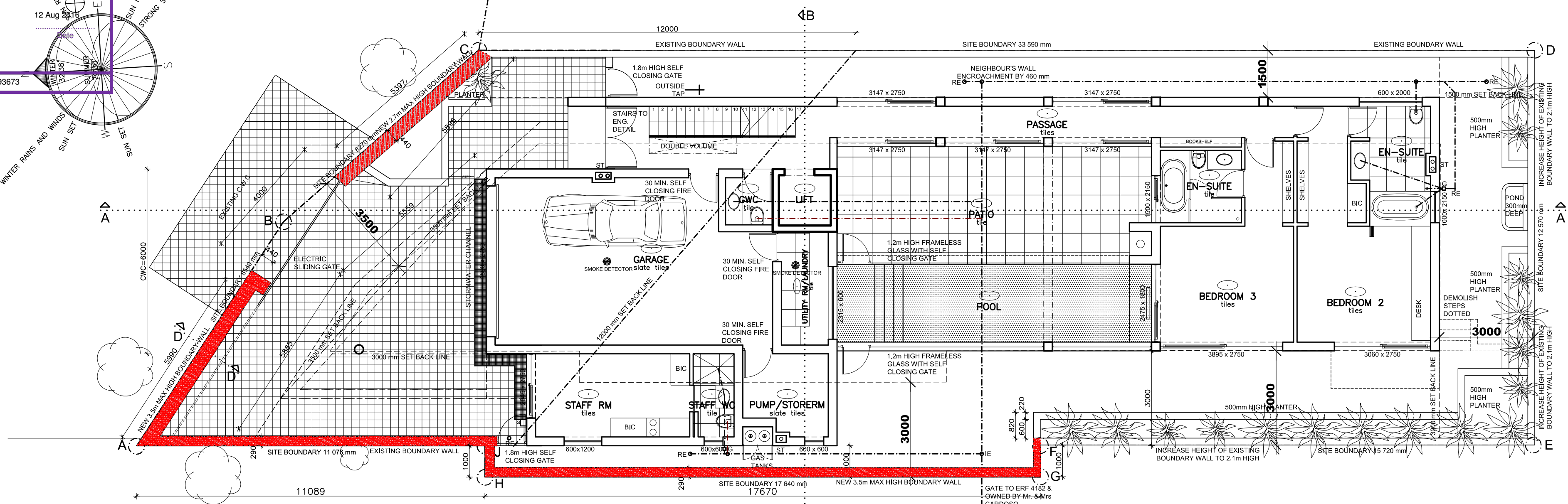
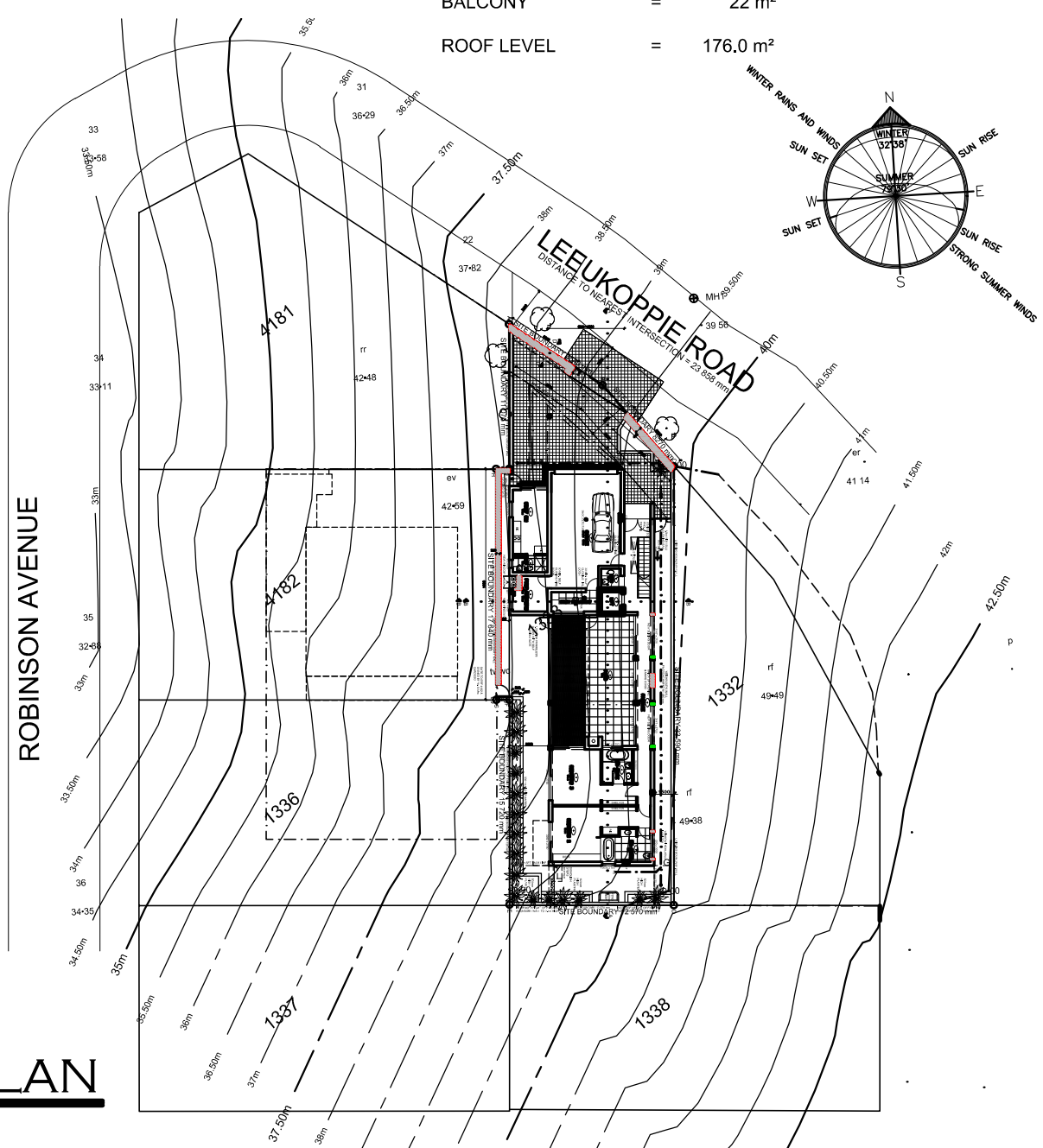


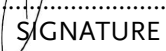
[illegible][illegible]

TOTAL GLAZING:		
GROUND FLOOR	=	101.70 m²
FIRST FLOOR	=	140.52 m²
ROOF LEVEL	=	12.8 m²
TOTAL	=	255.02 m²
NETT FLOOR AREA:		
GROUND FLOOR	=	158.88 m²
PATIO	=	37 m²
FIRST FLOOR	=	175.5 m²
TERRACE	=	21.4 m²
BALCONY	=	22 m²
ROOF LEVEL	=	176.0 m²

NOTES:

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SIGNATURE ARCHITECT
PRARCH 20361


SIGNATURE CLIENT

Chad

Mendoza

David Wanees OS

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CLIENT
MR. & MRS. CARDOSO

PROJECT
PROPOSED RIDER PLAN TO APPROVED
PLAN NO. A14401/13
ERF 1333, 64 LLANDUDNO ROAD
LLANDUDNO

DRAWING TITLE

COUNCIL SUBMISSION

GROUND STOREY

FIRST STOREY

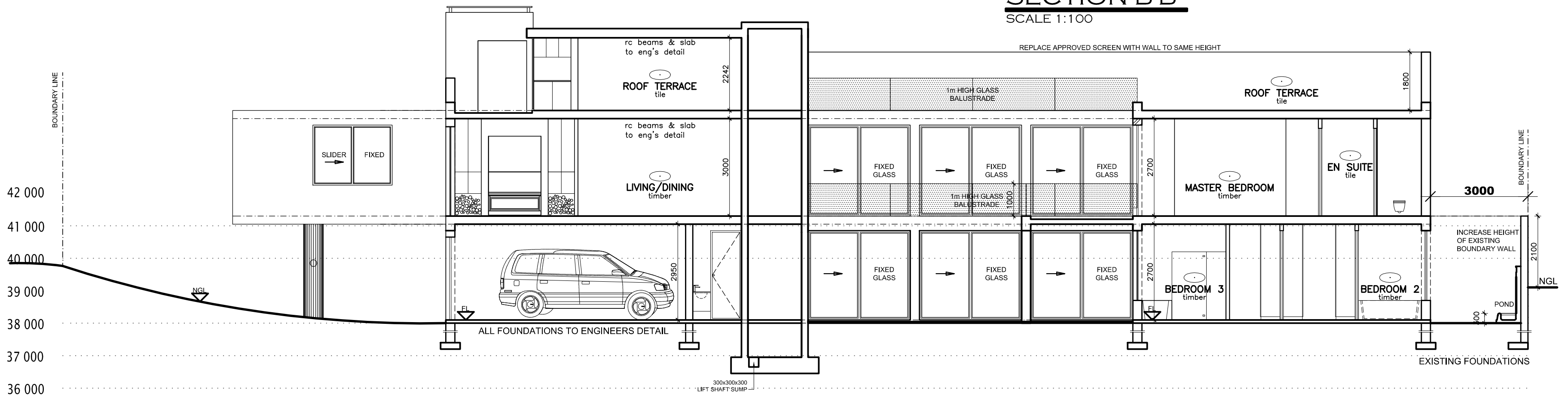
ROOF TERRACE

JOB NO.	DRAWING NO.	REVISION NO.
2012/13	1	0

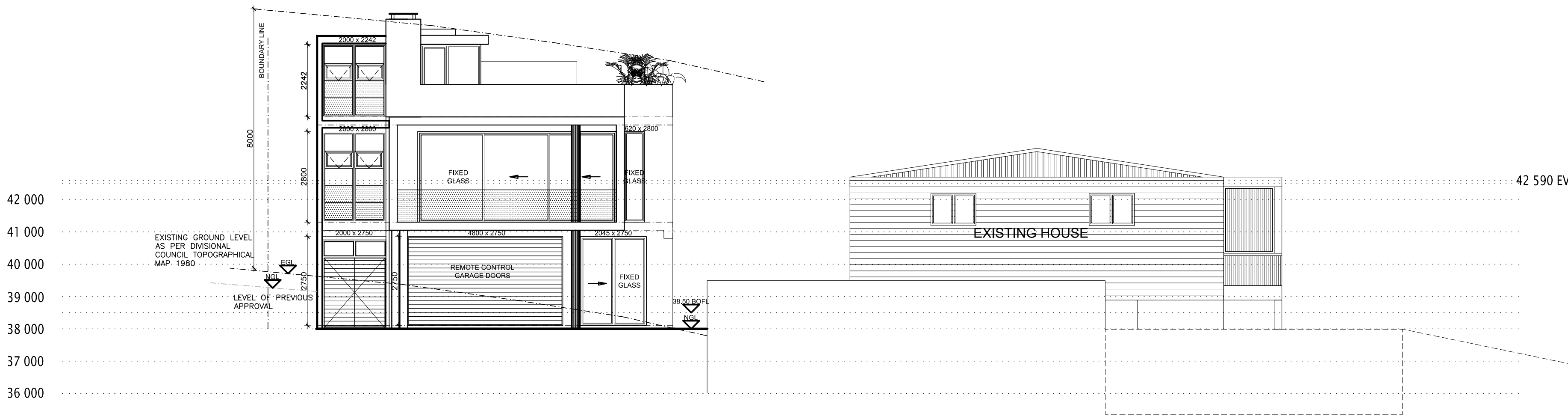
A1

SCALE	1:100
DATE	13/04/16
AUTHOR	CW/BG
CAD REF.	CS

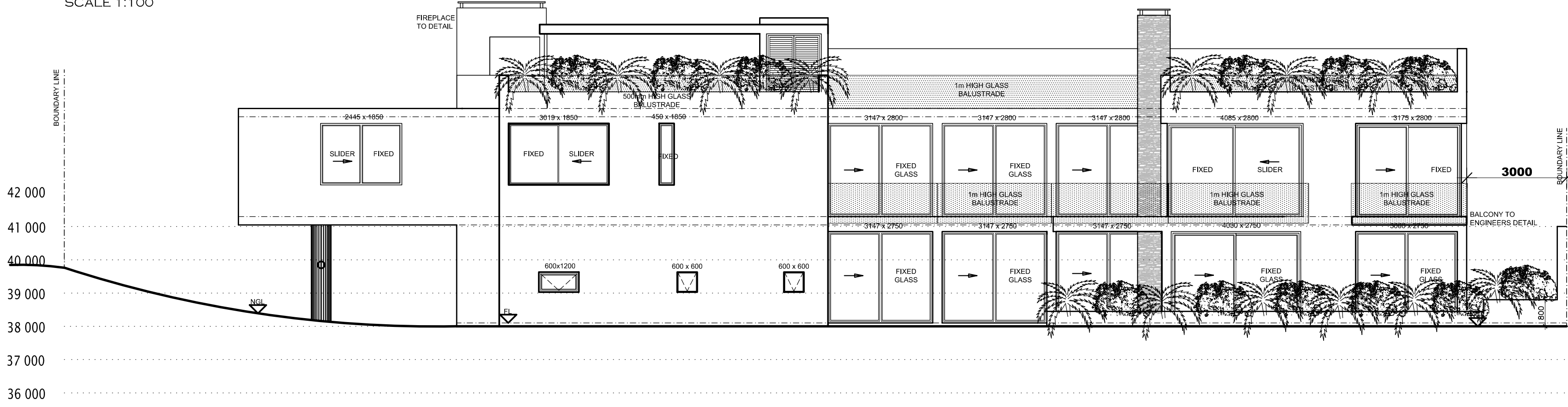
SCALE 1:100



SCALE 1:100



SCALE 1:100



SCALE 1:50

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SIGNATURE CLIENT

Call
David Waver 08
M Condoso

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CLIENT
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PROJECT
PROPOSED RIDER PLAN TO APPROVED
PLAN NO. A14401/13
ERF 1333, 64 LLANDUDNO ROAD
LLANDUDNO

DRAWING TITLE
COUNCIL SUBMISSION
ELEVATIONS & SECTIONS

JOB NO.	DRAWING NO.	REVISION NO.
2012/13	2	0

A1

SCALE	1:100
DATE	13/04/16
AUTHOR	CW/BG
CAD REF.	CS

CITY OF CAPE TOWN

PLANNING & BUILDING DEVELOPMENT MANAGEMENT

Recommended for Approval

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.

12 Aug 2016

Date

Approval Number: 97484069

Application Number: 000070293673

Planning & Building Development Management

Approval Number: 97484069

Application Number: 000070293673

EAST ELEVATION
SCALE 1:100

SECTIONAL SOUTH ELEVATION
SCALE 1:100

SECTIONAL NORTH ELEVATION
SCALE 1:100

SOUTH ELEVATION
SCALE 1:100

STREET BOUNDARY WALL ELEVATION
SCALE 1:100

GENERAL NOTES
ALL GLAZING IN EXCESS OF 1M OR LESS THAN 500MM ABOVE FFL TO BE SAFETY GLAZED IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS.
ALL RISERS TO BE 184MM MIN.
ALL TREADS TO BE 250MM MIN.
FOUNDATIONS NOT TO PROJECT BEYOND SITE BOUNDARY.
SUPPLY MIN OF 10% LIGHT OF WHICH 5% TO VENT TO EACH ROOM RESPECTIVE TO FLOOR AREA
RC LINTOLS TO BE USED OVER ALL OPENINGS NOT EXCEEDING 3 METERS WITH MIN 4 COURSES BRICKWORK WITH BRICK FORCE OVER.
ALL DAMAGED SURFACES TO BE MADE GOOD TO MATCH THE EXISTING.

FOUNDATION.
ALL FOUNDATIONS TO ENGINEERS DETAIL.

FIRST FLOOR SLAB
FLOOR SLAB TO ENGINEERS DETAIL.

FLOOR
FLOOR FINISH AS SHOWN ON 30mm SCREED ON 100mm CONCRETE SLAB ON 250 MICRON DPM ON CLEAN SANDBED ON WELL COMPACTED FILL.

RC ROOF SLAB
TORCH ON DERBIGUM MEMBRANE ON SCREED TO FALL ON RC SLAB TO ENGINEERS DETAIL.

DAMP PROOFING
250 MICRON UNDERFLOOR MEMBRANE & DPC MUST BE LAPPED OVER ENTIRE LENGTH OF EXTERNAL WALLS IN ACCORDANCE WITH MANUFACTURERS SPECS.
PROVIDE 375 MICRON BRICKGRIP ABOVE, BELOW & AROUND EXTERNAL DOORS,WINDOWS.

DAMP PROOFING
250 MICRON UNDERFLOOR MEMBRANE & DPC MUST BE LAPPED OVER ENTIRE LENGTH OF EXTERNAL WALLS IN ACCORDANCE WITH MANUFACTURERS SPECS.
PROVIDE 375 MICRON BRICKGRIP ABOVE, BELOW & AROUND EXTERNAL DOORS,WINDOWS.

ROOFING OVER : PITCH 10°
GALV. ROOF SHEETS ON 76x50 PURLINS AT 1,1c/c MAX ON A APPROVED UNDERLAY SABS QUALITY, FIXED TO 228x50. RAFTERS. @ 900 c/c TO BE TIED DOWN WITH GALV. HOOP IRON 1,2x30mm STRAPS OR 2 STRANDS OF 4mm TIE WIRE ONTO 114x38 WALL PLATE, EMBEDDED MIN 600mm INTO BRICKWORK.

FLASHING
ACRYLIC PAINT ON ACRYLIC TOP AND SIDE WALL BANDAGE FLASHING

DRAINAGE
CLOSED SYSTEMS TO CONFORM TO NBR.
FIRST IC MIN. 450mm BELOW NGL WITH MIN. FALL 1:60 & MAX FALL 1:40

RAINWATER GOODS :
SEAMLESS ALUMINIUM GUTTERS & DOWNPIPES.
WATER DISCHARGED FROM CONCRETE ROOFS BY MEANS OF FULLBORES.
STORMWATER COLLECTED IN CATCHPITS & TAKEN AWAY BY MEANS OF U. GROUND PVC PIPES.

LINTOLS
PC LINTOLS OVER 3000 MAX OPENINGS WITH 6 COARSES OF BRICKWORK WITH BRICKFORCE OVER. LINTOLS TO HAVE MIN. 150mm BEARING ON EITHER SIDE.

GLAZING
GLAZING TO DOORS AND WINDOWS IN EXESS OF 1sqm OR LESS THAN 500mm ABOVE FINISH FLOOR LEVEL TO BE SAFETY GLAZED IN ACCORDANCE WITH BUILDING REGULATION PART N.

WINDOWS
ALL FRAMES TO BE ALUMINIUM WITH 6mm SAFETY GLASS WITH A U-VALUE OF 7,9 W/m²-K AND A SHGC OF 0,81.

MECHANICAL VENTILATION
ALL WC'S EXTRACT THRU 150X150 SERVICE DUCT 25L/S EXTRACTED FAN CONNECTED TO LIGHT SWITCH.
DOOR UNDERCUT WITH 25MM . GMS DUCTING TO ATMOSPHERE WEATHER LOUVRES ON EXTERNAL WALLS.

TOTAL GLAZING:

GROUND FLOOR	=	101.70 m²
FIRST FLOOR	=	140.52 m²
ROOF LEVEL	=	12.8 m²
TOTAL	=	255.02 m²

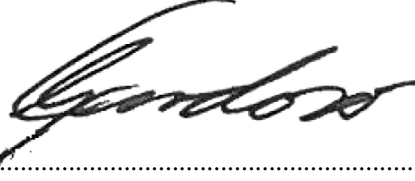
NETT FLOOR AREA:

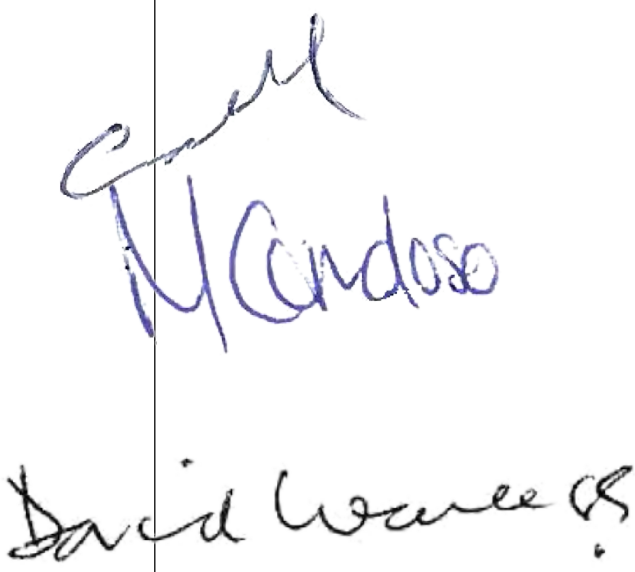
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SIGNATURE ARCHITECT
PR ARCH 20961


SIGNATURE CLIENT



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DRAWING TITLE
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JOB NO.	DRAWING NO.	REVISION NO.
2012/13	3	0

A1	SCALE	1:100
	DATE	13/04/16
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	CAD REF.	CS