

CITY OF CAPE TOWN DEVELOPMENT MANAGEMENT

Building Control Officer / Delegates

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.

07 Feb 2019

Planning & Building Development Management

Approval Number: 97549561

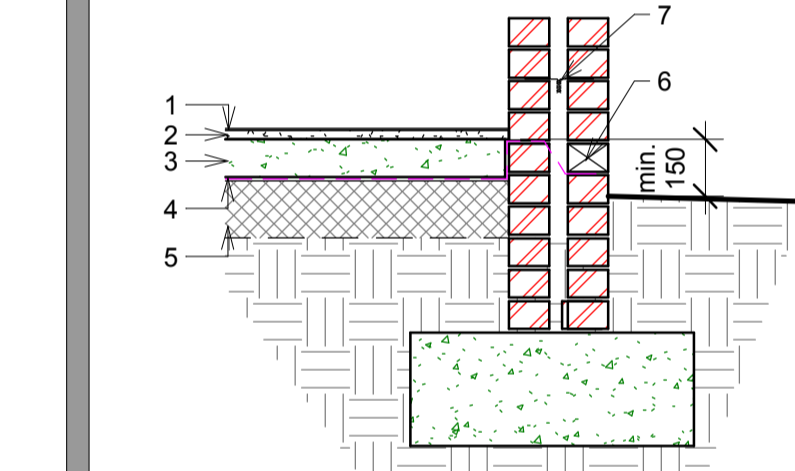
Application Number: 000070435410

City of Cape Town Approval Stamp

CONTOUR NOTE
Contours indicative only. Final Contours and levels to be determined on site for suitability and amended if needed

DIMENSION NOTE
All set out dimensions to be checked on site prior to commencement of work

SWIMMING POOL NOTE:
Swimming pool to comply with SANS 10400 part D & P. Baskwash to discharge into closed sewerage system & overflow to discharge into stormwater system. Gates leading to swimming pool to be min 1.2 m high with no openings exceeding 100 mm in diameter. Gates to be fitted with self closing, self latching mechanism.



- CONCRETE STRIP FOUNDATION UNDER M90 BLOCK CAVITY WALL:**
- Selected Floor Finish
 - Min. 25mm Cement Screed.
 - 100mm Reinforced Concrete Surface Bed.
 - 250micron DPM ()
 - Hardcore Earth Filling in layers of Minimum 150mm.
 - Weephole
 - Galvanised mid-steel butterfly tie.

CONSTRUCTION NOTES:
Only applicable where deemed necessary to the material and construction detail. All discrepancies to be listed and indicated, in writing, to the architect / designer prior to commencement of works.

AUTHORITIES:
Main Contractor and Sub Contractors to ensure that all work is done in strict accordance with the latest regulations and requirements of related authorities including:
(a) National Building Regulations (NBR)
(b) South African National Standards (SANS)
(c) Local Municipal Authority (By-Laws)
(d) CSIR – "Technical Guide to Good House Construction"
(e) National House Building Registration Council (NHRC)
(f) Estate Architectural Guidelines & Regulations (housing only)
(g) All other relevant Authorities

GENERAL
Quality of materials and workmanship to comply with the latest relevant Codes & Specifications of SABS and the minimum standards of Standard Preliminaries (JBCC) and the Model Preliminaries for Trades (ASAQS 2008) and where applicable Project Specifications and/or Bill of Quantities.
This drawing to be read in conjunction with other Project Drawings, Construction Documents and Principal Building Contract / Agreement documents.
Contractors must view the site and works to allow for everything necessary to complete the works.
Contractor(s) to check the details on this drawing for compliance with standards of good building practice with particular reference as per Clause "Authorities" and report any discrepancies in writing to the Architect / Designer.
No setting out is to commence before the site boundary pegs position are verified and pointed out by the Land Surveyor. The Contractor to ensure that the correct setting out, including that which is from the boundary and building lines is done prior to commencement of ANY work.
The Contractor to verify all Local Council, Eskom and Telkom (and all other utility providers) services and existing work(s) which is the responsibility of the Contractor. The Contractor to verify all levels, heights and dimensions on site and check the same against drawings before any work commences.
Any errors, discrepancies or omissions as well as queries are to be immediately reported to the Architect / Designer for clarification before any work is taken in hand.

ENGINEERING & STRUCTURAL
All structural and concrete works to be designed by a structural engineer, appointed by the Client. The engineer to specify all foundations, footings, retaining walls, masonry/brick walls, columns, piers, concrete slabs, beams, and structural steel work.
All foundations specified on drawings to be verified by engineer. Provision to be made for reinforcement where the soil conditions require stability. All structural items to be inspected by, and have passed inspection by the engineer, prior to closing up of the work.

HEALTH & SAFETY
The Client is to ensure that the Contractor, in terms of the Occupational Health and Safety Act, Act 85 of 1993, with specific reference to the Construction Regulations, complies with the minimum requirements.

ELECTRICITY
All electrical cables and wires in walls, floors, concrete soffits and ceilings to run in SABS approved conduits and / or trunking and / or cable trays.

PREAMBLE
All work will be constructed in compliance with the National Building Regulations, SANS10400 and the Energy Efficiency Act, SANS 204, and all Local Authority By-Laws.

SITE WORKS & PLATFORM
Platform level to be confirmed on site. Refer to Civil Engineers drawings for detail.
The datum to be set per platform level and to be adjusted accordingly. Platform to be "19.500" and FFL to be minimum 150mm above platform / datum level, if not indicated otherwise.
Contractor to ensure that the platform is level and clean of all buildings rubble, vegetation and/or piling.

DRAWING STATUS
The Contractor to ensure that the latest drawings are used on site prior to the commencement of work.
Only the latest construction drawings issued by the Architect / Designer as "Construction Drawings" with a date may be used for construction of the works. All superseded drawings must be removed from the site.
One set of the Local Authority Approved Plan / Drawings to be kept on site at all times.
One set of the latest construction drawings to be kept on site at all times, and available for the Architect / Designer / Consultants and other Authorities.

BRICK TIES & REINFORCEMENT
Approved SABS butterfly tie wires to be used in cavity wall. Where the cavity is greater than 50mm, but less than 100mm, or the height of the wall is greater than 3m, a SABS galvanized drip wall tie, to minimum specifications, to be used. Brickforce on parapets and gables and / or balustrade walls to be used every third brick course.

GEYSER DRIP TRAY
Drip tray to comply with SANS 11848 drip tray specification. Drip tray(s) to be supplied with adaptor for connecting the waste pipe to the tray.

SURFACE BED
Selected floor finish material on 25mm cement/sand screed on 85mm thick concrete surface bed in accordance with SANS 50197-1:2002 Cement Part 1: Composition, specification and conformity criteria for common cements. Stone and sand to conform to SANS 1083:2006 Mesh Ref no 150, to all surface beds where depth of fill exceeds 100mm.
Gundite® DPC 250µm (or equally approved) damp proof membrane under concrete surface beds conforming to SANS 952-1:2011, laid with minimum 250mm overlaps, to be turned up around perimeter of and at least for full thickness of surfaced and sealed with Guplas pressure sensitive tape or equally approved sealant.
Clean compacted sand backfill - G7 quality 400 mm minimum thick.
Clean compacted sand backfill - G7 quality back to natural soil strata.
50 mm clean sand blinding layer. Trench to be cleaned and squared before casting of concrete. Blinding layer to be compacted with mechanical compactor.
Gundite® DPC 375µm (or equally approved) damp proof course in solid walls conforming to SANS 952-1:2011 laid with minimum 250mm overlaps.

WALLS
All bricks to comply with SABS 227. All external walls to be 230mm cavity walls with 90 x 140 x 230 mm Maxi Bricks. All internal walls to be 90x180 mm maxi brick walls. Walls to comply with SANS 10400 K. All 230mm external walls to receive stiffeners every 5.5m, to engineers detail. Gundite® DPC 375µm (or equally approved) damp proof course below all sills and above all slabs, openings and other bridges to cavity walls and vertical DPC to sides of all openings. Weepholes @ 600mm intervals. DPC under cavity walls must be 150mm above finished ground level and cavity beneath DPC must be filled with a mortar support fillet.

PLASTER
Cement plaster, consisting of 5:1 sand & lime and 10% cement.
Smooth wood trowelled finish internally. Smooth plastered finish externally where indicated. Stipple textured plaster to walls where applicable and indicated on elevations.

WINDOWS & DOORS
All windows and sliding / fold-a-side doors to be aluminium framed. See schedule.
15MPa concrete in 1:3:6 mix to sizes as shown on drawings. Cement to SABS ENV 197-1, strength class 32.5 and aggregate to SABS specification 1083. Continuous strip foundation to be minimum 250mm thick, unless laid on solid rock and minimum 750mm wide to loadbearing or free standing walls and 400mm wide for non-load bearing internal masonry walls (SANS 10400 H). Foundations to boundary walls not to exceed property / erf boundary.

WINDOW SILLS
INTERNAL - Plastered window sills except in bathrooms, interior cills tiled bathrooms.
EXTERNAL - Window cills are plastered & painted brick on edge with DPC under.

PRECAST LINTELS
Lintels over all openings exceeding 1.5m with DPC (375 micron) stepped over.
Openings exceeding 3m in width to receive reinforced beam to Engineer's design.

GLAZING
All glazing to comply to SANS 10400-N.
Glass panels lower than 500 mm from the FFL or greater than 1m² to be minimum 6.38mm thick safety glass.

All safety glazing materials (individual panels) shall be permanently marked. Such marking to be visible after installation and comply with SABS 1263. Thickness of glazing subject to wind load expectation - to be in accordance with SABS 0137.
All glazed aluminium windows, residential sliding doors, shopfronts, entrances screens, window and curtain walling, skylights and space enclosures should meet the minimum recommended performance requirements as set out by AAMSA in their general specification for Architectural Aluminium and Glass Products. No glazed architectural aluminium products should be installed on site before relevant AAMSA Performance test certificates for the product have been provided. Frosted / obscure glass to windows in bathrooms & toilets.

NATURAL VENTILATION & LIGHTING
Provide minimum of 10% of floor area or 2m² area of opening for natural lighting to all habitable rooms inclusive of frames & glazing bars. Provide minimum of 5% of floor area or 2m² (whichever is greatest) to each habitable room. (SANS 10400 O) Buildings with up to 15% fenestration area to roof floor area, per storey, to comply with the minimum energy performance requirements. Buildings exceeding 15% per storey shall comply with requirements for fenestration as per SANS 204. Air leakage should comply with SANS 613.

FILLING MATERIAL
Filling material(s) under floor slabs to consist of suitable material and to be compacted in 150mm layers, to a density of at least 90% MOD AASHTO (SANS 10400 J:2010 4.4.5-7)

FOUNDATIONS
All foundations (except where indicated differently) to be concrete strip foundations. 15MPa concrete in 1:3:6 mix to sizes as shown on drawings. Cement to SABS ENV 197-1, strength class 32.5 and aggregate to SABS specification 1083. Continuous strip foundation to be minimum 250mm thick, unless laid on solid rock and minimum 750mm wide to loadbearing or free standing walls and 400mm wide for non-load bearing internal masonry walls (SANS 10400 H). Foundations to boundary walls not to exceed property / erf boundary.

ROOF:
General

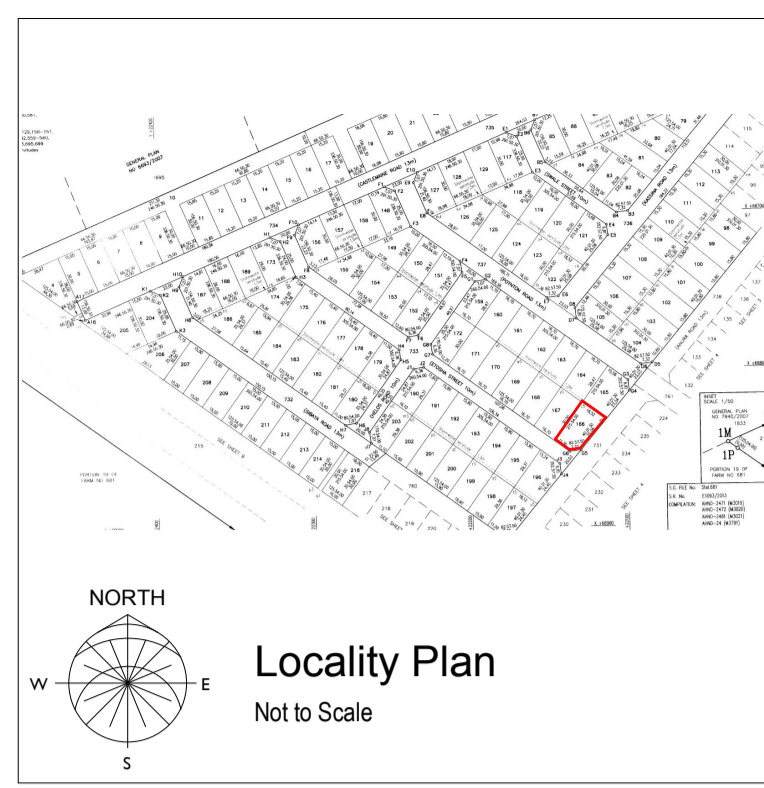
Stair approved Youngman Kliplok metal roof sheeting, laid to 35° pitch installed on 50 x 75 mm pine purlins at 1050 mm c/c on Coverlad Radenshield double-sided reflective foil layer on 38 x 114 mm SABS Mitek nail plate manufactured timber trusses spaced at 1000 mm c/c, secured on a 114 x 38 SA Pine wallplate anchored with 2 x 3 mm galvanised wire. **Where trusses are exposed**, exposed timber trusses spaced at 1000 mm to specialist specification fixed to 114 x 38 mm timber wallplate anchored with 2 x 3 mm galvanised wire with 600mm depth. **Where trusses are not exposed**, timber trusses spaced at 1000 mm to specialist specification fixed to 114 x 38 mm timber wallplate anchored with 2 x 3 mm galvanised wire with 600mm depth. 6.4mm Rhinoboard ceiling boards fixed to 38x38mm SA Pine framework @ 400mm c/c, skinned & painted, with shawl/wine profile. Roof insulation as per specialist specification to be placed between trusses.

Garage
Stair CE approved roof sheeting, laid to 1° pitch installed on 50 x 228 mm pine purlin rafters at 760 mm c/c spacing, keyed into masonry wall with ends wrapped in DPC. 6.4mm Rhinoboard ceiling boards fixed to 38x38mm SA Pine framework @ 400mm c/c, skinned & painted.

Concrete Roof
Reinforced concrete slab & upstand beams to Engineer's design and detail, screed laid to fall in direction of fall-obe outlets, discharging into 1100mm pipes, into drainage system. Apply 4mm Dertigum SP400 (or equally approved) torch on directly onto slab. Uniflashed 600 with Goflexh (or equally approved) counter flashing to all slab edged, upstands, copings & parapets. Double layer of Bituminous Aluminium paint or equally approved. All of the above to be waterproofed in strict accordance with manufacturer's specification. Underside of slab to be skimmed & painted.

RAINWATER GOODS
12x225mm Nutec fibre cement fascias fixed with brass screws to rafter ends. Facia boards to be painted to match colour of roof sheeting.
Box Aluminium seamless gutters to Engineer specification to 75mm diameter downpipes to catchpits. 110mm diameter underground PVC piping according to stormwater layout.

DRAINAGE
Closed system to conform to National Building Regulations. First inspection eye (I.E.) to be min. 450mm below ground level with a min. fall of all 110mm diameter pipes 1:60 and a max. fall of 1:40 (SANS 10400 F). Rodding eyes (R.E.) to join drain in direction of flow at maximum angle of 45° and to be continued up to ground level & adequately supported, marked & protected.



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 STRICT ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS & STANDARDS ACT (ACT 103 OF 1977 & SANS 10400)
ALL TIMBER SIZES & GRADES TO BE VERIFIED & APPROVED BY SUPPLIER'S ENGINEER.
ALL TRUSSES TO BE IN ACCORDANCE WITH SUPPLIER'S / ENGINEER'S DESIGN & APPROVAL BY CLIENT.
ALL MATERIALS TO BE BUILT IN / APPLIED STRICTLY IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
ALL LOCAL AUTHORITY, UTILITY SERVICE PROVIDER REQUIREMENTS TO BE ESTABLISHED IN ADVANCE AND ADHERED TO.
ALL BOUNDARY PEGS TO BE LOCATED, AND MARKED, BEFORE WORK IS TAKEN IN HAND.
ANY DISCREPANCIES BETWEEN THESE DRAWINGS & LEGISLATION, LOCAL AUTHORITY, UTILITY SERVICE PROVIDER & GOOD CONSTRUCTION PRACTICE TO BE REFERRED TO THE ARCHITECT BEFORE CONSTRUCTION COMMENCES.
ANY ASPECT DEEMED TO BE UNCLEAR TO BE REFERRED TO THE ARCHITECT FOR CLARITY.
THESE DRAWINGS DO NOT CONSTITUTE A COMPREHENSIVE SPECIFICATION FOR THE WORKS.
NO DIMENSIONS TO BE SCALED FROM THESE DRAWINGS.

AMENDMENTS

No.	Description	Date
000	Municipal submission	13-11-2018
001	Council amendments	01-02-2019

Zoning classification: SR1
Occupation classification: H4

- Concept/Design Tender Marketing/ Presentation
 Mun Submission Construction Completion/As Built

THIS DRAWING TO BE STAMPED BY BPAS FOR PENDING APPROVAL OF CONSTRUCTION. BPAS CAN NOT BE HELD LIABLE RESPONSIBLE OR ACCOUNTABLE FOR ANY UNAUTHORIZED DRAWINGS USED FOR CONSTRUCTION. THE CONTRACTOR AND/OR EMPLOYER TO ENSURE THAT ALL DRAWINGS ARE STAMPED.

Client: UVEST
Date: 01-02-2019
Client signature:

Design Architecture:

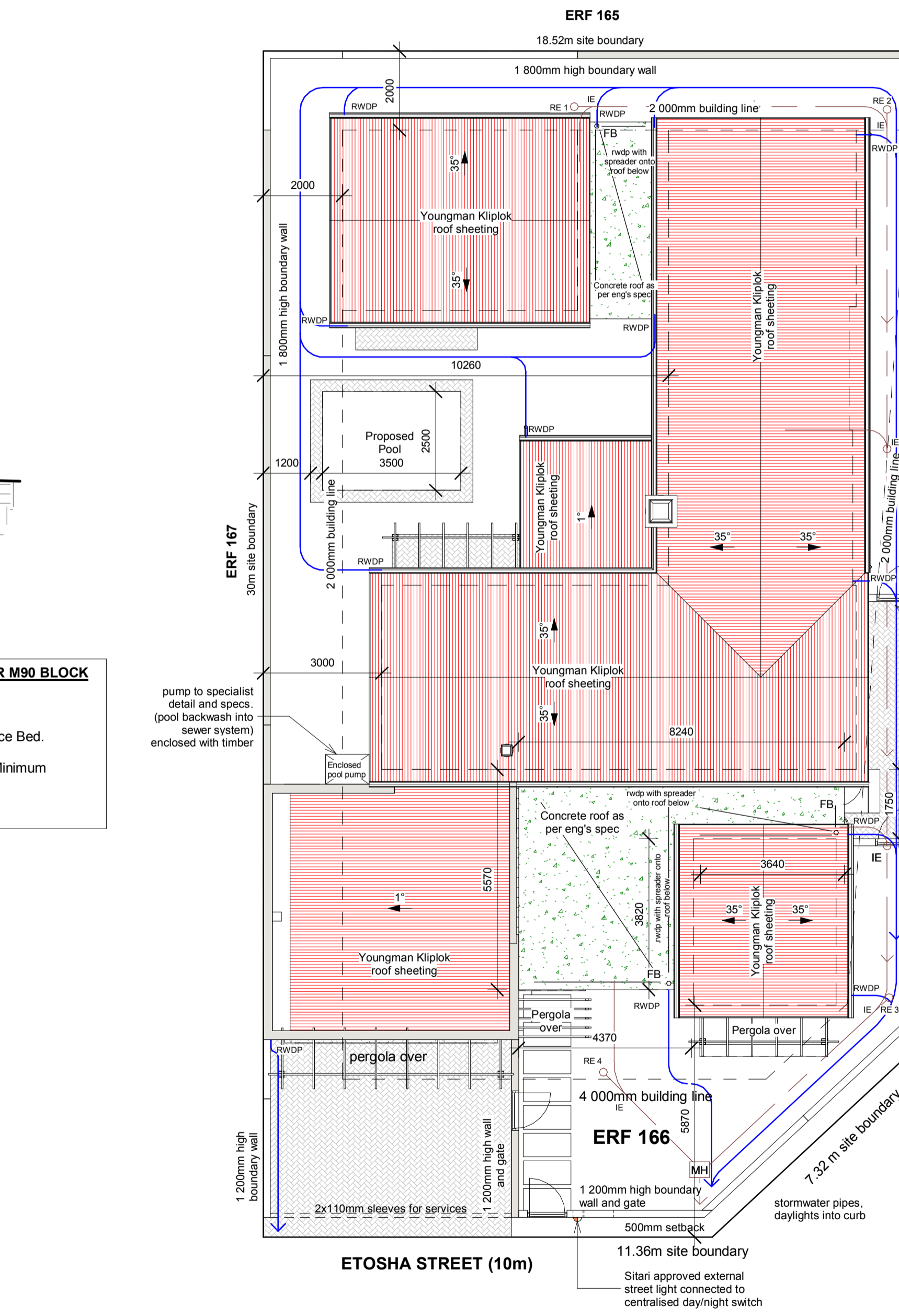
P O Box 15256 | Panorama | 7506 | Tel +27 21 914-5960
Fax +27 21 914-5962 | www.bpas.co.za | info@bpas.co.za

Professional: E. L. Collen
SACAP no.: PrArch 24693823
Architect signature:

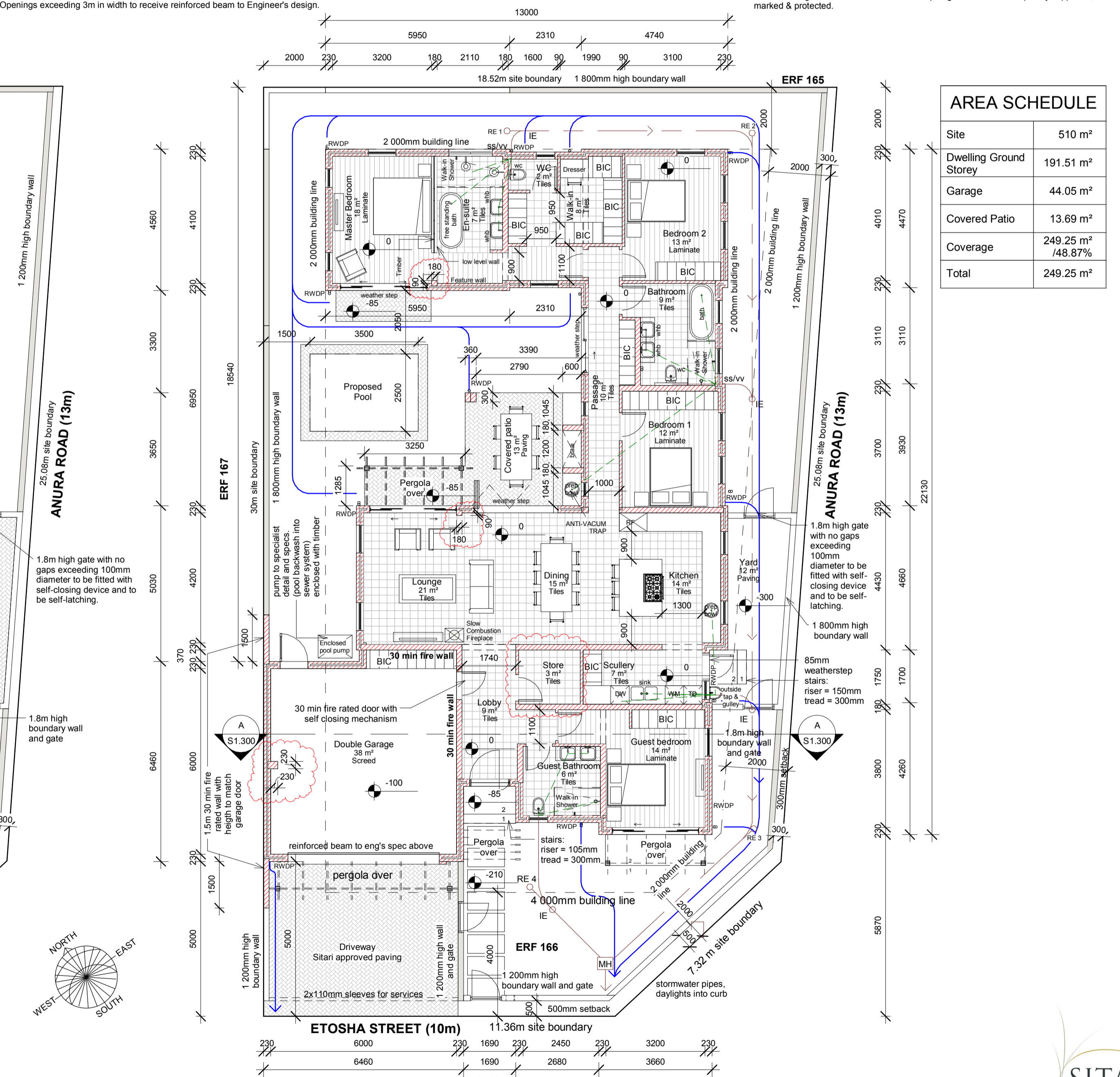
PROPOSED NEW DEVELOPMENT ON ERF 166, Type D

SITE PLAN & PLANS

DATE	01-02-2019	DRAWN	SK	PAPER SIZE	A1
SCALE	As indicated	CHECKED	CS		
JOB	6166	DRAWING NO	S1.100	REVISION	001



SITE PLAN
1 : 100



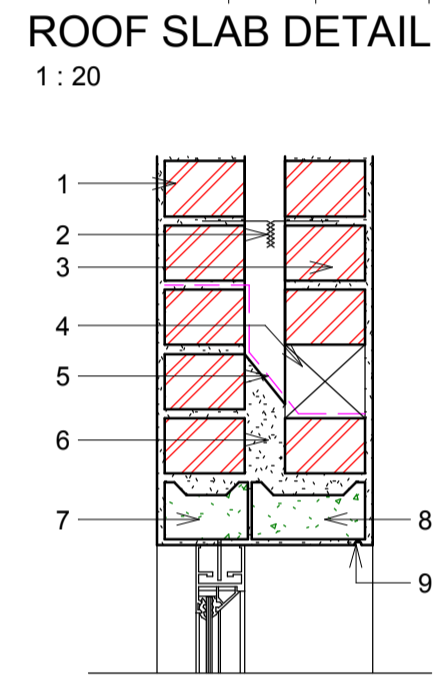
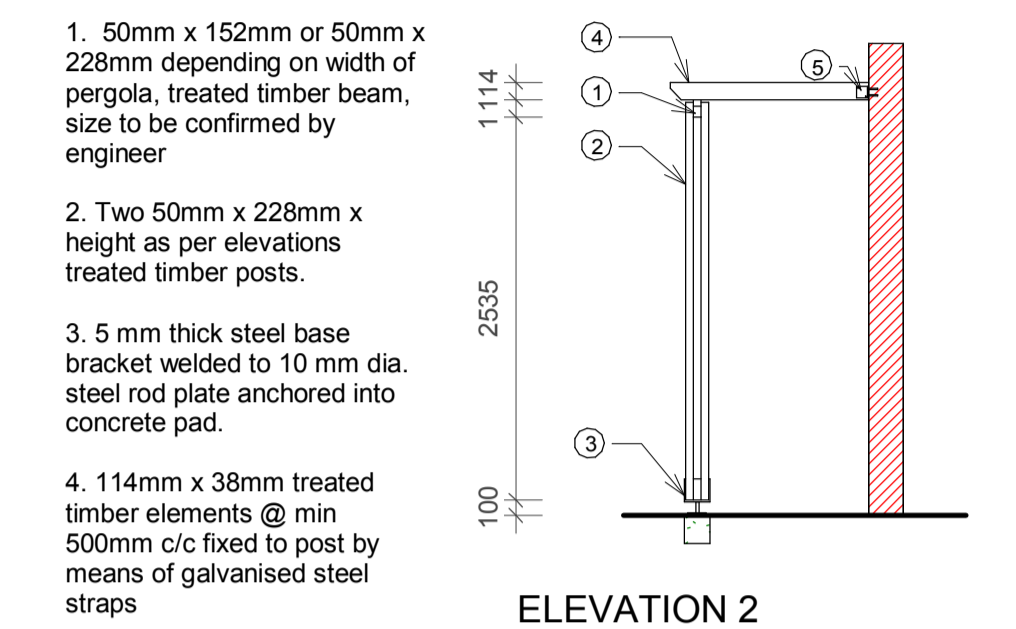
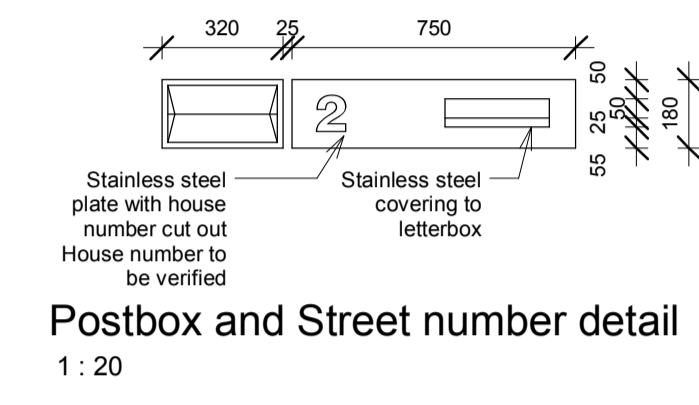
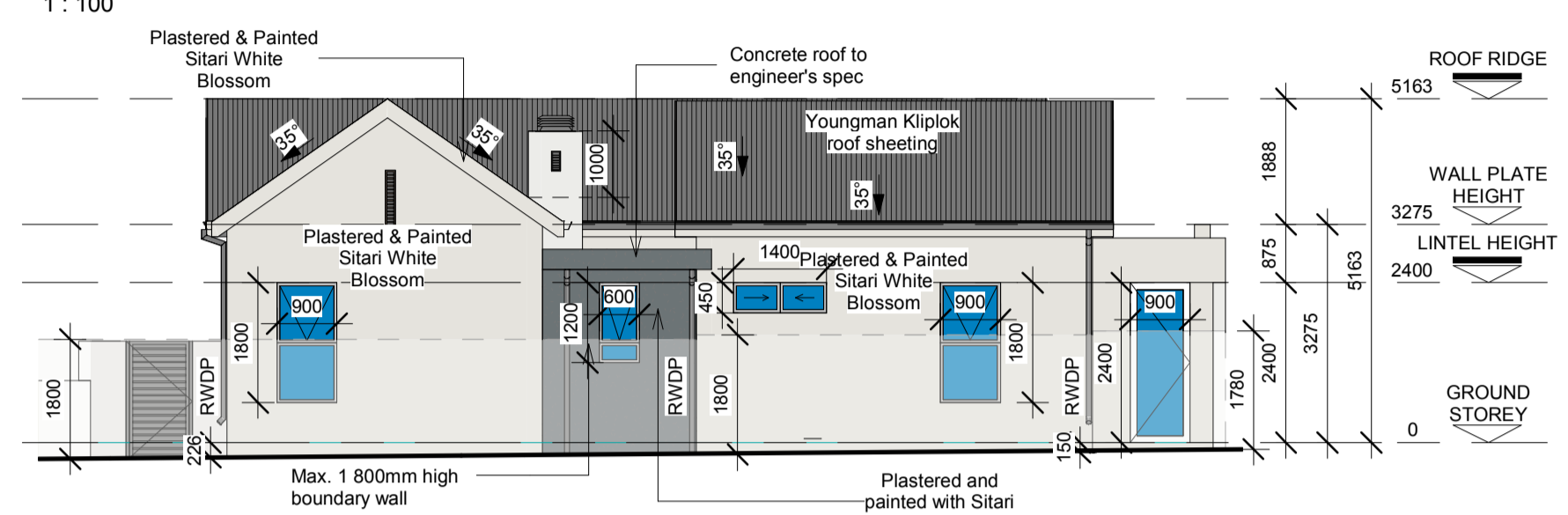
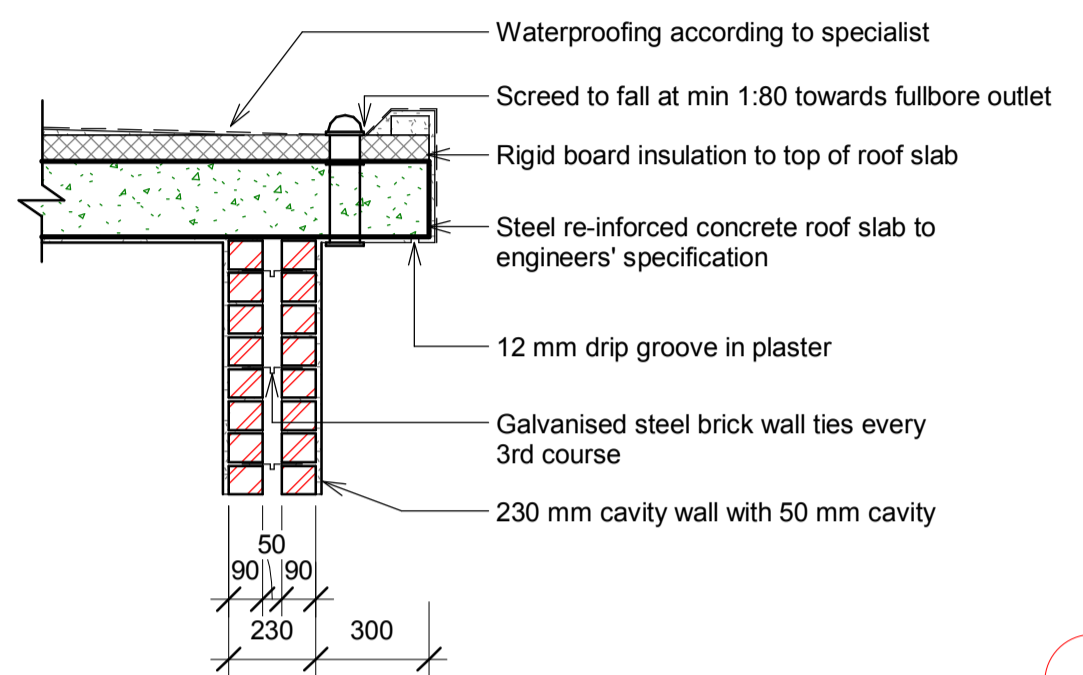
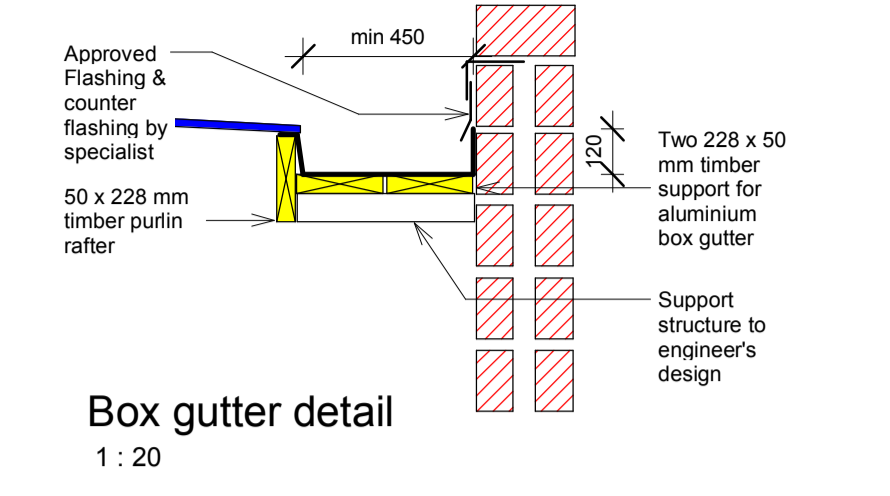
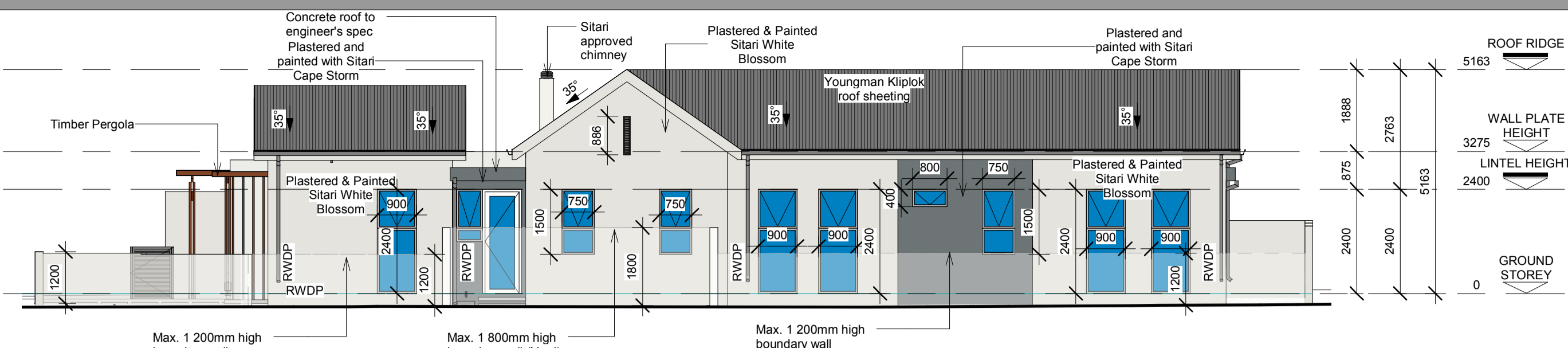
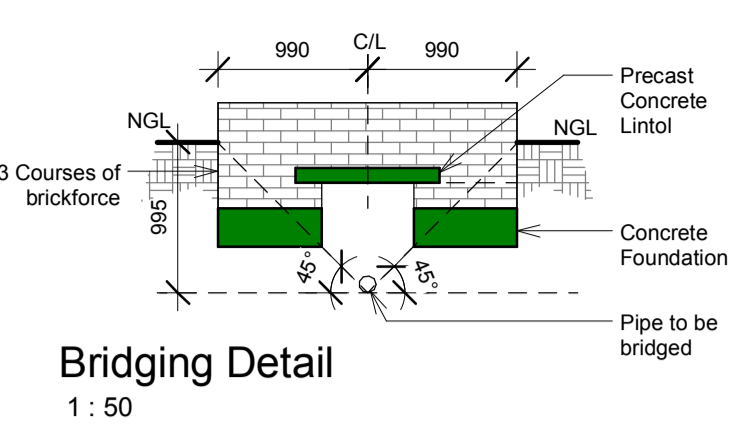
GROUND STOREY
1 : 100

AREA SCHEDULE

Site	510 m ²
Dwelling Ground Storey	191.51 m ²
Garage	44.05 m ²
Covered Patio	13.69 m ²
Coverage	249.25 m ² / 48.87%
Total	249.25 m ²

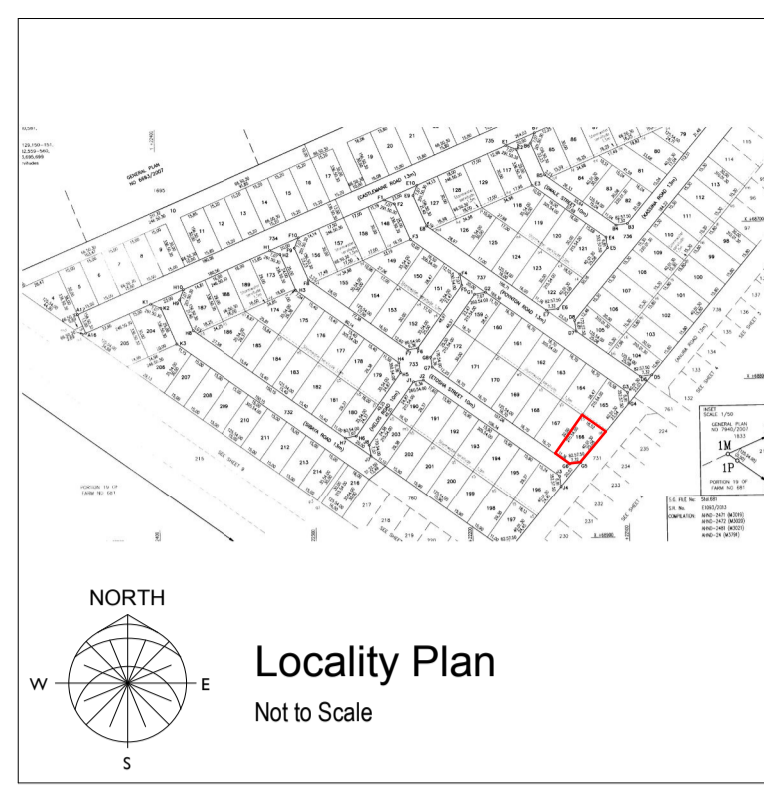
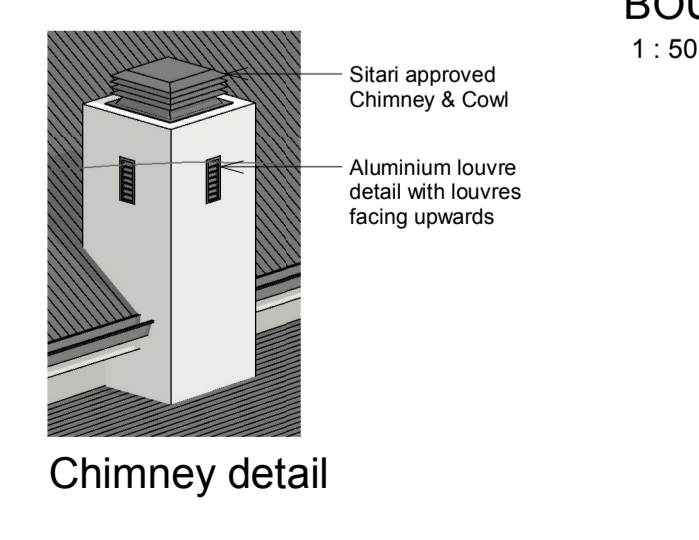
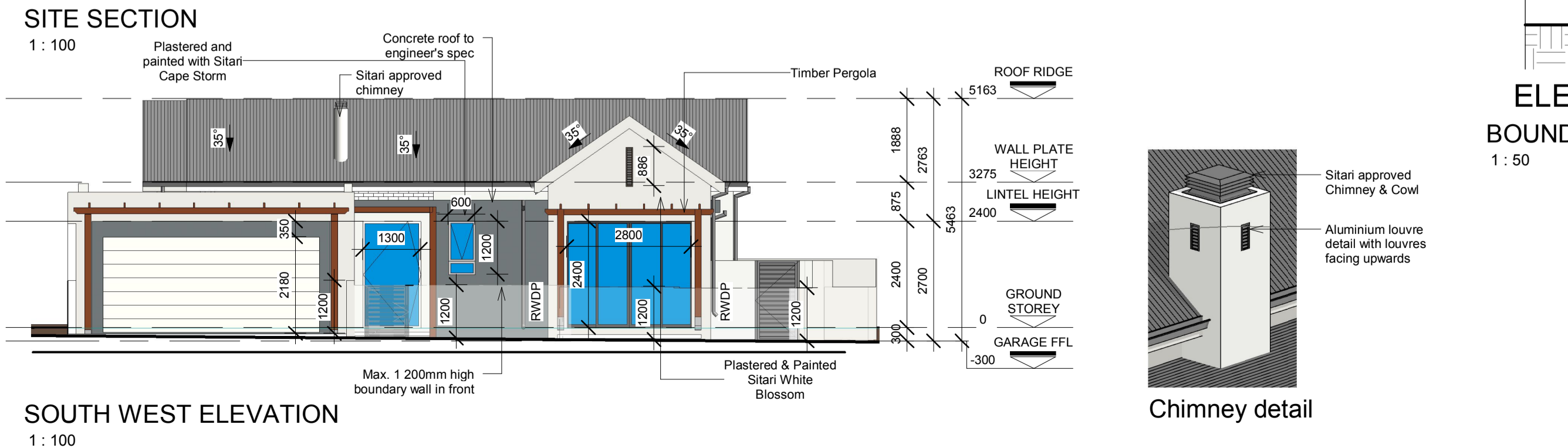
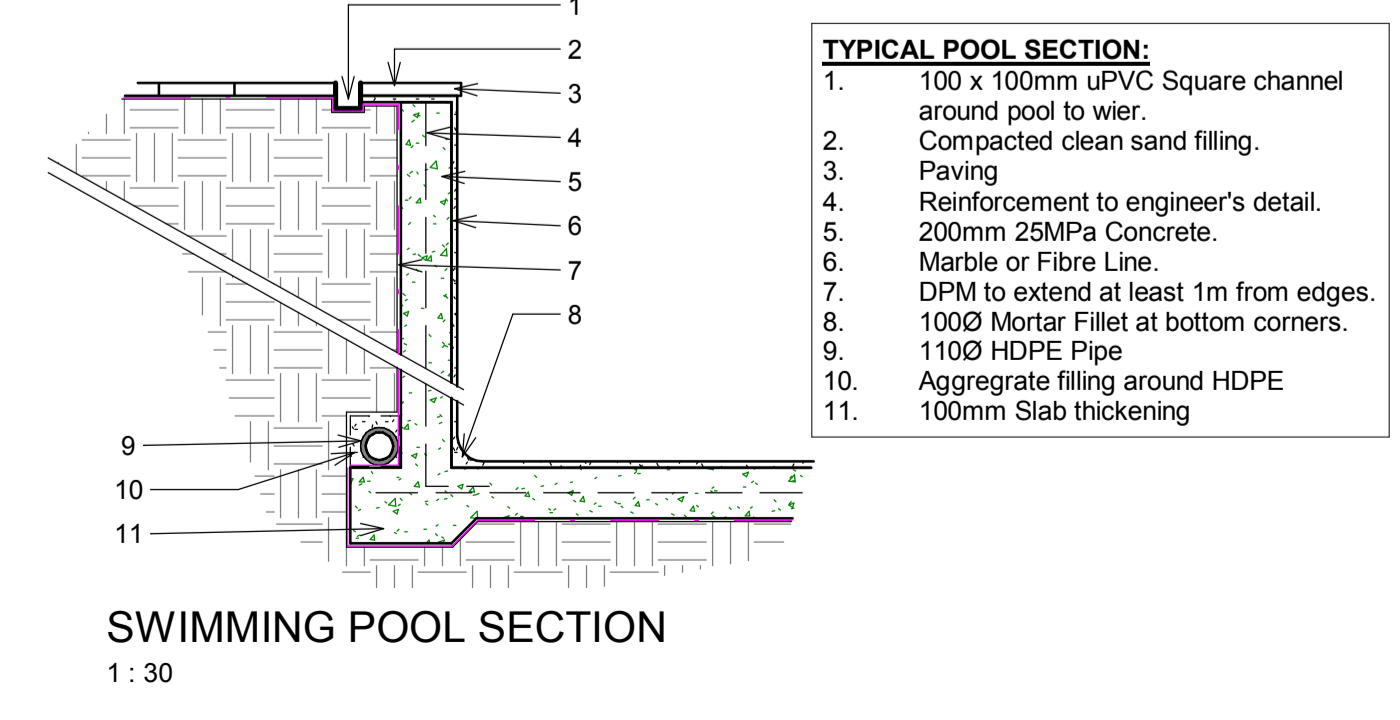
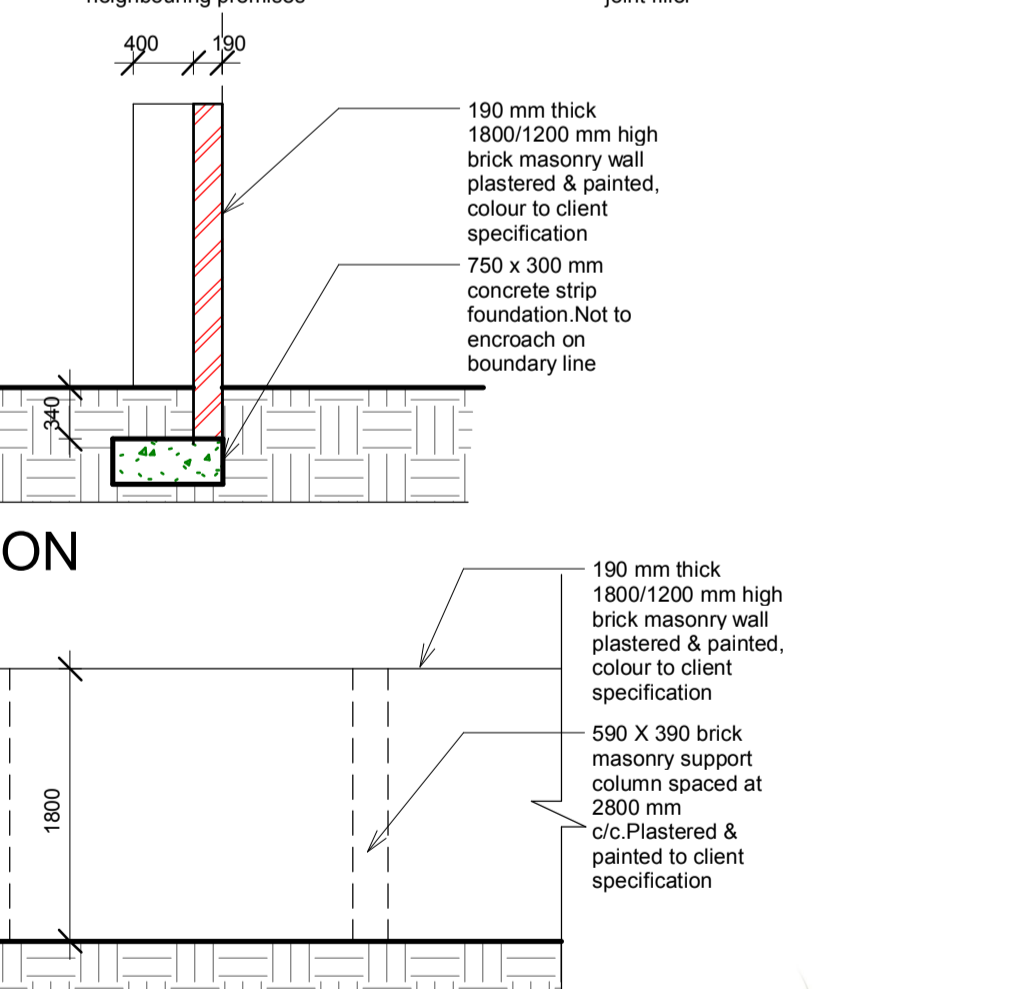
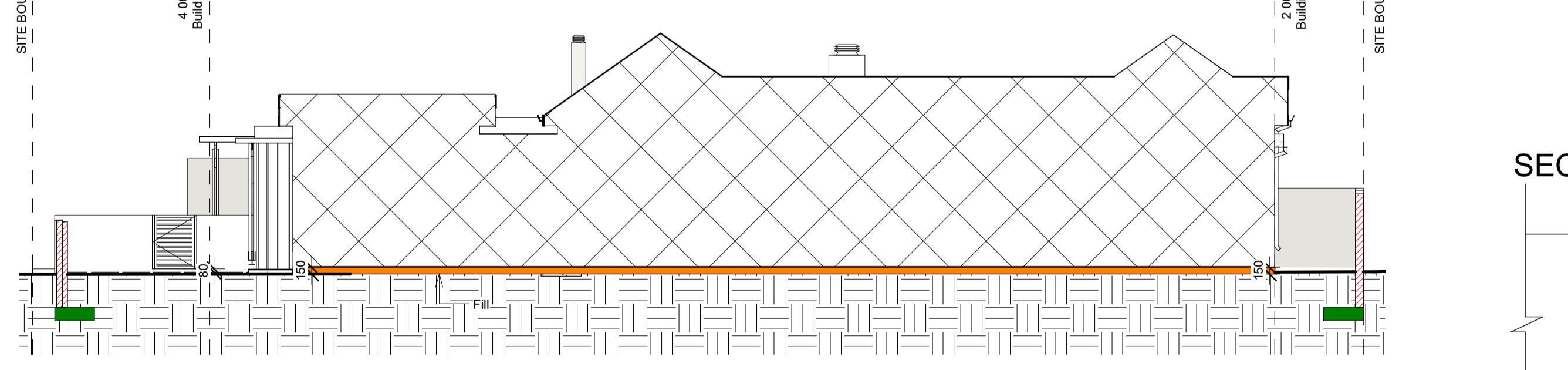
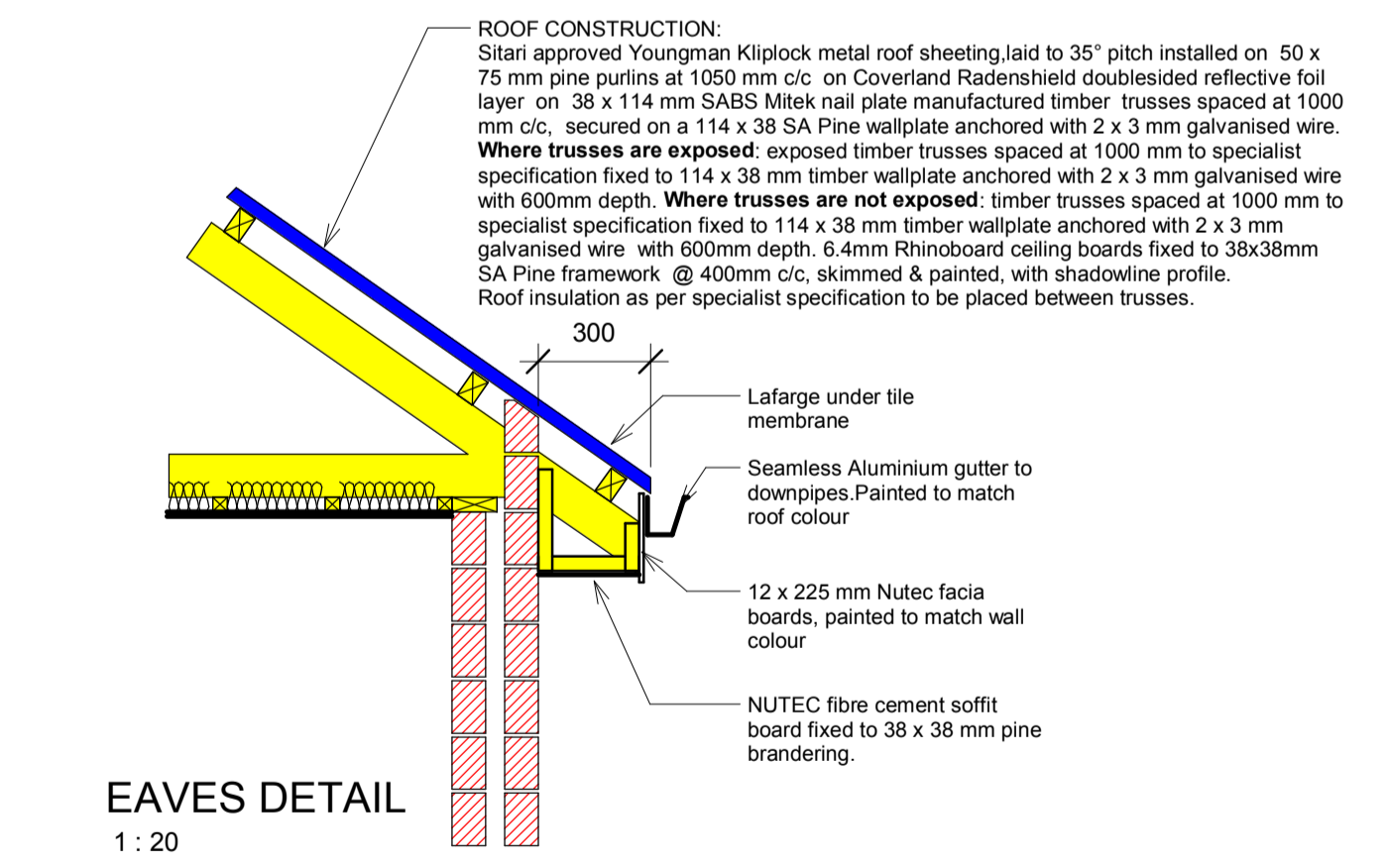
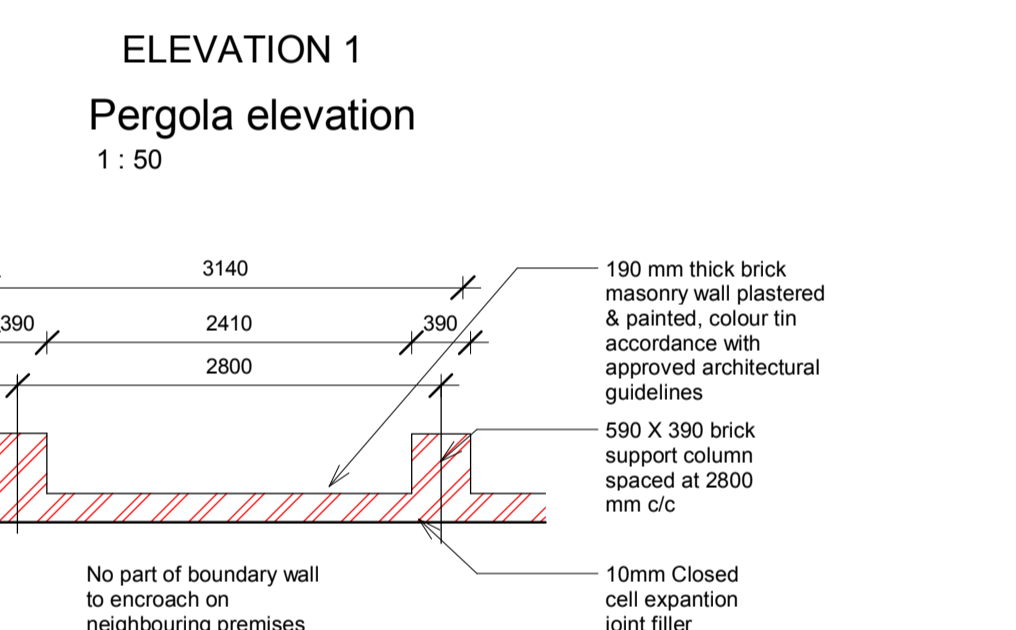
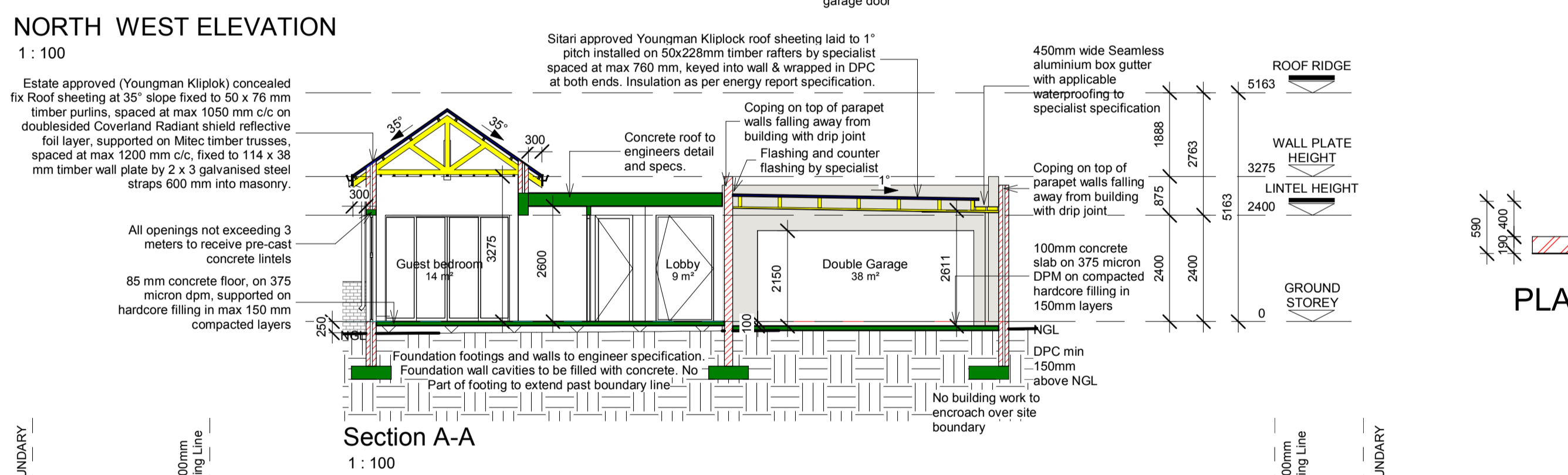
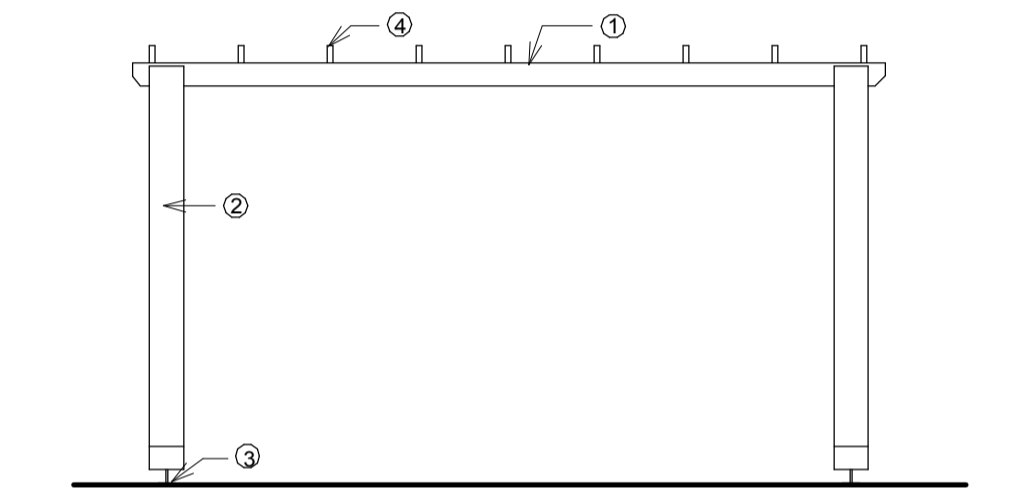
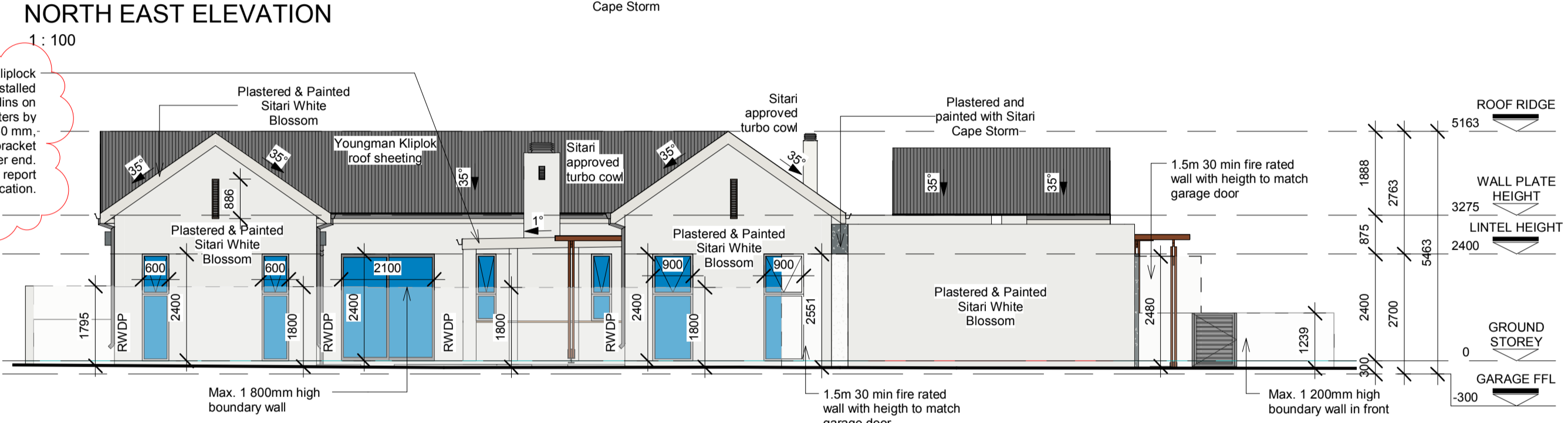
Sitari Country Estate Approval Stamp





ALL OPENINGS WIDER THAN 3m TO BE REFERRED TO ENGINEER'S DETAIL OF BRICK SUPPORT

Sitar approved Youngman Klopok roof sheeting laid to 1° pitch installed on 75 x 50 SA Pine purlins on 50x228mm timber rafters by specialist spaced at max 760 mm, fixed with bracket to wall & bracket to a timber beam at another end. Insulation as per energy report specification.



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Zoning classification: SR1
 Occupation classification: H4
 Concept/Design Tender Marketing/ Presentation
 Mun Submission Construction Completion/As Build

Client: UVEST
 Date: 01-02-2019
 Client signature:

Design Architecture:

 P O Box 15256 | Panorama | 7506 | Tel +27 21 914-5960
 Fax +27 21 914-5962 | www.bpas.co.za | info@bpas.co.za

Professional: E. L. Collen
 SACAP no.: PrArch 24693823
 Architect signature:

Project:
PROPOSED NEW DEVELOPMENT ON ERF 166, Type D

Drawing: **SECTIONS & ELEVATIONS**

DATE	DRAWN	SK	PAPER SIZE	A1
01-02-2019	SK	SK	A1	A1
SCALE	CHECKED	CS	REVISION	
As indicated	CS			
JOB	DRAWING NO	REVISION		
6166	S1.300			001



CITY OF CAPE TOWN DEVELOPMENT MANAGEMENT

Building Control Officer / Deputee

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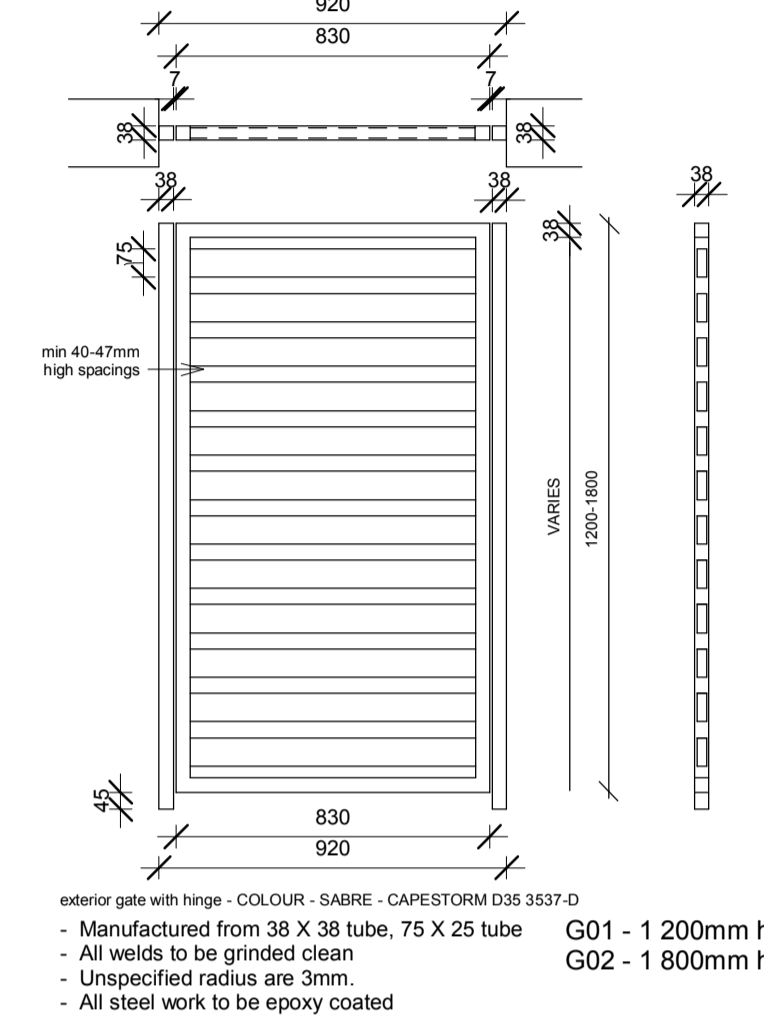
07 Feb 2019

Planning & Building Development Management

Approval Number: 97549561

Application Number: 000070435410

City of Cape Town Approval Stamp



EXTERIOR GATE DETAIL
1 : 20

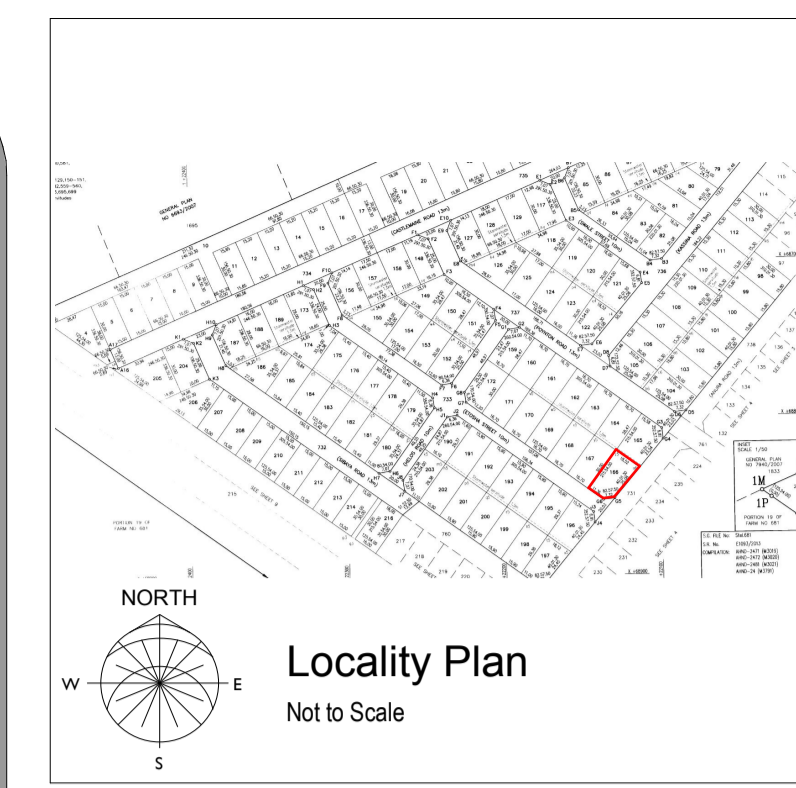
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DOOR SCHEDULE

U/S LINTEL	1300	U/S LINTEL	2800	U/S LINTEL	1500	U/S LINTEL	2100
TYPE	D01	TYPE	D02	TYPE	D03	TYPE	D04
DESCRIPTION	ALUMINIUM FRAMED PIVOT DOOR	DESCRIPTION	SLIDING ALUMINIUM FRAMED DOOR	DESCRIPTION	ALUMINIUM FRAMED GLASS DOOR WITH SIDELIGHT	DESCRIPTION	SLIDING ALUMINIUM FRAMED DOOR
GLASS	4 mm CLEAR FLOAT GLASS, 6.4 mm SAFETY GLASS IN BATHROOMS (OBSCURED) AND 500mm ABOVE FFL. All glass to comply to SANS 10400 XA, AAAMSA & SAGA Standards and energy calculation specification report	GLASS	4 mm CLEAR FLOAT GLASS, 6.4 mm SAFETY GLASS IN BATHROOMS (OBSCURED) AND 500mm ABOVE FFL. All glass to comply to SANS 10400 XA, AAAMSA & SAGA Standards and energy calculation specification report	GLASS	4 mm CLEAR FLOAT GLASS, 6.4 mm SAFETY GLASS IN BATHROOMS (OBSCURED) AND 500mm ABOVE FFL. All glass to comply to SANS 10400 XA, AAAMSA & SAGA Standards and energy calculation specification report	GLASS	4 mm CLEAR FLOAT GLASS, 6.4 mm SAFETY GLASS IN BATHROOMS (OBSCURED) AND 500mm ABOVE FFL. All glass to comply to SANS 10400 XA, AAAMSA & SAGA Standards and energy calculation specification report
FRAME	ALUMINIUM	FRAME	ALUMINIUM	FRAME	ALUMINIUM	FRAME	ALUMINIUM
COLOUR	CHARCOAL, POWDERCOATED	COLOUR	CHARCOAL, POWDERCOATED	COLOUR	CHARCOAL, POWDERCOATED	COLOUR	CHARCOAL, POWDERCOATED
COUNT	1 (final count to be confirmed by contractor)	COUNT	3 (final count to be confirmed by contractor)	COUNT	1 (final count to be confirmed by contractor)	COUNT	1 (final count to be confirmed by contractor)
IRONMONGERY	AS PER MANUFACTURER	IRONMONGERY	AS PER MANUFACTURER	IRONMONGERY	AS PER MANUFACTURER	IRONMONGERY	AS PER MANUFACTURER

U/S LINTEL	2700	U/S LINTEL	900	U/S LINTEL	4880	U/S LINTEL	900	U/S LINTEL	900	U/S LINTEL	850
TYPE	D05	TYPE	D06	TYPE	D07	TYPE	D08	TYPE	D09	TYPE	D10
DESCRIPTION	FOLDING STACKING ALUMINIUM FRAMED DOOR	DESCRIPTION	ALUMINIUM FRAMED GLASS DOOR	DESCRIPTION	SECTIONAL OVERHEAD SITARI APPROVED ALUMINIUM GARAGE DOOR	DESCRIPTION	30 MIN FIRE DOOR FITTED WITH SELF-CLOSING MECHANISM	DESCRIPTION	SEMI SOLID DOOR AS PER CLIENT CHOICE	DESCRIPTION	SEMI SOLID DOOR AS PER CLIENT CHOICE
GLASS	4 mm CLEAR FLOAT GLASS, 6.4 mm SAFETY GLASS IN BATHROOMS (OBSCURED) AND 500mm ABOVE FFL. All glass to comply to SANS 10400 XA, AAAMSA & SAGA Standards and energy calculation specification report	GLASS	4 mm CLEAR FLOAT GLASS, 6.4 mm SAFETY GLASS IN BATHROOMS (OBSCURED) AND 500mm ABOVE FFL. All glass to comply to SANS 10400 XA, AAAMSA & SAGA Standards and energy calculation specification report	GLASS	N/A	GLASS	N/A	GLASS	N/A	GLASS	N/A
FRAME	ALUMINIUM	FRAME	ALUMINIUM	FRAME	ALUMINIUM	FRAME	TIMBER	FRAME	TIMBER	FRAME	TIMBER
COLOUR	CHARCOAL, POWDERCOATED	COLOUR	AS PER FINISHES SCHEDULE, WINDOWS AND DOORS TO MATCH	COLOUR	CHARCOAL, POWDERCOATED	COLOUR	AS PER FINISHES SCHEDULE, WINDOWS AND DOORS TO MATCH	COLOUR	AS PER FINISHES SCHEDULE, WINDOWS AND DOORS TO MATCH	COLOUR	AS PER FINISHES SCHEDULE, WINDOWS AND DOORS TO MATCH
COUNT	1 (final count to be confirmed by contractor)	COUNT	1 (final count to be confirmed by contractor)	COUNT	1 (final count to be confirmed by contractor)	COUNT	1 (count to be confirmed by contractor)	COUNT	5 (count to be confirmed by contractor)	COUNT	3 (count to be confirmed by contractor)
IRONMONGERY	AS PER MANUFACTURER	IRONMONGERY	AS PER MANUFACTURER	IRONMONGERY	AS PER MANUFACTURER	IRONMONGERY	AS PER MANUFACTURER	IRONMONGERY	AS PER MANUFACTURER	IRONMONGERY	AS PER MANUFACTURER

ALL DIMENSIONING TO BE CONFIRMED ON SITE BEFOREHAND

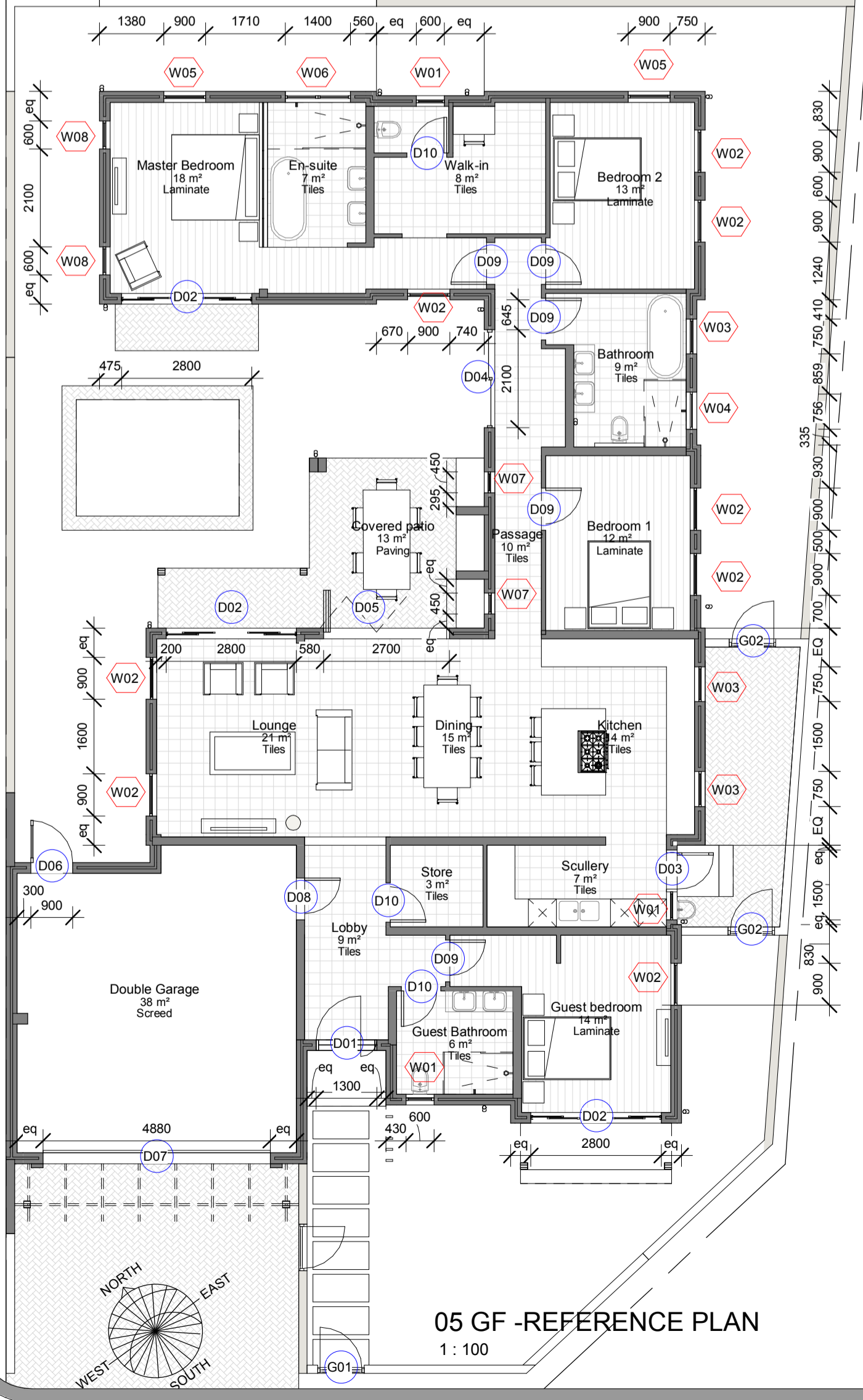


LEGAL REQUIREMENTS

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 STRICT ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS & STANDARDS ACT (ACT 103 OF 1977 & SANS 10400). ALL TIMBER SIZES & GRADES TO BE VERIFIED & APPROVED BY SUPPLIER'S ENGINEER. ALL TRUSSES TO BE IN ACCORDANCE WITH SUPPLIER'S / ENGINEER'S DESIGN & APPROVAL BY CLIENT. ALL MATERIALS TO BE BUILT IN / APPLIED STRICTLY IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. ALL LOCAL AUTHORITY, UTILITY SERVICE PROVIDER REQUIREMENTS TO BE ESTABLISHED IN ADVANCE AND ADHERED TO. ALL BOUNDARY PEGS TO BE LOCATED, AND MARKED, BEFORE WORK IS TAKEN IN HAND. ANY DISCREPANCIES BETWEEN THESE DRAWINGS & LEGISLATION, LOCAL AUTHORITY, UTILITY SERVICE PROVIDER & GOOD CONSTRUCTION PRACTICE TO BE REFERRED TO THE ARCHITECT BEFORE CONSTRUCTION COMMENCES. ANY ASPECT DEEMED TO BE UNCLEAR TO BE REFERRED TO THE ARCHITECT FOR CLARITY. THESE DRAWINGS DO NOT CONSTITUTE A COMPREHENSIVE SPECIFICATION FOR THE WORKS. NO DIMENSIONS TO BE SCALED FROM THESE DRAWINGS.

AMENDMENTS

No.	Description	Date
000	Municipal submission	13-11-2018
001	Council amendments	01-02-2019



SCALE 1:50

WINDOW SCHEDULE

U/S LINTEL	600	U/S LINTEL	900	U/S LINTEL	750	U/S LINTEL	800
TYPE	W 01	TYPE	W 02	TYPE	W 03	TYPE	W 04
DESCRIPTION	TOP HUNG ALUMINIUM FRAMED WINDOW	DESCRIPTION	TOP HUNG ALUMINIUM FRAMED WINDOW	DESCRIPTION	TOP HUNG ALUMINIUM FRAMED WINDOW	DESCRIPTION	TOP HUNG ALUMINIUM FRAMED WINDOW
GLASS	4 mm CLEAR FLOAT GLASS, 6.4 mm SAFETY GLASS WHERE INDICATED, all glass to comply to SANS 10400 XA and energy calculation specifications SAFETY GLASS IN BATHROOMS (OBSCURED) AND 500mm ABOVE FFL	GLASS	4 mm CLEAR FLOAT GLASS, 6.4 mm SAFETY GLASS WHERE INDICATED, all glass to comply to SANS 10400 XA and energy calculation specifications SAFETY GLASS IN BATHROOMS (OBSCURED) AND 500mm ABOVE FFL	GLASS	4 mm CLEAR FLOAT GLASS, 6.4 mm SAFETY GLASS WHERE INDICATED, all glass to comply to SANS 10400 XA and energy calculation specifications SAFETY GLASS IN BATHROOMS (OBSCURED) AND 500mm ABOVE FFL	GLASS	4 mm CLEAR FLOAT GLASS, 6.4 mm SAFETY GLASS WHERE INDICATED, all glass to comply to SANS 10400 XA and energy calculation specifications SAFETY GLASS IN BATHROOMS (OBSCURED) AND 500mm ABOVE FFL
FRAME	ALUMINIUM	FRAME	ALUMINIUM	FRAME	ALUMINIUM	FRAME	ALUMINIUM
COLOUR	CHARCOAL, POWDERCOATED	COLOUR	CHARCOAL, POWDERCOATED	COLOUR	CHARCOAL, POWDERCOATED	COLOUR	CHARCOAL, POWDERCOATED
COUNT	2 (final count to be confirmed by contractor)	COUNT	8 (final count to be confirmed by contractor)	COUNT	3 (final count to be confirmed by contractor)	COUNT	1 (final count to be confirmed by contractor)
IRONMONGERY	AS PER MANUFACTURER	IRONMONGERY	AS PER MANUFACTURER	IRONMONGERY	AS PER MANUFACTURER	IRONMONGERY	AS PER MANUFACTURER

U/S LINTEL	900	U/S LINTEL	1400	U/S LINTEL	450	U/S LINTEL	600
TYPE	W 05	TYPE	W 06	TYPE	W 07	TYPE	W 08
DESCRIPTION	TOP HUNG ALUMINIUM FRAMED WINDOW	DESCRIPTION	SLIDING ALUMINIUM FRAMED WINDOW	DESCRIPTION	TOP HUNG ALUMINIUM FRAMED WINDOW	DESCRIPTION	TOP HUNG ALUMINIUM FRAMED WINDOW
GLASS	4 mm CLEAR FLOAT GLASS, 6.4 mm SAFETY GLASS WHERE INDICATED, all glass to comply to SANS 10400 XA and energy calculation specifications SAFETY GLASS IN BATHROOMS (OBSCURED) AND 500mm ABOVE FFL	GLASS	4 mm CLEAR FLOAT GLASS, 6.4 mm SAFETY GLASS WHERE INDICATED, all glass to comply to SANS 10400 XA and energy calculation specifications SAFETY GLASS IN BATHROOMS (OBSCURED) AND 500mm ABOVE FFL	GLASS	4 mm CLEAR FLOAT GLASS, 6.4 mm SAFETY GLASS WHERE INDICATED, all glass to comply to SANS 10400 XA and energy calculation specifications SAFETY GLASS IN BATHROOMS (OBSCURED) AND 500mm ABOVE FFL	GLASS	4 mm CLEAR FLOAT GLASS, 6.4 mm SAFETY GLASS WHERE INDICATED, all glass to comply to SANS 10400 XA and energy calculation specifications SAFETY GLASS IN BATHROOMS (OBSCURED) AND 500mm ABOVE FFL
FRAME	ALUMINIUM	FRAME	ALUMINIUM	FRAME	ALUMINIUM	FRAME	ALUMINIUM
COLOUR	CHARCOAL, POWDERCOATED	COLOUR	CHARCOAL, POWDERCOATED	COLOUR	CHARCOAL, POWDERCOATED	COLOUR	CHARCOAL, POWDERCOATED
COUNT	2 (final count to be confirmed by contractor)	COUNT	1 (final count to be confirmed by contractor)	COUNT	2 (final count to be confirmed by contractor)	COUNT	2 (final count to be confirmed by contractor)
IRONMONGERY	AS PER MANUFACTURER	IRONMONGERY	AS PER MANUFACTURER	IRONMONGERY	AS PER MANUFACTURER	IRONMONGERY	AS PER MANUFACTURER

ALL DIMENSIONING TO BE CONFIRMED ON SITE BEFOREHAND

Zoning classification: SR1
Occupation classification: H4

Concept/Design Tender Marketing/ Presentation
 Mun Submission Construction Completion/As Build

THIS DRAWING TO BE STAMPED BY BPAS FOR PENDING APPROVAL OF CONSTRUCTION. BPAS CAN NOT BE HELD LIABLE RESPONSIBLE OR ACCOUNTABLE FOR ANY UNAUTHORIZED DRAWINGS USED FOR CONSTRUCTION. THE CONTRACTOR AND/OR EMPLOYER TO ENSURE THAT ALL DRAWINGS ARE STAMPED.

Client: UVEST
Date: 01-02-2019
Client signature:

Design Architecture:

P O Box 15256 | Panorama | 7506 | Tel +27 21 914-5960
Fax +27 21 914-5962 | www.bpas.co.za | info@bpas.co.za

Professional: E. L. Collen
SACAP no.: PrArch 24693823
Architect signature:

Project:
PROPOSED NEW DEVELOPMENT ON ERF 166, Type D

Sitari Country Estate Approval Stamp

Drawing:
DOOR & WINDOW SCHEDULE

DATE	01-02-2019	DRAWN	SK	PAPER SIZE	A1
SCALE	As indicated	CHECKED	CS		
JOB	6166	DRAWING NO	S1.400	REVISION	001

CITY OF CAPE TOWN
DEVELOPMENT MANAGEMENT

Building Control Officer / Delegates

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.

07 Feb 2019

Planning & Building Development Management

Approval Number: 97549561

Application Number: 000070435410

City of Cape Town Approval Stamp



ELECTRICAL LEGEND	
	DISTRIBUTION BOARD
	ELECTRICAL PREPAID METER
	EXTRACTOR FAN
	CEILING LIGHT POINT
	DOWN LIGHT POINT
	PENDANT LIGHT POINT
	FLUORESCENT TUBE POINT
	WALL LIGHT @ 2200mm AFFL
	LIGHT SWITCH @ 1100mm AFFL
	DOUBLE PLUG POINT @ 1050mm AFFL
	DOUBLE PLUG POINT @ 300mm AFFL
	STOVE CONNECTION POINT
	ISOLATOR SWITCH @ 1050mm AFFL
	STOVE EXTRACTOR CANOPY POINT @ 2200mm AFFL
	TELEVISION AERIAL POINT @ 1700mm AFFL
	TELEPHONE
	SWIMMING POOL LIGHT
	GARAGE DOOR MOTOR & PLUG
	DATA POINT



Locality Plan
Not to Scale

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 STRICT ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS & STANDARDS ACT (ACT 103 OF 1977 & SANS 10400).

ALL TIMBER SIZES & GRADES TO BE VERIFIED & APPROVED BY SUPPLIER'S ENGINEER.

ALL TRUSSES TO BE IN ACCORDANCE WITH SUPPLIER'S / ENGINEER'S DESIGN & APPROVAL BY CLIENT.

ALL MATERIALS TO BE BUILT IN / APPLIED STRICTLY IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.

ALL LOCAL AUTHORITY, UTILITY SERVICE PROVIDER REQUIREMENTS TO BE ESTABLISHED IN ADVANCE AND ADHERED TO.

ALL BOUNDARY PEGS TO BE LOCATED, AND MARKED, BEFORE WORK IS TAKEN IN HAND.

ANY DISCREPANCIES BETWEEN THESE DRAWINGS & LEGISLATION, LOCAL AUTHORITY, UTILITY SERVICE PROVIDER & GOOD CONSTRUCTION PRACTICE TO BE REFERRED TO THE ARCHITECT BEFORE CONSTRUCTION COMMENCES.

ANY ASPECT DEEMED TO BE UNCLEAR TO BE REFERRED TO THE ARCHITECT FOR CLARITY.

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NO DIMENSIONS TO BE SCALED FROM THESE DRAWINGS.

AMENDMENTS

No.	Description	Date
000	Municipal submission	13-11-2018
001	Council amendments	01-02-2019

Zoning classification: SR1

Occupation classification: H4

Concept/Design Tender Marketing/ Presentation

Mun Submission Construction Completion/As Build

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Client: UVEST

Date: 01-02-2019

Client signature:

Design Architecture:

bpas
architects

P O Box 15256 | Panorama | 7506 | Tel +27 21 914-5960
Fax +27 21 914-5962 | www.bpas.co.za | info@bpas.co.za

Professional: E. L. Collen

SACAP no.: PrArch 24693823

Architect signature:

Project:

PROPOSED NEW DEVELOPMENT ON ERF 166, Type D

Sitari Country Estate Approval Stamp

Drawing: **ELECTRICAL LAYOUT**

DATE	SCALE	DRAWN	CHECKED	PAPER SIZE
01-02-2019	1:50	SK	CS	A1
JOB	DRAWING NO.	REVISION		
6166	S1.401	001		