STELLENBOSCH
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MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: TP1576/2026
Our File Reference Number: Erf 14501, Stellenbosch
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL [redacted]

Sir/Madam

APPLICATION FOR CONSENT USE AND PERMANENT DEPARTURE ON ERF 14501, 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 in terms of Section 15(2)(b) of the Stellenbosch Municipality Bylaw on Municipal Land Use Planning Bylaw for a departure to relax the common building line **adjacent to Erf 1519, Stellenbosch** from 2,5m to 1,6m in order to accommodate the proposed external staircase on Erf 14501, Stellenbosch,

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

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

   3.1 There is no sufficient justification or functional need for the provision of a separate external access to the proposed bedroom, considering that the bedroom has been incorporated into the main dwelling unit.

   3.2 The proposed relaxation may set an undesirable precedent for similar building line encroachments in the surrounding area.

4. That the application in terms of Section 15(2) of the Stellenbosch Municipality bylaw on Municipal Land Use Planning on Erf 14501, Stellenbosch for the following:

4.1 Consent Use in terms of Section 15(2)(o) of the said bylaw in order to construct a second dwelling unit;

4.2 Departure in terms of Section 15(2)(b) of the said by-law to relax the common building line **adjacent to Erf 5134, Stellenbosch** from 2,5m to 1m in order to accommodate the proposed second dwelling unit,

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

5. The approval is subject to the following **condition**s imposed in terms of Section 66 of the said Bylaw:

5.1 The approval only applies to the 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.

5.2 The development and building plans reflecting only the approved structures be undertaken generally in accordance with plans as referenced:

a) ***Roof Plan*** – *Drawing Nr. CD 101, dated 22 November 2025, drawn by Louis Phillips Architects & Associates.*

b) ***Ground Floor Plan*** – *Drawing Nr. CD 102, dated 22 November 2025, drawn by Louis Phillips Architects & Associates.*

c) ***First Floor Plan*** - *Drawing Nr. CD 103 rev1, dated 22 November 2025, drawn by Louis Phillips Architects & Associates.*

d) ***Elevations*** - *Drawing Nr. CD 201, dated 22 November 2025, drawn by Louis Phillips Architects & Associates.*

e) ***Sections 1*** – *Drawing Nr. CD 301, dated 22 November 2025, drawn by Louis Phillips Architects & Associates.*

f) ***Sections 2*** – *Drawing Nr. CD 302, dated 22 November 2025, drawn by Louis Phillips Architects & Associates.*

5.3 Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the transfer of the first land unit or approval of any building plans.

5.4 The conditions relating to infrastructure services imposed by the Directorate Infrastructure Services contained in the memorandum dated 27 July 2026, and attached as Annexure B, be complied with to the satisfaction of the said department.

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

6.1 The proposal is in line with the existing land uses found in this area and will thus have no impact negatively on the character of the area.

6.2 The proposal is in line with the principles of the MSDF as it promotes sensible densification.

6.3 Sufficient on-site parking has been provided for the proposed dwelling units.

7. You are hereby informed of your **right to appeal Section 15(2)(a) to (f), (h) to (k), (n), (o) or (r) application decisions in terms of Section 79(2)** of the Stellenbosch Municipal Land Use Planning By-law. The appeal 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. Appeals must be addressed to the Municipal Manager and submitted to the following email address: landuse.appeals@stellenbosch.gov.za

8. Notwithstanding the above, kindly note, you are not permitted to submit a revised proposal as part of such an appeal. Should this be the case, your submission will not be regarded as an appeal, but rather a new application which should be submitted on the manner prescribed, as only the above decision can be appealed at this stage.

9. Any party (applicant or other) who lodges a Section 79(2) 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 approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. The LU and/or TP Reference number on this correspondence must be used as the reference for the payment of the appeal fee.

10. An applicant who lodges a Section 79(2) 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.

11. All appeals must be submitted to the authorised Appeal Authority **within 21 days** from the date of notification of the above decision. Note that no late appeals or an extension of time for the submission of appeals is permitted.

12. The appeal form can be accessed on the municipal website. For any enquiries relating to appeals, the Land Use Management office can be contacted at 021 – 808 8684 or landuse.appeals@stellenbosch.gov.za

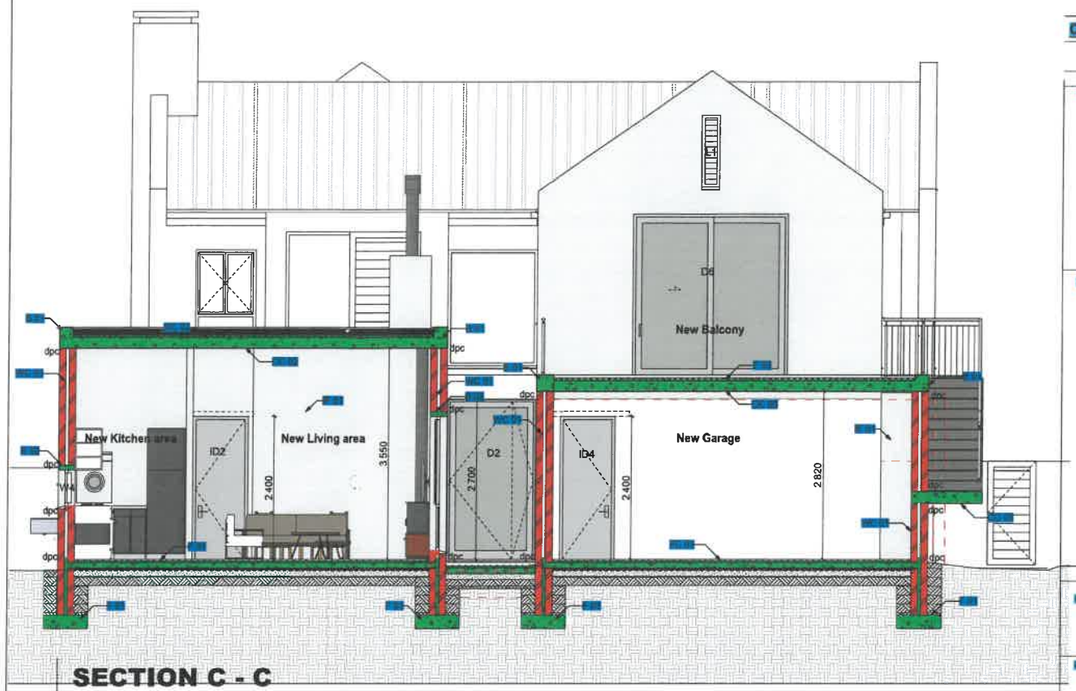
13. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

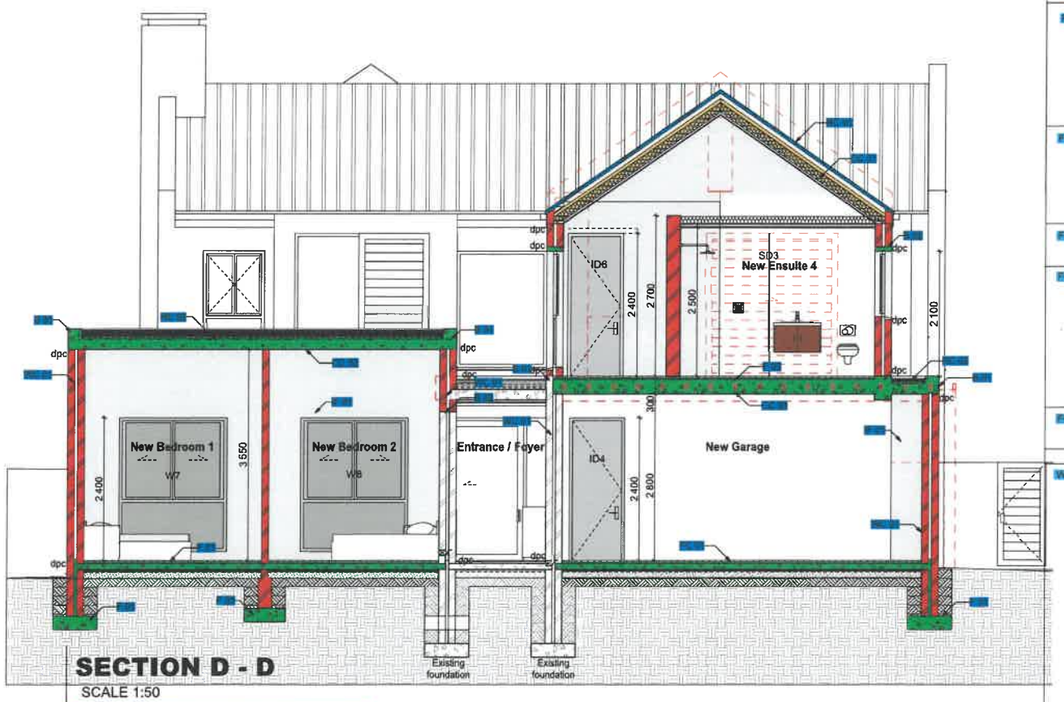
DATE 26/11/2026

Annexure A
Building Plan



SECTION C - C

SCALE 1:50



SECTION D - D

SCALE 1:50

CONSTRUCTION LEGEND:

ID	DESCRIPTION
	ROOF CONSTRUCTION :
RC 01	**ROOF CONSTRUCTION 2: (35°D PITCH)** 0,53mm PRE-COLOURED (WHITE) "CLEAN COLOURBOND" OR SIMILAR, "ZINCALUME" AZ 200 SHEET METAL ROOF (CLASS 4 SELF DRILLING CREWS TO BE USED), "CUSTOM BLUE ORB " OR SIMILAR PROFILE WITH DOUBLE SIDED "RADENSHIELD" UNDERLAY ON 75 x 50mm TREATED SA PINE PURLINS @ MAX. 1100mm C/C ON PRE-FABRICATED MITRED TRUSSES, @ 35° PITCH, SPACING 1100mm C/C MAX. 114x50mm WALLPLATE ANCHORED INTO WALL WITH GALVANISED HOOP IRON STRAPS AT 500mm C/C. AT RING BEAMS, TRUSSES TO BE FIXED WITH PURPOSE MADE GALVANISED BRACKET TO RING BEAM(ALL TO ENGINEERS / TRUSS MANUFACTURERS DETAILS AND SPECIFICATIONS) ENCLOSED EAVES TO DETAIL (SEE EAVES DETAIL),PURPOSE MADE ALUMINIUM BOX GUTTER TO ENG. DETAIL. 135mm ISOTHERM INSULATION IN BETWEEN TRUSSES. **ROOF CONSTRUCTION MUST COMPLY TO PART K OF SANS 10400.**
RC 02	**ROOF CONSTRUCTION 02 (RC FLAT ROOFS)** 75mm WASHED CRUSHER STONE (GREY) WITH LARGER STONES AROUND THE OUTLETS AND PERIMETER, ON PT 115 WOVEN POLYPROPYLENE GEOTEXTILE LAYER, ON 25mm ISOBOARD INSULATION ON DELTA MS20P DIMPLED DRAINAGE SYSTEM TO MANUFACTURERS SPECIFICATION & DETAIL, LAYED ON ABE TORCH-ON WATERPROOFING SYSTEM (SEE ABE SPECIFICATION), OR SIMILAR AND APPROVED TO MANUFACTURERS SPECIFICATION & DETAIL, ON MIN 30mm SCREED TOPPING TO 1:60 MIN FALL TO SEAQUAL FULLBORE (AS PER PLAN) , ALL ACCORDING TO ENGINEERS DETAIL & SPECIFICATIONS, ON RC SLAB TO ENGINEERS DETAIL & SPECIFICATIONS. WATERPROOFING ARE TO LAP UP AND ONTO PARAPETS, AND PARAPETS ARE TO FALL TO INSIDE , ON SIDES AND LAPS USE "CEMPROOF 601" WITH "CEMPROOF FABRIC",OR SIMILAR REINFORCED CEMENTITIOUS BASED WATERPROOFING SYSTEM OVER UP STANDS AND OVER PARAPETS, AND PAINT WITH TWO COATS OF WATERPROOF ACRYLIC BASED PAINT TO MATCH WALLS. **ALL TO COMPLY WITH PARTS B & L OF SANS 10400.** **A.B.E SPECIFICATION (TORCH ON FUSION) WATERPROOFING TO EXPOSED CONCRETE ROOFS WITH BITUMINOUS ALUMINIUM PAINT FINISH, WITH STONE AND INSULATION:** APPLY ONE COAT A.B.E. BITUPRIME TO ALL SURFACES INCLUDING WALL VERGES AND AROUND OUTLETS AND PROTRUSIONS. APPLY ONE LAYER OF A.B.E. 4mm ABEGUM DUAL REINFORCED WATERPROOFING MEMBRANE, FULLY BONDED BY MEANS OF "TORCH ON FUSION", WITH 75mm SIDE LAPS AND 100mm END LAPS. FLASHING STRIP 150mm GIRTH AT TURN-UPS USING A.B.E. SUPER LAYCRYL. APPLY ONE COAT OF A.B.E. SILVAKOTE BITUMINOUS ALUMINIUM PROTECTIVE COATING. LAY 40mm THICK INSULATION PANELS (40kg/m³). DRESS EVENLY WITH 73mm WASHED CRUSHED STONE DRESSING - ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
	CEILING CONSTRUCTION :
CC 01	INSTALL DONN T37K MAIN TEES @ 1200mm C/C AND T32 @ 300mm C/C WITH CAPPING OF GALVANISED STEEL IN BETWEEN RAFTERS (SEE ROOF CONSTRUCTION 1),50mm ISOPINE CEILING SHOULD BE SCREWED TO THE UNDERSIDE OF THE CEILING GRID TO MANUFACTURERS SPECIFICATIONS. QUARTER ROUND CORNICE. 75mm ISOTHERM INSULATION.
CC 02	**MULTI SKIM COAT 409 (MCC)"** , A CEMENTITIOUS PRODUCT SPECIALLY FORMULATED FOR APPLICATION BY NORMAL STEEL TROWELLING ONTO MORTAR/CONCRETE SURFACE TO SEAL PORES AND VOIDS IN THE SURFACE. CAN BE USED AS TEXTURED OR STIPPLE COAT TO THE VIRGIN SURFACE. ENSURE SURFACE IS STRUCTURALLY SOUND AND CLEAN. REMOVE DIRT, DUST AND PREVIOUSLY APPLIED COATING WITH WIRE BRUSH, MIX THOROUGHLY ACCORDING TO SPECIALIST DETAIL. SATURATE CONCRETE SURFACE AND ENSURE IT REMAINS WET THROUGHOUT. APPLY WITH STEEL TROWEL TO DAMP SURFACE AS THIN AS POSSIBLE (1-2mm). FINISH OFF BY DABBING WATER ONTO SURFACE WITH BLOCK BRUSH AND STEEL TROWEL TO SPECIFIC REQUIREMENTS. ALL TO MCC SPECIFICATIONS AND RECOMMENDATIONS
CC 03	SMOOTH PLASTERED CRETESTONE CEILING ON KEY-IT OR SIMILAR,CEILING PAINTED TO ARCHITECTS DETAIL. 10x10mm ALUMINIUM ANGLE CORNICE AS SHADOW LINE.
	FLOOR CONSTRUCTION :
FC 01	**(SURFACE BED ONTO GROUND FLOOR INTERIOR)** FLOOR FINISH ON MIN 30MM SCREED TOPPING, ON 100MM REINFORCED CONCRETE SURFACE BEDS TO ENGINEER'S DETAIL & SPECIFICATION ON "ISOBOARD" HIGH DENSITY 34-36KG/M³ RIGID EXTRUDED POSTYRENE 100% CLOSED CELL INSULATION BOARD OF 25 MM THICKNESS AND 600MM WIDTH WITH TONGUE AND GROOVE JOINTS LAID. ON 250 MICRON DPC, ON 50MM WELL COMPACTED SAND LAYER, ON FILLING COMPACTED IN LAYERS OF MAX. 150MM TO ENGINEER'S DETAIL & SPECIFICATION, WITH SOIL POISONING COMPOSED OF ALDRIN AND CHLORDANE OR SIMILAR TO SABS 0124. 375 MICRON DPC IN WALLS AT FLOOR LEVEL. WHERE FILLING EXCEEDS 500mm, CG 193 WELDMESH WILL BE INSTALLED.50 X 22 MM SUPAWOOD SKIRTING TO INTERIOR. PROFILE TO DETAIL. **.MUST COMPLY TO PART J OF SANS 10400. (CONTRACTOR TO ARRANGE TOXLER TEST)**
FC 02	**(SURFACE BED ONTO GROUND FLOOR EXTERIOR)** FLOOR FINISH ON MIN 30MM SCREED TOPPING, ON 100 MM REINFORCED CONCRETE SURFACE BEDS TO ENGINEER'S DETAIL & SPECIFICATION, ON 250 MICRON DPC, ON 50MM WELL COMPACTED SAND LAYER, ON FILLING COMPACTED IN LAYERS OF MAX. 150MM TO ENGINEER'S DETAIL & SPECIFICATION, WITH SOIL POISONING COMPOSED OF ALDRIN AND CHLORDANE OR SIMILAR TO SABS 0124, TILE SKIRTING TO EXTERIOR TO SIT BELOW WEEP HOLE OPENINGS, TO FUTURE DETAIL.WHERE FILLING EXCEEDS 500mm, CG 193 WELDMESH WILL BE INSTALLED. MUST COMPLY TO PART J OF SANS 10400. (CONTRACTOR TO ARRANGE TOXLER TEST)
FC 03	**(RC SLABS TO FIRST FLOOR INTERIOR)** FLOOR FINISH ON FLEXIBLE TILE PASTE TO MANUFACTURER'S DETAIL & SPECIFICATION, ON MIN 30MM SCREED TOPPING, ON RC SLAB TO ENGINEERS DETAIL & SPECIFICATIONS, 50 X 22 MM SUPAWOOD SKIRTING TO INTERIOR, PROFILE TO DETAIL.
FC 04	**(RC SLABS TO FIRST FLOOR BALCONIES)** FLOOR FINISH/TILES ON FLEXIBLE TILE PASTE TO MANUFACTURER'S DETAIL&SPECIFICATION, ON "PRO-STRUCT 203" RUBBERISED BITUMEN EMULSION, ON "PRO-STRUCT BITUTHENE 3000", OR SIMILAR, SELF ADHESIVE MEMBRANE TO MANUFACTURERS SPECIFICATION & DETAIL, ON MIN 30MM SCREED TOPPING TO 1:60 MIN FALL TO FULLBORES STORMWATER OUTLETS, ALL ACCORDING TO ENGINEERS DETAIL & SPECIFICATIONS, ON 180MM RC SLAB TO ENGINEERS DETAIL & SPECIFICATIONS. WATERPROOFING ARE TO LAP UP AND ONTO PARAPETS, AND PARAPETS ARE TO FALL TO INSIDE. ON SIDES AND LAPS USE "CEMPROOF 601" WITH "CEMPROOF FABRIC", OR SIMILAR REINFORCED CEMENTITIOUS BASED WATERPROOFING SYSTEM OVER UPSTANDS AND OVER PARAPETS, AND PAINT WITH TWO COATS OF WATERPROOF ACRYLIC BASED PAINT TO MATCH REST. TILE SKIRTING TO EXTERIOR TO SIT BELOW WEEP HOLE OPENINGS, TO FUTURE DETAIL.
FC 05	50% BROWN + 50% LIGHT GREY EXPOSED AGGREGATE INSITU PAVING WITH EXPANSION JOINTS @ 3.0m C/C ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
	WALL CONSTRUCTION:
WC 01	280mm WIDE, WITH 50mm CLEAN CAVITY WITH 30mm ISOBOARD CAVITY INSULATION, CONCRETE CAVITY FILL ABOVE FOUNDATION UP TO GROUNDFLOOR SLAB.LOAD-BEARING BRICKWORK CONSISTING OF, COROBRIK CLAY INDUSTRY NFX, OR SIMILAR, 14 MPA NOMINAL COMPRESSIVE STRENGTH CLAY BRICKS, IN CLASS II MORTAR MIX FOR BRICKWORK, COMPOSED OF 1 PART OPC CEMENT (CODE: CEM I 42,5N) AND 6 PARTS SAND, WITH 12mm MIN JOINT THICKNESS AS INDICATED (OPC IS TO BE MANUFACTURED IN ACCORDANCE WITH SANS 50197-1). WITH 2.5 GMS WALL TIES PER SQUARE METER, SECURELY BEDDED IN MORTAR JOINTS, WITH 3.5 GMS TWO STRANDED WELDED MESH REINFORCING MIN EVERY FOUR BRICK COURSES TO ENGINEERS DETAIL & SPECIFICATION, SECURELY BEDDED IN MORTAR JOINTS, WITH 375 MICRON, OR SIMILAR, STEPPED DAMP PROOF COURSE IN WALLS TO MANUFACTURERS SPECIFICATION & DETAIL, LAID WITH MINIMUM 150MM OVERLAPS. JOINTS TO BE SEALED WITH PRESSURE SENSITIVE DOUBLE-SIDED TAPE, APPLIED OVER THE LEADING EDGE OF THE JOINT. INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. WHEEPHOLES TO BE INSTALLED AT EVERY 2ND VERTICAL MORTAR JOINT ABOVE DPC, TO BE KEPT CLEAN AND OPEN AT ALL TIMES DURING CONSTRUCTION, AND TO BE FINISHED OFF NEATLY FINALLY. SPECIAL WEEP HOLE SPACERS ARE RECOMMENDED.DPC AROUND DOOR & WINDOW SURROUNDS TO CONSIST OF, "CEMPROOF 601", OR SIMILAR, SELF ADHESIVE MEMBRANE, WITH SEALED JOINTS, NEATLY FIXED AROUND INSIDES OF FRAMES. CAVITY CLOSER TO CONSIST OF, "PRO-STRUCT BITUTHENE 3000", OR SIMILAR, SELF ADHESIVE MEMBRANE, WITH SEALED JOINTS ON TOP OF 6MM THICK FIBRE CEMENT CAVITY CLOSER. WHERE APPLICABLE PLASTER MIX COMPOSED OF 1 PART OPC CEMENT (CODE: CEM I 42,5N) AND 6 PARTS SAND, FINISHED TO A SMOOTH AND EVEN SURFACE, 13MM THICK, WITH A WOOD FLOAT EXTERNALLY OR STEEL FLOAT INTERNALLY TO ROUGH BRICK WALLS. OPC IS TO BE MANUFACTURED IN ACCORDANCE WITH SANS 50197-1. PAINT, AS PER PAINT SPECIFICATION, APPLIED TO PLASTER FINISH. MIN. R-VALUE = 0.35. MUST COMPLY WITH PART K OF SANS 10400.

CONSTRUCTION LEGEND:

ID	DESCRIPTION
WC 02	280MM WIDE, LOAD-BEARING BRICKWORK CONSISTING OF, COROBRIK IMPERIAL NFX, OR SIMILAR, 14 MPA NOMINAL COMPRESSIVE STRENGTH CLAY BRICKS, IN CLASS II MORTAR MIX FOR BRICKWORK, COMPOSED OF 1 PART OPC CEMENT (CODE: CEM I 42,5N) AND 6 PARTS SAND, WITH 12MM MIN JOINT THICKNESS AS INDICATED (OPC IS TO BE MANUFACTURED IN ACCORDANCE WITH SANS 50197-1). WITH 3,5 GMS TWO STRANDED WELDED MESH REINFORCING MIN EVERY FOUR BRICK COURSES TO ENGINEERS DETAIL & SPECIFICATION, SECURELY BEDDED IN MORTAR JOINTS, PLASTER MIX COMPOSED OF 1 PART OPC CEMENT (CODE: CEM I 42,5N) AND 6 PARTS SAND, FINISHED TO A SMOOTH AND EVEN SURFACE, 13MM THICK, WITH A WOOD FLOAT EXTERNALLY OR STEEL FLOAT INTERNALLY TO ROUGH BRICK WALLS. OPC IS TO BE MANUFACTURED IN ACCORDANCE WITH SANS 50197-1. PAINT, AS PER PAINT SPECIFICATION, APPLIED TO PLASTER FINISH. MUST COMPLY WITH PART K OF SANS 10400.
WC 03	115MM WIDE, LOAD-BEARING BRICKWORK CONSISTING OF, COROBRIK IMPERIAL NFX, OR SIMILAR, 14 MPA NOMINAL COMPRESSIVE STRENGTH CLAY BRICKS, IN CLASS II MORTAR MIX FOR BRICKWORK, COMPOSED OF 1 PART OPC CEMENT (CODE: CEM I 42,5N) AND 6 PARTS SAND, WITH 12MM MIN JOINT THICKNESS AS INDICATED (OPC IS TO BE MANUFACTURED IN ACCORDANCE WITH SANS 50197-1). WITH 3,5 GMS TWO STRANDED WELDED MESH REINFORCING MIN EVERY FOUR BRICK COURSES TO ENGINEERS DETAIL & SPECIFICATION, SECURELY BEDDED IN MORTAR JOINTS,PLASTER MIX COMPOSED OF 1 PART OPC CEMENT (CODE: CEM I 42,5N) AND 6 PARTS SAND. FINISHED TO A SMOOTH AND EVEN SURFACE, 13MM THICK, WITH A WOOD FLOAT EXTERNALLY OR STEEL FLOAT INTERNALLY TO ROUGH BRICK WALLS. OPC IS TO BE MANUFACTURED IN ACCORDANCE WITH SANS 50197-1,PAINT, AS PER PAINT SPECIFICATION, APPLIED TO PLASTER FINISH. MUST COMPLY WITH PART K OF SANS 10400.
	INTERNAL WALL FINISHING :
IF 01	APPLICABLE WALL CONSTRUCTION POLYSKIM, PVA PAINT AS PER ARCHITECTS DETAIL AND SPECIFICATIONS.
	FOUNDATION :
F 01	RC STRIP FOOTING. TO ENGINEER'S DETAIL & SPECIFICATION.**MUST COMPLY TO PART H OF SANS 10400.**
	BEAMS :
B 01	RE-ENFORCED CONCRETE BEAM TO ENGINEERS DETAIL & SPECIFICATION.
B 02	PRE-STRESSED. PREFABRICATED CONCRETE LINTELS

REVISIONS:

Date:	Rev. no.	Description:

GENERAL NOTES

•ALL MATERIALS AND GLAZING TO CONFORM TO ESTATE GUIDELINES AND NBR WHERE APPLICABLE

•ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BY BUILDER ANY DISCREPENCIES AND/OR OMISSIONS TO BE REFERED TO THE DRAUGHTSPERSON/ARCHITECT IMMEDIATELY.

•WRITTEN DIMENSIONS TO HAVE PRIORITY OVER DIMENSIONS DERIVED AT BY SCALING.

•ALL SANITARY WARE ON FIRST FLOOR TO BE FITTED WITH DEEP SEAL TRAPS

•PRECAST LINTOLS TO HAVE MIN. 6 LAYERS OF BRICKFORCED BRICKWORK ABOVE LINTOLS

•TWO LAYERS OF MALTHOID SHOULD BE USED AS SLIP-JOINT BETWEEN RE-INFORCED CONCRETE AND BRICK THROUGHOUT

•ALL FOUNDATIONS TO BE LAID ON SOLID VIRGIN SOIL

•CONRETE FLOORS LAID ON FILLING IN EXCESS OF 500mm SHOULD BE RE-INFORCED WITH LIGHTWEIGHT RE-INFORCING CONCRETE MIX

•FLOOR AND FOUNDATION CONCRETE MIX AS PER VOLUME: 1 PART CEMENT: 4 PARTS SAND: 5 PARTS COARSE AGGREGATE,CRUSH STRENGTH 25 Mpa AT 28 DAYS.

•MORTAR MIX

NON STUCTURAL INTERNAL WALLS CLASS 3. PER VOLUME: 1 PART CEMENT: 1.6 PARTS LIME: 6 PARTS SAND,OTHER

•WALLS

CLASS 2:PER VOLUME:1 PART CEMENT:.8 PARTS LIME: 4 PARTS SAND.

•UNIT STRENGTH FOR SOLID WALLS STRUCTURAL SINGLE STOREY INTERNAL AND EXTERNAL WALLS 7 Mpa.NON STRUCTURAL WALLS 7 Mpa.

•WALLTIES

WALLTIES TO BE EVENLY SPACED AT 2.5 TIES PER SQ METER ON THE FACE OF A CAVITY NOT IN EXCESS OF 75mm WIDE, AND AT 3 TIES PER SQ.METER FOR CAVITIES IN EXCESS OF 75mm

•WEEPHOLES

WEEPHOLES TO BE CREATED IN THE OUTER SKIN OF A CAVITY WALL AT MAX. 1m INTERVALS BETWEEN BRICKS DIRECTLY ABOVE THE FLOOR AND WINDOW LINTOL DPC

•GLASS: ALL GLASS TO BE USED IN DOORS,WINDOWS AND BALLUSTRADING TO COMPLY TO SAGGA SPESIFICATIONS

NOTE:

- **ALL MATERIALS, FINISHES AND GLAZING TO CONFORM TO SANS 10400 WHEREVER APPLICABLE**
- **NO BUILDING WORK MAY ENCROACH ERF BOUNDARIES**
- **ALL SEWERAGE & RWP BY COBRA (MAKE PROVISION FOR RAIN WATER DOWNPIPES IN WALLS) FULL BORES TO BE SEAQUAL**
- **NO EMERGENCY OVERFLOWS TO BE VISIBLE (CONCEAL IN WALLS WHERE POSSIBLE)**
- **ALL OVERFLOW PIPES/SIDE OUTLETS TO BE STANDARD 50mm PIPE WITH 130mm SQ FLANGE AS PER "CAPE WATERPROOFING SOLUTIONS" SPECIFICATIONS.**
- **ALL PLUMBING PIPES TO BE INSULATED. (INSULATED COBRA MULTI LAYER PIPES)**
- **ALL PLUMBING PIPES TO RUN VERTICALLY AND HORIZONTALLY IN WALLS**
- **CHIMNEY CAPPING TO BE BIRD PROOFED**
- **ALLOW 50mm RECESS IN SLAB FOR ALL SHOWER FLOORS**
- **50% OF ALL HOT WATER TO BE SUPPLIED BY ALTERNATIVE SOURCE, AS PER SANS 10400**

GENERAL NOTES:

•CLAY BRICK TYPES:

NFP: Clay bricks for general building work, to be plastered.

NFX: Clay bricks (plastered or unplastered), for general building work below damp-proof course or under damp conditions or below ground level.

•WEEPHOLES to be a min. of two brick layers above concrete slab

•WATERPROOF ANGLES fitted on all doors&windows

•AC UNITS internal fittings to have an electrical point where required according to supplier. external fittings to be properly concealed in aluminium screen, not to be visible from public areas

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Louis Phillips Architects+Associates

House Gantz

PROPOSED ALTERATIONS & ADDITIONS on Erf 14501, 1 THIERRY, MOSTERTSDRIFT

Stellenbosch
Western cape
7600

Consultant #1: Consultant #2:

Drawing Title: **Sections 2 Layout**

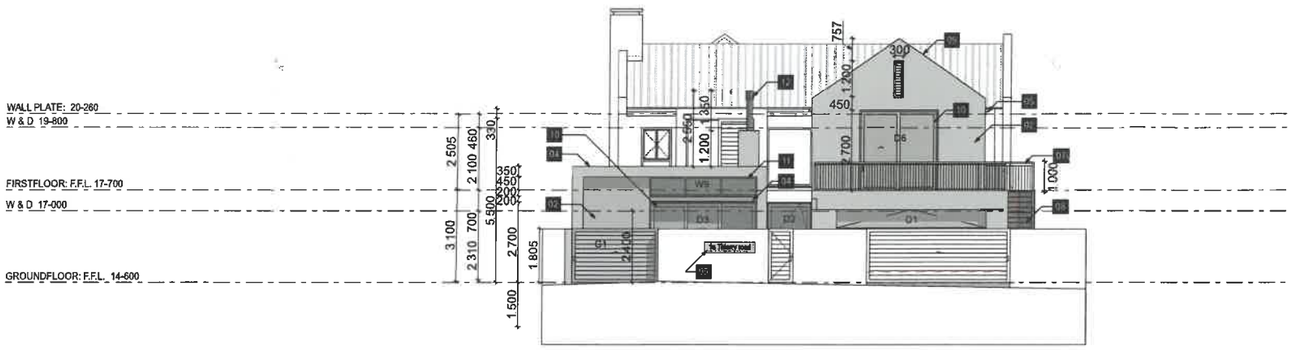
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Revision Status:

Drawing Scale: 1:100; 1:50; 1:5; 1:10; 1:20	Project Architect: Louis Phillips (SACAP Reg. nr. 6043)
Client Signature:	Project Architect Signature:
Date of First Issue: 22/11/2025	Date of Print: 28/11/2025
Project No: 1703	
Issue Status: CONSTRUCTION DRAWINGS	Revision No:
Drawn: ANSUNE BASSON	Drawing Sheet No: CD 302
Date: 22/11/2025	Rev. No.
Checked: LOUIS PHILLIPS Pr.Arch.Dr 24715345	
Date: 22/11/2025 6043	



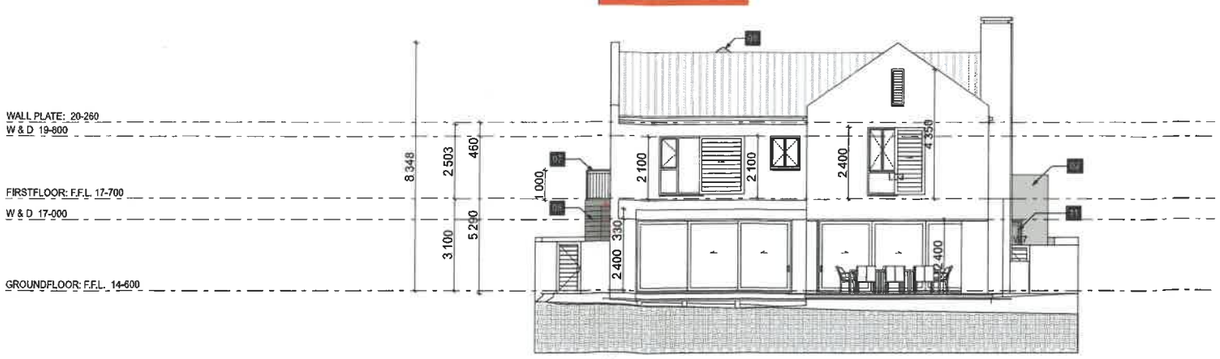
NORTH EAST ELEVATION
SCALE 1:100



SOUTH EAST ELEVATION
SCALE 1:100



SOUTH WEST ELEVATION
SCALE 1:100



NORTH WEST ELEVATION
SCALE 1:100

EXTERNAL FINISHES / NOTES LEGEND:

ID	DESCRIPTION
01	0.53mm SHALE GREY PRE-COLOURED "COLOURBOND" OR SIMILAR. "ZINCALUME" AZ 200 SHEET METAL ROOF "CUSTOM BLUE ORB "
02	WALLS PLASTERED AND PAINTED COLOUR TO MATCH EXISTING AS PER SPECIFICATION : PLASTER MIX COMPOSED OF 1 PART OPC CEMENT (CODE: CEM I 42.5N) AND 6 PARTS SAND. FINISHED TO A SMOOTH AND EVEN SURFACE, 13MM THICK, WITH A WOOD FLOAT EXTERNALLY OR STEEL FLOAT INTERNALLY TO ROUGH BRICK WALLS. OPC IS TO BE MANUFACTURED IN ACCORDANCE WITH SANS 50197-1. PAINT, AS PER PAINT SPECIFICATION, APPLIED TO PLASTER FINISH.
03	REMOVE EXISTING WALL / WINDOW / DOOR / PERGOLA BRICK UP AND MAKE GOOD
04	REINFORCED CONCRETE BEAM / COLUMN TO ENGINEERS DETAIL & SPECIFICATION, PLASTERED AND PAINTED TO SPECIFICATION
05	TRUSS ENDS TO BE CHAMFERED TO SIZE OF FASCIA. 225x12mm HIGH DENSITY NUTEC FASCIA WITH H-PROFILE JOINERS EVENLY SPACED ON FACADE (AS PER EVERITE CAT.) FIXED TO STRUCTURAL FASCIA WITH COUNTERSUNK BRASS SCREWS. COMPLETE WITH SEAMLESS ALUMINIUM O'GEE PROFILE GUTTERS AND STEEL STORM WATER CHAINES (TO MATCH EXIST.) EAVES ENCLOSED WITH PAINTED 12mm HIGH DENSITY NUTEC FLAT SHEETS.(SEE EAVES DETAIL).
06	50mm RECESS WITH LAZER CUT ADRESS IN EXISTING BOUNDARY WALL TO LATER DETAIL
07	STAINLESS STEEL BALUSTRADE TO BE 1m HIGH WITH NO OPENINGS WIDER THAN 100mm TO COMPLY WITH SANS 10400-T,D & M
08	NEW STAIRCASE TO ENGINEERS DETAIL TO COMPLY WITH SANS 10400-M. RISERS: 172mm TREADS: 275mm
09	PARAPET WALL TREATED WITH CEMFLEX WATERPROOFING DOWN AND OVER FLASHING AS PER SIDE WALL FLASHING DETAIL
10	NEW EPOXY COATED ALUMINIUM PALACE SECTION DOOR COLOUR TO MATCH EXISTING DOOR & WINDOWS WITH PLASTERED CILL, AS PER SCHEDULES
11	NEW EPOXY COATED ALUMINIUM WINDOW COLOUR TO MATCH EXISTING DOOR & WINDOWS WITH PLASTERED CILL, AS PER SCHEDULES
12	NEW CHIMNEY & FIREPLACE AS PER SANS 10400-V. NON COMBUSTIBLE MATERIAL FOR EXAMPLE TILES TO BE INSTALLED WITHIN 300mm ON BOTH SIDES AND 500mm IN FRONT OF FIREPLACE IN TERMS OF PART V4.4, TO COMPLY WITH SANS 10400-V

REVISIONS:

Date:	Rev. no.	Description:

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House Gantz

PROPOSED ALTERATIONS & ADDITIONS on Erf 14501, 1 THIERRY, MOSTERTSDRIFT

Stellenbosch
Western cape
7600

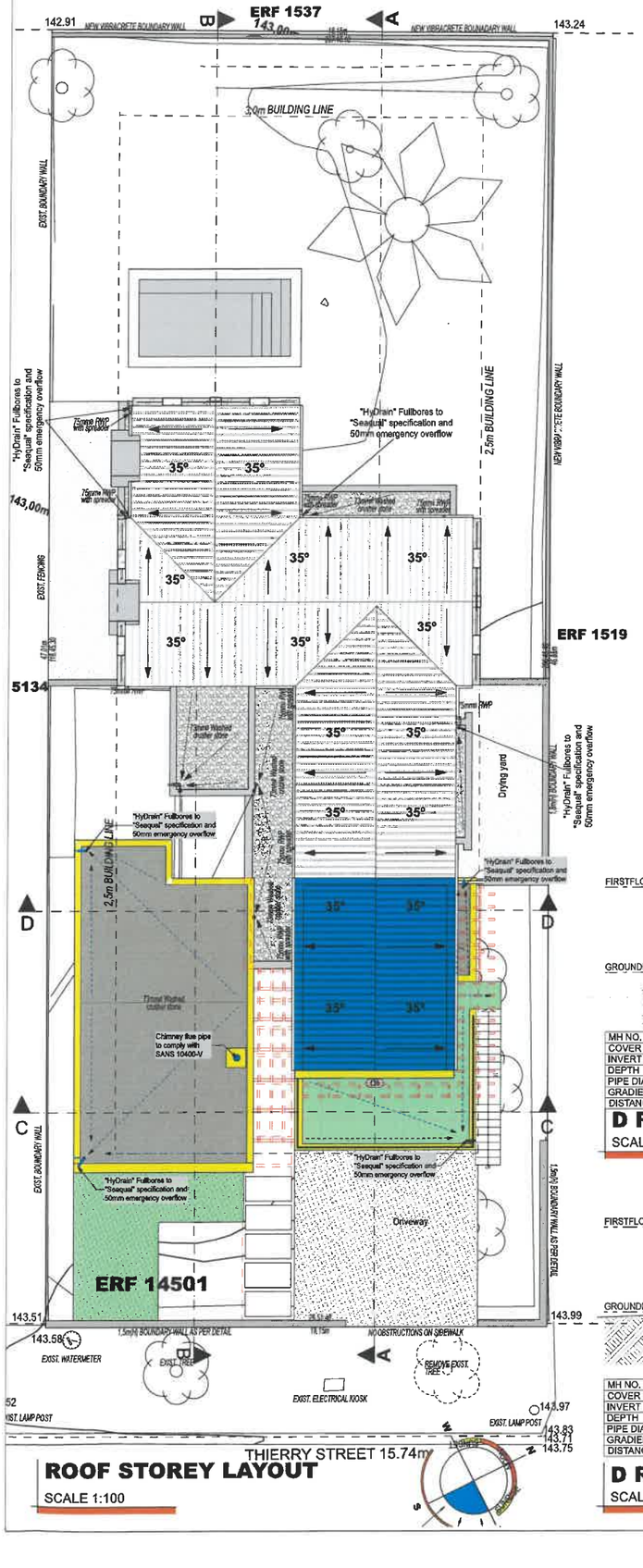
Consultant #1: | Consultant #2:

Drawing Title: **Elevation Layout**

Drawing Status: COUNCIL SUBMISSION

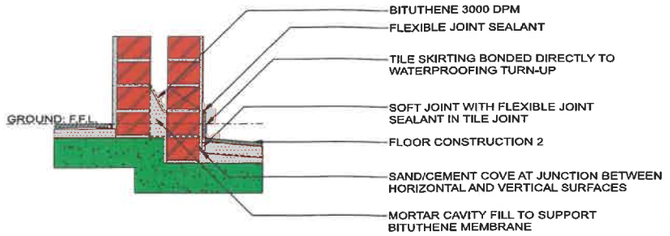
Revision Status:

Drawing Scale: 1:100; 1:50; 1:5; 1:10; 1:20	Project Architect: Louis Phillips (SACAP Reg. nr. 6043)
Client Signature:	Project Architect Signature:
Date of First Issue: 22/11/2025	Date of Print: 26/11/2025
Project No: 1703	
Issue Status: CONSTRUCTION DRAWINGS	Revision No:
Drawn: ANSUNE BASSON	Drawing Sheet No: CD 201
Date: 22/11/2025	Rev. No:
Checked: LOUIS PHILLIPS	Pr.Arch.Dr. 24715340
Date: 22/11/2025	6043



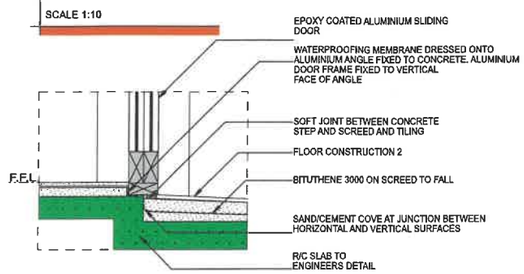
ROOF STOREY LAYOUT

SCALE 1:100



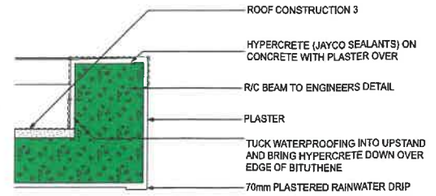
STEPPED DPC AND WATERPROOFING ON BALCONIES AND TERRACES

SCALE 1:10



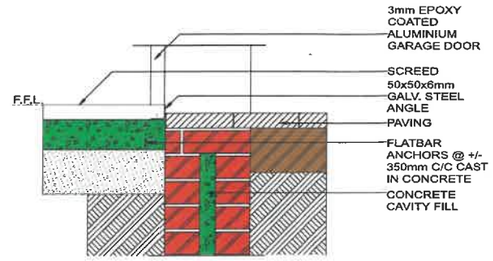
WATERPROOFING UNDER AND AROUND ALUMINIUM DOORS AND WINDOWS

SCALE 1:10



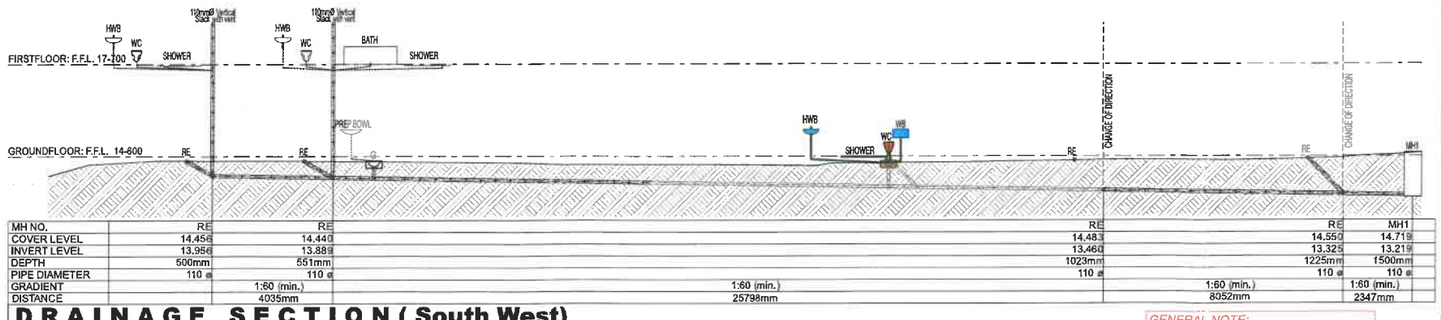
RAINWATER DRIP DETAIL

SCALE 1:10



DETAIL AT GARAGE DOOR

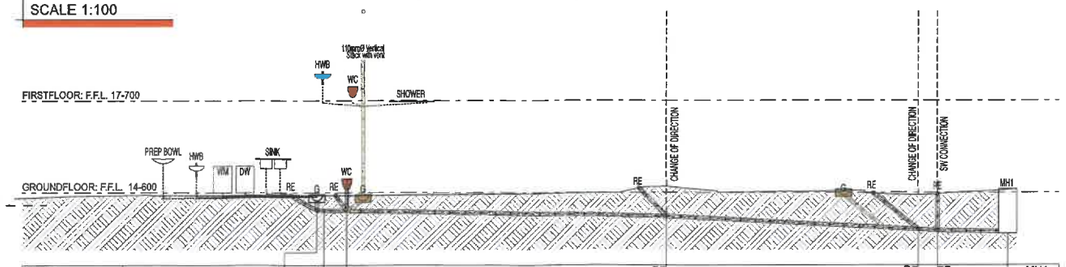
SCALE 1:10



MH NO.	RE	RE			RE	RE	MH1
COVER LEVEL	14.456	14.440			14.483	14.550	14.719
INVERT LEVEL	13.956	13.886			13.460	13.325	13.219
DEPTH	500mm	551mm			1023mm	1225mm	1500mm
PIPE DIAMETER	110 ø	110 ø			110 ø	110 ø	110 ø
GRADIENT		1:60 (min.)		1:60 (min.)		1:60 (min.)	1:60 (min.)
DISTANCE		4035mm		25798mm		8052mm	2347mm

DRAINAGE SECTION (South West)

SCALE 1:100



MH NO.	RE	RE	RE			RE	RE	MH1
COVER LEVEL	14.509	14.510	14.510		14.756	14.522	14.550	14.719
INVERT LEVEL	14.009	14.006	13.994		13.815	13.360	13.325	13.219
DEPTH	500mm	504mm	516mm		941mm	1162mm	1225mm	1500mm
PIPE DIAMETER	110 ø	110 ø	110 ø		110 ø	110 ø	110 ø	110 ø
GRADIENT		1:60 (min.)		1:60 (min.)		1:18.797	1:60 (min.)	
DISTANCE		1319mm	760mm	10733mm		8424mm	643mm 2347mm	

DRAINAGE SECTION (North East)

SCALE 1:100

GENERAL NOTE:
1. MANHOLE LEVEL OF EXISTING MUNICIPAL CONNECTION TO BE CONFIRMED ON SITE PRIOR TO SEWAGE INSTALLATIONS AND AS PER MUNICIPAL APPROVED LOCATION OF MANHOLE
2. ALL SANITARY WARE ON FIRST FLOOR TO BE FITTED WITH DEEP SEAL TRAPS
3. INSERT RODDING EYE (RE) WHERE SEWER LINE EXCEEDS A CONTINIOUS LENGTH OF 25m, TO COMPLY WITH SANS 10400 PART P

REVISIONS:

Date:	Rev. no.	Description:

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House Gantz
PROPOSED ALTERATIONS & ADDITIONS on Erf 14501, 1 THIERRY, MOSTERTSDRIFT
Stellenbosch
Western cape
7600

Consultant #1: Consultant #2:

Drawing Title: **Roof Layout & Drainage Sections**

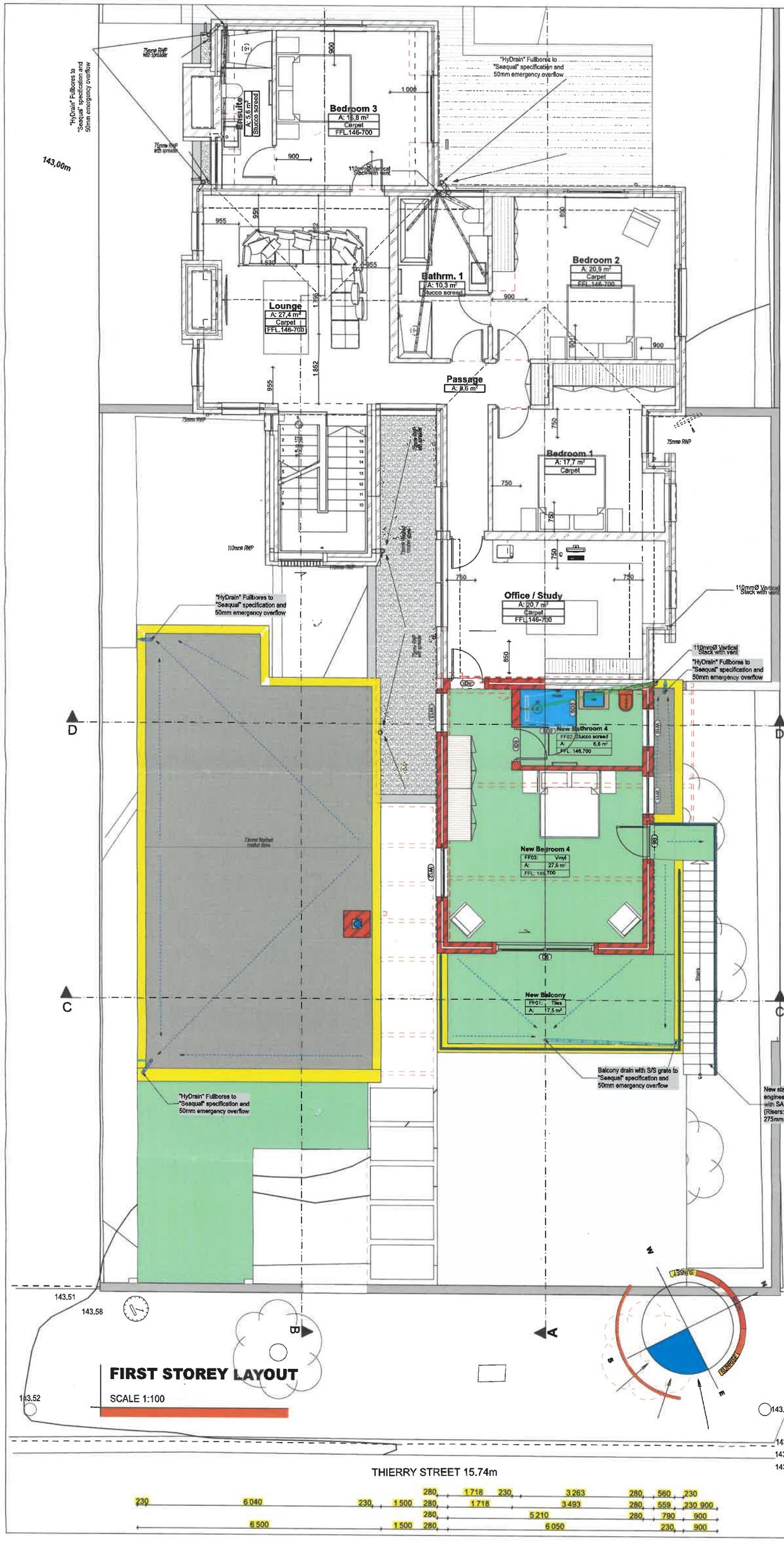
Drawing Status: COUNCIL SUBMISSION
Revision Status:

Drawing Scale: 1:100; 1:50; 1:5; 1:10; 1:20
Project Architect: Louis Phillips (SACAP Reg. nr. 6043)
Client Signature:
Project Architect Signature:

Date of First Issue: 22/11/2025
Date of Print: 26/11/2025
Project No: 1703
Issue Status: CONSTRUCTION DRAWINGS
Revision No:

Drawn: ANSUNE BASSON
Pr.Arch.Dr. 247134 0
Date: 22/11/2025
Checked: LOUIS PHILLIPS
Date: 22/11/2025
6043

Drawing Sheet No: **CD 101**
Rev. No:



REVISIONS:

Date:	Rev. no.	Description:
20/02/26	rev1	Street building line altered to 4m.

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House Gantz

PROPOSED ALTERATIONS & ADDITIONS on Erf 14501, 1 THIERRY, MOSTERTSDRIFT

Stellenbosch
Western cape
7600

Consultant #1: Consultant #2:

Drawing Title: **First Storey Layout**
Drawing Status: COUNCIL SUBMISSION
Revision Status:

Drawing Scale: 1:100; 1:50; 1:5; 1:10; 1:20	Project Architect: Louis Phillips (SACAP Reg. nr. 6043)
Client Signature:	Project Architect Signature:
Date of First Issue: 22/11/2025	Date of Print: 28/11/2025
Project No: 1703	
Issue Status: CONSTRUCTION DRAWINGS	Revision No:
Drawn: ANSUNE BASSON	Drawing Sheet No: CD 103 rev1
Date: 22/11/2025	Pr.Arch.Dr 24715340
Checked: LOUIS PHILLIPS	
Date: 22/11/2025	6043

GROUND STOREY

EXISTING INTERNAL- 154.2 m²
EXISTING U/C- 32.4 m²
NEW UNIT- 70.2 m²
NEW COVERED ENTRANCE- 2.6 m²
NEW GARAGE- 61.1 m²
NEW DRIVEWAY- 24.3 m²
NEW TOTAL- 320.5 m²

FIRST STOREY

EXISTING INTERNAL- 135.1 m²
NEW UNIT- 40.4 m²
NEW BALCONY- 20.8 m²
NEW TOTAL- 193.6 m²
TOTAL INTERNAL G & F- 461.0m²
TOTAL COVERED G & F- 534.9 m²

ERF- 852.0 m²
COVERAGE- 54.1 %

RF 5134

ERF 1519

ERF 14501

U/C Braai Stoep
A: 28,1 m²
Stucco screed
FFL: 143.510

Decking
A: 43,7 m²
Garab decking
FFL: 143.510

Lounge
A: 43,2 m²
Stucco screed
FFL: 143.600

Dining room
A: 35,9 m²
Stucco screed
FFL: 143.600

Kitchen
A: 21,0 m²
Stucco screed

Entrance / Foyer
A: 14,8 m²
Stucco screed
FFL: 143.600

Wine cellar
A: 4,3 m²
Stucco screed

Scullery
A: 9,7 m²
Stucco screed
FFL: 143.600

Guest WC
A: 3,1 m²

New Bathroom 1
FF03: Vinyl
A: 15,8 m²
FFL: 143.600

New Bathroom 2
FF03: Vinyl
A: 10,6 m²
FFL: 143.600

Covered Entrance
A: 3,1 m²

New Garage
FF05: Screed
A: 56,0 m²
FFL: 143.800

New Living area
FF03: Vinyl
A: 20,4 m²
FFL: 143.800

New Kitchen
FF03 — Vinyl
A: 8,6 m²
FFL: 143.800

New Entrance Walkway
Tiles
A: 13,3 m²
FFL: 143.580

New Driveway
FF04: Exposed aggregate
A: 27,2 m²
FFL: 143.650

Exist. Driveway
Exposed aggregate

PARKING BAY 1
PARKING BAY 2
PARKING BAY 3

70,2 m²
61,1 m²
2,6 m²
24,3 m²

2,5m BUILDING LINE
4m BUILDING LINE

NEW CHIMNEY & FIREPLACE AS PER SANS 10400-V. NON COMBUSTIBLE MATERIAL FOR EXAMPLE TILES TO BE INSTALLED WITHIN 300mm ON BOTH SIDES AND 500mm IN FRONT OF FIREPLACE IN TERMS OF PART V4.4 TO COMPLY WITH SANS 10400-V

SWIMMING POOL PUMP COVERED WITH ACCESSIBLE TIMBER LOUVRE SCREEN (TO FUTURE DETAIL) (ZODIAC FLOWPRO S-PUMP) SWIMMING POOL PUMP BACKWASHED INTO SEWERAGE PIPE

110mmØ Vertical Stack with vent

RC COLUMN TO ENG. DETAIL

STEEL COLUMN TO ENG. DETAIL

30mm ISOBOARD INSULATION IN CAVITY WALL AROUND WINE CELLAR

110mm Sewerage @ 1:40 fall (See drainage details)

TO MUNICIPAL CONNECTION. FINAL POSITION TO BE EXAMINED ON SITE

EXIST. TREE

EXIST. ELECTRICAL KIOSK

EXIST. LAMP POST

Cobble stone

NO OBSTRUCTIONS ON SIDEWALK

SUNRISE

SUNSET

EXIST. BOUNDARY WALL AS PER DETAIL

NEW HAWKCRETE BOUNDARY WALL

Living BOUNDARY WALL AS PER DETAIL

1,5m/1,8m BOUNDARY WALL AS PER DETAIL

143,00m

143.51

143.58

143.52

143.99

143.97

143.44

143.30

143.31

143.83

143.71

143.75

THIERRY STREET 15.74m

GROUND STOREY & SITE LAYOUT

SCALE 1:50

REVISIONS:

Date:	Rev. no:	Description:
25/10/26	Rev1	Street building line altered to 4m.

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•PRECAST LINTOLS TO HAVE MIN. 6 LAYERS OF BRICKFORCED BRICKWORK ABOVE LINTOLS
•TWO LAYERS OF MALTHOID SHOULD BE USED AS SLIP-JOINT BETWEEN RE-INFORCED CONCRETE AND BRICK THROUGHOUT
•ALL FOUNDATIONS TO BE LAID ON SOLID VIRGIN SOIL
•CONRETE FLOORS LAID ON FILLING IN EXCESS OF 500mm SHOULD BE RE-INFORCED WITH LIGHTWEIGHT RE-INFORCING CONCRETE MIX
•FLOOR AND FOUNDATION CONCRETE MIX AS PER VOLUME: 1 PART CEMENT: 4 PARTS SAND: 5 PARTS COARSE AGGREGATE.CRUSH STRENGTH 25 Mpa AT 28 DAYS.
•MORTAR MIX
NON STUCTURAL INTERNAL WALLS CLASS 3. PER VOLUME: 1 PART CEMENT: 1.6 PARTS LIME: 6 PARTS SAND.OTHER
•WALLS
CLASS 2:PER VOLUME:1 PART CEMENT:.8 PARTS LIME: 4 PARTS SAND.
•UNIT STRENGTH FOR SOLID WALLS STRUCTURAL SINGLE STOREY INTERNAL AND EXTERNAL WALLS 7 Mpa.NON STRUCTURAL WALLS 7 Mpa.
•WALLTIES
WALLTIES TO BE EVENLY SPACED AT 2.5 TIES PER SQ METER ON THE FACE OF A CAVITY NOT IN EXCESS OF 75mm WIDE, AND AT 3 TIES PER SQ.METER FOR CAVITIES IN EXCESS OF 75mm
•WEEPHOLES
WEEPHOLES TO BE CREATED IN THE OUTER SKIN OF A CAVITY WALL AT MAX. 1m INTERVALS BETWEEN BRICKS DIRECTLY ABOVE THE FLOOR AND WINDOW LINTOL DPC
•GLASS: ALL GLASS TO BE USED IN DOORS,WINDOWS AND BALLUSTRADING TO COMPLY TO SAGGA SPESIFICATIONS

NOTE:
- **ALL MATERIALS, FINISHES AND GLAZING TO CONFORM TO SANS 10400 WHEREVER APPLICABLE**
- **NO BUILDING WORK MAY ENCROACH ERF BOUNDARIES**
- **ALL SEWERAGE & RWP BY COBRA (MAKE PROVISION FOR RAIN WATER DOWNPIPES IN WALLS) FULL BORES TO BE SEAQUAL**
- **NO EMERGENCY OVERFLOWS TO BE VISIBLE (CONCEAL IN WALLS WHERE POSSIBLE)**
- **ALL OVERFLOW PIPES/SIDE OUTLETS TO BE STANDARD 50mm PIPE WITH 130mm SQ FLANGE AS PER "CAPE WATERPROOFING SOLUTIONS" SPECIFICATIONS.**
- **ALL PLUMBING PIPES TO BE INSULATED. (INSULATED COBRA MULTI LAYER PIPES)**
- **ALL PLUMBING PIPES TO RUN VERTICALLY AND HORIZONTALLY IN WALLS**
- **CHIMNEY CAPPING TO BE BIRD PROOFED**
- **ALLOW 50mm RECESS IN SLAB FOR ALL SHOWER FLOORS**
- **50% OF ALL HOT WATER TO BE SUPPLIED BY ALTERNATIVE SOURCE, AS PER SANS 10400**

GENERAL NOTES:
•CLAY BRICK TYPES:
NFP: Clay bricks for general building work, to be plastered.
NFX: Clay bricks (plastered or unplastered), for general building work below damp-proof course or under damp conditions or below ground level.
•WEEPHOLES to be a min. of two brick layers above concrete slab
•WATERPROOF ANGLES fitted on all doors&windows
•AC UNITS internal fittings to have an electrical point where required according to supplier, external fittings to be properly concealed in aluminium screen, not to be visible from public areas

LOUIS PHILLIPS ARCHITECTS + ASSOCIATES

House Gantz
PROPOSED ALTERATIONS & ADDITIONS on Erf 14501, 1 THIERRY, MOSTERTSDRIFT
Stellenbosch
Western cape
7600

Consultant #1: Consultant #2:

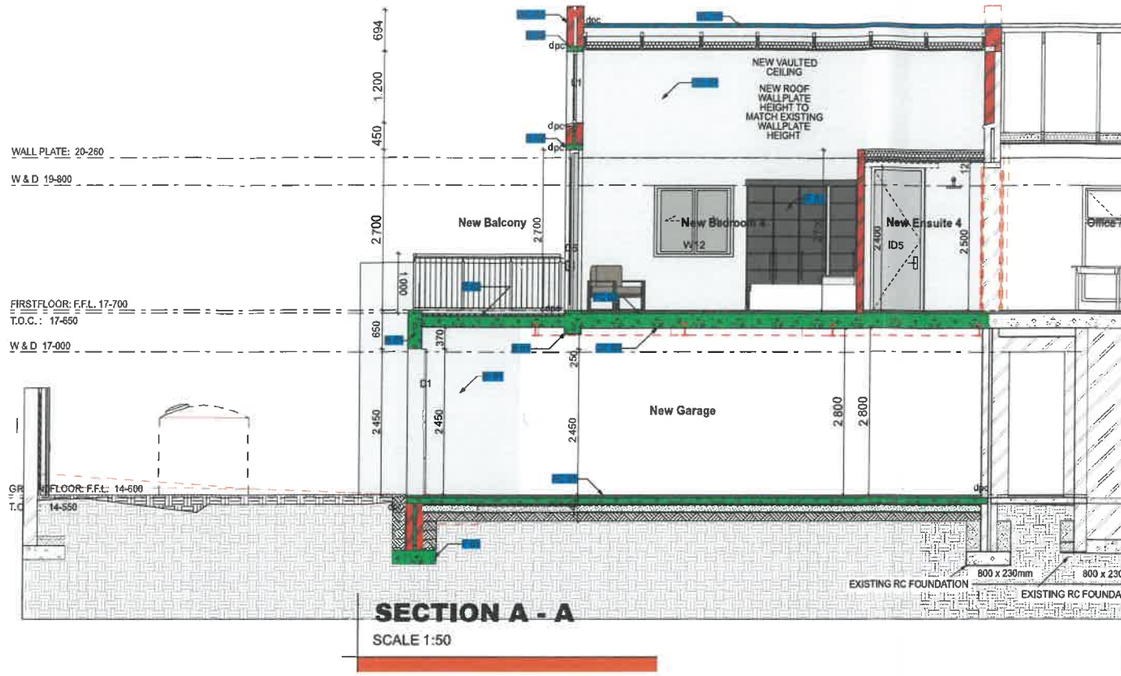
Drawing Title: **Ground Storey Layout**
Drawing Status: COUNCIL SUBMISSION
Revision Status:

Drawing Scale: 1:100; 1:50; 1:5; 1:10; 1:20
Project Architect: Louis Phillips (SACAP Reg. nr. 6043)
Client Signature:
Project Architect Signature:

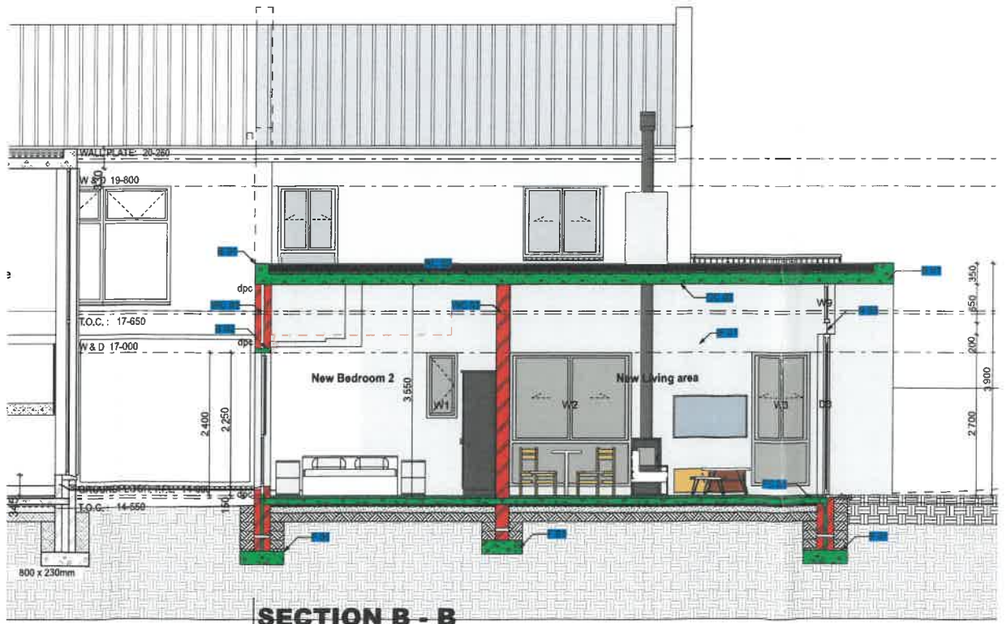
Date of First Issue: 22/11/2025
Date of Print: 26/11/2025
Project No: 1703
Issue Status: CONSTRUCTION DRAWINGS
Revision No:
Drawn: ANSUNE BASSON
Date: 22/11/2025
Pr.Arch.Dr. 24715340
Checked: LOUIS PHILLIPS
Date: 22/11/2025
6043
Drawing Sheet No: **CD 102**
Rev. No: **rev1**

CONSTRUCTION LEGEND:

ID	DESCRIPTION
	ROOF CONSTRUCTION :
RC 01	**ROOF CONSTRUCTION 2: (35°D PITCH)** 0.53mm PRE-COLOURED (WHITE) "CLEAN COLOURBOND" OR SIMILAR, "ZINCALUME" AZ 200 SHEET METAL ROOF (CLASS 4 SELF DRILLING CREWS TO BE USED), "CUSTOM BLUE ORB " OR SIMILAR PROFILE WITH DOUBLE SIDED "RADENSHIELD" UNDERLAY ON 75 x 50mm TREATED SA PINE PURLINS @ MAX. 1100mm C/C ON PRE-FABRICATED MITEK TRUSSES, @ 35° PITCH, SPACING 1100mm C/C MAX. 114x50mm WALLPLATE ANCHORED INTO WALL WITH GALVANISED HOOP IRON STRAPS AT 500mm C/C. AT RING BEAMS, TRUSSES TO BE FIXED WITH PURPOSE MADE GALVANISED BRACKET TO RING BEAM(ALL TO ENGINEERS / TRUSS MANUFACTURERS DETAILS AND SPECIFICATIONS) ENCLOSED EAVES TO DETAIL (SEE EAVES DETAIL),PURPOSE MADE ALUMINIUM BOX GUTTER TO ENG. DETAIL. 135mm ISOTHERM INSULATION IN BETWEEN TRUSSES. **ROOF CONSTRUCTION MUST COMPLY TO PART K OF SANS 10400.**
RC 02	**ROOF CONSTRUCTION 02 (RC FLAT ROOFS)** 73mm WASHED CRUSHER STONE (GREY) WITH LARGER STONES AROUND THE OUTLETS AND PERIMETER, ON PT 115 WOVEN POLYPROPYLENE GEOTEXTILE LAYER, ON 25mm ISOBOARD INSULATION ON DELTA MS20P DIMPLED DRAINAGE SYSTEM TO MANUFACTURERS SPECIFICATION & DETAIL, LAYED ON ABE TORCH-ON WATERPROOFING SYSTEM (SEE ABE SPECIFICATION), OR SIMILAR AND APPROVED TO MANUFACTURERS SPECIFICATION & DETAIL, ON MIN 30mm SCREED TOPPING TO 1:60 MIN FALL TO SEAQUAL FULLBORE (AS PER PLAN) , ALL ACCORDING TO ENGINEERS DETAIL & SPECIFICATIONS, ON RC SLAB TO ENGINEERS DETAIL & SPECIFICATIONS. WATERPROOFING ARE TO LAP UP AND ONTO PARAPETS. AND PARAPETS ARE TO FALL TO INSIDE . ON SIDES AND LAPS USE "CEMPROOF 601" WITH "CEMPROOF FABRIC",OR SIMILAR REINFORCED CEMENTITIOUS BASED WATERPROOFING SYSTEM OVER UP STANDS AND OVER PARAPETS, AND PAINT WITH TWO COATS OF WATERPROOF ACRYLIC BASED PAINT TO MATCH WALLS. **ALL TO COMPLY WITH PARTS B & L OF SANS 10400.** **A.B.E SPECIFICATION (TORCH ON FUSION) WATERPROOFING TO EXPOSED CONCRETE ROOFS WITH BITUMINOUS ALUMINIUM PAINT FINISH, WITH STONE AND INSULATION:** APPLY ONE COAT A.B.E. BITUPRIME TO ALL SURFACES INCLUDING WALL VERGES AND AROUND OUTLETS AND PROTRUSIONS. APPLY ONE LAYER OF A.B.E. 4mm ABEGUM DUAL REINFORCED WATERPROOFING MEMBRANE, FULLY BONDED BY MEANS OF "TORCH ON FUSION", WITH 75mm SIDE LAPS AND 100mm END LAPS. FLASHING STRIP 150mm GIRTH AT TURN-UPS USING A.B.E. SUPER LAYCRYL. APPLY ONE COAT OF A.B.E. SILVAKOTE BITUMINOUS ALUMINIUM PROTECTIVE COATING. LAY 40mm THICK INSULATION PANELS (40kg/m³), DRESS EVENLY WITH 73mm WASHED CRUSHED STONE DRESSING - ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
	CEILING CONSTRUCTION :
CC 01	INSTALL DONN T37K MAIN TEES @ 1200mm C/C AND T32 @ 300mm C/C WITH CAPPING OF GALVANISED STEEL IN BETWEEN RAFTERS (SEE ROOF CONSTRUCTION 1),50mm ISOPINE CEILING SHOULD BE SCREWED TO THE UNDERSIDE OF THE CEILING GRID TO MANUFACTURERS SPECIFICATIONS. QUARTER ROUND CORNICE. 75mm ISOTHERM INSULATION.
CC 02	**MULTI SKIM COAT 409 (MCC)"** , A CEMENTITIOUS PRODUCT SPECIALLY FORMULATED FOR APPLICATION BY NORMAL STEEL TROWELLING ONTO MORTARCONCRETE SURFACE TO SEAL PORES AND VOIDS IN THE SURFACE. CAN BE USED AS TEXTURED OR STIPPLE COAT TO THE VIRGIN SURFACE. ENSURE SURFACE IS STRUCTURALLY SOUND AND CLEAN. REMOVE DIRT, DUST AND PREVIOUSLY APPLIED COATING WITH WIRE BRUSH. MIX THOROUGHLY ACCORDING TO SPECIALIST DETAIL. SATURATE CONCRETE SURFACE AND ENSURE IT REMAINS WET THROUGHOUT. APPLY WITH STEEL TROWEL TO DAMP SURFACE AS THIN AS POSSIBLE (1-2mm). FINISH OFF BY DABBING WATER ONTO SURFACE WITH BLOCK BRUSH AND STEEL TROWEL TO SPECIFIC REQUIREMENTS. ALL TO MCC SPECIFICATIONS AND RECOMMENDATIONS
CC 03	SMOOTH PLASTERED CRETESTONE CEILING ON KEY-IT OR SIMILAR,CEILING PAINTED TO ARCHITECTS DETAIL. 10x10mm ALUMINIUM ANGLE CORNICE AS SHADOW LINE.
	FLOOR CONSTRUCTION :
FC 01	**(SURFACE BED ONTO GROUND FLOOR INTERIOR)** FLOOR FINISH ON MIN 30MM SCREED TOPPING, ON 100MM REINFORCED CONCRETE SURFACE BEDS TO ENGINEER'S DETAIL & SPECIFICATION ON "ISOBOARD" HIGH DENSITY 34-38KG/M³ RIGID EXTRUDED POLYSTYRENE 100% CLOSED CELL INSULATION BOARD OF 25 MM THICKNESS AND 600MM WIDTH WITH TONGUE AND GROOVE JOINTS LAID, ON 250 MICRON DPC. ON 50MM WELL COMPACTED SAND LAYER, ON FILLING COMPACTED IN LAYERS OF MAX. 150MM TO ENGINEER'S DETAIL & SPECIFICATION, WITH SOIL POISONING COMPOSED OF ALDRIN AND CHLORDANE OR SIMILAR TO SABS 0124, 375 MICRON DPC IN WALLS AT FLOOR LEVEL. WHERE FILLING EXCEEDS 500mm, CG 193 WELDMESH WILL BE INSTALLED.50 X 22 MM SUPAWOOD SKIRTING TO INTERIOR, PROFILE TO DETAIL. **.MUST COMPLY TO PART J OF SANS 10400. (CONTRACTOR TO ARRANGE TOXLER TEST)**
FC 02	**(SURFACE BED ONTO GROUND FLOOR EXTERIOR)** FLOOR FINISH ON MIN 30MM SCREED TOPPING, ON 100 MM REINFORCED CONCRETE SURFACE BEDS TO ENGINEER'S DETAIL & SPECIFICATION, ON 250 MICRON DPC. ON 50MM WELL COMPACTED SAND LAYER, ON FILLING COMPACTED IN LAYERS OF MAX. 150MM TO ENGINEER'S DETAIL & SPECIFICATION, WITH SOIL POISONING COMPOSED OF ALDRIN AND CHLORDANE OR SIMILAR TO SABS 0124, TILE SKIRTING TO EXTERIOR TO SIT BELOW WEEP HOLE OPENINGS, TO FUTURE DETAIL.WHERE FILLING EXCEEDS 500mm, CG 193 WELDMESH WILL BE INSTALLED, MUST COMPLY TO PART J OF SANS 10400. (CONTRACTOR TO ARRANGE TOXLER TEST)
FC 03	**(RC SLABS TO FIRST FLOOR INTERIOR)** FLOOR FINISH ON FLEXIBLE TILE PASTE TO MANUFACTURER'S DETAIL & SPECIFICATION, ON MIN 30MM SCREED TOPPING, ON RC SLAB TO ENGINEERS DETAIL & SPECIFICATIONS. 50 X 22 MM SUPAWOOD SKIRTING TO INTERIOR, PROFILE TO DETAIL.
FC 04	**(RC SLABS TO FIRST FLOOR BALCONIES)** FLOOR FINISH/TILES ON FLEXIBLE TILE PASTE TO MANUFACTURER'S DETAIL&SPECIFICATION, ON "PRO-STRUCT 203" RUBBERISED BITUMEN EMULSION, ON "PRO-STRUCT BITUTHENE 3000", OR SIMILAR, SELF ADHESIVE MEMBRANE TO MANUFACTURERS SPECIFICATION & DETAIL, ON MIN 30MM SCREED TOPPING TO 1:60 MIN FALL TO FULLBORES STORMWATER OUTLETS, ALL ACCORDING TO ENGINEERS DETAIL & SPECIFICATIONS, ON 180MM RC SLAB TO ENGINEERS DETAIL & SPECIFICATIONS. WATERPROOFING ARE TO LAP UP AND ONTO PARAPETS, AND PARAPETS ARE TO FALL TO INSIDE. ON SIDES AND LAPS USE "CEMPROOF 601" WITH "CEMPROOF FABRIC", OR SIMILAR REINFORCED CEMENTITIOUS BASED WATERPROOFING SYSTEM OVER UPSTANDS AND OVER PARAPETS, AND PAINT WITH TWO COATS OF WATERPROOF ACRYLIC BASED PAINT TO MATCH REST. TILE SKIRTING TO EXTERIOR TO SIT BELOW WEEP HOLE OPENINGS, TO FUTURE DETAIL.
FC 05	50% BROWN + 50% LIGHT GREY EXPOSED AGGREGATE INSITU PAVING WITH EXPANSION JOINTS @ 3.0m C/C ALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
	WALL CONSTRUCTION:
WC 01	280mm WIDE, WITH 50mm CLEAN CAVITY WITH 30mm ISOBOARD CAVITY INSULATION. CONCRETE CAVITY FILL ABOVE FOUNDATION UP TO GROUNDFLOOR SLAB,LOAD-BEARING BRICKWORK CONSISTING OF, COROBRIK CLAY INDUSTRY NFX, OR SIMILAR, 14 MPA NOMINAL COMPRESSIVE STRENGTH CLAY BRICKS, IN CLASS II MORTAR MIX FOR BRICKWORK, COMPOSED OF 1 PART OPC CEMENT (CODE: CEM I 42,5N) AND 6 PARTS SAND, WITH 12mm MIN JOINT THICKNESS AS INDICATED (OPC IS TO BE MANUFACTURED IN ACCORDANCE WITH SANS 50197-1), WITH 2.5 GMS WALL TIES PER SQUARE METER, SECURELY BEDDED IN MORTAR JOINTS, WITH 3.5 GMS TWO STRANDED WELDED MESH REINFORCING MIN EVERY FOUR BRICK COURSES TO ENGINEERS DETAIL & SPECIFICATION, SECURELY BEDDED IN MORTAR JOINTS, WITH 375 MICRON, OR SIMILAR, STEPPED DAMP PROOF COURSE IN WALLS TO MANUFACTURERS SPECIFICATION & DETAIL, LAID WITH MINIMUM 150MM OVERLAPS, JOINTS TO BE SEALED WITH PRESSURE SENSITIVE DOUBLE-SIDED TAPE, APPLIED OVER THE LEADING EDGE OF THE JOINT, INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. WHEEPHOLES TO BE INSTALLED AT EVERY 2ND VERTICAL MORTAR JOINT ABOVE DPC, TO BE KEPT CLEAN AND OPEN AT ALL TIMES DURING CONSTRUCTION, AND TO BE FINISHED OFF NEATLY FINALLY. SPECIAL WEEP HOLE SPACERS ARE RECOMMENDED.DPC AROUND DOOR & WINDOW SURROUNDS TO CONSIST OF, "CEMPROOF 601", OR SIMILAR, SELF ADHESIVE MEMBRANE, WITH SEALED JOINTS, NEATLY FIXED AROUND INSIDES OF FRAMES. CAVITY CLOSER TO CONSIST OF, "PRO-STRUCT BITUTHENE 3000", OR SIMILAR, SELF ADHESIVE MEMBRANE, WITH SEALED JOINTS ON TOP OF 6MM THICK FIBRE CEMENT CAVITY CLOSER. WHERE APPLICABLE PLASTER MIX COMPOSED OF 1 PART OPC CEMENT (CODE: CEM I 42,5N) AND 6 PARTS SAND, FINISHED TO A SMOOTH AND EVEN SURFACE, 13MM THICK, WITH A WOOD FLOAT EXTERNALLY OR STEEL FLOAT INTERNALLY TO ROUGH BRICK WALLS. OPC IS TO BE MANUFACTURED IN ACCORDANCE WITH SANS 50197-1. PAINT, AS PER PAINT SPECIFICATION, APPLIED TO PLASTER FINISH. MIN. R-VALUE = 0.35. MUST COMPLY WITH PART K OF SANS 10400.
WC 02	230MM WIDE, LOAD-BEARING BRICKWORK CONSISTING OF, COROBRIK IMPERIAL NFX, OR SIMILAR, 14 MPA NOMINAL COMPRESSIVE STRENGTH CLAY BRICKS, IN CLASS II MORTAR MIX FOR BRICKWORK, COMPOSED OF 1 PART OPC CEMENT (CODE: CEM I 42,5N) AND 6 PARTS SAND, WITH 12MM MIN JOINT THICKNESS AS INDICATED (OPC IS TO BE MANUFACTURED IN ACCORDANCE WITH SANS 50197-1), WITH 3,5 GMS TWO STRANDED WELDED MESH REINFORCING MIN EVERY FOUR BRICK COURSES TO ENGINEERS DETAIL & SPECIFICATION, SECURELY BEDDED IN MORTAR JOINTS, PLASTER MIX COMPOSED OF 1 PART OPC CEMENT (CODE: CEM I 42,5N) AND 6 PARTS SAND. FINISHED TO A SMOOTH AND EVEN SURFACE, 13MM THICK, WITH A WOOD FLOAT EXTERNALLY OR STEEL FLOAT INTERNALLY TO ROUGH BRICK WALLS, OPC IS TO BE MANUFACTURED IN ACCORDANCE WITH SANS 50197-1, PAINT, AS PER PAINT SPECIFICATION, APPLIED TO PLASTER FINISH. MUST COMPLY WITH PART K OF SANS 10400.
WC 03	115MM WIDE, LOAD-BEARING BRICKWORK CONSISTING OF, COROBRIK IMPERIAL NFX, OR SIMILAR, 14 MPA NOMINAL COMPRESSIVE STRENGTH CLAY BRICKS, IN CLASS II MORTAR MIX FOR BRICKWORK, COMPOSED OF 1 PART OPC CEMENT (CODE: CEM 42,5N) AND 6 PARTS SAND, WITH 12MM MIN JOINT THICKNESS AS INDICATED (OPC IS TO BE MANUFACTURED IN ACCORDANCE WITH SANS 50197-1), WITH 3.5 GMS TWO STRANDED WELDED MESH REINFORCING MIN EVERY FOUR BRICK COURSES TO ENGINEERS DETAIL & SPECIFICATION, SECURELY BEDDED IN MORTAR JOINTS,PLASTER MIX COMPOSED OF 1 PART OPC CEMENT (CODE: CEM I 42,5N) AND 6 PARTS SAND. FINISHED TO A SMOOTH AND EVEN SURFACE, 13MM THICK, WITH A WOOD FLOAT EXTERNALLY OR STEEL FLOAT INTERNALLY TO ROUGH BRICK WALLS. OPC IS TO BE MANUFACTURED IN ACCORDANCE WITH SANS 50197-1.PAINT, AS PER PAINT SPECIFICATION, APPLIED TO PLASTER FINISH. MUST COMPLY WITH PART K OF SANS 10400.
	INTERNAL WALL FINISHING :
IF 01	APPLICABLE WALL CONSTRUCTION POLYSKIM, PVA PAINT AS PER ARCHITECTS DETAIL AND SPECIFICATIONS.
	FOUNDATION :
F 01	RC STRIP FOOTING, TO ENGINEER'S DETAIL & SPECIFICATION.**MUST COMPLY TO PART H OF SANS 10400.**
	BEAMS :
B 01	RE-ENFORCED CONCRETE BEAM TO ENGINEERS DETAIL & SPECIFICATION.
B 02	PRE-STRESSED, PREFABRICATED CONCRETE LINTELS



SECTION A - A
SCALE 1:50



SECTION B - B
SCALE 1:50

REVISIONS:
Date: Rev no. Description:

GENERAL NOTES
•ALL MATERIALS AND GLAZING TO CONFORM TO ESTATE GUIDELINES AND NBR WHERE APPLICABLE
•ALL DIMENSIONS AND LEVELS TO BE CHECKED ON SITE BY BUILDER ANY DISCREPENCIES AND/OR OMISSIONS TO BE REFERED TO THE DRAUGHTSPERSON/ARCHITECT IMMEDIATELY.
•WRITTEN DIMENSIONS TO HAVE PRIORITY OVER DIMENSIONS DERIVED AT BY SCALING.
•ALL SANITARY WARE ON FIRST FLOOR TO BE FITTED WITH DEEP SEAL TRAPS
•PRECAST LINTOLS TO HAVE MIN. 6 LAYERS OF BRICKFORCED BRICKWORK ABOVE LINTOLS
•TWO LAYERS OF MALTHOID SHOULD BE USED AS SLIP-JOINT BETWEEN RE-INFORCED CONCRETE AND BRICK THROUGHOUT
•ALL FOUNDATIONS TO BE LAID ON SOLID VIRGIN SOIL
•CONRETE FLOORS LAID ON FILLING IN EXCESS OF 500mm SHOULD BE RE-INFORCED WITH LIGHTWEIGHT RE-INFORCING CONCRETE MIX
•FLOOR AND FOUNDATION CONCRETE MIX AS PER VOLUME: 1 PART CEMENT: 4 PARTS SAND: 5 PARTS COARSE AGGREGATE,CRUSH STRENGTH 25 Mpa AT 28 DAYS.
•MORTAR MIX
NON STUCTURAL INTERNAL WALLS CLASS 3. PER VOLUME: 1 PART CEMENT: 1.6 PARTS LIME: 6 PARTS SAND.OTHER
•WALLS
CLASS 2:PER VOLUME:1 PART CEMENT:.8 PARTS LIME: 4 PARTS SAND.
•UNIT STRENGTH FOR SOLID WALLS STRUCTURAL SINGLE STOREY INTERNAL AND EXTERNAL WALLS 7 Mpa.NON STRUCTURAL WALLS 7 Mpa.
•WALLTIES
WALLTIES TO BE EVENLY SPACED AT 2.5 TIES PER SQ METER ON THE FACE OF A CAVITY NOT IN EXCESS OF 75mm WIDE, AND AT 3 TIES PER SQ.METER FOR CAVITIES IN EXCESS OF 75mm
•WEEPHOLES
WEEPHOLES TO BE CREATED IN THE OUTER SKIN OF A CAVITY WALL AT MAX. 1m INTERVALS BETWEEN BRICKS DIRECTLY ABOVE THE FLOOR AND WINDOW LINTOL DPC
•GLASS: ALL GLASS TO BE USED IN DOORS,WINDOWS AND BALLUSTRADING TO COMPLY TO SAGGA SPESIFICATIONS

NOTE:
- **ALL MATERIALS, FINISHES AND GLAZING TO CONFORM TO SANS 10400 WHEREVER APPLICABLE**
- **NO BUILDING WORK MAY ENCROACH ERF BOUNDARIES**
- **ALL SEWERAGE & RWP BY COBRA (MAKE PROVISION FOR RAIN WATER DOWNPIPES IN WALLS) FULL BORES TO BE SEAQUAL**
- **NO EMERGENCY OVERFLOWS TO BE VISIBLE (CONCEAL IN WALLS WHERE POSSIBLE)**
- **ALL OVERFLOW PIPES/SIDE OUTLETS TO BE STANDARD 50mm PIPE WITH 130mm SQ FLANGE AS PER "CAPE WATERPROOFING SOLUTIONS" SPECIFICATIONS.**
- **ALL PLUMBING PIPES TO BE INSULATED. (INSULATED COBRA MULTI LAYER PIPES)**
- **ALL PLUMBING PIPES TO RUN VERTICALLY AND HORIZONTALLY IN WALLS**
- **CHIMNEY CAPPING TO BE BIRD PROOFED**
- **ALLOW 50mm RECESS IN SLAB FOR ALL SHOWER FLOORS**
- **50% OF ALL HOT WATER TO BE SUPPLIED BY ALTERNATIVE SOURCE, AS PER SANS 10400**

GENERAL NOTES:
•CLAY BRICK TYPES:
NFP: Clay bricks for general building work, to be plastered.
NFX: Clay bricks (plastered or unplastered), for general building work below damp-proof course or under damp conditions or below ground level.
•WEEPHOLES to be a min. of two brick layers above concrete slab
•WATERPROOF ANGLES fitted on all doors&windows
•AC UNITS internal fittings to have an electrical point where required according to supplier, external fittings to be properly concealed in aluminium screen, not to be visible from public areas

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House Gantz
PROPOSED ALTERATIONS & ADDITIONS on Erf 14501, 1 THIERRY, MOSTERTSDRIFT
Stellenbosch
Western cape
7600

Consultant #1: Consultant #2:

Drawing Title: **Sections 1 Layout**
Drawing Status: COUNCIL SUBMISSION
Revision Status:

Drawing Scale: 1:100; 1:50; 1:5; 1:10; 1:20	Project Architect: Louis Phillips (SACAP Reg. nr. 6043)
Client Signature:	Project Architect Signature:
Date of First Issue: 22/11/2025	Date of Print: 25/11/2025
Project No: 1703	
Issue Status: CONSTRUCTION DRAWINGS	Revision No:
Drawn: ANSUNE BASSON	Drawing Sheet No: CD 301
Date: 22/11/2025	Rev. No:
Checked: LOUIS PHILLIPS	Pr.Arch.Dr. 24713340
Date: 22/11/2025	6043

Annexure B:
Comments from Infrastructure Services

STELLENBOSCH MUNICIPALITY

STELLENBOSCH·PNIEL·FRANSCHHOEK

MEMORANDUM

DIREKTORAAT: INFRASTRUKTUURDIENSTE
DIRECTORATE: INFRASTRUCTURE SERVICES

CIVIL ENGINEERING SERVICES

To ▫ Aan:	**Director: Planning + Economic Development**
Att Aandag:	**Salome Newman**
From ▫ Van:	**Development (Infrastructure Services)**
Author ▫ Skrywer:	**Tyrone King**
Date ▫ Datum:	**27 July 2026**
Our Ref ▫ Ons Verw:	**Civil LU 3164**
Town Planning Ref:	**TP1576/2026**
Re ▫ Insake:	**Erf 14501, Stellenbosch: Application is made in terms of section 15(2) of the Stellenbosch Municipality bylaw on Municipal Land Use planning, 2023 for the following:1.1 a Consent Use in terms of Section 15(2)(o) of the said bylaw for the construction of a second dwelling unit;1.2 a departure in terms of Section 15(2)(b) of the said bylaw to relax the common building line (adjacent to Erf 5134, Stellenbosch) from 2,5m to 1m to accommodate the proposed second dwelling unit.1.3a departure in terms of Section 15(2)(b) of the said bylaw to relax the common building line (adjacent to Erf 1519, Stellenbosch) from 2,5m to 1,6m to accommodate the proposed guest bedroom above the existing garage and the external staircase**

The application is recommended for approval, subject to the following conditions:

1. Civil Engineering services

1.1 No objection to the building line relaxation.

2. Development Charges (DCs)

2.1 The following DC's are payable for the second dwelling: See **Development Charge Calculation** attached. Please note that this calculation is indicative at this stage and will be amended based on the detail information provided on the:

- Building plans

A final calculation will be provided prior to payment.

2.2 The appropriate DC's are payable before building plan approval.

2.3 The DC's were calculated by using the 2025/2026 tariff structure. If DC's are paid after 30 June 2026 it will have to be recalculated by using the tariff structure and DC Policy principles applicable at date of payment.



Tyrone King Pr Tech Eng
Manager: Development (Infrastructure Services)

W:\2.0 DEVELOPMENT\01 Land Use applications\3164 () Erf 14501 Stellenbosch (TP1576-2026)\3164 () Erf 14501 Stellenbosch (TP1576-2026).doc

Stellenbosch Municipality

Development Charge Calculation

APPLICATION INFORMATION	
Application Number:	3164 () Erf 14501 Stellenbosch (TP1576-2026)
Development Name:	
Date:	27 July 2026
Financial Year:	2026-27
Erf Location (Select from 7 Locations):	Stellenbosch Town
School/ECD Category (Select Quintile 1-4 or 5 or N/A)	N/A
Erf Region (Select Urban or Rural):	Urban
Erf No. / Farm No.:	14501
DC Parameters Reference:	Ground Storey and Site Layout - CD 102 rev 1 and First Sotrey Layout - CD 103 rev 1

SUMMARY OF DC CALCULATION								
Service:	Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Totals
Unit(s):	kl/day	kl/day	ha*C	t/week	trips/day		persons	
Total Increased Services Usage:	0.45	0.4	0.018	0.04	2.5		4	
Total Service Usage Reduction:	0	0	0	0	0.0		0	
Total Service Usage after Reduction:	0.45	0.40	0.01800	0.040	2.5		4	
Charges before adjusting for positive only, before Deductions	R 15 926.17	R 15 580.94	R 4 211.36	R 4 418.56	R 17 039.82	R 57 176.86	R 17 426.30	R 74 603.16
Charges adjusted for positive only, before Deductions	R 15 926.17	R 15 580.94	R 4 211.36	R 4 418.56	R 17 039.82	R 57 176.86	R 17 426.30	R 74 603.16
Total Deductions:	R -	R -	R -	R -	R -	R -	R -	R -
Total Development Charges Payable (excluding VAT):	R 15 926.17	R 15 580.94	R 4 211.36	R 4 418.56	R 17 039.82	R 57 176.86	R 17 426.30	R 74 603.16
VAT:	R 2 388.93	R 2 337.14	R 631.70	R 662.78	R 2 555.97	R 8 576.53	R 2 613.95	R 11 190.47
Total Development Charges Payable (including VAT):	R 18 315.10	R 17 918.08	R 4 843.06	R 5 081.35	R 19 595.80	**R 65 753.38**	R 20 040.25	**R 85 793.63**

APPLICANT INFORMATION	
Application Processed by:	Tyrone King
Signature:	Estimate
Notes:	

Stellenbosch Town

	Land Use Category	Unit Type	Existing Usage			Proposed New Usage			Increased Usage	Development Charge Levied (excl VAT)							
										Water	Sewer	Stormwater	Solid Waste	Roads & Transport	Sub Total (Civil Eng Services)	Community	Total
	Description	Unit	Area (m2)	Unit Amount	Result	Area (m2)	Unit Amount	Result	Amount	Yes	Yes	Yes	Yes	Yes		Yes	
Residential	Single Residential >1000m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Single Residential >500m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Single Residential >250m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Single Residential <250m2	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Second Dwelling	du					1		1	R 15 926.17	R 15 580.94	R 4 211.36	R 4 418.56	R 17 039.82	R 57 176.86	R 17 426.30	R 74 603.16
	Less Formal Residential	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Group Residential	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Apartments	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Retirement Village	du							0	R -	R -	R -	R -	R -	R -	R -	R -
	Old age home	du							0	R -	R -	R -	R -	R -	R -	R -	R -
Accommodati	Student Accommodation/Commune/Hostels	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
	Guest House	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
	Hotel, Residential	rooms							0	R -	R -	R -	R -	R -	R -	R -	R -
Commercial	General Business	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Office	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Retail/Shop	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Restaurant	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Outdoor Function / Picnic Area	persons							0	R -	R -	R -	R -	R -	R -	R -	R -
	Farm Market	stall							0	R -	R -	R -	R -	R -	R -	R -	R -
	Sport Courts	court							0	R -	R -	R -	R -	R -	R -	R -	R -
	Conference Facility/Place of assembly	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Hospital/Clinic/Medical Rooms	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	University/College	student							0	R -	R -	R -	R -	R -	R -	R -	R -
Industrial	School/Day Care	student							0	R -	R -	R -	R -	R -	R -	R -	R -
	Industrial - light	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Industrial - heavy	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
	Warehousing/Light Manufacturing	m2 GLA							0	R -	R -	R -	R -	R -	R -	R -	R -
Non demand	Storage Facilities	unit							0	R -	R -	R -	R -	R -	R -	R -	R -
	Open Space/Natural Environment/Utility Site	ha							0.0000	R -	R -	R -	R -	R -	R -	R -	R -
Other	Roads and Parking	ha							0.0000	R -	R -	R -	R -	R -	R -	R -	R -
	To be calculated	n/a							0	R -	R -	R -	R -	R -	R -	R -	R -
	(Based on equivalent demands)	Total Area:	0		Total Area:	0											

	Charges before adjusting for positive only, before Deductions	R 15 926.17	R 15 580.94	R 4 211.36	R 4 418.56	R 17 039.82	R 57 176.86	R 17 426.30	R 74 603.16
Deduct	Charges adjusted for positive only, before Deductions	R 15 926.17	R 15 580.94	R 4 211.36	R 4 418.56	R 17 039.82	R 57 176.86	R 17 426.30	R 74 603.16
	Deductions per service (from usage reductions)	R -	R -	R -	R -	R -	R -	R -	R -
	Discount Deduction (%) Percentage:	R -	R -	R -	R -	R -	R -	R -	R -
	Additional Deduction per service - from Service Agreement (sum)	R -	R -	R -	R -	R -	R -	R -	R -
Totals	Sub Total after Ajustments and Deductions (excluding VAT)	R 15 926.17	R 15 580.94	R 4 211.36	R 4 418.56	R 17 039.82	R 57 176.86	R 17 426.30	R 74 603.16
	VAT	R 2 388.93	R 2 337.14	R 631.70	R 662.78	R 2 555.97	R 8 576.53	R 2 613.95	R 11 190.47
	Total Development Charges	R 18 315.10	R 17 918.08	R 4 843.06	R 5 081.35	R 19 595.80	R 65 753.38	R 20 040.25	R 85 793.63