

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

C Diedericks

18 La Motte Dam Houses

Vir Aandag: C Diedericks

PERMANENTE AFWYKING VAN SONERINGSKEMA

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

Adres van aansoek eiendom: 17 La Motte Dam Houses La Motte Village

Aansoek eiendom beskrywing: Erf 292 La Motte Village

Aansoeker: Patrick Lawrence

Eienaar: Nolwandle Kojana Selnr 061 594 1728

Aansoek Verwysing: TP 1485

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen in terme van Artikel 15(2)(x) en (y) van die STELLENBOSCH MUNICIPALITY ZONING SCHEME BY-LAW, 2019, ten einde voorsiening te maak vir Studente Akkommodasie en/ of Gaste Akkommodasie op Erf 292 La Motte

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 Beplannings Portaal 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-notice/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, moet 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: Patrick Lawrence Selnr 079 223 3770. 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 29 Januarie 2026 – 27 Februarie 2026.

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 079 223 3770 gedurende normale kantoor ure

Die uwe

Patrick Lawrence

A handwritten signature in black ink, appearing to read 'Patrick Lawrence', with a long horizontal stroke underneath.

NOTICE OF LAND DEVELOPMENT APPLICATION

C Diedericks
18 La Motte Dam Houses
Franschhoek

Attention: HE + SA Daniels

PERMANENT DEPARTURE: ERF No 292 LA MOTTE VILLAGE

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

Application Property Address: House No 17 La Motte Dam Houses

Application Property Number: Erf 292 LA MOTTE VILLAGE

Applicant: Patrick Lawrence (Masterplan Projects Architecture Cell No 079 223 3770)

Owner: Nolwandle Kojana Cell No 061 594 1728

Application Reference: TP 1485

Description of land development proposal:

Application has been made in terms of section 15(2)(x) and (y) of the STELLENBOSCH MUNICIPALITY ZONING SCHEME BY -LAW, 2019 for a permanent Departure in order to allow student accommodation (Guest House).

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: (Patrick Lawrence email address: patrick@snowisp.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 **29th January 2026 – 27th February 2026**

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 079 223 3770 during normal office hours. (08h00- 18h00)

Yours faithfully

PATRICK LAWRENCE

A handwritten signature in black ink, appearing to read 'Patrick Lawrence', with a long horizontal flourish extending from the bottom of the signature.

NOTICE OF LAND DEVELOPMENT APPLICATION

National Department of Public Works
Zamori Engineering Services
Private Bag X9027
CAPE TOWN

Attention: V Sebolai

APPLICATION TYPE: PROPERTY DESCRIPTION (Erf or Farm number) AND AREA

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

Application Property Address: 17 La Motte Dam Houses/ Erf 292 La Motte Village

Application Property Number: ERF 292 LA MOTTE

Applicant: Patrick Lawrence/ Masterplan Projects 0792233770 or patrick@snowisp.com

Owner: Nolwandle Kojana Cell No 0733850209 or kojana.nandla@gmail.com

Application Reference: TP739/2024

Description of land development proposal: a permanent departure from the development parameters of the zoning scheme

Application has been made (give accurate summary of Bylaw provisions) in terms of section 15(2)(x) and (y) of the said Bylaw for (description of land use or development activity/ies) in order to allow (detailed description of the specific land use or development that will result from the subject application).

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: (Repeat name of applicant and e-mail address for submissions). 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 **(insert closing date – 30 day notice period must exclude the first day on which the notice was served and include the last day, save for when the last day**

falls on a weekend day, in which case the closing date will be considered the following Monday, or if the closing day falls on a public holiday, in which case the closing date will fall on the next normal working day).

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 (Cell/ Office Number) during normal office hours. (or include such applicable hours)

Yours faithfully

Patrick Lawrence

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Naam van geaffekteerde persoon

Fisiese adres van geaffekteerde persoon

Titel van geaffekteerde persoon:

AANSOEKTIPE: EIENDOMSBEKRYWING (Erf of Plaas nommer) EN AREA

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

Adres van aansoek eiendom: Fisiese straat adres / plaasnaam en Area waar geleë

Aansoek eiendom beskrywing: Erf nommer/ Plaas Nommer en Gedeelte

Aansoeker: Naam van aansoeker / Maatskappy naam en kontak besonderhede.

Eienaar: Naam en kontak besonderhede van die Eienaar

Aansoek Verwysing: LU/TP Soos toegewys deur Munisipaliteit

Besonderhede van die grondgebruiksaansoek:

Voorsien 'n volledige beskrywing van die ontwikkelingsvoorstel, bv: Aansoek word gedoen (voorsien akkurate beskrywing van toepaslike voorskrifte van die Verordening) in terme van Artikel 15(2)(x) and (y) van die genoemde Verordening vir (verleen beskrywing van die die grondgebruik aktiwiteit en/ of ontwikkeling) ten einde voorsiening te maak vir (besonderhede van die spesifieke grondgebruike en/ of ontwikkeling wat sal voortspruit van die tersaaklike aansoek).

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 Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydskuur 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 toeganklik is nie, moet 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: (Herhaal naam van Applikant en e-pos adres vir stuur van kommentaar). 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 (**voeg sluitings datum** – die 30 dae kennisgewing periode moet die eerste dag van kennisgewing uitsluit en die laaste dag van die 30 dae periode insluit, tensy die laaste dag op enige naweeksdag val, in welke geval die sluitingsdatum die daaropvolgende Maandag sal wees, of indien die

sluitingsdatum op enige publieke vakansiedag val, sal die sluitingsdatum die eerste daaropvolgende normale werkersdag wees.)

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 (Sel/ Kantoor Nommer) gedurende normale kantoor ure (of voorsien ure van toepassing).

Die uwe

NAAM VAN AANSOEKER *P. W. LAWRENCE*

A handwritten signature in black ink, appearing to read 'P. W. Lawrence', with a horizontal line underneath it.

NOTICE OF LAND DEVELOPMENT APPLICATION

HE + SA Daniels
16 La Motte Dam Houses
Franschhoek

Attention: HE + SA Daniels

PERMANENT DEPARTURE: ERF No 292 LA MOTTE VILLAGE

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

Application Property Address: House No 17 La Motte Dam Houses

Application Property Number: Erf 292 LA MOTTE VILLAGE

Applicant: Patrick Lawrence (Masterplan Projects Architecture Cell No 079 223 3770)

Owner: Nolwandle Kojana Cell No 061 594 1728

Application Reference: TP 1485

Description of land development proposal:

Application has been made in terms of section 15(2)(x) and (y) of the STELLENBOSCH MUNICIPALITY ZONING SCHEME BY -LAW, 2019 for a permanent Departure in order to allow student accommodation (Guest House).

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.

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Yours faithfully

PATRICK LAWRENCE

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KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

HE + SA Daniels

16 La Motte Dam Houses

Vir Aandag: HE + SA Daniels

PERMANENTE AFWYKING VAN SONERINGSKEMA

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

Adres van aansoek eiendom: 17 La Motte Dam Houses La Motte Village

Aansoek eiendom beskrywing: Erf 292 La Motte Village

Aansoeker: Patrick Lawrence

Eienaar: Nolwandle Kojana Selnr 061 594 1728

Aansoek Verwysing: TP 1485

Besonderhede van die grondgebruiksaansoek:

Aansoek word gedoen in terme van Artikel 15(2)(x) en (y) van die STELLENBOSCH MUNICIPALITY ZONING SCHEME BY-LAW, 2019, ten einde voorsiening te maak vir Studente Akkommodasie en/ of Gaste Akkommodasie op Erf 292 La Motte

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 Beplannings Portaal 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-notice/land-use-applications-advertisements>. Indien die webtuiste of tersaaklike dokumente nie toeganklik is nie, moet die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

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Die uwe

Patrick Lawrence

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NOTICE OF LAND DEVELOPMENT APPLICATION

C Diedericks
18 La Motte Dam Houses La Motte Village
Franschhoek

Attention: C Diedericks

PERMANENT DEPARTURE: ERF No 292 LA MOTTE VILLAGE

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

Application Property Address: House No 17 La Motte Dam Houses

Application Property Number: Erf 292 LA MOTTE VILLAGE

Applicant: Patrick Lawrence (Masterplan Projects Architecture Cell No 079 223 3770)

Owner: Nolwandle Kojana Cell No 061 594 1728

Application Reference: TP 1485

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Yours faithfully

PATRICK LAWRENCE

A handwritten signature in black ink, appearing to read 'Patrick Lawrence', with a large, stylized initial 'P' and a long, sweeping underline.

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

C Diedericks
18 La Motte Dam Houses
Vir Aandag: C Diedericks

PERMANENTE AFWYKING VAN SONERINGSKEMA

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

Adres van aansoek eiendom: 17 La Motte Dam Houses La Motte Village

Aansoek eiendom beskrywing: Erf 292 La Motte Village

Aansoeker: Patrick Lawrence

Eienaar: Nolwandle Kojana Selnr 061 594 1728

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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 079 223 3770 gedurende normale kantoor ure

Die uwe

Patrick Lawrence

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MASTERPLAN PROJECTS

ARCHITECTURE

GLAZING

GLAZING TO EXT AND INTERNAL DOORS TO BE SAFETY GLASS
ALL GLAZING THICKNESS TO BE AS PER SANS 0400 SPECIFICATION FOR MAX PANEL SIZE FOR ANY GIVEN THICKNESS OF GLASS
GLAZING LOWER THAN 500mm FROM FINISH FLOOR LEVEL TO BE SAFETY GLASS.

ALL GLAZING TO COMPLY WITH REQUIREMENTS OF SANS 10137 AND 10400 PART N- ACCESS DOORS AND SIDE LIGHTS, WINDOWS LOWER THAN 500mm FROM FLOOR, WINDOWS LOWER THAN 1.800m ABOVE PITCH LINE OF STAIRS AND SHOP FRONT TO BE SAFETY GLASS AND CLEARLY INDICATED AS SUCH ON GLASS AS EYE LEVEL & GLASS >1m²

ORIENTATION

ORIENTATION AND SUN PROTECTION COMPLIES TO REGULATION XA OF SANS 204: 2011
ALL FOUNDATION IN ACCORDANCE WITH NBR PART 'B'
CONCRETE SURFACE BEDS AND BACKFILL IN ACCORDANCE WITH NBR PART 'B'.

ENGINEERS SPECIFICATIONS

ALL FOUNDATIONS IN ACCORDANCE WITH NBR PART "B"
CONCRETE SURFACE BEDS AND BACKFILL IN ACCORDANCE WITH NBR PART "B"
R.C SLABS AND R.C BEAMS TO BE NBR PART "B"

MASONRY COLUMNS AND FOOTINGS TO BE NBR PART "B"
R.C STAIRCASE TO ENG SPECIFICATIONS NBR PART "M" WITH 1.000m HIGH HANDRAIL
ALL HANDRAILS AND BALUSTRADES FIXING TO ENGINEERS SPECIFICATION.
ALL SUB-SOIL DRAINS TO BE IN ACCORDANCE WITH PART "R" OF NRB

A MINIMUM OF 3m TO ANY OVERHEAD MAINS CONDUCTORS SHALL BE MAINTAINED AT ALL TIMES

ENERGY EFFICIENCY

A MINIMUM OF 50% BY VOLUME OF THE ANNUAL AVERAGE HOT WATER HEATING REQUIREMENT SHALL BE PROVIDED BY MEANS OTHER THAN ELECTRICAL RESISTANCE HEATING, INCLUDING BUT NOT LIMITED TO, SOLAR HEATING, HEAT PUMPS, HEAT RECOVERY FROM OTHER SYSTEM OR PROCESSES.

ALL EXPOSED PIPES TO AND FROM THE HOT WATER CYLINDERS AND CENTRAL HEATING SYSTEMS SHALL BE INSULATED WITH PIPE INSULATION MATERIAL WITH AN R-VALUE IN ACCORDANCE WITH TABLE 13 OF SANS 10252-1

INSULATION

CEILING AND INSULATION IN ACCORDANCE WITH NBR PART "I" AND PART "L".

ROOF IN ACCORDANCE WITH NBR PART "L"

WALLS IN ACCORDANCE WITH NBR PART "K"

HOT WATER SUPPLY

A MINIMUM OF 50% BY VOLUME OF THE ANNUAL AVERAGE HOT WATER HEATING REQUIREMENT SHALL BE PROVIDED BY MEANS OTHER THAN ELECTRICAL RESISTANCE HEATING.

SOLAR HEATING SYSTEM SHALL COMPLY WITH SANS 1307 AND 10106. THE INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS GIVEN IN SANS 10252-1

HOT WATER MUST BE MINIMIZED AND THE SYSTEM MAINTAINED IN ACCORDANCE WITH THE REQUIREMENT GIVEN IN SANS 10252-1.

ALL EXPOSED PIPES TO AND FROM THE HOT WATER CYLINDERS AND CENTRAL HEATING SYSTEM SHALL BE INSULATED WITH PIPE INSULATION MATERIAL WITH AN R-VALUE OF 1.00 FOR PIPES WITH INTERNAL DIAMETERS UP TO 80MM (25MM NEOPRENE) & 1.50 FOR PIPES EXCEEDING 80MMØ.

HOT WATER VESSELS AND TANKS SHALL BE INSULATED WITH A MATERIAL ACHIEVING A MINIMUM R-VALUE OF 2.0.

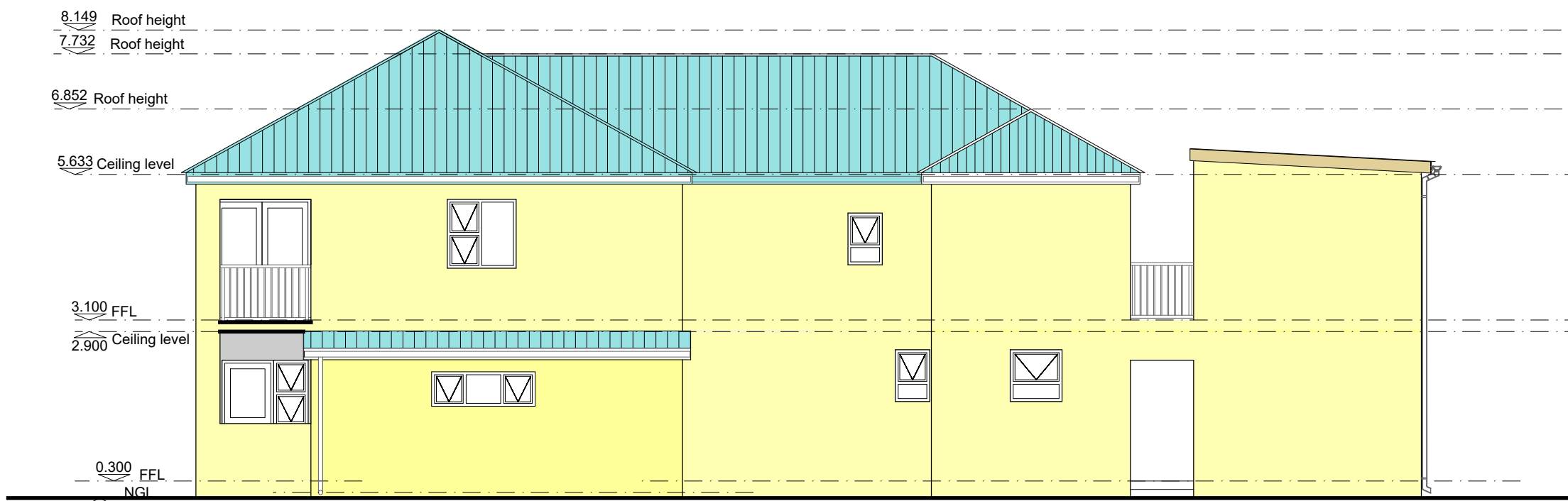
WHERE INDICATED , A 3.0 KW HEAT PUMP WITH AN INPUT POWER OF 0.75KW TO GENERATE 3.0KW HEATING ENERGY COMPLETE WITH LOADING VALVE TO SUPPLY TO 150LT OR 200LT 400KPA GEYSER.

ELECTRICAL INFRASTRUCTURE MAY EXIST ON THE PROPERTY OR IN ITS VICINITY. A WAY LEAVE SHALL BE OBTAINED FROM THE ELECTRICITY SERVICES DEPARTMENT BE FOR ANY EXCAVATION MAY COMMENCE.

A MINIMUM OF 3m TO ANY OVERHEAD MAINS CONDUCTORS SHALL BE MAINTAINED AT ALL TIMES

NO COMBUSTIBLE MATERIAL, SUCH AS TIMBER JOIST, TRIMMER, ROOF TRUSSES SHALL BE BUILT WITHIN 200mm OF THE INSIDE OF CHIMNEY FLUE

ALL GLAZING TO COMPLY WITH REQUIREMENTS OF SANS 10137 AND 10400 PART N- ACCESS DOORS AND SIDE LIGHTS, WINDOWS LOWER THAN 500mm FROM FLOOR, WINDOWS LOWER THAN 1.800m ABOVE PITCH LINE OF STAIRS AND SHOP FRONT TO BE SAFETY GLASS AND CLEARLY INDICATED AS SUCH ON GLASS AS EYE LEVEL & GLASS >1m²



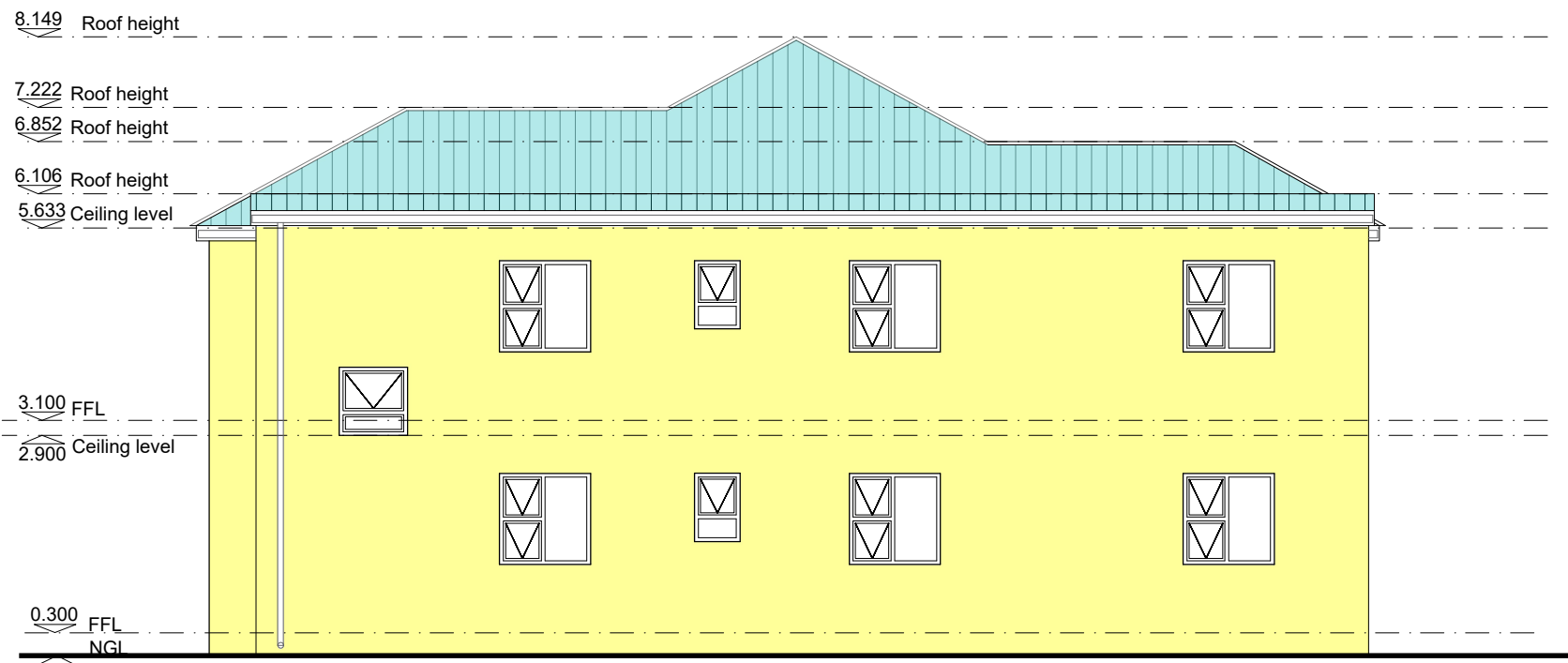
SOUTH ELEVATION

SCALE 1:100



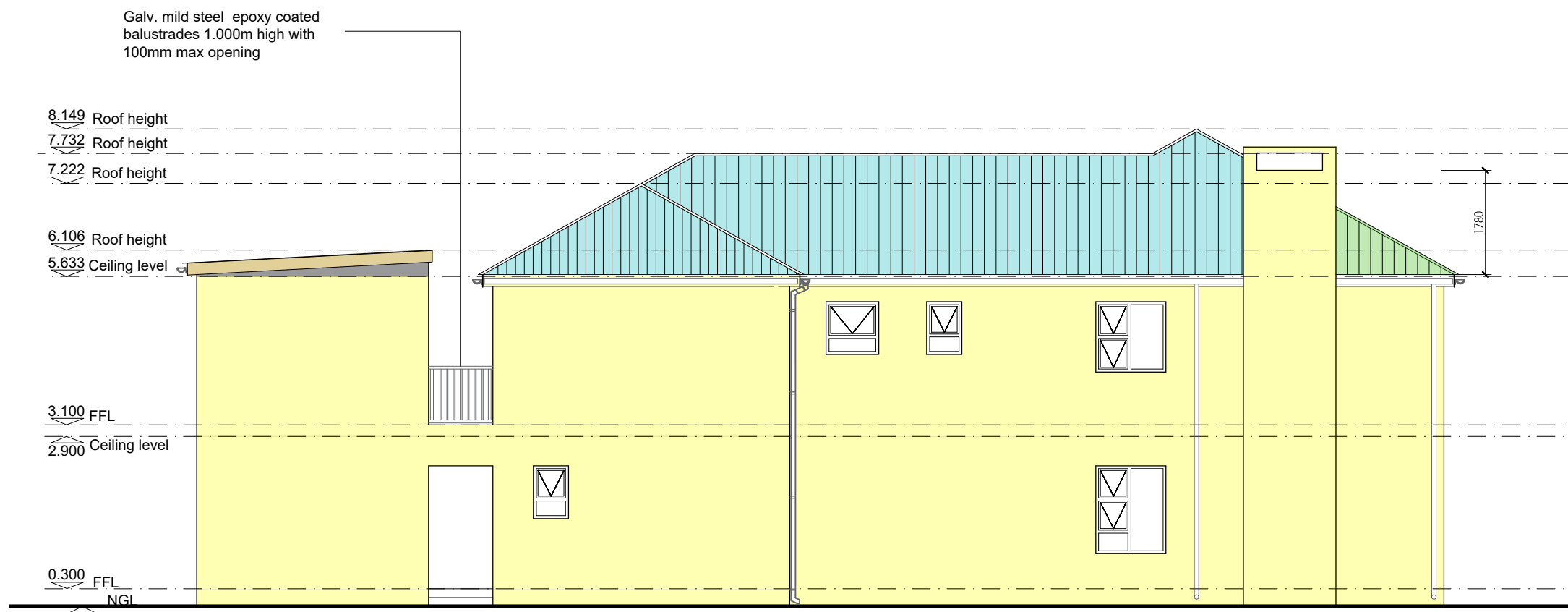
SOUTH ELEVATION

SCALE 1:100



SOUTH ELEVATION

SCALE 1:100



SOUTH ELEVATION

SCALE 1:100

RAINWATER (SANS 10400, PART R)
Approved Aluminium gutters fixed to nutec fascia and 75mm diameter downpipes. All water to be taken from foundations.

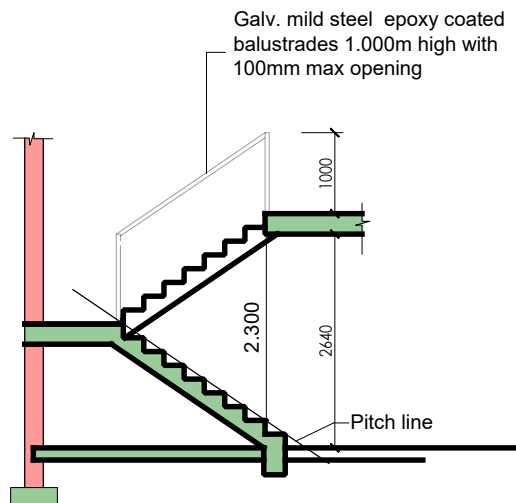
CEILINGS (SANS 10400, PART L)
6mm rhino board with 76mm covered cornice neatly mitred on 38 x 38 brandering at 400 c/c max.

STORMWATER (SANS 10400, PART R)
Stormwater downpipes to routed with pre cast concrete water channels to road stormwater system.

DRAINAGE (SANS 10400, PART P)
110mm upvc drainpipe connected to existing sewer .
Min fall of 1:60. Min invert level of 450mm.

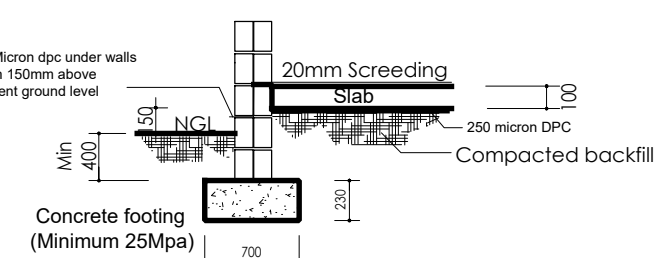
The specified roof assembly & roof materials do comply with SANS 10400 XA-2011 requirements as the R-Value of 3.71 m.s K/W exceeds the minimum required R-Value for climatic zone 4 at 3.71 m.s K/W.

ROOF ASSEMBLY	R - VALUE
IBR metal sheets	0.3
Sisalation 410m.s K/W	0.83
135mm Thick isotherm ceiling insulation	3.38
Gypsum ceiling 6,4mm	0.05
TOTAL R-VALUES	4.56



STAIRS DETAILS

SCALE 1:100

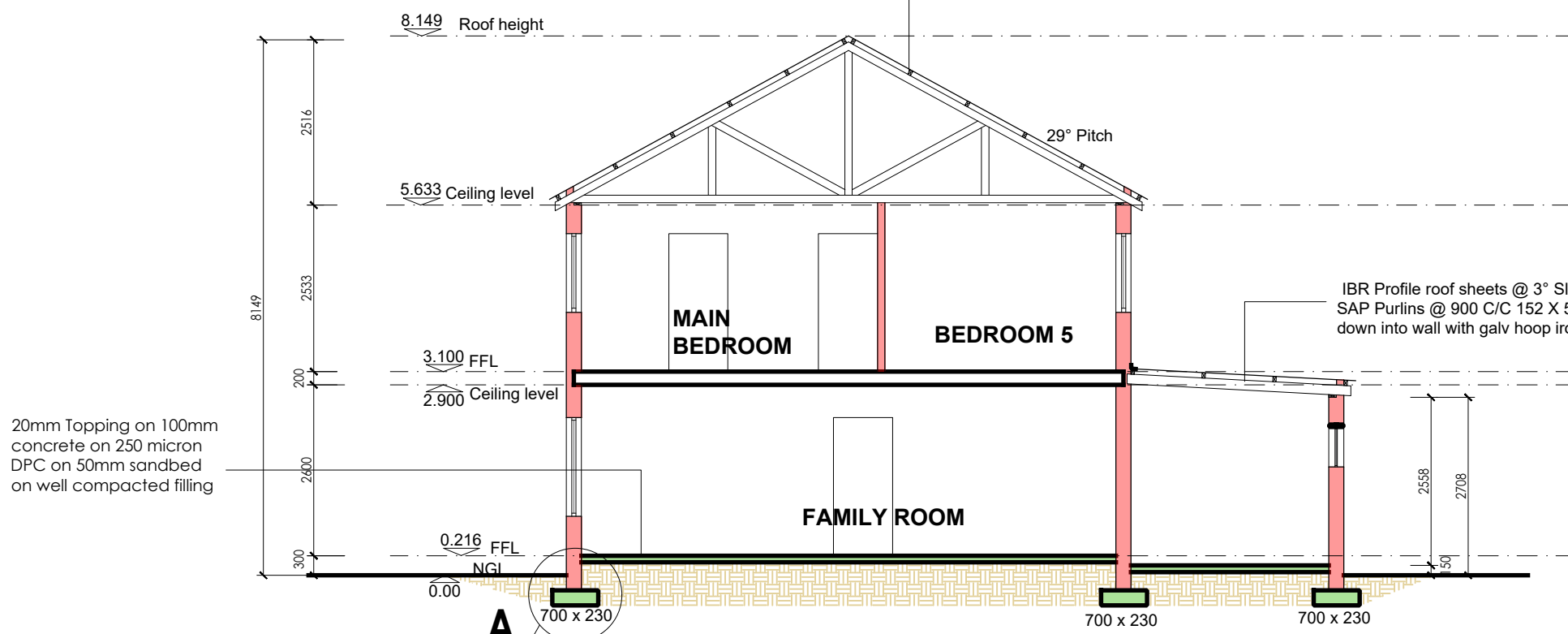


FOOTING DETAILS

SCALE 1:100

ROOF

To engineers detail...
IBR single length roof sheeting on 76 x 50mm Purlins at 1000c/c on 114 x 38mm Pre-fabricated Timber Trusses at 1100mm c/c Wallplate 114 x 38mm Roof fixing 3 no 16mm bolts to heel joints and splices 1 no 10mm bolts and 4 no 90 x 4mm nails to all other joints 114 x 38mm. Diagonal end bracing nailed to underside of Rafter at each end and in both planes. All Rafter tied to walls with 25 x 2.5mm Galv. m.s Hoop iron built 600mm into Brickwork and spike nailed to all Rafter. 150 micron underlay to underside of roof sheeting when required. All timbers used in construction to be grade 5 S.A.B.S Approved .



SECTION A-A

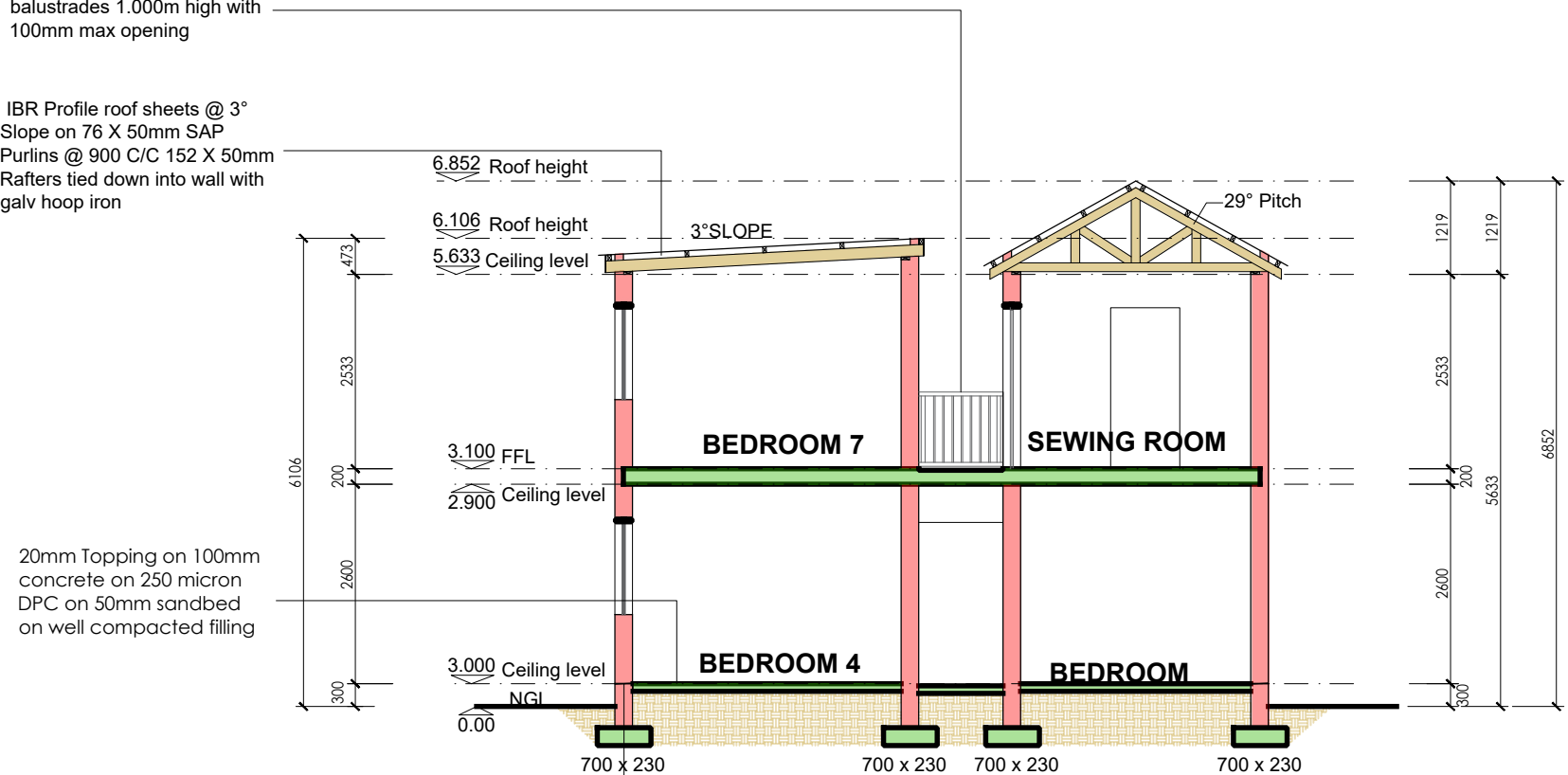
SCALE 1:100

Galv. mild steel epoxy coated balustrades 1.000m high with 100mm max opening

IBR Profile roof sheets @ 3° Slope on 76 X 50mm SAP Purlins @ 900 C/C 152 X 50mm Rafter tied down into wall with galv hoop iron

20mm Topping on 100mm concrete on 250 micron DPC on 50mm sandbed on well compacted filling

375 Micron dpc under walls at min 150mm above adjacent ground level



SECTION B-B

SCALE 1:100

FENESTRATION GROUND FLOOR		
NUMBER	SIZE	AREA
W1	2.700m x 1.500m	4.05
W2	1.500m x 1.500m	2.25
W3	900mm x 900mm	0.81
W4	600mm x 2.100m	1.26
W5	600mm x 2.100m	1.26
W6	900mm x 900mm	0.81
W7	900mm x 900mm	0.81
W8	900mm x 1.500m	0.54
W9	600mm x 900mm	0.54
W10	600mm x 900mm	0.54
W11	600mm x 900mm	0.54
D1	2.775m x 2.030m	5.633
D2	2.775m x 2.030m	5.633
D5	1.800m x 2.030m	3.654
TOTAL WINDOW AREA		27.844m ²
NETT FLOOR AREA		161.11 m ²
15% OFF NETT FL AREA		24.116
27.844 m ² < 30.16m ²		17.2%

AREA SCHEDULE	
	AREA (m ²)
ERF	504.00
EXISTING HOUSE	56.70
NEW ADDITIONS GROUND	126.62
NEW OUTBUILDING GROUND	58.01
NEW FIRST FL HOUSE	162.59
NEW OUTBUILDING FIRST FL	73.87
TOTAL COVERED AREA	477.79
TOTAL FOOTPRINT	241.33
PERCENTAGE COVERAGE	47.88%

CONSTRUCTION NOTES

General Notes

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All dimensions are given in millimeters. The contractor will be held responsible for the correct setting out of the work. Any doubt as to the accuracy of boundary pegs to be reported to the client immediately. No portion of building to encroach over boundary lines. All electrical and drainage work to be done by registered tradesman. Any drainage pipes underside of building to be encased in 300mm concrete surround.

Foundations

230mm walls to bear on 700 x 230mm continuous concrete strip foundation. No foundation footings to project beyond site boundary. All foundation to be excavated to a depth of not less than 300mm below ground level, and not more than 3,000m

External Load Bearing Walls

External load bearing walls to be 230mm NFX clay bricks with min. 375 micron cranked DPC to all walls, window and door surrounds. Weepholes to every 3rd brick course 176mm min above FFL as well as over lintels. Foundation walls to be 230mm.

Concrete Surface Bed

Floor finish on 30mm cement screed on 100mm mass concrete surface bed on 250 micron dpm on 50mm sand bed on well compacted filling.

Precast Lintels

Precast R.C. Lintels over all openings and built in 230mm into walls on either side of openings, doors and windows.

Internal Walls

Internal walls to be 110mm walls clay bricks . 375 micron cranked DPC to all walls, window and door surrounds.

ARCHITECH

CLIENT

MASTERPLAN PROJECTS

ARCHITECTURE

Stellenbosch, South Africa / PO Box 561 Stellenbosch 7599
Cell: 079 223 3770/Tell: 021 885 1417/ mail: patrick@snowisp.com

Client:

MRS N T KOJANA

Project:

PROPOSED ADDITIONS AND ALTERATIONS ON ERF 292, LA MOTTE VILLAGE,

Drawing:

Drawing No : 23/11 / 23 A

FOR SUBMISSION

Scale:	Date:	Drawn:	Checked:
1:100	NOV 2023	F MANUEL	PWL

MASTERPLAN PROJECTS

ARCHITECTURE

FENESTRATION GROUND FLOOR OUT BUILDING		
NUMBER	SIZE	AREA
W27	1.200m x 1.200m	1.44
W28	1.200m x 1.200m	1.44
W29	600mm x 900mm	0.54
W30	1.200m x 1.200m	1.44
TOTAL WINDOW AREA		4.86 m ²
NETT FLOOR AREA		41.63 m ²
15% OFF NETT FL AREA		6.24
4.86 m ² < 6.24 m ²		11.67%
WINDOWS COMPLY		

FENESTRATION GROUND FLOOR		
NUMBER	SIZE	AREA
W1	1.800m x 1.500m	2.70
W2	600mm x 1.500m	0.90
W3	1.800m x 1.500m	2.70
W4	1.800m x 600mm	1.08
W5	600mm x 900mm	0.54
W6	1.200m x 1.200m	1.44
W7	900mm x 900mm	0.81
W8	900mm x 1.200m	1.08
W9	1.200m x 900mm	1.08
W10	600mm x 900mm	0.54
W11	1.200m x 1.200m	1.44
W12	1.200m x 900mm	1.08
W13	1.200m x 1.500m	1.80
TOTAL WINDOW AREA		16.11m ²
NETT FLOOR AREA		137.87 m ²
15% OFF NETT FL AREA		20.68
16.11 m ² < 20.68m ²		11.68%
WINDOWS COMPLY		

FENESTRATION FIRST FLOOR		
NUMBER	SIZE	AREA
W14	1.800m x 1.500m	2.70
W15	1.200m x 1.200m	1.44
W16	600mm x 900mm	0.54
W17	1.200m x 1.200m	1.44
W18	1.200m x 1.200m	1.44
W19	1.200m x 1.200m	1.44
W20	900mm x 1.200m	1.08
W21	900mm x 900mm	0.81
W22	1.200m x 1.200m	1.44
D1	1.600m x 2.100m	3.36
D2	1.600m x 2.100m	3.36
D3	1.600m x 2.100m	3.36
TOTAL WINDOW AREA		19.09m ²
NETT FLOOR AREA		127.69 m ²
15% OFF NETT FL AREA		19.15
19.09m ² < 19.15m ²		14.91%
WINDOWS COMPLY		

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15% OFF NETT FL AREA		6.24
4.86 m ² < 6.24 m ²		11.67%
WINDOWS COMPLY		

AREA SCHEDULE	
	AREA (m ²)
ERF	499.50
EXISTING HOUSE	56.70
NEW ADDITIONS GROUND	126.62
NEW OUTBUILDING GROUND	58.01
NEW FIRST FL HOUSE	162.59
NEW OUTBUILDING FIRST FL	73.87
TOTAL COVERED AREA	477.79
TOTAL FOOTPRINT	241.33
PERCENTAGE COVERAGE	48.31

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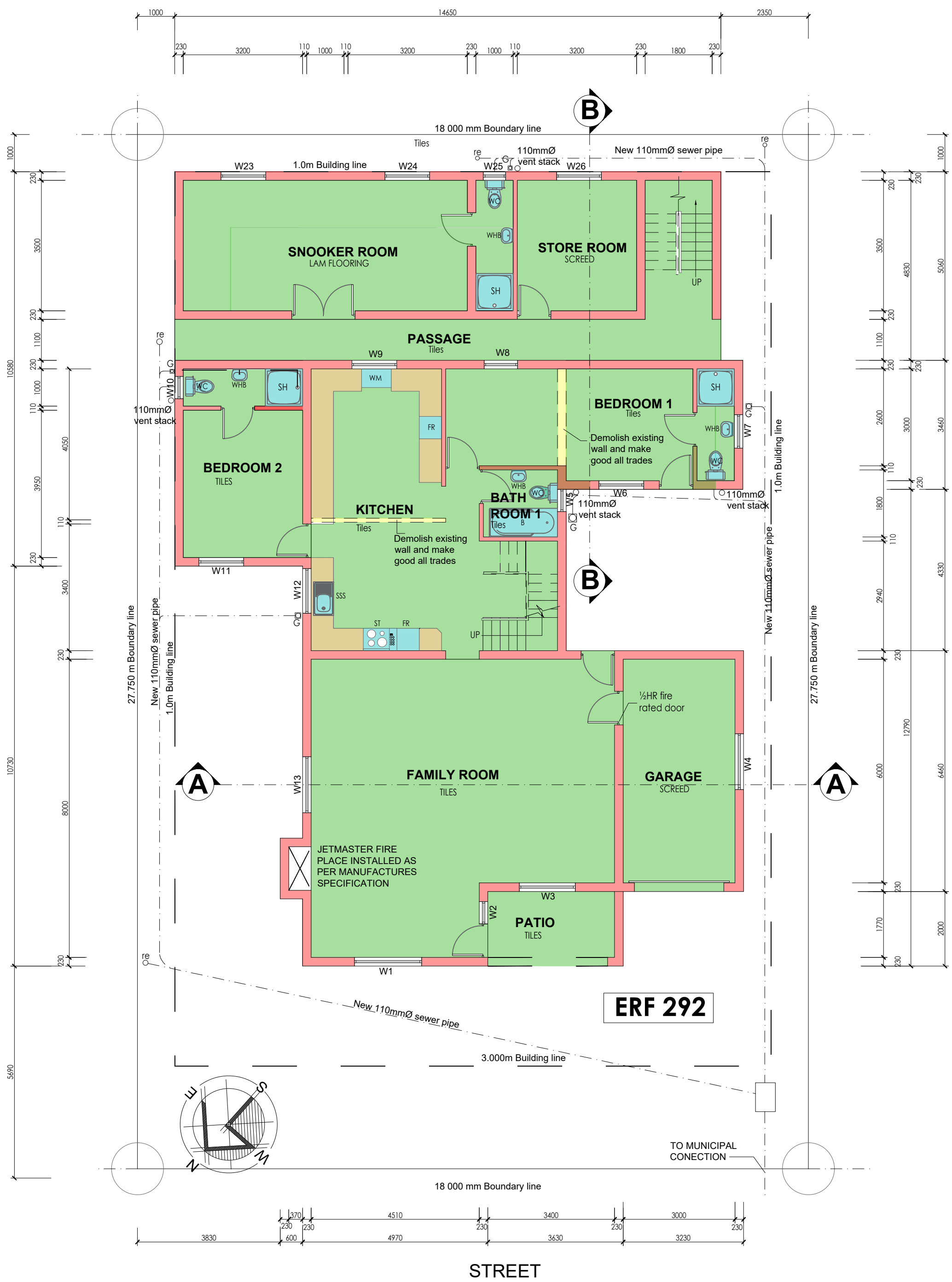
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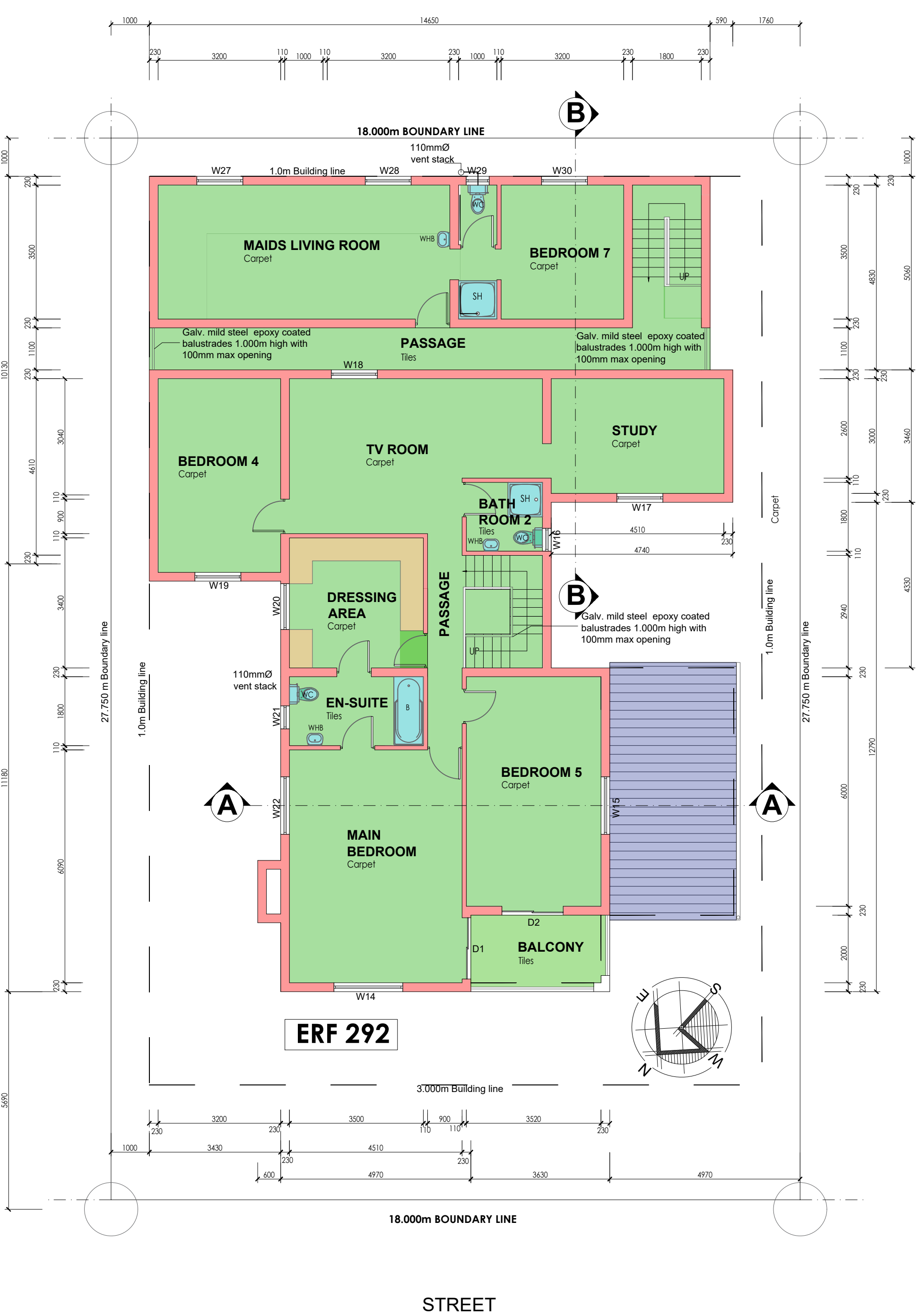
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SITE AND FLOOR PLAN

SCALE 1:100



SITE AND FLOOR PLAN

SCALE 1:100