

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.

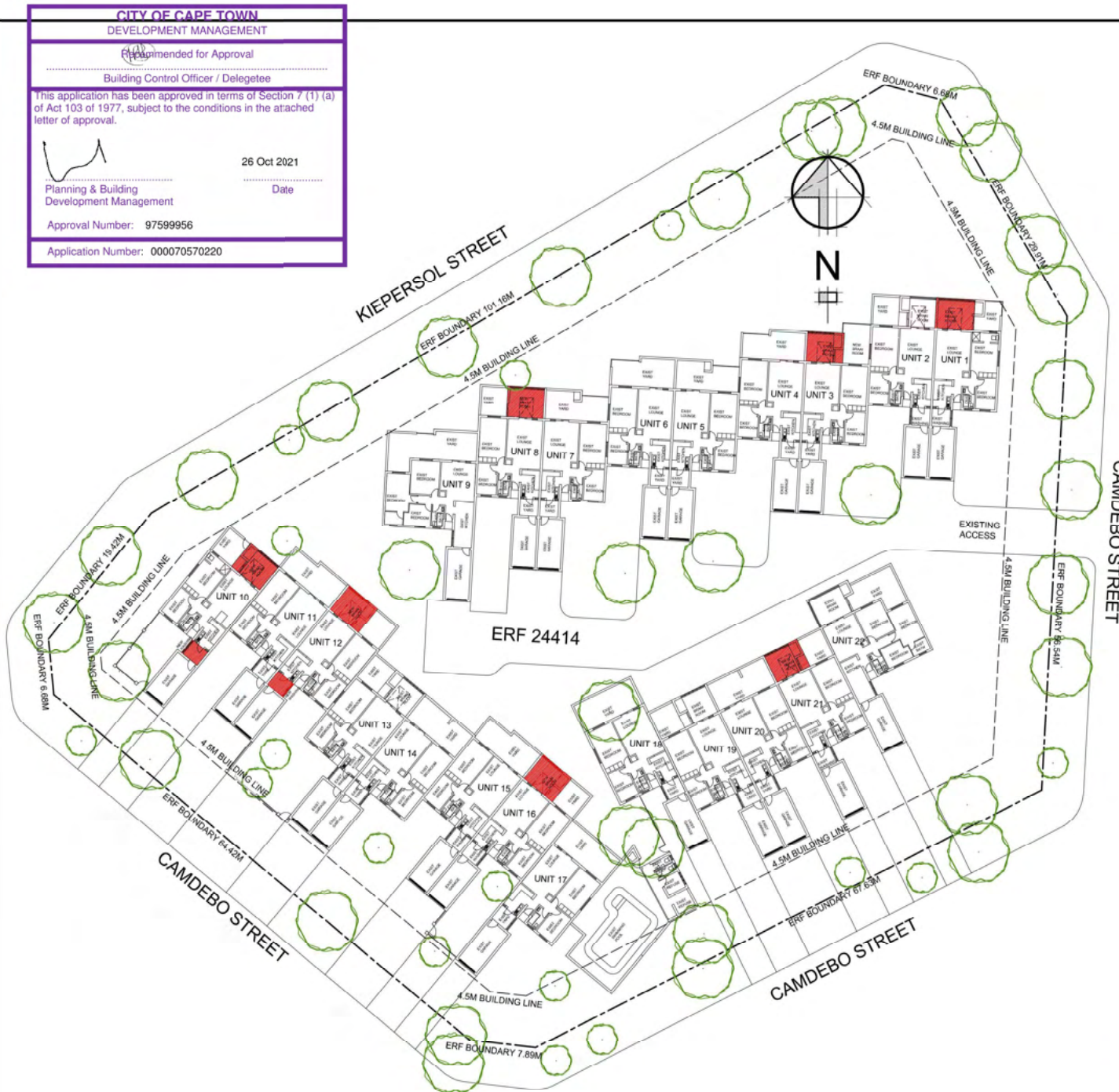
26 Oct 2021

Planning & Building
Development Management

Date

Approval Number: 97599956

Application Number: 000070570220



SITE PLAN SCALE 1 : 500

ERF 24414				
ERF AREA - 8509.3m²				
UNIT	EXIST AREA	ADDED AREA	TOTAL AREA	
1	116.0m²	20.07m²	136.07m²	
2	108.0m²			
3	108.0m²	15.77m²	123.77m²	
4	93.0m²			
5	93.0m²			
6	93.0m²			
7	93.0m²			
8	109.0m²	15.77m²	124.77m²	
9	113.0m²			
10	116.0m²	20.07m²	136.07m²	
11	93.0m²			
12	108.0m²	15.77m²	123.77m²	
13	110.0m²			
14	93.0m²			
15	93.0m²			
16	108.0m²	15.77m²	123.77m²	
17	93.0m²			
18	86.0m²			
19	108.0m²			
20	93.0m²			
21	107.0m²	15.77m²	122.77m²	
22	130.0m²			
	2264.0m²	118.99m²	2387.79m²	

EXIST DWELLINGS - 2264.0m²
NEW DWELLING EXTENT - 118.99m²
TOTAL EXTENT AREA - 2387.79m²

NO	REVISIONS	DATE
1	ISSUED TO CLIENT	
1	MUNICIPAL	26-07-2021

Legal note:

- Please note that the legal liability of this plan expires after 5 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 Van Heerden Architecture (Pty) Ltd of any legal liability.
- All products carry a manufacturers guarantee, and can't be guaranteed by Van Heerden Architecture (Pty) Ltd
- Any deviation from the plans has to be reported to Van Heerden Architecture (Pty) Ltd 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 a offence.
- All building work has to comply with SANS10400 and NHBRC regulations.

PROJECT DETAILS

**AS BUILT DRAWINGS OF
EXIST BRAAI ROOMS FOR
LOEVENSTEIN VILLAS**

PROPERTY DETAILS

**ERF 24414,
LOEVENSTEIN VILLAS
COMDABO STREET
BELLVILLE**



SHOP 21A, Boulevard Square, Cnr of Brackenfell Boulevard & Proteasweg, Protea Heights, Brackenfell

Pieter van Heerden REG. NO. 2016/034496/07
072 506 5070 T1094
pieter@vhvm.co.za SAIAT 32642

OWNER'S SIGNATURE

[Signature]

PROF ARCH TECH

[Signature]

DRAWING STATUS CODES:

A: Design • B: Marketing • C: Municipal • D: Tender • E: Construction • F: As Built

ALL STATUTORY REQUIREMENTS (NATIONAL BUILDING REGULATIONS AND MUNICIPAL BY-LAWS) MUST BE ADHERED TO • CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE WORK COMMENCES • FIGURED DIMENSIONS AND LARGE SCALE DETAIL TAKES PREFERENCE OVER SCALED DIMENSIONS • REFER ANY AND ALL CONFLICTING INFORMATION TO THE ARCHITECTURAL TECHNOLOGIST AND OTHER RESPONSIBLE CONSULTANTS THE DESIGN AND DETAIL ON THIS DRAWING IS THE PROPERTY OF VAN HEERDEN ARCHITECTURE (PTY) LTD AND COPYRIGHT IS RESERVED.

SITE PLAN	DETAILS	DESIGNED	PW van Heerden
FLOOR PLANS	ROOF PLAN	DRAWN	PW van Heerden
SECTIONS	STORM WATER	CHECKED	PW van Heerden
ELEVATIONS	SPECS	SCALE	As Indicated
SEWERAGE	SCHEDULES	DATE	26-07-2021

SCALE/SHEET SIZE:

DRAWING NO:

2021-0976-100

1:100/A3

REVISION:

-

MUNICIPAL

CITY OF CAPE TOWN
 Structural exp. joints refer to structural drawings.
 2.1. All brickwork shall be laid to comply with the requirements of SANS 10164 Part 2 Annex A. (14) shall be spaced at intervals not exceeding 900mm horizontally and not exceeding 300mm vertically, with each layer staggered by 450mm.
 2.2. Ensure that each tie is embedded to a depth of at least 50mm in the mortar joint of each leaf.
 2.2.1. For cavity walls not exceeding 75mm. Ensure that the wall ties used comply with the relevant requirements of SABS 28 subject to the provision that ties of the single wire type shall not be used.
 2.2.2. For cavity walls exceeding 75mm but not exceeding 150mm. Ensure that wall ties used are of the vertical twist type, or any similar type having at least the equivalent strength and stiffness.
 2.2.3. Clay bricks to be wetted before being used.
 2.2.4. Concrete bricks and blocks to be kept dry before being used.
 2.2.5. Clay bricks to be wetted before being used.
 2.2.6. Concrete bricks and blocks to be kept dry before being used.
 2.2.7. Chasing into walls:
 2.2.7.1. Vertical chasing:
 2.2.7.1.1. In solid masonry units vertical chasing shall be limited to a third (1/3) of the thickness of the leaf in question.
 2.2.7.1.2. Chasing to be avoided in hollow or voided masonry unit construction. Where unavoidable, chasing will be limited to a depth of 15mm and the cores or voids in the masonry units shall be filled with infill concrete.
 2.2.7.2. Horizontal or diagonal chasing:
 2.2.7.2.1. In solid masonry units the chasing shall be limited to a sixth (1/6) of the thickness of the leaf in question.
 2.2.7.2.2. For hollow or voided masonry unit construction it will not be permitted. No exceptions will be made.
 1. dpc around all external windows and doors.
 2. stepped dpc to all external cavity walls to be 150mm above ngl.
 3. precast concrete lintons with 3 courses of brickwork above all window and door openings of 3.0m max. to manufacturers spec.
 4. no concrete foundations to project beyond site boundary lines.
 5. safety glass to glazed areas 1m² or larger and areas lower than 500mm from fl.
 6. window area minimum of 10% of floor area and minimum 5% openable.
 7. fl of dwelling to be minimum 230mm above back of footway level (bof) at sewer connection.
 8. garage floor level to be minimum 150mm above back of footway level (bof) at driveway entrance.
 9. all cavity walls to be built solid up to dpc level, a minimum of 3 courses below wallplate and above all windows.
 10. any footing within 1200mm of any drainline is to be below same drainline.
 11. three courses "brickforce" above wallplate to gable ends.
 12. gully rims to be not less than 1500mm above the finished surrounding ground level and not less than 150mm below the crown of the lowest trap serving any sanitary fixture.
 13. ensure an airbrick (no. 2 to garage) or permanent strip to all rooms.
 14. all steps unless otherwise stated to be 250mm min. treads and 175mm max. risers.
 15. all drainlines within driveway area to be encased in concrete 150mm all round and heavy duty covers to be used.
 16. all hardened areas to be graded to garden.
 17. all dimensions and levels to be checked on site before commencement of work.
 18. figured dimensions to be taken in preference to scaled dimensions.
 1. All levels & heights to be measured and verified on site. any discrepancies with plans to be reported to the architect.
 2. All stairs, balustrades & handrails to comply with part m of sabs 10400. all windows & glazing to comply with part n of sabs 10400.
 3. Engineering notes:
 - sewerage details, levels & drainage as per engineers design & specification.
 - stormwater details, levels & drainage as per engineers design & specification.
 - all electrical distribution & services to engineers design & specification.
 - all detail regarding new engineering services must be obtained from the relevant appointed consulting eng before any construction may start
 - no service may be crossed unless so approved by appointed engineer & must be protected as indicated
 4. Fire protection:
 classification d2, d4 & g1. all escape doors to comply with part t.1 16, 7, 18 & 19 of sabs 10400.
 fire hose reel 1/500 sqm.
 fire extinguisher 1/200 sqm (1 x 4.5 kg dcp).
 all fire extinguishing equipment to be marked in accordance with part t.1.32.2 of sabs 10400. alarm and fire protection provided according to part t.1.31.1 of sabs 10400-nbr. signage and notices provided in accordance with part 29.1 and 29.3 of sabs 10400. all glazed fire half hour fire doors must be non liquid laminate safety glass in panes not exceeding 1 sqm.

Additional ties shall be provided at openings, discontinuities (vertical joints) spaced at intervals not exceeding 300mm vertically, or where deemed necessary or as shown on the drawings such as at external angles.
 2.1. The number of wall ties per m² of walling shall be:
 75mm < Cavity < 100mm: 2.5 ties/m²
 100mm < Cavity < 150mm: 3.0 ties/m²
 150mm < Cavity < 200mm: 3.5 ties/m²
 200mm < Cavity < 250mm: 4.0 ties/m²
 250mm < Cavity < 300mm: 4.5 ties/m²
 300mm < Cavity < 350mm: 5.0 ties/m²
 350mm < Cavity < 400mm: 5.5 ties/m²
 400mm < Cavity < 450mm: 6.0 ties/m²
 450mm < Cavity < 500mm: 6.5 ties/m²
 500mm < Cavity < 550mm: 7.0 ties/m²
 550mm < Cavity < 600mm: 7.5 ties/m²
 600mm < Cavity < 650mm: 8.0 ties/m²
 650mm < Cavity < 700mm: 8.5 ties/m²
 700mm < Cavity < 750mm: 9.0 ties/m²
 750mm < Cavity < 800mm: 9.5 ties/m²
 800mm < Cavity < 850mm: 10.0 ties/m²
 850mm < Cavity < 900mm: 10.5 ties/m²
 900mm < Cavity < 950mm: 11.0 ties/m²
 950mm < Cavity < 1000mm: 11.5 ties/m²
 1000mm < Cavity < 1050mm: 12.0 ties/m²
 1050mm < Cavity < 1100mm: 12.5 ties/m²
 1100mm < Cavity < 1150mm: 13.0 ties/m²
 1150mm < Cavity < 1200mm: 13.5 ties/m²
 1200mm < Cavity < 1250mm: 14.0 ties/m²
 1250mm < Cavity < 1300mm: 14.5 ties/m²
 1300mm < Cavity < 1350mm: 15.0 ties/m²
 1350mm < Cavity < 1400mm: 15.5 ties/m²
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 1450mm < Cavity < 1500mm: 16.5 ties/m²
 1500mm < Cavity < 1550mm: 17.0 ties/m²
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 1600mm < Cavity < 1650mm: 18.0 ties/m²
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 1700mm < Cavity < 1750mm: 19.0 ties/m²
 1750mm < Cavity < 1800mm: 19.5 ties/m²
 1800mm < Cavity < 1850mm: 20.0 ties/m²
 1850mm < Cavity < 1900mm: 20.5 ties/m²
 1900mm < Cavity < 1950mm: 21.0 ties/m²
 1950mm < Cavity < 2000mm: 21.5 ties/m²
 2000mm < Cavity < 2050mm: 22.0 ties/m²
 2050mm < Cavity < 2100mm: 22.5 ties/m²
 2100mm < Cavity < 2150mm: 23.0 ties/m²
 2150mm < Cavity < 2200mm: 23.5 ties/m²
 2200mm < Cavity < 2250mm: 24.0 ties/m²
 2250mm < Cavity < 2300mm: 24.5 ties/m²
 2300mm < Cavity < 2350mm: 25.0 ties/m²
 2350mm < Cavity < 2400mm: 25.5 ties/m²
 2400mm < Cavity < 2450mm: 26.0 ties/m²
 2450mm < Cavity < 2500mm: 26.5 ties/m²
 2500mm < Cavity < 2550mm: 27.0 ties/m²
 2550mm < Cavity < 2600mm: 27.5 ties/m²
 2600mm < Cavity < 2650mm: 28.0 ties/m²
 2650mm < Cavity < 2700mm: 28.5 ties/m²
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 13050mm < Cavity < 13100mm: 132.5 ties/m²
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 13450mm < Cavity < 13500mm: 136.5 ties/m²
 13500mm < Cavity < 13550mm: 137.0 ties/m²
 13550mm < Cavity < 13600mm: 137.5 ties/m²
 13600mm < Cavity < 13650mm: 138.0 ties/m

CITY OF CAPE TOWN DEVELOPMENT MANAGEMENT

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
- On has been approved in terms of Section 7 (1) (a)
- Stairs with a slope of less than 1:10 are not to be considered, the site shall be compacted and compacted to not less than 93% MOD ASSHTO density at -15
- + % 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 in the stair must be 2.1m high.
- Any discrepancies must be reported to the architect 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 D - Public Safety

- Any Change in level greater than 500mm and less than 800mm shall 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 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 site works 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 an 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 foundation 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 t 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.

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 excavation may cause movement, damage or any conditions on the adjacent sites to change the necessary precautions must be taken to prevent such.

SANS 10400 Part L - Roofs

- Corrugated or lbr profile sheeting of any material must be laid at a min angle of 1 degrees with min 250mm end laps
- Any flat roof with no hips or valleys under 11 degrees pitch must be long span sh 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 upstanc 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 branderling (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

Additional SANS requirements

SANS 10400 Part J

Timber Floors

All timber used in the erection of a building shall be preservative treated in accordance with SANS 10005

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 f the external walling and where setbacks produce a return on plan of less than 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
- Galvanised 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

NO	REVISIONS	DATE
1	MUNICIPAL	26-07-2021

Legal note:

- Please note that the legal liability of this plan expires after 5 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 Van Heerden Architecture (Pty) Ltd of any legal liability.
- All products carry a manufacturers guarantee, and can't be guaranteed by Van Heerden Architecture (Pty) Ltd
- Any deviation from the plans has to be reported to Van Heerden Architecture (Pty) Ltd 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 a offence.
- All building work has to comply with SANS10400 and NHBC regulations.

PROJECT DETAILS

AS BUILT DRAWINGS OF
EXIST BRAAI ROOM AND
SCULLARY (UNIT 1) FOR
MRS. G.L. MEYER

PROPERTY DETAILS

ERF 24414,
LOEVENSTEIN VILLAS
COMDABO STREET
BELLVILLE



SHOP 21A, Boulevard Square, Cnr of Brackenfell Boulevard & Proteaweg, Protea Heights, Brackenfell
Pieter van Heerden
072 596 5070
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REG. NO. 2016/034496/07
T1094
SAIAT 32642

OWNER'S SIGNATURE

[Signature]

PROF ARCH TECH

[Signature]

DRAWING STATUS CODES:

A: Design • B: Marketing • C: Municipal • D: Tender • E: Construction • F: As Built

ALL STATUTORY REQUIREMENTS (NATIONAL BUILDING REGULATIONS AND MUNICIPAL BY-LAWS) MUST BE ADHERED TO • CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE WORK COMMENCES • FIGURED DIMENSIONS AND LARGE SCALE DETAIL TAKES PREFERENCE OVER SCALED DIMENSIONS • REFER ANY AND ALL CONFLICTING INFORMATION TO THE ARCHITECTURAL TECHNOLOGIST AND OTHER RESPONSIBLE CONSULTANTS THE DESIGN AND DETAIL ON THIS DRAWING IS THE PROPERTY OF VAN HEERDEN ARCHITECTURE (PTY) LTD. AND COPYRIGHT IS RESERVED.

SITE PLAN	DETAILS	DESIGNER	DRAWN
FLOOR PLANS	ROOF PLAN	PW van Heerden	PW van Heerden
SECTION	STORM WATER	CHECKED	PW van Heerden
ELEVATIONS	SPECS	SCALE	As Indicated
SEWERAGE	SCHEDULES	DATE	10-05-2019

SCALE/SHEET SIZE:

DRAWING NO:

2021-0976-206

MUNICIPAL

1:100/A3

REVISION:

-

CITY OF CAPE TOWN DEVELOPMENT MANAGEMENT

NOTE:

- * All courses adjacent to any opening must be a Y8 steel bar running the full height of the wall from floor to wall plate and filled with concrete

Sloping Sites on has been approved in terms of Section 7 (1) (a) of the Building Regulations. When a site is not a consideration, the site shall be compacted and compacted to not less than 93% MOD ASSHTO density at -1% +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 above the stairs must be 2.1m high. Any discrepancies must be recorded 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 panels 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 D - Public Safety

- Any Change in level greater than 500mm and less than 800mm shall 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 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 an 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 t 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.

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 excavation may cause movement, damage or any conditions on the adjacent sites to change the necessary precautions must be taken to prevent such.

SANS 10400 Part L - Roofs

- Corrugated or ibr profile sheeting of any material must be laid at a min angle of 1 degrees with min 250mm end laps
- Any flat roof with no hips or valleys under 11 degrees pitch must be long span sh 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 brander (battens) to be installed as per SANS 2001-C22
- 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

Additional SANS requirements

SANS 10400 Part J

Timber Floors

All timber used in the erection of a building shall be preservative treated in accordance with SANS 10005

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 f the external walling and where setbacks produce a return on plan of less than 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

NO	REVISIONS	DATE
1	MUNICIPAL	26-07-2021

Legal note:

- Please note that the legal liability of this plan expires after 5 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 Van Heerden Architecture (Pty) Ltd of any legal liability.
- All products carry a manufacturers guarantee, and can't be guaranteed by Van Heerden Architecture (Pty) Ltd
- Any deviation from the plans has to be reported to Van Heerden Architecture (Pty) Ltd 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 a offence.
- All building work has to comply with SANS10400 and NHBC regulations.

PROJECT DETAILS

AS BUILT DRAWINGS OF EXIST BRAAI ROOM AND SCULLARY (UNIT 1) FOR MRS. G.L. MEYER

PROPERTY DETAILS

ERF 24414, LOEVENSTEIN VILLAS COMDABO STREET BELLVILLE

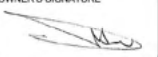
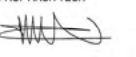


**VAN HEERDEN
ARCHITECTURE**

SHOP 21A, Boulevard Square, Cnr of Brackenfell Boulevard & Proteaweg, Protea Heights, Brackenfell

Pieter van Heerden
072 596 5070
pieter@vhvm.co.za

REG. NO. 2016/034496/07
T1094
SAIAT 32642

OWNER'S SIGNATURE	PROF ARCH TECH
	

DRAWING STATUS CODES:

A: Design • B: Marketing • C: Municipal • D: Tender • E: Construction • F: As Built

ALL STATUTORY REQUIREMENTS (NATIONAL BUILDING REGULATIONS AND MUNICIPAL BY LAWS) MUST BE ADHERED TO • CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE WORK COMMENCES • FIGURED DIMENSIONS AND LARGE SCALE DETAIL TAKES PREFERENCE OVER SCALED DIMENSIONS • REFER ANY AND ALL CONFLICTING INFORMATION TO THE ARCHITECTURAL TECHNOLOGIST AND OTHER RESPONSIBLE CONSULTANTS THE DESIGN AND DETAIL ON THIS DRAWING IS THE PROPERTY OF VAN HEERDEN ARCHITECTURE (PTY) LTD AND COPYRIGHT IS RESERVED.

SITE PLAN	DETAILS	DESIGNED	PW van Heerden
FLOOR PLANS	ROOF PLAN	DRAWN	PW van Heerden
SECTIONS	STORM WATER	CHECKED	PW van Heerden
ELEVATIONS	SPECS	SCALE	As Indicated
REVISIONS	SCHEDULES	DATE	10-05-2019

SCALE/SHEET SIZE: 1:100/A3

DRAWING NO: 2021-0976-206

REVISION: -

MUNICIPAL