

STRUCTURAL:
All reinforced concrete slabs, beams, foundations etc to be constructed in accordance with the structural engineers drawings and details.

ROOF:
End of trusses / purlins / rafters to be DPC wrapped
Trusses / Rafters to be tied to structure using GMS hoop iron built into brickwork min 6 courses (min.600mm)
114 x 38mm SAP wall plate. All timber to be Grade 5, design and sizing to approval of Structural Engineer.

WALLS:
Internal walls (non-bearing) - single skin, plastered & painted
Internal walls (bearing) - double skin, plastered & painted
External walls - double skin with cavity tied together by means of tie-wires, min 6/8sqm, plastered & painted
Galvanized mild steel bracing every 5th course and 4 courses above and below all openings and parapet upstands
Parapet walls not to exceed 500mm above the roof line
Plinth walls to have cavity filled with well mixed & compacted concrete. Gable walls to be anchored with galvanized hoop iron straps embedded 600mm into wall @ 1000mm centres and fixed over first three trusses. Flashing to be provided between the roof & parapet walls. Dividing walls between dwelling and garage to be beam filled & the underside of slab and/or roof covering. Free standing walls to comply with SANS 10400-K (Tables 179/181) specified by structural engineer.

LINTOLS:
Openings to have precast pre-stressed lintols with min. 4 courses brickwork with g.v. brickforce over. Lintols built in accordance with manufacturer's specs.

FOUNDATIONS:
Foundations, trenches and/or bases to be inspected by the Municipal Building Inspector before concrete is poured.
Size - min 700x200mm strip footings and 600x200mm thickening to ground floor surface bed for 10mm internal brick walls. All footing sizes and excavation depths as indicated on drawings. Subject to confirmation by the Structural Engineer. Foundations within 1500mm of drainage line to be at or below such drainage line.
Foundations not to encroach beyond site boundaries.
Foundations to project min 200mm all-round piers/columns and to be min 200mm thick.

FLOORS:
Floor finish on 25mm screed on 100mm mass concrete on 250 micron DPM on compacted fill and 40mm sand bedding. Mod AASHTO on compacted hardcore all to be confirmed by Structural Engineer suited to specific site conditions. Where fill is used it must be free of decomposing matter and must be compacted as recommended by Structural Engineer. DPM to be dressed up into cavity and lapped over with cavity wall DPC. Where internal walls divide surface bed the DPM must be continuous and DPC placed over.

FLOOR LEVELS:
DPC: Bricktop 175 micron in walls min. 50mm above abutting ground level. Dry slab DPC under all floors - 250 micron. DPC around all window and door openings to external walls.

GLAZING:
All glass to be in accordance with Part N of the SANS 10400. All glazed areas in excess of 1 sqm or less than 500mm above FFL, and all glazed doors and sidelights to be safety glazed. Safety glazing is required where glazing is in shower cubicles and skylights to be safety glazed. External walls must comply with SANS 10400 - Table 1. Safety glazing is required where glazing is in shower cubicles or shower cubicles is glazed, or where glazing occurs immediately above and within a distance of 1 800 mm horizontally or vertically from a bath or shower as per Part N. Glazing element in shower cubicle must comply with Part N(4.4.2(d)) of SANS 10400.

LIGHTING & VENTILATION:
Natural light: min. 10% of habitable room area. Natural ventilation: min. 10% of habitable room area.

CEILING & SOFFITS:
Where applicable concrete soffits to be plastered, sanded and painted to specification. Where applicable 25mm painted and skimmed plasterboard fixed to 38 x 38mm battens at max 400mm centres with powder-coated aluminum extruded aluminium cornice to perimeter. Where noted, 80mm isotherm insulation continuously laid between structural roof elements. Internal heights to comply with SANS 10400-C.

STRUCTURAL STEEL & TIMBER:
All structural steel and timber work to Structural Engineer's spec and detail. Timber trusses/rafters are to the design and specification of the manufacturer who is to provide Structural Engineers Appointment and Completion certificates.
All structural steel to be hot dipped or electro-galvanized and painted with each primer base coat and enamel finish to principal agents colour specification.

PLUMBING, SOIL & WASTE DRAINAGE:
All plumbing work to be undertaken by a registered plumber in accordance with Local Authority regulations. Provision of sanitary fixtures to comply in terms of Table A 5 or of Part P of SANS 10400. Soil pipes 100mm Ø to be laid at a min gradient of 1:60 and enter the main drainage line at an angle of not less than 45 deg. Waste pipes 50mm Ø with deepset traps entering separately into soil and vent stacks. Vent pipes: 100mm Ø, rodent proof. All branch pipes greater than 6m in length to be vented separately. All drainage pipes below building or with less than 45mm ground cover or within driveways to be enclosed in min. 100mm concrete. No junctions within walls, slabs or under surface beds. Note in alteration work all new plumbing to be connected into existing services.
Drainage fixtures to be new type and deep set traps to be installed on the first floor of where applicable. Provide 600mm radius bends. Max of 25m apart. Access panels to have air-tight seal.

STORMWATER DRAINAGE:
Roofwater to discharge to hardened surface 10m paving abutting dwelling + SW/C and graded to discharge at the road boundary. Stormwater disposal shall comply in terms of Municipal by-laws, NBR and Part R of SANS 10400.

XA REGULATIONS:
Roof space to be thermally insulated - R value: 3.7
15mm isotherm insulation - R value: 3.7
Geyser to have geyser blanket installed.
Heating supply a min. of 50% by volume of the annual average hot water requirements to be provided by means other than electrical resistance heating.
Water pipes: all pipes to be lagged - R value: 1
HVC min capacity as per SANS 10400 - XA Table 40. 40L per room in house: 200L - 2 bedroom house; 300L - 3 bedroom house; 400L - 4 bedroom house etc.

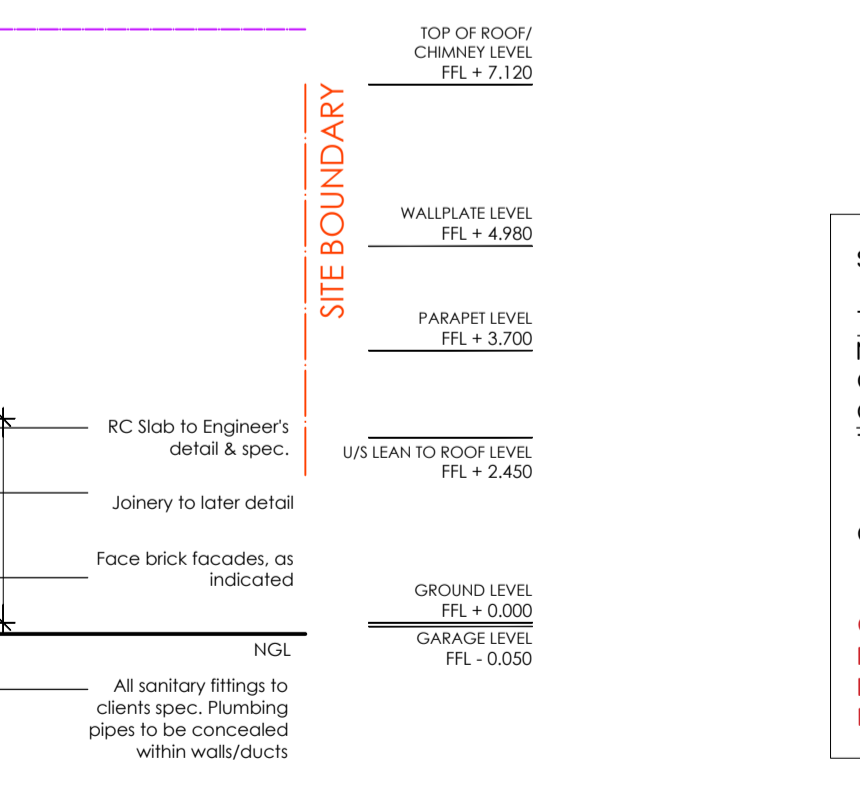
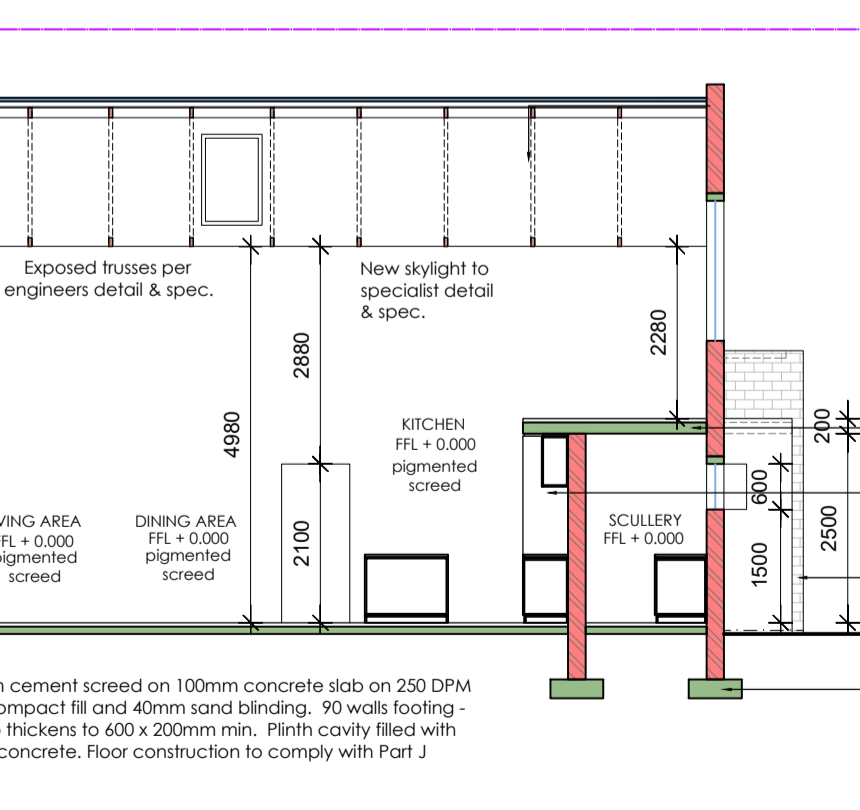
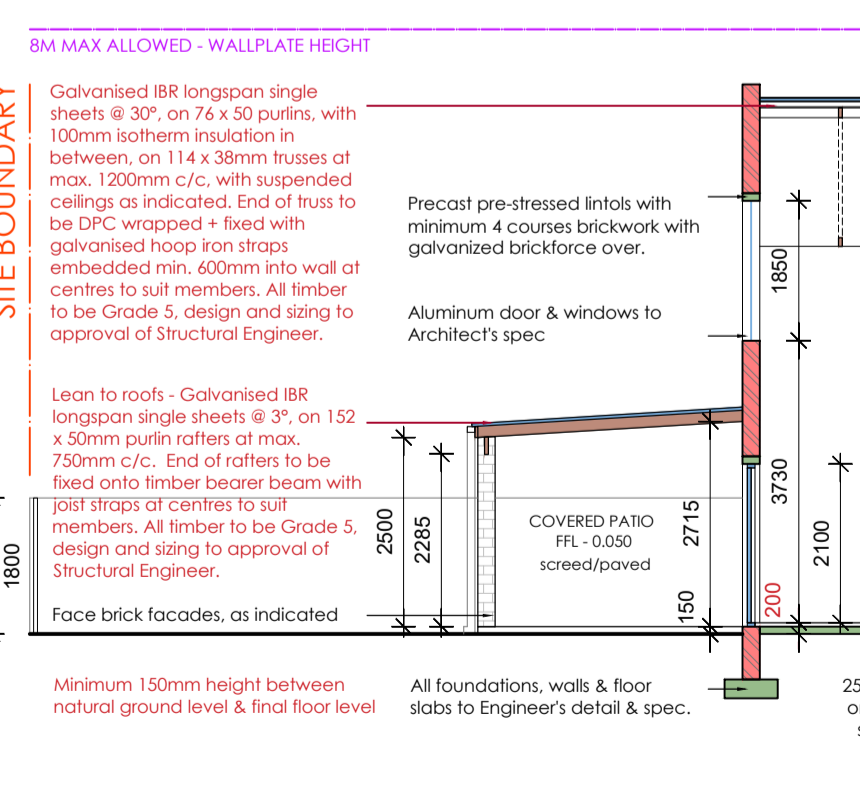
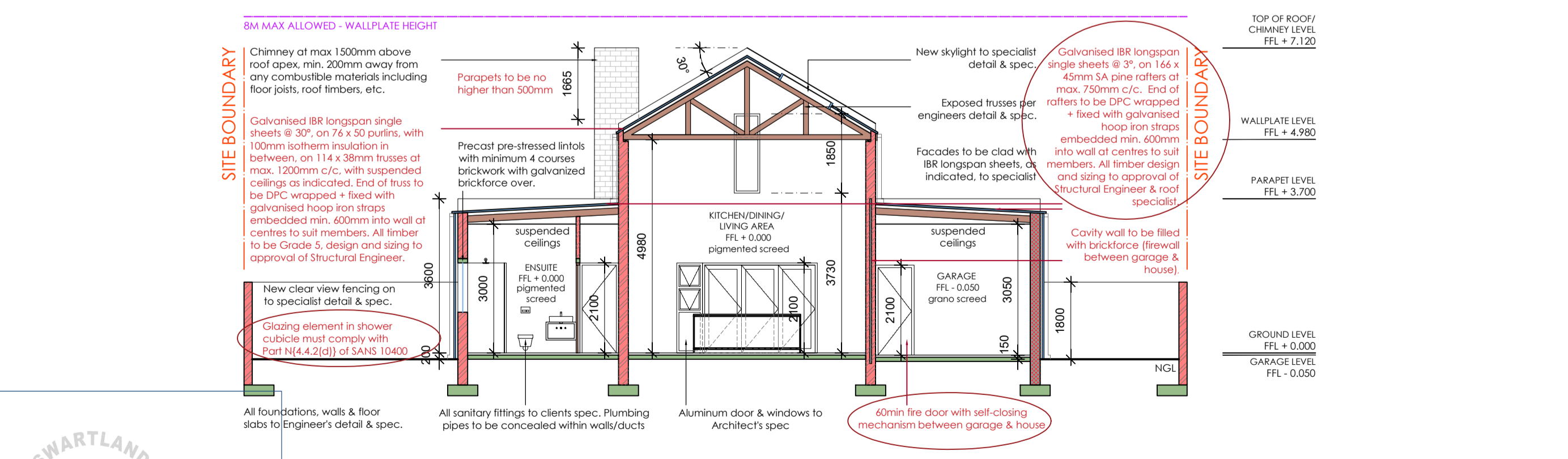
GENERAL:
Building Inspector to evaluate boundary pegs before commencement of building work. No building work may encroach any erf boundaries. Chimney to be min. 1m above the highest point where the roof and chimney intersect.
Artificial ventilation to be provided to kitchens and bathrooms not naturally ventilated. Mechanical ventilation with a fan connected to a separate switch capable of expelling air at a rate of 25% to be installed & ducted to open air. 0.5m Fire door to be fitted for inter-leading door between garage and dwelling.

PROPOSED SITE / ROOF PLAN
SCALE 1:100

PROPOSED FLOOR PLAN
SCALE 1:100

10.5M MAX ALLOWED - TOTAL BUILDING HEIGHT

10.5M MAX ALLOWED - TOTAL BUILDING HEIGHT



Site Area	600m ²
TOTALS:	
Main House Floor Area	131m ²
Garage	23m ²
Covered Patio Area	23m ²
Total Building Area	177m ²
Coverage	29.5%
City/Town: Malmesbury	
Province: Western Cape	
Longitude: 18.724	Latitude: 33.463
Energy zone: 1	

PROPOSED SECTION A:A
SCALE 1:100

PROPOSED SECTION B:B
SCALE 1:100

REVISIONS

OWNER/S:	Michele Stelluto Stelluto Investments (Pty) Ltd	ARCHITECT:	Lauren Horswell SACAP no. PSAT 4004844	PROJECT:	ERF NUMBER: 2817	STELLUTO INVEST	LAH ARCHITECTURE (PTY) LTD +27 82 640 4576 lauren@laharch.com www.laharch.com
REVISIONS:	A 10.02.26 B 12.03.26	Council Amendments Council Amendments		ADDRESS:	Hermon Street, Riebeeck Kasteel		
				DRAWING TITLE:	Council Submission Drawings - New Dwelling		
				1:100	12.03.26	REV B	CS01

Plan No: 427500
Erf/Farm: 2817
DECISION MAKER: [Signature]

DATE: 2024-03-18 11:17:00
DRAWING IS COPYRIGHT
THE PROPERTY OF THE ARCHITECT
AND IS TO BE USED STRICTLY ACCORDANCE
WITH THE APPLICABLE BY-LAWS
ALL RELEVANT DETAIL, LEVELS & DIMENSIONS ARE
TO BE CHECKED BEFORE WORK COMMENCES. ANY
DISCREPANCIES TO BE REPORTED TO THE ARCHITECT.
THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR
ERRORS RESULTING FROM MISINTERPRETATION OF
THE DRAWING.

CONSTRUCTION OF THIS DRAWING IS COPYRIGHT
THE PROPERTY OF THE ARCHITECT
AND IS TO BE USED STRICTLY ACCORDANCE
WITH THE APPLICABLE BY-LAWS
ALL RELEVANT DETAIL, LEVELS & DIMENSIONS ARE
TO BE CHECKED BEFORE WORK COMMENCES. ANY
DISCREPANCIES TO BE REPORTED TO THE ARCHITECT.
THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR
ERRORS RESULTING FROM MISINTERPRETATION OF
THE DRAWING.

CONSTRUCTION OF THIS DRAWING IS COPYRIGHT
THE PROPERTY OF THE ARCHITECT
AND IS TO BE USED STRICTLY ACCORDANCE
WITH THE APPLICABLE BY-LAWS
ALL RELEVANT DETAIL, LEVELS & DIMENSIONS ARE
TO BE CHECKED BEFORE WORK COMMENCES. ANY
DISCREPANCIES TO BE REPORTED TO THE ARCHITECT.
THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR
ERRORS RESULTING FROM MISINTERPRETATION OF
THE DRAWING.

CONSTRUCTION OF THIS DRAWING IS COPYRIGHT
THE PROPERTY OF THE ARCHITECT
AND IS TO BE USED STRICTLY ACCORDANCE
WITH THE APPLICABLE BY-LAWS
ALL RELEVANT DETAIL, LEVELS & DIMENSIONS ARE
TO BE CHECKED BEFORE WORK COMMENCES. ANY
DISCREPANCIES TO BE REPORTED TO THE ARCHITECT.
THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR
ERRORS RESULTING FROM MISINTERPRETATION OF
THE DRAWING.

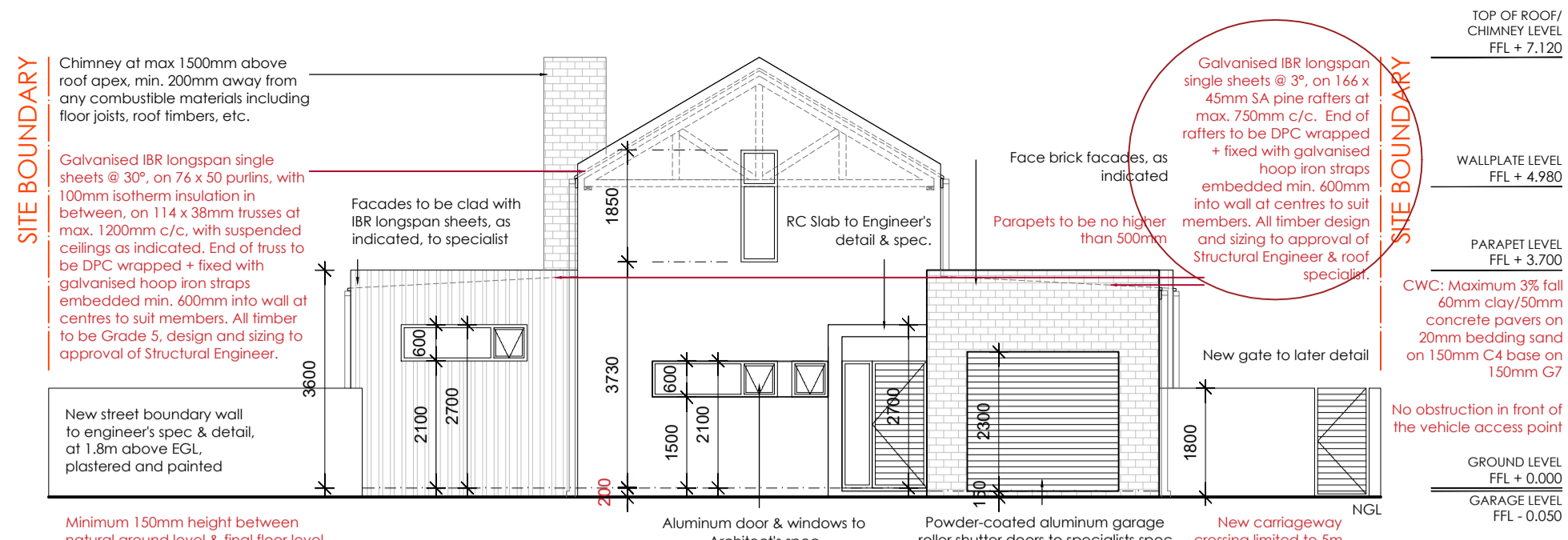
CONSTRUCTION OF THIS DRAWING IS COPYRIGHT
THE PROPERTY OF THE ARCHITECT
AND IS TO BE USED STRICTLY ACCORDANCE
WITH THE APPLICABLE BY-LAWS
ALL RELEVANT DETAIL, LEVELS & DIMENSIONS ARE
TO BE CHECKED BEFORE WORK COMMENCES. ANY
DISCREPANCIES TO BE REPORTED TO THE ARCHITECT.
THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR
ERRORS RESULTING FROM MISINTERPRETATION OF
THE DRAWING.

CONSTRUCTION OF THIS DRAWING IS COPYRIGHT
THE PROPERTY OF THE ARCHITECT
AND IS TO BE USED STRICTLY ACCORDANCE
WITH THE APPLICABLE BY-LAWS
ALL RELEVANT DETAIL, LEVELS & DIMENSIONS ARE
TO BE CHECKED BEFORE WORK COMMENCES. ANY
DISCREPANCIES TO BE REPORTED TO THE ARCHITECT.
THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR
ERRORS RESULTING FROM MISINTERPRETATION OF
THE DRAWING.

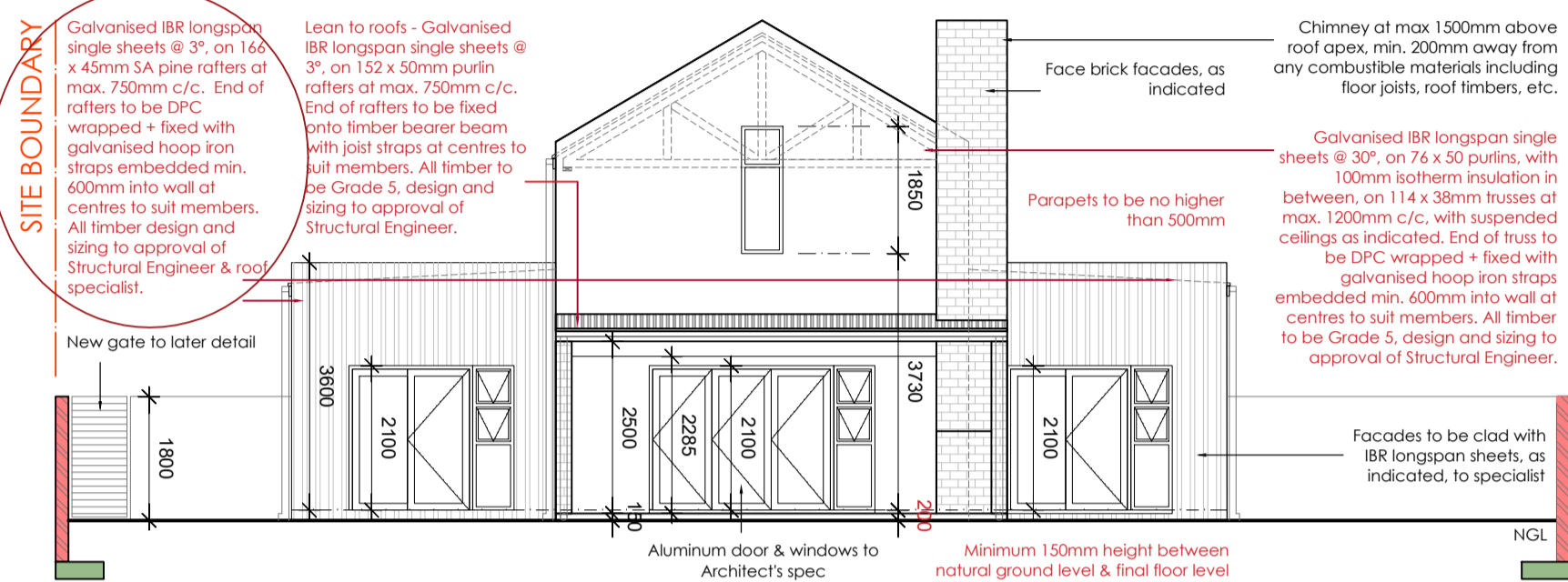
CONSTRUCTION OF THIS DRAWING IS COPYRIGHT
THE PROPERTY OF THE ARCHITECT
AND IS TO BE USED STRICTLY ACCORDANCE
WITH THE APPLICABLE BY-LAWS
ALL RELEVANT DETAIL, LEVELS & DIMENSIONS ARE
TO BE CHECKED BEFORE WORK COMMENCES. ANY
DISCREPANCIES TO BE REPORTED TO THE ARCHITECT.
THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR
ERRORS RESULTING FROM MISINTERPRETATION OF
THE DRAWING.

CONSTRUCTION OF THIS DRAWING IS COPYRIGHT
THE PROPERTY OF THE ARCHITECT
AND IS TO BE USED STRICTLY ACCORDANCE
WITH THE APPLICABLE BY-LAWS
ALL RELEVANT DETAIL, LEVELS & DIMENSIONS ARE
TO BE CHECKED BEFORE WORK COMMENCES. ANY
DISCREPANCIES TO BE REPORTED TO THE ARCHITECT.
THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR
ERRORS RESULTING FROM MISINTERPRETATION OF
THE DRAWING.

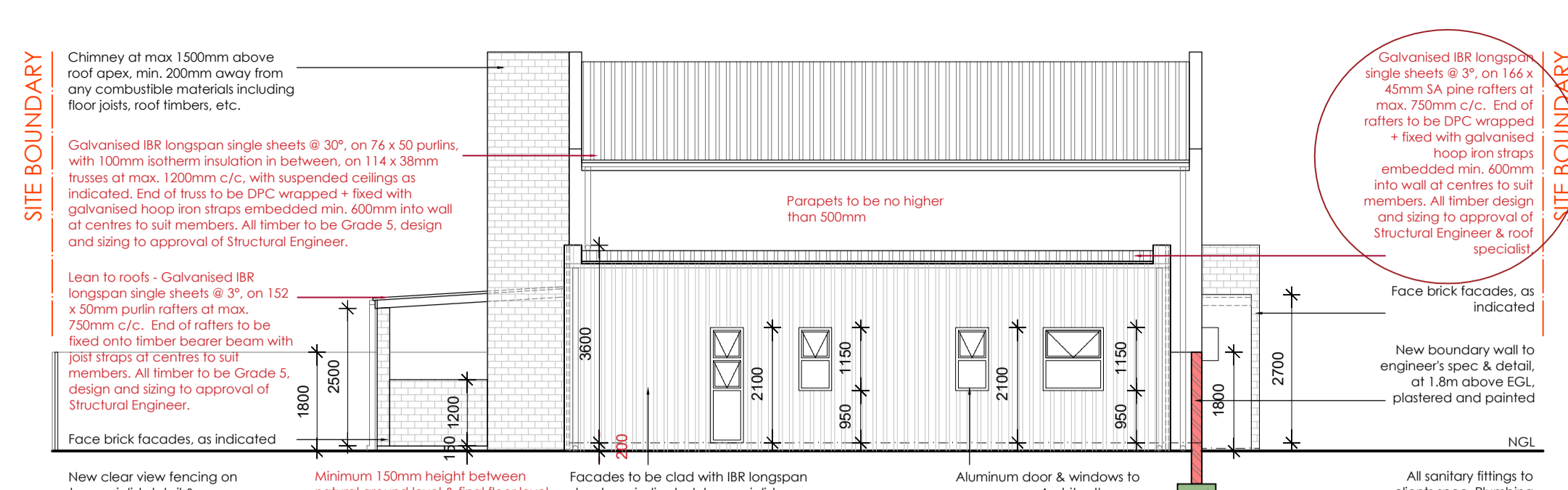
CONSTRUCTION OF THIS DRAWING IS COPYRIGHT
THE PROPERTY OF THE ARCHITECT
AND IS TO BE USED STRICTLY ACCORDANCE
WITH THE APPLICABLE BY-LAWS
ALL RELEVANT DETAIL, LEVELS & DIMENSIONS ARE
TO BE CHECKED BEFORE WORK COMMENCES. ANY
DISCREPANCIES TO BE REPORTED TO THE ARCHITECT.
THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR
ERRORS RESULTING FROM MISINTERPRETATION OF
THE DRAWING.



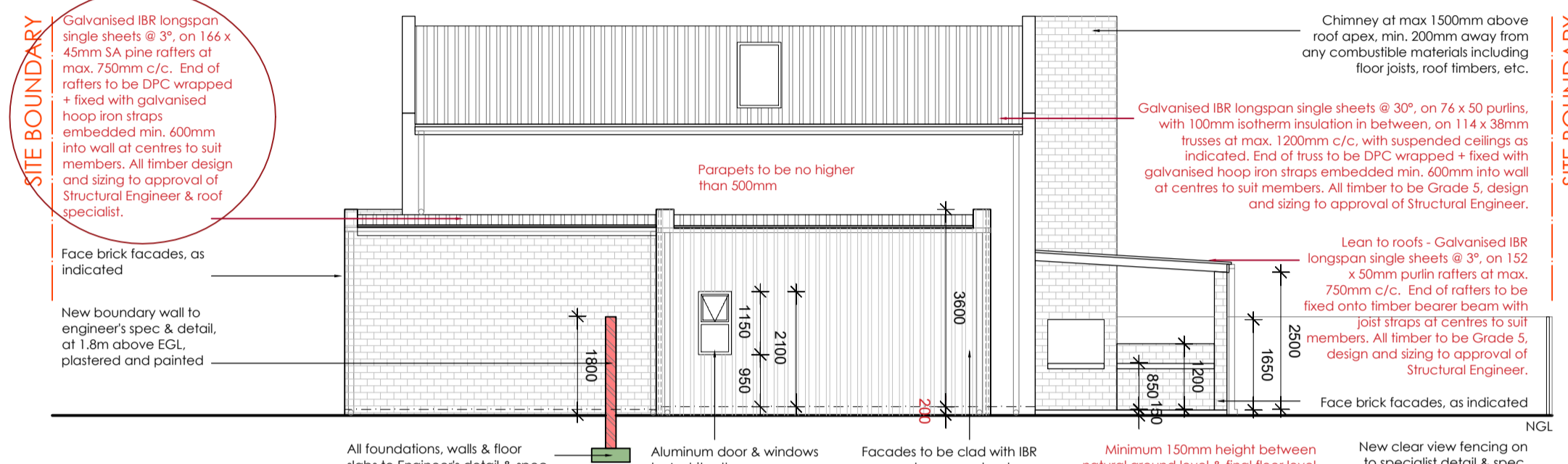
PROPOSED SOUTH WEST ELEVATION
SCALE 1:100



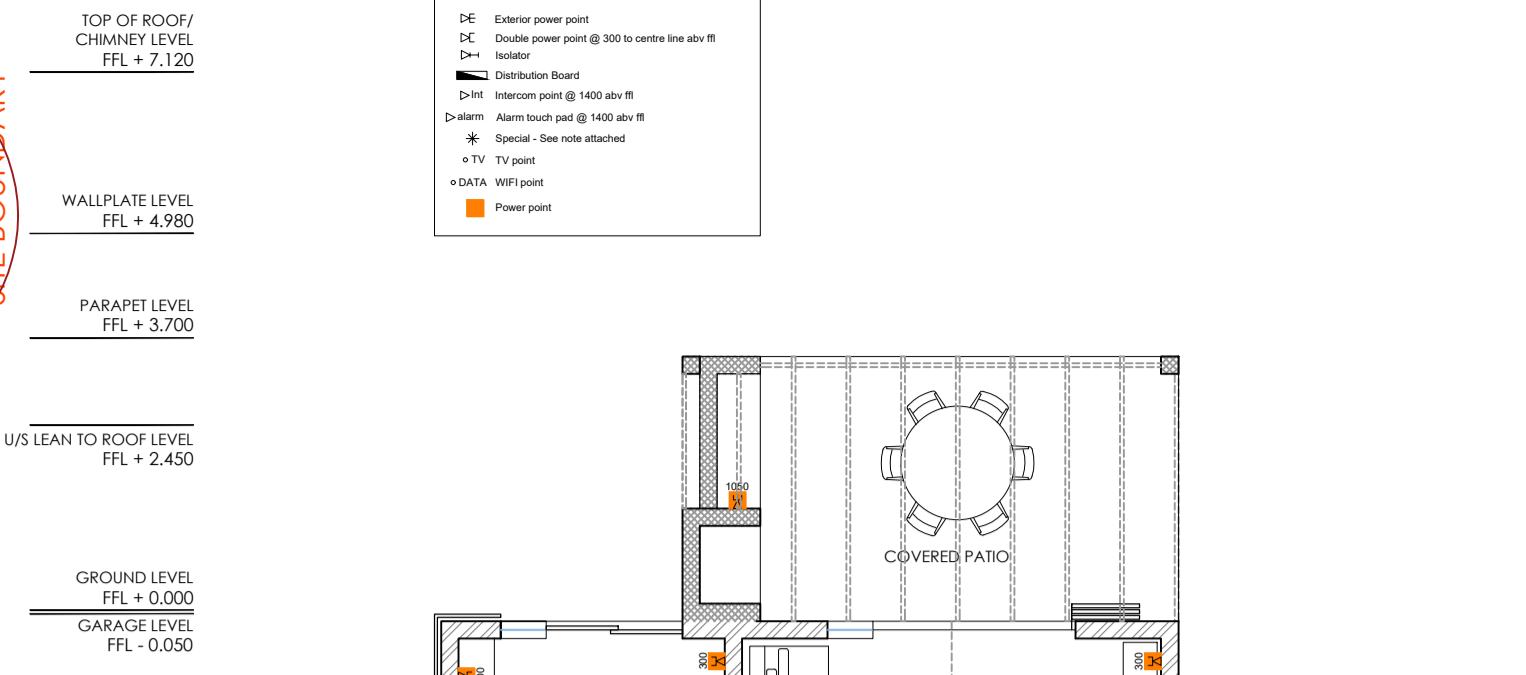
PROPOSED NORTH EAST ELEVATION
SCALE 1:100



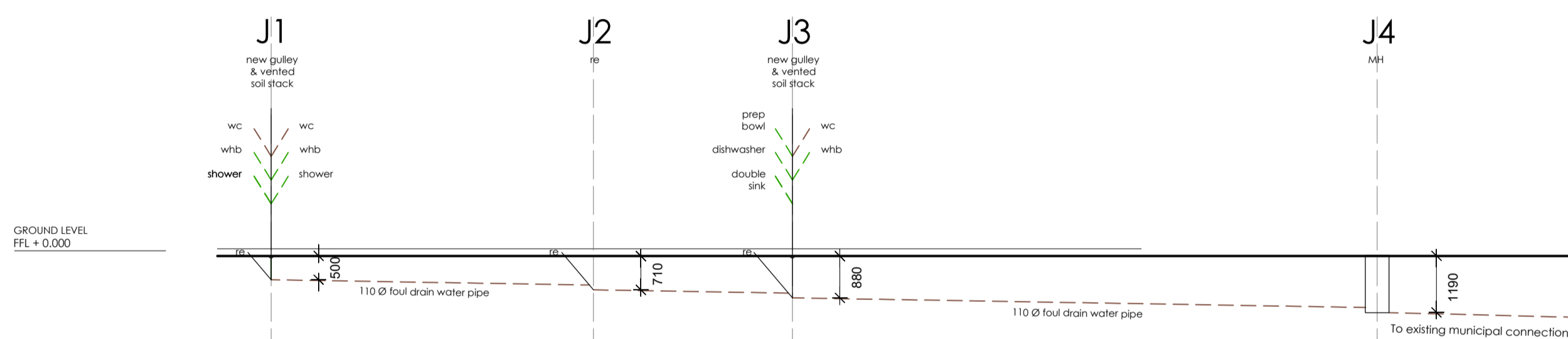
PROPOSED NORTH WEST ELEVATION
SCALE 1:100



PROPOSED SOUTH EAST ELEVATION
SCALE 1:100



PROPOSED POWER LAYOUT
SCALE 1:100



DISTANCE	6 795	4 195	12 325	
GROUND LEVEL	-0.150	-0.150	-0.150	-0.150
INVERT LEVEL	-0.650	-0.860	-1.030	-1.340
DEPTH	500	710	880	1190
GRADIENT	1:60	1:60	1:60	

PROPOSED DRAINAGE SECTION 1
SCALE 1:100

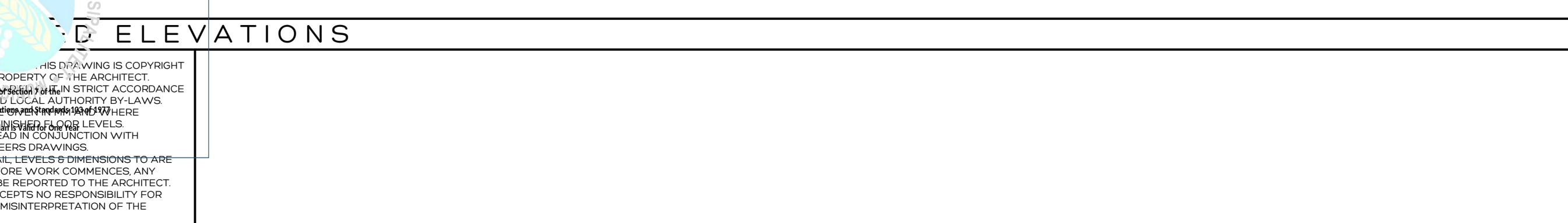


DISTANCE	4495
GROUND LEVEL	-0.150
INVERT LEVEL	-1.340
DEPTH	1190
GRADIENT	1:60

PROPOSED DRAINAGE SECTION 2
SCALE 1:100

DOOR SCHEDULE	WINDOW SCHEDULE	SKYLIGHT SCHEDULE	BOX FRAME SCHEDULE
<p>D.001 Description: Roller shutter garage door Finish: Powder coated Aluminium Colour: Matt Graphite Black Glazing SQM: 1.2m²</p> <p>D.002 Description: Sliding door with window Finish: Powder coated Aluminium Colour: Matt Graphite Black Glazing SQM: 1.2m²</p> <p>D.003 Description: Sliding door with window Finish: Powder coated Aluminium Colour: Matt Graphite Black Glazing SQM: 1.2m²</p> <p>D.004 Description: Folding/sliding doors as indicated Finish: Powder coated Aluminium Colour: Matt Graphite Black Glazing SQM: 6.8m²</p>	<p>W.001 Description: Operable & fixed panes Finish: Powder coated Aluminium Colour: Matt Graphite Black Glazing SQM: 0.3m²</p> <p>W.002 Description: Operable & fixed panes Finish: Powder coated Aluminium Colour: Matt Graphite Black Glazing SQM: 1.2m²</p> <p>W.003 Description: Operable & fixed panes Finish: Powder coated Aluminium Colour: Matt Graphite Black Glazing SQM: 1.2m²</p> <p>W.004 Description: Operable & fixed panes Finish: Powder coated Aluminium Colour: Matt Graphite Black Glazing SQM: 1.2m²</p> <p>W.005 Description: Operable & fixed panes Finish: Powder coated Aluminium Colour: Matt Graphite Black Glazing SQM: 1.2m²</p> <p>W.006 Description: Operable & fixed panes Finish: Powder coated Aluminium Colour: Matt Graphite Black Glazing SQM: 1.2m²</p> <p>W.007 Description: Operable & fixed panes Finish: Powder coated Aluminium Colour: Matt Graphite Black Glazing SQM: 1.2m²</p>	<p>S.001 Description: Fixed Skylight Finish: Powder coated Aluminium Colour: Matt Graphite Black Glazing SQM: 0.8m²</p>	<p>B.001 Description: Box frame detail Finish: Powder coated Aluminium Colour: Matt Graphite Black Glazing SQM: 0.8m²</p>

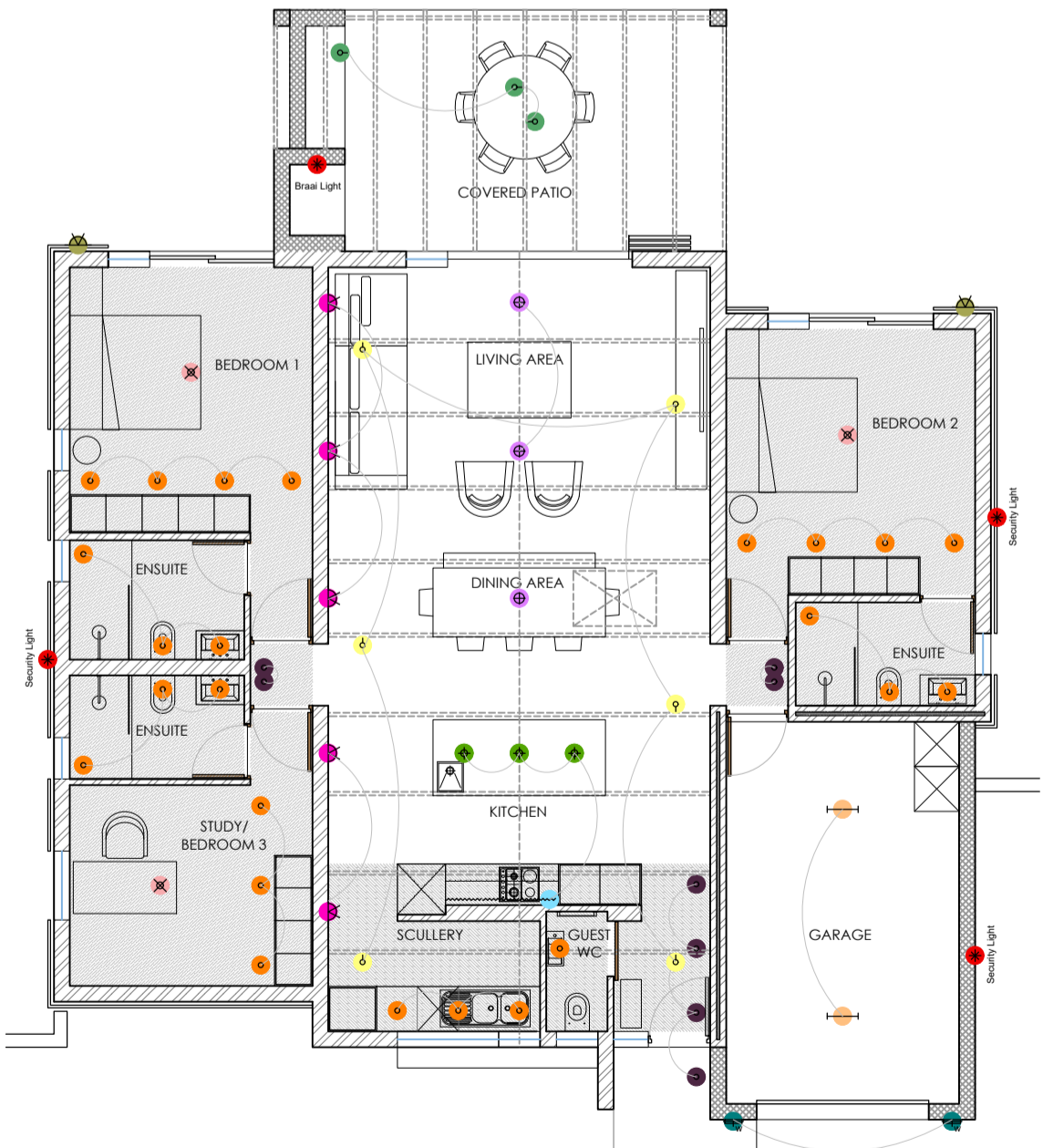
PROPOSED DOOR & WINDOW SCHEDULE
SCALE 1:100



REVISIONS	OWNER/S	ARCHITECT:
A 10.02.26	Lauren Horswell	SACAP no
B 12.03.26	Stelluto Investments (Pty) Ltd	PSAT 44041844

PROJECT:	STELLUTO INVEST	LHI ARCHITECTURE (PTY) LTD
ADDRESS: Hermon Street, Riebeeck Kasteel	2817	+27 82 640 4570 lauren@lhiarch.com www.lhiarch.com
DRAWING TITLE: Council Submission Drawings - New Dwelling		
1:100	12.03.26	REV B CS.02

PROPOSED LIGHTING LAYOUT
SCALE 1:100



Plan No: 4275200
Erf/Farm: 2817
DECISION MAKER: [Signature]

DATE: 2024-03-10
THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED STRICTLY IN ACCORDANCE WITH THE APPLICABLE LOCAL AUTHORITY BY-LAWS. ALL DIMENSIONS AND LEVELS SHOWN IN THESE DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS. ALL RELEVANT DETAILS, LEVELS & DIMENSIONS TO BE CHECKED BEFORE WORK COMMENCES. ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR ERRORS RESULTING FROM MISINTERPRETATION OF THE DRAWING.



SERVICES: Lighting/ Power & Hotwater

Lighting : Max Demand & Consumption ALLOWED

Total floor area (m²) x Building class allowed (W/m²) = Max Energy Demand allowed (W)

Building class allowed (W/m ²)	5
Total floor area (m ²)	177
Max. Energy Demand:	885 W – Max Allowed

Total floor area (m²) x Building class allowed (KWh/m².a) = Max Energy Consumption allowed (KWh.a)

Building class allowed (KWh/m ²)	5
Total floor area (m ²)	177,00
Max. Energy Consumption per Annum:	885 kWh – Max Allowed

Lighting: Max Demand & Consumption OBTAINED

Power (W) rating	QTY	Hours in use / day:	Sub Total W	h.a
7	24	4,0	168	1456
7	8	2,0	56	
50	3	0,5	150	
15	6	1,0	90	
25	2	2,0	50	
50	2	4,0	100	
10	5	4,0	50	
10	9	1,0	90	
25	2	1,0	50	
			0	
TOTAL			804	1456

Total floor area (m²) x Total Watt of lights (W) = Energy Demand Obtained (W/m²) [<ALLOWED]

Total light energy demand OBTAINED (W/m ²)	4,54	Do Comply.
Available energy demand – For Lights	81	W

52 (weeks) x Design Occupancy days x hours in use = Energy Consumption Hours per year Obtained (h.a) [<ALLOWED]

Occupancy design days	7
Hours in Use per year	1456
Total Energy of Lights	0,8040 KW
Total annual energy consumption OBTAINED – Lights (kWh)	1170,62 Do Comply
Available annual energy consumption – For Lights	-285,62 KWh

Hot Water Services

(Use actual measured data where available.)

Occupancy Class Type	Dwelling houses – High rental : 115-140 L/capita/day	
Estimated Hot Water Consumption	80,0	L
No. of Persons:	4	Per Day/ 24 Hours
Assumed Daily Hot Water Consumption:	320,0	L

NOTES/ ASSUMPTIONS:

0

Estimated Annual Hot Water Consumption x Occupancy design days x 52 weeks of the year) / 1000 = Hot water Consumption (kl.a)

Assumed Annual Hot Water Consumption	116,48	kl.a
0% of Annual Hot Water Consumption	58,24	kl - SANS 10400 XA:2011 Par. 4.5.2.1 shall be provided by means other than electrical resistance heating.

Plan No: 4273200

DATE: 2026-03-18T17:05:00

Erf/Farm: 2817

DECISION MAKER: ZAAYMANA

CONCLUSION

to be provided with minimum 160,0 L – Water vessel: Electrical & Solar heating system combination

OR

alternative means other than electrical resistance heating, including, but not limited to, solar heating, heat pumps, heat recovery from other systems or processes.

SIGNATURE



Insulation Requirements

Internal diameter of Hot Water Service Pipe	> 80	mm
Minimum Required R-value for Pipe Insulation	1,5	Refer SANS 204 (4.5.2)

National Building Regulations and Standards 103 of 1977

Hot Water Vessels

Minimum Required R-value for Vessel	2,0	Additional insulation to manufacturer's insulation may be required to achieve this value.
-------------------------------------	-----	---

This Building Plan is Valid for One Year

