

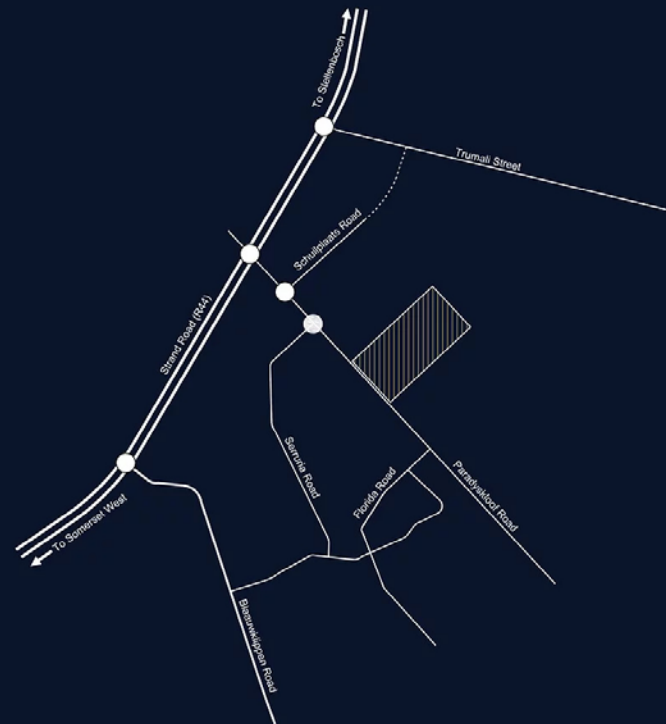


WELGEGUND DOMAINE PRIVÉ
ABACUS DEVELOPMENT COMPANY
ERF 15

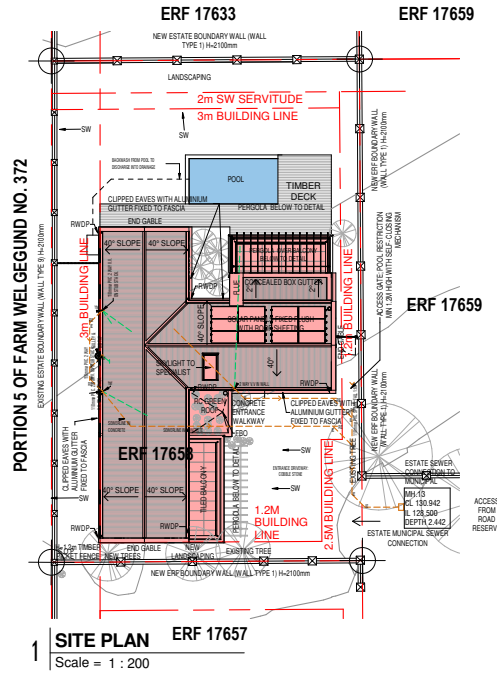
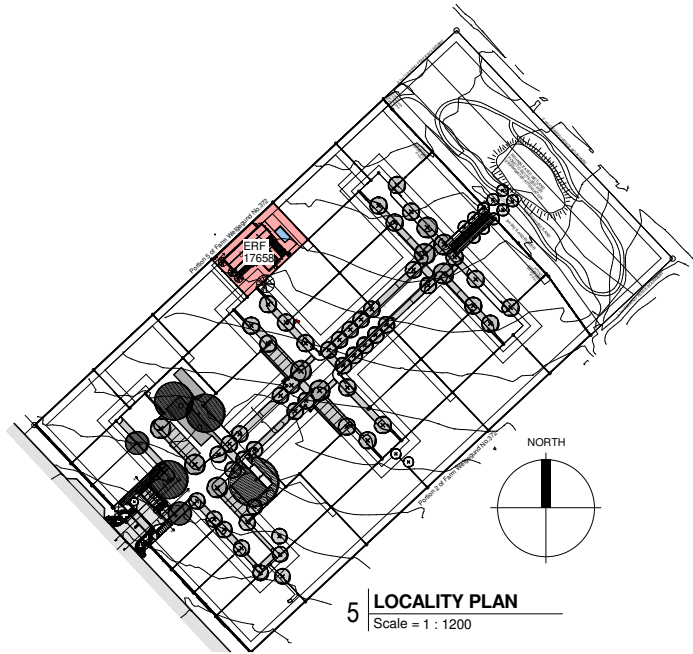




- DEVELOPMENT PLAN
- PLANS, SECTIONS & ELEVATIONS
- FINISHES PALETTE
- RENDERS
- FINISHES SCHEDULE & MOOD BOARD



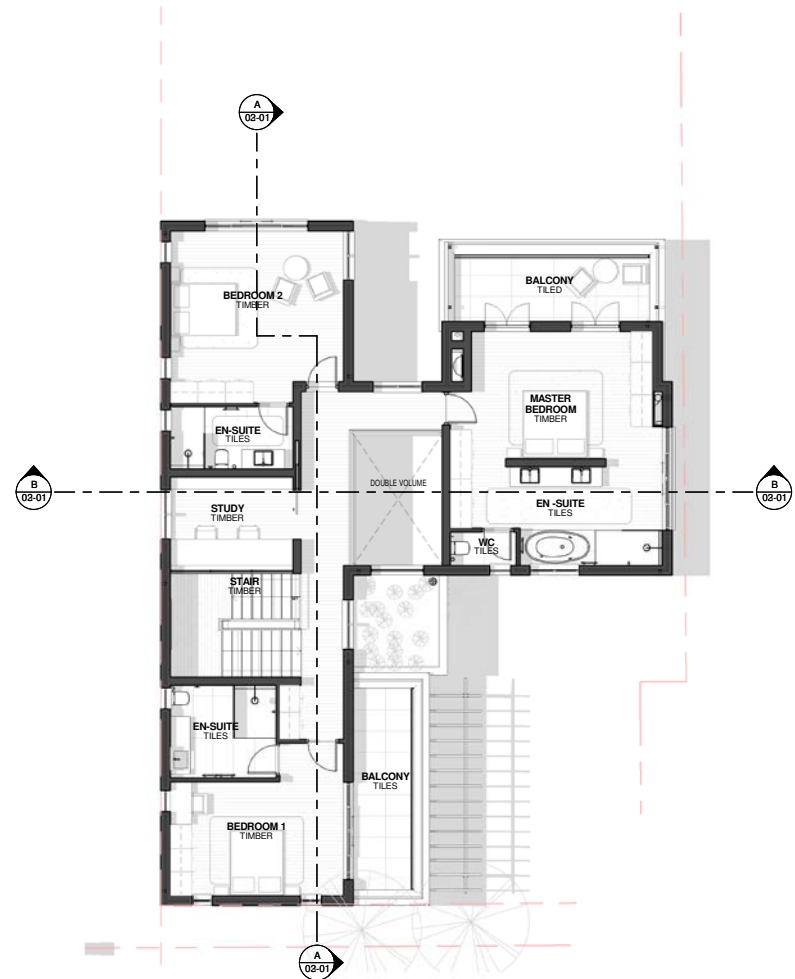
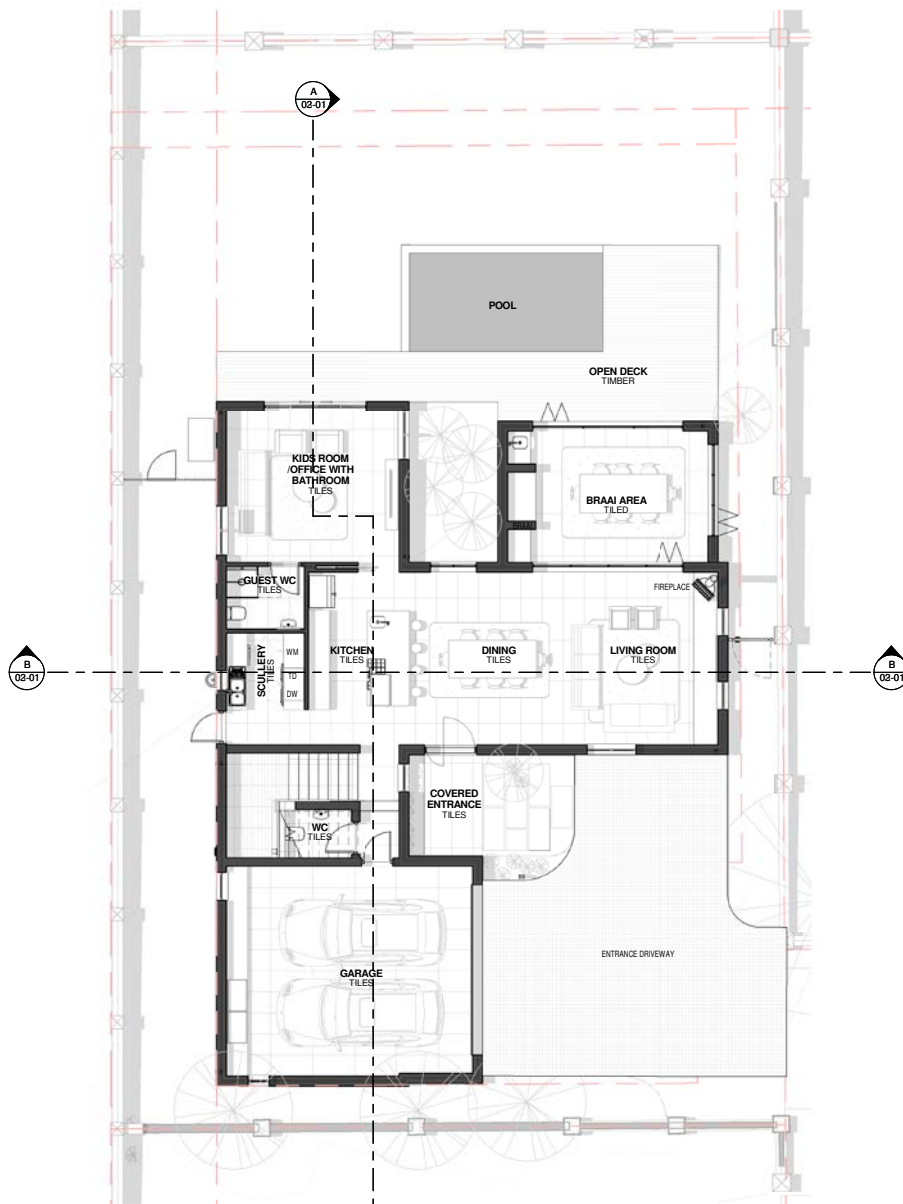
DEVELOPMENT SITE PLAN



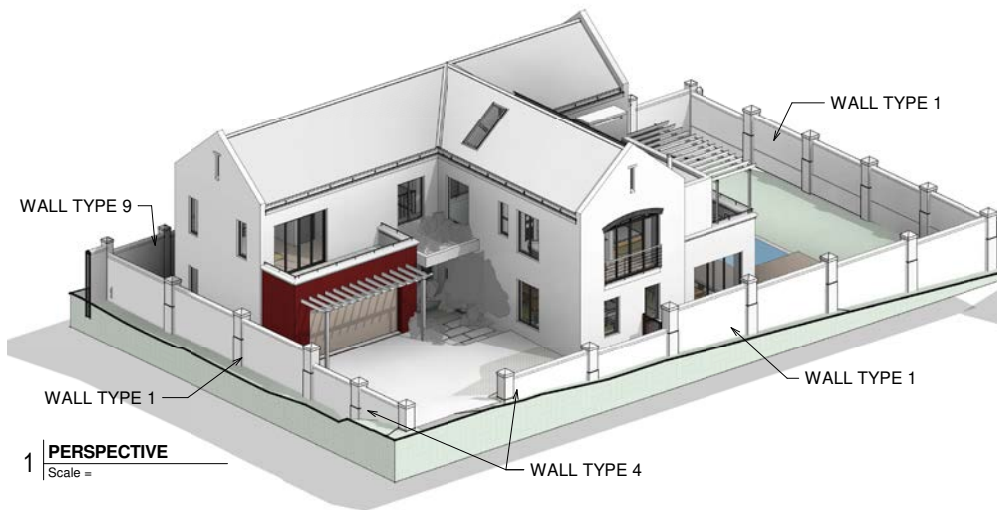
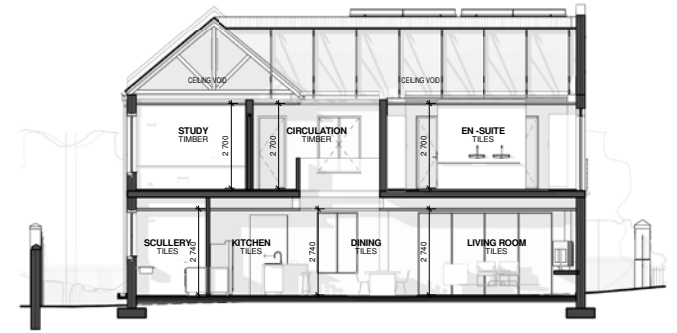
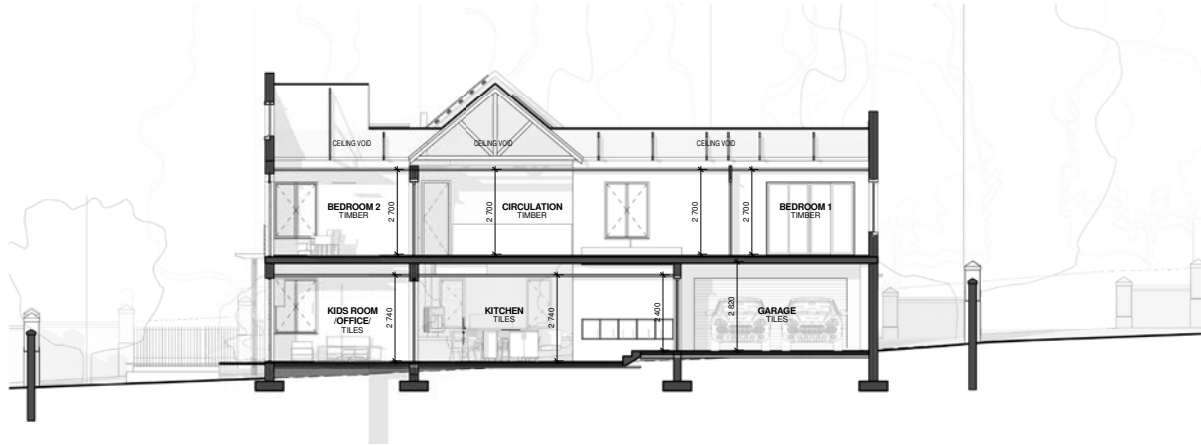
ESTATE SITE CALCULATIONS:	
SITE SIZE:	24 986 m ²
TOTAL COVERAGE FOR THE DEVELOPMENT	37% (9212.8 m ²)
TOTAL PERMISSIBLE COVERAGE PER ERF	60%
TOTAL BULK FOR THE DEVELOPMENT	0,62 (15 354,7m ²)
PERMISSABLE BULK PER ERF 1,0	TOTAL NUMBER OF UNITS 32
PARKING PROVISION 2 / UNIT = 64 BAYS	+ ADDITIONAL 21 VISITOR BAYS = 85 BAYS

READ IN CONJUNCTION WITH	
Drawing	Description
00-01	LOCALITY, SITE & FLOOR LAYOUTS
00-02	PERSPECTIVES, BOUNDARY WALLS & LANDSCAPING LAYOUT
01-01	GROUND FLOOR DIMENSION LAYOUT
01-02	FIRST FLOOR DIMENSION LAYOUT
01-03	ROOF DIMENSION LAYOUT
02-01	SECTIONS (SHEET 1)
03-01	SECTIONS & ELEVATIONS
04-01	REFLECTED CEILING PLANS
05-02	ELECTRICAL LAYOUTS
06-01	WINDOW SCHEDULES
06-02	DOOR SCHEDULE
07-00	BRICKWORK DETAILS
07-20	ROOF DETAILS
07-40	WINDOW & DOOR DETAILS
07-50	CEILING DETAILS
07-60	JOINERY DETAILS

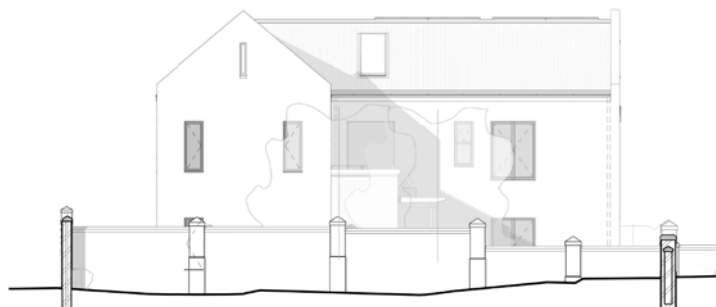
AREA SCHEDULE	
ERF 17658 (ERF 15) SIZE	593.2m ²
COVERAGE PERMISSIBLE:	60% (355.9m ²)
COVERAGE ACHIEVED:	209m ²
BULK PERMISSIBLE:	1.0 (593.2m ²)
BULK ACHIEVED:	0.60
GROUND FLOOR	197.7m ²
FIRST FLOOR	158.7m ²
TOTAL FLOOR AREA	356.8m ²
EXTERNAL AREA	85m ²
TOTAL FLOOR & EXTERNAL AREA	441.8m ²



2 | First Floor
Scale = 1 : 100



WELGEGUND - ERF 15



2 | **North Elevation**
Scale = 1 : 100



1 | **East Elevation**
Scale = 1 : 100



3 | **South Elevation**
Scale = 1 : 100



4 | **West Elevation**
Scale = 1 : 100

FINISHES PALETTE

PLASTER & PAINT

ITALGRANITI
Norvegia

LALEGNO BESPOKE
MISTY GREY

PLASTER & PAINT

MELAWOOD
(Supamatt - Anti fingerprint) Kalapana

MIRROR SPLASHBACK

STUDIO MASSON
(Sapien Stone) -
Platinum White 12mm



ERF 15 - GROUND FLOOR

FINISHES PALETTE

ITALGRANITI
Norvegia



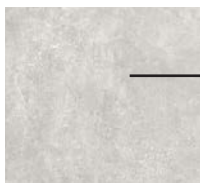
STUDIO MASSON
(Sapien Stone) -
Platinum White 12mm



PLASTER & PAINT



TACTILE - Clear GC 01
1200 x 2780 Panel



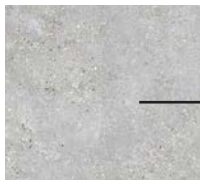
LALEGNO BESPOKE
MISTY GREY



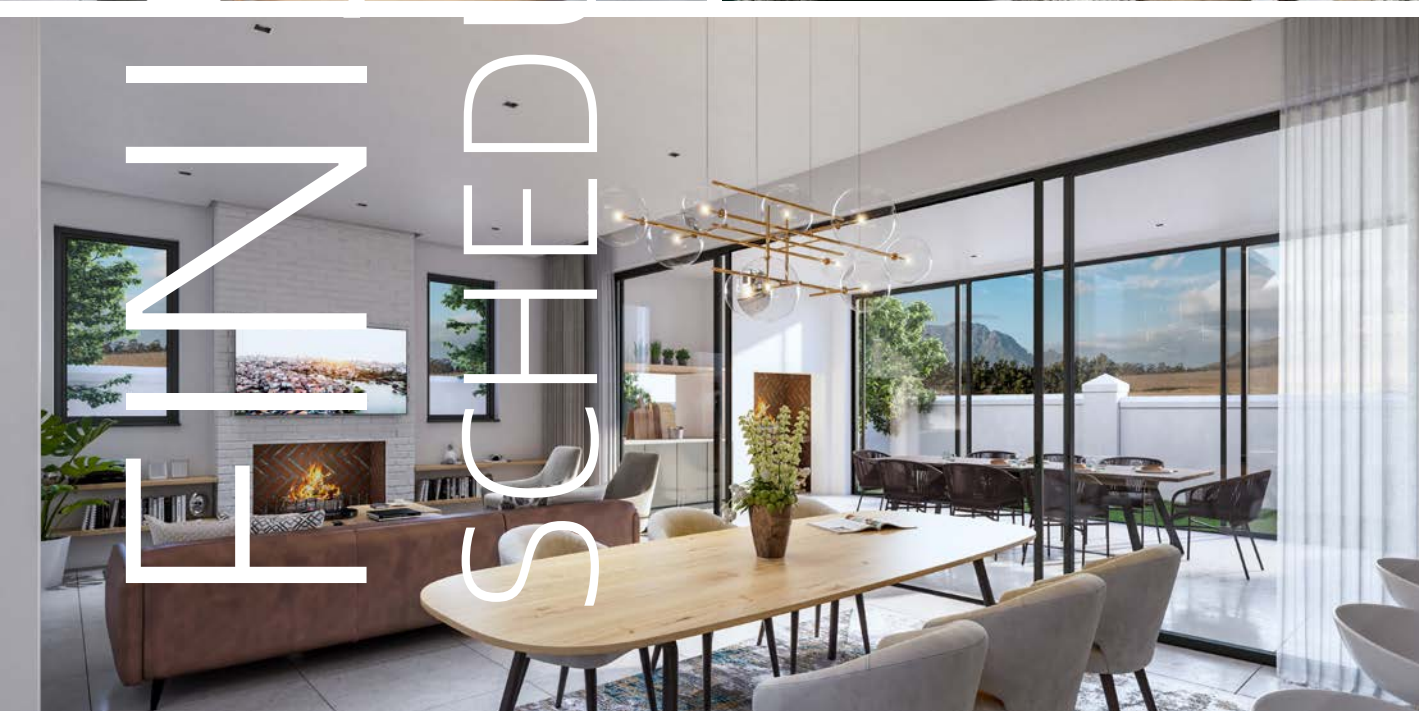
STUDIO MASSON
(Sapien Stone) -
Platinum White 12mm



TACTILE - Clear GC 01
1200 x 2780 Panel



ERF 15 - FIRST FLOOR





COROBRIK OLD CAPE
BLEND FBA OR FYN-
BOS ROOI SATIN FBS
FLUSH JOINTED.

WHITE BAGGED
PLASTERING

WHITE SMOOTH
PLASTER & PAINT



ARTEOR™ with
NETATMO

Increasing digitalisation and networking are making our lives ever simpler and more convenient, as technology transforms the way we work, communicate, travel and live at home. But greater possibilities also bring greater complexity. This is why Legrand, in developing Arteor with Netatmo, has sought to make networked digital technology as easy as possible, for designers, installers and users of living space.

The result is the radio solution "Arteor with Netatmo" which has been developed in collaboration with French industry-leading smart home brand Netatmo. Enhancing individual comfort and security in the connected home, it is really quick and easy to install and it will flexibly and economically adapt to changing habits, aspirations and needs over time.



Arteor with Netatmo is part of Legrand's ELIOT program. This program is dedicated to developing sustainable connected solutions that are easy to use and maintain, accessible for everybody and customisable to the users' needs, desires and habits. To enhance the value of any home and make everyday life just that little bit more comfortable and secure.



LEGRAND - ARTEOR SMART HOME AUTOMATION



LALEGNO BESPOKE
MISTY GREY



ITALGRANITI
NORVEGIA



INTERIOR - LIVING & GENERAL AREAS



FLOOR FINISH



ITALGRANITI
NORVEGIA

KITCHEN ISLAND



PREMIUM WHITE
SLABS (12 X 1500
X 3000mm)

KITCHEN SHELVES



TIMBER



MELAWOOD (SUPAMATT -
ANTI FINGERPRINT)
KALAPANA



MELAWOOD (SUPAGLOSS)
FOLKSTONE GREY



SPLASHBACK KITCHEN -
GREY MIRROR



Blanco - Supra 400-U Sink
Undermount Prep bowl.



Blanco Mida Sink Mixer
Single Lever Pillar Mounted
Chrome



Blanco - Supra 340-U Sink
Square bowl undermount
braai prep bowl.



Blanco - Supra 340-340-U Double Underslung Sink
SNK 1 765x450x175mm Polished Stainless Steel.



Hansgrohe Talis M54
Single lever kitchen
mixer 210, pull-out
spray.

INTERIOR - KITCHEN, SCULLERY



Hansgrohe Raindance S
Overhead Shower 1 Jet
150mm Chrome



Croma Select E Vario Unica
Set 65cm White Chrome



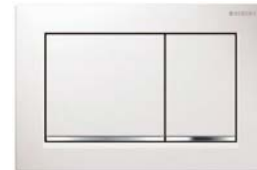
Bathroom Butler 4600 Series
Towel Rails Brushed Stainless
Steel



Hansgrohe Talis E
Shower Mixer
Concealed Chrome



DuraStyle Rimless Wall
Hung Pan 540x370mm
Durafix White. Dura
Style Toilet Seat &
Cover Soft-Close
White



Actuator Plate Sigma
30 for Dual Flush



Victoria + Albert
Kaldera 56



Bathroom Butler 4600
Series Bathroom
Accessories Hooks
Brushed Stainless
Steel



Bathroom Butler 4600
Series Bathroom Ac-
cessories Toilet Paper
Holders Brushed
Stainless Steel



Bathroom Butler 4600
Series Bathroom Ac-
cessories Toilet Brush
Sets Brushed Stainless
Steel



Expand A Drain Tile
Insert Channel Shower
Channel Tile Insert



Hydrotec Sarah Lee
Waste, Traps and
Overflows Shower
Trap



Hansgrohe - Talis E
110 Basin Mixer



INTERIOR - BATHROOMS SANITARY WARE (GUEST)



ITALGRANITI
NORVEGIA



TACTILE - CLEAR GC
01 1200 X 2780mm
PANEL



PREMIUM WHITE
SLABS (12 x 1500 x
3000mm)

INTERIOR - BATHROOMS FINISHES (GUEST)



LALEGNO
BESPOKE MISTY GREY



INTERIOR - BEDROOM (GUEST)



Hansgrohe Chrome Over-head Shower



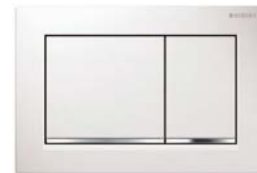
Croma Select E Vario Unica Set 65cm White Chrome



Hansgrohe Talis E Shower Mixer Concealed Chrome



DuraStyle Rimless Wall Hung Pan 540x370mm Durafix White. Dura Style Toilet Seat & Cover Soft-Close White



Actuator Plate Sigma 30 for Dual Flush



Victoria + Albert Kaldera 56



Bathroom Butler 4600 Series Bathroom Accessories Hooks Brushed Stainless Steel



Jeeves Spartan Boxx Electric Bathroom Accessories Heated Towel Rails Polished Stainless Steel



Bathroom Butler 4600 Series Towel Rails Brushed Stainless Steel



Expand A Drain Tile Insert Channel Shower Channel Tile Insert



Livingstone Baths Charlotte Bath (Free-standing White)



Stunning Bathrooms Bath Spout Polished Stainless Steel



Hansgrohe - Talis E 110 Basin Mixer

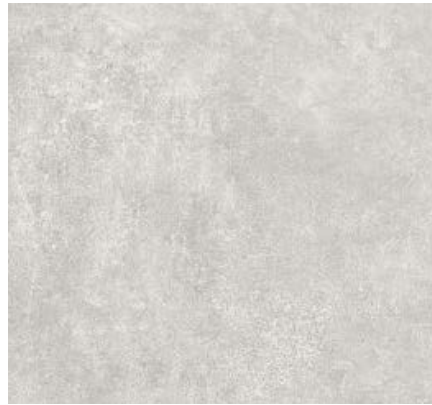
INTERIOR - BATHROOMS SANITARY WARE (MASTER)



Shower niche



FRAMELESS SHOWER SCREEN



TACTILE - Clear GC 01
1200 x 2780 Panel



PREMIUM WHITE
SLABS (12 x 1500 x
3000mm)



ITALGRANITI
Norvegia



TIMBER MIRROR & VANITY

INTERIOR - BATHROOMS FINISHES (MASTER)

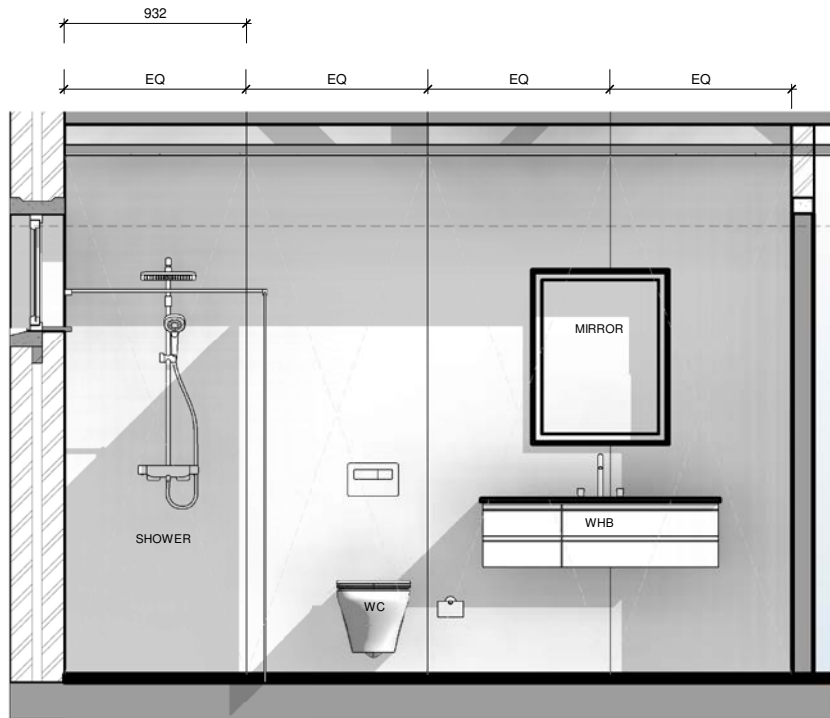


LALEGNO TIMBER FLOORING



INTERIOR - BEDROOM (MASTER)





1 BATHROOM ELEVATION

Scale = 1 : 25



2 01 FIRST FLOOR.

Scale = 1 : 100



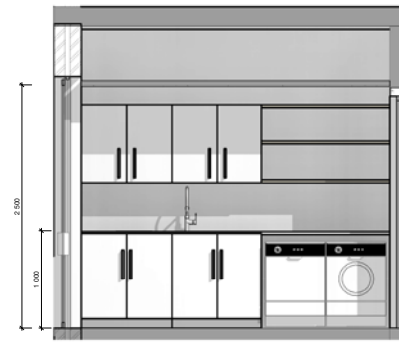
LOOK & FEEL



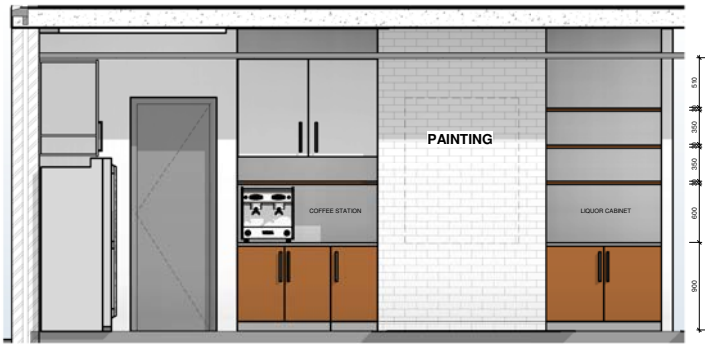
1 KITCHEN JOINERY
Scale = 1 : 25



2 KITCHEN ISLAND
Scale = 1 : 25



4 SCULLERY
Scale = 1 : 25



5 KITCHEN - COFFEE STATION
Scale = 1 : 25



6 00 GROUND FLOOR - Dependent 1
Scale = 1 : 50



LOOK & FEEL

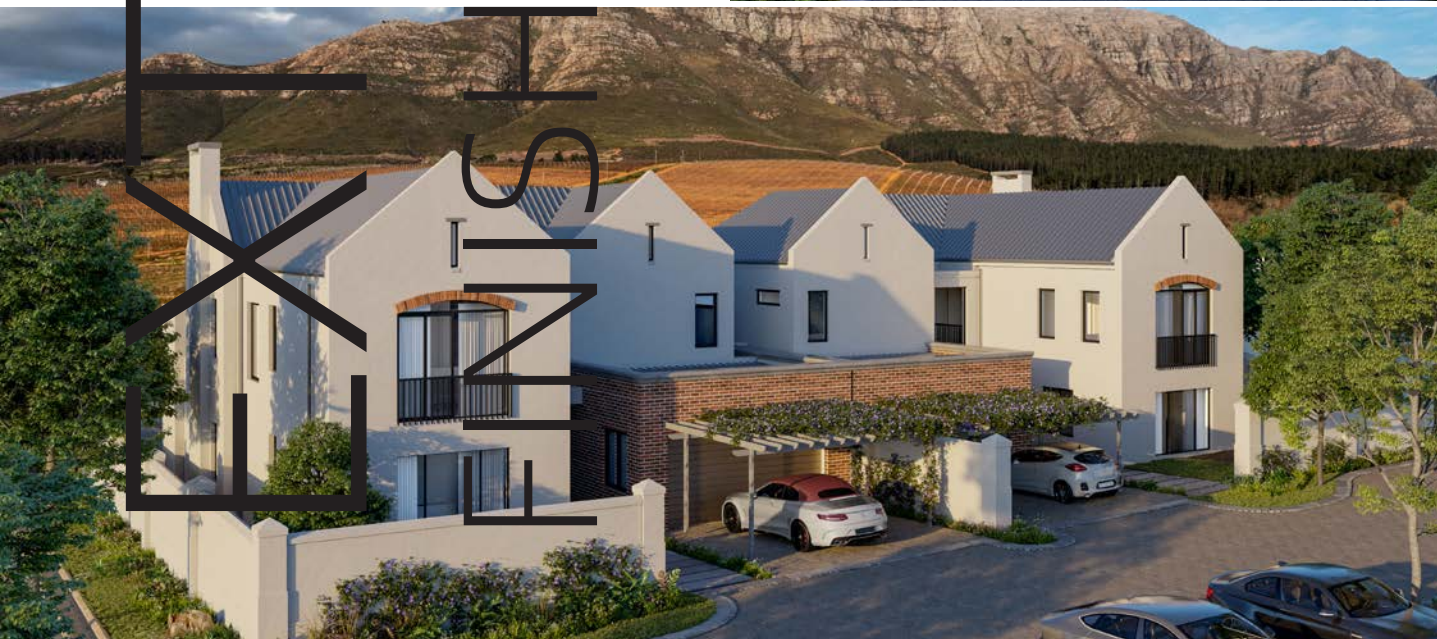


INTERIOR - KITCHEN/DINING

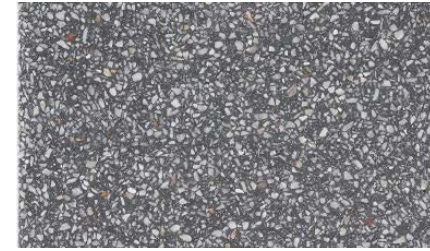


INTERIOR - EN-SUITE

EXTERIOR FINISHES



OLD CAPE BLEND FBA OR FYNBOS
ROOI SATIN FBS FLUSH JOINTED.



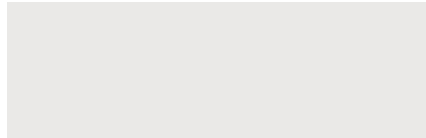
STEPPING STONES

BROWNSTONE
INTERLOCKING PAVERS



KLIP-LOK ROOF SHEETING.

SMOOTH PLASTER & PAINT



OUTSIDE DECKING -
EVA LAST APEX HIMALAYAN
CEDAR. COMPOSITE DECKING.

WHITE, BROWN OR GREY LANDSCAPING STONE
& LANDSCAPING



FLUSH FIXED PV PANELS



TESLA POWER WALL

EXTERIOR - FINISHES



La Gratitude, 95 Dorpstraat,
STELLENBOSCH
stellenbosch@neoarchitects.co.za

Sussex Office Park, 473 Lynnwood Rd, Lynnwood,
PRETORIA
info@neoarchitects.co.za



www.neoarchitects.co.za

