



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18185(TP937/2024)

Our File Reference Number: Erf 14437, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL: theronlaryssa@gmail.com

Sir / Madam

APPLICATION FOR PERMANENT DEPARTURE ON ERF 14437, STELLENBOSCH

1. The above application refers.

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

2.1 The application in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 for a permanent departure for the relaxation of the Welgevonden Design Guidelines to permit the covered stoep and covered veranda to be 0m in lieu of 1.5m from the common building line (adjoining Erf 14438 Stellenbosch) on Erf 14437 Stellenbosch.

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

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

2.3 The approval only applies to the applications under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the Municipality or other legislation or By-laws or Regulations that may be applicable.

2.4 The development and building plans be generally in accordance with the site plan, section, and elevations as referenced in Drawing No. A101, A102, A103, A104 & A105 drawn by Laryssa Prins Architects dated 07 June 2024, attached as **Annexure A**.

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

2.6 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

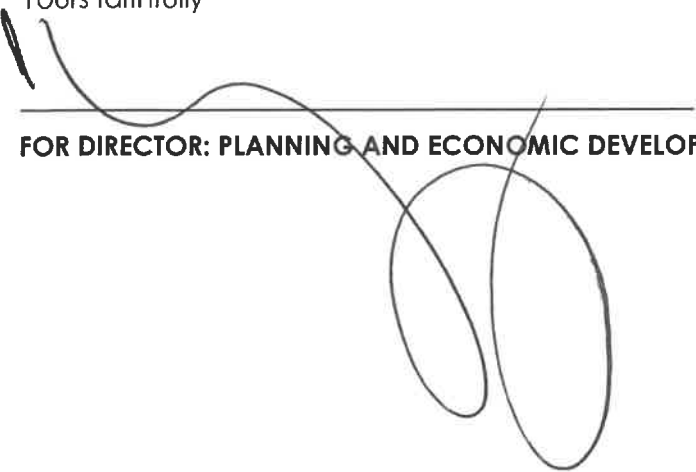
3. The **reasons** for the above decision are as follows:

3.1 The proposed covered stoep and veranda will not undermine or be detrimental to the character of the surrounding residential area.

4. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.
5. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.
6. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**
7. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.
8. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021- 808 8684.
9. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
 - (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
 - (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
 - (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
 - (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.
10. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

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

Yours faithfully


FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

17/2/2025
DATE:

WELGEVONDEN

ESTATE

ESTATE MANAGER

GAWIE MARX

ESTATE REVIEW ARCHITECT

FRANÇOIS MALAN

DATE OF WHOA APPROVAL: 27 June 2024

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

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

33m to nearest cross road Red Oak Lane

200m to nearest cross road Welgevonden Boulevard

PROJECT IDENTIFICATION:

ADDRESS: 95 Welgevonden Boulevard, Welgevonden

ERF: 14437

ZONING: GROUP HOUSING

SITE AREA: 348m²

AREAS:

EXISTING GROUND STOREY75m²

EXISTING UNDERCOVER CARPORT22.0m²

EXISTING TOTAL U/C INTERIOR AREA:97m²

EXISTING COVERAGE27.8%

NEW COVERED STOEP (BACKYARD):12m²

NEW COVERED VERANDAH (FRONT):20m²

NEW TOTAL U/C AREA:129m²

NEW TOTAL COVERAGE:37%

Site and Roof Plan
1 : 100

Rev	Description	Date
B	Window Change	20240508
C	Front Covered Stoep added	20240530
D	Building Lines added	200240607
E	Building Line revised	20240823

COUNCIL NOTES

GENERAL:

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

STRUCTURAL DESIGN:

- IF NO STRUCTURAL ENGINEER HAS BEEN APPOINTED ACCORDING TO FORM 1 THE STRUCTURAL SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400 PARTS H, J, K, L, M OR N AND IN THE CASE OF TIMBER BUILDINGS WITH SANS 10082.

SITE OPERATIONS:

- PROVISION OF SANITARY FACILITIES DURING CONSTRUCTION TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-D. SUBMIT PROPOSAL TO THE ARCHITECT FOR APPROVAL.

FOUNDATIONS:

- ALL FOUNDATIONS ACCORDING TO STRUCTURAL ENGINEER'S DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1.

WALLS:

- STRUCTURAL STRENGTH AND STABILITY OF WALLS TO STRUCTURAL ENGINEER'S APPROVAL UNLESS OTHERWISE SPECIFIED IN FORM 1
- ALL CLAY MASONRY OR CONCRETE BLOCK WALLS TO BE CONSTRUCTED IN STANDARD SIZE CLAY BLOCKS OR STANDARD SIZE CONCRETE BLOCKS.

ROOFS:

- ROOF COVERINGS, WATERPROOFING SYSTEMS, AND FLAT ROOFS, GUTTERS AND DOWN PIPES TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-L AND SANS 10400-R UNLESS OTHERWISE SPECIFIED IN FORM 1
- FIRE RESISTANCE AND COMBUSTIBILITY OF ROOF AND CEILING ASSEMBLY TO COMPLY WITH FIRE ENGINEER'S REQUIREMENTS UNLESS OTHERWISE SPECIFIED IN FORM 1.

HEALTH & PUBLIC SAFETY:

- CHANGES IN LEVEL, RAMPS AND DRIVEWAYS, AND ACCESS TO SWIMMING POOLS TO COMPLY WITH SANS THE DETAIL REQUIREMENTS OF SANS 10400-D UNLESS OTHERWISE SPECIFIED IN FORM 1
- STOREROOMS & DISCONNECTING LOBBIES TO ALL TOILETS TO BE INDEPENDENTLY AND ADEQUATELY LIT & VENTILATED IN COMPLIANCE WITH SANS 10400-O.
- THE MEANS FOR PROVIDING FACILITIES FOR PEOPLE WITH DISABILITIES IS IN ACCORDANCE WITH SANS 10400-S UNLESS OTHERWISE SPECIFIED IN FORM 1

DRAINAGE & STORMWATER:

- DRAINAGE SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-P UNLESS OTHERWISE SPECIFIED IN FORM 1.
- STORMWATER DISPOSAL TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-R UNLESS OTHERWISE SPECIFIED IN FORM 1.

MATERIALS AND FINISHES:

- MATERIALS AND FINISHES AS INDICATED ON THE DRAWINGS, MATERIAL NOTES AND/OR FINISHES SCHEDULES
- MASONRY WALLS TO BE PLASTERED AND PAINTED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.

Client	Bridget Fouche		
Project	Alterations and Additions to 95 Welgevonden Boulevard, Welgevonden, Stellenbosch		
Drawing	Site and Roof Plan		
Scale	1 : 100	Size	Date
Project No.	0086	Drawing No.	A101
Revision No.	E	Drawn	LT

LARYSSA PRINS ARCHITECTS

PrArch33056092
75 Welgevonden Boulevard, Welgevonden
Stellenbosch

2024/10/25 12:46:59
Date & Time printed

WELGEVONDEN

ESTATE

ESTATE MANAGER

GAWIE MARX

ESTATE REVIEW ARCHITECT

FRANCOIS MALAN

DATE OF WHOA APPROVAL: 27 June 2024

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

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

00 Ground Storey Plan

1 : 100

Welgevonden Blvd

ex.re

ex.ie 5

New 75x50x0.6mm aluminium downpipe

2m buiding line

Replace ex. window with double glass door and Juliette balcony type 1m high GMS balustrade

1m high GMS balustrade

existing drainage run to municipal connection

1358

1210

169430 clay tiles

STR beam over

STR beam over

1955

3735

1780

1m high GMS balustrade

Retain ex. column

VERANDAH clay tiles

Demolish ex. columns and pergola structure overhead

LIVING ROOM tiles

Remove part of ex. wall to create wider opening

BEDROOM 2 carpet

BATHRM tiles

200 850

1210

3060

KITCHEN tiles

1375

Replace ex. window with new wider sliding window with new laster band around to match existing.

Replace ex. single door with double glass door

Demolish ex. braai structure and make good boundary wall

114x114mm timber column with GMS stirrup connecting to bottom GMS plate fixed into the ground

1.5m buiding line

1.5m buiding line

1.5m buiding line

2 A105

ex.re

ex.ie 4

ex.ie 3

ex.re

UNDERCOVER CARPORT

PATIO clay tiles

14243

14437

14438

Rev	Description	Date
B	Window Change	20240508
C	Front Covered Stoep added	20240530
D	Building Lines added	200240607
E	Building Line revised	20240823

COUNCIL NOTES

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

STRUCTURAL DESIGN:
3. IF NO STRUCTURAL ENGINEER HAS BEEN APPOINTED ACCORDING TO FORM 1 THE STRUCTURAL SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400 PARTS H, J, K, L, M OR N AND IN THE CASE OF TIMBER BUILDINGS WITH SANS 10082.

SITE OPERATIONS:
1. PROVISION OF SANITARY FACILITIES DURING CONSTRUCTION TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-D. SUBMIT PROPOSAL TO THE ARCHITECT FOR APPROVAL.

FOUNDATIONS:
ALL FOUNDATIONS ACCORDING TO STRUCTURAL ENGINEER'S DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1.
ALL DEEP FOOTINGS, SOIL RAFTS COMPACTION AND SUB-SURFACE DRAINAGE ACCORDING TO CIVIL ENGINEER'S DETAILS UNLESS OTHERWISE SPECIFIED IN FORM 1.

WALLS:
1. STRUCTURAL STRENGTH AND STABILITY OF WALLS TO STRUCTURAL ENGINEER'S APPROVAL UNLESS OTHERWISE SPECIFIED IN FORM 1
2. ALL CLAY MASONRY OR CONCRETE BLOCK WALLS TO BE CONSTRUCTED IN STANDARD SIZE CLAY BRICKS OR STANDARD SIZE CONCRETE BLOCKS.

ROOFS:
1. ROOF COVERINGS, WATERPROOFING SYSTEMS, AND FLAT ROOFS, GUTTERS AND DOWN PIPES TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-L AND SANS 10400-R UNLESS OTHERWISE SPECIFIED FORM 1
2. FIRE RESISTANCE AND COMBUSTIBILITY OF ROOF AND CEILING ASSEMBLY TO COMPLY WITH FIRE ENGINEER'S REQUIREMENTS UNLESS OTHERWISE SPECIFIED IN FORM 1.

HEALTH & PUBLIC SAFETY:
1. CHANGES IN LEVEL, RAMPS AND DRIVEWAYS, AND ACCESS TO SWIMMING POOLS TO COMPLY WITH SANS THE DETAIL REQUIREMENTS OF SANS 10400-D UNLESS OTHERWISE SPECIFIED IN FORM 1
2. STOREROOMS & DISCONNECTING LOBBIES TO ALL TOILETS TO BE INDEPENDENTLY AND ADEQUATELY LIT & VENTILATED IN COMPLIANCE WITH SANS 10400-O.
3. THE MEANS FOR PROVIDING FACILITIES FOR PEOPLE WITH DISABILITIES IS IN ACCORDANCE WITH SANS 10400-S UNLESS OTHERWISE SPECIFIED IN FORM 1

DRAINAGE & STORMWATER:
1. DRAINAGE SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-P UNLESS OTHERWISE SPECIFIED IN FORM 1.
2. STORMWATER DISPOSAL TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-R UNLESS OTHERWISE SPECIFIED IN FORM 1.

MATERIALS AND FINISHES:
1. MATERIALS AND FINISHES AS INDICATED ON THE DRAWINGS, MATERIAL NOTES AND/OR FINISHES SCHEDULES
2. MASONARY WALLS TO BE PLASTERED AND PAINTED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.

Client	Bridget Fouche		
Project	Alterations and Additions to 95 Welgevonden Boulevard, Welgevonden, Stellenbosch		
Drawing	Ground Storey Plan		
Scale	Size	Date	Drawn
1 : 100		07/0624	LT
Project No.	Drawing No.	Revision No.	
0086	A102	E	

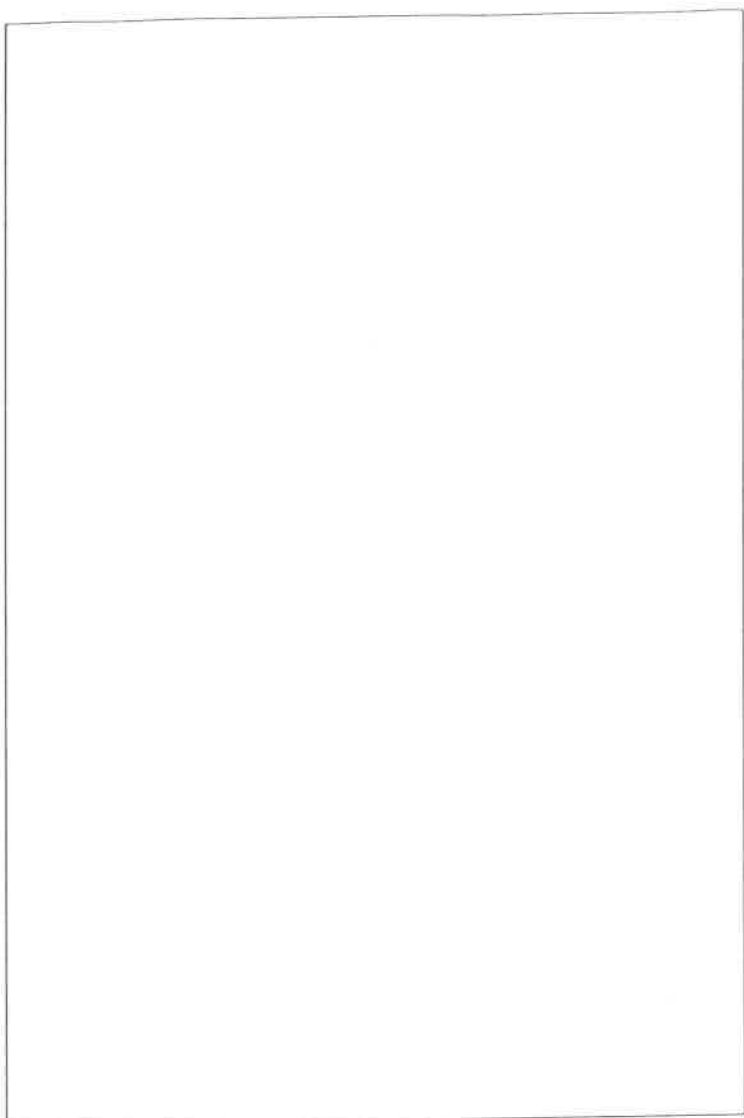
LARYSSA PRINS ARCHITECTS

PrArch33056092

75 Welgevonden Boulevard, Welgevonden Stellenbosch

2024/10/25 12:44:46

Date & Time printed:



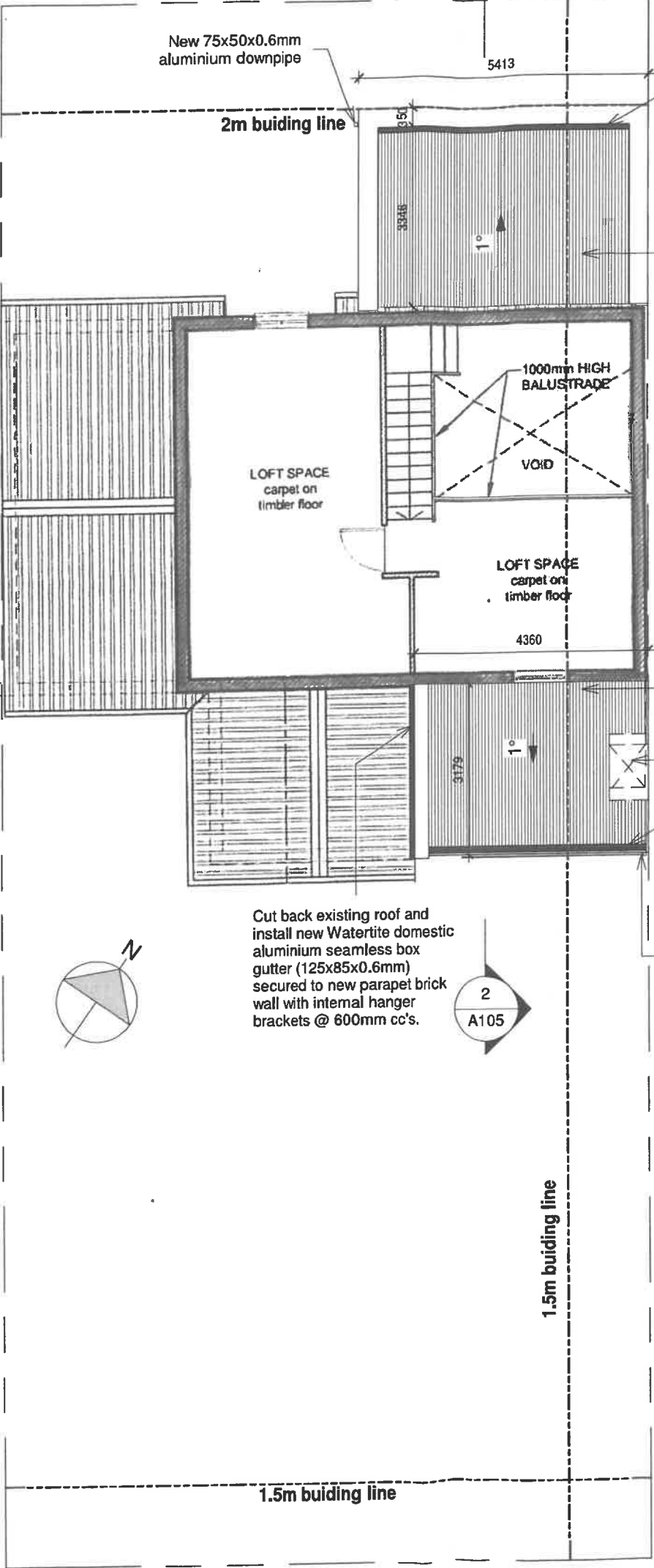
ESTATE MANAGER
GAWIE MARK

ESTATE REVIEW ARCHITECT
FRANCOIS MALAN

DATE OF WHOA APPROVAL: 27 June 2024

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

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



New 75x50x0.6mm aluminium downpipe

2m building line

New aluminium gutter behind new parapet brick wall, hiding roof sheeting from view as per HOA Aesthetic Guidelines

0.6mm pre-painted chromodek corrugated iron s-profile roof sheeting at 1 degree pitch on 75x50mm SAP purlins @ 600mm cc's, fixed to 152x38mm SAP timber rafters @ 1000mm cc's. Roof anchored with 2x4mmØ galvanized wire anchor min.600mm deep.

1000mm HIGH BALUSTRADE

VOID

LOFT SPACE carpet on timber floor

LOFT SPACE carpet on timber floor

4360

3179

1°

Demolish ex. braai structure and make good boundary wall

New aluminium gutter behind new 38x320mm hardwood rafter, hiding roof sheeting from view as per HOA Aesthetic Guidelines

New 75x50x0.6mm aluminium downpipe

Cut back existing roof and install new Watertite domestic aluminium seamless box gutter (125x85x0.6mm) secured to new parapet brick wall with internal hanger brackets @ 600mm cc's.

2 A105

1.5m building line

1.5m building line

Rev	Description	Date
B	Window Change	20240508
C	Front Covered Stoep added	20240530
D	Building Lines added	200240607
E	Building Line revised	20240823

COUNCIL NOTES

GENERAL:

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

STRUCTURAL DESIGN:

3. IF NO STRUCTURAL ENGINEER HAS BEEN APPOINTED ACCORDING TO FORM 1 THE STRUCTURAL SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400 PARTS H, J, K, L, M or N AND IN THE CASE OF TIMBER BUILDINGS WITH SANS 10082.

SITE OPERATIONS:

1. PROVISION OF SANITARY FACILITIES DURING CONSTRUCTION TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-D. SUBMIT PROPOSAL TO THE ARCHITECT FOR APPROVAL.

FOUNDATIONS:

- ALL FOUNDATIONS ACCORDING TO STRUCTURAL ENGINEER'S DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1.
- ALL DEEP FOOTINGS, SOIL RAFTS COMPACTION AND SUB-SURFACE DRAINAGE ACCORDING TO CIVIL ENGINEER'S DETAILS UNLESS OTHERWISE SPECIFIED IN FORM 1.

WALLS:

1. STRUCTURAL STRENGTH AND STABILITY OF WALLS TO STRUCTURAL ENGINEER'S APPROVAL UNLESS OTHERWISE SPECIFIED IN FORM 1
2. ALL CLAY MASONRY OR CONCRETE BLOCK WALLS TO BE CONSTRUCTED IN STANDARD SIZE CLAY BRICKS OR STANDARD SIZE CONCRETE BLOCKS.

ROOFS:

1. ROOF COVERINGS, WATERPROOFING SYSTEMS, AND FLAT ROOFS, GUTTERS AND DOWN PIPES TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-L AND SANS 10400-R UNLESS OTHERWISE SPECIFIED FORM 1
2. FIRE RESISTANCE AND COMBUSTIBILITY OF ROOF AND CEILING ASSEMBLY TO COMPLY WITH FIRE ENGINEER'S REQUIREMENTS UNLESS OTHERWISE SPECIFIED IN FORM 1.

HEALTH & PUBLIC SAFETY:

1. CHANGES IN LEVEL, RAMPS AND DRIVEWAYS, AND ACCESS TO SWIMMING POOLS TO COMPLY WITH SANS THE DETAIL REQUIREMENTS OF SANS 10400-D UNLESS OTHERWISE SPECIFIED IN FORM 1
2. STOREROOMS & DISCONNECTING LOBBIES TO ALL TOILETS TO BE INDEPENDENTLY AND ADEQUATELY LIT & VENTILATED IN COMPLIANCE WITH SANS 10400-Q.
3. THE MEANS FOR PROVIDING FACILITIES FOR PEOPLE WITH DISABILITIES IS IN ACCORDANCE WITH SANS 10400-S UNLESS OTHERWISE SPECIFIED IN FORM 1

DRAINAGE & STORMWATER:

1. DRAINAGE SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-P UNLESS OTHERWISE SPECIFIED IN FORM 1.
2. STORMWATER DISPOSAL TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-R UNLESS OTHERWISE SPECIFIED IN FORM 1.

MATERIALS AND FINISHES:

1. MATERIALS AND FINISHES AS INDICATED ON THE DRAWINGS, MATERIAL NOTES AND/OR FINISHES SCHEDULES
2. MASONARY WALLS TO BE PLASTERED AND PAINTED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.

Handwritten signatures and initials.

Client Bridget Fouche			
Project Alterations and Additions to 95 Welgevonden Boulevard, Welgevonden, Stellenbosch			
Drawing First Storey Plan			
Scale 1 : 100	Size	Date 07/0624	Drawn LT
Project No. 0086	Drawing No. A103	Revision No. E	

LARYSSA PRINS ARCHITECTS
PrArch33056092
75 Welgevonden Boulevard, Welgevonden Stellenbosch

WELGEVONDEN

ESTATE

ESTATE MANAGER

GAWIE MARK

ESTATE REVIEW ARCHITECT

FRANCOIS MALAN

DATE OF WHOA APPROVAL: 27 June 2024

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

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

North Elevation

1 : 100

North Elevation
1 : 100

COUNCIL NOTES

GENERAL:

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

STRUCTURAL DESIGN:

3. IF NO STRUCTURAL ENGINEER HAS BEEN APPOINTED ACCORDING TO FORM 1 THE STRUCTURAL SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400 PARTS H, J, K, L, M OR N AND IN THE CASE OF TIMBER BUILDINGS WITH SANS 10082.

SITE OPERATIONS:

1. PROVISION OF SANITARY FACILITIES DURING CONSTRUCTION TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-D. SUBMIT PROPOSAL TO THE ARCHITECT FOR APPROVAL.

FOUNDATIONS:

- ALL FOUNDATIONS ACCORDING TO STRUCTURAL ENGINEER'S DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1.

ALL DEEP FOOTINGS, SOIL RAFTS COMPACTION AND SUB-SURFACE DRAINAGE ACCORDING TO CIVIL ENGINEER'S DETAILS UNLESS OTHERWISE SPECIFIED IN FORM 1.

WALLS:

1. STRUCTURAL STRENGTH AND STABILITY OF WALLS TO STRUCTURAL ENGINEER'S APPROVAL UNLESS OTHERWISE SPECIFIED IN FORM 1
2. ALL CLAY MASONRY OR CONCRETE BLOCK WALLS TO BE CONSTRUCTED IN STANDARD SIZE CLAY BRICKS OR STANDARD SIZE CONCRETE BLOCKS.

ROOFS:

1. ROOF COVERINGS, WATERPROOFING SYSTEMS, AND FLAT ROOFS, GUTTERS AND DOWN PIPES TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-L AND SANS 10400-R UNLESS OTHERWISE SPECIFIED IN FORM 1
2. FIRE RESISTANCE AND COMBUSTIBILITY OF ROOF AND CEILING ASSEMBLY TO COMPLY WITH FIRE ENGINEER'S REQUIREMENTS UNLESS OTHERWISE SPECIFIED IN FORM 1.

HEALTH & PUBLIC SAFETY:

1. CHANGES IN LEVEL, RAMPS AND DRIVEWAYS, AND ACCESS TO SWIMMING POOLS TO COMPLY WITH SANS THE DETAIL REQUIREMENTS OF SANS 10400-D UNLESS OTHERWISE SPECIFIED IN FORM 1
2. STOREROOMS & DISCONNECTING LOBBIES TO ALL TOILETS TO BE INDEPENDENTLY AND ADEQUATELY LIT & VENTILATED IN COMPLIANCE WITH SANS 10400-O.
3. THE MEANS FOR PROVIDING FACILITIES FOR PEOPLE WITH DISABILITIES IS IN ACCORDANCE WITH SANS 10400-S UNLESS OTHERWISE SPECIFIED IN FORM 1

DRAINAGE & STORMWATER:

1. DRAINAGE SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-P UNLESS OTHERWISE SPECIFIED IN FORM 1.
2. STORMWATER DISPOSAL TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-R UNLESS OTHERWISE SPECIFIED IN FORM 1.

MATERIALS AND FINISHES:

1. MATERIALS AND FINISHES AS INDICATED ON THE DRAWINGS, MATERIAL NOTES AND/OR FINISHES SCHEDULES
2. MASONARY WALLS TO BE PLASTERED AND PAINTED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.

East Elevation
1 : 100

Handwritten signatures and initials.

Client	Bridget Fouche		
Project	Alterations and Additions to 95 Welgevonden Boulevard, Welgevonden, Stellenbosch		
Drawing	North and East Elevations		
Scale	1 : 100	Date	07/0624
Project No.	0086	Drawing No.	A104
		Revision No.	E

LARYSSA PRINS ARCHITECTS
PrArch33056092
75 Welgevonden Boulevard, Welgevonden Stellenbosch

2024/10/25 12:44:47
Date & Time printed:

Rev	Description	Date
B	Window Change	20240508
C	Front Covered Stoep added	20240530
D	Building Lines added	20240607
E	Building Line revised	20240823

COUNCIL NOTES

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

STRUCTURAL DESIGN:
3. IF NO STRUCTURAL ENGINEER HAS BEEN APPOINTED ACCORDING TO FORM 1 THE STRUCTURAL SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400 PARTS H, J, K, L, M OR N AND IN THE CASE OF TIMBER BUILDINGS WITH SANS 10082.

SITE OPERATIONS:
1. PROVISION OF SANITARY FACILITIES DURING CONSTRUCTION TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-D. SUBMIT PROPOSAL TO THE ARCHITECT FOR APPROVAL.

FOUNDATIONS:
ALL FOUNDATIONS ACCORDING TO STRUCTURAL ENGINEER'S DESIGN UNLESS OTHERWISE SPECIFIED IN FORM 1.
ALL DEEP FOOTINGS, SOIL RAFTS COMPACTION AND SUB-SURFACE DRAINAGE ACCORDING TO CIVIL ENGINEER'S DETAILS UNLESS OTHERWISE SPECIFIED IN FORM 1.

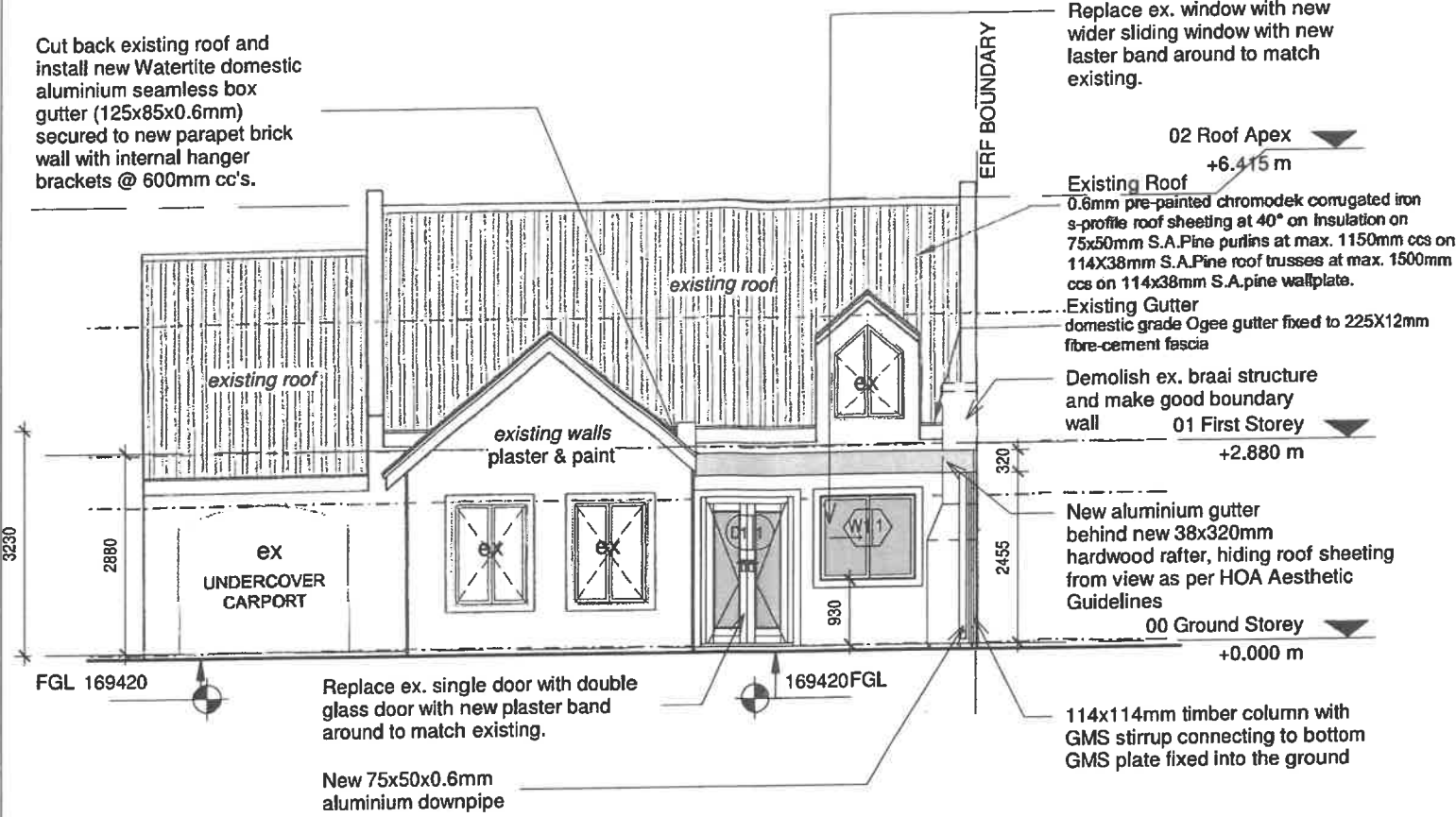
WALLS:
1. STRUCTURAL STRENGTH AND STABILITY OF WALLS TO STRUCTURAL ENGINEER'S APPROVAL UNLESS OTHERWISE SPECIFIED IN FORM 1
2. ALL CLAY MASONRY OR CONCRETE BLOCK WALLS TO BE CONSTRUCTED IN STANDARD SIZE CLAY BRICKS OR STANDARD SIZE CONCRETE BLOCKS.

ROOFS:
1. ROOF COVERINGS, WATERPROOFING SYSTEMS, AND FLAT ROOFS, GUTTERS AND DOWN PIPES TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-L AND SANS 10400-R UNLESS OTHERWISE SPECIFIED IN FORM 1
2. FIRE RESISTANCE AND COMBUSTIBILITY OF ROOF AND CEILING ASSEMBLY TO COMPLY WITH FIRE ENGINEER'S REQUIREMENTS UNLESS OTHERWISE SPECIFIED IN FORM 1.

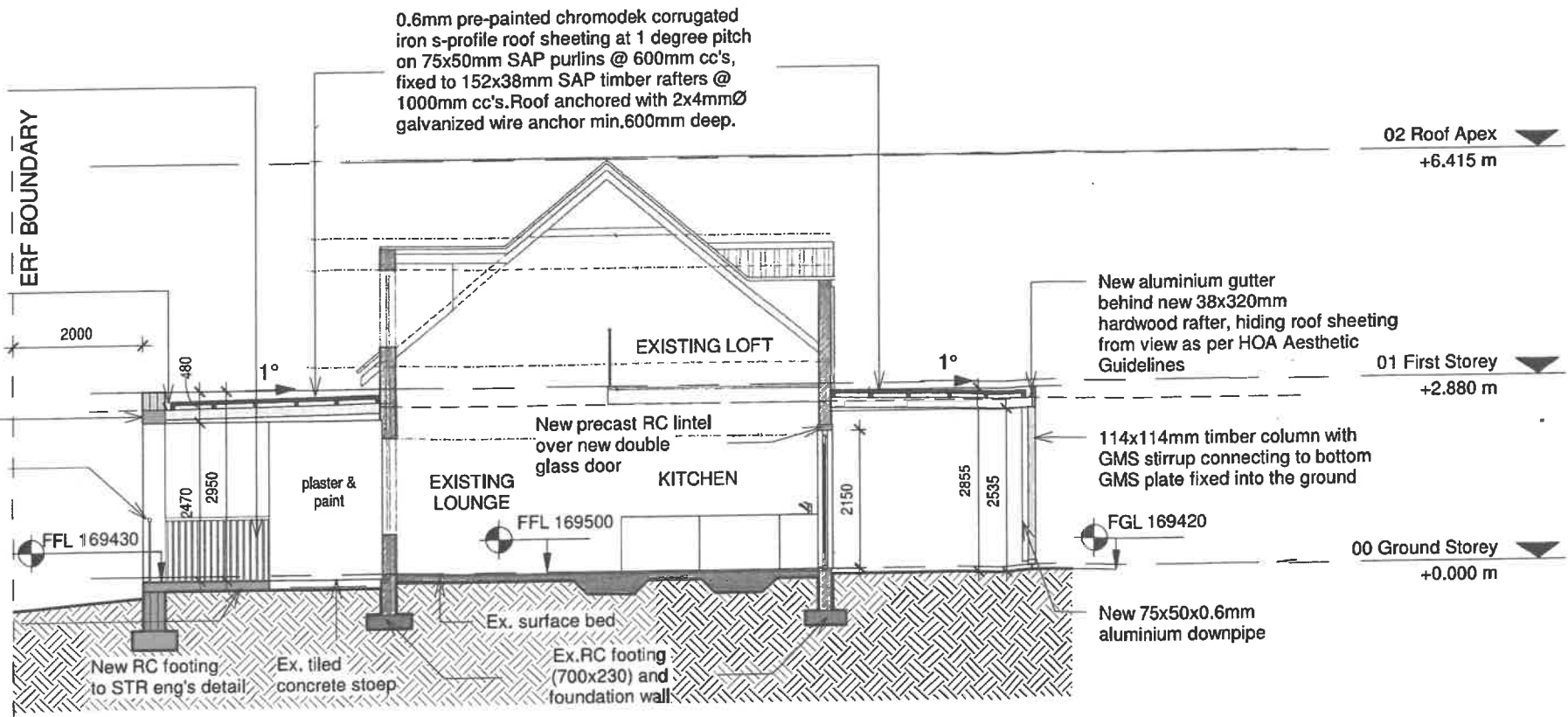
HEALTH & PUBLIC SAFETY:
1. CHANGES IN LEVEL, RAMPS AND DRIVEWAYS, AND ACCESS TO SWIMMING POOLS TO COMPLY WITH SANS THE DETAIL REQUIREMENTS OF SANS 10400-D UNLESS OTHERWISE SPECIFIED IN FORM 1
2. STOREROOMS & DISCONNECTING LOBBIES TO ALL TOILETS TO BE INDEPENDENTLY AND ADEQUATELY LIT & VENTILATED IN COMPLIANCE WITH SANS 10400-O.
3. THE MEANS FOR PROVIDING FACILITIES FOR PEOPLE WITH DISABILITIES IS IN ACCORDANCE WITH SANS 10400-S UNLESS OTHERWISE SPECIFIED IN FORM 1

DRAINAGE & STORMWATER:
1. DRAINAGE SYSTEM TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-P UNLESS OTHERWISE SPECIFIED IN FORM 1.
2. STORMWATER DISPOSAL TO COMPLY WITH THE DETAIL REQUIREMENTS OF SANS 10400-R UNLESS OTHERWISE SPECIFIED IN FORM 1.

MATERIALS AND FINISHES:
1. MATERIALS AND FINISHES AS INDICATED ON THE DRAWINGS, MATERIAL NOTES AND/OR FINISHES SCHEDULES
2. MASONRY WALLS TO BE PLASTERED AND PAINTED UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.



South Elevation
1 : 100



Section A-A
1 : 100

Client	Bridget Fouche
Project	Alterations and Additions to 95 Welgevonden Boulevard, Welgevonden, Stellenbosch
Drawing	South Elevation and Section A-A
Scale	1 : 100
Size	A105
Date	07/0624
Drawn	LT
Project No.	0086
Drawing No.	A105
Revision No.	E

LARYSSA PRINS ARCHITECTS
PrArch33056092
75 Welgevonden Boulevard, Welgevonden
Stellenbosch

2024/10/25 12:44:48
Date & Time printed: