

ERF 2095, 14 DUIKER CRESCENT, SANDBAAI, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: MICHAEL ARCHITECTURE ON BEHALF OF THE VAN DEIJL TRUST

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-law) of the following application applicable to Erf 2095, Sandbaai (the property):

Departure in terms of Section 16(2)(b) of the Bylaw in order to:

- Relax the eastern lateral building line from 2m to 1.5m to accommodate for an en-suite bathroom and additions to outside roofed braai area respectively.
- Relax the western lateral building line from 2m to 1.5m to accommodate additions to the existing staff quarters.
- Relax the western lateral building line from 2m to 0m to accommodate an unroofed outside shower area.
- Relax the maximum combined length of the garages adjacent to the rear boundary from 6.5m to 11.935m.
- Relax the maximum height of the existing boundary and screen walls from 2.1m to 2.34m above the existing ground floor level.

Determination of an administrative penalty in terms of Section 16(2)(q) of the Bylaw for the

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, Paterson Street, Hermanus. Any comments must be in writing in accordance with the provisions of Sections 51 and 52 of the By-Law to reach the Municipality (16 Paterson Street, Hermanus / (e) alida@overstrand.gov.za) on or before **24 January 2025**, quoting your name, address and contact details, interest in the application, and the reasons for comments. Telephonic enquiries can be made to the **Town Planner, Mr. B. Minnaar** 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 Town Planning Department where a municipal official will assist them in order to formalize their comment.

ERF 2095, DUIKERSINGEL 14, SANDBAAI, HERMANUS, OVERSTRAND MUNISIPALE GEBIED: AANSOEK VIR AFWYKING EN BEPALING VAN 'N ADMINISTRATIEWE BOETE: MICHAEL ARCHITECTURE NAMENS THE VAN DEIJL TRUST

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) van die volgende aansoek van toepassing op Erf 2095, Sandbaai (die eiendom):

Afwyking ingevolge Artikel 16(2)(b) van die Verordening ten einde die:

- Oostelike laterale boulyn vanaf 2m na 1.5m te verslap om 'n en-suite badkamer en aanbouings vir die buite geboude braai area onderskeidelik te akkommodeer.
- Westelike laterale boulyn vanaf 2m na 1.5m te verslap om aanbouings tot die bestaande personeelkwartier te akkommodeer.
- Westelike laterale boulyn vanaf 2m na 0m te verslap om 'n oopdak buite stort area te akkommodeer.
- Maksimum gesamentlike lengte ten opsigte van motorhuise langs die agtergrens vanaf 6m tot 11.935m te verslap.
- Maksimum hoogte van die bestaande grens en skermure vanaf 2.1m na 2.34m bo die bestaande grond vloervlak te verslap

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 Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. Enige kommentaar op die voorstel moet skriftelik wees in ooreenstemming met Artikels 51 en 52 van die Verordening en die Munisipaliteit (Patersonstraat 16, Hermanus / (e) alida@overstrand.gov.za) bereik voor of op **24 Januarie 2025**, met u naam, adres en kontakbesonderhede, belang in die aansoek, sowel as die redes vir kommentaar. Telefoniese navrae kan gerig word aan die **Stadsbeplanner, Mnr. B. Minnaar** by 028-313 8900. Die Munisipaliteit mag weier om kommentare wat na die sluitingsdatum ontvang word, te aanvaar. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

ISIZA 2095, 14 DUIKER CRESCENT, SANDBAAI, HERMANUS, UMASIPALA WASE OVERSTRAND: ISICELO SOPHAMBUKO NOKUMISELWA KWESOHLWAYO SOLAWULO: MICHAEL ARCHITECTURE EGAMENI LE VAN DEIJL TRUST

Isaziso sinikezelwa ngokwemiqathango yeCandelo 48 loMthetho kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 ngokwesicelo esifanelekileyo kwi siza 2095, Sandbaai (propati)

Uphambuko ngokwemiqathango yeCandelo 16(2)(q) ngokomthetho ka Maspala

- Ukunyenyiswa komda wesakhiwo osecaleni ukusuka kwi 2 mitha ukuya ku 1.5 mitha ukulungiselela igumbi lokuhlambela kunye nolongozo lwephahla olungaphandle kwindawo yokojela ukutsho
- Ukunyenyiswa komda wesakhiwo osecaleni ukusuka kwi 2 mitha ukuya ku 1.5 mitha ukulungiselela ulongozo lwabasebenzi abakhoyo
- Ukunyenyiswa komda wesakhiwo osecaleni ukusuka kwi 2mitha ukuya ku 0 mitha ukulungiselela indawo yokuhlambela engaphandle engenalo uphahla
- Ukunyenyiswa ngokungenagqithiso kubude be garaji ezidityanisiweyo ezimeleneyo ukuya ngasemva ukusuka kwi 6.5 mitha ukuya kwi 11.935 mitha
- Ukunyenyiswa ngokungenagqithiso kumphakamo wamagumbi okwehlula akhoyo ukusuka kwi 2.1 mitha ukuya kwi 2.34 mitha ngentla kumagumbi akhoyo akumhlaba osezingeni eliphantsi

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ukuze zihlolwe ngeentsuku zokusebenza ngamaxesha okusebenza phakathi kwentsimbi yesi-08:00 neye-16:30 kwiSebe: UCwangciso lweDolophu, eHermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokuhambelana nezibonelelo zeCandelo lama-51 kunye nelama-52 alo Mthetho kaMasipala oxeliweyo kuMasipala (16 Paterson Street, Hermanus / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi komhla wama-**24 Eyomqungu 2025**, uchaze igama lakho, idilesi kunye neenkukacha zoqhagamshelwano, umdla kwisicelo kunye nezizathu zezimvo. Imibuzo ngomnxeba ingenziwa kuMwangciso weDolophu, **uMnu. B. Minnaar** kule nombolo yomnxeba 028-313 8900. UMasipala unokwala ukwamkela izimvo ezifunyenwe emva komhla wokuvalwa. Nabani na ongakwaziyo ukufunda okanye ukubhala angandwendwela iSebe loCwangciso lweDolophu apho igosa likamasipala liya kuthi limncedise ukuze abhale ngokusesikweni izimvo zakhe.





12 September 2024
The Town Planner
Overstrand Municipality
P.O. Box 20
HERMANUS 7200

Dear Sir / Madam

DEPARTURES FROM THE OVERSTRAND MUNICIPALITY LAND USE SCHEME REGULATIONS AND DETERMINATION OF ADMINISTRATIVE PENALTY FOR BOUNDARY AND SCREEN WALLS:

ERF 2095: 14 Duiker Crescent, Sandbaai, Hermanus, Overstrand Municipality

1. Background

The owner of the property, the van Deijl Family Trust has instructed Michael van Rensburg of Michael Architecture to to prepare plans for alterations and additions to the existing dwelling, apply for permanent departures from the Land Use Scheme Regulations and for the determination of an administrative penalty (free standing walls) for erf 2095 Sandbaai.

The van Deijl Family Trust has owned the property since September 2011.

The dwelling serves as a holiday home for the family and is used often as they live not too far away i.e. in Cape Town.

In view of this, it is intended to make the home more liveable and have an extra lock-up garage (elements and security).

2. Application details

List of Annexures and Plans:

Annexures

Motivation

- | | |
|--------------|------------------------------|
| Annexure A - | Application Form |
| Annexure B - | Resolution/Power of Attorney |
| Annexure C - | Copy of Title Deed |

Plans

- | | |
|----------|--|
| Plan A - | Locality Plan |
| Plan B - | Aerial photo |
| Plan C - | Property Diagrams - erf 2095 and 2440 Sandbaai |
| Plan D - | S.G. General Plan extract |
| Plan E - | Site Development Plan |
| Plan F - | Zoning Plan |
| Plan G - | Sewer Plan |
| Plan H - | Erf 2440 site plan |
| Plan I - | 1969 Council Plan |
| Plan J - | 1998 Council Plan |

2.1 Application is made in terms of:

- Chapter 4, Section 16(2)(b) of the Overstrand Municipality's By-Law on Municipal Land Use Planning 2020, for permanent departures from the provisions of the Overstrand Municipality Land Use Scheme regulations.
- Chapter 4, Section 16(2)(q) of the Overstrand Municipality's By-Law on Municipal Land Use Planning 2020, for the determination of an administrative penalty

2.2 Title Deed

- Attached as annexure C - there are no Title Deed restrictions prohibiting the proposals

2.2 Zoning

- Plan F attached - Erf 2095 is zoned Residential Zone 1: Single Residential (SR1) and is developed with a dwelling and outbuildings - site area 772 sq.m. Access is taken off Duiker Crescent
The 5 surrounding properties have the same zoning and are also used for residential purposes.

3. Proposal

3.1 **Permanent departures from provisions of the Land Use Planning Scheme.**

3.1.1 **The following permanent departures are being sought:**

- a) Section 6.1.2 (b)(ii) of the Overstrand Municipality Land Use Scheme, 2020 for the relaxation of the east side building line from 2m to 1,5m for an en-suite bathroom and additions to outside roofed braai area respectively.
The east facing bedroom window being made larger requires adjoining owners consent.
- b) Section 6.1.2 (b)(ii) of the Overstrand Municipality Land Use Scheme, 2020 for the relaxation of the west side building line from 2m to 1,5m for addition to the existing staff quarters.
- c) Section 6.1.2 (b)(ii) of the Overstrand Municipality Land Use Scheme, 2020 for the relaxation of the west side building line from 2m to 0m for an unroofed outside shower area.
- d) Section 16.1.1 (c)(iv) of the Overstrand Municipality Land Use Scheme, 2020 for the relaxation of the maximum combined length of the garages adjacent to the rear boundary from 6,5m to 11,935m (site width 18,88m)
- e) Section 16.1.1 (a)(i) of the Overstrand Municipality Land Use Scheme, 2020 for the relaxation of the maximum height of boundary and screen walls from 2,1m to 2,34m above the existing ground level.

3.1.2 **Motivation**

- a) **East side building line** - 2m to 1,5m - en-suite and braai area extension
The en-suite and braai area additions and contraventions are very minor in nature and do not impact negatively on the environment, streetscape nor surrounding properties.
The dwelling on erf 2440 (closest to proposal) is set back 4,9m from the common lateral boundary and has 2 small upstairs and 2 smallish downstairs windows facing onto erf 2095, hence no impact on erf 2440's privacy. The same can be said of the minor increase in size of the east facing bedroom window (300mm wider) - adjoining owner's consent required.
Please refer to images below for clarity:



Adjoining property viewed from Duiker Crescent



Adjoining property viewed from erf 2095

The common boundary wall and shrubs also serve as a partial screen. The proposed additions will be built in the same style as the existing and will enhance and increase the value of what exists. This will have a positive effect on the adjoining properties values.

The proposals will not be any closer to the boundaries than any existing structure i.e. proposals will line through with what exists (for aesthetic reasons); a 0,5m encroachment can be considered as negligible.

b) West side building line - 2m to 1,5m - staff quarters addition

The proposed addition to the staff quarters is needed in order to make the small bedroom more liveable. It will be built to compliment the existing structure and line through for aesthetic reasons. The 500mm encroachment of this small addition can be considered as minor.

No windows have been placed to face onto the adjoining property, hence no impact on privacy.

The height of the addition is well within the height restriction.

c) West side building line - 2m to 0m - unroofed shower area

The outside shower area is enclosed by screen walls hence no impact on surrounding owners privacy. The screen walls are the same height as the boundary walls and have the same finish and colour as the staff quarters walls for sake of aesthetics.

The appearance from the outside of the shower area is one of an enclosed yard.

This area is not used very often, nor would any noise disturbance be created.

As the shower area is not roofed it does not increase the coverage.

d) Length of the garages adjacent to the rear boundary - 6,5m to 11,935m (site width 18,88m)

The new garage complies with the height and building line restrictions, however the combined length adjacent to the rear boundary is exceeded. The addition set toward the rear right corner of the property does not impact on the adjoining properties nor streetscape. It will be built to compliment the existing structure. There will be no impact on privacy to the east as the window looks onto the adjoining property's garden space/driveway.

e) Maximum height of boundary and screen walls

The boundary and screen walls along the lateral and rear boundaries have been built without stepping ("flat top") for sake of aesthetics. The ground slopes slightly, hence a variance in wall heights. The real world impact of the wall heights does not appear excessive and has minimal impact on surrounding properties.

There have not been any objections from adjoining property owners.

3.2 Determination of administrative penalty for boundary and screen walls in excess of 2,1m high - (2,34m maximum) - Chapter IV, Section 16(2)(g) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning 2020

3.2.1 The boundary and screen walls represent an existing contravention of the By-Law. The following information as required by Chapter X, Section 90(3) with regard to the administrative penalty is addressed below :

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

The freestanding walls along/adjacent to the west lateral and rear boundaries have in all likelihood been in existence from somewhere between 1969 and 1998. These walls are not indicated on the 1969 plans (please see plan I), however they are reflected on the 1998 plans (please see plan J). The walls were built by the previous owners and were "inherited" by the new owners.

It is not clear as to whether plans were submitted for these walls or not. The difficulty being that Overstrand Municipality did not receive all the old plans from the Caledon Municipality at handover.

The wall along the east lateral boundary has been existence for approximately 2 years and

was built because of the subdivision of erf 2095 (April 2011) and selling of the divided portion i.e. erf 2440.

The wall is approximately 1,8m in height on the erf 2440 side (due to ground level difference).

(b) The conduct of the person (allegedly) involved in the contravention:

The new owners are willing to rectify the existing contravention by the submission of this application in order to regularise the walls in excess of the 2,1m height restriction.

(c) Report by a quantity surveyor in matters of unauthorised building/construction:

Due to the nature and minor scale of the contravention (240mm over the limit), a report by a quantity surveyor is suggested as not applicable in this instance. In view of the afore, it is requested that the administrative penalty be waived.

(d) Whether the unlawful conduct was stopped:

The walls were built by the previous owners. The way to stop the contravention is to either apply for the legalisation or to cut back the wall height. The former route would seem logical as cutting back the wall would be costly, messy, disruptive for neighbours and unnecessarily destructive. The aesthetics would also be negatively impacted.

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

The owner has not previously according to my knowledge contravened this By-Law or any other Planning law.

4. Desirability

The application can be seen as desirable for the following reasons:

The proposal is in accordance with the spatial planning legislation for Sandbaai. This also makes provision for the consideration of departures to permit buildings and structures within building lines.

The 50% coverage will not be exceeded; proposed 312,34 sq.m - 40,46%

The alterations and additions requiring departures are minor in nature, the proposals will be done in an architecturally pleasing style, will blend in very well with the existing dwelling and are residential in type. This will enhance and increase the value of what exists and have a positive effect on the adjoining properties values.

The privacy of neighbours will not be impacted nor will any negative shading be introduced. Furthermore, surrounding property views will not be impeded and the streetscape will not be negatively impacted.

5. Heritage value

The property is not situated within a heritage overlay zone and has no grading.

6. Impact on Municipal Engineering services

The minor alterations and additions will have negligible impact on Municipal services.

7. Planning principles

Erf 2095 forms part of the established Sandbaai Township and the proposals do not impact on the policies, principles, planning and development norms and criteria set out in Section 42 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA) and Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)

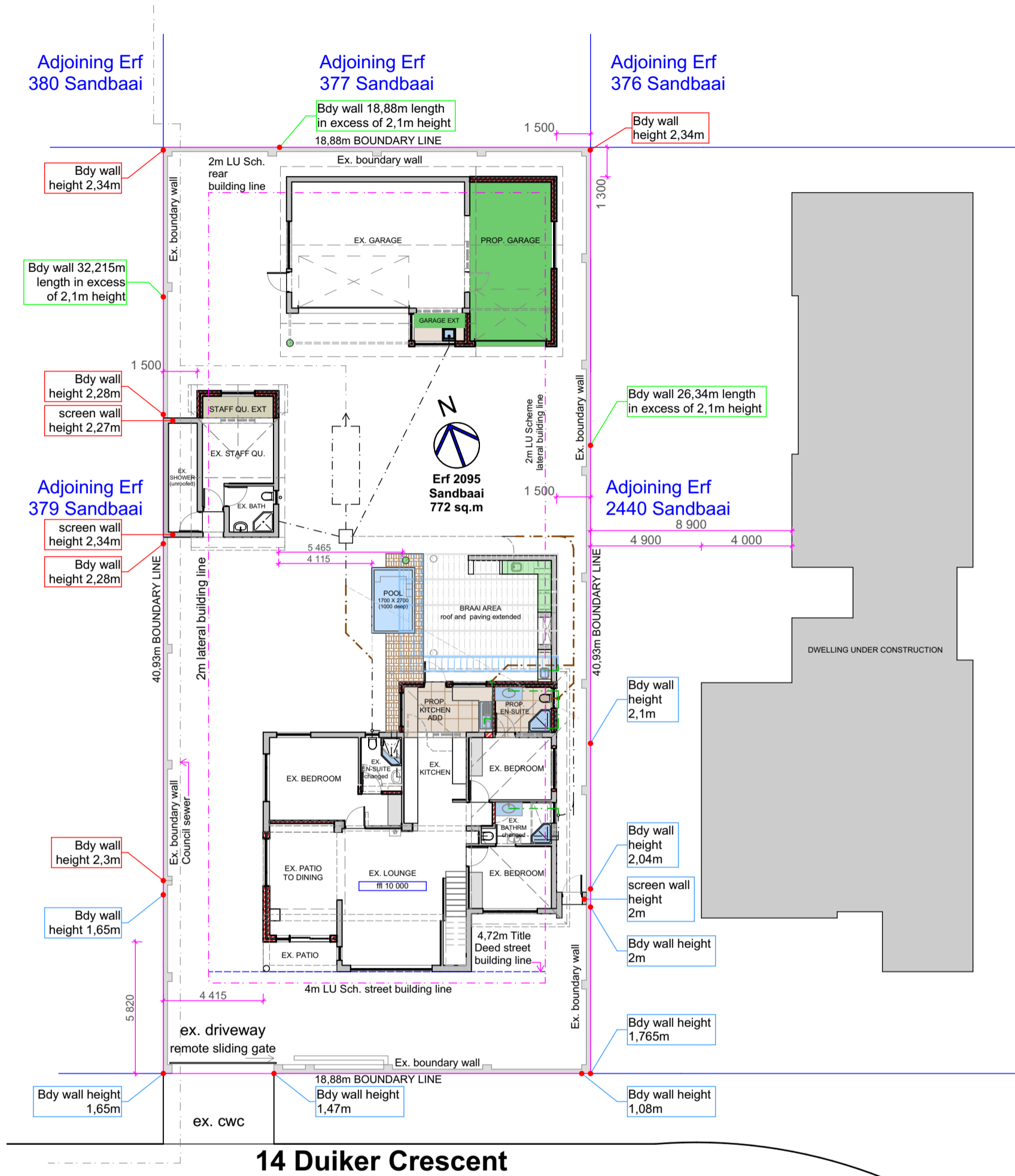
I trust that the application will be favourably considered and I look forward to hearing back from you.

Yours sincerely,



Michael van Rensburg

PLAN E



PROJECT:

Erf 2095
14 Duiker Crescent, Sandbaai, Hermanus
Proposed alts and adds to dwelling

CLIENT:

MP van Rensburg 25 July 2024
Liebrecht van Deijl

SCALE: 1:200

July 2024

PROJECT NO. Lvd 2095

DRAWING No
A.08.1.1

REVISION 1

DRAWING:

Site Plan

COUNCIL PLAN



MICHAEL ARCHITECTURE

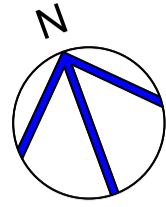
Email: march3d@gmail.com

Tel: 0836835273

Architect/Technologist: MP van Rensburg

SACAP REG NO. T1431 *MP van Rensburg* 25 July 2024

PLAN E



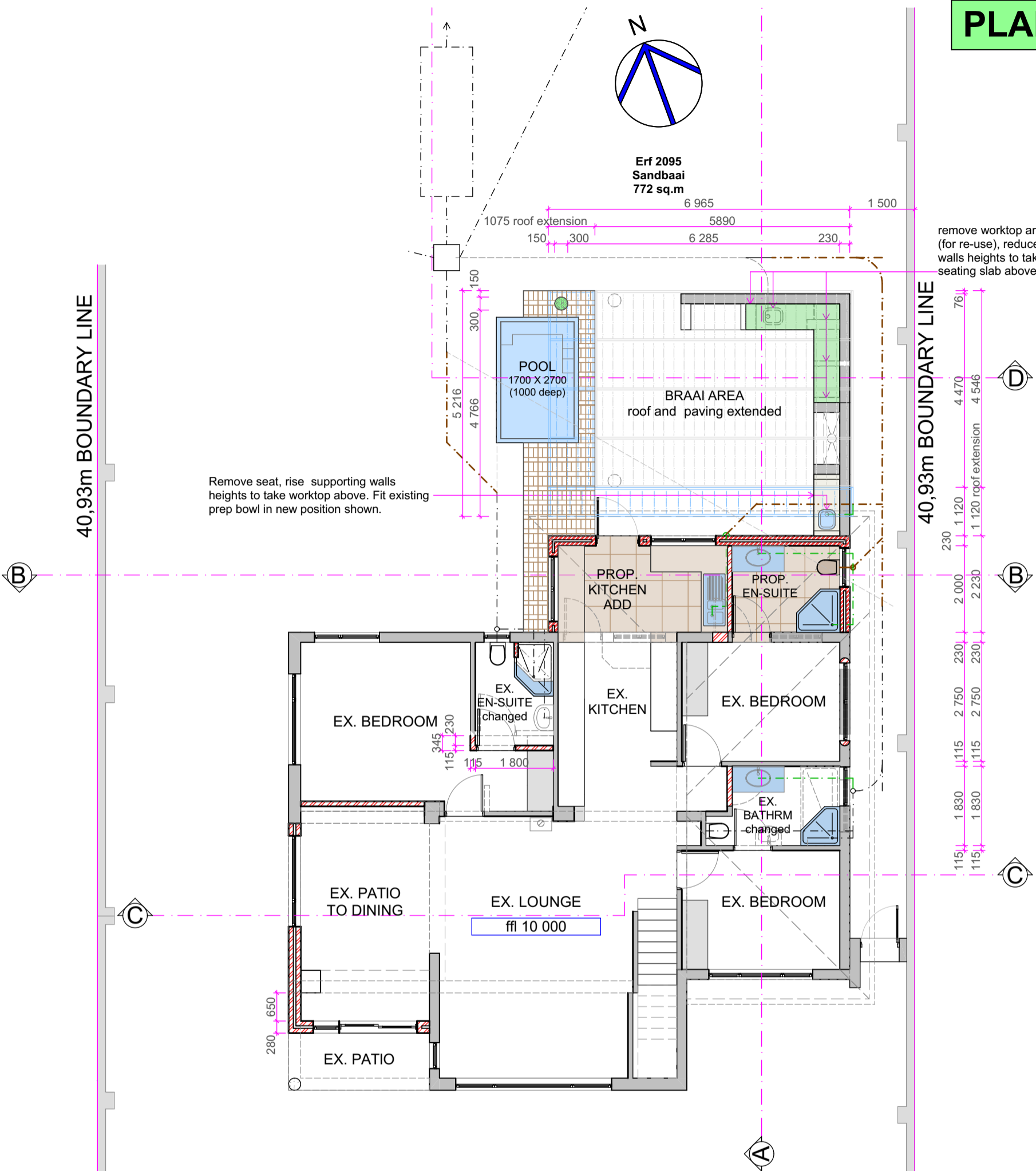
Erf 2095
Sandbaai
772 sq.m

40,93m BOUNDARY LINE

40,93m BOUNDARY LINE

Remove seat, rise supporting walls heights to take worktop above. Fit existing prep bowl in new position shown.

remove worktop and prep bowl (for re-use), reduce supporting walls heights to take 85mm thick seating slab above



GROUND FLOOR PLAN 1_1:100

PROJECT:

Erf 2095
14 Duiker Crescent, Sandbaai, Hermanus
Proposed alts and adds to dwelling

CLIENT:

MP van Rensburg 25 July 2024
Liebrecht van Deijl

SCALE: 1:100

July 2024

PROJECT NO. Lvd 2095

DRAWING No
A.08.1.2

REVISION 1

DRAWING:

Ground Floor Plan 1:
Dwelling and Braai area

COUNCIL PLAN



MICHAEL ARCHITECTURE

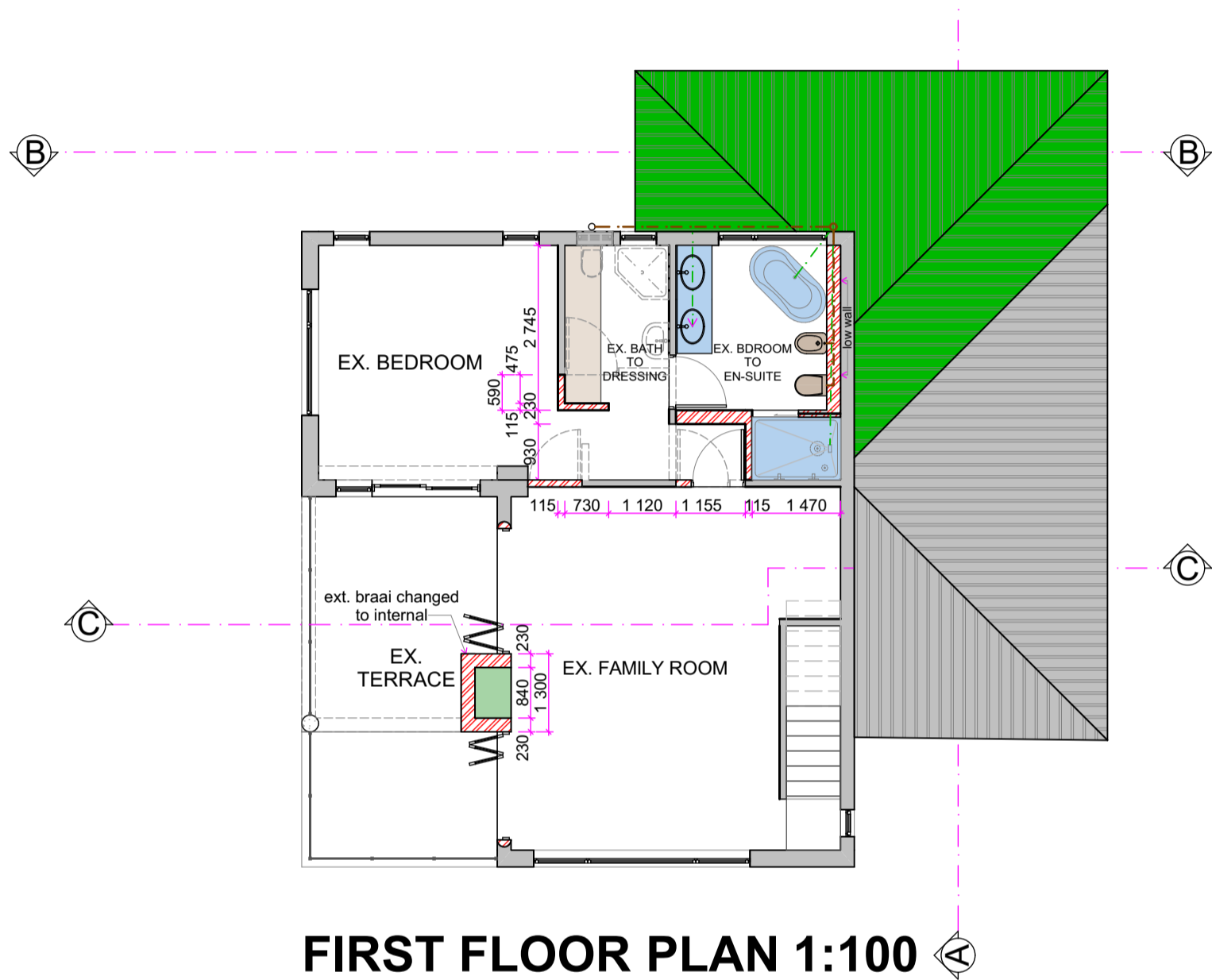
Email: march3d@gmail.com

Tel: 0836835273

Architect/Technologist: MP van Rensburg

SACAP REG NO. T1431 *MP van Rensburg* 25 July 2024

PLAN E



PROJECT:
 Erf 2095
 14 Duiker Crescent, Sandbaai, Hermanus
 Proposed alts and adds to dwelling

CLIENT: *MP van Rensburg* 25 July 2024
 Liebrecht van Deijl

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| SCALE: 1:100 | July 2024 |
| | PROJECT NO. LvD 2095 |

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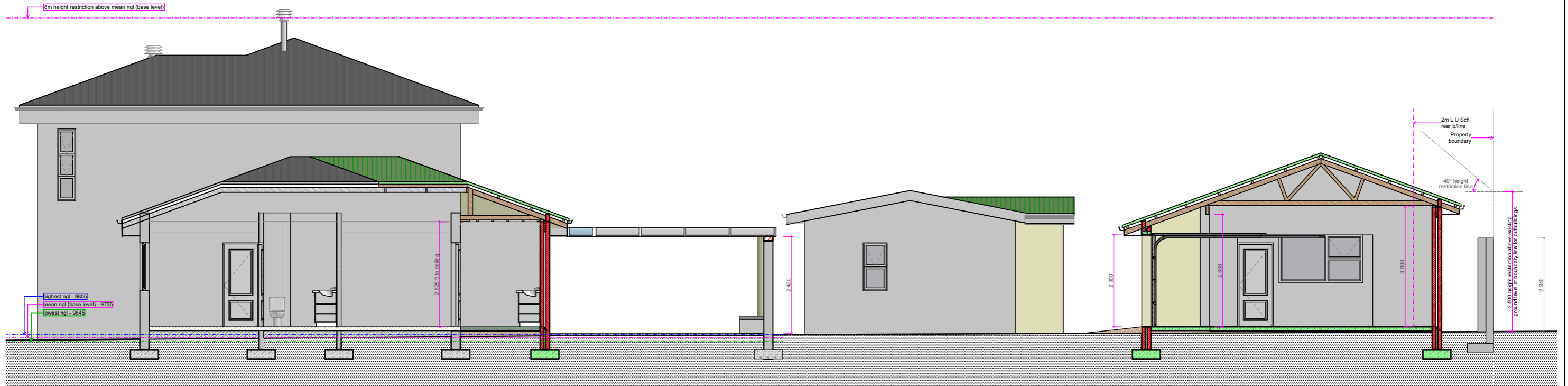
DRAWING:
 First Floor Plan

COUNCIL PLAN



MICHAEL ARCHITECTURE
 Email: march3d@gmail.com
 Tel: 0836835273

Architect/Technologist: MP van Rensburg
SACAP REG NO. T1431 *MP van Rensburg* 25 July 2024



SECTION A-A 1:100

PROJECT:
Erf 2095
14 Duiker Crescent, Sandbaai, Hermanus
Proposed alts and adds to dwelling

CLIENT:
Liebrecht van Deijl

MP van Rensburg 25 July 2024

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| PROJECT NO. Lvd 2095 | |
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Section A-A

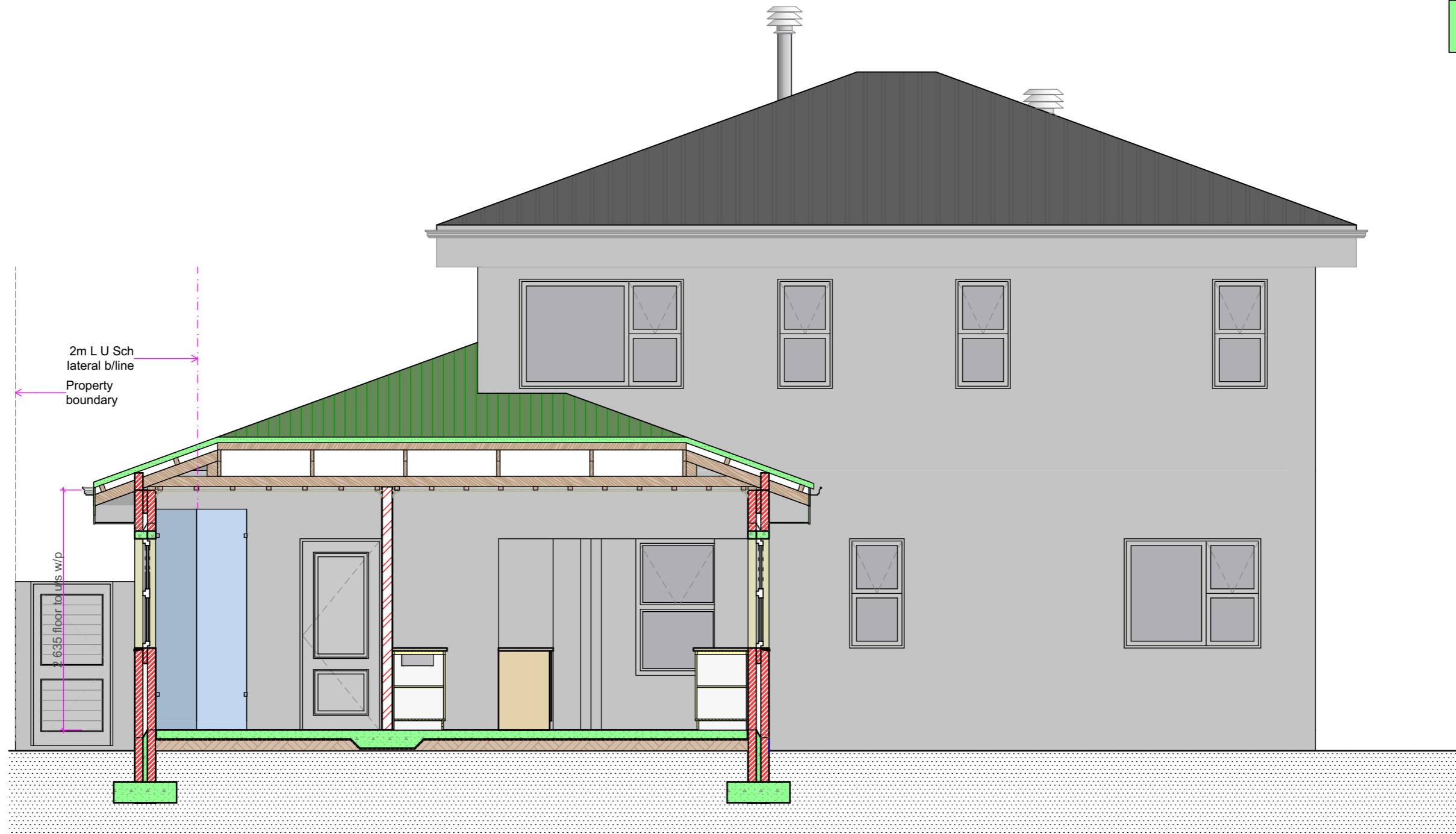
COUNCIL PLAN



MICHAEL ARCHITECTURE
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Tel: 0836835273

Architect/Technologist: MP van Rensburg
SACAP REG NO. T1431

MP van Rensburg 25 July 2024



SECTION B-B 1:50

PROJECT:
 Erf 2095
 14 Duiker Crescent, Sandbaai, Hermanus
 Proposed alts and adds to dwelling

CLIENT:
 Liebrecht van Deijl

MP van Rensburg 25 July 2024

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| SCALE: 1:50 | July 2024 |
| PROJECT NO. Lvd 2095 | |
| DRAWING No A.08.2.2 | REVISION 1 |

DRAWING:
 Section B-B

COUNCIL PLAN



MICHAEL ARCHITECTURE

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Architect/Technologist: MP van Rensburg
SACAP REG NO. T1431

MP van Rensburg 25 July 2024



SECTION C-C 1:50

PROJECT:
 Erf 2095
 14 Duiker Crescent, Sandbaai, Hermanus
 Proposed alts and adds to dwelling

CLIENT:
 Liebrecht van Deijl

MP van Rensburg 25 July 2024

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| PROJECT NO. Lvd 2095 | |
| DRAWING No A.08.2.3 | REVISION 1 |

DRAWING:
 Section C-C

COUNCIL PLAN



MICHAEL ARCHITECTURE

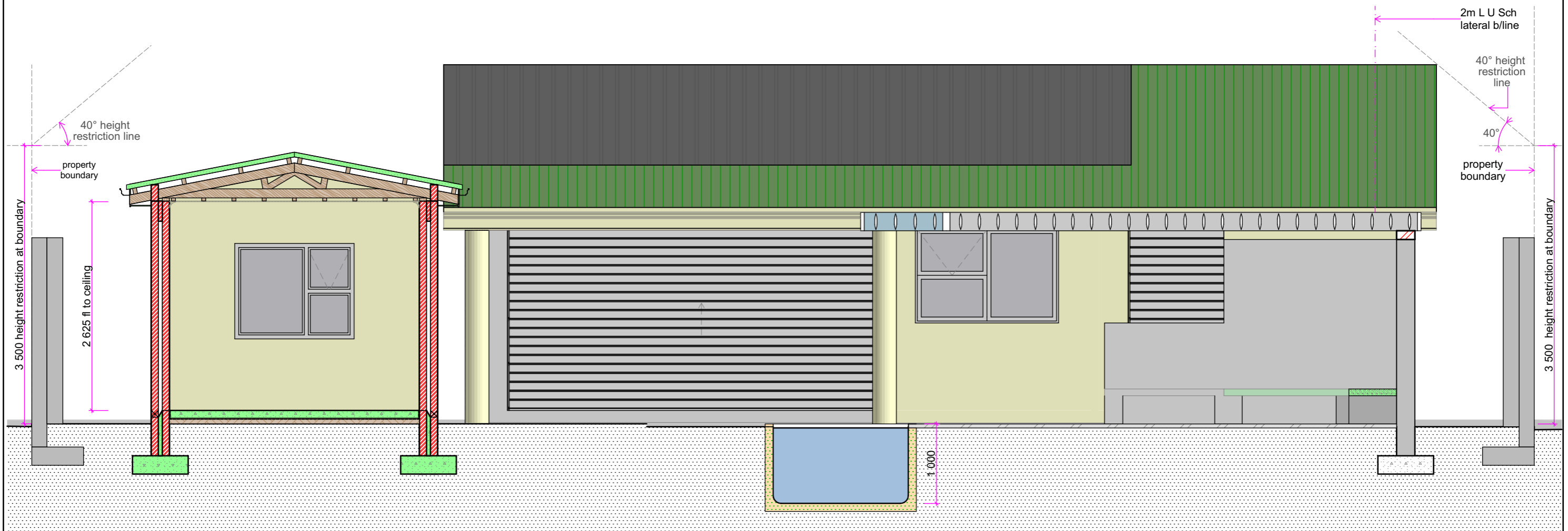
Email: march3d@gmail.com

Tel: 0836835273

Architect/Technologist: MP van Rensburg
SACAP REG NO. T1431

MP van Rensburg 25 July 2024

PLAN E



SECTION D-D 1:50

PROJECT:
 Erf 2095
 14 Duiker Crescent, Sandbaai, Hermanus
 Proposed alts and adds to dwelling

CLIENT:
 Liebrecht van Deijl

MP van Rensburg 25 July 2024

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| PROJECT NO. Lvd 2095 | |
| DRAWING No A.08.2.4 | REVISION 1 |

DRAWING:
 Section D-D

COUNCIL PLAN



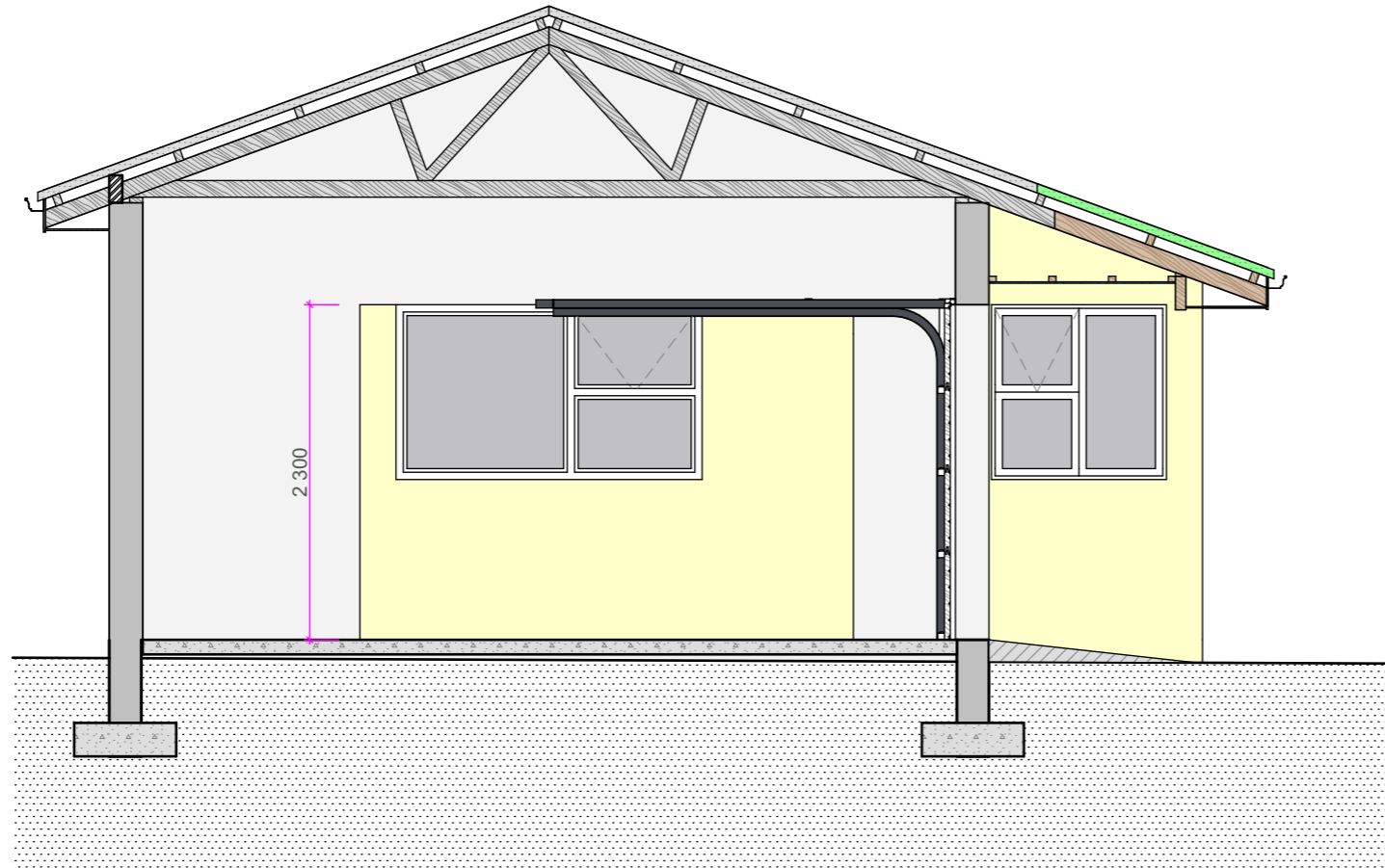
MICHAEL ARCHITECTURE

Email: march3d@gmail.com

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Architect/Technologist: MP van Rensburg
SACAP REG NO. T1431

MP van Rensburg 25 July 2024



SECTION E-E 1:50



MICHAEL ARCHITECTURE

Email: march3d@gmail.com

Tel: 0836835273

Architect/Technologist: MP van Rensburg

SACAP REG NO. T1431

MP van Rensburg 25 July 2024

PROJECT:
 Erf 2095
 14 Duiker Crescent, Sandbaai, Hermanus
 Proposed alts and adds to dwelling

CLIENT:
 Liebrecht van Deijl *MP van Rensburg* 25 July 2024

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|------------------------|------------|
| SCALE: 1:50 | July 2024 |
| PROJECT NO. Lvd 2095 | |
| DRAWING No A.08.2.5 | REVISION 1 |

DRAWING:
 Section E-E

COUNCIL PLAN



SOUTH WEST ELEVATION 1:100



NORTH EAST ELEVATION 1:100

PROJECT:
 Erf 2095
 14 Duiker Crescent, Sandbaai, Hermanus
 Proposed alts and adds to dwelling

CLIENT:
 Liebrecht van Deijl

MP van Rensburg 25 July 2024

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|------------------------|------------|
| SCALE: 1:100 | July 2024 |
| PROJECT NO. Lvd 2095 | |
| DRAWING No A.08.3.1 | REVISION 1 |

DRAWING:
 S-W AND N-E ELEVATIONS

COUNCIL PLAN



MICHAEL ARCHITECTURE

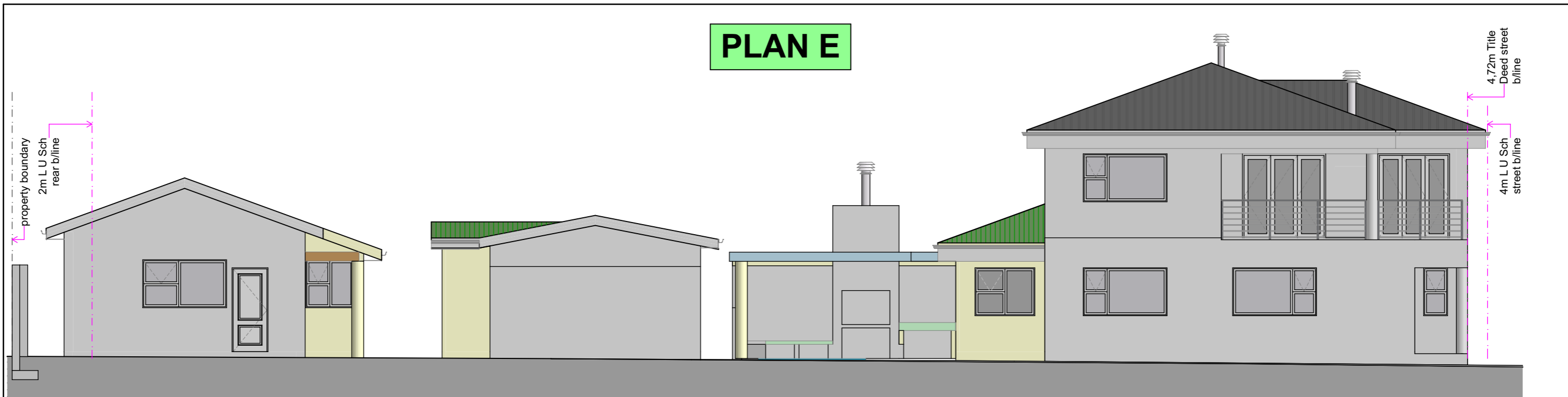
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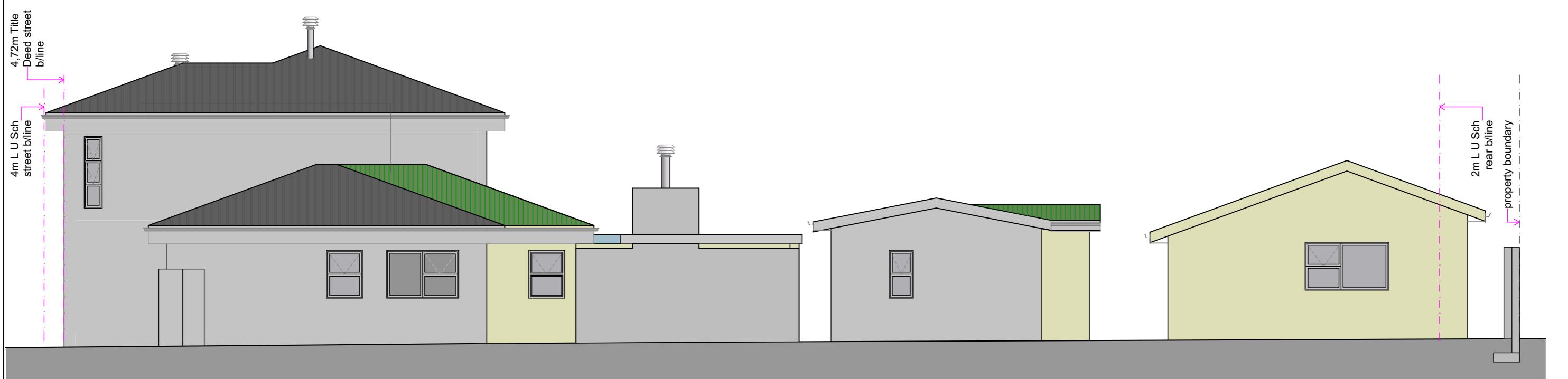
Architect/Technologist: MP van Rensburg
SACAP REG NO. T1431

MP van Rensburg 25 July 2024

PLAN E



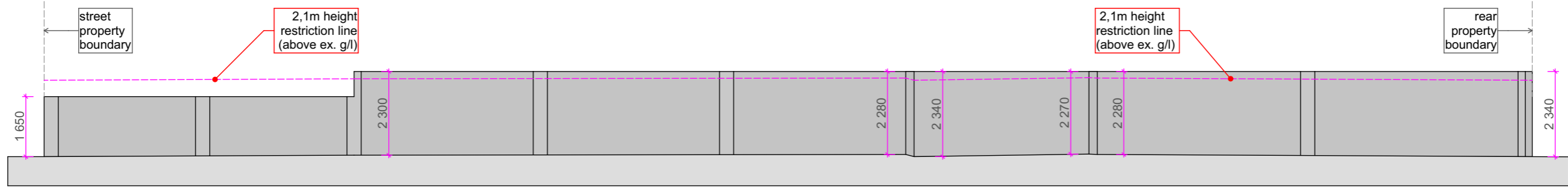
NORTH WEST ELEVATION 1:100



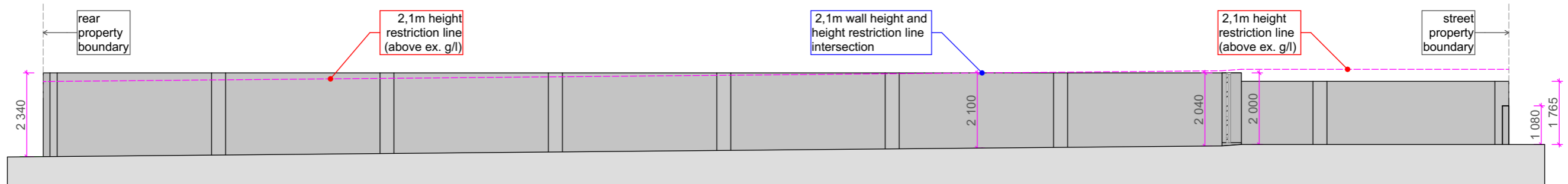
SOUTH EAST ELEVATION 1:100

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|---|-----------------------------|--------------------------------|---|---|
| <p>PROJECT: Erf 2095 14 Duiker Crescent, Sandbaai, Hermanus Proposed alts and adds to dwelling</p> | <p>SCALE: 1:100</p> | <p>July 2024</p> | <p>DRAWING: N-W AND S-E ELEVATIONS</p> | <p>MICHAEL ARCHITECTURE Email: march3d@gmail.com Tel: 0836835273</p> |
| <p>CLIENT: Liebrecht van Deijl</p> | <p>PROJECT NO. Lvd 2095</p> | <p>DRAWING No A.08.3.2</p> | <p>REVISION 1</p> | |

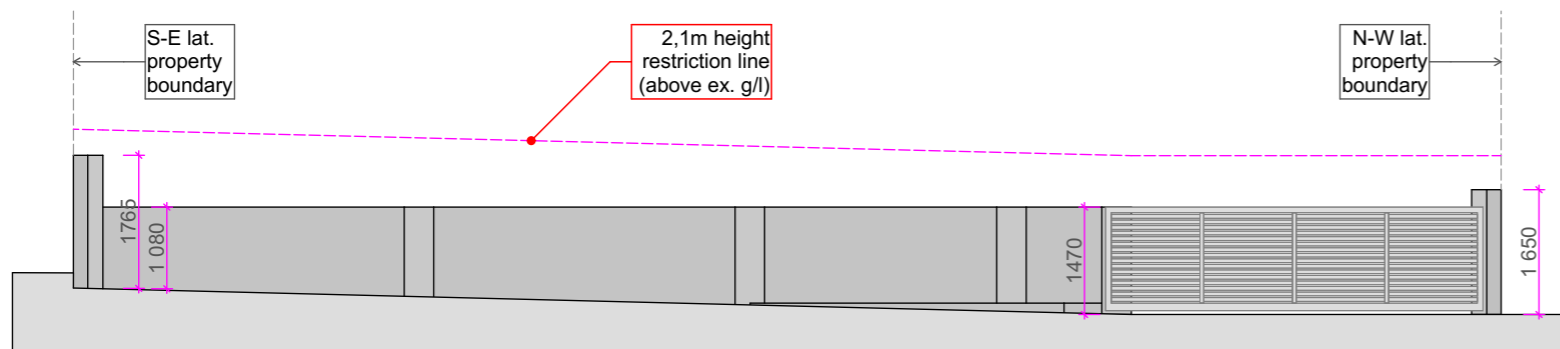
COUNCIL PLAN



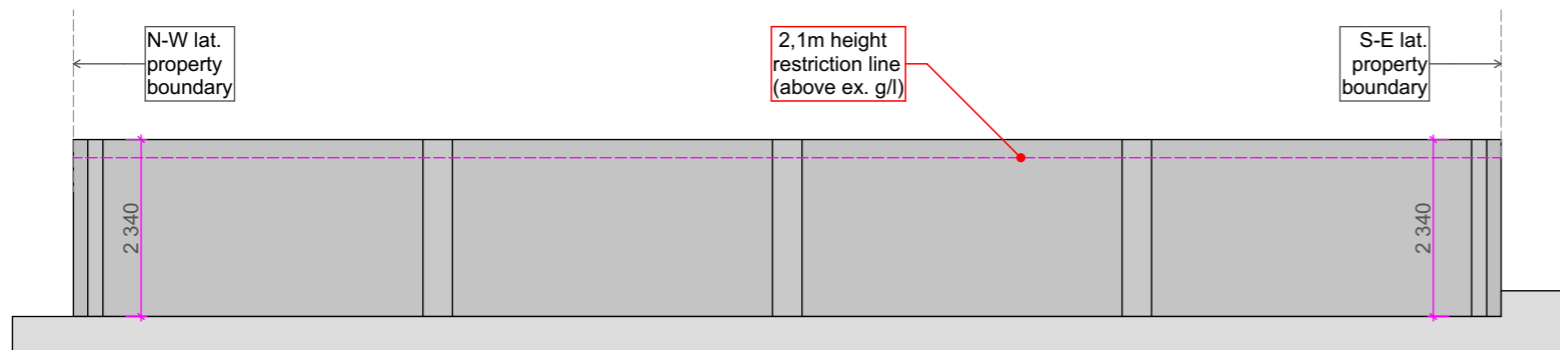
ELEVATION OF WALL ALONG N-W LATERAL BOUNDARY 1:125



ELEVATION OF WALL ALONG S-E LATERAL BOUNDARY 1:125



ELEVATION OF WALL ALONG STREET BOUNDARY 1:100



ELEVATION OF WALL ALONG REAR BOUNDARY 1:100

PROJECT:
 Erf 2095
 14 Duiker Crescent, Sandbaai, Hermanus
 Proposed alts and adds to dwelling

CLIENT:
 Liebrecht van Deijl

MP van Rensburg 14 October 2024

SCALE: 1:100/125 July 2024

PROJECT NO. Lvd 2095

DRAWING No A.08.3.3 REVISION 1

DRAWING: Boundary wall elevations

COUNCIL PLAN

MICHAEL ARCHITECTURE
 Email: march3d@gmail.com
 Tel: 0836835273

Architect/Technologist: MP van Rensburg
SACAP REG NO. T1431 *MP van Rensburg* 14 October 2024

SPECIFICATIONS & NOTES:

All work to be in accordance with the National Building Regulations (sans 10400) and the applicable sans codes. Dimensions and levels to be verified on site before commencement of construction work. Construction on site by the contractor to adhere to oh&sa at all times. All materials to be SABS, architect and owner approved.

PLAN E

ROOF & STORMWATER

ROOF - ground floor addition to dwelling

Big six fibre cement sheets to match existing at 20 deg fall (to match existing) on 50x76 SAP battens @ 900 max c/c on Radenshield double sided on Gangnail roof trusses @ 1000 max c/c on 114x38 SAP walls plates, both secured to walls with 32 x 1.6mm galv. hoop iron built 600 into brickwork.

ROOF - external bedroom addition

Big six fibre cement sheets to match existing at 11 deg fall (to match existing) on 50x76 SAP battens @ 900 max c/c on Radenshield double sided on Gangnail roof trusses @ 1000 max c/c on 114x38 SAP walls plates, both secured to walls with 32 x 1.6mm galv. hoop iron built 600 into brickwork.

ROOF - New garage and addition to double garage

Big six fibre cement sheets to match existing at 20 deg fall (to match existing) on 50x76 SAP battens @ 900 max c/c on Radenshield double sided on Gangnail roof trusses (114x38 rafters for addition) @ 1000 max c/c on 114x38 SAP walls plates, both secured to walls with 32 x 1.6mm galv. hoop iron built 600 into brickwork. Provide timber bearers in positions shown on plan. Secure rafters and trusses to bearers with g.m.s. brackets and screws.

ROOF - Outside braai area

Adjustable louvred roof (to match existing) by specialist contractor

Use grade V5 timber throughout

RAINWATER GOODS

Aluminium gutters and p.v.c. downpipes.
Rainwater to be led to existing stormwater disposal system

FLASHING

Flashing and counter flashing to be used at all roof/wall and roof/chimney junctions

CEILING

Skimmed and painted 9,5mm gypsum plasterboard on 50x8 branderling at 400 max. c/c with 75mm coved cornice.
Fit 135mm isotherm insulation in ceiling space.

NATURAL LIGHTING AND VENTILATION

All habitable rooms to be provided with natural lighting by way of glazing being min. 10% of room floor area and openable window area to be min 5% of room floor area for ventilation.

WALLS

230 cavity walls plastered and painted to match existing.
230 solid walls plastered and painted to match existing.
115 walls plastered and painted to match existing.
375 micron brickgrip dpc (stepped for cavity walls) at floor level and adjacent to all window and door openings.
3 butterfly cavity ties per sq.m.
Weepholes at every third perpend i.r.o. cavity walls
PC lintels and 4 or max courses of reinforced brickwork over all new openings up to 3m wide - lintel bearing 230 min.

WINDOWS + DOORS

Aluminium windows and doors
Provide seals/draught protection as per SANS 204 (4.4.2)

GLAZING

Glazing to comply with part N of the NBR and glazing exposed to wind to comply with clause 4.3 of sans 0137. All glazing in doors to be safety glass. Safety glass (min 10mm) to be used in shower and bath enclosures, in all windows less than 1m above floor finish and skylights. Thickness of ordinary annealed glass in vertical positions: 3mm: max pane size 0,75 sq.m - 4mm: max pane size 1,5 sq.m - 5mm: max pane size 2,1 sq.m - 6mm: max pane size 3,2 sq.m.

STAIRS/STEPS

risers - max 200mm, treads - mln. 250mm.

FLOOR

Ground floor additions

Finish on screed on 100mm 15 Mpa concrete slab with mesh reinforcement on 250 micron dpm on sand blinding on fill well compacted in layers not exceeding 150mm.

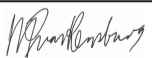
SKIRTINGS

Timber skirtings (to match existing) primed (1 coat) and painted (2 coats)

FOUDATIONS

230 walls - 700 x 230 - 25 Mpa concrete
115 walls - 600 x 230 - 25 Mpa concrete
300 diam. columns - 900 x 900 x 300 - 25 Mpa reinforced concrete - columns to be comprised of 300 diam. fibre cement tibes filled with 25 Mpa reinforced concrete (all to Engineer spec)

P.T.O

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| PROJECT: Erf 2095 14 Duiker Crescent, Sandbaai, Hermanus Proposed alts and adds to dwelling | |
| CLIENT:  25 July 2024 Liebrecht van Deijl | |

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| SCALE: | July 2024 |
| | PROJECT NO. LvD 2095 |
| DRAWING No A.08.4 | REVISION 1 |

DRAWING:
Notes

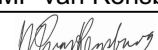
COUNCIL PLAN



MICHAEL ARCHITECTURE

Email: march3d@gmail.com

Tel: 0836835273

Architect/Technologist: MP van Rensburg
SACAP REG NO. T1431  25 July 2024

PLUMBING + DRAINAGE

All in accordance with the NBR, and SABS approved materials to be used throughout.

All sewers are to be 110mm diam UPVC, min fall 1:60, stub vents to be fitted with an approved 2 way vent valve. All bends and junctions in sewer to be fitted with i.e.'s. All i.e.'s under paving to be fitted with marked covers. Protect drains under floors in accordance with PP24 or sans 10400. All waste fittings to have reseal traps and pipes to be fully accessible if under floors.

All sewer pipes less than 450mm under gl to be covered with a concrete slab and strong enough to protect the sewer, with a min of 100mm soil between pipe and concrete. The radius at the centreline of the bend at the foot of discharge stack should not be less than 100mm and other bends 600mm. Only class 2 copper or Cobra safe piping to be used for domestic water supply.

A balanced water pressure system is to be installed when required - 400kpa 'esiflow' geysers.

Any sewer pipes passing under any portion of a building to be encased in 150mm concrete all round.

At least 50% (volume fraction) of the annual average hot water heating requirement shall be provided by means of heat pumps, gas or solar panels.

All hot water pipes to be clad with an insulating material that has an R-value of 1 or larger.

PLAN E

SANS 204 (4.4.3) - Construction to minimise air leakage

POOL CONSTRUCTION

6mm min. fibreglass shell by specialist manufacturer.

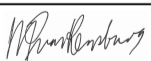
POOL TYPE

fibreglass (1,7m x 3,7m)

GENERAL

1. Pool overflow and backwash to be discharged to existing on site sewer system.
2. No excavated soil to be backed up against walls
3. Remove excavated soil from site.
4. Pool excavation not to transgress the angle of repose from the base of any foundations or sewer lines.
5. Access from street to be controlled by boundary walls and remote controlled driveway gate.
6. Pool only to be emptied with the supervision of the pool contractor.
7. Pool Contractor to locate boundary pegs and verify levels and dimensions before commencing work.
8. All work to be carried out in accordance with codes of practice.
9. Use SABS approved products and materials where possible, otherwise owner's approval to be sought. Materials to be used/applied in strict accordance with manufacturer's specifications.

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| DRAWING No A.08.5 | REVISION 1 |
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DRAWING:
 Notes 2

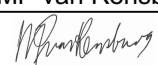
COUNCIL PLAN



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