



**ERF 7514, 4 WHALE ROCK ESTATE, WESTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: SMART SOLUTION ARCHITECTURE ON BEHALF OF F BOOGERTMAN**

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) that an application, applicable to Erf 7514, Hermanus (the property), has been received for the following:

- Departure in terms of Section 16(2)(b) of the By-Law to relax the eastern lateral building line of the property from 1m to 0m to accommodate two existing en-suite bathrooms, a portion of a pergola, as well as a reinforced concrete box gutter that is fixed to the pergola.
- Determination of an administrative penalty in terms of Section 16(2)(q) of the By-Law.

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 / (f) 028-313 2093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) on or before **28 June 2024**, 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 H Boshoff** 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 7514, WHALE ROCK ESTATE 4, WESTCLIFF, HERMANUS, OVERSTRAND MUNISIPALE AREA: AANSOEK OM AFWYKING EN BEPALING VAN 'N ADMINISTRATIEWE BOETE: SMART SOLUTION ARCHITECTURE NAMENS F BOOGERTMAN**

Kennis word hiermee gegee ingevolge Artikel 48, van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek, van toepassing op Erf 7514, Hermanus (die eiendom), ontvang is vir die volgende:

- Afwyking ingevolge Artikel 16(2)(b) van die Verordening vir die verslapping van die oostelike laterale boulyn van die eiendom vanaf 1m na 0m om twee bestaande en-suite badkamers, 'n gedeelte van 'n preeel, asook 'n gewapende beton boksgewat wat aan die preeel geheg is, te akkommodeer.
- 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 / (f) 028-313 2093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) bereik voor of op **28 Junie 2024**, 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 H Boshoff** by 028-313 8900. Die Munisipaliteit mag weier om kommentaar wat na die sluitingsdatum ontvang is, 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 7514, 4 WHALE ROCK ESTATE, WESTCLIFF, HERMANUS, UMMANDLA WOMASIPALA WASE-OVERSTRAND: ISICELO SOPHAMBUKO NOKUMISELWA KWESOHLWAYO SOLAWULO: SMART SOLUTION ARCHITECTURE EGAMENI LIKA-F BOOGERTMAN**

Isaziso sinikezelwa ngokwemiqathango yeCandelo 48 loMthetho kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala) sokokuba isicelo, esisebenza kwiSiza 7514, eHermanus (ipropati), sifunyenwe kulungiselelwa okulandelayo:

- Uphambuko ngokwemiqathango yeCandelo 16(2)(b) loMthetho kaMasipala sokunyenysiswa komda wesakhiwo esisecaleni elingasempuma kwipropati ukususela kwi-1m ukuya kwi-0m ukulungiselela ulwakhiwo lwamagumbi okuhlamba amabini asele ekho, isahlulo samanqwanqwa abhijelwe ngeentyatyambo, ngokunjalo nokuqiniswa kwegatari yebhokisi yekhonkriti encanyathiselwe kumanqwanqwa abhijelwe ngeentyatyambo.
- Ukumiselwa kwesohlwayo solawulo ngokwemiqathango yeCandelo 16(2)(q) loMthetho kaMasipala.

linkcukacha ezipheleleyo mayela nesi sindululo ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini ukusukela phakathi kwentsimbi yesi-08:00 neye-16:30 kwiSebe: loCwangciso lweDolophu, Paterson Street, Hermanus. Nabani na onezimvo ezibhaliweyo angazingenisa ngokwezibonelelo eCandelo lama-51 nelama-52 loMthetho kaMasipala (16 Paterson Street, Hermanus / (f) 0283132093/ (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) ngomhla okanye phambi **28 EyeSilimela 2024**, uchaze igama lakho, idilesi neenkukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokuhlomla kwakho. Imibuzo ngefowuni ingathunyelwa **kuMchwangcisi weDolophu, Mnu H Boshoff** kule nombolo 028-313 8900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvalwa. Nabani na ongakwazi ukufunda nokubhala angandwendwela kwiSebe loCwangciso lweDolophu apho igosa likamasipala liza kumnceda aqulunqe izimvo zakhe.





**11.08.2023**  
**Rev01**

OVERSTRAND MUNICIPALITY  
16 PATERSON STREET  
PO BOX 20  
HERMANUS  
7200

TO WHOM IT MAY CONCERN:

**MOTIVATIONAL LETTER**

<b>Pre-consultations</b>	01.06.2023 10.08.2023
<b>Property location:</b>	Erf 7514 No. 4 Whale Rock Estate Hermanus – Westcliff 7200
<b>Property size:</b>	373.00m <sup>2</sup>
<b>Coverage permitted:</b>	60.00%
<b>Proposed coverage:</b>	53.55% (199.75 <sup>2</sup> )
<b>Property zoning:</b>	Single Residential (SR1)
<b>Title Deed number &amp; date:</b>	T 000016945/2020

**A) PROPOSED DEVELOPMENT:**

With reference to drawings (**dd: 23-01-2023-Rev 00**) attached to this application:

- I 0413/A3/01 - GIS images – Aerial Views*
- I 0413/A3/02 - Locality map*
- I 0413/A1/03 - Site, floor and roof plan layout*
- I 0413/A1/04 - Sections and Elevation*
- I 0413/A3/05 - Proposed accessible bedroom and wet room floor plan layout*
- I 0413/A3/06 - Proposed accessible bedroom and wet room section and elevation*

**Background:**

Our client Mrs Florence Boogertman unfortunately had to change her way of living and lifestyle after a failed spinal operation in 2022, in November 2022 she became a T5 certified Paraplegic.

She urgently had to make changes to her existing dwelling home to accommodate a wheelchair. The first step was to install a lift for which approval was obtained from Overstrand Building and Town planning departments on 20 July 2022.

After the operation she had to go into a rehabilitation programme to adapt to her new way of lifestyle and familiarize herself with the use of the wheelchair. With the major life change

she never realized the changes she will have to make to her existing bedroom and bathroom to convert these areas into accessibility areas. These changes had to be done in a short period of time as she couldn't make use of the existing facilities as they were. Without hesitation she proceeded with alterations and additions as she at that stage had no other options, she never wanted to proceed without approved building plans, but it unfortunately it was not an option at that stage to wait as the approval process a lengthy process and time was of the essence.

With that all in mind, our client wishes to apologies for proceeding without approved building plans and would like to start the formal submission process to obtain the necessary approvals as required.

Our client received consent from adjoining property owner of Erf 7513 on alterations additions to be made over the 1.0m side building line up to property boundary. The WRHOA also provided approval with the condition that approval from local authority to be obtained. (Stamped and signed copies of building plans attached to application.)

All building work was done according to National Building regulations, the following competent professionals was approached to ensure all is done according to regulations.

- Fire Engineer (See Fire layout attached to application)
- Structural Engineer
- Architectural Professional
- Registered Plumber
- Registered Electrician
- NHBRC registered builders

**B) CHARACTER OF THE ENVIRONMENT:**

Erf 7514 falls within a Lifestyle Estate, consisting of properties registered as Single Residential 1 (SR1) and General Residential Zone 1: Town Housing. Current Zoning scheming restrictions imposed on Erf 7514 with property are as follows:

Street building line	5.5m
Side building lines	0.0m / 1.0m
Rear building lines	5.0m deck 8.0m dwelling
Height restriction	4.50m HOA 8.0m from base level
Coverage permitted	60%
Title Deed restrictions:	n/a

Adjoining dwellings are single and split-level storey dwellings with no architectural or heritage significance as all are designed within the parameters of the Architectural Design Manual.

With the imposed 60% coverage permitted on most of the properties, and looking settled density of Erf 7511, Erf 7512, Erf 7513, Erf 7514, Erf 7515, Erf 7516, and Erf 7156 these properties are already seen as high-density area. All the above-mentioned properties are built up onto the property boundary on one side with a 1.0m side building line on the other side. The development has an established character, and the proposed alterations and additions will not have a negative impact due to the above-mentioned factors.

**C) DESIRABILITY OF THE PROPOSED UTILISATION**

The additions made to existing dwelling home was done solely for the purposed of creating access and functional rooms for a person in our client's situation. The additions have no negative impact on any of the neighbors' properties, no influence on views, in-fact the additions are not visible from street level, only visible from seaside.

**D) INVESTIGATIONS CARRIED OUT IN TERMS OF OTHER LAWS WHICH ARE RELEVANT TO THE CONSIDERATION OF THE APPLICANT.**

N/A - No laws/regulations other than the current Overstrand Zoning Scheme 2020, National building regulations and SANS 10400 regulations are applicable to the current application.

**E) THE IMPACT OF THE PROPOSED LAND DEVELOPMENT ON MUNICIPAL ENGINEERING SERVICES.**

- No additional services will be required.
- No alterations to existing services supplied by municipality to the dwelling are required.
- Proposed Alterations/additions have no impact on existing municipal services or future planning services.

**F) CONSIDERATION OF FORWARD PLANNING AND LAND USE DOCUMENTS**

Current application has no influence on forward planning for the property and/or surrounding properties.

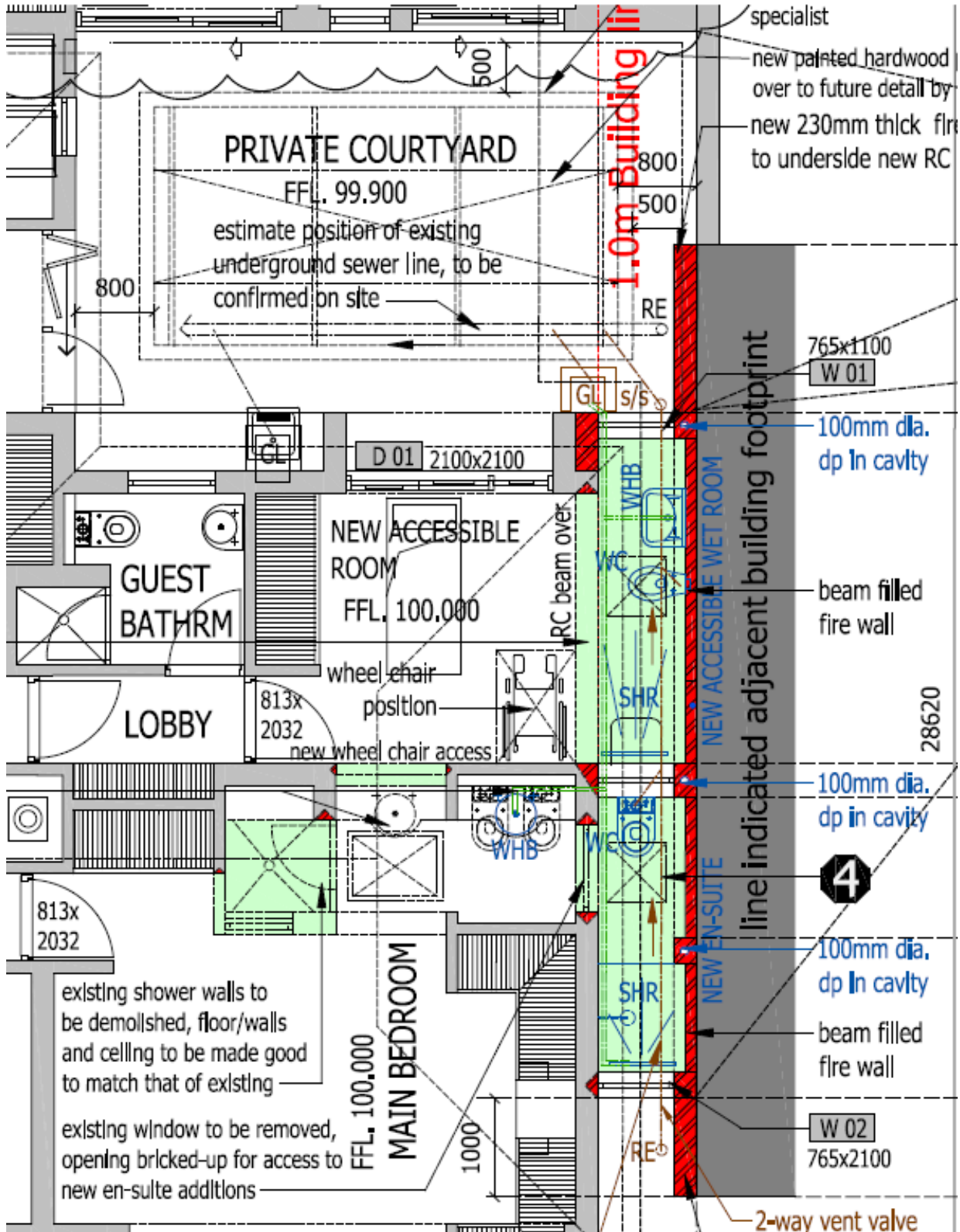
**G) PLANNING PRINCIPLES**

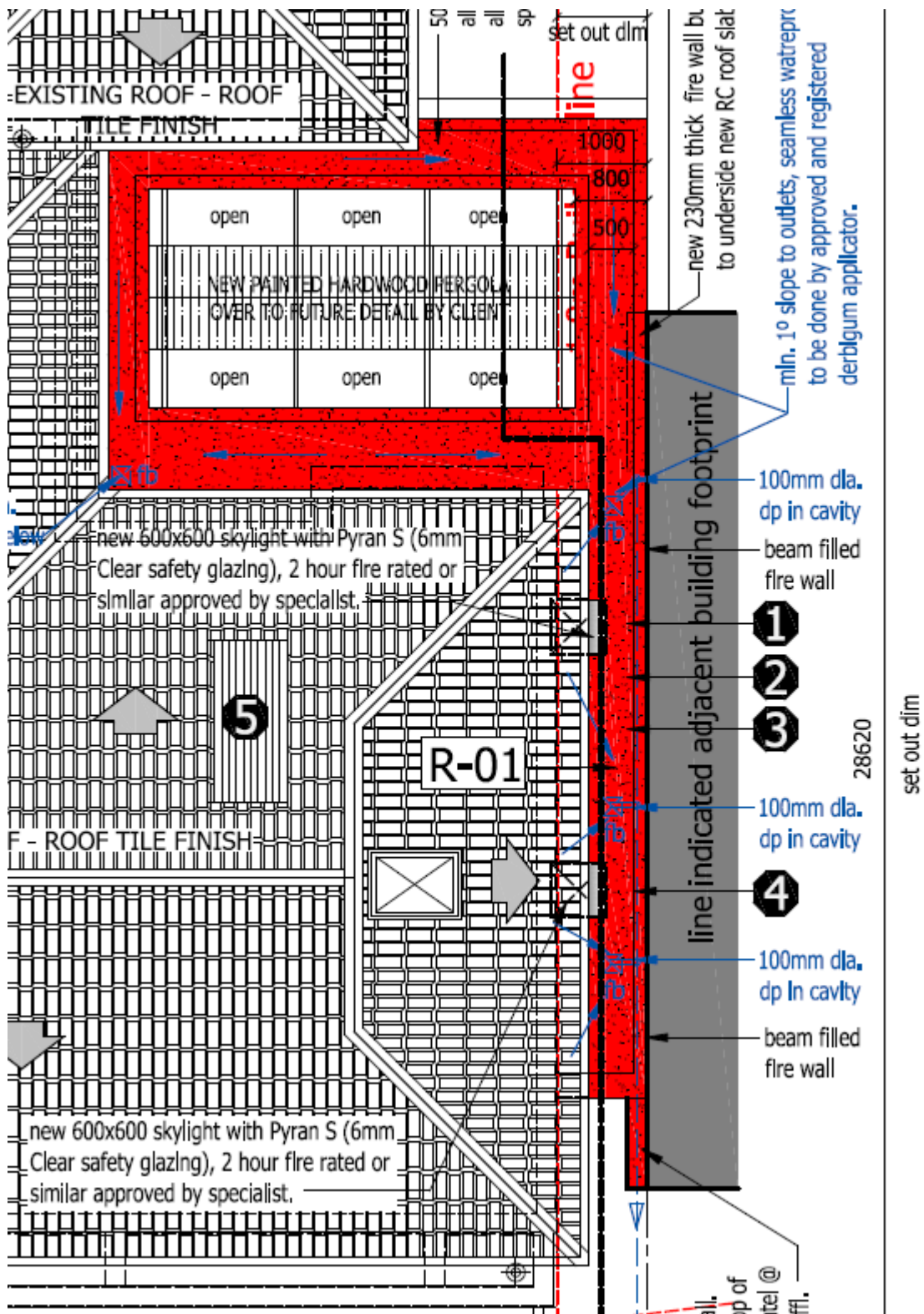
Not applicable to current application.

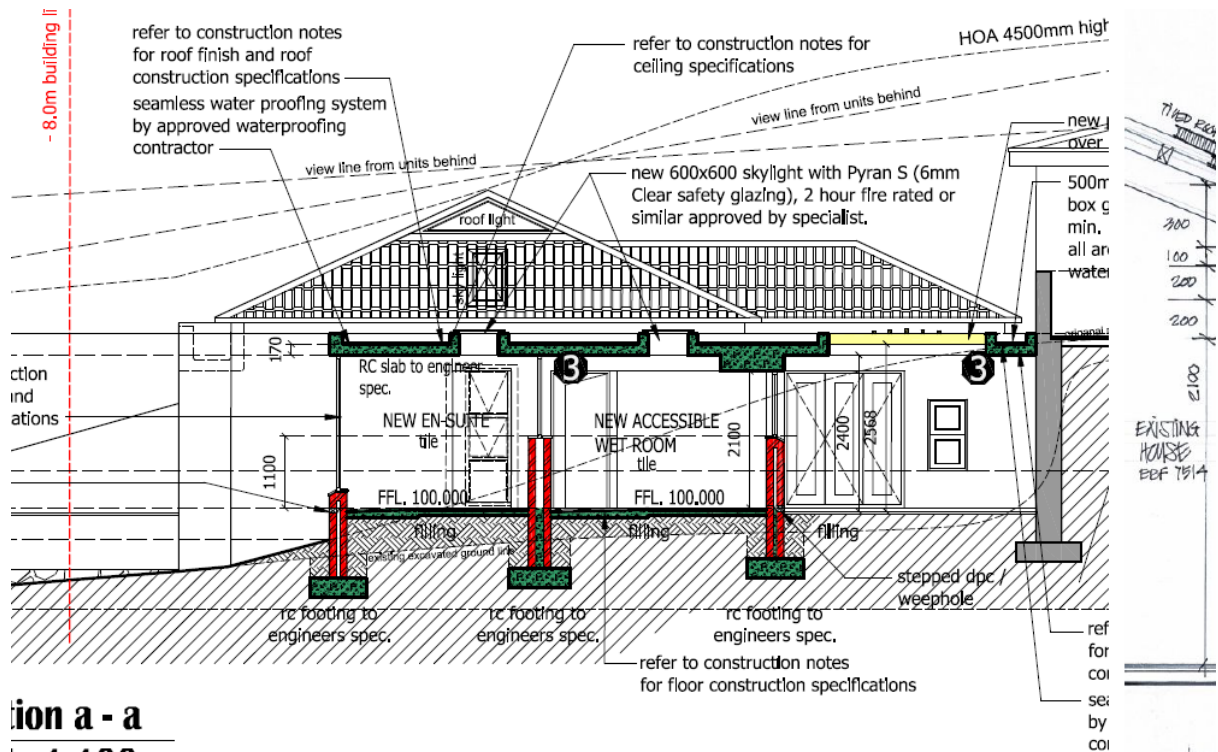
I / we would like to obtain approval and permission as required from Overstrand Town Planning Department to proceed with submission to Building Control Department for building plan approval for the building work as per drawings attached.

**Applications:**

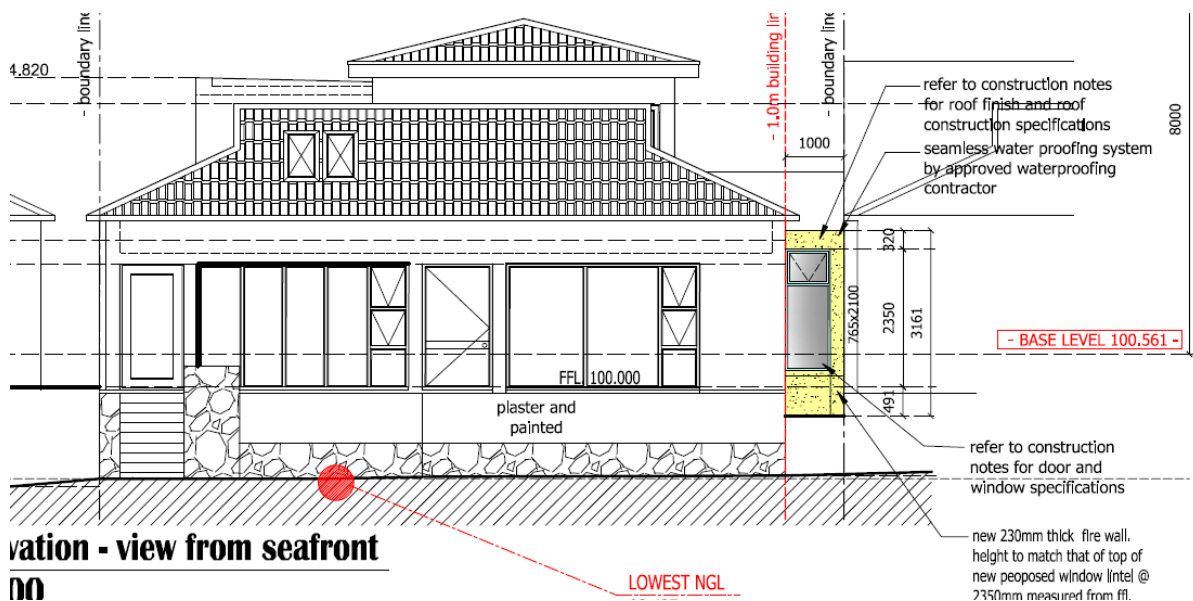
1. **Permanent relaxation** on the 1.0m side building line from **2.0m to 0.0m** to legalize the existing accessible bedroom, wet room and RC box gutter roof over courtyard.







Section a - a



Section b - b - view from seafront

2. Application for administrative penalty on Overstrand Municipality By-Law on Municipal Land Use Planning, 2020 – Article 90, clause (3):

(a) Nature, duration, gravity, and extent of the contravention;

The construction for the accessible bedroom and wet room took estimate 2 months, the additions extend over the 1.0m side building line up to property boundary. All building work was done according to National Building Regulations.



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

The current registered owner, Mrs Florence Boogertman is responsible for the unauthorized building work. Refer to Annexure 'A', attached for explanation on her health condition and why it was an urgent matter to have the additions done.

*(c) A report by a quantity surveyor in matters of authorized building/construction;*

n/a – As the additions was completed recently (December 2022), the construction cost as given above (2(a)) are relevant and an accurate costing.

*(d) Whether the unlawful conduct was stopped; and*

No, with the urgency of the situation, the building work was done within a small period, without affecting any neighbors and or surrounding properties. The HOA only required that approval from council is to be obtained to obtain an occupation certificate.

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

No, this was an unusual situation, and our client had no alternative option but to proceed with the building work. Our client is willing to take full responsibility if there are penalties to be applied but wishes to request for waiver on the administrative penalty as all building work was done under good faith with the purpose of obtaining all the necessary approvals.

On behalf of our client, we hope you find the application favorable.

Yours truly,

A square logo containing a stylized house icon with a chimney, followed by a handwritten signature in black ink.

D Swart / T: 028 125 0019 / C: 0796941728

[dian@ssarc.co.za](mailto:dian@ssarc.co.za) / [www.ssarc.co.za](http://www.ssarc.co.za)

**CONSTRUCTION NOTES:**

**FOUNDATIONS:** (SANS 1040; PART 1)  
FOUNDATIONS MASS CONCRETE IN-SITU 1:4:5 NOMINAL MIX HAVING A COMPRESSIVE STRENGTH OF 28 DAYS, CONSISTING OF ORDINARY PORTLAND CEMENT SAND AND 25MM STONE FININGS, FOR LOAD-BEARING WALLS, FOUNDATIONS WALLS TO BE FILLED WITH CONCRETE UP TO FLOOR LEVEL.

**HANDMADE REQUIREMENTS:**  
LOAD BEARING WALLS = MIN. 300 x 800mm  
NON LOAD BEARING WALLS = 300 x 770mm

FOUNDATIONS WALLS HIGHER THAN 1.5 METER TO BE 340mm THICK.  
FOUNDATIONS WALLS HIGHER THAN 1.5 METER TO BE IN ACCORDANCE WITH ENGINEERS SPECIFICATIONS.  
PROVIDE MIN. 300x80x80mm CONCRETE FOOTINGS TO ALL FREE STANDING COLUMNS.

CONCRETE STRIP FOUNDATIONS TO BE LAID IN A SOLID AND UNIFORM TRENCH AND MUST COMPLY WITH SANS 1040-8 AND SANS 1040-4.

**GROUND FLOOR CONSTRUCTION:** (SANS 1040; PART 2)  
FLOOR FINISH AS PER PLAN ON 25MM CEMENT SCREED ON 100MM CONCRETE SLAB ON 250MM DPM WITH MIN. 250MM OVERLAY ON 50MM CLEAN SAND LAYER ON WELL COMPACTED & SELECTED ROADFILL (100MM AT A TIME TO 95% MOD. AS2070). FINISH FLOOR LEVEL MUST BE MIN. 75MM ABOVE NATURAL OR FINISH GROUND FLOOR LEVEL.

ALL REINFORCED CONCRETE SLABS AND STAIRS TO BE CASTED STRICTLY TO STRUCTURAL ENGINEERS SPECIFICATIONS AND DETAILS.  
ALL STAIRS ARE TO BE REINFORCED CONCRETE WITH RISERS NOT EXCEEDING 180MM AND TREADS NOT LESS THAN 285MM WIDE.

**FLOOR SKIRTINGS:** (SANS 1040; PART 2)  
75mm SANDSTONE TILE SKIRTING TO MATCH THAT OF EXISTING

**WALL CONSTRUCTION:** (SANS 1040; PART 3)  
ALL WALL CONSTRUCTION AND BRICK WORK TO COMPLY WITH SANS 1040 PART 4 PART B & PART T. ALL STRUCTURAL WORK TO CONFORM WITH NHRS REGULATION.

**EXTERNAL:** LOAD BEARING BRICKWORK IN SUPER STRUCTURE TO BE 110MM ROK CLAY BRICKS, 275MM CAVITY WALL WITH EXTERNAL AND INTERNAL 110MM ROK CLAY BRICK. CAVITY SHALL BE NOT LESS THAN 50MM WIDE AND CLEAR OF ANY COMBUSTIBLE. THE INTERNAL AND EXTERNAL SONES TO BE TIED TOGETHER WITH BUTTERFLY WALL TIES AT 2.5 SQM INTERVALS WITH BRIDGEOURCE EVERY 4TH BRIDGEOURCE. CAVITY SHALL BE FILLED WITH CONCRETE BETWEEN FOUNDATIONS AND GROUND FLOOR DKS AND 3 BRICK COURSES BELOW WALL PLATE. WEEPHOLES AT FLOOR LEVEL AT 450MM CENTRES AND ABOVE WINDOWS AT 450MM CENTRES.

**INTERNAL:** LOAD BEARING BRICKWORK IN SUPER STRUCTURE TO BE 110MM ROK CLAY BRICK WITH PLASTERED AND PAINTED FINISH.

NO VERTICAL FACE SHALL BE HIGHER THAN 6.50 METERS MEASURED EXTERNALLY FROM THE NGL VERTICALLY.

EXTERNAL AND INTERNAL FINISH, EXTERNAL AND INTERNAL TO BE PLASTERED AND PAINTED AS PER CHANGES APPROVAL TO FUTURE DETAIL.

**PLASTER OR PLASTER MIXTURE:**  
ACTUAL CONCRETE MIX MUST BE: 1 PART CEMENT, 4 PARTS SAND AND 5 PARTS 19MM GRAVEL STONE. A CONCRETE STRENGTH OF 10 MPA ON 28 DAYS REQUIRE. PLASTER CEMENT MUST BE MIX 1 PART CEMENT, 1.5 PARTS LINE AND 6 PARTS SAND. SAND FOR PLASTER MUST BE CLEAN WITH NO VEGETABLE MATERIAL LINE SEEDS, ETC.

**DOORS:**  
ALL EXTERNAL DOORS TO BE EPOXY POWDER COATED (COLOUR TO MATCH THAT OF EXISTING) OR SIMILAR APPROVED, SIZES TO BE CONFIRMED, COMPLYING WITH AHSAS PERFORMANCE CRITERIA A1. GLAZED IN ACCORDANCE WITH SANS 10160, SANS 10137, (PART M OF SECTION 3) AND SANS 1263 WITH CLEAR GLASS.

**WINDOWS:**  
WINDSCREEN SERIES (CASEMENT 28) CASEMENT OR SIMILAR APPROVED WINDOWS TOP HUNG OR SIDE HUNG WITH EPOXY POWDER COATED (COLOUR TO MATCH THAT OF EXISTING) OR SIMILAR APPROVED, SIZES TO BE CONFIRMED, COMPLYING WITH AHSAS PERFORMANCE CRITERIA A1. GLAZED IN ACCORDANCE WITH SANS 10160, SANS 10137, (PART M OF SECTION 3) AND SANS 1263 WITH CLEAR GLASS.

**DRAINAGE:** (SANS 1040; PART 1)  
ANY DRAINAGE SYSTEM INSTALLATION MUST BE ABLE TO WITHSTAND AN INTERNAL WATER PRESSURE OF 200kPa AND AN EXTERNAL PRESSURE OF 30kPa WITH LEAKING. IT MUST REMAIN WATER TIGHT BY ACCORDANCE WITH THE REQUIREMENTS OF 4.24 OF SANS 1040-1, UNDER NORMAL WORKING CONDITIONS.

ALL UNDERGROUND DRAINAGE ARE TO BE 100MM PVC AND LEAD TO FALL TO MANHOLE DRAIN, WHICH COMPLY TO LOCAL AUTHORITY'S REGULATIONS.  
THE WATER SUPPLY OUTLET TO ANY WASTE FIXTURE SHALL BE SITUATED NOT LESS THAN 200MM ABOVE THE FLOOD-LEVEL RIM OF FIXTURE.

DRAINS WITH LESS THAN 300MM COVER TO BE ADEQUATELY PROTECTED. REFER TO TYPICAL SERIES DETAIL. MAX LENGTH OF DRAIN LINE NOT TO EXCEED 25 METERS WITHOUT A ROODING EYE. FIXTURE TO ANTI-SIPHONED OR DEEP SEALED TRAPS TO BE PROVIDED WHERE APPLICABLE. MIN. 1 OPEN GULLY TO BE PROVIDED TO EACH DRAINAGE INSTALLATION. MIN. INVERT LEVEL SHALL BE 450MM. NO PERSON SHALL PERFORM THE TRADE OF PLUMBING AS CONTEMPLATED IN GOVERNMENT NOTICE NO. 1875 OF 31 AUGUST 1979 UNLESS HE IS A TRAINED PLUMBER OR APPROVED COMPETENT PERSON. S.L.B. DRAINAGE GRADIENT TO BE 1:80.

110mm dia. UPVC DRAINPIPE CONNECTED TO EXISTING MANHOLE TO MIN. 1:80 AND MAY 1:5 FALL AS INDICATED ON SITE AND GROUND FLOOR PLAN. EACH DRAIN LINE TO VENTILATE WITH 50mm dia. VENTPIPE. NO VISIBLE PIPES ON OUTSIDE OF BUILDING AND ALL PIPEWORK TO BE BUILT IN RO VALL. REFER TO DETAIL. DUAL FLUSH TOILETS TO BE USED.

HOT WATER SUPPLY: 1 x 150 L (400 KPa) HIGH PRESSURE GEYSER SYSTEM BY SOLAR THERM OR SIMILAR APPROVED TO SUPPLY HOT WATER TO ALL SINKS, BASINS, BATHS & SHOWERS TO FUTURE DETAIL. REFER TO ENERGY USAGE IN BUILDINGS REPORT / ASSESSMENT

TER CONNECTION:  
150mm DIA. WATER CONNECTION PIPE WITH APPROVED WATER TAP AS PER LOCAL AUTHORITY SPECIFICATIONS.

**LINTELS:**  
LINTELS SHALL BE PROVIDED ABOVE ALL WINDOWS AND DOORS OPENINGS IN ACCORDANCE WITH THE REQUIREMENTS OF 4.2.9 OF SANS 1040-1.  
PRECAST LINTELS OVER DOOR AND WINDOW OPENINGS MUST BE BUILT IN AS PER SPECIFICATION OF THE MANUFACTURE WITH A MIN. OVERLAP OF 250MM BOTH SIDES.

**REINFORCED BRICK LINTELS:**  
OPENING TO 1000MM - 1 COURSE REINFORCING  
OPENING 1000-2000MM - 2 COURSES REINFORCING  
OPENING 2000-3000MM - 4 COURSES REINFORCING  
OPENING 3100-3900MM - 5 COURSES REINFORCING  
OPENING 3900-5100MM - 6 COURSES REINFORCING

CAVITY WALLS MUST BE ANCHOR WITH 2.5 WIRE WALL TIES PER SQ. METER  
LINTELS OVER DOUBLE GARAGE OPENINGS WHICH DO NOT EXCEED 5.0 METER SHALL BE REINFORCED IN ACCORDANCE WITH FIG. 31 AND 32 AND TABLE 28 OF THE REQUIREMENTS OF SANS 1040-1 CLAUSE 4.2.9.4.1.

**CEILINGS CONSTRUCTION:**  
ANY SANITARY FIXTURE SHALL BE MADE ON IMPERMEABLE, NON-CORROSIVE MATERIAL. SHALL HAVE SMOOTH AND READILY CLEANABLE SURFACE AND SHALL BE SO CONSTRUCTED AND FITTED AS TO DISCHARGE THROUGH A TRAP INTO A SOIL PIPES OR WASTE PIPS, AS THE CASE MIGHT BE.

**CEILINGS:**  
UNDER SIDE OF CONCRETE SLAB TO BE SIGNED AND PAINTED.  
NO CORNICES TO BE INSTALLED.

**INSULATION:**  
NOTE: REFER TO "ENERGY USAGE REPORT" FOR ROOF ASSEMBLY SPECIFICATIONS

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

**CLIPS:**  
EXTERNAL BRICK SILLS AT MIN. 5 DEGREE ANGLE, PLASTERED AND PAINTED. INTERNAL SANDSTONE CLIPS TO MATCH THAT OF EXISTING.

**GLAZING:** (SANS 1040; PART 1)  
STANDARD 4mm CLEAR FLOAT GLASS THROUGHOUT, EXCEPT SAFETY GLASS TO ALL PANELS BELOW 1.00 METER ABOVE 90° AND PANELS LARGER THAN 1.00sqm. DOORS AND SIDE LIGHTS SHALL BE GLAZED WITH SAFETY GLAZING MATERIAL. WINDOW AREA TO BE MIN 10% OF FLOOR AREA WITH 5% OPENABLE SECTIONS.

GLAZING MATERIAL SHALL COMPRISE EITHER GLASS THAT COMPLIES WITH THE REQUIREMENTS OF PART 1 TO 3 OF SANS 5072, OR POLYCARBONATED SHEETING. FRAMES TO RECEIVE GLAZING MATERIALS SHALL EITHER COMPLY WITH THE REQUIREMENTS OF SANS 727 OR SANS 1533, OR BE CAPABLE OF WITHSTANDING THE WIND AND IMPACT LOAD DETERMINED IN ACCORDANCE WITH THE EQUIVOCATIONS OF SANS 1040-8 WITHOUT DEFLECTING MORE THAN 1/250 OF THEIR SPAN. A WINDOW THAT HAS A SILL HEIGHT LOWER THAN 500MM FROM THE FLOOR MUST BE SAFETY GLAZING MATERIAL, THAT COMPLIES WITH THE REQUIREMENTS OF SANS 1263-1.

**LIGHT AND VENTILATION:** (SANS 1040; PART 0)  
LIGHT AND VENTILATION TO COMPLY WITH SANS 1040 AND NATIONAL BUILDING REGULATIONS

THE TOTAL AREA OF AN OPENING, A DOOR OR AN OPENABLE GLAZED WINDOW THAT COMPLIES WITH REQUIREMENTS OF 4.3.1.1.2 (A) OR (B) OF SANS 1040-0 SHALL NOT BE LESS THAN 5% OF THE FLOOR AREA OF THE ROOM.

**GLAZING (Doors and Windows)**  
DOOR AND WINDOW SCHEDULE TO BE READ IN CONJUNCTION WITH ENERGY USAGE ASSESSMENT / REPORT FOR FINAL SPECIFICATION OF GLAZING WALLS TO COMPLY WITH SANS 1040-0 AND SANS 1040-0A

ALL WATERPROOFING TO BE OVERSEEN BY A REGISTERED AND APPROVED WATERPROOFING SPECIALIST CONTRACTOR. ALL TO BE DONE ACCORDING TO MANUFACTURERS SPECIFICATIONS AND DETAILS, DEPENDING ON WATERPROOFING METHOD/PRODUCT USED.

**INSULATION NOTE:**  
Contractor to install insulation in ceiling with a R-value of 3.7 min. Contractor to provide architect with certificate of compliance after installation.

**HEALTH & SAFETY**  
Principal contractor to make adequate provision for health & safety measures for the duration of the construction process. Principal contractor to comply with the health & safety act (Act 95 of 1993) and Construction Regulations (Act 95 of 1993). Principal contractor to provide client with health & safety plan before construction work commences.

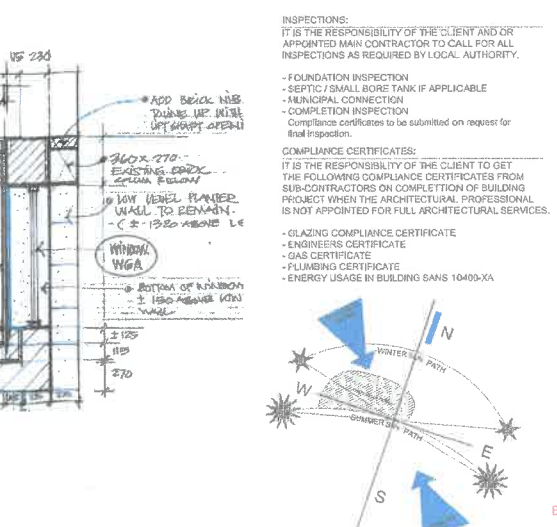
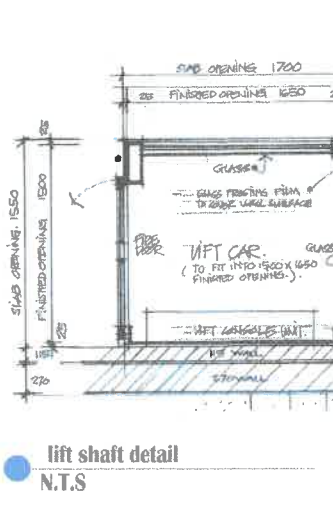
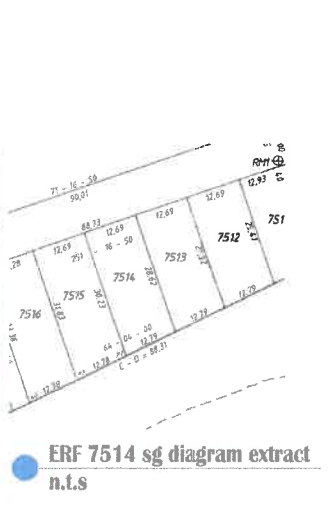
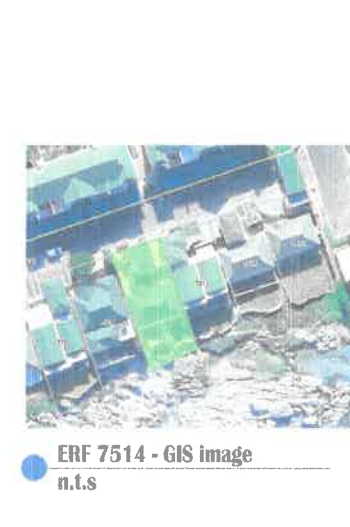
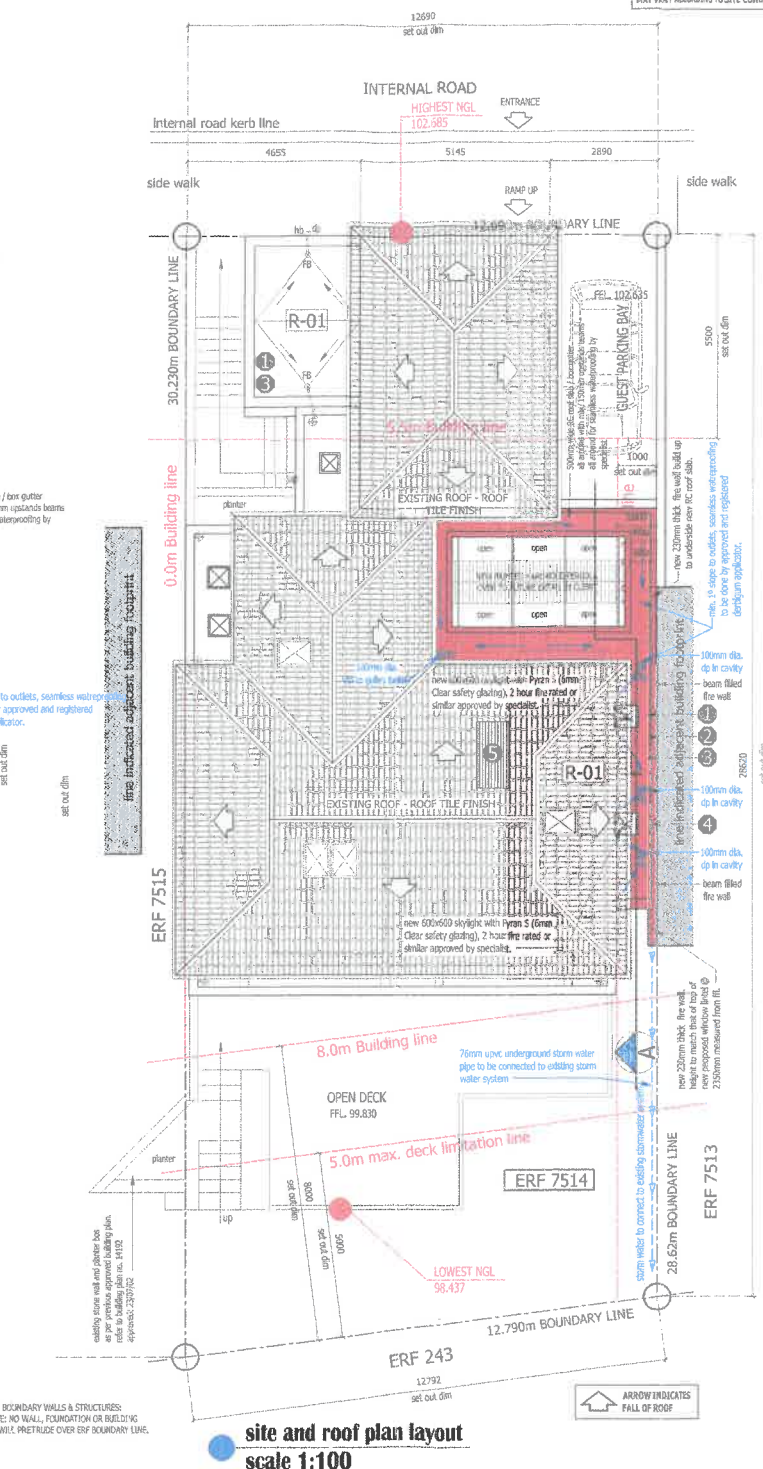
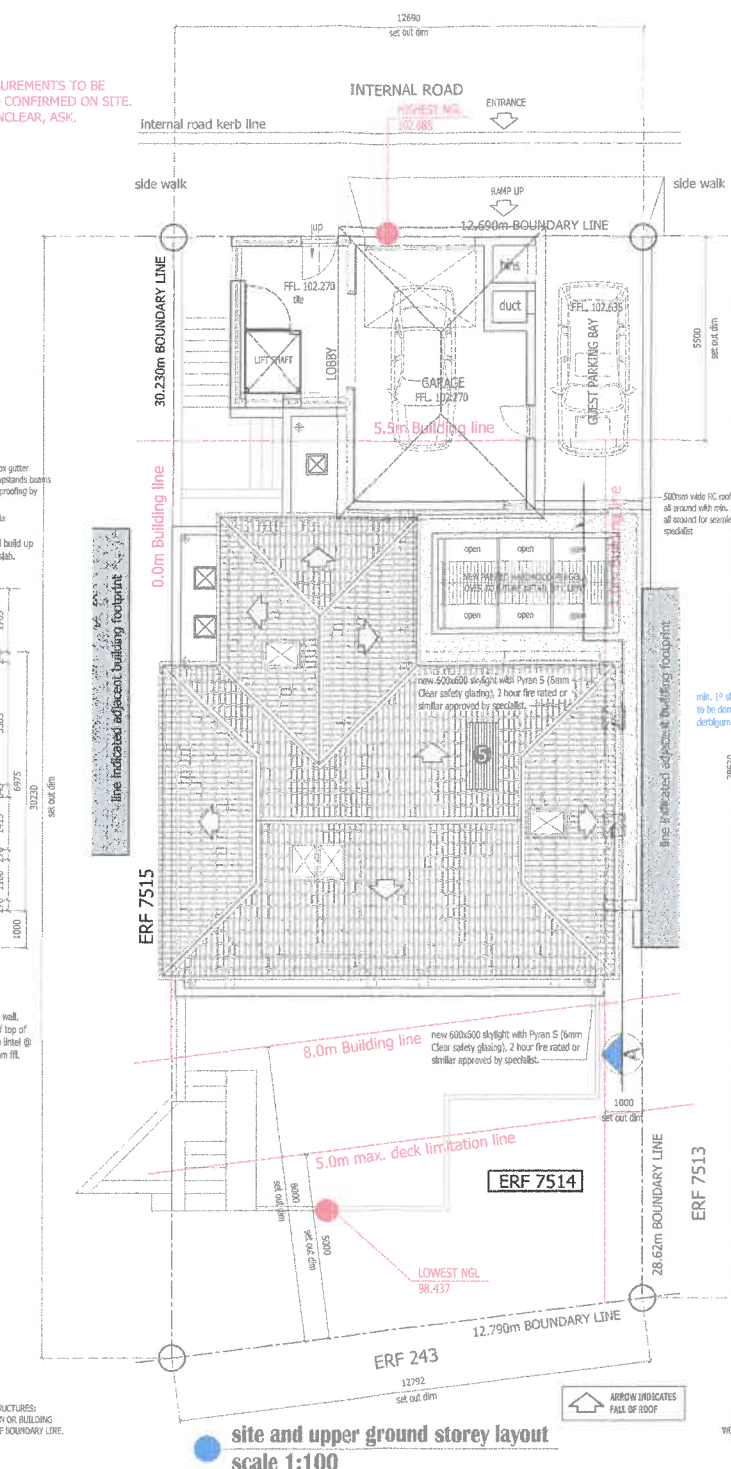
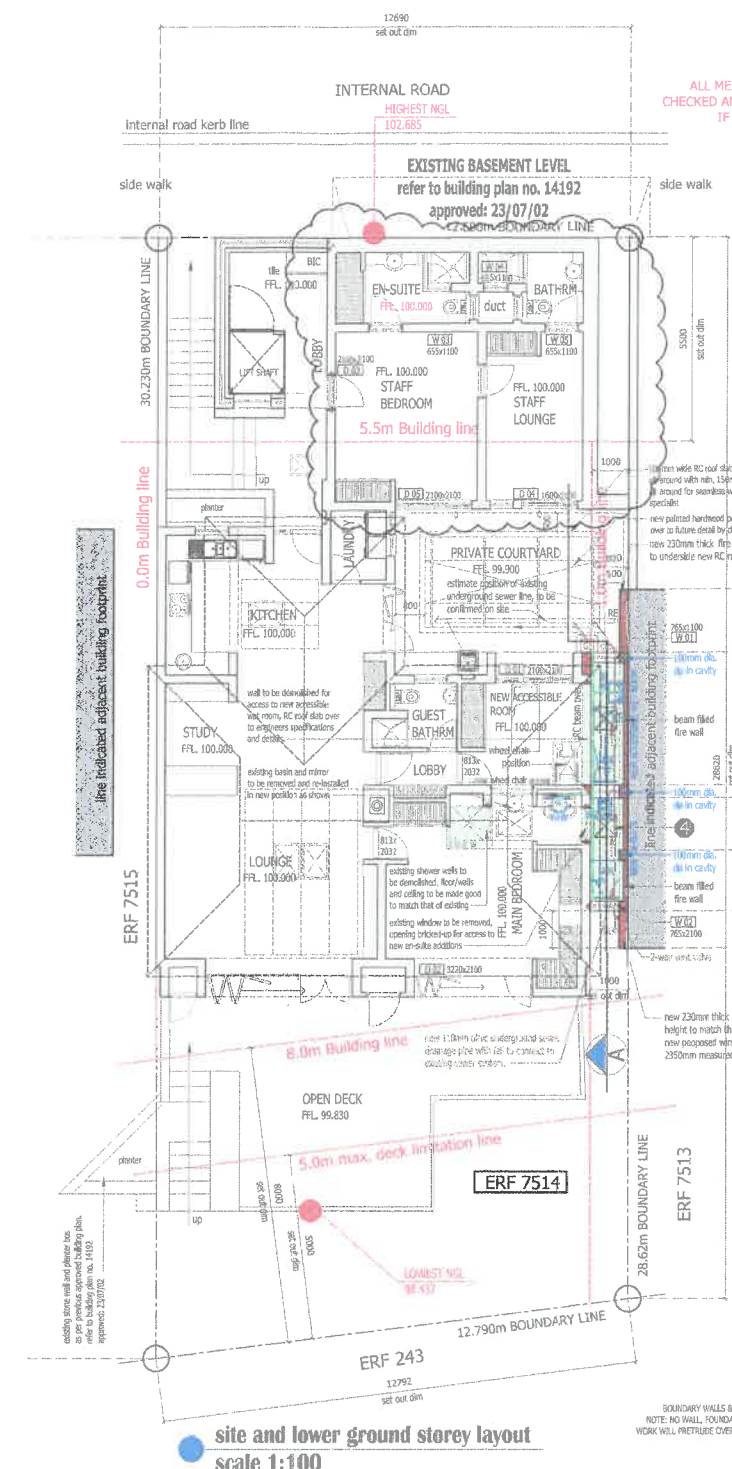
**MINIMUM HEIGHT FROM GROUND TO FLOOR LEVEL**  
MUST COMPLY TO PART K OF SANS 1040-0.

All services, ducts, conduits and/or sleeves (plumbing, electrical, air conditioning, water supply, pool heating) may not be visible and must be concealed in the walls or in ducts

**NOTE:**  
All best landscaping to be done in accordance with SANS 1284-0

**ALL DRAWINGS TO BE READ IN CONJUNCTION WITH "ENERGY USAGE ASSESSMENT / REPORT"**

**NOTE:**  
ALL DRAWINGS MUST BE READ IN CONJUNCTION WITH EACH OTHER. NOTE: ALL LEVELS SHOWN ON THIS DRAWING MAY VARY ACCORDING TO SITE CONDITIONS



**THE BUILDINGS**

DESCRIPTION	TOTAL
STAFF ACCOMMODATION - basement (51.30m²)	
staff bedroom/lounge and bathings	52.30m²
LOWER GROUND STOREY	161.52m²
dwelling	126.70m²
lift shaft / lobby	13.84m²
UPPER GROUND STOREY	51.66m²
garage	37.82m²
lift shaft / lobby	13.84m²
TOTAL COVERED FOOTPRINT	199.75m²
TOTAL COVERED FLOOR AREA	265.89m²

**THE SITE**

ERF SIZE	37.3m²
COVERAGE PERMITTED	60.00%
PROPOSED COVERAGE	53.55%

**BASE LEVEL CALCULATIONS:**

LOWEST LEVEL	98.437
HIGHEST LEVEL	102.685
BASE LEVEL	100.561
8.0m HEIGH RESTRICTION	108.561

**MUNICIPAL APPROVAL STAMP**

**VARIATIONS:**

REV NO.	DATE	DESCRIPTION:
01	14-03-2022	minor changes as per clients request
02	15-03-2022	council drawings
03	16-03-2022	council drawings
04	23.01.2023	council drawings

- refer to construction notes for roof finish and roof construction specifications
- refer to "energy usage in buildings" report for specifications on insulations
- RC roof slab with slope to engineers specifications and details, seamless waterproofing to be done by waterproofing specialist.
- All gables underneath slabs to be cast into min. 300x300mm concrete. Refer to typical sewer detail
- solar panel as per guidelines and to comply with SANS 10400 and SANS 10253-0-1 to be connected to existing 150L domestic hotwater cylinder. all to be done by specialist.

**DRAWING STAGE:**

COUNCIL SUBMISSION	
DEPARTURE APPLICATION	
SKETCH PROPOSAL	
TENDER DRAWING	
WORKING DRAWING	

**SITE RESTRICTIONS:**

STREET BUILDING LINE	5.500m
LATERAL BUILDING LINE	0.0 / 1.0m
REAR BUILDING LINE	8.000m
HEIGHT RESTRICTION	4.5 / 8.0m
TITLE DEED BUILDING LINES (see drawings)	n/a

**ZONE APPLICABLE:**

SINGLE RESIDENTIAL (SR1)	
TOWN HOUSING - ZONE 1 (GR1)	
TOWN HOUSING - ZONE 2 (GR2)	
FLATS - ZONE 3 (GR3 AND DR4)	
LESS FORMAL DEVELOPMENT (LFD)	

**SMART SOLUTION ARCHITECTURE**  
and Architectural Consultants  
Members of SACAP / CIA / and SAIT  
100% OWNED & OPERATED BY SOUTH AFRICAN ARCHITECTS

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**PROJECT NAME:**  
FLORENCE BOOGERTMAN  
ERF 7514  
NO. 04  
WHALE ROCK ESTATE  
HERMANUS  
7200

**DWG TITLE:**  
SITE, FLOOR AND ROOF  
PLAN LAYOUTS

**DATE:**  
23.01.2023

**DRAWN BY:**  
D SWART

**CHECKED BY:**  
D SWART

**DRAWING SCALE:**  
AS SHOWN

**DRAWING NO.:**  
I 0413/A1/03

**REV NO.:**  
04

**SACAP REG.:**  
PSAT24749037

**PRINT A1 LANDSCAPE**





