STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16715 (TP646/2024)
Our File Reference Number: Erf 3413, 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 FOR DEPARTURE IN TERMS OF SECTION 15(2)(b) OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BYLAW, 2023: ERF NO. 3413 MOSTERTSDRIFT, STELLENBOSCH

1. The above application refers.

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

2.1 That the application is made in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw 2023, for a departure to relax the common building line from 2.5m to 1.4 to accommodate the proposed additions and alterations on the ground and first floor to Section 2 (13 A) of Building 1 on Erf 3413, Mostertsdrift, Stellenbosch.

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 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 Bylaws or Regulations that may be applicable.

2.2.2 The development must be undertaken generally in accordance with the building plan Drawing No. A1 02 – to- A1 03, Drawn by: Piet Dekker Architects, Dated 2023/10/12, attached as **Annexure B**.

2.2.3 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.

2.2.4 The approval granted shall not be contradictory to any other legislation which has a bearing on the use of the property and that should any other legislation be applicable and be more restrictive then the most restrictive conditions will apply.

2.2.5 Building plans must be generally per the building plan Drawing No. A1 02 – to- A1 03, Drawn by Piet Dekker Architects , Dated 2023/10/12,attached as **Annexure B.**

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

3.1 The scale and nature of the proposed structure will not compromise the existing character of the surrounding landscape.

3.2 The property is located in a Historic area and is older than 60 years, the application was circulated to the Heritage Western Cape and they have supported the application.

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

5. Appeals must be submitted by completing the required form 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.

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 appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021- 808 8684.

9. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
   (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
   (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
   (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
   (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.

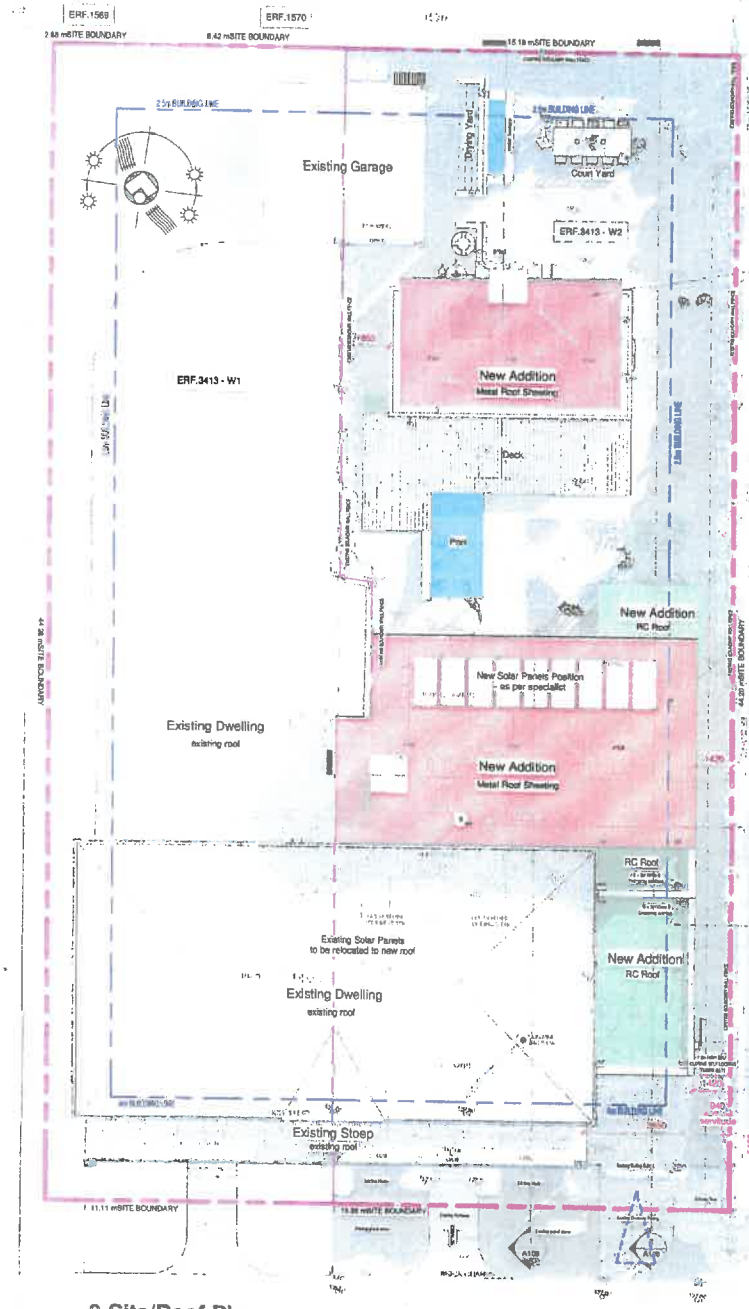
10. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

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

Yours faithfully

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

17/7/2024
DATE

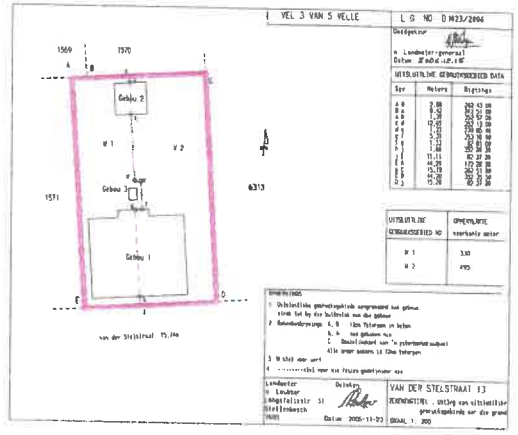


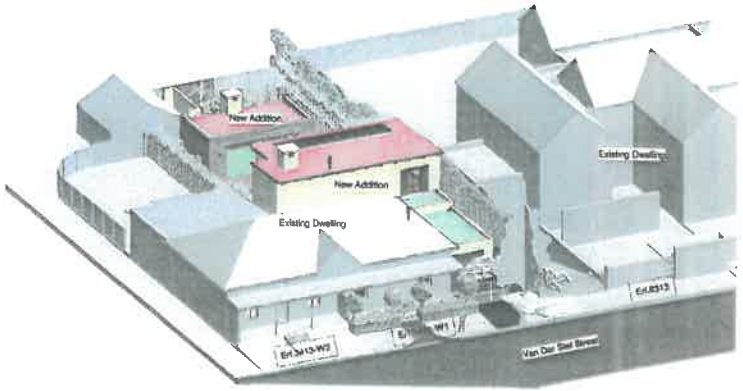
1 0-Site/Roof Plan
1 : 100

Heritage Western Cape
Erfenis Wes-Kaap
iLifa leMveli leNtshona Koloni

7 December 2023

APPROVED





2 3D Preposal indicating Existing & New Addition

ALLE TEKENINGE EN AFMETINGS MOET NAGESIEN EN VEROELYK WORD VOOR MATERIAAL BESTEL. MOENIE AANNEEMS DOEN WORD. VERSKILLE MOET DADELIK ONDER DIE AANDAG VAN ARGITEK GEBRING WORD. KOMPETEES WORD WORD VOOR RE ALLE TEKENINGE EN ONTWERP.

ALL DRAWINGS AND DIMENSIONS MUST BE CORRELATED BEFORE ANY MATERIALS ARE ORDERED OR BUILDING WORK COMMENCES. ANY DIFFERENCES MUST BE BROUGHT UNDER THE ATTENTION OF THE ARCHITECT IMMEDIATELY. COPYRIGHT IS RESERVED ON ALL DRAWINGS AND DESIGNS.

1. Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately.
2. Figured dimensions to be taken in preference to scaled measurements and large scale details supercede small scale drawings.
3. All work to be done in accordance National Building Regulations SANS 10400 and all requirements of Municipal and Local Authorities concerned are to be adhered to.
4. Natural light and ventilation area of all openings in accordance of floor area and SANS 10400 Part O natural light area: min.10% of floor area and natural ventilation: min. 5% of floor area.
5. All glazing to comply with requirements of SABS 0137 - access doors and sidelights to have safety glass. Windows lower than 500mm from floor, windows lower than 1800mm above pitch line of stairs and shop-fronts to be safety glass.
6. All safety glazing panels shall be etched with glazing marking and this to be visible at all times.
7. All cavities below floor level to be filled with concrete and dpc's to be stepped min 150mm above floor level.
8. No part of construction may encroach building lines.
9. All materials to be installed strictly in accordance with manufacturers specifications

ORIGINAL DOCUMENT DATE: 14/09/2023

NO	DATE	DESCRIPTION
1	16/02/2024	SDP amended and coverage for the whole property indicated on Site Plan

SDP Coverage

Ground Floor Existing Dwelling		=	332m²
Ground Floor	(New Addition)	=	96m²
Pool House	(New Addition)	=	53m²
		=	481m²
First Floor	(New Addition)	=	91m²
Total		=	572m²
SDP Total Erf Area		=	11 779m²
Covered Area		=	4 810m²
Coverage		=	40.78%

PIET DEKKER. ARGITEKTE + ARCHITECTS

[redacted]

DRAWN / OPSTELLER	CHECKED / NAGEGAAN		REV / WYS.	WYSIGINGS / AMENDED	
SB	PD	A1	1	2024/02/27	09:28:12

House Pickard

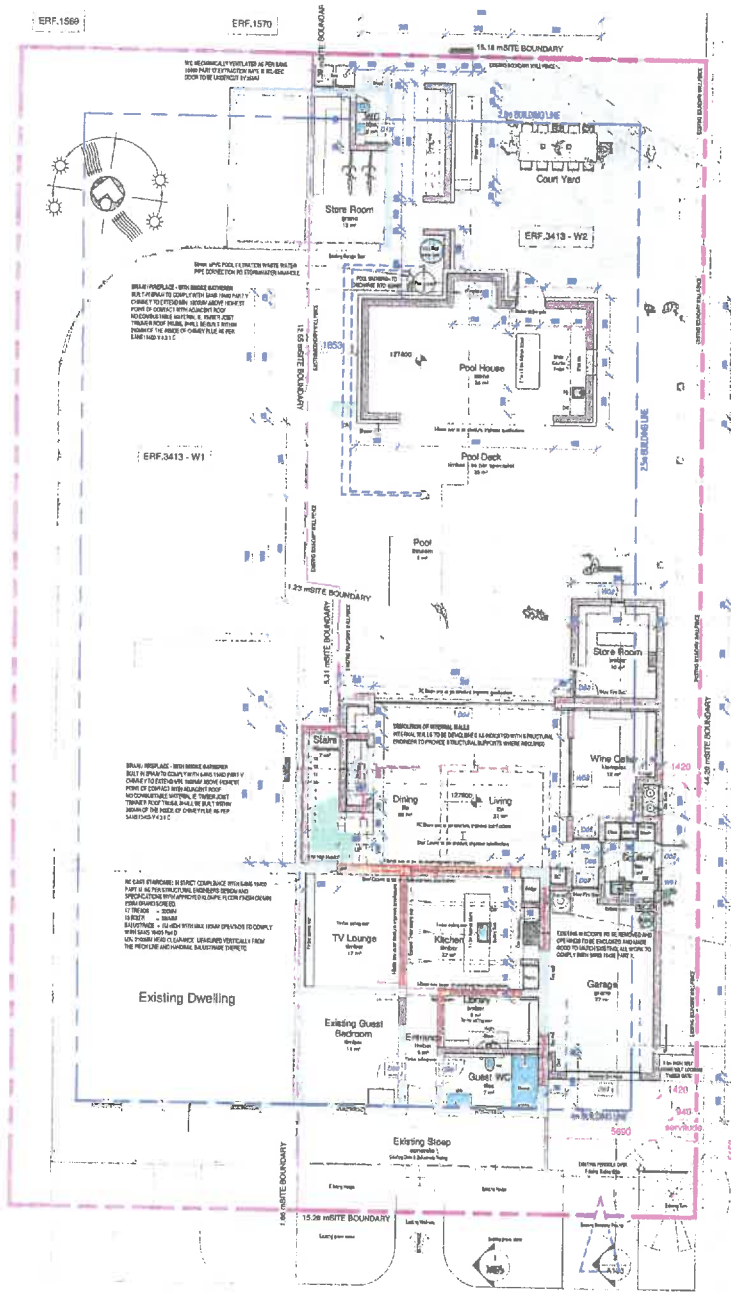
[redacted]

Erf. 3413 - Sectional Title - Section 2 - W2
Molteredrift - Stellenbosch

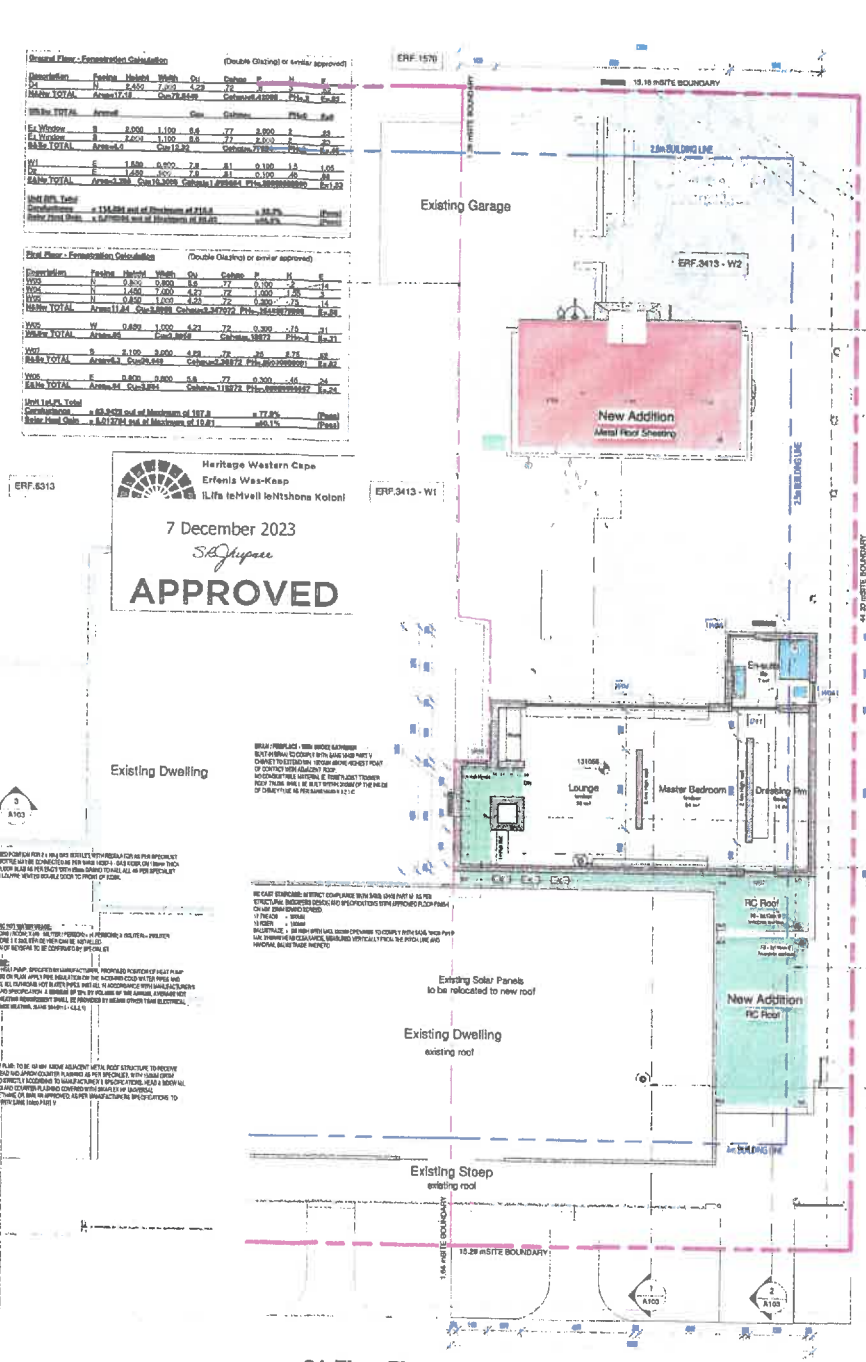
TITLE / TITEL
Site & Roof Plan

PROJECT AND DRAWING NUMBER
A100

FOR APPROVAL



1 00.Ground Floor
1 : 100



2 01.First Floor
1 : 100

ALLE TEKENINGE EN AFMETINGS MOET NAGESIEN EN VERGELYK WORD VOOR MATERIAAL BESTEL, EN ENIGE BOUWERK BEGIN WORD. VERSKILLE MOET DADELIK AANGEDUI VAN ARGITEK OF BRING WORD, KOPIEREGS WORD VOORBEHOU OP ALLE TEKENINGE EN ONTWERP

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6. All safety glazing panels shall be etched with glazing marking and this to be visible at all times.
7. All cavities below floor level to be filled with concrete and ope's to be stepped min 150mm above floor level.
8. No part of construction may encroach building lines.
9. All materials to be installed strictly in accordance with manufacturers specifications

ORIGINAL DOCUMENT DATE: 14/06/23
REVISIONS:

NO	DATE	DESCRIPTION
1	16/02/2024	SDP amended and coverage for the whole property indicated on Site Plan

SDP Coverage

Ground Floor Existing Dwelling		= 332m²
Ground Floor	(New Addition)	= 86m²
Pool House		= 53m²
		= 481m²
First Floor	(New Addition)	= 91m²
Total		= 572m²
SDP Total Erf Area		= 1 [illegible]m²
Covered Area		= 4 81m²
Coverage		= 40.799%

COMPLIANCE WITH SANS 10400 - PART A 1 SANS 204 ENERGY EFFICIENCY

BUILDING CLASSIFICATION: M DWELLING HOUSE
DESIGN POPULATION: 2 PERSONS PER BEDROOM - COLD WATER = 347
CLIMATIC ZONE: ZONE 2
BUILDING ORIENTATION: THE LONGER AXIS OF THE BUILDING RUNS PREDOMINANTLY ALONG THE EAST/WEST LINE. THE ORIENTATION AND SHAPING OF THE BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF SANS 10400 SECTION 4 PART 4 1 1 1 SANS 204
BUILDING ENVELOPE: EXTERIOR WALLS ONLY

BUILDING ENVELOPE COMPLIANCE & DETAILS IN RELATION TO SANS 10400 - SANS 1 1 SANS 204

SITE PREPARATION - SANS 10400 - PART H
BEFORE ANY FOUNDATIONS ARE LAID THE AREA TO BE COVERED BY ANY BUILDING SHALL BE FREED FROM ALL VEGETABLE MATTER, TREE STUMPS, RUBBISH AND DEBRIS CEILING HAVING, DISPOSAL OF REFUSE, AND ANY MATERIAL CONTAMINATED WITH ORGANIC MATTER, ANY BUILDING THAT IS AFFECTED BY A SITE WHERE WATER WILL COLLECT SHALL NOT BE USED. TOPSOIL REMOVED SHALL BE PROVIDED TO PROTECT BARE WATER MUST FROM SUCH SITE OR BUILDING TO A STORMWATER DRAINAGE SYSTEM OR BUILDING SITE. ALL APPROVED BY-LAWS. SANS AND FACILITIES MUST BE PROVIDED BY THE OWNER AND BE AVAILABLE FOR USE FOR ANY PERFORMERS, EMPLOYEES FOR THE WORKS TO BE DONE.

LEVELS AND DIMENSIONS
LAND BURNS FOR TO CONFIRM ALL BOUNDARY PEGS AND ALL LEVELS TO BE CHECKED PRIOR TO CONSTRUCTION COMMENCES. ANY BUILDING TO BE LAID OUT AND ERECTED IN THE POSITION AND TO THE LEVELS AS INDICATED ON SITE. ALL TOP SOIL MUST BE REMOVED FROM THE AREA TO BE EXCAVATED FOR BUILDING AND SUBSEQUENT LEVELING OF SITE WILL BE DONE. IT SHALL BE GIVEN CONTRACTOR ALL LEVELS AND DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS OR EXCAVATION OF ANY BUILDING MATERIAL. ANGLE REQUIRED DIMENSIONS IN PREFERENCE TO SCALING. ALL WORK THOROUGHLY WITHIN SANS 10400

ALL PARTIES TO COMPLY WITH THE HOUSE OWNERS ASSOCIATION.

1. CONSTRUCTION - SANS 10400 - PART HA - REFER STRUCTURAL ENGINEER
FOUNDATION WALLS CONCRETE IN SITU OF 30MPA CONCRETE, REINFORCED, ARE HAVING A COMPRESSIVE STRENGTH OF 30MPA AT 28 DAYS, CONSISTING OF ORDINARY PORTLAND CEMENT, SAND AND STONE AGGREGATE FOR LOADBEARING WALLS. FOUNDATION WALLS TO BE FILLED WITH CONCRETE UP TO FLOOR LEVEL MINIMUM REQUIREMENTS TO LOAD BEARING WALLS ARE ASSESSMENT WITH NON LOAD BEARING WALLS MINIMUM 230 X 230MM

REBAR REINFORCED CONCRETE STRIP FOOTINGS TO BE LAID BETWEEN FOUNDATION AND SUBSTRATUM
FOUNDATION WALLS SHALL BE LAID ON NOT LESS THAN 150 MM THICK REINFORCED CONCRETE STRIP FOOTINGS IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS AND SPECIFICATIONS PROVIDED BY A REGISTERED CONCRETE FOOTINGS TO ALL PARTITIONED COLUMNS
INTERNAL WALLS TO HAVE 1MM MINIMUM CONCRETE FOOTPRINT, TO ENGINEERS DETAIL
A COMPETENT PERSON IS REQUIRED TO DESIGN AND INSPECT FULL BASE TO THE MINIMUM DEPTH OF FILL BENEATH FLOORS MEASURED AT ANY POINT EXCEPT WHERE
- THE FOUNDATION SHALL BE SET BACK IN ORDER TO ENSURE THE ENTIRETY OF THE FOUNDATION ON FILL PROVIDED THAT AT THE CHANGE OF FOUNDATION THE UPPER SURFACE OF THE FOUNDATION SHALL BE CONSTRUCTED AS A STEP
- A COMPETENT PERSON IS REQUIRED TO DESIGN AND INSPECT THE FOUNDATION AT THE POSITION OF THE STEP
ALL SHEETING, FLASHING, COVER PLATES AND FITTINGS (DOWNPIPES) TO BE FIXED NOT LESS THAN 25 MM FROM ANY EDGE

2. FLOORS - SANS 10400 - PART G
THE FLOOR OF ANY LOADBEARING, SUPPORTING WALL SHALL BE THROUGH DPC TO SANS 10400
A TOILET PAN OR URINAL SHALL BE MADE IMPERVIOUS
ANY CONCRETE FLOOR SLAB SUPPORTED ON GROUND OR ON LONG SILLS TO BE CONSTRUCTED SO THAT ANY MOISTURE PRESENT IS PREVENTED FROM PENETRATING THE CONCRETE FLOOR SLAB

3. WALLS
WALLS AS SPECIFIED UNDER CONSTRUCTION NOTES. EXTERNAL MASONRY CAVITY WALLS TO COMPLY WITH SANS 10400 - 20 PART H PROVIDE MEANS AS PER CLAUSE 4.3 EXTERNAL MASONRY CAVITY WALLING SYSTEMS EXCEED THE MINIMUM REQUIRED R-VALUE OF 2.15. REFER TO SANS 10400 - XA PART H CLAUSE 4.3.2 (2) MAINTENANCE PROCESS STIPULATES WHEN THE MINIMUM R-VALUE SHALL BE ACHIEVED
MEMBRANES FILLED INSULATION AS FOLLOWS
3 PR - 3 PR = 4 LAYERS OF INSULATION
3 PR - 3 PR = 3
3 PR - 3 PR = 2
IN ELSE ABOVE EXPENSES WHEN THAT BY ACCORDING TO STRUCTURAL ENGINEERS SPECIFICATIONS

4. ROOF INSULATION & MINIMUM R-VALUE (SANS 10400-L)
Minimum R-Values Required for CLIMATIC ZONE 2 = 3.5(R-U) UP

ROOFING MATERIALS SPECIFIED	R-VALUE
METAL ROOF SHEETING	R 0.00 U 0 W/
DIFFUSION CEILING 0.4MM	R 0.00 U 0 W/
DOUBLE SIDED FOIL WITH AIR SPACE	2 FOIL R 0.70
100MM THICK ROOF INSULATION MATERIAL	4.2 R 3.60 U 0
TOTAL R-VALUE OF SPECIFIED ROOF ASSEMBLY	4.3 R 4.30 U 0

THE SPECIFIED ROOF ASSEMBLY & ROOFING MATERIALS DO COMPLY WITH SANS 10400 - XA (2011 REQUIREMENTS AS THE R-VALUE OF 4.30 M2.K/W EXCEEDS THE MINIMUM REQUIRED R-VALUE REQUIRED FOR CLIMATIC ZONE 4

SA PINE ROOF TRUSSES LAID IN ACCORDANCE TO MANUFACTURES SPECIFICATIONS ON 1 X 1 TIMBER WALLPLATES TIED DOWN WITH 30MM GREEN WOOD WALL WITH 40 MM GALVANISED HOOP IRON STRAPS ANCHORED 0.9M OF 1 BRICK COURSES BELOW WALLPLATE
ROOF DETAIL CONSTRUCTION TO BE SUPPLIED BY ROOF SPECIALIST AND APPROVED BY ARCHITECT

RC FLAT ROOF AS PER STRUCTURAL ENGINEERS SPECS 30MM SAPH OPEN ORNATE STONE CHIPPINGS DUAL WATERPROOFING MEMBRANE WITH 50MM INSULATION ON SCREED ON SLAB APPROVED. SLOPED TO SUMPS TO ACCELERATE CONCRETE AS NEW
PLACED TO ACCELERATE CONCRETE AS NEW
ALL PER MANUFACTURERS SPECIFICATIONS AND APP. ETC BY SPECIAL BY WRITER (TAKE DUE TO LAID
REFERENCE SCHEDULE OF 30 MM SAH 40MM THICK LAID TO FALL TO OUTLETS
OUTLETS OF WATERPROOF AND TO BE CONFIRMED WITH MECHANICAL WATER OUTLETS. OUTLETS TO BE ANY MANNER AND POSITION TO BE OF A MATTE MATERIAL
THE SPECIFIED RC ROOF ASSEMBLY & ROOFING MATERIALS DO COMPLY WITH SANS 10400 - XA (2011 REQUIREMENTS AS THE R-VALUE OF 4.30 M2.K/W EXCEEDS THE MINIMUM REQUIRED R-VALUE REQUIRED FOR CLIMATIC ZONE 4

5. CONSTRUCTION CLADDING (WALL)
SANS 10400 - XA (2011) CLAUSE 4.3.2 (2) STIPULATES THAT BUILDINGS WITH ATTACHED WALLS TO MEET FLOOR AREA PER WHICH THAT EXCEEDS 40% DO NOT MEET THE MINIMUM R-VALUE NORMS TO MINIMUM REQUIREMENTS OF SANS 10400 - XA (2011) CLAUSE 4.3.2 (2) TABLE 2 WITH 40MM THICK WALLS
IN ACCORDANCE WITH SANS 204
REFER TO DRAWING SCHEDULE FOR DETAILS, CLAUSE 10.4(3) 204 FOR CONFIRMATION AND SPECIFICATION OF PENETRATION AND CLAUSES IN ACCORDANCE WITH SANS 204

6. ACT CLEAN ENERGY SYSTEMS - SANS 10400 SECTION - ABOVE DETAILS - HEAT PUMP -
1 ALL HEAT AVAILABLE HEATING SYSTEMS ARE TO COMPLY WITH SANS 10400 - XA (2011) CLAUSE 4.3.2 (2) REQUIREMENTS AS THE R-VALUE OF 4.30 M2.K/W EXCEEDS THE MINIMUM REQUIREMENTS OF SANS 10400 - XA (2011) CLAUSE 4.3.2 (2) TABLE 2 WITH 40MM THICK WALLS
2 ALL HOT WATER SERVICES TO COMPLY WITH SANS 204 CLAUSE 4.5.1 TO 4.5.3.9
3 SYSTEMS ALL HOT WATER SECTIONS - ALL HOT WATER SYSTEMS TO BE INSULATED WITH SANS 204 AND 10MM INSULATION WITH 40MM APPROVED FOAM IN SANS 204 CLAUSE 4.5.2.1 TO 4.5.3.9
4 ALL HOT WATER PIPES TO BE INSULATED WITH SANS 204 AND 10MM INSULATION WITH 40MM APPROVED FOAM ON HEATER PIPE WHICH IS WITH MINIMUM R-VALUE REQUIREMENTS IN ACCORDANCE WITH SANS 10400 - XA (2011) CLAUSE 4.3.2 (2) TABLE 2 WITH 40MM THICK WALLS
5 ALL HOT WATER PIPES TO BE INSULATED WITH SANS 204 AND 10MM INSULATION WITH 40MM APPROVED FOAM ON HEATER PIPE WHICH IS WITH MINIMUM R-VALUE REQUIREMENTS IN ACCORDANCE WITH SANS 10400 - XA (2011) CLAUSE 4.3.2 (2) TABLE 2 WITH 40MM THICK WALLS. ALL EXPOSED HOT WATER PIPES WITH INTERNAL DIAMETER OF 50MM AND SMALLER IT MUST BE INSULATED WITH 40MM THICK PROVIDED A MINIMUM R-VALUE OF 1.85 AND PROVIDED WITH SAINT GOBAIN ISOVER OR SIMILAR APPROVED
6 SYSTEMS ALL HOT WATER PIPES TO BE INSULATED WITH SAINT GOBAIN ISOVER OR SIMILAR APPROVED FOAM ON HEATER PIPE WHICH IS WITH MINIMUM R-VALUE REQUIREMENTS IN ACCORDANCE WITH SANS 10400 - XA (2011) CLAUSE 4.3.2 (2) TABLE 2 WITH 40MM THICK WALLS. ALL EXPOSED HOT WATER PIPES WITH INTERNAL DIAMETER OF 50MM AND SMALLER IT MUST BE INSULATED WITH 40MM THICK PROVIDED A MINIMUM R-VALUE OF 1.85 AND PROVIDED WITH SAINT GOBAIN ISOVER OR SIMILAR APPROVED FOAM IN SANS 204 CLAUSE 4.5.2.1 TO 4.5.3.9

7. ENGINEERS NOTES
1. ALL LEVELS TO BE CHECKED ON SITE AND FOR ALL ALTERATIONS TO BE MADE IN ACCORDANCE WITH ENGINEERS INSTRUCTIONS
2. VENTILATION PIPES AROUND ABOVE ROOF LEVEL.
3. BETWEEN A BRANCH AND PIPE A ROD OF 6 TO 9 mm BRANCH BELOW BUILDING TO BE REINFORCED IN SITU 15MM CONCRETE
4. CHIMNEY FALL OF BRANCH PIPES TO BE 1 in
5. OFF VALVE ON ALL WASTE FITTINGS - WC - 110 MM DIA. BOX PIPE
- BASIN - 50 TO 110 PIPE
- BATH & SHOWERS - 110MM DIA. MIN DIAMETER PIPE NOTED
6. OPEN END OF VENT PIPE TO BE MIN 2M ABOVE NATURAL GROUND AND 0.6M ABOVE ROOF
7. ALL VENT & TRAP PIPES WITHIN APPROVED 3 WAY VENT AND VENT, ALL VENTS, FITTINGS, RETAINING, DOWN PIPES TO BE CONCEALED, BRANCH IN DUCTS WITH REMOVABLE PIPE TO BE MADE ACCESSIBLE FOR CLEANING PURPOSES
8. ALL BENDS AND JUNCTIONS IN SEWERS TO BE FITTED WITH 1 ST & ALL R & M UNDER PAVING TO BE FITTED WITH MANHOLES COVERS, PROTECT SMALL LADDER FOUNDATIONS IN ACCORDANCE WITH PLAN OF SANS 2400 AND 1.50mm DIAMETER WITH ANY PIPE FOUND WILL NOT ACCEPTABLE ENSURE BLOCKAGE WITHIN 1.5 m EITHER SIDE OF FOUND
9. ALL PIPES AT THE DEPARTURE OF A BEND AT THE POSITION A DIRECTIONAL STACK SHALL BE NOT LESS THAN 300MM CLEAR OF BEND 300MM
10. FIX VERTICAL DISTANCE BETWEEN THE INVERT OF THE LOWEST BRANCH AND PIPE CONNECTED TO A THE INVERT OF THE DRAIN AT POINT OF CONNECTION OF THE STACK AND THE DRAIN TO BE NOT LESS THAN 300MM ANY WHERE OF 90L BRANCHES ARE CONNECTED TO A STACK THE CENTRE LINE OF THE INLET BRANCH SHALL NOT INTERSECT THE BEACH WITHIN 300MM BELOW THE CENTRE LINE OF THE 90M BRANCH
11. WHERE SPACE IS TO CONVEY DRAIN PIPE TO STACK
12. NEVER CONNECTION AN BRANCH WITHIN 0.6 OR MANHOLE WITHIN 1 BU FROM CONNECTION FOUNDATIONS BRICKWORK & PARTITIONS

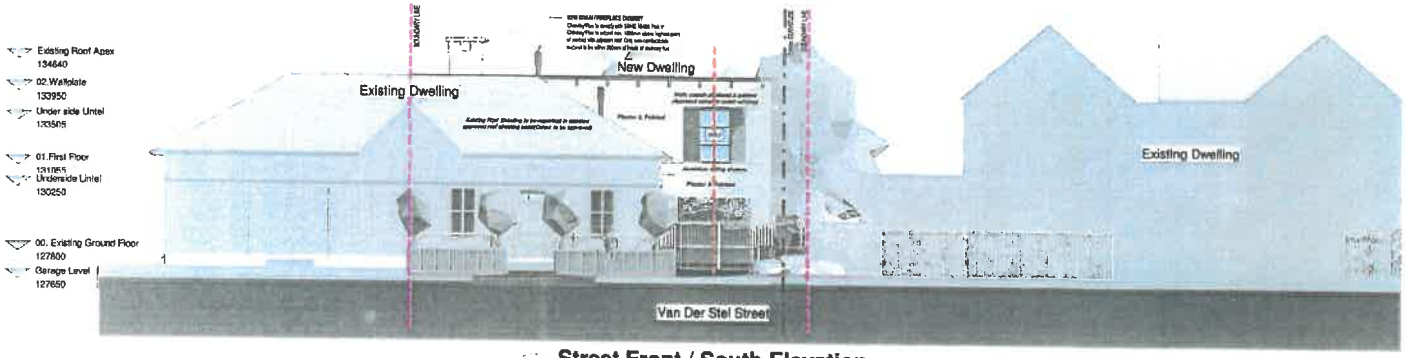
8. PLUMBING
1. ALL PLUMBING AND DRAINAGE TO BE CARRIED OUT ONLY BY LICENSED PLUMBERS AND DRAINLAYERS IN STRICT ACCORDANCE WITH THE MODEL BYELAWS OF THE LOCAL AUTHORITY
2. ALL EXISTING PLUMBING SYSTEMS AND WASTE SUPPLY SYSTEMS TO BE THOROUGHLY ASSESSED ON SITE AND THE CAUSE TO BE RESOLVED BY WORKING CONTRACTOR. ALL DRAINAGE PIPING AND WASTE SUPPLY FITTINGS TO BE NEW AND IN STRICT ACCORDANCE WITH ARCHITECT & ENGINEERS SPECIFICATIONS AND INSTRUCTIONS
3. WATER SUPPLY - HIGH PRESSURE PIPING TO DISHWASHERS, BIDET AND LOCAL AUTHORITIES APPROVAL
4. BALANCED WATER SYSTEMS WILL BE INSTALLED TO ENSURE MINIMUM HOT WATER TEMPERATURE FLUCTUATIONS PRESSURE REQUIRED FOR TAPS AND SHOWERHEAD
5. WASHING MACHINE AND DISHWASHER POINTS (WPP) CABLE WHERE SHOWN ON ARCHITECTS DRAWINGS ALLOW FOR HIGH QUALITY BRASS WATER SUPPLY STOPCOCKS ABOVE THE WORKTOP 3 MAX PER SUPPLY OUTLETS & CONNECTIONS

9. MECHANICAL SERVICES
1. WHERE NO OPENABLE WINDOWS ARE INSTALLED AN MECHANICAL VENTILATION MUST BE SUPPLIED PROVIDED SUPPLY AIR AS PER MECHANICAL ENGS SPECIFICATIONS
2. ALL BATHROOM ENSUITES AND TOILET ROOMS TO BE UNDERFLOOR BY 30MM WHERE MECHANICAL VENTILATION IS REQUIRED
3. ALL MECHANICAL VENTILATION TO BE MECHANICAL ENGINEERS DETAILS AND SPECIFICATIONS

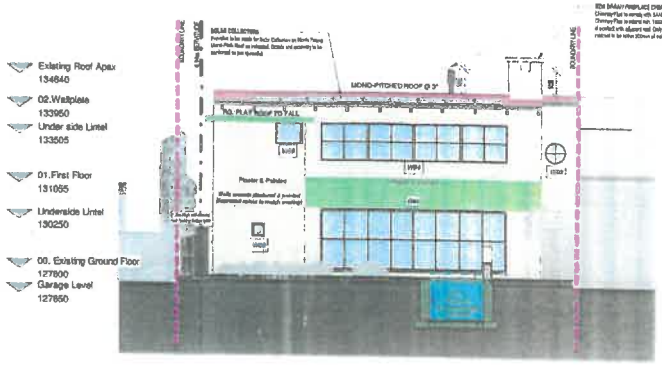
10. WATERPROOFING - SANS 10400 - PART L
- HORIZONTAL DAMP PROOF COURSE TO BE LAID IN ALL WALLS
- VERTICAL DAMP PROOF COURSE TO BE LAID IN ALL WALLS
- IN WINDOW SILLS - SAID
- BEHIND RETAINING WALLS
ALL DAMP PROOF COURSE TO COMPLY WITH PART H AND 400 MM EXTENDED OF THE NATIONAL BUILDING REGULATIONS
FORM WORK OF JOINT WITH POLYETHENE OR BITUMEN PAPER QUALITY AS PER BOARD WHERE REQUIRED
FILL THE POROUS PART OF THE JOINT WITH POLYETHYLENE FOAM OR TO ARCHITECTS APPROVAL

PIET DEKKER. ARGITEKTE · ARCHITECTS
[redacted]
DRAWN / GETEKEN: SS | CHECKED / NAGESIEN: PD | A1 | NO / AANR: 1 | UPDATED AT / BYWERK: 2024/02/27 09:49:33

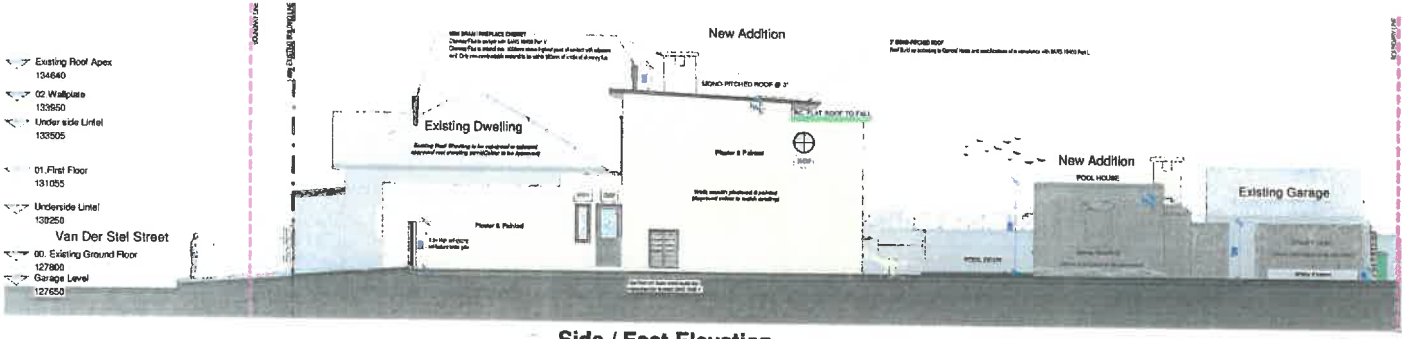
House Pickard
[redacted]
Floor Plans
PROJECT AND DRAWING NUMBER: A101
FOR APPROVAL



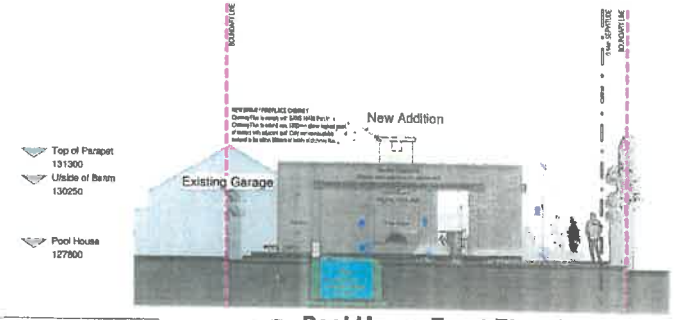
1 **Street Front / South Elevation**
1 : 100



2 **Back / North Elevation**
1 : 100



3 **Side / East Elevation**
1 : 100



5 **Pool House Front Elevation**
1 : 100

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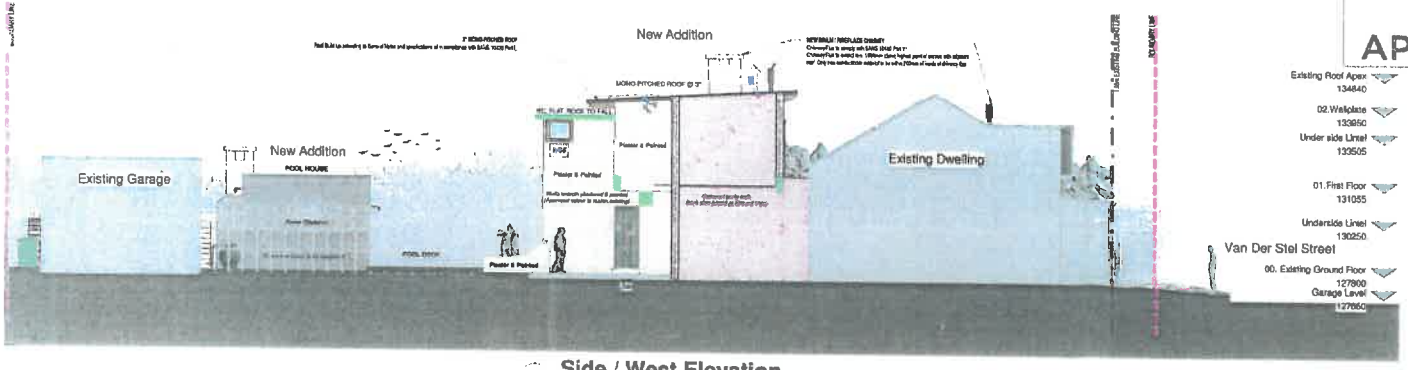
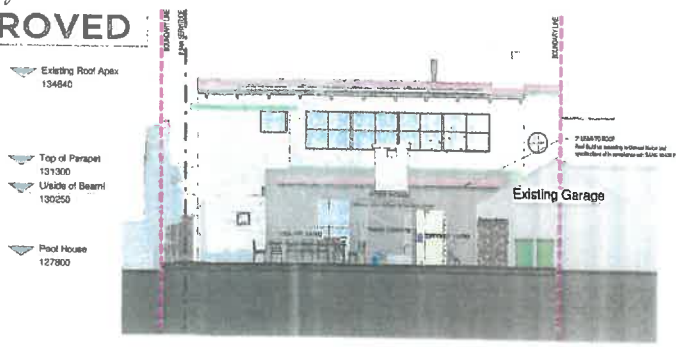


4 **Side / West Elevation**
1 : 100



6 **Pool House Back Elevation**
1 : 100

ALLE TEKENINGE EN AFMETINGS MOET NAGEGEEN EN VERGELYK WORD VOOR MATERIAAL BESTEL EN ENIGE BOUWERK BEGIN WORD. VERSKILLE MOET DADELIK ONDER DIE AANDAG VAN ARGITEK GEBRING WORD. KOPIEREG WORD VOORBEHOU OP ALLE TEKENINGE EN ONTWERP.

ALL DRAWINGS AND DIMENSIONS MUST BE CORRELATED BEFORE ANY MATERIALS ARE ORDERED OR BUILDING WORK COMMENCES. ANY DIFFERENCES MUST BE BROUGHT UNDER THE ATTENTION OF THE ARCHITECT IMMEDIATELY. COPYRIGHT IS RESERVED ON ALL DRAWINGS AND DESIGNS

1. Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately.
2. Figured dimensions to be taken in preference to scaled measurements and large scale details supercede small scale drawings.
3. All work to be done in accordance National Building Regulations SANS 10400 and all requirements of Municipal and Local Authorities concerned are to be adhered to.
4. Natural light and ventilation area of all openings in accordance of floor area and SANS 10400 Part O natural light area: min.10% of floor area and natural ventilation: min. 5% of floor area.
5. All glazing to comply with requirements of SABS 0137 - access doors and sidelights to have safety glass. Windows lower than 500mm from floor, windows lower than 1800mm above pitch line of stairs and shop-fronts to be safety glass.
6. All safety glazing panels shall be etched with glazing marking and this to be visible at all times.
7. All cavities below floor level to be filled with concrete and dpc's to be stepped min 150mm above floor level.
8. No part of construction may encroach building lines.
9. All materials to be installed strictly in accordance with manufacturers specifications

ORIGINAL DOCUMENT DATE: 14/08/2023

REVISIONS NO	DATE	DESCRIPTION
1	16/02/2024	SDP amended and coverage for the whole property indicaded on Site Plan

SDP Coverage

Ground Floor Existing Dwelling		= 232m²
Ground Floor	(New Addition)	= 96m²
Pool House	(New Addition)	= 53m²
		= 49.1m²
First Floor	(New Addition)	= 91m²
Total		= 91m²
SDP Total Ext Area		=1 786m²
Covered Area		= 481m²
Coverage		= 40.79%

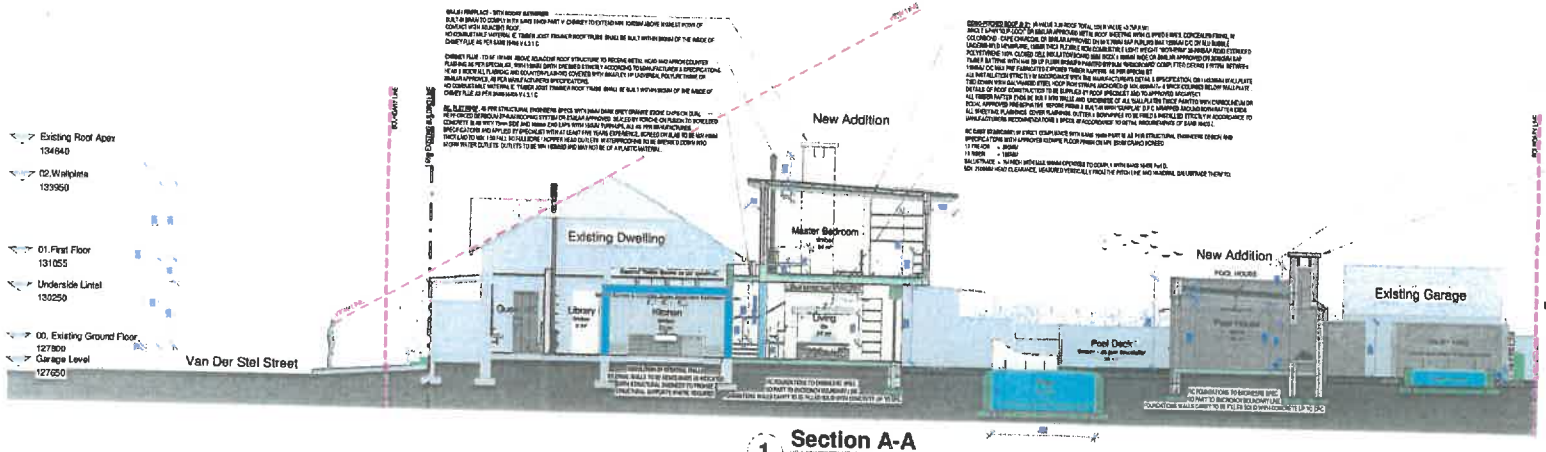
PIET DEKKER. ARGITEKTE | ARCHITECTS

House Pick[redacted]

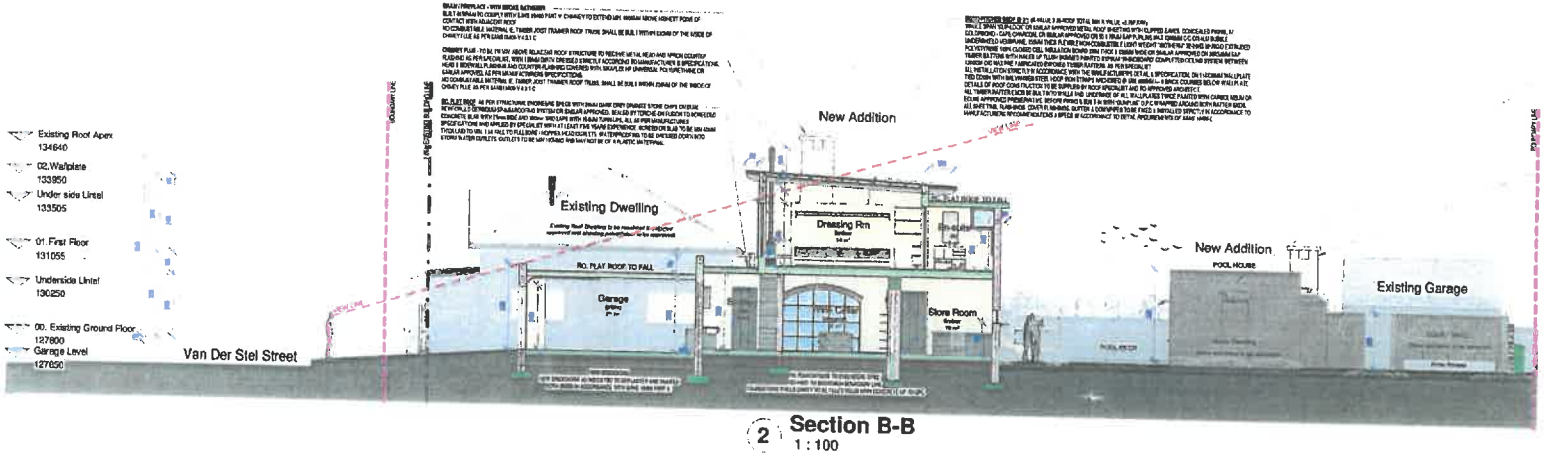
Elevations

DRAWN / GETEKEN	CHECKED / GEKONTROLEER	SIZE	SCALE	DATE	PROJECT AND DRAWING NUMBER
BS	PD	A1	1 : 100	2024-02-27 09:41:47	A102

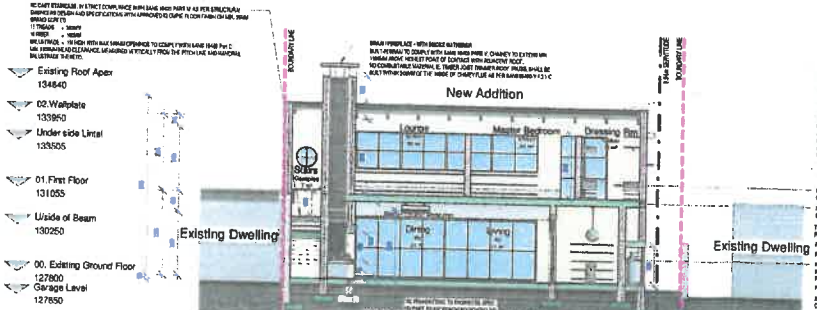
FOR APPROVAL



1 Section A-A
1 : 100



2 Section B-B
1 : 100



3 Section C-C
1 : 100

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ORIGINAL DOCUMENT DATE: 14/08/2023

NO	DATE	DESCRIPTION
1	16/02/2024	SDP amended and coverage for the whole property indicaded on Site Plan

SDP Coverage

Ground Floor Existing Dwelling		= 332m²
Ground Floor	(New Addition)	= 96m²
Pool House	(New Addition)	= 59m²
		= 48.1m²
First Floor	(New Addition)	= 81m²
Total		= 576m²
SDP Total Erf Area		= 1 700m²
Cement Area		= 1 010m²
Coverage		= 66.76%

PIET DEKK
ARGITEKTE · ARCH

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A1

House Picka
Additions

A103

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