DRAKENSTEIN
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Civic Centre, Berg River Boulevard, Paarl 7646

Enquiries: Mrs. A. Adonis
Contact number: 021 807 4820
Reference: Erf 11827 – Paarl, 2266563 (1413/2023)
Date: 2024-02-05

Michael Jonas
11 Pastorie Avenue
7620

Dear Sir/Madam

NOTICE OF APPROVAL OF BUILDING PLAN: ERF 11827 – PAARL, 2266563 (1413/2023)

With reference to your building plan application dated 2023-10-26 in respect of State/Government – Building Work you are hereby informed that your building plan application has been **Approved** in terms of Section 7(1) (a) of the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977) on 2024-02-02 subject to the conditions as stipulated below. In accordance with Section 7(4) of Act 103 of 1977 the approved building plan is only valid for 12 months from the approval date.

General Requirements

1. The approved building plan or a certified copy thereof shall be available on site during the course of construction until a Certificate of Occupancy has been issued.

2. The owner/contractor must notify the building inspector of the intention to commence with the erection and the completion of the building at least 2 working days prior to the inspection being required to enable the Building Inspector to schedule the inspection. All drainage systems must be inspected, tested and approved by the Building Inspector before backfill thereof.

3. The owner/contractor must identify the boundary pegs/beacons and should be pointed out to the Building Inspector prior to the commencement of any building work.

4. Foundation trenches must be approved by the Building Inspector prior to the placing of concrete for the foundation.

5. The purpose of inspections is to verify compliance with the approved building plan and

not to inspect the quality of building work.

6. Building work must be done in accordance with back of footway levels indicated in red on plan.

7. Minimum height of finished floor level should not be less than 150mm above natural ground line. Vehicle entrances and roof water connections to kerb will be made on payment of prescribed tariffs.

8. Any damages caused to street, sidewalk, kerb or existing municipal services during building operations will be repaired by Council at owner's cost.

9. Electrical installations must comply with the Occupational Health and Safety Act. The conventional meter shall be accessible at all times, or relocated for the owner's account.

10. The water meter shall be accessible to the meter reader at all times and the relocation thereof shall be for the owner's account.

11. For an electrical connection up to 100 Amp 3-phase an 18" x 24" meter box is required on site located against the garden- or outside wall and be accessible to municipal personnel at all times. Informal housing projects are excluded.

12. All on site operations shall comply with Part F of the SANS 10400.

13. **The owner must inform council timeously, by using the prescribed attached A22 inspection request form, regarding the required/expected date of inspection.**

14. **It is important to note that a completion inspection must be conducted and approved by the Building Inspector before an application for Certificate of Occupation, is submitted.**

15. A written application for a Certificate of Occupancy must be submitted on completion of building work prior to occupancy.

16. After completion of the building work as shown on the approved building plan, the site will be visited by municipal valuation officials to update the municipal property record for valuation purposes.

17. Provision must be made in the distribution board for an Appliance Control Device (ACD) to operate warm water cylinder, air conditioners, swimming pool pump and underfloor heating.

18. The building may not be used for any purpose other than being shown on the approved building plan.

19. All appointed competent persons applicable to this application will be required to complete a certificate of compliance (SANS Form 4) at application for certificate of occupancy.

20. The person responsible for the installation of any electrical, plumbing, roof or glazing work in the building, must, where applicable, attach a copy of the certificate of compliance to the application for a Certificate of Occupancy. Any enquiries regarding the abovementioned requirements, may be directed to the Building Control Section.

21. Herewith a list of department comments / endorsements where applicable:
    1. A Registered plumber must provide a certificate of compliance before Occupation Certificate will be granted upon final inspection.
    2. Appointed Engineer must provide truss design and a certificate of completion thereof prior to the request of the Certificate of Occupancy.
    3. Owner/Authorized agent to provide a Structural Engineer's drawings prior to the request of the Certificate of Occupancy.
    4. Work to be done strictly in accordance with the HWC's stamped plans with the drawing numbers 001; 102; 103; 104; 201; 202; 401; 402, with HWC's date stamped 29 August 2023.
    5. Work to be monitored by a suitably qualified architect with heritage experience.
    6. A close-out report to be submitted within 30 days of practical completion.

Yours faithfully

CHARL PIETERSEN
MANAGER: BUILDING CONTROL

DESCRIPTION	% OF FACTOR	AREA
ERF Nr.	11827	
ZONING	Open Space (OS)	
ERF SIZE	10 018 200m² / 101.82 Ha	

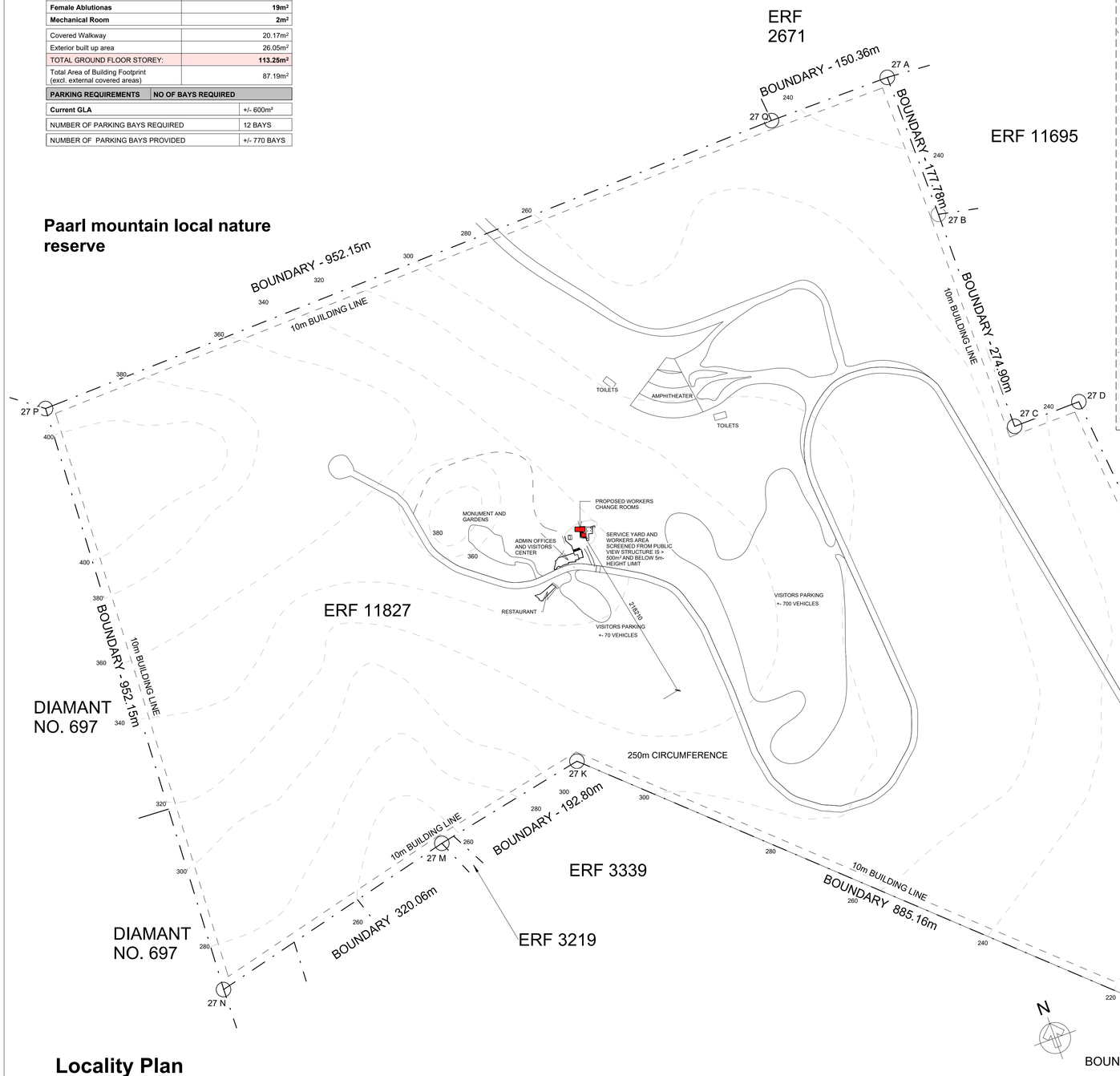
CURRENT SITE COVERAGE	+/- 0.0006	%	+/- 600	m²
PROPOSED COMBINED SITE COVERAGE	0.0007	%	713.25	m²
COVERAGE ALLOWED PER BUILDING		%	500	m²
PROPOSED ALLOWED COVERAGE	22.85	%	113.25	m²
Occupation Classification of building as per SANS 10400	C1, C2			

FLOOR AREA	
GROUND FLOOR STOREY:	
Staff Room	**15m²**
Male Ablutionas	**15m²**
Female Ablutionas	**19m²**
Mechanical Room	**2m²**
Covered Walkway	20.17m²
Exterior built up area	26.05m²
TOTAL GROUND FLOOR STOREY:	**113.25m²**
Total Area of Building Footprint (excl. external covered areas)	87.19m²

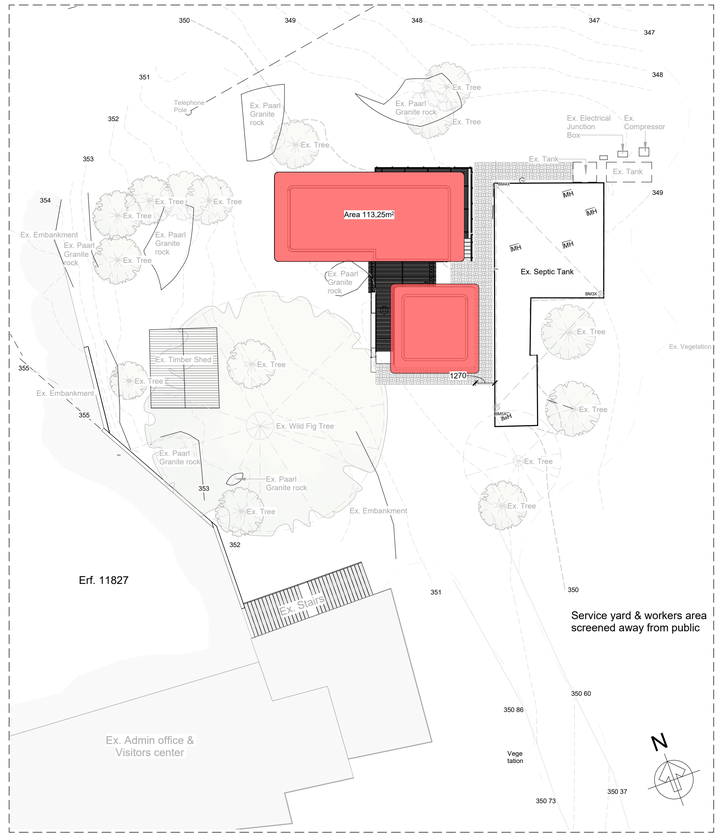
PARKING REQUIREMENTS	NO OF BAYS REQUIRED
Current GLA	+/- 600m²
NUMBER OF PARKING BAYS REQUIRED	12 BAYS
NUMBER OF PARKING BAYS PROVIDED	+/- 770 BAYS

CERTIFICATE NUMBER: DATE: 2024-02-02 16:14
APPROVED IN TERMS OF SECTION 7 OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT, ACT 103 OF 1977
SECTION 7(4) OF THE ACT, THE APPROVAL SHALL LAPSE AFTER A PERIOD
CHIEF BUILDING CONTROL OFFICER
CHARL PIETERSEN

Paarl mountain local nature reserve



Locality Plan
1 : 3000



Site Plan
1 : 200

Heritage Western Cape
Erfenis Wes-Kaap
iLifa leMveli leNtshona Koloni

29 August 2023

APPROVED

11/09/2023

revisions			
rev.	DATE	SIGN	DESCRIPTION

NOTES:

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9. FINISHED STRUCTURE TO COMPLY WITH LATEST AMENDMENTS OF SABS 0400

ACCEPTED BY CLIENT

ACCEPTED BY ARCHITECT

ACCEPTED BY

ACCEPTED BY

PROJECT TITLE

New staff ablutions and Staff area for the Afrikaanse Taalmonument

CLIENT

AFRIKAANSE TAALMONUMENT

ISA ARCHITECTS
COMMERCIAL & RESIDENTIAL
Email johan@i-sa.co.za | **Web** www.i-sa.co.za
Tel 021 020 2350 | **Fax** 086 480 6313 | **Cell** 082 446 3973
148 Main Road, Paarl, 7646, Western Cape, South Africa

DRAWING TITLE

Locality & Site Plan

DRAWING STATUS

COUNCIL SUBMISSION

DRAWN BY	SCALE	DATE	REV
JDV	As indicated	18/05/2023	No

CHECKED BY	PROJECT NO.	DRAWING NO.	PAGE SIZE
W.VDW	4023	001	A1

APPLICATION NUMBER: 256663

DATE: 2024-02-02 15:14

APPROVED IN TERMS OF SECTION 7 OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARD ACT, (ACT 103 OF 1977), SUBJECT TO CONDITIONS AS PER THE APPROVAL LETTER, IN TERMS OF SECTION 7(4) OF THE ACT, THE APPROVAL SHALL LAPSE AFTER A PERIOD OF 12 MONTHS.

CHARL PIETERSEN

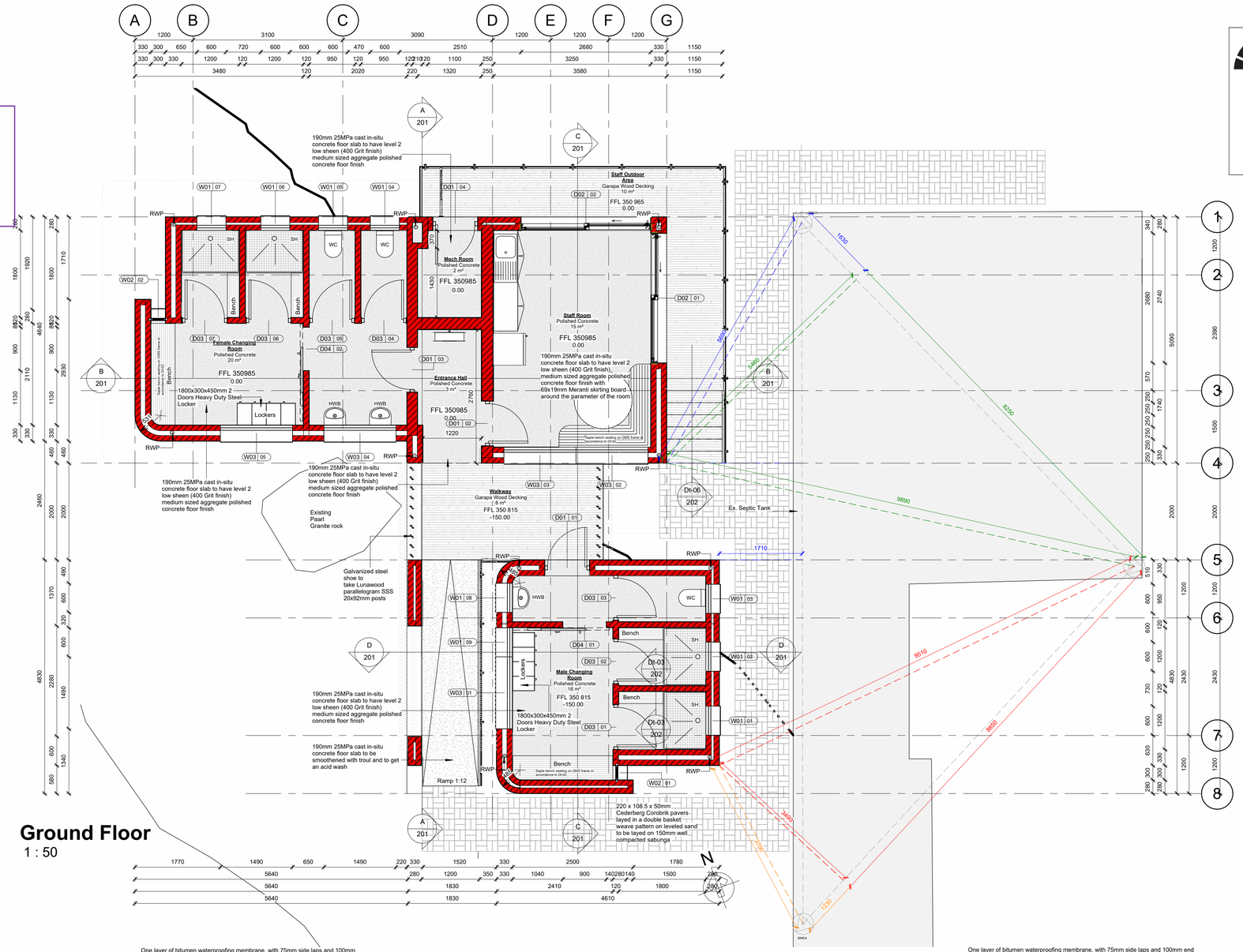
MANAGER: BUILDING CONTROL

Heritage Western Cape
Erfenis Wes-Kaap
ILifa leMveli leNtshona Koloni

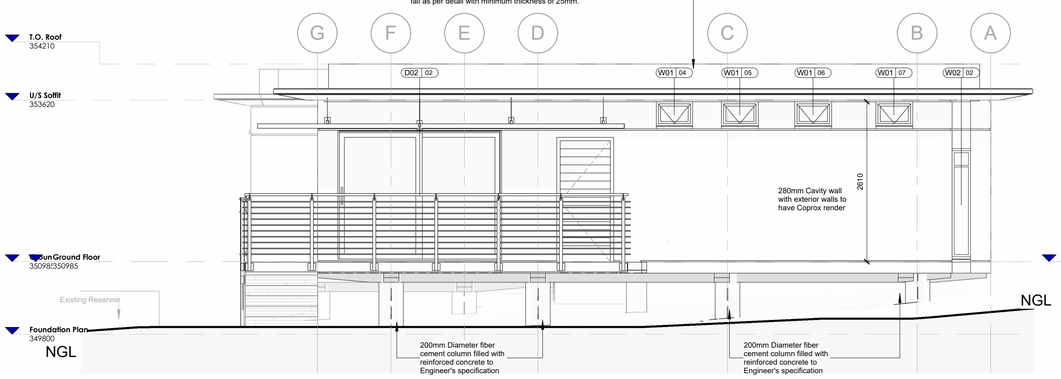
29 August 2023

APPROVED

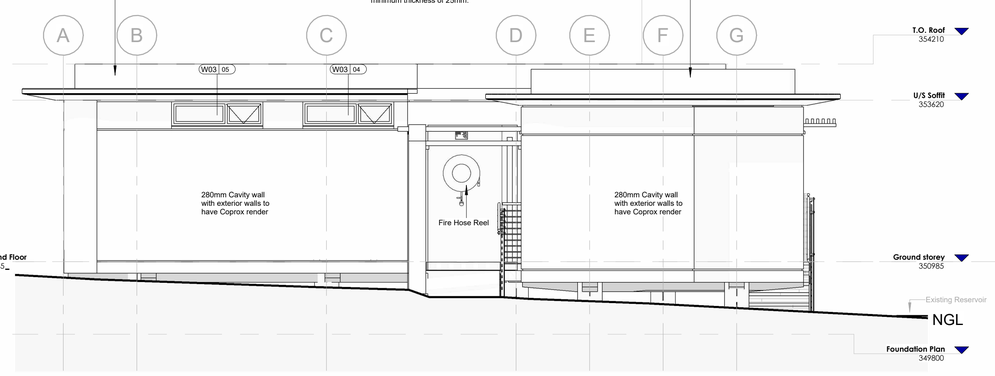
11/09/2023



Ground Floor
1 : 50



North Elevation
1 : 50



South Elevation
1 : 50

revisions			
rev.	DATE	SIGN	DESCRIPTION

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ACCEPTED BY CLIENT

ACCEPTED BY ARCHITECT

ACCEPTED BY

ACCEPTED BY

PROJECT TITLE

New staff ablutions and Staff area for the Afrikaanse Taalmonument

CLIENT

AFRIKAANSE TAALMONUMENT

ISA ARCHITECTS
COMMERCIAL & RESIDENTIAL
Email johan@i-sa.co.za | **Web** www.i-sa.co.za
Tel 021 020 2350 | **Fax** 086 480 6313 | **Cell** 082 446 3973
148 Main Road, Paarl, 7646, Western Cape, South Africa

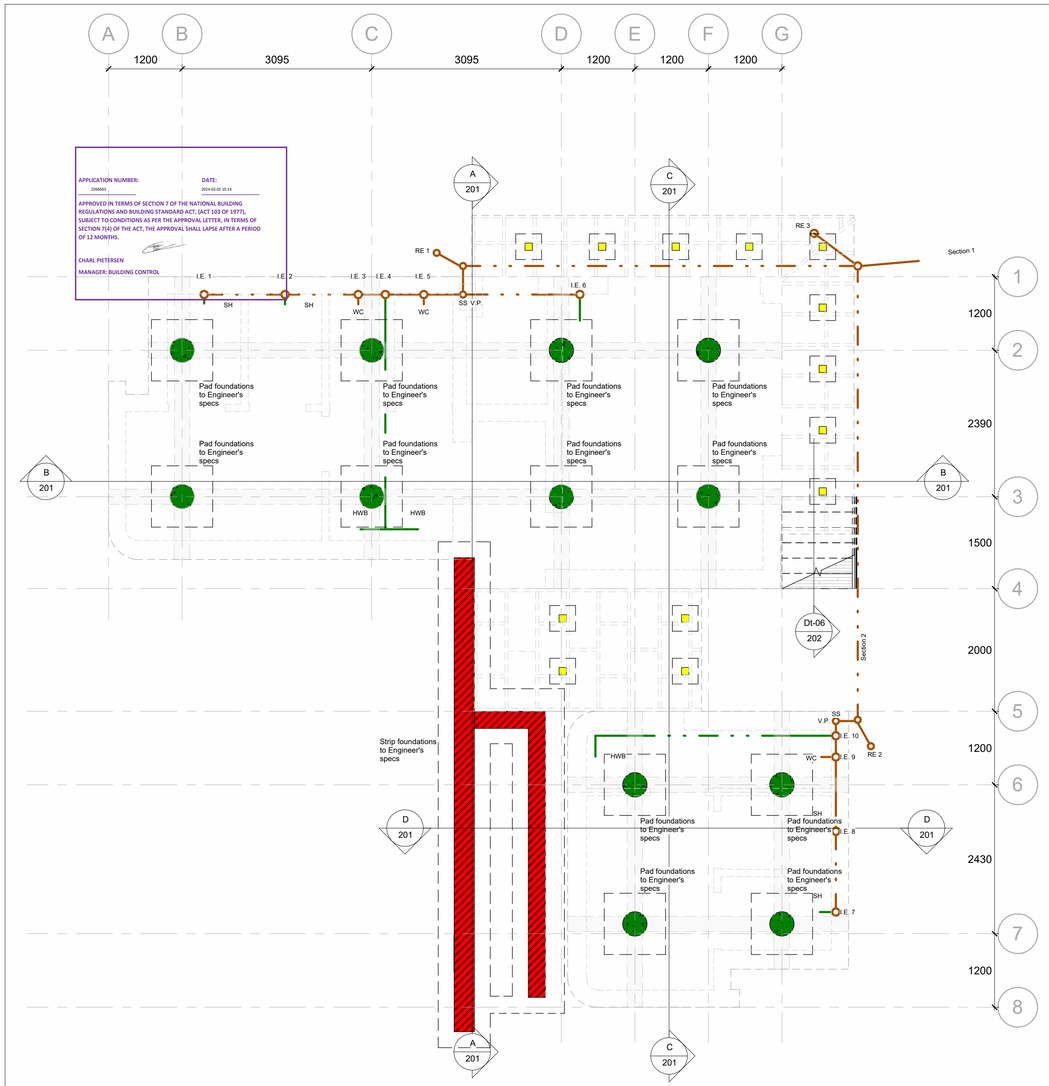
DRAWING TITLE

Ground floor plan & Elevations

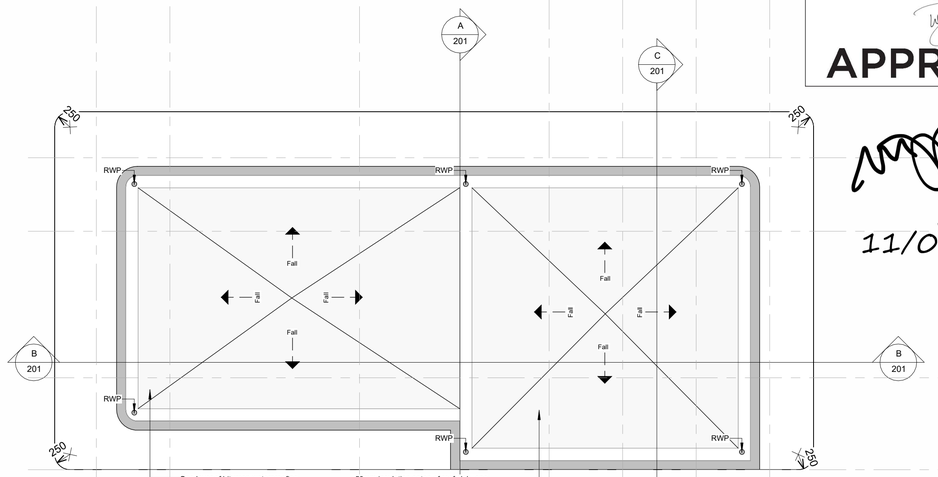
DRAWING STATUS

COUNCIL SUBMISSION

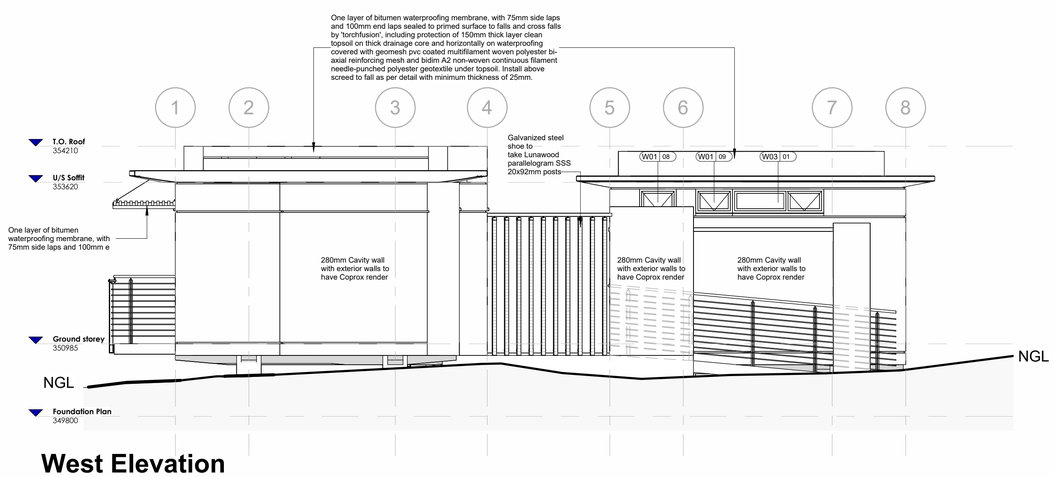
DRAWN BY	SCALE	DATE	REV
JDV	1 : 50	18/05/2023	No
CHECKED BY	PROJECT NO.	DRAWING NO.	PAGE SIZE
W.VDW	4023	102	A1



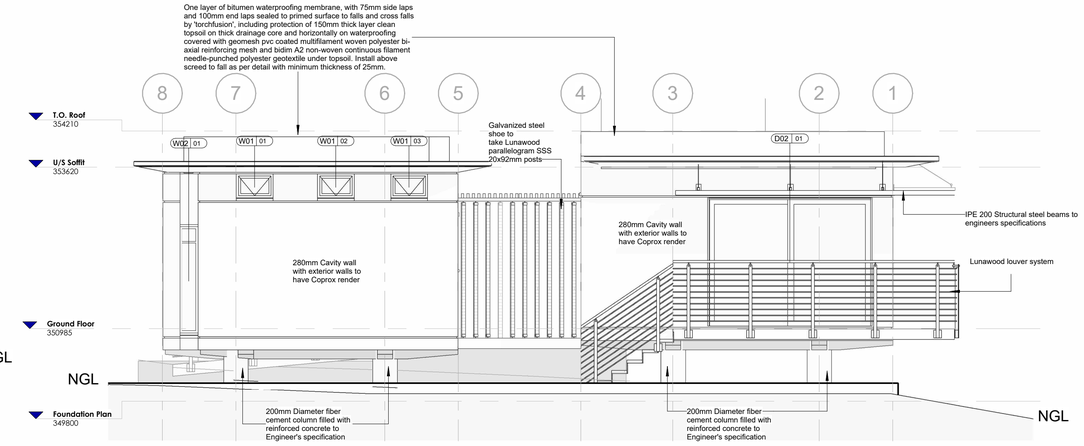
Foundation Plan
1 : 50



Roof Plan
1 : 50



West Elevation
1 : 50



East Elevation
1 : 50

Heritage Western Cape
Erfenis Wes-Kaap
ILifa leMveli leNtshona Koloni

29 August 2023

APPROVED

11/09/2023

revisions			
rev.	DATE	SIGN	DESCRIPTION

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ACCEPTED BY CLIENT

ACCEPTED BY ARCHITECT

ACCEPTED BY

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PROJECT TITLE

New staff ablutions and Staff area for the Afrikaanse Taalmonument

CLIENT

AFRIKAANSE TAALMONUMENT

ISA ARCHITECTS
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Email johan@i-sa.co.za | **Web** www.i-sa.co.za
Tel 021 020 2350 | **Fax** 086 480 6313 | **Cell** 082 446 3973
148 Main Road, Paarl, 7646, Western Cape, South Africa

DRAWING TITLE

Foundation plan, Roof plan & Elevations

DRAWING STATUS

COUNCIL SUBMISSION

DRAWN BY	SCALE	DATE	REV
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CHECKED BY	PROJECT NO.	DRAWING NO.	PAGE SIZE
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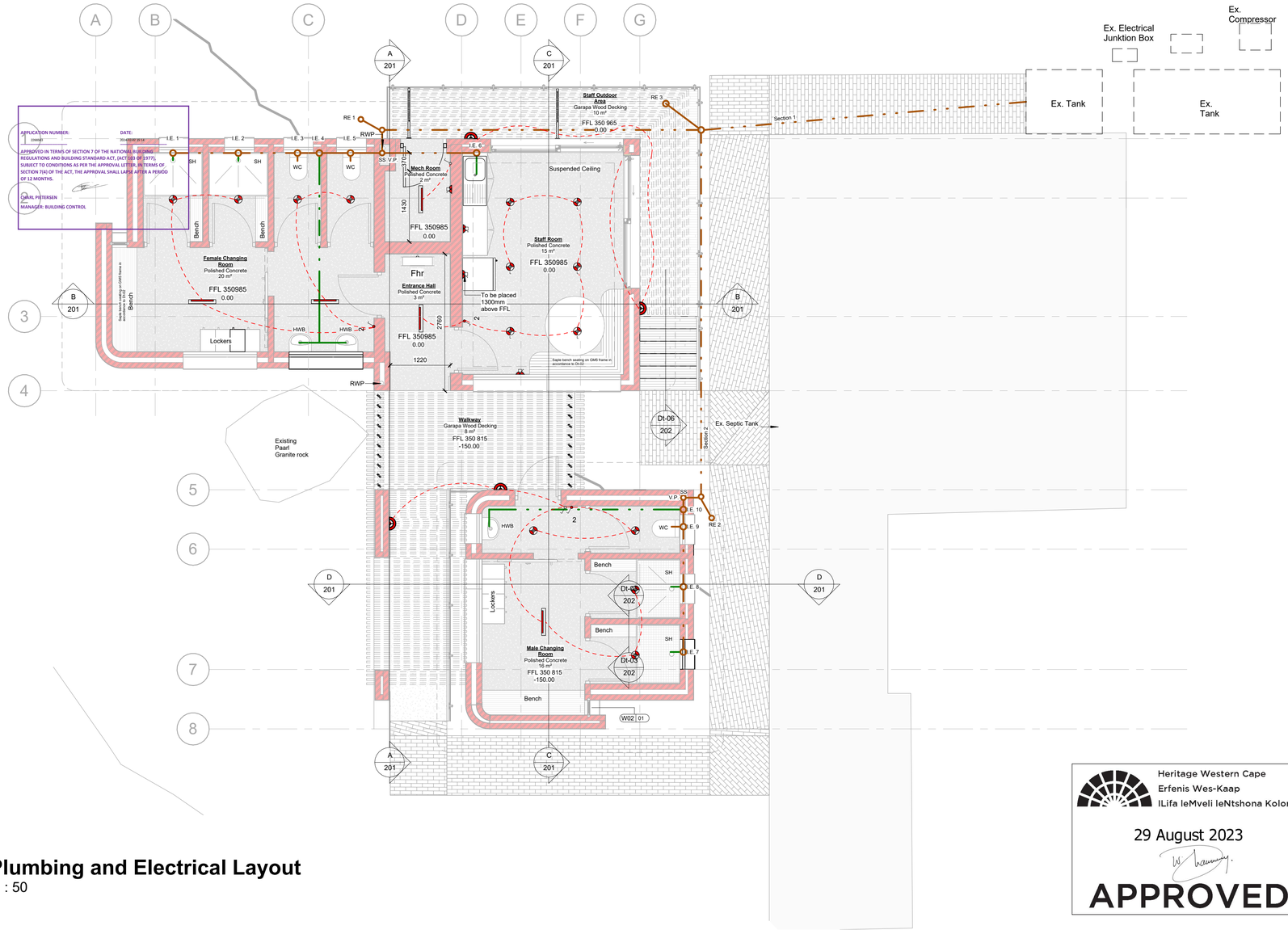

Plumbing and Electrical Layout

1 : 50

ELECTRICAL LEGEND

	SINGLE LIGHT SWITCH
2	DOUBLE LIGHT SWITCH
3	TRIPLE LIGHT SWITCH
	CEILING MOUNTED LIGHT
	WALL MOUNTED LIGHTING
	DOUBLE PLUG POINTS
	SINGLE PLUG POINT
	1500mm FLUORESCENT LIGHT
	100W INCANDESCENT SECURITY LIGHT ON A DAY/ NIGHT AND MOVEMENT SWITCH
NOTES:	

ALL LIGHT SWITCHES TO BE PLACED AT 1300mm ABOVE FFL, UNLESS OTHERWISE SPECIFIED
ALL PLUG POINTS TO BE PLACED 300mm ABOVE FFL EXCEPT FOR DOUBLE PLUG POINTS IN KITCHEN UNLESS OTHERWISE INDIATED. DOUBLE PLUG POINTS IN KITCHEN TO BE 200mm ABOVE THEIR RESPECTIVE COUNTER TOPS.
THE CLIENT IS TO SELECT AND SPECIFY THE EXACT LIGHT FITTINGS TO BE FITTED.

DRAINAGE LEGEND

I.E.	Inspection Eye
R.E.	Rodding Eye
ST	Septic Tank
V.P.	Ventpipe
WC	Water Closet
U	Urinal
SH	Shower
HWB	Hand Wash Basin
S	Sink
S.S.	Sub Stack
FHR	Fire Hose Reel

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29 August 2023
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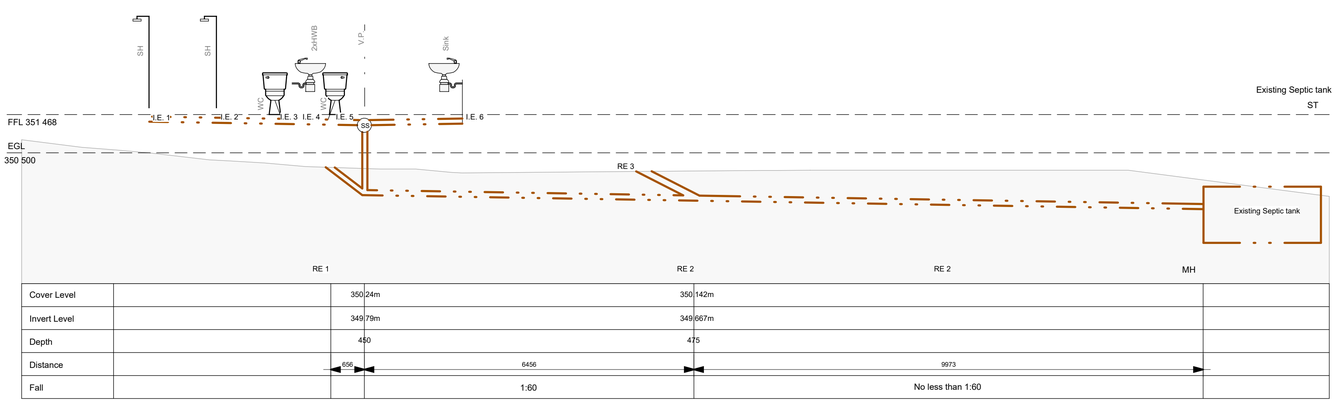
Note:

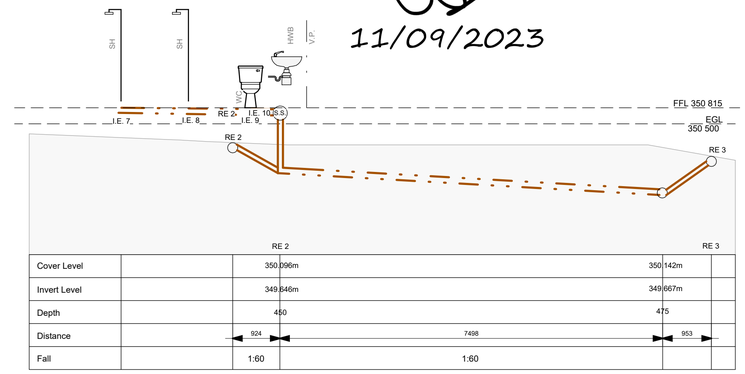
Capacity of existing septic tank to be determined.

11/09/2023



Cover Level		350.24m		350.142m	
Invert Level		349.79m		349.667m	
Depth		450		475	
Distance		656	6456	9973	
Fall		1:60		No less than 1:60	

Section 1



Cover Level		350.096m		350.142m
Invert Level		349.646m		349.667m
Depth		450		475
Distance		924	7498	953
Fall		1:60		1:60

Section 2

Schematic Drainage Section

1 : 60

revisions

rev.	DATE	SIGN	DESCRIPTION

ACCEPTED BY CLIENT

ACCEPTED BY ARCHITECT

ACCEPTED BY

PROJECT TITLE

New staff ablutions and Staff area for the Afrikaanse Taalmonument

CLIENT

AFRIKAANSE TAALMONUMENT

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Tel 021 020 2350 | **Fax** 086 480 6313 | **Cell** 082 446 3973
148 Main Road, Paarl, 7646, Western Cape, South Africa

DRAWING TITLE

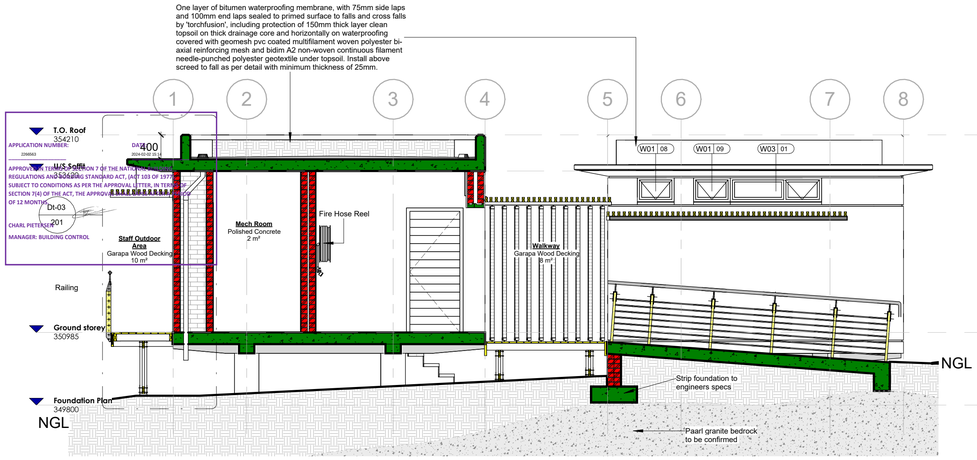
Plumbing & Electrical Layout & Schematic drainage secton

DRAWING STATUS

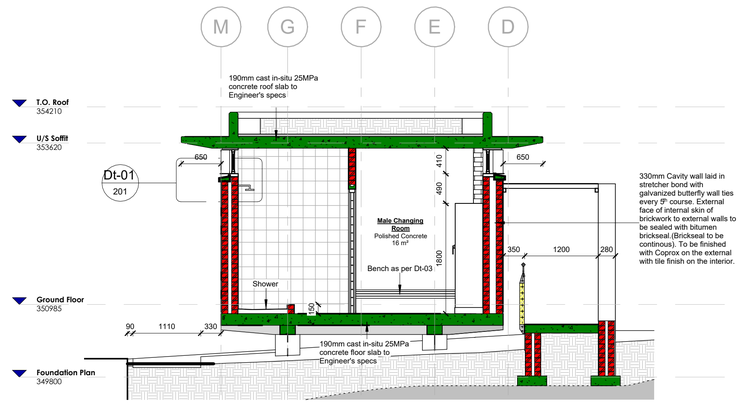
COUNCIL SUBMISSION

DRAWN BY	SCALE	DATE	REV
JDV	As indicated	18/05/2023	No

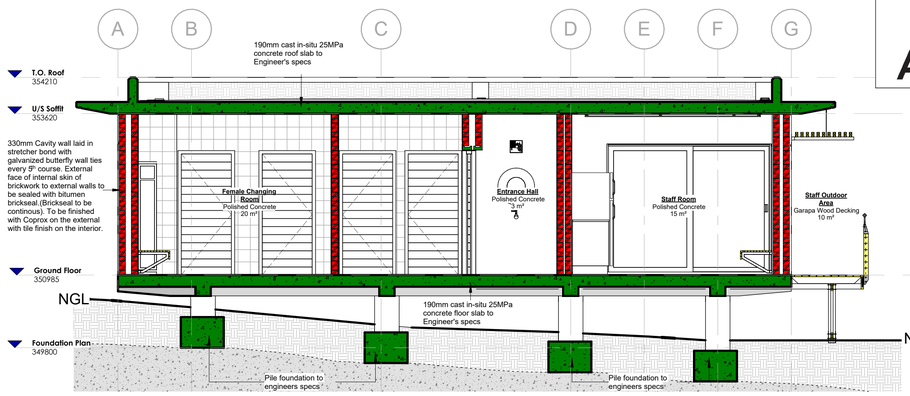
CHECKED BY	PROJECT NO.	DRAWING NO.	PAGE SIZE
W.VDW	4023	104	A1



Section A-A
1 : 50



Section D-D
1 : 50



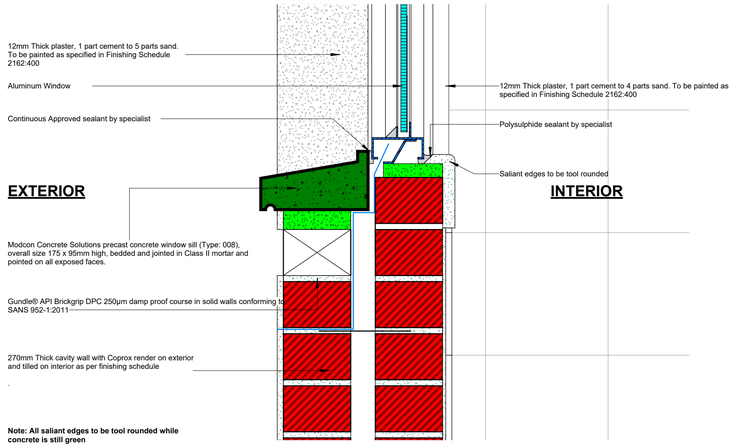
Section B-B
1 : 50

Heritage Western Cape
Erfenis Wes-Kaap
iLifa leMveli leNtshona Koloni

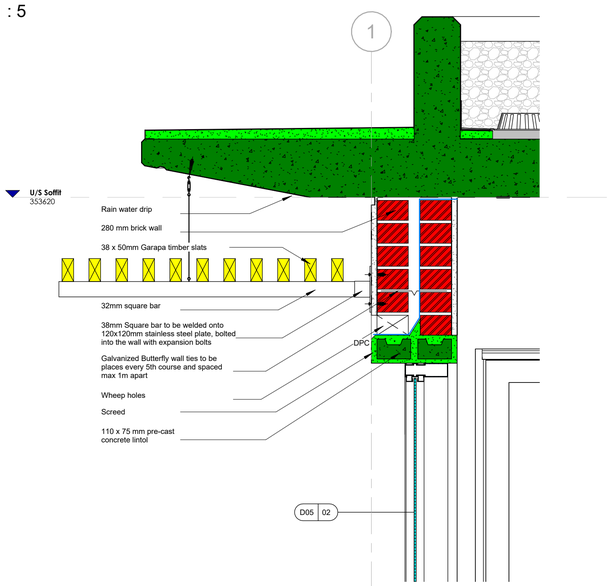
29 August 2023

APPROVED

11/09/2023



Dt-01 Sill detail
1 : 5



Section C-C
1 : 50

Dt-02 Shading device detail
1 : 10

revisions			
rev.	DATE	SIGN	DESCRIPTION

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DRAWING TITLE

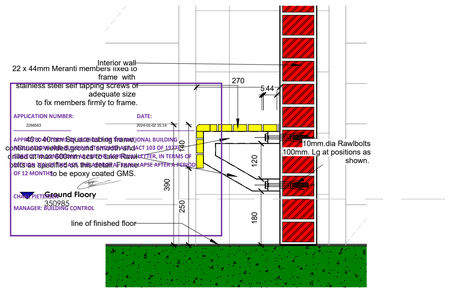
Sections & Details

DRAWING STATUS

COUNCIL SUBMISSION

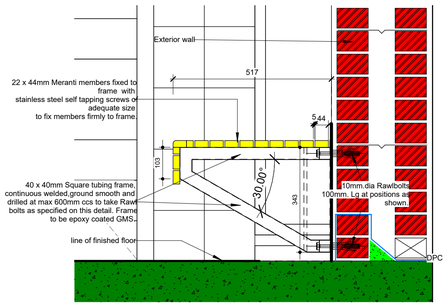
DRAWN BY	SCALE	DATE	REV
JDV	As indicated	18/05/2023	No

CHECKED BY	PROJECT NO.	DRAWING NO.	PAGE SIZE
W.VDW	4023	201	A1



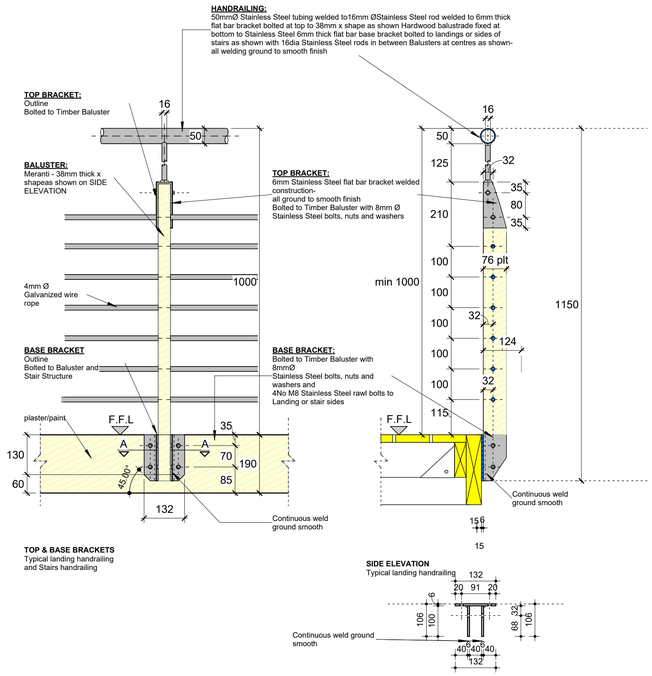
Dt-03 270mm Shower bench detail

1 : 10



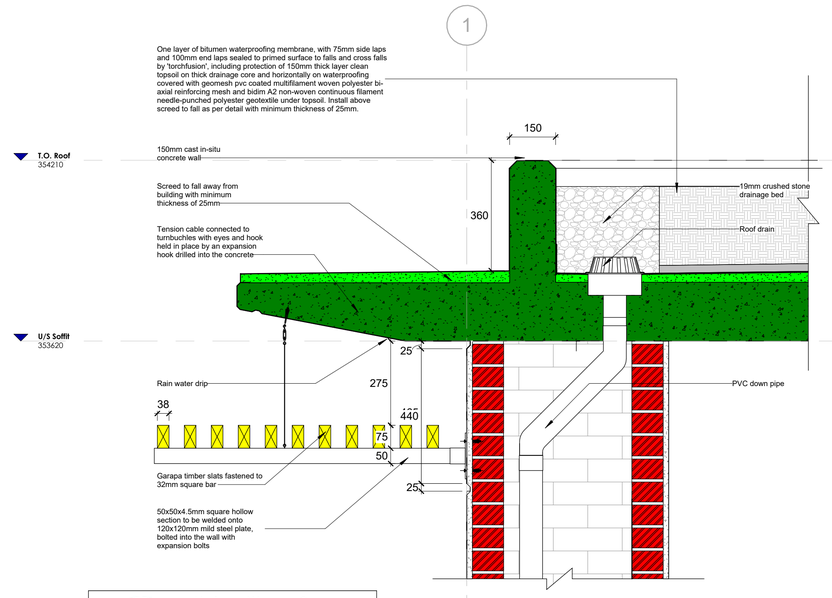
Dt-04 Bench Detail

1 : 10



Balastrade detail

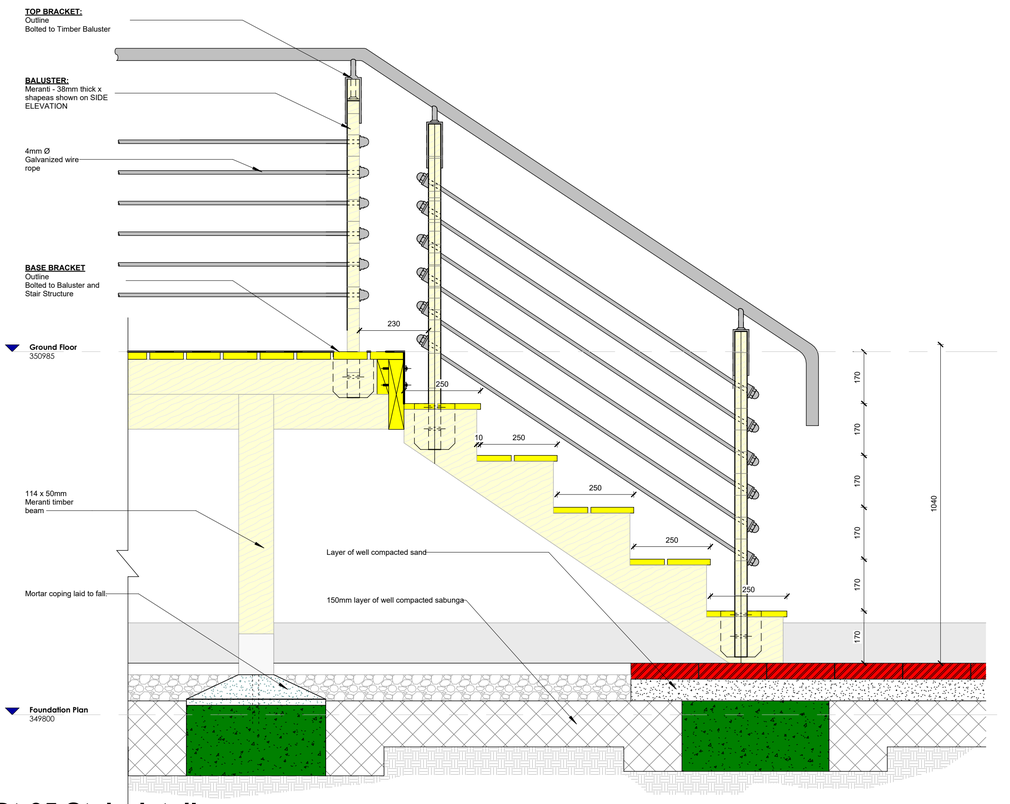
1 : 10



Heritage Western Cape
Erfenis Wes-Kaap
ILifa leMveli leNtshona Koloni

29 August 2023

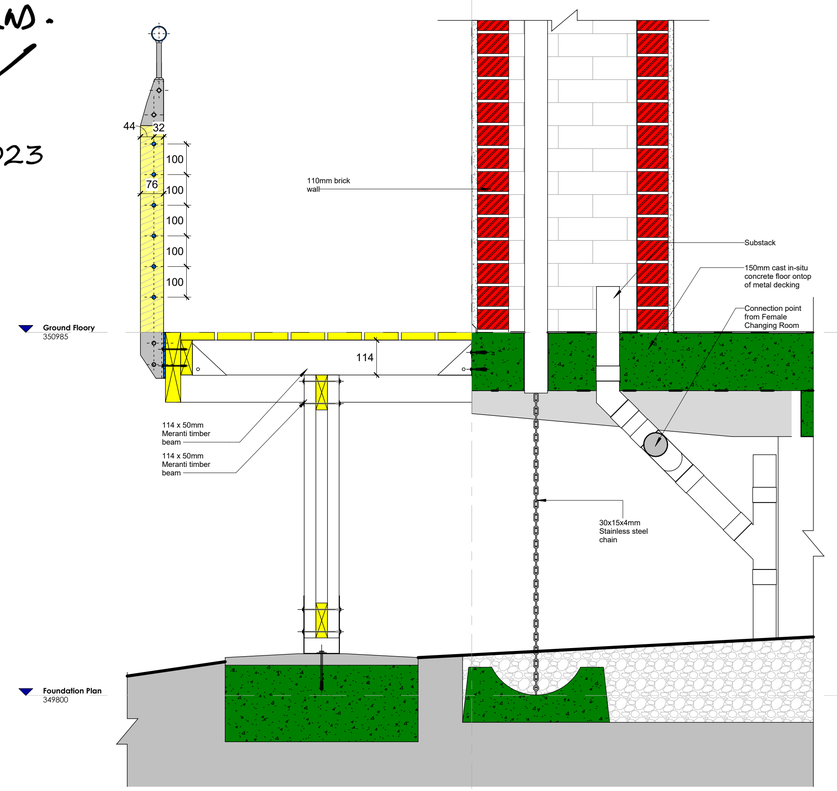
APPROVED



Dt-05 Stair detail

1 : 10

11/09/2023



Dt-06 Roof Edge Detail

1 : 10

revisions			
rev.	DATE	SIGN	DESCRIPTION

NOTES:

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ACCEPTED BY CLIENT

ACCEPTED BY ARCHITECT

ACCEPTED BY

ACCEPTED BY

PROJECT TITLE

New staff ablutions and Staff area for the Afrikaanse Taalmonument

CLIENT

AFRIKAANSE TAALMONUMENT

ISA ARCHITECTS
COMMERCIAL & RESIDENTIAL
Email johan@i-sa.co.za | **Web** www.i-sa.co.za
Tel 021 020 2350 | **Fax** 086 480 6313 | **Cell** 082 446 3973
148 Main Road, Paarl, 7646, Western Cape, South Africa

DRAWING TITLE

Details

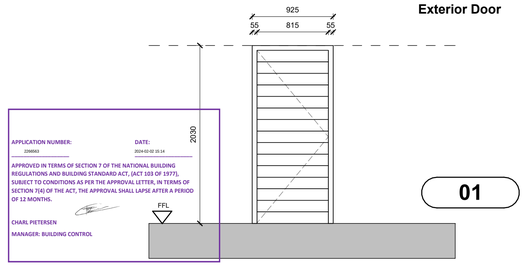
DRAWING STATUS

COUNCIL SUBMISSION

DRAWN BY	SCALE	DATE	REV
JDV	1 : 10	18/05/2023	No

CHECKED BY	PROJECT NO.	DRAWING NO.	PAGE SIZE
W.VDW	4023	202	A1

Exterior Door



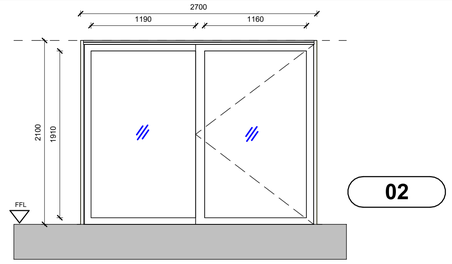
Door type	01

DOOR	
Description	Horizontal Slatted Single Wooden Door 813×2032
Finish	Prepare and sand door. Wash knots and resinous areas with Lacquer Thinners and coat with Woodcare Knot Seal and apply one coat of Plascon Woodcare Pretreatment .Surface to be dry, sound and clean before applying 3 coats exterior quality varnish in accordance with manufacturer's recommendation, to Architects approval.
Glazing	Nill
Ironmongery	Refer to ironmongery set no. 1,Refer to ironmongery schedule

FRAME	
Description	Swartland Kanzo 86x51mm once rebated no sill selected Meranti doorframe. Rebate to be 15 x 40mm.
Finish	Prepare and sand doorframe. Wash knots and resinous areas with Lacquer Thinners and coat with Woodcare Knot Seal and apply one coat of Plascon Woodcare Pretreatment .Surface to be dry, sound and clean before applying 3 coats exterior quality varnish in accordance with manufacturer's recommendation, to Architects approval.

REMARKS

01: Exterior door: Opening into Male Changing room, Ground Floor
02: Exterior door: Opening into Staff Room, Ground Floor
03: Exterior door: Opening into Female Changing room, Ground Floor
04: Exterior door: Opening into Mech room, Ground Floor



Door type	02

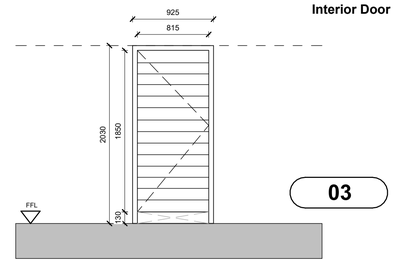
DOOR	
Description	Swartland 2700x2100mm Sliding door.
Finish	Powder coated (for architectural applications), supplied by a manufacturer complying with SANS 1578 and applied in accordance with SANS 1796 by an approved applicator. Colour- Matt Charcoal
Glazing	6.38mm Toughned safety glass as specified. All glazing to comply with the requirements of SANS10137 & SANS10400 Part N. Safety glass to be indicated on glass on eye level.
Ironmongery	Ironmongery supplied and fitted by Manufacturer.

FRAME	
Description	Aluminium sliding door frame
Finish	Powder coated (for architectural applications), supplied by a manufacturer complying with SANS 1578 and applied in accordance with SANS 1796 by an approved applicator. Colour- Matt Charcoal

REMARKS

01: Staff Room, Ground Floor **N**
02: Staff Room, Ground Floor **E**

Interior Door



Door type	03

DOOR	
Description	Horizontal Slatted 44mm Single Wooden Door 813×1850. 130mm gap to beallowed at the bottom of the door.
Finish	Prepare and sand door. Wash knots and resinous areas with Lacquer Thinners and coat with Woodcare Knot Seal and apply one coat of Plascon Woodcare Pretreatment .Surface to be dry, sound and clean before applying 3 coats exterior quality varnish in accordance with manufacturer's recommendation, to Architects approval.
Glazing	Nill
Ironmongery	Refer to ironmongery set no. 1,Refer to ironmongery schedule

FRAME	
Description	Swartland Kanzo 86x51mm once rebated no sill selected Meranti doorframe. Rebate to be 15 x 40mm.
Finish	Prepare and sand doorframe. Wash knots and resinous areas with Lacquer Thinners and coat with Woodcare Knot Seal and apply one coat of Plascon Woodcare Pretreatment .Surface to be dry, sound and clean before applying 3 coats exterior quality varnish in accordance with manufacturer's recommendation, to Architects approval.

REMARKS

01: Interior door: Opening into Shower in Male Changing room, Ground Floo
02: Interior door: Opening into Shower in Male Changing room, Ground Floor
03: Interior door: Opening into WC in Male Changing room, Ground Floor
04: Interior door: Opening into WC in Female Changing room, Ground Floor
05: Interior door: Opening into WC in Female Changing room, Ground Floor
06: Interior door: Opening into Shower in Female Changing room, Ground Floor
07: Interior door: Opening into Shower in Female Changing room, Ground Floor

NOTES:

Notes for all Timber doors

1. **Door leaf - solid timber**
2. **Lugs - To each side of the doorframe provide 3off. 450mm long min. GMS hoop iron lugs, each twice brass screwed to frame with 30mm long brass screws. Ends of lugs, each twice brass screwed to frame with 30mm long brass screws. Ends of lugs to be bent up into the perpends.**
3. **Each side of the doorframe to receive a 10mm dia. GMS dowel, 100mm long, inserted 50mm into bottom of frame stile and 50mm into concrete surface bed.**
4. **External and Internal side of frame to get 19mm Quadrants to sides and top of frame.**
5. **Back of stiles to be treated with 2 coats inseed oil prior to installation.**

Heritage Western Cape
Erfenis Wes-Kaap
lLifa leMveli leNtshona Koloni

29 August 2023

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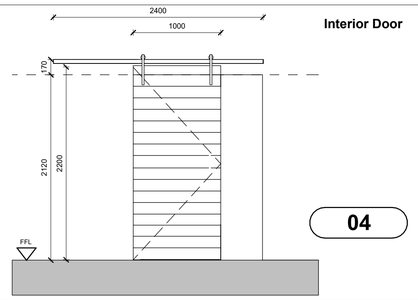
11/09/2023

Interior Door



Door type	04

DOOR	
Description	Purpose made horizontal Slatted Single Wooden Door 1000×2032 on a Hilladam BarnSlide 150 system
Finish	Prepare and sand door. Wash knots and resinous areas with Lacquer Thinners and coat with Woodcare Knot Seal and apply one coat of Plascon Woodcare Pretreatment .Surface to be dry, sound and clean before applying 3 coats exterior quality varnish in accordance with manufacturer's recommendation, to Architects approval.
Glazing	Nill
Ironmongery	Refer to ironmongery set no. 1,Refer to ironmongery schedule

FRAME	
Description	Door held in place with 2 Hilladam BarnSlide 150 hangers to be placed 100mm from ends of door to run on BarnSlide 200 track held in place with BarnSlide brackets set max. 500mm c/c. Door to make use of 19A aluminium channel with 40/19B guide in routered into timber door held in place with 40/19B Nylon guide.
Finish	Frame system as per Hilladam Rollaway 250S system spec's

REMARKS

01: Interior door: Separates Male Changing Room, Ground Floor
02: Interior door: Separates Female Changing Room, Ground Floor

revisions			
rev.	DATE	SIGN	DESCRIPTION

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ACCEPTED BY ARCHITECT

ACCEPTED BY

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PROJECT TITLE

New staff ablutions and Staff area for the Afrikaanse Taalmonument

CLIENT

AFRIKAANSE TAALMONUMENT

ISA ARCHITECTS
COMMERCIAL & RESIDENTIAL
Email johan@i-sa.co.za | **Web** www.i-sa.co.za
Tel 021 020 2350 | **Fax** 086 480 6313 | **Cell** 082 446 3973
148 Main Road, Paarl, 7646, Western Cape, South Africa

DRAWING TITLE

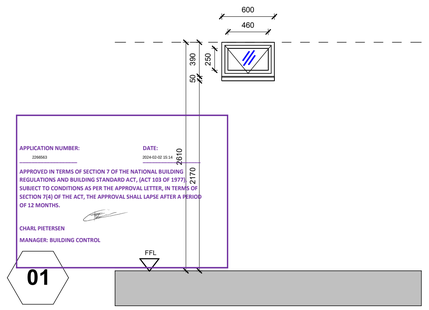
Door schedule

DRAWING STATUS

COUNCIL SUBMISSION

DRAWN BY	SCALE	DATE	REV
JDV	1 : 35	18/05/2023	No

CHECKED BY	PROJECT NO.	DRAWING NO.	PAGE SIZE
W.VDW	4023	401	A1

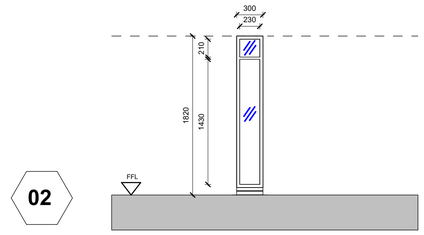


Window Type	01

WINDOW	
Description	Window: Swartland 1500x400mm Tophung window. Powder coated (for architectural applications), supplied by a manufacturer complying with SANS 1578 and applied in accordance with SANS 1796 by an approved applicator. Colour- Matt Charcoal. Cill: As per Dt- 01
Finish	Powder coated (for architectural applications), supplied by a manufacturer complying with SANS 1578 and applied in accordance with SANS 1796 by an approved applicator. Colour- Matt Charcoal
Glazing	6.38mm PG SmartGlass X1 Standard. All glazing to comply with the requirements of SANS10137 & SANS10400 Part N. Safety glass to be indicated on glass on eye level.
Ironmongery	Ironmongery supplied and fitted by Manufacturer.

LOCATION

01: Male Changing Room, Ground Floor	**E**
02: Male Changing Room, Ground Floor	**E**
03: Male Changing Room, Ground Floor	**E**
04: Female Changing Room, Ground Floor	**N**
05: Female Changing Room, Ground Floor	**N**
06: Female Changing Room, Ground Floor	**N**
07: Female Changing Room, Ground Floor	**N**
08: Male Changing Room, Ground Floor	**W**
09: Male Changing Room, Ground Floor	**W**

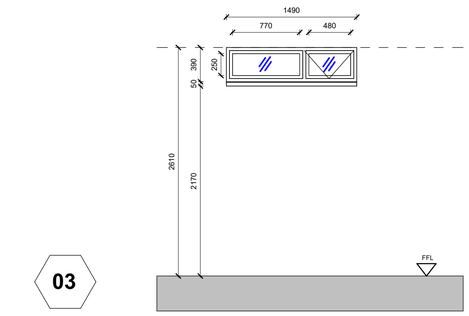


Window Type	02

WINDOW	
Description	Window: Swartland 1500x400mm Tophung window. Powder coated (for architectural applications), supplied by a manufacturer complying with SANS 1578 and applied in accordance with SANS 1796 by an approved applicator. Colour- Matt Charcoal. Cill: As per Dt- 01
Finish	Powder coated (for architectural applications), supplied by a manufacturer complying with SANS 1578 and applied in accordance with SANS 1796 by an approved applicator. Colour- Matt Charcoal
Glazing	6.38mm PG SmartGlass X1 Standard. All glazing to comply with the requirements of SANS10137 & SANS10400 Part N. Safety glass to be indicated on glass on eye level.
Ironmongery	Ironmongery supplied and fitted by Manufacturer.

LOCATION

01: Male Changing Room, Ground Floor	**E**
02: Female Changing Room, Ground Floor	**N**



Window Type	03

WINDOW	
Description	Window: Swartland 1500x400mm Tophung window. Powder coated (for architectural applications), supplied by a manufacturer complying with SANS 1578 and applied in accordance with SANS 1796 by an approved applicator. Colour- Matt Charcoal. Cill: As per Dt- 01
Finish	Powder coated (for architectural applications), supplied by a manufacturer complying with SANS 1578 and applied in accordance with SANS 1796 by an approved applicator. Colour- Matt Charcoal
Glazing	6.38mm PG SmartGlass X1 Standard. All glazing to comply with the requirements of SANS10137 & SANS10400 Part N. Safety glass to be indicated on glass on eye level.
Ironmongery	Ironmongery supplied and fitted by Manufacturer.

LOCATION

01: Male Changing Room, Ground Floor	**W**
02: Staff Room, Ground Floor	**S**
03: Staff Room, Ground Floor	**S**
04: Female Changing Room, Ground Floor	**S**
05: Female Changing Room, Ground Floor	**S**

Heritage Western Cape
Erfenis Wes-Kaap
ILifa leMveli leNtshona Koloni

29 August 2023

APPROVED

11/09/2023

Fenestration Calculations	
Male Changing Room	
Total glazed area of doors and windows	2.27m²
Total floor area	16m²
20% of Male Changing Room area	3.2m²
Fenestration Compliance	COMPLIANT

Fenestration Calculations	
Female Changing Room, Mech Room & Staff Area	
Total glazed area of doors and windows	15.12m²
Total floor area	37m²
20% of Male Changing Room area	7.4m²
Fenestration Compliance	NON-COMPLIANT

Window Schedule				
Type Mark	Mark	Width	Height	Area
W01	01	600	390	0.23 m²
W01	02	600	390	0.23 m²
W01	03	600	390	0.23 m²
W01	04	600	390	0.23 m²
W01	05	600	390	0.23 m²
W01	06	600	390	0.23 m²
W01	07	600	390	0.23 m²
W01	08	600	390	0.23 m²
W01	09	600	390	0.23 m²
W02	01	300	1800	0.54 m²
W02	02	300	1800	0.54 m²
W03	01	1490	390	0.58 m²
W03	02	1490	390	0.58 m²
W03	03	1490	390	0.58 m²
W03	04	1490	390	0.58 m²
W03	05	1490	390	0.58 m²

CONDUCTANCE CALCULATIONS: Afrikaans Taal Monument

AREA (GLAZING ELEMENT)						U-VALUE					TOTAL
No.		HEGHT	WIDTH	AREA	No.	Frame type	Glass description				
1	W01 - 04	0.40	0.60	0.24 m²	W01 - 04	ALUM.	National Glass Distribution: Single Glazed CLEAR 8mm 16018	5.74	W/m²-K	1.3776	W/K
2	W01 - 05	0.40	0.60	0.24 m²	W01 - 05	ALUM.	National Glass Distribution: Single Glazed CLEAR 8mm 16018	5.74	W/m²-K	1.3776	W/K
3	W01 - 06	0.40	0.60	0.24 m²	W01 - 06	ALUM.	National Glass Distribution: Single Glazed CLEAR 8mm 16018	5.74	W/m²-K	1.3776	W/K
4	W01 - 07	0.40	0.60	0.24 m²	W01 - 07	ALUM.	National Glass Distribution: Single Glazed CLEAR 8mm 16018	5.74	W/m²-K	1.3776	W/K
5	W02 - 02	1.80	0.30	0.54 m²	W02 - 02	ALUM.	National Glass Distribution: Single Glazed CLEAR 8mm 16018	5.74	W/m²-K	3.0996	W/K
6	W03 - 02	0.40	1.50	0.60 m²	W03 - 02	ALUM.	National Glass Distribution: Single Glazed CLEAR 8mm 16018	5.74	W/m²-K	3.4440	W/K
7	W03 - 03	0.40	1.50	0.60 m²	W03 - 03	ALUM.	National Glass Distribution: Single Glazed CLEAR 8mm 16018	5.74	W/m²-K	3.4440	W/K
8	W03 - 04	0.40	1.50	0.60 m²	W03 - 04	ALUM.	National Glass Distribution: Single Glazed CLEAR 8mm 16018	5.74	W/m²-K	3.4440	W/K
9	W03 - 05	0.40	1.50	0.60 m²	W03 - 05	ALUM.	National Glass Distribution: Single Glazed CLEAR 8mm 16018	5.74	W/m²-K	3.4440	W/K
12	D02 - 01	2.10	2.70	5.67 m²	D02 - 01	ALUM.	National Glass Distribution: Double Glazed COLOURVUE Clear + Clear ZA300101	3.09	W/m²-K	17.5203	W/K
11	D02 - 02	2.10	2.70	5.67 m²	D02 - 02	ALUM.	National Glass Distribution: Double Glazed COLOURVUE Clear + Clear ZA300101	3.09	W/m²-K	17.5203	W/K
TOTAL:										39.9063	W/K
TOTAL FLOOR AREA X CONDUCTANCE CONSTANT											
37	X	1.4								51.8	W/K
Therefore the sum of the calculation < AT x CU											
The proposed design does therefore comply for conductance.											

SOLAR HEAT GAIN CALCULATIONS: Afrikaans Taal Monument

GROUND FLOOR

AREA (GLAZING ELEM			SHGC			SOLAR EXP. FACTOR						
No.	AREA		No.	Frame type		No.	P (m)	H (m)	P/H	Orientation	SEF (E)	TOTAL
W01 - 04	0.24	m²	W01 - 04	ALUM.	0.41	W01 - 04	1.000	0.420	0.420	N	0.36	0.035 W/K
W01 - 05	0.24	m²	W01 - 05	ALUM.	0.41	W01 - 05	1.000	0.420	0.420	N	0.36	0.035 W/K
W01 - 06	0.24	m²	W01 - 06	ALUM.	0.41	W01 - 06	1.000	0.420	0.420	N	0.36	0.035 W/K
W01 - 07	0.24	m²	W01 - 07	ALUM.	0.41	W01 - 07	1.000	0.420	0.420	N	0.36	0.035 W/K
W02 - 02	0.54	m²	W02 - 02	ALUM.	0.41	W02 - 02	2.860	2.600	7.436	N	0.14	0.031 W/K
W03 - 02	0.60	m²	W03 - 02	ALUM.	0.41	W03 - 02	0.700	0.420	0.294	S	0.42	0.103 W/K
W03 - 03	0.60	m²	W03 - 03	ALUM.	0.41	W03 - 03	0.700	0.420	0.294	S	0.42	0.103 W/K
W03 - 04	0.60	m²	W03 - 04	ALUM.	0.41	W03 - 04	0.250	0.420	0.105	S	0.86	0.212 W/K
W03 - 05	0.60	m²	W03 - 05	ALUM.	0.41	W03 - 05	0.250	0.420	0.105	S	0.86	0.212 W/K
D02 - 01	5.67	m²	D02 - 01	ALUM.	0.41	D02 - 01	1.170	2.200	2.574	W	0.31	0.721 W/K
D02 - 02	5.67	m²	D02 - 02	ALUM.	0.41	D02 - 02	1.170	2.200	2.574	N	0.14	0.325 W/K
TOTAL:												1.849 W/K
TOTAL FLOOR AREA X SOLAR HEAT GAIN CONSTANT												
37	X	0.13										4.81 W/K
Therefore the sum of the calculation < AT x CSHGC												
The proposed design does therefore comply for Solar Heat Gain.												

revisions			
rev.	DATE	SIGN	DESCRIPTION

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PROJECT TITLE

New staff ablutions and Staff area for the Afrikaanse Taalmonument

CLIENT

AFRIKAANSE TAALMONUMENT

ISA ARCHITECTS
COMMERCIAL & RESIDENTIAL
Email johan@i-sa.co.za | **Web** www.i-sa.co.za
Tel 021 020 2350 | **Fax** 086 480 6313 | **Cell** 082 446 3973
148 Main Road, Paarl, 7646, Western Cape, South Africa

DRAWING TITLE

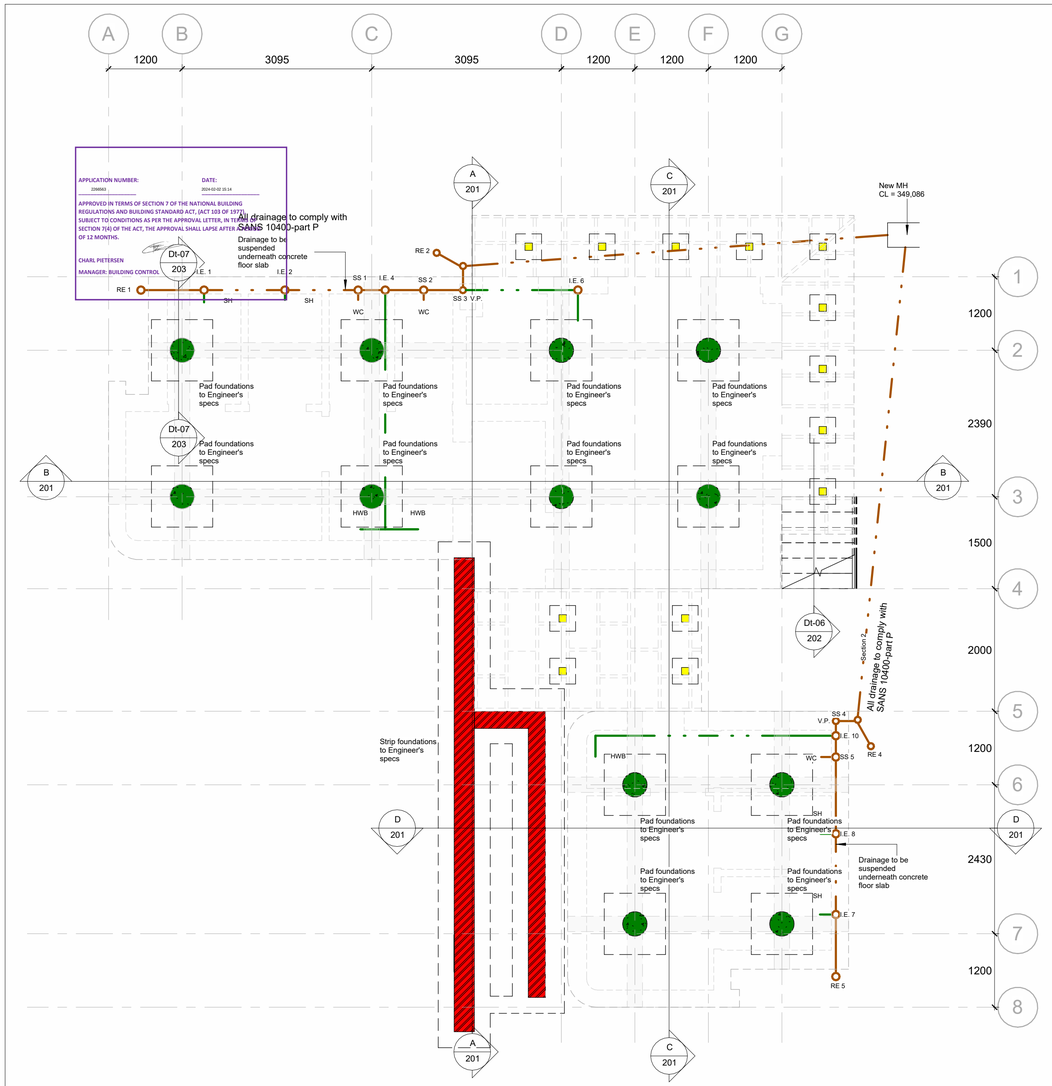
Window Schedule & Fenestration calculations

DRAWING STATUS

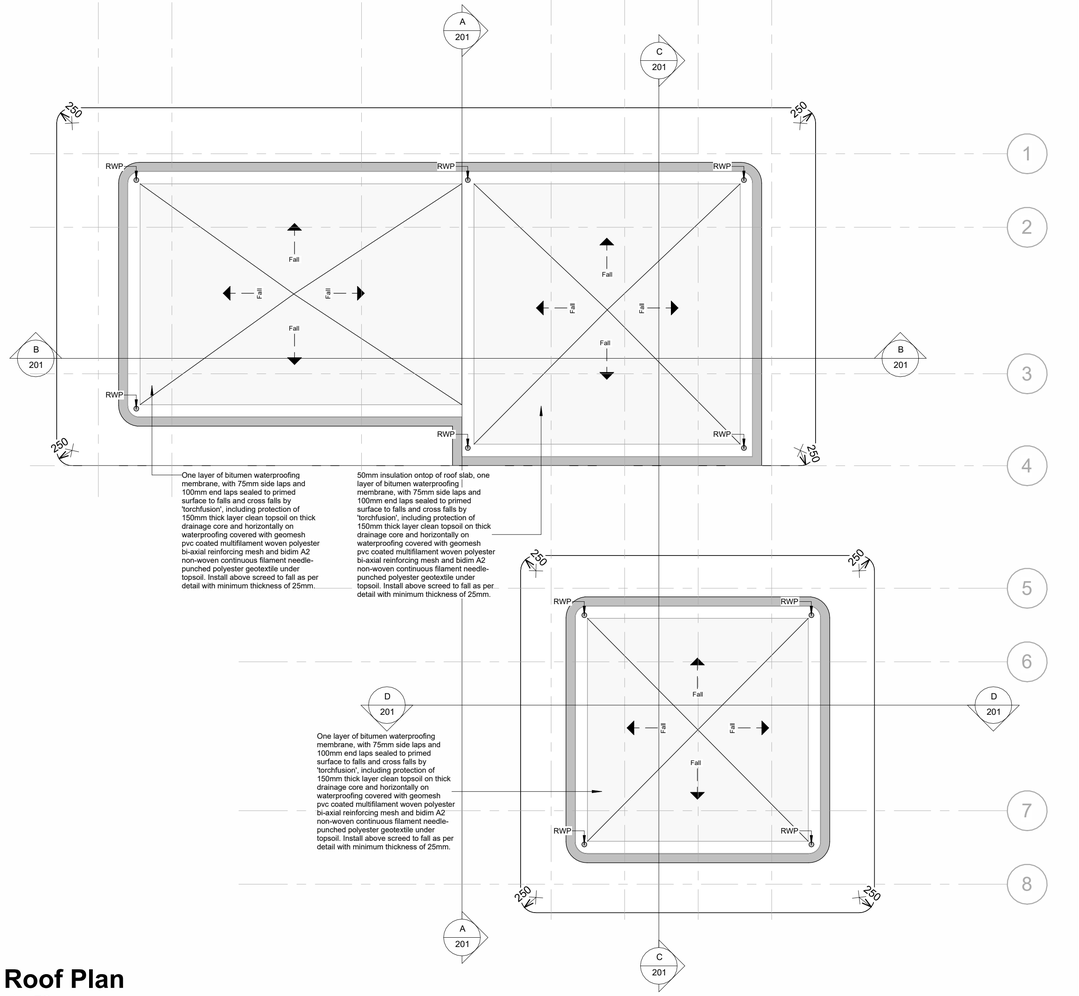
COUNCIL SUBMISSION

DRAWN BY	SCALE	DATE	REV
JDV	As indicated	18/05/2023	No

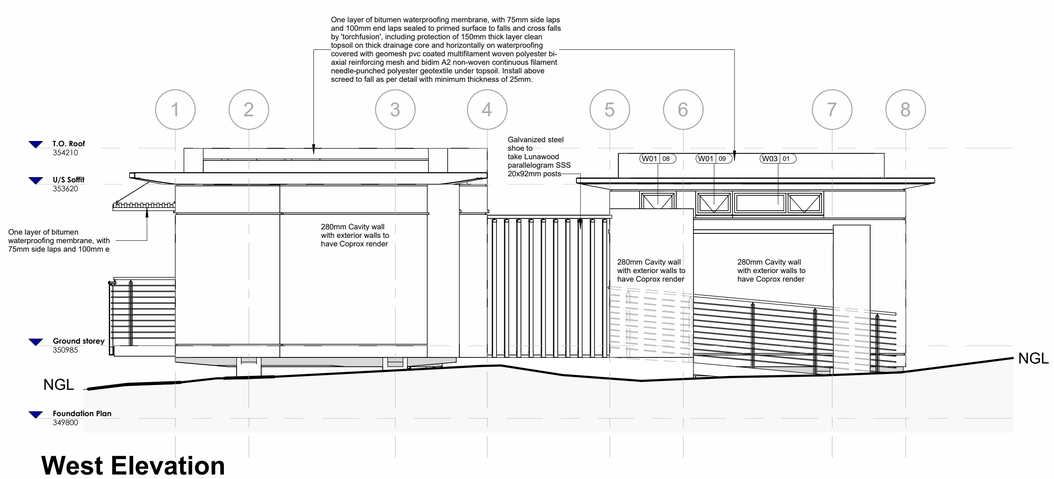
CHECKED BY	PROJECT NO.	DRAWING NO.	PAGE SIZE
W.VDW	4023	402	A1



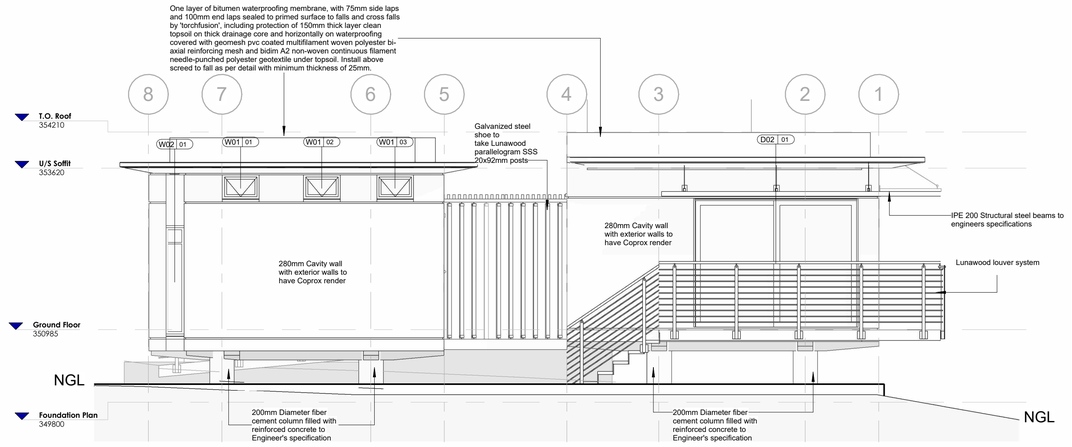
Foundation Plan
1 : 50



Roof Plan
1 : 50



West Elevation
1 : 50



East Elevation
1 : 50

revisions			
rev.	DATE	SIGN	DESCRIPTION
Rev.01	20/11	J.DV	Changes to drainage layout and section.
Rev.02	08/01	J.DV	Made changes to notes

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ACCEPTED BY ARCHITECT

ACCEPTED BY

ACCEPTED BY

PROJECT TITLE

New staff ablutions and Staff area for the Afrikaanse Taalmonument

CLIENT

AFRIKAANSE TAALMONUMENT

ISA ARCHITECTS
COMMERCIAL & RESIDENTIAL
Email johan@i-sa.co.za | **Web** www.i-sa.co.za
Tel 021 020 2350 | **Fax** 086 480 6313 | **Cell** 082 446 3973
148 Main Road, Paarl, 7646, Western Cape, South Africa

DRAWING TITLE

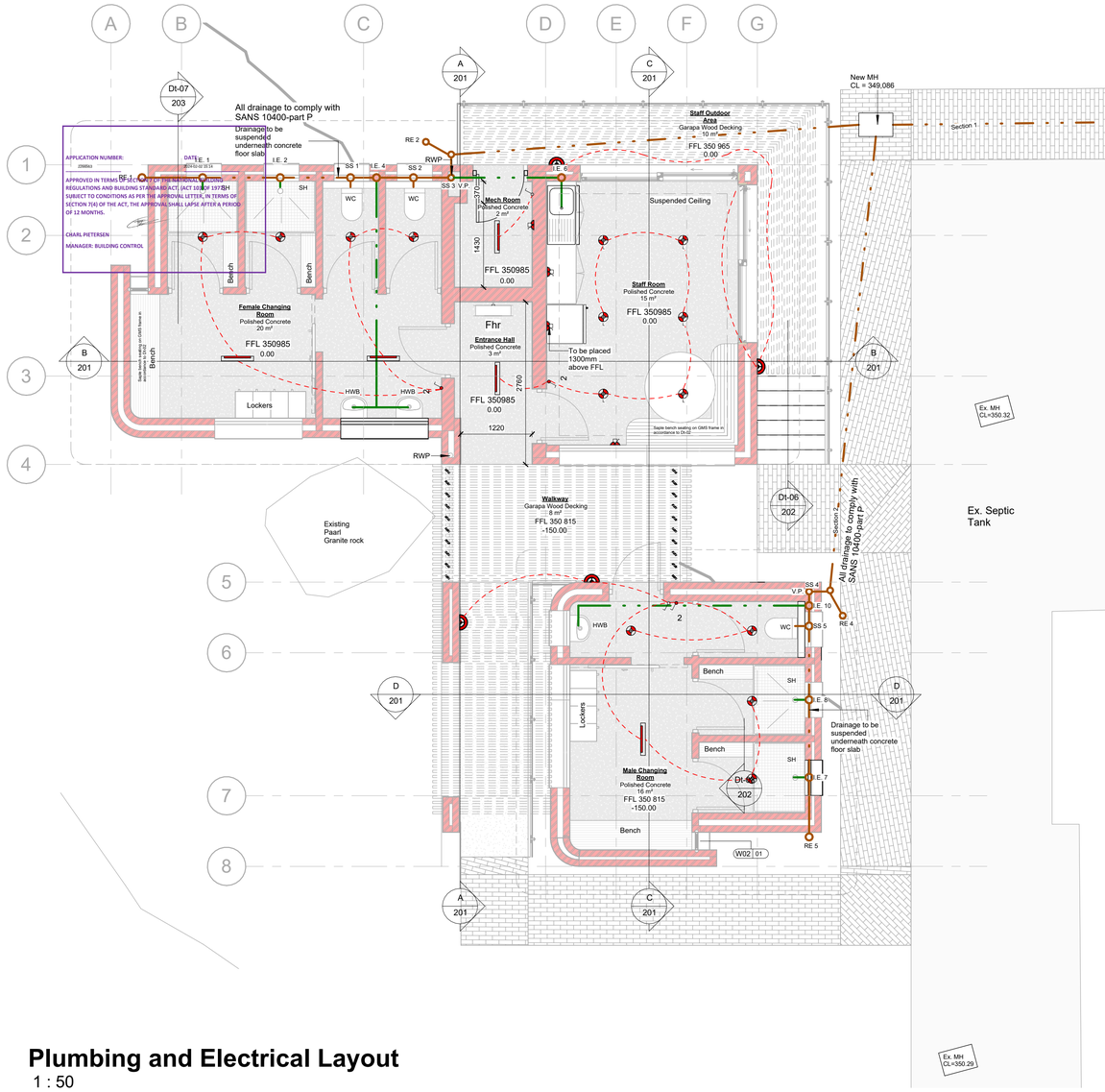
Foundation plan, Roof plan & Elevations

DRAWING STATUS

COUNCIL SUBMISSION

DRAWN BY	SCALE	DATE	REV
JDV	1 : 50	08/01/2024	REV - 02

CHECKED BY	PROJECT NO.	DRAWING NO.	PAGE SIZE
W.VDW	4023	103	A1



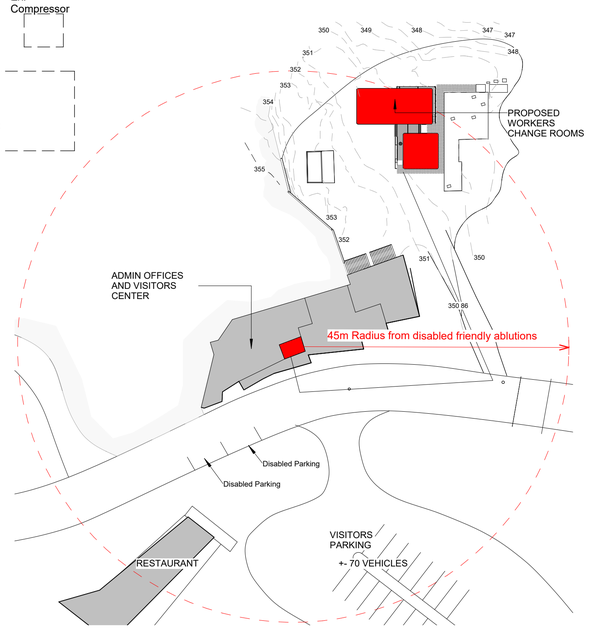
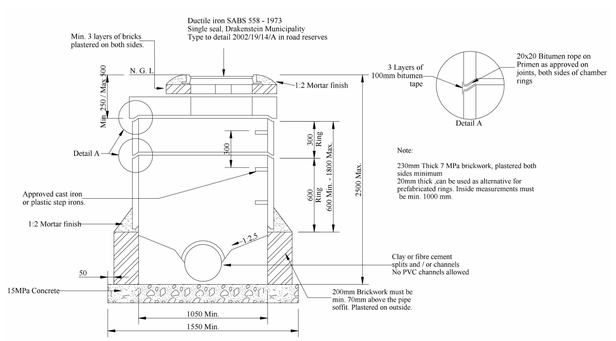


Diagram indicating ex. disabled ablutions to New staff ablutions

1 : 500



Generic Manhole detail

1 : 25

Plumbing and Electrical Layout

1 : 50

ELECTRICAL LEGEND

	SINGLE LIGHT SWITCH
2	DOUBLE LIGHT SWITCH
3	TRIPLE LIGHT SWITCH
	CEILING MOUNTED LIGHT
	WALL MOUNTED LIGHTING
	DOUBLE PLUG POINTS
	SINGLE PLUG POINT
	1500mm FLUORESCENT LIGHT
	100W INCANDESCENT SECURITY LIGHT ON A DAY/ NIGHT AND MOVEMENT SWITCH
NOTES:	

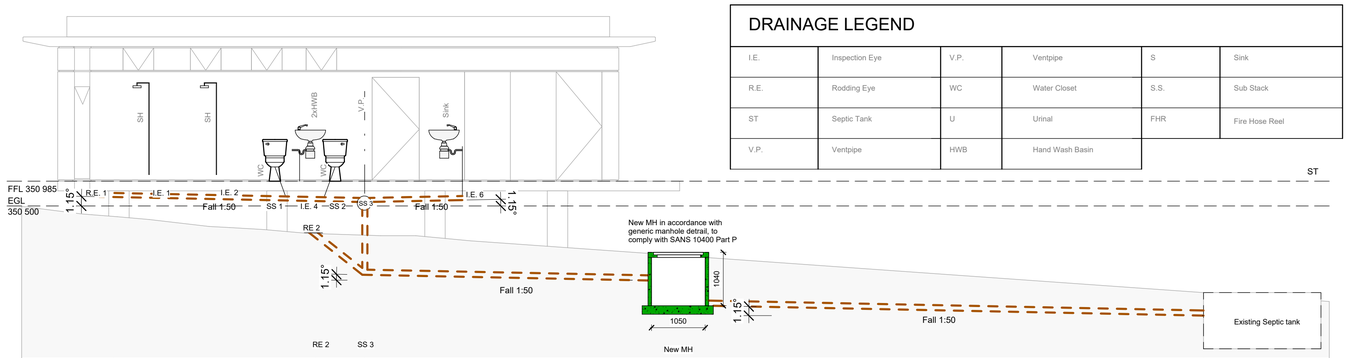
ALL LIGHT SWITCHES TO BE PLACED AT 1300mm ABOVE FFL, UNLESS OTHERWISE SPECIFIED
ALL PLUG POINTS TO BE PLACED 300mm ABOVE FFL,EXCEPT FOR DOUBLE PLUG POINTS IN KITCHEN UNLESS OTHERWISE INDICATED. DOUBLE PLUG POINTS IN KITCHEN TO BE 200mm ABOVE THEIR RESPECTIVE COUNTER TOPS.
THE CLIENT IS TO SELECT AND SPECIFY THE EXACT LIGHT FITTINGS TO BE FITTED.

DRAINAGE LEGEND

I.E.	Inspection Eye	V.P.	Ventpipe	S	Sink
R.E.	Rodding Eye	WC	Water Closet	S.S.	Sub Stack
ST	Septic Tank	U	Urinal	FHR	Fire Hose Reel
V.P.	Ventpipe	HWB	Hand Wash Basin		

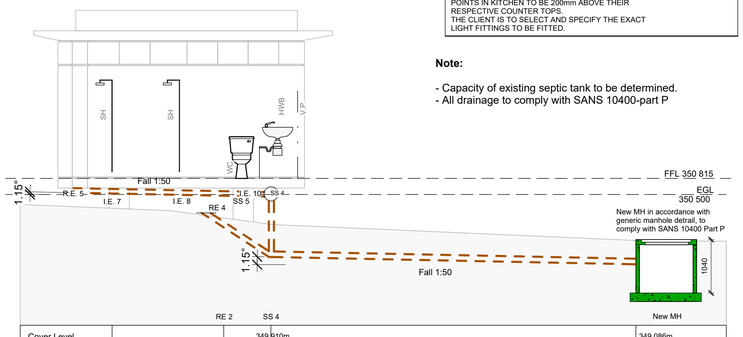
Note:

- Capacity of existing septic tank to be determined.
- All drainage to comply with SANS 10400-part P



Cover Level		349.927m	349,590m	349,590m	349,086m
Invert Level		349.282m	348,140m	348,734m	348,636m
Depth		645	450	856	350
Distance		947	5860	9989	
Fall			1:50	1:50	

Section 1



Cover Level		349.910m	349,086m
Invert Level		349.385m	348,636m
Depth		525	450
Distance	924	7149	
Fall		1:50	

Section 2

Schematic Drainage Section

1 : 60

revisions			
rev.	DATE	SIGN	DESCRIPTION
Rev.01	20/11	J.DV	Changes to drainage layout and section.
Rev.02	08/01	J.DV	Made changes to notes
Rev.03	30/01	J.DV	Added Manhole detail and changes to drainage

ACCEPTED BY CLIENT

ACCEPTED BY ARCHITECT

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PROJECT TITLE

New staff ablutions and Staff area for the Afrikaanse Taalmonument

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148 Main Road, Paarl, 7646, Western Cape, South Africa

DRAWING TITLE

Plumbing & Electrical Layout & Schematic drainage secton

DRAWING STATUS

COUNCIL SUBMISSION

DRAWN BY	SCALE	DATE	REV
JDV	As indicated	30/01/2024	REV - 03

CHECKED BY	PROJECT NO.	DRAWING NO.	PAGE SIZE
W.VDW	4023	104	A1

DEPARTMENT: CORPORATE AND PLANNING SERVICES
DIVISION: LAND DEVELOPMENT MANAGEMENT
SECTION: BUILDING CONTROL

DRAKENSTEIN
MUNISIPALITEIT • MUNICIPALITY • UMASIPALA
Paarl | Wellington | Gouda | Saron | Simondium

1

Requested date of inspection …… Time ……

NOTICE OF INTENTION TO COMMENCE ☐ DEMOLISH ☐ TRENCH INSPECTION ☐ EXCAVATION INSPECTION ☐

(Tick relevant box)

Erf/Farm no …… Portion …… Application reference no ……

Site address …… Allotment area ……

I hereby give notice, in terms of National Building Regulations A22, that the building work as described above is now ready for inspection and hereby confirm that I am compliant with the Occupational Health and Safety Act, Act No 83 of 1993.
(Note: Submission of notice should be made **two working days** before the inspection is required.)

Owner name …… Requester name ……
Requester email address …… Contact number ……
Signature of owner/authorized agent …… Date ……

INSPECTION REQUEST MAY BE E- MAILED TO: buildingcontrolinspection@drakenstein.gov.za

✂----------

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DIVISION: LAND DEVELOPMENT MANAGEMENT
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2

Requested date of inspection …… Time ……

NOTICE FOR THE INSPECTION OF THE DRAINAGE INSTALLATION IN ACCORDANCE WITH THE APPROVED PLAN

Erf/Farm no …… Portion …… Application reference no ……

Site address …… Allotment area ……

I hereby give notice, in terms of National Building Regulations A22, that the building work as described above is now ready for inspection and hereby confirm that I am compliant with the Occupational Health and Safety Act, Act No 83 of 1993.
(Note: Submission of notice should be made **two working days** before the inspection is required.)

Owner name …… Requester name ……
Requester email address …… Contact number ……
Signature of owner/authorized agent …… Date ……

INSPECTION REQUEST MAY BE E- MAILED TO: buildingcontrolinspection@drakenstein.gov.za

✂----------

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3

Requested date of inspection …… Time……

NOTICE OF COMPLETION OF WORK IN ACCORDANCE WITH THE APPROVED PLAN

Erf/Farm no …… Portion …… Application reference no ……

Site address …… Allotment area ……

I hereby give notice, in terms of National Building Regulations A22, that the building work as described above is now ready for inspection and hereby confirm that I am compliant with the Occupational Health and Safety Act, Act No 83 of 1993.
(Note: Submission of notice should be made **two working days** before the inspection is required.)

Owner name …… Requester name ……
Requester email address …… Contact number ……
Signature of owner/authorized agent …… Date ……

INSPECTION REQUEST MAY BE E- MAILED TO: buildingcontrolinspection@drakenstein.gov.za..