

## **ERF 2641, 10 PARK STREET, GANSBAAI, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: ME PLANNERS ON BEHALF OF H BARNES**

Notice is hereby given in terms of Section 47 of the Overstrand Municipality Amended By-Law on Municipal Land Use Planning, 2020 (By-Law) that an application has been received for a departure in terms of Section 16(2)(b), in order to accommodate the following:

- relaxation of the south-eastern lateral building line from 4m to 2m in order to accommodate a proposed extension of the garage;
- relaxation of the western lateral building line from 2m to 0m in order to accommodate a proposed carport;
- relaxation of the southern and western lateral building line from 2m to 1m in order to accommodate a proposed wendy house;
- relaxation of the maximum allowed coverage from 50% to 53.70%.

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 and at the Gansbaai Library, Main Road, Gansbaai. Any written comments must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law and reach the Municipality (16 Paterson Street, Hermanus / (f) 028-313 2093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) on or before **13 May 2022** quoting your name, address and contact details, interest in the application and reasons for comment. Telephonic enquiries can be made to **Mr SW van der Merwe** 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 2641, PARKSTRAAT 10, GANSBAAI, OVERSTRAND MUNISIPALE AREA: AANSOEK OM AFWYKING: ME PLANNERS NAMENS H BARNES**

Kennis word hiermee ingevolge Artikel 47 van die Overstrand Munisipaliteit Gewysigde Verordening op Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek ontvang is vir 'n afwyking ingevolge Artikel 16(2)(b), om die volgende te akkommodeer:

- verslapping van die suidoostelike laterale boulyn vanaf 4m na 2m ten einde die voorgestelde vergroting van die motorhuis te akkommodeer;
- verslapping van die westelike laterale boulyn vanaf 2m na 1m ten einde 'n voorgestelde motorafdak te akkommodeer;
- verslapping van die suidelike- en westelike laterale boulyn vanaf 2m na 0m ten einde 'n voorgestelde wendyuis te akkommodeer;
- verslapping van die maximum toelaatbare dekking vanaf 50% na 53,70%.

Enige skriftelike kommentaar moet ingevolge die bepalings van Artikels 51 en 52 van die Verordening ingedien word en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 028-313 2093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) bereik voor of op **13 Mei 2022**, met u naam, adres en kontakbesonderhede, belang in die aansoek, sowel as die redes vir kommentaar. Telefoniese navrae kan gerig word aan **Mnr SW van der Merwe** 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.

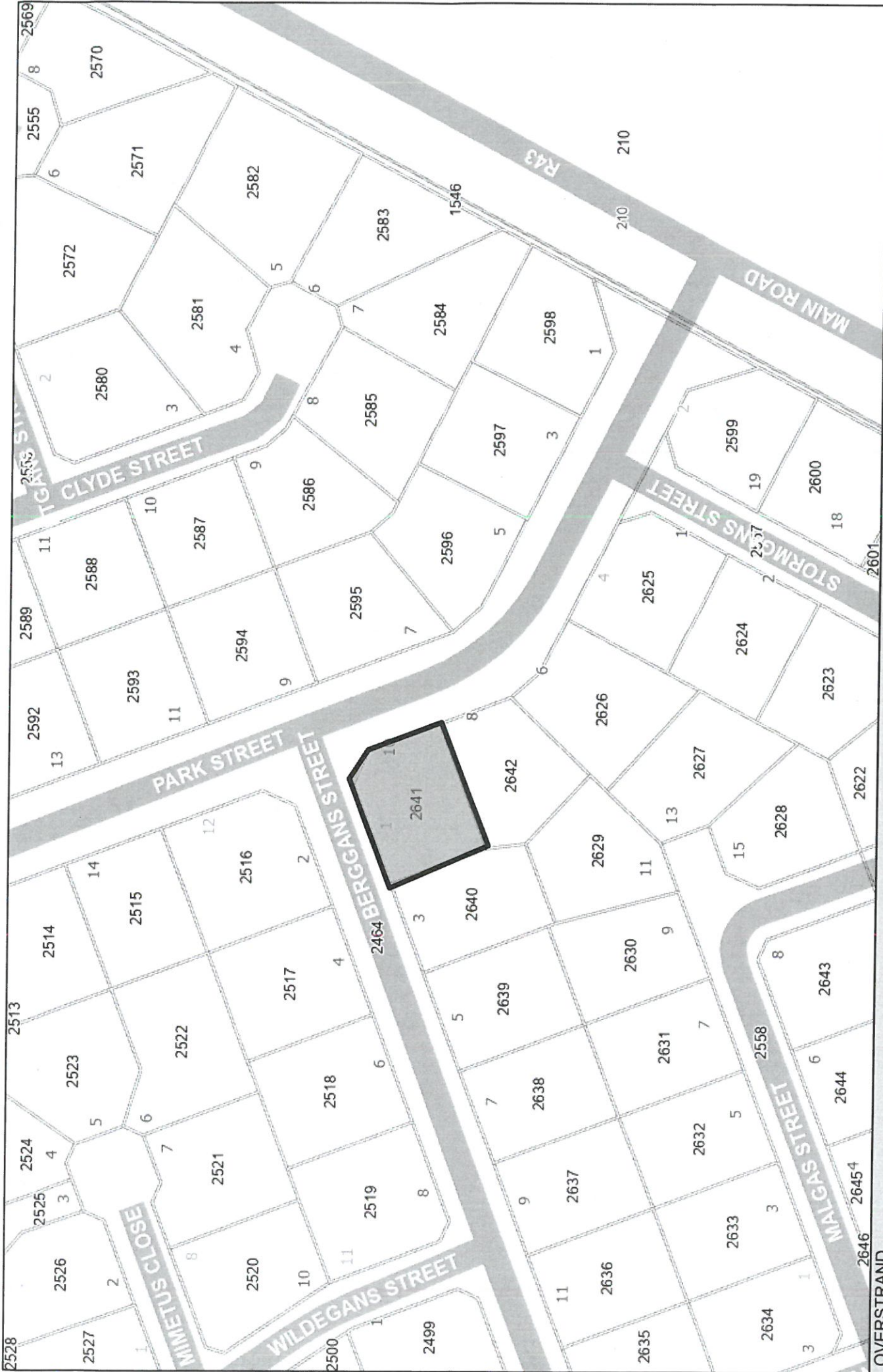
## **ISIZA 2641, 10 PARK STREET, GANSBAAI, UMMANDLA KAMASIPALA WASE-OVERSTRAND: ISICELO SOPHAMBUKO: ME PLANNERS ON BEHALF OF H BARNES**

Isaziso sinikwe ngokwemiqathango yeCandelo 48 loMthetho oYilwayo kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala) esilungiselelwe uphambuko ngokuhambelana neCandelo 16(2)(b) ukulungiselela ukwenziwa koku kulandelayo:

- Ukucuthwa komda wesakhiwo osecaleni kumzantsi-mpuma ukusuka kwisi-4m ukuya kwi-2m ukuze kulungiselelwe ukwandiswa okucetywayo kwegaraji;
- Ukucuthwa komda wesakhiwo osecaleni osentshona ukusuka kwi-2m ukuya ku-0m ukuze kulungiselelwe indawo ecetywayo yokwakhiwa kwemoto;
- Ukucuthwa komda wesakhiwo osecaleni osemazantsi nakwintshona ukusuka kwisi-2m ukuya kwisi-1m ukuze kulungiselelwe indlu ecetywayo ye-wendy;
- Ukucuthwa kowona mlinganiselo uphezulu uvumelekileyo ukusuka kuma-50% ukuya kuma-53.70%.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: loCwangciso lweDolophu, Paterson Street, Hermanus, kunye neThala lencwadi, Gansbaai, Main Road, Gansbaai.

Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho kaMasipala zithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za)) ngomhla okanye ngaphambi komhla wama-**13 uMeyi 2022**, unike igama lakho, idilesi neenkukacha zoxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela, uMnu SW van der Merwe kule nombolo 028-313 8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvulwa. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.



**ERF 2641, 10 PARK STREET, GANSBAAI**

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**MEMORANDUM**

**APPLICATION FOR DEPARTURES: ERF 2641: 1 BERGGANS STREET/10 PARK STREET: PERLEMOENBAAI: GANSBAAI: OVERSTRAND MUNICIPALITY: DIVISION CALEDON: PROVINCE OF WESTERN CAPE**

**1. INTRODUCTION:**

This introduction serves as a short summary of the application before the necessary proposals and motivations are presented.

- 1.1 Applicant: ME Planners Town and Regional Planner  
P.O. Box 757  
Heilbron  
9650
- 1.2 Power of Attorney: Power of Attorney has been rendered to ME Planners Town and Regional Planner to lodge this Application for Departures in terms of Section 16(2) (b) read with Section 20(1) (a) of the Overstrand Municipality By-law on Municipal Land Use Planning (2020).
- 1.3 Property: Erf 2641, Perlemoenbaai (Gansbaai), hereafter referred to as "the site of application" or "the property".
- 1.4 Street address: Corner of Park Street and Berggans Street, Perlemoenbaai (Gansbaai). 10 Park Street or 1 Berggans Street.
- 1.5 Locality: Erf 2641 is situated on the Corner of Park Street and Berggans Street/ western side of Park Street and south of Berggans Street. The property abuts Erf 2642 on the southern side and Erf 2640 on the western side respectively.

➤ **Locality Plan: Attachment 'A'**

- 1.6 Zoning: Erf 2641 is zoned "Residential Zone 1: Single Residential (SR1)

➤ **Zoning Plan: Attachment 'B'**

## 2. OVERVIEW OF APPLICATIONS:

**Application for Departures** in terms of Section 16(2) (b), read with Section 20(1) (a) of the By-Law (departures as set out below).

**(Refer to the layout plans attached to the application.)**

The property is currently developed with a Residential Dwelling House, without out-buildings. The departures (s) being applied for are the following:

### 2.1 Proposed extension of the garage:

- a) **Firstly, there is an application for a departure for the purpose of accommodating the extension of a garage on the south-eastern side of the building**, with entrance from that side as well. For this purpose, the new extension of the garage encroaches the 4,00m scheme building line. The departure application will be from 4,00m on the south-eastern side to 2,00m.
- b) By applying for this departure, it can be stated that the architectural effect of the building will not detract from the appearance of the building as it will not aesthetically and structurally bring about any significant change to the building as it currently stands there.
- c) This departure from 4,00m to 2,00 will also result in the front elevation of the building being situated more than the required 5,0m from the tarred surface of the street. However, it is the opinion that the deviation will not cause any disturbance to passing traffic. The Roads Department (Engineering Services) was consulted and they gave their comments.

➤ **See the comments: Attachment 'C'**

### 2.2 Proposed Carport:

- a) **The proposed carport encroaches the 2,00m side building line, and the application will therefore be a departure application from 2,00m to 1,00m.**
- b) The proposed carport is 2,705m wide, and the roof is supported by an existing vibacrete wall on the one side (western-side) and the existing wall of the building on the eastern side.
- c) The carport will also not be enclosed on any side, apart from the existing vibacrete wall and the building itself.
- d) The height of the carport will adjust to the existing roof of the house.

2.3 Proposed Wendy house:

- a) **The proposed 'Wendy House' encroaches the 2,00m Scheme Building line on the south-western Side from 200m to 1,00m and also on the western side, the application will be a departure from 2,00m to 1,00m.**
- b) The proposed 'Wendy House' (proposed for storage purposes) will be a wooden structure, and because it is 10m<sup>2</sup> in extent, proper building plans is submitted as part of the building plans.
- c) The material of the proposed 'Wendy House' will be built with Nutec and will not be used for any accommodation purposes.

2.4 Exceeding the coverage of the property:

- a) **A departure application is made to increase the coverage on the erf from 50% to 53.70%.**
- b) In terms of the Overstrand Municipality Land Use Scheme, Erf 2641 Perlemoenbaai (Gansbaai) is zoned 'Residential Zone 1: Single Residential (SR1)' with a coverage of 50%.
- c) Due to the proposed enlargement of the garage, the porch area enclosed to form the 'entrance lobby', the proposed wendy house and the carport, the coverage increased to 53.70%
- d) Ample space is available between the present buildings on the erf and any future changes of the building and the proposed wendy house and carport on the side of the common boundaries with any of the adjoining residential erven. No views in the various directions are spoilt.
- ***See the photos showing the views of the existing house from 10 Park Street (east side), 1 Berggans Street (west side) as well as a photo of the corner of Park Street and Berggans Street. (north-western side): Attachment 'D'***

3. **GENERAL INFORMATION:**

3.1 Title Deed and Property Description

In terms of the Title Deed, No. T 000020109/2018, the property is described as:

"ERF 2641 GANSBAAI,  
IN THE OVERSTRAND MUNISIPALITEIT  
AFDELING CALEDON  
PROVINSIE WES KAAP

GROOT: (VYF HONDERD EN SEWE) VIERKANTE METER

EERSTE GETRANSPORTEER KRAGTENS TRANSPORTAKTE NR T86809/2004  
MET ALGEMENE PLAN S.G. NO 4439/1998 WAT DAAROP BETREKKING HET EN  
GEHOU KRAGTENS TRANSPORTAKTE NR T 14255/2008”

The property is registered in the name of:

1. HENRY BARNES  
Identity Number 670275086086  
Married in Community of Property
2. ALTA BARNES  
Identity Number 6710230032086  
Married in Community of Property

their heirs, executors, administrators or assigns, in full and free property.

3.2 Bond/s

The property is not encumbered by a bond.

3.3 Current Zoning Status

Erf 2641 Perlemoenbaai (Gansbaai), is zoned Residential Zone 1: Single Residential (SR1); thus, for residential purposes only.

➤ **Zoning Plan: Attachment 'B'**

3.4 Existing Development on the Property

The property was purchased, with the house at the current location on the property.

3.5 Proposed Development on the property

- a) Building plans for the planned new addition to the double garage, will be submitted for approval.
- b) Building plans for the proposed new Wendy House will also be submitted for approval.
- c) The veranda is enclosed and is indicated on the building plans as an 'entrance lobby' as indicated on the proposed building plans.
- d) A new carport is also proposed on the western side of the building, abutting erf 2640 Perlemoenbaai.

#### **4. DEVELOPMENT PARAMETERS:**

In accordance with Chapter 17.1 of Schedule 2: Overstrand Municipality Land Use Scheme, 2020, the following Development Parameters are applicable:

- 4.1 Coverage: 50%  
With an erf size of 507m<sup>2</sup>, the development will eventually have coverage of 53.70%.
- 4.2 Building lines:  
As specified in Schedule 2: Overstrand Municipality Land Use Scheme, 2020.
- 4.3 Access:  
The present access to the property is from Park Street and will provide safe access to and exit from the proposed extension of the double garage, whilst the carport has a site entrance from Berggans Street.

#### **5. DESIRABILITY:**

When considering this application, the desirability can be measured against the following facts:

- The existing as well as the future character of the area;
- Traffic generation and access;
- The impact on services.

##### **5.1 Existing and future character of the area:**

The area, in which the site is located, is characterized by predominantly residential uses as can be derived from 'Attachment B'.

The proposed extension of the double garage is not regarded as being undesirable and will not have any detrimental impact on the rights of surrounding property owners nor the existing built environment in future. It forms part of the existing building.

The materials used for the erection of the Wendy are of high quality and will contribute to the aesthetics of the environment in general.

The building line encroachments (garage, wendy house and carport) are of no consequence to the owners of any of the properties next door or to motorists.

##### **5.2 Traffic generation and access:**

The low level of traffic generated by these planned developments on the 'site of application' will have no significant effect on the existing and surrounding street network and the traffic flow patterns around the site will not be affected at all. The

main access will remain from Park Street and the access from Berggans Street to the carport will not cause any obstructions from the said street.

### 5.3 **Services:**

The site is fully serviced as it is located in an existing township with the result that all municipal services are available.

## 6. **RELEVANT POLICIES AND STUDIES:**

### 6.1 **Coastal Zone Policy for the Western Cape**

The aim of the Policy is to give guidance regarding the sustainable development and management of the Western Cape coastline.

It is therefore a given that the proposed development will have no impact on the principles of the Policy.

### 6.2 **The Heritage Survey, 2009**

The objective of the heritage survey was to identify properties within Hermanus area that has historical significance and that should therefore be protected.

Perlemoenbaai (Gansbaai) is a new township development in the Gansbaai area and therefore there are no buildings older than sixty years.

In the light of the foregoing it is not considered necessary to apply for Heritage approval to make the proposed changes to the building.

### 6.3 **Overstrand Municipality Zoning Scheme (2020)**

Land uses in the area and on the site of application are being regulated and controlled by the revised Overstrand Municipality Zoning Scheme to be known as Schedule 2: Overstrand Municipality Land Use Scheme, 2020.

In terms of the said Town Planning Scheme together with Forward Planning Documentation, the application is in line with other policy documents, (e.g. Overstrand SDF).

Building plans will be submitted to the satisfaction of the Overstrand Local Municipality, as the controlling authority.

### 6.4 **Overstrand Spatial Development Framework (2020)**

In terms of this SDF, all housing developments should be planned within the context of creating sustainable human settlements.

The framework also encourages the design and construction of new developments of existing buildings to be based on low environmental impact design principles. The design and proposal for the extension of the double garage, etc. is in line with this principle.

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## 6.5 PSDF

The purpose of the PSDF is to give expression to the national and provincial development agendas for land development and serves as a basis for coordinating, integrating and aligning national and provincial programmes. It also aims to communicate the spatial development intentions of the government to the private sector.

The following aims underpin the PSDF, together with explanations of how the proposed development will be in line therewith.

***“Capitalise and preserve unique local built form and natural typologies, character and heritage.”***

The application will not disturb the local built form as it aims to only enhance the present use of the property by adding on a garage for the family – a minor addition to the existing building.

***“Promote urban rather than suburban model: avoid further fragmentation of townships.”***

The proposed development will not lead to a fragmentation of the area.

***“Focus on creating connections to economic and social opportunity to promote spatial and socio-economic integration.”***

The proposed development will not change the character of Perlemoenbaai (Gansbaai) at all.

***“Cluster all social facilities and complementary activities.”***

Nothing will change as far as the variety of business activities in the area is concerned.

## 6.6 SDF (2020)

The objective of the SDF is to formulate strategic policy guidelines and proposals which are spatially based, through which the needs, changes and growth in the area can be managed to the benefit of the inhabitants and the environment of the Overstrand Municipality.

The following objectives are used to test whether the proposed development will be in line with the aims of the SDF

***“To provide an environmentally and economically sustainable bulk service infrastructure and road transport network.”***

The proposed development is already connected to all services and no extra services will be required.

***“To ensure that on-going pressure and its spatial implications are managed in a sustainable manner that protects the unique character of the existing cultural landscapes and the place-specific character and form of the existing settlement pattern.”***

The proposal will not change anything in the existing cultural landscape and the character and form of the existing settlement pattern.

***“Restrict development within the carrying capacity limitation of the natural resources.”***

The proposal will not change anything in the carrying capacity limitation of the natural resources.

***“To improve the aesthetic quality of the built environment.”***

The proposed addition to the existing building will not affect the aesthetical quality of the built environment negatively.

## 6.7 GROWTH MANAGEMENT STRATEGY

The purpose of the GMS is to improve the Overstrand Municipality’s overall environmental sustainability by enhancing the quality and efficiency of the built environment.

The following core objectives of the strategy will be used to test the suitability of the proposed development.

***“Ensure optimal land use planning and the efficient use of infrastructure, services, facilities and land.”***

The proposal seeks to make optimal use of the erf and will result in more efficient use of the infrastructure.

***“Contribute to place making and the development of attractive and safe urban environments.”***

The proposed development will definitely contribute to place making and a more attractive property.

***“Ensure that the scale and character (in terms of bulk, height and architectural styling) of the higher density areas are appropriate to the immediate context.”***

Although the proposed developments lead to an increase of the 3,70% coverage of the erf, it is not will not be much of an extension with the result that it will not lead to further densification of the area.

## 7. PLANNING PRINCIPLES

The application has also been analysed for consistency with the planning principles prescribed by the Spatial Planning and Land Use Management Act, 2013 (SPLUMA)

and also the Western Cape Land Use Planning Act, 2014 (LUPA) and the following conclusions were made:

*(a) **Spatial Justice** which refers to the need for redressing the past apartheid spatial development imbalances and aim for equity in the provision of access opportunities, facilities, services and land.*

#### **Possible results of the development**

The proposed developments on the said property will not in any way contribute to the perpetuation of past apartheid spatial development imbalances as the proposed development will take place on an existing developed property which can be bought by any person in the Country.

The densification proposals made for Perlemoenbaai (Gansbaai) by the OGMS, will contribute to the enhancement of nodal points within the settlement and also encourage the integration of all the settlements in Gansbaai as advocated by SPLUMA.

*(b) **Spatial Sustainability** which refers to the fact that a spatially sustainable settlement will be one which has an equitable land market, while ensuring the protection of valuable agricultural land, environmentally sensitive and biodiversity rich areas, as well as scenic and cultural landscapes and ultimately limits urban sprawl.*

#### **Possible results of the development**

The proposed developments will take place within the urban edge and will therefore have no impact on agricultural land, environmentally sensitive areas and biodiversity rich areas. The application can thus be deemed to be spatially sustainable.

*(c) **Efficiency** which refers to the manner in which settlements themselves are designed to function in such a way that there will be a minimum need to travel long distances to access services, facilities and opportunities.*

#### **Possible results of the development**

The proposed developments are not intended as a new settlement development and caters specifically for the benefit of the family.

*(d) **Spatial Resilience** which, in the context of land use planning, refers to spatial plans, policies and land use management systems which should enable communities to be able to resist, absorb and accommodate any economic and environmental shocks which might occur in a timely and efficient manner.*

#### **Possible results of the development**

The proposed developments will not lead to any economical and/or environmental shocks as it will be basically a private development.

*(e) Good Administration which, in the context of land use planning refers to the promotion of integrated, consultative planning practices in which all spheres of government and other role players ensure that a joint planning approach is pursued*

#### **Possible results of the development**

Consultative practices are being followed in this application as it is done in consultation with the Planning Department of the Municipality who will deal with the application in such a manner that the inhabitants of the area are taken into consideration, especially regarding access to and egress from the property.

### **8. SUMMARY AND CONCLUSION**

- 8.1 The proposed development, apart from personal reasons, is an attempt by the client to bring about a development that will add value to the area.
- 8.2 The existing as well as the future character of the area will not be adversely affected should the application be approved.
- 8.3 The traffic flow pattern in the area will not be affected.
- 8.4 Services will not be affected adversely.
- 8.5 The prescribed standards and conditions for the existing zoning of the erf are adequately addressed and will not be adversely affected through the approval of the application.
- 8.6 It is recommended that the application as set out above be considered favourably, because town planning is not only the planning and design of new buildings, but also the principle of making the building attractive and convenient for the people who live there.

**FEBRUARY 2022**

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**GENERAL:**

- 1. ALL WORK TO COMPLY WITH NATIONAL BUILDING REGULATIONS.
- 2. Habitable rooms to have min. 15% floor area cross ventilation.
- 3. All work to be in accordance with the SANS 10400 series.
- 4. This drawing is not to be used for construction until all necessary permissions are in place.
- 5. All work is to be carried out in accordance with the relevant requirements.
- 6. All levels unless otherwise indicated are finished floor levels.
- 7. Finished floor levels are to be min. 150mm above M.G.L.
- 8. Any discrepancies are to be reported to the offices of the architect.
- 9. All planning is to comply with that of the NER.

**LEGEND:**

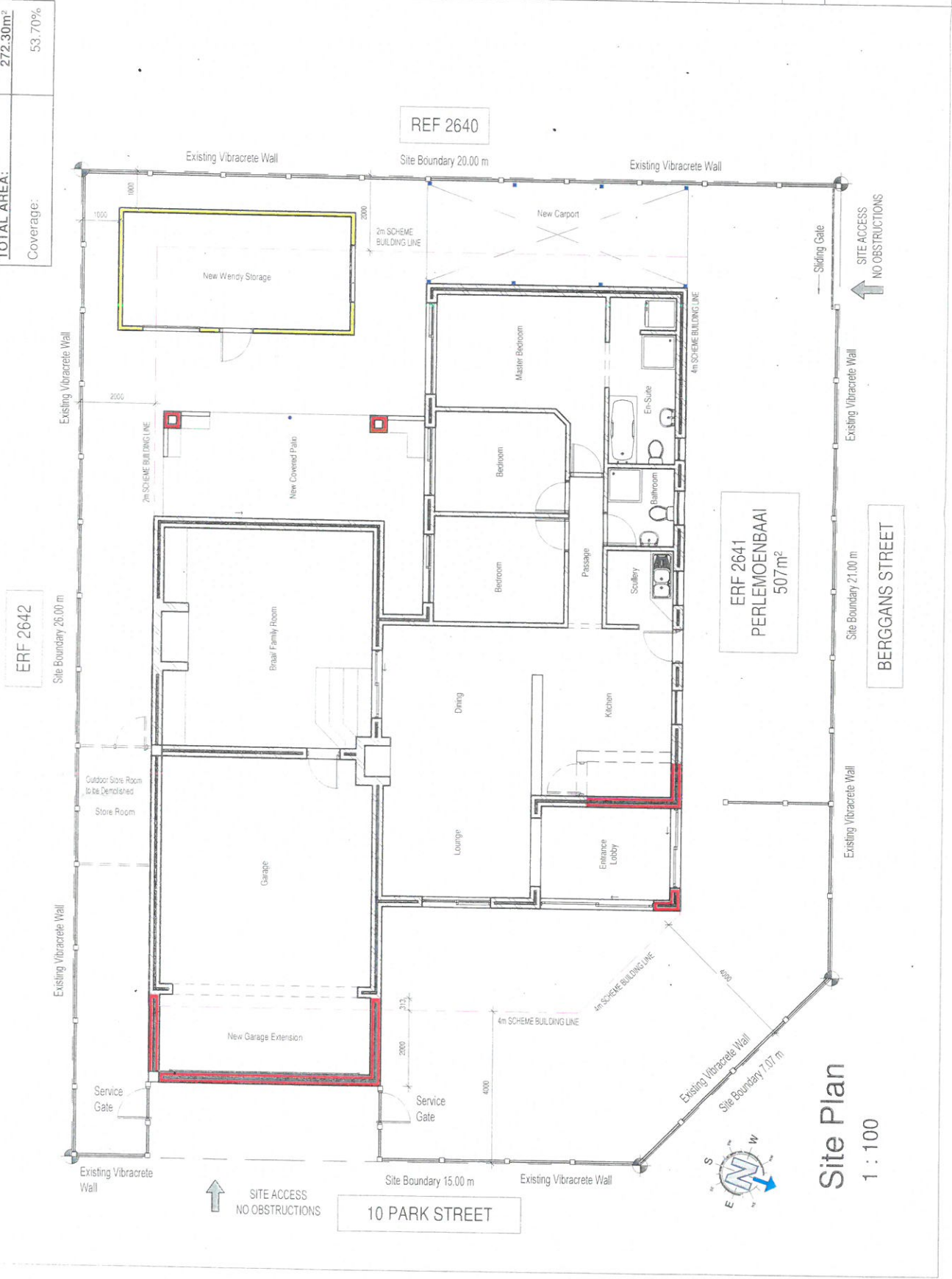
- New Brickwork
- New Timberwork
- New Steel
- New Foundation/ Concrete
- New Soil pipe
- New Waste Pipe
- New Stormwater Line

No.	Date	Description	By

PROJECT: New Additions on Erf 2641 - Perlemoenbaai (Mr & Mrs Barnes)	DESCRIPTION: Site Plan Layout
SCALE: As indicated	DRAWING #: HB/0/00
DRAWING DATE: 2020/07/19	REVISION #:
DRAWN: AK	CHECKED: JG
PLOT DATE: 2022/02/07 14:22:41	

**SCHEDULE OF RIGHTS**

Erf Number:	2641
Stand Area:	507.00m <sup>2</sup>
Ex. Ground Floor Area:	197.60m <sup>2</sup>
New Ground Floor Area:	74.70m <sup>2</sup>
<b>TOTAL AREA:</b>	<b>272.30m<sup>2</sup></b>
Coverage:	53.70%



**Site Plan**  
1 : 100

### ELECTRICAL LEGEND

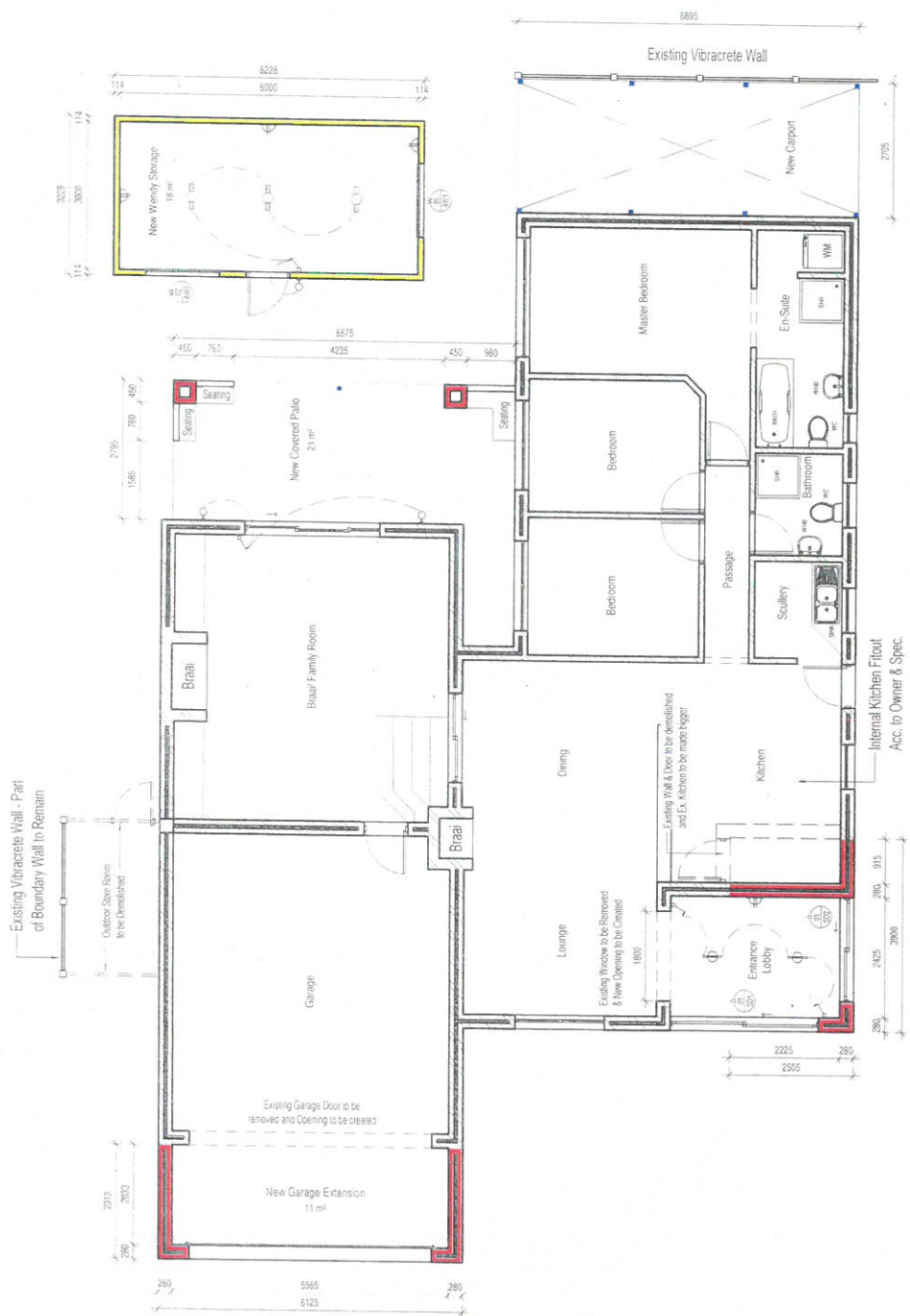
	LOW VOLTAGE RECESSED DOWNLIGHTER
	WALL MOUNTED LIGHT SWITCH @ 1200mm A.F.L. LEANERS INDICATING NUMBER OF SWITCHES
	SINGLE 16 AMP CEILING MOUNTED SOCKET OUTLET
	SINGLE 16 AMP SOCKET OUTLET @ 350mm A.F.L. OR AS INDICATED
	DOUBLE 16 AMP SOCKET OUTLET @ 500mm A.F.L. OR AS INDICATED
	SINGLE 16 AMP SOCKET OUTLET @ 1200mm A.F.L. OR AS INDICATED
	DOUBLE 16 AMP SOCKET OUTLET @ 1200mm A.F.L. OR AS INDICATED
	WALL MOUNTED STOVE ISOLATOR SWITCH @ 1500 A.F.L.
	WALL MOUNTED DATA & TELEPHONE POINT @ 350mm A.F.L.
	WALL MOUNTED DSTV & TV AERIAL POINT @ 350mm A.F.L.

GENERAL NOTES:  
 - ALL MEASUREMENTS ARE TO BE FROM FACE OF WALL UNLESS OTHERWISE SPECIFIED.  
 - ALL LIGHT SWITCHES ARE TO BE 150mm AWAY FROM EDGE, DOOR FRAME OR CORNER OF BRICKWORK / UP PLASTERED WALL.  
 - ALL CONDUITS IN WALLS TO BE 63mm WITH SLEEVES AT ALL 45° & 90° BENDS.

### EXTERNAL WALL CALCULATIONS

Calculated as per SANS 10400 XA & SANS 204

Occupancy (SANS 10400 Part A: Table 1)	H4	DWELLING HOUSE	
Climate Zone (SANS 10400 Part XA: Table A.1)	4		
Wall Type Description: 280mm DOUBLE SKIN MASONRY WALL WITH 50mm CAVITY, PLASTERED INTERNALLY AND EXTERNALLY			
Required Wall R-Value (SANS 10400XA 4.4.3.1)	R-Value = 0.35		
Wall Type Construction	Conductivity (W/m.K)	Thickness (mm)	Resistance (m².K/W)
External Plasterwork	0.6	15mm	0.03
Brickwork	0.7	280mm	0.35
Internal Plasterwork	0.6	15mm	0.03
Total Wall R-Value (SANS 10400 XA)		280mm	R-Value = 0.41
Conclusion:			
Wall Type complies with the minimum total R-Value requirement of 0.35 for external walls as per SANS 10400 XA & SANS 204.			
SANS 10400 XA Compliance? YES			



# Ground Level Layout

1 : 100

SHEET DESCRIPTION

Ground Floor Layout

PROJECT:

New Additions on Erf 2641 - Perlemoenbaai (Mr & Mrs Barnes)

SCALE

As indicated

DWG DATE

2020/07/19

DRAWN

AK

PLOT DATE

2022/02/07 14:22:43

DRIVING #

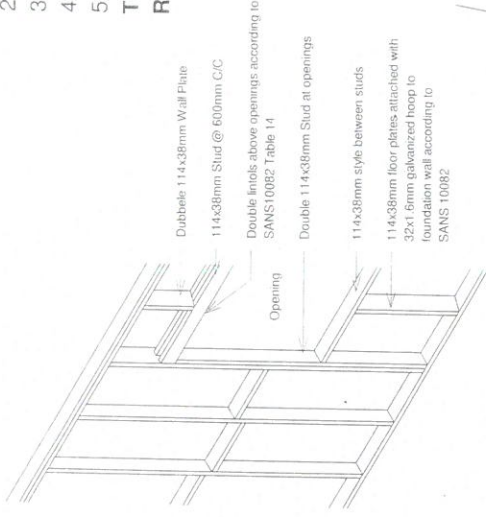
HB/0/01

REVISION #

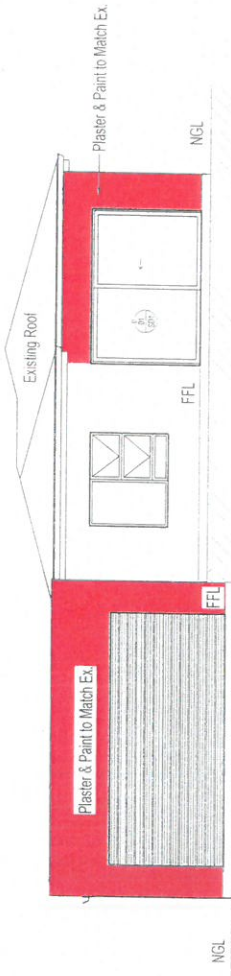


# Wall R - Value

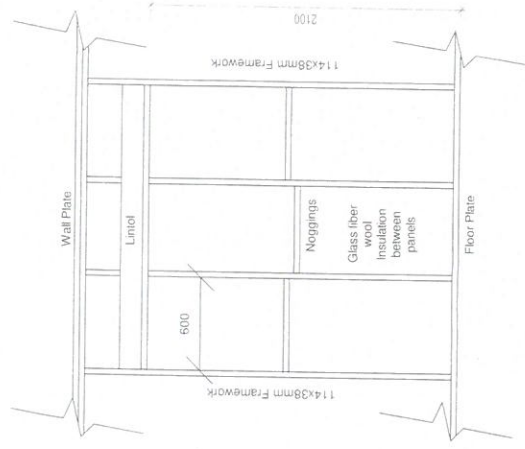
- 1. Outdoor air, 12km/h wind 0.044
- 2. 150x9mm Nutec Vermont Boards 0.047
- 3. 75mm Isotherm Isolation 1.65
- 4. 12.7mm Rhinoboard 0.071
- 5. Indoor air (Still) 0.12
- TOTAL 1.93**
- Required for Zone 4 1.90**



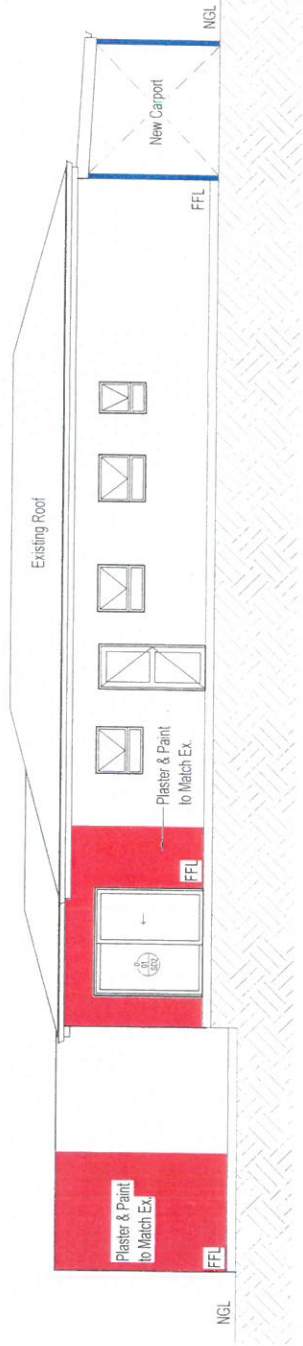
**Frame Detail**  
1 : 50



**North East Elevation**  
1 : 100



**Wall Detail**  
1 : 35



**North West Elevation**  
1 : 100

No.	Date	Description	By

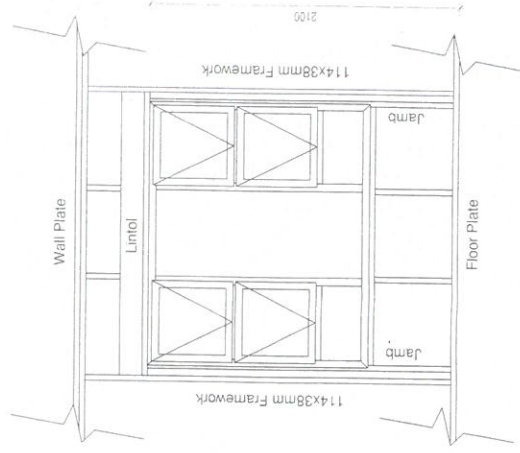
PROJECT		New Additions on Erf 2641 - Perlemoenbaai (Mr & Mrs Barnes)	
SHEET DESCRIPTION		Elevation Details 1	
SCALE	As indicated	DRAWING#	HB/0/03
DWG DATE	2020/07/19	DRAWN	AK
PLOT DATE	2022/02/07 14:22:45	REVISION #:	

30min Fire resistant According to SANS10400 Part T tabel 14



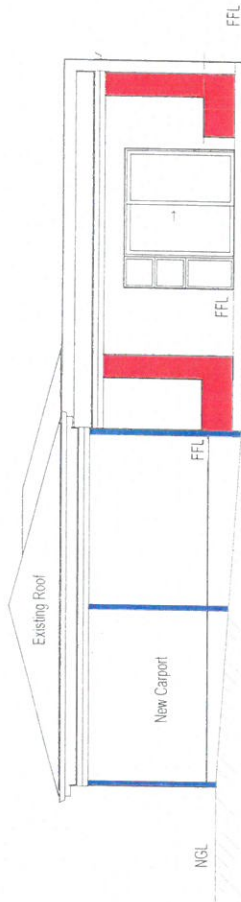
### Wall Isolation Detail

1 : 20



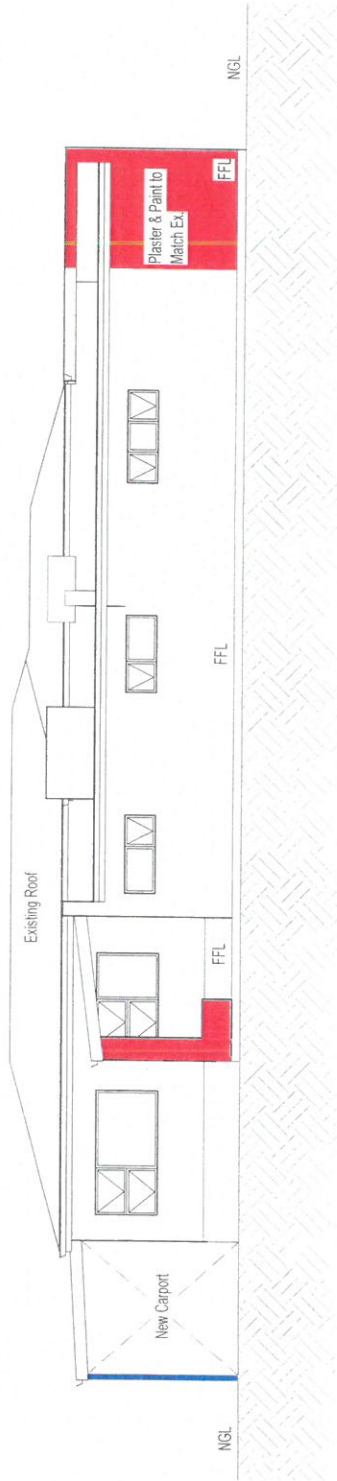
### Window Detail

1 : 35



### South East Elevation

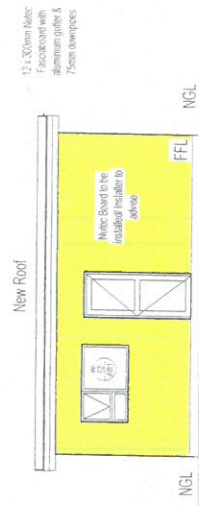
1 : 100



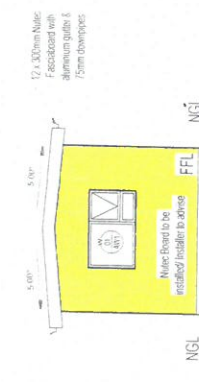
### South West Elevation

1 : 100

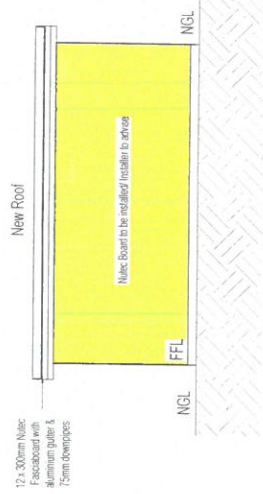
No.		Date	Description	By
Revision Schedule				
PROJECT: New Additions on Erf 2641 - Perlemoenbaai (Mr & Mrs Barnes)				
SHEET DESCRIPTION: Elevation Details 2				
SCALE:	As indicated	DRAWING #:	HB/0/04	
DWG DATE:	2020/07/19	AK	REVISION #:	
DRAWN:	AK	2022/02/07 14:22:46	PLOT DATE:	



N/E Elevation - Wendy  
1 : 100



N/W Elevation - Wendy  
1 : 100



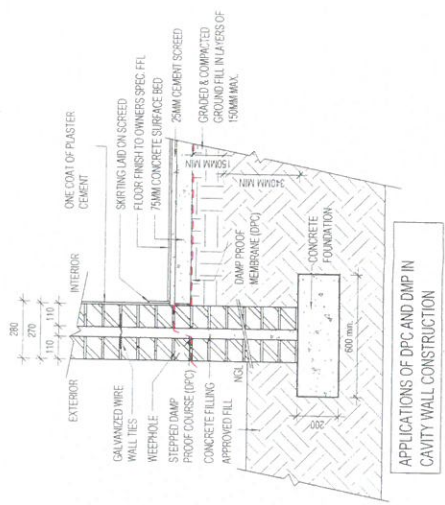
S/E Elevation - Wendy  
1 : 100



S/W Elevation - Wendy  
1 : 100



TYPICAL EXTERNAL WINDOW CILL DETAILS



APPLICATIONS OF DPC AND DMP IN CAVITY WALL CONSTRUCTION

PROJECT		SHEET DESCRIPTION		DRAWING #:	
New Additions on Erf 2641 - Perlemoenbaai (Mr & Mrs Barnes)		Nutec Wendy Details		HB/0/05	
No.	Date	As indicated	SCALE:	As indicated	
		2020/07/19	DWG DATE:	2020/07/19	
		AK	DRAWN	AK	REVISION #
			PLOT DATE:	2022/02/07 14:22:47	



