

STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/4872 (TP169/2022)

Our File Reference Number: Erf 1370, Franschhoek

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL [REDACTED]

Sir / Madam

APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, PERMANENT DEPARTURE AND PERMISSION REQUIRED IN TERMS OF THE ZONING SCHEME : ERF 1370, FRANSCHHOEK

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(s) in terms of Section 15(2) of the Stellenbosch Municipality By-law on Municipal Land Use Planning, 2023 on Erf 1370, Franschhoek:
 - 2.1.1 Removal of restrictive title deed conditions B.1.(a) and (b) as contained in deed of transfer number T. 76023 of 2007 in terms of Section 15(2)(f) of the said Bylaw in order to allow for a portion of the building to be three (3) storeys in height and for portions of the building to have a maximum height exceeding 6.5m from the ground level to the underside of the eaves, the restrictions to be removed read as follows:
 - **Condition B.1.(a)** Not exceed TWO (2) stories at any point;
 - **Condition B.1.(b):** Have a maximum distance not exceeding SIX COMMA FIVE (6,5) metres at any point of the building from ground level to the underside of the eaves;
 - 2.1.2 Departure in terms of Section 15(2)(b) of the said By-Law, for the following:
 - 2.1.2.1 to allow for a portion of the building to be three (3) storeys in height in order to accommodate the existing habitable roof space,

- 2.1.2.2 to relax the common building line adjacent to Erf 1380, Franschhoek from 2,5m to 2,08m in order to accommodate the balcony on the first floor,
- 2.1.2.3 to relax the common building line adjacent to Erf 1369 Franschhoek from 2,5m to 2,3m in order to accommodate the store room on the ground floor and existing kitchen on the first floor.
- 2.1.3 Permission required in terms of the zoning scheme (Technical approval / additional use) in terms of Section 15(2)(g) of the said By-Law to allow for a bed and breakfast establishment (2 bedrooms) on the property.

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 **conditions** imposed in terms of Section 66 of the said Bylaw:

- 3.1. The approval only applies to the removal of restrictive title deed conditions, technical approval and departure 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. A maximum number of two (2) bedrooms be used for the accommodation of paying guests.
- 3.3. Four (4) parking bays must, at all times be provided on site to the satisfaction of this Municipality
- 3.4. Building plans must be generally in accordance with the floor layout plan, Sections & elevations plan as referenced 3001, 3002 & 3003 dated 26 & 28 October 2022 and drawn by Tiem Ziehl Architects and attached as **ANNEXURE A**.
- 3.5. Development charges are payable in accordance with the prevailing and Council Tariffs at the time of payment prior to the approval of any building plans.
- 3.6. The applicant, after publication of a notice in the Provincial Gazette to apply to the Registrar of Deeds to make appropriate entries in, and endorsements on, any relevant register or title deed to reflect the removal, suspension or amendment of the restrictive conditions.

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

- 4.1. The existing dwelling constructed over the common building lines does not have major impact on the surrounding properties due to the current orientation of the dwelling unit.

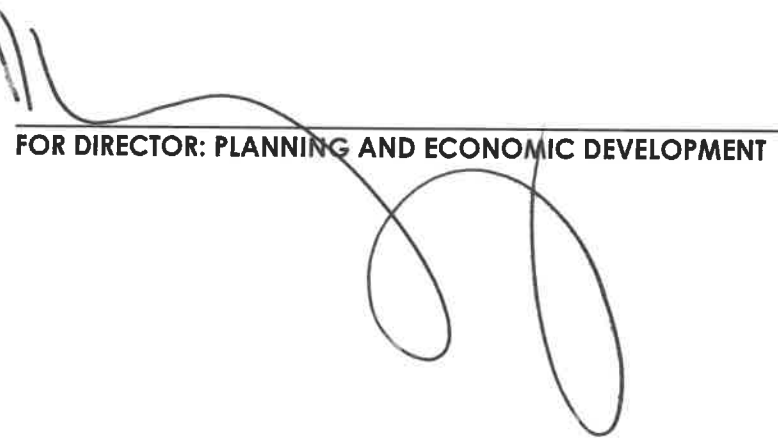
- 4.2. The existing three storey portion of a dwelling does not seem to have an impact in this area as the property is sloping and the structure is viewed as a two-storey dwelling from the street.
- 4.3. The additional use applied for is residential in nature and it blends well with the land uses found in this area.
- 4.4. Sufficient parking has been provided for the proposed bed and breakfast.
5. 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.
6. 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.
7. **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**
8. 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.
9. 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.
10. 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.

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

12. 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

4/6/2025
DATE

[REDACTED]

[REDACTED]

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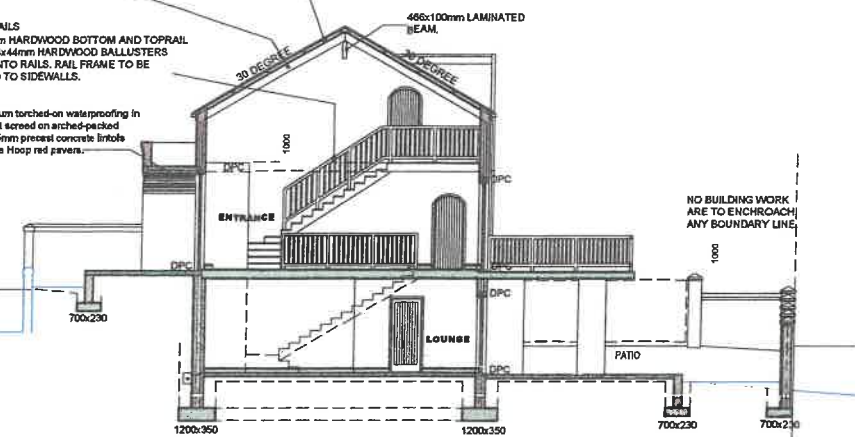
Annexure A:
Building Plans

CEILING IN LOUNGE / DINING / KITCHEN
PROVIDE 13mm THICK S.A. PINE CEILINGS LIMEWASHED,
UNDER 38x38mm BATTENS @ 400mm C/C BETWEEN RAFTERS
AS SHOWN. PROVIDE ALUCUSHION ISOLATION MATERIAL
UNDER PURLINS. PROVIDE LIMEWASHED 32mm QUARTERROUNDS.

CHROMADEK CORRUGATED STEEL ROOF SHEETS ON 76x50mm
PURLINS @ 1200mm C/C. ON 220x68mm RAFTERS TIED TO
LAMINATED BEAM AND WALL WITH GALVANISED STEEL
HOOPED IRONS, BUILT INTO WALL FOR AT LEAST SIX
BRICK COURSES.

HANDRAILS
68x68mm HARDWOOD BOTTOM AND TOPRAIL
WITH 44x44mm HARDWOOD BALLUSTERS
JOINT INTO RAILS. RAIL FRAME TO BE
BOLTED TO SIDEWALLS.

Derigum torch-on waterproofing in
corners secured on arch-shaped
110x75mm precast concrete lintels
over De Hoop red pavers.



SECTION 01-01
1:100

FOUNDATIONS ARE TO BE CASTED IN SIZES AS SHOWN,
CONSISTING OF 1 PART PORTLAND CEMENT, 4 PARTS CLEAN
SAND AND 6 PARTS 19mm COARSE AGGREGATE.

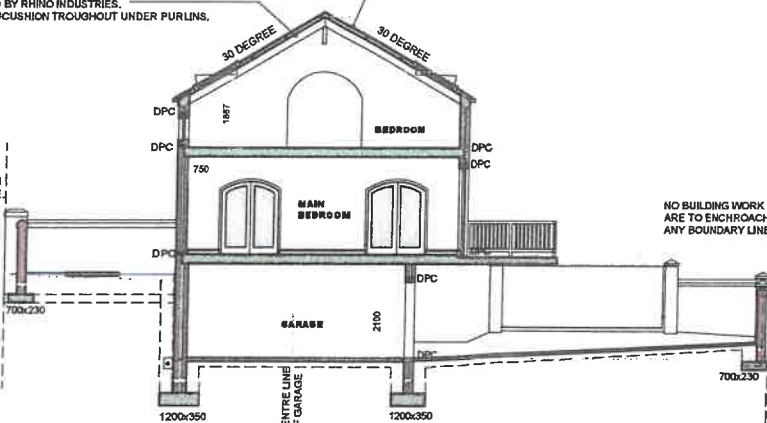
PROVIDE FLOORCOVERINGS AS SHOWN, ON 25mm CEMENT SCREED,
ON 75mm CONCRETE SLAB, ON 250mm GUNPLAST DAMPROOF
MEMBRANE, ON WELL-COMPACTED FILLING. PROVIDE ADEQUATE
WEEDHOLES TO BOTTOM OF CAVITY. CAVITY TO BE KEPT CLEAN
DURING BUILDING WORK.

FOUNDATIONS ARE TO BE CASTED IN SIZES AS SHOWN,
CONSISTING OF 1 PART PORTLAND CEMENT, 4 PARTS CLEAN
SAND AND 6 PARTS 19mm COARSE AGGREGATE.

PROVIDE 1000x1000x350mm
PAD FOUNDATIONS FOR
EACH COLUMN. PROVIDE ONE
Y16 STEEL ROD IN FOUNDATION
FOR FULL LENGTH OF COLUMNS.

CHROMADEK CORRUGATED STEEL ROOF SHEETS ON
76x50mm PURLINS @ 1200mm C/C. ON 220x68mm
A-FRAME PREFABRICATED ROOF TRUSSES TIED TO
WALL WITH GALVANISED STEEL HOOPED IRONS,
BUILT INTO WALL FOR AT LEAST SIX BRICK COURSES.
PROVIDE ALUCUSHION THROUGHOUT UNDER PURLINS.

NO BUILDING WORK
ARE TO ENCHROACH
ANY BOUNDARY LINE.



SECTION 02-02
1:100

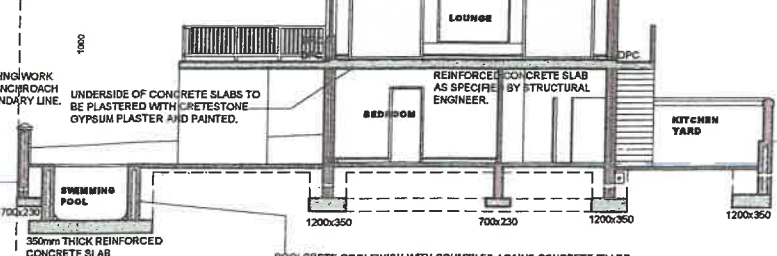
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LAMINATED BEAM AND WALL WITH GALVANISED STEEL
HOOPED IRONS, BUILT INTO WALL FOR AT LEAST SIX
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CEILING IN LOUNGE / DINING / KITCHEN
PROVIDE 13mm THICK S.A. PINE CEILINGS LIMEWASHED,
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HANDRAILS
68x68mm HARDWOOD BOTTOM AND TOPRAIL
WITH 44x44mm HARDWOOD BALLUSTERS
JOINT INTO RAILS. RAIL FRAME TO BE
BOLTED TO SIDEWALLS.

NO BUILDING WORK
ARE TO ENCHROACH
ANY BOUNDARY LINE.



SECTION 03-03
1:100

POOLCRETE POOLFINISH WITH SCUMTILES AGAINST CONCRETE FILLED
CAVITY WALLS WITH BRICKWORK TO EVERY COARSE AND Y10 STEEL
REINFORCING BARS EVERY 150mm HORIZONTALLY AND VERTICALLY
IN CAVITY. REINFORCING BARS TO BE TIED TOGETHER WITH
REINFORCEMENT TO SLAB. PROVIDE REVELSTONE POOL COPING TILES
OVER EDGE OF POOL WITH PAVING SLABS TO FINISH SURROUND.

GENERAL NOTES:

1. ALL THE DIMENSIONS ON THE DRAWINGS ARE TO BE CHECKED BEFORE WORK COMMENCE.
2. WRITER DIMENSIONS AND REQUIREMENTS 1 LOCAL FROM DRAWINGS.
3. ALL DETAILS TO BE READ IN CONJUNCTION WITH PLANS AND SECTIONS.
4. ALL LEVELS SHOWN ON THIS DRAWING MAY VARY ACCORDING TO SITE CONDITIONS. ALL GROUND LEVELS TO BE CHECKED ON SITE PRIOR TO ANY WORK COMMENCEMENT ON SITE.
5. ALL REQUIREMENTS AND DIMENSIONS HEADS TO BE COMPALED, INTERPRETED AND USED IN CONJUNCTION WITH THE ENGINEER'S APPROVED DIMENSIONS AT ALL TIMES.

COUNCIL SUBMISSION NOTES:

ALL WORK EXECUTED ON SITE TO COMPLY WITH LOCAL AUTHORITIES REQUIREMENTS BYLAWS, SABS 940 AND THE NATIONAL BUILDING REGULATIONS (ACT NO. 103 OF 1977).

CONSTRUCTION NOTES:

1. SITE PREPARATION AND CLEARING OF THE SITE

BEFORE ANY FOUNDATION IS LAID, THE AREA TO BE COVERED BY ANY BUILDING IS TO BE PROPERLY CLEARED OF VEGETABLE MATTER, TREE STUMPS, TIMBER AND OTHER DEBRIS OR REFUSE AND ANY MATERIAL CONTAMINATED WITH FASCAL MATTER.

TEMPORARY SANITARY FACILITIES MUST BE PROVIDED FOR THE PERSONNEL EMPLOYED INVOLVED WITH THE CONSTRUCTION OF ADDITIONS AND ALTERATIONS. THIS IS TO BE REMOVED AFTER THE COMPLETION OF THE BUILDING WORK. IT IS TO BE CARED AT ALL TIMES AND BE REPOSITED SO AS NOT TO BE OFFENSIVE.

ALL SURPLUS MATERIAL AND MATTER ARISING FROM THE DESTRUCTION OF THE ALTERATIONS AND NEW ADDITIONS MUST BE REMOVED DURING AND AFTER THE COMPLETION THEREOF.

2. BUILDING MATERIALS (SABS 10400, PART A)

GENERAL USED IN THE DIRECTION OF A BUILDING SHALL BE SUITABLE FOR THE PURPOSE FOR WHICH IT IS MANUFACTURED. THERE SHOULD BE NO COMPROMISE OF THE DESIGN INTENT OF ANY DESIGN SOLUTION THAT SATISFIES THE REQUIREMENTS OF A FUNCTIONAL REGULATION.

ALL TIMBER USED IN THE DIRECTION OF A BUILDING SHALL BE TREATED AGAINST TERMITES AND WOOD BORER ATTACK AND FUNGAL DECAY IN ACCORDANCE WITH THE REQUIREMENTS OF SABS 10400-1 AND SHALL BEAR THE PRODUCT CERTIFICATION MARK OF A BODY CERTIFIED BY THE SOUTH AFRICAN NATIONAL ACCREDITATION SYSTEM.

3. CONSTRUCTION OF BUILDING ELEMENTS

THE CONSTRUCTION OF ANY BUILDING ELEMENT SHALL BE DONE IN A WAY THAT DOES NOT COMPROMISE THE DESIGN INTENT OF ANY DESIGN SOLUTION THAT SATISFIES THE REQUIREMENTS OF FUNCTIONAL REGULATIONS.

4. STRUCTURAL DESIGN

THE DESIGN OF THE STRUCTURAL SYSTEM SHALL BE CARRIED OUT IN ACCORDANCE TO THE FOLLOWING CODES OF PRACTICE:

SABS 0100 - STRUCTURAL CONCRETE

SABS 0101 - STRUCTURAL STEEL

SABS 0102 - STRUCTURAL MASONRY

SABS 0103 - STRUCTURAL TIMBER

SABS 0104 - STRUCTURAL MASONRY

5. SPATIAL DIMENSIONS (SABS 10400, PART C)

ANY HABITABLE ROOM (KITCHEN, SCULLERY AND LAUNDRY EXCLUDED) TO BE MIN 2.1m WITH NO 1.8m DIMENSIONS LESS THAN 2.1m. HALLWAYS SHALL BE MIN 1.8m. CEILING HEIGHT OF 2.4m. (EXCEPTIONS ARE APPLICABLE) PASSAGE AND ENTRANCE HALLS TO HAVE MIN CEILING HEIGHT OF 2.1m. BATHROOM, SHOWER ROOM, LAUNDRY OR ROOM CONTAINING A TOILET MUST HAVE A MIN CEILING HEIGHT OF 2.1m. ABOVE ANY AREA WHERE A PERSON WOULD NORMALLY BE A STANDING POSITION. OPEN MEZZANINE FLOOR WHICH HAS AN AREA NOT EXCEEDING 25% OF THE AREA OF THE FLOOR IMMEDIATELY BELOW IT TO HAVE A MIN 2.1m ABOVE AND BELOW THE MEZZANINE FLOOR.

6. FOUNDATIONS (SABS 10400, PART D)

FOUNDATIONS SHALL BE CASTED IN SIZES AS SHOWN, CONSISTING OF 1 PART PORTLAND CEMENT, 4 PARTS CLEAN SAND AND 6 PARTS 19mm COARSE AGGREGATE. FOUNDATIONS SHALL BE FILLED WITH CONCRETE UP TO FLOOR LEVEL.

7. MINIMUM REQUIREMENTS:

LOAD BEARING WALLS - MIN. 230 x 75mm

NON-LOAD BEARING WALLS - 230 x 60mm

FOUNDATIONS WALLS HIGHER THAN 1m TO BE 230mm THICK. FOUNDATION WALLS HIGHER THAN 1.5m TO BE IN ACCORDANCE WITH ENGINEERS SPECIFICATIONS. PROVIDE MIN 300x600x450mm CONCRETE FOOTINGS TO ALL FREE STANDING COLUMNS.

CONCRETE STEP FOUNDATIONS TO BE CONSTRUCTED IN A SOLID AND UNIFORM TRENCH AND MUST COMPLY WITH SABS 10400-1 AND SABS 10400-2.

8. ENGINEER'S SPECIFICATIONS TAKE PRECEDENCE.

9. FLOOR CONSTRUCTION (SABS 10400, PART E)

THE FLOOR OF ANY KITCHEN, SHOWER ROOM, BATHROOM OR ROOM CONTAINING A TOILET AND OR URINAL SHALL BE A WATER-RESISTANT FLOOR (E.G. CONCRETE FLOOR, OF A FLOORING SYSTEM THAT CAN HOLD ANY SURFACE WATER WITHOUT DETRIMENT IN ANY WAY UNTIL THE WATER CAN EVAPORATE). BE DAMAGED OR BE REMOVED AND THE FLOOR CAN ACCOMMODATE ANY MOVEMENT IN THE FLOORING SYSTEM WITHOUT LOSING ITS IMPERMEABLE PROPERTIES AND COMPLY WITH SABS 10400-1-2.

ANY CONCRETE FLOOR SLAB SUPPORTED ON GROUND, OR ON-FILLING MUST BE CONSTRUCTED SO THAT ANY MOISTURE PRESENT IS PREVENTED FROM PENETRATING THE CONCRETE FLOOR SLAB. ANY EXTERNAL FLOOR SLAB THAT CANTILEVERS MUST HAVE A DRAIN DETAIL TO UNDERSIDE TO EDGE IN ACCORDANCE TO ARCHITECT'S SPECIFICATION.

10. UPPER GROUND LEVEL: (NEW SURFACE RED)

FLOOR FINISH AS SPECIFIED OR FINISH ON 25mm CEMENT SCREED ON REINFORCED CONCRETE SLAB AS PER ENGINEER'S DIRECTION. CEILING TO BE STANDARD 4mm RHINOBOARD GELING FLUSH MAILED TO ALUMINIUM BRANDEDING IN ONE DIRECTION. JOINTS TO BE COVERED WITH FIBRETAPE. ENTIRE CEILING SMOOTH SHIMMED AND PAINTED 2X COATS OF 250 MICRON U.S.B. GREY WATERPROOFING MEMBRANE - JOINTED WITH D.P.C. (250mm OVERLAP AT JOINTS) ON 25mm CLEAN KVAH SAND BED ON WELL COMPACTED FILL FROM SUITABLE NATURAL COMPACTED IN LAYERS TO 150mm. MOD ASHBY DENSITY (FILLING SHALL BE PLACED IN UNCOMPACTED LAYERS NOT EXCEEDING 150mm IN RESPECT OF HAND COMPACTED OR 150mm IN RESPECT OF CONNECTION BY MECHANICAL MEANS. EACH LAYER SHALL BE WELL COMPACTED BEFORE ADDITIONAL FILL MATERIAL IS ADDED). FINISHED FLOOR LEVEL TO BE MIN. 150mm ABOVE NATURAL GROUND LEVEL.

11. NEW FIRST FLOOR LEVEL: (NEW SUSPENDED FLOOR)

REINFORCED CONCRETE SLAB ACCORDING TO STRUCTURAL ENGINEER'S DETAILS AND SPECIFICATIONS. IN-SITU OR PUS-AND-BLOCK CONCRETE FLOOR CONSTRUCTION TYPE TO BE CONFIRMED BY OWNER. PROVIDE 25mm RUTIC CEMENT BOARDING HORIZONTALLY BETWEEN BATHROOMS AND CONCRETE BASE ON LOAD BEARING WALLS. PROVIDE 15mm SAGES VERTICALLY BETWEEN BRICKWORK AND CONCRETE BASES AND SURFACE BED. ALL ACCORDING TO STRUCTURAL ENGINEER'S SPECIFICATION AND DETAILS.

12. WALL CONSTRUCTION (SABS 10400, PART F)

ALL WALL CONSTRUCTION AND BRICKWORK TO COMPLY WITH SABS 10400 PART F, PART 8 AND PART T. ALL STRUCTURAL WORK TO CONFORM WITH RHINO REGULATIONS. THE HEIGHT OF ANY WALL BUILT IN A DAY SHOULD GENERALLY NOT EXCEED 1.5m TO 1.8m.

EXTERNAL: LOAD BEARING BRICKWORK IN SUPER STRUCTURE TO BE COROBROCK (P84) NOMINAL COMPRESSIVE STRENGTH CLAY FACE BRICKS. THE INTERNAL AND EXTERNAL SKIPS TO BE TIED TOGETHER WITH BRICKWORK EVERY 4TH BRICK COURSE.

13. CAVITY WALLS:

ANY CAVITY FORMED IN AN EXTERNAL MASONRY WALL SHALL BE NOT LESS THAN 50mm WIDE AND NOT MORE THAN 150mm WIDE. WALLS SHALL BE INSTALLED IN ANY CAVITY WALL IN AN EVENLY DISTRIBUTED PATTERN. AT A RATE OF 1 TIED PER SQUARE METER OF THE FACE AREA OF SUCH WALL. CAVITY WALLS TO BE TIED TOGETHER WITH BUTTRESS TIES AT MAX. 450mm VERTICAL C/C AND MAX. 800mm HORIZONTAL C/C. IN CAVITY WALLS, WEEDHOLES SHALL BE FORMED IN THE OUTER LEAF OF WALLING AT INTERVALS THAT DO NOT EXCEED 1000mm AND IMMEDIATELY ABOVE THE DAM-PROOF COURSE BY LEAVING REINFORCING JOINTS OPEN FOR A RESULT OF APPROX. 50mm. CAVITIES SHALL BE KEPT FREE OF MORTAR AND DEBRIS AS THE WORK PROGRESSES. THEY SHALL BE CLEANED OF MORTAR DROPPINGS. CAVITY SHALL BE FILLED WITH CONCRETE BETWEEN FOUNDATIONS AND GROUND FLOOR DPC AND 3 BRICK COURSES BELOW WALL PLATE.

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25. CAVITY WALLS:

ANY CAVITY FORMED IN AN EXTERNAL MASONRY WALL SHALL BE NOT LESS THAN 50mm WIDE AND NOT MORE THAN 150mm WIDE. WALLS SHALL BE INSTALLED IN ANY CAVITY WALL IN AN EVENLY DISTRIBUTED PATTERN. AT A RATE OF 1 TIED PER SQUARE METER OF THE FACE AREA OF SUCH WALL. CAVITY WALLS TO BE TIED TOGETHER WITH BUTTRESS TIES AT MAX. 450mm VERTICAL C/C AND MAX. 800mm HORIZONTAL C/C. IN CAVITY WALLS, WEEDHOLES SHALL BE FORMED IN THE OUTER LEAF OF WALLING AT INTERVALS THAT DO NOT EXCEED 1000mm AND IMMEDIATELY ABOVE THE DAM-PROOF COURSE BY LEAVING REINFORCING JOINTS OPEN FOR A RESULT OF APPROX. 50mm. CAVITIES SHALL BE KEPT FREE OF MORTAR AND DEBRIS AS THE WORK PROGRESSES. THEY SHALL BE CLEANED OF MORTAR DROPPINGS. CAVITY SHALL BE FILLED WITH CONCRETE BETWEEN FOUNDATIONS AND GROUND FLOOR DPC AND 3 BRICK COURSES BELOW WALL PLATE.

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INTERNAL: 115mm WITH BRICKS OF 75mm WITH IN-SITU CONCRETE SURFACE BED APPROX. 400mm WIDE AND 300mm DEEP (DEPTH OF 100mm MASS CONCRETE SURFACE BED INCLUDED). TO BE SMOOTH-PLASTERED, PRIMED AND FINISHED WITH 2 x COATS OF PAINT. COLOUR AS PER CLIENT. LOAD BEARING BRICKWORK IN SUPER STRUCTURE TO BE COROBROCK (P84) NOMINAL COMPRESSIVE STRENGTH CLAY BRICKS.

FOR SINGLE STOREYS NO VERTICAL FACE SHALL BE HIGHER THAN 6.5m MEASURED EXTERNALLY FROM THE NG. VERTICALLY BELOW IT.

BRICKWORK SHALL BE PLACED ABOVE WINDOWS AND DOORS IN-BETWEEN EACH LAYER (WITHIN EACH OF 3 COURSES ABOVE THE OPENINGS) AND SHALL BE IN ACCORDANCE WITH SABS 935 FOR A GRADE 2 COATING.

BRICKWORK SHALL COMPOSE OF TWO HARD-DRAWN BRICKS THAT CONSIST OF TWO MAIN WIRES OF DIAMETER NOT LESS THAN 2.8mm AND NOT MORE THAN 3.5mm HELD APART BY EITHER REINFORCING (FLOOR-TYPE) OR CLADDING (TRUSS-TYPE) CROSS WIRES.

ALL NEW BRICKWORK TO BE PLASTERED AND PAINTED ACCORDING TO CLIENT SPEC.

WATERPROOFING SHALL COMPLY WITH THE RELEVANT REQUIREMENTS CONTAINED IN SABS 248, SABS 950 AND SABS 189, OR SHALL BE SUBJECT TO AN AGREEMENT CERTIFICATE IF THE PRODUCT IS NOT COVERED BY THESE STANDARDS.

ALL WATERPROOFING SPECIFICATIONS TO BE OVERSEEN AND APPROVED BY A SPECIALIST CONTRACTOR.

WEEDPROOFING SHALL BE INSTALLED HIGHER THAN 150mm ABOVE THE NATURAL GROUND LEVEL, OR ADJACENT GROUND LEVEL, AND TO OCCUR AT EVERY THIRD FLOOR IN THE BRICKWORK.

LIGHTING AND VENTILATION

TO COMPLY WITH PART 6 OF SABS 10400 AND RELEVANT BUILDING REGULATIONS. THE TOTAL AREA OF AN OPENING, A DOOR OR AN OPENABLE GLAZED WINDOW THAT COMPLES WITH REQUIREMENTS OF 4.3.1.1.1 (A) OR (B) OF SABS 10400-1 SHALL NOT BE LESS THAN 5% OF THE FLOOR AREA OF THE ROOM.

NATURAL LIGHT: THE TOTAL AREA OF SUCH OPENING, OR TOTAL AREA OF OPENINGS, INCLUSIVE OF FRAMES AND GLAZING BARS, SHALL NOT BE LESS THAN 10% OF THE FLOOR AREA OF THE ROOM.

GLAZING: ALL GLAZING SHALL BE EXECUTED STRICTLY IN CONFORMANCE WITH THE NATIONAL BUILDING REGULATIONS PART 1, SABS 0137, SABS 0400, SABS 1263.

STANDARD 4mm CLEAR PLANT GLASS THROUGHOUT, EXCEPT SAFETY GLASS TO ALL WALLS BELOW 1.03 METER ABOVE FIN AND PANELS LARGER THAN 1.0m. DOORS AND SIDE LIGHTS SHALL BE GLAZED WITH SAFETY GLAZING MATERIAL. WINDOW AREA TO BE MIN 10% OF FLOOR AREA WITH 5% OPENABLE SECTIONS.

GLAZING MATERIAL SHALL COMPOSE EITHER WITH GLASS THAT COMPLES WITH THE REQUIREMENTS OF PARTS 1 TO 5 OF SABS 10400-1 OR POLYCARBONATE SHEETING. FRAMES TO RECEIVE GLAZING MATERIALS SHALL EITHER COMPLY WITH THE REQUIREMENTS OF SABS 227 OR SABS 1053-2, OR BE CAPABLE OF WITHSTANDING THE WIND AND IMPACT LOAD DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS OF SABS 10400-8 WITHOUT DEFLECTING MORE THAN 1/125th OF THEIR SPAN. A WINDOW THAT HAS A SILL HEIGHT LOWER THAN 800mm FROM THE FLOOR MUST BE SAFETY GLAZING MATERIAL, THAT COMPLES WITH THE REQUIREMENTS OF SABS 1263-1.

NOMINAL THICKNESS AND MAX. GLASS AREAS TO COMPLY WITH TABLE 1 OF SABS 0400 - LATEST EDITION - PART 1

40mm - TO 1.5 m²

45mm - TO 2.0 m²

60mm - TO 3.2 m²

DOORS AND WINDOWS

THESE ELEMENTS SHALL BE STAINED UTHERWISE WINDOWS AND DOORS TO BE WITH VERTICAL DPC. ALL WINDOWS TO BE SEALED ALL ROUND. PANE GLASS INSTALLED IN ANY WINDOW OR DOOR LESS THAN 500mm FROM F.F.L. TO BE OF SAFETY GLASS



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