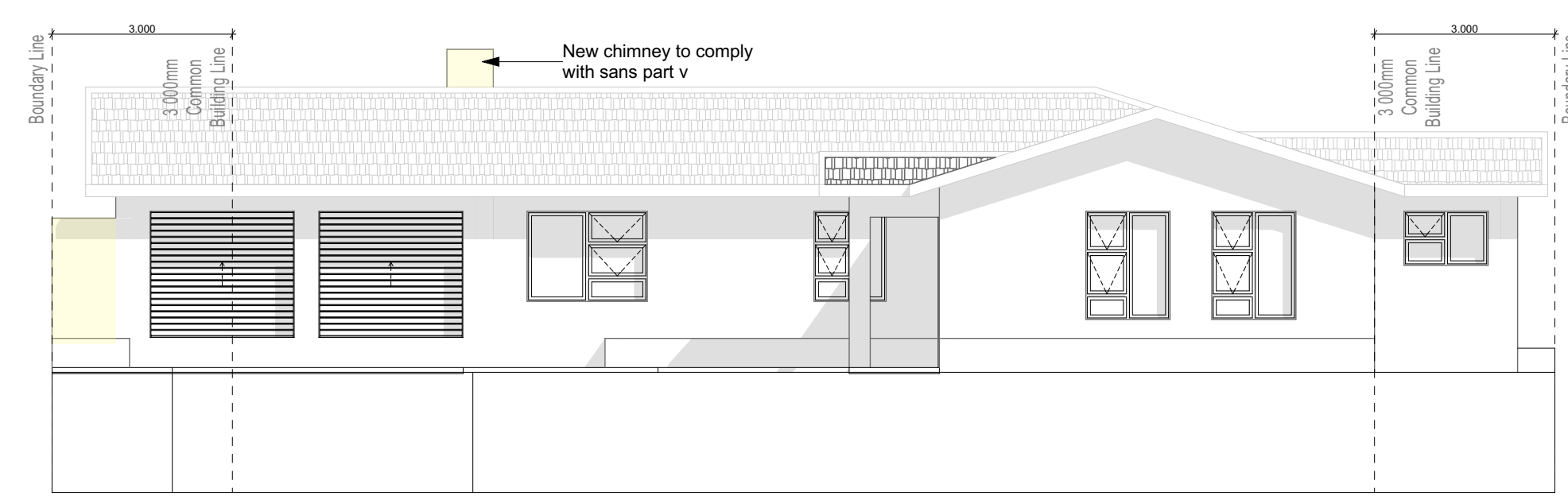
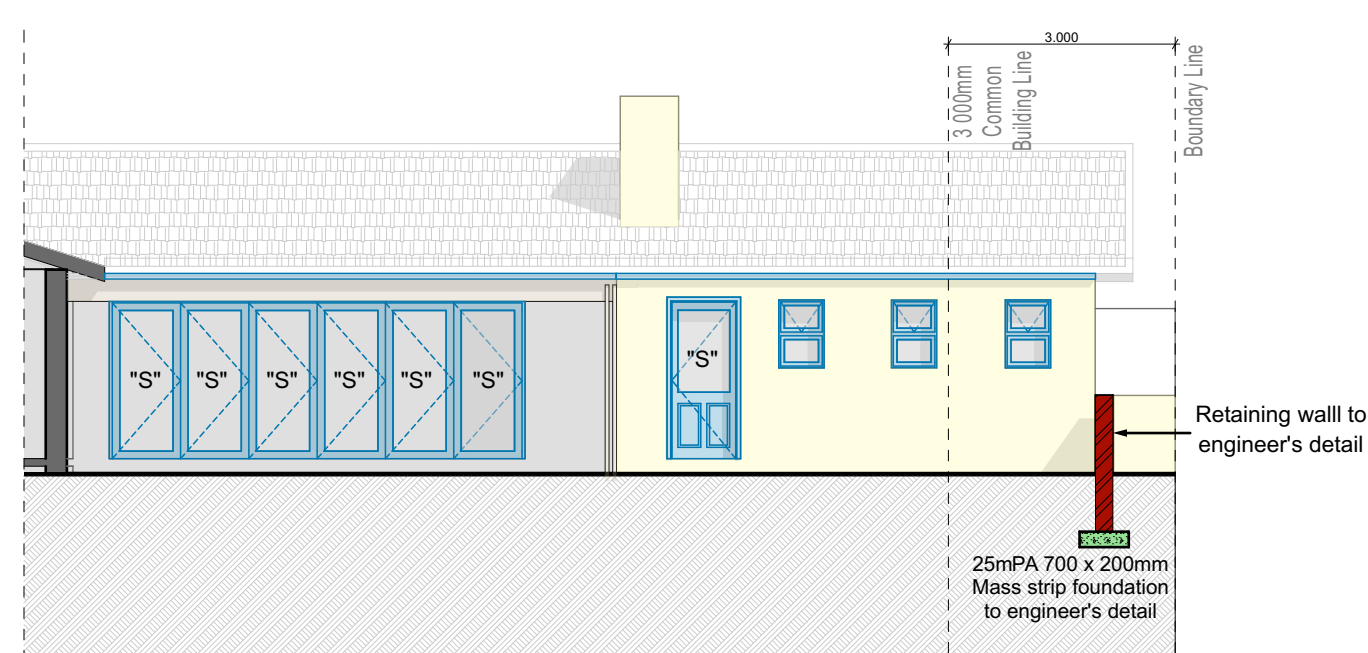
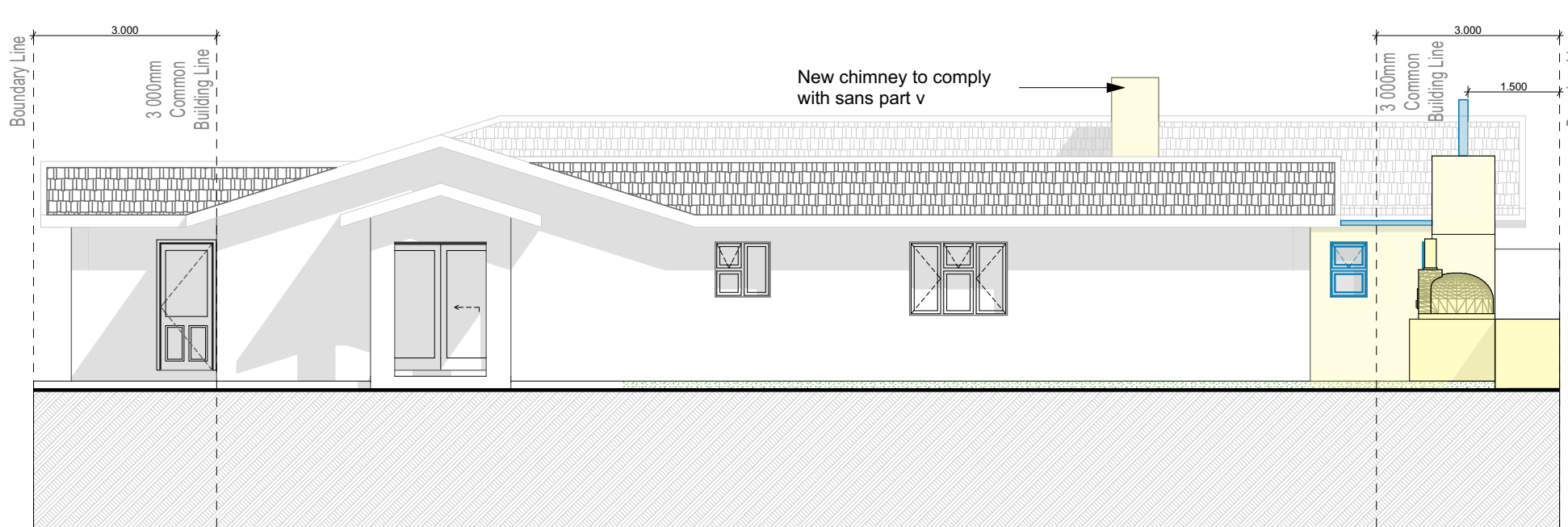
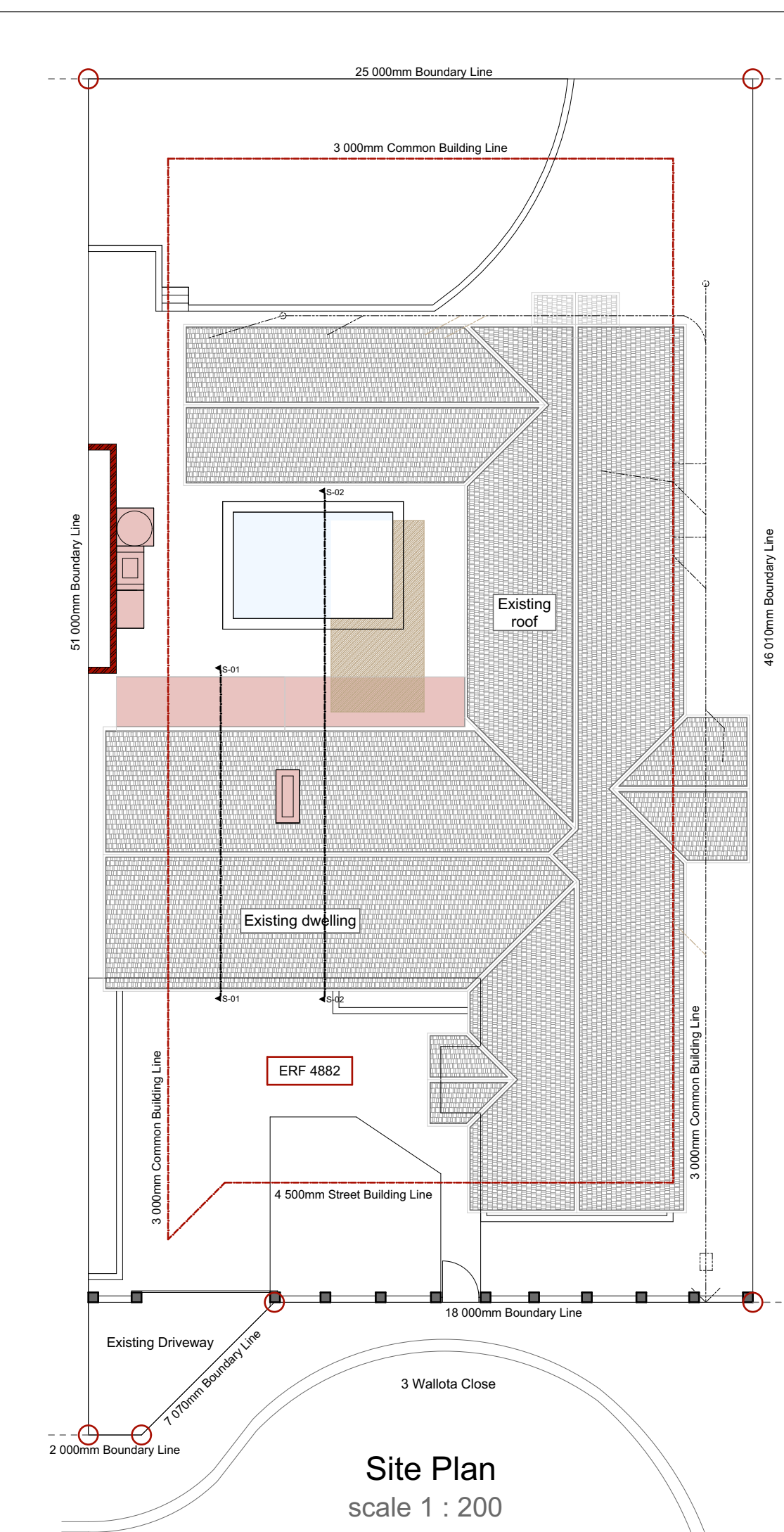
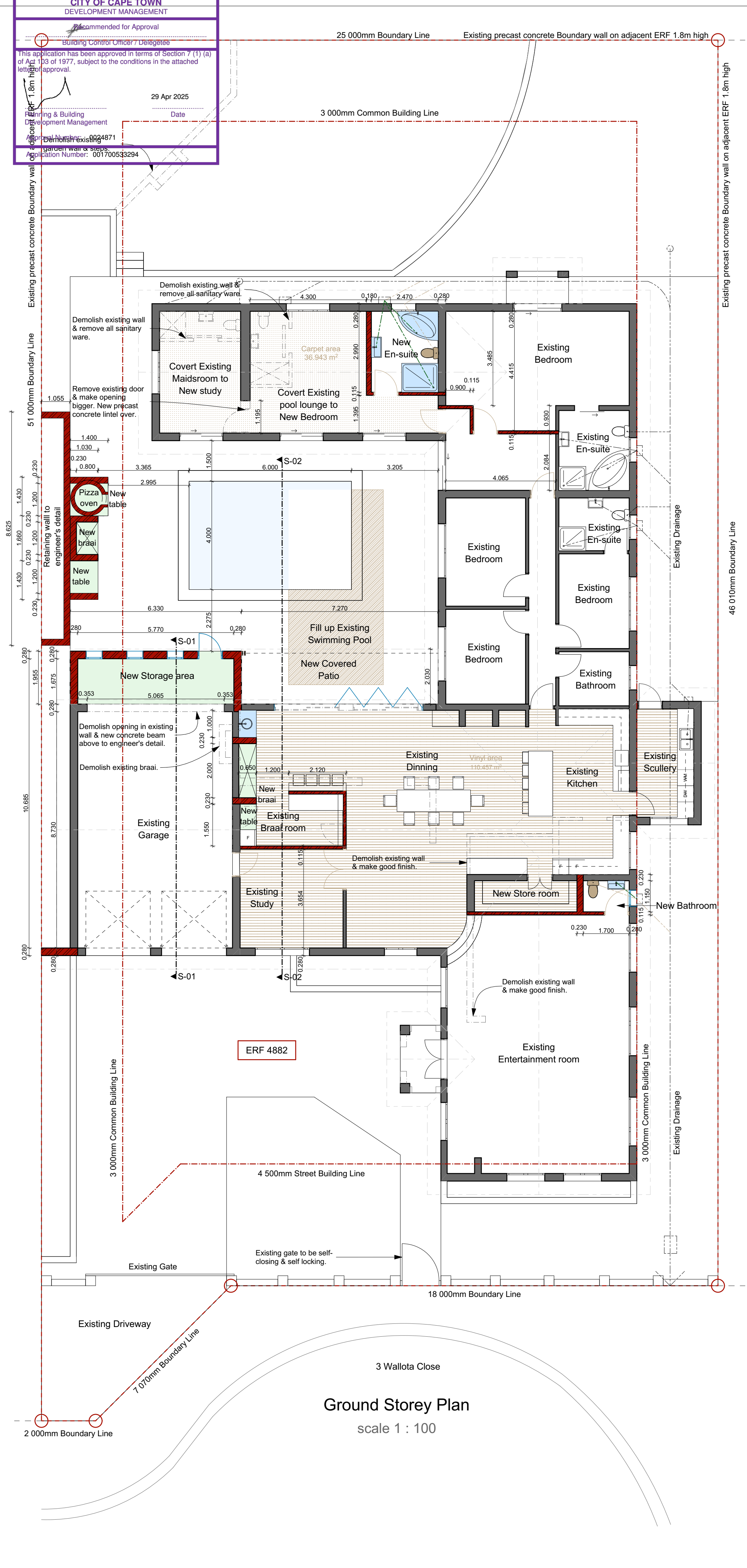




WALLS – SANS 10400 PART K
• 290mm x 135mm x 90mm Maxi clay bricks or 220mm x 110mm x 75mm Stock bricks with 375-micron DPC to be used. • Lintels – pre-fabricated lintels must be built-in over-all openings and must have a minimum of 225mm bearing distance at both ends • Openings exceeding 3m in width to engineer's design • Brick Force – Every 4th brick course of all walls must have brick force • Brick Force for minimum of 4 brick courses (every course) above lintel height • A minimum 400mm brickwork above opening • Approved SABS butterfly tie wires to be used in cavity wall. • Where the cavity is greater than 50mm, but less than 100mm, or the height of the wall is greater than 3m, approved SABS galvanised drip wall tie, to minimum specifications, to be used • Keep all cavities clean • Beam Filling to underside of roof cover • Weep holes @ 600mm intervals • DPC to all vertical and horizontal openings
FOUNDATIONS & EXCAVATIONS – SANS 10400 Part G & H
Foundations to be in accordance with appointed Engineer's details & specifications. • Where Engineer is not appointed: Continuous strip foundation to be minimum 250mm thick, unless laid on solid rock and minimum 750mm wide to load bearing or free-standing walls and 400mm wide for non-load bearing masonry walls. • Foundations to boundary walls not to exceed property l erf boundary. • Foundation excavations– must be built on stable natural ground (not filled ground) • Foundation walls – higher than 1500mm, a retaining wall according to engineers' specifications must be constructed
FLOORS – SANS 10400 PART J
Floor slabs – to be casted a minimum of 170mm (2 brick courses) above NGL • Filling material(s) under floor slabs to consist of suitable material and to be compacted in 150mm layers, to a density of at least 90% Mod AASHTO (SANS 10400 J:2010 4.4.5-7)

Building Areas	
Existing Dwelling	370m ²
Existing Garage	58m ²
New Storage area	12m ²
Total	440m ²
New Covered Patio	15m ²
New Swimming Pool area	24m ²

Zoning	
Site area	1146m ²
Zone	SR1
Floor factor permissible	n/a
Maximum floor space	1 500m ²
Maximum coverage	n/a
Max. height wallplate	9 m
Max. height Roof	11 m
Street boundary building line	4.5 m
Common boundary building line	3 m

Swimming pool notes:

In accordance with coot regulations, the back-wash from the new swimming pool to be channelled into the sewerage system.

All waterproofing and drainage to be specified by the swimming pool specialists.

Swimming pool specialist to take full responsibility of any negligence that might occur during construction.

Swimming pool specialist to be in accordance with all relevant building regulations.

Existing boundary wall 1.8m high. Existing pedestrian gate to be self closing and self locking.

DRAINAGE - SANS 10400- P
- All drainage to be in accordance with municipal regulations & SANS 10400. - All underground pipes to be 110mm diameter P.V.C pipes. - Min fall of 1:60 for all drainage pipes - Sewer & stormwater pipes below a concrete slab to be encased in min 150mm concrete. - All vent & waste pipes to be 50mm diameter. - Provide inspection / rodding eyes to all bends, junctions or every 15m with suitable markers at ground level. - Rodding eye to join drain in direction of flow at maximum angle of 45 degrees up to ground level. - Ventilation pipes 400mm above roof level.

NOTES

1. THE CONTRACTOR MUST ESTABLISH THE POSITIONS OF BOUNDARY PEGS, EXISTING STRUCTURES & OBSTRUCTIONS BEFORE ANY WORK COMMENCES.
2. ANY EXCAVATION FOR ANY FOUNDATION MUST BE DONE UNTIL STABLE NATURAL GROUND IS REACHED AND NOT IN FILLED GROUND.
3. WHERE A FOUNDATION WALL IS HIGHER THAN 1 500mm A RETAINING WALL ACCORDING TO ENGINEERS SPECIFICATION MUST BE CONSTRUCTED.
4. FLOORSLABS TO BE CAST A MINIMUM OF 170mm (2 BRICK COURSES) ABOVE NATURAL GROUND LEVEL.
5. PREFABRICATED CONCRETE LINTOLS TO BE BUILT IN OVER ALL OPENINGS. LINTOLS MUST HAVE BEARING DISTANCE OF MINIMUM 225mm AT BOTH SIDES.
6. ALL WALLS TO HAVE "Brick-Force" AT EVERY 5TH COURSE. CAVITY WALLS TO HAVE MINIMUM OF 5 X WIRE TIES PER SQ.M.
7. "Brick-Force" FOR MINIMUM 4 BRICK COURSES ABOVE LINTOL HEIGHT.
8. ALL CARE MUST BE TAKEN TO KEEP CAVITIES CLEAN FROM DPC LEVEL TO EAVES LEVEL.
9. BEAM FILLING TO UNDERSIDE OF ROOF COVER.
10. ANY PERCEIVED INDISTINCTNESS OR CONTRADICTION IN THE DOCUMENTS MUST IMMEDIATELY BE CLEARED WITH THE ARCHITECT.

CONTRACTOR

ALL MATERIALS ETC. TO BE FITTED IN STRICT ACCORDANCE WITH MANUFACTURERS' SPECIFICATIONS.

ALL SPECIFICATIONS ETC. TO BE IN ACCORDANCE WITH MODEL PREAMBLES FOR TRADES AS PUBLISHED BY THE ASSOCIATION OF SOUTH-AFRICAN QUANTITY SURVEYORS.

ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS (SOUTH AFRICAN CODE OF PRACTICE) AND BUILDING STANDARDS ACT, ACT SANS 10400:2011

ALL ELECTRICAL WIRES IN WALLS, FLOORS AND CONCRETE CEILINGS TO RUN IN SABS APPROVED CONDUITS

GENERAL NOTES

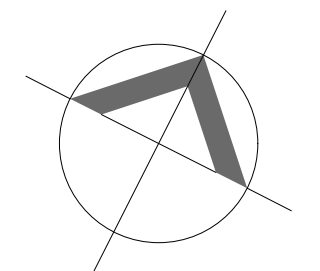
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ALL STRUCTURAL DESIGN TO BE THE RESPONSIBILITY OF A PROFESSIONAL ENGINEER. COPYRIGHT RESERVED.

MOVEMENT JOINT NOTES

CONTRACTOR TO ALLOW FOR MOVEMENT JOINTS IN FLOOR SLABS & WALLS WHERE DEAMED NECESSARY. JOINTS TO BE SEALED WITH "JOINTEX"



architect	Surita Du Toit Professional Architect PrArchp6232513 		
project	Proposed alterations & additions on ERF 4882, 3 Wallota Crescent, Vierlanden		
drawing title	Municipal Submission: Site Plan, Ground Storey Plan, Elevations, Sections		
date	scale	drawn	
May 2024	As shown @ A1	SDT	
job nr.	L2023194	rev	
drawing nr.	WD - 01		

CITY OF CAPE TOWN

DEVELOPMENT MANAGEMENT

Recommended for Approval

Building Control Officer / Delegates

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.

29 Apr 2025

Date

Planning & Building Development Management

Approval Number: 0024871

Application Number: 001700533294

West Elevation
scale 1 : 100

East Elevation
scale 1 : 100

Section 01
scale 1 : 50

Section 02
scale 1 : 50

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