STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17727 (TP904/2024)
Our File Reference Number: Erf 16551, Stellenbosch
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAI [redacted]

Sir / Madam

APPLICATION FOR PERMANENT DEPARTURE: ERF 16551, STELLENBOSCH

1. The above application refers.

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

2.1 That the application for a permanent departure in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023, for the relaxation of the Weltevreden Hills Design Guidelines to permit the guest room and laundry in the basement to be 0m in lieu of 1m from the common building line (adjoining Erf 16552 Stellenbosch).

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:

2.2.1 The approval only applies to the applications under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the Municipality or other legislation or By-laws or Regulations that may be applicable.

2.2.2 The development and building plans be generally in accordance with the site plan, elevations and section as referenced in Drawing No. A16551_001, 002, 003, 005, 006 & 009, dated 04 November 2024, and drawn by Zelda De Wet, attached as **Annexure A.**

2.2.3 Building plans must be submitted for all work, as well as changes of use of the existing buildings/ structures and which building plan(s) must be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.

2.2.4 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.

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

3.1 The proposed additions will not undermine or be detrimental to the character of the surrounding residential area.

4. 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.

5. 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.

6. **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**

7. 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.

8. 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.

9. 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.

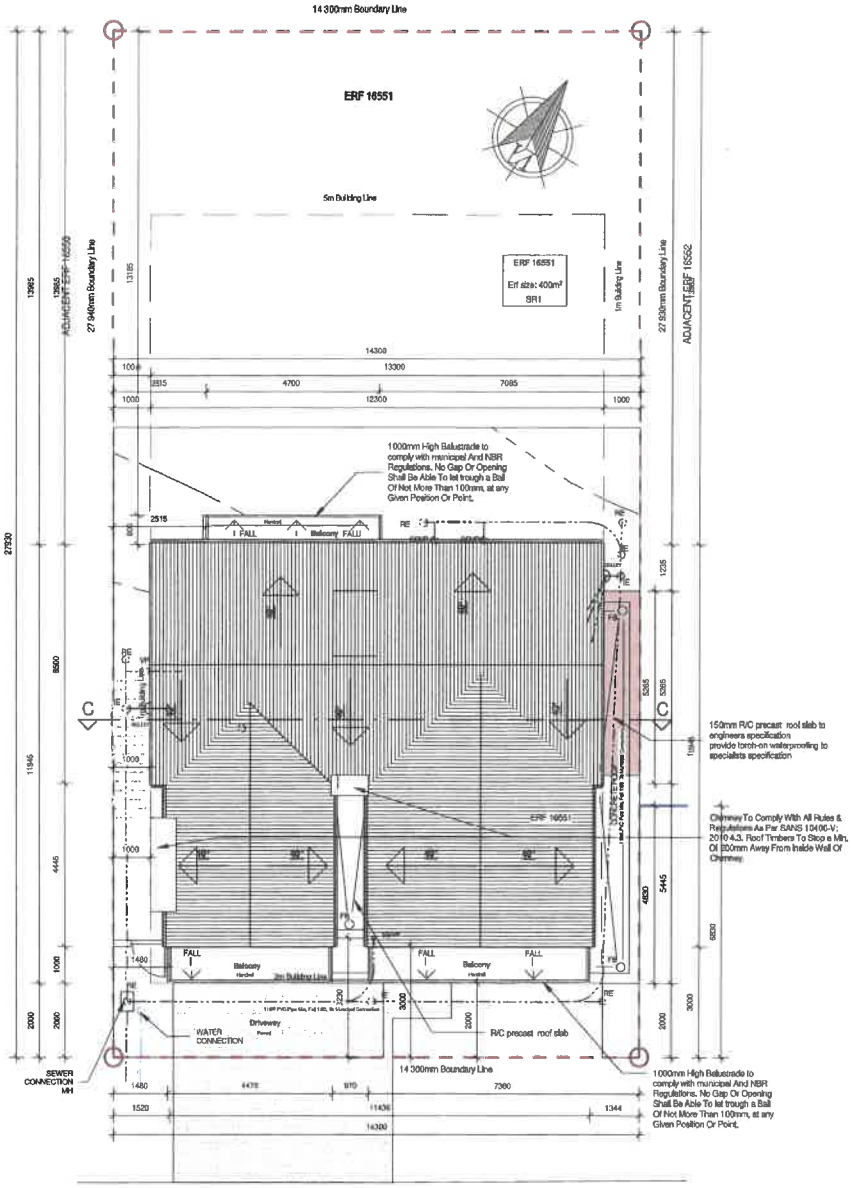
10. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

11. 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

24/1/2025
DATE



Site Plan

Scale 1 : 100

WELTEVREDEN HILLS - SCHEDULE OF FINISHES:

ROOF:
Pitched roof with Chromadek COLORBOND (African Charcoal) roof sheeting with 10pitk profile at 40°
Flat roof with Youngman – Diamondek SPRINGLOCK 700 (Charcoal) roof sheeting at 3°

FASCIA BOARDS:
Nutec fascia boards to be painted white.

GUTTERS:
charcoal aluminium gutters

DOWNPIPES:
white aluminium down-pipes

EXTERNAL WALLS:
walls to be smooth plastered and painted white as approved by h.o.a.
timber pergola: timber pergola structure to be treated and varnished to natural timber colour.

WINDOWS AND DOORS:
windows and doors to be charcoal epoxy coated, fitted with glazing to comply with SANS 0137

GARAGE DOORS:
Aluminium garage doors to be charcoal epoxy coated.

YARD GATES:
Steel yard gates to be painted charcoal - design to be approved by h.o.a.

BALUSTRADES:
Steel balustrades with vertical design to be painted charcoal with timber top rail, varnished to natural timber colour.

BOUNDARY WALLS:
Solid walls to be plastered and painted white, with rounded plaster. Detail as per H.O.A. approval

PAVING AND DRIVEWAY:
Brick paving to be natural colour and approved by h.o.a. prior to application

SERVICE FACILITIES:
All service facilities to be contained in the service yard.

SOLAR PANELS:
All solar panels to be black with black frames

FOUNDATIONS & EXCAVATIONS – SANS 10400 Part G & H

- Foundations to be in accordance with appointed Engineer's details & specifications.
- Where Engineer is not appointed: Continuous strip foundation to be minimum 250mm thick, unless bld on solid rock, and minimum 750mm wide, to load bearing or line-standing walls and 400mm wide for non-load bearing masonry walls.
- Foundations to boundary walls not to exceed property 1 erf boundary.
- Foundation excavations– must be built on stable natural ground (not filled ground)
- Floor slabs – to be cased a minimum of 170mm (2 brick courses) above NGL
- Foundation walls – Higher that 1800mm, a retaining wall according to engineers' specifications must be constructed

FLOORS – SANS 10400 PART J

- Floor slabs – to be cased a minimum of 170mm (2 brick courses) above NGL
- Filling material(s) under floor slabs to consist of suitable material and to be compacted in 150mm layers, to a density of at least 90% Mod AASHTO (SANS 10400 J2010 4.4.5-7)

WALLS – SANS 10400 PART K

- 290mm x 135mm x 90mm Mixed clay bricks or 220mm x 110mm x 75mm Stock bricks with 375-micron DPC to be used.
- 140mm Solid Cement blocks to be used for boundary wall
- Lintels – pre-fabricated lintels must be built-in over-all openings and must have a minimum of 225mm bearing distance at both ends
- Openings exceeding 4,6m in width to engineer's design
- Brick Force – Every 4th brick course of all walls must have brick force
- Rack Force for minimum of 4 brick courses (every course) above lintel height
- A minimum 400mm brickwork above opening
- Approved SABS butterfly tie wires to be used in cavity wall.
- Where the cavity is greater than 50mm, but less than 100mm, or the height of the wall is greater than 3m, approved SABS galvanized drip wall tie, to minimum specifications, to be used
- Keep all cavities clean
- Beam Filling to underside of roof cover
- Weep holes @ 600mm intervals
- DPC to all vertical and horizontal openings
- Parapet wall not to exceed 500mm in height. If it exceeds 500mm it must be designed by an engineer.

ROOFS – SANS 10400 Part L

- All roofs must be fixed with 1,6mm thick x 30mm wide galvanized steel straps
- No part of the roof structure (purlin, battens, trusses or rafters) may be built through the dividing fire wall between units or between garages and the rest of the house.
- Roof overhang: 300mm

STAIRS – SANS 10400 Part M

- The headroom at any point above a stair must be 2,1 m high. (any discrepancies must be reported to the architects before commencement of the staircase)
- The min width of any staircase must not be less than 750mm
- Min landing widths must be 900mm by the width of the staircase
- No flight of stairs to have a vertical rise greater than 3m between landings
- No enclosed riser for a fire escape shall be greater than 1530mm between landings
- The rise of any step must not be greater than 200mm & the tread of any step must not be less than 230mm
- The sum of the tread and twice the riser must be not less than 570mm and not more than 600mm
- The variation in the height of risers must not be more than 6mm
- Any flight of steps containing more than 3 risers shall have protection on both sides provided by a secure wall, balustrade or railing that complies with SANS 10400
- Any flight of steps containing more than 5 risers shall have at least one handrail on one side for the full rise of the flight if the width of the stairs is 1,1m or narrower and have handrails on both sides if the width of the stairs exceeds 1,1m that complies with SANS 10400.

BALUSTRADE NOTE - 1000mm High balustrade to all staircase & vertical drops exceeding 800mm in height. Balustrades to comply with municipal and NBR regulations. 150mm diameter ball may not be able to pass through balustrade

GLAZING - SANS 10400 Part N - COMPLIES

"S" indicates Safety Glazing
"O" indicates Opaque Glass

- All glazing must be installed into frame as per SANS 2001-GG1
- All glazing must comply with parts 1 to 5 of SANS 50572
- Frames to receive glazing shall comply with the requirements of SANS 727 or SANS 1563-2
- All glazing thickness must be determined and specified by a competent glazing specialist and must comply with SANS 10137
- Bathrooms to have frosted glazing
- All glazing used for balustrades to be safety glazing (thickness as per specialist)
- All glazing in excess of 1 sq.m and closer than 500mm to floor finish to be safety glazing (thickness as per specialist)
- All glazing used in doors and side fights to be safety glazing (thickness as per specialist)
- Where transparent glazing is used and is not likely to be apparent to, or suspected by any person approaching it, such glazing shall bear markings that shall render it apparent to such person
- All safety glazing material/s shall be permanently marked by the installer in such a manner that the markings are visible in individual panes after installation
- All glazing used in shop front closer than 2.1m from finished floor levels to be safety glazing (thickness as per specialist)
- Any glazing within 1.5m of pitch line of stairs to be safety glazing (thickness as per specialist)
- All glazing used in internal partitions closer than 2,1m from finished floor level to be safety glazing (thickness as per specialist)
- All glazed aluminium windows, residential sliding doors, shop fronts, entrances screens, window- and curtain walling, skylights and space enclosures should meet the minimum recommended performance requirements as set out by AAAMSA in their general specification for Architectural Aluminium and Glass Products

LIGHTING AND VENTILATION - SANS 10400 Part O

NATURAL VENTILATION – COMPLIES
- Provide minimum of 5% of floor area or 0.2m² (whichever is greatest) in each habitable room or room containing a toilet, wash basin, shower or bath (SANS 10400-O). MECHANICAL VENTILATION SYSTEM TO BE IN ACCORDANCE WITH SANS 204:2011-4.5.

NATURAL LIGHT – COMPLIES
- Provide minimum of 10% of floor area or 0.2m² (whichever is greatest) openings for natural lighting in all habitable rooms or room containing a toilet, wash basin, shower or bath inclusive of frames & glazing bars.

Any habitable room, toilet, work room, sauna or private room that is not naturally ventilated to have an artificially ventilated system as per specialist. Such ventilation system must remain on for a period after use to ensure that no moisture build up.

Any room that has no means of natural ventilation and needs to be mechanically ventilated containing a toilet, bath, shower, wash basin or urinal shall be mechanically with fresh air from outside of building at a rate of min 25 litres per second or min 10 air changes per hour, (whichever is the greatest). Stale air must be ducted to outside and shall not be ducted into a habitable room or any space that is not naturally ventilated. Such system shall be connected to a detection sensor to activate the system and not to an on/off switch.

DRAINAGE - SANS 10400-P

- All drainage to be in accordance with municipal regulations & SANS 10400
- All underground pipes to be 110mm diameter PVC pipes
- Min fall of 1:60 for all drainage pipes
- Sewer & stormwater pipes below a concrete slab to be encased in min 150mm concrete
- All vent & waste pipes to be 50mm diameter
- Provide inspection / rodding eyes to all bends, junctions or every 15m with suitable markers at ground level
- Rodding eye to join drain in direction of flow at maximum angle of 45 degrees – up to ground level
- Ventilation pipes 400mm above roof level

HOT WATER SUPPLY – COMPLIES

To be in accordance with SANS 10400 XA 4.1, SANS 10252 & SANS 10254.

All exposed hot water service pipes (SANS 10252-1) shall be insulated with AEROFLEX - or similar approved material providing an R-value of 1 (clay) with a diameter less than 80mm) as required by SANS 10400-XA & SANS 204

80% of the average annual hot water heating requirement to be heated with alternative energy source – SOLAR WATER HEATING SYSTEM

Solar water heating to comply with SANS 1307, SANS 10106 and SANS 10254 based on the thermal performance determined in accordance with the requirements of SANS 6211-1 and SANS 6211-2

Solar collector placement as per position indicated on plan / elevation & installed as per suppliers' specification

Geysers to located within roof void if not specified otherwise
A trap door big enough to remove Geyser when needed must be provided in ceiling

Geysers are to be wrapped in insulation blanket with an R-values to satisfy part XA of SANS 10400.

Geyser drip tray to comply with SANS 11648 drip tray specification. Drip tray(s) to be supplied with adaptor for connecting the waste pipe to the tray

WATER DEMAND MANAGEMENT SYSTEM

Water efficient showerheads, taps & dual flush cisterns (3 and 6 liter) to be used. Taps with a maximum flow rate of 6 liters/minute. Shower heads with a maximum flow rate of 7 liters/minute

ELECTRICAL:

- All electrical wires in walls, floors & concrete ceilings to e.p.n in SABS approved conduits
- Energy saving CFLs & LEDs to be used. Lighting to be max 5w per sq/m per SANS 204.

R-VALUE CALCULATIONS – CLIMATIC ZONE 4 – SANS 10400 XA - COMPLIES

ROOF AND CEILING

Building Classification = H4
Minimum total R-value required of 3,7 m² K/W
Direction of Heat flow = UP
Basic roof assembly = Roof Sheeting

Basic R-values for roof:	
Outdoor air film (7m/s)	= 0,03 m² K/W
Roof Sheeting	= 0 m² K/W
Roof air space	= 0,18 m² K/W
Plasterboard gypsum ceiling	= 0,06 m² K/W
Indoor air film (Still Air)	= 0,11 m² K/W
TOTAL R-VALUE	= 0,38 m² K/W

THERMAL INSULATION	
RadenShield Single sided	= 1,05 m² K/W
100mm, 11,5Kg/m³ Isotherm Insulation on top of ceiling	= 2,33 m² K/W
TOTAL R-VALUE ROOF	= 3,76 m² K/W COMPLY

MOVEMENT JOINTS
Contractor to allow for movement joints in floor slab & walls where deemed necessary. Joints to be sealed with "pamlar"

With any new extension to an existing structure there must be expansion joints as per SANS 10400 & NHBRC between all new and existing work. (Floors, walls, tiles, boundary walls, ceilings & any other building material)

SCRUTINIZED FOR AESTHETIC APPROVAL

ESTATE: WELTEVREDEN HILLS
DATE: 2024/07/05
NAME: Zelda de Wet
CONTACT: 083 601 7326
zelda@studiozetdesigns.com
SIGNED:

Zoning Rights	
Erf 16551	
Erf Size	400m²
Zoning	SR1
Servitude/s	N/A
Building Lines (Street)	2 000mm Building line
Building Lines (Common)	5 000mm Boundaries 1 000mm Boundaries
Max. Height (Wallplate)	
Max. Height (Roof)	12 500mm
Coverage	40,75%

Area Schedule	
Name	Area
Basement Storey	107 m²
Basement addition	11 m²
Ground Storey	126 m²
Ground Storey Balcony	12 m²
1st Storey Balcony_3	6 m²
1st Storey Balcony_2	4 m²
1st Storey	124 m²
1st Storey Balcony 1	4 m²

Revision	Date	Drawn	Description
B	2024-04-17		Guest Bedroom omitted / Garage added
C	2024-05-16		Basement addition/ Garage change to Guest Bedroom
A	2024-03-12		Sewer and Water connection point rev.
0	2023-12-12		Council submission

STUDIO ZET DESIGNS

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SCALING
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client
Owner -Johan Andre Fourie

signature

project
Building addition & alteration

stand number
ERF 16551

engineer
contact -
signature

project architect
contact
signature

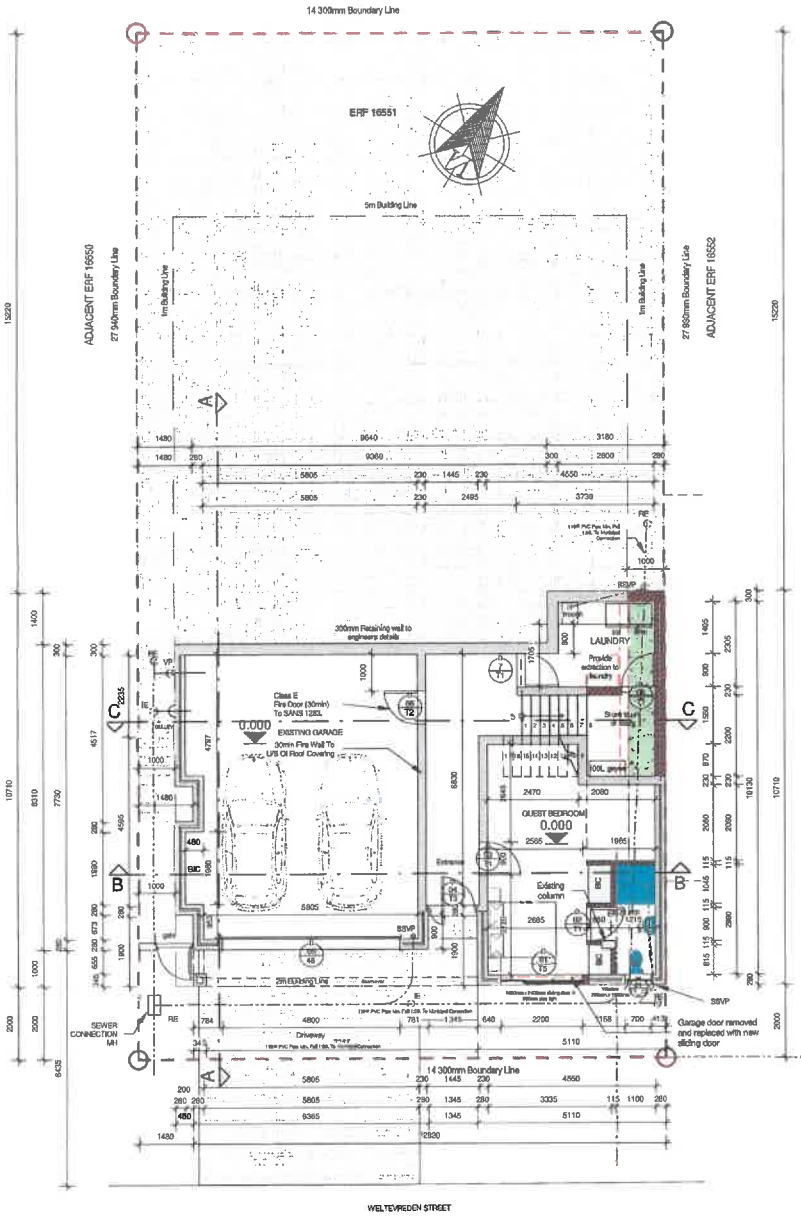
drawing description
Site Plan

job number	drawing number
WHE551	16551_001

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	date	-

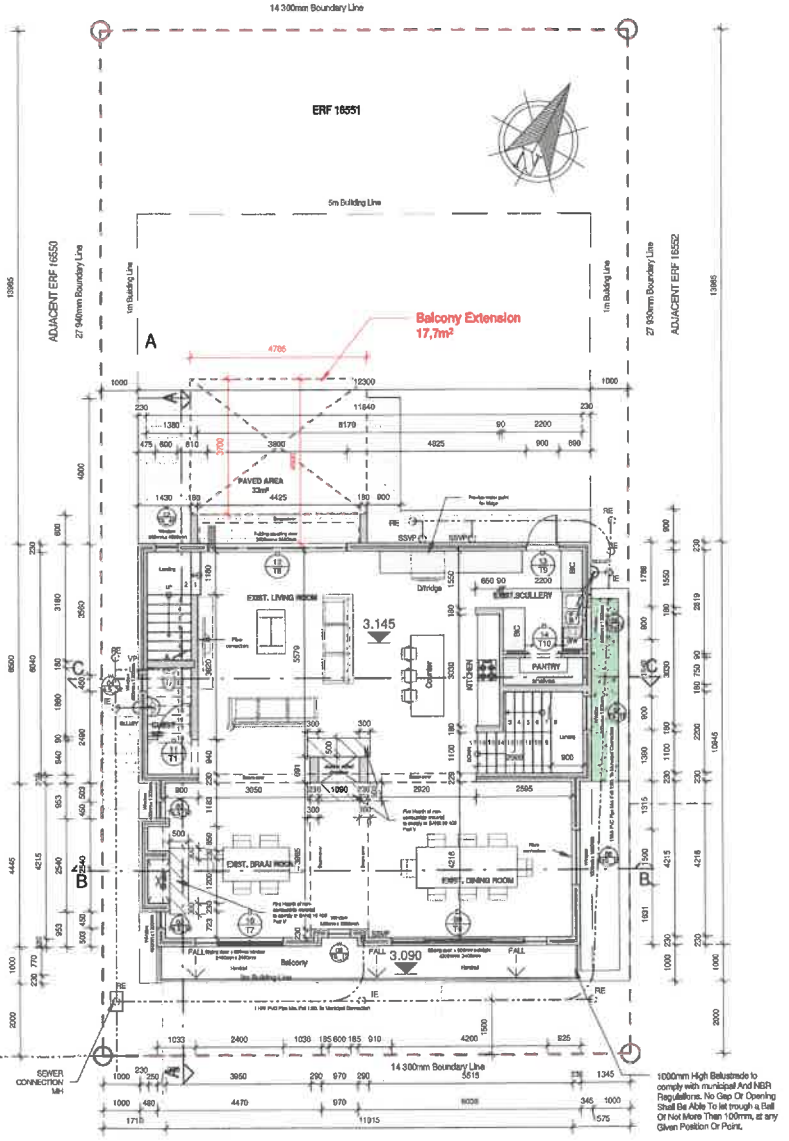
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C	INFORMATION

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Basement Storey

Scale 1 : 100



Ground Storey

Scale 1 : 100

Area Schedule	
Name	Area
Basement Storey	107 m²
Basement addition	11 m²
Ground Storey_	126 m²
Ground Storey Balcony	12 m²
1st Storey Balcony_3	6 m²
1st Storey Balcony_2	4 m²
1st Storey	124 m²
1st Storey Balcony 1	4 m²

STUDIO ZET DESIGNS

[redacted]

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SCALING
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client
Owner Johan Andre Fourie

signature

project
Building addition & alteration

stand number
ERF 16551

engineer
contact
signature

project architect ZE[redacted]
contact
signature

drawing description
Basement & Ground Storey

job number	drawing number
WHE551	16551_002

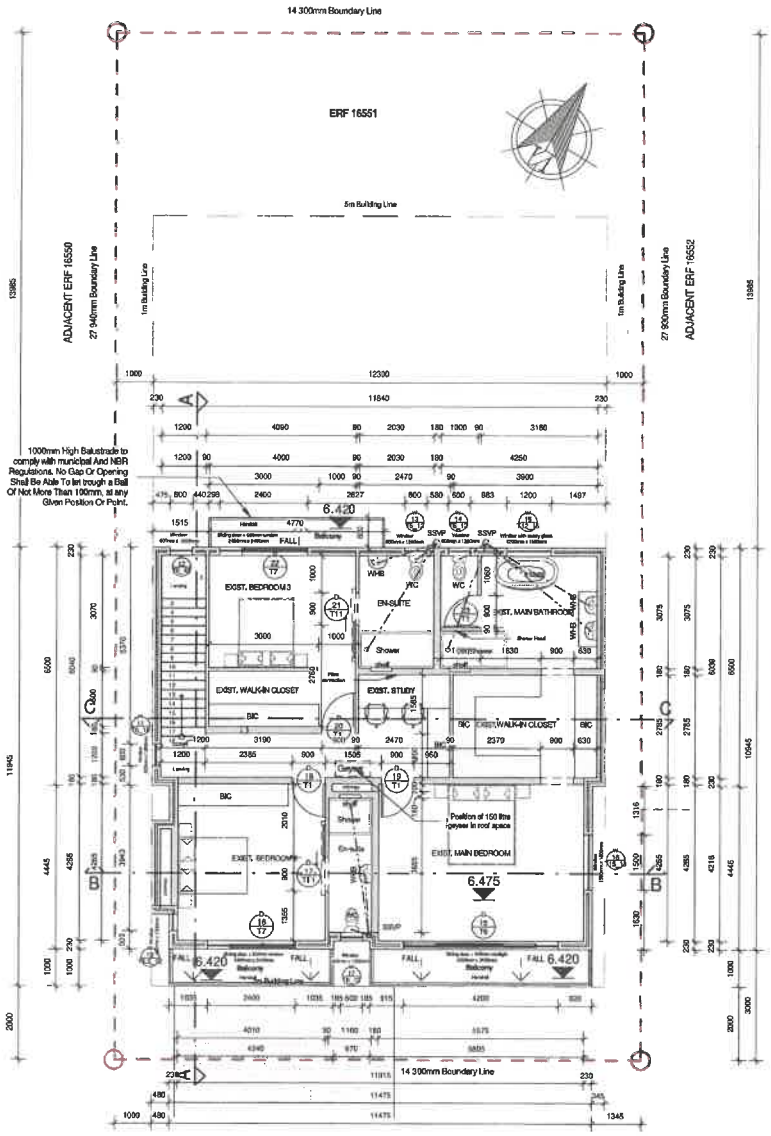
A2		
	drawn	Zelda De Wet
	scale	1 : 100
	date	-

revision number	issued for
D	INFORMATION

SCRUTINIZED FOR AESTHETIC APPROVAL
ESTATE: WELTEVREDEN HILLS
DATE: 2024/07/05
NAME: Zelda de Wet
CONTACT: 083 601 7329
zelda@studiozetdesigns.com
SIGNED:

Revision	Date	Drawn	Description
D	2024-10-03		Kitchenette omitted
B	2024-04-17		Geust Bedroom omitted / Garage added
C	2024-05-16		Basement addition/ Garage change to Geust Bedroom
A	2024-03-12		Sewer and Water connection rmk. rev.
0	2023-12-12		Council submission

2024/11/04 14:36:58



1st storey (TOC)

Scale 1 : 100

Fenestration Elements

Room	Reference	Width	Height	Sill	Frame	Glass	Orientation	Shading	U	SHGC	Tilt	Projection	Overhang	Height	Shading	A	B	C	D	Area
Area	W01	0,7	1,2		0,84 Double – Clear	Aluminium	South	4,23	3,5532	0	140	1200	0,72	0,116666667	0,296352	0,49	1	1	-0,87	0,38	0,15	0,2817	0,236628
Area	[illegible]	2,2	2,4		5,28 Double – Clear	Aluminium	South	4,23	22,3344	0	140	2400	0,72	0,066333333	1,575832	0,62	1	1	-0,87	0,38	0,15	0,2817	1,457376
Area	D09	4,2	2,4		10,08 Double – Clear	Aluminium	South	4,23	42,6384	725	1000	3125	0,72	0,32	2,90304	0,4	0,99	0,99	-0,87	0,38	0,15	0,282492	2,84751936
Area	W09	0,5	1,2		0,72 Double – Clear	Aluminium	South	4,23	3,0456	725	1000	1925	0,72	0,619490519	0,171072	0,33	0,97	0,94	-0,87	0,38	0,15	0,284078	0,20453472
Area	D10	4,2	2,4		10,08 Double – Clear	Aluminium	West	4,23	42,6384	725	1000	3125	0,72	0,32	7,330176	1,01	0,89	0,99	-0,85	1,07	0,09	0,487512	4,91412096
Area	W02	0,45	1,2		0,54 Double – Clear	Aluminium	West	4,23	2,2842	0	140	1200	0,72	0,116666667	0,495	1,25	1	1	-0,85	1,07	0,09	0,4968	0,268272
Area	W03	0,45	1,2		0,54 Double – Clear	Aluminium	West	4,23	2,2842	0	140	1200	0,72	0,116666667	0,495	1,25	1	1	-0,85	1,07	0,09	0,4968	0,268272
Area	W04	0,45	1,2		0,54 Double – Clear	Aluminium	West	4,23	2,2842	0	140	1200	0,72	0,116666667	0,488	1,25	1	1	-0,85	1,07	0,09	0,4968	0,268272
Area	D12	3,6	2,4		9,12 Double – Clear	Aluminium	North	4,23	38,5776	725	1000	3125	0,72	0,32	2,869215	0,44	1	0,97	-0,37	1,53	-0,01	0,799852	5,92965024
Area	D13	0,7	1,2		0,84 Double – Clear	Aluminium	North	4,23	3,5532	0	140	1200	0,72	0,116666667	0,36312	0,55	1	1	-0,37	1,53	-0,01	0,7929	0,666036
Area	W08	0,9	1,5		1,35 Double – Clear	Aluminium	East	4,23	5,7105	0	140	1500	0,72	0,093333333	1,0206	1,05	1	1	-0,59	1,39	0,03	0,7029	0,949815
Area	W07	0,9	1,5		1,35 Double – Clear	Aluminium	East	4,23	5,7105	0	140	1500	0,72	0,093333333	1,0206	1,05	1	1	-0,59	1,39	0,03	0,7029	0,949815
Area	W06	1,5	1,8		2,7 Double – Clear	Aluminium	East	4,23	11,421	0	140	1800	0,72	0,077777778	2,0412	1,05	1	1	-0,59	1,39	0,03	0,7029	1,89783
Area	W10	0,45	1,2		0,54 Double – Clear	Aluminium	West	4,23	2,2842	0	140	1200	0,72	0,116666667	0,495	1,25	1	1	-0,85	1,07	0,09	0,4968	0,268272
Area	W11	0,6	1,8		1,08 Double – Clear	Aluminium	West	4,23	4,5684	0	140	1800	0,72	0,077777778	1,01088	1,3	1	1	-0,59	1,67	0,08	0,4968	0,535544
Area	W12	0,5	4,5		2,7 Double – Clear	Aluminium	North	4,23	11,421	0	140	4500	0,72	0,031111111	1,63296	0,94	1	1	-0,37	1,53	-0,01	0,7929	2,14082
Area	D22	2,4	2,4		5,76 Double – Clear	Aluminium	North	4,23	24,3648	0	140	2400	0,72	0,058333333	2,944512	0,71	1	1	-0,37	1,53	-0,01	0,7929	4,5871D4
Area	W13	0,6	1,2		0,72 Double – Clear	Aluminium	North	4,23	3,0456	0	140	1200	0,72	0,116666667	0,33696	0,55	1	1	-0,37	1,53	-0,01	0,7929	0,570[illegible]
Area	W14	0,6	1,2		0,72 Double – Clear	Aluminium	North	4,23	3,0456	0	140	1200	0,72	0,116666667	0,33696	0,55	1	1	-0,37	1,53	-0,01	0,7929	0,570[illegible]
Area	W15	0,6	1,2		0,72 Double – Clear	Aluminium	North	4,23	3,0456	0	140	1200	0,72	0,116666667	0,33696	0,55	1	1	-0,37	1,53	-0,01	0,7929	0,570[illegible]
Area	W16	1,5	1,8		2,7 Double – Clear	Aluminium	East	4,23	11,421	0	140	1800	0,72	0,077777778	2,0412	1,05	1	1	-0,59	1,39	0,03	0,7029	1,89783
Area	D15	4,2	2,4		10,08 Double – Clear	Aluminium	South	4,23	42,6384	0	140	2400	0,72	0,066333333	2,773662	0,52	1	1	-0,87	0,38	0,15	0,2817	2,839536
Area	W17	0,6	1,2		0,72 Double – Clear	Aluminium	South	4,23	3,0456	0	140	1200	0,72	0,116666667	0,254015	0,49	1	1	-0,87	0,38	0,15	0,2817	0,202324
Area	D18	2,4	2,4		5,76 Double – Clear	Aluminium	South	4,23	24,3648	0	140	2400	0,72	0,066333333	2,156544	0,52	1	1	-0,87	0,38	0,15	0,2817	1,622592

Fenestration Calculation

Schoongezicht — **Name Erf 16551**

Location — **Cape Town** — **Zone** 4

Temperate coastal

Floors

Name	Net Area	Fenestration Area	Fen %	Assembly Safety	Max U	Calc U	Comply U	Max SHGC	Calc SHGC	Check SHGC
Area	296 m²	75,59 m²	26%	✓	4,23	3,19	✓	38,43	35,61	✓
	296 m²	75,43 m²	26%		4,23	3,19		38,43	35,61	
							COMPLY			COMPLY

Area Schedule

Name	Area
Basement Storey_	107 m²
Basement addition	11 m²
Ground Storey	126 m²
Ground Storey Balcony	12 m²
1st Storey Balcony_3	6 m²
1st Storey Balcony_2	4 m²
1st Storey_	124 m²
1st Storey Balcony 1	4 m²

SCRUTINIZED FOR AESTHETIC APPROVAL

ESTATE: WELTEVREDEN HILLS

DATE: 2024/07/05

NAME: Zelda de Wet

CONTACT: 063 601 7329 zelda@studiozetdesigns.com

SIGNED:

Revision	Date	Drawn	Description
D	2024-10-03		Kitchenette omitted
B	2024-04-17		Guest Bedroom omitted / Garage added
C	2024-05-16		Basement addition/ Garage change to Guest Bedroom
A	2024-03-12		Sewer and Water connection [illegible] rev.
0	2023-12-12		Council submission

STUDIO ZET DESIGNS

[redacted]

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client: Owner -Johan Andre Fourie

signature

project: Building addition & alteration

stand number: ERF 16551

engineer

contact

signature

project architect

contact [redacted]

signature

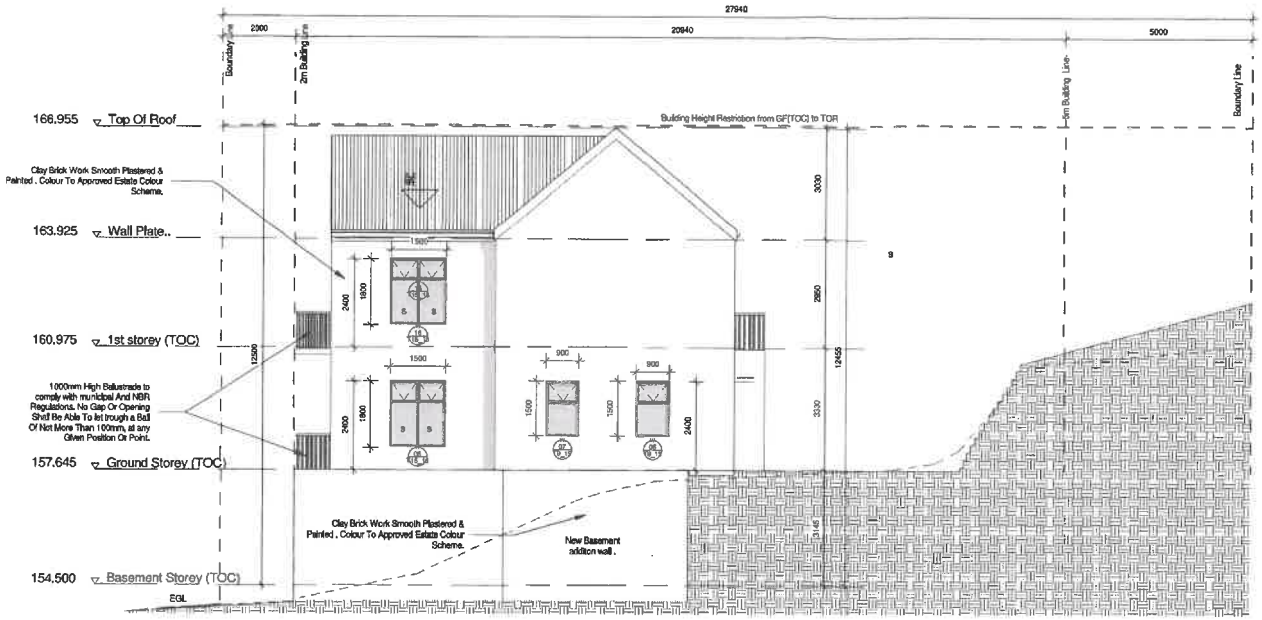
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job number	drawing number
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	date	-

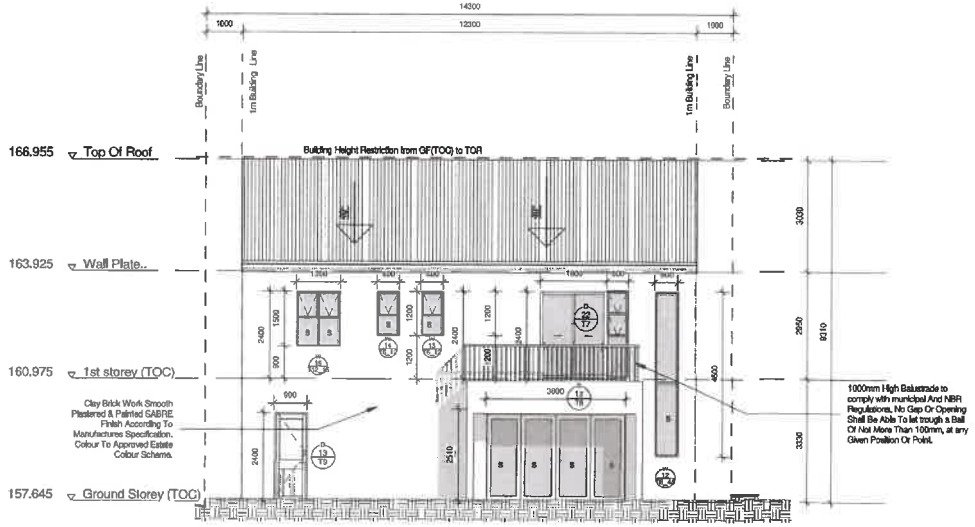
revision number	issued for
D	INFORMATION

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East Elevation

Scale 1 : 100



North Elevation

Scale 1 : 100

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ESTATE: WELTEVREDEN HILLS
DATE: 2024/07/05
NAME: Zelda de Wet
CONTACT: 083 601 7329
zelda@studiozetdesigns.com
SIGNED:

Revision	Date	Drawn	Description
B	2024-04-17		Guest Bedroom omitted / Garage added
C	2024-05-16		Basement addition/ Garage change to Guest Bedroom
A	2024-03-12		Sewer and Water connection plan rev.
0	2023-12-12		Council submission

STUDIO ZET DESIGN

[redacted]

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stand number
ERF 16551

engineer -
contact -
signature

project architect ZELDA DE WET
contact [redacted]
signature

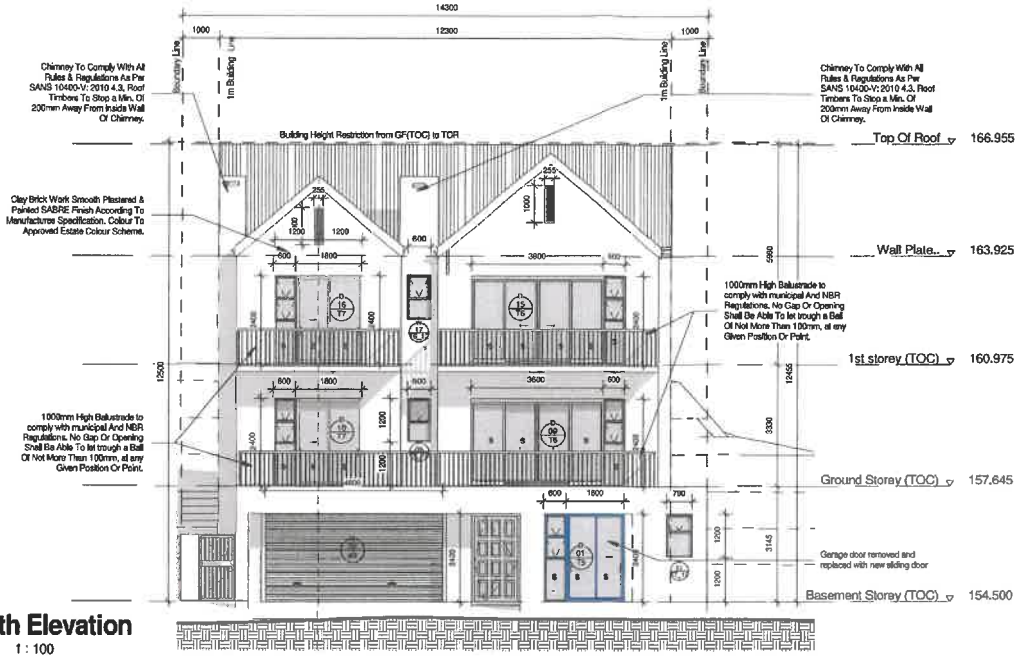
drawing description
N&E Elevation

job number	drawing number
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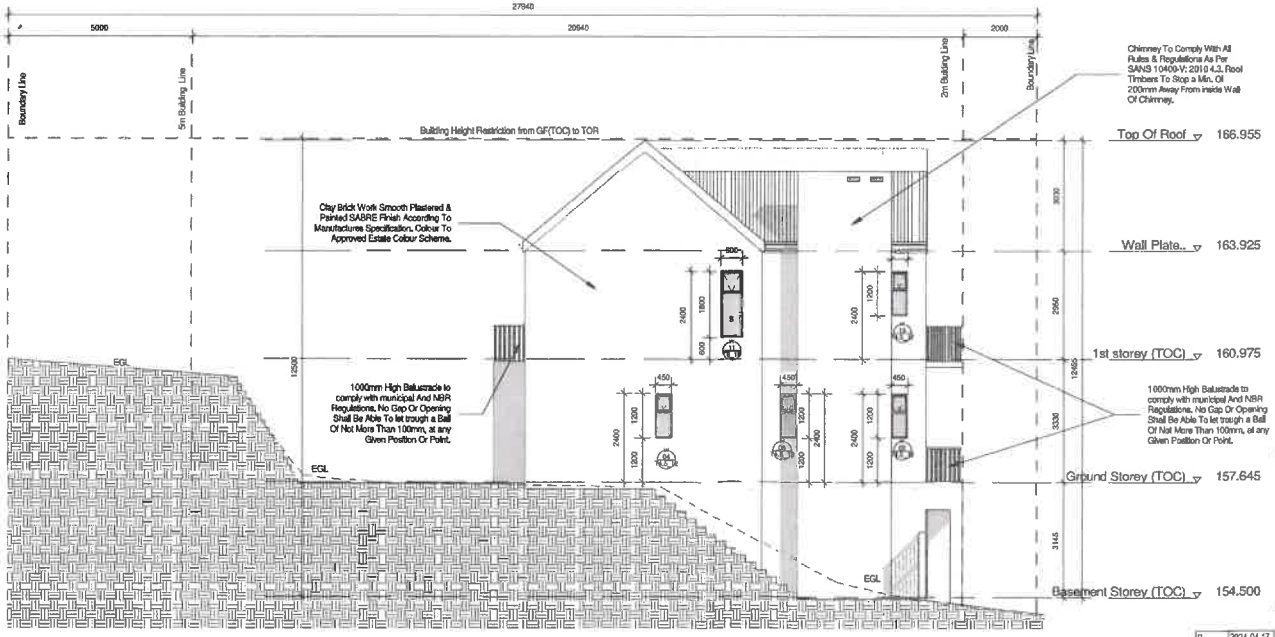
revision number	issued for
C	INFORMATION

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South Elevation

Scale 1 : 100



West Elevation

Scale 1 : 100

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ESTATE: WELTEVREDEN HILLS
DATE: 2024/07/05
NAME: Zelda de Wet
CONTACT: 083 601 7329 zelda@studiozeldesigns.com
SIGNED:

Revision	Date	Drawn	Description
B	2024-04-17		Gaust Bedroom omitted / Garage added
C	2024-05-16		Basement addition/ Garage change to Gaust Bedroom
A	2024-03-12		Sewer and Water connection pos. rev.
0	2023-12-12		Council submission

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Building addition & alteration

stand number
ERF 16551

engineer
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project architect
contact
signature

drawing description
S&W Elevation

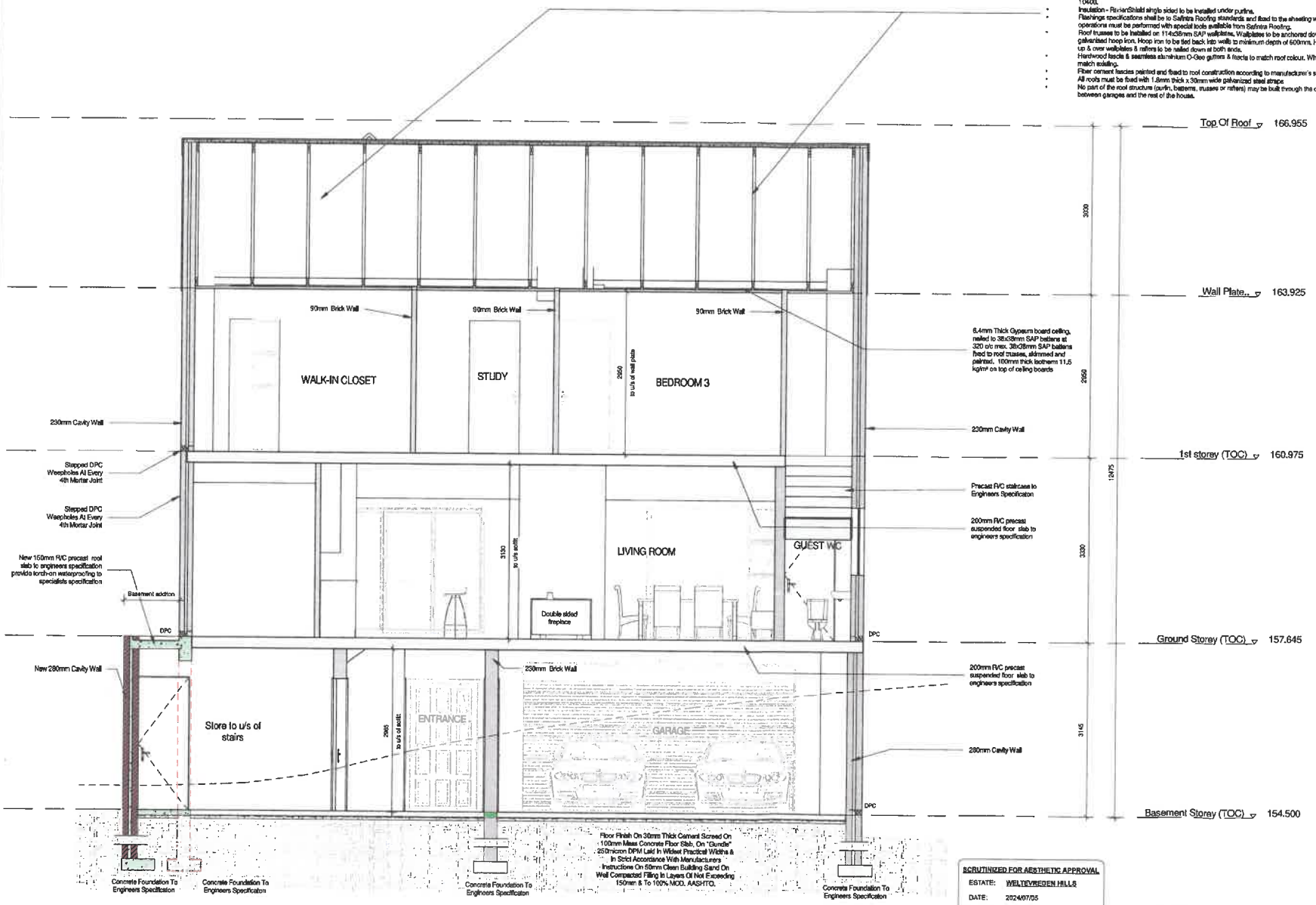
job number	drawing number
WHE551	16551_006
A2	drawn: Zelda De Wet
	scale: 1 : 100
	date: -

revision number	issued for
C	INFORMATION

2024/11/04 14:38:06

Roof Note:

- African Grey GMS 0.5mm chromadeck roof sheeting with Kliplock profile as per estate guidelines 40° on 50 x 75mm purlins at max 900mm c/c on prefabricated roof trusses to manufactures specifications at max 750mm c/c on 114 x 38mm wall-plate. Trusses to be secured with 30m galvanized hoop iron bull min 600mm into brickwork.
- Flashings and counter-flashings to be provided as per specialist contractor.
- Prefabricated Roof trusses designed, spaced and installed by specialist installer. Roof specialist to issue a A19 roof certificate. Roof trusses to be adequately braced as per manufacturers specs and to comply with sans 10400.
- Insulation - ReflexShield single sided to be installed under purlins.
- Flashings specifications shall be to Safintra Roofing standards and fixed to the sheeting with sealed rivets, all operations must be performed with special tools available from Safintra Roofing.
- Roof trusses to be installed on 114x38mm SAP wallplates. Wallplates to be anchored down by 30 x 1.6mm galvanised hoop iron. Hoop iron to be tied back into walls to minimum depth of 600mm. Hoop iron to be folded up & over wallplates & rafters to be nailed down at both ends.
- Hardwood fascia & seamless aluminium O-Gee gutters & fascia to match roof colour. White downpipes to match soilpiling.
- Fiber cement fascias painted and fixed to roof construction according to manufacturer's specifications.
- All roofs must be fixed with 1.6mm thick x 30mm wide galvanized steel straps.
- No part of the roof structure (purlin, battens, trusses or rafters) may be built through the dividing fire wall between garages and the rest of the house.



Section C-C

Scale 1 : 50

SCRUTINIZED FOR AESTHETIC APPROVAL
ESTATE: WELTEVREDEN HILLS
DATE: 2024/07/05
NAME: Zelda de Wet
CONTACT: 083 601 7329
zelda@studiozetdesigns.com
SIGNED:

Revision	Date	Drawn	Description
D	2024-10-03		Kitchenette omitted
B	2024-04-17		Geust Bedroom omited / Garage added
C	2024-05-16		Basement addition/ Garage change to Geust Bedroom
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0	Date 8		Revision 8

STUDIO ZET DESIGNS
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client
Owner -Johan Andre Fourie

signature

project
Building addition & alteration

stand number
ERF 16551

engineer -
contact -
signature

project architect
contact [redacted]
signature

drawing description
Section C-C

job number	drawing number
WHE551	16551_009

A2	drawn	Zelda De Wet
	scale	1 : 50
	date	-

revision number	issued for
D	INFORMATION

2024/11/04 14:35:07