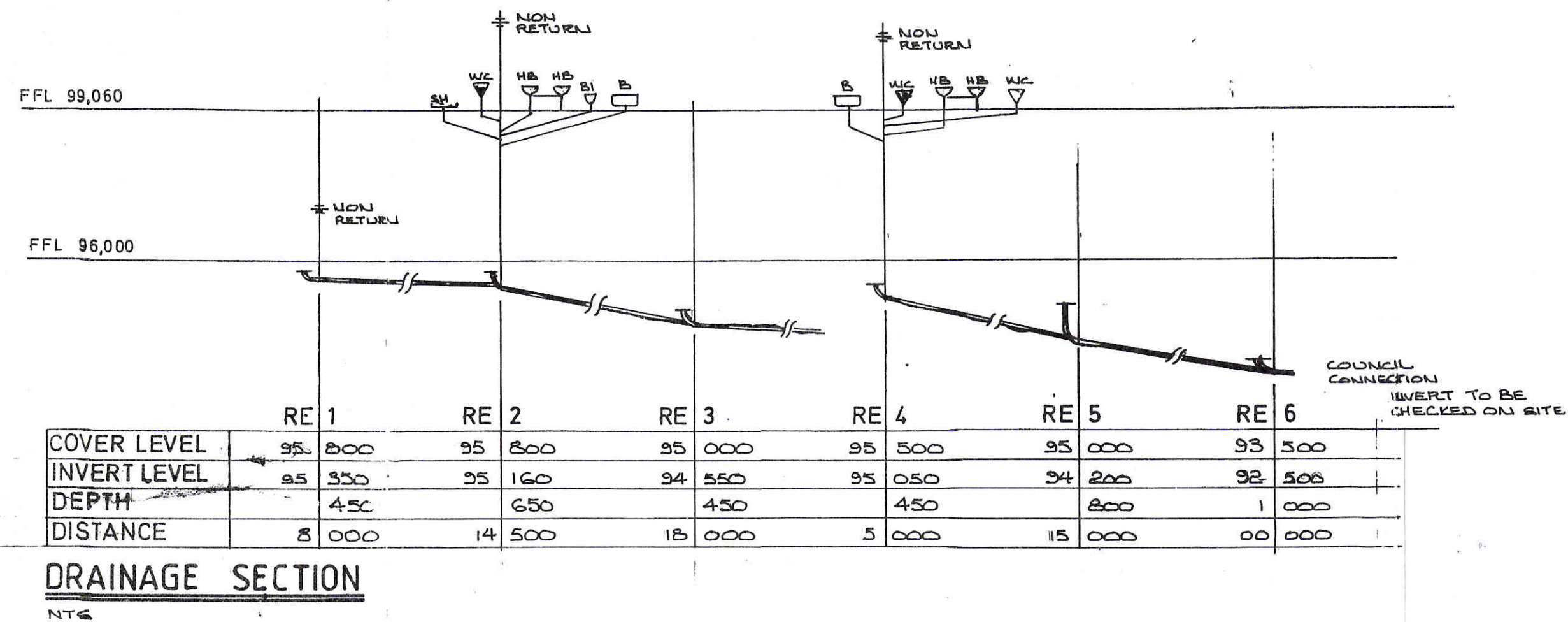
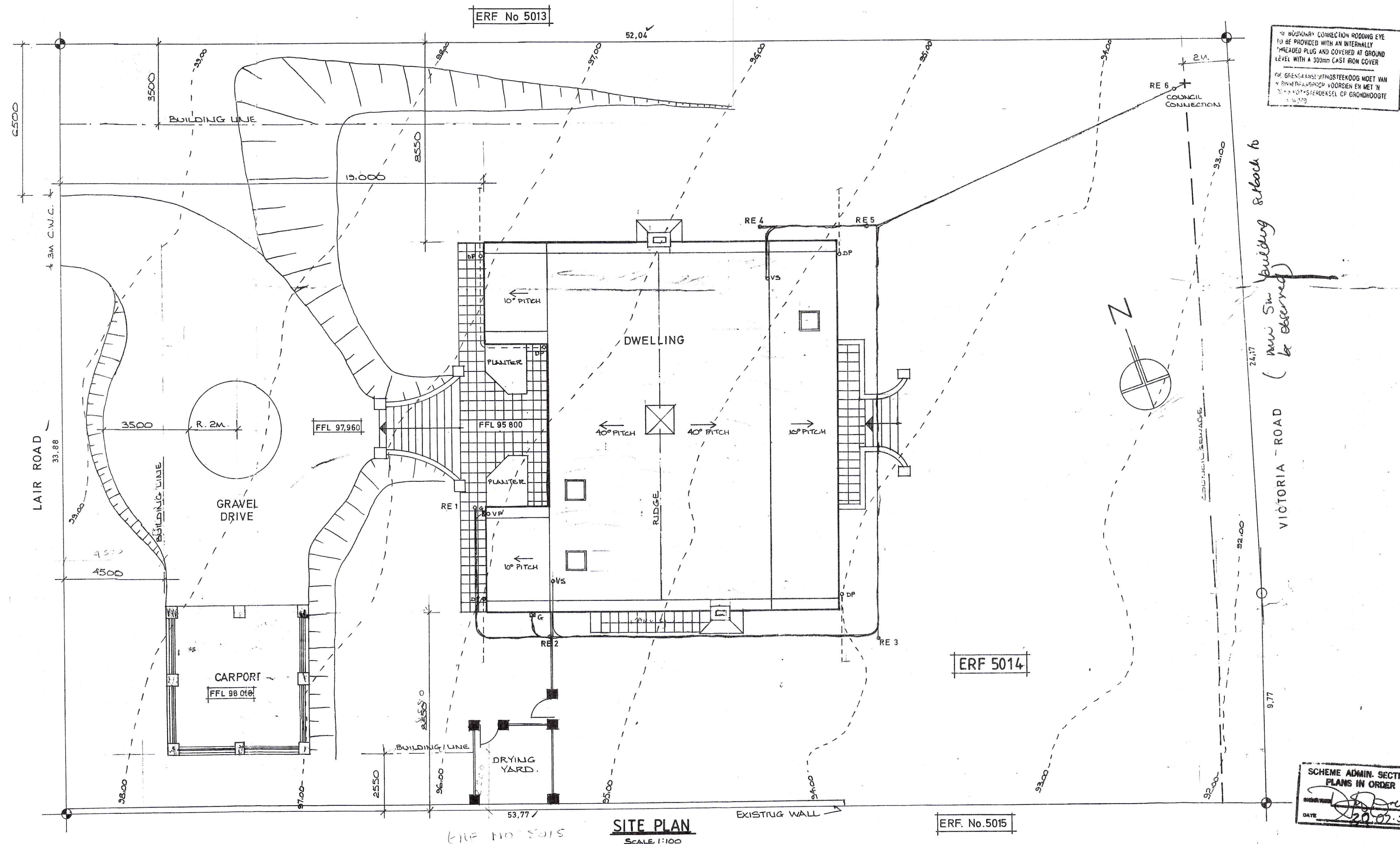




DRAINAGE NOTES

- Health inspector to be contacted at 725729 prior to drain laying and covering up.
- All sanitary fittings to have min. 600mm high splashbacks.
- All bends to have a min. 600mm inside radius.
- A min. 1:60 fall to be observed on all drains.
- All first floor waste fittings to have deep seal traps.
- All drains under building and driveway to be encased in 250mm concrete.



NOTES

- All levels and dimensions to be checked on site prior to commencement of work.
- All work to conform to the national building code.
- All structural timber to be S A B S approved.
- Truss manufacturer's design for the roof to be submitted to Council a min. of 3 days prior to construction.
- Engineers structural design for all concrete slabs and foundations to be submitted to Council a min of 3 days prior to construction.
- Permanent fresh air inlets to be provided in bathrooms and kitchen.
- Structural timber penetrating walls to be wrapped in PVC membrane.
- Fire place to be Jetmaster Universal 450 deep approved for smokeless zones.
- Balustrades to be a min. 1m high with no opening greater than 150mm.
- Head and side walls to be flashed with approved flashing.

SPECIFICATIONS

FLOOR

Ground floor : finish as shown on 25mm screed on 100mm conc. slab on 350mic DPM on well compacted clean, clay free fill.

First floor : Finish as shown on 25mm screed on RC slab to engineers detail.

WALLS

External cavity walls plastered. Internal walls to be plastered and painted. 2.5 galvanised wire ties per sq. meter. Last 3 courses to be cavity filled. 30mm wide galvanised hoop iron ties, 1 per rafter end, to be built in 6 courses down. All openings up to 3m wide to have precast concrete lintels over. Openings over 3m wide to engineers design.

ROOF

Corrugated iron roof sheeting on 75 x 50 mm purlins at max. 1200mm cts. on trusses to manufacturers details. 220 x 32mm timber fascia and barge boards to be used.

CEILINGS

Skimmed underside of slab.
Skimmed Rhinoboard with sisalation insulation over.

RAINWATER GOODS

PVC downpipes and gutters to discharge a min. of 3m from buildings and boundaries.

DOORS AND WINDOWS

Timber doors and windows as per Swartland Cape Culture or equal. To give a min of 10% light and 5% ventilation. All glazed areas greater than 1m square or within 300mm of finished floor level to be safety glazed.

- 5 x SK2 - 1210 door frames
- 2 x SS1 - 800 x 1200
- 4 x SS2 - 900 x 1300
- 6 x SS3 - 1100 x 1550
- 1 x SV2210 - 1045 x 600
- 4 x Sp - 1200 x 600
- 2 x Sp - 1200 x 600

SW COPY

SOUTH PENINSULA MUNICIPALITY
Recommended that this application be APPROVED
Building Control Officer
APPROVED
For Executive Director
Urban & Environmental Services
1999 AUG - 4
232700/2

HOUSE DOUGLAS
ERF 5014
LAIR ROAD
KLEINLEEUOKOPPIE
HOUT BAY

WORKING DRAWING
SCALE AS SHOWN

JUDY DRIFF DESIGNS
P O BOX 26123
HOUT BAY
7872

TEL & FAX 790 3229

DWG NO : 01 DATE : 23 / 06 / 99

owners signature: *[Signature]*

designers signature: *[Signature]*

AREA: Hout Bay (4)
WARD: *[Signature]*
DATE: 22 July 1999
BI: *[Signature]*

Klein Leeukop Homeowners Association
P.O. Box 4835
CAPE TOWN
8000

[Signature] Chairman
20/7/99