



**CITY OF CAPE TOWN**  
**PLANNING & BUILDING DEVELOPMENT MANAGEMENT**

Approved for Approval  
 Building Control Officer / Delegation

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

**GENERAL NOTES**

ROOF:  
 Chromadek (Charcoal grey) to SABS 114  
 on 50 X 75 SA Pine battens spacing at 150mm max. on Engineers designed prefabricated LIGHT WEIGHT STEEL FRAME STRUCTURE AS PER ENGINEER'S SPECIFICATION

**ENGINEER'S SPECIFICATION**

All flat roofs & balconies to be concrete to Engineer's details with waterproofing on the roof to be covered with approved aggregate & outlets to ground floor level. Plaster & paint soffit. Provide for downlights in ceiling

WALLS:  
 LIGHT WEIGHT STEEL FRAME AS PER ENGINEER'S SPECIFICATION AND DETAILS

SURFACE BED:  
 Cast new 85mm thick 20MPa surface beds on 250micron thick USB Green polyethylene waterproofing membrane on 50mm thick sand layer on well compacted fill to a density of 93% MOD AASHTO, filling to be compacted in max. 150mm thick layers. 25mm thick cement screed with tile/carpet finish.

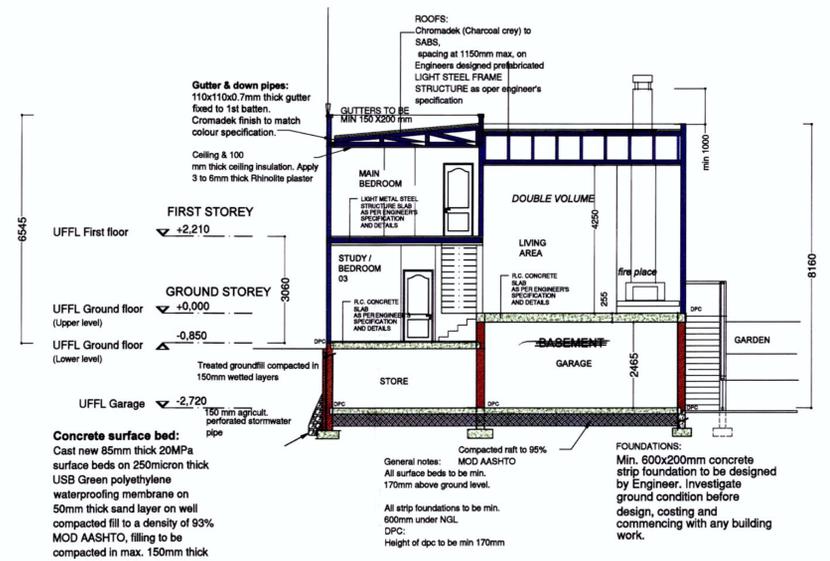
FOUNDATIONS:  
 Min. 600x200mm concrete strip foundation to be designed by Engineer. Investigate ground condition before design, costing and commencing with any building work.

All beams to be designed by Engineer

All doors & windows to be natural anodized Aluminium by Wispeco or similar approved

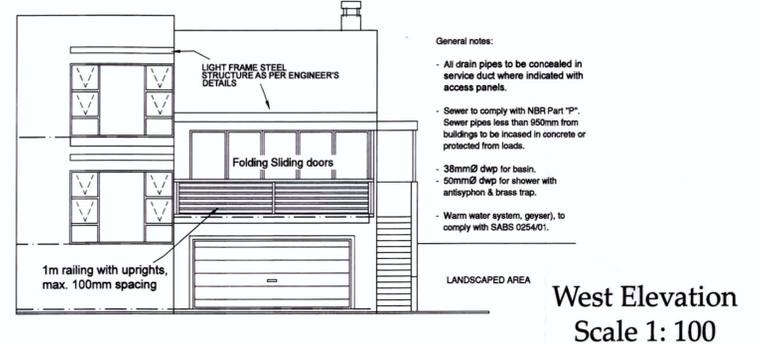
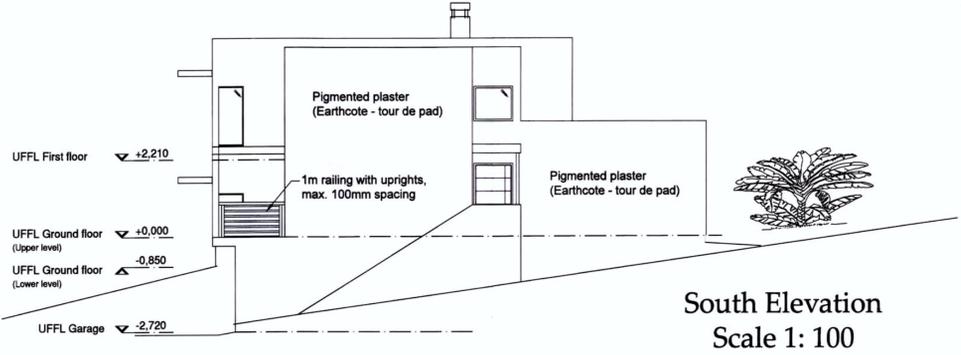
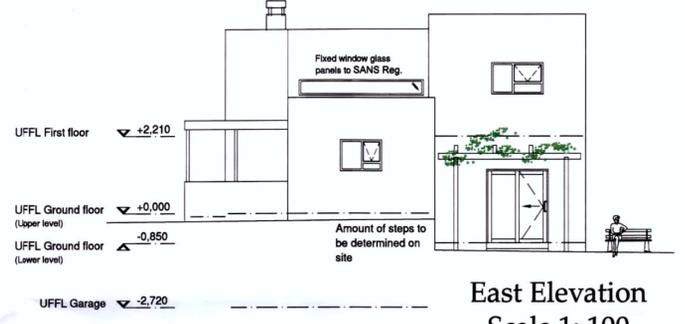
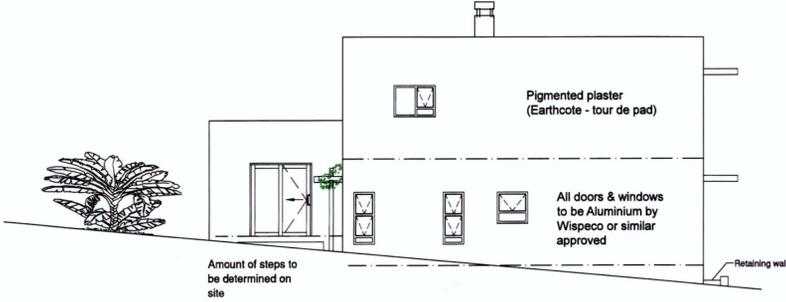
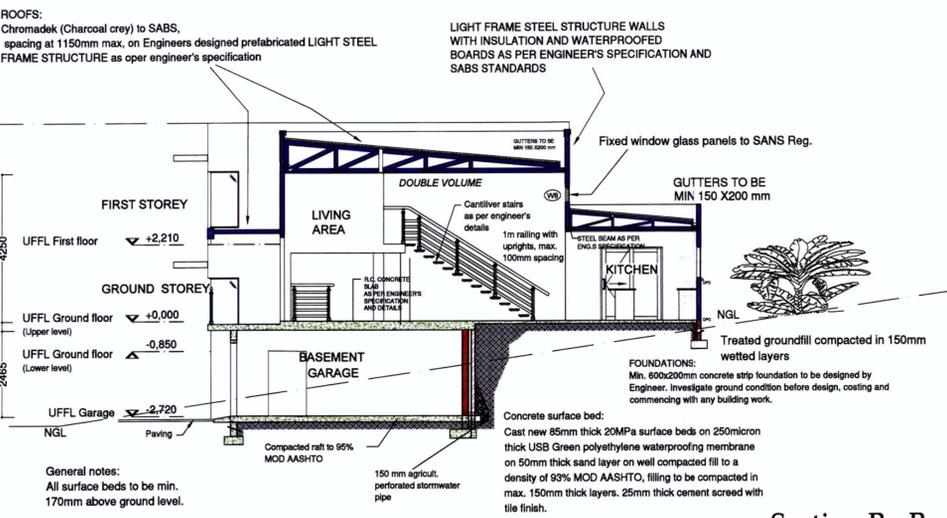
HANDRAILS & BALISTRADES  
 1m high stainless steel balustrades with max. 100mm openings

WARM WATER SYSTEM  
 Warm water system, geyser, to comply with SABS 0254/01.



**NOTE : HEIGHT RESTRICTION AS PER POINT 1 IN THE TITLE DEED**  
 LEVEL TO BE MAX 8.5 m ABOVE THE TOP OF THE PEG AT PAVEMENT LEVEL ON THE CORNER OF DARLIN AND UNION STREET

LEVEL 8.5 m



**NOTES - LIGHT WEIGHT STEEL FRAME STRUCTURE:**

WALLS  
 GROUND AND FIRST STOREY : LIGHT WEIGHT STEEL FRAMES, FIXED AND FASTENED, WITH BRACING AS PER ENGINEER'S SPECIFICATION.  
 EXTERIOR CLADDING - 9 mm FIBRE CEMENT RECESSED BOARDS, TYVEK OR SIMILAR WRAP INSULATION, WINDOW AND DOOR REVEALS AS PER ENGINEER'S SPEC.  
 WITH JOINTING TAPE AND CORNER BEADS, FIXED AND FASTENED, ALL JOINTS SKIMMED AND SPOTTED, PLASTERED SKIMMED OVERALL WITH CAVITY BATT 110mm

FLOORS  
 FIRST FLOOR : CEMENT TO OWNER'S SPECIFICATION ON 18 mm FIBRE CEMENT BOARDING WITH 2 h FIRE RATING ON 3 mm RUBBER LINING ON LIGHT WEIGHT STEEL FRAME LATTICE JOISTS, BRACED, FIXED AS PER ENGINEER'S SPECIFICATION  
 BUILDING METHOD AS PER SANS 517 : 2001

**Window Schedule**  
 Scale 1: 100

Window nr: W1 Code: PT 99 Amount: 1	Window nr: W2 Code: PT 129 Amount: 2	Window nr: W3 Code: PT 159 Amount: 1	Window nr: W4 Code: PT 615 Amount: 2	Window nr: W5 Code: Fixed Glass panel Amount: 1
Window nr: W6 Code: Fixed Glass panel Amount: 1	Window nr: W7 Code: Fixed Glass panel Amount: 1	Window nr: W8 Code: Fixed Glass panel Amount: 1	Window nr: W9 Code: Fixed Glass panel Amount: 1	Window nr: W10 Code: Fixed Glass panel Amount: 2

**Door Schedule**  
 Scale 1: 100

Door nr: D1 Frame: Custom made Amount: 1	Door nr: D2 Frame: Aluminium garage door Amount: 1	Door nr: D3 Frame: Timber Amount: 5	Door nr: D4 Frame: Aluminium Sliding door Amount: 1	Door nr: D5 Frame: Aluminium Sliding door Amount: 1	Door nr: D6 Frame: Aluminium Sliding Folding Doors Amount: 1
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**GENERAL NOTES:**

1. ALL DIMENSIONS, LEVELS AND POSITIONS MUST BE CHECKED BEFORE ANY WORK IS COMMENCED.
2. WRITTEN DIMENSIONS MUST BE GIVEN PREFERENCE OVER SCALED DIMENSIONS
3. ANY DISCREPANCIES OR CONTRADICTIONS TO BE CLEARED WITH THE ARCHITECT
4. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE WORK
5. ALL STORMWATER MUST BE DIRECTED AWAY FROM THE BUILDINGS AND PROVISION MUST BE MADE FOR STORMWATER AGAINST PERIMETER WALLS
6. ALL WORK MUST BE DONE ACCORDING TO NATIONAL BUILDING REGULATIONS AND LOCAL AUTHORITIES' REQUIREMENTS
7. NO EXISTING TREES OR SHRUBS MAY BE REMOVED WITHOUT THE OWNER'S CONSENT
8. THE BUILDING CONTRACTOR IS RESPONSIBLE FOR ALL INSPECTIONS BY THE LOCAL MUNICIPAL BUILDING INSPECTORS
11. MINIMUM DISTANCE BETWEEN NGL AND FFL TO BE 170mm

**CONCRETE**  
 ALL CONCRETE MIXTURES MUST BE ACCORDING TO ENGINEER'S SPECIFICATIONS  
 ALL WALLS TO BE AS PER ENGINEER'S SPECIFICATION

**WOOD/TIMBER**  
 GRADE 8 - ALL CONSTRUCTION WOOD/TIMBER MUST COMPLY TO SANS STANDARDS

**GLAZING:** To comply with SANS reg.  
 All glazing to be clear unless otherwise specified in Architects details and schedules and thickness all according to the following :

3mm	0.75m²
4mm	1.50m²
5mm	2.10m²
6mm	3.20m²

Glazing in bathrooms to be opaque. All glazing in door panels to be 6mm laminated safety glass.

**DRAINAGE :**

- I.E.'s to all connections with marked covers at ground level.
- R.E.'s at all changes of direction or 25.00m with marked covers at ground level.
- Drain pipes exceeding 6.00m to junction to have own stubstack.
- Waste pipes to be 50mm Ø pvc.
- Drains under floors to be encased in 100mm concrete without bends.
- Minimum invert level -460mm.
- 110mm Ø Stubstack with 110mm Ø airvalve at head of drain.
- Gully with cold water tap over at kitchen.

REPORT ALL DISCREPANCIES WITHOUT DELAY TO ARCHITECT.  
 DESIGN ON THIS DRAWING REMAINS PROPERTY OF  
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Approved by:	Signature:	Date:
CLIENT	<i>[Signature]</i>	01 JUL 2014
ARCHITECT	<i>[Signature]</i>	2014

**PROJECT NAME:**  
**HOUTBAY**

ERF NO: 9169 , POR OF ERF 979  
*Deviation plan - change of material and new store*

**DRAWING TITLE:**  
 SECTION A-A  
 SECTION B-B  
 ELEVATIONS

SCALE 1: 100 / 1: 200      DATE : JUNE 2014

PROJECT No.:	
REV.	DESCRIPTION

DRAWING No. : 102/A

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