

**ERF 7187, 167 NINTH STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA:
APPLICATION FOR DEPARTURE: MESSRS NEWMAN ARCHITECTURE & DESIGN ON BEHALF OF JH &
M VAN VREDEN**

Notice is hereby given in terms of Section 48 read with Section (16)(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) that an application has been received for a departure to relax the western lateral building line from 2m to 0m in order to accommodate the existing covered patio and add a build-in braai.

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 written comments must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law and be submitted at the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / alida@overstrand.gov.za) on or before **20 August 2021** quoting your name, address and contact details, interest in the application, as well as the reasons for comment. 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 Town Planning Department where a municipal official will assist them in order to formalize their comment.

**ERF 7187, NEGENDESTRAAT 167, VOËLKLIP, HERMANUS, OVERSTRAND MUNISIPALE AREA:
AANSOEK OM AFWYKING: NEWMAN ARCHITECTURE & DESIGN NAMENS JH & M VAN VREDEN**

Kennis word hiermee gegee ingevolge Artikel 48 saamgelees met Artikel 16(2)(b) van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek is ontvang om afwyking om verslapping van die westelike laterale boulyn vanaf 2m na 0m ten einde die bestaande onderdakstoep te akkommodeer en 'n ingeboude braai te bou.

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 skriftelike kommentaar op die voorstel moet ingevolge die bepalings van Artikels 51 en 52 van die Verordening ingedien word en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / alida@overstrand.gov.za) bereik voor of op **20 Augustus 2021** met vermelding van u naam, adres, kontakbesonderhede, belang in die aansoek, sowel as die redes vir kommentaar. 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 Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

**ERF 7187, 167 NINTH STREET, VOËLKLIP, HERMANUS, UMMANDLA WOMASIPALA WASE-
OVERSTRAND: ISICELO SOKUPHAMBUKA: ABAGXASI U-NEWMAN ARCHITECTURE & DESIGN ON
EGAMENI LIKA JH & M VAN VREDEN**

Esi saziso sikhutshwa ngokwemiqathango yeCandelo 48 elifundwa kunye neCandelo (16)(2)(b) loMthetho oYilwayo kaMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, wama-2020, (uMthetho kaMasipala) sokokuba isicelo sifunyenwe sokuphambuka ukunyenya umgca wesakhiwo osecaleni olusentshona ukusuka kwi-2m ukuya kwi-0m ukulungiselela indawo yepatio esele ikho kunye nokongeza ibraai yokwakha.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: Town Planning, Paterson Street, Hermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho uYilwayo yaye mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi **20 uAgasti 2021** unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umnxeba uMnu. P Roux kule nombolo 028-313 8900. Umasipala angala ukuzamkela izimvo ezifike emva komhla wokuvalwa. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.



TP-A Theart
(Holivier)

NEWMAN ARCHITECTURE AND DESIGN

Newman Architecture & Design
10 Palmboom Road
Newlands
Cape Town
7700
21st May 2021

Departure of Planning and Building
Overstrand Municipality

MOTIVATION FOR DEPARTURE – ERF 7187, 167 9TH STREET, HERMANUS

Dear Sir or Madam

We offer the following as motivation for the above proposal.

1. Extending covered stoep to boundary

Departure

Building is 0m from the building line instead of 2m.

GENERAL INFORMATION:

A. PROPOSED DEVELOPMENT

The proposal is for the existing covered patio to be extended 2m to the east common boundary and to add a built-in braai, creating a slightly larger outdoor covered patio area for dining and lounging as indicated in Annexure A: Image 6 below.

This space will allow for outdoor cooking where the structure is kept to a minimum of 4.5m wide, the braai chimney is kept to 5.2m tall as indicated in Annexure A, images 1 and 2 below. The background of the proposal is for additional space required to build a braai area, the existing patio space is currently limited where a built-in braai area to the existing space will impede and limit the patio space significantly.

The proposed built-in braai is located 16.3m away from the street boundary line and a further 2.5m away from the street edge to not impact on the street surroundings as indicated in Annexure A, image 3 and 4 below. The accessibility of the property remains uninterrupted without any additional traffic. The erf is remaining single residential zoned where a single house is built on the site.

FILE NO:	EL 7187- HVK ✓
SCAN NO:	HVK 7187
COLLABORATOR NO:	1542476

2 OSBORNE ROAD, CLAREMONT 7708

TEL: +27 (0)21 200 6008 MOBILE: +27 (0)82 559 7917 EMAIL: admin@NADgroup.co.za

NEWMAN ARCHITECTURE AND DESIGN (Pty) Ltd. 13 NEWMAN AVE HERMANSBURG, CAPE PROVINCE

REG. NO. 2015/00000000/07 AND REG. NO. 2015/00000000/07

MEMBERS OF THE SOUTH AFRICAN ASSOCIATION OF ARCHITECTS (SAA) AND THE SOUTH AFRICAN ASSOCIATION OF ARCHITECTS (SAA)

Handwritten signature and date: 25 MAY 2021

B. CHARACTER OF THE ENVIRONMENT

The land use is single residential, the surrounding area is single residential. These properties are free standing single residential homes. The houses in the area are set back away from the street where the street scene is open and planted. The proposed built-in braai is set back 16.3m away from the street boundary line and a further 2.5m from the street edge in keeping with the character and environment of the surroundings. The position of the proposed braai is in line with the neighbouring house solid wall and back of chimney as per Annexure A: Image 5 below: Eastern boundary facing erf. 7623 below, the proposed position of the braai intends to not impact the neighbour's privacy or views.

C. DESIRABILITY OF THE PROPOSED UTILISATION

The property is remaining single residential. There is a setback from the street boundary of 16.3m which will be garden space, the intention is for planting and greenery to be installed in keeping with the planted gardens in the area.

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

The proposed application does not impact on other laws, this is an extension of the patio area to the single residential house.

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

The proposed application will not impact on engineering services. The built-in braai is a wood burning braai where the chimney will direct smoke up and exit at a height of 5.2m away from any neighbouring windows. The smoke is set back from the street to not impact on street visibility.

F. CONSIDERATION OF FORWARD PLANNING AND LAND USE DOCUMENTS.

The proposal is in line with the land use on the site being single residential.

G. PLANNING PRINCIPLES

Planning principles were considered and with regards to development principles below:

- SPATIAL SUSTAINABILITY:

The proposed application will not impact spatial sustainability, the house remains single residential.

- EFFICIENCY:

The proposed application will not impact efficiency, the house will be occupied by owner.

- SPATIAL RESILIENCE:

The proposed application will not impact spatial resilience, the house remains single residential.

- GOOD ADMINISTRATION:

The proposed application will not impact good administration, however the during building stages the departure will be built by a local construction team.



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WEDDINGS AND MORE... www.nadgroup.co.za

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WEDDINGS AND MORE... www.nadgroup.co.za

ANNEXURE A:

IMAGE 1: Ground floor plan indicating size of the extended patio and built-in braai.

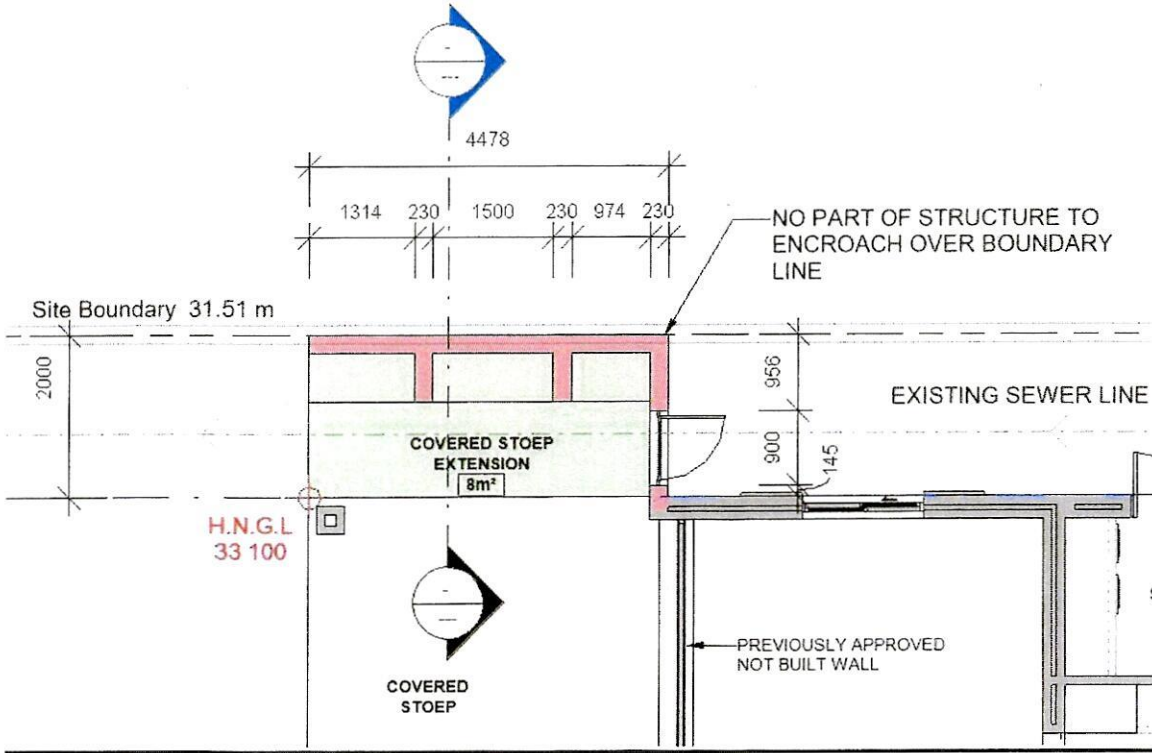


IMAGE 2: Section indicating size of the extended patio and built-in braai in yellow.



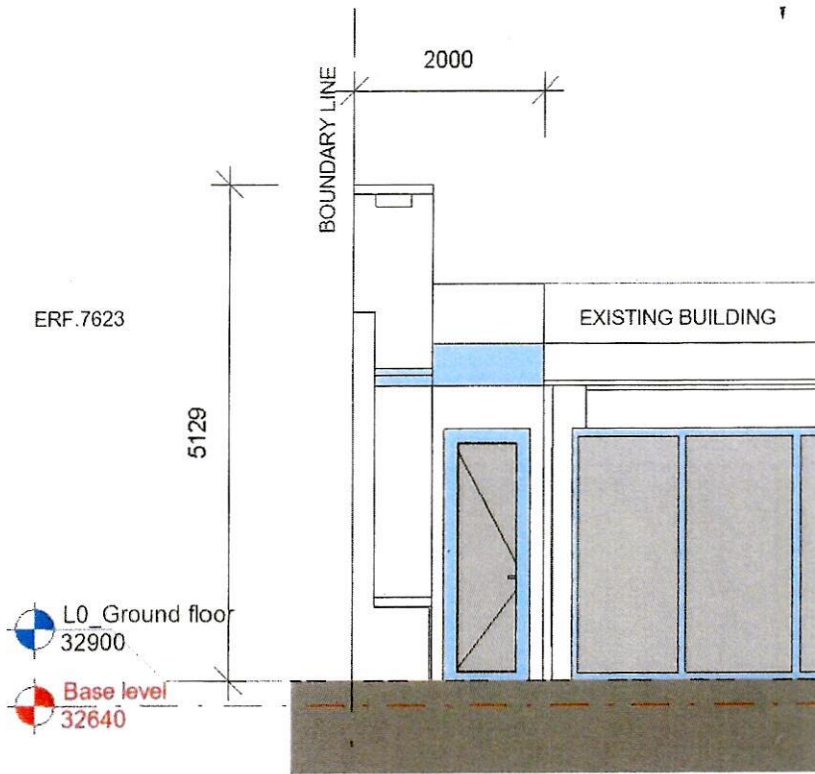
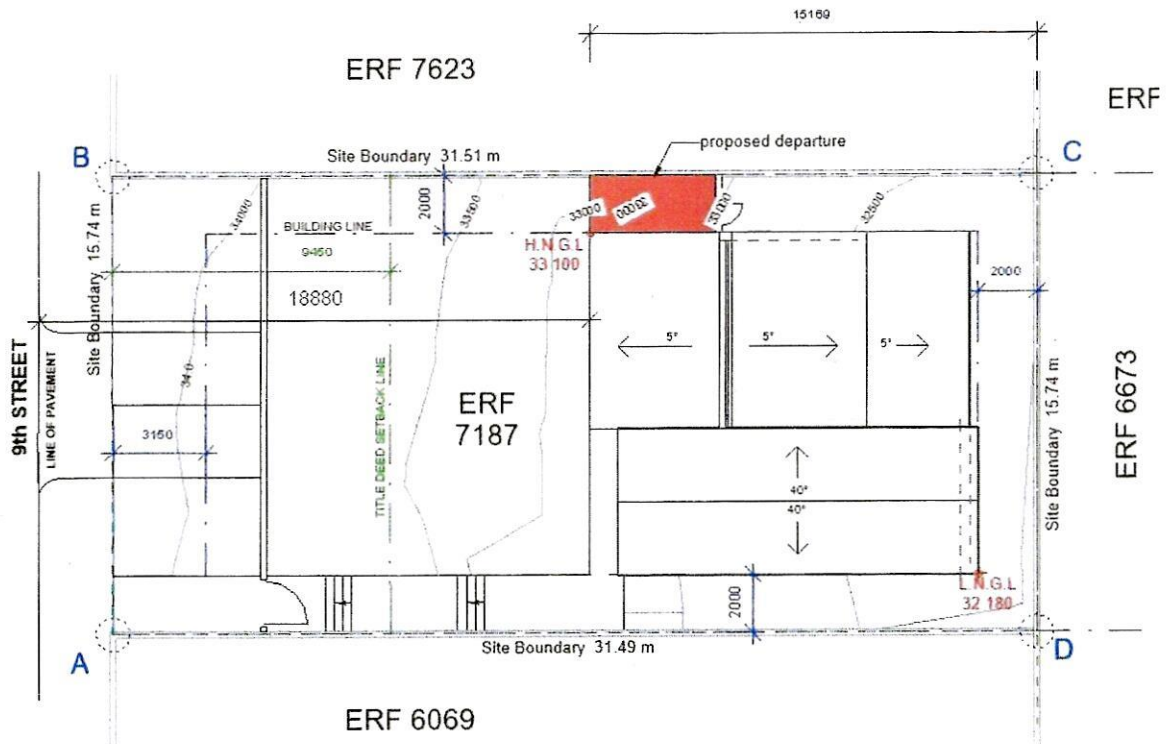


IMAGE 3: Site plan indicating position of departure in relation to 9th street.



2 OSBORNE ROAD, CLAREMONT 7708

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STATION: 100% PROJECTED TO BE A 1:500 SCALE PLAN. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.

APPROVED FOR CONSTRUCTION: ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.

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IMAGE 4: Facing site from 9th street, Hermanus. Eastern boundary to the left and Western boundary to the right.

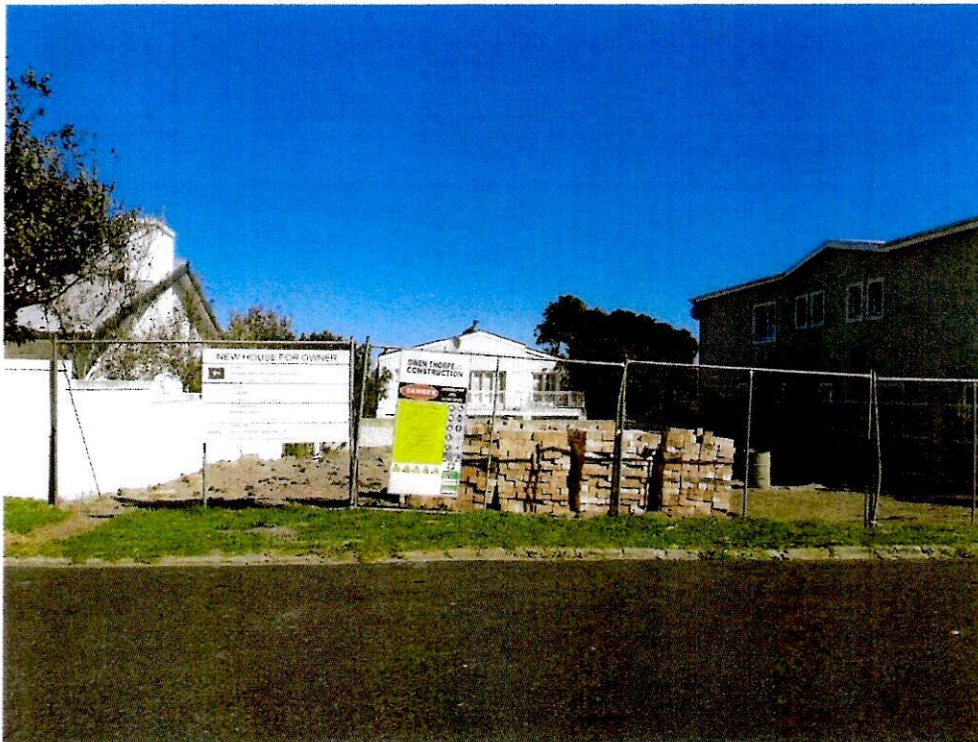


IMAGE 5: Eastern boundary facing erf. 7623

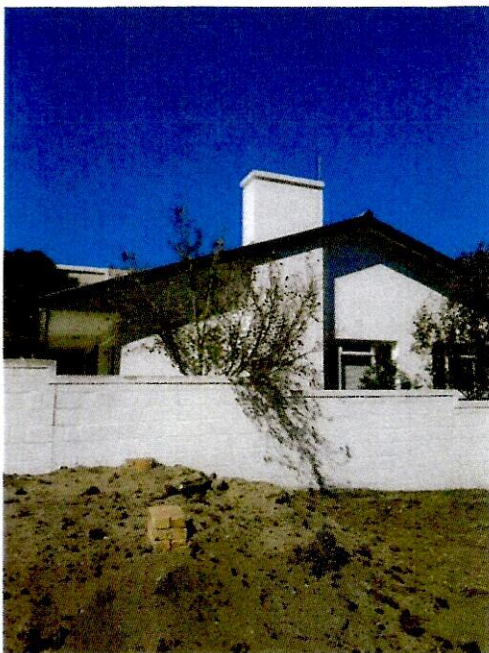


IMAGE 6: Reference 3D view representing the patio extension and built-in braai.



2 OSBORNE ROAD, CLAREMONT 7708

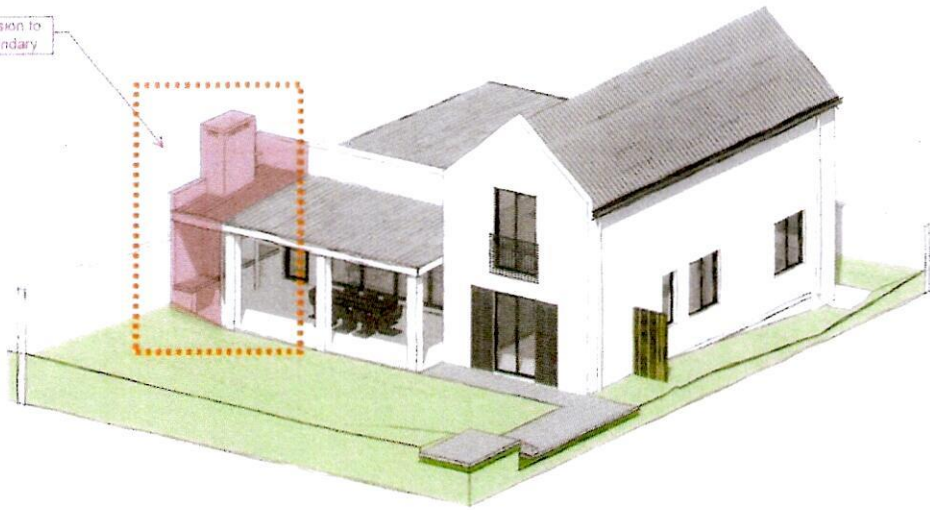
TEL: +27 (0)21 200 6008 MOBILE: +27 (0)82 559 7917 EMAIL: admin@overstrand.gov.za

NUMERUSIE WERKTOEGE EN TOEGANGSREKKE WERKTOEGE EN TOEGANGSREKKE WERKTOEGE EN TOEGANGSREKKE WERKTOEGE EN TOEGANGSREKKE

STREEK-EN-PLAASLIKESAMENWERKINGSAFDELING - PLANNING EN TOEGANGSREKKE WERKTOEGE EN TOEGANGSREKKE

VERBOD word gemaak om enige inligting te verskaf wat die oorsake van die verspreiding van COVID-19 kan wees.

Braai extension to eastern boundary



Yours faithfully,

A handwritten signature in black ink, appearing to read 'Karen Newman'.

Karen Newman



2 OSBORNE ROAD, CLAREMONT 7708

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NEWMAN GROUP (Pty) Ltd. is a registered company in the Republic of South Africa. THE NEWMAN ARCHITECTURE, INTERIOR AND DESIGN
SERVICES COMPANY (Pty) Ltd. is a registered company in the Republic of South Africa.

TERMS OF SERVICE: OUR CLIENTS MUST BE ADVISED THAT THE SERVICE PROVIDED IS SUBJECT TO OUR STANDARD TERMS AND CONDITIONS.

GENERAL NOTES

- CAVITY WALLS TO BE TIED TOGETHER WITH 2.5mm DIA. STEEL BARS TO BE SEALED OFF ABOVE WALL WITH AN UNREINFORCED PARAPET WALL TO BE 500mm IN HEIGHT.
- UNREINFORCED PARAPET WALLS TO BE LESS THAN 500mm IN HEIGHT.
- FLASHINGS TO DISCHARGE MIN. 3m FROM BUILDINGS AND BOUNDARIES.
- FLASHINGS TO BE PROVIDED TO PARAPETS AND ROOFS.
- TRIM TO BE PROVIDED BEHIND ALL WASHHAND BASINS AND SINKS TO A HEIGHT OF 300mm, AND SHOWER WALLS TO A MIN. HEIGHT OF 1.8m.
- DRAMAGE PICTURES TO BE ANTISYPHONED ON FIRST FLOOR LEVEL.
- ALL ACCESS DOORS AND SIDE LIGHTS, WINDOWS LOWER THAN 1800 ABOVE PITCH LINE OF STAIRS GLASS GREATER THAN 100 AND LOWER THAN 500MM FROM FINISHED GROUND LEVEL.
- DAMP PROOF MEMBRANE IS TO BE 150mm MIN. ABOVE FINISHED GROUND LEVEL.
- ALL WALLS TO BE FINISHED WITH PART M OF SANS 10400 STAIN RESISTANT PAINT TO A HEIGHT OF MIN. 1.8m.
- ALL OTHER BALUSTRADES HEIGHT MIN. 1000mm NO OPENING ABOVE RITON LINE THAT WILL ALLOW A 100mm BALL TO PASS THROUGH.
- ROOF RAFTERS TO BE TIED DOWN TO WALLS WITH 1.2mm BY 30mm GALV HOOP IRON STRAPS EMBEDDED 600mm IN WALL.
- ROOF TO BE 200mm MIN. ROOF RISE PER 1000mm RUN.
- BRICK/FORCE OVER ALL OPENINGS LESS THAN 300mm.
- STRUCTURAL TIMBER TO BE GRADE 4 S.A.P. AND TREATED TO PREVENT TERMITES.
- DRAINAGE ALL NEW OR EXISTING DRAINAGE TO BE ENCASED IN CONCRETE UNDER NEW FLOOR SLABS.
- INTERNAL FOUNDATIONS = 700x230 STRIP CONCRETE

REVISIONS

REVI DATE	DESCRIPTION
0	2021_04_22 FOR COUNCIL SUBMISSION



NEWMAN ARCHITECTURE & DESIGN
 KAREN NEWMAN Reg. No PA 5323
 10 PALMBOOM ROAD NEWLANDS 7700
 TEL: 021 250 5006
 CELL: 082 359 7917
 karen@nadgroup.co.za

PROJ TITLE: **HOUSE VAN VREDEN**

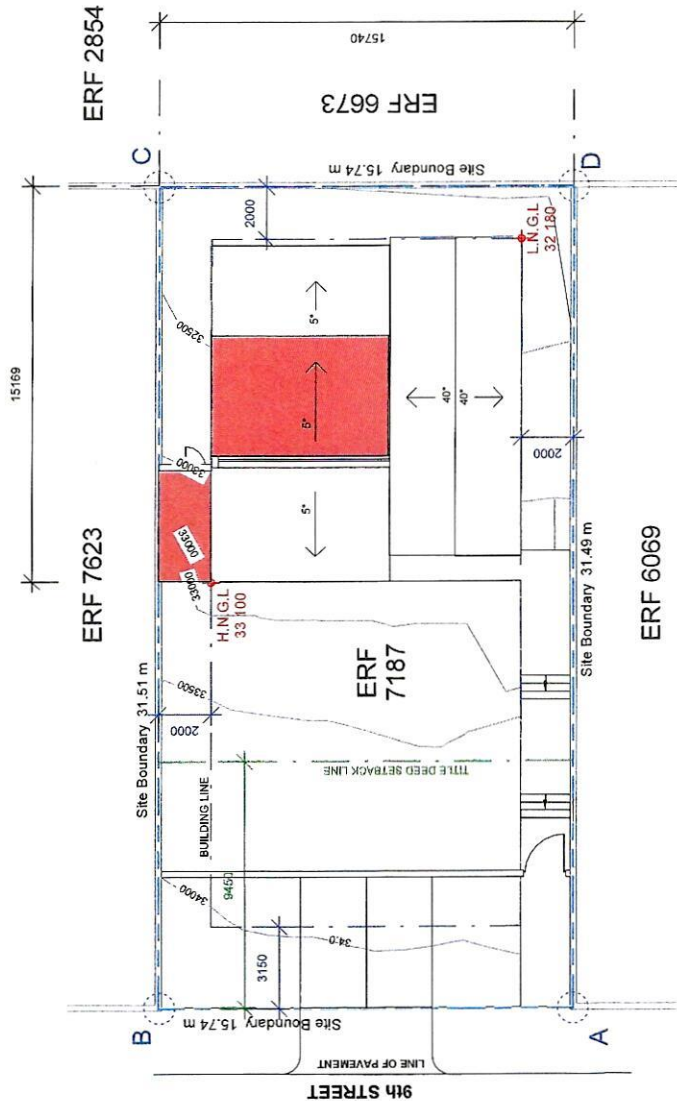
CLIENT: **MR & MRS VAN VREDEN**

PROJ DESCRIP: NEW DWELLING
 ERF: 7187
 LOCATION: 167 9th STREET HERMANUS

DRAWING

SITE PLAN

PROJ. NO.	1912	DATE	2021_04_22	DRAWN BY	LBD	AS INDICATED
DRAWING No.	LAD_1			REVISION No.	0	



4 **A 1000 (Plan) Site**
 1:200

AREA BREAKDOWN

ERF AREA.....	496.2m ²
MAIN HOUSE GROUND STOREY.....	117m ²
MAIN HOUSE FIRST STOREY.....	60m ²
COVERED PATIO.....	38m ²
TOTAL.....	215m ²
TOTAL BUILT UPON AREA.....	155m ²
TOTAL BUILT UPON PERCENTAGE.....	31.2%

Handwritten signatures and initials.

GENERAL NOTES

- CAVITY WALLS TO BE TIED TOGETHER WITH 2.5mm DIA STEEL TIES AND TO BE SEALED OFF ABOVE WALL WITH AN UNREINFORCED PARAPET WALL.
- UNREINFORCED PARAPET WALLS TO BE LESS THAN 500MM IN HEIGHT.
- UNREINFORCED PARAPET WALLS TO BE DISCHARGE MIN. 3m FROM BUILDINGS AND BOUNDARIES.
- FLASHINGS TO BE PROVIDED TO PARAPETS AND TILING TO BE PROVIDED BEHIND ALL WASH-HAND BASINS AND SINKS TO A HEIGHT OF 300mm. AND SHOWER WALLS TO A MIN. HEIGHT OF 1.8m.
- DRAINAGE FITTINGS TO BE ANTISYPHONED ON FIRST FLOOR LEVEL.
- ALL ACCESS DOORS AND SIDE LIGHTS, WINDOWS LOWER THAN 1800 ABOVE PITCH LINE OF STAIRS GLASS GREATER THAN 100mm AND LOWER THAN 500mm FROM FINISHED GROUND LEVEL.
- DAMP PROOF MEMBRANE IS TO BE 150mm MIN. ABOVE FINISHED GROUND LEVEL.
- BALUSTRADES TO COMPLY WITH PART M OF SANS 10400. ALL OTHER BALUSTRADES HEIGHT MIN. 1000mm. NO OPENING ABOVE PITCH LINE THAT WILL ALLOW A 100mm BALL TO PASS THROUGH.
- ROOF RAFTERS TO BE TIED DOWN TO WALLS WITH 1.2mm BY 30mm GALV. HOOP IRON STRAPS EMBEDDED 60mm IN WALL AND TO BE 500mm MIN. FROM CHIMNEY FLUES.
- BRICKWORK OVER ALL OPENINGS LESS THAN 300mm WIDE. STRUCTURAL TIMBER TO BE GRADE 4 S.A.P. AND CONCRETE UNDER NEW FLOOR SLABS.
- DRAINAGE ALL NEW OR EXISTING DRAINAGE TO BE ENCASED IN CONCRETE UNDER NEW FLOOR SLABS.
- INTERNAL FOUNDATIONS = 700x300 STRIP CONCRETE

REVISIONS

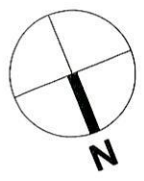
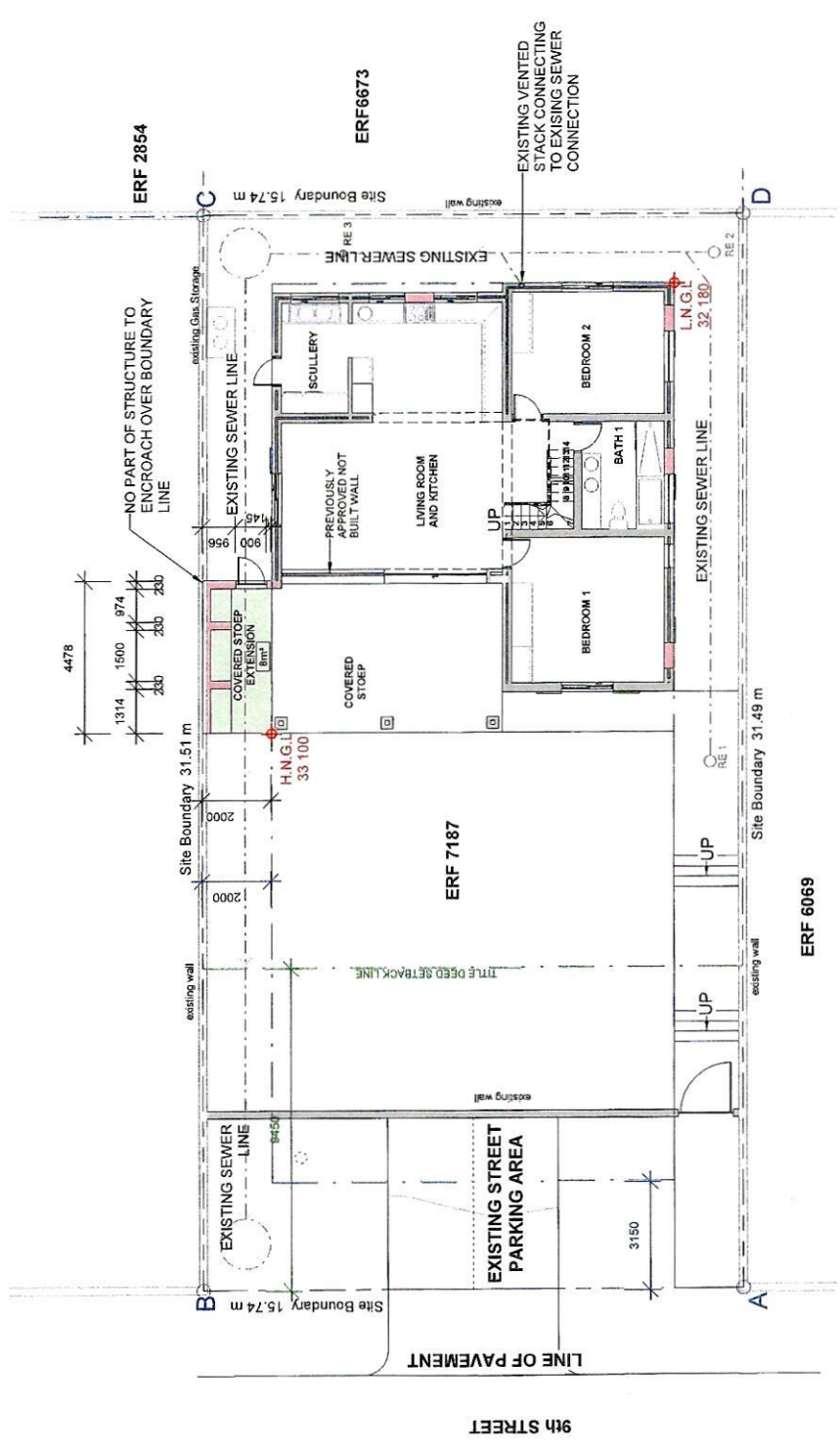
REV	DATE	DESCRIPTION

NEWMAN ARCHITECTURE & DESIGN
 KAREN NEWMAN Reg. No PA 5323
 10 PALMBROOM ROAD NEWLANDS 7700
 TEL: 021 200 5009
 CELL: 082 359 7917
 karen@nadgroup.co.za

PROJ. TITLE: **HOUSE VAN VREDEN**
 CLIENT: **MR & MRS VAN VREDEN**

PROJ. DESCRIP: **GROUND STOREY**
 ERF: 7187
 LOCATION:

PROJ. NO. 1912	DATE 04/26/21	AUTHOR Author	SCALE 1 : 150
DRAWING NO. LAD_2	REVISION No.		



Handwritten signatures and initials:
 Newman
 M. Van Vreden

GENERAL NOTES

- CAVITY WALLS TO BE TIED TOGETHER WITH Z5 ANCHORS AND TO BE SEALED OFF ABOVE WALL PLATE AND BELOW D.P.C.
- UNREINFORCED PARAPET WALLS TO BE LESS THAN 500MM HIGH.
- RAINWATER TO DISCHARGE MIN. 3m FROM BUILDINGS AND BOUNDARIES.
- FLASHINGS TO BE PROVIDED TO PARAPETS AND ROOF EDGES.
- TILING TO BE PROVIDED BEHIND ALL WASH-BASINS AND SINKS TO A HEIGHT OF 300mm, AND SHOWER WALLS TO A MIN. HEIGHT OF 1.8m.
- ALL ROOFING TO BE PROVIDED TO A MIN. FINISHED FLOOR LEVEL.
- ALL ACCESS DOORS AND SIDE LIGHTS, WINDOWS LOWER THAN 1800 ABOVE PITCH LINE OF STAIRS/GLASS GREATER THAN 1MP, AND LOWER THAN 500MM FROM FINISHED GROUND LEVEL.
- DAMP PROOF MEMBRANE IS TO BE 150mm MIN. ABOVE FINISHED GROUND LEVEL.
- ALL STAIRS TO BE PROVIDED WITH PART M OF SANS 10400 STAIR BALUSTRADE HEIGHT MIN. 500mm.
- ALL OTHER BALUSTRADES HEIGHT MIN. 1000mm. NO OPENING ABOVE PITCH LINE THAT WILL ALLOW A 100mm BALL TO PASS THROUGH.
- ROOF RAFTERS TO BE TIED DOWN TO WALLS WITH 12mm BY 300mm GALV. HOOP IRON STRAPS EMBEDDED 600mm IN WALL.
- ROOFING TO BE PROVIDED TO A MIN. FINISHED FLOOR LEVEL.
- PRE-CAST LINTOLS + L COURSES BRICKWORKERS WITH BRICKFACED OVER ALL OPENINGS LESS THAN 3m WIDE.
- STRUCTURAL TIMBER TO BE GRADE 4 S.A.P. AND TREATED TO PROTECT AGAINST TERMITES.
- DRAINAGE ALL NEW OR EXISTING DRAINAGE TO BE ENCASED IN CONCRETE UNDER NEW FLOOR SLABS.
- INTERNAL FOUNDATIONS = 1000x300 STRIP CONCRETE

REVISIONS

REV	DATE	DESCRIPTION

NEWMAN ARCHITECTURE & DESIGN



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HOUSE VAN VREDEN

PROJ. TITLE:

CLIENT:

MR & MRS VAN VREDEN

PROJ. DESCRIP:

7187

LOCATION:

DRAWING

FIRST STOREY

1912 04/26/21 1 : 100

Author

DATE

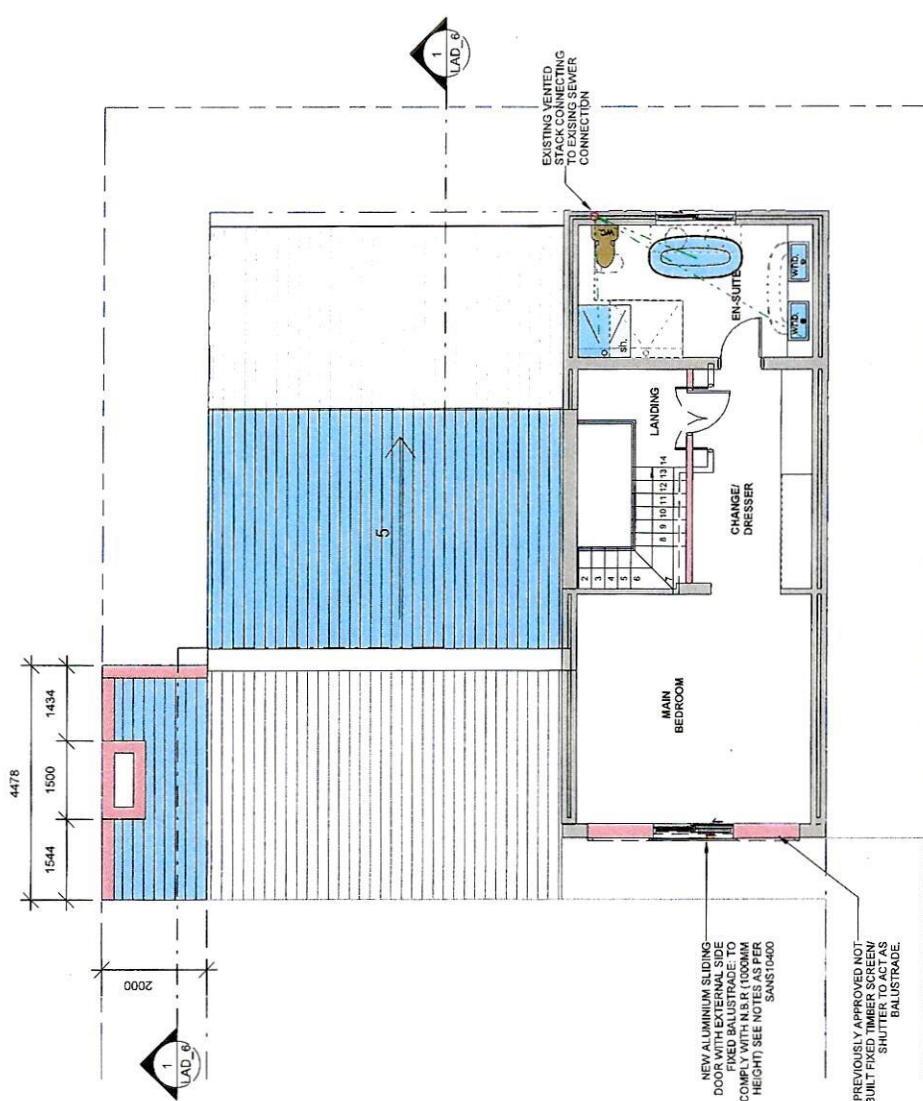
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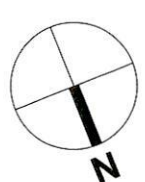
SCALE

REVISION No.

LAD_3



Greenway
M. M. M. M.



NOTES

A3
SHEET SIZE

GENERAL NOTES

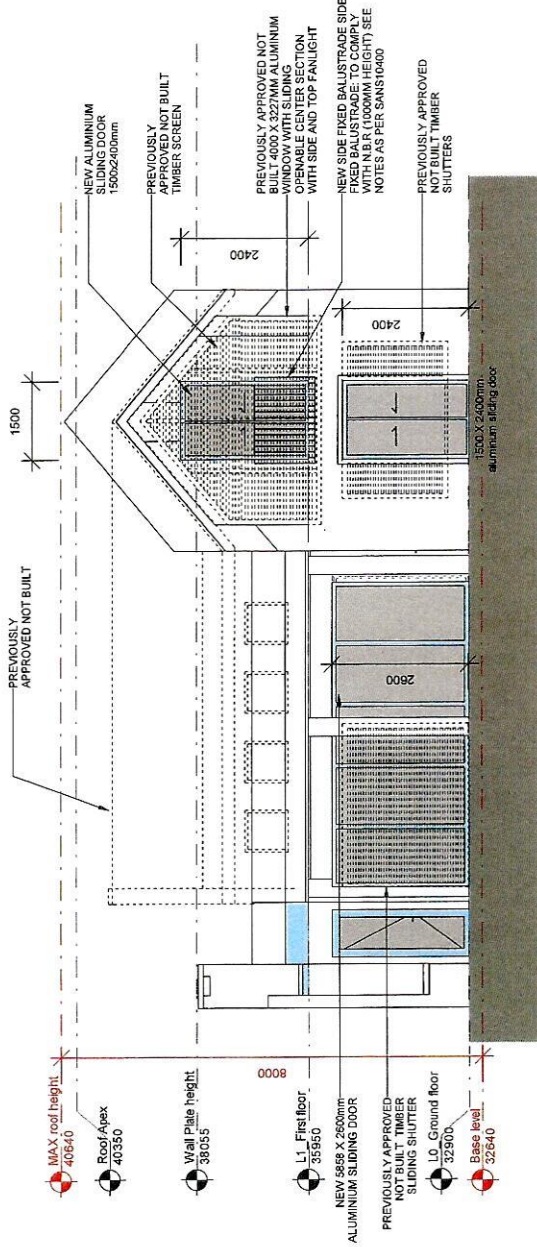
- CAVITY WALLS TO BE TIED TOGETHER WITH 2.5mm DIA STEEL BARS AND TO BE SEALED OFF ABOVE WALL PLATE AND BELOW D.P.C.
- UNREINFORCED PARAPET WALLS TO BE LESS THAN 500MM HIGH.
- RAINWATER TO DISCHARGE MIN. 3m FROM BUILDINGS AND BOUNDARIES.
- FLASHINGS TO BE PROVIDED TO PARAPETS AND TO BE TIED TO WALLS.
- TILING TO BE PROVIDED BEHIND ALL WASH-BASIN SINKS AND TO A HEIGHT OF 300mm AND SHOWER WALLS TO A MIN. HEIGHT OF 1.8m.
- ALL WALLS TO BE FINISHED TO A FINISHED LEVEL.
- GLAZING TO COMPLY WITH SANS 10400 PART 1 AND 5 A & S, 10137 AND 10138.
- ALL ACCESS DOORS AND SIDE LIGHTS, WINDOWS LOWER THAN 1800 ABOVE FINISH LINE OF STAIRCASE GREATER THAN 100 AND LOWER THAN 500MM FROM FINISHED GROUND LEVEL.
- DAMP PROOF MEMBRANE IS TO BE 150mm MIN. ABOVE FINISHED GROUND LEVEL.
- STAIR BALUSTRADES WITH PART M OF SANS 10400 AND ALL OTHER BALUSTRADES HEIGHT MIN. 1000mm NO OPENING TO BE PROVIDED TO UNBLOCKED DOORS.
- BALUSTRADE FIXINGS TO UNBLOCKED DOORS TO BE 100mm BALL TO PASS THROUGH.
- ROOF RAFTERS TO BE TIED DOWN TO WALLS WITH 1.2m BY 30mm GALV. HOOP IRON STRAPS EMBEDDED 80mm IN WALL.
- PRE-CAST LINTOLS * 4 COURSES BRICKWORK WITH BRICKFORCE OVER ALL OPENINGS LESS THAN 3m WIDE.
- SAMPING ALL TIMBER TO BE DONE BY A S.A.P. AND REPORT TO BE SUBMITTED TO THE COUNCIL.
- DRAINAGE ALL NEW OR EXISTING DRAINAGE TO BE ENCASED IN CONCRETE UNDER NEW FLOOR SLABS.
- INTERNAL FOUNDATIONS = 750x250 STRIP CONCRETE

REVISIONS

REV	DATE	DESCRIPTION
0	2021_04_22	FOR COUNCIL SUBMISSION

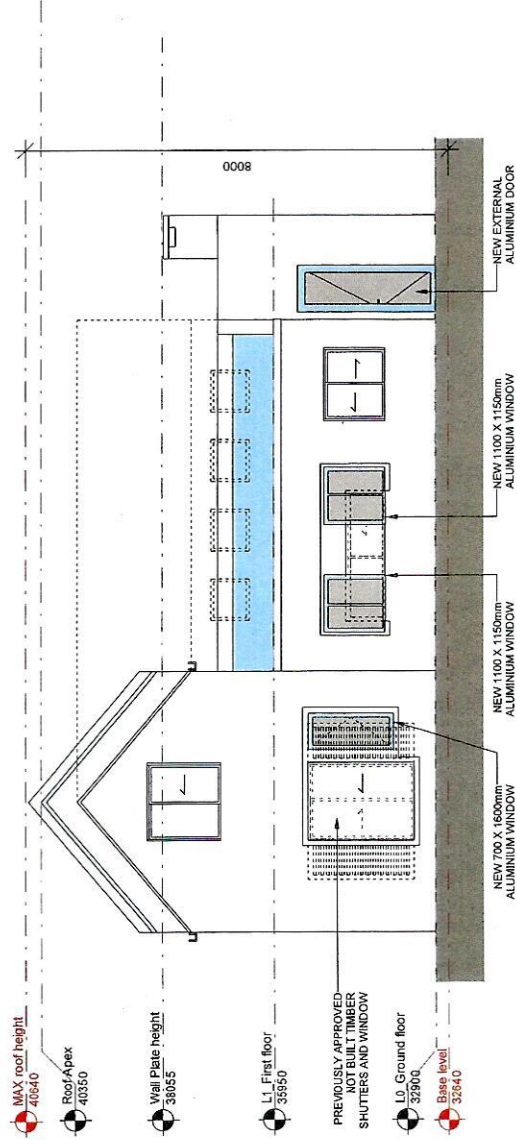
3 NORTH ELEVATION

1:100



1 SOUTH ELEVATION

1:100



NEWMAN ARCHITECTURE & DESIGN
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 karen@nadigroup.co.za

PROJ TITLE: **HOUSE VAN VREDEN**

CLIENT: **MR & MRS VAN VREDEN**

PROJ DESCRIP: NEW DWELLING
 ERF: 7187
 LOCATION: 167 9th STREET HERMANUS

DRAWING

ELEVATIONS

1912	2021_04_23	LBD	1 : 100
PROJ. NO.	DATE	DRAWN BY	SCALE
DRAWING No. LAD_4			REVISION No. 0

K. Newman
M. Vreden

GENERAL NOTES

- CAVITY WALLS TO BE TIED TOGETHER WITH Z.5 PLATE AND TO BE SEALED OFF ABOVE WALL AND BELOW D.P.C.
- UNREINFORCED PARAPET WALLS TO BE LESS THAN 500MM
- RAINWATER TO DISCHARGE MIN. 3m FROM BUILDINGS AND BOUNDARIES.
- FLASHINGS TO BE PROVIDED TO PARAPETS AND
- TILING TO BE PROVIDED BEHIND ALL WASH-HAND BASINS AND SINKS TO A HEIGHT OF 300mm. AND SHOWER WALLS TO A MIN. HEIGHT OF 1.8m.
- ALL WALLS TO BE FINISHED TO A MIN. FINISH LEVEL
- GLAZING TO COMPLY WITH SANS 1040 PART 4 AND S.A.S. 10137
- ALL ACCESS DOORS AND SIDE LIGHTS, WINDOWS LOWER THAN 1000 ABOVE PITCH
- F.F.L. TO BE SAFER THAN 100 AND LOWER THAN 100MM FROM F.F.L. TO BE SAFER THAN 100 AND LOWER THAN 100MM FROM FINISHED GROUND LEVEL.
- DAMP PROOF MEMBRANE IS TO BE 150mm MIN. ABOVE STAIR BALUSTRADE HEIGHT MIN. 500mm
- ALL OTHER BALUSTRADES HEIGHT MIN. 1000mm NO OPENING
- BALUSTRADES TO BE FINISHED TO A MIN. FINISH LEVEL
- BALUSTRADE FINISH TO ENGINEERS DETAIL
- ROOF RAFTERS TO BE TIED DOWN TO WALLS WITH 1.2m BY 30mm GALV. HOOP IRON STRAPS EMBEDDED 800mm IN WALL.
- PRE-CAST LINTOLS * 4 COURSES BRICKWORK WITH BRICKWORK OVER ALL OPENINGS LESS THAN 300mm
- ROOF MEMBRANE TO BE FINISHED TO A MIN. FINISH LEVEL AND TO BE FINISHED TO A MIN. FINISH LEVEL
- DRAINAGE ALL NEW OR EXISTING DRAINAGE TO BE ENCASED IN CONCRETE UNDER NEW FLOOR SLABS
- INTERNAL FOUNDATIONS = 100x25x100mm STRIP CONCRETE

REVISIONS

REV	DATE	DESCRIPTION

NEWMAN ARCHITECTURE & DESIGN



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HOUSE VAN VREDEN

CLIENT:

MR & MRS VAN VREDEN

PROJ. DESCRIP:

7187

LOCATION:

DRAWING

ELEVATIONS

1912

04/26/21

Author

1 : 100

PROJ. NO.

DATE

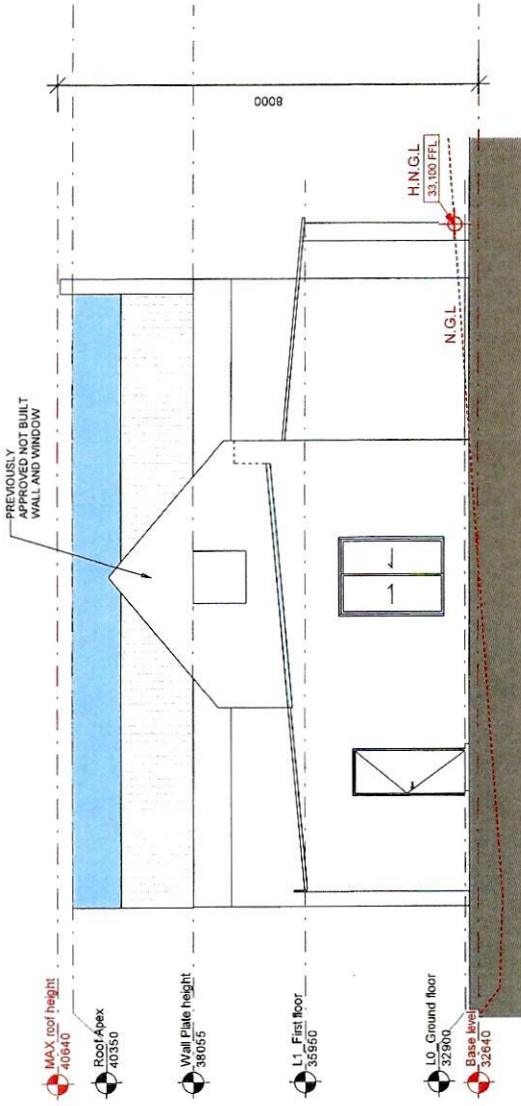
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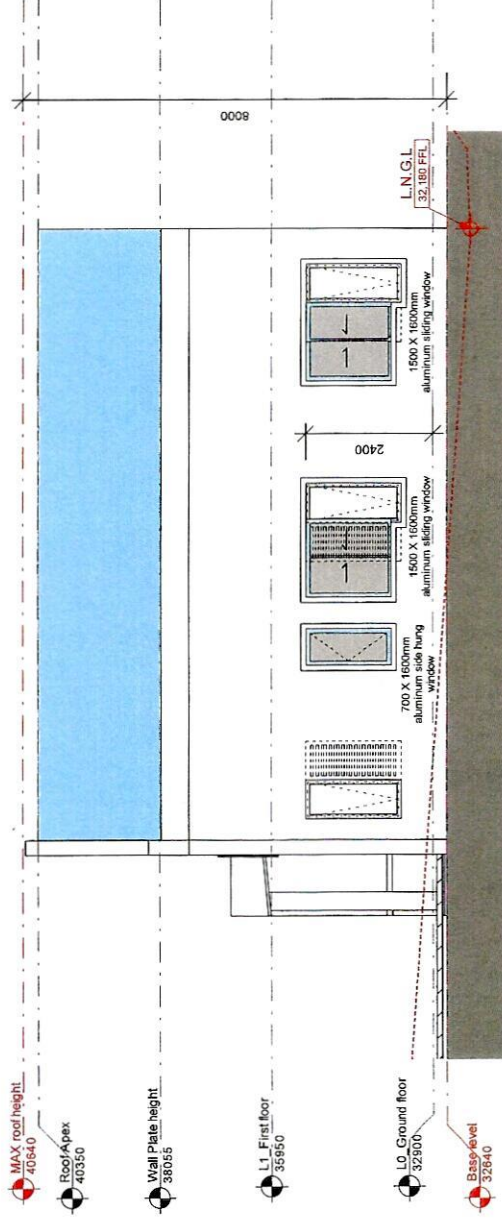
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REVISION NO.



1 EAST ELEVATION

1 : 100



2 WEST ELEVATION

1 : 100

Handwritten signatures and initials.

GENERAL NOTES

- CAVITY WALLS TO BE TIED TOGETHER WITH Z5 WIRE MESH TO TOP AND TO BE SEALED OFF ABOVE WALL PLATE AND BELOW D.P.C.
- UNREINFORCED PARAPET WALLS TO BE LESS THAN 500MM HIGH
- RAINWATER TO DISCHARGE MIN. 3m FROM BUILDINGS AND BOUNDARIES
- CHIMNEYS TO BE PROVIDED TO PARAPETS AND CHIMNEYS
- TILING TO BE PROVIDED BEHIND ALL WASH-HAND BASINS AND SINKS TO A HEIGHT OF 300mm AND SHOWER WALLS TO A MIN. HEIGHT OF 1.9m.
- GLAZING TO COMPLY WITH SANS 10400 PART N, AND S.A.B.S. 10137
- ALL ACCESS DOORS AND SIDE LIGHTS, WINDOWS LOWER THAN 1800 ABOVE PITCH TO BE SAFETY GLAZED.
- ALL WINDOWS LOWER THAN 1200 AND LOWER THAN 500MM FROM F.F.L. ALL TO BE SAFETY GLAZED.
- DAMP PROOF MEMBRANE IS TO BE 150mm MIN. ABOVE FINISHED GROUND LEVEL.
- FINISHED GROUND LEVEL TO BE 150mm MIN. ABOVE STAIR BALUSTRADE HEIGHT MIN. 1000mm NO OPENINGS TO BE PROVIDED THROUGH DAMP PROOF MEMBRANE.
- ALL OTHER BALUSTRADES HEIGHT MIN. 1000mm NO OPENINGS TO BE PROVIDED THROUGH DAMP PROOF MEMBRANE.
- BALUSTRADE FIXING TO ENGINEER'S DETAIL
- ROOF RATTERS TO BE TIED DOWN TO WALLS WITH 1.2mm BY 1.2mm GALV. STEEL STRAPS EMBEDDED 500mm IN WALL.
- PRECAST LIMITOLS *4 COURSES BRICKWORK WITH BRICKWORK OVER ALL OPENINGS LESS THAN 300mm.
- WRAPPED IN D.P.M. WHEN BUILT IN WALLS. AND WRAPPED IN D.P.M. WHEN BUILT IN WALLS.
- DRAINAGE ALL NEW OR EXISTING DRAINAGE TO BE ENCASED IN CONCRETE UNDER NEW FLOOR SLABES.
- INTERNAL FOUNDATIONS *19025P 3 STRIP CONCRETE

REVISIONS

REV/DATE	DESCRIPTION



NEWMAN ARCHITECTURE & DESIGN

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PROJ TITLE: **HOUSE VAN VREDEN**

CLIENT:

MR & MRS VAN VREDEN

PROJ DESCRIP:

ERF: 7187

LOCATION:

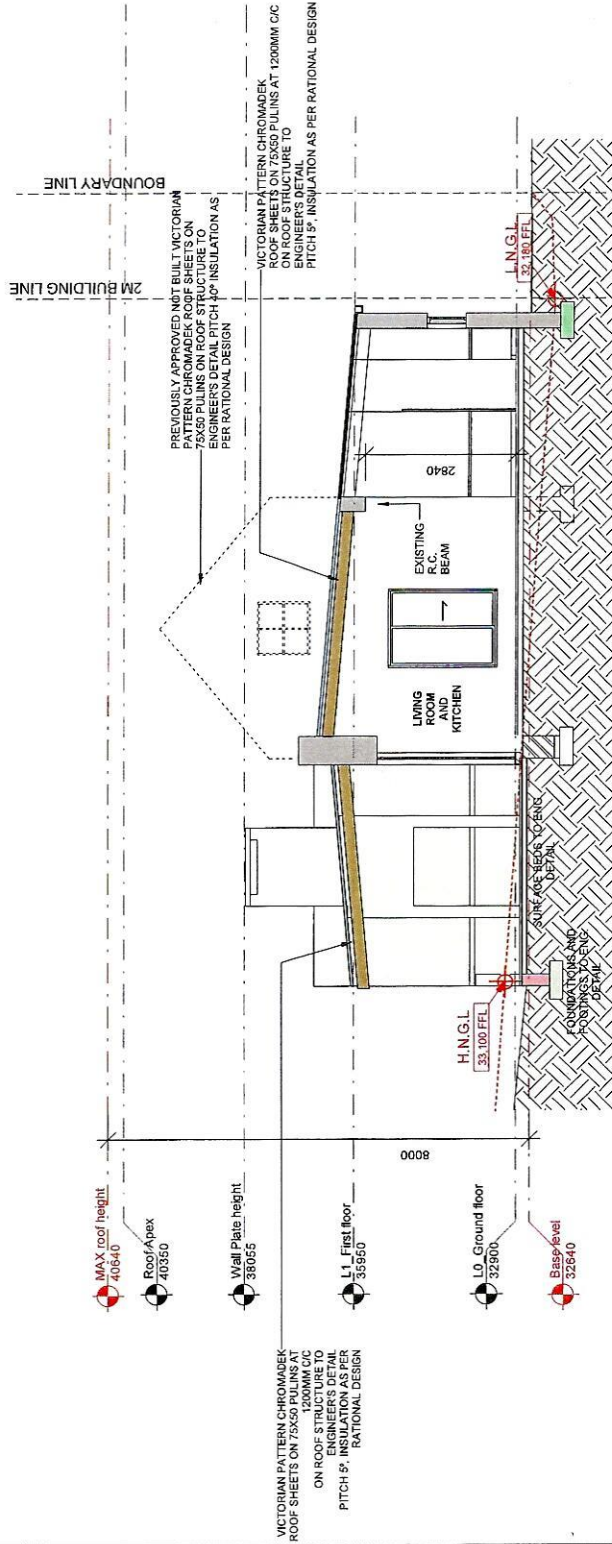
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SECTION

1912 04/26/21 **Author** 1 : 100

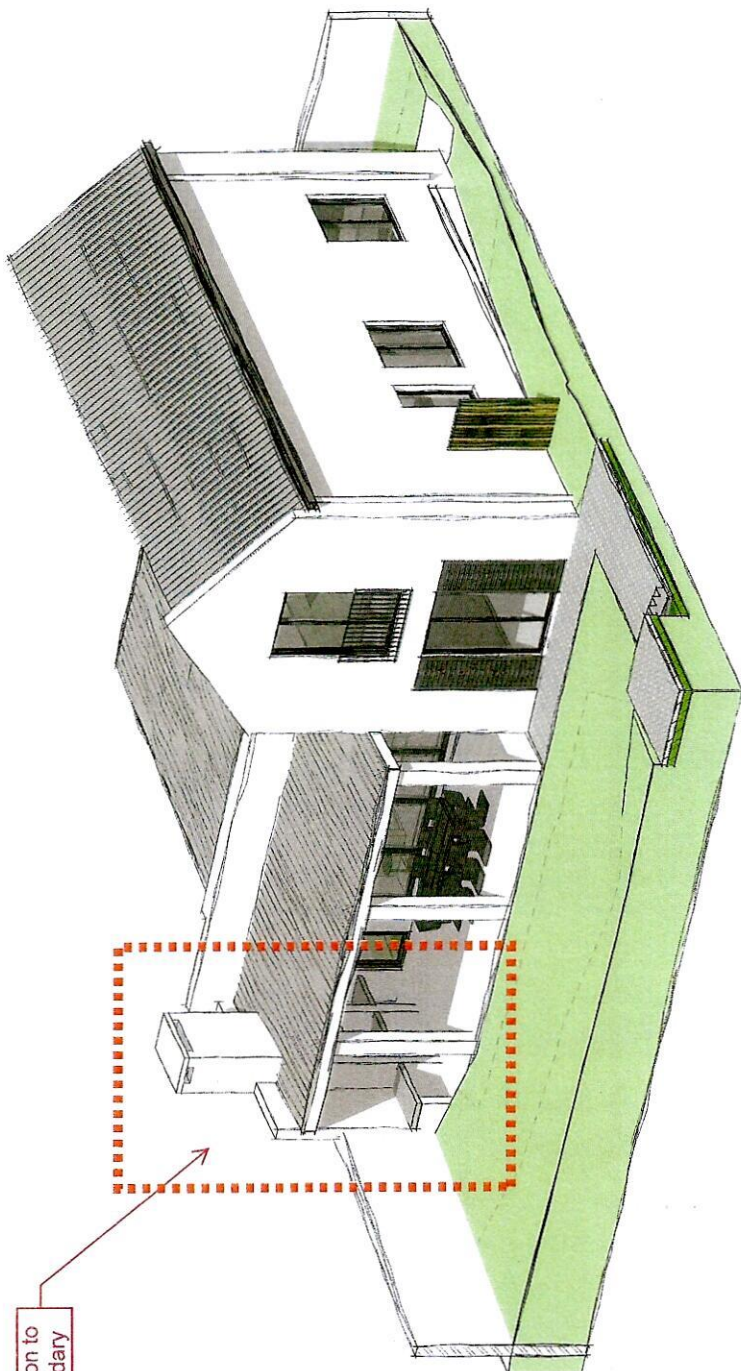
PROJ. NO. DATE DRAWN BY SCALE

DRAWING No. **LAD_6** REVISION No.



1 SECTION AA
1 : 100

K. Newman
M. van Vreden



Braai extension to eastern boundary