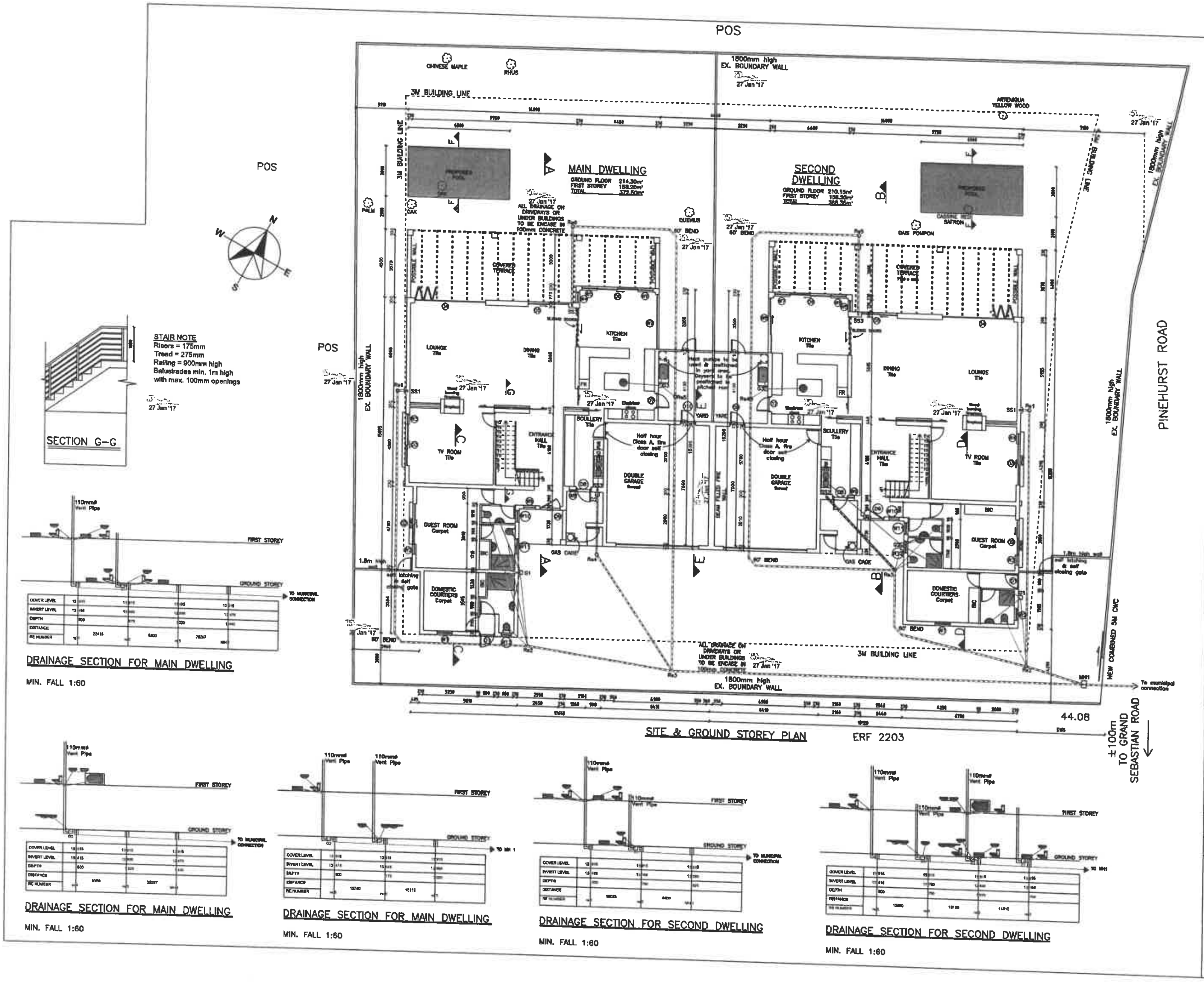

STAIR NOTE
Risers = 175mm
Tread = 275mm
Railing = 900mm high
Balustrades min. 1m high
with max. 100mm openings

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Safety glaze to be used in windows and doors less than 500mm form FFL or with an area greater than 1m/sq.

Glazing to comply with sans 10400N

CONSTRUCTION NOTES:
Cavity walls to be tired together with 2.5mm wire ties per square metre.

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Pre-cast lintols plus 4 No courses of brickwork with brickforce over all openings less than 3000mm wide.

All structural timber to be grade 4 S.A.P and wrapped in DPM where built into walls.

All drainage to be encased in concrete under floor slabs. No drainage to be covered over until approved by the building inspector.

COVERAGE CALCULATIONS

SITE AREA	1734m²
NEW AREA	
MAIN DWELLING	
GROUND FLOOR	214.30m²
FIRST STOREY	158.20m²
FRONT TERRACE	6.09m²
BACK TERRACE	54.65m²
GARAGE	46.46m²
TOTAL	479.7m²
SECOND DWELLING	
GROUND FLOOR	210.15m²
FIRST STOREY	158.20m²
FRONT TERRACE	6.09m²
BACK TERRACE	54.65m²
GARAGE	46.46m²
TOTAL	475.55m²

PROPOSED MAIN DWELLING & SECOND DWELLING ON Erf 2202 CONSTANTIA

OWNERS SIGNATURE: 29 SEPTEMBER 2016

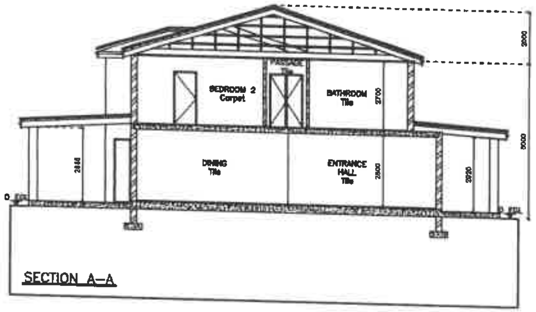
SITE & GROUND STOREY PLAN

DRW. NO PIN01/16
SCALE 1:100

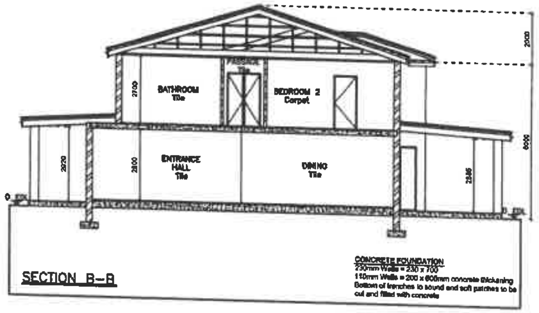
SACAP REGISTRATION No: PSAT 20582

Bronwyn Oosthuizen
ARCHITECT
Cell: 082 702 7241

29 SEPTEMBER 2016

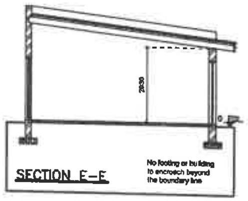


SECTION A–A



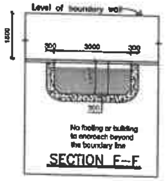
SECTION B–B

CONCRETE FOUNDATION
230mm Walls = 230 x 700
110mm Walls = 200 x 600mm concrete thickening
Bottom of trenches to sound and soft patches to be cut and filled with concrete



No footing or building to encroach beyond the boundary line

SECTION E–E



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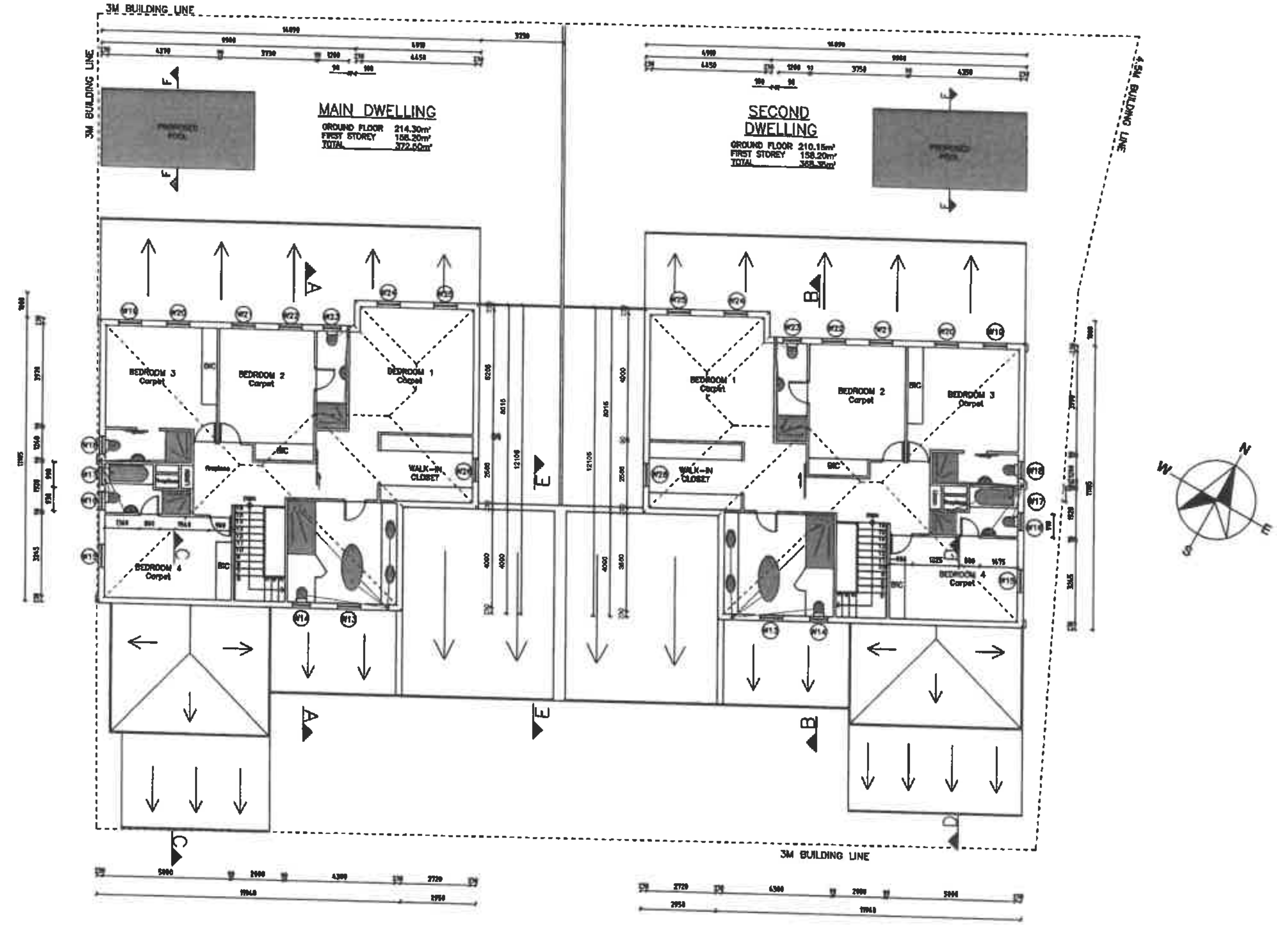
SECTION F–F

POOL NOTES:

1. Excavation dug out by hand
2. Pool shell be constructed by hand. Pack method from "p19" concrete supplied by ready mix concrete" to develop a min 25 Mpa after 28 days. Min thickness of walls and floor to be 150mm.
3. 10mm deformed mild steel bars to be fixed at 200mm c/c in both directions, placed centrally in concrete secured with ties.
4. Pool lining to be waterproofed marble plaster min 10mm thick.
5. Pool fence to have self closing self latching gates to comply with NBR, Min height 1.2m.
6. Back wash to sewer overflow to storm water.



FIRST STOREY PLAN

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CONSTRUCTION NOTES:

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PROPOSED MAIN DWELLING & SECOND DWELLING ON Erf 2202 CONSTANTIA

OWNERS SIGNATURE: 29 SEPTEMBER 2016

FIRST STOREY PLAN & SECTIONS

DRW. NO PIN02/16 SCALE 1:100

SACAP REGISTRATION No: PSAT 20582

Bronwyn Oosthuizen
ARCHITECT

Cell 082 702 7241

29 SEPTEMBER 2016

PLANNING & BUILDING DEVELOPMENT MANAGEMENT

Recommended for Approval

Building Control Officer / Delegate

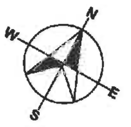
[illegible] of Act 103 of 1977, subject to the conditions in the attached letter of approval

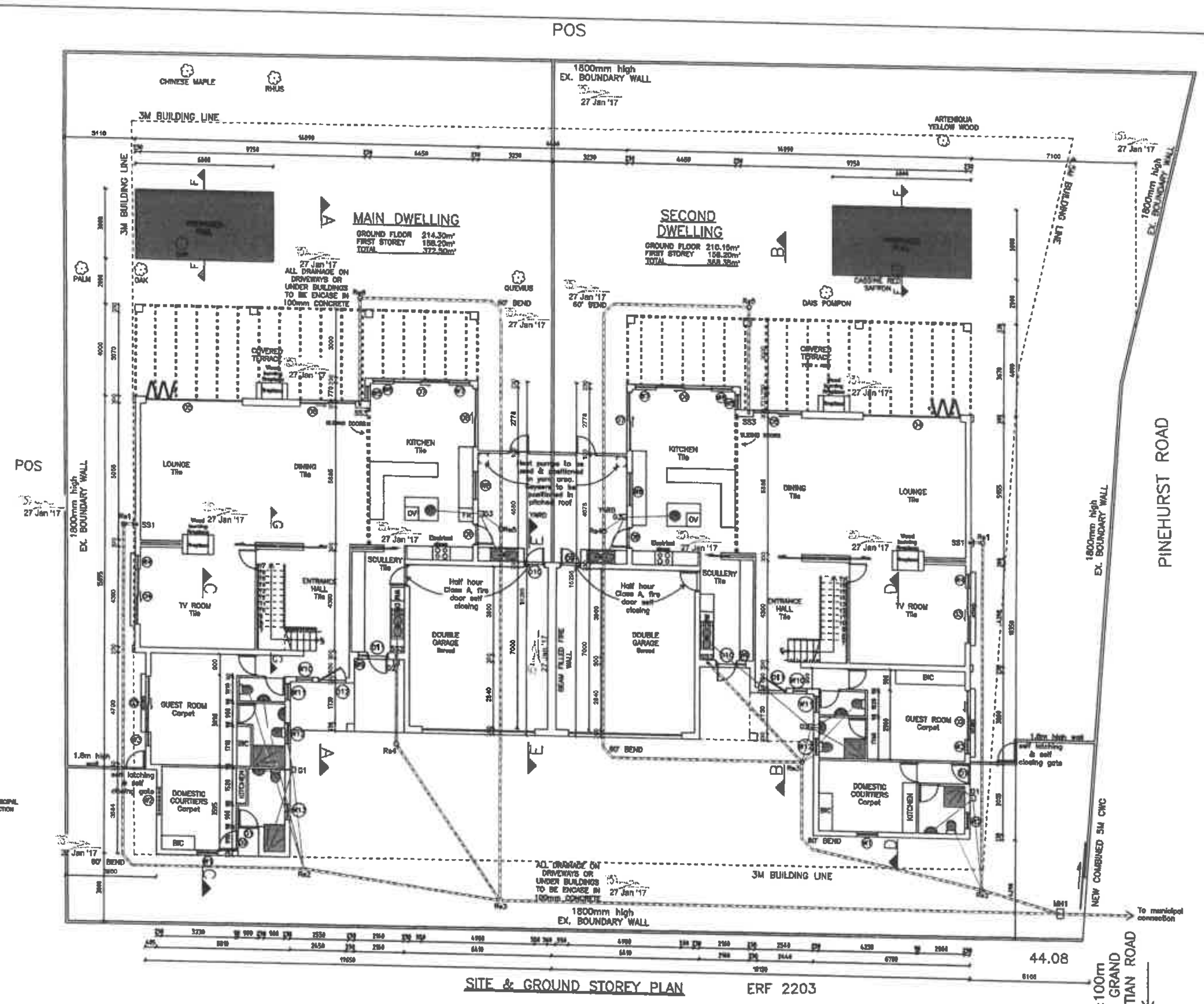
Planning & Building Development Management

31 Jan 2017
Date

Approval Number: 97498340

Application Number: 000070322913





STAIR NOTE
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Balustrades min. 1m high
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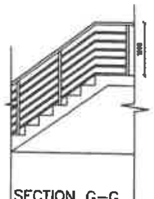
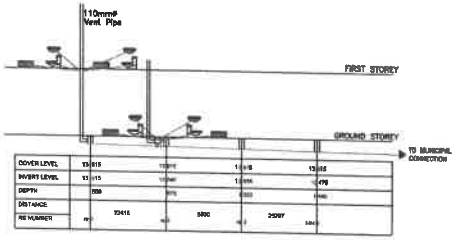
27 Jan '17

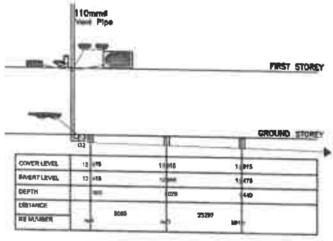


SECTION G-G



DRAINAGE SECTION FOR MAIN DWELLING

MIN. FALL 1:60



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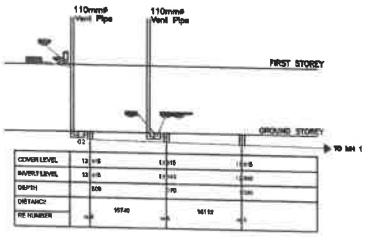

DRAINAGE SECTION FOR MAIN DWELLING

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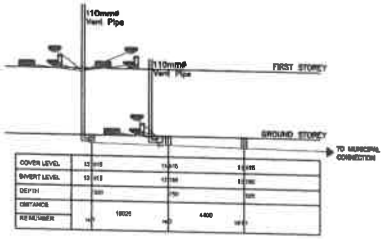
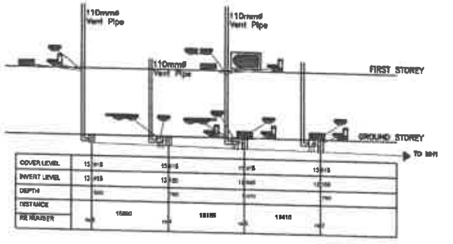


DRAINAGE SECTION FOR SECOND DWELLING

MIN. FALL 1:60



DRAINAGE SECTION FOR SECOND DWELLING

MIN. FALL 1:60

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GARAGE	46.46m²
TOTAL	475.55m²

PROPOSED MAIN DWELLING & SECOND DWELLING ON Erf 2202 CONSTANTIA

B Oosthuizen

OWNERS SIGNATURE: 28 SEPTEMBER 2016

SITE & GROUND STOREY PLAN

DRW. NO PIN01/16 SCALE 1:100

SACAP REGISTRATION No: PSAT 20582

Bronwyn Oosthuizen
ARCHITECT
(SACAP)

Cell: 082 702 7241

B Oosthuizen

28 SEPTEMBER 2016

PLANNING & BUILDING DEVELOPMENT MANAGEMENT

Recommended for Approval

Building Control Officer - Delegatee

[illegible] of Act 103 of 1977, subject to the conditions in the attached letter of approval

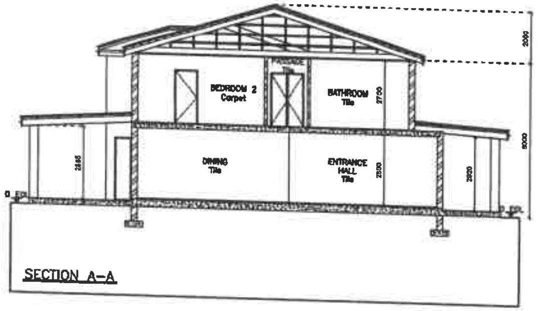
Planning & Building Development Management

31 Jan 2017

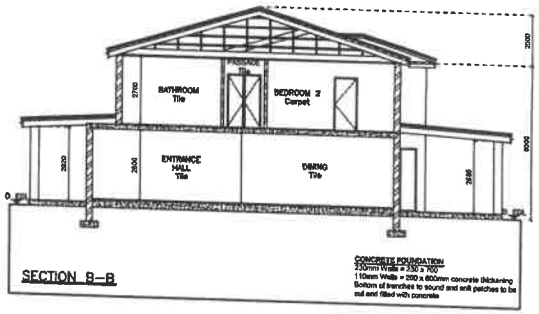
Date

Approval Number 97495340

Application Number 000070022013



SECTION A–A



SECTION B–B

CONCRETE FOUNDATION
230mm Walls = 230 x 700
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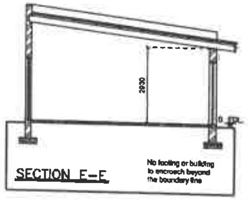
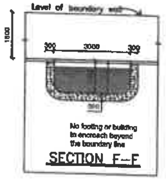
Bottom of trenches to sound and soft patches to be cut and filled with concrete



SECTION E–E

No footing or building to encroach beyond the boundary line



No footing or building to encroach beyond the boundary line

SECTION F–F

POOL NOTES:

1. Excavation dug out by hand
2. Pool shell be constructed by hand. Pack method from "a19" concrete supplied by ready mix concrete" to develop a min 28 Mpa after 28 days. Min thickness of walls and floor to be 150mm.
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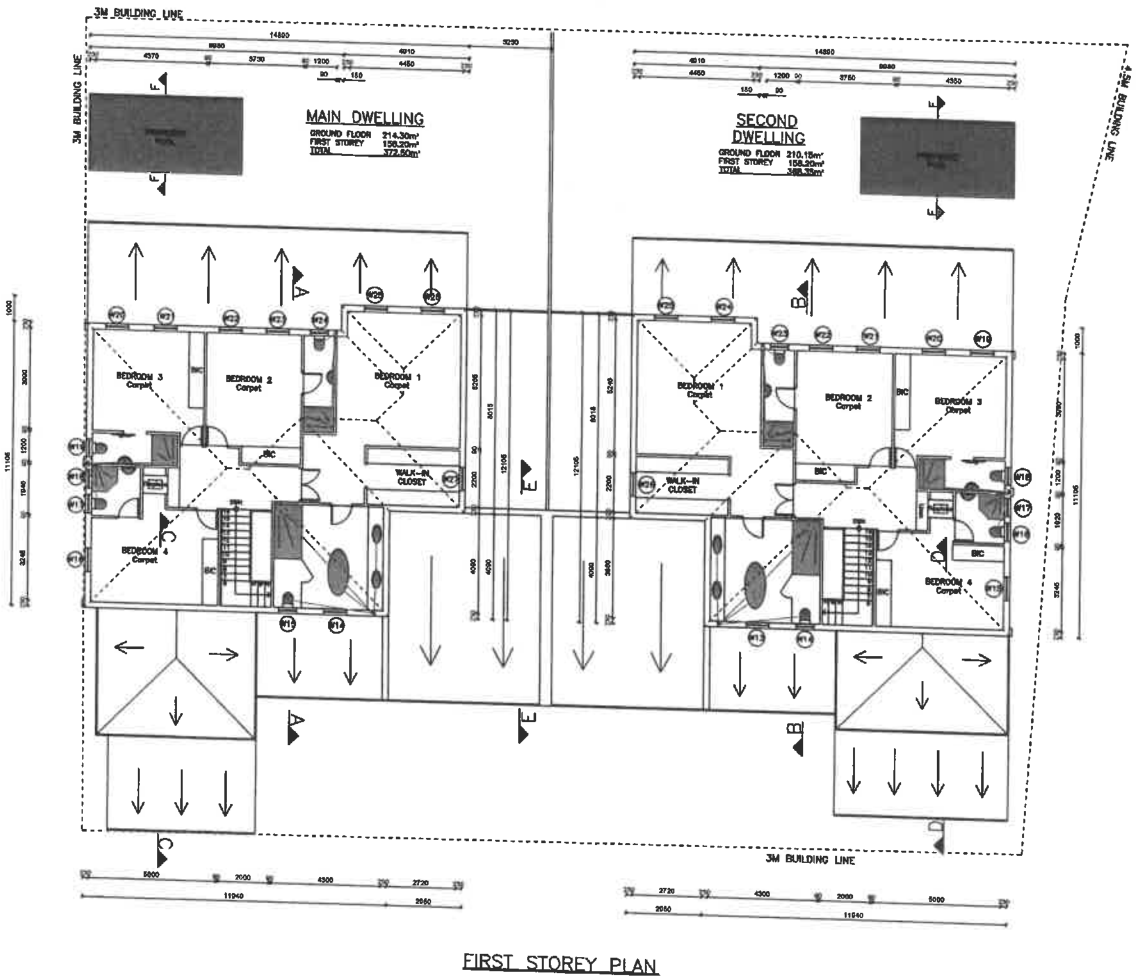

MAIN DWELLING
GROUND FLOOR 214.30m²
FIRST STOREY 158.20m²
TOTAL 372.50m²

SECOND DWELLING
GROUND FLOOR 210.15m²
FIRST STOREY 158.20m²
TOTAL 368.35m²

FIRST STOREY PLAN

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PROPOSED MAIN DWELLING & SECOND DWELLING ON Erf 2202 CONSTANTIA

OWNERS SIGNATURE: 29 SEPTEMBER 2016

FIRST STOREY PLAN & SECTIONS

DRW. NO PIN02/16 | SCALE 1:100

SACAP REGISTRATION No: PSAT 20582

Bronwyn Oosthuizen

Cell: 082 702 7241

29 SEPTEMBER 2016

CITY OF CAPE TOWN
PLANNING & BUILDING DEVELOPMENT MANAGEMENT

Recommended for Approval

Building Control Officer / Delegate

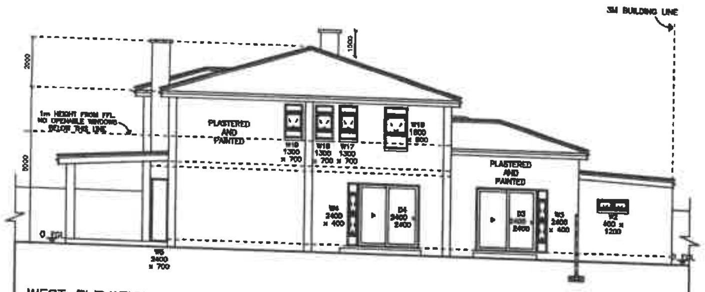
[illegible] of Act 103 of 1977, subject to the conditions in the attached letter of approval

Planning & Building Development Management

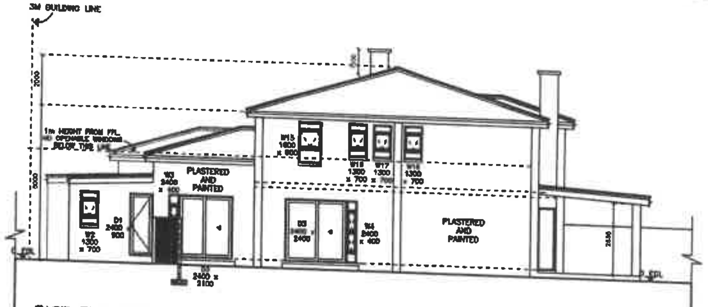
31 Jan 2017
Date

Approval Number 97496340

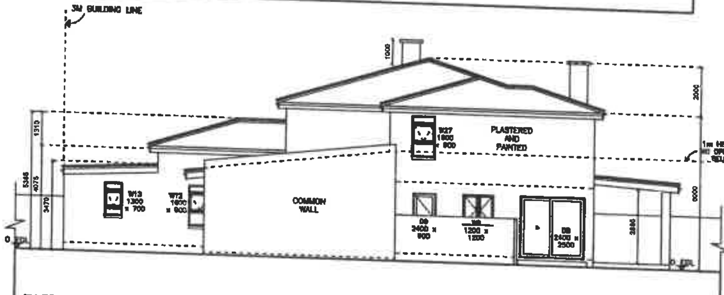
Application Number 000070322013



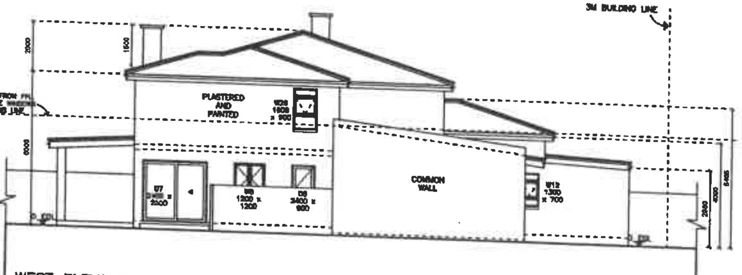
WEST ELEVATION OF MAIN DWELLING



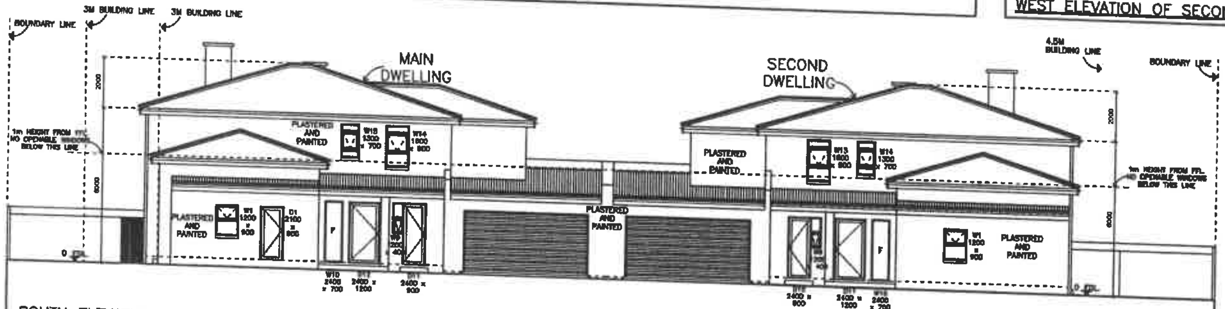
EAST ELEVATION OF SECOND DWELLING



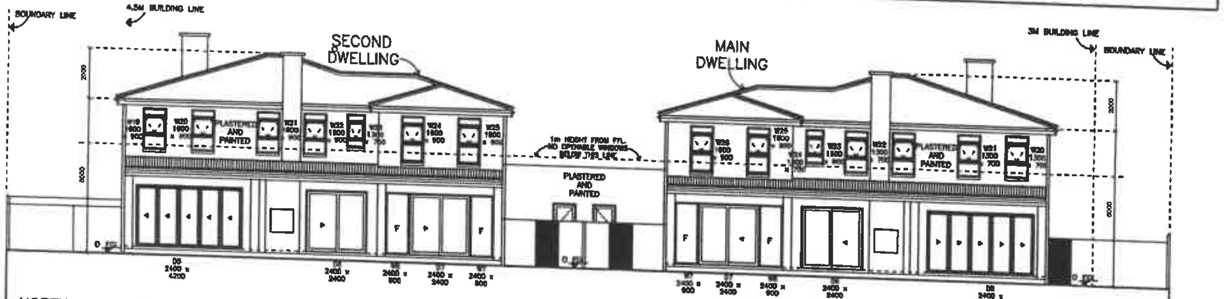
EAST ELEVATION OF MAIN DWELLING



WEST ELEVATION OF SECOND DWELLING



SOUTH ELEVATION OF MAIN DWELLING AND SECOND DWELLING



NORTH ELEVATION OF MAIN DWELLING AND SECOND DWELLING

PITCHED ROOF NOTE
Steel IBR roof sheeting on 38 x 38mm Battens @ 320 c/c on white waterproof underlay on gangnailed engineered roof trusses @ 750 c/c with SABS250 Mic DPC membrane and secured with 228 x 38 wall plates with 1.2mm x 30mm x 1200mm long galv. hoop iron straps extended 600mm into brickwork.
Timber gr6, pitch 17°. Roof space to comply with eng's detail & spec's and part L of SANS 10400

FLAT ROOF CONSTRUCTION
Single length painted IBR roof sheeting on 50x76mm Purlins at 900c/c on 150 x 50 Rafters at 900c/c built into wall. Ends fixed into wall to be adequately waterproofed and tied down with 1.2x30mm galv. hoop iron straps embedded 600mm into the wall. With 38 x 228 wall plate. Facia 32x 220mm, Gutter 100mm diam. H.R PVC, Rainwater pipe 75mm diam. PVC. Pitch 4°. Timber grade 5

BRACING NOTE
114 x38 diagonal bracing fixed to underside of rafters at both ends and in both planes

CONCRETE FOUNDATION
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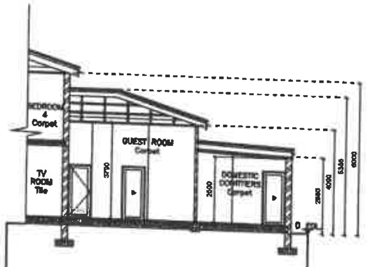
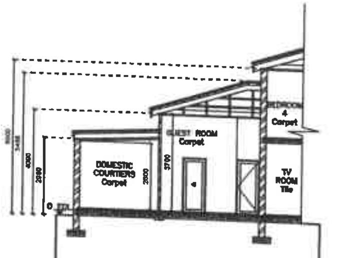


SECTION C–C



SECTION D–D

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FIRST STOREY	158.20m²
FRONT TERRACE	6.09m²
BACK TERRACE	54.65m²
GARAGE	46.46m²
TOTAL	475.55m²

PROPOSED MAIN DWELLING & SECOND DWELLING ON Erf 2202 CONSTANTIA

OWNERS SIGNATURE: 29 SEPTEMBER 2016

ELEVATIONS & SECTIONS

DRW. NO PIN03/16
SCALE 1:100

SACAP REGISTRATION No: PSAT 20562

Bronwyn Oosthuizen
ARCHITECT

Cell 082 702 7241

29 SEPTEMBER 2016