



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/19056 (TP1174/2025)

Our File Reference Number: Erf 15276, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

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

PER E-MAIL [REDACTED]

Sir / Madam

APPLICATION FOR PERMANENT DEPARTURE : ERF 15276, STELLENBOSCH

1. The above application refers.

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

2.1 The permanent departure in terms of Section 15(2)(b) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 for the relaxation of the Welgevonden Design Guidelines to relax the common building line from **1.5m to 0m** (adjoining Erf 15227 Stellenbosch) and to increase the coverage from **50% to 54%** for the proposed dwelling house on Erf 15276 Stellenbosch.

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

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

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

2.2.2 The development and building plans be generally in accordance with the site plan, section, and elevations as referenced in Drawing No. P-001 & P-002 drawn by RDC Designs dated November 2023, attached as **Annexure A**.

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

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

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

3.1 The proposed dwelling is designed to align with and complement the existing architectural style and layout characteristic of Welgevonden Estate.

3.2 The 4% increase in coverage is expected to have minimal impact, as the additional footprint will not significantly affect the streetscape; instead, the proposed structure will enhance the visual continuity by aligning with the adjoining property.

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.

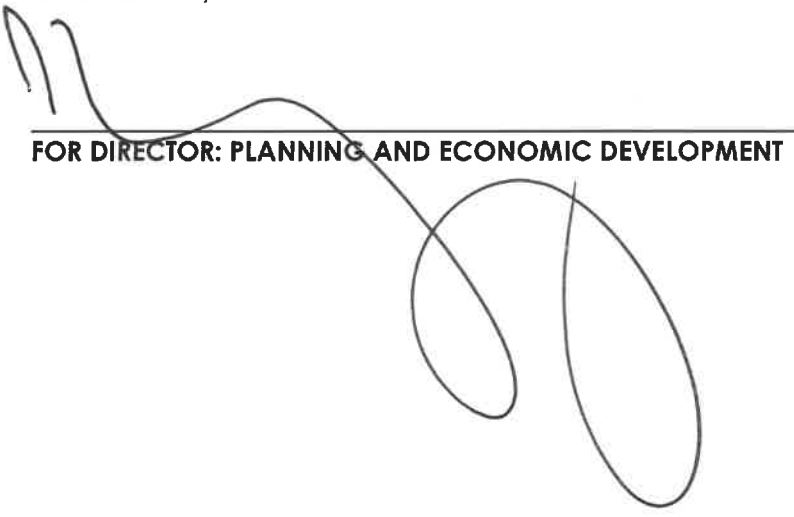
9. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:

- (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.

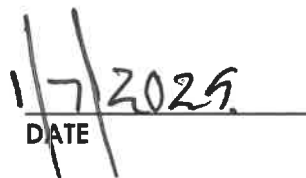
10. Kindly note that no appeal right exists in terms of Section 62 of the Local Government Municipal Systems Act, No 32 of 2000.

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



DATE

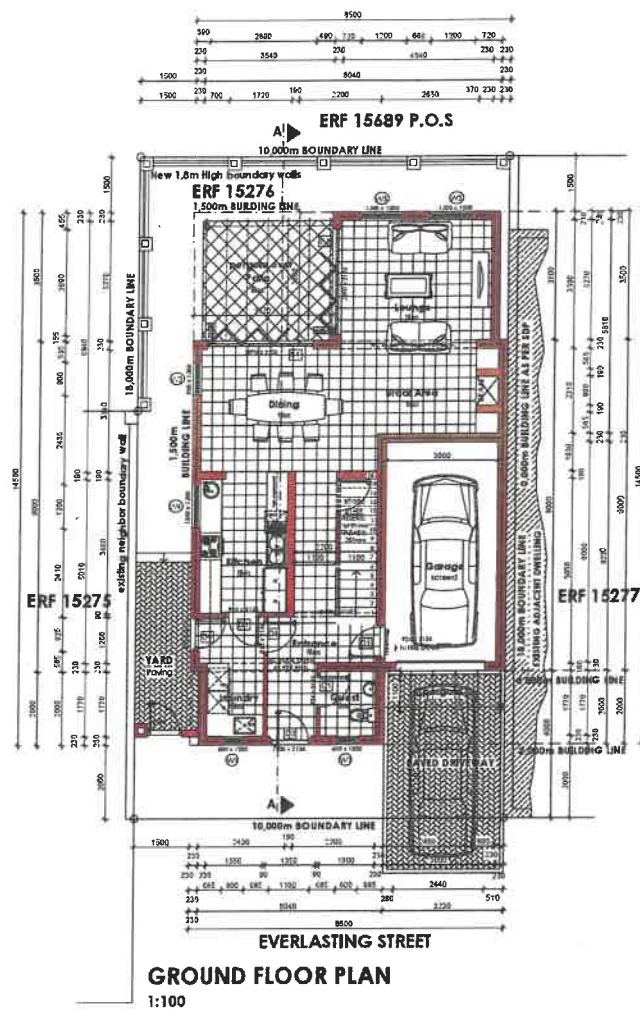
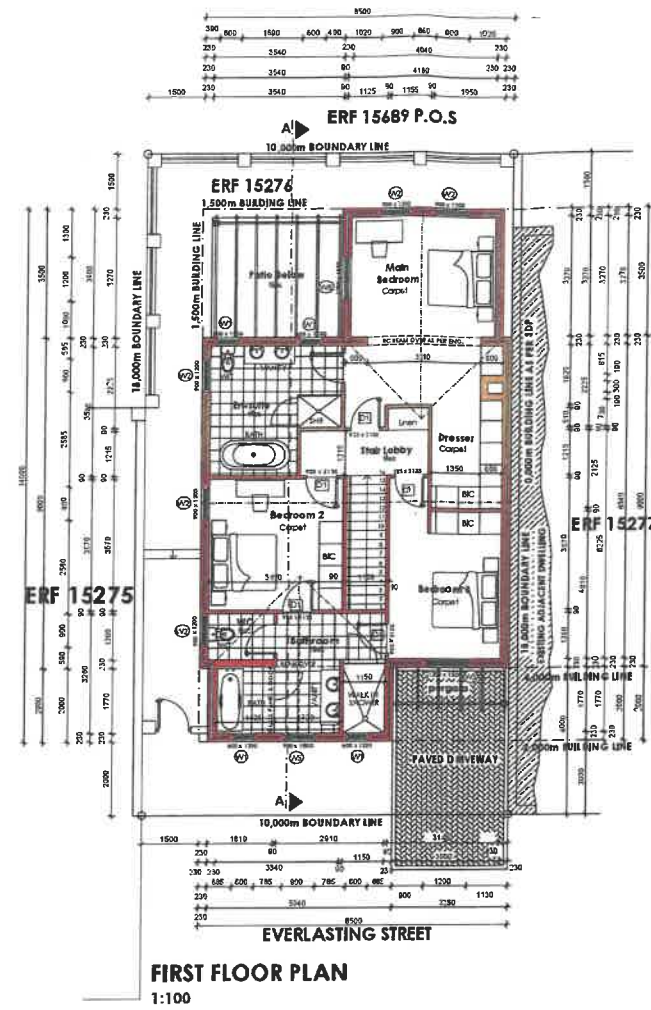
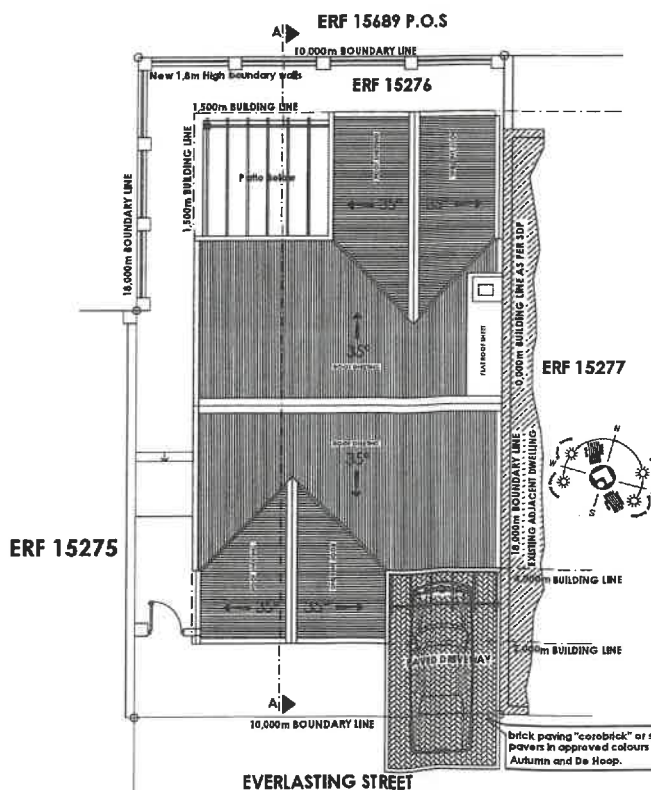


STELLENBOSCH
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MUNICIPALITY • UMASIPALA • MUNISIPALITEIT

ANNEXURE A

SITE PLAN



BUILDING INFORMATION:											
Building Classification:	H4										
Design Population:	2 Persons per Bedroom										
Climate Zone:	Zone 4										
Building Orientation:	South East										
Building Envelope:	Double Storey Dwelling										
BUILDING COMPONENTS CALCULATIONS & DETAILS IN RELATION TO SANS 10400 - XA:2011 & SANS 204:											
1. EXTERNAL WALLS:											
SPECIFICATION											
<ul style="list-style-type: none"> 230mm wide External masonry cavity wall, with 50mm cavity, constructed with Corobrik® 14MPa nominal compressive strength Corobrik 60 HPX loadbearing perforated plaster bricks, size 222 x 90 x 114mm, manufactured in accordance with SANS 227:2007, laid in stretcher bond course and bedded and jointed in 10mm thick Class II mortar joints. Provide galvanized steel butterfly wall tie reinforcement @ 450mm per 1 sqm spacing ratio. 											
SANS 10400 XA:2011 REQUIREMENTS											
<ul style="list-style-type: none"> The specified 230mm External masonry cavity wall to comply with SANS 10400 XA:2011 requirements. External masonry cavity walling systems exceeds the minimum required R-value of 0.35. Please refer to SANS 10400 XA:2011 paragraph 4.4.3.2 (e). 											
2. ROOF MATERIALS & ASSEMBLY DETAILS:											
R VALUE REQUIRED FOR CLIMATE ZONE 4 = 3.7 m²·K/W											
ROOFING MATERIALS SPECIFIED											
<ul style="list-style-type: none"> 'Chromadek' Corrugated G90 Galvalume Metal Roof Sheet on SA Pine Timber Purlins and Roof Trusses Gypsum Ceiling 6mm Stalation 405 Residential Grade 130mm Thick Isotherm Ceiling Insulation 	<table> <tr> <td>R-Value</td> <td>0.3 m²·K/W</td> </tr> <tr> <td></td> <td>0.05 m²·K/W</td> </tr> <tr> <td></td> <td>0.83 m²·K/W</td> </tr> <tr> <td></td> <td>2.83 m²·K/W</td> </tr> <tr> <td>TOTAL R-VALUE OF SPECIFIED ROOF ASSEMBLY</td> <td>3.77 m²·K/W</td> </tr> </table>	R-Value	0.3 m ² ·K/W		0.05 m ² ·K/W		0.83 m ² ·K/W		2.83 m ² ·K/W	TOTAL R-VALUE OF SPECIFIED ROOF ASSEMBLY	3.77 m²·K/W
R-Value	0.3 m ² ·K/W										
	0.05 m ² ·K/W										
	0.83 m ² ·K/W										
	2.83 m ² ·K/W										
TOTAL R-VALUE OF SPECIFIED ROOF ASSEMBLY	3.77 m²·K/W										
The specified Roof Assembly & Roofing Materials do comply with SANS 10400 XA:2011 requirements as the R-Value of 3.71 m ² ·K/W exceeds the minimum required R-value for climate zone 4 of 3.7 m ² ·K/W.											
3. HOT WATER HEATING DETAILS:											
Design Population: 3 Bedrooms House at 2 Persons per Bedroom = Max 6 Persons Hot Water Demand: SANS 10253-1:2012 Demand Formula For Dwelling House = (115 To 140) L/Per Person/Day Hot Water Storage: SANS 10253-1:2012 Storage Formula = (40 To 60) L/Per Person = 50L x 6 Persons = 300L THUS: 6 Persons Require Min 240L and Max 300L of Hot Water Storage Supply & Storage Installation: 2 x 150Litre Kwikot 600 Dual Shisha Geysers + 75Litre Kwikot Heat Pump Heat Pump Specifications: Product Code = GT-SH0100-07 Heating Capacity = 3.5kW Hot Water Output = 75 Litres per Hour (75 Litres x 24 Hours = 1800 Litres Per Day) Water Heater Size = 150 Litre Power Input = 900W Installation & Location: Strictly according to Manufacturer's Specifications 2 x 150Litre Geysers to be installed in ceiling space with Geyser Insulation Blankets Heat Pump to be installed on exterior facade of house. Hot Water Pipe Insulation: Saint Gobain ISOVER Thermal Insulation for the 2 x 150 Litre Hot Water Geysers will be Saint Gobain Isover Geyser Blanket, a Flexible Foil Faced Glasswool blanket with a R-value of 1.25 m ² ·K/W. The thermal insulation blanket to be installed strictly in accordance to the manufacturers specifications in order to comply with SANS 10400 XA:2011 Requirements, paragraph 4.1.4. All hot water pipes to be insulated with Saint Gobain Isover On Geyser Pipe Insulation with a R-value of 1.00 m ² ·K/W thus complying with SANS 10400 XA:2011 Minimum R-Value requirement of 1.00 m ² ·K/W for thermal insulation of hot water pipes smaller than 80mm in diameter, paragraph 4.1.3 & Table 1. The pipe insulation to be installed strictly in accordance to the manufacturers specifications in order to comply with SANS 10400 XA:2011.											
PLEASE REFER TO ANNEXURE B - KMKOT TECHNICAL DATA BROCHURES & SANS 10253-1:2012 - HOT WATER DEMAND											
4. FENESTRATIONS DETAILS:											
SANS 10400- XA:2011 paragraph 4.4.2 states that "Buildings with a fenestration area to net floor area per storey that exceeds 15%, do not meet the minimum energy performance requirements and shall thus comply with the requirements for fenestration in accordance with SANS 204".											
5. FLOOR DETAILS:											
SPECIFICATION											
<ul style="list-style-type: none"> 100mm Mesh reinforced concrete surface bed cast on 25mm Sandblasting with 0.25mm smooth green polydefn D.P.M. on 150mm layer of Hardcore Filling. Surfacelaid covered with a 25mm screed and 25mm floor finish. To structural engineers specifications and detailing. No underfloor heating services to be installed. 											
SANS 10400 XA:2011 REQUIREMENTS											
<ul style="list-style-type: none"> No underfloor heating services to be installed thus the floor component complies with SANS 10400 XA:2011 requirements, paragraph 4.4.2 											
GENERAL NOTES:											
Swims in a Pool - only applicable if indicated on plan: • Swimming Pool to be designed and constructed that by Specialist • Swimming Pools water from the backwash is to discharge into the sewer system. • Access control to all swimming pools as indicated on the plan. Garage walls: • All walls to be 30 minute fire walls. • Door between garage and dwelling to be a 30 minute fire door and equipped with a self-closing device. • Stairs and balustrade - only applicable where indicated on plan: • Stairs to be minimum 250mm. • Ropes to be minimum 250mm. • A minimum of 2100mm head clearance, measured vertically from the pitch line and handrail balustrade thereon. • Balustrade and staircase railings to be minimum 1m high with max. openings 100mm. • Where there are more than 3 steps a balustrade is to be provided as per note above. Glazing: • All glazing to comply with requirements of SANS 10137 and SANS 10400 Part II - access doors and side lights to have safety glass. Windows to be 500mm from floor, windows lower than 1800mm above pitch line of stairs and shop fronts to be safety glass.											

Drainage & Gas Services notes:	
1. All levels to be checked on site and final adjustments to be made in accordance with Civil Engineer's instructions. 2. Inspection eyes on all corners and connections. 3. All pipes in walls complete with cleaning and rodding eyes with inspection and repair access. 4. Ventilation pipes 400mm above roof level. 5. Sewer & Stormwater pipes below building to be encased in min. 100mm concrete. 6. Minimum fall of foul sewer pipes to be 1:60. 7. Fit vent valve on all waste fittings. 8. Pipe sizes: wc & urinal - 100mm dia. upvc sewer pipe. whb - 50mm dia. upvc waste pipe. stacks & ventpipes - 100mm dia. upvc pipe 8. Symbols: 100mm upvc soil pipe @ min 1:60 fall to engineer's design. 50mm upvc waste pipe built into brick walls 50mm dia upvc stack with ventpipe 100mm dia upvc stack with ventpipe rodding eye 100mm upvc downpipe with inspection eye gully for waste water from hwb or sinks. mh manhole	

General Notes:

- Contractor and Sub-Contractors to check all levels and dimensions on site before any work is commenced and any discrepancies to be reported to the Architect immediately.
- Figured dimensions to be taken in preference to scaled measurements and large scale details supercede small scale drawings.
- All work to be done in accordance National Building Regulations SANS 10400 and all requirements of Municipal and Local Authorities concerned are to be adhered to.
- Natural light and ventilation area of all openings in accordance of floor area and SANS 10400 Part O natural light area: min. 10% of floor area and natural ventilation: min. 5% of floor area.
- All glazing to comply with requirements of SANS 10400 - access doors and sidelights to have safety glass. Windows lower than 500mm from floor, windows lower than 1800mm above pitch line of stairs and shop-fronts to have safety glass.
- All safety glazing panels to be etched with glazing marking and this is to be visible at all times.
- All cavities below floor level to be filled with concrete and dpc's to be stepped.
- No part of building is to encroach the build line.
- All materials to be installed strictly in accordance with manufacturers specifications.

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RDC DESIGNS CC Architectural Services

PO Box 195

CLIENT:

Mr. & Mrs. P. van Elst

PROJECT TITLE:

PROPOSED NEW DWELLING
WELGEVONDEN ESTATE
ERF 15276
EVERLASTING STREET
STELLENBOSCH

DRAWING TITLE:

FLOOR PLANS
BUILDING INFORMATION
SANS 10400-XA:2011
SANS 204

PROJECT No.:

S 2717

DRAWING No.:

P-001

REV.:

-

SCALE:

1:100

DATE:

NOV 2023

DRAWN:

RDC

CHECKED:

RDC

FOR COUNCIL APPROVAL

Construction Areas	
Covered Areas	
Ground Floor	- 82.00m ²
Garage	- 20.00m ²
First Floor	- 98.00m ²
1 - Total Dwelling (incl. garage)	- 200.00m ²

Open Areas	
Paved yard	- 7.00m ²
Open Patio/Pergola	- 11.00m ²
2 - Total Open Areas	- 18.00m ²

COVERAGE	
ERF AREA	- 180.00m ²
COVERED AREA	- 98.00m ²
COVERAGE AREA	- 54.4%

WELGEVONDEN
ESTATE

ESTATE MANAGER
GAMIE MARK

ESTATE REVIEW ARCHITECT
FRANCIS MALAN

DATE OF WHOA APPROVAL: 6 December 2023

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.

'Chromadek' or similar approved 0.58mm thick 762mm cover SFS 722
Corrugated stainless steel roof cladding 'DARK DOLPHIN' roof cladding @ 35°
with 2275 spacer to both sides, fixed to 850mm centres using 12 x 32mm Series
500 self-drilling self-tapping screws with water heads. Purlin fixing to first, third,
fourth and sixth rest of each sheet and at all eaves at sheet ends. Side laps to
be secured using 12 x 32mm Series 500 self-drilling self-tapping screws with water
heads over purlins and at centres not exceeding 500mm between purlins with
minimum 200mm end laps sealed with a double row of sealing tape, all in
accordance with the manufacturer's recommendations.

'Chromadek' 35° or similar approved 482mm girth with 2275 spacer to both
sides, Colorbond 'DARK DOLPHIN' ridge cap, all fixed in accordance with the
manufacturer's recommendations.

114 x 38mm Treated S.A. Pine Wallplate secured on top of
loadbearing brick walls with Galvanised Steel Hoopiron straps
secured min 600mm into brick walls.

Beams to be underlaid at roof eaves. Continue 90mm wide external brick skin of the
loadbearing walls up to underside of roof sheeting.

Exterior medium density plain ungrooved Nutec
fibre boards, size 225 x 12mm thick, fixed to
38 x 38mm timber battens and 38 x 38mm support
battens between rafters twice stressed with 12
x 40mm countersunk brass screws at 500mm
centres to support battens with aluminium
Hygroflex batten joists between boards and at
board ends. Facets Boards to be painted with 1
universal primer and 2 coats Plascon
Primerseal Wall & All paint, colour chosen to
match colour finish of roof sheeting and gutters.

Waterfall Guttering domestic Gutter profile
aluminium H30302 14 seamless gutter, overall
size 125 x 85 x 0.6mm thick coated internally
and externally including cut and mitered angles
covered with a miter strip externally, slip ends
clipped and all sealed on the inside with Dow
Corning 813 silicone sealer, secured to fibre
seamed heads with 26 x 2.5mm internal hanger
brackets at 500mm centres using aluminium
peeled rivets, with 100 x 75 x 0.6mm thick
aluminium downpipes fixed to wall with straps at
1500mm centres using nail plugs, with
downpipes riveted and silicone sealed to gutter
outlets, including all necessary bonds, elbows,
shoes etc. Gutter and downpipes colour
Chromadek, Channel to match roof sheets.

Aluminium window/door as per door and
window schedule. Epoxy powder coated
Colour White. To comply with SANS
10400 - JA regulations.

SECTION A - A 1:50

700 x 250mm Reinforced concrete strip foundations to engineer's
detailed specifications with concrete strength being 20mpa.

230mm Wide Cavity loadbearing foundation brick wall constructed with Corobroc 14MPa
nominal compressive strength Corobroc 90 NFX loadbearing perforated plaster bricks, size
222 x 90 x 114mm, manufactured in accordance with SANS 227:2007, laid in stretcherbond
course and bedded and jointed in 10mm thick Class II mortar joints. Provide galvanised steel
butterfly wallties reinforcement @ 4 ties per 1 sqm spacing ratio. All internal walls to be finished with
15mm thick smooth steel doweled plaster, 1 x universal primer and 2 coats Plascon
Primerseal Wall & All paint or similar approved as selected by
developer. Colour according to Architectural Guidelines and architects later specifications.

100mm Mesh reinforced concrete surface bed cast in 200 x 200 x 4mm
welded steel mesh, placed near the top surface. Covered with a 25mm screed
and 25mm floor finish. To structural engineers specifications and detailing.
25mm Sand blading with 0.25mm smooth green polyolefin D.P.M. beneath 100mm
surface bed, D.P.M. to overlap min 150mm with D.P.C in walls.
Compacted hardcore filling @ max. 150mm layers @ 90% mod ashho

76 x 50mm Treated S.A. Pine purlins secured on Stalation 420 Thermal
Insulation @ max 1200mm c/c spacing to roof trusses.

150 x 38mm Treated S.A. Pine roof trusses with 30 deg pitch secured @
max. 1000mm c/c spacing. 150 x 38mm Treated S.A. Pine roof trusses with 30 deg
pitch secured @ max. 1000mm c/c spacing. 150 x 38mm Treated S.A. Pine roof trusses with 30 deg
pitch secured @ max. 1000mm c/c spacing.

6.4mm Thick Fibreboard gypsum ceiling boards nailed to 38 x 50mm treated S.A. Pine battens @
max 400mm c/c spacing. Ceiling board joints to be taped prior to skimming. Ceiling to be smooth
skimmed and painted with 1 universal primer and 2 coats Plascon Polyn white paint. Ceiling-wall
junction joints to be sealed with acrylic joint sealant (Soudabond). Provide 150mm thick layer of
ISOTHERM Thermal Insulation above ceiling boards between truss rafters.

230 Wide x 114mm High custom-made
precast reinforced concrete lintels above
all windows, doors and other openings.
Lintels must span over 200mm
bearing over the opening width on both
sides of all windows, doors and other
openings.

230mm Wide x 370mm High cavity loadbearing brick walls above first floor windows &
door heads constructed with Corobroc 14MPa nominal compressive strength
Corobroc 90 NFX loadbearing perforated plaster bricks, size 222 x 90 x 114mm,
manufactured in accordance with SANS 227:2007, laid in stretcherbond course and
bedded and jointed in 10mm thick Class II mortar joints. Provide galvanised steel
butterfly wallties reinforcement @ 4 ties per 1 sqm spacing ratio. All walls to be
finished with 15mm thick smooth steel doweled plaster, 1 x universal primer
undercoat and 2 coats Plascon Wall & All paint or similar approved as selected by
developer. Colour according to Architectural Guidelines and architects later
specifications.

230 x 545mm deep high Reinforced concrete load bearing beam as
per structural engineers design and detailing.

0.375mm black embossed polyethylene D.P.C. stepped over cavity on mortar
dowels above all window and door heads with weepholes @ 75mm-100mm c/c
spacing.
Parapet Walls - 230mm Wide x min 250mm high above roof sheets to be
constructed with Corobroc 14MPa nominal compressive strength
Corobroc 90 NFX loadbearing perforated plaster bricks, size 222 x 90 x 114mm,
manufactured in accordance with SANS 227:2007, laid in stretcherbond course
and bedded and jointed in 10mm thick Class II mortar joints. Provide galvanised steel
butterfly wallties reinforcement @ 4 ties per 1 sqm spacing ratio. All parapet
walls to be finished with 15mm thick smooth steel doweled plaster, 1 x universal
primer undercoat and 2 coats Plascon Polyn white paint. Parapet walls to have a 1
degree slope inward. To be waterproofed on top prior to
paint finishing with Sikaflex RainSeal KA DRY flexible UV resistant acrylic
emulsion waterproofing system colour White applied in accordance with the
manufacturer's recommendations including GCL on-weave polyethylene waterproofing
membrane.

700 x 250mm Reinforced concrete strip foundations to engineer's
detailed specifications with concrete strength being 20mpa.

Internal Walls - 90mm Wide non-loadbearing brick walls constructed with Corobroc 14MPa nominal compressive
strength Corobroc 90 NFX loadbearing perforated plaster bricks, size 222 x 90 x 114mm, manufactured in
accordance with SANS 227:2007, laid in stretcherbond course and bedded and jointed in 10mm thick Class II
mortar joints. Provide galvanised steel brickdowling at every 4th brick course. All internal walls to be finished with
15mm thick smooth steel doweled plaster, 1 x universal primer undercoat and 2 coats Plascon Polyn white paint.

250mm thick x 30 MPa Reinforced concrete first floor slab with 25mm cement
screed and 25mm floor finish on top. SCOTCH of first floor slab to be smooth
skimmed and painted with 1 x coat universal primer undercoat and 2 coats Plascon Polyn white paint.

230mm wide x 375mm deep x 30 MPa Reinforced concrete downstand beams strictly
according to structural engineers specifications and detailing. To be smooth skimmed
and painted with 1 x coat universal primer undercoat and 2 coats Plascon Polyn white paint.

WELGEVONDEN
ESTATE

DATE OF WORK APPROVAL: December 2023

The building plan submitted has been scrutinized and
approved in terms of the Architectural Directives and
Design Guidelines.
The does not guarantee successful Municipal
approval. The once remain on the client and his
architect to adhere to all Municipal regulations, laws,
and by-laws.

General Notes:

- Contractor and Sub-Contractors to check all
levels and dimensions on site before any
work is commenced and any discrepancies
to be reported to the Architect immediately.
- Figured dimensions to be taken in
preference to scaled measurements and
large scale details supercede small scale
drawings.
- All work to be done in accordance National
Building Regulations SANS 10400 and all
requirements of Municipal and Local
Authorities concerned are to be adhered to.
- Natural light and ventilation area of all
openings in accordance of floor area and
SANS 10400 Part O natural light area:
min.10% of floor area and natural
ventilation: min. 5% of floor area.
- All glazing to comply with requirements of
SABS 0137 - access doors and sidelights to
have safety glass. Windows lower than
500mm from floor, windows lower than
1800mm above pitch line of stairs and
shop-fronts to have safety glass.
- All safety glazing panels to be etched with
glazing marking and this is to be visible at
all times.
- All cavities below floor level to be filled with
concrete and dpc's to be stepped.
- No part of building is to encroach the build
line.
- All materials to be installed strictly in
accordance with manufacturers
specifications.

This drawing and all the information
contained thereon is the property of
RDC Designs cc and must not be
copied or disclosed to a third party
without their written consent.

RDC DESIGNS CC Architectural Services

RD Box 405
1877 Fax: 021 655 1009

CLIENT:
Mr. & Mrs. P. van Elst

PROJECT TITLE:
**PROPOSED NEW DWELLING
WELGEVONDEN ESTATE
ERF 15276
EVERLASTING STREET
STELLENBOSCH**

DRAWING TITLE:
SECTION & ELEVATIONS

PROJECT No.: S 2717 SCALE: 1:100
DRAWING No.: P-002 DATE: NOV 2023
REV. - DRAWN: RDC CHECKED: RDC

FOR COUNCIL APPROVAL

SCHEDULE OF FINISHES : AVAILABLE CHOICES AS PER THE GUIDELINES.	
ITEM	FINISHES
ROOF	'CHROMADEK' COLOUR 'DARK DOLPHIN'
EXTERNAL WALLS	MAIN DWELLING (CORE BUILDING) - HAPPY ENDING Y5-62-3 SUBTLEMENTS AND BOUNDARY WALLS - CREAM OF MUSHROOM 32 PLASTER BANDS - ESCARPMENT 34
WINDOWS	EPOXY POWDER COATED - COLOUR WHITE
ALUMINIUM SHUTTERS AND ROOF VENTS	EPOXY POWDER COATED - COLOUR WHITE
DOORS - ALUMINIUM	EPOXY POWDER COATED - COLOUR WHITE
DOORS - TIMBER	PAINTED PLASCON - COLOUR WHITE
GARAGE DOORS	TO MATCH ACCENT COLOUR SELECTED FOR DOORS & WINDOWS
WINDOW SILLS	TO MATCH PLASTER BAND COLOUR
BOUNDARY WALLS	CREAM OF MUSHROOM 32
BALUSTRADES	WHITE
CHIMNEYS	TO MATCH ADJOINING WALL COLOUR
FACIAS AND BARGEBOARDS	TO MATCH ROOF COLOUR
GUTTERS & DOWNPIPES	CHROMADEK COLOUR DARK DOLPHIN TO MATCH ROOF COLOUR VARNISHED (SUEDESATIN) DARK OAK (CODE CVA888)
PERGOLAS	
N.B.:- - ALL CLIENT / ARCHITECT FINISHES COLOUR SELECTION TO BE IN ACCORDANCE WITH PRESCRIBED COLOUR SELECTIONS AS PER ARCHITECTURAL GUIDELINES FOR THE DEVELOPMENT.	

SOUTH ELEVATION 1:100

WEST ELEVATION 1:100

EAST ELEVATION 1:100

NORTH ELEVATION 1:100