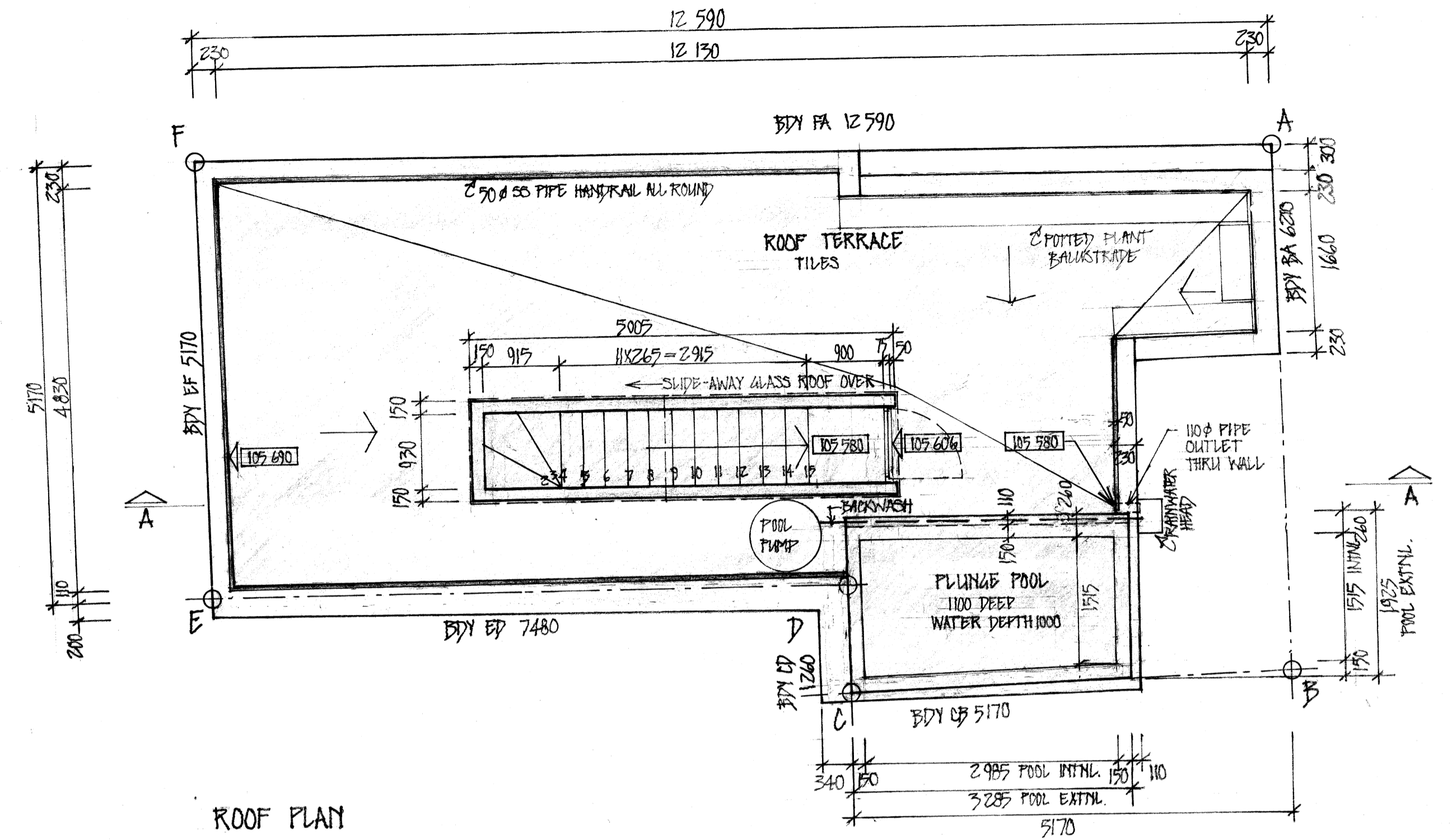
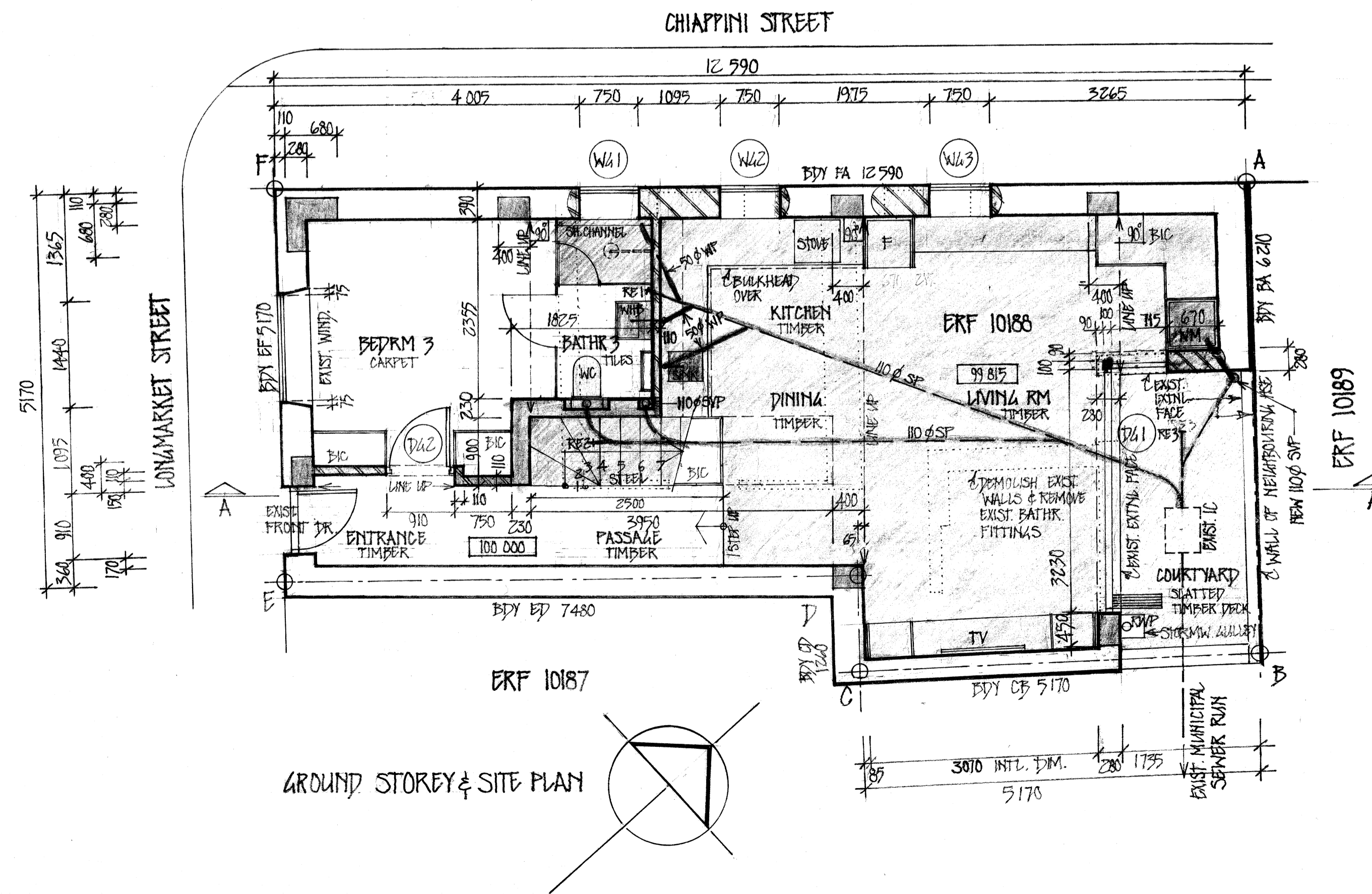


FIRST STOREY



ROOF PLAN



GROUND STOREY & SITE PLAN

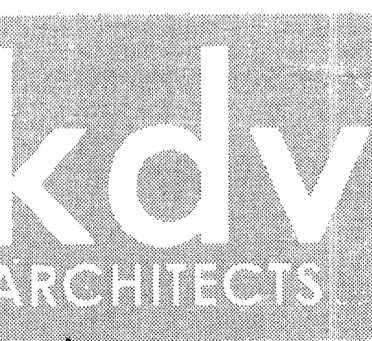
GENERAL

ALL MATERIALS AND WORK TO COMPLY WITH SANS 10400 PARTS B,C,D,E,G,H,I,K,L,M,N,O,P,Q,R,S,T,V AND W TOGETHER WITH SANS 10400 PART XA AND SANS 204

- THE DESIGN ON THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT
- ALL BUILDING WORK IS TO CONFORM TO LOCAL AUTHORITY REGULATIONS
- ALL BUILDING MATERIALS TO CONFORM TO AND BE BUILT IN ACCORDING TO STANDARD BUILDING PRACTICE AND MANUFACTURERS SPECIFICATIONS & INSTRUCTIONS
- ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED ON SITE BEFORE COMMENCEMENT OF WORK OR SHOP DRAWINGS OR ORDERING OF MATERIALS
- DIMENSIONS MAY NOT BE SCALED FROM DRAWINGS
- ANY DISCREPANCIES ON THE DRAWINGS AND BETWEEN THIS DRAWING AND ANY LEGISLATION, LOCAL AUTHORITY, ESKOM OR TELKOM REQUIREMENTS TO BE REPORTED TO THE ARCHITECT BEFORE CONTINUING WITH RELEVANT WORK
- ALL FINISHES TO BE OF HIGH QUALITY AS PER GENERAL CONSTRUCTION AND AESTHETIC STANDARDS AND TO THE APPROVAL OF THE OWNER AND ARCHITECT
- ALL DRAWINGS REGARDING STRUCTURE AND ROOF TRUSSES TO BE VERIFIED AND CHECKED AGAINST THAT OF STRUCTURAL ENGINEER, ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE CONTINUING WITH ORDERS AND MANUFACTURING
- ALL REINFORCED CONCRETE WORK AS PER ENGINEER'S DETAILS
- DRAINAGE TO COMPLY WITH NATIONAL BUILDING REGULATIONS
- ALL GLAZING TO COMPLY WITH PART N OF SANS 10400. ALL GLAZED AREAS EXCEEDING 100mm OR <500mm ABOVE FFL TO BE SAFETY GLAZED.
- ALL BRICKWORK TO BE IN WELL FIRED CLAY ROK BRICKS
- ALL EXTERNAL WALLS ARE TO CONSIST OF 200mm CAVITY WALL EXTERNALLY (2 WIRE TIES PER sqm) WITH EXTRA BRICK SKIN ADDED INTERNALLY
- ALL CAVITIES TO BE CLOSED MIN 3 COURSES BELOW WALL PLATES
- ALL BRICK WALLS TO BE PLASTERED SMOOTH. ALL WALL SURFACES TO BE PAINTED WITH UNDERCOAT AND TWO FINAL COATS PAINT IN COLOURS TO APPROVAL OF OWNER AND ARCHITECT TO MATCH EXISTING COLOUR
- EXTNL DRS AND WINDOWS ON STREET FACADES IN HARDWOOD POWDER COATED ALUMINIUM WINDOWS AND DOORS TO INTERNAL COURTYARD
- OPENING SIZES TO BE CHECKED ON SITE AND CONFIRMED
- LIGHTING AND VENTILATION TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS
- D.P.C. TO BE USED ALL ROUND DOORS AND WINDOWS

Y. Scafe
200 Longmarket St
Cape Town
ID: 6209100118083
No Objections
[Signature]

NO. 7 CRESWELL COURT
267 HIGH LEVEL ROAD
SEA POINT 8050
TEL: +27 (0) 83 461 4734
FAX: +27 (0) 21 439 1245
kabus@kdv.co.za
REG No ck 88/35612/23



[Signature] PR. ARCH 67

ALTERATIONS AND ADDITION TO EXISTING HOUSE ON ERF 10188, CRNR CHIAPPINI AND LONGMARKET STREETS, CAPE TOWN

CLIENT
I. JOHAAR & S. HARTLEY
[Signature]

SITE AND GROUND STOREY PLAN
FIRST STOREY PLAN
ROOF PLAN

City of Cape Town
Environmental Resource Management Unit
Environmental and Heritage Management
RECOMMENDED
01 MAR 2016
[Signature]
Name: *[Signature]* Signature

- ALL INTERNAL DOORS TO BE SOLID TIMBER DOORS PAINTED WITH GOOD QUALITY UNDERCOAT AND TWO COATS EGGSHELL ENAMEL TO COLOUR SELECTED BY OWNER AND ARCHITECT
- RAINWATER, GUTTERS AND DOWN PIPES TO BE EPOXY COATED ALUMINIUM
- ALL SANITARY FITTINGS TO BE CONNECTED TO EXISTING DRAINAGE STACKS CONNECTED TO EXISTING MAIN SEWER RUN TOWARDS EXISTING MUNICIPAL SEWER RUN AND TO CONFORM TO COUNCIL REQUIREMENTS
- CONCRETE SURFACE BEDS TO BE MINIMUM 100mm CONCRETE SLAB ON SABS APPROVED 250mm MICRON D.P.M. ON 50mm SAND BLINDING ON WELL COMPACTED FILL
- ALL SUSPENDED FLOOR SLABS TO THIS BUILDING IS TO BE IN WATERPROOF CONCRETE TO ENGINEER'S DESIGN
- TIMBER BUILT INTO WALL TO BE WRAPPED IN DPM BEFORE BEING BUILT IN
- ALL BALUSTRADES TO BE MIN. 1000MM HIGH ABOVE FFL

PROJECT NUMBER	DRAWINGS NUMBER	REVISION
2554	101	00
SKETCH	COUNCIL	CONSTRUCTION
SCALE: 1:50	DATE: 15/05/15	DRAWN: K.DEV