

**REVISION RECORD**

Rev.	Date	Description

**Issued for Council approval**



Frans Pieters  
 173 Main Road  
 Rondebosch  
 Cape Town  
 7700

**PROJECT:**  
 New Dwelling  
 233m² Double Storey

**Location:**  
 3 Carissa Street, Sandown

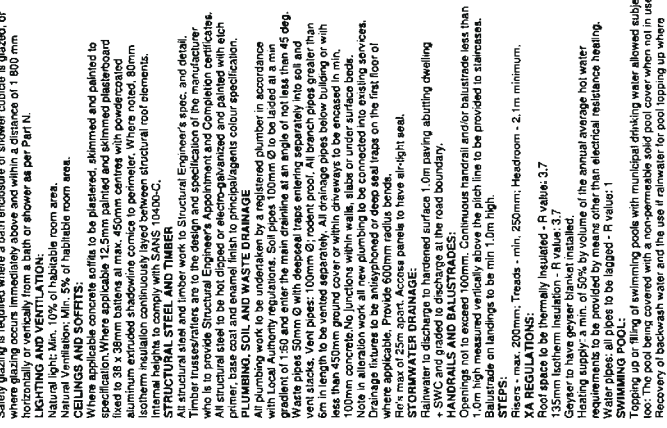
**ERF:** 924 **ERF Size:** 342.5m²

**Drawing:** For local authority

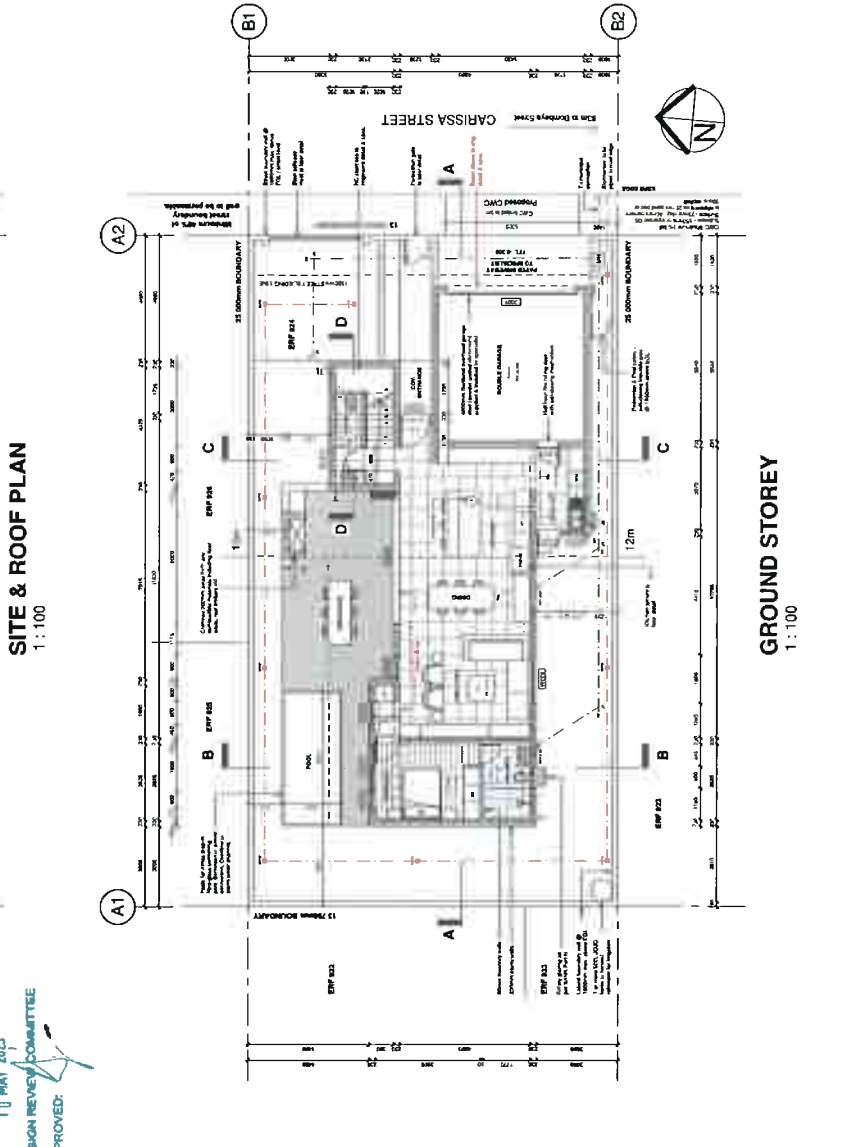
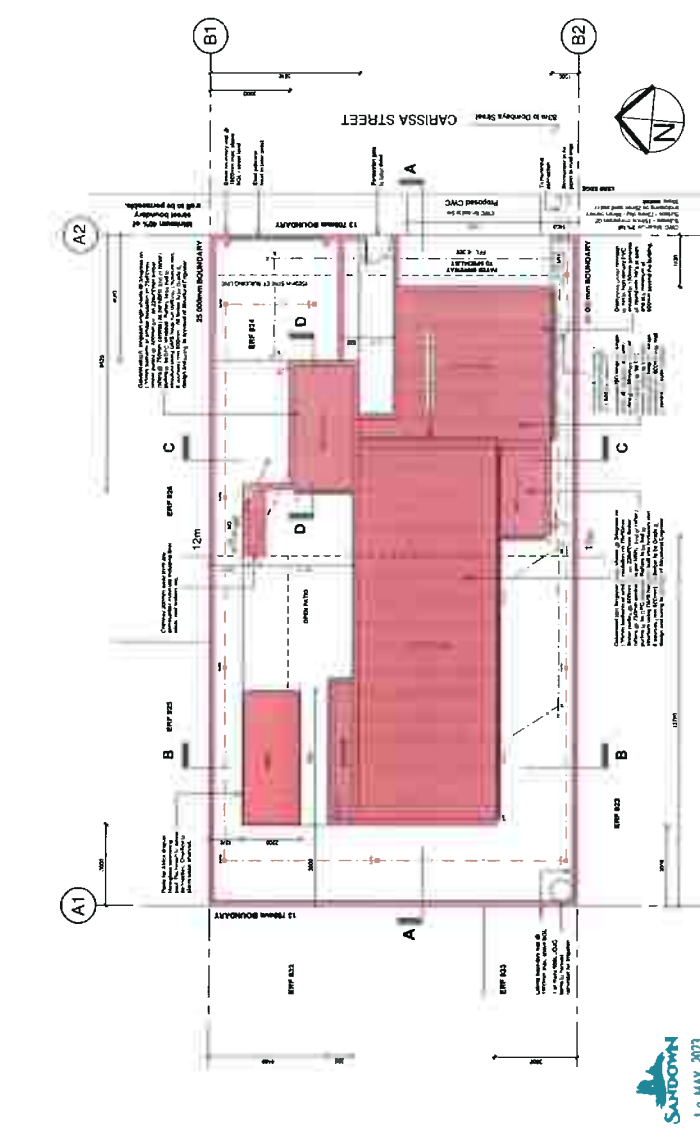
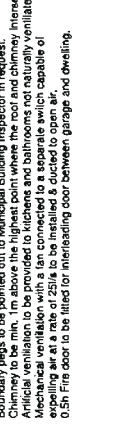
Project Number: DH924  
 Date: 20.07.2023  
 Drawn By: F. Pieters  
 Checked By: As indicated  
 Scale: As indicated  
 Owner: 30 Mpa Construction Pty Ltd  
 Owner's signature: [Signature]  
 Architect's signature: [Signature]

**STRUCTURAL:**  
 All reinforced concrete in slabs, beams, foundations etc to be constructed in accordance with the structural engineers drawings and details.  
**ROOFING:**  
 Roofing to be in accordance with the structural engineers drawings and details.  
**ROOF FINISHES:**  
 Roofing to be in accordance with the structural engineers drawings and details.  
**WALLS:**  
 Internal walls (non-bearing) - single skin, plastered & painted.  
 External walls - double skin with cavity tied together by means of ties, min 50mm plastered & painted. Galvanized mild steel brickets every 5th course and 4 courses above and below all openings and parapet upstands.  
 Parapet walls not to exceed 500mm above the roofline.  
 Gable walls to be anchored with advanced hoop iron straps embedded 800mm into wall @ 1000mm centres and fixed over first three trusses.  
 Flashing to be provided between the roof & parapet walls.  
 Draining walls between dwelling and garage to be beamled to the underside of free standing walls to comply with SANS 10400-K (tables 17&18), specified by structural engineer.  
**LINTOLS:**  
 Openings to have precast prestressed lintols with min. 4 courses brickwork concrete over. Lintols built in accordance with manufacturer's specs.  
**FOUNDATIONS:**  
 Foundations, trenches and/or bases to be inspected by the Municipal Building Inspector before concrete is poured.  
 Size - Min 700x200mm strip footings and 600x200mm thickening to ground floor surface bed for 100mm internal brick walls. All footing 3288 and by the Structural Engineer. Foundations within 1.250m of drainline to be at or below such drainline. Foundations not to encroach beyond site boundaries.  
**FLOORING:**  
 Foundations to project min. 200mm all-round pile/column and to be min. 100mm thick.  
**FLOOR FINISH:**  
 Floor finish on 25mm screed on 90mm mass concrete on 250 micron DPM on 50mm clean sand compacted to 100% Mod AASHTO on compacted hardcore all to be confirmed by Structural Engineer suited to specific site conditions. Where fill is used it must be free of decomposing matter and free of any contaminants. Foundations within 1.250m of drainline to be at or below such drainline. Foundations not to encroach beyond site boundaries.  
**FLOOR LEVELS:**  
 Garage min. 150mm above BOP opposite driveway entrance.  
 DPC min. 250mm above BOP at boundary i/c.  
 DPC min. 150mm above BOP at boundary i/c.  
 Backlog (375 micron) in walls min. 150mm above abutting ground level.  
 Dry slab DPC under all floors - 250 micron  
 DPC around all window and door openings to external walls.  
**GLAZING:**  
 To be in accordance with Part N of the SANS 10400. All glazed areas in excess of 1 sqm or less than 500mm above FFL and all glazed doors and sidelights to be safety glazed. Safety glazing to be 8mm thickness. Glazed shower cubicles and skylights to be safety glazed. Glazing in external walls must comply with SANS 10400 N - Table 7.  
 Safety glazing to be provided in all areas where glazing occurs immediately above and within a distance of 1 800 mm horizontally or vertically from a bath or shower as per Part N.  
**LIGHTING AND VENTILATION:**  
 Natural light: Min. 10% of habitable room area.  
 Ventilation: Min. 10% of habitable room area.  
**CEILING AND SOFFITS:**  
 Where applicable concrete soffits to be plastered, skimmed and painted to specification. Where applicable 12.5mm painted and skimmed plasterboard fixed to 38 x 38mm battens at max. 450mm centres with powdercoated aluminium extruded aluminium cornice to perimeter. Where noted, 80mm internal height to comply with SANS 10400-C.  
**STRUCTURAL STEEL AND TIMBER:**  
 All structural steel and timber work to Structural Engineer's spec. and detail. Timber manufacturers are to the design and specification of the manufacturer. All structural steel to be hot dipped or electrogalvanized and painted with zinc primer, base coat and enamel finish to principal/agents colour specification.  
**PLUMBING, SOIL AND WASTE DRAINAGE:**  
 All plumbing work to be undertaken by a registered plumber in accordance with the plumbing code of practice. All plumbing to be installed to a minimum gradient of 1:50 and the main drainline at an angle of not less than 45 deg. Waste pipes 50mm Ø with deepseal traps entering separately into soil and vent stacks. Vent pipes: 100mm Ø; rodent pool. All branch pipes greater than 6m in length to be vented separately. All drainage pipes below building or within 500mm of ground cover with downpipes to be enclosed in min. 100mm diameter concrete pipe. All drainage pipes to be connected into existing services. Drainage fixtures to be anti-siphoned or deep seal traps on the first floor of where applicable. Provide 600mm radius bends.  
**STORMWATER DRAINAGE:**  
 Stormwater drainage panels to have all-right seal.  
 Rainwater to discharge to hardened surface 1.0m paving abutting dwelling + SWC and graded to discharge at the road boundary.  
**HANDRAILS AND BALUSTRADES:**  
 Openings not to exceed 100mm. Continuous handrail and/or balustrade less than 100mm high. Handrail to be provided to staircase.  
**STEPS:**  
 Balustrade on landings to be min 1.0m high.  
**RISERS:** max. 200mm; Treads - min. 250mm; Headroom - 2.1m minimum.  
**XA REGULATIONS:**  
 Pool spaces to be thermally insulated - R value 3.7  
 Pool spaces to be covered with a safety cover.  
 Geyser to have geyser blanket installed.  
 Heating supply: a min. of 50% by volume of the annual average hot water requirements to be provided by means other than electrical resistance heating.  
 Water pipes: all pipes to be lagged - R value: 1  
**SWIMMING POOL:**  
 All swimming pools with municipal drinking water allowed subject to the pool being covered with a non-permeable solid pool cover when not in use. Recovery of backwash water and the use of rainwater for pool topping up where practically possible.  
**GENERAL:**  
 All works to be carried out in strict accordance with the relevant standards and specifications and applicable legislation.  
 Chimney to be min. 1m above the highest point where the pool and chimney intersect.  
 Artificial ventilation to be provided to kitchens and bathrooms not naturally ventilated.  
 Mechanical ventilation with a fan connected to a separate switch capable of expelling air at a rate of 25lit/s to be installed & ducted to open air.  
 0.5h Fire door to be fitted for interlocking door between garage and dwelling.

**SITE & ROOF PLAN**  
 1 : 100



**GROUND STOREY**  
 1 : 100



**EXERCISE:**

Site Area	142.20m²
Footprint Area	188.20m²
Ground Coverage	132.00%
Ground Floor Area	132.00m²
First Floor Area	56.20m²
Roof Area	56.20m²
Total Area	244.40m²
Site Coverage	170.00%

**CLASSIFICATION:**  
 Composite, See report attached.

**EXERCISE:**

Site Area	342.50m²
Footprint Area	188.20m²
Floor Floor	0.5%

**BASED ON THE FOLLOWING:**  
 This drawing is based on: 1:500 scale  
 1:500 scale  
 2:500 scale  
 25% of total boundary wall area above  
 1.5m x 0.5m  
 Total permeability of walling: 1.22m²  
 min. 25% permeability.

**SITE INFO**  
 1 : 100