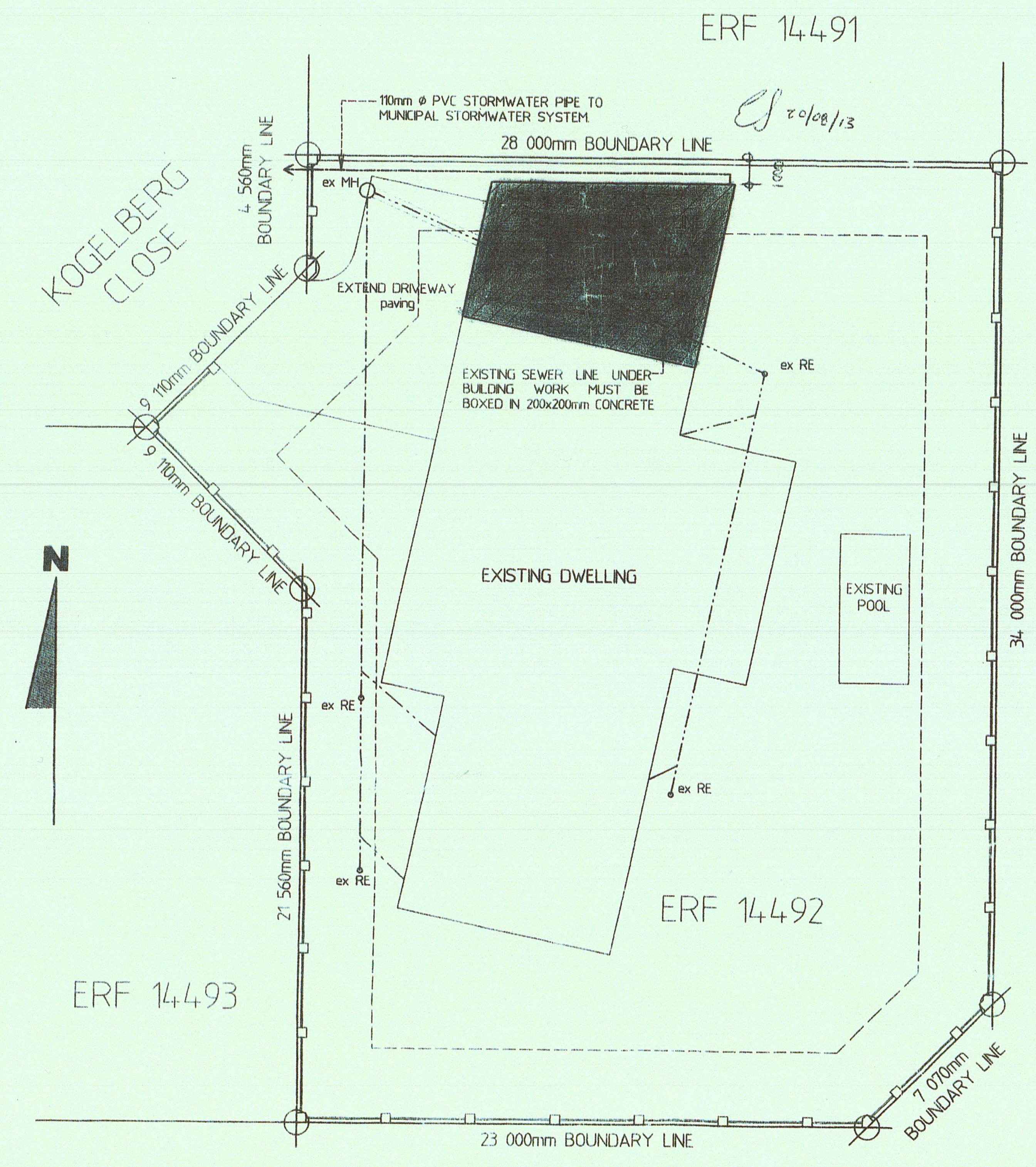
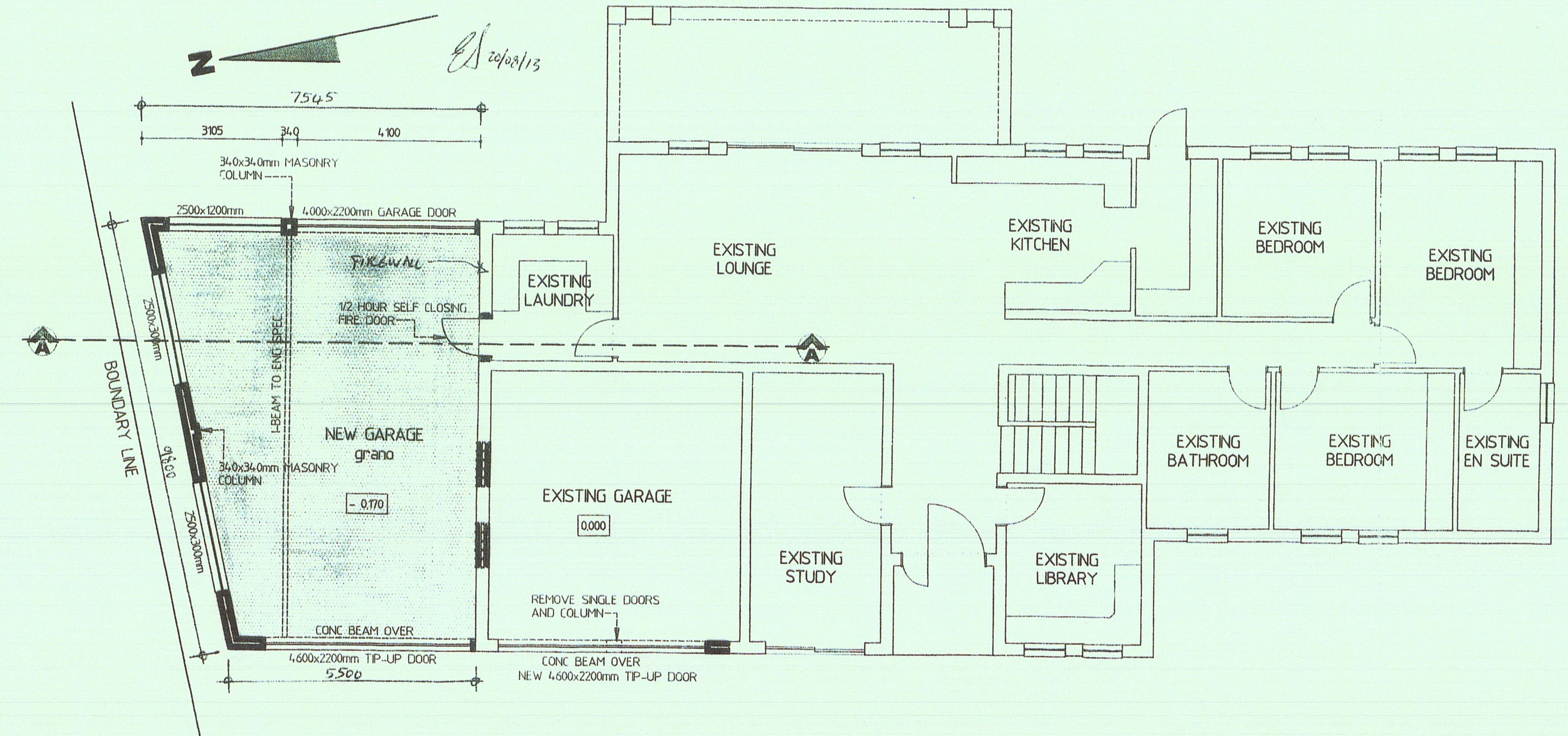
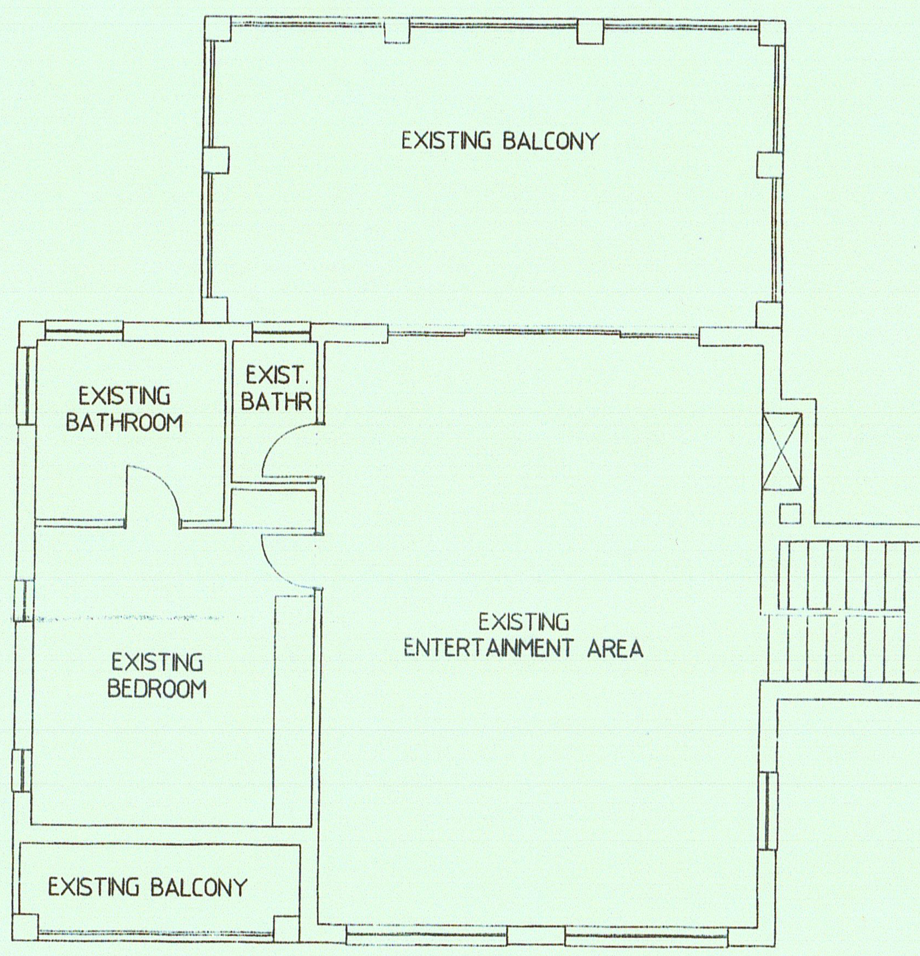


SITE PLAN 1:200

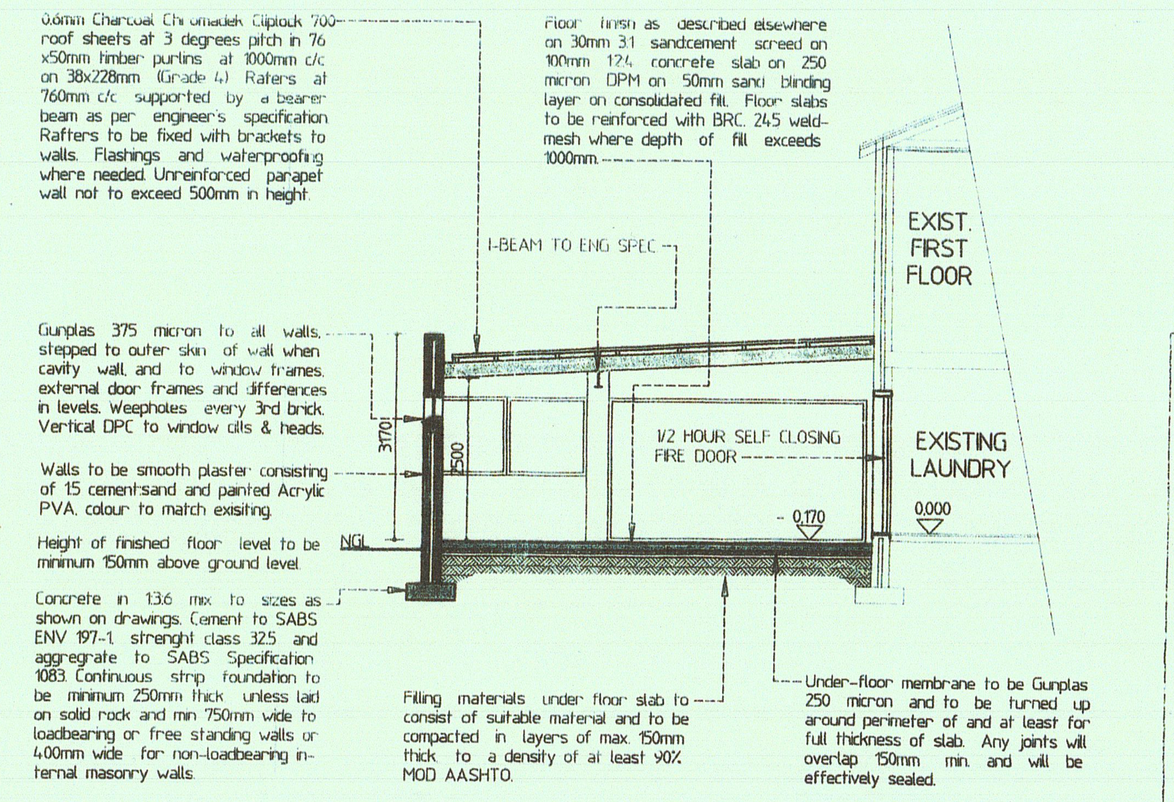
ERF AREA	1121 sqm
EXISTING GROUND FLOOR	276.51 sqm
PROPOSED GARAGE	62.25 sqm
TOTAL GROUND FLOOR	338.76 sqm
EXISTING FIRST FLOOR	108.96 sqm
TOTAL NEW FLOOR AREA	447.72 sqm
COVERAGE	30.2%



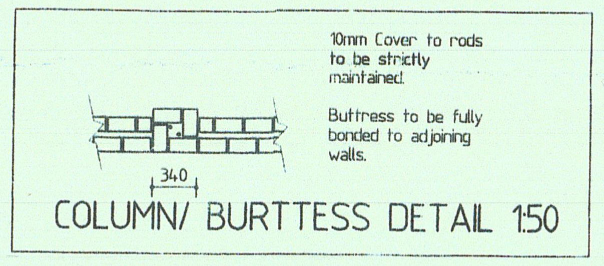
GROUND FLOOR PLAN 1:100



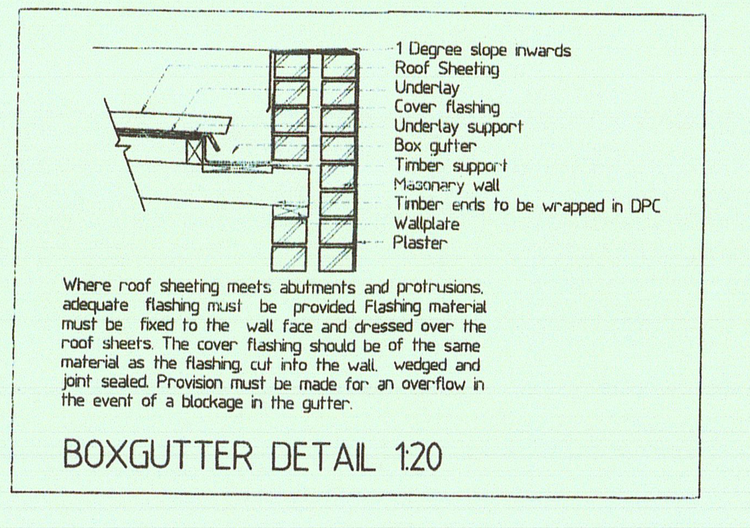
FIRST FLOOR PLAN 1:100 (EXISTING)



SECTION A-A 1:100



COLUMN/ BURTTESS DETAIL 1:50



Where roof sheeting meets abutments and protrusions, adequate flashing must be provided. Flashing material must be fixed to the wall face and dressed over the roof sheets. The cover flashing should be of the same material as the flashing, cut into the wall, wedged and joint sealed. Provision must be made for an over-flow in the event of a blockage in the gutter.

BOXGUTTER DETAIL 1:20

OUTLINE MUNICIPAL SPECIFICATION

HEIGHT:
Height of finished floor level to be minimum 150mm above ground level. All heights to be checked on site.

FILLING MATERIAL:
Filling materials under floor slabs to consist of suitable material and to be compacted in layers of max 150mm thick to a density of at least 90% MOD AASHTO.

FOUNDATIONS:
Concrete in 1:3:6 mix to sizes as shown on drawings. Cement to SABS ENV 197-1 strenght class 32.5 and aggregrate to SABS Specification 1083. Continuous strip foundation to be minimum 250mm thick unless laid on solid rock and min 750mm wide to loadbearing or free standing walls or 400mm wide for non-loadbearing internal masonry walls.

FLOORS:
Floor finish as described elsewhere on 30mm 3:1 sand cement screed on 100mm 12:4 concrete slab on 250 micron membrane on consolidated fill for groundfloor. Floor slabs to be reinforced with BRC 245 weldmesh where depth of fill exceeds 1m. No ground floor slab to pass over or to be supported on foundation walls.

FLOOR DAMP-PROOFING:
Under-floor membrane to be Gunplas 250 micron membrane on 50mm sand blinding layer, to be laid on surface not containing sharp objects and to be turned up around perimeter of and at least for full thickness of slab. Any joints will overlap 150mm min. and will be effectively sealed.

WALLS:
All bricks to comply with SABS 227. External walls to be 280mm cavity walls with clay bricks.

WALL DAMP-PROOFING:
Gunplas 375 micron to all walls, stepped to outer skin of wall when cavity wall. Weepholes every 3rd brick. Vertical DPC to door, window cills and heads. No DPC to free standing walls.

PLASTER:
Walls to be smooth plaster consisting of 1:5 cement:sand.

WINDOWS & DOORS:
All windows and sliding/folding-stacking doors to be epoxy coated aluminium as per ALUTECH or equally approved. Colour as per client.

INTERNAL DOORS & FRAMES:
Meranti frame for internal door as supplied by Swartland Boudienste Pty (Ltd) or similar. Internal doors to be solid 1/2 hour timber fire door with self-closing device.

GARAGE DOORS:
Dark brown fibreglass sectional overhead garage doors.

WINDOW CILLS:
Plastered window cills internally. Window cills externally are plastered brick on edge with DPC under and painted.

BRICK TIE:
Galvanized butterfly type every 4th course staggered at 1m c.c.s.

PRECAST LINTOLS:
STRESSO lintols over all openings exceeding 1.5m with damp proof membrane stepped over. Openings more than 4.8m to engineer's design.

STAIRS:
Rise of steps to be 170mm and width of treads to be minimum 250mm.

BRICK REINFORCEMENT:
Use galvanized brick force in first 5 courses above foundation and 5 courses continuous above lintol height.

ROOF:
0.6mm Charcoal Chromadek Cliplock 700 roof sheets at 3 degrees pitch in 76x50mm timber purlins at 1000mm c/c on 38x228mm (Grade 4) Rafters at 760mm c/c supported by a bearer beam as per engineer's specification. Rafters to be fixed with brackets to walls. Flashings and waterproofing where needed. Unreinforced parapet wall not to exceed 500mm in height.

FASCIA:
230x12mm NUTEC fibre cement fascias fixed with brass screws to trusses' ends.

CEILINGS:
No ceiling to garage.

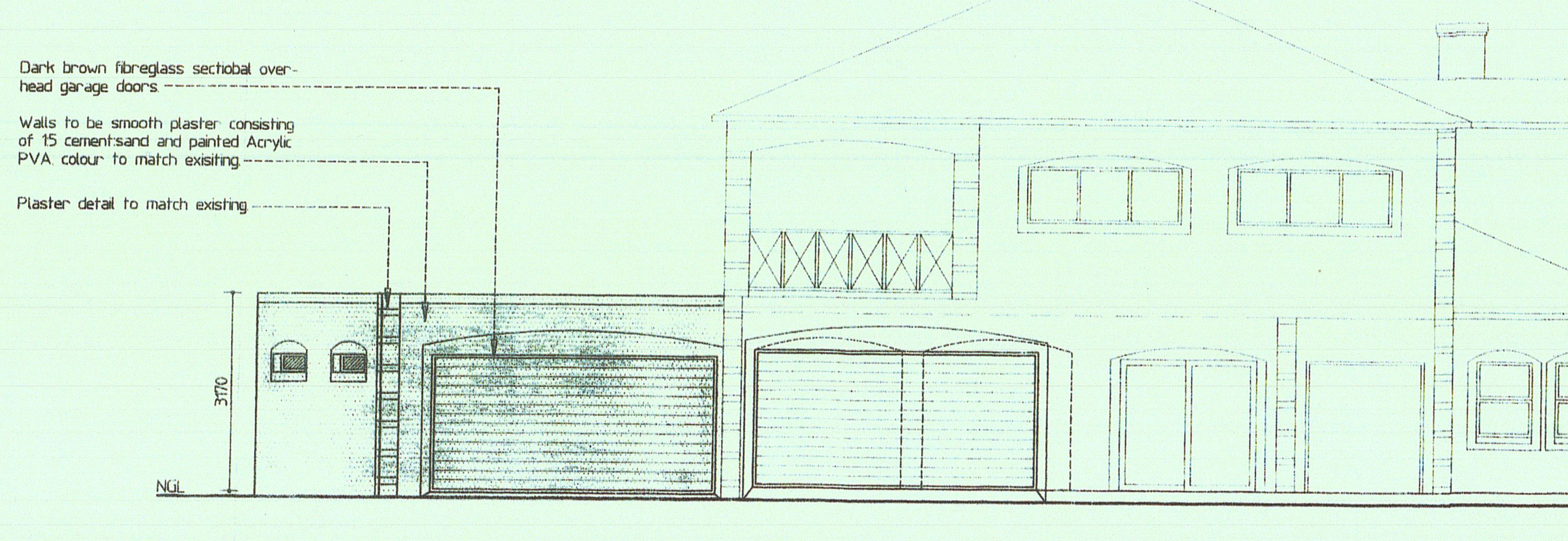
PAINT:
Acrylic PVA paint finish to all plastered walls, ceilings.

RAINWATER DISPOSAL:
125x100mm galv. steel seamless box gutter to 75mm ø white downpipes to catch-pits & 110mm dia underground PVC piping.

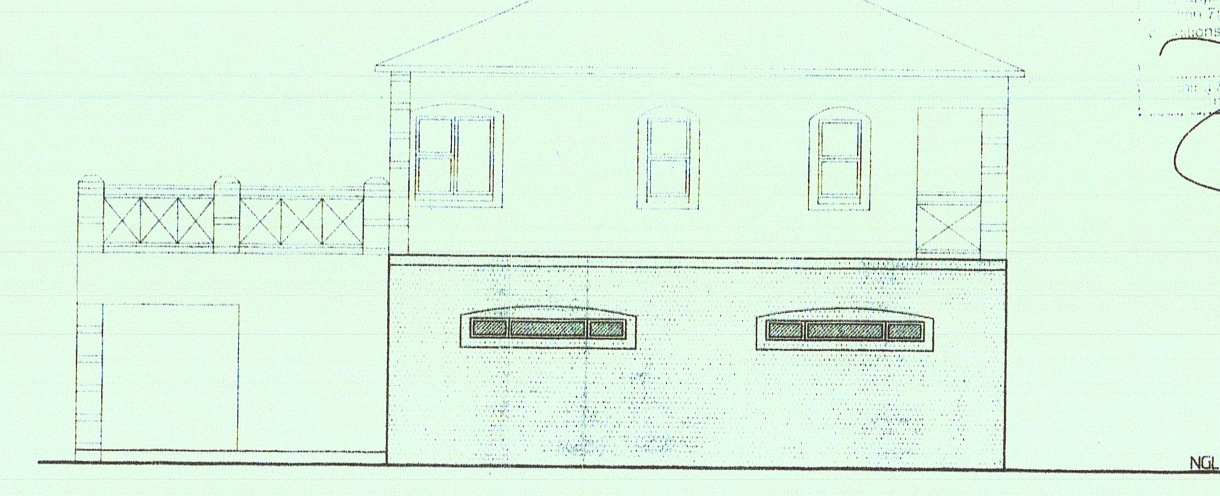
GLAZING:
6mm Safety glazing (to comply with SABS 1263) in all glazed panels > 1sqm & when glazing is less than 500mm from floor level. Thickness of glazing subject to wind to be in accordance with SABS 0137.

NATURAL LIGHTING & VENTILATION:
Provide 10% of floor area or 2.0m area of opening for natural lighting to all habitable rooms inclusive or frames & glazing bars(SABS 0400 00 2.3) Provide total openable area fo min 5% of floor area or 0.2m whichever is greater to each habitable room (SABS 0400 00 4.3).

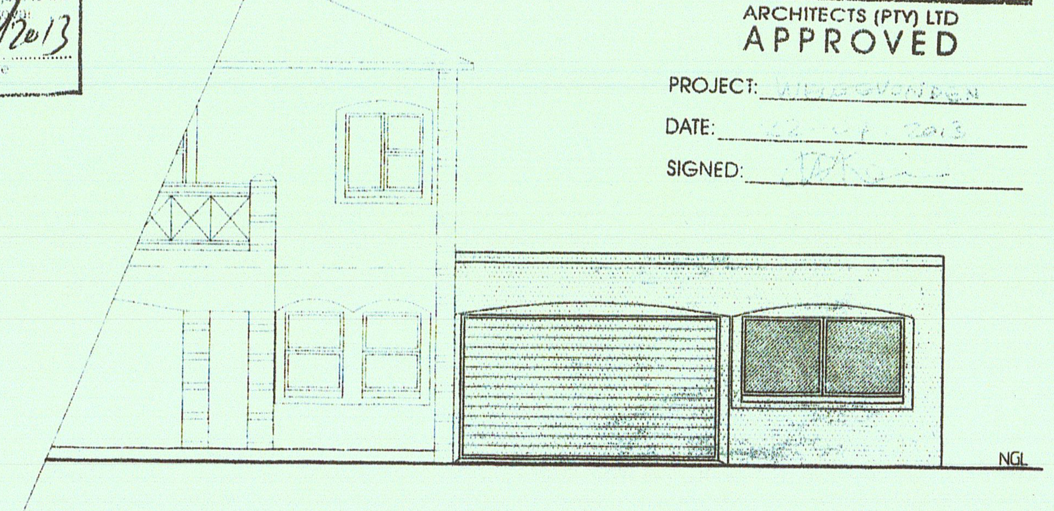
LEGAL REQUIREMENTS:
* Dimensions, descriptions & quantities on these drawings to be verified on site before ordering material or commencing with work.
* All work to be carried out in accordance with the National Building Regulations & Standards Act (Act 103 of 1977) & SABS 0400.
* All timber sizes & grades to be verified & approved by supplier's Engineer.
* All trusses to be in accordance with supplier's / Engineer's design.
* All materials to be built in/applied strictly in accordance with manufacturer's specifications & instructions.
* All Local Authority, Eskom & Telkom requirements to be established in advance & adhered to.
* All boundary pegs to be located before work is commenced with.
* Any discrepancies between these drawings & legislation, Local Authority, Eskom & Telkom requirements & good construction practice to be referred to the Architect before construction commences.
* Any aspects deemed to be unclear to be referred to the Architect.
* These drawings do not constitute a comprehensive specification for the works.
* No dimensions to be scaled from these drawings.



WEST ELEVATION 1:100



NORTH ELEVATION 1:100



EAST ELEVATION 1:100

CITY OF CAPE TOWN
RECEIVED
2013 -08- 15
PLANNING & BUILDING DEVELOPMENT MANAGEMENT

CITY OF CAPE TOWN
LUM Application no 226708

HENNIE DE VILLIERS
ARCHITECTS (PTY) LTD
APPROVED
PROJECT:
DATE:
SIGNED:

NOTES

- THE DESIGN OF THIS DRAWING IS COPYRIGHT AND REMAINS THE PROPERTY OF THE ARCHITECT
- ALL WORK TO BE CARRIED OUT STRICTLY IN ACCORDANCE WITH MUNICIPAL REGULATIONS.
- FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING DRAWINGS
- ALL RELEVENT DETAILS, LEVELS, DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK.
- ALL DRAWINGS TO BE CHECKED BY THE MAIN CONTRACTOR AND ANY DISCREPANCIES ON THE DRAWINGS OR BETWEEN THE DRAWINGS ARE TO BE REFERRED TO THE ARCHITECT.
- STRUCTURAL STABILITY, WATERPROOFING, GENERAL WORKMANSHIP AND MATERIALS AND THE CORRECT APPLICATION OF THE NATIONAL BUILDING REGULATIONS SANS 10400 IN THE RESPONSIBILITY OF THE MAIN CONTRACTOR

REVISIONS

NO	DATE	DESCRIPTION

0279 2/2013

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PROJECT
ADDITIONS AND ALTERATIONS FOR MR CUPIDO
ERF 14492
WELGEVONDEN ESTATE
DURBANVILLE

DESCRIPTION
PLANS, SECTION A-A, ELEVATIONS AND SPECS

SCALE	DATE
AS SHOWN	JULY 2013
DRAWN	DRAWING
ELOUISE STEYN	302-100
CHECKED	
ELOUISE STEYN	