

**AGENDA of the
Portfolio Committee : Infrastructure and Planning
22 March 2016
(Also the agenda for the Mayoral Committee Meeting : 30 March 2016)**

**9.
ERF 107, 19 SEA VIEW DRIVE, FRANSKRAAL : APPLICATION FOR
DEPARTURE: MESSRS GERICKE ARCHITECTURAL SERVICES ON BEHALF OF
JD & LP VAN NIEKERK**

107 GFK (3043)

SW van der Merwe

(028) 313 8900

Hermanus Administration

5 February 2016

1. Executive Summary

To consider an application for departure received on 14 September 2015 from Messrs Gericke Architectural Services on behalf of the owners of Erf 107, Franskraal, JD & LP van Niekerk, in order to relax the eastern lateral building line from 2m to 1,62m and the western lateral building line from 2m to 1,57m.

A Locality Plan of the property concerned is attached as Annexure A. The Site Development Plan is attached as Annexure B, and the Motivation Report from the applicant in support of the application is attached as Annexure C.

2. Service Delivery and Budget Implementation Plan - IGNITE

Infrastructure and Planning
Town- and Spatial Planning

3. Compliance with Strategic Priorities

Provision of democratic, accountable and ethical governance
Promotion of tourism, economic and social development

4. Delegated Authority

Executive Mayor

5. Legal Requirements

- Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) (LUPO)

6. Background/Discussion/Evaluation/Conclusion

Background

Erf 107, Franskraal measures 595m² in extent and is developed with a single storey dwelling and associated outbuildings. The rear of the property forms part of a milk wood thicket extending over several adjoining erven. It also

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provides natural screening to the rear of the subject property. As a result of the milk wood thicket the dwelling is situated towards the front of the erf and developed in close proximity to the lateral property boundaries in terms of the former Gansbaai Zoning Scheme Regulations that stipulated a 1,57m lateral building line.

The natural ground level of the subject property increases towards the rear and measures $\pm 1,6\text{m}$ higher at the rear property boundary. Adjoining properties to the north (rear of the subject property) are situated on top of a dune in an elevated position above the properties abutting Sea View Drive, with their natural ground level varying between $\pm 1,5\text{m}$ to 2m above the natural ground level rear of the subject property.

There is an existing braai on the rear property boundary. Since the structure does not exceed a height of 1m above natural ground level it does not form part of the current departure application.

In terms of the Overstrand Zoning Scheme Regulations a 2m lateral building line is now applicable. The applicant now wishes to extend the dwelling to the front and rear in line with the flank elevations of the main dwelling. First floor additions are also proposed on the existing building footprint, thus requiring a relaxation of the 2m lateral building line to $1,57\text{m}$ (western side) and $1,62\text{m}$ (eastern side) respectively on both ground and first floor level.

The original application included an application for departure in order to accommodate a storage building on the rear property boundary. The applicant submitted amended plans indicating that the storage building will be removed.

The Title Deed of the property imposes a $4,72\text{m}$ street, $1,57\text{m}$ lateral and $3,15\text{m}$ rear building lines that will be respected by the proposed development.

Discussion

The application for departure was advertised in the prescribed manner. One letter of objection was received from the owner of Erf 106, Franskraal situated directly behind the subject property. The objection is attached as Annexure D and the applicant's response thereto as Annexure E.

Erf 106, Franskraal : A Lourens & M van den Worm

The main grounds for objection relates to the braai that is situated on the rear property boundary and can be summarised as follows:

- the objector has not been consulted, nor granted permission for the braai;

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- the braai has electrical wiring and unsightly cement patches visible on the side of Erf 106, Franskraal;
- the location of the braai is inconvenient to the owners of Erf 106 due to fire- and health risks as a result of smoke inhalation, general discomfort, etc., and
- the plan does not indicate a chimney, except for one sectional sketch that does not specify the height that may not exceed the height of the boundary wall (2,1m).

The objector stated that they studied the plan, that they take note and agree to that the refurbished dwelling will not exceed the 2m Zoning Scheme boundary line. Subsequently the objector in a phone call indicated that they do not want any building work encroaching the applicable 2m lateral building line, but did not provide any reasoning substantiating the objection.

Town Planners' comment

The existing braai does not form part of the current application since it does not exceed 1m above natural ground level. The existing braai is indicated on a building plan for additions to the property that was approved during 2013. Built braais not exceeding 1m above natural ground level are listed under the building line exclusions in terms of paragraph 16.1 of the applicable Scheme Regulations. The opinion is thus held that this matter is to be dealt with by the Building Control Department should any justified/valid complaints with regard to the braai be forthcoming.

The objection regarding the encroachment of the lateral building line is dealt with in the evaluation below.

Evaluation

Due to the dense milk wood thicket on the subject property the existing dwelling is situated in close proximity of the street and developed 1,62m from the eastern lateral- and 1,57m from the western lateral property boundaries in line with the provisions of the former Gansbaai Zoning Scheme Regulations.

The proposed development involves ground and first floor additions in line with the flank elevations of the existing house, hence the application for departure to relax the current 2m lateral building lines.

The ground floor additions due to the dense natural screening would not have an adverse impact on adjoining properties, especially those abutting the rear property boundary due to the single storey nature thereof and the fact that the subject property is situated significantly lower than properties abutting the rear boundary of the subject property.

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The proposed first floor additions would result in encroachments of 0,38m and 0,43m respectively in order to maintain a distance of 1,62m and 1,57m from the lateral property boundaries. The aforementioned encroachments of 0,38m and 0,43m respectively are not deemed to have a significant impact on adjoining properties, especially those at the rear, since it would be screened by remaining milk woods that already obscures views from the rear. Further, due to the substantial slope of the site from Sea View Drive towards Marais Street at the rear as well as the dense natural screening the opinion is held that the proposal will not result a substantive loss of views/outlook over and above what is currently enjoyed by the owners of adjoining properties.

Having had regard to the aforementioned, the opinion is held that the encroachment of the street and lateral building lines will not unacceptably detract from the character and appearance of the surrounding area or the residential amenity of the adjoining properties since most of the adjoining properties have been developed on or in close proximity of the former 1,57m lateral building on both ground and first floor level.

Conclusion

That the application for departure be supported as per the recommendation below.

7. Financial Implications

None

8. Staff Implications

None

9. Comments from other Departments, Divisions and Administrations

Building Department

No objection.

Fire Services

No objection. Application is in compliance with National Fire Safety Regulation SANS10400T:2011.

Electro Technical Services

No objection.

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10. Annexures

- Annexure A: Locality Plan
- Annexure B: Site Development Plan
- Annexure C: Motivation Report
- Annexure D: Objection
- Annexure E: Applicant's comment to objection

RECOMMENDATION:

1. that, in terms of the provisions of Section 15 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) the application for a departure in order to relax the 2m lateral building line to 1,62m (eastern side) and 1,57m (western side) respectively, **be approved**, subject to the following conditions:
 - (a) that this approval only has reference to the relaxation of the building lines as indicated on Plan No. 19/DN/15 pages 1-15 dated 6 August 2015, as submitted with the application;
 - (b) that building plans be submitted to the Building Department for approval, and that all conditions of the Building – and the Fire Department be complied with at that stage;
 - (c) that this approval does not absolve the applicant from compliance with any other relevant legislation;
 - (d) that all other development parameters as prescribed in the relevant Zoning Scheme be complied with;
 - (e) that the storage building be demolished within 60 days from the date of this approval; and
 - (f) that the proposed boundary walls be plastered and finished to the satisfaction of the Senior Manager: Building Services.
2. that the applicant be notified of its right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above decision.

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RESPONSIBLE OFFICIAL :	SW VAN DER MERWE
TARGET DATE FOR IMPLEMENTATION :	13 APRIL 2016
TARGET DATE TO INFORM APPLICANT :	13 APRIL 2016
TARGET DATE TO INFORM OBJECTOR :	13 APRIL 2016

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NIEKERK**

107 GFK (3043)

SW van der Merwe

(028) 313 8900

Hermanus Administration

5 February 2016

**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON
22 MARCH 2016, WHICH COMMITTEE SUPPORTED THE RECOMMENDATION**

RESPONSIBLE OFFICIAL :

SW VAN DER MERWE

TARGET DATE FOR IMPLEMENTATION :

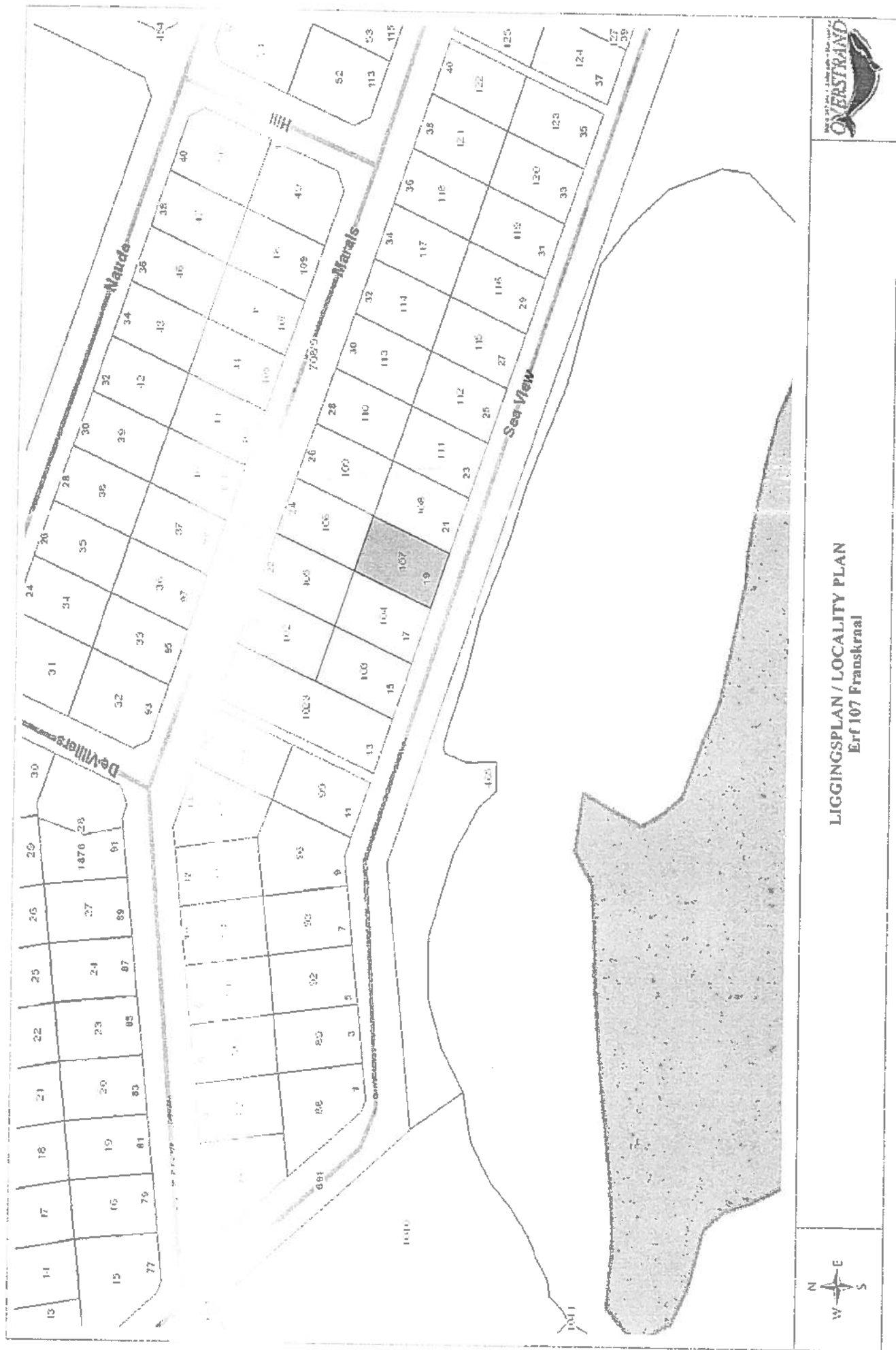
13 APRIL 2016

TARGET DATE TO INFORM APPLICANT :

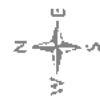
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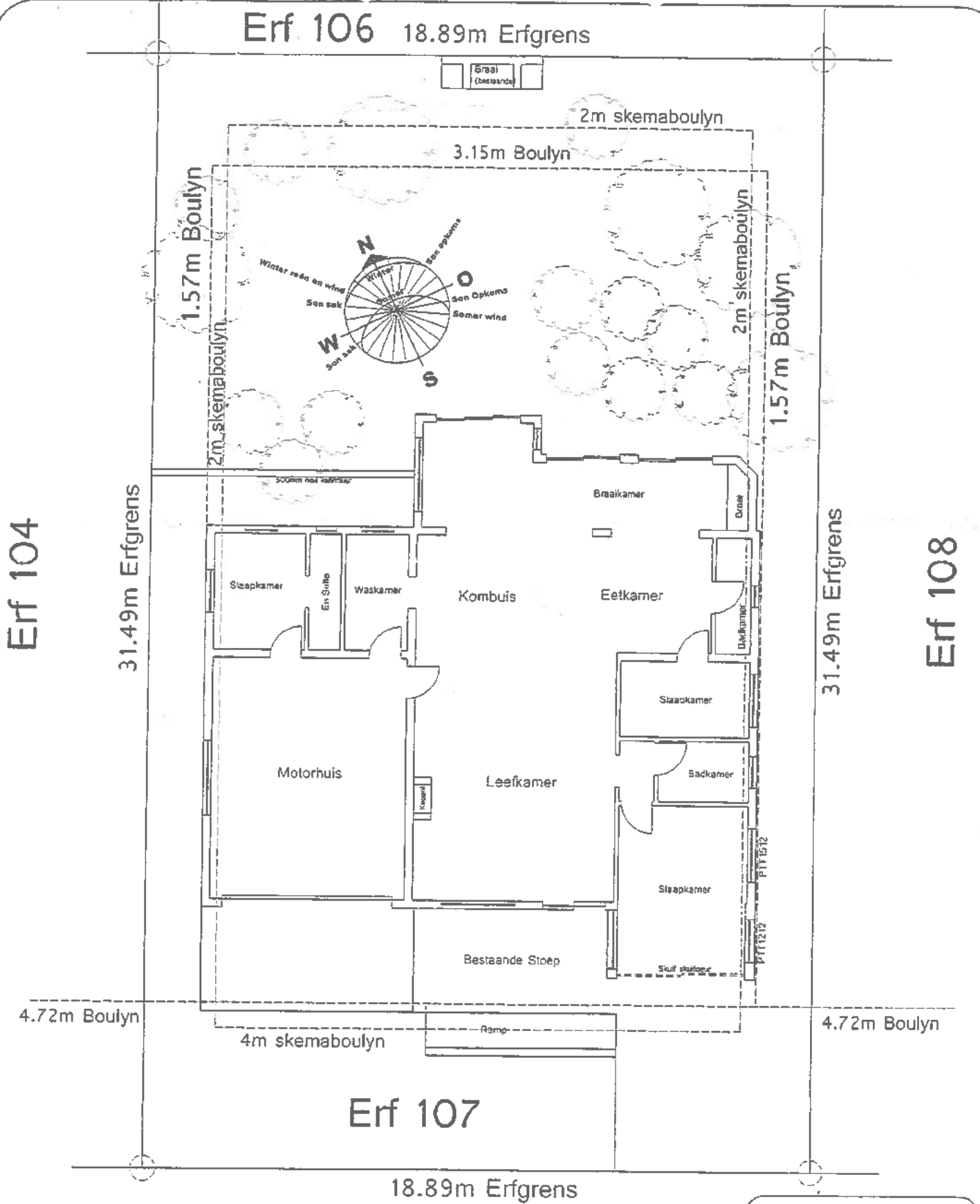
TARGET DATE TO INFORM OBJECTOR :

13 APRIL 2016



LIGGINGSPLAN / LOCALITY PLAN
Erf 107 Franskraal





Erf 104

Erf 108

Seaview Rylaan 19

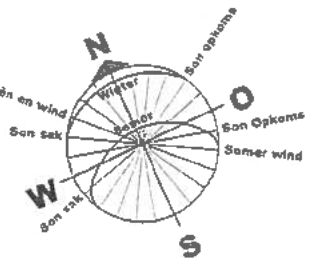
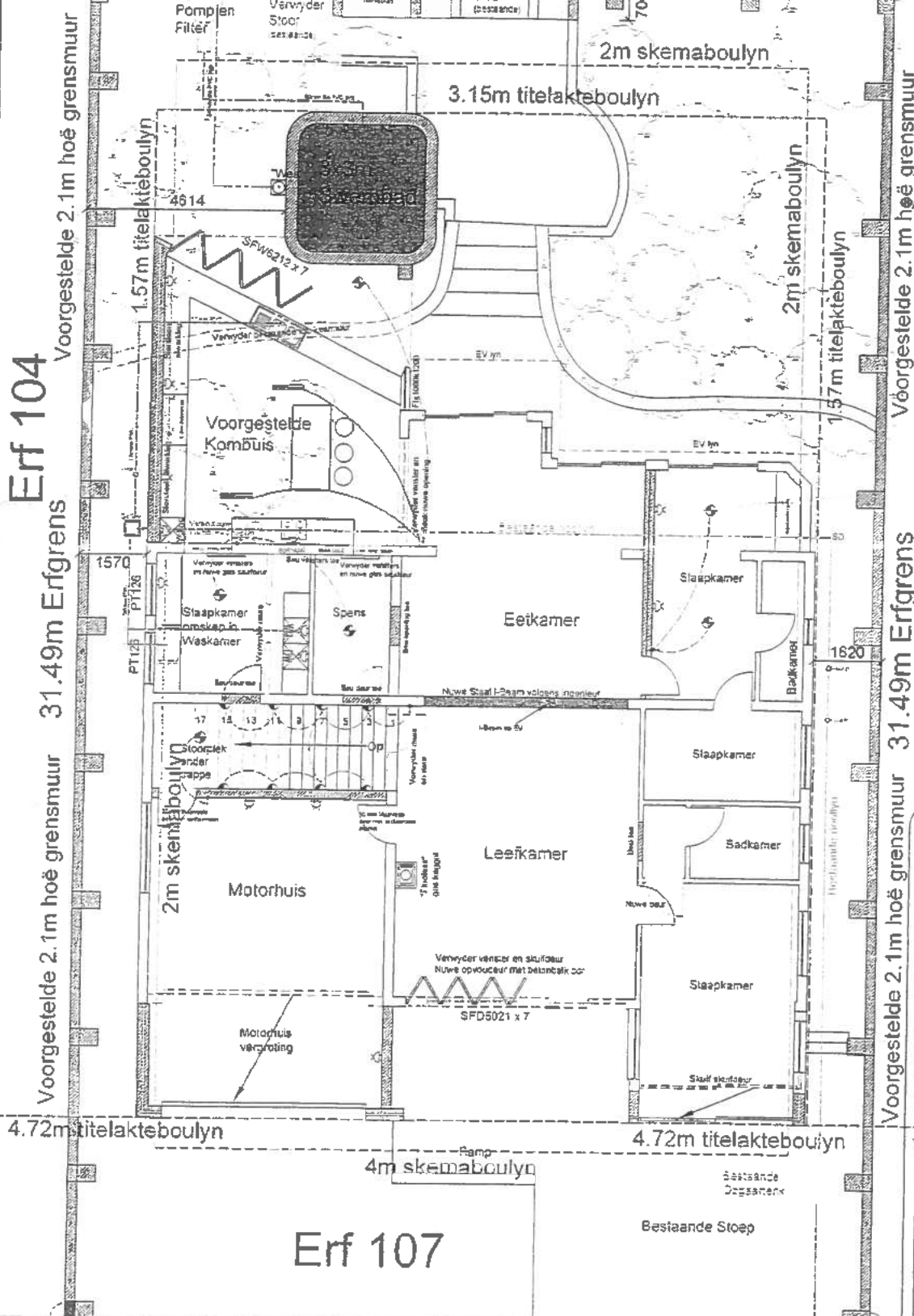
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 Postbus 392, Gangbaai, 7220
 Tel/Faks: 029 384 1659 | Sel: 082 433 5554
 ged@access.co.za
 Lid van SAIT : S07023

Plan nagesien deur : JLS Gericke	Datum : 06 Aug 2015
Voorgestelde Aanbouings vir Mnr D van Niekerk op erf 107, Seaview Rylaan 19, Franskraal	
Tekening :Terreinplan - Bestaande	
Projek No :	19/DN/15
Skaal :	1:100
Bladsy :	1 van 15
Datum :	06 Augustus 2015

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Hierdie Bouplan is opgetrek volgens die standaard vir boutekeninge : SABS 0143.

18.89m Erfgrens Voorgestelde 2.1m hoë grensmuur



Erf 104
Voorgestelde 2.1m hoë grensmuur
31.49m Erfgrens

Voorgestelde 2.1m hoë grensmuur
31.49m Erfgrens

Erf 108

4.72m titelakteboulyn
4.72m titelakteboulyn
4m skemaboulyn
18.89m Erfgrens

Erf 107

Seaview Rylaan 19

Legende

- Nuwe Steenwerk
- Nuwe Houtwerk
- Nuwe Rood
- Nuwe Staal
- Nuwe Fondasies / Beton

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Okkupasie Klas : H4 Woonsheid
 Populasie : 4 persone per huis 24.7

Oppervlakte:	
Best Woning :	201.08m ²
Best Stoop :	46.65m ²
GV Aanbouing :	53.15m ²
Swembad :	12.28m ²
Eerste verdieping :	272.09m ²
Balkon :	18.28m ²
Totaal :	591.25m ²
Erf :	595.00m ²
Dekking :	288.54m ² 47.73%

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 Lid van SAIT : S07025

Plan nagesien deur :
 JLS Gerieke Datum :
 JLS Gerieke 04 Aug 2015

Voorgestelde Aanbuings vir Mr
 D van Niekerk op erf 107,
 Seaview Rylaan 19, Franskraal.

Tekening : Terreinplan - GV

Projek No : 19/DN/15

Skaal : 1:100

Bladsy : 2 van 15

Datum : 06 Augustus 2015

Erf 106

18.89m Erfgrens Voorgestelde 2.1m hoë grensmuur

Erf 104
Voorgestelde 2.1m hoë grensmuur 31.49m Erfgrens

Voorgestelde 2.1m hoë grensmuur 31.49m Erfgrens

Erf 108

4.72m titelakteboulyn

4.72m titelakteboulyn

Erf 107

18.89m Erfgrens

Galvaniseerde
Munisipale
suigkoppeling

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Seaview Rylaan 19

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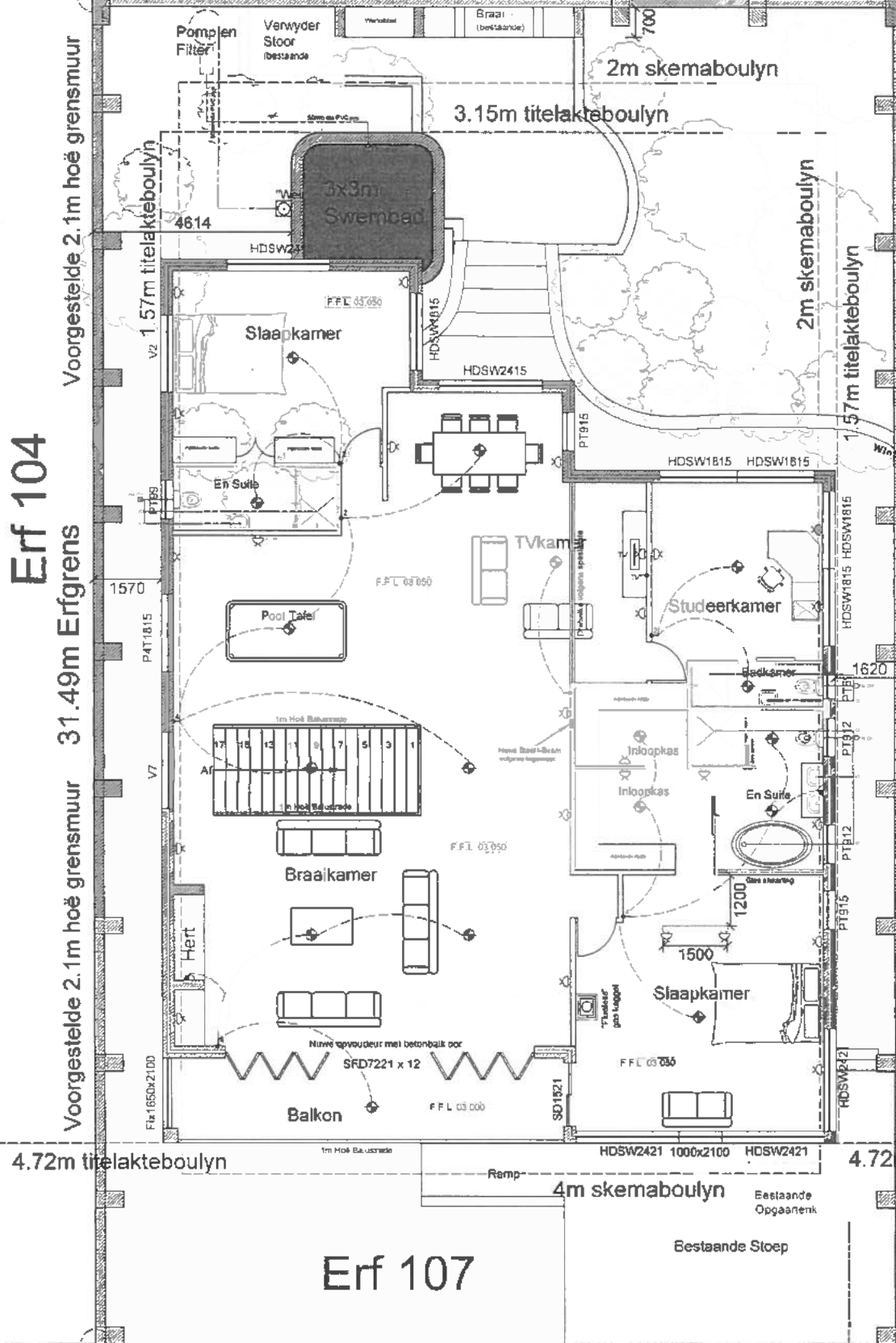
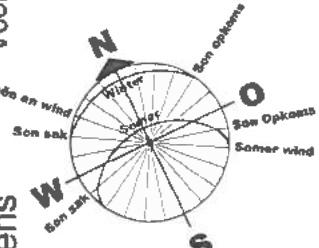
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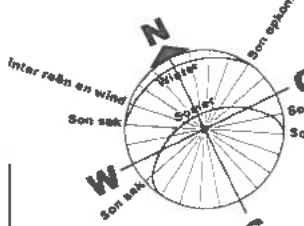
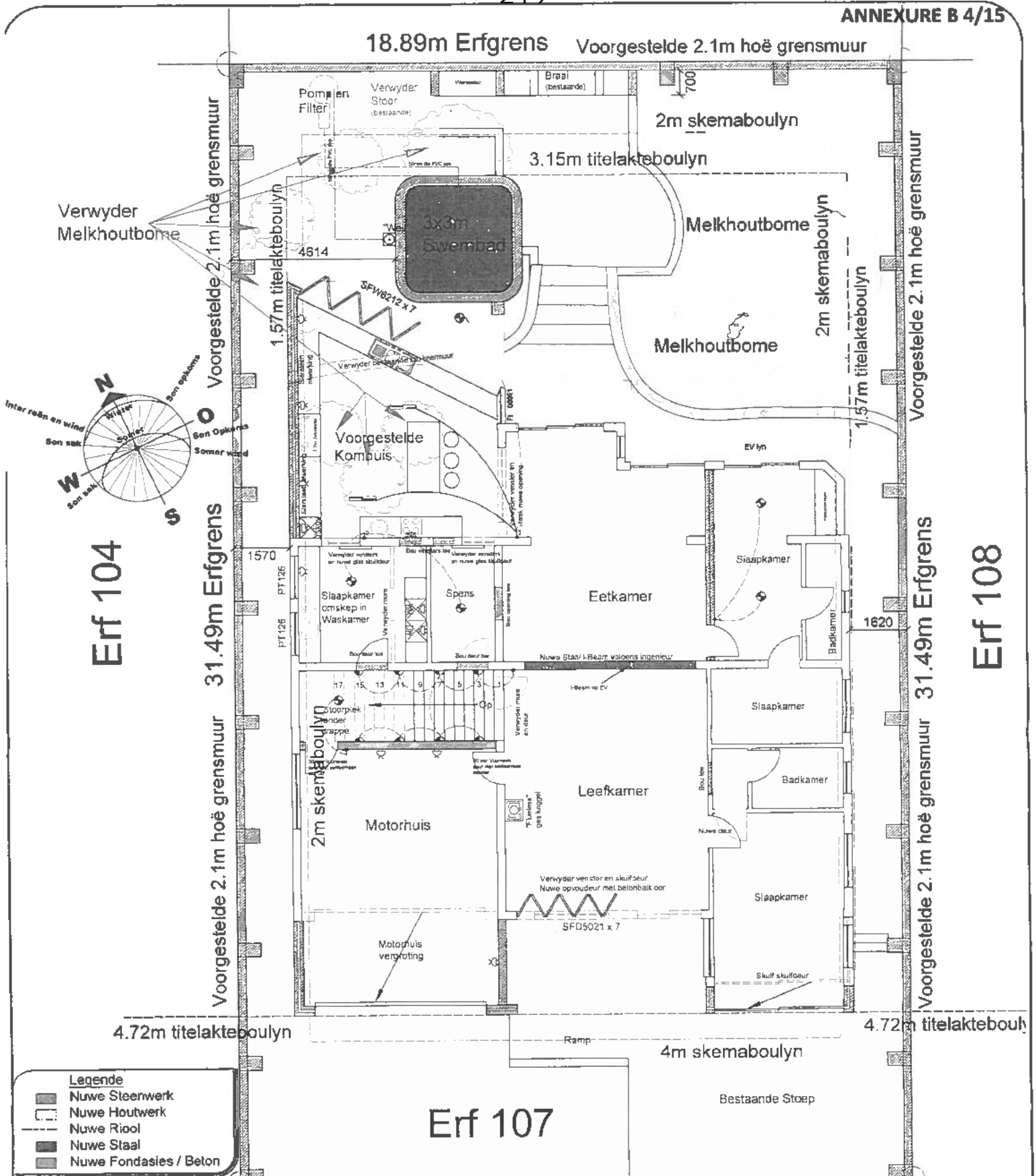
- Nuwe Steenwerk
- Nuwe Houtwerk
- Nuwe Rool
- Nuwe Staal
- Nuwe Fondasies / Beton

Plan nagesien deur :
JLS Gericke Datum :
JLS Gericke 06 Aug 2015

Voorgestelde Aanbouings vir Mnr
D van Niekerk op erf 107,
Seaview Rylaan 19, Franskraal.

Tekening : Terreinplan - EV
Projek No : 19/DN/15
Skaal : 1:100
Bladsy : 3 van 15
Datum : 06 Augustus 2015

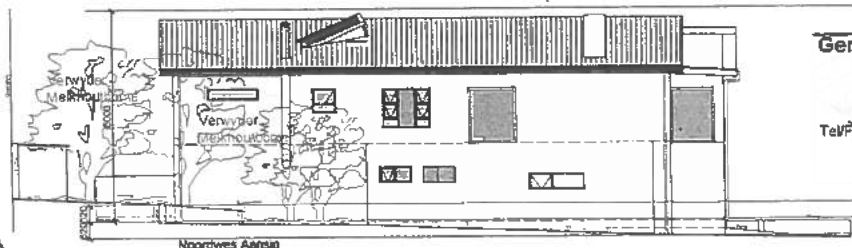




Legende

- Nuwe Steenwerk
- Nuwe Houtwerk
- Nuwe Riool
- Nuwe Staal
- Nuwe Fondasies / Beton

18.89m Erfgrens
Seaview Rylaan 19



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Plan gesien deur: JLS Gericke	Datum: 06 Aug 2015
Voorgestelde Aanbouings vir Mnr D van Niekerk op erf 107, Seaview Rylaan 19, Franskraal.	
Tekening	Terrëinplan - Bome
Projek No.	19/DN/15
Skaal:	1:100
Bladsy:	4 van 15
Datum:	06 Augustus 2015

Erf 106

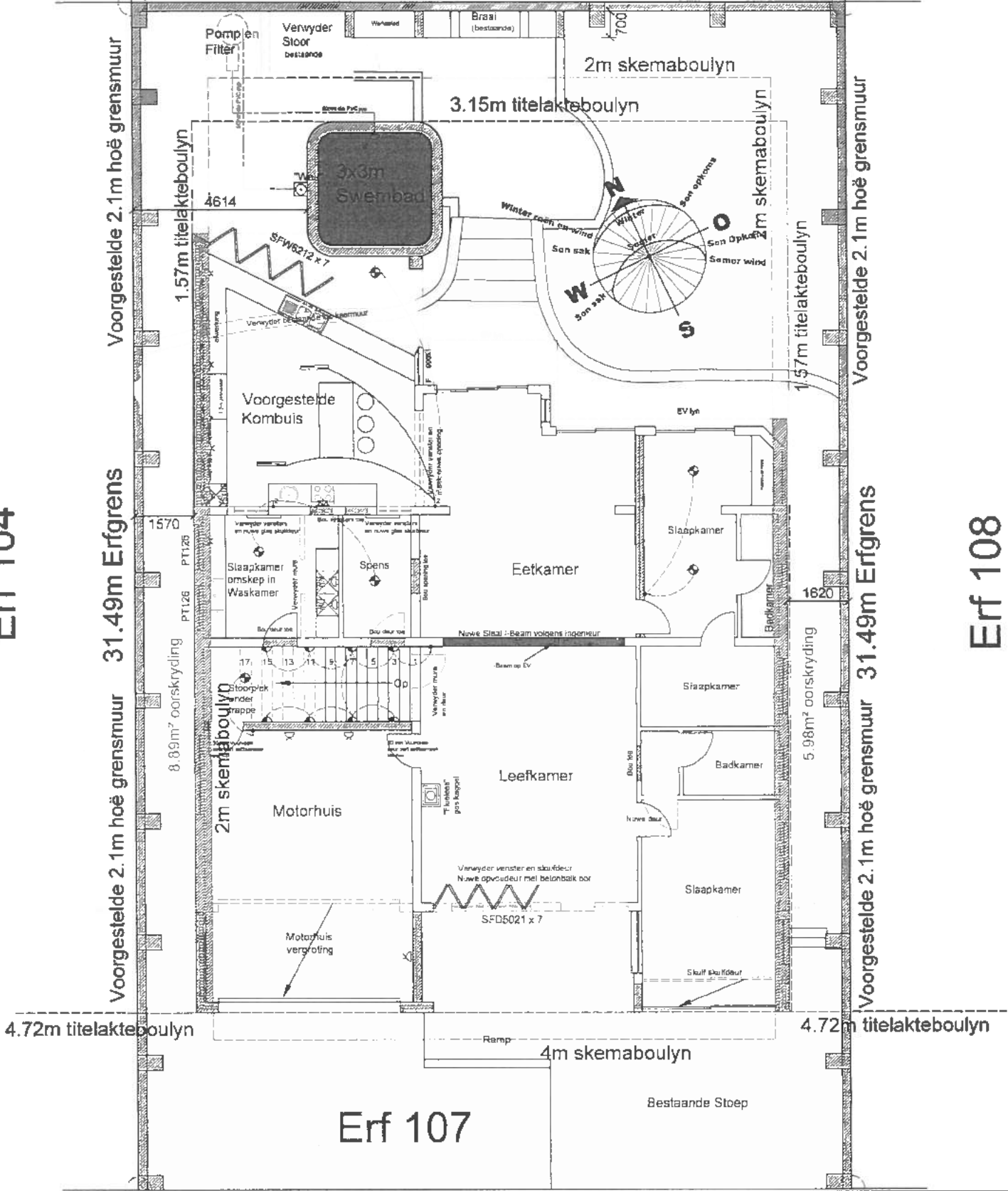
18.89m Erfgrens Voorgestelde 2.1m hoë grensmuur

Erf 104

31.49m Erfgrens

Erf 108

31.49m Erfgrens



Erf 107

18.89m Erfgrens

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 Lid van SAJT : S07023

Seaview Rylaan 19

Plan nagesien deur :
 JLS Gericke Datum :
JLS Gericke 06 Aug 2015

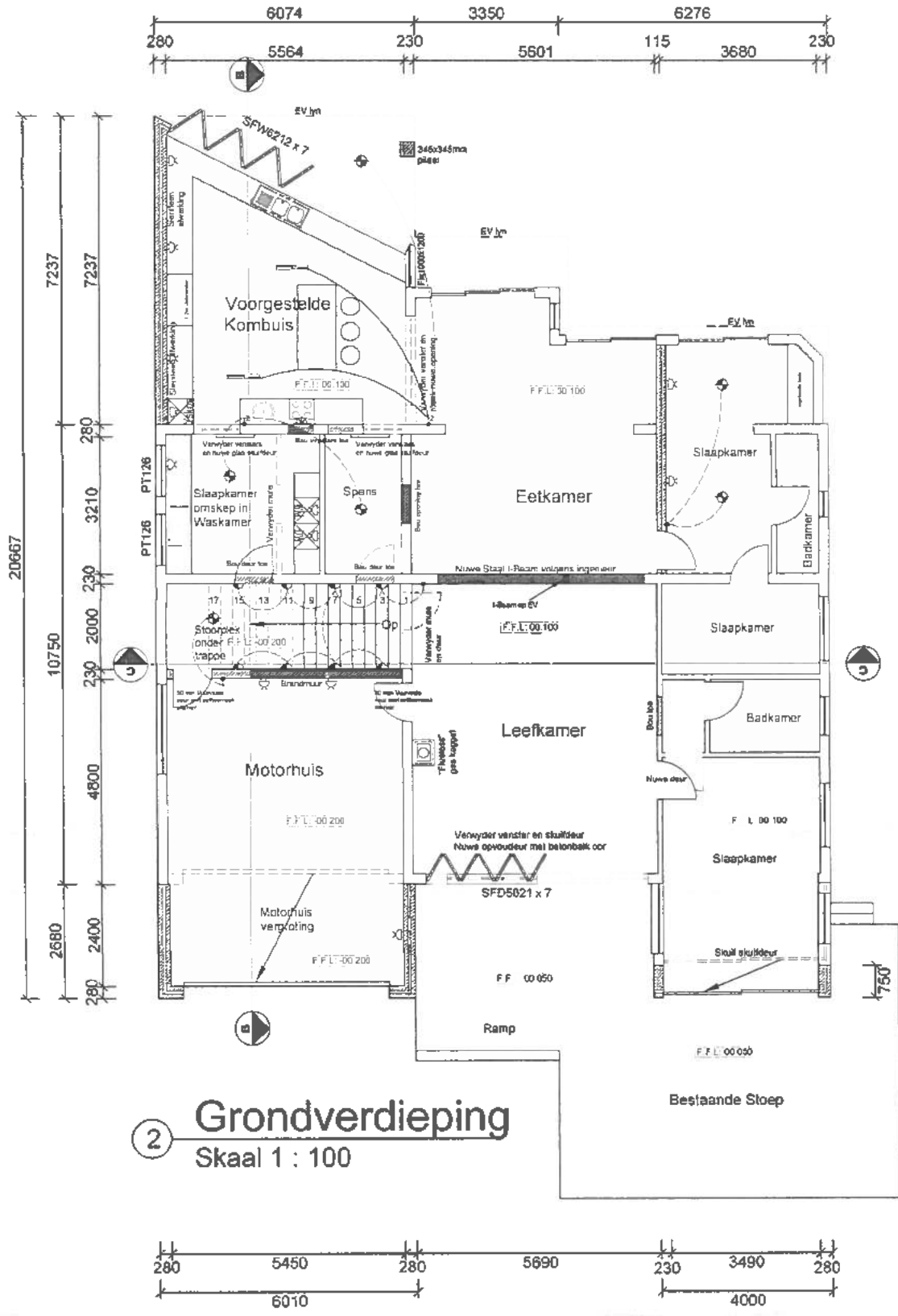
Voorgestelde Aanbouings vir Mnr
 D van Niekerk op erf 107,
 Seaview Rylaan 19, Franskraal.

Tekening : Terreinplan - Afwyking
 Projek No : 19/DN/15
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- Plafon Ligpunt
- ▲ Muurlig - Bulkhead
- ▲ Downlighter - 1x3W LED
- ▲ Trap muurlig - Downlighter
- Dubbele Buslig - 2x32W FT
- 16A Dubbele Muurprop 100x100mm
- ↓ Enkel Ligskakelaar c/paneel 100x50mm
- ↓ Dubbel Ligskakelaar c/paneel 100x50mm
- ↓ 3 Punt Ligskakelaar c/paneel 100x50mm
- ↓ 4 Punt Ligskakelaar c/paneel 100x50mm
- 150L 3kWh Warmwaterstinder
- Skakelbord met Koopkragmeter
- TV / DSTV Punt
- ▲ Stof Punt
- CFL "Compact Fluorescent Lamp"
- FT "Fluorescent tube"
- LED "LED lamp"
- Suigwaaler



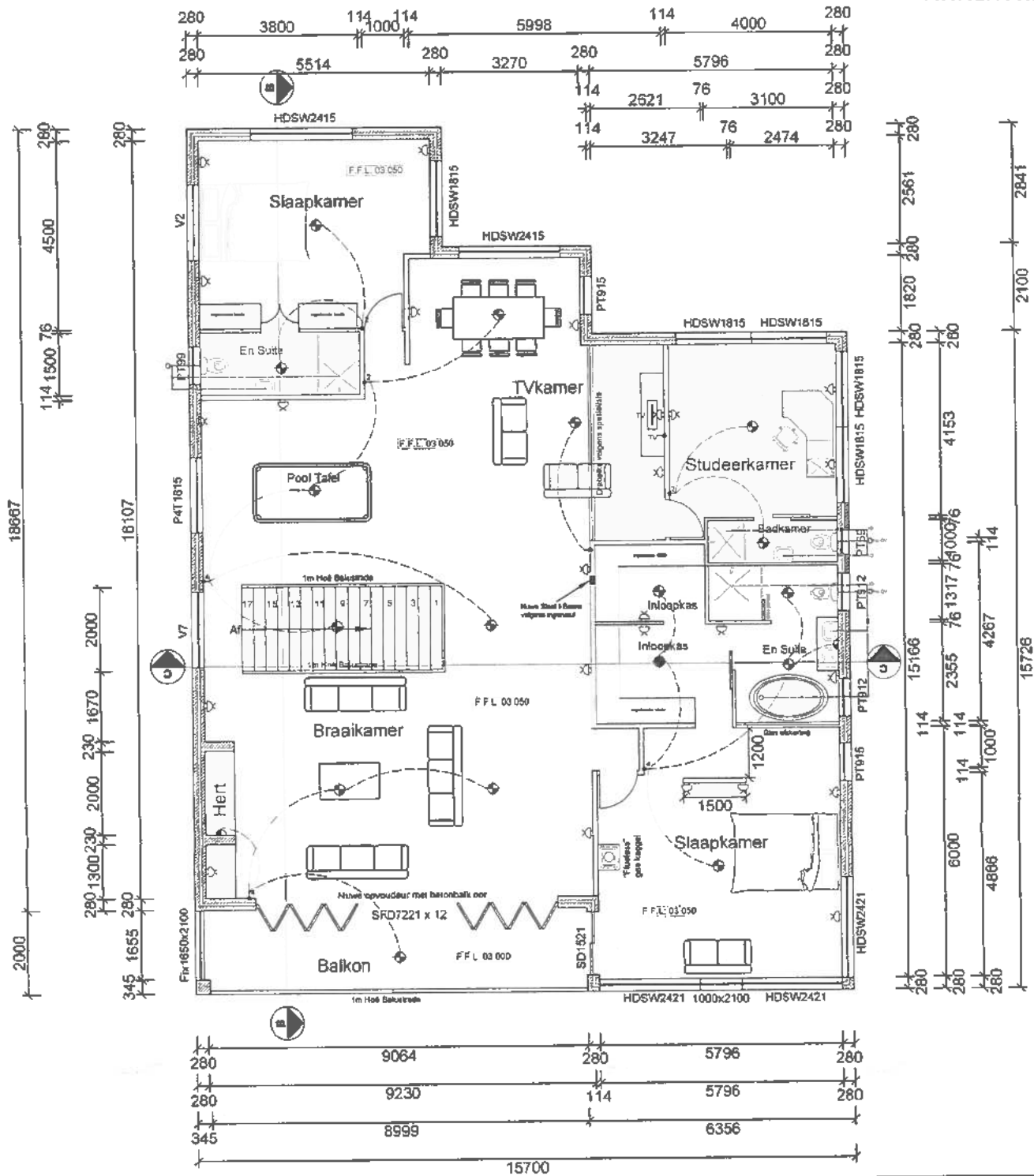
2 Grondverdieping
Skaal 1 : 100



Ookupasie Klas : H4 Woonenheid Populasie : 4 persone per huis 247	
Oppervlaktes :	
Best Woning :	201.08m ²
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Gericke Argitektoniese Dienste Johan Gericke Pr. Arch. Dpt. JHL (D2869) P.O. Bus 362, Gansbaai, 7220 Tel/Faks : 028 384 1659 Sel : 082 463 8554 jed@access.co.za Lid van SAIT : S97023	
Plan nagesien deur : JLS Gericke	Datum : 06 Aug 2015
Voorgestelde Aanbouings vir Mnr D van Niekerk op erf 107, Seaview Rylaan 19, Franskraal.	
Tekening :	Grondverdieping
Projek No :	19/DN/15
Skaal :	1:100
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3 Eerste verdieping
Skaal 1 : 100

- ⊙ Plafon Ligpunt
- ▲ Muurlig - Bulkhead
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- ⊖ Enkel Ligskakelaar Casse 100-100mm
- ⊖ Dubbel Ligskakelaar Casse 100-100mm
- ⊖ 3 Punt Ligskakelaar Casse 100-100mm
- ⊖ 4 Punt Ligskakelaar Casse 100-100mm
- ⊖ 150L 3kW Warmwatersilinder
- ⊖ Skakelbord met Koopkrugmeter
- ⊖ TV / DSTV Punt
- ⊖ Stof Punt
- ⊖ CFL "Compact Fluorescent Lamp"
- ⊖ FT "Fluorescent tube"
- ⊖ LED "LED lamp"
- ⊖ Sulgwaater

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Lid van SAIT : S07023

Plan nagesien deur : JLS Gericke Datum : 06 Aug 2015

Voorgestelde Aanbouings vir Mnr D van Niekerk op erf 107, Seaview Rylaan 19, Franskraal.

Tekening : Eerste verdieping

Projek No : 19/DN/15
Skaal : 1:100
Bladsy : 7 van 15
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NOTAS :

Alle verelstes van die plaaslike owerheid moet streng nagehoor word.
 Die kontrakteur is verantwoordelik om die munisipale regulasies na te kom en homself te vergewis met die prosedures van boubeheer.
 Alle maats moet getoontroleer word voor enige bouwerk begin.
 Maats aangegeul op plan getuik voorrang oor maats getuikl veresif plan.

Omkepasie Klas : H4 Woonenheid
 Populasie : 4 persone per huus 24/7

Oppervlaktes :	
Best Woning :	201.08m ²
Best Sloep :	46.65m ²
Stoor :	4.50m ²
GV Aanbouing :	53.15m ²
Swembad :	12.28m ²
Eersteverdieping :	272.09m ²
Balkon :	18.28m ²
Totaal :	595.75m ²
Erf :	595.00m ²
Dekking :	288.54m ²
	48.49%

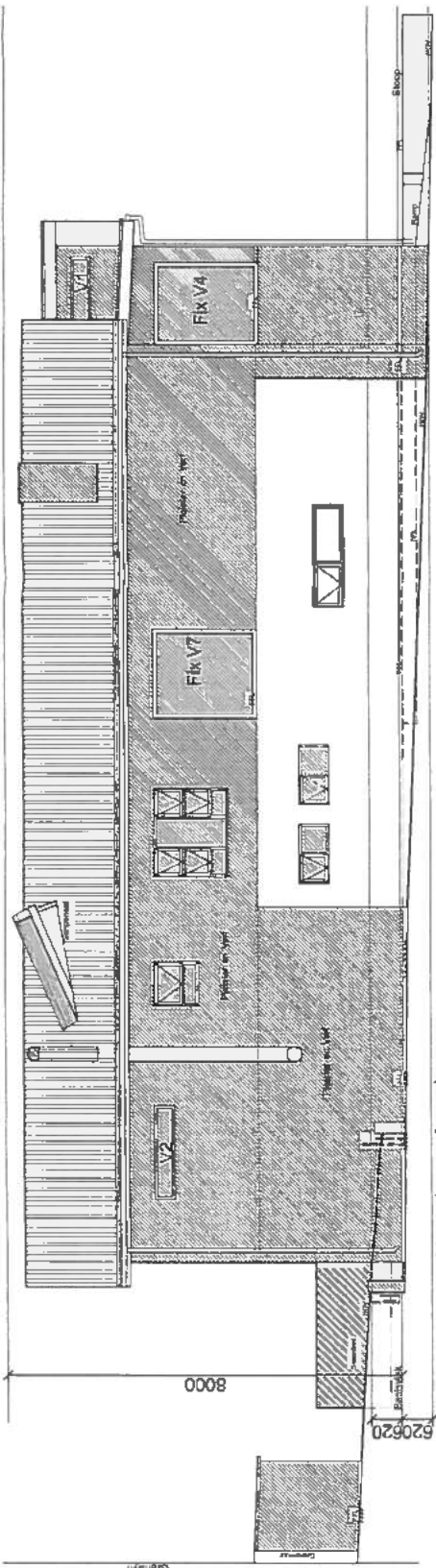
Gerieke Argitektoniese Dienste

Johan Gerieke
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 Lid van SAIT - 907023

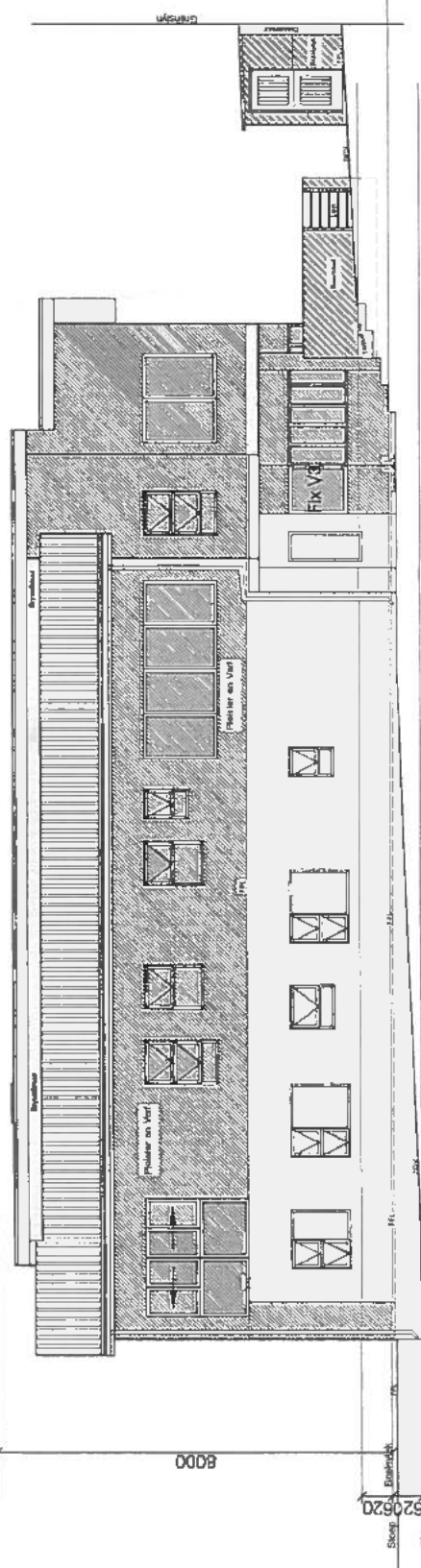
Plan nagesien deur : Datum :
 JLS Gerieke 08 Aug 2015
JLS Gerieke

Voorgestelde Aanbouings vir
 Mnr D van Niekerk op erf 107,
 Seaview Rylaan 19, Franskraal.

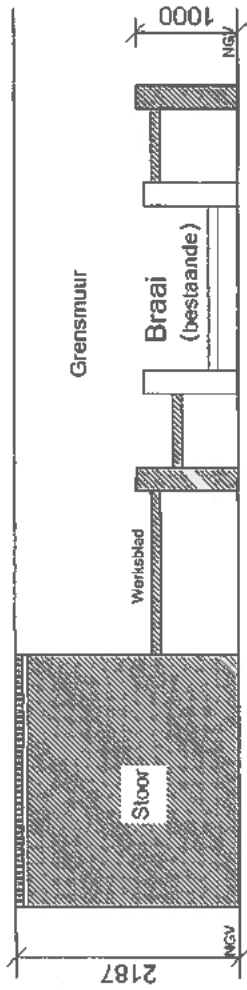
Tekening :	Aansigte
Projek No :	19/DN/15
Skaal :	Soos Getoon
Bladsy :	8 van 15
Datum :	06 Augustus 2015



Noordwes Aansig
 Skaal 1 : 100



Suidoos Aansig
 Skaal 1 : 100

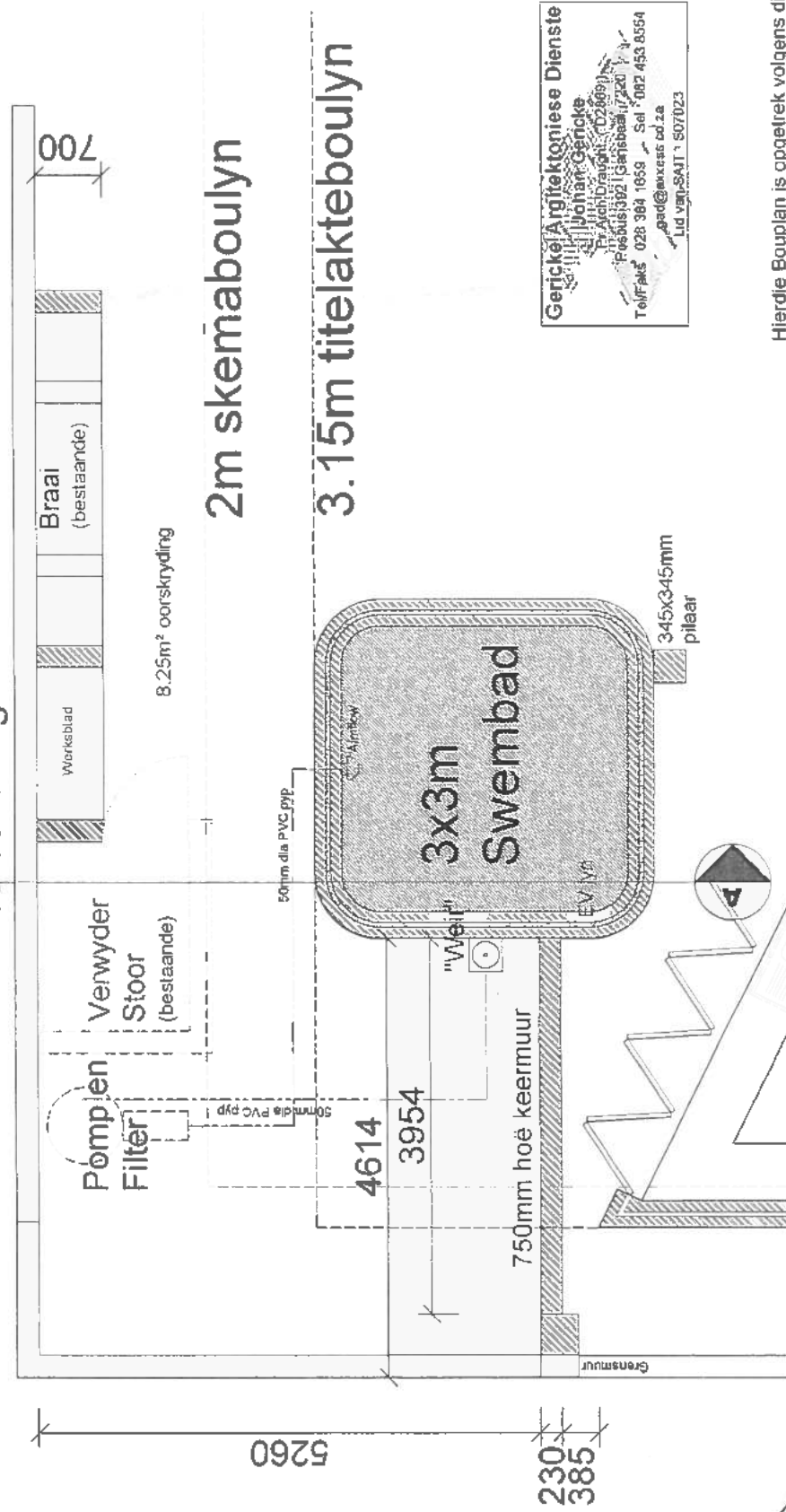
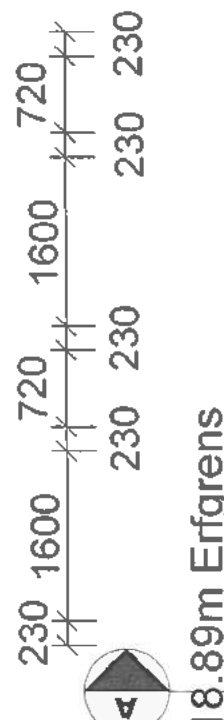


Suidwes Aansig - Braaiplek
 Skaal 1 : 50

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Venster Skedule

Kode	V1	V2	P169	P199	P1912	P1915	P1126	P111812	P411816	Flu V3	Flu V4	Flu V7	SW1815	H0607415	H0507421	H0507421	801921	Dyngedeur 602147	Dyngedeur 7221112
Maats	1050x200	600x200	900x1200	900x1200	1200x200	1200x200	1200x200	1200x200	1600x1500	1000x1200	1050x1100	1000x1100	1600x1500	2400x1500	3600x2400	3600x2400	1500x1100	5000x1100	7200x2100
Oopsterkte	0-5 vane	0-5 vane	1 vane	1 vane	1 vane	0-2 vane	1 vane	1 vane	2 vane	3 vane	3 vane	3 vane	2 vane	3 vane	12 vane	3 vane	3 vane	10 vane	15 vane
Kleur	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1	W1
Typo Glas	VIR GLAS SPESIFIKASIES SIEH "U-Sone" SE BEREKENINGE OP PLANNEDEEL																		
Ondersyng																			
"Ne Loekage"	Maats 2,0mm" vir oopmaak goedkies en maats 0,300mm vir warm glas goedkies																		



Voorgestelde Aanbouings vir Mnr D van Niekerk op erf 107, Seaview Ryaan 19, Franskraal.

Tekening : Skedule en Vloerplan
 Projek No : 19/DN/15
 Skaal : 1:50
 Bladsy : 13 van 15
 Datum : 06 Augustus 2015

Gerickel A gitektoniese Dienste
 Jonathan Gerickel
 111 Alton Road, Cape Town
 Tel/Fax : 028 364 1859 - Sel : 082 453 6554
 Lid van SAIT : S07023

Muur R - Waarde Berekening :

1. Dubbel ry stene met 50mm "Cevilly" gepleister albei kante voldoen aan SANS10400 XA.

Dak Isolاسie :

Roof 22* to 45° pitch with cathedral ceiling and metal cladding

- Outdoor air film (7m/s) 0,03
- Metal cladding 0
- Roof air space (non-reflective) 0,16
- Isoboard (25 mm, 32 kg/m³, 0,028W/m-K) 0,89
- Indoor air film (still air) 0,11
- Total R-value 1,19

Rigting van vloer van hille vir sons 4 : Op

Min R-waarde benodig : 3,7

Dak soos hierbo R-waarde = 1,19

"Reflective foil laminate" : R-waarde = 1,36

3,7 - 1,19 - 1,36 = 1,15 (nodig vir isolاسie)

R van isolاسie = 1,15 x 0,046W/m.K (SANS204 Table 10)

R = 0,053

Dus 50mm Isotherm isolاسie nodig.

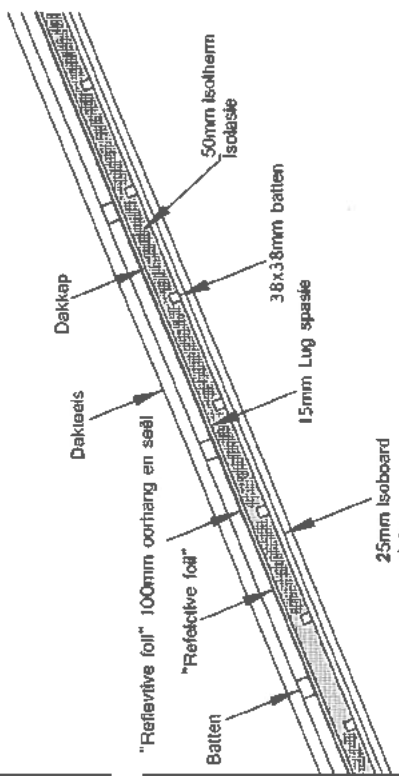
Reijk : Dus R van 25mm isoboard = 0,025/0,028 = 0,89 R-waarde

Pyp Isolاسie :

Isolear warmwatertype : "Isover's Glasswool Geyser Pipe Insulation" : R-waarde = 1

Isolear warmwaterslinder : "Isover's Glasswool Geyser blanket" : R-waarde = 1,25

Kouewatertype : 1m vanaf warmwaterslinder isoleer met bogenoemde.



Dak Isolاسie Detail
Skaal 1:20



200L "Solar Water Heater" wat min 70% doeltreffend moet wees. Voldoen aan SANS 1307 en 10106 Installering gedoen volgens SANS 10254

Dremselgrys
Draie : Standard Swerband hout boegre volgens deur opmaak.
Bulke : Standard Swerband hout boegre met 60mm volgens deur opmaak.
Rame gebag sien steekwer met "Steel Anchor" wat h amsreëkt gebou is teen 100mm h.o.h.

Halsreëls
Alle halsreëls is in 'n Ry van 300mm. Die halsreëls moet 1,5m van die muur af wees. Die halsreëls moet 2 keer die hoogte wees.

Skroewe en Bore
Borel met ROK same gebruik.
Borel met 4mm met verwaasde same.
Volgens SANS 10400 Part V

Ripol
Volgens verpligte verpligte verskeie in regulasie.
10mm die Ripolpops teen 1,30 gradient om h opgewand in h loop.
Ripolpops moet h interne skaling van 500kg teen verloop.

Koelbuis
Koele volgens verskeie verskeie in regulasie.
Kraan deur eëlsreëls verskeie moet voldoen aan SANS.
Gas installasie deur spesiale gebou en volgens SANS.

Inbore in "Solar Water Heater"
Sien sangehegde SANETRA Breekings.
200L kweek SANS "Solar Water Heater" volgens sangehegde in detail op plan gebou.

Praktiese en Alreëling
10mm die glidende isoler plaasreëling.
100mm die plaasreëling moet voldoen aan SANS.
Reëling : 1 keer sement, 1 keer sement met sement.
100mm die plaasreëling moet voldoen aan SANS.

Loopselreëling
Kruis wêreld punt voorwaarts in verpligte in sangehegde.
Kruis wêreld punt voorwaarts in verpligte in sangehegde.

Woorde en Afreëling
Woorde : 100mm die plaasreëling moet voldoen aan SANS.
Woorde : 100mm die plaasreëling moet voldoen aan SANS.
Woorde : 100mm die plaasreëling moet voldoen aan SANS.

Beveiliging, Balk, Fondasie, Pylar, kragte en "Drywall"
Volgens ingeskreë spesifikasie in ontwerp.

Elektriese
Elektriese ingeskreë spesifikasie in ontwerp.
Elektriese ingeskreë spesifikasie in ontwerp.
Elektriese ingeskreë spesifikasie in ontwerp.

Plan nagesien deur :
JLS Gerike
Pr Arch Draught. (028668)
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E-mail : jls@eunet.za.za
Lid van SAIT : S07023

Voorgestelde Aanbouings vir
Mnr D van Niekerk op erf 107,
Seaview Rylaan 19, Franskraal.

Tekening : Details en Notas

Projek No : 19/DN/15

Skaal : Soos Getoon

Bladsy : 14 van 15

Datum : 06 Augustus 2015

Hierdie Bouplan is opgetrek volgens die standaard vir boutekeninge : SABS 0143

NOTAS :

Alle veranderinge van die planne moet ooreenstemmend met die kontrakteur se tekeninge wees. Die kontrakteur is verantwoordelik om die veranderinge te registreer en te bevestig. Die kontrakteur is verantwoordelik om die veranderinge te registreer en te bevestig.

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NOTAS :

Alle verelates van die plaaslike owerheid moet streng nagekom word.
 Die kontrakleur is verantwoordelik om die relevante regulasies na te kom en homself te vergewis met die prosedures van bouheer.
 Alle maats moet geïnterpreteer word vir enige bouwerk begin.
 Maats aangedui op plan geniet voorrang oor maats gestaal vanaf plan.

Okkupasie Klas : H4 Woonenhoid
 Populasie : 4 persone per huis 24/7

Oppervlakte :	201,08m ²
Best Woning :	46,65m ²
Best Stoop :	4,50m ²
GV Aanbouing :	53,15m ²
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Totaal :	595,75m ²
Erf :	595,00m ²
Dekking :	288,54m ²

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 jgad@business.co.za
 Lid van SAIT : 507023

Plan nagesien deur : Datum :
 J.S Gerieke 06 Aug 2015
J.S Gerieke

Voorgestelde Aanbouings vir
 Mnr D van Niekerk op erf 107,
 Seaview Rylaan 19, Franskraal.

Tekening :	Google Lugfoto
Projek No :	19/DN/15
Skaal :	Soos Getoon
Bladsy :	15 van 15
Datum :	06 Augustus 2015



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