STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK
MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/18688 (TP1018/2025)
Our File Reference Number: Farm 1404, 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

APPLICATION FOR CONSENT USE AND AMENDMENT OF CONDITION OF APPROVAL : FARM 1404, STELLENBOSCH DIVISION

1. The above application refers.

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

   2.1 That the following application in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Farm No. 1404, Stellenbosch Division for:

   2.1.1 consent use in terms of Section 15(2)(o) of the Stellenbosch Municipal Land Use Planning Bylaw for a tourist facility for a new gymnasium for the approved hotel/guest accommodation facility on Farm No 1404, Stellenbosch division.

   2.1.2 amendment of an approval condition (3.4 in letter of approval dated 29/11/2024) in terms of Section 15(2)(h) of the Stellenbosch Municipal Land Use Planning Bylaw to enable the amendment of the Site Development Plan on Farm No 1404, Stellenbosch Division to include the gymnasium for the hotel.

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

3. The approval is subject to the following **condition**s imposed in terms of Section 66 of the said Bylaw:

   3.1. The approval only applies to the proposed application under consideration and shall not be construed as authority to depart from any other legal prescriptions or

requirements from Council or other legislation or Bylaws or Regulations that may be applicable.

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

3.3. The subject development be restricted for the exclusive use of a gymnasium for the Hotel.

3.4. The subject land use activity be limited to the area marked on the attached Site Development Plan and floor layout and other plan in **Annexure A**, Revised Site Development Plan; Drawing No 2415/01/100 dated May 2025 and Drawing No. 2415/01/101 and 102 dated December 2024 drawn by KLG Architects.

3.5. Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the approval of any building plans or as may be agreed on in writing with the Director Infrastructure Services.

3.6. Building plans be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.

3.7. Building plans be generally in accordance with the Revised Site Development Plan; Drawing No 2415/01/100 dated May 2025 and Drawing No. 2415/01/101 and 102 dated December 2024 drawn by KLG Architects attached as **Annexure A**.

3.8. Sufficient on-site parking be provided in accordance with the provisions of the Zoning Scheme Bylaw as illustrated on the site plan to the satisfaction of the Municipality.

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

4.1. The application for consent use and subsequent amendment of the Site Development Plan for a new gymnasium for the approved Hotel will not adversely affect any surrounding properties or interested and affected party.

4.2. Access will be obtained from an existing access; all parking provision will be on site and environmental exemption was granted for the intended building construction.

5. Matters **to be noted**:

5.1. Although environmental exemption was granted for the intended development footprint within 32m of a watercourse, should any future changes to the current proposed development trigger any listed activities as defined in terms of NEMA, and application must be submitted and environmental authorization obtained before such activities may commence.

6. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

7. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.

8. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address: landuse.appeals@stellenbosch.gov.za**

9. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.

10. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021- 808 8684.

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

    (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
    (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
    (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
    (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.

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

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

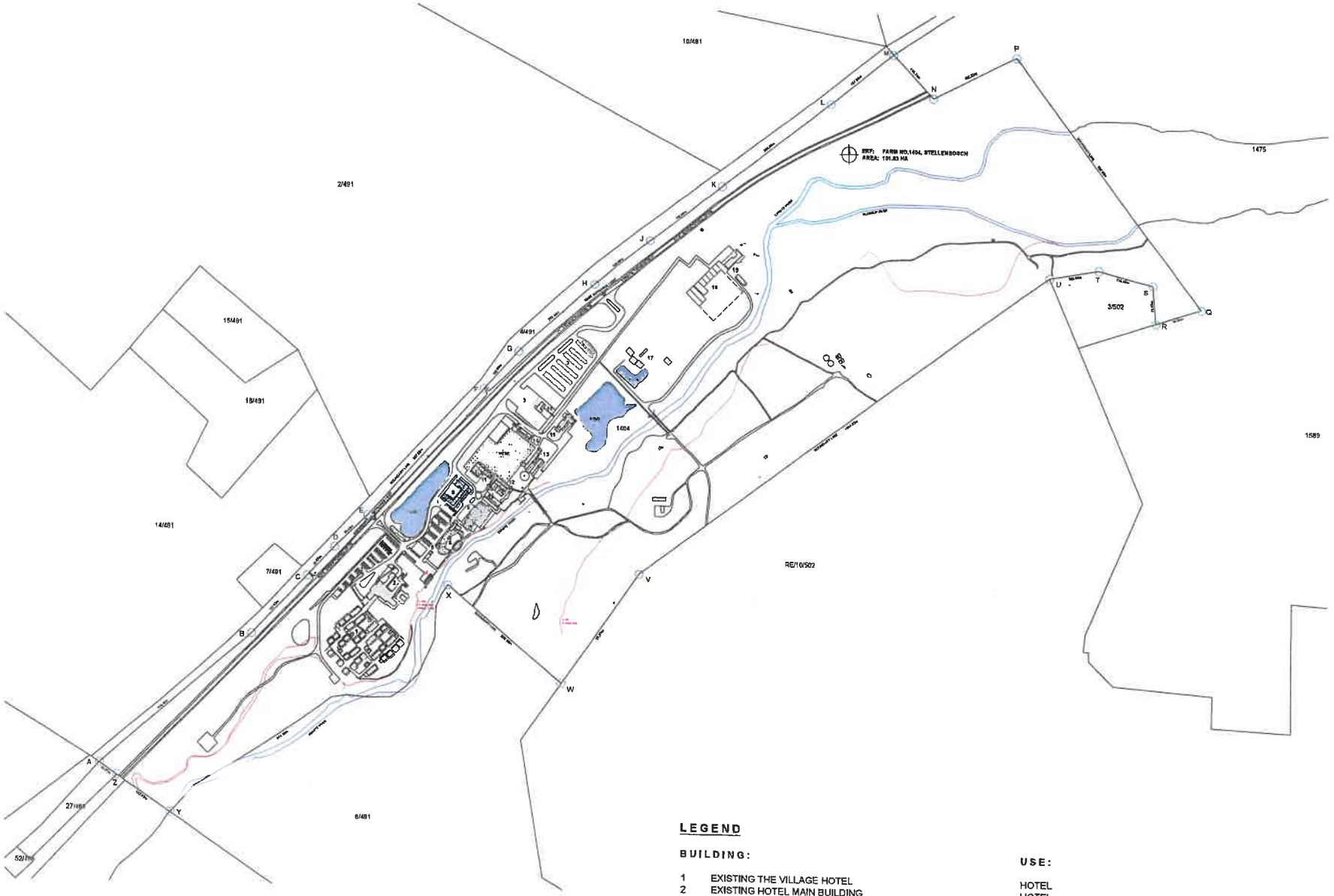
Yours faithfully

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

21-7-2025

DATE

ANNEXURE A



NOTE:
All dimensions and levels to be verified on site and any discrepancies are to be reported to the Architect prior to the commencement of work.

FARM NO. 1404, R310 STELLENBOSCH	
BUILDING DATA:	
SITE:	101.63 HA
OCCUPANCY CLASS:	A1
POPULATION:	< 25 persons
TOTAL BUILDING AREA:	195.2m²
NEW DWELLING:	119.2m²
OUTDOOR DECK:	76m²
TOTAL FOOTPRINT :	119.2m²
COVERAGE:	N/A%

KEY

DESCRIPTION:

- 1:100 FLOOD LINE @ 29.75 AMSL (PROPOSED NEW HOTEL GYM @ 30.55 AMSL)
- 1:50 FLOOD LINE

LEGEND

BUILDING:

		USE:
1	EXISTING THE VILLAGE HOTEL	HOTEL
2	EXISTING HOTEL MAIN BUILDING	HOTEL
3	EXISTING PARKING	N/A
4	PROPOSED NEW HOTEL GYM	HOTEL
5	EXISTING ABLUTIONS	PUBLIC
6	EXISTING AMPHITHEATER	ENTERTAINMENT
7	EXISTING SPA	HOTEL
8	EXISTING ADMIN BLOCK	OFFICE
9	EXISTING CONFERENCE CENTRE	OFFICE
10	EXISTING WINE CELLAR	SHOP
11	EXISTING JONKERSHUIS	RESTAURANT
12	EXISTINGMANOR HOUSE	DWELLING HOUSE
13	EXISTING WINE / TAPHUIS	RESTAURANT
14	EXISTING SPIER CAFE'	SHOP
15	EXISTING FARM STALL	SHOP
16	EXISTING BUILDING	SHOP
17	EXISTING ANIMAL REHABILITATION	AGRICULTURAL
18	EXISTING NURSERY	AGRICULTURAL
19	EXISTING EQUESTRIAN CENTRE	AGRICULTURAL

SITE DEVELOPMENT PLAN
scale 1: 4000

- REV LA1, FOR LA SUBMISSION, 2025-03-26
- REV LA2, FLOOD LINES INDICATED AS PER TOWN - PLANNING COMMENTS, 2025-05-29

ALL IN ACCORDANCE WITH SANS 10400

Architect:
(J Douglas 7888)

Client:
Spier Farm Management (Pty) Ltd

KLG

[redacted]

FARM 1404
R310, STELLENBOSCH
NEW BUILDING WORKS

PROPOSED SPIER GYM
SITE DEVELOPMENT PLAN
LA SUBMISSION

DATE: MAY'25 SCALE: 1:4000@A3 DRAWN: JD
DRAWING NO. 2415/01/100 REV LA2

SITE PLAN
scale 1: 2 0 0

NOTE:
All dimensions and levels to be verified on site and any discrepancies are to be reported to the Architect prior to the commencement of work.

- REV LA1, FOR INFORMATION ONLY, 2024-12-06

ALL IN ACCORDANCE WITH SANS 10400

Architect:
(J Douglas 7888)

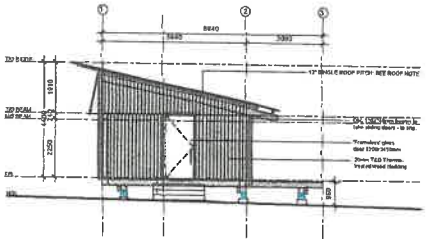
Client:
Spier Farm Management (Pty) Ltd

KLG [redacted]

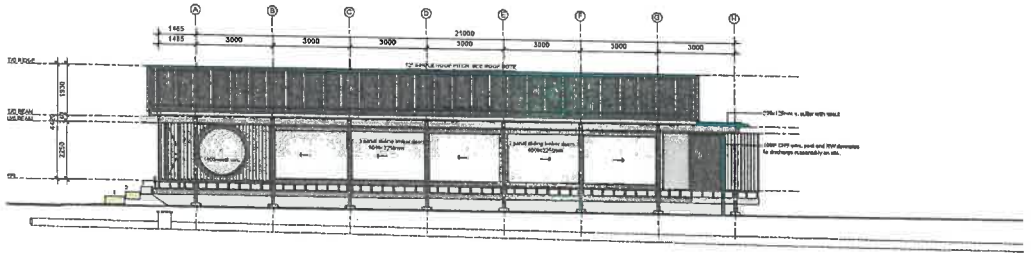
FARM 1404
R44, STELLENBOSCH
NEW BUILDING WORKS

PROPOSED SPIER GYM
SITE PLAN
LA SUBMISSION

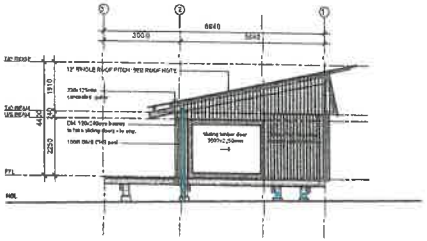
DATE: DEC '24 SCALE: 1:200@A3/DRAWN: JD
DRAWING NO. REV
2415/01/101 LA1



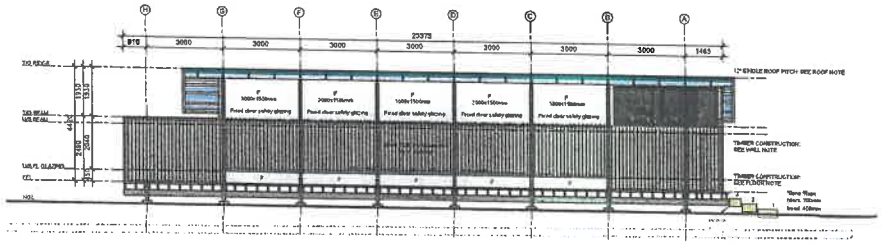
SW ELEVATION
scale 1:100



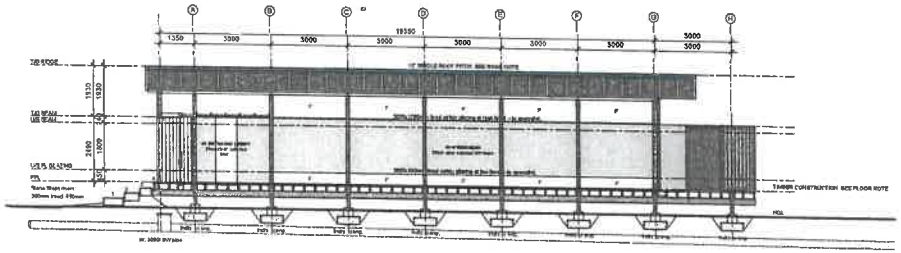
SE ELEVATION
scale 1:100



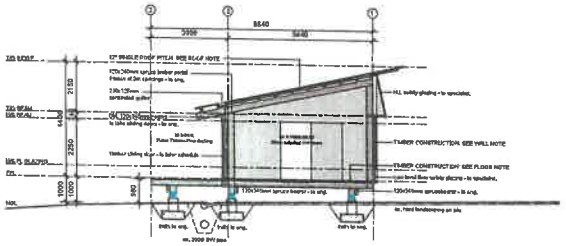
NE ELEVATION
scale 1:100



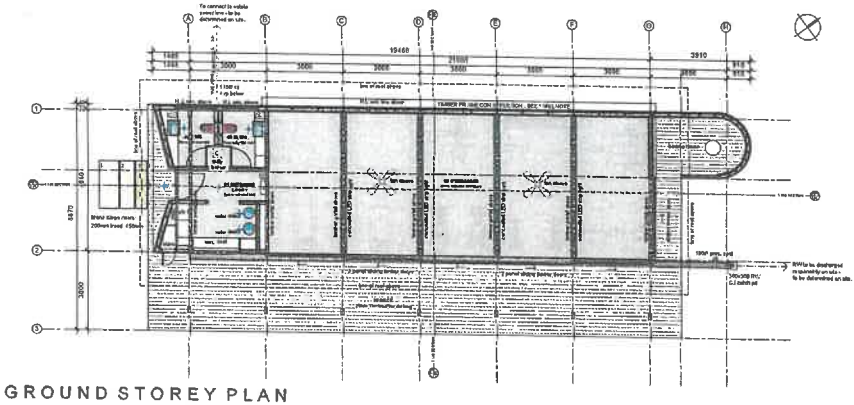
NW ELEVATION
scale 1:100



SECTION B-B
scale 1:100



SECTION A-A
scale 1:100



GROUND STOREY PLAN
scale 1:100

FARM NO. 1404, R44 STELLENBOSCH	
BUILDING DATA:	
SITE:	101.83 HA
TOTAL BUILDING AREA:	186m²
NEW DWELLING:	113.4m²
OUTDOOR DECK:	74.8m²
TOTAL FOOTPRINT:	113.4m²
COVERAGE:	N/A%

XA REGULATIONS:
TOTAL GLAZING AREA = 67.25m²
59.3% total > 15% permissible] as per SANS10400-XA
SEE XA CALCULATION SHEET

HWC insulation= min R value of 1
Roof insulation= min R value of 4.71 > 3.7req. [conform]

NB: All new hot water pipes insulated with Isolpro ECO-Flex insulation (min. R-value 1)

ELECTRICAL LEGEND	
POWER – LEGRAND ARTEOR PLUGS	
	SINGLE 13 AMP PLUSH MOUNTED FLOOR PLUGPOINT WITH COVER
DB	DISTRIBUTION BOARD
WH	3.5KW U/C INSTANTANEOUS WATER HEATER CONNECTION – TO SPECIALIST.

NOTE:
A MINIMUM OF 50% BY VOLUME OF THE ANNUAL AVERAGE HOT WATER HEATING REQUIREMENT SHALL BE PROVIDED BY MEANS OF SOLAR HEATING TO COMPLY WITH SANS 204:2011-4.5.2

SWITCHES	
LEGRAND ARTEOR RANGE AS INDICATED ELSEWHERE	
LIGHTING	
	LIGHTING SEQUENCE
	CEILING MOUNTED FAN
AC	AIR CONDITIONING UNIT – SPLIT UNIT TO SPECIALIST.
	CEILING MOUNTED LIGHT FITTING PENDANT TYPE
	RECESSED LED DOWNLIGHTER
	CONCEALED LED STRIP LIGHTING TO DETAIL
	LED UPLIGHTER
	WATERPROOF GARDEN LIGHT

THE ELECTRICAL INSTALLATION IS TO BE FULLY CONDUITED ALL LIGHT FITTINGS TO BE MARKED FOR INSPECTION PRIOR TO CUTTING OR CHASING RESPONSIBILITY OF ELECTRICAL SPECIALISTS EG. SECURITY TO CO-ORDINATE WITH THE MAIN CONTRACTORS ELECTRICIAN

COMMUNICATIONS	
D	DATA FIBRE – ROUTER LOCATED IN CEILING CAVITY
TV	CABLED HOME ENTERTAINMENT EG. SATELLITE TELEVISION

INSTALLATION BY – SPECIALIST

NOTE:
All dimensions and levels to be verified on site and any discrepancies are to be reported to the Architect prior to the commencement of work.

CONSTRUCTION NOTES:

12° SINGLE PITCH ROOF CONSTRUCTION
120x240mm KVH Spruce Timber Portal frames spaced at 3m centres with 80x180mm spruce timber purlins setup at 650mm centre spacings with 18mm veneer MDF acoustic ceiling panels between with min. 50mm Lambsboard insulation (R-value 3.33) laid between purlins with Sisalation FR405 double-sided reflective foil laminate (R-value 1.58) over / underneath 0.53mm Clean Colorbond Ultra Matt corrugated Zincalume roof sheeting (not TSO) strictly installed in accordance to manufacturer's specifications. All roof pitch flashing and side flashing to later detail - to match roof sheet material and manufacturer's spec. All timber shall be treated with clear VASOOL azure timber preservation to comply with the requirements of SANS 10005. Timber to be sealed with exterior quality water-based clear matt sealer to match elsewhere.

WALL CONSTRUCTION
Exterior Cladding: 20x117mm T&G Thermo-treated Pine Vertical boards on 18x42mm pine spacer battens @900mm c/c on 18x42mm counter battens on vapour barrier layer as per FR405 Sisalation on 9mm OSB1 sheathing fixed to 114x50 Pine sawn timber studs @900mm c/c with 114x38 noggings between @600mm c/c's with 102mm stiff cavity batt wall insulation laid between with 42mm CLT spruce internal boards fixed at every 3m centres aligned with spruce portal frames. Allow 114x50 Twin stud posts within walls at every corner and door openings for stiffness. All internal pine skirts to be of Gr.5 CCA H3 treated SAP with internal CLT boards finished with durable water-based clear sealer.

FLOOR CONSTRUCTION
120x240mm KVH spruce timber bearers on 120x240mm spruce posts (clear Vasool azure treated) at every 3m centres fixed with GM5 brackets on top of conc. stub columns on 600x600mm India pads - all to Eng. 50x225mm Gr.5 SAP (clear Vasool azure treated) floor joists spaced at max 450mm c/c on top of bearers with double layer of 18mm Ply, 1no. layer of sisalation FR405, 1no. layer of 10mm Elasilion elastic mat with adhesive layer with 25mm selected clear HW T&G floor boards on top finished with Lobacor 2K Duo extra-matt water-based polyurethane sealer. Allow for 50mm Isoboard (R-value 1.9), or similar, floor insulation between joist directly underneath floor. External Deck: 28x117mm Thermo-Pine decking boards with 5mm between secret-fixed directly to floor joists at 430mm c/c. All strictly in accordance to manufacturer's specification.

DOORS + WINDOWS:
All to be Thermo heat-treated HW, opening as indicated on elevation, all to later D+W schedule.

GLAZING:
All glazing exceeding 1m² or less than 500mm from FFL to be 6.5mm safety laminated glass - to Specialist. All in accordance with NBR Part N.

FOUNDATIONS:
Depth of foundations to be determined on site and to the approval of the engineer.

ELECTRICAL:
All electrical installations to be undertaken by a registered person.

SEWERAGE & DRAINAGE:
Allowance for man hole at connection point. All soil water and drainage to connect to to sabtes sewer line. All works to be undertaken by registered plumber and to the approval by local building inspector.

REV LA1, FOR INFORMATION ONLY, 2024-12-06

ALL IN ACCORDANCE WITH SANS 10400

Architect:
(J Douglas 7888)

Client:
Spier Farm Management (Pty) Ltd

KLG [redacted]

FARM 1404
R44, STELLENBOSCH
NEW BUILDING WORKS

PROPOSED SPIER GYM
PLAN, SECTION, ELEVATIONS
LA SUBMISSION

DATE: DEC '24 SCALE: 1:100@A1DRAWN: JD
DRAWING NO. REV
2415/01/102 LA1

ANNEXURE B

STELLENBOSCH

Application Number: LU/17736 (TP942/2024)
Our File Reference Number: Farm 1404, Stellenbosch
Your Reference Number:
Enquiries: Ulrich von Molendorff
Contact No: 021 – 808 8682
Email address: ulrich.vonmolendorff@stellenbosch.gov.za

PER E-MAIL: umileydm@odepl.s.o.za

Sir/Madam

APPLICATION FOR CONSENT USE: FARM 1404, STELLENBOSCH DIVISION

1. The above application refers.

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

   2.1 That the following application in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw on Farm No. 1404, Stellenbosch Division for:

   2.1.1 a consent use in terms of 15(2)(o) of the said Bylaw to allow a tourist facility, in order to relocate and extend the existing Health and Beauty Spa of an approved Hotel.

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

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

   3.1. The approval only applies to the proposed application under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from Council or other legislation or Bylaws or Regulations that may be applicable.

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

3.3. The subject development be restricted for the exclusive use of a Health and Beauty Spa for the Hotel.

3.4. The subject land use activity be limited to the area marked on the attached floor layout and other plan in **Annexure A**, Revised Site Development Plan; Project SPIER, AR, 1000, 1001, 12-100, 12-101, 12-200, 13-100, 13-101, 13-200, Revision C-A dated 05/11/2024 and drawn by Armand Jacques Louw.

3.5. Development charges are payable in accordance with the prevailing and applicable Council Tariffs at the time of payment prior to the approval of any building plans or as may be agreed on in writing with the Director Infrastructure Services.

3.6. Building plans be submitted and approved by the Municipality prior to the commencing of any building works, including the preparation of land, which will only be approved when all relevant (or qualified) conditions of approval have been complied with.

3.7. Building plans be generally in accordance with the site plan / floor layout plan as referenced Revised Site Development Plan; Project SPIER, AR, 1000, 1001, 12-100, 12-101, 12-200, 13-100, 13-101, 13-200, Revision C-A dated 05/11/2024 and drawn by Armand Jacques Louw and attached as **Annexure A**.

3.8. Building plans be submitted for all changes of use in the existing buildings and which building plan(s) be approved and related occupancy certificates be issued prior to the vesting of any of the related approvals.

3.9. Sufficient on-site parking be provided in accordance with the provisions of the Zoning Scheme Bylaw as illustrated on the site plan to the satisfaction of the Municipality.

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

4.1. The application for consent use and subsequent amendment of the Site Development Plan to relocate an existing Health and Beauty Spa of an approved Hotel will not adversely affect any surrounding properties or interested and affected party.

5. Matters **to be noted**:

5.1. None.

6. You are hereby informed in terms of section 79(2) of the Stellenbosch Municipal Land Use Planning Bylaw of your right to appeal the above decision to the Appeal Authority within 21 days from the date of notification of the above decision. Please note that no late appeals or an

extension of time for the submission of appeals are permitted in terms of Section 80(1)(a) of the said By-Law.

7. Appeals must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 80(2) of the said By-law, failing which the appeal will be invalid in terms of Section 81(1)(b) of the said By-Law.

8. **Appeals must be addressed to the Municipal Manager and submitted to his/ her designated official by means of e-mail at the following address:** landuse.appeals@stellenbosch.gov.za

9. Any party (applicant or other) who lodges an appeal must pay the applicable appeal fee in terms of the approved municipal tariffs and submit the proof of payment together with the appeal. The **LU** Reference number on this correspondence, or the applicable Erf/ Farm Number must be used as the reference for the payment of the appeal fee.

10. The appeal form and approved tariff structure and the banking details for the General Account can be accessed and viewed on the municipal website. For any enquiries the office can be contacted at landuse.appeals@stellenbosch.gov.za or 021- 808 8684.

11. An applicant who lodges an appeal must also adhere to the following requirements stipulated in terms of section 80(3) to (7) of the said By-law:
    (a) Simultaneously serve the appeal on any person who commented on the application concerned and any other person as the municipality may determine.
    (b) The notice by the applicant must invite persons to comment on the appeal within 21 days from date of notification of the appeal.
    (c) The notice must be served in accordance with section 35 of the said legislation and in accordance with the prescripts or such additional requirements as may be determined by the Municipality.
    (d) Proof of serving the notification must be submitted to the Municipality at the above E-mail address within 14 days of serving the notification.

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

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

Yours faithfully

FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

29/11/2024
DATE

ANNEXURE A

PREVIOUSLY APPROVED AREAS

01. MAIN HOTEL BUILDING : 1 973.8 sqm
OPEN TERRACE : 269.4 sqm
TERRACES / PLANTERS : 234.5 sqm

02. ACCOMMODATION UNITS : 4 693 sqm
COVERED VERANDAHS : 1 490 sqm
TERRACES / PLANTERS : 676.7 sqm

03. SERVICE ROOMS : 453 sqm

04. EXTERNAL STAIRS : 301 sqm

105.3 sqm. Miscellaneous.

TOTAL : 9 776.5 sqm

ZONING CERTIFICATE: FARM
NO. 1404, SPIER,
STELLENBOSCH DIVISION

Residential V
(150-room hotel of 5796 sqm)

Consent use for professional usage to use one of the approved villas 174 sqm in the hotel as a Health and Beauty Spa.

PRIMARY USE
Residential building

AREAS TO BE DEMOLISHED

BUILDING 11 + 01-PAVE PAV, TOTAL FLOOR AREA : = 414 sqm

BUILDING 14 AND 15, TOTAL FLOOR AREA = = 639 sqm

BUILDING 16, TOTAL FLOOR AREA : = 289 sqm

REMOVE 5 x SWIMMING POOLS

TOTAL BUILDING AREA REMOVED = 1 230 sqm

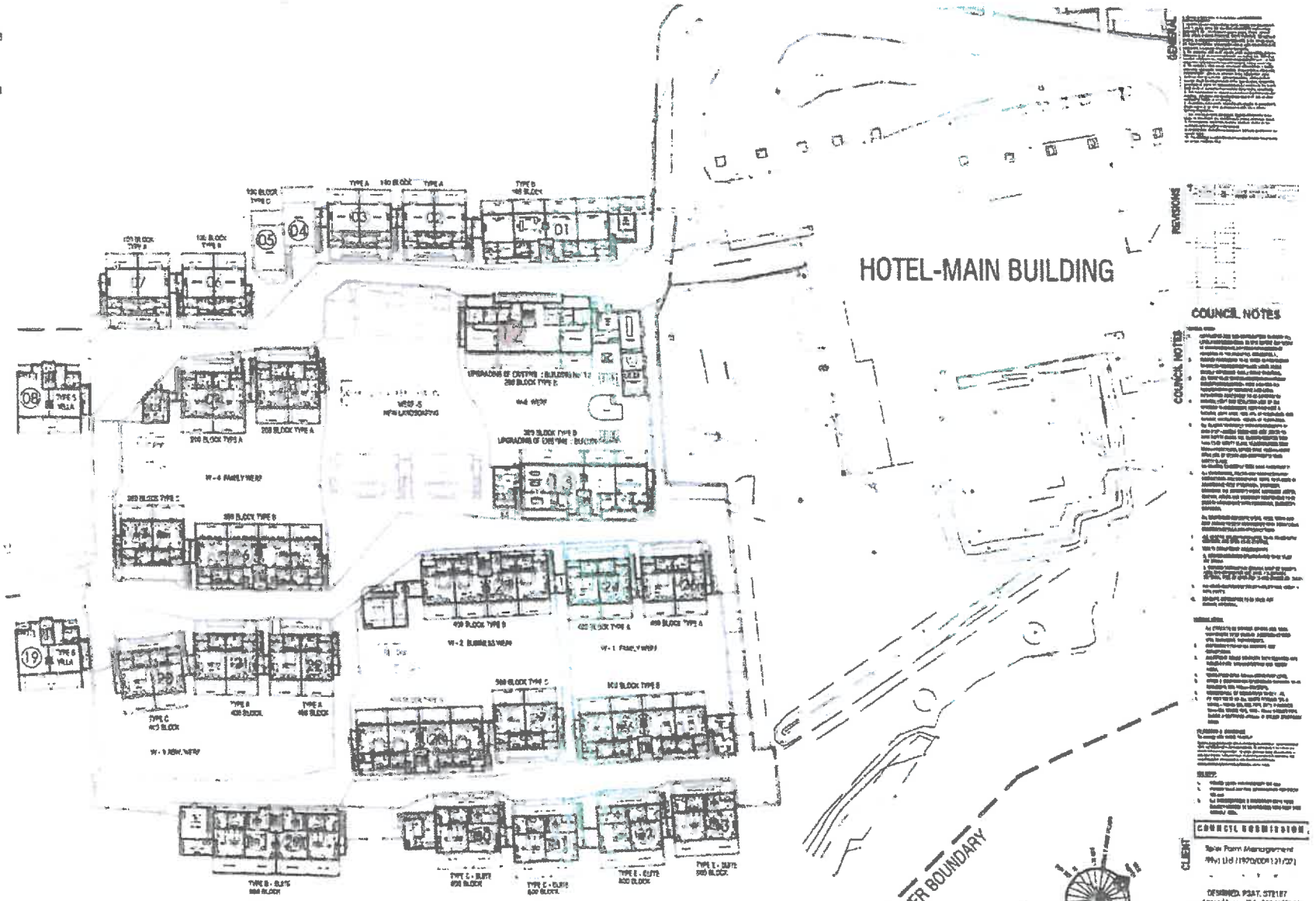
UPGRADING OF EXISTING HOTEL ROOMS
EXISTING BUILDINGS 12 AND 13

ALTERATIONS TO EXISTING BUILDINGS
NO ADDITIONS ARE IS BEING ADDED TO THE BUILDINGS

BUILDING 12
UPGRADING EXISTING BUILDING
EXISTING BUILDING AREA
TOTAL FLOOR AREA = 489 sqm

BUILDING 13
UPGRADING EXISTING BUILDING
EXISTING BUILDING AREA
TOTAL FLOOR AREA = 489 sqm

TOTAL BUILDING AREA = 978 sqm



REVISED SITE DEVELOPMENT PLAN

GROUND FLOOR LAYOUT. SCALE 1 : 250

CLIENTS SIGNATURE :

ARCHITECT. PSAT. ST2167. Armand Jacques Louw

REVISIONS

COUNCIL NOTES

COUNCIL SUBMISSION

CLIENT

PROJECT

TITLE

REVISED SITE DEVELOPMENT PLAN AERIAL PHOTO.

CLIENTS SIGNATURE :

ARCHITECT. PSAT. ST2167 Armand Jacques Louw

GENERAL

NEWSIONS

COUNCIL NOTES

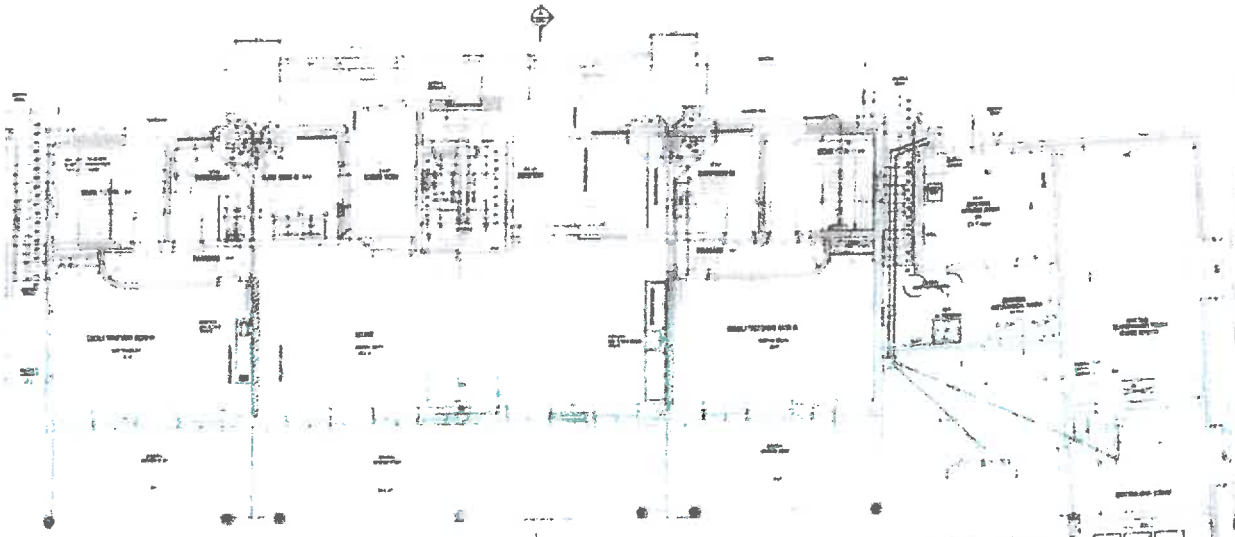
COUNCIL NOTES

COUNCIL SUBMISSION

CLIENT

PROJECT

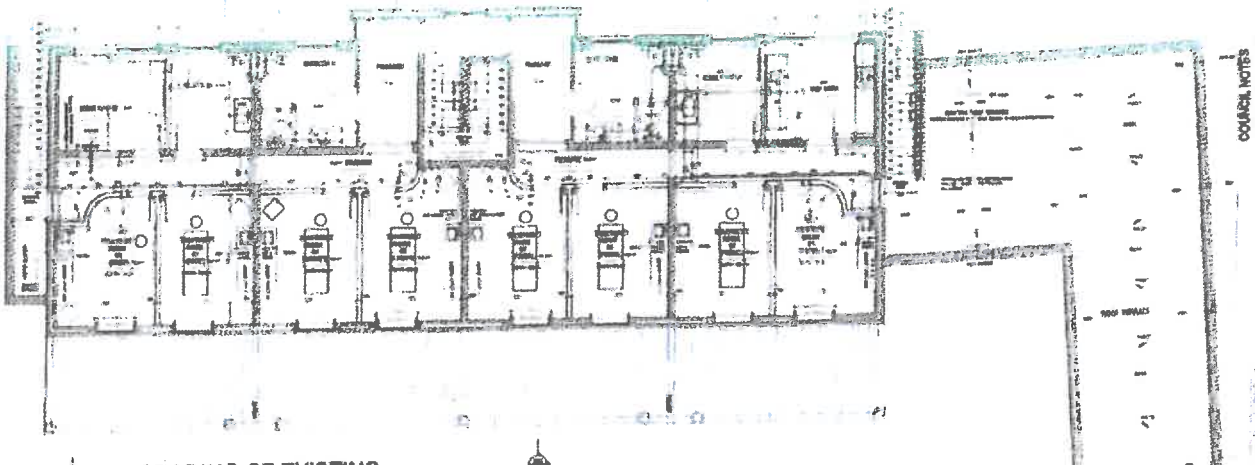
TITLE



UPGRADING OF EXISTING BUILDING No: 12
TYPE B: GROUND FLOOR PLAN 1 : 50

AREA SCHEDULE
GROUND FLOOR Floor area = 284 sqm
FIRST FLOOR Floor area = 205 sqm
TOTAL FLOOR AREA = 489 sqm

GLA : SCHEDULE
GROUND FLOOR = 191 sqm
FIRST FLOOR = 185 sqm
TOTAL AREA = 380 sqm



UPGRADING OF EXISTING BUILDING No: 12
TYPE B : FIRST FLOOR PLAN 1 : 50

GENERAL

REVISIONS

COUNCIL NOTES

COUNCIL SUBMISSION

CLIENT

PROJECT

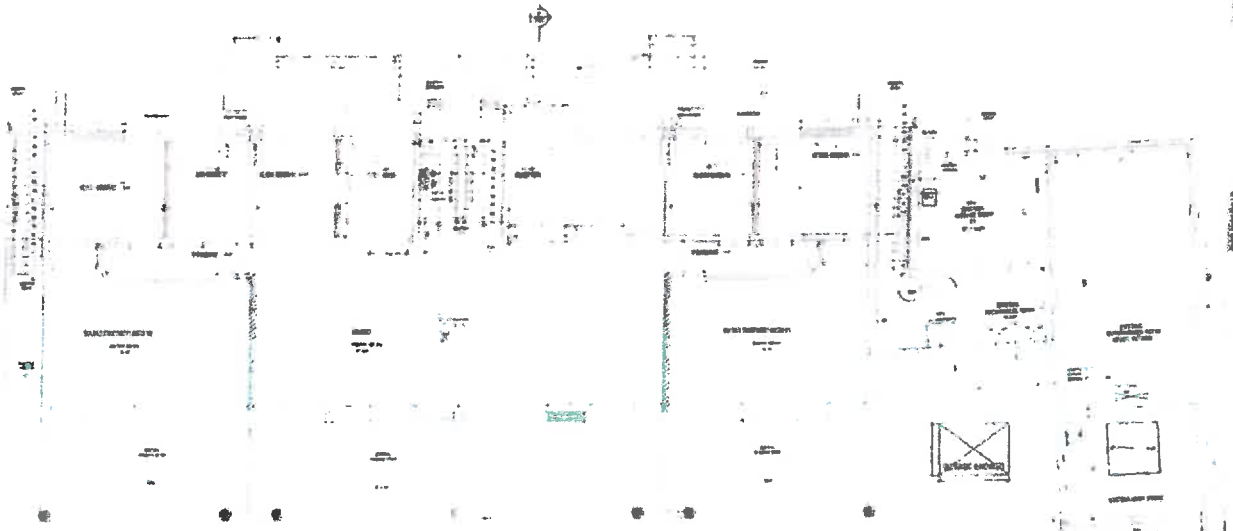
BUILDING 12.
BUILDING TYPE B
FLOOR PLANS

TITLE

NOTE : ALL DIMENSIONS TO BE CHECKED ON SITE
ALL NEW STRUCTURAL ITEMS AS PER ENGINEERS DRAWINGS AND SPECIFICATIONS
FIRE / HVAC / EXTRACT AS PER MECHANICAL ENGINEERS DRAWINGS AND SPECIFICATIONS
DRAINAGE AND WATER AS PER MECHANICAL ENGINEERS DRAWINGS AND SPECIFICATIONS
NEW PAVING AREAS AS PER CIVIL ENGINEERS DRAWINGS AND SPECIFICATIONS

CLIENTS SIGNATURE :

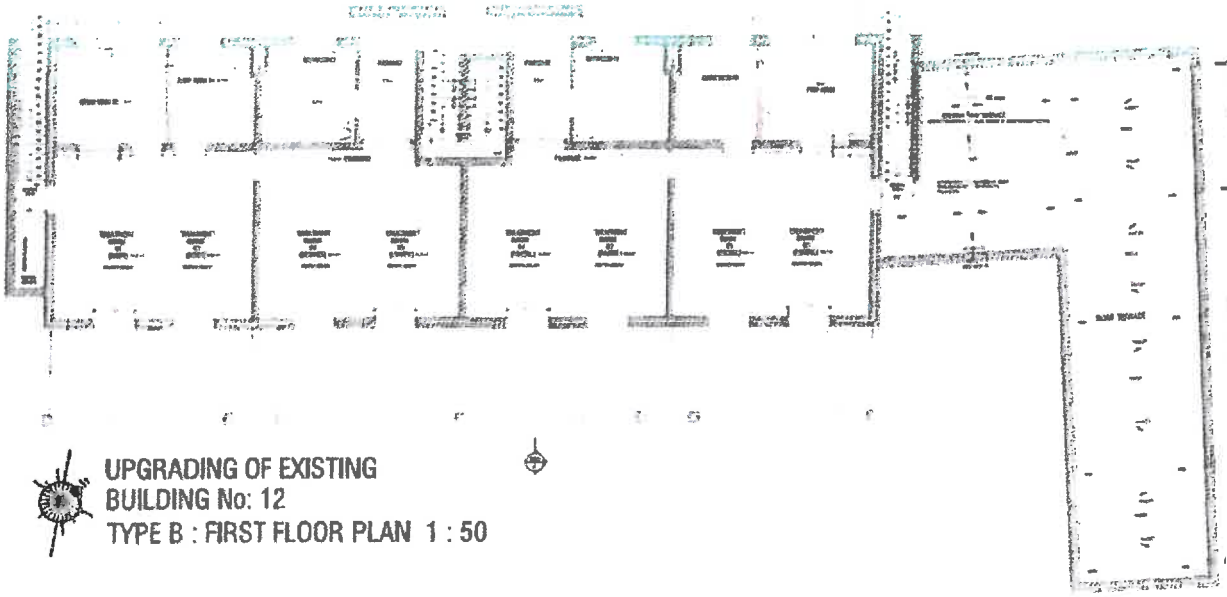
ARCHITECT. PSAT. ST2167. Armand Jacques Louw



UPGRADING OF EXISTING BUILDING No: 12
TYPE B: GROUND FLOOR PLAN 1 : 50

AREA SCHEDULE
GROUND FLOOR, floor area = 264 sqm
FIRST FLOOR, floor area = 205 sqm
TOTAL FLOOR AREA = 469 sqm

GLA : SCHEDULE
GROUND FLOOR = 194 sqm
FIRST FLOOR = 186 sqm
TOTAL AREA = 380 sqm



UPGRADING OF EXISTING BUILDING No: 12
TYPE B : FIRST FLOOR PLAN 1 : 50

GENERAL

REVISIONS

COUNCIL NOTES

COUNCIL NOTES

COUNCIL SUBMISSION

CLIENT

PROJECT

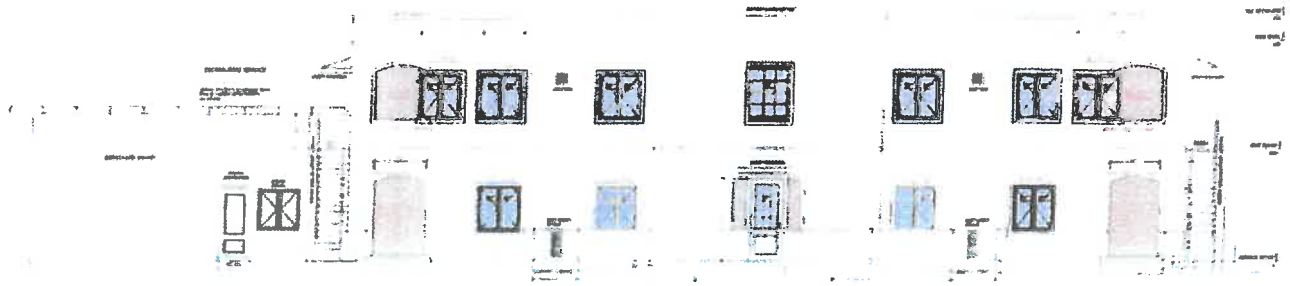
BUILDING 12.
BUILDING TYPE B
FLOOR PLANS

TITLE

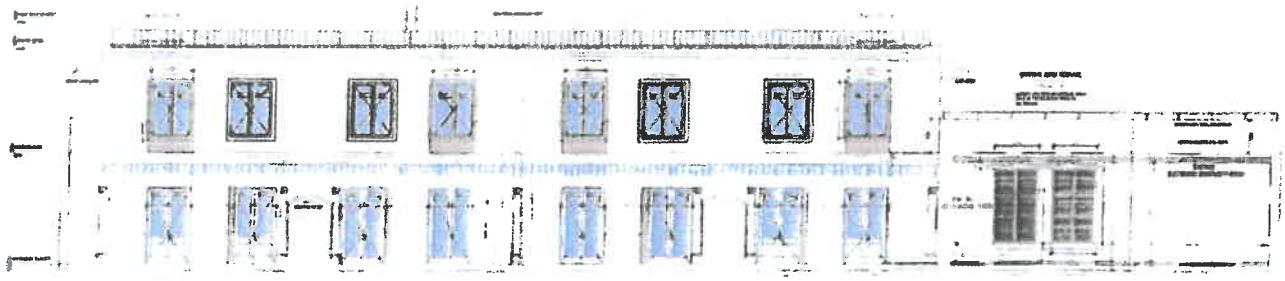
NOTE : ALL DIMENSIONS TO BE CHECKED ON SITE
ALL NEW STRUCTURAL ITEMS AS PER ENGINEERS DRAWINGS AND SPECIFICATIONS
FIRE / HVAC / EXTRACT AS PER MECHANICAL ENGINEERS DRAWINGS AND SPECIFICATIONS
DRAINAGE AND WATER AS PER MECHANICAL ENGINEERS DRAWINGS AND SPECIFICATIONS
NEW PAVING AREAS AS PER CIVIL ENGINEERS DRAWINGS AND SPECIFICATIONS

CLIENTS SIGNATURE :

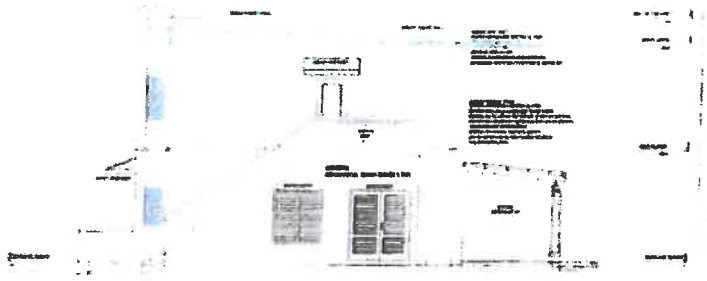
ARCHITECT. PSAT. ST2167. Armand Jacques Louw



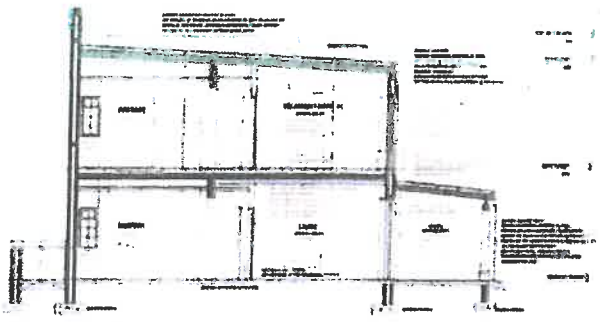
NORTH ELEVATION 1 : 50



SOUTH ELEVATION 1 : 50

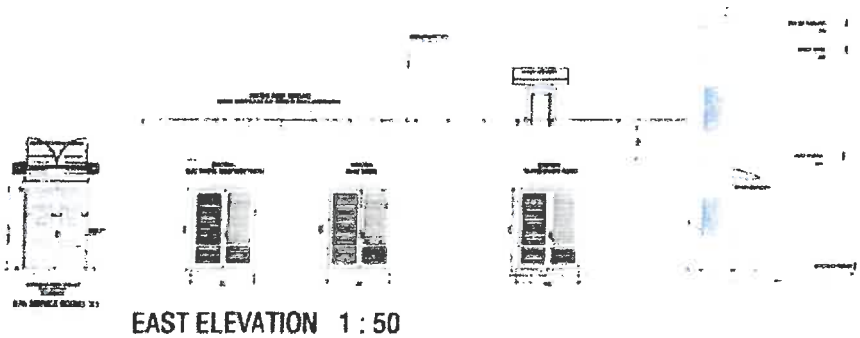


WEST ELEVATION 1 : 50

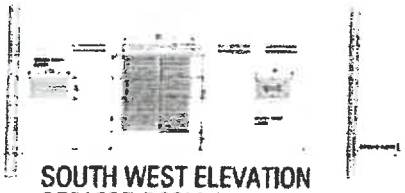


SECTION A. 1 : 50

BUILDING 12.
BUILDING TYPE B
ELEVATIONS AND SECTION



EAST ELEVATION 1 : 50

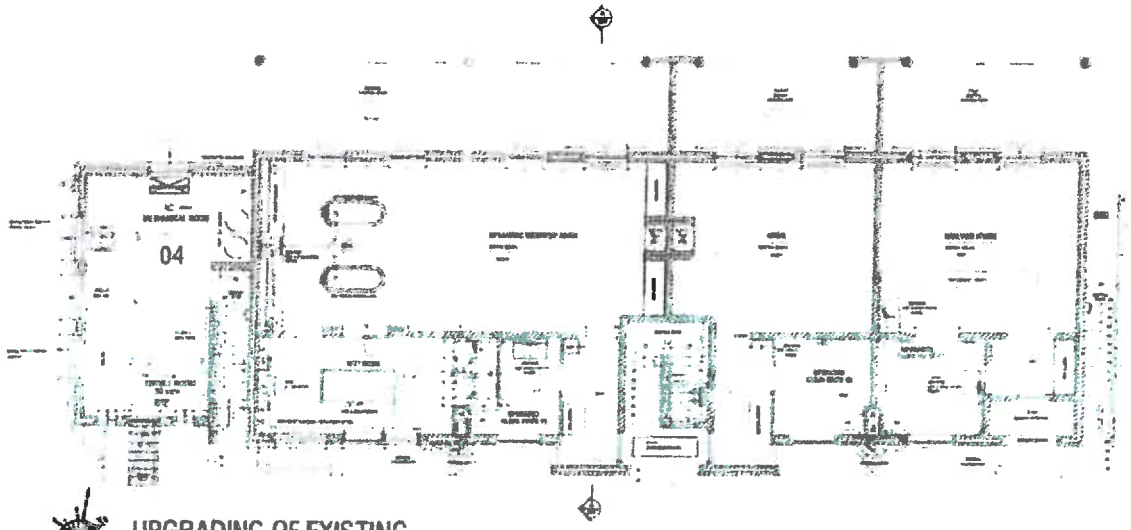


SOUTH WEST ELEVATION
SERVICE ROOM 1 :50

CLIENTS SIGNATURE :

ARCHITECT. PSAT. ST2167. Armand Jacques Louw

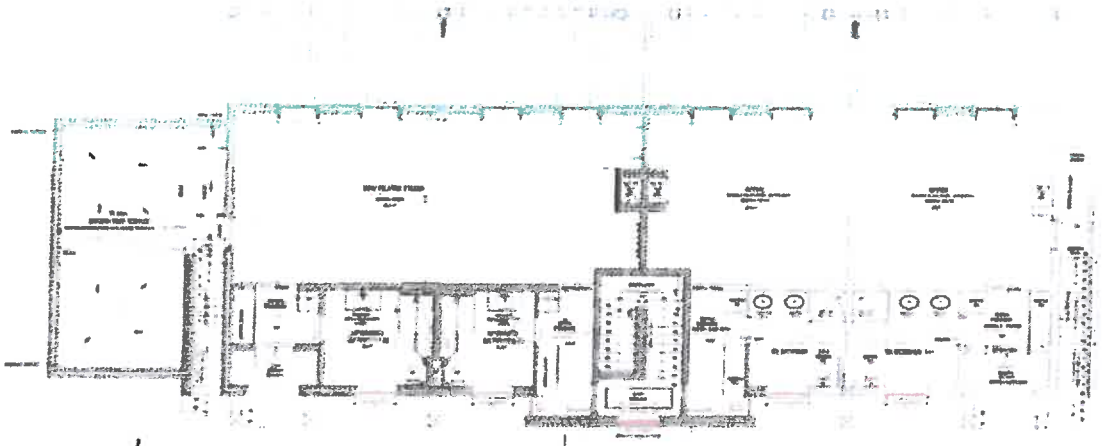
TITLE | PROJECT | CLIENT | COUNCIL NOTES | COUNCIL NOTES | REVISIONS | GENERAL



UPGRADING OF EXISTING
BUILDING No: 13
TYPE B: GROUND FLOOR PLAN 1 : 50

AREA SCHEDULE
GROUND FLOOR. floor area = 284 sqm
FIRST FLOOR. floor area = 205 sqm
TOTAL FLOOR AREA = 489 sqm

GLA . AREA SCHEDULE
GROUND FLOOR = 190 sqm
FIRST FLOOR = 180 sqm
TOTAL AREA = 370 sqm



UPGRADING OF EXISTING
BUILDING No: 13
TYPE B: FIRST FLOOR PLAN 1 : 50

GENERAL

REVISIONS

COUNCIL NOTES

COUNCIL NOTES

COUNCIL SUBMISSION

CLIENT

PROJECT

ALTERATIONS TO EXISTING BUILDING FOR SPAR

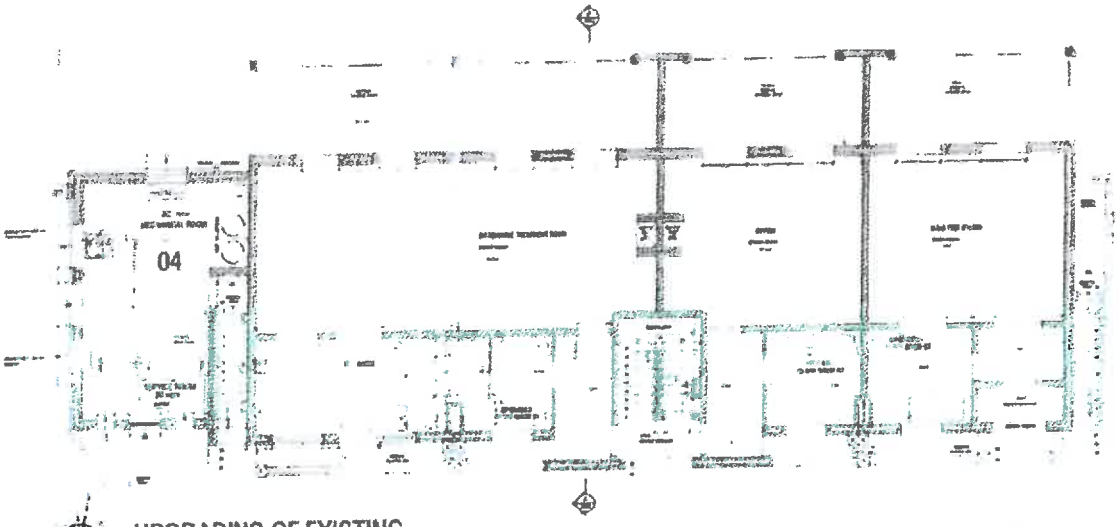
TITLE

BUILDING 13.
BUILDING TYPE B
FLOOR PLANS

NOTE : ALL DIMENSIONS TO BE CHECKED ON SITE
ALL NEW STRUCTURAL ITEMS AS PER ENGINEERS DRAWINGS AND SPECIFICATIONS
FIRE / HVAC / EXTRACT: AS PER MECHANICAL ENGINEERS DRAWINGS AND SPECIFICATIONS
DRAINAGE AND WATER AS PER MECHANICAL ENGINEERS DRAWINGS AND SPECIFICATIONS
NEW PAVING AREAS AS PER CIVIL ENGINEERS DRAWINGS AND SPECIFICATIONS

CLIENTS SIGNATURE :

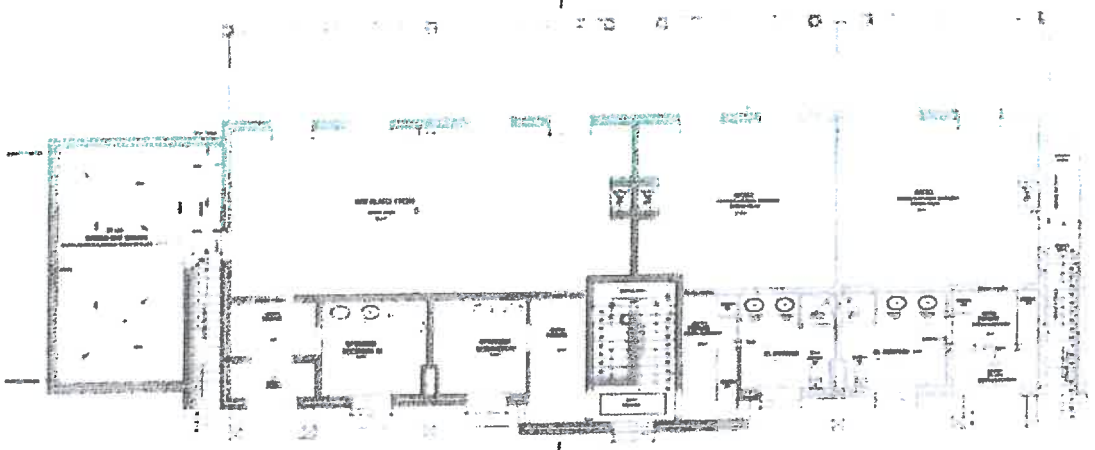
ARCHITECT. PSAT. ST2167. Armand Jacques Louw



UPGRADING OF EXISTING
BUILDING No: 13
TYPE B: GROUND FLOOR PLAN 1 : 50

AREA SCHEDULE
GROUND FLOOR. floor area = 284 sqm
FIRST FLOOR. floor area = 205 sqm
TOTAL FLOOR AREA = 489 sqm

GLA : AREA SCHEDULE
GROUND FLOOR = 190 sqm
FIRST FLOOR = 180 sqm
TOTAL AREA = 370 sqm



UPGRADING OF EXISTING
BUILDING No: 13
TYPE B: FIRST FLOOR PLAN 1 : 50

BUILDING 13.
BUILDING TYPE B
FLOOR PLANS

NOTE : ALL DIMENSIONS TO BE CHECKED ON SITE
ALL NEW STRUCTURAL ITEMS AS PER ENGINEERS DRAWINGS AND SPECIFICATIONS
FIRE / HVAC / EXTRACT AS PER MECHANICAL ENGINEERS DRAWINGS AND SPECIFICATIONS
DRAINAGE AND WATER AS PER MECHANICAL ENGINEERS DRAWINGS AND SPECIFICATIONS
NEW PAVING AREAS AS PER CIVIL ENGINEERS DRAWINGS AND SPECIFICATIONS

CLIENTS SIGNATURE :

ARCHITECT. PSAT. ST2167. Armand Jacques Louw

GENERAL

REVISIONS

COUNCIL NOTES

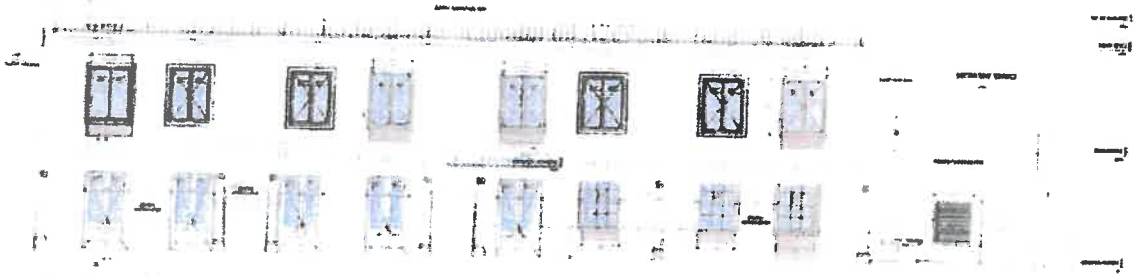
COUNCIL NOTES

COUNCIL SUBMISSION

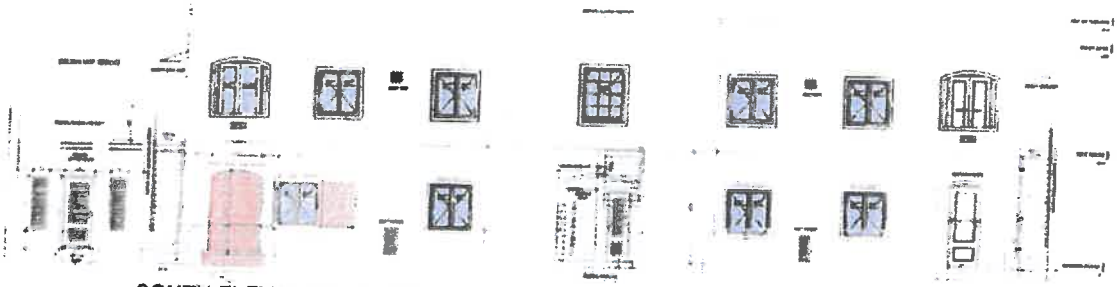
CLIENT

PROJECT

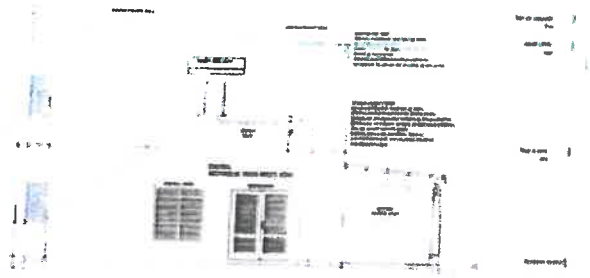
TITLE



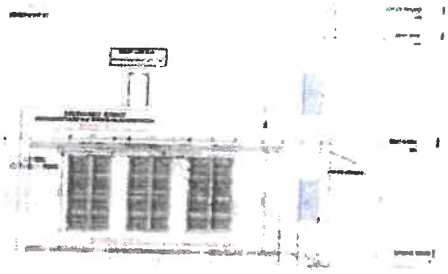
NORTH ELEVATION 1 : 50



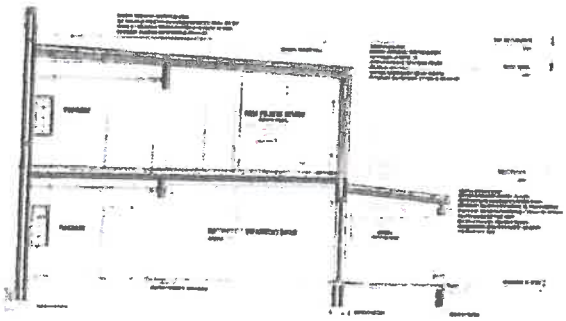
SOUTH ELEVATION 1 : 50



EAST ELEVATION 1 : 50



WEST ELEVATION 1 : 50



SECTION A. 1 : 50

BUILDING 13.
BUILDING TYPE B
ELEVATIONS AND SECTION

CLIENTS SIGNATURE :

ARCHITECT. PSAT. ST2167. Armand Jacques Louw

TITLE

PROJECT

CLIENT

COUNCIL NOTES

COUNCIL NOTES

REVISIONS

GENERAL