

Date: 02 June 2026

**APPROVAL OF BUILDING PLAN NO: 001700583497 on ERF 00003733 MANDALAY at 108
STINKWOOD ROAD, MONTCLAIR.**

Dear Sir/Madam

Herewith confirmation that the above application followed due process and is approved in terms of the National Building Regulations and Standards Act (103 of 1977) and applicable legislation as duly authorised in the City of Cape Town Council System of Delegations.

A copy of the approved plan and relevant documentation must be downloaded from the City of Cape Town Development Management [e-services portal](#)

Additional Comments:

In addition to the specific points raised in the sections below, please be aware of the legal compliance requirements and responsibilities of all the parties that have an interest in this project.

You are advised to contact the assigned Building Inspector, Terence Patrick on 0213601138 or by e-mail to Terence.Patrick@capetown.gov.za soonest, alternatively contact the District Office on 27214014702 or by e-mail to Khayemitch.hub@capetown.gov.za. Compulsory inspections must be conducted by the building inspector to ensure that the building works complies with the approved plan.



For Director: Development Management

GENERAL INFORMATION

NATIONAL BUILDING REGULATIONS

1. VALIDITY OF APPROVED PLANS

- 1.1. The Council's approval given under Section 7 (1) (a) of Act 103 of 1977 shall lapse after the expiry of a period of twelve months from the date on which it was granted, unless the erection of the building concerned is commenced within this period or an extension of validity is applied for.
- 1.2. Approval of this plan does not in any way imply approval of or sanction the retention of any unauthorised building work on the site whether indicated on the plan or not.

2. PENALTY

- 2.1. Attention is drawn to Regulation No. A25 of the National Building Regulations with regard to the fact that it is an offence to, inter alia, deviate from an approved plan both in respect of building work and the use for which the building plan was approved.

3. OCCUPANCY

- 3.1. The owner is advised that occupation and/or use of the building depicted on the approved plan without a certificate of occupancy is unlawful.
- 3.2. An application for a certificate of occupancy must be accompanied by the following certificates certifying (where applicable) that
 - 3.2.1. The electrical wiring and electrical installation is in accordance with the provisions of all applicable laws and,
 - 3.2.2. the structural system ;
 - 3.2.3. the mechanical ventilation system;
 - 3.2.4. the fire protection system;
 - 3.2.5. the fire installation system
 - 3.2.6. and any rational designs done by duly appointed and accepted specialists are in accordance with the application in respect of which approval was granted.

4. GENERAL

- 4.1. Proper notice, in terms of Regulation No. A22 shall be given to the relevant Building Inspector before work is commenced, and before any excavation, or drainage is covered up. Notice should also be given promptly to the relevant Building Inspector on completion of the work.
- 4.2. All work shall be carried out in strict accordance with the National Building Regulations and Building Standards Act No 103 of 1977, the SANS 10400 and all relevant Ordinances, as amended from time to time, and all relevant resolutions of the Council, and any other law administered by the Council, whether thus shown on the plan application or not. A copy of the approved plan shall be available at all times on the site.
- 4.3. All work shall be kept within the confines of the site and the footway/roadway may not be utilised for storing any building materials, waste material of any kind or of any rubble without the prior written consent of Council.
- 4.4. Approval of the plans does not absolve the owner nor the contractor from compliance with any condition in the title deeds of the property, design guidelines, or any other legal provisions applicable to the property to which these plans relate.
- 4.5. Approval of the plans in no way affects any question of ownership and does not relieve the owner or contractor from responsibility in regard to any damage or expenditure which may arise during or after the execution of the work.
- 4.6. All necessary steps, to the satisfaction of the responsible authorities concerned, shall be taken to safeguard any underground or over ground Municipal or service authority services traversing the property, and approval of the plans in no way absolves the owner or contractor from taking such steps; and if such services are discovered only after the work commences the Council reserves the right to require the plans to be amended in such manner as it deems necessary to ensure that such services are safeguarded.
- 4.7. The private boundary pegs of the property are to be pointed out to a representative of Building Development Management prior to the commencement of the work, if required: Regulation No. A11.
- 4.8. The work shall be executed to the building lines shown upon the plans. Floor and drainage levels must conform to back of footway levels.
- 4.9. No projection, obstruction, or encroachment of any description shall be erected on Council land.

5. SANITARY CONVENIENCES

- 5.1. Proper sanitary accommodation is to be provided for employees during building operation. Sanitary conveniences are to be screened from public view: Regulation No. F11.
 - 5.2. Adequate refuse storage area to be provided on site.
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SERVICES and related BY-LAWS

6. WATER SERVICES REQUIREMENTS

- 6.1. To avoid delay it is advisable to apply immediately for a water connection before the commencement of any building work.
- 6.2. No pipes used in connection with the supply for water from the Council's mains on private property shall be laid in foundations. Where however, this is unavoidable, the pipes shall be passed through suitable ducts or sleeves.
- 6.3. Attention is drawn to the requirements of The Water By Law and The Waste Water By Law PG 6378 promulgated on 1st September 2006.
- 6.4. Water Installations: Installations shall conform to SANS 1052/1 and SANS 1054.
- 6.5. Maximum Flow Rates: The maximum permissible flow rate for shower heads used in any water installation is 10 litres per minute. The maximum permissible flow rate for basin taps used in any water installation is 6 litres per minute.
- 6.6. A vacuum breaker is to be installed in the inlet pipe at a minimum height of 300mm above the unit or the highest draw off point for bidets, laboratory taps, fonts, washing machines or dishwashers where installed.
- 6.7. Water Storage Tanks:
 - 6.7.1. Storage tanks for WCs; urinals, and production processes to be provided for in accordance with the City's Water By Law.
 - 6.7.2. Storage Tanks from which water may be drawn for food preparation or drinking purposes or medical treatment or practical use in medical facilities shall be contamination proof, all inspection panels (min dia 600mm) shall be located in the side wall of the tank. All vents and overflow pipes shall be adequately screened against the ingress of vermin and grit.
- 6.8. Automatic sprinkler installations for fire-fighting purposes to be in accordance with SANS 10287. A separate application is to be made for a connection for automatic sprinkler installations; the consulting engineer to determine the required size.
- 6.9. The Water supply to the Fire Installation must conform to the requirements of the City Water Manager and SANS 10252-1:2004 and SANS 10287:2000.

7. ROADS ENGINEER

- 7.1. Permits are required for storage/hoarding on Council property/footways.

8. FUEL PUMPS

- 8.1. The approval of this plan (unless it is a plan for a petrol pump installation only) does not include the right to erect any fuel pumps or install any tanks upon the premises or site to which the plans refers.

9. ELECTRICAL SUPPLIER'S REQUIREMENTS

- 9.1. Before building work is commenced either the owner or his legal representative shall consult the City's Electrical Director regarding:
 - 9.1.1. The position and type of accommodation to be provided for the electricity supply equipment.
 - 9.1.2. The position and length of a suitable cable entry duct or pipe which shall be provided, installed and maintained by the owner of the building; and
 - 9.1.3. Whether in the case of a private dwelling the proposed building will be in an area where joint electricity/any other service provider service will apply. In such a case an approved two sectioned connector box with lid and a 25mm diameter plastic conduit duct for the electricity supply cable.
- 9.2. Any alteration to the existing service connection/s rendered necessary by these works shall be done by the Council at the owner's expense.

- 9.3. **WARNING:** The owner or his legal representative are hereby warned that electric cables whether above or below ground are dangerous, and should they be likely to interfere with the new construction or addition nor to workmen employed thereon, application in writing shall be made to the City's Electrical Director, to have the cables moved to another and safer position, the cost of such work to be borne by the owner. Such application shall be made at least seven days before it is required that the cables be removed.
- 9.4. Unless specifically granted permission in writing by the Department of Manpower or the City's Electrical Director, no persons shall provide, alter or extend an electrical installation without being registered with the Electricity Department as electrical contractors who must receive authority in writing from the City Electrical Engineer before any installation work is connected to the supply mains.

10. NAMING AND NUMBERING OF BUILDINGS

- 10.1. Every dwelling is to be provided with a street number.
- 10.2. All other buildings must be named and units numbered. All lettering minimum 150mm high and name sign must be illuminated.

11. MISCELLANEOUS:

- 11.1. No trees on Council property may be removed without written permission from Council.
- 11.2. Attention is drawn to the By Law Relating to Streets, Public Places and the Prevention of Noise Nuisances, PG 6469 promulgated on 28th September 2007.
- 11.3. All drainage to be constructed so as to prevent storm water from entering the sewerage system.
- 11.4. The development of the property shall be such that there shall be no danger of storm water (from whatever source) flooding any surrounding property. Council will not be liable for any flooding, damage or additional costs if this condition is not complied with.
- 11.5. 11.2.3 Actual position and depth of sewerage and underground storm water connections to be ascertained on site before commencing private sewerage and storm water drains.
- 11.6. 11.2.4 The overflow level of any trapped gully to be not less than 150mm above the surrounding finished ground level.
- 11.7. No work may commence on site until the requirements of the Occupational Health and Safety Act (Act 85 of 1993) and Section 141(1) of the Municipal Ordinance have been complied with.

RESOURCES

12. WATER

Cape Town has experienced serious water shortages in the recent past due to insufficient rainfall and fast declining dam levels. With the co-operation of many Capetonians we were able to avoid Day Zero. This has been a cumulative effort of reassessing and readjusting attitudes towards this precious resource and impacts individuals and business at all levels.

Development Management has a legal responsibility to process development applications as and when they are submitted. It is equally committed to promoting and facilitating sustainable development. During this time of crisis this means ensuring the responsible use of a dwindling resource. Water is a critical component in the development process, whether you are installing a swimming pool, extending your living space, or

designing a large scale development, water is a resource you will undoubtedly need access to.

There is a host of information available on the City of Cape Town's website that is helping to preserve and extend access to this resource. In light of your recent application approval and to support all water saving efforts, please find information on alternative water sources below.

Building plans with swimming pools:

Your recent application may have included the approval of a swimming pool. You are reminded that this approval is valid for a period of 12 months and you may apply for an extension of a further 12 months if you do not commence with building work during the first approval period. Alternative water sources for construction are discussed later on.

Should you proceed with the construction of your swimming pool, you are reminded to consult with Water By-Law that regulates permissions in affect at the time and how this will impact on the filling of swimming pools during the various levels of restriction.

Currently, filling of, or topping up swimming pools with municipal water is not allowed, and alternative water sources must be used. Sensible management of a swimming pool includes minimizing evaporation, re-use of cleaned backwash and topping up from alternative sources.

Treated Effluent:

The construction industry is currently the biggest user of treated effluent in the City. Research has been conducted to verify the use of treated effluent from Potsdam Waste Water Treatment Works that is currently also suitable for structural concrete. Water quality testing in conjunction with concrete cube strength tests are recommended to ascertain potential applications of treated effluent.

Whilst this effluent or municipal wastewater is treated to a safe standard, it is not potable, and therefore not fit for human consumption. It is however recognized as a suitable alternative for business and industry, but you must apply for access.

Please find information relating to the collection points for treated effluent or recycled water [here](#).

For more information on accessing treated effluent, please see this [link](#).

13. ENERGY

13.1. Please refer to City of Cape Town website for additional information.

GRAND TOTAL UNITS	770
PARKING RATIO	0.56 PER UNIT

ALLOCATED PARKING	429
ALLOCATED DISABLED PARKING	7
PARKING COUNT	436

- Dual flush cistern with a 3ltr and 6ltr flush.
- Taps with maximum flow rate of 6ltr/min.
- Shower heads with maximum flow rate of 7ltr/min.
- Demand or metering taps at wash hand basins.

- New combined domestic/fire water connection will be used and installed.
- No plastic pipes or fittings will be used above ground in domestic and fire water reticulation installation.

$$770 \text{ units} / 4.9882 \text{ ha} = 154.36 \text{ du/Ha}$$


A - B = 82.98m	O - P = 49.71m
B - C = 15.41m	P - Q = 114.1m
C - D = 7.49m	Q - R = 16.53m
D - E = 20m	R - S = 15.12m
E - F = 20.19m	S - T = 69.47m
F - G = 13.57m	T - U = 45.56m
G - H = 16.9m	U - V = 65.8m
H - I = 142.01m	V - W = 47.27m
I - J = 1.75m	W - X = 23.21m
J - K = 18.52m	X - Y = 6.55m
K - L = 3.5m	Y - Z = 20.55m
L - M = 4.55m	Z - a = 19.04m
M - N = 1.91m	a - A = 344.46m
N - O = 17.4m	

SPECIFICATION FOR LOCAL AUTHORITY SUBMISSION A. GENERAL: THIS DRAWING IS INTENDED TO BE FOR THE PURPOSE OF ACQUIRING CONSTRUCTION APPROVAL FROM THE LOCAL AUTHORITY. IT IS ONLY TO BE USED FOR PURPOSE OF CONSTRUCTION. NO APPROVAL HAS BEEN GRANTED BY THE LOCAL AUTHORITY. THE DRAWING IS SUBMITTED BY THE ARCHITECT/DESIGNER. COPYRIGHT IS RESERVED ON ALL DRAWINGS AND REMAINS THE PROPERTY OF THE ARCHITECT. THE CONTRACTOR IS TO CHECK AND CONFIRM ALL DIMENSIONS AND LEVELS TO THE DIMENSIONS AND LEVELS SHOWN ON THE DRAWING. DIMENSIONS DO NOT SCALE. ANY DISCREPANCIES IN DIMENSIONS OR SPECS ARE TO BE REPORTED TO THE DESIGNER IMMEDIATELY FOR CLARIFICATION. SETTING OUT TO BE DONE FROM THE SURVEYORS CORNERS. ALL WORK TO CONFORM WITH SABS 10400 CODES AND THE LOCAL AUTHORITY RULES. THE LOCAL AUTHORITY HAS REVIEWED THIS DRAWING AND IT IS INTENDED TO SATISFY THE NQR AND THE NTR TAKES PRECEDENCE.

CLIENT'S SIGNATURE



UNLESS STAMPED, THIS DRAWING IS NOT VALIDATED AND SHOULD NOT BE USED.

ASRIN MANDALAY
ERF 3733

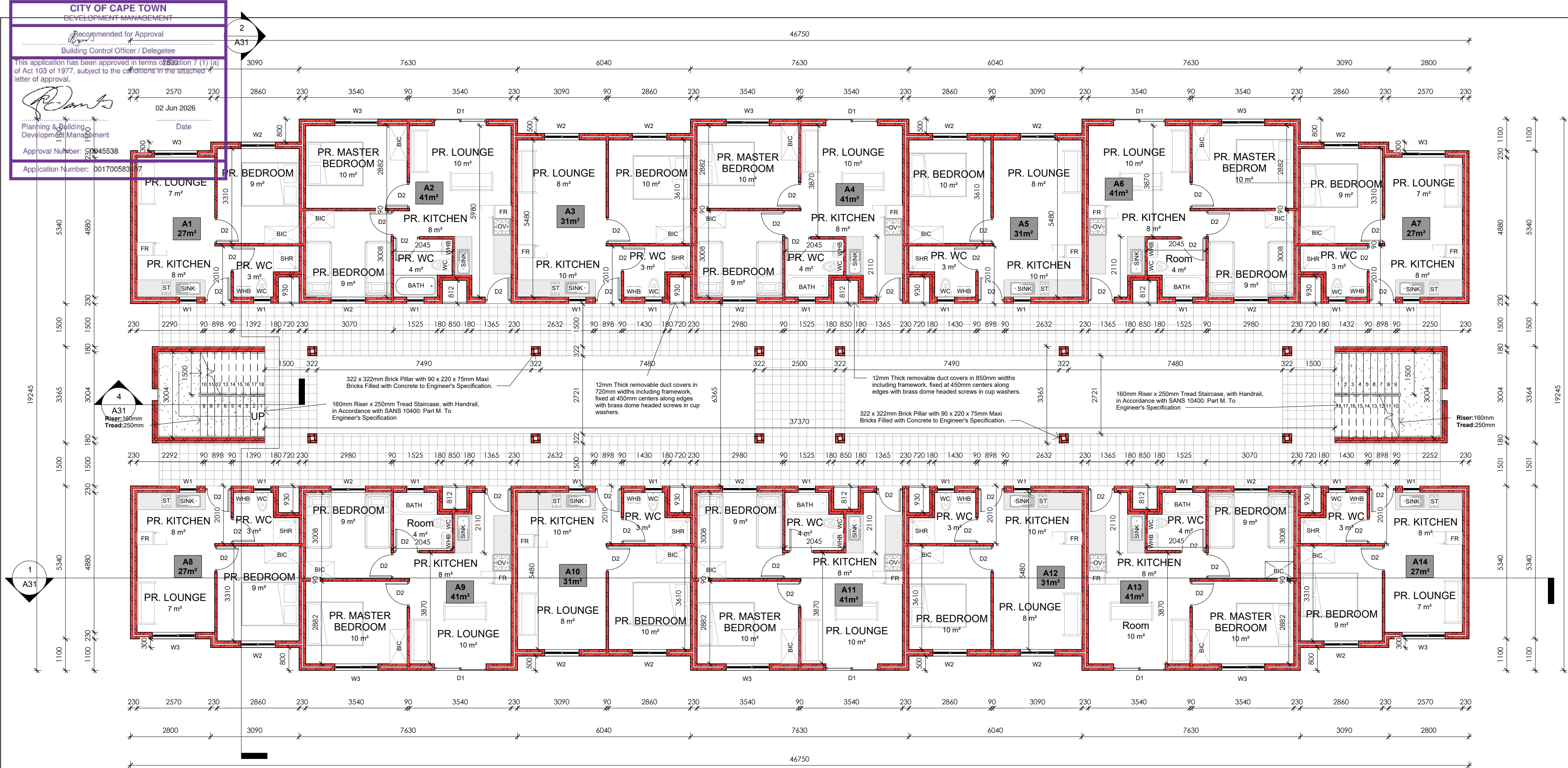
ERF 3733

SITE PLAN

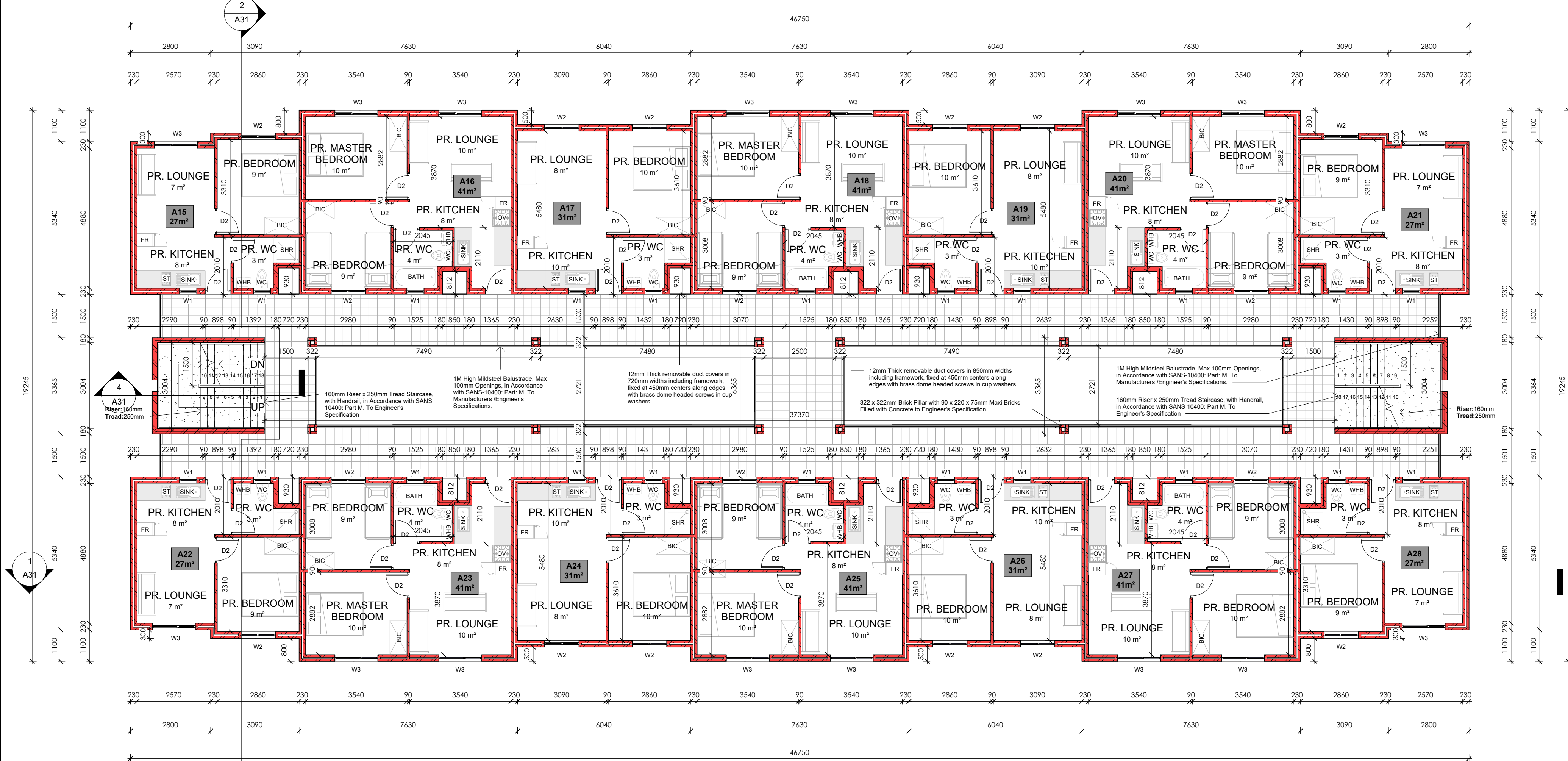
DRAWN BY :

CHECKED BY:

REVISION :



1 1st STOREY BLOCK A
1 : 100



2 2nd STOREY BLOCK A
1 : 100

CONSTRUCTION NOTES

1. SUB STRUCTURE:

SITE TO BE CLEARED OF VEGETATION, RUBBISH ETC. CUT & FILL TO NEW LEVELS (WHERE APPLICABLE). FILL TO BE CONSOLIDATED, WELL COMPACTED, FREE OF VEGETATION AND RUBBISH.

2. FOUNDATIONS:

CONTINUOUS MASS-CONCRETE STRIP FOOTING TO BE FOUND IN NATURAL ROUND.
FOOTING SIZES TO BE AS FOLLOWS:
110 MM WALLS @ 250 X 600MM THICK
220 MM WALLS @ 250 X 650MM THICK
270 MM WALLS @ 250 X 700MM THICK
ALL RETAINING WALLS IF ANY TO BE BUILD TO PART K OF SANS 10400

3. FLOORSLAB:

100mm PRE-STRESSED CONCRETE FLOOR SLABS WITH 30mm THICK STEEL TROWELED SCREED TO ENGINEER'S SPECIFICATION.

4. DPC's

S.A.B.S APPROVED DPC's & DPM's THROUGHOUT FITTED IN ACCORDANCE WITH S.A.B.S STANDARD BUILDING PRACTICES. DPC'S MUST BE INSERTED ABOVE ALL DOOR AND WINDOW OPENINGS AS WELL AS UNDER ANY PARAPET WALL AND UNDERNEATH WINDOW SILLS.

5. INTERNAL WALLS:

90MM INTERNAL WALL BUILT WITH 220x 90x 115mm HOLLOWCORE CEMENT MAXI BRICK TO BE S.A.B.S APPROVED.

6. EXTERNAL WALLS:

220x 90x 115mm HOLLOWCORE CEMENT MAXI BRICK TO BE S.A.B.S APPROVED. WEEP HOLES TO BE ALLOWED IF APPLICABLE. WALLS MUST HAVE A MINIMUM OF 50mm CAVITY, CONNECTED WITH APPROVED GALVANIZED WALL TIES AT MAX 400mm VERTICAL CENTERS IN THE WALL. CAVITY MUST BE TAKEN DOWN AT LEAST 150mm BELOW DAMP PROOF COURSE. BRICK FORCE MUST BE 3 LAYERS ABOVE LINTEL HEIGHT OVER ANY OPENINGS.

7. ROOFS:

300 x 440mm CEMENT TILES FIXED TO TREATED SAP TIMBER BATTENS IN ACCORDANCE WITH SANS-10400: PART L. 38 x 38mm TREATED SAP TIMBER BATTENS @ 368mm C.C.S FIXED TO RAFTERS IN ACCORDANCE WITH SANS-10400: PART L. 38 x 114mm TREATED SAP RAFTERS FIXED TO THE BEAM WITH GANG NAILS IN ACCORDANCE WITH SANS 1400: PART L. TO ENG. SPEC.

8. CEILINGS:

6.4mm GYPSUM CEILING WITH 75mm CORNICE ON 38x38mm BATTENS. TRAP DOORS TO BE PROVIDED IN CEILINGS TO TOP FLOOR ONLY. WHERE THERE ARE NO CEILINGS BUT A CONCRETE SOFFIT, NO CORNICE IS REQUIRED. PAINTING AND SEALING OF CORNER BETWEEN WALL AND CEILING REQUIRED. FLUSH MOUNTED CEILINGS REQUIRE NO CORNICE IF PROPERLY PAINTED AND SEALED. ECO ROOF INSULATION @135mm THICK.

9. ENERGY USAGE:

THE ENERGY USAGE IN THE BUILDING SHALL COMPLY WITH SANS 10400 - XA:2011 CEILING AND ROOF INSULATION TO COMPLY WITH THE MINIMUM R-VALUE AS DETAILED IN THE SANS 10400-XA:2011. NEW LIGHTS TO BE INSTALLED SHALL BE ENERGY SAVING LIGHTS. HOT & COLD WATER TO COMPLY WITH SANS 204.

10. CONCRETE LINTELS

TO BE PRESTRESSED CONCRETE LINTELS ABOVE ALL WINDOWS, DOORS AND OTHER OPENINGS AND TO CONFORM TO N.B.R.900 - 1500MM LINTELS TO HAVE MINIMUM BEARING OF 150MM ON EACH END. 1500 - 3900MM LINTELS TO HAVE A MINIMUM BEARING OF 300MM ON EACH END. ENGINEER DRAWINGS TO TAKE PREFERENCE.

11. ELECTRICAL WORKS

ELECTRICAL INSTALLATIONS SHALL COMPLY WITH THE SANS 10400 AND LOCAL AUTHORITY REQUIREMENTS AND ALL WORK SHALL BE EXECUTED BY A REGISTERED ELECTRICIAN.

12. GLAZING:

ALL GLAZING AS PER AAAMSA REGULATIONS, ENSURE ALL GLAZING MEETS SANS 10400 - PART N. GLASS LARGER THAN 1M² & LESS THAN 500 MM AFFL TO BE SAFETY GLAZING. ALL OPENING DIMENSIONS TO BE VERIFIED ON SITE BEFORE MANUFACTURING. GLAZING MUST COMPLY WITH SANS 10400 PART XA.

13. LIGHT AND VENTILATION

ALL WINDOWS & DOORS TO BE POWDER COATED ALUMINIUM UNLESS SPECIFIED OTHERWISE. ALL OPENINGS TO HAVE SABS APPROVED PRE-STRESSED LINTELS - TO BE LAID TO MANUFACTURERS SPECIFICATIONS.

14. RAINWATER GOODS

ALUMINIUM GUTTERS AND 85mm ø PVC DOWNPIPES TO DRAIN TO SITE STORM WATER SYSTEM.

15. AIR BRICK

ADD AIR BRICKS IN BATHROOM'S, KITCHEN'S AND BEDROOM'S.

NOTES

SPECIFICATION FOR LOCAL AUTHORITY SUBMISSION A. GENERAL: THIS DRAWING IS INTENDED TO BE FOR THE PURPOSE OF ACQUIRING CONSTRUCTION APPROVAL FROM THE LOCAL AUTHORITY IT IS ONLY TO BE USED FOR PURPOSE OF CONSTRUCTION ONCE APPROVAL HAS BEEN GRANTED AND THE DRAWINGS HAVE BEEN ISSUED FOR CONSTRUCTION BY THE ARCHITECT/DESIGNER. COPYRIGHT IS RESERVED ON ALL DRAWINGS AND REMAINS THE PROPERTY OF THE ARCHITECT. THE CONTRACTOR IS TO CHECK AND CONFIRM ALL DIMENSIONS AND LEVELS PRIOR TO THE SETTING OUT OF THE WORKS. USE FIGURED DIMENSIONS DO NOT SCALE. ANY DISCREPANCIES IN DIMENSIONS OR SPECS ARE TO BE REPORTED TO THE DESIGNER IMMEDIATELY FOR CLARIFICATION. SETTING OUT TO BE DONE FROM THE SURVEYORS PEGS. ALL WORK TO COMPLY WITH SABS 10400 CODES AND LOCAL AUTHORITY RULES, REGULATIONS AND REQUIREMENTS. THIS SPEC IS INTENDED TO SUPPLEMENT THE NBR AND THE NBR TAKES PRECEDENCE.

GENERAL

- ALL WALL OPENINGS FROM 1 000MM TO 3 000MM WIDE TO HAVE PRECAST LINTOLS OVER WITH MINIMUM 4 NO. COURSES BRICKFORCE OVER.
- ALL OTHER OPENINGS WIDER THAN 3 000MM TO HAVE REINFORCED CONCRETE BEAMS OVER TO ENGINEER'S DETAILS.
- VENTILATION AREA OF WINDOWS TO BE MINIMUM 5% VENTILATION AREA AND MAXIMUM 15% & FENESTRATION AREA OF ROOM.
- SEE THE CALCULATIONS BASED UPON THE SANS 10-400 PART XA AS WELL AS FUTHER CALCULATIONS BASED UPON SANS 204 AS ATTACHED.

ARCHITECTS SIGNATURE:

CLIENTS SIGNATURE:



6A Sunbird Office Park,
Pasila Street,
Bellville
Cape Town
7536
Tel: (+27) 21 914 3737
Fax: (+27) 21 914 3348
Email: latoya@smith-smith.co.za

DOCUMENT STATUS

COUNCIL SUBMISSION

UNLESS STAMPED, THIS DRAWING IS NOT VALIDATED AND SHOULD NOT BE USED

PROJECT INFORMATION :

ASRIN MANDALAY
ERF 3733

PROJECT ADDRESS :

ERF 3733

DRAWING TITLE :

BLOCK A
FLOORPLANS

SCALE : DATE : DRAWN BY :

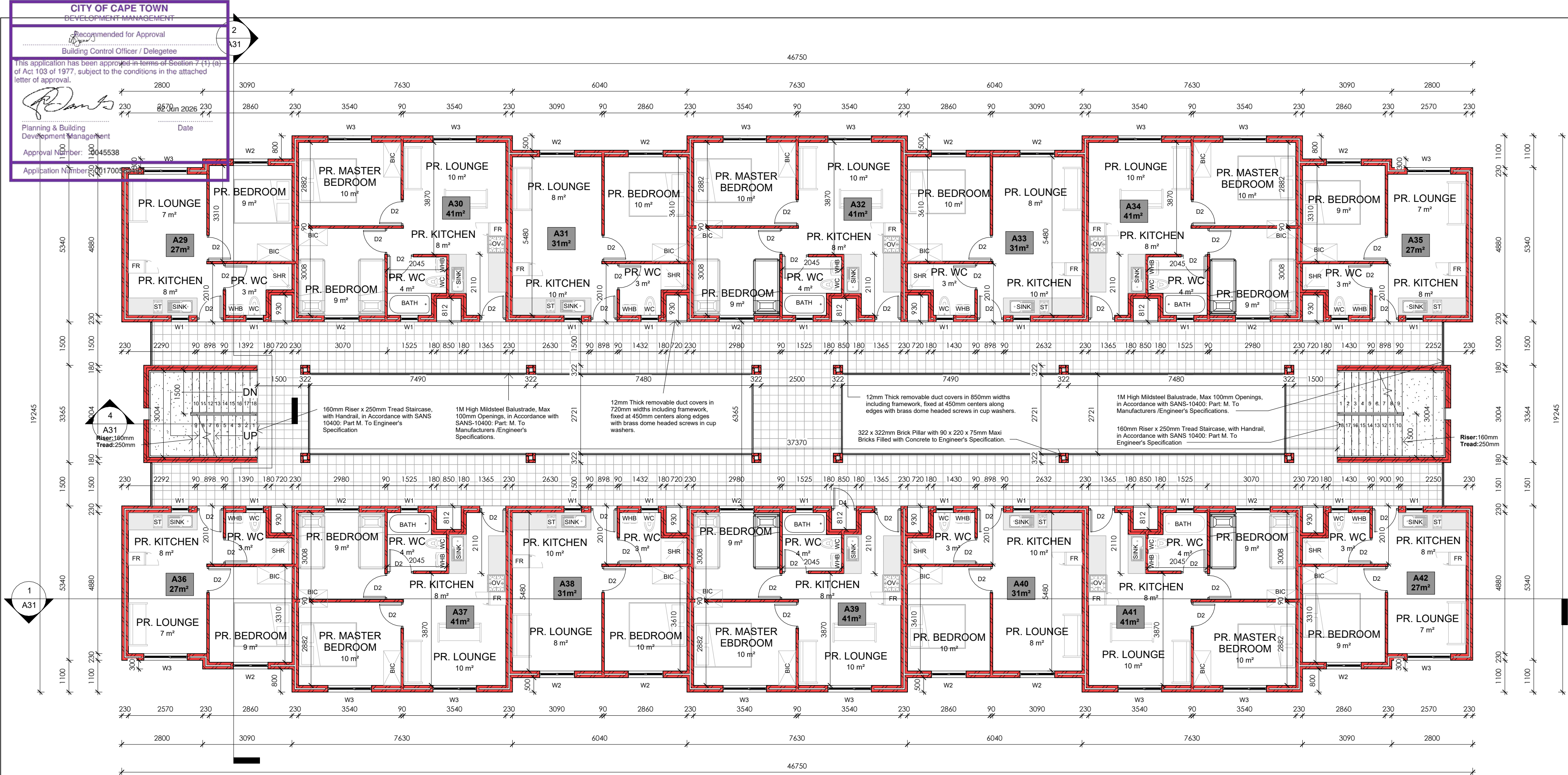
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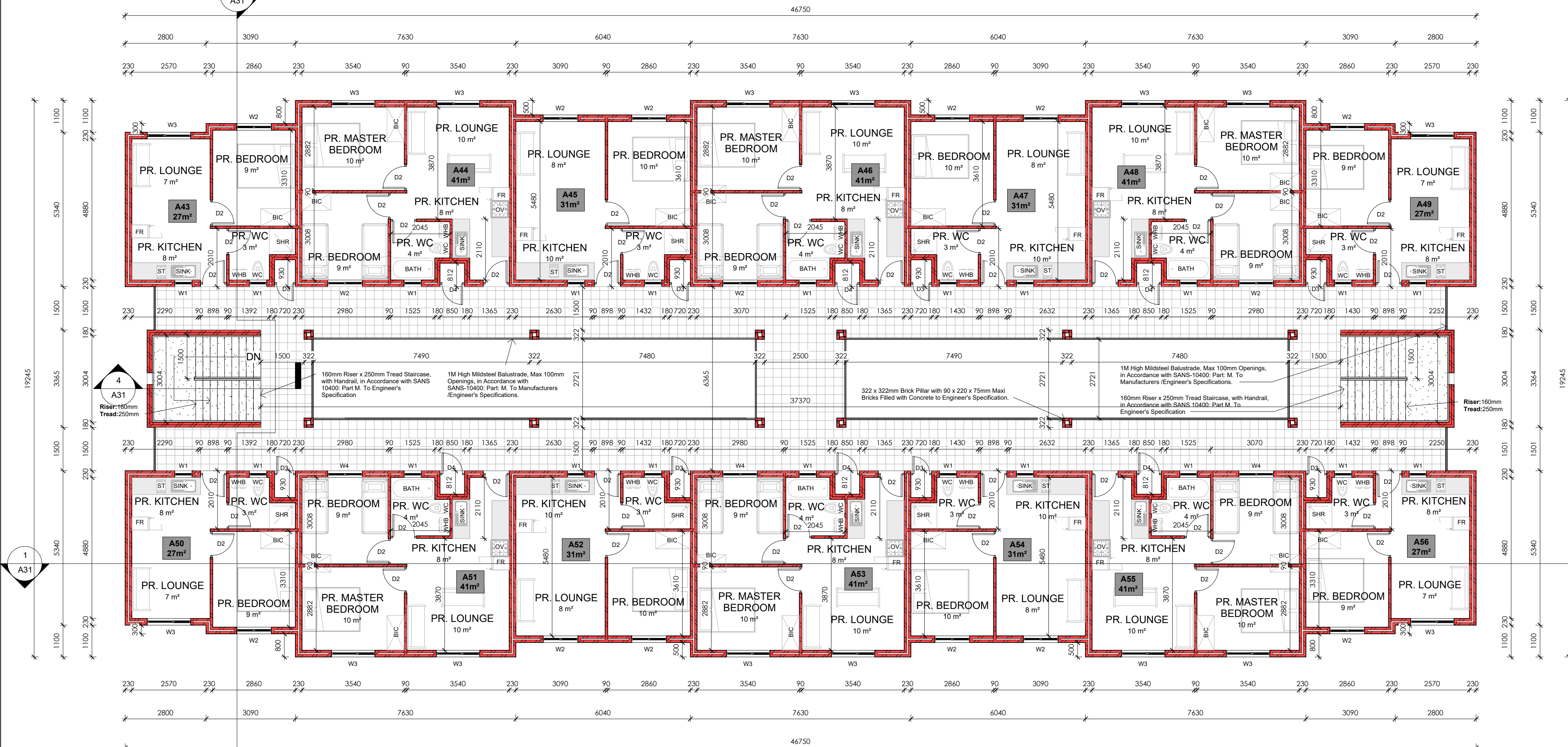
577- HS

DRAWING NUMBER REVISION :

A02 1



1 3rd STOREY BLOCK A
1 : 100



2 4th STOREY BLOCK A
1 : 100

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- ALL OTHER OPENINGS WIDER THAN 3 000MM TO HAVE REINFORCED CONCRETE BEAMS OVER TO ENGINEER'S DETAILS.
- VENTILATION AREA OF WINDOWS TO BE MINIMUM 5% VENTILATION AREA AND MAXIMUM 15% FENESTRATION AREA OF ROOM.
- SEE THE CALCULATIONS BASED UPON THE SANS 10-400 PART XA AS WELL AS FUTHER CALCULATIONS BASED UPON SANS 204 AS ATTACHED.

ARCHITECTS SIGNATURE:

CLIENTS SIGNATURE:



6A Sunbird Office Park,
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DOCUMENT STATUS

COUNCIL SUBMISSION

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PROJECT INFORMATION :

ASRIN MANDALAY ERF 3733

PROJECT ADDRESS :

ERF 3733

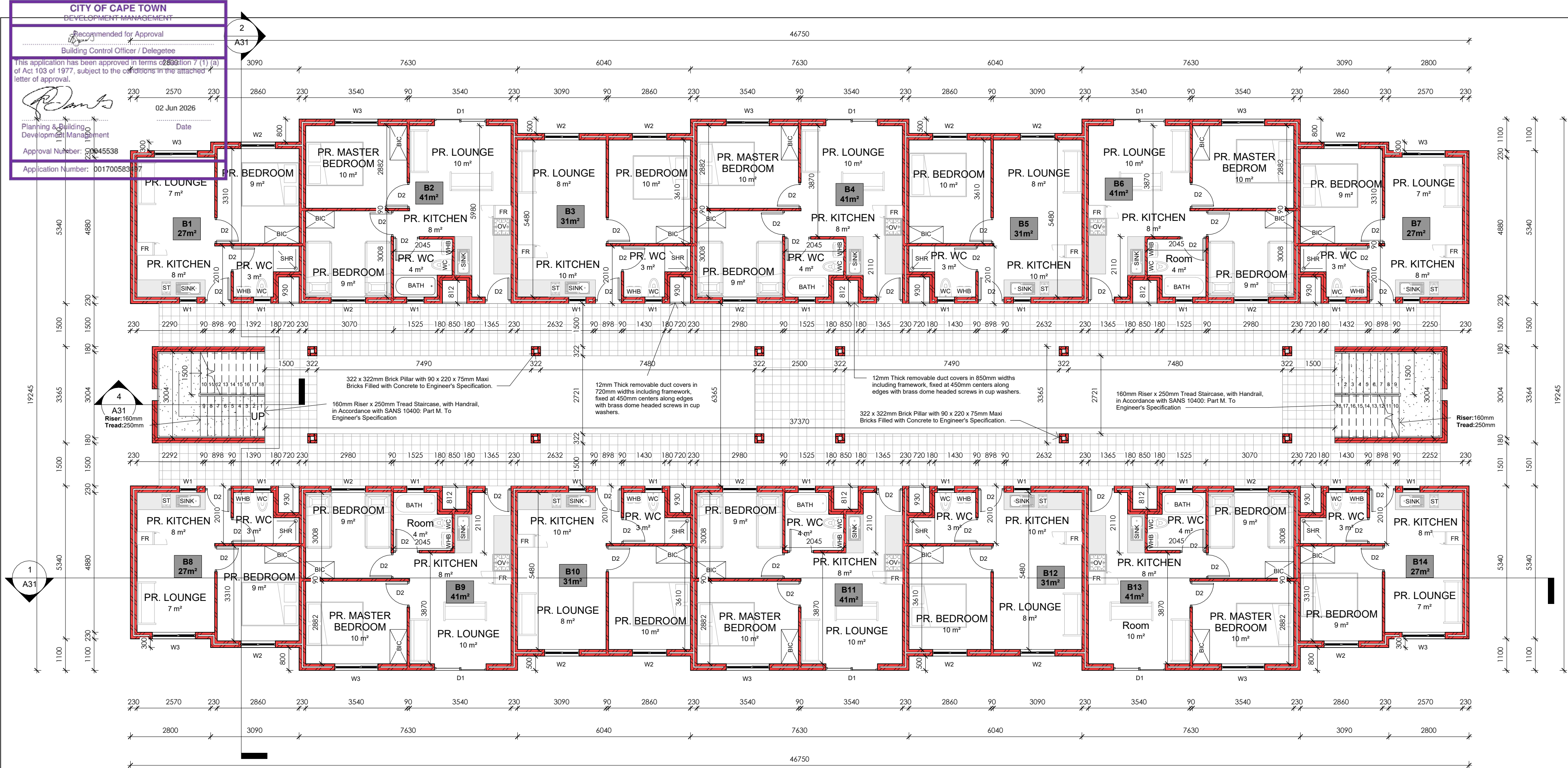
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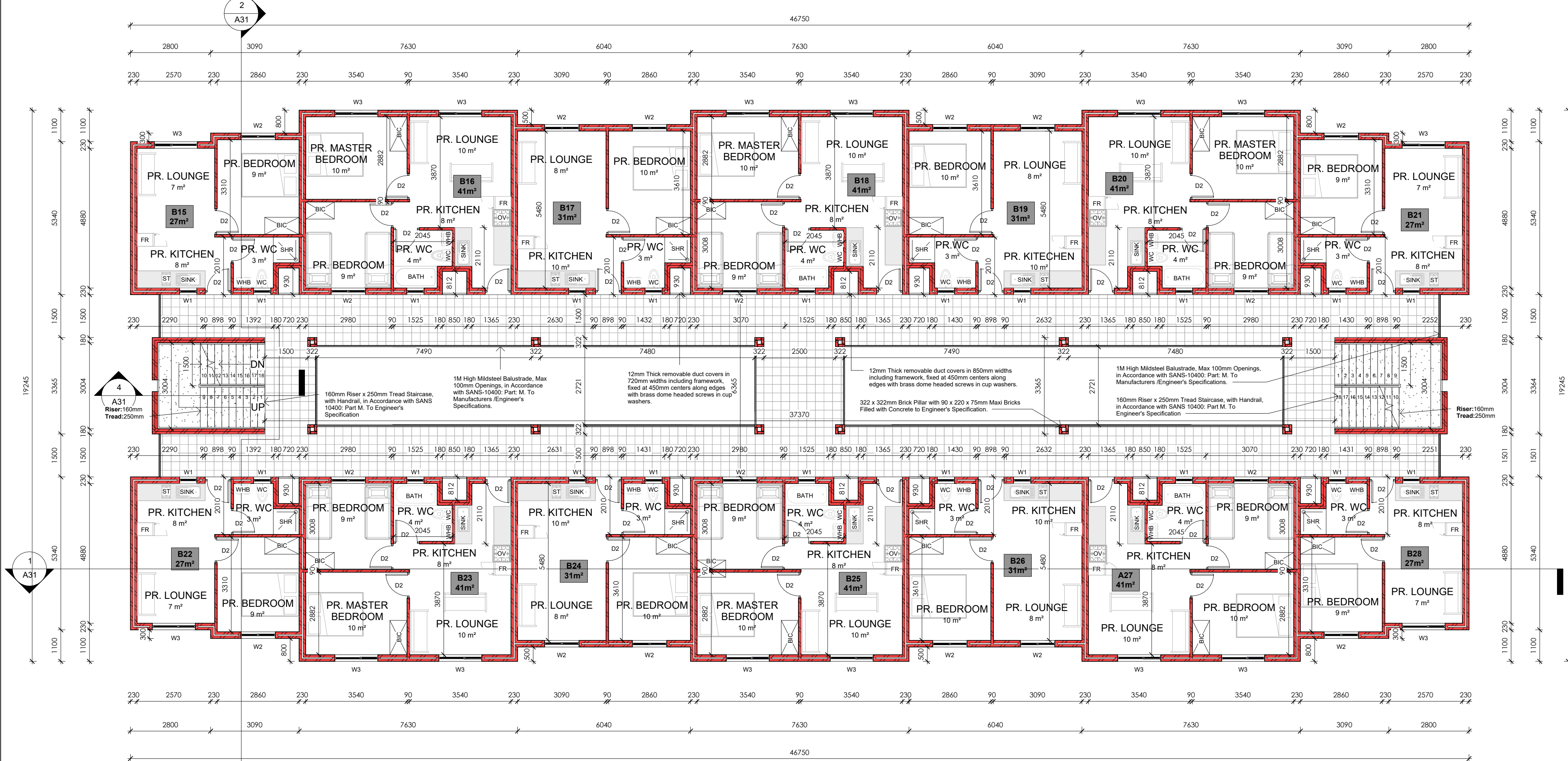
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PROJECT NO.	FILE PATH :	CHECKED BY:
577-		HS

DRAWING NUMBER	REVISION :
A03	1



1 1st STOREY BLOCK B
1 : 100



2 2nd STOREY BLOCK B
1 : 100

CONSTRUCTION NOTES

1. SUB STRUCTURE:

SITE TO BE CLEARED OF VEGETATION, RUBBISH ETC. CUT & FILL TO NEW LEVELS (WHERE APPLICABLE). FILL TO BE CONSOLIDATED, WELL COMPACTED, FREE OF VEGETATION AND RUBBISH.

2. FOUNDATIONS:

CONTINUOUS MASS-CONCRETE STRIP FOOTING TO BE FOUND IN NATURAL ROUND.
FOOTING SIZES TO BE AS FOLLOWS:
110 MM WALLS @ 250 X 600MM THICK
220 MM WALLS @ 250 X 650MM THICK
270 MM WALLS @ 250 X 700MM THICK
ALL RETAINING WALLS IF ANY TO BE BUILD TO PART K OF SANS 10400

3. FLOORSLAB:

100MM PRE-STRESSED CONCRETE FLOOR SLABS WITH 30mm THICK STEEL TROWELED SCREED TO ENGINEER'S SPECIFICATION.

4. DPC's

S.A.B.S APPROVED DPC's & DPM'S THROUGHOUT FITTED IN ACCORDANCE WITH S.A.B.S STANDARD BUILDING PRACTICES. DPC'S MUST BE INSERTED ABOVE ALL DOOR AND WINDOW OPENINGS AS WELL AS UNDER ANY PARAPET WALL AND UNDERNEATH WINDOW SILLS.

5. INTERNAL WALLS:

90MM INTERNAL WALL BUILT WITH 220x 90x 115mm HOLLOWCORE CEMENT MAXI BRICK TO BE S.A.B.S APPROVED.

6. EXTERNAL WALLS:

220x 90x 115mm HOLLOWCORE CEMENT MAXI BRICK TO BE S.A.B.S APPROVED. WEEP HOLES TO BE ALLOWED IF APPLICABLE. WALLS MUST HAVE A MINIMUM OF 50mm CAVITY, CONNECTED WITH APPROVED GALVANIZED WALL TIES AT MAX 400mm VERTICAL CENTERS IN THE WALL. CAVITY MUST BE TAKEN DOWN AT LEAST 150mm BELOW DAMP PROOF COURSE. BRICK FORCE MUST BE 3 LAYERS ABOVE LINTEL HEIGHT OVER ANY OPENINGS.

7. ROOFS:

300 x 440mm CEMENT TILES FIXED TO TREATED SAP TIMBER BATTENS IN ACCORDANCE WITH SANS-10400: PART L. 38 x 38mm TREATED SAP TIMBER BATTENS @ 368mm C.C.S FIXED TO RAFTERS IN ACCORDANCE WITH SANS-10400: PART L. 38 x 114mm TREATED SAP RAFTERS FIXED TO THE BEAM WITH GANG NAILS IN ACCORDANCE WITH SANS 1400: PART L. TO ENG. SPEC.

8. CEILINGS:

6.4mm GYPSUM CEILING WITH 75mm CORNICE ON 38x38mm BATTENS. TRAP DOORS TO BE PROVIDED IN CEILINGS TO TOP FLOOR ONLY. WHERE THERE ARE NO CEILINGS BUT A CONCRETE SOFFIT, NO CORNICE IS REQUIRED. PAINTING AND SEALING OF CORNER BETWEEN WALL AND CEILING REQUIRED. FLUSH MOUNTED CEILINGS REQUIRE NO CORNICE IF PROPERLY PAINTED AND SEALED. ECO ROOF INSULATION @135mm THICK.

9. ENERGY USAGE:

THE ENERGY USAGE IN THE BUILDING SHALL COMPLY WITH SANS 10400 - XA:2011 CEILING AND ROOF INSULATION TO COMPLY WITH THE MINIMUM R-VALUE AS DETAILED IN THE SANS 10400-XA:2011. NEW LIGHTS TO BE INSTALLED SHALL BE ENERGY SAVING LIGHTS. HOT & COLD WATER TO COMPLY WITH SANS 204.

10. CONCRETE LINTELS

TO BE PRESTRESSED CONCRETE LINTELS ABOVE ALL WINDOWS, DOORS AND OTHER OPENINGS AND TO CONFORM TO N.B.R.900 - 1500MM LINTELS TO HAVE MINIMUM BEARING OF 150MM ON EACH END. 1500 - 3900MM LINTELS TO HAVE A MINIMUM BEARING OF 300MM ON EACH END. ENGINEER DRAWINGS TO TAKE PREFERENCE.

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ELECTRICAL INSTALLATIONS SHALL COMPLY WITH THE SANS 10400 AND LOCAL AUTHORITY REQUIREMENTS AND ALL WORK SHALL BE EXECUTED BY A REGISTERED ELECTRICIAN.

12. GLAZING:

ALL GLAZING AS PER AAAMSA REGULATIONS, ENSURE ALL GLAZING MEETS SANS 10400 - PART N. GLASS LARGER THAN 1M² & LESS THAN 500 MM AFFL TO BE SAFETY GLAZING. ALL OPENING DIMENSIONS TO BE VERIFIED ON SITE BEFORE MANUFACTURING. GLAZING MUST COMPLY WITH SANS 10400 PART XA.

13. LIGHT AND VENTILATION

ALL WINDOWS & DOORS TO BE POWDER COATED ALUMINIUM UNLESS SPECIFIED OTHERWISE. ALL OPENINGS TO HAVE SABS APPROVED PRE-STRESSED LINTELS - TO BE LAID TO MANUFACTURERS SPECIFICATIONS.

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ERF 3733

DRAWING TITLE :

BLOCK B FLOORPLANS

SCALE : DATE : DRAWN BY :

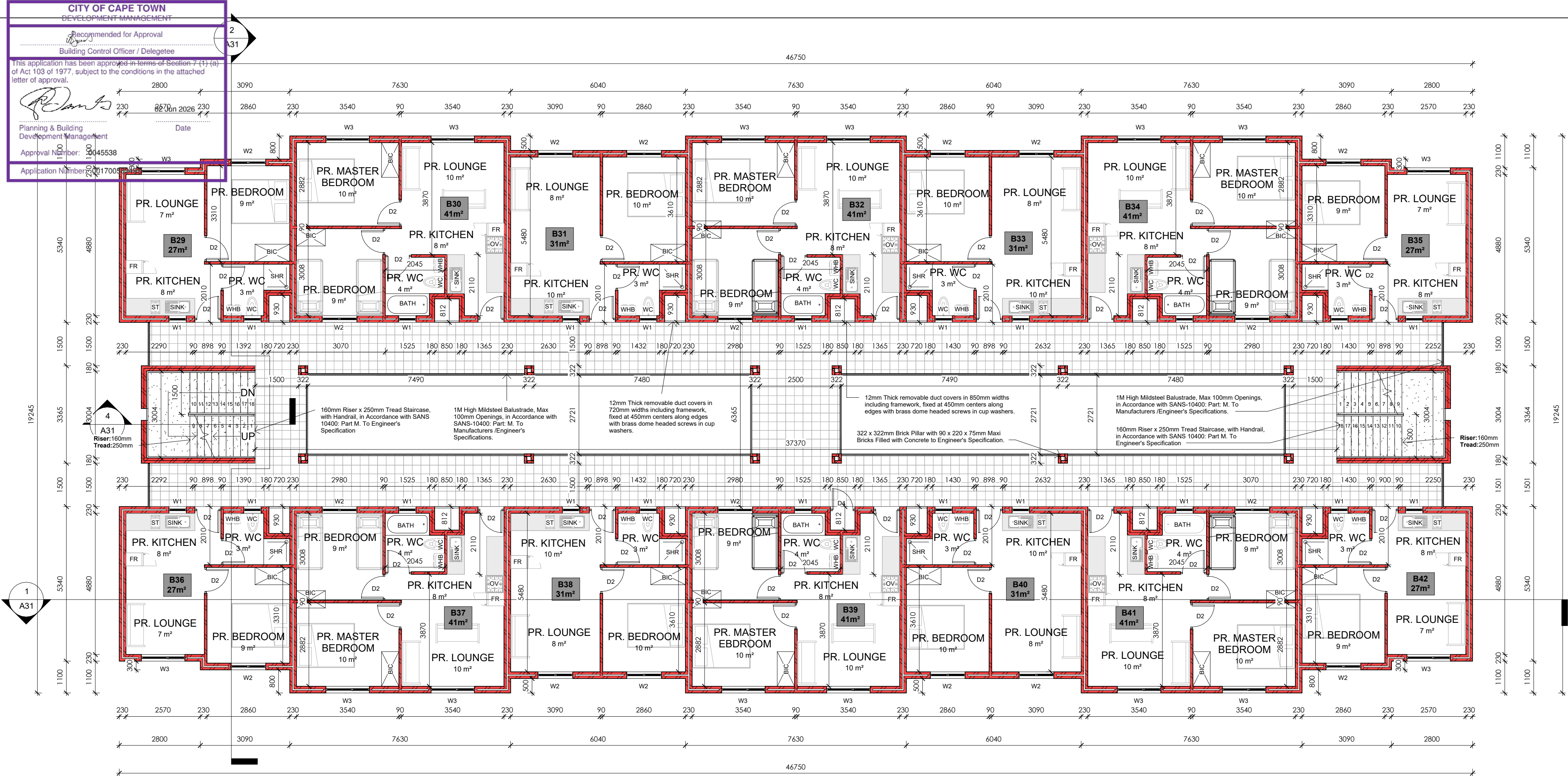
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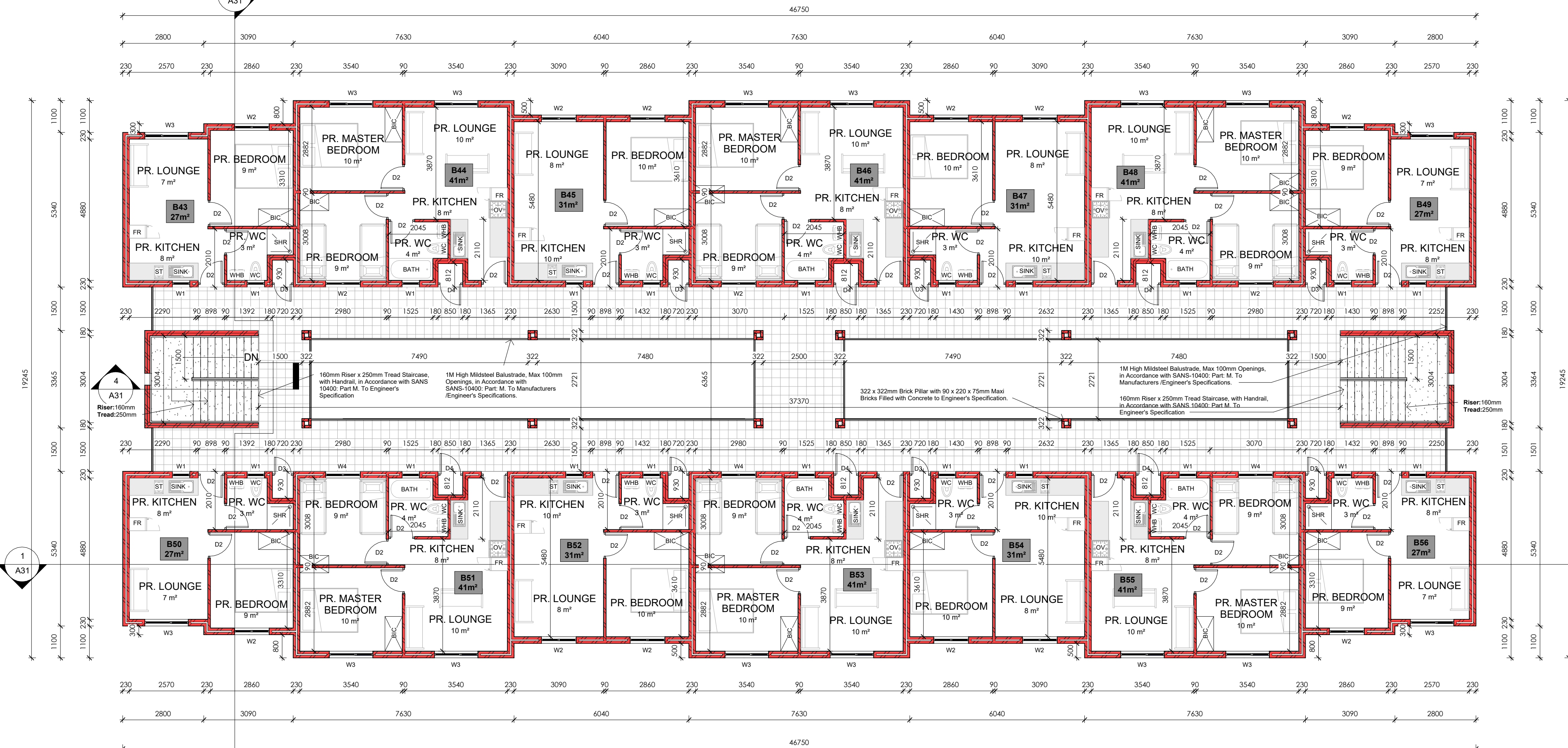
577- HS

DRAWING NUMBER REVISION :

A04 1



1 3rd STOREY BLOCK B
1 : 100



2 4th STOREY BLOCK B
1 : 100

CONSTRUCTION NOTES

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PROJECT ADDRESS :

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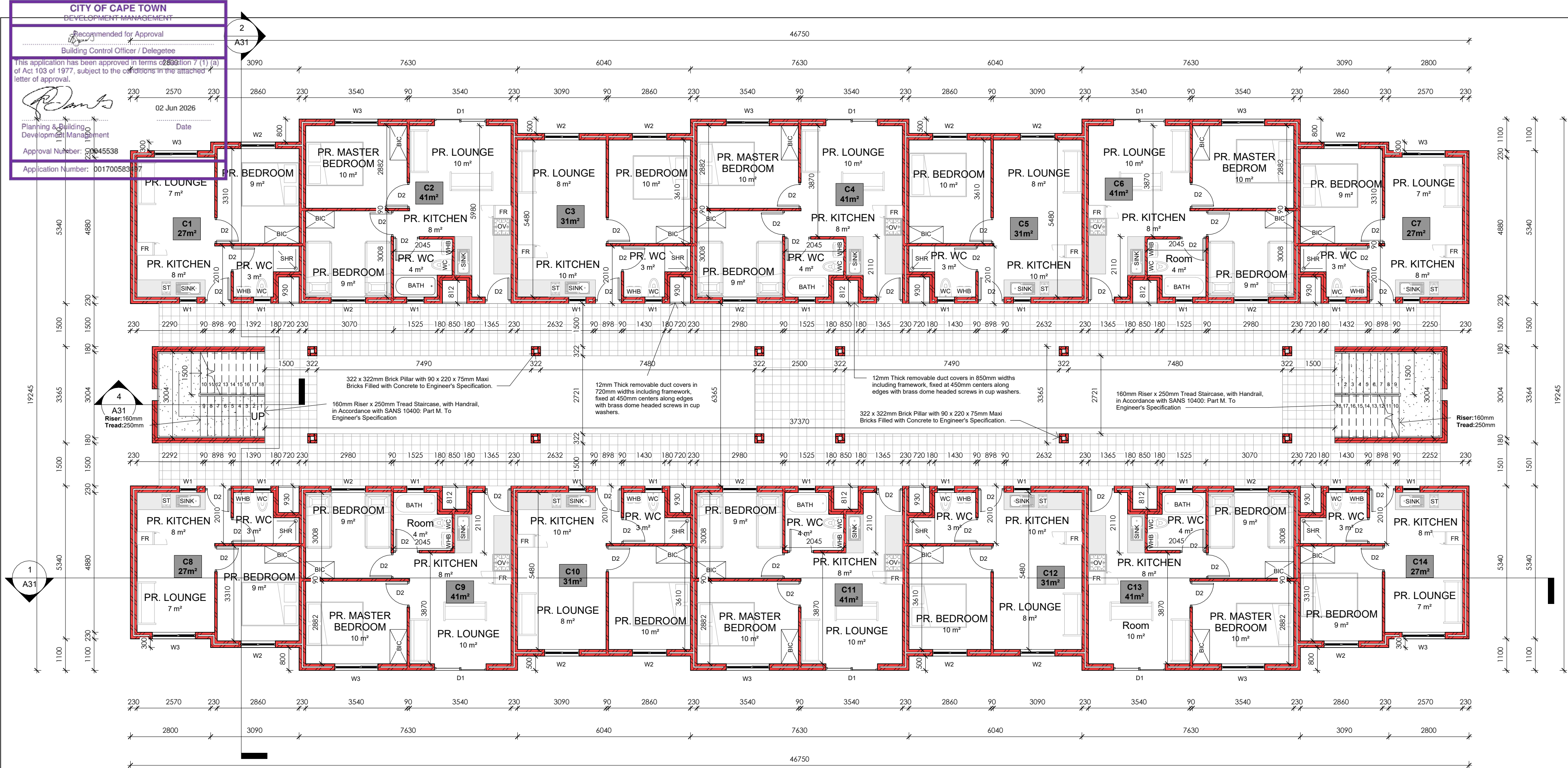
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BLOCK B FLOORPLANS

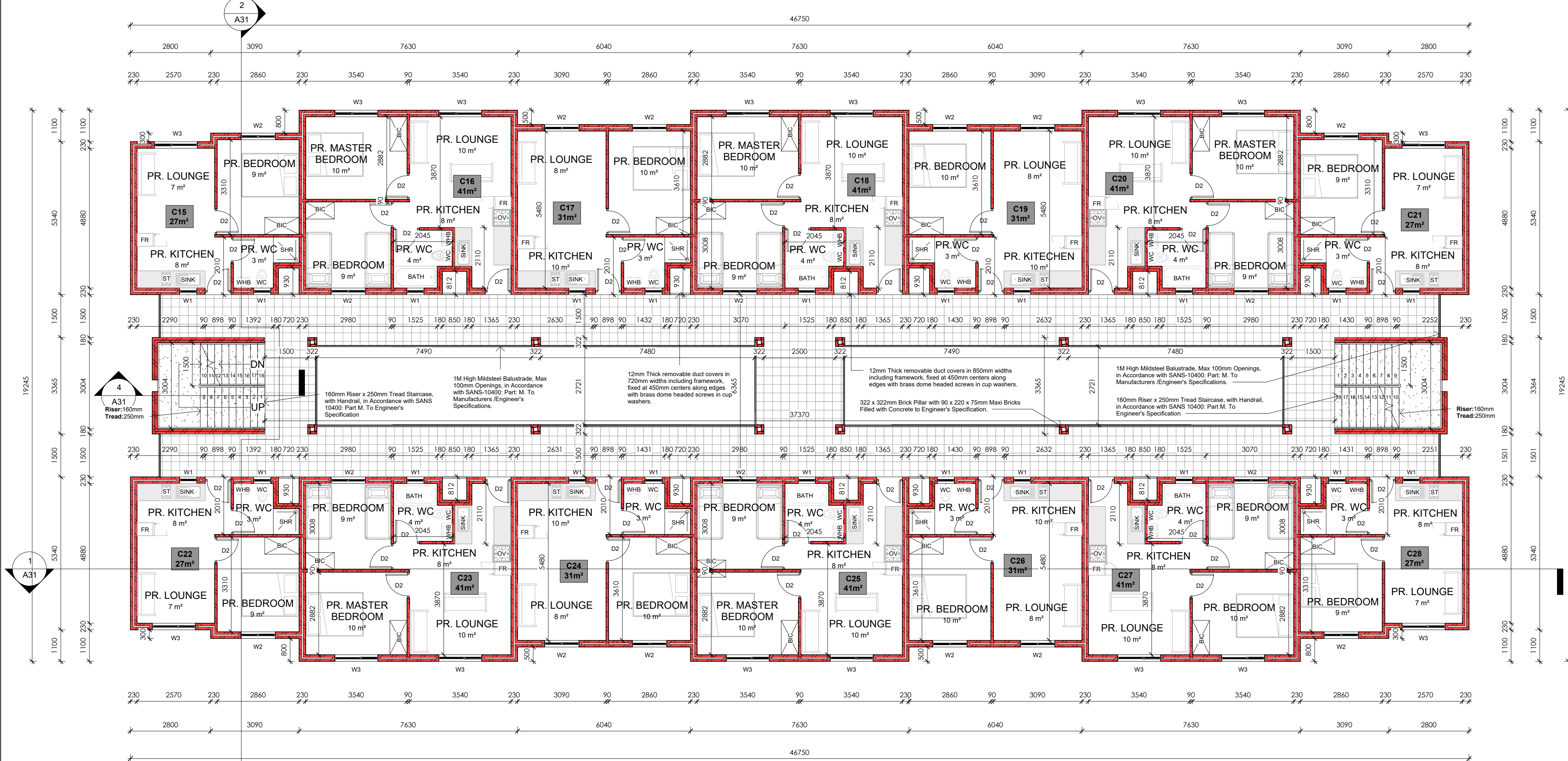
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1 : 100	2025/08/18	SMC

PROJECT NO.	FILE PATH :	CHECKED BY:
577-		HS

DRAWING NUMBER	REVISION :
A05	1



1 1st STOREY BLOCK C
1 : 100



2 2nd STOREY BLOCK C
1 : 100

CONSTRUCTION NOTES

1. SUB STRUCTURE:

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5. INTERNAL WALLS:

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220x 90x 115mm HOLLOWCORE CEMENT MAXI BRICK TO BE S.A.B.S APPROVED. WEEP HOLES TO BE ALLOWED IF APPLICABLE. WALLS MUST HAVE A MINIMUM OF 50mm CAVITY, CONNECTED WITH APPROVED GALVANIZED WALL TIES AT MAX 400mm VERTICAL CENTERS IN THE WALL. CAVITY MUST BE TAKEN DOWN AT LEAST 150mm BELOW DAMP PROOF COURSE. BRICK FORCE MUST BE 3 LAYERS ABOVE LINTEL HEIGHT OVER ANY OPENINGS.

7. ROOFS:

300 x 440mm CEMENT TILES FIXED TO TREATED SAP TIMBER BATTENS IN ACCORDANCE WITH SANS-10400: PART L. 38 x 38mm TREATED SAP TIMBER BATTENS @ 368mm C.C.S FIXED TO RAFTERS IN ACCORDANCE WITH SANS-10400: PART L. 38 x 114mm TREATED SAP RAFTERS FIXED TO THE BEAM WITH GANG NAILS IN ACCORDANCE WITH SANS 1400: PART L. TO ENG. SPEC.

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9. ENERGY USAGE:

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DRAWING TITLE :

BLOCK C FLOORPLANS

SCALE : DATE : DRAWN BY :

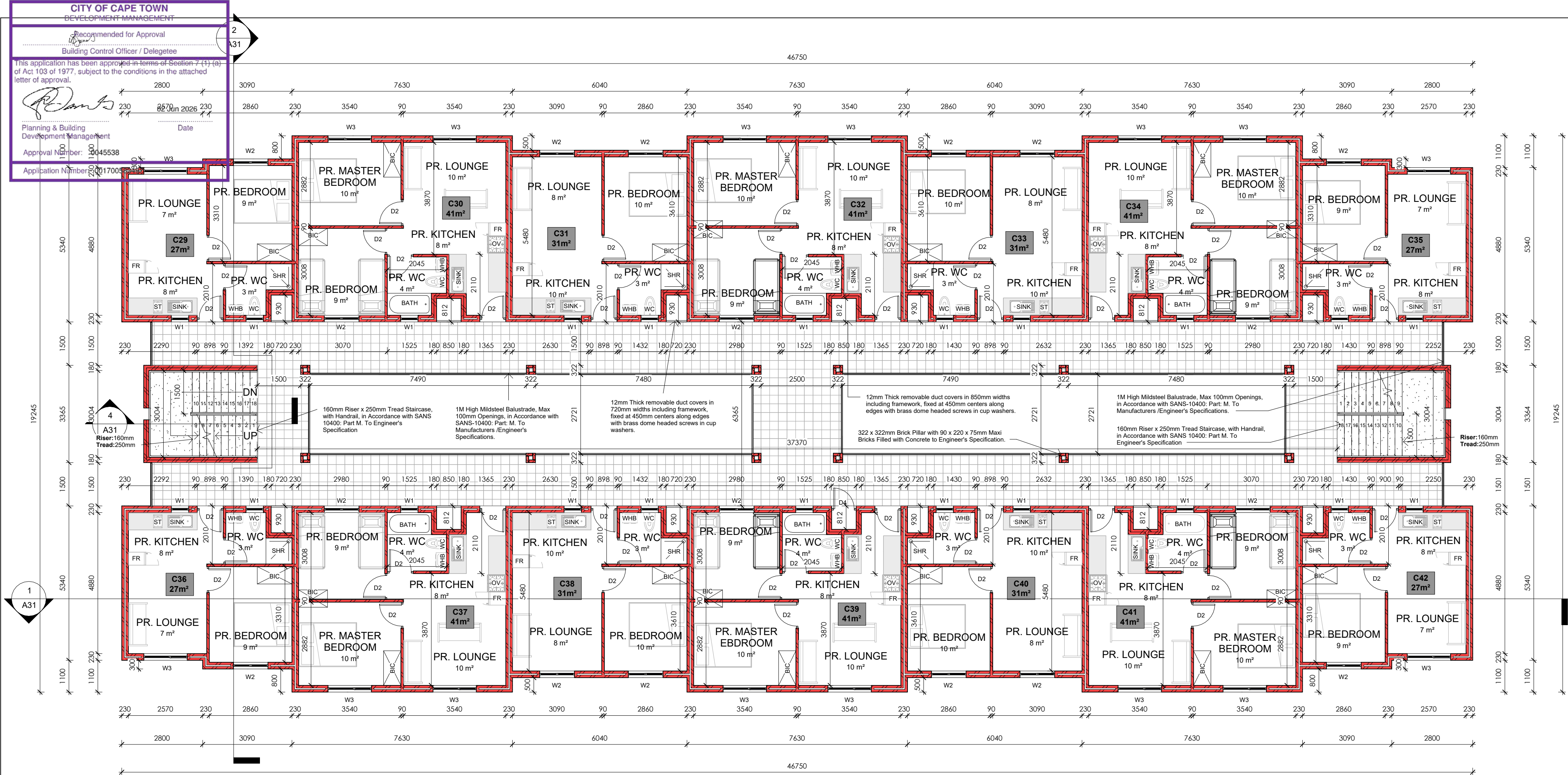
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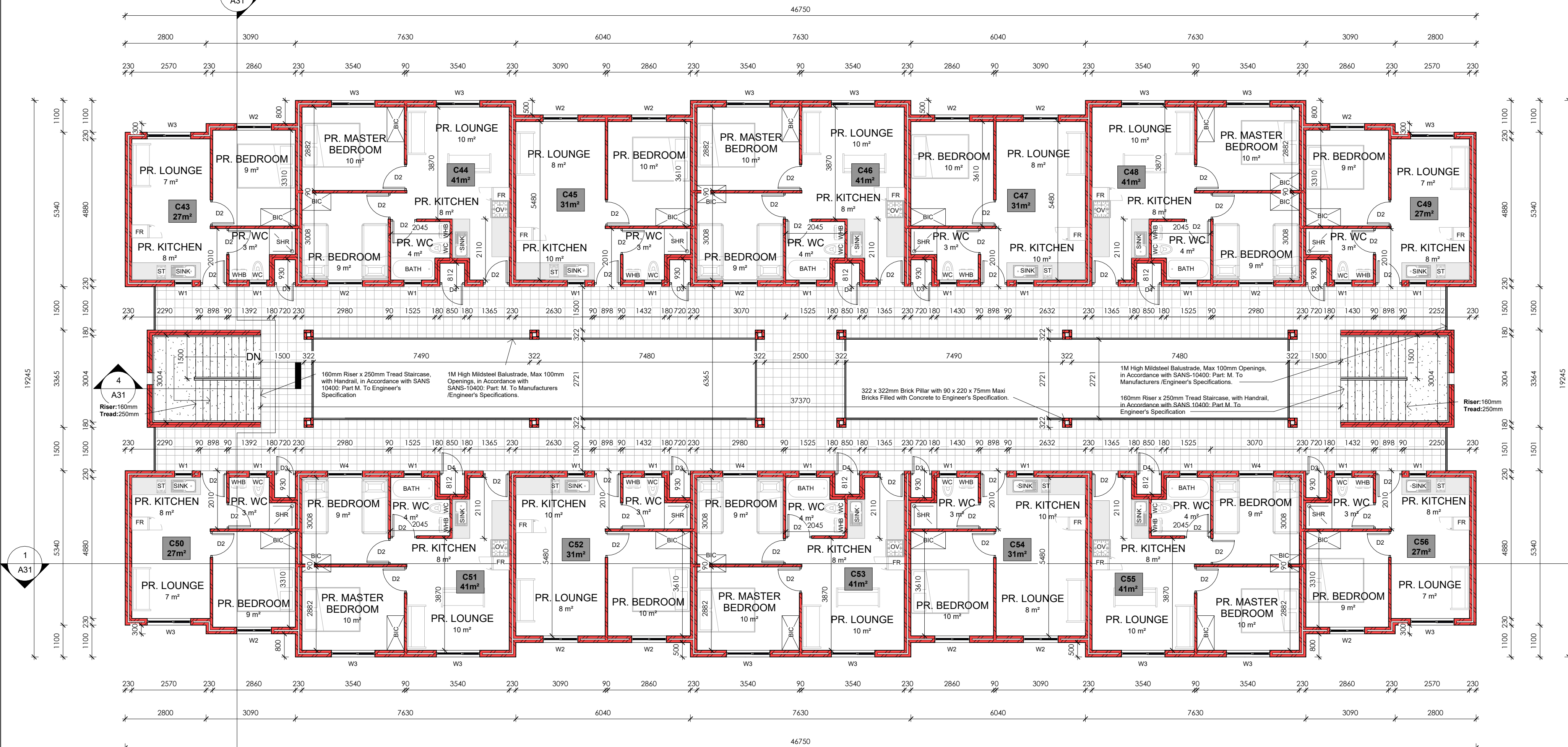
577- HS

DRAWING NUMBER REVISION :

A06 1



1
3rd STOREY BLOCK C
1 : 100



2
4th STOREY BLOCK C
1 : 100

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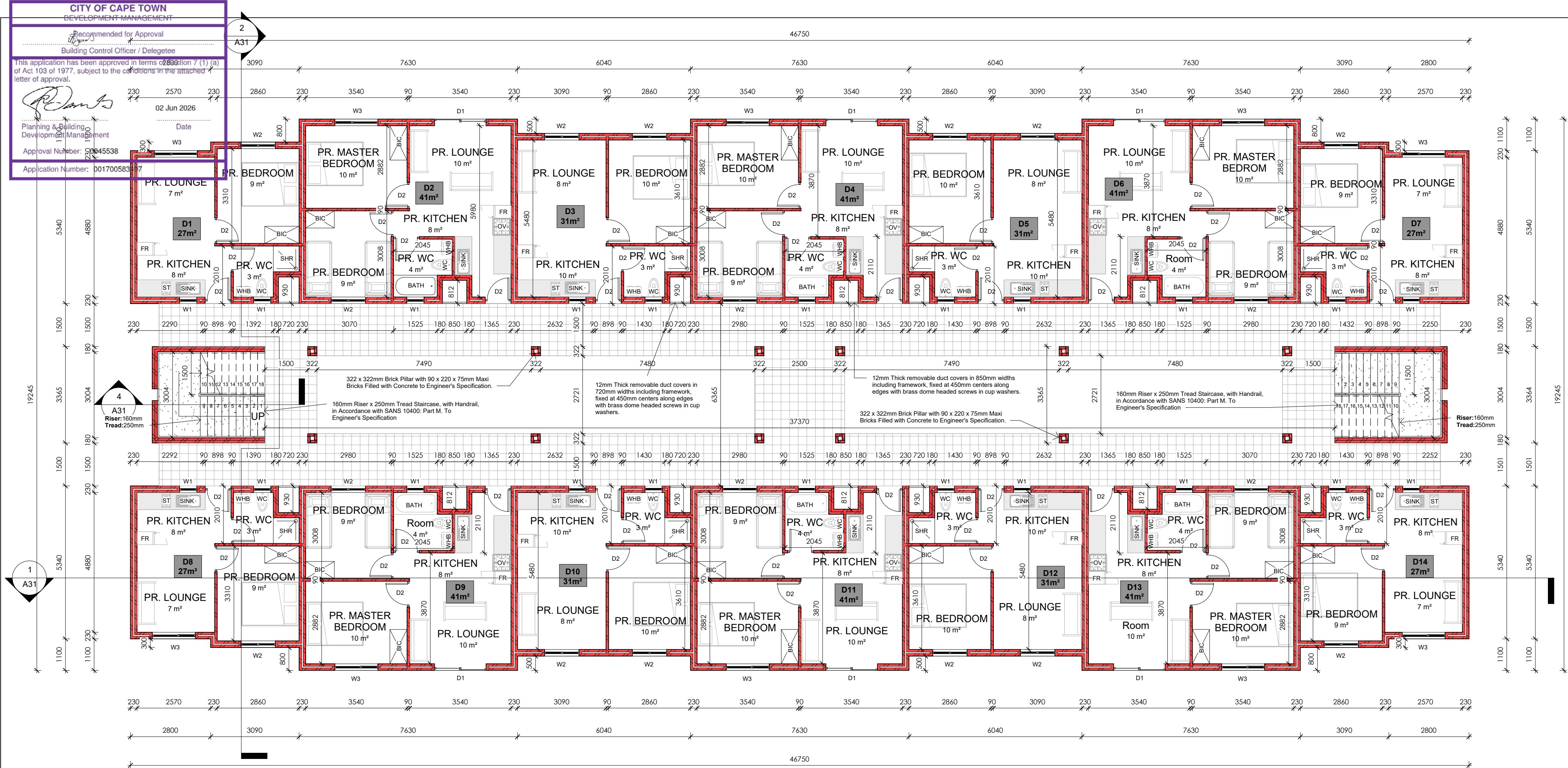
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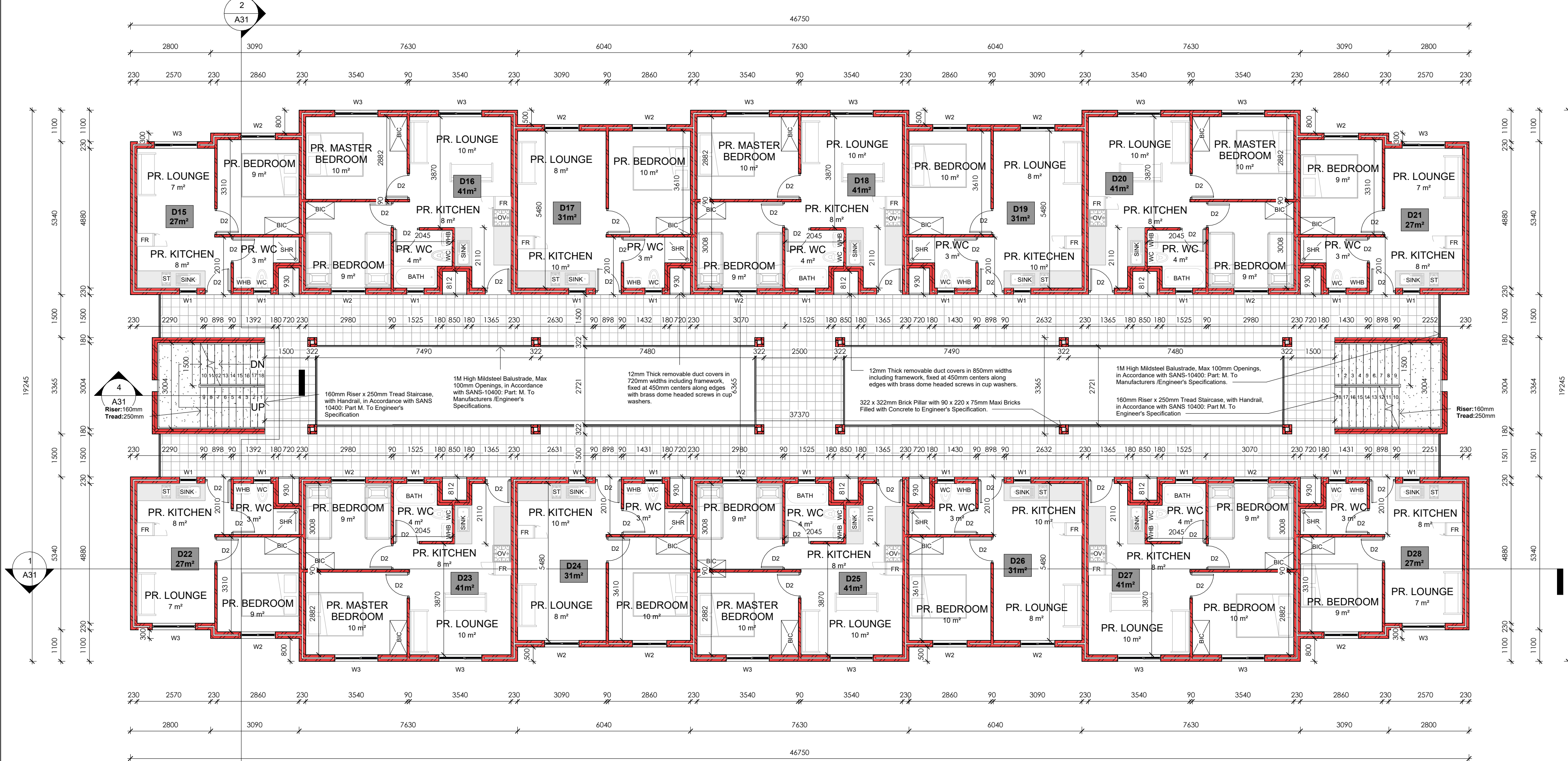
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PROJECT NO.	FILE PATH :	CHECKED BY:
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DRAWING NUMBER	REVISION :
A07	1



1 1st STOREY BLOCK D
1 : 100



2 2nd STOREY BLOCK D
1 : 100

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ERF 3733

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DRAWING TITLE :

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FLOORPLANS

SCALE : DATE : DRAWN BY :

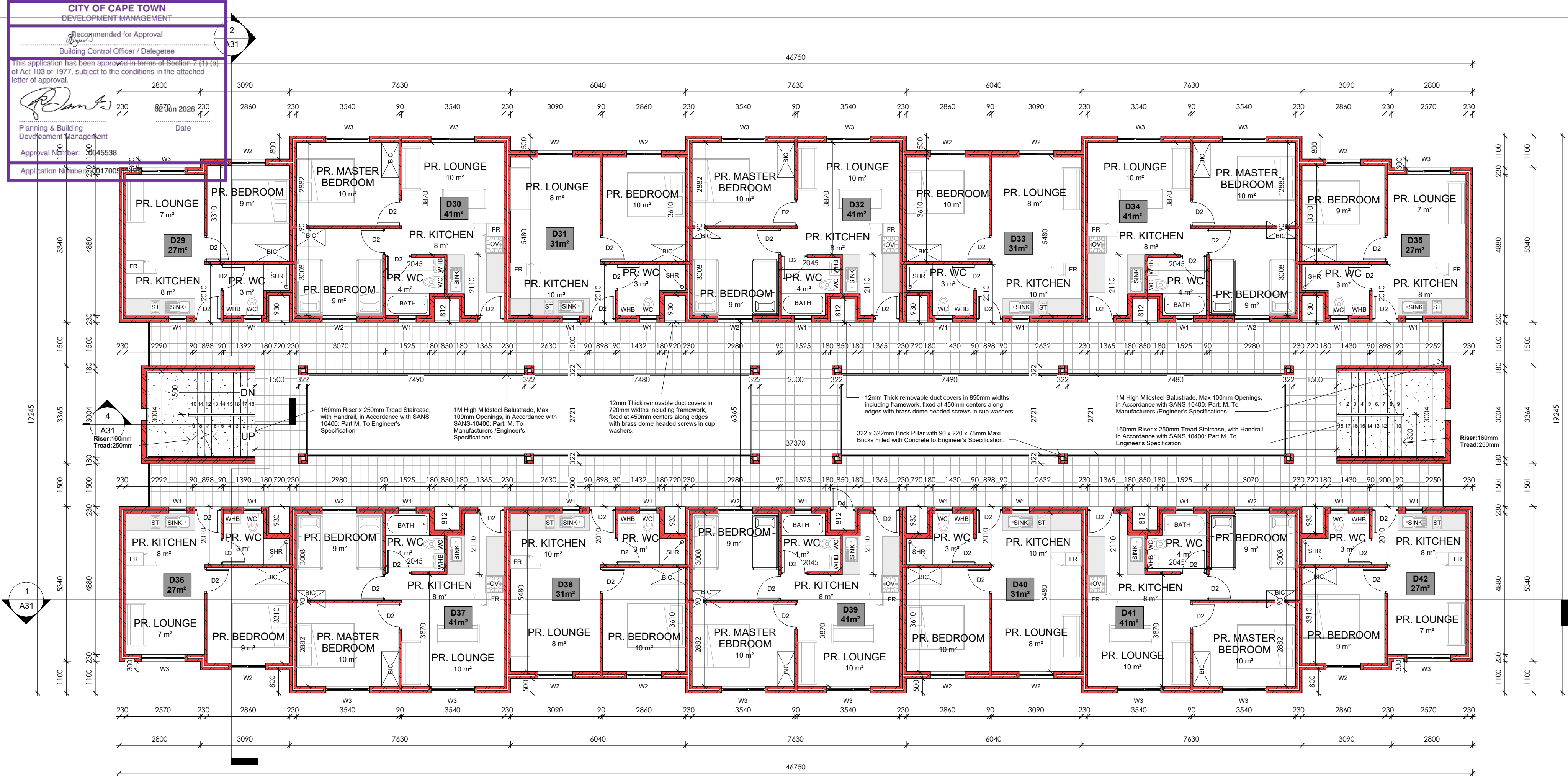
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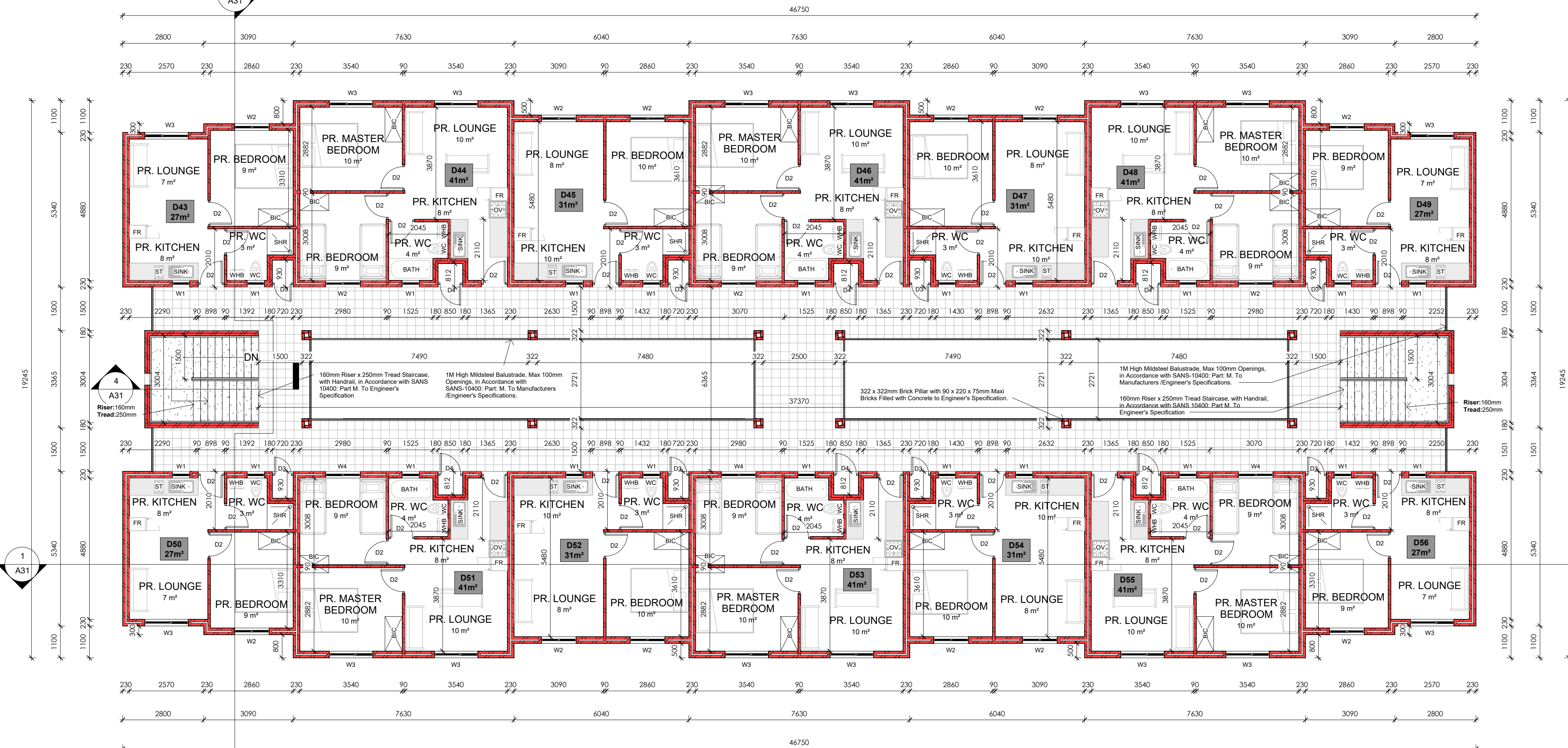
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DRAWING NUMBER REVISION :

A08 1



1
3rd STOREY BLOCK D
1 : 100



2
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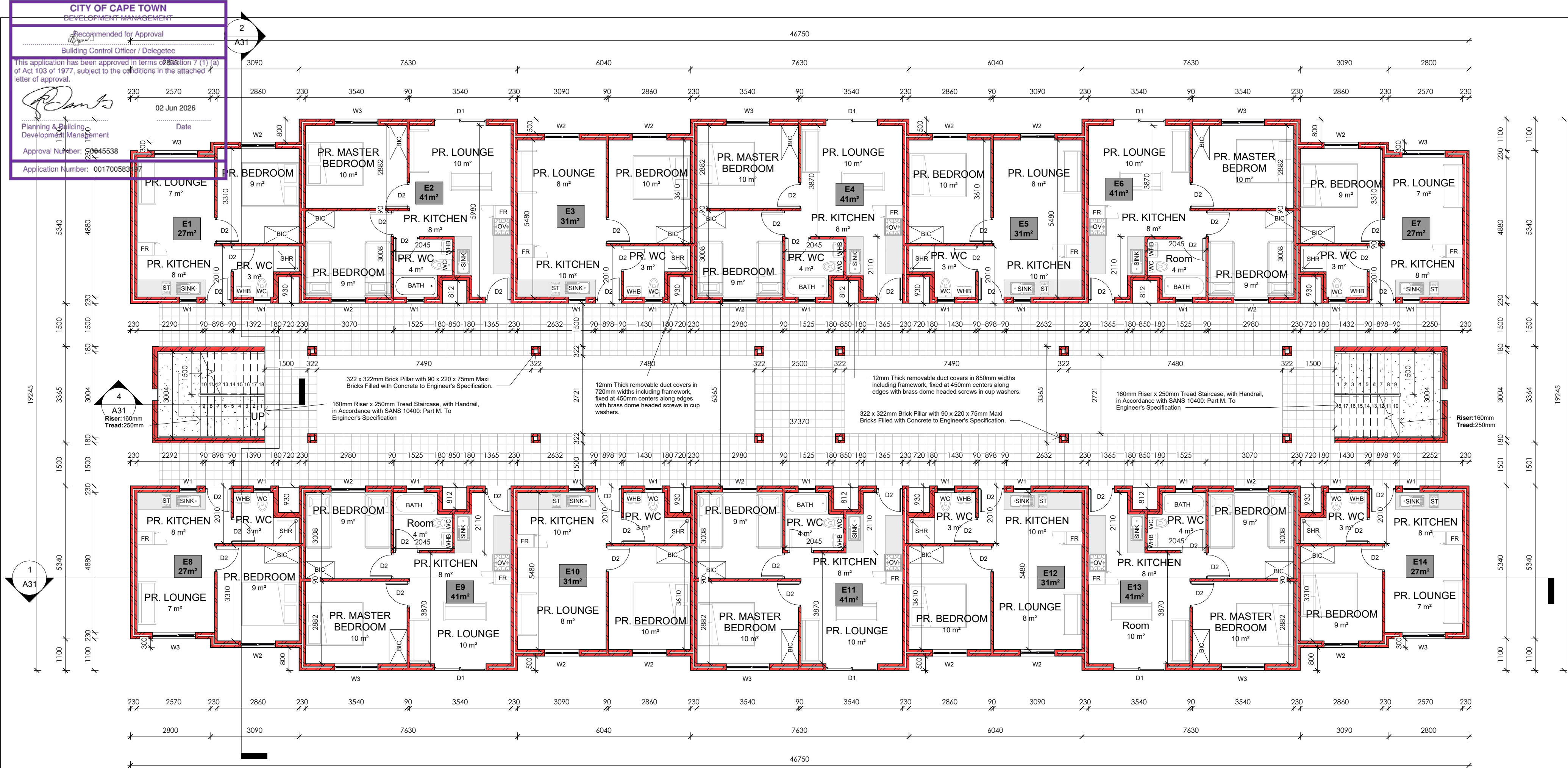
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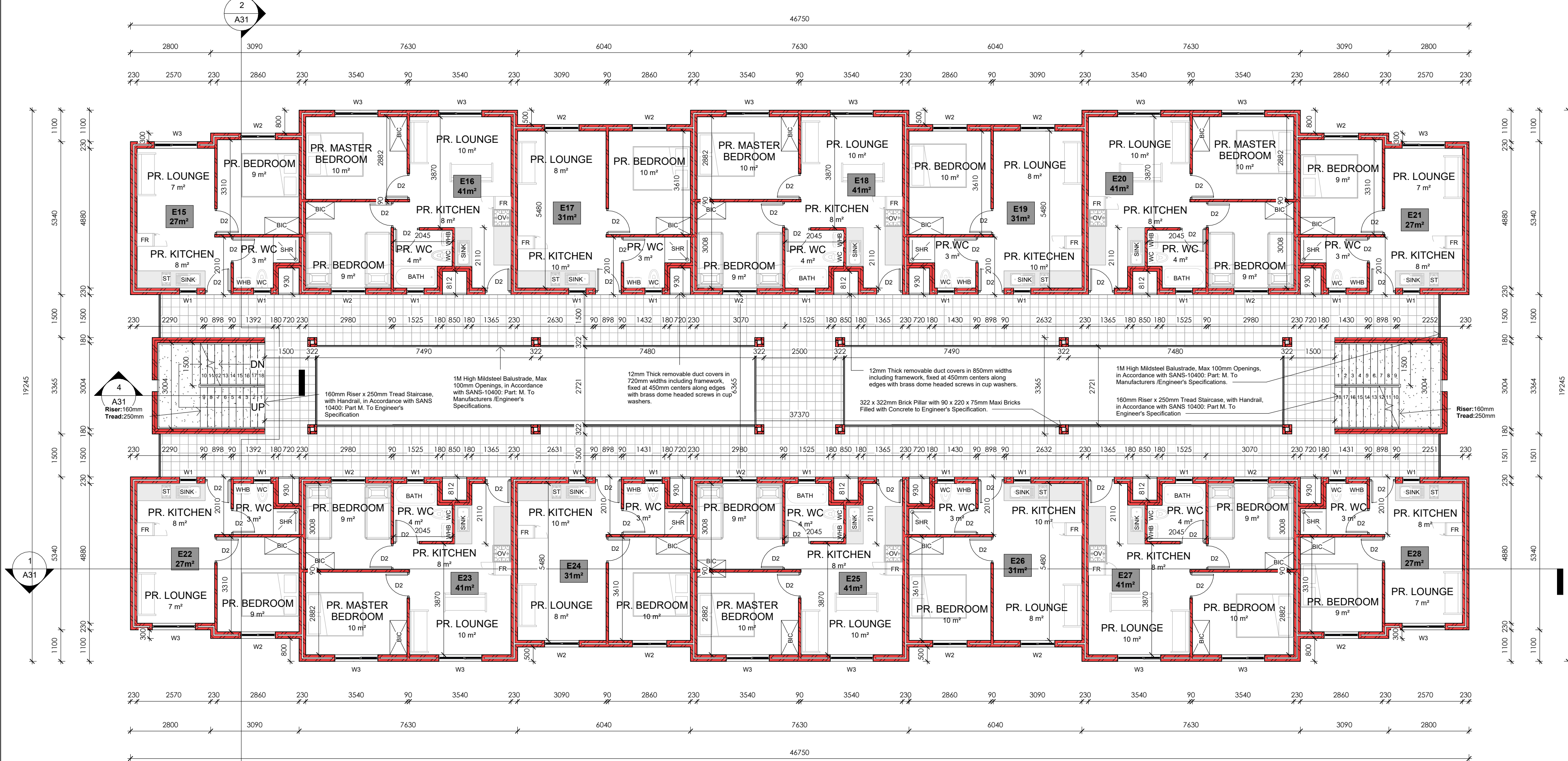
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1 1st STOREY BLOCK E
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DOCUMENT STATUS

COUNCIL SUBMISSION

UNLESS STAMPED, THIS DRAWING IS NOT VALIDATED AND SHOULD NOT BE USED

PROJECT INFORMATION :

ASRIN MANDALAY
ERF 3733

PROJECT ADDRESS :

ERF 3733

DRAWING TITLE :

BLOCK E
FLOORPLANS

SCALE : DATE : DRAWN BY :

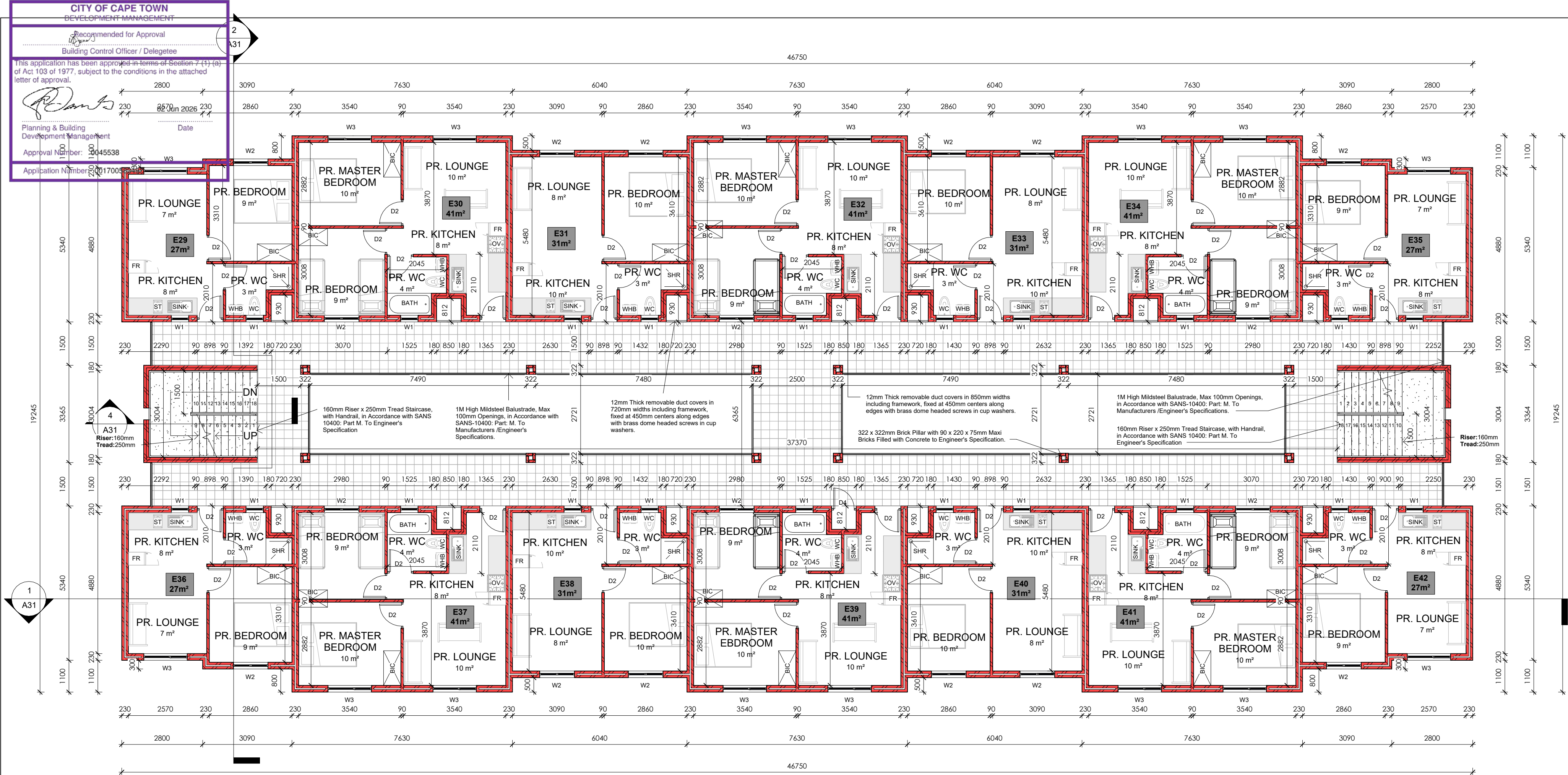
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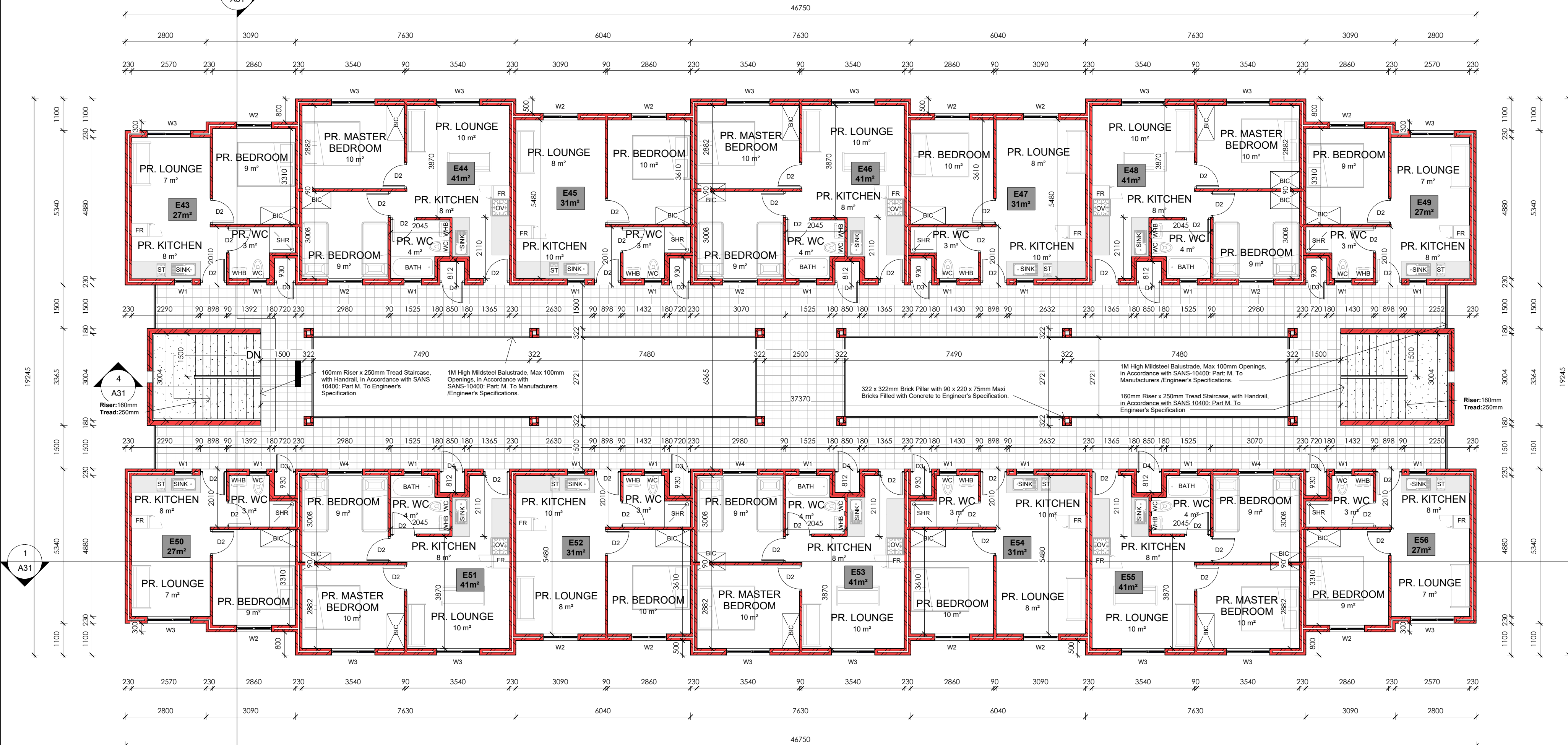
577- HS

DRAWING NUMBER REVISION :

A10 1



1
3rd STOREY BLOCK E
1 : 100



2
4th STOREY BLOCK E
1 : 100

CONSTRUCTION NOTES

1. SUB STRUCTURE:

SITE TO BE CLEARED OF VEGETATION, RUBBISH ETC. CUT & FILL TO NEW LEVELS (WHERE APPLICABLE). FILL TO BE CONSOLIDATED, WELL COMPACTED, FREE OF VEGETATION AND RUBBISH.

2. FOUNDATIONS:

CONTINUOUS MASS-CONCRETE STRIP FOOTING TO BE FOUND IN NATURAL ROUND.
FOOTING SIZES TO BE AS FOLLOWS:
110 MM WALLS @ 250 X 600MM THICK
220 MM WALLS @ 250 X 650MM THICK
270 MM WALLS @ 250 X 700MM THICK
ALL RETAINING WALLS IF ANY TO BE BUILD TO PART K OF SANS 10400

3. FLOORSLAB:

100mm PRE-STRESSED CONCRETE FLOOR SLABS WITH 30mm THICK STEEL TROWELED SCREED TO ENGINEERS SPECIFICATION.

4. DPC's

S.A.B.S APPROVED DPC's & DPM's THROUGHOUT FITTED IN ACCORDANCE WITH S.A.B.S STANDARD BUILDING PRACTICES. DPC'S MUST BE INSERTED ABOVE ALL DOOR AND WINDOW OPENINGS AS WELL AS UNDER ANY PARAPET WALL AND UNDERNEATH WINDOW SILLS.

5. INTERNAL WALLS:

90MM INTERNAL WALL BUILT WITH 220x 90x 115mm HOLLOWCORE CEMENT MAXI BRICK TO BE S.A.B.S APPROVED.

6. EXTERNAL WALLS:

220x 90x 115mm HOLLOWCORE CEMENT MAXI BRICK TO BE S.A.B.S APPROVED. WEEP HOLES TO BE ALLOWED IF APPLICABLE. WALLS MUST HAVE A MINIMUM OF 50mm CAVITY, CONNECTED WITH APPROVED GALVANIZED WALL TIES AT MAX 400mm VERTICAL CENTERS IN THE WALL. CAVITY MUST BE TAKEN DOWN AT LEAST 150mm BELOW DAMP PROOF COURSE. BRICK FORCE MUST BE 3 LAYERS ABOVE LINTEL HEIGHT OVER ANY OPENINGS.

7. ROOFS:

300 x 440mm CEMENT TILES FIXED TO TREATED SAP TIMBER BATTENS IN ACCORDANCE WITH SANS-10400: PART L. 38 x 38mm TREATED SAP TIMBER BATTENS @ 368mm C.C.S FIXED TO RAFTERS IN ACCORDANCE WITH SANS-10400: PART L. 38 x 114mm TREATED SAP RAFTERS FIXED TO TIE BEAM WITH GANG NAILS IN ACCORDANCE WITH SANS 1400: PART L. TO ENG. SPEC.

8. CEILINGS:

6.4mm GYPSUM CEILING WITH 75mm CORNICE ON 38x38mm BATTENS. TRAP DOORS TO BE PROVIDED IN CEILINGS TO TOP FLOOR ONLY. WHERE THERE ARE NO CEILINGS BUT A CONCRETE SOFFIT, NO CORNICE IS REQUIRED. PAINTING AND SEALING OF CORNER BETWEEN WALL AND CEILING REQUIRED. FLUSH MOUNTED CEILINGS REQUIRE NO CORNICE IF PROPERLY PAINTED AND SEALED, ECO ROOF INSULATION @135mm THICK.

9. ENERGY USAGE:

THE ENERGY USAGE IN THE BUILDING SHALL COMPLY WITH SANS 10400 - XA:2011 CEILING AND ROOF INSULATION TO COMPLY WITH THE MINIMUM R-VALUE AS DETAILED IN THE SANS 10400-XA:2011. NEW LIGHTS TO BE INSTALLED SHALL BE ENERGY SAVING LIGHTS. HOT & COLD WATER TO COMPLY WITH SANS 204.

10. CONCRETE LINTOLS

TO BE PRESTRESSED CONCRETE LINTELS ABOVE ALL WINDOWS, DOORS AND OTHER OPENINGS AND TO CONFORM TO N.B.R.900 -1500MM LINTELS TO HAVE MINIMUM BEARING OF 150MM ON EACH END. 1500 - 3900MM LINTELS TO HAVE A MINIMUM BEARING OF 300MM ON EACH END. ENGINEER DRAWINGS TO TAKE PREFERENCE.

11. ELECTRICAL WORKS

ELECTRICAL INSTALLATIONS SHALL COMPLY WITH THE SANS 10400 AND LOCAL AUTHORITY REQUIREMENTS AND ALL WORK SHALL BE EXECUTED BY A REGISTERED ELECTRICIAN.

12. GLAZING:

ALL GLAZING AS PER AAAMSA REGULATIONS, ENSURE ALL GLAZING MEETS SANS 10400 - PART N. GLASS LARGER THAN 1M² & LESS THAN 500 MM AFFL TO BE SAFETY GLAZING. ALL OPENING DIMENSIONS TO BE VERIFIED ON SITE BEFORE MANUFACTURING. GLAZING MUST COMPLY WITH SANS 10400 PART XA.

13. LIGHT AND VENTILATION

ALL WINDOWS & DOORS TO BE POWDER COATED ALUMINIUM UNLESS SPECIFIED OTHERWISE. ALL OPENINGS TO HAVE SABS APPROVED PRE-STRESSED LINTELS - TO BE LAID TO MANUFACTURERS SPECIFICATIONS.

14. RAINWATER GOODS

ALUMINIUM GUTTERS AND 85mmø PVC DOWNPIPES TO DRAIN TO SITE STORM WATER SYSTEM.

15. AIR BRICK

ADD AIR BRICKS IN BATHROOM'S, KITCHEN'S AND BEDROOM'S.

NOTES

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GENERAL

- ALL WALL OPENINGS FROM 1 000MM TO 3 000MM WIDE TO HAVE PRECAST LINTOLS OVER WITH MINIMUM 4 NO. COURSES BRICKFORCE OVER.
- ALL OTHER OPENINGS WIDER THAN 3 000MM TO HAVE REINFORCED CONCRETE BEAMS OVER TO ENGINEER'S DETAILS.
- VENTILATION AREA OF WINDOWS TO BE MINIMUM 5% VENTILATION AREA AND MAXIMUM 15% FENESTRATION AREA OF ROOM.
- SEE THE CALCULATIONS BASED UPON THE SANS 10-400 PART XA AS WELL AS FUTHER CALCULATIONS BASED UPON SANS 204 AS ATTACHED.

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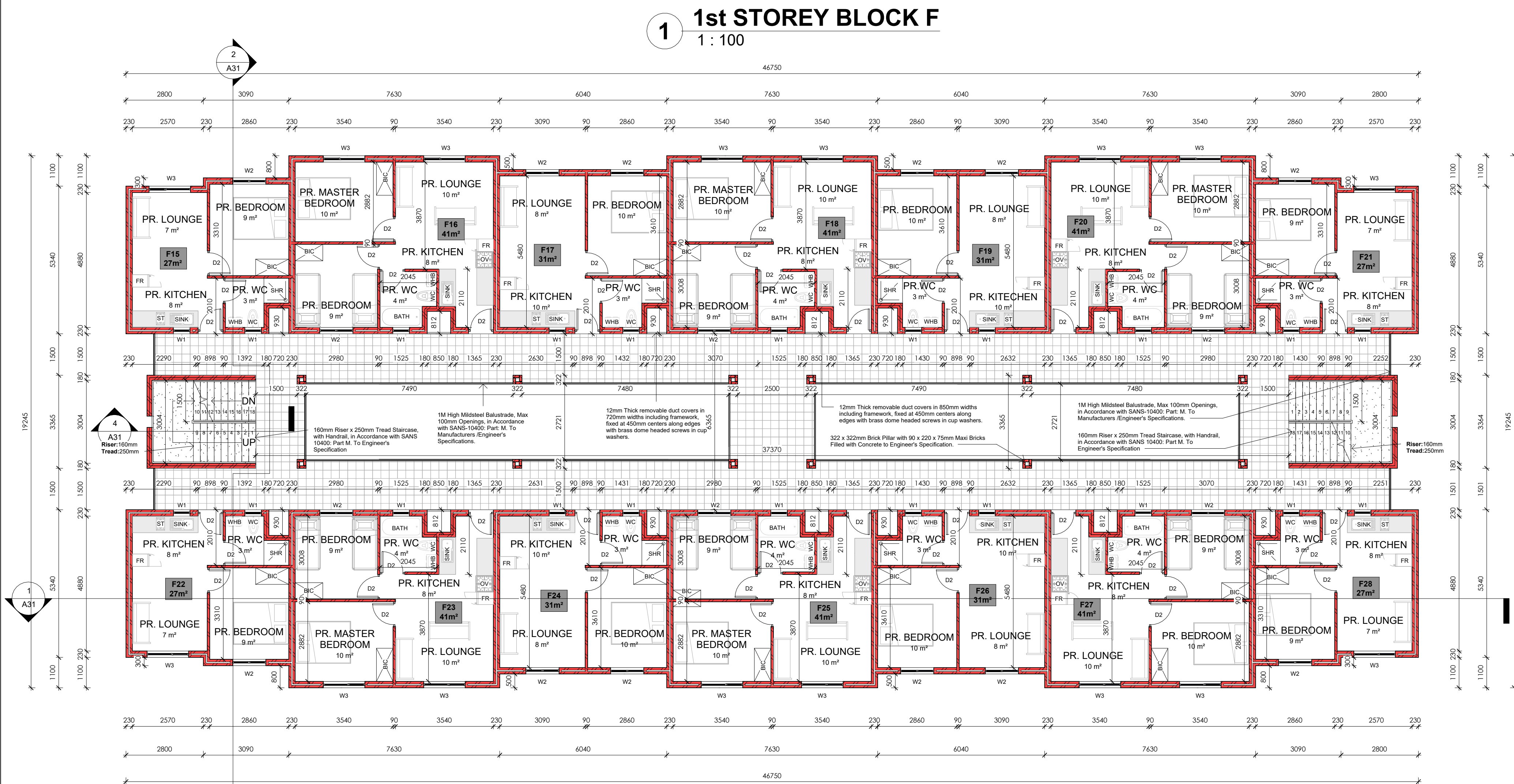
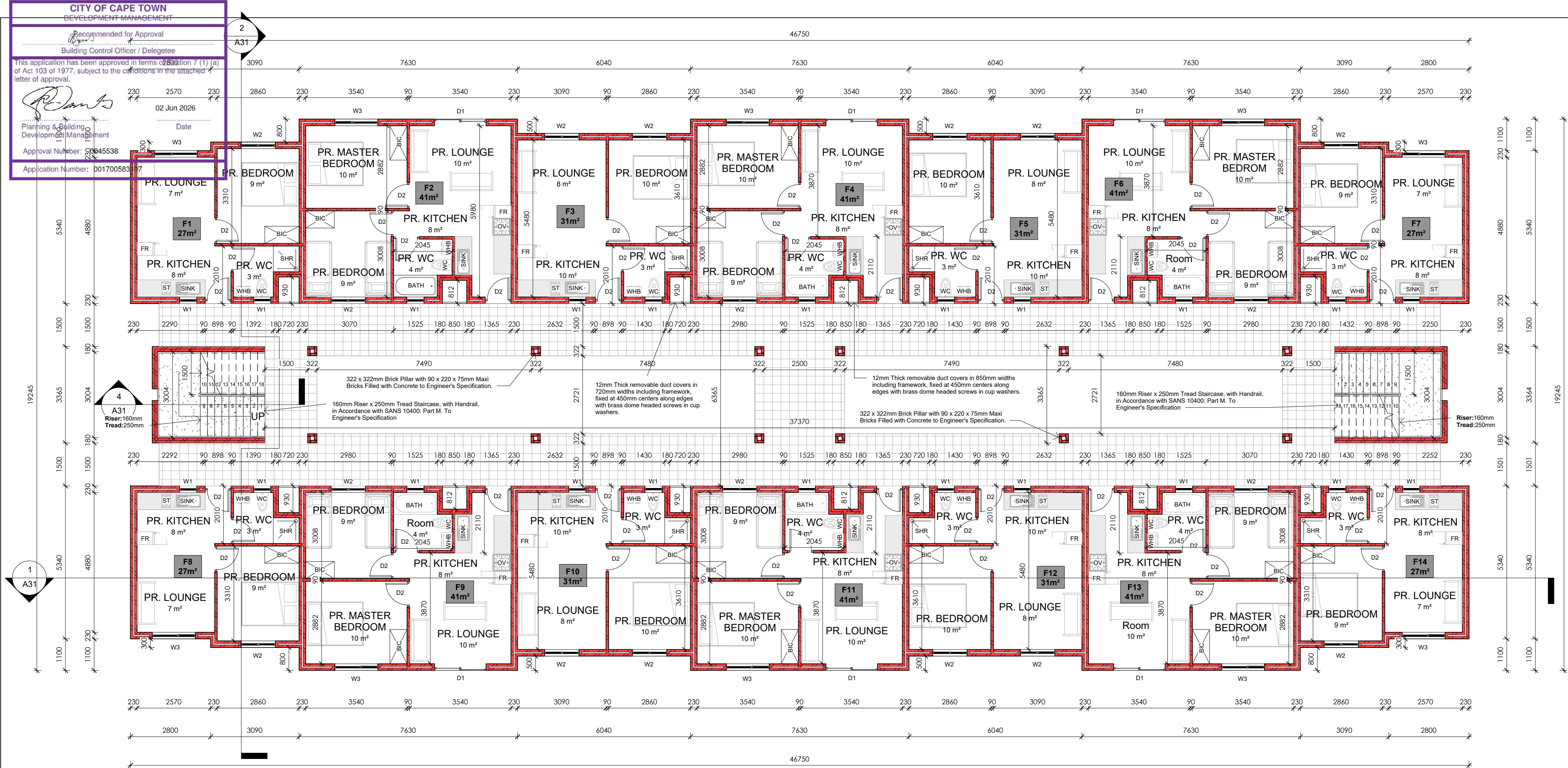
DRAWING TITLE :

BLOCK E FLOORPLANS

SCALE :	DATE :	DRAWN BY :
1 : 100	2025/08/18	SMC

PROJECT NO.	FILE PATH :	CHECKED BY:
577-		HS

DRAWING NUMBER	REVISION :
A11	1



CONSTRUCTION NOTES

1. SUB STRUCTURE:

SITE TO BE CLEARED OF VEGETATION, RUBBISH ETC. CUT & FILL TO NEW LEVELS (WHERE APPLICABLE). FILL TO BE CONSOLIDATED, WELL COMPACTED, FREE OF VEGETATION AND RUBBISH.

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CONTINUOUS MASS-CONCRETE STRIP FOOTING TO BE FOUND IN NATURAL ROUND.
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3. FLOORSLAB:

100mm PRE-STRESSED CONCRETE FLOOR SLABS WITH 30mm THICK STEEL TROWELED SCREED TO ENGINEER'S SPECIFICATION.

4. DPC's

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10. CONCRETE LINTOLS

TO BE PRESTRESSED CONCRETE LINTELS ABOVE ALL WINDOWS, DOORS AND OTHER OPENINGS AND TO CONFORM TO N.B.R.900 - 1500MM LINTELS TO HAVE MINIMUM BEARING OF 150MM ON EACH END. 1500 - 3900MM LINTELS TO HAVE A MINIMUM BEARING OF 300MM ON EACH END. ENGINEER DRAWINGS TO TAKE PREFERENCE.

11. ELECTRICAL WORKS

ELECTRICAL INSTALLATIONS SHALL COMPLY WITH THE SANS 10400 AND LOCAL AUTHORITY REQUIREMENTS AND ALL WORK SHALL BE EXECUTED BY A REGISTERED ELECTRICIAN.

12. GLAZING:

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13. LIGHT AND VENTILATION

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14. RAINWATER GOODS

ALUMINIUM GUTTERS AND 85mm ø PVC DOWNPIPES TO DRAIN TO SITE STORM WATER SYSTEM.

15. AIR BRICK

ADD AIR BRICKS IN BATHROOM'S, KITCHEN'S AND BEDROOM'S.

NOTES

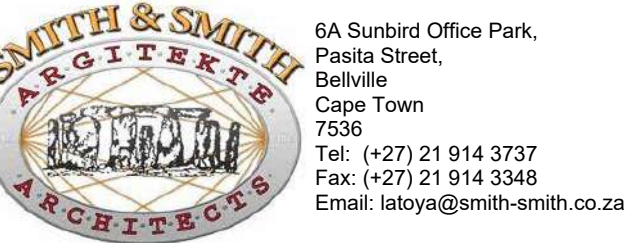
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GENERAL

- ALL WALL OPENINGS FROM 1 000MM TO 3 000MM WIDE TO HAVE PRECAST LINTOLS OVER WITH MINIMUM 4 NO. COURSES BRICKFORCE OVER.
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- VENTILATION AREA OF WINDOWS TO BE MINIMUM 5% VENTILATION AREA AND MAXIMUM 15% & FENESTRATION AREA OF ROOM.
- SEE THE CALCULATIONS BASED UPON THE SANS 10-400 PART XA AS WELL AS FUTHER CALCULATIONS BASED UPON SANS 204 AS ATTACHED.

ARCHITECTS SIGNATURE:

CLIENTS SIGNATURE:



DOCUMENT STATUS

COUNCIL SUBMISSION

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PROJECT INFORMATION :

ASRIN MANDALAY
ERF 3733

PROJECT ADDRESS :

ERF 3733

DRAWING TITLE :

BLOCK F
FLOORPLANS

SCALE : DATE : DRAWN BY :

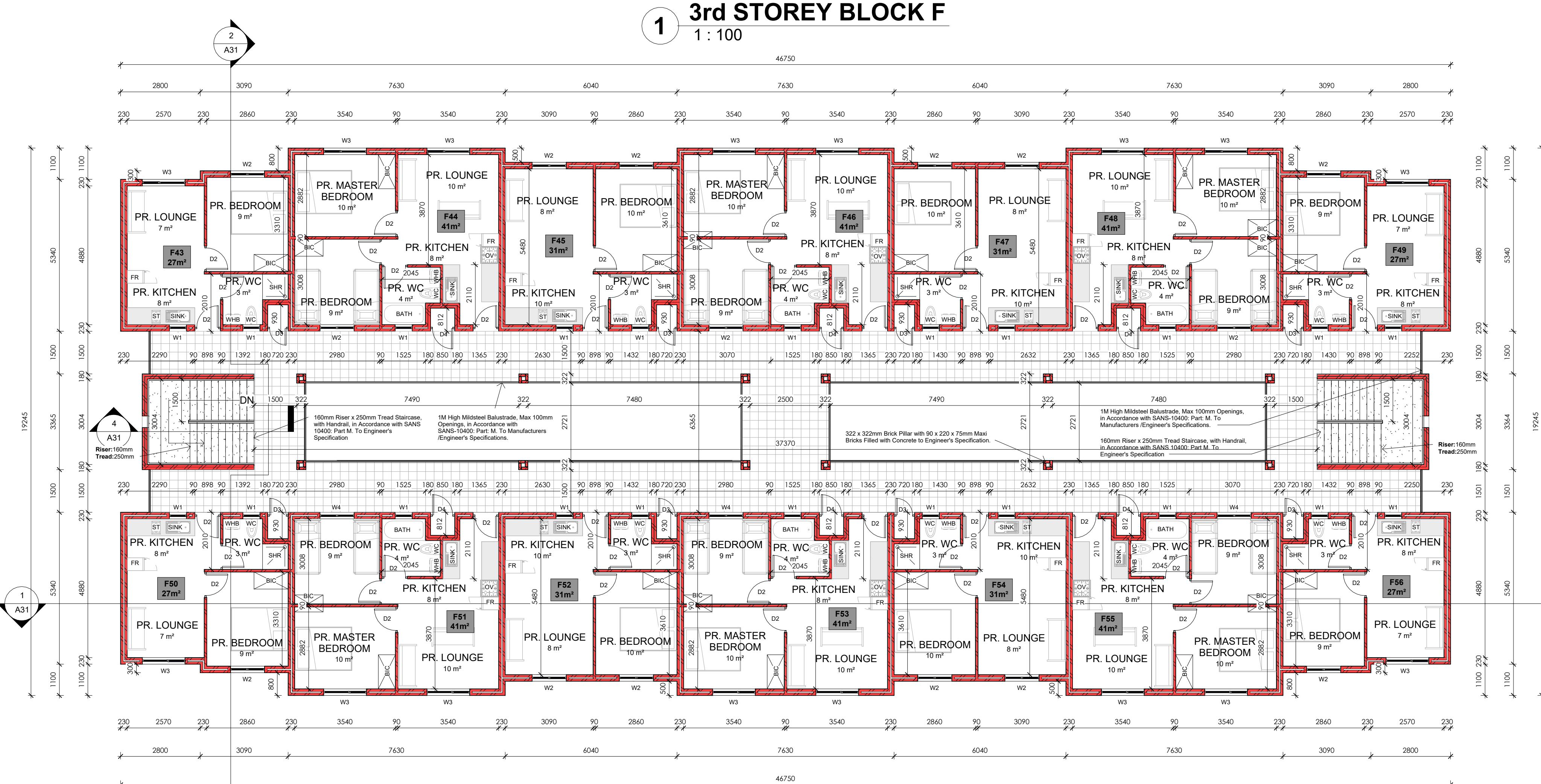
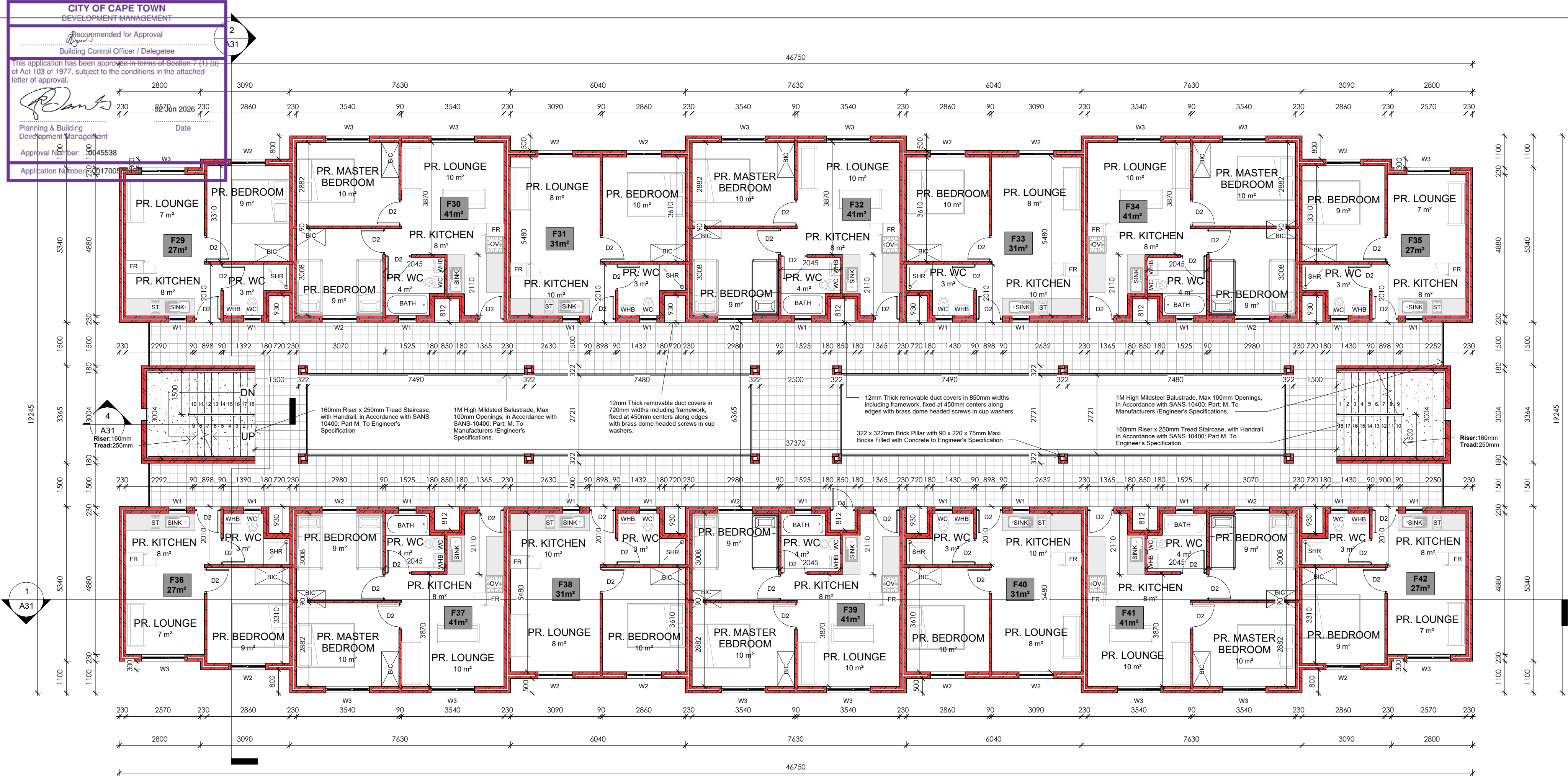
1 : 100 2025/08/18 SMC

PROJECT NO. FILE PATH : CHECKED BY:

577- HS

DRAWING NUMBER REVISION :

A12 1



CONSTRUCTION NOTES

1. SUB STRUCTURE:

SITE TO BE CLEARED OF VEGETATION, RUBBISH ETC. CUT & FILL TO NEW LEVELS (WHERE APPLICABLE). FILL TO BE CONSOLIDATED, WELL COMPACTED, FREE OF VEGETATION AND RUBBISH.

2. FOUNDATIONS:

CONTINUOUS MASS-CONCRETE STRIP FOOTING TO BE FOUND IN NATURAL ROUND.
FOOTING SIZES TO BE AS FOLLOWS:
110 MM WALLS @ 250 X 600MM THICK
220 MM WALLS @ 250 X 650MM THICK
270 MM WALLS @ 250 X 700MM THICK
ALL RETAINING WALLS IF ANY TO BE BUILD TO PART K OF SANS 10400

3. FLOORSLAB:

100mm PRE-STRESSED CONCRETE FLOOR SLABS WITH 30mm THICK STEEL TROWELED SCREED TO ENGINEERS SPECIFICATION.

4. DPC'S

S.A.B.S APPROVED DPC'S & DPM'S THROUGHOUT FITTED IN ACCORDANCE WITH S.A.B.S STANDARD BUILDING PRACTICES. DPC'S MUST BE INSERTED ABOVE ALL DOOR AND WINDOW OPENINGS AS WELL AS UNDER ANY PARAPET WALL AND UNDERNEATH WINDOW SILLS.

5. INTERNAL WALLS:

90MM INTERNAL WALL BUILT WITH 220x 90x 115mm HOLLOWCORE CEMENT MAXI BRICK TO BE S.A.B.S APPROVED.

6. EXTERNAL WALLS:

220x 90x 115mm HOLLOWCORE CEMENT MAXI BRICK TO BE S.A.B.S APPROVED. WEEP HOLES TO BE ALLOWED IF APPLICABLE. WALLS MUST HAVE A MINIMUM OF 50mm CAVITY, CONNECTED WITH APPROVED GALVANIZED WALL TIES AT MAX 400mm VERTICAL CENTERS IN THE WALL. CAVITY MUST BE TAKEN DOWN AT LEAST 150mm BELOW DAMP PROOF COURSE. BRICK FORCE MUST BE 3 LAYERS ABOVE LINTEL HEIGHT OVER ANY OPENINGS.

7. ROOFS:

300 x 440mm CEMENT TILES FIXED TO TREATED SAP TIMBER BATTENS IN ACCORDANCE WITH SANS-10400: PART L. 38 x 38mm TREATED SAP TIMBER BATTENS @ 368mm C.C.S FIXED TO RAFTERS IN ACCORDANCE WITH SANS-10400: PART L. 38 x 114mm TREATED SAP RAFTERS FIXED TO TIE BEAM WITH GANG NAILS IN ACCORDANCE WITH SANS 1400: PART L. TO ENG. SPEC.

8. CEILINGS:

6.4mm GYPSUM CEILING WITH 75mm CORNICE ON 38x38mm BATTENS. TRAP DOORS TO BE PROVIDED IN CEILINGS TO TOP FLOOR ONLY. WHERE THERE ARE NO CEILINGS BUT A CONCRETE SOFFIT, NO CORNICE IS REQUIRED. PAINTING AND SEALING OF CORNER BETWEEN WALL AND CEILING REQUIRED. FLUSH MOUNTED CEILINGS REQUIRE NO CORNICE IF PROPERLY PAINTED AND SEALED, ECO ROOF INSULATION @135mm THICK.

9. ENERGY USAGE:

THE ENERGY USAGE IN THE BUILDING SHALL COMPLY WITH SANS 10400 - XA:2011 CEILING AND ROOF INSULATION TO COMPLY WITH THE MINIMUM R-VALUE AS DETAILED IN THE SANS 10400-XA:2011. NEW LIGHTS TO BE INSTALLED SHALL BE ENERGY SAVING LIGHTS. HOT & COLD WATER TO COMPLY WITH SANS 204.

10. CONCRETE LINTELS

TO BE PRESTRESSED CONCRETE LINTELS ABOVE ALL WINDOWS, DOORS AND OTHER OPENINGS AND TO CONFORM TO N.B.R.900 -1500MM LINTELS TO HAVE MINIMUM BEARING OF 150MM ON EACH END. 1500 - 3900MM LINTELS TO HAVE A MINIMUM BEARING OF 300MM ON EACH END. ENGINEER DRAWINGS TO TAKE PREFERENCE.

11. ELECTRICAL WORKS

ELECTRICAL INSTALLATIONS SHALL COMPLY WITH THE SANS 10400 AND LOCAL AUTHORITY REQUIREMENTS AND ALL WORK SHALL BE EXECUTED BY A REGISTERED ELECTRICIAN.

12. GLAZING:

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13. LIGHT AND VENTILATION

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ARCHITECTS SIGNATURE:

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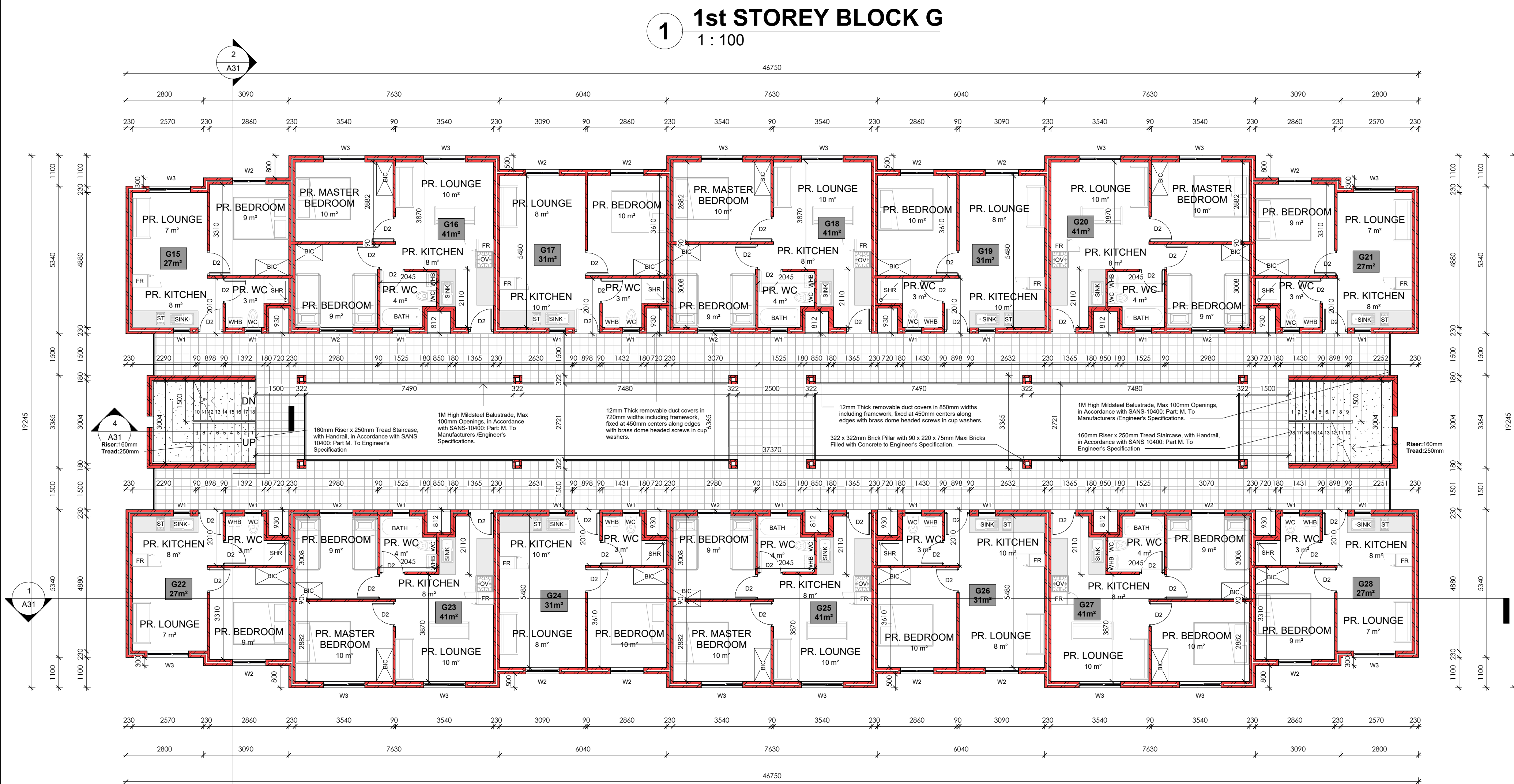
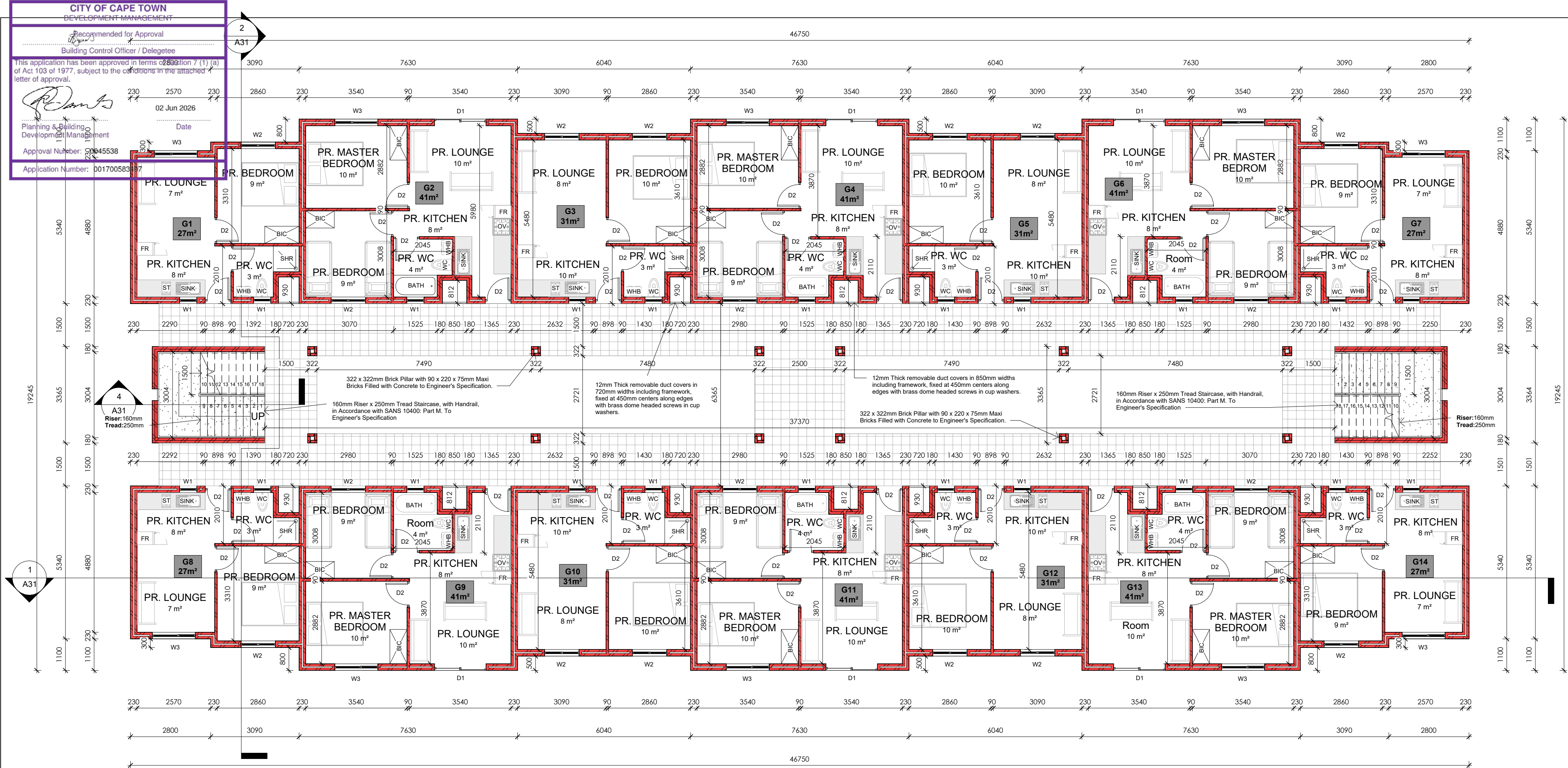
DRAWING TITLE :

BLOCK F FLOORPLANS

SCALE :	DATE :	DRAWN BY :
1 : 100	2025/08/18	SMC

PROJECT NO.	FILE PATH :	CHECKED BY:
577-		HS

DRAWING NUMBER	REVISION :
A13	1



CONSTRUCTION NOTES

1. SUB STRUCTURE:

SITE TO BE CLEARED OF VEGETATION, RUBBISH ETC. CUT & FILL TO NEW LEVELS (WHERE APPLICABLE). FILL TO BE CONSOLIDATED, WELL COMPACTED, FREE OF VEGETATION AND RUBBISH.

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5. INTERNAL WALLS:

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10. CONCRETE LINTOLS

TO BE PRESTRESSED CONCRETE LINTELS ABOVE ALL WINDOWS, DOORS AND OTHER OPENINGS AND TO CONFORM TO N.B.R.900 - 1500MM LINTELS TO HAVE MINIMUM BEARING OF 150MM ON EACH END. 1500 - 3900MM LINTELS TO HAVE A MINIMUM BEARING OF 300MM ON EACH END. ENGINEER DRAWINGS TO TAKE PREFERENCE.

11. ELECTRICAL WORKS

ELECTRICAL INSTALLATIONS SHALL COMPLY WITH THE SANS 10400 AND LOCAL AUTHORITY REQUIREMENTS AND ALL WORK SHALL BE EXECUTED BY A REGISTERED ELECTRICIAN.

12. GLAZING:

ALL GLAZING AS PER AAAMSA REGULATIONS, ENSURE ALL GLAZING MEETS SANS 10400 - PART N. GLASS LARGER THAN 1M² & LESS THAN 500 MM AFFL TO BE SAFETY GLAZING. ALL OPENING DIMENSIONS TO BE VERIFIED ON SITE BEFORE MANUFACTURING. GLAZING MUST COMPLY WITH SANS 10400 PART XA.

13. LIGHT AND VENTILATION

ALL WINDOWS & DOORS TO BE POWDER COATED ALUMINIUM UNLESS SPECIFIED OTHERWISE. ALL OPENINGS TO HAVE SABS APPROVED PRE-STRESSED LINTOLS - TO BE LAID TO MANUFACTURERS SPECIFICATIONS.

14. RAINWATER GOODS

ALUMINIUM GUTTERS AND 85mm ø PVC DOWNPIPES TO DRAIN TO SITE STORM WATER SYSTEM.

15. AIR BRICK

ADD AIR BRICKS IN BATHROOM'S, KITCHEN'S AND BEDROOM'S.

NOTES

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GENERAL

- ALL WALL OPENINGS FROM 1 000MM TO 3 000MM WIDE TO HAVE PRECAST LINTOLS OVER WITH MINIMUM 4 NO. COURSES BRICKFORCE OVER.
- ALL OTHER OPENINGS WIDER THAN 3 000MM TO HAVE REINFORCED CONCRETE BEAMS OVER TO ENGINEER'S DETAILS.
- VENTILATION AREA OF WINDOWS TO BE MINIMUM 5% VENTILATION AREA AND MAXIMUM 15% & FENESTRATION AREA OF ROOM.
- SEE THE CALCULATIONS BASED UPON THE SANS 10-400 PART XA AS WELL AS FUTHER CALCULATIONS BASED UPON SANS 204 AS ATTACHED.

ARCHITECTS SIGNATURE:

CLIENTS SIGNATURE:



DOCUMENT STATUS

COUNCIL SUBMISSION

UNLESS STAMPED, THIS DRAWING IS NOT VALIDATED AND SHOULD NOT BE USED

PROJECT INFORMATION :

ASRIN MANDALAY
ERF 3733

PROJECT ADDRESS :

ERF 3733

DRAWING TITLE :

BLOCK G
FLOORPLANS

SCALE : DATE : DRAWN BY :

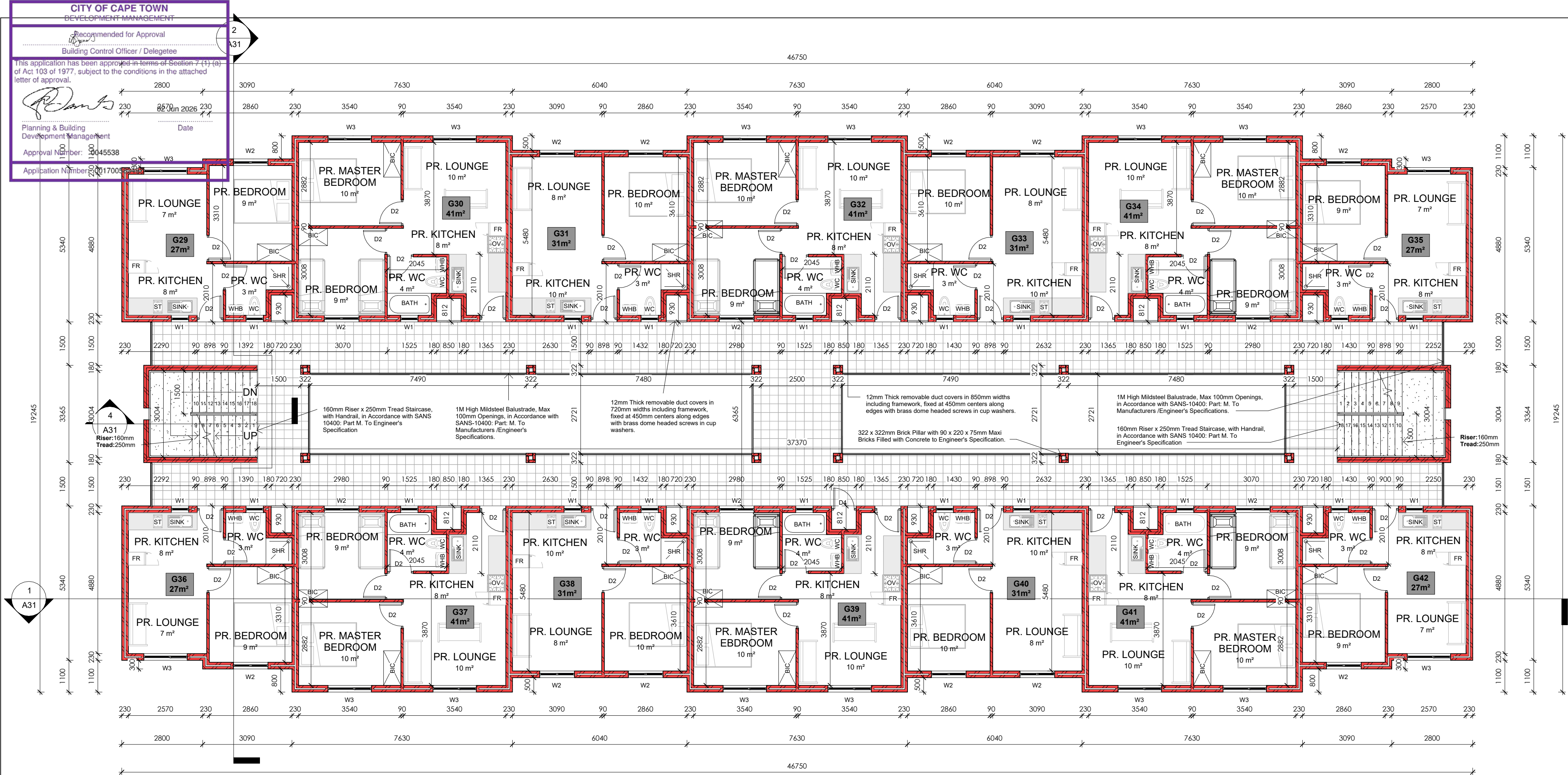
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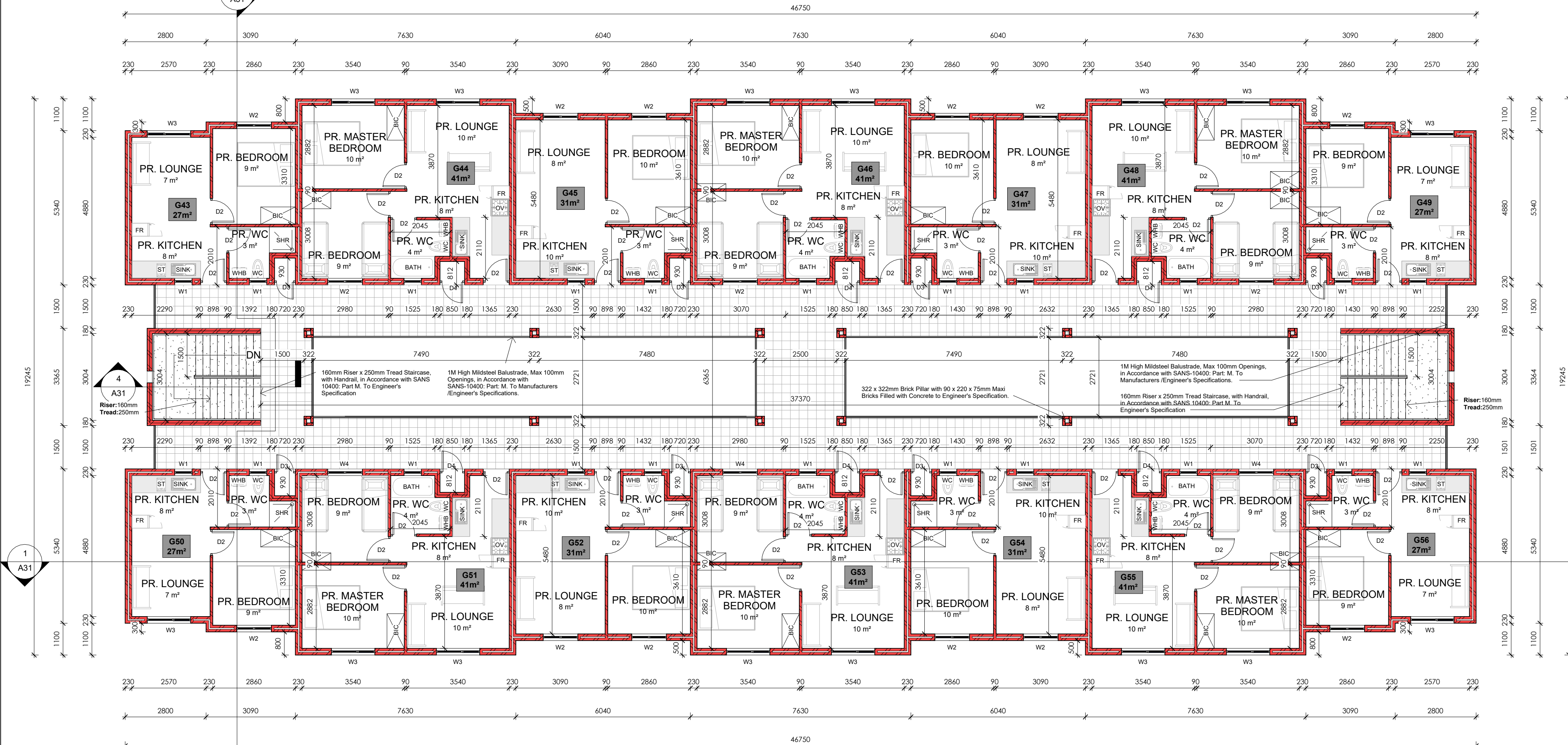
577- HS

DRAWING NUMBER REVISION :

A14 1



1 3rd STOREY BLOCK G
1 : 100



2 4th STOREY BLOCK G
1 : 100

CONSTRUCTION NOTES

1. SUB STRUCTURE:

SITE TO BE CLEARED OF VEGETATION, RUBBISH ETC. CUT & FILL TO NEW LEVELS (WHERE APPLICABLE). FILL TO BE CONSOLIDATED, WELL COMPACTED, FREE OF VEGETATION AND RUBBISH.

2. FOUNDATIONS:

CONTINUOUS MASS-CONCRETE STRIP FOOTING TO BE FOUND IN NATURAL ROUND.
FOOTING SIZES TO BE AS FOLLOWS:
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220 MM WALLS @ 250 X 650MM THICK
270 MM WALLS @ 250 X 700MM THICK
ALL RETAINING WALLS IF ANY TO BE BUILD TO PART K OF SANS 10400

3. FLOORSLAB:

100mm PRE-STRESSED CONCRETE FLOOR SLABS WITH 30mm THICK STEEL TROWELED SCREED TO ENGINEERS SPECIFICATION.

4. DPC's

S.A.B.S APPROVED DPC's & DPM's THROUGHOUT FITTED IN ACCORDANCE WITH S.A.B.S STANDARD BUILDING PRACTICES. DPC'S MUST BE INSERTED ABOVE ALL DOOR AND WINDOW OPENINGS AS WELL AS UNDER ANY PARAPET WALL AND UNDERNEATH WINDOW SILLS.

5. INTERNAL WALLS:

90MM INTERNAL WALL BUILT WITH 220x 90x 115mm HOLLOWCORE CEMENT MAXI BRICK TO BE S.A.B.S APPROVED.

6. EXTERNAL WALLS:

220x 90x 115mm HOLLOWCORE CEMENT MAXI BRICK TO BE S.A.B.S APPROVED. WEEP HOLES TO BE ALLOWED IF APPLICABLE. WALLS MUST HAVE A MINIMUM OF 50mm CAVITY, CONNECTED WITH APPROVED GALVANIZED WALL TIES AT MAX 400mm VERTICAL CENTERS IN THE WALL. CAVITY MUST BE TAKEN DOWN AT LEAST 150mm BELOW DAMP PROOF COURSE. BRICK FORCE MUST BE 3 LAYERS ABOVE LINTEL HEIGHT OVER ANY OPENINGS.

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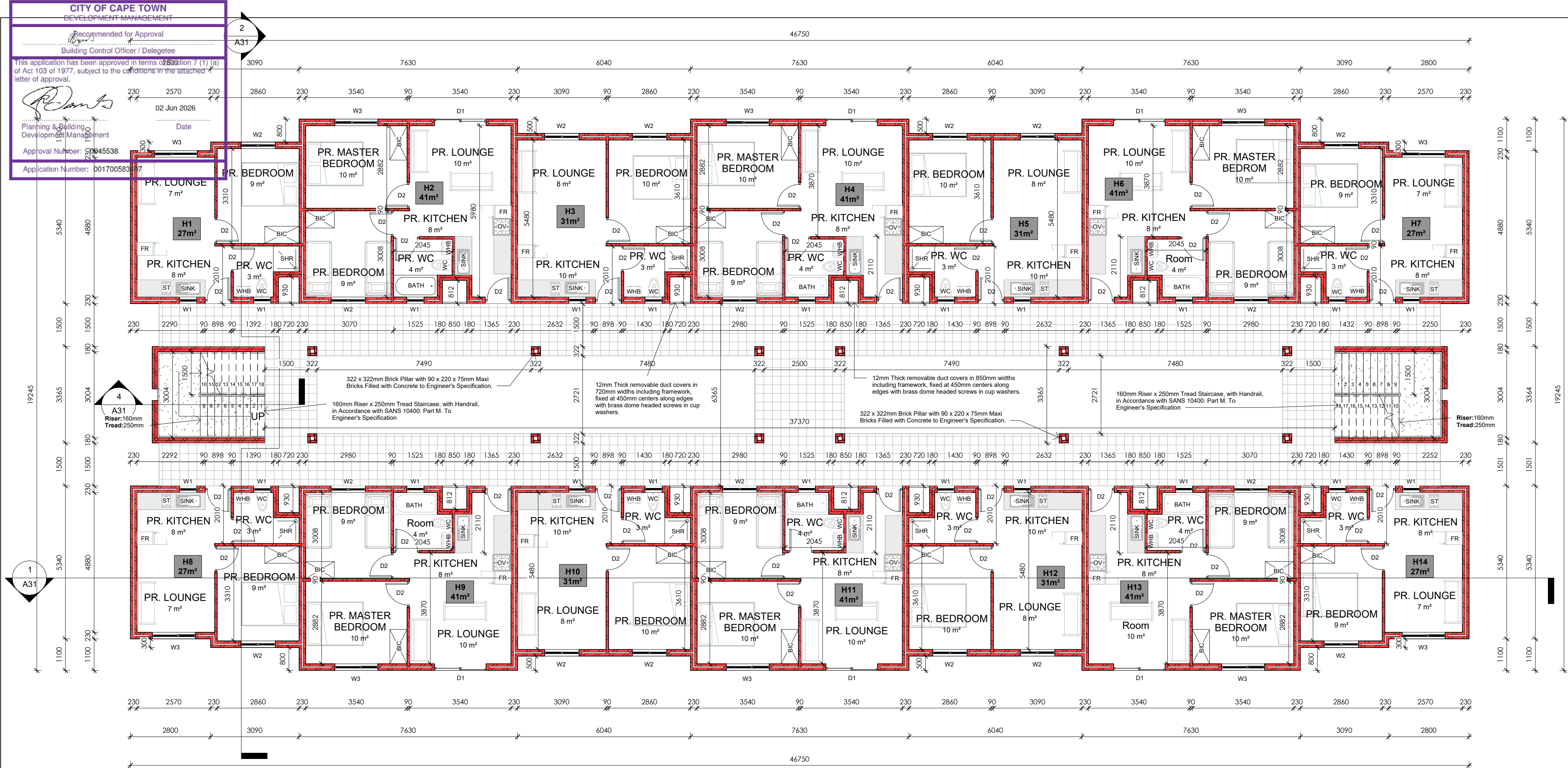
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BLOCK G FLOORPLANS

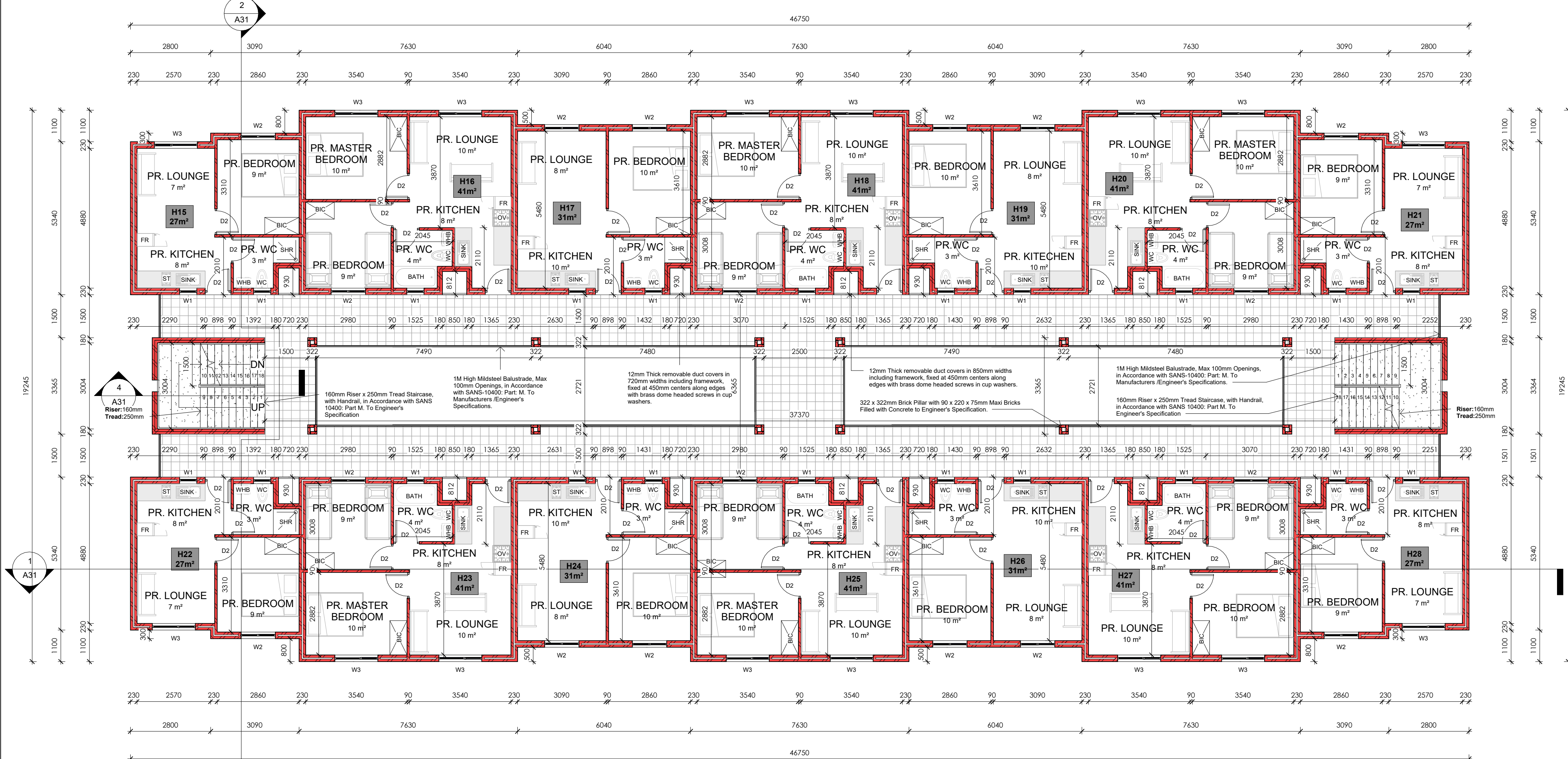
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PROJECT NO.	FILE PATH :	CHECKED BY:
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DRAWING NUMBER	REVISION :
A15	1



1 1st STOREY BLOCK H
1 : 100



2 2nd STOREY BLOCK H
1 : 100

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ARCHITECTS SIGNATURE:

CLIENTS SIGNATURE:



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Email: latoya@smith-smith.co.za

DOCUMENT STATUS

COUNCIL SUBMISSION

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PROJECT INFORMATION :

ASRIN MANDALAY
ERF 3733

PROJECT ADDRESS :

ERF 3733

DRAWING TITLE :

BLOCK H
FLOORPLANS

SCALE : DATE : DRAWN BY :

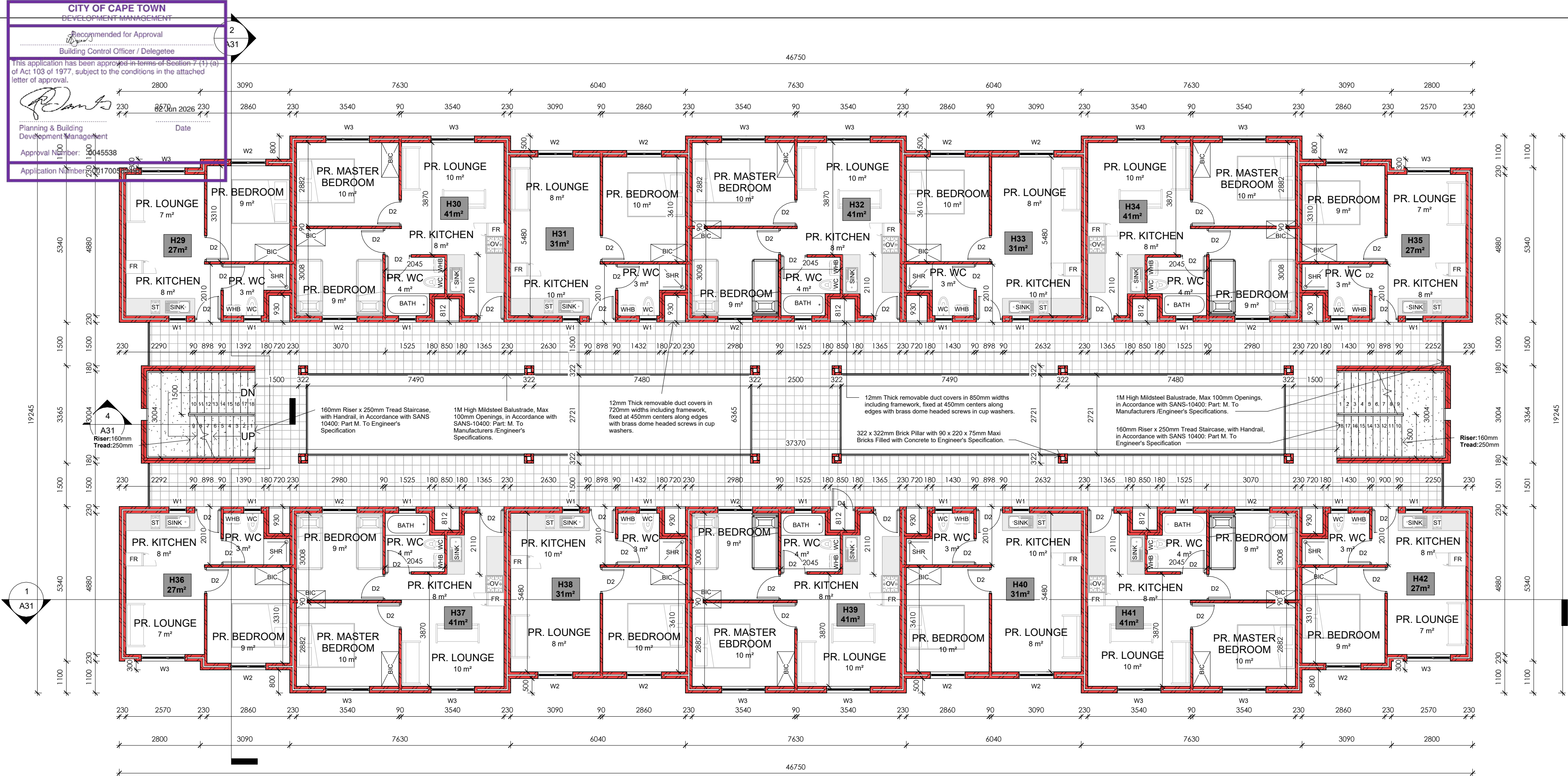
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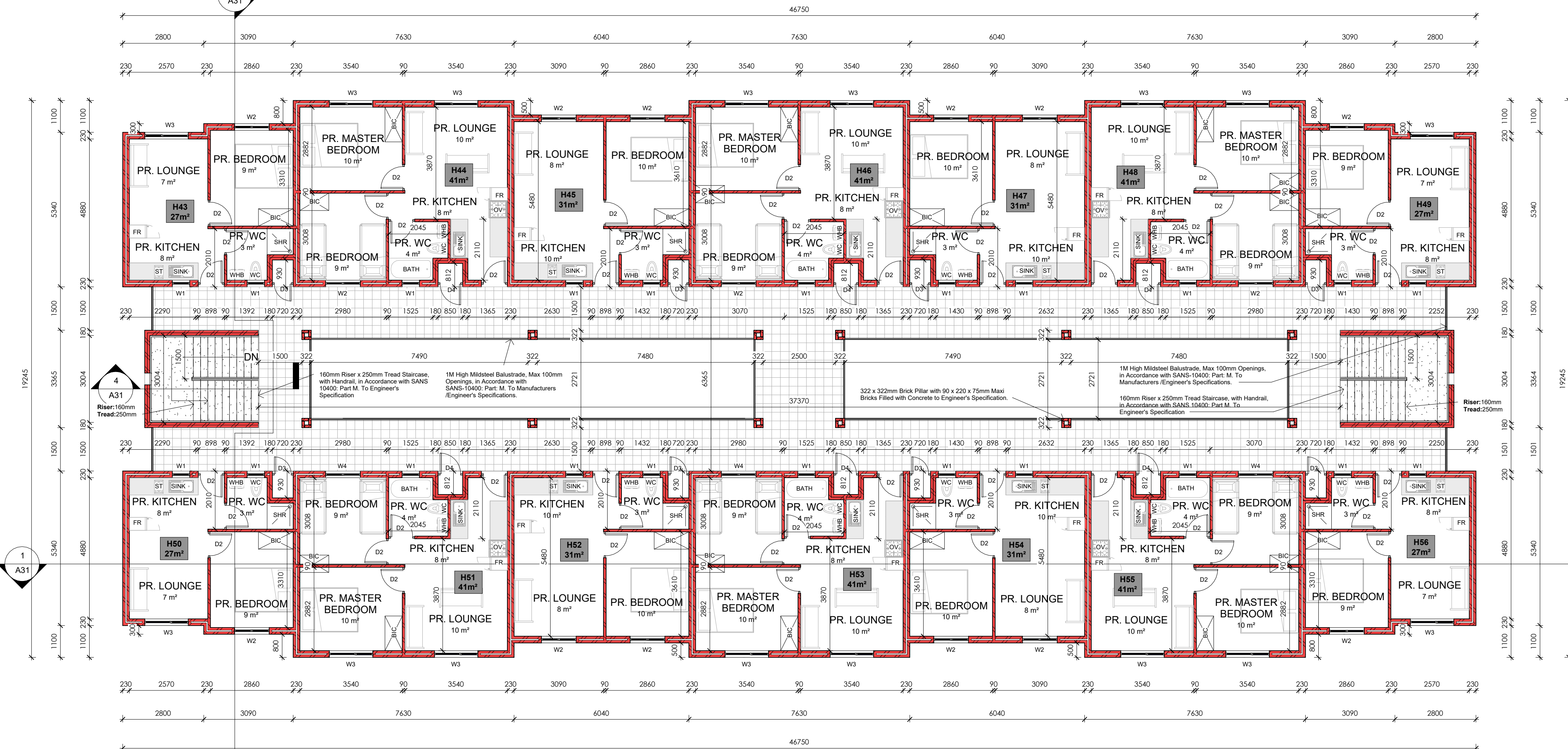
577- HS

DRAWING NUMBER REVISION :

A16 1



1 3rd STOREY BLOCK H
1 : 100



2 4th STOREY BLOCK H
1 : 100

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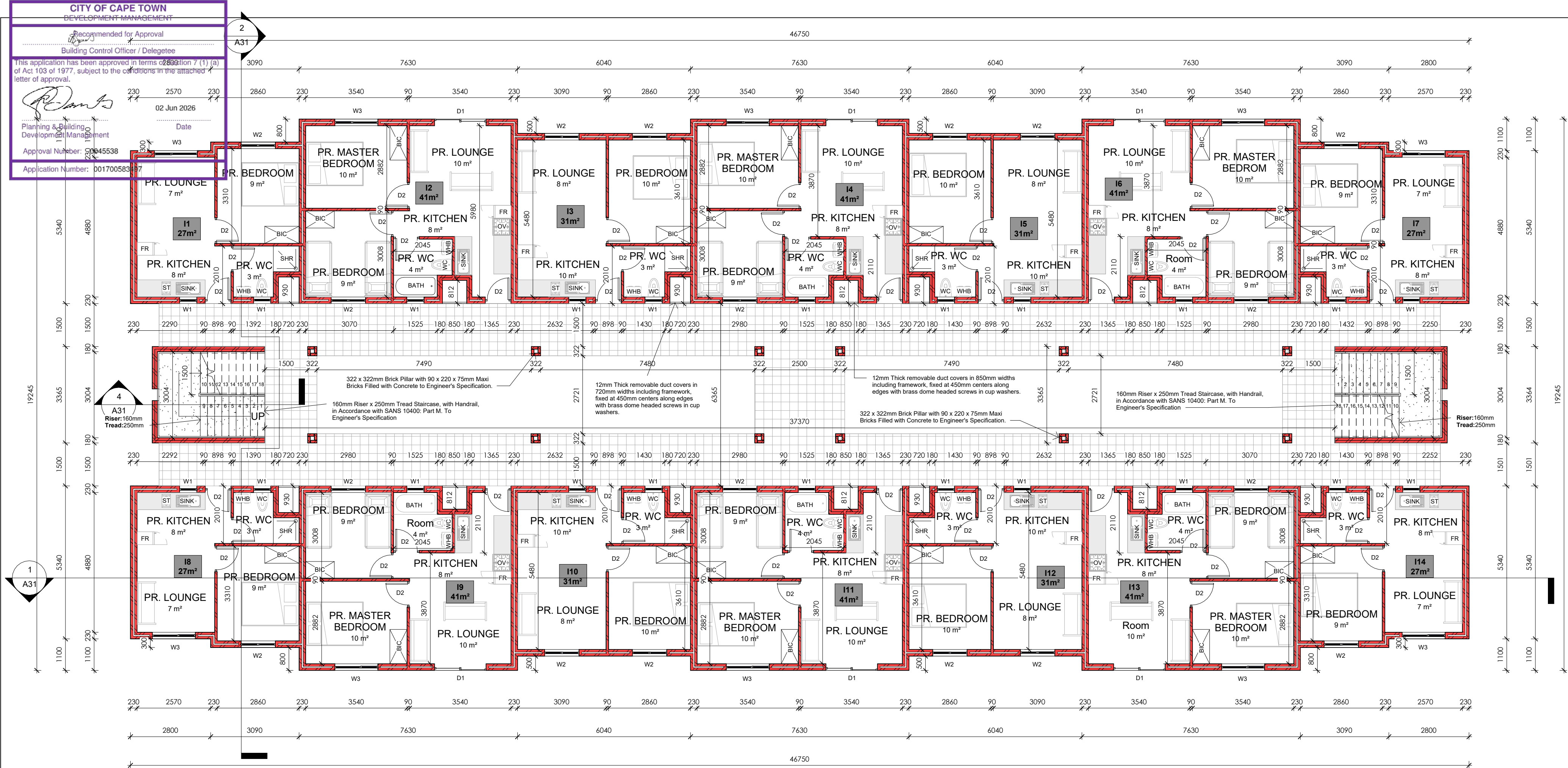
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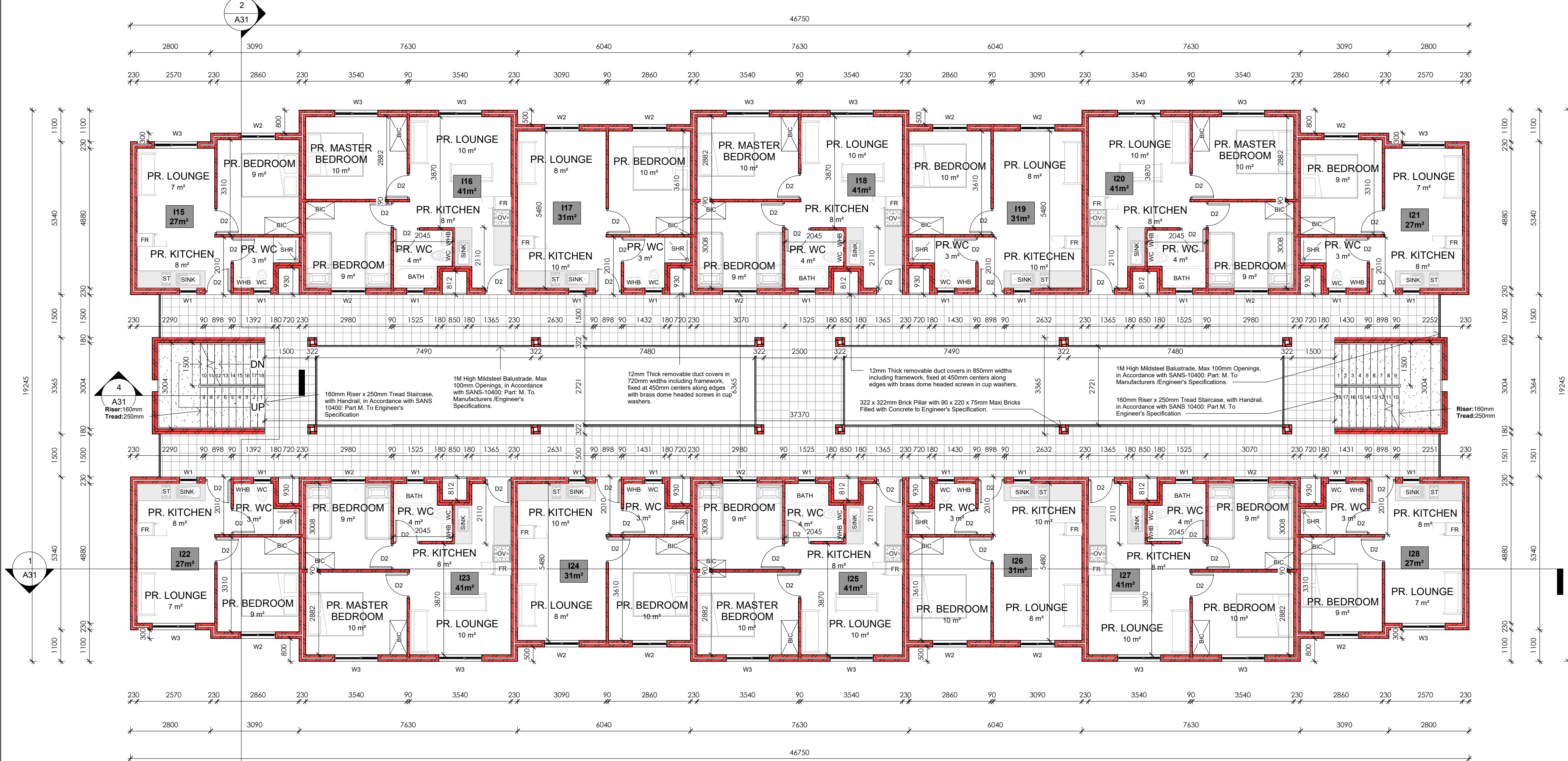
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PROJECT NO.	FILE PATH :	CHECKED BY:
577-		HS

DRAWING NUMBER	REVISION :
A17	1



1 1st STOREY BLOCK I
1 : 100



2 2nd STOREY BLOCK I
1 : 100

CONSTRUCTION NOTES

1. SUB STRUCTURE:

SITE TO BE CLEARED OF VEGETATION, RUBBISH ETC. CUT & FILL TO NEW LEVELS (WHERE APPLICABLE). FILL TO BE CONSOLIDATED, WELL COMPACTED, FREE OF VEGETATION AND RUBBISH.

2. FOUNDATIONS:

CONTINUOUS MASS-CONCRETE STRIP FOOTING TO BE FOUND IN NATURAL ROUND.
FOOTING SIZES TO BE AS FOLLOWS:
110 MM WALLS @ 250 X 600MM THICK
220 MM WALLS @ 250 X 650MM THICK
270 MM WALLS @ 250 X 700MM THICK
ALL RETAINING WALLS IF ANY TO BE BUILD TO PART K OF SANS 10400

3. FLOORSLAB:

100mm PRE-STRESSED CONCRETE FLOOR SLABS WITH 30mm THICK STEEL TROWELED SCREED TO ENGINEER'S SPECIFICATION.

4. DPC's

S.A.B.S APPROVED DPC's & DPM'S THROUGHOUT FITTED IN ACCORDANCE WITH S.A.B.S STANDARD BUILDING PRACTICES. DPC'S MUST BE INSERTED ABOVE ALL DOOR AND WINDOW OPENINGS AS WELL AS UNDER ANY PARAPET WALL AND UNDERNEATH WINDOW SILLS.

5. INTERNAL WALLS:

90MM INTERNAL WALL BUILT WITH 220x 90x 115mm HOLLOWCORE CEMENT MAXI BRICK TO BE S.A.B.S APPROVED.

6. EXTERNAL WALLS:

220x 90x 115mm HOLLOWCORE CEMENT MAXI BRICK TO BE S.A.B.S APPROVED. WEEP HOLES TO BE ALLOWED IF APPLICABLE. WALLS MUST HAVE A MINIMUM OF 50mm CAVITY, CONNECTED WITH APPROVED GALVANIZED WALL TIES AT MAX 400mm VERTICAL CENTERS IN THE WALL. CAVITY MUST BE TAKEN DOWN AT LEAST 150mm BELOW DAMP PROOF COURSE. BRICK FORCE MUST BE 3 LAYERS ABOVE LINTEL HEIGHT OVER ANY OPENINGS.

7. ROOFS:

300 x 440mm CEMENT TILES FIXED TO TREATED SAP TIMBER BATTENS IN ACCORDANCE WITH SANS-10400: PART L. 38 x 38mm TREATED SAP TIMBER BATTENS @ 368mm C.C.S FIXED TO RAFTERS IN ACCORDANCE WITH SANS-10400: PART L. 38 x 114mm TREATED SAP RAFTERS FIXED TO THE BEAM WITH GANG NAILS IN ACCORDANCE WITH SANS 1400: PART L. TO ENG. SPEC.

8. CEILINGS:

6.4mm GYPSUM CEILING WITH 75mm CORNICE ON 38x38mm BATTENS. TRAP DOORS TO BE PROVIDED IN CEILINGS TO TOP FLOOR ONLY. WHERE THERE ARE NO CEILINGS BUT A CONCRETE SOFFIT, NO CORNICE IS REQUIRED. PAINTING AND SEALING OF CORNER BETWEEN WALL AND CEILING REQUIRED. FLUSH MOUNTED CEILINGS REQUIRE NO CORNICE IF PROPERLY PAINTED AND SEALED. ECO ROOF INSULATION @135mm THICK.

9. ENERGY USAGE:

THE ENERGY USAGE IN THE BUILDING SHALL COMPLY WITH SANS 10400 - XA:2011 CEILING AND ROOF INSULATION TO COMPLY WITH THE MINIMUM R-VALUE AS DETAILED IN THE SANS 10400-XA:2011. NEW LIGHTS TO BE INSTALLED SHALL BE ENERGY SAVING LIGHTS. HOT & COLD WATER TO COMPLY WITH SANS 204.

10. CONCRETE LINTOLS

TO BE PRESTRESSED CONCRETE LINTELS ABOVE ALL WINDOWS, DOORS AND OTHER OPENINGS AND TO CONFORM TO N.B.R.900 - 1500MM LINTELS TO HAVE MINIMUM BEARING OF 150MM ON EACH END. 1500 - 3900MM LINTELS TO HAVE A MINIMUM BEARING OF 300MM ON EACH END. ENGINEER DRAWINGS TO TAKE PREFERENCE.

11. ELECTRICAL WORKS

ELECTRICAL INSTALLATIONS SHALL COMPLY WITH THE SANS 10400 AND LOCAL AUTHORITY REQUIREMENTS AND ALL WORK SHALL BE EXECUTED BY A REGISTERED ELECTRICIAN.

12. GLAZING:

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13. LIGHT AND VENTILATION

ALL WINDOWS & DOORS TO BE POWDER COATED ALUMINIUM UNLESS SPECIFIED OTHERWISE. ALL OPENINGS TO HAVE SABS APPROVED PRE-STRESSED LINTOLS - TO BE LAID TO MANUFACTURERS SPECIFICATIONS.

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ALUMINIUM GUTTERS AND 85mm ø PVC DOWNPIPES TO DRAIN TO SITE STORM WATER SYSTEM.

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- VENTILATION AREA OF WINDOWS TO BE MINIMUM 5% VENTILATION AREA AND MAXIMUM 15% & FENESTRATION AREA OF ROOM.
- SEE THE CALCULATIONS BASED UPON THE SANS 10-400 PART XA AS WELL AS FUTHER CALCULATIONS BASED UPON SANS 204 AS ATTACHED.

ARCHITECTS SIGNATURE:

CLIENTS SIGNATURE:



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DOCUMENT STATUS

COUNCIL SUBMISSION

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PROJECT INFORMATION :

ASRIN MANDALAY
ERF 3733

PROJECT ADDRESS :

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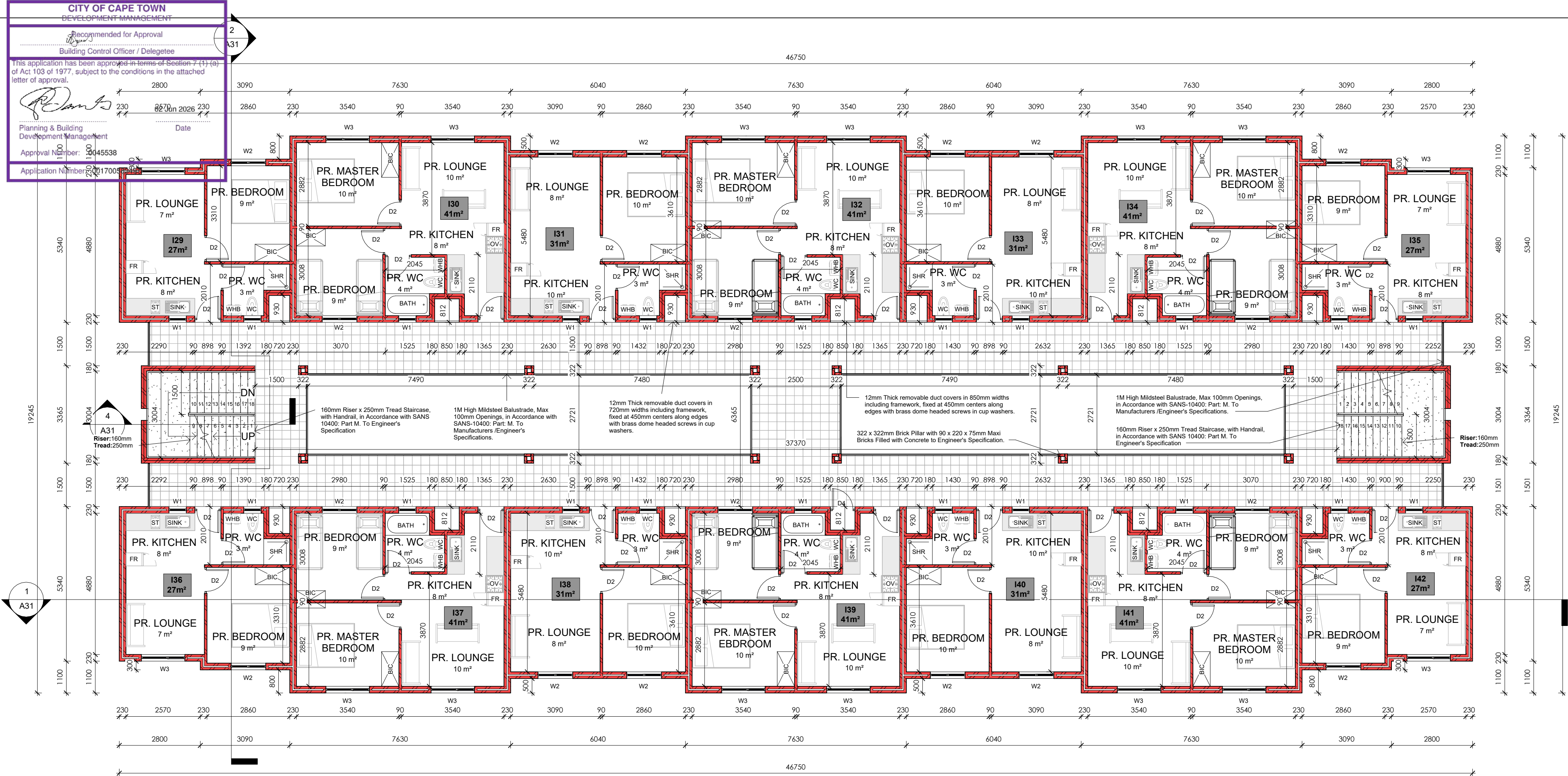
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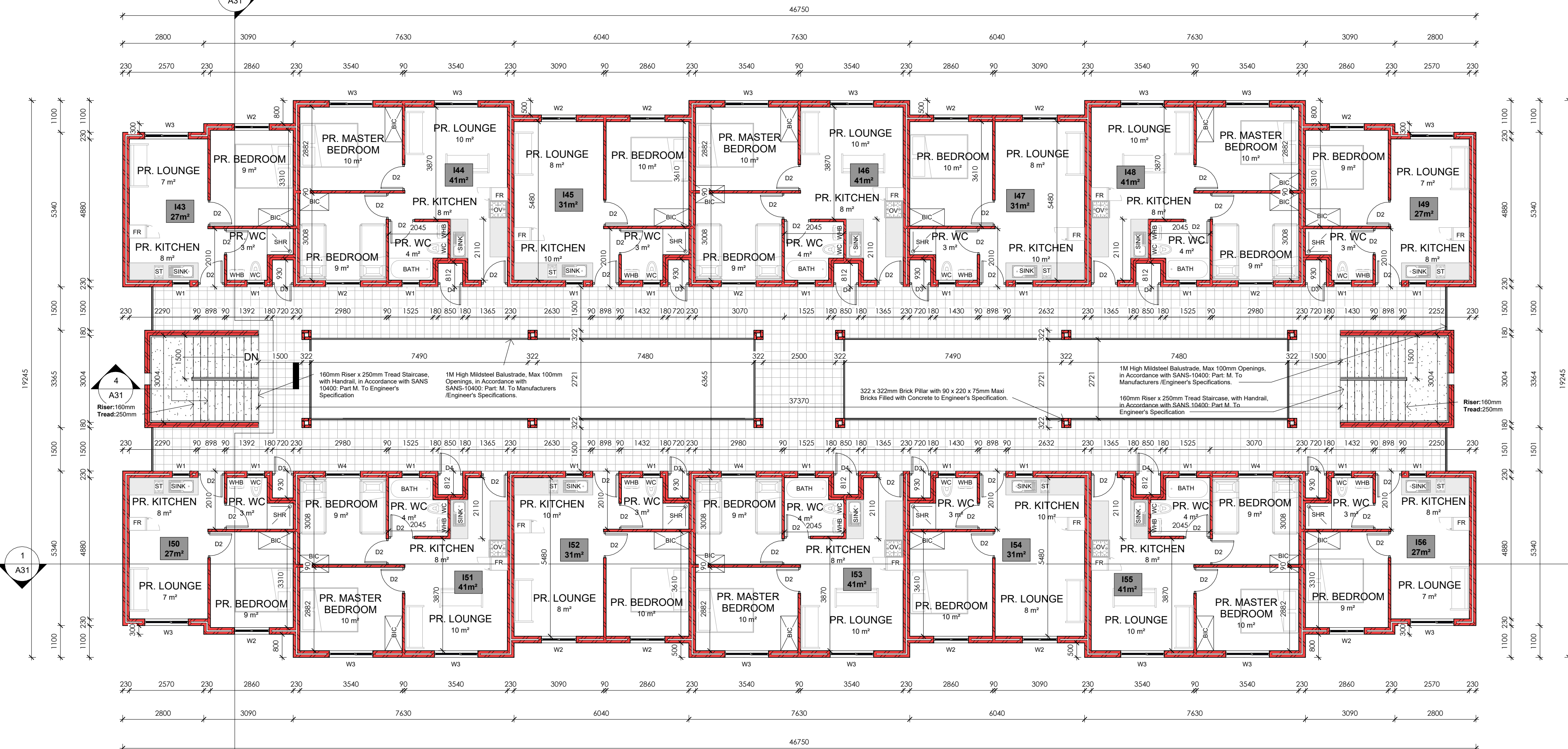
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1 : 100	2025/08/18	SMC

PROJECT NO.	FILE PATH :	CHECKED BY:
577-		HS

DRAWING NUMBER	REVISION :
A18	1



1 3rd STOREY BLOCK I
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ARCHITECTS SIGNATURE:

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DOCUMENT STATUS

COUNCIL SUBMISSION

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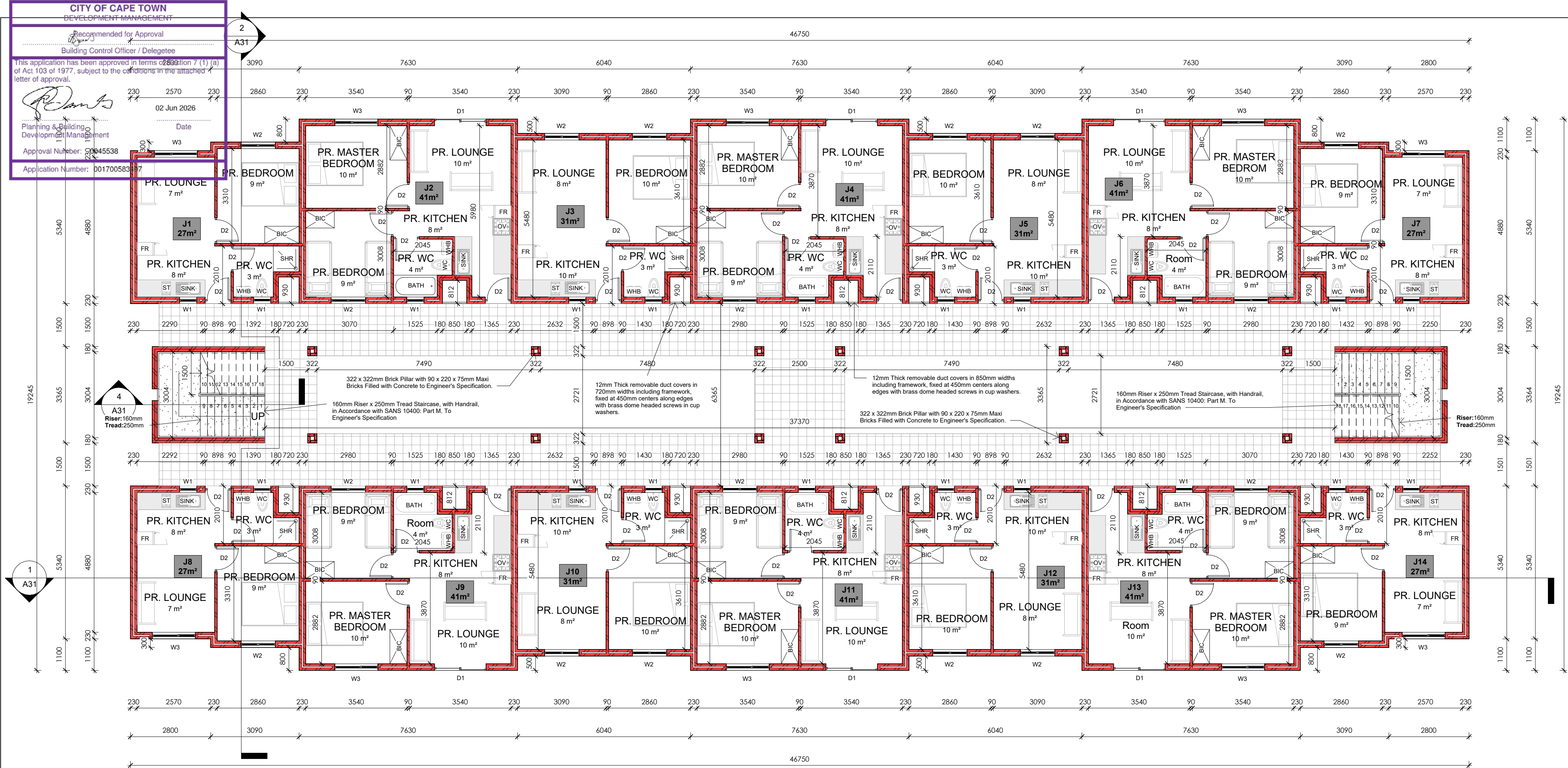
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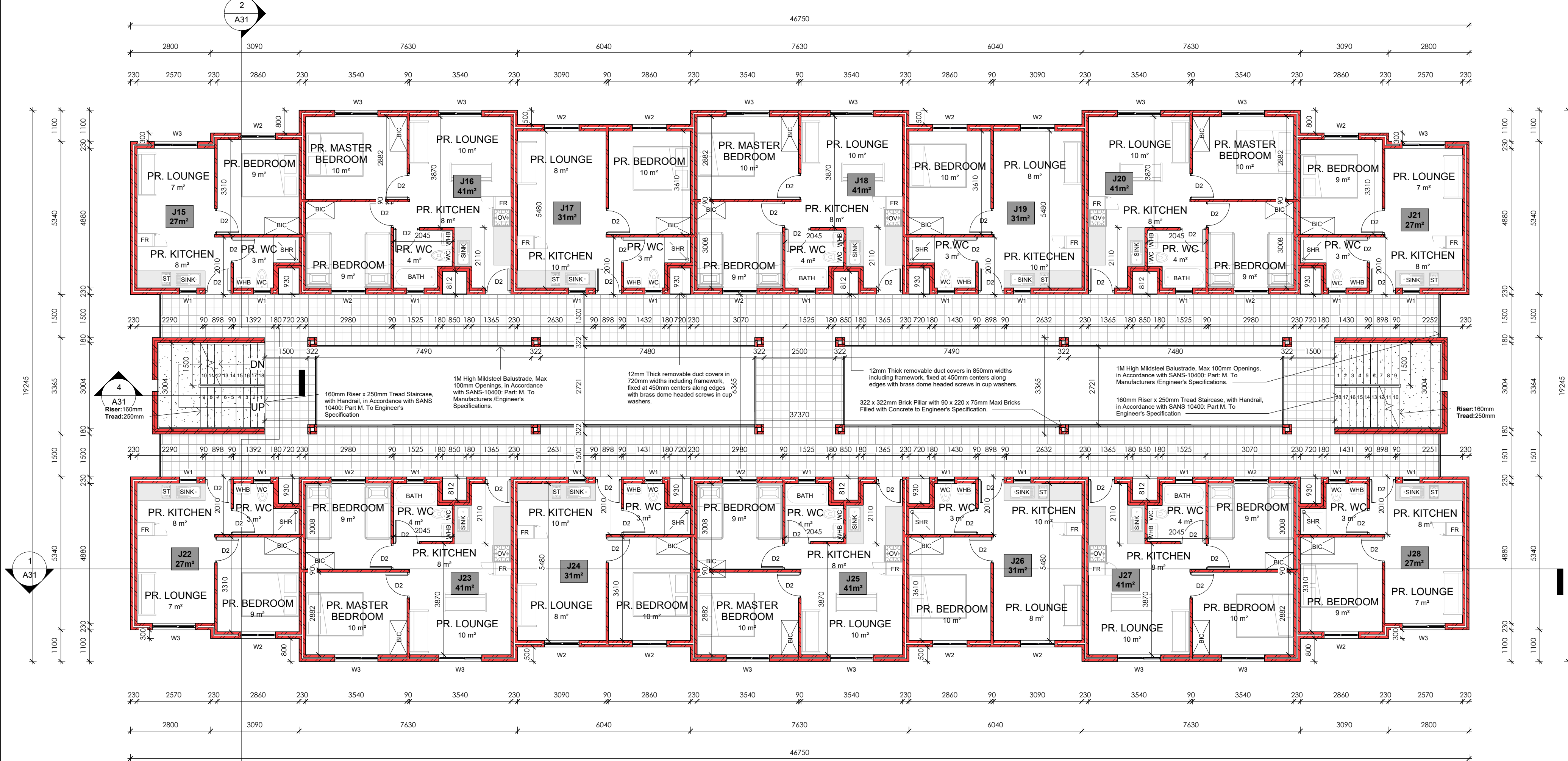
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1 : 100	2025/08/18	SMC

PROJECT NO.	FILE PATH :	CHECKED BY:
577-		HS

DRAWING NUMBER	REVISION :
A19	1



1 1st STOREY BLOCK J
1 : 100



2 2nd STOREY BLOCK J
1 : 100

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9. ENERGY USAGE:

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10. CONCRETE LINTOLS

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DOCUMENT STATUS

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PROJECT INFORMATION :

ASRIN MANDALAY ERF 3733

PROJECT ADDRESS :

ERF 3733

DRAWING TITLE :

BLOCK J FLOORPLANS

SCALE : DATE : DRAWN BY :

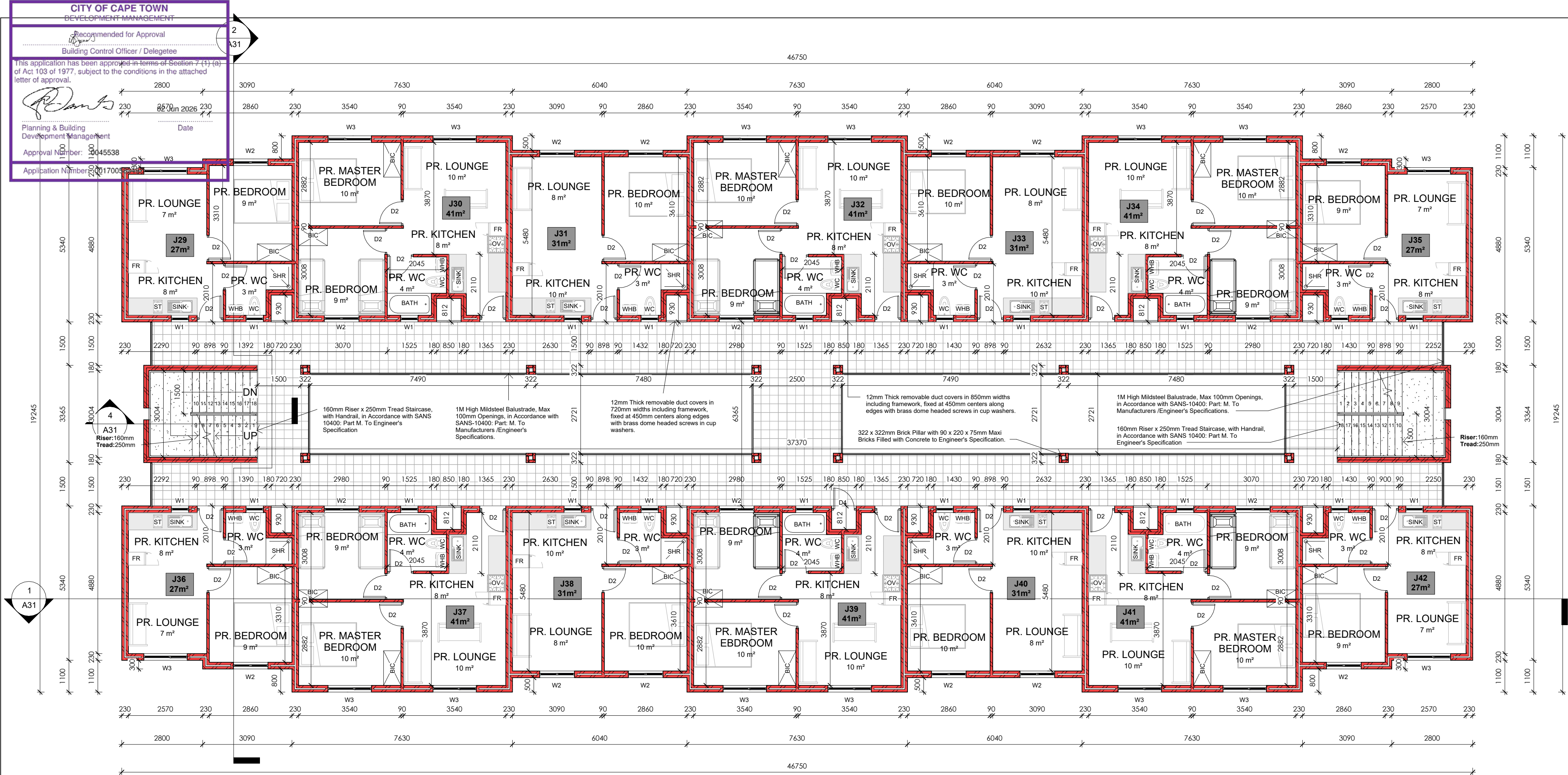
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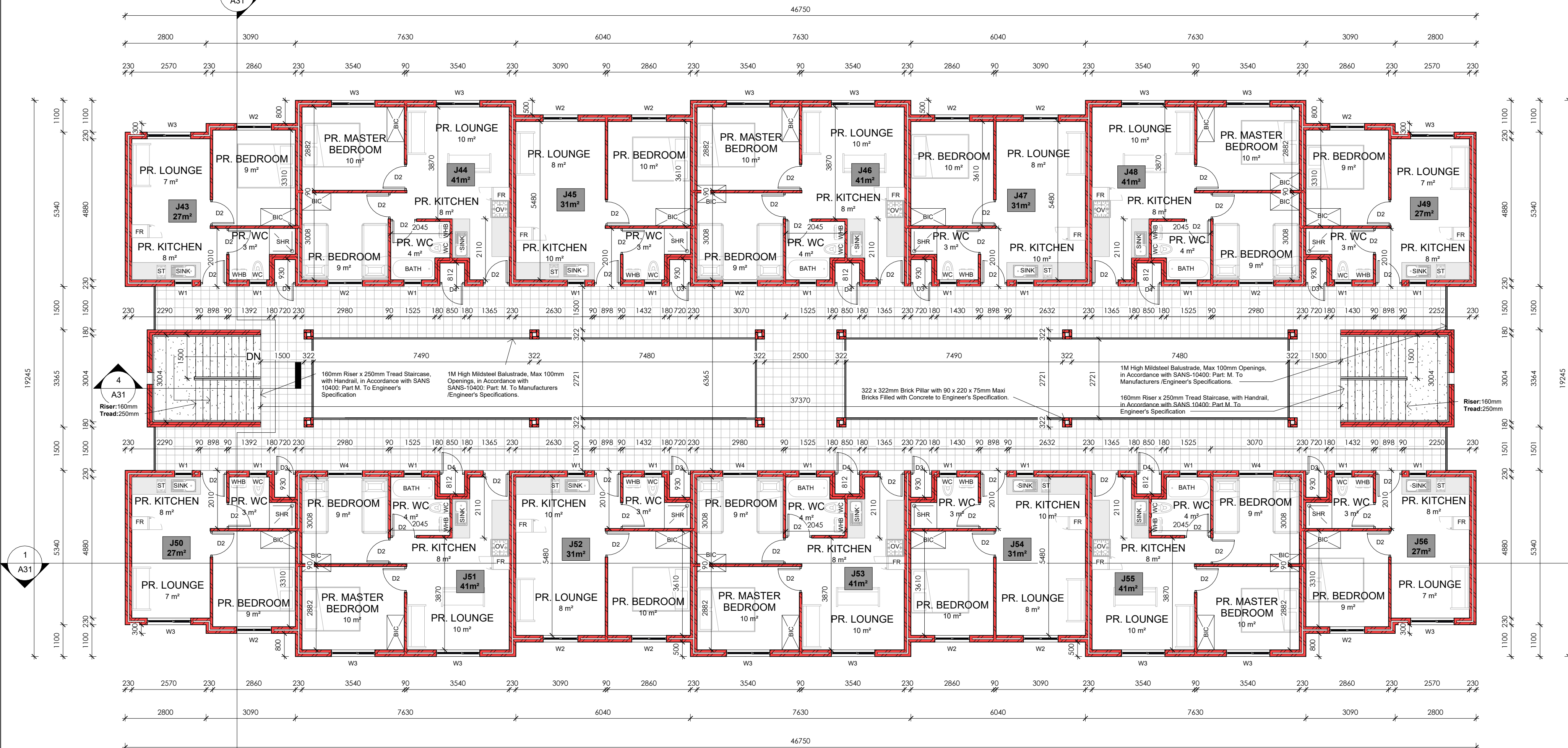
577- HS

DRAWING NUMBER REVISION :

A20 1



1
3rd STOREY BLOCK J
1 : 100



2
4th STOREY BLOCK J
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ALL WINDOWS & DOORS TO BE POWDER COATED ALUMINIUM UNLESS SPECIFIED OTHERWISE. ALL OPENINGS TO HAVE SABS APPROVED PRE-STRESSED LINTELS - TO BE LAID TO MANUFACTURERS SPECIFICATIONS.

14. RAINWATER GOODS

ALUMINIUM GUTTERS AND 85mmø PVC DOWNPIPES TO DRAIN TO SITE STORM WATER SYSTEM.

15. AIR BRICK

ADD AIR BRICKS IN BATHROOM'S, KITCHEN'S AND BEDROOM'S.

NOTES

SPECIFICATION FOR LOCAL AUTHORITY SUBMISSION A. GENERAL: THIS DRAWING IS INTENDED TO BE FOR THE PURPOSE OF ACQUIRING CONSTRUCTION APPROVAL FROM THE LOCAL AUTHORITY IT IS ONLY TO BE USED FOR PURPOSE OF CONSTRUCTION ONCE APPROVAL HAS BEEN GRANTED AND THE DRAWINGS HAVE BEEN ISSUED FOR CONSTRUCTION BY THE ARCHITECT/DESIGNER. COPYRIGHT IS RESERVED ON ALL DRAWINGS AND REMAINS THE PROPERTY OF THE ARCHITECT. THE CONTRACTOR IS TO CHECK AND CONFIRM ALL DIMENSIONS AND LEVELS PRIOR TO THE SETTING OUT OF THE WORKS. USE FIGURED DIMENSIONS DO NOT SCALE. ANY DISCREPANCIES IN DIMENSIONS OR SPECS ARE TO BE REPORTED TO THE DESIGNER IMMEDIATELY FOR CLARIFICATION. SETTING OUT TO BE DONE FROM THE SURVEYORS PEGS. ALL WORK TO COMPLY WITH SABS 10400 CODES AND LOCAL AUTHORITY RULES, REGULATIONS AND REQUIREMENTS. THIS SPEC IS INTENDED TO SUPPLEMENT THE NBR AND THE NBR TAKES PRECEDENCE.

GENERAL

- ALL WALL OPENINGS FROM 1 000MM TO 3 000MM WIDE TO HAVE PRECAST LINTOLS OVER WITH MINIMUM 4 NO. COURSES BRICKFORCE OVER.
- ALL OTHER OPENINGS WIDER THAN 3 000MM TO HAVE REINFORCED CONCRETE BEAMS OVER TO ENGINEER'S DETAILS.
- VENTILATION AREA OF WINDOWS TO BE MINIMUM 5% VENTILATION AREA AND MAXIMUM 15% FENESTRATION AREA OF ROOM.
- SEE THE CALCULATIONS BASED UPON THE SANS 10-400 PART XA AS WELL AS FUTHER CALCULATIONS BASED UPON SANS 204 AS ATTACHED.

ARCHITECTS SIGNATURE:

CLIENTS SIGNATURE:



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DOCUMENT STATUS

COUNCIL SUBMISSION

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PROJECT INFORMATION :

ASRIN MANDALAY ERF 3733

PROJECT ADDRESS :

ERF 3733

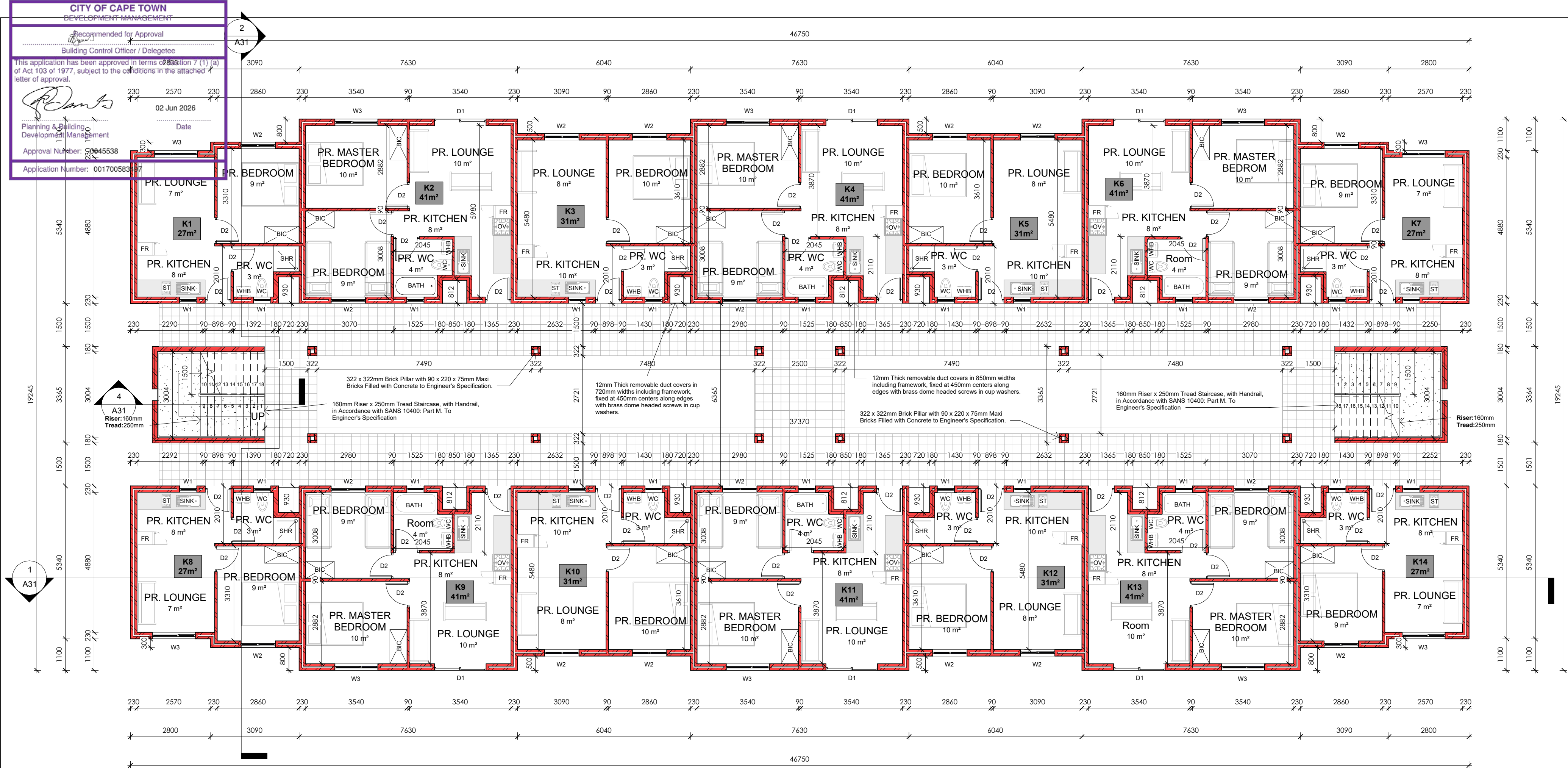
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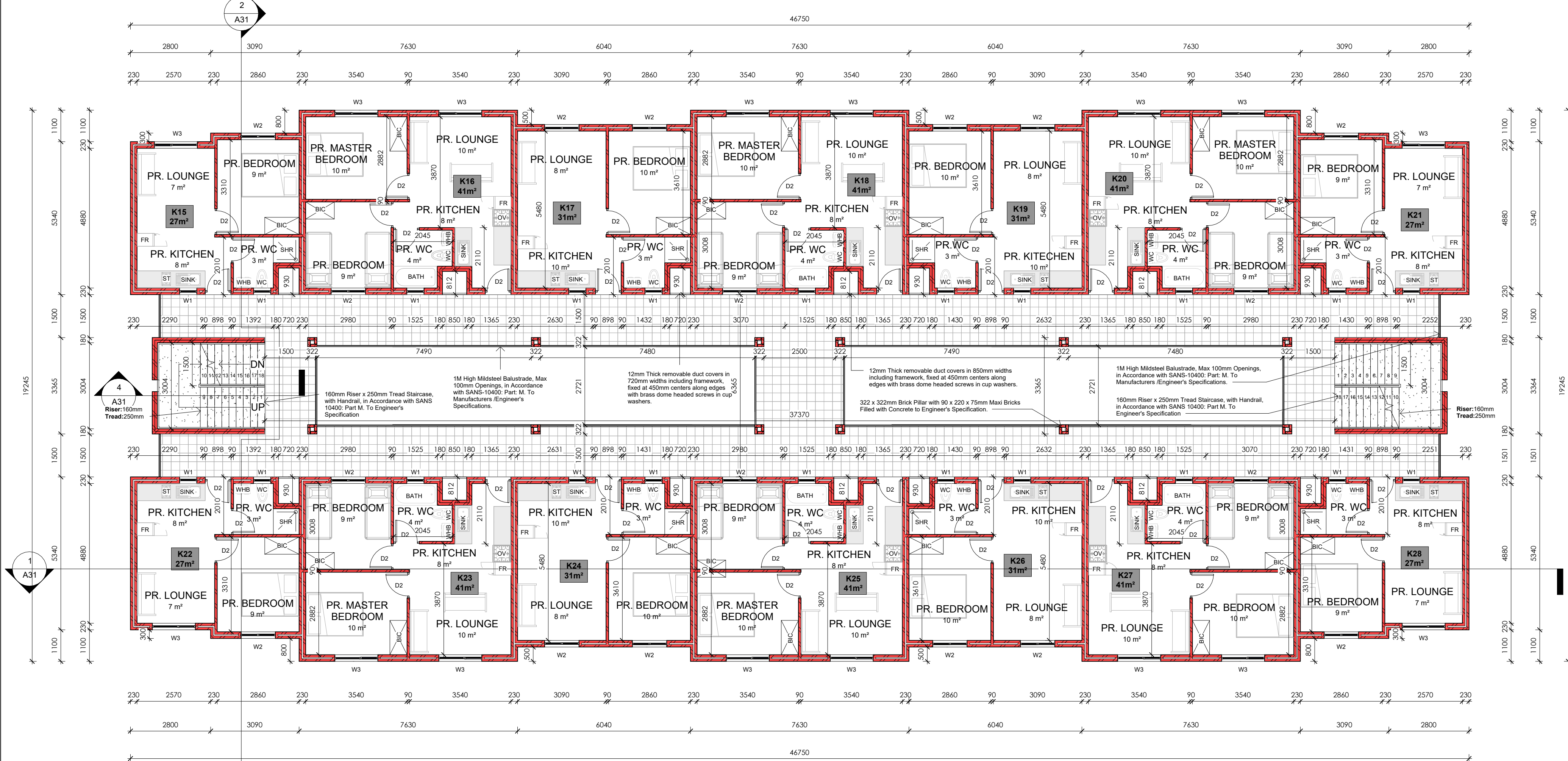
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PROJECT NO.	FILE PATH :	CHECKED BY:
577-		HS

DRAWING NUMBER	REVISION :
A21	1



1 1st STOREY BLOCK K
1 : 100



2 2nd STOREY BLOCK K
1 : 100

CONSTRUCTION NOTES

1. SUB STRUCTURE:

SITE TO BE CLEARED OF VEGETATION, RUBBISH ETC. CUT & FILL TO NEW LEVELS (WHERE APPLICABLE). FILL TO BE CONSOLIDATED, WELL COMPACTED, FREE OF VEGETATION AND RUBBISH.

2. FOUNDATIONS:

CONTINUOUS MASS-CONCRETE STRIP FOOTING TO BE FOUND IN NATURAL ROUND.
FOOTING SIZES TO BE AS FOLLOWS:
110 MM WALLS @ 250 X 600MM THICK
220 MM WALLS @ 250 X 650MM THICK
270 MM WALLS @ 250 X 700MM THICK
ALL RETAINING WALLS IF ANY TO BE BUILD TO PART K OF SANS 10400

3. FLOORSLAB:

100mm PRE-STRESSED CONCRETE FLOOR SLABS WITH 30mm THICK STEEL TROWELED SCREED TO ENGINEER'S SPECIFICATION.

4. DPC's

S.A.B.S APPROVED DPC'S & DPM'S THROUGHOUT FITTED IN ACCORDANCE WITH S.A.B.S STANDARD BUILDING PRACTICES. DPC'S MUST BE INSERTED ABOVE ALL DOOR AND WINDOW OPENINGS AS WELL AS UNDER ANY PARAPET WALL AND UNDERNEATH WINDOW SILLS.

5. INTERNAL WALLS:

90MM INTERNAL WALL BUILT WITH 220x 90x 115mm HOLLOWCORE CEMENT MAXI BRICK TO BE S.A.B.S APPROVED.

6. EXTERNAL WALLS:

220x 90x 115mm HOLLOWCORE CEMENT MAXI BRICK TO BE S.A.B.S APPROVED. WEEP HOLES TO BE ALLOWED IF APPLICABLE. WALLS MUST HAVE A MINIMUM OF 50mm CAVITY, CONNECTED WITH APPROVED GALVANIZED WALL TIES AT MAX 400mm VERTICAL CENTERS IN THE WALL. CAVITY MUST BE TAKEN DOWN AT LEAST 150mm BELOW DAMP PROOF COURSE. BRICK FORCE MUST BE 3 LAYERS ABOVE LINTEL HEIGHT OVER ANY OPENINGS.

7. ROOFS:

300 x 440mm CEMENT TILES FIXED TO TREATED SAP TIMBER BATTENS IN ACCORDANCE WITH SANS-10400: PART L. 38 x 38mm TREATED SAP TIMBER BATTENS @ 368mm C.C.S FIXED TO RAFTERS IN ACCORDANCE WITH SANS-10400: PART L. 38 x 114mm TREATED SAP RAFTERS FIXED TO THE BEAM WITH GANG NAILS IN ACCORDANCE WITH SANS 1400: PART L. TO ENG. SPEC.

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6.4mm GYPSUM CEILING WITH 75mm CORNICE ON 38x38mm BATTENS. TRAP DOORS TO BE PROVIDED IN CEILINGS TO TOP FLOOR ONLY. WHERE THERE ARE NO CEILINGS BUT A CONCRETE SOFFIT, NO CORNICE IS REQUIRED. PAINTING AND SEALING OF CORNER BETWEEN WALL AND CEILING REQUIRED. FLUSH MOUNTED CEILINGS REQUIRE NO CORNICE IF PROPERLY PAINTED AND SEALED. ECO ROOF INSULATION @135mm THICK.

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10. CONCRETE LINTELS

TO BE PRESTRESSED CONCRETE LINTELS ABOVE ALL WINDOWS, DOORS AND OTHER OPENINGS AND TO CONFORM TO N.B.R.900 - 1500MM LINTELS TO HAVE MINIMUM BEARING OF 150MM ON EACH END. 1500 - 3900MM LINTELS TO HAVE A MINIMUM BEARING OF 300MM ON EACH END. ENGINEER DRAWINGS TO TAKE PREFERENCE.

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PROJECT INFORMATION :

ASRIN MANDALAY
ERF 3733

PROJECT ADDRESS :

ERF 3733

DRAWING TITLE :

BLOCK K
FLOORPLANS

SCALE : DATE : DRAWN BY :

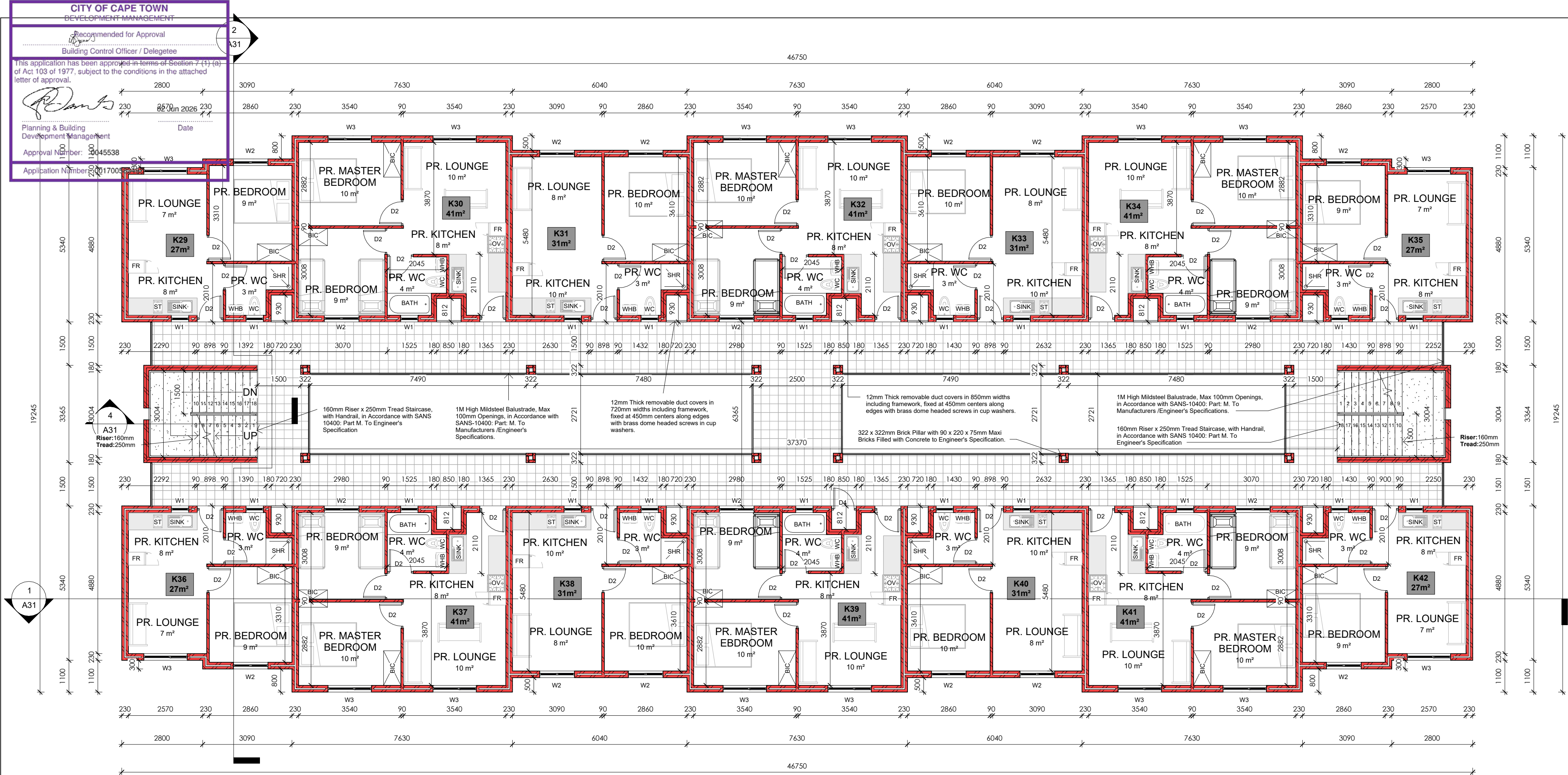
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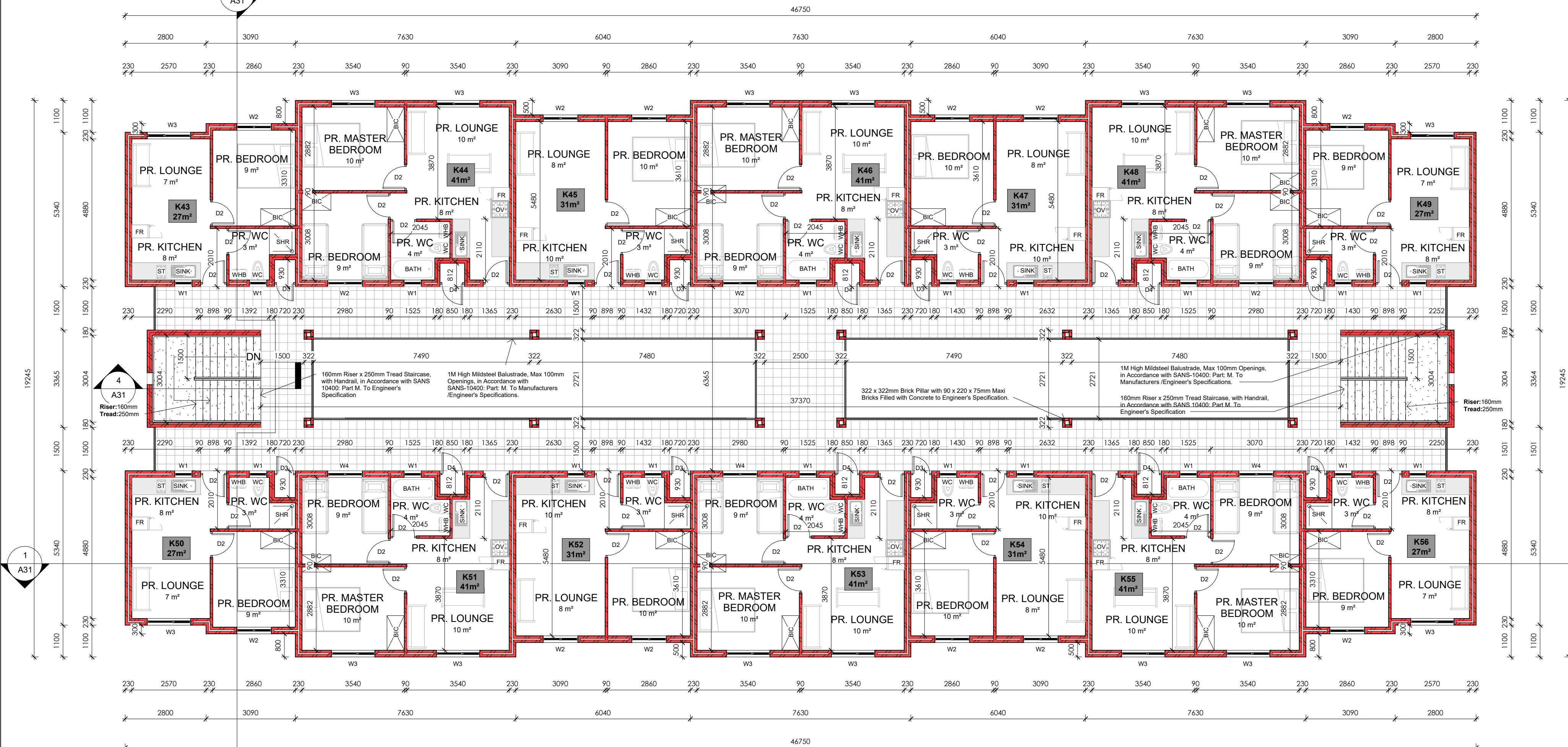
577- HS

DRAWING NUMBER REVISION :

A22 1



1 3rd STOREY BLOCK K
1 : 100



2 4th STOREY BLOCK K
1 : 100

CONSTRUCTION NOTES

1. SUB STRUCTURE:

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3. FLOORSLAB:

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5. INTERNAL WALLS:

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- SEE THE CALCULATIONS BASED UPON THE SANS 10-400 PART XA AS WELL AS FUTHER CALCULATIONS BASED UPON SANS 204 AS ATTACHED.

ARCHITECTS SIGNATURE:

CLIENTS SIGNATURE:



DOCUMENT STATUS

COUNCIL SUBMISSION

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PROJECT INFORMATION :

ASRIN MANDALAY ERF 3733

PROJECT ADDRESS :

ERF 3733

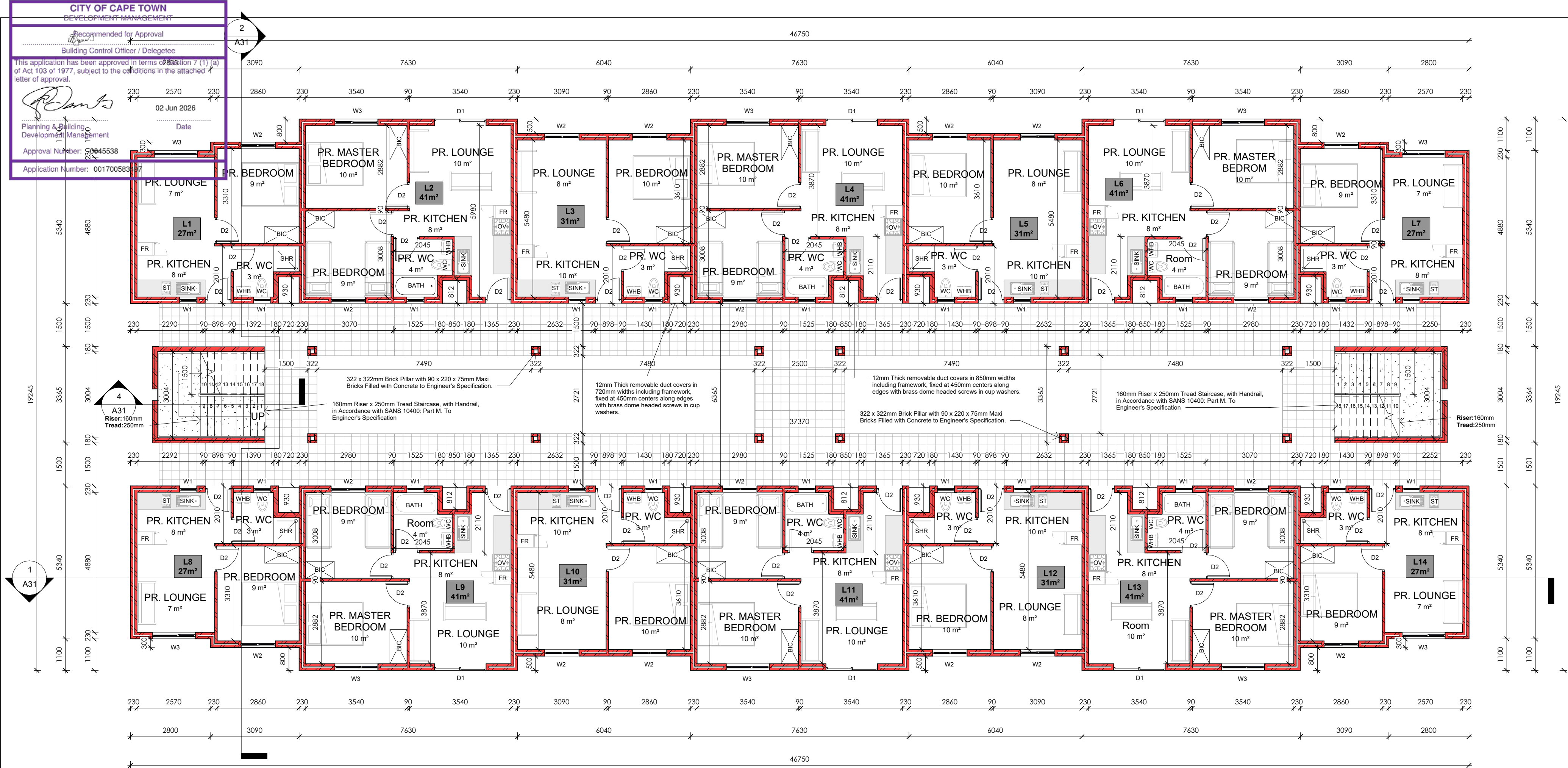
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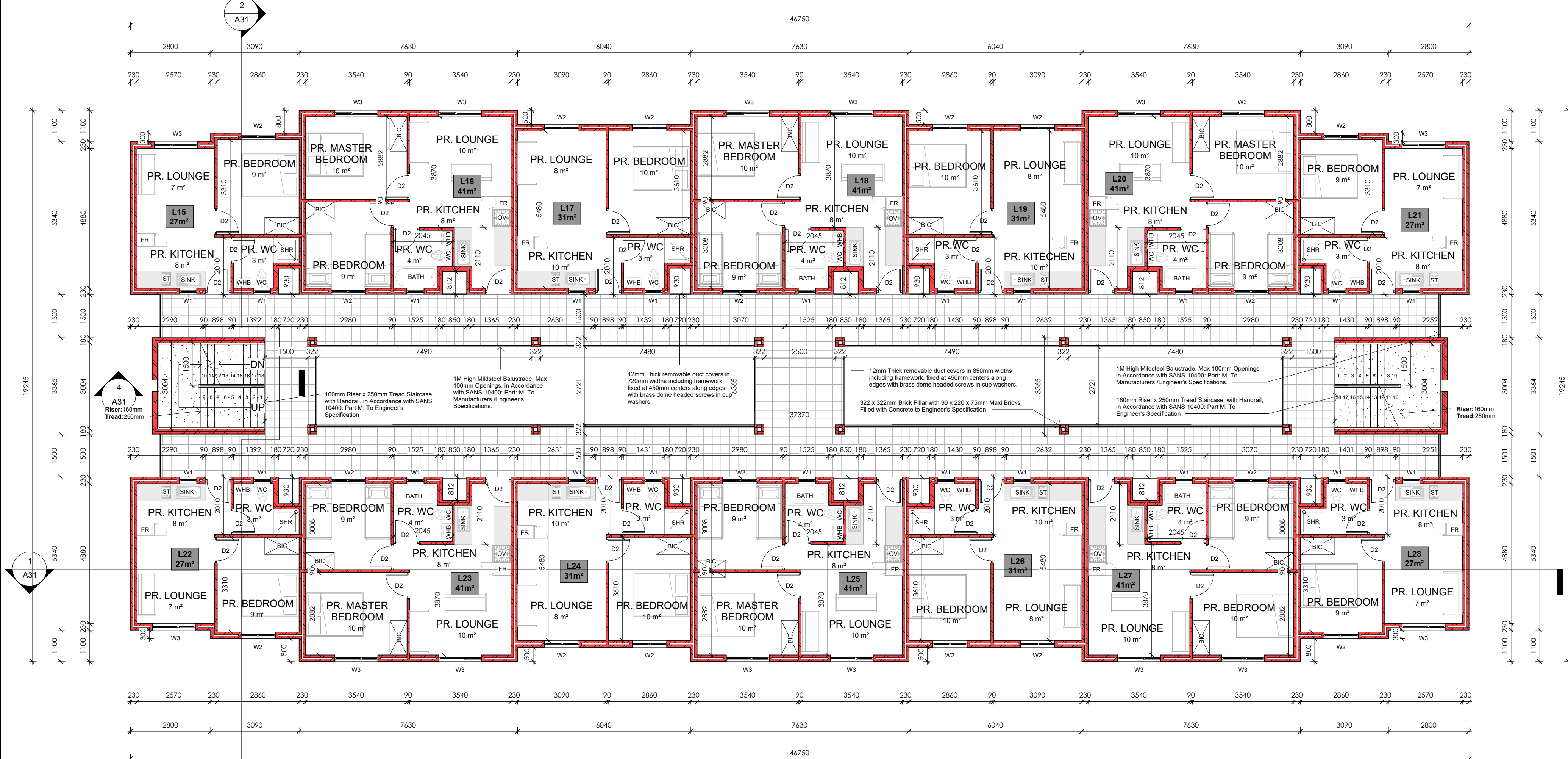
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1 : 100	2025/08/18	SMC

PROJECT NO.	FILE PATH :	CHECKED BY:
577-		HS

DRAWING NUMBER	REVISION :
A23	1



1 1st STOREY BLOCK L
1 : 100



2 2nd STOREY BLOCK L
1 : 100

CONSTRUCTION NOTES

1. SUB STRUCTURE:

SITE TO BE CLEARED OF VEGETATION, RUBBISH ETC. CUT & FILL TO NEW LEVELS (WHERE APPLICABLE). FILL TO BE CONSOLIDATED, WELL COMPACTED, FREE OF VEGETATION AND RUBBISH.

2. FOUNDATIONS:

CONTINUOUS MASS-CONCRETE STRIP FOOTING TO BE FOUND IN NATURAL ROUND.
FOOTING SIZES TO BE AS FOLLOWS:
110 MM WALLS @ 250 X 600MM THICK
220 MM WALLS @ 250 X 650MM THICK
270 MM WALLS @ 250 X 700MM THICK
ALL RETAINING WALLS IF ANY TO BE BUILD TO PART K OF SANS 10400

3. FLOORSLAB:

100mm PRE-STRESSED CONCRETE FLOOR SLABS WITH 30mm THICK STEEL TROWELED SCREED TO ENGINEER'S SPECIFICATION.

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5. INTERNAL WALLS:

90MM INTERNAL WALL BUILT WITH 220x 90x 115mm HOLLOWCORE CEMENT MAXI BRICK TO BE S.A.B.S APPROVED.

6. EXTERNAL WALLS:

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7. ROOFS:

300 x 440mm CEMENT TILES FIXED TO TREATED SAP TIMBER BATTENS IN ACCORDANCE WITH SANS-10400: PART L. 38 x 38mm TREATED SAP TIMBER BATTENS @ 368mm C.C.S FIXED TO RAFTERS IN ACCORDANCE WITH SANS-10400: PART L. 38 x 114mm TREATED SAP RAFTERS FIXED TO THE BEAM WITH GANG NAILS IN ACCORDANCE WITH SANS 1400: PART L. TO ENG. SPEC.

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9. ENERGY USAGE:

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10. CONCRETE LINTELS

TO BE PRESTRESSED CONCRETE LINTELS ABOVE ALL WINDOWS, DOORS AND OTHER OPENINGS AND TO CONFORM TO N.B.R.900 - 1500MM LINTELS TO HAVE MINIMUM BEARING OF 150MM ON EACH END. 1500 - 3900MM LINTELS TO HAVE A MINIMUM BEARING OF 300MM ON EACH END. ENGINEER DRAWINGS TO TAKE PREFERENCE.

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ASRIN MANDALAY
ERF 3733

PROJECT ADDRESS :

ERF 3733

DRAWING TITLE :

BLOCK L
FLOORPLANS

SCALE : DATE : DRAWN BY :

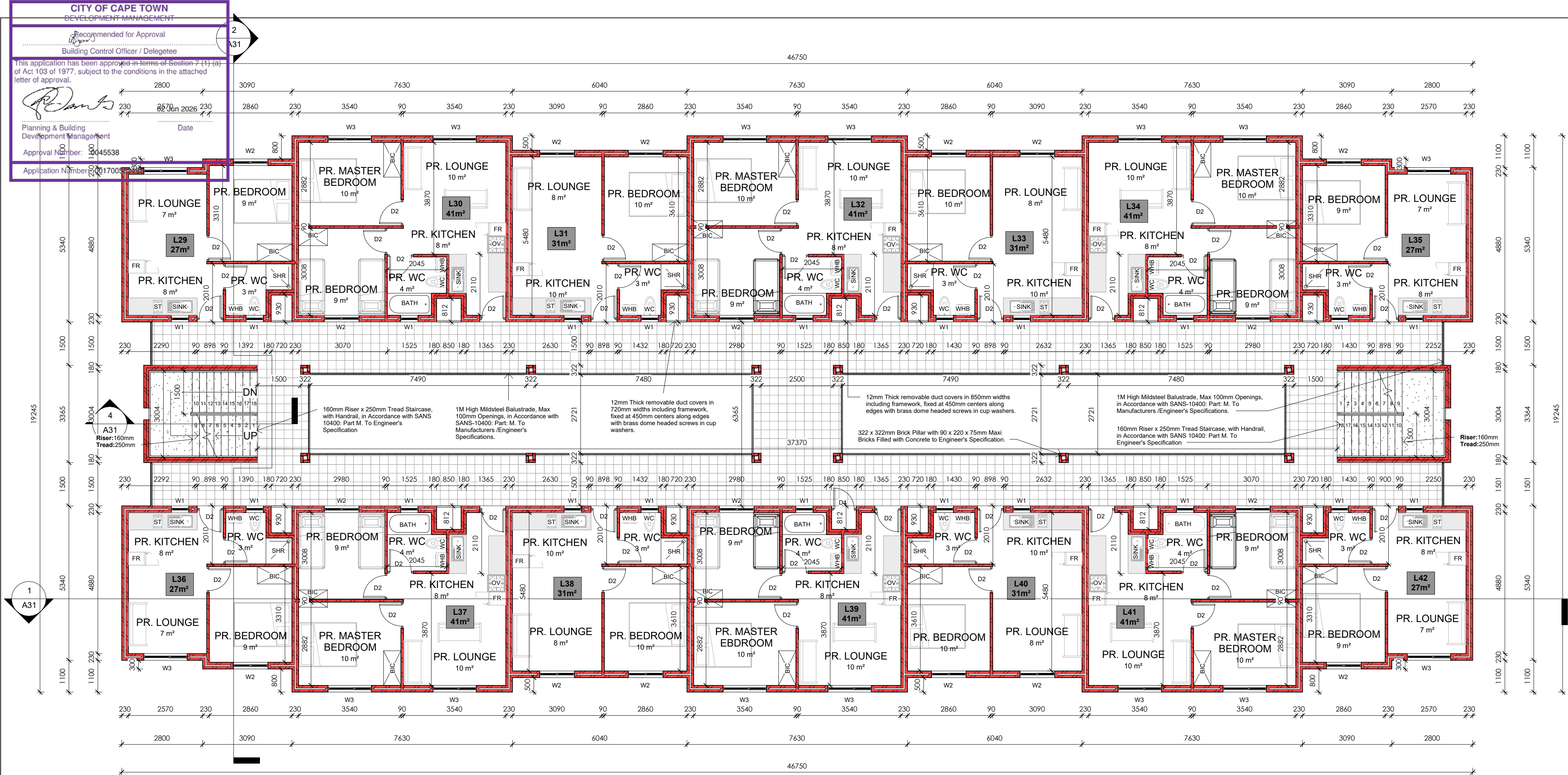
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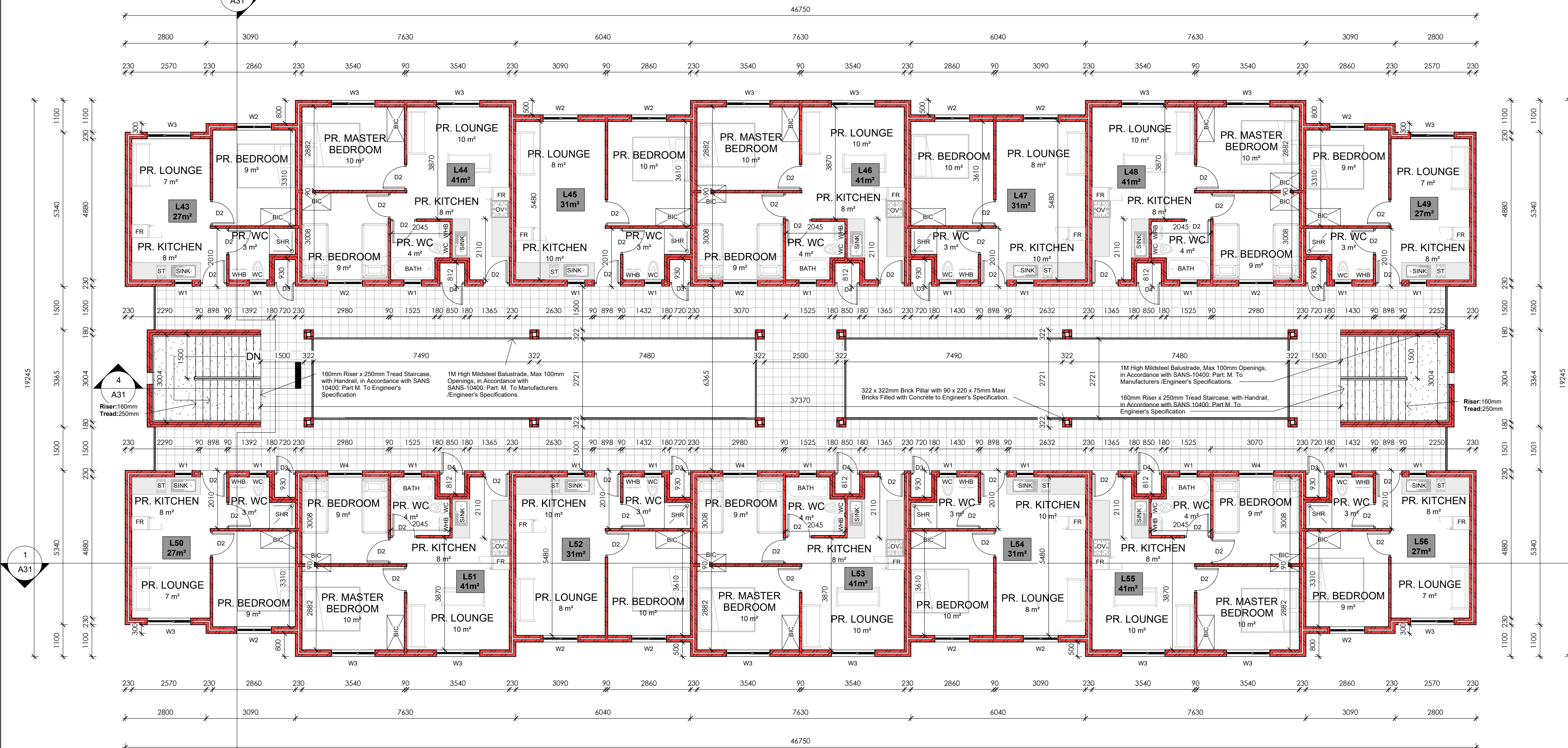
577- HS

DRAWING NUMBER REVISION :

A24 1



1 3rd STOREY BLOCK L
1 : 100



2 4th STOREY BLOCK L
1 : 100

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1. SUB STRUCTURE:

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100mm PRE-STRESSED CONCRETE FLOOR SLABS WITH 30mm THICK STEEL TROWELED SCREED TO ENGINEERS SPECIFICATION.

4. DPC's

S.A.B.S APPROVED DPC's & DPM's THROUGHOUT FITTED IN ACCORDANCE WITH S.A.B.S STANDARD BUILDING PRACTICES. DPC'S MUST BE INSERTED ABOVE ALL DOOR AND WINDOW OPENINGS AS WELL AS UNDER ANY PARAPET WALL AND UNDERNEATH WINDOW SILLS.

5. INTERNAL WALLS:

90MM INTERNAL WALL BUILT WITH 220x 90x 115mm HOLLOWCORE CEMENT MAXI BRICK TO BE S.A.B.S APPROVED.

6. EXTERNAL WALLS:

220x 90x 115mm HOLLOWCORE CEMENT MAXI BRICK TO BE S.A.B.S APPROVED. WEEP HOLES TO BE ALLOWED IF APPLICABLE. WALLS MUST HAVE A MINIMUM OF 50mm CAVITY, CONNECTED WITH APPROVED GALVANIZED WALL TIES AT MAX 400mm VERTICAL CENTERS IN THE WALL. CAVITY MUST BE TAKEN DOWN AT LEAST 150mm BELOW DAMP PROOF COURSE. BRICK FORCE MUST BE 3 LAYERS ABOVE LINTEL HEIGHT OVER ANY OPENINGS.

7. ROOFS:

300 x 440mm CEMENT TILES FIXED TO TREATED SAP TIMBER BATTENS IN ACCORDANCE WITH SANS-10400: PART L. 38 x 38mm TREATED SAP TIMBER BATTENS @ 368mm C.C.S FIXED TO RAFTERS IN ACCORDANCE WITH SANS-10400: PART L. 38 x 114mm TREATED SAP RAFTERS FIXED TO TIE BEAM WITH GANG NAILS IN ACCORDANCE WITH SANS 1400: PART L. TO ENG. SPEC.

8. CEILINGS:

6.4mm GYPSUM CEILING WITH 75mm CORNICE ON 38x38mm BATTENS. TRAP DOORS TO BE PROVIDED IN CEILINGS TO TOP FLOOR ONLY. WHERE THERE ARE NO CEILINGS BUT A CONCRETE SOFFIT, NO CORNICE IS REQUIRED. PAINTING AND SEALING OF CORNER BETWEEN WALL AND CEILING REQUIRED. FLUSH MOUNTED CEILINGS REQUIRE NO CORNICE IF PROPERLY PAINTED AND SEALED, ECO ROOF INSULATION @135mm THICK.

9. ENERGY USAGE:

THE ENERGY USAGE IN THE BUILDING SHALL COMPLY WITH SANS 10400 - XA:2011 CEILING AND ROOF INSULATION TO COMPLY WITH THE MINIMUM R-VALUE AS DETAILED IN THE SANS 10400-XA:2011. NEW LIGHTS TO BE INSTALLED SHALL BE ENERGY SAVING LIGHTS. HOT & COLD WATER TO COMPLY WITH SANS 204.

10. CONCRETE LINTOLS

TO BE PRESTRESSED CONCRETE LINTELS ABOVE ALL WINDOWS, DOORS AND OTHER OPENINGS AND TO CONFORM TO N.B.R.900 -1500MM LINTELS TO HAVE MINIMUM BEARING OF 150MM ON EACH END. 1500 - 3900MM LINTELS TO HAVE A MINIMUM BEARING OF 300MM ON EACH END. ENGINEER DRAWINGS TO TAKE PREFERENCE.

11. ELECTRICAL WORKS

ELECTRICAL INSTALLATIONS SHALL COMPLY WITH THE SANS 10400 AND LOCAL AUTHORITY REQUIREMENTS AND ALL WORK SHALL BE EXECUTED BY A REGISTERED ELECTRICIAN.

12. GLAZING:

ALL GLAZING AS PER AAAMSA REGULATIONS, ENSURE ALL GLAZING MEETS SANS 10400 - PART N. GLASS LARGER THAN 1M² & LESS THAN 500 MM AFFL TO BE SAFETY GLAZING. ALL OPENING DIMENSIONS TO BE VERIFIED ON SITE BEFORE MANUFACTURING. GLAZING MUST COMPLY WITH SANS 10400 PART XA.

13. LIGHT AND VENTILATION

ALL WINDOWS & DOORS TO BE POWDER COATED ALUMINIUM UNLESS SPECIFIED OTHERWISE. ALL OPENINGS TO HAVE SABS APPROVED PRE-STRESSED LINTELS - TO BE LAID TO MANUFACTURERS SPECIFICATIONS.

14. RAINWATER GOODS

ALUMINIUM GUTTERS AND 85mmø PVC DOWNPIPES TO DRAIN TO SITE STORM WATER SYSTEM.

15. AIR BRICK

ADD AIR BRICKS IN BATHROOM'S, KITCHEN'S AND BEDROOM'S.

NOTES

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- SEE THE CALCULATIONS BASED UPON THE SANS 10-400 PART XA AS WELL AS FUTHER CALCULATIONS BASED UPON SANS 204 AS ATTACHED.

ARCHITECTS SIGNATURE:

CLIENTS SIGNATURE:



DOCUMENT STATUS

COUNCIL SUBMISSION

UNLESS STAMPED, THIS DRAWING IS NOT VALIDATED AND SHOULD NOT BE USED

PROJECT INFORMATION :

ASRIN MANDALAY ERF 3733

PROJECT ADDRESS :

ERF 3733

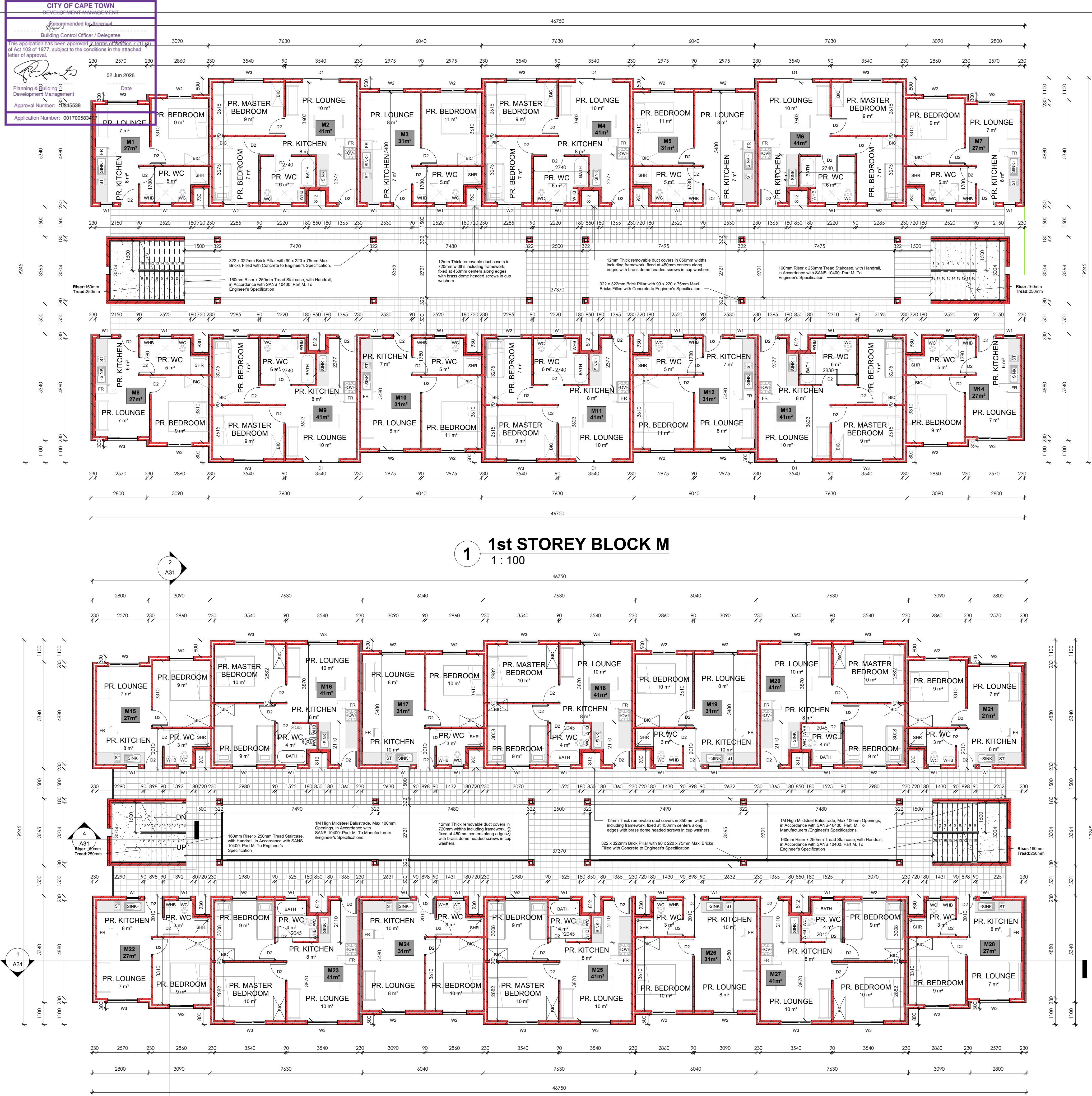
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PROJECT NO.	FILE PATH :	CHECKED BY:
577-		HS

DRAWING NUMBER	REVISION :
A25	1



CONSTRUCTION NOTES

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SITE TO BE CLEARED OF VEGETATION, RUBBISH ETC. CUT & FILL TO NEW LEVELS (WHERE APPLICABLE). FILL TO BE CONSOLIDATED, WELL COMPACTED, FREE OF VEGETATION AND RUBBISH.

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ARCHITECTS SIGNATURE:

CLIENTS SIGNATURE:



DOCUMENT STATUS

COUNCIL SUBMISSION

UNLESS STAMPED, THIS DRAWING IS NOT VALIDATED AND SHOULD NOT BE USED

PROJECT INFORMATION :

ASRIN MANDALAY
ERF 3733

PROJECT ADDRESS :

ERF 3733

DRAWING TITLE :

BLOCK M
FLOORPLANS

SCALE : DATE : DRAWN BY :

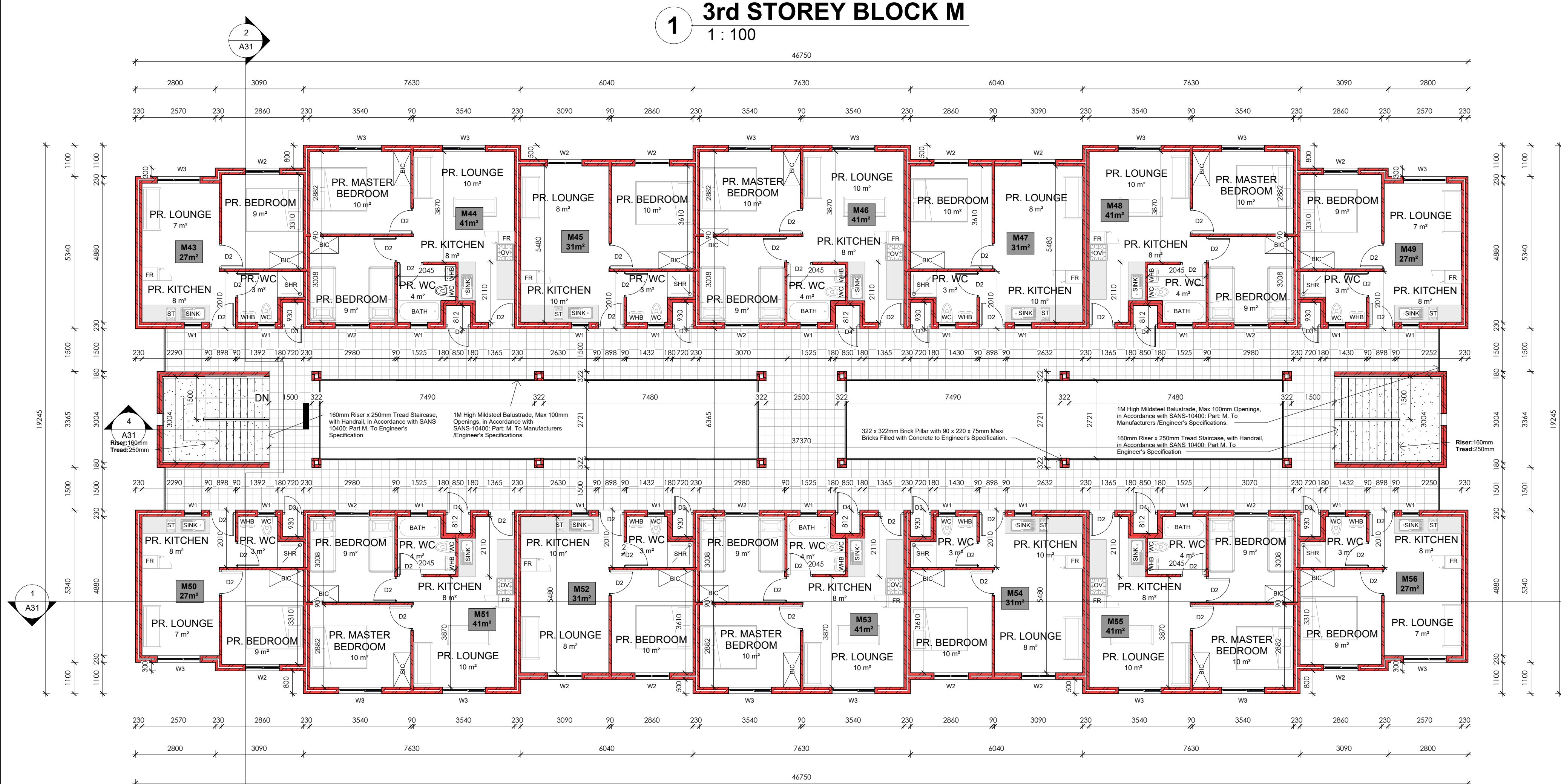
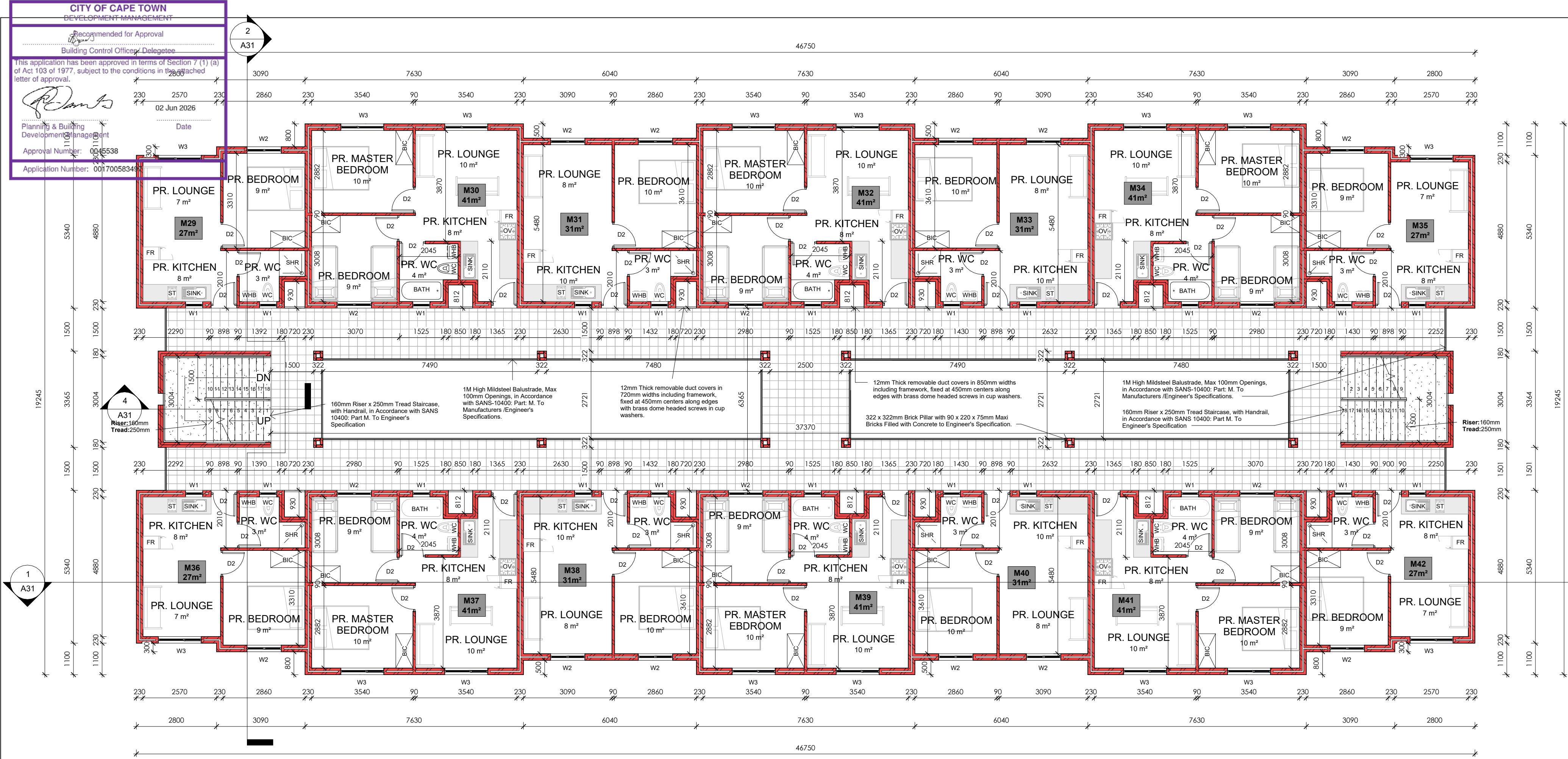
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PROJECT NO. FILE PATH : CHECKED BY :

577- HS

DRAWING NUMBER REVISION :

A26 1



CONSTRUCTION NOTES

1. SUB STRUCTURE:

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ARCHITECTS SIGNATURE:

CLIENTS SIGNATURE:



6A Sunbird Office Park,
Pasila Street,
Bellville
Cape Town
7536
Tel: (+27) 21 914 3737
Fax: (+27) 21 914 3348
Email: latoya@smith-smith.co.za

DOCUMENT STATUS

COUNCIL SUBMISSION

UNLESS STAMPED, THIS DRAWING IS NOT VALIDATED AND SHOULD NOT BE USED

PROJECT INFORMATION :

ASRIN MANDALAY
ERF 3733

PROJECT ADDRESS :

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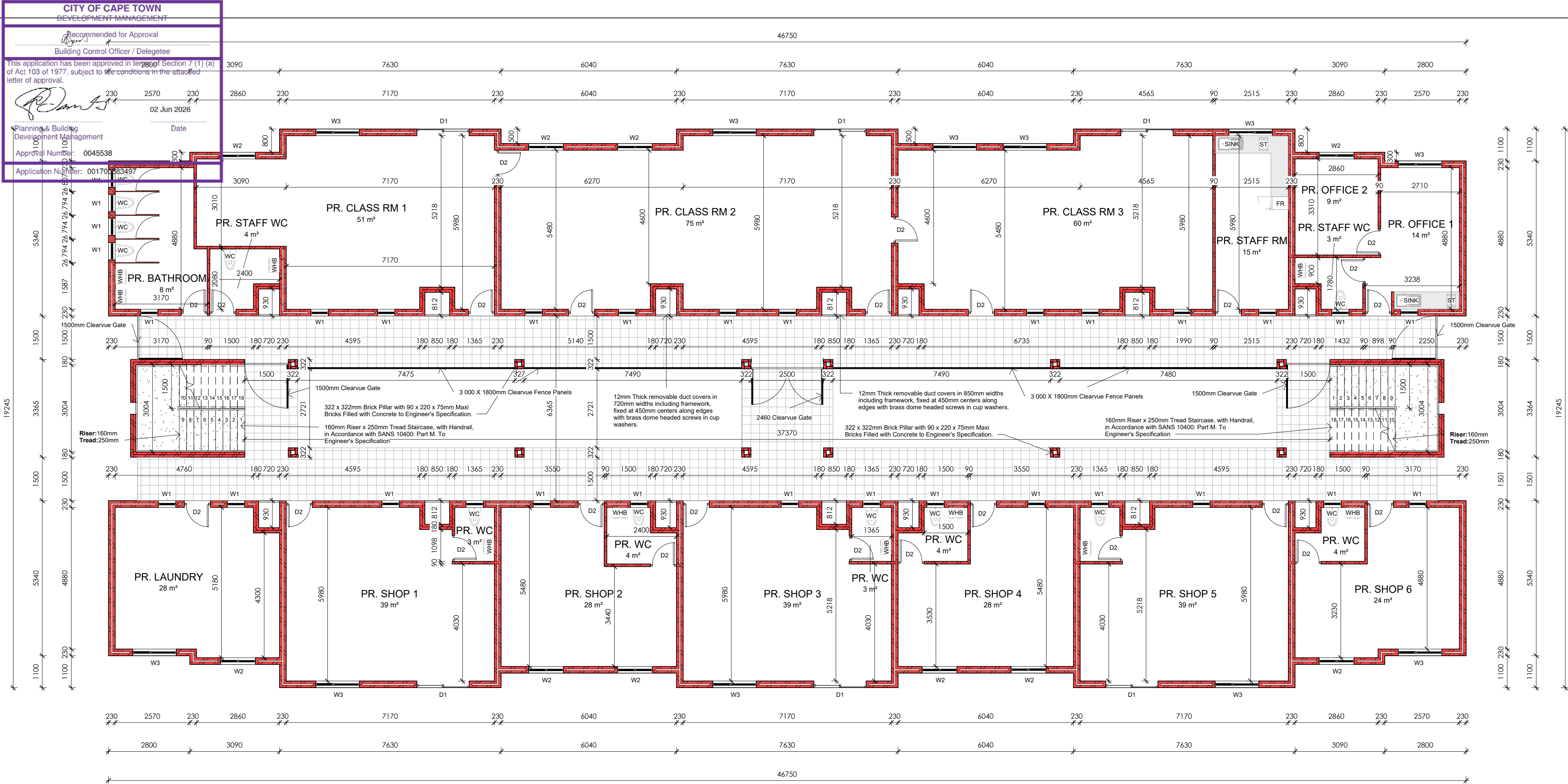
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FLOORPLANS

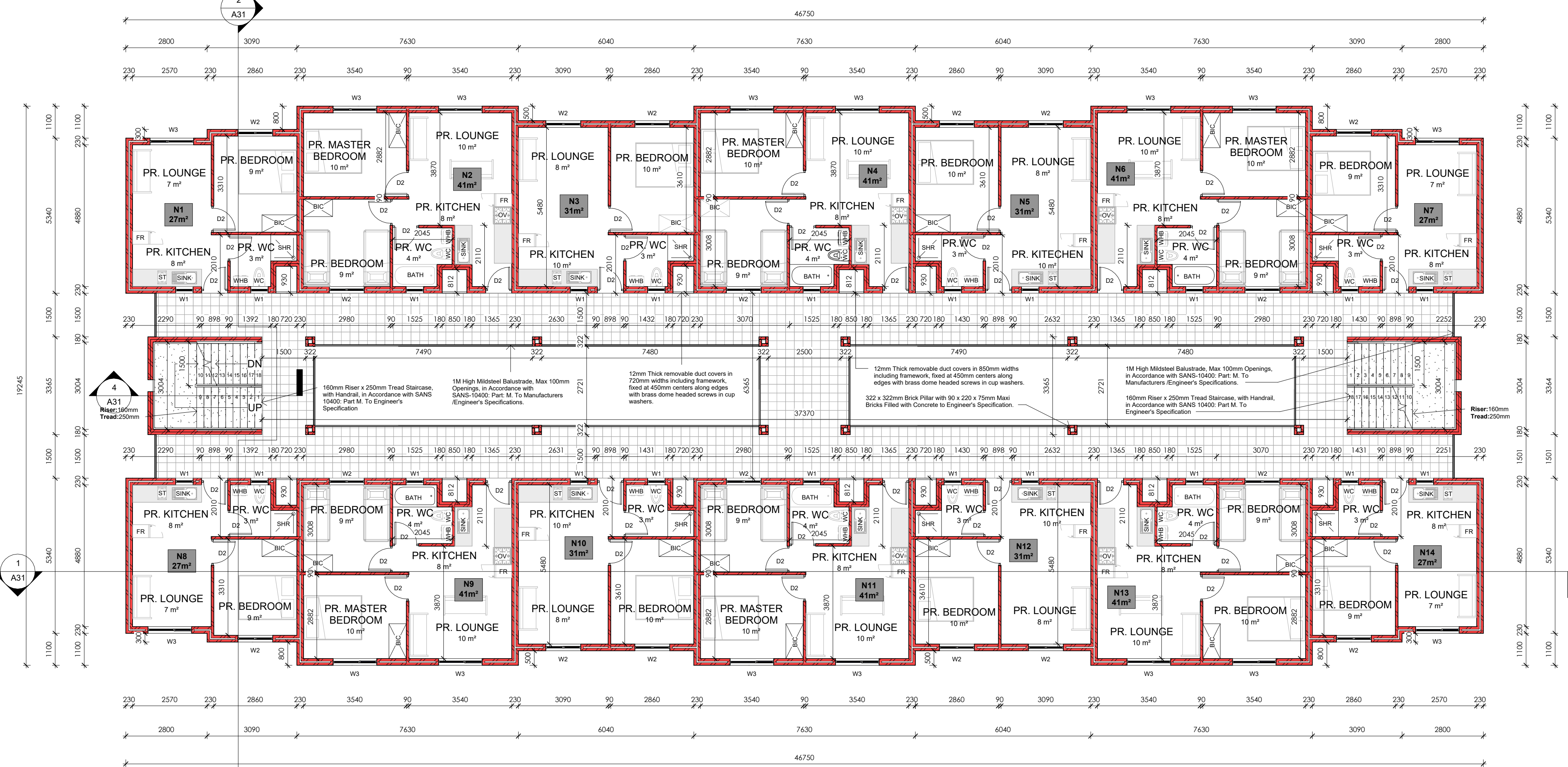
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FILE PATH :
CHECKED BY : HS

DRAWING NUMBER A27
REVISION : 1



1 1st STOREY BLOCK N
1 : 100



2 2nd STOREY BLOCK N
1 : 100

CONSTRUCTION NOTES

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- VENTILATION AREA OF WINDOWS TO BE MINIMUM 5% VENTILATION AREA AND MAXIMUM 15% & FENESTRATION AREA OF ROOM.
- SEE THE CALCULATIONS BASED UPON THE SANS 10-400 PART XA AS WELL AS FUTHER CALCULATIONS BASED UPON SANS 204 AS ATTACHED.

ARCHITECTS SIGNATURE:

CLIENTS SIGNATURE:



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Pasila Street,
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7536
Tel: (+27) 21 914 3737
Fax: (+27) 21 914 3348
Email: latoya@smith-smith.co.za

DOCUMENT STATUS

COUNCIL SUBMISSION

UNLESS STAMPED, THIS DRAWING IS NOT VALIDATED AND SHOULD NOT BE USED

PROJECT INFORMATION :

ASRIN MANDALAY
ERF 3733

PROJECT ADDRESS :

ERF 3733

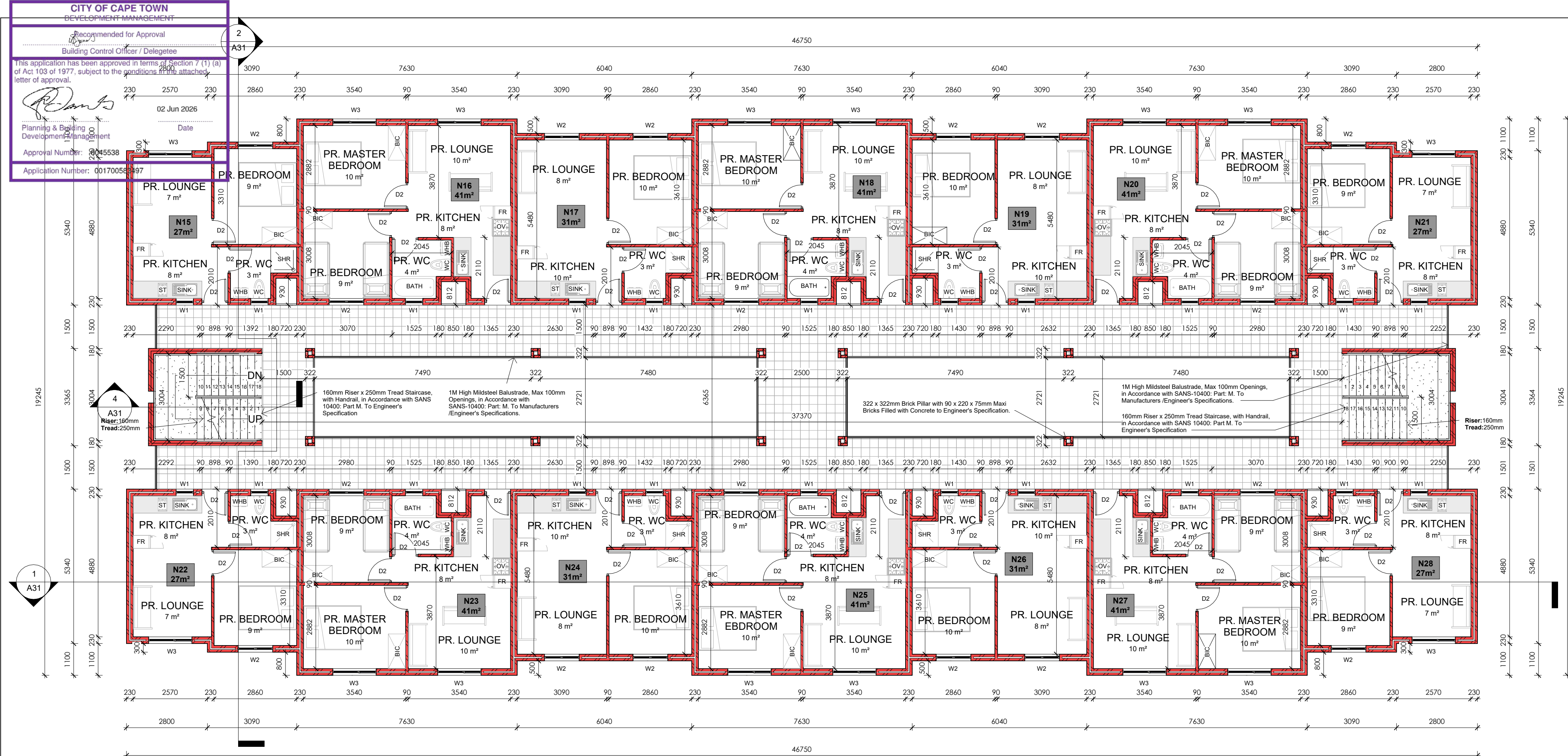
DRAWING TITLE :

BLOCK N
FLOORPLANS

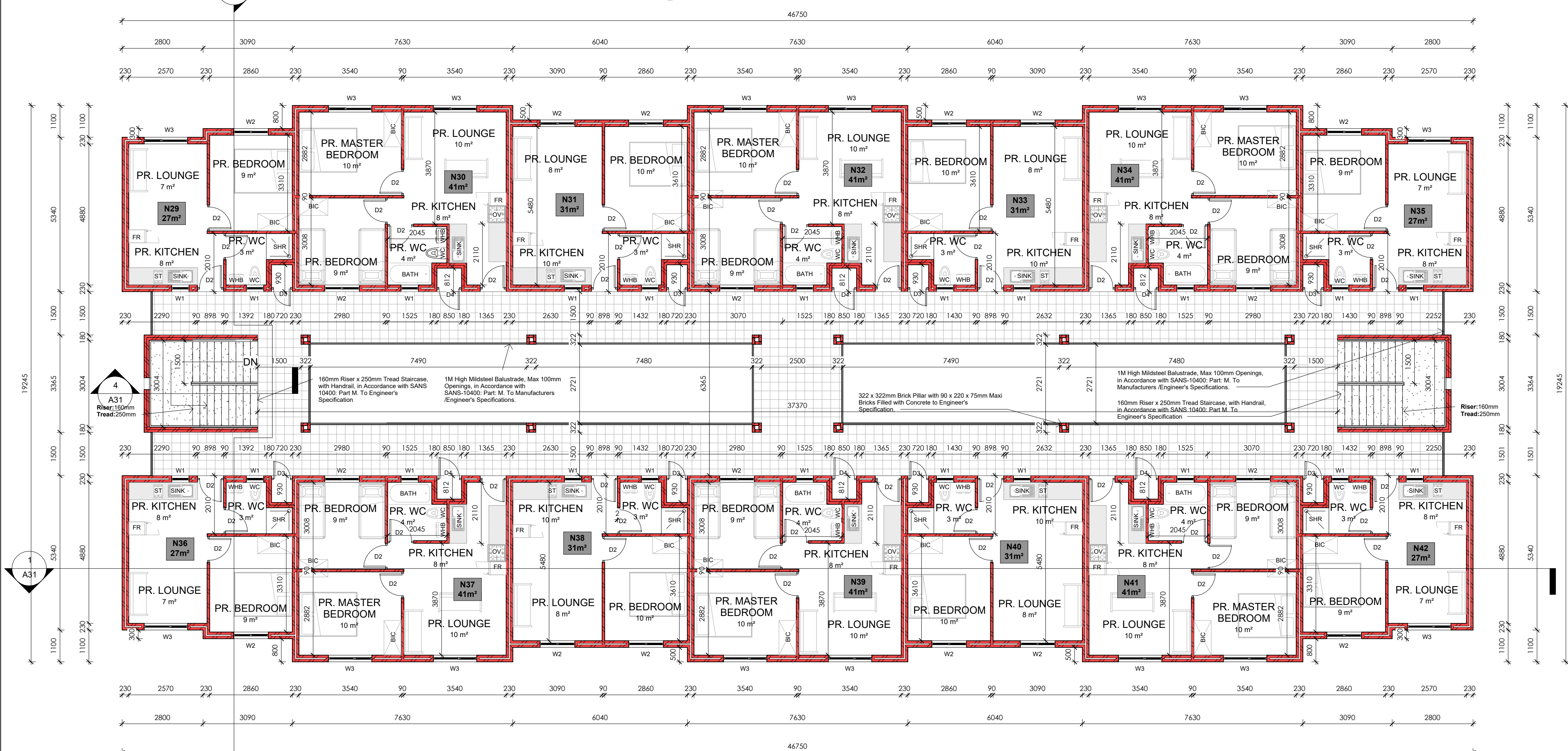
SCALE :	DATE :	DRAWN BY :
1 : 100	2025/08/18	SMC

PROJECT NO.	FILE PATH :	CHECKED BY:
577-		HS

DRAWING NUMBER	REVISION :
A28	1



1 3rd STOREY BLOCK N
1 : 100



2 4th STOREY BLOCK N
1 : 100

CONSTRUCTION NOTES

1. SUB STRUCTURE:

SITE TO BE CLEARED OF VEGETATION, RUBBISH ETC. CUT & FILL TO NEW LEVELS (WHERE APPLICABLE). FILL TO BE CONSOLIDATED, WELL COMPACTED, FREE OF VEGETATION AND RUBBISH.

2. FOUNDATIONS:

CONTINUOUS MASS-CONCRETE STRIP FOOTING TO BE FOUND IN NATURAL MOUND.
FOOTING SIZES TO BE AS FOLLOWS:
110 MM WALLS @ 250 X 600MM THICK
220 MM WALLS @ 250 X 650MM THICK
270 MM WALLS @ 250 X 700MM THICK
ALL RETAINING WALLS IF ANY TO BE BUILD TO PART K OF SANS 10400

3. FLOORSLAB:

100mm PRE-STRESSED CONCRETE FLOOR SLABS WITH 30mm THICK STEEL TROWELED SCREED TO ENGINEERS SPECIFICATION.

4. DPC's

S.A.B.S APPROVED DPC's & DPM's THROUGHOUT FITTED IN ACCORDANCE WITH S.A.B.S STANDARD BUILDING PRACTICES. DPC's MUST BE INSERTED ABOVE ALL DOOR AND WINDOW OPENINGS AS WELL AS UNDER ANY PARAPET WALL AND UNDERNEATH WINDOW SILLS.

5. INTERNAL WALLS:

90MM INTERNAL WALL BUILT WITH 220x 90x 115mm HOLLOWCORE CEMENT MAXI BRICK TO BE S.A.B.S APPROVED.

6. EXTERNAL WALLS:

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6.4mm GYPSUM CEILING WITH 75mm CORNICE ON 38x38mm BATTENS. TRAP DOORS TO BE PROVIDED IN CEILINGS TO TOP FLOOR ONLY. WHERE THERE ARE NO CEILINGS BUT A CONCRETE SOFFIT, NO CORNICE IS REQUIRED. PAINTING AND SEALING OF CORNER BETWEEN WALL AND CEILING REQUIRED. FLUSH MOUNTED CEILINGS REQUIRE NO CORNICE IF PROPERLY PAINTED AND SEALED. ECO ROOF INSULATION @135mm THICK.

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ELECTRICAL INSTALLATIONS SHALL COMPLY WITH THE SANS 10400 AND LOCAL AUTHORITY REQUIREMENTS AND ALL WORK SHALL BE EXECUCED BY A REGISTERED ELECTRICIAN.

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ADD AIR BRICKS IN BATHROOM'S, KITCHEN'S AND BEDROOM'S.

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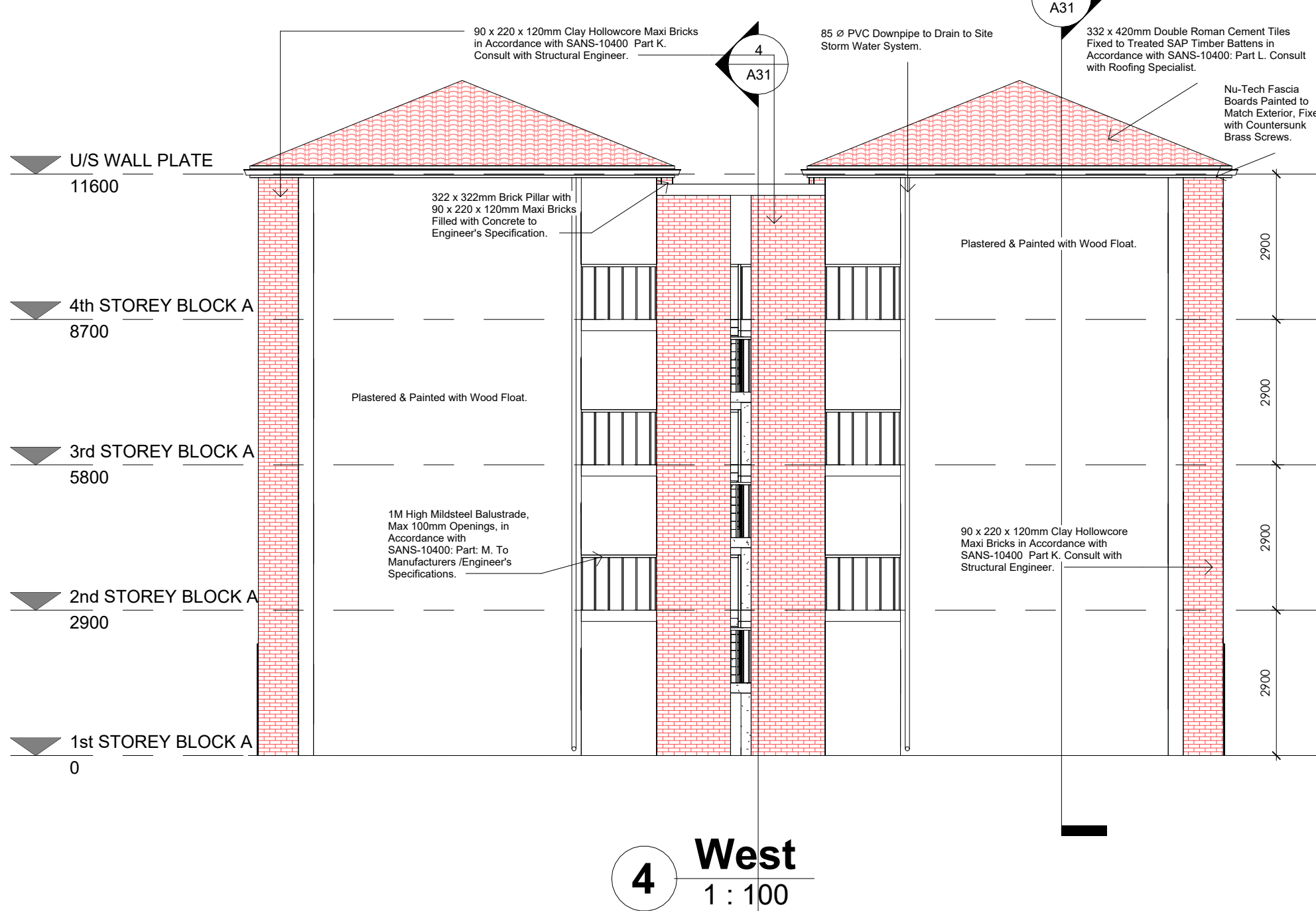
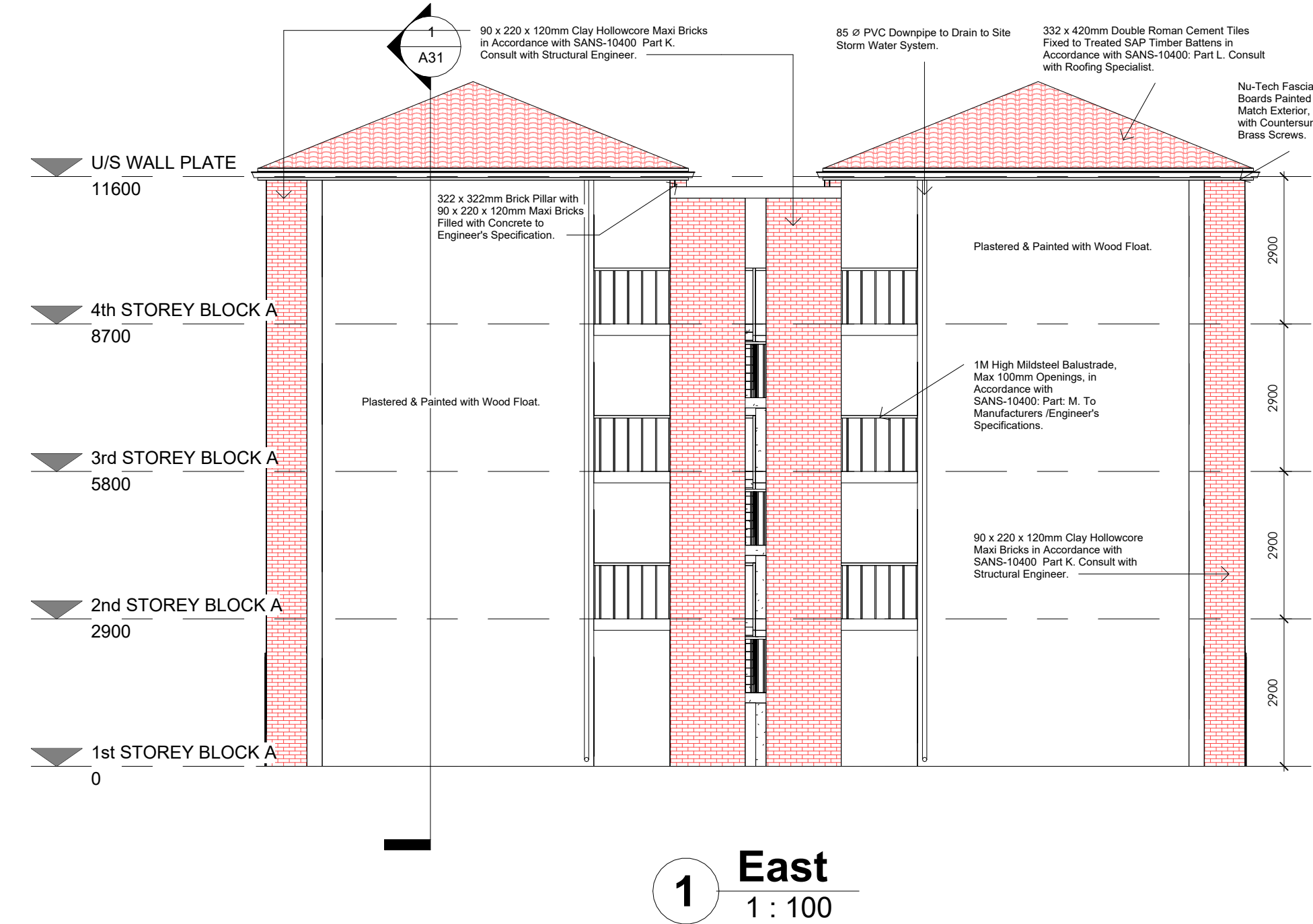
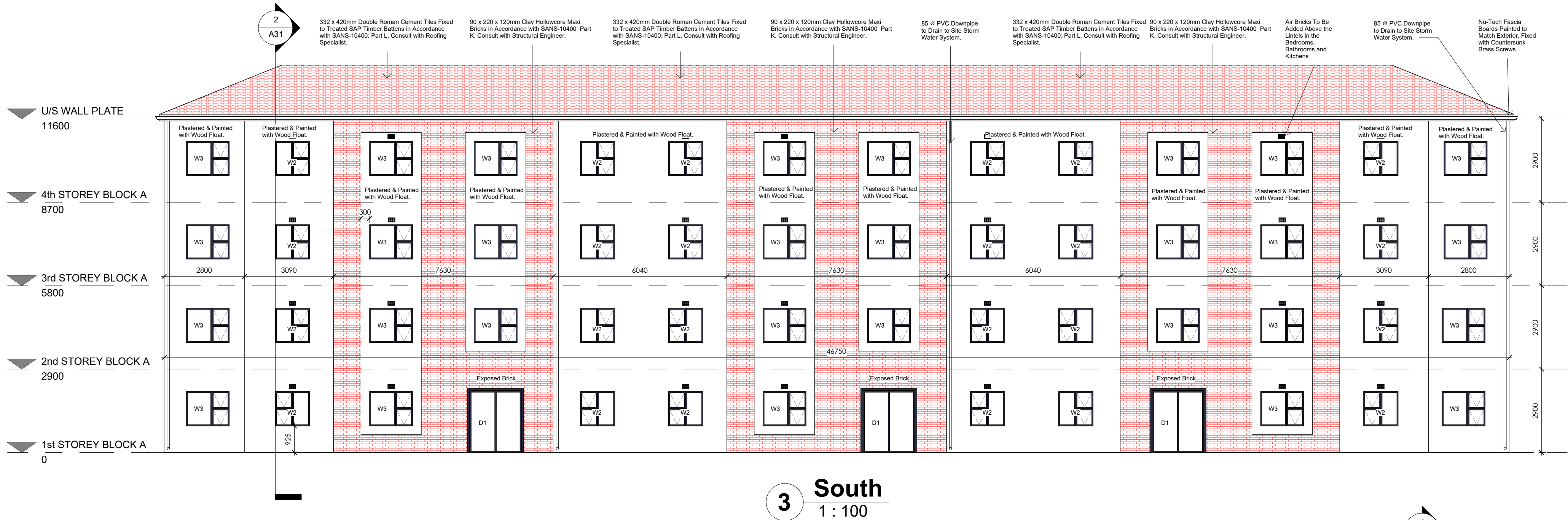
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1 : 100	2025/08/18	SMC

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PROJECT INFORMATION :

ASRIN MANDALAY
ERF 3733

PROJECT ADDRESS :

ERF 3733

DRAWING TITLE :

ELEVATIONS

SCALE : DATE : DRAWN BY :

1 : 100 2025/08/18 SMC

PROJECT NO. FILE PATH : CHECKED BY:

577- HS

DRAWING NUMBER REVISION :

A30 1

CITY OF CAPE TOWN
DEVELOPMENT MANAGEMENT

Recommended for Approval

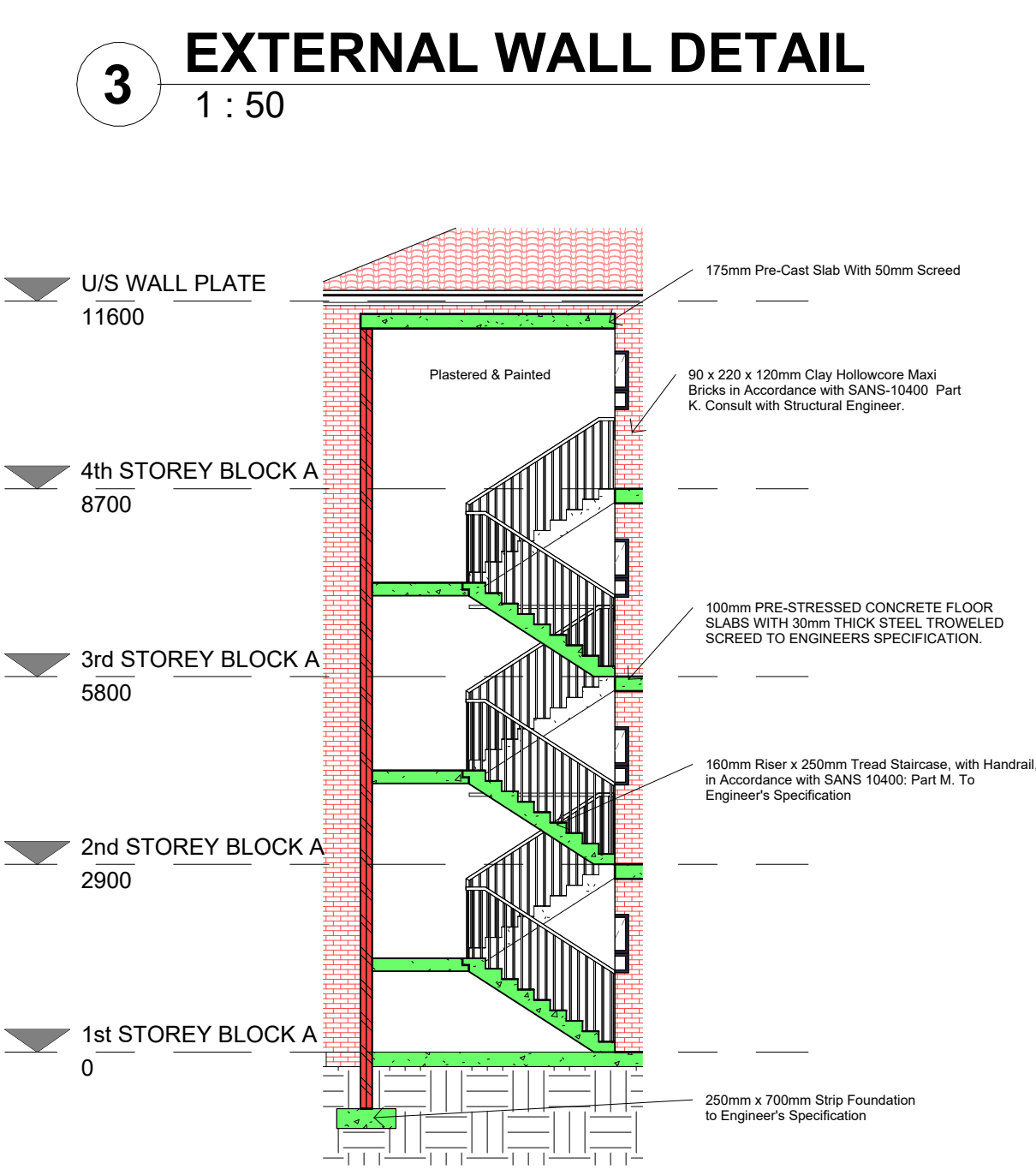
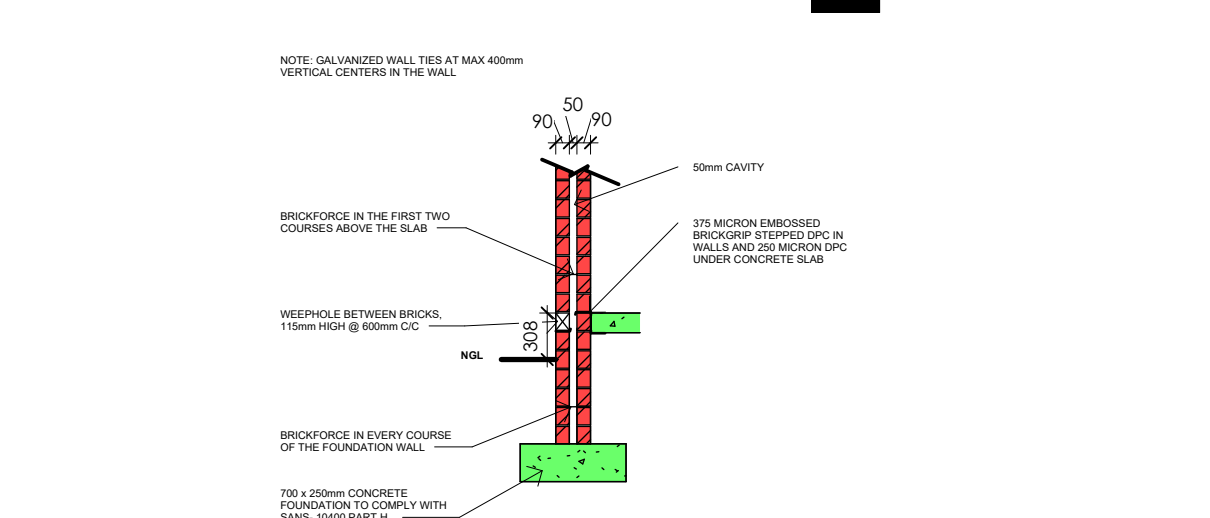
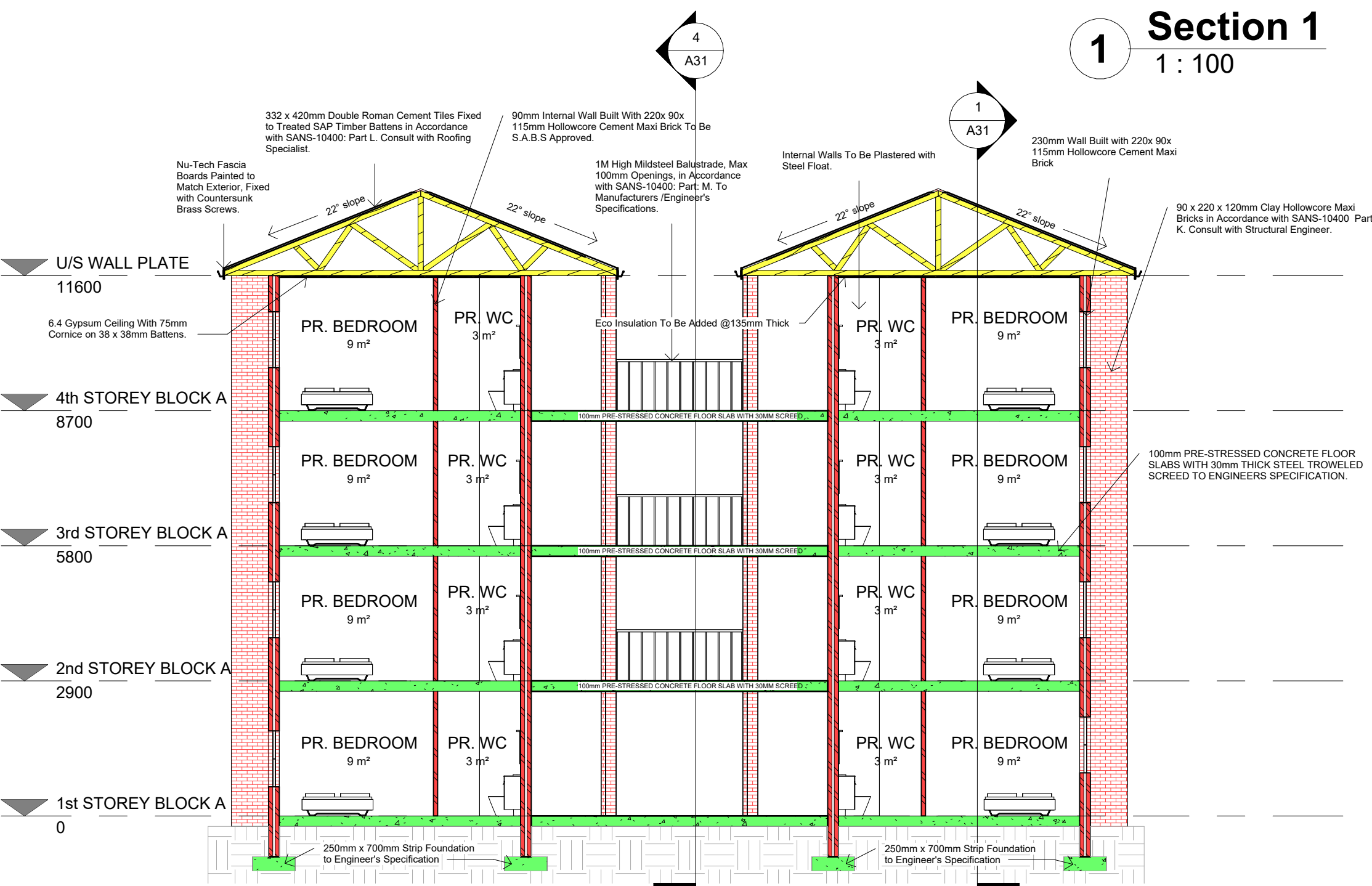
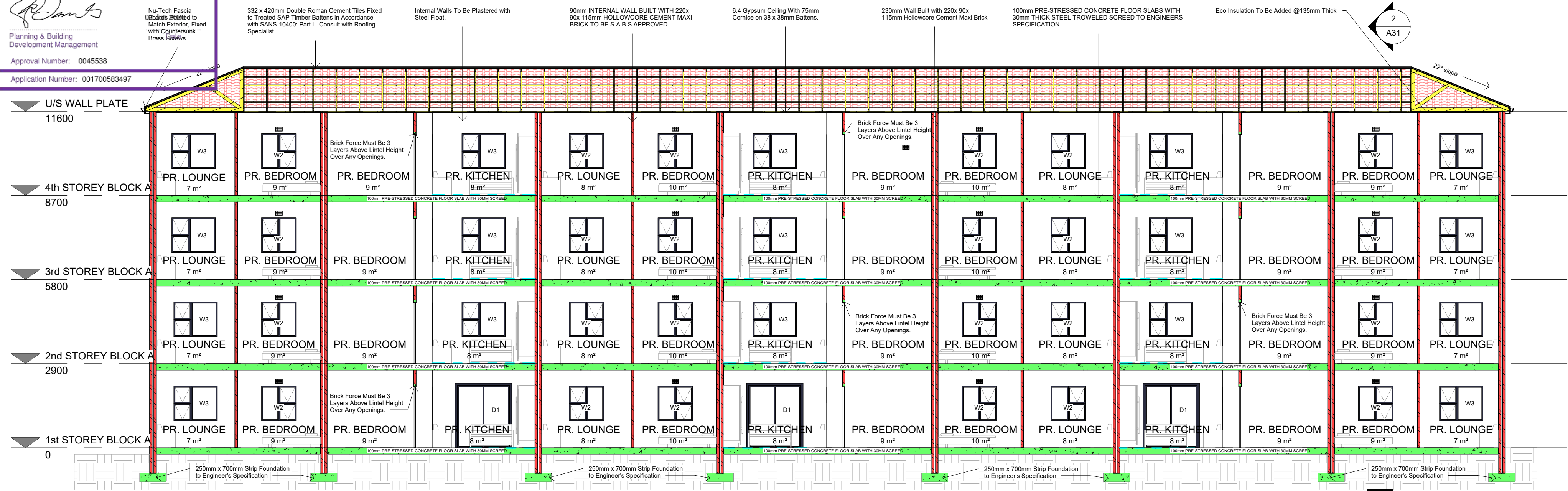
Building Control Officer / Delegates

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.

Planning & Building
Development Management

Approval Number: 0045538

Application Number: 001700583497



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ERF 3733

PROJECT ADDRESS :
ERF 3733

DRAWING TITLE :
SECTIONS

SCALE : As indicated	DATE : 2025/08/18	DRAWN BY : SMC
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PROJECT NO. 577-	FILE PATH :	CHECKED BY : HS
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DRAWING NUMBER A31	REVISION : 1
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SITE COVERAGE :	
(Ground Floor Area / SiteArea) 9916.19 m² / 49882 m²	
COVERAGE =	19.88 %

FLOOR FACTOR :	
TOTAL FLOOR SPACE	- 37135 m²
SITE AREA	- 49882 m²
	0.75

UNIT COUNT	COUNT
GRAND TOTAL UNITS BLOCK A	721
GRAND TOTAL UNITS BLOCK B (EXCLUDING RETAIL + CRÉCHE)	42
GRAND TOTAL PARAPLEGIC UNITS	7
GRAND TOTAL UNITS	770

BULK DENSITY :	
GRAND TOTAL UNITS	770
PARKING RATIO	0.56 PER UNIT
ALLOCATED PARKING	429
ALLOCATED DISABLED PARKING	7
PARKING COUNT	436

BULK DENSITY :	
DWELLINGUNITS / SITE AREA = Units Per Hectare	
PREVIOUSLY APPROVED DENSITY	518units /4.9882ha = 103.84 du/Ha
PROPOSED NEW DENSITY	770units / 4.9882ha = 154.36 du/Ha

DEVELOPMENT MANAGEMENT

Recommended for Approval
[Signature]
Building Control Officer / Delegates

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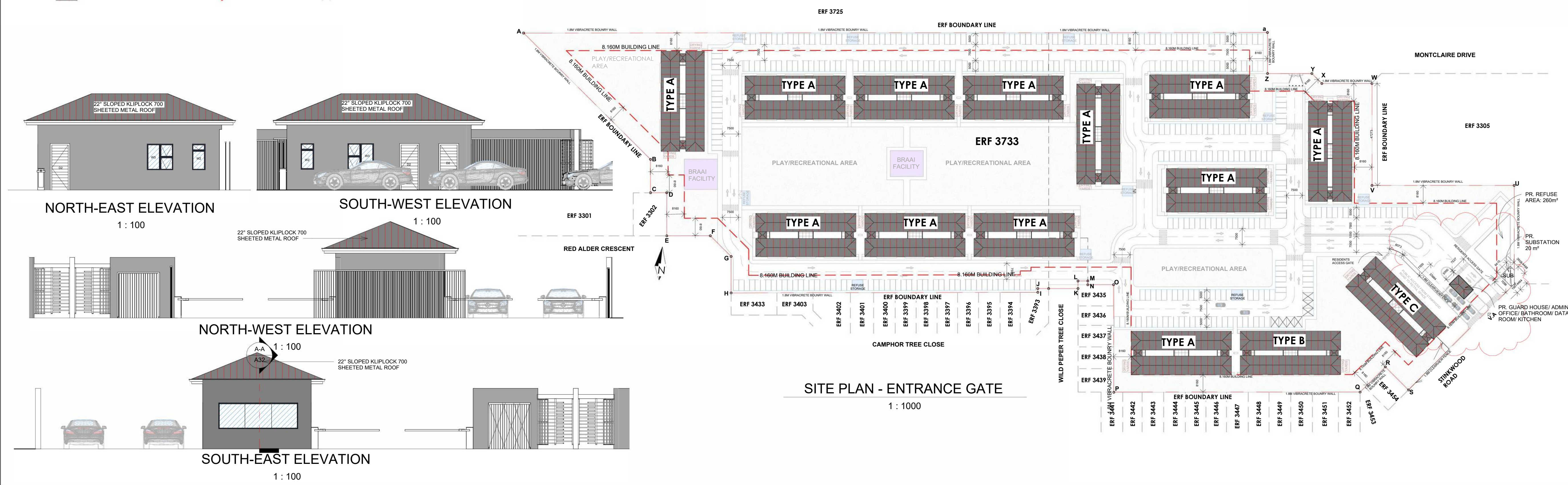
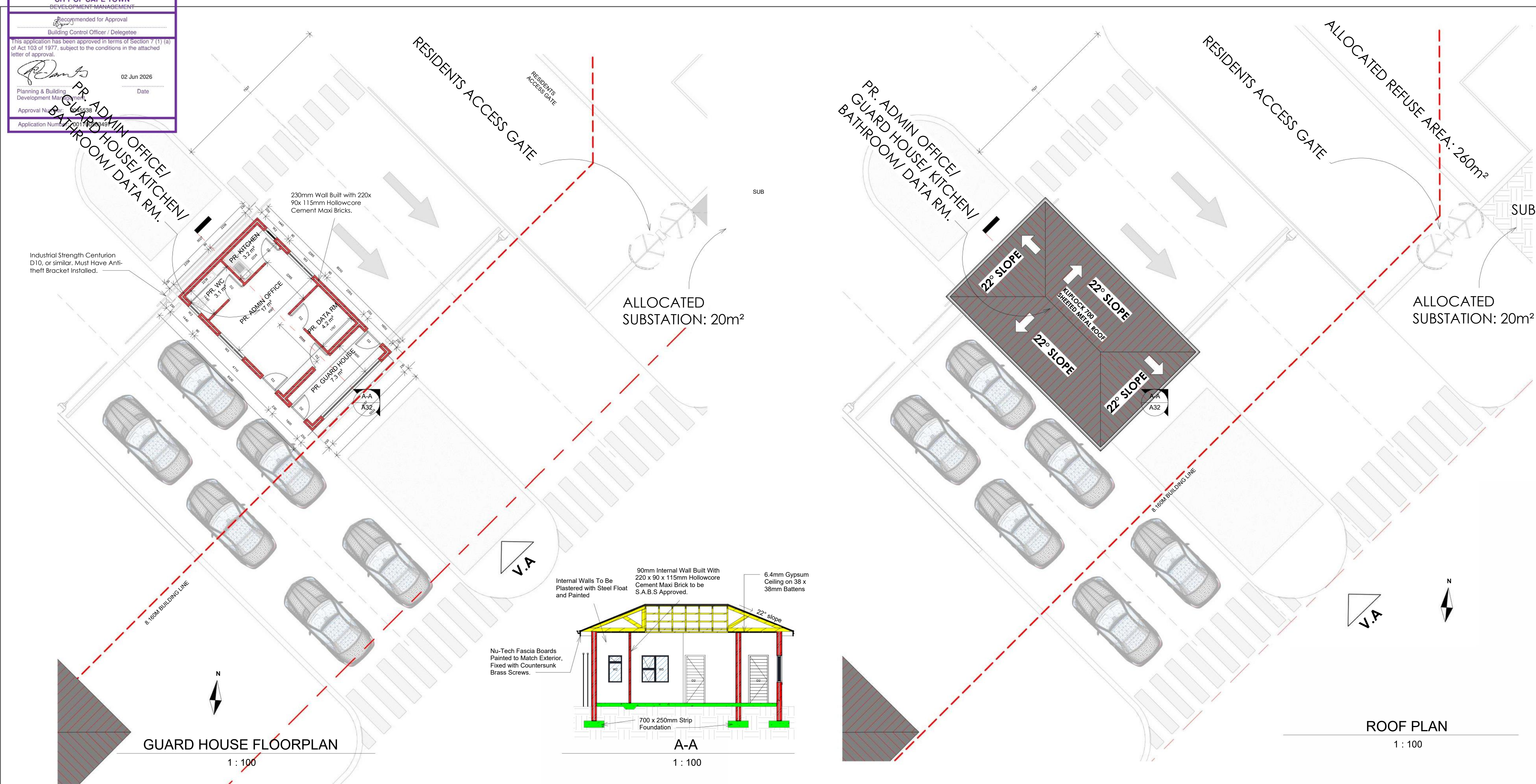
[Signature] 02 Jun 2026

Planning & Building
Development Management

Approval Number: 55388

Application Number: 101713449

PP-AD-AN
BAY-AD-AN



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THE LOCAL AUTHORITY IT IS ONLY TO BE USED
FOR THE PURPOSE OF CONSTRUCTION ONCE
APPROVAL HAS BEEN GRANTED AND THE
DRAWINGS HAVE BEEN ISSUED FOR
CONSTRUCTION BY THE ARCHITECT/DESIGNER.
COPYRIGHT IS RESERVED ON ALL DRAWINGS
AND REMAINS THE PROPERTY OF THE
ARCHITECT. THE CONTRACTOR IS TO CHECK
AND CONFIRM ALL DIMENSIONS AND CIVILS
PRIOR TO THE SETTING OUT OF THE WORKS.
USE FIGURED DIMENSIONS, DO NOT SCALE, ANY
DISCREPANCIES IN DIMENSIONS OR SPECS ARE
TO BE REPORTED TO THE DESIGNER
IMMEDIATELY FOR CLARIFICATION. SETTING OUT
TO BE DONE FROM THE SURVEYORS PEGS, ALL
WORK TO COMPLY WITH SABS 10400 CODES AND
LOCAL AUTHORITY RULES REGULATIONS AND
REQUIREMENTS. THIS SPEC IS INTENDED TO
SUPPLEMENT THE NBR AND THE NBR TAKES
PRECEDENCE.

ARCHITECTS SIGNATURE: _____

CLIENTS SIGNATURE: _____



6A Sunbird Office Park,
Pasita Street,
Bellville
Cape Town
7530
Tel: (+27) 21 914 3737
Fax: (+27) 21 914 3348
Email: latoya@smith-smith.co.za

<u>DOCUMENT STATUS</u> COUNCIL SUBMISSION <i>UNLESS STAMPED , THIS DRAWING IS NOT VALIDATED AND SHOULD NOT BE USED</i>
PROJECT INFORMATION :

ASRIN MANDALAY
ERF 3733

PROJECT ADDRESS :
ERF 3733

DRAWING TITLE :

GUARD HOUSE PLANS

SCALE : As indicated	DATE : 2025/04/30	DRAWN BY : SMC
PROJECT NO. 577-	FILE PATH :	CHECKED BY : HS
DRAWING NUMBER A32		REVISION : 0

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.

02 Jun 2026

Planning & Building Development Management

Date

Approval Number: 0045538

Application Number: 001700583497

Diagram showing the REFUSE AREA ROOF PLAN at a scale of 1:100. The plan depicts a large rectangular area with a 5° slope, indicated by a white arrow. The area is labeled 'ALLOCATE REFUSE AREA : 260m²'. A dashed red line indicates the '1.8M VIBRACRETE BOUNRY WALL'. A 'RESIDENTS ACCESS GATE' is shown at the bottom left. The plan includes dimensions: 2808, 4498, 4484, 1951, and 6415. A north arrow is present. The plan also shows 'KLIPLOK 700 METAL ROOF SHEETING' and a 'SUB' (substation) area.

Diagram showing the NORTH-WEST ELEVATION at a scale of 1:100. The elevation shows a building with a 5° slope roof. The roof is labeled 'KLIPLOK 700 SHEETED METAL ROOF @ 5° SLOPE'. The walls are labeled 'WALL FINISH TO OWNERS SPEC'. The elevation includes details for 'ALUMINIUM GUTTERS TO MATCH ROOF'S COLOR', 'RWDP' (Rainwater Downpipe), and '85mm Ø PVC DOWNPIPES'. A north arrow is present.

CALCULATIONS FOR WASTE GENERATED:

DOMESTIC 240Ltr BLACK MUNICIPAL WHEELED CONTAINERS ENGRAVED WITH WC024 IN FRONT.

CATEGORY: SOCIAL HOUSING

50Ltr waste per person living or working on premises per week:

- 440 one bed units = 440 people
- 330 two bed units = 660 people

1 100 x 50L/pp
= 55 000 ÷ 240Ltr waste bin
= 229.17 Waste Bins Req.
= 231 Waste Bins Provided

Diagram showing Section 4 and the SOUTH-EAST ELEVATION at a scale of 1:100. Section 4 shows a cross-section of the building with a 5° slope roof. The roof is labeled 'KLIPLOK 700 SHEETED METAL ROOF @ 5° SLOPE'. The walls are labeled 'WALL FINISH TO OWNERS SPEC'. The SOUTH-EAST ELEVATION shows the building from the south-east, with a 5° slope roof. The roof is labeled 'KLIPLOK 700 SHEETED METAL ROOF @ 5° SLOPE'. The walls are labeled 'WALL FINISH TO OWNERS SPEC'. A north arrow is present.

Diagram showing the SITE at a scale of 1:100. The site plan shows a large rectangular area with a 5° slope, indicated by a white arrow. The area is labeled 'ALLOCATE REFUSE AREA : 260m²'. A dashed red line indicates the '1.8M VIBRACRETE BOUNRY WALL'. A 'RESIDENTS ACCESS GATE' is shown at the bottom left. The plan includes dimensions: 2808, 4498, 4484, 1951, and 6415. A north arrow is present. The plan also shows 'KLIPLOK 700 METAL ROOF SHEETING' and a 'SUB' (substation) area.

Diagram showing the NORTH-EAST ELEVATION at a scale of 1:100. The elevation shows a building with a 5° slope roof. The roof is labeled 'KLIPLOK 700 SHEETED METAL ROOF @ 5° SLOPE'. The walls are labeled 'WALL FINISH TO OWNERS SPEC'. A north arrow is present.

Diagram showing the SOUTH-WEST ELEVATION at a scale of 1:100. The elevation shows a building with a 5° slope roof. The roof is labeled 'KLIPLOK 700 SHEETED METAL ROOF @ 5° SLOPE'. The walls are labeled 'WALL FINISH TO OWNERS SPEC'. A north arrow is present.

Diagram showing the REFUSE BIN SIZE at a scale of 1:20. The diagram shows a rectangular bin with dimensions 730 and 585. A north arrow is present.

NOTES

SPECIFICATION FOR LOCAL AUTHORITY SUBMISSION A. GENERAL: THIS DRAWING IS INTENDED TO BE FOR THE PURPOSE OF ACQUIRING CONSTRUCTION APPROVAL FROM THE LOCAL AUTHORITY IT IS ONLY TO BE USED FOR PURPOSE OF CONSTRUCTION ONCE APPROVAL HAS BEEN GRANTED AND THE DRAWINGS HAVE BEEN ISSUED FOR CONSTRUCTION BY THE ARCHITECT/DESIGNER. COPYRIGHT IS RESERVED ON ALL DRAWINGS AND REMAINS THE PROPERTY OF THE ARCHITECT. THE CONTRACTOR IS TO CHECK AND CONFIRM ALL DIMENSIONS AND LEVELS PRIOR TO THE SETTING OUT OF THE WORKS. USE FIGURED DIMENSIONS DO NOT SCALE. ANY DISCREPANCIES IN DIMENSIONS OR SPECS ARE TO BE REPORTED TO THE DESIGNER IMMEDIATELY FOR CLARIFICATION. SETTING OUT TO BE DONE FROM THE SURVEYORS PEGS. ALL WORK TO COMPLY WITH SABS 10400 CODES AND LOCAL AUTHORITY RULES, REGULATIONS AND REQUIREMENTS. THIS SPEC IS INTENDED TO SUPPLEMENT THE NBR AND THE NBR TAKES PRECEDENCE.

ARCHITECTS SIGNATURE: _____

CLIENTS SIGNATURE: _____

SMITH & SMITH
ARCHITECTS

6A Sunbird Office Park,
Pasta Street,
Belville
Cape Town
7530
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Email: info@smith-smith.co.za

DOCUMENT STATUS

COUNCIL SUBMISSION

UNLESS STAMPED, THIS DRAWING IS NOT VALIDATED AND SHOULD NOT BE USED

PROJECT INFORMATION :

ASRIN MANDALAY

ERF 3733

PROJECT ADDRESS :

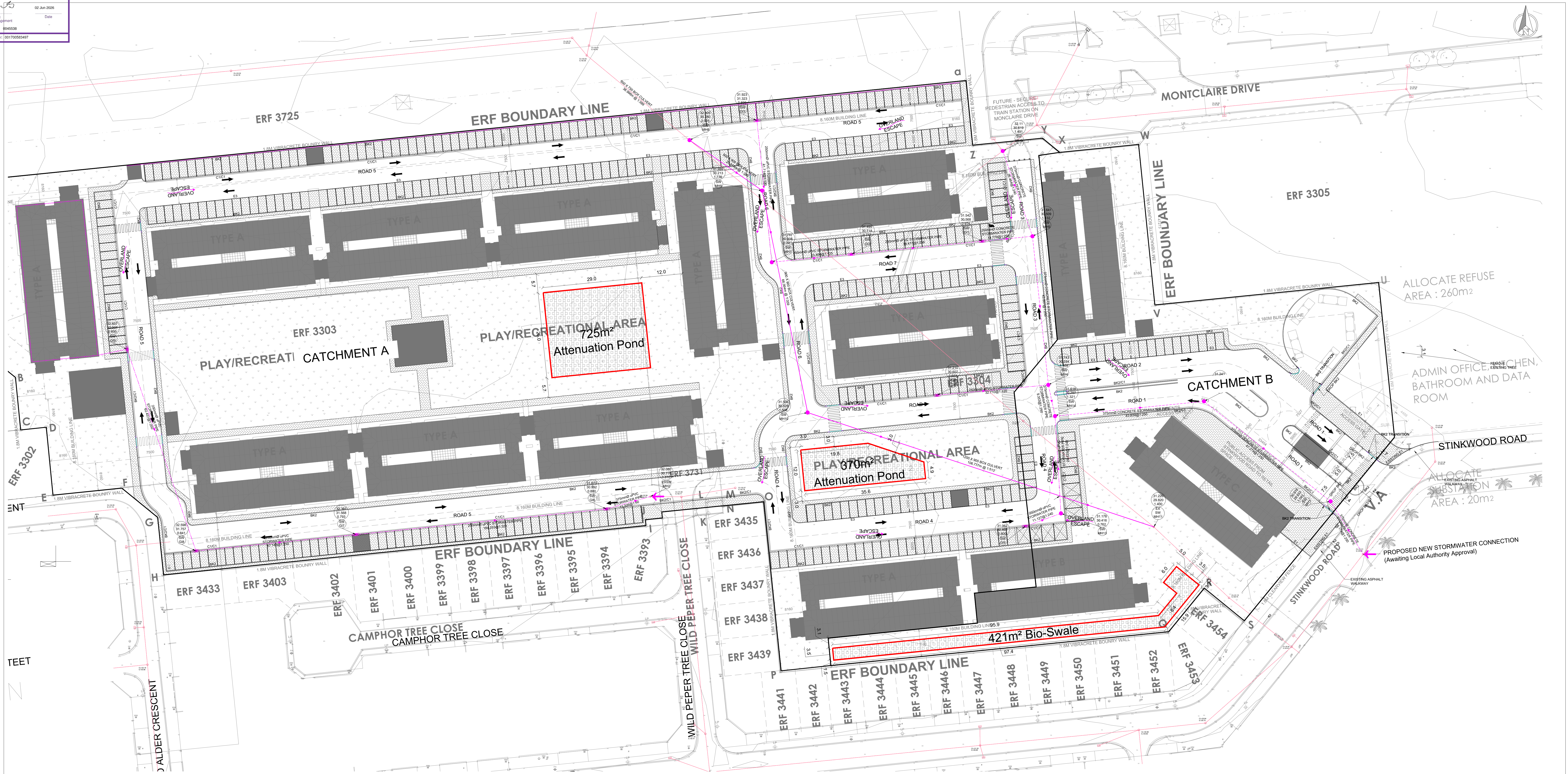
ERF 3733

DRAWING TITLE :

REFUSE AREA PLANS

SCALE : As indicated	DATE : 2025/05/20	DRAWN BY : PDV/SMC
PROJECT NO. 577-	FILE PATH :	CHECKED BY : HS
DRAWING NUMBER A34	REVISION :	0

2025/05/08 10:00:08



ROADS AND STORMWATER LAYOUT
SCALE 1:400

LEGEND FOR STORMWATER RETICULATION NETWORK

EXISTING	PROPOSED	DESCRIPTION
		DIA 110mm HDPE DOUBLE WALLED SLOTTED PIPE
		PROPOSED CULVERT
		DIA 250mm uPVC CLASS 34
		DIA 375 CONCRETE S/S, CLASS 100D
		EXISTING PIPE VARIES DIAMETER
		MANHOLE
		450 x 450mm AQUA-MAX CATCHPIT (PAM SAINT-GOBAIN)
		CONNECT TO EXISTING
		COVER LEVEL
		INVERT LEVEL
		DEPTH
		MANHOLE NUMBER

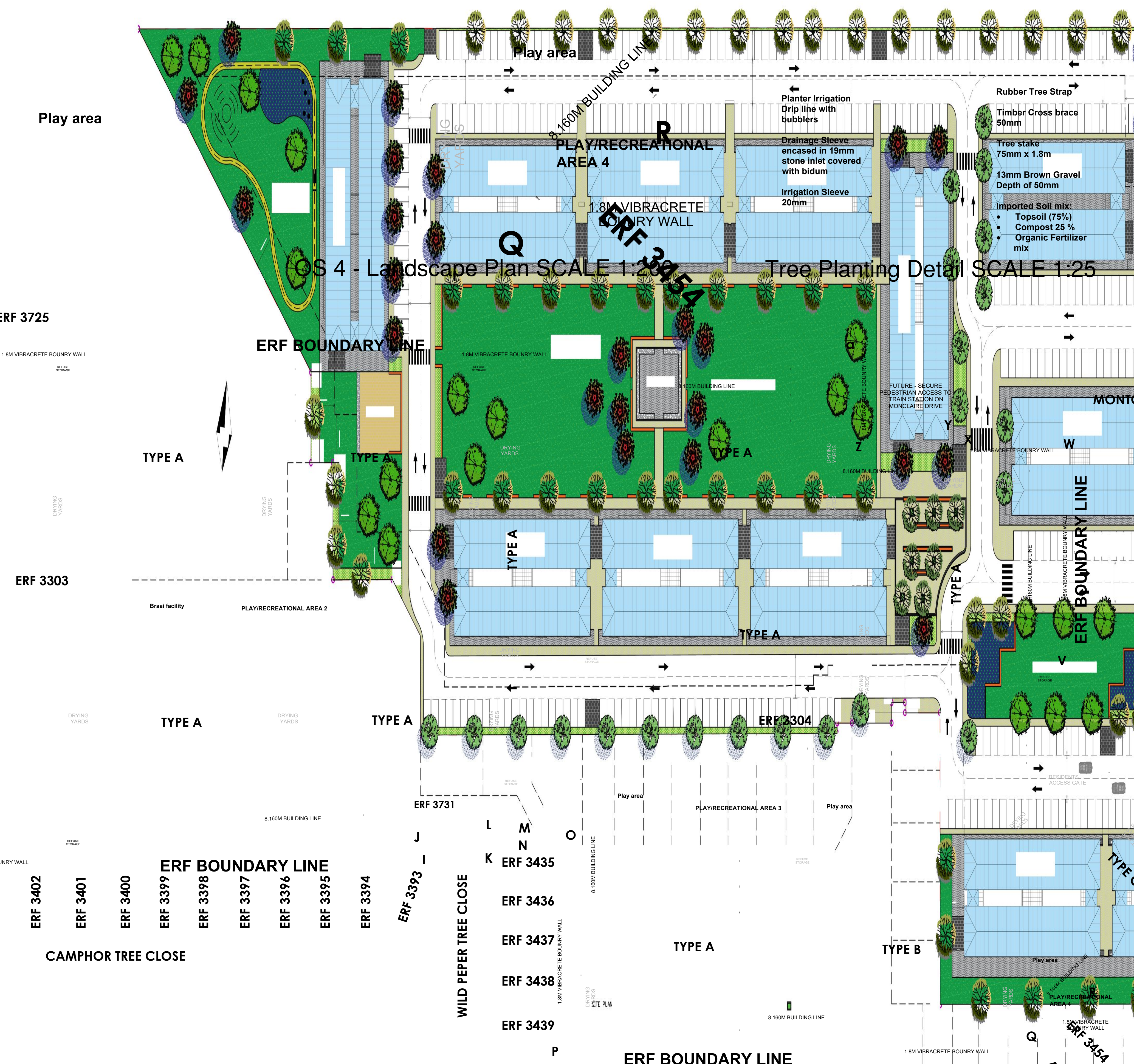
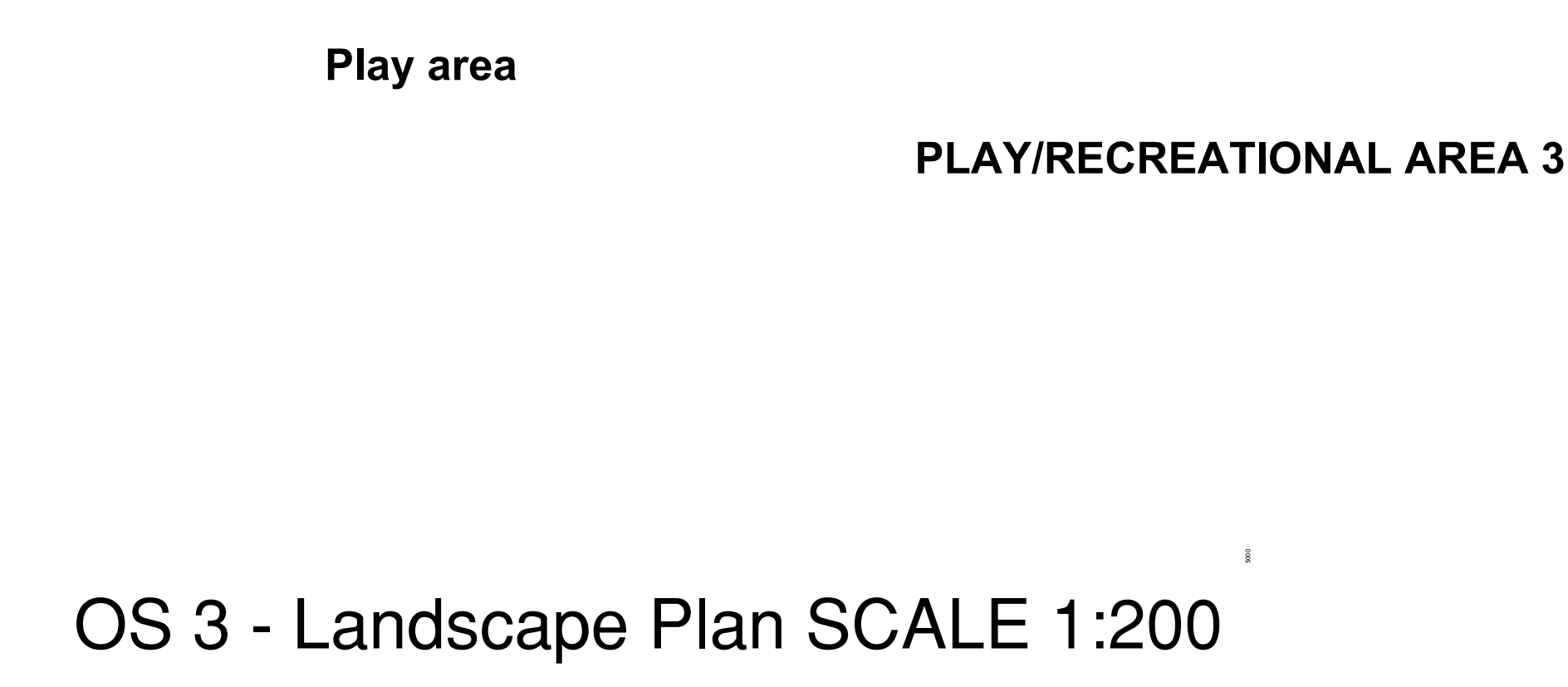
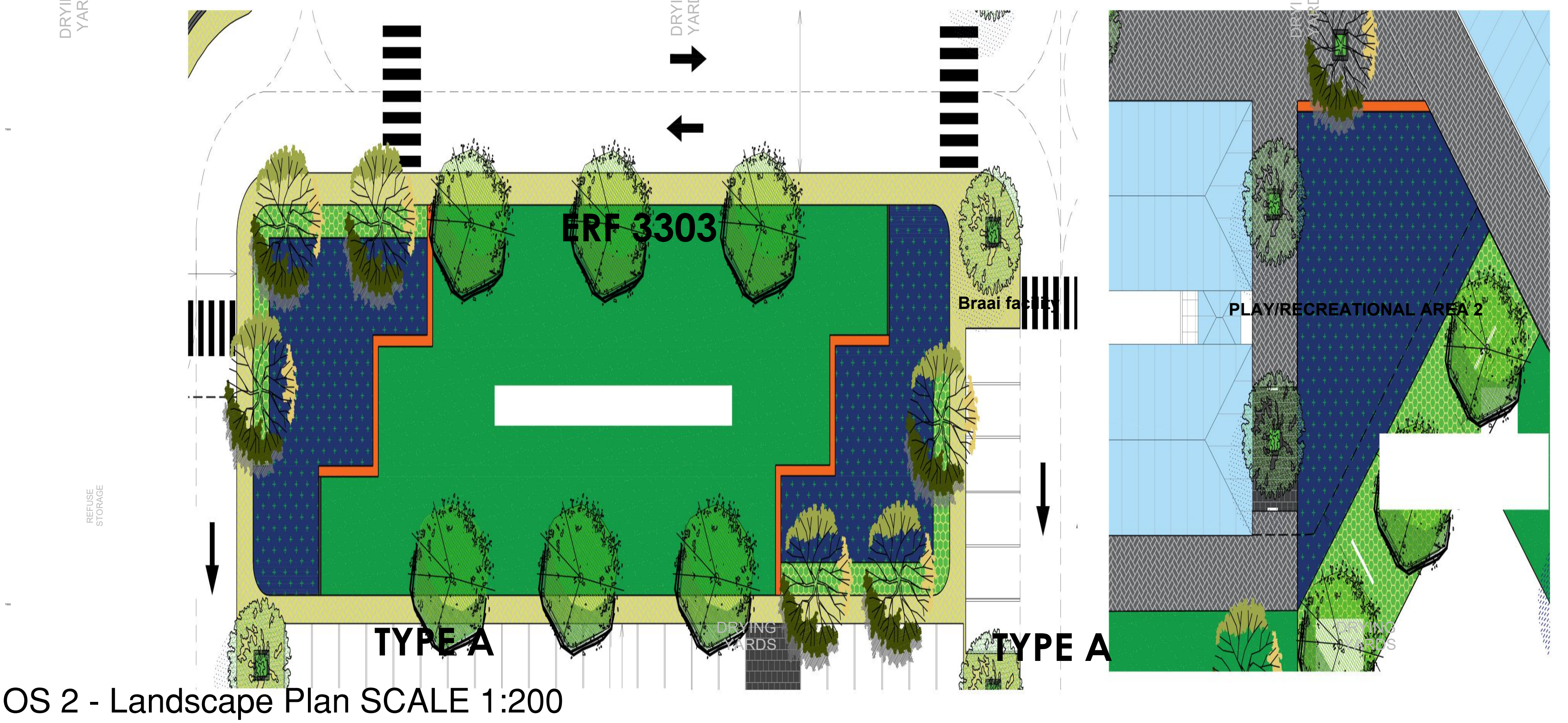
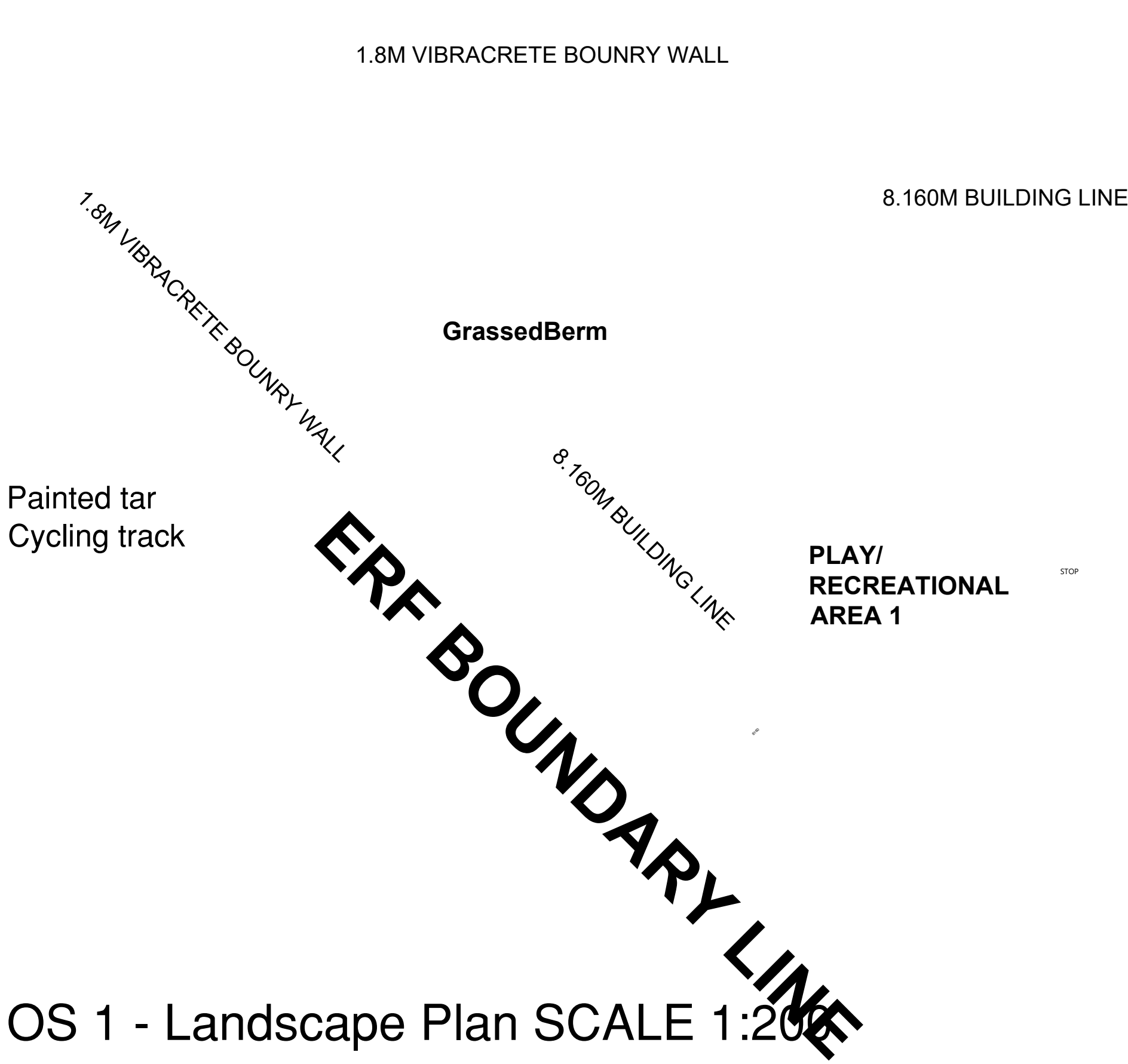
ROAD LEGEND

	WR6 PARKING MARKER	
	R1 STOP SIGN	
	60mm CONCRETE INTERLOCKING PAVING	
	ASPHALT SURFACING	

NOTES

1. ALL WORK MUST BE DONE STRICTLY IN ACCORDANCE WITH THE SABS 1200, THE GENERAL CONDITIONS OF CONTRACT AND THE PROJECT SPECIFICATION.
2. THE WGS84 COORDINATE SYSTEM TO BE USED FOR ALL COORDINATES. BENCH MARKS TO BE CHECKED BY CONTRACTOR.
3. SETTING OUT DETAIL HAS TO BE CHECKED BY THE CONTRACTOR AND THE ENGINEER MUST BE INFORMED OF ANY DISCREPANCIES BEFORE COMMENCEMENT OF CONSTRUCTION.
4. RECORDS OF ALL CIVIL ENGINEERING STRUCTURES, EXISTING AND NEW, TO BE SUBMITTED AT THE END OF THE CONSTRUCTION PERIOD.
5. ANY DEVIATION FROM THE CONSTRUCTION DRAWINGS AND/OR DESIGN MUST BE SUBMITTED TO THE ENGINEER AND APPROVED IN WRITING.
6. EXISTING SERVICES INDICATED WERE OBTAINED FROM AS-BUILT INFORMATION ETC. AND ARE THEREFORE NOT GUARANTEED AS CORRECT. THE CONTRACTOR TO OPEN THESE SERVICES (HAND EXCAVATION ONLY) AND ASCERTAIN THEIR CORRECT POSITION BEFORE CONSTRUCTION STARTS.
7. THE LOCATION OF EXISTING SERVICES MUST BE DONE PRIOR TO CONSTRUCTION.
8. THE EXACT POSITION AND LEVEL, BOTH INVERT AND COVER WHERE APPLICABLE, MUST BE RECORDED AND THE SERVICE MUST BE PROTECTED FOR THE DURATION OF THE CONSTRUCTION PERIOD. THIS INCLUDED TELKOM POLES, EXISTING FENCES AND ELECTRICAL POLES.
9. A COMPLETION CERTIFICATE WILL ONLY BE ISSUED ONCE AS-BUILT INFORMATION IS RECEIVED, INCLUSIVE OF EXISTING SERVICES INFORMATION.
10. AN EXCAVATED MATERIAL SAMPLE FROM EXISTING SERVICES MUST BE SENT TO AN ACCREDITED LAB FOR TESTING AS APPROVED BACKFILL MATERIAL.
11. WAYLEAVES FROM ALL SERVICES AUTHORITIES MUST BE OBTAINED PRIOR TO CONSTRUCTION. THESE WAYLEAVES CAN INCLUDE, BUT IS NOT LIMITED TO: DARK FIBRE AFRICA, NEOTEL, TELKOM, ALL MUNICIPAL SERVICES, ESKOM AND OTHERS.
12. RELEVANT AUTHORITIES TO BE CONTACTED BY CONTRACTOR TO IDENTIFY ALL EXISTING SERVICES ON SITE PRIOR TO CONSTRUCTION.
13. CONTRACTOR TO REINSTATE ALL HARDENED SURFACES COMPLETE WITH ALL LAYERWORKS.
14. CUTTING AND REINSTATEMENT OF TARRED SURFACES MUST BE ACCORDING TO APPLICABLE DETAIL SUPPLIED. ALL TARRED SURFACES MUST BE SAW CUT.
15. ALL KERBS AND CHANNELS MUST BE NEATLY REMOVED, STORED AND REPLACED WHERE KERB LINES ARE CROSSED.
16. THE ROUTES AND CONDITIONS OF ALL EXISTING PIPES TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION ON THE SEWER RETICULATION NETWORK. INVESTIGATION TO BE DISCUSSED WITH ENGINEER.

REVISIONS	
NO.	DESCRIPTION
01	02/09/2024 FOR SGP APPROVAL
02	03/10/2024 FOR SGP APPROVAL
03	07/11/2024 FOR SGP APPROVAL
04	08/02/2025 FOR SGP APPROVAL
05	09/02/2025 FOR SGP APPROVAL
CLIENT	
ASRIN PROPERTY DEVELOPERS	
PROJECT	
MANDALAY	
DRAWING TITLE	
ROADS AND STORMWATER LAYOUT	
SIGNATURE: STRUCTURAL ENGINEERS	
DATE	Pr.Eng.
AUG 2025	MM
DRAWING NO.	SIZE
A23105/C/02	05
SCALE	AS SHOWN
42 HAVENIA STREET, BLOEMFONTEIN, 0101	
TEL: 021 919 9405	
FAX: 021 919 9409	
info@edifice.co.za	
edifice CONSULTING ENGINEERS	



KEY / LEGEND:

TREES AND FEATURE SHRUBS

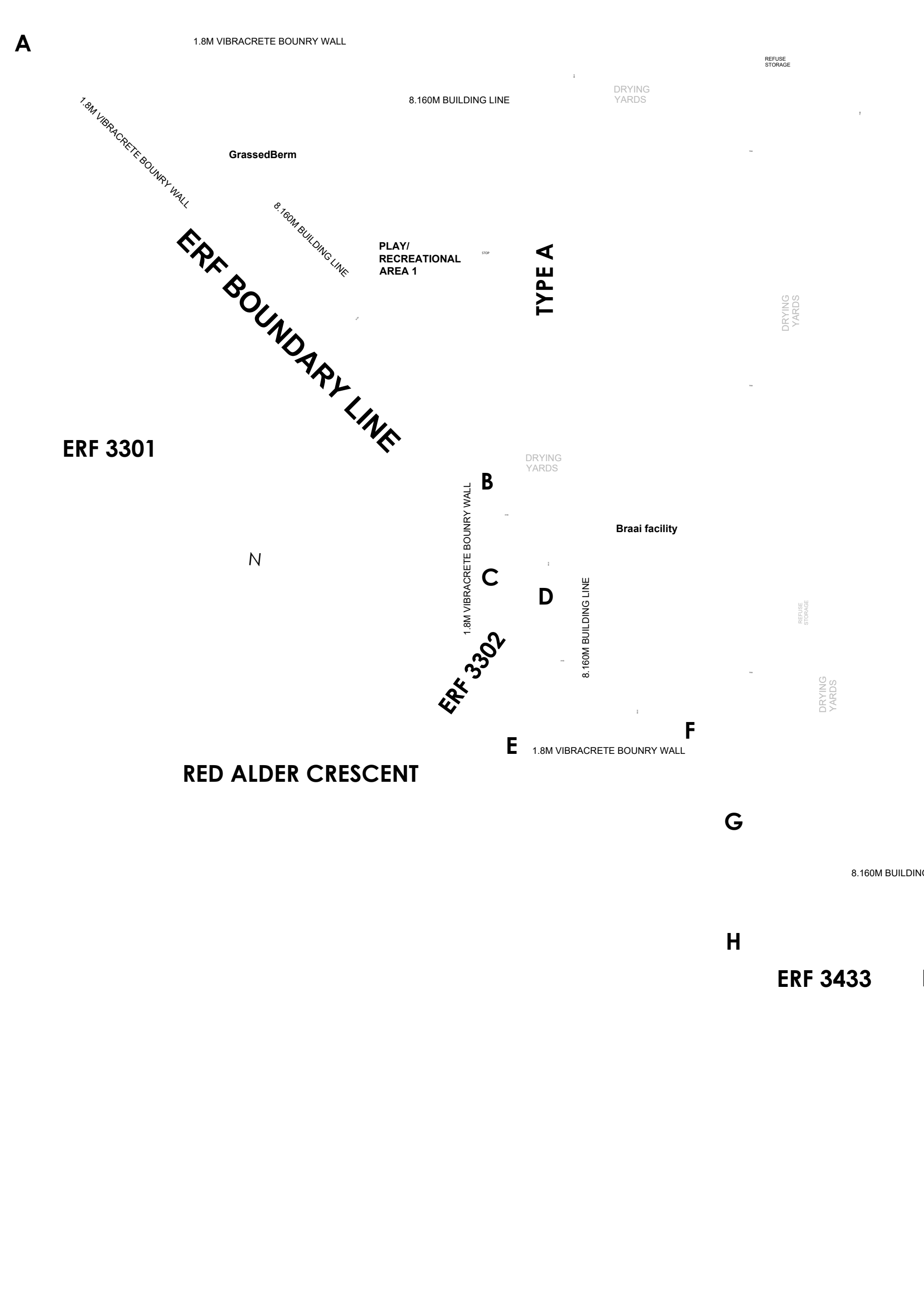
- Ekebergia capensis* "Cape Ash" 100L
- Syzygium guineense* "Water Pear" 100L
- Ficus rubiginosa* "Port Jackson Fig" 100L
- Vachelia xanthoploea* "Fever Tree" 100L
- Celtis africana* "White Stinkwood" 100L

SHRUBS AND GROUNDCOVERS

- Feature Planting Mix:
 - Carissa marcoparpa* (4ltr@3/m²)
 - Arctostoechadifolia* (4ltr@9/m²)
 - Raphiolepis indica* (4ltr@1/m²)
 - Juncus effesus* (4ltr@5/m²)
 - Diets grandiflora* (4ltr@5/m²)
- Cynodon dactylon*

HARD LANDSCAPING

- In-situ Seating walls See Section AA 230mm(L) x 1500mm(W) x 400mm(H)
- Children's Play Area Laterite
- Painted Tarmac
- Paving to Architect spec
- Paving to Architect spec



ERF 3733 MANDALAY

LANDSCAPE SITE DEVELOPMENT PLAN

DATE: 2025/10/21

ADDRESS: Erf 3733 Mandalay

SCALE: As indicated@A0

REVISION: MANA

DRAWING: C. Carolissen

CELL : 0796152142

EMAIL : charlottadesign7@gmail.com

CHARLOTTA CAROLISSEN

LANDSCAPE DESIGN
PROJECT MANAGEMENT
CONSULTANT