



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/13642

Our File Reference Number: Erf 3536, Stellenbosch

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: [REDACTED]

Sir / Madam

APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS & DEPARTURE ON ERF 3536, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the application in terms of Section 15(2)(f) of the Stellenbosch Municipal Land Use Planning Bylaw, promulgated by notice number 354/2015, dated 20 October 2015 for the **removal of the restrictive title deed condition** B.6.(a) as contained in deed of transfer number T. 17049 of 2021 on Erf 3536, Stellenbosch.

BE REFUSED in terms of Section 60 of the said Bylaw for the following reasons:

3. The reasons for the above decision are as follows:

- 3.1 Title deed restrictions constitutes property rights and when it is proposed and considered to have same removed, the application must be fully motivated and accompanied by a proposal which will enable all interested and affected parties to be able to fully comprehend and consider the possible impact that such removal may have.
- 3.2 The above condition has no impact on the proposed additions to the existing house.
- 3.3 The subject application contains no grounds or motivation for the proposed removal of the subject title restrictions.

4. That the following applications in terms of the Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015, on Erf 1060, Stellenbosch:

4.1 Removal of restrictive title deed conditions B.6.(b) - (d) and C.1 as contained in deed of transfer number T. 17049 of 2021 in terms of Section 15(2)(f) of the said Bylaw in order to accommodate the proposed second dwelling unit and carports, the restrictions to be removed read as follows:

B.6.(b) it shall be used only for the purpose of erecting thereon one dwelling together with such outbuildings as are ordinarily required to be used therewith;

(c) not more than one-third of the area thereof shall be built upon.

(d) no building or structure or any portion thereof except boundary walls and fences shall be erected nearer than 6,30 metres to the street line which forms a boundary of this erf, nor within 4,72 metres of the rear or 3,15 metres of the lateral boundary common to any adjoining erf, provided that in the full discretion of the local authority it may permit an outbuilding not exceeding 3,05 metres in height, measured from the floor to the wall plate, to be erected within the above prescribed rear space and within the above prescribed lateral space for a distance of 9,45 metres reckoned from the rear boundary.

C.1 Plans of dwelling houses and outbuildings to be erected on this erf and of alterations to any buildings already erected, including separate drainage and sewerage plans. elevations and specifications in duplicate, with an architect's or quantity surveyors estimate of cost of construction, must be submitted to the said Company and the Local Authority and the Company's written approval obtained before any such buildings or erections or structures are commenced by the owner of the erf. The approval of the aforesaid plans shall be subject to any conditions in regard thereto which the Company may wish to impose so as to ensure the harmonious and attractive development of the entire Township. The Company shall have the right to decide as to the suitability of any design and the elevation and location of any proposed building and of the soundness of the proposed construction. The Company, however, does not in any way whatsoever accept any legal responsibility arising directly or indirectly from plans which it approves, nor shall the Company make any charge for scrutinising such plans. In the event of the Company refusing to sanction a proposed erection in terms of the foregoing provisions, the owner shall have the right to refer the matter to the local authority whose decision shall be final.

4.2 A departure in terms of Section 15(2)(b) of the said By-Law to relax the street building line from 4m to 1,4m and 0m in order to accommodate the proposed additions to the existing structure and the proposed double garage respectively.

4.3 A departure in terms of Section 15(2)(b) of the said By-Law to relax the common building line from 2,5m to 1,38m (adjacent to Erf 3537) and to 1m (adjacent to a servitude) in order to accommodate the proposed additions to the existing structure.

BE APPROVED in terms of Section 60 of the said Bylaw.

5. The approval is subject to the following **conditions** imposed in terms of Section 66 of the said Bylaw:

5.1 The approval only applies to the removal of restrictive title deed conditions and departure applications under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.

5.2 The development must be undertaken generally in accordance with the site plan as referenced LA 001, 003, 004 & 1000 revision 1, LA 000 revision 11 and LA 002 revision 6 dated 24 November 2021 and drawn by Solvation Architects attached as **ANNEXURE C**.

5.3 Carport/garage door may not encroach onto road reserve when opened as it will affect pedestrian movement.

5.4 Building plans must be generally in accordance with the site plan & floor layout plan as referenced LA 001, 003, 004 & 1000 revision 1, LA 000 revision 11 and LA 002 revision 6 dated 24 November 2021 and drawn by Solvation Architects and attached as **ANNEXURE C**.

6. The **reasons** for the above decision are as follows:

6.1 The subject property is covered by established trees on the boundary of the property thus additions on the street side will have minimum visual impact.

6.2 The proposed removal of the restrictive title deed conditions will have no impact on the character of the area as it is in line with the current zoning and land uses found in this area.

6.3 Departure for building lines will not have an impact on the streetscape as Lanzerac Street is wide and has wide sidewalks to minimise the impact of the proposed structures over the street building line.

7. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

8. Appeals must be submitted with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law. The following prescribed information is accordingly required:
 - (a) The personal particulars of the Appellant, including:
 - (I) First names and surname;
 - (II) ID number;
 - (III) Company of Legal person's name (if applicable)
 - (IV) Physical Address;
 - (V) Contact details, including a Cell number and E-Mail address;

 - (b) Reference to this correspondence and the relevant property details on which the appeal is submitted.

 - (c) The grounds of the appeal which may include the following grounds:
 - (i) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000);

 - (ii) grounds relating to the merits of the land development or land use application on which the appellant believes the authorised decision maker erred in coming to the conclusion it did.

 - (d) whether the appeal is lodged against the whole decision or a part of the decision;

 - (e) if the appeal is lodged against a part of the decision, a description of the part;

 - (f) if the appeal is lodged against a condition of approval, a description of the condition;

 - (g) the factual or legal findings that the appellant relies on;

 - (h) the relief sought by the appellant; and

- (i) any issue that the appellant wishes the Appeal Authority to consider in making its decision;
 - (j) That the appeal includes the following declaration by the Appellant:
 - (i) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct
 - (ii) That the Appellant is aware that it is an offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information or answers in an appeal against a decision on an application, or in any documentation or representation related to an appeal, knowing it to be false, incorrect or misleading or not believing them to be correct.
9. Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@ Stellenbosch.gov.za.
10. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The LU Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.
11. The approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@ Stellenbosch.gov.za.
12. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
- (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
 - (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
 - (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
 - (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.
13. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

14. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

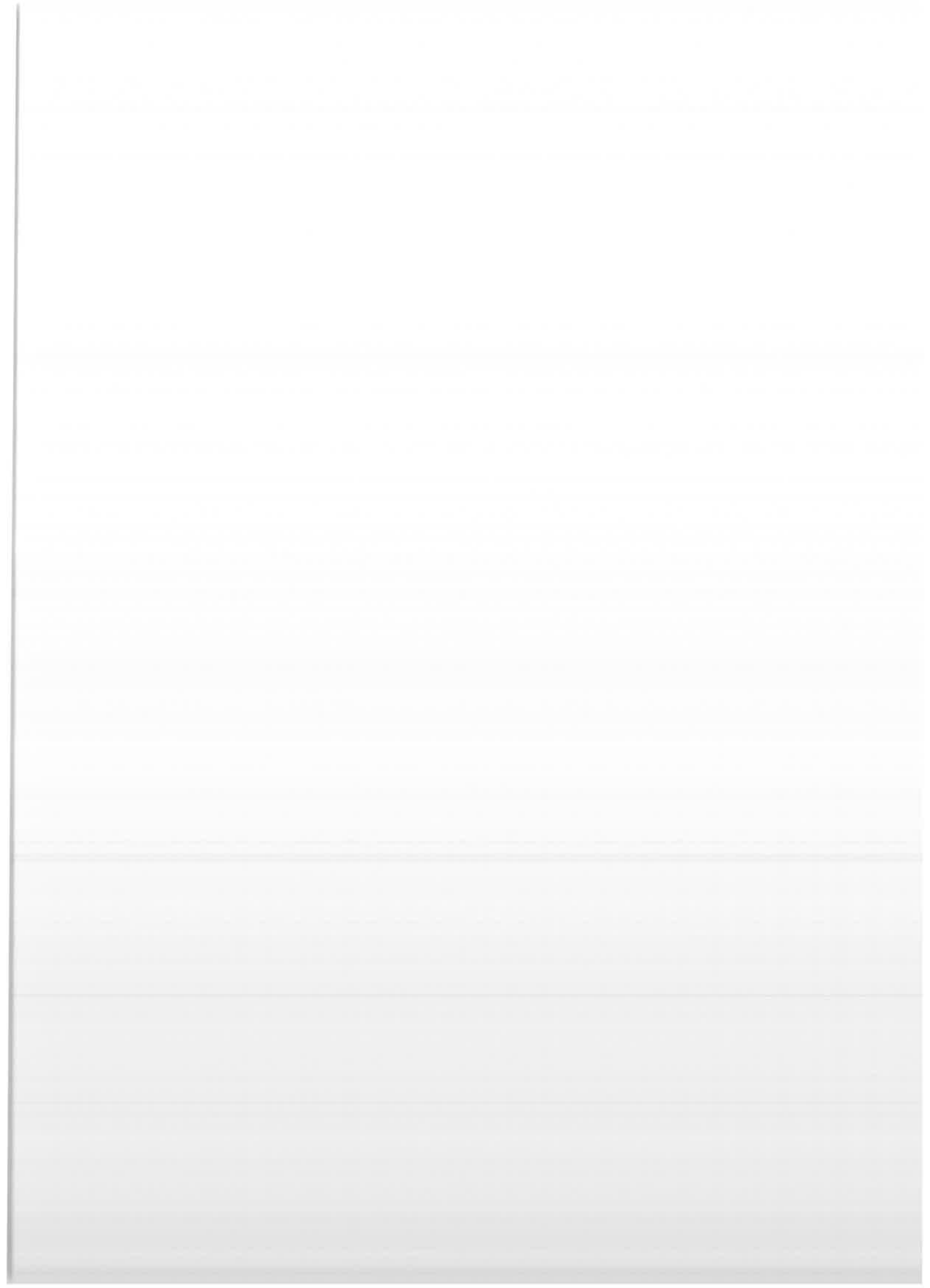
Yours faithfully



FOR: DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

19/1/2024
DATE:

Annexure C:
Building Plan



READ DRAWING IN CONJUNCTION WITH PROJECT SPECIFICATION DOCUMENT

ALL DIMENSIONS AND LEVELS TO BE CONFIRMED ON SITE

ALL BOUNDARY WALLS AND FENCES TO BE > 1.2m

NOTES

STORMWATER
Stormwater & surface water layout to architect's detail

WET SERVICES
ALL DRAINAGE MUST COMPLY WITH THE NATIONAL BUILDING REGULATIONS PART P, AND SABS 0401. Sewing lines and water reticulation strictly according to SANS 10252(1) and 10252(2). ALL DRAINAGE PIPES passing under buildings or any building structures are to comply with NBR with RE's installed at gages and egress points of drains under such buildings or structures. Rooding Eye (RE) at all Soil Pipe branches and change of direction. RE's to be positioned to allow minimum 25mm sloping distance. RE at the highest point of any drain. ALL DRAIN & DISCHARGE PIPES installed within buildings shall be accessed by means of a screwed or bolted straight cover. Provide ALFRO lid (or respective levels). Removable access panels/covers to all baths (except freestanding) and vertical pipe stacks or ducts - covers to be approved by Architect prior to installation.

ALL VENTILATION PIPE installations must comply to NBR regarding positioning. All soilstack/vent and waste pipes to be PVC and concealed into walls. All soil pipes in ground to be PVC as specified on drawings.

All drainage pipes to be accessible. Water reticulation pipes to be brought in on level 400mm above FFL in close proximity of fittings as shown. Allow for 1x water point to all private garages and over every 4m. Final positions will be water point to all private garages and over every 4m. Final positions will be shown on detail layout drawings. Hot water pipes in positions shown and must comply with SABS 0254. 75mm deep wet-routed 'P'-trap or re-routing type 'P'-trap to all waste fittings. Waste pipes to be accessible along their entire lengths. Inspection eye (IE) at all pipe junctions. IE's within 1200mm of upper extremities of branch drains. Anti-siphon/air-side traps and vent valves at all pipes exceeding 1200mm drops at traps and invert levels and required for the one pipe systems.

POSITION OF ALL PIPE LINES ON SITE TO BE MARKED OUT AND CONFIRMED BY ARCHITECT BEFORE ANY DIGGING COMMENCES

ABBREVIATION LEGEND

- AFFL Above Finished Floor Level
 - b bath
 - bd toilet
 - bc brown cupboard
 - bcn built-in cupboard
 - BOC Bottom Of Concrete
 - bic Built in cupboard
 - c ceiling
 - cc combination stove
 - ccs Cooker Unit
 - DB Distribution Board
 - db door
 - do door opening
 - dr dresser
 - dpc damp proof course
 - ds dishwasher
 - el expansion joint
 - f floor
 - fd floor drain
 - fj ridge
 - FFL Finished Floor Level
 - gh gas hob
 - hp Hot Pump
 - GL Ground Level
 - hwb hand wash basin
 - fofo floor over (measured from FFL)
 - mic microwave
 - me mechanical
 - mv Mechanical Ventilation
 - mv built-in oven
 - oe Overhead Extractor
 - pb preparation bowl
 - ri rooflight over
 - rwg rain water pipe
 - skit skirting
 - str shower
 - so slab over (measured from FFL)
 - st stove
 - stl Splitter Unit
 - td tandem dryer
 - tr trough
 - to to be confirmed
 - TCC Top Of Concrete
 - vc vanity cupboard
 - vs vanity shelf
 - wc water closet
 - wm washing machine
 - wt worktop
- DRAINAGE & PIPING**
- ie inspection eye
 - g gully
 - gt garden tap
 - glt gully & tap
 - ie inspection eye
 - is soil stack
 - wp waste pipe
 - sp soil pipe
 - vp ventilation pipe
 - mv mechanical vent valve
 - vv vent valve
- All waste & soil pipes to have a minimum fall of 1:90 and to be concrete encased when below surface beds
- 100mm uPVC soil pipe
 - 50mm uPVC waste pipe
 - 40mm uPVC ventilation pipe
 - 1100 uPVC rdp to minimum fall of 1:100
 - 15-20mm Class C Copper Gas piping

general notes:

No amendments or alterations are to be made in the specifications of labour and material documents. Full set of the latest drawings to be in the site office at all times. JCC S.O applies "The contractor shall keep a representative competent to administer and control the works continuously on the site during the execution of the works."

The contractor and sub-contractors shall insure their workmen in terms of the Workmen's Compensation Act 1941, and amendments thereof, and shall indemnify the employer from any claim thereunder. Contractor and all parties to comply with Occupational Health and Safety Act, No.85 of 1993.

Building to be set out by a registered Land Surveyor. Final levels of building to be confirmed with architect. Contractor to make adjustments on FFL to allow for floor finish as specified to get to final FFL as on drawings. All external concrete slabs to slip lower than unfinished ground level at door thresholds.

Room Areas indicated on floor plans an internal floor areas and do not account for walls and therefore will not correlate with the Gross Building Areas.

All existing trees and vegetation to be protected against any damage.

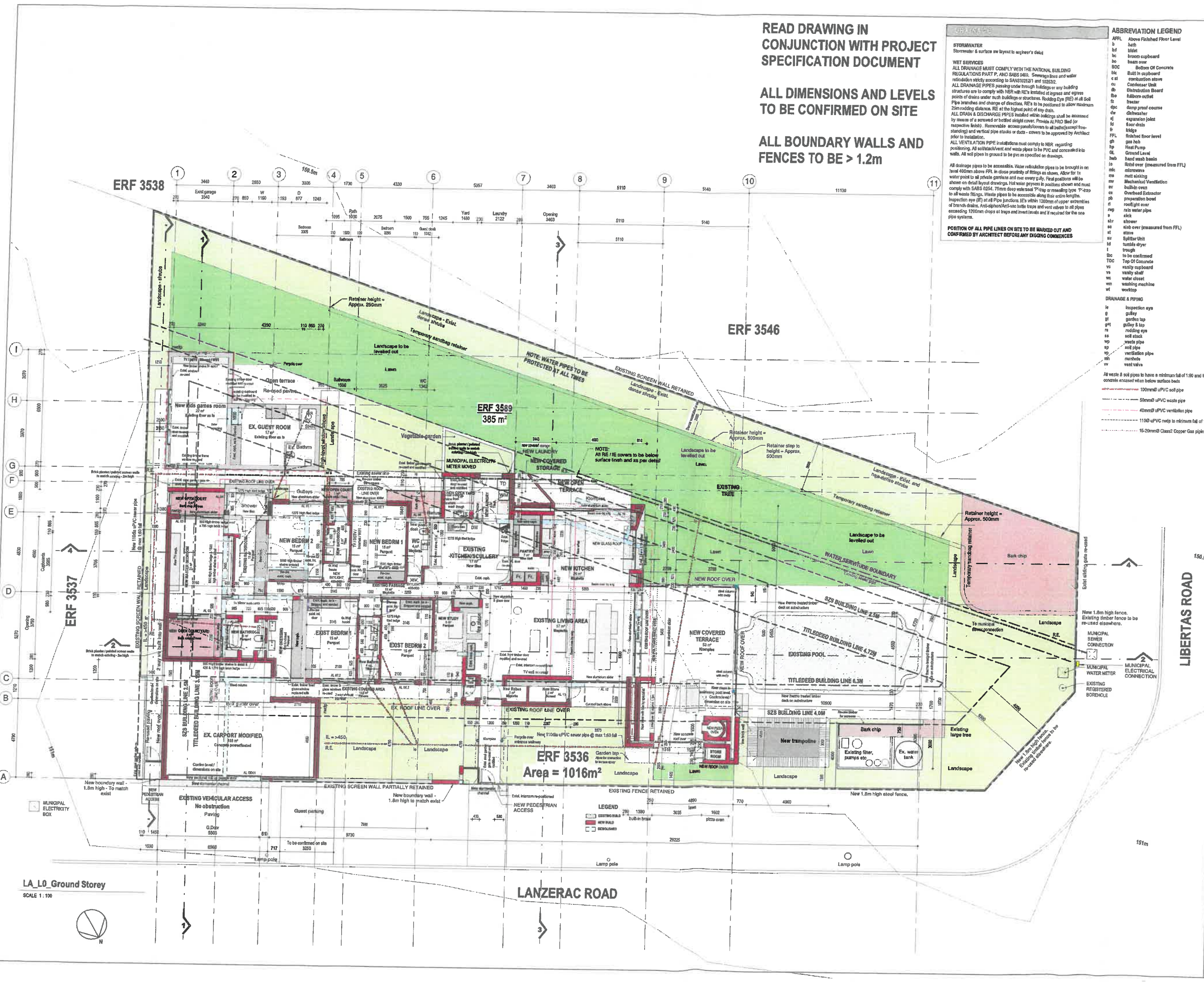
All specified brand name materials to be in strict accordance with manufacturers specifications & details. Shop drawings to be presented to architect for approval before ANY SPECIALIST installation commences. All materials, finishes and glazing to conform to SANS & SABS approved, wherever applicable.

SUPERVISION BY ARCHITECT
The architect is not expected to carry out continuous supervision. His inspections are for the benefit of the employer, not the contractor and do not relieve the latter of any of his contractual obligations. In the event of any matter arising which the contractor considers of such importance that the architect must be consulted, every reasonable attempt shall be made by the contractor to communicate with him before proceeding with the point at issue. It must, however, be borne in mind that the architect is employed to ensure correct compliance with the terms of this drawing, proper building procedures in accordance with the best traditions of the various trades and adequate finishes as specified and in his satisfaction. The architect is in no way responsible for any act or omission on the part of the contractor, which may result in any patent or latent defects in materials, workmanship, breach or neglect of any local regulations. The contractor therefore remains at all times responsible for any such neglect, deviation or wrong act, whether the same be discovered before or after the final certificate, or any other certificate, is approved.

SANS 10400-XA

Refer to EE Supplemental Code 'Energy Efficiency in Buildings, SANS 10400-XA & SANS 204' report

Climatic Zone
HIGHVELD
Building Envelope
FLOORING: to comply with SANS 10400-XA:2011, 4.4.2. to be installed underneath the slab with insulation of minimum R-Value of 1
EXTERNAL WALLS: to comply with SANS 10400-XA:2011, 4.4.3. to have a minimum total R-Value of 0.35
ROOF'S: to comply with SANS 10400-XA:2011 4.4.3. to have a minimum R-Value of 0.7
Hot water supply
To comply with SANS 10400-XA:2011, 4.1. Maximum 50% of all domestic water heating to be resistor type heating. Minimum 50% to be from alternative heating source
All hot water services pipes shall be clad with insulation with a minimum R-value of 1



LA_L0_Ground Storey
SCALE 1:100

No.	Description	Date
5	Issue for construction and costing	2021.03.31
6	Issue to contractor for quantity. Aluminium schedule updated	2021.04.05
7	Terrace area revised. Temporary position and related area revised	2021.04.14
8	Ex. bedrooms 1 and 2 area added. New study in place of bathroom. Terrace revised. Aligned rooms and store room. Covered terrace and pool area updated. Temporary updated. Site works updated to match current site	2021.04.20
9	Revised schedule	2021.05.03
A	Issued to Local Authority LIMS for final scrutiny	2021.08.20
10	Revised Kitchen layout. Revised terrace base area. Revised Bedroom layout and re-issues	2021.08.17
11	Issue to Local Authority for application to remove fire rated reactions	2021.11.22

issue status
FOR LOCAL AUTHORITY APPROVAL

notes
The design on this drawing remains the property of the CLIENT (Only once paid for in full). Copyright Reserved. All dimensions to be checked on site before any work is put in hand. ANY DISCREPANCY between all drawings should immediately be brought to the attention of the client representative and resolved before work commences. This drawing is to be read in conjunction with SPECIFICATION OF MATERIALS & LABOUR for this project. Site instructions take precedence over legend of materials.

company
SOLUTION

CMH Mbu P.Arch 2016 - Contact on @solution.arch | 082 900 8907
85 Deep Street Durban - La Graciosa Heritage Building

project title
EXIST DWELLING - ALTS & ADDS
ERF 3536 - No 6 Lanzerac Road Karindal Stellenbosch

drawing title
GROUND FLOOR PLAN

scale @ A1: 1:100 date: 22 Nov 21	proj. no: J009 drawn: ml	dwg. no: LA_000 11
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general notes:

No amendments or alterations are to be made to the specifications of labour and material documents. Full set of the latest drawings to be in the site office at all times. JBCC 5.5 applies. The contractor shall keep a representative competent to administer and control the works continuously on the site during the execution of the works.

The contractor and sub-contractors shall insure their workers in terms of the Worker's Compensation Act 1981, and amendments thereof, and shall indemnify the employer from any claim there under. Contractor and site practice to comply with Occupational Health and Safety Act, No.85 of 1993.

Building to be set out by a registered Land Surveyor. Final levels of buildings to be confirmed with architect. Contractor to make adjustments on UPFL to allow for floor finish as specified to get to final FFL as on drawings. All external concrete slabs to step lower than unfinished ground level at door thresholds.

Room Areas indicated on floor plans are internal floor areas and do not account for walls and therefore will not correlate with the Gross Building Areas.

All existing trees and vegetation to be protected against any damage.

All specified brand name materials to be in strict accordance with manufacturer's specifications & details. Shop drawings to be presented to architect for approval before ANY SPECIALIST installation can commence. All materials, finishes and glazing to conform to SANS & SABS approved, wherever applicable.

SUPERVISION BY ARCHITECT
The architect is not expected to carry out continuous supervision; his inspections are for the benefit of the employer, not the contractor and do not relieve the latter of any of his contractual obligations. In the event of any matter arising which the contractor considers of such importance that the architect must be consulted, every reasonable attempt shall be made by the contractor to communicate with him before proceeding with the point at issue. It must, however, be borne in mind that the architect is employed to ensure correct compliance with the terms of his drawing, proper building procedures in accordance with the best traditions of the various trades and adequate finishes as specified and to his satisfaction. The architect is thus in no way responsible for any set or omission on the part of the contractor, which may result in any patent or latent defects in materials of workmanship, breach or neglect of any local regulations. The contractor therefore remains at all times responsible for any such neglect, deviation or wrong act, whether the same be discovered before or after the final certificate, or any other certificate, is approved.

SANS 10400-XA

Refer to EE Supplemental Code 'Energy Efficiency in Buildings, SANS 10400-XA & SANS 219 report'

Climate Zone
HIGHVELD
Building Envelope
FLOORS: to comply with SANS 10100-XA:2011, 4.4.2, to be insulated in accordance with the table with transition of minimum R value of 1.
EXTERNAL WALLS: to comply with SANS 10400-XA:2011, 4.4.5 to have a minimum total R-value of 0.35
ROOFS: to comply with SANS 10400-XA:2011 4.4.5, to have a minimum R-value of 1
hot water supply
To comply with SANS 10400-XA:2011, 4.1. Maximum 50% of all domestic water heating to be re-circulation type heating, minimum 50% to be from alternative heating sources
All hot water service pipes shall be clad with insulation with a minimum R-value of 1

REFER TO EE SUPPLEMENTAL CODE 'ENERGY EFFICIENCY IN BUILDINGS, SANS 10400-XA & SANS 219 REPORT'

TELEPHONE POINTS
The electrician must make arrangements with Telkom and third parties to ensure the most convenient points for telephone cabling lines and boxes are established. This should be confirmed with Architect. 25mm Conduiting to be taken from this point to telephone boards and points in positions indicated on plans fitted with switch boxes and covers to be confirmed heights. Drive wires are to be left in the conduiting and clearly marked. Provide cover plates to 100 x 75 telephone outlets.

INTERCOM POINTS
Provide intercom points and connect in series with 25mm diameter conduits. Draw-wires and draw-boxes to be provided. Position confirmed with Architect.

T.V. CONNECTIONS
For aerial and satellite dishes only provide 25mm diameter conduit from switchboxes (confirm position), with cover plates linked together to central point from which conduit must lead to aerial outlet box. Position of aerial and dish to be confirmed with architect.

ELECTRICAL SWITCH AND PLUGS
ALL switch gear & plug heights TO BE CONFIRMED
All conduits to be 15mm (to be confirmed with and put in writing by specialist). Switch gear and covers to be used in conjunction with home automation. Multi-gang armours to be used behind beds and where needed.

GEYSERS / HOT WATER SYSTEMS
Geysers to be installed according to manufacturer's specification. All geysers are to be installed in open. The installation needs to accommodate load-shedding.
All warm water systems to be designed by specialist. If a ring-main is required, the layout should be designed, drawn and specified by specialist for approval by architect. A plumbing layout should accompany this drawing / specification. This includes the suggested specification for the swimming pool.

SWITCH GEAR
Legend Ariser, colour and sample to be approved by Architect before order is placed.

DISTRIBUTION BOARDS
All cable clusters to be grouped, colour marked and labelled to architect's satisfaction.

SYMBOL LEGEND

PLAN
light height as indicated on plan
plug 240v
ELEVATION
PLAN
AC/URH control switch with
Security Keycard lock
plug 240v
ELEVATION

- Recessed LED down light - Internal
- Recessed LED down light - External
- Surface mounted ceiling light
- Pendant/Chandelier light point
- Wall mounted light point - Internal (height as indicated)
- Wall mounted light point - Water/External (height as indicated)
- Waterlight pool light (by Pool Specialist) - Colour to be approved by Architect
- Wall mounted Footlight 510h or as indicated on drawing
- Directional Truss spot LED
- Track lighting with LED spots
- LED Strip Light as per schedule
- Waterlight LED Deck Light
- Waterlight LED spike light on arm cable
- Ceiling mounted fan
- Mannual light switch, 900h
- Dimmer light circuit
- 2 Way light circuit
- Slave / even isolator switch 1100h
- Ceiling Mounted Motion Switch
- Daylight switch positioned out of sight & painted to Spec, colour of wall
- Double 15 amp plug, (340h or as indicated on drawings)
- Double 15 amp floor plug
- Waterlight 15 amp plug, (340h or as indicated on drawings)
- Computer 15 amp double plug data connection point, (340h or as indicated on drawings)
- Wall mounted Remote, (900h or as indicated on drawings)
- Wall mounted underfloor heating control unit 900h
- Shaver socket outlet, (1400h or as indicated on drawings)
- Geyser connection point
- Outlet for electrical point (Purpose specified on plan)
- Distribution board
- Telephone point, (1400h or as indicated on drawings)
- Intercom point, (handset 900h) and AV 1400h or as indicated on drawings)
- W8 Router connection point (340h or as indicated on drawings). Specialist to confirm conduit size and about layout, all network points to be connected throughout
- Intercom control box, (1400h or as indicated on drawings)
- DSTV satellite dish, final position to be approved by Architect
- Indicated Height above Finished Floor Level

SYMBOL LEGEND

- In-situ concrete plastered & painted to spec.
- EIFS Cavity Clusters to be provided over all open wall cavities before casting of slabs. All undersides of concrete slabs to be plastered
- Brickwork to be finished to underside of roof
- Internal plasterboard ceiling taped, fully plastered & painted all to Spec. Steel shadowline cornice all around as per detail.
- Ceiling Access Panel with no hinges, to detail

SPECIALIST INSTALLATION SPECIFICATION

The electrical contractor is to calculate the total load required and allow therefore in the installation (where applicable 3 Phase connection to be provided)

The existing electrical council connection, the required connection and the electrical loads as calculated are to be submitted to architect before any work begins.

To be carried out in strict accordance with plans issued by architect or electrical consultant and all applicable by laws and regulations. All conduits to be laid in concrete surface bed, concrete slabs and roof construction and built into walls where necessary. Conduits must be fixed to the switches and socket castings with two lock nuts.

Plugs and switch height refer to legend. ALL TO LINE UP VERTICALLY and HORIZONTALLY.

Make allowance for latching, sliding and erecting all the fittings. No electrical conduiting may penetrate through any water or damp proofing. All switches, plugs and cover plates to be of same colour and make, unless otherwise specified.

Positions for Electrical points to be marked out on site and approved by Architect before commencing with electrical installation

Refer to Mento plaster mesh spec. for cut walls. Overlap cut lines with 150mm both sides of cutlines

No chasing of walls after plastering will be allowed, any affected wall to be completely re-finished at the electrical contractor's expense.

EARTHING
Any additional and new installation must be properly earthed per standard regulations including all hot and cold water pipes. Earth leakage unit to be provided.

LIGHTNING PROTECTION (WHERE SPECIFIED)
Lightning protection by specialist to incorporate air termination conductor runs, down conductor bondings and earth terminations - all in accordance with SABS code 03 (1983). Conduits to be provided to avoid surface mountings - layout to be submitted to architect for approval prior installation.

TELEPHONE POINTS
The electrician must make arrangements with Telkom and third parties to ensure the most convenient points for telephone cabling lines and boxes are established. This should be confirmed with Architect. 25mm Conduiting to be taken from this point to telephone boards and points in positions indicated on plans fitted with switch boxes and covers to be confirmed heights. Drive wires are to be left in the conduiting and clearly marked. Provide cover plates to 100 x 75 telephone outlets.

INTERCOM POINTS
Provide intercom points and connect in series with 25mm diameter conduits. Draw-wires and draw-boxes to be provided. Position confirmed with Architect.

T.V. CONNECTIONS
For aerial and satellite dishes only provide 25mm diameter conduit from switchboxes (confirm position), with cover plates linked together to central point from which conduit must lead to aerial outlet box. Position of aerial and dish to be confirmed with architect.

ELECTRICAL SWITCH AND PLUGS
ALL switch gear & plug heights TO BE CONFIRMED
All conduits to be 15mm (to be confirmed with and put in writing by specialist). Switch gear and covers to be used in conjunction with home automation. Multi-gang armours to be used behind beds and where needed.

GEYSERS / HOT WATER SYSTEMS
Geysers to be installed according to manufacturer's specification. All geysers are to be installed in open. The installation needs to accommodate load-shedding.
All warm water systems to be designed by specialist. If a ring-main is required, the layout should be designed, drawn and specified by specialist for approval by architect. A plumbing layout should accompany this drawing / specification. This includes the suggested specification for the swimming pool.

SWITCH GEAR
Legend Ariser, colour and sample to be approved by Architect before order is placed.

DISTRIBUTION BOARDS
All cable clusters to be grouped, colour marked and labelled to architect's satisfaction.

No.	Description	Date
1	Issue to LA for pre-reading	2021.01.21
2	Revised issue to LA for pre-reading	2021.02.01
3	Additions to LA building line validity	2021.02.09
4	Issue for costing	2021.03.04
5	Issue to contractor for costing, Alterations schedule updated	2021.04.05
6	Issue to Local Authority for application to remove life deed restrictions	2021.11.22

issue status
FOR LOCAL AUTHORITY APPROVAL

notes
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company

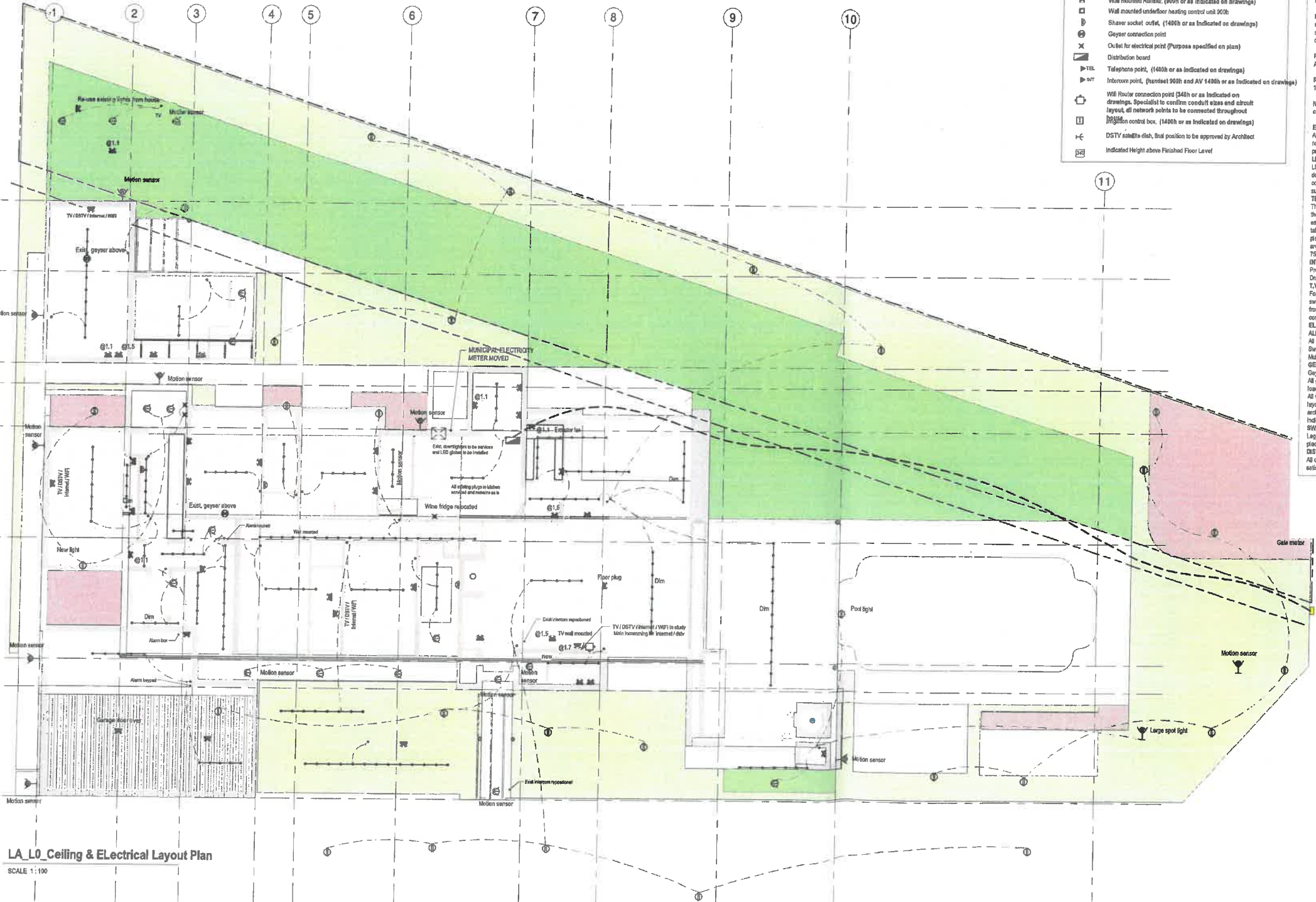
SOLUTION

08181 Metin Pt Arch 21010 - Contact: cm@vhvdesign.co.za / 082 982 0807
86 Dup Street Stellenbosch - La Graciele Heritage Building

project title
EXIST DWELLING - ALTS & ADDS
ERF 3536 - No 6 Lenzstrac Road Karindal Stellenbosch

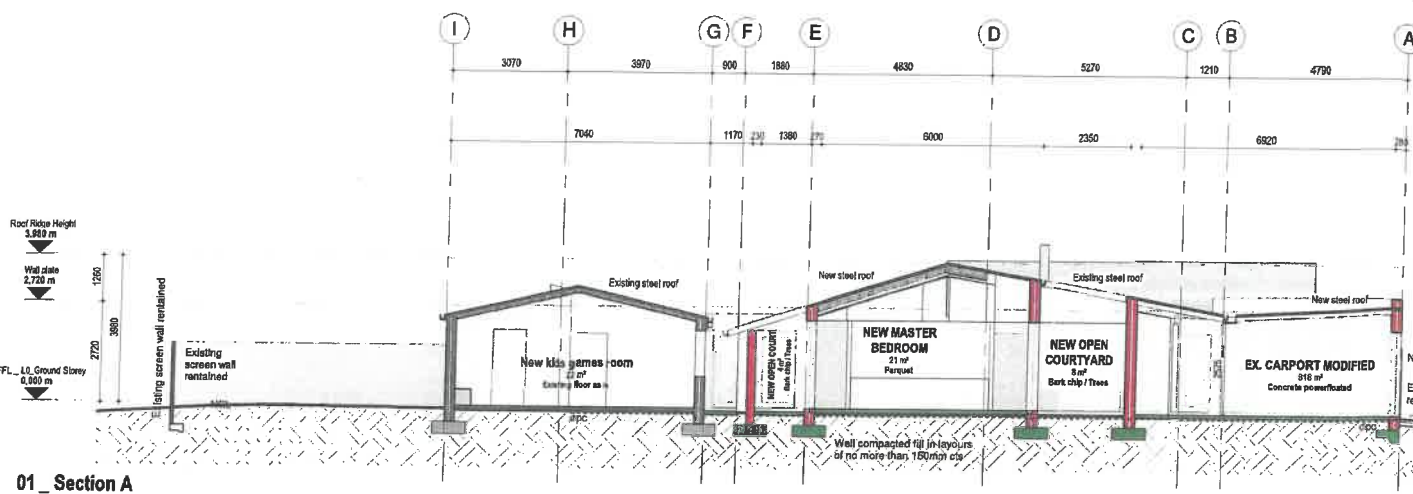
drawing title
ELECTRICAL & CEILING LAYOUT

scale @ A1:	1 : 100	proj. No:	J009	dwg. No:	LA_002	date:	24 Nov 21	drawn:	NL	checked:	6
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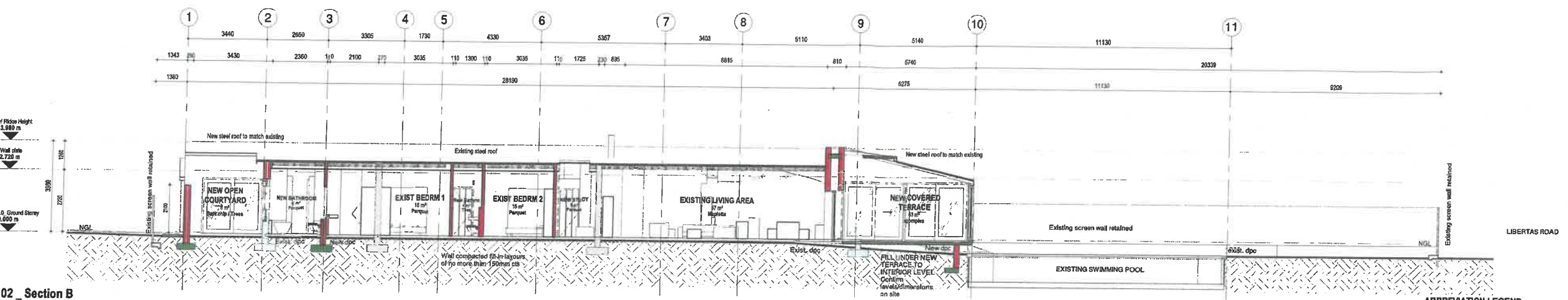


LA_L0_Ceiling & Electrical Layout Plan

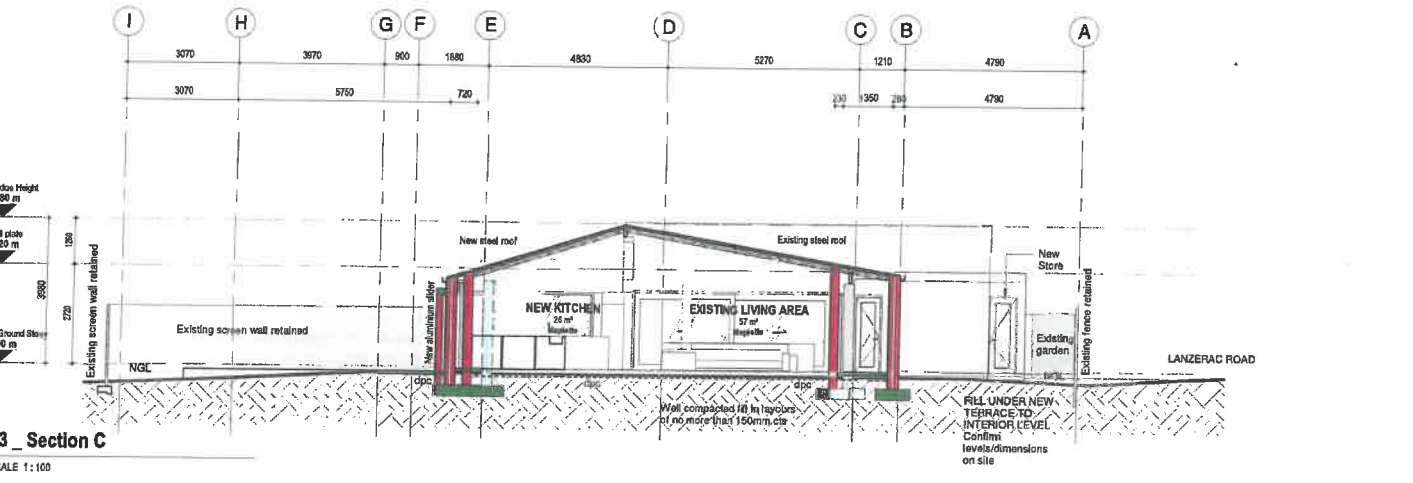
SCALE 1:100



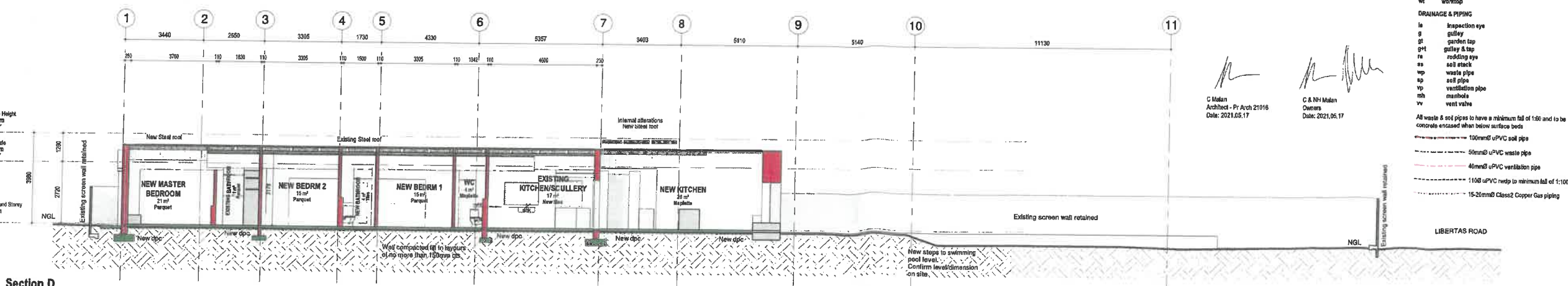
01 Section A
SCALE 1:100



02 Section B
SCALE 1:100



03 Section C
SCALE 1:100



04 Section D
SCALE 1:100

READ DRAWING IN CONJUNCTION WITH PREVIOUSLY ISSUED PROJECT SPECIFICATION DOCUMENT

ALL DIMENSIONS AND LEVELS TO BE CONFIRMED ON SITE

ALL BOUNDARY WALLS AND FENCES TO BE > 1.2m

ABBREVIATION LEGEND

- AFFL Above Finished Floor Level
- ba bath
- bc broom cupboard
- bo beam over
- BOC Bottom Of Concrete
- bic Built in cupboard
- ca combination stairs
- cu Condenser Unit
- db Distribution Board
- fb fibrous outlet
- fs freezer
- dpc damp proof course
- clashasher
- ej expansion joint
- fd floor drain
- fr fridge
- FFL finished floor level
- gh gas hob
- hp Heat Pump
- GL Ground Level
- hwb hand wash basin
- liat lintel over (measured from FFL)
- mic microwave
- ma matt sitting
- mv Mechanical Ventilation
- ov built-in oven
- ox Overhead Extractor
- pb preparation board
- ri rooflight over
- rip rain water pipe
- slab slab over (measured from FFL)
- st stove
- SU Splitter Unit
- td tumble dryer
- tr trough
- to to be confirmed
- TOC Top Of Concrete
- vc vanity cupboard
- vs vanity shelf
- wc water closet
- wm washing machine
- wt worktop

DRAINAGE & PIPING

- ie inspection eye
- g gully
- gt garden tap
- glt gully & trap
- re rodding eye
- ss soil stack
- wp waste pipe
- wp soil pipe
- vp ventilation pipe
- mh manhole
- vv vent valve

- All waste & soil pipes to have a minimum fall of 1:80 and to be concrete encased when below surface beds
- 100mm Ø uPVC soil pipe
- 50mm Ø uPVC waste pipe
- 40mm Ø uPVC ventilation pipe
- 110 Ø uPVC rimp to minimum fall of 1:100
- 15-20mm Class2 Copper Gas piping

NOTES

- 1 REFER TO STRUCTURAL ENGINEERS DETAIL FOUNDATION DRAWINGS FOR SIZE AND DEPTH OF FOOTINGS, COLUMNS & RETAINING WALLS.
- 2 Provide vertical bracing at all retaining walls, basements & level changes. POLYGLASS form-on waterproofing membrane system used in accordance with manufacturer spec.
- 3 FLOORS
- 3.1 Concrete surface bed (min 100mm - to Engineers Specification), on GANBLE AT USB GREEN 250mm, on min 150mm good, clean hard core consolidated & treated with art paper. Hard core fill to be compacted in layers to engineer's specification. All bathroom/shower floors to be cast 50mm lower than general TOC to allow for floor drains with min 1:100 fall. Provide 40mm thick Laminboard insulation under concrete surface bed in all rooms with 20mm thick vertical insulation between slab & walls. Provide underfloor heating to end/pillar areas as per specialist detail.
- 3.2 Structural slab, supports and beams to Eng. spec. All bathroom/shower floors to be cast 50mm lower than general TOC to allow for floor drains with min 1:100 fall. Exposed Slabs to be waterproofed with POLYGLASS form-on waterproofing by specialist if internal building space below slab or external waterproofing if adjacent building space below slab. Both to be applied on top of soaced to fall of 1:100 with finish to spec (achieve to SANS10400-2)
- 3.3 RC columns to Architect's and Engineer's detail. Where stairs are over or adjacent to interior spaces, the steel surface, floor, leads & sides should be protected to full waterproof by specialist.
- 3.4 Slab Threshold waterproofing. Continuous waterproofing on Aluminium base concrete and back on waterproofing from angle iron inverts in accordance to detail.
- 3.5 Selected Hardwood Decking as per spec. by specialist on concrete deck with screed to fall.
- 3.6 Selected Hardwood Decking as per spec. on timber superstructure, all by specialist.
- 3.7 Clay brick bricks, flush jointed with bedded and sponged undressed 25-25mm cement mortar to match Architect specified brick. All bricks to be wet laid. Provide 25mm laminboard wall insulation to the inside skin of all external cavity walls. Insulated cavity as per manufacturer specification. (To comply with SANS10400-XA:2011(4.3.3))
- 3.8 GANBLE AT BRICKGROP DPC 250mic under all walls and cells, bedstone every 5 courses.
- 3.9 Retaining wall by Structural Engineer.
- 3.10 RC Retaining beam by Structural Engineer.
- 3.11 Screed, 85 high polished joint in plastered wall. Screed to be approved by architect.
- 3.12 Drawing Plasterboard fixed to substructure with cavity batt insulation. Finish TBC
- 3.13 CEILING
- 3.14 Ceiling insulation Provide 2x 135mm Isotherm insulation. 1st Layer fixed between rafters and 2nd layer under rafters. Fixing to be by specialist & approved by Arch. Provide POLYGLASS form-on waterproofing membrane system used in accordance with manufacturer spec.
- 3.15 RC Retaining wall to match existing. Provide minimum 100mm concrete base and SANS10400-2.
- 3.16 GANBLE AT BRICKGROP DPC 250mic under all walls and cells, bedstone every 5 courses. Provide 25mm laminboard wall insulation to the inside skin of all external cavity walls. Insulated cavity as per manufacturer specification. (To comply with SANS10400-XA:2011(4.3.3))
- 3.17 Structural slab, supports and beams to Eng. spec. All bathroom/shower floors to be cast 50mm lower than general TOC to allow for floor drains with min 1:100 fall. Exposed Slabs to be waterproofed with POLYGLASS form-on waterproofing by specialist if internal building space below slab or external waterproofing if adjacent building space below slab. Both to be applied on top of soaced to fall of 1:100 with finish to spec (achieve to SANS10400-2)
- 3.18 Slab Threshold waterproofing. Continuous waterproofing on Aluminium base concrete and back on waterproofing from angle iron inverts in accordance to detail.
- 3.19 Selected Hardwood Decking as per spec. by specialist on concrete deck with screed to fall.
- 3.20 Selected Hardwood Decking as per spec. on timber superstructure, all by specialist.
- 3.21 Clay brick bricks, flush jointed with bedded and sponged undressed 25-25mm cement mortar to match Architect specified brick. All bricks to be wet laid. Provide 25mm laminboard wall insulation to the inside skin of all external cavity walls. Insulated cavity as per manufacturer specification. (To comply with SANS10400-XA:2011(4.3.3))
- 3.22 GANBLE AT BRICKGROP DPC 250mic under all walls and cells, bedstone every 5 courses.
- 3.23 Retaining wall by Structural Engineer.
- 3.24 RC Retaining beam by Structural Engineer.
- 3.25 Screed, 85 high polished joint in plastered wall. Screed to be approved by architect.
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- 3.27 CEILING
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- 3.38 RC Retaining beam by Structural Engineer.
- 3.39 Screed, 85 high polished joint in plastered wall. Screed to be approved by architect.
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- 3.50 GANBLE AT BRICKGROP DPC 250mic under all walls and cells, bedstone every 5 courses.
- 3.51 Retaining wall by Structural Engineer.
- 3.52 RC Retaining beam by Structural Engineer.
- 3.53 Screed, 85 high polished joint in plastered wall. Screed to be approved by architect.
- 3.54 Drawing Plasterboard fixed to substructure with cavity batt insulation. Finish TBC
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- 3.66 RC Retaining beam by Structural Engineer.
- 3.67 Screed, 85 high polished joint in plastered wall. Screed to be approved by architect.
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SANS 10400-XA

Refer to: E2. Supplementary Code 'Energy Efficiency' to Buildings, SANS 10400 - XA & SANS 2601 report.

Climate Zone
ZONE 4: TEMPERATE COASTAL
Building Envelope
FLOORS: to comply with SANS 10400-XA:2011 4.4.2, to be insulated underneath the slab with insulation of minimum R value of 1.
EXTERNAL WALLS: in conformity with SANS 10400-XA:2011 4.4.1, to have a minimum total R-value of 0.35
ROOFS: to comply with SANS 10400-XA:2011 4.4.5, to have a minimum R-value of 3.3

Hot water supply
To comply with SANS 10400-XA:2011 4.1, Maximum 50% of all domestic water heating to be radiator type heating. Minimum 50% to be from alternative heating source.
All hot water service pipes shall be clad with insulation with a minimum R-value of 0.3

No.	Description	Date
1	Issued to Local Authority for application to remove the deed restrictions	2021.05.06
2	Issue to Local Authority for application to remove the deed restrictions	2021.11.22

Issue status

FOR LOCAL AUTHORITY APPROVAL

notes

The design on this drawing remains the property of the CLIENT (only once paid for in full). Copyright Reserved All dimensions to be checked on site before any work is put in hand. ANY DISCREPANCY between all drawings should immediately be brought to the attention of the client representative and resolved before work commences. This drawing is to be read in conjunction with 'SPECIFICATION OF MATERIAL & LABOUR' for this project. Site instructions take preference over legend of materials.

company

SOLUTION

021 551 2115 - Contact: eng@solution.co.za / 082 902 8867
65 Day Street, Stellenbosch - La Grange The Grange Building

project title

EXIST DWELLING - ALTS & ADDS

ERF 3536 - No 6 Lanzerac Road Karindal Stellenbosch

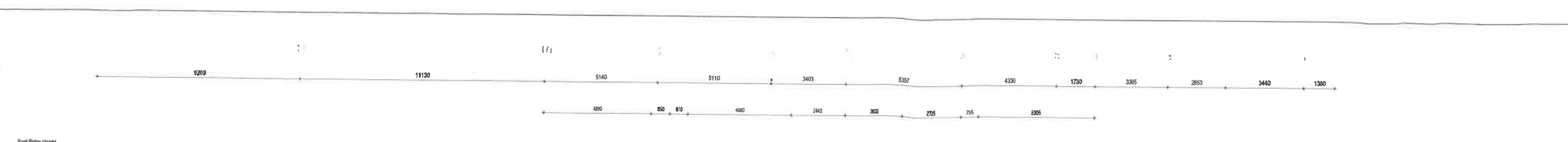
drawing title

SECTIONS

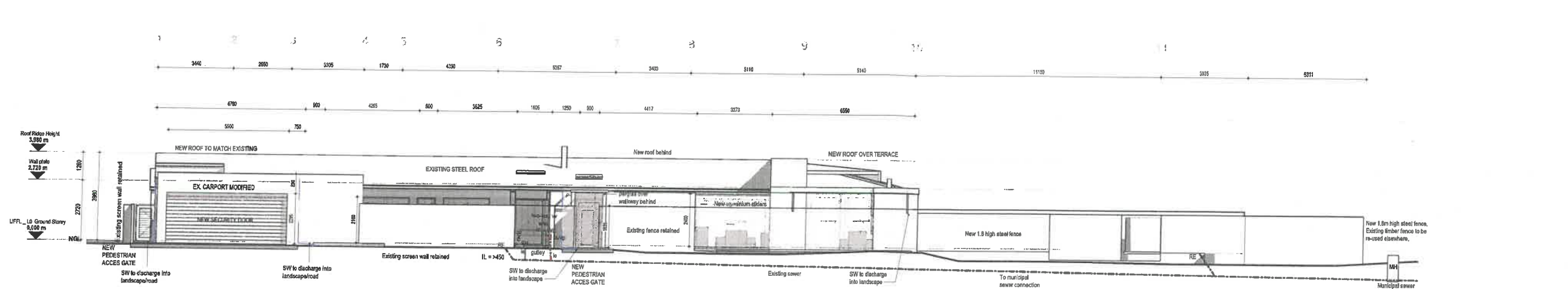
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date:	drawn:	date:	date:
22 Nov 21	m.l.		

C. Melan
Architect - Pr Arch 21016
Date: 2021.05.17

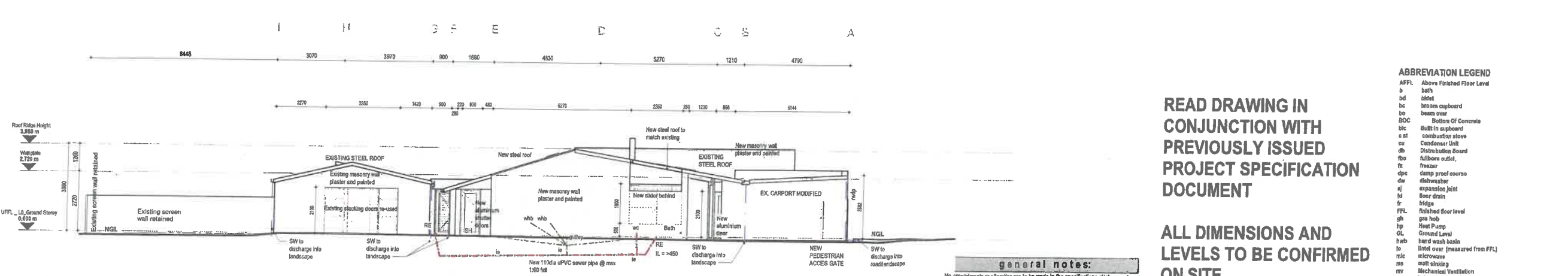
C. & N.H. Melan
Owners
Date: 2021.05.17



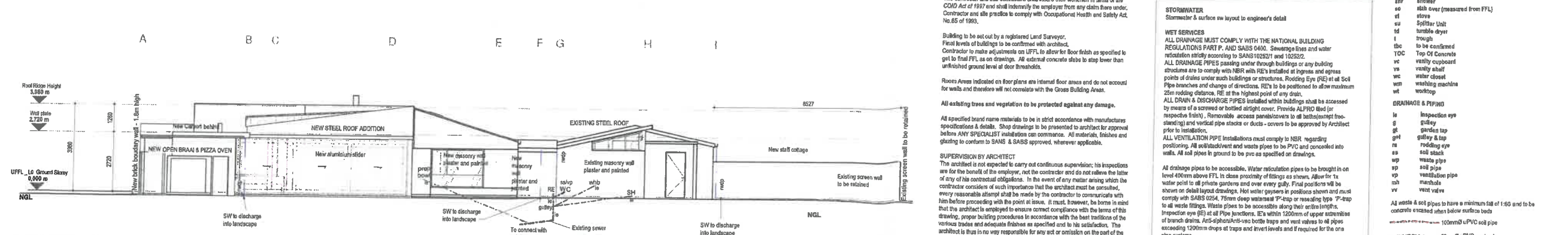
D_200_Facade_South
SCALE 1:100



D_200_Facade_North
SCALE 1:100



D_200_Facade_East
SCALE 1:100



D_200_Facade_West
SCALE 1:100

general notes:

No attachments or alterations are to be made in the specifications of labour and material documents. Full set of the latest drawings to be in the site office at all times.
 JBCC 5.0 applies. The contractor shall keep a representative competent to administer and control the works continuously on the site during the execution of the works.
 The contractor and sub-contractors shall insure their workmen in terms of the COMA Act of 1997 and shall indemnify the employer from any claim there under. Contractor and site practices to comply with Occupational Health and Safety Act, No.85 of 1993.
 Building to be set out by a registered Land Surveyor.
 Final levels of buildings to be confirmed with architect.
 Contractor to make adjustments on UFFL to allow for floor finish as specified to get to final FFL as on drawings. All external concrete slabs to step lower than unfinished ground level at door thresholds.
 Roofs Areas indicated on floor plans are internal floor areas and do not account for walls and therefore will not coincide with the Gross Building Area.
 All existing trees and vegetation to be protected against any damage.
 All specified brand name materials to be in strict accordance with manufacturer's specifications & details. Shop drawings to be presented to architect for approval before ANY SPECIALIST installation commences. All materials, finishes and glazing to conform to SANS & SABS approved, wherever applicable.
 SUPERVISION BY ARCHITECT
 The architect is not expected to carry out continuous supervision; his inspections are for the benefit of the employer, not the contractor and do not relieve the latter of any of his contractual obligations. In the event of any matter arising which the contractor considers of such importance that the architect must be consulted, every reasonable attempt shall be made by the contractor to communicate with him before proceeding with the point at issue. It must, however, be borne in mind that the architect is employed to ensure correct compliance with the terms of this drawing, proper building procedures to accordance with the best traditions of the workshop, breach or neglect of any local regulations. The contractor therefore remains at all times responsible for any such neglect, deviation or wrong act, whether the same be discovered before or after the final certificate, or any other certificate, is approved.

READ DRAWING IN CONJUNCTION WITH PREVIOUSLY ISSUED PROJECT SPECIFICATION DOCUMENT

ALL DIMENSIONS AND LEVELS TO BE CONFIRMED ON SITE

DRAINAGE

STORMWATER
Stormwater & surface sw layout to engineer's detail

WET SERVICES
ALL DRAINAGE MUST COMPLY WITH THE NATIONAL BUILDING REGULATIONS PART P, AND SABS 0400. Sewerage lines and water reticulation shall comply with SANS 10257/1 and 10257/2.
 ALL DRAINAGE PIPES passing under buildings or any building structures are to comply with NBR with RE's installed at ingress and egress points of drains under such buildings or structures. Rooding Eye (RE) at all Soil Pipe branches and change of direction. RE's to be positioned to allow maximum 25m nodding distance. RE in the highest point of any drain.
 ALL DRAIN & DISCHARGE PIPES installed within buildings shall be accessed by means of a screened or bolted airtight cover. Provide ALPRO lid (or respective brand), removable access panels/vents to all bathrooms (foot-standing) and vertical pipe stacks or ducts - covers to be approved by Architect prior to installation.
 ALL VENTILATION PIPE installations must comply with NBR regarding positioning. All wall/ductwork and waste pipes to be PVC and concealed into walls. All soil pipes in ground to be pvc as specified on drawings.
 All drainage pipes to be accessible. Water reticulation pipes to be brought in on level 400mm above FFL in close proximity of fittings as shown, allow for 1% water point to all private gardens and over every gully. Final positions will be shown on detail layout drawings. Hot water gasers in positions shown and must comply with SABS 0254. 75mm deep westermost 'P'-trap or wasterling type 'P'-trap to all waste fittings. Waste pipes to be accessible along their entire lengths. Inspection eye (IE) at all Pipe junctions. IE's within 1200mm of upper extremities of branch drains. Anti-siphon/anti-vac bottle traps and vent valves to all pipes exceeding 1200mm drops at traps and invert levels and if required for the one pipe systems.
 POSITION OF ALL PIPE LINES ON SITE TO BE MARKED OUT AND CONFIRMED BY ARCHITECT BEFORE ANY DIGGING COMMENCES

ABBREVIATION LEGEND

AFFL	Above Finished Floor Level
b	bat
bd	bed
bc	beam cupboard
bv	beam over
BCC	Bottom Of Concrete
bic	built in cupboard
o st	combustion stove
cs	condensate sink
db	Distribution Board
fbo	fall below outlet
fr	freezer
gpc	grip proof course
dw	downward
ej	expansion joint
fd	floor drain
fr	fridge
FFL	finished floor level
g	gas
hp	Heat Pump
GL	Ground Level
hwb	hand wash basin
l	lintel over (measured from FFL)
mic	microwave
ms	multi-shedding
mv	Mechanical Ventilation
ov	overhead oven
oe	Overhead Extractor
pb	preparation bowl
rc	right angle cover
rsp	rain water pipe
s	shower
shr	shower
sl	slab over (measured from FFL)
st	store
su	splitter Unit
t	tumble dryer
tr	trough
vc	to be confirmed
TOC	Top Of Concrete
vc	ventilator cupboard
vs	vent shaft
wc	water closet
wet	washing machine
wtp	watertop
DRAINAGE & PIPING	
ie	inspection eye
g	gully
gt	garden tap
glt	gully & tap
me	measuring eye
ss	soil stack
wp	waste pipe
sp	soil pipe
vp	ventilation pipe
nh	manhole
vt	vent valve
A waste & soil pipes to have a minimum fall of 1:50 and to be concrete encased when below surface beds	
---	100mm Ø uPVC soil pipe
---	50mm Ø uPVC waste pipe
---	40mm Ø uPVC ventilation pipe
---	110 Ø uPVC rinto to minimum fall of 1:100
---	15-20mm Ø Brass Copper Gas piping

- # FINISHES
- # REFER TO STRUCTURAL ENGINEER'S DETAIL FOUNDATION DRAWINGS FOR SIZE AND DEPTH OF FOOTINGS, COLUMNS & RETAINING WALLS.
- # Provide Vertical finishing at all retaining walls, basements & level changes. POLYGLASS torch-on waterproofing membrane system fixed in accordance with manufacturer spec.
- # FLOORS
- # Concrete surface bed (min 100mm - in Engineers Specification), on GUNLEAT USB GREEN 200mm, on min 150mm good, clean hard core consolidated fill treated with wet floor finish. Hard core fill to be compacted in layers to engineer's specification. All bathroom/shower floors to be cast 50mm lower than general TOC to allow for floor drains with min 1:100 fall. Provide 40mm thick Lambswool insulation under concrete surface bed to all rooms with 20mm Rock wool insulation between slab & walls. Provide underfloor heating to designated areas as per specialist detail.
- # Structural slab, supports and beams to Eng. spec. All bathroom/shower floors to be cast 50mm lower than general TOC to allow for floor drains with min 1:100 fall. Exposed Slabs to be waterproofed with POLYGLASS torch-on waterproofing by specialist if internal building spaces below slab or continuous waterproofing if external building spaces below slab. Both to be applied on top of screed to full of 1:100 with finish to spec (where to SANS 10400-01)
- # RC staircase to Architect's and Engineer's detail. Where stairs are over or adjacent to interior spaces, the stair surface, nosings, treads & skids should be sanded to full & waterproofed by specialist.
- # Slab: Torch-on waterproofing. Continuous waterproofing on Aluminium base outdoors and torch on waterproofing from angle. To be installed in accordance to detail.
- # Selected Hardwood Decking as per spec, by specialist on concrete deck with sanded to full.
- # Selected Hardwood Decking as per spec, on timber substructure, all by specialist.
- # WALLS
- # Clay stock bricks, flush jointed with bedded and sponged unskated 20-25mm cement plaster to receive Architect specified finish. All bricks to be wet before lay. Provide 20mm fibrous wall insulation to the inside side of all external cavity walls. Installed strictly as per manufacturer specification. To comply with SANS 10400-A2/2/1 (4.3.3)
- # GUNLEAT BRICKGRIP CPC 250mm under all walls and cl, basecoat every 6 courses.
- # Rotating wall by Structural Engineer.
- # RC Ring beam by Structural Engineer.
- # Chimney, 65 high pointed joint to plastered wall. Sample to be approved by architect.
- # Dripping: Plasterboard fixed to substructure with cavity batt insulation. Finish TBC
- # CEILING
- # Ceiling Insulation Provide 2x 130mm Isotherm insulation, 1st Layer fixed between rafters and 1st layer under rafters. Paving to be by specialist & approved by Arch. Provide "ALUMINUM" TRAP insulation over rafters under shelving. Colour to be confirmed by Architect. Fasteners to be Class 4 and installed according to manufacturer's specification. Sheets to overlap by 2x ribs at joints. Provide lapsal at joints. Roof structure by Eng. Shop drawings to be submitted to Architect for approval.
- # Many Finish (See drawings for plan) metal sheet roof consisting of Victorian Profile 0.55mm COL COBORD ULTRA A220 drawing. Colour to be confirmed by Architect. Fasteners to be Class 4 and installed according to manufacturer's specification. Sheets to overlap by 2x ribs at joints. Provide lapsal at joints. Roof structure by Eng. Shop drawings to be submitted to Architect for approval.
- # Flat Roof: RC slab to Eng. spec. with min. 30mm screed to min 1:100 fall. Double layer POLYGLASS waterproofing by specialist over screed covered with 50mm DIPS insulation board with membrane cover. Finish with 50mm stone layer (13mm over if no other finish is indicated). Full floor slab to be concrete to engineer's specification. Sheets to overlap by 2x ribs at joints. Provide lapsal at joints. Roof structure by Eng. Shop drawings to be submitted to Architect for approval.
- # Sheet Metal Roof Flashing to be manufactured from 0.55mm COL COBORD G200 flashing lead Clean Colorbond, color to match roof sheeting. 10 x 150 Nute-Fastite board (painted same as wall. Shop drawings to be submitted to Architect for approval.
- # Rhinzi-Hal framed gutters. Gutter Profile: 1 downspout. Colour to be confirmed by Architect. Slats TBC by engineer/specialist & approved by Architect.
- # Masonry Construction Chimney / Staircase Steel Turbo Vent fan pipe. Color and size by specialist, refer to Architect's detail. All chimneys to comply with SANS 10400 Part 4. Note: All flue pipes to be installed as per specialist where exposed to combustible material - i.e. Ceilings etc.
- # DOORS & WINDOWS - Glazing to comply with SANS 10400 Part 11
- # All doors, windows and external shutters to be powder coated Aluminium. Refer to door and window schedules. Colour to be confirmed by Architect.
- # Sloped plastered & waterproofed, with batt in dips & dips to Architect's detail & painted to spec.

SANS 10400-XA

Refer to EE Supplemental Guide Energy Efficiency in Buildings, SANS 10400-XA & SANS 204 report

C Milan
Architect - Pr Arch 21016
Date: 2021.05.17

C & NH Milan
Owners
Date: 2021.05.17

issue status

FOR LOCAL AUTHORITY APPROVAL

notes

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company

SOLUTION

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85 Dorp Street Stellenbosch - La Grange Heritage Building

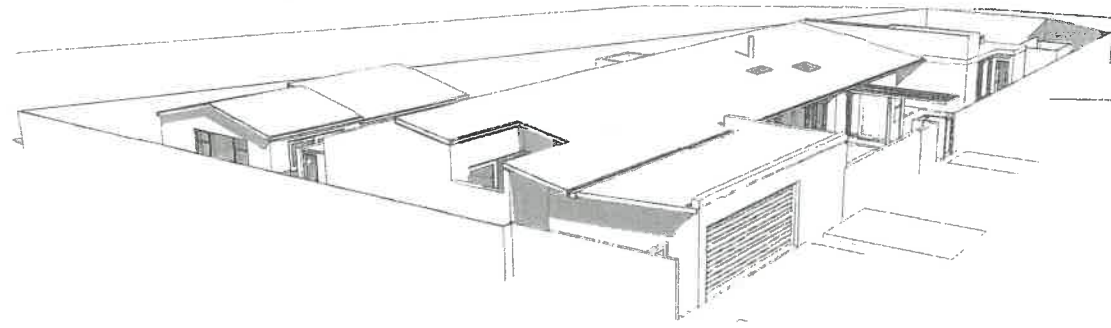
project title

EXIST DWELLING - ALTS & ADDS
ERF 3536 - No 6 Lanzerac Road Karindal Stellenbosch

drawing title

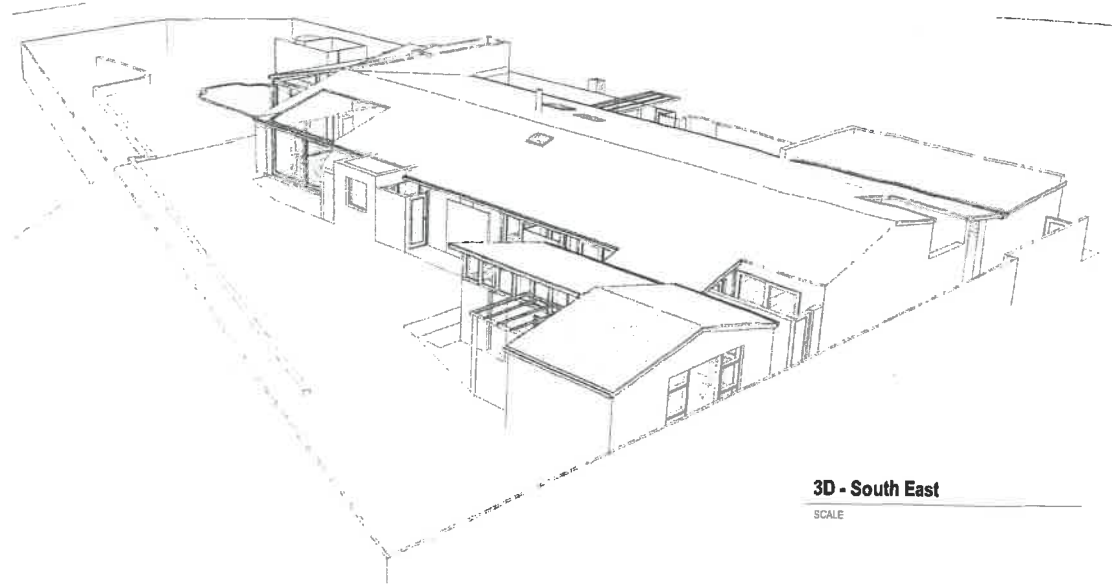
ELEVATIONS

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date: 22 Nov 21
proj. no: J009
drawn: M.L.
date: 22 Nov 21
drawing no: LA_004
sheet no: 1



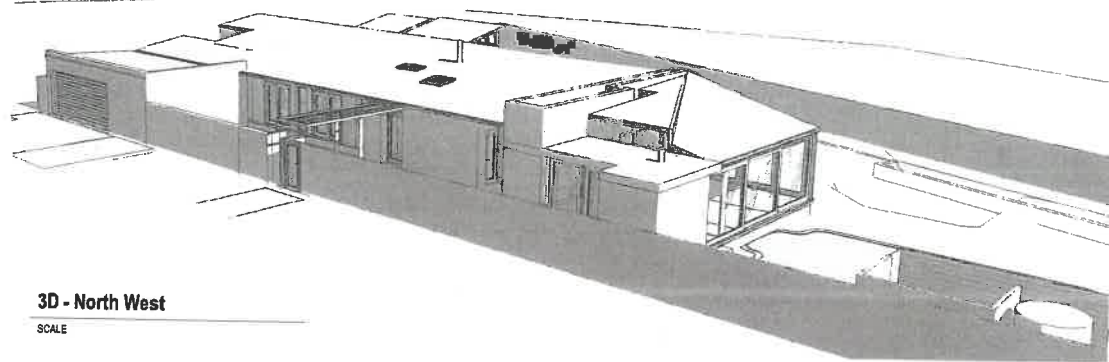
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SCALE



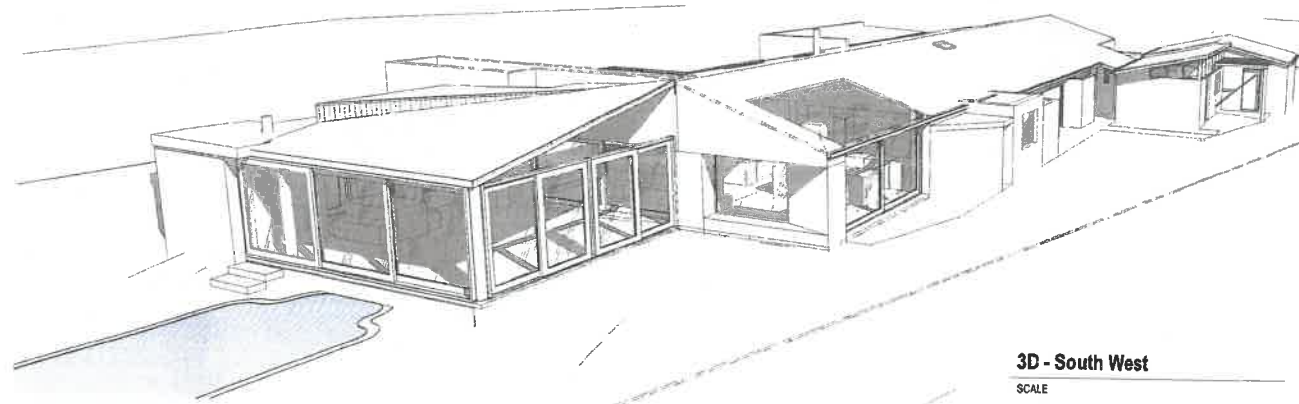
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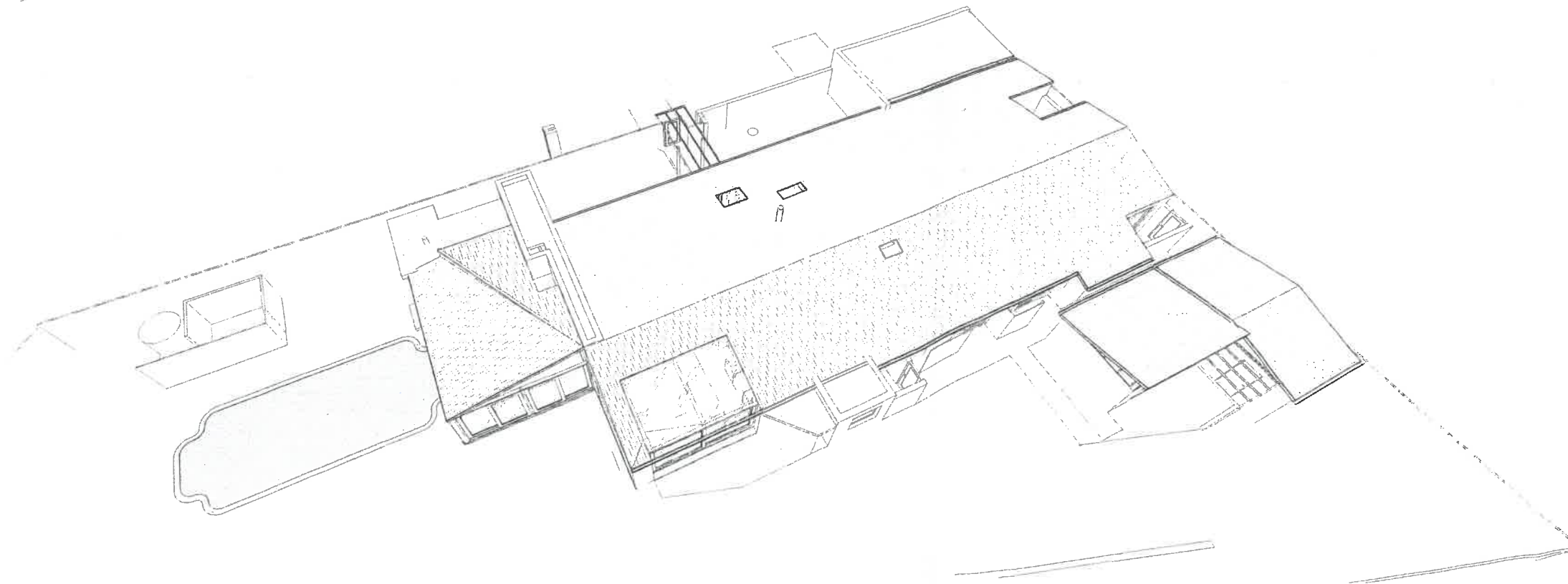
3D - North West

SCALE



3D - South West

SCALE



3D - Roof plan

SCALE

No.	Description	Date
1	Issue to Local Authority for application to remove the deed restrictions	2021.11.22

issue status
FOR LOCAL AUTHORITY APPROVAL

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company
SOLIATION

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project title
EXIST DWELLING - ALTS & ADDS
ERF 3536 - No 6 Lanzerac Road Karindal
Stellenbosch

drawing title

Perspectives
scale @ A1:
date: 22 Nov 21
proj. no:
drawing no:
J009 LA_1000 1