STELLENBOSCH
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Application Number: TP1326/2025
Our File Reference Number: Farm 1646/9, Paarl Division
Your Reference Number: None
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-M [redacted]

Sir / Madam

APPLICATION FOR THE AMENDMENT OF CONDITION OF APPROVAL: FARM 1646/9, PAARL DIVISION

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(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 on Farm 1646/9 Paarl Division for:

      2.1.1 The **amendment** of condition of approval in terms of Section 15 (2) (h) of the said bylaw to: -

         2.1.1.1 Amend condition 2 (b) of the approval dated 04/07/2018, in order to permit the use of all three bedrooms inside each of the three approved additional dwelling units for guest accommodation purposes;

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

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

   3.1 The approval only applies to the proposed 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.

   3.2 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.

3.3 The development be implemented in accordance with the Site Development Plan and floor plan referenced as Project No: 22-117, Sheet No: 01-02, drawn by: PVW/NA (Red Atlantic Architecture), dated 2022-06-13 and attached as **Annexure A**.

3.4 A contravention penalty in accordance with the prevailing and applicable Council Tariffs in respect of the unlawful utilisation of land is payable within 30 days from the date of final notification that the approval comes into operation and prior to the approval of any building plan.

3.5 The land use to not create any undue noise or be a nuisance to the neighbourhood and that precautionary measures be taken to avoid environmental noise pollution in terms of the Western Cape Noise Control Regulations, 2013, PN. 200/2013 made in terms of Section 25 of the Environmental Conservation Act, 1989 (Act No 73 of 1989).

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

4.1 The development will not have any negative impact on the surrounding area or wider cultural landscape of Franschhoek.

4.2 The proposal will have no additional impact on the existing infrastructure.

4.3 The proposal will have no impact on the agricultural potential of the subject land unit.

5. **Matters to be noted:**

5.1 No directional signage be erected without the prior approval of the Provincial Roads Engineer and/or the Municipality.

6. 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.

7. 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.

8. **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**

9. 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.

10. 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.

11. 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.

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

13. 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.

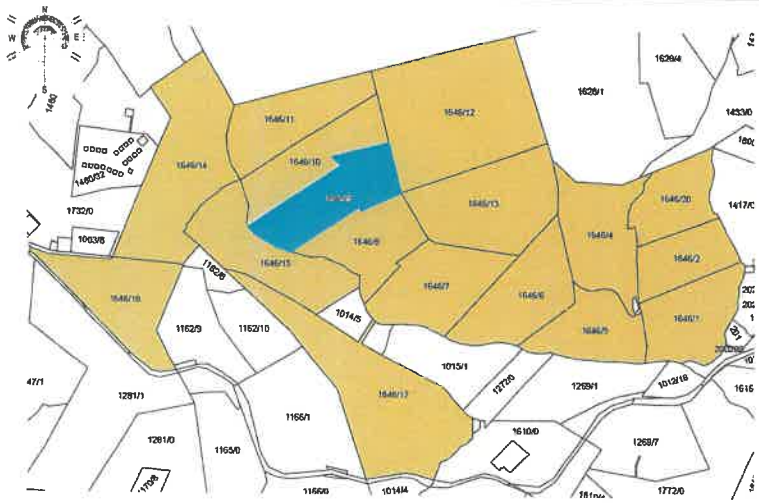
Yours faithfully

FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

10/6/2026
DATE:

ANNEXURE A

SITE DEVELOPMENT PLAN AND FLOOR PLAN



Locality Plan
Scale NTS

DEVELOPMENT DATA:

Site Area: 309 039.00 sqm

Existing:	
Ground:	**286.00 sqm**
- House	248.00 sqm
- Covered Entrance	8.00 sqm
- Covered Parking	48.00 sqm
Open Areas:	**143.00 sqm**
- Patio 1	63.00 sqm
- Patio 2	35.00 sqm
- Swimming Pool 1	16.00 sqm
- Swimming Pool 2	29.00 sqm

BUILDING CLASSIFICATION: (SANS 10400 – Part A)
Occupancy - H4 – Dwelling house.
Population - 2 persons per bedroom

Site Development Plan
Scale 1:1500

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Municipal Approval Stamps

Owner Signature

Date ____/____/____

Architect Signature

Date ____/____/____

[redacted]

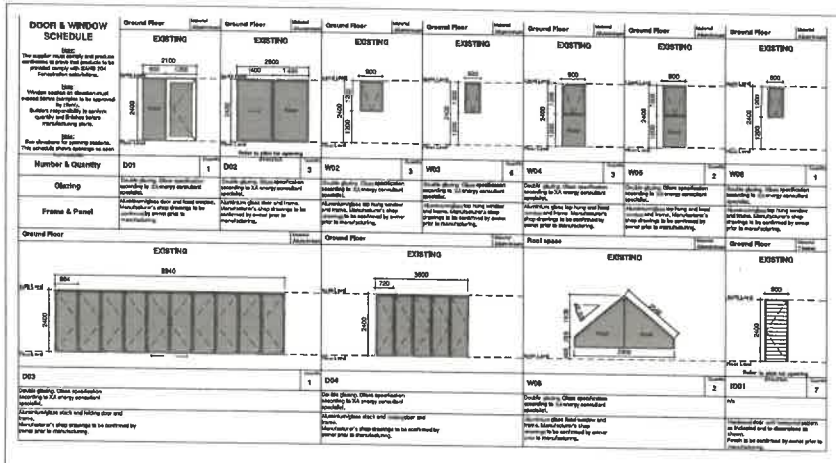
[redacted]

Cottages

Sheet description
Locality Plan
Site Development Plan (SDP)

22-117	01		
Project Date Issue date	Designed by RVJ	Scale as indicated	

DOOR & WINDOW SCHEDULE



Glass:
The supplier must comply and produce certificates to prove that products to be provided comply with SANS 204 Fenestration requirements.

Size:
Window sizes are dependant on manufactured frame samples to be approved by client.
Builders may only commence quantity and finishes before manufacturing starts.

Misc:
Door elevations for panning elements. This schedule shows openings as seen from outside.

Number & Quantity													
	D01	1	D02	3	W02	3	W03	4	W04	3	W05	2	W06	1
Glazing	Double glazing. Glass specification according to SA energy consultant specialist.		Double glazing. Glass specification according to SA energy consultant specialist.		Double glazing. Glass specification according to SA energy consultant specialist.		Double glazing. Glass specification according to SA energy consultant specialist.		Double glazing. Glass specification according to SA energy consultant specialist.		Double glazing. Glass specification according to SA energy consultant specialist.		Double glazing. Glass specification according to SA energy consultant specialist.	
Frame & Panel	Aluminium/glass door and fixed sidelight. Manufacturer's shop drawings to be confirmed by owner prior to manufacturing.		Aluminium glass door and frame. Manufacturer's shop drawings to be confirmed by owner prior to manufacturing.		Aluminium sliding top hung window and frame. Manufacturer's shop drawings to be confirmed by owner prior to manufacturing.		Aluminium glass top hung and fixed window and frame. Manufacturer's shop drawings to be confirmed by owner prior to manufacturing.		Aluminium glass top hung and fixed window and frame. Manufacturer's shop drawings to be confirmed by owner prior to manufacturing.		Aluminium glass fixed window and frame. Manufacturer's shop drawings to be confirmed by owner prior to manufacturing.		Aluminium door with commercial pattern as indicated and as dimensions as shown. Finish to be confirmed by owner prior to manufacturing.	

COLOUR SCHEME (to be confirmed by client)
Roof: (samples to be approved by client)
- Fascia: Rhino Metal Roof Sheeting – Charcoal
- Gutter: To match roof colour – to be confirmed by client
- Soffit: To match roof colour – to be confirmed by client

Walls: (samples to be approved by client)
- External paint: Colour specification – to be confirmed by client
- External cladding: None cladding to be added onto existing walls - to be confirmed by client

Door & Windows: (samples to be approved by client)
- Door: Aluminium - finish to be confirmed by client
- Gate: Timber – finish to be confirmed by client
- Windows: Aluminium - finish to be confirmed by client

External Finishes: (samples to be approved by client)
- Paving: Edge - Paving bricks to be confirmed by client

LEVELS AND DIMENSIONS:
Land surveyor to oversee 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 set out must be removed from the area to be build upon. All grading and leveling of ground entities done by qualified and competent. 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 specifications.

GENERAL PRINCIPLES AND REQUIREMENTS
BUILDING CLASSIFICATION:
Occupancy – H4 – Dwelling house
Population – 2 persons per bedroom

STRUCTURAL LOADS: (SANS 10400 - Part B)
A dwelling with a floor area exceeding 40m² and not exceeding two storeys in height

DIMENSIONS: (SANS 10400 - Part C)
Minimum ceiling height to be 2,400 – 1 floor on floor. Habitable Room area to be 8,00m²

PUBLIC SAFETY: (SANS 10400 - Part D)
GUARDS IN PLACE:
Any floor from which a drop of more than 1,0 metre exists and to which any person has access shall be provided with a barrier over or wall, the top of which is not less than 1 metre high. Handrails and barriers must be designed and painted for the protection of a 190mm diameter ball.

POOL (to be confirmed by client)
The swimming pool and deep end shall be surrounded by impervious, barrier wall with 1,5 MPA or denser concrete, 150mm thick and extending below 1:10 slip plane of ground. Cavity reinforcement 1:12 or 1:20 and 1:1, 1:2, 1:3 cement with 1:3 mortar joints. Pool to be enclosed with open work scaffolding and finally plaster. Pool must be secured to the prescribed safety measures. Pool depth of pool by specialist and to be confirmed by client. Pool - Rapid Print CC Pools Supply CC – 4.4.2

PAVING/DRIVEWAY:
Paving bricks (indian paving used by developer) 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 drained 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 deliterious 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 in such water away from such site or building to a stormwater drain or to dispose of in in some safe approved manner. Sanitary facilities must be provided by the owner and be available for use by any persons 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 expose 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. Walls 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 1:4:2 nominal mix having a compressive strength of 20MPa at 28 days, consisting of ordinary Portland cement, sand and 65mm stone bottings, for load-bearing 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.

Bedrock or permissive level as per attorney request. (Floor insulation, refer to XA-index).
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. 900x600x600mm 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 storage 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.

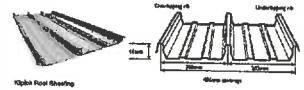
GROUND STOREY: (heritage bed)
Floor finish as specified on plans on 20mm cement screed on 150mm concrete slab (grade 25 or higher)on 190 micron U.S.B. green impregnating membrane – united with D.P.C. 50mm Class 1 dry sand bed on well compacted fill, Fill from suitable material compacted in layers to 95 MOD.A.S.H.T.O. Thickness settings according to client specifications screed to walls at 450mm C.C. max. Skirt paving on established sub-base with edge restraint. Finished floor level to be min. 150mm above natural ground fill.

BANK (SANS - Part K)
WALL CONSTRUCTION
External: 220mm clay brick cavity walls. The internal and external skin must be tied together with butterfly ties at 8 / 2,3 sqm intervals. The cavity must be no less than 50mm wide and clean at any moment. 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, the vertical face may be higher than 6,00m measured externally from the NGL vertically below it.
Any unbalanced more than 8000mm in length must be strengthened or supported by a wall, a wall adhesion or a brick column. Indicated in cavity as per clause required. (Cavity insulation, refer to XA-index).

CONCRETE/PLASTERWORK/TILING:
- Internal concrete screeds shall be 1:3 fiber concrete, a dense hard and 5 seals 15mm plaster floors. A floor mass weighing at 12 tons or more (by 25 m² around). Timber screed must not be 1 bed cement 1.5 years time and 4 years, world. Sand for plaster must be clean with no impurities and also free seeds, etc.

WATERPROOFING:
Apply the NEW FELT or similar approved waterproofing membrane to the entire area of the flat roof. Allow minimum 5 overlap at all joints. Use a heat gun to melt the bitumen and ensure a strong, watertight seal. Pay special attention to the edges and corners, ensuring the membrane is properly adhered to the substrate and extends up the walls by at least 150mm to prevent water ingress. Ensure the waterproofing is free from punctures or damage before applying any subsequent layers or finishes.

ROOF CONSTRUCTION: (SANS 10400 - Part L)
ROOF - Sheeting:
Rhino Metal Roof Sheeting on 50x76mm purlins @ 1m centres to main roof structure. Roof sheeting to be fixed with self-tapping screws with rubber washers to prevent water ingress. Ensure a minimum roof pitch of 5° for adequate drainage. Install ridge capping and flashings around all penetrations and edges to prevent water ingress. Regularly inspect and maintain the roof to ensure its longevity and performance.



ROOF - (Garage) - Carport Structure - Concrete
Concrete slab beams supported on 190 thick cavity walls as per detail. Concrete beam supported on 190 thick cavity walls as per detail. Concrete beam supported on 190 thick cavity walls as per detail. Concrete beam supported on 190 thick cavity walls as per detail.

CEILING CONSTRUCTION: (SANS 10400 - Part L)
All roof penetrations for ceilings to be confirmed with client)

Ground Floor: Carport
Ceiling: 2 coats water based paint on skim and set plastered. Cornice in bare specification.

Ground Floor: Carport
Ceiling: 2 coats water based paint on skim and set plastered. Cornice in bare specification.

DOORS AND WINDOWS:
Internal doors are to be hollow core to be powder coated aluminium.
Internal doors to be solid timber moulded. Bedroom 2 2040mm and bath profile. 2 timber frames, door panels to be 2 shelves (by client)

LINTELS:
Reinforced precast concrete lintels with 230x14 mm, brace up on both sides, are plastered and painted walls. Provide as a guide to:
1,1 m – 3,0m – 4 Bricks at 6 courses
3,1m – 4,5m – 5
4,6m – 6,0m – 6
N.B. beams above openings more than 1500mm spanning to be reinforced – top layer specification.

SILLS:
Brick sill and – 6 courses under plastered and painted.

GLASS - GLAZING: (SANS 10400 - Part N)
Standard door to have 6mm glass throughout. Clear safety glass in all glass panels under 0,4m² and all glass panels less than 1,00m² glass. 5mm and 6mm thick and thicker shall be glazed with safety glazing. Glass types according to Fenestration Schedule (Elaborations, refer to XA-sheet)

LIGHT AND VENTILATION: (SANS 10400 - Part O)
The total area of all openings in habitable room shall be not less than 10% of the area of the room and for natural ventilation not less than 5%.
The same areas, but these provide areas in mechanically ventilation by a duct as well.

EXTERNAL LIGHTING:
All external door lamps to be controlled by client. Installation to be undertaken by qualified Electrician.

DRAINAGE: (SANS 10400, part P) (Conservancy Tank)
110mm uPVC drainage connected to conservancy tank. 1 on 1:40 and min. 1,5 fall as indicated on site as per 3 floor plans. Invert level to be min 450mm. Test long time at every bend and run, every 30,0m and 1 inspection eye with cap. Shown on elevation.
Drainage below to be underground or above ground where applicable. Drainage to be under fall to 300mm concrete surround when underground as indicated. Any other drainage, for visible pipes are to match in colour with the building. Pipes to be concealed. Gutter flow rates to be 2,1 m height from invert level. The height to be confirmed between contractor and client before construction starts.

SANITARY FITTINGS: (SANS 10400, part V)
The plumber shall check "Client" supplies. Hand to 725 x 52mm in low basin, at rather walls with brass waste. Toilet: Ceramic Alternative shown below, hose to walls with down pipe slips. Refer to plan for room size positions.

STORMWATER: (SANS 10400, part H)
- Roof and rainwater downpipes to be sealed to run into with 150mm dia. pipe permanently lined to existing manhole.
- Stormwater detailing from surface, paving or soil. In the concealed water, of a surface shall not exceed 450mm deep to the building interior, concrete or structural slab. Trenches, to accumulate in a manner and in an unobservable as low as possible.
- Stormwater required at all points of a pipe, open or of hazardous nature to existing or finishing and must drain away from the building under the action of gravity and shall not, under any circumstances, flow towards or on to the neighbouring property to an external wall.

RAINWATER GOODS: (SANS 10400, part V)
1. Internal shall provide external gutter with flat cover. Design and installation by specialist. Shall to be confirmed by client.

EXTERNAL WALL FINISHES:
1. New cladding to be added onto existing walls. Design and installation by specialist. Finish to be confirmed by client.

ENERGY EFFICIENCY DEFINITIONS:
Windows – all openings in all external walls of a heated building which is designed to admit daylight or sunlight to the building interior, whether or not fitted with glass or other transparent or translucent material.
Doors – thermal transmittance (U-value) of a material, which is the steady-state rate of energy or heat flow per unit area of the material, per unit temperature difference between the two environments on either side of the material, measured in W/m²K.
U-value – thermal transmittance (W/m²K) of the composite element calculated by applying the combined surface resistances.
NOTE 1 – The U-value is also known as the thermal transmittance coefficient.
NOTE 2 – The U-value is measured using NBRI, 110 test apparatus in accordance with standard test procedure which the controller is assured, which all temperatures. All 3 velocity and material are maintained 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 – with, of a material to store heat energy NOTE – Thermal capacity is measured as a Constant the higher the Constant, the greater the heat storing capacity.
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.

PENETRATION (SANS 204)
Penetration for ventilation with natural environmental control
The air space must be provided with natural ventilation by means of openings in walls, doors, eaves, gables, ridges, other adequate openings as will be reasonably necessary. The aggregate unobstructed free area of such openings shall be the greater of an area equivalent to 0,2% of the floor area of the room or space measured within the enclosing walls and the requirements of the particulars and SANS 10400 Part O.

Calculation for Zone 4:
Ventilation – 5.6
SHGC – 0.75

Assumptions considered:
- Roof – metal sheeting with insulation
- Thermal Transmittance of glazing element

The U-values and SHGC values to be in accordance with above table shall be met if windows in new walls are fitted with glazing that meets or is certified in accordance with SANS/ETA 1188 and SHGC values, and water or SHGC 1,00 for SHGC values. A facility must make opening lights in a minimum of 5% of the floor area of each habitable room, including the glazing that meets the requirements of SANS 10400 Part O. Ventilation openings in walls, including the glazing that meets, shall be determined – a greater one.

SHADING (SANS 204)
Where glazing is part the building shall:
(i) have a horizontal projection such as overhang, balcony, roof canopy, eaves or glazing level with the ceiling, with a projection horizontally at least a value of the glazing for the western and/or eastern, Part (i) provided it is equivalent shading with louvers or other
vertical elements.
(ii) have an external shading device, such as a shutter, blind, vertical or horizontal shading screen with louvers, fixed or non-fixed.
(iii) slope and overhang, of at least 50% of exterior solar radiation, and
(iv) adjustable – to respond to the seasons either manually or electronically by the building occupants. For glazing values, G values to 0,5 – the value of 1 shall be halved.
NOTE: An adjustable shading device that is operable or removable, requiring the glazing, may be considered to achieve a part (iv) value of 2.

INSULATION & BUILDING VALUES:
FLOOR CONSTRUCTION:
A 250 kerb and 3 layer cavity, 32kN/m² reinforced polystyrene 1,0R – dense and are dense bed (INSULATION 3,0R) to 50mm thick base on 0,5 mm min width is the required to be genuine. Dual-core Extra Nature power skin of cleaning and sand (as 1,0R) to 50mm thick.
Galvanised mesh shall be laid in the floor slab and centre of wall at installer 300 mm centres along top and bottom edges. Alternate bars are used to secure boards to the inner leaf.

CEILING:
A total 12mm thick double skin plasterboard light weight "Gyprock" insulation material (R-VALUE 3,3R) between the steel trusses & over remaining in a completed and 3 coating system, installed strictly in accordance with the manufacturer's detail and specifications.

OPES:
Install hard non-combustible lightweight "Gyvpet Fiber Insulation" Basement in position (R-VALUE 1,8R) with a full thickness of 50mm, bonded in accordance with manufacturer's detail and specification.

GEYSER:
Install 24 litre thick, non-combustible, lightweight Glasswool "Gevser Blanket" (R-VALUE 1,2R) wrapped around the hot water cylinder. Wall straps and duct tape. Apply 2 – 3 layers making sure that overlapping joints are tight and adequately sealed. Install in accordance with manufacturer's detail and specification.

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Municipal Approval Stamps

Owner Signature

Date ____/____/____

Architect Signature

Date ____/____/____

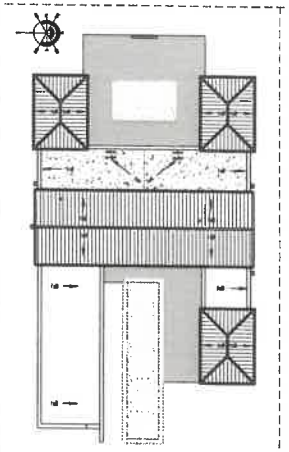
[redacted]

Alterations to Existing Cottages

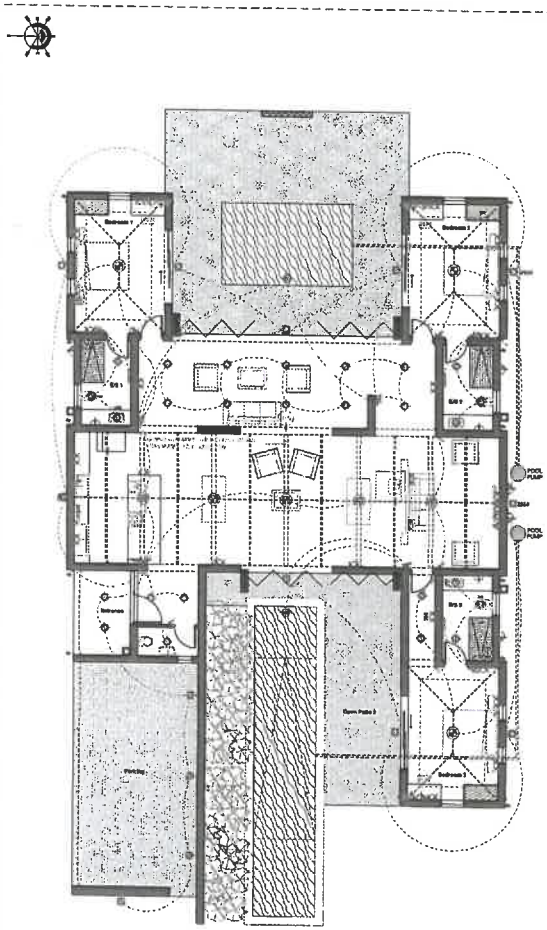
Sheet description

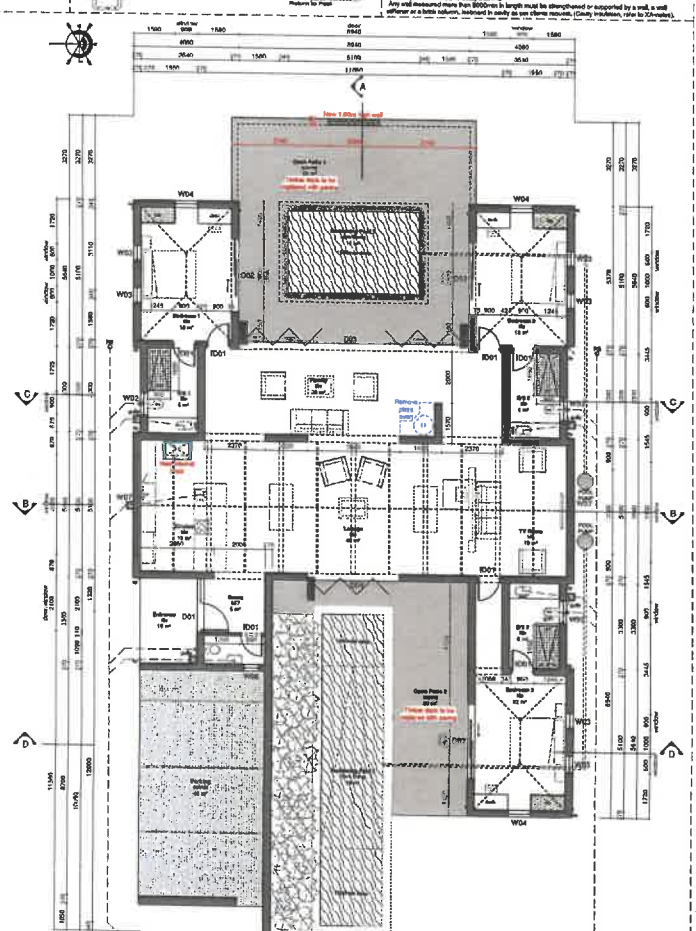
Locality Plan, Ground Storey Plan
Roof Plan, Area Plan & Electrical Plan

Project Date	Designed by	Scale
Issue date	RVJ	as indicated



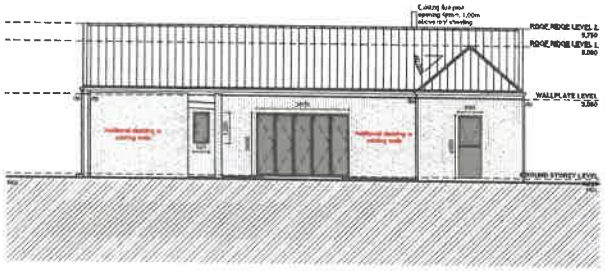
ROOF PLAN
Scale 1:200





ELECTRICAL LEGEND

- 2x 15Amp power point Height indicated
- 2x 15Amp power point Height indicated
- Single waterproof power point
- Hob/Elb power point
- Power point for shaver hairdryer & toothbrush
- Electrical garage door power point
- Irrigation power point
- One way switch with dimmer
- One way switch
- Two way switch with dimmer
- Two way switch
- Under floor heating switch
- Centre filament light
- Wall mounted light
- Up & down light
- Garden spike light
- Brick light 450mm from FFL
- Recessed downlighter adjustable spotlight
- Pendant overhead light
- Swimming pool light
- All electrical wires to be in conduits. (confirmed by client)
- Alarm design, layout and installation by Specialist (confirmed by client)
- Fluorescent light single tube
- Fluorescent light double tube
- Chandelier
- Ceiling Fan (remote control)
- External light point for garden lights
- Wall mounted mirror light with switch
- Telephone/ADSL
- Television
- Oven power point
- Oven/stove switch
- Door bell
- Door bell switch
- Intercom connected to the estate main gate.
- Heated towel rail (confirmed by client)
- Mirror demister
- Extractor fan with own switch
- Hot water cylinder
- Waterbox
- Data-station box
- Sound & TV design, layout and installation by Specialist (confirmed by client)
- Underfloor heating, layout and installation by Specialist (confirmed by client)
- Air Con design, layout and installation by Specialist (confirmed by client)



ELEVATION
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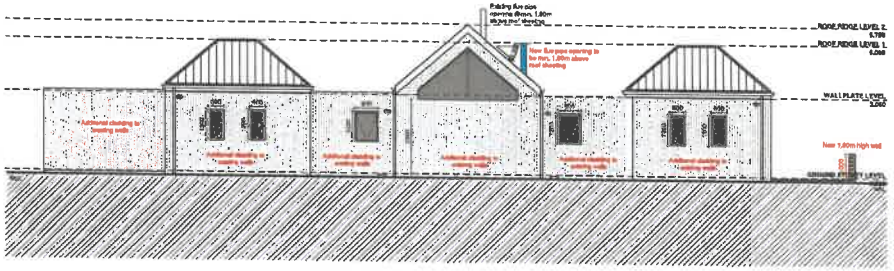

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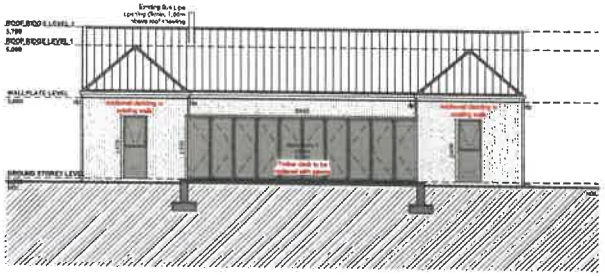

ELEVATION
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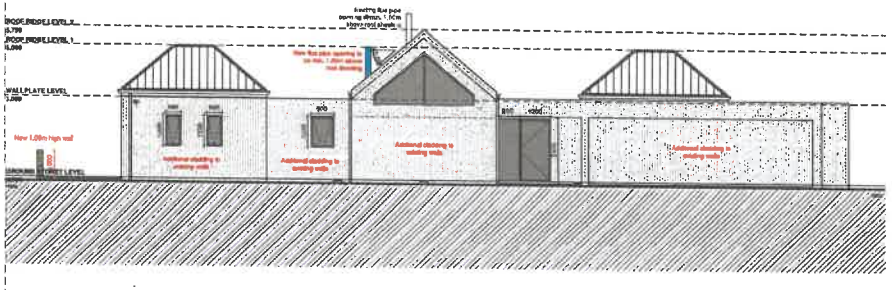

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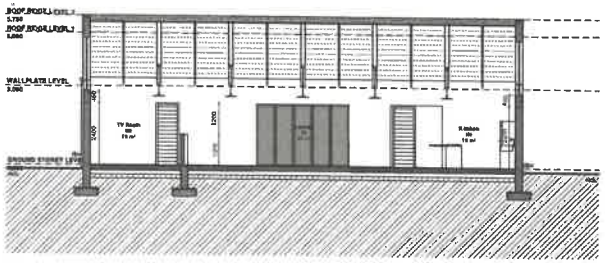

SECTION A
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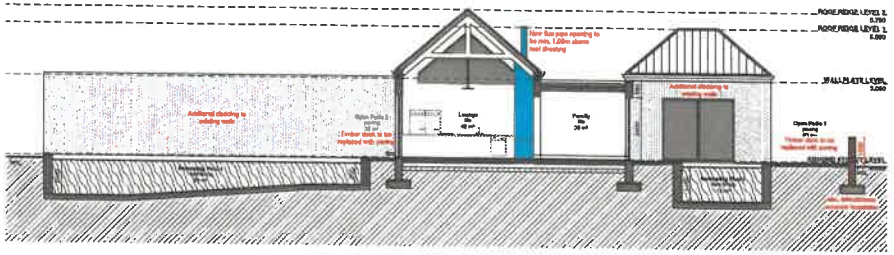
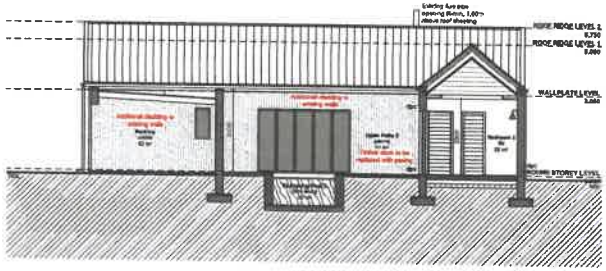


SECTION B
Scale 1:100

SECTION C



THERMAL CONDUCTIVITY OF INSULATION:

EXTERNAL WALLS:

WALL ASSEMBLY (SANS 10400, part K):

FLOOR INSULATION ASSEMBLY:

ROOF INSULATION ASSEMBLY:

Pitched Roof Thermal Insulation:

Concrete Roof:

STORMWATER STORAGE: (to be confirmed by client)

SOLAR HEATING / SOLAR GEYSER: (type and to be confirmed by client)

BASE CASE WATER VOLUME:

DOMESTIC HOT WATER USAGE:

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Municipal Approval Stamps

Owner Signature

Date ____/____/____

Architect Signature

[redacted]

[redacted]

Cottages

Sheet description

Elevations and Sections

Project Number	Sheet no	Rev	Project status
22-117	03		

Project Date	Designed by	Scale
Issue date	RVJ	as indicated