



OVERSTRAND MUNISIPALITEIT

RESTANT ERF 13, KUSWEG 1, VAN DYKSBAAI: AANSOEK OM OPHEFFING VAN BEPERKENDE TITELAKTEVOORWAARDES, AFWYKING EN BEPALING VAN 'N ADMINISTRATIEWE BOETE: MNRE PLAN ACTIVE TOWN AND REGIONAL PLANNERS NAMENS J & L FOURIE

Kennis word hiermee gegee ingevolge Artikels 47 en 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), van die volgende aansoeke van toepassing op Restant Erf 13, Van Dyksbaai, naamlik:

Opheffing van beperkende titelaktevoorwaardes

Aansoek ingevolge Artikel 16(2)(f) van die Verordening, vir die opheffing van beperkende titelaktevoorwaardes C.(i)(b) & (d), soos vervat in Titelakte Nr: T9839/2014 om die bestaande en voorgestelde aanbouings op die eiendom te akkommodeer.

Afwyking

Aansoek ingevolge Artikel 16(2)(b) van die Verordening vir die volgende:

- ❖ oorskryding van die oostelike lateraleboulyn vanaf 2m na 1.182m, om die bestaande en-suite badkamer van slaapkamer nr. 1 op grondvloervlak te akkommodeer;
- ❖ oorskryding van die die suidelike straatboulyn:
 - vanaf 4m na 0m en 2.295m onderskeidelik, om die soos gebou houtbalkon op grondvloervlak te akkommodeer;
 - vanaf 4m na 3.48m, om die bestaande woning (sonkamer) op grondvloervlak te akkommodeer;
 - vanaf 4m na 3.674m, om die bestaande braai op grondvloervlak te akkommodeer;
 - vanaf 4m na 3.48m en 3.674m onderskeidelik, om die bestaande bediendekwartiere (bediendekamer en toilet) op onderste grondvloervlak te akkommodeer; en
 - vanaf 4m na 2.643m, om die voorgestelde nuwe trappe op grondvloervlak te akkommodeer;
- ❖ oorskryding van die die suidwestelike straatboulyn:
 - vanaf 4m na 2.182m, om die voorgestelde nuwe trappe op grondvloervlak te akkommodeer;
 - vanaf 4m na 2.912m, om die voorgestelde nuwe houtbalkon op grondvloervlak te akkommodeer; en
 - vanaf 4m na 3.704m, om die voorgestelde nuwe houtbalkon op eerste vloervlak te akkommodeer.

Bepaling van 'n administratiewe boete

Bepaling van 'n administratiewe boete ingevolge Artikel 16(2)(q) van die Verordening, om die bestaande strukture te akkommodeer.

Besonderhede aangaande die voorstel lê ter insae gedurende weksdae tussen 08:00 and 16:30 by die Departement Stadsbeplanning te Patersonstraat 16, Hermanus en Gansbaai Biblioteek, Hoofweg, Gansbaai. Enige kommentare moet skriftelik ingedien word ingevolge die bepaling van Artikels 51 en 52 van die Verordening en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za bereik voor of op 25 Augustus 2023, met u naam, adres en kontak besonderhede, belang in die aansoek en redes vir kommentaar. Telefoniese navrae kan gerig word aan die Senior Stadsbeplanner, Mr SW van der Merwe by 028-3138900. Die Munisipaliteit mag weier om kommentare te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formuleer. Munisipale Bestuurder, Overstrand Munisipaliteit, Posbus 20, HERMANUS, 7200

Munisipale Kennisaewina Nr. 113/202

OVERSTRAND MUNICIPALITY

REMAINDER ERF 13, 1 KUS WEG, VAN DYKSBAAI: APPLICATION FOR REMOVAL OF RESTRICTIVE TITLE DEED CONDITIONS, DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: MESSRS PLAN ACTIVE TOWN AND REGIONAL PLANNERS ON BEHALF OF J & L FOURIE

Notice is hereby given in terms of Sections 47 and 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law), of the following applications applicable to Remainder Erf 13, Van Dyksbaai, namely:

Removal of restrictive title deed conditions

Application in terms of Section 16(2)(f) of the By-Law, to remove restrictive title deed conditions C.(i)(b) & (d), as contained in Title Deed No. T9839/2014, to accommodate the existing and proposed additions to the property.

Departure

Application in terms of Section 16(2)(b) of the By-Law, for the following:

- ❖ to relax the eastern lateral building line from 2m to 1.182m, to accommodate the existing en-suite bathroom of bedroom no. 1 on ground floor level;
- ❖ relaxation of the southern street building line:
 - from 4m to 0m and 2.295m respectively, to accommodate the "As Built" timber balcony on ground floor level;
 - from 4m to 3.48m, to accommodate the existing dwelling (sunroom) on ground floor level;
 - from 4m to 3.674m, to accommodate the existing braai on ground floor level;
 - from 4m to 3.48m and 3.674m respectively, to accommodate the existing servant's quarters (maid's room and toilet) on lower ground floor level; and
 - from 4m to 2.643m, to accommodate the proposed new staircase on ground floor level;
- ❖ relaxation of the south-western street building line:
 - from 4m to 2.182m, to accommodate the proposed new staircase on ground floor level;
 - from 4m to 2.912m, to accommodate the proposed new timber balcony on ground floor level; and
 - from 4m to 3.704m, to accommodate the proposed new timber balcony on first floor level.

Determination of an administrative penalty

Determination of an administrative penalty in terms of Section 16(2)(q) of the By-Law, to accommodate the existing structures.

Details regarding the proposal is available for inspection during weekdays between 08:00 and 16:30 at the Department Town Planning at 16 Paterson Street, Hermanus and Gansbaai Library, Main Road, Gansbaai. Any written comments must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-law and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za on or before 25 August 2023, quoting your name, address and contact details, interest in the application and reasons for comment. Telephonic enquiries can be made to the Senior Town Planner, Mr SW van der Merwe at 028-313 8900. The Municipality may refuse to accept comment received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

Municipal Manager, Overstrand Municipality, P.O. Box 20, HERMANUS, 7200

Municipal Notice No. 113/202

UMASIPALA WASE-OVERSTRAND

INTSALELA YESIZA ESINGU-ERF 13, 1 KUS WEG, VAN DYKSBAAI: ISICELI SOKUSHENKISA IIMEKO EZIYIMIQOBO KWITAYITILE ZOBUNINI, ULWAHLULO NENGQIKELELO YOBHALISO LOMDLIWO/LWEPENALTHI: MESSRS PLAN ACTIVE TOWN AND REGIONAL PLANNERS EGAMENI LIKA J & L FOURIE

Kukhutshwe isaziso esimayela nemiba yeSoloty lama-47 nelama-4 loMthethwana kaMasipala waseOverstrand NgeziCwancis zokuSetyenziswa koMhlaba kaMasipala ku2020 (UMthethwana), isicelo eso sisebenza kwizicelo ezisebenziseka, kwisicelo esimayela neNtsalele enguRemainder Erf 13, eVan Dyksbaai, eyaziwa ngokuba:

Ukushenxiswa kweemeko eziyimiqobo kwitayitile zobunini

Isicelo esimayela nemiba yeSoloty le16(2)(f) loMthethwana ukushenxiswa iimeko eziyimiqobo kwitayitile zobunini C.(i)(b) & (d), njengoko ziqulethwe kwiTayitile YoBunini enguNomb. T9839/2014 ukulungiselela iziphakamiso ezongezelelweyo kwisiza/kwisakhiwo.

Ulwahlulo

Isicelo esi singemiba yeSoloty le16(2)(b) loMthethwana, ukwenza ok kulandelayo:

- ❖ ukunyenisa umgca wesakhiwo kwicala elisempuma ukuusk kwimitha ezi2m ukuya kweziyi-1.182m, ukulungiselela igumbi lokuhlamba elikwigumbi lokulala lokuqala-enswiti no. kumgangatho wokuqala;
- ❖ ukunyenisa umgca wesakhiwo kwicala elisemazantsi wesitrato:
 - ukusuka kwimitha ezi-4m ukuya kwi-0m nezingama-2.295r ngokulandelelana, ukulungiselela ibhalkhoni/iverand ebizwa i"As Built" eyenziwe ngomthi/ngokhur kumgangatho ophantsi;
 - ukusuka kwimitha ezi-4m ukuya kwezi- 3.48r ukulungiselelato igumbi lokotha ilanga kumgangath osezantsi;
 - ukusuka kwimitha ezi4m ukuya kwezi- 3.674r ukulungiselela indawo yokubhaya/yokoja esele ikhon kumgangatho osezantsi;
 - ukusuka kwimitha ezi-4m ukuya kwezi-3.48m nezi-3.674r ngokulandelelanayo, ukulungiselela indawo yokuhlal basebenzi (igumbi lokuhlala umsebenzi nethoyileth negumbi elingezantsi kwisizantsi);
 - nokusuka kwimitha ezi-4m ukuya kwimitha ezi-2.643r ukulungiselela isiphakamiso sokufakela izitephs ezitsh kwinqanaba lomgangatho osezantsi;
- ❖ ukunyenisa umgca wesakhiwo omelene nesitrato kwicala elisentshona:
 - ukusuka kwimitha ezi-4m ukuya kwezi-2.182r ukulungiselela isiphakamiso sokufakel aizephs ezintsh kumgangatho osezantsi;
 - ukusuka kwimitha ezi-4m ukuya kwezi-2.912r ukulungiselela ibhalkhoni/iveranda entsha eyenziw ngemithi/ngeenkuni kumgangatho osezantsi;kunye
 - nokusuka kwimitha ezi4m ukuya kwezi 3.704r ukulungiselela isiphakamiso sokufakela ibhalkhoni/iverand entsha kumgangatho osezantsi.

Inqikelelo yomdlivo/lwepenalthi yobhaliso

Inqikelelo yomdlivo/yepenalthi yobhaliso ngokwemiba yeSoloty le16(2)(q) loMthethwana ukulungiselela izakhiwo esele zikhona.

Iinkcukacha ezimayela nemiba yesi siphakamiso iyafumaneka ukuz zihlolwe kwiintsuku zaphakathi evekini ukusuka kwishesha eliphakati kwentsimbi ye08:00 neye16:30 kwiSebe LeziCwanciso zeDoloph kwa16 Paterson Street, Hermanus naseGansbaai Library, Main Roac Gansbaai. Naziphi na izimvo ezibhalweyo zingangeniswe ngokwezibonelelo zeSoloty lama-51 nelama-52 OMthethwan ochazwe ngentla mazingeniswe kwaMasipala (16 Paterson Street Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za ngomhl okanye ngaphamli 25 uAgasti 2023, uchaze igama lakho, idilesi neenkukacha ofumanek kuzo, umdla wakho kwesi Sicelo nezizathu zokuhlomla. Imibuz ngefowuni ingabuzwa kuMchwancisi OMkhulu weDoloph Mnu SW van der Merwe kwa-028-313 8900. UMasipal angal ukwamkela izimvo ezifike emva komhla wokuvula. Nabani na ongakwazi: ukufunda nokubhalala angandwendwela kwiSebe LeziCwanciso zeDoloph apho igosa likaMasipala liza kumnceda ukubhala izimv zakhe ngokusemethethweni UMalawuli kaMasipala, Overstrand Municipality, P.O. Box 20 HERMANUS, 7200

Municipal Notice No. 113/2023



Scale: NTS
 Drawing Nr: vandk13L.dwg
 Date: MAY 2023

Plan Description:
 LOCALITY MAP

Property Description:
 ERF 13
 VAN DYKSBAAI

All distances approximate
 and subject to survey.
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 Town & Regional Planners



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**PROPOSED DETERMINATION OF AN ADMINISTRATIVE
PENALTY, DEPARTURE & REMOVAL OF RESTRICTIVE
TITLE DEED CONDITIONS**

REMAINDER ERF 13 VAN DYKSBAAI

DIVISION: CALEDON

OVERSTRAND MUNICIPALITY

MOTIVATION REPORT

1. BACKGROUND

Plan Active Town & Regional Planners has been appointed by J. & L. Fourie, the owners of Remainder erf 13 Van Dyksbaai, to apply for the administrative penalty, departure and removal of the restrictive title deed conditions of the subject property.

There is an existing three storey dwelling and two single garages situated on the subject property. Our clients bought the subject property in 2014 with no approved building plans available. New plans were drawn up and approved, but the beacons / pegs were in the incorrect positions and hence the position of the approved structures as well. Our client was only made aware of the latter when he recently planned new additions to the property. Since it is now a prerequisite to submit a beacon certificate for all building plans, the land surveyors surveyed the subject property, and the architect compiled the new plans based on the recently surveyed information. Our clients were then informed that the approved As Built dwelling encroaches the relevant building lines due to the incorrect placement of the pegs with the initial building plan compilation and approval in 2014. Our clients intend to address these As Built encroachments as well as the new additions that will encroach the building lines.

2. APPLICATION DETAILS

Application is made in terms of:

- Chapter 4, Section 16(2)(q) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the determination of an **administrative penalty** for Remainder erf 13 Van Dyksbaai;
- Chapter 4, Section 16(2)(b) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for **the departure (building lines)** of Remainder erf 13 Van Dyksbaai;
- Chapter 4, Section 16(2)(f) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the **removal of restrictive title deed conditions** of Remainder erf 13 Van Dyksbaai.

3. NEED AND DESIRABILITY

3.1 PROPERTY DESCRIPTION

Remainder erf 13 Van Dyksbaai is situated at 1 Kusweg, Kleinbaai. Refer to the locality plan attached. The subject property is 1117m² in extent and is held by title deed no. T9389/2014.

The subject property gently slopes in a south, south-easterly direction and is characterized by residential structures (three storey dwelling that consists of a main dwelling with balconies, staff quarters and two single garages). There is an existing lower ground floor (100,33m²), lower ground carport (40,71m²) and ground floor (118,50m²), ground floor balcony (42,06m²) and ground floor balcony extension (9,52m²). The dwelling on the subject property has spectacular sea views to the south, south-east and south-west.

3.2 ZONING

Remainder erf 13 Van Dyksbaai has the following land use rights:

ERF NUMBER	ZONING
Remainder erf 13 Van Dyksbaai	Residential Zone 1: Single Residential

Surrounding properties are zoned for single residential, public road and public open space purposes.

3.3 LAND USE

There is an existing three storey dwelling that consists of a main dwelling with balconies, staff quarters (maid's room) and two single garages situated on Remainder erf 13 Van Dyksbaai. The subject property is therefore used for single residential living purposes. A copy of the latest approved building plan dated 24 March 2014 is attached.

Land uses that surround the subject property are dwellings, holiday houses, tourism activities (shark cage diving offices), public open spaces, public roads and the Atlantic Ocean to the south.

3.4 PROPOSAL

The following is proposed:

1. The determination of an **administrative penalty** for Remainder erf 13 Van Dyksbaai to accommodate the existing As Built structures in terms of Chapter 4, Section 16(2)(q) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020;
2. The **departure** of Remainder erf 13 Van Dyksbaai in terms of Chapter 4, Section

16(2)(b) of the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020, to:

- relax the eastern lateral building line from 2m to 1,182m to accommodate the existing en-suite bathroom of bedroom no. 1 on ground floor level;
 - relax the southern street building line:
 - from 4m to 0m and 2,295m respectively to accommodate the As Built timber balcony on ground floor level (portion that encroaches the erf boundary to be demolished);
 - from 4m to 3,48m to accommodate the existing dwelling (sunroom) on ground floor level;
 - from 4m to 3,674m to accommodate the existing braai on ground floor level;
 - from 4m to 3,48m and 3,674m respectively to accommodate the existing servant's quarters (maid's room and toilet) on lower ground floor level;
 - from 4m to 2,643m to accommodate the proposed new staircase on ground floor level;
 - relax the south-western street building line:
 - from 4m to 2,182m to accommodate the proposed new staircase on ground floor level;
 - from 4m to 2,912m to accommodate the proposed new timber balcony on ground floor level;
 - from 4m to 3,704m to accommodate the proposed new timber balcony on first floor level.
3. The **removal of restrictive title deed conditions** of Remainder erf 13 Van Dyksbaai in terms of Chapter 4, Section 16(2)(f) of the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020, to remove conditions (i)(b) and (d) on page 3 of title deed no. T9389/2014 to:
- Accommodate the existing servants' quarters on the subject property;
 - Accommodate the existing dwelling (sunroom), timber balcony and braai on ground floor level that encroach the 4,72m title deed street building line;
 - Accommodate a portion of the existing garage as well as the existing staff room and toilet (staff quarters) on lower ground floor level that encroach the 4,72m title deed street building line;
 - Accommodate the existing en-suite bathroom on ground floor level

that encroaches the 1,57m title deed lateral building line;

- Accommodate the proposed new timber balcony, braai room, braai and staircase on ground floor level that encroach the 4,72m title deed street building line;
- Accommodate the proposed new timber balcony and master's bedroom on first floor level that encroach the 4,72m title deed street building line.

The current property owners want to address all existing, illegal As Built structures. Due to the incorrect placement of the structures in relation to the pegs of the property with the previous building plan approval, the As Built structures already encroach the relevant building lines. As a result, new additions as well as the As Built structures will also slightly encroach the relevant building lines and will also be addressed with this application. Here follows the detail of the proposed application for consideration:

3.4.1 Rectification of contravention

In terms of Chapter 5, Section 90(1) a person who is in contravention of the Municipal Planning Amended By-Law (2020), and submits an application to rectify the contravention, must apply to the Municipality for the determination of an administrative penalty, provided that the Municipality has not obtained and issued a demolition directive in terms of Section 85 in respect of the land or building or part thereof concerned.

As the application is for the rectification of a contravention of the By-Law, an application is submitted for the determination of an administrative penalty fee in terms of Chapter 4, Section 16(2)(q) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020. However, the Municipal Planning Tribunal (MPT) has the authority not to impose such a fee. In terms of Section 90(3) of the MPBL, the MPT must at least consider the following factors when determining an appropriate administrative penalty:

- **The nature, duration, gravity and extent of the contravention**

There is an existing three storey dwelling and two single garages situated on the subject property. Our clients bought the subject property in 2014. At the time there

were no approved building plans at Overstrand Municipality (refer to the letter dated 10 December 2013). Our clients approached the previous owner for building plan information, and they were presented with a hand drawn plan of the property (drawing attached). Our clients then opted to compile a set of building plans for the property.

At the time a beacon certificate was not a prerequisite for the compilation and submission of building plans for approval. The previous owner showed our client the position of the pegs for the erf and the building plans were compiled accordingly. Unknowingly the existing structures as well as the new addition at the time (kitchen and en-suite bathroom for bedroom no.1) were incorrectly positioned on the erf since the erf beacons / pegs were incorrect. The building inspector visited the site, signed off the plans and the building plans were approved on 24 March 2014.

In 2021 our client planned more additions to the existing approved structures. This time around the municipality confirmed that a beacon certificate must accompany all new building plan submissions. Our client appointed Van Dyk Land Surveyors to undertake the necessary survey work and Gericke Argitektuur was appointed thereafter for the compilation of the new building plans. A copy of the topographical survey dated February 2021 is attached. In March 2023 the architect informed our client that the beacon certificate does not show the same position of the erf pegs as per the information received from the previous owner. This does not only place the existing As Built (approved) structures on a different position on the subject property, but also the proposed additions to the approved structures.

It was confirmed by the architect that the following structures were unlawfully (but unknowingly) constructed over the relevant scheme and title deed building lines:

- As Built en-suite bathroom on ground floor level;
- As Built timber balcony on ground floor level;
- Existing dwelling (sunroom) on ground floor level;
- Servant's quarters (maid's room with toilet) on lower ground floor level;
- As Built braai on ground floor level.

The indication of the incorrect position of the initial erf pegs places the current owners in the following position:

- The existing approved dwelling encroaches the eastern lateral and southern street building lines;
- The approved balcony encroaches the southern street building line. The balcony was also constructed 1m wider than indicated on the approved building plan – the latter is indicated as “new” on the attached site development plan;
- The proposed new additions to the dwelling will now also encroach the relevant building lines due to the initial incorrect positioning of the dwelling and additions in relation to the pegs on the subject property.

The en-suite bathroom is a mere 7,72m² in extent with only a small corner that encroaches the scheme lateral building line. Only 12% of the structure encroaches the building line. The servant's quarters (maid's room with toilet) on lower ground floor level was approved with the previous building plan but positioned over the scheme street building line. The encroachment is small with only the corner of the room and toilet that encroach the building line. The largest extent of the approved balcony and the unlawful 1m extension to the balcony facing Beach Way encroach the scheme street building lines. The timber balcony encroaches the street erf boundary, but this portion of the balcony will be demolished to address the encroachment. The timber balcony is 31,19m² with the As Built timber balcony extension at 9,52m² in extent.

The sunroom is 17,4m² in extent with only a small corner of the room that encroaches the scheme street building line. The largest extent of the braai on ground floor level meets the scheme regulations' building line requirements, with only a small portion of the braai encroaching the street building line. A departure and removal of restrictive title deed conditions application is submitted simultaneously to address the building line encroachments.

The materials used in the construction of the dwelling and balcony were bricks, cement and Nutec wood. The position and nature of the As Built structures and the subsequent uses thereof are unobtrusive in nature and do not impact negatively on the surrounding properties, and no complaints from surrounding property owners have been received up to date.

- **The conduct of the person involved in the contravention**

Our clients, the building contractor and the building inspector were unaware of the incorrect placement of the dwelling on the erf at the time. Our clients did therefore not deviate from the approved building plan – the structures were incorrectly placed on the plan since a beacon certificate from a land surveyor was not obtained at the time. Our clients were only made aware of this mishap when they wanted to add to the existing dwelling as explained above.

- **Whether the unlawful conduct was stopped**

The property owners are now attempting to rectify the contravention by submitting the administration penalty application and subsequent departure and removal of restrictive title deed conditions application in order to legalise the As Built structures on the subject property.

- **A report by a quantity surveyor in matters of unauthorised building / construction**

If the Overstrand Municipality finds it necessary that an administrative penalty fee needs to be enforced for the unauthorised building work, we will submit a report from a quantity surveyor / building contractor with reference to the unauthorised building work. The reason being that if there is a chance that no penalty fee is imposed the report from a quantity surveyor will be unnecessary at this stage.

Our client confirmed that the As Built (approved) en-suite bathroom's construction cost was R50 000.

- **Whether a person involved in the contravention has previously contravened this By-Law or a previous planning law**

To the best knowledge of the applicant and as confirmed by the landowners, they have never previously contravened this By-Law or any other previous planning law.

- **Summary**

We appeal to the Overstrand Municipality to take into consideration the low impact the As Built structures have had and will continue to have on the surrounding area (as further motivated in the building line and removal of title deed conditions application below). It should also be considered that no complaints from surrounding property owners were submitted with regards to the As Built structures.

The current owners have agreed on the way forward to address the unlawful structures and never hesitated to immediately give instruction to the consultants to assist in the matter to rectify the contravention by submitting a complete (and fully motivated) departure and removal of restrictions application and submitting a determination of an administrative penalty application. We therefore respectfully request that a minimal / no penalty fee be imposed on the property owners for the reasons given above.

3.4.2 Departure (building line relaxations)

3.4.2.1 Existing en-suite bathroom

The en-suite bathroom of bedroom no. 1 was a part of new additions that our clients undertook in 2014. The en-suite bathroom was approved (refer to a copy of the latest approved building plan), but the position on site was incorrect due to the pegs being incorrectly placed / shown on site. The en-suite is a mere 7,72m² in extent with only a small corner that encroaches the scheme eastern lateral building line. Only 12% of the structure encroaches the building line. There are no windows facing east where the encroachment applies (refer to the east elevation plan), and the en-suite bathroom will remain unchanged. A departure and removal of restrictive title deed conditions application is submitted simultaneously to address the building line encroachment.

An application is submitted for a departure to deviate from the eastern lateral building line of 2m to 1,182m to accommodate the existing en-suite bathroom on ground floor level. The As Built en-suite bathroom was constructed within the 1,57m title deed lateral building line as well. It is proposed to remove the restrictive title deed condition to accommodate the As Built structure (refer to Section 3.14).

3.4.2.2 Existing timber balcony, sunroom and built braai

A 3m wide timber balcony facing Kusweg was approved with the 2014 building plan submission. The balcony was however extended by 1m during construction (balcony extension indicated as “new” on the proposed ground floor plan). In addition, the position of the dwelling and balcony on site was incorrect due to the pegs being incorrectly placed / shown with the compilation of the 2014 building plans. The largest extent of the approved balcony and the unlawful 1m extension to the balcony facing Kusweg encroach the scheme regulations' street building line. The timber balcony encroaches the street erf boundary, but this portion of the balcony will be demolished to address the encroachment.

The timber balcony is 31,19m² in extent with the As Built timber balcony extension at 9,52m² in extent. The balcony is 3,32m high measured from the natural ground level, inclusive of the balustrade of 1m high (refer to the east and south elevation plan). Refer to the north elevation of the dwelling. The design of the balcony meets all SANS10400 requirements. The balcony is considered an extension of the sunroom (entertainment area). Bedroom no. 1 also has direct access to the balcony. The use will remain for entertainment purposes while enjoying the magnificent views over the Atlantic Ocean.

The sunroom is 17,4m² in extent with only a small corner of the room that encroaches the scheme street building line. The sliding door of the sunroom is largely situated outside of the street building line (marginal encroachment). The largest extent of the braai on ground floor level meets the scheme regulations' building line requirements, with only a small portion of the braai encroaching the street building line. The built braai is located within the sunroom therefore the noise impact and impact on the privacy of the neighbours will be kept to a minimum. Both the sunroom and As Built braai were approved with the 2014 building plan, but the position was incorrectly indicated on the building plans due to the incorrect placement / indication of the pegs.

An application is submitted for a departure to relax the southern street building line (Kusweg) as follows:

- from 4m to 0m and 2,295m respectively to accommodate the As Built timber balcony on ground floor level (portion that encroaches the erf boundary to be demolished);

- from 4m to 3,48m to accommodate the existing dwelling (sunroom) on ground floor level;
- from 4m to 3,674m to accommodate the existing braai on ground floor level.

The As Built balcony, sunroom and braai were also constructed within the 4,72m title deed street building line. It is proposed to remove the restrictive title deed condition to accommodate the As Built structure (refer to Section 3.14).

3.4.2.3 New additions: master bedroom and balcony, braai room, braai, balcony, staircase and covered parking area / carport

The current owners intend to extend the existing dwelling to the south-west on the subject property. It is proposed to add a new master bedroom and balcony on first floor level and a new braai room, balcony and staircase on ground floor level.

The master bedroom, braai room and new braai will adhere to the applicable scheme building lines. The staircase on ground floor level will give access to the new balcony. The staircase will encroach the south and south-western street building lines since it will be higher than 1m above natural ground level.

New timber balconies are proposed on ground floor and first floor level. The new balcony on ground floor level will be an extension of the new braai room and will be 19,46m² in extent. The new balcony on first floor level will be 6,48m² in extent. Both the balconies will have a minimum of 1m high balustrade.

To accommodate the proposed new staircase, ground floor balcony and first floor balcony an application is submitted for a departure to relax the street building lines as follows:

- Relax the southern street building line (Kusweg):
 - from 4m to 2,643m to accommodate the proposed new staircase on lower ground and ground floor level;
 - from 4m to 0m to accommodate the carport / new covered parking area below the balcony on lower ground floor level;
- Relax the south-western street building line (Swart Street):

- from 4m to 2,182m to accommodate the proposed new staircase on lower ground and ground floor level;
- from 4m to 2,452m to accommodate the new covered parking area below the balcony on lower ground floor level;
- from 4m to 2,912m to accommodate the proposed new timber balcony on ground floor level;
- from 4m to 3,704m to accommodate the proposed new timber balcony on first floor level.

The new staircase, both the balconies, the master bedroom and the braai room and built braai will also be constructed within the 4,72m title deed street building line. It is proposed to remove the restrictive title deed condition to accommodate these new additions (refer to Section 3.14).

3.4.2.4 General

The following should be noted when considering the As Built structures and proposed new additions:

- The As Built structures have existed for ±9 years without any complaints from neighbours. Except for the Kusweg road balcony that was unlawfully widened by 1m, all other As Built structures were approved in the past. No alterations to these structures are proposed.
- The visual impact of the As Built structures is considered minimal. All properties situated in Kusweg enjoy unobstructed ocean views. In addition, the As Built structures meet the height requirements for SR1 zoned properties, and the slope of the subject property minimalizes the impact on the views of the adjacent properties (keeping the impact on the properties at the back to a minimum).
- The new additions to the existing dwelling will encroach because of the already incorrect position of the approved structures on the site. The habitable spaces (master bedroom and braai room) do not encroach the 4m street building line – merely the balconies and staircase.
- A new parking area (carport) is created below the new balcony. The covered parking area is only 2,265m wide and is rather considered a covered area than a carport. This covered area is 14,53m² in extent – including the

passage that gives access to the maid's room. This new parking area / carport is positioned largely below the base level (refer to the south elevation) and the height of the garage deck / balcony is 2,3m measured from the natural ground level. As a result, the new (lower ground) carport meets the maximum height requirement of 3,5m and maximum length on a 9m / one third of the erf boundary for the approval of the structure on the 0m southern and 2,452m south-western street building lines.

- The As Built en-suite bathroom, sunroom, servant's quarters and street facing balcony are considered an integral part of the design and value of the subject property. Thus, to demolish the structures to make it compliant to the relevant building lines, will diminish the aesthetic and property value of the dwelling.

The removal of the restrictive title deed condition application is addressed in Section 3.14.

The proposed application does not have any impact on the character or property values of the surrounding properties since all structures and uses thereof already exist on the subject property. The existing structures on the subject property do not create an infringement to any passing traffic or public activity due the position of the As Built structures and proposed new additions on site in relation to the existing structures on the neighbouring properties and the road reserve of Beach Way.

It is submitted that the massing and height of the existing structures are compatible with the character of the area, regardless of the departure being applied for.

The zoning of Remainder erf 13 Van Dyksbaai will remain unchanged (Residential Zone I: Single Residential) as well as the primary land use (single residential purposes). The height of all As Built structures and proposed new additions complies with the permissible height requirements for SR1 zoned properties. The greatest extent of the encroachments face Kusweg and Swart Street; therefore, the impact on neighbouring properties will be kept to a minimum. The impact on the adjacent property owners and the passers-by will therefore be marginally higher than if these structures did not exist.

The schedule of rights for the subject property is as follows:

SCHEDULE OF RIGHTS	
PROPERTY DESCRIPTION	
Erf Number: 13	Site Area: KLEINBAAI
Erf size: 1117m ²	
ZONING INFORMATION	
Town planning Scheme: OVERSTRAND	
Use Zone: GENERAL RESIDENTIAL ZONE	
DEVELOPMENT CONTROL MEASURES	
Existing Lower Ground	: 100.33m ²
Existing LG Caport	: 40.71m ²
Existing Ground Floor	: 118.50m ²
Existing GF Balcony	: 42.06m ²
Existing GF Balcony Ext	: 9.52m ²
New LG Covered Area	: 14.53m ²
New Ground Floor Add	: 50.63m ²
New GF Balcony	: 19.46m ²
New First Floor Add	: 48.59m ²
New FF Balcony	: 6.48m ²
TOTAL	: 450.81m ²
Coverage 240.22m ²	21.51%
The information provided above is hereby certified to be correct & precise	
Name: JLS GERICKE	Signature:
Date: 22 MARCH 2023	Plan No: 13/LF/23

The total coverage of 21,51% meets the maximum permissible coverage of 50% for SR1 zoned properties.

It is submitted that the existing structures are compatible with the character of the area, do not impact negatively on the rights of anyone else and that no good reason exists for not approving this application. When considering the proposed building line deviations and removal of restrictive title deed conditions, the point of departure is the need to discourage the phenomenon of urban sprawl and to encourage densification and more compact towns and cities, all of which relates to more responsible resource use or sustainable development.

The proposed departure and removal of restrictive title deed conditions of Remainder erf 13 Van Dyksbaai are not in contrast to the existing land use tendencies in the surrounding environment and we therefore do not foresee any problems with the proposed application.

3.5 THE POTENTIAL OF THE PROPERTY

The zoning and primary land use of the subject property will remain unchanged. The location of the subject property within a single residential area allows the property to be developed for low impact land uses only (such as bed-and-breakfast establishments, day care, guest house and home occupation uses). The proposed departure and removal of restrictive title deed conditions will not hinder any possible future land use applications on Remainder erf 13 Van Dyksbaai.

The subject property has the potential and allows for the deviations being applied for since most of the As Built structures have been on the subject property for a considerable period without any complaints from neighbours. The proposed additions and improvements will be aesthetically pleasing and will only encroach the respective building lines due to the initial encroachment of the existing structure. Although there is ample space on the northern section of the subject property, the layout position of the existing dwelling does not provide feasible extensions to the dwelling to the north. In addition, the additions were planned in such a way to ensure the best views towards the ocean from the subject property.

The location of the subject property on a street corner further promotes the potential to accommodate the encroachments since most encroachments for the As Built structures and proposed additions will be on the Kusweg and Swart Street erf boundaries, with minimal impact to the adjacent properties. The slope of the subject property and the fact that the proposal adheres to the maximum height and coverage requirements also mitigate any possible impact that the As Built and new additions will have on the neighbouring properties situated to the north. All existing and proposed structures meet the maximum of 8m height requirement for SR1 zoned properties as depicted on the site development plan.

The massing and scale of the As Built structures are compatible with the area. All As Built structures form an integral part of the design of the dwelling thus to demolish the structures to make it compliant with the relevant building lines will diminish the aesthetic and property value of the dwelling.

The scale of the surrounding built environment and the low impact on the streetscape are also factors that must be considered when contemplating the potential of the property to accommodate the departure and the removal of the title deed conditions. The following factors confirm the potential of the property to accommodate the proposed building line deviations:

- Good quality materials were used when the existing structures were built;
- The architectural style of the proposed additions matches the architectural style of the As Built (approved) structures;
- The height of the As Built and approved structures will remain unchanged;
- The As Built structures and new additions will add value to the subject property;
- The position of the existing dwelling on neighbouring erf 12 Van Dyksbaai results in views to the west-southwest with trees and shrubs on erven 12 and 13 Van Dyksbaai already restricting views towards the south and south-west. Erf 12 Van Dyksbaai's view and privacy will therefore remain unaffected by the building line encroachment on the south-western erf boundary of Remainder erf 13 Van Dyksbaai.

3.6 ECONOMIC IMPACT

The proposed departure and removal of restrictive title deed conditions are to accommodate existing structures and uses thereof as well as new additions to the subject property. The proposed departure and removal of restrictive title deed conditions will allow the owners to legalise the position of the approved structures and their respective uses and will afford them the opportunity to extend their existing dwelling. This will have a positive impact on the property value of the site and favour the resale of the property in the future and have a positive impact on the adjacent properties.

The approval of the As Built structures in its current position will save the owners the cost of demolishing these structures. The proposed building line deviations and removal of the subsequent restrictive title deed conditions will have a low but positive impact on the local economy.

3.7 SOCIAL IMPACT

The proposed departure and removal of restrictive title deed conditions will have no impact on the social status quo of the area. The building line deviations and removal of restrictive title deed conditions will however allow the owners to keep the existing As Built structures on the subject property and simultaneously extend / add to the dwelling.

No negative impact on the social wellbeing of the surrounding community is anticipated. It is submitted that the existing developed property is compatible with the character of the area and does not impact negatively on the rights of anyone else.

3.8 COMPATIBILITY WITH SURROUNDING LAND USES

The subject property is situated in an existing sea front, low-density residential area. The application does not propose to change the zoning or land use of the subject property and therefore the proposal is compatible with the surrounding land uses.

The surrounding properties are developed with mostly multiple storey dwellings and the use of the surrounding properties is for permanent residences, holiday houses and tourism-related uses (shark diving offices). The scale of the structures on Remainder erf 13 Van Dyksbaai (and the respective uses thereof) merges well with the scale of the surrounding dwellings in the immediate area.

The proposed application will contribute towards the value of the subject property and consequently have a positive impact on the area. The use of the subject property will primarily remain for residential purposes (main dwelling, servant's quarters and garages).

There is no impact on the streetscape as discussed in detail in Sections 3.4 and 3.5 of this report.

3.9 IMPACT ON EXTERNAL ENGINEERING SERVICES

All services on the subject property already exist. The As Built structures and new additions will have no impact on the usage of the existing available services since no additional loading of the existing civil infrastructure is anticipated.

Additional services (if required) will be provided to the satisfaction of the Overstrand Municipality.

3.10 IMPACT ON SAFETY, HEALTH AND WELLBEING OF SURROUNDING COMMUNITY

The proposed departure and removal of restrictive title deed conditions will have no impact on the general safety and wellbeing of the surrounding community. It is anticipated that a maximum of two families (one family in the main dwelling and one person / small family in the servant's quarters) will continue to occupy the subject property.

Since the proposed departure and removal of restrictive title deed conditions are not associated with a noxious trade with polluting air emissions the impact on the health of the community will be kept to a minimum.

3.11 IMPACT ON HERITAGE

The application does not involve changing the character of a site larger than 5 000m². Consequently, the proposed application for departure and removal of restrictive title deed conditions does not trigger Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999).

Remainder erf 13 Van Dyksbaai is not situated within the Heritage Overlay Zone as determined by the Overstrand Municipality's Zoning Scheme Heritage Overlay Zone (2020). The subject property is also not earmarked for heritage conservation

purposes with reference to the Overstrand Municipal Growth Management Strategy (2010). It is also not demarcated as part of a Heritage Protective Overlay Zone (2020) for the area.

In the light of the above mentioned it is evident that the proposed departure and removal of restrictive title deed conditions will not have a negative impact on the heritage value of the Kleinbaai or Greater Gansbaai area.

3.12 IMPACT ON THE BIOPHYSICAL ENVIRONMENT

The proposed departure and removal of title deed conditions do not trigger any listed activities in terms of the National Environmental Management Act (NEMA), 1998 (Act no. 107 of 1998). The subject property is not situated within the Overstrand Municipality's Zoning Scheme Environmental Overlay Zone (2020).

3.13 TRAFFIC IMPACT, PARKING AND ACCESS

Access to Remainder erf 13 Van Dyksbaai will remain unchanged and will be from Kusweg. Refer to the site development plan.

The Overstrand Municipality Land Use Scheme Regulations (2020) stipulate that a minimum of two parking bays are required for a dwelling house and an additional parking bay for a second dwelling unit. Although the servant's quarters are not considered or used as a second dwelling unit, a new parking area (covered parking area / carport) is created on lower ground floor level under the proposed new balcony. The subject property is also developed with two single garages (approved) on lower ground floor level. Provision is therefore made for three parking bays on site. The dwelling house on Remainder erf 13 Van Dyksbaai therefore complies with the minimum parking requirements for SR1 zoned properties.

The subject property will still be used primarily for single residential purposes and therefore the impact on the traffic flow in the area will remain unchanged.

3.14 TITLE DEED

Title Deed no. T9389/2014 has restrictive title deed conditions that need to be removed to accommodate the departure of the prescribed building lines and the As Built servants' quarters (maid's room) on the subject property. Refer to a copy of the conveyancer's certificate compiled by Mr H.L. van Zyl of Van Zyl Kruger Attorneys dated 25 May 2023 attached.

It is proposed to remove the following restrictive title deed conditions registered by the Administrator (now the Overstrand Municipality) to accommodate the proposed departure and existing primary land uses of Remainder erf 13 Van Dyksbaai:

Title deed no. T9389/2014, page 3, paragraph (i)(b) and (d) that read as follow:

"FURTHER SUBJECT to the following special conditions contained in Deed of Transfer No. 7656 dated 25 June 1943:

(i) Being in favour of the registered owner of any erf in the Township and subject to improvements or changes by the Administrator of the Cape Province in terms of Section 18(3) of Ordinance No. 33 of 1934:

(b) That only one dwelling, together with such outbuildings as are ordinarily required to be used therewith, be erected on this erf.

(d) That no building or structure or any portion thereof, except boundary walls and fences, shall be erected nearer than 15 feet to the street line or public place, which forms a boundary of this erf. No such building or structure shall be situated within 5 feet of the lateral boundary common to any adjoining erf. This condition shall not apply to the existing building on erf no. 15 until such time as the building is altered or demolished.

The reasons for the removal of the conditions specified above are as follow:

- Condition (i)(b) restricts the use of the subject property to one dwelling with associated outbuildings only. The Overstrand Municipality considers a

servant's quarters as a second dwelling unit in terms of the land use scheme regulations. Although the maid's room was approved in 2014, the title deed condition that prohibits a second dwelling unit (in this case a servant's quarters) was not removed. Both a servant's quarters and second dwelling unit are considered primary land uses on a SR1 zoned property. Condition (i)(b) that permits only one dwelling is therefore considered restrictive. It is therefore proposed to remove this condition to allow the owners to retain the second dwelling unit;

- The street building line condition is more restrictive (4,72m) than the land use restrictions prescribed in the Overstrand Municipality Land Use Scheme, 2020 (4m). Although the lateral building lines prescribed in the title deed are less restrictive, the existing (approved) en-suite bathroom for bedroom no. 1 encroaches this building line. In addition, the Land Use Scheme now governs land use planning in Kleinbaai and therefore the building line conditions are considered superfluous. The following As Built structures and new additions encroach / will encroach the title deed lateral and street building lines:
 - Lower ground floor level:
 - As Built corner of garage no. 2;
 - As Built Maid's room and toilet;
 - New covered parking area / carport;
 - New braai;
 - New staircase.
 - Ground floor level:
 - As Built en-suite bathroom (for bedroom no. 1);
 - As Built timber balcony with 1m extension;
 - As Built sunroom;
 - As Built braai in sunroom;
 - New staircase;
 - New timber balcony;
 - New braai room and new braai.
 - First floor level:
 - New master bedroom;
 - New balcony for master bedroom;
 - New braai chimney.

There will be no windows in the new master bedroom and braai room facing Swarts Street and erf 12 Van Dyksbaai (refer to the west elevation) to keep the impact of this new addition within the 4,72m title deed street building line to a minimum.

Section 39(5) of the Land Use Planning Act (LUPA), 2014, stipulates that a Municipality should have regard to the following factors when considering the “removal, suspension or amendment of a restrictive condition”:

- ***The financial or other value of the rights in terms of the restrictive conditions enjoyed by a person or entity, irrespective of whether these rights are personal or vest in the person as the owner of a dominant tenement***

The removal of the restrictive conditions intends to increase the use rights of the property to permit the As Built structures and the uses thereof (servant’s quarters) and new additions to the dwelling as described above. The value of the rights is vested in the owners of the specific extension of the township where Remainder erf 13 Van Dyksbaai is located.

Property owners not seeking that the title deed building line restrictions should be in line with the zoning scheme regulations’ restrictions will favour the restrictive title deed conditions since the conditions impede the development of a residential property in line with the zoning scheme. As previously mentioned all new habitable additions (master bedroom on first floor and braai room on ground floor), meet the 4m land use scheme street building line requirement.

The existing As Built development (and its encroachments) and the proposed additions are not an unusually large-scale form of development that encroaches the building lines. The street building line condition is more restrictive than the zoning scheme regulations’ building lines. And where scheme building lines are encroached, it is to address the existing structures, new balconies and a new staircase. Furthermore, the primary use for SR1 zoned even includes a second dwelling. Removing the “one dwelling only” condition will allow the owners to continue to exercise their primary land use right – i.e. to retain the servant’s quarters (maid’s room) that is considered a second dwelling unit in terms of the land use scheme regulations.

- ***The personal benefits which accrue to the holder of rights in terms of the restrictive conditions***

The conditions were imposed by the Administrator for the benefit of a specific extension of Kleinbaai. The only personal benefit to each holder is that the property is more restricted in terms of retaining As Built structures and developing new structures on the subject property. The Administrator is now the Overstrand Municipality, who governs land use applications in line with the existing Land Use Scheme Regulations and relevant spatial planning policies. To keep the title deed conditions will neither have any personal benefit to the Administrator / Overstrand Municipality nor the properties in whose favour the conditions were registered. As previously explained the largest extent of the encroachments are on the southern and south-western erf boundaries (Kusweg and Swart Street boundaries), with no direct neighbour's views or privacy being threatened.

- ***The personal benefits which will accrue to the person seeking the removal of the restrictive conditions, if they are removed***

The removal of the restrictive title deed conditions will bring about personal benefits to the current landowners since it will allow them to legalise the existing structures (and the uses thereof) and accommodate new additions that will in turn benefit the resale value of the property in future. The 4,72m street building line as stipulated in the title deed makes the developable area of the property smaller.

The existing property owners will be able to enjoy the personal benefits of the existing structures instead of demolishing the structures. The latter will have a great financial burden on the current property owners. They will also be able to add to the dwelling in the most cost-effective way (considering the existing layout of the structures) and ideal position in terms of views. To remove the title deed restrictions will allow the property owners to keep the existing structures and uses thereof and add to the dwelling as indicated on the site development plan.

- ***The social benefit of the restrictive conditions remaining in place in its existing form***

The social benefit if the title deed conditions were to remain unchanged and enforced on the existing As Built structure will be minimal. If the conditions remain unchanged, the owners must adhere to the title deed's stricter street building line, the servant's quarters (maid's room) will have to be altered to form part of the main dwelling unit

and a large extent of the As Built dwelling and / or outbuildings will have to be demolished to comply with the building line requirement. The impact on the neighbouring properties with regards to privacy, noise, impact on the street scape, etc. will be marginally lower since the title deed's street building line is more restrictive than the scheme regulations' street building line.

To keep the 4,72m title deed street building line and the one dwelling only requirement will have no benefit to neither the property owners nor the adjacent properties since the existing structures already encroach the street and lateral building lines and no complaints have been received from the immediate property owners over the years.

- ***The social benefit of the removal or amendment of the restrictive conditions***

The removal of the restrictive title deed conditions will allow the scheme regulations' building lines and primary uses to set the rules for future development on the subject property. The social benefit will therefore only be to the property owners of erf 13 Van Dyksbaai since it will allow them to keep the existing As Built structures that encroach onto the title deed street building line on the subject property and allow future additions to be constructed in line with the zoning scheme regulations' building lines only. It will also allow the property owner to retain the servant's quarters / maid's room (second dwelling unit) and continue to benefit from the social gain such a unit brings to a SR1 zoned property.

- ***Whether the removal, suspension or amendment of the restrictive conditions will completely remove all rights enjoyed by the beneficiary or only some of those rights***

The removal of the restrictive conditions will not remove all rights enjoyed by the beneficiaries, but only some rights and will instead expand the value of these rights to accommodate the existing and new structures with departures where applicable. The latter is more desirable for the zoning and extent of the subject property without having a detrimental impact on the rights of anyone else or the character of the area. All other title deed conditions not mentioned in this report will be retained.

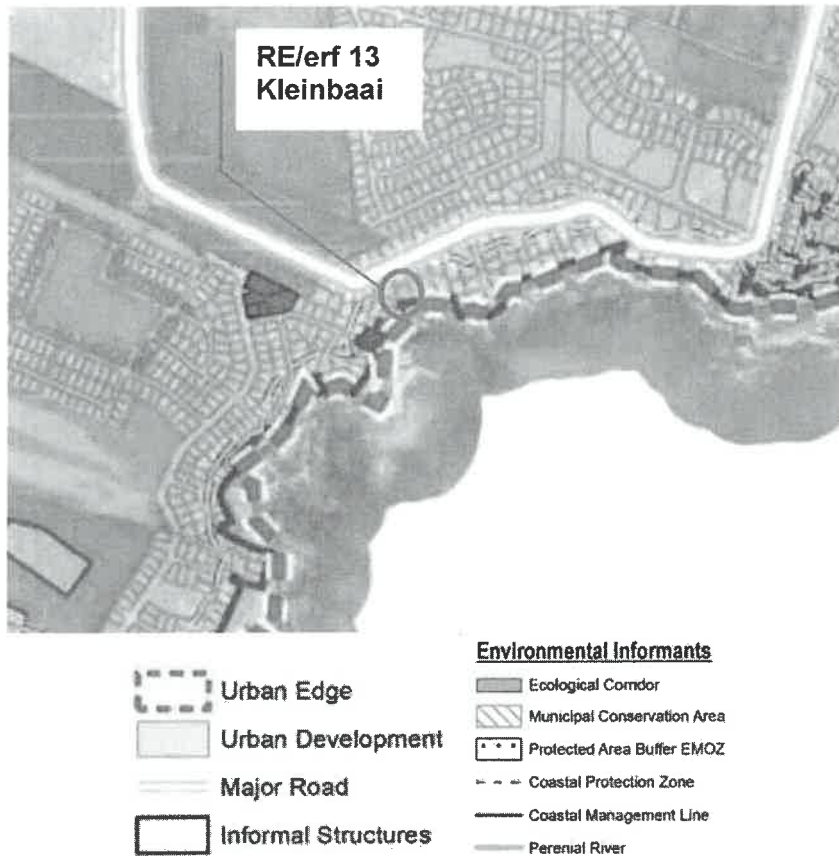
There is a bond registered against Remainder erf 13 Van Dyksbaai. The bondholder's consent dated 12 May 2023 is attached.

From the above as well as the motivation in Sections 3.4 and 3.5 of this report it is evident that the removal of the restrictive title deed conditions can be favourably considered.

3.15 FORWARD PLANNING AND LAND USE DOCUMENTS

The *Overstrand Spatial Development Framework (2020)* earmarks the area where Remainder erf 13 Van Dyksbaai is situated, for urban development purposes. The subject property falls within the demarcated urban edge but falls outside of the Coastal Management line - refer to the Spatial Development Framework Plan (2020) below. A large extent of the development footprint has approved building plans and therefore the application is merely to an improved erf within the urban edge with no impact on the biophysical environment.

The zoning and use of the subject property will remain unchanged (Residential Zone 1: Single Residential). As a result, the impact of the proposed departure and removal of the restrictive title deed conditions on the spatial integrity of the area will be minimal and is therefore consistent with the Overstrand SDF (2020).



The *Overstrand Municipal Growth Management Strategy (OMGMS, 2010)* specifies that Remainder erf 13 Van Dyksbaai forms part of Planning Unit no. 5. This planning unit stipulates an increase in density from 8,1du/ha to 9,7du/ha. Part of the application is to accommodate an existing servant's quarters (second dwelling) on the subject property. The slight increase in density for the area by means of second dwellings is a preferred choice of densification for the area. The land use application for the subject property therefore falls within the existing planning for the Kleinbaai area. The subject property also falls within a demarcated regional economic area – with the focus on tourism. No commercial or tourism related uses are proposed with this application.

The proposal will promote land development in a location that is sustainable. The proposed departure and removal of restrictive title deed conditions are to an improved erf within an established residential area and will not impact on urban sprawl or upon a sensitive environment. The impact on the overall density of this part of Kleinbaai will therefore be kept to a minimum since the proposed application still promotes a low-density residential area.

From the above it is evident that the proposed development **adheres and complies** with the relevant municipal spatial planning policies.

3.16 PLANNING PRINCIPLES

The planning principle of spatial resilience does not apply to this application.

Spatial justice: The proposed land use application ties in with the existing character of the area and will not have a negative impact on the surrounding neighbours. The impact on the biophysical environment will be low as the subject property has been in existence since 1943.

The proposed application will not promote spatial development imbalances. This application is for an erf as per the establishment of the existing Kleinbaai Township. The proposed application is in character with the existing area where similar applications have been approved in the past and therefore, the approval of the proposed application will not be spatially biased.

Spatial sustainability: The proposed departure and removal of restrictive title deed conditions will have a minimal impact on the visual elements of the subject property and surroundings as motivated in this report. It is submitted that the proposed application is compatible with the character of the area (as motivated in previous sections of this report). The encroachment of the building lines has no impact on the massing of the buildings and the impact on the streetscape or passers-by. The As-Built unlawful structures and the uses thereof and the new additions merge well with the approved structures.

Factors such as the good quality materials used, the overall layout of the structures on the subject property, the scale of the surrounding built environment, the low impact on the streetscape, the location of the subject property within a regional

economic area, the existence of the structures on the subject property for the past few years, etc. allow for the consideration and approval of the proposed deviations and removal of restrictive title deed conditions without having an adverse impact on the spatial sustainability of the area. To accommodate the As Built structures and the subsequent uses thereof and the new additions are to an improved erf within an established residential area will not impact on urban sprawl, or upon a sensitive environment.

The application is considered spatially sustainable as the existing property will be more optimally utilised. The property will be compatible with the character of the area and does not impact negatively on the rights of any adjacent property owner.

Efficiency: The subject property is easily accessible and conveniently located close to Gansbaai, Hermanus and major routes. The massing and height of the property will be in line with the relevant land use scheme regulations. It proves to be resourceful to approve the As Built structures and the uses thereof and new additions since it is compatible with the existing built environment and the way the additions and alterations were and will be done by the current property owners is aesthetically pleasing.

It proves to be efficient to accommodate the existing structures and its uses by approving the proposed departure and removal of restrictive title deed conditions of Remainder erf 13 Van Dyksbaai instead of demolishing the structures and as a result negatively impact on the whole look and feel of the subject property. Furthermore, the proposal is efficient in that it optimizes existing resources and infrastructure and continues the existing suburban development typology.

Good administration: Our firm is committed to the principle of good administration and will cooperate with the Overstrand Municipality to ensure a time efficient, uncomplicated land use planning process. The land use application will follow due process as stipulated in the relevant municipality's bylaw and related provincial and national land use planning legislation. All measures will be taken to ensure an efficient and streamlined process within the applicable timeframes as stipulated by the Overstrand Municipality's Amendment By-law on Municipal Land Use Planning, 2020.

4. RECOMMENDATION


When this application is evaluated, it is important to take note of the following:

- All services on the subject property already exist and no additional loading of the existing infrastructure is anticipated;
- The densification in the form of a second dwelling unit to accommodate the existing servant's quarters is in line with the relevant densification policies for the area;
- The zoning and primary land use of the subject property will remain unchanged;
- The deviations from the applicable scheme regulations' building lines are to accommodate both As Built structures and new additions;
- The proposal is compatible with the existing built character of the area;
- Impact on the traffic and services will be kept to a minimum;
- Ample parking bays are provided on site;
- There are no heritage aspects that will negatively impact the application;
- There are no environmental aspects that will negatively impact the application and the application will not have a negative impact on any environmental factors;
- The proposal is compatible with the spatial planning strategies for the area;
- The application is fully compliant with the applicable planning principles described in the LUPA (2014) and SPLUMA (2013);
- We request that a penalty fee not be imposed.

The application can be supported for your favourable evaluation. The opinion is held that this application will have no negative impact on the land values, privacy, built environment and character of the area.

1 Kusfront

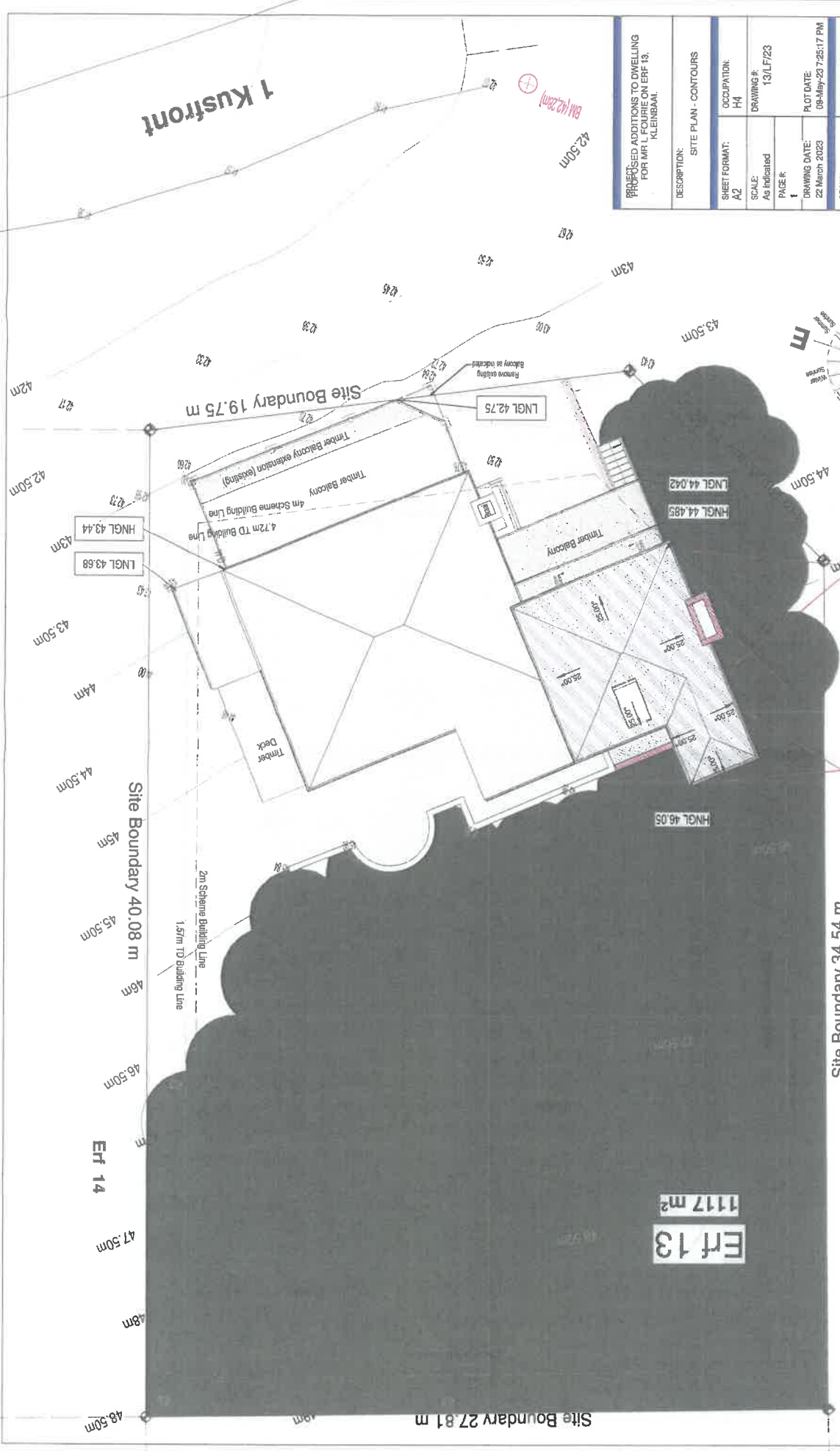
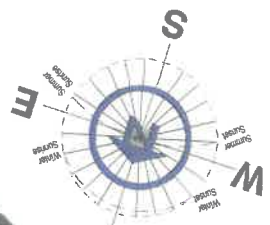
PROPOSED ADDITIONS TO DWELLING
FOR MRL FOURIE ON ERF 13,
KLEINBAAL.

DESCRIPTION: SITE PLAN - CONTOURS	
SHEET FORMAT: A2	OCCUPATION: H4
SCALE: As indicated	DRAWING #: 13/1F/23
PAGE #: 1	DRAWING DATE: 09-May-23 7:25:17 PM
DRAWN: Johan Gericks	
SIGNATURE: 	

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MILKWOOD TREES TO BE REMOVED IN WAY OF CONSTRUCTION. PERMIT TO BE ON SITE BEFORE ANY TREES MAY BE REMOVED.

- GENERAL:**
- All dimensions and levels to be checked on site before any work commences.
 - This drawing is not to be scaled and any figured dimensions are to be used.
 - All work is to be carried out in accordance with local authority requirements.
 - All levels unless otherwise indicated are finished floor levels.
 - Finished floor levels are to be min. 50mm above M.G.L.
 - Levels are to be checked on site at all stages of the project.
 - All drawings to comply with the SANS 10400.
 - Building to comply with National Building Regulations.
 - Structural work to comply with accordance to Ery's spec's & details.

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1117 m²
Erf 13

Erf 14

Erf 12

- LINESPPRES:**
- New Sewerage line - 110mm PVC
 - New Waste line - 50mm PVC
 - Existing sewer line
 - Existing stormwater line
 - New Stormwater Line
 - New Gas line
 - New Cold water line
 - New Hot water line

- GENERAL**
- NGU Natural Ground Level
 - FSL Finished Ground Level
 - FFL Finish Floor Level
 - IL Invert level
 - RC Reinforced Concrete
 - PC Plain cement
 - SWP Stormwater pipe
 - RWDOP Retarder (downpipe)
 - SC Stormwater channel
 - U Urinal
 - WS Wash Basin
 - SW Shower
 - G Gully
 - B Bath
 - GT Gearing trap
 - SH Sump hole
 - VT Wash Trough
 - BT Blot
 - IW In wall
 - ISB In surface bed
 - USB Under surface bed

- PLUMBING WORK**
- DE Rooding Eye
 - IE Inspection Eye
 - VP Vent pipe
 - WP Waste pipe
 - SP Soil pipe
 - IC Inspection chamber
 - CE Cleaning Eye
 - T Toilet
 - UR Urinal
 - SW Shower
 - G Gully
 - B Bath
 - GT Gearing trap
 - SH Sump hole
 - VT Wash Trough
 - BT Blot

LEGEND:

SITE PLAN VIEW:

- All New Work

PLAN VIEW:

- New Brickwork
- New Timberwork
- New Steel Elements
- New Foundation/Concrete work
- Existing building/structures
- Demolished work

PROJECT: PROPOSED ADDITIONS TO DWELLING FOR MR. L. POURE ON ERF 13, KLEINBAAI.

DESCRIPTION: SITE PLAN - FIRST FLOOR	
SHEET FORMAT: A2	OCCUPATION: H4
SCALE: As indicated	DRAWING #: 13/L/F/23
PAGE #: 4	PLOT DATE: 09-May-23 7:25:21 PM
DRAWN: Johan Gericke	SIGNATURE:

ARCHITECTURE GERICKE

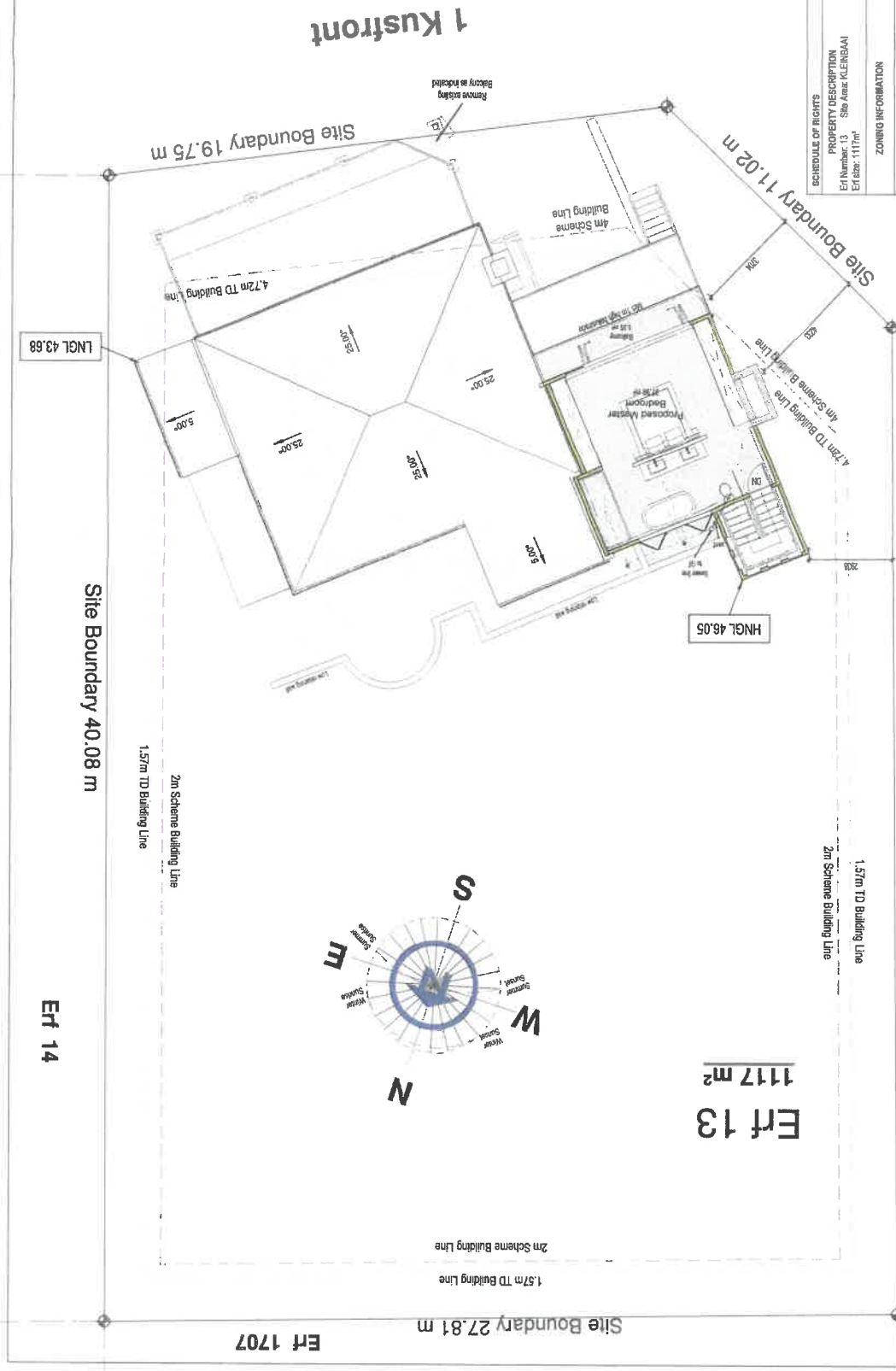
www.gericke-architecture.co.za
 info@gericke-architecture.co.za
 TM: 022 294 1854 Sat: 082 463 8854
 BRUNNEN: DENNIS PROF Arch Draught

SCHEDULE OF RIGHTS	PROPERTY DESCRIPTION
Erf Number: 13	Site Area: KLEINBAAI
Erf Area: 1117m ²	
ZONING INFORMATION	
Town planning Scheme: OVERSTAND	
Use Zone: GENERAL RESIDENTIAL ZONE	
DEVELOPMENT CONTROL MEASURES	
Existing Lower Ground	: 100.33m ²
Existing LG Carport	: 40.7m ²
Existing Ground Floor	: 118.50m ²
Existing GF Balcony	: 42.00m ²
Existing GF Balcony Ext	: 14.50m ²
New LG Carport	: 14.50m ²
New Ground Floor Add	: 50.83m ²
New GF Balcony	: 18.46m ²
New First Floor Add	: 46.52m ²
New FF Balcony	: 6.46m ²
TOTAL	: 459.51m²
Coverage	240.22m ²
	21.51%

The information provided above is hereby certified to be correct & precise.

Name: JLS GERICKE Signature:

Date: 22 MARCH 2023 Plan No: 13/L/F/23



Site Boundary 34.54 m

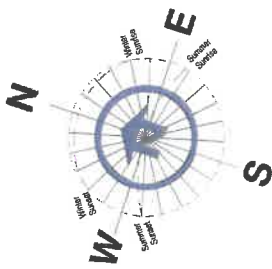
Erf 12

Erf 13
1117 m²

Erf 1707

Erf 14

Erf 13
1117 m²

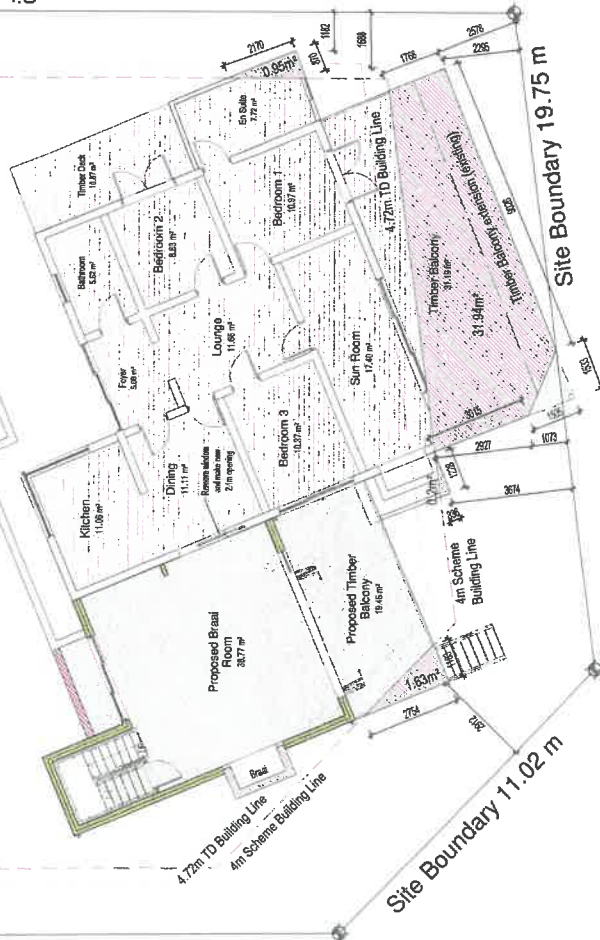


1.57m TD Building Line
2m Scheme Building Line

Site Boundary 34.54 m

1.57m TD Building Line
2m Scheme Building Line

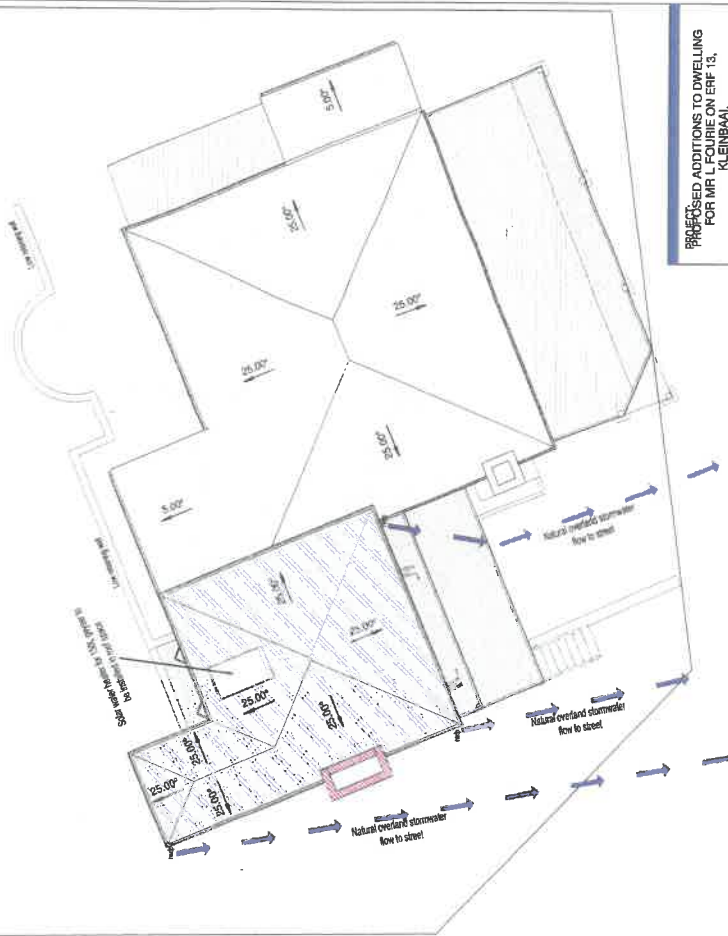
Site Boundary 40.08 m



Site Boundary 19.75 m

1 Kusfront

SITE PLAN - ENCROACHMENTS
1 : 100



SITE PLAN - ROOF PLAN
1 : 100

PROPOSED ADDITIONS TO DWELLING
FOR MR L FOURIE ON ERF 13,
KLEINBAAI.

DESCRIPTION: ROOF PLAN & ENCROACHMENTS

SHEET FORMAT: H4
OCCUPATOR: H4

SCALE: As indicated
DRAWING #: 13/LF/23

PAGE #: 5
DRAWING DATE: 22 March 2023

PLOT DATE: 09-May-23 7:25:23 PM
DRAWN: Johan Gericks

SIGNATURE:

ARCHITECTURE GERICKS

www.gericks-architecture.co.za
Kleinbaai, 13/14/23
SACCP : DDB88 Prof Frick Draught



LEGEND:

SITE PLAN VIEW:
All New Work

PLAN VIEW:

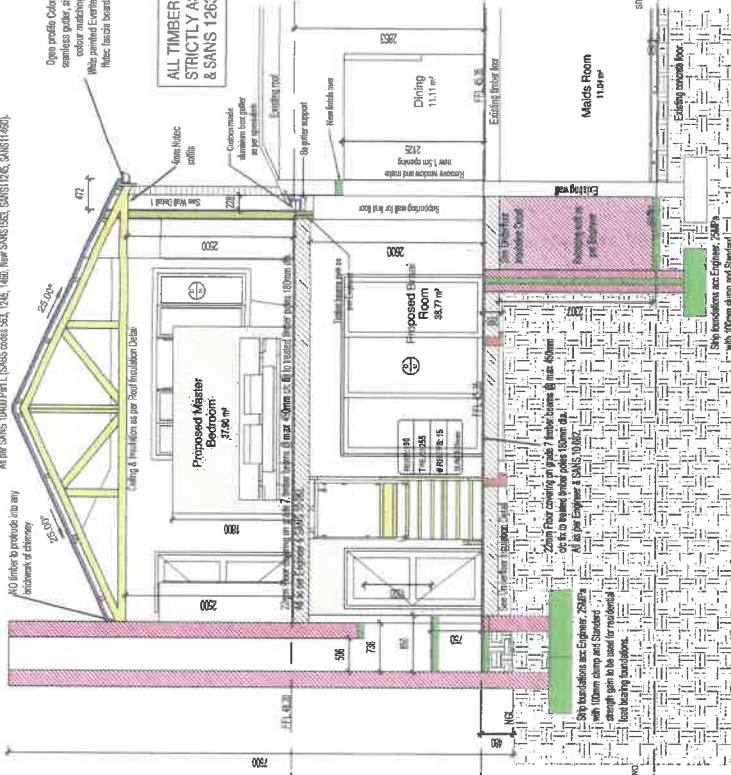
- New Brickwork
- New Timberwork
- New Steel Elements
- New Foundation/Concrete work
- Existing building/structure
- Dismantled work

Notes: Right roof eave, fixed to timber intermediate purlins at max 1000mm centres on
 Combined double-slab Reinforced/Composite barrier (Code: R652C) with joints topped 150mm. Endover rafters on
 Grade 7 SFP timber roof truss/rafters. Truss/rafters to be at max 1000mm CTS & to be laid on 38 x 114mm SFP
 approved wall/batt.

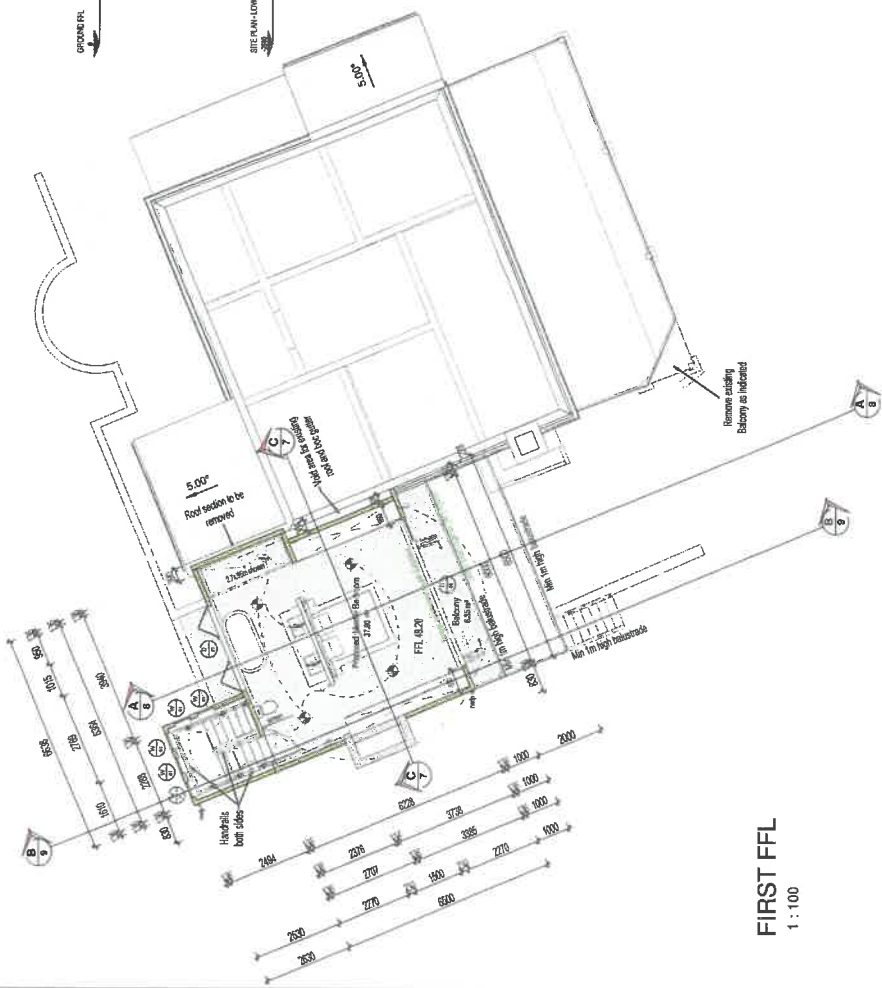
All new SANS 10400 Part 1 (SANS codes: S2, T05, T46), New SANS 10400, SANS 10400, SANS 10400.

Open profile Colorbond precast Zinc/alum
 roof purlins on 75 x 65 (10mm thick)
 custom made 200 x 200 x 10mm
 (400) spaced evenly in parallel along purlin
 Note: fascia boards (Code: 6-20), size 225 x
 12mm.

**ALL TIMBER CONSTRUCTION
 STRICTLY AS PER SANS 10 082
 & SANS 1263.**



Section C-C
 1 : 50



FIRST FFL
 1 : 100

PROPOSED ADDITIONS TO DWELLING FOR MR L FOURIE ON ERF 13, KLEINBAAL.	
DESCRIPTION:	FIRST FLOOR LAYOUT & SECTION C-C
SHEET FORMAT:	A2
OCCUPATION:	H4
SCALE:	As indicated
DRAWING #:	13/L/F/23
PAGE #:	7
DRAWING DATE:	22 March 2023
PLOT DATE:	09-May-23 7:25:28 PM
DRAWN:	Johan Gericks
SIGNATURE:	

GERICKS
 ARCHITECTURE
 www.gericks-architecture.co.za
 14 GERRITSEN STREET, SUITE 101, 1601, SANDHURST, CAPE TOWN
 TEL: +27 (0) 21 959 5400 FAX: +27 (0) 21 959 5554
 SKEPP : 028669 Prof Arch Draught



ADDITIONAL SECTION NOTES

All beams, columns and masonry walls shall comply with the relevant standards and specifications. All masonry walls shall be constructed in accordance with SANS 5010-2-2017. All masonry walls shall be finished and plastered in Class II mortar.

Class II mortar mix for brickwork, composed of 1 part Sand, 1 part Cement (Cem III/B 42.5N) and 6 parts Sand in thickness as indicated in brickwork. Scaffolding shall be provided in accordance with SANS 5010-1.

In masonry walls, all reinforcement shall be installed in accordance with SANS 5010-1.

Reinforcement shall be installed in accordance with SANS 5010-1.

Reinforcement shall be installed in accordance with SANS 5010-1.

ALL TIMBER CONSTRUCTION STRICTLY AS PER SANS 10 082 & SANS 1263.

Min 100mm thick in colour matching solid pine joists fixed to concrete slabs (Code: 4-4-1) size 25 x 125mm.

Open profile, galvanized pre-coated Zinc-aluminum-coated galvanized steel, size 125 x 125 x 10mm thick in colour matching solid pine joists fixed to concrete slabs (Code: 4-4-1) size 25 x 125mm.

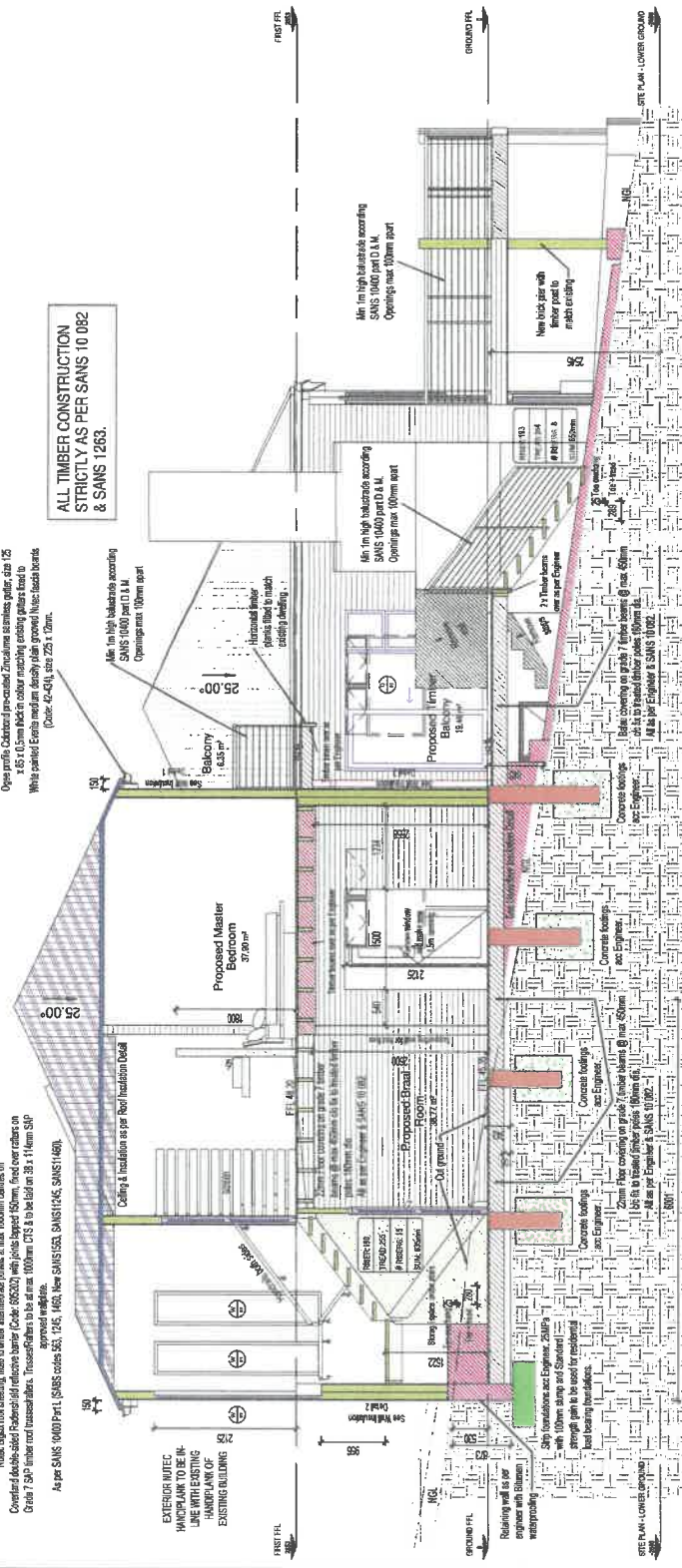
Min 100mm thick in colour matching solid pine joists fixed to concrete slabs (Code: 4-4-1) size 25 x 125mm.

Min 100mm thick in colour matching solid pine joists fixed to concrete slabs (Code: 4-4-1) size 25 x 125mm.

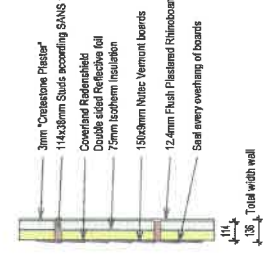
EXTERIOR INTERIOR FINISHES TO BE IN ACCORDANCE WITH SANS 1000 PART 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 2.0, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8, 2.9, 3.0, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 4.0, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, 4.8, 4.9, 5.0, 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 5.8, 5.9, 6.0, 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.8, 6.9, 7.0, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 8.0, 8.1, 8.2, 8.3, 8.4, 8.5, 8.6, 8.7, 8.8, 8.9, 9.0, 9.1, 9.2, 9.3, 9.4, 9.5, 9.6, 9.7, 9.8, 9.9, 10.0, 10.1, 10.2, 10.3, 10.4, 10.5, 10.6, 10.7, 10.8, 10.9, 11.0, 11.1, 11.2, 11.3, 11.4, 11.5, 11.6, 11.7, 11.8, 11.9, 12.0, 12.1, 12.2, 12.3, 12.4, 12.5, 12.6, 12.7, 12.8, 12.9, 13.0, 13.1, 13.2, 13.3, 13.4, 13.5, 13.6, 13.7, 13.8, 13.9, 14.0, 14.1, 14.2, 14.3, 14.4, 14.5, 14.6, 14.7, 14.8, 14.9, 15.0, 15.1, 15.2, 15.3, 15.4, 15.5, 15.6, 15.7, 15.8, 15.9, 16.0, 16.1, 16.2, 16.3, 16.4, 16.5, 16.6, 16.7, 16.8, 16.9, 17.0, 17.1, 17.2, 17.3, 17.4, 17.5, 17.6, 17.7, 17.8, 17.9, 18.0, 18.1, 18.2, 18.3, 18.4, 18.5, 18.6, 18.7, 18.8, 18.9, 19.0, 19.1, 19.2, 19.3, 19.4, 19.5, 19.6, 19.7, 19.8, 19.9, 20.0, 20.1, 20.2, 20.3, 20.4, 20.5, 20.6, 20.7, 20.8, 20.9, 21.0, 21.1, 21.2, 21.3, 21.4, 21.5, 21.6, 21.7, 21.8, 21.9, 22.0, 22.1, 22.2, 22.3, 22.4, 22.5, 22.6, 22.7, 22.8, 22.9, 23.0, 23.1, 23.2, 23.3, 23.4, 23.5, 23.6, 23.7, 23.8, 23.9, 24.0, 24.1, 24.2, 24.3, 24.4, 24.5, 24.6, 24.7, 24.8, 24.9, 25.0, 25.1, 25.2, 25.3, 25.4, 25.5, 25.6, 25.7, 25.8, 25.9, 26.0, 26.1, 26.2, 26.3, 26.4, 26.5, 26.6, 26.7, 26.8, 26.9, 27.0, 27.1, 27.2, 27.3, 27.4, 27.5, 27.6, 27.7, 27.8, 27.9, 28.0, 28.1, 28.2, 28.3, 28.4, 28.5, 28.6, 28.7, 28.8, 28.9, 29.0, 29.1, 29.2, 29.3, 29.4, 29.5, 29.6, 29.7, 29.8, 29.9, 30.0, 30.1, 30.2, 30.3, 30.4, 30.5, 30.6, 30.7, 30.8, 30.9, 31.0, 31.1, 31.2, 31.3, 31.4, 31.5, 31.6, 31.7, 31.8, 31.9, 32.0, 32.1, 32.2, 32.3, 32.4, 32.5, 32.6, 32.7, 32.8, 32.9, 33.0, 33.1, 33.2, 33.3, 33.4, 33.5, 33.6, 33.7, 33.8, 33.9, 34.0, 34.1, 34.2, 34.3, 34.4, 34.5, 34.6, 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129.6, 129.7, 129.8, 129.9, 130.0, 130.1, 130.2, 130.3, 130.4, 130.5, 130.6, 130.7, 130.8, 130.9, 131.0, 131.1, 131.2, 131.3, 131.4, 131.5, 131.6, 131.7, 131.8, 131.9, 132.0, 132.1, 132.2, 132.3, 132.4, 132.5, 132.6, 132.7, 132.8, 132.9, 133.0, 133.1, 133.2, 133.3, 133.4, 133.5, 133.6, 133.7, 133.8, 133.9, 134.0, 134.1, 134.2, 134.3, 134.4, 134.5, 134.6, 134.7, 134.8, 134.9, 135.0, 135.1, 135.2, 135.3, 135.4, 135.5, 135.6, 135.7, 135.8, 135.9, 136.0, 136.1, 136.2, 136.3, 136.4, 136.5, 136.6, 136.7, 136.8, 136.9, 137.0, 137.1, 137.2, 137.3, 137.4, 137.5, 137.6, 137.7, 137.8, 137.9, 138.0, 138.1, 138.2, 138.3, 138.4, 138.5, 138.6, 138.7, 138.8, 138.9, 139.0, 139.1, 139.2, 139.3, 139.4, 139.5, 139.6, 139.7, 139.8, 139.9, 140.0, 140.1, 140.2, 140.3, 140.4, 140.5, 140.6, 140.7, 140.8, 140.9, 141.0, 141.1, 141.2, 141.3, 141.4, 141.5, 141.6, 141.7, 141.8, 141.9, 142.0, 142.1, 142.2, 142.3, 142.4, 142.5, 142.6, 142.7, 142.8, 142.9, 143.0, 143.1, 143.2, 143.3, 143.4, 143.5, 143.6, 143.7, 143.8, 143.9, 144.0, 144.1, 144.2, 144.3, 144.4, 144.5, 144.6, 144.7, 144.8, 144.9, 145.0, 145.1, 145.2, 145.3, 145.4, 145.5, 145.6, 145.7, 145.8, 145.9, 146.0, 146.1, 146.2, 146.3, 146.4, 146.5, 146.6, 146.7, 146.8, 146.9, 147.0, 147.1, 147.2, 147.3, 147.4, 147.5, 147.6, 147.7, 147.8, 147.9, 148.0, 148.1, 148.2, 148.3, 148.4, 148.5, 148.6, 148.7, 148.8, 148.9, 149.0, 149.1, 149.2, 149.3, 149.4, 149.5, 149.6, 149.7, 149.8, 149.9, 150.0, 150.1, 150.2, 150.3, 150.4, 150.5, 150.6, 150.7, 150.8, 150.9, 151.0, 151.1, 151.2, 151.3, 151.4, 151.5, 151.6, 151.7, 151.8, 151.9, 152.0, 152.1, 152.2, 152.3, 152.4, 152.5, 152.6, 152.7, 152.8, 152.9, 153.0, 153.1, 153.2, 153.3, 153.4, 153.5, 153.6, 153.7, 153.8, 153.9, 154.0, 154.1, 154.2, 154.3, 154.4, 154.5, 154.6, 154.7, 154.8, 154.9, 155.0, 155.1, 155.2, 155.3, 155.4, 155.5, 155.6, 155.7, 155.8, 155.9, 156.0, 156.1, 156.2, 156.3, 156.4, 156.5, 156.6, 156.7, 156.8, 156.9, 157.0, 157.1, 157.2, 157.3, 157.4, 157.5, 157.6, 157.7, 157.8, 157.9, 158.0, 158.1, 158.2, 158.3, 158.4, 158.5, 158.6, 158.7, 158.8, 158.9, 159.0, 159.1, 159.2, 159.3, 159.4, 159.5, 159.6, 159.7, 159.8, 159.9, 160.0, 160.1, 160.2, 160.3, 160.4, 160.5, 160.6, 160.7, 160.8, 160.9, 161.0, 161.1, 161.2, 161.3, 161.4, 161.5, 161.6, 161.7, 161.8, 161.9, 162.0, 162.1, 162.2, 162.3, 162.4, 162.5, 162.6, 162.7, 162.8, 162.9, 163.0, 163.1, 163.2, 163.3, 163.4, 163.5, 163.6, 163.7, 163.8, 163.9, 164.0, 164.1, 164.2, 164.3, 164.4, 164.5, 164.6, 164.7, 164.8, 164.9, 165.0, 165.1, 165.2, 165.3, 165.4, 165.5, 165.6, 165.7, 165.8, 165.9, 166.0, 166.1, 166.2, 166.3, 166.4, 166.5, 166.6, 166.7, 166.8, 166.9, 167.0, 167.1, 167.2, 167.3, 167.4, 167.5, 167.6, 167.7, 167.8, 167.9, 168.0, 168.1, 168.2, 168.3, 168.4, 168.5, 168.6, 168.7, 168.8, 168.9, 169.0, 169.1, 169.2, 169.3, 169.4, 169.5, 169.6, 169.7, 169.8, 169.9, 170.0, 170.1, 170.2, 170.3, 170.4, 170.5, 170.6, 170.7, 170.8, 170.9, 171.0, 171.1, 171.2, 171.3, 171.4, 171.5, 171.6, 171.7, 171.8, 171.9, 172.0, 172.1, 172.2, 172.3, 172.4, 172.5, 172.6, 172.7, 172.8, 172.9, 173.0, 173.1, 173.2, 173.3, 173.4, 173.5, 173.6, 173.7, 173.8, 173.9, 174.0, 174.1, 174.2, 174.3, 174.4, 174.5, 174.6, 174.7, 174.8, 174.9, 175.0, 175.1, 175.2, 175.3, 175.4, 175.5, 175.6, 175.7, 175.8, 175.9, 176.0, 176.1, 176.2, 176.3, 176.4, 176.5, 176.6, 176.7, 176.8, 176.9, 177.0, 177.1, 177.2, 177.3, 177.4, 177.5, 177.6, 177.7, 177.8, 177.9, 178.0, 178.1, 178.2, 178.3, 178.4, 178.5, 178.6, 178.7, 178.8, 178.9, 179.0, 179.1, 179.2, 179.3, 179.4, 179.5, 179.6, 179.7, 179.8, 179.9, 180.0, 180.1, 180.2, 180.3, 180.4, 180.5, 180.6, 180.7, 180.8, 180.9, 181.0, 181.1, 181.2, 181.3, 181.4, 181.5, 181.6, 181.7, 181.8, 181.9, 182.0, 182.1, 182.2, 182.3, 182.4, 182.5, 182.6, 182.7, 182.8, 182.9, 183.0, 183.1, 183.2, 183.3, 183.4, 183.5, 183.6, 183.7, 183.8, 183.9, 184.0, 184.1, 184.2, 184.3, 184.4, 184.5, 184.6, 184.7, 184.8, 184.9, 185.0, 18

Notes: Raincoat of existing floor to be replaced with new raincoat of same 1000mm width as per
 Covered deck/slab (Footing) (Code 69220) with joists spaced 150mm. Roof over cables on
 20mm x 50mm timber and massed slabs. Trusses/rafters to be at max. 1000mm CTS & to be laid on 38 x 114mm SFP
 approved insulation.
 As per SANS 1040 Part 1, SABS codes S5, 1245, 1460, New SANS 1563, SANS 1245, SANS 1460.

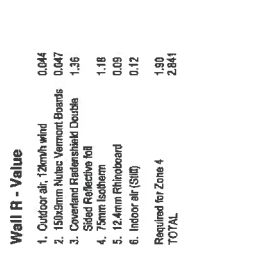
ALL TIMBER CONSTRUCTION
 STRICTLY AS PER SANS 1082
 & SANS 1263.



Section B-B
 1 : 50



Wall Insulation Detail 1
 1 : 20



Wall Insulation Detail 2
 1 : 20

Well R - Value

1. Outdoor air: 12m/h wind	0.044
2. 150x38mm Nuts: Vermont Boards	0.047
3. Covered Redenshield Double	1.35
4. Sided Reflective foil	1.18
5. 75mm Isotherm	0.09
6. 12.4mm Rhinoboard	0.12
Required for Zone 4	1.90
TOTAL	2.841

Well R - Value

1. Outdoor air: 12m/h wind	0.044
2. 150x38mm Slats according to SANS 10082	0.047
3. Covered Redenshield Double	1.35
4. Sided Reflective foil	1.18
5. 75mm Isotherm	0.09
6. 12.4mm Rhinoboard	0.12
Required for Zone 4	1.90
TOTAL	2.841

PROPOSED ADDITIONS TO DWELLING
 FOR MR L FOURIE ON ERF 13,
 KLEINBAAL.

DESCRIPTION: SECTION B-B

SHEET FORMAT:	A2
OCCUPATION:	H4
DRAWING #:	13/L/F/23
SCALE:	As indicated
PAGE #:	9
DRAWING DATE:	22 March 2028
PLOT DATE:	09-May-23 7:25:33 PM
DRAWN:	Johan Gericks
SIGNATURE:	

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 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 463, 465, 467, 469, 471, 473, 475, 477, 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 503, 505, 507, 509, 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911, 913, 915, 917, 919, 921, 923, 925, 927, 929, 931, 933, 935, 937, 939, 941, 943, 945, 947, 949, 951, 953, 955, 957, 959, 961, 963, 965, 967, 969, 971, 973, 975, 977, 979, 981, 983, 985, 987, 989, 991, 993, 995, 997, 999, 1001, 1003, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027, 1029, 1031, 1033, 1035, 1037, 1039, 1041, 1043, 1045, 1047, 1049, 1051, 1053, 1055, 1057, 1059, 1061, 1063, 1065, 1067, 1069, 1071, 1073, 1075, 1077, 1079, 1081, 1083, 1085, 1087, 1089, 1091, 1093, 1095, 1097, 1099, 1101, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121, 1123, 1125, 1127, 1129, 1131, 1133, 1135, 1137, 1139, 1141, 1143, 1145, 1147, 1149, 1151, 1153, 1155, 1157, 1159, 1161, 1163, 1165, 1167, 1169, 1171, 1173, 1175, 1177, 1179, 1181, 1183, 1185, 1187, 1189, 1191, 1193, 1195, 1197, 1199, 1201, 1203, 1205, 1207, 1209, 1211, 1213, 1215, 1217, 1219, 1221, 1223, 1225, 1227, 1229, 1231, 1233, 1235, 1237, 1239, 1241, 1243, 1245, 1247, 1249, 1251, 1253, 1255, 1257, 1259, 1261, 1263, 1265, 1267, 1269, 1271, 1273, 1275, 1277, 1279, 1281, 1283, 1285, 1287, 1289, 1291, 1293, 1295, 1297, 1299, 1301, 1303, 1305, 1307, 1309, 1311, 1313, 1315, 1317, 1319, 1321, 1323, 1325, 1327, 1329, 1331, 1333, 1335, 1337, 1339, 1341, 1343, 1345, 1347, 1349, 1351, 1353, 1355, 1357, 1359, 1361, 1363, 1365, 1367, 1369, 1371, 1373, 1375, 1377, 1379, 1381, 1383, 1385, 1387, 1389, 1391, 1393, 1395, 1397, 1399, 1401, 1403, 1405, 1407, 1409, 1411, 1413, 1415, 1417, 1419, 1421, 1423, 1425, 1427, 1429, 1431, 1433, 1435, 1437, 1439, 1441, 1443, 1445, 1447, 1449, 1451, 1453, 1455, 1457, 1459, 1461, 1463, 1465, 1467, 1469, 1471, 1473, 1475, 1477, 1479, 1481, 1483, 1485, 1487, 1489, 1491, 1493, 1495, 1497, 1499, 1501, 1503, 1505, 1507, 1509, 1511, 1513, 1515, 1517, 1519, 1521, 1523, 1525, 1527, 1529, 1531, 1533, 1535, 1537, 1539, 1541, 1543, 1545, 1547, 1549, 1551, 1553, 1555, 1557, 1559, 1561, 1563, 1565, 1567, 1569, 1571, 1573, 1575, 1577, 1579, 1581, 1583, 1585, 1587, 1589, 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3583, 3585, 3587, 3589, 3591, 3593, 3595, 3597, 3599, 3601,

Finishing Notes

- Ceiling**
As shown on building plan.
Form Vite. Concrete to be neatly abraded.
Provide suitable fire-resistance.
- Doors**
Doors, according to SANS10400 and owner.
- Handles**
All handles are Stainless Steel.
Clearance doors equipped with 2 lever locks.
Interior doors equipped with 2 lever locks.
Ramp and Walk Finisher
As per owner choice.
- Slabbing boards**
As per owner.
- Electric**
See Electrical Layout Plans for cables.
Lights & fittings provided by owner.
Exterior walls - necessary electrical pipes placed inside cavities of walls.
- Paint**
Z1, Coat's 750mm plaster primer
Z1 Coat's 750mm Wall & FL
Final layer provided by owner.
Remember supplies
As shown on building plan.

PLEASE NOTE

Where specifications of materials or items are not described, manufacturer's specifications and dimensions must be adopted.
It is the contractor's responsibility to verify other necessary SANS regulations.
Approved floor finish cannot be used, unless stated in the contract.
All work to comply with National Building Regulations.
All requirements of the local authority must be strictly adhered to.
The contractor is responsible for complying with the municipal regulations and liaising himself with the procedures of building control.
All measurements, details and levels must be checked before any construction begins.
Dimensions indicated on plan take precedence over measurements stated from plan.
No part of construction work may exceed any building lines.
Departure from approved building plans to be confirmed with draftsmen first. All work done and installed abiding accordingly to NBR and SANS.
Engineer specifications take precedence.
Approved building plans must be available on site at all times.
Site to be kept in accordance with any other applicable rules.
Any discrepancies or queries regarding the plans should be directed to the draftsmen before construction begins.
Electrical and water connections must be done before construction begins.
Building and hazardous materials must be removed and disposed of responsibly.
All levels, unless otherwise indicated, are finished floor levels.

PROPOSED ADDITIONS TO DWELLING FOR MFL FOURIE ON ERF 13, KLEINBAAL.

DESCRIPTION:	SCHEDULE & DETAILS
SHEET FORMAT:	A2
OCCUPATION:	H4
DRAWING #:	13/LF/23
SCALE:	As Indicated
PAGE #:	11
DRAWING DATE:	22 March 2023
PLOT DATE:	09-May-23 7:25:38 PM
DRAWN:	Johan Coobee
SIGNATURE:	

WINDOW SCHEDULE FOR COATING TYPE - PLEASE STUDY ATTACHED ORALCO SANS VIA CALCULATIONS!

TYPE	DESCRIPTION	QUANTITY	LOCATION	COLOUR
W1	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	5	BRAM ROOM	SMALL CLEAR
W2	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W3	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W4	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W5	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W6	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W7	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W8	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W9	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W10	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W11	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W12	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W13	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W14	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W15	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W16	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W17	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W18	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W19	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W20	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W21	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W22	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W23	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W24	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W25	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W26	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W27	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W28	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W29	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W30	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W31	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W32	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W33	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
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W37	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W38	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W39	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W40	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W41	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W42	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W43	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W44	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W45	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W46	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W47	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W48	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W49	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W50	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W51	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W52	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W53	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W54	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
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W99	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR
W100	STANDARD POWDER COATED ALUMINUM WINDOW FRAME MANUFACTURED BEFORE 2010	1	BRAM ROOM	SMALL CLEAR

Toughened Safety Glass

4mm Glass

Roof insulation:
Roof 12" to 30" pitch with horizontal ceiling and roof abatement
Outdoor air film (m²hK) 0.03
Roof ceiling 0.10
Roof insulation (from ceiling) 0.10
Roofing (from ceiling) 0.05
Roofing (to film) 0.11
Roofing (to film) 0.08
Total R-value 0.38
Direction of flow of heat for Zone 1: Up
Min R-Value Required: 3.7
Roof slope R-Value = 1.38
R-Value of insulation = 1.38 x 0.85 = 1.17
R-Value of insulation = 1.17 x 0.85 = 0.99
R-Value of insulation = 0.99 x 0.85 = 0.84
R-Value of insulation = 0.84 x 0.85 = 0.71
Therefore 100mm Isotherm insulation required.



Roof Insulation Detail

1 : 25



TYPICAL BRAAI/FIREPLACE DETAIL

1 : 25



Roof Insulation Detail

1 : 25

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Roof Insulation Detail

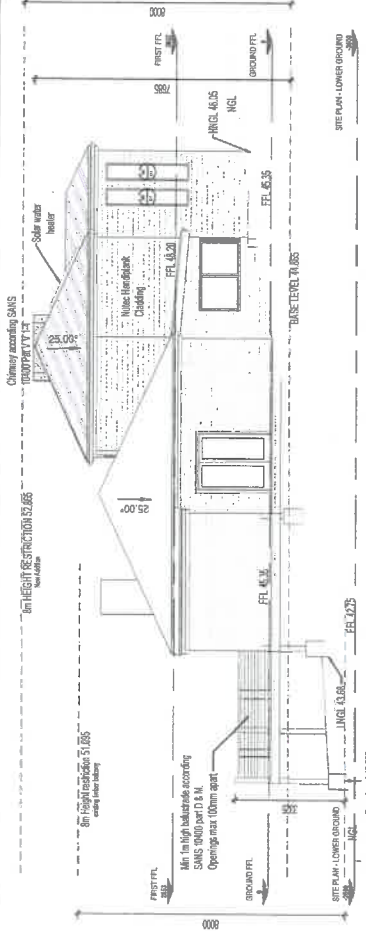
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TYPICAL BRAAI/FIREPLACE DETAIL

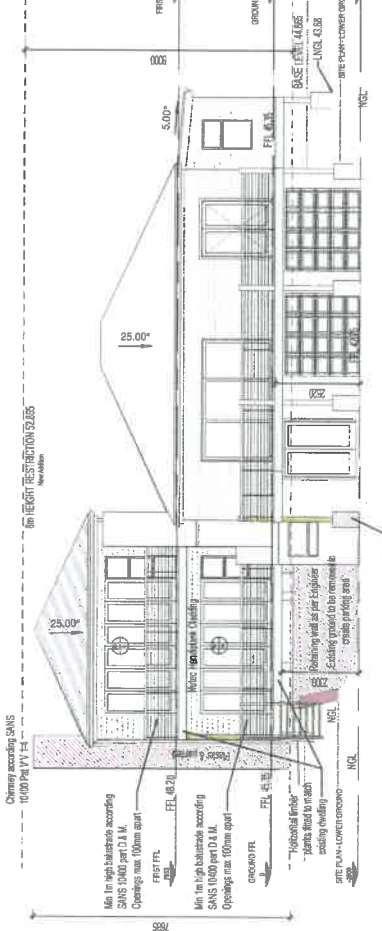
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Roof Insulation Detail

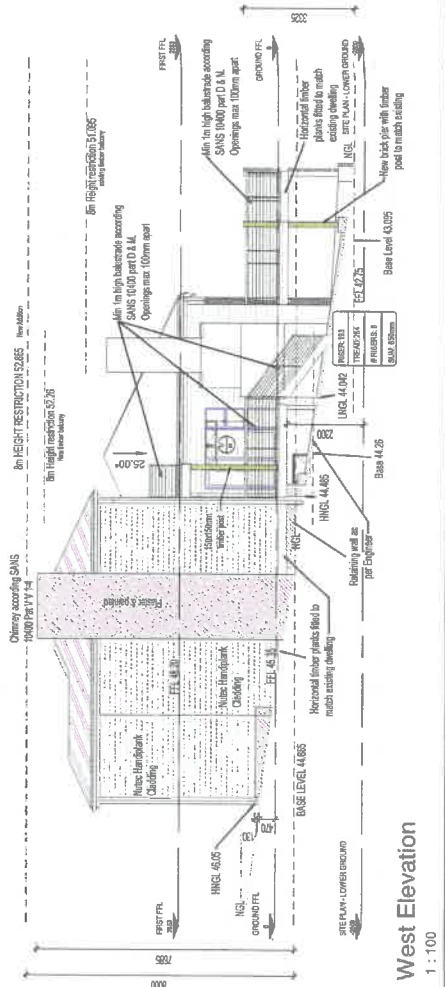
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East Elevation
1 : 100



South Elevation
1 : 100



West Elevation
1 : 100



North Elevation
1 : 100

Construction Notes
 Sika Center Pipes
 To be found and pinned out.

Site clearing
 Site must be thoroughly cleared before any construction may begin.
 Temporary plant must be provided on yard, 1 Tabled for every 30 employees.

Foundations
 As shown on Building Plan & according to Engineer.
 Min. of 25kPa strength for foundations after 28 days.
 All foundations must be horizontal. Steps in foundations due to level difference max. 100mm.
 Foundations: 1 part Cement, 4 parts Sand and 6 parts 10mm Stone.
 Building Inspector and Engineer must inspect foundations before fill in.
 Remove all organic matter.
 Foundations to comply with SMS 10400 Part F.
 Top of foundations determined by engineer and site conditions.

Floors - Cement
 As shown on Building Plan and follow Engineer's specifications.
 Filling done in 150mm layers at 40mm.
 All necessary services pipes must be laid before pouring concrete floor.
 DPC must be at least 100mm above ground level.
 Showers and floor above must be waterproof.
 Construction joints and expansion joints according to Engineer and SMS 10400 Part L.
 Expansion joints composition per table pointing to concrete 600.

Timber Construction
 Constructed by specialist and satisfy as per SMS 10362 & SMS 1263.
 Engineer specifications take preference over plans specifications.

Roofing
 As shown on Building Plan.
 Eaves width max. 200mm thick and interior walls 150mm thick as shown on building plan and built on brick base method.
 Gable roof pitches every 1000mm and 500mm in height.
 Metal clasp = 1L.
 Deck must comply with SMS 227 and 1215.
 Gypsum Board floors every second layer to top of doors to breathe every layer on every row of studs.
 Links over all openings in building at height 42.2m from floor level and as shown in 3.4.
 Round of timber clasp on every block.
 Floors: 1 part cement and 4 parts sand.
 Foundation walls - Gables must be filled with concrete up to DPC. Gablemold Bricks each layer of brickwork.
 Corning should be observed every 4m after work.
 All walls and necessary construction joints to comply with SMS 10400 Part K and SMS 2010-01.

Glazing / Windows
 Window installation will comply with SMS 1007, SMS 1000 N and SMS 205-1.
 All windows are Aluminum and according to Window Schedule.
 375 micron medium barrier mesh be installed across all windows and openings.
 Window sills should be built outside with a 10° slope.
 In windows and door glass provided protection required by SMS 10400 Part O.
 Type of glass and other glass provided protection must be installed.
 All glass with permanent mark provided with manufacturer's name.
 Specialist specifications are provided over double doors on plans.
 Manufacturers to provide certificate of compliance.

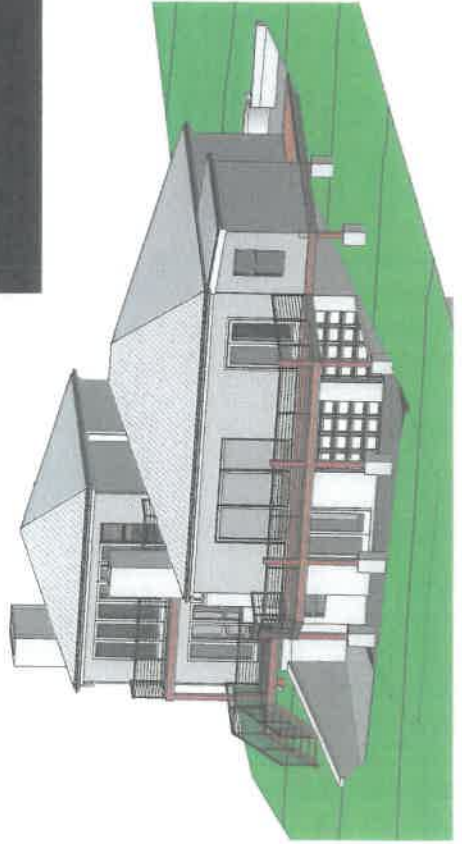
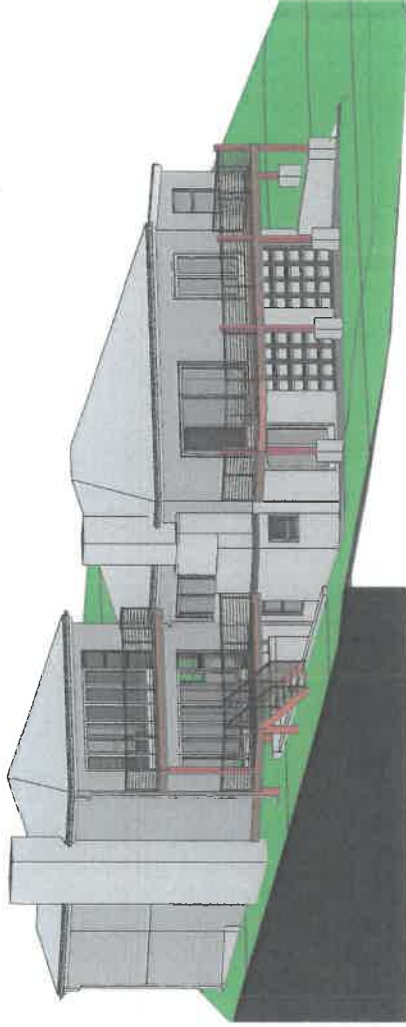
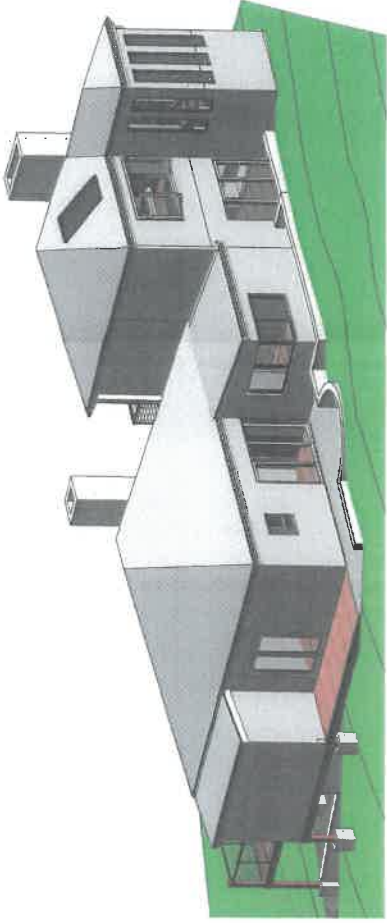
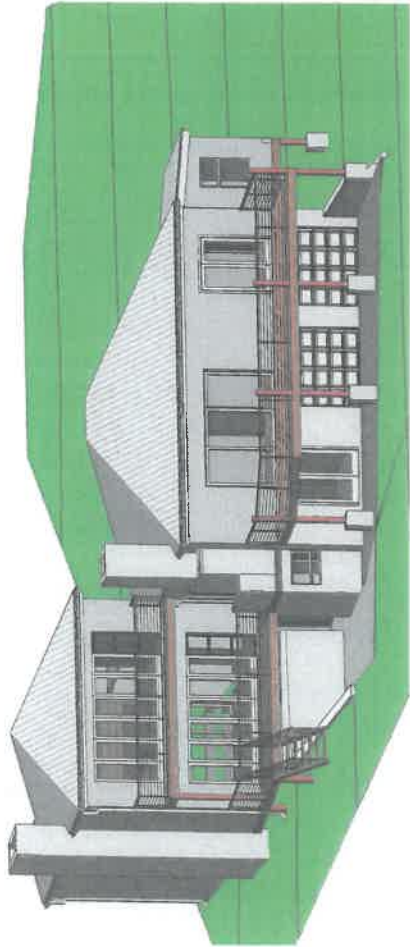
Earthworks
 Levels indicated on building plan are estimated heights.
 Engineer to provide final levels and confirm with City Engineer.
 Contractor to confirm levels and foundations on site.

Roof
 As shown on Building Plan.
 Eaves width max. 200mm thick and interior walls 150mm thick as shown on building plan and built on brick base method.
 Gable roof pitches every 1000mm and 500mm in height.
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 Deck must comply with SMS 227 and 1215.
 Gypsum Board floors every second layer to top of doors to breathe every layer on every row of studs.
 Links over all openings in building at height 42.2m from floor level and as shown in 3.4.
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PROPOSED ADDITIONS TO DWELLING FOR MFL FOURIE ON ERF 13, KLEINBAAI.	
DESCRIPTION:	ELEVATIONS
SHEET FORMAT: A2	OCCUPATION: H4
SCALE: AS INDICATED	DRAWING #: 13/17/23
PAGE #: 10	PLOT DATE: 08 May 23 7:25:37 PM
DRAWING DATE: 22 March 2023	SIGNATURE:
DRAWN: John Gerlicke	ARCHITECTURE:
A3 ARCHITECTURE www.a3architecture.co.za info@a3architecture.co.za T4: 082 864 1859 S4: 082 458 8854 SACRP : D2869 Prof Arch Draught	



PROPOSED ADDITIONS TO DWELLING
FORM L FOURIE ON EFF 13,
KLEINBAAL

DESCRIPTION: 3D PERSPECTIVES

SHEET FORMAT: A2

OCCUPATION: H4

SCALE: 1:1

DRAWING #: 13/LF/23

PAGE #: 12

DRAWING DATE: 22 March 2023

PLOT DATE: 09-May-23 7:25:47 PM

DRAWN: Johan Gerike

SIGNATURE: *Johan Gerike*

GERIKE
ARCHITECTURE

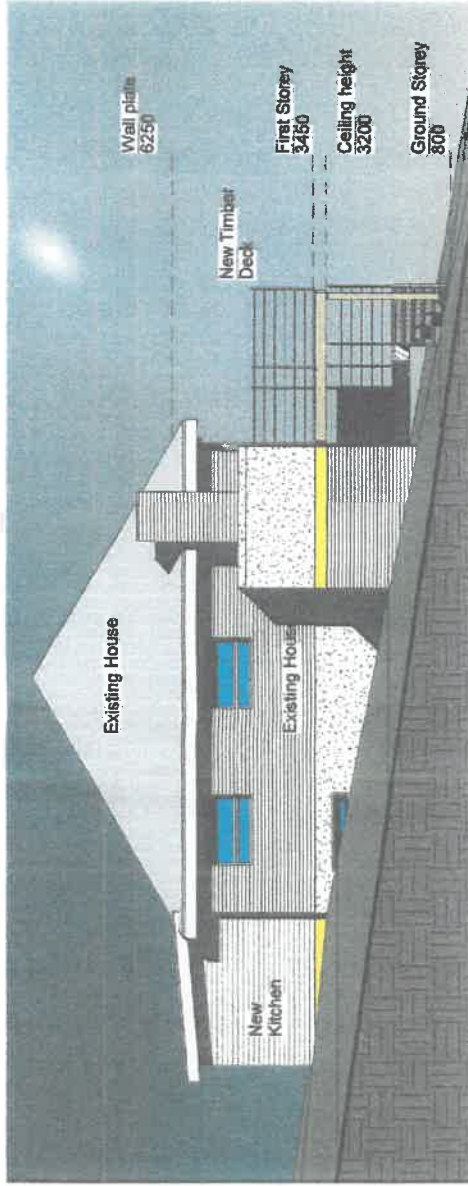
www.gerike-architecture.co.za
info@gerike-architecture.co.za
Tel: 0252 384 1659 Fax: 0252 453 8554
SMDP : 06669 Prof. Arch Draught

PROFESSIONAL ARCHITECTURAL
DRAWINGS

JOHN GERIKE ARCHITECTURE
13/2023

DATE OF COMMENCEMENT: 13/03/2023

- Clean, paint existing big Six roof sheets gray
- White painted Facias & Bargeboards
- White alu gutters & downpipes
- Nutsec cladding to be painted to Owners Choice
- White alu ext windows & doors
- Natural Balau slats / stainless steel screws
- Balustrading to be Stainless steel cabling
- Rok brickwork columns to be bagged
- All window & door glass to be sid clear glass.

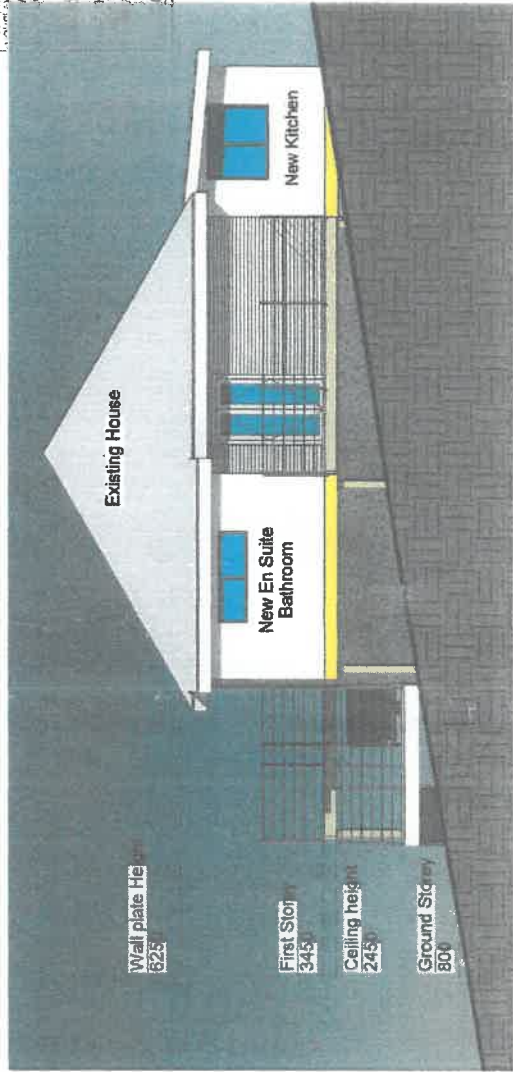


North East Elevation

3 1 : 100

OVERSEAS MUNICIPALITEIT
 WORD AANBEVEEL MR GOEWELRING
 AAN DIE TOEPASSING VOORSKRIFTE
 OORBOUWING EN BOUW WET VAN 1977
 VERBODEN
 S. S. S. 7. WORD GOEWELRING ONDERWERPE
 AAN DIE TOEPASSING VOORSKRIFTE
 OORBOUWING EN BOUW WET VAN 1977
 VERBODEN
 GOEWELRING OP 24/1/14

Martin van Rooyen



South West Elevation

2 1 : 100

A r c h i t e c t u r a l D e s i g n

S t u d i o

Martin van Rooyen
 NHBRC 6611 Master Builder
 SACAP PAT 20546

Alts & Ads to House Fourie
 Erf 13
 1 Kusweg Straat
 van Dyks Baai
 Overberg District

Mr Lourens Fourie
 Mrs Joleen Fourie

NE & SW ELEVATIONS

Project number ERF 13
 Date 28 Jan 2014
 Drawn by ADS
 Checked by Martin v Rooyen

A104

1 : 100

Contours represents Natural Ground Level and
Spot levels represents Actual Ground Level

Insert Not to Scale 73

1707

14

F-A=0.21m

13

Beacon Description:
 A E Not Beacons
 B C 12mm Iron Peg
 D Wooden Fence Post
 F Paint mark on Fence Post
 BM ... Rodding Screw in Tar

Indicatory Beacon Description:
 F Vibracrete Post

van dyk

E. A van Dyk PLUS 1069
 Professional Land Surveyor

Martin Prinsloo

VAN DYK & ASS. inc.
 P.O. Box 2008
 HEERINGS
 2030
 6070 N. WINDY
 TEL: (021) 313 8177
 FAX: (021) 313 8178
 INFO@VANDYKANDASSOCIATES.CO.ZA

Project Title: ERF 13
 VAN DYK

Scale: 1 : 30.0
 Date: February 2021

Project Number: VDF03
 Drawing: DWF

Sheet: 1 of 1

Project Title: ERF 13
 VAN DYK

Scale: 1 : 30.0
 Date: February 2021

Project Number: VDF03
 Drawing: DWF

Sheet: 1 of 1

