

**SANS 10400 - GENERAL NOTES**

THIS DRAWING IS TO BE USED FOR COUNCIL SUBMISSION PURPOSES ONLY.

FLOOR LEVELS SHOWN ARE ONLY INDICATIVE OF FLOOR HEIGHTS AND DO NOT RELATE TO SITE LEVELS. DATUM LEVELS TO BE DETERMINED ON SITE. WALLS ARE 110mm BRICKWORK WITH 15mm PLASTER TO BOTH SIDES. WALLS ARE 230mm BRICKWORK WITH 15mm PLASTER TO BOTH SIDES.

BASED ON THE NATIONAL BUILDING REGULATIONS AND SANS CODE OF PRACTICE 10400

- A - BUILDING CLASSIFICATION H4
  - B - STRUCTURAL DESIGN - NOT APPLICABLE
- THE DESIGN OF THE STRUCTURAL ELEMENTS AND COMPONENTS WILL BE DESIGNED BY A PROFESSIONAL ENGINEER WHO HAS CERTIFIED THAT THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE NATIONAL BUILDING REGULATIONS. COMPETENT PERSON TO INSPECT & CERTIFY ALL APPLICABLE WORKS. THE STRUCTURAL SYSTEM OF THE BUILDING COMPLIES WITH THE REQUIREMENTS OF PARTS H, J, K, L, M, N OF SANS 10400.

**C - ROOM DIMENSIONS**  
HABITABLE ROOMS WILL HAVE A FLOOR AREA OF NOT LESS THAN 6SQM, A MINIMUM HORIZONTAL DIMENSION OF NOT LESS THAN 2m AND A MINIMUM HEIGHT OF 2.45m. DEVIATION FROM PLANS WILL BE SUBMITTED TO THE LOCAL AUTHORITY FOR APPROVAL WHEN THE OPEN OFFICE AREAS ARE SUBMITTED.

**D - PUBLIC SAFETY**  
THE EDGE OF ANY CHANGE OF LEVEL MORE THAN 1M ABOVE ANY ADJACENT LEVEL IS PROVIDED WITH A BALUSTRADE OR PARAPET WALL NOT LESS THAN 1M HIGH AND SUCH BALUSTRADE WILL COMPLY WITH SANS 10400 PART M.

**E - DEMOLITION WORK**  
DEMOLITION OF EXIST. STRUCTURES TO BE DONE STRICTLY IN ACCORDANCE WITH SABS 0400 PART E. (ONLY WHERE APPLICABLE)

**F - SITE OPERATIONS**  
ALL SITE OPERATIONS, INCLUDING PROTECTION OF THE PUBLIC, WILL BE EXECUTED IN STRICT ACCORDANCE WITH PART F OF THE NATIONAL BUILDING REGULATIONS UNDER THE SUPERVISION OF THE ARCHITECT AND THE ENGINEER. APPROVED SANITARY FACILITIES FOR ALL PERSONNEL WILL BE AVAILABLE BEFORE THE COMMENCEMENT OF AND THROUGHOUT THE DURATION OF THE BUILDING OPERATIONS. AS PER DETAILED REQUIREMENTS OF SANS 10400 D.  
WHERE THERE IS SOIL POISONING: THE GROUND AREA PRESCRIBED IN CODE OF PRACTICE SABS 0124 SHALL BE TREATED IN ACCORDANCE WITH RECOMMENDATIONS OF SABS 0124

**G - EXCAVATIONS**  
THE EXCAVATIONS RELATING TO A BUILDING LESS THAN 3M DEEP AND IS IN ACCORDANCE WITH THE RETIALED REQUIREMENTS OF SANS 10400 G. AS PER PART B.

**H - FOUNDATIONS AS PER PART B**  
THE FOUNDATIONS FOR THE BUILDING ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 H. FOUNDATIONS TO ANY PERIMETER WALLS ARE NOT TO PROJECT OVER BOUNDARY LINES, INCLUDES ANY BUILDING OR BOUNDARY WALL.

**J - FLOORS**  
FLOORS IN ANY LAUNDRY, KITCHEN, SHOWER, BATHROOM OR ROOM CONTAINING A TOILET PAN OR URINAL ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 FINISH AS INDICATED ON PLANS ON 25mm SCREED ON 80/100mm REINFORCED CONCRETE SURFACE BED ON SELECTED DPM ON 50mm COMPACTED SAND BED ON SELECTED INVERT FILL COMPACTED IN 150mm LAYERS TO 98% AASHTO AND TREATED WITH "PCP", OR EQUALLY APPROVED CONCRETE FLOORS TO SHOWER AREAS TO BE SET 50mm LOWER THAN THE BATHROOM FLOORS TO BOTH GROUND AND FIRST FLOORS

**K - WALLS**  
THE STRUCTURAL STRENGTH AND STABILITY OF A WALL IS IN ACCORDANCE WITH SANS 10400 B & K & T.

ROOFS TO BE ANCHORED TO WALLS IN COMPLIANCE WITH SANS 10400 B & K OF THE NATIONAL BUILDING REGULATIONS.

**J - FLOORS**  
FLOORS IN ANY LAUNDRY, KITCHEN, SHOWER, BATHROOM OR ROOM CONTAINING A TOILET PAN OR URINAL ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 FINISH AS INDICATED ON PLANS ON 25mm SCREED ON 80/100mm REINFORCED CONCRETE SURFACE BED ON SELECTED DPM ON 50mm COMPACTED SAND BED ON SELECTED INVERT FILL COMPACTED IN 150mm LAYERS TO 98% AASHTO AND TREATED WITH "PCP", OR EQUALLY APPROVED CONCRETE FLOORS TO SHOWER AREAS TO BE SET 50mm LOWER THAN THE BATHROOM FLOORS TO BOTH GROUND AND FIRST FLOORS

**K - WALLS**  
THE STRUCTURAL STRENGTH AND STABILITY OF A WALL IS IN ACCORDANCE WITH SANS 10400 B & K & T.  
ROOFS TO BE ANCHORED TO WALLS IN COMPLIANCE WITH SANS 10400 B & K OF THE NATIONAL BUILDING REGULATIONS. WALLS TO BE CONSTRUCTED WITH SABS APPROVED CLAY BRICKS. BUTTERFLY WALL TIES IN ACCORDANCE WITH SANS 10400 K. AT 900mm HORIZONTAL AND 450mm VERTICAL CENTERS. WALLS TO BE PLASTERED INTERNALLY AND EXTERNALLY UNLESS OTHERWISE SPECIFIED, AND TO BE FINISHED WITH APPROVED PLASTER PRIMER AND 2X TOPCOAT PAINT. ALL PAINT TO BE APPLIED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

**L - ROOFS**  
ROOF COVERING AND WATERPROOFING SYSTEMS ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 L. FLAT ROOFS OR RELATED GUTTERS ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 L.  
THE ROOF ASSEMBLY AND ANY CEILING ASSEMBLY, IN ADDITION TO COMPLYING WITH THE REQUIREMENTS OF SANS 10400 C, ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 L, AND THE ROOF ASSEMBLY IS SUPPORTED ON WALLS THAT COMPLY WITH THE DETAILED REQUIREMENTS OF SANS 10400 K.

GUTTERS AND DOWN PIPES ARE FIXED IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 R.

THE FIRE RESISTANCE AND COMBUSTIBILITY OF THE ROOF ASSEMBLY OR ANY CEILING ASSEMBLY ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 L & T.

**M - STAIRWAYS AND BALUSTRADES**  
INTERNAL STAIRS TO COMPLY WITH THE REGULATIONS AND THE DEEMED TO SATISFY RULES OF SANS 10400 PART B & K & M & T OF THE NATIONAL BUILDING REGULATIONS. SEE DETAIL SECTION FOR DETAILS.

STAIRS TO BE MAX 175mm RISERS AND MIN 250mm TREADS. COMPETENT PERSON TO DESIGN & INSPECT.  
WALLS, SCREENS, RAILINGS OR BALUSTRADES TO SUCH STAIRWAY ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 B & K & T.

**N - GLAZING**  
GLAZING WILL COMPLY WITH THE REGULATIONS AND THE DEEMED TO SATISFY RULES OF SANS 10400 PART B & N OF THE NATIONAL BUILDING REGULATIONS. THIS IS APPLICABLE TO TYPE OF FIXING AND SELECTION OF GLAZING.

**O - LIGHTING & VENTILATION**  
THE LIGHTING & VENTILATION OF ALL HABITABLE ROOMS, BATHROOMS, SHOWERS AND ANY ROOMS CONTAINING A TOILET PAN COMPLIES WITH THE DETAILED REQUIREMENTS OF SANS 10400 T & O.

**P - DRAINAGE**  
THE DESIGN OF THE DRAINAGE SYSTEM IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 P.

**Q - NON WATER BORNE MEANS OF DISP**  
N.A. BUT WHERE THE MEANS OF SEWAGE DISPOSAL WHERE WATER BORNE REQUIREMENTS OF SANS 10400

**R - RAINWATER DISPOSAL**  
IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 R.

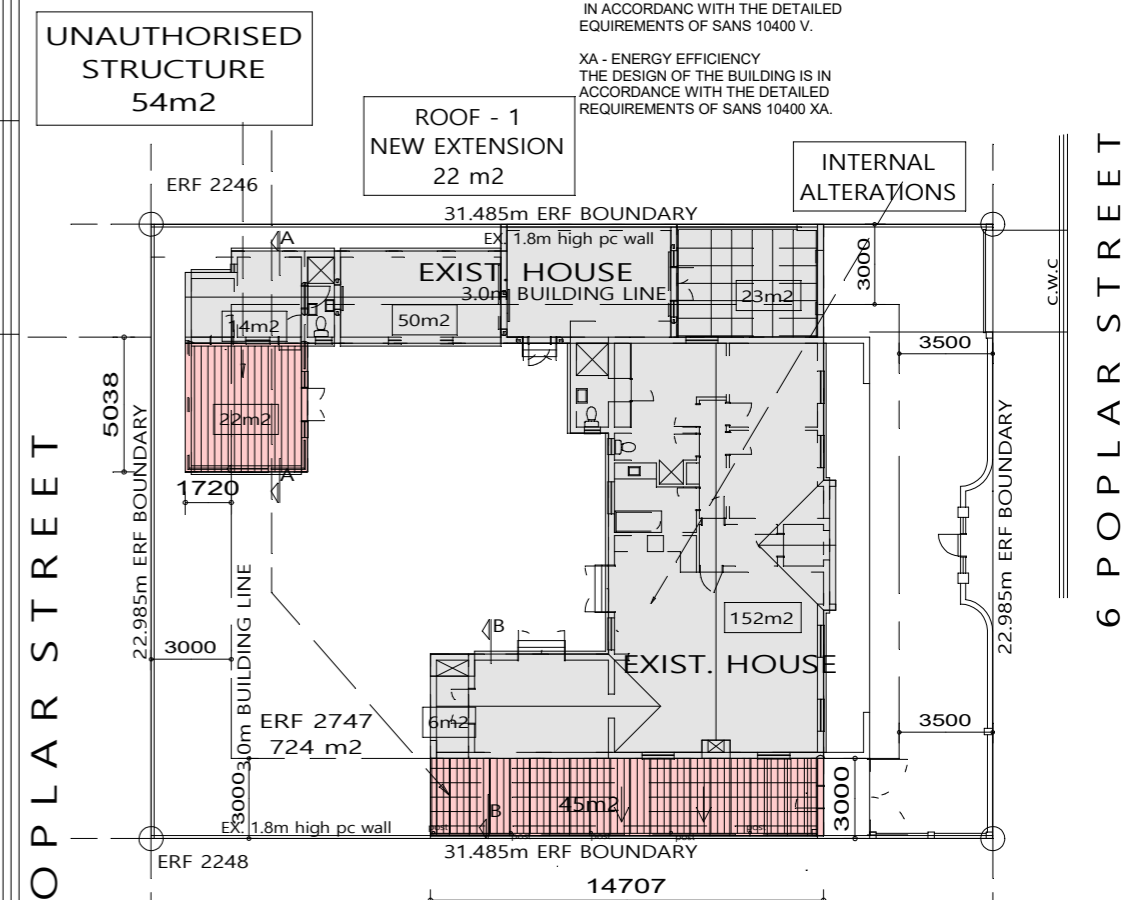
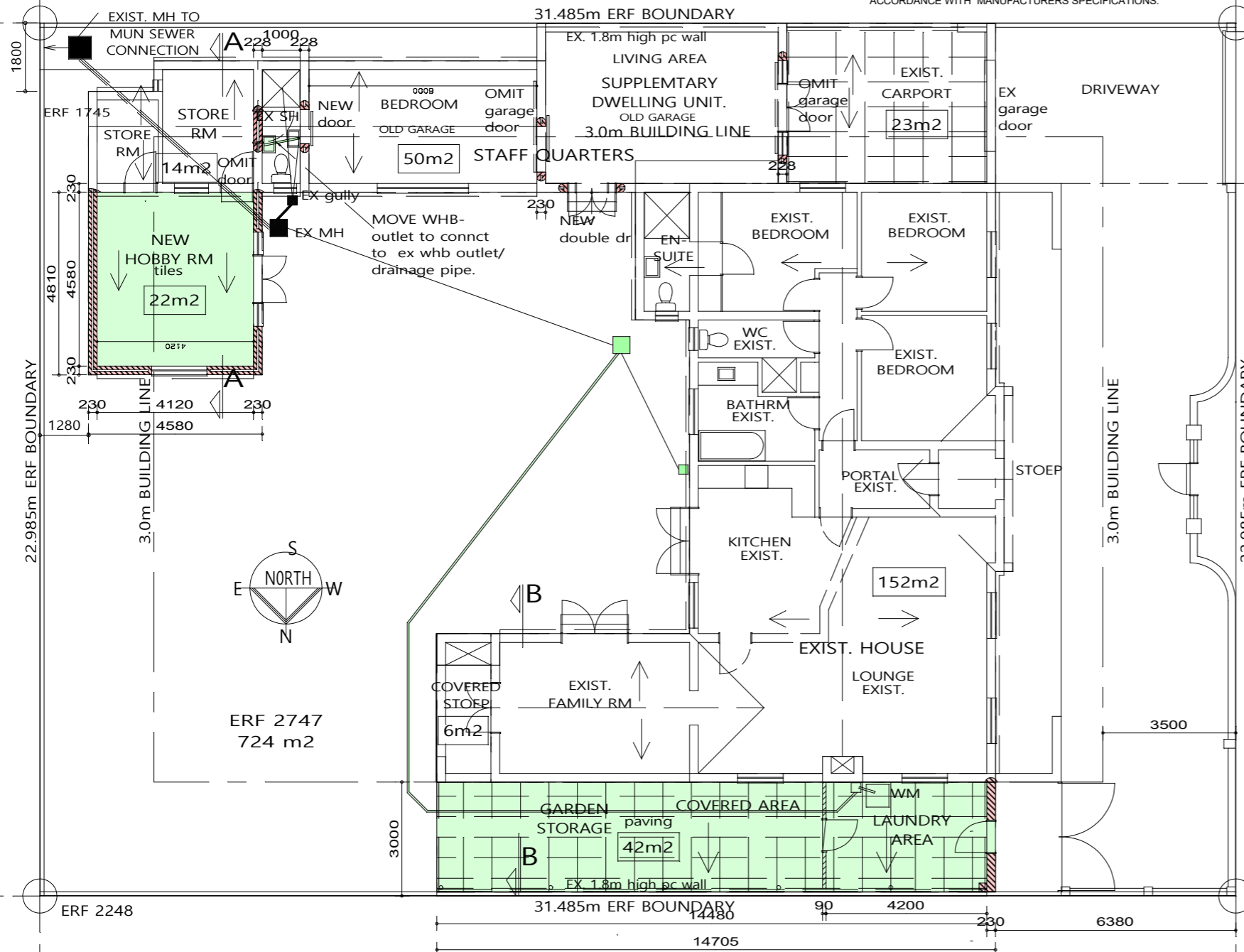
**S - PERSONS WITH DISABILITIES**  
THE MEANS OF PROVIDING FACILITIES FOR PERSONS THE DETAILED REQUIREMENTS OF SANS 10400 S, WHERE APPLICABLE.

**T - FIRE PROTECTION**  
THE FIRE PROTECTION MEASURES PROVIDED ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 T.

**V - SPACE HEATING**  
N.A. BUT WHERE APPLICABLE, TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 V.

**W - FIRE INSTALLATION**  
N.A. BUT WHERE APPLICABLE, TO BE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 W.

**XA - ENERGY EFFICIENCY**  
THE DESIGN OF THE BUILDING IS IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400 XA.



**1:100 SITE & GROUND STOREY LAYOUT**

**1:100 SITE & GROUND STOREY LAYOUT**

Building lines -  
- 3.5m street  
- 3.0m common

FOR OCCUPATION CERTIFICATE FROM LOCAL AUTHORITY: THE FOLLOWING DOCUMENTS IS NEEDED - WERE APLCABLE

- electrical compliance COC
- plumbing compliance COC

<b>AREAS:</b>	
ERF -	724 m2
EX HOUSE -	152m2
EX COVER BRAAI.ST -	6m2
EX CARPORT -	23 m2
EX LIV/BEDRM (OLD GARAGE)-	50m2
EX STORE RM -	14m2
<b>TOTAL =</b>	<b>245 m2</b>
NEW HOBBY ROOM - 22m2	
NEW COVERED AREA - 42m2	
<b>COVERAGE -</b>	<b>43%</b>
(309m2/724)	

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Project  
**PROPOSED ALTERATIONS, EXTENSION & COVERED AREA on ERF 2747 for HOUSE POTHMAN-LEVEN 6 POPLAR STREET BELAIR, BELLVILLE**

Description  
**SITE LAYOUT, ROOF & STORMWATER LAYOUT**

Scale / Skaal  
**A3**

Date / Datum  
**APRIL 2025**

Drawn / Geteken  
**gm hougaard**

Drawing / Tekening  
**361 - 200**

Printed 5 Jun 2026

CITY OF CAPE TOWN

**FLOOR CONSTRUCTION**  
30mm cement:sand screed on 100mm 1:2:4 concrete:slab on consolidated fill  
Floor slab to be reinforced with brc. and to be added in maximum 150mm thick well compacted layers.

Gunplas 375 micron to all walls, stepped to outer skin of wall when cavity wall, and to window frames, external door frames and differences in levels. Weep holes every 3rd brick. Vertical dpc to window sills and heads. No DPC to free standing walls.

**FOUNDATIONS:**  
All foundation min. 600mm deep below NGL. All foundations must comply with NATIONAL BUILDING REGULATIONS SABS 10400 SABS 10400 PART H  
NO foundation or part of foundation to project over BOUNDARY LINE.

**FOUNDATION WALLS:**  
Cavities under floor slab level, to be filled with concrete.  
All cavities above slab to be cleaned.

**FILLING MATERIAL**  
Filling materials under floor slabs to consist of suitable material and to be compacted in layers, maximum 150mm thick, to a density of at least 95% MOD AASHTO (SANS 10400 J:2010 4.4.5-7)

**SURFACE BED**  
Selected floor finish material on 30mm Cement:sand screed on 100 mm concrete surface bed in accordance with SANS 50197-1:2002 Cement Part 1: Composition, specification and conformity criteria for common cements. Stone and sand to conform to SANS 1083:2006. MESH ref no 193, where depth of fill exceeds 1000mm.

**FOUNDATIONS:**  
Internal wall footings 600mm x 200 mm depth. External wall footing 750mm 230mm depth reinforcing 8 mm

**MASONRY WALLS TO BE IN ACCORDANCE WITH SANS 10400 PART K 4.2.2.**

**LINTOLS TO BE IN ACCORDANCE WITH SANS 10400 PART K 4.2.9.**

**ROOF FIXING TO BE IN ACCORDANCE WITH SANS 10400 PART K 4.2.11**

Gundle® API USB Green 250µm (or equally approved) damp proof membrane under concrete surface beds conforming to SANS 952-1:2011, laid with minimum 250mm overlaps, to be turned up around perimeter not less than 150 mm above the level of the adjacent finished ground & sealed with Gunplas pressure sensitive tape or equally approved. ALL TO COMPLY WITH SANS 10400 PART K. Clean compacted sand backfill - G7 quality 400 mm minimum thick. Clean compacted sand backfill - G7 quality back to natural soil strata. 50 mm clean sand ash binding layer. Trench to be cleaned and squared before casting of concrete. Ash binding layer to be compacted with mechanical compactor. Gundle® API Brickgrip DPC 250µm (or equally approved) damp proof course in solid walls conforming to SANS 952-1:2011 laid with minimum 250mm overlaps.

**External Walls:**  
Brick walls. "Brickforce" every 4th brick course above ground floor level. 230mm / 270mm Cavity walls minimum 2.5 wallties per sq.m; 350mm cavity walls minimum 5.0 wallties per sq.m. all to match existing. To match existing.

**Foundation / Plinth Walls:**  
Generally 230mm maxi brick walls. Built up from concrete foundations, "brickforce" every 2nd brick course. If plinth walls higher than 1000mm above NGL see Structural Engineer design, drawings and specification.

**ENERGY EFFICIENCY IN BUILDING:**

**NOTE 1.0 - SURFACE BED CONSTRUCTION :**  
**NOTE 2.0 - FENESTRATION SPECIFICATION**  
Total Area = / Total fen. = / SEE NOTES  
Product Specification Aluminium  
Glass Specification Glass bathroom  
to be 6.38 safety glass others to be 4mm glass with the following requirements :U-value 7.9 SHGC0.81

**NOTE 3.0 - ROOF CONSTRUCTION**  
Required Value 3.7  
Roof covering Tiles = 0.30  
Ceiling Board Gypsum plastered and painted. = 0.05  
Under roof covering Coverland double-sided insulation Radenshield reflective barrier (Code: 605202) with joints lapped 150mm, fixed over rafters. = 1.36  
Above Ceiling insulation Isover flexible min 135mm thick Aerolite non-combustible light weight fibreglass reinforced insulation blanket (Class 1 fire index rating), closely fitted with ends butted firmly between tie beams and laid loose on top of bracing between roof timbers, all in accordance with manf's recommendations. = 2.5  
Achieved = 4.21 m². kW

**NOTE 4.0 - HOT WATER DEMAND AND SUPPLY (N/A)**  
Refer to plan for detail specification  
Assumed Hot Water Consumption 160 L/day  
Requirement by alternative resource 50% of daily requirement  
Daily hot water supply required 160 L  
Provided 200 L

**NOTE 5.0 - HOT WATER PIPE INSULATION (N/A)**  
Pipe Insulation value 1.00  
Isover Snap-On rigid non-combustible lightweight Glasswool (35mm) reinforced pipe insulation with plain facing, nominal density 75kg/m³, in 1000mm snap-on pipe sections, fitted to copper pipes and fittings, all as per manufacturer's recommendations.

**NOTE 5.0 - HOT WATER PIPE INSULATION (N/A)**  
Pipe Insulation value 1.00  
Isover Snap-On rigid non-combustible lightweight Glasswool (35mm) reinforced pipe insulation with plain facing, nominal density 75kg/m³, in 1000mm snap-on pipe sections, fitted to copper pipes and fittings, all as per manufacturer's recommendations.

**NOTE 6.0 - HOT WATER VESSEL**  
Hot water vessel insulation R value 2.56  
Isover 100mm (2x 50 mm) thick non-combustible, lightweight Glasswool foil faced geyser insulation blanket, size 3500 x 1200mm with edges sealed with binding tape including 15 x 20mm Glasswool Snap-on pipe insulation on hot and cold water pipes, all installed in accordance with manufacturer's recommendations.

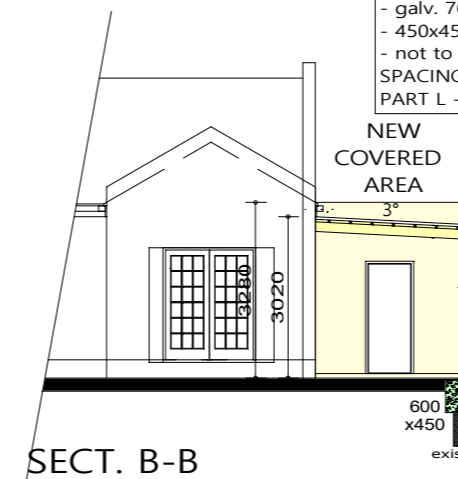
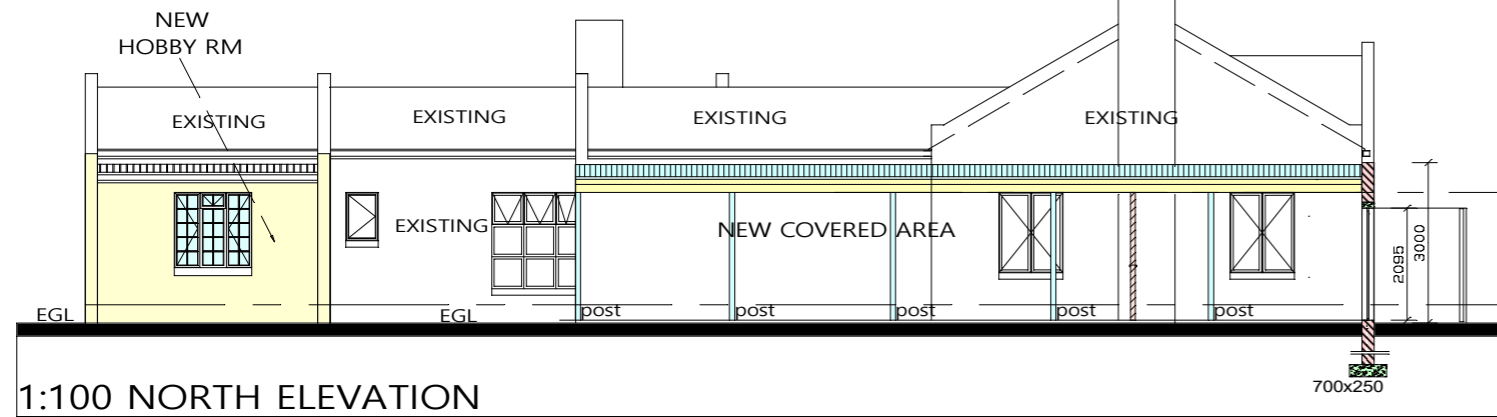
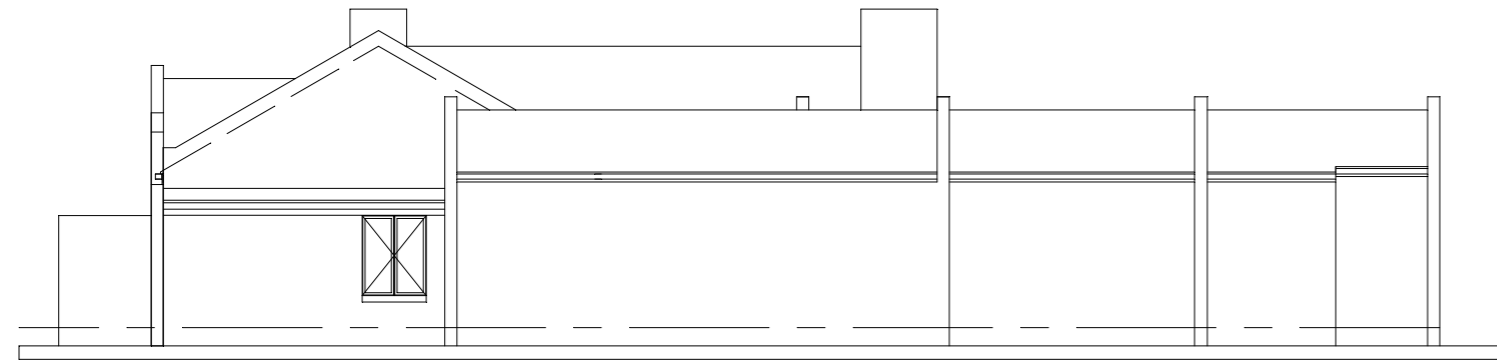
**NOTE 7.0 - WINDOW DETAILS**  
All architectural details and specifications to the fenestration calculations to comply with SANS 10400 Part X (Energy Efficiency), Part T (Fire) Part W (Fire Installation) and Part N (Glazing).

**NOTE 8.0 - AIR LEAKAGE TO WINDOWS AND DOORS**  
Air leakage shall not exceed :  
Openable fenestration area at maximum of 2 L/s/m²  
Fixed glazing/fenestration area at maximum 0.306 L/s/m²  
Swinning doors, sliding doors fenestration area at maximum 5 L/s/m²

**NOTE 9.0 - EXTERNAL ALL CONSTRUCTION**  
External load bearing walls to be constructed with 2 x 90mm masonry bricks with a 50 cavity air space. Both external wall facades to be plastered in accordance with minimum manufactures standards (eg. PPC Portland Cement or similar, SABS Approved) and painted in accordance with minimum manufactures standards (eg. Duraline or similar, SABS Approved)

**Services:**  
Lighting and power - lighting to new areas not to exceed 85VA/sq.m and 240kWh/sq.m usage per annum.

Under-floor membrane to be gunplas 250 micron on 50mm sand blinding layer, to be laid on surface not containing sharp objects and to be turned up around perimeter of and at least for full thickness of slab. Any joints will overlap 300mm and will be effectively sealed.



**NEW ROOFS - COVERED AREA**

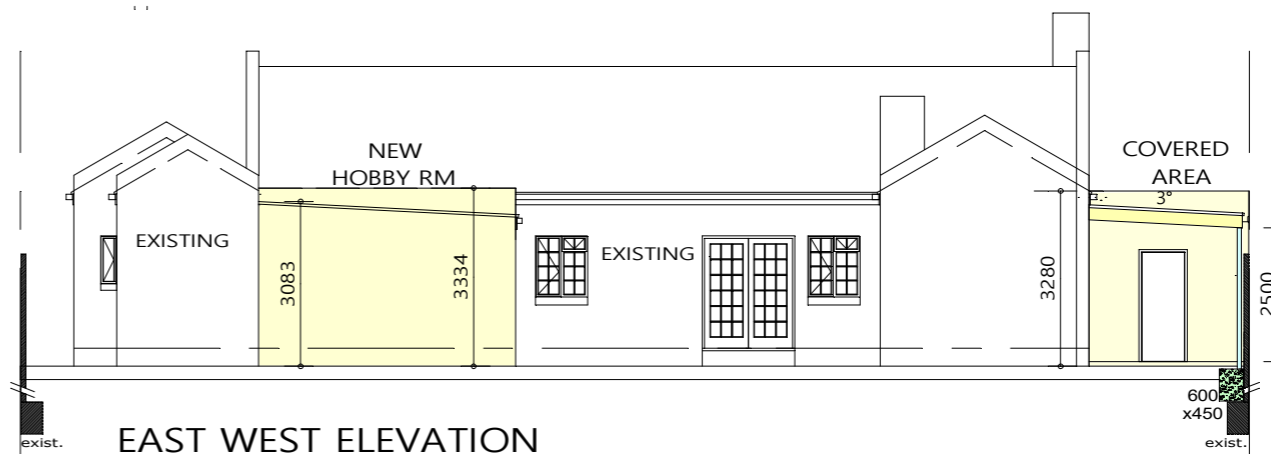
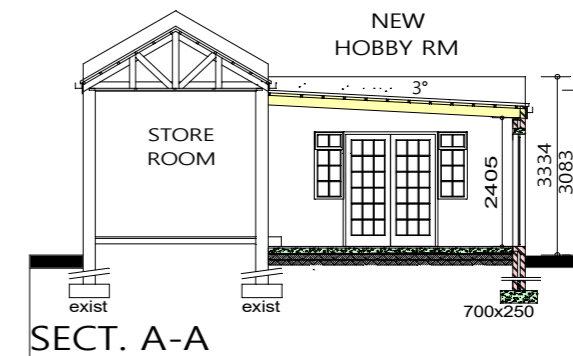
- IBR ROOF sheets @ 3 deg.on
- 75x50mm purlins @ 540mm c/c on
- 50x152 grade 5 rafters @ 1.0m c/c max bolted to wall max span 3.0m
- 50x152 end rafters to be bearer beams Rafter size to comply with SANS 10400-L table 5
- fixed to 228x50mm bearer beam.
- With flashing & fascia with 75x75mm gutter with 100mm RWDP to street

ALL TO COMPLY WITH SANS 10400-L:2020.  
POST  
- galv. 76mm dia galv post @ 3.0m c/c max.on  
- 450x450x600 conc. foundations,  
- not to extend beyond boundary line  
SPACING TO COMPLY WITH SANS 10400 PART L - TABLE 8

**NEW ROOF 1 - HOBBY ROOM**

- IBR roof sheets @ 3 deg on
- 75x50mm SAP purlins @ 760mm c/c on
- 250mm SABS approved plastic underlay on
- 76x228mm rafters @ 1000mm c/c
- on 114x38mm wall plated fixed with GHI straps built 600mm deep into walls.
- other side fixed to wall with brackets..

PVC rainwater goods with 225x32mm fascia.  
ISOLATION:  
- 50mm lambdaboard ceiling infill boards.  
- 55mm romatherm or similar insulation on  
- lambdaboard. sisalation underneath roof sheeting.  
- Total r-value of 3.70



H4 - DWELLING | ZONING - GR1

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**PROPOSED ALTERATIONS, EXTENSION & COVERED AREA on ERF 2747 for HOUSE POTHMAN-LEVEN 6 POPLAR STREET BELAIR, BELLVILLE**

Description  
**ELEVATION, SECTIONS & SPECIFICATIONS**

Scale / Skaal  
A3  
Date / Datum  
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361 - 200