



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17546(TP870/2024)

Our File Reference Number: Erf 15296, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-MAIL: [REDACTED]

Sir / Madam

APPLICATION FOR PERMANENT DEPARTURE: ERF 15296, WELGEVONDEN, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 The application in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 for a permanent departure for the relaxation of the Welgevonden Design Guidelines to permit the carport to be 0m in lieu of 4m from the street building line (Welgevonden Boulevard), on Erf 15296 Stellenbosch.

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

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

- 2.2.1 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 the Municipality or other legislation or By-laws or Regulations that may be applicable.
- 2.2.2 The development and building plans be generally in accordance with the site plan, section, and elevations as referenced in Drawing No. A101- A106, dated 27 August 2024, and drawn by Laryssa Theron, attached as **Annexure A**.

2.2.3 Building plans must be submitted for all work, as well as changes of use of the existing buildings/ structures and which building plan(s) must be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.

2.2.4 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.

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

3.1 The carport will not undermine or be detrimental to the character of the surrounding residential area.

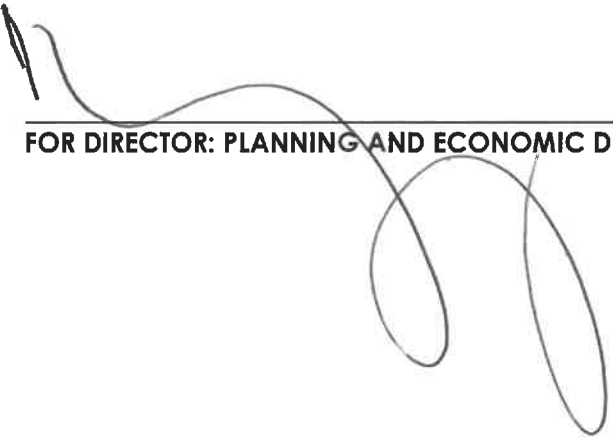
4. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.
5. 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.
6. **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**
7. 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 **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.
8. The appeal form 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.
9. 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.

- (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.

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

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

Yours faithfully



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

6/11/2024

DATE

Rev	Description	Date
A	Draft	20240330
B	HOA and Council Submission	20240330
C	HOA Amendments	20240411

ERF 15298

ESTABLISHED
1888

STATE REVIEW ASSOCIATE
REANNOUATED 2007 JAN

DATE OF WHEN RECEIVED 24 MAY 2024

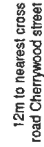
the building plan submitted has been scrutinized and approved in terms of the Architectural Director's and Design Guidelines.

This does not guarantee successful municipal approval. The odds remain on the client and his architect to adhere to all municipal regulations, laws, and by-laws.

ADDRESS: 124 Welgevonden Boulevard, Welgevonden
ERF: 15296,
ZONING: GROUP HOUSING
SITE AREA: 305m²

Exist Ground Floor-Residence	103.0 m2
Exist Covered Front Stoop	2.0 m2
Exist. Back Patio	35.0 m2
Proposed new covered Carport	14.0 m2
Total Covered Grnd Flr Area	140.0 m2
Exist First Floor Residence	103.0 m2

Plot size	305.0 m2
Covered area	154.0 m2
Covered percentage	50.0%



WEI GEVONDEN BOIII EVARD

183m to nearest cross
road Welgevonden
Boulevard

LARYSSA PRINS ARCHITECTS

PrArch33056092

75 Welgevonden Boulevard, Welgevonden

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 10400-4: 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:
3/1 IF NO STRUCTURAL ENGINEER HAS BEEN APPOINTED ACCORDING TO FORM 1 THE STRUCTURAL SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400 PARTS H₁, K₁, L₁, M₁ AND IN THE CASE OF TIMBER BUILDINGS WITH SANS 10062

SITE OPERATIONS:
1. 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 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

2. FIRE RESISTANCE AND COMBUSTIBILITY OF ROOF AND CEILING ASSEMBLY TO COMPLY WITH FIRE ENGINEER'S REQUIREMENTS UNLESS OTHERWISE SPECIFIED IN FORM 1.

1. CHANGES IN LEVEL, RAMPS 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. STOREROOMS & DISCONNECTING LOBBIES TO ALL TOILETS TO BE INDEPENDENTLY AND

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. 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.

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

Client **Mr.**

Project
Proposed new carport - Erf
15296, 124 Welgevonden Blvd
Welgevonden Estate

Drawing Site and Roof Plan

Scale 1:100	Size A3	Date 08/27/24	Drawn LT
Project No. 0056	Drawing No. A101	Revision No. C	

Date & Time printed:

Rev	Description	Date
A	Draft	20240305
B	HOA and Council Submission	20240328
C	HOA Amendments	20240415

COUNCIL NOTES

GENERAL:

- ALL WORK TO BE DONE IN ACCORDANCE WITH SANS 10400
- SANS 10400 TO BE SATISFIED PER MEANS SPECIFIED IN SCHEDULE A AND B, SANS 10400-4:
- DO NOT SCALE. REFER ONLY TO FIGURED DIMENSIONS.
- 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:

- 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.
- DESIGN OF ALL STRUCTURAL FACILITIES DURING CONSTRUCTION TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-3. 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:

- STRUCTURAL STRENGTH AND STABILITY OF WALLS TO STRUCTURAL ENGINEER'S APPROVAL UNLESS OTHERWISE SPECIFIED IN FORM 1
- ALL CLAY MASONRY OR CONCRETE BLOCK WALLS TO BE CONSTRUCTED IN STANDARD SIZE CLAY BRICKS OR STANDARD SIZE CONCRETE BLOCKS.
- ROOF COVERINGS: WATERPROOFING SYSTEMS, AND FLAT ROOFS, GUTTERS AND DOWNS PIPES TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-L AND SANS 10400-R UNLESS OTHERWISE SPECIFIED IN FORM 1
- 2 PRE-RESISTANCE AND COMBUSTIBILITY OF ROOF AND CEILING ASSEMBLY TO COMPLY WITH FIRE ENGINEER'S REQUIREMENTS UNLESS OTHERWISE SPECIFIED IN FORM 1.
- HEALTH & PUBLIC SAFETY:

COMPLY WITH SANS 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 VENTILATED IN COMPLIANCE WITH SANS 10400-Q.
- THE DESIGN FOR PROVIDING FACILITIES FOR PEOPLE WITH DISABILITIES IS IN ACCORDANCE WITH SANS 10400-S UNLESS OTHERWISE SPECIFIED IN FORM 1
- DRAINAGE & STORMWATER:

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

Mr. & Ms. Nicholaisen

Project

Proposed new carport - Erf
15296, 124 Welgevonden Blvd
Welgevonden Estate

Drawing

Ground Storey Plan

Scale

1:100

Size

A3

Date

08/27/24

Drawn

LT

Project No.

0086

Drawing No.

A102

Revision No.

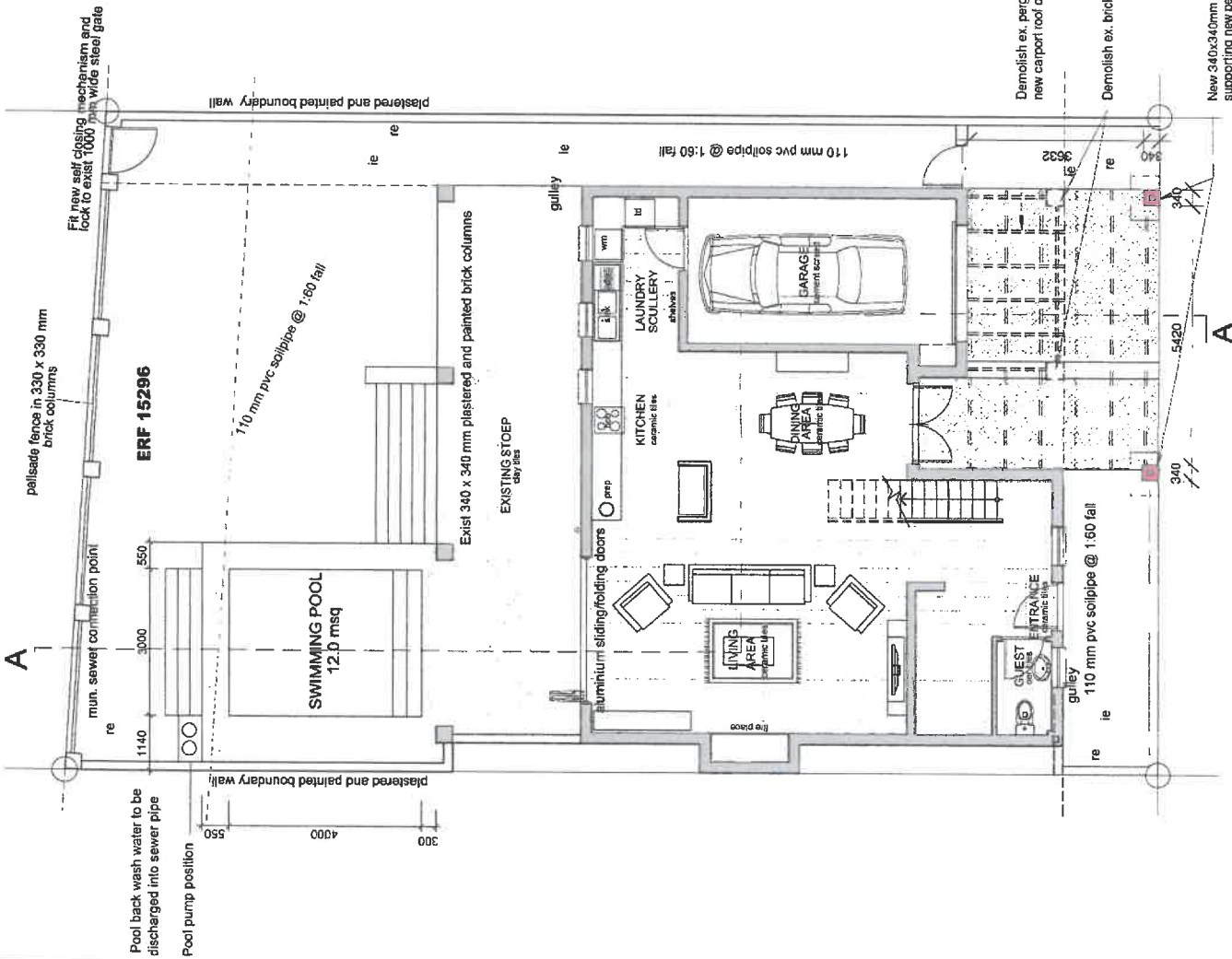
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LARYSSA PRINS ARCHITECTS

PRArch33056092

75 Welgevonden Boulevard, Welgevonden
Stellenbosch



Demolish ex. pergola and install
new carport roof over.

Demolish ex. brick columns

New 340x340mm brick columns
supporting new pergola above.
New RC footings to not extend
beyond erf boundary.

ESTATE MANAGER
GAMIE MEER

ESTATE DEVELOPER AND ARCHITECT
TIAHODIS MELLER

DATE OF SIGNATURE APPROVAL 24 May 2024

The building plan submitted has been scrutinised and
approved in terms of the Architectural Drawings and
Design Guidelines.

This does not guarantee successful Municipal
approval. The plan remains on the client and his
architect to adhere to all Municipal guidelines, laws,
and by-laws.

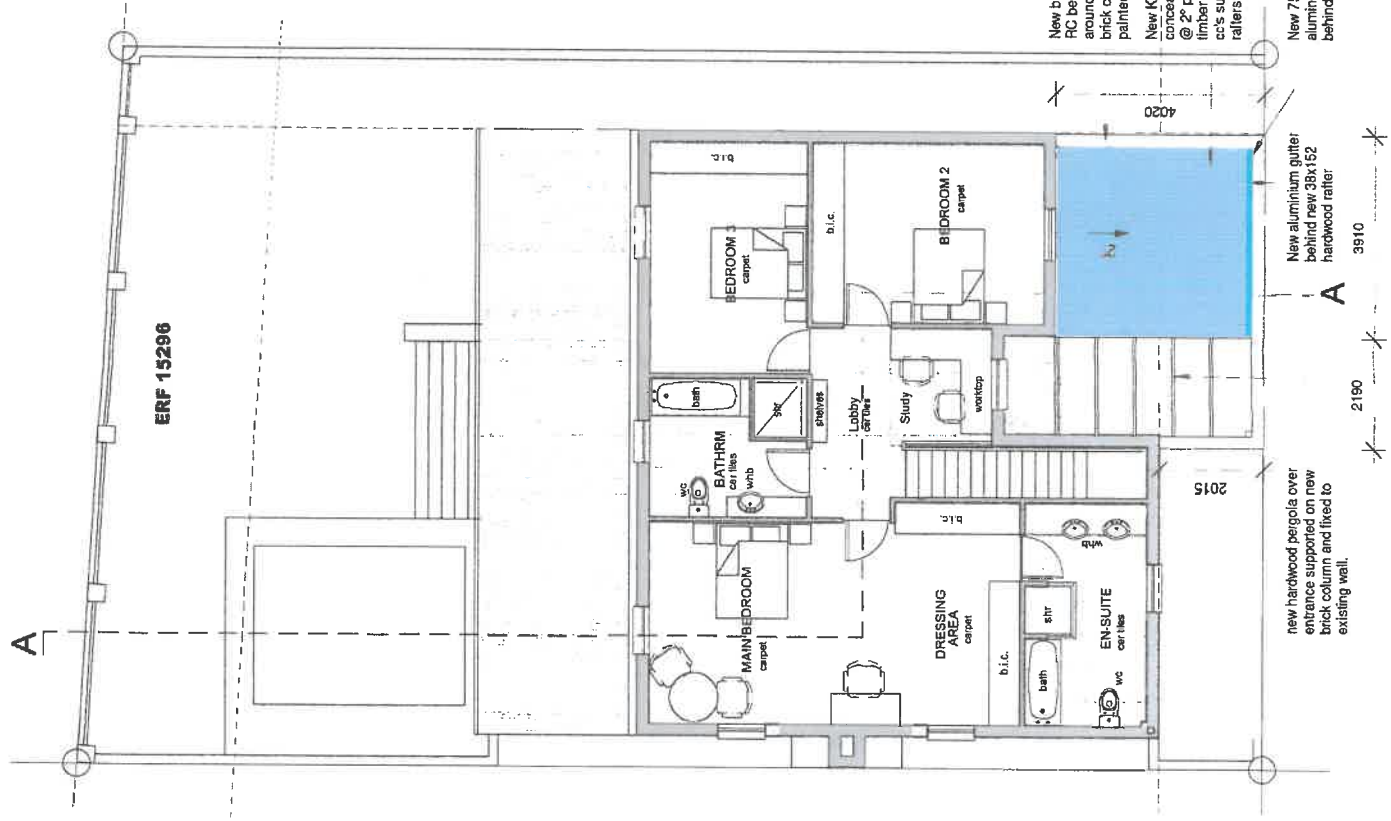
ESTATE MANAGER
CATHIE REEDS

ESTATE REVIEW ARCHITECT
FALGOUTS MILLAR

BATE OF WINDA APPROVAL 24 May 2024

The building plan submitted has been scrutinised and approved in terms of the Architectural Directives and Design Guidelines.

This does not guarantee successful Municipal approval. The onus remains on the client and his architect to adhere to all Municipal, provincial, laws and by-laws.



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, AND IN THE CASE OF TIMBER BUILDINGS WITH SANS 10082.
 1. PROVISION OF SANITARY FACILITIES DURING CONSTRUCTION TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-D, SUBMIT PROPOSAL TO THE ARCHITECT FOR APPROVAL.
 1. FOUNDATIONS: ALL FOUNDATIONS ACCORDING TO STRUCTURAL ENGINEER'S DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1.
 - ALL DEEP FOOTINGS, SOIL RAFTS, COMPACTON 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 DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1.
 2. ALL EXTERIOR WALLS (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 DOWNPIPES TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-A 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 & PUBLIC SAFETY:
1. CHANGES IN LEVEL, RAMPS AND DRIVEWAYS, AND ACCESS TO SWIMMING POOLS TO COMPLY WITH SANS 10400-D, SUBMIT PROPOSAL TO THE ARCHITECT FOR APPROVAL.
 2. STORMWATER DISPOSAL TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-P UNLESS OTHERWISE SPECIFIED IN FORM 1.
- MATERIALS AND FINISHES:
1. MATERIALS AND FINISHES AS INDICATED ON THE DRAWINGS, MATERIAL NOTES AND/OR SPECIFICATIONS TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-R UNLESS OTHERWISE SPECIFIED IN FORM 1.
 2. MASONRY WALLS TO BE PLASTERED AND PAINTED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.

- Client
- Mr. & Ms. Nicholaisen
- Project
- Proposed new carport - Erf 15296, 124 Welgevonden Blvd Welgevonden Estate
- Drawing
- First Storey Plan
- Scale
- 1:100
- Size
- A3
- Date
- 08/27/24
- Drawn
- LT
- Project No.
- 0086
- Drawing No.
- A103
- Revision No.
- C

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Date & Time printed:

LARYSSA PRINS ARCHITECTS

PrArch33056092

75 Welgevonden Boulevard, Welgevonden Stellenbosch

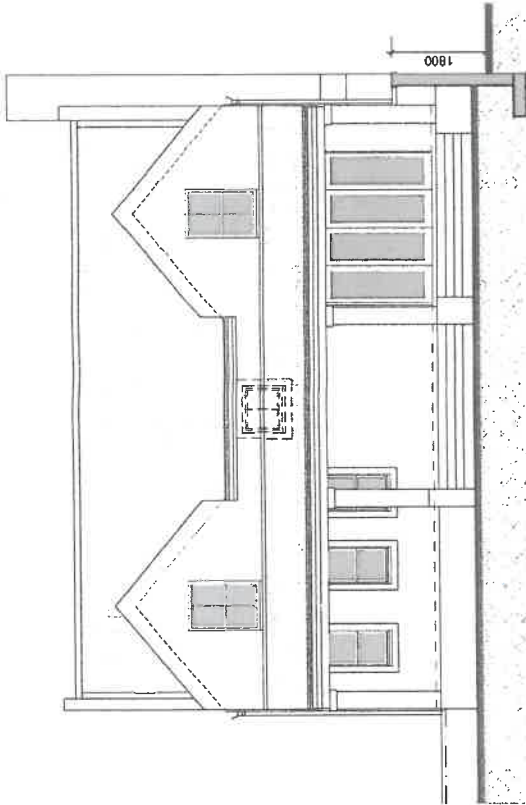
ESTATE MANAGER
GAVIE MARI

ESTATE REVIEW ARCHITECT
FRANCO'S MILLAR

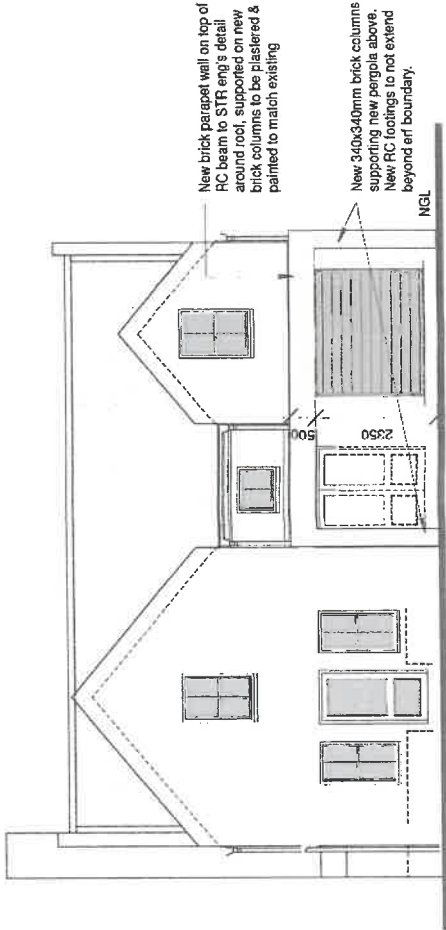
DATE OF REVIEW APPROVAL 24 MARCH 2024

The building plan submitted has been scrutinised and approved in terms of the Architectural Directives and Design Guidelines.

This does not guarantee successful Municipal approval. The onus remains on the client and his architect to adhere to all Municipal regulations, laws, and by-laws.



north elevation



south elevation

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 ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE.
 - 4. 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.
 - 3. HEALTH & PUBLIC SAFETY:
- HEALTH & PUBLIC SAFETY:
- 1. CHANGES IN LEVEL, RAMPS AND DRIVEWAYS, AND ACCESS TO SWIMMING POOLS TO COMPLY WITH SANS 10400-D.
 - 2. STORMWATER DISPOSAL TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-R UNLESS OTHERWISE SPECIFIED IN FORM 1.
 - 3. 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	Mr. & Ms. Nicolaisen
Project	Proposed new carport - Erf 15296, 124 Welgevonden Blvd Welgevonden Estate
Drawing	North and South Elevations
Scale	1:100
Site	A3
Date	08/27/24
Drawn	LT
Project No.	0066
Drawing No.	A104
Revision No.	C

LARYSSA PRINS ARCHITECT:

PrArch33056092
75 Welgevonden Boulevard, Welgevonden Stellenbosch

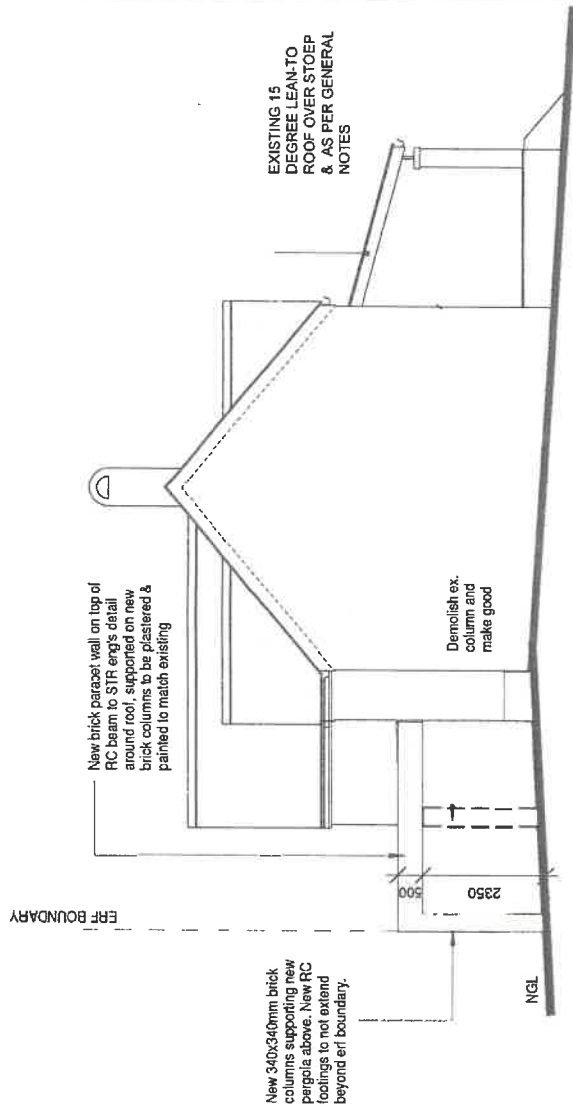
ESTATE MANAGER
GABRIEL MARIK

ESTATE REVIEW ARCHITECT
FRANCIS MALLAM

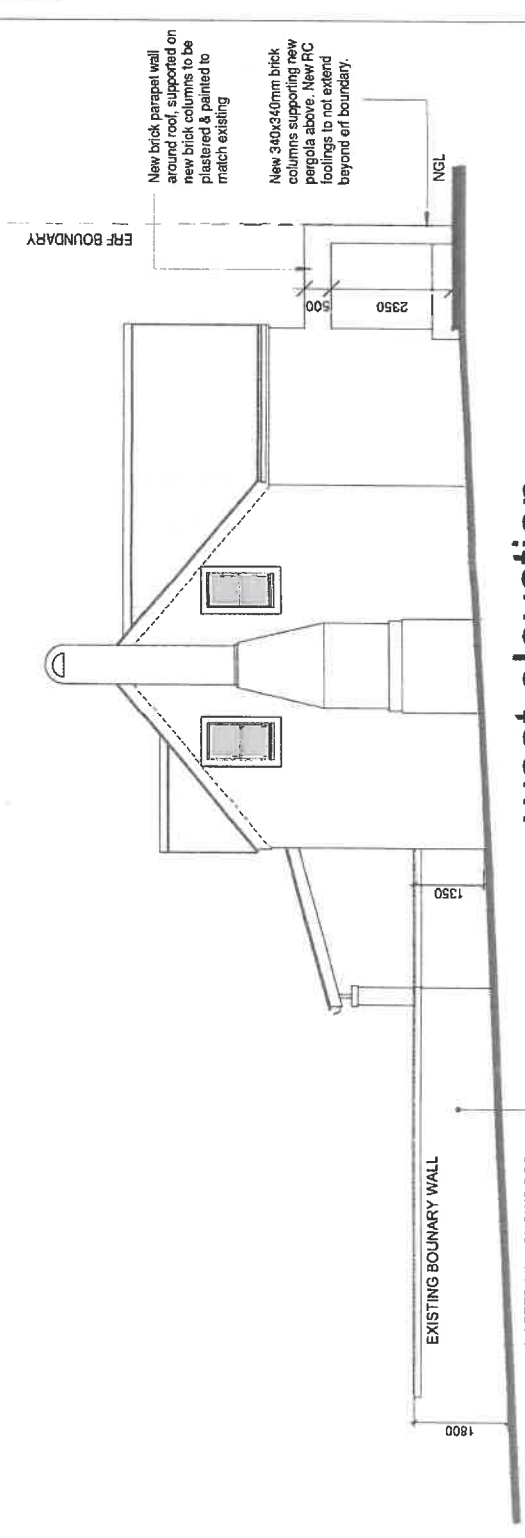
DATE OF REVIEW APPROVAL 24 May 2024

The building plan submitted has been scrutinised and approved in terms of the Architectural Directives and Design Guidelines.

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east elevation



west elevation

COUNCIL NOTES

- GENERAL:
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 - 3. SANS 10400 TO BE SATISFIED PER MEANS SPECIFIED IN SCHEDULE A AND B, SANS 10400-4:
 - 3.1.00 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 10882.
 - 4. POSITION OF SANITARY FACILITIES DURING CONSTRUCTION TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-D. SUBMIT PROPOSAL TO THE ARCHITECT FOR APPROVAL.
 - 5. ALL FOUNDATIONS ACCORDING TO STRUCTURAL ENGINEER'S DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1.
 - 6. 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 BLOCKS OR STANDARD SIZE CONCRETE BLOCKS.
 - 3. 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 & PUBLIC SAFETY:
- 1. CHANGES IN LEVEL, RAMPS, AND DRIVEWAYS, AND ACCESS TO SWIMMING POOLS TO COMPLY WITH SANS THE DETAIL REQUIREMENTS OF SANS 10400-S UNLESS OTHERWISE SPECIFIED IN FORM 1
 - 2. STORE ROOMS & DISCONNECTING LOBBIES TO ALL TOILETS TO BE INDEPENDENTLY AND COMPLETELY VENTILATED IN ACCORDANCE WITH SANS 10400-Q.
 - 3. ALL VENTILATION SYSTEMS TO BE DESIGNED AND CONSTRUCTED 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.
- 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	Mr. & Ms. Nicholaisen		
Project	Proposed new carport - Erf 15296, 124 Welgevonden Blvd Welgevonden Estate		
Drawing	East and West Elevations		
Scale	1:100	Size	A3
Date	08/27/24	Drawn	LT
Project No.	0086	Drawing No.	A105
Revision No.	C		

LARYSSA PRINS ARCHITECTS

PrArch33056092

75 Welgevonden Boulevard, Welgevonden Stellenbosch

ESTATE MANAGER
GARY MARK

ESTATE REVIEW ARCHITECT
FRANCOIS MALLIN

DATE OF WHOLE APPROVAL: 24 May 2024

The building plan submitted has been scrutinised and approved in terms of the Architectural Directives and Design Guidelines.

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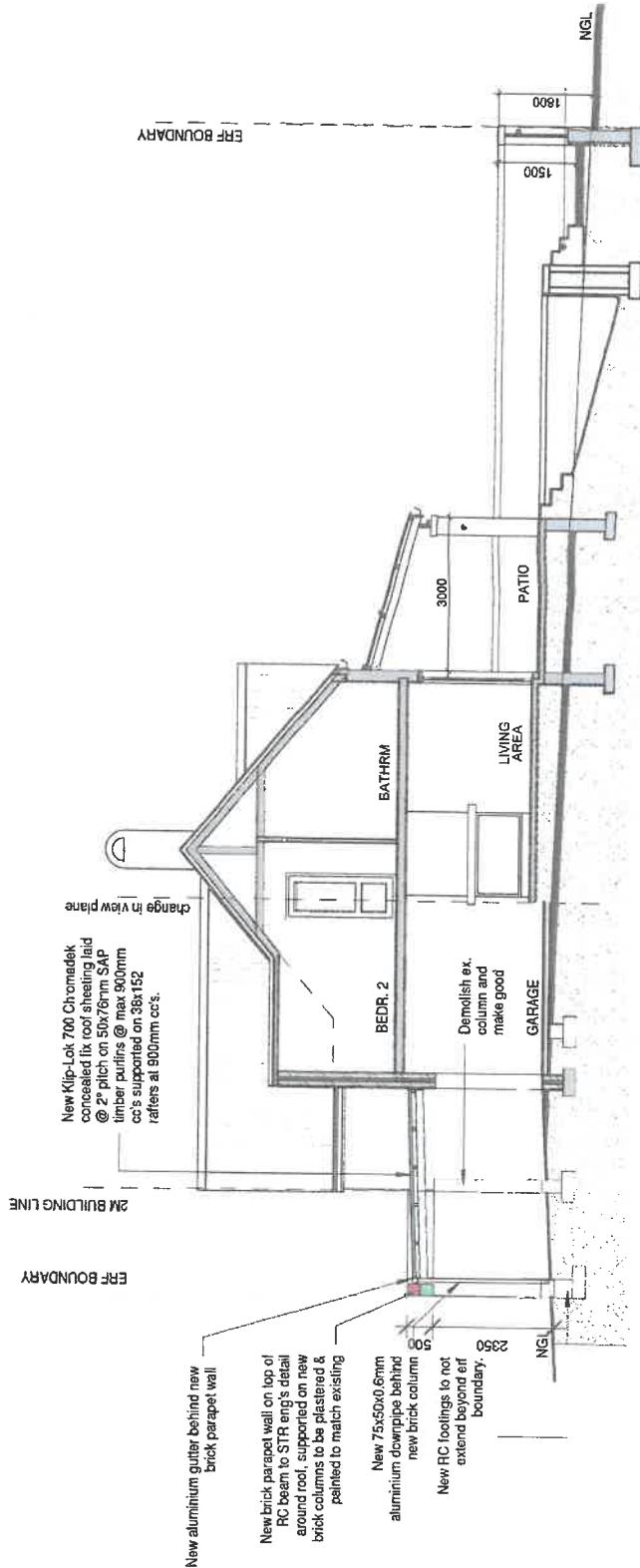
COUNCIL NOTES

- 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 H, J, K, L, M AND N IN THE CASE OF TIMBER BUILDINGS WITH SANS 10062.
- SITE OPERATIONS:
- 1. THE DESIGN OF SANITARY FACILITIES DURING CONSTRUCTION TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-D. SUBMIT PROPOSAL TO THE ARCHITECT FOR APPROVAL.
 - 2. ALL FOUNDATIONS ACCORDING TO STRUCTURAL ENGINEER'S DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1.
 - 3. 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 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 & PUBLIC SAFETY:
- 1. CHANGES IN LEVEL, RAMPS AND DRIVEWAYS, AND ACCESS TO SWIMMING POOLS TO COMPLY WITH SANS THE DETAIL REQUIREMENTS OF SANS 10400-0 UNLESS OTHERWISE SPECIFIED IN FORM 1.
 - 2. STOREROOMS & DISCONNECTING LOBBIES TO ALL TOILETS TO BE INDEPENDENTLY AND ADAPTIVELY LIT & VENTILATED IN COMPLIANCE WITH SANS 10400-0.
 - 3. ACCESSIBLE TOILETS AND SHOWER FACILITIES FOR PEOPLE WITH DISABILITIES IN ACCORDANCE WITH SANS 10400-0 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 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.

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Client	Mr. & Ms. Nicholaisen						
Project	Proposed new carport - Erf 15296, 124 Welgevonden Blvd Welgevonden Estate						
Drawing	Section A-A						
Scale	1:100	Size	A3	Date	08/27/24	Drawn	LT
Project No.	00586	Drawing No.	A106	Revision No.	C		

Date & Time Printed:



LARYSSA PRINS ARCHITECTS

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