STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/15041 (TP226/2022)
Our File Reference Number: Farm 1570, Stellenbosch
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: [redacted]

Sir/Madam

APPLICATION IS MADE IN TERMS OF SECTION 15(2)(b) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW, 2015 FOR A DEPARTURE ON FARM 1570, STELLENBOSCH DIVISION

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows:

2.1 That the application for a departure on Farm 1570, Kylemore in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw 2015 to:

2.1.1 Relax the lateral building line from 5m to 0m for the proposed additions and alterations to the existing dwelling on the property as indicated in Drawing No. 20 – 059, Drawn by Red Atlantic Architecture, Dated 2022/04/11, attached as **Annexure B.**

2.1.2 Increase the height of the existing structure instead from two storeys to four storeys to accommodate the proposed basement level entertainment area as well as the roof terrace which will be used for private entertainment purposes as indicated on Drawing No. 20 - 059, Drawn by Red Atlantic Architecture, Dated 2022/04/11, attached as **Annexure B.**

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

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

2.2.1 The approval will lapse if not implemented/confirmed within five years from the date of final notification of approval of the application.

2.2.2 The approval only applies to the proposed departure under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or By-laws or Regulations that may be applicable.

2.2.3 The building plans and development must be undertaken generally in accordance with the site plan as referenced in Drawing No. 20 – 059, drawn by Red Atlantic Architecture, Dated 2022/04/11 and attached as **Annexure B.**

2.2.4 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

2.2.5 The approval granted shall not exempt the applicant and owner from complying with any other legislation which has a bearing on the proposed use of the property.

2.3 The reasons for the above decision are as follows:

2.3.1 The proposed development would not negatively affect the aesthetic appearance of the structure, property, or surrounding environment, and the primary use of the property will remain agriculture.

4. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, 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.

5. 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 and 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.

6. 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

7. 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.

8. The approved tariff structure may be accessed and viewed on the municipal website (https://www.stellenbosch.gov.za/documents/finance/rates-and-tariffs) and the banking details for the General Account can also be accessed on the municipal website (https://www.stellenbosch.gov.za/documents/general/8314-stellenbosch-municipality-banking-details-1/file).

9. An applicant who lodge 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.

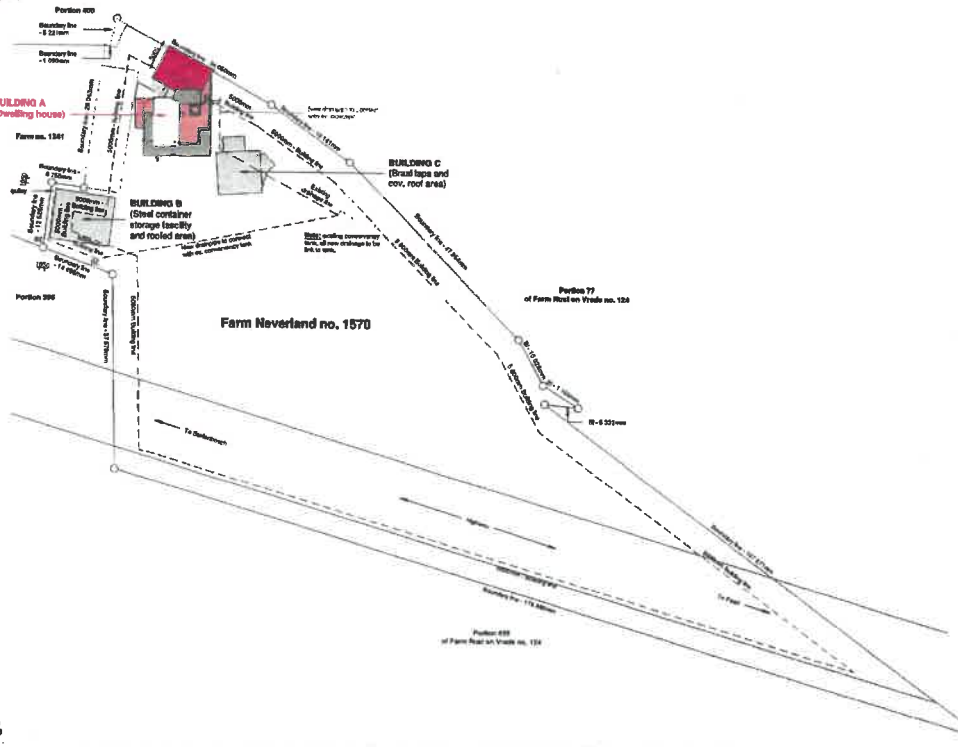
10. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

11. Kindly note the above decision is suspended, and in the case of any approval, 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

DATE: 26/4/2023



Site Plan
Scale 1:500

Development Data:
Site Area 8412.00 sqm

BUILDING A -
Proposed use: Dwelling house

EXISTING:

Ground Storey Level:	**212.00 sqm**
Garage	58.00 sqm
House	99.00 sqm
Covered Balcony	51.00 sqm
Covered Entrance	4.00 sqm
First Storey Level:	**95.00 sqm**
House	95.00 sqm

PROPOSED

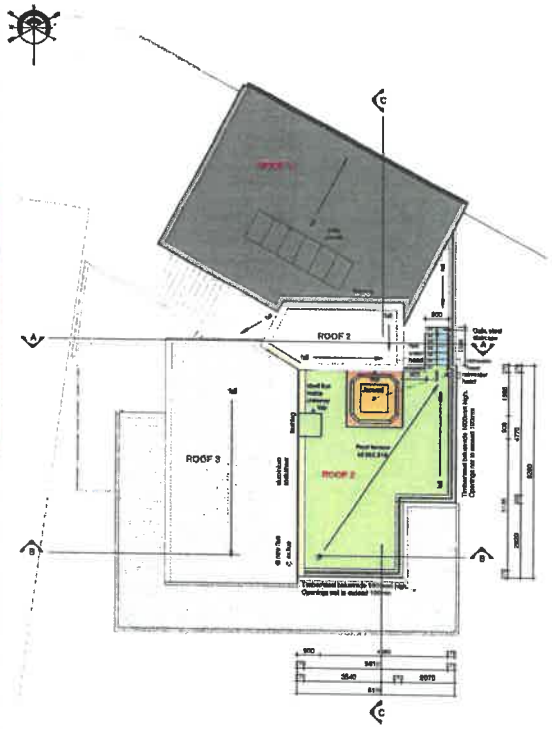
Basement Storey:	**107.00 sqm**
House	107.00 sqm
Ground Storey Level	
Open Balcony	15.00 sqm
First Storey Level:	**54.00 sqm**
House	54.00 sqm
Open Balcony	6.00 sqm
Roof Terrace:	
Open Balcony	43.00 sqm
Total proposed covered area	**161.00 sqm**
Total proposed open area	**98.00 sqm**

BUILDING B - STORAGE FASCILITY
Current use: Steel container storage fascility and roofed area

Basement level:	
General storage	15.00 sqm
Total area: (internal)	15.00 sqm
Ground Storey level:	
Storage	59.00 sqm
Total area: (internal)	59.00 sqm
Covered Area	55.00 sqm
Total area: (internal)	**74.00 sqm**
Total coverage: (incl cov. area)	129.00 sqm

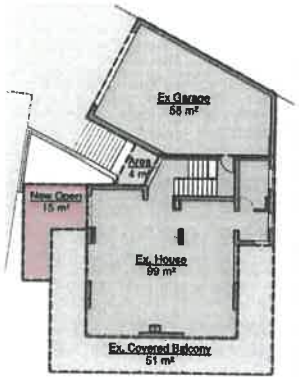
BUILDING C -
Current use:
Braai lapa and cov. roof area

Ground Storey level:	
Prep room & WC	10.25 sqm
Total area: (internal)	10.25 sqm
Covered Area	49.50 sqm
Total area: (internal)	**10.25 sqm**
Total coverage: (incl cov. area)	59.75 sqm



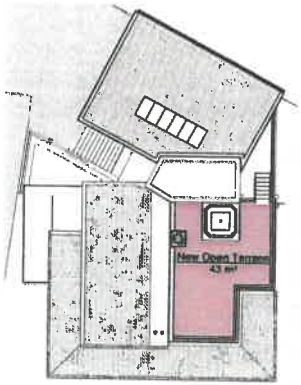
Roof and Roof Terrace Plan
Scale 1:100

Lower Ground Storey Plan
Scale 1:100

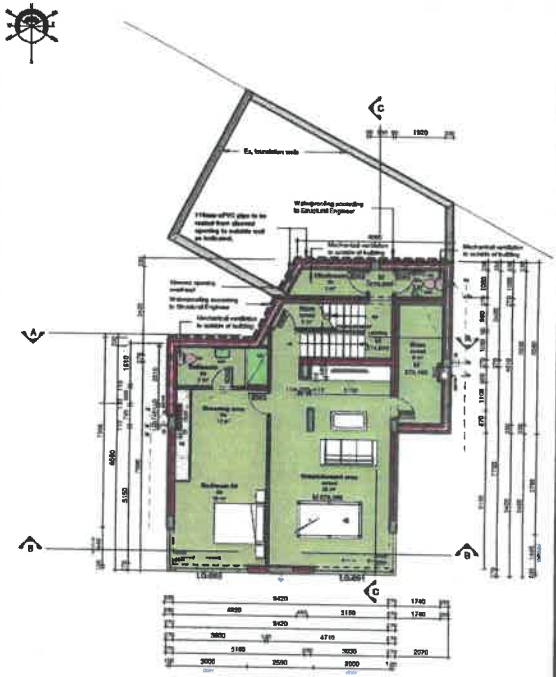


Ground Storey Plan
Scale 1:100

First Storey Area Plan
Scale 1:100



Roof terrace Area Plan
Scale 1:100



Basement Storey Plan
Scale 1:100

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Neighbour signature for Erven 126/77
Name:
Date: ___/___/___
Signature:

Neighbour signature for Erven 126/499
Name:
Date: ___/___/___
Signature:

Municipal Approval Stamps

Owner Signature
Date ___/___/___

Architect Signature
Date ___/___/___

H4 - Dwelling House

RED ATLANTIC ARCHITECTURE
Renier von Bismarck (Pr.Sci.Arch.IT)
Director
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9 Zinnia Crescent, Witfontein, Delft, 7100
www.redatlantic.co.za
PO Box

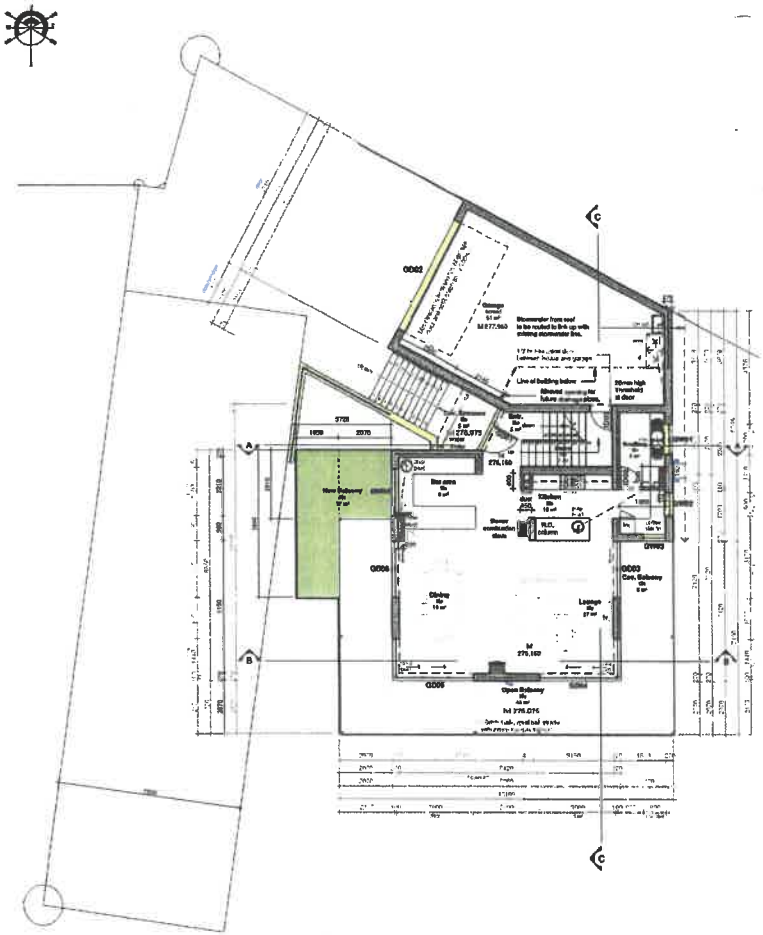
HOUSE BOTHA

Property description
Farm Neverland no. 1570

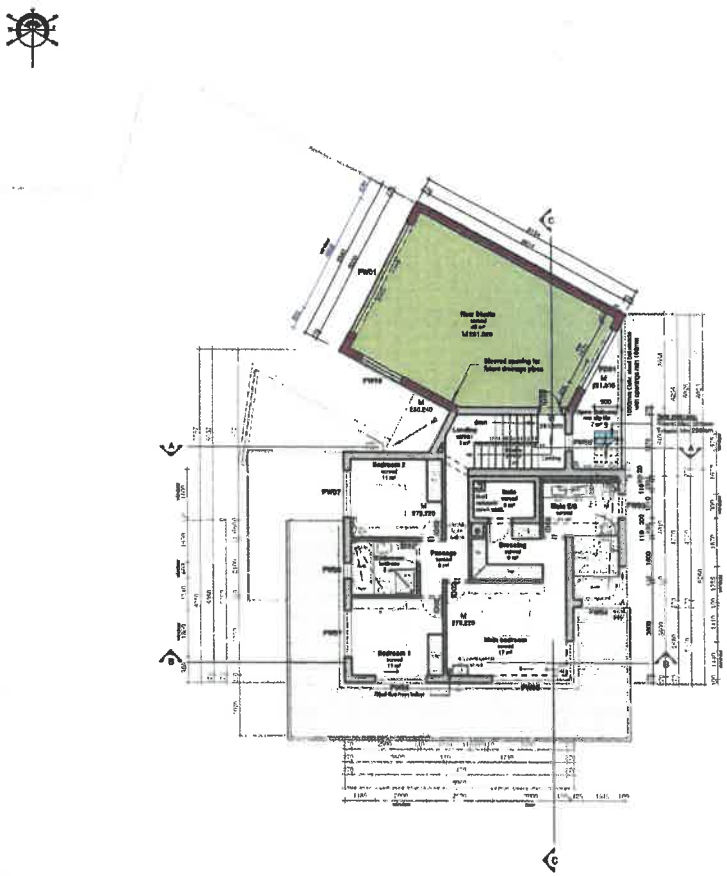
Project description
Proposed additions and alterations to existing dwelling

Sheet description
Site, roof and area plans and 3D views

Project number 2020/01	Status of H	Rev	Project Status
Project Date 2021-06-10	Designed by RVJ		Scale as indicated
Issue Date 2022/04/11 09:41:13 AM	Drawn by PvW		Page Size A3



Ground Storey Plan
Scale 1:100



First Storey Plan
Scale 1:100

EXTERNAL FINISHES (to be confirmed by client)

Roof:
- Coverings: Kliplok Mini Rood Sheeting - Charcoal
- Fascia: To match roof colour - to be confirmed by client
- Gutter: To match roof colour - to be confirmed by client
- Downpipes: To match wall colour

Walls:
- Main Core Building: Colour - to be confirmed by client
- Abutments: Colour - to be confirmed by client

Doors & Windows:
- Doors: Aluminium - To match roof colour - Charcoal
- Garage: Aluminium - To match door & window colour - Charcoal
- Windows: Aluminium - To match roof colour - Charcoal
- Colour: Timber (Hardwood) - Natural Varnished

External Finishes:
- Paving: Edge - Paving Infills (match paving to existing)
- Balustrade: Steel - colour to match roof colour.

LEVELS AND DIMENSIONS:
Land surveyor to confirm all boundary pegs and to check all levels before construction commences. The building is to be laid out and erected in the position and to the levels as indicated on site.

Ground - All top soil must be removed from the area to be built upon. All grading and leveling of ground will be done by qualified civil contractor. All levels and dimensions to be checked on site prior to commencement of any building work or ordering of any building material. Read figured dimensions in preference to scaling.
All work to comply with SANS 10400.

MATERIAL PROPERTIES AND WORKMANSHIP:

SOIL FIRE CLASSIFICATION: (SANS 10400 – Part A)
Occupancy - H4

STRUCTURAL DESIGN: (SANS 10400 - Part B)
A competent person, Structural Engineer, will design, specify and certify parts H, J, K, L, and M.

DIMENSIONS: (SANS 10400 – Part C)
Minimum ceiling height to be 2.40m, Minimum habitable Room size to be 6.00m²

PASSIVE SAFETY: (SANS 10400 – Part H)
PROTECTION FROM FALLS
Any floor level higher than 1.00m above adjacent ground or floor level must be provided with a balustrade as well. Balustrade or wall/may not be less than 1.00m high, must not have openings that will permit the passage of a 102mm diameter ball.

ROOFS AND ROOFSCAPE
H4 in Dwelling House are excluded from specific gradient.

DRIVEWAY:
Paving (match paving used by developer and approved by client) to be laid on a broken sand bed with min. 1 degree fall (driveway ramp with a max fall of 1:11) to nearby gully channel and connected to storm water channel.

SITE PREPARATION: (SANS 10400 – Part P)
DEMOLITION OF SITE
Before any foundation is laid the area to be covered by any building, shall be properly cleared of vegetable matter, tree stumps, brick and other rubble material, debris or refuse and any material contaminated with forest matter.
Any building that is situated on a site where water will drain naturally towards it, drainage shall be provided to direct such water away from such site or building to a convenient site to be disposed of in a space safe seasoned manner. Sanitary facilities must be provided by the owner and be available for use by any personnel employed for the work to be done.

EXCAVATIONS: (SANS 10400 – Part H)
Where any excavation entered in a building is carried out or is to be carried out on any site and such excavations may impair the safety or stability of any property or service. The owner of such site shall take adequate precautionary measures to ensure that the safety and stability of such property or service is maintained.
While any excavation remains open, and during the placing of any foundation within it, the excavation shall be maintained in a safe condition by the owner or person carrying out the excavation.

FOUNDATIONS (SANS 10400 – Part H)
- Foundation mass masonry walls: Load bearing walls having a compressive strength of 2.5MPa or 3.0 thick, consisting of ordinary Portland cement, sand and 20mm stone bindings, for foundation walls. Foundation walls to be filled with concrete up to floor level. Minimum requirements: Load bearing walls min. 230x300mm and non-load bearing walls minimum 600 x 230mm. Above footwall on basis of foundation wall between foundation and earthworks. (Perimeter foundation, refer to 3D-cuts). Where there is underfloor heating specified on the ground floor level (floors fastened to an insul below earthworks). (Underfloor foundation, refer to 3D-cuts).

Foundation walls higher than 1m to be 340mm thick. Foundation walls higher than 1.4m to be in accordance with Structural Engineer's details and specifications. Provide min. 200x200x300mm concrete base footing to all load-bearing columns.
- A competent person is required to design and inspect the works where the maximum height of fill between floors measured at any point, exceeds 400mm.
- The foundation may be stepped in order to reduce the extent of the excavation or fill, provided that all the changes of elevation, the ground behind any step is adequately drained and the step ornamented.
- A competent person is required to design and inspect the installation of anti-subsoil drains that might be required to prevent the passage of moisture into the interior of the building footprint.
- Termite barriers to be 1500mm away from building where possible.

FLOOR CONSTRUCTION: (SANS 10400 – Part J)
DAMP PROOFING
- The floor of any laundry, kitchen, shower-room, bathroom or room containing a toilet pan or urinal shall be damp-resistant.
- Any concrete floor slab supported on ground or filling must be constructed so that any moisture present is prevented from penetrating the concrete floor slab.

GROUND STOREY: Suspended floor)
Reinforced concrete slab according to Structural Engineer's details and specifications. Beam-and-block/block composite floor construction type to be confirmed by client. Provide 230mm Nylon cement bonding horizontally between 1st block and concrete slabs on load bearing walls. Provide 10mm Expo vertically between brickwork and concrete slabs and vertical link. (All according to SITA CHC design). Timber stirrups according to client specifications screwed to walls at 900mm C-C max. Finished floor level to be min. 150mm above NGL.

FIRST STOREY: Suspended floor)
Reinforced concrete slab according to Structural Engineer's details and specifications. In-situ cast-in-concrete floor construction type to be confirmed by client. Provide 230mm Nylon cement bonding horizontally between brickwork and concrete slabs on load bearing walls. Provide 10mm Expo vertically between brickwork and concrete slabs and vertical link. (All according to SITA CHC design. Timber stirrups according to client specifications screwed to walls at 900mm C-C max.

WALLS
EXTERNAL WALLS
External: 230mm clay brick cavity walls. The internal and external skin must be tied together with butterfly ties at 8 / 9.8 sqm intervals. The cavity must be no less than 50mm wide and clean of any cement. Cavity to be filled with concrete between foundations and ground floor DPC and 2 brick courses below windows.
Weepholes at floor level at 600mm centres and above windows at 450mm centres. Internal plastered and painted. External Smooth plastered and painted. No vertical face may be higher than 6.00m measured externally from the NGL vertically below it.
Any wall removed more than 600mm in length needs to strengthened or supported by a wall, a wall stiffener or a brick column.

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DRAWINGS
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Neighbour signature for form 134/77
Name:
Date ____/____/____
Signature:

Neighbour signature for form 134/489
Name:
Date ____/____/____
Signature:

Municipal Approval Stamps

Owner Signature
Date ____/____/____

Architect Signature
Date ____/____/____

H4 - Dwelling House

RED ATLANTIC – ARCHITECTURE –
Renier van Jaarsveld (Pr Sci Arch.T)
Owners
T +27 (0)72 158 4344
9 28 Crownvale Drive, Ashgrowth, Bellville, 7530
www.redatlantic.co.za
5 of 11

HOUSE BOTHA

Property description
Farm Neverland no. 1570

Project description
Proposed additions and alterations to existing dwelling

Sheet description
Floor Plans, window and door schedule

Project Date 2021-06-15	Designed by RVJ
Issue Date 2022/04/11 09:41:15 AM	Drawn by PvW
Scale as indicated	Page Size A1

DOOR & WINDOW SCHEDULE

Note:
The supplier must furnish and produce certificates to prove that products to be provided comply with SANS 204 Fenestration specifications.

Note:
Window suppliers on elevation must present 50mm diameter to be approved by client.
Builders responsibility to confirm quantity and finishes before manufacturing starts.
Final selection by specialist to be confirmed by client.

Note:
See elevations for opening restrictions.
This schedule shows openings as seen from outside.
Manufacturer's shop drawings to be confirmed by client prior to manufacturing.

Number & Quantity	D-001 1	G-002 1	G-W01 1	G-W02 1	G-W03 1	G-W04 1	G-D01a 1	G-D01b 1	G-D02a 1	G-D02b 1	G-D03 1	G-W04 1	F-W01 1	F-D01 1	F-W02 1	F-W03 1
Glazing	Refer to Energy consultant's report	n/a	Refer to Energy consultant's report	Refer to Energy consultant's report	Refer to Energy consultant's report	Refer to Energy consultant's report	Refer to Energy consultant's report	Refer to Energy consultant's report	Refer to Energy consultant's report	Refer to Energy consultant's report	Refer to Energy consultant's report	Refer to Energy consultant's report	Refer to Energy consultant's report	Refer to Energy consultant's report	Refer to Energy consultant's report	Refer to Energy consultant's report
Frame & Panel	Aluminium clad and thermafolded and frame to dimensions as shown, supplied by registered manufacturers.	Aluminium powder-painted garage door to dimensions as shown, supplied by registered manufacturers. Finish to be confirmed by client prior to manufacturing.	Aluminium casement window and frame to dimensions as shown, supplied by registered manufacturers.	Aluminium top hung window and frame to dimensions as shown, supplied by registered manufacturers.	Aluminium top hung window and frame to dimensions as shown, supplied by registered manufacturers.	Aluminium top hung window and frame to dimensions as shown, supplied by registered manufacturers.	Aluminium fixed window and frame to dimensions as shown, supplied by registered manufacturers.	Aluminium sliding door and frame to dimensions as shown, supplied by registered manufacturers.	Aluminium fixed window and frame to dimensions as shown, supplied by registered manufacturers.	Aluminium sliding door and frame to dimensions as shown, supplied by registered manufacturers.	Aluminium sliding door and frame to dimensions as shown, supplied by registered manufacturers.	Aluminium door & fully window and frame to dimensions as shown, supplied by registered manufacturers.	Aluminium sliding and fixed window and frame to dimensions as shown, supplied by registered manufacturers.	Aluminium powder-coated sliding door and frame to dimensions as shown, supplied by registered manufacturers.	Aluminium top hung window and frame to dimensions as shown, supplied by registered manufacturers.	Aluminium top hung window and frame to dimensions as shown, supplied by registered manufacturers.

DOOR & WINDOW SCHEDULE

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Note:
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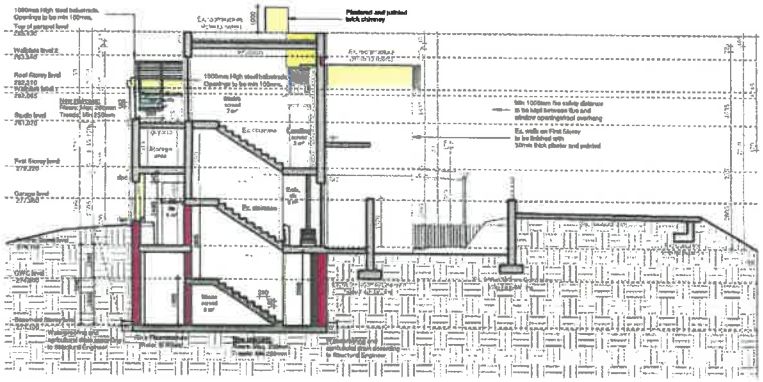
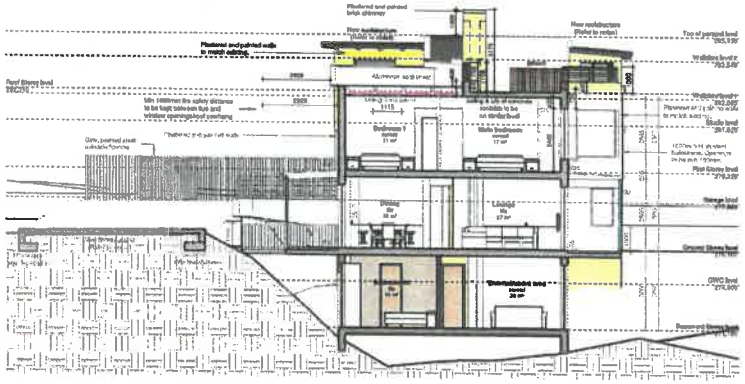
This schedule shows openings as seen from outside.
Manufacturer's shop drawings to be confirmed by client prior to manufacturing.

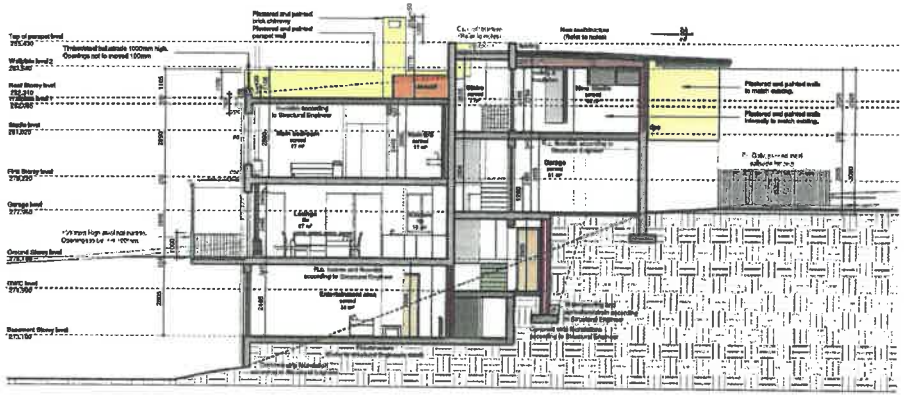
Number & Quantity	F-W04 1	F-W05a 1	F-W05b 1	F-W06 1	F-W07 2	F-W08 1	F-W09 1	LG-D01a 1	LG-D01b 1	LG-D02a 1	LG-D02b 1	Interval door 1	Garage Window 12	Garage Window 1
Glazing	Refer to Energy consultant's report	Refer to Energy consultant's report	Refer to Energy consultant's report	Refer to Energy consultant's report	Refer to Energy consultant's report	Refer to Energy consultant's report	Refer to Energy consultant's report	Refer to Energy consultant's report	Refer to Energy consultant's report	Refer to Energy consultant's report	Refer to Energy consultant's report	Refer to plan for swing direction	n/a	n/a
Frame & Panel	Aluminium fixed and top hung window & frame to dimensions as shown, supplied by registered manufacturers.	Aluminium fixed window and frame to dimensions as shown, supplied by registered manufacturers.	Aluminium sliding window and frame to dimensions as shown, supplied by registered manufacturers.	Aluminium top hung casement window and frame to dimensions as shown, supplied by registered manufacturers.	Aluminium top hung casement window and frame to dimensions as shown, supplied by registered manufacturers.	Aluminium fixed window and frame to dimensions as shown, supplied by registered manufacturers.	Aluminium fixed window and frame to dimensions as shown, supplied by registered manufacturers.	Aluminium fixed window and frame to dimensions as shown, supplied by registered manufacturers.	Aluminium sliding door and frame to dimensions as shown, supplied by registered manufacturers.	Aluminium fixed window and frame to dimensions as shown, supplied by registered manufacturers.	Aluminium sliding door and frame to dimensions as shown, supplied by registered manufacturers.	Interval door: 1 Fixed sliding door frame & dimensions as shown, supplied by registered manufacturers.	Garage Window: Aluminium fixed window and frame to dimensions as shown, supplied by registered manufacturers.	Garage Window: Aluminium top hung shopper's door frame to dimensions as shown, supplied by registered manufacturers.



Section A-A
Scale 1:100



Section B-B
Scale 1:100



Section C-C
Scale 1:100

View 1

View 2

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Date: ____ / ____ / ____

Signature/s: _____

Neighbour signature for form 136/1989

Name/s: _____

Date: ____ / ____ / ____

Signature/s: _____

Municipal Approval Stamps

Owner Signature

_____ Date: ____ / ____ / ____

Architect Signature

_____ Date: ____ / ____ / ____

H4 - Dwelling House

Xavier van Jaarsveld (Pr.Sac Arch.T)
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1 Of 1n

HOUSE BOTHA

Property description

Farm Neverland no. 1570

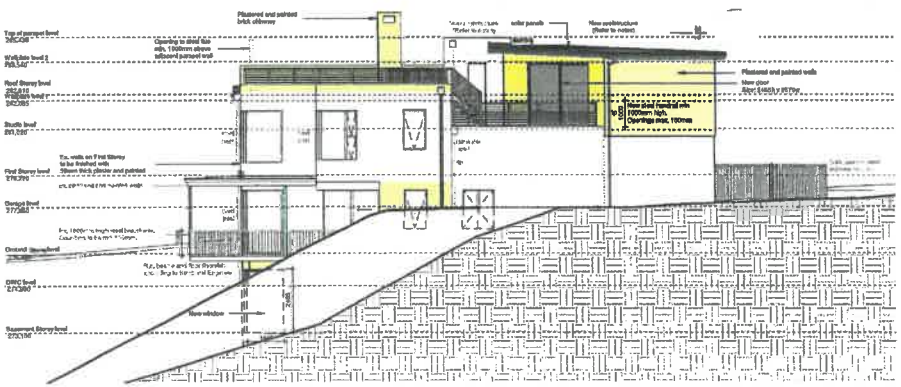
Project description

Proposed additions and alterations to existing dwelling

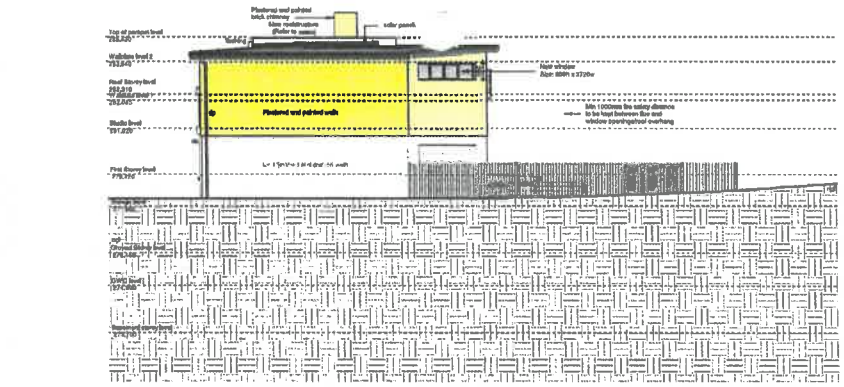
Sheet description

Sections & Views

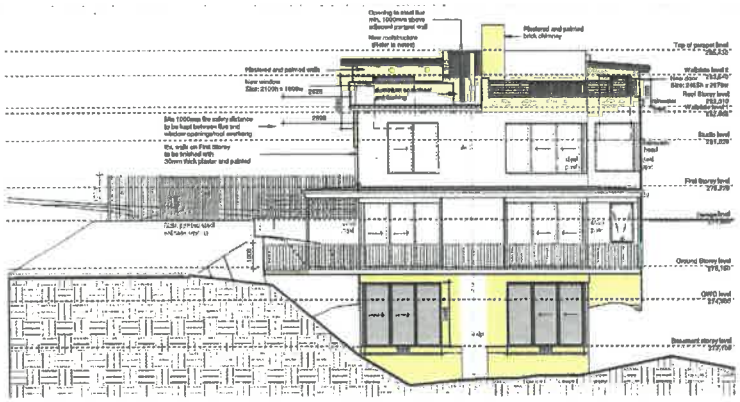
Project Number	Drawn by	Rev	Project status
2019/03	JDV	A	
Project Date 2021-06-18	**Designed by** RVJ		**Scale** as indicated
Issue Date 2022/04/11 09:41:25 AM	**Drawn by** PVN		**Page Size** A1



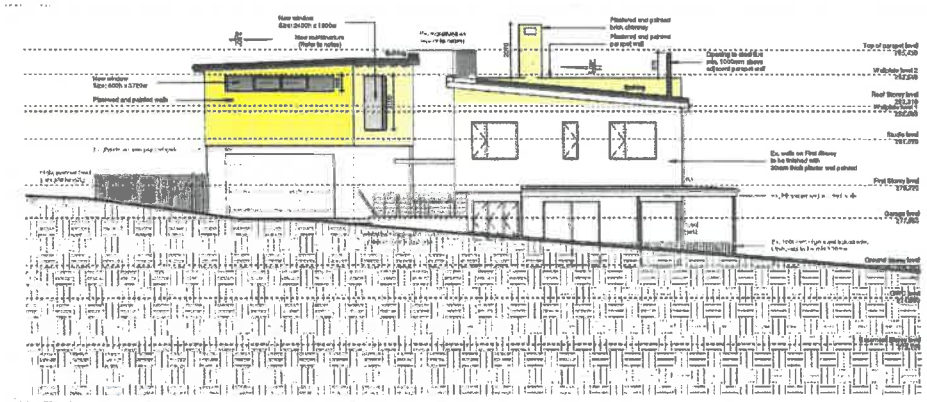
East Elevation
Scale 1:100



North Elevation
Scale 1:100



South Elevation
Scale 1:100



West Elevation
Scale 1:100

ROOF CONSTRUCTION: SANS 10400 - Part L
ROOF 1 - Main Roofs
Pitched Concrete/Brick metal roofcovering at 2 deg fall on 20x75mm purlins @ 750mm c/c max on rafters underlay on 22Dx150mm prefabricated cut timber rafters @ approx. 900mm c/c max on 114x38mm s.a.p. roof plate fixed down with galvanised hoop iron anchored at 1 m/c, of 4 brick courses below walltops. See Insulation if applicable) consruction, refer to XA-metal). Timber grade to 350kn/30mm penetration timber rafters to be determined and cleared by Structural Engineer. Roofstructure according to Structural Engineer.

ROOF CONSTRUCTION: SANS 10400 - Part L
ROOF 2 - Roof Storey level
Smooth chip stone, waterproofing at 25mm cement screed with 1° fall to gutters on reinforced concrete slab according to Engineer's details and specifications. Fullbore connected to rain waterhead fixed to outside of parapet wall and 75mm dia. downpipe lead to well. Overflow water spout to be built in upstand. (See insulation construction, refer to XA-metal). Roofstructure according to Structural Engineer.

RAINWATER GOODS: (SANS 10400 - Part L)
Pre painted Aluminium "Open" gutters, lined in 220 x 10mm "Y-cre Nuts" backs, at rafter ends with brass screws. 75mm Diameter Aluminium down pipes, lead to walls with down pipe clips. Refer to plan for down pipe positions.

CONSTRUCTION: SANS 10400 - Part L
Screed concrete mix must be: 1 part cement, 4 parts sand and 6 parts 13mm gravel stone. A concrete strength of 10 mpa or dep 28 is required. Plaster cement must be mix 1 part cement, 1.5 parts lime and 5 parts sand. Sand for plaster must be clean with no vegetable material like roots, etc.

WATERPROOFING:
Apply INDEX CA 33/1 hot-mix membrane on concrete primed with BITUPRIME. After minimum 3 weeks at overlaying, apply reflective coat of SILVACOAT bitumen-based aluminium paint. All of the above to be according to manufacturer's specification (ABC). All waterproofing specifications to be overseen and approved by specialist contractor.

LINTELS:
Prestressed precast concrete lintels with 220mm min. bearing on both sides, for plastered and painted walls.
Brickforce as follows: 2.1m - 2.6m = 4 layers of brickforce
2.6m - 3.2m = 5
3.6m - 5.1m = 6
NLC beams above openings wider that 3600mm according to Structural Eng specifications.

SILLS:
Brick sill at min. 5 degree angle, plastered and painted.

BALANCE / BALUSTRADE: (SANS 10400 - Part M)
Balconies and other floor plans (insulated, except safety glass to all open areas below 1000mm above GFL and panels lower than 1,200mm. Doors and windows shall not be glazed with safety glazing. Glass specs according to Fenestration Schedule (Kitchenitems, refer to XA-metal)

STAIRS: (SANS 10400 - Part M)
Internal Stair Access Basement Levels
Concrete staircase, design and detailing by specialist, with head height of 2100mm. Finish of stairs to stairs specification. Design of stairs to be finalised between Client and specialist.
Rise to floor - See sections for final levels
Risers - 200mm (max)
Treads - 220mm (min)
Width - See plans for final widths
Refer to plans for specific dimensions for each stairs or staircase.

External Stair Access to First Storey Level
Steelframe staircase, design and detailing by specialist, min head height of 2100mm. Finish of stairs to stairs specification. Design of stairs to be finalised between Client and specialist.
Rise to floor - See sections for final levels
Risers - 200mm (max)
Treads - 220mm (min)
Width - See plans for final widths
Refer to plans for specific dimensions for each stairs or staircase.

BALUSTRADES (SANS 10400 - Part M)
Internal
Balustrade to be square stainless steel tubing with stainless steel hand-rail to be max. 1000mm high. Openings not to be more than 110mms. To be confirmed by client. Final design as per client specification.
External Balustrades
Balustrade to be square mild steel tubing with steel hand-rail to be max. 1000mm high. Openings not to be more than 110mms. To be confirmed by client.

LIGHT and VENTILATION: (SANS 10400 - Part O)
The total area of any opening(s) for natural light shall be no less than 10% of the area it serves and for natural ventilation no less than 5%of the same area. Enclosed rooms areas to mechanically ventilate in outside wall.

DRAINAGE: (SANS 10400 - Part P)
110mmØ uPVC domestic connected to existing manholes to min 1:50 and max 1:5 fall as indicated on site and ground floor plans, invert level to be min 450mm. Reading Eye at every bend and min. every 25.0m. Each stackwork to comply with 38mm dia. vent pipe.
Drainage failures to be extinguished or steep seal traps provided (where applicable).
Drainage to be enclosed in 300mm concrete surround when underneath constructed floor and/or driveway, for visible pipes on outside of building, all pipework to be concealed. Dust Eliminators to be used.

STORMWATER: (SANS 10400 - Part R)
- Max stormwater discharge is to be equal to not an min 150mm dia. pipe stormwater line as before mentioned.
- Stormwater emanating from the roof, paving or area in the immediate vicinity of a building shall not cause damage to the building interior, its surface or structural elements, or accumulate in a manner that is inconvenient/dangerous to the property.
- Stormwater discharge shall not result in the undercutting of foundations due to erosion or flooding and must drain away from the building under the action of gravity and without ponding. Drainage shall be designed to promote flow in an external trench.
- Stormwater that must be stored in basement, to go through cleaning process, system to be confirmed by client.
-Stormwater from ground to be stored in Basement, to go through cleaning process, system to be confirmed by client.

ENERGY EFFICIENCY DESCRIPTION:
R-value - measurement of thermal resistance of a material which is the effectiveness of the material to resist the flow of heat. Lo. The more R-value a material has, the more effective it is at preventing heat flow unbalance for building elements using bulkhead insulation.
Conductivity - thermal capacity (k/m².K) at a material, which is the ability to store heat energy, and is the arithmetical product of specific heat capacity (kJ/kg.K), density (kg/m³) and diffusivity (m).
U-value - thermal transmittance (W/m².K) of the composite element, including the air spaces and associated surface transference
NOTE 1 – The U-value addresses the ability of a material to conduct heat, while the R-value measures the ability to resist heat flow; the higher the U-value, the greater the amount of heat that can pass through that material. A basic wall would make a better insulator.
NOTE 2 – The U-value is measured under NFRC 100 test conditions but varies with environmental conditions to which the material is exposed (such as temperature, wind velocity and indoor air movement) SHGC - (solar heat gain coefficient) – measure of the amount of solar radiation (heat) passing through the glazing. NOTE – SHGC is expressed as a number between 0.2 and 1.0 (the lower the SHGC, the lower the heat gain.
Thermal capacity - ability of a material to store heat energy NOTE – Thermal capacity is measured as a C-value; the higher the C-value the greater the heat storing capability.
Thermal resistance – resistance to heat transfer stated a material
NOTE – Thermal resistance is measured as an R-value; the higher the R- value, the better the ability of the material to resist heat flow.

CONSTRUCTION (SANS 10400 - Part B)
Foundations for buildings with natural environmental control
The air leakage (AL) of external vertical glazing in each storey of a non-occupancy and, public space rather occupied space shall be assessed separately. The aggregate conductance and solar heat gain (SHGC) of the glazing in each storey shall not exceed the values obtained by multiplying the net floor area measured within the enclosing walls of the storeroom, CU for Mediterranean and CENGAC for total heat gain.

Centered for Zone 2:	
Conductance CU	= 1.4
SHGC CENGC	= 0.13

Aggregate conductance:
(A1 x U1) + (A2 x U2) .....
A = - area of each glazing element
U = thermal transmittance of glazing element
The U-values and SHGC values, in accordance with above table shall be used unless these values are supplied by the glazing manufacturers as tested in accordance with ASTM C 1199 and SHG 9050 for U-values, and given in NFRC 100 for SHGC values. A building unit, including the glazing it contains, shall be considered to face North if it faces any direction in the North orientation sector. The orientation of other units, including the glazing they contain, shall be determined in a similar way.

GLAZING (SANS 10137)
Where glazing is used, the building shall
a) have a permanent feature such as a verandah, balcony, roof canopy, eaves or shading hood which
1) extends horizontally on both sides of the glazing for the same projection distance, P or
2) provides the equivalent shading with inverted or other
of shading element,
b) have an external shading device, such as a shutter, blind, vertical or horizontal building screen with slades, battens or slats, which
1) is capable of reducing at least 80% of summer solar radiation, and
2) is adjustable, is easily operated either manually, mechanically or electronically by the building occupants,
For glazing where G exceeds 0.25, the value o F shall be halved.
NOTE - An adjustable shading device that is capable of completely covering the glazing may be considered to achieve a FW value of 2.

WINDOWS & DOORS:
FRAMES - GLASS
Wood Sections: Hardwood frames with 24mm thick glazing beads and 30mm wide and 24mm thick sash members, mitred and tenoned at corners. Sash members to be rebated for glass and putty. Frames to be rebated for sashes and weathered at head and sill. Frames to be fixed to brickwork with galvanised hoop iron anchors at 600 c/c and built in as work progresses. Sashes to be hung with 100mm galvanised steel butt hinges and fitted with brass casement fasteners and stays. Sashes to be fitted with brass sash locks and pulls.
Steel Sections: Steel windows and doors to be fixed to brickwork with galvanised hoop iron anchors at 600 c/c and built in as work progresses. Steel windows and doors to be primed with red lead paint and painted with two coats of enamel paint.
Aluminium Sections: Aluminium windows and doors to be fixed to brickwork with galvanised hoop iron anchors at 600 c/c and built in as work progresses. Aluminium windows and doors to be primed with red lead paint and painted with two coats of enamel paint.
Glass: Glass to be 3mm thick clear sheet glass, except where otherwise specified. Glass to be fixed with putty and glazing sprigs. Glass in doors to be fixed with glazing beads.

WALLS, ROOFS, FLOORS (SANS 10400 - Part N)
Thermal mass

Minimum total R-value required	Hours	Required
	100	0.389

Construction type R-value

Cavity masonry wall	60	0.466
SANS 10400 – XA - (4.3.2) = The cavity and grouted cavity walling systems exceed the minimum R-value of 0.35)		
Insulation material (50mm thick bulkboard)		1.429
Total installation provided		1.429

Thermal mass

Minimum total R-value required	Hours	Required
	100	0.389

Construction type R-value

Cavity masonry wall	60	0.466
SANS 10400 – XA - (4.3.2) = The cavity and grouted cavity walling systems exceed the minimum R-value of 0.35)		
Insulation material (50mm thick bulkboard)		1.429
Total installation provided		1.429

FLOOR INSULATION ASSEMBLY:
FLOOR 1
4.3.2.1 Buildings with a floor area of less than 500m², with a concrete slab-on-floor, shall have insulation
installed around the vertical edge of its perimeter which shall
a) have an R-value of not less than 1.0,
b) resist water absorption in order to retain its thermal insulation properties, and
c) be continuous from the subject finished ground level
1) to a depth of not less than 300mm, or
2) for the full depth of the vertical edge of the concrete slab-on-floor.

4.3.2.2 Where under floor heating system is installed, the heater shall be insulated underneath the slab with insulation that has a minimum R-value of not less than 1.0.

4.3.2.3 A suspended floor that is part of a building a envelope shall have insulation that shall retain its thermal properties under axial conditions and be installed
a) with a partially or completely enclosed cavity between perimeter, and shall achieve a total R-value of 1.0, and
b) with an invisible in floor heating system, and shall be insulated around the vertical edge of its perimeter and underneath the slab with insulation having a minimum R-value of not less than 1.0.

Ground Floor
Minimum total R-value required 1.000

Construction type R-value
Concrete slab on ground
In slab heating provided
Perimeter floor insulation provided
(50mm thick bulkboard)
Total installation provided 1.429

ROOF INSULATION ASSEMBLY:
Thermal insulation:
NOTE 1: Insulation material to be 50mm clear around down light fixtures and 150mm clear around vents, exhaust fans and flue pipes.
NOTE 2: Insulation material is medium fibres over purlins
NOTE 3: A vapour barrier should be used under metal roof sheeting to condensation.
NOTE 4: Installation should be according to the SANS installation guide or manufacturer's specifications

Roof Surface - Sloped Roof(s):
Thermal Resistance (SANS 10400 - Part L)

Minimum total R-value required	3.700
Insulation Thickness	R - Value
50 mm	0.833
75 mm	1.000
90 mm	0.000
75 mm	2.833
50 mm	2.867

Construction type R-value (Roof 1 & 2) - Sloped roofs
Roof covering material (corrugated iron)
SANS 10400 – XA - (4.3.2) roof assemblies = (Table 8)
Insulation material (minimum R-300 mm)
Thermal Resistance of Jumbo (125mm) 3.300
(Layed on ceiling board)
(Fixed over purlins)
Aluminium Foil Laminate 0.700
(under roof sheeting)
Total installation provided 4.000

Construction type R-value (Roof 3) - Slabs
Roof covering material - (concrete)
Insulation material (minimum R-300 mm)
50mm Isoboard - Ceiling Board (100%) 2.867
50mm Isoboard - Ceiling Board (100%) 1.273
(Layed on suspended ceiling board system)
Total installation provided 4.000

SOLAR HEATING / SOLAR HEATER:
Install solar geyser, specified by manufacturer. Proposed position of solar panel indicated on plan. Apply pipe insulation on the incoming cold water pipes and insulate all outgoing hot water pipes. Install in accordance with manufacturer's detail and specification.
A minimum of 20% by volume of the annual average hot water heating requirements shall be provided by means other than electrical resistance heating, but not limited to, solar heating, heat pumps, heat recovery from other systems or processes. (SANS 204:2011 - 4.3.3.1)

RAIN CARE WATER VOLUME:
a) No Dwelling Houses
b) Unique (as points) by dwg
c) Household daily consumption
d) Ambient Input Temperature
e) Target Delivery Temperature
f) Δ ave. Temp. Difference
g) Specific Heat at 1 litre of water
h) Daily energy usage
i) kWh per day (+/-1000)
j) Annual Energy usage (+/-365d)

	People	l
	litre	50
	litre/day	200
	deg.C	16
	deg.C	60
	K	36
	kJ/kgK	4.187
	kJ	75,025
	kWh	20.8
	kWh	7,607

SOLAR WATER HEATER:
a) Solar Collector Panels
b) Storage tank capacity
c) Pump capacity
d) Annual Energy usage (+/-365d)

	m²	2.5
	litre	200
	litre/day	50
	kWh	2,500

Energy Efficiency Calculations: SANS 204 Certification Report

Project Ref: 19-010
Project Name: Peter Nicolaas Botha
Consult Seal: -
Project Date: 02/12/2020
Designed By: Jake

Results are valid for domestic residential buildings only.

Zone 1 - The total floor area is 667 m² and the fenestration area is 71.9 m²

The window or door area is greater than 15%, 25%, therefor U and SHGC Calculations must be performed according to SANS 204.

CONSTRUCTION

The conditioned space (Dwelling) should be of a minimum of: 130.0 m²/m²

The construction and Glazing Thermal properties and U-value must comply to: U 5.3 W/m²K

Conditions met? : COMPLY

SOLAR WATER HEATER

The total collector area must be a minimum of: 12 l

The total with Borosilicate heating tubes and tubes with piping is +-2

SHGC result : COMPLIES

DOMESTIC WATER

The table below presents the values for the windows and doors for this

No.	Room	Glazing Material	Qty	Orient.	Area m²	U-Value	Solar Heat Gain Coefficient	U-Value Window	SHGC Window
LD-0010	Lounge 1a	Sliding - Vacuum Values 3.3mm	1	E	2.16	0.00	1.13	5.81	0.75
LD-0015	Patio Door	-	1	E	1.98	0.00	0.81	0.00	0.00
LD-0020	Lounge 1b	Sliding - Vacuum Values 3.3mm	1	W	2.16	0.00	1.6	1.93	0.13
LD-0025	Patio Door	Sliding - Vacuum Values 3.3mm	1	S	1.98	0.00	0.81	0.00	0.00

Zone 2 - The total floor area is 99.8 m² and the fenestration area is 11.6 m²

The window to floor area is greater than 15%, (or 25%, therefor U and SHGC Calculations must be performed according to SANS 204.

CONSTRUCTION

The conditioned dwelling should be a minimum of: 15.6 m²/m²

The construction and Glazing Thermal properties and U-value must comply to: U 5.3 W/m²K

Conditions met? : COMPLIES

SOLAR HEATER

The total collector area must be a minimum of: 1.8 l

The total with Borosilicate heating tubes and tubes with piping is +-2

SHGC result : COMPLIES

DOMESTIC WATER

The table below presents the values for the windows and doors for this

No.	Room	Glazing Material	Qty	Orient.	Area m²	U-Value	Solar Heat Gain Coefficient	U-Value Window	SHGC Window
LD-0071	Kitchen	Sliding - Vacuum Values 3.3mm	1	W	0.54	0.19	0.74	0.43	0.14

Energy Efficiency Calculations: SANS 204 Certification Report

Project Ref: 19-010
Project Name: Peter Nicolaas Botha
Consult Seal: -
Project Date: 02/12/2020
Designed By: Jake

Results are valid for domestic residential buildings only.

No.	Room	Glazing Material	Qty	Orient.	Area m²	U-Value	Solar Heat Gain Coefficient	U-Value Window	SHGC Window
LD-0005	Patio	Sliding - Vacuum Values 3.3mm	2	NW	3.96	0.00	1.24	0.00	0.00
LD-0010	Entrance Hall	Sliding - Vacuum Values 3.3mm	1	NW	1.98	0.00	1.01	0.00	0.00

Neighbour signature for form 19677

Name/s: _____

Date: ____/____/____

Signature/s: _____

Neighbour signature for form 13497/000

Name/s: _____

Date: ____/____/____

Signature/s: _____

Municipal Approval Stamps

Owner Signature

_____ Date ____/____/____

Architect Signature

_____ Date ____/____/____

H4 - Dwelling House

RED ATLANTIC ARCHITECTURE

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HOUSE BOTHA

Property description

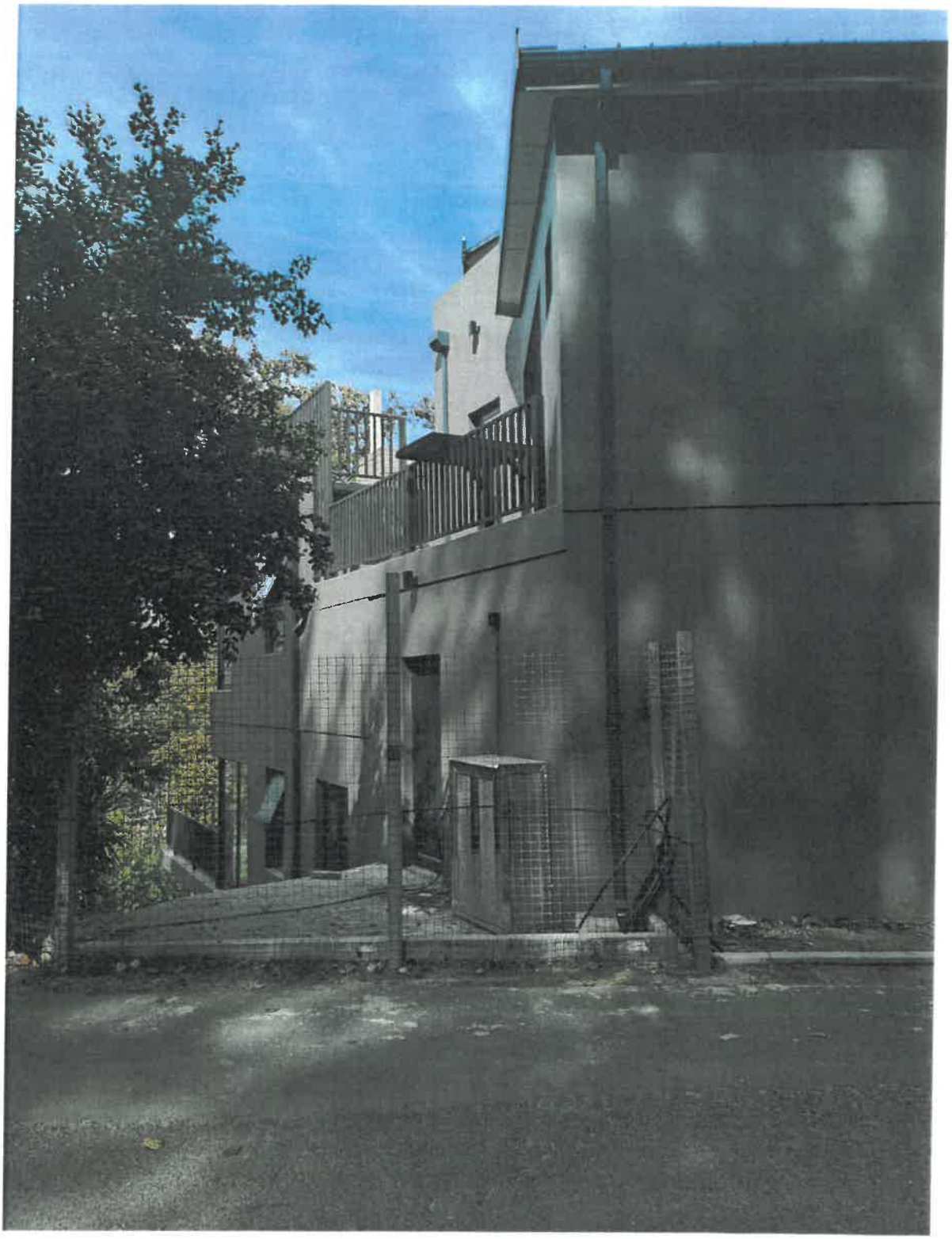
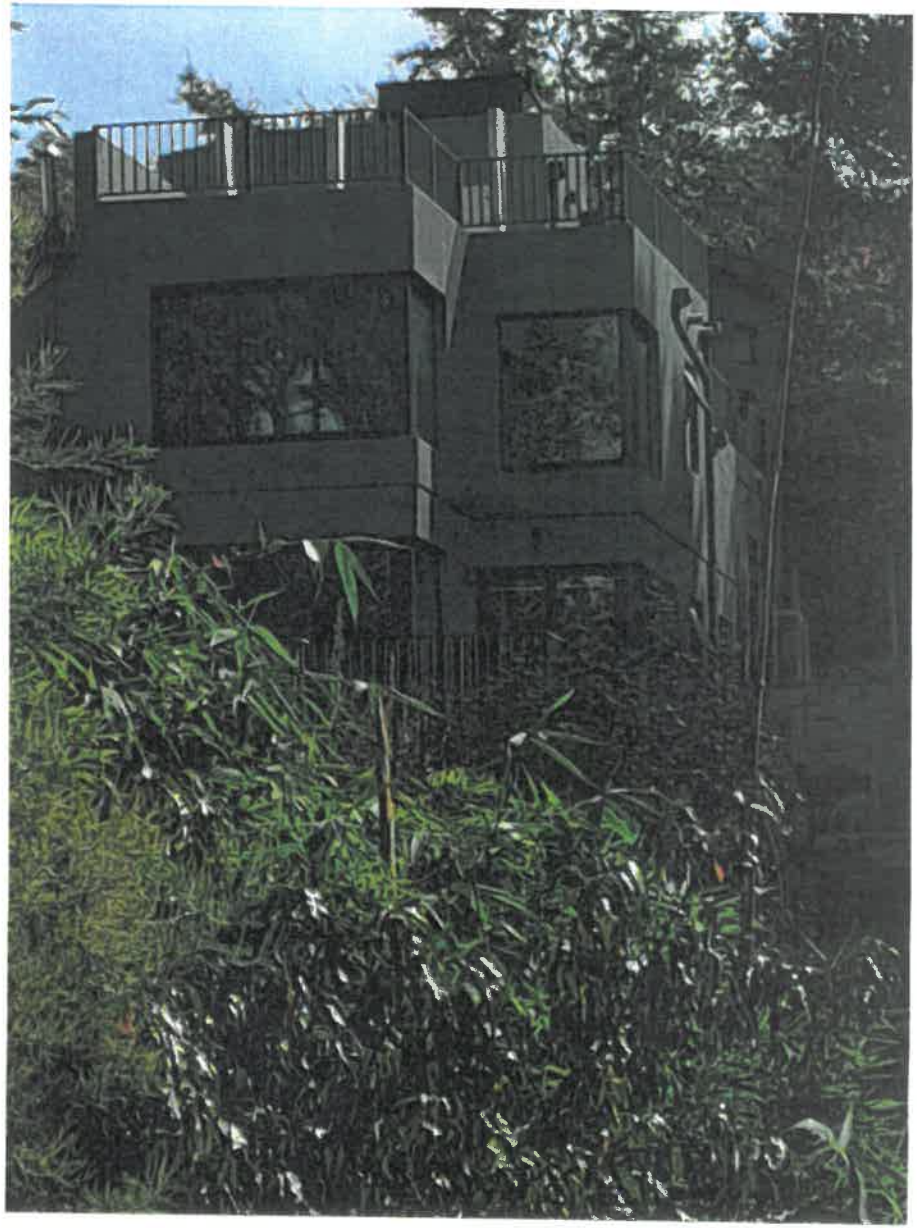
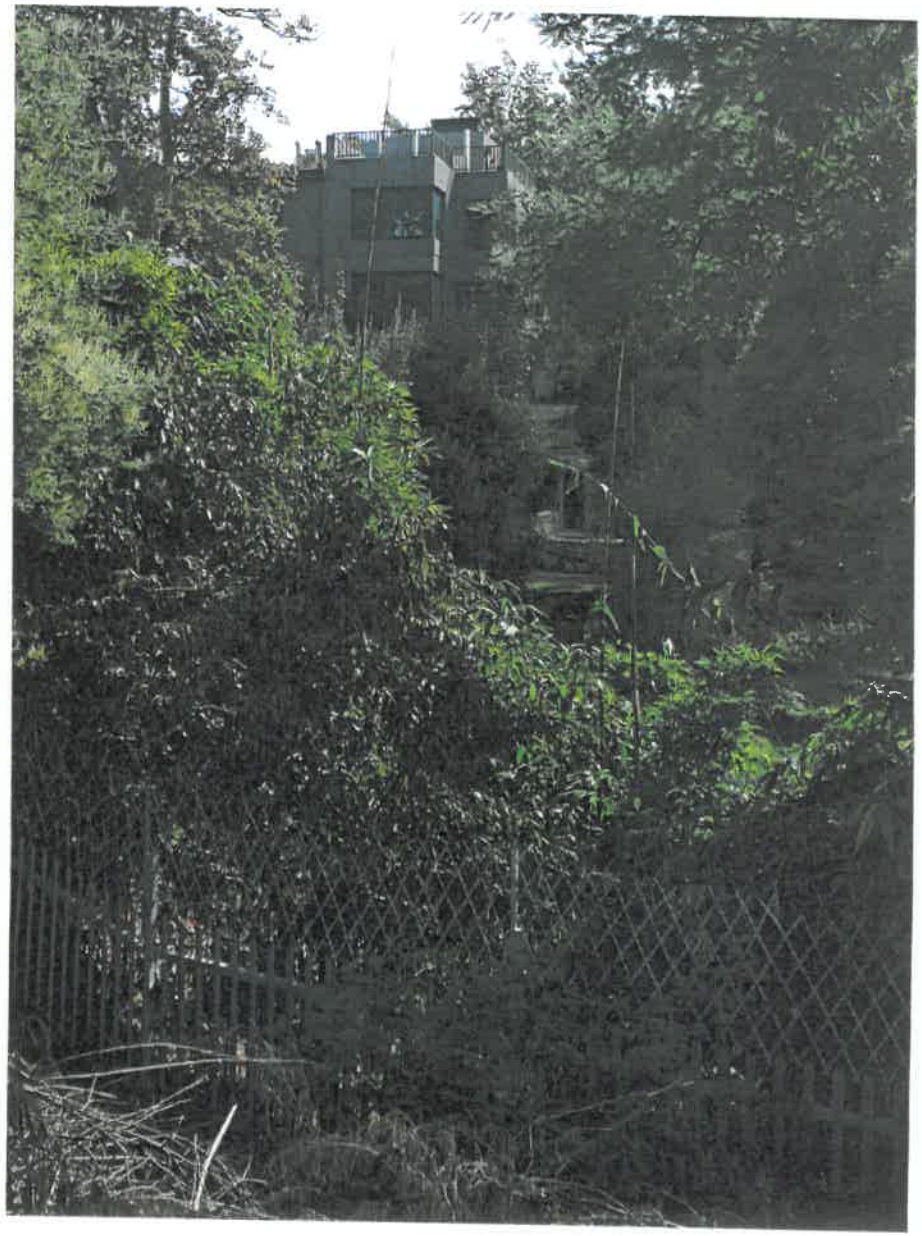
Farm Neveeland no. 1570

Project description

Proposed additions and alterations to existing dwelling

Sheet description

Elevations, construction notes and energy efficiency calculations

Project No.	Sheet No.	Project status
20-010	201-H	
Project Date 2021-06-18	**Designed by** RVJ	**Scale** as indicated
Issue Date 2022/04/11 08:41:20 AM	**Drawn by** PVW	**Page Size** A1

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