ArchtWorks

NOTICE OF LAND DEVELOPMENT APPLICATION

APPLICATION FOR A PERMANENT DEPARTURE: ERF 16693, STELLENBOSCH

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw refers:

Application Property Address:	Tweespruit Estate Stellenbosch 7600
Application Property Number:	Erf 16693
Applicant:	Jacques Barnard Archtworks (PTY) Ltd. 16 Spruit Street Klipdam Kuils River 7580
Applicant email address: Applicant cellular number:	jacques@archtworks.com 0834266791
Owner:	Pierre Fourie Moneypot CC 13th Floor Pier Place 31 Heerengracht Cape Town 8001
Owner email address: Owner cellular number:	psfourie@yahoo.co.uk 0720972292
Application Reference: Date:	TP 1407/2025 24 February 2026

Registered Practice:	Archtworks (Pty) Ltd.
Registered Professional:	Jacques Barnard
SACAP Registration No:	PSAT24713249
Registration Category:	Professional Senior Architectural Technologist
Contact no:	083 426 6791
E-mail:	jacques@archtworks.com

1. APPLICATION DETAILS

Erf Number: Erf 16693, Tweespruit Estate, Stellenbosch
Applicant: Archtworks (Pty) Ltd
Client / Registered Owner: Moneypot CC
Zoning: Single Residential Zone I
Application Type:

Permanent Departure – Building Coverage

Permanent Departure – Street Building Lines

2. BACKGROUND

This application is submitted on behalf of Moneypot CC, the registered owner of Erf 16693 situated within the Tweespruit Estate, Stellenbosch. The property is currently vacant and zoned Single Residential Zone I.

In terms of the applicable zoning scheme regulations and the Tweespuit Estate Architectural Guidelines, the following development parameters apply:

Maximum permitted building coverage: 50%

Street building line (core building): 2.0 m

Garage street building line: 4.0 m

The owner proposes the construction of a new single residential dwelling. Due to site constraints, architectural intent, and functional design requirements, departures from the above parameters are required and are motivated hereunder.

The Tweespruit Estate Homeowners Association (HOA) has been formally consulted and has granted written approval for all departures applied for, including coverage, pergola positioning, and street building line relaxations.

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3. DESCRIPTION OF DEPARTURES APPLIED FOR

3.1 Building Coverage Departure

The proposed dwelling results in a total building coverage of 58%, exceeding the permitted 50% by 8%. A permanent departure is therefore required.

3.2 Departure from the 2.0 m Street Building Line (Core Building Line)

A departure is requested to relax the 2.0 m street building line to 300 mm along the south eastern boundary, which faces the street.

This relaxation is required due to the following building elements encroaching over the street building line:

A pergola with supporting columns positioned on the street-facing façade;

A portion of the main entrance structure;

On the upper floor, a portion of a bedroom and a portion of the associated en-suite bathroom.

The pergola is an open-sided, lightweight architectural element that does not create enclosed habitable space and has minimal visual and spatial impact. All elements have been designed to be architecturally integrated and compliant with the estate's design language. The HOA has reviewed and approved this encroachment.

3.3 Departure from the 4.0 m Garage Street Building Line

A further departure is requested to relax the 4.0 m street building line applicable specifically to garages, relating to the proposed double garage.

One portion of the garage is positioned 1.0 m from the north eastern boundary.

The second portion steps back and is positioned 1.7 m from the south eastern street boundary.

The stepped configuration reduces visual bulk, improves streetscape articulation, and responds to the geometry of the site. Despite the reduced setback, the garage does not dominate the street interface and remains consistent with the estate's architectural intentions. HOA approval for this configuration has been granted. Due to site constraints in the estate as result of the setback line on these properties, similar scenarios has been submitted and approved for other dwellings in the estate. Please refer to the original approved Site Development plan for more information regarding the original placement of units on these sites.

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4. MOTIVATION

4.1 Minimal Impact on Surroundings

The proposed development, including the increased coverage and relaxed street building lines, has been carefully designed to minimise impact on adjacent properties, matching similar scenarios in the estate and the public realm. The pergola and entrance elements are visually lightweight, and the garage massing is stepped to reduce perceived bulk. There is no unreasonable loss of privacy, light, or outlook to neighbouring erven, and the development remains in keeping with the established streetscape.

4.2 Improvement of Liveability and Functionality

The departures allow for a practical and efficient dwelling layout that meets modern living requirements. The pergola enhances outdoor living space and street activation, while the relaxed building lines allow for logical internal room planning, including a functional entrance sequence and appropriately sized living and sleeping areas. The garage positioning supports safe and convenient vehicle access without compromising the dwelling's internal flow.

4.3 Present and Context Fit

The architectural form, scale, and materiality of the proposed dwelling align with the character of the Tweespruit Estate. The pergola, entrance articulation, and stepped garage massing contribute positively to the streetscape and reflect contemporary estate design principles. The formal approval by the HOA confirms that the proposal is contextually appropriate and acceptable within the estate environment.

4.4 Limited Impact on Services and Infrastructure

The proposed departures do not increase the intensity of land use or number of dwelling units. Municipal and estate services, including water, sewer, electricity, and stormwater infrastructure, are adequately sized to accommodate the development. The departures relate purely to spatial positioning and footprint and do not place additional strain on infrastructure systems.

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5. CONCLUSION

This application seeks approval for the following permanent departures on Erf 16693, Tweespruit Estate:

Increase in building coverage from 50% to 58%;

Relaxation of the 2.0 m street building line to 300 mm along the south eastern boundary;

Relaxation of the 4.0 m garage street building line, with garage portions positioned at 1.0 m.

The departures are modest, well-motivated, architecturally sound, and fully supported by the Tweespruit Estate Homeowners Association. The proposal represents a balanced and context-sensitive development and is unlikely to result in any adverse impacts.

We trust that this application will be reviewed favourably. Please do not hesitate to contact me should further information or clarification be required.

Thank you for your consideration of this request.

Yours sincerely,
Jacques Barnard

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Description of land development proposal:

The application is made in terms of Section 15 of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 on Erf 16693, Stellenbosch for the following:

1. A permanent departure application in terms of Section 15(2)(b) of the said bylaw to relax the Tweespruit Design Guidelines to permit the following:

    - To increase the coverage from 50% to 58% to accommodate the new dwelling house on the property.
    - To relax the core building line from 2m to 1.703m
    - To relax the garage / carport building line from 4m to 1.039m to accommodate the proposed garage.

Notice is hereby given in terms of the provisions of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements. If the website or documents cannot be accessed, an electronic copy of the application must be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw. Written comment, which must include the reference to the application, the name, contact details and physical address of the person to submit the comments, the reasons for the comments, and the interest of the person who submits the comment in the application, may be submitted to the Applicant by electronic mail as follows: Jacques Barnard, jacques@archtworks.com. By lodging an objection, comment or representation, the person doing so acknowledges that information may be made available to the public and to the applicant.

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of 27 March 2026.

The Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at 0834266791 during normal office hours.

Yours faithfully

Jacques Barnard

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ArchtWorks

KENNISGEWING VAN GRONDONTWIKKELINGS AANSOEK

AANSOEK OM PERMANENTE AFWYKING: ERF 16693, STELLENBOSCH

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning verwys:

Adres van aansoek eiendom:	Tweespruit Stellenbosch 7600
Aansoek eiendom beskrywing:	Erf 16693
Aansoeker:	Jacques Barnard Archtworks (PTY) Ltd. 16 Spruit Straat Klipdam Kuilsrivier 7580
Aansoeker e-posadres: Aansoeker selfoonnommer:	jacques@archtworks.com 0834266791
Eienaar:	Pierre Fourie Moneypot CC 13th Vloer Pier Place 31 Heerengracht Cape Town 8001
Eienaar e-posadres: Eienaar selfoonnommer:	psfourie@yahoo.co.uk 0720972292
Aansoek Verwysing: Datum:	TP 1407/2025 24 Februarie 2026

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Besonderhede van die grondgebruiksaansoek:

Die aansoek word ingevolge artikel 15 van die Stellenbosch Munisipaliteit se Grondgebruikbeplanningsverordening, 2023, ten opsigte van Erf 16693, Stellenbosch, vir die volgende gedoen:

1. 'n Permanente afwykingsaansoek ingevolge artikel 15(2)(b) van die genoemde verordening om die Tweespruit-ontwerpriglyne te verslap ten einde die volgende toe te laat:

    - Om die dekking van 50% na 58% te verhoog ten einde die nuwe woonhuis op die eiendom te akkommodeer.
    - Om die kernboulyn te verslap vanaf 2m na 1.703m
    - Om die motorhuis-/afdakboulyn te verslap van 4m na 1.039m om ten einde die voorgestelde motorhuis te akkomodeer.

Kennis word hiermee gegee in terme van die voorskrifte van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname proses by die volgende adres: https://www.stellenbosch.gov.za/planning/documents/planning-notices/land-use-applications-advertisements. Indien die webtuiste of tersaaklike dokumente nie toeganglik is nie, moet die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening. Skriftelike kommentaar, wat besonderhede ten opsigte van die verwysings nommer van de aansoek, die name, fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer, die redes vir die kommentaar, en die belang van die persoon wat die kommentaar lewer in die aansoek, by die Aansoeker ingedien word by wyse van elektroniese pos as volg: Jacques Barnard, jacques@archtworks.com. Deur 'n beswaar, kommentaar of vertoë te rig, erken die persoon wat dit doen dat inligting aan die publiek en aan die aansoeker beskikbaar gestel kan word.

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitings datum van 27 Maart 2026.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 0834266791 gedurende normale kantoor ure.

Die uwe

Jacques Barnard

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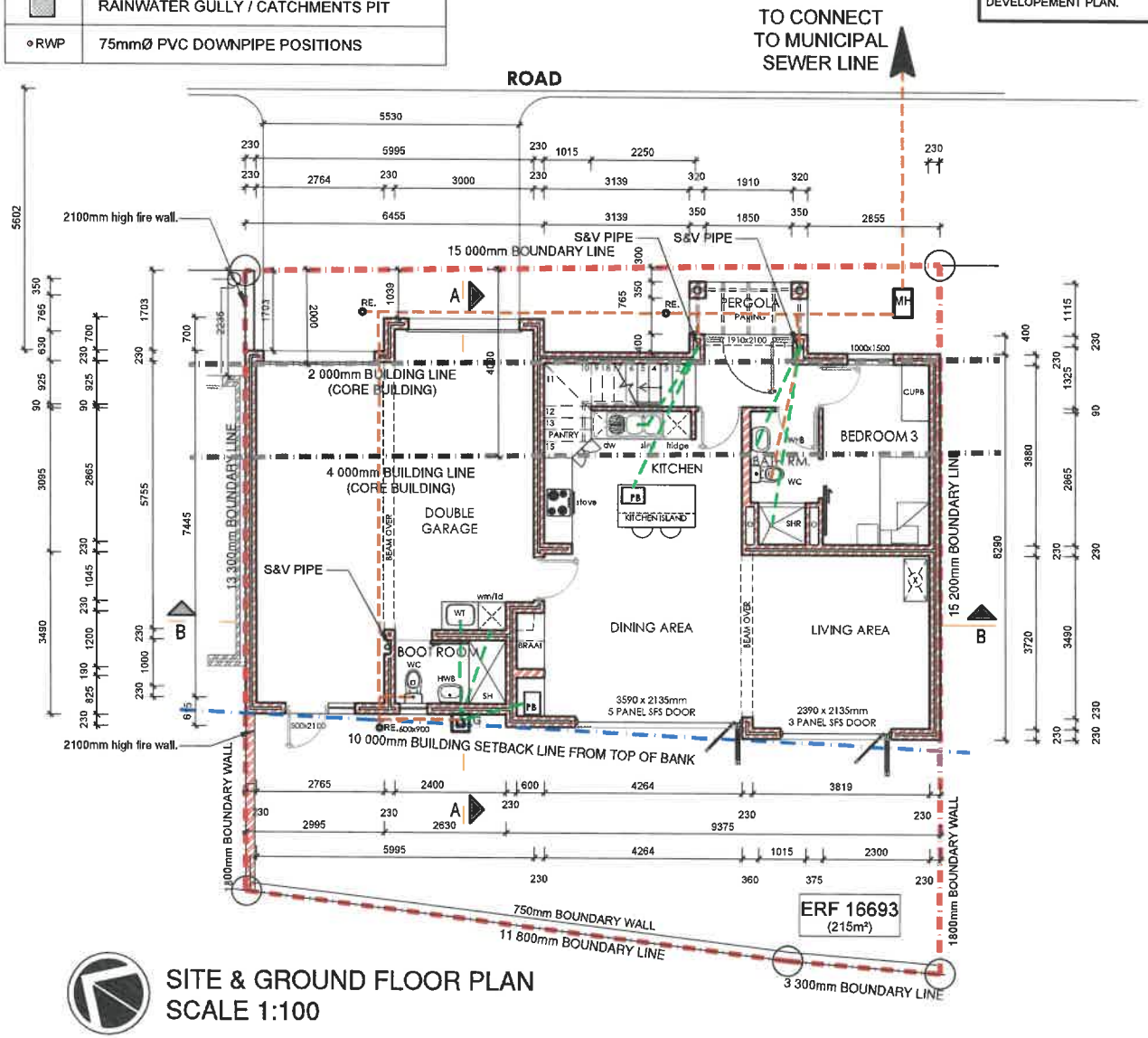
STORMWATER LEGEND:

	110mmØ STORMWATER CHANNEL & PIPES
IE	INSPECTION EYE
	RAINWATER GULLY / CATCHMENTS PIT
RWP	75mmØ PVC DOWNPIPE POSITIONS

BOUNDARY WALLS
190MM X 750/1800MM HIGH WALL WITH CONSTRUCTION JOINTS @MAX 3M.

INSTALL WALLS AND CLEARVIEW FENCING AS INDICATED ON SITE DEVELOPEMENT PLAN.



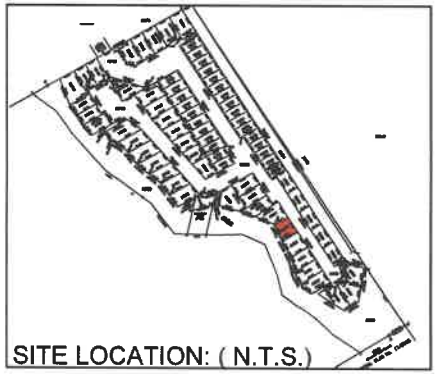
SITE & GROUND FLOOR PLAN
SCALE 1:100

LEGEND:

	NEW COVERED AREAS
	NEW WALLS
	BOUNDARY LINE
	BUILDING LINE
	SEWER LINE
	FOUL WATER PIPES
	WASTE WATER PIPES
IE.	INSPECTION EYE
G	GULLY
MH	MANHOLE
	110mmØ STORMWATER CHANNEL & PIPES
RWP	75mmØ PVC DOWNPIPE POSITIONS

AREA CALCULATION:

SITE AREA:	215.00m²
OCCUPANCY CLASSIFICATION	DWELLING / HOUSE
OCCUPANCY CODE	H4
NATURE OF PROJECT:	NEW DWELLING
COVERAGE AREA:	124m²
COVERAGE (%):	58%
BUILDING AREA: GROUND FLOOR	124m²
FIRST FLOOR	84m²
BALCONY	40m²
TOTAL AREA	248m²
PERGOLA	3m²



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3. All work to be done in accordance National Building Regulations SANS 10400 : 2011 and all requirements of Municipal and Local Authorities concerned are to be adhered to.
4. Natural light and ventilation area of all openings in accordance of floor area and SANS 10400 Part O natural light area: min.10% of floor area and natural ventilation: min. 5% of floor area.
5. All glazing to comply with requirements of SABS 0137 & SANS 10400 Part N & min lights to have safety glass - access doors and windlights to have safety glass. Windows lower than 800mm from floor, windows lower than 1800mm above pitch line of skylight and shop fronts to be safety glass.
6. All safety glazing panels shall be marked with glazing marking and this to be visible at all times.
7. All cavities below floor level to be filled with concrete and dpc's to be stepped.
8. No part of construction may encroach building lines.
9. All materials to be installed strictly in accordance with manufacturers specifications.

TWEESPRUIT
STELLENBOSCH

H.O.A. FINAL APPROVAL

Signed: .....

Date: 2025.12.15

ArchtWorks

CLIENT
HOUSE FOURIE

PROJECT TITLE
NEW DWELLING ON FARM 81/4, (MOTHER ERF), ERF 16693 (INDIVIDUAL ERF), AS PER GENERAL PLAN NR. 680/2017, UNIT NR.33, TWEESPRUIT, STELLENBOSCH.

DRAWING TITLE
ERF 16693
UNIT 33
GROUND FLOOR PLAN

PROJECT No.	V4200	SCALE	1:100
DRAWING No.	U33 - 110	DATE	2025.09.29
REV.	00	DRAWN	JB
		CHECKED	JB

FOR SUBMISSION

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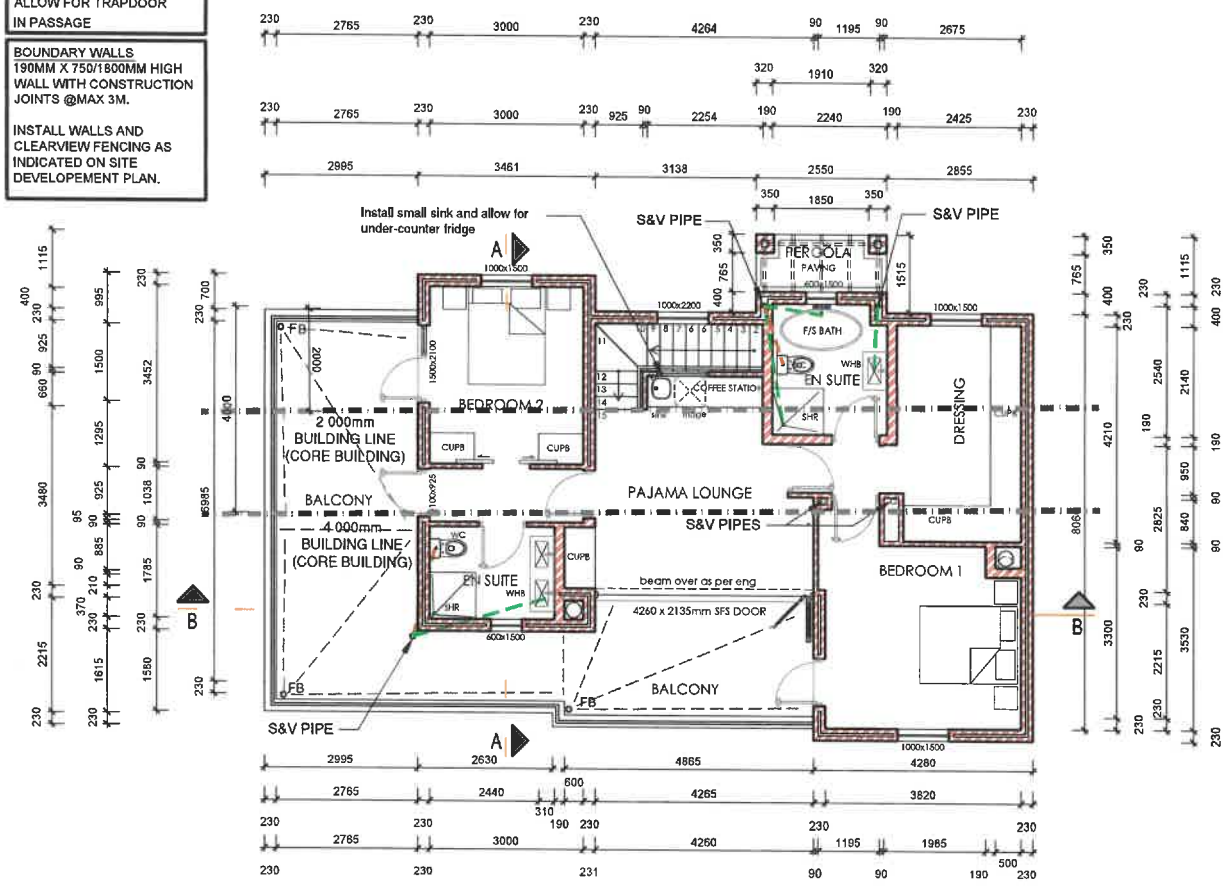
NOTE
ALLOW FOR TRAPDOOR IN PASSAGE

BOUNDARY WALLS
190MM X 750/1800MM HIGH WALL WITH CONSTRUCTION JOINTS @MAX 3M.

INSTALL WALLS AND CLEARVIEW FENCING AS INDICATED ON SITE DEVELOPEMENT PLAN.



FIRST FLOOR PLAN
SCALE 1:100

LEGEND:

	NEW COVERED AREAS
	NEW WALLS
	BOUNDARY LINE
	BUILDING LINE
	SEWER LINE
	FOUL WATER PIPES
	WASTE WATER PIPES
IE.	INSPECTION EYE
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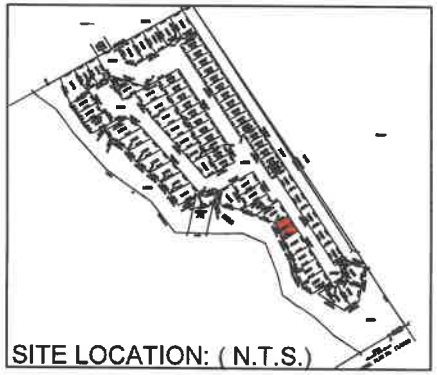

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4. Natural light and ventilation areas of all openings in accordance of floor area and SANS 10400 Part O natural light area min.10% of floor area and natural ventilation min. 5% of floor area.
5. All glazing to comply with requirements of SABS 0137 & SANS 10400 Part N & side lights to have safety glass – access doors and sidelights to have safety glass. Windows lower than 500mm from floor, whatever lower than 1800mm above plan line of stairs and steps/Ramps to be safety glass.
6. All safety glazing panels shall be etched with glazing marking and this to be visible at all times.
7. All cavities below floor level to be filled with concrete and dpc's to be stepped.
8. No part of construction may encroach building lines.
9. All materials to be installed strictly in accordance with manufacturers specifications.

TWEESPRUIT
STELLENBOSCH

H.O.A. FINAL APPROVAL

Signed: .....

Date: 2025.12.15

ArchtWorks

CLIENT
HOUSE FOURIE

PROJECT TITLE
NEW DWELLING ON FARM 81/4, (MOTHER ERF), ERF 16693 (INDIVIDUAL ERF), AS PER GENERAL PLAN NR. 680/2017, UNIT NR.33, TWEESPRUIT, STELLENBOSCH.

DRAWING TITLE
ERF 16693
UNIT 33
FIRST FLOOR PLAN

PROJECT No.	V4209	SCALE	1:100
DRAWING No	U33 - 110	DATE	2025.09.29
RE	00	DRAWN	JB
		CHECKED	JB

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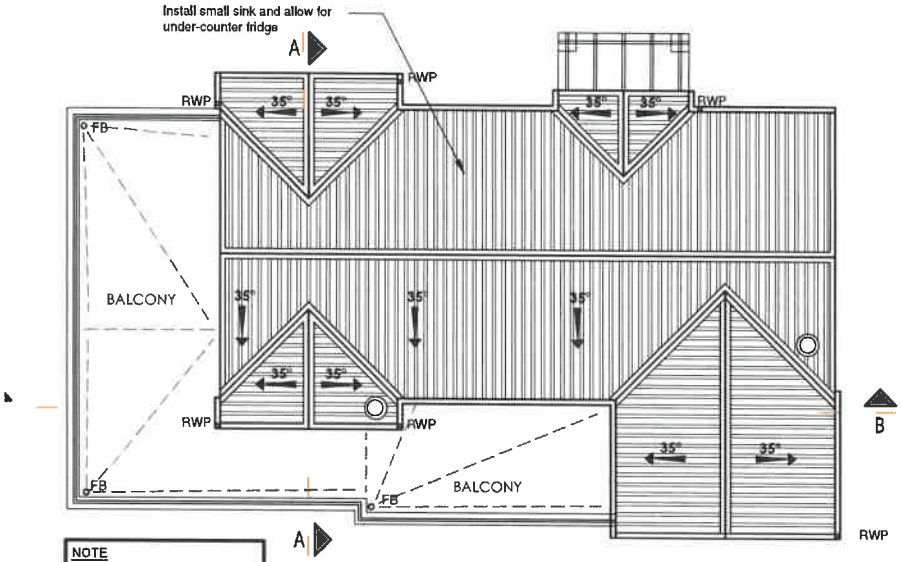

NOTE
ALLOW FOR TRAPDOOR IN PASSAGE

BOUNDARY WALLS
190MM X 750/1800MM HIGH WALL WITH CONSTRUCTION JOINTS @MAX 3M.

INSTALL WALLS AND CLEARVIEW FENCING AS INDICATED ON SITE DEVELOPEMENT PLAN.

ROOF PLAN
SCALE 1:100

ROOFING R-VALUE CALCULATION:

Roofing R-Value Required (SANS 10400-XA Table 8)	3.7	m/s.K/W
Steel Roof Sheeting	0	m/s.K/W
Climesential underlay	1.5	m/s.K/W
100mm Isotherm Insulation	2.1	m/s.K/W
6.5mm Rhinoboard Ceiling	0.1	m/s.K/W
R-Value Provided (m/s.K/W)	3.7	m/s.K/W

WATER HEATING:

Dwelling bedrooms		1	2	3	4
People in dwelling	SANS 10252 table 2	2	4	6	8
Usage per person	SANS 10252 table 5	115	115	115	115
Daily Consumption		230	460	690	920
Ambient input temperature	Degrees	15C	15C	15C	15C
Target output temperature	Degrees	55C	55C	55C	55C
Ave. temperature difference	Degrees	40C	40C	40C	40C
Specific Heat fir 1L of water	jkgK	4,184	4,184	4,184	4,184
Daily energy usage	Kj	38	77	115	153
Kwh per day	kWh	11	22	32	43
Annual energy usage	kWh	3893	8030	11680	15573
Installation Supplier Specifics					
Storage capacity	40-50L per person	80	160	240	320
Flow rate	l/m	20	20	20	20
Heating capacity	Kwh	4,7	4,7	4,7	4.7
Power consumption	kWh	1.17	1.17	1.17	1.17
Co-Efficient of productivity	COP	4	4	4	4
Annual heating energy	kWh	973	2008	2929	3893
Efficiency target > 50% of output	kWh	1947	4015	5858	7787
Efficiency produced	kWh	2920	6023	8751	11680

THE RED BLOCK MARKS THE RELEVANT COLUMN FOR THIS UNIT TYPE.

General Notes:

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3. All work to be done in accordance National Building Regulations SANS 10400 : 2011 and all requirements of Municipal and Local Authorities concerned are to be adhered to.
4. Natural light and ventilation area of all openings in accordance of floor area and SANS 10400 Part O natural light area: min.10% of floor area and natural ventilation: min. 5% of floor area.
5. All glazing to comply with requirements of SABS 0137 & SANS 10400 Part N & wide lights to have safety glass - across doors and sidelights to have safety glass. Windows lower than 500mm from floor, windows lower than 1800mm above pitch line of stairs and shop-fronts to be safety glass.
6. All safety glazing panels shall be etched with glazing marking and this to be visible at all times.
7. All cavities below floor level to be filled with concrete and clay's to be blocked.
8. No part of construction may encroach building lines.
9. All materials to be installed strictly in accordance with manufacturers specifications.

TWEESPRUIT
STELLENBOSCH

H.O.A. FINAL APPROVAL

Signed: .....

Date: 2025.12.15

ArchtWorks

CLIENT
HOUSE FOURIE

PROJECT TITLE
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DRAWING TITLE
ERF 16693
UNIT 33
ROOF PLAN

PROJECT No.	V4209	SCALE	1:100
DRAWING No.	U33 - 120	DATE	2025.09.29
REV.	00	DRAWN	JB
		CHECKED	JB

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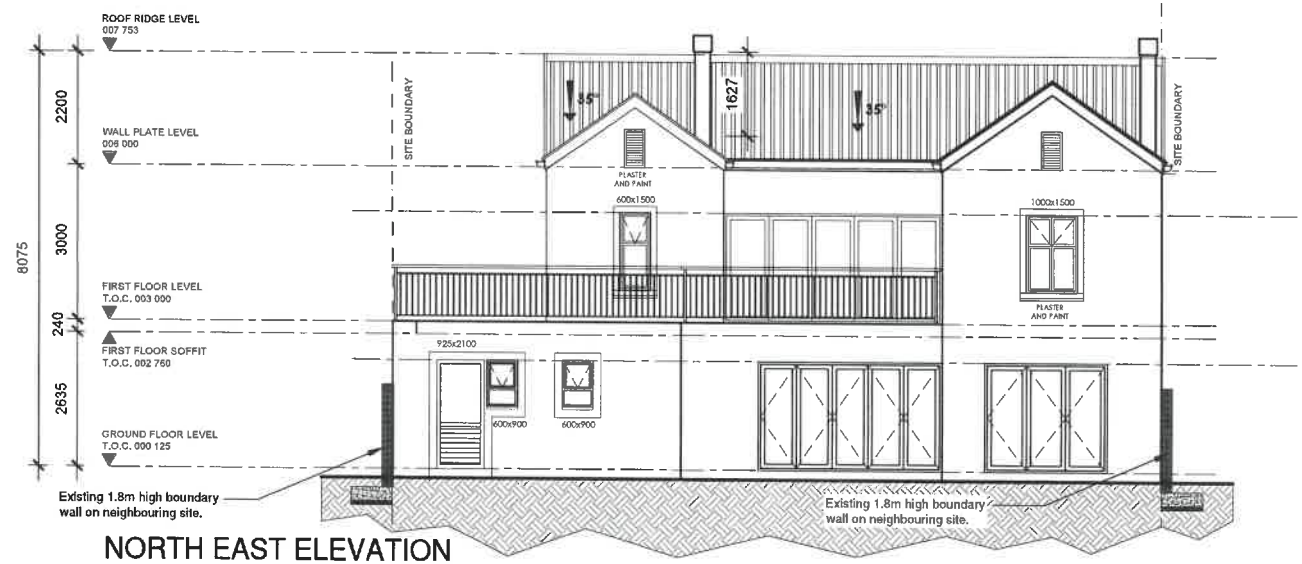
SOUTH WEST ELEVATION
SCALE 1:100



NORTH EAST ELEVATION
SCALE 1:100

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4. Natural light and ventilation: area of all openings in accordance w/ floor area and SANS 10400 Part O natural light area: min.10% of floor area and natural ventilation: min. 5% of floor area.
5. All glazing to comply with requirements of SABS 0137 & SANS 10400 Part N & safe lights to have safety glass + access doors, and sidelights to have safety glass. Windows lower than 500mm from floor, window lower than 1500mm above pitch line of stairs and skylights to be safety glass.
6. All safety glazing panels shall be etched with glazing marking and this to be visible at all times.
7. All cavities below floor levels to be filled with concrete and dpc's to be stepped.
8. No part of construction may encroach building lines.
9. All materials to be installed strictly in accordance with manufacturers specifications.

TWEESPRUIT
STELLENBOSCH

H.O.A. FINAL APPROVAL

Signed: .....

Date: 2025.12.15

ArchtWorks

Name:
Tel:
Cell:
E-mail:

CLIENT
HOUSE FOURIE

PROJECT TITLE
NEW DWELLING ON FARM 81/4, (MOTHER ERF), ERF 16693 (INDIVIDUAL ERF), AS PER GENERAL PLAN NR. 680/2017, UNIT NR.33, TWEESPRUIT, STELLENBOSCH.

DRAWING TITLE
ERF 16693
UNIT 33
ELEVATIONS SHEET 1

PROJECT No.	V4209	SCALE	1:100
DRAWING No.	U33 - 200	DATE	2025.09.29
REV.	00	DRAWN	JB
		CHECKED	JB

FOR SUBMISSION

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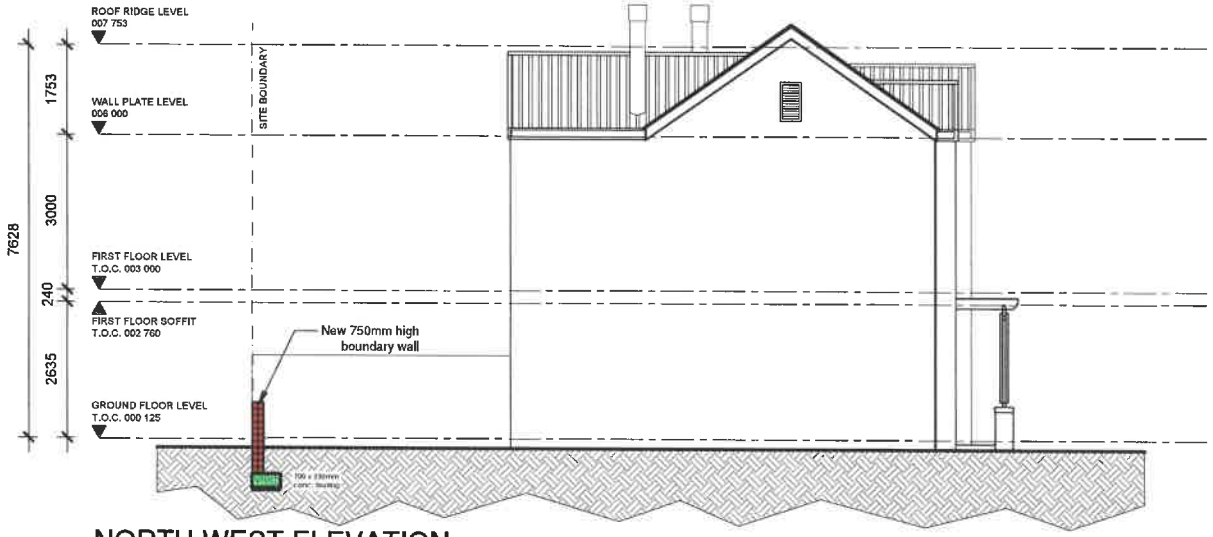
SOUTH EAST ELEVATION
SCALE 1:100



NORTH WEST ELEVATION
SCALE 1:100

General Notes:

1. Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately.
2. Figured dimensions to be taken in preference to scaled measurements and large scale details supersede small scale drawings.
3. All work to be done in accordance National Building Regulations SANS 10400 : 2011 and all requirements of Municipal and Local Authorities concerned are to be adhered to.
4. Natural light and ventilation area of all openings in accordance of floor area and SANS 10400 Part O natural light area: min.10% of floor area and natural ventilation: min. 5% of floor area.
5. All glazing to comply with requirements of SABS 0137 & SANS 10400 Part N & safe lights to have safety glass - access doors and sidelights to have safety glass. Windows lower than 500mm from floor, windows lower than 1800mm above pitch line of stairs and shapelights to be safety glass.
6. All safety glazing panels shall be etched with glazing watching and this to be visible at all times.
7. All cavities below floor level to be filled with concrete and dpc's to be stepped.
8. No part of construction may overreach building lines.
9. All materials to be installed strictly in accordance with manufacturers specifications.

TWEESPRUIT
STELLENBOSCH

H.O.A. FINAL APPROVAL

Signed: .....

Date: 2025.12.15

ArchtWorks

Name
Address
Tel
Email

CLIENT
HOUSE FOURIE

PROJECT TITLE
NEW DWELLING ON FARM 81/4, (MOTHER ERF), ERF 16693 (INDIVIDUAL ERF), AS PER GENERAL PLAN NR. 680/2017, UNIT NR.33, TWEESPRUIT, STELLENBOSCH.

DRAWING TITLE
ERF 16693
UNIT 33
ELEVATIONS SHEET 2

PROJECT No.	V4209	SCALE	1:100
DRAWING no.	U33 - 201	DATE	2025.09.29
REV.	00	DRAWN	JB
		CHECKED	JB

FOR SUBMISSION

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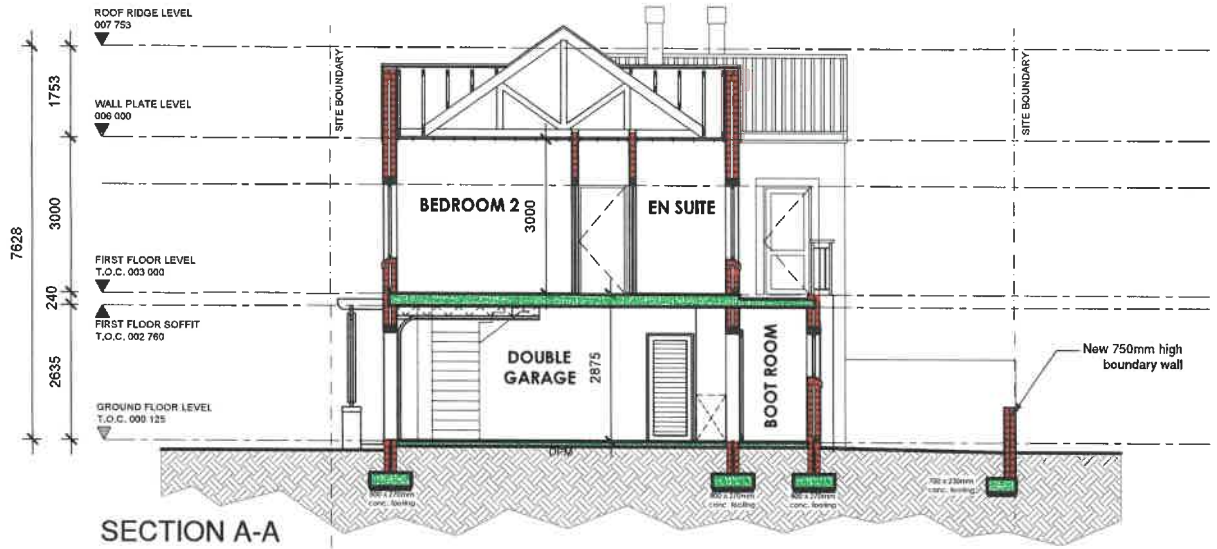
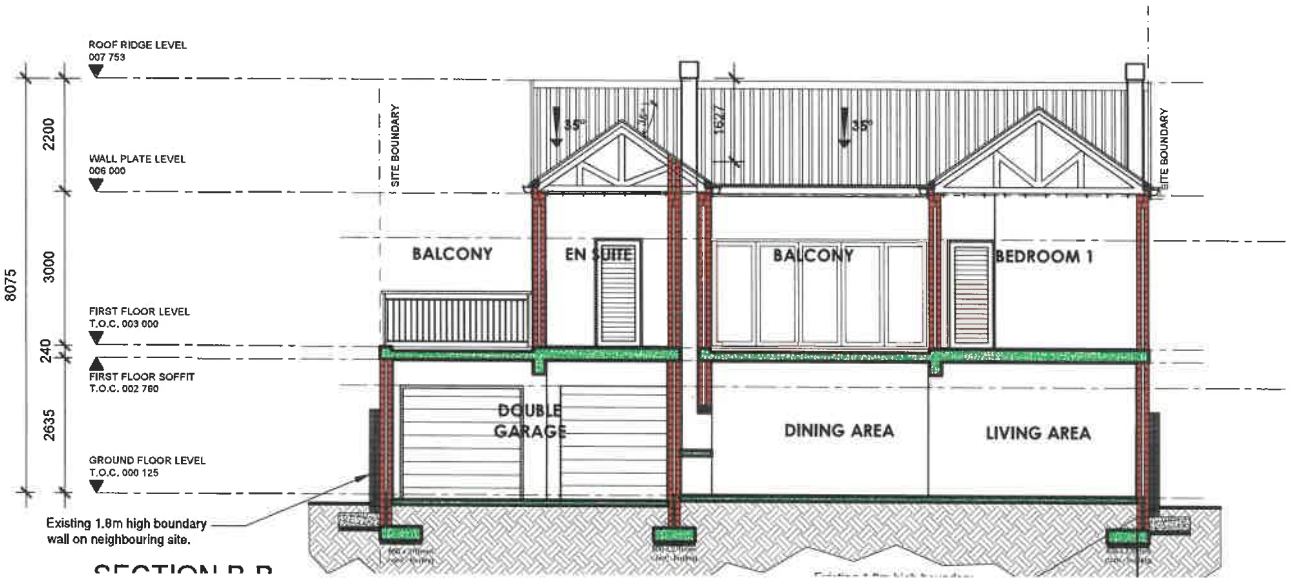


SECTION A-A
SCALE 1:100



SECTION B-B

General Notes:

1. Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately.
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3. All work to be done in accordance National Building Regulations SANS 10400 : 2011 and all requirements of Municipal and Local Authorities concerned are to be adhered to.
4. Natural light and ventilation area of all openings in accordance of floor area and SANS 10400 Part O natural light area: min.10% of floor area and natural ventilation: min. 5% of floor area.
5. All glazing to comply with requirements of SANS 2137 & SANS 10400 Part N & side lights to have safety glass - access doors and sidelights to have safety glass, Windows lower than 500mm from floor, windows lower than 1800mm above pitch line of stairs and shop fronts to be safety glass.
6. All safety glazing panels shall be etched with glazing marking and this to be visible at all times.
7. All cavities below floor level to be filled with concrete and dpc's to be stepped.
8. No part of construction may encroach building lines.
9. All materials to be installed strictly in accordance with manufacturers specifications.

TWEESPRUIT
STELLENBOSCH

H.O.A. FINAL APPROVAL

Signed: .....

Date: 2025.12.15

ArchtWorks

CLIENT
HOUSE FOURIE

PROJECT TITLE
NEW DWELLING ON FARM 81/4, (MOTHER ERF), ERF 16693 (INDIVIDUAL ERF), AS PER GENERAL PLAN NR. 680/2017, UNIT NR.33, TWEESPRUIT, STELLENBOSCH.

DRAWING TITLE
ERF 16693
UNIT 33
SECTIONS

PROJECT No	V4209	SCALE	1:100
DRAWING No	U33 - 300	DATE	2025.09.29
REV	00	DRAWN	JB
		CHECKED	JB

FOR SUBMISSION

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SPECIFICATION NOTES:

LEVELS:
REFER TO SECTIONS.

FOUNDATIONS
ALL FOUNDATIONS TO BE AT A MINIMUM DEPTH OF 750mm.
INTERNAL WALLS : 700 x 250mm R.C. STRIP FOUNDATION
EXTERNAL WALLS : 800 x 270mm R.C. STRIP FOUNDATION
NO CONCRETE FOUNDATION TO ENCROACH BOUNDARY LINES.

WALL CONSTRUCTION
INTERNAL WALLS TO BE 90 mm OR 230mm MAXI CEMENT BRICK WALLS AS SHOWN ON PLAN. WALLS TO BE PLASTERED AND PAINTED AS PER PAINT SPECIFICATION.

EXTERNAL WALLS TO BE 230 mm MAXI CEMENT BRICK WALLS WITH 50 mm CAVITY AS SHOWN ON PLAN. REFER TO FLOOR PLANS FOR THE POSITION AND THICKNESS OF WALLS. PROVIDE BRICKFORCE REINFORCEMENT AT EVERY FOURTH COURSE AND BUTTERFLY WALL TIES IN ALL CAVITY WALLS AT A RATE OF 1 WALL TIE PER METER SQUARE.WALLS TO BE PLASTERED AND PAINTED AS PER PAINT SPECIFICATION.

SITE BOUNDARY WALLS
WALLS AS INDICATED ON SITE DEVELOPMENT PLAN. ERF BOUNDARY WALLS TO BE EITHER 750MM OR 1800MM HIGH MAXI CEMENT BRICK WALLS. WALLS TO BE PLASTERED AND PAINTED AS PER PAINT SPECIFICATION. NO CONCRETE FOUNDATION TO ENCROACH BOUNDARY LINES.

WEEP HOLES
WEEP HOLES AT 2 BRICK INTERVALS AT ALL FLOOR SLAB LEVELS AND OVER ALL WINDOWS AND EXTERIOR DOORS. STEPPED DPC TO LATER WATERPROOFING DETAIL.

LINTELS
PRESTRESSED PRECAST CONC. LINTELS OVER ALL WINDOWS, DOORS AND OTHER OPENINGS PROJECTING NOT LESS THAN 200MM INTO THE BRICKWORK ON BOTH SIDES.

GROUND FLOOR - FLOOR CONSTRUCTION
FLOOR FINISH (AS INDICATED ON PLANS) ON 30MM SCREED ON 100MM MESH RC CONCRETE SURFACE BED (AS DETAILED AND SPECIFIED BY THE ENGINEER), ON 250µM DAMP PROOF MEMBRANE TO SANS MARK 952-1985 TYPE C LAID WITH MINIMUM 150MM OVERLAPS AND SEALED WITH PRESSURE SENSITIVE TAPE ON 50MM SAND BLINDING ON 150MM LAYERS OF THICK 95% MOD AASTHO WELL COMPACTED GROUND / FILL AS SPECIFIED BY THE ENGINEER.

FIRST FLOOR - FLOOR CONSTRUCTION
FLOOR FINISH (AS INDICATED ON PLANS) ON 30MM SCREED ON 240MM RC CONCRETE SLAB (AS DETAILED AND SPECIFIED BY THE ENGINEER).

WINDOWS
GREY POWDER COATED ALUMINIUM
LOUVRE FIXED

DOOR FRAMES
EXTERIOR - WOOD PAINTED GREY
INTERIOR - WOOD PAINTED GREY
PATIO - GREY POWDER COATED ALUMINIUM

DOORS
FRONT - SEMI-EXTERIOR DOOR PAINTED GREY - HORIZONTAL (PD60)
BACK - SWARTLAND SEMI - EXTERIOR DOOR PAINTED GREY (PD1)
INTERIOR - SWARTLAND HOLLOWCORE PAINTED GREY
FIRE DOOR - STANDARD HALF HOUR (ONLY WHERE REQURED - BETWEEN HOUSE AND GARAGE)

WHERE THE PLASTER MEETS THE DOOR & WINDOW FRAMES, THE JOINT MUST BE SEALED WITH CLEAR SILICON EXTERNALLY AND "PAINTERS MATE ACRYLIC SEALANT" INTERNALLY.

IRONMONGERY
EXTERNAL DOORS: 3 X LEVER LOCKS - COUPÉ UMEA HANDLES
INTERNAL DOORS: 2 X LEVER LOCKS - COUPÉ UMEA HANDLES

GLAZING
AS SPECIFIED ON THE FENESTRATION SCHEDULE AND MUST BE MANUFACTURED BY APPROVED SUB CONTRACTOR.

WINDOW SILLS
INTERNALLY : PLASTERED & PAINTED SILLS
EXTERNALLY : PLASTERED & PAINTED SILLS

DWELLING ROOF CONSTRUCTION
35° PITCH. ROOF SHEETING: ROOF SHEETING: 0.53MM IBR METAL ROOF SHEETING (COLOUR: DARK GREY) ON CLIMESENTIAL UNDERLAY ON 76 X 50MM SA PINE PURLINS @ MAX. 900MM c/c SPACING ON GANGNAILED S.A. PINE PITCH ROOF TRUSSES @ MAX. 900MM c/c ON 114 X 38mm S.A.PINE WALL PLATE. INSTALL 100mm ISOTHERM OR EQUAL APPROVED INSULATION, THROUGHOUT ABOVE ALL CEILINGS.

FLAT ROOF CONSTRUCTION
1.5° PITCH. ROOF SHEETING: ROOF SHEETING: GALV. 0.58MM KLIPLOK METAL ROOF SHEETING (COLOUR: DARK GREY) ON CLIMESENTIAL UNDERLAY ON 76 X 176 MM SA PINE PURLINS RAFTERS @ MAX. 900MM c/c SPACING BUILT INTO WALLS ON BOTH SIDES AND WRAPPED IN DPC. BRANDERING TO BE FIXED UNDERNEATH RAFTERS TO FIX CEILING HORIZONTALLY WITH 100mm ISOTHERM OR EQUAL APPROVED INSULATION, THROUGHOUT ABOVE CEILING.

CEILING CONSTRUCTION
CEILINGS: 6.5MM CEILING BOARDS NAILED TO 38 X 38MM BRANDERING SPACED NOT MORE THAN 350MM APART. 75MM COVE CORNICE PAINTED WITH TWO COATS PVA PAINT. NO CEILING IN GARAGE.

EAVES AND RAINWATER GOODS
OGEE SEAMLESS ALUMINIUM GUTTER, 125 X 85 X 0.6MM THICK (WHITE) SECURED TO 12 X 200MM UNPRESSED FASCIA (WHITE). 75MMØ PVC DOWNPIPES. FIXED TO WALL WITH HOLDERBATS. SEAL GUTTERS AND DOWNPIPES ON THE INSIDE WITH SILICONE SEALER.

DRAINAGE
WASTEPIPES TO BE 50Ø mm PVC
SOILPIPES TO BE 110Ø mm PVC
VENTPIPES TO BE 50Ø mm PVC
INSPECTION EYES TO BE INSTALLED AT ALL BENDS AND JUNCTIONS.
ALL DRAINAGE BELOW SURFACE BED AND PENETRATING THROUGH FOUNDATION WALLS TO BE ENCASED IN min 500mm THK CONC.
SLOW BENDS TO ALL JUNCTIONS HAPPENING BELOW SURFACE BED.
MIN. FALL OF PIPES AT 1:60

General Notes

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4. Natural light and ventilation area of all openings in accordance of floor area and SANS 10400 Part O natural light area: min.10% of floor area and natural ventilation: min. 5% of floor area.
5. All glazing to comply with requirements of SABS 0137 & SANS 10400 Part N & safe lights to have safety glass - access doors and skylights to have safety glass. Windows lower than 800mm from floor, windows lower than 1800mm above pitch line of stairs and step-ramps to be safety glass.
6. All safety glazing panels shall be marked with glazing marking and this to be visible at all times.
7. All cavities below floor level to be filled with concrete and dpc's to be stepped.
8. No part of construction may encroach building lines.
9. All materials to be installed strictly in accordance with manufacturers specifications.

TWEESPRUIT
STELLENBOSCH

H.O.A. FINAL APPROVAL

Signed: .....

Date: 2025.12.15

ArchtWorks

CLIENT
HOUSE FOURIE

PROJECT TITLE
NEW DWELLING ON FARM 81/4, (MOTHER ERF), ERF 16693 (INDIVIDUAL ERF), AS PER GENERAL PLAN NR. 680/2017, UNIT NR.33, TWEESPRUIT, STELLENBOSCH.

DRAWING TITLE
ERF 16693
UNIT 33
SPECIFICATIONS

PROJECT No.	V4209	SCALE	1:100
DRAWING No.	U33 - 400	DATE	2025.09.29
REF.	00	DRAWN JB	CHECKED JB

FOR SUBMISSION

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FENESTRATION CALCULATIONS

CONCUCTANCE:

GROUND FLOOR

AREA (GLAZING ELEMENT)		U- VALUE				TOTAL
No.		No.	Frame type	Glass description		
W1/1	1.5 m²	UW1/1	ALT-BREAK	Clear	5.6 W/m²-K	8.4 W/K
D7/1	3.8 m²	UW7/1	ALT-BREAK	Clear(BLINDS)	5.6 W/m²-K	21.28 W/K
W9/1	1.3 m²	UW9/1	ALT-BREAK	Clear (BLINDS)	5.6 W/m²-K	7.28 W/K
W1/2	1.5 m²	UW1/2	ALT-BREAK	Clear	5.6 W/m²-K	8.4 W/K
W1/3	1.5 m²	UW1/3	ALT-BREAK	Clear	5.6 W/m²-K	8.4 W/K
W1/4	1.5 m²	UW1/4	ALT-BREAK	Clear	5.6 W/m²-K	8.4 W/K
TOTAL:						53.76 W/K

TOTAL FLOOR AREA X CONDUCTANCE CONSTANT

51 X 1.4 = 71.4 W/K

Therefore the sum of the calculation < $A_T \times C_U$

The proposed design does therefore comply for Conductance.

SOLAR HEAT GAIN:

GROUND FLOOR

AREA (GLAZING ELEMENT)		SHGC			SOLAR EXP. FACTOR							TOTAL
No.		No.	Frame type		No.	P	H	G	P/H	Orientation	S.E.F	
W1/1	1.5 m²	SW1/1	ALT-BREAK	0.77	EW1/1	0	0	0	0	SW	1.05	1.21
D7/1	3.8 m²	SW7/1	ALT-BREAK	0.77	EW7/1	0	0	0	0	NW	0.17	0.5
W9/1	1.3 m²	SW9/1	ALT-BREAK	0.77	EW9/1	0	2.35	0	0	NW	0.17	0.17
W1/2	1.5 m²	SW1/2	ALT-BREAK	0.77	EW1/2	1	2.35	0	0	SW	0.63	0.73
W1/3	1.5 m²	SW1/3	ALT-BREAK	0.77	EW1/3	0	0	0	0	SE	0.87	1
W1/4	1.5 m²	SW1/4	ALT-BREAK	0.77	EW1/4	0	0	0	0	SE	0.87	1
TOTAL:												3.4

TOTAL FLOOR AREA X SOLAR HEAT GAIN CONSTANT

51 X 0.13 = 6.63

Therefore the sum of the calculation < $A_T \times C_{SHGC}$

The proposed design does therefore comply for Solar Heat Gain.

CONCUCTANCE:

FIRST FLOOR

AREA (GLAZING ELEMENT)		U- VALUE				TOTAL
No.		No.	Frame type	Glass description		
W1/5	1.5 m²	UW1/5	ALT-BREAK	Clear	5.6 W/m²-K	8.4 W/K
W6/1	2.16 m²	UW6/1	ALT-BREAK	Clear	5.6 W/m²-K	12.1 W/K
W2/1	0.72 m²	UW2/1	ALT-BREAK	Clear	5.6 W/m²-K	4.032 W/K
W2/2	0.72 m²	UW2/2	ALT-BREAK	Clear	5.6 W/m²-K	4.032 W/K
W1/6	1.5 m²	UW1/6	ALT-BREAK	Clear	5.6 W/m²-K	8.4 W/K
TOTAL:						36.96 W/K

TOTAL FLOOR AREA X CONDUCTANCE CONSTANT

51 X 1.4 = 71.4 W/K

Therefore the sum of the calculation < $A_T \times C_U$

The proposed design does therefore comply for Conductance.

SOLAR HEAT GAIN:

FIRST FLOOR

AREA (GLAZING ELEMENT)		SHGC			SOLAR EXP. FACTOR							TOTAL
No.		No.	Frame type		No.	P	H	G	P/H	Orientation	S.E.F	
W1/5	1.5 m²	SW1/5	ALT-BREAK	0.77	EW1/5	0	0	0	0	SW	1.05	1.21
W6/1	2.16 m²	SW6/1	ALT-BREAK	0.77	EW6/1	0	0	0	0	SW	1.05	1.75
W2/1	0.72 m²	SW2/1	ALT-BREAK	0.77	EW2/1	0	0	0	0	SE	0.87	0.48
W2/2	0.72 m²	SW2/2	ALT-BREAK	0.77	EW2/2	0	0	0	0	SE	0.87	0.48
W1/6	1.5 m²	SW1/6	ALT-BREAK	0.77	EW1/6	0	0	0	0	SE	0.87	1
TOTAL:												4.93

TOTAL FLOOR AREA X SOLAR HEAT GAIN CONSTANT

51 X 0.13 = 6.63

Therefore the sum of the calculation < $A_T \times C_{SHGC}$

The proposed design does therefore comply for Solar Heat Gain.

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6. All safety glazing panels shall be etched with glazing marking and this to be visible at all times.
7. All cavities below floor level to be filled with concrete and dpc's to be inspected.
8. No part of construction may encroach building lines.
9. All materials to be installed strictly in accordance with manufacturers specifications.

TWEESPRUIT
STELLENBOSCH

H.O.A. FINAL APPROVAL

Signed: .....

Date: 2025.12.15

ArchtWorks

CLIENT: HOUSE FOURIE

PROJECT TITLE: NEW DWELLING ON FARM 81/4, (MOTHER ERF), ERF 16693 (INDIVIDUAL ERF), AS PER GENERAL PLAN NR. 680/2017, UNIT NR.33, TWEESPRUIT, STELLENBOSCH.

DRAWING TITLE: ERF 16693 UNIT 33 FENESTRATION CALCULATIONS

PROJECT No.	V4209	SCALE	1:100
DRAWING No.	U33 - 500	DATE	2025.09.29
REF.	00	DRAWN	JB
		CHECKED	JB

FOR SUBMISSION

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