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LEVELS AND HEIGHTS SHOWN

ALL FLOOR LEVELS ARE FFL AS INDICATED:

UN-FINISH CONCRETE LEVELS RELATIVE TO DATUM TO BE ESTABLISHED BY ENGINEER AND CONTRACTOR TO ALLOW ON SITE. LEVEL 0.000 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
Pitch-impregnated 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

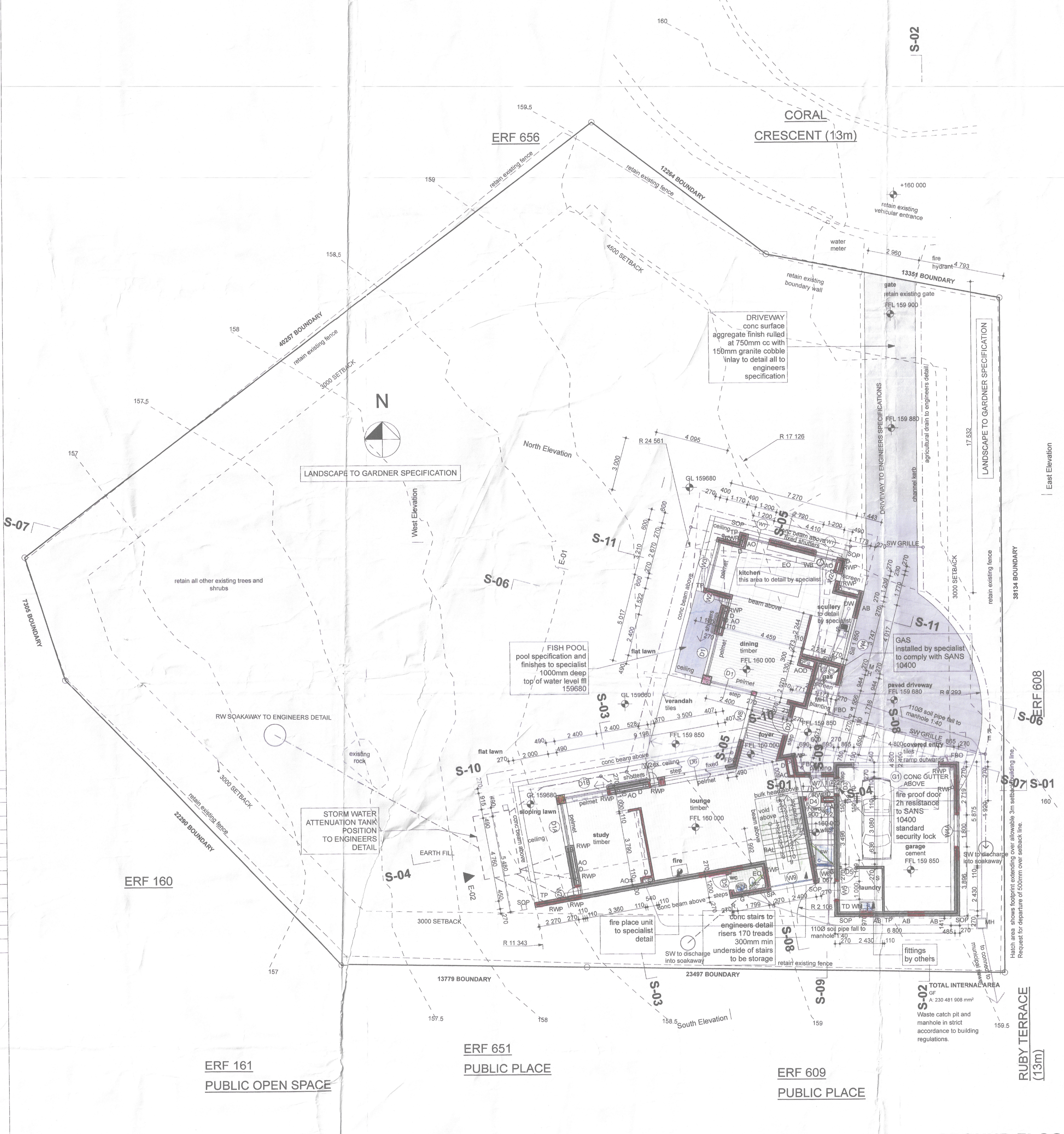
SCHEDULE OF AREAS	
SITE	1909 sq.m
ALLOWED F.A.R 75%	sq.m
ALLOWED COVERAGE 40%	- sq.m
PROPOSED F.A.R	**366 sq.m**
PROPOSED COVERAGE	**280-sq.m**
GROUND FLOOR AREA INT	**-sq.m**
FIRST FLOOR AREA	**- sq.m**
SECOND FLOOR AREA	**- sq.m**
GARAGE FLOOR AREA	**-sq.m**
DRIVEWAY AREA	**-sq.m**
POOL AREA - 1.6M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

▭	MIRROR LIGHTS
– – –	ROPE LIGHTS
◉	VACUUM POINT
Y	DOUBLE PLUG
├─┤	1500MM FLUORESCENT FITTING
⊗	WP FLOOR SPOT LIGHT
├⊗	WALL LIGHT
☒	WALL FLOOR LIGHT
◎	DOWNLIGHTER
♂	WALL SWITCH
▲	ADSL PHONE POINT
⧗	TV
A	VARIABLE A/C UNIT
EO	EXTRACTOR OVERHEAD
▭	HEATED TOWEL RAIL
◎◎	FAN
G	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 ANY WORK COMMENCES
- ALL EXISTING STORM WATER DRAINAGE TO BE CHECKED BY ENGINEER AND RE-ROUTED WHERE NECESSARY
- ALL EXISTING TREES TO BE PROTECTED AGAINST ANY DAMAGE
- ALL SPECIFIED BRAND NAME MATERIALS AND INSTALLATIONS TO BE IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND DETAILS
- SHOP DRAWINGS TO BE SUBMITTED TO ARCHITECTS 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 QUALITY CONTROL ASPECTS AND PROTECTION OF ALL COMPLETED WORKS.

CITY OF CAPE TOWN
PLANNING & BUILDING DEVELOPMENT MANAGEMENT
Recommended for Approval
Building Control Officer / Delegetee
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.
Planning & Building Development Management
Approval Number:
Application Number:

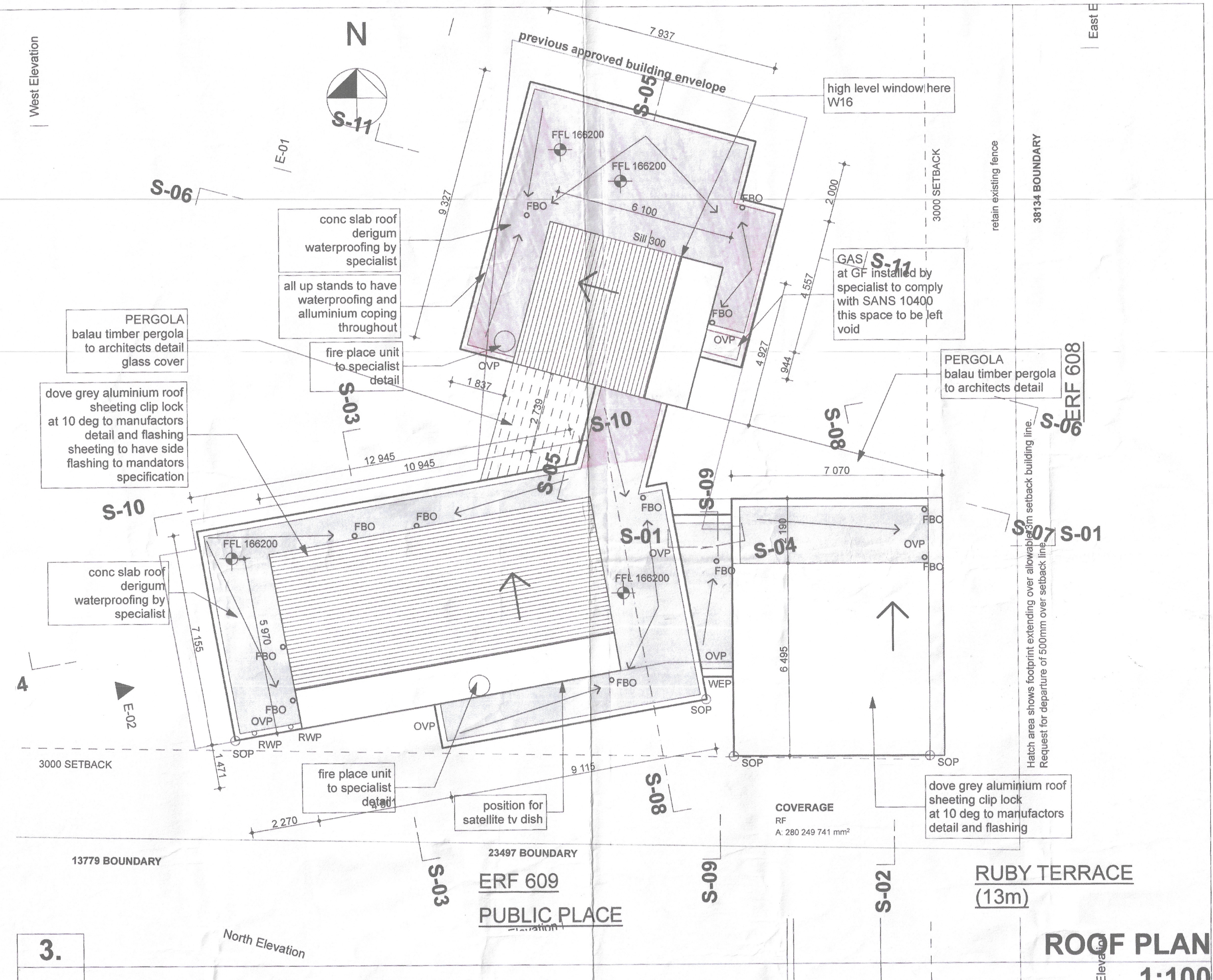


ERF 656
CORAL CRESCENT (13m)
12264 BOUNDARY
retain existing fence
4500 SETBACK
40257 BOUNDARY
3000 SETBACK
7305 BOUNDARY
22290 BOUNDARY
13779 BOUNDARY
23497 BOUNDARY
13351 BOUNDARY
38134 BOUNDARY
S-07
N
LANDSCAPE TO GARDNER SPECIFICATION
North Elevation
West Elevation
East Elevation
South Elevation
retain all other existing trees and shrubs
RW SOAKAWAY TO ENGINEERS DETAIL
STORM WATER ATTENUATION TANK POSITION TO ENGINEERS DETAIL
existing rock
EARTH FILL
DRIVEWAY conc surface aggregate finish rulled at 750mm cc with 150mm granite cobble inlay to detail all to engineers specification
DRIVEWAY TO ENGINEERS SPECIFICATIONS
LANDSCAPE TO GARDENER SPECIFICATION
retain existing vehicular entrance
water meter
retain existing boundary wall
fire hydrant
gate retain existing gate
FFL 159 900
FFL 159 880
agricultural drain to engineers detail
channel kerb
SW GRILLE
GAS installed by specialist to comply with SANS 10400
paved driveway FFL 159 680
FISH POOL pool specification and finishes to specialist 1000mm deep top of water level ffl 159680
kitchen this area to detail by specialist
scullery to detail by specialist
dining timber FFL 160 000
verandah tiles
flat lawn
sloping lawn
study timber
lounge timber FFL 160 000
fire
foyer
covered entry tiles
garage cement FFL 159 850
fire proof door 2h resistance to SANS 10400 standard security lock
CONC GUTTER ABOVE
laundry
conc stairs to engineers detail risers 170 treads 300mm min underside of stairs to be storage
fire place unit to specialist detail
SW to discharge into soakaway
110Ø soil pipe fall to manhole 1:40
fittings by others
TOTAL INTERNAL AREA GF A: 230 481 908 mm²
Waste catch pit and manhole in strict accordance to building regulations.
to connect to municipal sewer
Hatch area shows footprint extending over allowable 3m setback building line. Request for departure of 500mm over setback line.
ERF 160
ERF 161 PUBLIC OPEN SPACE
ERF 651 PUBLIC PLACE
ERF 609 PUBLIC PLACE
ERF 608
RUBY TERRACE (13m)
S-01 S-02 S-03 S-04 S-05 S-06 S-08 S-09 S-10 S-11
E-01 E-02

GROUND FLOOR 1:100

1.

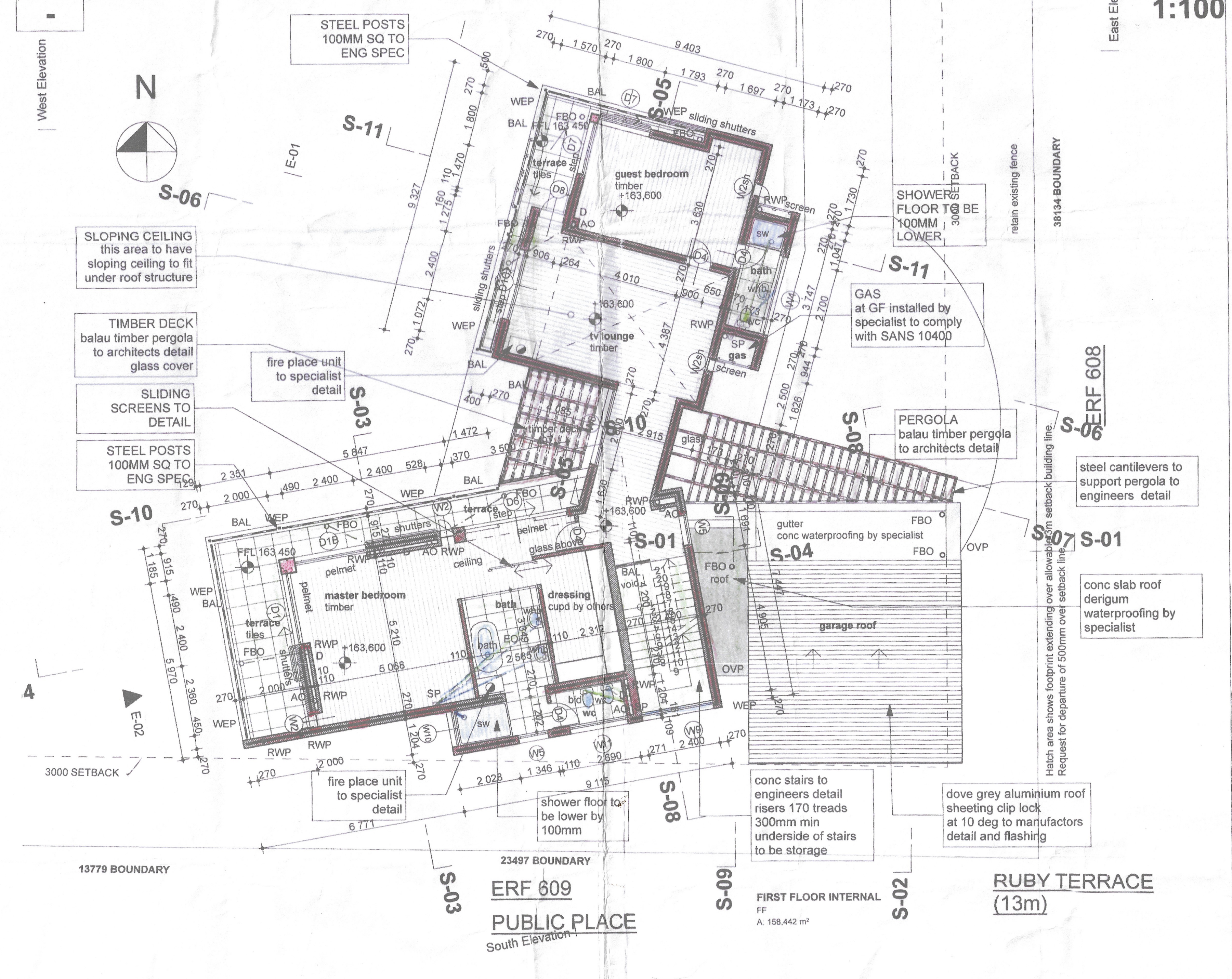
0.



N
previous approved building envelope
high level window here W16
GAS/ at GF installed by specialist to comply with SANS 10400 this space to be left void
conc slab roof derigum waterproofing by specialist
all up stands to have waterproofing and aluminium coping throughout
PERGOLA balau timber pergola to architects detail glass cover
dove grey aluminium roof sheeting clip lock at 10 deg to manufactors detail and flashing to have side flashing to mandators specification
fire place unit to specialist detail
PERGOLA balau timber pergola to architects detail
position for satellite tv dish
dove grey aluminium roof sheeting clip lock at 10 deg to manufactors detail and flashing
COVERAGE RF A: 280 249 741 mm²
FFL 166200
3000 SETBACK
13779 BOUNDARY
23497 BOUNDARY
38134 BOUNDARY
ERF 609 PUBLIC PLACE
ERF 608
RUBY TERRACE (13m)

ROOF PLAN 1:100

3.



N
STEEL POSTS 100MM SQ TO ENG SPEC
SLOPING CEILING this area to have sloping ceiling to fit under roof structure
TIMBER DECK balau timber pergola to architects detail glass cover
SLIDING SCREENS TO DETAIL
fire place unit to specialist detail
guest bedroom timber +163,600
tv lounge timber
master bedroom timber
dressing cupd by others
bath
terrace tiles
SHOWER FLOOR TO BE 100MM LOWER
GAS at GF installed by specialist to comply with SANS 10400
PERGOLA balau timber pergola to architects detail
steel cantilevers to support pergola to engineers detail
gutter conc waterproofing by specialist
garage roof
conc slab roof derigum waterproofing by specialist
conc stairs to engineers detail risers 170 treads 300mm min underside of stairs to be storage
dove grey aluminium roof sheeting clip lock at 10 deg to manufactors detail and flashing
shower floor to be lower by 100mm
FIRST FLOOR INTERNAL FF A: 158,442 m²
Hatch area shows footprint extending over allowable 3m setback building line. Request for departure of 500mm over setback line.
3000 SETBACK
13779 BOUNDARY
23497 BOUNDARY
ERF 609 PUBLIC PLACE
ERF 608
RUBY TERRACE (13m)

FIRST STOREY 1:100

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 WITH APPROVAL TO NEIGHBOURS EARTHWORKS.
1.4 ALL WALLS TO BE PLASTERED AND PAINTED TO ARCHITECTS SAMPLE APPROVAL.
1.5 ALL PIPES TO BE CONCEALED IN VERTICAL DUCTS AS INDICATED ON PLAN AND ELEVATION AND COVERED AS PER SPECIFICATION
1.6 ROAD ENTRANCE PAVING TO 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 ALUMINUM FINISH SUPPLIED BY SPECIALIST TO ARCHITECTS APPROVAL.

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

CEILINGS
MERANTI T &G BOARDING EXTERNAL CEILING TO DETAIL TO ARCHITECTS APPROVAL
10MM MIN FIBRE CEMENT BOARDING PLASTERED AND SKIMMED SMOOTH FOR PAINTING

BALUSTRADES
- 1000MM 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.
DRIPS TO BE BUILT AS TO BUILDING STANDARDS.
ALL EXTERNAL FLOOR SLABS TO FALL TO FBO.

STAIR NOTES
170mm RISERS
300mm THREADS

1. GLAZING TO COMPLY TO PART N OF THE NBR
2. ROOF WATERPROOFING BY SPECIALIST - DURBIGUM.
3. FLOOR TO HAVE WATERPROOF UNDERLAY.
4. ROOF TO HAVE WATER RESISTANT AND THERMAL UNDERLAY TO SPECIALIST SPECIFICATION
5. ROOFING 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 GARDENS

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 heights at all levels with interleading / adjacent rooms – this includes brick walls AND main horizontal slabs.

NO OBJECTION
14 APR 2014
FOR S.L.I

AUTHORITY STAMPS

SIGNATURES

~ ARCHITECT
STEFANO VATTERONI
~ CLIENT
~ ENGINEER

DEVIATION PLANS.
FOR CONSTRUCTION

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

REVISIONS

STEFANO
ARCHITECT

Stefano Vatteroni Architects
B.Arch (UCT) Pr. Arch MI Arch. CIA KZ-NIA

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Job Title
MR QUINN RESIDENCE
ERF **4382**

5 CORAL CRESCENT NOORDHOOK
CAPE TOWN

Drawing Name
GF PLAN - FF PLAN- ROOF PLAN

Drawing Status
FINAL CONSTRUCTION DRAWING AND COUNCIL APPROVAL DEVIATION PLANS.

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**

Layout ID	Status	Revision
2014 - 001 - CONST - 001B DEV		