

ERF 4823, 15 FIRST STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: JEANE MINNAAR ON BEHALF OF MG STEGMANN

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 that an application has been received for the following:

- ❖ **Departure** in terms of Section 16(2)(b) of the By-Law in order to:
 - relax the eastern lateral building line from 2m to 0.8m to accommodate the change of use (conversion of the stoep into a scullery);
 - relax the eastern lateral building line from 2m to 0m to accommodate the existing carport;
 - relax the street building line from 4m to 0m to accommodate the existing carport;
 - relax the western lateral building line from 2m to 0m to accommodate the existing braai, and
 - relax the western lateral building line from 2m to 1.2m to accommodate the change of use (conversion of the existing garage into a study, bathroom and covered patio).
- ❖ **Determination of an administrative penalty** in terms of Section 16(2)(q) of the By-Law.

Full detail regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Division: Town and Spatial Planning at 16 Paterson Street, Hermanus and on the municipal webpage at the following link <https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/>. Any written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (e) landuse@overstrand.gov.za) on or before **26 June 2026**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Mr. P. Roux** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Division: Town and Spatial Planning where a municipal official will assist them in order to formalize their comment.

Please note that in terms of the Protection of Personal Information Act (POPIA), you will be entering into a public process and as such agree and consent to your name, surname, contact details and comment(s) may be disclosed / used in the (application) process.

ERF 4823, EERSTESTRAAT 15, VOËLKLIP, HERMANUS, OVERSTRAND MUNISIPALE AREA: AANSOEK VIR AFWYKING EN BEPALING VAN N ADMINISTRATIEWE BOETE: JEANE MINNAAR NAMENS MG STEGMANN

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek ontvang is vir die volgende:

- ❖ **Afwyking** ingevolge Artikel 16(2)(b) van die Verordening ten einde die:
 - oostelike lateraleboulyn vanaf 2m na 0.8m te verslap om die gebruiksverandering (die stoep na 'n waskamer te omskep) te akkommodeer;
 - oostelike lateraleboulyn vanaf 2m na 0m te verslap om die bestaande afdak te akkommodeer;
 - straatboulyn vanaf 4m na 0m te verslap om die bestaande afdak te akkommodeer;
 - westelike lateraleboulyn vanaf 2m na 0m te verslap om die bestaande braai te akkommodeer, en
 - westelike lateraleboulyn vanaf 2m na 1.2m te verslap om die gebruiksverandering (die bestaande motorhuis in 'n studeerkamer, badkamer en onderdak stoep te omskep).
- ❖ **Bepaling van 'n administratiewe boete** ingevolge Artikel 16(2)(q) van die Verordening.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Afdeling: Stads- en Streekbeplanning, Hermanus en op die munisipale webtuiste by die volgende skakel <https://www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/>. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / landuse@overstrand.gov.za) voor of op **26 Junie 2026**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Mnr. P. Roux** by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Afdeling: Stads- en Streekbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

U aandag word gevestig op die Bepalinge van die "POPI" Wet, en aangesien u opmerking deel sal uitmaak van 'n openbare deelname proses, u derhalwe toestem dat u naam, van en kontakbesonderhede openbaar gemaak mag word.

ISIZA 4823, 15 FIRST STREET, VOËLKLIP, HERMANUS, INDAWO KAMASIPALA WASE OVERSTRAND: ISICELO SOKUHAMBA KUNYE NOKUSETYENZISWA KWESOHLWAYO SOKULAWULA: JEANE MINNAAR EGAMENI LIKA MG STEGMANN

Isaziso ngoko ke sinikezelwa ngokwemiqathango yeCandelo lama-48 loMthetho kaMasipala wase-Overstrand loLungisiweyo woCwangciso loSetyenziso loMhlaba kaMasipala, ka-2020 sokuba isicelo sifunyenwe kwezi zinto zilandelayo:

- ❖ **Ukuhamba** ngokwemiqathango yeCandelo 16(2)(b) loMthetho kaMasipala ukuze:
 - kunciphiswe umgca wesakhiwo osecaleni osempuma ukusuka kwi-2m ukuya kwi-0.8m ukuze kulungelwe utshintsho lokusetyenziswa (ukuguqulwa kwesitupu sibe siscullery (indawo yokuvasa izitya);
 - kunciphiswe umgca wesakhiwo umgca wesakhiwo osecaleni osempuma ukusuka kwi-2m ukuya kwi-0m ukulungiselela indawo yokumisa iimoto ekhoyo.
 - kunciphiswe umgca wesakhiwo umgca wesakhiwo osecaleni ukusuka kwi-4m ukuya kwi-0m ukulungiselela indawo yokumisa iimoto ekhoyo.
 - kunciphiswe umgca wesakhiwo umgca wesakhiwo osecaleni osentshona ukusuka kwi-2m ukuya kwi-0m ukulungiselela indawo yokosa inyama ekhoyo, kwaye
 - kunciphiswe umgca wesakhiwo umgca wesakhiwo osecaleni osentshona ukusuka kwi-2m ukuya kwi-1.2m ukulungiselela utshintsho lokusetyenziswa (ukuguqulwa kwegaraji ekhoyo ibe yindawo yokufundela, igumbi lokuhlambela kunye ne-patio egqunyiweyo).
- ❖ **Ukumiselwa kwesohlwayo solawulo** ngokwemiqathango yeCandelo 16(2)(q) loMthetho kaMasipala.

Iinkcukacha ezipheleleyo malunga neziphakamiso ziyafumaneka ukuze zihlolwe ngexesha leentsuku zeveki phakathi kwentsimbi ye-08:00 neye-16:30 kwiCandelo: Ucwangciso lweDolophu kunye neNdawo e-16 Paterson Street, Hermanus nakwiphapha lewebhu likamasipala kweli khonkco lilandelayo www.overstrand.gov.za/document/town-spatial-planning/land-use-planning-applications/. Naziphi na izimvo ezibhaliweyo zingangeniswa ngokwemiqathango yeCandelo lama-51 kunye nelama-52 loMthetho kaMasipala okhankanyiweyo kuMasipala (16 Paterson Street, Hermanus / (e)) ngomhla okanye ngaphambi koko **26 KweyeSilimela 2026**, ucaphule igama lakho, idilesi kunye neenkukacha zoqhagamshelwano, umdla wakho kwisicelo kunye nezizathu zezimvo. Imibuzo ngefowuni ingathunyelwa ku**Mnu. P. Roux** ku-028-313 8900. UMasipala unokwala ukwamkela izimvo ezifunyenwe emva komhla wokuvala. Namphi na umntu ongakwaziyo ukufunda okanye ukubhala angatyelela iCandelo: Ucwangciso lweDolophu kunye neNdawo apho igosa likamasipala liza kubanceda ukuze liqinisekise ukuba izimvo zabo zisemthethweni.

Nceda uqaphele ukuba ngokwemiqathango yoMthetho woKhuseleko lweNkcukacha zoBuqu (i-POPIA), uza kungena kwinkqubo yoluntu kwaye ngenxa yoko uyayumelana kwaye uyavuma ukuba igama lakho, ifani, iinkcukacha zoqhagamshelwano kunye noluvo/nezimvo zakho zinokutyhilwa /zisetenziswe kwinkqubo (yesicelo).





Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

1. Background

The subject property Erf 4823 is situated in the residential neighbourhood of Voëlklip, Hermanus and is located along First Street with an extent of 495m². According to the zoning map & Overstrand Municipal Land Use Scheme, 2020 the property is zoned as Residential Zone I: Single Residential (SRI). Access to the property is gained from First Street. The property owner is in the process of selling his property due to falling ill and moving into a retirement facility. Unfortunately, the owner built illegally and never submitted the building plans to the building control department after receiving the land use application approval for additions and did not build according to the building plans that was submitted with the land use application.

With regards to the above, the intention of the application is to obtain municipal approval for the following unauthorised structures:

- The approved kitchen over the 2m lateral building line was converted into a garage area. The application is now to accommodate a study, bathroom and covered patio area.
- Conversion of the existing stoep into a scullery (situated over the 2m lateral building line).
- Carport (situated over the street and side building lines)
- Braai area (situated over the side building line) and;

The application therefore consists of departures and the determination of an administrative penalty.

Jeané Minnaar is hereby duly appointed by the property owner (M Stegmann) to submit a land use planning application for the proposed development.

See Appendix-B for the Power of Attorney & Appendix-C for the Site Development Plan

2. Application

The following is proposed:

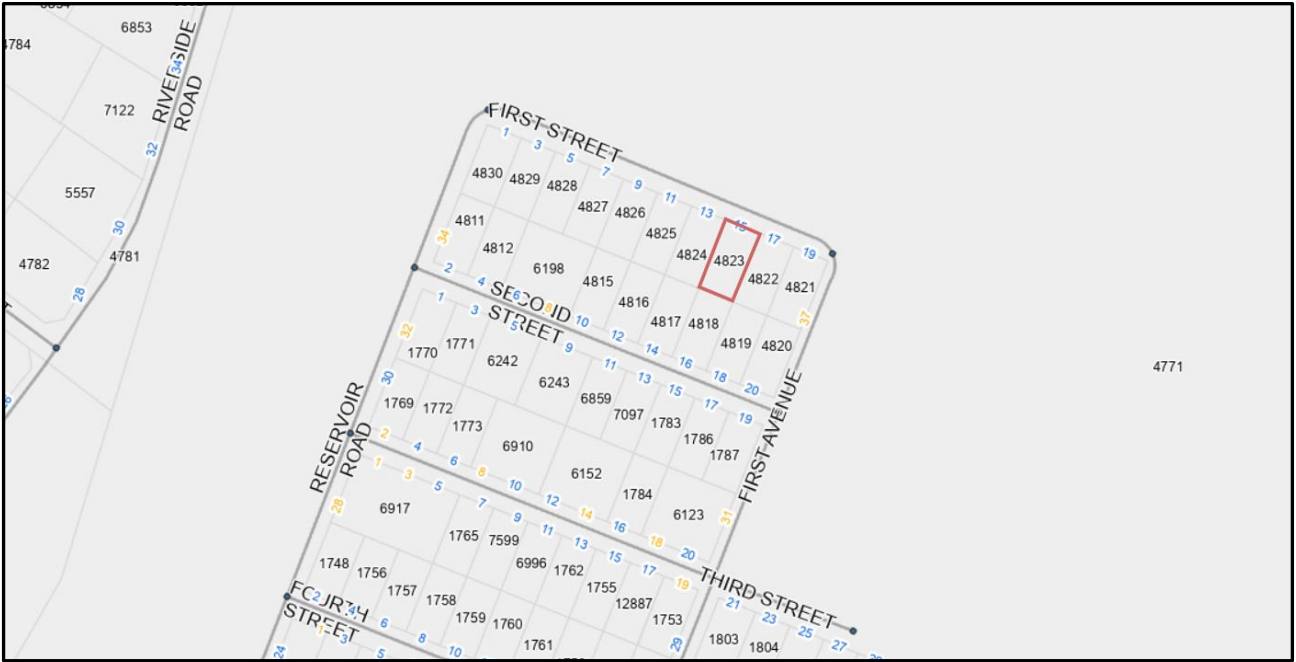
Application is hereby submitted in terms Section 16 (2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) for departure for the following:

- Relaxation of the eastern lateral building line from 2m to 0.800m, in order to accommodate the change of use (conversion of the stoep into a scullery);
- Relaxation of the eastern lateral building line from 2m to 0m, in order to accommodate the existing carport.
- Relaxation of the street building line from 4m to 0m to accommodate the existing carport.
- Relaxation of the western lateral building line from 2m to 0m to accommodate the existing braai and;
- Relaxation of the western building line from 2m to 1.2m to accommodate the change of use (conversion of the existing garage into a study room, bathroom and covered patio).

Application in terms Section 16(2)(q) of the By-Law for the determination of an administrative penalty to accommodate the illegal building work.

3. Locality

The subject property is situated within the Overstrand Municipality, located at 15 First Street, Hermanus. The location of the property is shown in the figure below.



4. Land Use Environment

The property is situated in the residential neighbourhood of Voëlkop, Hermanus where the predominant use of the area is for residential purposes with Open space Zone 1: Nature Reserve in close proximity. The zoning of the subject erf and the surrounding properties are zoned Residential Zone 1: Single Residential Zone (SR1). The zoning in the area is shown below as Figure 2 and Appendix D.

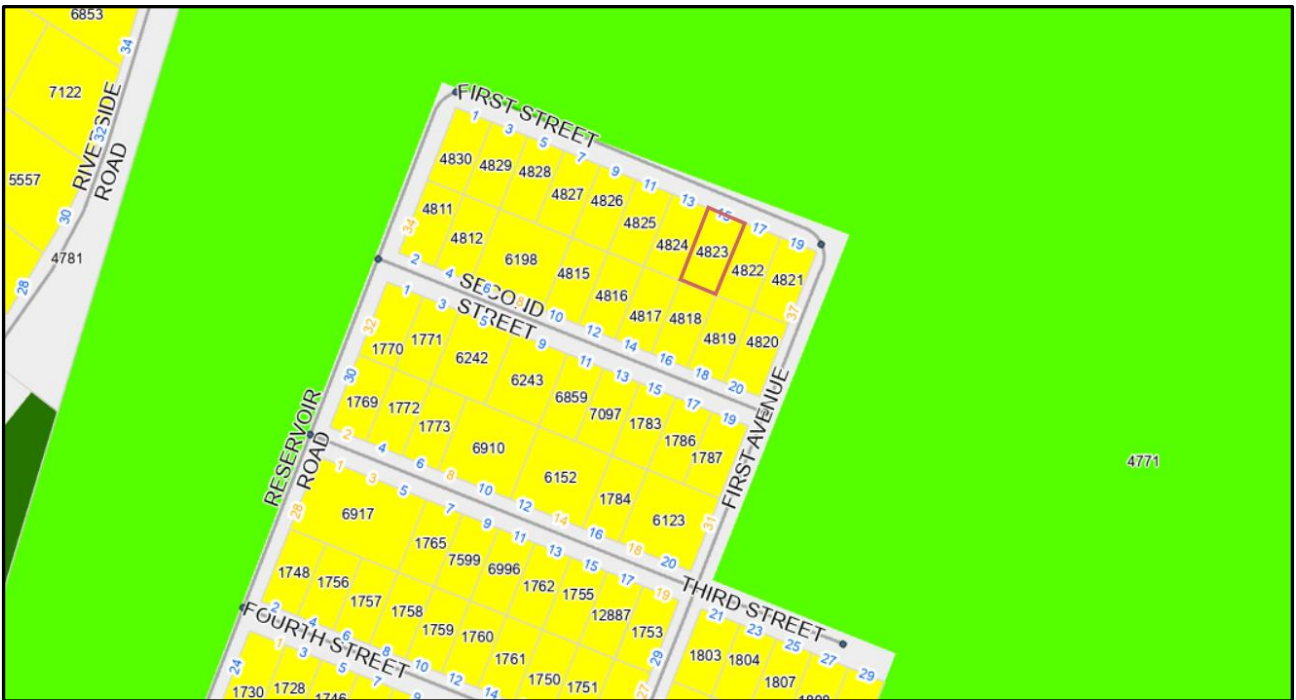


Figure 2: Surrounding Zoning

5. Land Use Scheme Parameters

The property is zoned Residential Zone 1: Single Residential Zone (SR1) in terms of the Overstrand Municipality Land Use Scheme, 2020. The table below indicates the applicable parameters in terms of the zoning and the proposed departure.

	Scheme Parameters	Proposed Development	Departure Required
Coverage	50%	43,35%	No
Street Building Line	4m	Carport encroaches street building line from 4m to 0m.	Yes
Western Side Building Line	2m	Braai area encroaches side building line from 2m to 0m and study, bathroom and covered patio encroaching the lateral building line from 2m to 1.2m.	Yes
Eastern Side Building Line	2m	Scullery encroaches the lateral building line from 2m to 0.800m and carport encroaching the lateral building line from 2m to 0m.	Yes
Rear Building Line	2m	N/A	N/A

With reference to the above and the building plans the carport is encroaching both the lateral and street scheme building lines. The carport encroaches the eastern lateral building line from 2m to 0m and the street building line 4m to 0m, the braai area encroaches the western lateral building line from 2m to 0m. The scullery encroaches the eastern lateral building line from 2m to 0.800m and require a departure for change of use (conversion of the stoep into a scullery). The study and bathroom also require a change of use (conversion of the garage into a study and bathroom) and the covered patio encroaches the western building line from 2m to 1.2m

The conversion of the stoep into a scullery and garage into a study and bathroom optimizes the utilization of the subject property and is normally associated with residential areas.

It must be noted that a land use application was submitted in 2020 which approved the current position of the existing study room/ bathroom for purposes of a kitchen and a garage which would have also been situated on the 4m street building line and encroaching the eastern lateral building line.

6. Title Deed

In terms of the Title Deed No T/ 32228/2011, Erf 4823 Hermanus is registered in the name of Michael George Stegmann with no title deed conditions restricting the proposed development. The Title Deed is attached hereto as Appendix E.

7. Engineering Services

The subject property is connected to the existing Overstrand Municipality services network which includes electricity, water, sewage and solid waste. No problems are anticipated as the proposed new dwelling unit will be able to connect to the existing municipal service network.

8. Policies and Regulations

Overstrand Municipal Spatial Development Framework, 2020 (MSDF)

The Municipal Spatial Development Framework is a sectoral component of the IDP that, in terms of the MSA, is aimed at providing general direction to guide decision making on an ongoing basis, aiming at the creation of integrated, sustainable and habitable regions, cities, towns and residential areas.

The proposed application is located within the urban edge and is indicated as part of the “urban development area”. The proposed change to the residential zoned property is therefore in line with this forward planning document.

Overstrand Municipality Spatial Growth Management Strategy, 2010 (OMSGMS)

The Growth Management Strategy promotes the longer-term sustainability of the municipal area and its sub-regions. The property falls within the planning unit 3 which promotes residential densification.

The proposal to convert the stoep into a scullery, garage into a study and bathroom, converting the stoep into a covered patio, erecting a braai area and carport is therefore in line with this forward planning document.

9. Planning Principles

Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)

Section 7 of the "Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013)" list 5 development principles based on which any development application must be evaluated.

The principles referred to are as follows:

1. Spatial Justice

Spatial Justice refers to planning proposals which do not contribute towards the perpetuation of apartheid spatial development imbalances. The proposal to convert the garage into a study and bathroom, the stoep into a scullery, a stoep into a covered patio and to erect a carport and a braai area are normal uses/structures that are associated with a dwelling house and will not perpetuate further spatial justice. The principle of spatial justice therefore is not applicable to the application.

2. Spatial Sustainability

Spatial sustainability refers to planning proposals which result in communities that are viable. The subject property is not located within any environmentally sensitive area or agricultural sensitive land. The principle of spatial sustainability is therefore not applicable to the application.

3. Spatial resilience

The proposed alterations to the property demonstrate a clear enhancement of spatial resilience by enabling the dwelling to adapt to evolving functional and lifestyle requirements while maintaining overall efficiency and usability. The conversion of the existing garage into a study and bathroom represents a practical and forward-thinking use of space, allowing for the incorporation of a dedicated work area and a bathroom. While this change removes enclosed parking, the erection of a carport suitably compensates for this loss by providing adequate vehicle protection in a more flexible and cost-effective manner. Furthermore, the enclosure of the stoep to form a scullery significantly improves the internal functionality of the home by expanding service areas and supporting household activities, thereby enhancing day-to-day convenience. The addition of a braai area contributes positively to the property’s social and recreational value, reinforcing its suitability for both private use and informal gatherings. The covered patio provides extra usable space for gatherings, hobbies or relaxation without needing to build an enclosed addition. Collectively, these interventions reflect a well-considered approach to spatial planning, promoting adaptability, improved functionality, and long-term sustainability, and can therefore be supported as appropriate and beneficial improvements to the property.

4. Efficiency

The proposed alterations demonstrate a high level of efficiency through the optimal use of existing space, improved functionality, and cost-effective design solutions. The conversion of the garage into a study and bathroom maximizes underutilized space by creating additional, practical living areas without increasing the building footprint. Similarly, the conversion of the stoep into a scullery enhances the internal layout by improving household workflow and organization.

The erection of a carport provides a cost-efficient alternative to a fully enclosed garage while still offering adequate vehicle protection. The covered patio maximises the use of underutilised exterior areas, effectively extending the living space of the dwelling without significantly increasing the building footprint. This ensures that the development remains compact while improving livability. In addition, the braai area enhances the usability of outdoor space, supporting social and recreational activities without requiring extensive structural expansion.

Overall, these alterations contribute to improved spatial efficiency, better functionality, and increased property value, while maintaining economical use of materials and resources.

5. Good administration

The Overstrand Municipality has a credible track record of good administration regarding the method of public participation which invites and accepts comments from the public to make an informed decision as well as complying with the prescribed time frames pertaining to the processing of applications.

10. Administrative Penalty

In term of Section 90 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning 2020 the following is applicable: “ A person who is in contravention of this By-Law, and submits an application to rectify the contravention, must apply to the Municipality for the determination of an administrative penalty, provided that the Municipality has not obtained and issued a demolition directive in terms of Section 85 in respect of land or building or part thereof concerned.”

The administrative penalty applicable to the property is evaluated in terms of section 90 (3) (a-e), as follows:

(a) The nature, duration, gravity, and extent of the contravention.

The property owners made these changes after they received approval from the town planning department for the previously approved garage to encroach the lateral building line. The garage now study and bathroom were converted in 2021 and has an extent of 15m², the scullery (14m²) and braai (10m²) were erected in 2024, the covered patio (25m²) was erected in 2021, and the carport (37m²) was erected in 2021.

(b) the conduct of the person (allegedly) involved in the contravention.

The property owners are involved in the contravention.

(c) a report by a quantity surveyor in matter of unauthorised building/construction.

Two builder's quotes are provided in order to calculate the exact administrative penalty.

(d) whether the unlaw conduct was stopped.

The construction has already been completed.

(e) Whether the person allegedly involved in the contravention has previously contravened this By-Law or a previous planning law.

The property owner has not previously contravened this By- Law or any other By-Law.

With reference to the above, the property owner was ill advised by her builder and therefore request that the penalty be reduced.

11. Need and Desirability

The proposed alterations address both the practical needs of the occupants and enhance the overall desirability of the property. The conversion of the garage into a study and bathroom responds to the need for additional working space from home and improved access to sanitary facilities. The conversion of the stoep into a scullery fulfils the need for a functional service area, contributing to a more efficient and organized household layout.

In addition to meeting these needs, the erection of a carport provides necessary sheltered parking while the inclusion of a braai area enhances the property's appeal by creating a dedicated space for outdoor entertainment. The covered patio provides extra usable space for gatherings, hobbies or relaxation without needing to build an enclosed addition. Together, these alterations improve comfort, convenience, and lifestyle quality, making the property more functional and desirable, while also contributing positively to its overall market value.

This proposal is in harmony with all relevant planning principles and forward planning documents and is therefore considered desirable from a town planning point of view.

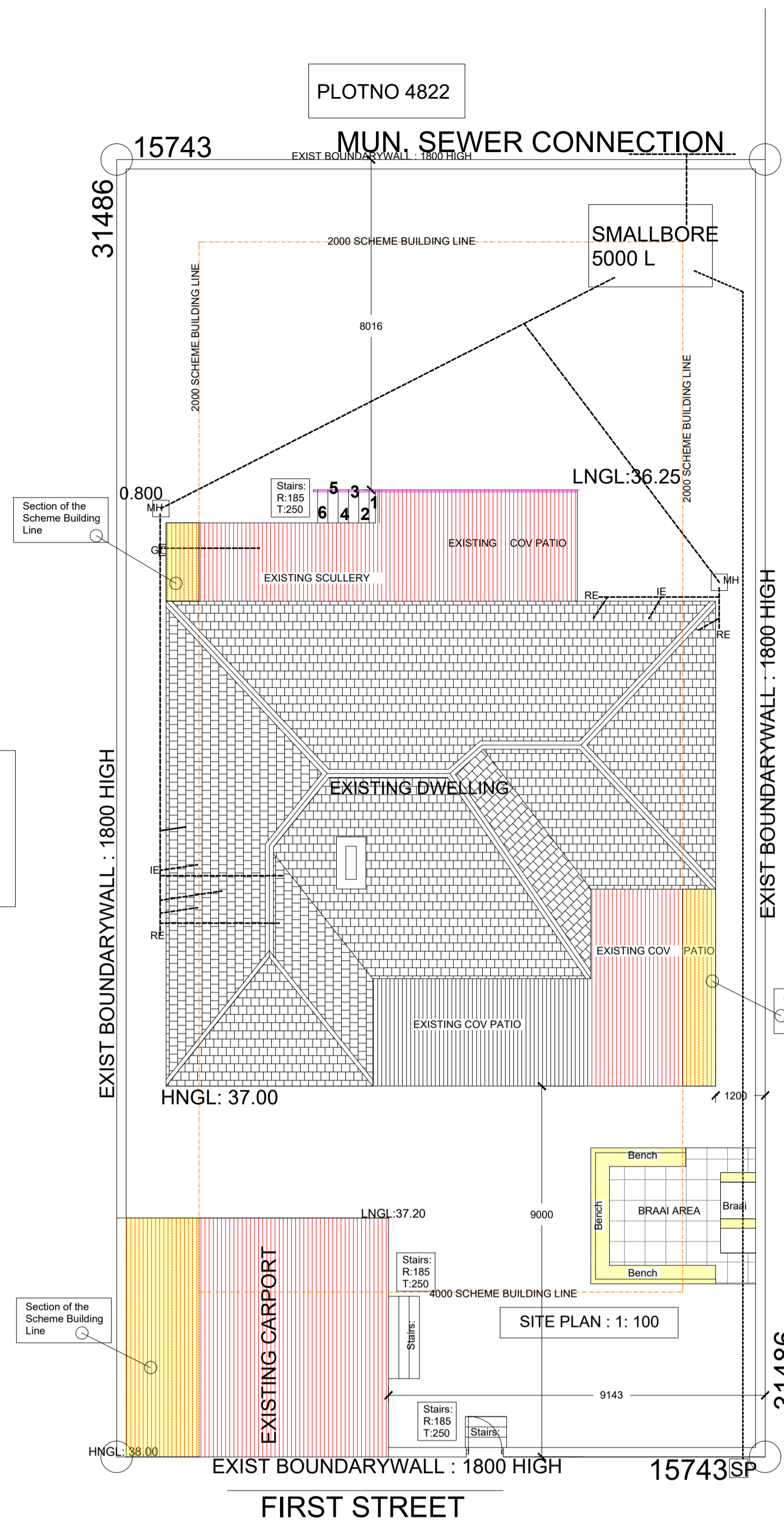
12. Recommendations

Based on the abovementioned motivation, it is recommended that the following be approved:

Application for departure in terms Section 16 (2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) for the following:

- Relaxation of the eastern lateral building line from 2m to 0.800m, in order to accommodate the change of use (conversion of the stoep into a scullery);
- Relaxation of the eastern lateral building line from 2m to 0m, in order to accommodate the existing carport.
- Relaxation of the street building line from 4m to 0m to accommodate the existing carport.
- Relaxation of the western lateral building line from 2m to 0m to accommodate the existing braai and;
- Relaxation of the western building line from 2m to 1.2m to accommodate the change of use (conversion of the existing garage into a study room, bathroom and covered patio).

Application in terms Section 16(2)(q) of the By-Law for the determination of an administrative penalty to accommodate the illegal building work.



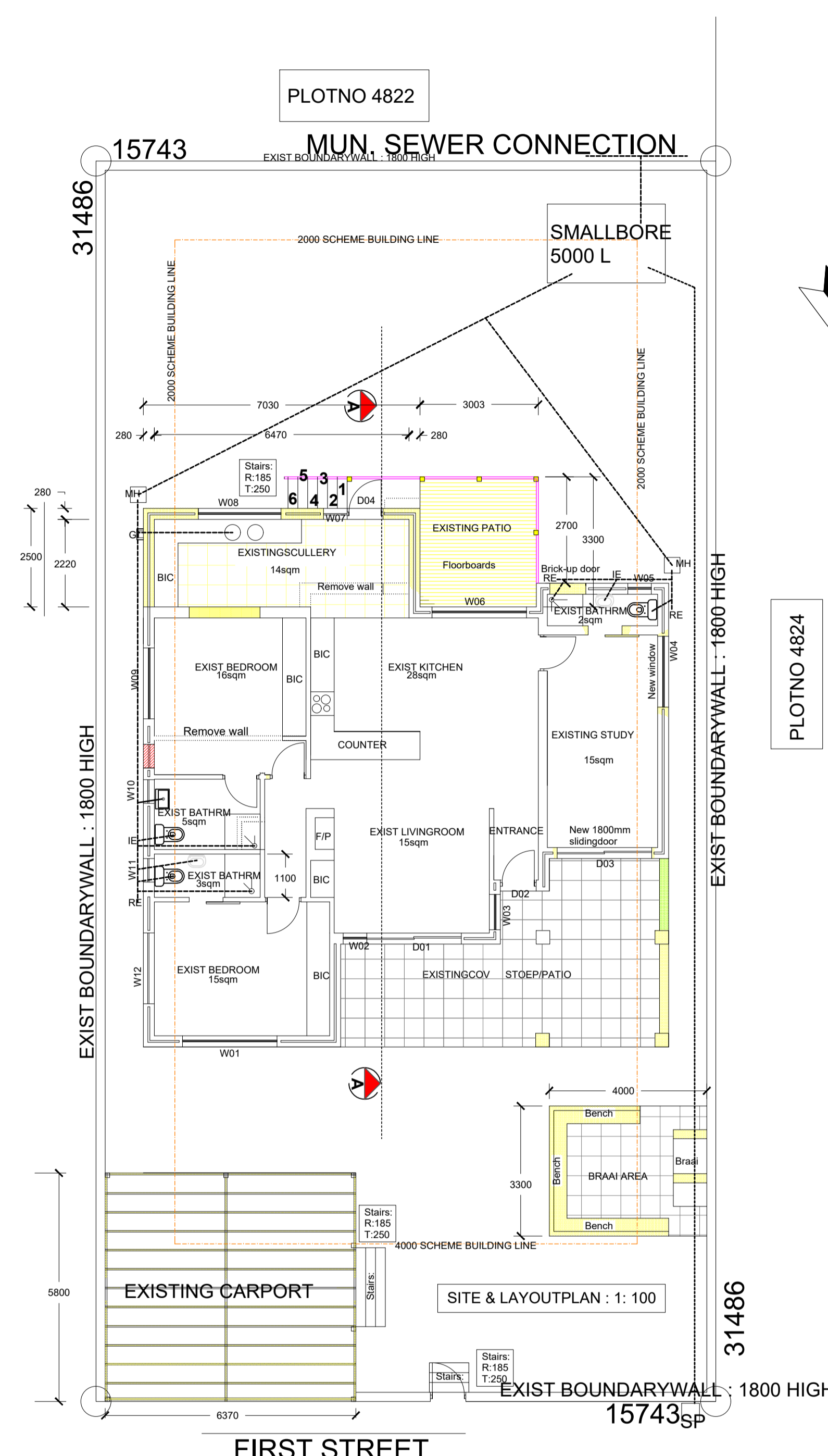
ROOF COVERAGE

EXISTING DWELLING	: 121sqm
NEW WORK	: 18sqm
EXIST PATIO	: 14sqm
NEW PATIO	: 25sqm
NEW CARPORT	: 37sqm
FOOTPRINT	: 215m ²
TOTAL NEW	: 80m ²
ERF SIZE	: 496m ²
COVERAGE	: 43,35 %

SETOUT MEASUREMENTS:

STREET:	9000
REAR :	8016
LAT. :	1200/1200

**HNGL 37.00
LNGL 36.25
BASE .L 36.63**



SETOUT MEASUREMENTS:

STREET:	0
REAR :	25686
LAT. :	0/ 9143

**HNGL 38.00
LNGL 37.20
BASE .L 37.60**

ROOF:
Cement slate tiles
on 76 x 50 mm purlins
@ 1050 mm cc on 114
mm x 38mm trusses
at 1000mm securely
Fixed to wall and
wallplates with hoop
iron straps
Garage roof : Metal roof
Sheeting on 76mm x 50mm
Purlins @1050mm cc on
150mx 50mm rafters @
1000mm cc
WINDOWS /DOORS
Timber framed windows as
shown on plan- see sizes
on plan Swartland
/ Kenzo
WALLS
Cavity walls 230mm
to be built
and fully plastered
inside and painted
FLOORS
20 mm screed on
120mm concrete
slab on 250 micron
pvc on well
compacted soil.

DPC
Damp proof course
or membranes
are required
Below the floor
slab and window
sills.

LINTOLS
Precast prestressed
lintols over
all doors& windows
To be minimum of
200mm on both sides
of opening with a
minimum of
400mm of blockwork
(2 courses)or
brickwork (5 courses)
above lintols.

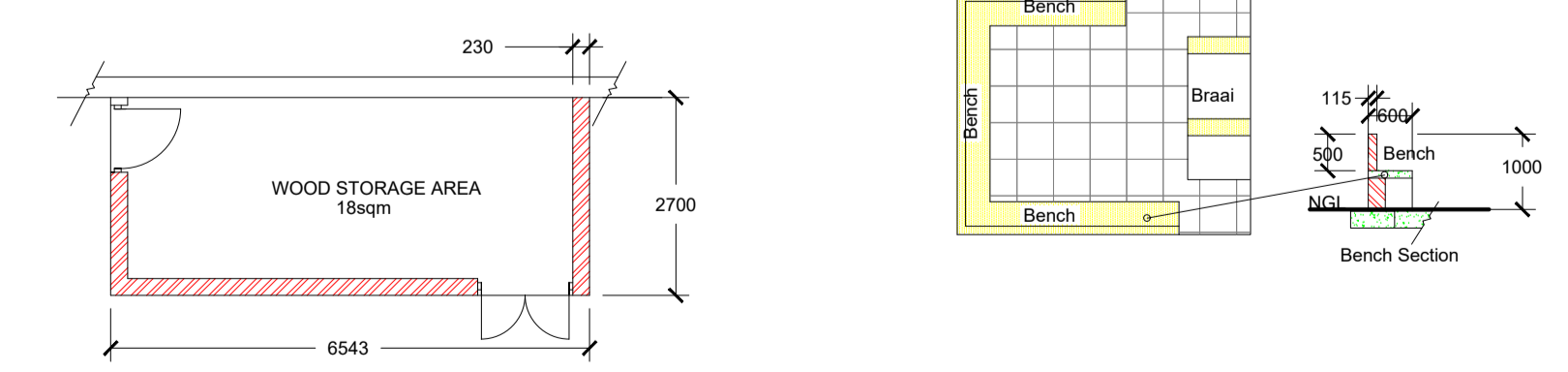
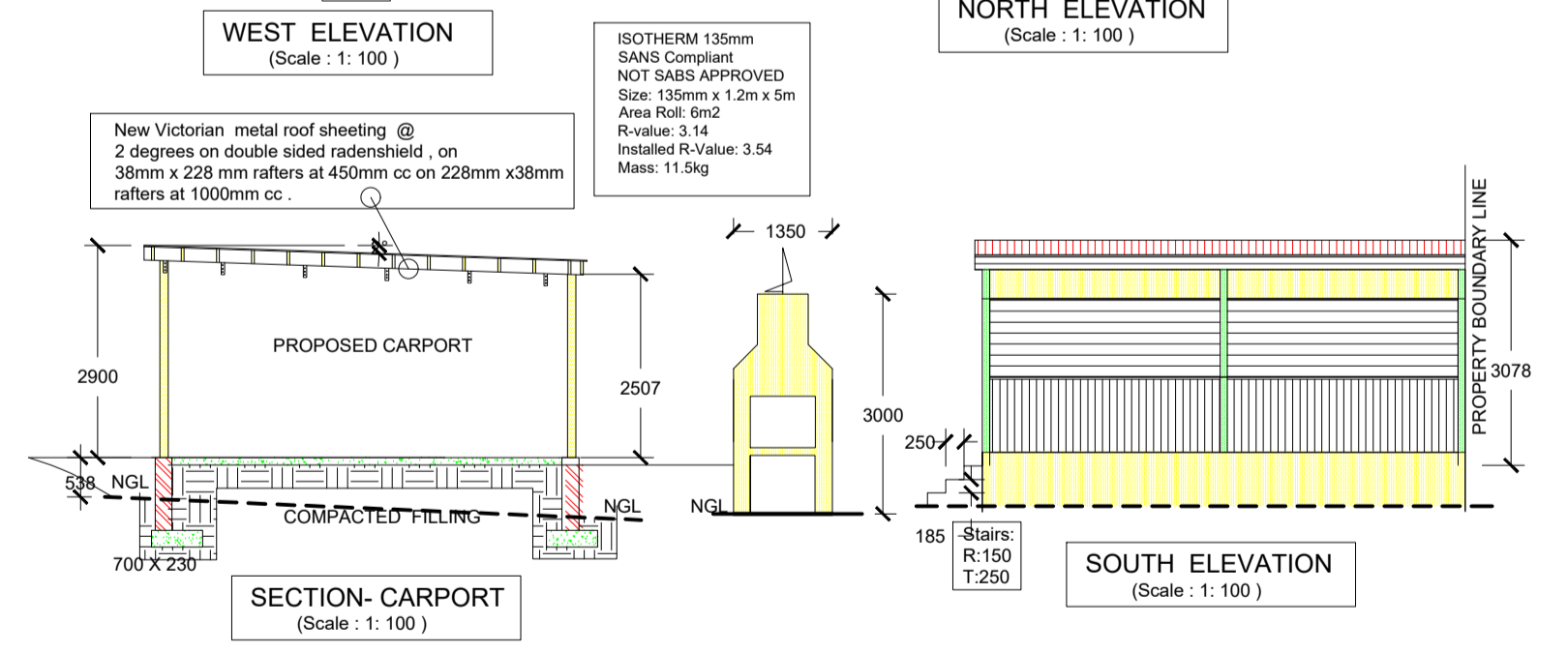
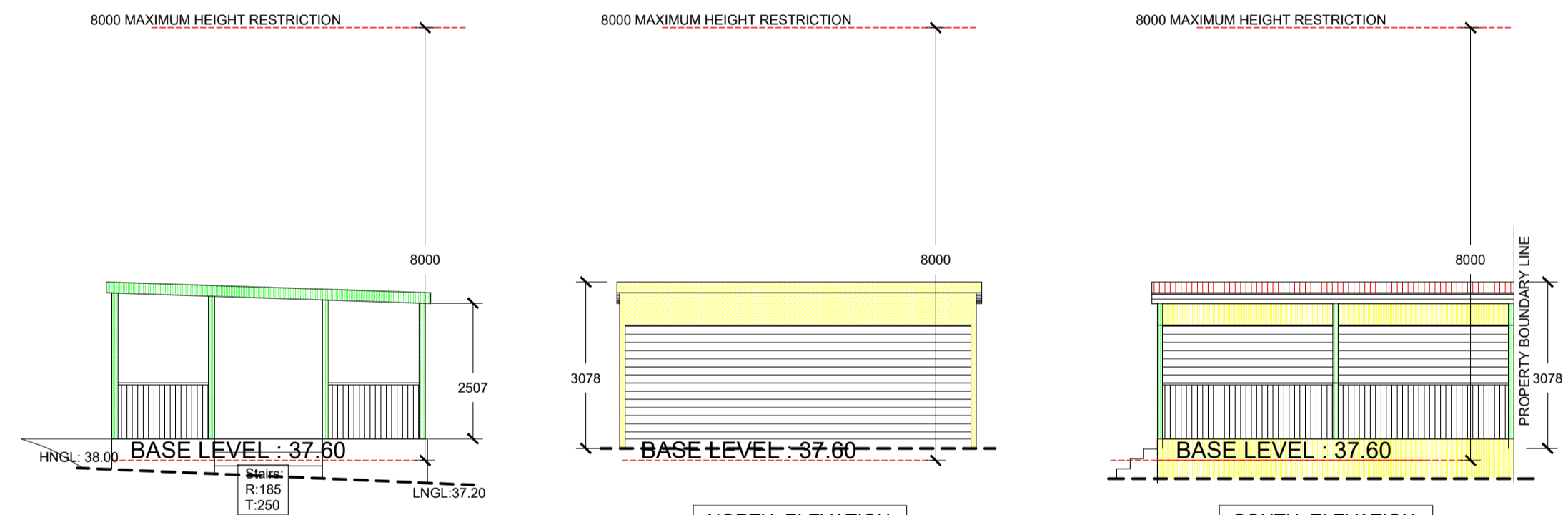
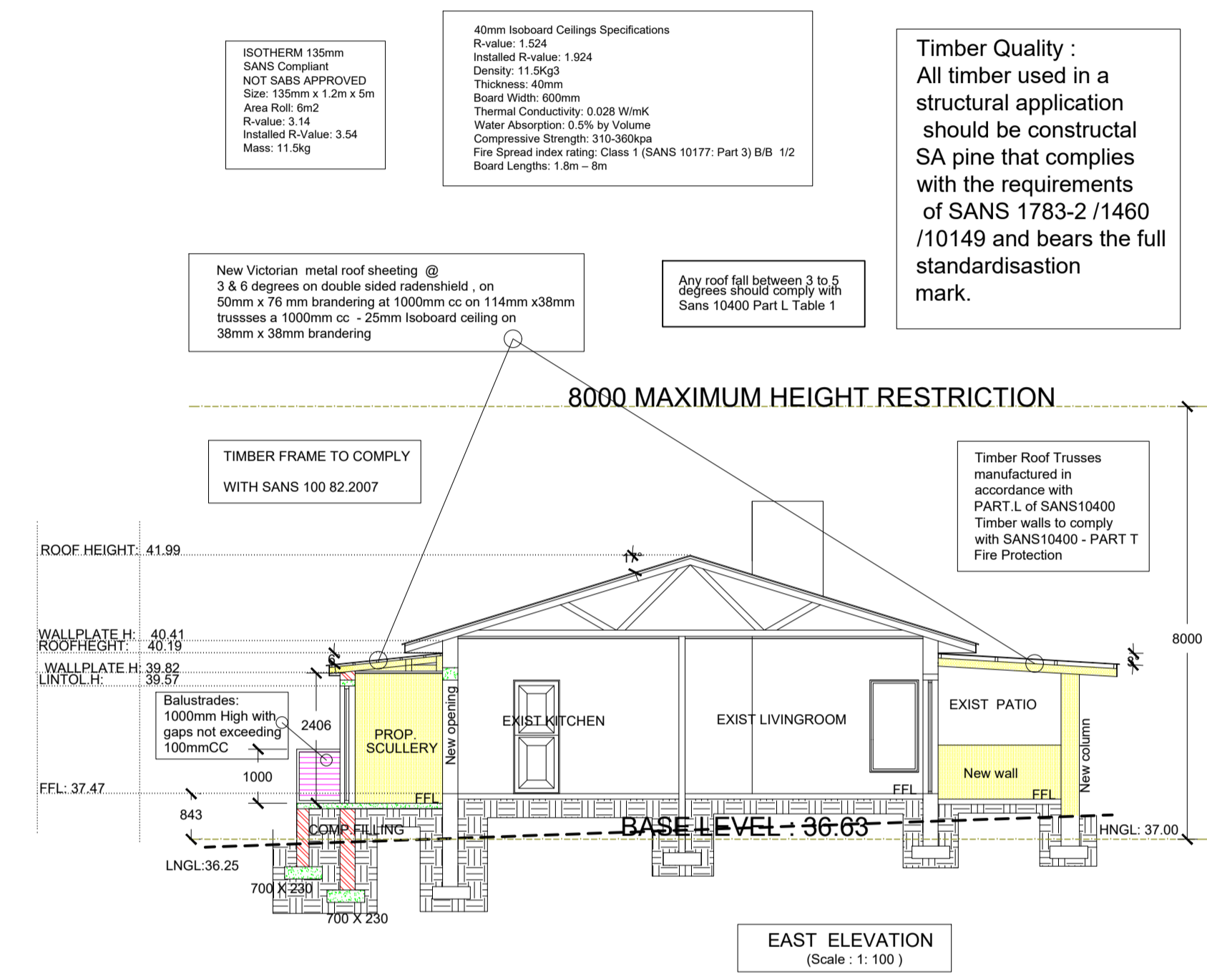
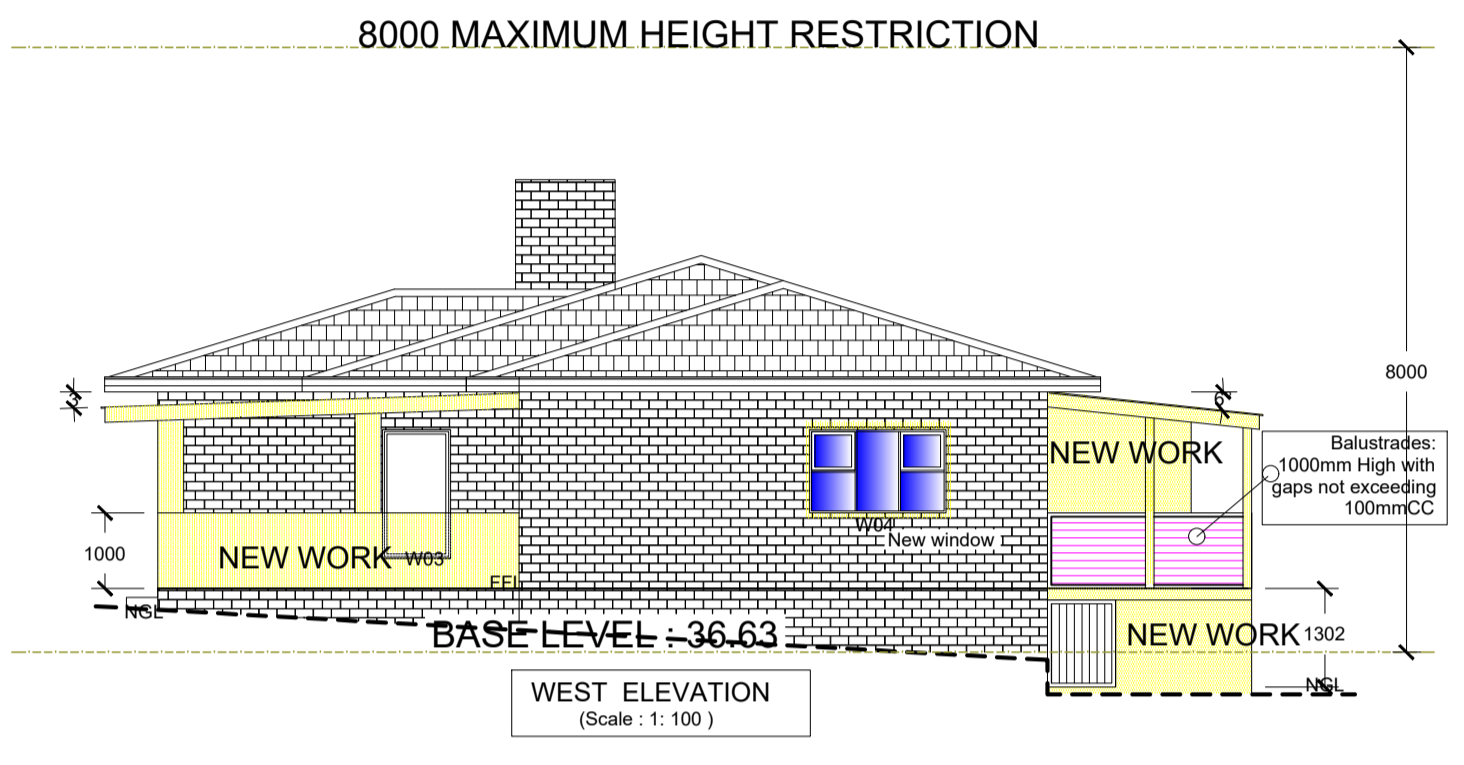
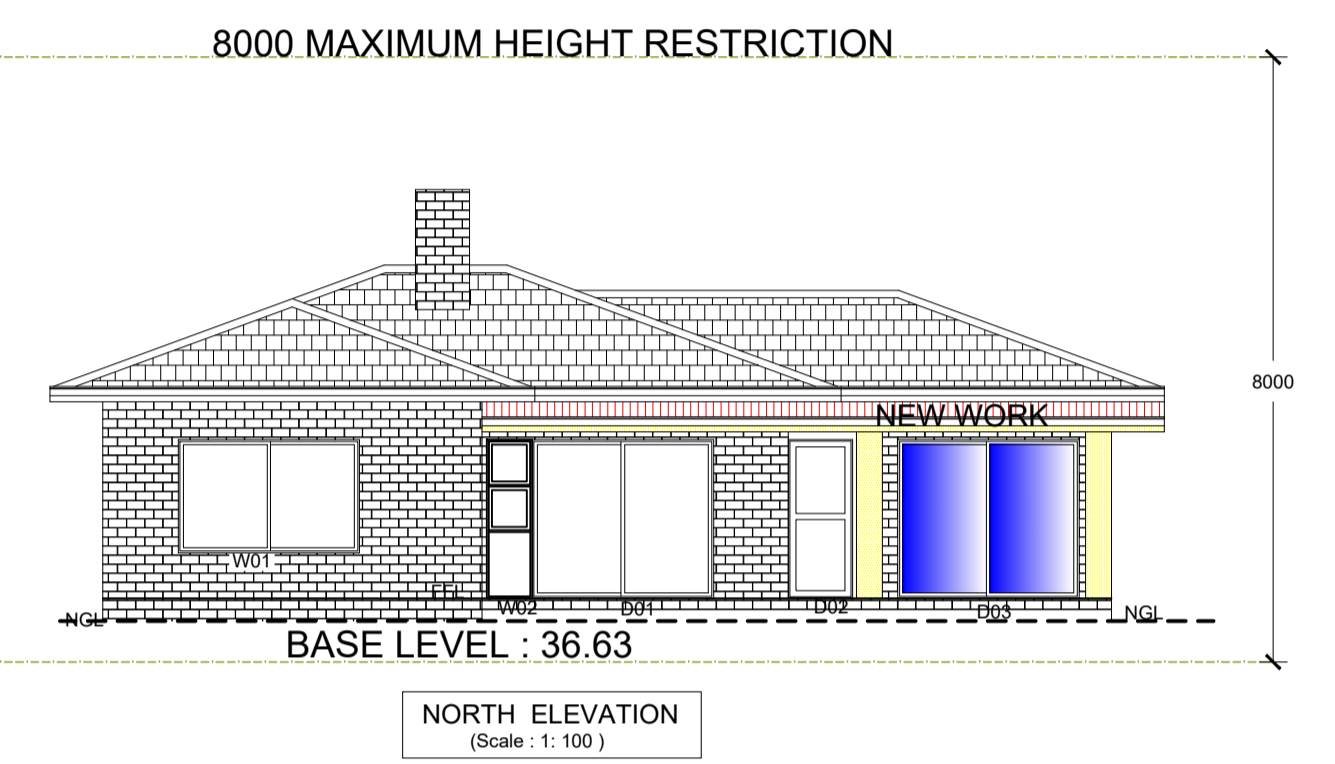
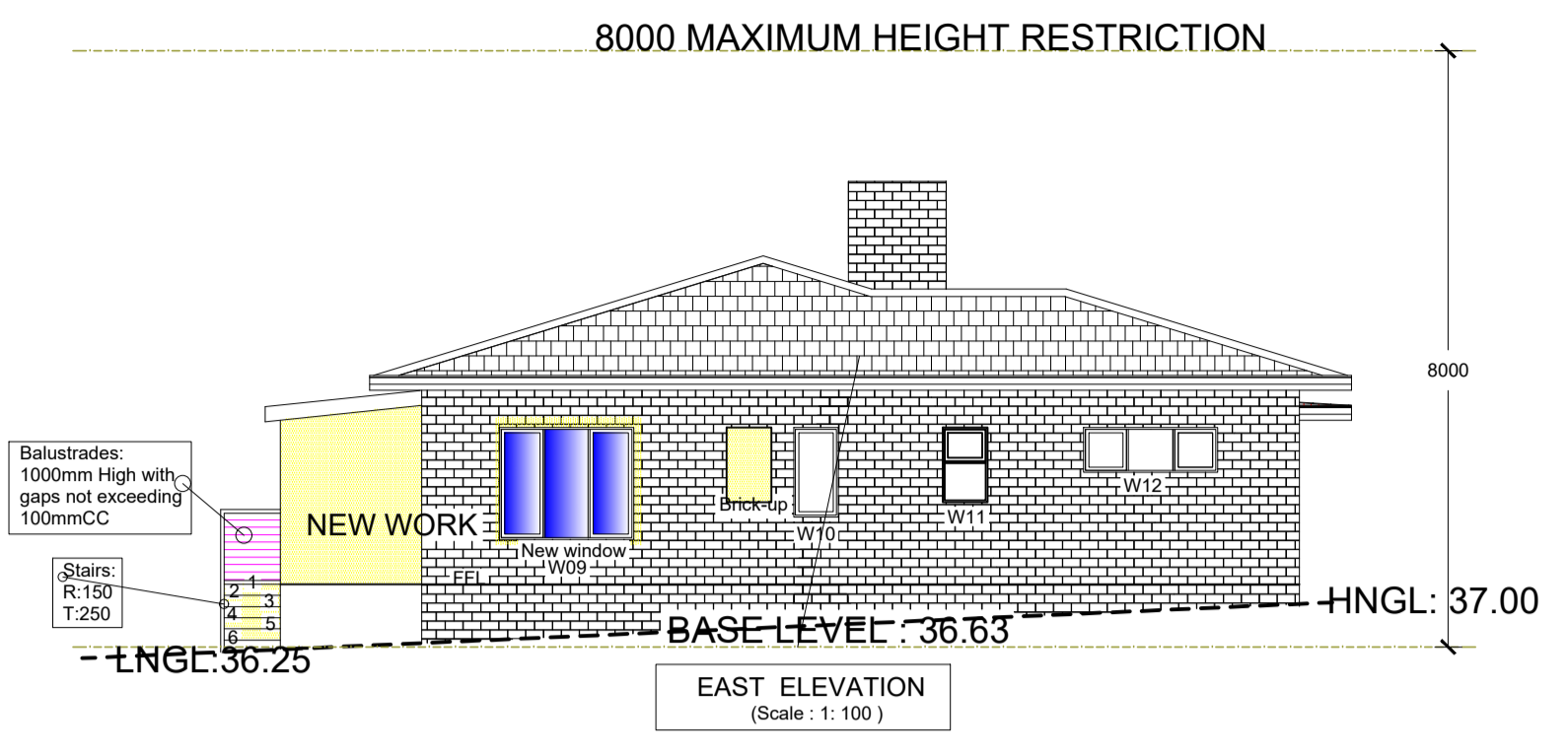
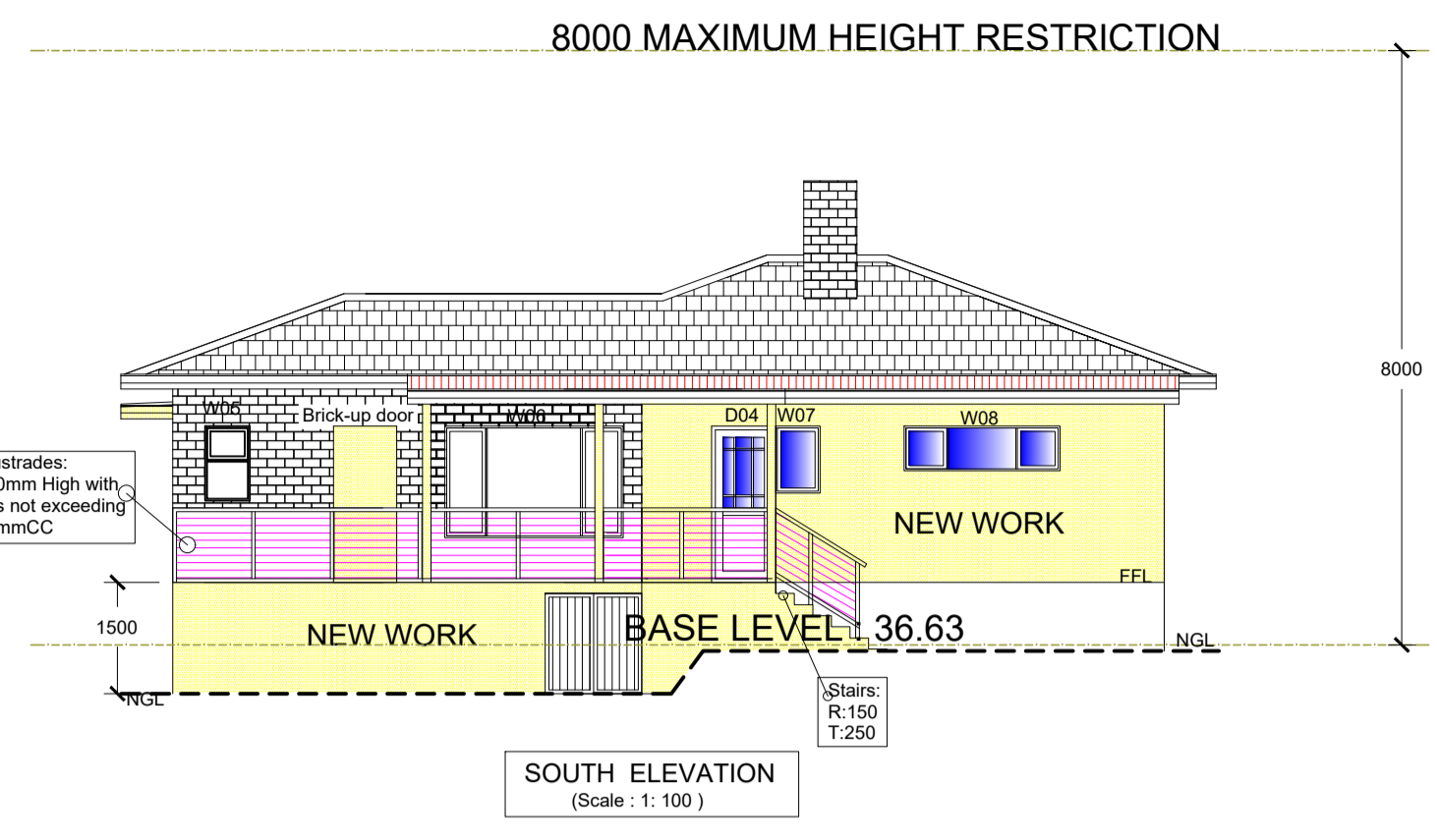
RAINWATERGOODS
All to be pvc
Down pipes : 75mm
Gutters : 100 mm
halfround

HOUSE STEGMANN
(ADDITIONS&ALTERATIONS)
PLOT NO 4823
projek HERMANUS project

CAP-LON DESIGNS
Reg. no : D 0993 / P.A.D
6 LORDELIA ST
BERGHOF ONDRUSRIVIER
084 905 1055
cadesigns478@gmail.com

tek nr 2025/10/40
dwg no

28 OCT CA 1:100
dat date get dwl skaal scale



WINDOW & DOOR SCHEDULE						
Double Low E CUSTOMIZED W03 900 x 1100 MATERIAL: TIMBER TYPE: FIXED PANEL TOTAL: 1 WINDOW AREA: 0.9 sqm OPEN VENT: 0% SAFETY GLASS	Double Low E CUSTOMIZED W10 900 x 1200 MATERIAL: TIMBER TYPE: FIXED PANEL TOTAL: 1 WINDOW AREA: 1.1 sqm OPEN VENT: 0% SAFETY GLASS	Double Low E PTT2415 W06 2400 x 1500 MATERIAL: TIMBER TYPE: SIDE HUNG WINDOW TOTAL: 1 WINDOW AREA: 3.6 sqm OPEN VENT: 1.8% SAFETY GLASS	Double Low E PTT69 W05/11 900 x 600 MATERIAL: TIMBER TYPE: TOP HUNG WINDOW TOTAL: 2 WINDOW AREA: 0.5 sqm OPEN VENT: 0.4% SAFETY GLASS	Double Low E PTT186 W12 1800 x 600 MATERIAL: TIMBER TYPE: TOP HUNG WINDOW TOTAL: 1 WINDOW AREA: 1.3 sqm OPEN VENT: 0.7% SAFETY GLASS	Double Low E PTT69 W07 600 x 900 MATERIAL: TIMBER TYPE: SIDE HUNG WINDOW TOTAL: 1 WINDOW AREA: 0.5 sqm OPEN VENT: 100% SAFETY GLASS	Double Low E DHG D02 900 x 2100 MATERIAL: TIMBER TYPE: DOOR TOTAL: 1 DOOR AREA: 1.9 sqm OPEN VENT: 0% SAFETY GLASS

WINDOW & DOOR SCHEDULE					
Double Low E SL621 W02 600 x 2100 MATERIAL: TIMBER TYPE: SIDE WINDOW TOTAL: 1 WINDOW AREA: 1.3 sqm OPEN VENT: 0.7% SAFETY GLASS	Double Low E PTT1815 W09 1500 x 1800 MATERIAL: TIMBER TYPE: SIDE WINDOW TOTAL: 4 WINDOW AREA: 1.1 sqm OPEN VENT: 0.7% SAFETY GLASS	Double Low E OX2421 D01/03 2400 x 2100 MATERIAL: TIMBER TYPE: SLIDING DOOR TOTAL: 4 WINDOW AREA: 5.0 sqm OPEN VENT: 0% SAFETY GLASS	Double Low E PTT2415 W01 1800 x 1500 MATERIAL: TIMBER TYPE: SLIDING WINDOW TOTAL: 1 WINDOW AREA: 2.7 sqm OPEN VENT: 0% SAFETY GLASS	Double Low E PTT2106 W08 2100 x 600 MATERIAL: TIMBER TYPE: TOP HUNG WINDOW TOTAL: 1 WINDOW AREA: 1.3 sqm OPEN VENT: 0.7% SAFETY GLASS	Double Low E PTT1811 W04 1800 x 1100 MATERIAL: ALUMINIUM TYPE: TOP HUNG WINDOW TOTAL: 2 WINDOW AREA: 1.98 sqm OPEN VENT: 1.3 sqm GLASS: 6mm

LIGHT AND VENTILATION: (SANS 10400 PART 0)
 Light and ventilation to comply with SANS10400 PART 0 and NATIONAL BUILDING REGULATIONS:
 The total area of an opening, door of an openable glazed window that complies with requirements of 4.3.1.1.2(A) or (B) of SANS 10400 - O shall not be less than 5% of the floor area of the room - safety glass 4mm

Natural Lighting: The total 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.

SPECIFICATION

NOTES :

- 1.General :**
 1.1 All dimensions and levels to be checked on site.
 1.2 levels to be checked on site.
 1.3 on site.
 1.4 All waterproofing details to be in accordance with specifications

2.Concrete : (per engineers specifications)

- 2.1 Concrete characteristic 28-day strengths
 - all precast panels 35Mpa
 - footings 25Mpa
 - insutu slabs , screed ,beams 25Mpa

2.2 Mix design for all 25Mpa concrete by builder :

- 50kg cement
 wheelbarrows stone
 1.5 wheelbarrow sand
 min water

2.3 Nominal concrete aggregate size :

- Screed - 9mm
 Footings , columns , beams - 19 mm

- 2.4 All slabs to be leveled and caulked tight by the builder a semi - dry sand / cement mix before joint filling concrete is placed.

3.Re-inforcement :

- 3.1 Minimum concrete cover to re- inforcement :
 - slabs , soffits and tops 30mm
 - slab edges / brick walls 40min
 - stairs 50min

HOUSE STEGMANN
 (ADDITIONS&ALTERATIONS)
 PLOT NO 4823
 HERMANUS

CAP-LON DESIGNS
 Reg. no : D 0993 / P.A.D
 6 LOBELIA ST
 BERGHOOP ONDRISRIVER
 084 905 1055
 cadesigns478@gmail.com

2025/10/40

28 OCT CA 1:100
 dat date get dwl skaal scale