CITY OF CAPE TOWN
DEVELOPMENT MANAGEMENT
CoCT approval stamp

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.

.... 21 Dec 2023
Planning & Building Development Management .... Date

Approval Number: 00000000

Application Number: 001700104125

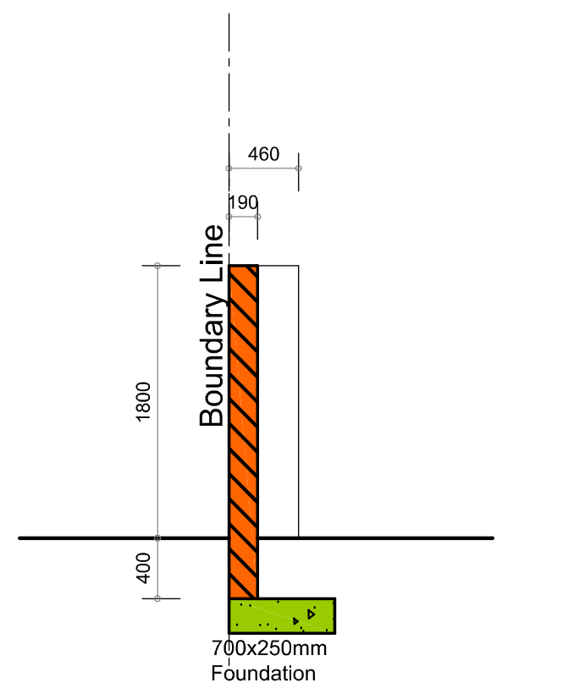
Erf Area = 1004

- 🟨 Apartments / Units (Habitable Space included in 'Floor space' / Bulk) = 972sq.m
- 🟧 Stairswells (Counted once) = 25sq.m
- ▨ Walkways/Passages = 210sq.m
- 🟦 Balconies (Less than 2,5m deep not included) = 190 sq.m
- 🟪 Refuse room, Storerooms, Lift and Loo (not included) = 23 sq.m
- 🟧 Garages = 93 sq.m
- ⬜ Covered Paved Vehicular Access and parking (Open one two sides to elements not inclu

Total Areas = 1901 sq.m

Total Area of 'Floor space' / Bulk = 997sq.m (Factor = 0.99303) Max allowed is 1.0

Coverage = 529sq.m (52,689%) - Max allowed 60%



Typical Boundary wall Section
SCALE 1:50

BEAM FILLING:
Walls between the Units to be beam filled to the underside of the roof sheeting as per Fire Plan

WTI - Water Inspectorate:
No Plastic pipes or fittings to be used above ground in Domestic and Fire water reticulation installations

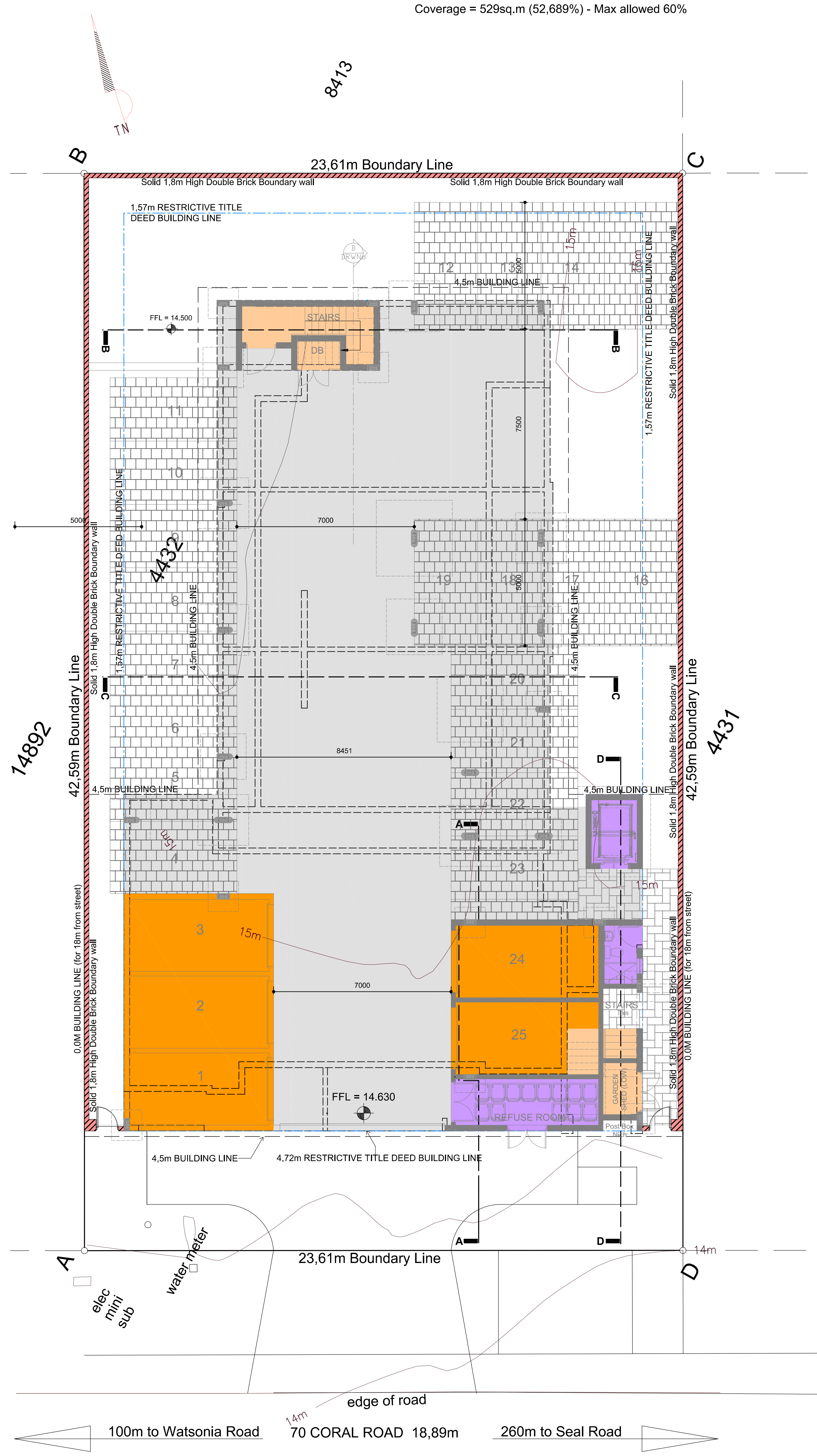
NO FOUNDATIONS OR ANY PART OF BUILDING MAY PROJECT BEYOND THE PROPERTY BOUNDARY

PART 0 - MINIMUM VENTILATION OF 5% AND MINIMUM LIGHT OF 10% TO ALL HABITABLE ROOMS

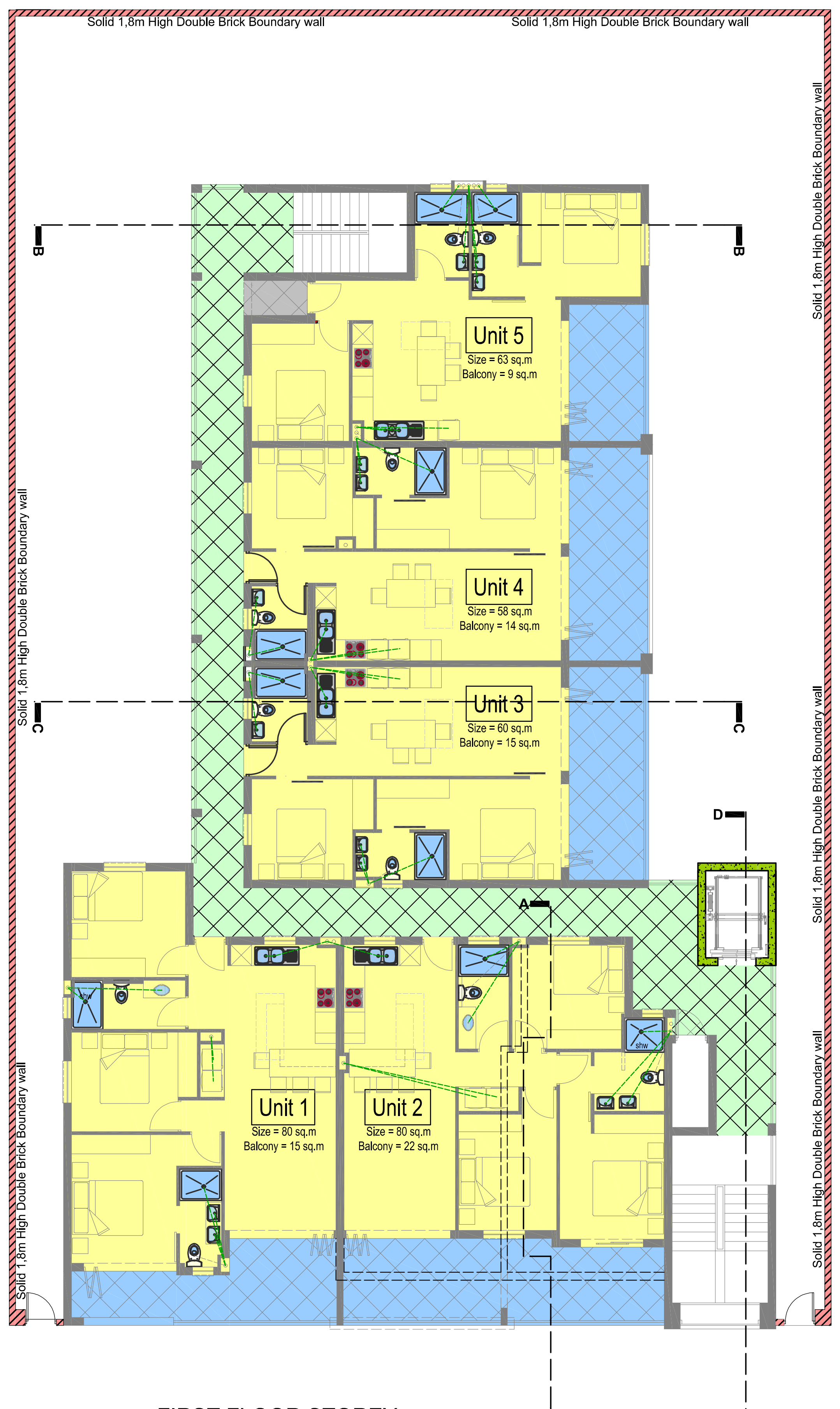
Solar geyser notes.

- 200l SABS approved geyser installed as per manufacturers specs
- Only Solar panels must be on the roof cover with the actual hot water cylinder inside the roof void insulated with a R-value of 2
- Solar geyser hot water cylinder to be coupled in series with conventional 150l geyser with a R-value of 2
- All hot water cylinders to be installed as per SANS 10400 complete with all valves, drip drays and outlets
- Roof structure must be reinforced to carry extra weight of geyser, solar panels and hot water cylinders
- Any penetration through roofing material must be waterproofed as per specialist

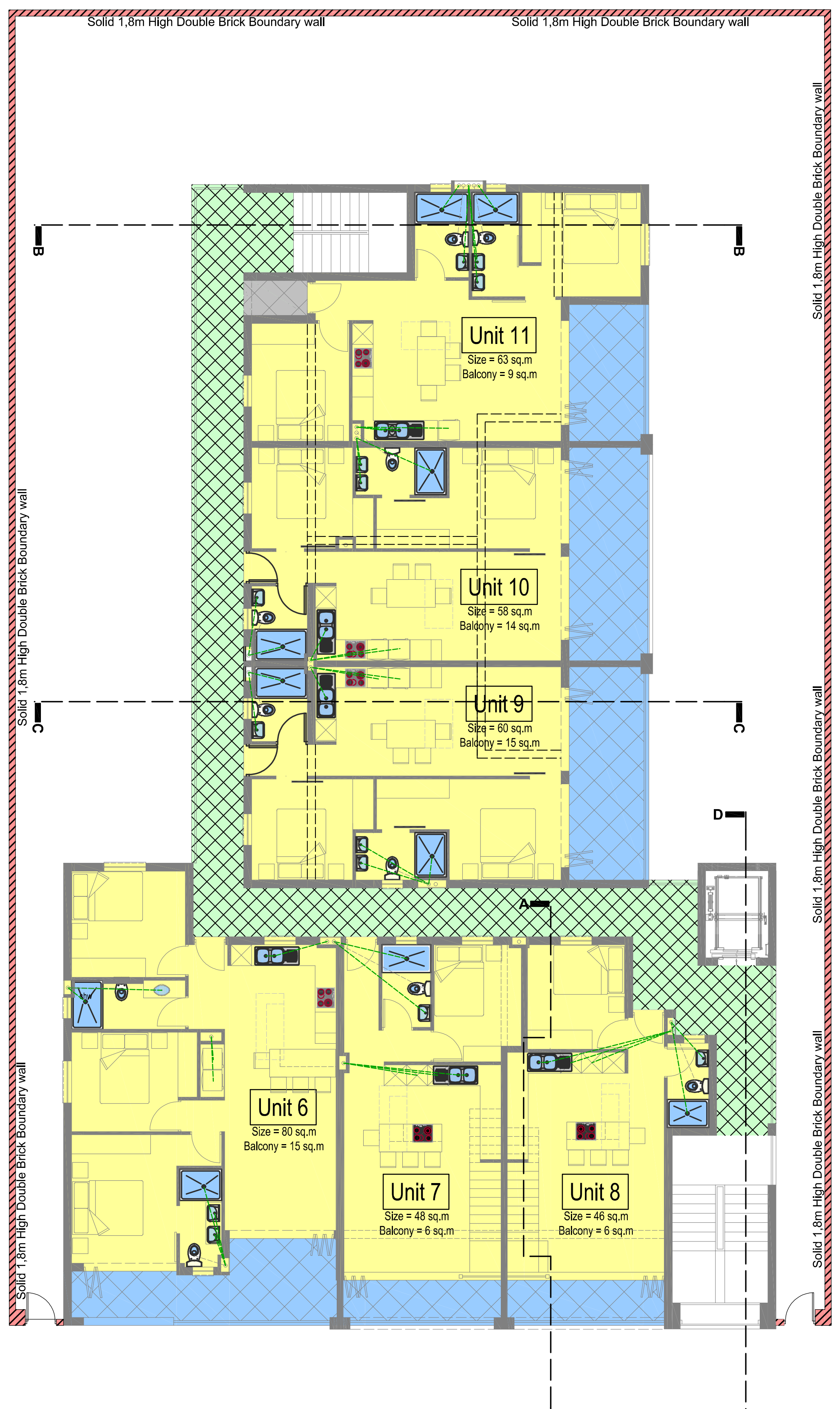
REFUSE ROOM NOTES:
- Floor to be smooth troweled
- Room to be ventilated
- Floor to be sloped to 110mm outlets
- Tap to be provided to clean out room
- All doors vents and openings to be rodent proof



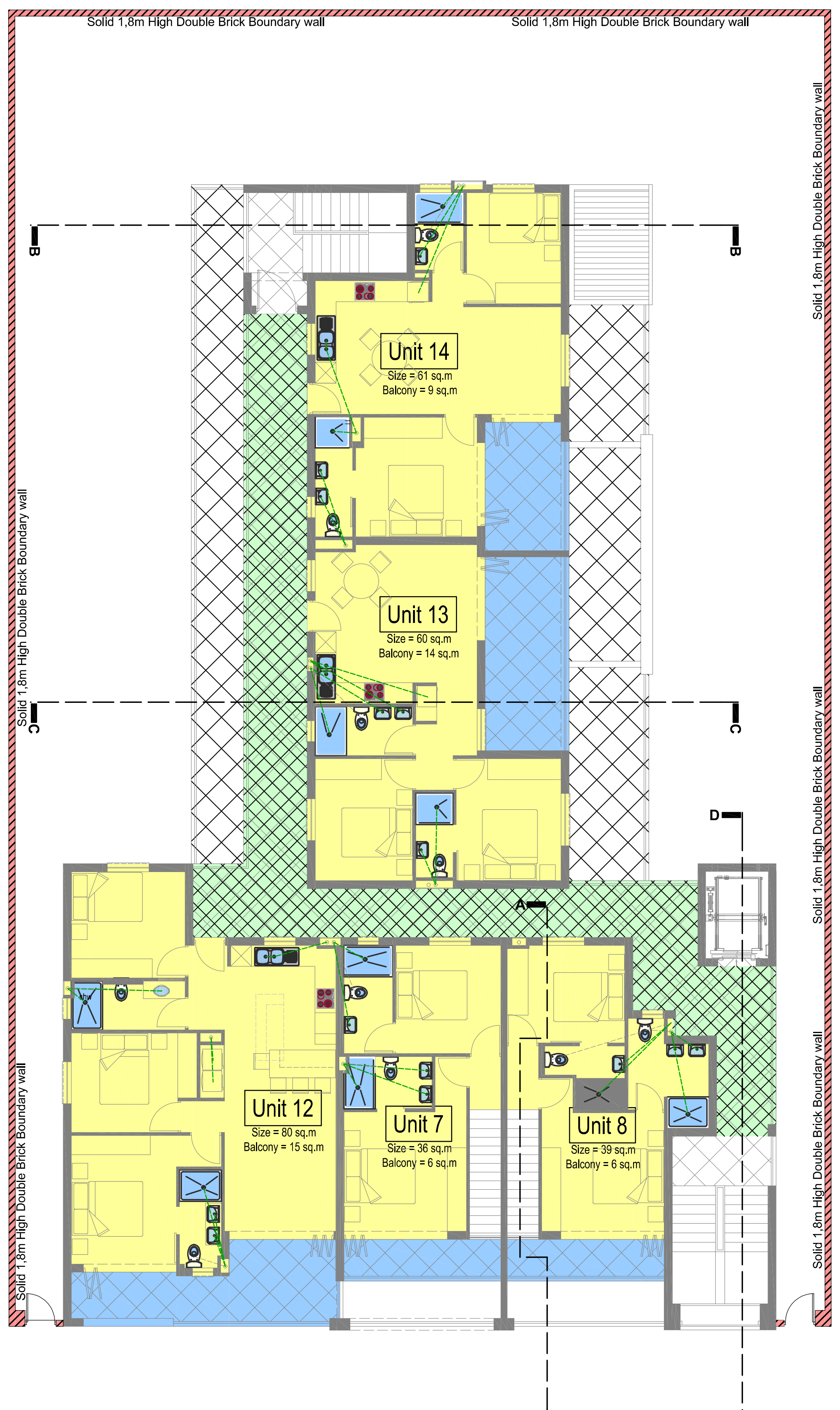
GROUND FLOOR STOREY scale 1:100



FIRST FLOOR STOREY scale 1:100



SECOND FLOOR STOREY scale 1:100



THIRD FLOOR STOREY scale 1:100

DRAWING NO.
2022-019
M001

REVISION -12.6

M

DESIGNED BY

PLAN DESCRIPTION
DMS Requirements
& Area Schedules

PROJECT NO.
2022-019

PROJECT
Proposed New Flats

ISSUED FOR
Municipal Approval

DATE ISSUED
2023.09.29

PROJECT DETAILS.
ErF 4432
70 Coral Road,
Blaauwberg,
Milnerton, Cape Town

CLIENT
- Southern Storm
Properties 132 (PTY)LTD

Legal note:
- Please note that the legal liability of this plan expires after 2 years from date on plan
- All products specified have to be installed as specified. Any other method of installation or deviation from the specs will release NBRP of any legal liability.
- All products carry a manufacturers guarantee, and can't be guaranteed by NBRP
- Any deviation from the plans has to be reported to NBRP before such deviation is applied, and a new altered plan has to be acquired before any deviation may be made. Making any changes contradicting this plan is an offence.
- All building work has to comply with SANS10400 and NHBRC regulations.

NBRP SIGNATURE

SACAP REG NO.
ST 0674

OWNER SIGNATURE

NBRP ARCHITECTURE
ASSOCIATES

R. Peterse & N. Bredenkamp
E-mail : nabeal.b@hotmail.com
Cell 078 460 7070

6 Holland Street
Townsend Estate
7460

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Additional SANS requirements

SANS 10400 Part D

Public Safety

- Any Change in level greater than 500mm and less then 800mm shell be protected with a railing at a height of 1m
- Any level change greater than 800mm from NGL shall have a balustrade, wall or barrier with openings less than 101mm and a min height of 1m
- Any site with a swimming pool or swimming bath shall be provided with a wall or fence by the owner to restrict access from any street or public place or any adjoining site, other than through a gate that is self closing and self latching with provision for locking. Such wall or fence must be min 1,2m high and have openings smaller than 101mm
- The construction of any such steel gate or fence must comply with the requirements of SANS 1390
- It is the responsibility of the OWNER of the site to control access to any swimming pool or swimming bath. Failing to comply with the requirements of sub-regulation shall deem the owner guilty of an offence

SANS 10400 Part G

Excavations

- No foundation may be deeper than 3m without the design of a competent person
- The slope of cutting in permanent excavations shall not be steeper than 1:2, except in rock where it may be vertical
- Any excavation shall be sloped so that water does not pond within 3m of toe of cutting
- Surface water must be diverted to prevent erosion from running down the cut.
- Where any axcavation may cause movement, damage or any conditions on the adjacent sites to change the neccecary pracautions must be taken to prevent such.

SANS 10400 Part J

Concrete Floors (Surface Bed)

- Must have a min thickness of 75mm with a min MPa of 15
- Must be reinforced with min 5mm thick steel mesh with min 50mm coverage
- Must have a min compacted sand blinding of 50mm thickness on top of hardcore fill to create a smooth finish for damp proof membrane
- Should not have a level difference of more than 4mm
- Must have a damp proof membrane underneath of min 250micron thick
- Damp proof membrane must overlap at joints by min 200mm
- Penetrations through damp proof membrane or pipes through damp proof membrane shall be taped with a pressure sensitive adhesive tape approved by manufacturer for such use

Hardcore fill

Underneath all concrete floor there must be a layer of min 150mm thick hardcore fill with the following requirements

- Must contain little or no organic material (plant or animal matter)
- Exclude stones with average diameter larger than 75mm
- Must not contain more than 105 of hard material with a size of more than 50mm diameter
- Must not contain any large clay lumps or large amounts of clay

Filling

- Filling shall be moistened before compaction so that a handful squeezed in the hand is firm, but does not show signs of moisture.
- Filling shall be placed in uncompacted layers not exceeding 100mm in respect to hand compactions and 150mm in respect of mechanical means
- Each layer must be well compacted before additional fill material is added

SANS 10400 Part K

Walls

- There must be a min brickwork of 400mm above all openings
- Mortar must be min class II (5MPa) and comply with requirements of SANS 2001-CM1
- Foundation walls must not be thinner than the walls they support
- Height of foundation walls must not exceed 1.5m
- Cavities must not be less than 50mm and more than 100mm
- Galvanised wall ties to have a galvanizing of 750g/sq.m
- Within 3km from coast line all galvanizing must be grade 2
- Vertical joints Shall be provided where there is a story height change in the height of the external walling and where setbacks produce a return on plan of less then 800mm (Such joint must be present in the plaster finish as well) (see control joint diagram)
- The maximum length of a free end wall or a wall without a return without a vertical control joint can be 18m (Such joint must be present in the plaster finish as well)
- With hollow core units immediately adjacent to the openings shall be reinforced with a single Y10 bar that extends from floor to the top of lintel and must be filled with 25 mPa infill concrete
- All joints must be sealed with a SABS and SANS approved sealant that is UV resistant, waterproof and flexible. Such joints must be between 10mm and 12mm done as set out in SANS part K
- All external cavity walls must have a stepped waterproof barrier between the outside and inside skin with fall to outside with vertical openings not less than 600mm apart.

If any of the above requirements can not be met it must be designed by an engineer

Pre-cast pre-stressed lintels

- All pre-cast pre-stressed lintels must comply with SANS 1504
- Galvinised brick-force must be built in above the lintel for a min of 4 courses
- Openings greater than 1.5m must have a secondary rod reinforcing bar in each skin of min 5.6mm thickness between the top wall-plate skin and the one below stretching the full length of the pre-cast lintel
- Where 2 openings next to each other have a brick column of less than 750mm a secondary rod reinforcing bar must be built into each skin between the top wall-plate skin and the one below stretching past the brick column to the center of each opening.
- Lintels must have a bearing dimension of min 150mm on each side when only carrying masonry and 350mm when carrying roof trusses above
- Garage door openings less than 5m must have a secondary rod reinforcing bar in the cavity of Y12 thickness between the top wall-plate skin and the one below. Must have brickforce in every skin above opening. Must have a min of 700mm brickwork above lintel. Cavity above opening must be filled with min 25mPa concrete with a primary Y12 reinforcing rod in cavity 100mm above lintel and must be supported for a min of 7 days

If any of the above requirements can not be met it must be designed by an engineer

Roofs

- All roofs must be fixed with 1.6mm thick x 30mm wide galvanized steel straps

Solid unit/brick constructions

Brickforce must be provided at the following places

- Every 4th course or no less than 425mm apart
- In the bottom 2 courses immediately above floor slab
- In every course above all lintels to extend 600mm beyond openings and for min 5 courses above openings

SANS 10400 Part L

Roofs

- Corrugated or ibr profile sheeting of any material must be laid at a min angle of 11 degrees with min 250mm end laps
- Any flat roof with no hips or valleys under 11 degrees pitch must be long span sheets laid in accordance with manufacturers specs with overlapping and laps as per manufacturers specs
- Any concrete tiles must be laid at no less than 17 degrees pitch with an approved underlay installed as per manufacturers specs and may not be laid at less than 26 degree pitch without an underlay.
- A 12mm x 12mm drip must be provided 50mm from the edge of all concrete roof overhangs
- A 75mm (45 degree) corner fillet must be cast into all concrete roofs with upstand beams and upstand beam must be min 170mm above top of concrete roof
- All fixings of truss elements, purlins, battens and all bracings to be in accordance with SANS 10400 part L
- All ceiling brandering (battens) to be installed as per SANS 2001-CT2
- No part of roof assembly made of combustible material shall pass through a fire separating element (Garages and unit dividing walls included)

If any of the above requirements can not be met it must be designed by an engineer or a specialist

NOTE:
* All courses adjacent to any opening must have a Y8 steel bar running the full height of the wall from floor to wallplate and filled with concrete

Sloping Sites

Sites with steeper slope than 1:4 where landslip is not a consideration, the site shall be cut or backfilled and compacted to not less than 93% MOD ASSHTO density at -1% to +2% of optimum moisture content and benched into the in-situ material under the supervision of a competent person

If any of the above requirements can not be met it must be designed by an engineer

Service Trenches

Shall where possible be more than 1.5m from building

SANS 10400 Part M

Stairs

- The headroom at any point above a stair must be 2.1m high. (any discrepancies must be reported to the architects before commencement of the staircase)
- The min width of any staircase must not be less than 750mm
  Min landing widths must be 900mm by the width of the staircase
- No flight of stairs to have a vertical rise greater than 3m between landings
- No vertical rise for a fire escape shall be greater than 1530mm between landings
- The rise of any step must not be greater than 200mm
- The tread of any step must not be less than 250mm
- The variation in the height of risers must not be more than 6mm
- Any flight of steps containing more than 3 risers shall have protection on both sides provided my a secure wall, balustrade or railing that complies with SANS 10400
- Any flight of steps containing more than 5 risers shall have at least one handrail on one side for the full rise of the flight if the width of the stairs is 1.1m or narrower and have handrails on both sides if the width of the stairs exceeds 1.1m that complies with SANS 10400.
- Any such wall, railing or balustrade must be between 850mm to 1m high measured from the pitch of the stairs

SANS 10400 Part N

Glazing

- All glazing must be installed into frame as per SANS 2001-CG1
- All glazing must comply with parts 1 to 5 of SANS 50572
- Frames to receive glazing shall comply with the requirements of SANS 727 or SANS 1553-2
- All glazing thickness must be determined and specified by a competent glazing specialist and must comply with SANS 10137
- Bathrooms to have frosted glazing
- All glazing used for balustrades to be safety glazing (thickness as per specialist)
- All glazing in excess of 1sq.m and closer than 500mm to floor finish to be safety glazing (thickness as per specialist)
- All glazing used in doors and side lights to be safety glazing (thickness as per specialist)
- Where transparent glazing is used and is not likely to be apparent to, or suspected by any person approaching it, such glazing shall bear markings that shall render it apparent to such person
- All safety glazing materials shall be permanently marked by the installer in such a manner that the markings are visible in individual panes after installation
- All glazing used in shop front closer than 2.1m from finished floor level to be safety glazing (thickness as per specialist)
- Any glazing within 1.8m of pitch line of stairs to be safety glazing (thickness as per specialist)
- All glazing used in internal partitions closer than 2.1m from finished floor level to be safety glazing (thickness as per specialist)

SANS 10400 Part O

Lighting & Ventilation

- Any habitable room or room containing a toilet, wash basin, shower or bath must have a window with a area including frame of min 10% of the floor area of such room with min 5% of the floor area to be able to open
- Any habitable room, toilet, work room, sauna or refuse room that is not naturally ventilated to have an artificially ventilated system as per specialist. Such ventilation system must remain on for a period after use to ensure that no moisture build up.
- Any room that has no means of natural ventilation and needs to be mechanically ventilated containing a toilet, bath, shower, wash basin or urinal shall be mechanically with fresh air from outside of building at a rate of min 25 liters per second or min 10 air changes per hour. (which ever is the greatest) Stale air must be ducted to outside and shall not be ducted into a habitable room or any space that is not naturally ventilated. Such system shall be connected to a detection sensor to activate the system and not to a on/of switch.

Approval of ventilation systems

- No person shall without prior written approval of local authority install any artificial ventilation system in any building

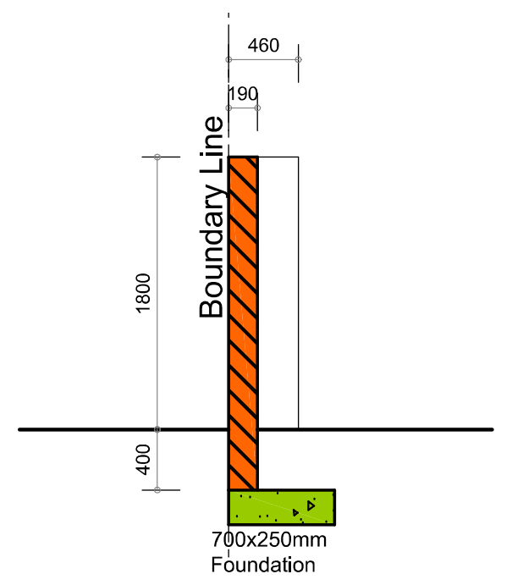
Design of artificial ventilation systems

- Any rational design of an artificial ventilation system shall be carried out by or under the supervision of an approved competent person who shall certify in accordance with the requirements of **Regulation A 19** that the system has been designed to comply with regulation **O1**

SANS 10400 Part F

Site Operations

- Sanitary facilities shall be provided for a building site. Such facilities shall be so sited as not to be offensive, and at all times to be maintained in a clean and hygienic condition and unless they are of permanent nature, be removed immediately once such building work has been completed
- All stormwater arrangements during construction shall comply with the requirements of SANS 10400-R
- Permission must be obtained by the main contractor to continue with siteworks without a fence, hoarding or barricade from the local authority. If the local authority demand a fence, hoarding or barricade such fence, hoarding or barricade must comply with Local Authority regulations
- Any work done on a site must be contained within the boundaries of such site. If any work has a impact on the adjacent boundaries such work must get approval from the owners of such boundaries effected and be approved my local authority before such work can commence. After such work all conditions prior to such work on adjacent boundaries must be reinstated by the main contractor
- Any damage to the local authority property by the contractor or owner of the building site will be repaired by the local authority at the cost of the owner.
- Before any foundations is laid the area to be covered by the building must be entirely cleared of vegetation and other cellulose material
- Where any site upon which any building is to be erected is waterlogged, seasonally waterlogged or saturated, or where any building is to be so situated that water will drain naturally towards it, drainage shall be provided to redirect such water away from such site or building into stormwater drain
- It is the owners responsibility to control noise levels during the building process to an acceptable level. No machinery tool or activity which is building related which may disturb existing neighbors may be used during public holidays or on a Sunday, before 06:00 or after 17:00 on a Saturday and before 06:00 or after 18:00 on any other day
- A temporary builders shed or office may be erected on site for the duration of the building proses, but it must be located on site to the satisfactory of the local authority and must be maintained and kept in good order. Such shed will be removed as soon as building work stops, or is completed.



Typical Boundary wall Section

SCALE 1:50

Water Demand Management system #1:

*Schedule of water efficient showerheads and taps to be used
*Water efficient dual flush cistern to be used
*E.G. – Dual flush cistern with a 3 ltr and 6 ltr flush
Taps with maximum flow rate of 6 ltr/min
Shower heads with maximum flow rate of 7ltr/min
Demand or metering taps at wash hand basin
*On surface water harvesting tanks 2 x (5000L) positioned on site plan /Landscaping plan. Harvesting rainwater for cleansing and Maintenance purposed as well as watering of landscaping. Installation as per Engineers installation

Drains:

-Drain will be laid in a straight line between changes in gradient.
-Where gradient changes, approved flexible joints will be provided.
-Rodding eyes to be provided where changes in gradient occurs
-Drain to be laid in accordance with sabs10400 and to be protected where it is laid under building or driveway or where it has a cover less than 450mm by casting in concrete with a cover around the pipe of min 60mm
-Drain lines to be laid at a min fall of 1:60
-Drain lines to have a top cover of not less than 450mm
-All drainline installations to be tested for leaks before covered up with any material.
-All materials used for drains to be SABS approved
-Where drain lines go to floor/s above ground floor, deep seal anti-siphon traps to be used
-Min of 1 gully per drain line
-All stub stacks to be fitted with 50mm one way vents
-At every direction change in a line there must be a rodding eye end an inspection eye
-A rodding eye must be fitted and spaced not more than 20m apart in each line

Water:

-Entire water system must be pressure tested for any leaks before any pipes are plastered over or built into walls.
-All pipes to be insulated in roofs to be laid in such a way as to ensure the least distance of the pipe is placed in walls.
-Hot water pipe to be installed in a ring system with return to geyser
-All materials used must be SABS approved.
-SABS approved solar geyser must be fitted to all new dwellings and installed by specialist
-All plumbing must be done by a registered plumber and a plumbing certificate must be issued to the owner on completion
-All pipes not built into walls must be insulated as per SANS204
-Geyser holding tanks inside roofs must be fitted with a drip tray capable of holding the entire content of the geyser and must be fitted with a drain pipe to the outside of the house that will be visible to the owner in the case of a burst geyser
-All installations to comply with SANS10400

ERF AREA = 1004 sq.m

NEW AREAS

GROUND STOREY:
New Stairswells (Counted once) = 25sq.m
Refuse room, Storerooms, Lift and Loo (not included) = 23 sq.m
New Garages = 93 sq.m
Covered Paved Vehicular Access and parking (Open one two sides to elements not included) = 388sq.m

FIRST STOREY:
New Apartments / Units (Habitable Space included in 'Floor space' / Bulk) = 341sq.m
Balconies (Less than 2,5m Deep not included) = 65 sq.m
Walkways/Passages = 71sq.m

SECOND STOREY:
New Apartments / Units (Habitable Space included in 'Floor space' / Bulk) = 355sq.m
Balconies (Less than 2,5m Deep not included) = 65 sq.m
Walkways/Passages = 71sq.m

THIRD STOREY:
New Apartments / Units (Habitable Space included in 'Floor space' / Bulk) = 276sq.m
Balconies (Less than 2,5m Deep not included) = 50 sq.m
Walkways/Passages = 68sq.m

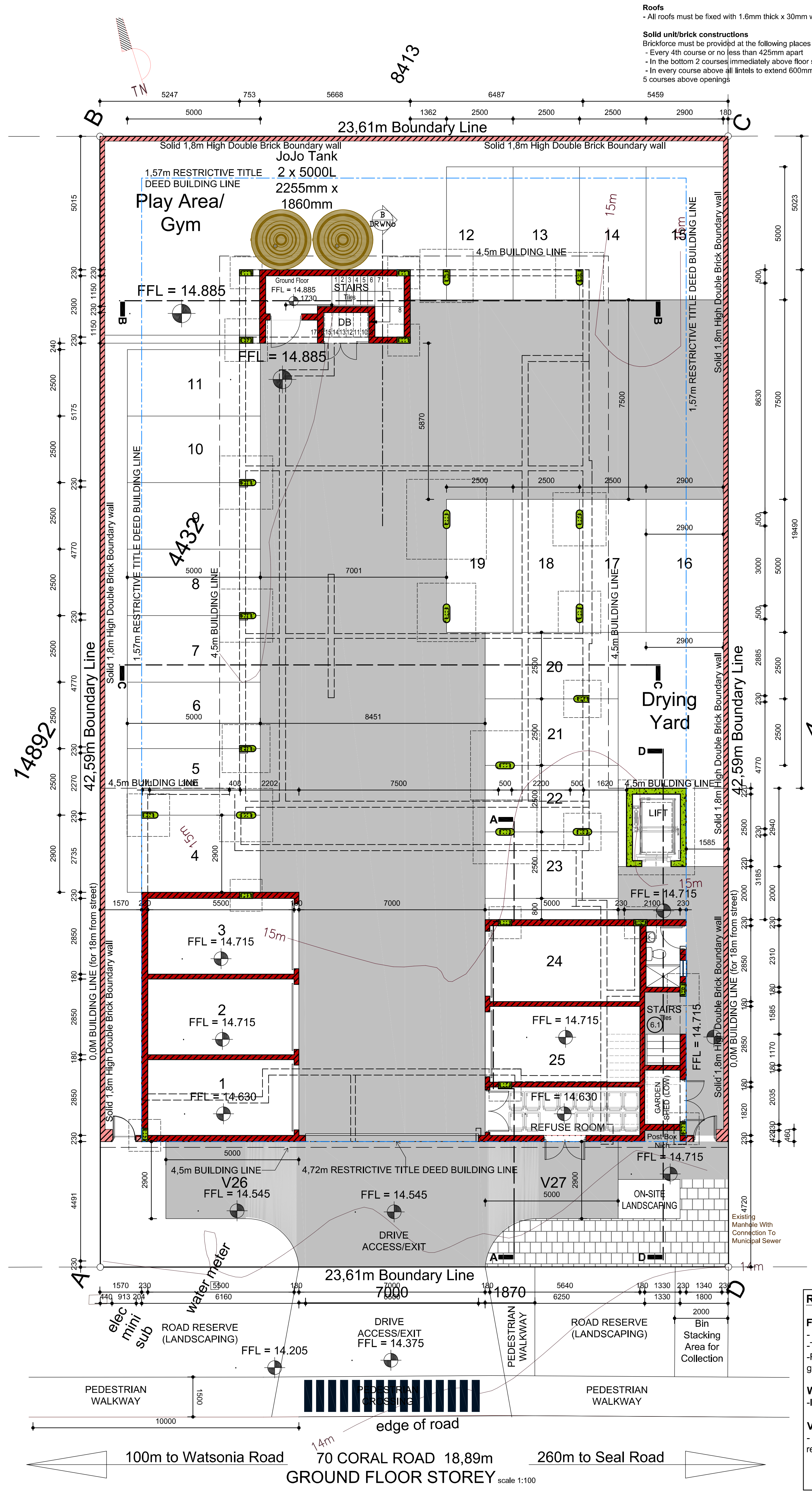
Total Apartments / Units (Habitable Space included in 'Floor space' / Bulk) = 972sq.m
Total Balconies (Less than 2,5m Deep not included) = 190 sq.m
Total Walkways/Passages = 210sq.m

Existing Total Areas = 1901sq.m
Existing Total Area of 'Floor space' / Bulk = 997sq.m (Factor = 0,99303) Max allowed is 1.0
Coverage = 529sq.m (52,689%) - Max allowed 60%

Parking Requirements:
Required : 1,5 Bays per Unit
1,5 Bays x 14 Units = 21 Parking Min required

Parking Provided:
Provided = 27 Parking Bays

21 Parking Bays Required < 27 Parking Provided



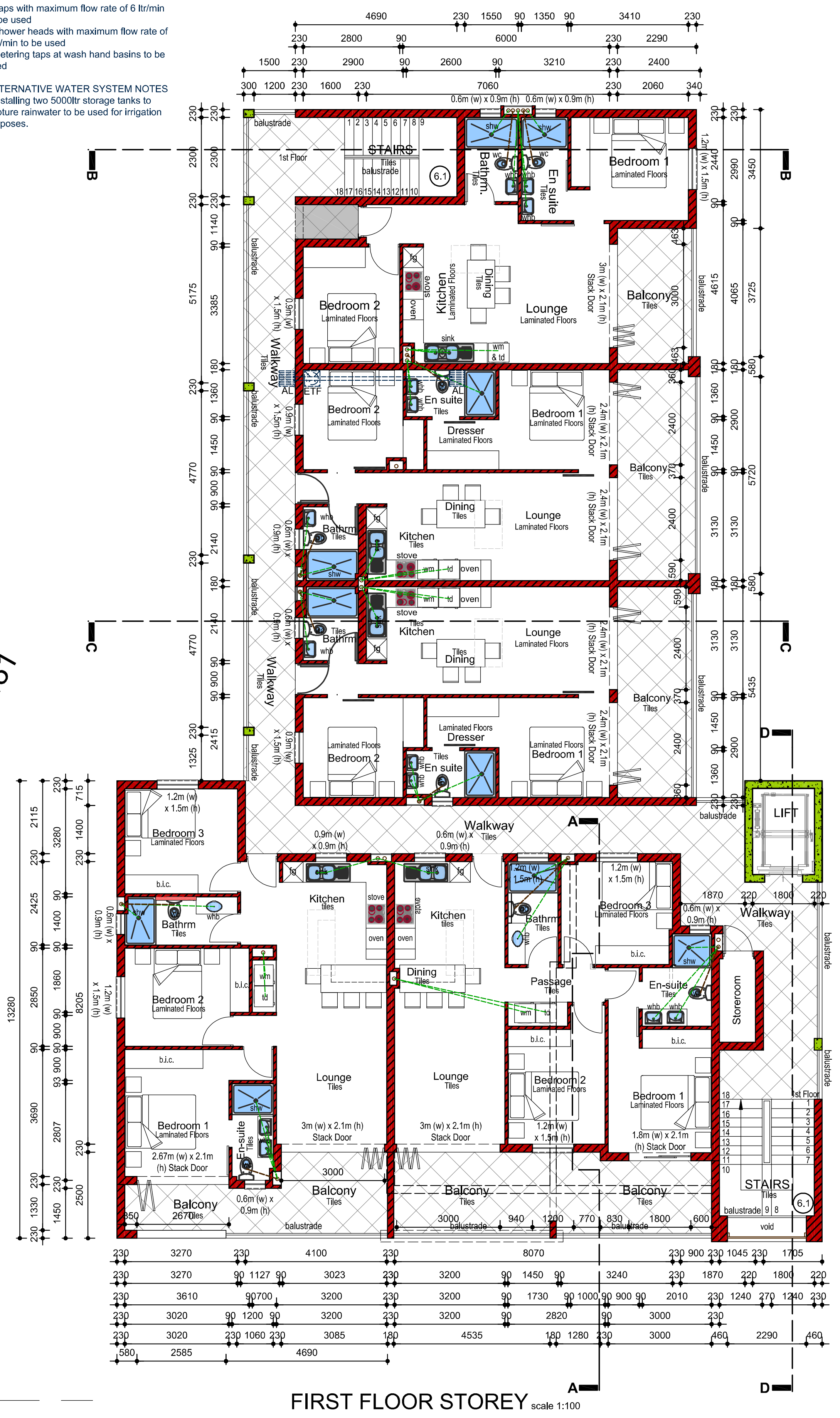
GROUND FLOOR STOREY scale 1:100

WATER CONSERVATION NOTES

- Water efficient showerheads and taps to be used
- Water efficient dual flush cistern to be used – Dual flush cistern with a 3 ltr and 6 ltr flush to be used
- Taps with maximum flow rate of 6 ltr/min to be used
- Shower heads with maximum flow rate of 7ltr/min to be used
- Metering taps at wash hand basins to be used

ALTERNATIVE WATER SYSTEM NOTES

- Installing two 5000ltr storage tanks to capture rainwater to be used for irrigation purposes.

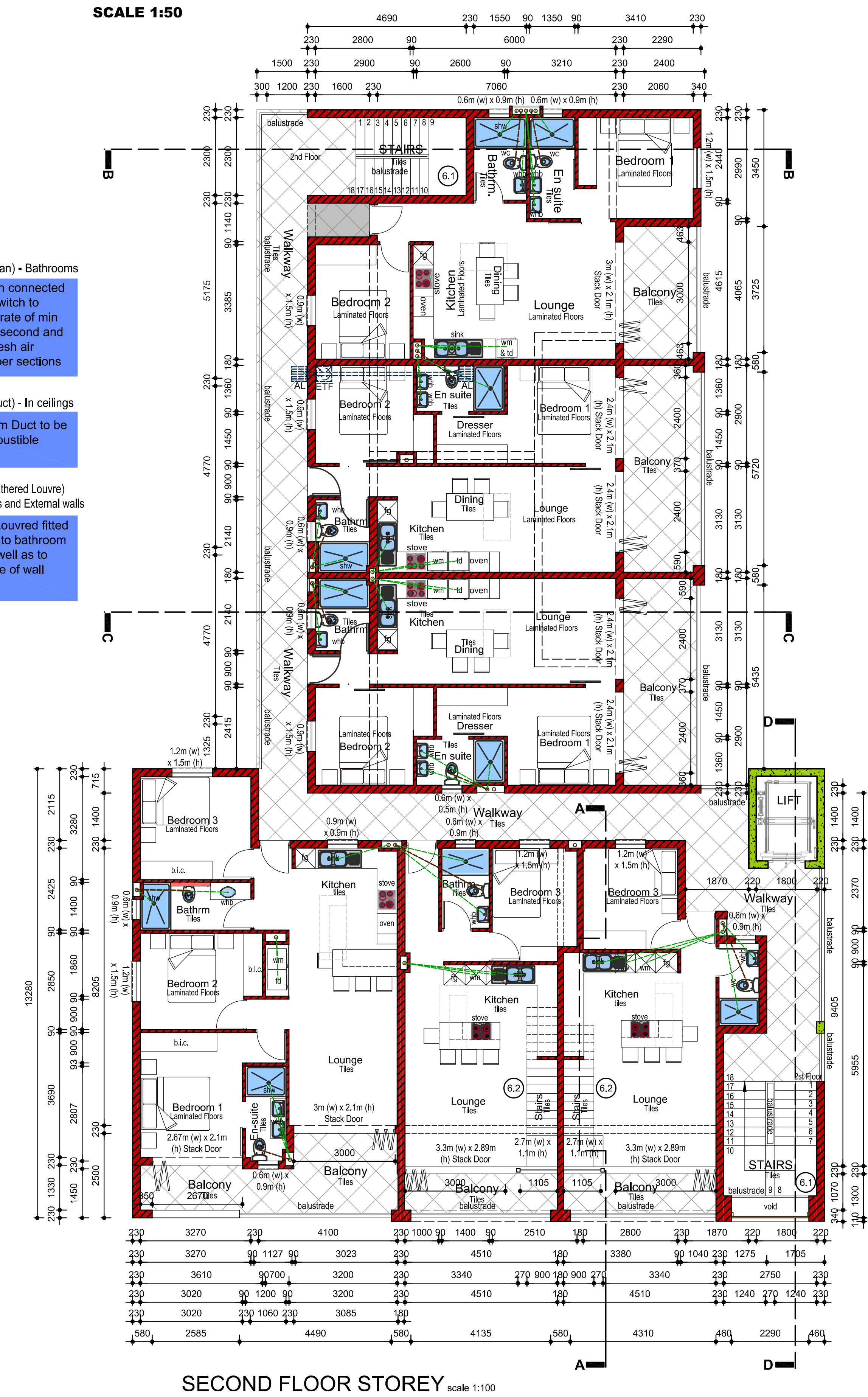


FIRST FLOOR STOREY scale 1:100

ETF (Extractor Fan) - Bathrooms
Extractor fan connected to its own switch to extract at a rate of min 25liters per second and ducted to fresh air outside as per sections

ED (Extraction Duct) - In ceilings
ED = 100mm Diam Duct to be of non combustible material

AL (Aluminum Weathered Louvre) -Bathrooms ceilings and External walls
Aluminum Louvred fitted horizontally to bathroom ceilings as well as to external face of wall vertically



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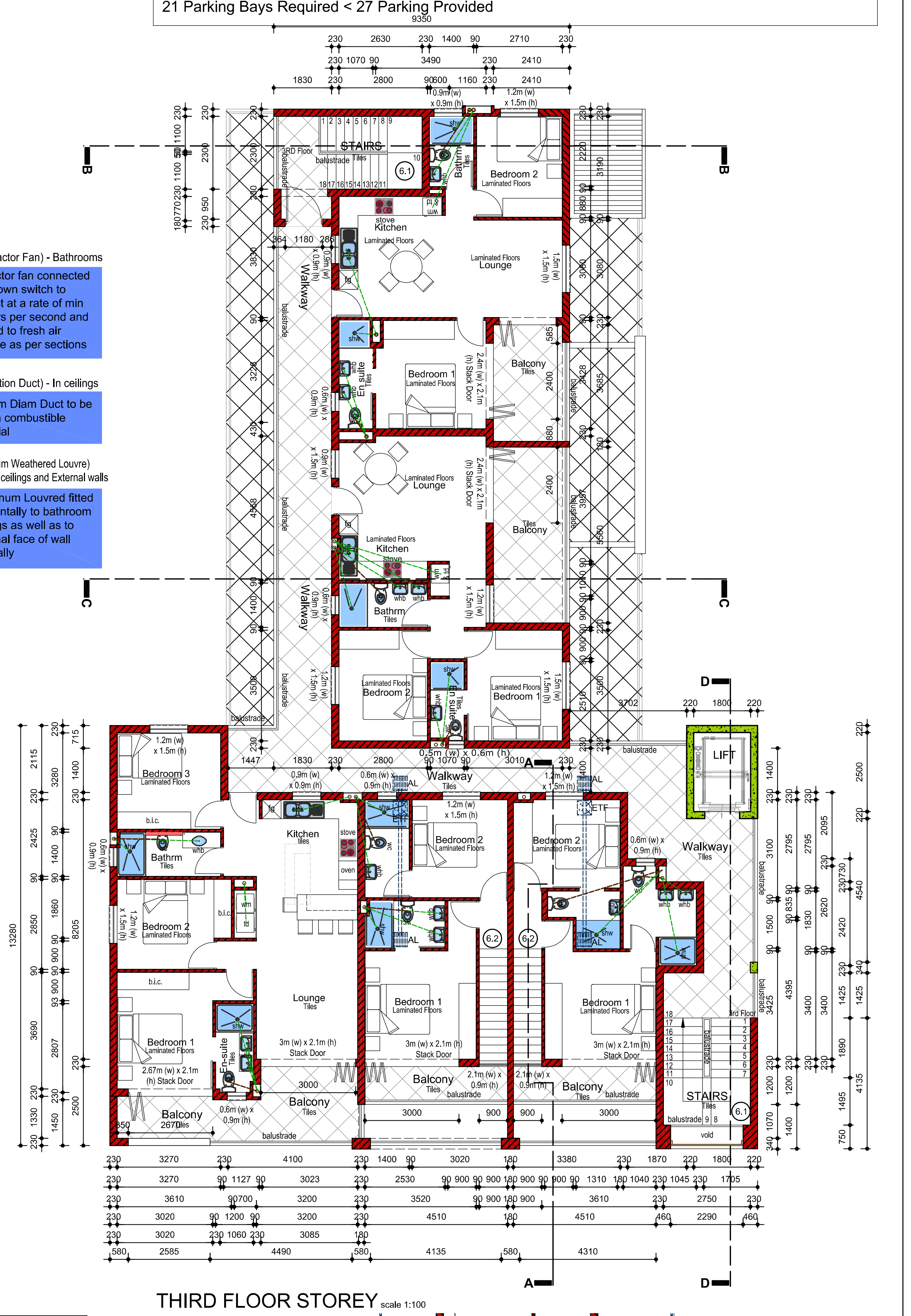

THIRD FLOOR STOREY scale 1:100

Refuse room notes:

Floors:
- Floor to be smooth screeded and rounded to a height of 75mm around the perimeter.
-There shall be no ledge at the junction of the floor and walls
-Floor to be sloped to 110mm outlets (Grease trap provided) discharging to an outside gully connected to sewer

Walls and internal material and finishing:
-Internal Wall's to be bricked smooth plastered and painted in light grey

Ventilation and lighting:
- Room to be ventilated (Aluminum louvres fitted to both doors) both leaves for ventilation, refuse room to be adequately ventilated and lighted.

Rodent proof
- All Hardwood doors leading to the outside must be rodent proofed by fitting a 150mm high steel plate across the bottom external section of the doors.
- If openings between the louver are larger than 13mm, then wire mesh with a diameter size less of then 13mm must be fitted over the louver on the inside of the doors.
- Be rodent proofed in accordance with the Government Rodent proofing regulations.
- All doors to be fitted selfclosing devices with sequence selector to double door leave by specialist.

Health and safety:
-No such doors or louvres shall be less than 3m from any door or window of any occupied habitable room
-Ceiling height at 2,8m and more then the min of 2,6m required.
- A standpipe with cold water supply must be provided inside the refuse room for cleaning purposes.

Receptacle Container requirements:
-Unrestricted space shall be provided and provisions must be made for easy maneuvering of wheeled refuse containers
-With regard to block of flats and townhouses, one wheeled refuse receptacle is required for tow flats (14Flats / 2Bins = 7 Bins required in total)
-A minimum of 25-litres of storage capacity per person working or living in the premises is to be provided
-a General guideline is that the refuse storage area must have room for future expansion
-All refuse receptacles must be supplied with close fitting lids or covers to prevent the ingress of flies, rodents o any other vermin, and to retain any refuse odours with refuse receptacles
-All refuse receptacles shall be cleaned on a regular basis and shall be maintained in a clean and hygienic condition at all times.

Refuse room area Size:
14 units at 0.64sq.m per 2 units required = 4.48sq.m Required
Provided = 10.2sq.m (More thedouble what is required large enough for expansion)

BEAM FILLING:
Walls between the Units to be beam filled to the underside of the roof sheeting as per Fire Plan

WTI - Water Inspectorate:
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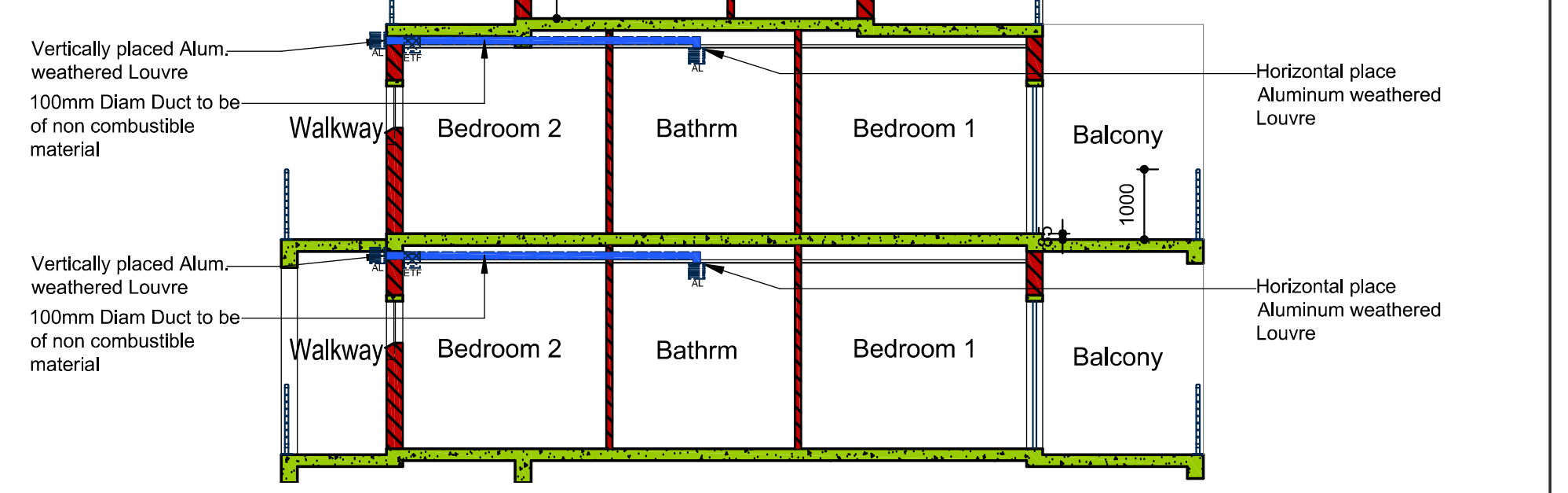

Vertically placed Alum. weathered Louvre
100mm Diam Duct to be of non combustible material
Walkway
Bedroom 2
Bathrm
Bedroom 1
Balcony
Horizontal place Aluminum weathered Louvre

Typical Section (Extraction fan to Bathrooms) 1:100

DRAWING NO.
2022-019
M002

REVISION -12.6

M

DESIGNED BY

PLAN DESCRIPTION
Ground, First, Second and Third Storey Floor layouts
& Area Schedules

PROJECT NO.
2022-019

PROJECT
Proposed New Flats

ISSUED FOR
Municipal Approval

DATE ISSUED
2023.09.29

PROJECT DETAILS.
ErF 4432
70 Coral Road,
Blaauwberg,
Milnerton, Cape Town

CLIENT
- Southern Storm Properties 132 (PTY)LTD

Legal note:

- Please note that the legal liability of this plan expires after 2 years from date on plan
- All products specified have to be installed as specified. Any other method of installation or deviation from the specs will release NBRP of any legal liability.
- All products carry a manufacturers guarantee, and can't be guaranteed by NBRP
- Any deviation from the plans has to be reported to NBRP before such deviation is applied, and a new altered plan has to be acquired before any deviation may be made. Making any changes contradicting this plan is an offence.
- All building work has to comply with SANS10400 and NHBRC regulations.

NBRP SIGNATURE

SACAP REG NO.
ST 0674

OWNER SIGNATURE

NBRP ARCHITECTURE ASSOCIATES

R. Peterse & N. Bredenkamp
E-mail : nabeal.b@hotmail.com
Cell 078 460 7070

6 Holland Street
Townsend Estate
7460

CITY OF CAPE TOWN
~~DEVELOPMENT MANAGEMENT~~
CoCT approval stamp
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.
21 Dec 2023
Planning & Building Development Management
Date
Approval Number: 00000000
Application Number: 001700104125

NEW DRAINAGE LEGEND

SS = 110mm PVC stub Stack with 50mm one way VP
G = Gully
RE = Rodding Eye
IE = Inspection Eye
MH = Manhole (heavy duty when in paving or driveway)
DL = 110mm drainline min 400mm below finished soil level laid at min 1/60 fall with concrete cover protection where line runs under building or paving

SS = 110mm PVC stub Stack with 50mm one way VP from above flats to underside of sofit
DL = 110mm drainline fixed to sofit of fist floorl laid at min 1/60 fall to stub stack dropper

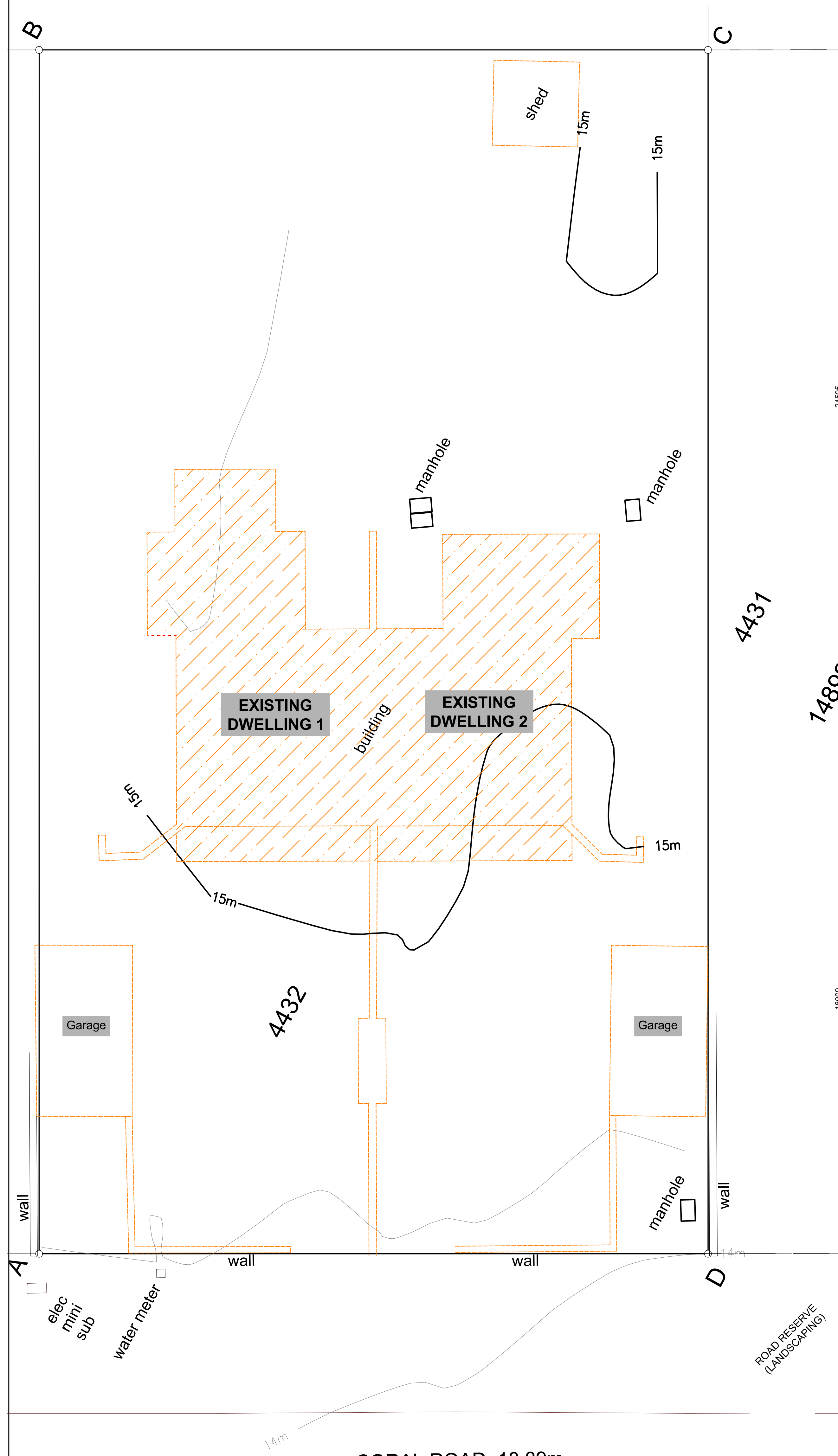
NOTE: SEE DRAINAGE NOTES FOR EXTRA REQUIREMENTS

BEAM FILLING:
Walls between the Units to be beam filled to the underside of the roof sheeting as per Fire Plan

WTI - Water Inspectorate:
No Plastic pipes or fittings to be used above ground in Domestic and Fire water reticulation installations

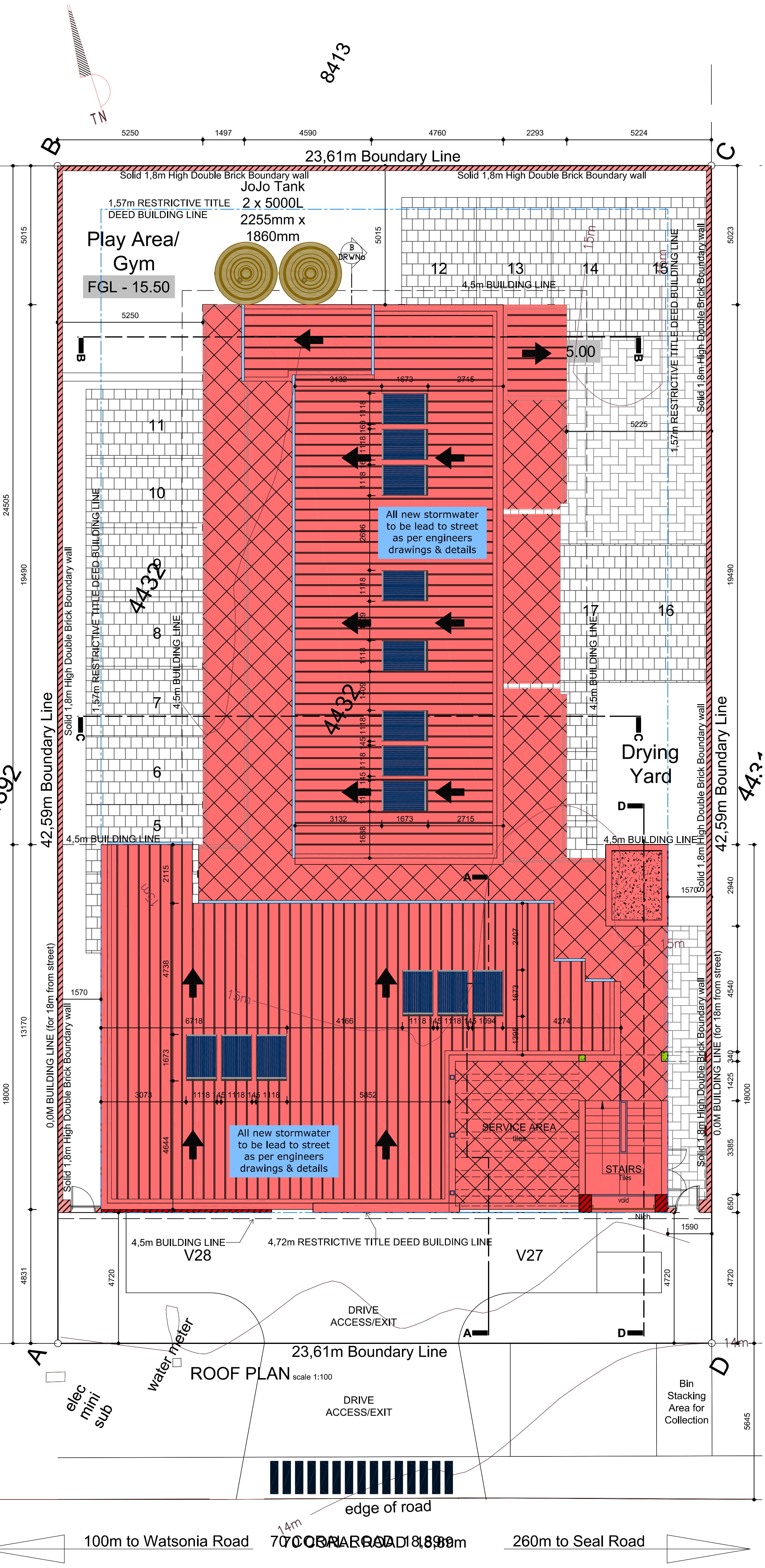
NO FOUNDATIONS OR ANY PART OF BUILDING MAY PROJECT BEYOND THE PROPERTY BOUNDARY

PART 0 - MINIMUM VENTILATION OF 5% AND MINIMUM LIGHT OF 10% TO ALL HABITABLE ROOMS

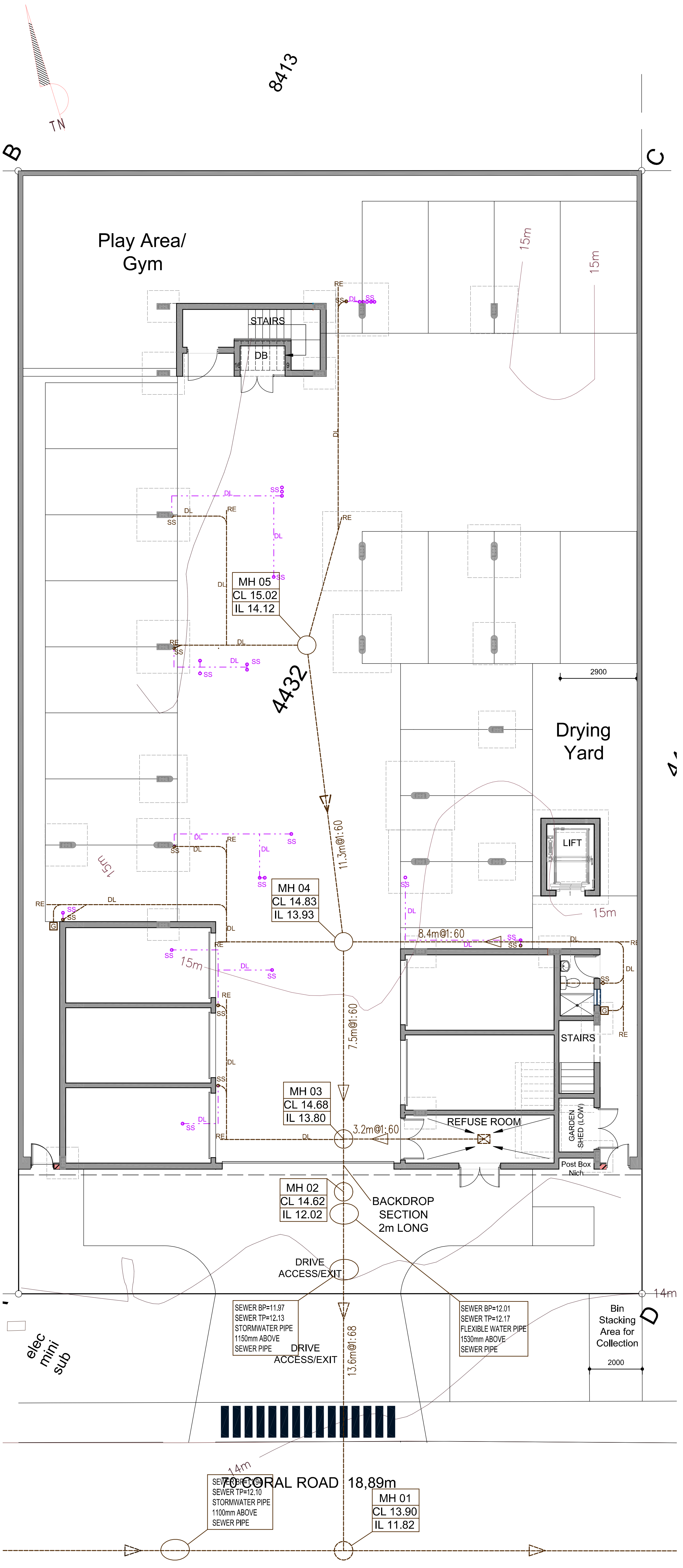


Demolition Plan SCALE 1:100

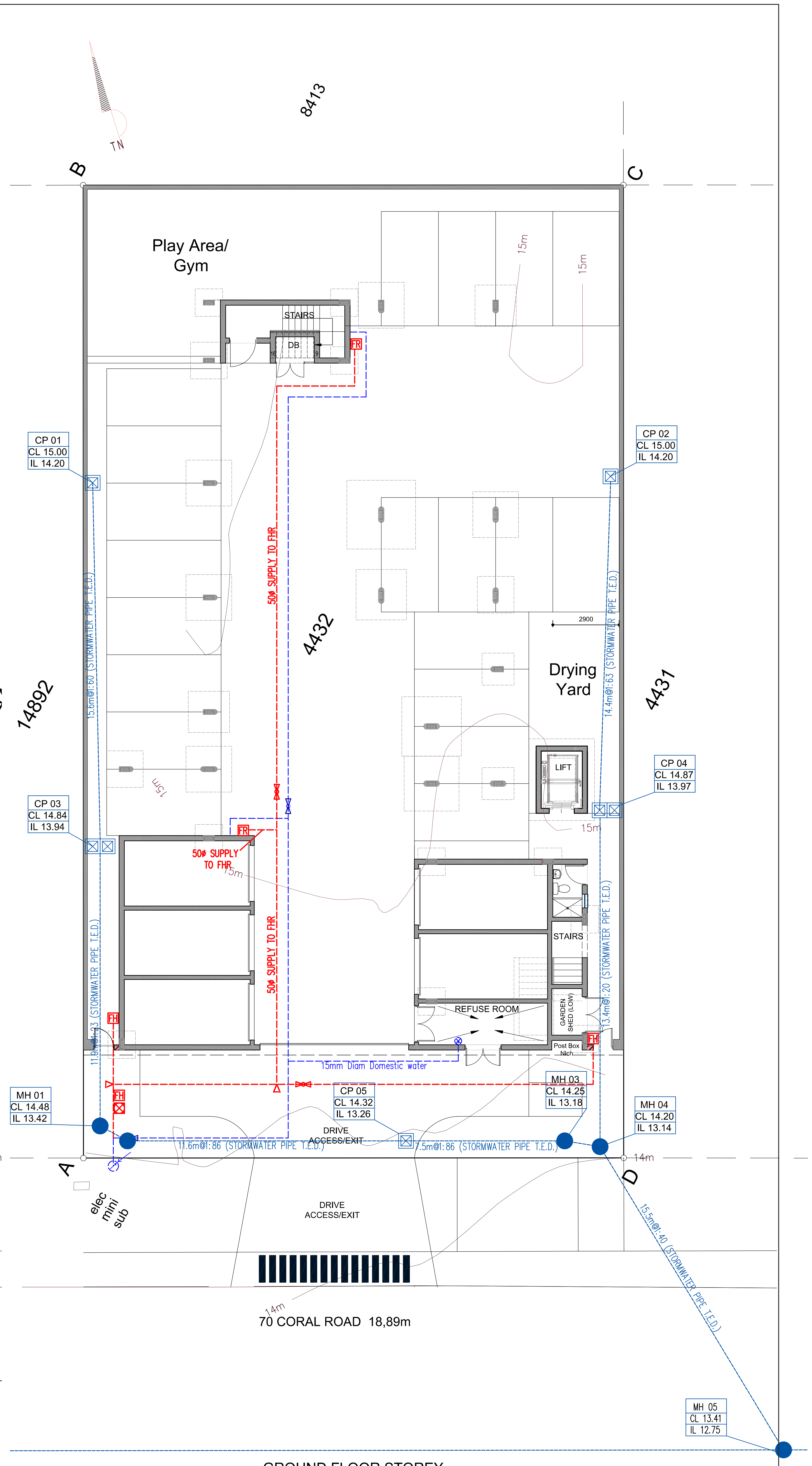
▨ Demolition work to be actioned



Site & Roof Plan SCALE 1:100



GROUND FLOOR STOREY scale 1:100
(SEWAGE LAYOUT)



GROUND FLOOR STOREY scale 1:100
(WATER & STORMWATER LAYOUTS)

Refuse room notes:

Floors:
- Floor to be smooth screeded and rounded to a height of 75mm around the perimeter.
-There shall be no ledge at the junction of the floor and walls
-Floor to be sloped to 110mm outlets (Grease trap provided) discharging to an outside gully connected to sewer

Walls and internal material and finishing:
-Internal Wall's to be bricked smooth plastered and painted in light grey

Ventilation and lighting:
- Room to be ventilated (Aluminum louvres fitted to both doors) both leaves for ventilation, refuse room to be adequately ventilated and lighted.

Rodent proof
- All Hardwood doors leading to the outside must be rodent proofed by fitting a 150mm high steel plate across the bottom external section of the doors.
- If openings between the louver are larger than 13mm, then wire mesh with a diameter size less of then 13mm must be fitted over the louver on the inside of the doors.
- Be rodent proofed in accordance with the Government Rodent proofing regulations.
- All doors to be fitted selfclosing devices with sequence selector to double door leave by specialist.

Health and safety:
-No such doors or louvres shall be less than 3m from any door or window of any occupied habitable room
-Ceiling height at 2,8m and more then the min of 2,6m required.
- A standpipe with cold water supply must be provided inside the refuse room for cleaning purposes.

Receptacle Container requirements:
-Unrestricted space shall be provided and provisions must be made for easy maneuvering of wheeled refuse containers
-With regard to block of flats and townhouses, one wheeled refuse receptacle is required for tow flats (14Flats / 2Bins = 7 Bins required in total)
-A minimum of 25-litres of storage capacity per person working or living in the premises is to be provided
-a General guideline is that the refuse storage area must have room for future expansion
-All refuse receptacles must be supplied with close fitting lids or covers to prevent the ingress of flies, rodents o any other vermin, and to retain any refuse odours with refuse receptacles
-All refuse receptacles shall be cleaned on a regular basis and shall be maintained in a clean and hygienic condition at all times.

Refuse room area Size:
14 units at 0.64sq.m per 2 units required = 4.48sq.m Required
Provided = 10.2sq.m (More thedouble what is required large enough for expansion)

DRAWING NO.
2022-019
M003
REVISION -12.6

M

DESIGNED BY

PLAN DESCRIPTION
Demolition, Site, Roofplan,
Sewage, Water &
Stormwater Layouts

PROJECT NO.
2022-019

PROJECT
Proposed New Flats

ISSUED FOR
Municipal Approval

DATE ISSUED
2023.09.29

PROJECT DETAILS.
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Blaauwberg,
Milnerton, Cape Town

CLIENT
- Southern Storm
Properties 132 (PTY)LTD

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DEVELOPMENT MANAGEMENT

Recommended for Approval
CoCT approval stamp
Building Control Officer / Delegetee

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21 Dec 2023

Planning & Building Development Management — Date

Approval Number: 00000000

Application Number: 001700104125

BEAM FILLING:
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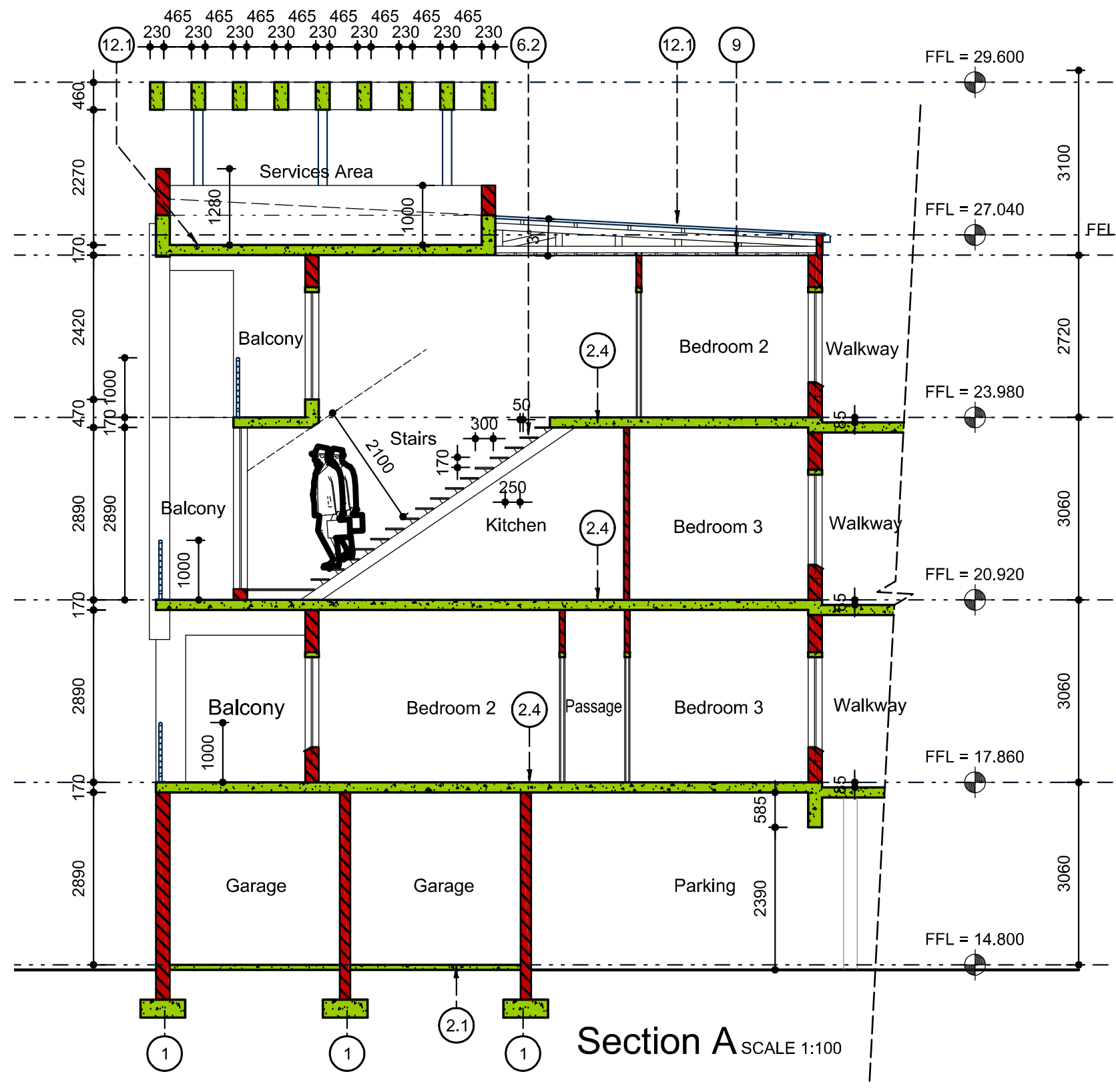
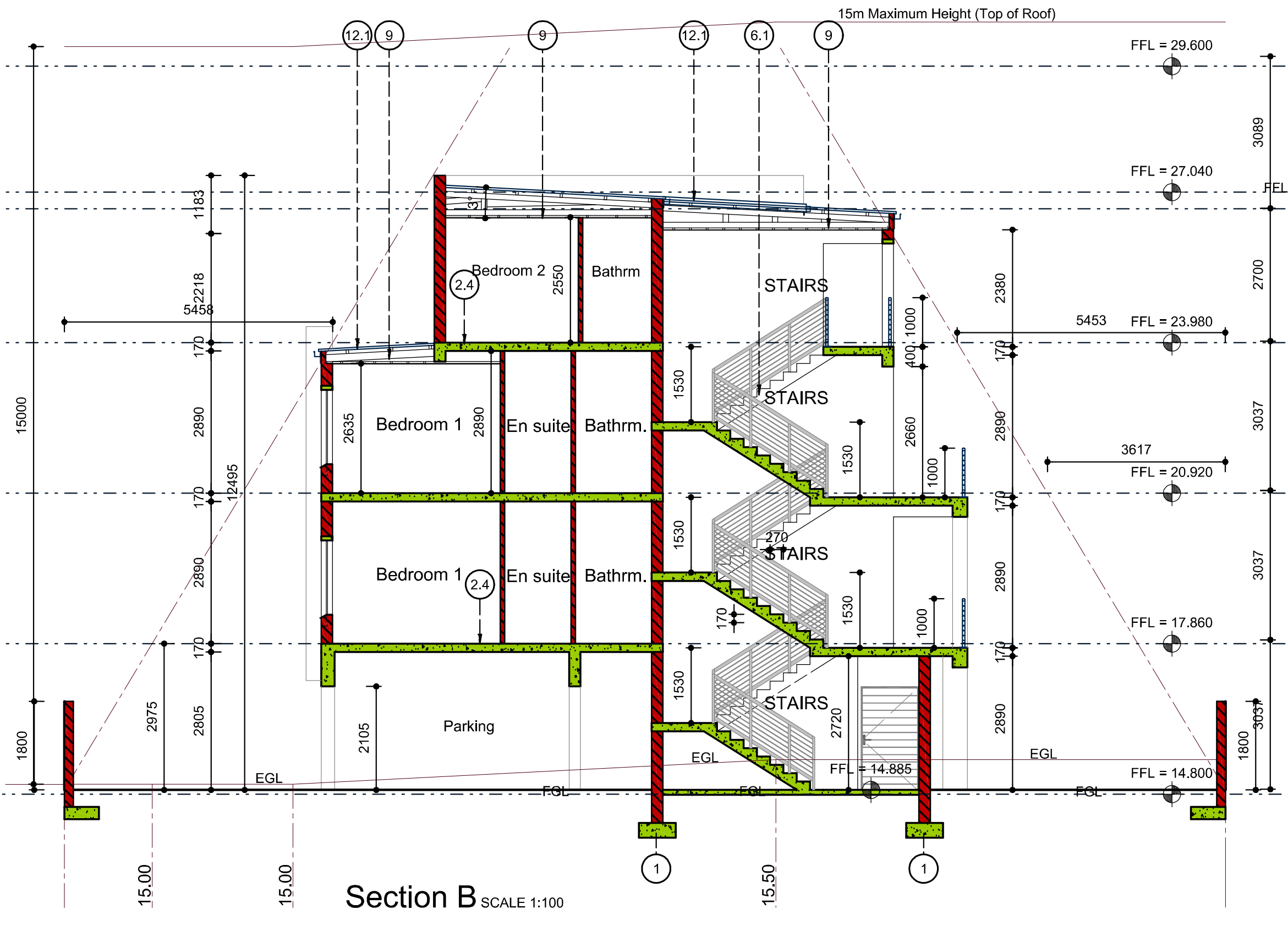
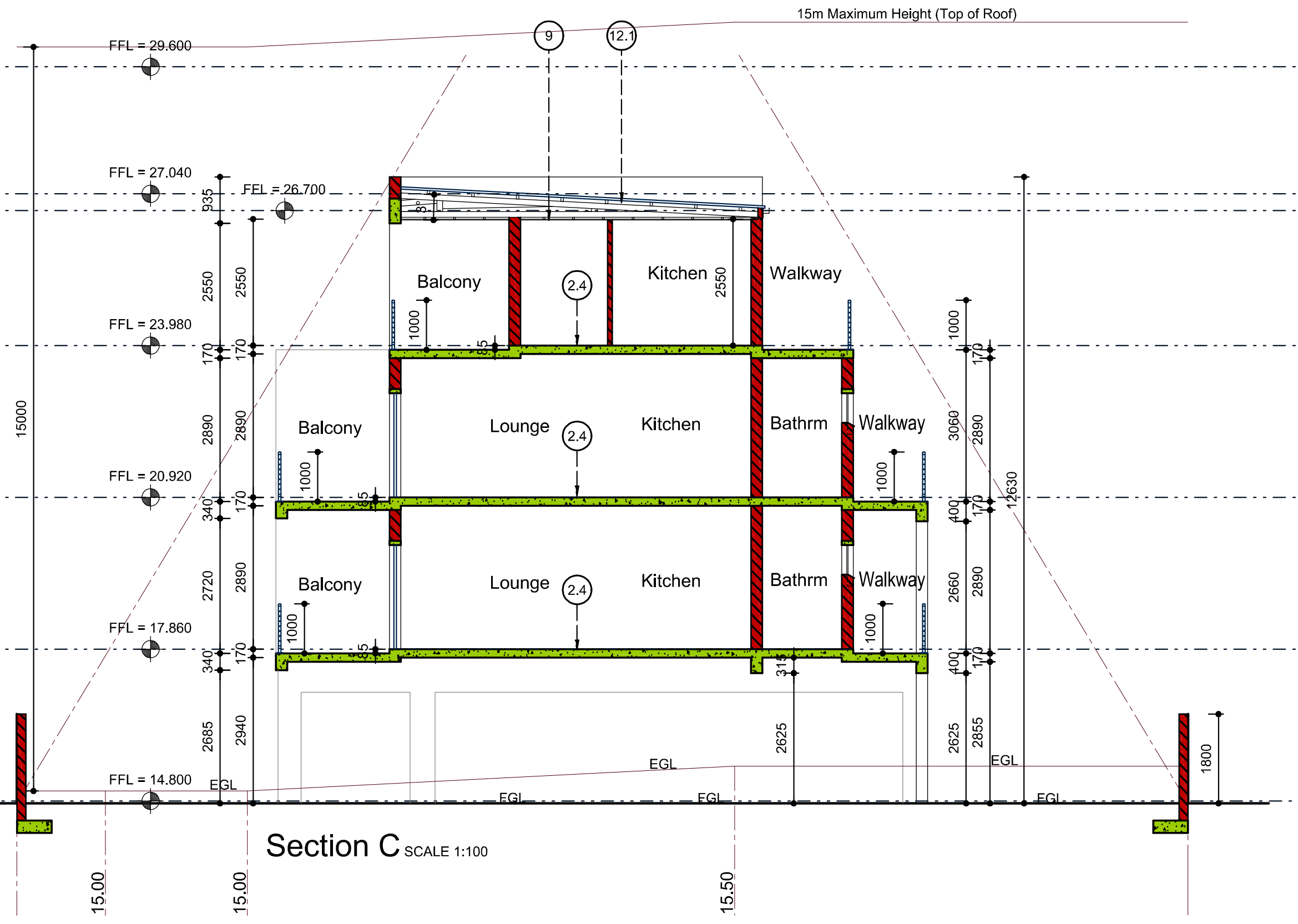


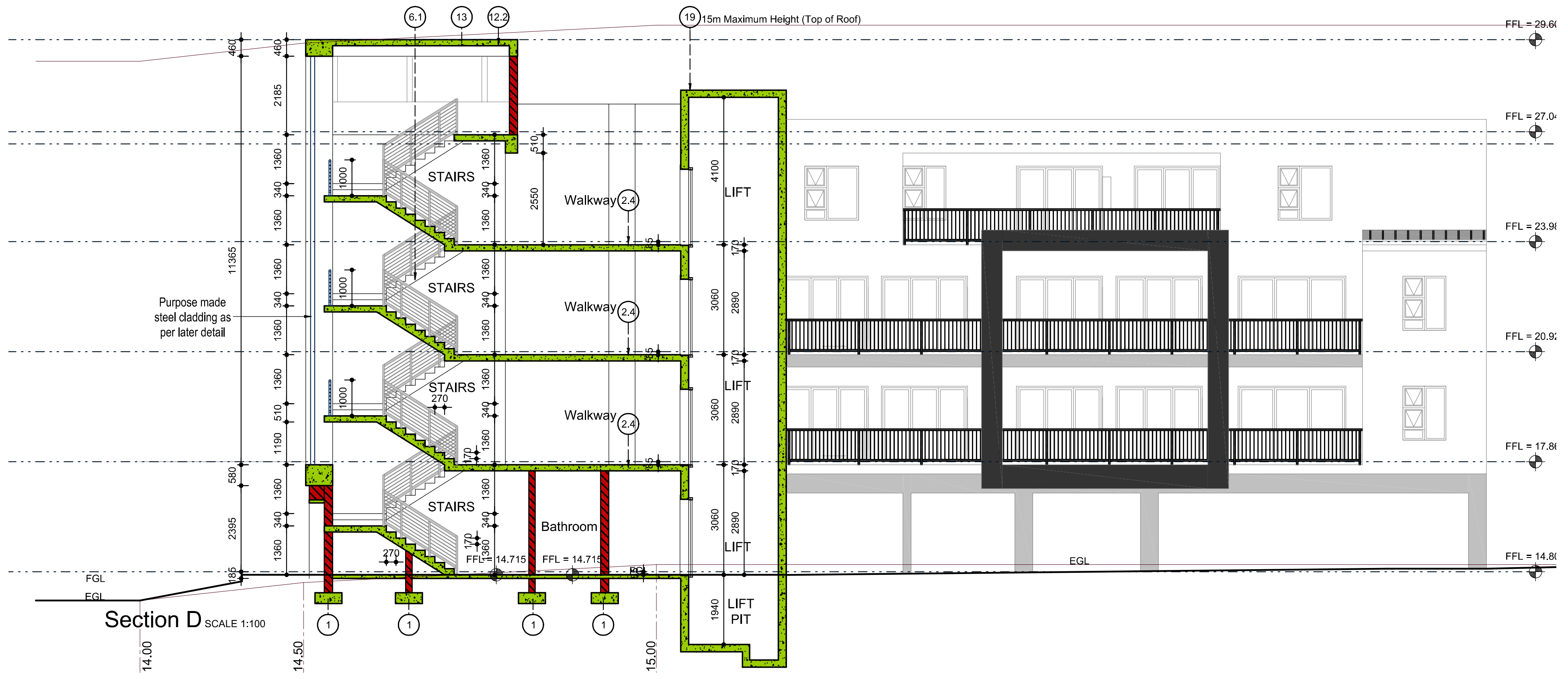
Section A SCALE 1:100



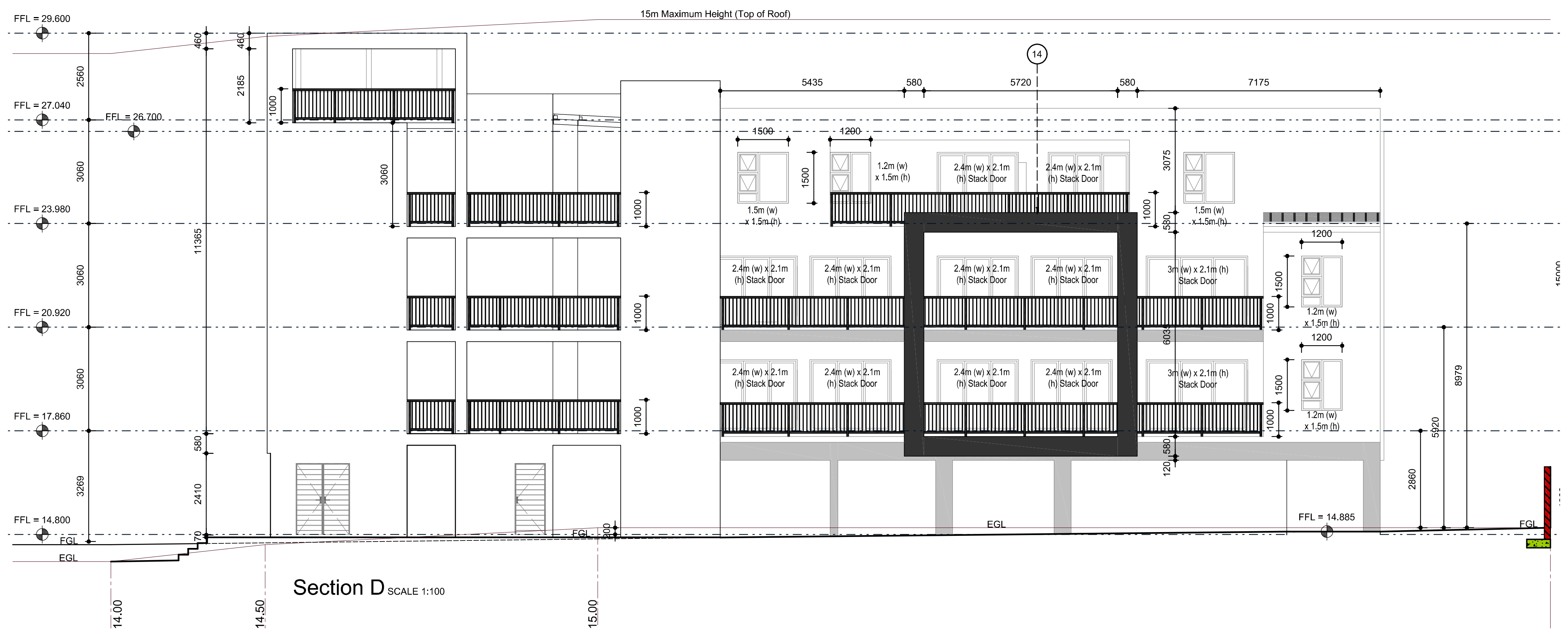
Section B SCALE 1:100



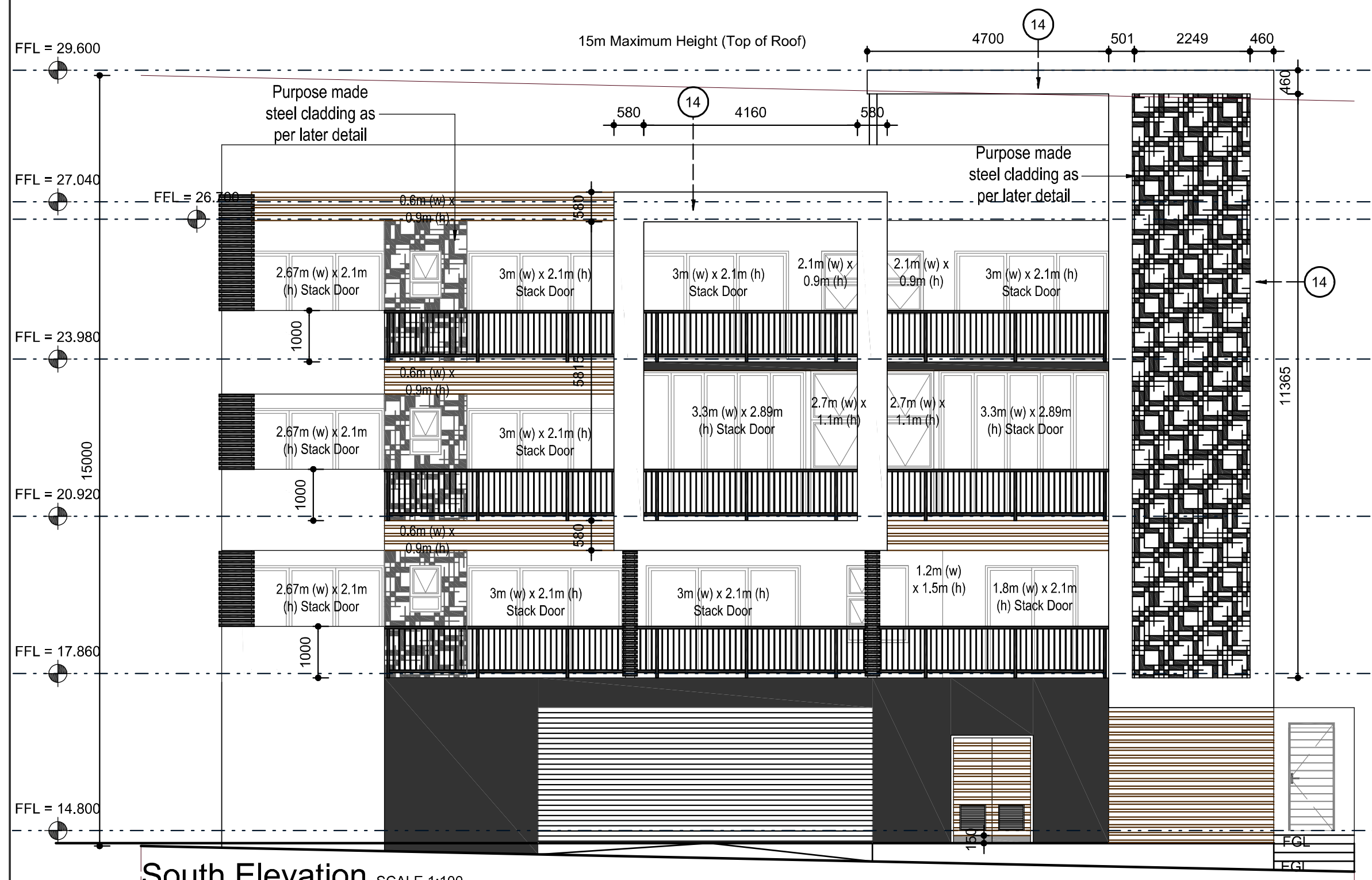
Section C SCALE 1:100


15m Maximum Height (Top of Roof)
Purpose made steel cladding as per later detail
STAIRS
Walkway
Bathroom
LIFT
LIFT PIT
FFL = 14.715
FGL
EGL

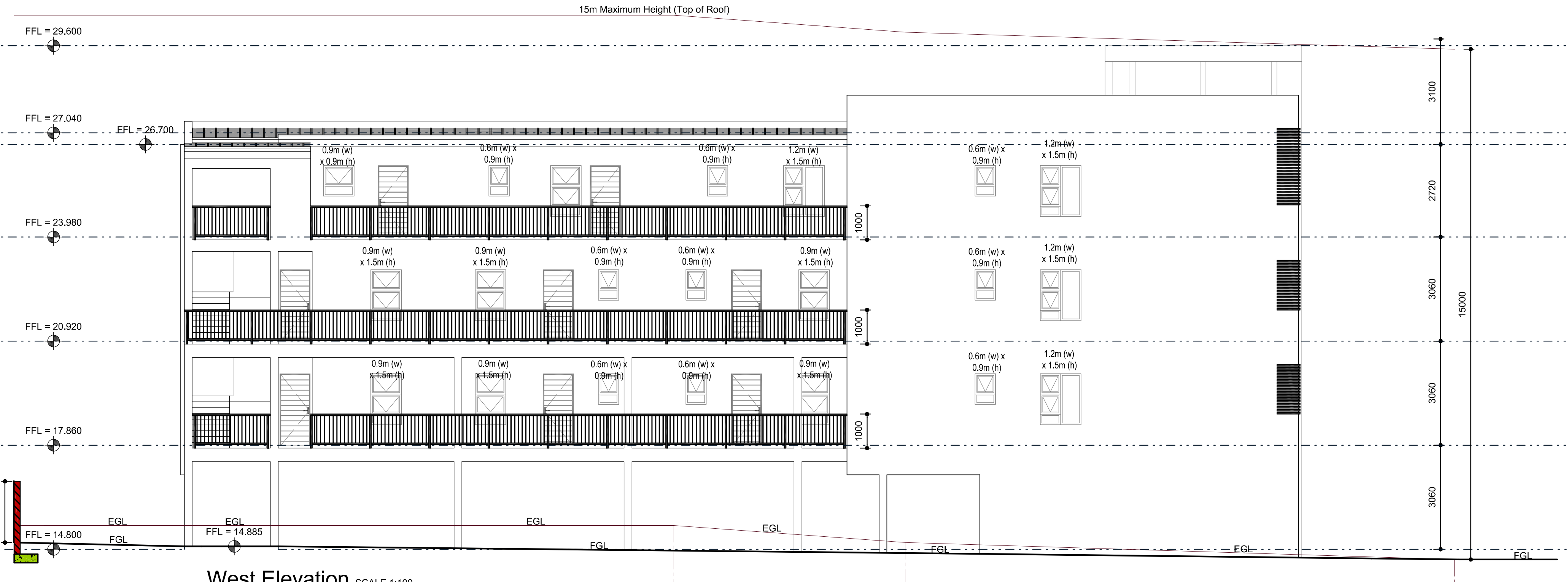
Section D SCALE 1:100



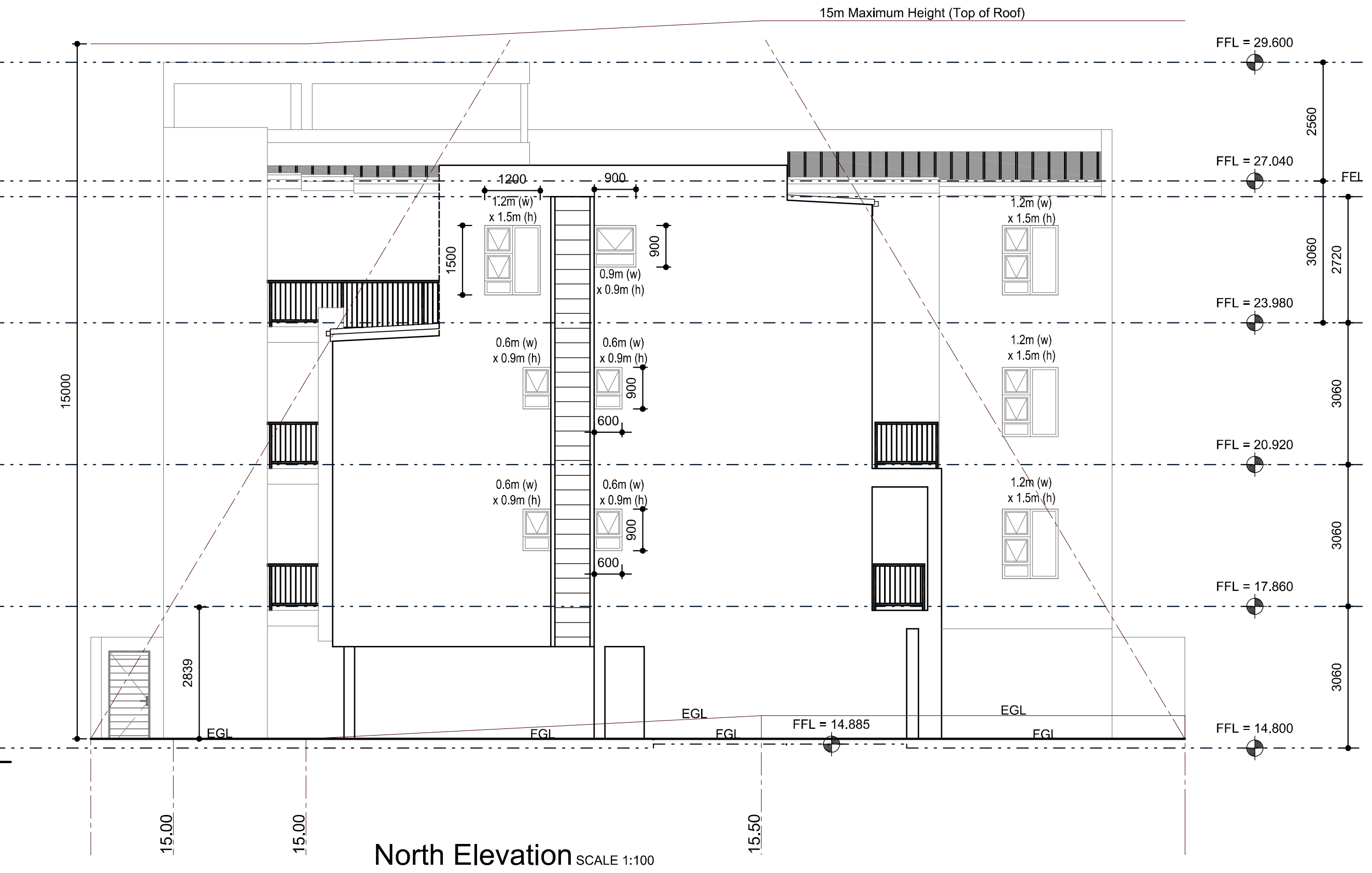
Section D SCALE 1:100



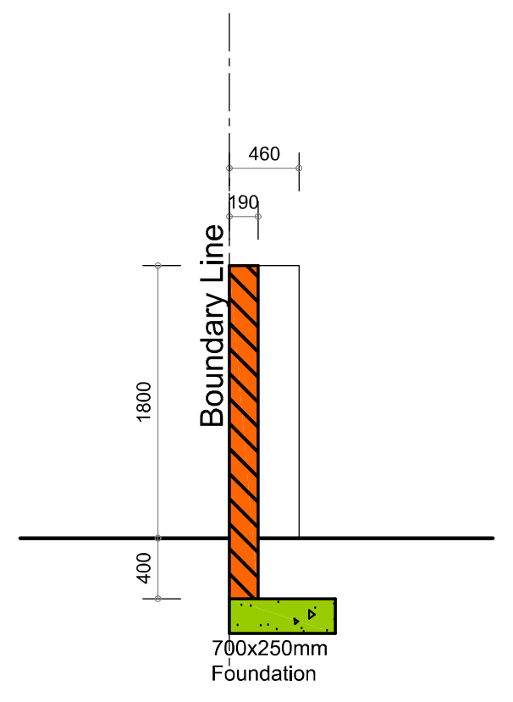
South Elevation SCALE 1:100



West Elevation SCALE 1:100



North Elevation SCALE 1:100



Typical Boundary wall Section
SCALE 1:50

GENERAL NOTES:
- No building work to start without approved plans
- All products specified have to be installed as specified. If the installation specification differs from that of the prescribed installation of the manufacturer it must be reported back to the architects before installed
- Any deviation from the plans has to be reported to the ARCHITECT before such deviation is applied, and a new altered plan has to be acquired before any deviation may be made.
- All work to be in accordance with the national building regulations (NHBRC) and the standards act SANS 10400, SANS XA & SANS 204
- With any new extension to an existing structure there must be expansion joints as per SANS 10400 & NHBRC between all new and existing work (this includes walls, floors, tiles, boundary walls, ceilings and any other building material on site)
- All dimensions and levels to be verified on site that it corresponds with the latest approved plans. Any discrepancies to be reported and rectified before any building work commences or continues
- Stepped DPC to be built in as per SANS 10400 & NHBRC regulations above all openings and between all internal floors & external walls
- DPC to be built in to all horizontal openings as per SANS 10400 & NHBRC regulations
- All foundations to be min 400mm below virgin soil
- Gable ends to be tied back to trusses with hoop irons straps at 600mm C/C
- Garage FFL to be min 150mm above driveway entrance
- House level to be min 300mm above finished ground level
- Parapet walls exceeding 500mm in height to be designed by an engineer
- All parapet walls to have a min 3 degree slope at top to allow for water runoff and to be waterproofed with a single layer of durbigum torch on waterproofing applied as per manufacturers specifications and painted a protective layer that must be maintained regularly
- All precast lintels to be laid in accordance with manufacturers specifications with min 230mm overlap per side
- All doors leading to the outside to have a threshold / weather step
- Top of balustrade to be min 1m above FFL and to have max 100mm openings
- All box gutters to be as per engineers size specs and details
- Above all garage openings there must be a min of 720mm brickwork. Any dimension less than 720mm needs to be designed by an engineer
- Above all openings other than garage doors there must be a min brickwork of 485mm or the top of wall must be designed by an engineer

GENERAL FIRE SAFETY NOTES:
- All walls between house/unit & garage to be built op to roof cover and beam filled
- All doors leading from any garage to a dwelling/unit to be fitted with a solid core 1/2 hour fire rated door with a self closer
- No timber to be built through wall dividing any garage with the dwelling/unit
- All chimneys protruding the roof cover material to project min 1m above the roof cover at any point
- All steel chimneys passing through roof space to be insulated as per SANS 10400 standards
- No combustible material allowed to pass through any chimney and must stop short min 230mm from the opening (can be fixed to outside of chimney end not built into chimney wall)
- A fire wall must be built between all units in a group housing scheme or flats

GENERAL GLAZING NOTES:
- All windows & doors exceeding 1sq.m or less that 500mm from FFL to be safety glazed
- All glass within 500mm of any shower or bath to be safety glazing
- All glass used in showers to be safety glazing
- All glazing to comply with SANS 10400 & AAAMSA standards
- Obscured glazing to be installed to all bathrooms unless stated otherwise

GENERAL VENTILATION NOTES:
- All habitable rooms to have min 5% natural ventilation & min 10% natural light
- Any bathroom with less than 5% natural ventilation to be installed with a extractor fan on its own switch ducted to the outside air at a min rate of 25 liters per second

GENERAL DRAINAGE NOTES:
- All sewer lines to be min 100mm diameter pvc at min fall of 1:60 laid in accordance with SANS 10400 with min cover of 400mm
- Install RE's & IE's at all bends and junctions with marked covers at ground level
- No length of sewer pipe longer than 20m to be installed without a RE
- Min 1 gully to be installed per sewer line lower than the first fitting on the line
- Closed sewer system to enter at 45 degree junction
- All bends into main sewer line to be 600mm radius bends
- All manholes and RE's in driveways or concrete slabs to be sealed with heavy duty covers

GENERAL WATER NOTES:
- A qualified plumber to be used for all installations
- Plumber to ensure that a balanced water pressure system is installed
- System to be pressure tested for any leaks
- All materials used to be SABS approved
- No plastic or polycob piping to be used on the outside of the dwelling. Only UV stable piping to be used (Copper piping is preferred)
- In areas closer than 20km of the coast all copper pipes must be painted with an SABS approved corrosion protected paint
-All pipes in roofs to be insulated as per SANS 204 & SANS xw and to be laid in such a way as to ensure the least distance of the pipe is placed in walls.

GENERAL ROOFS NOTES:
- All timber members to comply with SANS 10400 standards
- SABS approved underlay to be installed to all roofs unless stated otherwise
- All roofs to be adequately braced as per SANS 10400
- Sheeted roofs to be tied back with SABS approved hoop irons built min 600mm into walls
- All roofing material to be installed as per manufacturers specifications
- All trusses to be pre-fabricated trusses as per engineers details or manufacturers specifications that complies with SANS 10400 standards
- All timber used to be treated as per industry norm and members to be straight
- Provide flashing & counter flashing to all roofs that meet walls (flashing and counter flashing to be of same material & finish of metal roof)
- All metal roof sheeting top ends to be bent up and lower ends bent down as per manufacturers specs with a prescribed tool
- All roof sheeting within 1km of the coast to be min AZ200
- All roof sheeting within 1km to 10km of coast to be min AZ150

GENERAL GEYSERS NOTES:
- All geysers to be installed by a registered plumber
- Roofs to be designed to carry the load of a geyser & geysers load must be distributed over a min of 2 trusses
- Any hot water cylinder or geyser exceeding 200L must not be fixed against a wall
- Provide a trap door big enough to remove the geyser in the most inconspicuous position
- All geysers installed to be SABS approved and installed as per manufacturers specifications
- A drip tray to be installed level under all geysers with a min 50mm overflow that has a min 1:60 fall to the outside of the roof
- Only Solar panels must be on the roof cover with the actual hot water cylinder inside the roof void insulated with a min R-value of 2
- Solar geyser hot water cylinder to be coupled in series with conventional 150l geyser insulated to obtain a min R-value of 2
- All hot water cylinders to be installed as per SANS 10400 complete with all valves, drip trays and outlets
- Roof structure must be reinforced to carry extra weight of geyser, solar panels and hot water cylinders
- Any penetration through roofing material must be waterproofed as per specialist

ENGINEERING & STRUCTURAL
All structural and concrete works to be designed by a structural engineer, appointed by the Client. The engineer to specify all foundations, footings, retaining walls, masonry / brick walls, columns, piers, concrete slabs, beams, and structural steel work. All foundations specified on drawings to be verified by engineer. Provision to be made for reinforcement where the soil conditions require stability. All structural items to be inspected by, and have passed inspection by the engineer, prior to closing up of the work.

HEALTH & SAFETY
The Client is to ensure that the Contractor, in terms of the Occupational Health and Safety Act, Act 85 of 1993, with specific reference to the Construction Regulations, complies with the minimum requirements.

ELECTRICITY
All electrical cables and wires in walls, floors, concrete soffits and ceilings to run in SABS approved conduits and / or trunking and / or cable trays.

PREAMBLE
All work to be constructed in compliance with the National Building Regulations, SANS10400 and the Energy Efficiency Act, SANS 204, and all Local Authority By-Laws.

DRAWING STATUS
One set of the Local Authority Approved Plan / Drawings to be kept on site at all times. One set of the latest construction drawings to be kept on site at all times, and available for the Architect / Designer/ Consultants and other Authorities.

CONSTRUCTION NOTES:

Contractor is to verify and check all levels and boundary pegs on site, and check the same against drawings before putting work in hand. Any errors, discrepancies and omissions to be reported to the architects before work starts. Figured dimensions to be used in preference to scaling. All work to be strictly in accordance with SANS 10040 requirements, NHBRC requirements and council regulations. No work to encroach site boundaries. No work to start without approved council plans.

STRUCTURE:

1. FOOTINGS:
(TO COMPLY WITH SANS 10400 PART 'H')
(EXCAVATIONS TO COMPLY WITH SANS 10400 PART 'G')
1.1 - All 230 mm external load bearing walls on concrete strip foundation as per engineers details.
1.2 - All 180 mm interior load bearing walls on concrete strip foundations as per engineers details.
1.3 - All slabs beneath 90 interior walls on concrete strip foundations as per engineers details.
1.4 - All footings to columns & building support structure to be as per engineers details

2. FLOORS:
(TO COMPLY WITH SANS 10400 PART 'J')
2.1 - Ground Floors to be 30 mm screed on 85 mm mass concrete slab on 250 micron "Gunplas USB Green" DPM on 50 mm clean sand blinding on hardcore fill compacted to 98% mod. aashto.
2.2 - 5mm steel reinforcing mesh to all floors on soil with min 50mm cover
2.3 - Finishes as indicated.
2.4 - Reinforced concrete floors as per engineers details with 30mm screed with finish as indicated.
2.5 - Min 30mm finished threshold to all doors leading out of building

3. BRICKWORK:
(TO COMPLY WITH SANS 10400 PART 'K')
3.1 - 500 micron DPC to all walls.
3.2 - Damp proof course to be min 150 mm above external ground level.
3.3 - All cavity walls to have stepped DPC with weepholes.
3.4 - DPC to be SANS approved.
3.5 - Cavities to be beamfilled to DPC level.
3.6 - External Walls - 230mm cavity brickwork with 5 wall ties/sq.m at floor level - stepped DPC with weepholes to every 4th perpend and above all openings. All opening to have DPC all around as per NHBRC
3.7 - Internal Walls - 180 & 90mm brick walls
3.8 - All walls exceeding 5m in length to have stiffeners as per engineers details
3.9 - Brickforce above all openings for min 4 courses and to extend min 500mm past openings
3.10 - All brickwork to be approved by engineer

4. LINTELS:
4.1 - Max. span 3000 mm, precast to approval. Greater spans to be in reinforced concrete to engineer's spec.
4.2 - Precast lintels to extend min 230 mm beyond openings.
4.3 - Lintels to be laid in accordance with manufacturers specifications.

5. PLASTER & PAINT:
5.1 - Internal plaster mix for rough brick walls, composed of 1 part Surebuild 42,5N cement (Or similar)(Code: CEM II/B 42,5N) and 6 parts sand 10mm - 20mm thick finished with a steel trowel. Surebuild cement (Or similar) is to be manufactured in accordance with SANS 50197-1.
5.2 - External plaster mix for rough brick walls, composed of 1 part Surebuild 42,5N cement (Or similar) (Code: CEM II/B 42,5N) and 6 parts sand 10mm - 20mm thick finished with a wood float to rough brick walls. Surebuild cement (Or similar) is to be manufactured in accordance with SANS 50197-1.

6 STAIRCASES:
(TO COMPLY WITH SANS 10400 PART 'M')
6.1 - Stairs to be reinforced concrete stairs as per engineers details with min 250mm treads and max 200mm risers (see sections for actual dimensions)
6.2 - Steel staircase with 50mm thick timber treads as per engineers details with min 25 overlap of treads with min 250mm treads and max 200mm risers (see sections for actual dimensions)
6.3 - Balustrades to open side of staircase
6.4 - Balustrades to be min 1m high from FFL with max 100mm openings. Handrail to balustrades to be min 35mm diameter and max 50mm diameter
6.5 - Grab rail to closed side of staircase. Grab rail to be installed 1m above FFL. Grab rail to be min 35mm diameter and max 50mm diameter. Closest part of grab rail to wall must be 60mm or more.
6.6 - Ensure fixing of balustrade and grab rail is secure to prevent falling

7 VENTILATION:
(TO COMPLY WITH SANS 10400 PARTS 'N' & 'O')
7.1 - All habitable rooms to have 10% natural light and 5% ventilation. All rooms to be ventilated in accordance SANS10400.
7.2 - All rooms with less that 5% ventilation to be fitted with extractor fan vented to outside with a flow rate of min 25l per second

8. WINDOWS & DOORS - GLAZING:
8.1 - All sections and powdercoating for windows and doors as per AAAMSA specifications for coastal conditions. Black powder coated aluminium
8.2 - To comply with SANS 10400
8.3 - Where ordinary glass is installed the nominal thickness will be 6mm.
8.4 - Glazed areas exceeding 1m² to be safety glass.
8.5 - Glazed shower cubicles to be safety glass.
8.6 - Glazing within 500mm above floor to be safety glazed.
8.7 - All glass used in doors to be safety glazed

9. CEILINGS:
9.1 - Gyproc GypCeil 6,4mm Classic Flush plastered ceiling with square edged Rhinoboard fixed print side up with 35mm RhinoBoard Sharp Point Screws at 150mm centres. All joints to be covered with Rhinotape fixed over joints (double over butt joints) and then skimmed with 3mm to 6mm thick RhinoLite Multipurpose plaster, and painted.
9.2 - Battens to be 38mm x 38mm sa pine brandering at 300mm c/c in one direction fixed at max 1000mm intervals
9.3 - Ceilings to be installed as per manufacturers specifications
9.4 - Min 135mm iso-therm or other similar insulation on top of ceilings to comply with SANS 204 & SANS XA regulations
9.5 - Provide an access panel (position to be shown by client) Lafarge Gypsum ceiling access panel comprising 635 x 635mm White epoxy coated aluminium T-profile with 580 x 580mm White epoxy coated steel top hinged pan as supplied by Lafarge Gypsum, fitted flush to flush plaster timber branded ceiling, screw fixed through stalk of T-profile frame into prepared ceiling structure material, all in accordance with the manufacturer's recommendations.

10. CORNICES:
10.1 - Cornices to new dwellings to be poly-styrene cornices (profile as per clients choice) installed and finished as per manufacturers specifications

11. SKIRTINGS:
11.1 - Skirtings to new dwellings to be hardwood timber skirtings (profile as per clients choice) installed as per manufacturers specifications and finished as per clients choice. Hardwood skirtings to all carpeted areas
11.2 - Tiled skirtings to new dwellings to all tiled areas of min 150mm high (tile of clients choice) or as specified by the client

12. ROOF CONSTRUCTION:
12.1 - ROOF 1: Main roof long-span roof sheeting (klip lock 406 or similar. Charcoal) installed at 3 degree pitch to manufacturers specifications on 75mm x 50mm purlins at 700mm c/c on pre-fabricated roof trusses as per manufacturers specifications built min 600mm into brickwork
12.2 - ROOF 2: Reinforced concrete roof as per engineers details. With waterproofing as per specialist with fullbore outlets as per civil engineers specs
12.3 - Ensure all timber used is straight and adequately dry.
12.4 - All flat roofs to have flashing where wall meets roof. Flashing to be finished with counter flashing and then with a final layer of torch on bitumen installed as per manufacturers specifications.
12.5 - Ends of sheeting to be angled to stop water and a poly-closer to be installed under flashing
12.6 - Install ridge flashings, valley flashings and side barge flashings to all areas required as per manufacturers specs
12.7 - Ensure roof members are adequately braced

13. WATERPROOFING TO CONCRETE ROOF:
13.1 - Double layers Derbigum waterproofing as per specialist(dressed up parapet & into fullbore outlet) on minimum 25mm screed to fall to fulbore outlet cast into RC Roof slab connected to 76Ø UPVC vertical downpipe. Fullbores to be installed at 1 per 10sq.m area. Spiggots to be Fitted as overflow. Position to be indicated on site. All edges to have a 75mm chamfered edge. Durbigum to receive a final coat of protective paint as per installers spec and to be serviced every year
13.2 - BALCONIES & WALKWAYS - Double layers Derbigum waterproofing as per specialist(dressed up parapet & into fullbore outlet) on minimum 25mm screed to fall to fulbore outlet cast into slab connected to 76Ø UPVC vertical downpipe. Fullbores to be installed at 1 per 10sq.m area. Spiggots to be Fitted as overflow. Position to be indicated on site. All edges to have a 75mm chamfered edge. Provide screed to fall with tiles finish as per specialists detail over waterproofing

14. REINFORCED CONCRETE BEAMS & COLUMNS:
14.1 - All non standard lintols to be reinfored concrete beam to engineers details
14.2 - All corner windows to receive reinforced concrete beams
14.3 - All columns & foundations to columns to be as per engineers drawings

15. STORMWATER:
15.1 - 76 mm diam. PVC downpipes to fullbores.
15.2 - All stormwater to be lead off property to nearest street, stormwater channel or municipal drain.
15.3 - All stormwater to comply with civil engineers design

16. DRAINAGE:
(TO COMPLY WITH SANS 10400-P)
16.1 - Gully rims to be not less than 150mm above finished surrounding gfl & not more than 150mm below the crown of the lowest trap of any sanitary fixture.
16.2 - No drainage to be covered until checked by a local authority inspector.
16.3 - Drainage within driveways or under building to be adequately protected.

17. BALUSTRADES
17.1 - All balustrades to be min 1m high with max 100mm openings.
17.2 - Construction must be sturdy to prevent falling and comply with SANS10400 standards
17.3 - Grab rail height to be 1m from FFL with min 50mm continuous rail.
17.4 - Provide balustrades and handrails to all level differences of more than 750mm if not shown on plan.

18. RAINWATER GOODS:
18.1 - 125mm Seamless aluminium gutters (Colour as per clients choice)
18.2 - 75mm x 50mm aluminium downpipes to match gutter (amount of downpipes required to be as per SANS 10400 Part R)

19. LIFT
19.1 - Reinfirced concrete lift shaft as per engineers design complete with sump & pump to be connected to stormwater
19.2 - Lift as per specialists design & specs

STORMWATER:
(TO COMPLY WITH SANS 10400 PART R)

Downpipes to discharge into catch pits. Fullbores to be built into slab as per manufacturers specifications and waterproofed as per specialists details with 76mm blue pvc pipes with welded joints (to be tested for water tightness before enclosed) built into cavities and to discharge into catch pit. Catch pits to be connected with a 110mm pvc pipe at min 1:60 fall to the main 160mm storm water pipe that pics up all the catch pits with a min 1:60 fall to the road

DRAWING NO.
2022-019
M004
REVISION -12.6

M

DESIGNED BY

PLAN DESCRIPTION
Section & Elevations,
notes and specifications

PROJECT NO.
2022-019

PROJECT
Proposed New Flats

ISSUED FOR
Municipal Approval

DATE ISSUED
2023.09.29

PROJECT DETAILS.
ErF 4432
70 Coral Road,
Blaauwberg,
Milnerton, Cape Town

CLIENT
- Southern Storm
Properties 132 (PTY)LTD

Legal note:
- Please note that the legal liability of this plan expires after 2 years from date on plan
- All products specified have to be installed as specified. Any other method of installation or deviation from the specs will release NBRP of any legal liability.
- All products carry a manufacturers guarantee, and can't be guaranteed by NBRP
- Any deviation from the plans has to be reported to NBRP before such deviation is applied, and a new altered plan has to be acquired before any deviation may be made. Making any changes contradicting this plan is an offence.
- All building work has to comply with SANS10400 and NHBRC regulations.

NBRP SIGNATURE

SACAP REG NO.
ST 0674

OWNER SIGNATURE

NBRP ARCHITECTURE
ASSOCIATES

R. Peterse & N. Bredenkamp
E-mail : nabeal.b@hotmail.com
Cell 078 460 7070

6 Holland Street
Townsend Estate
7460

CITY OF CAPE TOWN
DEVELOPMENT MANAGEMENT

Recommended for Approval
CoCT approval stamp
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.

21 Dec 2023

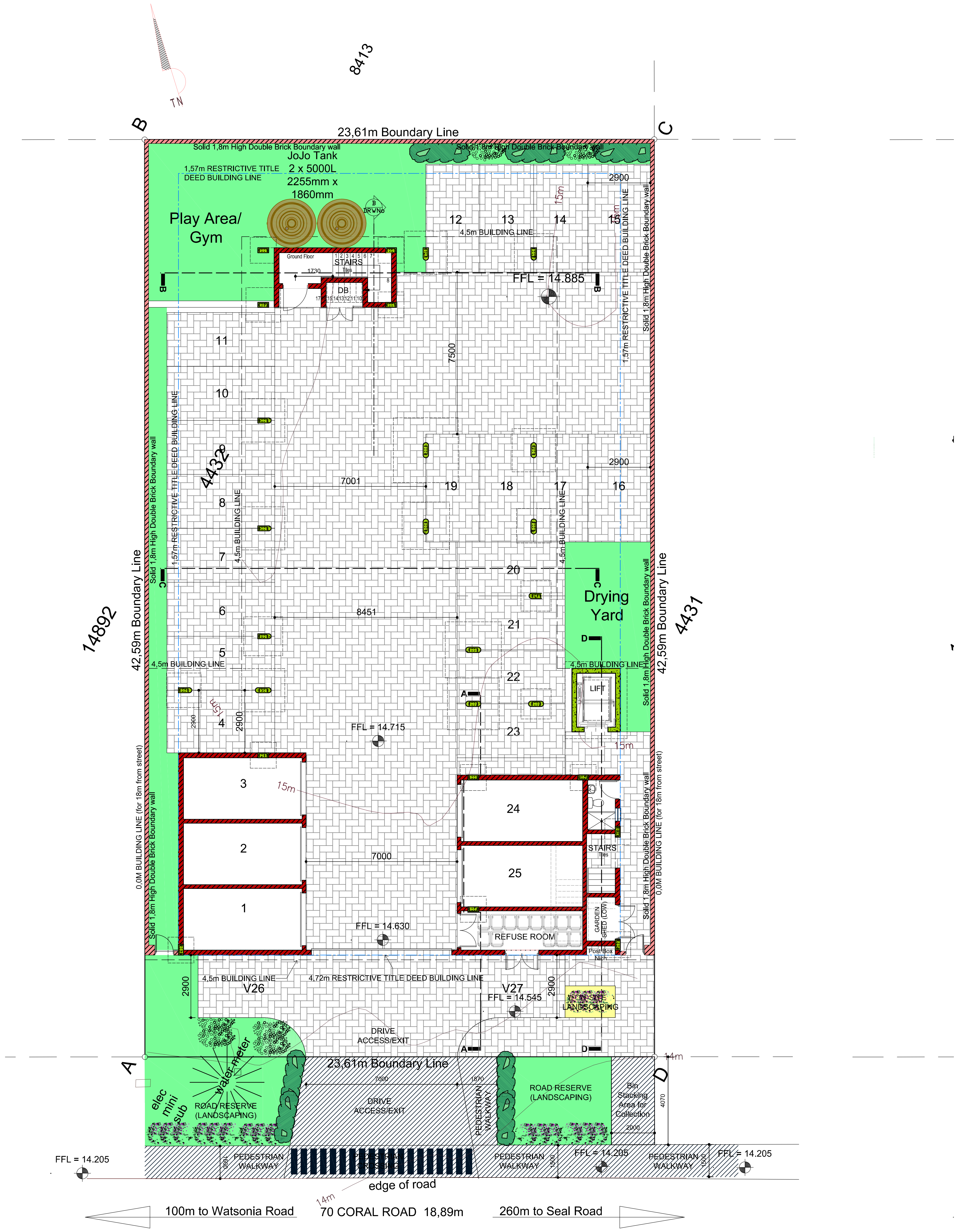
Planning & Building Development Management
Date

Approval Number: 00000000

Application Number: 001700104125

GROUND COVER LEGEND

▦	80mm THICK INTERLOCKING PAVERS
▨	40mm ASPHALT SURFACE 40mm ASPHALT ON 150mm G4 BASECOURSE ON 150mm G5 SUBBASE ON 300mm G7 MATERIAL IN LINE WITH COUNCIL STANDARDS
🟩	NEW BUFFALO GRASS
🟨	FLOWER BEDS/BOX



Landscaping Plan scale 1:100

Water Demand Management system #1:

*Schedule of water efficient showerheads and taps to be used
*Water efficient dual flush cistern to be used
*E.G. – Dual flush cistern with a 3 ltr and 6 ltr flush
Taps with maximum flow rate of 6 ltr/min
Shower heads with maximum flow rate of 7ltr/min
Demand or metering taps at wash hand basin
*On surface water harvesting tanks 2 x (5000L)
positioned on site plan /Landscaping plan. Harvesting rainwater for cleansing and Maintenance purposed as well as watering of landscaping. Installation as per Engineers installation

TREE ACTION LEGEND

✳	● MILK WOOD TREE - New Proposed 200L Milk wood Tree - Located on Council Road reserve - New replacement trees

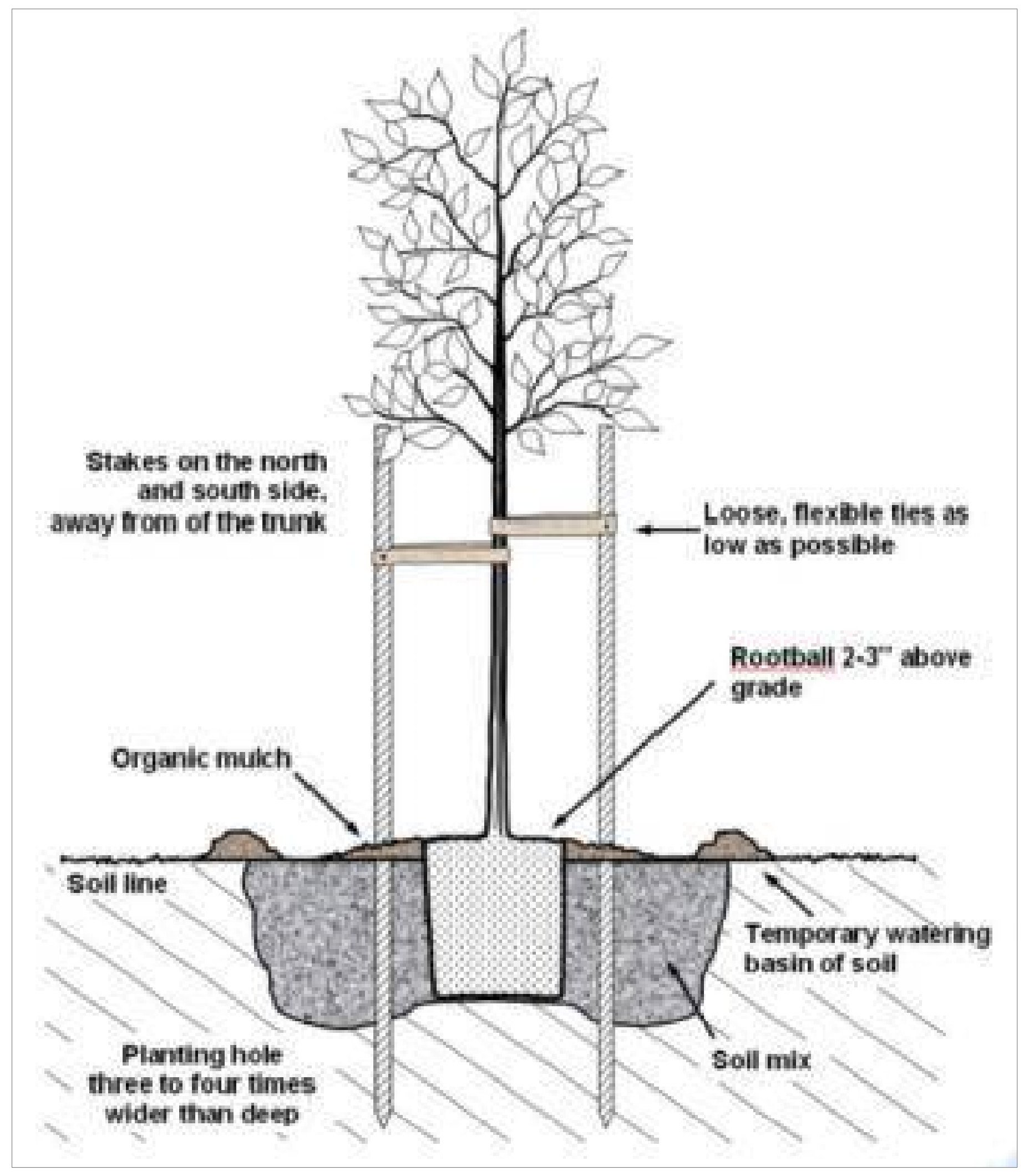
SHRUBS LEGEND

✿	● Morella quercifolia (Maagpyn Bossie) - Small shrub to 1 m with sprays of yellowish flowers from Winter to Spring. - Planted on Council Road Reserve
○	● Chondropetalum tectorum (Thatching Reed) - Brownish reed; 1m x 1m; no leaves; separate male & female plants - Planted on Council Road Reserve
🟩	● Carissa macrocarpa (Num-num, Amatungulu) - Large spiny shrub; glossy dark green leaves; scented white flowers; edible red fruit; good hedge plant - Planted on Council Road Reserve

GARDEN IMPLEMENTATION AND MAINTENANCE:

THE LANDSCAPE PLAN SHALL BE IMPLEMENTED BY AND AT THE COST OF THE OWNER OF ERF 4958, TABLE VIEW, IN ACCORDANCE WITH THE APPROVED LANDSCAPING PLAN, WITHIN THE FIRST WINTER RAINFALL CYCLE FOLLOWING THE ISSUEING OF THE OCCUPANCY CERTIFICATE, HOWEVER IF AN ALTERNATIVE WATER SOURCE IS AVAILABLE (e.g. A BOREHOLE) FOR IRRIGATION PURPOSES, THE LANDSCAPING SHALL BE IMPLEMENTED PRIOR TO THE ISSUEING OF AN OCCUPANCY CERTIFICATE

ON GOING MAINTENANCE OF ALL LANDSCAPED AREAS (ON SITE & WITHIN ROAD RESERVE) SHALL BE THE RESPONSIBILITY OF THE RELEVANT BODY CORPORATE.
ON GOING MAINTENANCE EXCLUDES PRUNING OF TREES WITHIN ROAD RESERVE


Stakes on the north and south side, away from of the trunk
Loose, flexible ties as low as possible
Rootball 2-3" above grade
Organic mulch
Soil line
Temporary watering basin of soil
Soil mix
Planting hole three to four times wider than deep

DRAWING NO.
2022-019
M005

REVISION -12.6

M

DESIGNED BY

PLAN DESCRIPTION
Landscaping Plan

PROJECT NO.
2022-019

PROJECT
Proposed New Flats

ISSUED FOR
Municipal Approval

DATE ISSUED
2023.09.29

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DEVELOPMENT MANAGEMENT

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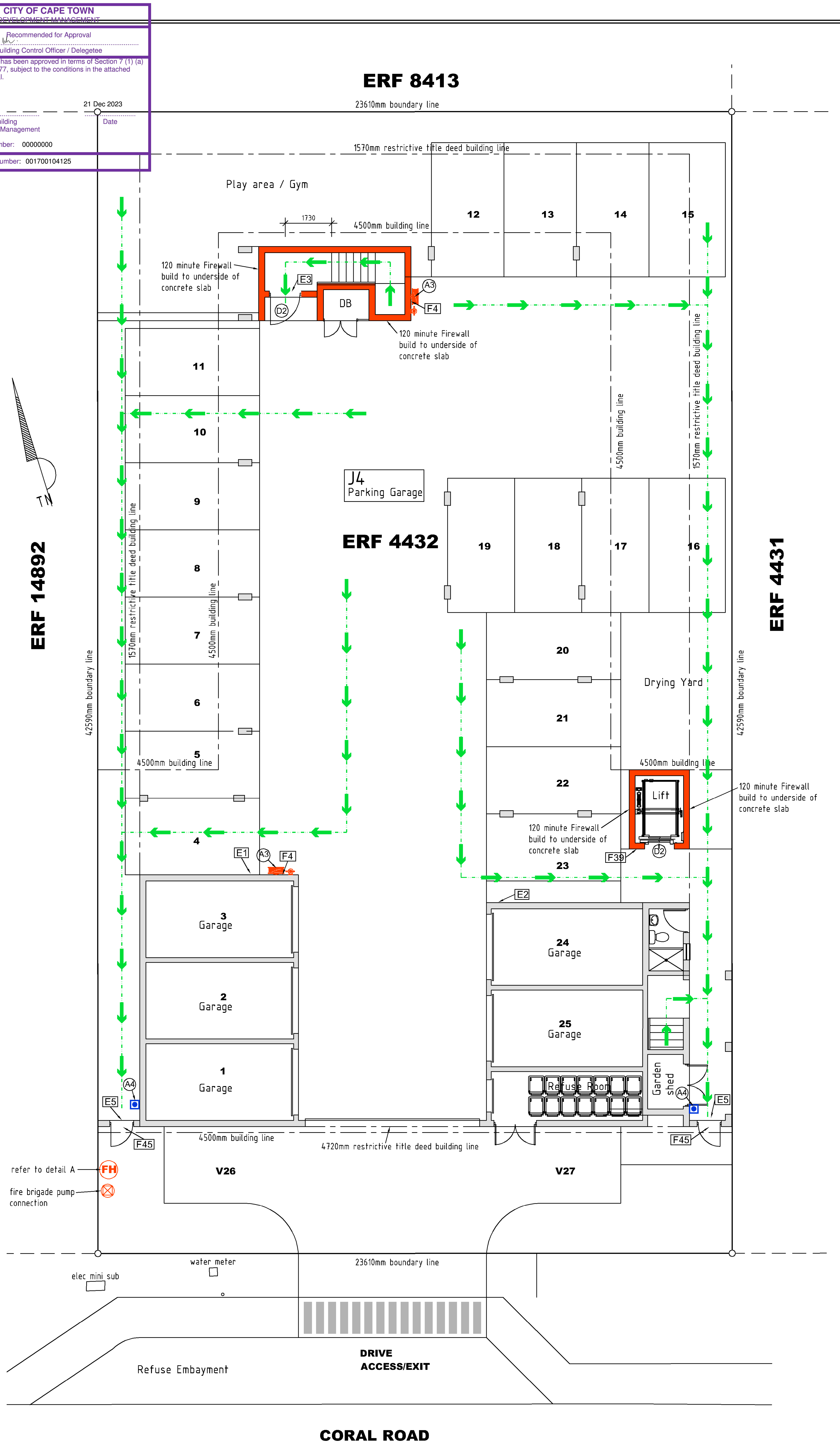
21 Dec 2023
Planning & Building Development Management
Date
Approval Number: 00000000
Application Number: 001700104125



GROUND STOREY PLAN
scale 1:100

LEGEND		QUANTITY
FH	PILLAR TYPE FIRE HYDRANT	1

	OCCUPANCY CLASSIFICATION
H3	Domestic Residence : Population 2 person per bedroom

HYDRAULIC FIRE HOSE REEL

Fire Hose Reels to be installed as indicated on the drawing. Fire hose reels to comply with SANS 543 with 30m long 20mm diameter light rubber hose with fixed base and fitted with couplings, connection, and branch pipe.

Water supply to be sufficient ensuring flow rates and pressures as follows:
Hose reels - 0,5 liter /second @ 300kPa. Water supply to Hose reels to be not less than 32 mm (Copper or Galvanized Pipe)

All fire hose reels must be fitted with a service label.
All fire hose reels to be fitted with glycerin filled pressure gauge

PORTABLE FIRE EXTINGUISHER

Fire Extinguishers must be installed as indicated on drawing. The portable fire extinguishers comply with the requirements contained in SANS 0105.

All fire extinguishers must be fitted with a service label in compliance with SANS 1475.

All fire extinguishers to be installed on a wooden backing board unless specified otherwise.

MARKING AND SIGNPOSTING

All emergency routes shall be clearly marked and signposted to indicate the direction to be traveled in the case of any emergency, and the size and positioning of the required marks and signs shall be subject to any defective issued by the local authority.

All fire-fighting equipment, fire escape routes to be indicated by photo-luminescent symbolic safety signs that comply with SANS 1186-5.

FIRE HYDRANT

Water reticulation for firefighting (to engineer's detail). Water supply to be sufficient ensuring flow rates and pressures as follows:
Fire hydrants - 20 litre / second @ 300 kPa
Water supply to Fire hydrants, diameter must not be less than 100 mm.

PREVENTION AGAINST FALL- HAND RAILS

Handrails must be installed at both staircases at a height of not less than 850 mm and not more than 1000mm, measured vertically from the pitch line to the upper surface of the handrail The handrails must be a at least one (1) continuous handrail extending the full length of the flight of stairs, securely fixed to such wall.

The handrails should be of such a design and so fixed that there shall be no obstructions on, above or near to it which might obstruct the movement of a hand moving along it.

The hand rails must be installed in accordance to SANS 10400-M: 2011.

EMERGENCY LIGHTING

Emergency lights shall be installed along all the escape routes. The lights shall operated independently of the main supply and comply with SANS 10114-2 and SANS 1464-22

FIRE STOPPING OF INACCESSIBLE CONCEALED SPACES

Combustible material penetrating masonry fire walls (non-combustible building element) between the dwelling units shall be fire stopped with an intumescant sealant by an competent and approve Contractor.

FIRE STABILITY OF STRUCTURAL ELEMENTS OR COMPONENTS

4.7.1
Any structural element or component directly supporting a separating element contemplated in 4.6 shall, when tested in accordance with SANS 10177-2, shall comply with the requirement for stability for a period not less than that required for fire resistance of such separating element.

4.7.2
Any other structural element or component (that is not a component that forms part of a roof assembly) which is located in an occupancy given in column 1 of the table 6 shall, when tested in accordance with SANS 10177-2, shall comply with the requirements for stability for a period not less than the appropriate period given in columns 3 to 7 of table 5 for the corresponding number of storeys provided however, that it shall be permissible for the structural components to be of;

BUILDING CODE USED

The drawings were prepared in accordance to SANS 10400-T:2020 SANS 10400 -W:2011 and SANS 1400-S:2011

VENTILATION OF STAIRWAYS IN AN EMERGENCY ROUTE

All stairways and emergency routes are fully open and naturally ventilated. The stairways and emergency routes will not become smoke logged.

WARNING / SYMBOLIC SAFETY SIGNS
to be PHOTOLUMINESCENT SILKSCREEN on PVC

DIRECTION / FIRE ESCAPE

WHITE FIGURES AND BORDER ON GREEN BACKGROUND, WITH THE FIGURE INDICATING THE DIRECTION OF ESCAPE

E17	Single Sided	190x578mm SILKSCREEN on PVC Sign to be fixed to wall
E16+E17	Double Sided	190x578mm SILKSCREEN on PVC Sign to be hanging from the ceiling
E1	Single Sided	190x384mm SILKSCREEN on PVC Sign to be fixed to wall
E2	Single Sided	190x384mm SILKSCREEN on PVC Sign to be hanging from ceiling
E1+E2	Double Sided	190x384mm SILKSCREEN on PVC Sign to be fixed to wall
GA22	Refuge Point Single Sided	150x300mm SILKSCREEN on PVC Sign to be fixed to wall
E3	Single Sided	190x384mm SILKSCREEN on PVC Sign to be fixed to wall

LEGEND		QUANTITY
	30m HYDRAULIC FIRE HOSE REEL	5
	4.5 KG DRY CHEMICAL POWDER FIRE EXTINGUISHER	12
	INTERNAL FIRE HYDRANT	3
	9 KG DRY CHEMICAL POWDER FIRE EXTINGUISHER	2

LEGEND		
A1		2 X 4.5 kg dcp FE
A2		2 X 4.5 kg dcp FE + FHR
A3		9 kg dcp FE + FHR
A4		FH

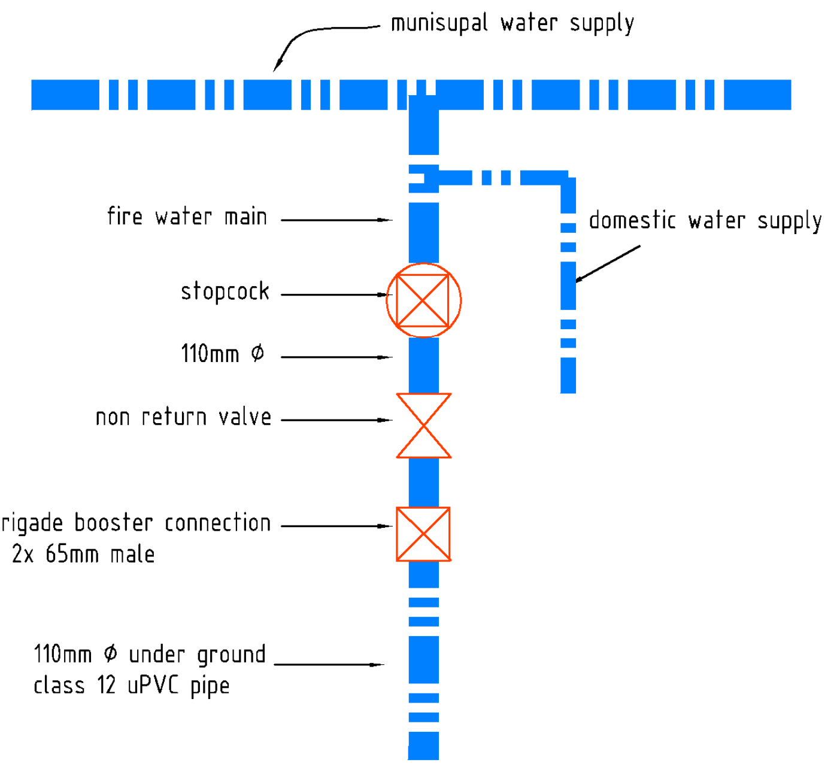
DOORS	
D1	Class E fire rated door fitted with self-closing mechanism
D2	Class B 120 minute fire door

←	Direction indicated on plan
🟨	60 minute Firewall build to underside of roof covering or concrete slab
🟥	120 minute Firewall build to underside of roof covering or concrete slab

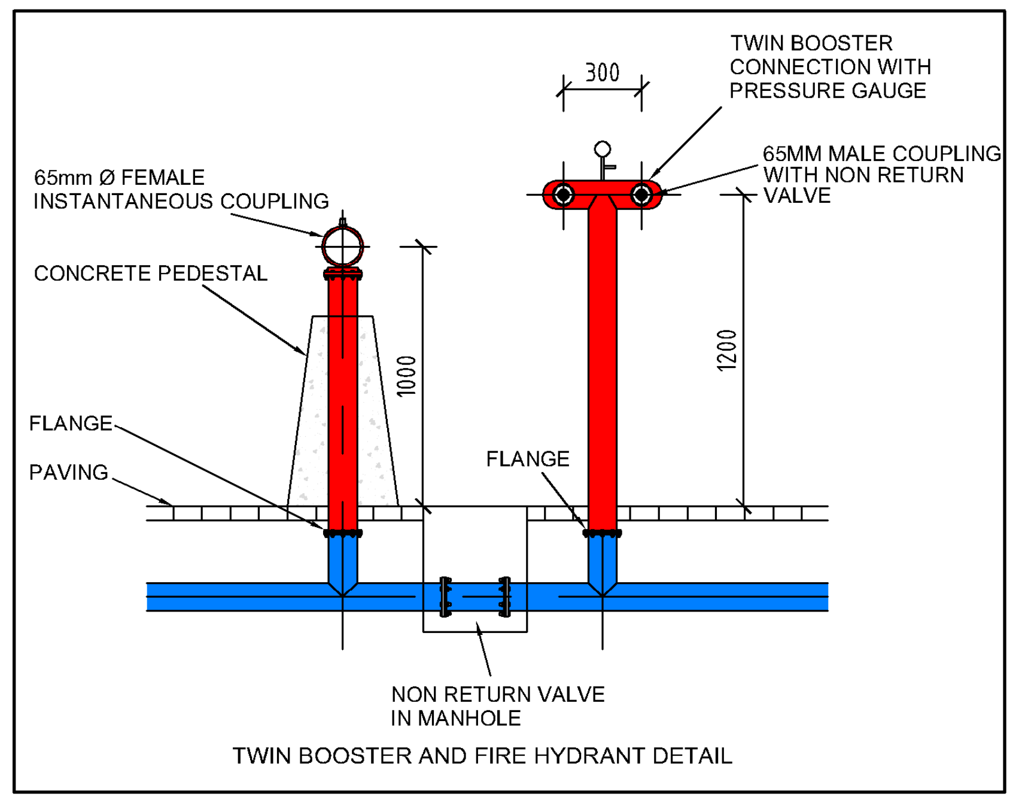
WARNING / SYMBOLIC SAFETY SIGNS
to be PHOTOLUMINESCENT SILKSCREEN on PVC

RED REVERSE ENGRAVED ON WHITE BACKGROUND

F14	Single Sided	190x384mm SILKSCREEN on PVC Sign to be fixed to wall
F13	Single Sided	190x384mm SILKSCREEN on PVC Sign to be fixed to wall
F15	Single Sided	190x384mm SILKSCREEN on PVC Sign to be fixed to wall
F5+F6	Double Sided	190x772mm SILKSCREEN on PVC Sign to be hanging from ceiling
F4	Single Sided	190x578mm SILKSCREEN on PVC Sign to be fixed to wall
F39	IN THE EVENT OF FIRE EXIT DOWN THE STAIRCASE NOT USE THE LIFTS IN DIE GEVAL VAN BRAND GEBRUIK DIE TRAPPE EN NIE DIE HYSERS NIE Single Sided	190x384mm SILKSCREEN on PVC Sign to be fixed to wall


munisupal water supply
fire water main
domestic water supply
stopcock
110mm ⌀
non return valve
dual fire brigade booster connection fitted with 2x 65mm male
110mm ⌀ under ground class 12 uPVC pipe

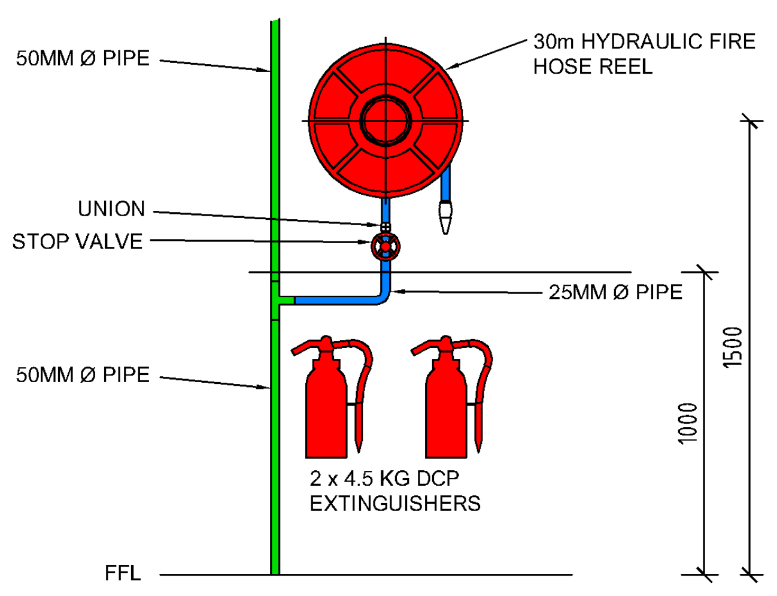
DETAIL A
scale 1:50


TWIN BOOSTER CONNECTION WITH PRESSURE GAUGE
300
65mm Ø FEMALE INSTANTANEOUS COUPLING
65MM MALE COUPLING WITH NON RETURN VALVE
CONCRETE PEDESTAL
1000
1200
FLANGE
PAVING
FLANGE
NON RETURN VALVE IN MANHOLE

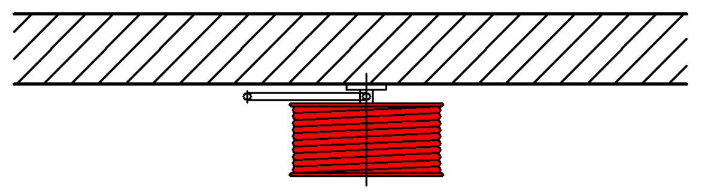
TWIN BOOSTER AND FIRE HYDRANT DETAIL

FIRE HYDRANT

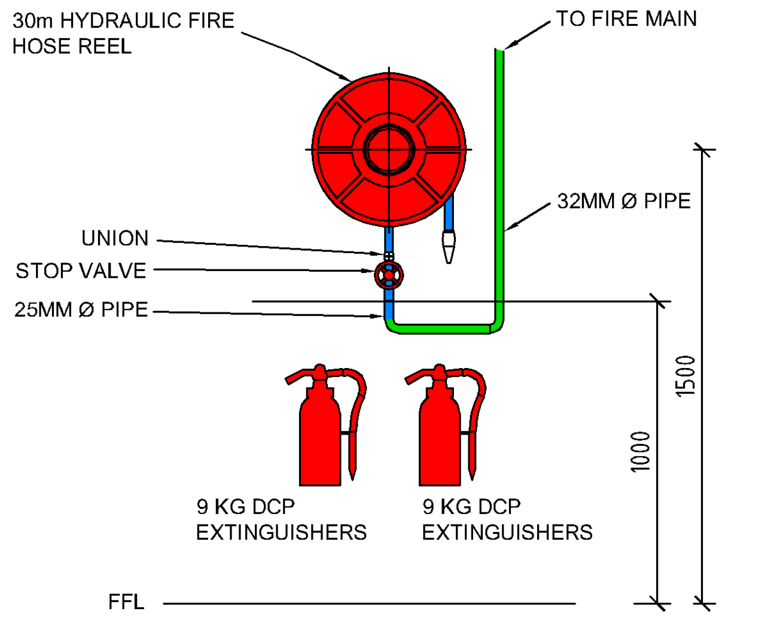
Water reticulation for firefighting (to engineer's detail).
Water supply to be sufficient ensuring flow rates and pressures as follows:
Fire hydrants - 20 litre / second @ 300 kPa
Water supply to Fire hydrants, diameter must not be less than 100 mm.



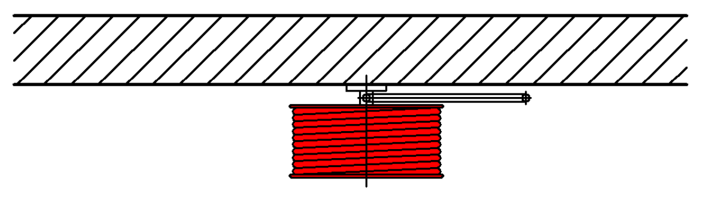
TYPICAL FIRE HOSE REEL ELEVATION DETAIL



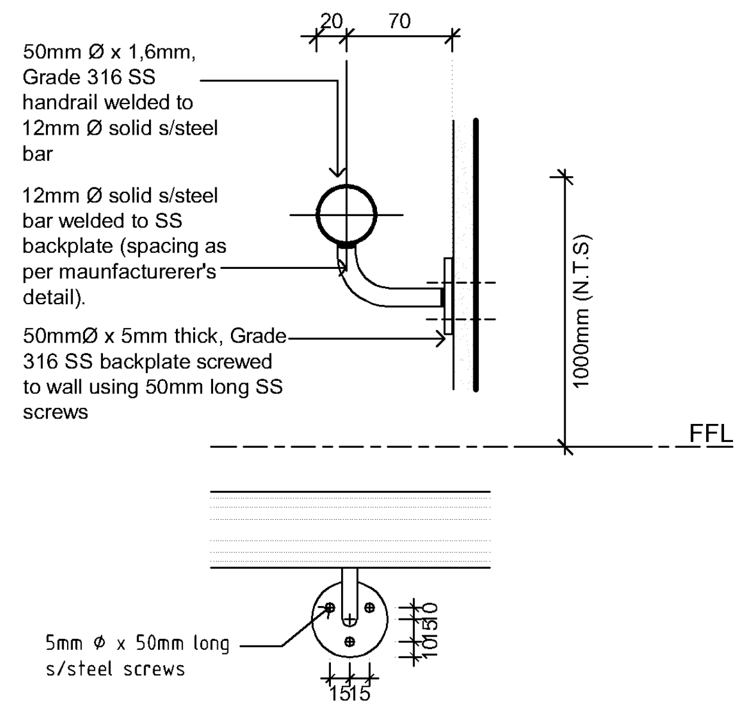
TYPICAL FIRE HOSE REEL PLAN DETAIL



TYPICAL FIRE HOSE REEL ELEVATION DETAIL



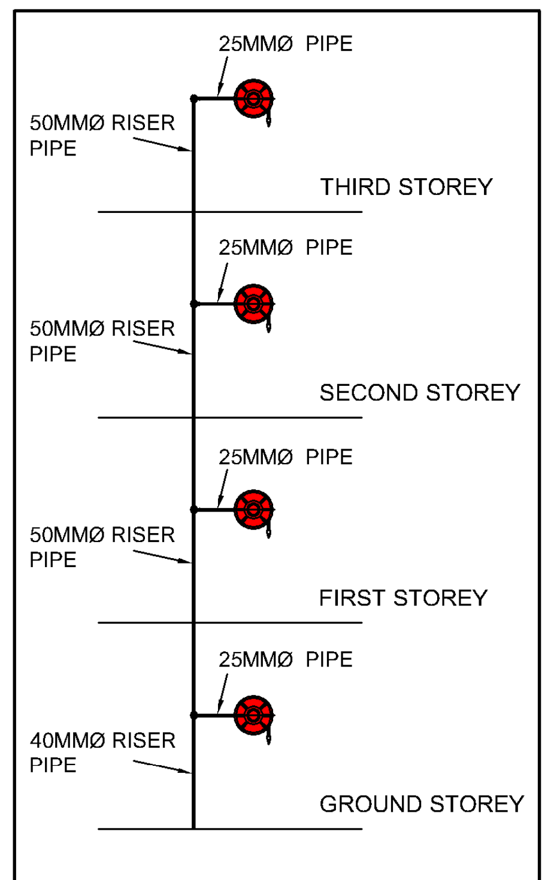
TYPICAL FIRE HOSE REEL PLAN DETAIL


20
70
50mm Ø x 1,6mm, Grade 316 SS handrail welded to 12mm Ø solid s/steel bar
12mm Ø solid s/steel bar welded to SS backplate (spacing as per maunfacturerer's detail).
50mmØ x 5mm thick, Grade 316 SS backplate screwed to wall using 50mm long SS screws
1000mm (N.T.S)
FFL
5mm ⌀ x 50mm long s/steel screws
15 15
10 15 10

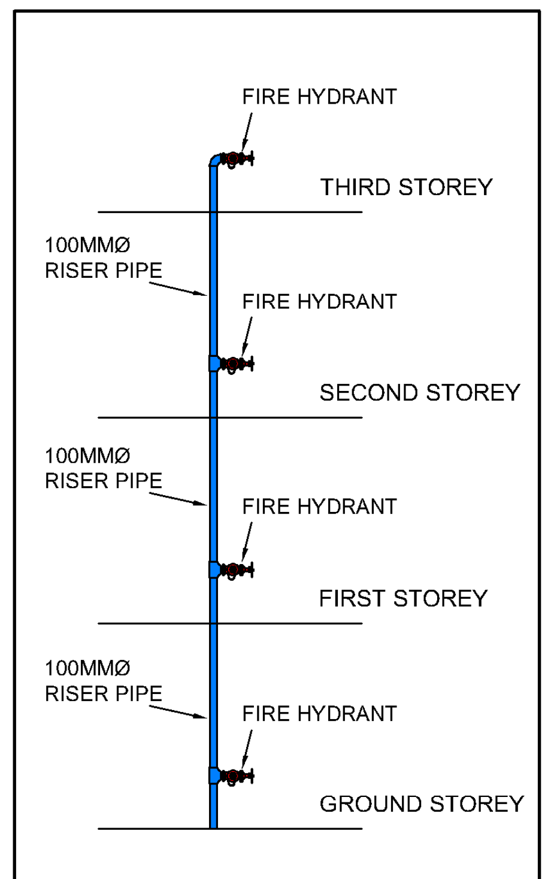
HANDRAIL DETAIL
scale 1:5

COPYRIGHT NOTICE

This drawing is the confidential property of FIRE WISE CONSULTANTS and may not be disclosed to a third party, copied or reproduced in whole or in part without the permission of FIRE WISE CONSULTANTS.



TYPICAL FIRE HOSE REEL DETAIL



TYPICAL FIRE HYDRANT DETAIL

NBRP ARCHITECTURE

Fire Wise
CONSULTANTS
PROTECTING YOUR TOMORROW

Registration number 2008/079106/23
PO Box 4, Uitenhage 6230
e-mail : firewiseconsult@gmail.com
Fax No: **086 4471 411**

STEFAAN DEMEYER
Professional Engineer (900247)

Drawing title/ tekeningopskrif

PROPOSAL NEW RESIDENTIAL UNITS ON ERF 4432, CORAL ROAD, BLOUBERG TABLEVIEW CAPE TOWN

FIRE PLAN

Date/datem	Scale/skaal
February 2023	AS SHOWN

Drawing no/ tekening no	Rev./ wys
23_03_01	

CITY OF CAPE TOWN
DEVELOPMENT MANAGEMENT

Recommended for Approval
Building Control Officer / Delegetee

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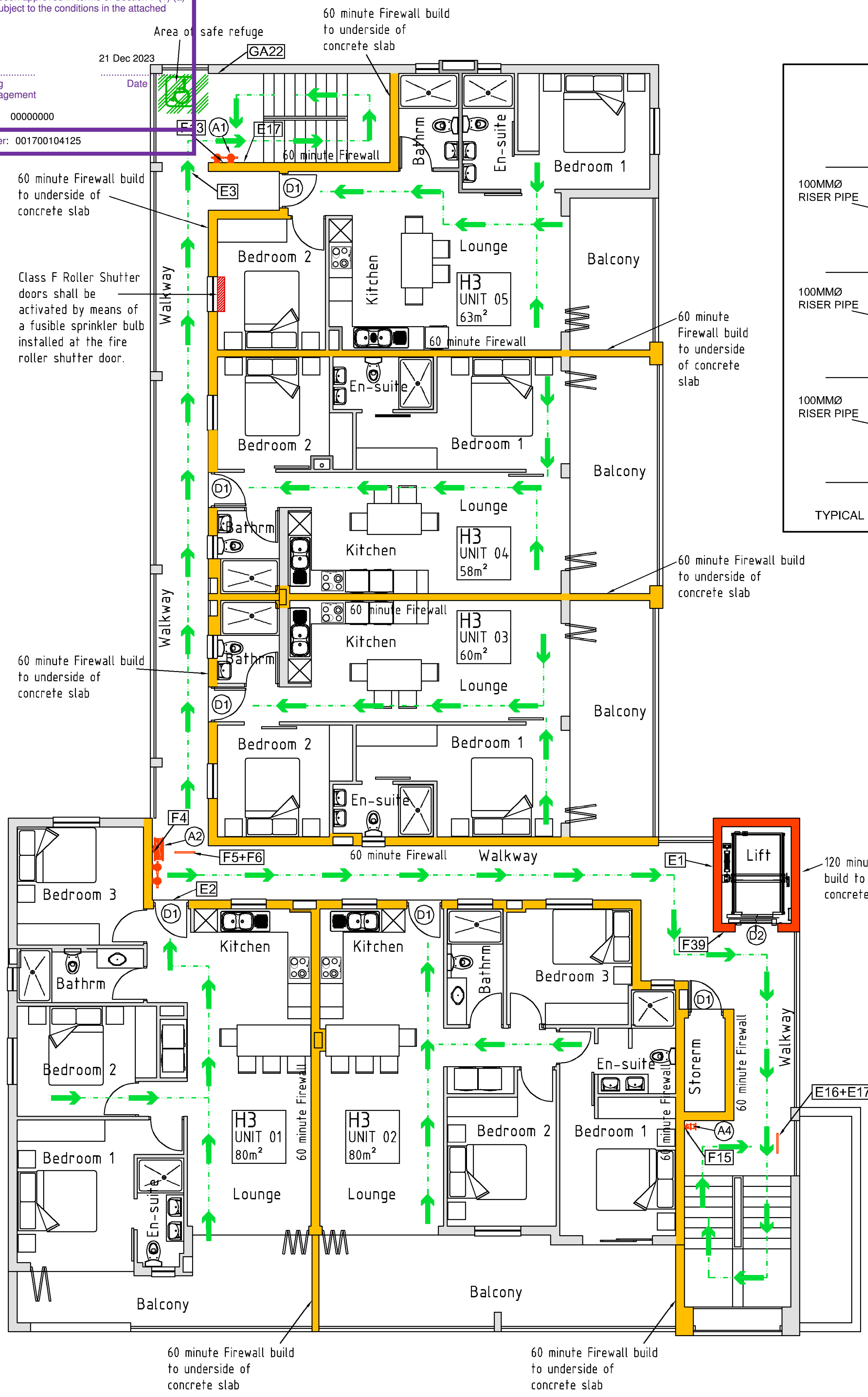
21 Dec 2023

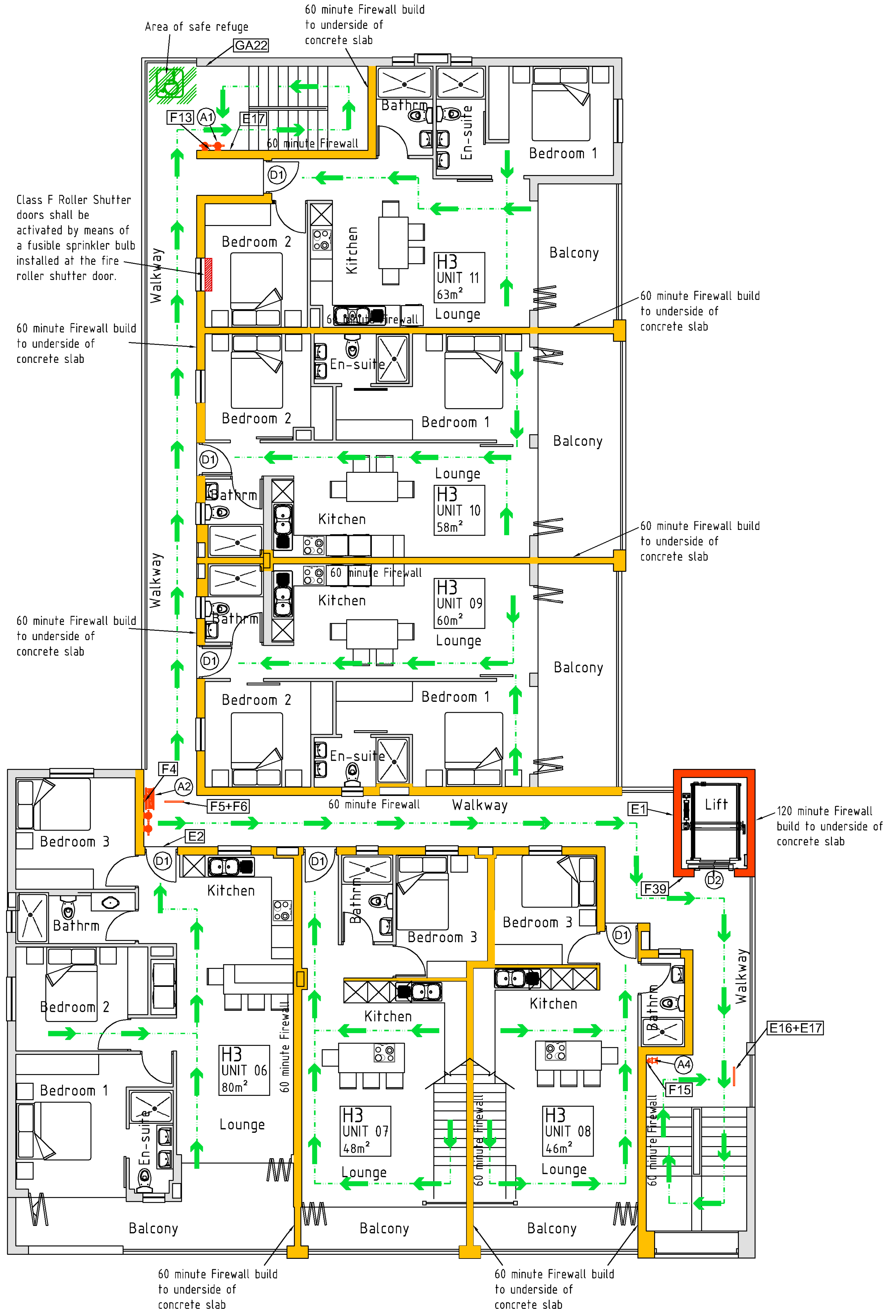
Planning & Building Development Management — Date

Approval Number: 00000000

Application Number: 001700104125


Area of safe refuge
GA22
60 minute Firewall build to underside of concrete slab
E13
A1
E17
E3
60 minute Firewall
Bathrm
En-suite
Bedroom 1
D1
Bedroom 2
Kitchen
Lounge
H3 UNIT 05 63m²
Balcony
Class F Roller Shutter doors shall be activated by means of a fusible sprinkler bulb installed at the fire roller shutter door.
Walkway
60 minute Firewall build to underside of concrete slab
H3 UNIT 04 58m²
H3 UNIT 03 60m²
F4
A2
F5+F6
E2
E1
Lift
120 minute Firewall build to underside of concrete slab
F39
D2
Bedroom 3
Storerm
H3 UNIT 01 80m²
H3 UNIT 02 80m²
60 minute Firewall
A4
F15
E16+E17

FIRST STOREY PLAN
scale 1:100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E17
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D1
Bedroom 2
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Lounge
H3 UNIT 11 63m²
Balcony
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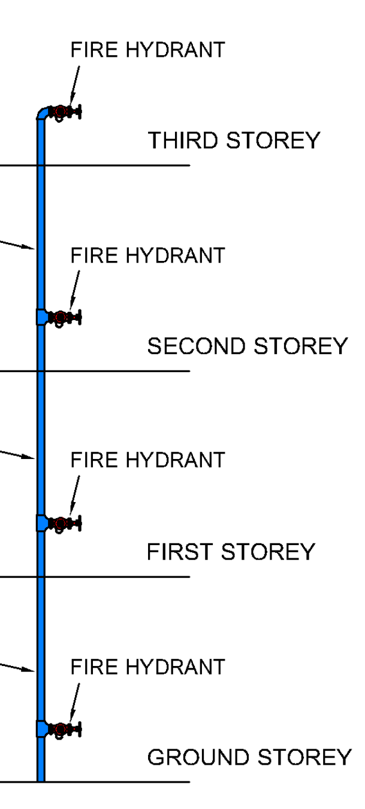
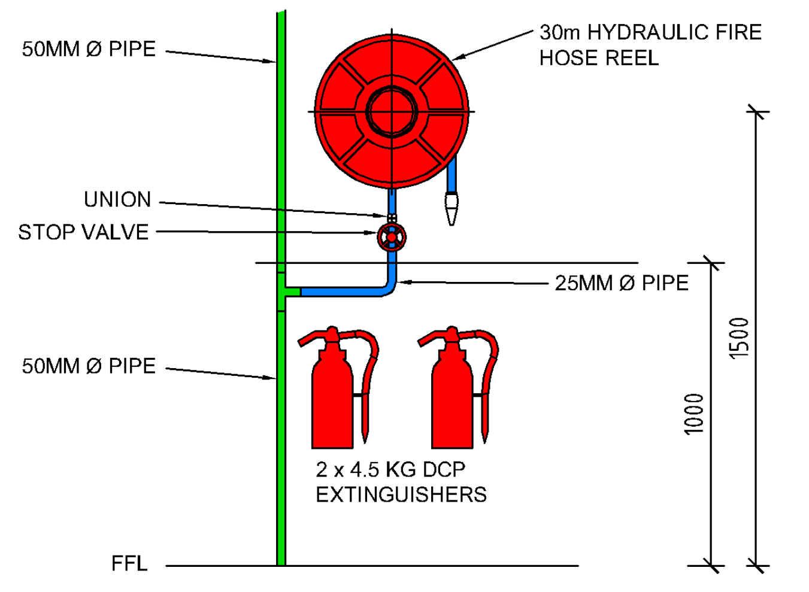
Walkway
60 minute Firewall build to underside of concrete slab
H3 UNIT 10 58m²
H3 UNIT 09 60m²
F4
A2
F5+F6
E2
E1
Lift
120 minute Firewall build to underside of concrete slab
F39
D2
Bedroom 3
H3 UNIT 06 80m²
H3 UNIT 07 48m²
H3 UNIT 08 46m²
60 minute Firewall
A4
F15
E16+E17

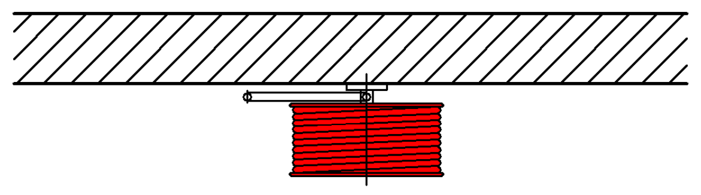
SECOND STOREY PLAN
scale 1:100



TYPICAL FIRE HYDRANT DETAIL



TYPICAL FIRE HOSE REEL ELEVATION DETAIL



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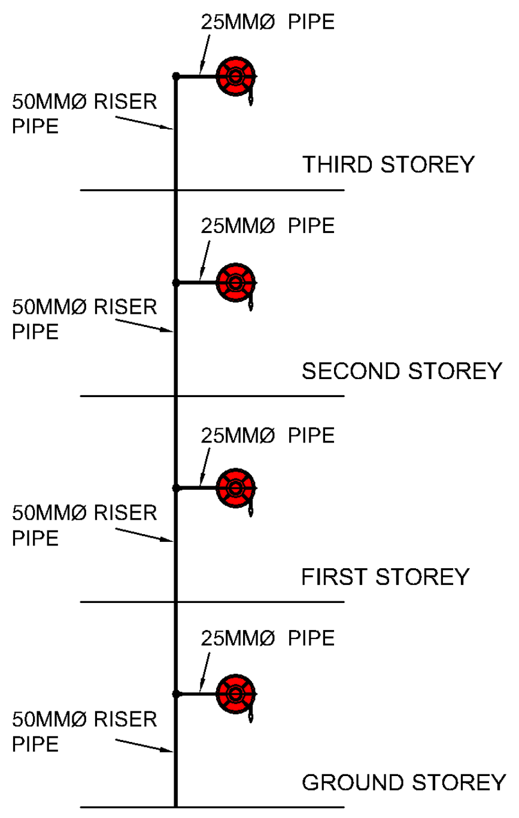

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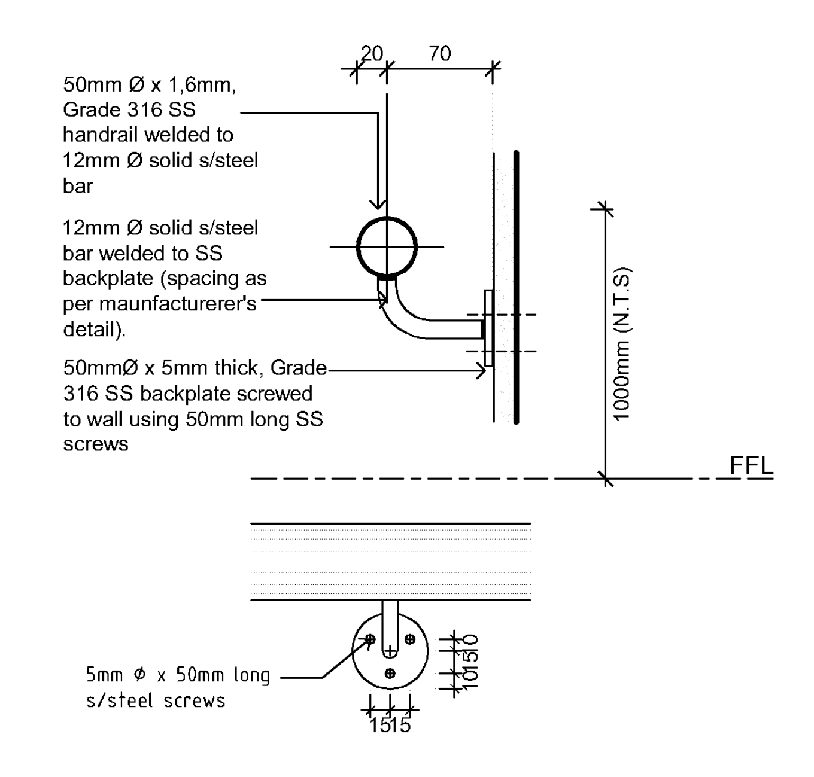
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12mm Ø solid s/steel bar welded to SS backplate (spacing as per maunfacturerer's detail).
50mmØ x 5mm thick, Grade 316 SS backplate screwed to wall using 50mm long SS screws
1000mm (N.T.S)
FFL
5mm Ø x 50mm long s/steel screws
10
15
10
15
15

HANDRAIL DETAIL
scale 1:5

LEGEND		QUANTITY
🟥	30m HYDRAULIC FIRE HOSE REEL	5
●	4.5 KG DRY CHEMICAL POWDER FIRE EXTINGUISHER	12
●	INTERNAL FIRE HYDRANT	3
◎	9 KG DRY CHEMICAL POWDER FIRE EXTINGUISHER	2

LEGEND		
(A1)	● ●	2 X 4.5 kg dcp FE
(A2)	● ● 🟥	2 X 4.5 kg dcp FE + FHR
(A3)	◎ 🟥	9 kg dcp FE + FHR
(A4)	●	FH

DOORS	
(D1)	Class E fire rated door fitted with self-closing mechanism
(D2)	Class B 120 minute fire door

←	Direction indicated on plan
🟨	60 minute Firewall build to underside of roof covering or concrete slab
🟥	120 minute Firewall build to underside of roof covering or concrete slab

OCCUPANCY CLASSIFICATION	
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H3	Domestic Residence : Population 2 person per bedroom

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Fire Hose Reels to be installed as indicated on the drawing. Fire hose reels to comply with SANS 543 with 30m long 20mm diameter light rubber hose with fixed base and fitted with couplings, connection, and branch pipe.

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Hose reels - 0,5 liter /second @ 300kPa. Water supply to Hose reels to be not less than 32 mm (Copper or Galvanized Pipe)

All fire hose reels must be fitted with a service label.
All fire hose reels to be fitted with glycerin filled pressure gauge

PORTABLE FIRE EXTINGUISHER

Fire Extinguishers must be installed as indicated on drawing. The portable fire extinguishers comply with the requirements contained in SANS 0105.

All fire extinguishers must be fitted with a service label in compliance with SANS 1475.

All fire extinguishers to be installed on a wooden backing board unless specified otherwise.

MARKING AND SIGNPOSTING

All emergency routes shall be clearly marked and signposted to indicate the direction to be traveled in the case of any emergency, and the size and positioning of the required marks and signs shall be subject to any defective issued by the local authority.

All fire-fighting equipment, fire escape routes to be indicated by photo-luminescent symbolic safety signs that comply with SANS 1186-5.

FIRE HYDRANT

Water reticulation for firefighting (to engineer's detail). Water supply to be sufficient ensuring flow rates and pressures as follows:
Fire hydrants - 20 litre / second @ 300 kPa
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PREVENTION AGAINST FALL- HAND RAILS

Handrails must be installed at both staircases at a height of not less than 850 mm and not more than 1000mm, measured vertically from the pitch line to the upper surface of the handrail The handrails must be a at least one (1) continuous handrail extending the full length of the flight of stairs, securely fixed to such wall.

The handrails should be of such a design and so fixed that there shall be no obstructions on, above or near to it which might obstruct the movement of a hand moving along it.

The hand rails must be installed in accordance to SANS 10400-M: 2011.

EMERGENCY LIGHTING

Emergency lights shall be installed along all the escape routes. The lights shall operated independently of the main supply and comply with SANS 10114-2 and SANS 1464-22

FIRE STOPPING OF INACCESSIBLE CONCEALED SPACES

Combustible material penetrating masonry fire walls (non-combustible building element) between the dwelling units shall be fire stopped with an intumescant sealant by an competent and approve Contractor.

FIRE STABILITY OF STRUCTURAL ELEMENTS OR COMPONENTS

4.7.1
Any structural element or component directly supporting a separating element contemplated in 4.6 shall, when tested in accordance with SANS 10177-2, shall comply with the requirement for stability for a period not less than that required for fire resistance of such separating element.

4.7.2
Any other structural element or component (that is not a component that forms part of a roof assembly) which is located in an occupancy given in column 1 of the table 6 shall, when tested in accordance with SANS 10177-2, shall comply with the requirements for stability for a period not less than the appropriate period given in columns 3 to 7 of table 5 for the corresponding number of storeys provided however, that it shall be permissible for the structural components to be of;

BUILDING CODE USED

The drawings were prepared in accordance to SANS 10400-T:2020 SANS 10400 -W:2011 and SANS 1400-S:2011

VENTILATION OF STAIRWAYS IN AN EMERGENCY ROUTE

All stairways and emergency routes are fully open and naturally ventilated. The stairways and emergency routes will not become smoke logged.

WARNING / SYMBOLIC SAFETY SIGNS
to be PHOTOLUMINESCENT SILKSCREEN on PVC

DIRECTION / FIRE ESCAPE

WHITE FIGURES AND BORDER ON GREEN BACKGROUND, WITH THE FIGURE INDICATING THE DIRECTION OF ESCAPE

E17	← 🟩 🟩 Single Sided	190x578mm SILKSCREEN on PVC Sign to be fixed to wall
E16+E17	🟩 🟩 → Double Sided	190x578mm SILKSCREEN on PVC Sign to be hanging from the ceiling
E1	🟩 → Single Sided	190x384mm SILKSCREEN on PVC Sign to be fixed to wall
E2	← 🟩 Single Sided	190x384mm SILKSCREEN on PVC Sign to be hanging from ceiling
E1+E2	← 🟩 Double Sided	190x384mm SILKSCREEN on PVC Sign to be fixed to wall
GA22	Refuge Point Single Sided	150x300mm SILKSCREEN on PVC Sign to be fixed to wall
E3	↓ 🟩 Single Sided	190x384mm SILKSCREEN on PVC Sign to be fixed to wall

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RED REVERSE ENGRAVED ON WHITE BACKGROUND

F14	↓ ◎ Single Sided	190x384mm SILKSCREEN on PVC Sign to be fixed to wall
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F15	↓ 🟥 Single Sided	190x384mm SILKSCREEN on PVC Sign to be fixed to wall
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NBRP ARCHITECTURE

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PROTECTING YOUR TOMORROW

Registration number 2008/079106/23
PO Box 4, Uitenhage 6230
e-mail : firewiseconsult@gmail.com
Fax No: **086 4471 411**

STEFAAN DEMEYER
Professional Engineer (900247)

Drawing title/ tekeningopskrif

PROPOSAL NEW RESIDENTIAL UNITS ON ERF 4432, CORAL ROAD, BLOUBERG TABLEVIEW CAPE TOWN
FIRE PLAN

Date/datem	Scale/skaal
February 2023	AS SHOWN

Drawing no/ tekening no	Rev./ wys
23_03_02	

CITY OF CAPE TOWN
DEVELOPMENT MANAGEMENT

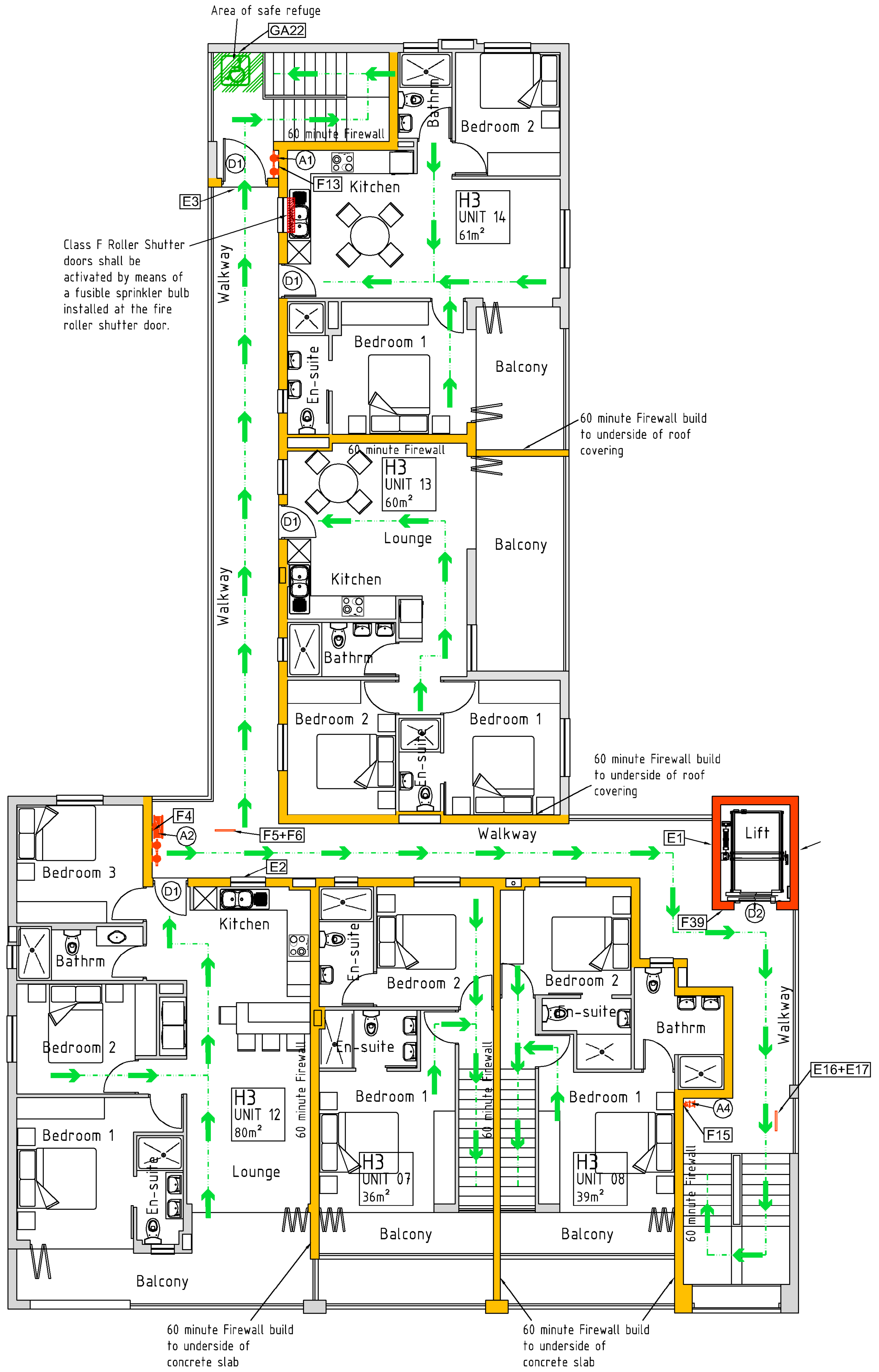
Recommended for Approval
....
Building Control Officer / Delegetee

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.

21 Dec 2023
....
Planning & Building Development Management — Date

Approval Number: 00000000

Application Number: 001700104125



THIRD STOREY PLAN

scale 1:100

	OCCUPANCY CLASSIFICATION
H3	Domestic Residence : Population 2 person per bedroom

HYDRAULIC FIRE HOSE REEL

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WARNING / SYMBOLIC SAFETY SIGNS

to be PHOTOLUMINESCENT SILKSCREEN on PVC

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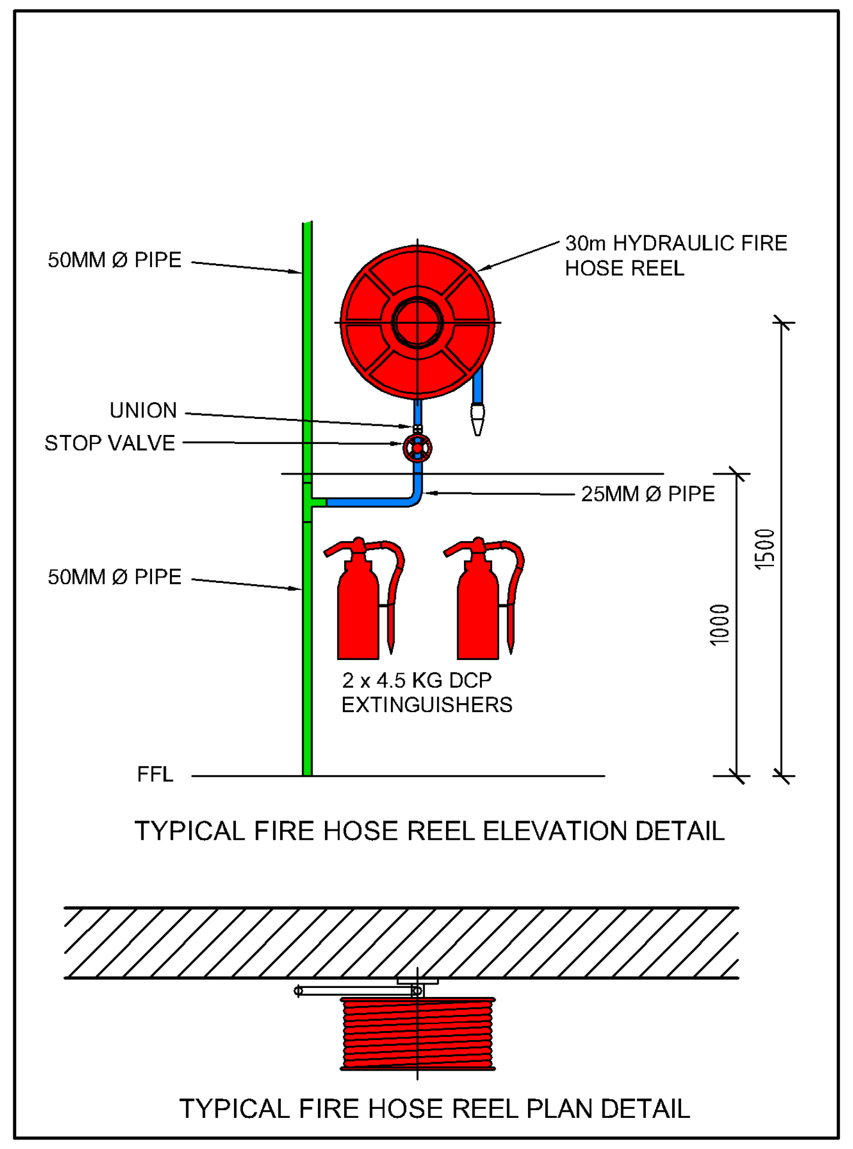

TYPICAL FIRE HOSE REEL ELEVATION DETAIL

TYPICAL FIRE HOSE REEL PLAN DETAIL

LEGEND		QUANTITY
	30m HYDRAULIC FIRE HOSE REEL	5
●	4.5 KG DRY CHEMICAL POWDER FIRE EXTINGUISHER	12
	INTERNAL FIRE HYDRANT	3
	9 KG DRY CHEMICAL POWDER FIRE EXTINGUISHER	2

LEGEND		
A1	● ●	2 X 4.5 kg dcp FE
A2	● ●	2 X 4.5 kg dcp FE + FHR
A3		9 kg dcp FE + FHR
A4		FH

DOORS	
D1	Class E fire rated door fitted with self-closing mechanism
D2	Class B 120 minute fire door

←	Direction indicated on plan
🟨	60 minute Firewall build to underside of roof covering or concrete slab
🟥	120 minute Firewall build to underside of roof covering or concrete slab

WARNING / SYMBOLIC SAFETY SIGNS

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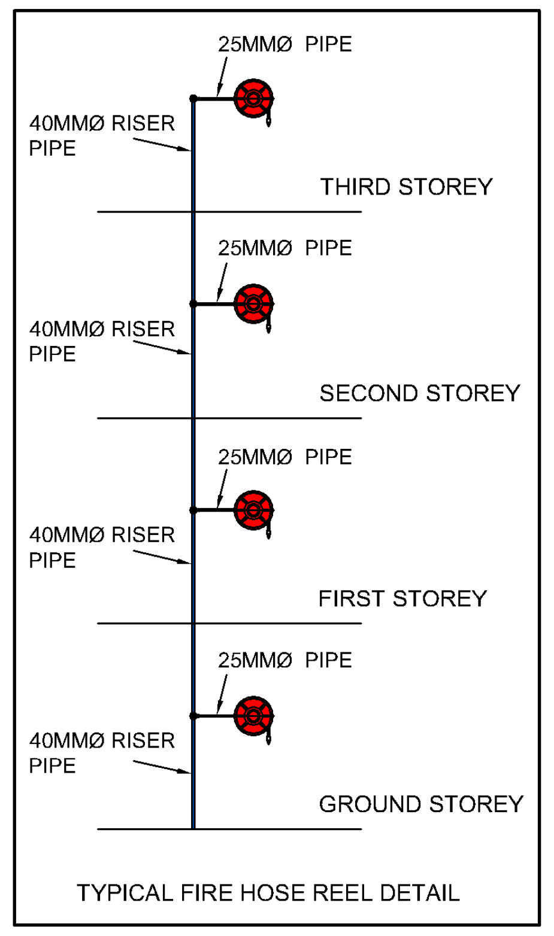
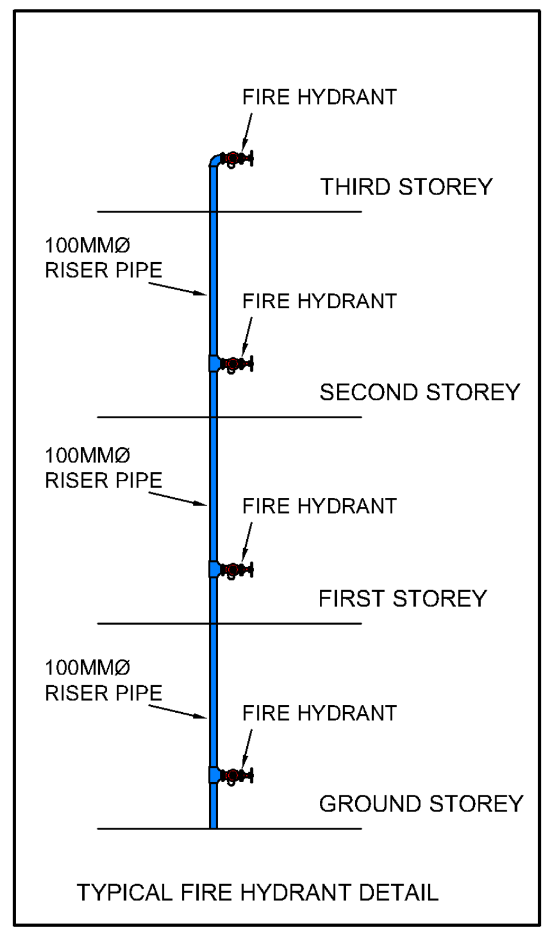


TYPICAL FIRE HOSE REEL DETAIL



TYPICAL FIRE HYDRANT DETAIL

NBRP ARCHITECTURE

Fire Wise
CONSULTANTS
PROTECTING YOUR TOMORROW

Registration number 2008/079106/23
PO Box 4, Uitenhage 6230
e-mail : firewiseconsult@gmail.com
Fax No: **086 4471 411**

STEFAAN DEMEYER
Professional Engineer (900247)

Drawing title/ tekeningopskrif

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FIRE PLAN

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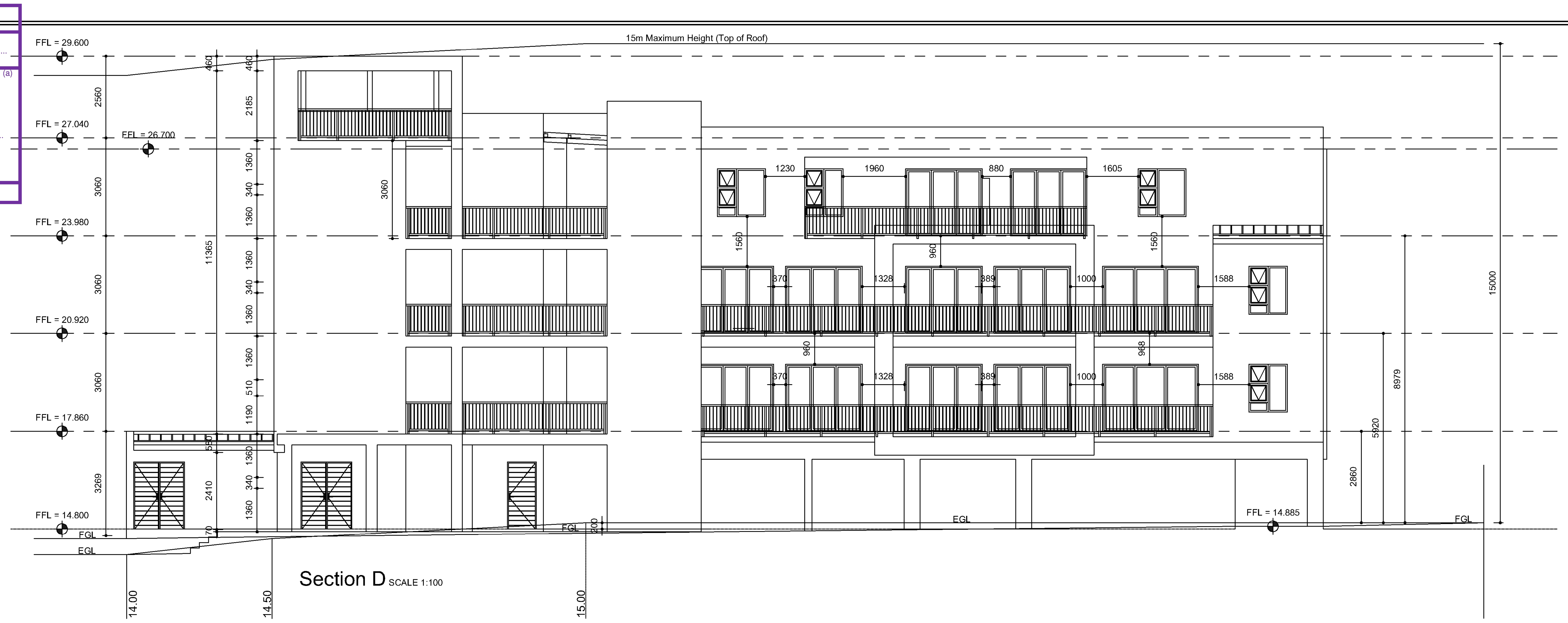
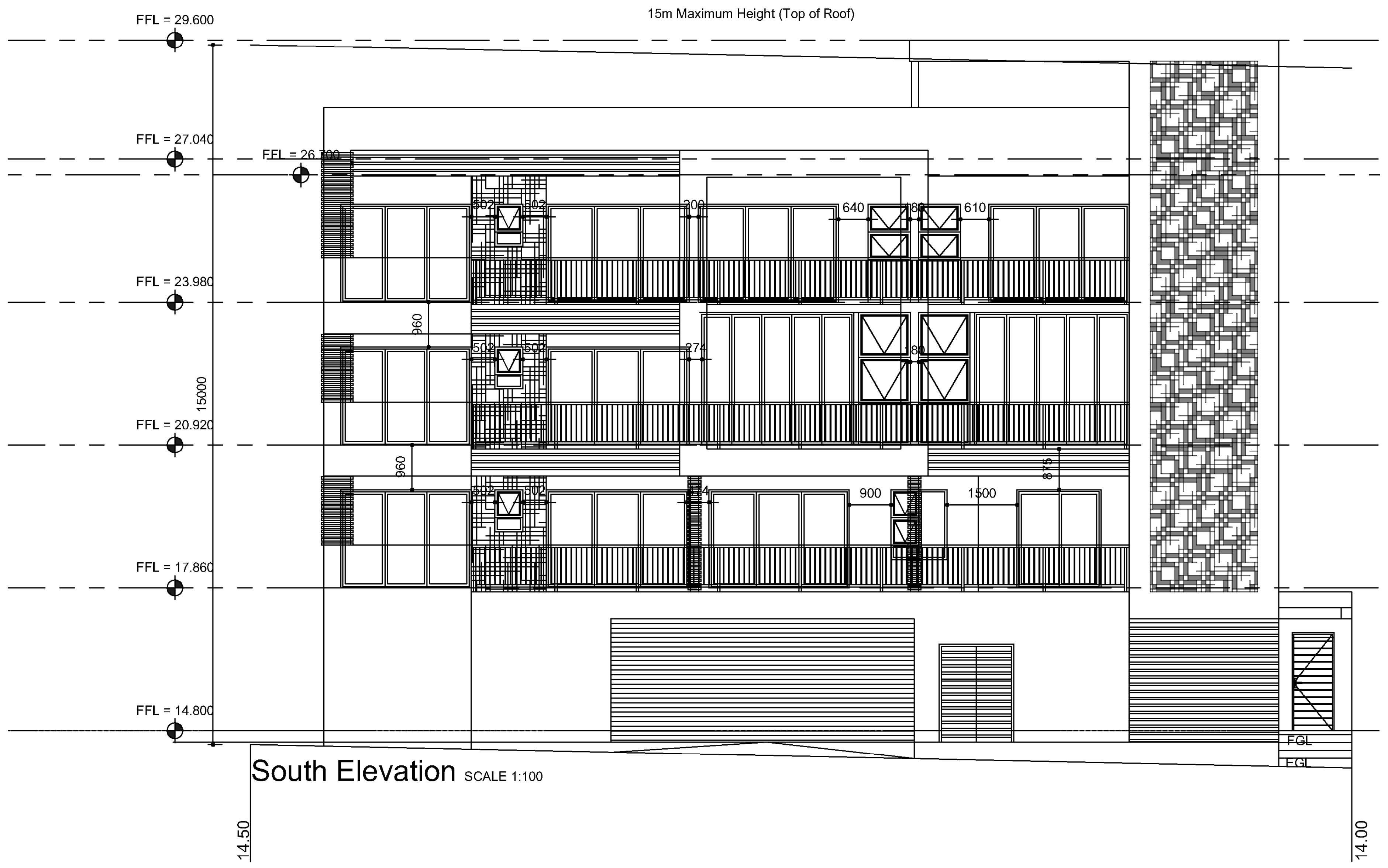
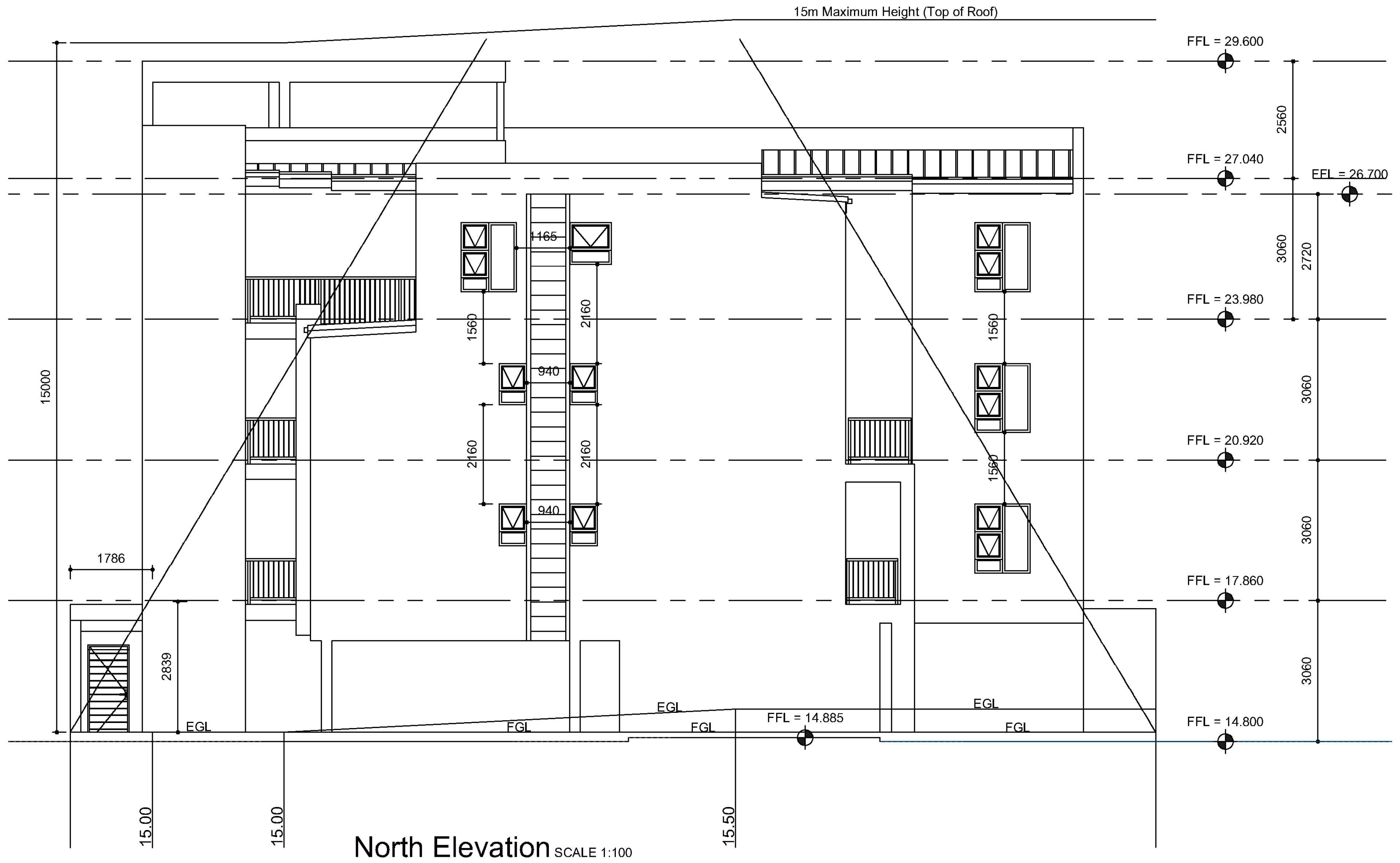
CITY OF CAPE TOWN
~~DEVELOPMENT MANAGEMENT~~
Recommended for Approval
Building Control Officer / Delegetee
This application has been approved in terms of Section 7 (1) (a) of Act 103 of 1977, subject to the conditions in the attached letter of approval.
21 Dec 2023
Planning & Building Development Management
Date
Approval Number: 00000000
Application Number: 001700104125



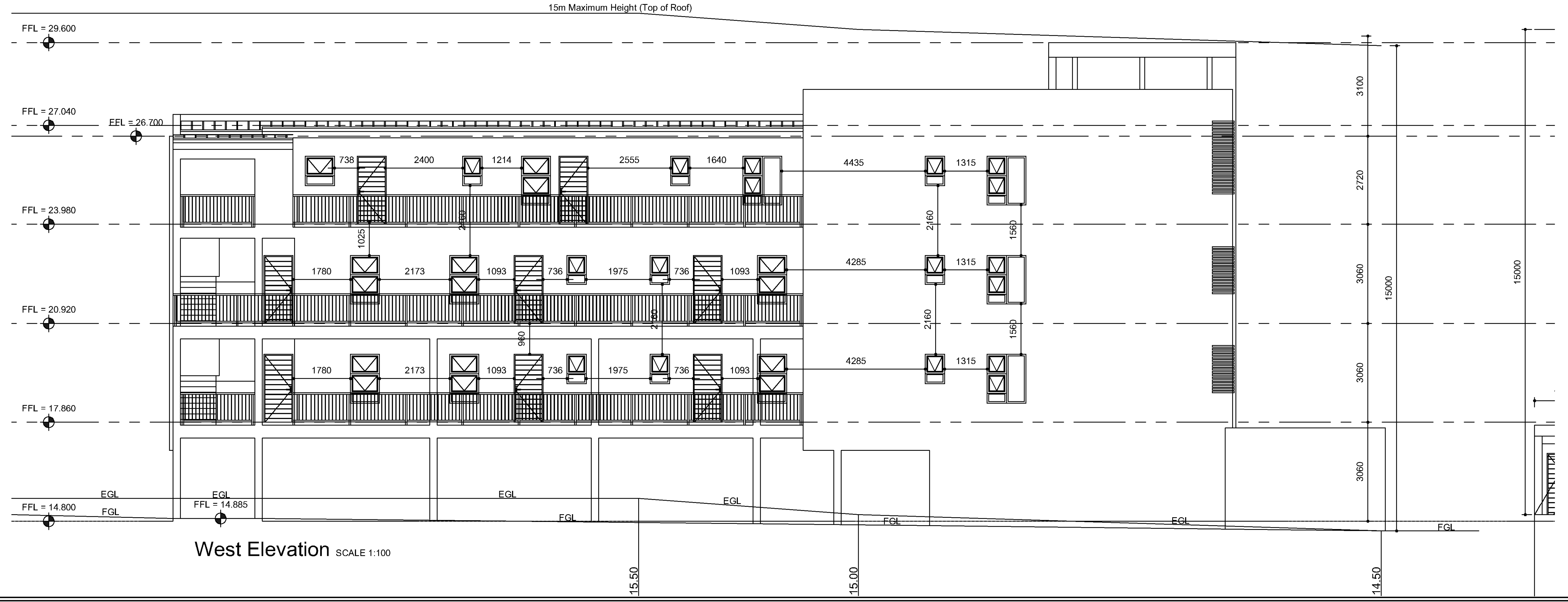
Section D SCALE 1:100



South Elevation SCALE 1:100



North Elevation SCALE 1:100



West Elevation SCALE 1:100

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