STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17736 (TP942/2024)
Our File Reference Number: Farm 1404, Stellenbosch
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MA[redacted]

Sir/Madam

APPLICATION FOR CONSENT USE: FARM 1404, 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 following application in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Farm No. 1404, Stellenbosch Division for:

   2.1.1 a consent use in terms of 15(2)(o) of the said Bylaw to allow a tourist facility, in order to relocate and extend the existing Health and Beauty Spa of an approved Hotel.

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

3. The approval is subject to the following **condition**s imposed in terms of Section 66 of the said Bylaw:

   3.1. The approval only applies to the proposed application 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.

   3.2. 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.

3.3. The subject development be restricted for the exclusive use of a Health and Beauty Spa for the Hotel.

3.4. The subject land use activity be limited to the area marked on the attached floor layout and other plan in **Annexure A**, Revised Site Development Plan; Project SPIER, AR, 1000, 1001, 12-100, 12-101, 12-200, 13-100, 13-101, 13-200, Revision C-A dated 05/11/2024 and drawn by Armand Jacques Louw.

3.5. Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the approval of any building plans or as may be agreed on in writing with the Director Infrastructure Services.

3.6. Building plans be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.

3.7. Building plans be generally in accordance with the site plan / floor layout plan as referenced Revised Site Development Plan; Project SPIER, AR, 1000, 1001, 12-100, 12-101, 12-200, 13-100, 13-101, 13-200, Revision C-A dated 05/11/2024 and drawn by Armand Jacques Louw and attached as **Annexure A**.

3.8. Building plans be submitted for all changes of use in the existing buildings and which building plan(s) be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.

3.9. Sufficient on-site parking be provided in accordance with the provisions of the Zoning Scheme Bylaw as illustrated on the site plan to the satisfaction of the Municipality.

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

4.1. The application for consent use and subsequent amendment of the Site Development Plan to relocate an existing Health and Beauty Spa of an approved Hotel will not adversely affect any surrounding properties or interested and affected party.

5. Matters **to be noted**:

5.1. None.

6. 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.

7. 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.

8. **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**

9. 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.

10. 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.

11. 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.

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

13. 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

29/11/2024.
DATE

ANNEXURE A

PREVIOUSLY APPROVED AREAS

01. MAIN HOTEL BUILDING : 1 973.6 sqm
OPEN TERRACE : 268.4 sqm
TERRACES / PLANTERS : 234.5 sqm

02. ACCOMMODATION UNITS : 4 083 sqm
COVERED VERANDAHS : 1 480 sqm
TERRACES / PLANTERS : 876.7 sqm

03. SERVICE ROOMS : 453 sqm

04. EXTERNAL STAIRS : 301 sqm

106.3 sqm. Miscellaneous.

TOTAL : 9 776.5 sqm

ZONING CERTIFICATE: FARM
NO. 1404, SPIER,
STELLENBOSCH DIVISION

Residential V
(150-room hotel of 5796 sqm)

Consent use for professional usage to use one of the approved villas 174 sqm in the hotel as a Health and Beauty Spa.

PRIMARY USE
Residential building

AREAS TO BE DEMOLISHED
BUILDING 11 + SERVICE RM. TOTAL FLOOR AREA : = 414 sqm
BUILDING 14 AND 15. TOTAL FLOOR AREA : = 620 sqm
BUILDING 18. TOTAL FLOOR AREA : = 268 sqm
REMOVE 5 x SWIMMING POOLS.
TOTAL BUILDING AREA REMOVED = 1 200 sqm

UPGRADING OF EXISTING HOTEL ROOMS EXISTING BUILDINGS 12 AND 13
ALTERATIONS TO EXISTING BUILDINGS NO ADDITIONS AREA IS BEING ADDED TO THE BUILDINGS
BUILDING 12 : UPGRADING EXISTING BUILDING EXISTING BUILDING AREA TOTAL FLOOR AREA : = 489 sqm
BUILDING 13 : UPGRADING EXISTING BUILDING EXISTING BUILDING AREA TOTAL FLOOR AREA : = 489 sqm
TOTAL BUILDING AREA = 978 sqm

REVISED SITE DEVELOPMENT PLAN

GROUND FLOOR LAYOUT. SCALE 1 : 250

CLIENTS SIGNATURE :

ARCHITECT. PSAT. ST2167. Armand Jacques Louw

GENERAL

REVISIONS

COUNCIL NOTES

COUNCIL NOTES

GENERAL NOTES:

1. CONTRACTOR AND SUB-CONTRACTORS TO CHECK ALL LEVELS AND DIMENSIONS ON SITE BEFORE ANY WORK IS COMMENCED AND ANY DISCREPANCIES BE REPORTED TO THE ARCHITECT IMMEDIATELY.
2. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS AND LARGE SCALE DETAILS IMPOSSIBLE SMALL SCALE DRAWINGS.
3. ALL WORK TO BE DONE IN ACCORDANCE WITH NATIONAL BUILDING REGULATIONS - SABS 0400 AND ALL REQUIREMENTS OF MUNICIPAL AND LOCAL AUTHORITIES CONCERNED. TO BE APPROVED BY NATIONAL LIGHT AND VENTILATION LOAD OF ALL DWELLINGS IN ACCORDANCE SABS 0400 PART O NATURAL LIGHT AREA MIN. 10% OF FLOOR AREA AND NATURAL VENTILATION - MIN. 5% OF FLOOR AREA.
4. ALL GLAZING TO COMPLY WITH REQUIREMENTS OF SABS 0137 - ACCESS DOORS AND SIDE LIGHTS TO HAVE SAFETY GLASS. ALL GLAZING GREATER THAN 1 sqm TO BE SAFETY GLASS. GLAZING LOWER THAN 500mm FROM FLOOR, LOWER THAN 1 000mm ABOVE PITCH LINE OF STAIRS AND SHOPFRONTS TO BE SAFETY GLASS.
5. ALL GLAZING TO COMPLY WITH SANS 10400 PART N.
6. ALL EARTHWORKS, FILLING AND COMPACTION FOR FOUNDATIONS AND STRUCTURE, MUST BE TO BE DONE IN ACCORDANCE WITH STRUCTURAL ENGINEERS DRAWINGS. ALL CONCRETE WORK, MOVEMENT JOINTS, CONTROL JOINTS AND REASONABLY REINFORCING TO BE DONE IN ACCORDANCE WITH STRUCTURAL ENGINEERS DRAWINGS.

   ALL REINFORCED CONCRETE WORK, STEEL WORK AND ROOF TRUSSES TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS AND SPECIFICATIONS
7. ALL EARTHS BELOW FLOOR LEVEL TO BE FILLED WITH CONCRETE AND OPEN TO BE STRIPPED.
8. MEN TO DEPARTMENT REQUIREMENTS :
   a. KITCHEN AND BATH SPLASH BACKS TO BE TILED MIN 1500mm
   b. BATHROOMS SURROUNDS IN KITCHEN MUST BE SMOOTH, IMPERVIOUS MATERIALS AND LEVEL TO CLEANABLE MATERIAL FREE OF OPEN JOINTS AND CRACKS OR
9. THE GRADE 3D PERSONS TOILET FACILITY WILL COMPLY WITH PART S.
10. RE-ROUTE APPLICATION TO BE MADE FOR BOUNDARY APPROVAL.

DRAINAGE NOTES:

1. ALL LEVELS TO BE CHECKED ON SITE AND FINAL ADJUSTMENTS TO BE MADE IN ACCORDANCE WITH CIVIL ENGINEERS INSTRUCTIONS.
2. INSPECTION EYES ON ALL CORNERS AND CONNECTIONS.
3. ALL PIPES IN WALLS COMPLETE WITH CLEANING AND INSPECTION EYES WITH INSPECTION AND RODDING EYES.
4. VENTILATION PIPES 450mm ABOVE ROOF LEVEL.
5. GRADE 1 STORMWATER PIPES BELOW BUILDING TO BE ENCASED IN MIN. 150mm CONCRETE.
6. MINIMUM FALL OF SEWER PIPES TO BE 1 : 60.
7. PIT MEETING OR ALL WASTE FITTINGS TO BE UNDER - 110mm DIA. SOIL PIPE, BATH 4 KNOCKER - 50mm DIA. WASTE PIPE, WHB - 50mm 0 WASTE PIPE, STATICS & WORTHY 40mm 0 UNLESS OTHERWISE NOTED.

PLUMBING & DRAINAGE
To comply with SANS 10400-P

FIRE NOTES:

1. PROVIDE 1300mm FHR FOR EVERY 500 sqm
2. PROVIDE 15kJ DCP FIRE EXTINGUISHERS FOR EVERY 400 sqm
3. ALL FIRE EQUIPMENT & EMERGENCY EXITS TO BE CLEARLY MARKED IN ACCORDANCE WITH SABS 0400 CODE(ALL ETC).

COUNCIL SUBMISSION

[redacted]21/07]

PROJECT

TITLE

VILLAGE SITE PLAN
ALTERATIONS / UPGRADING
OF EXISTING BUILDINGS
No. 12 AND 13

SCALE: 1 : 250 @ A0

D R A W I N G

PROJECT	PHASE	DISCIPLINE	BUILDING NUMBER/SUITE	ADDENDUM
SPIER	0	AR	1000	C-A

Written BY: AJL
Checked BY:

REVISED SITE DEVELOPMENT PLAN AERIAL PHOTO.

CLIENTS SIGNATURE :

ARCHITECT. PSAT. ST2167. Armand Jacques Louw

GENERAL

REVISIONS

COUNCIL NOTES

COUNCIL NOTES

GENERAL NOTES

1. CONTRACTOR AND SUB-CONTRACTORS TO CHECK ALL LEVELS AND DIMENSIONS ON SITE BEFORE ANY WORK IS COMMENCED AND ANY DISCREPANCIES BE REPORTED TO THE ARCHITECTS IMMEDIATELY.
2. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS AND LARGE SCALE DETAILS IMPOSSIBLE SMALL SCALE DRAWINGS.
3. ALL WORK TO BE DONE IN ACCORDANCE NATIONAL BUILDING REGULATIONS - SANS 0400 AND ALL REQUIREMENTS OF MUNICIPAL AND LOCAL AUTHORITIES CONCERNED. TO BE ACHIEVED TO NATURAL LIGHT AND VENTILATION AREA OF ALL OPENINGS IN ACCORDANCE SANS 0400 PART O NATURAL LIGHT AREA - MIN 10% OF FLOOR AREA AND NATURAL VENTILATION - MIN 5% OF FLOOR AREA.
4. ALL GLAZING TO COMPLY WITH REQUIREMENTS OF SANS 0137 - ACCESS DOORS AND SIDE LIGHTS TO HAVE SAFETY GLASS. ALL GLAZING GREATER THAN 1 sqm TO BE SAFETY GLASS. GLAZING LOWER THAN 500mm FROM FLOOR, LOWER THAN 1000mm ABOVE PITCH LINE OF STAIRS AND BALCONIES TO BE SAFETY GLASS.
ALL GLAZING TO COMPLY WITH SANS 10400 PART N.
5. ALL EXCAVATIONS, FILLING AND COMPACTION FOR FOUNDATIONS AND STRUCTURAL WORK TO BE DONE IN ACCORDANCE WITH STRUCTURAL ENGINEERS DRAWINGS. ALL CONCRETE WORK, MOVEMENT JOINTS, CONTROL JOINTS AND HOLLOWCRETE REINFORCING TO BE DONE IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DRAWINGS.
ALL REINFORCED CONCRETE WORK, STEEL ROOF AND ROOF TRUSSES TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS AND SPECIFICATIONS
6. ALL CAVITIES BELOW FLOOR LEVEL TO BE FILLED WITH CONCRETE AND CAVITY TO BE STEPPED.
7. HEALTH DEPARTMENT REQUIREMENTS :
1. KITCHEN AND BABY UNIT SHALL EACH TO BE 12,0 SQM WITH 3,0mm
2. BATHROOMS SURFACES IN KITCHEN MUST BE SMOOTH, HARD AND IMPERVIOUS AND EASILY CLEANABLE MATERIAL, FREE OF OPEN JOINTS AND CRACKS OR
8. THE DISABLED PERSONS TOILET FACILITY WILL COMPLY WITH PART S.
9. SEPARATE APPLICATION TO BE MADE FOR SIGNAGE APPROVAL.

DRAINAGE NOTES.

1. ALL LEVELS TO BE SHOWN ON SITE AND FINAL AS-BUILTS TO BE MADE IN ACCORDANCE WITH CIVIL ENGINEER'S INSTRUCTIONS.
2. INSPECTION EYES ON ALL CHANGES AND CONNECTIONS.
3. ALL PIPES IN WORK COMPLETE WITH CLEANING EAD RODDING EYES WITH INSPECTION AND ACCESS COVERS.
4. VENTILATION PIPES 450mm ABOVE ROOF LEVEL.
5. SEWER & STORMWATER PIPES BELOW BUILDING TO BE ENCASED IN MIN. 150mm CONCRETE.
6. MINIMUM FALL OF SEWER PIPES 1:20 BE 1 : 60.
7. TO TEST VALVE ON ALL WASTE FITTINGS, INC 4 UPVC - 160mm DIA. SOIL PIPE, BASIN & MANHOLE - 50mm DIA. WASTE PIPE, BATH - 38mm Ø WASTE PIPE, TOILETS & VENTPIPES - 110mm Ø SEWERS OTHERWISE NOTED.

PLUMBING & DRAINAGE.
To comply with SANS 10400-P

FIRE NOTES.

1. PROVIDE 500m² FIRE POINT EVERY 500 sqm
2. PROVIDE 9KG DCP FIRE EXTINGUISHER FOR EVERY 400 sqm
3. ALL FIRE EQUIPMENT & EMERGENCY EXITS TO BE CLEARLY MARKED IN ACCORDANCE WITH SANS 0400 PART T.

COUNCIL SUBMISSION

CLIENT

PROJECT

TITLE

VILLAGE SITE PLAN
ALTERATIONS / UPGRADING OF EXISTING BUILDINGS
No. 12 AND 13

SCALE: 1 : NTS @ A0

DRAWING

JOB NO	PHASE	STATUS	DRAWING NUMBER	REVISION
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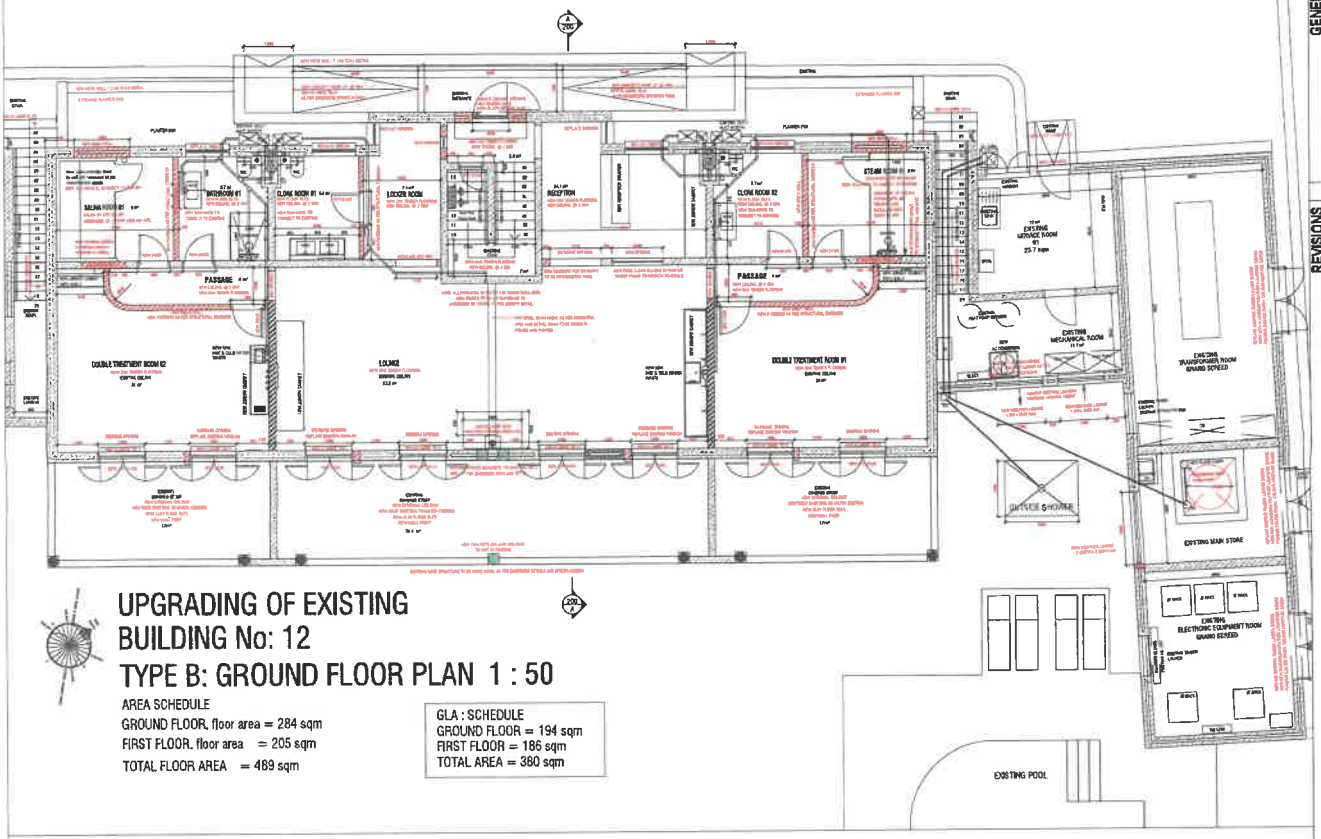
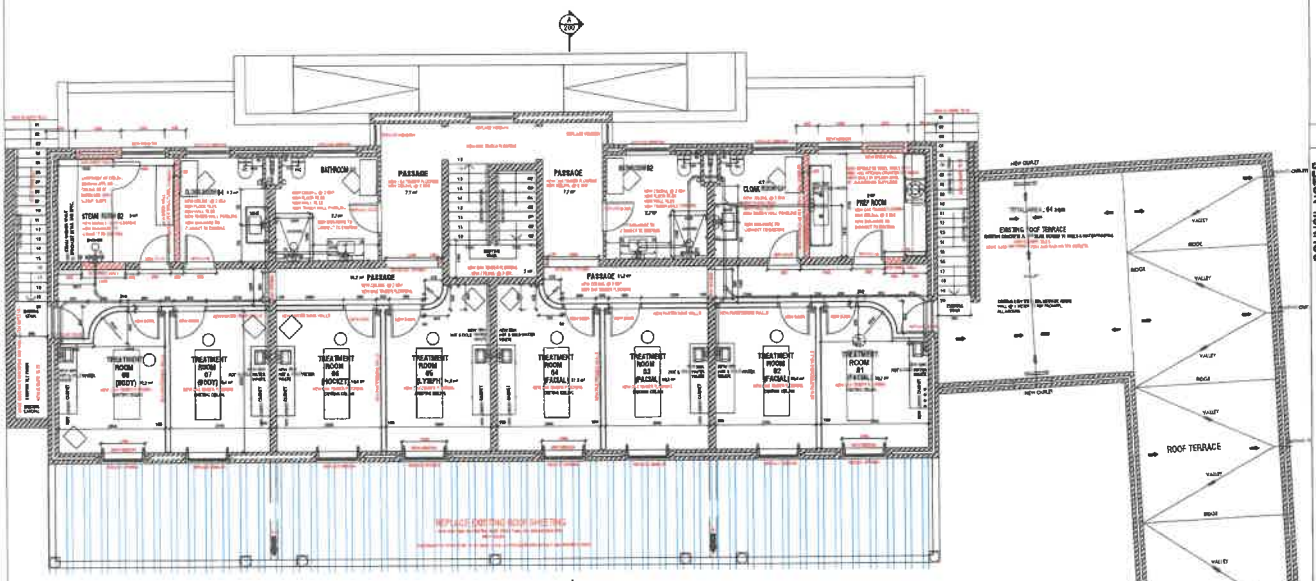


UPGRADING OF EXISTING BUILDING No: 12
TYPE B: GROUND FLOOR PLAN 1 : 50

AREA SCHEDULE
GROUND FLOOR. floor area = 284 sqm
FIRST FLOOR. floor area = 205 sqm
TOTAL FLOOR AREA = 489 sqm

GLA : SCHEDULE
GROUND FLOOR = 194 sqm
FIRST FLOOR = 186 sqm
TOTAL AREA = 380 sqm



UPGRADING OF EXISTING BUILDING No: 12
TYPE B : FIRST FLOOR PLAN 1 : 50

NOTE : ALL DIMENSIONS TO BE CHECKED ON SITE
ALL NEW STRUCTURAL ITEMS AS PER ENGINEERS DRAWINGS AND SPECIFICATIONS
FIRE / HVAC / EXTRACT AS PER MECHANICAL ENGINEERS DRAWINGS AND SPECIFICATIONS
DRAINAGE AND WATER AS PER MECHANICAL ENGINEERS DRAWINGS AND SPECIFICATIONS
NEW PAVING AREAS AS PER CIVIL ENGINEERS DRAWINGS AND SPECIFICATIONS

CLIENTS SIGNATURE :

ARCHITECT. PSAT. ST2167. Armand Jacques Louw

GENERAL

REVISIONS

COUNCIL NOTES

COUNCIL NOTES

GENERAL NOTES:

1. CONTRACTOR, 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 DRAWINGS TO SUPERCEDE SMALL SCALE DRAWINGS.
3. ALL WORK TO BE DONE IN ACCORDANCE NATIONAL BUILDING REGULATIONS - SABS 0400 AND ALL REQUIREMENTS OF MUNICIPAL AND LOCAL AUTHORITIES CONCERNED. TO BE ADHERED TO.
4. MINIMUM LIGHT AND VENTILATION AREA OF ALL OPENINGS IN ACCORDANCE SABS 0400 PART O MINIMUM LIGHT AREA : MIN 10% OF FLOOR AREA AND MINIMUM VENTILATION : MIN 5% OF FLOOR AREA.
5. ALL GLAZING TO COMPLY WITH REQUIREMENTS OF SANS 57:77 - ACCESS DOORS AND SIDE LIGHTS TO HAVE SAFETY GLASS. ALL GLAZING GREATER THAN 1mm TO BE SAFETY GLASS. GLAZING LOWER THAN 900mm FROM FLOOR, LOWER THAN 1600mm ABOVE WITH UNIT OF 45.0Mpa AND WINDPOINTS TO BE SAFETY GLASS.
6. ALL GLASS TO COMPLY WITH SABS 10400 PART X.
7. ALL EXCAVATIONS, FILLING AND CONSTRUCTION FOR FOUNDATIONS AND STRUCTURAL WORK TO BE DONE IN ACCORDANCE WITH STRUCTURAL ENGINEERS DRAWINGS. ALL CONCRETE WORK, REINFORCEMENT, JOINTS, CENTRES, LIGHT AND BRACKET REINFORCING TO BE DONE IN ACCORDANCE WITH STRUCTURAL ENGINEERS DRAWINGS.

ALL REINFORCED CONCRETE WORK, STEEL WORK AND ROOF TRUSSES TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAIL'S AND SPECIFICATIONS

7. ALL CENTRES BELOW FLOOR LEVEL TO BE FILLED WITH CONCRETE AND DPC'S TO BE STEPPED.
8. HEALTH DEPARTMENT REQUIREMENTS :
   a. KITCHEN AND BASIN SPLASH BACKS TO BE CLAD 900 WHITE
   b. WORKING SURFACES IN KITCHEN HAVE BE IMPERVIOUS, HARD AND SMOOTH AND EASY TO CLEAN AND MATERIAL USED OF OPEN JOINTS AND CRACKS OR HEARS.
9. THE DISABLED PERSON'S TOILET FACILITY WILL COMPLY WITH PART S.
10. REPAIRS TO BE MADE FOR REVISED APPROVAL.

DRAINAGE NOTES:

1. ALL LEVELS TO BE CHECKED ON SITE AND FINAL ADJUSTMENTS TO BE MADE IN ACCORDANCE WITH CIVIL ENGINEERS INSTRUCTIONS.
2. INSPECTION EYES OR ALL BENDS AND CONNECTIONS.
3. ALL PIPES IN WALLS COMPLETE WITH CLEANING AND RODDING EYES WITH INSPECTION AND REPAIR ACCESS.
4. NOTIFICATION PIPES 450mm ABOVE ROOF LEVEL.
5. WINDOW & STORMWATER PIPES BELOW SUB-SOIL TO BE ENCASED IN 200 x 150mm CONCRETE.
6. MINIMUM FALL OF SEWER PIPES TO BE 1 : 40.
7. PIT WHAT VALVE ON ALL WASTE FITTINGS, WC & URINAL - 100mm DIA. ABS. PIPE, BATH & SHOWER - 50mm DIA. WASTE PIPE, WHB - 40mm P WASTE PIPE STILES & VENTPIPES 41.5mm Ø UNLESS OTHERWISE NOTED.

PLUMBING & DRAINAGE
To comply with SANS 10400-P

FIRE NOTES:

1. PROVIDE 9.0kg D.C.P. FIRE EXTINGUISHER FOR EVERY 464 sqm
2. PROVIDE 1 No 2.5 kg D.C.P. FIRE EXTINGUISHER FOR EVERY 464 sqm
3. ALL FIRE EQUIPMENT & EMERGENCY EXITS TO BE CLEARLY MARKED IN ACCORDANCE WITH SABS 0400 SABRALE 1720.

COUNCIL SUBMISSION

CLIENT

[redacted]

TITLE

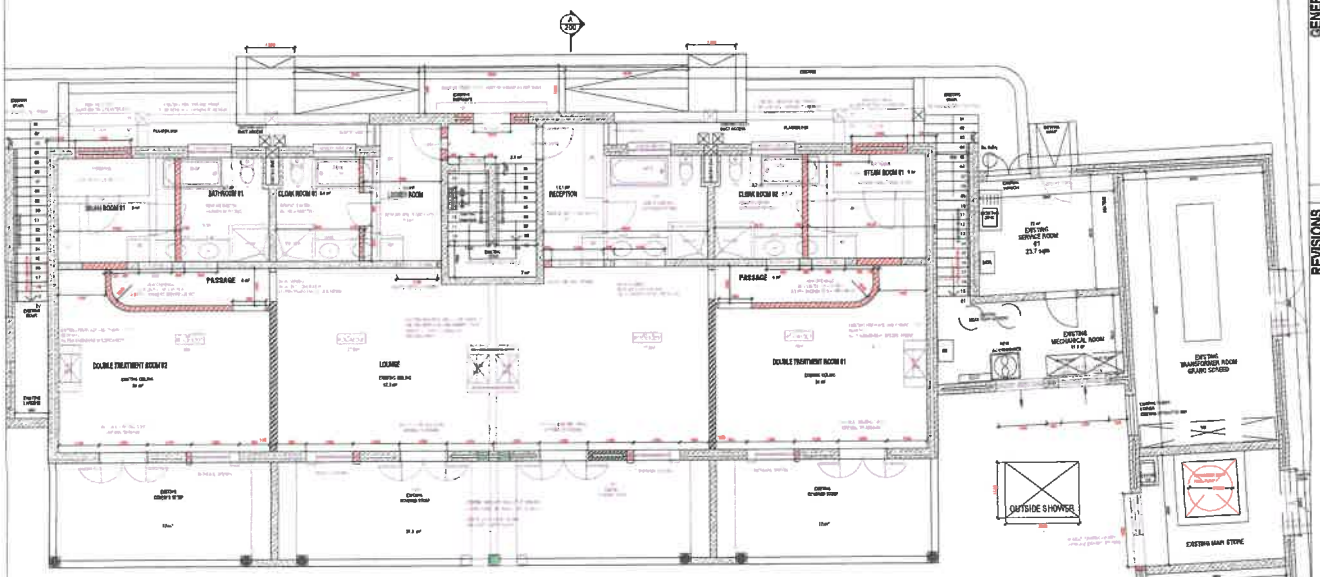
BUILDING 12. BUILDING TYPE B FLOOR PLANS

SCALE: 1 : 50 @ A0

DRAWING

PROJECT	PHASE	DISCIPLINE	SHEET SERIES / SHEET NO.	REVISION
SPIER	0	AR	12-100	GA

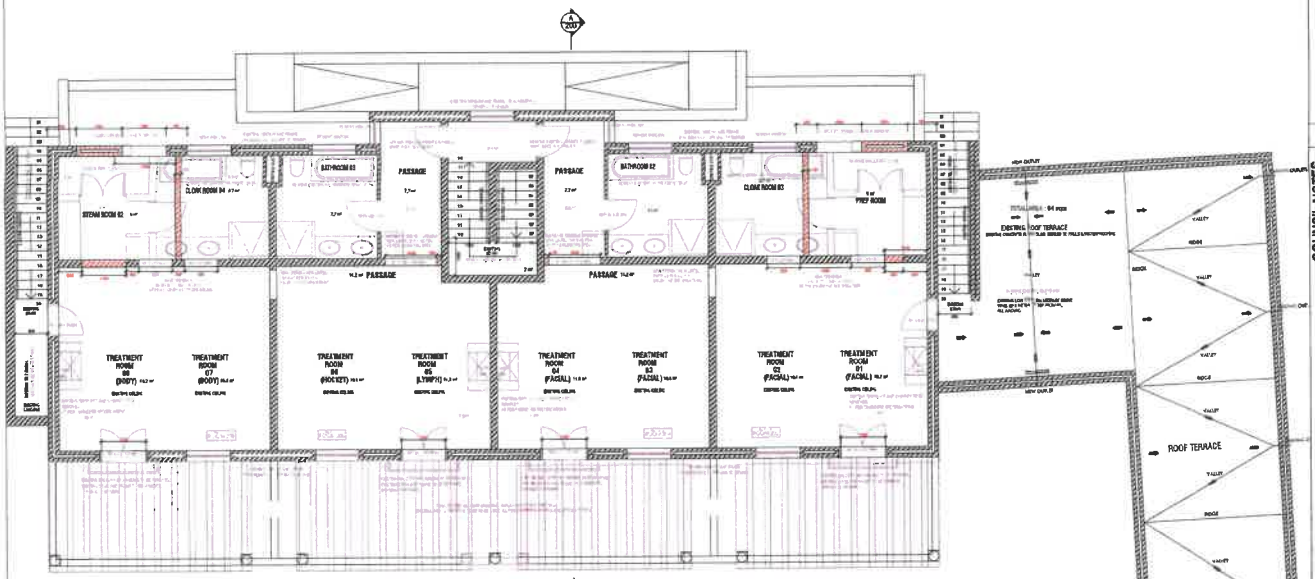
DRAWN BY: GA
CHECKED BY:



UPGRADING OF EXISTING BUILDING No: 12
TYPE B: GROUND FLOOR PLAN 1 : 50

AREA SCHEDULE
GROUND FLOOR, floor area = 284 sqm
FIRST FLOOR, floor area = 205 sqm
TOTAL FLOOR AREA = 489 sqm

GLA : SCHEDULE
GROUND FLOOR = 194 sqm
FIRST FLOOR = 186 sqm
TOTAL AREA = 380 sqm



UPGRADING OF EXISTING BUILDING No: 12
TYPE B : FIRST FLOOR PLAN 1 : 50

COUNCIL NOTES

GENERAL NOTES

1. CONTRACTOR AND SUB-CONTRACTORS TO CHECK ALL LEVELS AND DIMENSIONS ON SITE BEFORE ANY WORK IS COMMENCED AND ANY DISCREPANCIES IS REPORTED TO THE ARCHITECT IMMEDIATELY.
2. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS AND LARGE SCALE DETAILS TO 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. TO BE APPROVED BY NATIONAL LIGHT AND VENTILATION AREA OF ALL ROOMS/SPACES IN ACCORDANCE SANS 0400 PART O NATURAL LIGHT AREA - MIN 10% OF FLOOR AREA AND NATURAL VENTILATION - MIN 5% OF FLOOR AREA.
4. ALL GLAZING TO COMPLY WITH REQUIREMENTS OF SANS 0137 - GLASS DOORS AND SIDE LIGHTS TO BE OF SAFETY GLASS. ALL GLAZING GREATER THAN 1 sqm TO BE SAFETY GLASS, GLAZING LOWER THAN 500mm FROM FLOOR, LOWER THAN 1500mm ABOVE FFL (STAIRS AND BALCONIES) TO BE SAFETY GLASS.
5. ALL EXCAVATIONS, FILLING AND COMPACTION FOR FOUNDATIONS AND STRUCTURAL WORK TO BE DONE IN ACCORDANCE WITH STRUCTURAL ENGINEERS DRAWINGS, ALL CONCRETE WORK, REINFORCEMENT, JOINTS, CONTROL JOINTS AND WATERPROOFING TO BE DONE IN ACCORDANCE WITH STRUCTURAL ENGINEERS DRAWINGS.

ALL REINFORCED CONCRETE WORK, STEEL WORK AND ROOF TRUSSES TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS AND SPECIFICATIONS

7. ALL CONCRETE SLABS FLOOR LEVEL TO BE FILLED WITH CONCRETE AND SCREED TO BE STEPPED.
8. HEALTH DEPARTMENT REQUIREMENTS:
   a. KITCHEN AND BASIN SPLASH BACKS TO BE TILED 300 300mm
   b. WORKING SURFACES IN KITCHEN SHALL BE SMOOTH, HARD AND IMPERVIOUS AND EASILY CLEANABLE MATERIAL, FREE OF OPEN JOINTS AND CRACKS OR GLAZE.
9. THE DISABLED PERSON'S TOILET FACILITY WILL COMPLY WITH PART S.
10. SEPARATE APPLICATION TO BE MADE FOR SIGNAGE APPROVAL.

DRAINAGE NOTES:

1. ALL LEVELS TO BE CHECKED ON SITE AND FINAL ADJUSTMENTS TO BE MADE IN ACCORDANCE WITH CIVIL ENGINEER'S INSTRUCTIONS.
2. INSPECTION EYES ON ALL COURSES AND CONNECTIONS.
3. ALL PIPES IN WALLS COMPLETE WITH CLEANING AND INSPECTION EYES WITH INSPECTION AND REPAIR ACCESS.
4. VENTILATION PIPES 450mm ABOVE ROOF LEVEL.
5. WHERE A STORMWATER PIPE IS BELOW BUILDING TO BE ENCASED IN MIN 150mm CONCRETE.
6. MINIMUM FALL OF WASTE PIPES TO BE 1 : 40.
7. PVT WASTE PIPE AS ALL WASTE FITTINGS, SVP & WASTE - 100mm DIA. SOIL PIPE, BATH & SHOWER - 50mm DIA. WASTE PIPE, WHB - 32mm Ø WASTE PIPE, STACKS & VENTPIPES = 110mm Ø UNLESS OTHERWISE NOTED.

PLUMBING & DRAINAGE
To comply with SANS 10400-P

FIRE NOTES:

1. PROVIDE 4.5kg DCP FIRE EXTINGUISHER FOR EVERY 200 sqm.
2. PROVIDE 1 No 9 kg DCP FIRE EXTINGUISHER FOR EVERY 400 sqm.
3. ALL FIRE EQUIPMENT & EMERGENCY EXITS TO BE CLEARLY MARKED IN ACCORDANCE WITH SABS 0400 SIMPLE TEXT.

COUNCIL SUBMISSION

BUILDING 12.
BUILDING TYPE B
FLOOR PLANS
DEMOLITION

NOTE : ALL DIMENSIONS TO BE CHECKED ON SITE
ALL NEW STRUCTURAL ITEMS AS PER ENGINEERS DRAWINGS AND SPECIFICATIONS
FIRE / HVAC / EXTRACT AS PER MECHANICAL ENGINEERS DRAWINGS AND SPECIFICATIONS
DRAINAGE AND WATER AS PER MECHANICAL ENGINEERS DRAWINGS AND SPECIFICATIONS
NEW PAVING AREAS AS PER CIVIL ENGINEERS DRAWINGS AND SPECIFICATIONS

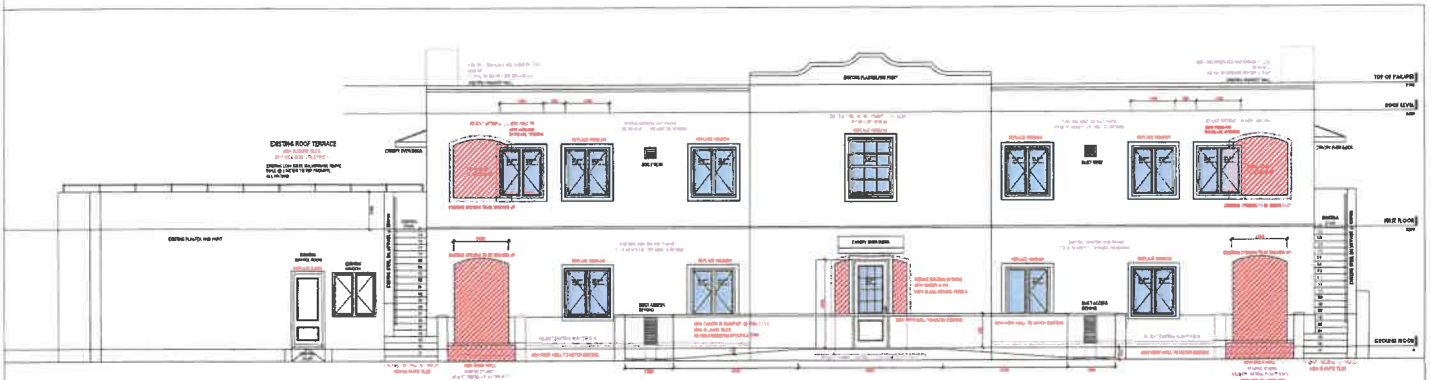
CLIENTS SIGNATURE :

ARCHITECT. PSAT. ST2167. Armand Jacques Louw

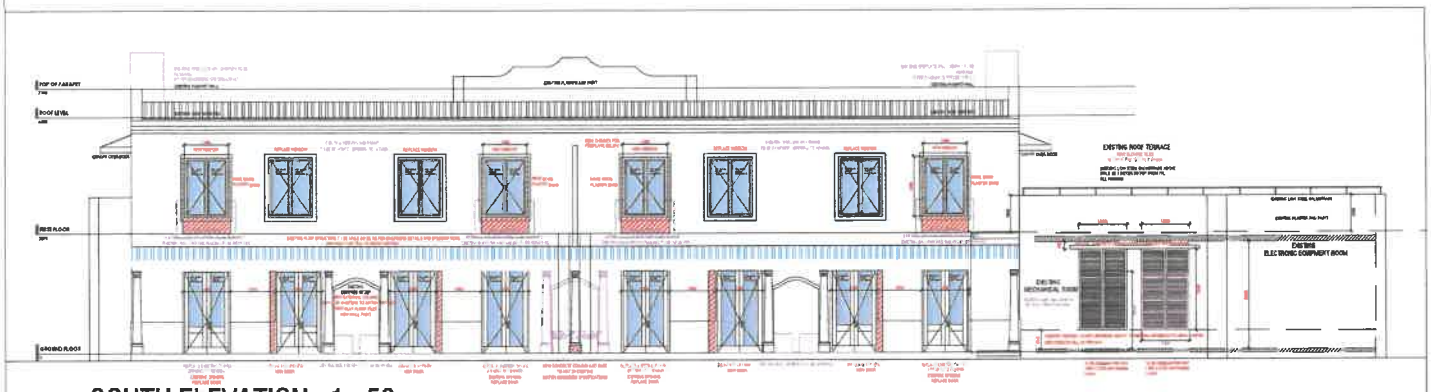
SCALE: 1 : 50 @ A0

DRAWING

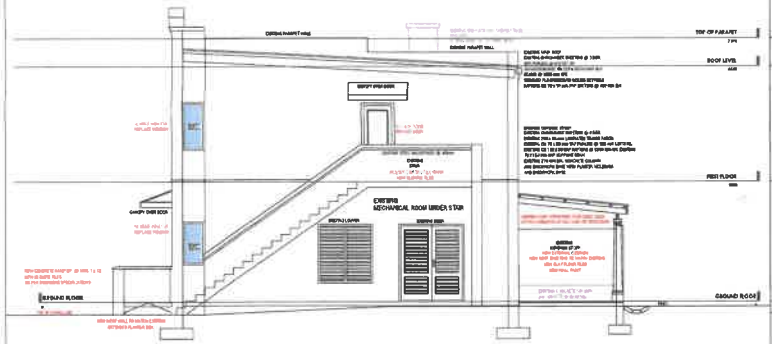
PROJECT	PHASE	HOUSE/UNIT	BUILDING/FLOOR	REVISION
SPIER	0	AR	12-101	CA



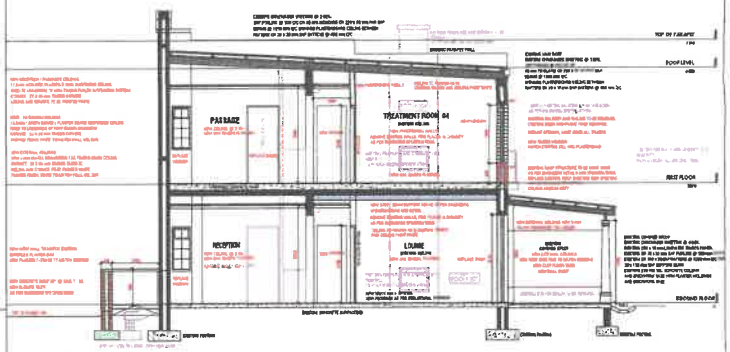
NORTH ELEVATION 1 : 50



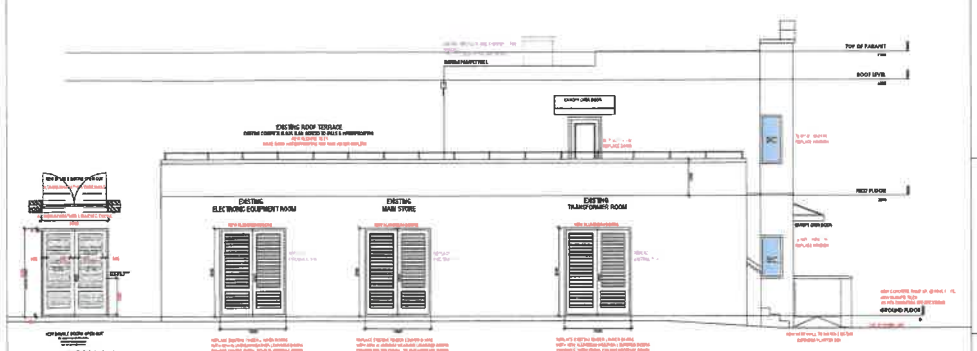
SOUTH ELEVATION 1 : 50



WEST ELEVATION 1 : 50

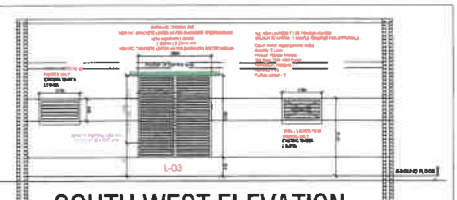


SECTION A. 1 : 50



EAST ELEVATION 1 : 50

BUILDING 12.
BUILDING TYPE B
ELEVATIONS AND SECTION



SOUTH WEST ELEVATION
SERVICE ROOM 1 :50

CLIENTS SIGNATURE :

ARCHITECT. PSAT. ST2167. Armand Jacques Louw

TITLE

BUILDING 12.
BUILDING TYPE B
ELEVATIONS
SCALE:1:50 @ A0

DRAWING

PROJECT
SPEER

DRAWN BY
AR

CHECKED BY

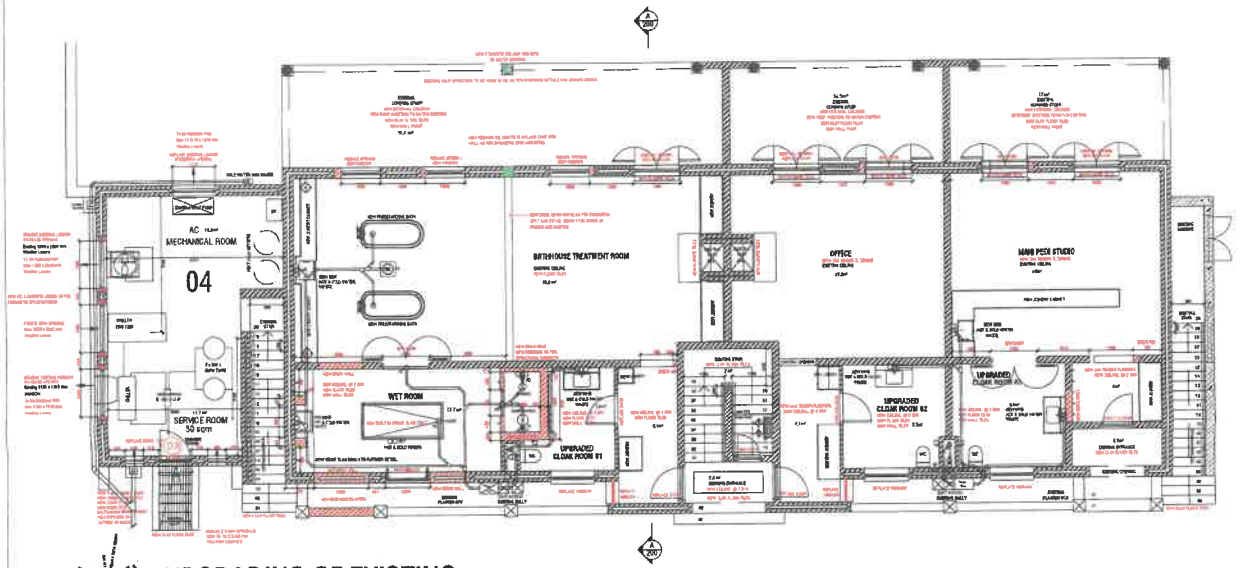
DATE
12-2020

DRAWING NO.
GA

COUNCIL NOTES

REVISIONS

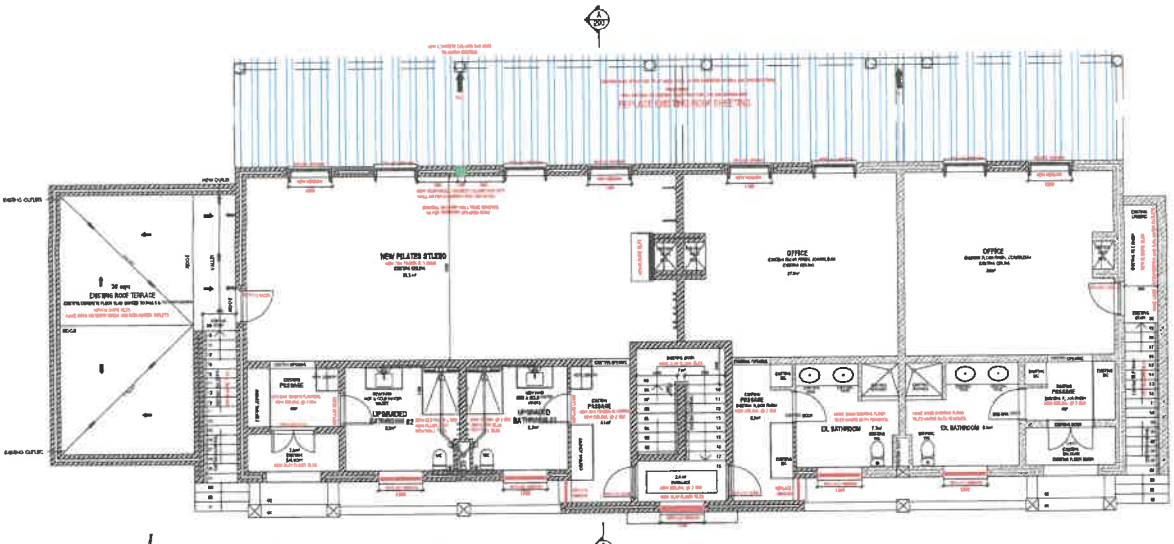
GENERAL



UPGRADING OF EXISTING BUILDING No: 13
TYPE B: GROUND FLOOR PLAN 1 : 50

AREA SCHEDULE
GROUND FLOOR. floor area = 284 sqm
FIRST FLOOR. floor area = 205 sqm
TOTAL FLOOR AREA = 489 sqm

GLA : AREA SCHEDULE
GROUND FLOOR = 190 sqm
FIRST FLOOR = 180 sqm
TOTAL AREA = 370 sqm



UPGRADING OF EXISTING BUILDING No: 13
TYPE B: FIRST FLOOR PLAN 1 : 50

COUNCIL NOTES

GENERAL NOTES.

1. CONTRACTOR AND SUBCONTRACTORS 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 WHERE SCALE SHOULD BE ENSURED.
3. ALL WORK TO BE DONE IN ACCORDANCE WITH ALL BUILDING REGULATIONS - SANS 10400 AND ALL REQUIREMENTS OF MUNICIPAL AND LOCAL AUTHORITIES SOMETIMES TO BE ADHERED TO.
4. NATURAL LIGHT AND VENTILATION AREA OF ALL OPENINGS IN ACCORDANCE SANS 1400 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 SANS 0137 - ACCESS DOORS AND SIDE LIGHTS TO HAVE SAFETY GLASS. ALL GLAZING GREATER THAN 1sqm TO BE SAFETY GLASS. GLAZING LOWER THAN 800mm FROM FLOOR, LOWER THAN 1500mm ABOVE PITCH LINE OF STAIRS AND WINDOWSILLS TO BE SAFETY GLASS.
6. ALL EXCAVATIONS, FILLING AND COMPACTION FOR FOUNDATIONS AND STRUCTURAL WORK TO BE DONE IN ACCORDANCE WITH STRUCTURAL ENGINEERS DRAWINGS. ALL CONCRETE WORK, REINFORCEMENT, JOINTS, CONTROL JOINTS AND MASONRY REINFORCING TO BE DONE IN ACCORDANCE WITH STRUCTURAL ENGINEER'S DRAWINGS.
7. ALL REINFORCED CONCRETE WORK, STEEL WORK AND ROOF TRUSSES TO BE IN ACCORDANCE WITH STRUCTURAL ENGINEERS DETAILS AND SPECIFICATIONS
8. ALL SERVICES BELOW FLOOR LEVEL TO BE FILLED WITH CONCRETE AND OPEN TO AL WITEVES.
9. HEALTH DEPARTMENT REQUIREMENTS :
   a. KITCHEN AND BRAAI SPLASH BACKS TO BE 10,0 mm
   b. SCRUBBING SURFACES IN KITCHEN MUST BE SMOOTH, HARD AND IMPERVIOUS AND EASILY CLEANABLE MATERIAL, TILES OF OPEN JOINTS NO CRACKS OR SEAMS.
10. THE DISABLED PERSONS TOILET FACILITY WILL COMPLY WITH PART S.
11. SEPARATE APPLICATION TO BE MADE FOR SIGNAGE APPROVAL.

DRAINAGE NOTES:

1. ALL LEVELS TO BE CHECKED ON SITE AND FINAL ADJUSTMENTS TO BE MADE IN ACCORDANCE WITH CIVIL ENGINEERS INSTRUCTIONS.
2. INSPECTION EYES ON ALL COURSES AND CORNERS.
3. ALL PIPES IN WALLS COMPLETE WITH CLEANING EYE ROCKING EYES WITH INSPECTION AND REPAIR EYES.
4. VENTILATION PIPES 450mm ABOVE ROOF LEVEL.
5. SEWER & STORMWATER PIPES BELOW BUILDING TO BE 150 REINF. MIN. 100mm CONCRETE.
6. MINIMUM FALL OF SEWER PIPES TO BE 1 : 40.
7. PIT MUST BE MIN. 450 DIA. ALL SANITARY FITTINGS, INC. A URINAL - 100mm DIA. SOIL PIPE, BATH & SHOWER - 50mm DIA. WASTE PIPE, TRAPS - 50mm & WASTE PIPE, STAKES & VENTPIPES -110mm @ UNLESS OTHERWISE NOTED.

PLUMBING & DRAINAGE
To comply with SANS 10400-P

FIRE NOTES:

1. PROVIDE 1Cobra FOR TOP EVERY 500 sqm
2. PROVIDE 9KG DCP FIRE EXTINGUISHER FOR EVERY 400 sqm
3. ALL FIRE EQUIPMENT & EMERGENCY EXITS TO BE CLEARLY MARKED IN ACCORDANCE WITH SABS 0400 SUBPART T.XX.

COUNCIL SUBMISSION

BUILDING 13.
BUILDING TYPE B
FLOOR PLANS

NOTE : ALL DIMENSIONS TO BE CHECKED ON SITE
ALL NEW STRUCTURAL ITEMS AS PER ENGINEERS DRAWINGS AND SPECIFICATIONS
FIRE / HVAC / EXTRACT AS PER MECHANICAL ENGINEERS DRAWINGS AND SPECIFICATIONS
DRAINAGE AND WATER AS PER MECHANICAL ENGINEERS DRAWINGS AND SPECIFICATIONS
NEW PAVING AREAS AS PER CIVIL ENGINEERS DRAWINGS AND SPECIFICATIONS

CLIENTS SIGNATURE :

ARCHITECT. PSAT. ST2167. Armand Jacques Louw

GENERAL

REVISIONS

COUNCIL NOTES

PROJECT

[redacted]

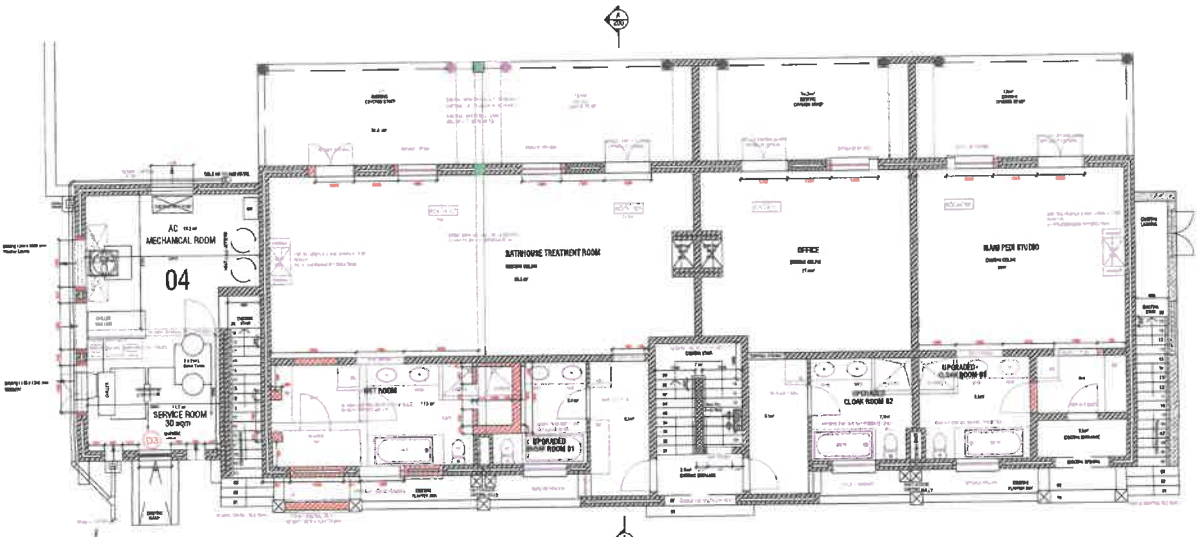
TITLE

BUILDING 13.
BUILDING TYPE B
FLOOR LAYOUTS

SCALE: 1 : 50 @ A0

DRAWING

PROJECT	PHASE	DRAWING #	REVISION	NUMBER
SPIER	0	AR	13-100	GA



UPGRADING OF EXISTING BUILDING No: 13
TYPE B: GROUND FLOOR PLAN 1 : 50

AREA SCHEDULE
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FIRST FLOOR. floor area = 205 sqm
TOTAL FLOOR AREA = 489 sqm

GLA : AREA SCHEDULE
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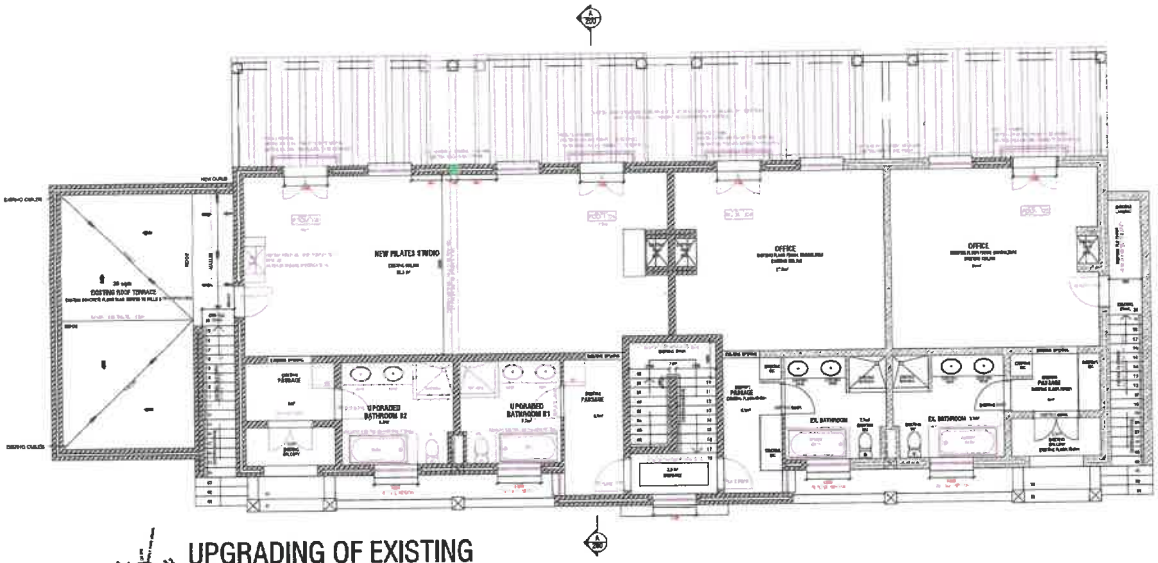


UPGRADING OF EXISTING BUILDING No: 13
TYPE B: FIRST FLOOR PLAN 1 : 50

GENERAL

REVISIONS

COUNCIL NOTES

COUNCIL NOTES

COUNCIL SUBMISSION

[redacted]

BUILDING 13.
BUILDING TYPE B
FLOOR PLANS
DEMOLITION

BUILDING 13.
BUILDING TYPE B
DEMOLITION LAYOUTS

SCALE: 1 : 50 @ A0

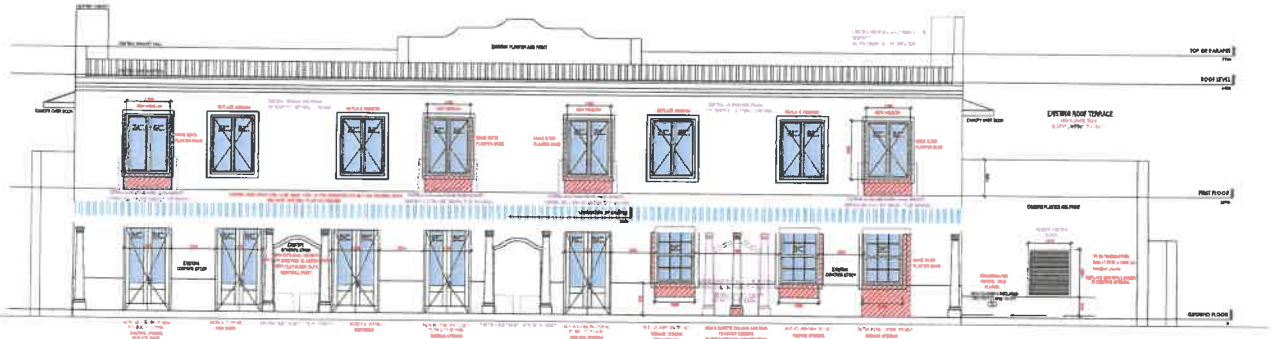
DRAWING

PROJECT	PHASE	DISCIPLINE	SUBMISSION NUMBER	REVISION
SPIER	G	AR	13-101	CA

NOTE : ALL DIMENSIONS TO BE CHECKED ON SITE
ALL NEW STRUCTURAL ITEMS AS PER ENGINEERS DRAWINGS AND SPECIFICATIONS
FIRE / HVAC / EXTRACT AS PER MECHANICAL ENGINEERS DRAWINGS AND SPECIFICATIONS
DRAINAGE AND WATER AS PER MECHANICAL ENGINEERS DRAWINGS AND SPECIFICATIONS
NEW PAVING AREAS AS PER CIVIL ENGINEERS DRAWINGS AND SPECIFICATIONS

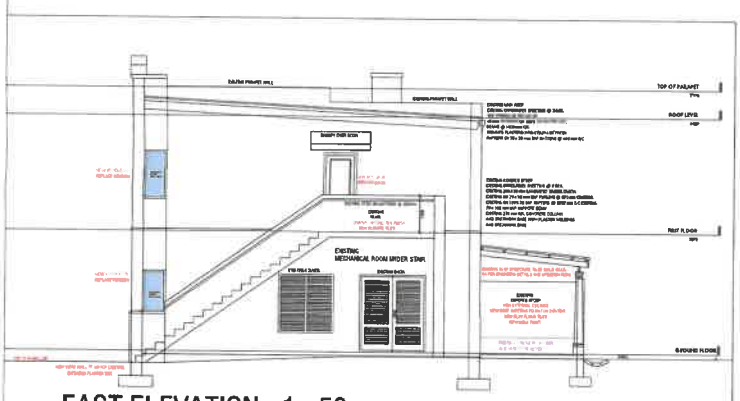
CLIENTS SIGNATURE :

ARCHITECT. PSAT. ST2167. Armand Jacques Louw

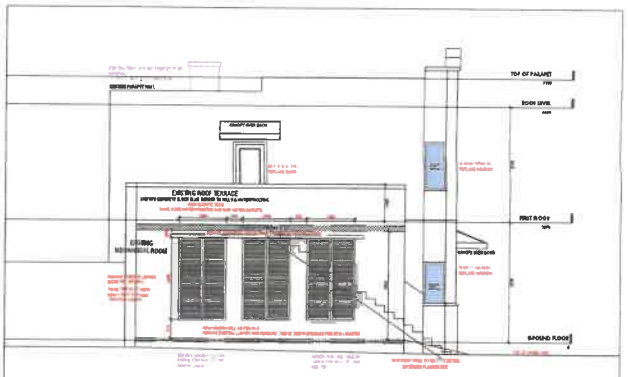


NORTH ELEVATION 1 : 50

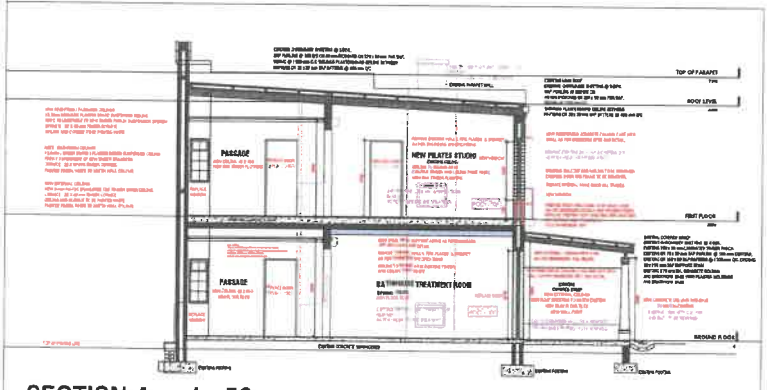
SOUTH ELEVATION 1 : 50



EAST ELEVATION 1 : 50



WEST ELEVATION 1 : 50



SECTION A. 1 : 50

BUILDING 13.
BUILDING TYPE B
ELEVATIONS AND SECTION

CLIENTS SIGNATURE :

ARCHITECT. PSAT. ST2167. Armand Jacques Louw

TITLE	PROJECT	CLIENT	COUNCIL NOTES	REVISIONS	GENERAL
BUILDING 13. BUILDING TYPE B SECTION ELEVATIONS SCALE: 1 : 50 @ A0	DESIGNED. PSAT. ST2167 Armand Louw. Tel: 0834477888 ALTERATIONS TO EXISTING BUILDING FOR SPIER FARM ERF. 1404. AREA 67.03 Ha. Spier Farm, Baden Powell Road Stellenbosch	[redacted]	COUNCIL NOTES		