NOTICE OF LAND DEVELOPMENT APPLICATION

Dear Sir/Mam

APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE): ERF 1783 MARAIS STREET STELLENBOSCH

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw refers:

Application Property Address: Gereformeerde Kerk, Marais Street, Stellenbosch Central

Application Property Number: Erf 1783

Applicant: Marike Bolz for Arch Town Planners

Owner: Nederduits Gereformeerde Kerk Stellenbosch

Application Reference: TP363

Description of land development proposal:

Application has been made in terms of Sections 15(2)(b) of the Stellenbosch Municipality Land Use By-Law, 2023 for the following:
Permanent departure to allow for a common building line (on remainder of Erf 1783) of 3.3m in lieu of 5m. To allow for a minor extension towards the northern boundary including a new staircase.

Notice is hereby given in terms of the provisions of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements. If the website or documents cannot be accessed, an electronic copy of the application must be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: **Marike Bolz marike@archtownplanners.co.za**. By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **5 February 2024**.

The Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for

assistance at the e-mail address provided or telephonically at **072 480 5838** during normal office hours 08:00 to 17:00 Monday – Friday.

Yours faithfully

Marike Bolz
Arch Town Planners

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

Geagte Meneer / Mevrou

AANSOEK VIR 'N PERMANENTE AFWYKING (BOULYN): ERF 1783, MARAIS STREET, STELLENBOSCH

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning verwys:

Adres van aansoek eiendom: Gereformeerde Kerk, Marais Straat, Sentraal Stellenbosch

Aansoek eiendom beskrywing: Erf 1783

Aansoeker: Marike Bolz vir Arch Town Planners

Eienaar: Nederduits Gereformeerde Kerk Stellenbosch

Aansoek Verwysing: TP363

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen in terme van Artikel 15(2)(b) van Stellenbosch Munisipaliteit se Grondgebruik Verordening, 2023 om toe te laat vir die volgende:
'n Permanente Afwyking van die noordelike boulyn om toe te laat vir 'n boulyn van 3.3m in plaas van 5m op Erf 1783, Stellenbosch met die doel om geringe uitbreidings na die noordelike grens te maak insluitend nuwe trappe.

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres: https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, moet die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terme van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van de aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: **Marike Bolz marike@archtownplanners.co.za**. Deur 'n beswaar, kommentaar of vertoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van
5 February 2024.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

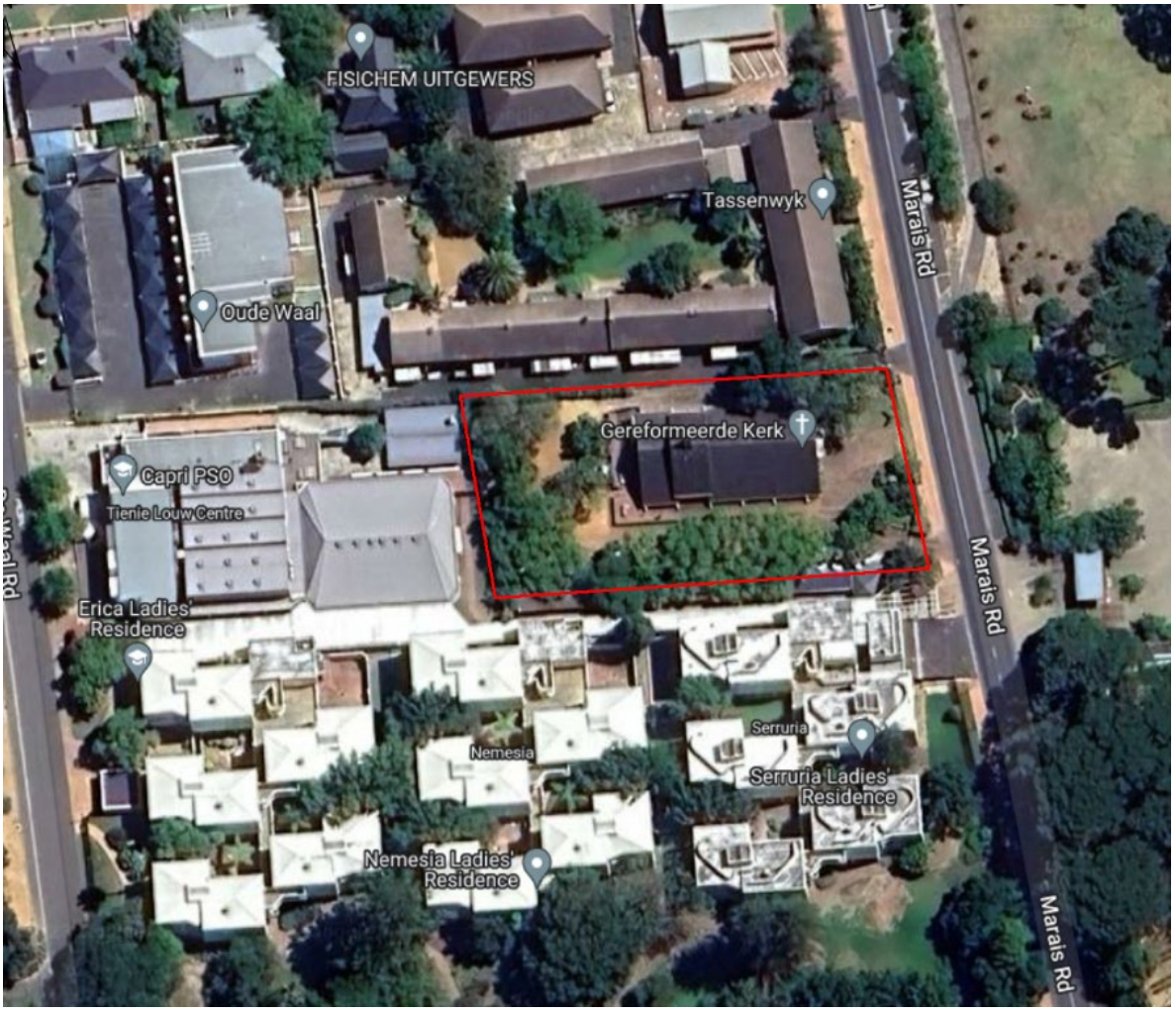
Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by **072 480 5838** gedurende normale kantoor ure.

Die uwe

Marike Bolz
Arch Town Planners

APPLICATION FOR PERMANENT DEPARTURE

Erf 1783
Marais Street
Stellenbosch



AUGUST 2023
SUBMITTED TO:
STELLENBOSCH MUNICIPALITY

August 2023

PREPARED AND SUBMITTED BY:

ARCH TOWN PLANNERS

Postal Address: 2ND Floor, Bakkershuis
152 Dorp Street
Stellenbosch, 7600
Mobile: +27 (0)72 480 5838
Email: marike@archtownplanners.co.za
Website: www.archtownplanners.co.za

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Annexure A1:	Resolution
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Annexure E:	Site Development Plan, Floor Plans and Elevations
Annexure E1:	Previously Approved Site Development Plan

1. INTRODUCTION

1.1 Background Information

Erf 1783 Stellenbosch (hereafter referred to as 'the application site') is a Church/Place of Worship erf, within the Stellenbosch Municipal area. The property owner seeks to extend the existing Church building and add a multifunction area, patio, stoep, storeroom and family-room. A portion of the proposed extension will extend beyond the prescribed building lines for which a building line departure is required.

1.2 Planning Brief

In light of the above information, Arch Town Planners (Pty) Ltd has been appointed by the owner of the application site to prepare and submit the required land use application to the Stellenbosch Municipality to apply for the required departures.

Please refer to the attached Power of Attorney (**Annexure B)**.

1.3 Applications to Stellenbosch Municipality

Arch Town Planners (Pty) Ltd hereby officially applies, in terms of Sections 15(2)(b) of the Stellenbosch Municipality Land Use By-Law, 2023 (hereafter referred to as 'the By-Law') for the following:

i. **Permanent departure** to allow for a **common building line** (on remainder of Erf 1926) of **3.3m** in lieu of **5m.**

This report serves as motivation for the application mentioned above. The official application form is attached to this report as **Annexure A**.

2. PROPERTY DESCRIPTION

2.1 Ownership Details and Title Deed

Property Details	Ownership	Erf size	Title Deed	Restrictive Title Deed Conditions
Erf 1783, Marais Street, Stellenbosch Central	NED GER KERK STELLENBOSH	2518.1m²	T11026/1968	N/A

Table 1 *Property Details*

Please refer to **Annexure C** for a copy of the title deed, **Annexure D** for a copy of the S.G. Diagram

2.2 Locality and Context

Please refer to Figures 1 and 2 for the locality and aerial view of the application site. The site is situated in Central Stellenbosch.

Figure 1 Locality of Application Site

As can be seen in Figure 2 Tassenwyk Townhouse Complex forms the northern boundary of the site. The eastern boundary is defined by Marais Street and Serruria and Nemesia Ladies Residences forming the southern boundary. Access to the site is taken directly from Marais Road.

Figure 2: Aerial view of the site

2.3 Current Land Use and Zoning

The application site has a Church building in the center of the erf. The zoning of the erf is community zone as identified by the zoning map and indicated in Figure 3 below.

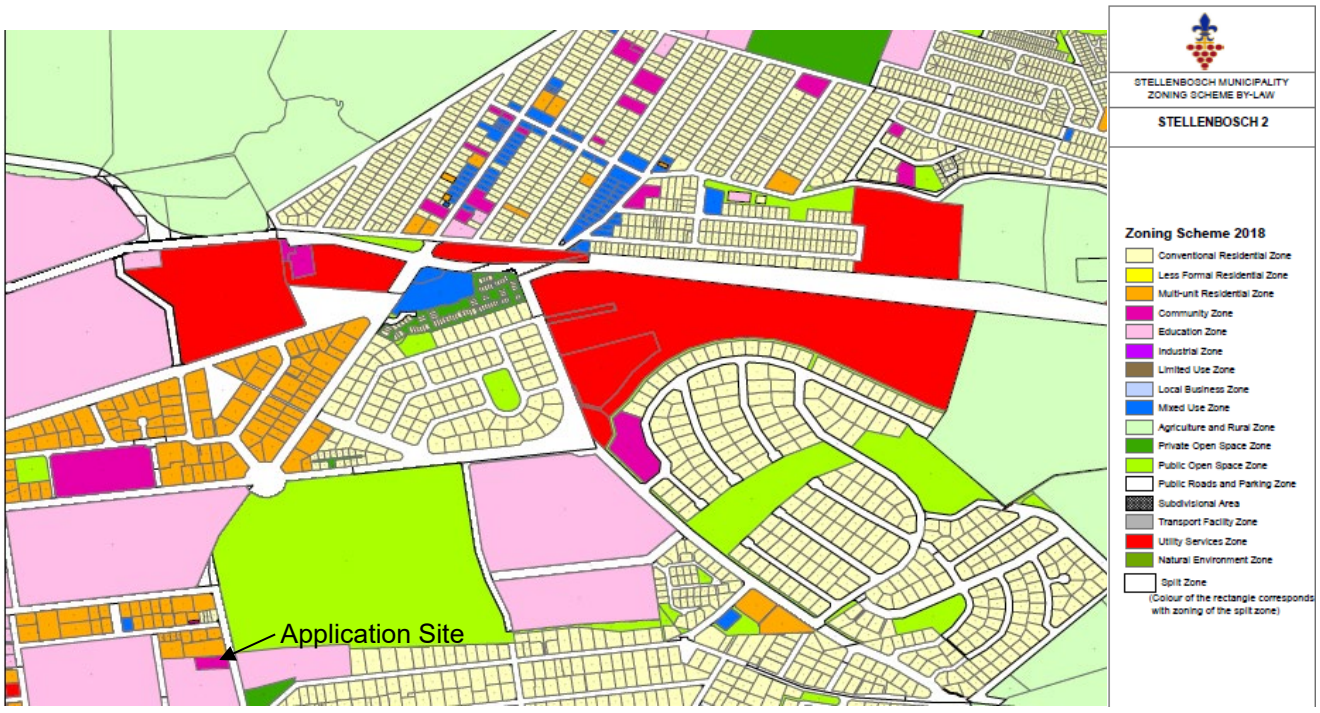

Figure 3: Zoning Map Extract

The permitted land uses in this zone as indicated by the zoning scheme are as follows:

Primary Uses	Additional Uses (technical approval)	Consent Uses (application required)
• Clinic • Community residential building • Day care centre • Extramural facility • Indoor sport • Medical consulting rooms • Outdoor sport • Occasional use (one event/year) • Place of assembly • Place of education • **Place of worship** • Public institution • Welfare institution • Private road	• Dwelling house • Employee housing	• Freestanding base telecommunication station • Helicopter landing pad • Hospital • Hostel • Market • Occasional use (>one event/year) • Renewable energy structure • Rooftop base telecommunication station • Tertiary educational institution

Table 2: Zoning Scheme Extract

The following development parameters for buildings in this zone are:

Building type	Street boundary building lines (m)	Common boundary building lines (m)	Coverage	Height
All buildings	5m	5m	50%	3 storeys

Table 3: Zoning Scheme Development Parameters

The existing building has a common boundary building line (northern boundary) of 5m. The current church building and site development plan has been approved on 19 August 1969 and is included as **Annexure E1** and Figure 4 below.

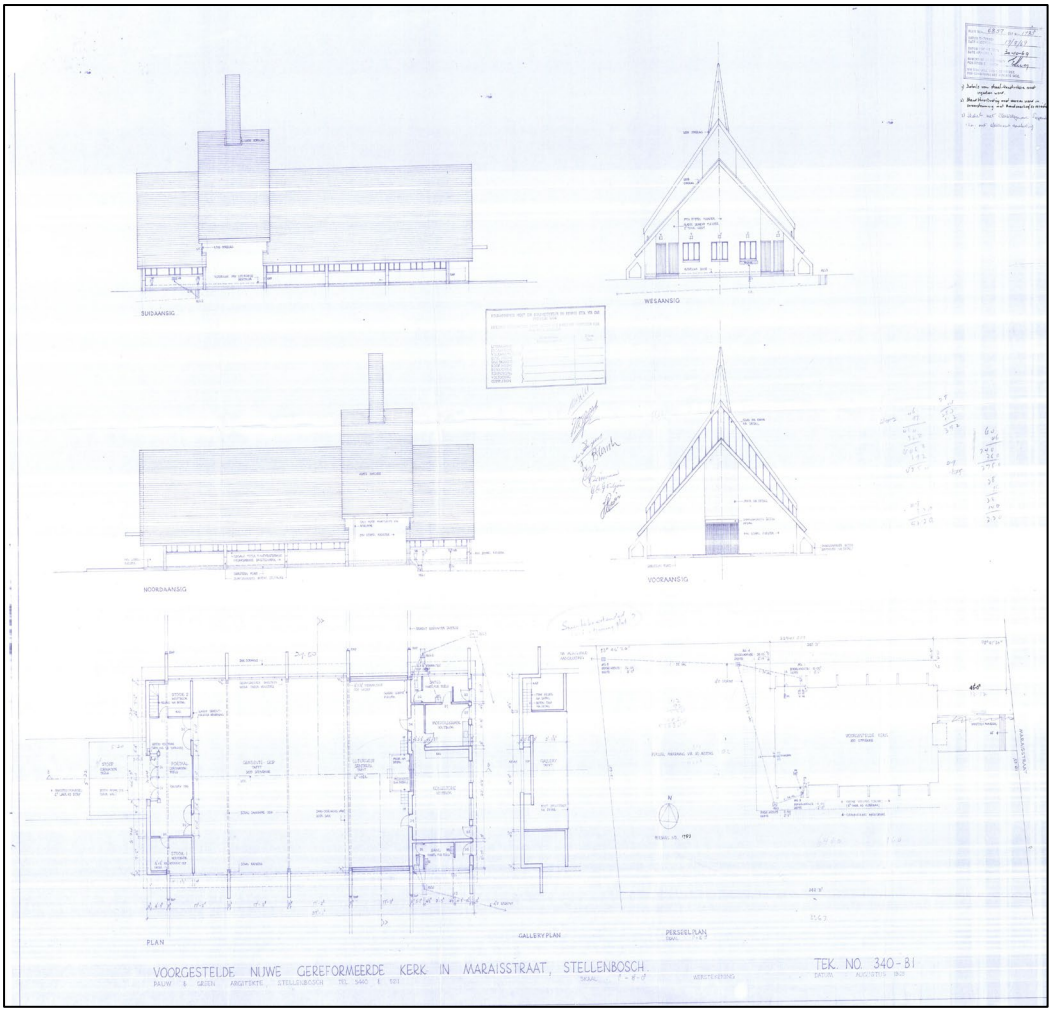

Figure 4: Approved Building Plans and SDP

3. DEVELOPMENT PROPOSAL

3.1 Overview

The proposed development entails the construction of the following additions to the Church building:

- Family Room 6m²
- Circulation Space 6m²
- Storeroom 10m²
- Ablutions 16m²
- Multi-function Space 52m²
- New Stairs 12m²

(**Please see Figures 5 & 6 for ground and first floor plans)**

The total proposed additional coverage is 102m². It is important to note that the allowable coverage for any building in this zone is 50%, the proposed building will have a coverage of 580m² (24%) and thus well below the allowable coverage.

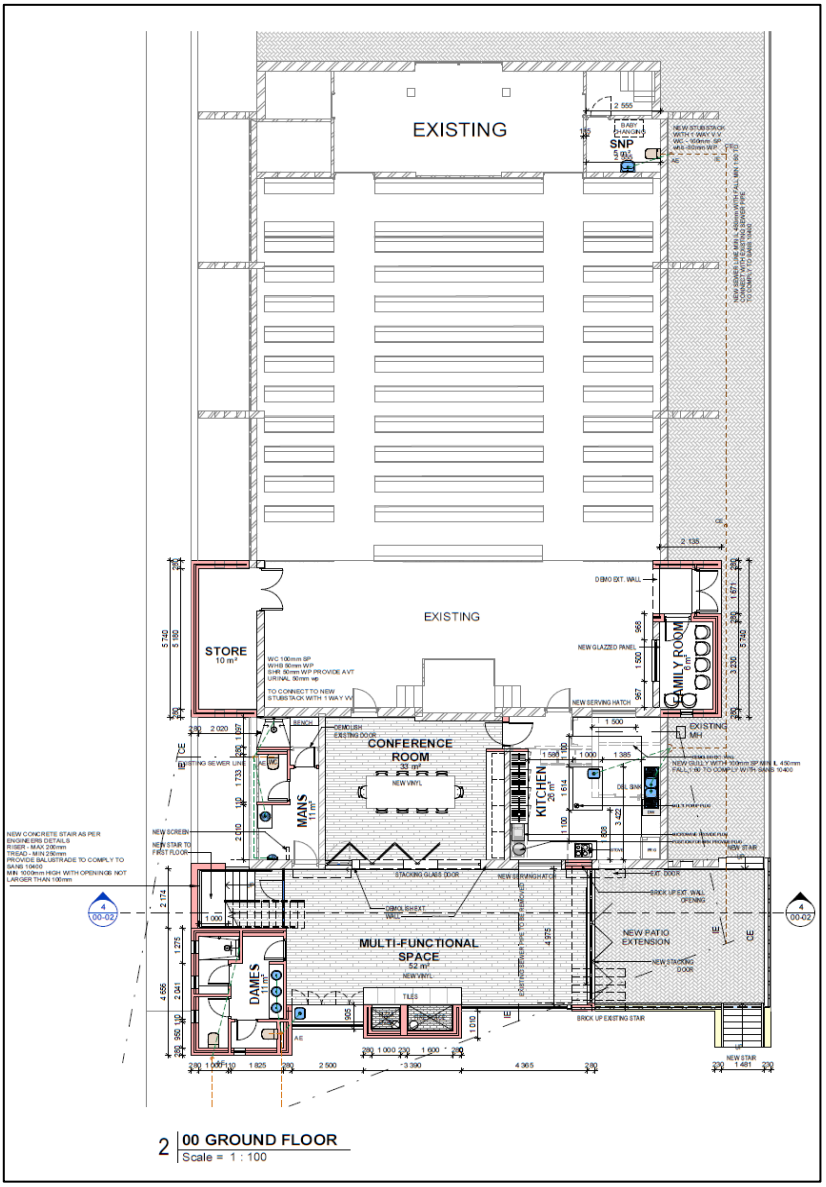

Figure 5: *Ground Floor Plan of Proposed New Extension*

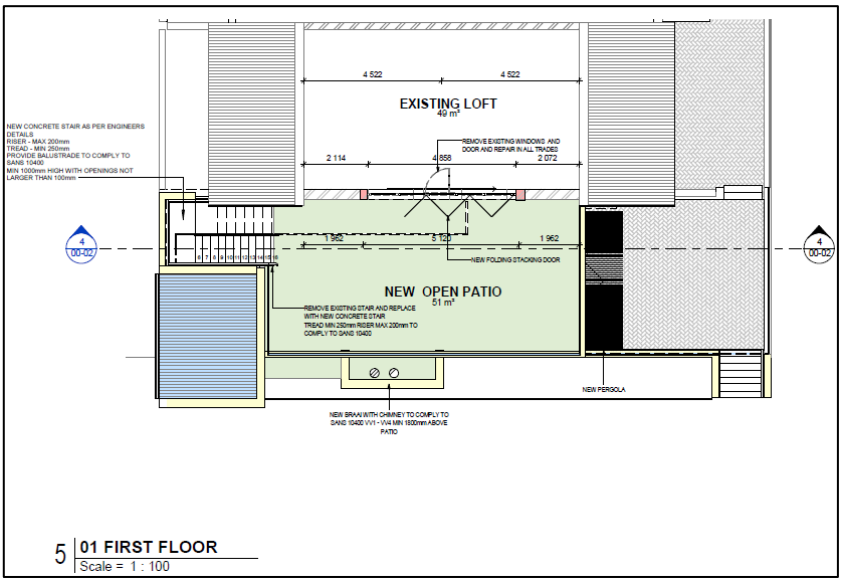

Figure 6: *First Floor Plan of Proposed New Extension*

The planned additions (storeroom, ablutions, and the stairs) will encroach and extend over the 5m building line to the north (along the boundary with Erf 1936 Tassenwyk Townhouse Complex). At the closest perpendicular point, the proposed new additions will be 3.3m from the erf boundary. The SDP for the proposed development is included as **Annexure E** and can be seen in Figure 7 below.

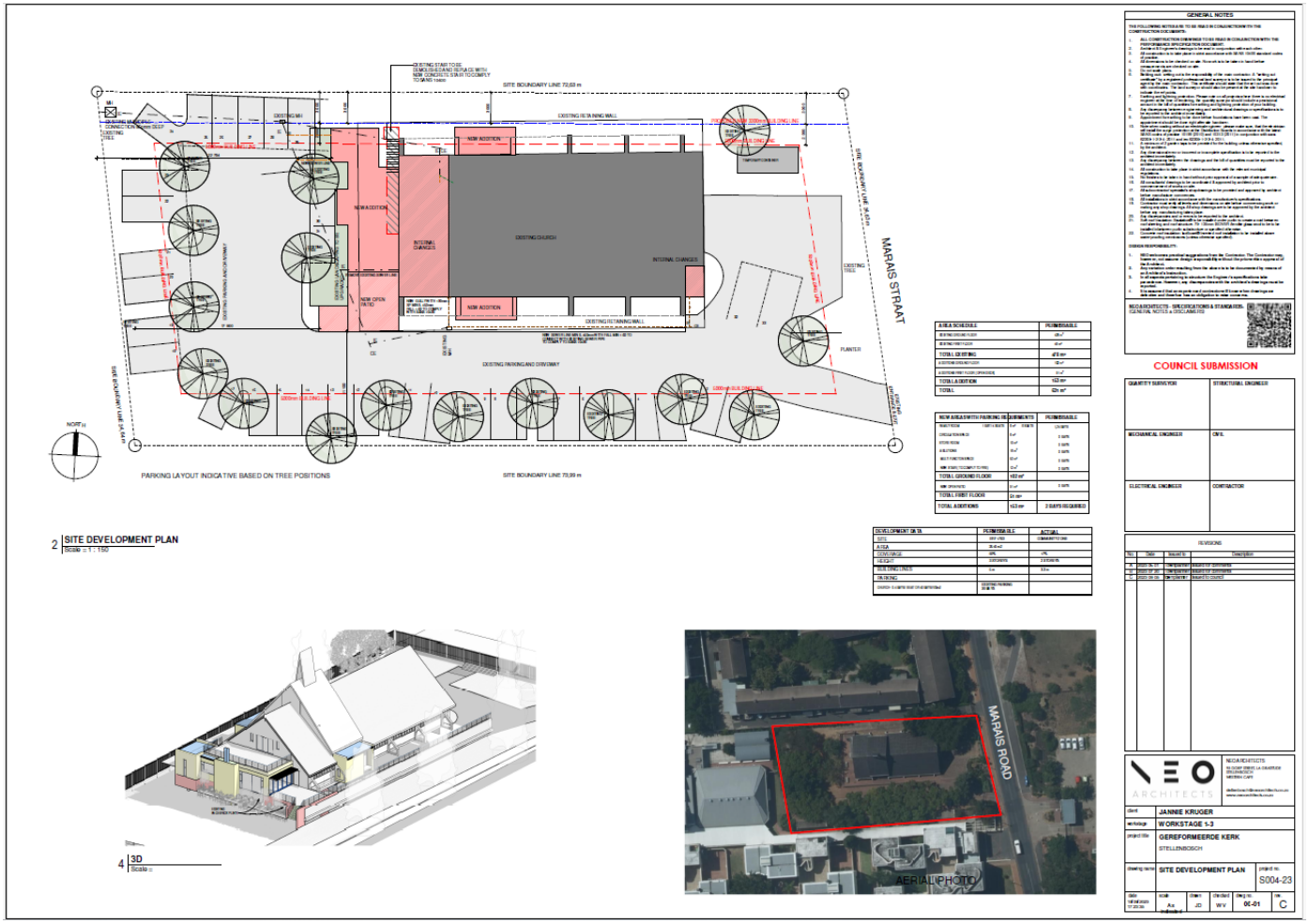

Figure 7: Proposed *SDP*

As can be seen in the SDP there are 2 additional vehicle parking's that will be provided. As per the zoning scheme the parking requirements for a church is 0,4 bays per seat or 40 bays per 100m² of seating and aisle area. This additional 2 parking's provided are for the family room area with a size of 6m² and 6 seats at 1 bay per 4 seats.

Although there will be an increase in coverage by the other proposed extensions, they will have no effect on the seating area of the church and will thus not increase the seating capacity of the church as it will be used after or before services.

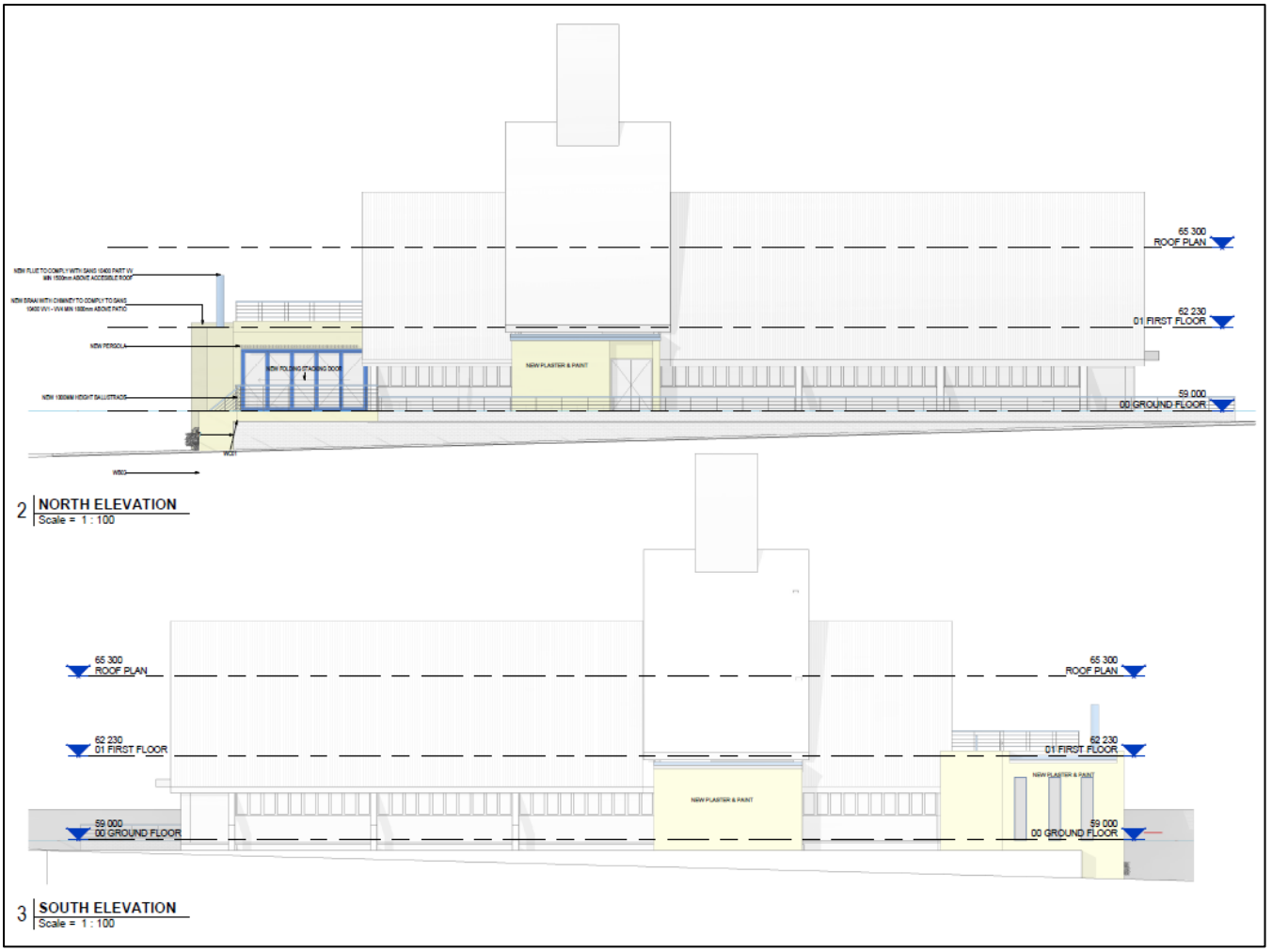

Figure 8: Proposed *North & South Elevations*

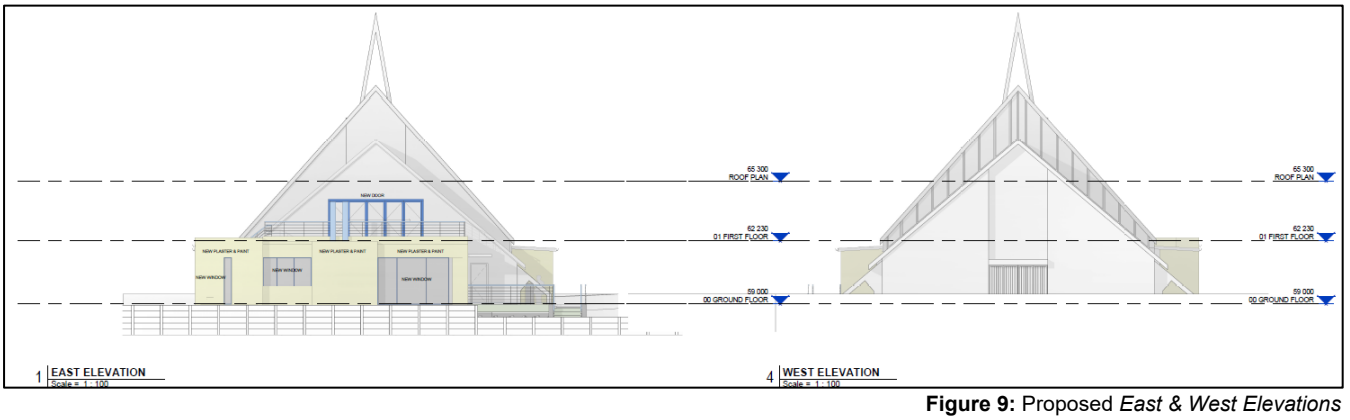

Figure 9: Proposed *East & West Elevations*

The Church has identified a need for better ablutions as an area for gathering after church services. The planned new building additions will aim to meet these demands and increase the efficiency and functionality of the existing Church building.

3.2 Compliance with Development Parameters

Table 4 below provides a comparison between the prescribed development parameters (of the zoning scheme and

those specified in the title deed) and the proposed development.

COMPARISON OF DEVELOPMENT PARAMETERS OF: COMMUNITY ZONE & TITLE DEED VS DEVELOPMENT PROPOSAL					
Development Rule	**Permissible**		**Proposed**	**Applications Required**	
	Zoning Scheme	**Title Deed**		**Zoning Scheme**	**Title Deed**
Common Boundary Building Lines	**5m**	**N/A**	**3.3m**	**Departure**	**N/A**
Street Boundary Building Lines	5m	N/A	5m	Compliant	N/A
Coverage	50% 1259 m²	N/A	24% 580m²	Compliant	N/A
Height	3 Storeys	N/A	2 Storeys	Compliant	N/A

Table 4: Compliance of Proposed Development with Land Use Parameters

4. MOTIVATION

4.1 Consistency with the Applicable Legislation

Stellenbosch Municipality Land Use By-Law (2015)

Section 65(1) of the By-law sets out specific criteria required in consideration of an application by the decision-making authorities. In line with this Section, Table 5 below sets out the requirements and assesses the application accordingly:

Section 65(1) Criteria	**Assessment of Proposal**
Application submitted in terms of the By-law.	The application is submitted in terms of Sections 15(2)(b) of the By-law.
Procedure followed in processing the application.	To be decided. All relevant and required documentation is attached to this application and motivation.
Desirability of land use	The applications for the permanent departure to allow for a northern building line of 3.3m in lieu of 5m are considered desirable. The reasons for the desirability of the application may be summarised as follows: - The proposed building line departure will allow for a sensible extension of the exiting building, without exceeding the allowable coverage or bulk. It is clear that the proposed building line departure will not result in the overdevelopment of the site.

	- The proposed extension will allow for a storeroom, bathrooms and stairs to be added to the existing church building. The uses are seen as “low impact” and will not result in noise disturbance overlooking or loss of privacy to any of the surrounding neighbours, with specific reference to the neighbour’s property to the northern boundary. - The proposed building line departure will allow for a more efficient use of an existing building, thereby allowing for sensible and efficient use of existing infrastructure, in line with all relevant Provincial and Municipal policies. - The proposed building line departure will not result in visual intrusion, loss of light, overlooking or loss of privacy to any of the surrounding properties. The land use on the application site will remain the same and the surrounding neighbours will in no way be negatively affected by the proposed building line departure. - The proposed development can tie into all existing services, no services upgrades are required to accommodate the proposed development. - The proposed development is considered as sensible development which will make optimal use of existing infrastructure within the urban edge. - The approval of the application will not have a negative impact on the surrounding properties, the proposed development is in character with the immediate surrounding area. - The proposed development is appropriate in the context of the area and will contribute to a more compact urban environment within the urban edge.
Comment in response to public participation.	The application to be advertised in accordance with the Stellenbosch Municipality’s requirements.
Applicants’ response to comments received.	To be submitted as part of the Portfolio of Evidence upon conclusion of the Public Participation Process.
Investigations in terms of other laws.	Not Applicable.

Written assessment by planner.	To be done by the Stellenbosch Municipality.

Table 5: *Assessment of Application in terms of Section 65 of the By-law*

Land Use Planning Act (2014)

Section 59 of the Land Use Planning Act, 2014 (hereafter referred to as 'LUPA') sets out the land use planning principles for the Western Cape. The following is an assessment of the application against these principles:

LUPA Principles	Compliance of Proposed Application
Spatial Justice	The proposed development is situated within the urban edge, in an area zoned for public use and the proposed development seeks to upgrade the building in such a way as to enhance the current land use.
Spatial Sustainability	Spatial sustainability would prioritise land use decisions that allow amenities to be close to where individuals live to allow ease of access to the amenities. As a result of the locality of the proposed development (within walking distance from various residential areas including student hostels and townhouses and the University of Stellenbosch and other amenities), it may contribute to relief the traffic congestion whilst allowing for more dense and efficient settlements.
Efficiency	This development is proposed on a brownfield site that will make use of the existing urban infrastructure. No services upgrades are required to accommodate the proposed development, it will result in the more efficient use of well-located land and existing infrastructure
Good Administration	The proposed development (additions to of the church through a building line departure) are in-line with the municipality's existing policies. The additions to the building present an aesthetically pleasing public street interface. The approval of this application will be in the best interest of the Stellenbosch Municipality.
Spatial Resilience	It should be noted that this development is a brownfield development in an area of town that has already been urbanized. Thus, through this development, there will be no negative impact on vulnerable agricultural and/or natural areas; nor would there be any additional risk to the resilience of human residents in the area.

Table 6: *Assessment of Application in terms of LUPA*

Western Cape Provincial Spatial Development Framework, 2014

The Western Cape Spatial Development Framework (hereafter referred to as 'the PSDF') identifies densification and optimal use of infrastructure as of the provincial objectives. This application complies with the PSDF as it is proposed to add sensible brownfield building additions to an existing church within the urban edge of Stellenbosch. As well as optimally using the current available infrastructure.

The Stellenbosch Municipality Integrated Development Plan, 2017

The current Stellenbosch Integrated Development Plan (hereafter referred to as "the IDP"), approved in May 2017

(and updated in May 2018), provides the detailed development plans for the Stellenbosch Municipal Area, over the short term (2017 – 2022) and long term; as well as reviewing some of the challenges and opportunities experienced by the municipality. The IDP has also informed the municipality's recent Draft Spatial Development Framework (2019).

Overall, the IDP prioritises the optimal use of existing infrastructure within urban areas, by "focusing development of areas where there are existing infrastructure and where the current infrastructure can accommodate development.

The Stellenbosch Municipality Spatial Development Framework (MSDF), 2019

According to the MSDF A very high number (55%) of all land-development applications submitted to SM between 2007 and 2015, were for (or included) a permanent departure. This is evidence of a changing pattern in the use of land that is not yet accommodated in zoning schemes. This is evident in the proposed development as the development is located within a high-density area and the building line departure will be within the character of the surrounding properties and the proposed additions to the building will have no negative effect on the surrounding properties.

5. CONCLUSION

The approval of this application is argued to be favorable, considering the nature of this application, the applicable policies and frameworks of the Stellenbosch Municipality and the legislation in terms of land use regulation. In light of the above information, Council is respectfully requested to favorably consider the application for the following:

i. **Permanent departure** to allow for a **common building line** (on remainder of Erf 1926) of **3.3m** in lieu of **5m.**

Report compiled by:
Renaldo Muller

Report reviewed by:

Marike Bolz (Director)

Arch Town Planners (Pty) Ltd

10 August 2023

Victoria St
Amidal Court
Jan Marais Park
Marais Rd
Weeonald Rd
En Route
Hofmeyr St
FISICHEM UITGEWERS
De Waal Rd
Minerva Ladies' Residence
Oude Waal
Tassenwyk
Centre for Sustainability Transitions
Gereformeerde Kerk
Erf 1783
SACEMA
STIAS: Stellenbosch Institute for Advanced ...
Nerina Residence
Serruria Ladies' Residence
Jonkershoek Rd
Nemesia Ladies' Residence
Smuts & De Kock Architects
Parking lot
Van Riebeeck St
Boland College Stellenbosch Campus
Google Earth
Image © 2023 Airbus
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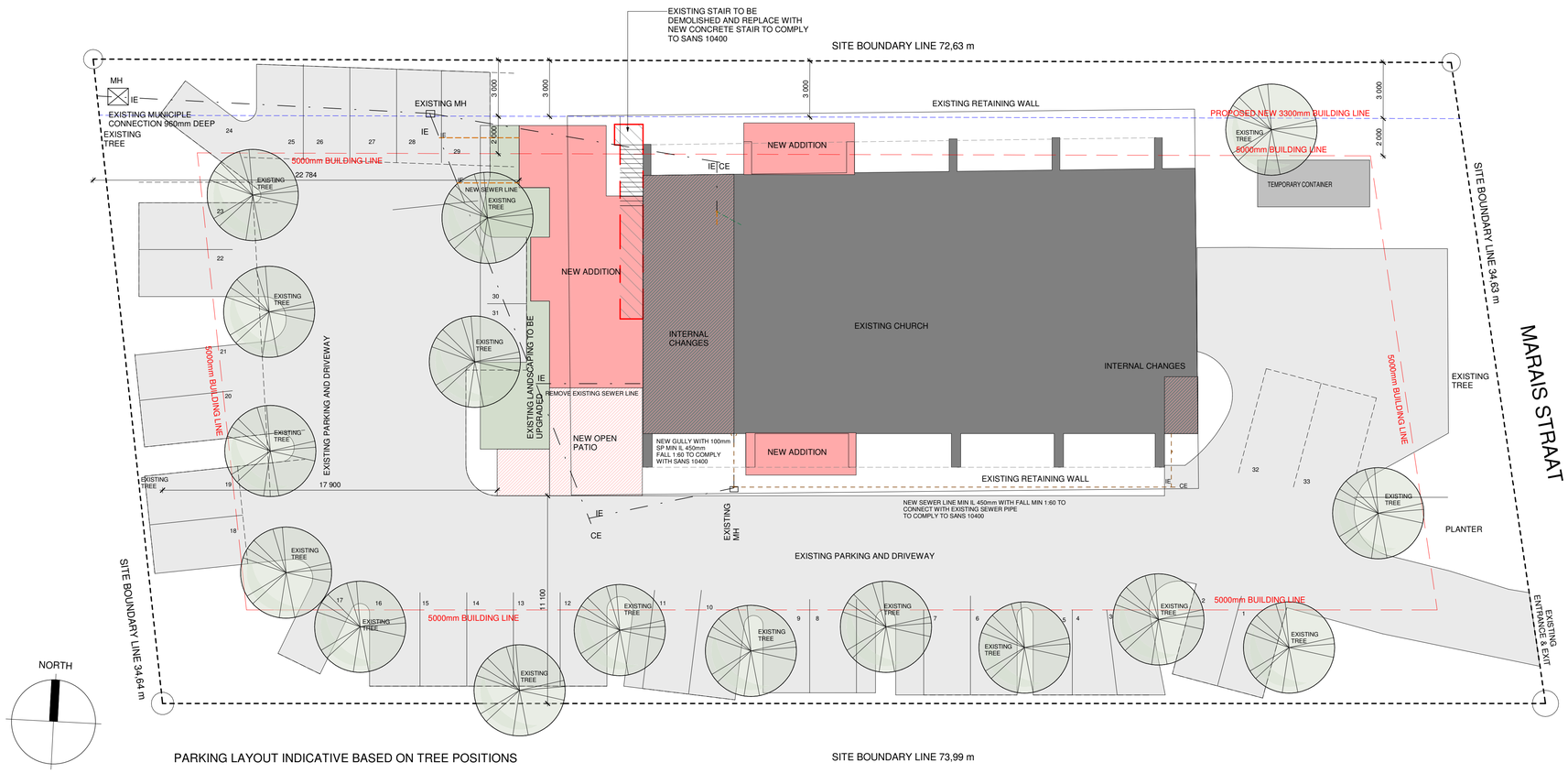

2 SITE DEVELOPMENT PLAN
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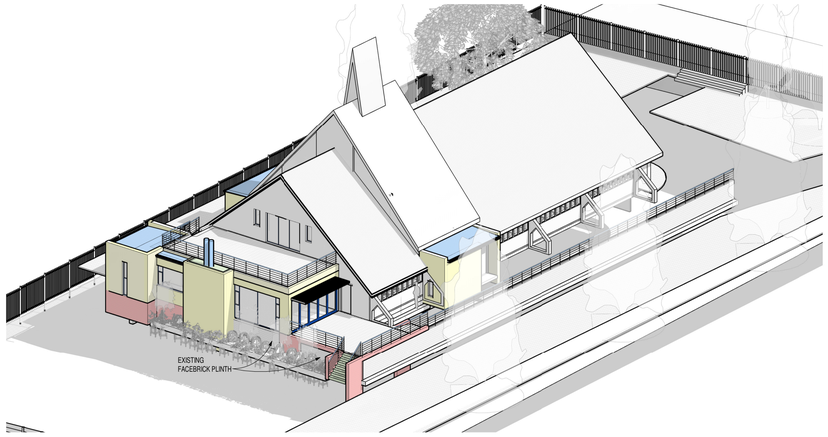

4 3D
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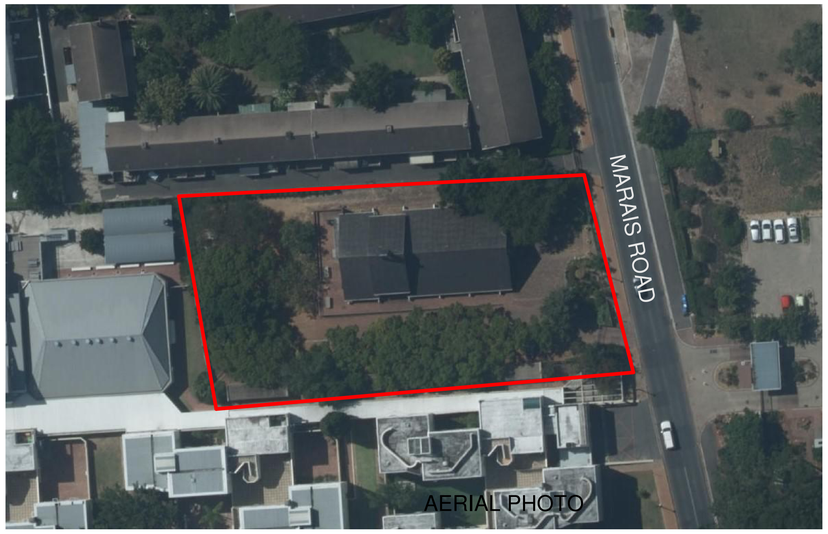
AREA SCHEDULE	PERMISSABLE
EXISTING GROUND FLOOR	429 m²
EXISTING FIRST FLOOR	49 m²
TOTAL EXISTING	**478 m²**
ADDITIONS GROUND FLOOR	102 m²
ADDITIONS FIRST FLOOR (OPEN DECK)	51 m²
TOTAL ADDITION	**153 m²**
TOTAL	**631 m²**

NEW AREAS WITH PARKING REQUIRMENTS			PERMISSABLE
FAMILY ROOM	1 BAY / 4 SEATS	6 m² 6 SEATS	1,24 BAYS
CIRCULATION SPACE		6 m²	0 BAYS
STORE ROOM		10 m²	0 BAYS
ABLUTIONS		16 m²	0 BAYS
MULTI FUNCTON SPACE		52 m²	0 BAYS
NEW STAIR (TO COMPLY TO FIRE)		12 m²	0 BAYS
TOTAL GROUND FLOOR		**102 m²**	
NEW OPEN PATIO		51 m²	0 BAYS
TOTAL FIRST FLOOR		**51 m²**	
TOTAL ADDITIONS		**153 m²**	**2 BAYS REQUIRED**

DEVELOPMENT DATA	PERMISSABLE	ACTUAL
SITE	ERF 1783	COMMUNITY ZONE
AREA	2518 m2	
COVERAGE	50%	17%
HEIGHT	3 STOREYS	2 STOREYS
BUILDING LINES	5 m	3.3 m
PARKING		
CHURCH - 0.4 BAYS / SEAT OR 40 BAYS/100m2	EXISTING PARKING 30 BAYS	



GENERAL NOTES

THE FOLLOWING NOTES ARE TO BE READ IN CONJUNCTION WITH THE CONSTRUCTION DOCUMENTS:

1. **ALL CONSTRUCTION DRAWINGS TO BE READ IN CONJUNCTION WITH THE PERFORMANCE SPECIFICATION DOCUMENT.**
2. Architect & Engineer's drawings to be read in conjunction with each other.
3. All construction is to take place in strict accordance with SANS 10400 standard codes of practice.
4. All dimensions to be checked on site. No work is to be taken in hand before measurements are checked on site.
5. Do not scale plans.
6. **Setting out:** setting out is the responsibility of the main contractor. A "setting out certificate" by a registered professional land surveyor is to be issued to the principal-agent by the main contractor. This certificate should state that the set out was done with coordinates. The land surveyor should also be present at the site handover to indicate the erf points.
7. Earthing and lightning protection. Please note on all projects where there is no electrical engineer at the time of tendering, the quantity surveyor should include a provisional amount in the bill of quantities for earthing and lightning protection of your building.
8. Any discrepancy between engineering and architectural drawings or specifications is to be reported to the architect immediately.
9. Appointment for earthing to be done before foundations have been cast. The appointment should be done right after site handover.
10. Note when costing without an electrical engineer: please make sure, that the electrician will install the surge protection at the Distribution Boards in accordance with the latest SANS codes of practice 10199 (2010) and 10313 (2011) in conjunction with sans 62305-1-2-3-4: 2011 and iec 62305-1-2-3-4: 2011.
11. A minimum of 2 garden taps to be provided for the building unless otherwise specified, by the architect.
12. Any dimensional error or incorrect or incomplete specification is to be reported to the architect immediately.
13. Any discrepancy between the drawings and the bill of quantities must be reported to the architect immediately.
14. All construction to take place in strict accordance with the relevant municipal regulations.
15. No finishes to be taken in hand without prior approval of a sample of adequate size.
16. All consultants' drawings to be coordinated & approved by architect prior to commencement of works on site.
17. All subcontractors' specialist's shopdrawings to be provided and approved by architect before manufacture commences.
18. All installations in strict accordance with the manufacturer's specifications.
19. Contractor must verify all levels and dimensions on site before commencing work or making any shop drawings. All shop drawings are to be approved by the architect before any manufacturing takes place.
20. Any discrepancies and or errors to be reported to the architect.
21. Soft roof Insulation: Sisalation® to be installed under purlin to create a void between roof sheeting and roof structure. 75- 135mm ISOVER Aerolite glass wool to be to be installed inbetween purlin substructure or specified otherwise.
22. Concrete roof insulation: IsoBoard® Inverted roof installation to be installed above water-proofing membranes (unless otherwise specified).

DESIGN RESPONSIBILITY:

1. **NEO welcomes practical suggestions from the Contractor. The Contractor may, however, not assume design responsibility without the prior written approval of the Architect.**
2. **Any variation order resulting from the above is to be documented by means of an Architect's Instruction.**
3. **In all aspects pertaining to structure the Engineer's specifications take precedence. However, any discrepancies with the architect's drawings must be reported.**
4. **It is assumed that an experienced contractor will know when drawings are defective and therefore has an obligation to raise concerns.**

NEO ARCHITECTS - SPECIFICATIONS & STANDARDS:
(GENERAL NOTES & DISCLAIMERS)

COUNCIL SUBMISSION

QUANTITY SURVEYOR	**STRUCTURAL ENGINEER**
MECHANICAL ENGINEER	**CIVIL**
ELECTRICAL ENGINEER	**CONTRACTOR**

REVISIONS

No.	Date	Issued to	Description
A	2023 06 01	Townplanner	Issued for comments
B	2023 07 20	Townplanner	Issued for comments
C	2023 09 05	townplanner	Issued to council

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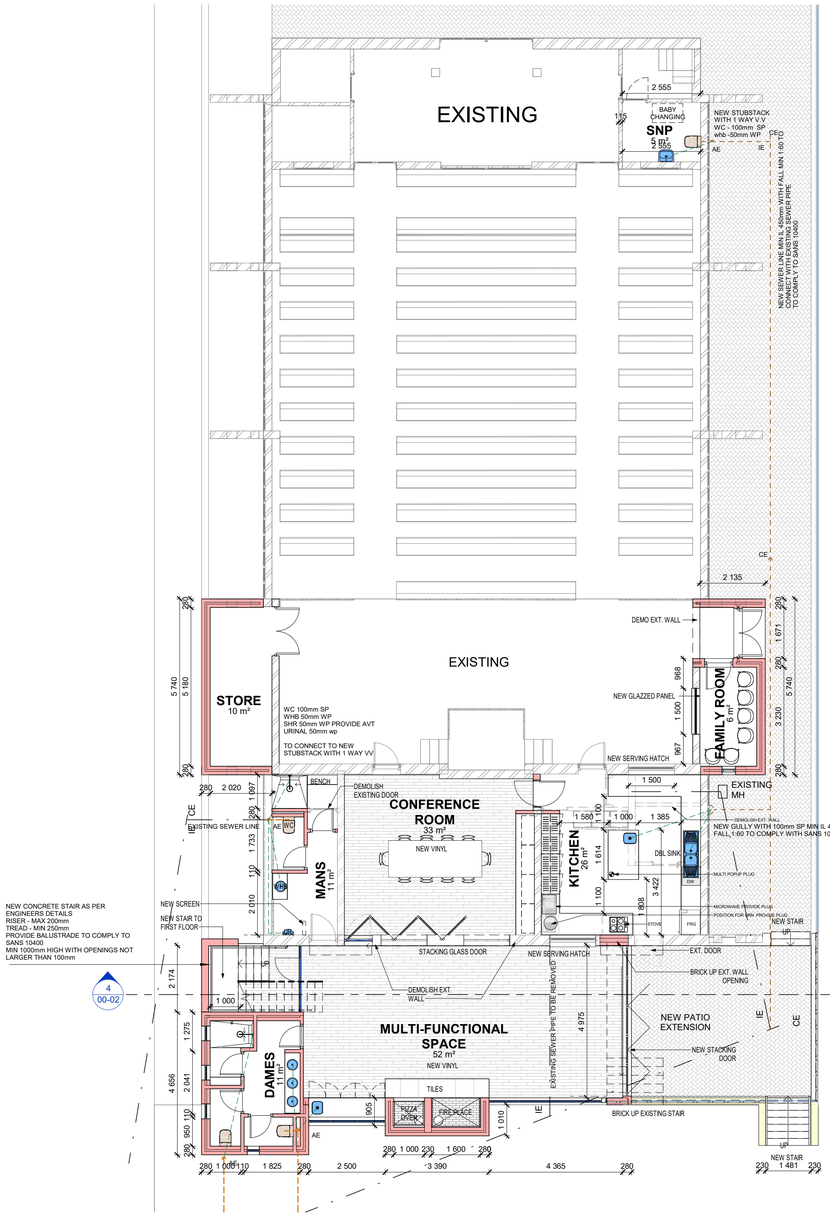
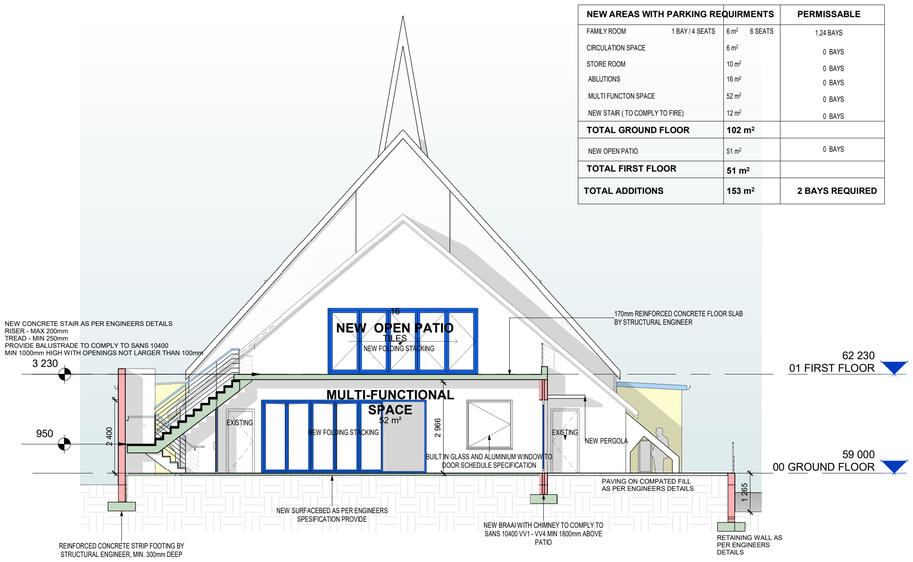
client	**JANNIE KRUGER**
workstage	**WORKSTAGE 1-3**
project title	**GEREFORMEERDE KERK** STELLENBOSCH
drawing name	**SITE DEVELOPMENT PLAN**
project no.	S004-23

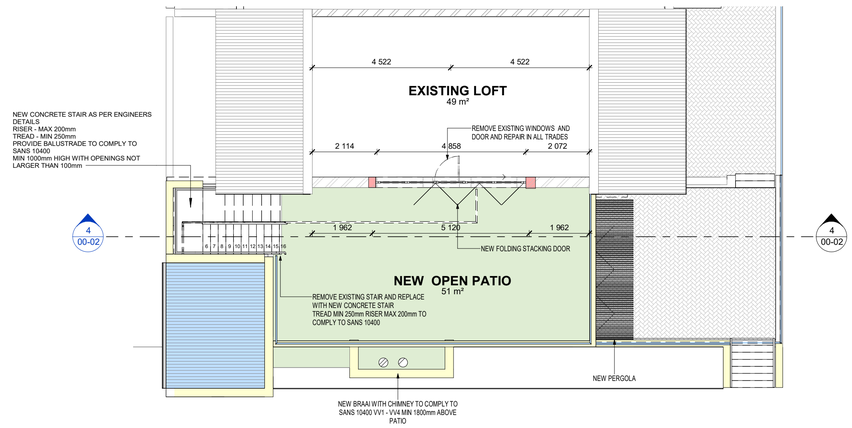
date	scale	drawn	checked	drwg no.	rev.
18/09/2023 17:23:35	As indicated	JD	WV	**00-01**	C



2 **00 GROUND FLOOR**
Scale = 1 : 100



4 **SECTION B-B**
Scale = 1 : 100



5 **01 FIRST FLOOR**
Scale = 1 : 100

AREA SCHEDULE	PERMISSABLE
EXISTING GROUND FLOOR	429 m²
EXISTING FIRST FLOOR	49 m²
TOTAL EXISTING	**478 m²**
ADDITIONS GROUND FLOOR	102 m²
ADDITIONS FIRST FLOOR (OPEN DECK)	51 m²
TOTAL ADDITION	**153 m²**
TOTAL	**631 m²**

NEW AREAS WITH PARKING REQUIRMENTS			PERMISSABLE
FAMILY ROOM	1 BAY / 4 SEATS	6 m² 6 SEATS	1,24 BAYS
CIRCULATION SPACE		6 m²	0 BAYS
STORE ROOM		10 m²	0 BAYS
ABLUTIONS		16 m²	0 BAYS
MULTI FUNCTON SPACE		52 m²	0 BAYS
NEW STAIR (TO COMPLY TO FIRE)		12 m²	0 BAYS
TOTAL GROUND FLOOR		**102 m²**	
NEW OPEN PATIO		51 m²	0 BAYS
TOTAL FIRST FLOOR		**51 m²**	
TOTAL ADDITIONS		**153 m²**	**2 BAYS REQUIRED**

CONSTRUCTION SPECIFICATIONS

DAMP-PROOFING
- DAMPPROOFING OF FLOORS WITH ONE LAYER OF 250 MICRON GREEN POLYETHYLENE WATERPROOF PLASTIC SHEETING ON & INCLUDING 50MM THICK SAND BED.
- SAW-CUT JOINTS - TWO LAYERS OF 250 MICRON DAMP-PROOF COURSE IN SLIP JOINTS BETWEEN HORIZONTAL CONCRETE & BRICK SURFACES.
- DAMP-PROOFING - ONE LAYER 375 MICRON EMBOSSED POLYETHYLENE DAMP-PROOF COURSE (SANS 952-1985 TYPE B).

PAVING
- FIRE PLACE - 230 X 55 X 38MM FIRE RATED "KLOMPIE" PAVING BRICKS ON CONCRETE & BRICKWORK, BEDDED & JOINTED IN "CEMENT FONDU KERNEOS" FIRE RESISTANT CEMENT MORTAR & POINTED WITH HOLLOWED JOINTS. BRICK-ON-EDGE PAVING IN HERRINGBONE BOND ON AVERAGE 25MM THICK MORTAR BED TO FALLS.
- DRIVEWAY - 200X100X80 INTERLOCKING 'BROWN STONE' PAVER AS PER EXISTING
- 600 X 600 X 65MM PRECAST CONCRETE PAVING SLABS LAID ON 25MM THICK RIVER SAND BED INCLUDING PREPARATION OF GROUND OR FILLING AS PER LANDSCAPER.
- 1200 X 600 X 65MM PRECAST CONCRETE PAVING SLABS LAID ON 25MM THICK RIVER SAND BED INCLUDING PREPARATION OF GROUND OR FILLING AS PER LANDSCAPER.

WATERPROOFING
- PRIME WITH ONE COAT BITUMEN PRIMER, ONE LAYER 4MM "POLYGLASS EVOLIGHT" FULLY BONDED WATERPROOF MEMBRANE AND ONE LAYER "SPIDER FT" WITH 75MM SIDE LAPS AND 100MM END LAPS OR SIMILAR APPROVED.
- THREE COATS TWO-COMPONENT, POLYMER MODIFIED, FLEXIBLE CEMENTITIOUS WATERPROOFING COATING"ABE DURAFLEX" WITH A POLYPROPYLENE CONTINUOUS FILAMENT SATURATION MEMBRANE "ABE ECOFLET" SATURATED INTO THE SECOND COAT OR SIMILAR APPROVED SYSTEM AS PER MANUFACTURES INSTRUCTIONS.
- THE ABOVE MENTIONED ARE SUGGESTED PRODUCTS. ALTERNATIVE SPEC TO SPECIALIST INSTRUCTION. ABE & SIKA ARE PREFERED.
- PLANTERS - ONE LAYER DERBIGUM GG4H (HORTICULTURAL) ON ONE LAYER DERBIGUM CG3 WATERPROOFING MEMBRANE, LAID STAGGERED, WITH 100MM SIDE LAPS AND 150MM END LAPS, SEALED TO PRIMED SURFACES BY "TORCH-FUSION" FOLLOWED BY 250 MICRON POLYETHENE SHEETING LOOSE LAID WITH 50MM LAPS SEALED WITH PRESSURE SENSITIVE TAPE, TO RECEIVE DRAINAGE LAYER OF DELTA MS8 TO VERTICAL AND DELTA MS20P TO HORIZONTAL SURFACES, TO RECEIVE SOIL AND PLANTS.
- SUBSTRATE SURFACES: CLEAN AND DRY, FREE OF TRAFFIC AND PROTRUSIONS, MINIMUM FALL INCLUDING VALLEYS: 1:80
- SCREEDS: MINIMUM 35MM THICK WHEN LAID DIRECTLY ONTO CONCRETE; MINIMUM 50MM THICK WHEN LAID ON INSULATION BOARDS OR SLIP/PROTECTION LAYERS; 20MM MINIMUM THICK AS TOP LAYER ON LOW-DENSITY CONCRETE OR FOAMED-CEMENT SCREEDS
- ON EXPOSED CONCRETE ROOFS, BOX GUTTERS, AND BALCONIES <10M² IN AREA: 4MM REINFORCED BITUMEN MEMBRANE (RBM), HEAT FUSED ON PRIMED SURFACES
- ON BALCONIES >10M² IN AREA, TERRACES, WALKWAYS: 2 OR 3MM BASE SHEET PLUS 4MM RBM
- ON PARKING DECKS: 5MM RBM
- ON PLANTERS: 4MM ANTI-ROOT RBM
- ON EXPOSED PARAPET WALLS, FREESTANDING WALLS: REINFORCED LIQUID MEMBRANE (RLM)
- ON BELOW GROUND SURFACES, VERTICAL OR HORIZONTAL, ABOVE OR BELOW WATER TABLE: 2 OR 3MM BASE SHEET PLUS 4MM RBM

FINISH/PROTECTION: NON-TRAFFICABLE FINISH: PAINT / CRUSHED STONE; PEDESTRIAN AREAS: TOPPING / TILES ON SCREED / TILES ON WATERPROOFING / PAVING SLABS ON INSULATION PANELS // PAVING SLABS ON ADJUSTABLE PADS; VEHICULAR AREAS: ASPHALT PREMIX LAID DIRECTLY ON TO WATERPROOFING / BRICK PAVING LAID ON 25-30MM SAND BED / 75MM CONCRETE PAVING ON PROTECTION/ SLIP LAYER.

SURFACE BEDS & SLABS
- SELF LEVELLING SCREED TO BE APPLIED WHERE NECESSARY/ DEFLECTION OCCURS.
- MOISTURE BARRIER APPLICATION DEPENDANT ON PROJECT SPECIFICATION BELOW SLAB.

CEILINGS:
NAILED UP CEILINGS
- CEILINGS INCLUDING 38 X 38MM SAWN SOFTWOOD BRANDERING AT 500MM CENTRES GENERALLY IN ONE DIRECTION & 38 X 38MM BRANDERS AND CROSS BRANDERS AT JOINTS AND EDGES OF BOARDS 9.5MM TAPER-EDGE GYPSUM PLASTERBOARD WITH TAPED JOINTS & THE WHOLE FINISHED WITH GYPSUM PLASTER TROWELLED TO A SMOOTH POLISHED SURFACE TO THE THICKNESS RECOMMENDED BY THE MANUFACTURER EXTRA OVER CEILING FOR 1200 X 600MM "PELICAN FLUSHLINE BOTTOM HUNG" TRAP DOOR TRAP DOOR. "DONN" CORNICES, PERIMETER TRIMS. 15MM SHADOWLINE "PLASTER TRIM" PRE-PAINTED RECESSED WALL ANGLES, PLUGGED.
- "AEROLITE" INSULATION - 100MM INSULATION IN BLANKET FORM LAPPED NOT LESS THAN 50MM ALONG ALL EDGES & LAID ON TOP OF BRANDERING BETWEEN PURLINS.
- 12.5MM TAPER-EDGE MOISTURE RESISTANT GYPSUM PLASTERBOARD WITH TAPED JOINTS & THE WHOLE FINISHED WITH GYPSUM PLASTER TROWELLED TO A SMOOTH POLISHED SURFACE TO THE THICKNESS RECOMMENDED BY THE MANUFACTURER. CEILINGS INCLUDING 38 X 38MM SAWN SOFTWOOD BRANDERING AT 500MM CENTRES GENERALLY IN ONE DIRECTION AND 38 X 38MM BRANDERS & CROSS BRANDERS AT JOINTS AND EDGES OF BOARDS. "DONN" CORNICES, PERIMETER TRIMS, ETC TO SUSPENDED CEILINGS. 15MM SHADOWLINE "PLASTER TRIM" PRE-PAINTED RECESSED WALL ANGLES, PLUGGED.

SUSPENDED CEILINGS
- 9.5MM "RHINO" GYPSUM PLASTERBOARD ON SCREW-UP TEE SUSPENSION GRID INCLUDING HANGERS ETC, WITH TAPE FIXED OVER JOINTS AND THE WHOLE FINISHED WITH GYPSUM PLASTER TROWELLED TO A SMOOTH POLISHED SURFACE.
- 12.5MM "RHINO" MOISTURE RESISTANT GYPSUM PLASTERBOARD ON SCREW-UP TEE SUSPENSION GRID INCLUDING HANGERS ETC, WITH TAPE FIXED OVER JOINTS & THE WHOLE FINISHED WITH GYPSUM PLASTER TROWELLED TO A SMOOTH POLISHED SURFACE. "DONN" CORNICES, PERIMETER TRIMS, ETC TO SUSPENDED CEILINGS. 15MM SHADOWLINE "PLASTER TRIM" PRE-PAINTED RECESSED WALL ANGLES, PLUGGED.

ROOF AND WALL INSULATION
- "SISALATION 405" MULTI-LAYERED REINFORCED DOUBLE-SIDED ALUMINIUM FOIL FACED SHEETING. INSULATION SHEETING LAID TAUT OVER PURLINS (AT APPROXIMATELY 750MM CENTRES) & FIXED CONCURRENT WITH ROOF COVERING WITH MINIMUM 150MM STAPLED LAPS INCLUDING GALVANISED STEEL STRAINING WIRES AT NOT EXCEEDING 400MM CENTRES AND DOUBLESIDED TAPE AT EDGES WHERE REQUIRED.

INTERNAL PLASTER
- CEMENT PLASTER RENDERING COAT WITH GYPSUM SKIM PLASTER FINISHING COAT, ON BRICKWORK.

WALL PANELS (LARGE FORMAT TILES)
- WALL TILES FIXED TO SPECIALIST AND FLUSH JOINTED WITH TINTED WATERPROOF GROUT (AS PER SPECIALIST REQUIREMENTS) WITH SSE120" STAINLESS STEEL STRAIGHT EDGE TRIM ON EDGES.

STORMWATER CHANNELS
- ACO CHANNELS INCLUDING INTERSECTIONS, ENDS, GRATING, ETC

ROOF SPECIFICATION
- 0.5MM AZ150 41 X 406MM CONCEALED FIX "KLIP-LOK 406" SHEETING WITH G550 "COLORBOND" FINISH TO ONE SIDE & A STANDARD BACKING COAT TO OTHER INCLUDING CLASS 4 FASTENERS, STANDARD RANGE OF FLASHINGS & ACCESSORIES (SIZED ACCORDING TO ROOFING CONTRACTOR'S &/OR MANUFACTURER'S DESIGN RECOMMENDATIONS), FIXED TO TIMBER PURLINS OR RAILS IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. "NUTEC" FASCIAS WITH STANDARD COVER OR JOINTING STRIPS. 150 X 12MM FASCIAS & BARGE BOARDS.
- "NUTEC" FASCIAS WITH STANDARD COVER OR JOINTING STRIPS.
- 125 X 65MM OGEE ROOF GUTTERS
- 75MM PVC DIAMETER RAINWATER PIPE. PAINTED TO WALL COLOUR.

BUILT IN CUPBOARDS (BIC)
- ALL CASEWORK TO JOINER'S DRAWINGS. SHOP DRAWINGS TO BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.
- ALL BEDROOM BIC'S TO UNDERSIDE CEILINGS. 100MM FILLER PIECE TO TOP & BOTTOM.

ALUMINIUM & GLAZING INSTALLATION
ALL WORK TO BE DONE IN STRICT ACCORDANCE TO AAAMSA STANDARDS.

1. SPECIALIST TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL BEFORE MANUFACTURING COMMENCES.
2. THE ALUMINIUM INSTALLATION IS TO BE TAPED & PROTECTED AT ALL TIMES DURING THE CONSTRUCTION PROCESS.
3. ALL PROFILES TO BE ASSEMBLED WITH MBS ALUMINIUM OR SIMILAR APPROVED PROFILES & ACCESSORIES AS PER MANUFACTURER'S RECOMMENDATIONS. NO OTHER PROFILE MAY BE USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
4. ALL IRONMONGERY SCHEDULES TO BE ISSUED BY ARCHITECT. NO SUPPLIER TO DIRECTLY ISSUE TO CONTRACTOR. **ANY DISCREPANCY** TO BE BROUGHT TO ARCHITECT'S ATTENTION PRIOR TO INSTALLATION.
5. **DIMENSIONS (HEIGHT & WIDTHS) - ALL DIMENSIONS TO BE MEASURED ON EXISTING SITE CONDITIONS PRIOR TO MANUFACTURING**

GLAZING
1. ALL GLAZING IS TO BE CONSTRUCTED IN ACCORDANCE WITH PART **N OF SANS 10400, SANS 1651 & AAAMSA**. ALL GLAZING EXCEEDING 1M² IN SIZE OR LESS THAN 500MM ABOVE FFL TO BE SABS SAFETY GLASS (SG) & TO COMPLY WITH SANS 1263-1
2. ALL GLAZING IS TO BE FITTED FROM THE INSIDE OF THE BUILDING.
3. INSTALLER TO ENSURE THAT ALL PANES WITH SG ARE CLEARLY & PERMANENTLY MARKED.
4. GLAZING IN EXTERNAL WALLS, INTERNAL WALLS, PARTITIONS, SHOWER DOORS, CUPBOARD DOORS AND LIFTS WITHIN 800MM OF FLOOR LEVEL SHALL BE INSTALLED IN A FRAME IN ACCORDANCE WITH EITHER THE REQUIREMENTS OF SANS 2001-CG1 OR A SUITABLE METHOD DESCRIBED IN **SANS 10137**.

POWDER COATING
1. ALL STAGES OF POWDER COATING SHALL BE EXECUTED IN STRICT ACCORDANCE WITH SANS 999 & SANS 1578 (POWDER COATING WITH A MIN. 15-YEAR GUARANTEE) & SANS 1796 (APPLICATION OF POWDER COATING).
2. ALL RELEVANT DOCS & CERTIFICATES TO BE PROVIDED UPON COMPLETION.

THRESHOLD DETAIL, TO BE READ IN CONJUNCTION WITH THE DETAILS.
1. FLOOR FINISHES TO TRANSITION UNDER THE LEAF OF THE DOOR.
2. A SAMPLE DETAIL OF EXTERNAL DOOR THRESHOLDS IS TO BE APPROVED BY THE ARCHITECT BEFORE CONSTRUCTION.
3. NO DOOR FRAME TO SIT PROUD FROM FFL FOR ANY INTERNAL TO EXTERNAL THRESHOLD.

HINGES
1. ALL DOORS UP TO 2,1M HEIGHT TO HAVE 1.5 PAIRS HINGES.
2. ALL DOORS ABOVE 2.1M HEIGHT TO HAVE 2 PAIRS HINGES.

PAINTING
1. PAINTING OF BUILDINGS: SANS 10305.

NOTE: THIS SHEET IS FOR REFERENCE **ONLY.** REFER TO **DRAWING 01 SERIES** FOR CONSTRUCTION LAYOUTS/ DIMENSIONS.

GENERAL NOTES

THE FOLLOWING NOTES ARE TO BE READ IN CONJUNCTION WITH THE CONSTRUCTION DOCUMENTS:

1. **ALL CONSTRUCTION DRAWINGS TO BE READ IN CONJUNCTION WITH THE PERFORMANCE SPECIFICATION DOCUMENT.**
2. Architect & Engineer's drawings to be read in conjunction with each other.
3. All construction is to take place in strict accordance with SANS 10400 standard codes of practice.
4. All dimensions to be checked on site. No work is to be taken in hand before measurements are checked on site.
5. Do not scale plans.
6. **Setting out:** setting out is the responsibility of the main contractor. A "setting out certificate" by a registered professional land surveyor is to be issued to the principal-agent by the main contractor. This certificate should state that the set out was done with coordinates. The land surveyor should also be present at the site handover to indicate the erf points.
7. Earthing and lightning protection. Please note on all projects where there is no electrical engineer at the time of tendering, the quantity surveyor should include a provisional amount in the bill of quantities for earthing and lightning protection of your building.
8. Any discrepancy between engineering and architectural drawings or specifications is to be reported to the architect immediately.
9. Appointment for earthing to be done before foundations have been cast. The appointment should be done right after site handover.
10. Note when costing without an electrical engineer: please make sure, that the electrician will install the surge protection at the Distribution Boards in accordance with the latest SANS codes of practice 10199 (2010) and 10313 (2011) in conjunction with sans 62305-1-2-3-4: 2011 and iec 62305-1-2-3-4: 2011.
11. A minimum of 2 garden taps to be provided for the building unless otherwise specified, by the architect.
12. Any dimensional error or incorrect or incomplete specification is to be reported to the architect immediately.
13. Any discrepancy between the drawings and the bill of quantities must be reported to the architect immediately.
14. All construction to take place in strict accordance with the relevant municipal regulations.
15. No finishes to be taken in hand without prior approval of a sample of adequate size.
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18. All installations in strict accordance with the manufacturer's specifications.
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4. **It is assumed that an experienced contractor will know when drawings are defective and therefore has an obligation to raise concerns.**

NEO ARCHITECTS - SPECIFICATIONS & STANDARDS:
(GENERAL NOTES & DISCLAIMERS)

HOA & COUNCIL SUBMISSION

QUANTITY SURVEYOR	STRUCTURAL ENGINEER
MECHANICAL ENGINEER	**CIVIL**
ELECTRICAL ENGINEER	**CONTRACTOR**

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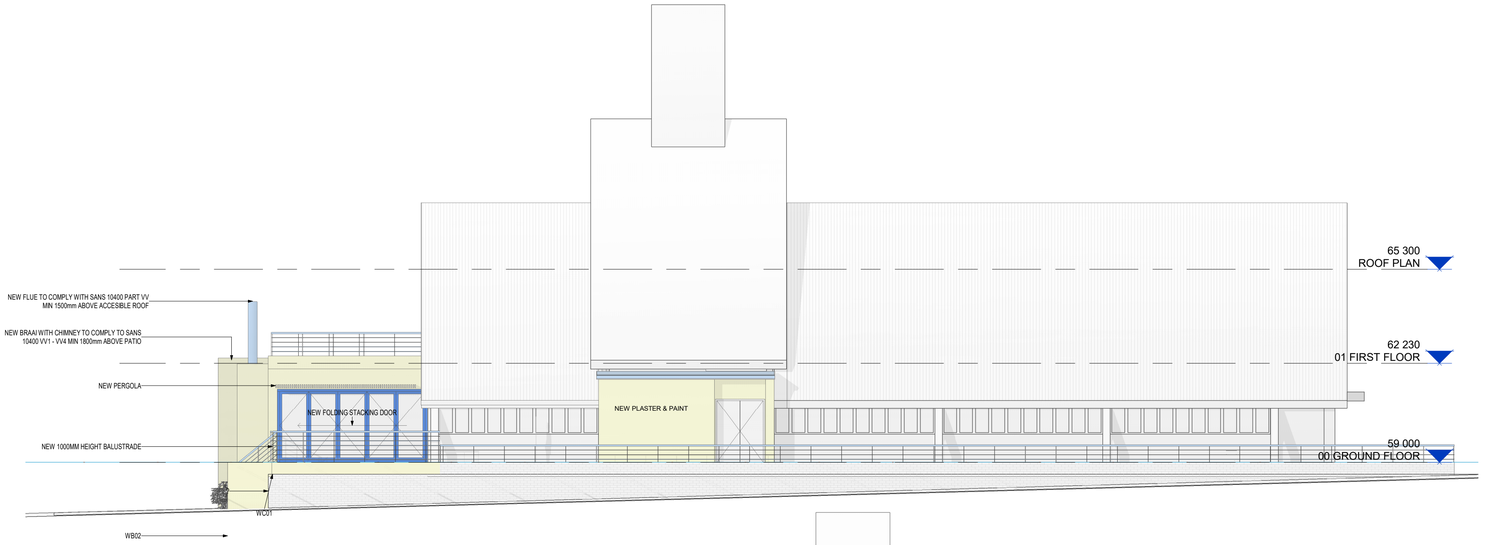
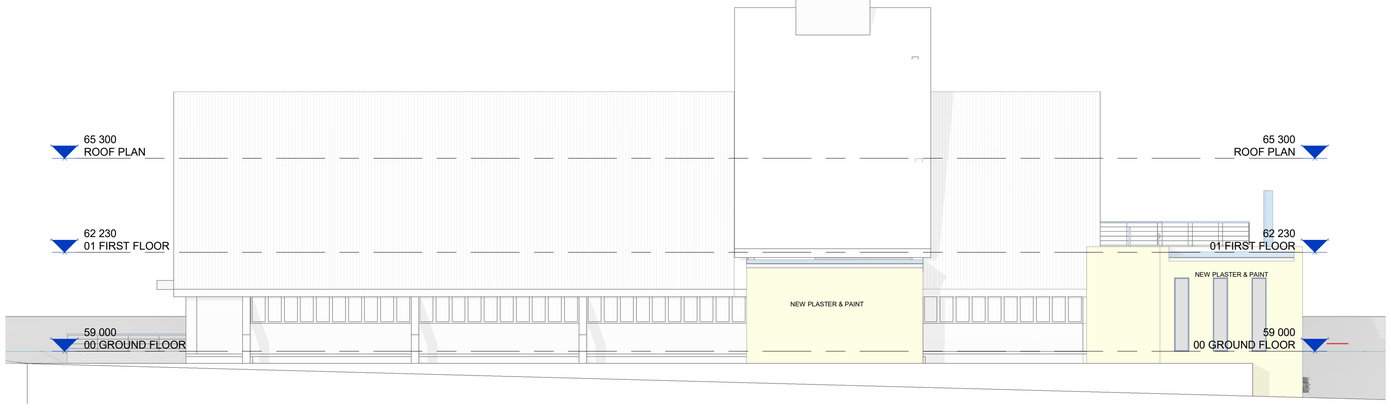
client	**JANNIE KRUGER**
workstage	**WORKSTAGE 1-3**
project title	**GEREFORMEERDE KERK** STELLENBOSCH
drawing name	**PLANS & SECTION**
project no.	S004-23

date	scale	drawn	checked	drwg no.	rev.
2023/07/20 09:32:28	As indicated	JD	WV	**00-02**	B



2 NORTH ELEVATION
Scale = 1 : 100



3 SOUTH ELEVATION
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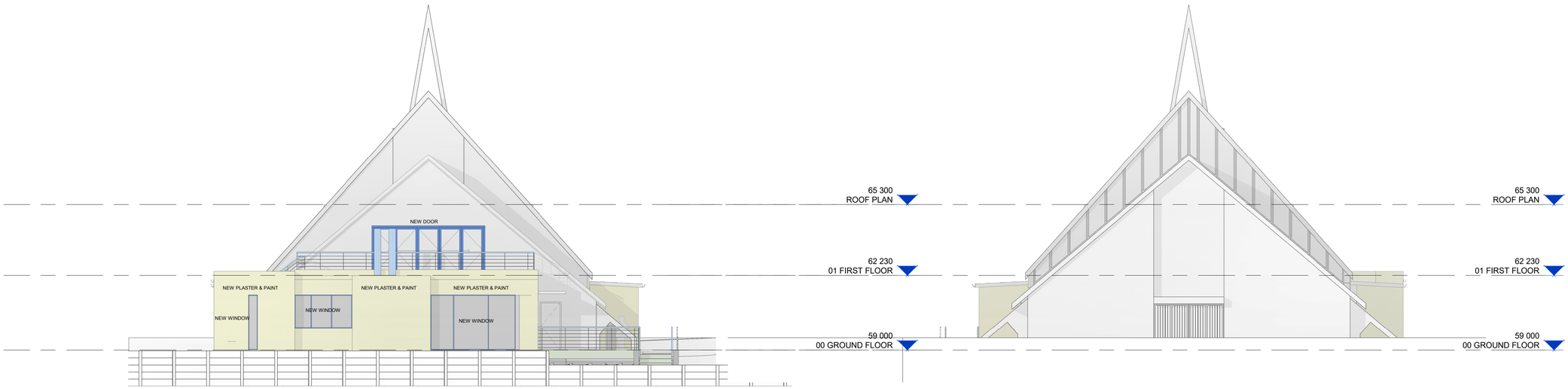

1 EAST ELEVATION
Scale = 1 : 100

4 WEST ELEVATION
Scale = 1 : 100

NBR SANS 10400 NOTES & SPECIFICATIONS

BALISTRADES:
ALL BALUSTRADES TO BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH PART B, K & T OF SANS 10400. GLASS BALUSTRADES & BARRIER WINDOWS TO BE SIGNED OFF BY STRUCTURAL ENGINEER APPOINTED SPECIALIST.

BOUNDARY WALLS & FENCES:
WALLS TO COMPLY WITH PART K OF SANS 10400 .

DIMENSIONS:
ALL WORK TO BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH PART C OF SANS 10400.

ENERGY EFFICIENCY:
REFER TO SPECIALIST'S CALCULATIONS & DOOR & WINDOW SCHEDULE, IN COMPLIANCE WITH PART XA OF SANS 10400.

DRAINAGE:
ALL WORK TO BE DESIGNED BY ENGINEER & CONSTRUCTED IN ACCORDANCE WITH PART P & Q OF SANS 10400.

EXCAVATIONS:
ALL WORK TO BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH PART G OF SANS 10400.

FACILITIES FOR PERSONS WITH DISABILITIES:
ALL WORK TO BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH PART S OF SANS 10400. FIRE SPRINKLERS TO FIRE ENG'S DETAILS & SPEC, IN ACCORDANCE WITH PART T OF SANS 10400 .

FIRE PROTECTION:
ALL WORK TO BE DESIGNED BY FIRE ENGINEER & CONSTRUCTED IN ACCORDANCE WITH PART T OF SANS 10400.

FIRE INSTALLATION:
ALL WORK TO BE DESIGNED BY FIRE ENGINEER & CONSTRUCTED IN ACCORDANCE WITH PART W OF SANS 10400.

FOUNDATIONS:
ALL WORK TO BE DESIGNED BY ENGINEER & CONSTRUCTED IN ACCORDANCE WITH PART H OF SANS 10400.

FLOORS:
ALL FLOORS TO BE DESIGNED BY ENGINEER & CONSTRUCTED IN ACCORDANCE WITH PART J OF SANS 10400.

GAS INSTALLATION:
POSITIONING & SPECIFICATIONS TO COMPLY WITH SANS 10087-1. LPG CONTAINERS TO BE STORED IN A CAGE ENCLOSURE & PLACED OUTSIDE, Min. 1m FROM NEAREST OPENING, Min. 3m BELOW GRINING, Min. 1.5m BELOW & 5m AWAY FROM NEAREST SOURCE OF IGNITION, Min. 1m AWAY FROM AIRBRICK, INLET ETC., Min. 2m FROM GULLEY, AND Min. 2m FROM AIRCON DRAUGHT INLET.

GLAZING:
ALL GLAZING TO BE CONSTRUCTED IN ACCORDANCE WITH PART N OF SANS 10400. ALL GLAZING EXCEEDING 1m² IN SIZE OR LESS THAN 500mm ABOVE FFL TO BE SABS SAFETY GLASS (SG) & TO COMPLY WITH SANS 1263-1. INSTALLER TO ENSURE THAT ALL PANES WITH SG ARE CLEARLY & PERMANENTLY MARKED.

LIGHTING & VENTILATION:
ALL WORK TO BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH PART O OF SANS 10400.

PUBLIC SAFETY:
ALL WORK TO BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH PART D OF SANS 10400.

ROOFS:
ALL STRUCTURAL WORK TO BE DESIGNED BY ENGINEER OR SPECIALIST IN ACCORDANCE WITH PART L OF SANS 10400.

SITE OPERATIONS:
ALL WORK TO BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH PART F OF SANS 10400.

SPACE HEATING:
ALL WORK TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH PART V OF SANS 10400.

STAIRWAYS:
ALL WORK TO BE DESIGNED & CONSTRUCTED IN ACCORDANCE WITH PART M & S OF SANS 10400. Min. 250mm TREAD, Max. 200mm RISER. OPEN RISERS: Min. 25mm OVERLAP/NOSINGS TO BE PROVIDED. A PROTECTIVE SCREEN, WALL, BALUSTRADE OR RAILING (H=Min. 1000mm) IS REQUIRED ON BOTH SIDES OF A FLIGHT OF STAIRS WHICH EXCEEDS 3 RISERS.

STORM WATER DISPOSAL:
SURFACE WATER TO FALL AWAY FROM BUILDING. ALL WORK TO BE DESIGNED BY ENGINEER & CONSTRUCTED IN ACCORDANCE WITH PART R OF SANS 10400.

STRUCTURAL DESIGN:
ALL WORK TO BE DESIGNED BY ENGINEER & CONSTRUCTED IN ACCORDANCE WITH PART B OF SANS 10400.

TIMBER:
WOOD TO COMPLY WITH SANS 10082 & 1063

WALLS:
ALL IN ACCORDANCE WITH PART K OF SANS 10400.
LINTELS TO BE IN ACCORDANCE WITH PART K OF SANS 10400.

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4. All dimensions to be checked on site. No work is to be taken in hand before measurements are checked on site.
5. Do not scale plans.
6. **Setting out:** setting out is the responsibilty of the main contractor. A "setting out certificate" by a registered professional land surveyor is to be issued to the principal-agent by the main contractor. This certificate should state that the set out was done with coordinates. The land surveyor should also be present at the site handover to indicate the erf points.
7. Earthing and lightning protection. Please note on all projects where there is no electrical engineer at the time of tendering, the quantity surveyor should include a provisional amount in the bill of quantities for earthing and lightning protection of your building.
8. Any discrepancy between engineering and architectural drawings or specifications is to be reported to the architect immediately.
9. Appointment for earthing to be done before foundations have been cast. The appointment should be done right after site handover.
10. Note when costing without an electrical engineer: please make sure, that the electrician will install the surge protection at the Distribution Boards in accordance with the latest SANS codes of practice 10199 (2010) and 10313 (2011) in conjunction with sans 62305-1-2-3-4: 2011 and iec 62305-1-2-3-4: 2011.
11. A minimum of 2 garden taps to be provided for the building unless otherwise specified, by the architect.
12. Any dimensional error or incorrect or incomplete specification is to be reported to the architect immediately.
13. Any discrepancy between the drawings and the bill of quantities must be reported to the architect immediately.
14. All construction to take place in strict accordance with the relevant municipal regulations.
15. No finishes to be taken in hand without prior approval of a sample of adequate size.
16. All consultants' drawings to be coordinated & approved by architect prior to commencement of works on site.
17. All subcontractor/ specialist's shopdrawings to be provided and approved by architect before manufacture commences.
18. All installations in strict accordance with the manufacturer's specifications.
19. Contractor must verify all levels and dimensions on site before commencing work or making any shop drawings. All shop drawings are to be approved by the architect before any manufacturing takes place.
20. Any discrepancies and or errors to be reported to the architect.
21. Soft roof Insulation: Sisalation® to be installed under purlin to create a void between roof sheeting and roof structure. 75- 135mm ISOVER Aerolite glass wool to be to be installed inbetween purlin substructure or specified otherwise.
22. Concrete roof insulation: IsoBoard® Inverted roof installation to be installed above water-proofing membranes (unless otherwise specified).

DESIGN RESPONSIBILITY:

1. **NEO welcomes practical suggestions from the Contractor. The Contractor may, however, not assume design responsibility without the prior written approval of the Architect.**
2. **Any variation order resulting from the above is to be documented by means of an Architect's Instruction.**
3. **In all aspects pertaining to structure the Engineer's specifications take precedence. However, any discrepancies with the architect's drawings must be reported.**
4. **It is assumed that an experienced contractor will know when drawings are defective and therefore has an obligation to raise concerns.**

NEO ARCHITECTS - SPECIFICATIONS & STANDARDS:
(GENERAL NOTES & DISCLAIMERS)

HOA & COUNCIL SUBMISSION

QUANTITY SURVEYOR	**STRUCTURAL ENGINEER**
MECHANICAL ENGINEER	**CIVIL**
ELECTRICAL ENGINEER	**CONTRACTOR**

REVISIONS

No.	Date	Issued to	Description
A	2023 06 01	Townplanner	Issued for council
B	2023 07 20	townplanner	issued for council

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client	**JANNIE KRUGER**
workstage	**WORKSTAGE 1-3**
project title	**GEREFORMEERDE KERK** STELLENBOSCH
drawing name	**ELEVATIONS**
project no.	S004-23

date	scale	drawn	checked	drwg no.	rev.
2023/07/20 09:32:39	As indicated	JD	WV	**00-03**	B