

NOTICE OF LAND DEVELOPMENT

APPLICATION FOR REMOVAL AND SUSPENSION OF RESTRICTIVE TITLE DEED CONDITIONS AND TECHNICAL APPROVAL: ERF 1035, STELLENBOSCH

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

Application Property Address:	33 Buitekring Road, Stellenbosch
Application Property Number:	Erf 1035, Stellenbosch
Applicant:	Dennis Moss Partnership / Jacques Volschenk PO Box 371, Stellenbosch, 7599 Tel. 021 887 0124; Fax. 021 886 5393 Email: jacques@dmp.co.za
Owner:	Hendrik & Letitia Botha 33 Buitekring Road, Stellenbosch Tel. 082 460 8388 Email: hein@danre.co.za
Application Reference:	LU/16810

Description of land development proposal:

Application has been made, in terms of section 15(2)(f) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 to remove the following restrictive title deed condition on erf 1035, Stellenbosch to permit the construction of a second dwelling.

'Clause D.I(iii)(b) of T37892/99 – It may be used solely for the purpose of erecting one dwelling, together with the outbuildings used in connection with it.'

Application has also been made, in terms of section 15(2)(f) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 to suspend the following restrictive title deed condition on erf 1035, Stellenbosch to permit the addition of a lounge and kitchen to be 2.5m in lieu of 6.3m from the common boundary.

'Clause D.I(iii)(d) of T37892/99 – No building or structure or any part thereof other than boundary walls or fences may be within 6.3 meters of the rear boundary or side boundary of an adjoining erf, provided that an outbuilding is erected with the consent of the local authority on the prescribed space along the rear boundary may be, provided that such outbuilding does not exceed a height of 3.05 meters, which the height must be measured from the floor to the Wallplate, and provided that no part of it is used for residential purposes by people. On consolidation of any two or more plots, these conditions will apply to the consolidated area as one plot.'



17 Market St • P.O. Box 371 • Stellenbosch 7599 • SOUTH AFRICA
Tel: +27 (0)21 887 0124 • Fax: +27 (0)21 886 5393 • email: info@dmp.co.za • website: www.dmp.co.za

Dennis Moss Planners & Architects (Pty) Ltd. Reg. No. 2003/007711/07
Directors: DF Moss, URP (SA) BA M (URP) M SAPI • GC de Klerk, URP (SA) B Econ M (URP) M SAPI • M Le Roux-Cloete, Pr Arch, BAS, B Arch (UCT), MIArch, CIA • JMH Lackay, Pr S Arch, T MIArch
Associates: D Moss, BA M (URP) M SAPI • JL Volschenk, Pr Pln (TRP SA) • Kobus Louw, Pr Arch, B Arch (UFS) • Hiram von Willingh, Dip Arch • Amanda du Plooy, Pr LArch, BL

Application has also been made for a Technical Approval, in terms of section 15(2)(g) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 to allow the additional use of a second dwelling on erf 1035, Stellenbosch.

Notice is hereby given in terms of the provisions of Section 46 of the said By-Law 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 can 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: Dennis Moss Partnership (Att.: Jacques Volschenk; jacques@dmp.co.za). By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **12 August 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 / 021 887 0124) during normal office hours.

Yours faithfully

JL VOLSCHENK
DENNIS MOSS PARTNERSHIP

KENNISGEWING VAN GRONDONTWIKKELINGSAANSOEK

AANSOEK OM VERWYDERING EN OPHEFFING VAN BEPERKENDE TITELAKTE VOORWAARDES EN TEGNIIESE GOEDKEURING: ERF 1035, STELLENBOSCH

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

Adres van aansoek eiendom:	Buitekringstraat 33, Stellenbosch
Aansoek eiendom beskrywing:	Erf 1035, Stellenbosch
Aansoeker:	Dennis Moss Vennootskap / Jacques Volschenk Posbus 371, Stellenbosch, 7599 Tel. 021 887 0124; Faks. 021 886 5393 Epos: jacques@dmp.co.za
Eienaar:	Hendrik & Letitia Botha Buitekringstraat 33, Stellenbosch Tel. 082 460 8388 Epos. hein@danre.co.za
Aansoek Verwysing:	LU/16810

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen, ingevolge artikel 15(2)(f) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, 2023 om die volgende beperkende titelaktevoorwaarde op erf 1035, Stellenbosch te verwyder om die konstruksie van 'n tweede woning toe te laat.

Klousule D.I(iii)(b) van T37892/99 – ‘Dit mag alleen gebruik word vir die doel om een woning, tesame met die buitegeboue wat gewoonlik in verband daarmee gebruik word, op te rig.’

Daar word ook aansoek gedoen, ingevolge artikel 15(2)(f) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, 2023 om die volgende beperkende titelaktevoorwaarde op erf 1035, Stellenbosch op te skort om 'n sitkamer en kombuis toe te laat 2.5m in plaas van 6.3m vanaf die gemeenskaplike grens.

Klousule D.I(iii)(d) van T37892/99 – ‘Geen gebou of struktuur of enige gedeelte daarvan behalwe grensmure en heinings mag binne 6.3 meter van die agtergrens of sygrens van 'n aangrensende erf nie, met dien verstande dat 'n buitegebou met die toestemming van die plaaslike owerheid op die voorgeskrewe ruimte langs die agtergrens opgerig mag word, mits sodanige buitegebou nie 'n hoogte van 3.05 meter te bowe gaan nie, watter hoogte gemeet moet word van die vloer tot die ankerplaat, en mits geen gedeelte daarvan vir



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bewoningsdoeleindes deur mense aangewend word nie. By konsolidering van enige twee of meer erwe sal hierdie voorwaardes van toepassing wees op die gekonsolideerde gebied as een erf.'

Aansoek om 'n Tegnieese Goedkeuring, ingevolge artikel 15(2)(g) van die Stellenbosch Munisipale Grondgebruikbeplanningsverordening, 2023 om die bykomende gebruik van 'n tweede woning op erf 1035, Stellenbosch toe te laat.

Kennis word hiermee gegee in terme van die voorskrifte van Artikel 46 van die genoemde Verordening 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 tydspan van die publieke deelname proses by die volgende adres:

<https://www.stellenbosch.gov.za/planning/documents/planning-notice/land-use-applications-advertisements>.

Indien die webtuiste of tersaaklike dokumente nie toeganklik 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 terme van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van die 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: Dennis Moss Vennootskap (Vir Aandag: Jacques Volschenk, jacques@dmp.co.za). Deur 'n beswaar, kommentaar of verhoë 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 **12 Augustus 2024**.

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

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsiening gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by (082 821 6365 / 021 887 0124) gedurende normale kantoor ure (of voorsien ure van toepassing).

Die uwe

JL VOLSCHENK
DENNIS MOSS VENNOOTSKAP

EXECUTIVE SUMMARY

APPLICATION FOR REMOVAL AND SUSPENSION OF RESTRICTIVE TITLE DEED CONDITIONS AND TECHNICAL APPROVAL: ERF 1035, STELLENBOSCH

This office has been appointed by the owners of the above-mentioned property, to prepare and submit, on their behalf, an application which would enable the proposed additions to the existing building 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 remove the following restrictive condition in respect of the land unit to permit the construction of a second dwelling:

‘Condition D. I (iii) (b): Dit mag alleen gebruik word vir die doel om een woning, tesame met die buitegeboue wat gewoonlik in verband daarmee gebruik word, op te rig.’

- b) In terms of Section 15(2)(f) of the By-Law, to suspend the following restrictive condition in respect of the land unit to permit the addition of a lounge and kitchen to be 2.5m in lieu of 6.3m from the common boundary:

‘Condition D. I (iii) (d): Geen gebou of struktuur of enige gedeelte daarvan behalwe grensmure en heinings mag binne 6.3 meter van die agtergrens of sygrens van ‘n aangrensende erf nie, met dien verstande dat ‘n buitegebou met die toestemming van die plaaslike owerheid op die voorgeskrewe ruimte langs die agtergrens opgerig mag word, mits sodanige buitegebou nie ‘n hoogte van 3.05 meter te bowe gaan nie, watter hoogte gemeet moet word van die vloer tot die ankerplaat, en mits geen gedeelte daarvan vir bewoningsdoeleindes deur mense aangewend word nie. By konsolidering van enige twee of meer erwe sal hierdie voorwaardes van toepassing wees op die gekonsolideerde gebied as een erf.’

- c) In terms of Section 15(2)(g) of the By-Law, for a technical approval to allow the additional use of a second dwelling on the property.



1 LOCATION AND CONTEXT

The property is situated at No. 33 Buitekring Road, in the neighbourhood of Dalsig, Stellenbosch. The property forms part of Dalsig Township No. 823. The township was established in 1950 when the General Plan was approved by the Surveyor-General on 13 June 1951. The General Plan illustrates the property as forming part of 195 erven (including public open spaces) developed on Portion 1 of the Farm Coligny No. 699, Stellenbosch.

The property borders on residential erven of a similar nature along its common boundaries. The property has a gentle slope which falls approximately 1 metre from south to north for a distance of ± 45 metres.

The main residential building is positioned central to the property due to the common boundary building lines imposed in the title deed. No significant trees or vegetation can be found on the property other than the mature trees on the street verge.



Figure 1: Street elevation of the dwelling on erf 1035, Stellenbosch.

The building plans for the main dwelling house on the property was approved in the late 1960's whereas construction was completed in the early 1970's. The initial building plan of the dwelling proposed a single storey footprint which included 3 bedrooms, 2 bathrooms a kitchen, study, servants' quarters, a single garage and dining and living room. Thereafter, several building plans were submitted for the improvement of the property, with all the additions such as the swimming pool, expansion of the garage, wine cellar and patio additions constructed apart from a 2nd storey proposal.

It is worth noting that the original building plans were approved for a dwelling that encroached the side and rear building lines as imposed in the title deed. The building plans did, however, recognized the existence of a 10 Foot (3.0m) common boundary building line. All subsequent additions that followed were consistent with the latter building line. Notwithstanding the historic processes and approvals, this application aims to address the building line restrictions, as imposed in the title deed, for the current addition to the dwelling.

2 SITE DESCRIPTION AND DEVELOPMENT PARAMETERS

The property is referred to in the title deed as Erf 1035, 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.

PROPERTY DESCRIPTION	SIZE	ZONING	TITLE DEED No.	OWNER
Erf 1035 Stellenbosch, geleë in die gebied van die Stellenbosch Plaaslike Oorgangsraad, afdeling Stellenbosch, Provinsie Wes-Kaap.	1028m ²	Conventional Residential Zone	T37892/1999	Hendrik & Letitia Botha

The property is held under Title Deed No. T37892/1999. In terms of the same there are a number of restrictive title conditions applicable to the property. Only two of the conditions are applicable to this application. These are as follows:

D. Opgelê deur die Administrateur van die Provinsie Kaap die Goeie Hoop kragtens Ordonnansie 33 van 1934 by goedkeuring van Dalsig Dorp, naamlik:-

- (iii) Hierdie erf is onderhewig aan die volgende voorwaardes met dien verstande dat indien die Administrateur, na oorleg met die Dorpskommissie en die Plaaslike Owerheid dit raadsaam ag dat die beperking in enige sodanige voorwaarde te eniger tyd opgeskort of versag behoort te word, hy die onnodige opskorting of versagting kan goedkeur onderworpe aan sodanige voorwaardes as wat hy opla.*
- (b): 'Dit mag alleen gebruik word vir die doel om een woning, tesame met die buitegeboue wat gewoonlik in verband daarmee gebruik word, op te rig.'*
- (d): 'Geen gebou of struktuur of enige gedeelte daarvan behalwe grensmure en heinings mag binne 6.3 meter van die agtergrens of sygrens van 'n aangrensende erf nie, met dien verstande dat 'n buitegebou met die toestemming van die plaaslike owerheid op die voorgeskrewe ruimte langs die agtergrens opgerig mag word, mits sodanige buitegebou nie 'n hoogte van 3.05 meter te bowe gaan nie, watter hoogte gemeet moet word van die vloer tot die ankerplaat, en mits geen gedeelte daarvan vir bewoningsdoeleindes deur mense aangewend word nie. By konsolidering van enige twee of meer erwe sal hierdie voorwaardes van toepassing wees op die gekonsolideerde gebied as een erf.'*

Having regard for the project proposal, the above conditions need to be removed/suspended as it may prevent the implementation of the project as proposed.

The property is zoned Conventional Residential Zone in terms of the Stellenbosch Municipality Zoning Scheme By-Law, 2023. This zoning provides for the current and future use of the property as intended. The zoning scheme By-Law also imposes certain building development parameters to adhere to. The development parameters, which apply to Conventional Residential Zone, together with the title deed restrictive conditions and development proposal are compared in the table below.

DEVELOPMENT PARAMETER	ZONING SCHEME (2023)	TITLE DEED RESTRICTIONS	DEVELOPMENT PROPOSAL
Zoning	Conventional Residential Zone	/	Conventional Residential Zone
Primary Uses	Dwelling House	One dwelling	Dwelling House
Additional Uses	Second dwelling	/	Second Dwelling
Coverage	The greater of 300m ² or 60%	/	320m ² / 31%
Height	2 Storeys	Outbuildings: 3.05m	1 Storey
Street Building Line	4.0m	6.3m	4.0m
Side Building Line	2.5m (common)	/	2.5m
Rear Building Line	2.5m (common)	/	2.5m
Parking	2 bays / dwelling house 1 bay / second dwelling	/	3 Bays

The development proposal is largely consistent with the above restrictive title conditions, bar some minor aspects, hence this application.

3 DESCRIPTION OF ACTIVITY

The project proposal entails additions to the existing dwelling house and the establishment of a second dwelling. The proposal is illustrated on the attached drawings.

The second dwelling addition is proposed on the southeastern wing of the dwelling. It falls within the 2.5m common boundary building line of the zoning scheme and is in line with the rest of the house along this boundary. The addition will include a new lounge and kitchen to be added next to an existing bedroom and en-suite bathroom. The addition will form a self-contained dwelling with an internal link to the rest of the house. The total area of the second dwelling will be approximately 44m².

Having regard for the parking requirements, an additional dedicated parking bay is provided next to the second dwelling. In total the property will accommodate 5 parking bays (including the existing double garage and two open bays in front of the garage).

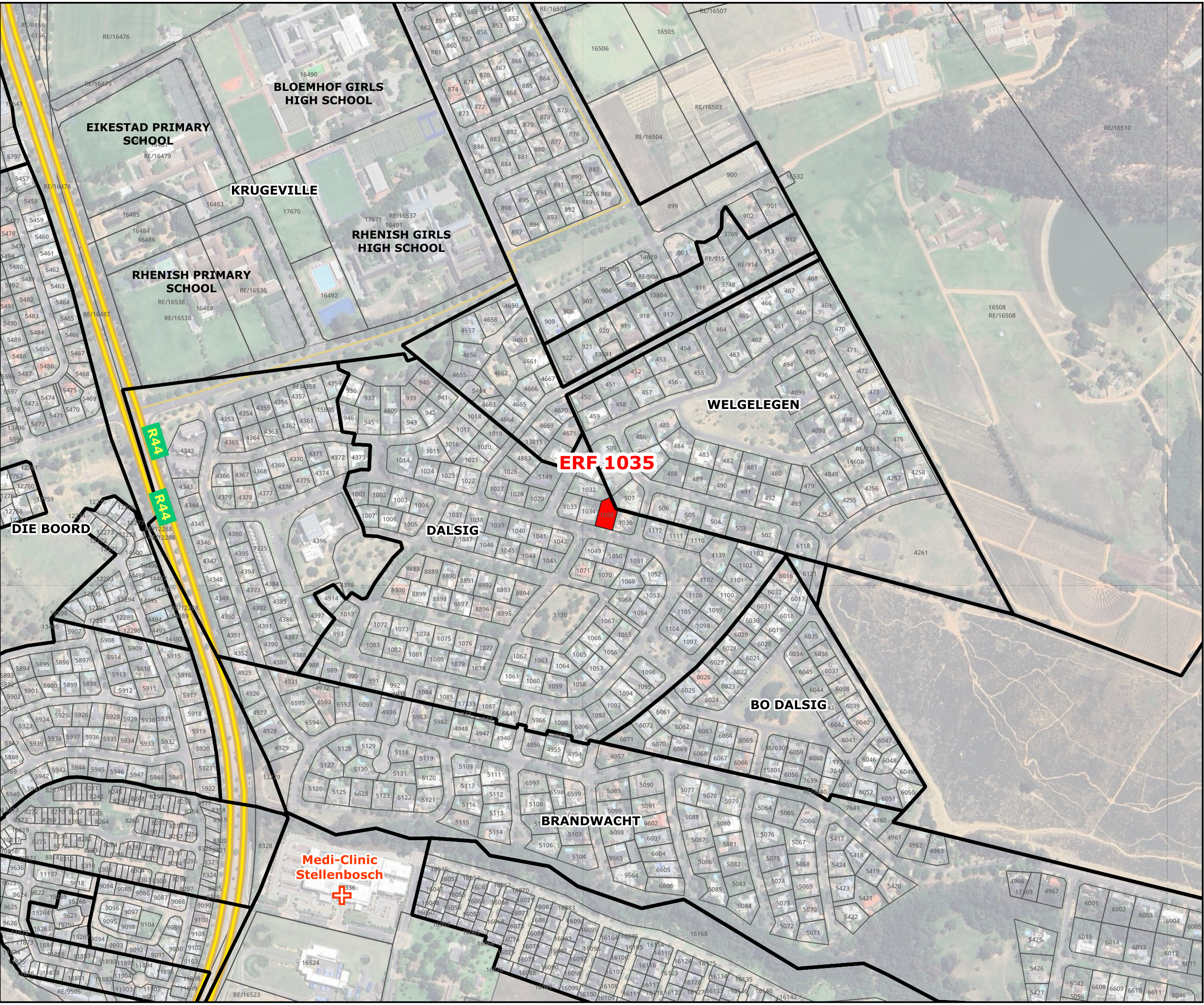
In terms of the Stellenbosch Municipality Zoning By-Law, 2023, the proposal is compliant and consistent with all parameters of the current zoning.

4 CONCLUSION

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

- a) The application to be considered is not the first of its kind, similar applications within the Dalsig and Brandwacht neighbourhood (with the title deeds containing similar restrictive conditions) have been submitted to relax the restrictive title deed parameters to allow for the property owners to further develop their properties.
- b) It is contended that only the direct neighbour on the eastern side of the property will potentially be affected by the proposal.

- c) All surrounding neighbours have provided their consent in respect of the proposal and application.
- d) The Stellenbosch Spatial Development Framework (SDF) does not provide any definitive guidelines on the specific development type. As a general principle, the SDF does support denser settlements and encourages dense developments inside the urban edge.
- e) The proposal will not result in diminished rights of neighbouring properties.
- f) No infrastructural/road upgrades will be required on approval of the application.



LEGEND

General Plan

R44

Main Road

Subject Property

Erven

Farm Portion

050100150200250 m

DENNIS MOSS PARTNERSHIP

INTERDISCIPLINARY SUSTAINABILITY CONSULTANTS

Architect • Urban & Regional Planner • Landscape Architects

Environmental Planners • Urban Designers

CLIENT:

DR. HEIN BOTHA

PROJECT NAME:

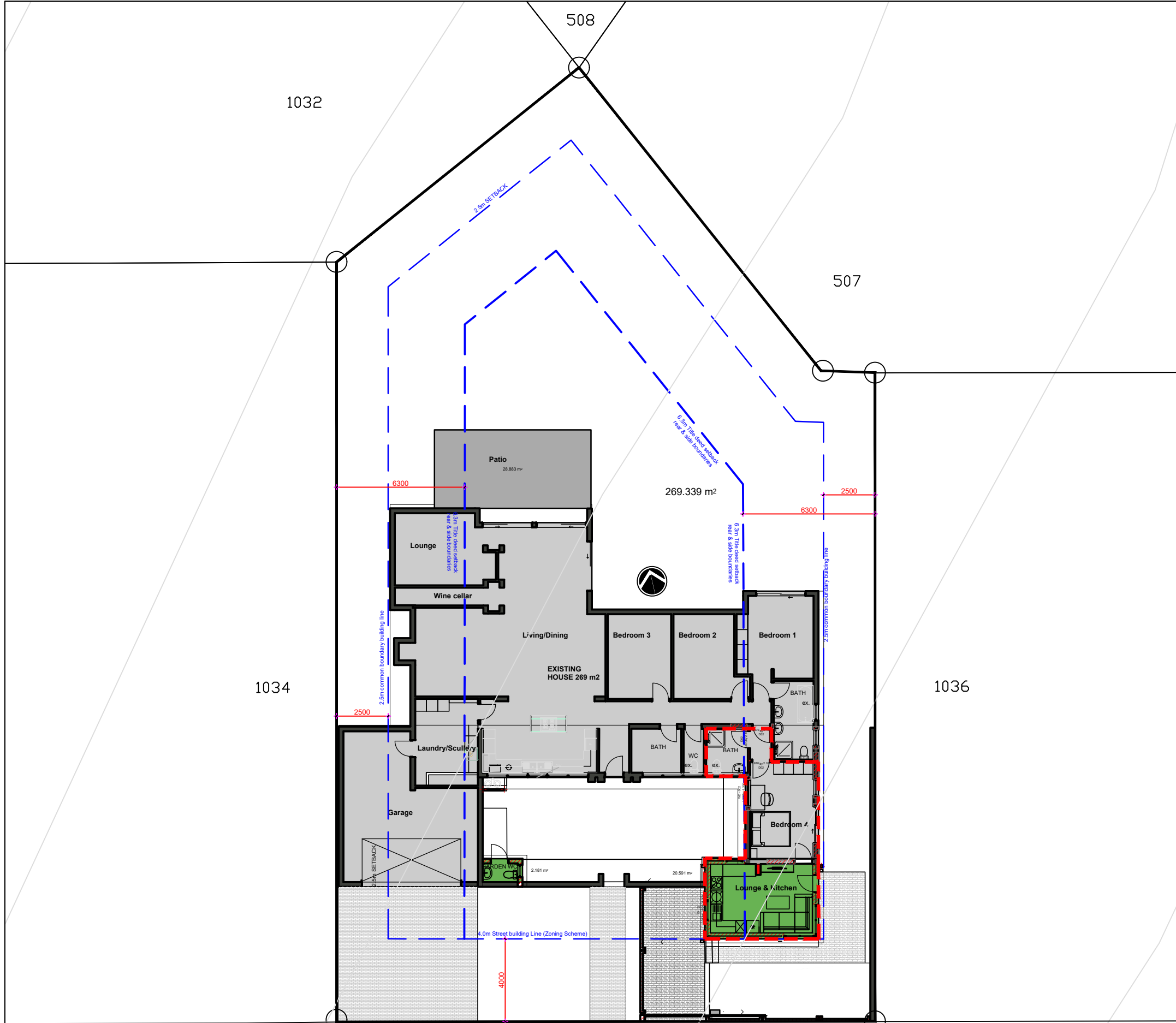
**REMOVAL OF RESTRICTIVE
CONDITIONS & TECHNICAL
APPROVAL APPLICATION ERF 1035
STELLENBOSCH**

DRAWING NAME:

LOCALITY PLAN

PROJECT NO.	U4352	DATE:	12 JAN 2024
REVISION NO.	/	DRAWN BY:	BBS
		CHECKED:	JLV

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BUITEKRING ROAD

AREA TABLE

Site Area Erf 1035	1 026 m²
Existing Building Area	297 m² (28.5%)
New Building Area Lounge & Kitchen - 20m² Garden WC - 4m²	24 m²
Total Building Area	320 m²
Current Coverage:	297 m² (28.9%)
Proposed Coverage:	320 m² (31.1%)
Permitted Coverage:	513 m² (50%)



Second Dwelling - 44 m²
(Includes Bedroom 4,
Bathroom, and addition of
Lounge and Kitchen)



CLIENT: DR. HEIN BOOTH

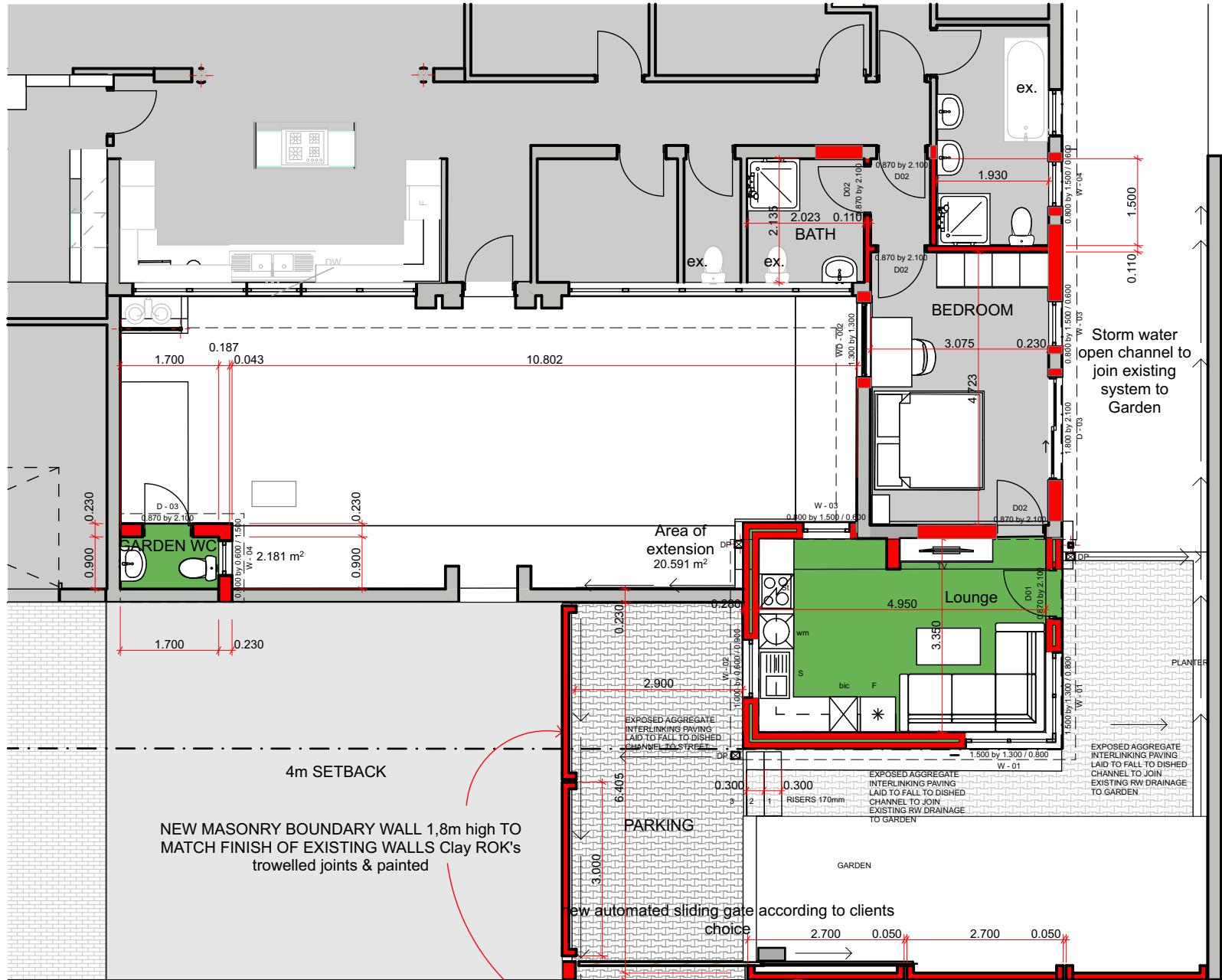
PROJECT TITLE:
REMOVAL OF RESTRICTIVE
CONDITIONS & TECHNICAL
APPROVAL - ERF 1035
STELLENBOSCH

DRAWING TITLE:
SECOND DWELLING FLOOR
PLAN AND AREA
CALCULATIONS

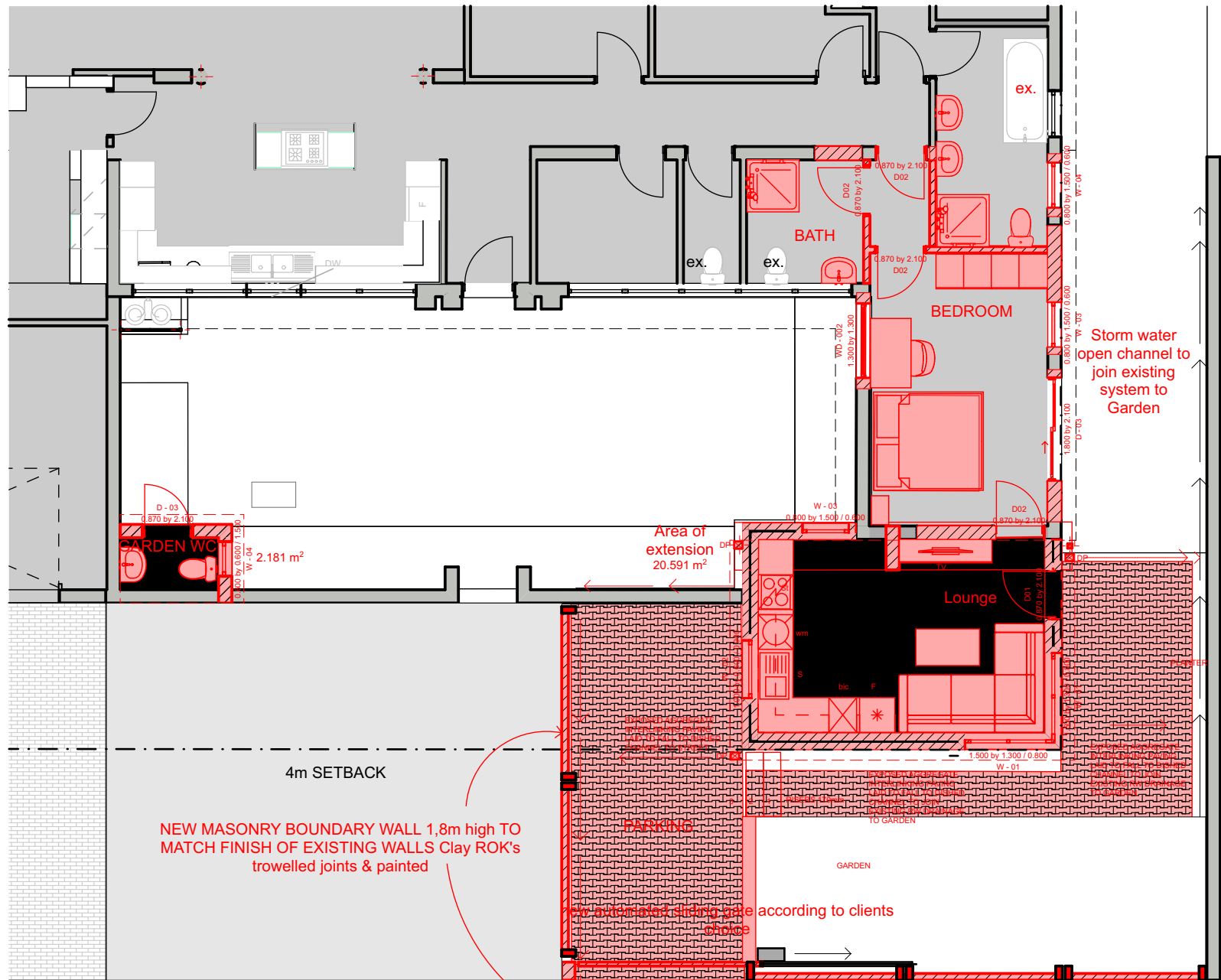
PROJECT No:	U4352	SCALE:	1:100
DRAWING No:	PL001	DATE:	02 FEB 2024
REV:	/	DRAWN:	BBS
		CHECKED:	BBS

FOR DISCUSSION

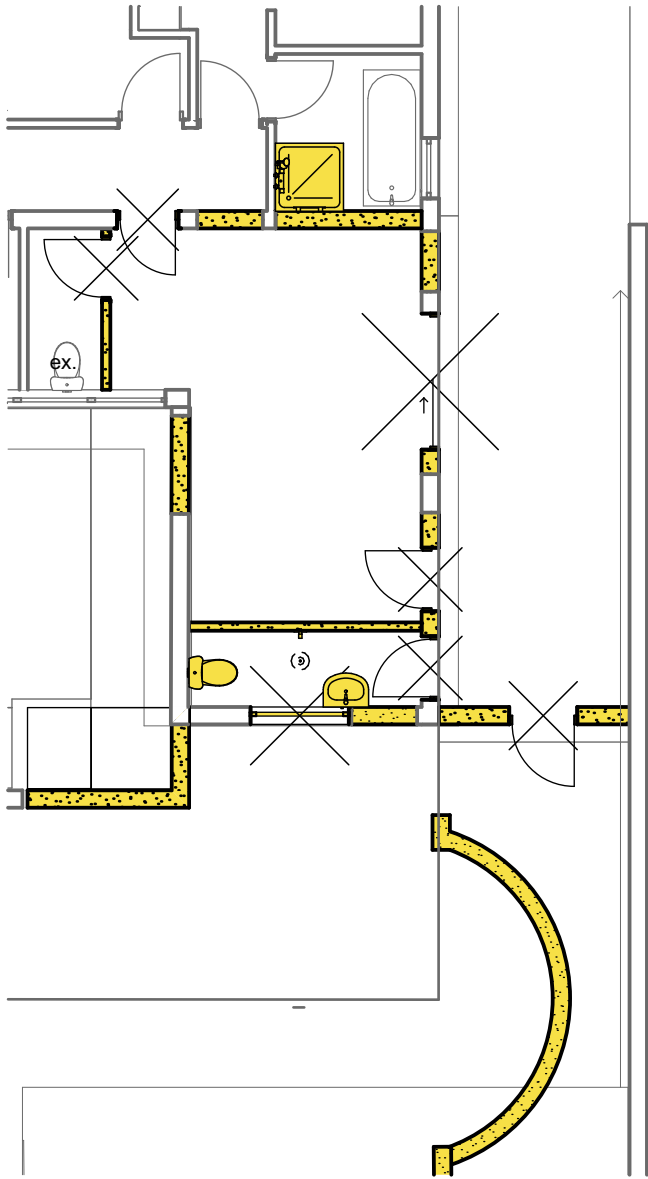
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0. Ground Floor AS PLANNED 1:100



0. Ground Floor NEW ELEMENTS 1:100



0. Ground Floor DEMOLITION 1:100

GENERAL NOTES

All dimensions and levels to be checked and verified on site by the contractors, before commencing any works. All discrepancies on drawings as intended variations from drawings are to be cleared with Architects before putting any work in hand.
All structural works to be strictly in accordance with engineers drawings and specifications.
All ventilation by mechanical engineer, but all rooms to have min. 10% glazed and 5% ventilation of floor area. Provide mechanical ventilation to all rooms with no natural ventilation.
All external timber to be Meranti PAR, or as indicated.
All paint, varnish, sealants and other finishes to be SABS approved and applied in strict accordance to manufacturers specification.
All electrical to Electrical engineer, but all light switches to be 900mm above finished floor level. All plug points to be 300mm above finished floor level. All kitchen, scullery & laundry plug points to be 225mm to center of cover above counter.
All existing trees on site to be retained, unless otherwise instructed and protected for the duration of building operations. All levels to be confirmed by the Architect on site. All retaining walls as per Engineers specification and detail.

WALLS

Walls to be constructed with SABS approved clay bricks. Allow 50mm or more if specified cavity as shown on plan with 12 gg galvanized butterfly wall ties to all cavity walls in accordance with SABS, 28 at 900mm horizontal and 600mm vertical centers. Walls to be plastered internally and externally and to be finished with SABS approved external quality Acrylic paint, and to be applied in strict accordance to manufacturers specification.

FOUNDATIONS

To be as per structural engineer, but for 280mm & 230mm walls - 700 x 250mm For 110mm walls - 600 x 250mm Unless otherwise specified the above specifications apply. The depth of the foundations depends on approved bearing level but no less than 750mm below NGL. Concrete to be 15Mpa after 28 days. Brickforce every course. No foundations will be constructed on fill material. All foundation walls to be concrete filled.

FLOORS

Ground Floor - Finish as indicated on plan on 25mm screed on 100mm thick 15Mpa concrete surface bed on 250 micron DPM on 50mm compacted sandbed on selected invert fill compacted in 150mm layers to 98% AASHTO. Where plinth depth exceeds 1.0m from natural ground level reinforcing mesh or bars must be introduced into the slab. All to be in accordance with structural engineers detail.
First Floor - Finish as indicated on plan on 25mm screed on reinforced concrete slab as per Engineers detail and specification. Where balcony's occur, a minimum step of 170mm lower than internal concrete level is to take place.
Balcony - Finish as indicated on plan on ± 50 mm screed to fall on slip sheet on derbigum waterproofing on reinforced concrete slab. Derbigum to be applied by an approved derbigum waterproofing specialist sub contractor. All storm water to discharge into fullbore outlets, refer to plan for detail.

TIMBER DECKING

Hardwood timber, Garapa or similar approved decking boards 10x140mm smooth finished fitted to CCA H3 treated substructure to engineers design max spacing of 450mm between supporting beams.

DAMP PROOFING

Under floor membrane & DPC must be lapped over entire length of external walls in accordance with Gundle Plastics' detail. All joints to be sealed in accordance with manufacturers instructions. Provide "Brickgrip" above, below & around all external doors and windows.

CEILINGS

T&G SA Pine stained to match existing house ceilings. Insulation according to energy efficiency specialist as per SANS 10400XA requirements

DOORS & WINDOWS

To conform to NBR. All glass to also conform. (Part N SABS 0400 -1990) Refer to window and door schedule. All glazing lower than 500mm from fll to be safety glass. Extra care should be taken in preventing any damage to window and door frames. Contractor to provide pre cast concrete lintols over all door and window openings with not less than 250mm support onto wall on both sides.

DRAINAGE

Closed system to conform to NBR. First l.E to be min. 450mm below NGL. 110mm ϕ pvc drainage pipe to fall 1 : 60 min and 1 : 40 max. Drainage pipes under concrete slab to be laid in compacted sand fill with 4 x 12mm ϕ mild steel bars where it runs underneath the building. All to be strictly in accordance with National Building Regulations.

BRICKPAVING

Brickpavers as selected by Architect or as per drawings and schedules on 1:8 dry sand & cement mix on compacted sand fill. Pattern to be resolved on site with Architect. Brick edging to be set in concrete strip footing.

SHOWER FLOORS

To be waterproofed with ABE DURAFLEX, brushed or rolled on after screed including 150mm vertical band against walls in shower area and reinforced in corners with fiberglass membrane as per manufacturer's specifications, to take tiling as specified.

INSULATION

Class A1 fire rating, Polyester Ceiling Insulation 145mm 6m2 ISOTHERM or other fit for purpose insulation with a minimum R value of 3.7 to all ceilings except garage.

Provide piping insulation with a wall thickness of not less than 35mm and a minimum R value of 1.0 to all hot water pipes.

Provide white polyester fibre geyser blanket as per Rhino Plastics with a R value of 1.02 to all hot water storage vessels.

Refer to Energy report by specialist for more detail

HEATPUMP

Heatpumps as indicated to be connected on a separate power point that meets the rate requirements for heat pumps. Do not use the mains power switch to control the on and off switching of the heat pump. Installation to be undertaken by a qualified electrician.

SOLAR GEYSER

SANS 0400 compliant geyser in roof void with solar panel on metal roofing. Installation to be undertaken by a qualified electrician.

SKIRTING

Pack of 5 Pine Skirtings SSK Primed White T22mm x W70mm x L2400mm all to be painted, colour by architect.

CORNICE

25x25 Aluminium Shadowline cornice, Trimm or similar approved

WATER SUPPLY PIPES

all plumbing pipes and fittings to be (Serbco WP) PP-r or other fit for purpose type in accordance with SANS 15874 part 2,3 and 5b

RAINWATER GOODS

Provide seamless aluminum gutters and pvc rainwater down pipes to discharge stormwater into catch pits and under ground stormwater system.

All fascia's to be 225mm x 15mm nu tek board.

All excess stormwater on concrete roofs to be discharge into stormwater system by means of fullbores.

ROOF

BIG SIX FIBRE CEMENT SHEETING on sisalation vapour barrier on 70 mm Lambdaboard (with underpurlin facing, long roof screws) on minimum 76mm purlins with 75 mm Aerolite glass wool blanket between purlins on exposed trusses, skimmed plasterboard ceiling underpurlins between trusses.

GAS INSTALLATION

gas line and installation fittings like regulators, change over valves, ball valves, pigtails, compression fittings and stop ends to be done by a registered LPG DEALER.

Gas installation to comply with SANS 10087 Part / 2004 capacity will not exceed 2 x 48 kilogram, and a change over device with 2 x 48 kilogram LPG gas will be installed.

Space heating to comply with Part V of the SANS 0400.



Revision History

RevID	ChID	Change Name	Date

ARCHITECTS



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HOUSE BOTHA

33 BUITEKRING ROAD
STELLENBOSCH
SA
7600

Drawing Name

**Ground Floor AS PLANNED,
Ground Floor DEMOLITION,
Ground Floor NEW ELEMENTS,
ROOF SPACE**

Drawing Status

Modified by Date

Checked by Date

Drawing Scale

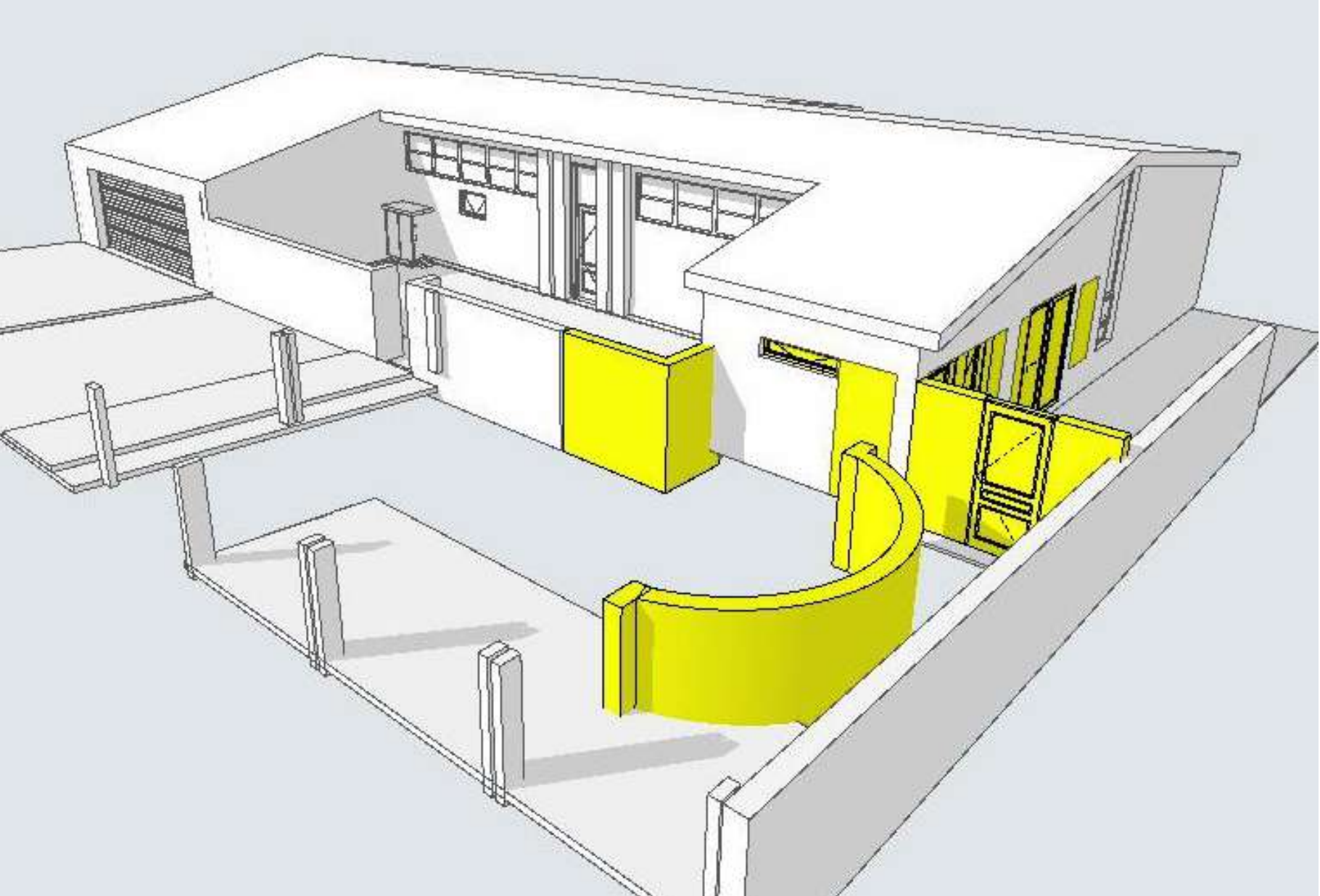
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Layout ID Revision

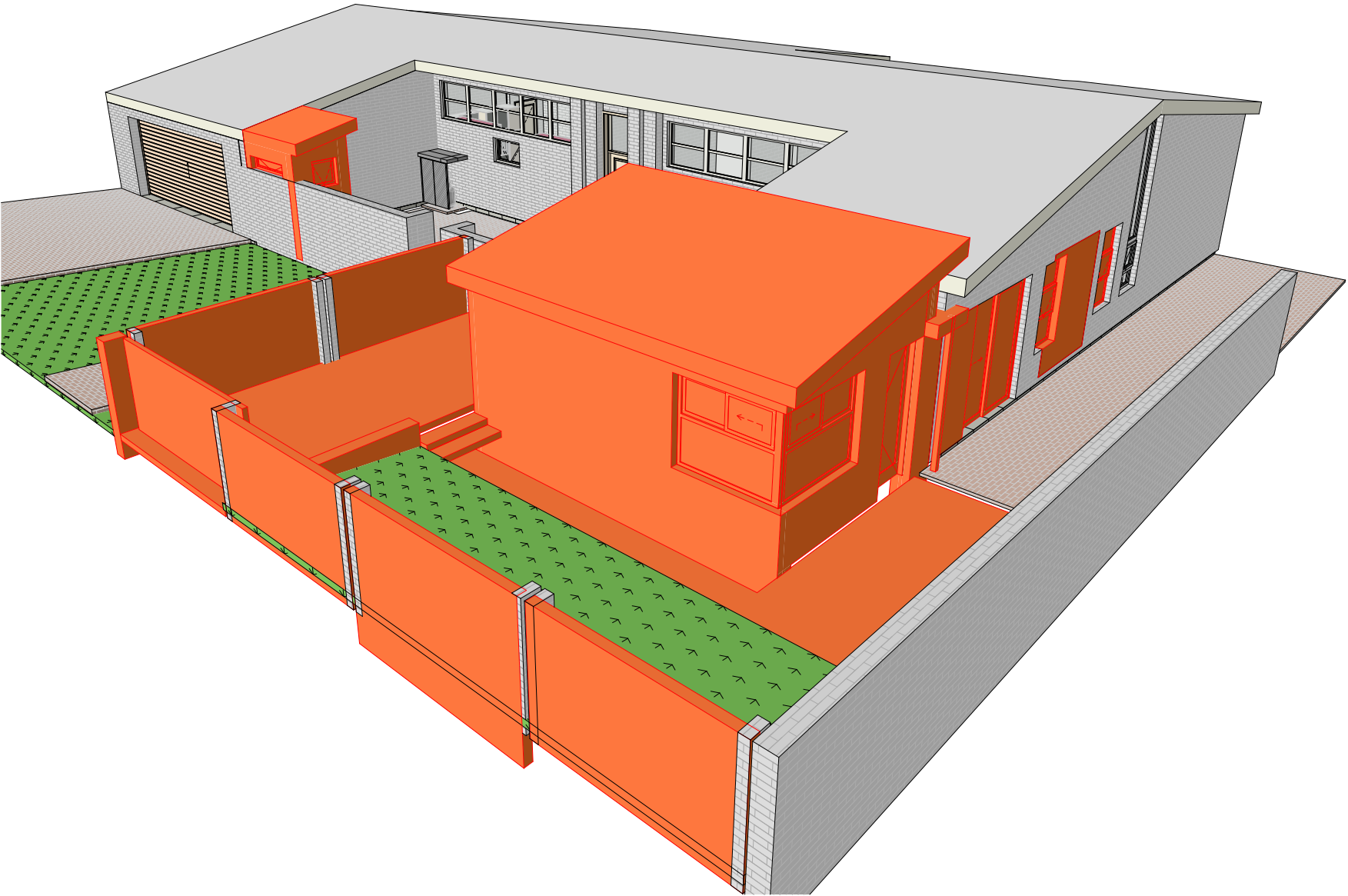
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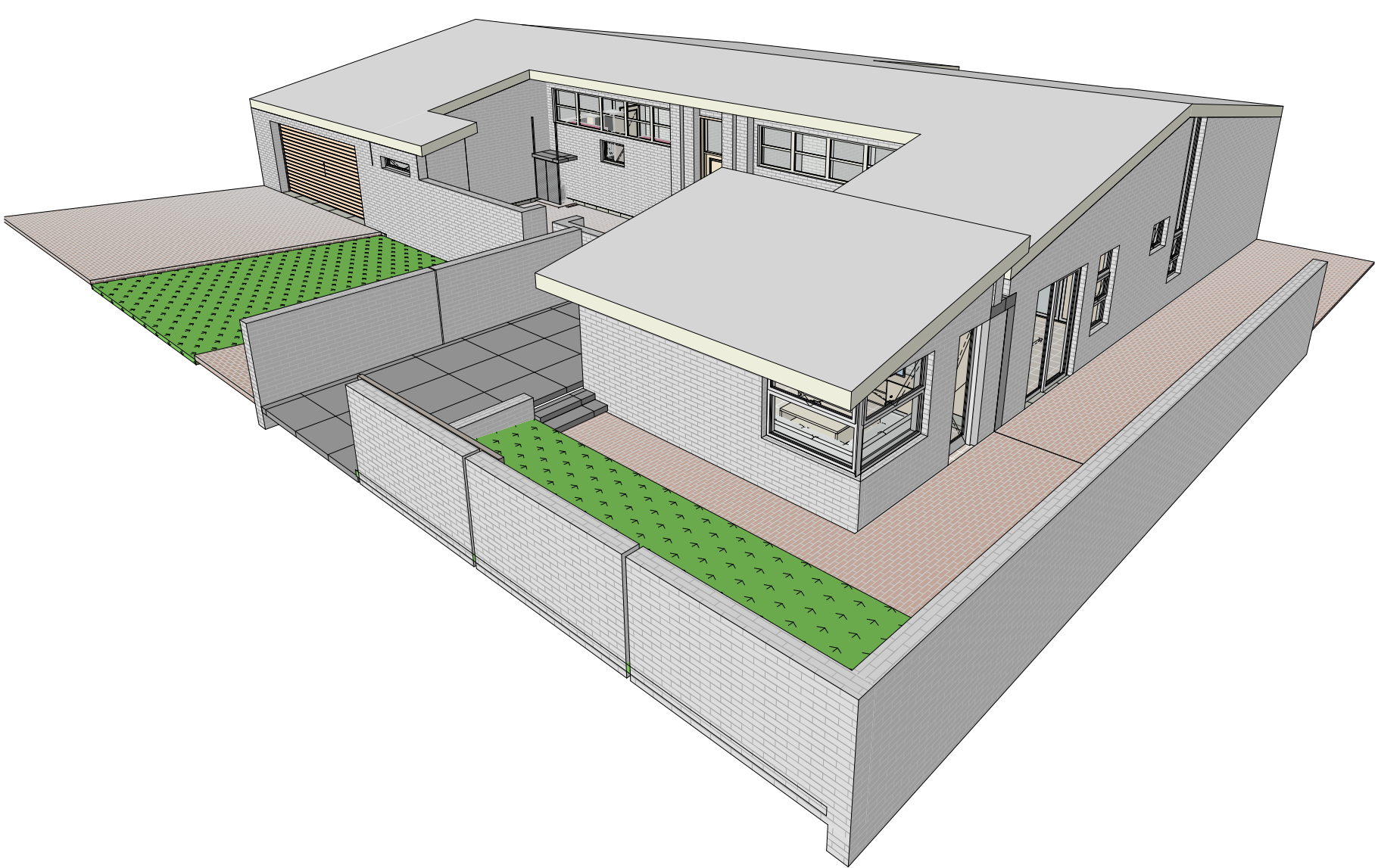
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DEMOLITION Perspective 1:111.86



NEW WORK Perspective 1:182.46



AS PLANNED Perspective 1:198.62



Revision History			
RevID	ChID	Change Name	Date

ARCHITECTS



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Drawing Name
**EXISTING Perspective,
DEMOLITION Perspective, AS
PLANNED Perspective, NEW
WORK Perspective**

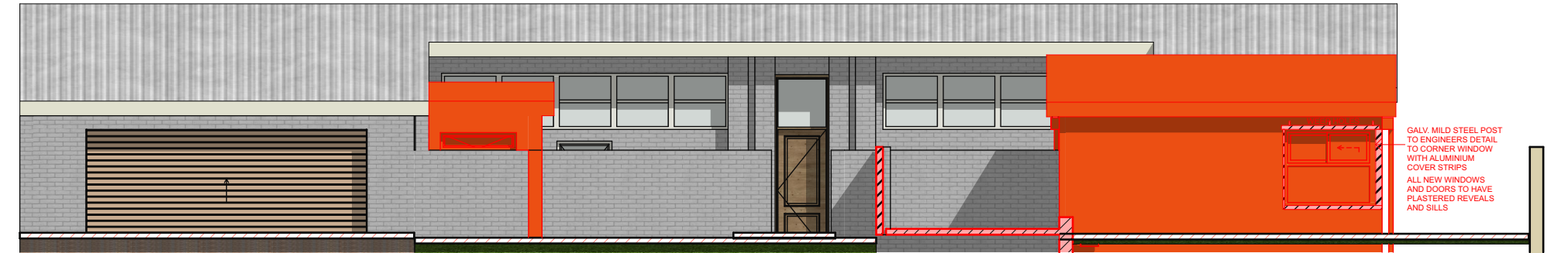
Drawing Status

Modified by Date

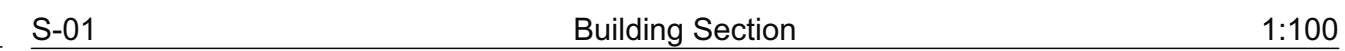
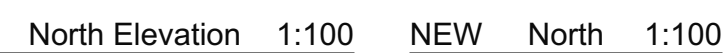
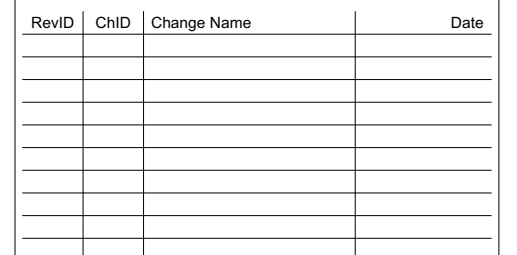
Checked by Date

Drawing Scale
1:111.86, 1:198.62, 1:182.46

Layout ID Revision
02



:100



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Site, East Elevation, North
Elevation, EAST, North, South
Elevation, South, West
Elevation, Building Section

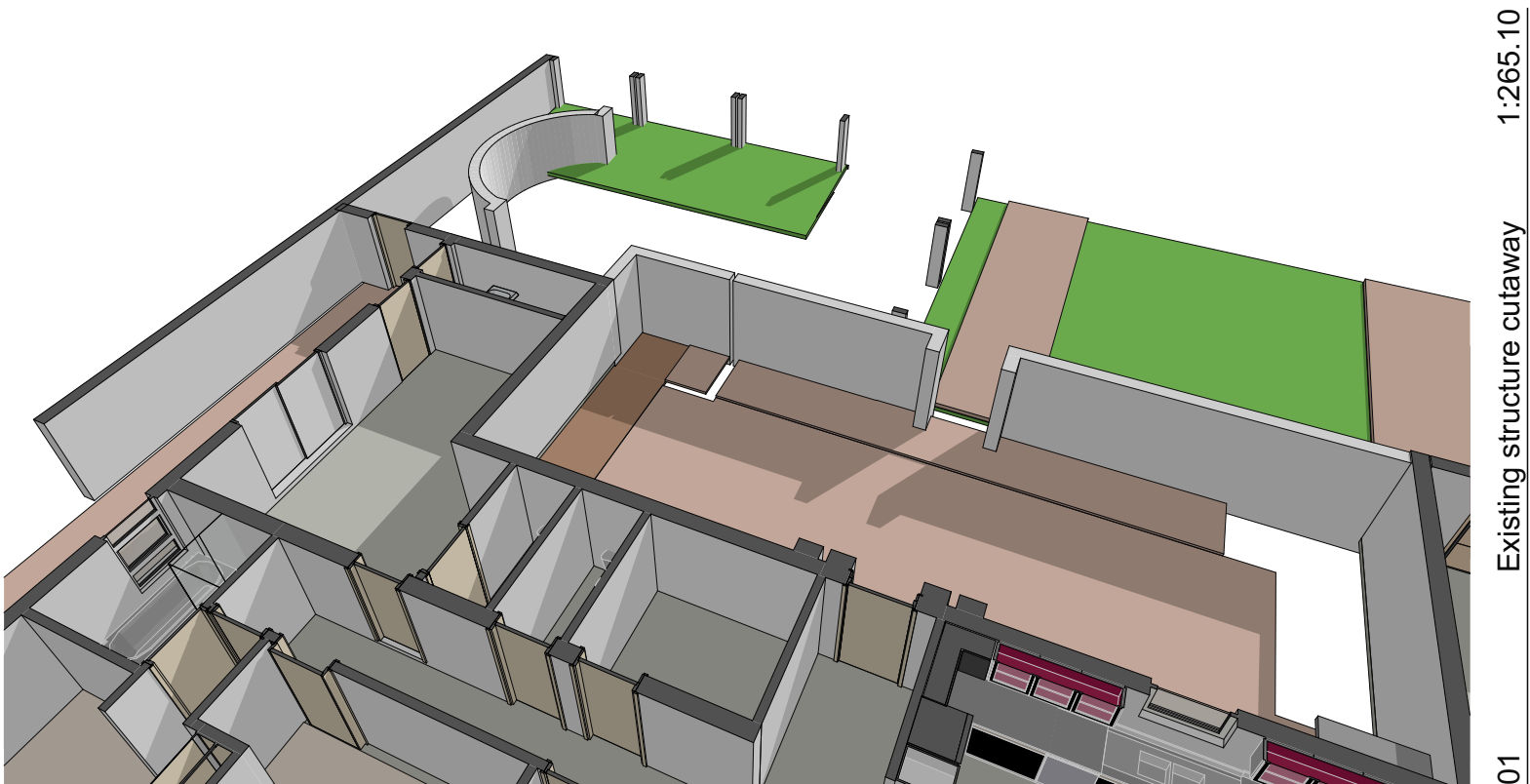
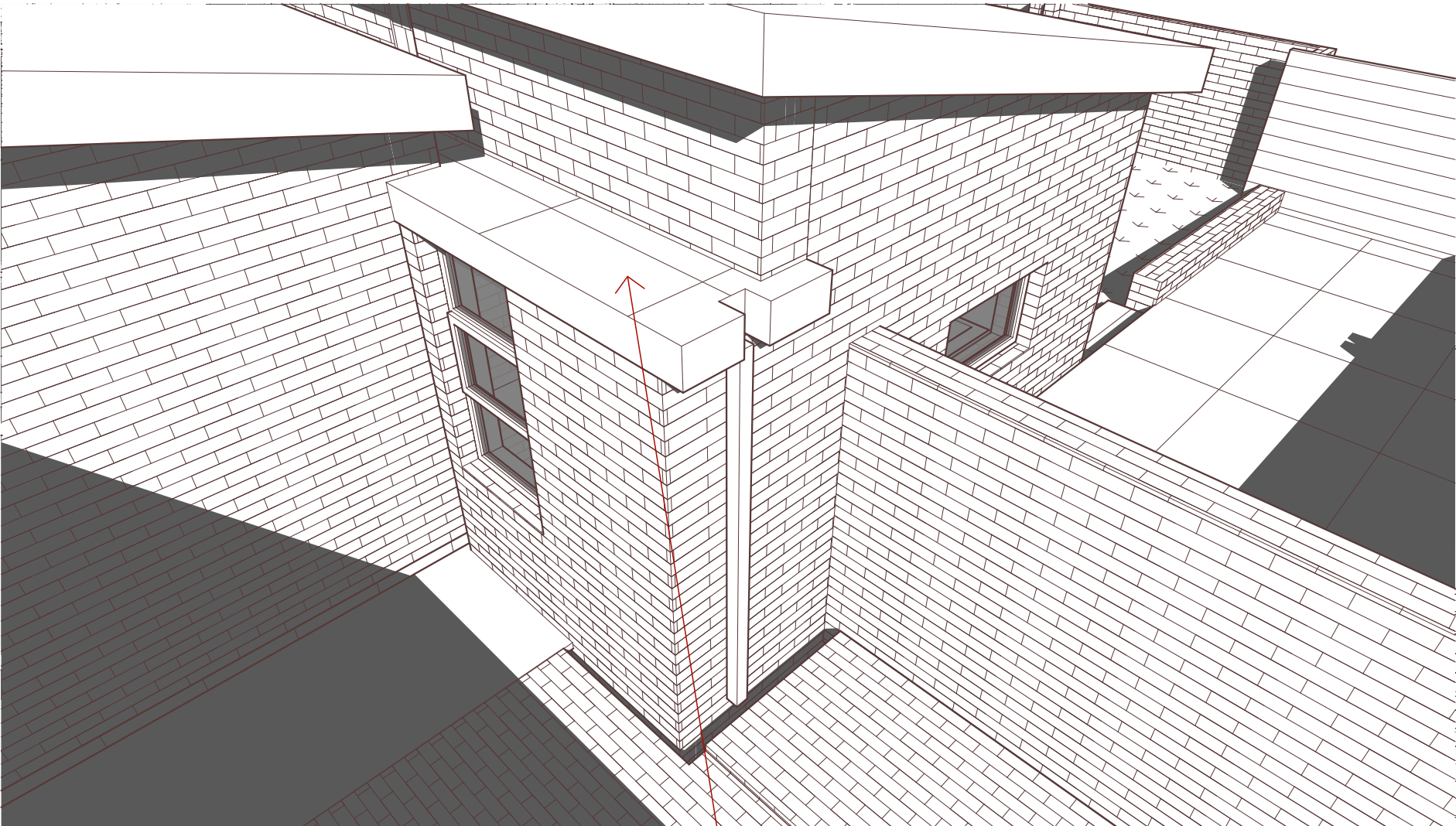
Layout ID	Revision
03	

All Openings Schedule													
Element ID	D01	D02	D02	D - 03	D - 03	W - 01	W - 01	W - 02	W - 03	W - 04	W - 04	WD - 002	WD - 004
Quantity	1	2	2	1	1	1	1	1	2	1	1	1	1
W x H Size	0.870×2.100	0.870×2.100	0.870×2.100	0.870×2.100	1.800×2.100	1.500×1.300	1.500×1.300	1.000×0.600	0.800×1.500	0.600×0.600	0.800×1.500	1.300×1.300	1.300×0.300
Orientation	L	L	R	R	R	L	R						
Sill height	0.000	0.000	0.000	0.000	0.000	0.800	0.800	0.900	0.600	1.500	0.600	0.800	0.000
2D Symbol													
3D Back View													
W/D Opening Surface Area on the Side Opposite to the Reveal Side	1.80	1.83	1.83	1.83	3.78	1.80	1.80	0.60	1.20	0.36	1.20	1.69	0.39
Description	Safety Glass Aluminium Palace section	Semi solid in Timber frame	Semi solid in Timber frame	Solid timber door p...	Safety Glass Aluminium Palace section	Palace section alu	Palace section alu	Palace section alu	Palace section alu	Palace section alu	Palace section alu	Palace section alu	Palace section alu

IES-02

All Openings Schedule

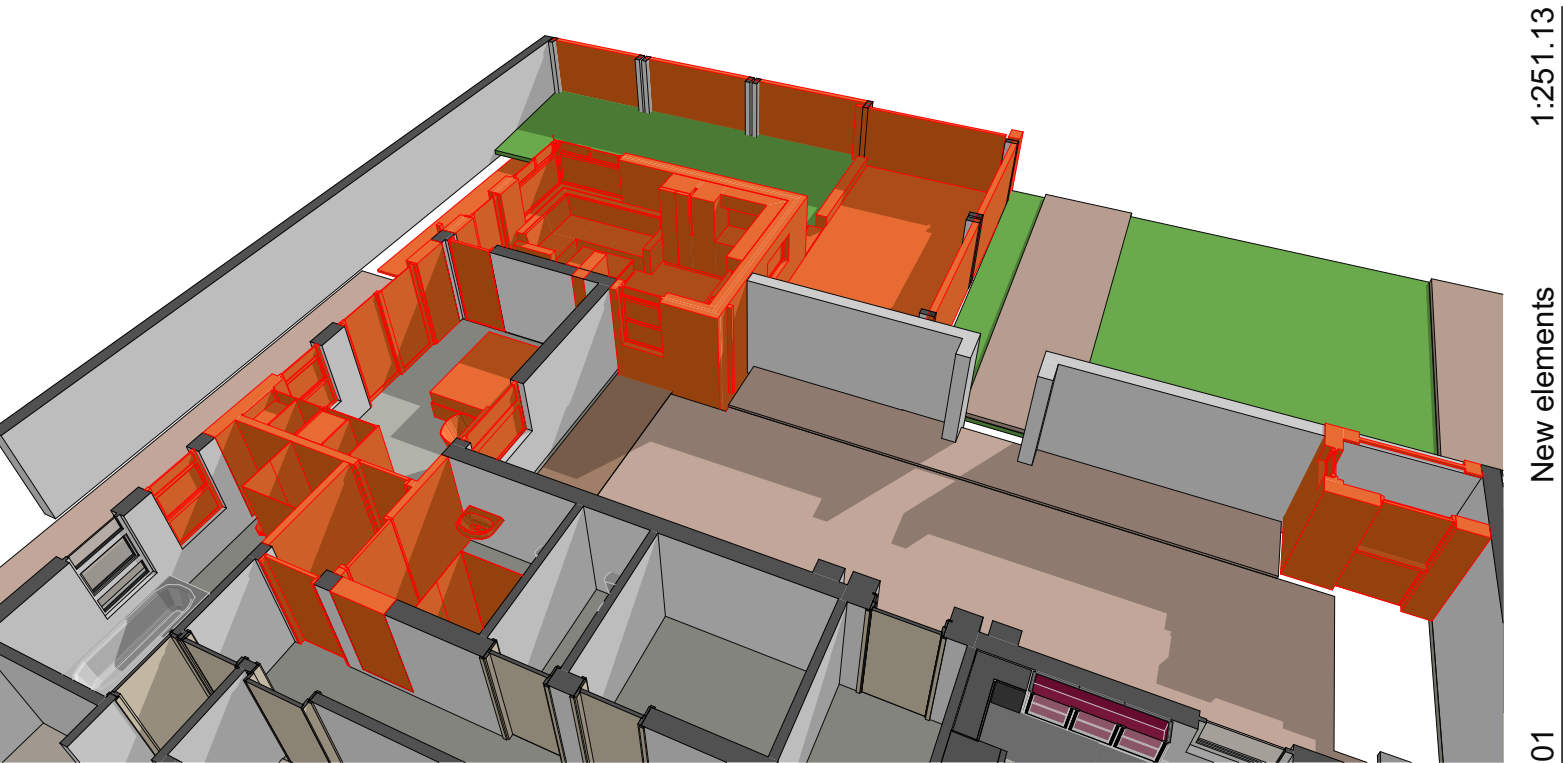
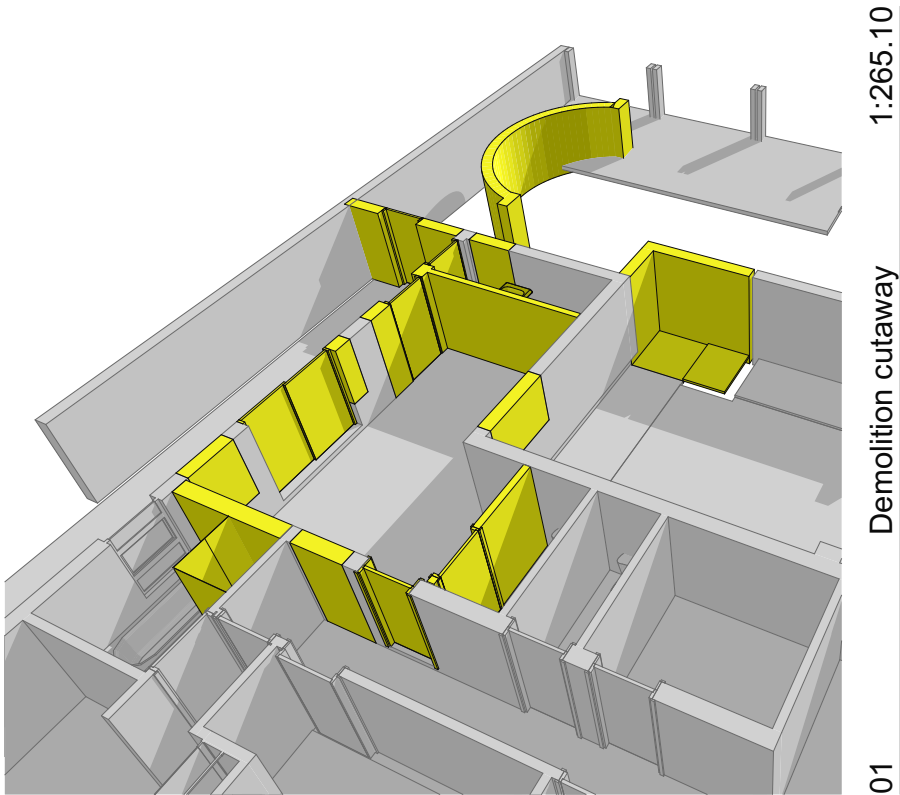
1:1



SLAB GUTTER

3D

1:212.07



CONCRETE GUTTER TO ENGINEER'S DETAIL. SCREEDED TO FALL TO HOPPER HEADS ON BOTH ENDS TO DOWNPIPES TO PAVED VALLEYS. TREATED CONCRETE AND DERBIGUM TORCH ON WATERPROOFING ACCORDING TO SPECIALIST SPECIFICATION



Revision History			
RevID	ChID	Change Name	Date

ARCHITECTS



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Drawing Name
New elements, Existing structure cutaway, Demolition cutaway, All Openings Schedule, 3D

Drawing Status

Modified by Date

Checked by Date

Drawing Scale
1:251.13, 1:265.10, 1:1, 1:212.07

Layout ID Revision
04