STELLENBOSCH
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Application Number: TP1339/2025
Our File Reference Number: Erf 223, Johannesdal
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: [redacted]

Renier van Jaarsveld
Red Atlantic Architecture
Unit 1A, Bateleur Office Pak
Pasita Street
Rosenpark,
Bellville
7530

Sir / Madam

APPLICATION FOR A DEPARTURE ON ERF 223, MENTOOR ESTATE - JOHANNESDAL.

1. The above application refers.

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

3. That the following application(s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 223, Mentoor Estate – Johannesdal.

   3.1. **Departure** in terms of Section 15(2)(b) of the said by-law, to relax the;

      3.1.1 2.5m common building to 1.5m adjacent to Erf 224 and Erf 207 to accommodate the proposed main dwelling.

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

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

   4.1 The approval only applies to the applications under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.
   4.2 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
   4.3 Building plans be submitted and approved by the Municipality prior to the commencing of any building works, which will only be approved when all relevant conditions of approval have been complied with.

4.4 The development and building plans be generally in accordance with plans as referenced on Project No. 24-094, Sheets 001, 002,003 & 004, dated 2026/02/24 drawn by Red Atlantic Architecture, attached as **Appendix 1**.

4.5 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

5 The reasons for the above decision are as follows:

5.1 The proposal is in keeping with the current residential land use of the subject property and surrounding properties.

5.2 The additional building work and specifically the departures will not detract from the residential character and street scape of the area, as buildings of similar design are found in the street.

5.3 No municipal engineering services are impacted by the proposals.

6 Matters to be noted:

6.1 **None.**

7 You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

8 Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.

9 **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**

10 Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **TP** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.

11 The appeal forms and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021 – 808 8684.

12 An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:

(a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.

(b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.

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www.stellenbosch.gov.za

(c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.

(d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.

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

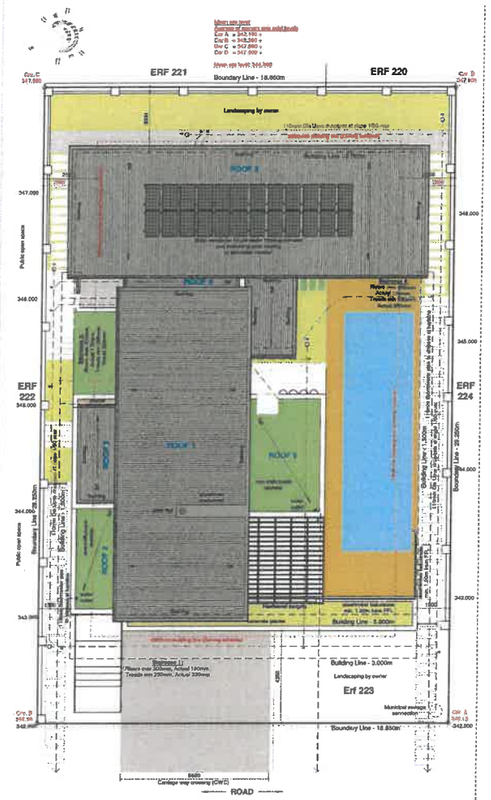
14 Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

Yours faithfully.

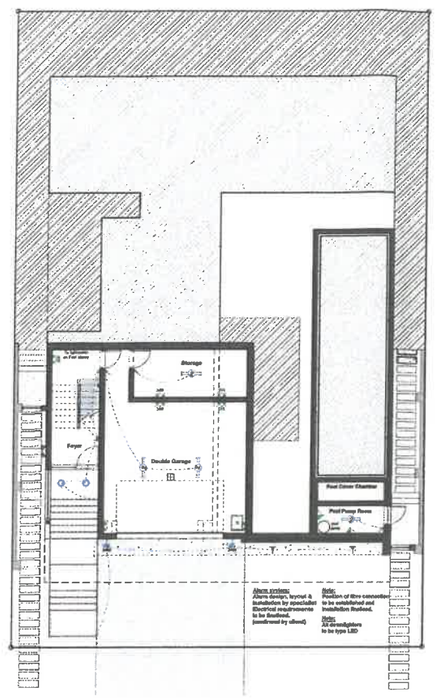
MANAGER: LAND USE MANAGEMENT (Chrizelle Kriel)

Date: 14-07-2025

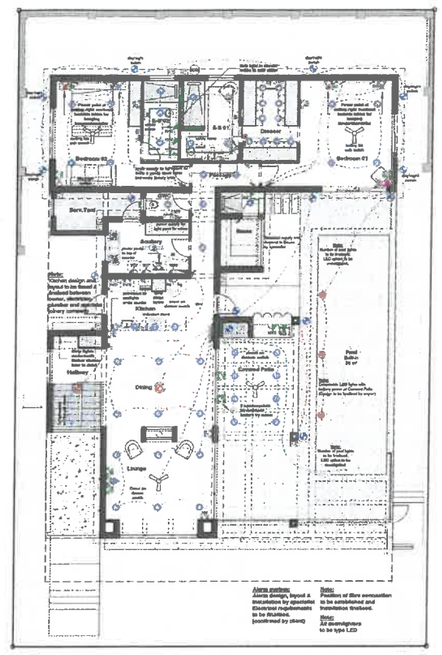
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Site and Roof Plan
Scale 1:100



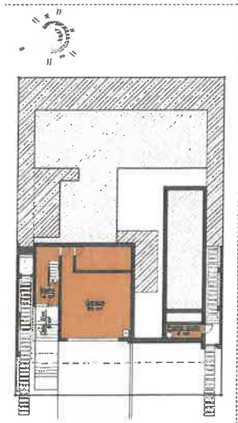
Ground Storey Plan - Electrical
Scale 1:100



First Storey Plan - Electrical
Scale 1:100

ELECTRICAL LEGEND

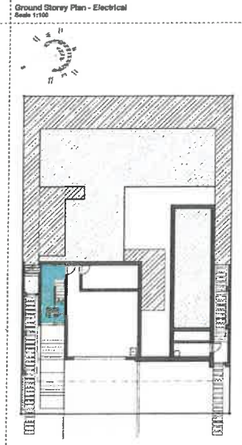
1x 15Amp power point Height indicated	Up & down light
2x 15Amp power point Height indicated	Garden spike light
Single waterproof power point	Brick light height as indicated
Hob/Hi to power point	Fluorescent light single tube
2 x Power pnts for shared hob/oven and tumbletrack	Fluorescent light double tube
Electrical garage door power point	Downlighter spotlight (LED)
Irrigation power point	Pendant overhead light
Motion/eye	Swimming pool light
Distribution box	Chandelier
Oven power point	Spotlight
Overvoltage switch	Extractor fan with over switch
Intercom/telephone	Wall mounted mirror light with switch
Television	Wall light
Mirror demister	Ceiling Fan (ensure symmetry
Hot water cylinder	# All electrical wires to be run in conduit (confirmed by client)
External light point for garden lights	# Alarm design, layout and installation by Specialist (confirmed by client)
One way switch with dimmer	# Sound & TV design, layout and installation by Specialist (confirmed by client)
One way switch	Intercoms connected to the access main gate.
Two way switch with dimmer	Heated towel rail (confirmed by client)
Two way switch	# Underfloor heating, layout and installation by Specialist (confirmed by client)
Under floor heating switch	# Air Con design, layout and installation by Specialist (confirmed by client)
Blind motor switch	LED strip Lighting
Centre filament light	AC indoor unit
Wall rounded light	CDU AC external unit
Underfloor heating thermostat	# All light switch are to run from back-up battery system confirmed by client.



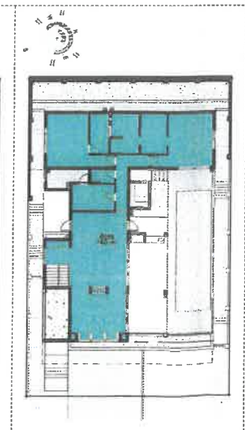
Ground Storey Area Plan - Gross
Scale 1:200



First Storey Area Plan - Gross
Scale 1:200



Ground Storey Area Plan - Nett
Scale 1:200



First Storey Area Plan - Nett
Scale 1:200



Street Birds eye View



Back of property Birds eye View

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Development Data:

Site Area	551.36 sqm
Ground:	**88.00 sqm**
- House (Cov. entrance)	8.00 sqm
- Garage	63.00 sqm
- Stairs	14.00 sqm
- Pump room	4.00 sqm
First:	**205.00 sqm**
- House	175.00 sqm
- Covered Patio	23.00 sqm
- Sauna	7.00 sqm
Grand Total	**294.00 sqm**
Coverage (37.16%)	205.00 sqm

Open Areas:

- Open Patio	20.00 sqm
- Open Deck	31.00 sqm
- Pergola	14.00 sqm
- Swimming Pool	36.00 sqm
- Planter (concrete)	15.00 sqm

HOA Approval Stamps

Municipal Approval Stamps

Owner Signature

Date

Architect Signature

Date

H4 - Dwelling House

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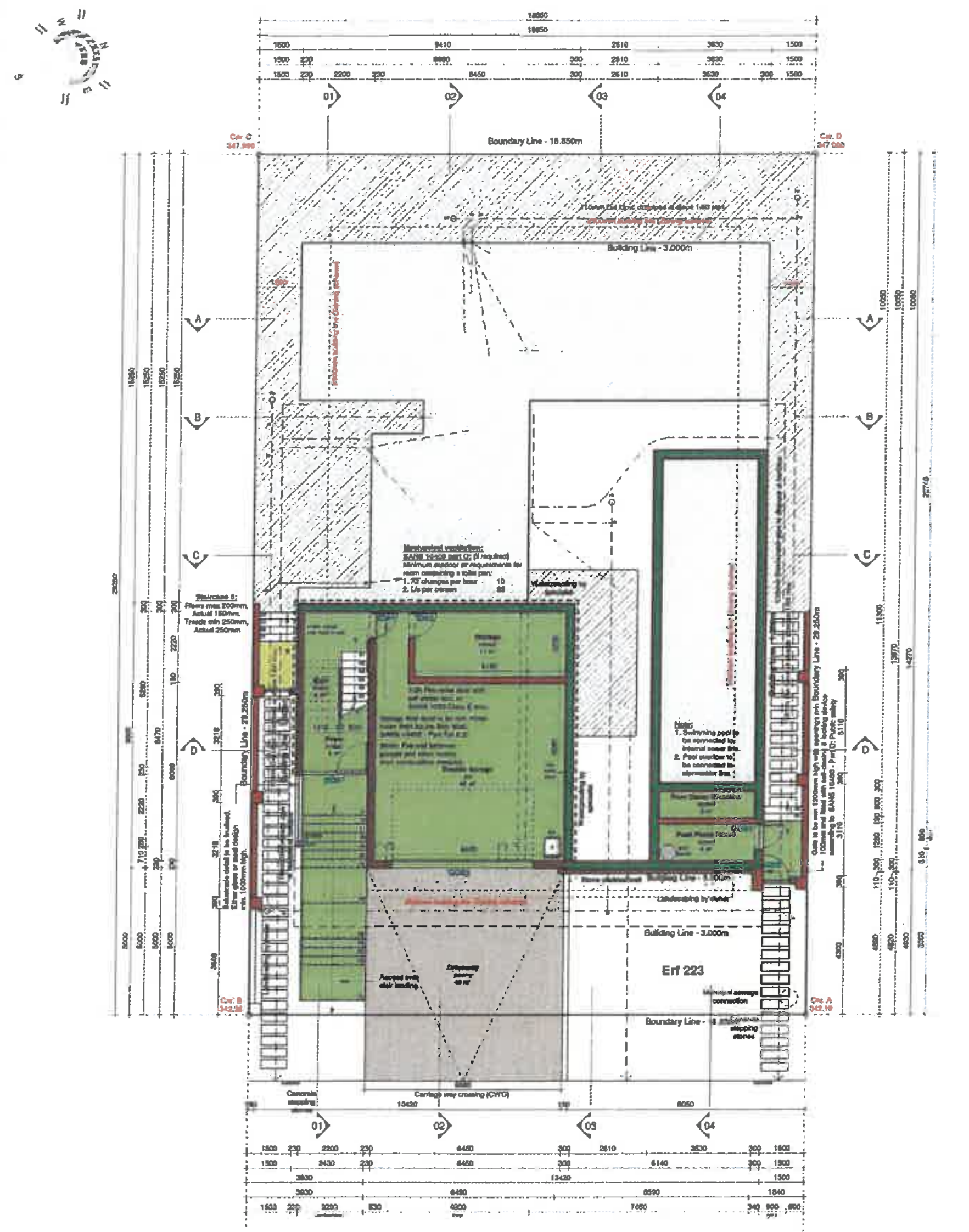
House Eisenhardt

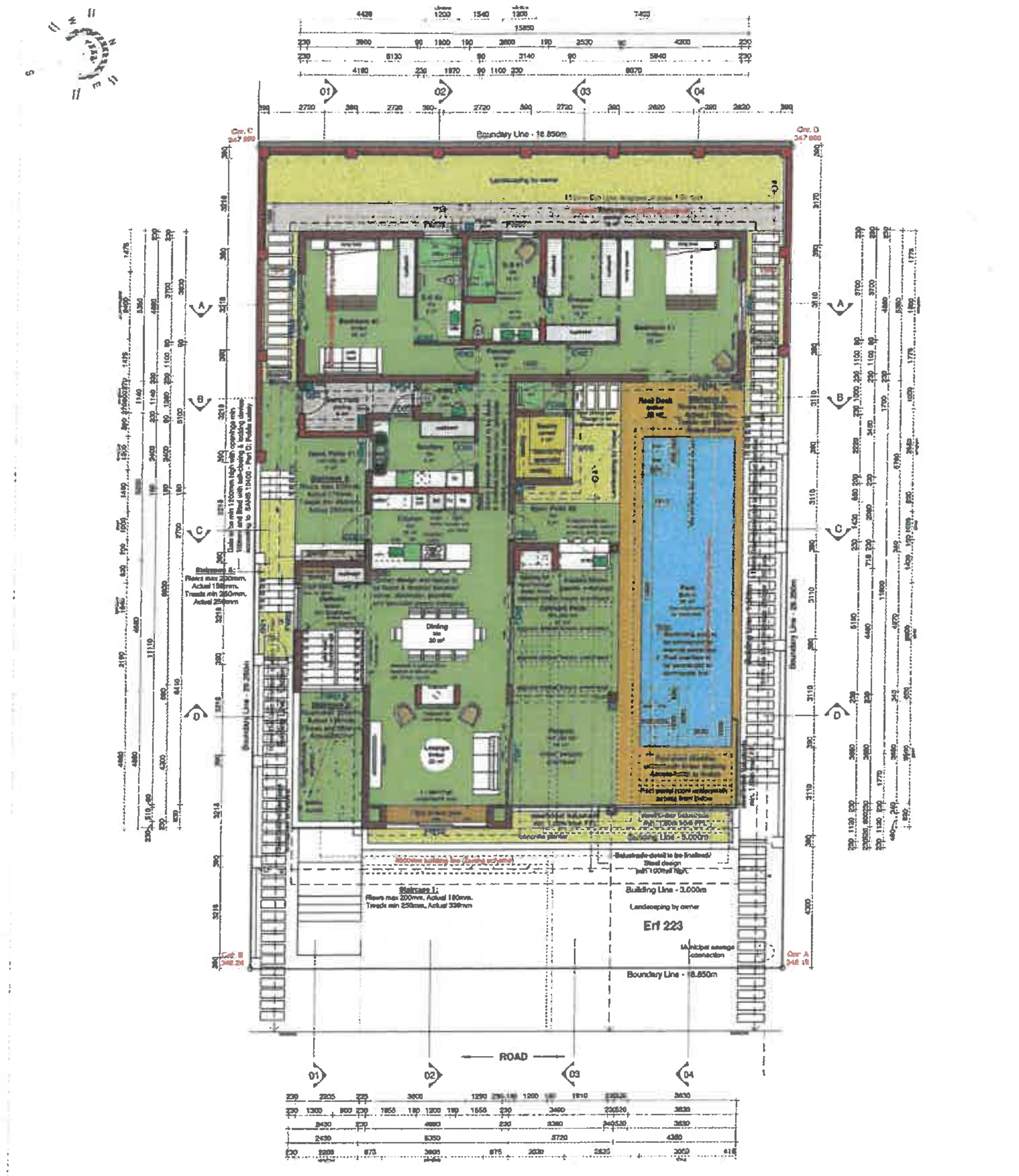
Property description
Erf 223, Mentoor Mountain Estate, Stellenbosch

Project description
New Dwelling
Boundary Wall, Swimming Pool,
Pergola, Timber Deck

Sheet description
Plans, Areas and Views

Project number	Sheet nr	Rev	Project status
24 004	001		Issue
Project Date 2024-04-19	Designed by PvJ		Scale as indicated
Issue Date 2026/02/24 09:57:48	Drawn by PvJ / PvW		Page Size A1





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The owner of this property acknowledge that they will be responsible and liable for any deviation from this document without the Architect's knowledge.

Development Data:

Site Area	551.36 sqm
Ground:	**89.00 sqm**
- House (Cov. entrance)	6.00 sqm
- Garage	63.00 sqm
- Stairs	14.00 sqm
- Pump room	4.00 sqm
First:	**205.00 sqm**
- House	175.00 sqm
- Covered Patio	23.00 sqm
- Sauna	7.00 sqm
Grand Total	**294.00 sqm**
Coverage (37.18%)	**205.00 sqm**
Open Areas:	
- Open Patio	20.00 sqm
- Open Deck	31.00 sqm
- Pergola	14.00 sqm
- Swimming Pool	36.00 sqm
- Planter (concrete)	15.00 sqm

HOA Approval Stamps

Municipal Approval Stamps

Owner Signature

.... Date ..../......../........

Architect Signature

.... Date ..../......../........

Ground Storey Plan
Scale 1:100

COLOUR SCHEME (All to be confirmed by owner)

Roof:
- Covering: Kliplok metal roofsheeting - Colour Charcoal
- Covering: Concrete - Plaster and painted -
- Fascia: To match roof colour - Colour Charcoal
- Gutter: To match roof colour - Colour Charcoal
- Downpipes: To match wall colour (where visible) - Colour Tender Scandinavia

Walls:
- External paint: Primary colour - Truly Scandinavia; Secondary colour - Tender Scandinavia; Accent colour - Rich Scandinavia

Door & Windows:
- Front door: Safety glass/hardwood - Glass/hardwood finish to finalise.
- Door: Aluminium - Colour Charcoal
- Garage: Aluminium - Colour Charcoal
- Window: Aluminium - Colour Charcoal
- Gates: Steel/timber - Timber colour stained hardwood; Steel colour Off-Charcoal

External Finishes:
- Paving:

LEVELS AND DIMENSIONS:
Land surveyor to confirm all boundary pegs and to check all levels before construction commences. The building to be laid out and erected in the position and to the levels as indicated on site. General - All top soil must be removed from the area to be built upon. All grading and leveling of ground will be done by qualified civil contractor. All levels and dimensions to be checked on site prior to commencement of any building work or ordering of any building material. Read figured dimensions in preference to scaling. All work to comply with SANS 10400. All finishes to comply with the client specification.

BUILDING CLASSIFICATION:
Occupancy - H4 – Dwelling house
Population - 2 persons per bedroom

STRUCTURAL DESIGN: (SANS 10400 - Part B)
A competent person, Structural Engineer, will design, specify and certify parts H, J, K, L, and M.

DIMENSIONS: (SANS 10400 - Part C)
Minimum ceiling height to be 2.40m, Minimum Habitable Room size to be 6.00m²

PUBLIC SAFETY: (SANS 10400 - Part D)
CHANGE IN LEVEL
Any floor level higher than 1.00m above adjacent ground or floor level must be provided with a balustrade or wall. Balustrade or wall may not be less than 1.00m high, must not have openings that will permit the passage of a 100mm diameter ball.

RAMPS AND DRIVEWAYS
H4 – Dwelling houses are exempted from specific gradient.

PAVING/DRIVEWAY:
Paving bricks (match paving as specified in Guidelines) to be laid on a leveled sand bed with min. 1 degree fall (driveway ramp with a max fall of 1:12) to ceramic grid channel and connected to storm water channel.

SITE OPERATIONS: (SANS 10400 - Part F)
PREPARATION OF SITE
Before any foundation is laid the area to be covered by any building shall be properly cleaned of vegetable matter, tree stumps, timber and other cellulose material, debris or refuse and any material contaminated with faecal matter. Any building that is situated on a site where water will drain naturally towards it, drainage shall be provided to direct such water away from such site or building to a stormwater drain or to dispose of it in some safe approved manner. Sanitary facilities must be provided by the owner and be available for use for any personnel employed for the work to be done

EXCAVATIONS: (SANS 10400 - Part G)
Where any excavation related to a building is carried out or is to be carried out on any site and such excavation may impair the safety or stability of any property or service. The owner of such site shall take adequate precautionary measures to ensure that the safety and stability of such property or service is maintained. While any excavation remains open, and during the placing of any foundation within it, the excavation shall be maintained in a safe condition by the owner or person carrying out the excavation.

FOUNDATIONS: (SANS 10400 - Part H)
Foundation mass concrete in-situ 1:4:5 nominal mix having a compressive strength of 20MPa at 28 days, consisting of ordinary Portland cement, sand and 26mm stone footings, for loadbearing walls. Foundation walls to be filled with concrete up to floor level. Minimum requirements: load bearing walls min. 600x200mm and non load bearing walls minimum 500 x 250mm. Isoboard at perimeter level. (Floor insulation, refer to XA-notes). Foundation walls higher than 1m to be 340mm thick. Foundation walls higher than 1,5m to be in accordance with Structural Engineers details and specifications. Provide min. 900x900x300mm concrete footings to all freestanding columns. A competent person is required to design and inspect fill where the maximum height of fill beneath floors measured at any point, exceeds 400mm.
The foundation may be stepped in order to reduce the extent of the excavation or fill, provided that at the change of elevation, the ground behind any step is adequately drained and the step waterproofed.
A competent person is required to design and inspect the installation of sub-surface drains that might be required to prevent the passage of moisture into the interior of the building footprint.
Service trenches to be 1500mm away from building where possible.

FLOOR CONSTRUCTION: (SANS 10400 - Part J)
GENERAL NOTES
- The floor of any laundry, kitchen, shower-room, bathroom or room containing a toilet pan or urinal shall be water-resistant.
- Any concrete floor slab supported on ground or filling must be constructed so that any moisture present is prevented from penetrating the concrete floor slab.

GROUND STOREY: (surface bed)
Floor finish as specified on plans on 35mm cement screed on 100mm concrete slab (grade 25 or higher)on 250 micron U.S.B. green waterproofing membrane - jointed with D.P.C. 50mm Clean river sand bed on well compacted fill. Fill from suitable material compacted in layers to 95 MOD.A.A.S.H.T.O. Timber skirtings according to client specifications screwed to walls at 900mm C-C max. Brick paving on stabilized sub-base with edge restraint. Finished floor level to be min. 150mm above natural ground lvl.

FIRST STOREY: (suspended floor slab)
R.C. roof and floorslab systems according to Structural Engineer's details and specifications. Provide 2x4mm Nutec cement boarding horizontally between brickwork and concrete slabs on load bearing walls. Provide 10mm Bagex vertically between brickwork and concrete slabs and surface bed.
(All according to STR ENG design).

FIRST STOREY: (surface bed)
Floor finish as specified on plans on 35mm cement screed on 100mm concrete slab (grade 25 or higher)on 250 micron U.S.B. green waterproofing membrane - jointed with D.P.C. 50mm Clean river sand bed on well compacted fill. Fill from suitable material compacted in layers to 95 MOD.A.A.S.H.T.O. Timber skirtings according to client specifications screwed to walls at 900mm C-C max. Brick paving on stabilized sub-base with edge restraint. Finished floor level to be min. 150mm above natural ground lvl.

WALL CONSTRUCTION (SANS 10400 - Part K):
External: 230mm clay brick cavity walls. The internal and external skin must be tied together with butterfly ties at 5 / 2.5 span intervals. The cavity must be no less than 50mm wide and clean of any cement. Cavity to be filled with concrete between foundations and ground floor DPC and 3 brick courses below wall plate. Weepholes at floor level at 450mm centres and above windows at 450mm centres. Internal: plastered and painted. External: Smooth plastered and painted. No vertical face may be higher than 8.50m measured externally from the NGL vertically below it. Maxibricks to be used.
Any wall measured more than 6000mm in length must be strengthened or supported by a wall, a wall stiffener or a brick column. Isoboard in cavity as per clients request.

BOUNDARY WALLS:
Heights for boundary walls are measured from ground level to top of wall. 230mm thick boundary wall.
- Side boundary wall: Smooth plastered and painted brick wall 2100mm high.
- Front boundary wall (low end of site): Smooth plastered and painted brick wall 1800mm high.

CONCRETE/PLASTER/MIXTURE:
Structural concrete mix must be: 1 part cement, 4 parts sand and 5 parts 19mm gravel stone. A concrete strength of 10 mpa on day 28 is required. Plaster cement must be mix 1 part cement, 1.5 parts lime and 6 parts sand. Sand for plaster must be clean with no vegetable material like seeds, etc.

ROOF CONSTRUCTION: (SANS 10400 - Part L)
ROOF 1 & 3 - (Mono pitched roof) - Lounge, Dining, Kitchen, Scullery, Bedrooms, E-S, Dresser, Passage
Klip-Lok metal roofsheeting @ 5 degrees in long lengths with chromadek finish, on 75 x 50mm purlins @ 900mm max. c/c spacings on 152 x 38mm timber trusses (Grade 5) @ 900mm max. c/c spacings built into the wall with 375 brickgrip. Counter flashing to be introduced where applicable. Details of roof construction to be supplied by roof specialist. Sisalation 420 insulation between purlins and roofsheeting where applicable. (See insulation construction, refer to XA-notes)

ROOF 2 & 5 - Concrete roofslab
Smooth step stone, waterproofing on 35mm cement screed with 1° fall to fullbore on reinforced concrete slab according to Engineer's details and specifications. Minimum 150mm upstand to be introduced. Water outlet connected to downpipe and connected to stormwater drain.
Overflow water spout to be build in upstand.

ROOF 3 - (Mono pitched roof) - Hallway
Klip-Lok metal roofsheeting @ 1 degrees in long lengths with chromadek finish,
on 150 x 38mm purlin rafters @ 1000mm max. c/c spacings built into the wall with 375 brickgrip.
Counter flashing to be introduced where applicable. Details of roof construction to be supplied by roof specialist. Sisalation 420 insulation between purlins and roofsheeting where applicable. (See insulation construction, refer to XA-notes)

First Storey Plan
Scale 1:100

ROOF 4 - (Mono pitched roof) - Hallway
Klip-Lok metal roofsheeting @ 1 degrees in long lengths with chromadek finish,
on 150 x 38mm purlin rafters @ 750mm max. c/c spacings built into the wall with 375 brickgrip.
Counter flashing to be introduced where applicable. Details of roof construction to be supplied by roof specialist. Sisalation 420 insulation between purlins and roofsheeting where applicable. (See insulation construction, refer to XA-notes)

WATERPROOFING:
Apply INDEX FDIA P torch-on membrane on concrete primed with BITUPRIME. After minimum 6 weeks of weathering, apply reflective coat of SILVACOAT bitumen-based aluminium paint. All of the above to be according to manufacturer's specification (ABE). All waterproofing specifications to be overseen and approved by specialist contractor.

CEILING CONSTRUCTION: (SANS 10400 - Part L)
Ground Storey: Concrete
Soffit of concrete slab to be skimmed and painted. Cornice to later specification.
First Storey: Ceiling
Skimmed and painted 6.4mm Rhino board ceiling on aluzalite on 38x38mm brandering at max. 400mm c/c between rafters/trusses. Cornice to later specification. Isotherm insulation over ceiling brandering. Ceiling bulkhead detail to be finalised. (Roof insulation, refer to XA-notes)
First Storey: Concrete
Soffit of concrete slab to be skimmed and painted. Cornice to later specification.

DOORS AND WINDOWS:
External doors and windows to be powder coated aluminium. Internal doors to be semi-solid timber doors in timber frames. (door profile to be confirmed by client). 1/2 hr Fire rated door between house and garage to be solid hardcore timber door. Aluminium sectional overhead garage doors as per schedule.

LINTELS:
Prestressed precast concrete lintels with 230mm min. bearing on both sides,
for plastered and painted walls. Brickforce as follows:
2.1m - 3.0m = 4 layers of brickforce, 3.0m - 3.9m = 5, 3.9m - 5.1m = 6
R.C beams above openings wider than 3000mm according to Structural Engineers specifications.

SILLS:
Brick sill at min. 5 degree angle, plastered and painted

GLASS / GLAZING: (SANS 10400 - Part N)
Standard 4mm clear float glass throughout, except safety glass to all glass panels below 1000mm above SFL and panels larger than 1.00m sqm. Doors and sidelights shall be glazed with safety glazing. Glass types according to Fenestration Schedule (Calculations, refer to XA-notes)

INTERNAL STAIRS: (SANS 10400 - Part M)
Staircase designs and detailing by specialist, min head height of 2100mm.
Finish of stairs to clients specification. Design of stairs to be finalized between Client and specialist.
Staircase 1:
Risers: Actual 180mm, Max 200mm.
Treads: Actual 300mm, Min 250mm
Widths: 1030mm

EXTERNAL STAIRS: (SANS 10400 - Part M)
Staircase designs and detailing by specialist, min head height of 2100mm.
Finish of stairs to clients specification. Design of stairs to be finalized between Client and specialist.

Staircase 1:
Risers max 200mm, Actual 180mm.
Treads min 250mm, Actual 330mm
Staircase 2:
Risers max 200mm, Actual 175mm.
Treads min 250mm, Actual 280mm
Staircase 3:
Risers max 200mm, Actual 170mm.
Treads min 250mm, Actual 250mm
Staircase 4:
Risers max 200mm, Actual 170mm.
Treads min 250mm, Actual 250mm
Staircase 5:
Risers max 200mm, Actual 158mm.
Treads min 250mm, Actual 250mm

BALUSTRADE: (SANS 10400 - Part M)
Internal:
1000mm High plastered & painted brick wall. Openings not to exceed 100mm.
Design to be confirmed by client.
External:
1000mm High steel and hardwood balustrade. Openings not to exceed 100mm.
Design to be confirmed by client.

LIGHT and VENTILATION: (SANS 10400 - Part O)
The total area of any opening(s) for natural light shall be no less than 10% of the area it serves and for natural ventilation no Mechanically ventilated to outside of building
Refer to SANS10400 - O ; 2011 Page 17, Table 2 Artificial ventilation at 25 litre per second

EXTERNAL LIGHT FITTINGS:
All external light fittings to be approved by client. Installation to be overseen by qualified Electrician

DRAINAGE: (SANS 10400 - Part P)
110mm uPVC drainpipe connected to existing manhole to min 1:60 and max 1:5 fall as indicated on site and ground floor plans. Invert level to be min 450mm. Rodding Eye at every bend and min. every 25.0m. Each drainage to ventilate with 50mm dia. ventpipe. Drainage fixtures to be antisyphoned or deep seal traps provided (where applicable). Drainpipe to be encased in 300mm concrete surround when underneath constructed floor and/or driveway.
No visible pipes on outside of building, all pipework to be concealed. Dual flush toilets to be used.
Shower head to be at 2.3m height from finish floor level. The height to be confirmed between contractor and client before construction starts.
WC pan heights to be confirmed between contractor and client before construction starts.

RAINWATER GOODS: (SANS 10400 - Part L)
Pre painted Aluminium "Ogee" gutters, fixed to 220 x 32mm Nutec cement fascia, at rafter ends with brass screws. 75mm Diameter aluminium downpipes, fixed to walls with downpipe clips.

STORMWATER: (SANS 10400 – Part R)
- New stormwater downpipes to be routed to join up with 160mm dia pipe stormwater lines on kerbline roadlevel.
- Stormwater emanating from the roof, paving or area in the immediate vicinity of a building shall not cause damage to the building interior, structure or structural elements, or accumulate in a manner that is an inconvenience on the property.
- Stormwater disposal shall not result in the undercutting of foundations due to erosion or flooding and must drain away from the building under the action of gravity and shall not accumulate against or in close proximity to an external wall.

CHIMNEYS: (SANS 10400 - Part V)
Exposed steel flue; Chimneys (opening min 1.00m above roof). All chimneys must be fitted with stainless steel gauze spark retarders & flue closer. (Flue closer, refer to SANS 10400 & XA-notes)

BRAAIS AND FIREPLACES: (SANS 10400, part V)
Braai to have internal steel hood, smoke gatherer with flue closer. By specialists design.
Braai to be brick built. Fireplace type to be confirmed by client.

PERGOLA:
225mm x 50mm Hardwood perimeter frame bolted to external wall and plastered & painted brick column.
150mm x 50mm Hardwood support rafters fixed inside perimeter frame @ 735mm c/c.
50mm x 75mm Hardwood slats fixed to underside of support rafters @ 220mm c/c.

ENERGY EFFICIENCY DEFINITIONS:
R-value - measurement of thermal resistance of a material which is the effectiveness of the material to resist the flow of heat, i.e. the thermal resistance (m²K/W) of a component calculated by dividing its thickness by its thermal conductivity.
C-value - thermal capacity (kJ/m².K) of a material, which is the ability to store heat energy, and is the arithmetical product of specific heat capacity (kJ/kg.K), density (kg/m³) and thickness (m).
U-value - thermal transmittance (W/m².K) of the composite element including the air spaces and associated surface transmittance
NOTE 1 – The U-value addresses the ability of a material to conduct heat, while the R-value measures the ability to resist heat flow; the higher the U-value, the greater the amount of heat that can pass through that material. A lower value would mean a better insulator.
NOTE 2 – The U-value is measured under NFRC 110 test conditions but varies with environmental conditions to which the insulator is exposed (such as temperature, wind velocity and indoor air movement)
SHGC - (solar heat gain coefficient) - measure of the amount of solar radiation (heat) passing through the glazing. NOTE – SHGC is expressed as a number between 0,0 and 1,0; the lower the SHGC, the lower the heat gain.
Thermal capacity - ability of a material to store heat energy NOTE - Thermal capacity is measured as a C-value; the higher the C-value the greater the heat storing capability.
Thermal resistance - resistance to heat transfer across a material
NOTE – Thermal resistance is measured as an R-value; the higher the R- value, the better the ability of the material to resist heat flow.

H4 - Dwelling House

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House Eisenhardt

Property description
Erf 223, Mentoor Mountain Estate, Stellenbosch

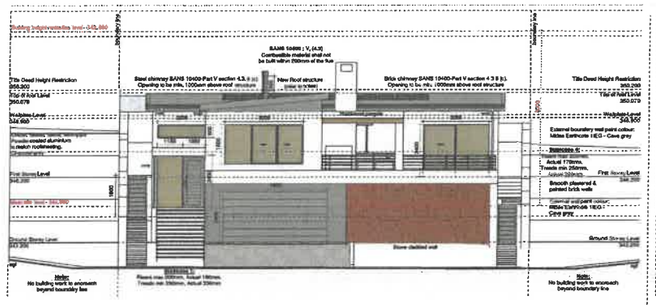
Project description
New Dwelling
Boundary Wall, Swimming Pool,
Pergola, Timber Deck

Sheet description
Floor plans

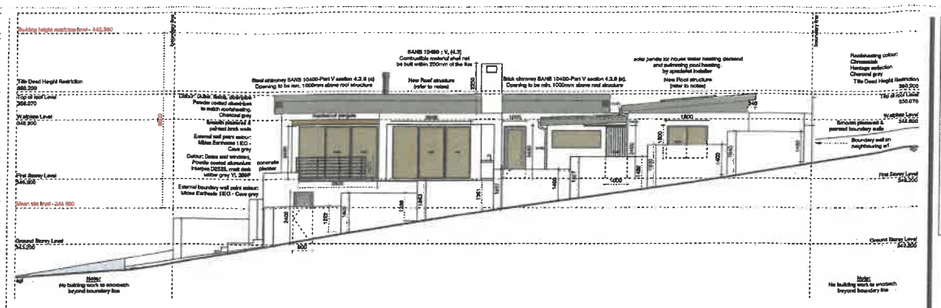
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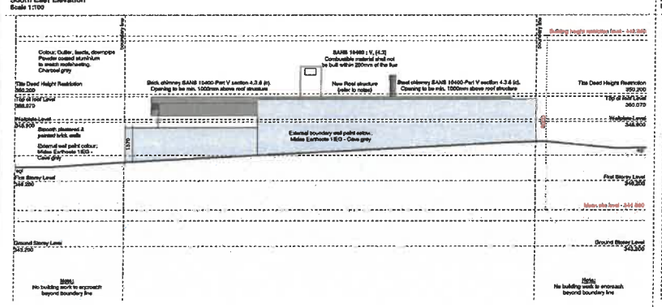
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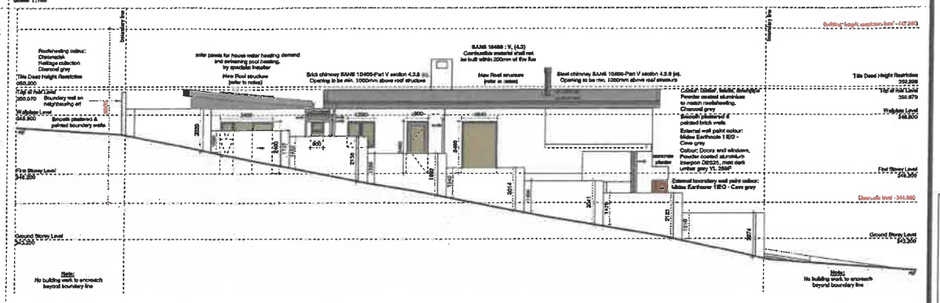
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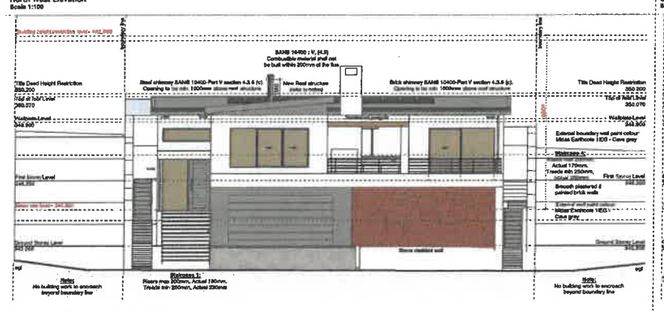
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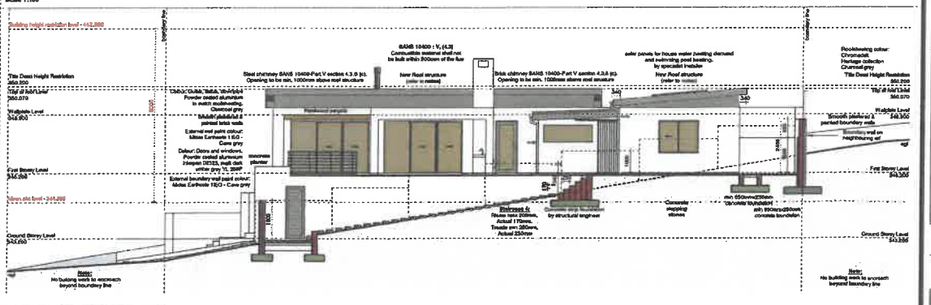
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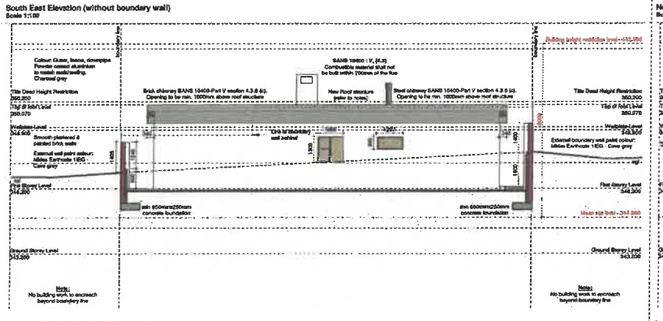
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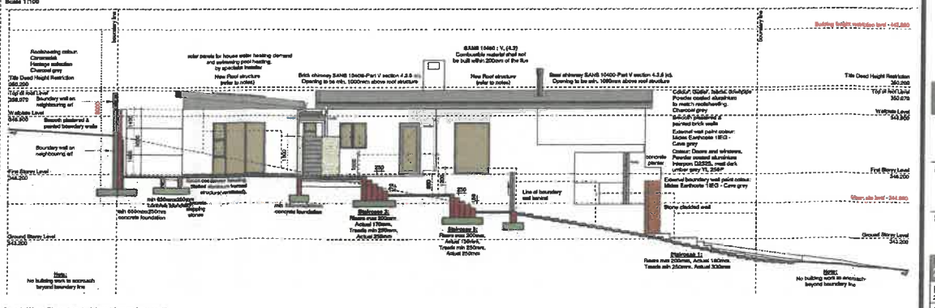
South East Elevation (without boundary wall)
Scale 1:100



North East Elevation (without boundary wall)
Scale 1:100



North West Elevation (without boundary wall)
Scale 1:100



South West Elevation (without boundary wall)
Scale 1:100

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HOA Approval Stamps

Municipal Approval Stamps

Owner Signature

Date ____/____/____

Architect Signature

Date ____/____/____

H4 - Dwelling House

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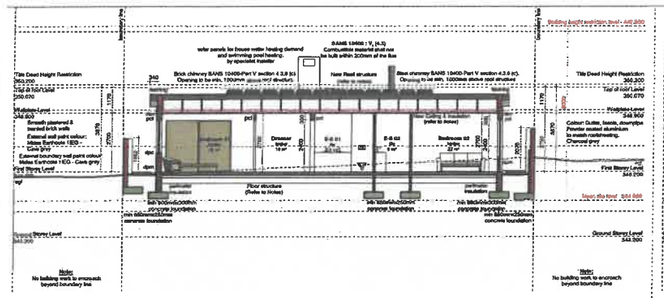
House Eisenhardt

Property description
Erf 223, Mentoor Mountain Estate, Stellenbosch

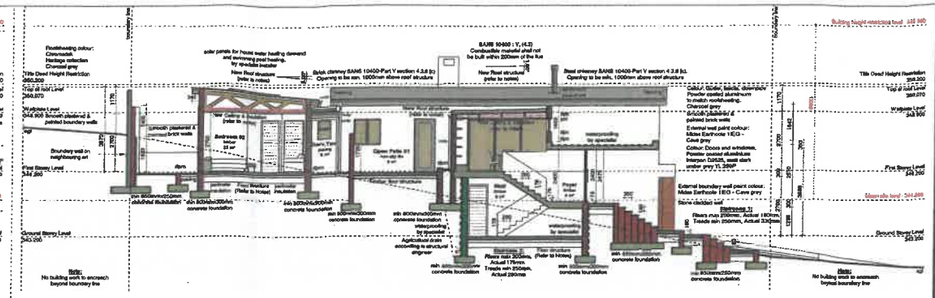
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New Dwelling
Boundary Wall, Swimming Pool,
Pergola, Timber Deck

Sheet description
Elevations

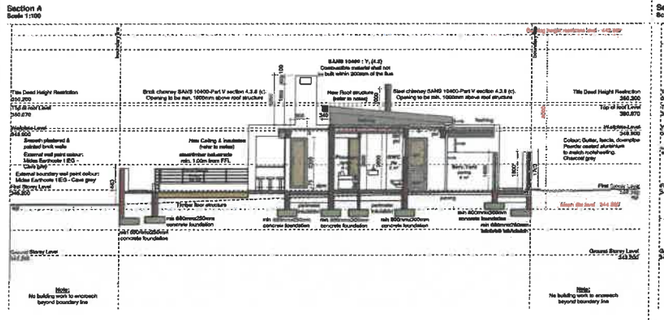
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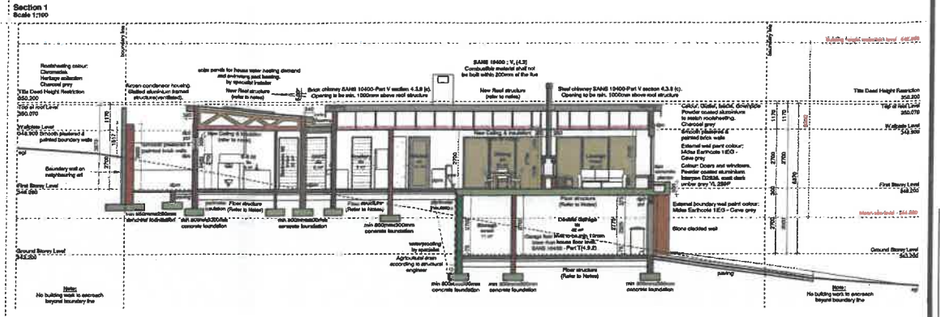
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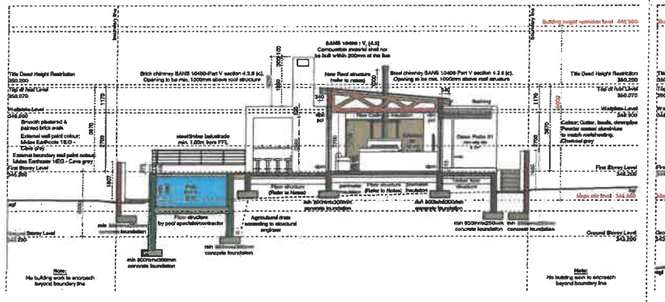
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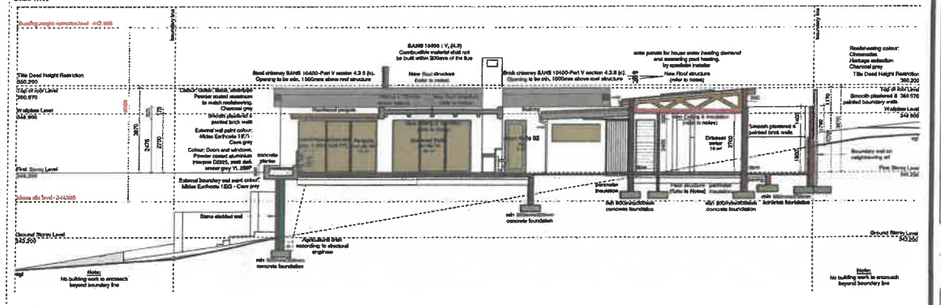
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Section 2
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Section C
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Section 3
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Section D
Scale 1:100

Section 4
Scale 1:100

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Owner Signature

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Architect Signature

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H4 - Dwelling House

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Property description

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Project description

New Dwelling
Boundary Wall, Swimming Pool,
Pergola, Timber Deck

Sheet description

Sections

Project no.	Sheet no.	Rev.	Revision status
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