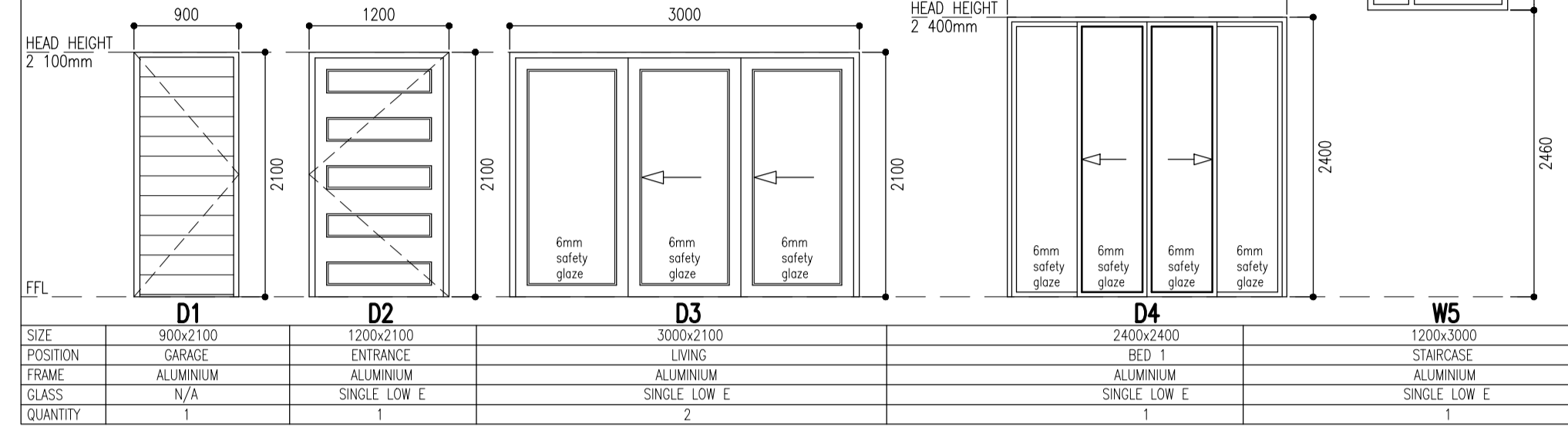
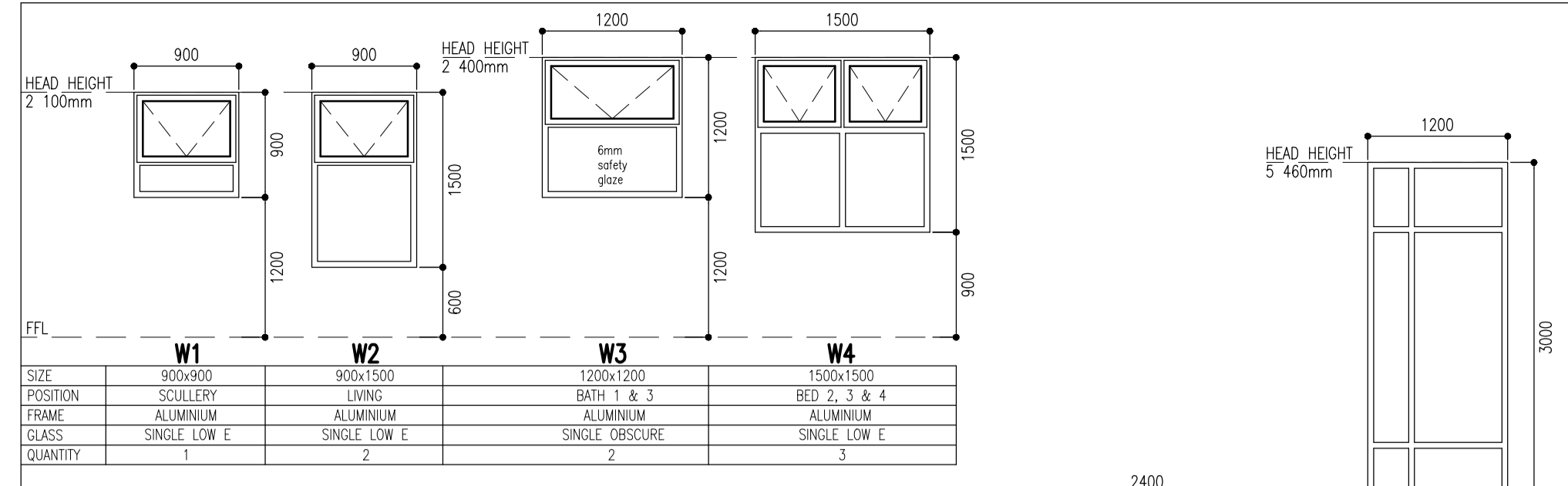
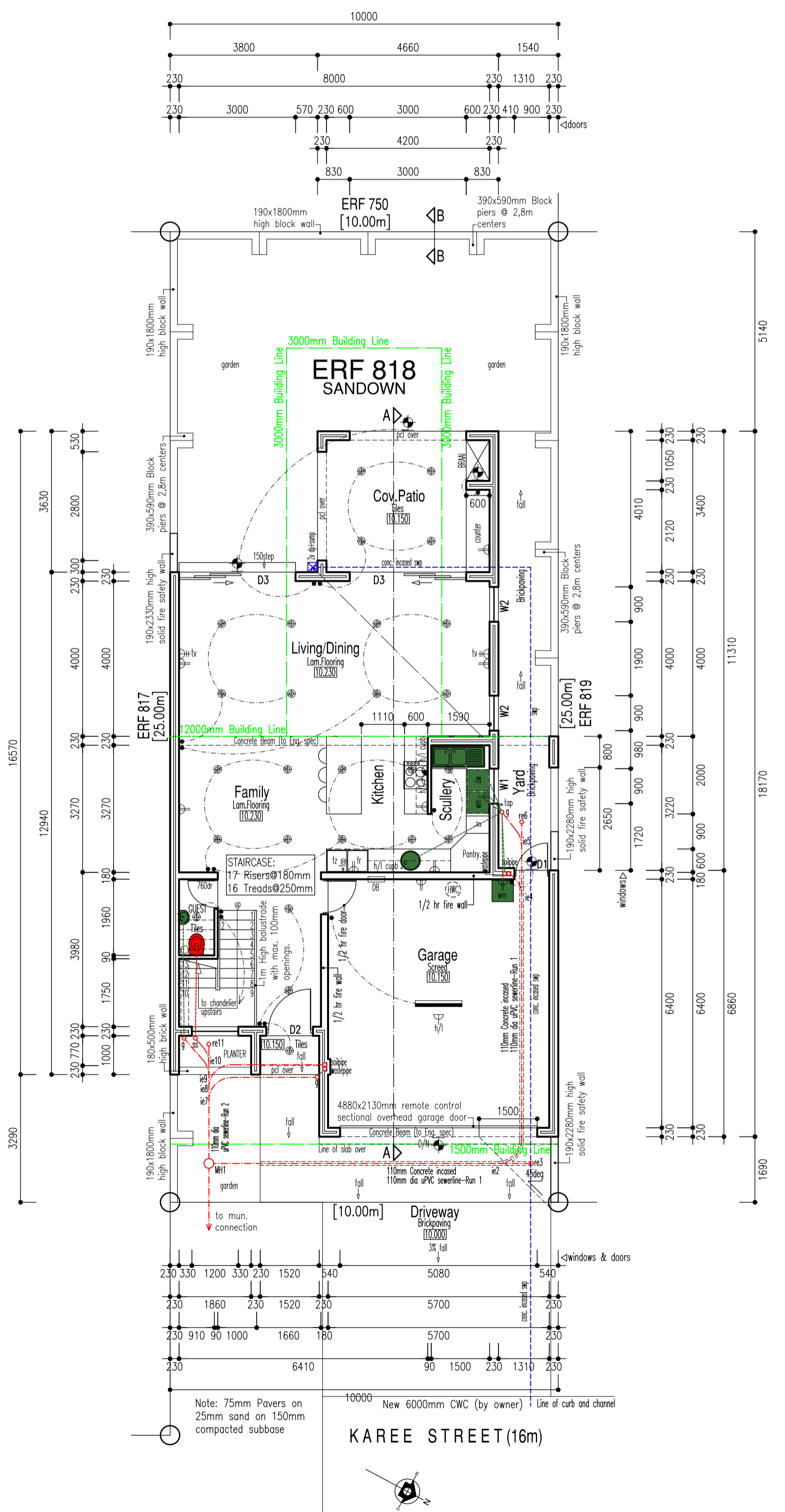


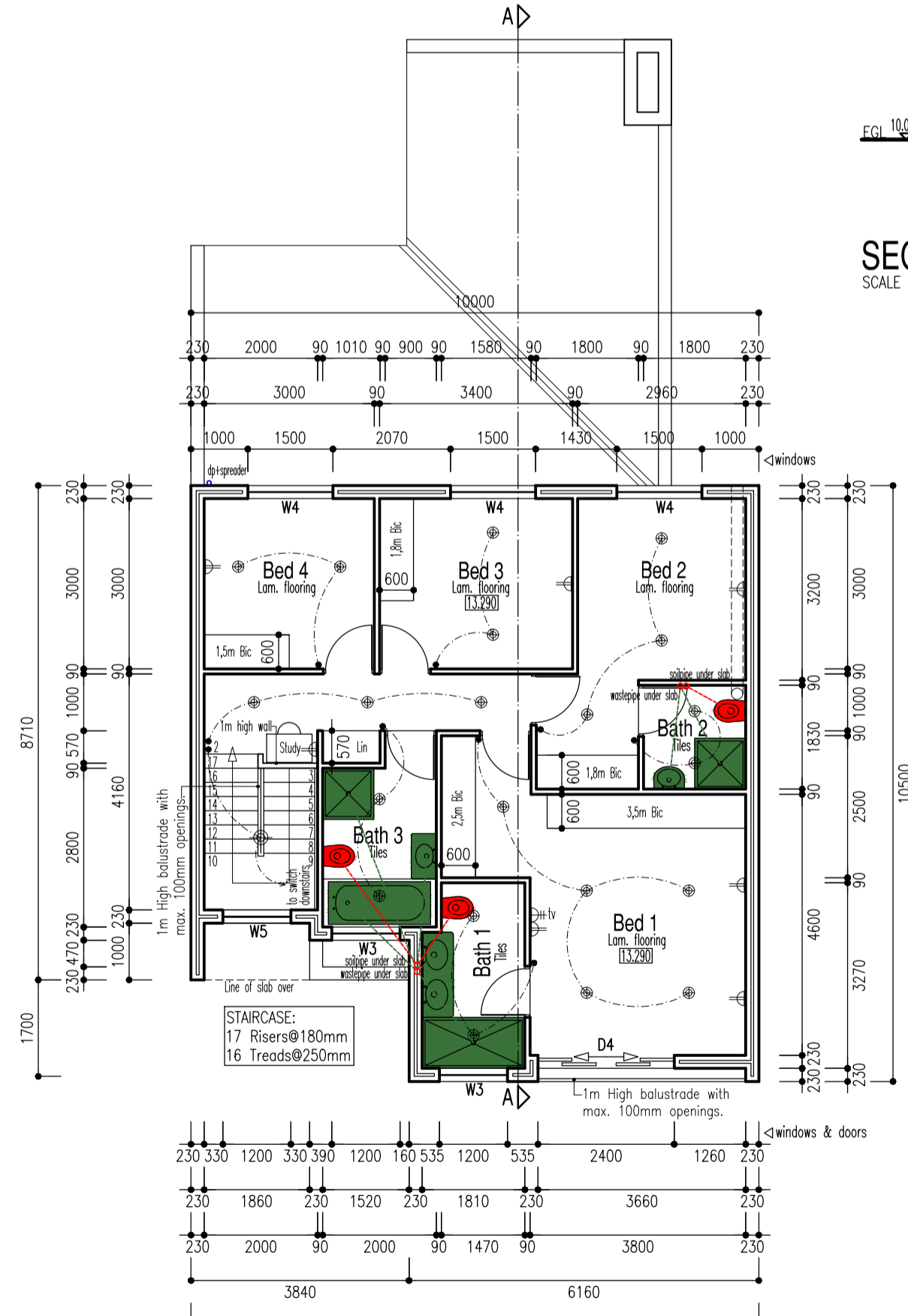
DRAINAGE SECTION - RUN 2
SCALE 1:200



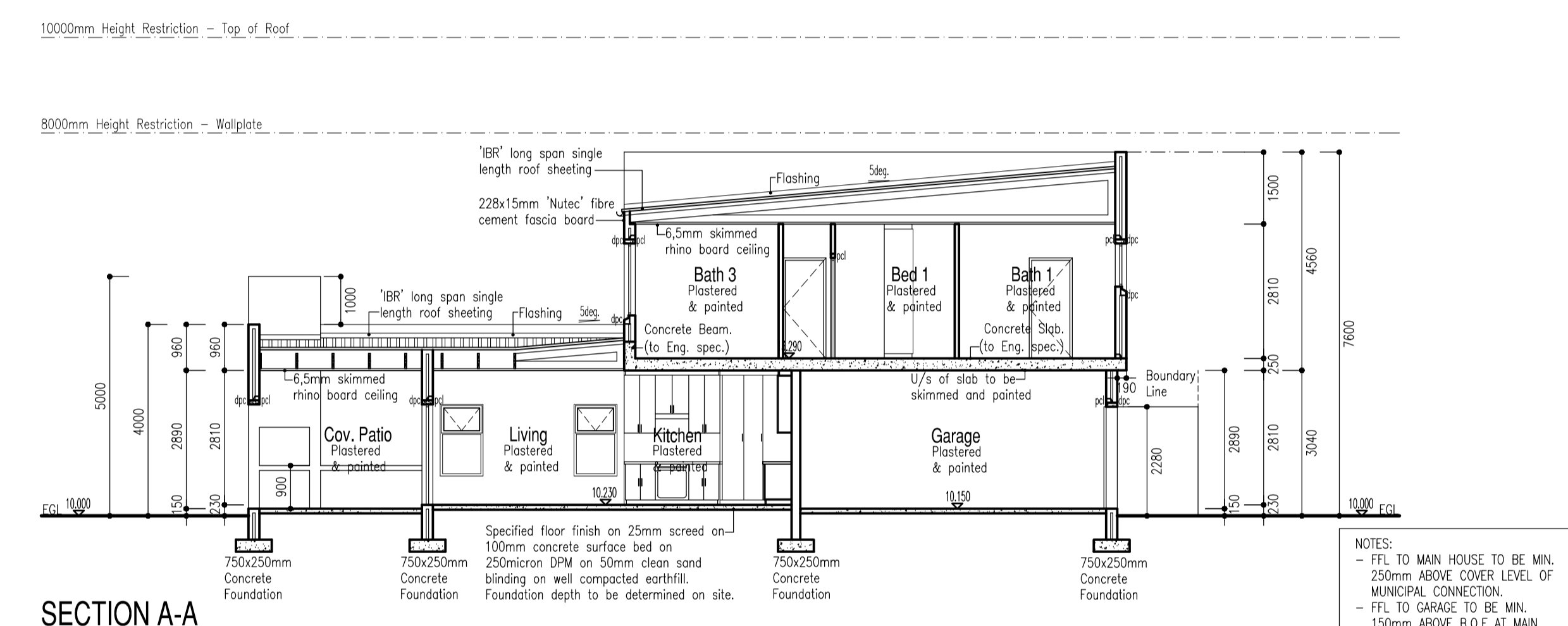
SCHEDULE OF SPECIAL WINDOWS & DOORS
SCALE 1:50



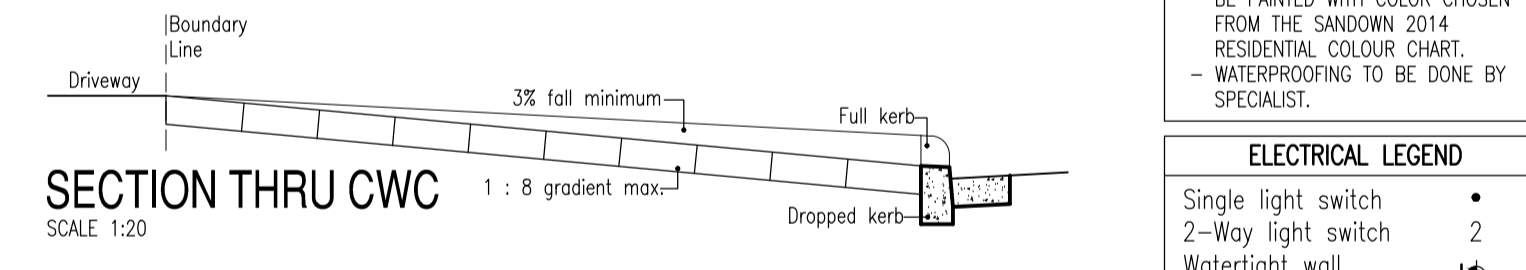
SITE & GROUND STOREY
SCALE 1:100



FIRST STOREY
SCALE 1:100



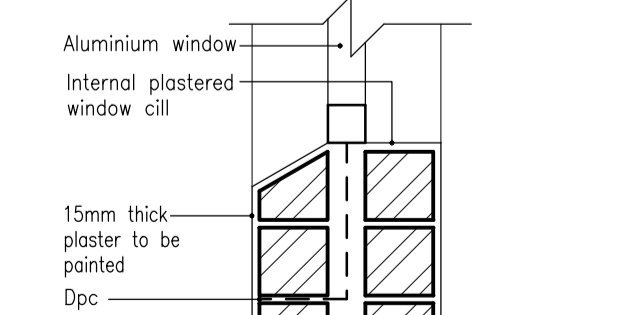
SECTION A-A
SCALE 1:100



SECTION THRU CWC
SCALE 1:20



SECTION THRU SOILPIPE ABOVE FOUNDATION
SCALE 1:50



DETAIL 1
WINDOW CILL
SCALE 1:10



SECTION B-B
SCALE 1:100

NOTES

ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH LOCAL AUTHORITY REGULATIONS AND BYE-LAWS. CONTRACTOR MUST CHECK ALL LEVELS AND DIMENSIONS ON SITE BEFORE THE COMMENCEMENT OF ANY WORK. ANY SUCH OVERSIGHT RESULTING IN ERRORS IN LEVELS OR DIMENSIONS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. WRITTEN DIMENSIONS SHOULD BE USED IN PREFERENCE TO SCALING THE DRAWINGS. ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE DRAWINGS. ANY DISCREPANCIES OR INCORRECT INFORMATION DETECTED ON THE DRAWING SHOULD BE REPORTED TO THE ARCHITECT PRIOR TO CONSTRUCTION. SHOULD ANY PORTION OF THE DRAWING BE UNCLAR OR CONTAIN INSUFFICIENT INFORMATION FOR CONSTRUCTION IT SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY. DRAINAGE CONNECTION POINT AND LEVELS TO BE VERIFIED BY THE PLUMBING CONTRACTOR BEFORE COMMENCEMENT OF ANY WORK.

ROOF CONSTRUCTION :
'1BR' GALV. STEEL LONG SPAN SINGLE LENGTH ROOF SHEETING AT 5deg. PITCH, ON 76x50mm SA PINE TIMBER PURLINS AT 1000mm CENTERS ON SA PINE TIMBER MONO-TRUSSES AT 760mm CENTERS ON 114x38mm SA PINE TIMBER WALL PLATE, FIXED TO BRICKWALL WITH GALV. STEEL 'TECO' BRACKETS WITH GALV. STEEL HEADWALL AND SIDEWALL FLASHING. 150mm SABS APPROVED ROOF INSULATION TO BE PROVIDED. ALL ROOFING ELEMENTS TO BE DESIGNED BY SPECIALIST. GRADE 7 TIMBER TRUSSES TO BE ANCHORED TO WALL PLATE WITH GALV. HOOP-IRON STRAPS BUILT MIN. 600mm INTO BRICKWORK. NO OVERHANG. WATERPROOFING TO BE DONE BY SPECIALIST.

ROOF CONSTRUCTION (Cov. Entrance) :
STONECHIPS TO CLIENT'S SPECIFICATION ON SABS APPROVED 'BITUTHENE' WATERPROOFING MEMBRANE ON 25mm SCREED LAYED TO SLOPE TOWARDS 50mm dia. uPVC OVERFLOW OUTLETS TO BE FITTED ON CONCRETE ROOF AS INDICATED ON ROOF PLAN (As per Engineer's specifications). ALL CONCRETE ROOFING ELEMENTS TO BE TO ENGINEER'S SPECIFICATIONS. WATERPROOFING TO BE DONE BY SPECIALIST.

CEILING :
6.5mm SKIMMED RHINOBOARD CEILING ON 38x38mm SA PINE TIMBER BRANDING AT 450mm CENTERS FIXED TO UNDERSIDE OF THE-BEAM (To Manuf. spec).

FASCIA BOARDS :
ALL FASCIA AND BARGE BOARDS TO BE 228x15mm 'NUTEK' FIBRE CEMENT BOARD. (To Manuf. spec)

RAINWATER GOODS :
100mm HALF ROUND uPVC GUTTERS AND 75mm dia. uPVC DOWNPIPES TO DISCHARGE INTO SLUMPS AND TAKEN TO ON SITE STORAGE TANK WITH uPVC STORMWATER PIPES. ALL STORMWATER TO BE CHANNELLED TO ROAD. ALL PAVED AREAS TO BE GRADED TO THE ROAD.

FLOOR CONSTRUCTION :
GROUND FLOOR - 75x22mm SA PINE TIMBER SKIRTING ON SPECIFIED FLOOR COVERING ON 25mm CONCRETE SCREED ON 100mm CONCRETE SURFACE BED ON SANS 10400 APPROVED 275 MICRON DPM ON 50mm CLEAN SAND BLINDING ON WELL COMPACTED EARTH FILL.
FIRST FLOOR - 75x22mm SA PINE TIMBER SKIRTING ON SPECIFIED FLOOR COVERING ON 25mm SCREED ON CONCRETE SLAB (to Eng. spec). WATERPROOFING TO BE DONE BY SPECIALIST.

WALL CONSTRUCTION :
230mm CAVITY WALLS EXTERNALLY ON 750x250mm CONCRETE STRIP FOUNDATIONS.
230mm CAVITY WALLS INTERNALLY ON CONCRETE SLAB (to Eng. spec.)
180mm WALLS INTERNALLY ON 750x250mm CONCRETE STRIP FOUNDATIONS.
90mm BRICK WALLS INTERNALLY ON 450x250mm CONCRETE STRIP FOUNDATIONS.
90mm BRICK WALLS INTERNALLY ON CONCRETE SLAB (to Eng. spec.)
180mm BLOCK WALLS EXTERNALLY ON 750x250mm CONCRETE STRIP FOUNDATION.
ALL MASONRY WALLS IN SINGLE AND DOUBLE STOREY BUILDINGS TO BE IN ACCORDANCE WITH PART K 4.2.2.
ALL FREE-STANDING, GARDEN AND RETAINING WALLS TO BE IN ACCORDANCE WITH PART K 4.2.4.

CLOSE CAVITIES :
ALL CAVITIES TO BE CLOSED MIN. 3 COURSES BELOW WALL PLATES. HOOP-IRON FOR FIXING ROOF TO GO THROUGH CLOSURE AND TO LOCATE 7 TO 10 COURSES BELOW WALL PLATE LEVEL ALTERNATIVELY.

WINDOWS AND DOORS :
ALL WINDOWS AND SLIDING GEAR EX. WISPECO CATALOGUE OR EQUAL AND APPROVED. ALL DOORS EX. RUTHERFORD CATALOGUE OR EQUAL AND APPROVED. LIGHTING AND VENTILATION TO COMPLY WITH LOCAL AUTHORITY REQUIREMENTS. DPC TO BE WRAPPED AROUND ALL WINDOW AND DOOR OPENINGS. MINIMUM NATURAL LIGHT TO BE 10% OF THE FLOOR AREA. MINIMUM VENTILATION TO BE 5% OF THE FLOOR AREA IN ACCORDANCE WITH SANS 10400 PART 0. ANY DOOR BETWEEN GARAGE AND DWELLING SHALL REQUIRE A THRESHOLD OF NOT LESS 10mm IN ACCORDANCE WITH SANS 10400 4.9.3.

NOTES:
- FFL TO MAIN HOUSE TO BE MIN. 250mm ABOVE COVER LEVEL OF MUNICIPAL CONNECTION.
- FFL TO GARAGE TO BE MIN. 150mm ABOVE B.O.F. AT MAIN ENTRANCE DRIVEWAY.
- ALL KITCHEN AND BEDROOM CLIPBOARDS TO BE DONE BY SPECIALIST.
- ALL BUILDING WORK TO COMPLY WITH SANS REGULATIONS.
- ALL BUILDING WORK TO COMPLY.
- ALL EXTERNAL WALL COLOR TO BE PAINTED WITH COLOR CHOSEN FROM THE SANDOWN 2014 RESIDENTIAL COLOUR CHART.
- WATERPROOFING TO BE DONE BY SPECIALIST.

VARIATIONS TO APPROVED PLANS FOR CONSTRUCTION

REV.	DATE	DRAWN	DETAILS
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HOUSE AREAS

SITE AREA	250sq/m
GROUND STOREY	84,0sq/m
FIRST STOREY	94,0sq/m
GARAGE	40,0sq/m
COV. ENTRANCE	2,0sq/m
COV. BALCONY	1,0sq/m
COV. PATIO	17,0sq/m
TOTAL	238,0sq/m

Max. Coverage=187m²(75%) Actual=150m²(60%)
Max.Floor Factor=250m²(1) Actual=195m²(0,78)

PROJECT :
PROPOSED NEW DWELLING FOR MR R LOUW ON ERF 818, 15 KAREE STR SANDOWN

DRAWING :
COUNCIL DRAWINGS

SHEET	SCALE	REVISION
1 OF 2	As Shown	2.0

DATE	FILE	DRAWING No
20/01/2023	818-Hopkins	23-01

PO BOX 50456 WEST BEACH CELL:082 927 7735 FAX: 086 694 1667
E-MAIL: les@ladesign.co.za SACAP Pr. No. ST1288

ALL STRUCTURAL WORK TO BE VERIFIED BY ENGINEER

ROOF ASSEMBLY:
Min. required R-Value 3,7m²-Kw
Reflective foil underlay R-Value 0,75
'1BR' roof sheeting & ceiling R-Value 0,35
Fiberglass Blanket 150mm R-Value 3,35
Total R-Value 4,5

TOTAL LINEAR DISTANCE = 13000mm+10000mm+13000mm = 36000mm
60% PERMISSIBLE OF TOTAL LINEAR DISTANCE = 21600mm
ACTUAL LINEAR DISTANCE = 4230mm+7860mm = 12090mm

CITY OF CAPE TOWN
DEVELOPMENT MANAGEMENT

Recommended for Approval
Building Control Officer / Delegetee

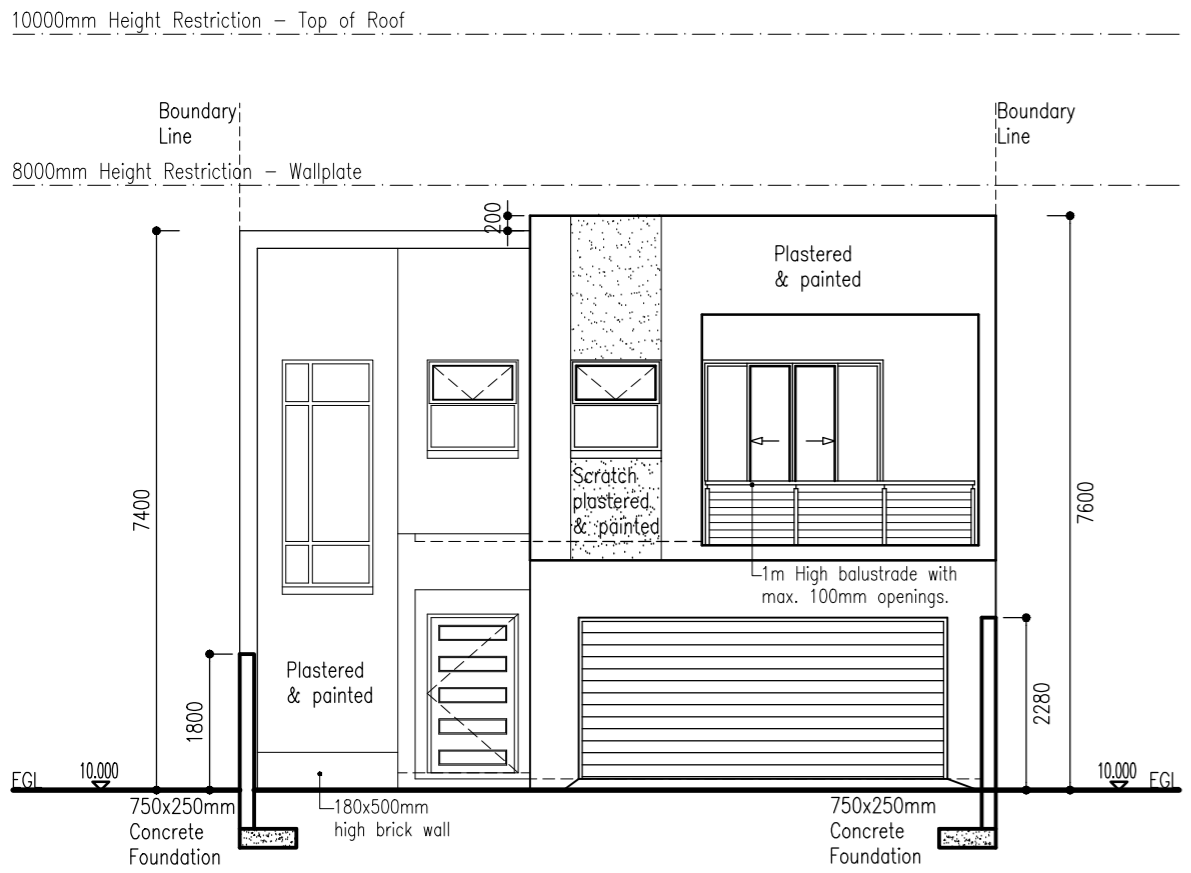
This application has been approved in terms of Section 7 (1) (a) of Act 103 of 1977, subject to the conditions in the attached letter of approval.

 24 May 2023
Planning & Building Development Management Date

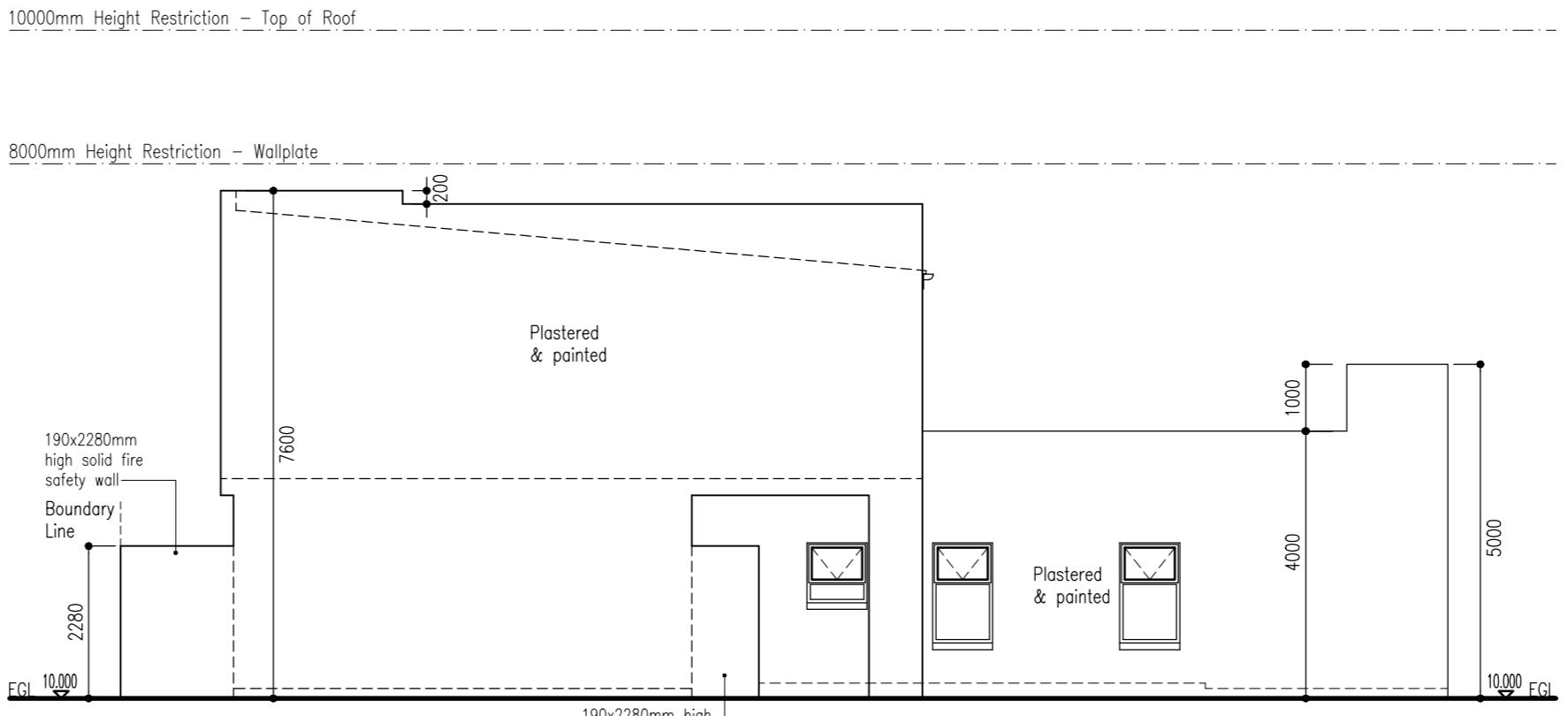
Approval Number:
Application Number: 001700472855

SANDOWN
08 FEB 2023
DESIGN REVIEW COMMITTEE
APPROVED: 

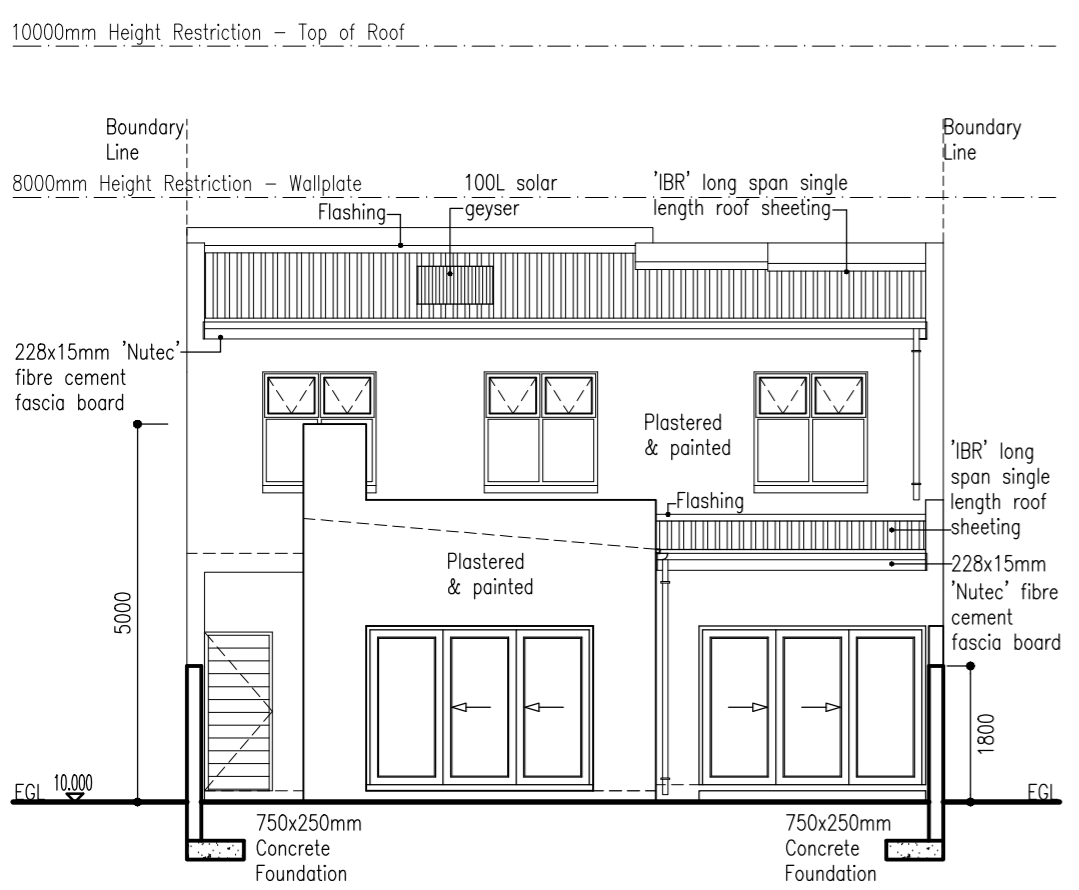
- NOTES**
- LINTELS :
ALL LINTELS TO BE IN ACCORDANCE TO SANS 10400 PART K 4.2.9.
TO BE LAID TO MANUFACTURER'S SPECIFICATION TO ALL OPENINGS >900mm. ALL OPENINGS <3000mm TO HAVE MIN. 4 COURSES BRICKWORK WITH BRICKFORCE TO EACH COURSE.
- GLAZING :
ALL GLAZING TO COMPLY WITH PART N OF SANS 10400. ALL GLAZING AREAS EXCEEDING 1m² OR LESS THAN 500mm ABOVE FFL TO BE SAFETY GLASS. ALL SAFETY GLAZING TO BE IN ACCORDANCE WITH SANS 10400 PART N 4.4.
- GENERAL NOTES :
1. PROVIDE A TELKOM CONNECTION LAID TO SABS 950/1969.
2. WATER METER AND CONNECTION PIPE TO BE MIN. 19mm ID.
3. SUPPLY AND FIT SINGLE PHASE ELECTRICAL CONN. FROM COUNCIL.
4. NO PLUMBING PIPES TO BE VISIBLE FROM THE STREET.
5. EXTERNAL STEPS MAX. RISERS 150mm, MIN. TREADS 250mm.
6. EXPANSION JOINTS TO BE PROVIDED TO BOUNDARY ALLS AT MAX. 5000mm CENTERS. (Where applicable)
7. ALL CAVITIES SHOULD BE KEPT CLEAN FROM EXCESS CONCRETE & DIRT.
8. WEEPHOLES TO BE MIN. 150mm ABOVE NGL.
9. LIGHT SWITCHES TO BE MIN. 1200mm ABOVE FFL.
10. WALL SOCKETS TO BE MIN. 400mm ABOVE FFL.
11. CEILING MOUNTED POWER SOCKETS TO BE PROVIDED TO U/S OF CEILING.
12. W/M AND D/W WASTE TO BE MIN. 600mm ABOVE FFL.
13. SUPPLY AND WASTE TO W/M AND D/W TO BE IN 90mm DEEP RECESS STOPCOCK TO BE ABOVE COUNTER.
14. NO PORTION OF BUILDING TO EXTEND OVER THE SITE BOUNDARY.
15. ALL TIMBER BUILT INTO BRICKWORK TO BE WRAPPED IN DPC.
16. ALL WATERPROOFING TO BE DONE BY SPECIALIST.



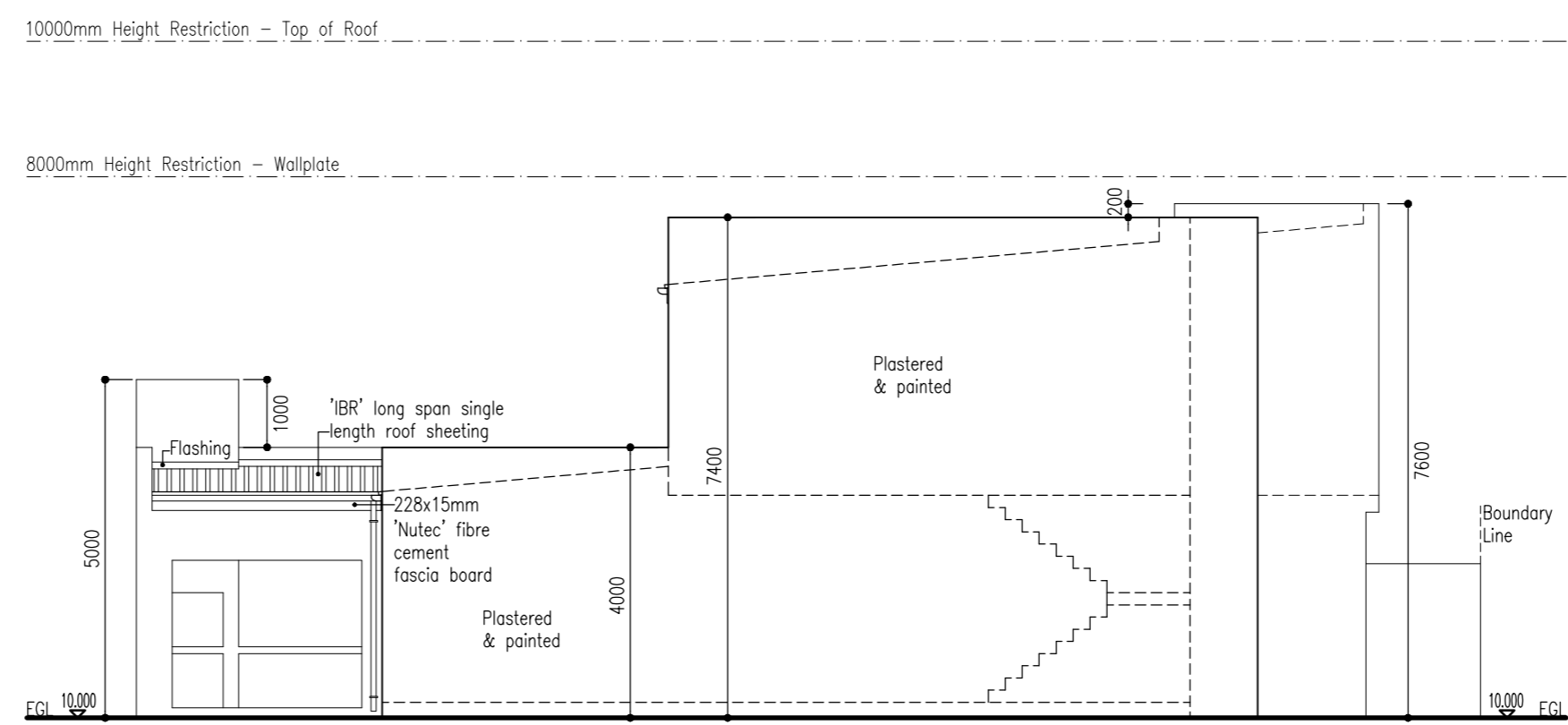
EAST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100

- NOTES:**
- FFL TO MAIN HOUSE TO BE MIN. 250mm ABOVE COVER LEVEL OF MUNICIPAL CONNECTION.
 - FFL TO GARAGE TO BE MIN. 150mm ABOVE B.O.F AT MAIN ENTRANCE DRIVEWAY.
 - ALL KITCHEN AND BEDROOM CUPBOARDS TO BE DONE BY SPECIALIST.
 - ALL BUILDING WORK TO COMPLY WITH SANS REGULATIONS.
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 - ALL EXTERNAL WALL COLOR TO BE PAINTED WITH COLOR CHOSEN FROM THE SANDOWN 2014 RESIDENTIAL COLOUR CHART.
 - WATERPROOFING TO BE DONE BY SPECIALIST.

- NOTE:**
- * All lighting to be 5WATTS per m² as per SANS 204.
 - * The 100L hot water cylinder is to be wrapped with a 80mm thick suitable insulating blanket and a Solar geyser must be fitted. (Min. 100L or equal & approved).
 - * All hot water piping to be insulated with 'Neoprene' or equal approved as per SANS 204. Min 1k/w R-Value.


ALL STRUCTURAL WORK TO BE VERIFIED BY ENGINEER

ROOF ASSEMBLY:

Min. required R-Value	3,7m ² -Kw
Reflective foil underlay R-Value	0,75
'IBR' roof sheeting & ceiling R-Value	0,35
Fiberglass Blanket 150mm R-Value	3,35
Total R-Value	4,5

VARIATIONS TO APPROVED PLANS FOR CONSTRUCTION

REV:	DATE:	DRAWN:	DETAILS:

DRAWN :	L A	HOUSE AREAS
DESIGNER :		SITE AREA 250sq/m
		GROUND STOREY 84,0sq/m
		FIRST STOREY 94,0sq/m
		GARAGE 40,0sq/m
		COV. ENTRANCE 2,0sq/m
		COV. BALCONY 1,0sq/m
		COV. PATIO 17,0sq/m
		TOTAL 238,0sq/m
		Max. Coverage=187m ² (78%) Actual=150m ² (60%)
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PROJECT :
PROPOSED NEW DWELLING FOR MR R LOUW ON ERF 818, 15 KAREE STR SANDOWN

DRAWING :
COUNCIL DRAWINGS

SHEET 2 OF 2	SCALE : As Shown	REVISION : 2.0
DATE: 23/01/2023	FILE : 818-Hopkins	DRAWING No : 23-01

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