

GENERAL NOTES

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- 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 be safety glass.
- All safety glazing panels shall be etched with glazing marking and this 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 construction may encroach building lines.

11 FEB 2025

ORIGINAL DOCUMENT DATE: 06/17/23
REVISIONS:

NO	DATE	DESCRIPTION
0	13/10/2023	COUNCIL SUBMISSION

11 ERF 241 APPROVED

IN TERMS OF SECTION 7(1)(a) OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT, NO 108 OF 1977

25.06.2025

DIRECTOR PLANNING & DEVELOPMENT

JFM LOUW

CLIENT: MARLEX PROPERTY DEVELOPMENT (PTY) LTD

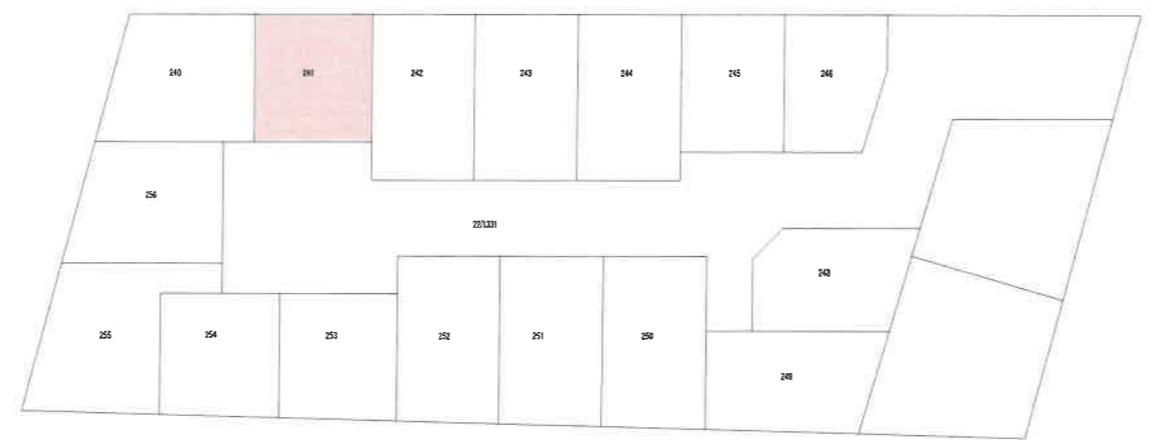
PROJECT TITLE: ERF 241 PAARDEBLOEM ESTATE JOHANNESDAL STELLENBOSCH

DRAWING TITLE: SITEPLAN

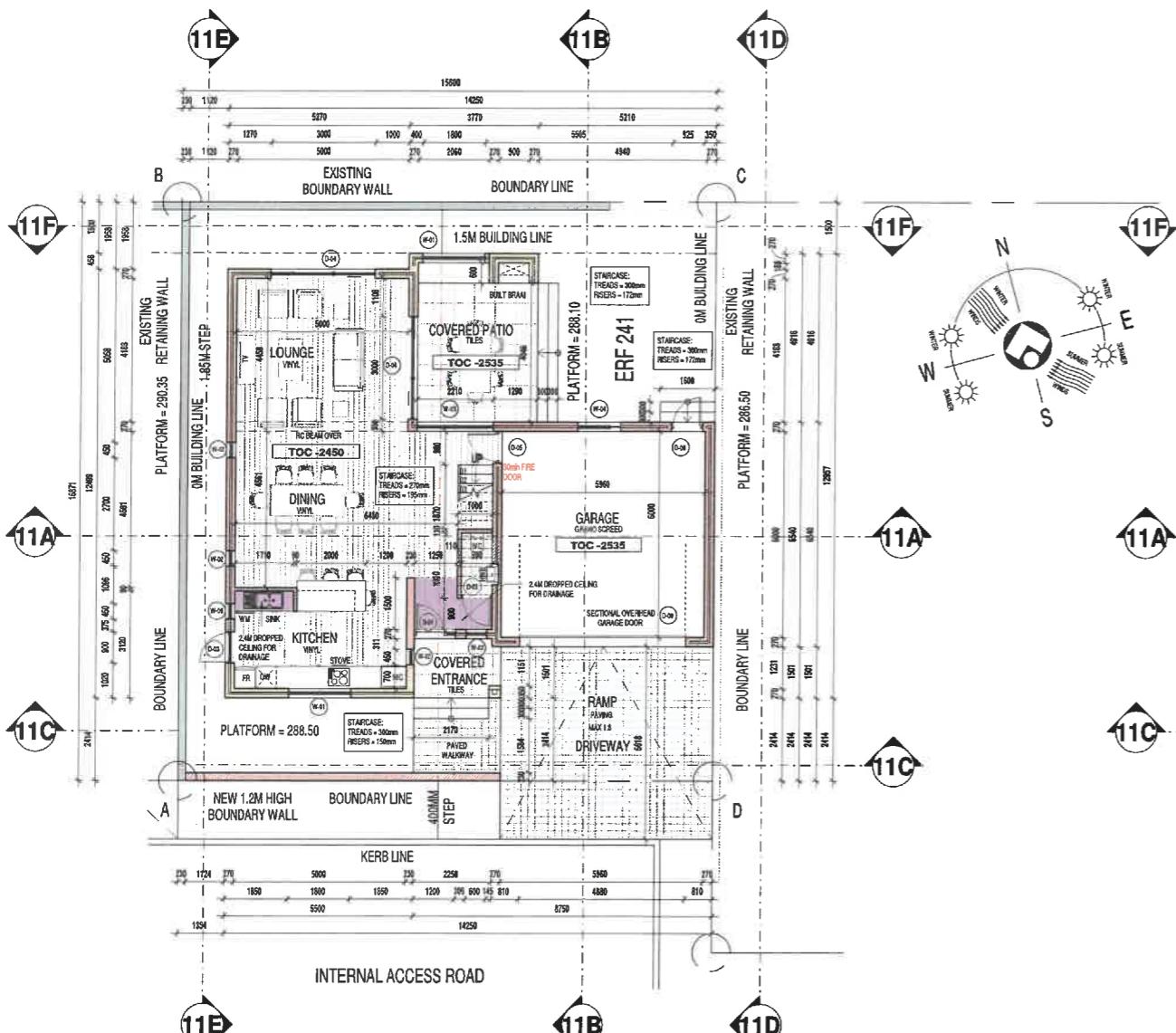
PROJECT No: P2201
DRAWING No: P2201/C/241-1
REV 0
SCALE: 1:100 @ A1
DATE: 13/10/2023
DRAWN: KL
CHECKED: KL

COUNCIL SUBMISSION

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LOCALITY PLAN
SCALE: 1:500



FIRST FLOOR P11
SCALE: 1:100

STELLENBOSCH MUNICIPALITY

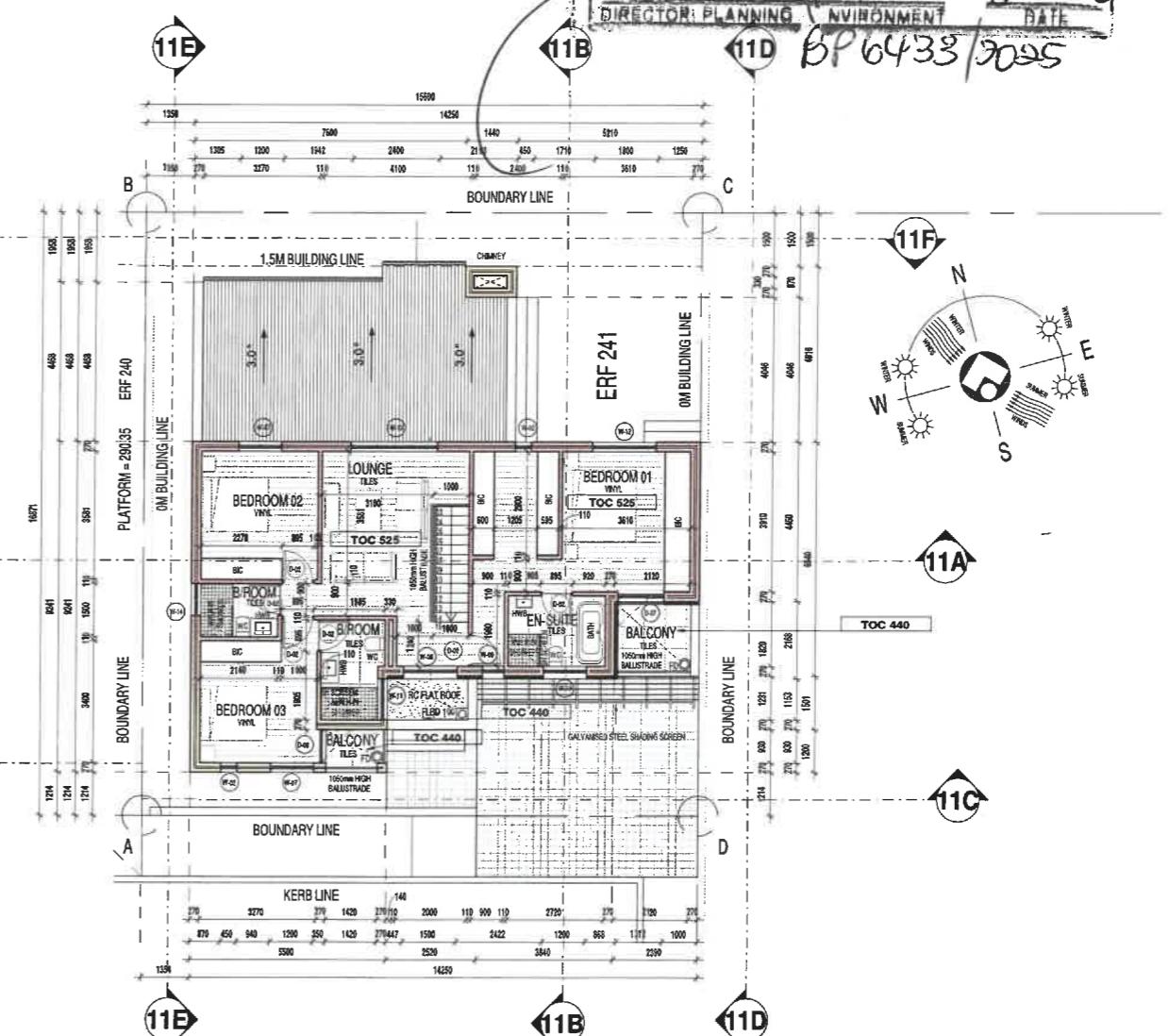
BUILDING DEVELOPMENT MANAGEMENT

APPROVED

IN TERMS OF SECTION 7(1)(a) OF THE NATIONAL
BUILDING REGULATIONS AND BUILDING STANDARDS
ACT NO 103 OF 1977

DIRECTOR: PLANNING ENVIRONMENT

25.06.2025
BP 6433/2025



AREA SCHEDULES

PROPOSED NEW HOUSE	
PROPERTY ZONING	RESIDENTIAL 1 ZONE 4 H4
CLIMATIC ZONE	
BUILDING CLASSIFICATION	
ERF AREA	263.22 sqm
GROUND FLOOR AREA	64.82sqm
UNCOVERED PATIOS	40.74sqm
UNCOVERED ENTRANCE	1.28sqm
COVERED ENTRANCE	0.68sqm
FIRST FLOOR AREA	4.36sqm
COVERED BALCONIES	10.00 sqm
UNCOVERED BALCONIES	2.00 sqm
	5.62 sqm
TOTAL COVERED AREA	250.19 sqm
TOTAL UNCOVERED AREA	5.00 sqm
TOTAL BUILT UP AREA	255.19 sqm
TOTAL COVERAGE (153.88 / 263.22sqm)	58.40%

ORIGINAL DOCUMENT DATE: 06/10/2023

NO	DATE	DESCRIPTION
0	13/10/2023	COUNCIL SUBMISSION



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CLIENT: MARLEX PROPERTY DEVELOPMENT (PTY) LTD

PROJECT TITLE: ERF 241
PAARDEBLOEM ESTATE
JOHANNESDAL STELLENBOSCH

DRAWING TITLE: PLANS

PROJECT No: P2201 SCALE As Indicated @ A1
DRAWING No: P2201 /C/241-2 DATE: 13/10/2023
REV 0 DRAWN DRAWN CHECKED: KL KL

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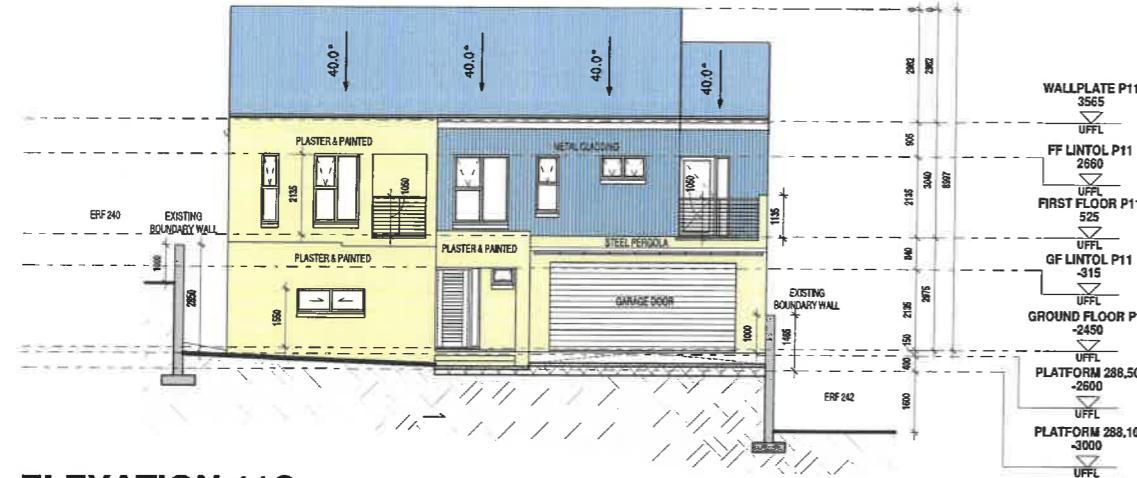
General Notes

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- All cavities below floor level to be filled with concrete and dpc's to be stepped.
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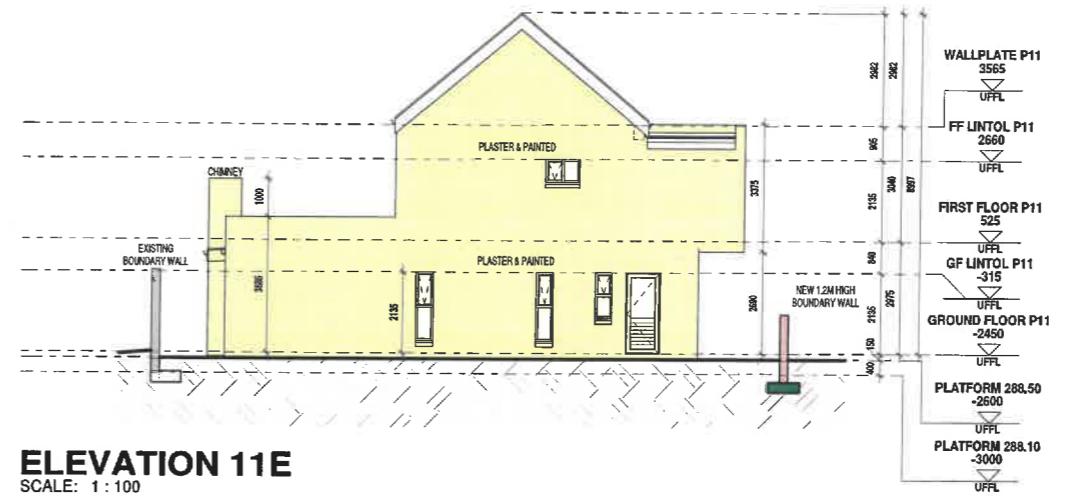
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ELEVATION 11C

SCALE: 1:100

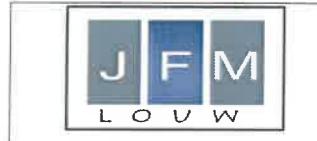


ELEVATION 11E

SCALE: 1:100

11 FEB 2025

ORIGINAL DOCUMENT DATE: 06/17/23		
REVISIONS:		
NO	DATE	DESCRIPTION
0	13/10/2023	COUNCIL SUBMISSION



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CLIENT: MARLEX PROPERTY DEVELOPMENT (PTY) LTD

PROJECT TITLE: ERF 241 PAARDEBLOEM ESTATE JOHANNESDAL STELLENBOSCH

DRAWING TITLE: ELEVATIONS

PROJECT No:	SCALE
P2201	1:100 @ A1
P2201 / C/241-3	DATE: 13/10/2023
0	DRAWN
	CHECKED: KL

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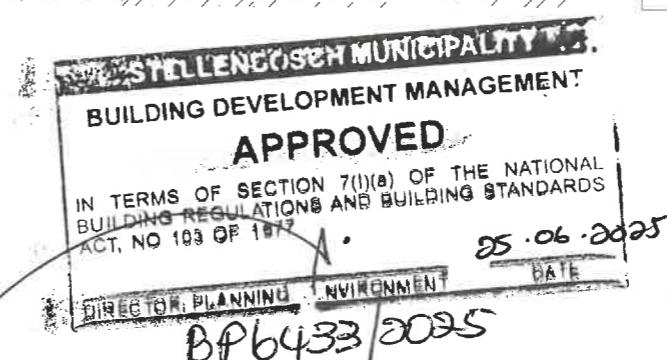
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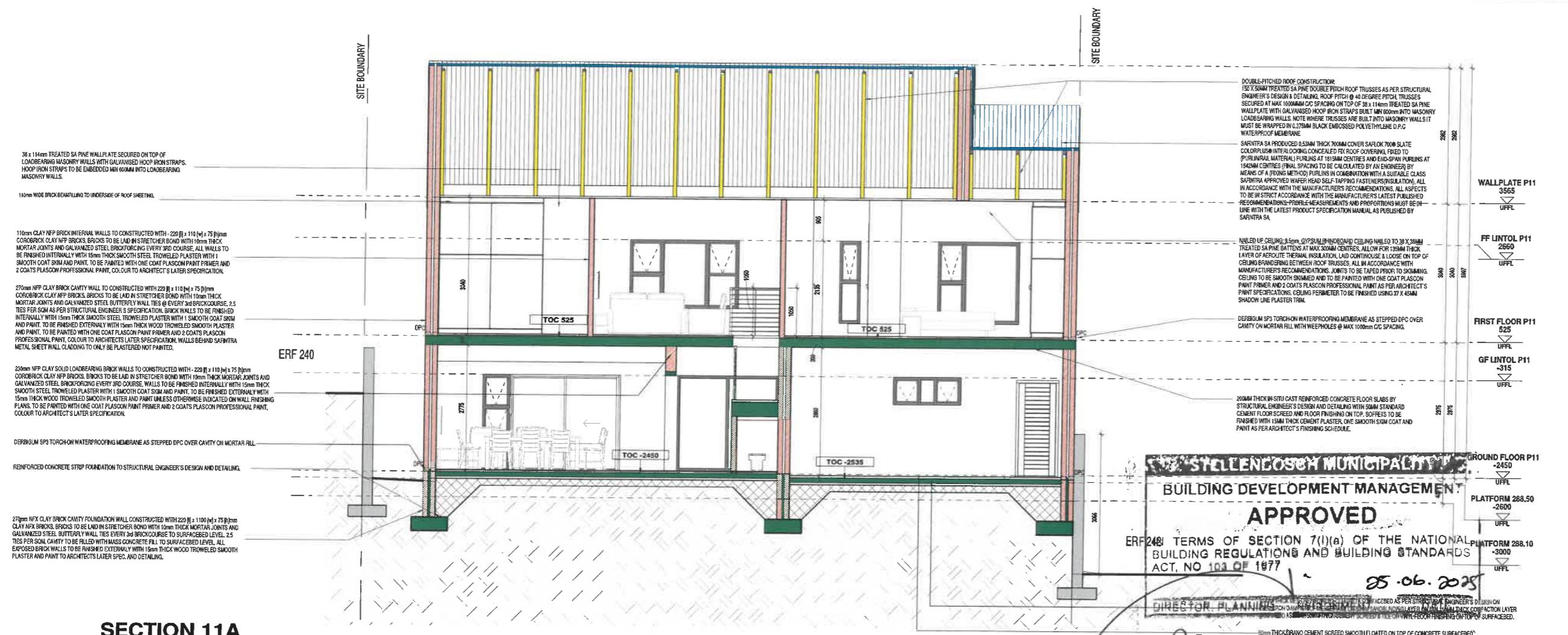
ELEVATION 11F

SCALE: 1:100



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ORIGINAL DOCUMENT DATE:	08/17/23	
REVISIONS:		
NO	DATE	DESCRIPTION
0	13/10/2023	COUNCIL SUBMISSION



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MARLEX PROPERTY DEVELOPMENT (PTY) LTD

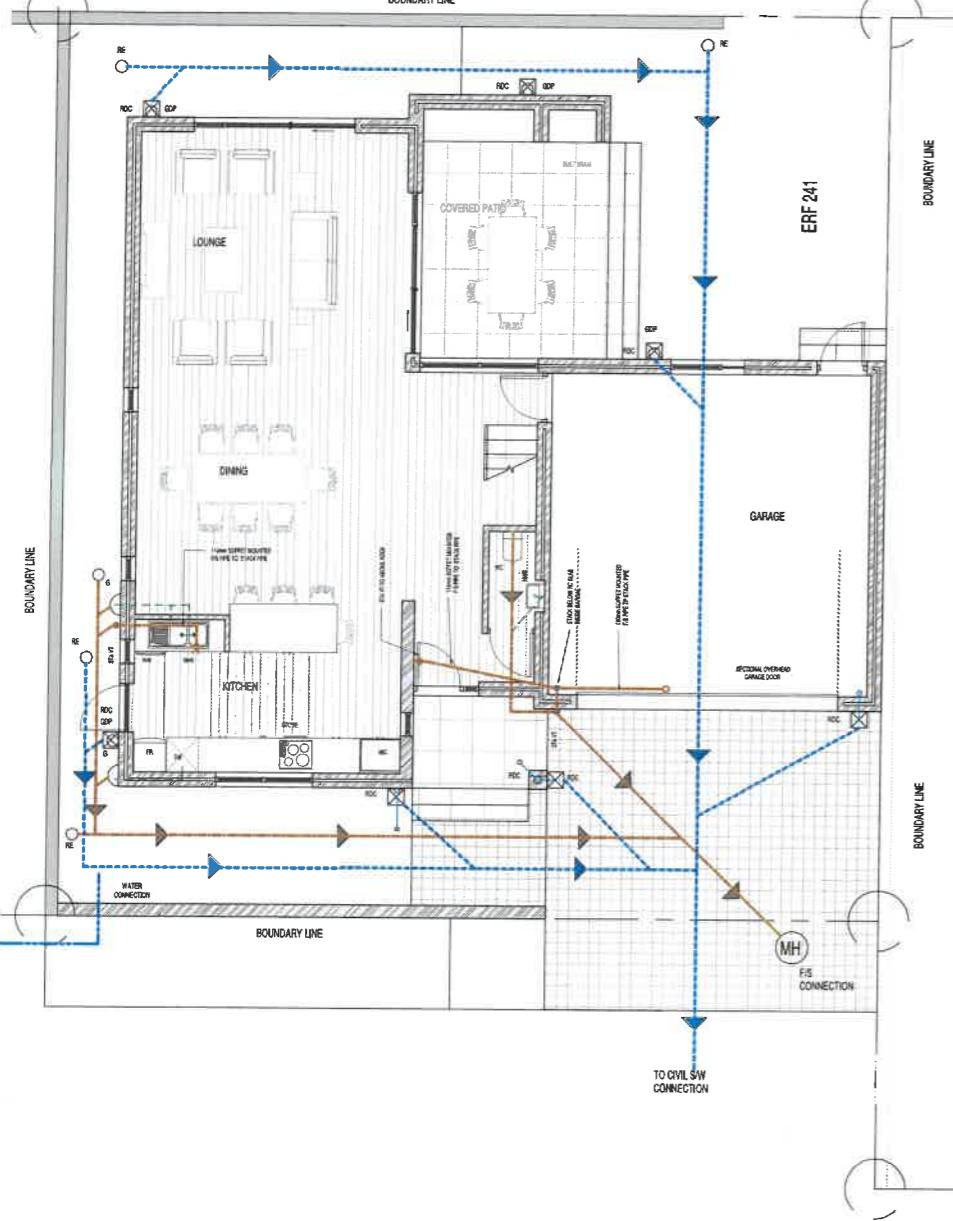
PROJECT TITLE:
**ERF 241
PAARDEBLOEM ESTATE
JOHANNESDAL
STELLENBOSCH**

DRAWING TITLE:
SECTIONS

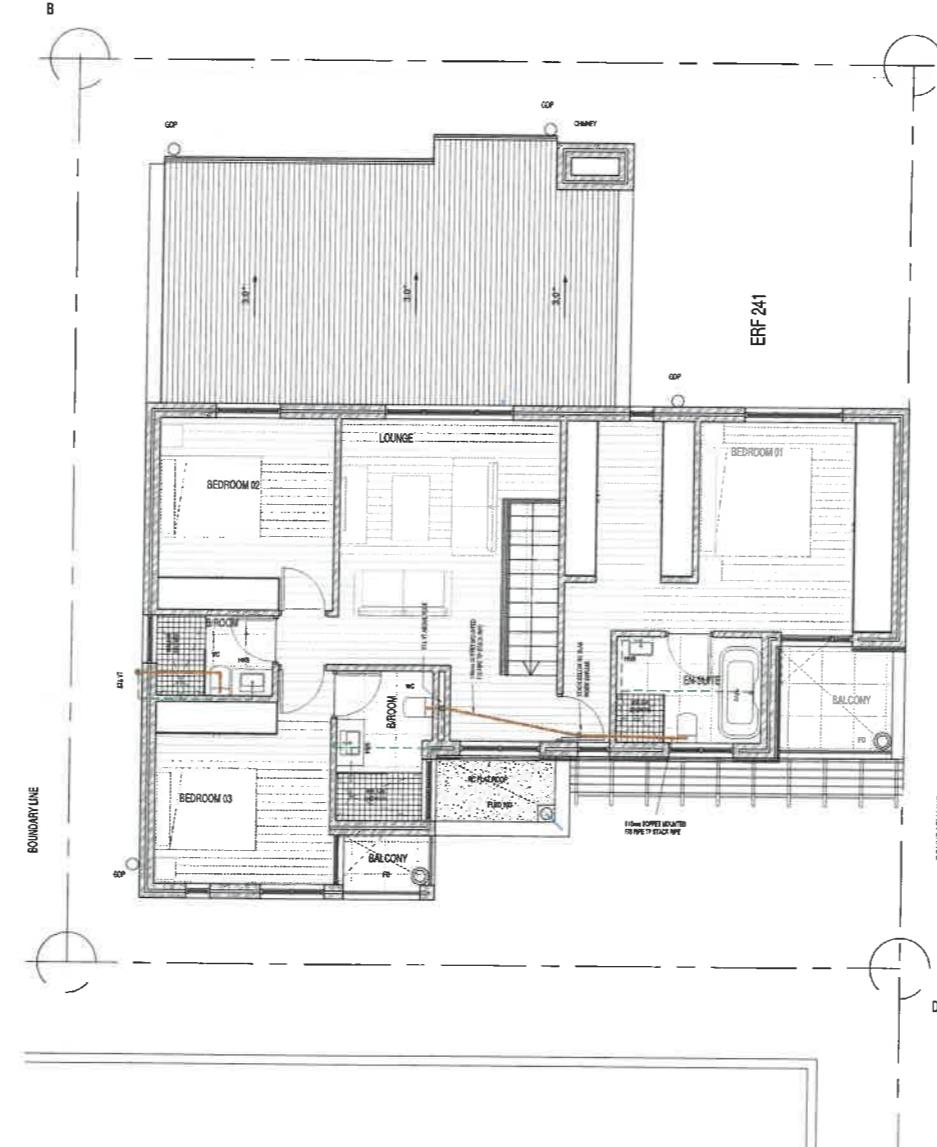
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COUNCIL SUBMISSION

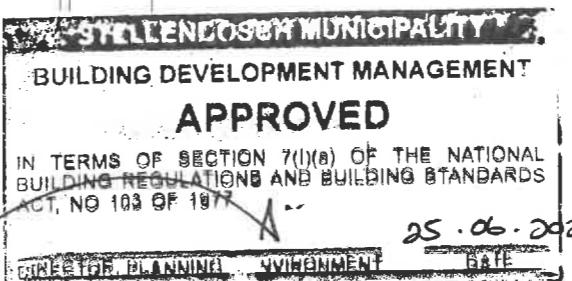
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GROUND FLOOR PLAN



FIRST FLOOR DRAINAGE P11



BP 6433/2025

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11 FEB 2025



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PROJECT TITLE:
**ERF 241
PAARDEBLOEM
ESTATE
JOHANNESDAL
STELLENBOSCH**

DRAWING TITLE

DRAINAGE DRAWINGS

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