



PTN 03, FARM 1576
7.9610 hectares

Approved in terms of Section 60(1) of the Drakenstein Bylaw on Municipal Land Use Planning, 2018. The approval may be subject to certain conditions as set out in the letter of approval.

Ref: 15/2/ (F1576/2) P

Date.....

MANAGER: LAND DEVELOPMENT FACILITATION AND COMPLIANCE

GENERAL NOTES:
All dimensions to be checked on site and on drawings, any discrepancies to be reported to the architect before work is put in hand. Only figured dimensions are to be used. The drawing is the property of SEMOS ARCHITECTS. Copyright is reserved and the drawing is issued on the condition that it is not copied, reproduced or distributed to any authorized person, either wholly or in part without the written consent of SEMOS ARCHITECTS. All levels to be checked on site and on drawings, any discrepancies to be reported to the Architect before any work is put in hand. All levels shown are finished floor levels.
All structural work is to be checked by Engineer.
Soil conditions to be approved by a Soil Engineer.
All work to be in accordance with SANS-0438 and SANS-5400.

FOOTINGS & FOUNDATIONS
No footings or any part of the building to project beyond the site boundary. All new footings & foundations to be built as per engineers detail. All footing trenches to be completed by engineers prior to casting of footings. All foundations to be R.C. as per eng. detail.

WALLS
All External walls and load bearing walls to be 230mm mull brick slone with 30cm cavity unless otherwise indicated.
Foundation walls to consist of MFC bricks.
Sill, eaves & cressery walls to be 230mm mull brick walls, where indicated, to be 150 brick walls or drywalling by approved supplier, specified by specialist, with relevee fire ruling.
Mortar as per SANS 10400 K4 4.3 Table.
Brick face for all SANS 10400-1 to be of non-corrosive material and to be installed over a brick course.
Minimum 2.5 butterfly wire ties per square meter.

STRUCTURAL WORK:
Column sizes and locations, slabs, beams and footings to be constructed as per structural engineers details and specifications.
All demolition and structural demolition as per eng. spec.

OPENINGS AND LINTELS:
All new openings to have precast lintels with brick-force above lintel, or per structural engineers specifications. All openings exceeding 1000mm up to 1500mm to receive precast and pre-stressed lintels with brick-force. Openings exceeding 1500mm to be supported as per structural engineer's detail.

DOORS:
All exterior and interior doors to be minimum 900x2100mm unless noted otherwise.

GLAZING:
All glazing is to comply with the requirements of SANS 1033, SANS 10400 Part N & SANS 10400-XA - all access doors, sidelights, windows, lower than 500mm FFL and windows lower than 800mm above the pitch line of stairs to be SABS approved safety glass. Safety glass to be 6mm thick and supplied by a specialist supplier.

DAMP PROOF MEMBRANE AND DPC
As per SANS 10400 PART K 15, being
250micron dpm and 375micron dpc. dpc to
be included to all window and door reveals
and sills.

DRAINAGE
All changes to sewer connections to conform to N.B.R.
R.E.'s as per SANS 10400 PART P.
All drainage, pipe work and ventilation

designs to conform to SANS 10400 PART 1 as designed by civil engineer. SABS materials to be used throughout. 75mm cast iron traps to be used with all waste fittings. ALL inspection eyes to be marked at the surface and sealed. WCs to have P traps with side access cleaning eyes. pipe sizes:
soil and GWP - 100mm Ø
waste, showers, baths, 50mm Ø

STOPWATER:
Min. 150mm downpipe encased under reinf. concrete slab, to connect into the existing

BALUSTRADING:
Balustrades must not permit the passage of 100mm diameter ball.
All balustrades to be min. 1000mm high, and
F.A.N.T. 10000 Woodville, Pa. 15398, U.S.A.

VENTILATION:
All rooms to be naturally ventilated where possible, and to comply with SANS 10183 Part N & SANS 10406-KA. All rooms / internal spaces void of openings and natural ventilation to be mechanically served as per professional consultant/mechanical engineer. Please consult the relative drawings for further information.

WHEELCHAIR ACCESS:
Any commonly used path of travel shall be free of obstacles which limit, restrict, or endanger the travel of persons with disabilities in terms of SANS 10400 Part

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CLIENT SIGNATURE: _____

APCH SIGNATURE: _____

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PROJECT	MODI BLY FARM AND COTTAGE
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PORTION 2 & 3 OF FARM 1576
KLEINBOSCH ROAD, PAARL

DRWG TITLE
SITE DEVELOPMENT PLAN
DWG. NUMBER: 100-100000-000

CS STUDIO ARCHITECTS

DATE	SCALE	DRAWN	CHECKED
2025/07	Varies @ A1	DA	XT

PROJECT NO	CRWG NO	REV NO
2021-07	M00.1	0

BDM SUBMISSION

