



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/12627

Our File Reference Number: Erf 14531, Stellenbosch

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: [Ulrich.Vonmolendorff@stellenbosch.gov.za](mailto:Ulrich.Vonmolendorff@stellenbosch.gov.za)

**PER E-MAIL:** [theronlaryssa@gmail.com](mailto:theronlaryssa@gmail.com)

Sir / Madam

## **APPLICATION FOR DEPARTURE: ERF 14531, STELLENBOSCH**

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:

2.1 That the following departure applications in terms of the Stellenbosch Municipal Land Use Planning By-Law, promulgated by notice number 354/2015, dated 20 October 2015 on Erf 14531, Stellenbosch:

- 2.1.1 to relax the common building line (adjacent to Erf 14530) from 1,5m to 0m in order to accommodate the proposed roof over the existing uncovered patio on Erf 14531, Stellenbosch;
- 2.1.2 to exceed the permissible coverage from 50% to 54% in order to accommodate the proposed roof over the existing uncovered patio on Erf 14531, Stellenbosch as indicated on drawing no. A101 – A105 drawn by Laryssa Theron and dated 18 March 2021.

**BE APPROVED** in terms of Section 60 of the said Bylaw and subject to the following conditions in terms of Section 66 of said Bylaw:

## 2.2 Conditions of approval:

- 2.2.1 The approval shall lapse if not acted upon within a period of five years from the date of approval;
- 2.2.2 The approval shall be taken to cover only the departure applied for and shall not be construed as authority to depart from any other Council requirements or legal provisions;
- 2.2.3 Building plans must be submitted to this Municipality for approval prior to any building work commencing on site.

## 2.3 The reasons for the above decision are as follows:

- (a) The proposal is in line with the existing land use of the property and will have no negative impact on the surrounding area;

3. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2015, 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.

4. Appeals must be submitted 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. The following prescribed information is accordingly required:

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(a) The personal particulars of the Appellant, including:

- (I) First names and surname;
- (II) ID number;
- (III) Company of Legal person's name (if applicable)
- (IV) Physical Address;
- (V) Contact details, including a Cell number and E-Mail address;

(b) Reference to this correspondence and the relevant property details on which the appeal is submitted.

(c) The grounds of the appeal which may include the following grounds:

- (i) that the administrative action was not procedurally fair as contemplated in the Promotion of Administrative Justice Act, 2000 (Act 3 of 2000);

(ii) grounds relating to the merits of the land development or land use application on which the appellant believes the authorised decision maker erred in coming to the conclusion it did.

(d) whether the appeal is lodged against the whole decision or a part of the decision;

(e) if the appeal is lodged against a part of the decision, a description of the part;

(f) if the appeal is lodged against a condition of approval, a description of the condition;

(g) the factual or legal findings that the appellant relies on;

(h) the relief sought by the appellant; and

(i) any issue that the appellant wishes the Appeal Authority to consider in making its decision;

(j) That the appeal includes the following declaration by the Appellant:

(i) The Appellant confirms that the information contained in the subject appeal and accompanied information and documentation is complete and correct

(ii) That the Appellant is aware that it is an offence in terms of Section 86(1)(d) of the said By-Law to supply particulars, information or answers in an appeal against a decision on an application, or in any documentation or representation related to an appeal, knowing it to be false, incorrect or misleading or not believing them to be correct.

5. 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](mailto:landuse.appeals@stellenbosch.gov.za)

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

7. The approved tariff structure may be accessed and viewed on the municipal website (<https://www.stellenbosch.gov.za/documents/finance/rates-and-tariffs>) and the banking details for the General Account can also be accessed on the municipal website (<https://www.stellenbosch.gov.za/documents/general/8314-stellenbosch-municipality-banking-details-1/file>).

8. An applicant who lodge an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
- (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
  - (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
  - (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
  - (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.
9. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.
10. Kindly note the above decision is suspended, and in the case of any approval, 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

22/6/2021  
DATE:



**STELLENBOSCH**

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

# ANNEXURE B

**(DEPARTURE TO RELAX THE COMMON BUILDING LINE (ADJACENT TO ERF 14530) FROM 1,5M TO 0M IN ORDER TO ACCOMMODATE THE PROPOSED ROOF OVER THE EXISTING UNCOVERED PATIO ON ERF 14531, STELLENBOSCH)**

**SITE & FLOOR PLAN**

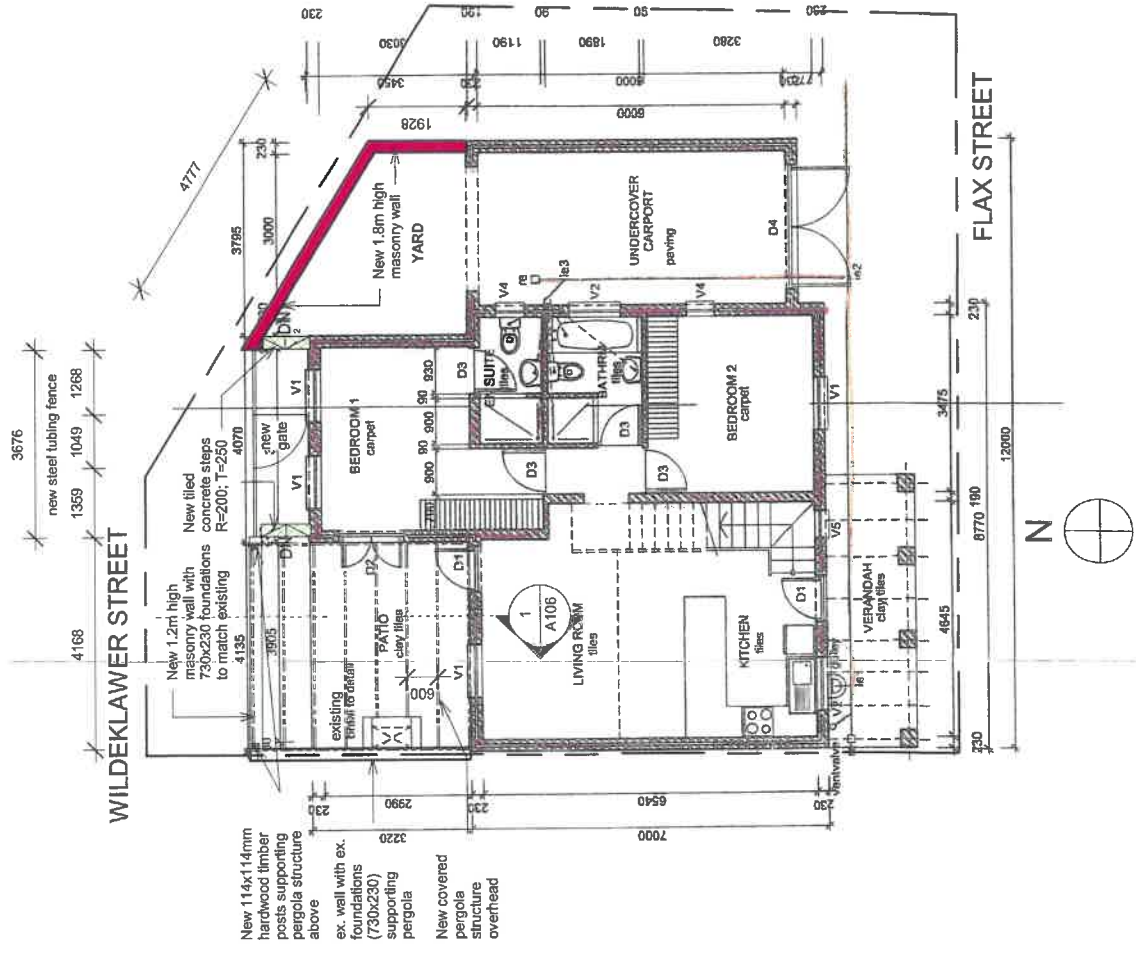


**COUNCIL NOTES**

**GENERAL:**  
 1. ALL WORK TO BE DONE IN ACCORDANCE WITH SANS 10400  
 2. SANS 10400 TO BE SATISFIED PER MEANS SPECIFIED IN SCHEDULE A AND B, SANS 10400-A: FORM 1.  
 3. DO NOT SCALE. REFER ONLY TO FIGURED DIMENSIONS.  
 4. ALL DIMENSIONS CHECKED ON SITE PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.

**STRUCTURAL DESIGN:**  
 3. IF NO STRUCTURAL ENGINEER HAS BEEN APPOINTED ACCORDING TO FORM 1 THE STRUCTURAL SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400 PARTS 4, 5, 6, 7, 8, 9 AND 10 IN THE CASE OF TIMBER BUILDINGS WITH SANS 10062.  
 4. ALL FOUNDATIONS ACCORDING TO STRUCTURAL ENGINEER'S DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1.  
 5. ALL FOUNDATIONS ACCORDING TO STRUCTURAL ENGINEER'S DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1.  
 6. ALL DEEP FOOTINGS, SOIL RAFTS COMPACTED AND SUB-SURFACE DRAINAGE ACCORDING TO CIVIL ENGINEER'S DETAILS UNLESS OTHERWISE SPECIFIED IN FORM 1.

**WALLS:**  
 1. STRUCTURAL STRENGTH AND STABILITY OF WALLS TO STRUCTURAL ENGINEER'S APPROVAL UNLESS OTHERWISE SPECIFIED IN FORM 1.  
 2. ALL CLAY MASONRY OR CONCRETE BLOCK WALLS TO BE CONSTRUCTED IN STANDARD SIZE CLAY BRICKS OR STANDARD SIZE CONCRETE BLOCKS.  
 3. ROOF COVERINGS WATERPROOFING SYSTEMS, AND FLAT ROOF'S, GUTTERS AND DOWN PIPES TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-L AND SANS 10400-R UNLESS OTHERWISE SPECIFIED FORM 1.  
 4. FIRE RESISTANCE AND COMBUSTIBILITY OF ROOF AND CEILING ASSEMBLY TO COMPLY WITH FIRE ENGINEER'S REQUIREMENTS UNLESS OTHERWISE SPECIFIED IN FORM 1.  
 5. HEALTH & PUBLIC SAFETY:  
 1. CHANGES IN LEVEL, TRAPPS AND DRIVEWAYS, AND ACCESS TO SWIMMING POOLS TO COMPLY WITH SANS THE DETAIL REQUIREMENTS OF SANS 10400-D UNLESS OTHERWISE SPECIFIED IN FORM 1.  
 2. DISCONNECTING LOBBIES TO ALL TOILETS TO BE INDEPENDENTLY AND ADEQUATELY VENTILATED IN COMPLIANCE WITH SANS 10400-C.  
 3. THE MEANS FOR PROVIDING FACILITIES FOR PEOPLE WITH DISABILITIES IS IN ACCORDANCE WITH SANS 10400-S UNLESS OTHERWISE SPECIFIED IN FORM 1.  
 4. DRAINAGE & STORMWATER:  
 1. DRAINAGE SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-P UNLESS OTHERWISE SPECIFIED IN FORM 1.  
 2. STORMWATER DISPOSAL TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-R UNLESS OTHERWISE SPECIFIED IN FORM 1.  
 3. MATERIALS AND FINISHES AS INDICATED ON THE DRAWINGS, MATERIAL NOTES AND/OR FINISHES SCHEDULES.  
 4. MASONRY WALLS TO BE PLASTERED AND PAINTED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.



00 Ground Storey  
1 : 100



Laryssa Theron  
 P-Arch33058092  
 75 Welgevonden Boulevard, Welgevonden

Client  
**Gabriella Petrovic**  
 Project  
**Alterations and Additions to 3 Flax Street, Welgevonden, Stellenbosch**

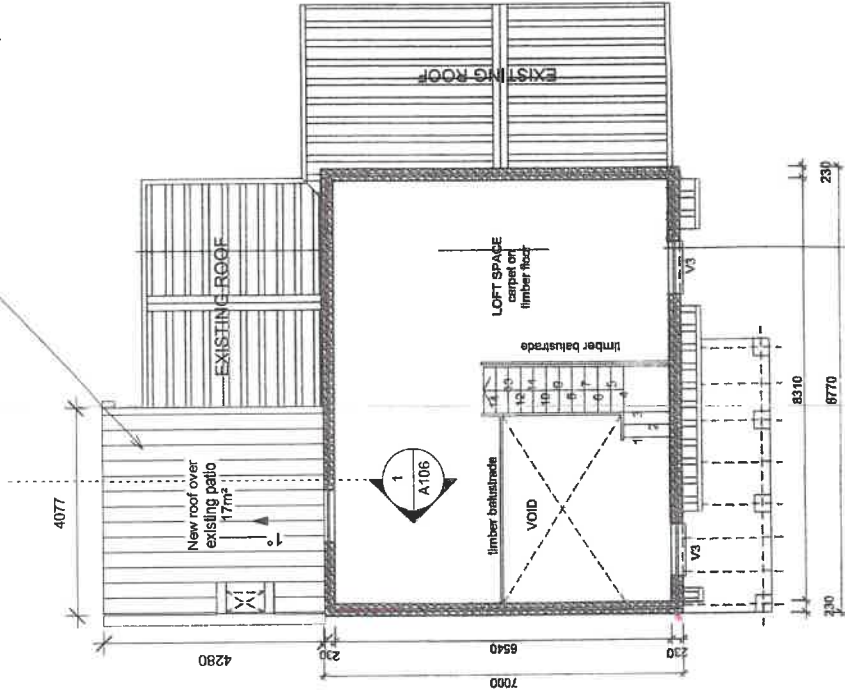
Drawing  
**Ground Storey Plan**

Scale	Date	Drawn	Revision No.
1 : 100	03/18/21	LT	
Project No.	Drawing No.		
0086	A102		

### COUNCIL NOTES

- GENERAL:**  
 1. ALL WORK TO BE DONE IN ACCORDANCE WITH SANS 10400  
 2. SANS 10400 TO BE SATISFIED PER MEANS SPECIFIED IN SCHEDULE A AND B. SANS 10400-A, FORM 1.  
 3. DO NOT SCALE. REFS ONLY TO FIGURED DIMENSIONS.  
 4. ALL DIMENSIONS, GRADIENTS AND STERS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.  
**STRUCTURAL DESIGN:**  
 3. IF NO STRUCTURAL ENGINEER HAS BEEN APPOINTED ACCORDING TO FORM 1 THE STRUCTURAL SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400 PARTS H, J, K, L, M AND N AND IN THE CASE OF TIMBER BUILDINGS WITH SANS 10092.  
 4. ALL FOUNDATIONS ACCORDING TO STRUCTURAL ENGINEER'S DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1.  
 5. ALL DEEP FOOTINGS, SOIL RAFTS COMPACTION AND SUB-SURFACE DRAINAGE ACCORDING TO CIVIL ENGINEER'S DETAILS UNLESS OTHERWISE SPECIFIED IN FORM 1.  
**WALLS:**  
 1. STRUCTURAL STRENGTH AND STABILITY OF WALLS TO STRUCTURAL ENGINEER'S APPROVAL UNLESS OTHERWISE SPECIFIED IN FORM 1  
 2. ALL CLAY MASONRY OR CONCRETE BLOCK WALLS TO BE CONSTRUCTED IN STANDARD SIZE CLAY BRICKS OR STANDARD SIZE CONCRETE BLOCKS.  
**ROOFS:**  
 1. ROOF COVERINGS, WATERPROOFING SYSTEMS, AND FLAT ROOFS GUTTERS AND DOWN PIPES TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-L AND SANS 10400-R UNLESS OTHERWISE SPECIFIED FORM 1  
 2. FIRE RESISTANCE AND COMBUSTIBILITY OF ROOF AND CEILING ASSEMBLY TO COMPLY WITH FIRE ENGINEER'S REQUIREMENTS UNLESS OTHERWISE SPECIFIED IN FORM 1.  
**HEALTH & PUBLIC SAFETY:**  
 1. CHANGES IN LEVEL, RAMP, AND DRIVEWAYS, AND ACCESS TO SWIMMING POOLS TO COMPLY WITH SANS 10400-S UNLESS OTHERWISE SPECIFIED IN FORM 1.  
 2. ALL STAIRS TO BE CONSTRUCTED TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-D UNLESS OTHERWISE SPECIFIED IN FORM 1.  
 3. ALL STAIRS TO BE CONSTRUCTED TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-D UNLESS OTHERWISE SPECIFIED IN FORM 1.  
 4. ALL STAIRS TO BE CONSTRUCTED TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-D UNLESS OTHERWISE SPECIFIED IN FORM 1.  
 5. ALL STAIRS TO BE CONSTRUCTED TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-D UNLESS OTHERWISE SPECIFIED IN FORM 1.  
**PLASTER AND FINISHES:**  
 1. ALL MASONRY WALLS TO BE PLASTERED AND PAINTED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.  
 2. MASONRY WALLS TO BE PLASTERED AND PAINTED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.  
**FINISHES SCHEDULES:**  
 1. MASONRY WALLS TO BE PLASTERED AND PAINTED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.  
 2. MASONRY WALLS TO BE PLASTERED AND PAINTED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.  
**FINISHES SCHEDULES:**  
 1. MASONRY WALLS TO BE PLASTERED AND PAINTED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.  
 2. MASONRY WALLS TO BE PLASTERED AND PAINTED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.

New Polycarbonate IBR roof sheeting laid @ 1° pitch on 50x38mm SAP timber purlins @ max 1000mm c/c supported on 228x38mm pergola structure, spaced as shown.



01 Mezzanine Storey  
1:100

COUNCIL STAMPS



Client  
**Gabriella Petrovic**

Project  
**Alterations and Additions to 3 Flax Street, Weigevonden, Stellenbosch**

Drawing  
**Mezzanine Storey Plan**

Scale	Size	Date	Drawn
1:100		03/18/21	LT
Project No.	Drawing No.	Revision No.	
0086	A103		

*[Signature]*  
 Laryssa Theron  
 P140133056092  
 75 Weigevonden Boulevard, Weigevonden

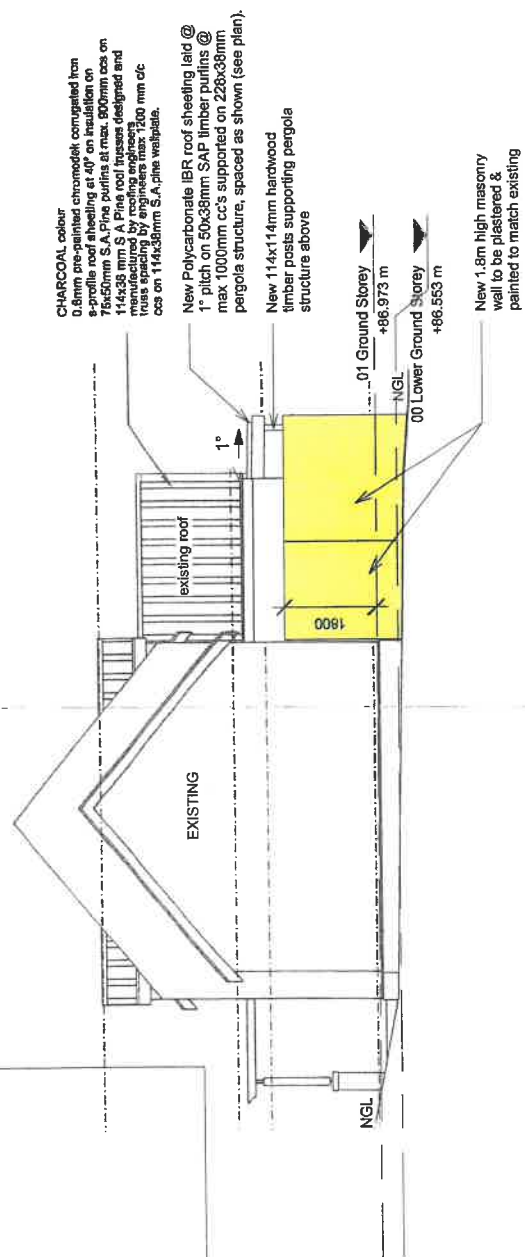
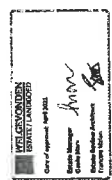


**COUNCIL NOTES**

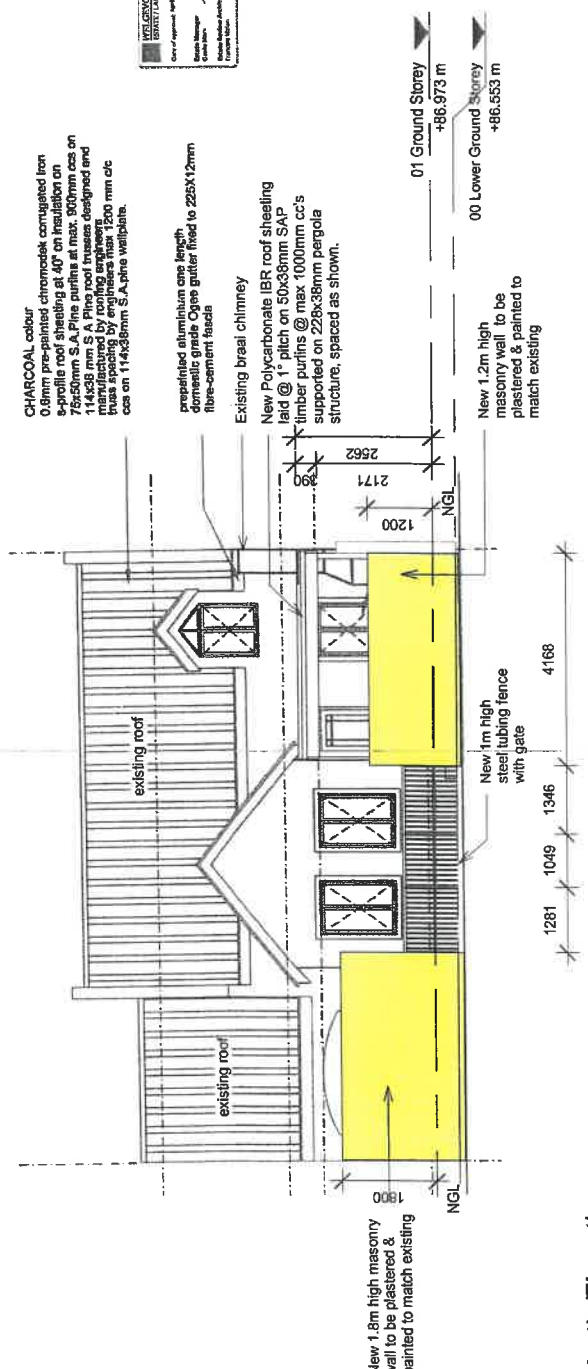
- GENERAL:**  
 1. ALL WORK TO BE DONE IN ACCORDANCE WITH SANS 10400  
 2. SANS 10400 TO BE SATISFIED PER MEANS SPECIFIED IN SCHEDULE A AND B, SANS 10400-A: FORM 1  
 3. DO NOT SCALE. REFER ONLY TO FIGURED DIMENSIONS.  
 4. ALL LEVELS, DIMENSIONS, GRADIENTS AND STEPS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.  
**STRUCTURAL DESIGN:**  
 3. IF NO STRUCTURAL ENGINEER HAS BEEN APPOINTED ACCORDING TO FORM 1 THE STRUCTURAL SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400 PARTS 1 AND 2 AS APPLICABLE IN THE CASE OF TIMBER BUILDINGS WITH SANS 10400.  
 4. PROVISION OF SANITARY FACILITIES DURING CONSTRUCTION TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-D. SUBMIT PROPOSAL TO THE ARCHITECT FOR APPROVAL.  
**FOUNDATIONS:**  
 ALL FOUNDATIONS ACCORDING TO STRUCTURAL ENGINEER'S DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1.  
 ALL DEEP FOOTINGS, SOIL RAFTS, COMPACTED AND SURFACE DRAINAGE ACCORDING TO CIVIL ENGINEER'S DETAILS UNLESS OTHERWISE SPECIFIED IN FORM 1.  
**WALLS:**  
 ALL STRUCTURAL STRENGTH AND STABILITY OF WALLS TO STRUCTURAL ENGINEER'S APPROVAL UNLESS OTHERWISE SPECIFIED IN FORM 1.  
 2. ALL CLAY MASONRY OR CONCRETE BLOCK WALLS TO BE CONSTRUCTED IN STANDARD SIZE CLAY BRICKS OR STANDARD SIZE CONCRETE BLOCKS.  
**ROOFS:**  
 1. ROOF COVERINGS WATERPROOFING SYSTEMS, AND FLAT ROOFS, GUTTERS AND DOWN PIPES TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-L AND SANS 10400-R UNLESS OTHERWISE SPECIFIED FORM 1  
 2. FIRE RESISTANCE AND COMBUSTIBILITY OF ROOF AND CEILING ASSEMBLY TO COMPLY WITH HEALTH, FIRE & SAFETY REQUIREMENTS UNLESS OTHERWISE SPECIFIED IN FORM 1.  
 3. CHANGES IN LEVEL, BALMYS AND DRIVEWAYS, AND ACCESS TO SWIMMING POOLS TO COMPLY WITH SANS 10400-S UNLESS OTHERWISE SPECIFIED IN FORM 1.  
 4. STOREROOMS & DISCONNECTING LOBBIES TO ALL TOILETS TO BE INDEPENDENTLY AND ADEQUATELY LIGHT & VENTILATED IN COMPLIANCE WITH SANS 10400-O.  
 5. THE MEANS FOR PROVIDING FACILITIES FOR PEOPLE WITH DISABILITIES IS IN ACCORDANCE WITH SANS 10400-S UNLESS OTHERWISE SPECIFIED IN FORM 1  
**DRAINAGE & STORMWATER:**  
 1. STORMWATER DISPOSAL TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-P UNLESS OTHERWISE SPECIFIED IN FORM 1.  
 2. STORMWATER DISPOSAL TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-R UNLESS OTHERWISE SPECIFIED IN FORM 1.  
**MATERIALS AND FINISHES:**  
 1. MATERIALS AND FINISHES AS INDICATED ON THE DRAWINGS, MATERIAL NOTES AND/OR FINISHES SCHEDULES  
 2. MASONRY WALLS TO BE PLASTERED AND PAINTED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.

Client  
**Gabriella Petrovic**  
 Project  
**Alterations and Additions to 3 Flax Street, Welgevonden, Stellenbosch**  
 Drawing  
**East and North Elevations**  
 Scale  
 1 : 100  
 Date  
 03/18/21  
 Drawn  
 LT  
 Project No.  
**0096**  
 Drawing No.  
**A104**  
 Revision No.

*Layessa Theron*  
 Layessa Theron  
 Practitioner No. 3565692  
 75 Welgevonden Boulevard, Welgevonden



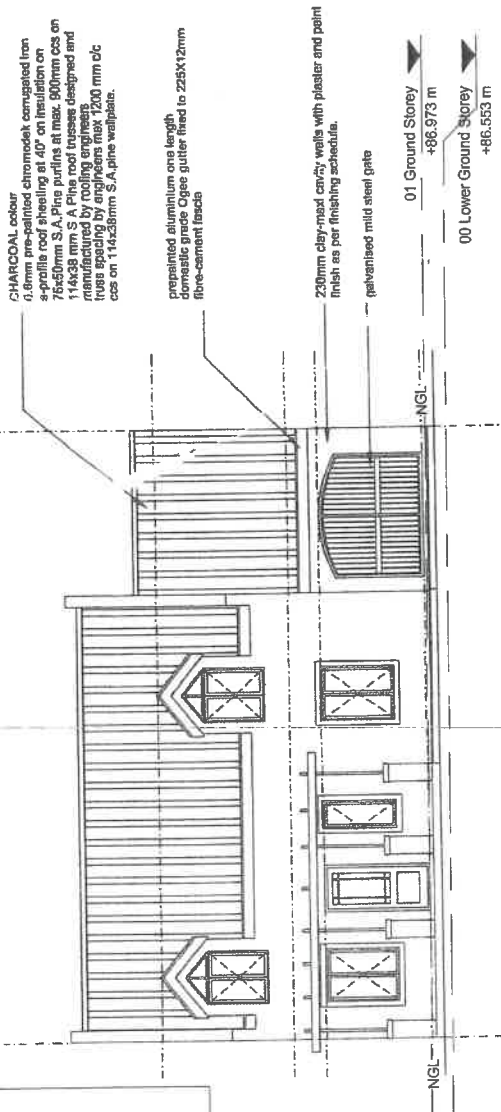
**East Elevation**  
 1 : 100



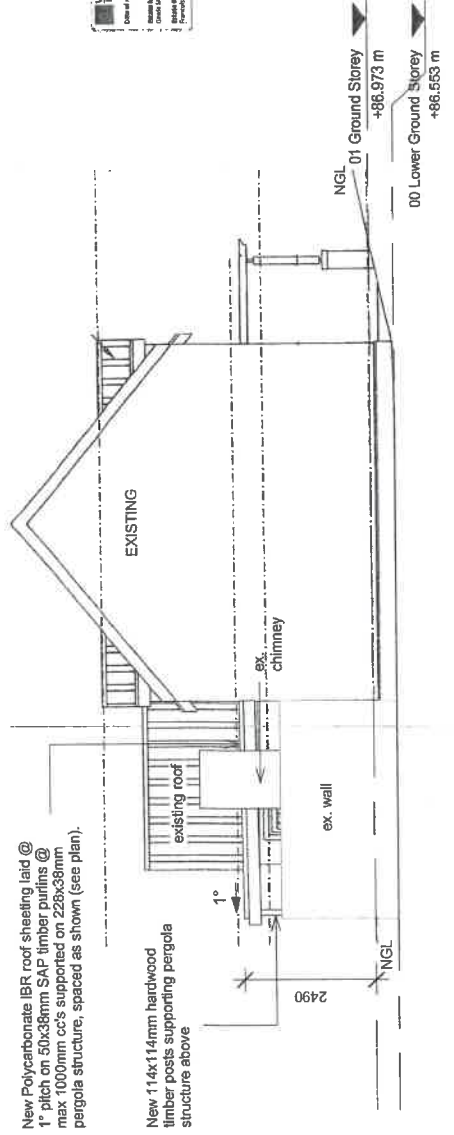
**North Elevation**  
 1 : 100

**COUNCIL NOTES**

**GENERAL:**  
 1. ALL WORK TO BE DONE IN ACCORDANCE WITH SANS 10400  
 2. SANS 10400 TO BE SATISFIED PER MEANS SPECIFIED IN SCHEDULE A AND B, SANS 10400-A  
 3. DO NOT SCALE. REFER ONLY TO FIGURED DIMENSIONS.  
 4. ALL LEVELS, DIMENSIONS, GRADIENTS AND STEPS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.  
**STRUCTURAL DESIGN:**  
 3. IF NO STRUCTURAL ENGINEER HAS BEEN APPOINTED ACCORDING TO FORM 1 THE STRUCTURAL SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400 PARTS H, J, K, L, M AND N AND IN THE CASE OF TIMBER BUILDINGS WITH SANS 10082.  
**SITE OPERATIONS:**  
 1. ALL SANITARY FACILITIES DURING CONSTRUCTION TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-D. SUBMIT PROPOSAL TO THE ARCHITECT FOR APPROVAL.  
**FOUNDATIONS:**  
 ALL FOUNDATIONS ACCORDING TO STRUCTURAL ENGINEER'S DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1.  
**ALL DEEP FOOTINGS, SOIL RAFTS, COMPACTED AND SUB-SURFACE DRAINAGE ACCORDING TO CIVIL ENGINEER'S DETAILS UNLESS OTHERWISE SPECIFIED IN FORM 1.**  
**WALLS:**  
 1. STRUCTURAL STRENGTH AND STABILITY OF WALLS TO STRUCTURAL ENGINEER'S APPROVAL.  
 2. ALL EXTERIOR WALLS TO BE CONSTRUCTED IN STANDARD SIZE CLAY BRICKS OR STANDARD SIZE CONCRETE BLOCKS.  
**ROOFS:**  
 1. ROOF COVERINGS, WATERPROOFING SYSTEMS, AND FLAT ROOFS, GUTTERS AND DOWN PIPES TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-L AND SANS 10400-R UNLESS OTHERWISE SPECIFIED IN FORM 1.  
 2. FIRE RESISTANCE AND COMBUSTIBILITY OF ROOF AND CEILING ASSEMBLY TO COMPLY WITH FIRE ENGINEER'S REQUIREMENTS UNLESS OTHERWISE SPECIFIED IN FORM 1.  
 3. HEALTH & PUBLIC SAFETY: STAIRWAYS AND DRIVEWAYS, AND ACCESS TO SWIMMING POOLS TO COMPLY WITH SANS 10400-S UNLESS OTHERWISE SPECIFIED IN FORM 1.  
 4. TOILETS TO COMPLY WITH SANS 10400-S UNLESS OTHERWISE SPECIFIED IN FORM 1.  
 5. STOREROOMS & DISCONNECTING LOBBIES TO ALL TOILETS TO BE INDEPENDENTLY AND ADEQUATELY VENTILATED IN COMPLIANCE WITH SANS 10400-O.  
 6. THE MEANS FOR PROVIDING FACILITIES FOR PEOPLE WITH DISABILITIES IS IN ACCORDANCE WITH SANS 10400-S UNLESS OTHERWISE SPECIFIED IN FORM 1.  
**DRAINAGE & STORMWATER:**  
 1. DRAINAGE SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-P UNLESS OTHERWISE SPECIFIED IN FORM 1.  
 2. STORMWATER TO BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH THE DETAIL REQUIREMENTS OF SANS 10400-R UNLESS OTHERWISE SPECIFIED IN FORM 1.  
**FINISHES:**  
 1. MATERIALS AND FINISHES AS INDICATED ON THE DRAWINGS, MATERIAL NOTES AND/OR FINISHES SCHEDULES  
 2. MASONRY WALLS TO BE PLASTERED AND PAINTED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.



**South Elevation**  
1 : 100



**West Elevation**  
1 : 100



Client: **Gabriella Petrovic**  
 Project: **Alterations and Additions to 3 Flax Street, Welgevonden, Stellenbosch**  
 Drawing: **South and West Elevations**

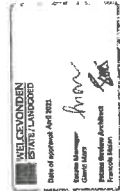
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1 : 100	A105	03/18/21	LT
Project No.	Drawing No.	Revision No.	
0086	A105		

Laryssa Theron  
 P/Archit3066092  
 75 Welgevonden Boulevard, Welgevonden

**COUNCIL NOTES**

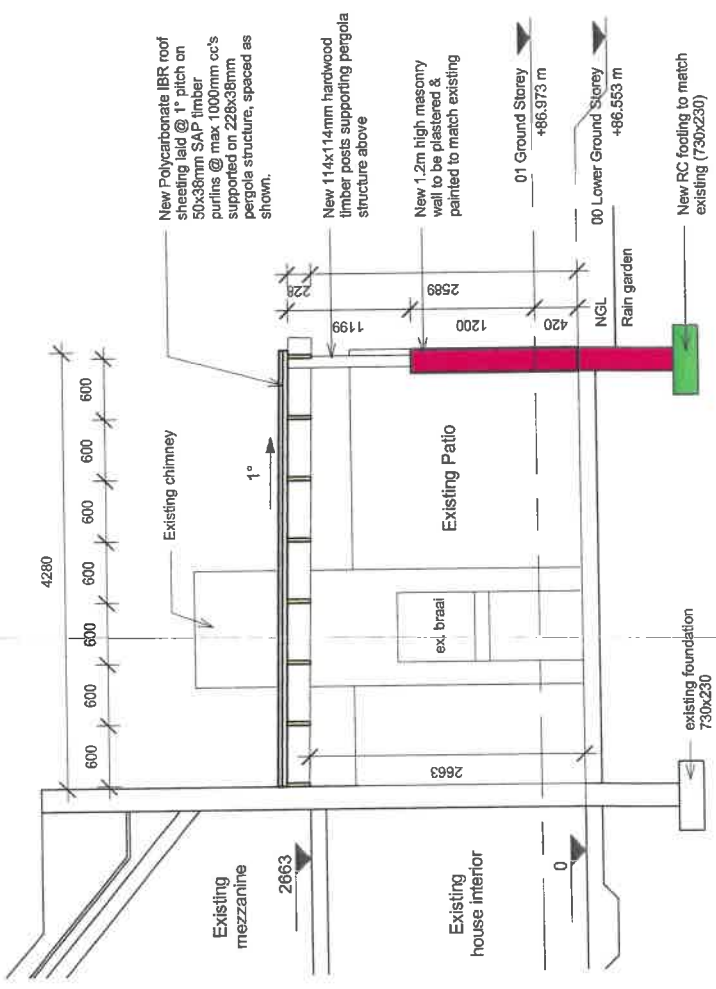
**GENERAL**  
 1. ALL WORK TO BE DONE IN ACCORDANCE WITH SANS 10400  
 2. SANS 10400 TO BE SATISFIED PER MEANS SPECIFIED IN SCHEDULE A AND B, SANS 10400-A: FORM 1.  
 3. DO NOT SCALE. REFER ONLY TO REQUIRED DIMENSIONS.  
 4. ALL LEVELS, DIMENSIONS, GRADIENTS AND STEPS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.  
**STRUCTURAL DESIGN**  
 3.1F RC STRUCTURAL ENGINEER HAS BEEN APPOINTED ACCORDING TO FORM 1 THE STRUCTURAL SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400 PARTS 3.1.F.1 TO 3.1.F.10 IN THE CASE OF TIMBER BUILDINGS WITH SANS 10400.  
 3.2. THE DESIGN OF SANITARY FACILITIES DURING CONSTRUCTION TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-D. SUBMIT PROPOSAL TO THE ARCHITECT FOR APPROVAL.  
**FOUNDATIONS:**  
 ALL FOUNDATIONS ACCORDING TO STRUCTURAL ENGINEER'S DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1.  
 ALL DEEP FOOTINGS, SOIL RAFTS COMPACTION AND SUB-SURFACE DRAINAGE ACCORDING TO CIVIL ENGINEER'S DETAILS UNLESS OTHERWISE SPECIFIED IN FORM 1.  
**WALLS:**  
 1. ALL WALLS TO BE CONSTRUCTED IN ACCORDANCE WITH THE DETAIL REQUIREMENTS OF SANS 10400-L UNLESS OTHERWISE SPECIFIED IN FORM 1.  
 2. ALL CLAY MASONRY OR CONCRETE BLOCK WALLS TO BE CONSTRUCTED IN STANDARD SIZE CLAY BRICKS OR STANDARD SIZE CONCRETE BLOCKS.  
**ROOFS:**  
 1. ROOF COVERINGS, WATERPROOFING SYSTEMS, AND FLAT ROOFS, GUTTERS AND DOWN PIPES TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-L AND SANS 10400-R UNLESS OTHERWISE SPECIFIED IN FORM 1.  
 2. FIRE RESISTANCE AND COMBUSTIBILITY OF ROOF AND CEILING ASSEMBLY TO COMPLY WITH FIRE ENGINEER'S REQUIREMENTS UNLESS OTHERWISE SPECIFIED IN FORM 1.  
**HEALTH, SAFETY AND ENVIRONMENTAL:**  
 1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE DETAIL REQUIREMENTS OF SANS 10400-Q UNLESS OTHERWISE SPECIFIED IN FORM 1.  
 2. STOREROOMS & DISCONNECTING LOBBIES TO ALL TOILETS TO BE INDEPENDENTLY AND ADEQUATELY LIT & VENTILATED IN COMPLIANCE WITH SANS 10400-Q.  
 3. THE MEANS FOR PROVIDING FACILITIES FOR PEOPLE WITH DISABILITIES IS IN ACCORDANCE WITH SANS 10400-S UNLESS OTHERWISE SPECIFIED IN FORM 1.  
**DRAINAGE & STORMWATER:**  
 1. ALL DRAINAGE SYSTEMS TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-P UNLESS OTHERWISE SPECIFIED IN FORM 1.  
 2. STORMWATER DISPOSAL TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-R UNLESS OTHERWISE SPECIFIED IN FORM 1.  
**MATERIALS AND FINISHES:**  
 1. MATERIALS AND FINISHES AS INDICATED ON THE DRAWINGS, MATERIAL NOTES AND/OR FINISHES SCHEDULES  
 2. MASONRY WALLS TO BE PLASTERED AND PAINTED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.

Client  
**Gabriella Petrovic**  
 Project  
**Alterations and Additions to 3 Flax Street, Welgevonden, Stellenbosch**  
 Drawing  
**Section A-A**



Scale	1:50	Date	03/18/21	Drawn	Author
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**Section A-A**  
 1:50