



# STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: (1080/2025) LU/18720

Our File Reference Number: Erf 14894, Stellenbosch

Your Reference Number:

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

Sir /Madam

## APPLICATION FOR PERMANENT DEPARTURE ON ERF 14894, 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 application(s) in terms of Section 15(2)(b) of the Stellenbosch Municipality Bylaw on Municipal Land Use Planning, 2023 on Erf 14894, Stellenbosch for a departure for the following:
    - i. to relax the parking requirements from two (2) parking bays to one (1) parking bay,
    - ii. to relax the common building line adjacent to Erf 14895, Stellenbosch from 1,5m to 0m to accommodate the proposed addition to the existing garage which is to be converted into a music room.
    - iii. to exceed the permissible coverage from 50% to 60% in order to accommodate the proposed addition to the existing garage.

**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 the said Bylaw:
  - a) The approval only applies to the departure application 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.

- b) 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.
- c) Building plans reflecting only the approved structures, must be generally in accordance with Site Plan, floor plans & Sections Plan no. A100 – A 106, Revision F, dated 30 January 2025 and drawn by Laryssa Prins Architects and attached as **ANNEXURE A**.

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

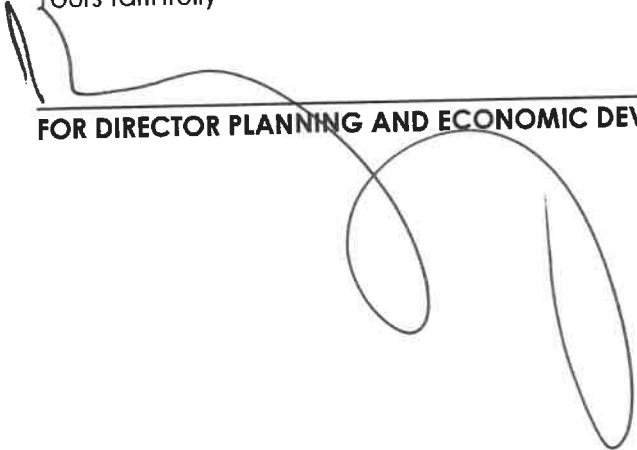
- i. The proposal is associated and in line with the residential use of the property and will thus have no impact on the surrounding area.
- ii. The proposal is supported by Welgevonden Homeowners Association.

3. 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.
4. 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.
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. 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.
7. 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](mailto:landuse.appeals@stellenbosch.gov.za) or 021- 808 8684.
8. 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.

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 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**

6/11/2025  
**DATE**



PROJECT LOCATION  
Glenelg South  
PROJECT REVIEW REPORT  
REVISION NUMBER

DATE OF REVIEW APPROVAL: 23 JANUARY 2025

The following plan, submitted has been reviewed and approved in terms of the Architectural Practice Act and Building Regulations.

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



**PROJECT IDENTIFICATION:**

**ADDRESS:** 3 Kambro Street, Welgevonden

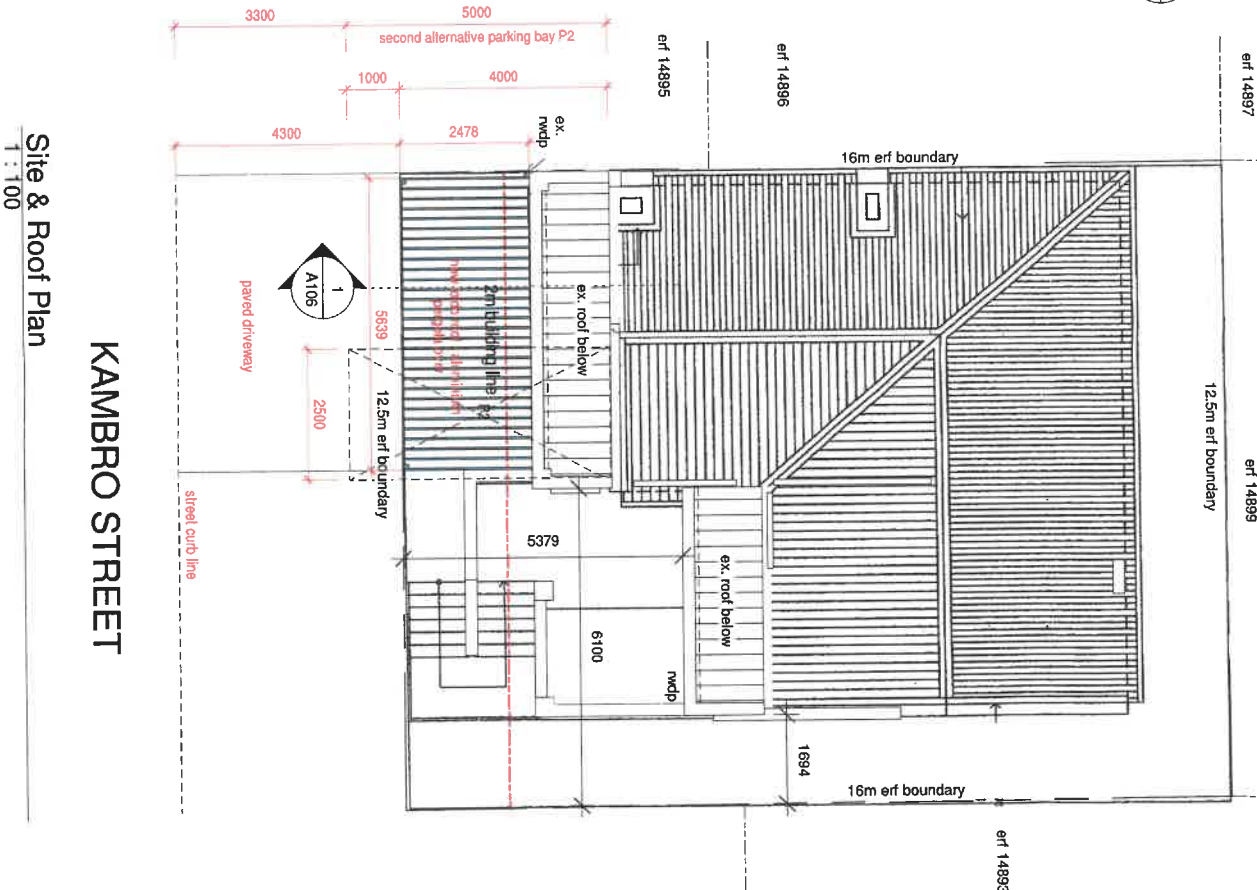
**ERF:** 14894

**ZONING:** GROUP HOUSING

**SITE AREA:** 200m<sup>2</sup>

**AREAS:**

|                                        |                    |
|----------------------------------------|--------------------|
| EXISTING BASEMENT                      | 75.8m <sup>2</sup> |
| ADDITIONS TO BASEMENT                  | 4.5m <sup>2</sup>  |
| EXISTING GROUND STOREY                 | 99.0m <sup>2</sup> |
| EXISTING FIRST STOREY                  | 91.7m <sup>2</sup> |
| EXISTING GROUND STOREY OPEN BALCONY    | 15.5m <sup>2</sup> |
| EXISTING GROUND STOREY COVERED TERRACE | 6.8m <sup>2</sup>  |
| EXISTING OPEN STAIRCASE                | 6.88m <sup>2</sup> |
| EXISTING COVERED AREA ON GROUND STOREY | 99m <sup>2</sup>   |
| EXISTING COVERAGE                      | 50%                |



Site & Roof Plan  
1 : 100

KAMBRO STREET

### 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 (10400) TO BE SATISFIED PER MEANS SPECIFIED IN SCHEDULE A AND B. SANS 10400-B: FORM 2 (10400) TO BE SATISFIED PER MEANS SPECIFIED IN SCHEDULE A AND B.
  3. 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 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
  - 3.2 ALL LEVELS, DIMENSIONS, GRADIENTS AND STEPS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- SITE OPERATIONS:**
- 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 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
  - 3.2 ALL LEVELS, DIMENSIONS, GRADIENTS AND STEPS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- ALL FOUNDATIONS:**
- 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 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
  - 3.2 ALL LEVELS, DIMENSIONS, GRADIENTS AND STEPS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- WALLS:**
- 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 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
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- ROOF COVERINGS:**
- 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 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
  - 3.2 ALL LEVELS, DIMENSIONS, GRADIENTS AND STEPS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION AND ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- 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:**
- 1.1 CHANGES IN LEVEL, RAILINGS AND DRIVEWAYS, AND ACCESS TO SWIMMING POOLS TO COMPLY WITH SANS THE DETAIL REQUIREMENTS OF SANS 10400-A UNLESS OTHERWISE SPECIFIED IN FORM 1.
  - 1.2 STOREROOMS & DISCONNECTING LOBBIES TO ALL TOILETS TO BE INDEPENDENTLY AND ADJACENT TO A VENTILATED TOILET ROOM WITH A MINIMUM OF 1.5m<sup>2</sup> UNLESS OTHERWISE SPECIFIED IN FORM 1.
  - 1.3 THE DESIGN OF THE TOILET ROOMS FOR PEOPLE WITH DISABILITIES IS IN ACCORDANCE WITH SANS 10400-A UNLESS OTHERWISE SPECIFIED IN FORM 1.
  - 1.4 DRAINAGE & STORMWATER.
  - 1.5 DRAINAGE SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-A UNLESS OTHERWISE SPECIFIED IN FORM 1.
  - 1.6 DRAINAGE SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-A UNLESS OTHERWISE SPECIFIED IN FORM 1.
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  - 1.9 DRAINAGE SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-A UNLESS OTHERWISE SPECIFIED IN FORM 1.
  - 1.10 DRAINAGE SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-A UNLESS OTHERWISE SPECIFIED IN FORM 1.
- MATERIALS AND FINISHES:**
- 2.1 MATERIALS AND FINISHES AS INDICATED ON THE DRAWINGS, MATERIAL NOTES AND/OR FINISHES SCHEDULES.
  - 2.2 MATERIALS AND FINISHES AS INDICATED ON THE DRAWINGS, MATERIAL NOTES AND/OR FINISHES SCHEDULES.
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  - 2.10 MATERIALS AND FINISHES AS INDICATED ON THE DRAWINGS, MATERIAL NOTES AND/OR FINISHES SCHEDULES.

| Drawing            |             |              |       |    |
|--------------------|-------------|--------------|-------|----|
| Site and Roof Plan |             |              |       |    |
| Scale              | Size        | Date         | Drawn | Up |
| 1 : 100:1:100      |             | 01/30/25     |       |    |
| Project No.        | Drawing No. | Revision No. |       |    |
| 0086               | A100        | F            |       |    |

Date & Time printed:

2025/06/16 08:39:51

Alterations and Additions to 3  
Kambro Street, Welgevonden,  
Stellenbosch

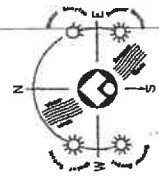
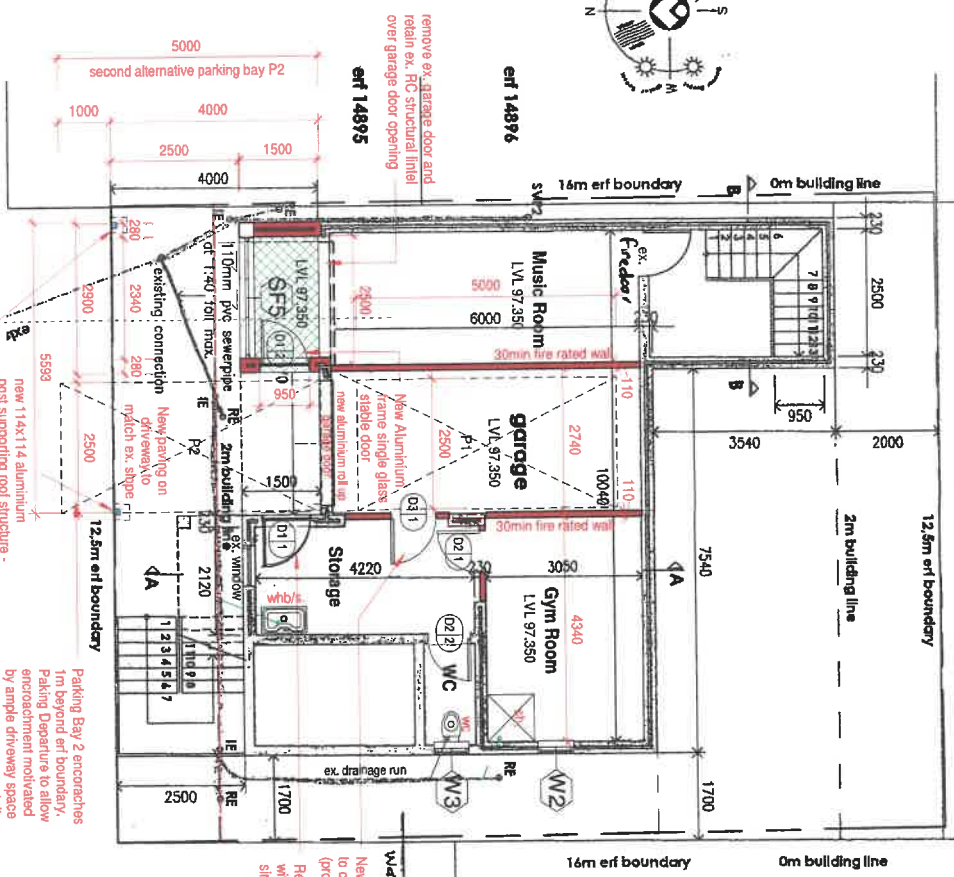
75 Welgevonden Boulevard, Welgevonden  
Stellenbosch

erf 14897

erf 14899

DATE OF ISSUE APPROVED: 23 JANUARY 2025

The building plan submitted has been reviewed and approved in terms of the Architectural Practices and Building Code of South Africa.



00 Basement Storey

1 : 100

|   |                          |            |
|---|--------------------------|------------|
| B | Music Room Stairing Door | 2024/06/08 |
| C | Council Chamber          | 2024/07/15 |
| D | Parking Bay 2 dims       | 2025/01/12 |
| E | Parking Bay 2 dims       | 2025/06/08 |
| F | Parking bay 2 dims       | 2025/06/16 |

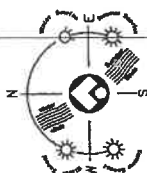
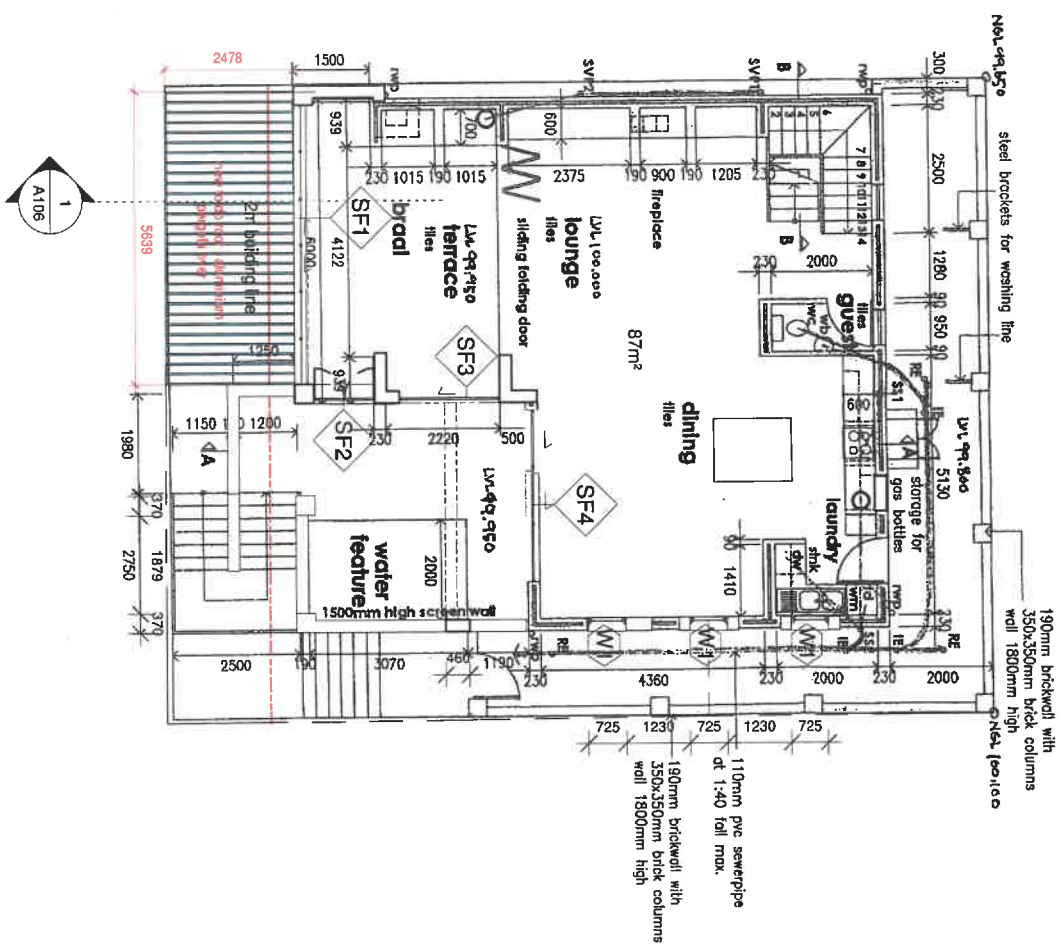
COUNCIL NOTES

- 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.
  5. THE ARCHITECT HAS BEEN APPOINTED ACCORDING TO FORM 1 THE STRUCTURAL SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400 PARTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
  6. THE ARCHITECT HAS BEEN APPOINTED ACCORDING TO FORM 1 THE STRUCTURAL SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400 PARTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
  7. THE ARCHITECT HAS BEEN APPOINTED ACCORDING TO FORM 1 THE STRUCTURAL SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400 PARTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
  8. THE ARCHITECT HAS BEEN APPOINTED ACCORDING TO FORM 1 THE STRUCTURAL SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400 PARTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
  9. THE ARCHITECT HAS BEEN APPOINTED ACCORDING TO FORM 1 THE STRUCTURAL SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400 PARTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
  10. THE ARCHITECT HAS BEEN APPOINTED ACCORDING TO FORM 1 THE STRUCTURAL SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400 PARTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

|                      |             |              |       |
|----------------------|-------------|--------------|-------|
| Drawing              |             |              |       |
| Basement Storey Plan |             |              |       |
| Scale                | Size        | Date         | Drawn |
| 1 : 1001:100         |             | 06/06/25     | LP    |
| Project No.          | Drawing No. | Revision No. |       |
| 0086                 | A101        | F            |       |

The new design chain architecture has been validated and approved in terms of the Architectural Directives and Design Guidelines.

This does not guarantee successful Marketing approval. The sales manager on the client and his architect to adhere to a substantial regulatory framework and by-laws.



| REV | DESCRIPTION             | DATE     |
|-----|-------------------------|----------|
| B   | Music Room Window       | 20240806 |
| C   | Music Room Sliding Door | 20240715 |
| D   | Council Changes         | 20250112 |
| E   | Parking Bay 2 drms      | 20250606 |
| F   | Parking Bay 2 drms      | 20250616 |

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 SLOPES TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
5. STRUCTURAL DESIGN.
- 5.1. IF A STRUCTURAL ENGINEER HAS BEEN APPOINTED ACCORDING TO FORM 1, THE STRUCTURAL SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400 PARTS 1, 2, 3 AND 4 AND IN THE CASE OF FRAME BUILDINGS WITH SANS 10082.
- 5.2. SITE OF REINFORCEMENT.
- 5.3. PROVIDER OF SANITARY FACILITIES DURING CONSTRUCTION TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-2, SUBMIT PROPOSAL TO THE ARCHITECT FOR APPROVAL.
- 5.4. FOUNDATIONS.
- 5.5. ALL DEEP FOOTINGS, SOIL PILES COMPACTION AND SUB-SURFACE DRAINAGE OTHERWISE SPECIFIED IN THE DRAWINGS.
- 5.6. TO OBTAIN ENGINEERS DETAILS UNLESS OTHERWISE SPECIFIED IN FORM 1.
- 5.7. WALLS.
- 5.8. STRUCTURAL STRENGTH AND STABILITY OF WALLS TO BE STRUCTURAL ENGINEER'S APPROVAL, UNLESS OTHERWISE SPECIFIED IN FORM 1.
- 5.9. 2. ALL CLAY MASONRY OR CONCRETE BLOCK WALLS TO BE CONSTRUCTED IN STANDARD SIZE CLAY BRICKS OR STANDARD SIZE CONCRETE BLOCKS.
- 5.10. ROOFS.
- 5.11. ROOF COVERINGS, WATERPROOFING SYSTEMS, AND FLAT ROOFS, GUTTERS AND DOWN PIPES TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-1, AND SANS 10400-2 UNLESS OTHERWISE SPECIFIED IN THE DRAWINGS.
- 5.12. ROOF COVERINGS TO BE OF COMPLEXITY OF ROOF AND CEILING ASSEMBLY, TO COMPLY WITH THE ENGINEER REQUIREMENTS UNLESS OTHERWISE SPECIFIED IN FORM 1.
- 5.13. REINFORCED CONCRETE.
- 5.14. TO BE IN ACCORDANCE WITH THE DETAIL REQUIREMENTS OF SANS 10400-1.
- 5.15. CHANGERS IN LEVEL, RAIRS AND DRIVEWAYS, AND ACCESS TO SWIMMING POOLS TO COMPLY WITH SANS THE DETAIL REQUIREMENTS OF SANS 10400-2 UNLESS OTHERWISE SPECIFIED IN FORM 1.
- 5.16. 2. STOREHOUSES AND DISCONNECTING LOBBIES TO ALL TOILETS TO BE INDEPENDENTLY AND ADEQUATELY LIT & VENTILATED IN COMPLIANCE WITH SANS 10400-1.
- 5.17. 3. THE MEANS FOR PROVIDING FACILITIES FOR PEOPLE WITH DISABILITIES IS IN ACCORDANCE WITH SANS 10400-3 UNLESS OTHERWISE SPECIFIED IN FORM 1.
- 5.18. DRAINAGE & SANITATION.
- 5.19. TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-2 UNLESS OTHERWISE SPECIFIED IN FORM 1.
- 5.20. 2. STORMWATER DISPOSAL TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-4 UNLESS OTHERWISE SPECIFIED IN FORM 1.
- 5.21. MATERIALS AND FINISHES.
- 5.22. MATERIALS AND FINISHES AS INDICATED ON THE DRAWINGS, MATERIAL NOTES AND/OR FINISHES SCHEDULES.
- 5.23. MASONRY WALLS TO BE PLASTERED AND PAINTED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.

Basement Area: 80.3m<sup>2</sup>  
Basement Fenestration 6.0m<sup>2</sup> = 7.4% (<20% complies with SANS 10400 XA)

## 01 Ground Storey

1:100

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Boyle's  
Bernard  
Moff  
Moff

## Stellenbosch

|                    |             |                                                                               |       |
|--------------------|-------------|-------------------------------------------------------------------------------|-------|
| Project            |             | Alterations and Additions to 3<br>Kambro Street, Welgevonden,<br>Stellenbosch |       |
| Drawing            |             |                                                                               |       |
| Ground Storey Plan |             |                                                                               |       |
| Scale              | Size        | Date                                                                          | Drawn |
| 1 : 1001:100       |             | 01/30/25                                                                      | LP    |
| Project No.        | Drawing No. | Revision No.                                                                  |       |
| 0086               | A102        | F                                                                             |       |

Date & Time printed:

2025/06/16

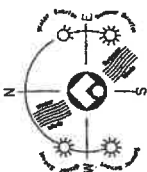
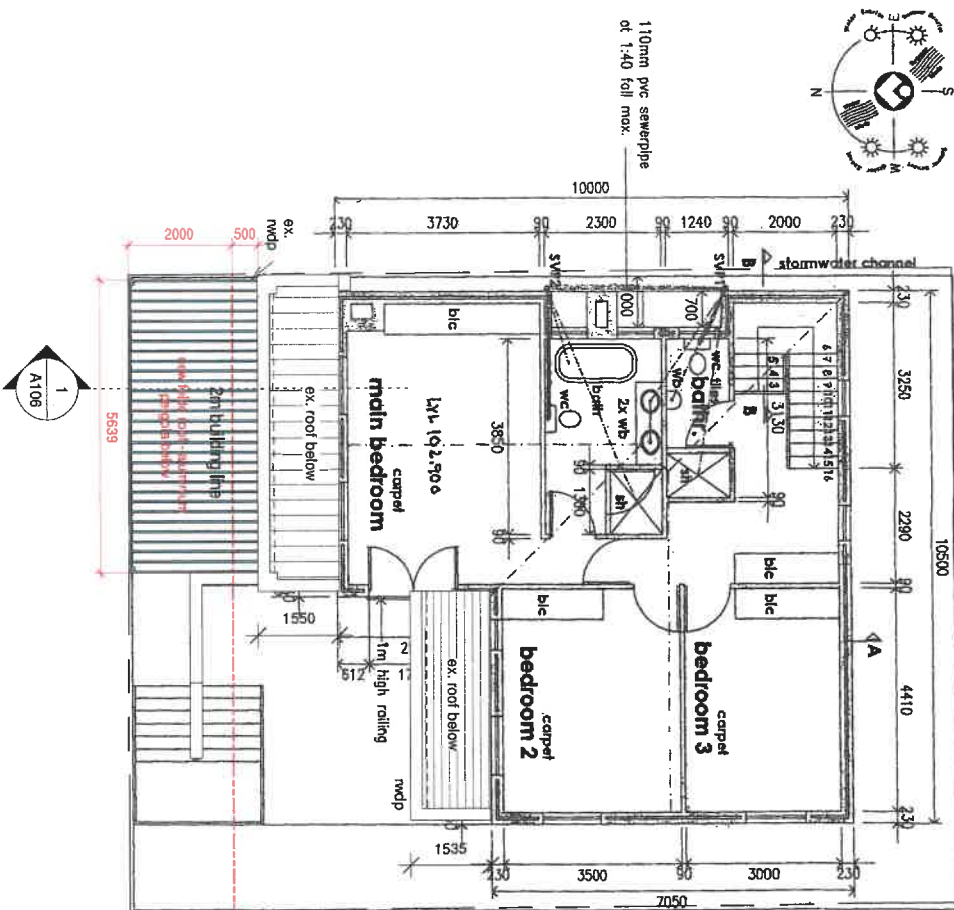


PROJECT: 20250616

DATE: 20250616

BY: [Redacted]

The building plans submitted have been reviewed and approved in terms of the Architectural Practices and Design Guidelines.  
This does not guarantee successful Municipal approval. The owner remains on the client and his architect to adhere to all Municipal regulations, laws, and by-laws.



02 First Storey  
1 : 100

| NO. | DESCRIPTION             | DATE     |
|-----|-------------------------|----------|
| B   | Music Room Window       | 20240608 |
| C   | Music Room Sliding Door | 20240715 |
| D   | Council Changes         | 20250112 |
| E   | Parking Bay 2 dims      | 20250608 |
| F   | Parking bay 2 dims      | 20250616 |

### 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 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:
1. IF NO STRUCTURAL ENGINEER HAS BEEN APPOINTED ACCORDING TO FORM 1, THE STRUCTURAL SYSTEM TO BE USED SHALL BE STANDARD SANS 10400 PARTS 1 AND 2. IN THE CASE OF OTHER 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.
- FOUNDATIONS:
1. ALL FOUNDATIONS ACCORDING TO STRUCTURAL ENGINEER'S DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1.
  1. ALL DEEP FOOTINGS, SOIL, RAFTS COMPACTION AND SUB-SURFACE DRAINAGE ACCORDING TO CIVIL ENGINEER'S DETAIL 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 WALLS OF CONCRETE IN 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-A 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.
  1. CHANGES IN LEVEL, TYPING AND DIMENSIONS, AND ACCESS TO SWIMMING POOLS TO BE SPECIFIED IN FORM 1.
  2. STOREROOMS A DISCONNECTING LOBBIES TO ALL TOILETS TO BE INDEPENDENTLY AND ADEQUATELY 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. 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.
- EXTERIOR FINISHES:
1. EXTERIOR FINISHES AS INDICATED ON THE DRAWINGS, MATERIAL NOTES AND/OR MATERIAL SCHEDULES.
- ALL FINISHES TO BE FLUSHED AND PAINTED UNLESS OTHERWISE SPECIFIED ON DRAWINGS.

Project  
Alterations and Additions to 3  
Kambro Street, Welgevonden,  
Stellenbosch

### First Storey Plan

| Scale        | Size        | Date         | Drawn |
|--------------|-------------|--------------|-------|
| 1 : 1001:100 |             | 01/30/25     | LP    |
| Project No.  | Drawing No. | Revision No. |       |
| 0086         | A103        | F            |       |

Date & Time printed:

2025/06/16 08:39:51

75 Welgevonden Boulevard, Welgevonden  
Stellenbosch

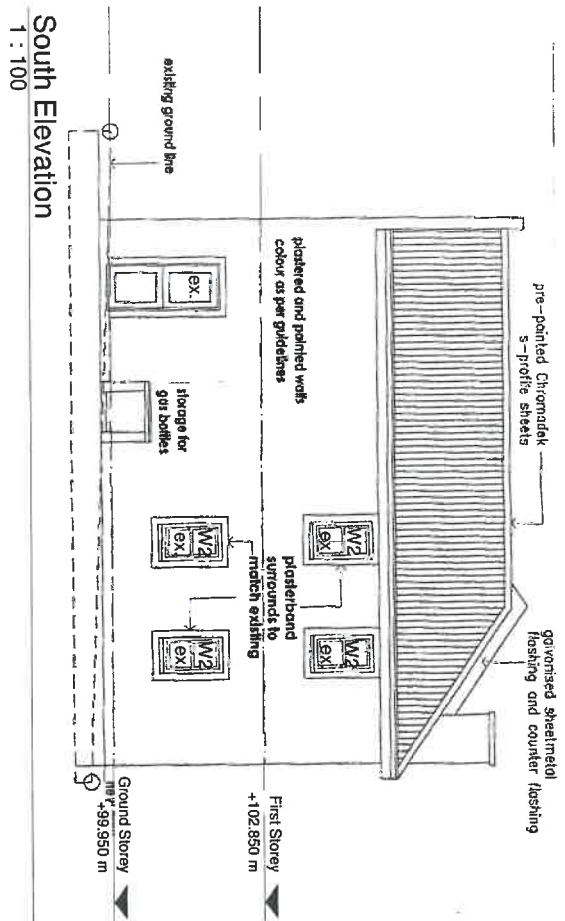




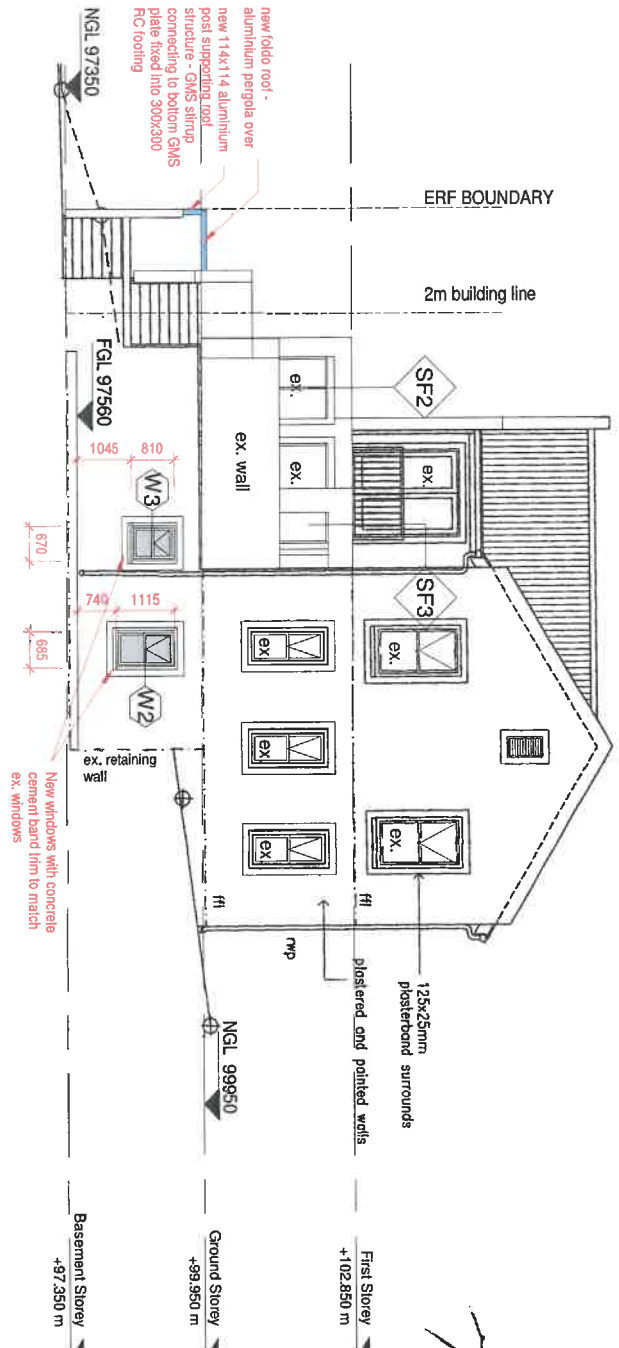
DATE OF ISSUE: 23 JANUARY 2025

The building plan submitted has been reviewed and approved in terms of the Architectural Practitioners and Building Regulations.

This does not guarantee successful Municipal approval. The owner remains the client and his architect is advised to submit the plan to the relevant authorities for approval.



South Elevation  
1 : 100



West Elevation  
1 : 100

COUNCIL NOTES

- GENERAL:
1. ALL WORK TO BE DONE IN ACCORDANCE WITH SANS 10400-1:2015 AND SANS 10400-2:2015.
  2. SANS 10400 TO BE SATISFIED PER MEANS SPECIFIED IN SCHEDULE A AND B, SANS 10400-A:2015.
  3. DO NOT SCALE. REFER ONLY TO 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:
1. IF NO STRUCTURAL ENGINEER HAS BEEN APPOINTED ACCORDING TO FORM 1, THE STRUCTURAL SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-1 PARTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
  2. PERSONS OF SANITARY FACILITIES DURING CONSTRUCTION TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-1. SUBMIT PROPOSAL TO THE ARCHITECT FOR APPROVAL.
  3. ALL FOUNDATIONS ACCORDING TO STRUCTURAL ENGINEER'S DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1.
  4. ALL DEEP FOOTINGS, SOIL RAFTS, COMPACTED AND SUB-SURFACE DRAINAGE ACCORDING TO CIVIL ENGINEER'S DETAILS UNLESS OTHERWISE SPECIFIED IN FORM 1.
  5. ALL WALLS, STRUCTURAL STRENGTH AND STABILITY OF WALLS TO STRUCTURAL ENGINEER'S APPROVAL UNLESS OTHERWISE SPECIFIED IN FORM 1.
  6. ALL CLAY BRICKS OR STANDARD SIZE CONCRETE BLOCKS.
  7. ROOF COVERINGS WATERPROOFING SYSTEMS, AND FLAT ROOF, GUTTERS AND DOWN PIPES TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-1 AND SANS 10400-2 UNLESS OTHERWISE SPECIFIED IN FORM 1.
  8. FIRE RESISTANCE AND COMBUSTIBILITY OF ROOF AND CEILING ASSEMBLY TO COMPLY WITH FIRE ENGINEER'S REQUIREMENTS UNLESS OTHERWISE SPECIFIED IN FORM 1.
  9. HEALTH & PUBLIC SAFETY, CHANGES IN LEVEL, STAIRS AND DOWNPipes, AND ACCESS TO SWIMMING POOLS TO COMPLY WITH SANS 10400-1 PART 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
  10. STAIRS, ESCAPE ROUTES, AND CONNECTING LOBBIES TO ALL FLOORS TO BE INDEPENDENTLY AND AREGATELY VENTILATED IN COMPLIANCE WITH SANS 10400-1.
  11. THE MEANS FOR PROVIDING FLOORS FOR PEOPLE WITH DISABILITIES IS IN ACCORDANCE WITH SANS 10400-1 UNLESS OTHERWISE SPECIFIED IN FORM 1.
  12. DRAINAGE & STORMWATER, DRAINAGE SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-1 UNLESS OTHERWISE SPECIFIED IN FORM 1.
  13. STORMWATER DISPOSAL TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-1 UNLESS OTHERWISE SPECIFIED IN FORM 1.
  14. MATERIALS AND FINISHES, MATERIALS AND FINISHES AS INDICATED ON THE DRAWINGS, MATERIAL NOTES, AND/OR ENGINEER'S SCHEDULES.
  15. MAJOR WALLS TO BE PLASTERED AND PAINTED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.

|                                |             |              |       |
|--------------------------------|-------------|--------------|-------|
| Project                        |             |              |       |
| Alterations and Additions to 3 |             |              |       |
| Kamro Street, Welgevonden,     |             |              |       |
| Stellenbosch                   |             |              |       |
| Drawing                        |             |              |       |
| South and West Elevations      |             |              |       |
| Scale                          | Size        | Date         | Drawn |
| 1 : 1001:100                   |             | 01/30/25     | LP    |
| Project No.                    | Drawing No. | Revision No. |       |
| 0086                           | A105        | F            |       |

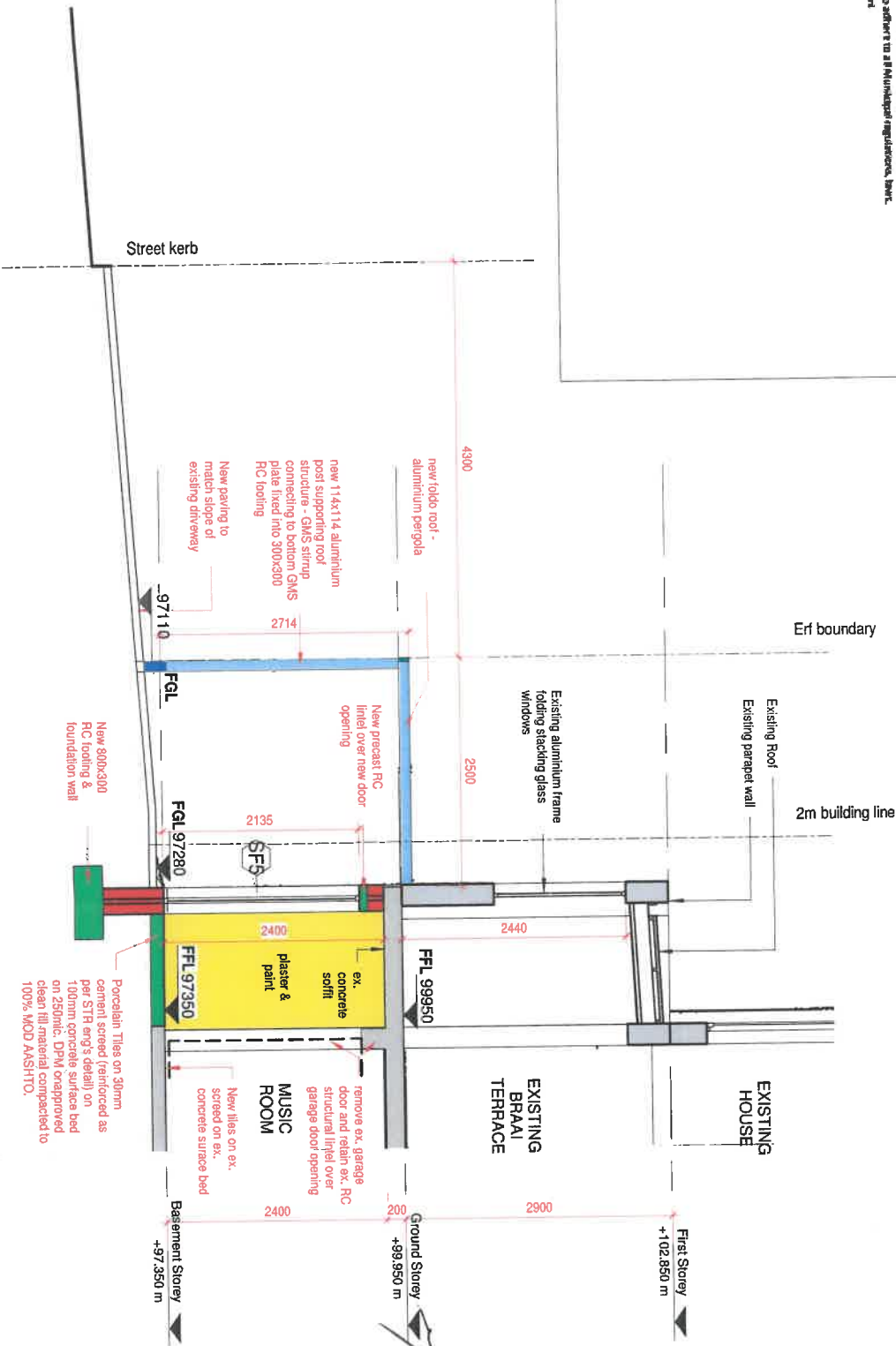
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Ptich33056092  
75 Welgevonden Boulevard, Welgevonden  
Stellenbosch

DATE OF MEET APPROVED: 23 JANUARY 2025

The building plan submitted has been reviewed and approved in terms of the Architectural Practices and Building Code of South Africa.  
This does not guarantee successful Municipal approval. The owner remains on the client and his architect to adhere to all Municipal regulations, laws, and by-laws.



Section B

1 : 50

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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 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:

1. THE STRUCTURAL ENGINEER HAS BEEN APPOINTED ACCORDING TO FORM 1 THE STRUCTURAL SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400 PARTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

FOUNDATION:

1. FOUNDATIONS ACCORDING TO STRUCTURAL ENGINEER'S DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1.
2. ALL DEEP FOUNDINGS, SOIL, RAFTS, COMPACTED AND SUB-SURFACE DRAINAGE ACCORDING TO CIVIL ENGINEER'S DETAILS UNLESS OTHERWISE SPECIFIED IN FORM 1.
3. STRUCTURAL STRENGTH AND STABILITY OF WALLS TO STRUCTURAL ENGINEER'S APPROVAL UNLESS OTHERWISE SPECIFIED IN FORM 1.
4. ALL CLAY MASONRY OR CONCRETE BLOCK WALLS TO BE CONSTRUCTED IN STANDARD SIZE CLAY BRICKS ON STANDARD SIZE CONCRETE BLOKS.

ROOFS:

1. ROOF COVERINGS WATERPROOFING SYSTEMS, AND RAIN ROOF'S GUTTERS AND DOWN PIPES TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-L AND SANS 10400-H UNLESS OTHERWISE SPECIFIED IN FORM 1.
2. FIRE RESISTANCE AND COMBUSTIBILITY OF ROOF AND CEILING ASSEMBLY TO COMPLY WITH THE ENGINEER'S REQUIREMENTS UNLESS OTHERWISE SPECIFIED IN FORM 1.
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: UNLESS OTHERWISE SPECIFIED IN FORM 1, THE DETAIL REQUIREMENTS OF SANS 10400-P UNLESS OTHERWISE SPECIFIED IN FORM 1.
5. UNLESS OTHERWISE SPECIFIED IN FORM 1, THE DETAIL REQUIREMENTS OF SANS 10400-R UNLESS OTHERWISE SPECIFIED IN FORM 1.
6. MATERIALS AND FINISHES: UNLESS OTHERWISE SPECIFIED IN FORM 1, THE DETAIL REQUIREMENTS OF SANS 10400-F UNLESS OTHERWISE SPECIFIED IN FORM 1.
7. FINISHES SCHEDULES: UNLESS OTHERWISE SPECIFIED IN FORM 1, THE DETAIL REQUIREMENTS OF SANS 10400-F UNLESS OTHERWISE SPECIFIED IN FORM 1.
8. MASONRY WALLS TO BE PLASTERED AND PAINTED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.

Project  
Alterations and Additions to 3  
Kambro Street, Welgevonden,  
Stellenbosch

Drawing

Section B

| Scale       | Size        | Date         | Drawn |
|-------------|-------------|--------------|-------|
| 1 : 501:100 | 01/30/25    | LP           |       |
| Project No. | Drawing No. | Revision No. |       |
| 0086        | A106        | F            |       |

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Stellenbosch