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LEVELS AND HEIGHTS SHOWN

ALL FLOOR LEVELS ARE FFLAS INDICATED

UN FINISH CONCRETE LEVELS RELATIVE TO DATUM TO BE ESTABLISHED BY ENGINEER AND CONTRACTOR TO ALLOW ON SITE LEVEL 9.000 REG LAND SURVEYOR TO CONFIRM ALL LEVELS AT STAGES OF CONSTRUCTION

GENERAL NOTES

ALL CONSTRUCTION NOTES TO BE IN ACCORDANCE WITH ATTACHED SPECIFICATIONS

SANS 10400-A:2010 Edition 3

Part A: General principles and requirements
Part B: Structural design
Part C: Dimensions
Part D: Public safety
Part F: Site operations
Part G: Excavations
Part H: Foundations
Part J: Floors
Part K: Walls
Part L: Roofs
Part M: Stairways
Part N: Glazing
Part O: Lighting and ventilation
Part P: Drainage.
Part Q: Non-water-borne means of sanitary disposal.
Part R: Stormwater disposal
Part S: Facilities for persons with disabilities.
Part T: Fire protection
Part V: Space heating
Part W: Fire installation

SABS SYMBOLS LIST

Access opening	AO
Air Brick	AB
Airconditioning unit	A/C
Bath	B
Bidet	BT
Balustrade	Bal
Cast iron	CI
Cleaning eye	CE
Concrete	CONC
Copper	COP
Cover level	CL
Duct	D
Dish washer	DW
extractor over	EO
Fibre cement	FC
full bore outlet	FBO
Galvanised mild steel	GMS
Grease trap	GT
Ground level	GL
Gully	G
Inspection chamber	IC
Inspection eye	IE
Invert level	IL
Manhole	MH
Glass reprogenated fibre	PF
Rainwater pipe	RWP
Reinforced concrete	RC
Rodding eye	RE
Shower	SW
Sink	S
Slop hopper	SH
Soil pipe	SP
Stainless steel	SS
Storm water channel	SC
Storm water pipe	SWP
Two way vent valve	2WVV
Unplasticized polyvinyl chloride	uPVC
Urinal	U
Vent or ventilating pipe	VP
Vitrified clay	VC
Wash-basin	WB
Wash-trough	WT
Waste pipe	WP
washing machine	WM
Toilet pan	WC
Water tap	WT
Tumble dryer	TD
Overflow pipe	OVP
Weep Pipe	WEP

SCHEDULE OF AREAS	
SITE	1909 sq.m
ALLOWED F.A.R 75%	sq.m
ALLOWED COVERAGE 40%	- sq.m
PROPOSED F.A.R	366 sq.m
PROPOSED COVERAGE	280-sq.m
GROUND FLOOR AREA INT	-sq.m
FIRST FLOOR AREA	- sq.m
SECOND FLOOR AREA	- sq.m
GARAGE FLOOR AREA	-sq.m
DRIVEWAY AREA	-sq.m
POOL AREA - 1.6M DEEP	-sq.m

- MIRROR LIGHTS
- ROPE LIGHTS
- VACUUM POINT
- DOUBLE PLUG
- 1500MM FLUORESCENT FITTING
- WP FLOOR SPOT LIGHT
- WALL LIGHT
- WALL FLOOR LIGHT
- DOWNLIGHTER
- WALL SWITCH
- ADSL PHONE POINT
- TV
- VARIABLE A/C UNIT
- EXTRACTOR OVERHEAD
- HEATED TOWEL RAIL
- FAN
- HOT WATER GEYSER

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH **SANS 10400-A:2010** Edition 3, AND LOCAL AUTHORITY BY LAWS
- ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT
- ALL EXISTING STORM WATER DRAINAGE TO BE CHECKED BY ENGINEER AND RE ROUTED WHERE NECESSARY
- ALL EXISTING TREES TO BE PROTECTED AGAINST ALL DAMAGE
- ALL SPECIFIED BRANDS AND NAME MATERIALS AND INSTALLATIONS TO BE STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND DETAILS
- SHOP DRAWINGS TO BE SUBMITTED TO ARCHITECT FOR APPROVAL BEFORE ANY SPECIALIST INSTALLATION COMMENCES
- FOUNDATIONS NOT TO ENCROACH ANY SITE BOUNDARIES
- DO NOT SCALE FROM DRAWINGS USE STATED DIMENSIONS ONLY
- CONTRACTOR TO BE RESPONSIBLE FOR ALL SERVITUDES, EASEMENTS AND PROTECTION OF ALL COMPLETED WORKS

CITY OF CAPE TOWN
PLANNING & ECONOMIC DEVELOPMENT
Building Control Officer - Inspector
This approval does not relieve the owner of any of the provisions of Act 103 of 1977, subject to the conditions in the attached Annexure.
Date
Planning Land Use Management
Approved in Principle
Approved in Detail
Authorised Agent

CONSTRUCTION SPECIFICATIONS

1.GENERAL
1.1 ALL WORKS TO COMPLY WITH THE LOCAL BUILDING DESIGN CODE
1.2 ALL WORKS TO COMPLY WITH THE LOCAL ENVIRONMENTAL MANAGEMENT PLAN

1.SITE CONTROLS
1.1 STORMWATER MANAGEMENT PLAN TO BE ADHERED TO DURING AND POST CONSTRUCTION
1.2 CONTRACTOR TO ENSURE THE BUILDING IS CORRECTLY SET OUT AND ALL BUILDING LINES ARE ADHERED TO AS PER PLAN CONFIRMED BY SURVEYOR
1.3 SIDE RETAINING WALLS TO BE BUILT WITHIN OWNER PROPERTY AND NOT ENCROACH ON NEIGHBOURS EARTHWORKS
1.4 ALL WALLS TO BE PLASTERED AND PAINTED TO ARCHITECTS SAMPLE APPROVAL
1.5 ALL PIPES TO BE CONCEALED WITHIN PRICAL DUCTS AS INDICATED ON PLAN AND ELEVATION AND COVERED AS PER BRITISH STANDARDS
1.6 ROAD ENTRANCE MUST NOT BE TO ENGINEERS SPECIFICATION
1.7 ALL RETAINING WALLS TO BE AS PER ENGINEERS DETAILS - CONSTRUCTION PROCESS TO BE MANGED AND SUPERVISED AT ALL STAGES BY ENGINEER IN ACCORDANCE TO STRICT EXCAVATION PROCEDURES

WALL COLORS TO BE DULUX -
THIMBLE CASE - SMOOTH PLASTER
Sophisticated Sage - TEXTURED PLASTER

WINDOW SPECIFICATION
- DARK CHARCOAL ANODISED ALUMINIUM WINDOW FRAMES AS PER THE WINDOW SCHEDULE WITH ALL IRONMONGERY BEING OF HIGH QUALITY WHITE ALUMINIUM FINISH SUPPLIED BY SPECIALIST TO ARCHITECTS APPROVAL

DOOR SPECIFICATION
- DOORS AND SLIDING DOORS AS PER DOOR SCHEDULE SPECIFICATION

CEILINGS
MERANTIT BS BOARDING EXTERNAL CEILING TO DETAIL TO ARCHITECTS APPROVAL
10MM MIN FIBRE CEMENT BOARDING PLASTERED AND SKIMMED SMOOTH FOR PAINTING

BALUSTRADES
- 1050MM HIGH BALUSTRADES AS PER DETAILED DRAWINGS AND TO BE GLASS OR GI CHARCOAL TO MATCH WINDOWS IN COLOUR

LANDSCAPING
- LANDSCAPING TO BE CARRIED OUT AS PER THE LANDSCAPE DESIGNERS DETAILS

LIGHT FITTINGS
- ALL EXTERNAL LIGHT FITTINGS TO BE WHITE AND LIGHT BULBS TO BE 'SOFT WHITE' TONES

SATELLITE DISHES AND TV AERIALS
- TV ANTENNAE TO BE INSTALLED IN THE ROOF SPACE AND SATELLITE DISHES MAY ONLY BE POSITIONED WHERE THEY ARE SCREENED FROM PUBLIC VIEW - AS SHOWN

COURTYARDS, BINS AND WASHING AREAS
- BINS AND WASHING AREA TO BE AS PER PLANS LAYOUT BEHIND THE SCREEN WALL POSITIONED WHERE THEY ARE SCREENED FROM PUBLIC VIEW

SIGNAGE, POSTBOXES AND METER BOXES
- ALL THE ABOVE TO BE INSTALLED AS PER THE DETAILED DRAWINGS

DUCTING
- DRIVEWAY PAVING
PAVING VERGE FOR DRIVEWAY MUST INCORPORATE 2X100mm HEAVY DUTY PVC DUCTS AT 600mm BELOW THE GROUND LEVEL AND MIN 1500mm FROM THE ROAD EDGE. THESE DUCTS SHOULD PROTRUDE A MINIMUM OF 500MM ON EITHER SIDE OF THE PAVING. THE PIPES MUST HAVE STOP ENDS ON BOTH SIDES.

ALL INTERNAL VERTICAL DUCTING TO HAVE THREE SIDES BRICKED AND ONE SIDE WITH FIBRE CEMENT REMOVABLE PANEL FINISHED TO MATCH WALL FINISH

ALL PLASTER WORK TO BE SKIMMED SMOOTH TO ARCHITECTS APPROVAL AND SAMPLE.
GRIPS TO BE BUILT AS TO BUILDING STANDARDS
ALL EXTERNAL FLOOR SLABS TO FALL TO FSO.

STAIR NOTES
170mm RISERS
300mm THREADS

1. GLAZING TO COMPLY TO PART N OF THE NBR
2. ROOF WATERPROOFING BY SPECIALIST - DURIBIGUM.
3.FLOOR TO HAVE WATERPROOF UNDERLAY
4.ROOF TO HAVE WATER RESISTANT AND THERMAL UNDERLAY TO SPECIALIST SPECIFICATION
5. RODFING AND FLOORING TO HAVE THERMAL INSULATION TO MANUFACTORS SPECIFICATION
6. AIR CONDITIONER OVERFLOW TO DRAIN INTO RIM FLOW POOL ON UPPER UNITS LOWER FLOOR GO TO GARDEN
NOTE
horizontal 110mm PVC sleeves (cable/wiring/piping apertures) to be strategically placed at + 3 meter intervals between all rooms at levels above existing ceiling height to all levels and to interleading / adjacent rooms – this includes brick walls AND main horizontal slabs.

AUTHORITY STAMP

SIGNATURES
- ARCHITECT
STEFANO VATTERONI
- CLIENT
- ENGINEER

Deviation PLANS.

FOR CONSTRUCTION

REV	DATE	DESCRIPTION
B	3 MARCH 2014	GUEST BATHROOM - VENTS- RWP

REVISIONS

Stefano Vatteroni Architects
B.Arch (UCT) Pr. Arch MI Arch. CIA KZ-NIA
SUITE 414 ROYAL PALMS
OLD PAARL ROAD, AMBLANEKA phone +27 - (021) 5865942
Oakdale
KZN 4120
stefanovatteroni@gmail.com
reg. 2010/053294/23 SACAP No : 7189

Job Title

MR QUINN RESIDENCE
ERF 4382

5 CORAL CRESCENT NOORDHOOK
CAPE TOWN

Drawing Name
SECTIONS AND ELEVATIONS

Drawing Status
FINAL CONSTRUCTION DRAWING AND COUNCIL APPROVAL DEVIATION PLAN

Drawn on Apple Mac computer using Archicad 17 by
STEFANO VATTERONI FEB 2014
Checked by Date
STEFANO VATTERONI

Drawing Scale
1:100

building classification H4

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