

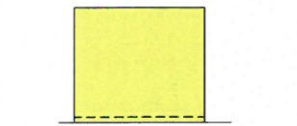
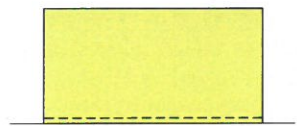
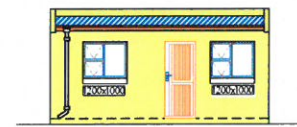
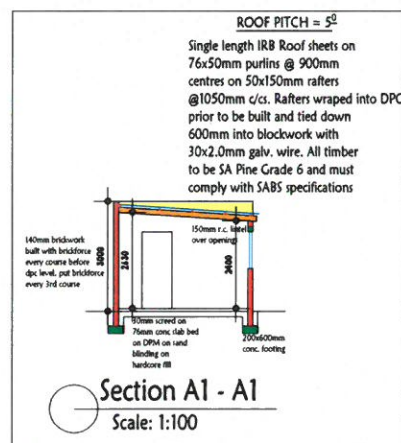
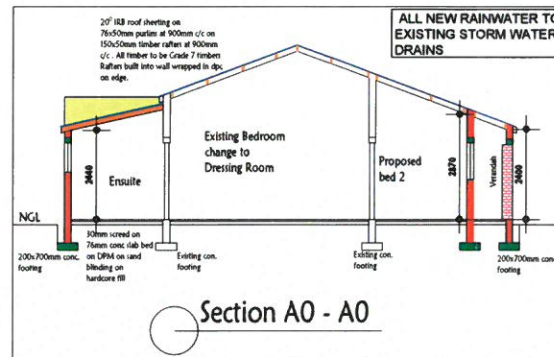
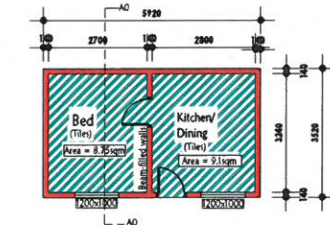
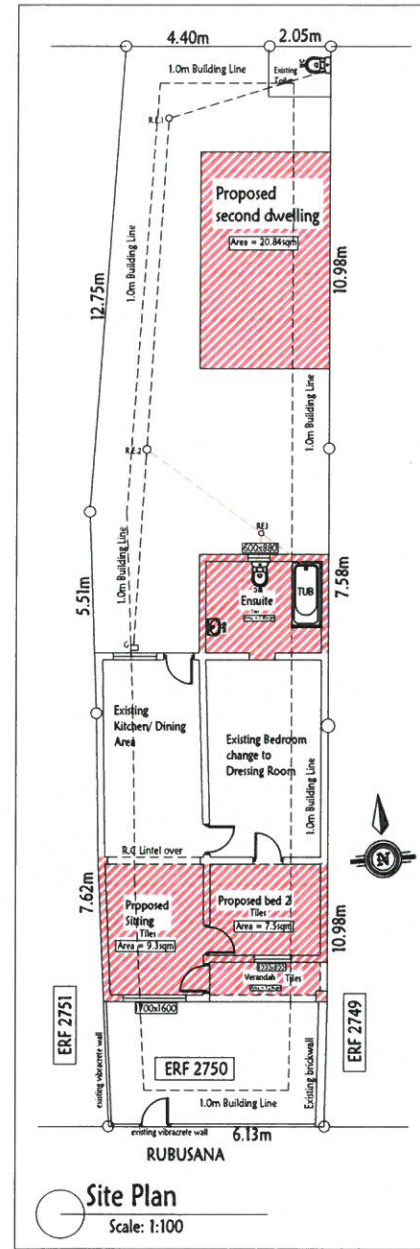
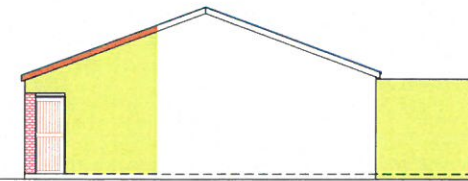
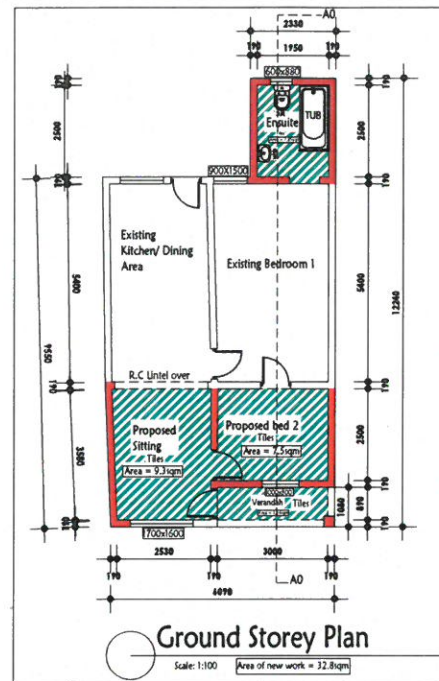
City of Cape Town
Environmental Resource Management Dept.
Environmental and Heritage Management

RECOMMENDED

2019 -07- 29

Name: _____ Signature: _____

Council Approved Stamp



GENERAL CONSTRUCTION NOTES

FOOTING

Footings to be of mass concrete strip. All 115mm internal non-load bearing walls to have thickened slabs. Mass concrete mix 1:3:6. 230x690mm concrete footing Foundation for all 230mm external walls. Foundation Depth to be minimum 690mm. Actual Depth to be determined at site depending on site conditions.

FLOORS

Floor finish as indicated on floor plan on 30mm sand cement screed on 100mm mass conc. slab on Gunplus USB Green DPM on min 15mm sand blinding on 150mm well compacted hardcore to 98% modified ash to density.

BRICK WORK

190mm block work on all external walls and 90mm block work on all partition walls. All external block work to be plastered 15mm thick and 10mm thick for internal plastering and partitions. DPC to be min 150mm above NGL. Brick force at every course before DPC level and after window height level and thereafter at every 3rd course in continuous brands.

AIR BRICK & VENTILATORS

Install at least one air brick in each room centrally positioned above window opening. Air brick are not in place of weep holes

LINTELS

Install pre-stressed lintels over all openings between 0.9m to 3m with bearing edge of 300mm min. Install precast beams to manufacturer's specifications over all openings greater than 3m. Pre-stressed lintels to be laid in accordance with manufacturer's specifications

ROOFING

ROOF PITCH = 20 Degrees min
IRB Roof sheets on film green plastic membrane on 76x50mm purlins at 900mm c/c on 50x150mm rafters at 900mm centres. Rafters tied down 600mm into brickwork with 30x2.0mm galv. wire

CEILING

6mm skimmed rhinoboard screwed fixed to u/s of 38x38mm timber brandlering at 450mm c/c with finish painted 44x22mm SAP D/rebated shadow line cornices.

DRAINAGE

Drainage to be checked by a local municipal inspector. Drainage with less than 300mm cover to be adequately protected. All drainage runs to be encased in 100mm 25MPA mass concrete when built over.

RAINWATER

Gutters to be 80mm PVA round to 76mm diameter down pipes

COVERAGE

Zoning = Sr2
ERF Size = 165.33m²
Existing Structure = 38.74m²
Proposed Additions = 53.64m²
Total = 92.38m²
% Coverage = 55.9sqm

Checked by:	J.P. Du Toit
Reg No	D1724
Owner Sign:	
Date	24 - 05 - 2019

Proposed Additions on ERF 2750 on 28 Rubusana Street, Langa.

Designed and drawn by:	Oliver: 062 451 2621	Date:	24/05/2019	Drawing No:	24.05/19M	Scales:	1: Floor Plan : 1:100 2: Elevations: 1:100 3: Section A0 - A0 : 1:100 4: Site Plan : 1:100	Project:	Proposed Additions on ERF 2750, Langa.	Client Detail:	NOWINKIE VERONICA	Copyright:	© This drawing can only be used, reproduced, photocopied or any electronic reproduction prior to the permission of the producer
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