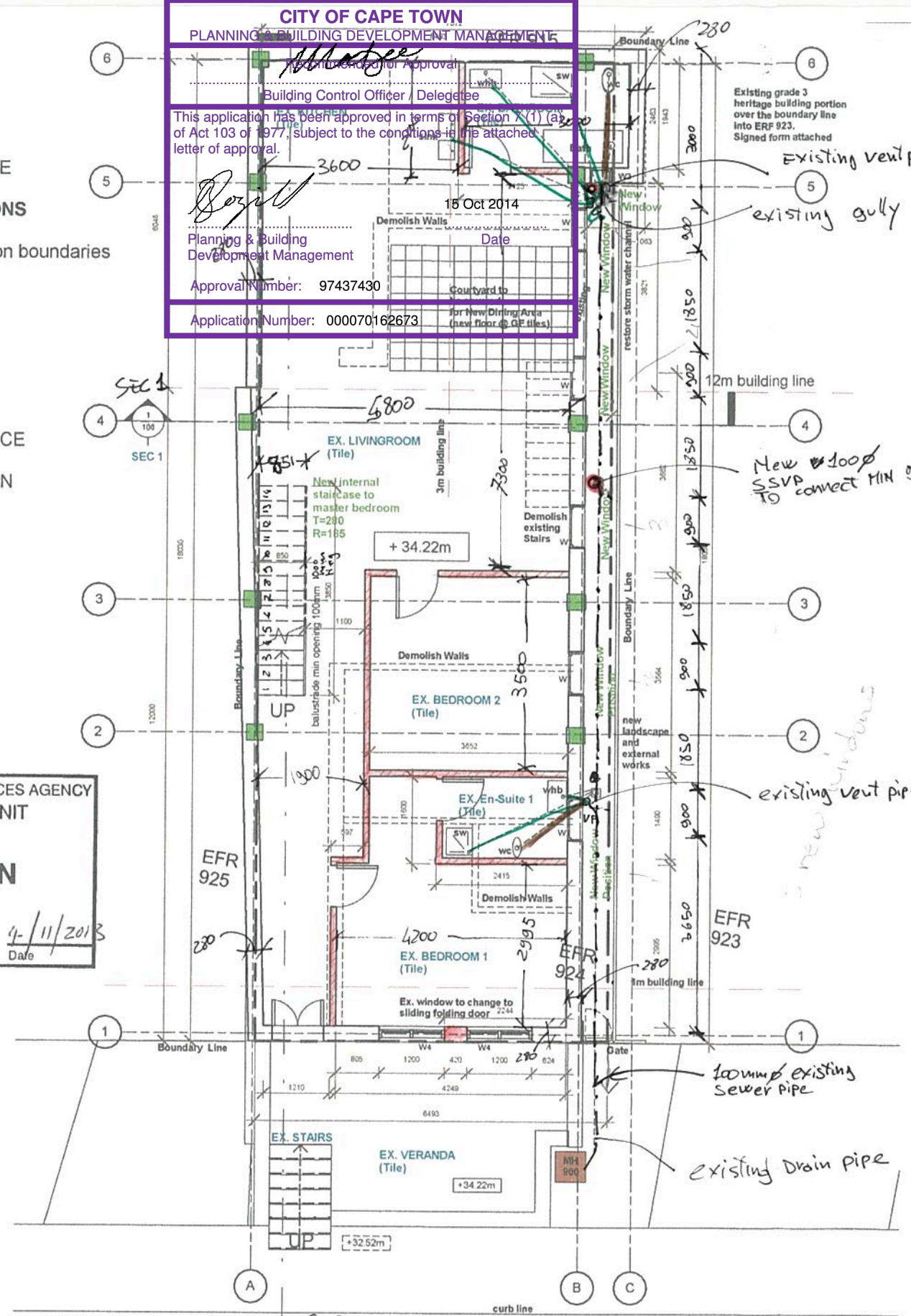
11.400mm OF LINEAR DISTANCE
 OF NEW CONSTRUCTION
 FALLS OUTSIDE THE COMMON
 BUILDING LINES
 AND EXCEED 4m IN HEIGHT

SOUTH AFRICAN HERITAGE RESOURCES AGENCY
BUILT ENVIRONMENT UNIT
 P.O. Box 2771, Cape Town, 8000

NO OBJECTION

4/11/2013
 Date

Divisional Manager, Built Environment Unit



CITY OF CAPE TOWN
PLANNING & BUILDING DEVELOPMENT MANAGEMENT

LUM Application no. 70075842

The permanent (particular) 2nd dwelling consent impact in this plan has been approved in terms of Section 1 (a) of Ordinance 15 of 1977 (Regulations (4) of PN 737/1989 in terms of Act 103 of 1977).

DEPARTURE APPLICATION of the NEW CONSTRUCTION DOOR FACTOR BIGGER THEN 1 Zoning Scheme Regulations, subject to conditions of approval as per decision letter dated 14/08/2014. file reference: 14/08/2014

14/08/2014
 Date

DEPARTURE APPLICATION
 PRACTICABLE ROOF
 OVER THE BUILDING LINE

City of Cape Town
 Environmental & Heritage Management

25 JUL 2013

Signature

Hifa leMvela leNtshona Koloni
 Ikhosi Wes-Kaap
 Herita, Wes-Kaap

14 FEB 2014

00 GROUND FLOOR

1:100 GROUND STOREY

01 FIRST FLOOR

1:100 FIRST STOREY

FLAVIO MANZO ARCHITECTURE
FMA
 www.fmachitecture.net
 Mobile: 072 20 27 159

Kevin Pheko Pr 20649
Pheko
ARCHITECTURE +
 7 Platinum Dr. North Gate Estate

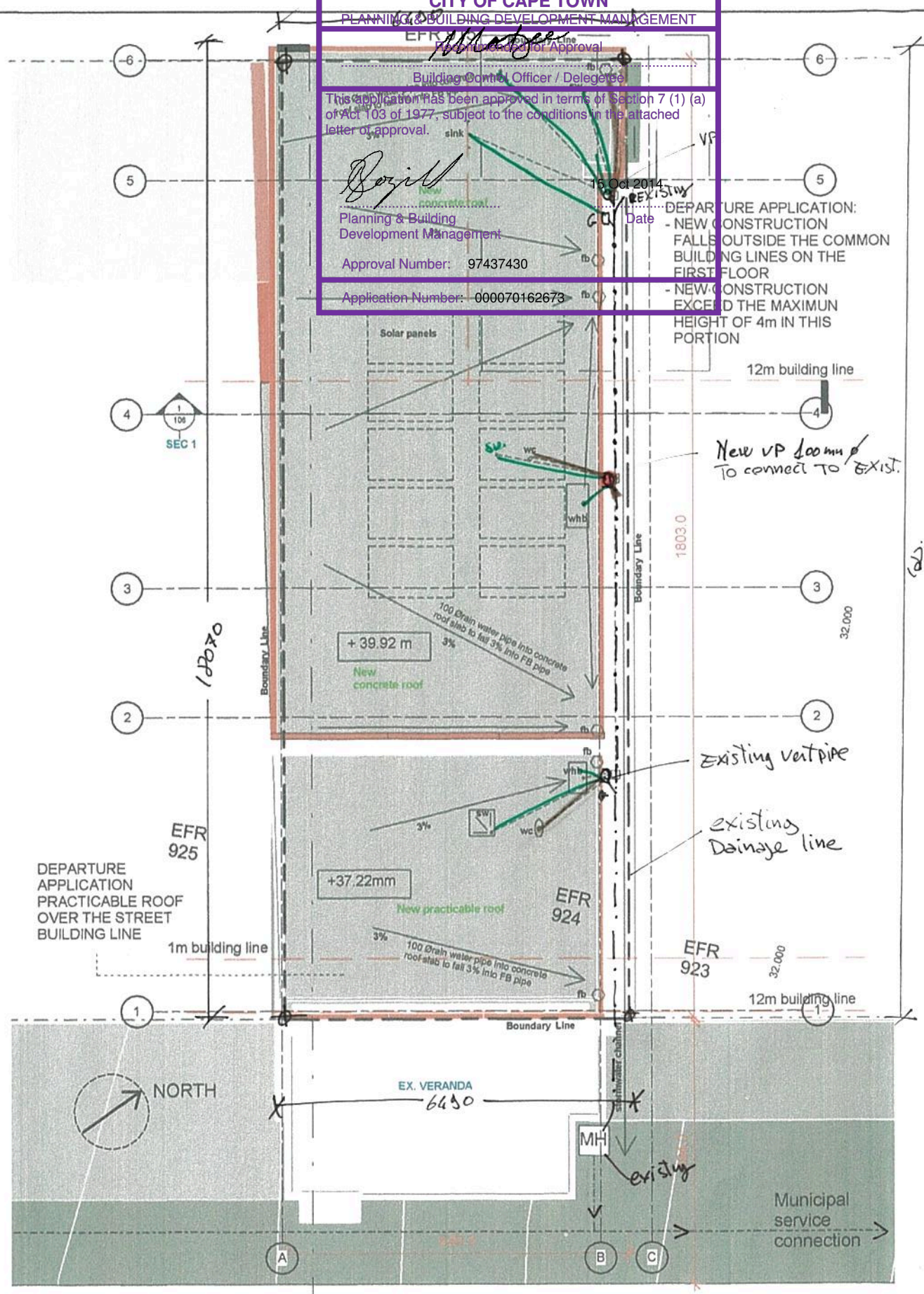
2MD
 EXCLUSIVE ITALIAN DESIGN

Diego Assandri
 Erf No924 Bo-Kaap
 54 Chappini St, Cape Town

Ground Floor & First Floor
 Project number wj 001
 Date 07 SEPT 2012
 Drawn by Author Scale

Pr 20649
 Arch
101
 Scale 1:100

CITY OF CAPE TOWN
 PLANNING & BUILDING DEVELOPMENT MANAGEMENT
 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.
 Date: 15 Oct 2014
 Approval Number: 97437430
 Application Number: 000070162673



AREAS

BUILT UPON AREA
 Total built upon Area = 113m²
 ERF Area = 151m²
 Built Upon Area = (113 / 151) x 100 % = 74 %

COVERAGE
 Total Coverage area = 113m²
 ERF Area = 151m²
 Coverage = (113 / 151) x 100 = 75 %

Ground Floor Area
 Existing Area = 103m²
 Existing Balconies & Decks = 10m²
 Existing Total = 113m²

New area = 0m²
New Balconies & Decks = 0m²

Total Ground Floor = 113m²

First Floor Area
 Existing Area = 38m²
 Existing Balconies & Decks = 10m²
 Existing Total = 48m²

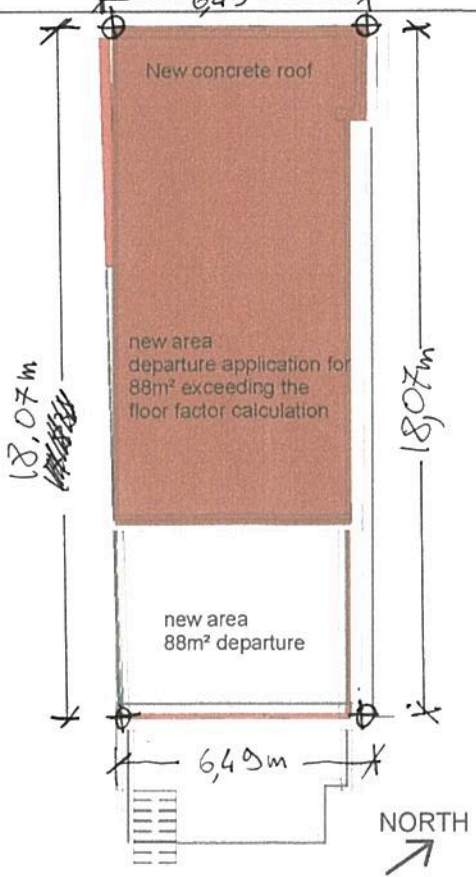
New area = 40m²
New Balconies & Decks = 38m²
New Total = 78m²

Total First Floor = 126m²

Total building area = 113 + 126 = 239m²

FLOOR FACTOR
 Floor Factor = 1
 Total area = (Floor Factor) X (ERF Area) = 1 X 151m² = 151m²

Departure application for 239-151 = 88m² of new area

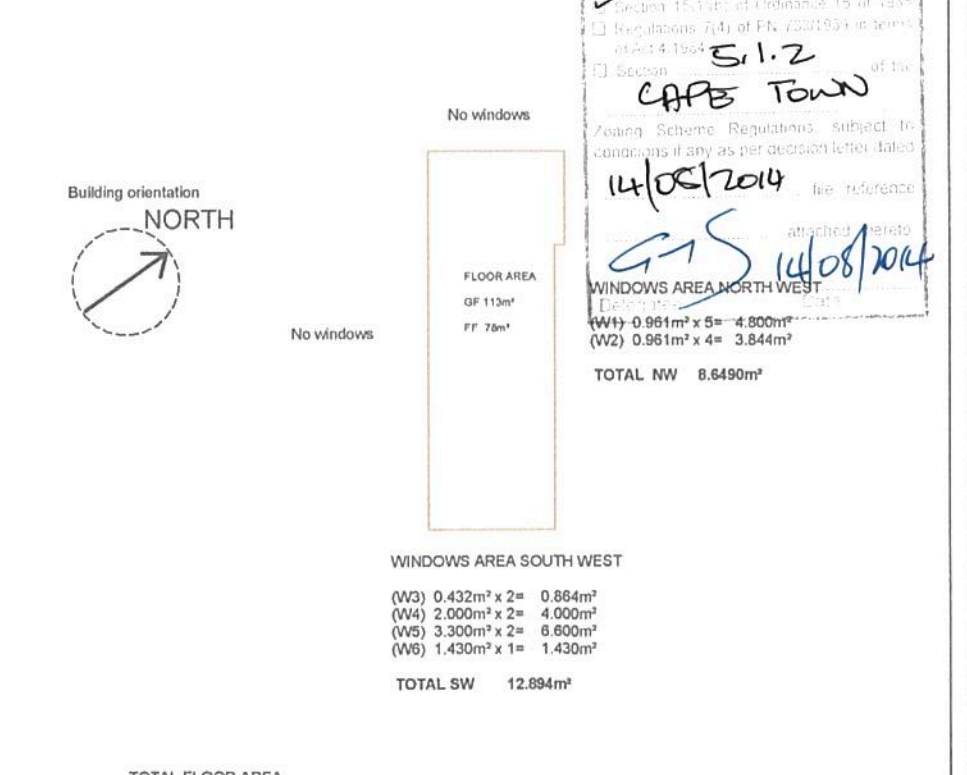


NOTES

All the energy efficiency and ecosustainable aspect to comply with sans 10400 XA
 External wall - new cavity with 60mm thermal insulation in the cavity (U value = 0.28W/m²K)
 Fenestration - no calculation required FENESTRATION LESS THEN 15% OF FLOOR AREA
 Roof - concrete roof 150mm, aggregate thermal insulation 20mm R value = 0.16
 All Roof vapour permeable underlay
 Pipe - to be insulated with neoprene coating R value =
 Lighting - the electrical layout will be designed for LED lighting only
 Hot water - 50% of the hot water will be supplied by solar heater panels positioned on the roof
 Windows : all external windows to be 8mm single glazing with alluminum frame (U value = 1.6W/m²K)
 No shading ratio or solar exposure alternatives considering the nature of the alteration
 No artificial ventilation in this bulding

P.O.A. Sullivan
 23.4.14

FENESTRATION



CITY OF CAPE TOWN
 PLANNING & BUILDING DEVELOPMENT MANAGEMENT
 LUM Application no 70075642
 The permanent departure for 21.543m² fenestration consent applied in this plan has been approved in terms of Section 7(1) of Act 103 of 1977.
 Section 15(1)(b) of Ordinance 15 of 1937
 Regulations 7(4) of PN 2001934 in terms of Act 4 1994
 Section 5.1.2 of the CAPETOWN Zoning Scheme Regulations, subject to conditions if any as per decision letter dated 14/08/2014
 attached to 14/08/2014
WINDOWS AREA NORTH WEST
 (W1) 0.961m² x 5 = 4.800m²
 (W2) 0.961m² x 4 = 3.844m²
TOTAL NW 8.6490m²

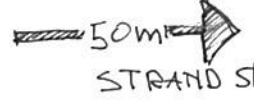
Site Plan (Roof Plan)

1 : 100

(site plan)

1 : 200

Chappini St, Bo-Kaap, Cape Town



FLAVIO MANZO ARCHITECTURE
FMA
 www.fmachitecture.net
 Mobile: 072 20 27 159

Kevin Pheko P 20644
Pheko
 ARCHITECTURE +
 3 PICTURES DR. NORTH CAPE ESTATE

2MD
 EXCLUSIVE ITALIAN DESIGN

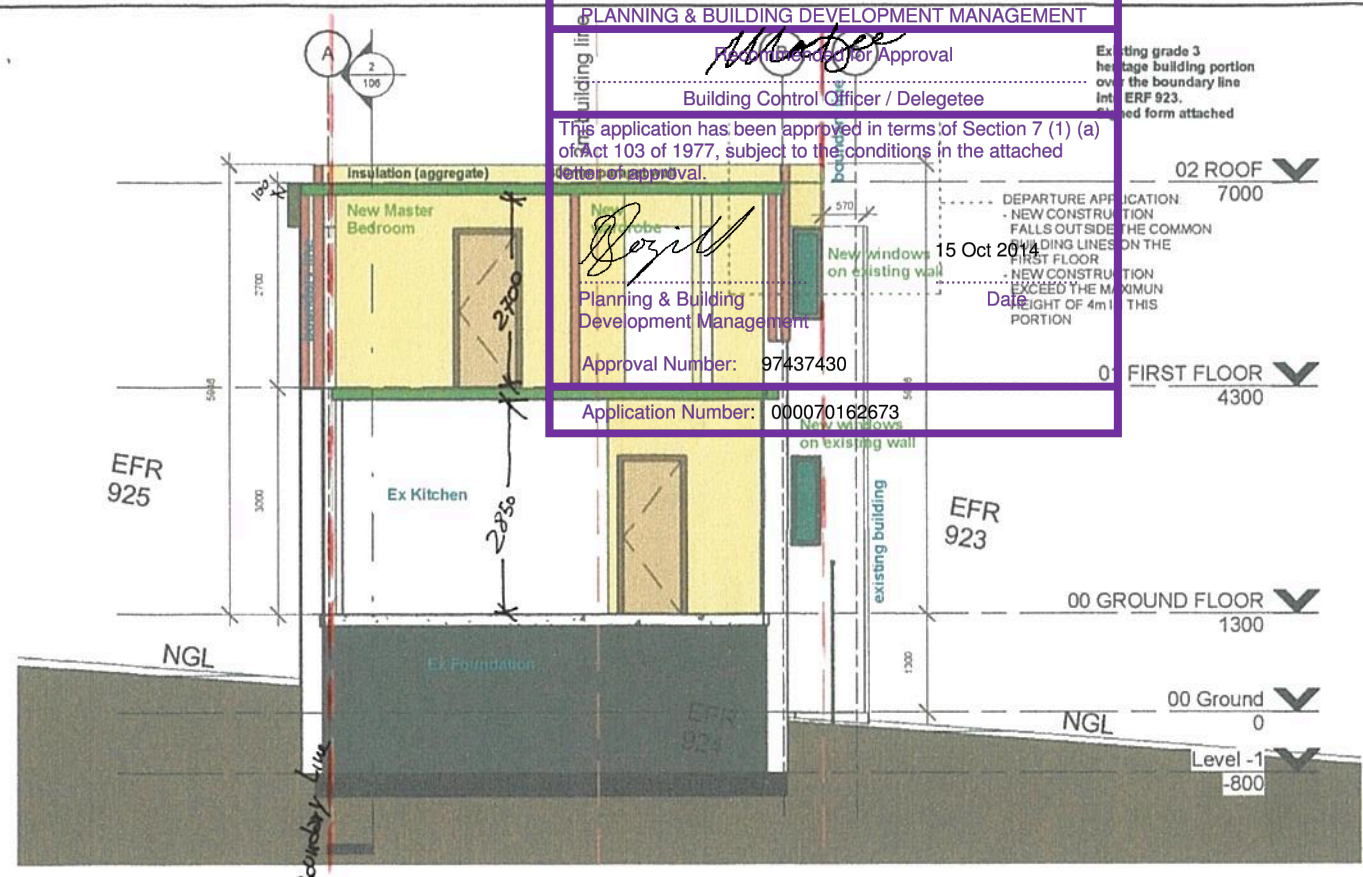
Diego Assandri
 Erf No924 Bo-Kaap
 54 Chappini St, Cape Town

| | | |
|-----------------------|--------------|------------|
| Site plan - Roof plan | | 104 |
| Project number | wj 001 | |
| Date | 07 SEPT 2012 | |
| Drawn by | Author | |
| Scale | As indicated | |

City of Cape Town
 Environmental & Heritage Management
25 JUL 2013
 Signature

CITY OF CAPE TOWN
 PLANNING & BUILDING DEVELOPMENT MANAGEMENT
 Approved 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.
 Date: 15 Oct 2014
 Planning & Building Development Management
 Approval Number: 97437430
 Application Number: 000070162673

p.o.d. illustration
 27.4.14



NOTES

Any habitable room has Minimum height of 2700 mm
 All habitable rooms use natural lighting at least 10 % of the floor area concerned
 All habitable rooms shall be provided with one or more openings that allow the inflow of fresh air from the outside.

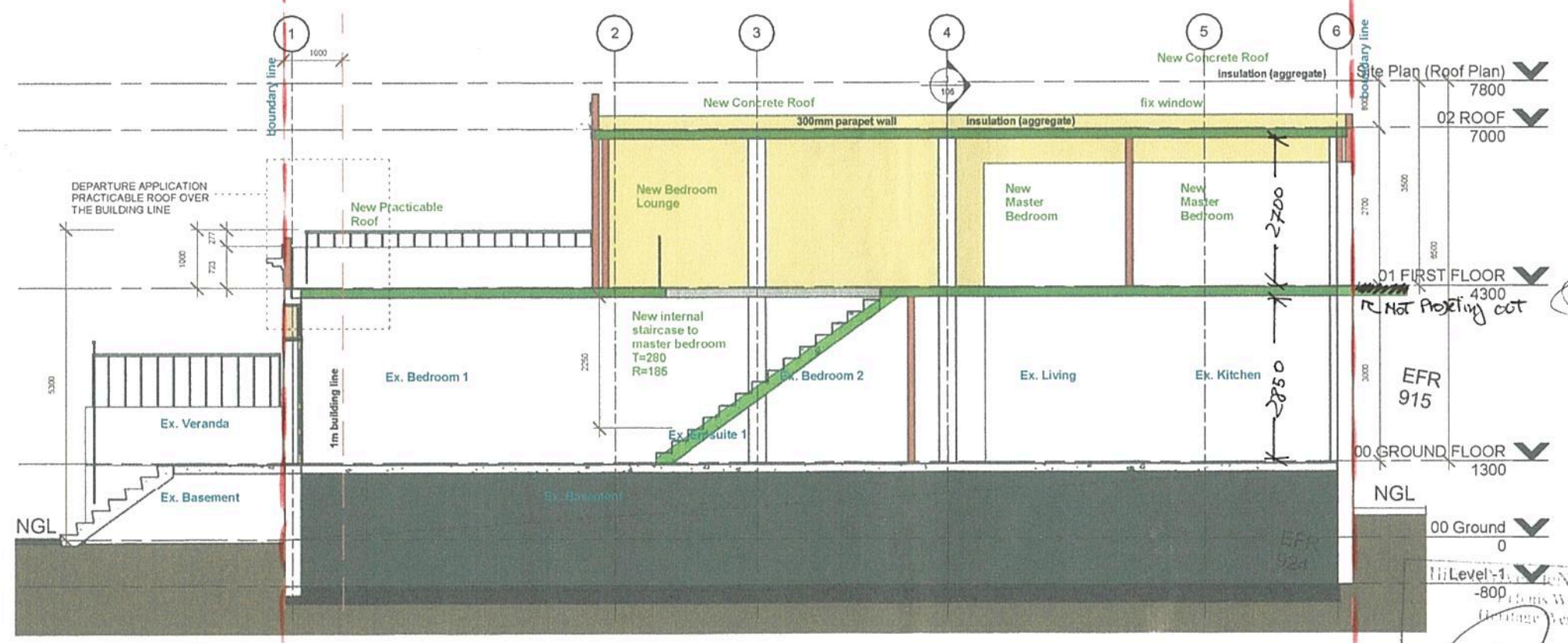
STRUCTURAL

reinforced column are specified by engineer for lateral support of the existing boundary walls
 new concrete slab by engineer specification
 new roof slab by engineer specification
 no new foundations to be built

No New Foundation, No New construction Project beyond the property boundary lines

CITY OF CAPE TOWN
 PLANNING & BUILDING DEVELOPMENT MANAGEMENT
 LUM Application no: 70075542
 The permanent departure(s) / 2014
 The permanent departure(s) / 2014
 The permanent departure(s) / 2014
 The permanent departure(s) / 2014
 Section 5.1.2
 CAPETOWN
 14/08/2014
 Date

Section 1
 1 : 100



SOUTH AFRICAN HERITAGE RESOURCES AGENCY
 BUILT ENVIRONMENT UNIT
 P.O. Box 2771, Cape Town, 8000
NO OBJECTION
 4/11/2013
 Date

City of Cape Town
 Environmental & Heritage Management
 25 JUL 2013
 Signature

14 FEB 2014

Section 2
 1 : 100

CITY OF CAPE TOWN
 PLANNING & BUILDING DEVELOPMENT MANAGEMENT

Mabele
 Planning & Building Development Manager
 Building Control Officer / Delegetee

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

Bozill
 existing storey
 15 Oct 2014
 Date

Planning & Building Development Management

Approval Number: 97437430

Application Number: 000070162673

P.O.A. *illum*
 23.4.14

CITY OF CAPE TOWN
 PLANNING & BUILDING DEVELOPMENT MANAGEMENT

LUM Application no. 70075642

The permanent departure(s) / 2nd dwelling consent impact in this plan has been approved in terms of the provisions of:

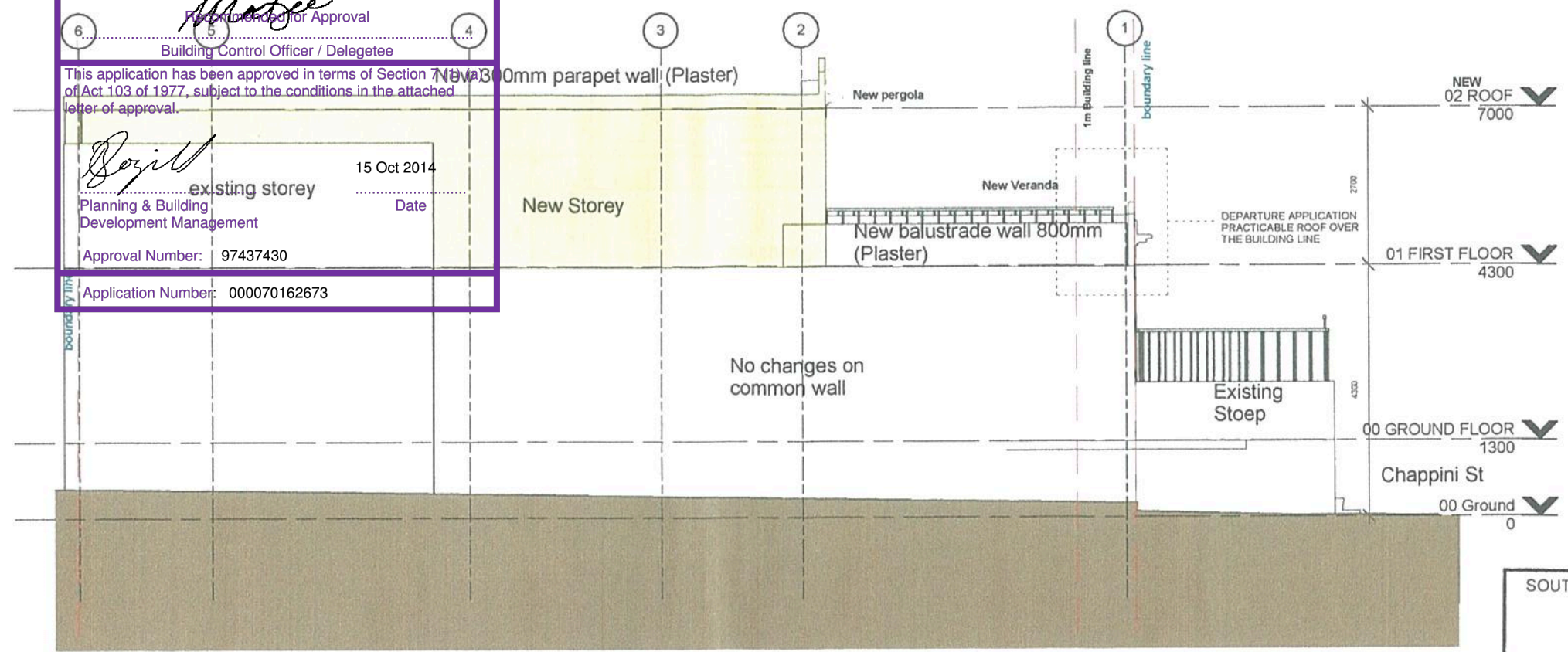
- Section 17(1)(b) of Ordinance 15 of 1985
- Regulations 7(4) of PN 733/1989 in terms of Act 4 of 1984
- Section 5.1.2 of the **CAPE TOWN** Zoning Scheme Regulations subject to conditions if any as per decision letter dated 14/08/2014

attached file reference
CS 14/08/2014
 Delegate

SOUTH AFRICAN HERITAGE RESOURCES AGENCY
 BUILT ENVIRONMENT UNIT
 P.O. Box 2771, Cape Town, 8000

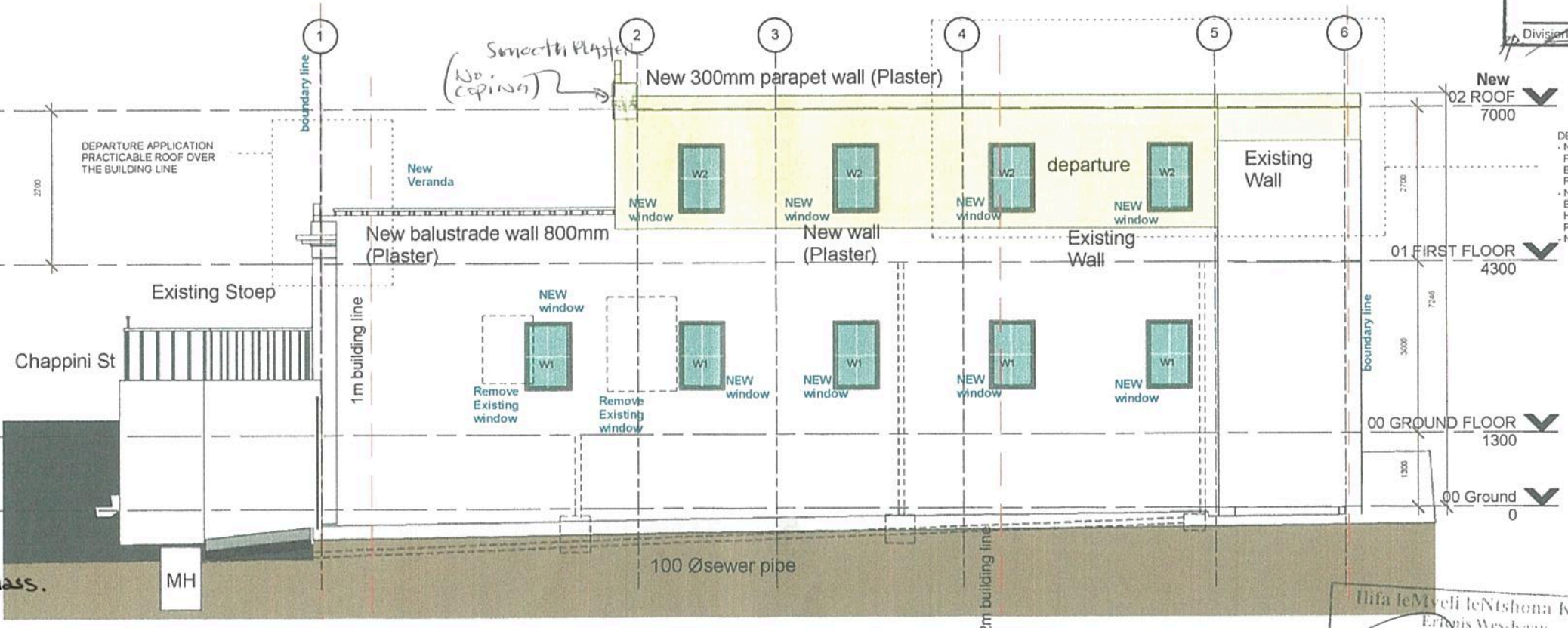
NO OBJECTION

[Signature]
 Divisional Manager - Built Environment Unit
 Date: 4/11/2013



Notes:

- All Lintels (doors and windows) to be in accordance with Part K 4.2.9. Lintels shall be supported for a period of not less than 7 days after completion.
- All glazing in accordance with PART H 4.2. All glazing to be 4mm (Four) thick. All windows less than 3m². All glass toughened safety glass. According PART H 4.4. All glazing exceeding 4m² or less than 500mm² above FFL to be SABS APPROVED safety glass.



City of Cape Town
 Environmental & Heritage Management

25 JUL 2013
[Signature]
 Signature

[Signature]
 12 FEB 2014

CITY OF CAPE TOWN
 PLANNING & BUILDING DEVELOPMENT MANAGEMENT

M. Mabe
 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.

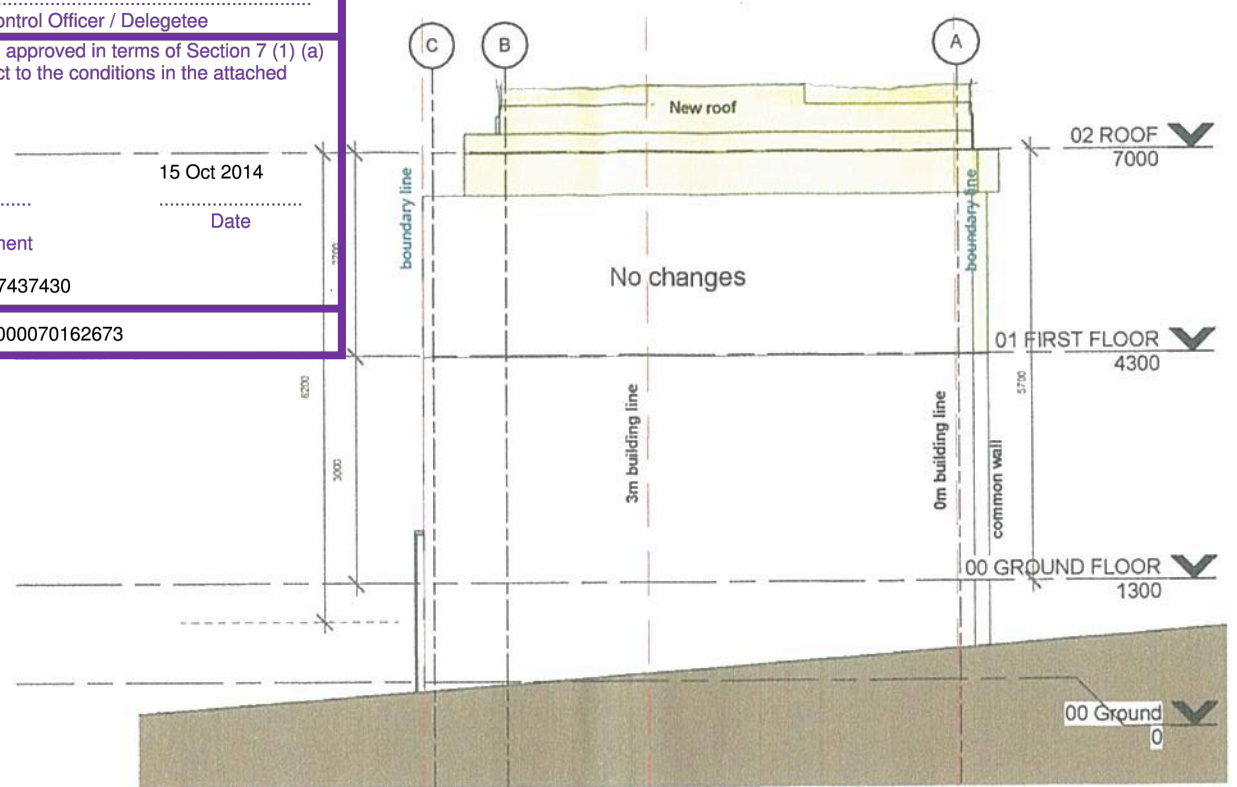
Bozill 15 Oct 2014
 Date

Planning & Building Development Management

Approval Number: 97437430

Application Number: 000070162673

P.O.A. illman
 20.4.14



CITY OF CAPE TOWN
 PLANNING & BUILDING DEVELOPMENT MANAGEMENT

LUM Application no 70075842

The permanent consent application in this plan has been approved in terms of Section 15(1)(a) of Ordinance 15 of 1985 and Regulations (4) of PN 733/1989 in terms of Act 103 of 1977.

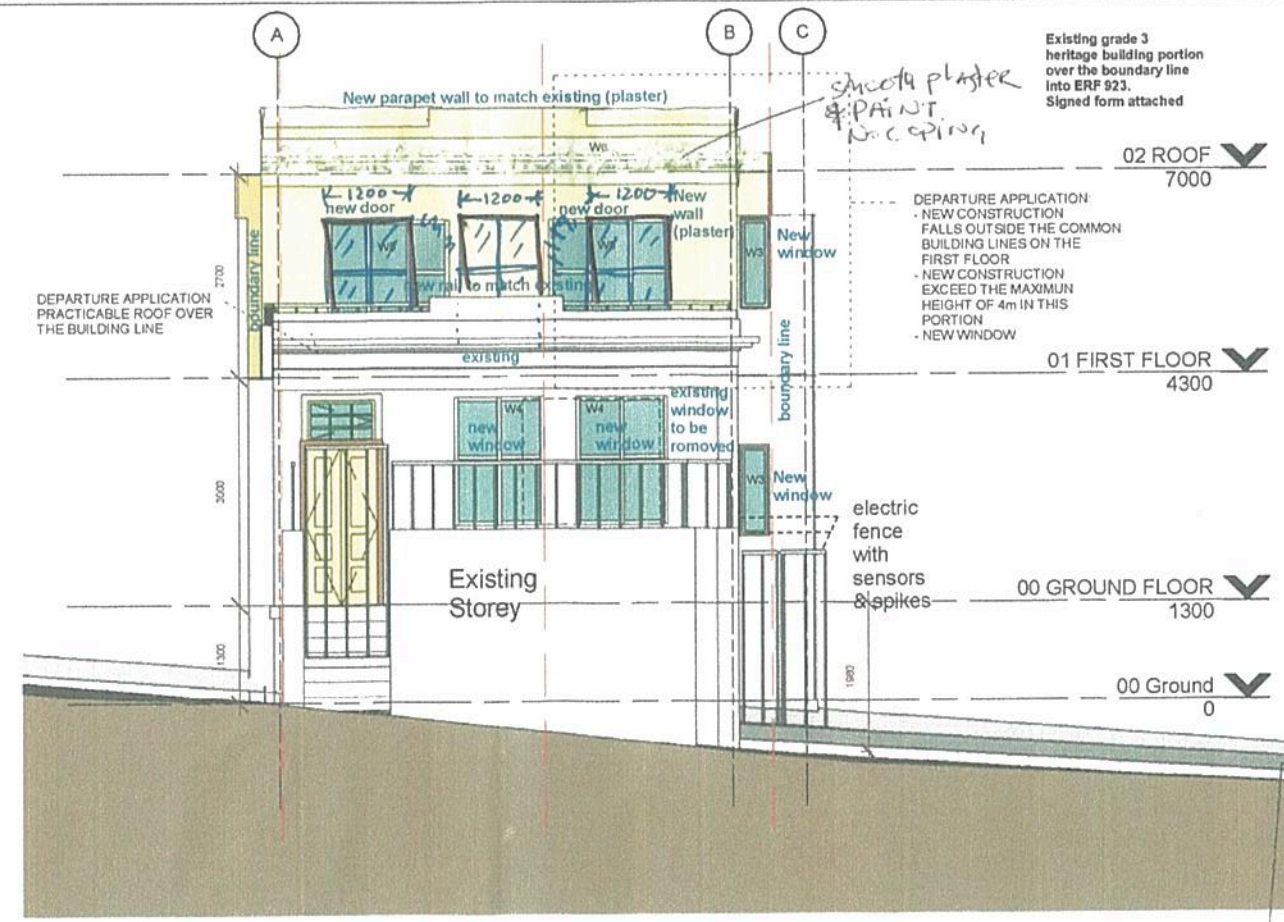
Section 5.1.2
CAPE TOWN

of the Zoning Scheme Regulations subject to conditions if any as per decision letter dated 14/08/2014

attached to file reference: 4/08/2014

GTS
 Delegetee

1 EAST (Back)
 1 : 100



SOUTH AFRICAN HERITAGE RESOURCES AGENCY
 BUILT ENVIRONMENT UNIT
 P.O. Box 2771, Cape Town, 8000

NO OBJECTION

[Signature] 4/11/2013
 Director: Manager, Built Environment Unit Date

2 WEST (Front)
 1 : 100

Heritage Management

25 FEB 2014

[Signature]
 Signature

Hifa leMyeli leNtshona Kolomo
 Erlens Wes-kaap
 Heritage Western Cape

13 FEB 2014

CITY OF CAPE TOWN
 PLANNING & BUILDING DEVELOPMENT MANAGEMENT
Mabe
 For Approval
 Building Control Officer / Delegetee

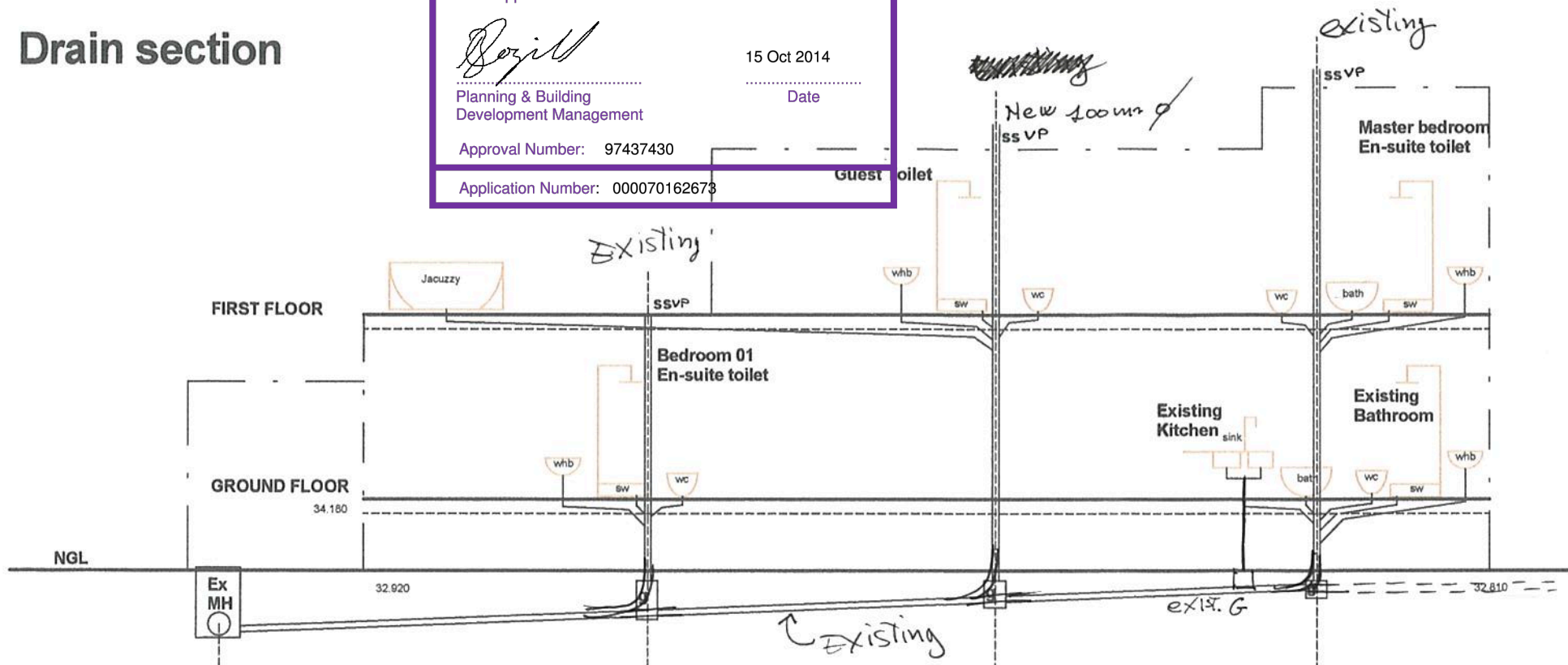
This application has been approved in terms of Section 7 (1) (a) of Act 103 of 1977, subject to the conditions in the attached letter of approval.

Bozill 15 Oct 2014
 Date
 Planning & Building Development Management

Approval Number: 97437430
 Application Number: 000070162673

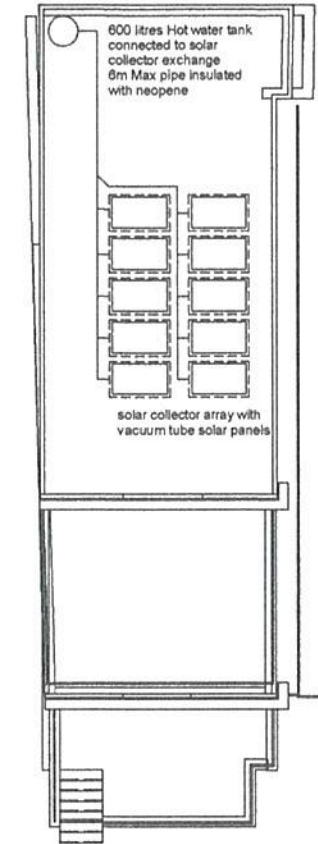
P.O.A. iKuller
23.4.14

Drain section



| | | | | |
|---------------------|-------------------------|---------------------|---------------------|---------------------|
| cover level | 32.780 | 32.920 | 32.730 | 32.810 |
| invert level | 31.880 | 32.320 | 32.330 | 32.510 |
| depth | 1000 1050 | 1000 750 | 1000 550 | 1000 450 |
| material / gradient | 110mm Ø PVC pipe @ 1:20 | | | |
| distanza | 7000mm | 5670mm | 5250mm | |

Hot water supply system



1 00 Ground
 1 : 200

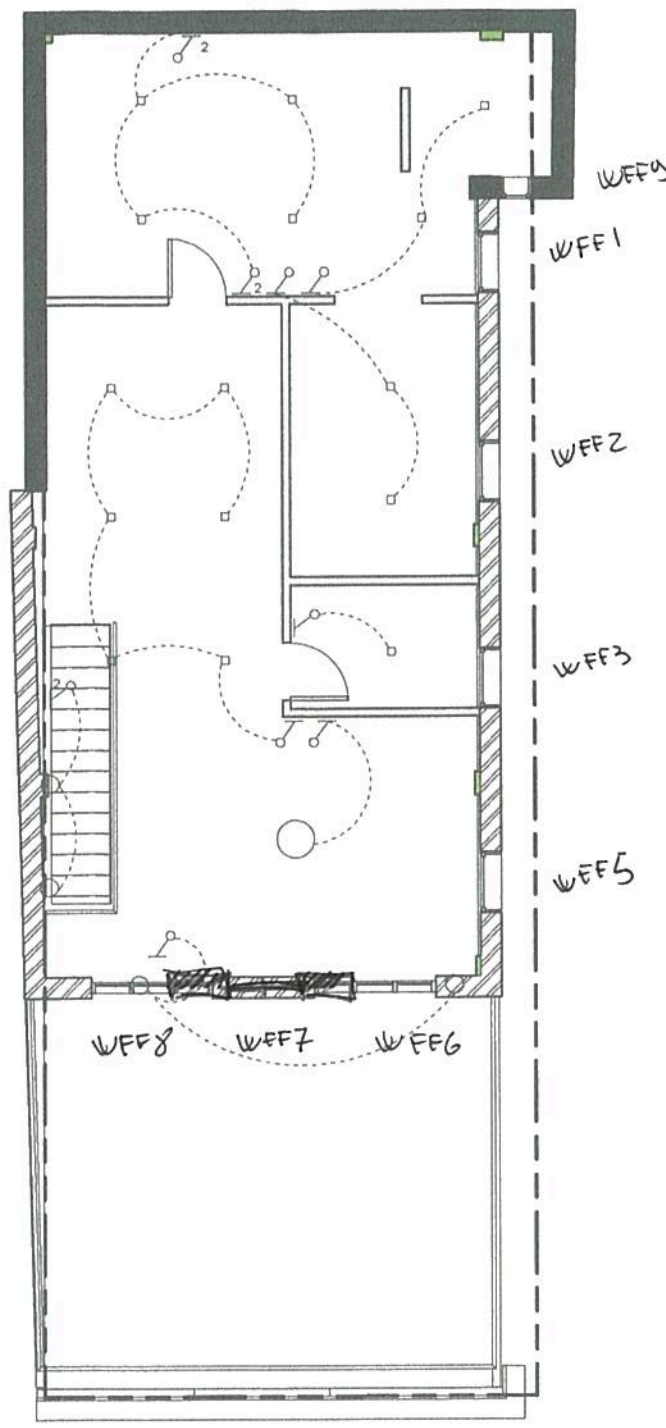
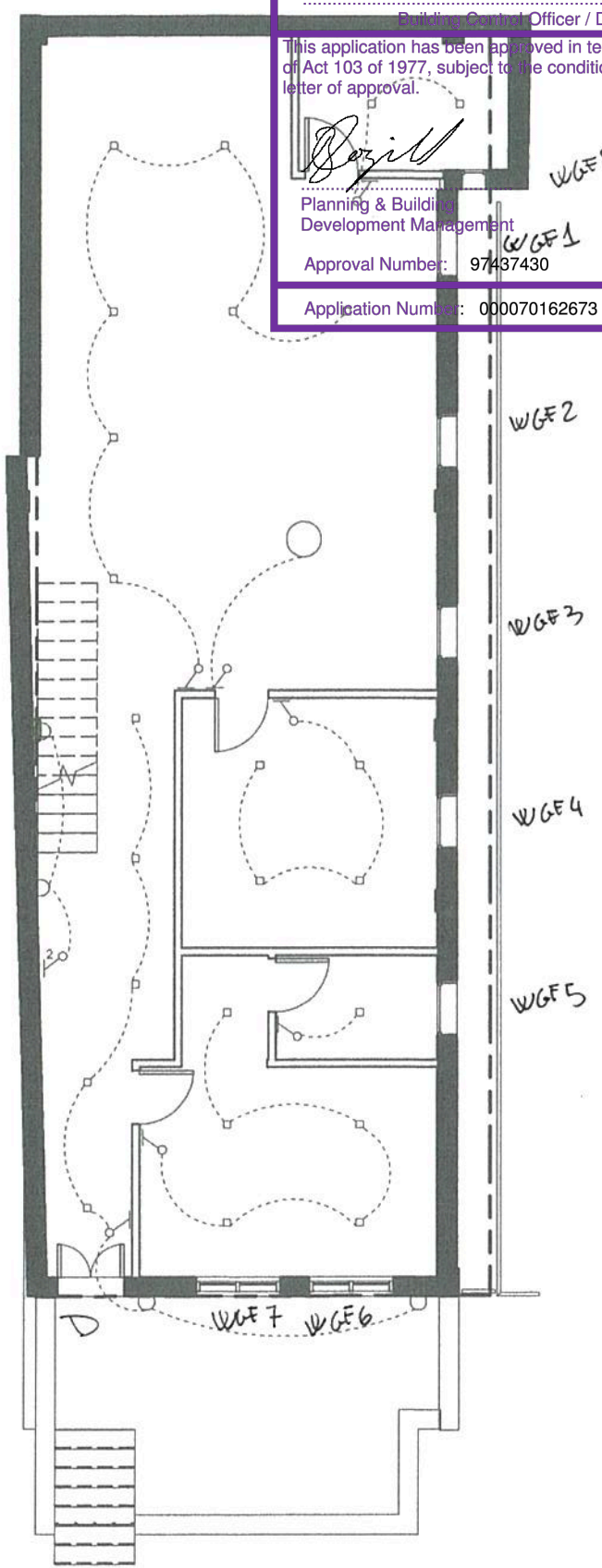
Hot water demand : 450 L (3 bedrooms 4 people)
 Storage : 600 L
 System Power: 1000kw induction 3000 Kw solar
 Hot water system to comply in accordance to SANS 10251-1
 Pipe insulation R value : 4
 Pipe insulation thickness 20mm

Notes:
 - 50% volume required of hot water from solar heating
 - solar heater system complies to SANS1307, 10106, 10254

Hifa leMveli leNtshona Koloni
 Erf No924 Bo-Kaap
 Heritage Western Cape
 12 FEB 2014

CITY OF CAPE TOWN
PLANNING & BUILDING DEVELOPMENT MANAGEMENT
Mabe
 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.
Dezill WGF8 15 Oct 2014
 Date
 Planning & Building Development Management
 WGF1
 Approval Number: 97437430
 Application Number: 000070162673

P.O.A. iMuller
 23. 4. 14



AREAS
Ground Floor Area
 Total Ground Floor = 113m²
First Floor Area
 Total First Floor = 126m²
 Total building area = 113+ 126 = 239m²

LEGEND

| | |
|--|-----------------------------------|
| | 3W LED Downlight |
| | 15W chandelier |
| | 15W wall mounted light (external) |
| | 1 way switch |
| | 2 way switch |

Notes:
 Energy demand
 239 m² x 5W /m² = 1195W
GROUND FLOOR:
 24 x 3W LED Downlight = 72W
 1 x 15W chandelier = 15W
 2 x 15W wall mounted lights (internal) = 30W
 2 x 15W wall mounted lights (external) = 30W
 Ground floor total = 147W
FIRST FLOOR:
 15 x 3W LED Downlights = 45W
 1 x 15W chandelier = 15W
 2 x 15W wall mounted lights = 30W
 First floor total = 90W
Total building lighting = 237W
 Total lighting of 237W is < total energy demand of 1195W

Hifa leMveli leNtshoni: Kofoni
 Erf No924 Bo-Kaap
 Heritage Western Cape
 12 FEB 2014

1 GROUND FLOOR - ELECTRICAL LAYOUT 1 : 100

2 FIRST FLOOR - ELECTRICAL LAYOUT 1 : 100