STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17934(TP955/2024)
Our File Reference Number: Erf 17649, Stellenbosch
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: [redacted]

Sir /Madam

APPLICATION FOR PERMANENT DEPARTURE ON ERF 17649, STELLENBOSCH

1. The above application refers.

2. The duly authorised decision maker has decided on the above application as follows.

2.1. That the following application in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw 2023, on Erf 17649, Welgegund Estate - Stellenbosch for:

   i. A departure in terms of Section 15(2)(b) of the said bylaw in order to relax the street building line from 3m to 2,72m and the common building line (adjacent to Erf 17648) from 1.2m to 0.23m for the proposed swimming pools.

BE APPROVED in terms of Section 60 of the said Bylaw and subject to conditions of approval.

2.2. The approval is subject to the following conditions imposed in terms of Section 66 of said Bylaw:

a. The approval only applies to the proposed departure under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the Council or other legislation or Bylaws or Regulations that may be applicable.
b. The development and building plans be generally in accordance with the site plan/floor layout plans as referenced Project No. 24-128, Sheet No. 001-101, 201, 301- 302, 310, 401, 501-502, Drawn by Red Atlantic Architecture, dated 2025/03/04and attached as **Annexure B.**
c. The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

2.3. The reasons for the above decision are as follows:

i. The scale and nature of the proposed development will not compromise the existing character of the surrounding landscape.

ii. The building line encroachment does not detract from the area's character due to the small scale and use of the proposed swimming pool.

iii. The proposal is in line with the existing land use of the property and will not have a negative impact on the character of the surrounding area.

3. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

4. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.

5. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**

6. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.

7. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021- 808 8684.

8. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
   (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
   (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
   (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.

   (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.

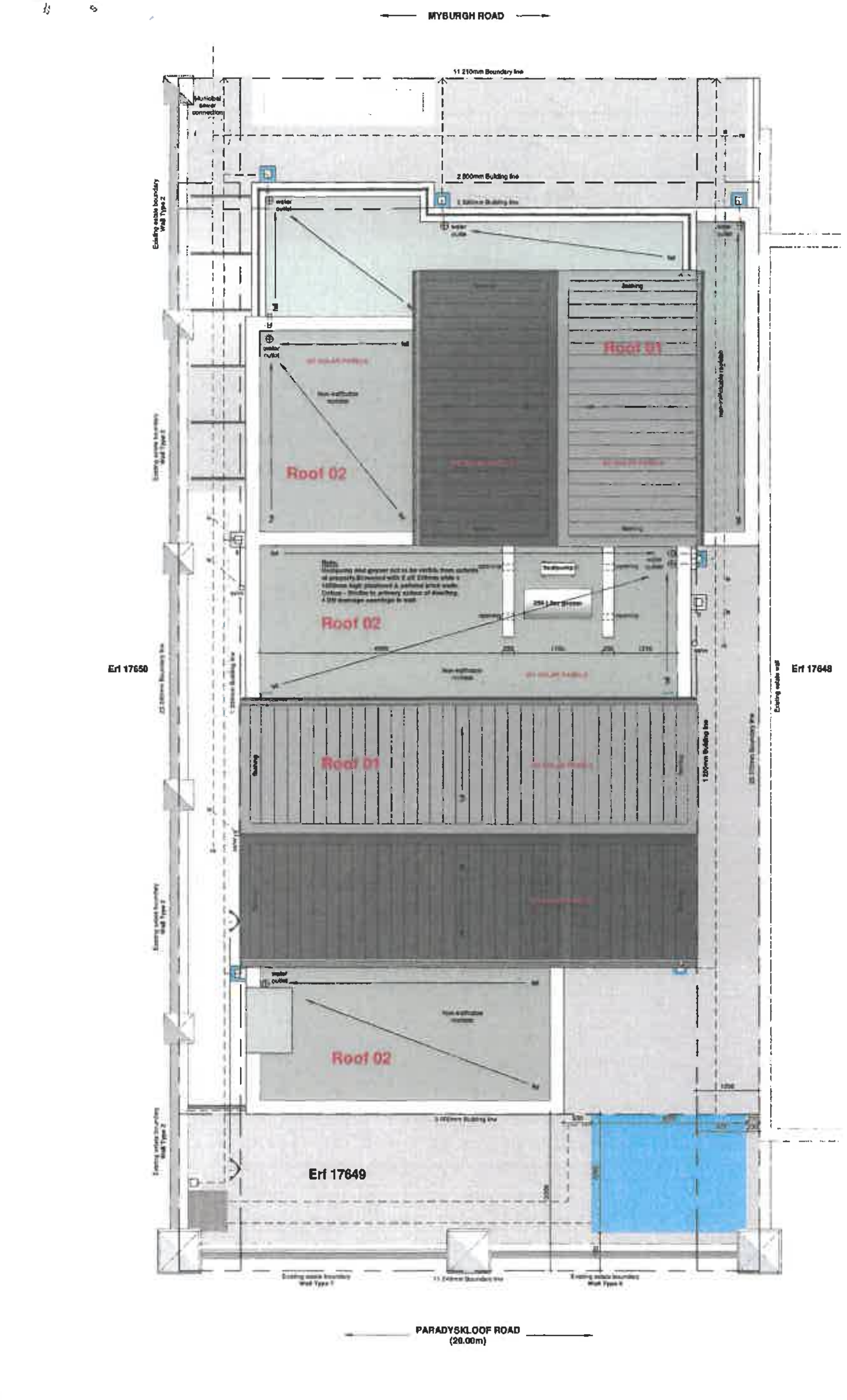
9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
10. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised, and you've been advised accordingly.

Yours faithfully

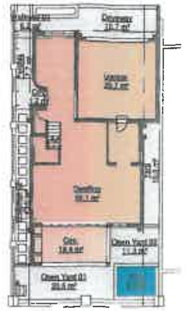
FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

25/4/2025

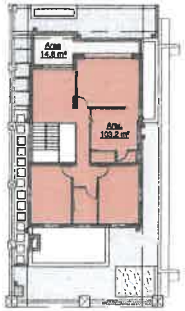
DATE



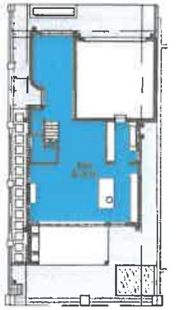
Site and Roof Plan



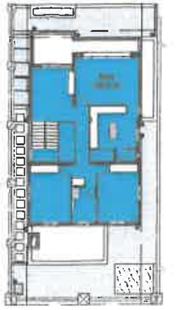
Ground Storey Area Plan
Scale 1:200



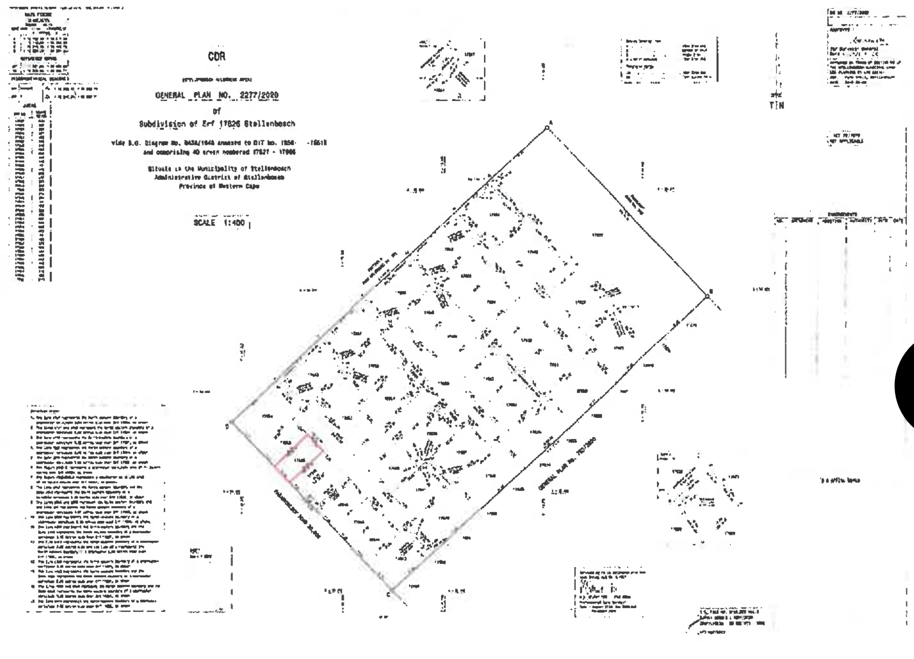
First Storey Area Plan
Scale 1:200



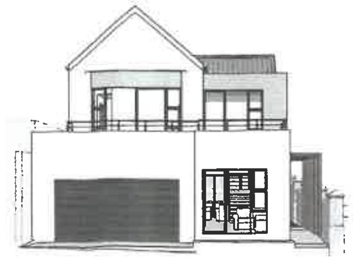
Ground Storey Nett Area Plan
Scale 1:200



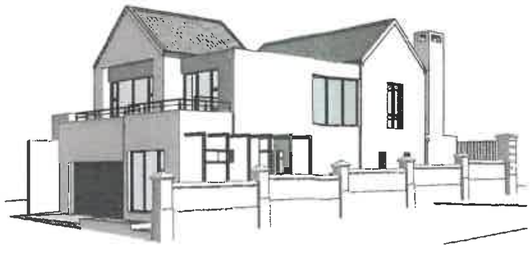
First Storey Nett Area Plan
Scale 1:200


CDR
GENERAL PLAN NO. 2277/2020
of
Subdivision of Erf 17826 Stellenbosch
SCALE 1:400

SG Diagram
Scale nts



North birds eye view



West birds eye view

COPYRIGHT NOTICE
Copyright © 2011 (*Red Atlantic Architecture*). Copyright subsists in this drawing. The person or entity whose name appears in the title block of this drawing, is hereby granted a non-exclusive license to use, display, print and / or reproduce this drawing to the extent necessary to carry out and complete the project described in the title block of this drawing
This license in respect of the copyright is expressly limited as aforesaid and the person and/or entity referred to above shall not be entitled to grant sub-licenses in respect of the copyright in this drawing to any other entity.
This license confers no ownership rights in the copyright vesting in the drawing and this drawing and the copyright subsisting therein will, at all times, remain the property of (*Red Atlantic Architecture*).
Any unauthorized reproduction, publication, transmission, adaptation and/or inclusion of this drawing in a cinematograph film or television broadcast is an act of copyright infringement which will render the doer of the act liable for civil law copyright infringement and may in certain circumstances render the doer liable to criminal prosecution .
Requests and enquiries concerning this drawing and the rights subsisting therein should be addressed to the copyright owner

DISCLAIMER
All drawings and dimensions must be correlated by the owner and contractor before any materials are ordered or building work commences. Any differences must be brought to the attention of the Architect in writing immediately.
Upon submitting this document to the Local Authority for approval, the owner of this property confirms that all the information on this document is to the owner's final wish(es) and to their satisfaction. The owner understands that any changes hereafter for whatever reason, must be resubmitted to the Local Authority for approval.
The owner of this property acknowledge that they will be responsible and liable for any deviation from this document without the Architect's knowledge.

Development Data:	
Site Area	258.90 sqm
Ground:	**134.80 sqm**
- House	95.10 sqm
- Garage	39.70 sqm
- Cov. Braai area	18.40 sqm
- Cov. Entrance	1.20 sqm
Open Areas:	
- Walkway 01	6.20 sqm
- Pergola	7.70 sqm
- Walkway 02	13.50 sqm
- Open Yard	41.90 sqm
- Swimming pool	7.40 sqm
- Driveway (on erf)	15.70 sqm
First:	**103.20 sqm**
- House	103.20 sqm
Open Areas:	
- Open Balcony	14.80 sqm
Grand Total:	**238.00 sqm**
Development Parameters:	
Coverage	
Allowed	154.90 sqm
Proposed	154.85 sqm
Bulk	
Allowed	258.10 sqm
Proposed	257.60 sqm
Max First Storey	
Allowed	103.20 sqm
Proposed	103.20 sqm

Municipal Approval [redacted]

Owner Signature .... Date 2025 / 03 / 24

Architect Signature .... Date 2025 / 03 / 24

[redacted]

~ARCHITECTU

House Mynhardt

Property description

Erf 17649, Welgegund Estate
STELLENBOSCH

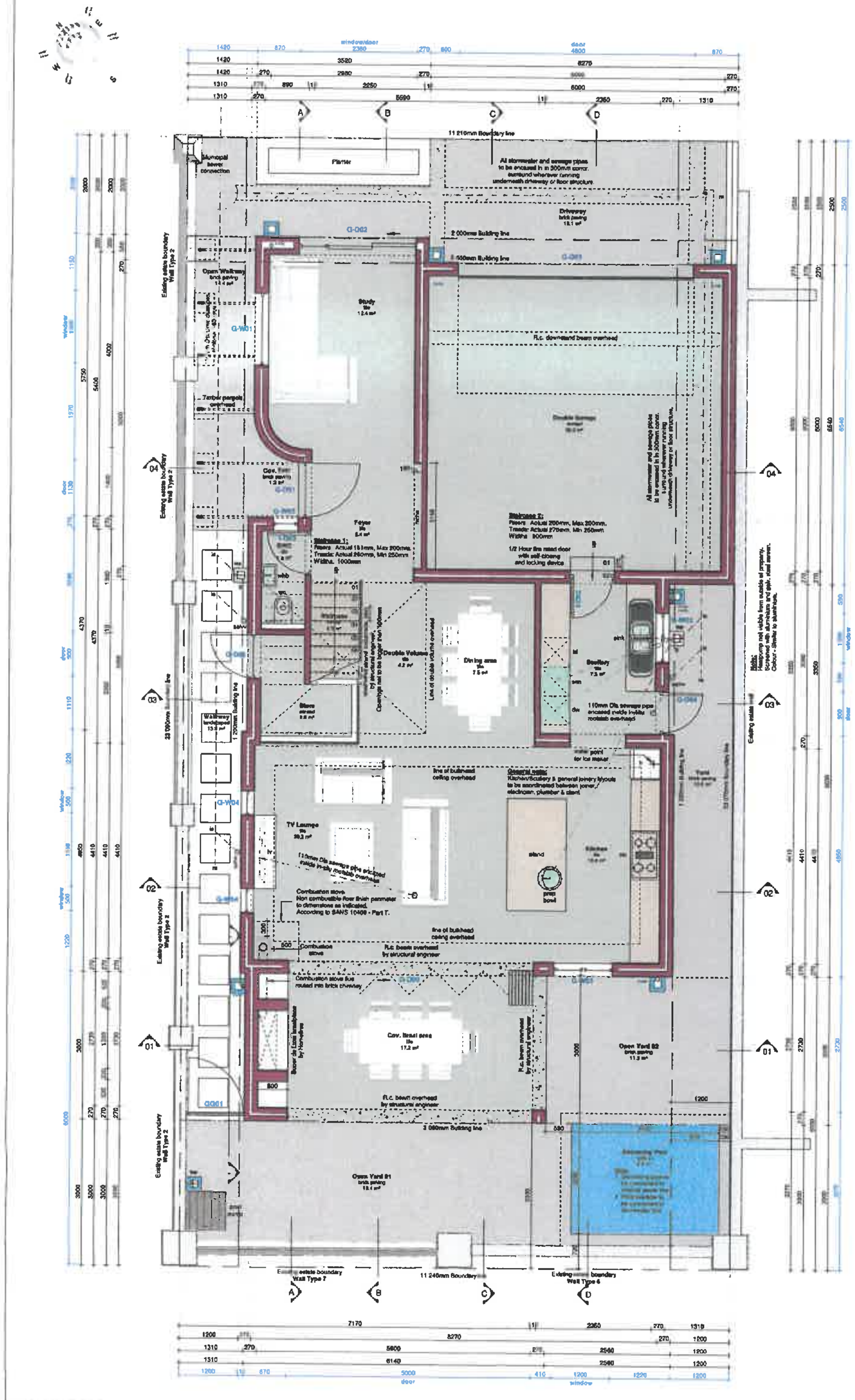
Project description

New Dwelling, pergola, boundary wall
and swimming pool

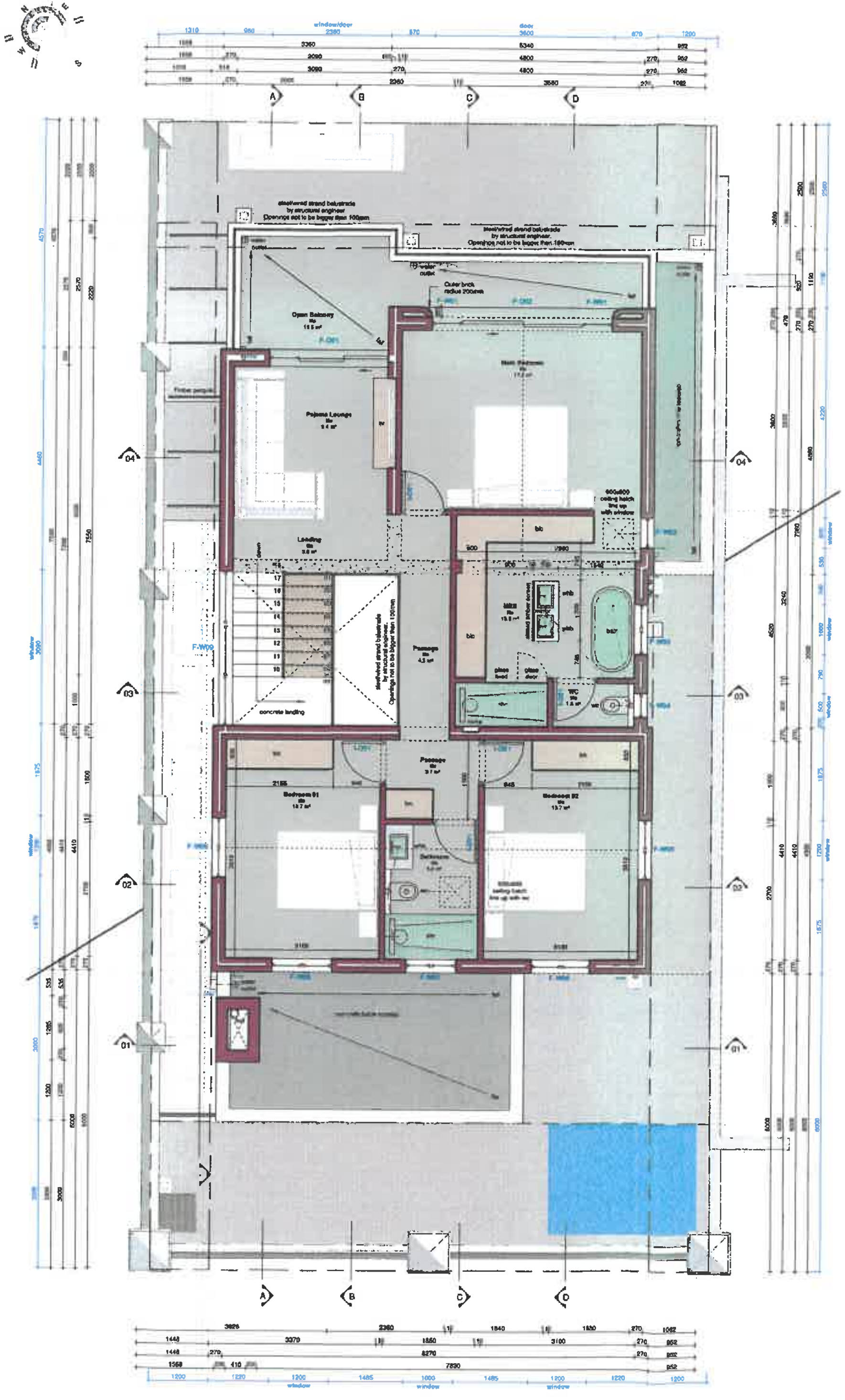
Sheet description

Site and Roof plan,
Area plans and Views

Project number	Sheet nr	Rev	Project status
24-128	0101	01	[illegible]
Project Date 2021-06-17	Designed by RVJ		Scale as indicated
Issue Date 2025/03/04 08:27:02	Drawn by RVJ/PVW		Page Size A1



Ground Storey Plan
Scale 1:50



First Storey Plan
Scale 1:50

COPYRIGHT NOTICE
Copyright © 2011 (*Red Atlantic Architecture*). Copyright subsists in this drawing. The person or entity whose name appears in the title block of this drawing, is hereby granted a non-exclusive license to use, display, print and / or reproduce this drawing to the extent necessary to carry out and complete the project described in the title block of this drawing.
This license in respect of the copyright is expressly limited as aforesaid and the person and/or entity referred to above shall not be entitled to grant sub-licenses in respect of the copyright in this drawing to any other entity.
This license confers no ownership rights in the copyright vesting in the drawing and this drawing and the copyright subsisting therein will, at all times, remain the property of (*Red Atlantic Architecture*).
Any unauthorized reproduction, publication, transmission, adaptation and/or inclusion of this drawing in a cinematograph film or television broadcast is an act of copyright infringement which will render the doer of the act liable for civil law copyright infringement and may in certain circumstances render the doer liable to criminal prosecution.
Requests and enquiries concerning this drawing and the rights subsisting therein should be addressed to the copyright owner.

DISCLAIMER
All drawings and dimensions must be correlated by the owner and contractor before any materials are ordered or building work commences. Any differences must be brought to the attention of the Architect in writing immediately.
Upon submitting this document to the Local Authority for approval, the owner of this property confirms that all the information on this document is to the owner's final wishlist and to their satisfaction. The owner understands that any changes hereafter for whatever reason, must be resubmitted to the Local Authority for approval
The owner of this property acknowledge that they will be responsible and liable for any deviation from this document without the Architect's knowledge.

Development Data:	
Site Area	258.30 sqm
Ground:	**134.80 sqm**
- House	95.10 sqm
- Garage	39.70 sqm
- Cov. Braai area	18.40 sqm
- Cov. Entrance	1.20 sqm
Open Areas:	
- Walkway 01	8.20 sqm
- Pergola	7.70 sqm
- Walkway 02	13.50 sqm
- Open Yard	41.90 sqm
- Swimming pool	7.40 sqm
- Driveway (on erf)	15.70 sqm
First:	**103.20 sqm**
- House	103.20 sqm
Open Areas:	
- Open Balcony	14.60 sqm
Grand Total:	**238.00 sqm**
Development Parameters:	
Coverage	
Allowed	154.90 sqm
Proposed	154.85 sqm
Bulk	
Allowed	258.10 sqm
Proposed	257.60 sqm
Max First Storey	
Allowed	103.20 sqm
Proposed	103.20 sqm

[redacted]

Owner Signature Date 2025 / 03 / 24
Architect Signature Date 2025 / 03 / 24

[redacted]

House Mynhardt

Property description

Erf 17649, Welgegund Estate
STELLENBOSCH

Project description

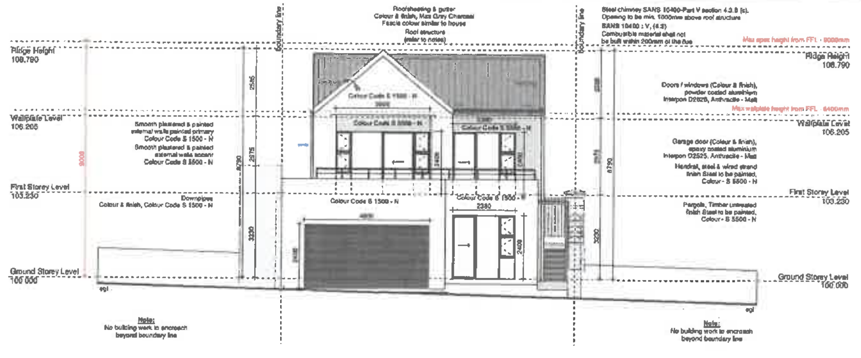
New Dwelling, pergola, boundary wall
and swimming pool

Sheet description

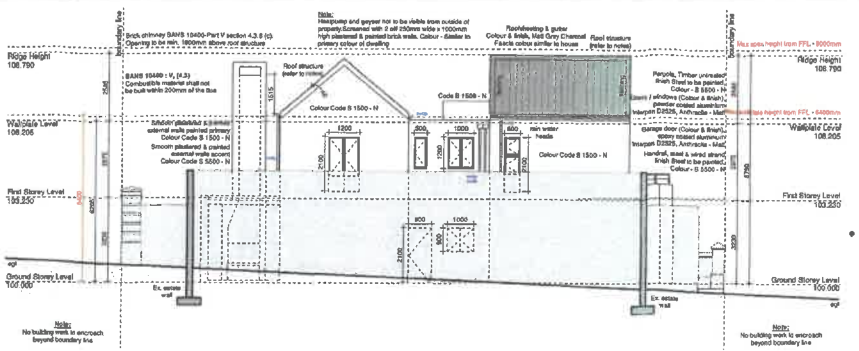
Plans

Project number	Sheet nr	Rev	Project status
21128	101	[illegible]	[illegible]

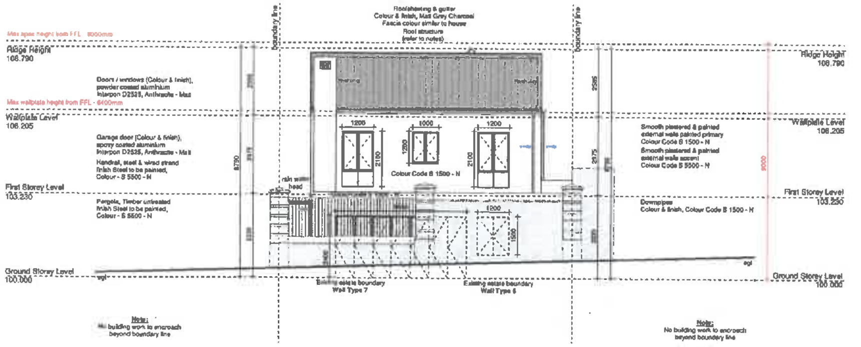
Project Date 2021-06-17	Designed by RVJ	Scale as indicated
Issue Date 2025/03/04 08:27:04	Drawn by RVJ/PVW	Page Size A1


Ridge Height
108.790
Wallplate Level
106.205
First Storey Level
103.250
Ground Storey Level
100.000
Boundary line
Max apex height from FFL - 8000mm
Max wallplate height from FFL - 6400mm
Roofsheeting & gutter
Colour & finish, Mat Grey Charcoal
Fascia colour similar to house
Roof structure (refer to notes)
Steel chimney SANS 10400-Part V section 4.3.8 (c).
Opening to be min. 1000mm above roof structure
SANS 10400 : V, (4.3)
Combustible material shall not be built within 200mm of the flue
Doors / windows (Colour & finish), powder coated aluminium
Interpon D2525, Anthracite - Mat
Garage door (Colour & finish), epoxy coated aluminium
Interpon D2525, Anthracite - Mat
Handrail, steel & wired strand
finish Steel to be painted, Colour - S 5500 - N
Pergola, Timber untreated finish Steel to be painted, Colour - S 5500 - N
Smooth plastered & painted external walls painted primary
Colour Code S 1500 - N
Smooth plastered & painted external walls accent
Colour Code S 5500 - N
Downpipes
Colour & finish, Colour Code S 1500 - N
Colour Code S 1500 - N
Colour Code S 5500 - N
Note:
No building work to encroach beyond boundary line

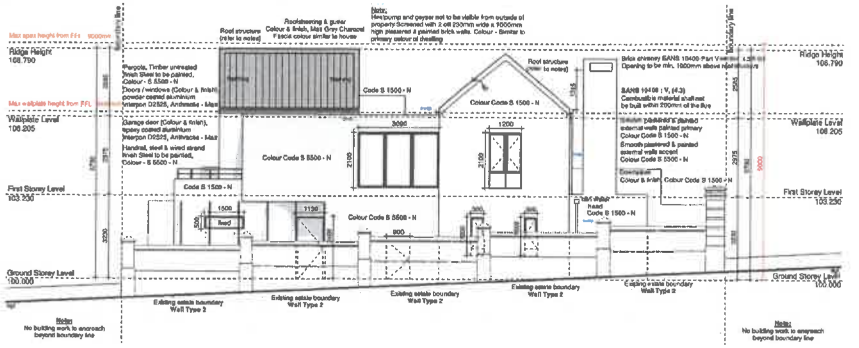
North East Elevation
Scale 1:100


Ridge Height
108.790
Wallplate Level
106.205
First Storey Level
103.250
Ground Storey Level
100.000
Boundary line
Max apex height from FFL - 8000mm
Max wallplate height from FFL - 6400mm
Brick chimney SANS 10400-Part V section 4.3.8 (c).
Opening to be min. 1000mm above roof structure
SANS 10400 : V, (4.3)
Combustible material shall not be built within 200mm of the flue
Note:
Heatpump and geyser not to be visible from outside of property. Screened with 2 off 250mm wide x 1000mm high plastered & painted brick walls. Colour - Similar to primary colour of dwelling
Roofsheeting & gutter
Colour & finish, Mat Grey Charcoal
Fascia colour similar to house
Roof structure (refer to notes)
Pergola, Timber untreated finish Steel to be painted, Colour - S 5500 - N
Doors / windows (Colour & finish), powder coated aluminium
Interpon D2525, Anthracite - Mat
Garage door (Colour & finish), epoxy coated aluminium
Interpon D2525, Anthracite - Mat
Handrail, steel & wired strand finish Steel to be painted, Colour - S 5500 - N
Smooth plastered & painted external walls painted primary
Colour Code S 1500 - N
Smooth plastered & painted external walls accent
Colour Code S 5500 - N
Colour Code S 1500 - N
Code S 1500 - N
rain water heads
Ex. estate wall
Note:
No building work to encroach beyond boundary line

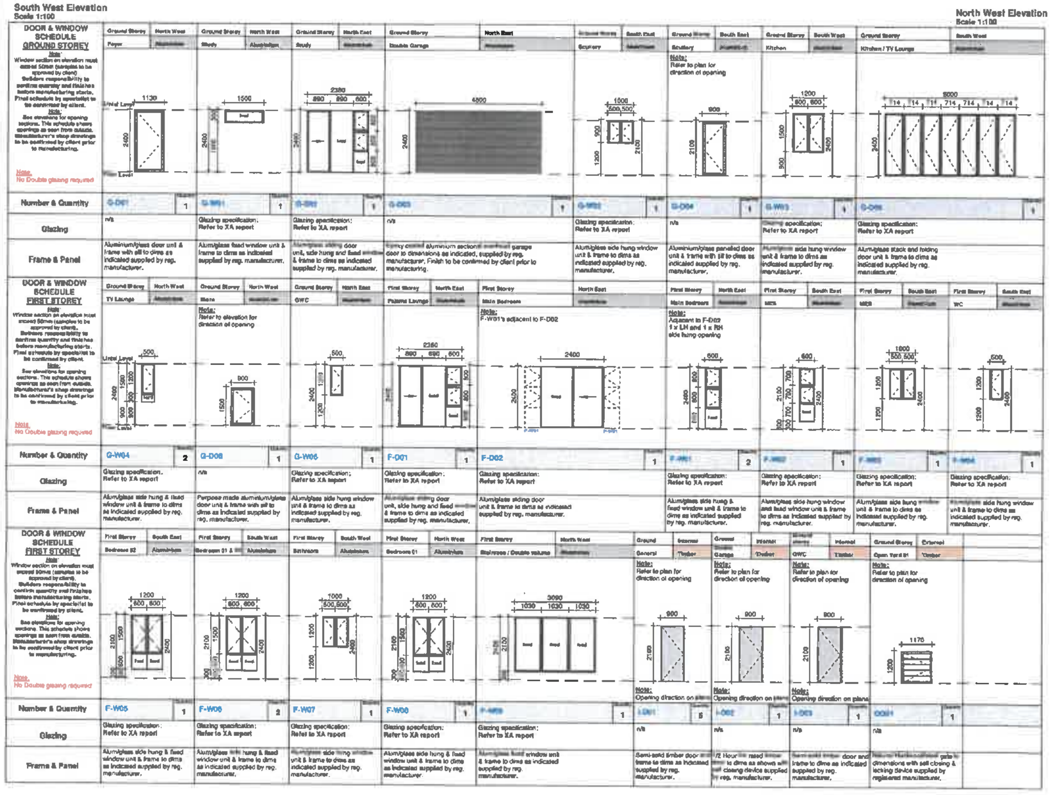
South East Elevation
Scale 1:100


Ridge Height
108.790
Wallplate Level
106.205
First Storey Level
103.250
Ground Storey Level
100.000
Boundary line
Max apex height from FFL - 8000mm
Max wallplate height from FFL - 6400mm
Roofsheeting & gutter
Colour & finish, Mat Grey Charcoal
Fascia colour similar to house
Roof structure (refer to notes)
Doors / windows (Colour & finish), powder coated aluminium
Interpon D2525, Anthracite - Mat
Garage door (Colour & finish), epoxy coated aluminium
Interpon D2525, Anthracite - Mat
Handrail, steel & wired strand finish Steel to be painted, Colour - S 5500 - N
Pergola, Timber untreated finish Steel to be painted, Colour - S 5500 - N
Smooth plastered & painted external walls painted primary
Colour Code S 1500 - N
Smooth plastered & painted external walls accent
Colour Code S 5500 - N
Downpipes
Colour & finish, Colour Code S 1500 - N
Colour Code S 1500 - N
rain water head
Existing estate boundary Wall Type 7
Existing estate boundary Wall Type 6
Note:
No building work to encroach beyond boundary line

South West Elevation
Scale 1:100


Ridge Height
108.790
Wallplate Level
106.205
First Storey Level
103.250
Ground Storey Level
100.000
Boundary line
Max apex height from FFL - 8000mm
Max wallplate height from FFL - 6400mm
Roofsheeting & gutter
Colour & finish, Mat Grey Charcoal
Fascia colour similar to house
Roof structure (refer to notes)
Note:
Heatpump and geyser not to be visible from outside of property. Screened with 2 off 250mm wide x 1000mm high plastered & painted brick walls. Colour - Similar to primary colour of dwelling
Brick chimney SANS 10400-Part V section 4.3.8 (c).
Opening to be min. 1800mm above roof structure
SANS 10400 : V, (4.3)
Combustible material shall not be built within 200mm of the flue
Pergola, Timber untreated finish Steel to be painted, Colour - S 5500 - N
Doors / windows (Colour & finish), powder coated aluminium
Interpon D2525, Anthracite - Mat
Garage door (Colour & finish), epoxy coated aluminium
Interpon D2525, Anthracite - Mat
Handrail, steel & wired strand finish Steel to be painted, Colour - S 5500 - N
Smooth plastered & painted external walls painted primary
Colour Code S 1500 - N
Smooth plastered & painted external walls accent
Colour Code S 5500 - N
Downpipes
Colour & finish, Colour Code S 1500 - N
Colour Code S 5500 - N
Code S 1500 - N
rain water head
Existing estate boundary Wall Type 2
Note:
No building work to encroach beyond boundary line

North West Elevation
Scale 1:100



DOOR & WINDOW SCHEDULE
GROUND STOREY

Note:
Window section on elevation must exceed 50mm (samples to be approved by client).
Builders responsibility to confirm quantity and finishes before manufacturing starts.
Final schedule by specialist to be confirmed by client.
Note:
See elevations for opening sections. This schedule shows openings as seen from outside. Manufacturer's shop drawings to be confirmed by client prior to manufacturing.
Note.
No Double glazing required

Storey / Orientation	Ground Storey North West	Ground Storey North West	Ground Storey North East	Ground Storey North East	Ground Storey South East	Ground Storey South East	Ground Storey South West	Ground Storey South West
Room / Material	Foyer Aluminium	Study Aluminium	Study Aluminium	Double Garage Aluminium	Scullery Aluminium	Scullery Aluminium	Kitchen Aluminium	Kitchen / TV Lounge Aluminium
Note						Note: Refer to plan for direction of opening		
Number & Quantity	G-D01 1	G-W01 1	G-D02 1	G-D03 1	G-W02 1	G-D04 1	G-W03 1	G-D05 1
Glazing	n/a	Glazing specification: Refer to XA report	Glazing specification: Refer to XA report	n/a	Glazing specification: Refer to XA report	n/a	Glazing specification: Refer to XA report	Glazing specification: Refer to XA report
Frame & Panel	Aluminium/glass door unit & frame with sill to dims as indicated supplied by reg. manufacturer.	Alum/glass fixed window unit & frame to dims as indicated supplied by reg. manufacturer.	Alum/glass sliding door unit, side hung and fixed window & frame to dims as indicated supplied by reg. manufacturer.	Epoxy coated aluminium sectional overhead garage door to dimensions as indicated, supplied by reg. manufacturer. Finish to be confirmed by client prior to manufacturing.	Alum/glass side hung window unit & frame to dims as indicated supplied by reg. manufacturer.	Aluminium/glass panelled door unit & frame with sill to dims as indicated supplied by reg. manufacturer.	Alum/glass side hung window unit & frame to dims as indicated supplied by reg. manufacturer.	Alum/glass stack and folding door unit & frame to dims as indicated supplied by reg. manufacturer.

DOOR & WINDOW SCHEDULE
FIRST STOREY

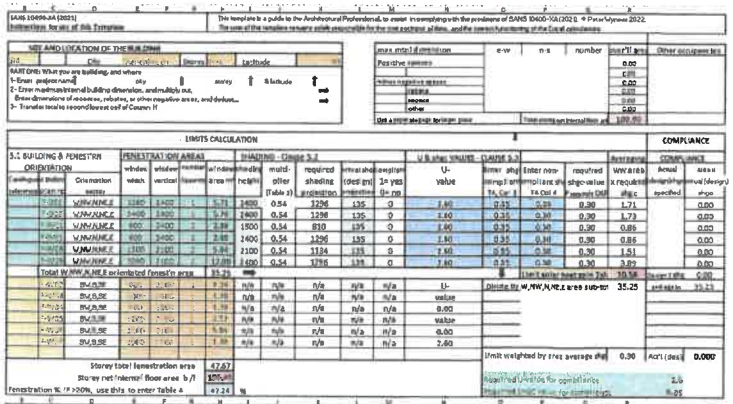
Note:
Window section on elevation must exceed 50mm (samples to be approved by client).
Builders responsibility to confirm quantity and finishes before manufacturing starts.
Final schedule by specialist to be confirmed by client.
Note:
See elevations for opening sections. This schedule shows openings as seen from outside. Manufacturer's shop drawings to be confirmed by client prior to manufacturing.
Note.
No Double glazing required

Storey / Orientation	Ground Storey North West	Ground Storey North West	Ground Storey North East	First Storey North East	First Storey North East	First Storey North East	First Storey South East	First Storey South East	First Storey South East
Room / Material	TV Lounge Aluminium	Store Aluminium	GWC Aluminium	Pyjama Lounge Aluminium	Main Bedroom Aluminium	Main Bedroom Aluminium	MES Aluminium	MES Aluminium	WC Aluminium
Note		Note: Refer to elevation for direction of opening			Note: F-W01's adjacent to F-D02	Note: Adjacent to F-D02 1 x LH and 1 x RH side hung opening			
Number & Quantity	G-W04 2	G-D06 1	G-W06 1	F-D01 1	F-D02 1	F-W01 2	F-W02 1	F-W03 1	F-W04 1
Glazing	Glazing specification. Refer to XA report	n/a	Glazing specification: Refer to XA report	Glazing specification: Refer to XA report	Glazing specification: Refer to XA report	Glazing specification: Refer to XA report	Glazing specification: Refer to XA report	Glazing specification: Refer to XA report	Glazing specification: Refer to XA report
Frame & Panel	Alum/glass side hung & fixed window unit & frame to dims as indicated supplied by reg. manufacturer.	Purpose made aluminium/glass door unit & frame with sill to dims as indicated supplied by reg. manufacturer.	Alum/glass side hung window unit & frame to dims as indicated supplied by reg. manufacturer.	Alum/glass sliding door unit, side hung and fixed window & frame to dims as indicated supplied by reg. manufacturer.	Alum/glass sliding door unit & frame to dims as indicated supplied by reg. manufacturer.	Alum/glass side hung & fixed window unit & frame to dims as indicated supplied by reg. manufacturer.	Alum/glass side hung window and fixed window unit & frame to dims as indicated supplied by reg. manufacturer.	Alum/glass side hung window unit & frame to dims as indicated supplied by reg. manufacturer.	Alum/glass side hung window unit & frame to dims as indicated supplied by reg. manufacturer.

DOOR & WINDOW SCHEDULE
FIRST STOREY

Note:
Window section on elevation must exceed 50mm (samples to be approved by client).
Builders responsibility to confirm quantity and finishes before manufacturing starts.
Final schedule by specialist to be confirmed by client.
Note:
See elevations for opening sections. This schedule shows openings as seen from outside. Manufacturer's shop drawings to be confirmed by client prior to manufacturing.
Note.
No Double glazing required

Storey / Orientation	First Storey South East	First Storey South West	First Storey South West	First Storey North West	First Storey North West	Ground Internal	Ground Storey Internal	Ground Storey Internal	Ground Storey External
Room / Material	Bedroom 02 Aluminium	Bedroom 01 & [illegible] Aluminium	Bathroom Aluminium	Bedroom 01 Aluminium	Staircase / Double volume Aluminium	General Timber	Garage Timber	GWC Timber	Open Yard [illegible] Timber
Note						Note: Refer to plan for direction of opening Note: Opening direction on plans	Note: Refer to plan for direction of opening Note: Opening direction on plans	Note: Refer to plan for direction of opening Note: Opening direction on plans	Note: Refer to plan for direction of opening
Number & Quantity	F-W05 1	F-W06 2	F-W07 1	F-W08 1	F-W09 1	I-D01 5	I-D02 1	I-D03 1	OG01 1
Glazing	Glazing specification: Refer to XA report	Glazing specification: Refer to XA report	Glazing specification: Refer to XA report	Glazing specification: Refer to XA report	Glazing specification: Refer to XA report	n/a	n/a	n/a	n/a
Frame & Panel	Alum/glass side hung & fixed window unit & frame to dims as indicated supplied by reg. manufacturer.	Alum/glass side hung & fixed window unit & frame to dims as indicated supplied by reg. manufacturer.	Alum/glass side hung window unit & frame to dims as indicated supplied by reg. manufacturer.	Alum/glass side hung & fixed window unit & frame to dims as indicated supplied by reg. manufacturer.	Alum/glass fixed window unit & frame to dims as indicated supplied by reg. manufacturer.	Semi-solid timber door and frame to dims as indicated supplied by reg. manufacturer.	1/2 Hour fire rated timber door to dims as shown with self closing device supplied by reg. manufacturer.	Semi-solid timber door and frame to dims as indicated supplied by reg. manufacturer.	[illegible] gate to dimensions with self closing & locking device supplied by registered manufacturer.



SANS 10400-XA (2021)
Instructions for use of this Template

This template is a guide to the Architectural Professional, to assist in complying with the provisions of SANS 10400-XA(2021). © Peter Wyness 2022.
The user of this template remains solely responsible for the correct input of data, and the correct functioning of the Excel calculations.

SITE AND LOCATION OF THE BUILDING

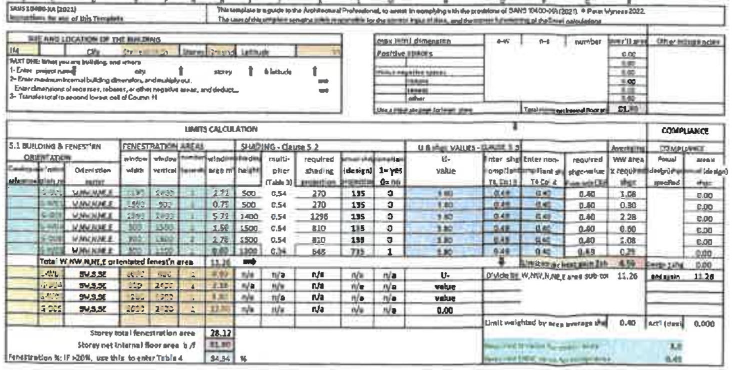
PART ONE: What you are building, and where
1- Enter project name, city, storey & latitude
2- Enter maximum internal building dimension, and multiply out,
Enter dimensions of recesses, rebates, or other negative areas, and deduct...
3- Transfer total to second lowest cell of Column H

max intnl dimension	e-w	n-s	number	over'll area	Other occupancies
Positive spaces				0.00	
				0.00	
Minus negative spaces				0.00	
[illegible]				0.00	
recess				0.00	
other				0.00	
Use a separate page for larger plans		Total storey net internal floor area		10[illegible]	

LIMITS CALCULATION

Orientation	window area m²	shading height	multiplier (Table 3)	required shading projection	actual shading (design)	compliant 1= yes 0= no	required shgc-value	WW area x required shgc	actual (design) shgc
W,NW,N,NE,E	5.71	2400	0.54	1296	135	0	0.30	1.71	0.00
W,NW,N,NE,E	[illegible]	2400	0.54	1296	135	0	0.30	1.73	0.00
W,NW,N,NE,E	[illegible]	1500	0.54	810	135	0	0.30	0.86	0.00
W,NW,N,NE,E	[illegible]	2400	0.54	1296	135	0	0.30	0.86	0.00
W,NW,N,NE,E	[illegible]	2100	0.54	1134	135	0	0.30	1.51	0.00
W,NW,N,NE,E	12.[illegible]	2400	0.54	1296	135	0	0.30	3.89	0.00
SW,S,SE	[illegible]	n/a	n/a	n/a	n/a	n/a			
SW,S,SE	[illegible]	n/a	n/a	n/a	n/a	n/a			
SW,S,SE	[illegible]	n/a	n/a	n/a	n/a	n/a			
SW,S,SE	[illegible]	n/a	n/a	n/a	n/a	n/a			
SW,S,SE	[illegible]	n/a	n/a	n/a	n/a	n/a			
SW,S,SE	[illegible]	n/a	n/a	n/a	n/a	n/a			

Total W,NW,N,NE,E orientated fenest'n area 35.25
Storey total fenestration area 47.67
Storey net internal floor area b /f 10[illegible]
Fenestration %: IF >20%, use this to enter Table 4 47.24 %
Divide by W,NW,N,NE,E area sub-tot 35.25
and again 35.25
Limit weighted by area average shgc 0.30
Act'l (design) 0.000
COMPLIANCE



SANS 10400-XA (2021)
Instructions for use of this Template

This template is a guide to the Architectural Professional, to assist in complying with the provisions of SANS 10400-XA(2021). © Peter Wyness 2022.
The user of this template remains solely responsible for the correct input of data, and the correct functioning of the Excel calculations.

SITE AND LOCATION OF THE BUILDING

PART ONE: What you are building, and where
1- Enter project name, city, storey & latitude
2- Enter maximum internal building dimension, and multiply out,
Enter dimensions of recesses, rebates, or other negative areas, and deduct...
3- Transfer total to second lowest cell of Column H

LIMITS CALCULATION

Orientation	window area m²	shading height	multiplier (Table 3)	required shading projection	actual shading (design)	compliant 1= yes 0= no	required shgc-value	WW area x required shgc	actual (design) shgc
W,NW,N,NE,E	2.72	500	0.54	270	135	0	0.40	1.08	0.00
W,NW,N,NE,E	0.75	500	0.54	270	135	0	0.40	0.30	0.00
W,NW,N,NE,E	5.72	2400	0.54	1296	135	0	0.40	2.28	0.00
W,NW,N,NE,E	1.50	1500	0.54	810	135	0	0.40	0.60	0.00
W,NW,N,NE,E	2.76	1500	0.54	810	135	0	0.40	1.08	0.00
W,NW,N,NE,E	[illegible]	1200	0.54	648	735	1	0.40	0.29	0.00
SW,S,SE	[illegible]	n/a	n/a	n/a	n/a	n/a			
SW,S,SE	[illegible]	n/a	n/a	n/a	n/a	n/a			
SW,S,SE	[illegible]	n/a	n/a	n/a	n/a	n/a			
SW,S,SE	[illegible]	n/a	n/a	n/a	n/a	n/a			

Total W,NW,N,NE,E orientated fenest'n area 11.26
Storey total fenestration area 28.12
Storey net internal floor area b /f [illegible]
Fenestration %: IF >20%, use this to enter Table 4 34.34 %
Divide by W,NW,N,NE,E area sub-tot 11.26
and again 11.28
Limit weighted by area average shgc 0.40
Act'l (design) 0.000
COMPLIANCE

COPYRIGHT NOTICE
Copyright © 2011 (*Red Atlantic Architecture*). Copyright subsists in this drawing. The person or entity whose name appears in the title block of this drawing, is hereby granted a non-exclusive license to use, display, print and / or reproduce this drawing to the extent necessary to carry out and complete the project described in the title block of this drawing.
This license in respect of the copyright is expressly limited as aforesaid and the person and/or entity referred to above shall not be entitled to grant sub-licenses in respect of the copyright in this drawing to any other entity.
This license confers no ownership rights in the copyright vesting in the drawing and this drawing and the copyright subsisting therein will, at all times, remain the property of (*Red Atlantic Architecture*).
Any unauthorized reproduction, publication, transmission, adaptation and/or inclusion of this drawing in a cinematograph film or television broadcast is an act of copyright infringement which will render the doer of the act liable for civil law copyright infringement and may in certain circumstances render the doer liable to criminal prosecution.
Requests and enquiries concerning this drawing and the rights subsisting therein should be addressed to the copyright owner.

DISCLAIMER
All drawings and dimensions must be correlated by the owner and contractor before any materials are ordered or building work commences. Any differences must be brought to the attention of the Architect in writing immediately.
Upon submitting this document to the Local Authority for approval, the owner of this property confirms that all the information on this document is to the owner's final wishlist and to their satisfaction. The owner understands that any changes hereafter for whatever reason, must be resubmitted to the Local Authority for approval.
The owner of this property acknowledge that they will be responsible and liable for any deviation from this document without the Architect's knowledge.

[redacted]

[redacted]

Wynand Wilsenach
SACAP Reg. No. 4[illegible]

Owner Signature .... Date 2025 / 03 / 24

Architect Signature .... Date 2025 / 03 / 24

[redacted]

[redacted]

[redacted]

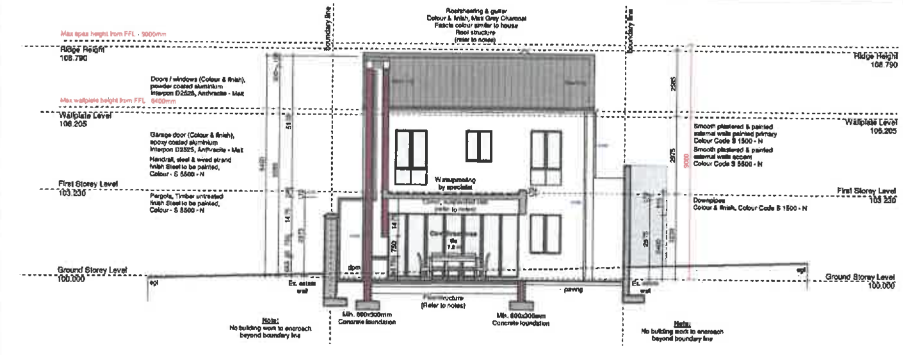
House Mynhardt

Property description
Erf 17649, Welgegund Estate
STELLENBOSCH

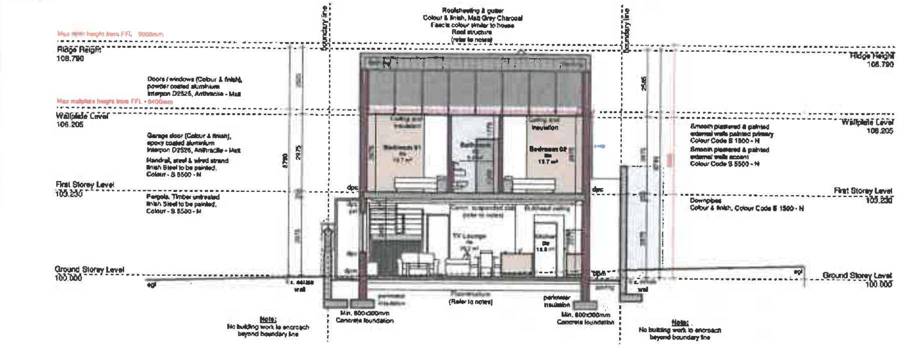
Project description
New Dwelling, pergola, boundary wall
and swimming pool

Sheet description
Elevations, Door & Window schedule and XA report

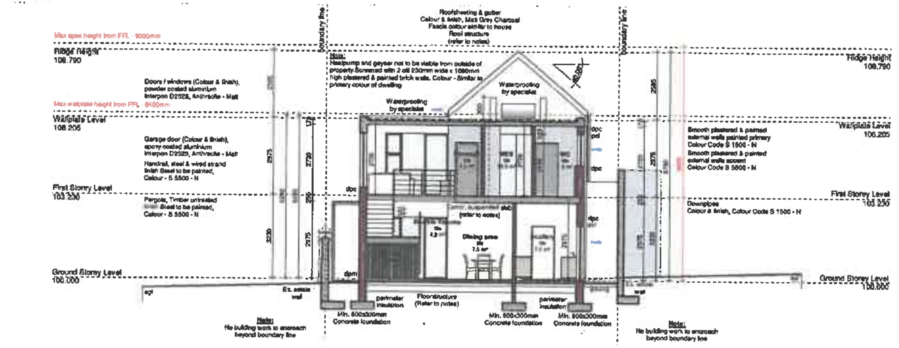
Project number	Sheet nr	Rev	Project status
20-128	[illegible]	[illegible]	[illegible]
Project Date 2021-06-17	Designed by RVJ	Scale as indicated	
Issue Date 2025/03/04 08:27:06	Drawn by RVJ, PVW	Page Size A1	


Max apex height from FFL - 9000mm
Ridge Height
108.790
Max wallplate height from FFL - 6400mm
Wallplate Level
106.205
First Storey Level
103.230
Ground Storey Level
100.000
Rooftsheeting & gutter
Colour & finish, Matt Grey Charcoal
Fascia colour similar to house
Roof structure
(refer to notes)
Doors / windows (Colour & finish),
powder coated aluminium
Interpon D2525, Anthracite - Matt
Garage door (Colour & finish),
epoxy coated aluminium
Interpon D2525, Anthracite - Matt
Handrail, steel & wood strand
finish Steel to be painted,
Colour - S 5500 - N
Pergola, Timber untreated
finish Steel to be painted,
Colour - S 5500 - N
Waterproofing
by specialist
Smooth plastered & painted
external walls painted primary
Colour Code S 1500 - N
Smooth plastered & painted
external walls accent
Colour Code S 5500 - N
Downpipes
Colour & finish, Colour Code S 1500 - N
boundary line
egl
Ex. estate
wall
dpm
paving
Floorstructure
(Refer to notes)
Min. 600x300mm
Concrete foundation
Note:
No building work to encroach
beyond boundary line
2585
2975
9000

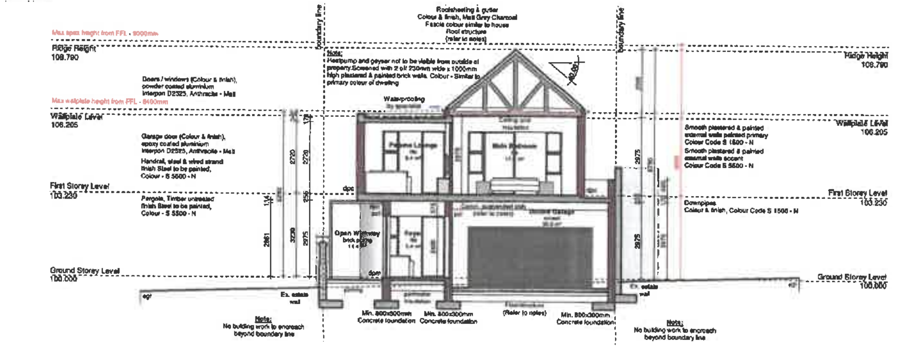
Section 01
Scale 1:100



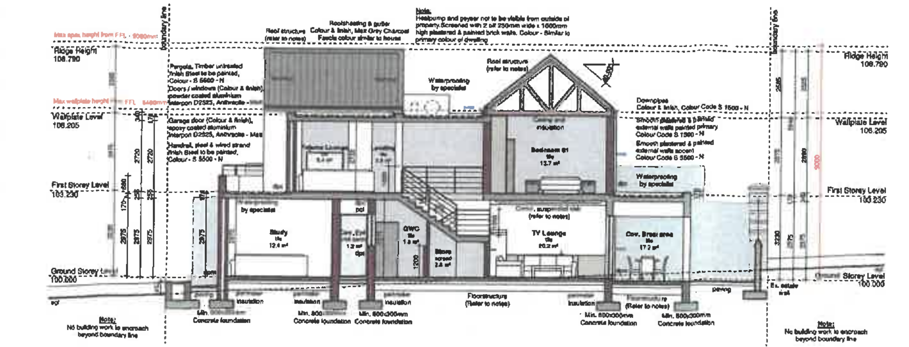
Section 02
Scale 1:100


Max apex height from FFL - 9000mm
Ridge Height
108.790
Wallplate Level
106.205
First Storey Level
103.230
Ground Storey Level
100.000
Note:
Heatpump and geyser not to be visible from outside of property. Screened with 2 off 230mm wide x 1000mm high plastered & painted brick walls. Colour - Similar to primary colour of dwelling
Waterproofing
by specialist
Dining area
Min. 600x300mm
Concrete foundation
Note:
No building work to encroach
beyond boundary line

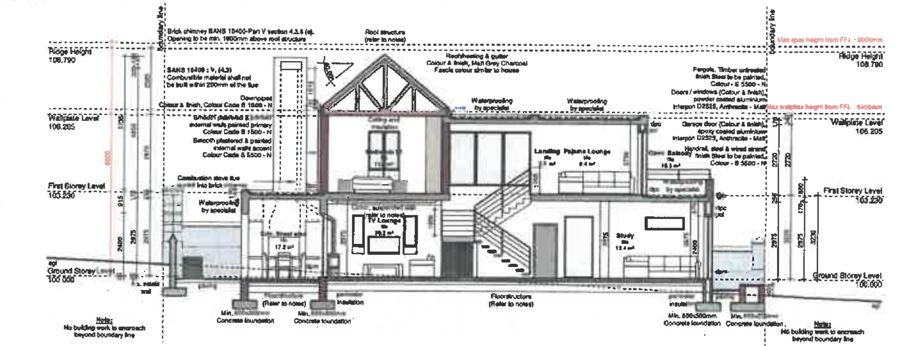
Section 03
Scale 1:100



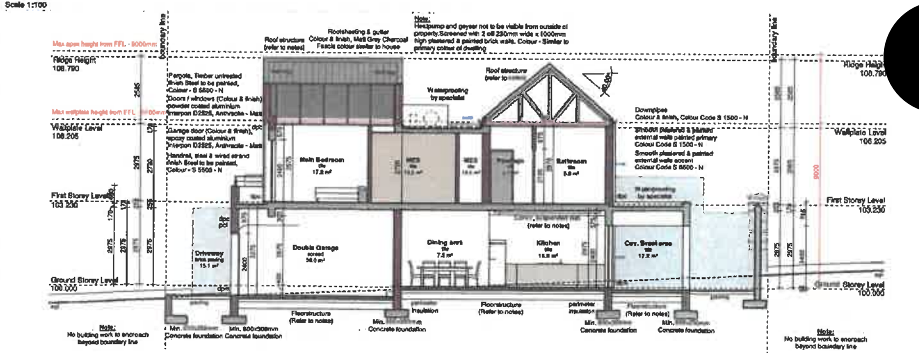
Section 04
Scale 1:100



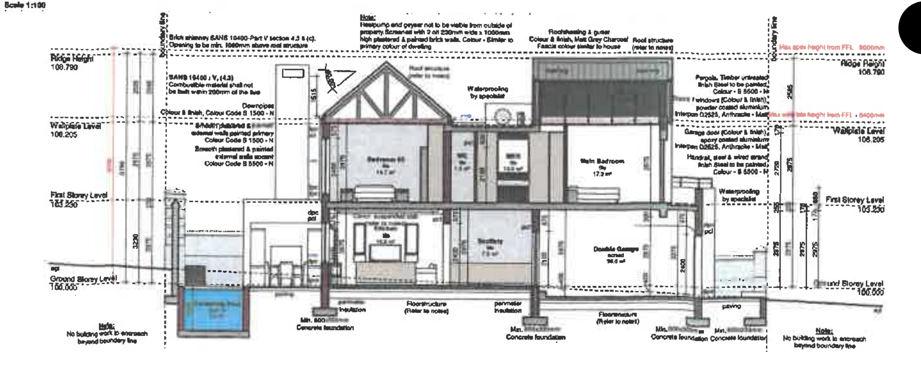
Section A
Scale 1:100



Section B
Scale 1:100



Section C
Scale 1:100



Section D
Scale 1:100

COPYRIGHT NOTICE
Copyright © 2011 (*Red Atlantic Architecture*). Copyright subsists in this drawing. The person or entity whose name appears in the title block of this drawing, is hereby granted a non-exclusive license to use, display, print and / or reproduce this drawing to the extent necessary to carry out and complete the project described in the title block of this drawing .
This license in respect of the copyright is expressly limited as aforesaid and the person and/or entity referred to above shall not be entitled to grant sub-licenses in respect of the copyright in this drawing to any other entity.
This license confers no ownership rights in the copyright vesting in the drawing and this drawing and the copyright subsisting therein will, at all times, remain the property of (*Red Atlantic Architecture*).
Any unauthorized reproduction, publication, transmission, adaptation and/or inclusion of this drawing in a cinematograph film or television broadcast is an act of copyright infringement which will render the doer of the act liable for civil law copyright infringement and may in certain circumstances render the doer liable to criminal prosecution .
Requests and enquiries concerning this drawing and the rights subsisting therein should be addressed to the copyright owner.

DISCLAIMER
All drawings and dimensions must be correlated by the owner and contractor before any materials are ordered or building work commences. Any differences must be brought to the attention of the Architect in writing immediately.
Upon submitting this document to the Local Authority for approval, the owner of this property confirms that all the information on this document is to the owner's final wishlist and to their satisfaction. The owner understands that any changes hereafter for whatever reason, must be resubmitted to the Local Authority for approval.
The owner of this property acknowledge that they will be responsible and liable for any deviation from this document without the Architect's knowledge.

[redacted]

Wynand Wilsenach
SACAP Reg. No. [illegible]

Owner Signature .... Date 2025 / 03 / 24
Architect Signature .... Date 2025 / 03 / 24

[redacted]

House Mynhardt

Property description
Erf 17649, Welgegund Estate
STELLENBOSCH

Project description
New Dwelling, pergola, boundary wall
and swimming pool

Sheet description
Section sheet 1

Project number	Sheet nr 301 / Rev	Project status
Project Date 2021-06-17	Designed by RVJ	Scale as indicated
Issue Date 2025/03/04 08:27:08	Drawn by RVJ/PVW	Page Size A1

CONSTRUCTION NOTES:

COLOUR SCHEME (All to be confirmed by client)

Roof:		
- Covering:	Kliplok metal roofsheeting	- Colour Matt Grey Charcoal
- Fascia:	To match wall colour	- Colour Code S 1500 - N
- Gutter:	To match roof colour	- Colour Matt Grey Charcoal
- Downpipes:	To match wall colour	- Colour Code S 1500 - N
Walls:		
- External paint:	Primary colour	- Colour Code S 1500 - N
	Accent colour	- Colour Code S 5500 - N
Door & Windows:		
- Front door:	Powder coated aluminium	- Interpon D2525, Anthracite - Matt CYL 218, RAL 7016
- External doors	Powder coated aluminium	- Interpon D2525, Anthracite - Matt CYL 218, RAL 7016
- Garage door:	Epoxy coated aluminium	- Interpon D2525, Anthracite - Matt CYL 218, RAL 7016
- Window:	Powder coated aluminium	- Interpon D2525, Anthracite - Matt CYL 218, RAL 7016
Pergolas:		
- Timber:	Untreated	
- Steel:	Painted, Colour - S 5500 - N	
Gates:		
- Timber:	Untreated	
- Steel:	Painted, Colour - S 5500 - N	
External Finishes:		
- Paving:	To match example used by Developer as seen in the estate.	

LEVELS AND DIMENSIONS:
Land surveyor to confirm all boundary pegs and to check all levels before construction commences. The building to be laid out and erected in the position and to the levels as indicated on site. General - All top soil must be removed from the area to be build upon. All grading and leveling of ground will be done by qualified civil contractor. All levels and dimensions to be checked on site prior to commencement of any building work or ordering of any building material. Read figured dimensions in preference to scaling. All work to comply with SANS 10400. All finishes to comply with the client specification.

BUILDING CLASSIFICATION:
Occupancy - H4 – Dwelling house
Population - 2 persons per bedroom

STRUCTURAL DESIGN: (SANS 10400 - Part B)
A competent person, Structural Engineer, will design, specify and certify parts H, J, K, L and M.

DIMENSIONS: (SANS 10400 - Part C)
Minimum ceiling height to be 2.40m. Minimum Habitable Room size to be 6.00m^2

PUBLIC SAFETY: (SANS 10400 - Part D)
CHANGE IN LEVEL
Any floor level higher than 1.00m above adjacent ground or floor level must be provided with a balustrade or wall. Balustrade or wall may not be less than 1.00m high, must not have openings that will permit the passage of a 100mm diameter ball.

RAMPS AND DRIVEWAYS
H4 – Dwelling houses are exempted from specific gradient.

PAVING/DRIVEWAY:
Paving bricks (To match paving used on roads and elsewhere in estate to be used).

SITE OPERATIONS: (SANS 10400 - Part F)
PREPARATION OF SITE
Before any foundation is laid the area to be covered by any building shall be properly cleared of vegetable matter, tree stumps, timber and other cellulose material, debris or refuse and any material contaminated with faecal matter. Any building that is situated on a site where water will drain naturally towards it, drainage shall be provided to direct such water away from such site or building to a stormwater drain or to dispose of it in some safe approved manner. Sanitary facilities must be provided by the owner and be available for use for any personnel employed for the work to be done.

EXCAVATIONS: (SANS 10400 - Part G)
Where any excavation related to a building is carried out or is to be carried out on any site and such excavation may impair the safety or stability of any property or service. The owner of such site shall take adequate precautionary measures to ensure that the safety and stability of such property or service is maintained. While any excavation remains open, and during the placing of any foundation within it, the excavation shall be maintained in a safe condition by the owner or person carrying out the excavation

FOUNDATIONS: (SANS 10400 - Part H)
Foundation mass concrete in-situ 1:4:5 nominal mix having a compressive strength of 20MPa at 28 days, consisting of ordinary Portland cement, sand and 26mm stone footings, for loadbearing walls. Foundation walls to be filled with concrete up to floor level. Minimum requirements: load bearing walls min. 600x300mm and non load bearing walls minimum 600 x 250mm, Isoboard at perimeter level. (Floor insulation, refer to XA-notes). Foundation walls higher than 1m to be 340mm thick. Foundation walls higher than 1.5m to be in accordance with Structural Engineers details and specifications. Provide min. 600x600x300mm concrete footings to all freestanding columns. A competent person is required to design and inspect fills where the maximum height of fill beneath floors measured at any point, exceeds 400mm.
The foundation may be stepped in order to reduce the extent of the excavation or fill, provided that at the change of elevation, the ground behind any step is adequately drained and the step waterproofed.
A competent person is required to design and inspect the installation of sub-surface drains that might be required to prevent the passage of moisture into the interior of the building footprint.
Service trenches to be 1500mm away from building where possible.

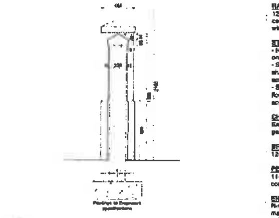
FLOOR CONSTRUCTION: (SANS 10400 - Part J)
GENERAL NOTES
- The floor of any laundry, kitchen, shower-room, bathroom or room containing a toilet pan or urinal shall be water-resistant.
- Any concrete floor slab supported on ground or filling must be constructed so that any moisture present is prevented from penetrating the concrete floor slab.

GROUND STOREY: (surface bed)
Floor finish as specified on plans on 35mm cement screed on 100mm concrete slab (grade 25 or higher)on 250 micron U.S.B. green waterproofing membrane - jointed with D.P.C. 50mm Clean river sand bed on well compacted fill. Fill from suitable material compacted in layers to 93 MOD.A.A.S.H.T.O. Timber skirtings according to client specifications screwed to walls at 900mm C-C max. Brick paving on stabilised sub-base with edge restraint. Finished floor level to be min. 150mm above natural ground lvl.

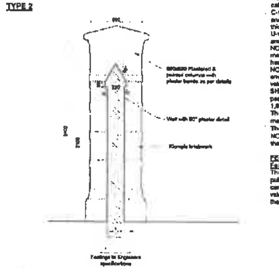
FIRST STOREY:
In-situ cast concrete slab system according to Structural Engineer's details and specifications. Provide 2x6mm Nutec cement boarding horizontally between brickwork and concrete slabs on load bearing walls. Provide 16mm Sapex vertically between brickwork and concrete slabs and surface bed. (All according to STR ENG design).

WALL CONSTRUCTION (SANS 10400 - Part K):
External: 270mm clay brick cavity walls. The internal and external skin must be tied together with butterfly ties at 6 / 2.5 sqm intervals. The cavity must be no less than 50mm wide and clean of any cement. Cavity to be filled with concrete between foundations and ground floor DPC and 3 brick courses below wall plate. Weepholes at floor level at 450mm centres and above windows at 450mm centres. Internal: plastered and painted. External: Smooth plastered and painted. No vertical face may be higher than 6.5m measured externally from the NGL vertically below it. Maxbricks to be used.
Any wall measured more than 8000mm in length must be strengthened or supported by a wall, a wall stiffener or a brick column, Isoboard in cavity as per clients request.

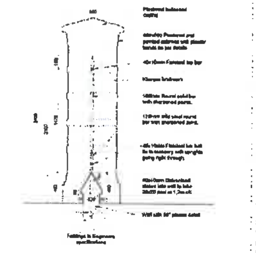
BOUNDARY WALLS: existing
Heights for boundary walls are measured from ground level to top of wall.
Colour of walls according to approved colour schedule of estate.
- Side boundary walls: Type 2 boundary wall.
- Rear boundary wall: Type 6 and 7 boundary wall.



TYPE 2



TYPE 6


Plastered bullnosed coping
Wall with 30° plaster detail
Footings to Engineers specifications

TYPE 7

CONCRETE/PLASTERMIXTURE:
Structural concrete mix must be, 1 part cement, 4 parts sand and 5 parts 19mm gravel stone. A concrete strength of 10 mpa on day 28 is required. Plaster cement must be mix 1 part cement, 1.5 parts lime and 6 parts sand. Sand for plaster must be clean with no vegetable material like seeds, etc.

ROOF 1 - (Pitched roofs)
Klip-Lok metal roofsheeting at 40 degrees in long lengths with chromadek finish, on 76 x 50mm purlins at 900mm max. c/c spacings on 152 x 50mm timber trusses (Grade 5) at 1000mm max. c/c spacings on 114 x 38mm wallplate with 45 deg cross bracing, to manufacturers specification. Truss rafters to be tied down with galvanised steel hoop iron built minimum 600mm into brickwork and to be wrapped in dpc. built into the wall with 375 brickgrip. Counter flashing to be introduced where applicable. Details of roof construction to be supplied by roof specialist. Sisalation 420 Insulation between purlins and roofsheeting. (See insulation construction, refer to XA-notes)

ROOF 2 - (Concrete roofslab - Stairs, Landing, Pajama Lounge, WC2, Passage)
Smooth chip stone, waterproofing on 35mm cement screed with 1° fall to water outlets on reinforced concrete slab according to Engineer's details and specifications. Minimum 150mm upstand to be introduced. Fullbore connected to downpipes and connected to stormwater drain. Over flow water spouts to be build in upstand.
Colour: 20mm Dark Grey granite stone chip.

WATERPROOFING:
Apply INDEX FIDIA P torch-on membrane on concrete primed with BITUPRIME. After minimum 6 weeks of weathering, apply reflective coat of SILVACOAT bitumen-based aluminium paint. All of the above to be according to manufacturer's specification (ABE). All waterproofing specifications to be overseen and approved by specialist contractor.

CEILING CONSTRUCTION: (SANS 10400 - Part L)
Ground Storey: Concrete
Soffit of concrete slab to be skimmed and painted. Cornice to later specification.

Ground Storey: Ceiling
Skimmed and painted 9mm Rhinoboard bulkhead ceilings. (To be finalised with client)

First Storey: Ceiling
Skimmed and painted 9mm Rhinoboard ceiling on aluzuren on 38x38mm brandering at max. 400mm c/c between or underneath trusses. Cornice to later specification.

DOORS AND WINDOWS:
External doors and windows finish according to Estate guidelines.
Min 40-50mm frame proud of plaster. Window frames min. 60mm frame width.
Door frames to show a min. 40-50mm of the frame. Door frame materials to be min. 60mm, internal doors to be semi-solid timber doors in timber frames. 1/2 Hr fire rated door between house and garage to be solid hardcore timber door. Aluminium sectional overhead garage door as per schedule.

LINTELS:
Prestressed precast concrete lintels with 230mm min. bearing on both sides, for plastered and painted walls. Brickforce as follows:
2.1m - 3.0m = 4 layers of brickforce, 3.0m - 3.9m = 6, 3.9m - 5.1m = 8
R.C beams above openings wider that 5000mm according to Structural Engineers specifications.

SILLS:
Brick sill at min. 5 degree angle, plastered and painted.

GLASS / GLAZING: (SANS 10400 - Part N)
Standard 4mm clear float glass throughout, except safety glass to all glass panels below 1000mm above SFL and panels larger than 1,00m sqm.
Doors and sidelights shall be glazed with safety glazing. (Refer to XA report)

INTERNAL STAIRS: (SANS 10400 - Part M)
Finish of stairs to clients specification. Design of stairs to be finalized between Client and specialist.

Floor to floor	- 3230mm
Risers	- 170mm (actual), 200mm (max)
Treads	- 270mm (actual), 250mm (min)
Width	- 1000mm Wide as per plan.

BALUSTRADE: (SANS 10400 - Part M)
Internal:
1000mm High Steelwired strand handrail. Toprail circular steel. Opening not to be bigger, than 200mm.
External:
1000mm High Steelwired strand handrail. Toprail circular steel. Opening not to be bigger than 200mm.

LIGHT and VENTILATION: (SANS 10400 - Part O)
The total area of any opening(s) for natural light shall be no less than 10% of the area it serves and for natural ventilation no less than 5%of the same area. Enclosed usable areas to mechanically ventilate to outside wall.

EXTERNAL LIGHT FITTINGS:
All external light fittings to be approved by client. Installation to be overseen by qualified Electrician.

DRAINAGE: (SANS 10400 - Part P)
110mm] uPVC drainpipe connected to existing manhole to min 1:60 and max 1:5 fall as indicated on site and ground floor plans. Invert level to be min 450mm. Rodding Eye at every bend and min. every 25.0m. Each drainline to ventilate with 50mm dia. ventpipe. Drainage fixtures to be antisyphoned or deep seal traps provided (where applicable). Drainpipe to be encased in 300mm concrete surround when underneath constructed floor and/or driveway. No visible pipes on outside of building, all pipework to be concealed. Dual flush toilets to be used. Shower head to be at 2.3m height from finish floor level. All heights to be confirmed between contractor and client before construction starts.
WC pan heights to be confirmed between contractor and client before construction starts.

RAINWATER GOODS: (SANS 10400 - Part L)
125 x 87mm 'Vynadeep' half round uPVC gutter by Marley, fixed to 225 x 10mm Nutec cement fascia, at rafter ends with brass screws. 75mm Dia uPVC downpipes, fixed to walls with downpipe clips.

STORMWATER: (SANS 10400 - Part R)
- New stormwater downpipes to be routed to join up with 100mm dia. pipe stormwater lines on kerbline road level.
- Stormwater emanating from the roof, paving or area in the immediate vicinity of a building shall not cause damage to the building interior, structure or structural elements, or accumulate in a manner that is an inconveniences on the property.
- Stormwater disposal shall not result in the undercutting of foundations due to erosion or flooding and must drain away from the building under the action of gravity and shall not accumulate against or in close proximity to an external wall.

CHIMNEYS: (SANS 10400 - Part V)
Smooth plastered and painted brick chimney. All chimneys must be fitted with stainless steel gauze spark retarders & flue closer. (Flue closer, refer to SANS 10400 & XA-notes)

BRAAIS AND FIREPLACES: (SANS 10400, part V)
1200 Super de Luxe braaiplace by Homeline. According to owner.

PERGOLA:
114 x 50mm Hardwood structure secret fixed to external wall and to 400 x 400 x 400mm concrete base foundations with galv. steel pin and shoe design.

ENERGY EFFICIENCY DEFINITIONS:
R-value - measurement of thermal resistance of a material which is the effectiveness of the material to resist the flow of heat, i.e. the thermal resistance (m^2.K/W) of a component calculated by dividing its thickness by its thermal conductivity.
C-value - thermal capacity (kJ/m^2.K) of a material, which is the ability to store heat energy, and is the arithmetical product of specific heat capacity (kJ/kg.K), density (kg/m^3) and thickness (m).
U-value - thermal transmittance (W/m^2.K) of the composite element including the air space and associated surface transmittance
NOTE 1 – The U-value addresses the ability of a material to conduct heat, while the R-value measures the ability to resist heat flow; the higher the U-value, the greater the amount of heat that can pass through that material. A lower value would mean a better insulator.
NOTE 2 – The U-value is measured under NFRC 110 test conditions but varies with environmental conditions to which the insulator is exposed (such as temperature, wind velocity and indoor air movement)
SHGC - (solar heat gain coefficient) – measure of the amount of solar radiation (heat) passing through the glazing. NOTE – SHGC is expressed as a number between 0,0 and 1,0; the lower the SHGC, the lower the heat gain.
Thermal capacity - ability of a material to store heat energy NOTE – Thermal capacity is measured as a C-value; the higher the C-value the greater the heat storing capability.
Thermal resistance - resistance to heat transfer across a material
NOTE – Thermal resistance is measured as an R-value; the higher the R- value, the better the ability of the material to resist heat flow.

FENESTRATION
Fenestration for buildings with natural environmental control
The air leakage (AL) of external vertical glazing in each storey of a sole-occupancy unit, public space other occupied space shall be assessed separately. The aggregate conductance and solar heat gain (SHGC) of the glazing in each storey shall not exceed the values obtained by multiplying the net floor area measured within the enclosing walls with the constraints. CU for conductance and CSHGC for solar heat gain.

Constant for Zone 4:
Conductance CU = 1,4
SHGC CSHGC = 0,15

Aggregate conductance,
(A 1x U1) + (A2 x U2) ....
A - area of each glazing element
U - thermal transmittance of glazing element
The U-values and SHGC values, in accordance with above table shall be used unless these values are supplied by the glazing manufacturers as verified in accordance with ASTM C 1199 and ISO 9050 for U-values, and given in NFRC 160 for SHGC values. A building wall, including the glazing it contains, shall be considered to face North if it faces any direction in the North orientation sector. The orientation of other walls, including the glazing they contain, shall be determined in a similar way.

SHADING
Where shading is used, the building shall
a) have a permanent feature such as a verandah, balcony, fixed canopy, eaves or shading hood which
1) extends horizontally on both sides of the glazing for the same projection distance, P or
2) provides the equivalent shading with reveal or other shading element.
b) have an external shading device, such as a shutter, blind, vertical or horizontal building screen with blades, battens or slats, which
1) is capable of restricting at least 80% of summer solar radiation, and
2 if adjustable, is readily operated either manually, mechanically or electronically by the building occupants.
For glazing where G exceeds 0,5m, the value of P shall be halved.
NOTE: An adjustable shading device that is capable of completely covering the glazing may be considered to achieve a P/H value of 2.

INSULATION & R-VALUES:
FLOOR PERIMETER:
Install IsoBoard® high density 32-38 kg/m3 rigid extruded polystyrene 100 % closed cell insulation board (R-VALUE 1.00) of 50mm thickness and 600 mm width with tongue and groove / butt-ended joints fixed to inner side of block cavity wall such as to shed moisture. Galvanized mild steel ties built into horizontal joints in wall at maximum 300 mm centres along top and bottom edges. Alternate ties are used to secure boards to the inner leaf.

CEILING:
Install 135mm thick flexible non-combustible light weight "Aerolite" insulation material (R-VALUE 3.38) between the roof trusses & over brandering in a completed roof & ceiling system. Installation strictly in accordance with the manufacturer's detail and specification.

PIPES:
Install rigid non-combustible lightweight "Geyser Pipe Insulation" Glasswool insulation (R-VALUE 1.00) with a wall thickness of 35 mm. Install in accordance with manufacturer's detail and specification.

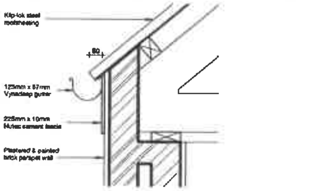
GEYSER:
Install 50 mm thick, non-combustible, lightweight Glasswool "Geyser Blanket" (R-VALUE 1.28) around geyser or hot water cylinder. Seal edges with duct tape. Apply 2 m pipe insulation on the incoming cold water pipes and insulate all outgoing hot water pipes. Install in accordance with manufacturer's detail and specification.

THERMAL CONDUCTIVITY OF ISOBOARD:
The Thermal Conductivity (k value) of new IsoBoard is 0.024 W/m °C, and the aged value at 90% Relative Humidity is 0.03 W/m °C. We term this wet and aged IsoBoard k value of 0.03 W/m °C the "long term design" value, and this is the value we recommend is used when performing heat flow calculations for building elements using IsoBoard insulation.
As IsoBoard offers different thickness of product, the thermal resistance, or R value, as calculated by dividing the thickness of the IsoBoard selected by the long-term design k-value, to achieve the following table:

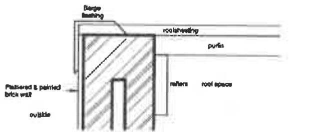
EXTERNAL WALLS:
Maxibrick masonry walls shall achieve the minimum CR-value of 100 hours. To comply, a minimum R-value of 1,0 must be achieved by means of insulation in the cavity only.
Attached buildings such as garages, glasshouses, solariums or pool enclosures to the main building shall
a) have an external fabric that achieves the required level of thermal performance of that building,
b) be separated from the main building with construction having the required level of thermal performance for the building, or
c) not compromise the performance of the main building.
In addition, an attached building can only be exempted from the regulations if it does not contain habitable spaces.

WALL ASSEMBLY: (SANS 10400 - Part K)

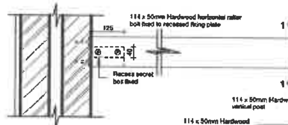
Required value	Hours	Resistant
Minimum total R-value required	100	0,350
Construction type R-value		
Cavity masonry wall	60	0,350
SANS 10400 – XA - (4.4.3.2 a – The cavity and grouted cavity walling systems exceed the minimum R-value of 0,35)		
Insulation material (30mm thick Isoboard)		1,000
Total insulation provided		1,350


Klip-lok steel roofsheeting
80
125mm x 87mm Vynadeep gutter
225mm x 10mm Nutec cement fascia
Plastered & painted brick parapet wall

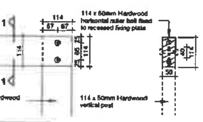
Detail section of roof overhang.
Scale 1:10



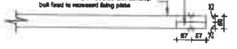
Detail section through parapet
Scale 1:10


114 x 50mm Hardwood horizontal rafter bolt fixed to recessed fixing plate
Recess secret bolt fixed
114 x 50mm Hardwood vertical post
125

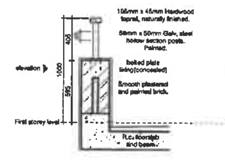
Side elevation of pergola
Scale 1:10


114 x 50mm Hardwood horizontal rafter bolt fixed to recessed fixing plate
114 x 50mm Hardwood vertical post
114
67
87

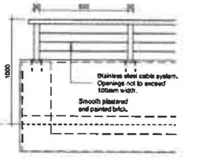
Section 1
Scale 1:10


114 x 50mm Hardwood vertical post
114 x 50mm Hardwood horizontal rafter bolt fixed to recessed fixing plate

Plan of pergola
Scale 1:10


105mm x 45mm Hardwood toprail, naturally finished.
50mm x 50mm Galv. steel hollow section posts. Painted.
bolted plate fixing(concealed)
Smooth plastered and painted brick.
elevation
1000
595
First storey level
R.C. floorslab and beam.

Section through balustrade and wall
Scale 1:25


Stainless steel cable system. Openings not to exceed 100mm width.
Smooth plastered and painted brick.
1000

Elevation of balustrade and wall
Scale 1:25

4.3.2 FLOORS
4.3.2.1 Buildings with a floor area of less than 500m^2, with a concrete slab-on-floor, that have insulation installed around the vertical edge of its perimeter which shall
a) have an R-value of not less than 1,0,
b) resist water absorption in order to retain its thermal insulation properties, and
c) be continuous from the adjacent finished ground level
1) to a depth of not less than 300mm, or
2)for the full depth of the vertical edge of the concrete slab-on-floor.

FLOOR INSULATION ASSEMBLY
4.3.2 FLOORS - Continue
4.3.2.2 Where under floor heating system is installed, the heater shall be insulated underneath the slab with insulation that has a minimum R-value of not less than 1,0.
4.3.2.3 A suspended floor that is part of a building's envelope shall have insulation that shall retain its thermal properties under moist conditions and be installed
a) with a partially or completely enclosed exterior perimeter, and shall achieve a total R-value of 1,0, and
b) with an in-slab in floor heating system, and shall be insulated around the vertical edge of its perimeter and underneath the slab with insulation having a minimum R-value of not less than 1,0.

Required R-value	
Minimum total R-value required	1,000
Construction type R-value	
Concrete slab on ground	
In slab heating provided	
Perimeter floor insulation provided	1,000
([illegible] thick Isoboard)	
Total insulation provided	[illegible]

ROOF INSULATION ASSEMBLY:
Thermal insulations:
NOTE 1: Insulation material to be 50mm clear around down light fixtures and 150mm clear around vents, exhaust fans and flue pipes.
NOTE 2. Insulation material to overlap 50mm over wallplate
NOTE 3: A vapour barrier should be used under metal roof sheeting for condensation.
NOTE 4: Installation should be according to the TIASA installation guide or manufacturer's specifications

ROOF 1 - (Metal roofsheeting, prefabricated trusses with flat ceiling)

Required R-value - (SANS 10400, part L)	
Minimum total R-value required	3,700
Direction of heat flow	UP
Construction type R-value	
Roof covering material - (metal)	0,300
SANS 10400 – XA (metal sheeting roof assemblies – Table 8)	
Ceiling board	0,050
Insulation material (require 3,35 total)	3,375
135mm Flexible Fibre Glass Blanket - Radiant Barrier (100%) (over ceiling construction)	
Aluminium Foil Laminate (under roof sheeting)	0,750
Total insulation provided	4,475

DOMESTIC HOT WATER USAGE:
Heatpump installation, specified by manufacturer. Apply pipe insulation on the incoming cold water pipes and insulate all outgoing hot water pipes. Install in accordance with manufacturer's detail and specification. A minimum of 50% by volume of the annual average hot water heating requirement shall be provided by means other than electrical resistance heating, but not limited to, solar heating, heat pumps, heat recovery from other systems or processes. (SANS 204:2011 - 4,5,2,1).

DOMESTIC HOT WATER USAGE:
(2 Persons / room) x (40liter / person) – (6 persons) x (40liter) = 240liter.
Install 1 x 250 litre geyser.

ARCHITECTURAL DESIGN GUIDELINES: (General)

2. Building Elements and Materials:
2.1. Roofs
2.1.1. Pitched Roofs – main "Barn" form giver
2.1.1.1. Roof pitch - 40° to 45° for roofs with clipped eaves.
2.1.1.2. Roof Materials; - Klip Lok or similar. – Matt Grey Charcoal only.
- Slate – Grey only, brown variants not allowed.
- 'Victorian Profile' corrugated – Matt Grey Charcoal only.
- Copper Sheeting – must be used with copper gutters and downpipes. Copper must be left raw to age naturally.
- Rheinzink – Must be used in combination with Rheinzink gutters and downpipes.
- Maximum "Barn" width to not exceed 5.5m
- It is the estate preference that no gables are to project past the roof line. In most instances the roof material should pass over the gable but a simplified gable end will be positively considered.

Preferred
2.1.2. Lean-to roofs
2.1.2.1. Roof pitch - 10° to 15°. Roof overhang not to project more than 600mm
2.1.2.2. Roof Materials; - 'Victorian Profile' corrugated – Matt Grey Charcoal only.
- Rheinzink – must be used with Rheinzink gutters.

2.1.3. Flat Roofs
2.1.3.1. Roof with pitch - 3° to 5° - Klip Lok or similar – Matt Grey Charcoal only.
- Must be concealed by parapet all round with concealed gutters. All parapets to be plastered to fall inwards to avoid rain streaks on facade.

2.1.3.2. Concrete roof slabs.

- Flat roof slab finishes - All flat slabs to be insulated as per local authority requirements.
- All parapets to be plastered to fall internally, not to project past the roof by more than 500mm. To be finished in 20mm dark grey granite stone chip or other approved finish.
- Full bores and downpipe to flat slab. Full bores with 75mm PVC downpipes to be built into wall or can have a hopper box with a 75mm PVC downpipe.

2.1.4. Gutter and Fascia - Rheinzink – must be used with Rheinzink gutters and downpipes. No OGEE combinations.
- Copper Roof Sheeting – must be used with copper gutters and downpipes and left natural.
- All other downpipes to be 75Ø PVC painted wall colour.
- Fascia if used to be painted wall colour
- Architects to submit design detail of roof edge, fascia and gable treatment with Sketch Design submission drawings to HOA.

2.1.5. Roof Lights
2.1.6. Dormers
2.1.7. Fascias / Barge Boards

Allowed Not Allowed

2.1.5.1. When roof lights are used, these must be set into the plane of the roof. Roof lights must be of similar size when visible in the same plane of an elevation. Roof lights must be charcoal or similar approved dark greys to closely match roof colour.
2.1.6.1. Dormers may only be used on pitched roofs. Only flat roofed (shed) dormers with clipped eaves will be allowed.
2.1.7.1. 600mm Overhang measured from wall to a fascia.
2.1.7.2. To be painted to approved color.

2.2. Walls
o Smooth plaster and paint to colour code and specification (Annex. A)
o Fiber Cement cladding
o Limited use of stone (no imitation stone allowed).
o Plumbing pipes are to be suitably concealed within walls or ducts and may not be exposed to the exterior.

2.2.1. Wall Finishes
- Panels to be at least 220mm wide
- No Shiplap paneling "Nantucket style" allowed
- All to be painted to supplied colour code and specification. (Annex A)
2.2.2. Boundary Walls
2.2.3. Retaining Walls & Common Boundary Walls

2.2.2.1. Only plastered brick walls with classical plastered copings are allowed as per Boundary Wall Design and Details (Annex. B)
2.2.2.2. Service yards should be screened in a similar manner (prescribed height = 2.1 meters).
2.2.2.3. Metal fencing of simple vertical pattern steel sections is permissible in other areas.
2.2.2.4. No concrete prefabricated panel walls are allowed.
2.2.2.5. Side boundary walls may be a maximum of 2.1 meters high.
2.2.2.6. As per design concept houses are to live out onto the street with metal fencing as referred wall option, solid walls to only be used where privacy is required eg. Patio and pool areas.
2.2.2.7. The design intention is to have the houses connect with the street at ground level, this could be accomplished by allowing the sidewalk, cobbles or landscaping all the way up to the houses on the street facing facades.
2.2.2.8. Kitchen dry yard areas must be screened from all street and neighbouring ground level property.
2.2.3.1. Cost of all retaining walls and common boundary wall will be borne equally by adjoining neighbor. The first neighbour completing the construction thereof, will have the value of these walls certified by the quantity surveyor. The neighboring owner will pay his 50% once completed and certified by quantity surveyor.
2.2.3.2. Retaining wall are to be constructed as per principle retaining and boundary wall sections as supplied by estate.
2.2.3.3. Loffelstein Retaining Walls - No loffelstein retaining walls will be permissible.
2.2.3.4. Stone Gabion Walls - Architectural stone gabion walls will be permitted only as internal retaining structures. Boundary walls may not be gabions. Design of gabion walls to be approved by estate architect before construction. Grey slate and granite rocks permissible.
2.2.4.1. All columns are to be square section pillars with stepped capitals and bases, square sections without capitals and bases or combinations of these.
2.2.4.2. Decorative capitals and bases of a Corinthian or figurative type columns or pillars with fluted shafts and any straight sided rounded section columns are not permitted.
2.2.4.3. Timber and Steel posts preferred.
2.2.5.1. Estate architects will issue a standard type, font and font size to apply to all houses (Annex. C)
2.2.6.1. Window surrounds will be permitted with simple plastered moldings and sills.
2.2.6.2. Parapets to have no plastered moulds or receive only simple moldings.

3. Doors and Windows:
3.1. Design
3.1.1. Window must be predominantly in vertical proportion (1:1.5) to (1:3).
3.1.2. Window and door height - Ground floor minimum window and door lintel height 2.4 - 2.8m encouraged.
- First floor minimum lintel heights for doors and windows 2.4 – 2.6m encouraged
3.1.3 Internal burglar bars only, no expanding metal, security doors (Trellidoors) will be allowed. Internal clear Polycarbonate bars will be allowed

3.2. Timber
3.2.1. Hardwood windows / doors painted per colour code.
3.2.2. Sash wood windows are allowed, but only to the specification of Swartland Cape Culture with counter weights.
3.2.3. No mock sash windows allowed

3.2.4. Casement and other windows permitted.
3.2.5. All timber doors and windows to be primed and painted to approved colours as contained in the colour code. (Annex A)

3.3. Aluminium
3.3.1. Aluminium windows / doors pre-painted (per colour code).
3.3.2. Aluminium frames to show a minimum of 40 - 50mm frame proud of plaster. Window frames minimum 60mm frame width. Door frames to show a minimum 40-50mm of the frame. Door frame members to be a minimum 80mm.
3.3.3. All aluminium door and window schedules to be provided to architects with construction details prior to manufacture.
3.3.4. Architects will recommend three preferred suppliers with their required detail on request.

3.4. Metal
3.4.1. Metal painted security gates will be allowed at front doors. Designs to be approved by estate architect.
3.4.2. Metal doors and windows only by prior approval of estate architect.
3.4.3. Colour – Refer Annex. A

3.5. Shutters
3.5.1. Use of external shutters in timber or aluminium is encouraged.
3.5.2. No mock shutters allowed.
3.5.3. Shutters could be hinged or sliding.
3.5.4. Shutter colour to match window frames.

3.6. Garage Doors
3.6.1. To be painted hardwood timber or epoxy coated aluminium doors or Zinc Alume door.
3.6.2. Pattern, horizontal sectional overhead doors – no mock timber finishes.
3.6.3. Colour: as per colour code. (Annex. A)
3.6.4. 2,4m High doors are encouraged
3.6.5. Drive through garages to allow tandem parking is encouraged.
3.6.6. No shade netting at all may be utilized. Alternate means of shading must be used.

3.7. Gates 3.7.1. Security Gates - Refer 3.1.4.1
- Blacksmith and Artisan designs to be pre approved be estate architect.

3.7.2. Garden Gates - Timber, Metal and Fibre Cement will be accepted
- Metal and Fibre Cement to be painted – per colour code (Annex. A)
- Design to be simple – no ornamental metalwork will be accepted

4. Architectural Elements:
4.1. Pergolas
4.1.1. Natural timber pergolas are preferred.
4.1.2. Metal pergola designs to be pre approved by estate architect.
4.1.3. No aluminium pergolas will be allowed.

4.2. Chimneys
4.2.1. Chimneys to be plastered or white cement bagged brick / klompies or a combination of them.
4.2.2. Chimney design to be of a simple modern design.

4.3. External Handrails
4.3.1. Limited use of glass balustrades will be allowed and must be approved by the estate architect during the design review process.
4.3.2. No precast concrete, French, Victorian or Tuscan designs will be allowed.
4.3.3. Metal and Timber handrails are preferred. - Colour must be natural (timber), or metalwork colours as per Paint Schedule Annex. A
4.4. External Lighting 4.4.1. All external lighting to be low level and shining downwards to observe the dark sky lighting principle, and to be done to limit light pollution.
4.4.2. In order to mitigate the development's visual impact, the external lighting on the plot must be unobtrusive.
4.4.3. Signage and street facing lights will all be as per specification options provided by the estate architects. (Annex. D) This is to provide a homogenous theme carried throughout.

4.5. Fibre Connection - Sleeves for fibre installation will be supplied to site. Owners will be responsible for the fibre installation and connection fees from service provider.

4.6. Wheelie Bins - Owners to purchase wheelie bins for refuse removal. Specification will be supplied by the HOA

4.7. Water Features - Water features integrated and inline with the design of the house is encouraged.

4.8. Garden Sheds - No plastic or timber Garden Sheds will be allowed.

- The use of concrete ornamental designed water features, bird baths or garden ornaments on street facing gardens is prohibited.

- Should you wish to erect a store, shed or doll house this must be designed in the same "spirit" as the main dwelling and must be submitted for approval along with the main house.

5. Environmental and Sustainable Design Items: All exposed air conditioning units, satellite dishes, television antennas, geysers, waste bins, gas cylinders, pumping systems, plumbing and washing lines must be fully screened by suitable walls and may not be visible from the street or from a neighbouring property without the consent of the HOA.
- Air conditioning external units must be at ground level and hidden from neighbours view.
5.1. Geysers and Heat pumps 5.1.1. Geyser heat pumps to be hidden from neighbouring and street view and be located at ground level.
5.1.2. Decibel rating – no heat pump or external air-conditioning unit may produce more than 65 decibels, 2m away from the unit.

5.2. Solar Panels 5.2.1. All solar collectors on roofs to sit flush with the roofing material.
5.2.2. All edge trim and fixings to be black anodised.
5.2.3. All voltaic panels and solar collectors must be indicated on approval drawing for the estate's approval. NO SOLAR PANELS

5.3. Voltaic Panels 5.3.1. Installation of voltaic collectors is encouraged.
5.3.2. All solar collectors on roofs to sit flush with the fall of the roof and all edge trim and fixings black anodised. All voltaic panels and solar collectors must be indicated on approval drawing for the estate's approval.
5.3.3. Fixing clips and edges to voltaic panels are to be black anodised
5.3.4. Installation of electric vehicle charging ports in garages are encouraged.
NO SOLAR PANELS

5.4. Generators 5.4.1. No generators will be allowed. Backup batteries as an alternative are encouraged, especially when used in conjunction with voltaic panels.

5.5. Water Harvesting 5.5.1. Water harvesting is encouraged. We recommend each house have a minimum of 2000L underground water storage.
5.5.2. Use of low flow sanitaryware fittings are encouraged.

6. Basement 6.1: Should any of the owners want to incorporate a basement into their property, this will be permissible as long as no external windows above natural ground level are incorporated.
6.2. Due to bulk restrictions, basements are likely to trigger a submission for departure application to the local authority, but the Estate will support the principle.

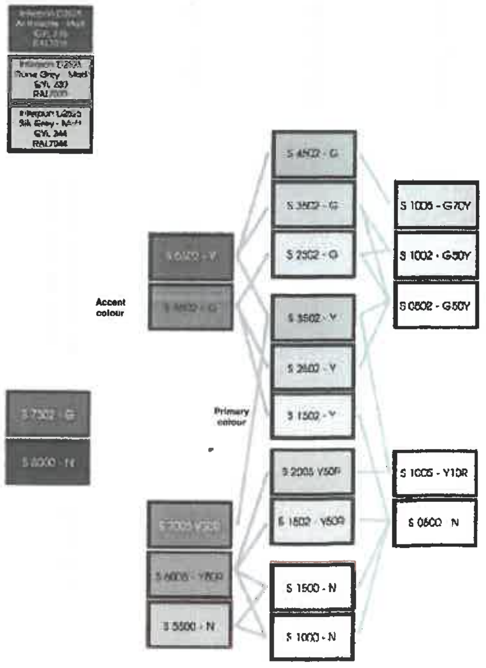
7. Landscaping 7.1:
Trees must be indigenous.
7.2. Landscape plan to be submitted for approval. See landscaping tree list. (Annex. E)
7.3. Homeowners are encouraged to manage topsoil protection on site.

8. Parking 8.1:
At least two visitor's parking bays must be provided on the erf in front of the garage, or elsewhere on the erf. Paving on driveways and visitors' parking areas must match the paving used by the estate.

10. Annexures:
10.1. Annexure A:
10.1.1. Paint Colours and Finishes

Exterior:
Masonry Walls
Dwelling Walls
Schedule of approved colours are available from the HOA. Darker shades of the approved colours may be used for accent walls.
Boundary Walls
Schedule of approved colours are available from the HOA.
Architectural Features
Timber Pergolas
Pergolas to be painted to colours listed in specification
Hardwood pergolas could be left untreated to age and grey naturally.
Metal Pergolas
All metal pergolas to be painted to colours listed in specification sheet.
Security Gates
All metal gates to be painted to colours listed in specification sheet.
Doors and Windows
Timber Doors & Windows
Timber doors and windows to be painted in accent colour as indicated in specification sheet
Aluminium Doors & Windows
Aluminium powder coating colours are limited to the colours indicated in specification sheet
Steel Doors & Windows
All metal doors and windows to be painted to colours listed in specification sheet.
Front Door
Hardwood timber front doors may be left untreated to age naturally or stained grey and preserved with matt/invisible clear sealants or preserving oil.
Paving and Exterior surfaces
Paving
Only paving matching paving used on roads and elsewhere in estate may be used.
Exposed Aggregate
Only exposed aggregate matching similar used on roads and elsewhere in estate may be used.

Kerbs
Only kerbs matching similar used on roads and elsewhere in estate may be used.
Stormwater and Services
All visible to be cast-iron with simple design.
This includes;
Grates, Manhole Covers,
Inspection and Rodding Eyes,
Catch pits,
Stormwater channels and grates,
Finish could be left natural or painted to metalwork colours listed in specification sheet.



Paint colour code specification

COPYRIGHT NOTICE
Copyright © 2011 (*Red Atlantic Architecture*). Copyright subsists in this drawing. The person or entity whose name appears in the title block of this drawing, is hereby granted a non-exclusive license to use, display, print and / or reproduce this drawing to the extent necessary to carry out and complete the project described in the title block of this drawing .
This license in respect of the copyright is expressly limited as aforesaid and the person and/or entity referred to above shall not be entitled to grant sub-licenses in respect of the copyright in this drawing to any other entity.
This license confers no ownership rights in the copyright vesting in the drawing and this drawing and the copyright subsisting therein will, at all times, remain the property of (*Red Atlantic Architecture*).
Any unauthorized reproduction, publication, transmission, adaptation and/or inclusion of this drawing in a cinematograph film or television broadcast is an act of copyright infringement which will render the doer of the act liable for civil law copyright infringement and may in certain circumstances render the doer liable to criminal prosecution .
Requests and enquiries concerning this drawing and the rights subsisting therein should be addressed to the copyright owner.

DISCLAIMER
All drawings and dimensions must be correlated by the owner and contractor before any materials are ordered or building work commences. Any differences must be brought to the attention of the Architect in writing immediately.
Upon submitting this document to the Local Authority for approval, the owner of this property confirms that all the information on this document is to the owner's final wishlist and to their satisfaction. The owner understands that any changes hereafter for whatever reason, must be resubmitted to the Local Authority for approval.
The owner of this property acknowledge that they will be responsible and liable for any deviation from this document without the Architect's knowledge .

Municipal Approval Stamps

W Y N A N D
[redacted]
Wynand [illegible]
SACAP Reg. No. [illegible]

Owner Signature .... Date 2025 / 03 / 24
Architect Signature .... Date 2025 / 03 / 24

[redacted]

House Mynhardt

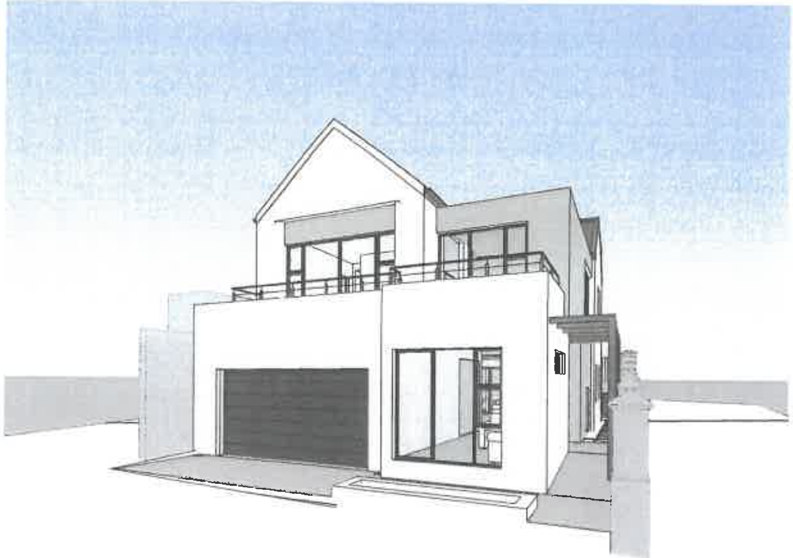
Property description
Erf 17649, Welgegund Estate
STELLENBOSCH

Project description
New Dwelling, pergola, boundary wall and swimming pool

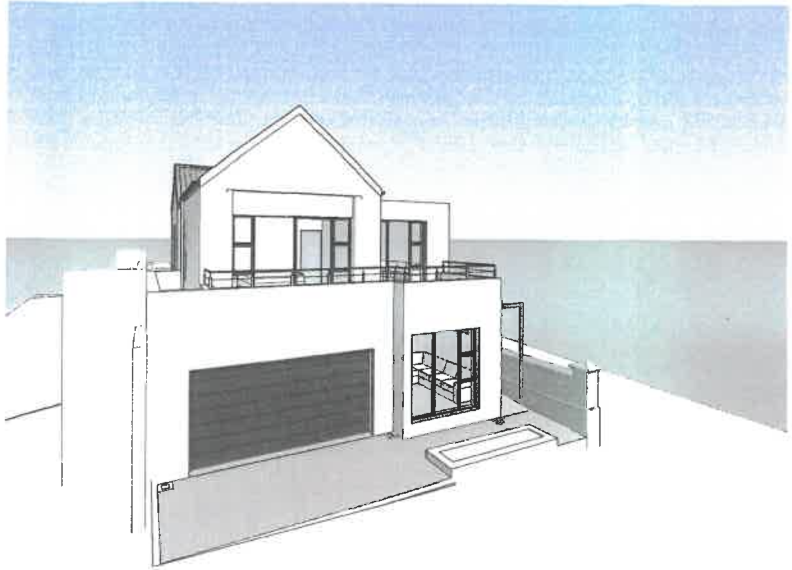
Sheet description
Construction notes & Architectural Guidelines and Detail

Project number	Sheet nr	Rev	Project status
21-128	002	[illegible]	[illegible]

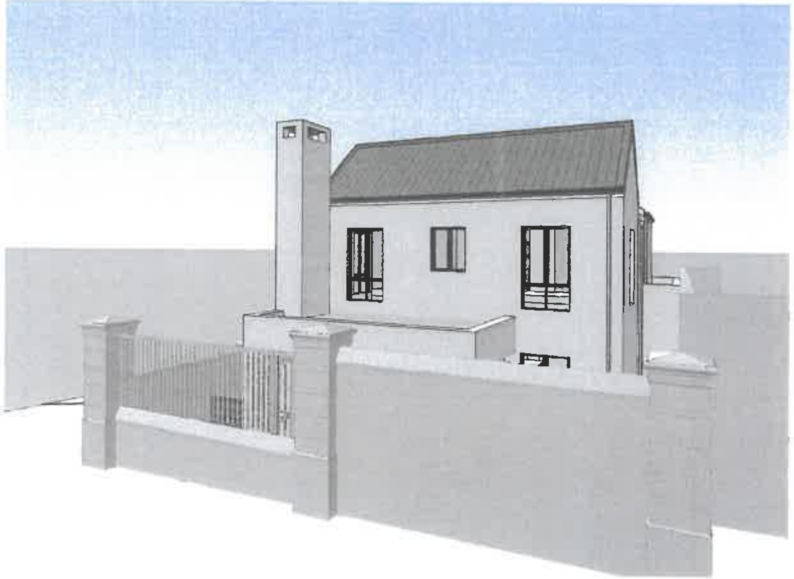
Project Date 2021-06-17	Designed by [illegible]	Scale as indicated
Issue Date 2025/03/04 08:27:08	Drawn by RWJ/PVW	Page Size A1



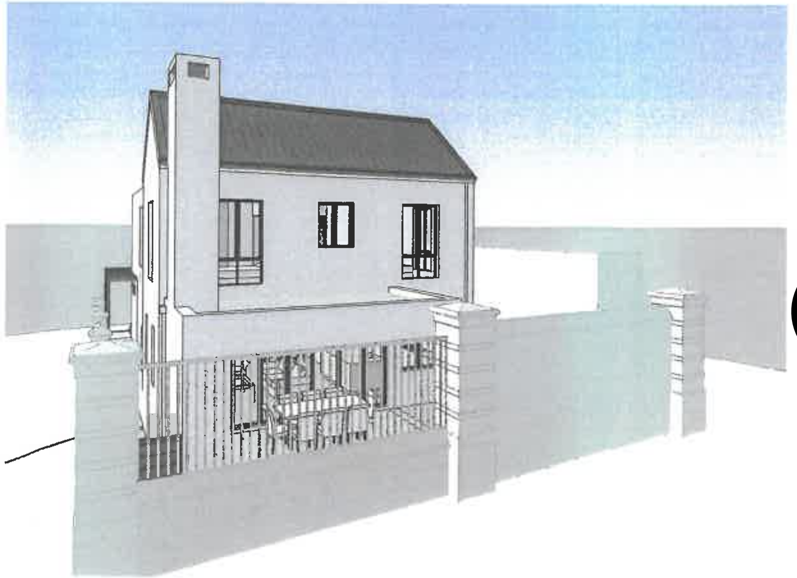
External view 1



External view 1



External view 3



External view 4

COPYRIGHT NOTICE
Copyright © 2011 (*Red Atlantic Architecture*). Copyright subsists in this drawing. The person or entity whose name appears in the title block of this drawing, is hereby granted a non-exclusive license to use, display, print and / or reproduce this drawing to the extent necessary to carry out and complete the project described in the title block of this drawing.
This license in respect of the copyright is expressly limited as aforesaid and the person and/or entity referred to above shall not be entitled to grant sub-licenses in respect of the copyright in this drawing to any other entity.
This license confers no ownership rights in the copyright vesting in the drawing and this drawing and the copyright subsisting therein will, at all times, remain the property of (*Red Atlantic Architecture*).
Any unauthorized reproduction, publication, transmission, adaptation and/or inclusion of this drawing in a cinematograph film or television broadcast is an act of copyright infringement which will render the doer of the act liable for civil law copyright infringement and may in certain circumstances render the doer liable to criminal prosecution.
Requests and enquiries concerning this drawing and the rights subsisting therein should be addressed to the copyright owner.

DISCLAIMER
All drawings and dimensions must be correlated by the owner and contractor before any materials are ordered or building work commences. Any differences must be brought to the attention of the Architect in writing immediately.
Upon submitting this document to the Local Authority for approval, the owner of this property confirms that all the information on this document is to the owner's final wishlist and to their satisfaction. The owner understands that any changes hereafter for whatever reason, must be resubmitted to the Local Authority for approval.
The owner of this property acknowledge that they will be responsible and liable for any deviation from this document without the Architect's knowledge.

Municipal Approval Stamps

[redacted]

APPROVED

Wynand Wiesnoch
SACAP Reg. No. 4289

Owner Signature .... Date 2025 / 03 / 24

Architect Signature .... Date 2025 / 03 / 24

[redacted]

House Mynhardt

Property description

Erf 17649, Welgegund Estate
STELLENBOSCH

Project description

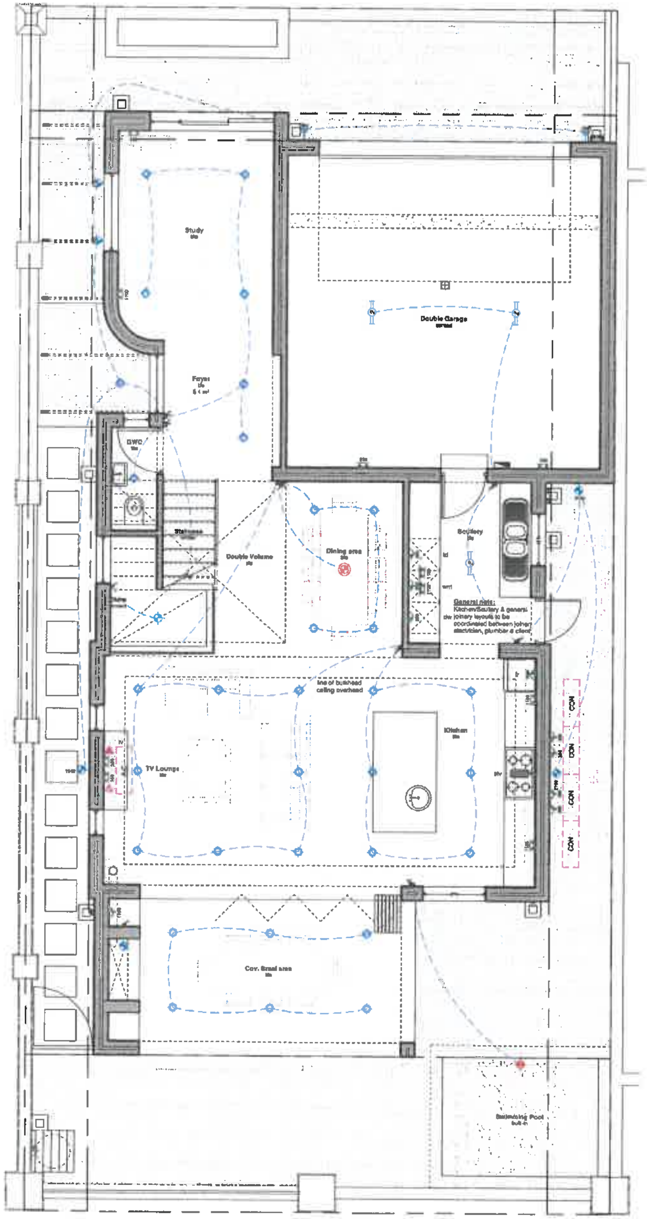
New Dwelling, pergola, boundary wall
and swimming pool

Sheet description

Views

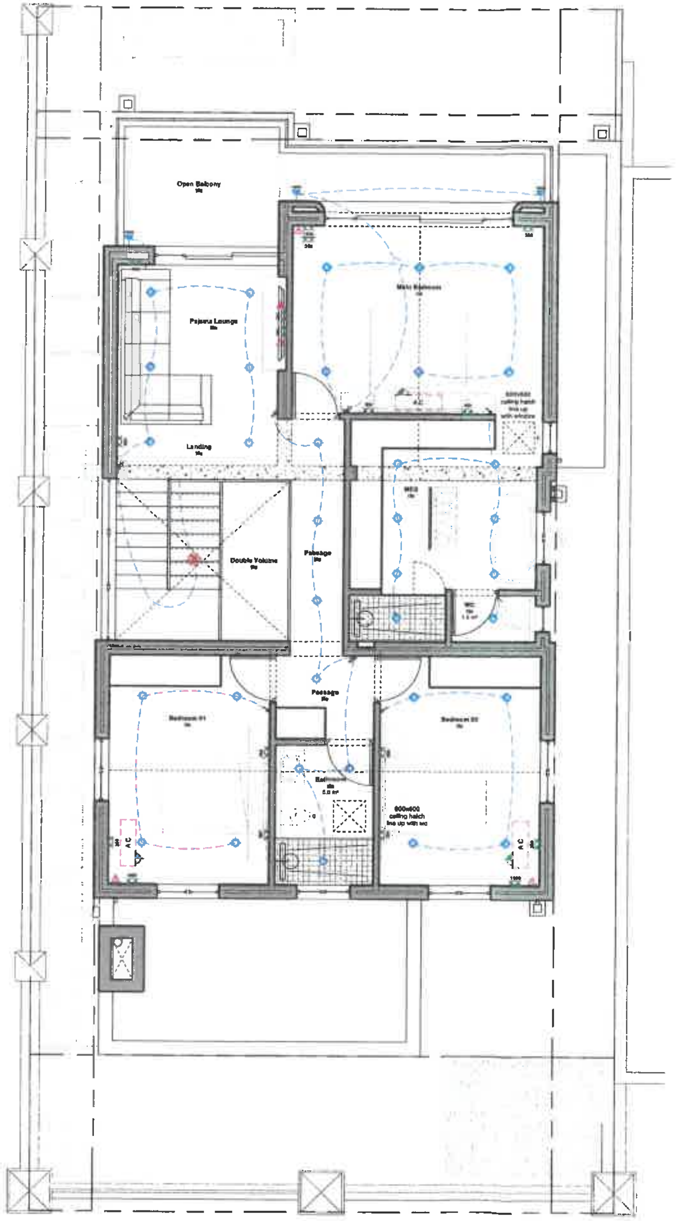
Project number	Sheet nr	Rev	Project status
21-128	310	A	[illegible]

Project Date 2021-06-17	Designed by RVJ	Scale as indicated
Issue Date 2025/03/04 08:27:09	Drawn by RVJ / PVW	Page Size A1



General note:
Kitchen/Scullery & general joinery layouts to be coordinated between joiner, electrician, plumber & client

Ground Storey Electrical Plan
Scale 1:50



First Storey Electrical Plan
Scale 1:50

ELECTRICAL LEGEND

- 1x 15Amp power point Height indicated
- 2x 15Amp power point Height indicated
- Single waterproof power point
- Hob/Ele power point
- Power point for shaver hairdryer & toothbrush
- Electrical garage door power point
- Irrigation power point
- Meterbox
- Distribution box
- Oven power point
- Oven/stove switch
- ▲ Telephone/ADSL
- △ Television
- Mirror demister
- Hot water cylinder (Geyser mounted on concrete roof)
- ■ External light point for garden lights
- One way switch with dimmer
- One way switch
- Two way switch with dimmer
- Two way switch
- Under floor heating switch
- Braai motor switch
- Centre filament light
- Wall mounted light
- Up & down light
- Garden spike light
- Brick light height as indicated
- Flourescent light single tube
- Flourescent light double tube
- Recessed downlighted adjustable spotlight
- Pendant overhead light
- Swimming pool light
- Chandelier
- Extractor fan with own switch
- Wall mounted mirror light with switch
- Wall light
- Ceiling Fan (remote control)
- # All electrical wires to be in conduits. (confirmed by client)
- # Alarm design, layout and installation by Specialist (confirmed by client)
- # Sound & TV design, layout and installation by Specialist (confirmed by client)
- Intercom connected to the estate main gate.
- Heated towel rail (confirmed by client)
- # Underfloor heating, layout and installation by Specialist (confirmed by client)
- # Air Con design, layout and installation by Specialist (confirmed by client)
- Strip Lighting
- A C AC Internal unit
- CON AC external unit
- # All light point are to run from back-up battery system confirmed by client.

COPYRIGHT NOTICE
Copyright © 2011 (*Red Atlantic Architecture*). Copyright subsists in this drawing. The person or entity whose name appears in the title block of this drawing, is hereby granted a non-exclusive license to use, display, print and / or reproduce this drawing to the extent necessary to carry out and complete the project described in the title block of this drawing .
This license in respect of the copyright is expressly limited as aforesaid and the person and/or entity referred to above shall not be entitled to grant sub-licenses in respect of the copyright in this drawing to any other entity.
This license confers no ownership rights in the copyright vesting in the drawing and this drawing and the copyright subsisting therein will, at all times, remain the property of (*Red Atlantic Architecture*).
Any unauthorized reproduction, publication, transmission, adaptation and/or inclusion of this drawing in a cinematograph film or television broadcast is an act of copyright infringement which will render the doer of the act liable for civil law copyright infringement and may in certain circumstances render the doer liable to criminal prosecution .
Requests and enquiries concerning this drawing and the rights subsisting therein should be addressed to the copyright owner

DISCLAIMER
All drawings and dimensions must be correlated by the owner and contractor before any materials are ordered or building work commences. Any differences must be brought to the attention of the Architect in writing immediately
Upon submitting this document to the Local Authority for approval, the owner of this property confirms that all the information on this document is to the owner's final wishlist and to their satisfaction. The owner understands that any changes hereafter for whatever reason, must be resubmitted to the Local Authority for approval.
The owner of this property acknowledge that they will be responsible and liable for any deviation from this document without the Architect's knowledge.

Municipal Approval Stamps

[redacted]

APPROVED
Wynand Wiesnach
SACAP Reg No. 4[illegible]

Owner Signature .... Date 2025 / 03 / 24
Architect Signature .... Date 2025 / 03 / 24

[redacted]

House Mynhardt

Property description

Erf 17649, Welgegund Estate
STELLENBOSCH

Project description

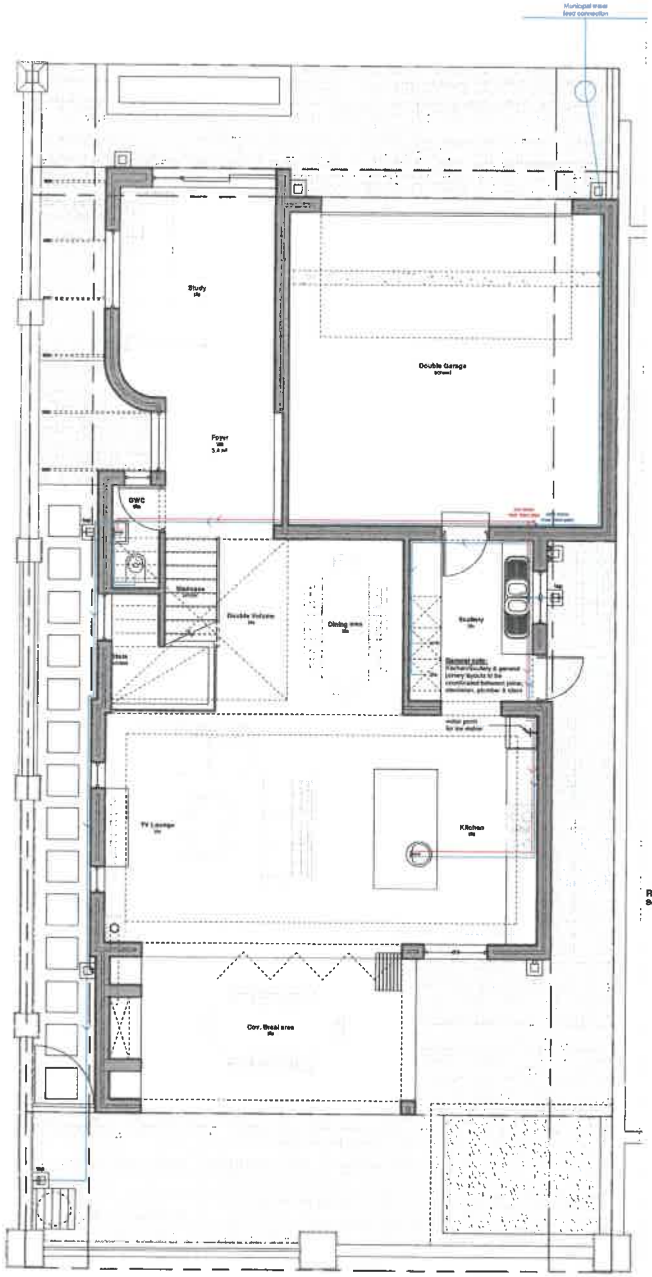
New Dwelling, pergola, boundary wall
and swimming pool

Sheet description

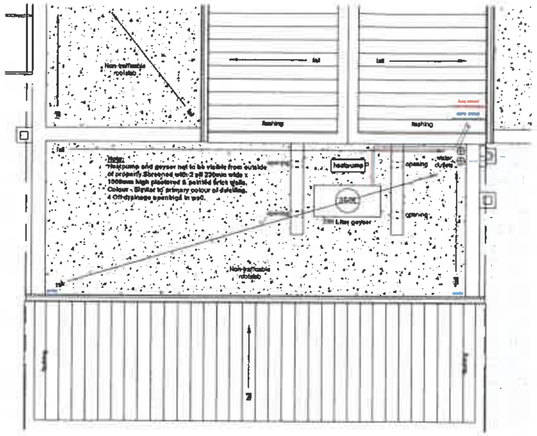
Ground and First Storey
Electrical Plans

Project number	Sheet nr	Rev	Project status
24-128	401	[illegible]	[illegible]

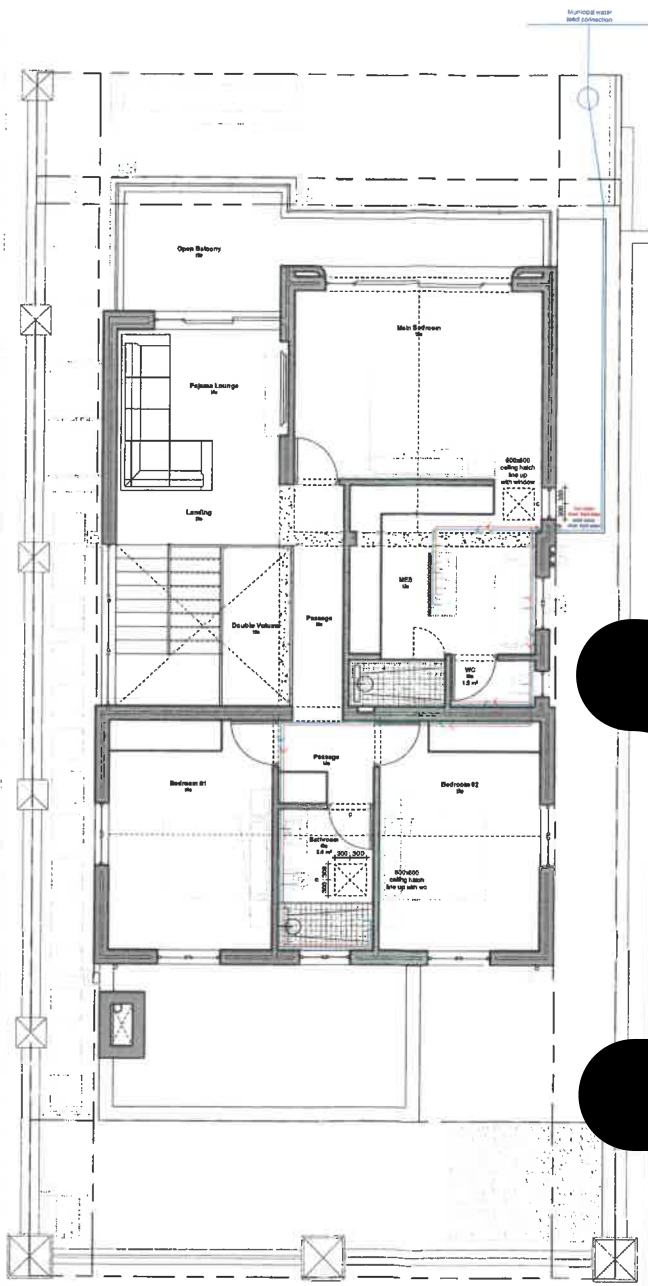
Project Date 2021-06-17	Designed by RVJ	Scale as indicated
Issue Date 2025/03/04 08:27:10	Drawn by RVJ	Page Size A1


Municipal water feed connection
Study
tile
Double Garage
screed
Foyer
tile
3.4 m²
GWC
tile
Staircase
Double Volume
tile
Dining area
tile
Scullery
tile
General note:
Kitchen/Scullery & general joinery layouts to be coordinated between joiner, electrician, plumber & client
water point for the stove
TV Lounge
tile
Kitchen
tile
Cov. Braai area

Ground Storey water reticulation Plan
Scale 1:50


Non-trafficable roofslab
fall
flashing
fall
flashing
Note:
Heatpump and geyser not to be visible from outside of property. Screened with 2 off 230mm wide x 1000mm high plastered & painted brick walls.
Colour - Similar to primary colour of dwelling.
4 Off drainage openings in wall.
heatpump
opening
water outlets
opening
Liter geyser
Non-trafficable roofslab
fall

Roof water reticulation Plan (partly)
Scale 1:50



First Storey water reticulation Plan
Scale 1:50

COPYRIGHT NOTICE
Copyright © 2011 (*Red Atlantic Architecture*). Copyright subsists in this drawing. The person or entity whose name appears in the title block of this drawing, is hereby granted a non-exclusive license to use, display, print and / or reproduce this drawing to the extent necessary to carry out and complete the project described in the title block of this drawing .
This license in respect of the copyright is expressly limited as aforesaid and the person and/or entity referred to above shall not be entitled to grant sub-licenses in respect of the copyright in this drawing to any other entity.
This license confers no ownership rights in the copyright vesting in the drawing and this drawing and the copyright subsisting therein will, at all times, remain the property of (*Red Atlantic Architecture*).
Any unauthorized reproduction, publication, transmission, adaptation and/or inclusion of this drawing in a cinematograph film or television broadcast is an act of copyright infringement which will render the doer of the act liable for civil law copyright infringement and may in certain circumstances render the doer liable to criminal prosecution .
Requests and enquiries concerning this drawing and the rights subsisting therein should be addressed to the copyright owner.

DISCLAIMER
All drawings and dimensions must be correlated by the owner and contractor before any materials are ordered or building work commences. Any differences must be brought to the attention of the Architect in writing immediately.
Upon submitting this document to the Local Authority for approval, the owner of this property confirms that all the information on this document is to the owner's final wishlist and to their satisfaction. The owner understands that any changes hereafter for whatever reason, must be resubmitted to the Local Authority for approval.
The owner of this property acknowledge that they will be responsible and liable for any deviation from this document without the Architect's knowledge.

Approval Stamps

[redacted]

APPROVED ________
Wynand Willemsen
SACAP Reg. No.

Owner Signature
Date 2025 , 03 , 24

Architect Signature
Date 2025 , 03 , 24

[redacted]

RED ATLANTIC
~ ARCHITECTURE ~

House Mynhardt

Property description

Erf 17649, Welgegund Estate
STELLENBOSCH

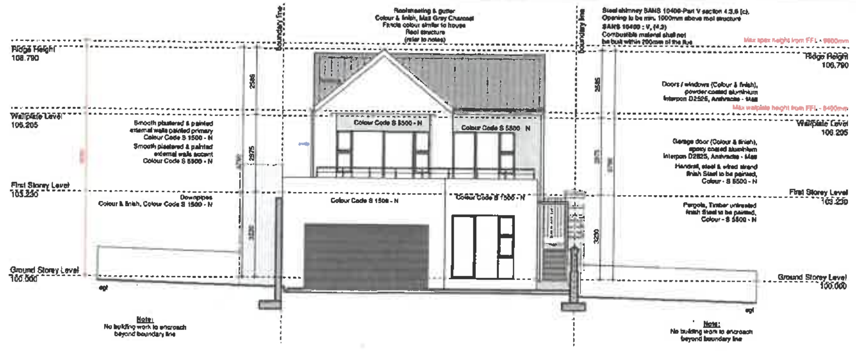
Project description

New Dwelling, pergola, boundary wall
and swimming pool

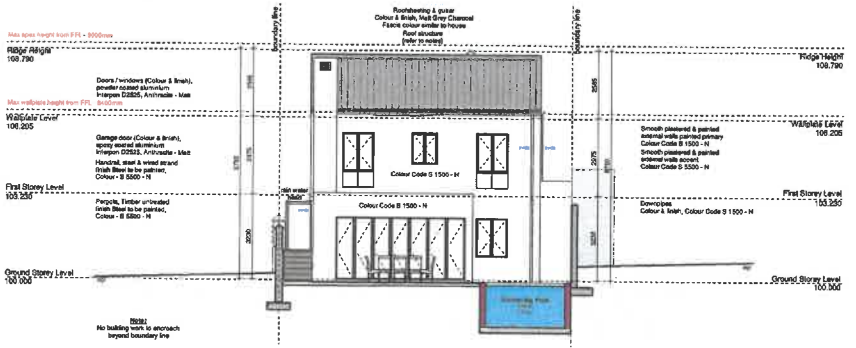
Sheet description

Ground and First Storey
Water reticulation Plans

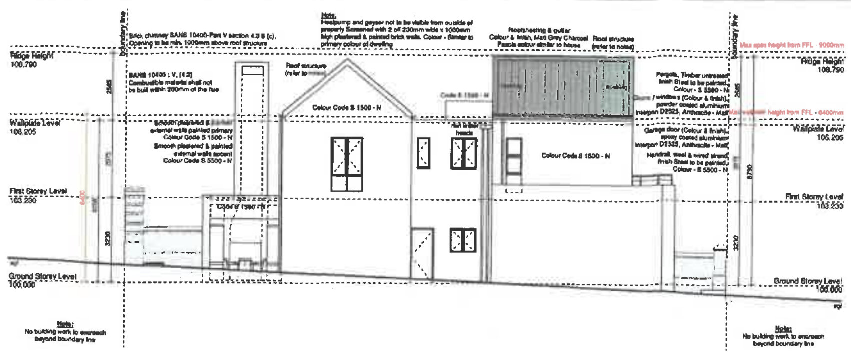
Project number	Sheet nr	Rev	Project status
24-128	501		
Project Date 2021-06-17	Designed by WW		Scale as Indicated
Issue Date 2025/03/04 08:27:11	Drawn by PVW		Page Size A1


Roofsheeting & gutter
Colour & finish, Matt Grey Charcoal
Fascia colour similar to house
Roof structure
(refer to notes)
boundary line
Ridge Height
108.790
Wallplate Level
106.205
Smooth plastered & painted
external walls painted primary
Colour Code S 1500 - N
Smooth plastered & painted
external walls accent
Colour Code S 5500 - N
First Storey Level
103.230
Downpipes
Colour & finish, Colour Code S 1500 - N
Ground Storey Level
100.000
egl
Note:
No building work to encroach
beyond boundary line
2585
2975
3230
Colour Code S 5500 - N
Colour Code S 5500 N
Colour Code S 1500 - N
Steel chimney SANS 10400-Part V section 4.3.8 (c).
Opening to be min. 1000mm above roof structure
SANS 10400 : V, (4.2)
Combustible material shall not
be built within 200mm of the flue
Max apex height from FFL - 9000mm
Doors / windows (Colour & finish),
powder coated aluminium
Interpon D2525, Anthracite - Matt
Max wallplate height from FFL - 6400mm
Garage door (Colour & finish),
epoxy coated aluminium
Interpon D2525, Anthracite - Matt
Handrail, steel & wired strand
finish Steel to be painted,
Colour - S 5500 - N
Pergola, Timber untreated
finish Steel to be painted,
Colour - S 5500 - N
8790

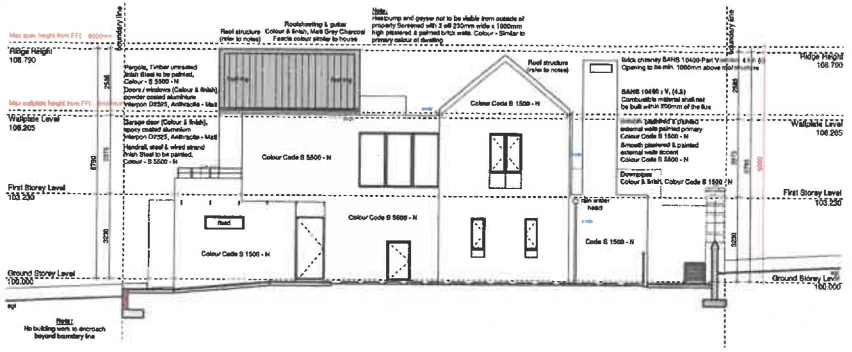
North East Elevation (without boundary wall)
Scale 1:100


Max apex height from FFL - 9000mm
Ridge Height
108.790
Doors / windows (Colour & finish),
powder coated aluminium
Interpon D2525, Anthracite - Matt
Max wallplate height from FFL - 6400mm
Wallplate Level
106.205
Garage door (Colour & finish),
epoxy coated aluminium
Interpon D2525, Anthracite - Matt
Handrail, steel & wired strand
finish Steel to be painted,
Colour - S 5500 - N
First Storey Level
103.230
Pergola, Timber untreated
finish Steel to be painted,
Colour - S 5500 - N
Ground Storey Level
100.000
3230
rain water
head
boundary line
Roofsheeting & gutter
Colour & finish, Matt Grey Charcoal
Fascia colour similar to house
Roof structure
(refer to notes)
Colour Code S 1500 - N
Colour Code S 1500 - N
2585
2975
Smooth plastered & painted
external walls painted primary
Colour Code S 1500 - N
Smooth plastered & painted
external walls accent
Colour Code S 5500 - N
Downpipes
Colour & finish, Colour Code S 1500 - N
Note:
No building work to encroach
beyond boundary line

South West Elevation (without boundary wall)
Scale 1:100


boundary line
Brick chimney SANS 10400-Part V section 4.3.8 (c).
Opening to be min. 1000mm above roof structure
Ridge Height
108.790
SANS 10400 : V, (4.2)
Combustible material shall not
be built within 200mm of the flue
Wallplate Level
106.205
Smooth plastered & painted
external walls painted primary
Colour Code S 1500 - N
Smooth plastered & painted
external walls accent
Colour Code S 5500 - N
First Storey Level
103.230
Ground Storey Level
100.000
2585
2975
3230
6400
Note:
No building work to encroach
beyond boundary line
Note:
Heatpump and geyser not to be visible from outside of
property Screened with 2 off 230mm wide x 1000mm
high plastered & painted brick walls. Colour - Similar to
primary colour of dwelling
Roof structure
Colour Code S 1500 - N
Roofsheeting & gutter
Colour & finish, Matt Grey Charcoal
Fascia colour similar to house
Roof structure
(refer to notes)
Colour Code S 1500 - N
Pergola, Timber untreated
finish Steel to be painted,
Colour - S 5500 - N
Doors / windows (Colour & finish),
powder coated aluminium
Interpon D2525, Anthracite - Matt
Max apex height from FFL - 9000mm
height from FFL - 6400mm
Ridge Height
108.790
Wallplate Level
106.205
Garage door (Colour & finish),
epoxy coated aluminium
Interpon D2525, Anthracite - Matt
Handrail, steel & wired strand
finish Steel to be painted,
Colour - S 5500 - N
First Storey Level
103.230
8790
3230
Ground Storey Level
100.000
egl
Note:
No building work to encroach
beyond boundary line

South East Elevation (without boundary wall)
Scale 1:100


Max apex height from FFL - 9000mm
boundary line
Ridge Height
108.790
Pergola, Timber untreated
finish Steel to be painted,
Colour - S 5500 - N
Doors / windows (Colour & finish)
powder coated aluminium
Interpon D2525, Anthracite - Matt
Max wallplate height from FFL
Wallplate Level
106.205
Garage door (Colour & finish),
epoxy coated aluminium
Interpon D2525, Anthracite - Matt
Handrail, steel & wired strand
finish Steel to be painted,
Colour - S 5500 - N
First Storey Level
103.230
Ground Storey Level
100.000
egl
8790
2585
3230
Roof structure
(refer to notes)
Roofsheeting & gutter
Colour & finish, Matt Grey Charcoal
Fascia colour similar to house
Note:
Heatpump and geyser not to be visible from outside of
property Screened with 2 off 230mm wide x 1000mm
high plastered & painted brick walls. Colour - Similar to
primary colour of dwelling
Colour Code S 5500 - N
Colour Code S 1500 - N
Colour Code S 5500 - N
Roof structure
(refer to notes)
Colour Code S 1500 - N
Brick chimney SANS 10400-Part V
Opening to be min. 1000mm above roof structure
SANS 10400 : V, (4.3)
Combustible material shall not
be built within 200mm of the flue
Smooth plastered & painted
external walls painted primary
Colour Code S 1500 - N
Smooth plastered & painted
external walls accent
Colour Code S 5500 - N
Downpipes
Colour & finish, Colour Code S 1500 - N
rain water
head
Code S 1500 - N
Ridge Height
108.790
Wallplate Level
106.205
First Storey Level
103.230
Ground Storey Level
100.000
9000
Note:
No building work to encroach
beyond boundary line

North West Elevation (without boundary wall)
Scale 1:100

COPYRIGHT NOTICE
Copyright © 2011 (*Red Atlantic Architecture*). Copyright subsists in this drawing. The person or entity whose name appears in the title block of this drawing, is hereby granted a non-exclusive license to use, display, print and / or reproduce this drawing to the extent necessary to carry out and complete the project described in the title block of this drawing.
This license in respect of the copyright is expressly limited as aforesaid and the person and/or entity referred to above shall not be entitled to grant sub-licenses in respect of the copyright in this drawing to any other entity.
This license confers no ownership rights in the copyright vesting in the drawing and this drawing and the copyright subsisting therein will, at all times, remain the property of (*Red Atlantic Architecture*).
Any unauthorized reproduction, publication, transmission, adaptation and/or inclusion of this drawing in a cinematograph film or television broadcast is an act of copyright infringement which will render the doer of the act liable for civil law copyright infringement and may in certain circumstances render the doer liable to criminal prosecution.
Requests and enquiries concerning this drawing and the rights subsisting therein should be addressed to the copyright owner.

DISCLAIMER
All drawings and dimensions must be correlated by the owner and contractor before any materials are ordered or building work commences. Any differences must be brought to the attention of the Architect in writing immediately.
Upon submitting this document to the Local Authority for approval, the owner of this property confirms that all the information on this document is to the owner's final wishlist and to their satisfaction. The owner understands that any changes hereafter for whatever reason, must be resubmitted to the Local Authority for approval.
The owner of this property acknowledge that they will be responsible and liable for any deviation from this document without the Architect's knowledge.

Municipal Approval Stamps

[redacted]

APPROVED ____________
Wynand Wiesnach
SACAP Reg. No. [illegible]

Owner Signature .... Date 2025 / 03 / 24

Architect Signature .... Date 2025 / 03 / 24

[redacted]

Property description

Erf 17649, Welgegund Estate
STELLENBOSCH

Project description

New Dwelling, pergola, boundary wall
and swimming pool

Sheet description

Elevations without boundary walls

Project number [illegible]	Sheet nr 502	Rev [illegible]	Project status [illegible]
Project Date 2021-06-17	Designed by RVJ		Scale as indicated
Issue Date 2025/03/04 08:27:12	Drawn by RVJ / PVW		Page Size A1