STELLENBOSCH
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Application Number: LU/18650 (TP 982/2024)
Our File Reference Number: Erf 9470, Stellenbosch
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-M [redacted]

Sir / Madam

APPLICATION FOR CONSENT USE AND A DEPARTURE: ERF 9470, STELLENBOSCH

1. The above application refers.

2. The duly authorised decision maker hereby decides on the above application as follows:

3. That the following applications in terms of the Stellenbosch Municipality Bylaw on Municipal Land Use Planning, 2023, on Erf 9470, Stellenbosch:

3.1 **Consent Use** in terms of Section 15(2)(o) of the said bylaw for an Additional Use that exceeds the parameters of the zoning scheme in order to allow a second dwelling unit over the street building line;

3.2 a **departure** to relax the street building line from 3m to 0m in order to accommodate the proposed domestic accommodation unit on the ground floor and second dwelling unit on the first floor.

BE APPROVED in terms of Section 60 of the said Bylaw.

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

4.1 The approval only applies to the consent use and departure application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.

4.2 The development must be undertaken generally in accordance with the building plan attached as **ANNEXURE A**.

4.3 Building plans must be generally in accordance with the site plan & floor layout plan attached as **ANNEXURE A** and referenced as 24-101 sheet 001-003, dated 15 October 2025 and drawn by Red Atlantic Architecture.

4.4 The proposed second dwelling unit must make use of the existing sewer and water connections.

5. The **reasons** for the above decision are as follows:

5.1 The proposed development is a moderate form of densification that is promoted by the SDF and intends to optimally use the space on the property.

5.2 The Stellenbosch Municipality Zoning Scheme By-Law, 2019 makes provisions and is in support of second dwelling units in low density residential areas

5.3 Sufficient on-site parking has been provided.

5.4 The increase in traffic in the area will be insignificant.

5.5 Departure for street building line will not have an impact on the streetscape as this property is located in a cul-de-sac and Woodglen Street has wide side walk, thus the proposed development will be set back from the street.

6. **Matters to be noted**:

6.1 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.

7. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, 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.

8. 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.

9. **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**

10. 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.

11. 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.

12. 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.

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

14. 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.

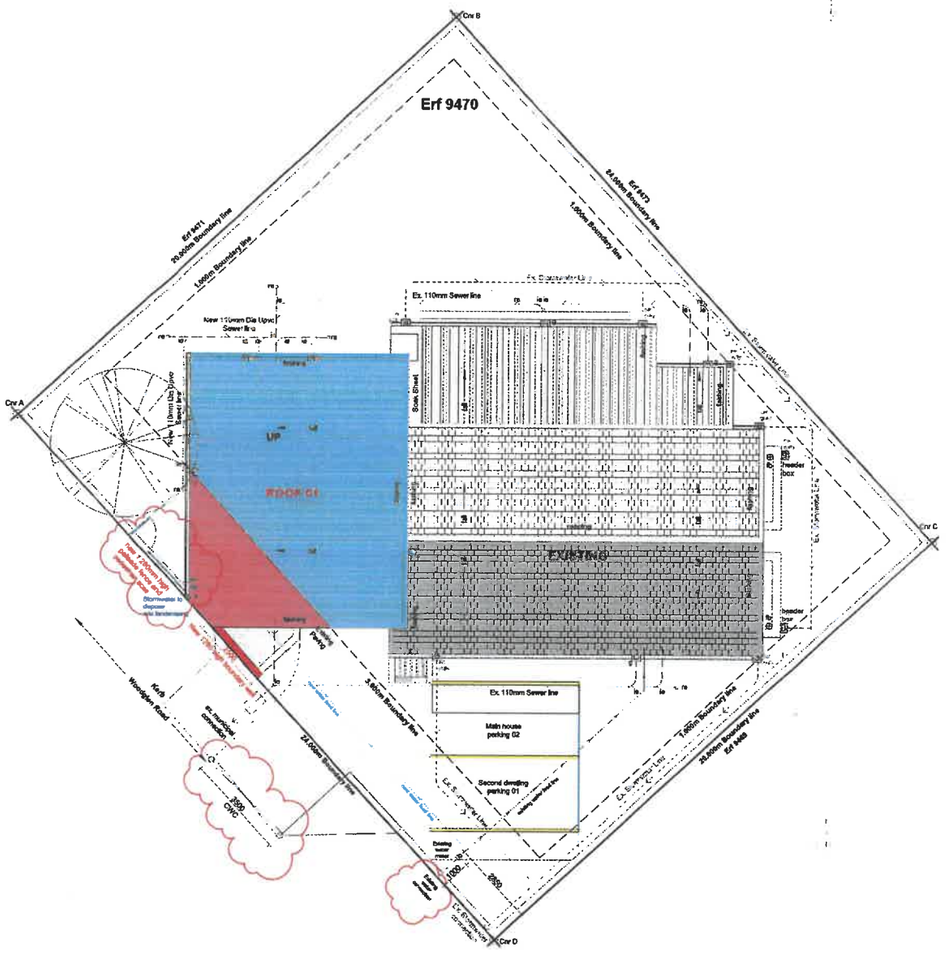
Yours faithfully

MANAGER LAND USE MANAGEMENT

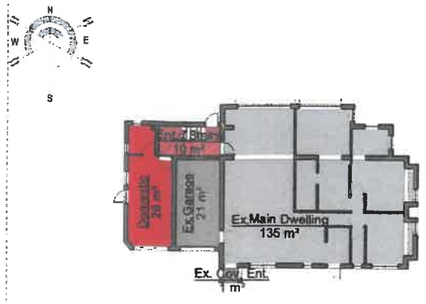
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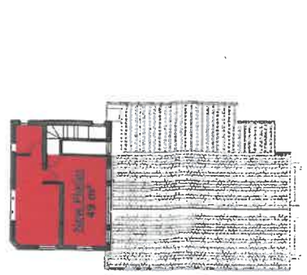
Annexure A
Building plan



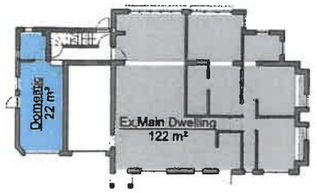
Site and Roof Plan
Scale 1:100



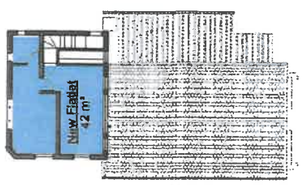
Ground Storey
Gross Area Plan
Scale 1:200



First Storey
Gross Area Plan
Scale 1:200

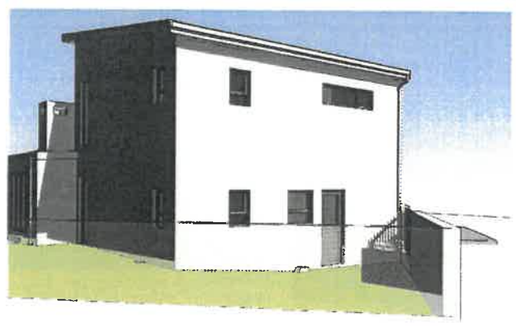


Ground Storey
Nett Area Plan
Scale 1:200



First Storey
Nett Area Plan
Scale 1:200





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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	480.00 sqm
Existing:	**157.00 sqm**
House	136.00 sqm
Garages	21.00 sqm
Proposed:	**84.00 sqm**
Ground Storey:	**35.00 sqm**
Domestic	26.00 sqm
Stairs	09.00 sqm
First Storey:	**49.00 sqm**
Flatlet	42.00 sqm
Solarium	7.00 sqm
Grand Total	**241.00 sqm**
Coverage (40%)	192.00 sqm

Boundary Wall

South West:	
boundary wall	3.00m x 1.28m
boundary fence	3.50m x 1.20m

HOA Approval Stamps

Municipal Approval Stamps

Owner Signature ..... Date 2025 / 10 / 15

Architect Signature ..... SACAP Reg No.: ST 0918 Date 2025 / 10 / 15

H4 - Dwelling House

House Grace

Property description
Erf 9470, Paradyskloof, Stellenbosch

Project description
New Flatlet and New Domestic Courters

Sheet description
Site and Roof Plan, Area Plans and Descriptive Notes

Project number	Sheet nr	Rev	Project status
24-101	001		Municipal Approval
Project Date 2024-05-06	**Designed by** RVJ		**Scale** as indicated
Issue Date 2025/10/15 14:42:13	**Drawn by** AH / DV		**Page Size** A1

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 HOME OWNERS ASSOCIATION.

GENERAL PRINCIPLES AND REQUIREMENTS

BUILDING CLASSIFICATION: (SANS 10400 – Part A)
Occupancy - H4 – Dwelling House,
Provision – 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 6.00m²

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 must not be less than 1.00m high, must not have openings that will permit the passage of a 100mm diameter ball.

RAMPS AND DRIVEWAYS
To sketch existing
H4 – Dwelling house are exempted from specific gradient.

DRIVEWAY:
To sketch existing
Paving (grass) paving to existing approved by client) to be laid on a leveled sand bed with min. 1 degree fall (driveway ramp with a max fall of 1:12) to manhole grid channel and connected to storm water channel.

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 disposes 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 its 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 load bearing walls. Foundation walls to be filled with concrete up to floor level. Minimum requirements for load bearing walls rain. 600x300mm and non load bearing walls minimum 600 x 250mm.

385mm isolboard on inside of foundation wall between foundation and earthen bed. (Preliminary insulation, refer to XA-notes).
Where there is underfloor heating specified on the ground floor level 30mm isoboard to be layed below earthenbed.
(Underfloor insulation, refer to XA-notes).

Foundation walls higher than 1st to be 340mm thick, Foundation walls higher than 1,5m to be in accordance with Structural Engineers details and specifications.
Provide min. 900x900x500mm concrete footings to all freestanding columns.
• A competent person is required to design and inspect the 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 25mm cement screed on 100mm concrete slab (grade 25 or higher)on 250 micron U.S.B. green waterproofing membrane - jointed with D.P.C. 30mm Clean river sand bed on well compacted (E.P.) fill from suitable earthen bed (All according to STR/ ENG design). Timber skirtings according to client specifications screwed to walls at 900mm C-C max. Brick paving on stabilized sub-base with edge restraint.
Finished floor level to be min. 150mm above natural ground level.

FIRST STOREY: (suspended floor)
Reinforced concrete slab according to Structural Engineer's details and specifications. In-situ or rib-and-block concrete floor construction type to be confirmed by client. Provide 245mm Nutec cement boarding horizontally between brickwork and concrete slabs on load bearing walls.
Provide 10mm Sasjet vertically between brickwork and concrete slabs and surface bed (All according to STR/ ENG design). Timber skirtings according to client specifications screwed to walls at 900mm C-C max.

WALL CONSTRUCTION: (SANS 10400 - Part K)
External: 220mm clay brick cavity walls. The internal and external skin must be tied together with butterfly ties at 5 / 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.

Any wall measured more than 9000mm in length must be strengthened or supported by a wall, a wall stiffener or a brick column.

INTERNAL DRY WALL CONSTRUCTION
Drywall - Non-load-bearing drywall system as specialist's specification. 50x78mm studs @ 600mm ctr max. Fixed to inside of walls.

ROOF CONSTRUCTION: (SANS 10400 - Part L)
ROOF 01 - Purlin - Rafters
Pitch of roof 10° Boreskuil "Rib Lok" or similar approved metal roof sheeting, on 78 x 50mm purlin @ 1200mm ctr max. (to be confirmed by specialist) on stanlam 420 roof insulation (All per suppliers specification on SOS228 SA Pine Grade 7 Timber Purlin - Rafters @ 1000mm ctr max. fixed to wall with rafter brackets at the top and and fixed to wall with rafter gable, brackets at lower end, to manufacturers specification (to be confirmed by specialist). Purlin - Rafters to be wrapped in dpc and tied down with galvanised hoop iron anchored at a min. of 600mm below wallplate. Counter flashing to be introduced where applicable (chimneys). Details of roof construction to be supplied by roof specialist. Stanlam 420 insulation between purlins and roofsheeting.
(See Roof Insulation construction and specification, refer to XA-notes)

RAINWATER GOODS: (SANS 10400 - Part L)
To match existing
Pre painted Aluminium "Ogee" gutters, fixed to 220 x 12mm "Everite Nutec" fascia, at cutter ends with brass screws. 75mm Diameter Aluminium down pipes, fixed to walls with down pipe clips. Refer to plan for down pipe positions.

CONCRETE/PLASTER STRUCTURE:
Structural concrete mix must be: 1 part cement, 4 parts sand and 6 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.

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

First Level: Ceiling Board
Skimmed and painted 6.4mm Rhino board ceiling on aluminium on 38 x 38 brandering at max. 400mm ctr between rafters. Cornice to later specification.
(soffit to insulation over ceiling branderling. (Roof insulation, refer to XA-notes)

First Level: Ceiling for Exposed Rafters
Isoboard board ceiling (smooth side) on aluminium on 38 x 38 branderling at max. 1400mm ctr between rafters. Cornice to later specification. To be confirmed by client.
(soffit to insulation over ceiling branderling. (Roof insulation, refer to XA-notes)

DOORS AND WINDOWS:
- External doors and windows to be aluminium (see door & window schedule for final finishes). To match existing
- Internal doors to be solid timber doors with panells, in timber frames. (door profile to be confirmed by client) (see door & window schedule for final finishes & sizes) To match existing
- Fire door between house and garage to be solid timber clear E doors.

LINTEL:
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 = 5
3.9m - 5.1m = 6

R.C beams above openings wider that 3000mm 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 500mm above SFL and panels larger than 1.20m sqm. Doors and sidelights shall be glazed with safety glazing. Glass types according to Fenestration Schedule (Calculations, refer to XA-notes)

STAIRS: (SANS 10400 - Part M)
Internal Stairs (Ground to First Story)
Concrete staircase, design and detailing by specialist, min head height of 2100mm.
Finish of stairs to client specification. Design of stairs to be finalized between client and specialist.

Floor to floor	- See sections for final levels
Risers	- 200mm (max)
Treads	- 250mm (min)
Width	- See plans for final widths

Refer to plans for specific dimensions for each stairs or staircase.

BALUSTRADE: (SANS 10400 - Part M)
Internal b:
Balustrade to be square stainless steel tubing with stainless steel handrail to be max. 1000mm high. Openings not to be more than 100mm. To be confirmed by client.
Final design as per client specification.

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.

DRAINAGE: (SANS 10400 - Part P)
110mm uPVC drainpipe connected to existing manholes to rain 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 chamber to ventilate with 50mm dia. pentpipe.
Drainage fixtures to be antisiphonated or deep seal traps provided (where applicable).
Drainpipe to be encased in 50mm 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.

SANITARY FIXTURES HEIGHTS:
Install fittings on the following heights:
KITCHEN
1. Sink: 800mm
BATHROOM
1. Bath: 450mm
2. Hand Basin: 785mm
3. Water Closet: 400mm

PLUMBING FINISHES / NOTES:
All mirrors above vanities to be recessed into wall niche, detail to be confirmed with client. Shower head height to be confirmed between contractor and client before construction starts. WC pan heights to be confirmed between contractor and client before construction starts. Shelves at bath, final detail and finish to be confirmed by client.

STORMWATER: (SANS 10400 - Part R)
• New stormwater downpipes to be routed to join up with 160mm dia. pipe stormwater lines on kerbline roadlevel.
• Stormwater emanating from the roof, paving or area in the immediate vicinity of a building shall not cause damage to the building fabric, structure or structural elements, or accumulate in a manner that is an inconvenience on the property.
• Stormwater disposal shall not result in the undermining 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.
• Stormwater from roof to be stored in Basement, to go through cleaning process, system to be confirmed by client.
• Stormwater from ground to be stored in Basement, to go through cleaning process, system to be confirmed by client.

FENESTRATION (SANS 10400: XA)
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 U) + (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 E 1199 and ISO 9050 for U-values, and given to NFRC 100 for SHGC values.

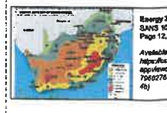
A building well, including the glazing it contains, shall be considered to face North if it faces any direction in the North orientation sector. The orientation of other walls, including the glazing they contain, shall be determined in a similar way.

INSULATION & R-VALUES:
FLOOR PERIMETER:
Install IsoBoard® high density 32-38 kg/m3 rigid extruded polystyrene 100 % closed cell insulation board (R-VALUE 1.66) of 50mm thickness and 600 mm width with tongue and groove / butt-ended joints fixed to inner skin of block cavity wall such as to shield moisture. Galvanized mild steel tie bad 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 120mm thick Bodide non-combustible light weight "Aerolite" installation material (R-VALUE 3.36) between the roof trusses & over branderling 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 1.66) 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.



SHADING (SANS 10400: XA)
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 vertical 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 S exceeds 0,5in, the value o 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.

THERMAL CONDUCTIVITY OF ISOBOARD:
The Thermal Conductivity (k value) of new IsoBoard is 0.024 W/m °C, and the aged value at 80% 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 thicknesses of product, the thermal resistance, or R value, is calculated by dividing the thickness of the IsoBoard selected by the long-term design k-value, to achieve the following table:

Table 1 : Thermal Resistance of IsoBoard

IsoBoard Thickness	R - Value
30 mm	1.000
50 mm	2.000
70 mm	2.333
80 mm	2.667

FLOOR INSULATION ASSEMBLY
4.3.2 FLOORS
4.3.2.1 Buildings with a floor area of less than 500m², with a concrete slab-on-floor, shall 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.

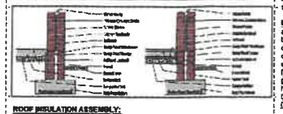
4.3.2.2 Where under-floor heating system is installed, the heater shall be insulated underneath the slab with insulation that has a minimum R-value of not less than 1,0.
4.3.2.3 A suspended floor that is part of a building's envelope shall have insulation that shall retain its thermal properties under 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-built in floor heating system, and shall be located 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 (50mm thick isoboard)	1,000
Total insulation provided	**1.000**

EXTERNAL WALLS:
Masonry walls must achieve the minimum C/R-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 H)

	Hours	Resistant
Required value		
Minimum total R-value required	100	0.369
Construction type R-value		
Cavity masonry wall	60	0,350
SANS 10400 – XA - (4.4.3.2 e – The cavity and grouted cavity walling systems exceed the minimum R-value of 0,35)		
Insulation material (50mm thick isoboard)		1.000
Total insulation provided		**1.350**



ROOF INSULATION ASSEMBLY:
Thermal insulation:
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 Trusses/Rafters - (Roof Sheeting)

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 assembled – Table 8)Ceiling board	0,050
insulation material (requires 3,35 total)	3,375
135mm Flexible Fibre Class Blanket - Radiant Barrier (100%) (over ceiling construction)	
Aluminium Foil Laminate	0,750
(under roof sheeting)	
Total insulation provided	**4.475**



Under soffit insulation

SOLAR HEATING / SOLAR GEYSER:
Install solar geyser, specified by manufacturer. Proposed position of solar panel indicated on plan. Apply pipe insulation on the incoming cold water pipes and brackets 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.

BASIC CASE WATER VOLUME:

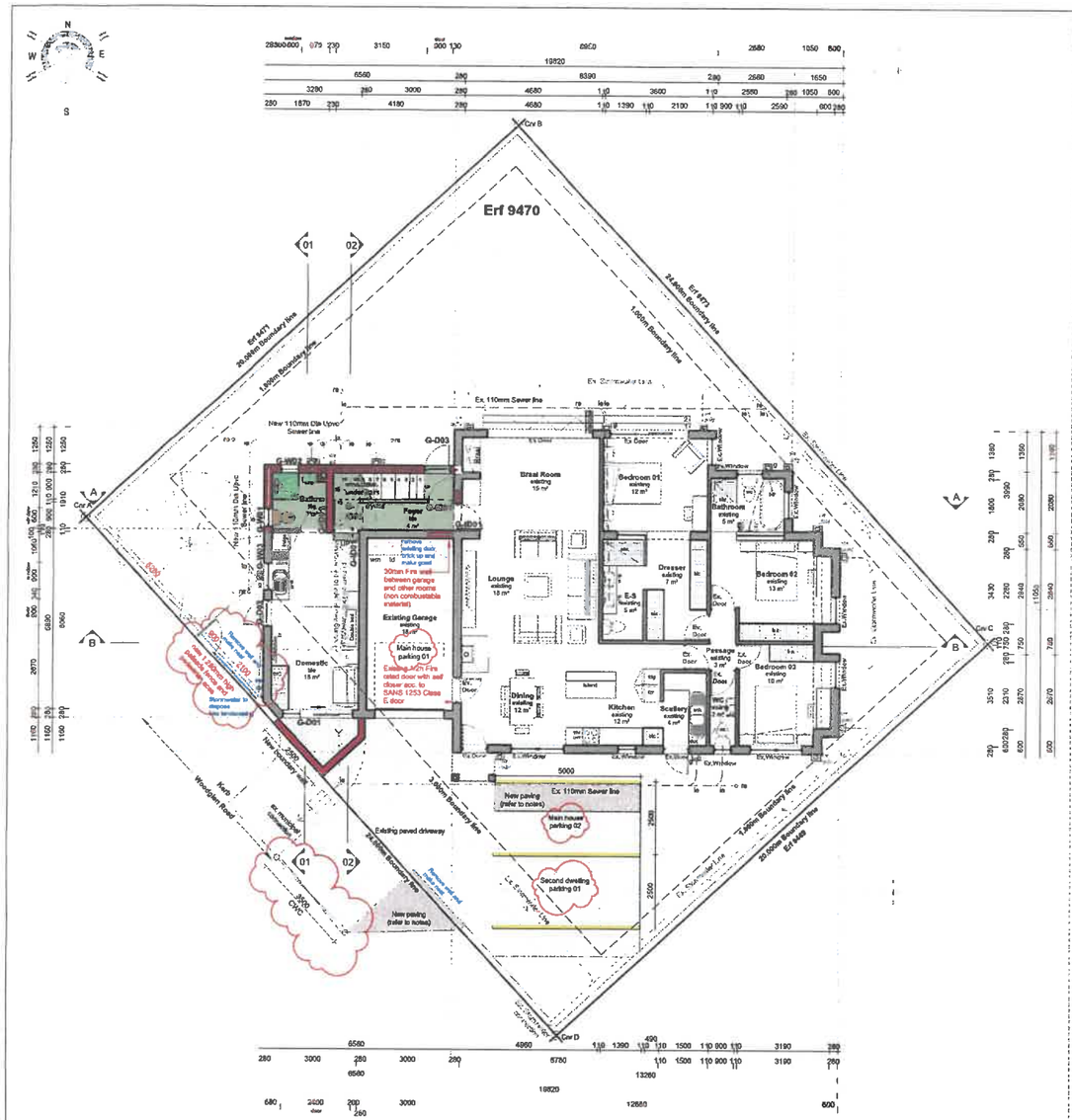
a) Hot Dwelling House	People	10
b) Usage per person by day	litre	115
c) Household daily consumption	litre	480
d) Ambient Input Temperature	deg. C	16
e) Target Output Temperature	deg. C	55
f) Area, Temp. Difference	K	39
g) Specific Heat of 1 litre of water	MJ/K	4.182
h) Daily energy usage	MJ	75.025
i) kWh per day (Hx3600)	kWh	20.8
j) Annual Energy usage (*365)	kWh	7.607

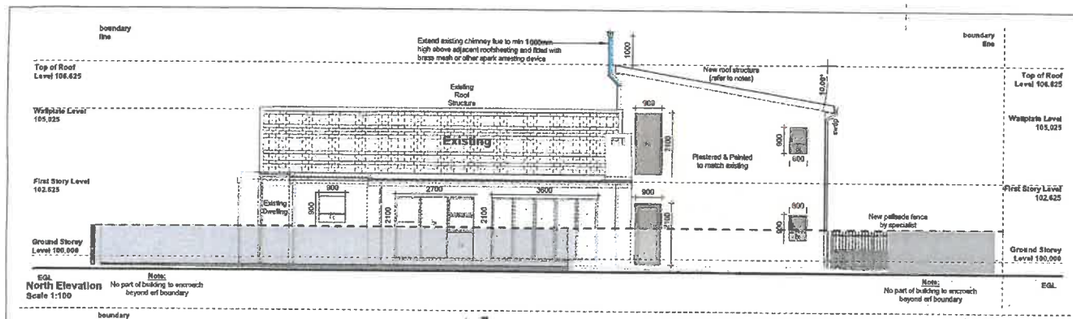
DOMESTIC HOT WATER USAGE:
Existing hot water demand for existing 3 bedroom house.
Domestic quarters and flatlet
(2 Persons / room) x (40 - 50ltrs / person) = (4 persons) x [40ltrs] = 160ltrs.
Existing 1x 250ltr capacity geysers + New 1x 200ltrr capacity geysers. Position of geysers to be confirmed by specialist.



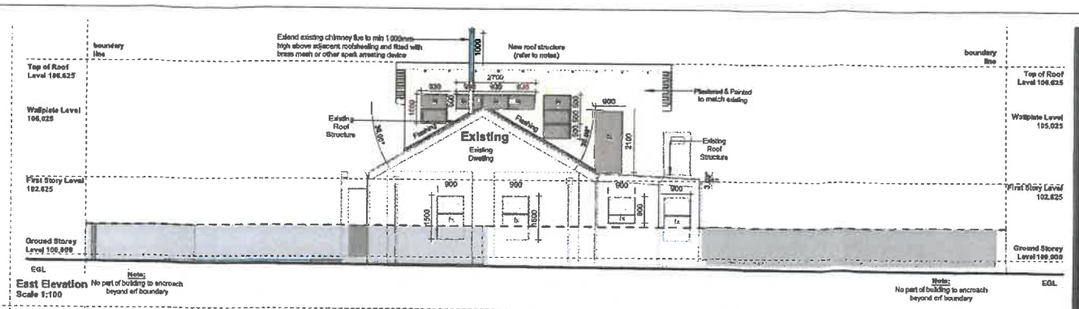
WATER DEMAND MANAGEMENT SYSTEM:
All new developments and where renovations to an existing building triggers a building plan approval process must provide for the installation of water conservation and demand management systems

1. Water efficient dual flush cisterns to be used with a 3 and 6 ltr taps
2. with minimum flow rate of 6 ltrs/min.
3. Shower heads with maximum flow rate of 7 ltrs/min.
4. Metering taps at wash hand basin.

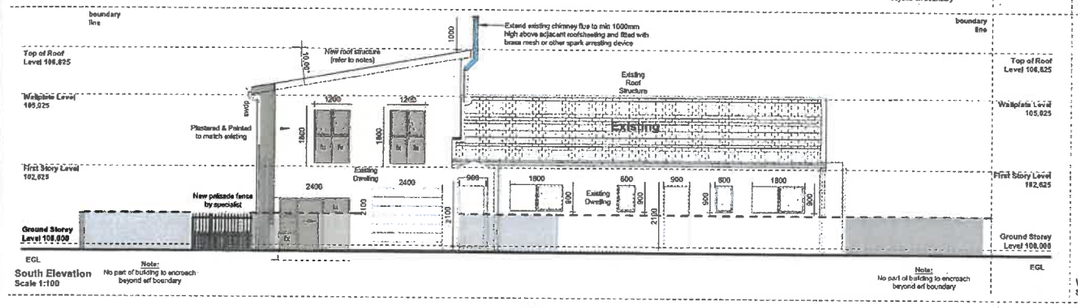

Erf 9470
Ex. 110mm Sewer line
New 110mm Dia Upvc Sewer line
Lounge existing 18 m²
Bedroom 01 existing 12 m²
Bedroom 02 existing 13 m²
Bedroom 03 existing 10 m²
Kitchen existing 12 m²
Dining existing 12 m²
Existing Garage
Main house parking 01
Second dwelling parking 01
Main house parking 02
New paving (refer to notes)
Existing paved driveway
Kerb
Woodglen Road
Ex. Contour Line
Ex. Window
Ex. Door
Ex. Downpipe
Ex. Gully
Ex. Manhole
Ex. Water Meter
Ex. Electrical Box
Ex. Telkom Box
Ex. Stormwater Manhole
Ex. Sewer Manhole
Ex. Sewer Line
Ex. Stormwater Line
Ex. Water Line
Ex. Electrical Line
Ex. Telkom Line
Ex. Gas Line
Ex. Fence
Ex. Boundary Wall
Ex. Retaining Wall
Ex. Trees
Ex. Shrubs
Ex. Grass
Ex. Paving
Ex. Concrete
Ex. Tarred Road
Ex. Gravel
Ex. Kerb
Ex. Channel
Ex. Sidewalk
Ex. Driveway
Ex. Entrance
Ex. Exit
Ex. Parking
Ex. Loading Bay
Ex. Disabled Parking
Ex. Motorcycle Parking
Ex. Bicycle Parking
Ex. Taxi Rank
Ex. Bus Stop
Ex. Traffic Light
Ex. Pedestrian Crossing
Ex. Road Sign
Ex. Street Light
Ex. Power Pole
Ex. Transformer
Ex. Substation
Ex. Generator
Ex. Solar Panel
Ex. Water Tank
Ex. Rainwater Tank
Ex. Septic Tank
Ex. Soakaway
Ex. Grease Trap
Ex. Oil Interceptor
Ex. Sand Trap
Ex. Silt Trap
Ex. Gabion
Ex. Retaining Wall
Ex. Boundary Wall
Ex. Fence
Ex. Gate
Ex. Hedge



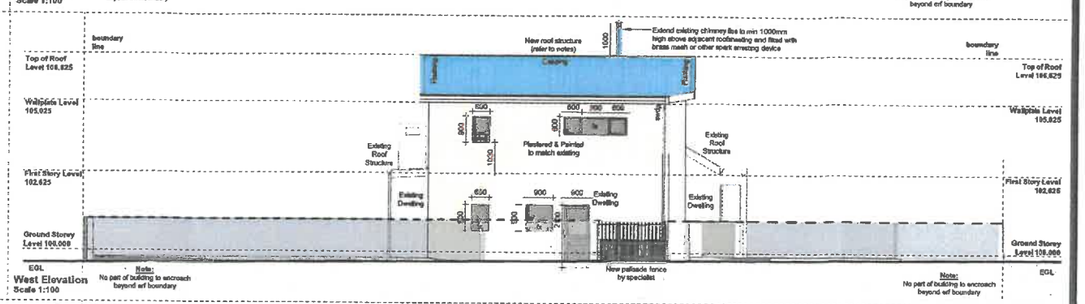
North Elevation
Scale 1:100



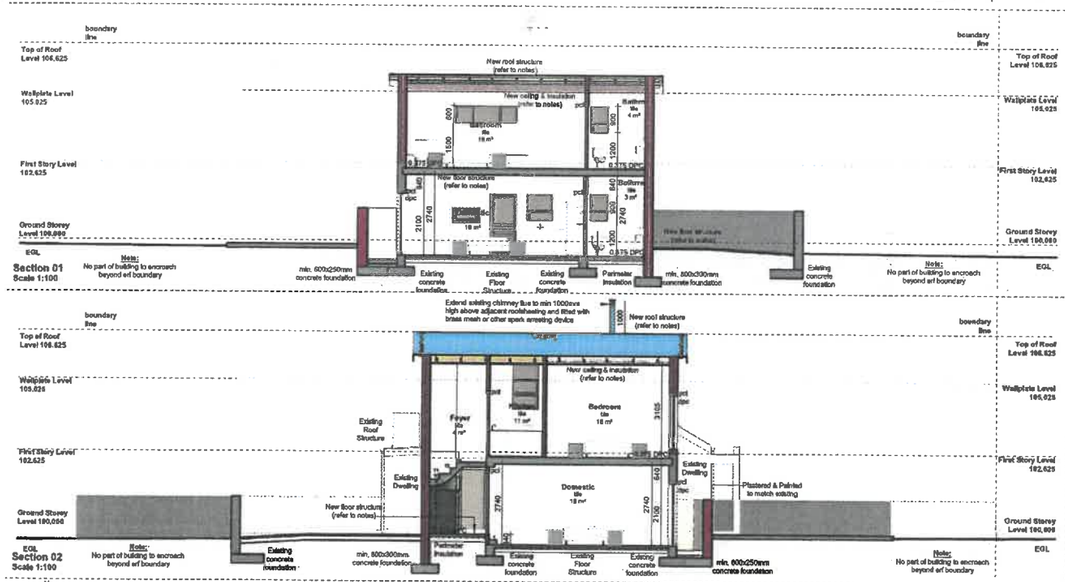
East Elevation
Scale 1:100



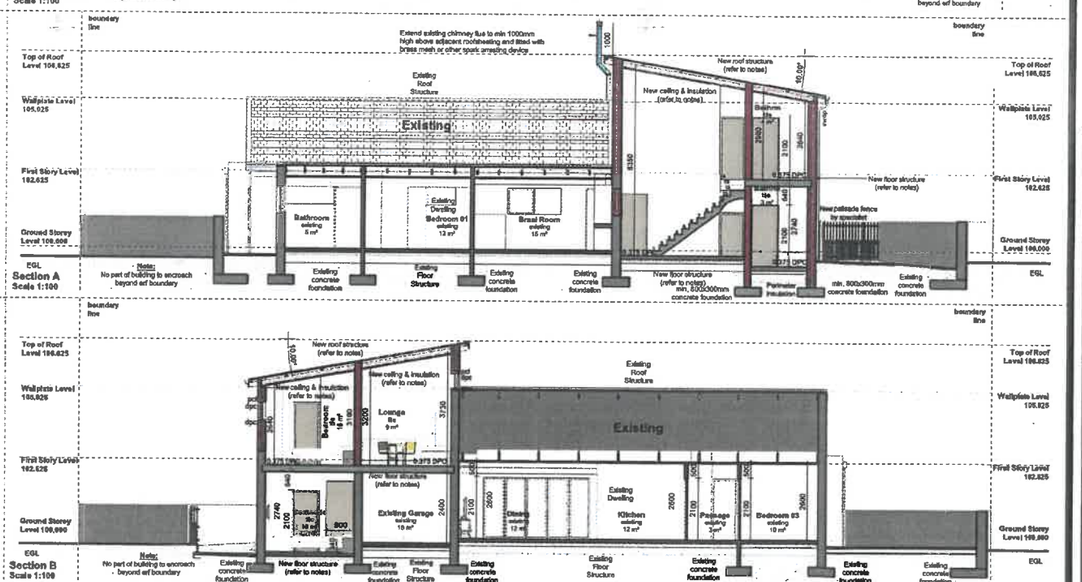
South Elevation
Scale 1:100



West Elevation
Scale 1:100



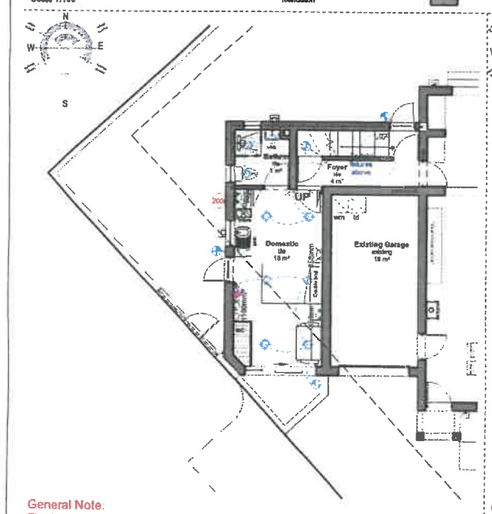
Section 01
Scale 1:100



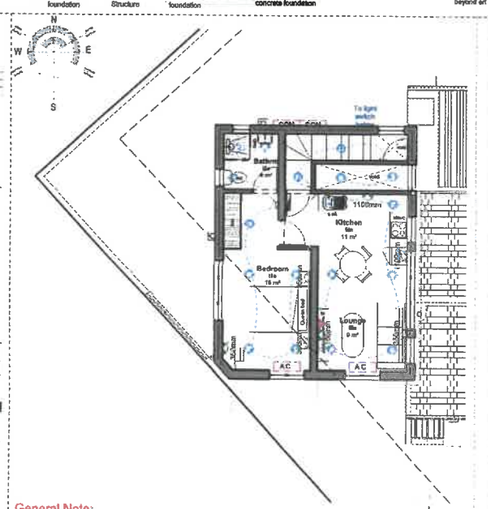
Section A
Scale 1:100

Section 02
Scale 1:100

Section B
Scale 1:100



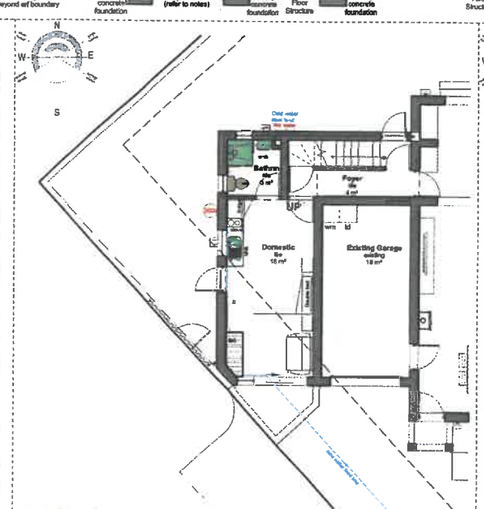
General Note:
Final electrical layout to be confirmed by client and electrician
Ground Storey Plan - Electrical
Scale 1:100



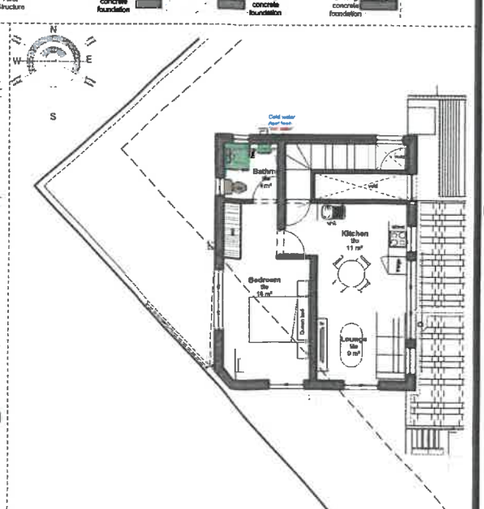
General Note:
Final electrical layout to be confirmed by client and electrician
First Storey Plan - Electrical
Scale 1:100

ELECTRICAL LEGEND

1x 15Amp power point Height indicated	Up & down light
2x 15Amp power point Height indicated	Garden spike light
Single waterproof power point	Brick light height as indicated
Hob/Elo power point	Flourescent light single tube
Irrigation power point	Flourescent light double tube
Meterbox	Recessed downlighter/ adjustable spotlight
Distribution box	Pendant overhead light
Oven power point	Swimming pool light
Oven/stove switch	Chandelier
Telephone/ADSL	Centre filament light
Television	Wall mounted light
Hot water cylinder	Wall light
AC internal unit	Ceiling Fan (remote control)
CON AC external unit	# All electrical wires to be in conduits. (confirmed by client)
One way switch with dimmer	# Sound & TV design, layout and installation by Specialist (confirmed by client)
One way switch	# Air Con design, layout and installation by Specialist (confirmed by client)
Two way switch	



General Note:
Final water layout to be confirmed by client and plumber
Ground Storey Water Reticulation Plan
Scale 1:100



General Note:
Final water layout to be confirmed by client and plumber
First Storey Water Reticulation Plan
Scale 1:100

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HOA Approval Stamps

Municipal Approval Stamps

Owner Signature _____ Date 2025 / 10 / 15

Architect Signature _____ SACAP Reg No.: ST 0918 Date 2025 / 10 / 15

H4 - Dwelling House

[redacted]

House Grace

Property description
Erf 9470, Paradyskloof, Stellenbosch

Project description
New Flatlet and New Domestic Courters

Sheet description
Sections, Elevations Water Reticulation And Electrical plan

Project number	Sheet nr	Rev	Project status
24-101	003		
Project Date 2024-05-06	Designed by RVJ		Scale as indicated
Issue Date	Drawn by		Page Size