



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/16442

Our File Reference Number: Erf 476, Franschhoek

Your Reference Number: None

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL

Sir / Madam

APPLICATION FOR A CONSENT USE: ERF 476, FRANSCHHOEK

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) of the Stellenbosch Municipal Land Use Planning Bylaw on Erf 476, Franschhoek for:
 - 2.1.1 **Consent Use** in terms of Section 15 (2) (o) of the said bylaw in order to allow a guest house with the five (5) bedrooms to permit a maximum of ten (10) transient guests.
3. **The approval is subject to the following conditions imposed in terms of Section 66 of said Bylaw:**
 - 3.1 The approval only applies to the proposed 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.
 - 3.2 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.
 - 3.3 The development be implemented in accordance with the Site Development Plan, referenced as drawing No: 23427-RES-AR-100-01, REV 03, drawn by: LS (Sheridan Architecture), dated March 2023.

- 3.4 The guesthouse be limited to **five (5) bedrooms** (three (3) bedrooms in the main dwelling unit & two (2) bedrooms on the first floor second dwelling unit) and a maximum of 10 paying guests or lodgers shall be permitted at any one time.
- 3.5 The three (3) bedrooms apartment/ground floor second dwelling unit may not be utilised for paying guests.
- 3.6 A contravention penalty of R25 000 is payable within 30 days from date of the subject approval in respect of the unlawful utilisation of land and prior to the approval of building plans.
- 3.7 Building plans be submitted for all changes of use in the existing buildings and which building plan(s) be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.
- 3.8 Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the approval of any building plans or as may be agreed on in writing with the Director Infrastructure Services.
- 3.9 The land use shall not create any undue noise or be a nuisance to the neighbourhood and that precautionary measures be taken in order to avoid environmental noise pollution in terms of the Noise Control Regulations (PN627 dated 20 November 1998) made in terms of Section 25 of the Environmental Conservation Act, 1989 (Act No 73 of 1989).

4. The reasons for the above decision are as follows:

- 4.1 The scale and nature of the proposed development will not compromise the existing character of the surrounding landscape.
- 4.2 The proposal is in line with the existing land use of the property and will not have a negative impact on the character of the surrounding area.
- 4.3 Sufficient parking has been provided for the proposed use.

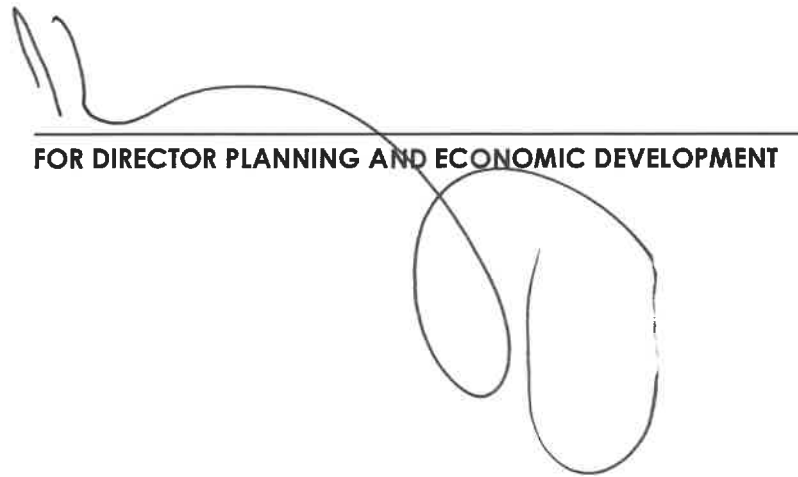
5. Matters to be noted:

- 5.1 Should, after following due process –
- a) The subject approved land use remains in breach of complying with any of the conditions of approval required for the vesting of the subject approval, and/ or,
 - b) The operational use of the facilities be in breach of any of the conditions of approval, inclusive of persistent complaints of undue noise levels, and/ or,
 - c) The property be used for any unauthorised uses not permitted in terms of this approval.

6. 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.
7. 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.
8. **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**
9. 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.
10. 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.
11. 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.
12. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

13. 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

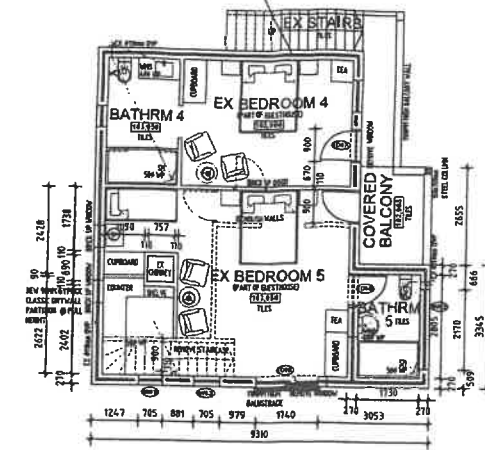


FOR DIRECTOR PLANNING AND ECONOMIC DEVELOPMENT

6/11/2025
DATE

- NOTES:**
- The design on this drawing is copyright and remains the property of Sheridan Architecture.
 - All work to be carried out in strict accordance with local authority requirements, National Building Regulations, and the S.A.B.S standards.
 - This drawing may not be scaled. Only figured dimensions and levels may be used.
 - All relevant details, levels, dimensions must be checked on site before commencement of work. Any discrepancies to be reported to the Architects office immediately.

Rev. No. Date Description of Revision
00 LS 14-03-2023 ISSUED FOR CLIENT APPROVAL
01 LS 23-03-2023 ISSUED FOR COUNCIL APPROVAL
02 LS 02-12-2024 ISSUED FOR COUNCIL APPROVAL - ADD "PART OF GUESTHOUSE" NOTE BELOW BEDROOMS, ADD PARKING BAY ALLOCATION TABLE, ADD BOUNDARY WALL ELEVATIONS.
03 LS 04-08-2025 ISSUED FOR COUNCIL APPROVAL - REVISE PARKING BAY ALLOCATION TABLE AND PARKING BAY SCHEDULES, ADD PARKING BAYS: 1 APARTMENT - 2 PARKING BAYS



FIRST FLOOR PLAN
SCALE 1:100

CONSTRUCTION NOTES:

Stairs and balustrades: SABS 0400 Part M

Treads and risers to be shown on Architect's plan and section. Stairs to be 200mm max. Treads to be 200mm min. Treads and risers as per Architect's detail drawings. Handrails to be min. 200mm. Balustrade walls and railings to be min. 1000mm high as illustrated on Architect's elevations and sections. No opening to balustrades to be more than 100mm.

Brick reinforcing:

Brickwork to be reinforced to be installed in every course of foundation brickwork for minimum 5 courses and every 3rd course thereafter. Brickwork to be installed in every course below ground slab where brick wall is shown on detail sections. Brickwork over slabs as shown on Architect's detail sections.

Ceilings and Cornices:

200mm x 200mm x 10mm plasterboard ceiling panels on 30x30mm SA Prime bracing provided at right angles to wall members. Cornices to be 200mm x 200mm x 10mm plasterboard and finish with fibrous plaster. Cornices to be 200mm x 200mm x 10mm plasterboard and finish with fibrous plaster. Cornices to be of single length across ceiling and joined at corners with mitred joints only. All concrete wall slab soffits to be smooth plastered where indicated.

External finishes:

External brickwork to be shown on Architect's plan, laid to fall away from building.

Internal finishes:

All tiles, carpet, flooring and finishes to be approved by client.

Plasterwork:

All internal plasterwork to be min. 12mm. Test plaster panel to Client's satisfaction. External plaster to be as per Home Owners Association guidelines and clients approval.

Glazing: SABS 0400 Part N

All glazing to be clear unless otherwise specified in Architect's details and schedules and dimensions as indicated in the following:

• Thickness of glazing, maximum size of pane(s)
3mm, 6.15 mm
4mm, 15 mm
5mm, 21 mm
6mm, 32 mm

Glazing in bathrooms to be done laminated safety glass. Glazing in bedrooms to be opaque.

All glazing in door panels to be done laminated safety glass.

Dampproofing: SABS 0400 Part J(JJ3) and Part K(KK15)

Not at 375 mm above ground level. Damp proofing to be indicated on all ground slabs and 375 mm above ground level. Damp proofing to be indicated on all ground slabs and 375 mm above ground level. Damp proofing to be indicated on all ground slabs and 375 mm above ground level.

Brickwork: SABS 0400 Part K

First Class standard to be used in all brickwork with joints not exceeding 12mm. All external walls to be 200mm thick. Internal walls to be 100mm or as shown on plans. Facing brick to be plain and column bricks laid in stretcher bond with joints not exceeding 12mm.

Foundations: SABS 0400 Part H

All foundations to be 200mm concrete strip foundations unless otherwise specified in Architect's drawings and/or Engineers specifications.

Filling: SABS 0400 Part J(JJ2.3)

Fill to be well compacted in vertical layers of 150mm and according to Engineers specifications and recommendations. Certificate of compaction to be submitted to the Architect.

Ground slabs:

40mm thick concrete ground slabs on fill with damp proofing as described below. Reinforce ground slabs according to Engineers details and specifications. All expansion joints to be placed in accordance with Engineers specifications.

Drainage: SABS 0400 Part P

Soakaway PVC
Bath, Shower, Wash, Kitchen PVC
WC, Bedroom PVC
Vent pipes: 80mm PVC
Stack pipes: 100mm PVC

All soil pipes to be laid in accordance with fall and 100mm min. in accordance with local authority regulations. Drains under buildings and garden walls to have flexible one-piece joints. All drains to be placed min. 100mm from buildings. Depth of drains to be min. 400mm. No stormwater inlets to be placed less than 150mm from stormwater pipes or positions as indicated on Architect's plans.

Roof: SABS 0400 Part L

EX CORRUGATED IRON SHEETING
EX CORRUGATED IRON SHEETING on 30x30mm battens on SA prime timber trusses by specialist spaced at max. 900mm centres according to the national building regulations. Trusses to be min. 100mm SA prime wall plate at all corners. Trusses to be min. 100mm SA prime wall plate at all corners. Trusses to be min. 100mm SA prime wall plate at all corners.

Rainwater goods:

Reinforced concrete eaves with half-bore outlets as shown on drawings. Concrete roof slabs to be waterproofed with SABS approved system on screed laid to fall to outlets as indicated on Architect's plans. Waterproofing to be strictly installed according to manufacturers instructions and recommendations, lapped and lapped and drained up and around walls and pipes. Guarantee to be supplied by Contractor to Owner upon completion of installation. 1000mm painted galv. gutters and 100mm min. painted galv. downpipes as on plans.

GENERAL NOTES:

All dimensions to be checked on site.
Do not scale off the drawings.
All work to be executed according to the national building regulations and local bye-laws.
Copyright is reserved by the architect.

Windows of 200mm above FFL and doors at 200mm above FFL.
Geyser SABS 0254.
Brass trap to all showers.

AREA CALCULATIONS: ERF 476

EXISTING GROUND FLOOR	275 sqm
EXISTING COVERED STOEP	40 sqm
EXISTING COVERED PORCH	55 sqm
TOTAL EXISTING GROUND FLOOR	370 sqm
EXISTING FIRST FLOOR	76.3 sqm
EXTENDING BATHROOM FIRST FLOOR	4.2 sqm
EXTENDING COVERED BALCONY FIRST FLOOR	5.3 sqm
TOTAL FIRST FLOOR	85.8 sqm
GRAND TOTAL	455.8 sqm

SITE AREA	1000 sqm
TOTAL COVERAGE AREA (20% max)	700 sqm
MAX F.A.R.	0.5
MAX FLOOR AREA	450 sqm

ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
LAND USE CATEGORY	PARKING
BED & BREAKFAST	1 BAY PER GUEST BEDROOM
APARTMENT WITH 3 BEDROOMS	2 BAYS PER APARTMENT

ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
LAND USE CATEGORY	PARKING
BED & BREAKFAST	1 BAY PER GUEST BEDROOM
APARTMENT WITH 3 BEDROOMS	2 BAYS PER APARTMENT

ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
LAND USE CATEGORY	PARKING
BED & BREAKFAST	1 BAY PER GUEST BEDROOM
APARTMENT WITH 3 BEDROOMS	2 BAYS PER APARTMENT

ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
LAND USE CATEGORY	PARKING
BED & BREAKFAST	1 BAY PER GUEST BEDROOM
APARTMENT WITH 3 BEDROOMS	2 BAYS PER APARTMENT

ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
LAND USE CATEGORY	PARKING
BED & BREAKFAST	1 BAY PER GUEST BEDROOM
APARTMENT WITH 3 BEDROOMS	2 BAYS PER APARTMENT

ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
LAND USE CATEGORY	PARKING
BED & BREAKFAST	1 BAY PER GUEST BEDROOM
APARTMENT WITH 3 BEDROOMS	2 BAYS PER APARTMENT

ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
LAND USE CATEGORY	PARKING
BED & BREAKFAST	1 BAY PER GUEST BEDROOM
APARTMENT WITH 3 BEDROOMS	2 BAYS PER APARTMENT

ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
LAND USE CATEGORY	PARKING
BED & BREAKFAST	1 BAY PER GUEST BEDROOM
APARTMENT WITH 3 BEDROOMS	2 BAYS PER APARTMENT

ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
LAND USE CATEGORY	PARKING
BED & BREAKFAST	1 BAY PER GUEST BEDROOM
APARTMENT WITH 3 BEDROOMS	2 BAYS PER APARTMENT

ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
LAND USE CATEGORY	PARKING
BED & BREAKFAST	1 BAY PER GUEST BEDROOM
APARTMENT WITH 3 BEDROOMS	2 BAYS PER APARTMENT

ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
LAND USE CATEGORY	PARKING
BED & BREAKFAST	1 BAY PER GUEST BEDROOM
APARTMENT WITH 3 BEDROOMS	2 BAYS PER APARTMENT

ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
LAND USE CATEGORY	PARKING
BED & BREAKFAST	1 BAY PER GUEST BEDROOM
APARTMENT WITH 3 BEDROOMS	2 BAYS PER APARTMENT

ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
LAND USE CATEGORY	PARKING
BED & BREAKFAST	1 BAY PER GUEST BEDROOM
APARTMENT WITH 3 BEDROOMS	2 BAYS PER APARTMENT

ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
LAND USE CATEGORY	PARKING
BED & BREAKFAST	1 BAY PER GUEST BEDROOM
APARTMENT WITH 3 BEDROOMS	2 BAYS PER APARTMENT

ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
LAND USE CATEGORY	PARKING
BED & BREAKFAST	1 BAY PER GUEST BEDROOM
APARTMENT WITH 3 BEDROOMS	2 BAYS PER APARTMENT

ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
LAND USE CATEGORY	PARKING
BED & BREAKFAST	1 BAY PER GUEST BEDROOM
APARTMENT WITH 3 BEDROOMS	2 BAYS PER APARTMENT

ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
LAND USE CATEGORY	PARKING
BED & BREAKFAST	1 BAY PER GUEST BEDROOM
APARTMENT WITH 3 BEDROOMS	2 BAYS PER APARTMENT

ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
LAND USE CATEGORY	PARKING
BED & BREAKFAST	1 BAY PER GUEST BEDROOM
APARTMENT WITH 3 BEDROOMS	2 BAYS PER APARTMENT

ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
LAND USE CATEGORY	PARKING
BED & BREAKFAST	1 BAY PER GUEST BEDROOM
APARTMENT WITH 3 BEDROOMS	2 BAYS PER APARTMENT

ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
LAND USE CATEGORY	PARKING
BED & BREAKFAST	1 BAY PER GUEST BEDROOM
APARTMENT WITH 3 BEDROOMS	2 BAYS PER APARTMENT

ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
LAND USE CATEGORY	PARKING
BED & BREAKFAST	1 BAY PER GUEST BEDROOM
APARTMENT WITH 3 BEDROOMS	2 BAYS PER APARTMENT

ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
LAND USE CATEGORY	PARKING
BED & BREAKFAST	1 BAY PER GUEST BEDROOM
APARTMENT WITH 3 BEDROOMS	2 BAYS PER APARTMENT

ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
LAND USE CATEGORY	PARKING
BED & BREAKFAST	1 BAY PER GUEST BEDROOM
APARTMENT WITH 3 BEDROOMS	2 BAYS PER APARTMENT

ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
LAND USE CATEGORY	PARKING
BED & BREAKFAST	1 BAY PER GUEST BEDROOM
APARTMENT WITH 3 BEDROOMS	2 BAYS PER APARTMENT

ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
LAND USE CATEGORY	PARKING
BED & BREAKFAST	1 BAY PER GUEST BEDROOM
APARTMENT WITH 3 BEDROOMS	2 BAYS PER APARTMENT

ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
LAND USE CATEGORY	PARKING
BED & BREAKFAST	1 BAY PER GUEST BEDROOM
APARTMENT WITH 3 BEDROOMS	2 BAYS PER APARTMENT

ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
LAND USE CATEGORY	PARKING
BED & BREAKFAST	1 BAY PER GUEST BEDROOM
APARTMENT WITH 3 BEDROOMS	2 BAYS PER APARTMENT

ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
LAND USE CATEGORY	PARKING
BED & BREAKFAST	1 BAY PER GUEST BEDROOM
APARTMENT WITH 3 BEDROOMS	2 BAYS PER APARTMENT

ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
LAND USE CATEGORY	PARKING
BED & BREAKFAST	1 BAY PER GUEST BEDROOM
APARTMENT WITH 3 BEDROOMS	2 BAYS PER APARTMENT

ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
LAND USE CATEGORY	PARKING
BED & BREAKFAST	1 BAY PER GUEST BEDROOM
APARTMENT WITH 3 BEDROOMS	2 BAYS PER APARTMENT

ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
LAND USE CATEGORY	PARKING
BED & BREAKFAST	1 BAY PER GUEST BEDROOM
APARTMENT WITH 3 BEDROOMS	2 BAYS PER APARTMENT

ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
LAND USE CATEGORY	PARKING
BED & BREAKFAST	1 BAY PER GUEST BEDROOM
APARTMENT WITH 3 BEDROOMS	2 BAYS PER APARTMENT

ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
LAND USE CATEGORY	PARKING
BED & BREAKFAST	1 BAY PER GUEST BEDROOM
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ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
LAND USE CATEGORY	PARKING
BED & BREAKFAST	1 BAY PER GUEST BEDROOM
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ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
LAND USE CATEGORY	PARKING
BED & BREAKFAST	1 BAY PER GUEST BEDROOM
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ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
LAND USE CATEGORY	PARKING
BED & BREAKFAST	1 BAY PER GUEST BEDROOM
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ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
LAND USE CATEGORY	PARKING
BED & BREAKFAST	1 BAY PER GUEST BEDROOM
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ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
LAND USE CATEGORY	PARKING
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ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
LAND USE CATEGORY	PARKING
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ERF 476 FRANSCHHOEK	
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ERF 476 FRANSCHHOEK	
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ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
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ERF 476 FRANSCHHOEK	
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ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
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ERF 476 FRANSCHHOEK	
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LAND USE CATEGORY	PARKING
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ERF 476 FRANSCHHOEK	
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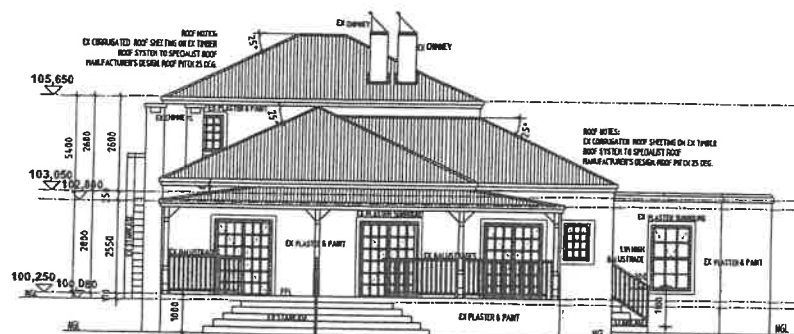
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ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
LAND USE CATEGORY	PARKING
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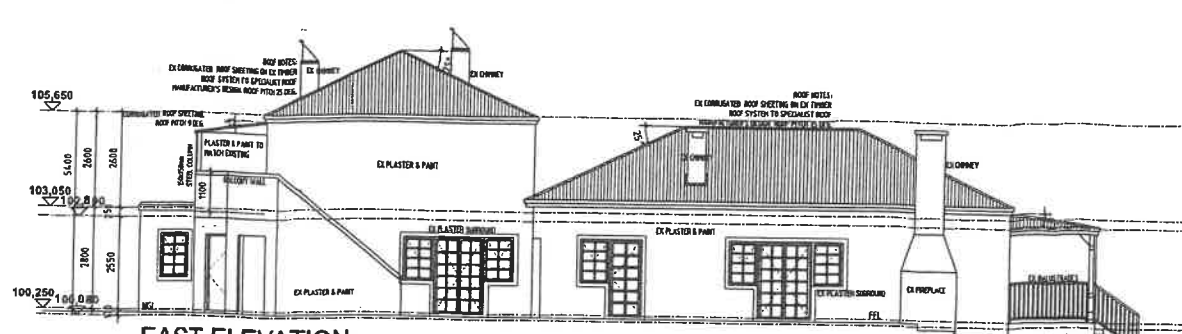
ERF 476 FRANSCHHOEK	
MULTI-UNIT RESIDENTIAL ZONE	
LAND USE CATEGORY	PARKING
BED & BREAKFAST	

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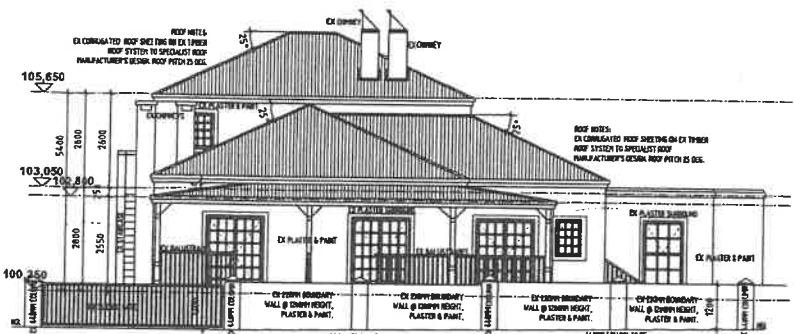
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 03 LS 04-08-2025 ISSUED FOR COUNCIL APPROVAL - REVISE PARKING BAY ALLOCATION TABLE AND PARKING: 5 ROOMS-5 PARKING BAYS; 1 APARTMENT- 2 PARKING BAYS



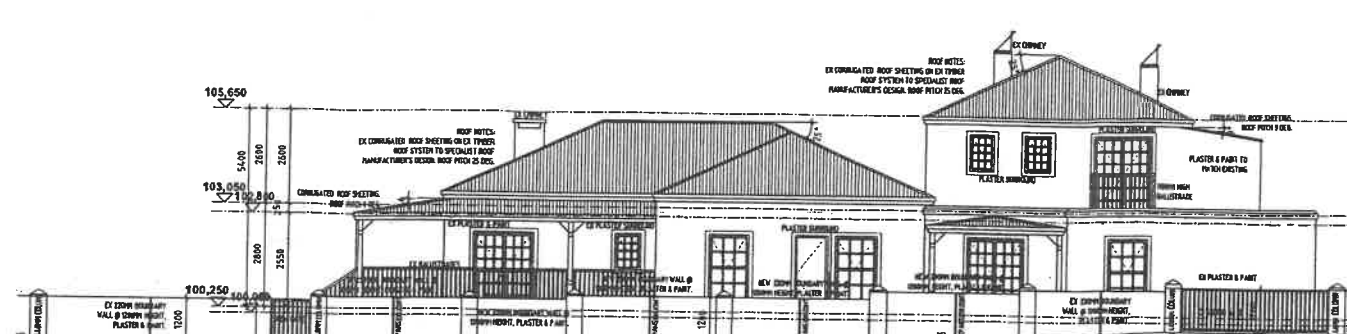
NORTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



NORTH ELEVATION WITH BOUNDARY WALL
SCALE 1:100



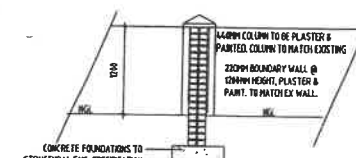
WEST ELEVATION WITH BOUNDARY WALL
SCALE 1:100



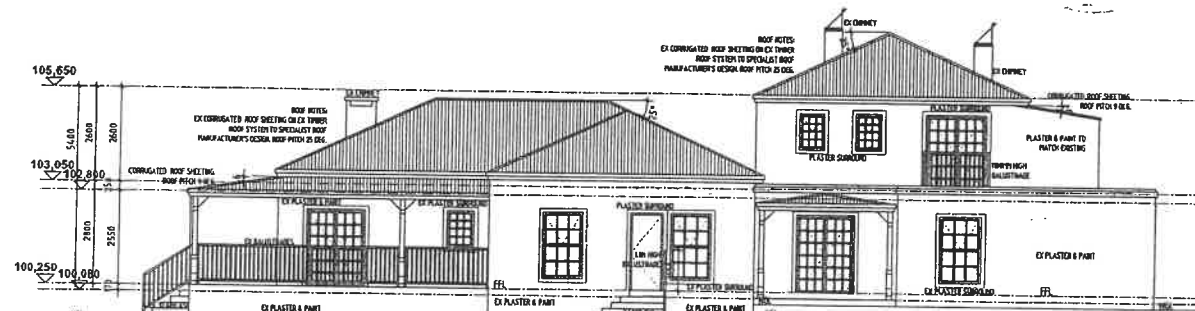
NORTH BOUNDARY WALL ELEVATION
SCALE 1:100



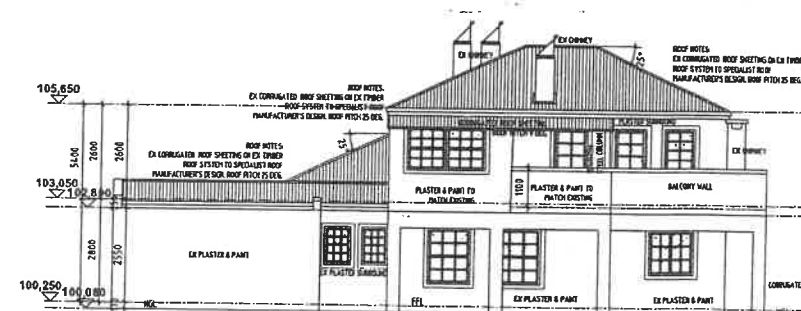
WEST BOUNDARY WALL ELEVATION
SCALE 1:100



BOUNDARY WALL
SCALE 1:50



WEST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100



BOUNDARY WALL ELEVATION (CORNER)
SCALE 1:100

D01	D02, D07	D03, D04, D05, D06	D08	D09
HANDLING: RH DOOR FRAME: DOOR FOR A 110mm INTERNAL WALL DOOR LEAF: 2032x813mm HOLLOW CORE DOOR WITH 2 BRUSHED S.S. HINGES IRONMONGERY: TO BE CHOSEN BY CLIENT OTHER: N/A	HANDLING: LH DOOR FRAME: SOLID MERANTI FOR A 270mm WALL DOOR LEAF: 2125x800mm SOLID MERANTI WITH 2 BRUSHED S.S. HINGES IRONMONGERY: TO BE CHOSEN BY CLIENT OTHER: N/A	HANDLING: SLIDING DOOR FRAME: DOOR FOR A 110mm INTERNAL WALL DOOR LEAF: 2032x813mm HOLLOW CORE DOOR IRONMONGERY: TO BE CHOSEN BY CLIENT OTHER: N/A	HANDLING: LH DOOR FRAME: DOOR FOR A 270mm INTERNAL WALL DOOR LEAF: 2032x813mm HOLLOW CORE DOOR WITH 2 BRUSHED S.S. HINGES IRONMONGERY: TO BE CHOSEN BY CLIENT OTHER: N/A	HANDLING: SLIDING DOOR FRAME: SOLID MERANTI FOR A 270mm WALL DOOR LEAF: SOLID MERANTI WITH 2 BRUSHED S.S. HINGES, GLASS PANELS IRONMONGERY: TO BE CHOSEN BY CLIENT OTHER: N/A

W01, W02	W03
FRAME: WOODEN WINDOW PAINTED WHITE GLASS: SINGLE GLAZED LOW E- E RANGE SOLARWAVE NEUTRAL HL SAFETY GLASS (S) BELOW 500mm AFT IRONMONGERY: TO BE SPECIFIED BY CLIENT OTHER: N/A	FRAME: WOODEN WINDOW PAINTED WHITE GLASS: SINGLE GLAZED LOW E- E RANGE SOLARWAVE NEUTRAL HL SAFETY GLASS (S) BELOW 500mm AFT IRONMONGERY: TO BE SPECIFIED BY CLIENT OTHER: N/A

PROJECT NAME & CLIENT INFORMATION
ALTERATIONS TO 'THE CORNER HOUSE' ON ERF 476 FRANSCHHOEK.
 For WestsideTrading 784 (Proprietary) Limited

DRAWING DESCRIPTION
CONSTRUCTION:

ELEVATIONS, BOUNDARY DETAIL AND WINDOW & DOOR SCHEDULE.

SCALE 1:100 @ A1	DATE MARCH 2023	DRAWN LS
PROJECT No - DRAWING NUMBER 23427-RES-AR-200-01	REVISION 03	