CITY OF CAPE TOWN
PLANNING & BUILDING DEVELOPMENT MANAGEMENT
Approved/Not Approved
Building Control Officer / Delegatee
The application has been approved in terms of Section 7 (1) (a) of Act 103/1977 subject to the conditions in the attached letter of approval.
25 Jan 2018
Planning & Building Development Management
Date
Approval Number: 5752/4228
Application Number: 0806/7044/721

This is an Revit Building generated Drawing.
Drawings must not be scaled. Figured dimensions only may be used. Dimensions should be verified on site and any discrepancies or ambiguities reported to the Architects immediately.

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GENERAL NOTES:

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FOUNDATIONS:
- *To be constructed in accordance with Part H of SANS 10400, to approved Structural Engineer's detail.*
- No Foundations may project over boundary

WALLS:
- *To be constructed in accordance with Part K of SANS 10400-2011,*
- Building is concrete frame structure with brick infill to structural engineer's detail.
- External walls: Precast concrete tilt-up panels as per Structural Engineers design and specification.
- 190mm Clay brick cavity wall in between reinforced concrete columns to structural engineers detail.
- Internal walls: 230 mm Clay brickwork walls - to 120 mm, fire rated chosen walls, & 100 mm Plaster board & galvanised Steel walls to Shops, 200 mm clay brickwork to lifts, stairs, plant rooms etc. Finish to brick walls generally plastered and painted, tiled to bathrooms and kitchens.
- *Note: Cavity walls to be tied together with galvanized steel butterfly ties with a minimum of 5.0 ties per m².*
- Lintels to be installed as specified on drawings, and or subject to Mechanical Engineers Detail design.
- All lintels to be in accordance with Part K 4.2.9

FINISH:
- External Walls: Concrete tilt up Panels. Plaster and Paint.
- Internal Brick/ Block Fire Walls: Plaster and Paint
- Internal Drywalls to retail units: skimmed and primed for ensuite painted finishing.
- Internal 200mm Brickwork to Toilets: Tiled, plaster and painted above.

FLOORS:
- *To be constructed in accordance with part J of SANS 10400-2010*
- Internal: 100mm concrete surface bed on 375mm dpm on layer works all to structural engineers detail and specification.
- Internal: Upper floors - 525mm coffered slab to Structural Engineers detail slab to Structural Engineers Detail.
- Balconies: Reinforced concrete slab to Structural Engineers specification.

Finish:
- Garage - Screed in accordance with Part S of SANS 10400-2011
- as indicated on minimum 30mm thick sand and cement screed.
- Internal - Lobby, Toilets, public passageways and staircases: Porcelain tiles.
- Internal - Retail units: to tenant fitout.
- Plant Rooms - Screed the screed
- Balconies: external walkways - Finish as indicated on Waterproofing on screed to fall to outlets.

ROOFS:
- *To be constructed in accordance with Part L of SANS 10400-2011,*
- Metal Sheeting: Mylon profile, or similar, on steel trusses and purlins to Structural Engineers detail, Pitch 3 degrees. All flashings and counter flashings to be polyester powder coated aluminium, Insulation to be 50mm factory lite insulation, fitted below purlins.
- Concrete Flat Roofs: Waterproofing on screeds to fall to Rain Water Outlets on 375mm thick reinforced concrete roofs - 525mm coffered slab to Structural Engineers detail.
- Roof Drainage: Gutter & Downpipe system all to specified specification design and sized and supported on Galvanised Mild Steel brackets. Downpipes to be concealed by Structural Engineers. Pitch 3 degrees. Flashings and counter flashings to be aluminium polyester powder coated.

CEILINGS:
- Lobby, passage, foyer areas and above vestibules: suspended 9.5mm plasterboard skimmed & painted ceilings and bulkheads to underside of concrete slab.
- Toilets: 1200 x 600mm lay-in tile suspended ceilings
- Toilets: skimmed and painted gypsum ceilings
- Plant Rooms / parking Decks and walkways passages: Painted concrete soffits - 1200x600mm lay-in tile suspended ceiling.
- Balconies: skimmed and painted reinforced concrete slab soffits
- Minimum ceiling height - 2400MTS.

DOORS:
- *In accordance with Part M, S & T of SANS 10400-2011.*
- Entrance Doors: Polyester Powder coated glazed aluminium doors to detail.
- Fire Escape Doors: Hardwood Timber FLD Doors with panic hardware and thermal Proofing. Stainless Steel Ironmonger.
- Internal:
- Solid Core veneered doors for painting.
- Lift Lobby: Glass fit fire doors (120min) on self-closers.
- Fire Escape Doors: Glass fit fire doors (120min) on self-closers and panic ironmongery.
- Classroom Doors: Solid core veneered doors with stainless steel lever levers, etc.
- Toilet Doors: Solid Core timber doors in painted galvanized steel door frames.
- Plant Room / AHU: Specialised doors to Mechanical Engineers detail

FENESTRATION:
- Windows: Polyester Powder Coated Aluminium glazed windows to detail
- Shopfronts Polyester Powder Coated Aluminium with non liquid laminated safety glass.

STAIRS:
- *Stairs will be in accordance with Part M, Part S and Part T of SANS 10400-2011*
- Existing Stair repositioned.

GLAZING:
- *Glazing to be in accordance with Part N SANS 10400-2010.*
- All glazing exceeding 1mm in size or less than 500mm sills= FFL to be SANS approved safety glass
- Glazing thickness to be in accordance with Part N 4.2

LIGHTING & VENTILATION:
- *To be provided in accordance with Part O of SANS 10400-2011.*
- Minimum of 10% of floor area natural light
- Minimum of 5% of floor area natural ventilation
- Artificial lighting in accordance with Electrical Engineers specification.
- Mechanical ventilation in accordance with Mechanical Engineer and Rational Fire - Designers Specification.
- Fire Escape exits to have 5.25m² ventilation permanently open.

DRAINAGE:
- *To be constructed in accordance with Part P of SANS 10400-2010.*
- Drainage and water reticulation by plumbing consultants design

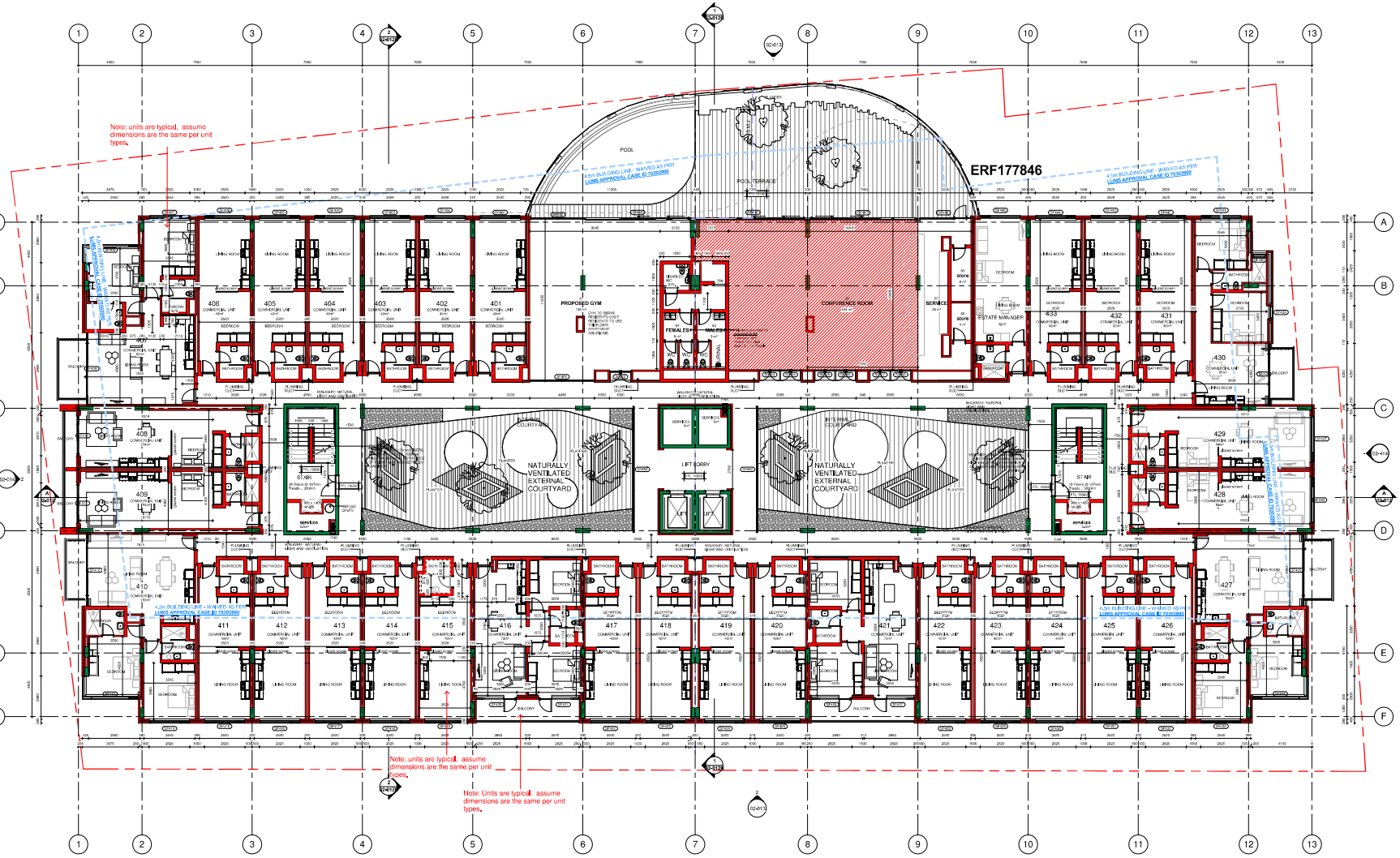
STORMWATER DISPOSAL:
- *To be constructed in accordance with Part R of SANS 10400-2012.*
- All stormwater in accordance Civil Engineers specification.

BALUSTRADES:
- *Will comply with Part O SANS 10400-2011, Public Safety.* - 1000mm high, galvanised mild steel pickets.

FIRE PROTECTION:
- *To be provided in accordance with Part T & Part W of SANS 10400-2011.*
- In accordance with Rational Fire Consultant Design.

REFUSE DISPOSAL:
- *To be provided in accordance with Part U of SANS 10400.*

FACILITIES FOR PERSONS WITH DISABILITIES:
- *To be provided in accordance with Part S of SANS 10400-2011.*



① 02_4_FOURTH STOREY
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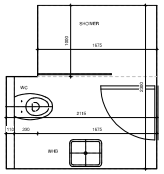
33 COMMERCIAL UNITS
1 ESTATE MANAGERS OFFICE
1 FUNCTIONS SPACE
1 GYM
1 POOL DECK & POOL



TYPICAL APARTMENT BATHROOM LAYOUT

Basic Health Requirements:

The wall areas behind all sinks/wash hand basins must be tiled to a min. height of 300mm.

The urinals must be of approved material, fitted with a flushing devicoand without a step up to facilitate with cleansing.

Ventilation

All areas must be adequately lighted & naturally or mechanically ventilated to the external air. Details of the mechanical ventilation & artificial lighting to be provided for offices & internal patch rooms (which is more than 6m²) as well as for water closet compartments & tea kitchens.

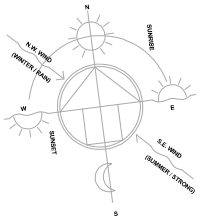
Any proposed mechanical ventilation system must be designed by or under the supervision of a professional engineer or other approved competent person & such experienced or competent person must provide a certificate/statement to theeffect that the system has been designed in accordance with the provisions of the National Building Regulations ans Building Standards Act 103 of 1977.

Details of the mechanical ventilationsystem to include specifications so the positions of air ducts, plenums, inlets, grilles & louvres as well as the proposed rates of air supply and/or extration at any such openings.

Offices & internal patch rooms (which is more than 6m²) must be supplied with fresh air at a rate of at least 7.5 litres/second per person.

Air must be extracted from the watercloset compartments at a rate o at least 20 litres/second per waste of soil fitting. The power supply to serve these fans must be coupled to the light switch serving these water closet compartments.

Tea kitchens to have an extract system capable of extracting at least 10 litres of air each & should be independent of toilet & similar air systems.



NOTE:
DRAWINGS ARE TO BE REFERENCED BACK TO LUMS SUBMISSION AND Case ID: 70303990

Owner	SIGNATURA
Signature	
Date	06/02/2017
Architect	VIVID Architects - Paolo Viotti
Signature	
Date	06/02/2017
Registration No.	6222

Rev	Date	Comment	By	SG
G	2017-11-21	UPDATED AS PER COUNCIL COMMENTS	KP	31
F	2017-10-27	UPDATED AS PER COUNCIL COMMENTS	Ko	30
E	2017-04-07	UPDATED AS PER COUNCIL COMMENTS	KP	29
D	2017-04-11	Updates for Council Submission	Ik	22
C	2016-12-06	[R-ISUANCE] ADDED ISSUED FOR TENDER PURPOSES	Ko	17
B	2016-12-06	ISSUED FOR COUNCIL SUBMISSION	Ko	15
A	2016-11-11	Issued for Information	Ko	10

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PROJECT:
WEX 1 - ERF 177846
PROPOSED NEW RETAIL AND RESIDENTIAL MIXED USED DEVELOPMENT
DRAWING:
FOURTH STOREY - COMMERCIAL UNITS

PURPOSE OF ISSUE:
FOR COUNCIL SUBMISSION

SCALE	As indicated	DRAWN	KP
DATE	10/19/16	CHECKED	CL
DRAWING	1510 02-005	REV	G

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