NOTICE OF LAND DEVELOPMENT APPLICATION TO INTERESTED AND AFFECTED PARTIES FOR COMMENT

Sir / Madam

The following land use application in terms of the Stellenbosch Land Use Planning Bylaw, 2023, refers:

Application Property Address: Paul Kruger and Dennesig Street, Dennesig, Stellenbosch

Application Property Number: Erven 141, 142 and 165, Stellenbosch

Applicant: TV3 Projects (Pty) Ltd – C Heys (contact details: 021 861 3800)

Owner: Sasol Pension Fund – M Lange (contact details: 021 886 5262)

Application Reference: LU/17772 (TP874/2024)

Description of Proposed Development:

- Application is made i.t.o. Section 15.2(e) of the Stellenbosch Municipality Planning By-Law, 2023 for the consolidation of Erven 141, 142 and 165, Stellenbosch.

- Application is made i.t.o. Section 15.2(a) of the Stellenbosch Municipality Planning By-Law, 2023 for the rezoning of the consolidated erf from Conventional Residential Zone to Multi-Unit Residential Zone (student flats).

- Application is made i.t.o. Section 15.2(f) of the Stellenbosch Municipality Planning By-Law, 2023 for the removal of restrictive title conditions, namely:

    - On Erf 141, the removal of title conditions no.s A.(a) and (c), C.(a), (b), (c) and (d), and D.(3).
    - On Erf 142, the removal of title conditions no.s A.(a) and (c), C.(a), (b), (c) and (d), and D.(3).
    - On Erf 165, the removal of title conditions no.s B.(1) and (3) and D.(b), (c), (d) and (f).

- Application is made i.t.o. Section 15.2(b) of the Stellenbosch Municipality Planning By-Law, 2023 for the following permanent departures:

    - To permit a coverage of ±64% (in lieu of 50%).
    - To permit a floor area of ±2.06 (in lieu of 0.75).
    - To permit various building line relaxations as indicated on the Site Development Plan.

- Application is made i.t.o. Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 for a permission required i.t.o. the zoning scheme to approve the Site Development Plan.

Notice is hereby given in terms of the provisions of Section 46 of the said Bylaw that the above-mentioned application has been submitted to the Stellenbosch Municipality for consideration. The application is available for inspection on the Planning Portal of the Stellenbosch Municipal Website for the duration of the public participation process at the following address: [https://www.stellenbosch.gov.za/planning_portal/planning-notices/land-use-applications-advertisements]. If the website or documents cannot be accessed, an electronic copy of the application can be requested from the Applicant.

You are hereby invited to submit comments and / or objections on the application in terms of Section 50 of the said bylaw with the following requirements and particulars:

- The comments must be made in writing;
- The comments must refer to the Application Reference Number and Address,
- The name of the person that submits the comments;
- The physical address and contact details of the person submitting the comments;
- The interest that the person has in the subject application;
- The reasons for the comments, which must be set out in sufficient detail in order to:
    - Indicate the facts and circumstances that explain the comments;
    - Where relevant demonstrate the undesirable effect that the application will have if approved;
    - Where relevant demonstrate any aspect of the application that is not considered consistent with applicable policy; and
    - Enable the applicant to respond to the comments.

The comments must be addressed to the applicant by electronic mail as follows: TV3 Projects (Pty) Ltd – C. Heys clifford@tv3.co.za

The comments must be submitted within 30 days from the date of this notice to be received on or before the closing date of **24 March 2025**.

It should be noted that the Municipality, in terms of Section 50(5) of the said Bylaw, may refuse to accept any comments/ objection received after the closing date.

For any enquiries on the Application or the above requirements, or if you are unable to write and /or submit your comments as provided for, you may contact the Applicant for assistance at the e-mail address provided or telephonically at 021 861 3800 during normal office hours.

Yours faithfully

CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

20 February 2025

KENNISGEWING VAN GROND ONTWIKKELINGSAANSOEK AAN GEINTERESSEERDE EN GEAFFEKTEERDE PARTYE VIR KOMMENTAAR

Meneer / Dame

Die volgende grondgebruiksaansoek in terme van Stellenbosch se Verordeninge op Grondgebruikbeplanning, 2023, verwys:

Adres van aansoek eiendom: Paul Kruger en Dennesigstraat, Dennesig, Stellenbosch

Aansoek eiendom beskrywing: Erwe 141, 142 en 165, Stellenbosch

Aansoeker: TV3 Projects (Pty) Ltd – C Heys (kontak besonderhede: 021 861 3800)

Eienaar: Sasol Pension Fund – M Lange (kontak besonderhede: 021 886 5262)

Aansoek Verwysing: LU/17772 (TP874/2024)

Tipe aansoek:

- Aansoek word hiermee gemaak i.t.v. Afdeling 15.(2)(e) van die Stellenbosch Munisipaliteit se Beplanning Bywet, 2023 vir die konsolidasie van Erwe 141, 142 en 165, Stellenbosch.

- Aansoek word hiermee gemaak i.t.v. Afdeling 15.(2)(a) van die Stellenbosch Munisipaliteit se Beplanning Bywet, 2023 vir die hersonering van die gekonsolideerde erf van Konvensionele Residensiële Sone na Multi-Eenheid Residensiële Sone (studente woonstelle).

- Aansoek word hiermee gemaak i.t.v. Afdeling 15.(2)(f) van die Stellenbosch Munisipaliteit se Beplanning Bywet, 2023 vir die opheffing van beperkende titelvoorwaardes, naamlik:

    - Op Erf 141, die verwydering van titelvoorwaardes no.s A.(a) en (c), C.(a), (b), (c) en (d), en D.(3).
    - Op Erf 142, die verwydering van titelvoorwaardes no.s A.(a) en (c), C.(a), (b), (c) en (d), en D.(3).
    - Op Erf 165, die verwydering van titelvoorwaardes no.s B.(1) en (3) en D.(b), (c), (d) en (f).

- Aansoek word hiermee gemaak i.t.v. Afdeling 15.(2)(b) van die Stellenbosch Munisipaliteit se Beplanning Bywet, 2023 vir die volgende permanente afwykings:

    - Om 'n dekking van ±64% toe te laat (i.p.v. 50%).
    - Om 'n vloerarea van ±2.06 toe te laat (i.p.v. 0.75).
    - Om verskeie boulyn verslappings toe te laat soos geillustreer op die Terreinontwikkelingsplan.

- Aansoek word hiermee gemaak i.t.v. Afdeling 15.(2)(g) van die Stellenbosch Munisipaliteit se Beplanning Bywet, 2023 vir toestemming i.t.v. die soneringskema vir die goedkeuring van die Terreinontwikkelingsplan.

Kennis word hiermee gegee in terme van die voorskrifte van die Artikel 46 van die genoemde Verordeninge dat bovermelde aansoek by die Stellenbosch Munisipaliteit ingedien is vir oorweging. Die aansoek is beskikbaar vir insae op die Beplannings Portaal van die Stellenbosch Munisipaliteit se Webtuiste vir die tydsduur van die publieke deelname

proses by die volgende adres: [https://www.stellenbosch.gov.za/planning_portal/planning-notices/land-use-applications-advertisements]. Indien die webtuiste of tersaaklike dokumente nie toeganglik is nie, kan die Aansoeker versoek word om 'n elektroniese kopie van die aansoek beskikbaar te stel.

Kommentaar en/ of besware kan vervolgens gedien word op die aansoek in terms van Artikel 50 van die tersaaklike Verordening wat die volgende vereistes en besonderhede moet bevat:

- Die kommentaar moet skriftelik wees;
- Die kommentaar moet die aansoek se verwysings nommer en adres insluit;
- Die naam van die persoon wat die kommentaar lewer;
- Die fisiese adres en kontak besonderhede van die persoon wat die kommentaar lewer.
- Die belang wat die persoon wat die kommentaar lewer, in die aansoek het.
- Die redes vir die kommentaar wat gelewer word, welke redes genoegsame besonderhede moet bevat ten opsite van die volgende aspekte:
    - Die feite en omstandighede aantoon wat die die kommentaar toelig;
    - Indien toepaslik, aantoon wat die onwenslike resultaat sal wees indien die aansoek goedgekeur word;
    - Waar toepaslik moet aangetoon word indien enige aspek van die aansoek strydig geag word met enige relevante beleid;
    - Dat die insette voldoende inlgting sal gee wat die aansoeker in staat sal stel om kommentaar daarop te lewer.

Die kommentaar moet by wyse van elektroniese pos aan die Aansoeker gestuur word as volg: TV3 Projects (Pty) Ltd – C. Heys clifford@tv3.co.za

Die kommentaar moet binne 30 dae vanaf die datum van hierdie kennisgewing gestuur word en moet ontvang word voor of op die laaste dag van die sluitingsdatum van **24 Maart 2025**.

Daar moet kennis geneem word dat die Munisipaliteit, in terme van Artikel 50(5) van die vermelde Verordeninge, mag weier om enige kommentaar / beswaar te aanvaar wat na die sluitingsdatum ontvang word.

Indien daar enige navrae op die aansoek of bovermelde vereistes vir die lewer van kommentaar is, of indien dit nie moontlik is om geskrewe kommentaar te lewer of die kommentaar op die wyse te lewer soos voorsienning gemaak is nie, kan die Aansoeker geskakel word vir bystand by die vermelde elektroniese pos adres of telefonies by 021 861 3800 gedurende normale kantoor ure.

Die uwe

CLIFFORD HEYS
TV3 PROJECTS (PTY) LTD

20 Februarie 2025

MYSPACE@THEOAKS

STUDENT FLATS DEVELOPMENT

Land Use Planning Applications on

Erven 141, 142 and 165, Stellenbosch (3989-P)

10 September 2024

tv3 ARCHITECTS TOWN PLANNERS URBAN DESIGNERS

FIRST FLOOR LA GRATITUDE OFFICE BUILDING | 97 DORP STREET
STELLENBOSCH 7600 | TEL +27 (21) 861 3800 | www.tv3.co.za

CONTENT PAGE:
PLANNING MOTIVATION REPORT

1. PRE-SUBMISSION CONSULTATIONS

2. LAND USE PLANNING APPLICATIONS

3. PURPOSE OF THE APPLICATIONS

4. SUBJECT PROPERTY DETAILS

5. TITLE DEED SEARCH

5.1 Title deed search
5.2 Restrictive title conditions on Erf 141
5.3 Restrictive title conditions on Erf 142
5.4 Restrictive title conditions on Erf 165

6. PLANNING CONTEXT

6.1 Locality
6.2 Current land uses and zonings
6.3 Surrounding land uses and zonings
6.4 Existing buildings

7. MYSPACE STUDENT FLATS DEVELOPMENT PROPOSAL

7.1 The proposed development
7.2 Urban design study
7.3 Landscaping Plan

8. PLANNING MOTIVATION FOR THE MYSPACE@THEOAKS STUDENT FLATS DEVELOPMENT

8.1 Compliance with municipal spatial planning policies
8.2 Benefits of infill development projects
8.3 Positive socio-economic impact
8.4 Compatibility with the surrounding environment
8.5 Impact on safety, health, and wellbeing of the surrounding community
8.6 Positive interface with Paul Kruger Street
8.7 Impact on heritage
8.8 Impact on the biophysical environment

9. MOTIVATION FOR THE REMOVAL OF RESTRICTIVE TITLE CONDITIONS

9.1 Restrictive title conditions to be removed
9.2 Motivation i.to Section 39(5) of the Land Use Planning Act, 2015 to remove the restrictive title conditions

10. MOTIVATION FOR THE CONSOLIDATION

11. MOTIVATION FOR THE PERMANENT DEPARTURES
11.1 Departure to increase the proposed development's coverage and floor area
11.2 Departure to relax the proposed development's building lines:

12. ORDERLY PLANNING

12.1 Civil and Electrical Engineering Services
12.2 Traffic Impact Assessment

13. CONCLUSION

14. SIGNATURE OF APPLICANT

MYSPACE@THEOAKS
LAND USE PLANNING MOTIVATION REPORT

1. PRE-SUBMISSION CONSULTATIONS

We refer to our pre-submission consultations with Mr. Robert Fooy (Directorate: Planning and Economic Development) and Mr. Bernabé de la Bat (Manager: Spatial Planning) regarding the proposed MySpace@TheOaks student flats development on Erven 141, 142 and 165, Stellenbosch – hereafter referred to as the subject property.

2. LAND USE PLANNING APPLICATIONS

As instructed by the new landowner:

(i) Application is made i.t.o. Section 15.2(e) of the Stellenbosch Municipality Planning By-Law, 2023 for the consolidation of Erven 141, 142 and 165, Stellenbosch.

(ii) Application is made i.t.o. Section 15.2(a) of the Stellenbosch Municipality Planning By-Law, 2023 for the rezoning of the consolidated erf from Conventional Residential Zone to Multi-Unit Residential Zone (flats).

(iii) Application is made i.t.o. Section 15.2(f) of the Stellenbosch Municipality Planning By-Law, 2023 for the removal of restrictive title conditions, namely:

- On Erf 141, the removal of title conditions no.s A.(a) and (c), C.(a), (b), (c) and (d), and D.(3).
- On Erf 142, the removal of title conditions no.s A.(a) and (c), C.(a), (b), (c) and (d), and D.(3).

- On Erf 165, the removal of title conditions no.s B.(1) and (3) and D.(b), (c), (d) and (f).

(iv) Application is made i.t.o. Section 15.2(b) of the Stellenbosch Municipality Planning By-Law, 2023 for the following permanent departures:

- To permit a coverage of ±64% (in lieu of 50%).
- To permit a floor area of ±2.06 (in lieu of 0.75).
- To permit various building line relaxations as indicated on the individual floor plans of the proposed building (refer to paragraph 11.2 for a list of the relaxations).

(v) Application is made i.t.o. Section 15(2)(g) of the Stellenbosch Municipal Land Use Planning By-Law, 2023 for a permission required i.t.o. the zoning scheme to approve the Site Development Plan.

3. PURPOSE OF THE APPLICATIONS

The subject property is one of the last remaining portions of land in the Dennesig area that have not yet been redeveloped. Most of the surrounding properties have been redeveloped (or is in the process of being redeveloped) into student flats, such as The One, Stellenbosch, the Edge, The Den Apartments, etc.

The purpose of these land use planning applications is to obtain the Stellenbosch Municipality's planning approval for a new MySpace student flats development in Stellenbosch – *MySpace@TheOaks*. The planning approval will allow the developer to proceed with the submission of building plans and the construction phase.

4. SUBJECT PROPERTY DETAILS

The subject property consists of three erven – see table below.

ERF NO.	TITLE DEED	SIZE	OWNERSHIP
141, Stellenbosch	T14889/1998	934.7m²	Scandals African Footwear CC
142, Stellenbosch	T105912/1998	938.6m²	Joz Investment Trust
165, Stellenbosch	T88203/2001	1116.8m²	Christopher Vernon Swart Ingrid Kirsten Blumer

Copies of the subject property's Deeds of Transfer and SG Diagrams are included in this submission.

These three erven have now been purchased by the Sasol Pension Fund in order to develop the subject property. Included in this submission are letters from the transfer attorneys confirming that the erven have been sold to the Sasol Pension Fund, and that they are in the process of registering the sales at the Deeds Office. The anticipated date of registration is October 2024.

5. TITLE DEED SEARCH

5.1 Title deed search

A title deed search was undertaken by attorneys and they have confirmed there are title conditions that will restrict the proposed general residential development, and that will have to be removed. For this reason, application is made for the cancellation of all the restrictive title conditions listed in the Conveyancer Certificates. Copies of the Conveyancer Certificates are included in this submission.

5.2 Restrictive title conditions on Erf 141

According to the Conveyancer Certificate for Erf 141, the following restrictive title conditions no.s A.(a) and (c), C. (a), (b), (c) and (d), and D.(3) must be cancelled:

A. (a) Dat die bogenoemde erf nie geregtig sal wees nie op die gebruik van enige water uit die Kromme Rivier vir huishoudelike of enige ander doeleindes - die transportgewer behou vir homself as eienaar van die Grond nog op 23 Augustus 1932 in sy naam geregistreer onder die gemelde Sertifikaat van Geregistreerde Titel gedateer 20ste Oktober 1931 No 7946 en Transport No 149 gedateer 15 Oktober 1888 en Sertifikaat van Geregistreerde Titel gedateer 16 September 1932 No 5749 en sy opvolgers in titel as sy teenwoordige bestaande regte as oewereienaar op sulke regte.

(c) Geen bottelstoor, kantien of plek waar sterk dranke kan verkry word sal op die hierbogemelde grond opgerig word nog sal enige hotel, slagter, algemene handelaar of andere besigheid van sulke aard gedryf of gedoen word daarop."

C. VERDER ONDERHEWIG aan die voorwaardes (a), (b) en (c) vervat in gemelde Transportakte No 165/1941 waaronder die Administrateur tot die oprigting van die gesegde Stadsgebied in terme van Ordonnansie 13/1927 Artikel 15, sy toestemming gegee het, naamlik:

(a) Die erf moet uitsluitlik vir wonings doeleindes gebruik word. Geen winkel of hotel en geen handel of industriële besigheid van enige aard sal daarop gedryf word nie.

(b) Dat die erf nie sal verdeel word nie.

(c) Dat nie meer dan een woonhuis met die nodige buitegeboue en toebehoorsels op die erf sal gebou word nie en dat nie meer daaneen helfte van die oppervlakte van die erf op gebou word nie.

(d) Dat geen gebou binne 5,67 metres van enige straatlyn wat die grens van die erf is moet opgerig word nie."

D. VERDER ONDERHEWIG aan die voorwarde (3) vervat in gemelde Transportakte Nr 165/1941 opgelê deur die Munisipaliteit van Stellenbosch so sal blyk van die byvoegsel aan die toestemming van die Administrateur voormeld te wete -

"(3) "Dat die eienaar van elke erf en die namalige eienare daarvan verplig sal wees om die riolering en rioolstelsel van enige erf of erwe oor sodanige erf te laat neem indien nodig geag deur die Munisipaliteiet op sulke wyse en op so 'n plek as mag van tyd tot tyd deur die Munisipaliteit redelik vereis word."

5.3 Restrictive title conditions on Erf 142

According to the Conveyancer Certificate for Erf 142, the following restrictive title conditions no.s A.(a) and (c), C.(a), (b), (c) and (d), and D.(3) must be cancelled:

B. (a) Dat die bogenoemde erf nie geregtig sal wees nie op die gebruik van enige water uit die Kromme rivier vir huishoudelike of enige ander doeleindes - die Transportgewer behou vir homself, as eienaar van die grond nog op 23 Augustus 1932 in sy naam geregistreer onder die gemelde Sertifikaat van Geregistreerde Titel gedateer 20 Oktober 1931, Nr. 7946 en Transportakte Nr. 149 gedateer 15 Oktober 1888 en Sertifikaat van Geregistreerde Titel gedateer 16 September 1932, Nr. 5749 en sy Opvolgers in Titel, al sy teenwoordige bestaande regte as oewereienaar op sulke regte.

(c) Geen bottelstoor, kantien of plek waar sterk drank kan verkry word, sal op die hierbo gemelde opgerig word, nog sal enige hotel, slagter, algemene handelaar, of andere besigheid van sulke aard gedryf of gedoen word daarop."

C. **ONDERHEWIG VERDER** aan die voorwaardes gemerk (a), (b), (c), (d) vervat in Transportakte Nr. T8433/1963 opgelê deur die Administrateur kragtens die bepalings van Ordonnansie Nr. 13 van 1927, Artikel 15, naamlik :-

"(a) Die erf moet uitsluitlik vir woningsdoeleindes gebruik word. G'n winkel of hotel en g'n handel of industriële besigheid van enige aard sal daarop gedryf word nie.

(b) Dat die erf nie sal verdeel word nie.

(c) Dat nie meer dan een woonhuis, met die nodige buitegeboue en toebehoorsels op die erf sal gebou word nie, en dat nie meer dan een helfte van die oppervlakte van die erf op gebou word nie.

(d) Dat g'n gebou binne 18 voet van enige straatlyn wat die grens van die erf is, moet opgerig word nie."

D. **VERDER ONDERHEWIG** aan voorwaarde 3, vervat in Transportakte Nr. T8433/1963 opgelê deur die Munisipaliteit van Stellenbosch soos per aanhangsel aangeheg aan die toestemming van die Administrateur, naamlik :-

"3. Dat die eienaar van elke erf die namalige eienare daarvan verplig sal wees om die riolering en rioolstelsel van enige ander erf of erwe, oor sodanige erf te laat neem, indien nodig geag deur die Munisipaliteit, op sulke wyse en op so 'n plem as mag van tyd tot tyd deur die Munisipaliteit redelik vereis word."

For information

5.4 Restrictive title conditions on Erf 165

According to the Conveyancer Certificate for Erf 165, the following restrictive title conditions no.s B.(1) and (3) and D.(b)(c)(d) and (f) must be cancelled:

B. (1)	That the above Lot shall not be entitled to the use of any water out of the Kromme Rivier for domestic or any other purposes - the Transferor reserving to himself, as owner of the land remaining registered in his name at this date under the Certificate of Registered Title aforesaid and Transfer No.
(3)	No bottlestore, canteen, or place for obtaining strong drink shall be erected on the above land, nor shall any Hotel, butcher, general or other business of a like nature be carried on or conducted thereon.

D.	ONDERHEWIG aan voorwaardes (b), (c), (d) en (f) vervat in Akte van Transport No. 10066 gedateer 31 Desember 1931 waarkragtens die Administrateur sy goedkeuring verleen het kragtens Artikel 15 van Ordonnansie No. 13 van 1927 tot die stigting van KROMME RIVIER A DORPSGEBIED, naamlik:-	
	(b)	That the lots be used for residential purposes only.
	(c)	That the lots be not subdivided without the approval of the Administrator.
	(d)	That not more than one dwelling be erected on any lot, and that no more than one-third of the area of any one lot be built upon.
	(f)	That all buildings to be erected on this property shall stand back not less than 3,15 metres from the line of any street or avenue on which the lots may abut - such spaces may be used as gardens, but shall not be built upon.

6. PLANNING CONTEXT

6.1 Locality

The subject property is located between Paul Kruger Street and Dennesig Street, in the Dennesig area, Stellenbosch. The locality is indicated on the image below and locality maps included in this submission.

Figure 1: Locality of the subject property

6.2 Current land uses and zonings

The subject property is zoned Conventional Residential Zone and is utilized accordingly.

6.3 Surrounding land uses and zonings

The subject property is one of the last remaining portions of land in the Dennesig area that have not yet been redeveloped. It is located between The One, Stellenbosch and the Edge, and is surrounded by student apartment developments.

6.4 Existing buildings

There is a single residential dwelling on each erf. These dwellings will be demolished to accommodate the redevelopment project.

7. MYSPACE STUDENT FLATS DEVELOPMENT PROPOSAL

7.1 The proposed development

There are many MySpace student accommodation establishments in Stellenbosch that offers student housing. The MySpace establishments provide a range of housing options designed to meet the needs of students studying at institutions like Stellenbosch University. The amenities typically include features such as furnished rooms, study areas, high-speed internet, and communal spaces, aimed at creating a comfortable and conducive living environment for academic success and social interaction. The proposed development is a new MySpace in Stellenbosch – *MySpace@TheOaks* – which will consist of 101 student flats.

GASS Architects have prepared a detailed Site Development Plan (SDP) illustrating the proposed building's floor plans, elevations, massing, building lines, parking, access, etc. Included in this submission is the SDP for municipal approval, and below is a summary of the proposed building's development rules (height, floor area, coverage, parking, etc.):

DEVELOPMENT CONTROL MEASURES		
Permissible/ Required	**Control** (Flats)	**Actual**
4 STOREYS	Max Building Height from EGL	4 STOREYS
50% = 1 495 m^2	Coverage	1 921 m^2 = **64% (14% additional)**
75% = 2 242.5 m^2	Floor Area	6 171 m^2 = **206%**
4,5m	Street Boundary Building Line	0m on Paul Kruger Road 4,5m on Dennesig Street
Ground & First Floor: 2,5m Second Floor: 6m	Common Boundary Building Line	Various, refer to Proposed Plans
1 Bedroom - 29 units = 43.5 bays 2 Bedroom - 54 units = 81 bays 3 Bedroom - 18 units = 31.5 bays Total required **101 units with 156 bays**	**Parking ratios:** 1 Bedroom Unit - 1.5 per unit 2 Bedroom Unit - 1.5 per unit 3 Bedroom Unit - 1.75 per unit	137 Vehicle Bays + 36 motorcycles = (9) +60 bicycles = (10) **Total provided = 156 bays**

7.2 Urban design study

As mentioned below in paragraph 8.1.2, the subject property is located in the Dennesig area and is subject to the development guidelines of the Dennesig Neighbourhood Development Guidelines (DNDG) to ensure an integrated and holistic approach towards development in the neighbourhood.

Gass Architects have prepared an SDP Urban Design Report that explains and illustrates how the proposed building responds and supports the urban design elements of the DNDG, such as spacing and alignment, massing and grain, height, land use, interface and facade, and courtyards. Their design philosophy aligns with the DNDG's design philosophy, which eventually led to the final SDP. A copy of their SDP Urban Design Report is included in this submission.

7.3 Landscaping Plan

A Landscaping Plan is a strategic tool to ensure that outdoor spaces are both beautiful and functional, enhancing the overall experience of the property. For this reason, CNdV has been instructed to prepare a Landscaping Plan for the

proposed development, to create a visually pleasing and cohesive outdoor space that will enhance the overall appearance of the proposed development. A copy of their Landscaping Plan is included in this submission.

8. PLANNING MOTIVATION FOR THE MYSPACE@THEOAKS STUDENT FLATS DEVELOPMENT

8.1 Compliance with municipal spatial planning policies

8.1.1 Stellenbosch Municipal Spatial Development Framework (MSDF)

The Stellenbosch MSDF is a framework that seeks to guide overall spatial distribution of current and desirable land uses within the municipality, to give effect to the vision, goals and objectives of the municipal Integrated Development Plan. According to the Stellenbosch MSDF, the "*current densities* [in Stellenbosch] *remain below 10du/ha . . . densities are still significantly lower than the targeted density of 25du/ha . . . provision should also be made for redevelopment and densification as a means to accommodate market demand*". In other words, the Stellenbosch Municipality has identified the densification of Stellenbosch's urban areas (such as Dennesig) by way of infill developments (such as the proposed general residential development) as a priority. The proposed infill development of the subject property can therefore be deemed desirable as it complies with the principles of the Stellenbosch MSDF and supports Council's vision of densification.

8.1.2 Adam Tas Corridor (ATC)

The Stellenbosch Municipality has initiated the ATP project to absorb development pressure in Stellenbosch. The aim of the ATC is to launch the restructuring of Stellenbosch through redevelopment projects along the ATC,

the area that stretches from the Cape Sawmills site to the Kayamandi / Cloetesville areas – see image below:

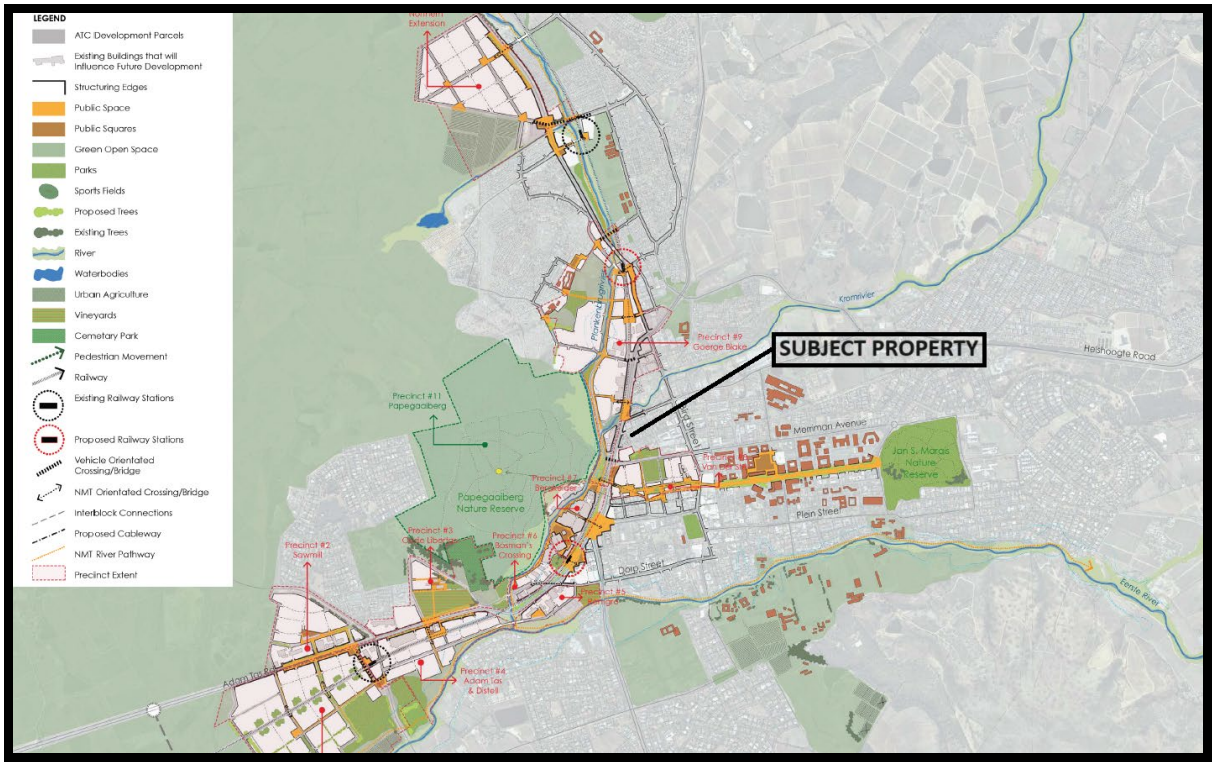


Figure 2: Extract of the ATC

The Stellenbosch Municipality proposes numerous high density general residential developments along the ATC to support public transport and non-motorised transport initiatives, and to provide additional housing opportunities in town. The subject property is located on the ATC and the proposed high density general residential development of the subject property will support the vision and purpose of the ATC.

8.1.3 Dennesig Neighbourhood Development Guidelines (DNDG)

In 2019 the Dennesig neighbourhood was identified by the Stellenbosch Municipality, as an area for additional high density (and student) development projects. Consequently, the Stellenbosch Municipality drafted the DNDG to guide all future developments in the area – see image below:

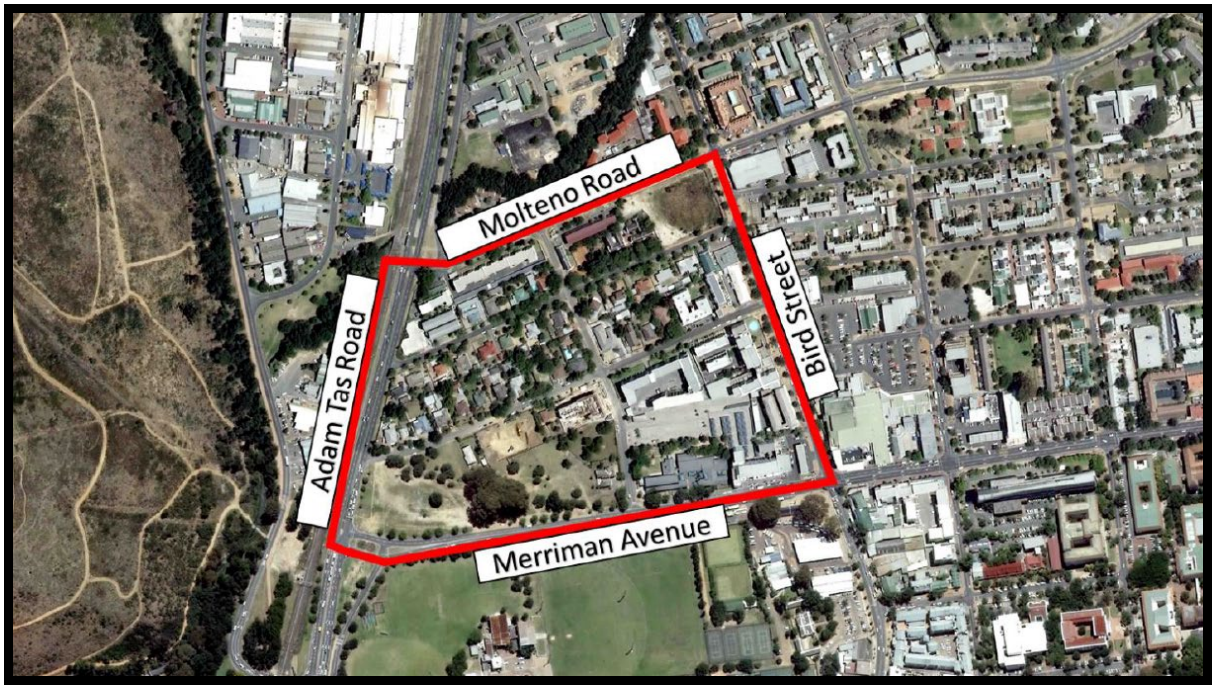


Figure 3: The DNDG study area

The purpose of the DNDG report is to set out the broad development guidelines for all the current and future development applications to ensure an integrated and holistic approach towards development in the neighbourhood.

GASS Architects have taken cognisance of the DNDG's recommendations (such as walkability, on-site parking, massing, street interface, etc.) and it is reflected in the architectural design of the building. In other words, the proposed development is compliant with the recommendations of the DNDG. Also, refer to GASS Architects SDP Urban Design Report which is included in this submission.

8.2 Benefits of infill development projects

The proposed general residential development project constitutes infill development. Infill and densification of urban areas is promoted by the Stellenbosch Municipality from a spatial planning policy side, as it will lead to

the optimal use of the town's existing bulk infrastructure and contain urban sprawl. The densification of the Dennesig urban area will also support the further development of non-motorised transport routes and contribute to making public transport a viable alternative / option. The proposed development will allow for the effective utilizing of available developable land and can therefore be deemed desirable.

8.3 Positive socio-economic impact

The proposed general residential development of the subject property will benefit the broader community and will have a positive socio-economic impact. It will create numerous new employment opportunities, provide new housing opportunities, support surrounding businesses, and contribute to the upgrading of municipal infrastructure with the payment of development contributions.

8.4 Compatibility with the surrounding environment

The subject property is in a high residential density area consisting primarily of student flats. There are numerous buildings in the area with a height profile of 4 to 5 storeys, such as The One, Stellenbosch, the Edge, the Acorns, Boschen Park, The Den Apartments, etc. – see images below.

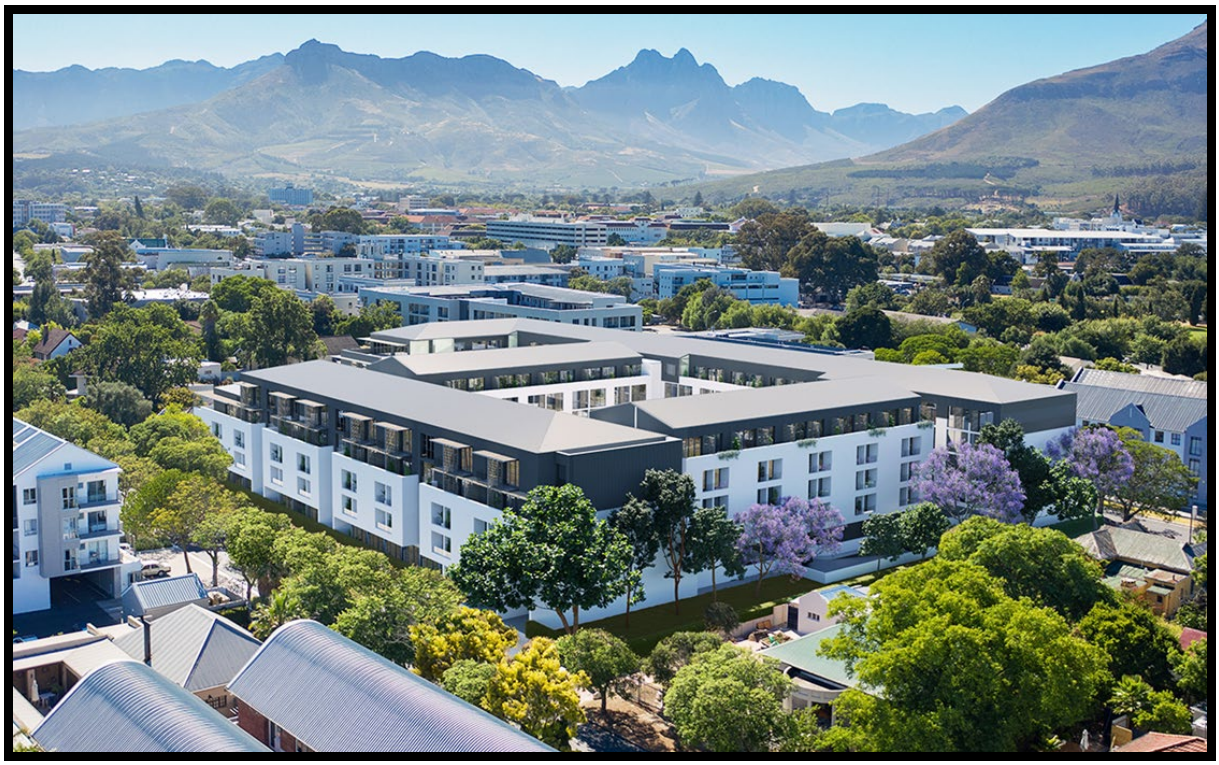


Figure 4: The One, Stellenbosch student flats on Erven 143, etc.

Figure 5: The Edge student flats on Erf 17349

Figure 6: The Acorns student flats on Erf 16406

Figure 7: Boschen Park student flats on Erf 14626

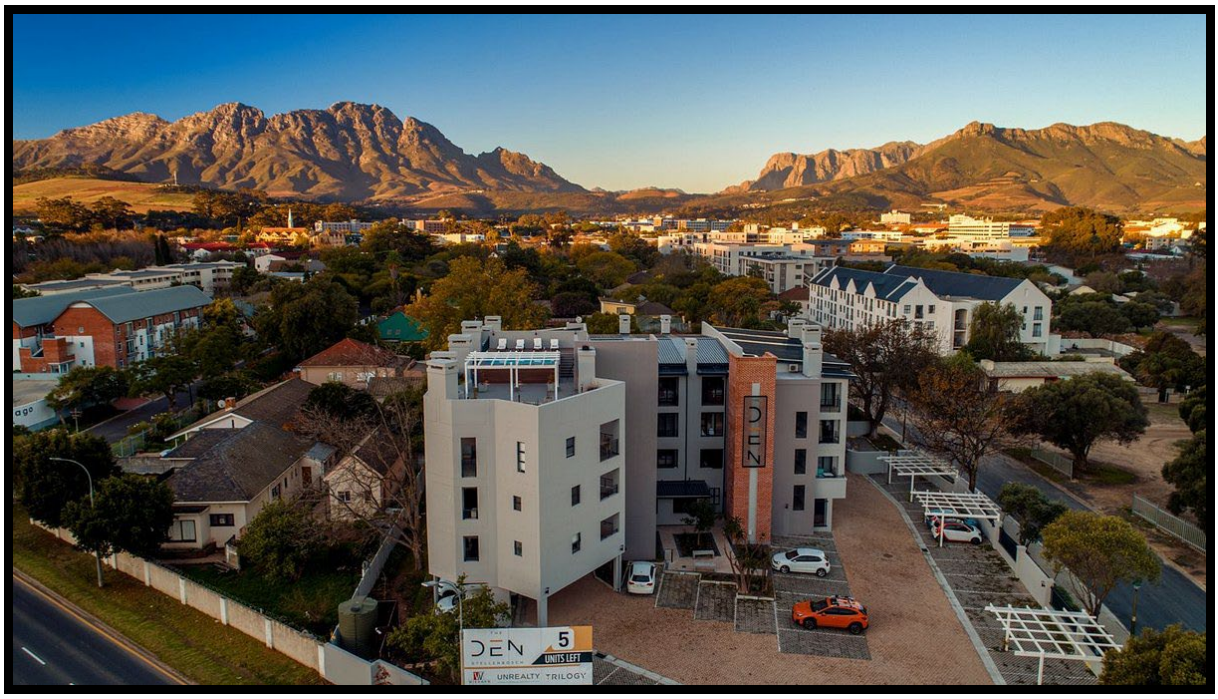


Figure 8: The Den Apartments student flats on Erven 161 and 162

The proposed 4-storey student flats building will therefore be compatible with the character of the surrounding environment.

8.5 Impact on safety, health, and wellbeing of the surrounding community

The proposed development will provide new housing opportunities for the Stellenbosch students and the presence of additional residents in the Dennesig area will improve surveillance and the general safety of the area. For this reason, the proposed development will have a positive impact on safety, health, and wellbeing of the surrounding community.

8.6 Positive interface with Paul Kruger Street

The new building is proposed on a 0m building line on Paul Kruger Street to create a positive interface with Paul Kruger Street. By permitting the building to be located on the erf boundary, it will improve pedestrian connectivity and street-level activity and will be similar to the abutting buildings – the One,

Stellenbosch and the Edge – which have also been constructed on a 0m building line.

8.7 Impact on heritage

The redevelopment of the subject property was assessed from a heritage point of view and submitted to Heritage Western Cape. In their letter, Heritage Western Cape stated, "*neither the 'Den 2' site nor the immediate area can be considered to have heritage significance*". A copy of their letter is included in this submission.

8.8 Impact on the biophysical environment

The proposed development is considered "brown fields planning" (i.e., the redevelopment of existing urban facilities) and will not trigger any of the environmental listed activities, i.e., the Department of Environmental Affairs and Development Planning's authorisation is therefore not required i.t.o. the National Environmental Management Act, 1998.

9. MOTIVATION FOR THE REMOVAL OF RESTRICTIVE TITLE CONDITIONS

9.1 Restrictive title conditions to be removed

A title deed search was undertaken by attorneys, and they have confirmed that there are title conditions that will restrict the proposed development and that will have to be removed. For this reason, we have applied for the removal of the following restrictive title conditions, namely:

- On Erf 141 title conditions no.s A.(a) and (c), C.(a), (b), (c) and (d), and D.(3).
- On Erf 142 title conditions no.s A.(a) and (c), C.(a), (b), (c) and (d), and D.(3).
- On Erf 165 title conditions no.s B.(1) and (3) and D.(b), (c), (d) and (f).

Copies of the Conveyancer Certificates are included in the submission.

9.2 Motivation i.to Section 39(5) of the Land Use Planning Act, 2015 to remove the restrictive title conditions

The restrictive title conditions (as listed above) will have to be removed to permit the proposed development. These restrictive title conditions deal primarily with development rules and land uses and for the subject property to properly used in accordance with the Stellenbosch Municipality's planning policies these historic restrictive title conditions must be removed.

According to Section 39 of the Land Use Planning Act, 2015, when a municipality considers the removal, suspension or amendment of restrictive conditions, the municipality must have regard to at least the following:

- *Financial or other value of the rights affected.*
  It is difficult to quantify the financial value of the rights. However, the removal of the restrictions will lead to a new development. This will consequently lead to an increase of the surrounding property values and in essence improve the financial position of the surrounding landowners. In other words, the development will have a financially positive effect on the affected parties.

- *Benefits to the holder of such rights in terms of the restrictive condition.*
  The benefit of the restrictive conditions is to protect the character of the Dennesig area. However, the proposed development will be in accordance with the DNDG's recommendations (to protect the area's character).

- *Personal benefits which will accrue to the applicant.*
  The applicant will personally (financially) benefit from the removal of the restrictive conditions (if Council were to approve the development proposal). However, this financial benefit will not be limited to the applicant but will include the project team (owing to the new jobs that will be created by the

project) and the Stellenbosch Municipality (by way of additional Development Charges and higher municipal rates and taxes).

- *Social benefit of the restriction remaining in place.*
  There will be no social benefits to the broader community of Stellenbosch if the restrictions were to remain in place.

- *Social benefit of the proposal.*
  The broader community of Stellenbosch will benefit from the proposed development in the following ways: new employment opportunities, new housing opportunities, bulk infrastructure upgrades and Development Charges, new municipal rates and taxes, and the urban renewal of the Dennesig area.

- *Whether the application will completely remove all rights enjoyed by the beneficiary or only some of those rights.*
  All the rights (title conditions) will be removed to permit the proposed development.

10. MOTIVATION FOR THE CONSOLIDATION

Application is made for the consolidation of Erven 141, 142 and 165, Stellenbosch. The proposed consolidation will create a larger erf that will be ±2990m² in extent, and that can be more effectively utilised. The proposed consolidation to create a more practical erf will not be foreign to the area. Similar consolidations have occurred in the area to accommodate new developments such as The One, Stellenbosch, the Edge, The Den Apartments, etc. The proposed consolidation of Erven 141, 142 and 165 is therefore considered desirable.

11. MOTIVATION FOR THE PERMANENT DEPARTURES

Application is also made for the approval of the following permanent departures from the subject property's development rules to relax the coverage, floor area, and the building lines.

11.1 Departure to increase the proposed development's coverage and floor area

Application is made for permanent departures to permit a coverage of ±64% (in lieu of 50%) and to permit a floor area of ±2.06 (in lieu of 0.75). Enlarging the proposed apartment building's permissible coverage and floor area will lead to numerous benefits and address various needs, such as:

- Expanding the coverage and floor area will provide additional space for essential functions, such as communal facilities, storage space, or recreational areas, making the building more functional and versatile.
- A larger floor area will improve operational efficiency by reducing overcrowding, enhancing flow, and allowing for better organisation of space.
- In urban areas where space is limited, allowing for increased floor area can help accommodate growing populations without requiring new construction on undeveloped land.
- An increase in coverage and floor area will allow for more innovative and efficient building designs, including better layouts, improved amenities, and more aesthetically pleasing structures.

The impact of the increased coverage and floor area on the surrounding environment, infrastructure, and community is considered acceptable as it aligns with the broader urban planning goals and sustainability practices of the Dennesig Neighbourhood.

11.2 Departure to relax the proposed development's building lines

Below is a table listing the permissible building lines and the proposed building lines (for which a permanent departure is required).

	Paul Kruger Street		Dennesig Street		Western Common Boundary		Eastern Common Boundary	
	Allowed	Proposed	Allowed	Proposed	Allowed	Proposed	Allowed	Proposed
Basement	4.5m	0m	4.5m	0m	4.5m	0m	4.5m	0m
Ground Floor	4.5m	0m	4.5m	4.5m	4.5m	0m	4.5m	0m
1st Floor	4.5m	0m	4.5m	4.5m	4.5m	0m	4.5m	0m
2nd Floor	4.5m	0m	4.5m	4.5m	6m	0m	6m	0m
3rd Floor	4.5m	0m	4.5m	4.5m	6m	0m	6m	0m

The proposed relaxing of the apartment building's building lines – as illustrated on the individual floor plans – is motivated by several factors that align with both practical needs and broader urban development goals, such as:

- Relaxing building lines will allow for more efficient use of available land, particularly in densely populated or high-demand areas where maximizing usable space is crucial.
- As urban populations increase, there is a growing need for additional housing. Relaxing the building line restrictions will facilitate the development of more residential units, helping to address housing shortages.
- More flexible building line requirements will enable better architectural designs and layouts, including more desirable unit configurations and communal spaces that enhance residents' quality of life.
- The increased floor area from relaxed building lines will allow for the inclusion of additional amenities such as community facilities, benefiting the residents.
- In urban areas with high density, relaxing the building lines will help to accommodate more housing without expanding into undeveloped land, thereby reducing urban sprawl and preserving green spaces.
- For older and underutilised erven, relaxing the building lines will encourage

redevelopment and modernization, which will improve property value and contribute to neighbourhood improvements.

- By allowing buildings to be closer to the street or other structures, it will improve pedestrian connectivity and street-level activity, creating more dynamic and engaging urban environments.
- Relaxing building lines will make more efficient use of available space and resources.

The impact of the proposed building lines on the surrounding environment, privacy, natural light, and the neighbourhood's character is considered acceptable as it aligns with the broader urban planning goals and sustainability practices of the Dennesig neighbourhood.

12. ORDERLY PLANNING

12.1 Civil and Electrical Engineering Services

A civil and electrical engineering impact assessment was undertaken by Sutherland civil engineers. A copy of their civil services report is included in this submission.

In their report they concluded that "*there are existing municipal water, sewer and stormwater infrastructure in place to service the proposed development. The available space capacity in the water and sewer pipes are to be confirmed by the Stellenbosch Municipality*".

12.2 Traffic Impact Assessment

A Traffic Impact Assessment (TIA) was undertaken by ITS transport engineers, and a copy of their TIA report is included in this submission.

The TIA report concluded that the "*proposed The Oaks development complies*

with the Dennesig Densification Area TIA recommendations. It is further recommended that the developer joins the Dennesig Developers' Association (DDA) and contribute the associated development charges towards the trust fund to expand the transport projects earmarked for the area to promote pedestrian and cycling modes".

13. CONCLUSION

We are of the opinion that the proposed general residential development project will be similar to recent urban renewal projects. It will be compatible with the surrounding area, will have a positive impact on the community by creating new housing opportunities, paying development contributions, more effectively utilising the land, supporting public transport initiatives, etc. For this reason, we deem the development proposal to be desirable and we request that the applications be granted.

Please feel free to contact the undersigned at 021 861 3800 or clifford@tv3.co.za if you have any queries or require any additional information to process the application.

14. SIGNATURE OF APPLICANT

CLIFFORD HEYS
PR. PLANNER (SA): A/1158/2000

since 1991 tv3 ARCHITECTS TOWN PLANNERS URBAN DESIGNERS

ANNEXURES

LIST OF DOCUMENTS / PLANS INCLUDED IN THIS SUBMISSION:

1. **LUMS APPLICATION FORM**
2. **POWER OF ATTORNEY**
3. **TITLE DEEDS & SG DIAGRAMS**
4. **LETTERS FROM ATTORNEYS RE. TRANSFERS**
5. **CONVEYANCER CERTIFICATES**
6. **LOCALITY MAPS**
7. **CONSOLIDATION PLAN (*FOR APPROVAL*)**
8. **SITE DEVELOPMENT PLAN (*FOR APPROVAL*)**
9. **SDP URBAN DESIGN REPORT**
10. **HERITAGE WESTERN CAPE'S DECISION LETTER**
11. **CIVIL AND ELECTRICAL ENGINEERING SERVICES REPORT**
12. **TRANSPORT IMPACT ASSESSMENT**

Notation:

Cadastral information obtained from Surveys and Mapping (DRDLR).

Aerial Photography obtained on Google Earth.

All areas and dimensions are approximate and should be verified by a professional land surveyor.

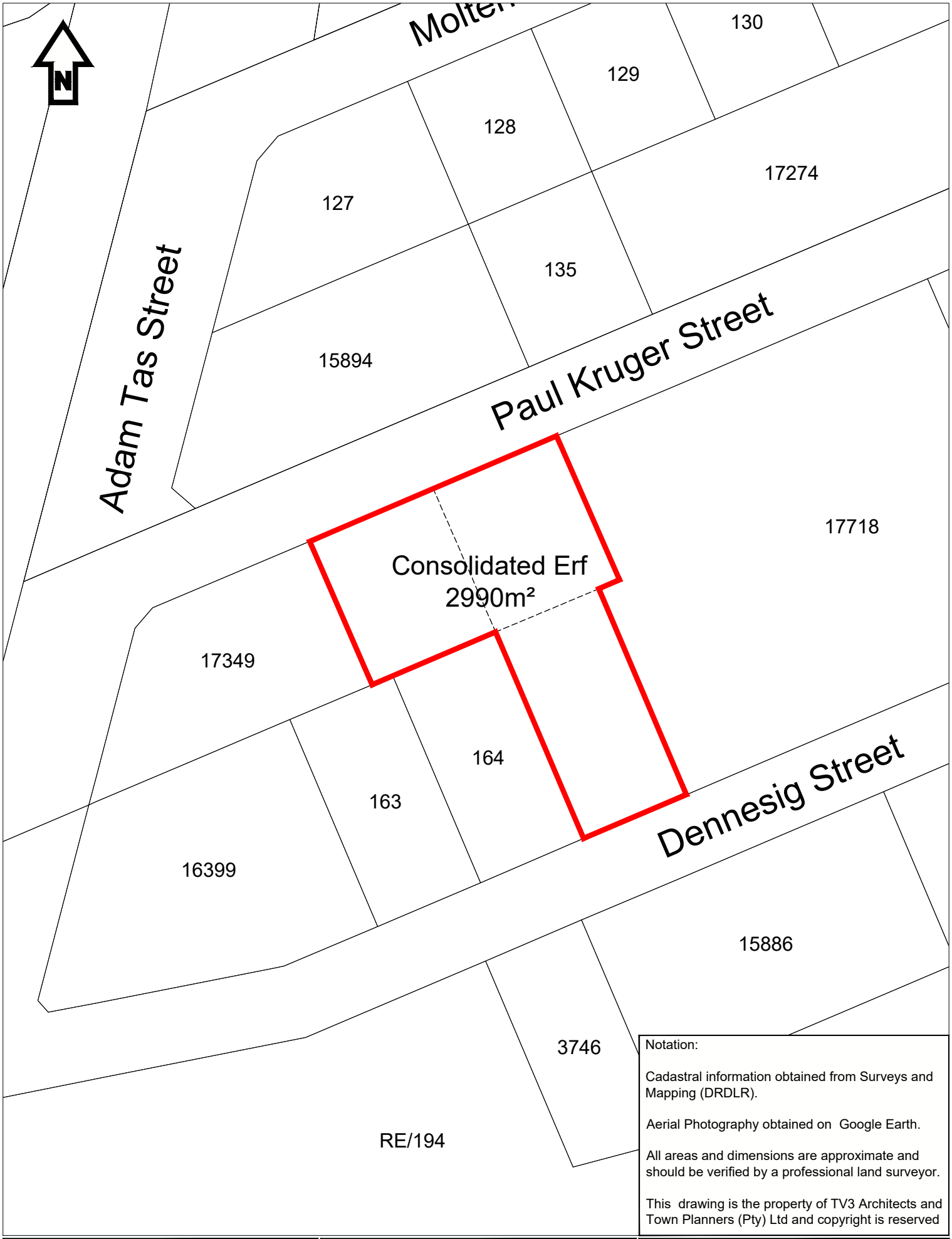
This drawing is the property of TV3 Architects and Town Planners (Pty) Ltd and copyright is reserved

tv3
ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS
FIRST FLOOR LA GRATITUDE OFFICE BUILDING | 97 DORP STREET
STELLENBOSCH 7600 | TEL +27 (21) 861 3800 | www.tv3.co.za

MySpace @ TheOaks

Property Description:
Erven 141, 142 & 165, Stellenbosch

Drawing:		Plan no.:
Local Locality		2
Date:	Scale:	
26/08/2024	1:1250 (A4)	
Project no.:	Drawn:	Checked:
3989-P	WH	CH



Notation:

Cadastral information obtained from Surveys and Mapping (DRDLR).

Aerial Photography obtained on Google Earth.

All areas and dimensions are approximate and should be verified by a professional land surveyor.

This drawing is the property of TV3 Architects and Town Planners (Pty) Ltd and copyright is reserved

tv3
ARCHITECTS
TOWN PLANNERS
URBAN DESIGNERS
FIRST FLOOR LA GRATITUDE OFFICE BUILDING | 97 DORP STREET
STELLENBOSCH 7600 | TEL +27 (21) 861 3800 | www.tv3.co.za

MySpace @ TheOaks

Property Description:
Erven 141, 142 & 165, Stellenbosch

Drawing:		Plan no.:
Proposed Consolidation		3
Date:	Scale:	
26/08/2024	1:1250 (A4)	
Project no.:	Drawn:	Checked:
3989-P	WH	CH

STAMP BLOCK

SIGNATURE BLOCK

CLIENT	ARCHITECT OF RECORD	ENGINEER
Company: ABACUS DEVELOPMENT COMPANY	Company: GASS Architecture Studios	Company: SUTHERLAND
Name: David J Ludditt	Name: Theuna Stoltz SACAP: PrArch48740948	Name: Heath Webb
Signature:	Signature:	Signature:

SCHEDULE OF RIGHTS

PROPERTY DISCRIPTION

Erf Number: Erf 141, 142 & 165	**Site Area:** 2990 m²
Township: Stellenbosch	**Title Deed No:**

ZONING INFORMATION

Town Planning scheme	STELLENBOSCH MUNICIPALITY-ZONING SCHEME BY LAW-2019	**Amendment to scheme no.**	STELLENBOSCH MUNICIPALITY-ZONING SCHEME BY LAW-2019
Use zone	Multi-Unit Residential		

DEVELOPMENT CONTROL MEASURES

Permissible/ Required	Control (Flats)	Actual
4 STOREYS	Max Building Height from EGL	4 STOREYS
50% = 1 495 m²	Coverage	1 921 m² = **64% (14% additional)**
75% = 2 242.5 m²	Floor Area	6 171 m² = **206%**
4,5m	Street Boundary Building Line	0m on Paul Kruger Road 4,5m on Dennesig Street
Ground & First Floor: 2,5m Second Floor: 6m	Common Boundary Building Line	Various, refer to Proposed Plans
1 Bedroom - 29 units = 43.5 bays 2 Bedroom - 54 units = 81 bays 3 Bedroom - 18 units = 31.5 bays Total required **101 units with 156 bays**	**Parking ratios:** 1 Bedroom Unit - 1.5 per unit 2 Bedroom Unit - 1.5 per unit 3 Bedroom Unit - 1.75 per unit	137 Vehicle Bays + 36 motorcycles = (9) +60 bicycles = (10) **Total provided = 156 bays**

OCCUPANCY CLASSIFICATIONS

H3 (DOMESTIC RESIDENCE)

Area Schedule Beds

Level	Name	Area	Count	Beds
00 GROUND FLOOR	SOLO	259 m²	11	11
00 GROUND FLOOR	TRIO	187 m²	3	9
00 GROUND FLOOR: 14		446 m²	14	20
01_FIRST FLOOR	DUO	904 m²	18	36
01_FIRST FLOOR	SOLO	167 m²	6	6
01_FIRST FLOOR	TRIO	351 m²	5	15
01_FIRST FLOOR: 29		1422 m²	29	57
02_SECOND FLOOR	DUO	902 m²	18	36
02_SECOND FLOOR	SOLO	159 m²	6	6
02_SECOND FLOOR	TRIO	347 m²	5	15
02_SECOND FLOOR: 29		1407 m²	29	57
03 THIRD FLOOR	DUO	867 m²	18	36
03 THIRD FLOOR	SOLO	164 m²	6	6
03 THIRD FLOOR	TRIO	331 m²	5	15
03 THIRD FLOOR: 29		1362 m²	29	57
Grand total: 101		4637 m²	101	191

Area Schedule (Area Plans)

Level	Area
00 GROUND FLOOR	912 m²
00 GROUND FLOOR: 23	912 m²
01_FIRST FLOOR	1777 m²
01_FIRST FLOOR: 33	1777 m²
02_SECOND FLOOR	1762 m²
02_SECOND FLOOR: 33	1762 m²
03 THIRD FLOOR	1720 m²
03 THIRD FLOOR: 33	1720 m²
Grand total: 122	6171 m²

Area Schedule Total Beds

Name	Area	Count	Beds	Parking Ratio
DUO	2673 m²	54	108	81
DUO: 54	2673 m²	54	108	81
SOLO	748 m²	29	29	43.5
SOLO: 29	748 m²	29	29	43.5
TRIO	1216 m²	18	54	31.5
TRIO: 18	1216 m²	18	54	31.5
Grand total: 101	4637 m²	101	191	156

LOCALITY PLAN

TYPICAL SITE DEVELOPMENT PLAN

Scale - 1 : 200

GENERAL NOTES

NO REPRODUCTIONS ARE PERMITTED WITHOUT WRITTEN CONSENT. THE CLIENT ACCEPTS THE RESPONSIBILITY OF MATERIALS. THE CLIENT ACCEPTS THE RESPONSIBILITY OF MATERIALS, CONTENT AND STATEMENT.

GENERAL NOTES:

1.1 1.1 ALL BUILDING WORK TO COMPLY WITH SABS 10400 AND BE CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITIES AUTHORITIES BUILDING BY-LAWS AND REGULATIONS.

1.2 1.2 THIS DRAWING IS NOT TO BE SCALED, USE FIGURED DIMENSIONS ONLY.

1.3 1.3 THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIERS MUST VERIFY ALL DIMENSIONS, LEVELS, HIEGHTS OF PLINTHS, DEPTH OF EXCAVATIONS AND NUMBER OF STEPS ON SITE, BEFORE COMMENCING ANY SHOP DRAWINGS, MANUFACTURE AND/OR WORK. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.

1.4 1.4 THE SITE TO BE TREATED IN ACCORDANCE WITH SABS CODE OF PRACTICE NO. 0124-1977 WITH 'SHELLDRITE' TERMITEPRUFE SOIL POISENER. 1.5 1.5 ALL LEVELS SHOWN ARE FINISHED FLOOR LEVELS UNLESS OTHERWISE STATED.

STRUCTURAL NOTES:

2.1 2.1 ALL STRUCTURAL WORK TO BE EXECUTED IN STRICT ACCORDANCE WITH ENGINEERS DETAILS & SPECIFICATIONS.

2.2 2.2 ALL FOUNDATIONS, FOUNDATION WALLS, STRUCTURAL CONCRETE WORK AND SUB SOIL STORMWATER DRAINAGE TO CIVIL AND STRUCTURAL ENG. SPECIFICATIONS.

2.3 2.3 CONCRETE SURFACE BEDS ON 250 micron GREEN POLY- THENE DAMP PROOF MEMBRANE TO COMPLY WITH SABS 952. ON MIN 150mm LAYERS OF HARDCORE COMPACTED TO STRUCTURAL ENGINEERS DETAILS & SPECIFICATIONS.

WALL NOTES:

3.1 3.1 230mm BRICK WALLS WITH GUNDLE BRICKGRIP DPC FOR EXTERNAL WALLS UNLESS SPECIFIED OTHERWISE

3.2 3.2 110mm BRICK WALLS WITH GUNDLE BRICKGRIP DPC FOR INTERNAL WALLS UNLESS SPECIFIED OTHERWISE

3.3 3.3 ALL BRICKWORK MIN 7 Mpa CLASS 2 3.4 WIRE TIES TO BE PLACED EVERY 3 BRICK COURSES

3.4 IN FOUNDATION WALLS, THERE AFTER EVERY 5 BRICK COURSES, OR TO ENG SPECIFICATION.

3.5 CAVITY WALLS TO BE CLEAR OF DEBRIS AND TRASH

3.6 ALL WINDOWS TO HAVE DPC ALL AROUND

PLUMBING AND DRAINAGE NOTES:

4.1 ALL PLUMBING AND DRAINAGE WORKS NOT SPECIFIED BELOW MUST BE EXECUTED IN STRICT ACCORDANCE WITH SANS 10400 PART P.

4.2 ALL SUB-SOIL SEWER DRAINS TO HAVE A MINIMUM INTERNAL DIAMETER OF 100mm AND BE LAID AT A GRADIENT NOT LESS THAN 1:40 TOWARDS AN INTERSEC-TING MANHOLE OR MUNICIPLE CONNECTION.

4.3 ACCESS POINTS TO BE PROVIDED INTO ALL DISCHARGE STACKS AT ANY SUITABLE HIEGHT, NOT EXCEEDING 2m ABOVE FINISHED GROUND LEVEL.

4.4 INSPECTION EYES TO ALL BENDS AND JUNCTIONS IN SOIL AND WASTE PIPES 4.5 RODDING EYES AT HEAD OF DRAIN AT ALL CHANGES OF DIRECTION AND AT MAX OF 25m INTERVALS.

4.6 DRAIN PIPE TO BE ENCASED IN MIN 100mm CONCRETE

4.7 ALL WASTE PIPE TO HAVE 65mm RE-SEAL TRAPS. ALL WASTE PIPES TO BE ACCESSIBLE OVER ENTIRE LENGTH FOR REPAIRS AND CLEANING.

4.8 ALL WASTE PIPES UNDER FLOOR SLAB TO BE SLEEVED.

4.9 ALL SOIL FITTINGS WITH VERTICAL DISCHARGE GREATER THAN 1200mm TO HAVE ANTISYPHON VENTPIPES. RAINWATER DOWNPIPES TO DISCHARGE A MIN OF 2440mm FROM ANY OPEN GULLEY.

4.10 AGRICULTURAL DRAINS TO ENGINEERS SPECIFICATIONS. ALL DRAINAGE TO COMPLY WITH MUNICIPAL BY-LAWS

4.11 AND ENGINEERS SPECIFICATIONS.

4.12 PIPE SIZES: BATH 50mm∅ SHOWER 50mm∅ BASIN 38mm∅ SINK 50mm∅ W.C. 100mm∅ O.V.P. 100mm∅

GASS
ARCHITECTURE STUDIOS
JHB: +27 11 482 2045 CT: +27 21 001 0210 F: +86 686 4999
E: gvg@gass.co.za W: www.gass.co.za pr.Arch: fg van gass - SACAP # 6802

COPYRIGHT

IN ACCORDANCE WITH THE RELEVANT CLAUSES OF THE COPYRIGHT ACT 1978 (ACT 98 OF 1978) RELATING TO ASSIGNMENT, ALL DOCUMENTS PREPARED BY GASS IN CONNECTION WITH THE PROJECT REMAIN THE PROPERTY AND COPYRIGHT OF GASS, SUBJECT TO THEIR USE BY THE CLIENT FOR THE PARTICULAR PROJECT TO WHICH THIS DOCUMENT RELATES, AND THE CLIENT SHALL NOT BE ENTITLED, EITHER DIRECTLY OR INDIRECTLY, TO MAKE USE OF THE DOCUMENT(S) FOR THE CARRYING OUT OF ANY ADDITIONAL OR SIMILAR WORKS OR PUBLISH THE SAME EXCEPT WITH THE PRIOR CONSENT FROM GASS.

GENERAL NOTES

1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS.
2. ALL MATERIALS AND WORKMANSHIP ARE TO COMPLY WITH THE RELEVANT S.A.N.S. CODES.
3. THIS DRAWING IS NOT TO BE SCALED. FIGURED DIMENSIONS TO BE USED.
4. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL THE RELEVANT DRAWINGS AND SPECIFICATIONS ISSUED BY QUALIFIED ARCHITECTS, ENGINEERS, AND OTHER CONSULTANTS.
5. ALL DIMENSIONS AND LEVELS MUST BE CHECKED ON SITE BY THE CONTRACTOR BEFORE PUTTING WORK IN HAND.

REVISIONS

NUMBER	REVISION DESCRIPTION	DATE	ISSUED BY
A	SDP Base Set	2024.08.30	TS
B	SDP Set - Further Developed	2024.09.08	TS

N

ISSUED FOR INFORMATION

PROJECT DETAILS

PROJECT NAME
MY SPACE @ THE OAKS

PROJECT ADDRESS
ERF 141, 142 & 165
STELLENBOSCH

CLIENT
ABACUS DEVELOPMENT COMPANY

GASS PROJECT NUMBER: PP

DRAWING TITLE

TYPICAL SITE DEVELOPMENT PLAN

DRAWING INFO

DRAWN	CHECKED	DATE	SCALE
TS	CB	2024.09.08	As indicated @ A1

DRAWING NUMBER

PROJECT CODE	ORIG.	ZONE	LEVEL	TYPE	ROLE	SERIES NUMBER	REV
GSS	XX	XX	DR	AR	00SL0001		B

Autodesk Docs://My Space at The Oaks/Myspace Dennesig.rvt
2024/09/08 17:04:22

STAMP BLOCK

SIGNATURE BLOCK

CLIENT	ARCHITECT OF RECORD	ENGINEER
Company: ABACUS DEVELOPMENT COMPANY	Company: GASS Architecture Studios	Company: SUTHERLAND
Name: David J Ludditt	Name: Theuna Stoltz SACAP: PrArch48740948	Name: Heath Webb
Signature:	Signature:	Signature:

Parking Schedule

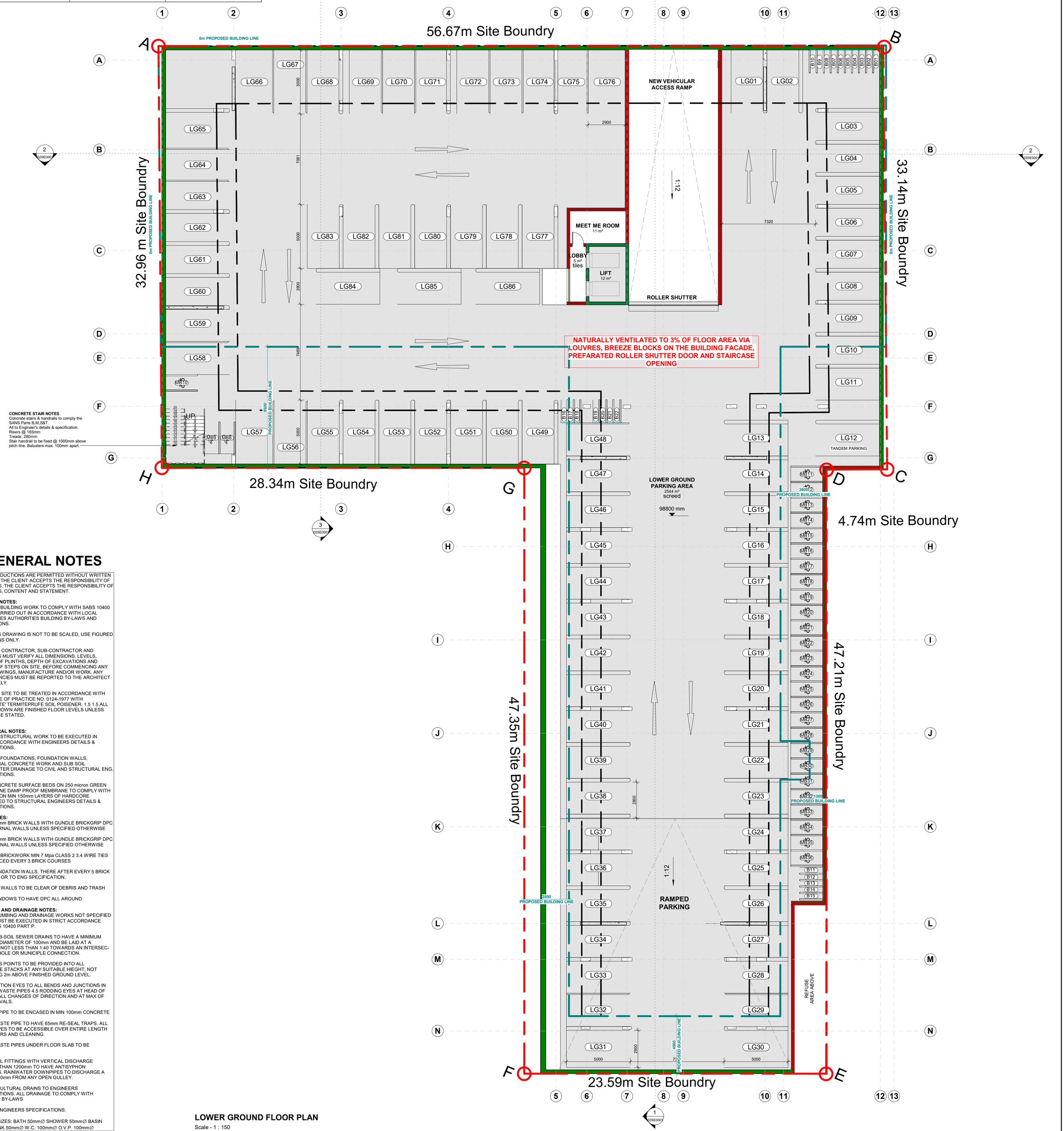
Type	Level	Count
<varies>	-01 LOWER GROUND FLOOR	86
-01 LOWER GROUND FLOOR: 86		
<varies>	00 GROUND FLOOR	51
00 GROUND FLOOR: 51		
Grand total: 137		

Motorcycle Schedule

Type	Level	Count
MOTOR-CYCLE-PARKING	-01 LOWER GROUND FLOOR	29
-01 LOWER GROUND FLOOR: 29		
MOTOR-CYCLE-PARKING	00 GROUND FLOOR	7
00 GROUND FLOOR: 7		
Grand total: 36		

Bicycle Schedule

Type	Level	Count
1800 x 500mm - 90 deg Bicycle Bay	-01 LOWER GROUND FLOOR	22
-01 LOWER GROUND FLOOR: 22		
1800 x 500mm - 90 deg Bicycle Bay	00 GROUND FLOOR	38
00 GROUND FLOOR: 38		
Grand total: 60		



CONCRETE STAIR NOTES
Concrete stairs & handrails to comply the SANS Parts B,M,S&T.
All to Engineer's details & specification.
Risers @ 165mm
Treads: 280mm
Stair handrail to be fixed @ 1000mm above pitch line. Balusters max. 100mm apart.

GENERAL NOTES

NO REPRODUCTIONS ARE PERMITTED WITHOUT WRITTEN CONSENT. THE CLIENT ACCEPTS THE RESPONSIBILITY OF MATERIALS, THE CLIENT ACCEPTS THE RESPONSIBILITY OF MATERIALS, CONTENT AND STATEMENT.

GENERAL NOTES:
1.1 1.1 ALL BUILDING WORK TO COMPLY WITH SABS 10400 AND BE CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITIES AUTHORITIES BUILDING BY-LAWS AND REGULATIONS.

1.2 1.2 THIS DRAWING IS NOT TO BE SCALED, USE FIGURED DIMENSIONS ONLY.

1.3 1.3 THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIERS MUST VERIFY ALL DIMENSIONS, LEVELS, HIEGHTS OF PLINTHS, DEPTH OF EXCAVATIONS AND NUMBER OF STEPS ON SITE, BEFORE COMMENCING ANY SHOP DRAWINGS, MANUFACTURE AND/OR WORK. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.

1.4 1.4 THE SITE TO BE TREATED IN ACCORDANCE WITH SABS CODE OF PRACTICE NO. 0124-1977 WITH 'SHELLDRITE' TERMITEPRUFE SOIL POISENER. 1.5 1.5 ALL LEVELS SHOWN ARE FINISHED FLOOR LEVELS UNLESS OTHERWISE STATED.

STRUCTURAL NOTES:
2.1 2.1 ALL STRUCTURAL WORK TO BE EXECUTED IN STRICT ACCORDANCE WITH ENGINEERS DETAILS & SPECIFICATIONS.

2.2 2.2 ALL FOUNDATIONS, FOUNDATION WALLS, STRUCTURAL CONCRETE WORK AND SUB SOIL STORMWATER DRAINAGE TO CIVIL AND STRUCTURAL ENG. SPECIFICATIONS.

2.3 2.3 CONCRETE SURFACE BEDS ON 250 micron GREEN POLY- THENE DAMP PROOF MEMBRANE TO COMPLY WITH SABS 952, ON MIN 150mm LAYERS OF HARDCORE COMPACTED TO STRUCTURAL ENGINEERS DETAILS & SPECIFICATIONS.

WALL NOTES:
3.1 3.1 230mm BRICK WALLS WITH GUNDLE BRICKGRIP DPC FOR EXTERNAL WALLS UNLESS SPECIFIED OTHERWISE

3.2 3.2 110mm BRICK WALLS WITH GUNDLE BRICKGRIP DPC FOR INTERNAL WALLS UNLESS SPECIFIED OTHERWISE

3.3 3.3 ALL BRICKWORK MIN 7 Mpa CLASS 2 3.4 WIRE TIES TO BE PLACED EVERY 3 BRICK COURSES

3.4 IN FOUNDATION WALLS, THERE AFTER EVERY 5 BRICK COURSES, OR TO ENG SPECIFICATION.

3.5 CAVITY WALLS TO BE CLEAR OF DEBRIS AND TRASH

3.6 ALL WINDOWS TO HAVE DPC ALL AROUND

PLUMBING AND DRAINAGE NOTES:
4.1 ALL PLUMBING AND DRAINAGE WORKS NOT SPECIFIED BELOW MUST BE EXECUTED IN STRICT ACCORDANCE WITH SANS 10400 PART P.

4.2 ALL SUB-SOIL SEWER DRAINS TO HAVE A MINIMUM INTERNAL DIAMETER OF 100mm AND BE LAID AT A GRADIENT NOT LESS THAN 1:40 TOWARDS AN INTERSEC-TING MANHOLE OR MUNICIPLE CONNECTION.

4.3 ACCESS POINTS TO BE PROVIDED INTO ALL DISCHARGE STACKS AT ANY SUITABLE HIEGHT, NOT EXCEEDING 2m ABOVE FINISHED GROUND LEVEL.

4.4 INSPECTION EYES TO ALL BENDS AND JUNCTIONS IN SOIL AND WASTE PIPES 4.5 RODDING EYES AT HEAD OF DRAIN AT ALL CHANGES OF DIRECTION AND AT MAX OF 25m INTERVALS.

4.6 DRAIN PIPE TO BE ENCASED IN MIN 100mm CONCRETE

4.7 ALL WASTE PIPE TO HAVE 65mm RE-SEAL TRAPS. ALL WASTE PIPES TO BE ACCESSIBLE OVER ENTIRE LENGTH FOR REPAIRS AND CLEANING.

4.8 ALL WASTE PIPES UNDER FLOOR SLAB TO BE SLEEVED.

4.9 ALL SOIL FITTINGS WITH VERTICAL DISCHARGE GREATER THAN 1200mm TO HAVE ANTISYPHON VENTPIPES. RAINWATER DOWNPIPES TO DISCHARGE A MIN OF 2440mm FROM ANY OPEN GULLEY.

4.10 AGRICULTURAL DRAINS TO ENGINEERS SPECIFICATIONS. ALL DRAINAGE TO COMPLY WITH MUNICIPAL BY-LAWS

4.11 AND ENGINEERS SPECIFICATIONS.

4.12 PIPE SIZES: BATH 50mm∅ SHOWER 50mm∅ BASIN 38mm∅ SINK 50mm∅ W.C. 100mm∅ O.V.P. 100mm∅

LOWER GROUND FLOOR PLAN
Scale - 1 : 150

GASS
ARCHITECTURE STUDIOS
JHB: +27 11 482 2045 CT: +27 21 001 0210 F: +86 686 4999
E: gvg@gass.co.za W: www.gass.co.za pr.Arch: fg van gass - SACAP # 6802

REVISIONS

Number	Revision Description	Date	Issued by
A	SDP Base Set	2024.08.30	TS
B	SDP Set - Further Developed	2024.09.08	TS

ISSUED FOR INFORMATION

PROJECT DETAILS

PROJECT NAME
MY SPACE @ THE OAKS

PROJECT ADDRESS
ERF 141, 142 & 165
STELLENBOSCH

CLIENT
ABACUS DEVELOPMENT COMPANY

GASS PROJECT NUMBER: PP

DRAWING TITLE
LOWER GROUND FLOOR PLAN

DRAWING INFO

DRAWN	CHECKED	DATE	SCALE
TS	CB	2024.09.08	As indicated @ A1

DRAWING NUMBER

PROJECT CODE	ORIG.	ZONE	LEVEL	TYPE	ROLE	SERIES NUMBER	REV
GSS	XX		-01	DR	AR	01PL0000	B

COPYRIGHT IN ACCORDANCE WITH THE RELEVANT CLAUSES OF THE COPYRIGHT ACT 1978 (ACT 98 OF 1978) RELATING TO ASSIGNMENT, ALL DOCUMENTS PREPARED BY GASS IN CONNECTION WITH THE PROJECT REMAIN THE PROPERTY AND COPYRIGHT OF GASS, SUBJECT TO THEIR USE BY THE CLIENT FOR THE PARTICULAR PROJECT TO WHICH THIS DOCUMENT RELATES, AND THE CLIENT SHALL NOT BE ENTITLED, EITHER DIRECTLY OR INDIRECTLY, TO MAKE USE OF THE DOCUMENT(S) FOR THE CARRYING OUT OF ANY ADDITIONAL OR SIMILAR WORKS OR PUBLISH THE SAME EXCEPT WITH THE PRIOR CONSENT FROM GASS.

GENERAL NOTES **1.**ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS. **2.**ALL MATERIALS AND WORKMANSHIP ARE TO COMPLY WITH THE RELEVANT S.A.N.S. CODES. **3.**THIS DRAWING IS NOT TO BE SCALED. FIGURED DIMENSIONS TO BE USED. **4.**THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL THE RELEVANT DRAWINGS AND SPECIFICATIONS ISSUED BY QUALIFIED ARCHITECTS, ENGINEERS, AND OTHER CONSULTANTS. **5.**ALL DIMENSIONS AND LEVELS MUST BE CHECKED ON SITE BY THE CONTRACTOR BEFORE PUTTING WORK IN HAND.

Autodesk Docs://My Space at The Oaks/Myspace Dennesig.rvt
2024/09/08 17:09:38

STAMP BLOCK

SIGNATURE BLOCK

CLIENT	ARCHITECT OF RECORD	ENGINEER
Company: ABACUS DEVELOPMENT COMPANY	Company: GASS Architecture Studios	Company: SUTHERLAND
Name: David J Ludditt	Name: Theuna Stoltz SACAP: PrArch48740948	Name: Heath Webb
Signature:	Signature:	Signature:

Parking Schedule

Type	Level	Count
<varies>	-01 LOWER GROUND FLOOR	86
-01 LOWER GROUND FLOOR: 86		
<varies>	00 GROUND FLOOR	51
00 GROUND FLOOR: 51		
Grand total: 137		

Motorcycle Schedule

Type	Level	Count
MOTOR-CYCLE-PARKING	-01 LOWER GROUND FLOOR	29
-01 LOWER GROUND FLOOR: 29		
MOTOR-CYCLE-PARKING	00 GROUND FLOOR	7
00 GROUND FLOOR: 7		
Grand total: 36		

Bicycle Schedule

Type	Level	Count
1800 x 500mm - 90 deg Bicycle Bay	-01 LOWER GROUND FLOOR	22
-01 LOWER GROUND FLOOR: 22		
1800 x 500mm - 90 deg Bicycle Bay	00 GROUND FLOOR	38
00 GROUND FLOOR: 38		
Grand total: 60		

Area Schedule Total

Level	Name	Area
00 GROUND FLOOR	CIRCULATION	102 m²
00 GROUND FLOOR	COMMON	164 m²
00 GROUND FLOOR	LIFT	15 m²
00 GROUND FLOOR	LIFT LOBBY	80 m²
00 GROUND FLOOR	REFUSE	31 m²
00 GROUND FLOOR	SOLO	259 m²
00 GROUND FLOOR	STAIRS	58 m²
00 GROUND FLOOR	TRIO	187 m²
00 GROUND FLOOR: 22		896 m²
01_FIRST FLOOR	CIRCULATION	266 m²
01_FIRST FLOOR	COMMON	68 m²
01_FIRST FLOOR	DUO	904 m²
01_FIRST FLOOR	LIFT LOBBY	21 m²
01_FIRST FLOOR	SOLO	167 m²
01_FIRST FLOOR	TRIO	351 m²
01_FIRST FLOOR: 33		1777 m²
02_SECOND FLOOR	CIRCULATION	266 m²
02_SECOND FLOOR	COMMON	68 m²
02_SECOND FLOOR	DUO	902 m²
02_SECOND FLOOR	LIFT LOBBY	21 m²
02_SECOND FLOOR	SOLO	159 m²
02_SECOND FLOOR	TRIO	347 m²
02_SECOND FLOOR: 33		1762 m²
03 THIRD FLOOR	CIRCULATION	269 m²
03 THIRD FLOOR	COMMON	68 m²
03 THIRD FLOOR	DUO	867 m²
03 THIRD FLOOR	LIFT LOBBY	20 m²
03 THIRD FLOOR	SOLO	164 m²
03 THIRD FLOOR	TRIO	331 m²
03 THIRD FLOOR: 33		1720 m²
Grand total: 121		6155 m²

CALCULATION OF SIZE OF REFUSE AREA

Formula: f(g)xFA/100 = volume (m³)/week

f(g) = generation factor
FA = floor area

generation factor:

Use	Generation factor	FA
Flats	**0.1425**	**5944m²**

FLATS:
Formula: 0.1425 x 5998m²/100 = 6.534 m³/week

OTHER:

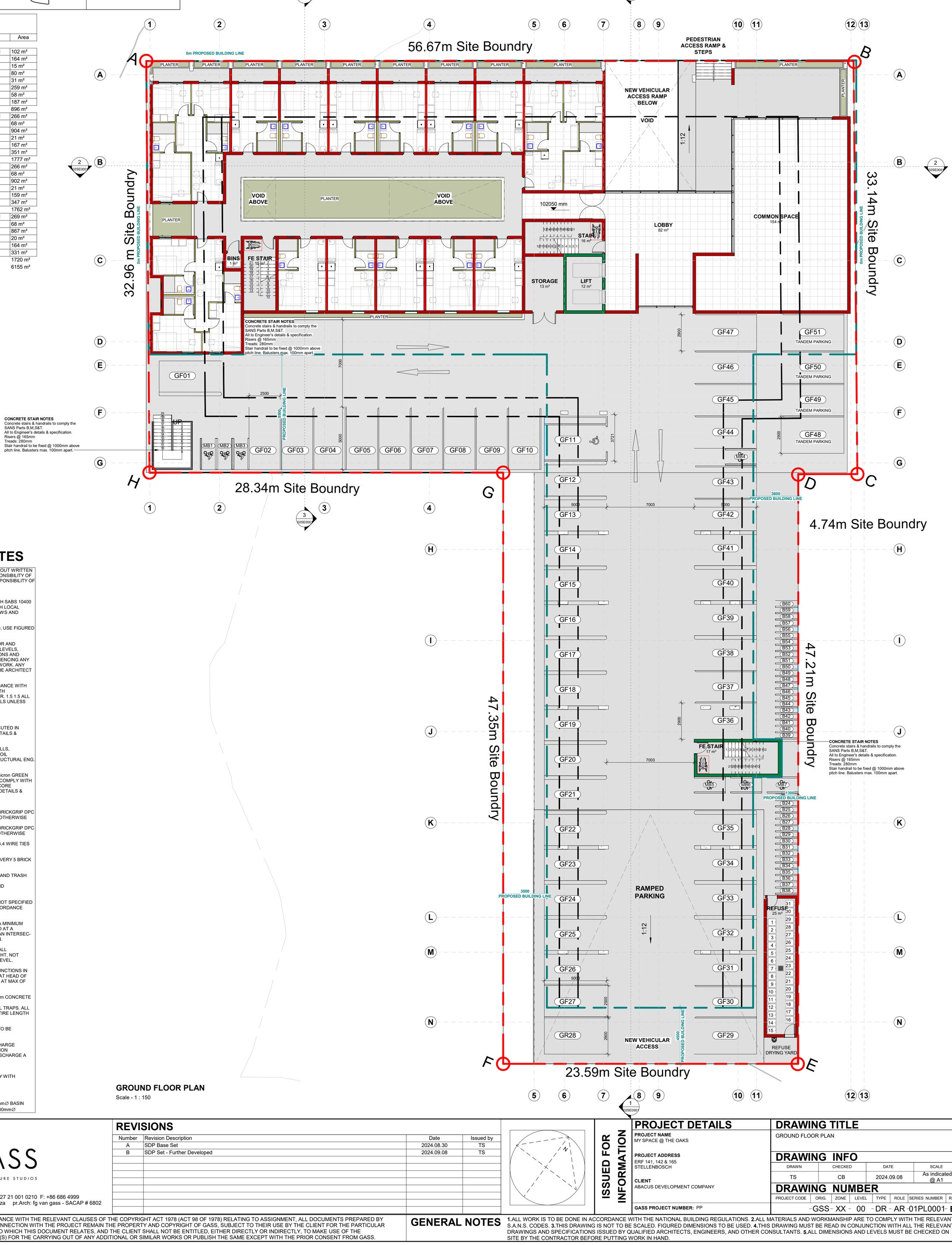
Formula: 0.1425 x 450m²/100 = 0.641 m³/week

FLOOR AREA REQUIRED FOR REFUSE STORAGE:

Flats = 6.534m³
Other=0.641m³

Total = 29 Bins
Required = 22m²

Refuse Room Area = 25m² provided



GENERAL NOTES

NO REPRODUCTIONS ARE PERMITTED WITHOUT WRITTEN CONSENT. THE CLIENT ACCEPTS THE RESPONSIBILITY OF MATERIALS, THE CLIENT ACCEPTS THE RESPONSIBILITY OF MATERIALS, CONTENT AND STATEMENT.

GENERAL NOTES:

1.1 1.1 ALL BUILDING WORK TO COMPLY WITH SABS 10400 AND BE CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITIES AUTHORITIES BUILDING BY-LAWS AND REGULATIONS.

1.2 1.2 THIS DRAWING IS NOT TO BE SCALED, USE FIGURED DIMENSIONS ONLY.

1.3 1.3 THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIERS MUST VERIFY ALL DIMENSIONS, LEVELS, HIEGHTS OF PLINTHS, DEPTH OF EXCAVATIONS AND NUMBER OF STEPS ON SITE, BEFORE COMMENCING ANY SHOP DRAWINGS, MANUFACTURE AND/OR WORK. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.

1.4 1.4 THE SITE TO BE TREATED IN ACCORDANCE WITH SABS CODE OF PRACTICE NO. 0124-1977 WITH 'SHELLDRITE' TERMITEPRUFE SOIL POISENER. 1.5 1.5 ALL LEVELS SHOWN ARE FINISHED FLOOR LEVELS UNLESS OTHERWISE STATED.

STRUCTURAL NOTES:

2.1 2.1 ALL STRUCTURAL WORK TO BE EXECUTED IN STRICT ACCORDANCE WITH ENGINEERS DETAILS & SPECIFICATIONS.

2.2 2.2 ALL FOUNDATIONS, FOUNDATION WALLS, STRUCTURAL CONCRETE WORK AND SUB SOIL STORMWATER DRAINAGE TO CIVIL AND STRUCTURAL ENG. SPECIFICATIONS.

2.3 2.3 CONCRETE SURFACE BEDS ON 250 micron GREEN POLY- THENE DAMP PROOF MEMBRANE TO COMPLY WITH SABS 952, ON MIN 150mm LAYERS OF HARDCORE COMPACTED TO STRUCTURAL ENGINEERS DETAILS & SPECIFICATIONS.

WALL NOTES:

3.1 3.1 230mm BRICK WALLS WITH GUNDLE BRICKGRIP DPC FOR EXTERNAL WALLS UNLESS SPECIFIED OTHERWISE

3.2 3.2 110mm BRICK WALLS WITH GUNDLE BRICKGRIP DPC FOR INTERNAL WALLS UNLESS SPECIFIED OTHERWISE

3.3 3.3 ALL BRICKWORK MIN 7 Mpa CLASS 2 3.4 WIRE TIES TO BE PLACED EVERY 3 BRICK COURSES

3.4 IN FOUNDATION WALLS, THERE AFTER EVERY 5 BRICK COURSES, OR TO ENG SPECIFICATION.

3.5 CAVITY WALLS TO BE CLEAR OF DEBRIS AND TRASH

3.6 ALL WINDOWS TO HAVE DPC ALL AROUND

PLUMBING AND DRAINAGE NOTES:

4.1 ALL PLUMBING AND DRAINAGE WORKS NOT SPECIFIED BELOW MUST BE EXECUTED IN STRICT ACCORDANCE WITH SANS 10400 PART P.

4.2 ALL SUB-SOIL SEWER DRAINS TO HAVE A MINIMUM INTERNAL DIAMETER OF 100mm AND BE LAID AT A GRADIENT NOT LESS THAN 1:40 TOWARDS AN INTERSEC-TING MANHOLE OR MUNICIPLE CONNECTION.

4.3 ACCESS POINTS TO BE PROVIDED INTO ALL DISCHARGE STACKS AT ANY SUITABLE HIEGHT, NOT EXCEEDING 2m ABOVE FINISHED GROUND LEVEL.

4.4 INSPECTION EYES TO ALL BENDS AND JUNCTIONS IN SOIL AND WASTE PIPES 4.5 RODDING EYES AT HEAD OF DRAIN AT ALL CHANGES OF DIRECTION AND AT MAX OF 25m INTERVALS.

4.6 DRAIN PIPE TO BE ENCASED IN MIN 100mm CONCRETE

4.7 ALL WASTE PIPE TO HAVE 65mm RE-SEAL TRAPS. ALL WASTE PIPES TO BE ACCESSIBLE OVER ENTIRE LENGTH FOR REPAIRS AND CLEANING.

4.8 ALL WASTE PIPES UNDER FLOOR SLAB TO BE SLEEVED.

4.9 ALL SOIL FITTINGS WITH VERTICAL DISCHARGE GREATER THAN 1200mm TO HAVE ANTISYPHON VENTPIPES. RAINWATER DOWNPIPES TO DISCHARGE A MIN OF 2440mm FROM ANY OPEN GULLEY.

4.10 AGRICULTURAL DRAINS TO ENGINEERS SPECIFICATIONS. ALL DRAINAGE TO COMPLY WITH MUNICIPAL BY-LAWS

4.11 AND ENGINEERS SPECIFICATIONS.

4.12 PIPE SIZES: BATH 50mm∅ SHOWER 50mm∅ BASIN 38mm∅ SINK 50mm∅ W.C. 100mm∅ O.V.P. 100mm∅

GROUND FLOOR PLAN
Scale - 1 : 150

GASS
ARCHITECTURE STUDIOS
JHB: +27 11 482 2045 CT: +27 21 001 0210 F: +86 686 4999
E: gvg@gass.co.za W: www.gass.co.za pr.Arch: fg van gass - SACAP # 6802

REVISIONS

Number	Revision Description	Date	Issued by
A	SDP Base Set	2024.08.30	TS
B	SDP Set - Further Developed	2024.09.08	TS

ISSUED FOR INFORMATION

PROJECT DETAILS

PROJECT NAME
MY SPACE @ THE OAKS

PROJECT ADDRESS
ERF 141, 142 & 165
STELLENBOSCH

CLIENT
ABACUS DEVELOPMENT COMPANY

GASS PROJECT NUMBER: PP

DRAWING TITLE

GROUND FLOOR PLAN

DRAWING INFO

DRAWN	CHECKED	DATE	SCALE
TS	CB	2024.09.08	As indicated @ A1

DRAWING NUMBER

PROJECT CODE	ORIG.	ZONE	LEVEL	TYPE	ROLE	SERIES NUMBER	REV
GSS	XX	00	DR	AR	01PL0001		B

COPYRIGHT IN ACCORDANCE WITH THE RELEVANT CLAUSES OF THE COPYRIGHT ACT 1978 (ACT 98 OF 1978) RELATING TO ASSIGNMENT, ALL DOCUMENTS PREPARED BY GASS IN CONNECTION WITH THE PROJECT REMAIN THE PROPERTY AND COPYRIGHT OF GASS, SUBJECT TO THEIR USE BY THE CLIENT FOR THE PARTICULAR PROJECT TO WHICH THIS DOCUMENT RELATES, AND THE CLIENT SHALL NOT BE ENTITLED, EITHER DIRECTLY OR INDIRECTLY, TO MAKE USE OF THE DOCUMENT(S) FOR THE CARRYING OUT OF ANY ADDITIONAL OR SIMILAR WORKS OR PUBLISH THE SAME EXCEPT WITH THE PRIOR CONSENT FROM GASS.

GENERAL NOTES **1.**ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS. **2.**ALL MATERIALS AND WORKMANSHIP ARE TO COMPLY WITH THE RELEVANT S.A.N.S. CODES. **3.**THIS DRAWING IS NOT TO BE SCALED. FIGURED DIMENSIONS TO BE USED. **4.**THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL THE RELEVANT DRAWINGS AND SPECIFICATIONS ISSUED BY QUALIFIED ARCHITECTS, ENGINEERS, AND OTHER CONSULTANTS. **5.**ALL DIMENSIONS AND LEVELS MUST BE CHECKED ON SITE BY THE CONTRACTOR BEFORE PUTTING WORK IN HAND.

Autodesk Docs://My Space at The Oaks/Myspace Bennesig.rvt
2024/09/08 17:09:44

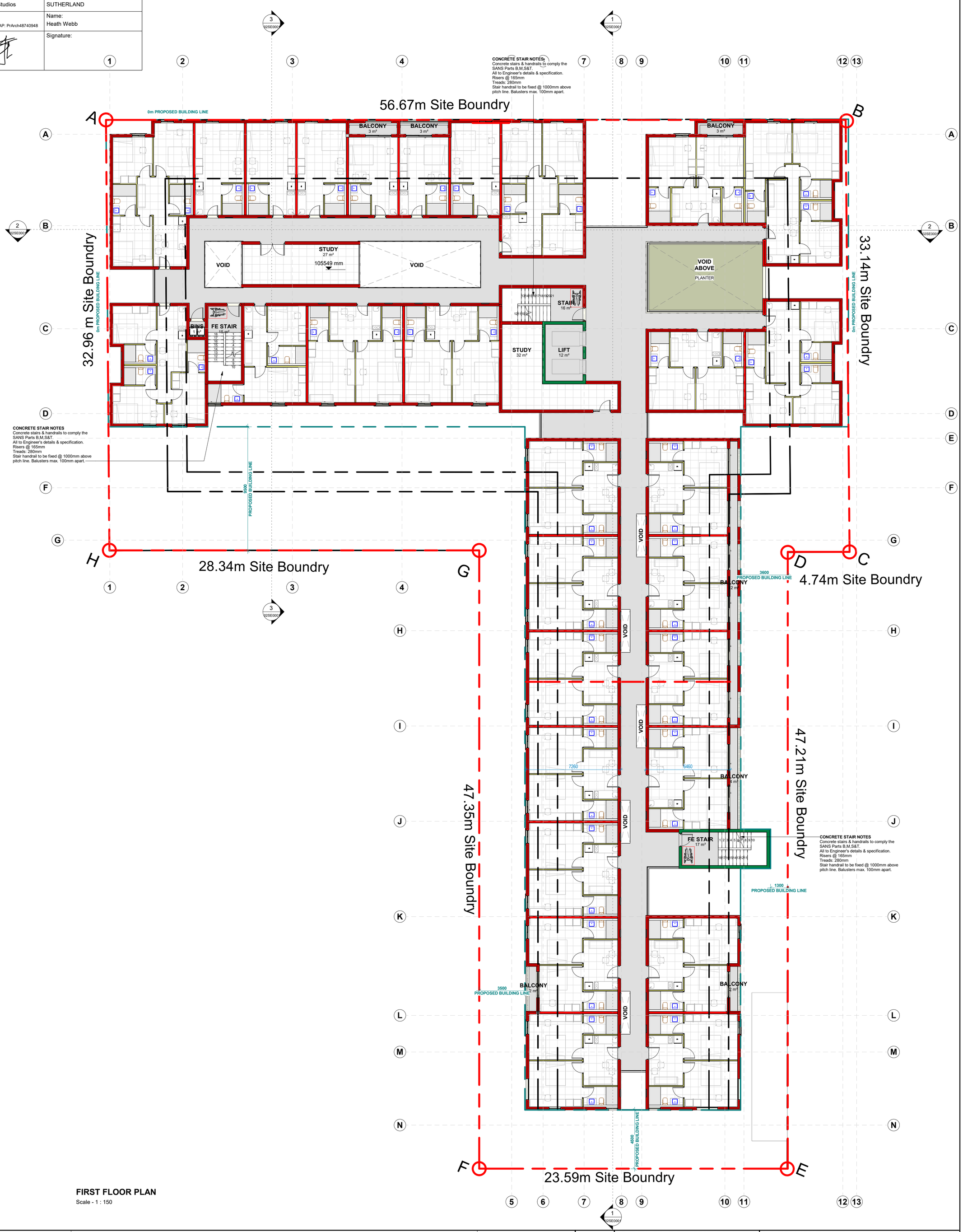
STAMP BLOCK

SIGNATURE BLOCK

CLIENT	ARCHITECT OF RECORD	ENGINEER
Company: ABACUS DEVELOPMENT COMPANY	Company: GASS Architecture Studios	Company: SUTHERLAND
Name: David J Ludditt	Name: Theuna Stoltz SACAP: PrArch48740948	Name: Heath Webb
Signature:	Signature:	Signature:

Area Schedule Total

Level	Name	Area
00 GROUND FLOOR	CIRCULATION	102 m²
00 GROUND FLOOR	COMMON	164 m²
00 GROUND FLOOR	LIFT	15 m²
00 GROUND FLOOR	LIFT LOBBY	80 m²
00 GROUND FLOOR	REFUSE	31 m²
00 GROUND FLOOR	SOLO	259 m²
00 GROUND FLOOR	STAIRS	58 m²
00 GROUND FLOOR	TRIO	187 m²
00 GROUND FLOOR: 22		896 m²
01_FIRST FLOOR	CIRCULATION	266 m²
01_FIRST FLOOR	COMMON	68 m²
01_FIRST FLOOR	DUO	904 m²
01_FIRST FLOOR	LIFT LOBBY	21 m²
01_FIRST FLOOR	SOLO	167 m²
01_FIRST FLOOR	TRIO	351 m²
01_FIRST FLOOR: 33		1777 m²
02_SECOND FLOOR	CIRCULATION	266 m²
02_SECOND FLOOR	COMMON	68 m²
02_SECOND FLOOR	DUO	902 m²
02_SECOND FLOOR	LIFT LOBBY	21 m²
02_SECOND FLOOR	SOLO	159 m²
02_SECOND FLOOR	TRIO	347 m²
02_SECOND FLOOR: 33		1762 m²
03 THIRD FLOOR	CIRCULATION	269 m²
03 THIRD FLOOR	COMMON	68 m²
03 THIRD FLOOR	DUO	867 m²
03 THIRD FLOOR	LIFT LOBBY	20 m²
03 THIRD FLOOR	SOLO	164 m²
03 THIRD FLOOR	TRIO	331 m²
03 THIRD FLOOR: 33		1720 m²
Grand total: 121		6155 m²



GENERAL NOTES

NO REPRODUCTIONS ARE PERMITTED WITHOUT WRITTEN CONSENT. THE CLIENT ACCEPTS THE RESPONSIBILITY OF MATERIALS, THE CLIENT ACCEPTS THE RESPONSIBILITY OF MATERIALS, CONTENT AND STATEMENT.

GENERAL NOTES:
1.1 1.1 ALL BUILDING WORK TO COMPLY WITH SABS 10400 AND BE CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITIES AUTHORITIES BUILDING BY-LAWS AND REGULATIONS.

1.2 1.2 THIS DRAWING IS NOT TO BE SCALED, USE FIGURED DIMENSIONS ONLY.

1.3 1.3 THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIERS MUST VERIFY ALL DIMENSIONS, LEVELS, HIEGHTS OF PLINTHS, DEPTH OF EXCAVATIONS AND NUMBER OF STEPS ON SITE, BEFORE COMMENCING ANY SHOP DRAWINGS, MANUFACTURE AND/OR WORK. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.

1.4 1.4 THE SITE TO BE TREATED IN ACCORDANCE WITH SABS CODE OF PRACTICE NO. 0124-1977 WITH 'SHELLDRITE' TERMITEPRUFE SOIL POISENER. 1.5 1.5 ALL LEVELS SHOWN ARE FINISHED FLOOR LEVELS UNLESS OTHERWISE STATED.

STRUCTURAL NOTES:
2.1 2.1 ALL STRUCTURAL WORK TO BE EXECUTED IN STRICT ACCORDANCE WITH ENGINEERS DETAILS & SPECIFICATIONS.

2.2 2.2 ALL FOUNDATIONS, FOUNDATION WALLS, STRUCTURAL CONCRETE WORK AND SUB SOIL STORMWATER DRAINAGE TO CIVIL AND STRUCTURAL ENG. SPECIFICATIONS.

2.3 2.3 CONCRETE SURFACE BEDS ON 250 micron GREEN POLY- THENE DAMP PROOF MEMBRANE TO COMPLY WITH SABS 952, ON MIN 150mm LAYERS OF HARDCORE COMPACTED TO STRUCTURAL ENGINEERS DETAILS & SPECIFICATIONS.

WALL NOTES:
3.1 3.1 230mm BRICK WALLS WITH GUNDLE BRICKGRIP DPC FOR EXTERNAL WALLS UNLESS SPECIFIED OTHERWISE

3.2 3.2 110mm BRICK WALLS WITH GUNDLE BRICKGRIP DPC FOR INTERNAL WALLS UNLESS SPECIFIED OTHERWISE

3.3 3.3 ALL BRICKWORK MIN 7 Mpa CLASS 2 3.4 WIRE TIES TO BE PLACED EVERY 3 BRICK COURSES

3.4 IN FOUNDATION WALLS, THERE AFTER EVERY 5 BRICK COURSES, OR TO ENG SPECIFICATION.

3.5 CAVITY WALLS TO BE CLEAR OF DEBRIS AND TRASH

3.6 ALL WINDOWS TO HAVE DPC ALL AROUND

PLUMBING AND DRAINAGE NOTES:
4.1 ALL PLUMBING AND DRAINAGE WORKS NOT SPECIFIED BELOW MUST BE EXECUTED IN STRICT ACCORDANCE WITH SANS 10400 PART P.

4.2 ALL SUB-SOIL SEWER DRAINS TO HAVE A MINIMUM INTERNAL DIAMETER OF 100mm AND BE LAID AT A GRADIENT NOT LESS THAN 1:40 TOWARDS AN INTERSEC-TING MANHOLE OR MUNICIPLE CONNECTION.

4.3 ACCESS POINTS TO BE PROVIDED INTO ALL DISCHARGE STACKS AT ANY SUITABLE HIEGHT, NOT EXCEEDING 2m ABOVE FINISHED GROUND LEVEL.

4.4 INSPECTION EYES TO ALL BENDS AND JUNCTIONS IN SOIL AND WASTE PIPES 4.5 RODDING EYES AT HEAD OF DRAIN AT ALL CHANGES OF DIRECTION AND AT MAX OF 25m INTERVALS.

4.6 DRAIN PIPE TO BE ENCASED IN MIN 100mm CONCRETE

4.7 ALL WASTE PIPE TO HAVE 65mm RE-SEAL TRAPS. ALL WASTE PIPES TO BE ACCESSIBLE OVER ENTIRE LENGTH FOR REPAIRS AND CLEANING.

4.8 ALL WASTE PIPES UNDER FLOOR SLAB TO BE SLEEVED.

4.9 ALL SOIL FITTINGS WITH VERTICAL DISCHARGE GREATER THAN 1200mm TO HAVE ANTISYPHON VENTPIPES. RAINWATER DOWNPIPES TO DISCHARGE A MIN OF 2440mm FROM ANY OPEN GULLEY.

4.10 AGRICULTURAL DRAINS TO ENGINEERS SPECIFICATIONS. ALL DRAINAGE TO COMPLY WITH MUNICIPAL BY-LAWS

4.11 AND ENGINEERS SPECIFICATIONS.

4.12 PIPE SIZES: BATH 50mm∅ SHOWER 50mm∅ BASIN 38mm∅ SINK 50mm∅ W.C. 100mm∅ O.V.P. 100mm∅

FIRST FLOOR PLAN

Scale - 1 : 150

GASS
ARCHITECTURE STUDIOS

JHB: +27 11 482 2045 CT: +27 21 001 0210 F: +86 686 4999
E: gvg@gass.co.za W: www.gass.co.za pr.Arch: fg van gass - SACAP # 6802

REVISIONS

Number	Revision Description	Date	Issued by
A	SDP Base Set	2024.08.30	TS
B	SDP Set - Further Developed	2024.09.08	TS

ISSUED FOR INFORMATION

PROJECT DETAILS

PROJECT NAME
MY SPACE @ THE OAKS

PROJECT ADDRESS
ERF 141, 142 & 165
STELLENBOSCH

CLIENT
ABACUS DEVELOPMENT COMPANY

GASS PROJECT NUMBER: PP

DRAWING TITLE

FIRST FLOOR PLAN

DRAWING INFO

DRAWN	CHECKED	DATE	SCALE
TS	CB	2024.09.08	As indicated @ A1

DRAWING NUMBER

PROJECT CODE	ORIG.	ZONE	LEVEL	TYPE	ROLE	SERIES NUMBER	REV
GSS	XX		01	DR	AR	01PL0002	B

COPYRIGHT IN ACCORDANCE WITH THE RELEVANT CLAUSES OF THE COPYRIGHT ACT 1978 (ACT 98 OF 1978) RELATING TO ASSIGNMENT, ALL DOCUMENTS PREPARED BY GASS IN CONNECTION WITH THE PROJECT REMAIN THE PROPERTY AND COPYRIGHT OF GASS, SUBJECT TO THEIR USE BY THE CLIENT FOR THE PARTICULAR PROJECT TO WHICH THIS DOCUMENT RELATES, AND THE CLIENT SHALL NOT BE ENTITLED, EITHER DIRECTLY OR INDIRECTLY, TO MAKE USE OF THE DOCUMENT(S) FOR THE CARRYING OUT OF ANY ADDITIONAL OR SIMILAR WORKS OR PUBLISH THE SAME EXCEPT WITH THE PRIOR CONSENT FROM GASS.

GENERAL NOTES **1.**ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS. **2.**ALL MATERIALS AND WORKMANSHIP ARE TO COMPLY WITH THE RELEVANT S.A.N.S. CODES. **3.**THIS DRAWING IS NOT TO BE SCALED. FIGURED DIMENSIONS TO BE USED. **4.**THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL THE RELEVANT DRAWINGS AND SPECIFICATIONS ISSUED BY QUALIFIED ARCHITECTS, ENGINEERS, AND OTHER CONSULTANTS. **5.**ALL DIMENSIONS AND LEVELS MUST BE CHECKED ON SITE BY THE CONTRACTOR BEFORE PUTTING WORK IN HAND.

Autodesk Docs://My Space at The Oaks/Myspace Dennesig.rvt
2024/09/08 17:09:50

STAMP BLOCK

SIGNATURE BLOCK

CLIENT	ARCHITECT OF RECORD	ENGINEER
Company: ABACUS DEVELOPMENT COMPANY	Company: GASS Architecture Studios	Company: SUTHERLAND
Name: David J Ludditt	Name: Theuna Stoltz SACAP: PrArch48740948	Name: Heath Webb
Signature:	Signature:	Signature:

Area Schedule Total

Level	Name	Area
00 GROUND FLOOR	CIRCULATION	102 m²
00 GROUND FLOOR	COMMON	164 m²
00 GROUND FLOOR	LIFT	15 m²
00 GROUND FLOOR	LIFT LOBBY	80 m²
00 GROUND FLOOR	REFUSE	31 m²
00 GROUND FLOOR	SOLO	259 m²
00 GROUND FLOOR	STAIRS	58 m²
00 GROUND FLOOR	TRIO	187 m²
00 GROUND FLOOR: 22		896 m²
01_FIRST FLOOR	CIRCULATION	266 m²
01_FIRST FLOOR	COMMON	68 m²
01_FIRST FLOOR	DUO	904 m²
01_FIRST FLOOR	LIFT LOBBY	21 m²
01_FIRST FLOOR	SOLO	167 m²
01_FIRST FLOOR	TRIO	351 m²
01_FIRST FLOOR: 33		1777 m²
02_SECOND FLOOR	CIRCULATION	266 m²
02_SECOND FLOOR	COMMON	68 m²
02_SECOND FLOOR	DUO	902 m²
02_SECOND FLOOR	LIFT LOBBY	21 m²
02_SECOND FLOOR	SOLO	159 m²
02_SECOND FLOOR	TRIO	347 m²
02_SECOND FLOOR: 33		1762 m²
03 THIRD FLOOR	CIRCULATION	269 m²
03 THIRD FLOOR	COMMON	68 m²
03 THIRD FLOOR	DUO	867 m²
03 THIRD FLOOR	LIFT LOBBY	20 m²
03 THIRD FLOOR	SOLO	164 m²
03 THIRD FLOOR	TRIO	331 m²
03 THIRD FLOOR: 33		1720 m²
Grand total: 121		6155 m²

GENERAL NOTES

NO REPRODUCTIONS ARE PERMITTED WITHOUT WRITTEN CONSENT. THE CLIENT ACCEPTS THE RESPONSIBILITY OF MATERIALS, THE CLIENT ACCEPTS THE RESPONSIBILITY OF MATERIALS, CONTENT AND STATEMENT.

GENERAL NOTES:
1.1 1.1 ALL BUILDING WORK TO COMPLY WITH SABS 10400 AND BE CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITIES AUTHORITIES BUILDING BY-LAWS AND REGULATIONS.

1.2 1.2 THIS DRAWING IS NOT TO BE SCALED, USE FIGURED DIMENSIONS ONLY.

1.3 1.3 THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIERS MUST VERIFY ALL DIMENSIONS, LEVELS, HIEGHTS OF PLINTHS, DEPTH OF EXCAVATIONS AND NUMBER OF STEPS ON SITE, BEFORE COMMENCING ANY SHOP DRAWINGS, MANUFACTURE AND/OR WORK. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.

1.4 1.4 THE SITE TO BE TREATED IN ACCORDANCE WITH SABS CODE OF PRACTICE NO. 0124-1977 WITH 'SHELLDRITE' TERMITEPRUFE SOIL POISENER. 1.5 1.5 ALL LEVELS SHOWN ARE FINISHED FLOOR LEVELS UNLESS OTHERWISE STATED.

STRUCTURAL NOTES:
2.1 2.1 ALL STRUCTURAL WORK TO BE EXECUTED IN STRICT ACCORDANCE WITH ENGINEERS DETAILS & SPECIFICATIONS.

2.2 2.2 ALL FOUNDATIONS, FOUNDATION WALLS, STRUCTURAL CONCRETE WORK AND SUB SOIL STORMWATER DRAINAGE TO CIVIL AND STRUCTURAL ENG. SPECIFICATIONS.

2.3 2.3 CONCRETE SURFACE BEDS ON 250 micron GREEN POLY- THENE DAMP PROOF MEMBRANE TO COMPLY WITH SABS 952, ON MIN 150mm LAYERS OF HARDCORE COMPACTED TO STRUCTURAL ENGINEERS DETAILS & SPECIFICATIONS.

WALL NOTES:
3.1 3.1 230mm BRICK WALLS WITH GUNDLE BRICKGRIP DPC FOR EXTERNAL WALLS UNLESS SPECIFIED OTHERWISE

3.2 3.2 110mm BRICK WALLS WITH GUNDLE BRICKGRIP DPC FOR INTERNAL WALLS UNLESS SPECIFIED OTHERWISE

3.3 3.3 ALL BRICKWORK MIN 7 Mpa CLASS 2 3.4 WIRE TIES TO BE PLACED EVERY 3 BRICK COURSES

3.4 IN FOUNDATION WALLS, THERE AFTER EVERY 5 BRICK COURSES, OR TO ENG SPECIFICATION.

3.5 CAVITY WALLS TO BE CLEAR OF DEBRIS AND TRASH

3.6 ALL WINDOWS TO HAVE DPC ALL AROUND

PLUMBING AND DRAINAGE NOTES:
4.1 ALL PLUMBING AND DRAINAGE WORKS NOT SPECIFIED BELOW MUST BE EXECUTED IN STRICT ACCORDANCE WITH SANS 10400 PART P.

4.2 ALL SUB-SOIL SEWER DRAINS TO HAVE A MINIMUM INTERNAL DIAMETER OF 100mm AND BE LAID AT A GRADIENT NOT LESS THAN 1:40 TOWARDS AN INTERSEC-TING MANHOLE OR MUNICIPLE CONNECTION.

4.3 ACCESS POINTS TO BE PROVIDED INTO ALL DISCHARGE STACKS AT ANY SUITABLE HIEGHT, NOT EXCEEDING 2m ABOVE FINISHED GROUND LEVEL.

4.4 INSPECTION EYES TO ALL BENDS AND JUNCTIONS IN SOIL AND WASTE PIPES 4.5 RODDING EYES AT HEAD OF DRAIN AT ALL CHANGES OF DIRECTION AND AT MAX OF 25m INTERVALS.

4.6 DRAIN PIPE TO BE ENCASED IN MIN 100mm CONCRETE

4.7 ALL WASTE PIPE TO HAVE 65mm RE-SEAL TRAPS. ALL WASTE PIPES TO BE ACCESSIBLE OVER ENTIRE LENGTH FOR REPAIRS AND CLEANING.

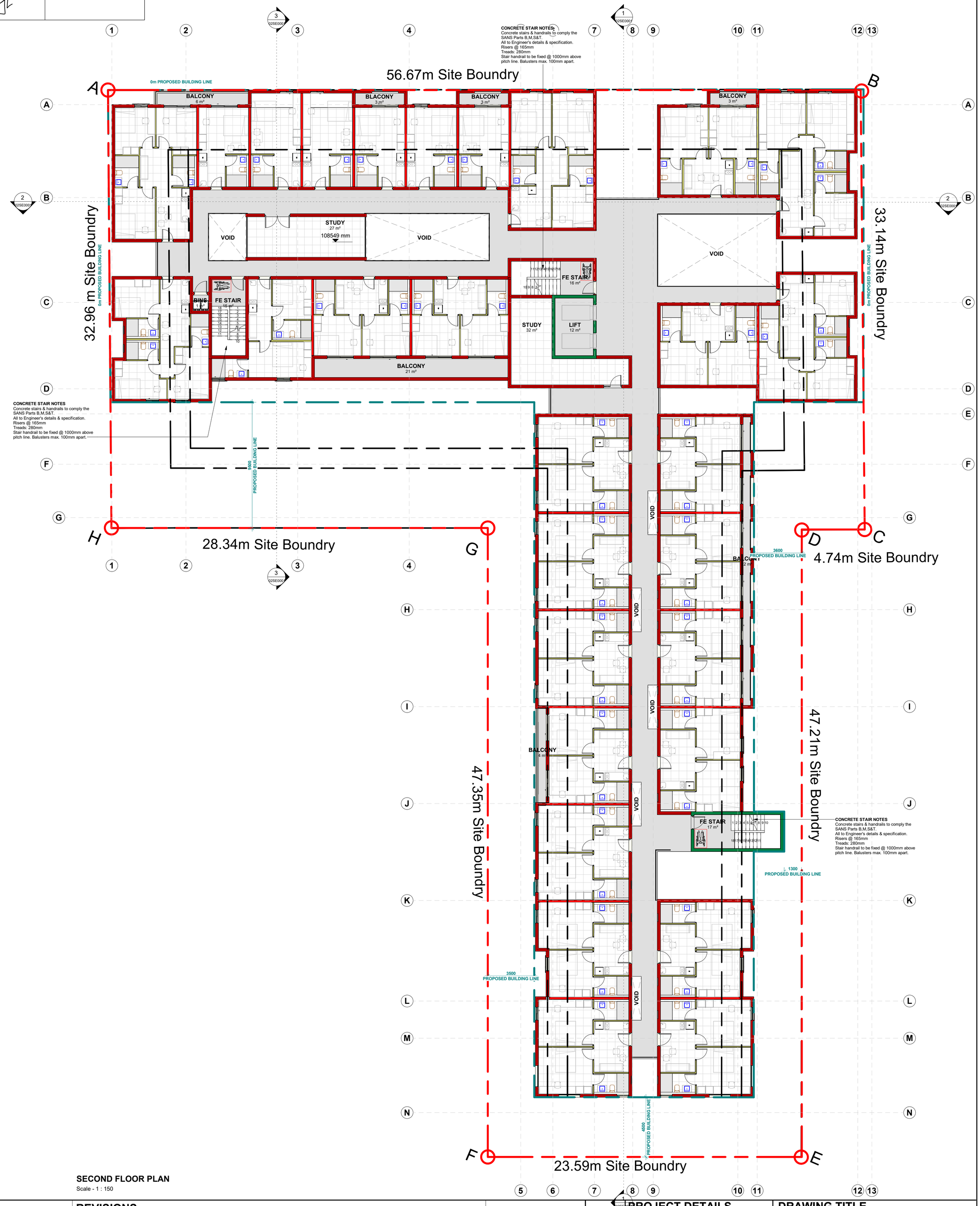
4.8 ALL WASTE PIPES UNDER FLOOR SLAB TO BE SLEEVED.

4.9 ALL SOIL FITTINGS WITH VERTICAL DISCHARGE GREATER THAN 1200mm TO HAVE ANTISYPHON VENTPIPES. RAINWATER DOWNPIPES TO DISCHARGE A MIN OF 2440mm FROM ANY OPEN GULLEY.

4.10 AGRICULTURAL DRAINS TO ENGINEERS SPECIFICATIONS. ALL DRAINAGE TO COMPLY WITH MUNICIPAL BY-LAWS

4.11 AND ENGINEERS SPECIFICATIONS.

4.12 PIPE SIZES: BATH 50mm∅ SHOWER 50mm∅ BASIN 38mm∅ SINK 50mm∅ W.C. 100mm∅ O.V.P. 100mm∅



SECOND FLOOR PLAN
Scale - 1 : 150

GASS
ARCHITECTURE STUDIOS

JHB: +27 11 482 2045 CT: +27 21 001 0210 F: +86 686 4999
E: gvg@gass.co.za W: www.gass.co.za pr.Arch: fg van gass - SACAP # 6802

REVISIONS

Number	Revision Description	Date	Issued by
A	SDP Base Set	2024.08.30	TS
B	SDP Set - Further Developed	2024.09.08	TS

ISSUED FOR INFORMATION

PROJECT DETAILS

PROJECT NAME
MY SPACE @ THE OAKS

PROJECT ADDRESS
ERF 141, 142 & 165
STELLENBOSCH

CLIENT
ABACUS DEVELOPMENT COMPANY

GASS PROJECT NUMBER: PP

DRAWING TITLE

SECOND FLOOR PLAN

DRAWING INFO

DRAWN	CHECKED	DATE	SCALE
TS	CB	2024.09.08	As indicated @ A1

DRAWING NUMBER

PROJECT CODE	ORIG.	ZONE	LEVEL	TYPE	ROLE	SERIES NUMBER	REV
GSS	XX	02	DR	AR	01	PL0003	B

COPYRIGHT IN ACCORDANCE WITH THE RELEVANT CLAUSES OF THE COPYRIGHT ACT 1978 (ACT 98 OF 1978) RELATING TO ASSIGNMENT, ALL DOCUMENTS PREPARED BY GASS IN CONNECTION WITH THE PROJECT REMAIN THE PROPERTY AND COPYRIGHT OF GASS, SUBJECT TO THEIR USE BY THE CLIENT FOR THE PARTICULAR PROJECT TO WHICH THIS DOCUMENT RELATES, AND THE CLIENT SHALL NOT BE ENTITLED, EITHER DIRECTLY OR INDIRECTLY, TO MAKE USE OF THE DOCUMENT(S) FOR THE CARRYING OUT OF ANY ADDITIONAL OR SIMILAR WORKS OR PUBLISH THE SAME EXCEPT WITH THE PRIOR CONSENT FROM GASS.

GENERAL NOTES **1.**ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS. **2.**ALL MATERIALS AND WORKMANSHIP ARE TO COMPLY WITH THE RELEVANT S.A.N.S. CODES. **3.**THIS DRAWING IS NOT TO BE SCALED. FIGURED DIMENSIONS TO BE USED. **4.**THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL THE RELEVANT DRAWINGS AND SPECIFICATIONS ISSUED BY QUALIFIED ARCHITECTS, ENGINEERS, AND OTHER CONSULTANTS. **5.**ALL DIMENSIONS AND LEVELS MUST BE CHECKED ON SITE BY THE CONTRACTOR BEFORE PUTTING WORK IN HAND.

Autodesk Docs://My Space at The Oaks/Myspace Dennesig.rvt
2024/09/08 17:09:55

STAMP BLOCK

SIGNATURE BLOCK

CLIENT	ARCHITECT OF RECORD	ENGINEER
Company: ABACUS DEVELOPMENT COMPANY	Company: GASS Architecture Studios	Company: SUTHERLAND
Name: David J Ludditt	Name: Theuna Stoltz SACAP: PrArch48740948	Name: Heath Webb
Signature:	Signature:	Signature:

Area Schedule Total

Level	Name	Area
00 GROUND FLOOR	CIRCULATION	102 m²
00 GROUND FLOOR	COMMON	164 m²
00 GROUND FLOOR	LIFT	15 m²
00 GROUND FLOOR	LIFT LOBBY	80 m²
00 GROUND FLOOR	REFUSE	31 m²
00 GROUND FLOOR	SOLO	259 m²
00 GROUND FLOOR	STAIRS	58 m²
00 GROUND FLOOR	TRIO	187 m²
00 GROUND FLOOR: 22		896 m²
01_FIRST FLOOR	CIRCULATION	266 m²
01_FIRST FLOOR	COMMON	68 m²
01_FIRST FLOOR	DUO	904 m²
01_FIRST FLOOR	LIFT LOBBY	21 m²
01_FIRST FLOOR	SOLO	167 m²
01_FIRST FLOOR	TRIO	351 m²
01_FIRST FLOOR: 33		1777 m²
02_SECOND FLOOR	CIRCULATION	266 m²
02_SECOND FLOOR	COMMON	68 m²
02_SECOND FLOOR	DUO	902 m²
02_SECOND FLOOR	LIFT LOBBY	21 m²
02_SECOND FLOOR	SOLO	159 m²
02_SECOND FLOOR	TRIO	347 m²
02_SECOND FLOOR: 33		1762 m²
03 THIRD FLOOR	CIRCULATION	269 m²
03 THIRD FLOOR	COMMON	68 m²
03 THIRD FLOOR	DUO	867 m²
03 THIRD FLOOR	LIFT LOBBY	20 m²
03 THIRD FLOOR	SOLO	164 m²
03 THIRD FLOOR	TRIO	331 m²
03 THIRD FLOOR: 33		1720 m²
Grand total: 121		6155 m²

GENERAL NOTES

NO REPRODUCTIONS ARE PERMITTED WITHOUT WRITTEN CONSENT. THE CLIENT ACCEPTS THE RESPONSIBILITY OF MATERIALS, THE CLIENT ACCEPTS THE RESPONSIBILITY OF MATERIALS, CONTENT AND STATEMENT.

GENERAL NOTES:
1.1 1.1 ALL BUILDING WORK TO COMPLY WITH SABS 10400 AND BE CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITIES AUTHORITIES BUILDING BY-LAWS AND REGULATIONS.

1.2 1.2 THIS DRAWING IS NOT TO BE SCALED, USE FIGURED DIMENSIONS ONLY.

1.3 1.3 THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIERS MUST VERIFY ALL DIMENSIONS, LEVELS, HIEGHTS OF PLINTHS, DEPTH OF EXCAVATIONS AND NUMBER OF STEPS ON SITE, BEFORE COMMENCING ANY SHOP DRAWINGS, MANUFACTURE AND/OR WORK. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.

1.4 1.4 THE SITE TO BE TREATED IN ACCORDANCE WITH SABS CODE OF PRACTICE NO. 0124-1977 WITH 'SHELLDRITE' TERMITEPRUFE SOIL POISENER. 1.5 1.5 ALL LEVELS SHOWN ARE FINISHED FLOOR LEVELS UNLESS OTHERWISE STATED.

STRUCTURAL NOTES:
2.1 2.1 ALL STRUCTURAL WORK TO BE EXECUTED IN STRICT ACCORDANCE WITH ENGINEERS DETAILS & SPECIFICATIONS.

2.2 2.2 ALL FOUNDATIONS, FOUNDATION WALLS, STRUCTURAL CONCRETE WORK AND SUB SOIL STORMWATER DRAINAGE TO CIVIL AND STRUCTURAL ENG. SPECIFICATIONS.

2.3 2.3 CONCRETE SURFACE BEDS ON 250 micron GREEN POLY- THENE DAMP PROOF MEMBRANE TO COMPLY WITH SABS 952, ON MIN 150mm LAYERS OF HARDCORE COMPACTED TO STRUCTURAL ENGINEERS DETAILS & SPECIFICATIONS.

WALL NOTES:
3.1 3.1 230mm BRICK WALLS WITH GUNDLE BRICKGRIP DPC FOR EXTERNAL WALLS UNLESS SPECIFIED OTHERWISE

3.2 3.2 110mm BRICK WALLS WITH GUNDLE BRICKGRIP DPC FOR INTERNAL WALLS UNLESS SPECIFIED OTHERWISE

3.3 3.3 ALL BRICKWORK MIN 7 Mpa CLASS 2 3.4 WIRE TIES TO BE PLACED EVERY 3 BRICK COURSES

3.4 IN FOUNDATION WALLS, THERE AFTER EVERY 5 BRICK COURSES, OR TO ENG SPECIFICATION.

3.5 CAVITY WALLS TO BE CLEAR OF DEBRIS AND TRASH

3.6 ALL WINDOWS TO HAVE DPC ALL AROUND

PLUMBING AND DRAINAGE NOTES:
4.1 ALL PLUMBING AND DRAINAGE WORKS NOT SPECIFIED BELOW MUST BE EXECUTED IN STRICT ACCORDANCE WITH SANS 10400 PART P.

4.2 ALL SUB-SOIL SEWER DRAINS TO HAVE A MINIMUM INTERNAL DIAMETER OF 100mm AND BE LAID AT A GRADIENT NOT LESS THAN 1:40 TOWARDS AN INTERSEC-TING MANHOLE OR MUNICIPLE CONNECTION.

4.3 ACCESS POINTS TO BE PROVIDED INTO ALL DISCHARGE STACKS AT ANY SUITABLE HIEGHT, NOT EXCEEDING 2m ABOVE FINISHED GROUND LEVEL.

4.4 INSPECTION EYES TO ALL BENDS AND JUNCTIONS IN SOIL AND WASTE PIPES 4.5 RODDING EYES AT HEAD OF DRAIN AT ALL CHANGES OF DIRECTION AND AT MAX OF 25m INTERVALS.

4.6 DRAIN PIPE TO BE ENCASED IN MIN 100mm CONCRETE

4.7 ALL WASTE PIPE TO HAVE 65mm RE-SEAL TRAPS. ALL WASTE PIPES TO BE ACCESSIBLE OVER ENTIRE LENGTH FOR REPAIRS AND CLEANING.

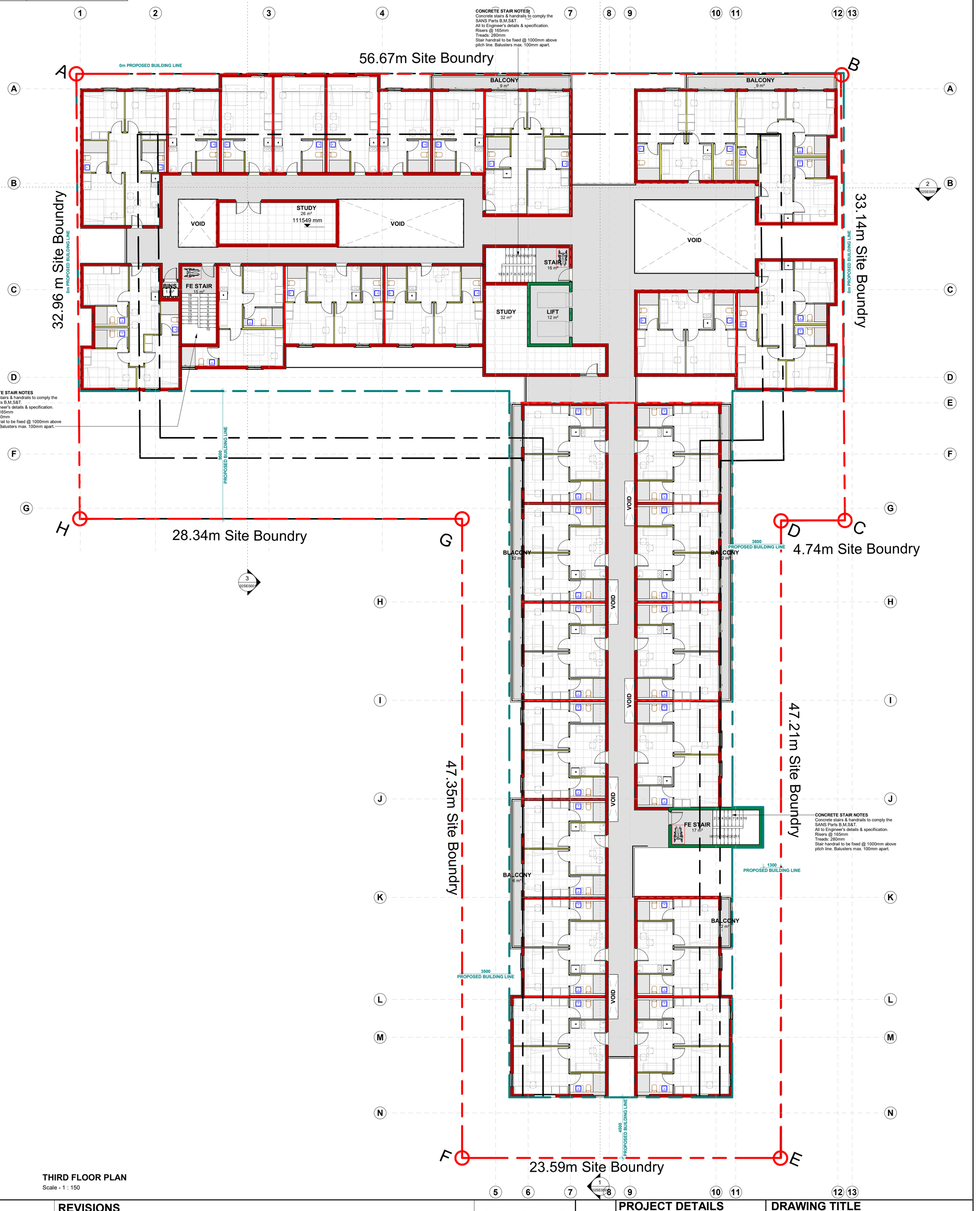
4.8 ALL WASTE PIPES UNDER FLOOR SLAB TO BE SLEEVED.

4.9 ALL SOIL FITTINGS WITH VERTICAL DISCHARGE GREATER THAN 1200mm TO HAVE ANTISYPHON VENTPIPES. RAINWATER DOWNPIPES TO DISCHARGE A MIN OF 2440mm FROM ANY OPEN GULLEY.

4.10 AGRICULTURAL DRAINS TO ENGINEERS SPECIFICATIONS. ALL DRAINAGE TO COMPLY WITH MUNICIPAL BY-LAWS

4.11 AND ENGINEERS SPECIFICATIONS.

4.12 PIPE SIZES: BATH 50mm∅ SHOWER 50mm∅ BASIN 38mm∅ SINK 50mm∅ W.C. 100mm∅ O.V.P. 100mm∅



THIRD FLOOR PLAN
Scale - 1 : 150

REVISIONS			
Number	Revision Description	Date	Issued by
A	SDP Base Set	2024.08.30	TS
B	SDP Set - Further Developed	2024.09.08	TS

ISSUED FOR INFORMATION

PROJECT DETAILS
PROJECT NAME
MY SPACE @ THE OAKS
PROJECT ADDRESS
ERF 141, 142 & 165
STELLENBOSCH
CLIENT
ABACUS DEVELOPMENT COMPANY
GASS PROJECT NUMBER: PP

DRAWING TITLE
THIRD FLOOR PLAN

DRAWING INFO

DRAWN	CHECKED	DATE	SCALE
TS	CB	2024.09.08	As indicated @ A1

DRAWING NUMBER

PROJECT CODE	ORIG.	ZONE	LEVEL	TYPE	ROLE	SERIES NUMBER	REV
GSS	XX	03	DR	AR	01PL0004		B

GASS
ARCHITECTURE STUDIOS
JHB: +27 11 482 2045 CT: +27 21 001 0210 F: +86 686 4999
E: gvg@gass.co.za W: www.gass.co.za pr.Arch: fg van gass - SACAP # 6802

COPYRIGHT IN ACCORDANCE WITH THE RELEVANT CLAUSES OF THE COPYRIGHT ACT 1978 (ACT 98 OF 1978) RELATING TO ASSIGNMENT, ALL DOCUMENTS PREPARED BY GASS IN CONNECTION WITH THE PROJECT REMAIN THE PROPERTY AND COPYRIGHT OF GASS, SUBJECT TO THEIR USE BY THE CLIENT FOR THE PARTICULAR PROJECT TO WHICH THIS DOCUMENT RELATES, AND THE CLIENT SHALL NOT BE ENTITLED, EITHER DIRECTLY OR INDIRECTLY, TO MAKE USE OF THE DOCUMENT(S) FOR THE CARRYING OUT OF ANY ADDITIONAL OR SIMILAR WORKS OR PUBLISH THE SAME EXCEPT WITH THE PRIOR CONSENT FROM GASS.

GENERAL NOTES **1.**ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS. **2.**ALL MATERIALS AND WORKMANSHIP ARE TO COMPLY WITH THE RELEVANT S.A.N.S. CODES. **3.**THIS DRAWING IS NOT TO BE SCALED. FIGURED DIMENSIONS TO BE USED. **4.**THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL THE RELEVANT DRAWINGS AND SPECIFICATIONS ISSUED BY QUALIFIED ARCHITECTS, ENGINEERS, AND OTHER CONSULTANTS. **5.**ALL DIMENSIONS AND LEVELS MUST BE CHECKED ON SITE BY THE CONTRACTOR BEFORE PUTTING WORK IN HAND.

Autodesk Docs://My Space at The Oaks/Myspace Dennesig.rvt
2024/09/08 17:10:01

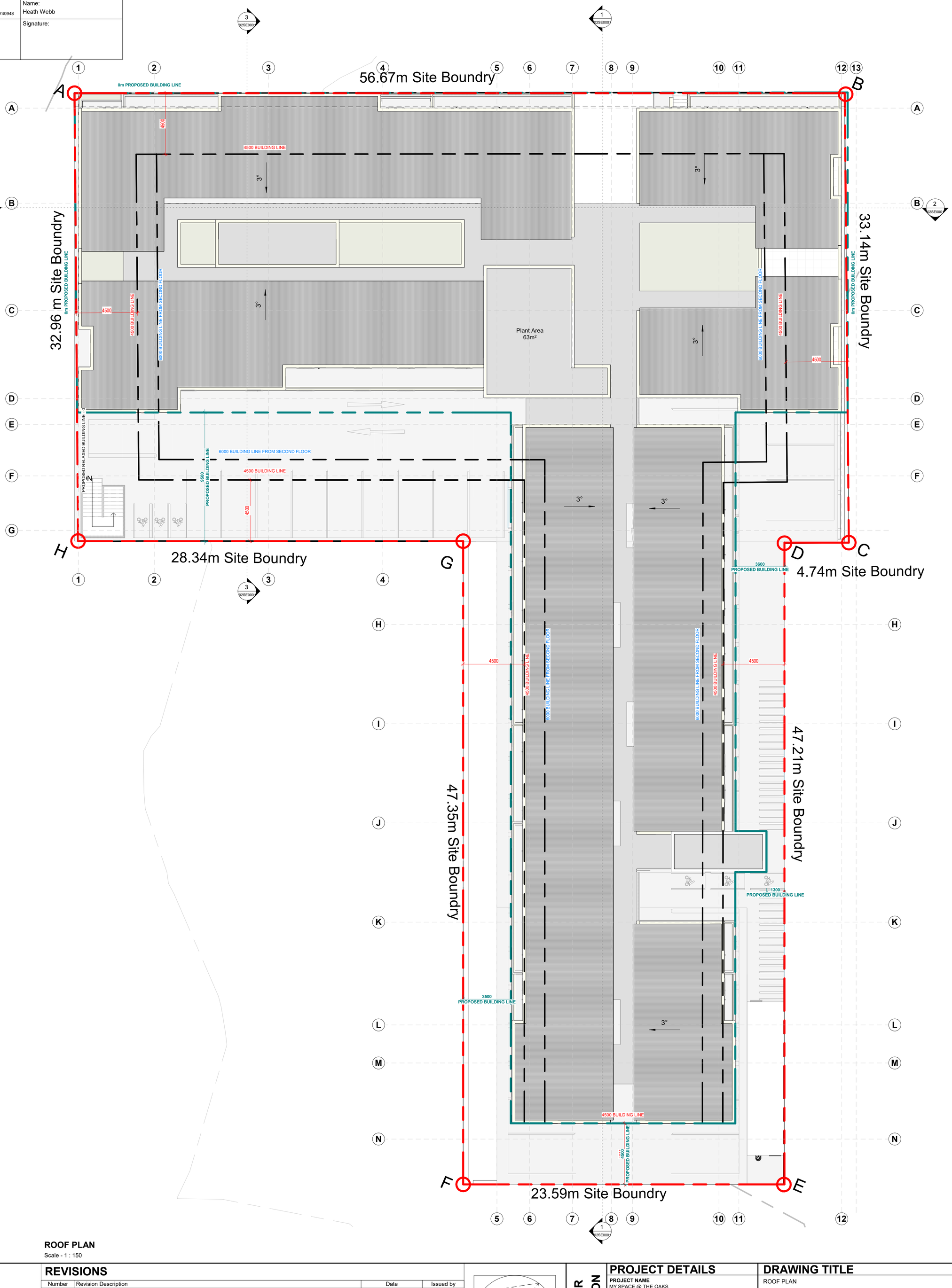
STAMP BLOCK

SIGNATURE BLOCK

CLIENT	ARCHITECT OF RECORD	ENGINEER
Company: ABACUS DEVELOPMENT COMPANY	Company: GASS Architecture Studios	Company: SUTHERLAND
Name: David J Ludditt	Name: Theuna Stoltz SACAP: PrArch48740948	Name: Heath Webb
Signature:	Signature:	Signature:

Parking Schedule

Type	Level	Count
<varies>	-01 LOWER GROUND FLOOR	86
-01 LOWER GROUND FLOOR: 86		
<varies>	00 GROUND FLOOR	51
00 GROUND FLOOR: 51		
Grand total: 137		



GENERAL NOTES

NO REPRODUCTIONS ARE PERMITTED WITHOUT WRITTEN CONSENT. THE CLIENT ACCEPTS THE RESPONSIBILITY OF MATERIALS, THE CLIENT ACCEPTS THE RESPONSIBILITY OF MATERIALS, CONTENT AND STATEMENT.

GENERAL NOTES:
1.1 1.1 ALL BUILDING WORK TO COMPLY WITH SABS 10400 AND BE CARRIED OUT IN ACCORDANCE WITH LOCAL AUTHORITIES AUTHORITIES BUILDING BY-LAWS AND REGULATIONS.

1.2 1.2 THIS DRAWING IS NOT TO BE SCALED, USE FIGURED DIMENSIONS ONLY.

1.3 1.3 THE CONTRACTOR, SUB-CONTRACTOR AND SUPPLIERS MUST VERIFY ALL DIMENSIONS, LEVELS, HIEGHTS OF PLINTHS, DEPTH OF EXCAVATIONS AND NUMBER OF STEPS ON SITE, BEFORE COMMENCING ANY SHOP DRAWINGS, MANUFACTURE AND/OR WORK. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY.

1.4 1.4 THE SITE TO BE TREATED IN ACCORDANCE WITH SABS CODE OF PRACTICE NO. 0124-1977 WITH 'SHELLDRITE' TERMITEPRUFE SOIL POISENER. 1.5 1.5 ALL LEVELS SHOWN ARE FINISHED FLOOR LEVELS UNLESS OTHERWISE STATED.

STRUCTURAL NOTES:
2.1 2.1 ALL STRUCTURAL WORK TO BE EXECUTED IN STRICT ACCORDANCE WITH ENGINEERS DETAILS & SPECIFICATIONS.

2.2 2.2 ALL FOUNDATIONS, FOUNDATION WALLS, STRUCTURAL CONCRETE WORK AND SUB SOIL STORMWATER DRAINAGE TO CIVIL AND STRUCTURAL ENG. SPECIFICATIONS.

2.3 2.3 CONCRETE SURFACE BEDS ON 250 micron GREEN POLY- THENE DAMP PROOF MEMBRANE TO COMPLY WITH SABS 952, ON MIN 150mm LAYERS OF HARDCORE COMPACTED TO STRUCTURAL ENGINEERS DETAILS & SPECIFICATIONS.

WALL NOTES:
3.1 3.1 230mm BRICK WALLS WITH GUNDLE BRICKGRIP DPC FOR EXTERNAL WALLS UNLESS SPECIFIED OTHERWISE

3.2 3.2 110mm BRICK WALLS WITH GUNDLE BRICKGRIP DPC FOR INTERNAL WALLS UNLESS SPECIFIED OTHERWISE

3.3 3.3 ALL BRICKWORK MIN 7 Mpa CLASS 2 3.4 WIRE TIES TO BE PLACED EVERY 3 BRICK COURSES

3.4 IN FOUNDATION WALLS, THERE AFTER EVERY 5 BRICK COURSES, OR TO ENG SPECIFICATION.

3.5 CAVITY WALLS TO BE CLEAR OF DEBRIS AND TRASH

3.6 ALL WINDOWS TO HAVE DPC ALL AROUND

PLUMBING AND DRAINAGE NOTES:
4.1 ALL PLUMBING AND DRAINAGE WORKS NOT SPECIFIED BELOW MUST BE EXECUTED IN STRICT ACCORDANCE WITH SANS 10400 PART P.

4.2 ALL SUB-SOIL SEWER DRAINS TO HAVE A MINIMUM INTERNAL DIAMETER OF 100mm AND BE LAID AT A GRADIENT NOT LESS THAN 1:40 TOWARDS AN INTERSEC-TING MANHOLE OR MUNICIPLE CONNECTION.

4.3 ACCESS POINTS TO BE PROVIDED INTO ALL DISCHARGE STACKS AT ANY SUITABLE HIEGHT, NOT EXCEEDING 2m ABOVE FINISHED GROUND LEVEL.

4.4 INSPECTION EYES TO ALL BENDS AND JUNCTIONS IN SOIL AND WASTE PIPES 4.5 RODDING EYES AT HEAD OF DRAIN AT ALL CHANGES OF DIRECTION AND AT MAX OF 25m INTERVALS.

4.6 DRAIN PIPE TO BE ENCASED IN MIN 100mm CONCRETE

4.7 ALL WASTE PIPE TO HAVE 65mm RE-SEAL TRAPS. ALL WASTE PIPES TO BE ACCESSIBLE OVER ENTIRE LENGTH FOR REPAIRS AND CLEANING.

4.8 ALL WASTE PIPES UNDER FLOOR SLAB TO BE SLEEVED.

4.9 ALL SOIL FITTINGS WITH VERTICAL DISCHARGE GREATER THAN 1200mm TO HAVE ANTISYPHON VENTPIPES. RAINWATER DOWNPIPES TO DISCHARGE A MIN OF 2440mm FROM ANY OPEN GULLEY.

4.10 AGRICULTURAL DRAINS TO ENGINEERS SPECIFICATIONS. ALL DRAINAGE TO COMPLY WITH MUNICIPAL BY-LAWS

4.11 AND ENGINEERS SPECIFICATIONS.

4.12 PIPE SIZES: BATH 50mm∅ SHOWER 50mm∅ BASIN 38mm∅ SINK 50mm∅ W.C. 100mm∅ O.V.P. 100mm∅

ROOF PLAN

Scale - 1 : 150

GASS
ARCHITECTURE STUDIOS

JHB: +27 11 482 2045 CT: +27 21 001 0210 F: +86 686 4999
E: gvg@gass.co.za W: www.gass.co.za pr.Arch: fg van gass - SACAP # 6802

REVISIONS

Number	Revision Description	Date	Issued by
A	SDP Base Set	2024.08.30	TS
B	SDP Set - Further Developed	2024.09.08	TS

ISSUED FOR INFORMATION

PROJECT DETAILS

PROJECT NAME
MY SPACE @ THE OAKS

PROJECT ADDRESS
ERF 141, 142 & 165
STELLENBOSCH

CLIENT
ABACUS DEVELOPMENT COMPANY

GASS PROJECT NUMBER: PP

DRAWING TITLE

ROOF PLAN

DRAWING INFO

DRAWN	CHECKED	DATE	SCALE
TS	CB	2024.09.08	As indicated @ A1

DRAWING NUMBER

PROJECT CODE	ORIG.	ZONE	LEVEL	TYPE	ROLE	SERIES NUMBER	REV
GSS	XX	XX	DR	AR	01PL0006		B

COPYRIGHT IN ACCORDANCE WITH THE RELEVANT CLAUSES OF THE COPYRIGHT ACT 1978 (ACT 98 OF 1978) RELATING TO ASSIGNMENT, ALL DOCUMENTS PREPARED BY GASS IN CONNECTION WITH THE PROJECT REMAIN THE PROPERTY AND COPYRIGHT OF GASS, SUBJECT TO THEIR USE BY THE CLIENT FOR THE PARTICULAR PROJECT TO WHICH THIS DOCUMENT RELATES, AND THE CLIENT SHALL NOT BE ENTITLED, EITHER DIRECTLY OR INDIRECTLY, TO MAKE USE OF THE DOCUMENT(S) FOR THE CARRYING OUT OF ANY ADDITIONAL OR SIMILAR WORKS OR PUBLISH THE SAME EXCEPT WITH THE PRIOR CONSENT FROM GASS.

GENERAL NOTES **1.**ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS. **2.**ALL MATERIALS AND WORKMANSHIP ARE TO COMPLY WITH THE RELEVANT S.A.N.S. CODES. **3.**THIS DRAWING IS NOT TO BE SCALED. FIGURED DIMENSIONS TO BE USED. **4.**THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL THE RELEVANT DRAWINGS AND SPECIFICATIONS ISSUED BY QUALIFIED ARCHITECTS, ENGINEERS, AND OTHER CONSULTANTS. **5.**ALL DIMENSIONS AND LEVELS MUST BE CHECKED ON SITE BY THE CONTRACTOR BEFORE PUTTING WORK IN HAND.

Autodesk Docs://My Space at The Oaks/Myspace Dennesig.rvt
2024/09/08 17:10:08

STAMP BLOCK

SIGNATURE BLOCK

CLIENT	ARCHITECT OF RECORD	ENGINEER
Company: ABACUS DEVELOPMENT COMPANY	Company: GASS Architecture Studios	Company: SUTHERLAND
Name: David J Ludditt	Name: Theuna Stoltz SACAP: PrArch0427405/6	Name: Heath Webb
Signature:	Signature:	Signature:

SCHEDULE OF RIGHTS

PROPERTY DISCRIPTION

Erf Number: Erf 141, 142 & 165	**Site Area:** 2990 m²
Township: Stellenbosch	**Title Deed No:**

ZONING INFORMATION

Town Planning scheme	STELLENBOSCH MUNICIPALITY-ZONING SCHEME BY LAW-2019	**Amendment to scheme no.**	STELLENBOSCH MUNICIPALITY-ZONING SCHEME BY LAW-2019
Use zone	Multi-Unit Residential		

DEVELOPMENT CONTROL MEASURES

Permissible/ Required	Control (Flats)	Actual
4 STOREYS	Max Building Height from EGL	4 STOREYS
50% = 1 495 m²	Coverage	1 921 m² = **64% (14% additional)**
75% = 2 242.5 m²	Floor Area	6 171 m² = **206%**
4.5m	Street Boundary Building Line	0m on Paul Kruger Road 4.5m on Dennesig Street
Ground & First Floor: 2.5m Second Floor: 6m	Common Boundary Building Line	Various, refer to Proposed Plans
1 Bedroom - 29 units = 43.5 bays 2 Bedroom - 54 units = 81 bays 3 Bedroom - 18 units = 31.5 bays Total required **101 units with 156 bays**	**Parking ratios:** 1 Bedroom Unit - 1.5 per unit 2 Bedroom Unit - 1.5 per unit 3 Bedroom Unit - 1.75 per unit	137 Vehicle Bays + 36 motorcycles = (6) +60 bicycles = (10) **Total provided = 156 bays**

OCCUPANCY CLASSIFICATIONS

H3 (DOMESTIC RESIDENCE)

BULK AREA DOES NOT INCLUDE OPEN BALCONIES

Area Schedule Beds

Level	Name	Area	Count	Beds
00 GROUND FLOOR	SOLO	259 m²	11	11
00 GROUND FLOOR	TRIO	187 m²	3	9
00 GROUND FLOOR: 14		446 m²	14	20
01_FIRST FLOOR	DUO	904 m²	18	36
01_FIRST FLOOR	SOLO	167 m²	6	6
01_FIRST FLOOR	TRIO	351 m²	5	15
01_FIRST FLOOR: 29		1422 m²	29	57
02_SECOND FLOOR	DUO	902 m²	18	36
02_SECOND FLOOR	SOLO	159 m²	6	6
02_SECOND FLOOR	TRIO	347 m²	5	15
02_SECOND FLOOR: 29		1407 m²	29	57
03 THIRD FLOOR	DUO	867 m²	18	36
03 THIRD FLOOR	SOLO	164 m²	6	6
03 THIRD FLOOR	TRIO	331 m²	5	15
03 THIRD FLOOR: 29		1362 m²	29	57
Grand total: 101		4637 m²	101	191

Area Schedule (Area Plans)

Level	Area
00 GROUND FLOOR	912 m²
00 GROUND FLOOR: 23	912 m²
01_FIRST FLOOR	1777 m²
01_FIRST FLOOR: 33	1777 m²
02_SECOND FLOOR	1762 m²
02_SECOND FLOOR: 33	1762 m²
03 THIRD FLOOR	1720 m²
03 THIRD FLOOR: 33	1720 m²
Grand total: 122	6171 m²

Area Schedule Total Beds

Name	Area	Count	Beds	Parking Ratio
DUO	2673 m²	54	108	81
DUO: 54	2673 m²	54	108	81
SOLO	748 m²	29	29	43.5
SOLO: 29	748 m²	29	29	43.5
TRIO	1216 m²	18	54	31.5
TRIO: 18	1216 m²	18	54	31.5
Grand total: 101	4637 m²	101	191	156

Parking Schedule

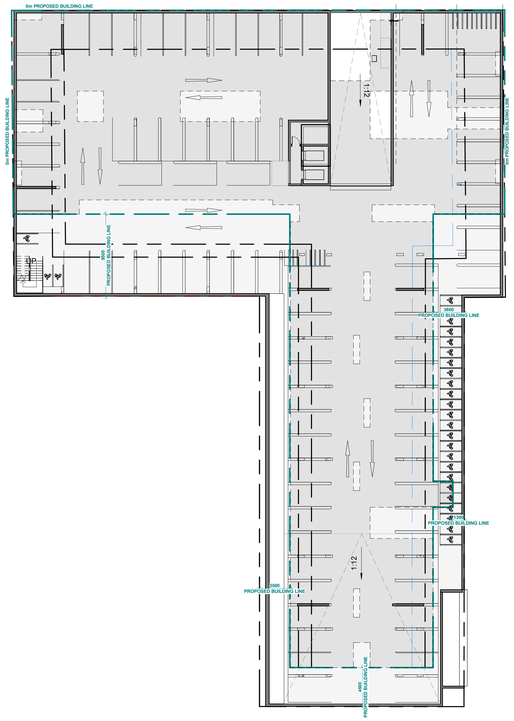
Type	Level	Count
<varies>	-01 LOWER GROUND FLOOR	86
-01 LOWER GROUND FLOOR: 86		
<varies>	00 GROUND FLOOR	51
00 GROUND FLOOR: 51		
Grand total: 137		

Motorcycle Schedule

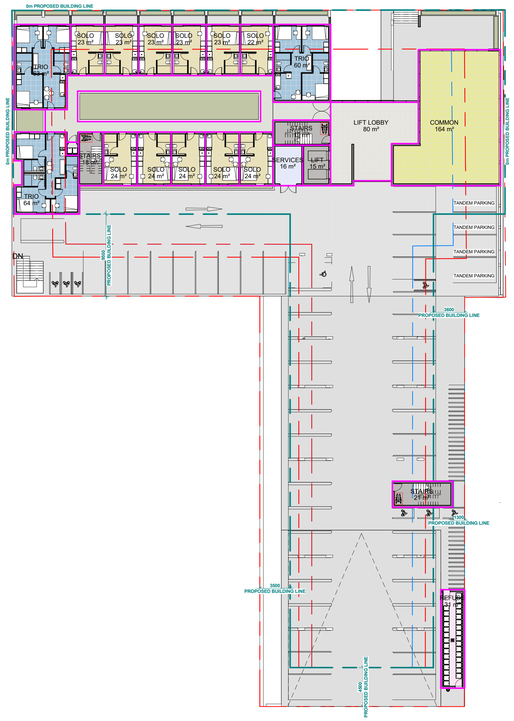
Type	Level	Count
MOTOR-CYCLE-PARKING	-01 LOWER GROUND FLOOR	29
-01 LOWER GROUND FLOOR: 29		
MOTOR-CYCLE-PARKING	00 GROUND FLOOR	7
00 GROUND FLOOR: 7		
Grand total: 36		

Bicycle Schedule

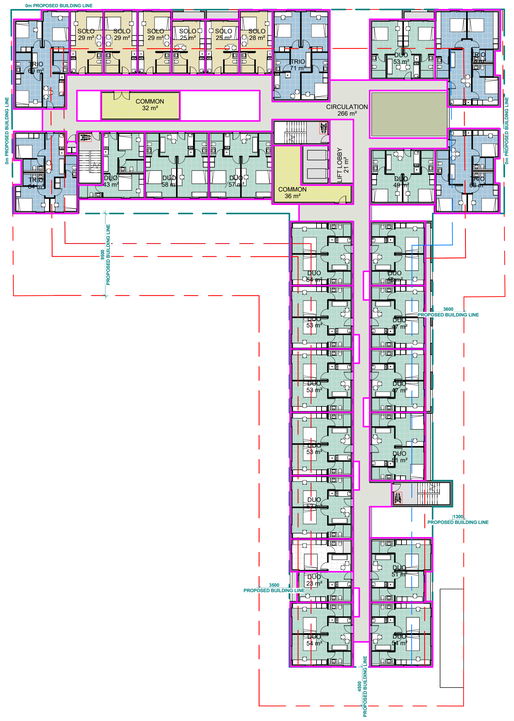
Type	Level	Count
1800 x 500mm - 90 deg Bicycle Bay	-01 LOWER GROUND FLOOR	22
-01 LOWER GROUND FLOOR: 22		
1800 x 500mm - 90 deg Bicycle Bay	00 GROUND FLOOR	38
00 GROUND FLOOR: 38		
Grand total: 60		



LOWER GROUND FLOOR PLAN
Scale - 1 : 250



GROUND FLOOR PLAN
Scale - 1 : 250


6m PROPOSED BUILDING LINE
4m PROPOSED BUILDING LINE
SOLO 29 m²
SOLO 29 m²
SOLO 29 m²
SOLO 25 m²
SOLO 28 m²
SOLO 26 m²
TRIO 64 m²
DUO 53 m²
DUO 58 m²
COMMON 32 m²
CIRCULATION 266 m²
LIFT LOBBY 21 m²
TRIO 64 m²
DUO 43 m²
DUO 58 m²
DUO 57 m²
COMMON 36 m²
DUO 57 m²
TRIO 64 m²
RAMP
PROPOSED BUILDING LINE
DUO 58 m²
DUO 54 m²
DUO 54 m²
DUO 54

STAMP BLOCK

SIGNATURE BLOCK

CLIENT	ARCHITECT OF RECORD	ENGINEER
Company: ABACUS DEVELOPMENT COMPANY	Company: GASS Architecture Studios	Company: SUTHERLAND
Name: David J Ludditt	Name: Theuna Stoltz SACAP: PrArch#8740948	Name: Heath Webb
Signature:	Signature:	Signature:

3D View 1
Scale -

3D View 2
Scale -

3D View 3
Scale -

GASS
ARCHITECTURE STUDIOS

JHB: +27 11 482 2045 CT: +27 21 001 0210 F: +86 686 4999
E: gvg@gass.co.za W: www.gass.co.za pr.Arch: fg van gass - SACAP # 6802

COPYRIGHT

IN ACCORDANCE WITH THE RELEVANT CLAUSES OF THE COPYRIGHT ACT 1978 (ACT 98 OF 1978) RELATING TO ASSIGNMENT, ALL DOCUMENTS PREPARED BY GASS IN CONNECTION WITH THE PROJECT REMAIN THE PROPERTY AND COPYRIGHT OF GASS, SUBJECT TO THEIR USE BY THE CLIENT FOR THE PARTICULAR PROJECT TO WHICH THIS DOCUMENT RELATES, AND THE CLIENT SHALL NOT BE ENTITLED, EITHER DIRECTLY OR INDIRECTLY, TO MAKE USE OF THE DOCUMENT(S) FOR THE CARRYING OUT OF ANY ADDITIONAL OR SIMILAR WORKS OR PUBLISH THE SAME EXCEPT WITH THE PRIOR CONSENT FROM GASS.

GENERAL NOTES

1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS.
2. ALL MATERIALS AND WORKMANSHIP ARE TO COMPLY WITH THE RELEVANT S.A.N.S. CODES.
3. THIS DRAWING IS NOT TO BE SCALED. FIGURED DIMENSIONS TO BE USED.
4. THIS DRAWING MUST BE READ IN CONJUNCTION WITH ALL THE RELEVANT DRAWINGS AND SPECIFICATIONS ISSUED BY QUALIFIED ARCHITECTS, ENGINEERS, AND OTHER CONSULTANTS.
5. ALL DIMENSIONS AND LEVELS MUST BE CHECKED ON SITE BY THE CONTRACTOR BEFORE PUTTING WORK IN HAND.

REVISIONS

NUMBER	REVISION DESCRIPTION	DATE	ISSUED BY
A	Issued for information - Unit Layouts, Massing	2024.06.20	TS
B	Issued for information - Updates based on Client Comments	2024.06.20	TS
C	SDP Set - Further Developed	2024.09.08	TS

ISSUED FOR COUNCIL

PROJECT DETAILS

PROJECT NAME
MY SPACE @ THE OAKS

PROJECT ADDRESS
ERF 141, 142 & 165
STELLENBOSCH

CLIENT
ABACUS DEVELOPMENT COMPANY

GASS PROJECT NUMBER: PP

DRAWING TITLE

MASSING

DRAWING INFO

DRAWN	CHECKED	DATE	SCALE
TS	CB	2024.09.08	1 : 1 @ A1

DRAWING NUMBER

PROJECT CODE	ORIG.	ZONE	LEVEL	TYPE	ROLE	SERIES NUMBER	REV
GSS	XX	XX	DR	AR	01PL0502		C

Autodesk Docs://My Space at The Oaks/Myspace Dennesig.rvt
2024/09/08 17:05:32