STELLENBOSCH
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Application Number: *LU/9804*
Erf Number: Erf 419, Kylemore
Your Reference Number:
Enquiries: *A Gwintsa*
Contact No. : *021808-8681*

REGISTERED MAIL

Mr James Solomon
P.O Box 424
Pniel
7681

Sir/Madam

APPLICATION FOR DEPARTURE: ERF: 419, 4 ORCHID STREET - KYLEMORE

1. Your application for departure in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning By-Law dated 20 October 2015, to relax the rear building line from **2m** to **0.5m** in order to construct a double storey structure to the existing dwelling unit and the side building line from **2m to 0m** for the proposed garage and the propose double storey addition as well as the street building line from **4m** to **1m** and to **2m** respectively for the proposed garage and to extend the existing dining area in order to add a lounge room and to exceed the permissible coverage of **50% to 69.4%,** for the proposed additions on the property. as indicated on Drawing No. 419 KYL, Drawn by J.F.D Prodraft & Design, Dated March 2019 (See **APPENDIX 1**), refers.

2. The Authorised Employee hereby **approves, in whole** your application for a departure in terms of Section 60 of the Stellenbosch Municipal Land Use Planning By-law, on condition that;

   - The approval applies only to the application for departure in question (See **APPENDIX 1**) and shall not be construed as authority to depart from any other legal prescriptions or requirements from all other internal and external departments.
   - Building plans must be submitted, all applicable departmental recommendations be obtained and building plans be approved by this Municipality, prior to any building work commencing on site;
   - This approval becomes null and void if approval could not be obtained from Council's internal departments, e.g. Fire Services, Engineering Services, Building Management, etc.

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- This departure approval shall lapse if not exercised within 5 years from date of final notification;
- The Municipal decision making authority reserves the right to impose further conditions if deemed necessary

3. Reasons for the above decision are as follows:
   - The adjacent affected property owner(s) granted their written consent and no further advertising was deemed necessary.
   - The proposed land use is in line with the zoning of the property.
   - All other land use parameters will still be complied with.
   - All other departments will still be afforded an opportunity to comment on the final building plan, which may result in the amendment of the approval.
   - The proposed departure would not negatively affect the aesthetic appearance of the structure, property or surrounding environment.
   - The subject application can for the above-mentioned reasons be supported from a land use management perspective, considering that all due administrative processes to make an informed decision has been complied with.
4. You are hereby informed of your right to appeal to the Appeal Authority in terms of section 79(2) and that all appeal submissions and processing must be incompliance with the procedures for appeals stipulated in section 80 of the said legislation.

5. If you intend to appeal, the appeal form must be completed and can be obtained from our Advice Centre; Land Use Management, Ground floor, Plein Street, Stellenbosch or the municipal website at www.stellenbosch.gov.za/planning portal, and should be directed to the Appeal Authority and received by the Municipal Manager at P O Box 17, Stellenbosch, 7599 or faxed to 021 886 6899, or hand delivered to the Advice centre, within 21 days of notification of this decision together with proof of payment of the appeal fee.

6. You are also informed that should you want to submit building plans within the 21 day appeal period that you must, in writing, waive your right to appeal and submit it together with your building plan application.

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

Yours faithfully

08/08/2019

THE AUTHORISED EMPLOYEE (TABISO MFEYA) **DATE**

DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

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APPENDIX 1

Proposed building plan

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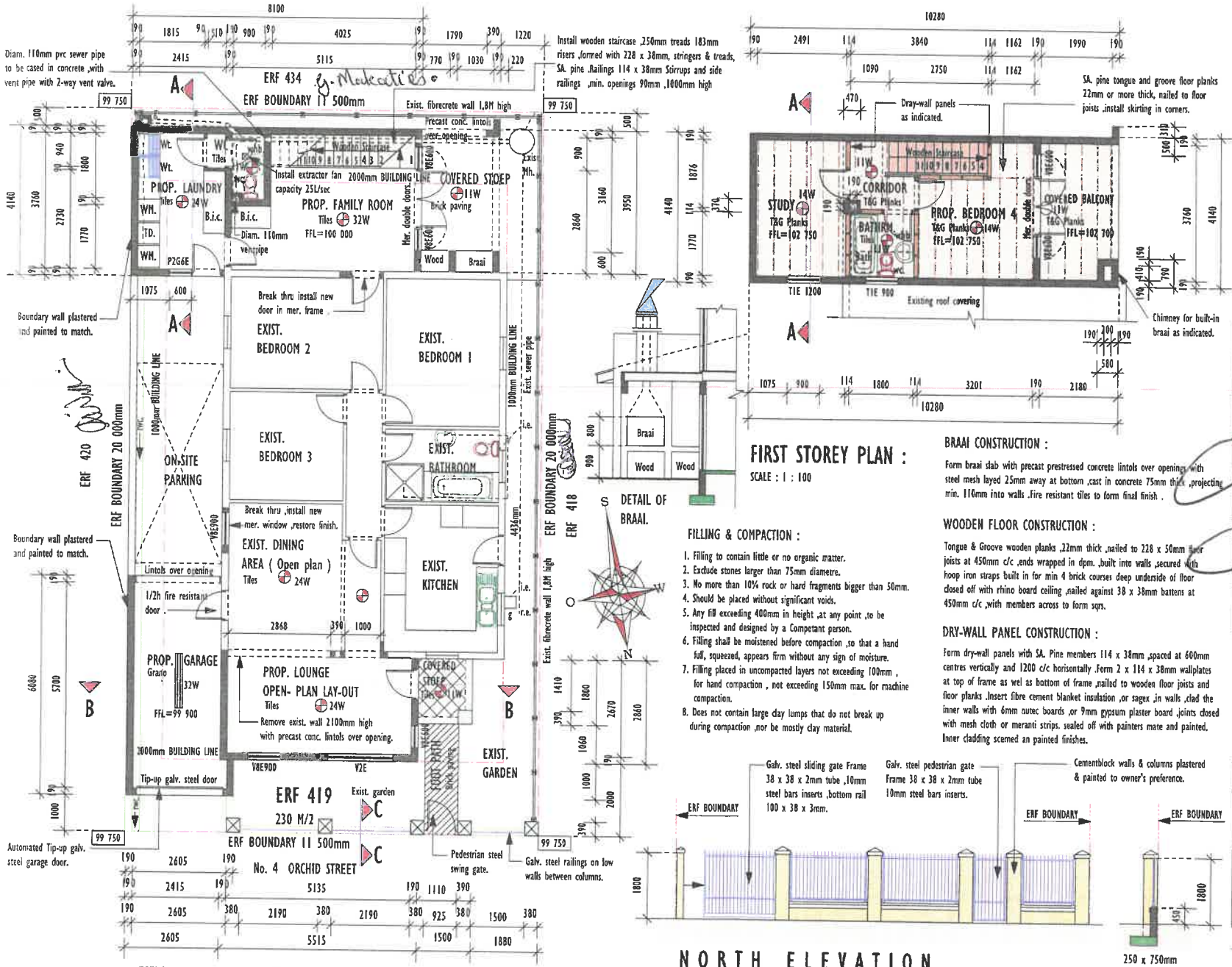

BRAAI CONSTRUCTION :

Form braai slab with precast prestressed concrete lintols over openings with steel mesh layed 25mm away at bottom ,cast in concrete 75mm thick ,projecting min. 110mm into walls .Fire resistant tiles to form final finish .

WOODEN FLOOR CONSTRUCTION :

Tongue & Groove wooden planks ,22mm thick ,nailed to 228 x 50mm floor joists at 450mm c/c ,ends wrapped in dpm. ,built into walls ,secured with hoop iron straps built in for min 4 brick courses deep underside of floor closed off with rhino board ceiling ,nailed against 38 x 38mm battens at 450mm c/c ,with members across to form sqrs.

DRY-WALL PANEL CONSTRUCTION :

Form dry-wall panels with SA. Pine members 114 x 38mm ,spaced at 600mm centres vertically and 1200 c/c horisontally .Form 2 x 114 x 38mm wallplates at top of frame as wel as bottom of frame ,nailed to wooden floor joists and floor planks .Insert fibre cement blanket insulation ,or sagex ,in walls ,clad the inner walls with 6mm nutec boards ,or 9mm gypsum plaster board ,joints closed with mesh cloth or meranti strips, sealed off with painters mate and painted. Inner cladding scemed an painted finishes.

FILLING & COMPACTION :

1. Filling to contain little or no organic matter.
2. Exclude stones larger than 75mm diametre.
3. No more than 10% rock or hard fragments bigger than 50mm.
4. Should be placed without significant voids.
5. Any fill exceeding 400mm in height ,at any point ,to be inspected and designed by a Competant person.
6. Filling shall be moistened before compaction ,so that a hand full, squeezed, appears firm without any sign of moisture.
7. Filling placed in uncompacted layers not exceeding 100mm , for hand compaction , not exceeding 150mm max. for machine compaction.
8. Does not contain large day lumps that do not break up during compaction ,nor be mostly clay material.

NOTES

GENERAL :

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COVERAGE CALCULATIONS :

ERF AREA	= 230 M/2
EXIST. DWELLING HOUSE	= 84 M/2
PROP. EXTENSION (GROUND STOREY)	= 48.3 M/2
PROP. COVERED STOEPS	= 11.3 M/2
PROP. EXT. FIRST STOREY	= 33.5 M/2
PROP. GARAGE	= 16 M/2
TOTAL COVER	= 193 M/2
PERCENTAGE COVER	= 69.4 %
APPROX. COST ESTIMATION	= R143 400-00
BOUNDARY WALL	= R145 000-00

ELECTRICAL LEGEND :

- Fluorecent light
- Stove connection
- Electrical Meter
- Distribution board
- One Way Switch
- One Way Switch
- Double Powerpoint
- Single Powerpoint
- " Downlighters "
- Warm water cylinder 200L (High Pressure
- External light
- Ceiling light

WINDOWS MERANTI AS PER RUTHERFORD CATALOGUE

THIS APPLICATION HAS BEEN APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015) SUBJECT TO THE CONDITIONS ATTACHED LETTER DATED

STELLENBOSCH MUNICIPALITY

J.F.S. Prodraft & Design
James Solomons
Postbox 424, Starking Street ,Pniel ,7681
Phone : 083 712 6110
Fax : 021 885 1472

owner :

project: Prop. extension & alterations to exist. Dwelling House .

owner : Erf 419
No.4 ,Orchid Street ,
Kylemore ,
Stellenbosch .

dwg. no.

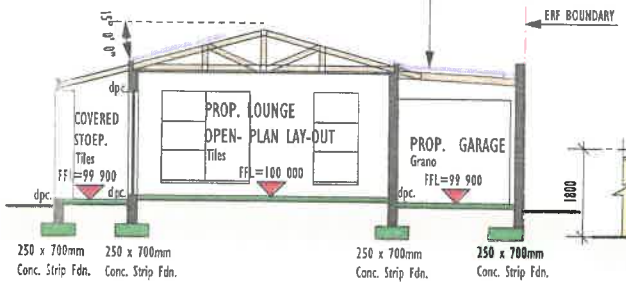
date: March 2019

scale : 1 : 100 ,

drawn : J . F . Solomons

FLAT ROOF CONSTRUCTION (Garage) :

IBR metal roof sheeting pitched at 3 degrees slope ,on sisalation 410 on 76 x 50mm purlins spaced at +/-800mm c/c on 150 x 50mm rafters spaced at +/- 800mm c/c , rawlbolted to walls b.m.o. galv. steel brackets . Install 250 x 80 x 1.6mm galv. boxed gutter ,rendered watertight up and over parapet walls .



SECTION BB.

SCALE : 1 : 100

ROOF CONSTRUCTION : (First storey)

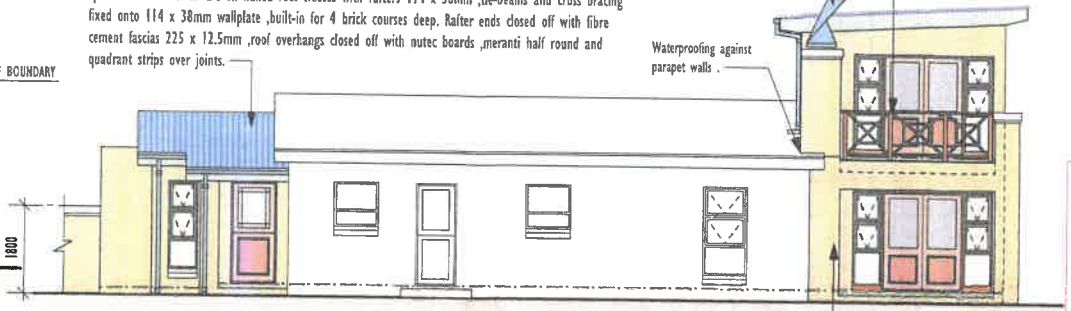
IBR metal roof sheeting pitched at 3 degrees slope ,on sisalation 410 on 76 x 50mm purlins spaced at +/-800mm c/c on 228 x 38mm rafters spaced at +/- 800mm c/c ,on 114 x 38mm wallplate fixed with hoop iron straps built-in for min. 4 brick courses deep .Rafter ends closed off with fibre cement fascias ,225 x 12.5mm as from suppliers. Form overhangs 450mm & 300mm respectively as indicated. Gutters and downpipes to match exisitng.

CEILING CONSTRUCTION :

Provide gypsum ceilings to match exist. skimmed smoothly ,nailed against 38 x 38mm battens at 450mm c/c with members across to form squares .Install gypsum plasterboard cornices in corners against walls .Roof overhangs ,to be closed off with nutec board ,meranti quadrant strips in corners and half round strips over joints ,painted to match exist.

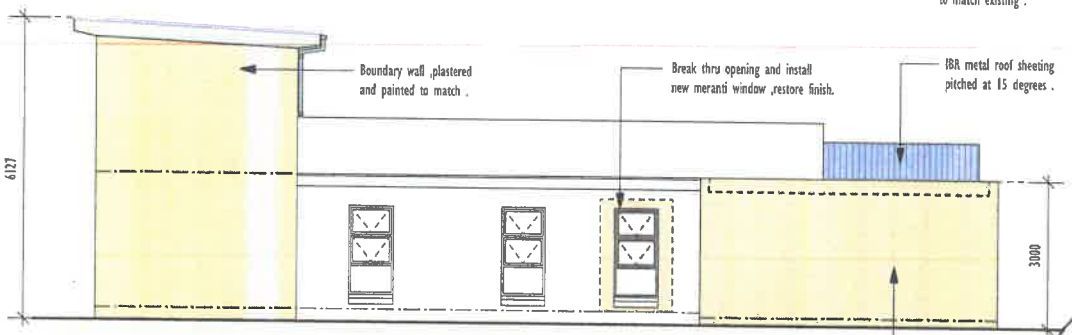
PITCHED ROOF CONSTRUCTION (Lounge) :

IBR metal roof sheeting pitched at 15 degrees slope ,on sisalation 410 on 76 x 50mm purlins spaced at +/-800mm c/c on nailed roof trusses with rafters 114 x 38mm ,tie-beams and cross bracing fixed onto 114 x 38mm wallplate ,built-in for 4 brick courses deep. Rafter ends closed off with fibre cement fascias 225 x 12.5mm ,roof overhangs closed off with nutec boards ,meranti half round and quadrant strips over joints.



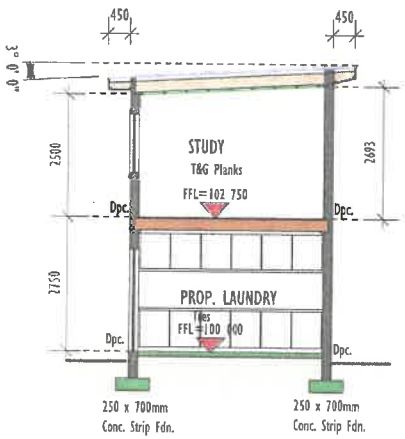
WEST ELEVATION.

SCALE : 1 : 100



EAST ELEVATION.

SCALE : 1 : 100



SECTION AA.

SCALE : 1 : 100

MASONRY CONSTRUCTION :

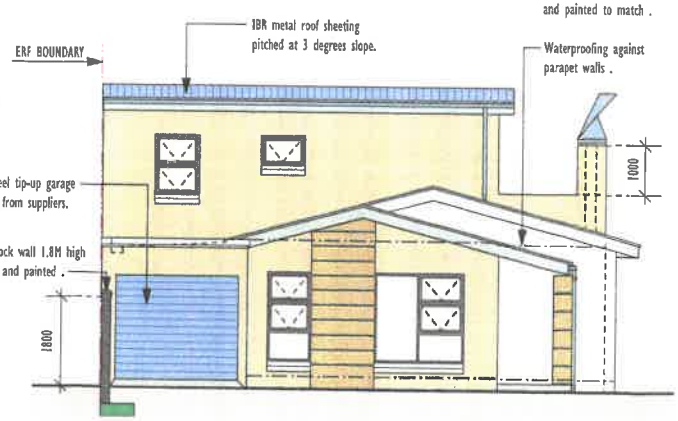
Walls constructed of MB190 x 190 x 390 cement block walls and inner MB190 x 90 x 390mm as available from suppliers with strength tests .Precast prestressed concrete lintols above all openings. One airbrick opening in each room .Cementblocks above window height at ground storey ,to be filled with concrete to form supporting ring beam to wooden floor as indicated (To Eng. detail) 375 microm dpm on walls min. 150mm above ground level. Build -in brickforce every second layer vertically in walls . Walls internally and externally plastered and painted to match exist.

GLASS PANELS :

Install clear glass panels, min. 4mm thick ,monolithic annealed ,as available from suppliers . Glazed area larger than 0.750M/2 and lower than 500mm from finish floor level ,to be safety glass as per SABS safety standards. Install obscured glass panels in window frames in bathroom and toilets.

FLOOR CONSTRUCTION :

100mm concrete floor slab with mesh reinforcement min. 25mm from bottoms and sides , on 250 micron dpm. on 50mm sand blinding on well compacted hardcore filling in max layers of 150mm to min. 90% mod. aashto .Floor screed min. 25mm thick ,and on steeps layed to 1 : 80 fall .Install meranti skirting in corners against walls.



NORTH ELEVATION.

SCALE : 1 : 100

NOTES

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COMPLIANCE FOR ENERGY EFFICIENCY BUILDINGS :

FLOORS :

100mm mesh reinf. concrete floor slab on 250 micron d.p.m. installed around the vertical edges turned up for the full depth up to 300mm ,concrete floor perimeter. Floors shall have an R-value of not less than 1.0

MASONRY WALLS :

Cementblock walls ,plastered ,painted internally & externally ,to have min. total R-value of 1.9

ROOF ASSEMBLIES :

Skillion flat roof 3 degrees pitched roof 15 degrees IBR metal roof sheeting pitched at 15 degrees slope with gyp board ceiling 10mm , non reflective ,out-door & in-door air film (Still air) Total R- value = 0.35 + added R-values of reflective insulation ,5 layers of reflective insulation , 100mm thick layer flexible fibre glass blanket, R-value = 3.4 .Total R-value = 1.75 ,direction of heat flow is upwards.

WINDOWS MERANTI AS PER RUTHERFORD CATALOGUE

THIS APPLICATION HAS BEEN APPROVED IN TERMS OF SECTION 60 OF THE STELLENBOSCH MUNICIPAL LAND USE PLANNING BY-LAW (2015) SUBJECT TO THE CONDITIONS AS ATTACHED LETTER DATED

STELLENBOSCH MUNICIPALITY

DEPARTMENT: HOUSING DEVELOPMENT MANAGEMENT

J.F.S. Prodraft & Design
James Solomons
Postbox 424, Starking Street ,Pniel ,7681
Phone : 083 712 6110
Fax : 021 885 1472

owner :	
project:	Prop. extension & alterations to exist. Dwelling House .
owner :	Erf 419 No.4 ,Orchid Street , Kylemore , Stellenbosch .
dwg. no.	
date:	March 2019
scale :	1 : 100 ,
drawn :	J . F . Solomons

REQUIREMENTS FOR HOT WATER SUPPLY :

* A min. of 50% by volume of annual average hot water heating requirements, to be provided by means, other than electrical resistance heating ,including but not limited to ,solar heating ,heating pumps ,heat recovery from other systems & processes.
* The volume of annual average hot water heating to be in accordance with table 2 & 5 of SANS 10252-1:2004,
* Solar water heating systems shall comply with SANS 1307 , SANS 10106, SANS 10254 & SANS 10252-1
* All exposed hot water service pipes to be clad with insulation with min R-value of 1.00 ,for pipes with internal diametre less or equal to 80mm & pipes with internal diametre more than 80mm, the R-value =1.50
* Thermal insulation ,if required ,to be installed to manufacturer's specifications & shall :

a. Be protected against the effects of weather & sunlight
b. Be able to withstand the temperatures within piping
c. Achieve the min. total R-values.

* Hot water vessels & tanks to be insulated with a material achieving a min. R-value of 2.0
* Insulation on vessels ,tanks & piping containing cooling water shall be protected by a vapour barrier on the outside of the insulation.
* Piping insulation requirements not applicable to space heating water piping,

a. located within the space being heated ,where piping is to provide the heating to that space ,or
b. encased within a concrete floor slab or in masonry.

* All pipes to comply with SANS 10252-1
* Piping to be insulated includes all flow & returnpiping within 1Metre to the heating or cooling system & pressure relief piping within 1 Metre of the connection to the heating or cooling system. Piping run lengths to be minimized.

LIGHTING

ENERGY DEMAND

ALLOWED 5W / m2

5W / m2 x 117.72m2 = 588.6W

(3 x 11W)+(2 x 14W Lamps)+(3 x 24W)+(2 x 32W Lamps)

= 33W + 28W + 72W + 64W

= 197 (< 588.6 W)

=OR

197 / 117.72M/2 = 1.67W/M/2 (< 5W / m2)

ENERGY CONSUMPTION

ALLOWED 5kWh /m2 .a OR 5kWh /m2 [a = 1 (Year)]

5kWh /m2 .a x 37.5m2 = 588.6 kWh .a

ASSUME LIGHTS ARE ON FROM 17 :00 - 22 :00 EACH DAY / YEAR THAT IS 5h / DAY

52 (Weeks) x 7 (Days) x 5 (h) = 1820 h .a

THERE ARE : (3 x 11W)+(2 x 14W Lamps)+(3 x 24W Lamps)+(2 x 32W)

= 33W + 28W + 72W + 64W

= 197W

= 0.197kW

0.197 kW x 1820 h .a = 358.54 kWh .a (< 588.6 kWh .a)

NATURAL VENTILATION :

CONSTANTS :

CONDUCTANTS = 117.72 x 1.4 = 164.81

SHG = 117.72 x 0.13 = 15.3

CONDUCTANCE

Use clear glass in steel frame .

A x U = 15.69 x 5.6

= 87.86 (< 164.81)

SOLAR HEAT GAIN :

NORTH : ($A_1 \times S_1 \times E_1$)+($A_2 \times S_2 \times E_2$)+($A_3 \times S_3 \times E_3$)+($A_4 \times S_4 \times E_4$)

= (1.62 x 0.77 x 0.65)+(3.24 x 0.77 x 0.65)+(1.08 x 0.77 x 0.65)

+(0.81 x 0.77 x 0.33)

= 0.66 + 1.62 + 0.54 + 0.21

= 0.12

EAST : ($A_1 \times S_1 \times E_1$)

= (1.62 x 0.77 x 0.84)

= 1.05

WEST : ($A_1 \times S_1 \times E_1$)+($A_2 \times S_2 \times E_2$)+($A_3 \times S_3 \times E_3$)+($A_4 \times S_4 \times E_4$)

= 2(1.08 x 0.77 x 0.48)+2(0.58 x 0.77 x 0.31)+2(0.58 x 0.77 x 1.25)

+2(1.08 x 0.77 x 1.18)

= 0.81 + 0.28 + 1.12 + 1.96

= 4.17

TOTAL = 0.12 + 1.05 + 4.17 = 5.34 (< 15.3)

BUILDING COMPLIES TO ENERGY EFFIENCY IN BUILDING.

1	2	3	4
Panel	Facing direction	Area m/2	Shading description
1	North	1.62	0.9M x 1.8M Mer./window ,Shaded (300mm Roof Overhang)
2	North	3.24	1.8M x 1.8M Mer./window ,Shaded (300mm Roof Overhang)
3	North	0.9	0.6M x 1.5M Mer./window ,Shaded (450mm Roof Overhang)
4	North	0.81	0.9M x 0.9M Mer./window ,Shaded (450mm Roof Overhang)
Total glazing Area		6.57	
1	East	1.62	0.9M x 1.8M Mer./window ,Shaded (450mm Roof Overhang)
Total glazing Area		1.62	
1	West	2.16	0.6M x 1.8M(x2) Mer./window, Shaded(2180mm roof overhang)
2	West	1.6	0.58M x 0.996M(x2)Mer./window, Shaded(2180mm roof overhang)
3	West	1.6	0.58M x 0.996M(x2)Mer./window, Shaded(300mm roof overhang)
4	West	2.16	0.6M x 1.8M(x2) Mer./window, Shaded(300mm roof overhang)
Total glazing Area		7.5	

1	2	3
Panel	Glazed area and P/H value	Solar exposure factor
1	900 Window P/H = 150 / 1800 = 0.08	0.65 for Northern facade
2	900 Window P/H = 150 / 1200 = 0.125	0.65 for Northern facade
3	900 Window P/H = 450 / 900 = 0.5	0.33 for Northen facade
4	900 Window P/H = 450 / 1800 = 0.25	0.84 for Eastern facade
5	600 Window P/H = 2180 / 1800 = 1.21	0.48 for Western facade
6	580 Window P/H = 2180 / 996 = 2.19	0.31 for Western facade
7	600 Window P/H = 150 / 1800 = 0.08	1.25 for Western facade
8	580 Window P/H = 150 / 996 = 0.15	1.18 for Western facade

GROUND STOREY :

EXIST. LOUNGE & DINING (GROUND)

Total floor area = 30.72 M/2
Total window area = 7.56 M/2
Max. lighting - 15/100 x 30.72 M/2 = 4.6 M/2
Min. lighting - 10/100 x 30.72 M/2 = 3.07 M/2
Min. Ventilation - 5/100 x 30.72 M/2 = 1.54 M/2
Actual Ventilation = 4.14 M/2

FAMILY ROOM (GROUND):

Total floor area = 17 M/2
Total window area = 2.16 M/2
Max. lighting - 15/100 x 17M/2 = 2.55 M/2
Min. lighting - 10/100 x 17M/2 = 1.7 M/2
Min. Ventilation - 5/100 x 17M/2 = 0.85 M/2
Actual Ventilation = 1.44 M/2

LAUNDRY (GROUND):

Total floor area = 9 M/2
Total window area = 0.9 M/2
Max. lighting - 15/100 x 9M/2 = 1.35 M/2
Min. lighting - 10/100 x 9M/2 = 0.9 M/2
Min. Ventilation - 5/100 x 9M/2 = 0.45 M/2
Actual Ventilation = 0.72 M/2

STUDY ROOM (FIRST STOREY):

Total floor area = 9.4 M/2
Total window area = 1.08 M/2
Max. lighting - 15/100 x 9.4 M/2 = 1.41 M/2
Min. lighting - 10/100 x 9.4 M/2 = 0.94 M/2
Min. Ventilation - 5/100 x 9.4 = 0.47 M/2
Actual Ventilation = 1.08 M/2

BATHOOM :

Total floor area = 3.2 M/2
Total window area = 0.81 M/2
Max. lighting - 15/100 x 3.2 M/2 = 0.48M/2
Min. lighting - 10/100 x 3.2 M/2 = 0.32 M/2
Min. Ventilation - 5/100 x 3.2 M/2 = 0.16 M/2
Actual Ventilation = 0.54 M/2

BEDROOM :

Total floor area = 9.97 M/2
Total window area = 2.16 M/2
Max. lighting - 15/100 x 9.97 M/2 = 1.5 M/2
Min. lighting - 10/100 x 9.97 M/2 = 0.997 M/2
Min. Ventilation - 5/100 x 9.97 M/2 = 0.5 M/2
Actual Ventilation = 1.44 M/2

	Determining shading projections over glazed areas
1	P = 95 + 300 / 2 = 198 G = 2789 - 1800 = 989 (> 500)
2	P = 95 + 450 = 545 G = 1689 - 1200 = 489 (< 500)

NOTES

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STELLENBOSCH MUNICIPALITY

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AUTHORISED EMPLOYEE/MPT

J.F.S Prodraft & Design
James Solomons
Postbox 424, Starking Street, Pniel, 7681
Phone : 083 712 6110
Fax : 021 885 1472

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