

BO-KAAP
CIVIC ASSOCIATION
23 Jordaan Street, Bo-Kaap 8001

25 November 2013

The Western Cape Heritage Council

TO WHOM IT MAY CONCERN

Dear Sir / Madam

RE: ERF 1024 – SIGNAL STREET, BO-KAAP

The Bo-Kaap Civic Association has no objection to the plan (Drawing No: 52/2013) as presented on said plan.

Yours



O. SHABOODIEN



ECONOMIC, ENVIRONMENTAL & SPATIAL PLANNING

PLANNING AND BUILDING DEVELOPMENT

CIRCULATION INSTRUCTIONS

Card No: _____

GRADE 3(b) BUILDING INSIDE
A PROPOSED HPA, WHICH IS AL-
READY A GRADE I NATIONAL
HERITAGE SITE ALTHOUGH ONLY
GRADED, IT STILL HAS TO BE
DECLARED.

OLDER THAN 60 YEARS.
H/MC TO ISSUE A PERMIT
170 S34 OF THE NHR ACT.

ETHM HAS NO OBJECTION.

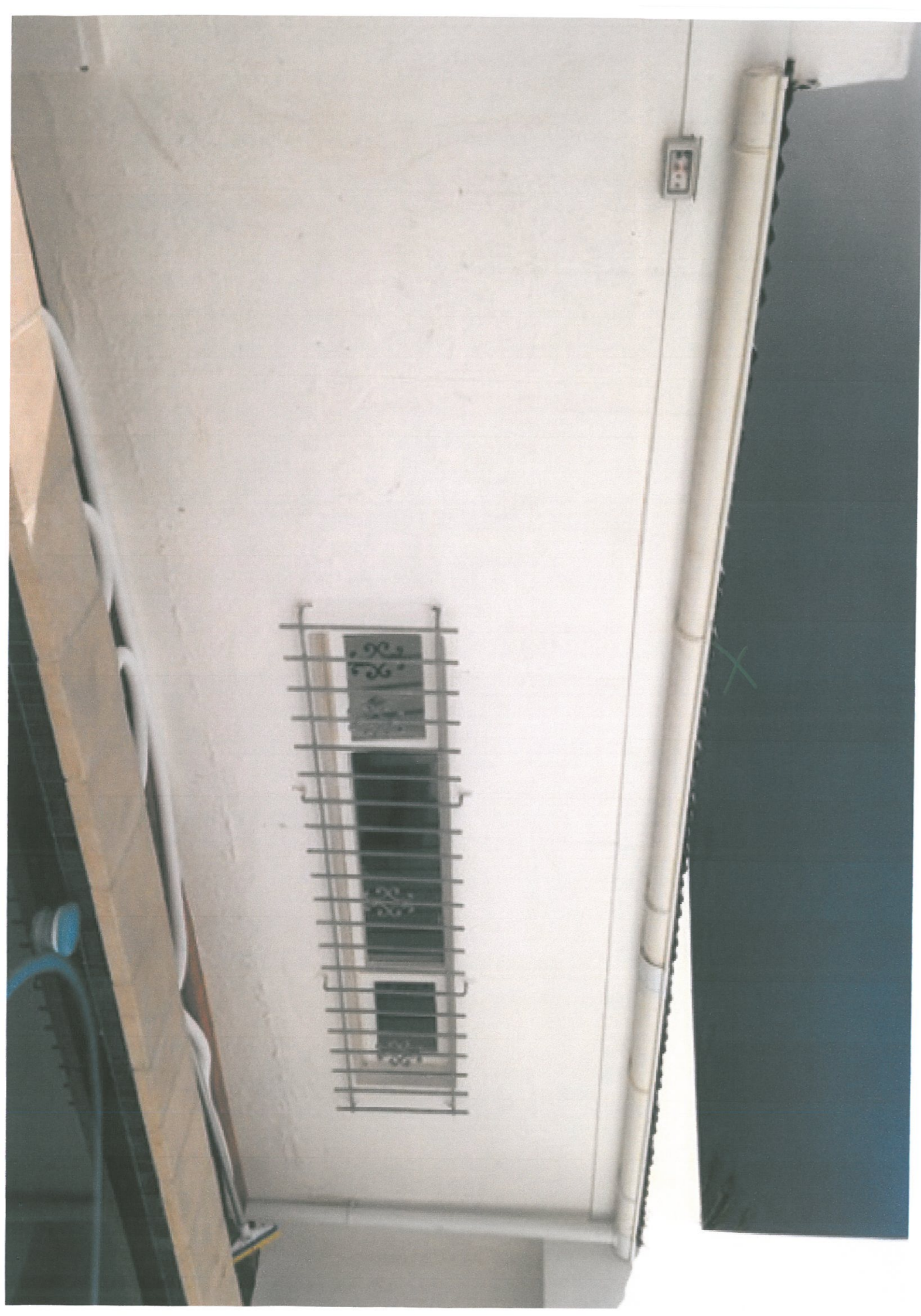
City of Cape Town
Environmental Resource Management Dept
Environmental and Heritage Management
RECOMMENDED
31 OCT 2013

Name: Signature:









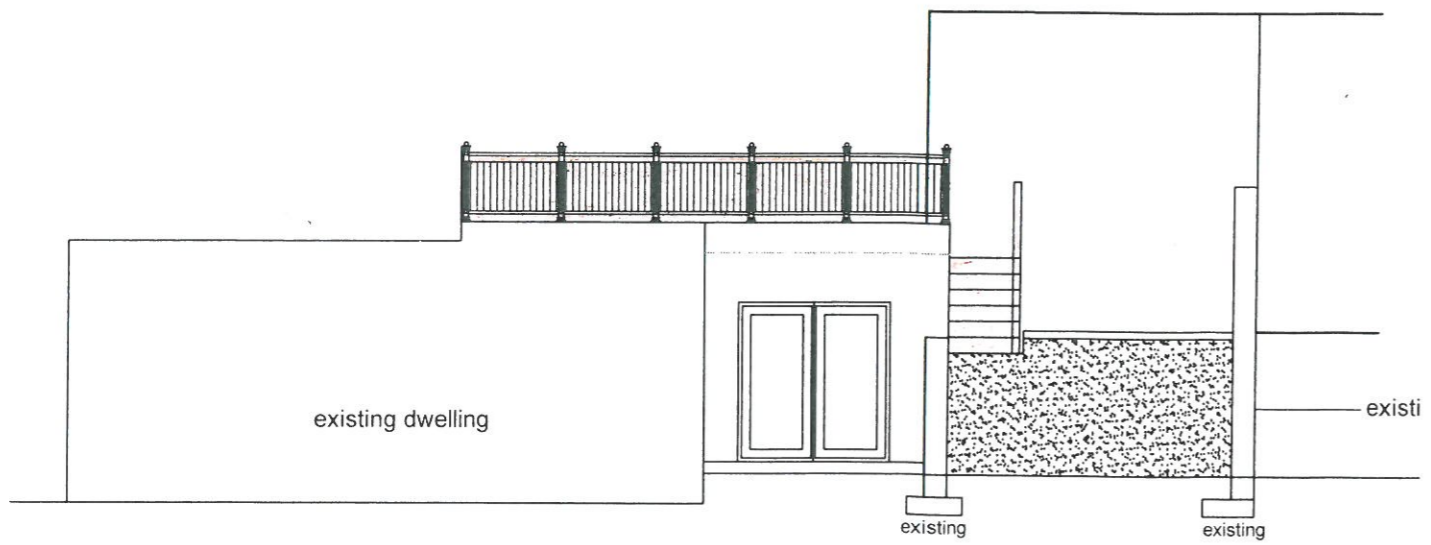


On 01 Nov 2013, at 8:18 AM, Sayed Adams <Sayed@gjact.co.za> wrote:



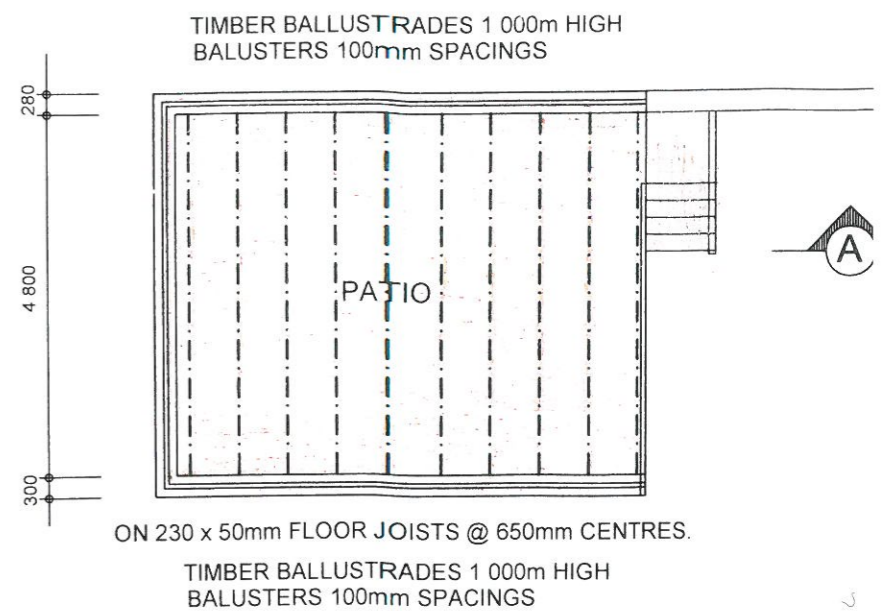
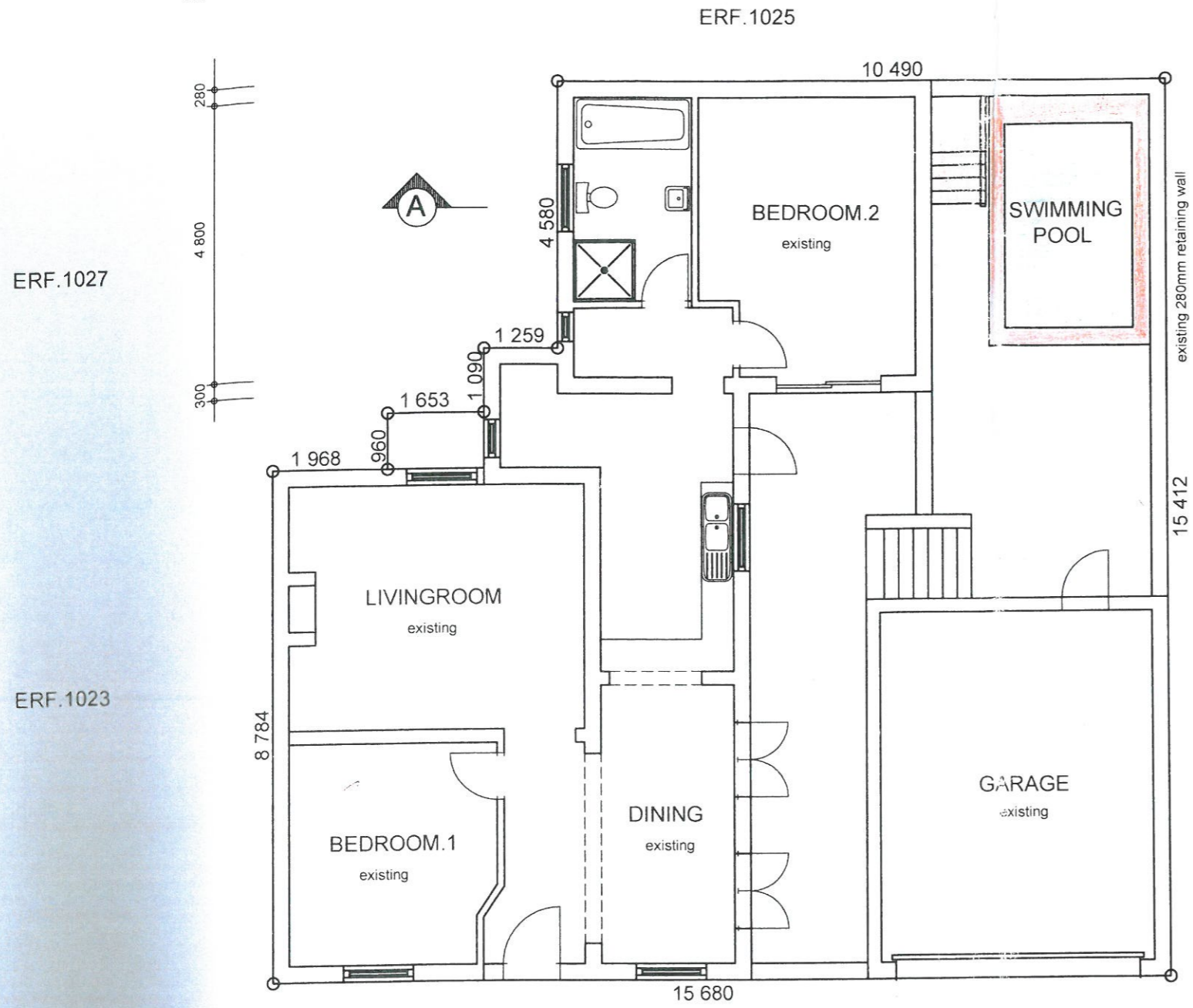






NORTH ELEVATION

1,200



PLAN : 1:100

±/-16.00m to MORRIS STREET

SIGNAL STREET

SITE PLAN : 1:100

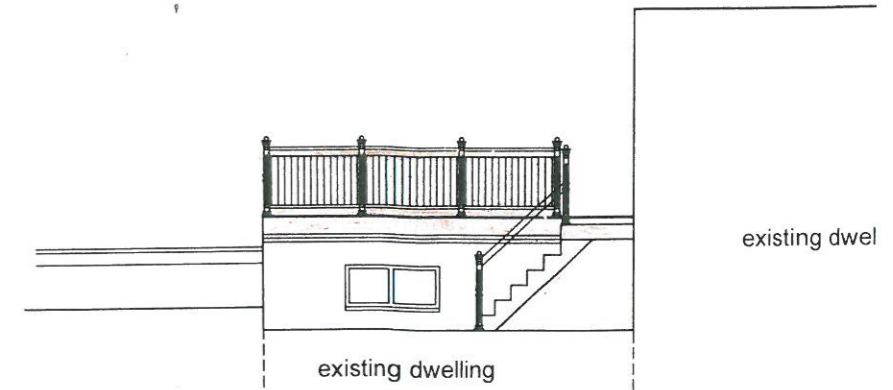


ERF.1024

- ERF.SIZE :
- EXISTING DWELLING :
- EXISTING GARAGE :
- SWIMMING POOL :
- OPEN AREA :
- COVER AREA :

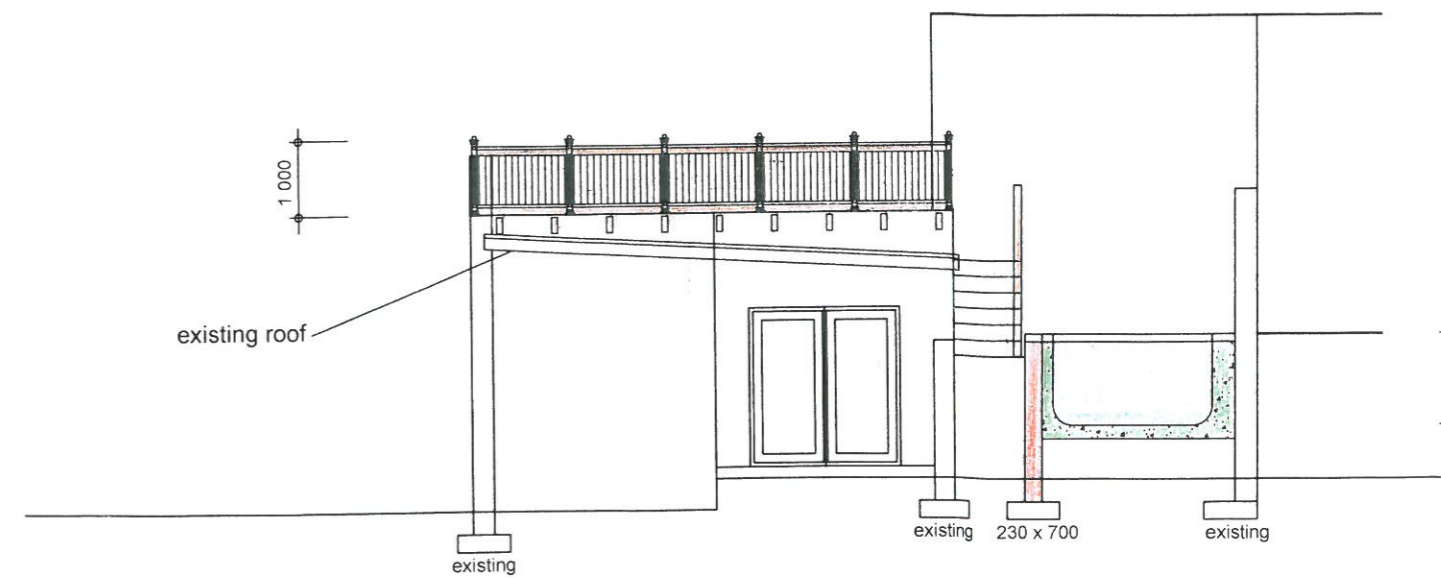


NORTH ELEVATION



WEST ELEVATION

22mm THICK " BALUA " TIMBER FLOORING
ON 230 x 50mm FLOOR JOISTS @ 650mm CENTRES.



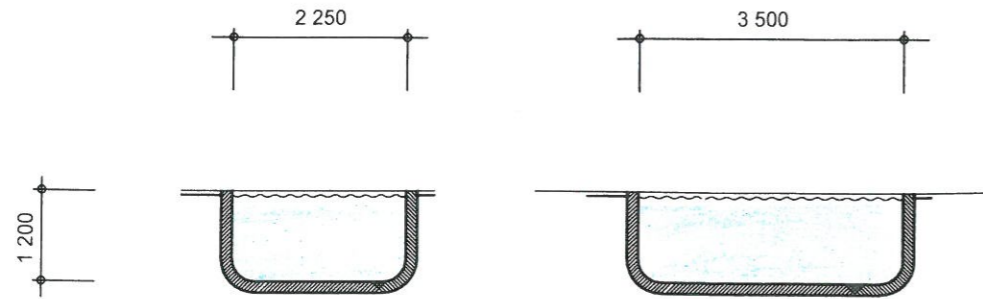
SECTION : A-A

22mm THICK " BALUA " TIMBER FLOORING
ON 230 x 50mm FLOOR JOISTS @ 650mm CENTRES.

TIMBER BALLUSTRADES 1 000m HIGH
BALUSTERS 100mm SPACINGS

STAIRCASE DETAILS :

TIMBER STAIRCASE WITH
 200mm RISERS
 250mm TREADS
 TIMBER BALLUSTRADES 1 000m HIGH
 BALUSTERS 100mm SPACINGS



SECTION : X-X

SECTION THRU POOL

- * PUMP & MOTOR
- * SKIMMER / SUCTION LINE
- * RETURN LINE
- * 75Ø OVERFLOW PIPE TO S.W.C TO ROAD.

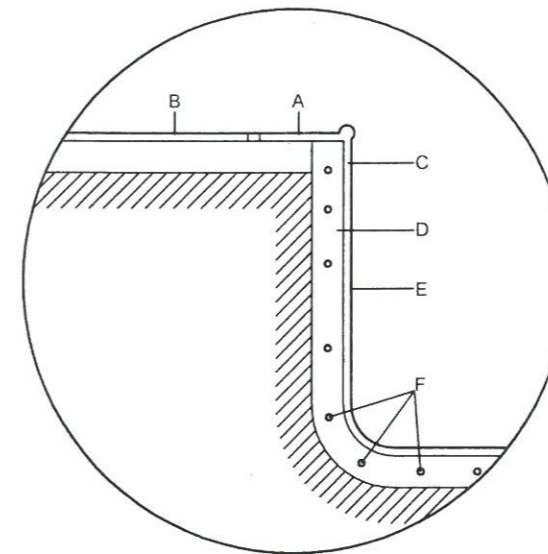
City of Cape Town
 Environmental Resource Management Dept.
 Environmental and Heritage Management

RECOMMENDED

3 1 OCT 2013

Name: _____ Signature: _____

- A. 610 x 305mm TERRAZCOPING/BRICKEDGE
- B. 610mm PAVING SURROUNDING POOL AREA
- C. 152mm MOSAICS AT WATER LEVEL
- D. 102mm MINIMUM GUNITE
- E. MARBLE PLASTER
- F. STEEL 200mm/10mm OR 150mm /8mm



NOTE :

ADD MIN 10% LIGHT & MIN 5% VENTILATION

FLOOR FINISH IN BATHROOM & KITCHEN TO BE TILE.

2,5mm WIRE TIES AT EVERY sq/m(m²) TO BE TILE.

1ST FLOOR TO BE TIMBER FLOOR
 BATHROOMS TO BE WELL WATER-PROOF

NOTE :

LINES SHOWN DOTTED TO BE DEMOLISH AND MAKE GOOD.

ALL EXISTING SEWER LINES UNDER FOUNDATION TO BE ENCASED IN CONCRETE ALLROUND

ALL NEW SEWER CONNECTIONS TO BE CONNECTED TO EXISTING.

ALL NEW WORK TO MATCH EXISTING

PARAPET WALL TO BE MAX. 500mm

NOTE : (POOL)

ALL EXCAVATING SOIL TO BE REMOVED FROM SITE NO SOIL TO BE BANKED AGAINST EXISTING WALLS.

WALL FOOTINGS NO TO ENCROACH ONTO COUNCIL PROPERTIES OR ADJOINING ERF.

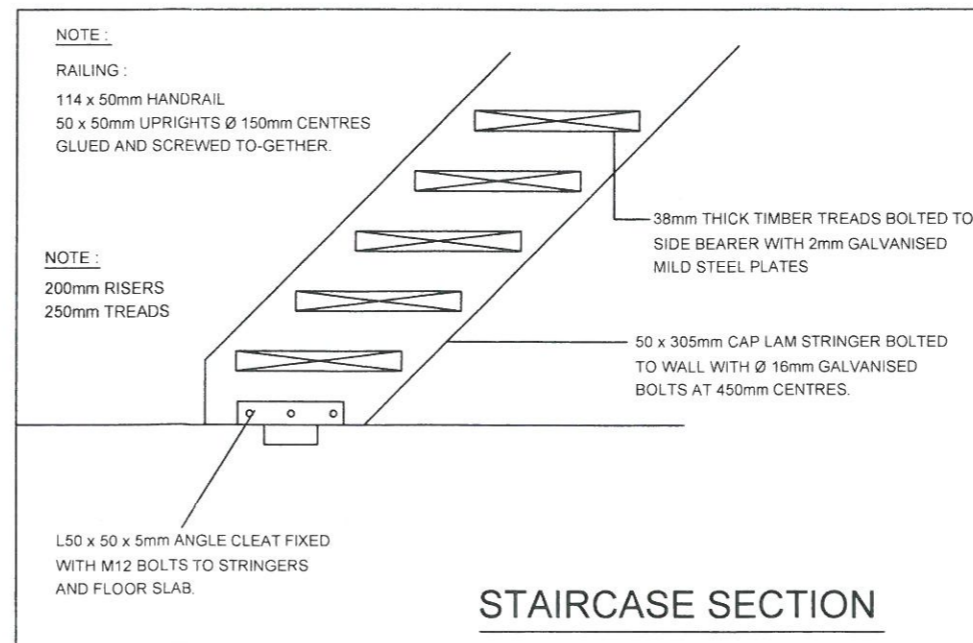
ALL WINDOWS LEADING TO POOL AREA TO BE BURGLAR PROOFED & DOORS OR GATES TO BE SELF CLOSING AND SELF LATCHING.

POOL SAFETY FENCE TO BE MIN. 1 500m HIGH VERTICAL BARS MIN. 1 000m FROM POOL WITH GATE TO BE SELF CLOSING & SELF LATCHING.

POOL NOT TO BE FILLED OR EMPTIED WITHOUT WRITTEN PERMISSION FROM THE CONTRACTOR.

1 500m HIGH VERTICAL STEEL BAR SAFETY FENCE WITH SELF-CLOSING & SELF-LOCKING GATE WITH MIN. WIDTH OF 900mm.

BACKWASH TO S.W.C.



NOTE :

RAILING :
 114 x 50mm HANDRAIL
 50 x 50mm UPRIGHTS Ø 150mm CENTRES
 GLUED AND SCREWED TO-GETHER.

NOTE :

200mm RISERS
 250mm TREADS

L50 x 50 x 5mm ANGLE CLEAT FIXED WITH M12 BOLTS TO STRINGERS AND FLOOR SLAB.

STAIRCASE SECTION

RHINOBOARDS NAILED TO UNDERSIDE OF FLOOR JOISTS

6mm THICK GYPSUM CEILING BOARD FIXED TO UNDERSIDE OF 228 x 76mm FLOOR JOISTS @ 450mm CENTRES WITH 76mm COVERED GYPSUM CORNICE.

DRY WALL PARTITIONING :
 INTERNAL WALLS TO UPPER FLOOR TO 100mm THICK
 RHINO DRY WALL CONSTRUCTION - FIRE RATING 1,5hrs

STAIRCASE DETAILS :

TIMBER STAIRCASE WITH
 200mm RISERS
 250mm TREADS
 TIMBER BALLUSTRADES 1 000m HIGH
 BALUSTERS 100mm SPACINGS

PROPOSED PATIO + SWIMMING POOL TO EXISTING DWELLING ON ERF. 1024

SIGNAL STREET
 BO-KAAP
 CAPE TOWN

Signature _____

SAYED ADAMS

ARCHITECTURAL TECH.

100 CHIAPPINI STREET
 CAPE TOWN
 8001

TEL: (021) 423 7823

(DO-694)

Project owner

L.M.L.BERTHELIN

SIGNAL STREET
 BO-KAAP
 CAPE TOWN

Scale	Date	Drawn	Revision
1 : 100	10/2013	S.A	01
Drawing number		File number	
52/2013		52	

209m²

112,95m²

34,00m²

146,95m²

8,00m²

241,45m² (60,36%)

215,96m² (39,64%)