JV Planning Consultants

18 Mountain Fern Crescent
SOMERSET WEST 7130

Cell: 082 821 6365
Email: Jacques.volschenk10@gmail.com

NOTICE OF LAND DEVELOPMENT APPLICATION

APPLICATION FOR SUSPENSION AND REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS ON ERF 870, STELLENBOSCH

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2023, refers:

Application Property Address:	5 Ackermann Street, Stellenbosch
Application Property Number:	Erf 870, Stellenbosch
Applicant:	JV Planning Consultants 18 Mountain Fern Crescent, Somerset West, 7130 Cel. 0828216365 Email: jacques.volschenk10@gmail.com
Owner:	Wynand Wilber Pieterse 5 Ackermann Street, Stellenbosch Tel. 0636726307 Email: wypieterse@gmail.com
Application Reference:	LU/16477 (TP573/2023)

Description of land development proposal:

1. Application is made in terms of Section 15(2)(f) of the Land Use Planning By-Law, 2023 for the suspension of restrictive title conditions in Title Deed No. T07176/23: Clause C.(d) to permit the proposed renovations on the property to accommodate the following:
   a) Relaxation of the common boundary line to be within 0m (adjacent to Erf 871) and the rear building line to be within 2.75m (adjacent to Erf 869) in lieu of the restrictive 3.15m lateral and rear building line for the enlargement of the single garage and the addition of a new double garage on Erf 870, Krigeville, Stellenbosch.
   b) Relaxation of the common boundary building line to be within 2.75m (adjacent to Erf 867) in lieu of the restrictive 3.15m lateral building lines respectively to permit the additions of a first floor on the footprint of the existing dwelling house on Erf 870, Krigeville, Stellenbosch.

2. Application is made in terms of Section 15(2)(f) of the Land Use Planning By-Law, 2023 for the removal of the restrictive title deed conditions in Title Deed No. T07176/23: Clause D.(f) to allow the proposed roof material to be used, on the proposed garage, scullery and pantry which is different from that on the main dwelling house on Erf 870, Krigeville.

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: (Att.: JL Volschenk, Jacques.volschenk10@gmail.com). 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 (i.e. by **2 December 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 (082 821 6365) during normal office hours.

Yours faithfully

JL VOLSCHENK
JL PLANNING CONSULTANTS

JV Planning Consultants

18 Mountain Fern Crescent
SOMERSET WEST 7130

Cell: 082 821 6365
Email: Jacques.volschenk10@gmail.com

KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK

AANSOEK VIR OPHEFFING EN VERWYDERING VAN BEPERKENDE TITELAKTE VOORWAARDES OP ERF 870, STELLENBOSCH

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning, 2023, verwys:

Adres van aansoek eiendom:	5 Ackermannstraat, Stellenbosch
Aansoek eiendom beskrywing:	Erf 870, Stellenbosch
Aansoeker:	Jacques Volschenk / JV Planning Consultants 18 Mountain Fernsingel, Somerset-Wes, 7130 Sel. 0828216365 Epos: jacques.volschenk10@gmail.com
Eienaar:	Wynand Wilber Pieterse 5 Ackermannstraat, Stellenbosch Tel. 0636726307 Epos: wypieterse@gmail.com
Aansoek Verwysing:	LU/16477 (TP573/2023)

Besonderhede van die grondgebruiksaansoek:

1. Aansoek word gedoen in terme van Artikel 15(2)(f) van die Verordening op Grondgebruikbeplanning, 2023 gedoen vir die opskorting van beperkende titelvoorwaardes in Titelakte No. T07176/23: Klousule C.(d) om die voorgestelde opknappings op die eiendom toe te laat en die volgende te akkommodeer:
   a) Verslapping van die gemeenskaplike grenslyn binne 0m (aangrensend aan Erf 871) en die agterste boulyn binne 2.75m (aangrensend aan Erf 869) in plaas van die beperkende 3.15m laterale en agterste boulyn vir die vergroting van die enkelmotorhuis en die toevoeging van 'n nuwe dubbelmotorhuis op Erf 870, Krigeville, Stellenbosch.
   b) Verslapping van die gemeenskaplike grensboulyn binne 2.75m (aangrensend aan Erf 867) in plaas van die beperkende 3.15m syboulyne onderskeidelik om die toevoeging van 'n eerste verdieping op die voetspoor van die bestaande woonhuis op Erf 870, Krigeville, Stellenbosch moontlik te maak.

2. Aansoek word gedoen in terme van Artikel 15(2)(f) van die Verordering op Grondgebruikbeplanning, 2023 vir die verwydering van die beperkende titelaktevoorwaardes in Titelakte No. T07176/23: Klousule D.(f) om toe te laat dat die voorgestelde dakmateriaal gebruik word, op die voorgestelde motorhuis, opwaskamer en spens wat verskil van dié op die hoofwoonhuis op Erf 870, Krigeville.

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 Beplanningsportaal 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 toeganglik is nie, kan 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 terms 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: (Vir aandag: JL Volschenk, Jacques.volschenk10@gmail.com). 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 (i.e. teen **2 Desember 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 voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by (082 821 6365) gedurende normale kantoor ure.

Die uwe

JL VOLSCHENK
JL PLANNING CONSULTANTS

JV Planning Consultants

18 Mountain Fern Crescent
SOMERSET WEST 7130

Cell: 082 821 6365
Email: Jacques.volschenk10@gmail.com

23 October 2024

EXECUTIVE SUMMARY

APPLICATION FOR SUSPENSION AND REMOVAL OF RESTRICTIVE TITLE CONDITIONS: ERF 870, STELLENBOSCH

The purpose of this application is to enable the proposed alterations and additions to the existing residential dwelling on the property.

In particular, application is made for the following:

a) In terms of Section 15(2)(f) of the Stellenbosch Municipality: Land Use Planning By-Law, 2023 (hereinafter referred to as the By-Law) to suspend the following restrictive condition in respect of the land unit:

Condition C(d): *No building or structure or any portion thereof except boundary walls and fences, shall be erected nearer than 6.30 metres to the street line which forms a boundary of this erf, nor within 3.15 metres of the lateral or rear boundary common to any adjoining erf, no building, however, to exceed two storeys in height.*

b) In terms of Section 15(2)(f) of the By-Law to remove the following restrictive condition in respect of the land unit:

Condition D(f): *The roof of all buildings on this erf must be uniform in regard to material and style. Flat roofs for outbuildings, garages, etc. will only be permitted if the main building also has a flat roof.*

1 LOCATION AND CONTEXT

The property is situated at No. 5 Ackermann Road in Krigeville, Stellenbosch which neighbourhood is located immediately south of the Eerste River, in the heart of Stellenbosch. The neighbourhood was laid out in 1947 at which time the neighbourhood comprised 82 erven. The neighbourhood is flanked by educational facilities on both the eastern (Paul Roos Gymnasium) and western (Bloemhof Girls' High School and Rhenish Girls' High School) sides. To the south is the neighbourhood of Dalsig.

Whilst the neighbourhood is not considered to be a primary Townscape Character Unit, as described in the Stellenbosch Conservation Management Plan, 2018 that contributed to Stellenbosch's civic structure, Krigeville still displays several examples of beautifully preserved Cape Dutch and Victorian-style houses that contribute to the architectural heritage of the area.

Having regard for the mentioned Townscape Character Unit, the property falls outside the historical core of Stellenbosch town and the Stellenbosch Urban Conservation Area as identified in the Stellenbosch Zoning Scheme By-Law, 2023.

The property is surrounded by conventional residential dwellings on all but one side. To the east is 7 Ackermann Place, a contemporary guest house that offers luxury rooms, a communal kitchen, living area and recreational facilities.

Owing to the residential nature of the area and the property in particular, a conventional single residential dwelling was built on the property. The exact date of construction of the original dwelling is unclear. The building resembled a typical 1960s/1970s unassuming residential dwelling with little ornamentation and no special, unique or rare architectural features. The original dwelling comprised a single level, three-bedroom house with a study, living room, separate kitchen and dining room and an outbuilding comprising of a domestic quarters and single garage – typical to the needs of the time. It is understood that several cosmetic changes have been made to the dwelling over the years. No structural changes were however made.



Figure 1: The residential dwelling prior to commencement of renovations. Note the single garage in the photo to the right.



Figure 2: View of the residential dwelling on erf 870 currently being renovated. Note the addition of the first floor and the double garage.

It is worth noting that the original dwelling already encroach the common and rear building lines as imposed in the title deed. In terms of the same, the original dwelling was 2.63m from the southern (rear) boundary and 2.755m from the eastern (common) boundary in lieu of the 3.15m imposed by the title deed. The building plans for the original dwelling have nevertheless been approved.

2 SITE DESCRIPTION AND DEVELOPMENT PARAMETERS

The property is described in the title deed as Erf 870, Stellenbosch, situated in the Municipality and Division Stellenbosch, Western Cape Province.

The property details, as per the title deed and municipal records, are summarised in the table below:

Table 1: Property Details.

PROPERTY DESCRIPTION	SIZE	TITLE DEED	ZONING	OWNER
Erf 870, Stellenbosch	991m²	T7176/2023	Conventional Residential Zone	Wynand Wilber Pieterse

The property is held under Title Deed No. T7176/2023. In terms of the same there are a number of restrictive title conditions applicable to the property. These are as follows:

Condition C(d): *No building or structure or any portion thereof except boundary walls and fences, shall be erected nearer than 6.30 metres to the street line which forms a boundary of this erf, nor within 3.15 metres of the lateral or rear boundary common to any adjoining erf, no building, however, to exceed two storeys in height.*

Condition D(f): *The roof of all buildings on this erf must be uniform in regard to material and style. Flat roofs for outbuildings, garages, etc. will only be permitted if the main building also has a flat roof.*

Having regard for the project proposal, the above conditions would need to be removed/suspended as it impacts on the additions and alterations as applied for.

The property is zoned Conventional Residential Zone as per the Stellenbosch Municipality Zoning Scheme By-Law, 2023. This zoning provides for the intended use of the property as a dwelling house and imposes certain building development parameters to adhere to. These include:

Table 2: Development parameters for Conventional Residential Zone.

PARAMETER	DEVELOPMENT PARAMETER	TITLE RESTRICTION
Zoning	Conventional Residential Zone	
Primary Use	Dwelling house	One dwelling
Additional Use	Second dwelling	
Street Building Line	4.0m	6.3m
Common Boundary Building Line	2.5m 0.0m for garages and carports	3.15m
Rear Building Line	2.5m	3.15m
Height	2 storeys	2 storeys
Coverage	The greater of 300m² or 50%	33%
Parking	2 bays / dwelling house 1 bay / second dwelling	

From the above it is clear that the title deed imposes more restrictive street, common and rear building lines than the applicable zoning scheme. The use of the property and the coverage as per the title deed is also more restrictive. The latter two parameters are, however, not affected by the proposal.

3 DESCRIPTION OF THE ACTIVITY

The proposed additions and alterations to the dwelling include the reconfiguration of existing rooms on the ground level such as the combined kitchen and dining room, stoep and bathroom to create a larger kitchen, scullery, pantry, and laundry. The walls on the ground floor were also removed to create a large open living area between the kitchen, dining room and lounge. The bedroom wing on the eastern side of the house was reconfigured to create a new living room/tv room, guest toilet, study and guest bedroom with en-suit bathroom.

A new first floor was added on the western wing of the building. The first floor includes four bedrooms and three bathrooms.

The original dwelling comprised a free-standing single garage and domestic quarters in the south-eastern portion of the property. The additions also include the enlargement of the single garage and the addition of a new double garage to the north of the existing garage. The new garages will extend up to the common boundary with erf 871.

In total, the renovated dwelling will comprise approximately 474m^2 with a coverage of 332m^2 (33%).

4 CONCLUSION

In conclusion, the following motivating factors should be considered during the adjudication of the application:

a) The proposals will contribute to the creation of employment opportunities and to minimise the poverty gap. In addition, the proposal will contribute to the creation of additional business sales and an increased GGP.
b) The proposal is consistent with municipal policy and the Spatial Development Framework.
c) The removal/suspension of the restrictive title conditions will facilitate the renovation of the existing dwelling without having a negative impact on its surroundings.
d) The restrictive title conditions were not imposed in favour of a third party or other erven. The conditions are intended to protect the character of the area, which is already changing in accordance with adopted municipal policy.
e) The approval of the application will also not set a negative precedent as several examples of encroached building lines and the use of alternative roof materials are evident in the area, yet the area remains sought after.
f) The redevelopment of the property will be of a high architectural standard and will bring back qualitative elements which was lacking in the design of the original dwelling.
g) All of the surrounding property owners have consented to the proposed renovations.



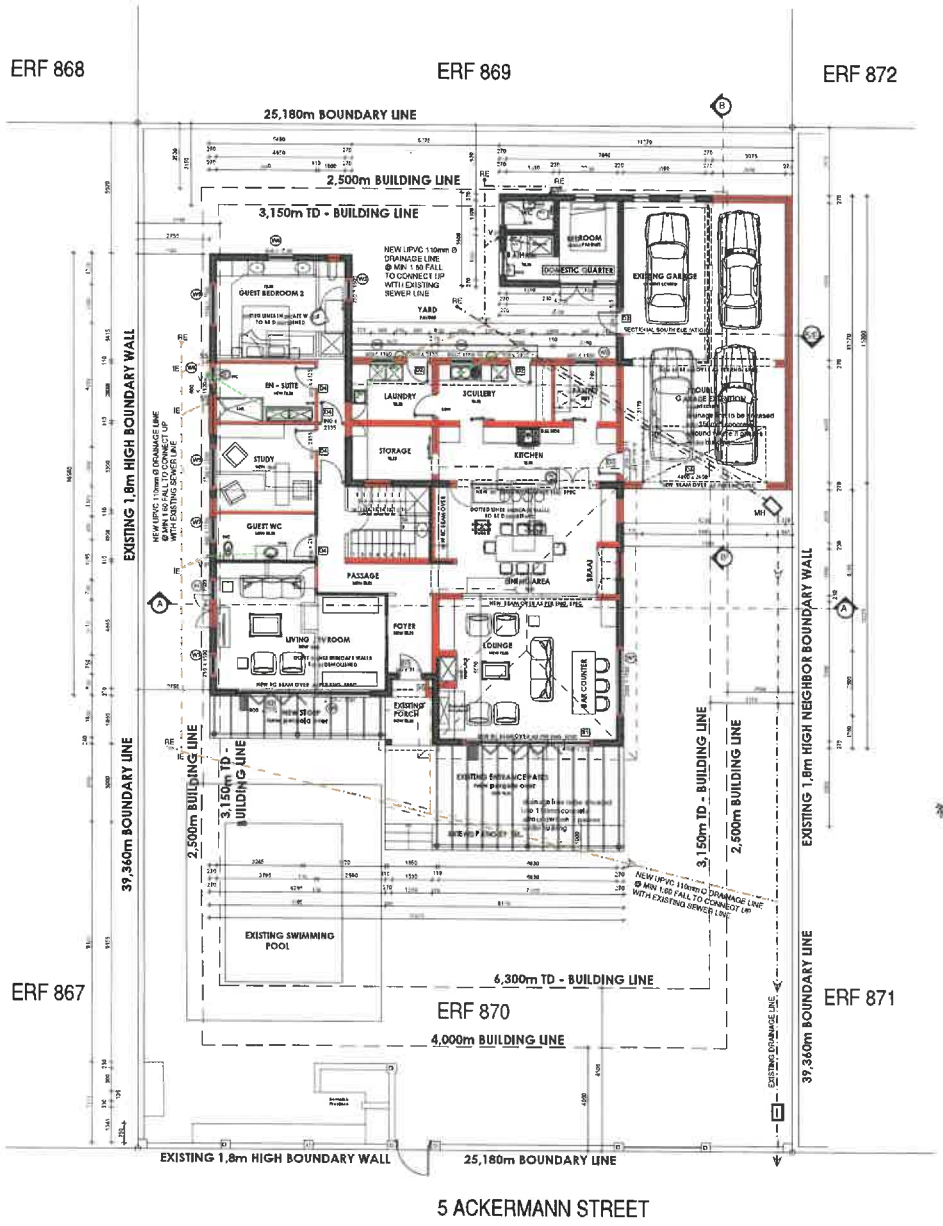
CLIENT:
WYNAND WILBER PIETERSE

PROJECT TITLE:
PROPOSED ALTERATIONS AND ADDITIONS TO RESIDENTIAL DWELLING: ERF 870, STELLENBOSCH

DRAWING TITLE:
LOCALITY MAP

PROJECT NO.: 870_A1	SCALE: 1:4000
DRAWING NO.: /	DATE: 2024-06-03
REV.	DRAWN: / CHECKED:

FOR INFORMATION



SITE & GROUND FLOOR PLAN

1:100

AREAS:	
EXISTING HOUSE	
Ground Floor	- 195m²
Garage	- 23m²
Existing Domestic Quarter	- 15m²
Total Existing	- 233m²
ADDITIONS	
Ground Floor	- 49m²
Garage	- 50m²
First Floor	- 137m²
TOTAL NEW	- 236m²
TOTAL HOUSE	- 469m²
COVERAGE:	
PLOT AREA:	991m²
COVERED AREA:	332m² = 33%

Drainage & Gas Services 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 corners and connections.
3. All pipes in walls complete with cleaning and rodding eyes with inspection and repair access.
4. Ventilation pipes 450mm above roof level.
5. Sewer & Stormwater pipes below building to be encased in mva, 100mm concrete.
6. Minimum fall of foul sewer pipes to be 1:60.
7. Fit vent valve on all waste fittings.
8. Pipe sizes
   - wc & urinal - 160mm dia. upvc sewer pipe.
   - whb - 50mm dia. upvc waste pipe.
   - stacks & ventpipes - 100mm dia. upvc pipe
9. Symbols
   - 100mm upvc soil pipe @ min 1:80 fall to engineer's design.
   - 50mm upvc waste pipe built into brick walls
   - 50mm dia upvc stack with ventpipe
   - 100mm dia upvc stack with ventpipe
   - rodding eye
   - 100mm upvc down pipe with inspection eye
   - gully for waste water from hwb or sinks.
   - mh — manhole

Note: All Plumbing pipes to be concealed within walls.

BUILDING INFORMATION

Building Classification	1st
Design Population	2 Persons per Bedroom 3 Bedrooms = Max 6 Persons Zone 4
Climatic Zone	South West
Building Orientation	Double Storey Dwelling
Building Envelope	

BUILDING COMPONENTS CALCULATIONS & DETAIL IN RELATION TO SANS 10400 - XA 2011 & SANS 204

1. EXTERNAL WALLS

SPECIFICATION

- 220mm wide External masonry cavity walls, with 50mm cavity, constructed with Cape brick 13MPa nominal compressive strength Wire Brick jointing (stellar white), size 222 x 90 x 119mm, manufactured in accordance with SANS 227:2007. Built in whole hardwood courses and bedded and jointed in 12mm thick Class B mortar (1:4:6). Provide galvanised steel butterfly wall tie reinforcement @ 6 tiles per 1 each sanding rate.

SANS 10400 XA 2011 requirements

- The specified 2 leaves External masonry cavity walls do comply with SANS 10400 XA 2011 requirements. External masonry cavity walling systems exceeds the minimum required R-value of 2.2. Please refer to SANS 10400 XA 2011 paragraph 4.4.1.2 (a)

2. ROOF MATERIALS & ASSEMBLY DETAILS

R-VALUE REQUIRED FOR CLIMATE ZONE 4 = 3.7m/kW

ROOFING MATERIALS SPECIFIED	R-Value
Corrugated Elite-profile concrete Roof Tiles	0.3 m²k/kW
0.5mm Thick Anti-Condensation Roof Blanket	
Sheeting Laths	0.00 m²k/kW
Brickform 50® Residential Screw	0.0 m²k/kW
150mm Thick Polyester Isotherm Ceiling Insulation	2.40 m²k/kW
TOTAL R-VALUE OF SPECIFIED ROOF ASSEMBLY	2.70 m²k/kW

The specified Roof Assembly & Finishing Materials do comply with SANS 10400 XA 2011. All Constituents on the R-Value of 3.7 m²k/kW exceeds the minimum required R-value for climatic zone 4 of 3.7 m²k/kW

3. HOT WATER HEATING DETAILS

Design Population	5 Bedroom House at 2 Persons per Bedroom = Max 8 Persons
Hot Water Demand	SANS 10252-1:2012 Deemed's Formula For Dwelling Hsehs = 115 TO 140[L] Per Person/Day = 140L x 8 Persons = 840 Liters Per Day
Hot Water Storage	SANS 10252-1:2012 Storage Formula = (40 TO 50 [L/Person]) x Persons = 50L x 8Persons = 400 Liters
Supply & Storage Installation	1 x 150 litre Enviro 400 Dual Vertical Geysers + 1 x Inverter Heat Pump or similar Product Code = GT-4H150D8-DT
Heat Pump Specifications	Heating Capacity = 2.5kw Hot Water Output = 3[L/min per Hour] (72 Hrs x 24 Hours = 1900Litres Per Day)
	Water Heater Size = 150 Litre Power Input = 540W, 1P, 50Hz/V
Installation & Location	Ideally Located to Manufacturer's Specifications 2 x 150L Geysers to be installed in cabinet area with Dryer Installation Element Heat Pump to be installed on exterior Eastern all Hsehs
Hot Water Pipe Insulation	Sant Gobain ISOTEP

- Thermal Insulation for the 2 x 110 Litre Hot Water Geysers will be Sant Gobain Isover Dryer Blanket, 4 Flanks, Foil Faced Glass wool Blanket with a R-value of 1.25 m²k/W. The Thermal Insulation blanket to be installed directly in accordance to the manufacturers specifications in order to comply with SANS 10400 XA 2011 Requirements paragraph 4.1.1.4
- All hot water pipes to be insulated with Sant Gobain Isover Tisol On Sewer Pipe Insulation with a R-Value of 1.00 m²k/W thus complying with SANS 10400 XA 2011 requirements. The total thickness of 100 m to fit any thermal insulation of hot water pipes smaller than 50mm in diameter. Insulation to 4.1.2 & 4.1.3 of SANS 10400 XA 2011. Pipe insulation to be installed directly in accordance to the manufacturers specifications in order to comply with SANS 10400 XA 2011.

PLEASE REFER TO ARCHITECTURAL DRAWING 01 TECHNICAL DATA SHEETS & SANS 10252-1:2012 - HOT WATER DEMAND

4. PENETRATIONS DETAILS

SANS 10400-XA:2011 paragraph 4.4.2 states that "Buildings with a fenestration area (a wall floor area per storey that) exceeds 15% do not meet the minimum energy performance requirements and shall thus comply with the requirements for fenestration in accordance with SANS 204".

PLEASE REFER TO ATTACHED - FENESTRATION CALCULATION DOCUMENTS AND WINDOW AND DOOR SCHEDULE

7. FLOOR DETAILS

SPECIFICATION

- 150mm Mesh reinforced concrete surface bed cast on 25mm Sandblinding with 0.25mm smooth green polyolefin D.P.M on 150mm layer of Hydrostone Blinding. Surface bed to slope with a 1:30min upward and 25mm floor finish. As structural engineers specifications and detailing. The underfloor heating services to be installed

SANS 10400 XA 2011 REQUIREMENTS

- No underfloor heating services to be installed then the floor components complies with SANS 10400 XA 2011 requirements, paragraph 4.4.2

GENERAL NOTES

GENERAL

ALL WORK TO COMPLY WITH MUNICIPAL REGULATIONS
FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING DRAWING
ALL RELEVANT DETAILS, LEVELS, DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK
ANY DISCREPENCIES ON DRAWING TO BE POINTED OUT TO ARCHITECT IMMEDIATELY

FOUNDATIONS

ALL TO ENGINEERS DETAIL

RAINWATER GOODS

ALUMINIUM GUTTERS TO ALL NEW ROOFS WHERE REQUIRED WITH 75X50mm ALUMINIUM RWDPS
ALL STORMWATER TO FALL TO CATCHPITS

NOTE:

ALL CONCRETE & STEEL WORK TO STRUCTURAL ENG.S DESIGN

General notes

1. Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any descrepancies to be reported to the Architect immediately.

2. Figured dimensions to be taken in preference to scaled measurements and large scale details superceds 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 adhered to.

4. Natural light and ventilation area of all openings in accordance SANS 10400 Part O natural light area min. 10% of floor area and natural ventilation min.5% of floor area.

5. All glass areas bigger than 1sqm and at a height of less than 500mm from finished floor level to be 6mm safety glass.

6. All cavities below floor level to be filled with concrete and cpc's to be stepped.

RDC Designs cc

Architectural Technologist

Registered with SACAP

PO Box 166
Pniel Stellenbosch ,7880
Tel / Fax: 021-885 1089
Cell 083 9954782
EMail rusbi@webmail.co.za

CLIENT

Mr.& Mrs. W .PIETERSE

PROJECT TITLE

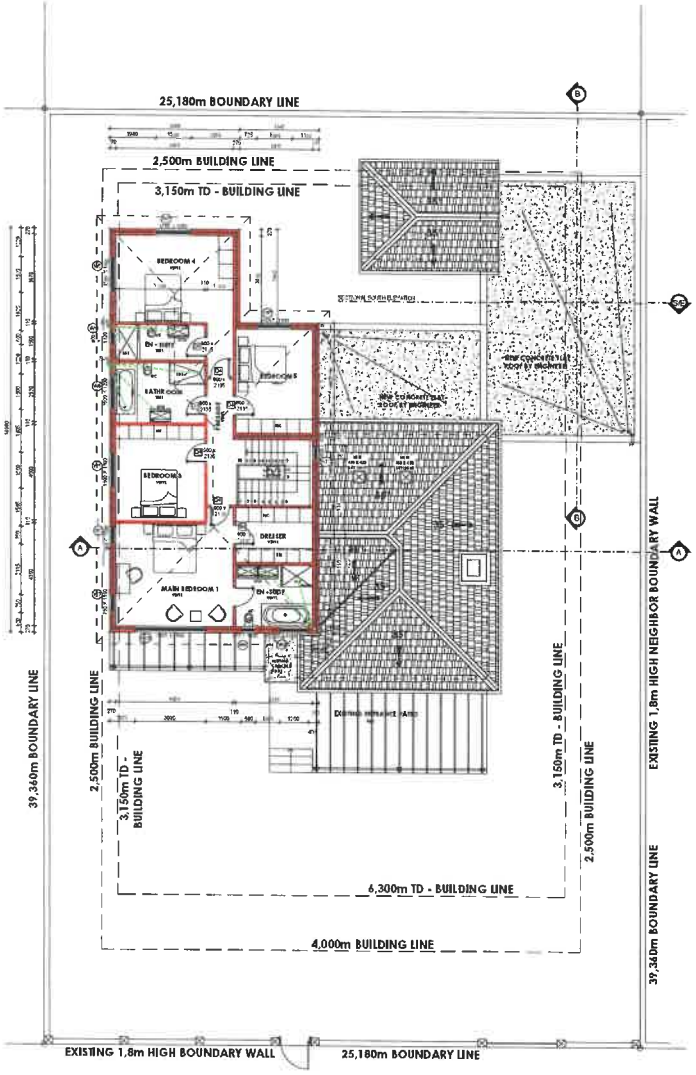
PROPOSED ALTERATIONS & ADDITIONS TO DWELLING
5 ACKERMANN STREET
ERF 870 STELLENBOSCH

DRAWING TITLE

GROUND FLOOR PLAN
SANS XA

PROJECT No. MC 2623	SCALE 1/100
DRAWING No. 100	DATE 18/07/2023
REV 01	DRAWN RDC

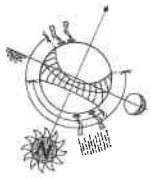
FOR COUNCIL APPROVAL



5 ACKERMANN STREET

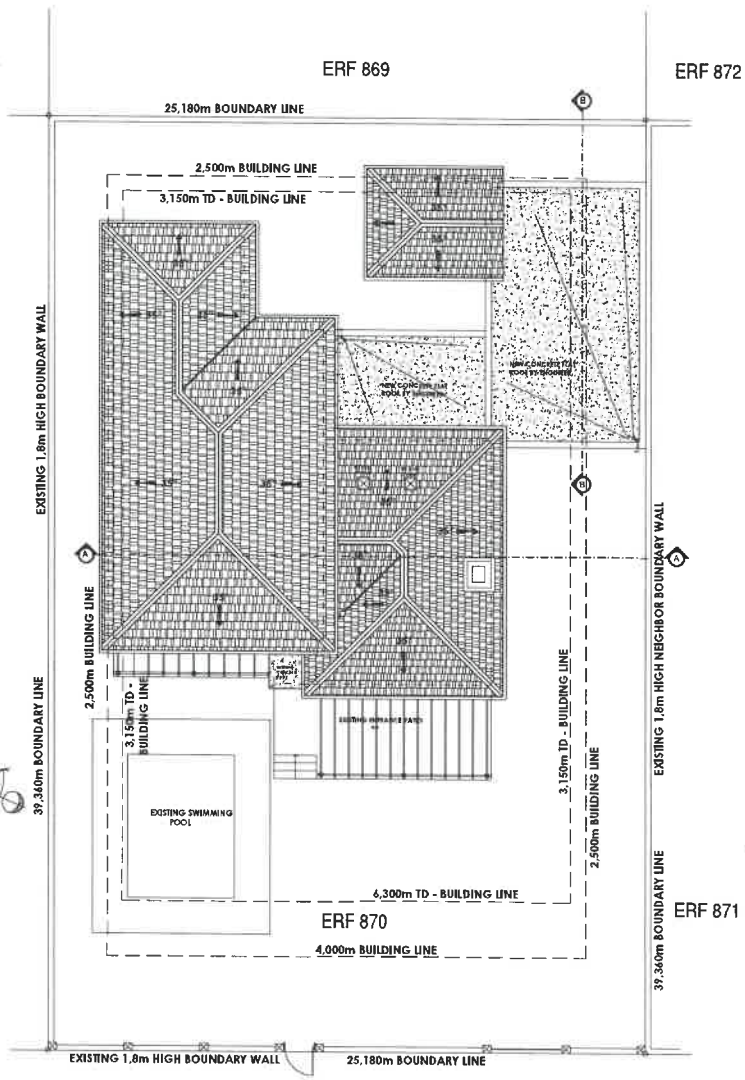
SITE & FIRST FLOOR PLAN

1:100



ERF 868

ERF 867



ERF 870

ERF 871

5 ACKERMANN STREET

SITE & ROOF PLAN

1:100

GENERAL NOTES

GENERAL

ALL WORK TO COMPLY WITH MUNICIPAL REGULATIONS
REQUIRED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING DRAWING
ALL RELEVANT DETAILS, LEVELS, DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK
ANY DISCREPENCIES ON DRAWING TO BE POINTED OUT TO ARCHITECT IMMEDIATELY

FOUNDATIONS
ALL TO ENGINEERS DETAIL

RAINWATER GOODS
ALUMINIUM GUTTERS TO ALL NEW ROOFS WHERE REQUIRED WITH 75X50mm ALUMINIUM RWD PS
ALL STORMWATER TO FALL TO CATCHPITS

NOTE
ALL CONCRETE & STEEL WORK TO STRUCTURAL ENGS DESIGN

General notes
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 supersede 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 adhered to.

4. Natural light and ventilation area of all openings in accordance SANS 10400 Part O natural light area - min.10% of floor area and natural ventilation min.5% of floor area.

5. All glass areas bigger than 1sqm and at a height at less than 500mm from finished floor level to be 6mm safety glass.

6. All courses below floor level to be filled with concrete and dpc's to be stepped.

RDC Designs cc

Architectural Technologist

Registered with SACAP

PO Box 195
Pniel Stellenbosch 7680
Tel / Fax: 021-865 1069
Cell: 083 9894762
Email: rdcdc@webmail.co.za

CLIENT

Mr.& Mrs. W .PIETERSE

PROJECT TITLE

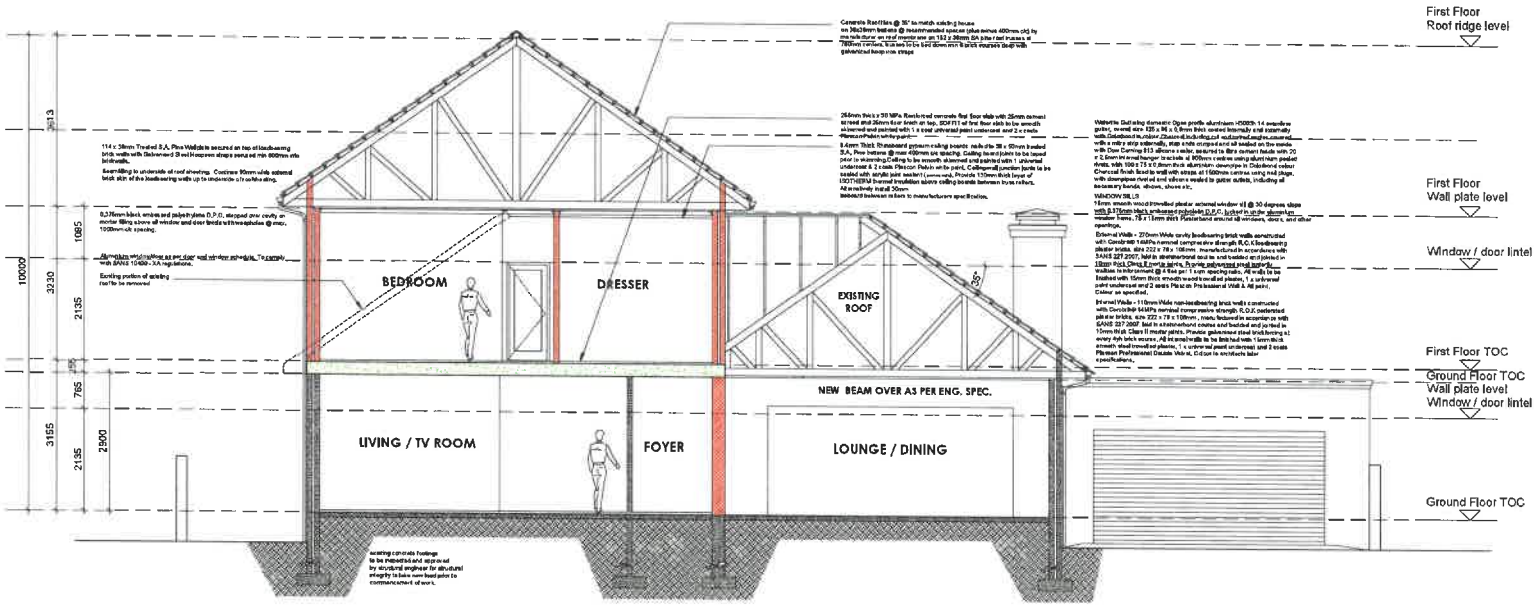
PROPOSED ALTERATIONS & ADDITIONS TO DWELLING
5 ACKERMANN STREET
ERF 870 STELLENBOSCH

DRAWING TITLE

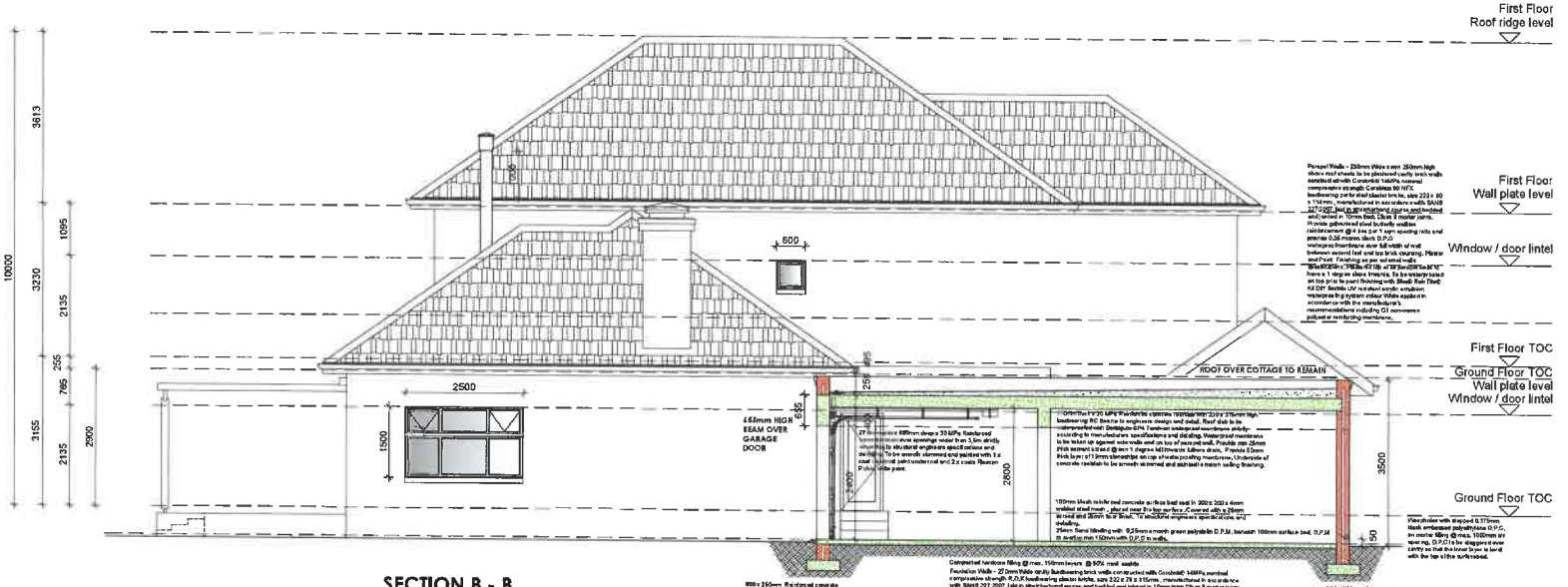
FIRST FLOOR PLAN
ROOF PLAN

PROJECT No: MC 2623	SCALE: 1/100
DRAWING No: 200	DATE: 18/07/2023
REV: 01	DRAWN: RDC

FOR COUNCIL APPROVAL



SECTION A - A
1:50



SECTION B - B
1:100

GENERAL NOTES

GENERAL

ALL WORK TO COMPLY WITH MUNICIPAL REGULATIONS
FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING DRAWING
ALL RELEVANT DETAILS, LEVELS, DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK
ANY DISCREPENCIES ON DRAWING TO BE POINTED OUT TO ARCHITECT IMMEDIATELY

FOUNDATIONS
ALL TO ENGINEERS DETAIL

RAINWATER GOODS
ALUMINIUM GUTTERS TO ALL NEW ROOFS WHERE REQUIRED WITH 115/100mm ALUMINIUM KNOCKS
ALL STORMWATER TO FALL TO CATCHPITS

NOTE
ALL CONCRETE & STEEL WORK TO STRUCTURAL ENGS DESIGN

General notes.

1. Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any descrepancies to be reported to the Architect immediately.

2. Figured dimensions to be taken in preference to scaled measurements and large scale details supersede 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 adhered to.

4. Natural light and ventilation area of all openings in accordance SANS 10400 Part O natural light area - min.10% of floor area and natural ventilation : min.5% of floor area.

5. All glass areas bigger than 1sqm and at a height of less than 500mm from finished floor level to be 6mm safety glass.

6. All sanitary below floor level to be filled with concrete and dpc's to be stepped.

RDC Designs cc

Architectural Technologist

Registered with SACAP

PO Box 195
Prieel Stellenbosch 7600
Tel / Fax : 021-865 1069
Cell: 083 9994782
Email: rudi@webmail.co.za

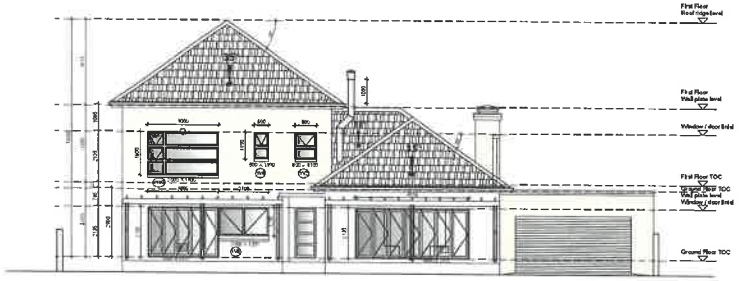
CLIENT
Mr.& Mrs. W .PIETERSE

PROJECT TITLE
PROPOSED ALTERATIONS & ADDITIONS TO DWELLING
5 ACKERMANN STREET
ERF 870 STELLENBOSCH

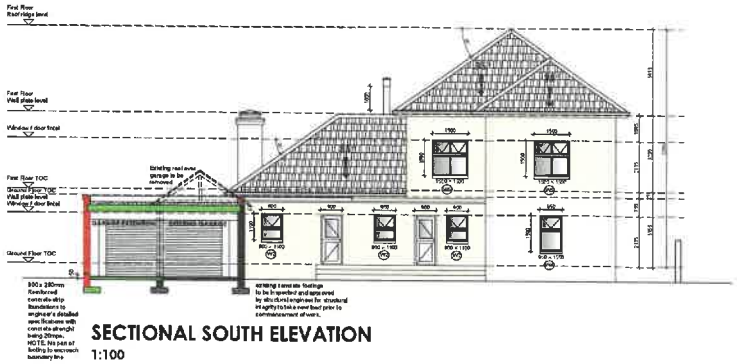
DRAWING TITLE
SECTIONS

PROJECT No.	MC 2623	SCALE	1/100
DRAWING No.	300	DATE	18/07/2023
REV.	01	DRAWN	RDC

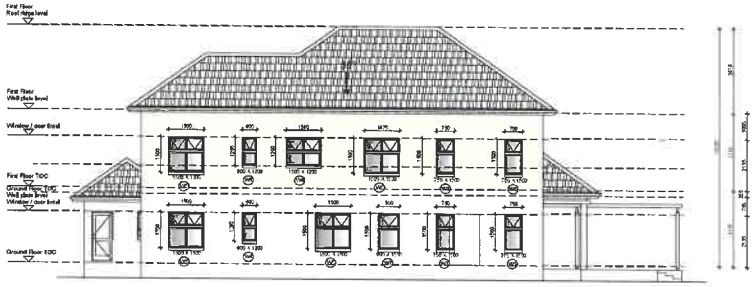
FOR COUNCIL APPROVAL



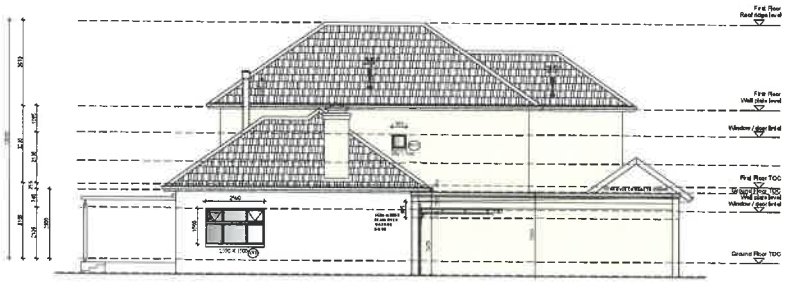
NORTH ELEVATION
1:100



SECTIONAL SOUTH ELEVATION
1:100



EAST ELEVATION
1:100



WEST ELEVATION
1:100

GENERAL NOTES

GENERAL

ALL WORK TO COMPLY WITH MUNICIPAL REGULATIONS
FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING DRAWING
ALL RELEVANT DETAILS, LEVELS, DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORK
ANY DISCREPENCIES ON DRAWING TO BE POINTED OUT TO ARCHITECT IMMEDIATELY

FOUNDATIONS

ALL TO ENGINEERS DETAIL

RAINWATER GOODS

ALUMINIUM GUTTERS TO ALL NEW ROOFS WHERE REQUIRED WITH 152x50mm ALUMINIUM DOWEPS
ALL STORMWATER TO FALL TO CATCHPITS

NOTE

ALL CONCRETE & STEEL WORK TO STRUCTURAL ENGS DESIGN

General notes

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 ,to be adhered to.

4. Natural light and ventilation area of all openings in accordance SANS 10400 Part O natural light area - min.10% of floor area and natural ventilation min.5% of floor area.

5. All glass areas bigger than 1sqm and at a height of less than 500mm from finished floor level to be 6mm safety glass.

6. All cavities below floor level to be filled with concrete and dpc's to be stepped.

RDC Designs cc

Architectural Technologist

Registered with SACAP

PO Box 195
Privat Stellenbosch 7600
Tel / Fax 021-865 1069
Cell 083 9894762
EMail rudc@webmail.co.za

CLIENT

Mr.& Mrs. W .PIETERSE

PROJECT TITLE

PROPOSED ALTERATIONS & ADDITIONS TO DWELLING 5 ACKERMANN STREET ERF 870 STELLENBOSCH

DRAWING TITLE

ELEVATIONS

PROJECT No	MC 2623	SCALE	1/100
DRAWING No	400	DATE	18/07/2023
REV	01	DRAWN	RDC

FOR COUNCIL APPROVAL