

ERF 3922, 27 LUKES AVENUE, ONRUSTRIVIER: APPLICATION FOR DEPARTURE: INTERACTIVE TOWN & REGIONAL PLANNING ON BEHALF OF RS & MG KLEYNHANS

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 that an application has been received for a departure in terms of Section 16(2)(b) to relax the street building line from 2m to 1,1m to accommodate an existing ground floor portion of the dwelling and new planter on first floor level.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, Paterson Street, Hermanus. Any written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / loretta@overstrand.gov.za) on or before **20 August 2021**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to the Town Planner, **Mr. H Olivier** at 028-313 8900. The Municipality may refuse to accept comments 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.

ERF 3922, LUKESLAAN 27, ONRUSTRIVIER: AANSOEK OM AFWYKING: INTERACTIVE TOWN & REGIONAL PLANNING NAMENS RS & MG KLEYNHANS

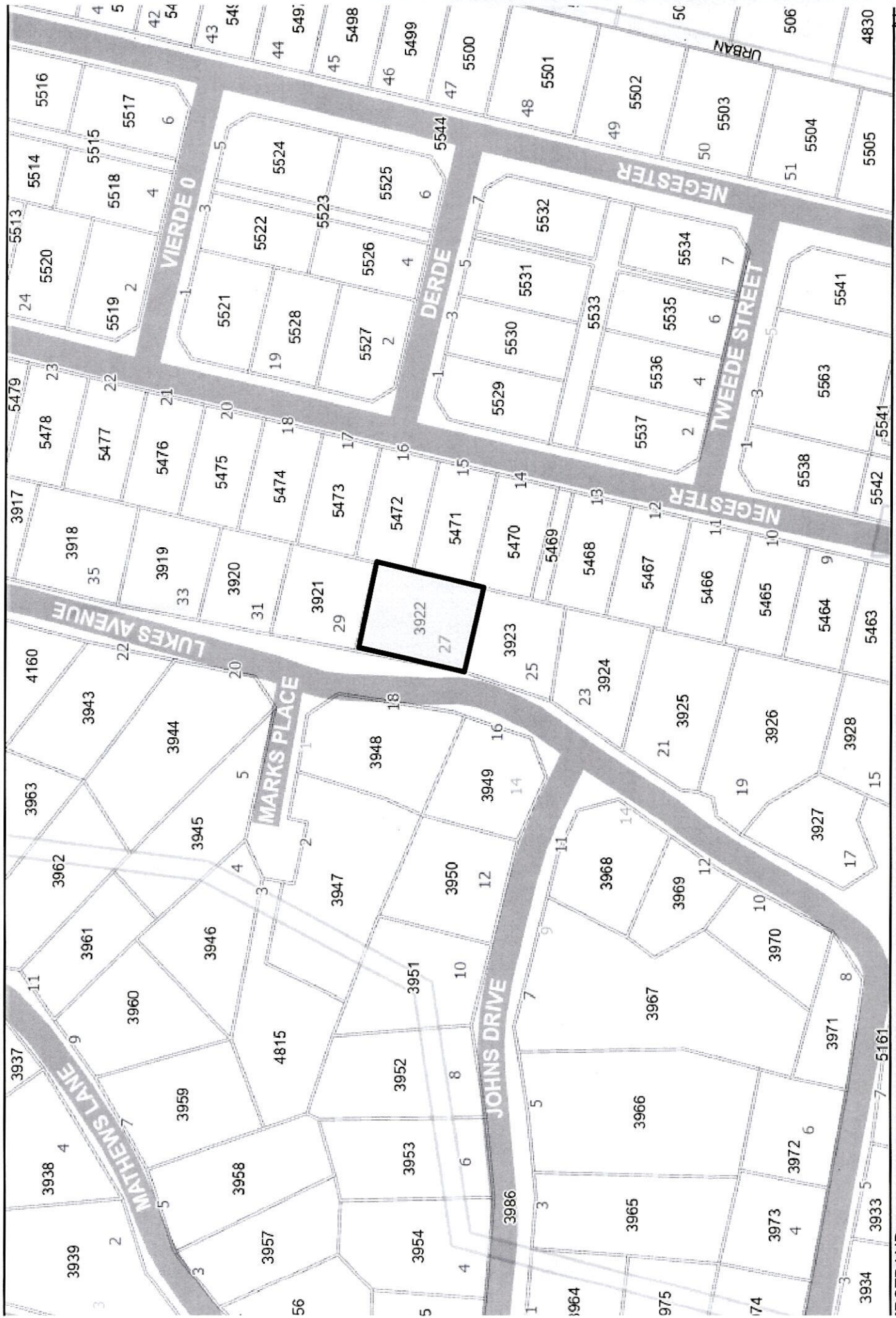
Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Gewysigde Verordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek om afwyking ontvang is ingevolge Artikel 16(2)(b) om die straatboulyn vanaf 2m na 1,1m te verslap om 'n bestaande gedeelte van die woning op grondvloer vlak en 'n nuwe blombak op eerstevloer vlak te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / loretta@overstrand.gov.za) voor of op **20 Augustus 2021**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan die Stadsbeplanner, **Mnr. H Olivier** by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar 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 formaliseer.

ERF 3922, 27 LUKES AVENUE, ONRUSTRIVIER: ISICELO SOKUNYENYISWA: I-INTERACTIVE TOWN & REGIONAL PLANNING EGAMENI LIKA RS & MG KLEYNHANS

Kukhutshwa isaziso ngokumayela neCandelo 48, xa lifundwa neCandelo 16(2)(b) loMthetho Otshintshiweyo woMasipala waseOverstrand ongokuSetyenziswa koMhlaba kaMasipala, 2020 sokokuba kufunyenwe isicelo sokunyeniswa umda wesakhiwo kwicala elingasesitratweni, ukususela kwi-2m ukuya kwi-1.1m ukuze kwaandiswe umgangatho osezantsi kuze kwakhiwe nendawo yokutyala kumgangatho wokuqala.

linkcukacha ezipheleleyo ngesi siphakamiso ziyafumaneka ukuze zihlolwe kwiintsuku zaphakathi evekini phakathi kwentsimbi yesi08:00 neye16:30 kwiSebe: Izicwangciso ngeDolophu, Paterson Street, Hermanus. Naziphi na izimvo ezibhaliweyo zingangeniswa ngokwezibonelelo zeSoloty lama51 nelama52 oMthethwana kaMasipala ochazwe ngentla (16 Paterson Street, Hermanus / (f) 0283132093 / loretta@overstrand.gov.za) ngomhla okanye ngaphambi komhla **wama20 uAgasti ka2021**, uchaze igama lakho, idilesi neenkukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokuhlomla kwesi siphakamiso. Imibuzo ngefowuni ingabuzwa kuMchwangcisi weDolophu, **uMnu. H Olivier** kwa028-313 8900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwaziyo ukufunda nokubhala angandwendwela kwiSebe Lezicwangciso ngeDolophu apho igosa likaMasipala liza kumnceda ukubhala izimvo zakhe zifakwe ngokusemthethweni.



1. Introduction

a. Brief
Refer to **Annexure B** for the Power of Attorney.

Interactive Town and Regional Planning was appointed by the owner of the property Robert & Maria Kleyhans to prepare and submit an application for a building line departure on Erf 3922, Onrus in terms of the relevant legislation.

b. Background

The application area consists of a dwelling on a 367m² single residential erf with an approved lower ground floor, approved ground floor and approved first floor stoep, situated at number 27 Luke Street, Onrus.

The owner wishes to bring about the following legalization and changes to the existing dwelling:

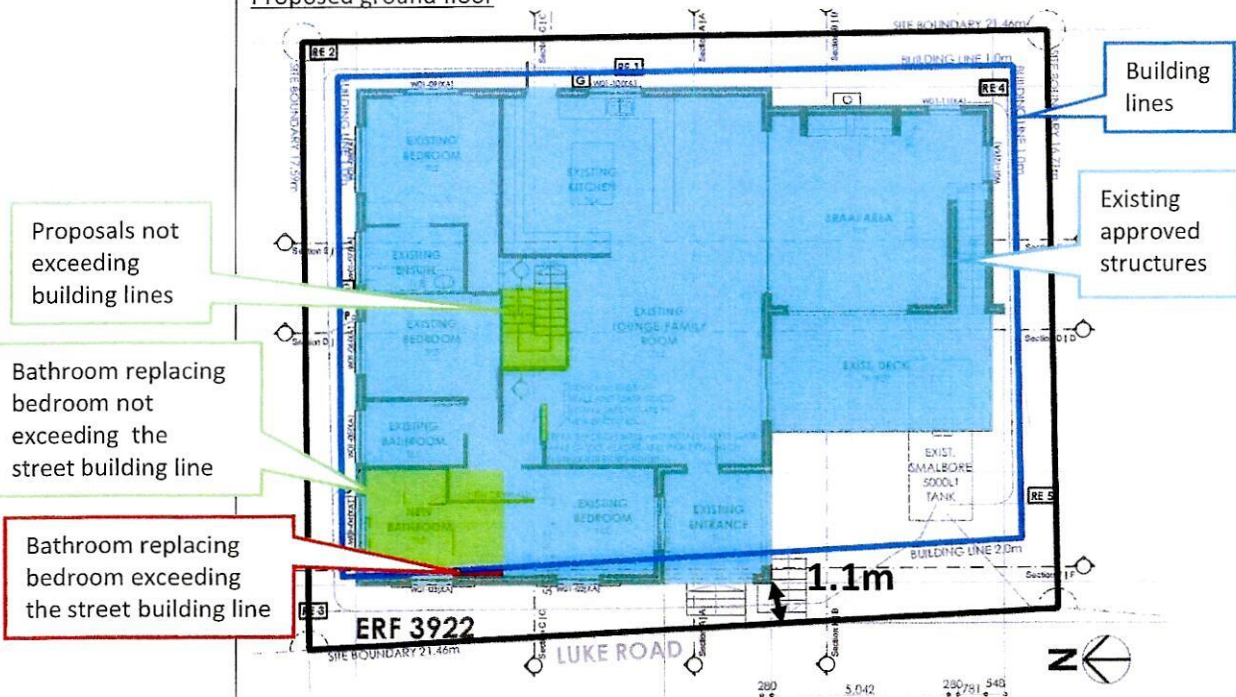
- Legalize the existing converted bathroom on the ground floor which slightly exceeds the western 2m street building line
- Construct a first floor which includes a planter which will exceed the western 2m street building line by 0.9m

Subsequently, the submission of this application for a departure to relax the western 2m street building line to 1.1m to accommodate the portions of the existing converted bathroom and of the proposed planter which will exceed this building line.

c. Development Objective & Application Proposal

The **development objective** is to legalize the existing unapproved bedroom to bathroom conversion on the ground floor which exceeds the 2m western street building line and to construct a planter on the first floor which will exceed the 2m western street building line.

Proposed ground floor



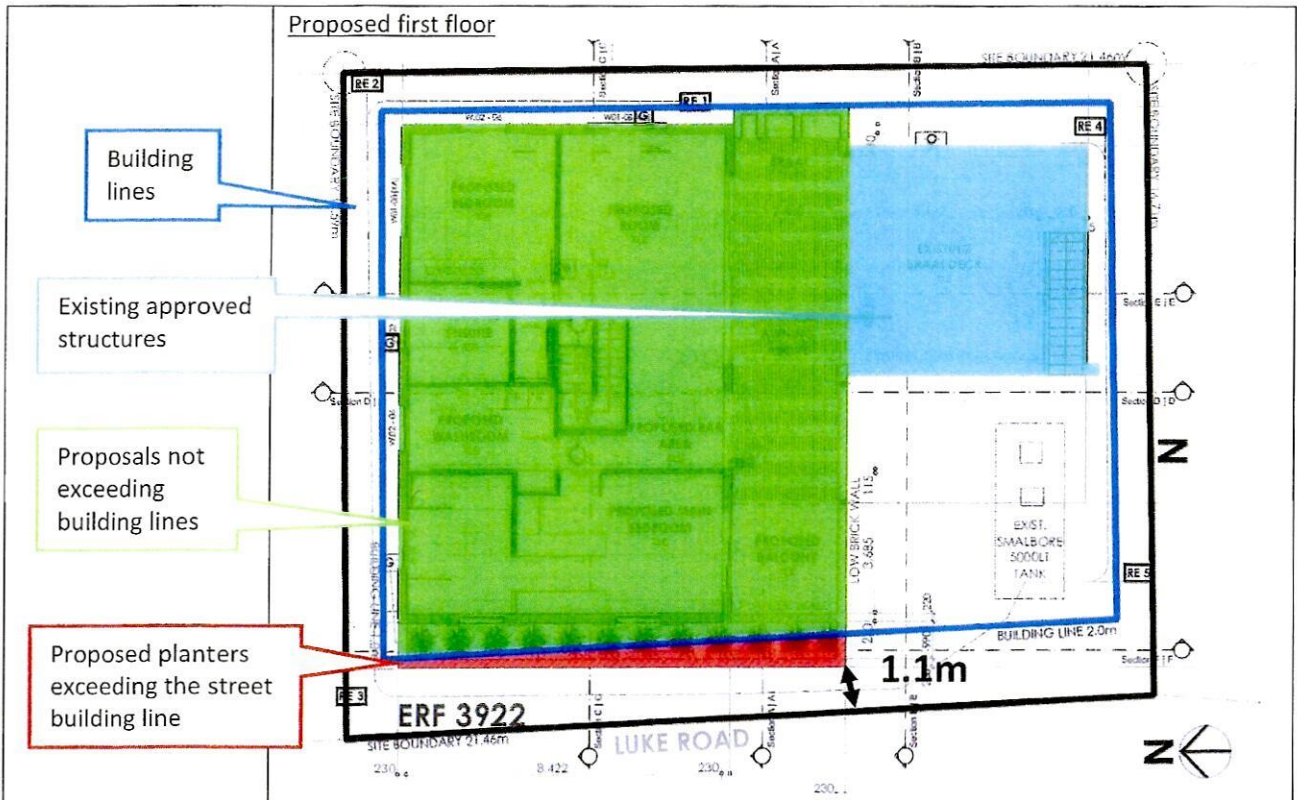


Figure 1: Building plan extract overlays

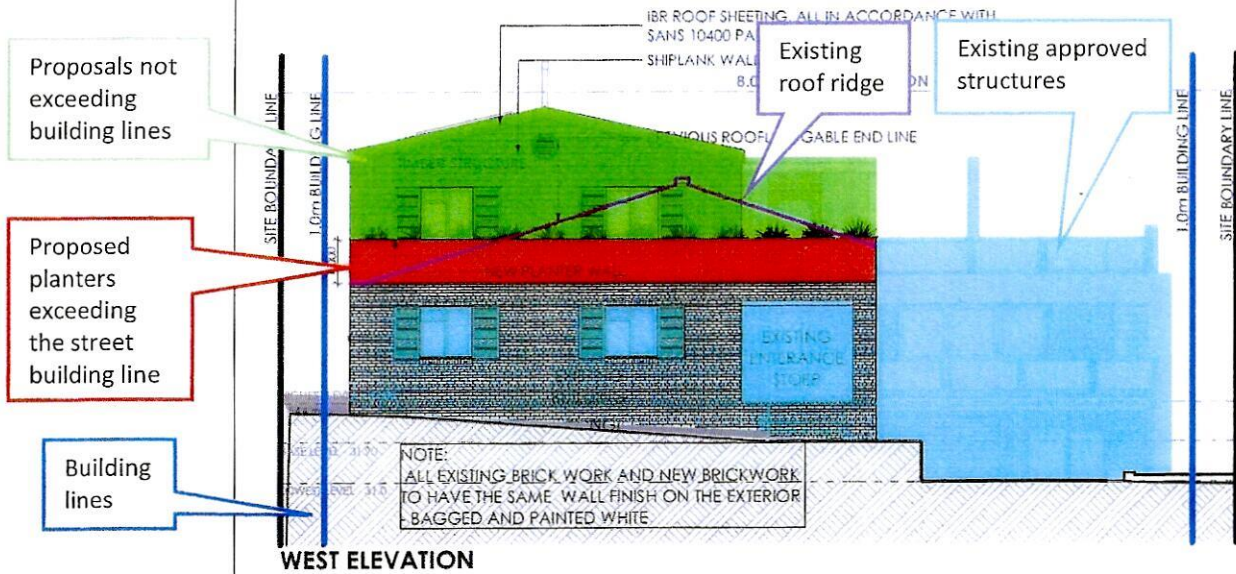


Figure 2: Development Proposal

Subsequently the application proposal is for:

A departure to relax the western street building line from 2m to 1.1m to allow for the existing converted bathroom and for a proposed planter.

2. The Application

<p>a. Analysis: Title Deed Refer to Annexure D for the Conveyancer Certificate.</p>	<p>The Conveyancer Monica Korf issued a certificate confirming that <u>no</u> restrictive title deed conditions exist against the proposal on Erf 3922 Hermanus.</p>				
<p>b. Analysis: Development Criteria:</p> <p>The development parameters for Erf 3922 Hermanus as per the Overstrand Municipality Land use Scheme, 2020 are summarised as follows:</p>	Parameters	Existing Zoning:	Proposal:	Comments	
	Zoning	Residential Zone 1: Single Residential (SR1)	Residential Zone 1: Single Residential (SR1)	Consistent	
	Primary Use	Crèche, dwelling house, guest rooms, home occupation, second dwelling unit and self-catering	Dwelling house	Consistent	
	Consent Uses	Day care centre, green house, guest house, house shop, institution, place of instruction, place of worship, residential building and intensive horticulture	None	Consistent	
	Coverage	50%	63.4%	Previously approved Consistent	
	Height	8m	7.7m	Consistent	
	Building lines	Street	2m	1.1m	Application is for a departure
		Side	1m	1.3m north 1.5m south	Consistent
		Rear	1m	1m	Consistent
	Parking	Dwelling house: 2 bays	Dwelling house: 2 bays	Consistent	
<p>c. Application:</p> <p>The application form is attached as Annexure A.</p>	<p>Application is subsequently made in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning 2020</p> <ul style="list-style-type: none"> a <u>departure</u> to relax the western street building line from 2m to 1.1m to allow for the existing converted bathroom and for a proposed planter, in terms of Chapter IV, Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning 2020. 				

3. Contextual Site Information

a. Property Description

Property	Extent	Title Deed	Registered Owner
Erf 3922 Hermanus	367m ²	T10683/2009	Robert & Maria Kleynhans

Refer to Annexure E for the SG Diagrams, Annexure C for the Title Deed of Erf 3922 Onrus.

The following Surveyor General Plans reflect the application site:

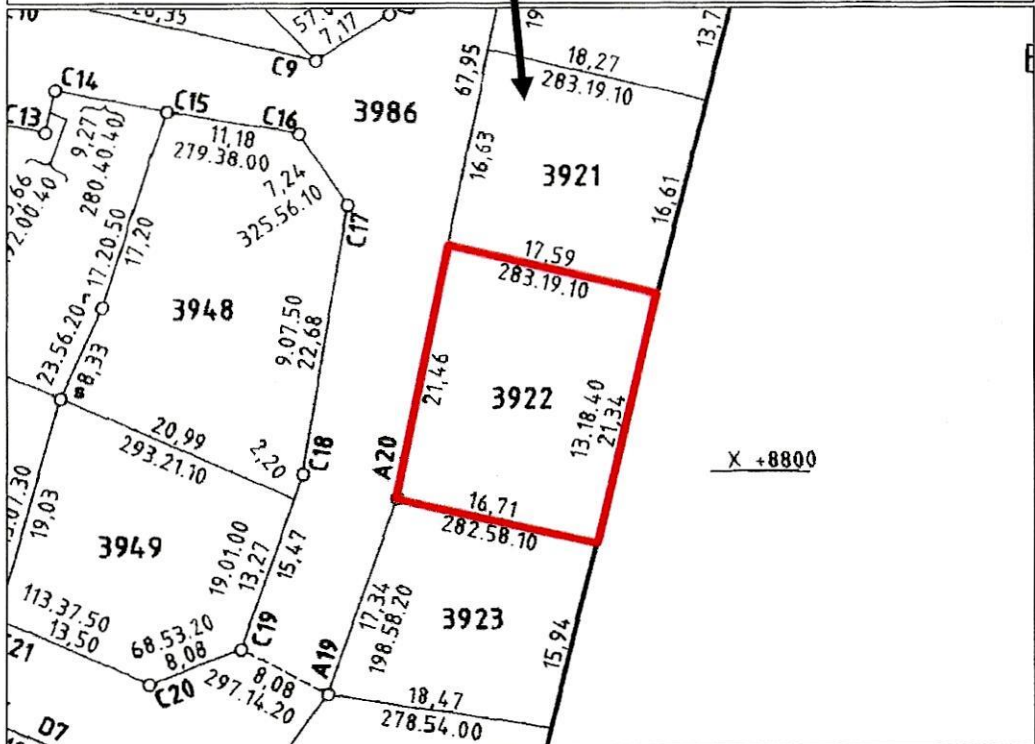
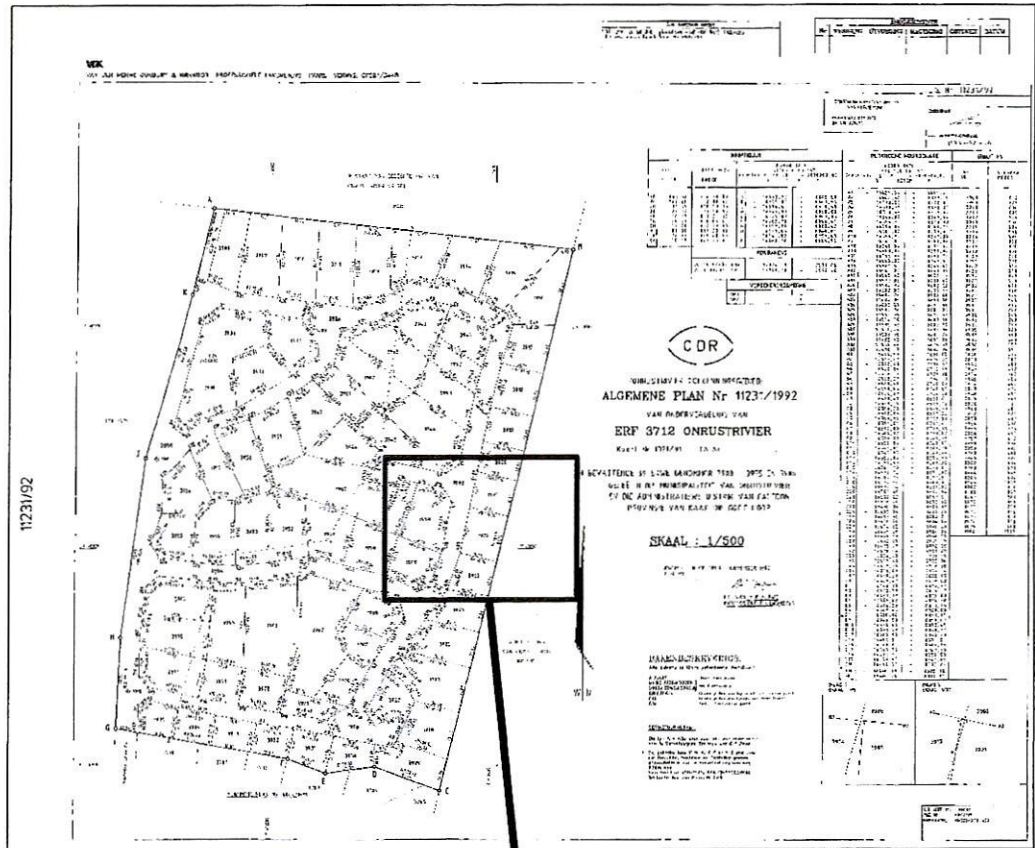


Figure 3: Extracts of the Surveyor General Plans of the application site

b. Location:

For the Locality Plans refer to Annexure F

Regional Context:

Within the regional context, the application area is located within Onrusrivier residential suburb. Onrusrivier is located approximately 5km west of the Hermanus CBD.

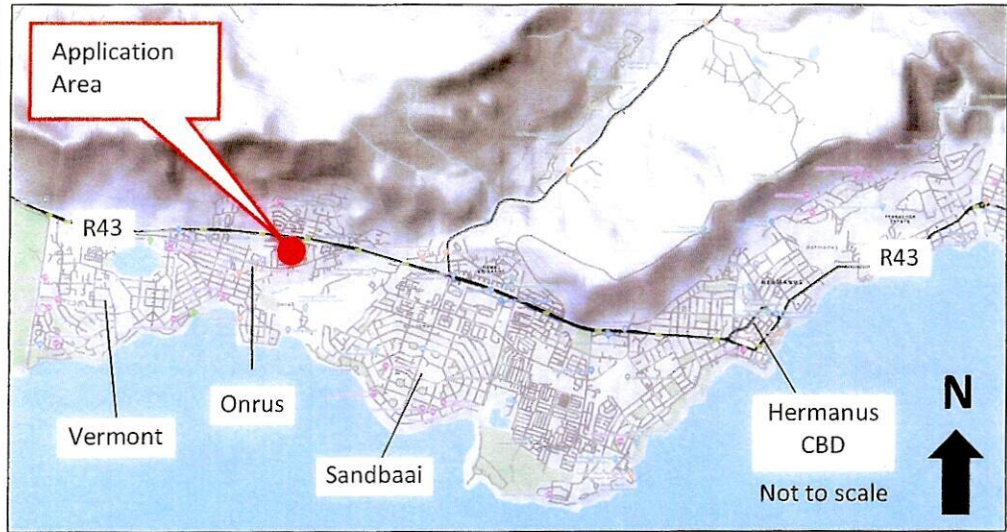


Figure 4: Locality Plan – Regional Context

Local Context:

Within the local context the application area consists of a residential erf within Onrus. The application area is located at number 27 Luke's Avenue.



Figure 5: Locality Plan – Local Context

c. Land Use:

Refer to the Extract of Hermanus Zoning plan attached as Annexure G.

The application area accommodates a dwelling house on the property. The surrounding land-uses are single residential. The properties to the east are within a retirement village. No change in land use is proposed. The application proposal is **consistent** with the land use of the area.



Figure 6: Google Image illustrating the residential land-use activities of the application area and surrounding properties

d. Zoning:

Refer to the Extract of Hermanus Zoning plan attached as Annexure H.

The application area, Erf 3922, Onrus is zoned Residential Zone 1: Single Residential. The surrounding erven are zoned Residential Zone 1: Single Residential as well. No change in zoning is proposed. The application proposal is **consistent** with the zoning of the area.

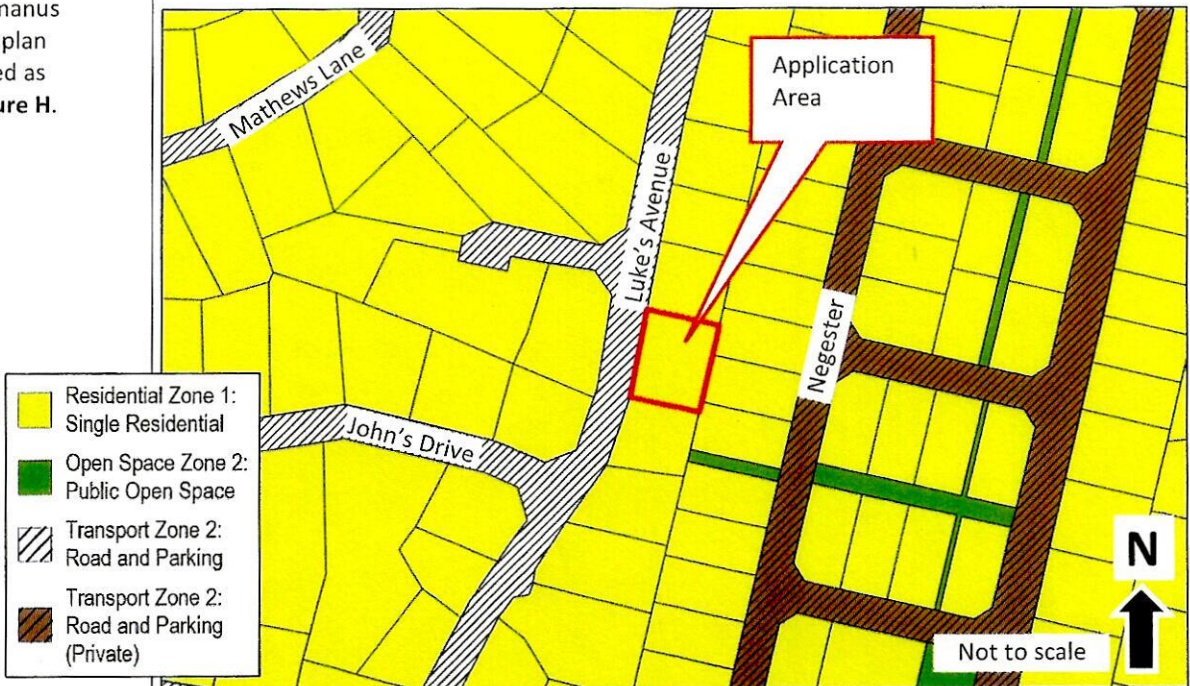


Figure 7: Extract from the Overstrand Municipality: Online zoning viewer

e. Laws and policies relevant to the consideration of the application and forward planning and land use documents

The following policy is applicable to the application area.

i. Overstrand Municipal Spatial Development Framework, 2020

The application area falls within an existing residential area within the Urban Edge.

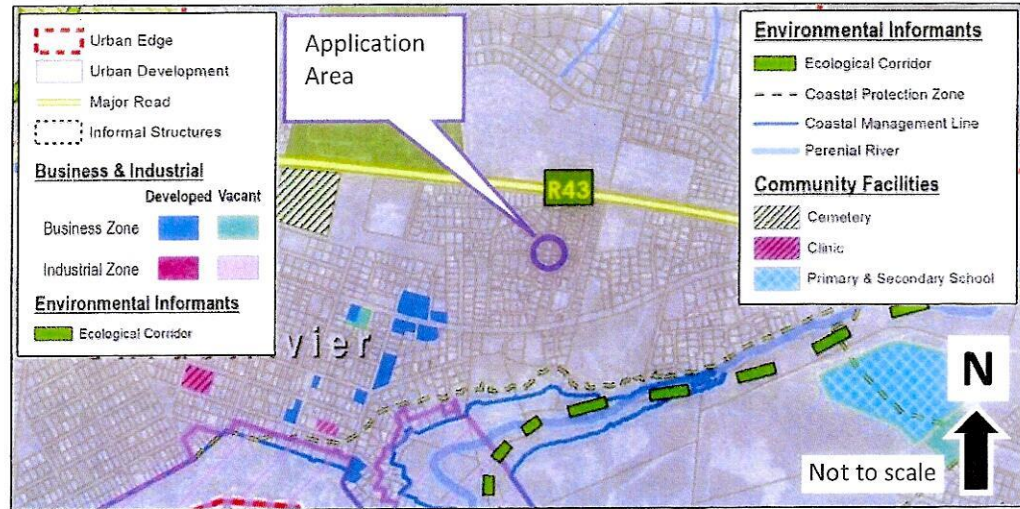


Figure 8: Spatial Development Framework 2020 Spatial Proposals Plan

The application is consistent with the Overstrand Municipal Spatial Development Framework, 2020.

i. Overstrand Municipal Spatial Wide Development Framework, 2006

In section 5.5.5 (i) it is mentioned that the SDF is inter alia concerned with the optimum use of land. The clause further mentions the need to provide satisfactory residential environments and further that a full range of residential needs must be catered for.

The application is consistent with the Overstrand Municipal Spatial Wide Development Framework, 2006

ii. Overstrand Municipality Growth Management Strategy, 2010

The application area is within an No Densification area.

No further densification is applicable to this application.

The application is consistent with the Overstrand Municipality Growth Management Strategy, 2010.

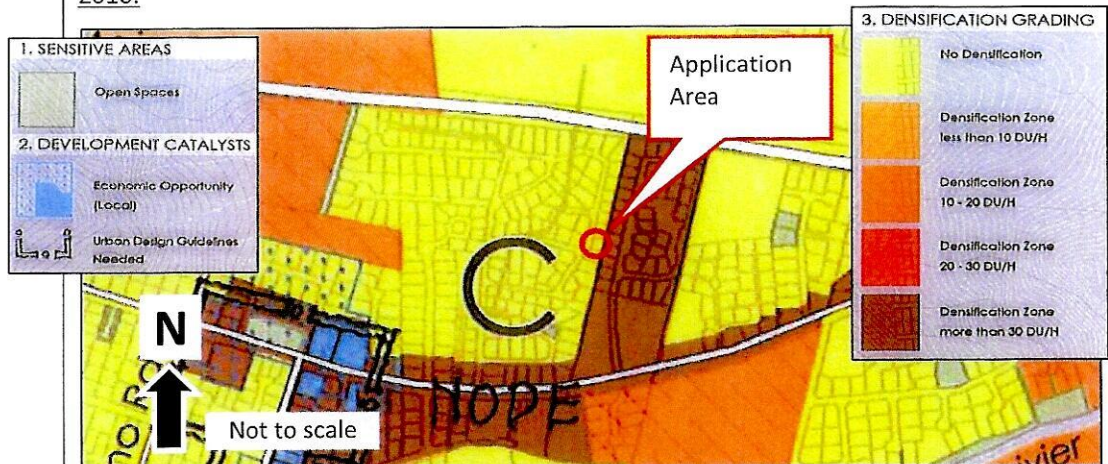


Figure 9: Extract from the Overstrand Municipality Growth Management Strategy, 2010 reflecting the envisaged densities and land-uses for the area.

4. Motivation

Motivation for the application:

Refer to **Annexure I** for the Building Plan

a. Introduction and Background

The application area consists of a 367m² single residential erf accommodating an existing dwelling with an approved lower ground floor, approved ground floor and approved first floor stoep.

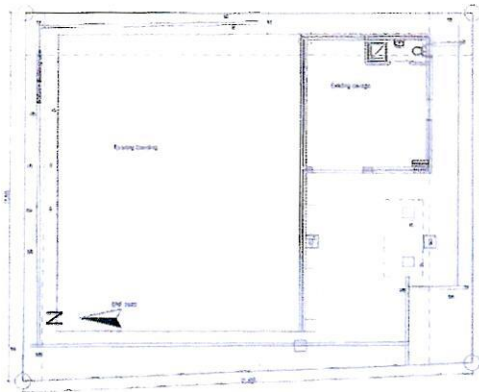
The owner wishes to legalize the existing non-approved converted bathroom on the ground floor in the north-western corner of the application area.

Furthermore, the owner wishes to construct a first floor consisting of a main bedroom with an en-suite bathroom, a second bedroom with an en-suite bathroom, a lounge, a washroom, a bar area, a covered braai area, an open balcony and a proposed planter.

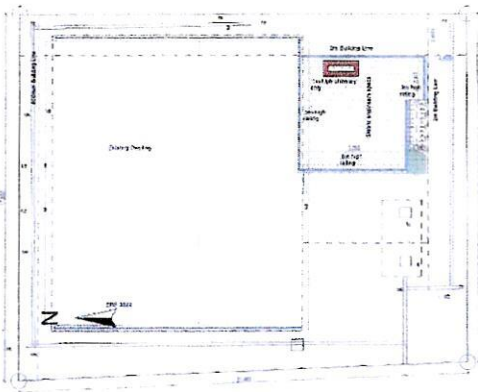
Portions of the existing bathroom and the proposed planter will exceed the western 2m street building line by 0.9m up to 1.1m from the western boundary of the application area.

Subsequently, the submission of the departure application for the relaxation of the western street building line.

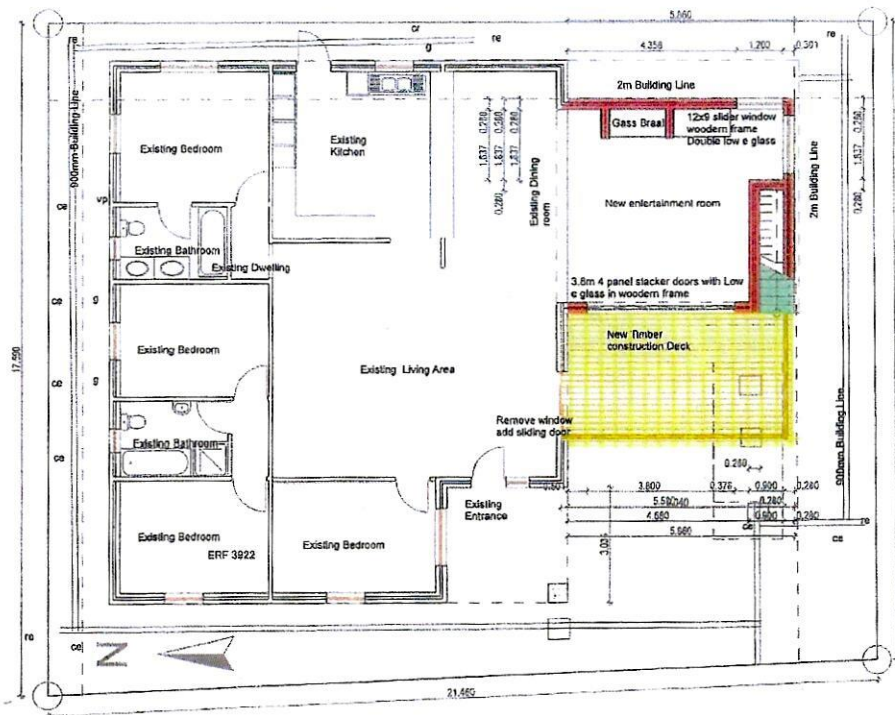
Approved lower ground floor plan



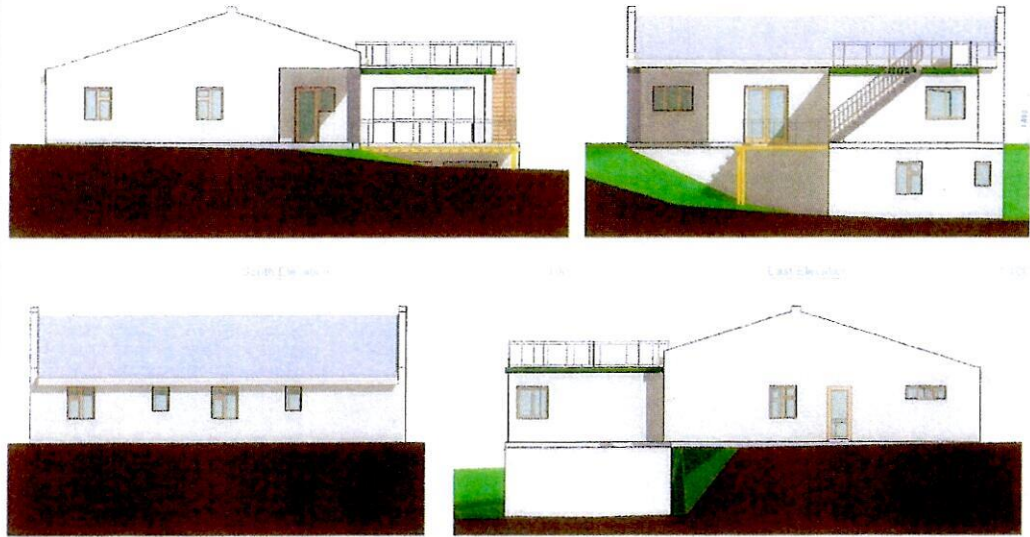
Approved first floor stoep



Approved ground floor plan



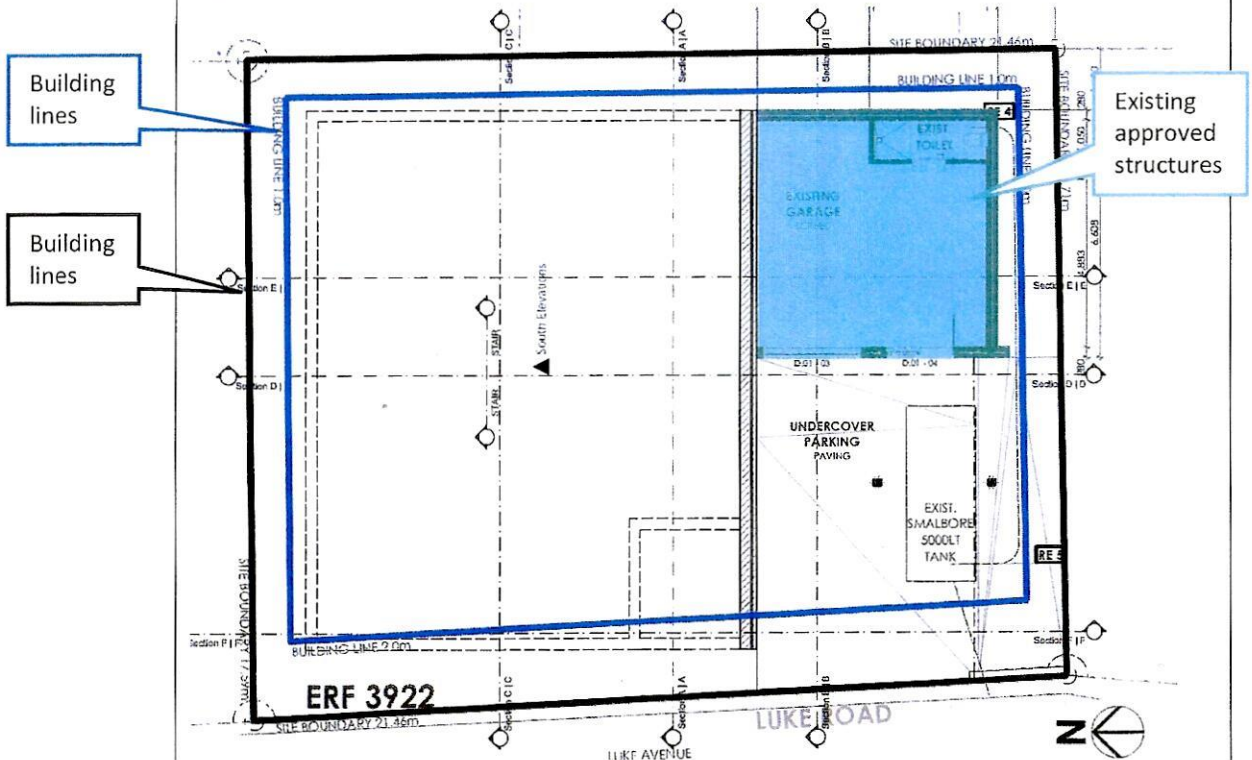
Approved elevations



b. Proposal

The **development objective** is to legalize the existing non-approved converted bathroom on the ground floor in the north-western corner, which slightly exceeds the western street building line and to construct a first floor including a proposed planter of which a portion will exceed the street building line.

Proposed lower ground floor



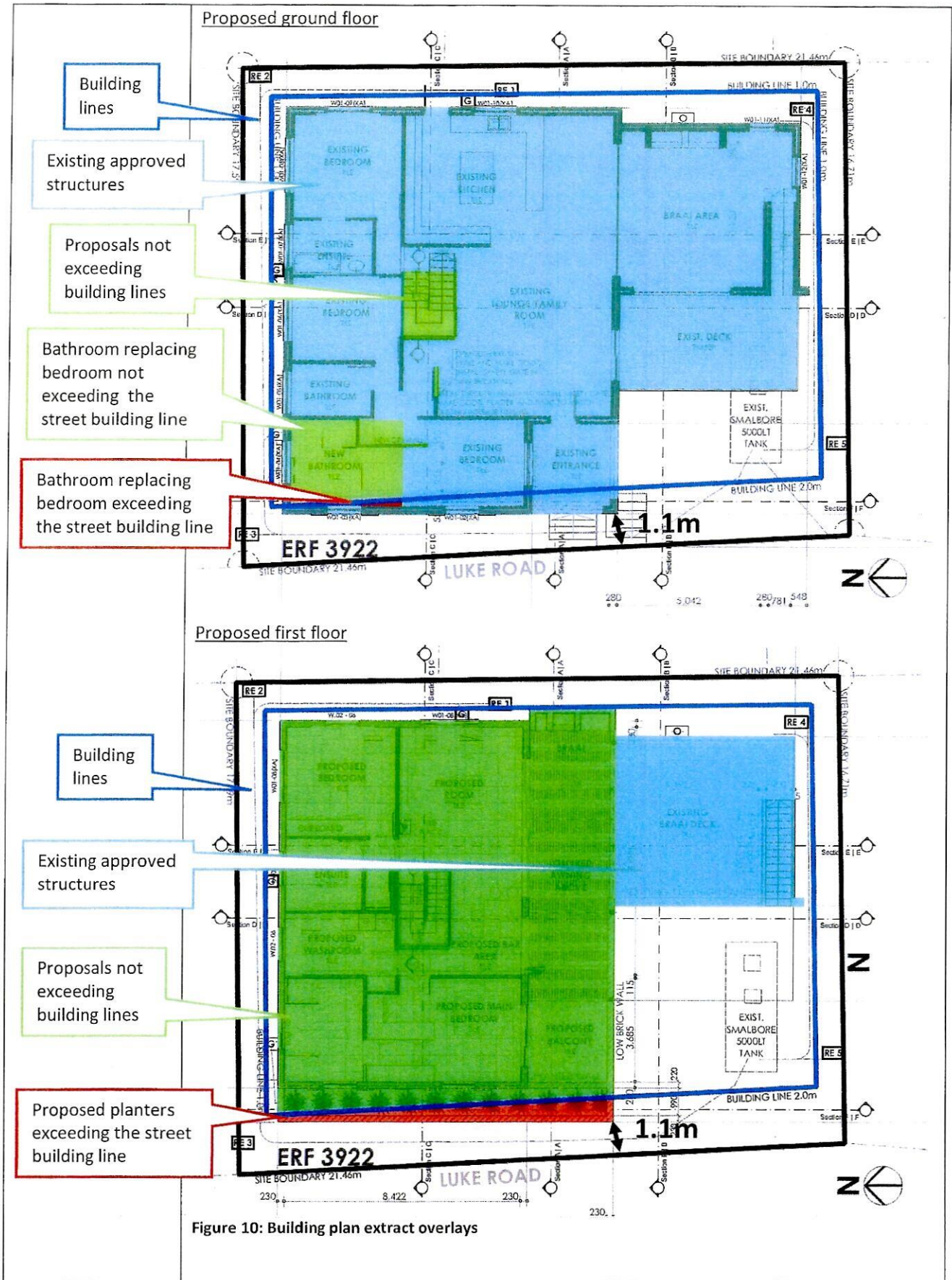


Figure 10: Building plan extract overlays

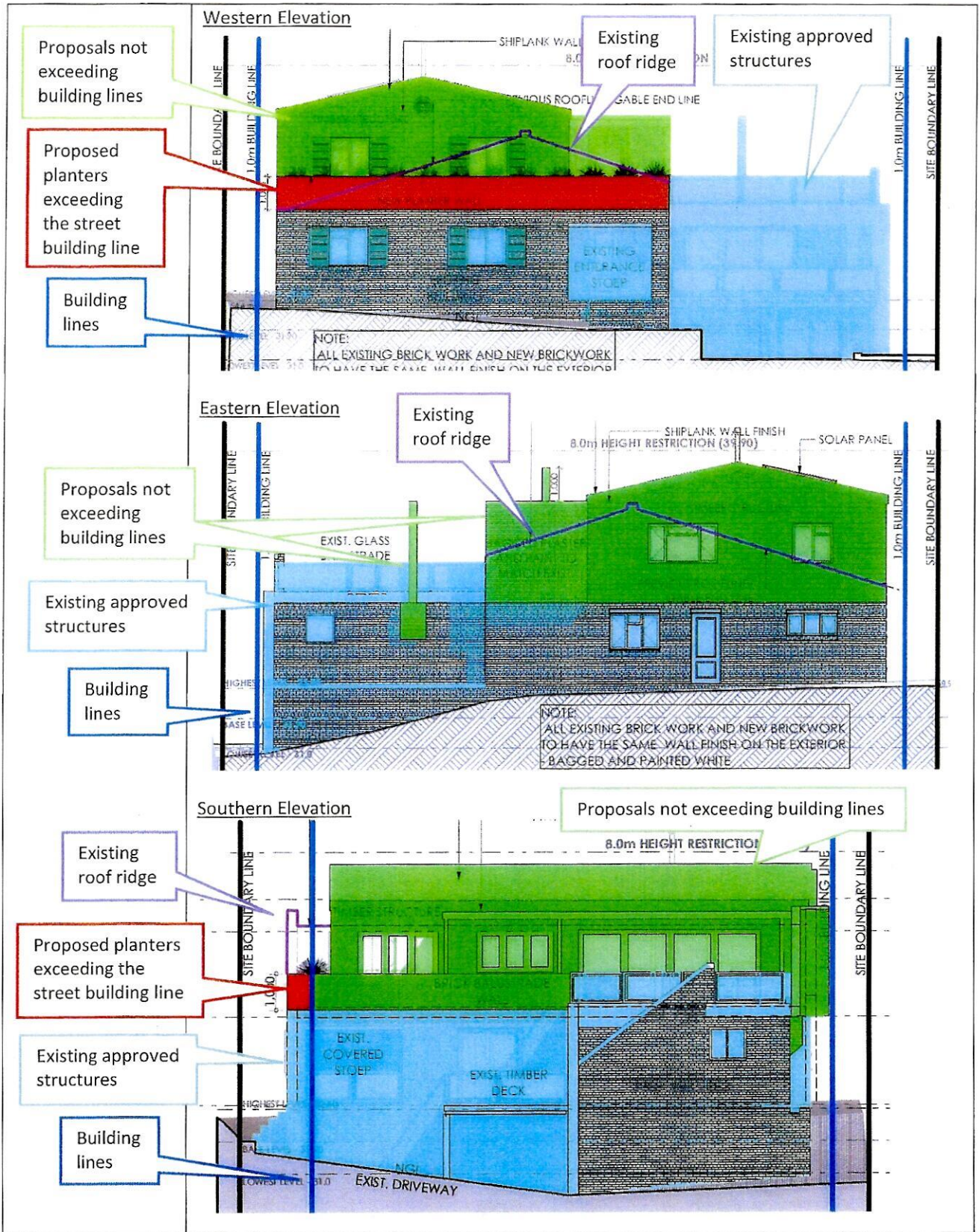




Figure 11: Elevations extract overlays

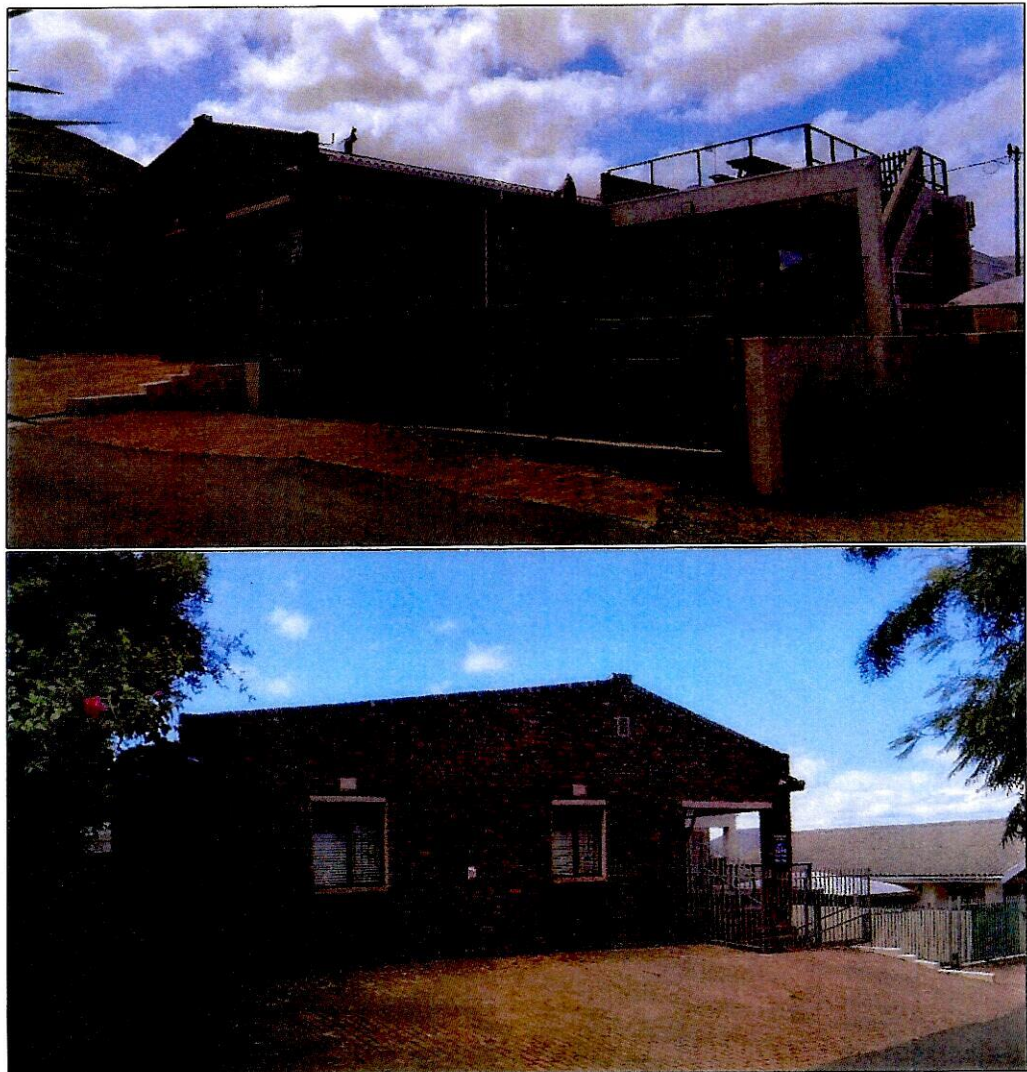


Figure 12: Photos of the application area

The **application proposal** is for the following:

- Departure to relax the western street building line

The existing non-approved converted bathroom and the proposed planter exceed the western street building line by 0.9m, up to 1.1m from the boundary, thus requiring a departure to relax the 2m western street building line to 1.1m.

The existing converted bathroom only slightly exceeds the western 2m street building line but these changes have occurred inside the existing front wall of the dwelling, which has thus not been affected by these changes and is therefore not visible from the outside of the dwelling. Therefore, there is no material impact due to the approval of this building line relaxation to accommodate the existing bathroom.

The proposed planter on the first floor is foreseen to improve the street façade of the house by introducing plants and greenery to soften the façade.

The wall of the planter will be in line with the existing ground floor front wall and will be 1m high to ensure safety for the residents. There still remains a distance of approximately 4.5m between the proposed planter and the street kerb and therefore the street building line relaxation is not foreseen to create an unsafe situation for vehicles passing by or for the application area.

c. Desirability

The proposal is considered **desirable** due to the following reasons:

- The proposal is in accordance with the relevant spatial planning legislation for the area.
- The approval of the proposal will satisfy the residents' need for an extra bathroom on the ground floor.
- The approval of the proposal will improve the street façade in an efficient and optimal manner.
- The relaxation of the western street building line is not foreseen to cause any negative visual impact or unsafe conditions on the adjacent street.

d. Planning Principles

In terms of Chapter VI of the Spatial Planning and Land Use Management Act, 2013 the following Planning Principles have been applied to the application site:

- 1) **Spatial Justice** which refers to the need for redressing the past apartheid spatial development imbalances and aims for equity in the provision of access opportunities, facilities, services and land.

Possible results of the development

The proposal will not in any way contribute to perpetuation of past apartheid spatial development imbalances as it will legally accommodate an existing converted ground floor bathroom and the addition of a first-floor planter to an existing approved dwelling within a residential area.

The application proposal is **consistent with spatial justice**.

- 2) **Spatial Sustainability** which refers to the fact that a spatially sustainable settlement will be one which has an equitable land market, while ensuring the protection of valuable agricultural land, environmentally sensitive and biodiversity rich areas, as well as scenic and cultural landscapes and ultimately limits urban sprawl.

Possible results of the development

The proposal will legalize a converted ground floor bathroom and the addition of a first-floor planter to an approved single residential dwelling within the urban edge. Therefore, no impact on agricultural land, environmentally sensitive areas and biodiversity rich areas will occur.

The application proposal can thus be deemed to be **spatially sustainable**.

3) **Efficiency** which refers to the manner in which settlements themselves are designed to function in such a way that there will be a minimum need to travel long distances to access services, facilities and opportunities.

Possible results of the development

The proposal optimizes the property to provide a ground floor bathroom and a first-floor planter, in an efficient manner and without any negative impact foreseen on the surrounding area.

The application proposal is **consistent** with the **efficiency principle**.

4) **Spatial Resilience** which, in the context of land use planning, refers to spatial plans, policies and land use management systems which should enable communities to be able to resist, absorb and accommodate any economic and environmental shocks which might occur in a timely and efficient manner.

Possible results of the development

The proposed development will not lead to any economical and/or environmental shocks as the application allows for the legalization of a converted ground floor bathroom and the addition of a first-floor planter to an existing approved dwelling within a residential suburb.

The application proposal is **consistent** with the principle of **spatial resilience**.

5) **Good Administration** which, in the context of land use planning refers to the promotion of integrated, consultative planning practices in which all spheres of government and other role players ensure that a joint planning approach is pursued.

Possible results of the development

Consultive practices are being followed in this application as it is done in consultation with the Planning Department of the Municipality who will also advertise the application in such a manner as to enable the Government and the general public to participate in the eventual decision-making process.

The application proposal is **consistent** with the principle of **good administration**.

5. Conclusion

The application as motivated in this report is regarded **desirable** within its local context and well-integrated within the existing community land-use activities. Furthermore, the application proposal is considered to strike an efficient balance between the optimal use of the application area, providing a satisfactory residential environment, catering for a full range of residential needs and beautifying the street façade while minimizing the impact on the surrounding area.

It is therefore recommended that the application **be approved** as follows:

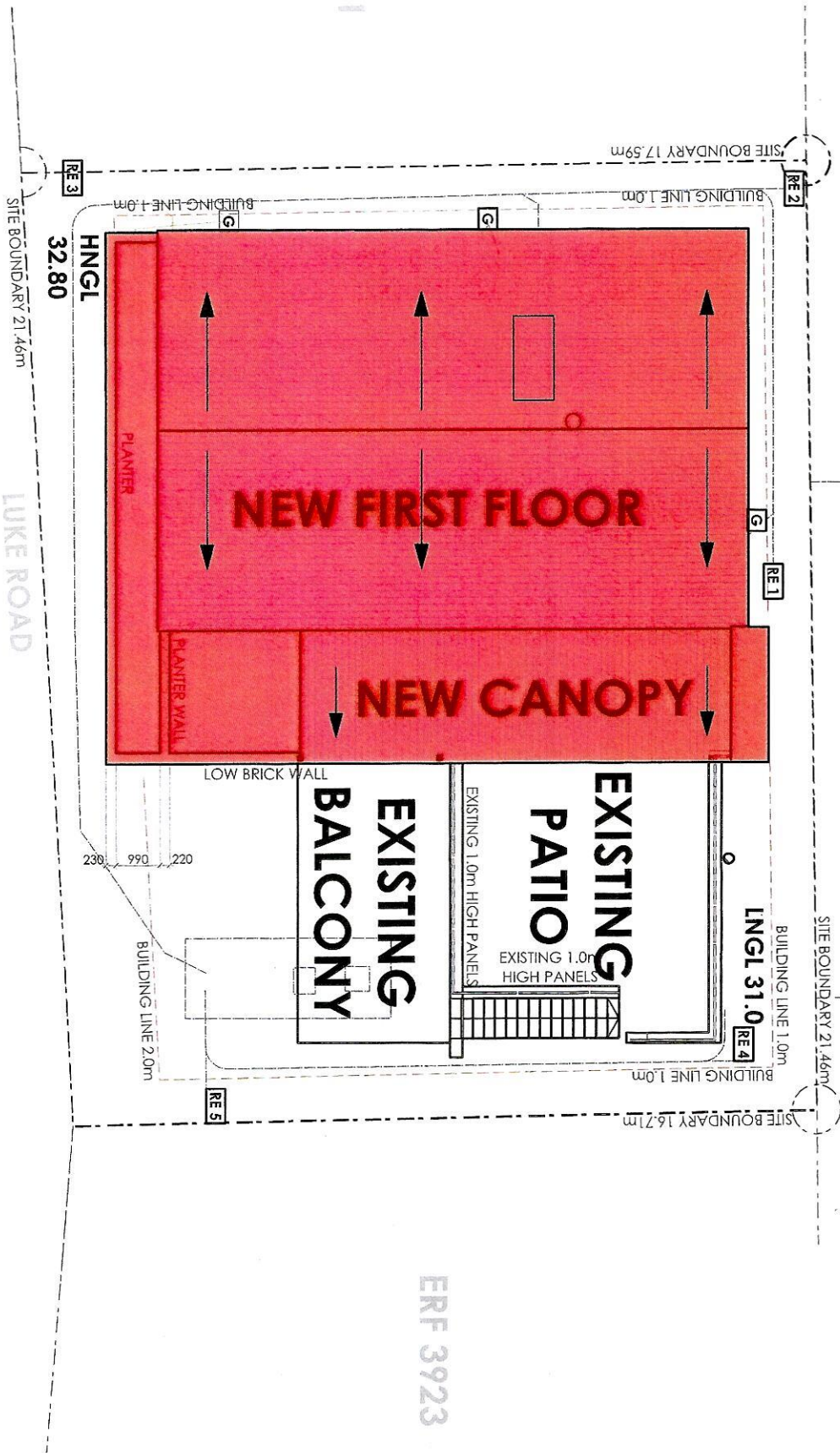
- a departure to relax the **western street building line** from 2m to 1.1m to allow for an existing converted bathroom and for a proposed planter in terms of Chapter IV, Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning 2020.

ERF 5472

ERF 5471

ERF 5470

ERF 3923

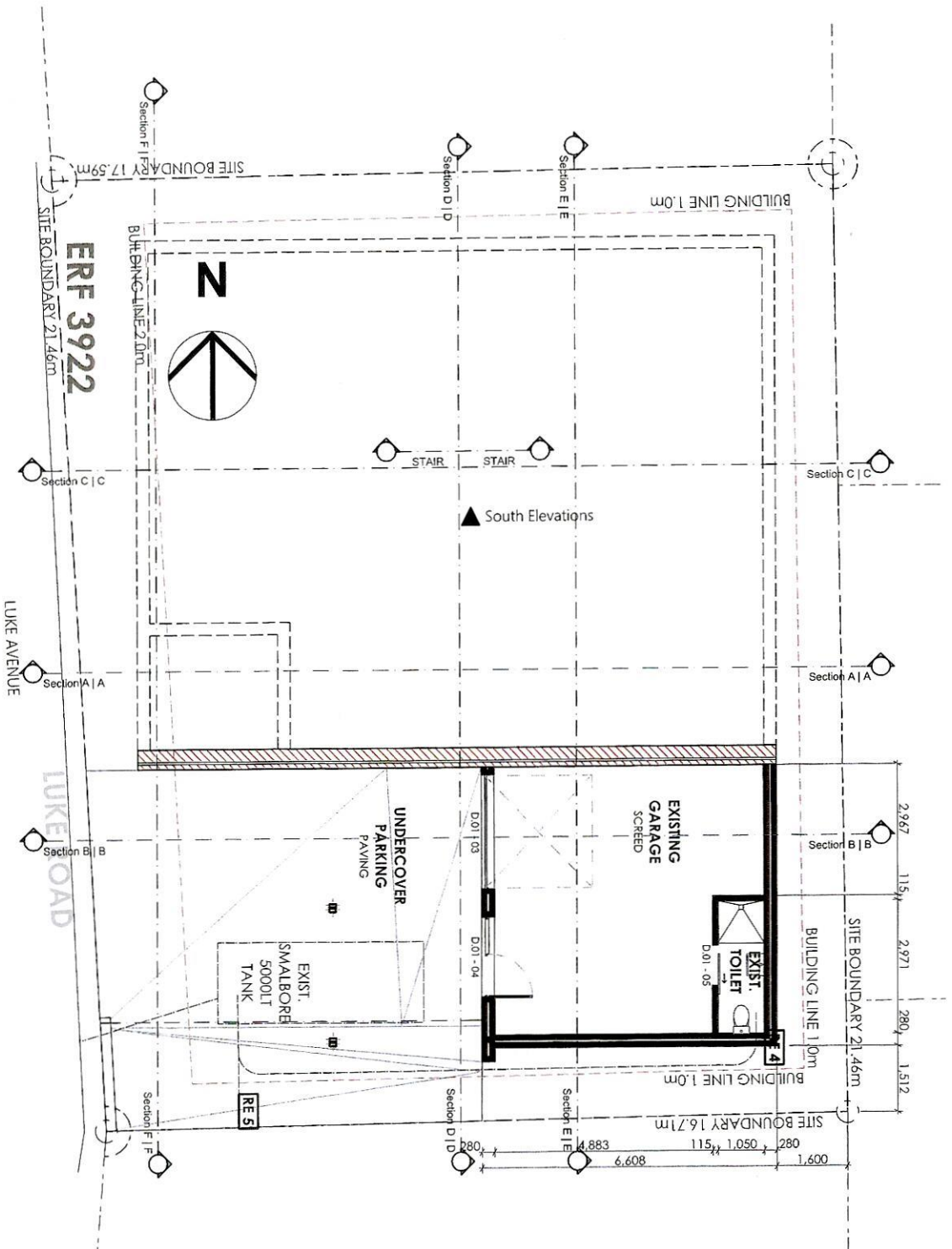


SITE PLAN
SCALE 1:100

<p>20 Hips Street, Capetown, Hermanus Western Cape, 7200 South Africa 028 313 0741 028 313 0747 www.hvsn.co.za</p>	
<p>FINLAYSON VAN DER MERWE</p>	<p>Project Name HOUSE KLEYNHANS Erf 3922, 27 Lukas Avenue, Orrus, Hermanus Western Cape 7200.</p>
<p>Drawing Name First Electrical</p>	<p>Drawing No. 100</p>
<p>Drawing Status TENDER DRAWINGS</p>	<p>Date 3/12/2021</p>
<p>Drawing by SAF</p>	<p>Date 3/12/2021</p>
<p>Checked by JVM/AF</p>	<p>Date 3/12/2021</p>
<p>Drawing No. 100</p>	<p>Drawing Scale A3@1:100</p>
<p>Status 020</p>	<p>Revision</p>
<p>GENERAL NOTES</p> <ul style="list-style-type: none"> The design of the drawing remains the property of the Architect. Regulations, Municipal Regulations and SANS 1040. All relevant details, level, dimensions and positions must be checked and verified on site before commencing any building work. Designs, drawings, specifications, and other documents are the property of the Architect and shall remain confidential. All architectural drawings to be used in conjunction with all relevant structural, mechanical, electrical and Engineer's and all other Specialist drawings. Only figures dimensions to be used and not scaled. Consent to ensure compliance with safety regulations at all time. 	

LOWER GROUND FLOOR

SCALE 1:100



AREAS:

LOWER GROUND	82,7m²
EXISTING GARAGE	
GROUND FLOOR	161,50m²
EXISTING DWELLING	37,0m²
EXISTING BRAAI ROOM	21,50m²
EXISTING OPEN DECK	9,70m²
EXISTING COVERED STOEP	229,70m²
TOTAL	202,9m²
NEW FIRST FLOOR	117,0m²
NEW DWELLING	32,0m²
NEW COVERED BRAAI AREA	15,50m²
NEW BALCONY	
EXISTING OPEN DECK	38,4m²
TOTAL	202,9m²

BUILDING FOOTPRINT	234,0m²
ERF	367m²
Coverage	63%

GENERAL NOTES

- The design of this drawing remains the property of the architect.
- Regulations, municipal regulations and SANS 5000 must be followed.
- All relevant details, levels, dimensions and positions must be checked and verified on site before commencing any building work.
- Any figures, dimensions to be used and not rescaled.
- As architectural draughtsman to be used in conjunction with all relevant structural, mechanical, electrical, civil Engineer's and other specialist drawings.
- Consent to ensure compliance with statutory regulations at all times.

FINLAYSON VAN DER MERWE
 20 Heide Street, Creggla House, Hermanus Western Cape, 7200 South Africa
 Office: 028 313 0741 / 028 313 0742 | www.fvdmerwe.co.za

Project Name
HOUSE KLEYNHANS
 Erf 3922, 27 Lukos Avenue, Ormus, Hermanus Western Cape 7200.

Drawing Name
Lower Ground
Drawing Status
TENDER DRAWINGS

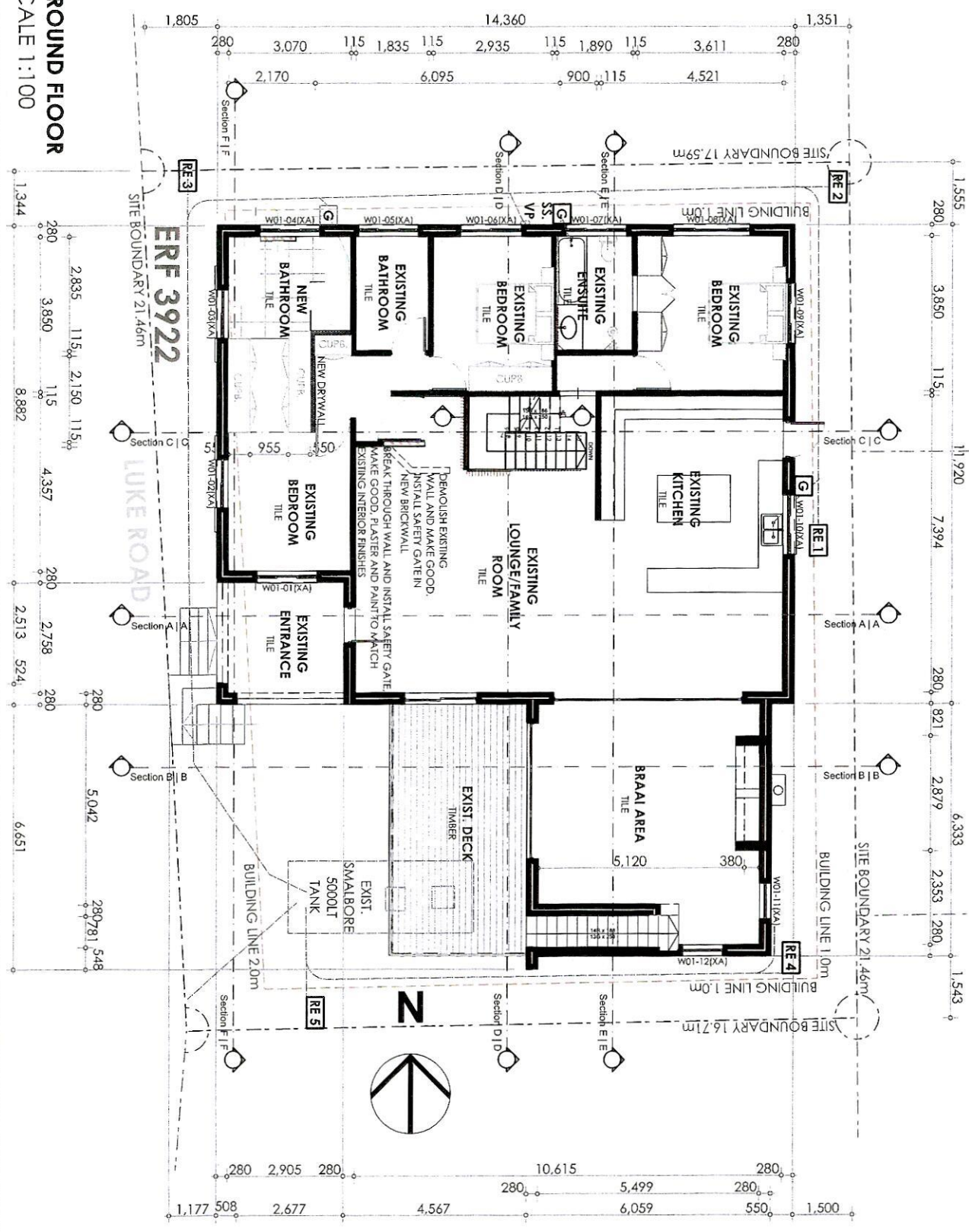
Drawn by SAF
Checked by JYDM/AF
Date 3/12/2021
Drawing No. 101

Drawing Scale
A3@1:100
Status Revision
020

AREAS:

LOWER GROUND EXISTING GARAGE	82.1m ²
GROUND FLOOR	
EXISTING DWELLING	161.50m ²
EXISTING BRAAI ROOM	37.0m ²
EXISTING OPEN DECK	21.50m ²
EXISTING COVERED STOEP	9.70m ²
TOTAL	229.70m ²
NEW FIRST FLOOR	
NEW DWELLING	117.0m ²
NEW COVERED BRAAI AREA	32.0m ²
NEW BALCONY	15.50m ²
EXISTING OPEN DECK	38.4m ²
TOTAL	202.9m ²

BUILDING FOOTPRINT	234.0m ²
EFF	367m ²
Coverage	63%



GROUND FLOOR
SCALE 1:100

FINLAYSON VAN DER MERWE

HOUSE KLEYNHANS
Erf 3922, 27 Lukas Avenue, Onrus, Hermanus Western Cape 7200.

24 Hoops Street, Capetown, Hermanus Western Cape, 7200 South Africa (028) 913 0241 / 028 913 0247, www.fvdm.co.za

Drawing Name
Ground Storey

Drawing Status
TENDER DRAWINGS

Drawn by	SAF	Date	3/12/2021
Checked by	JYDM/AF	Date	3/12/2021

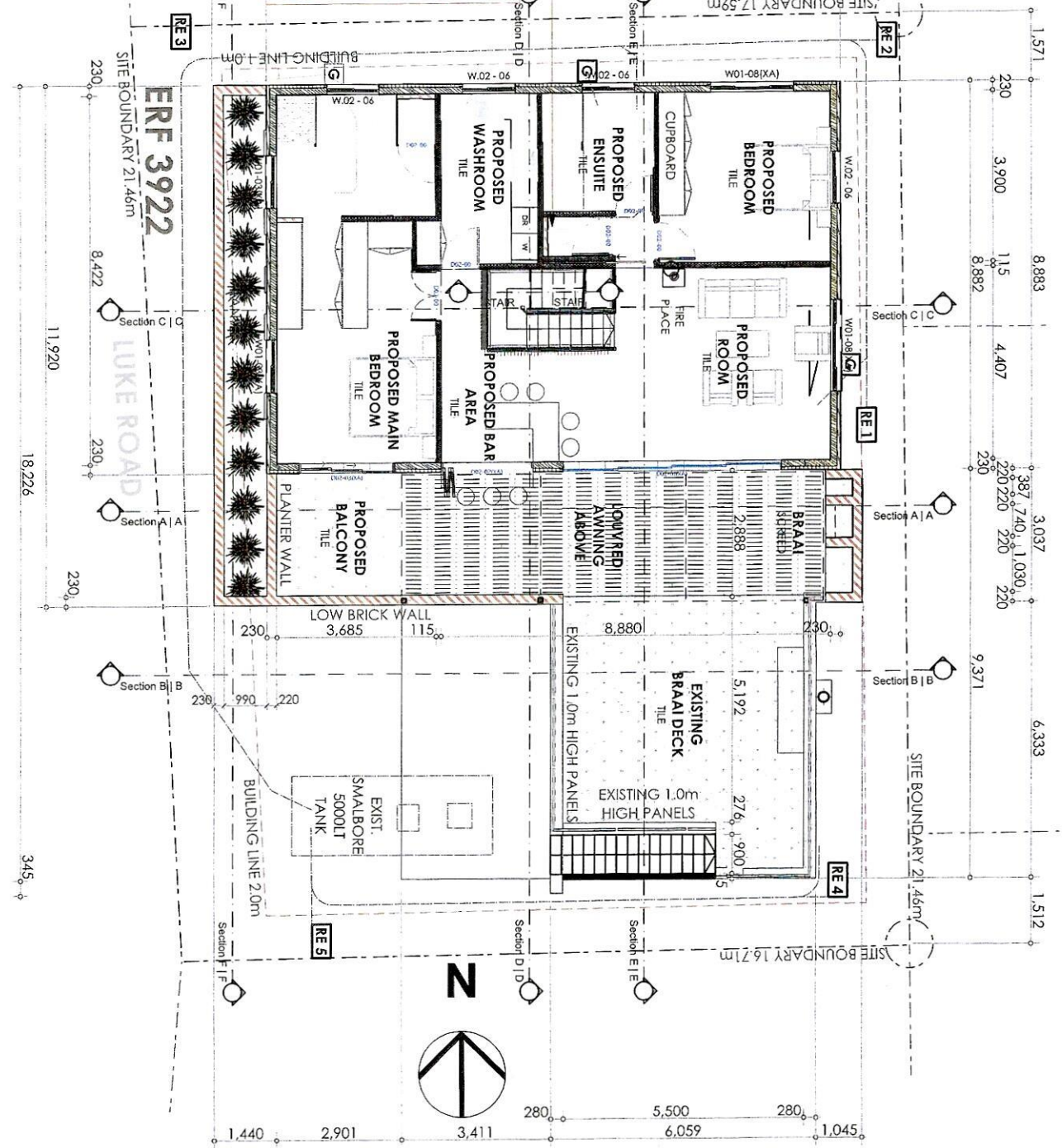
Drawing No. **102**

Status **020**

GENERAL NOTES

- The design of the drawing remains the property of the Architect.
- Any changes to the drawing must be made in consultation with the Architect.
- At relevant levels, levels, dimensions and positions must be checked and verified on site before commencing any building work.
- Designers/Architects/Engineers/Contractors must be responsible for the structural, mechanical, electrical, and plumbing and all other specialist drawings.
- Only figured dimensions to be used and not scales.
- Consultants to ensure compliance with all relevant regulations at all time.

FIRST FLOOR
SCALE 1:100



AREAS:

LOWER GROUND EXISTING GARAGE	82,1m ²
GROUND FLOOR EXISTING DWELLING	161,50m ²
EXISTING BRAAI ROOM	37,0m ²
EXISTING OPEN DECK	21,50m ²
EXISTING COVERED STOEP	9,70m ²
TOTAL	229,70m²

NEW FIRST FLOOR

NEW DWELLING	117,0m ²
NEW COVERED BRAAI AREA	32,0m ²
NEW BALCONY	15,50m ²
EXISTING OPEN DECK	38,4m ²
TOTAL	202,9m²

BUILDING FOOTPRINT

ERF	234,0m ²
Coverage	36,7m ²
Total	63%

NOTE:
FIRST FLOOR WALL STRUCTURE: TIMBER STRUCTURE AS PER ENG. DETAIL
NON-MASONRY WALL SHALL ACHIEVE A MINIMUM TOTAL R-VALUE OF R1.9 IN CLIMATIC ZONES 2,3,4 AND 5

GENERAL NOTES

- The status of the drawing remains the property of the Architect.
- All work is to be carried out with strict accordance with the National Building Regulations, Municipal Regulations and SANS 0400.
- All relevant detail, level, dimensions and positions must be checked and approved by the Architect before construction commences.
- Any discrepancies and queries to be forwarded to the Designer immediately.
- All architectural drawings to be read in conjunction with all relevant structural, mechanical, electrical, civil Engineer's and all other specialist drawings.
- Consent to ensure compliance with safety regulations of all line.

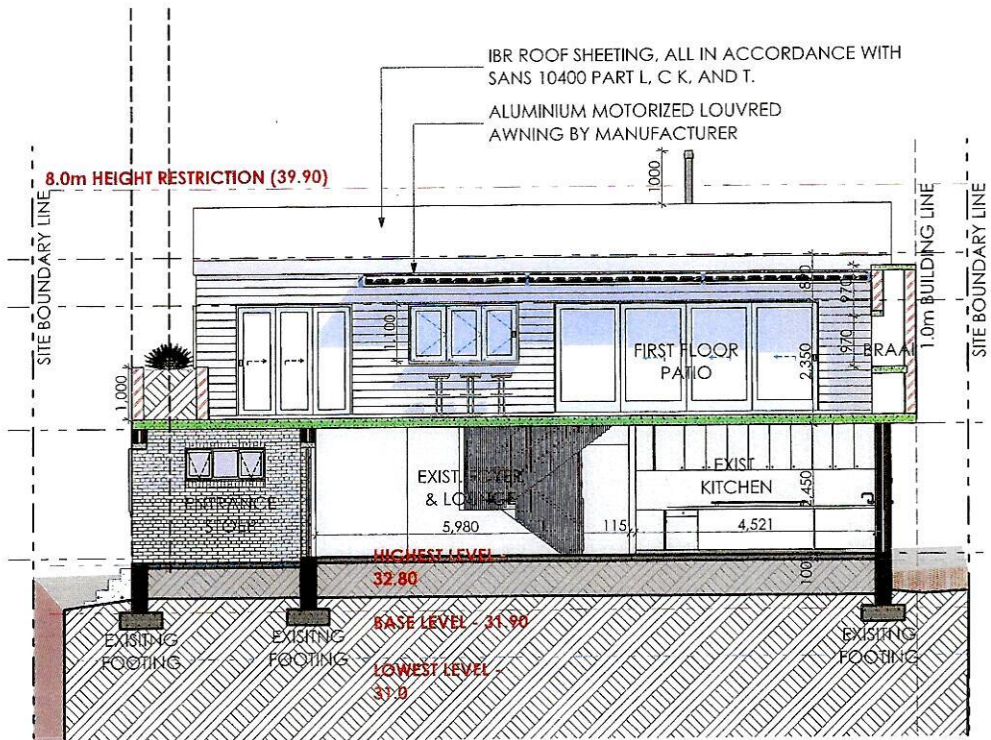
FINLAYSON VAN DER MERWE

20 Hoese Street, Cecilia House, Hermanus, Western Cape, 7203, South Africa
Phone: 029 913 0741 / 029 913 0747 / www.fvdm.co.za

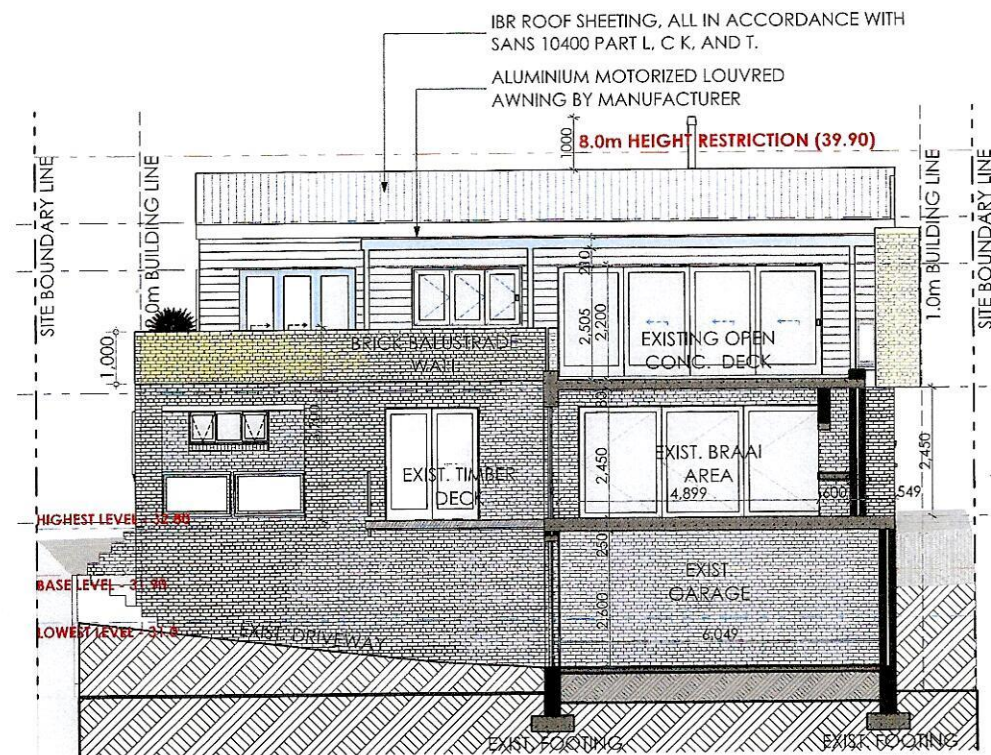
Project Name
HOUSE KLEYNHANS
Erf 3922, 27 Lukas Avenue, Onrus, Hermanus Western Cape 7200,

Drawing Name
First Storey
Drawing Status
TENDER DRAWINGS

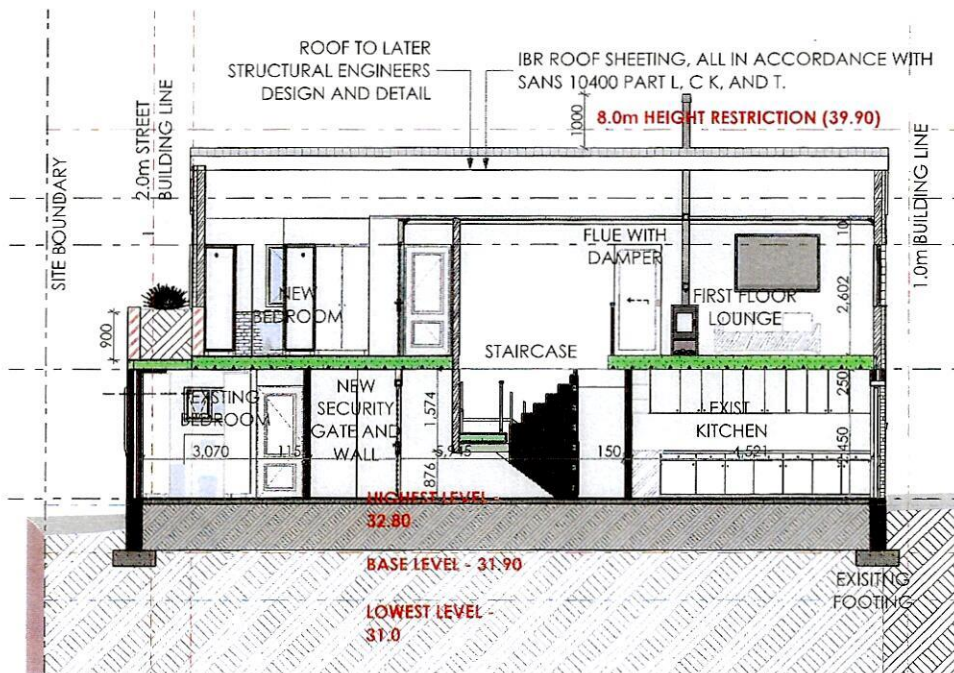
Drawn by SAF	Date 3/12/2021	Drawing Scale A3@1:100
Checked by JVDM/AF	Date 3/12/2021	Status Revision
Drawing No. 103		020



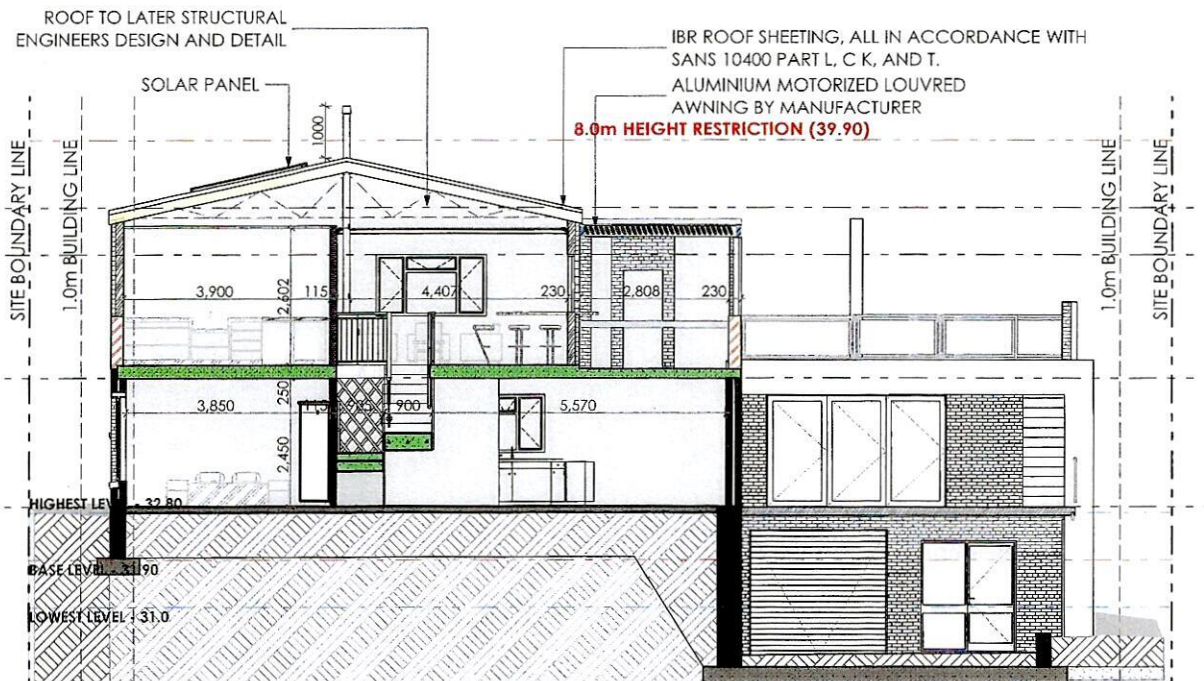
SECTION A-A
SCALE 1:100



SECTION B-B
SCALE 1:100



SECTION C-C
SCALE 1:100

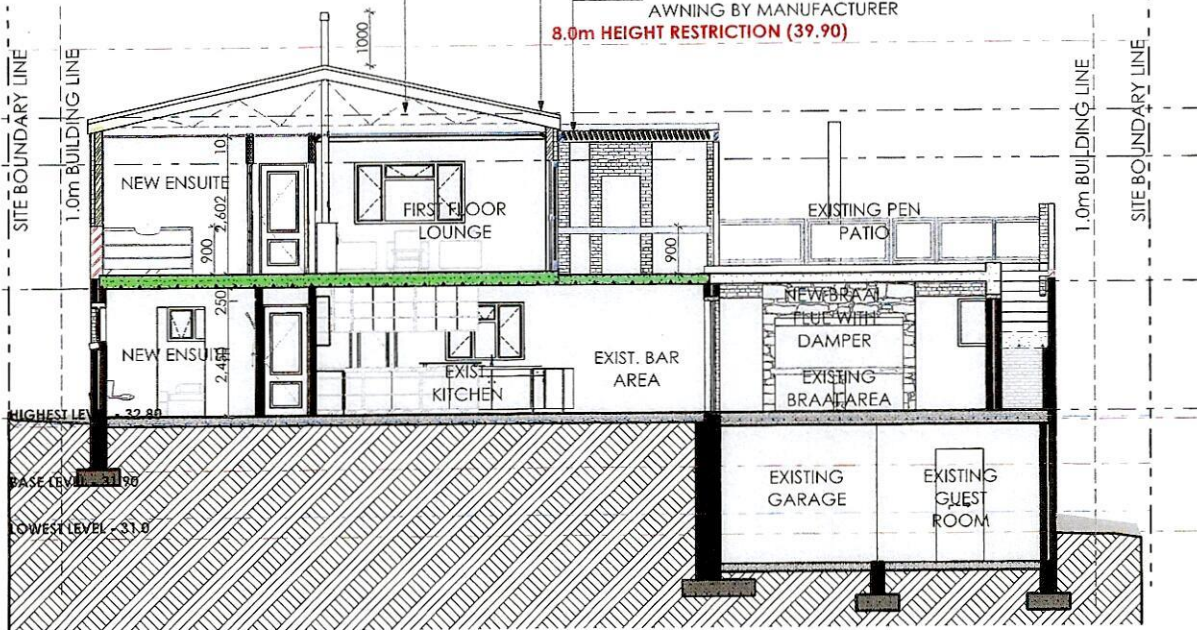


SECTION D-D
SCALE 1:100

ROOF TO LATER STRUCTURAL ENGINEERS DESIGN AND DETAIL

IBR ROOF SHEETING, ALL IN ACCORDANCE WITH SANS 10400 PART L, C, K, AND T.
ALUMINIUM MOTORIZED LOUVRED AWNING BY MANUFACTURER

8.0m HEIGHT RESTRICTION (39.90)

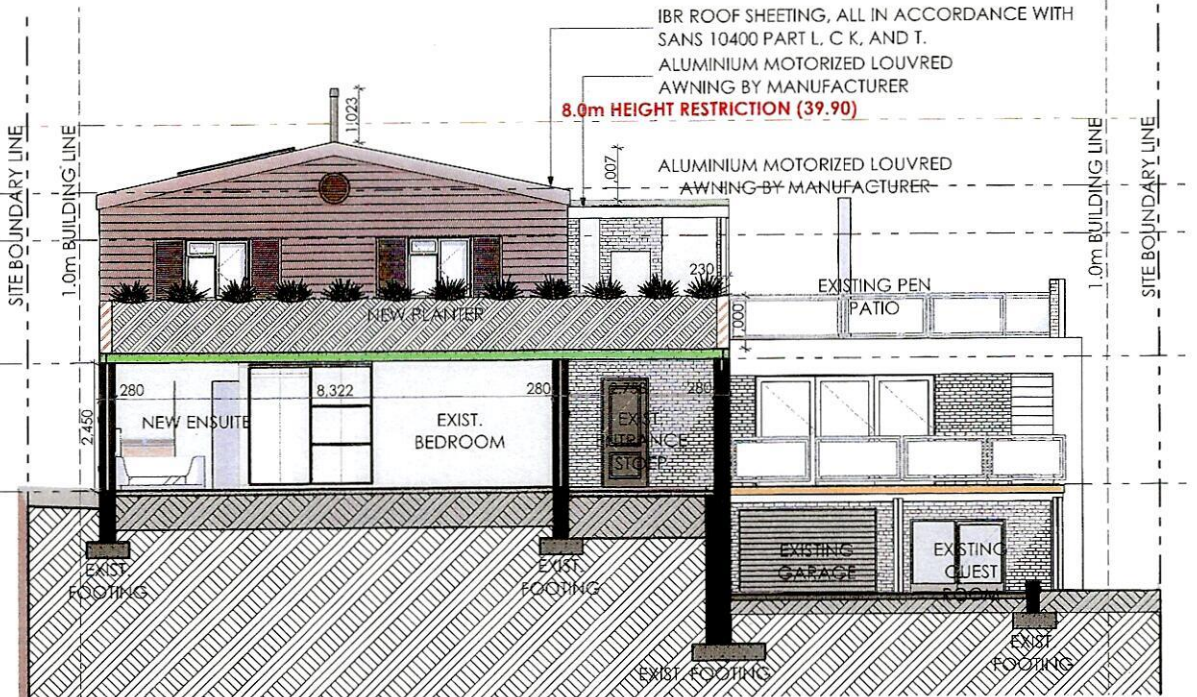


SECTION E-E
SCALE 1:100

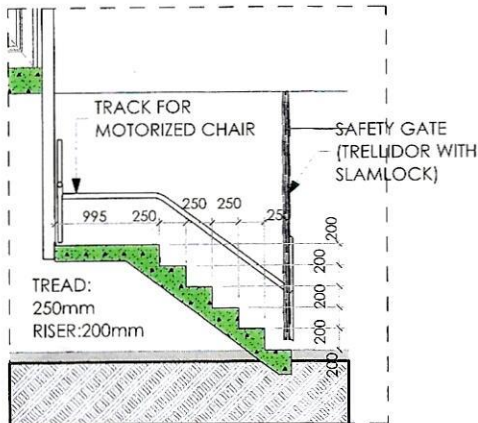
IBR ROOF SHEETING, ALL IN ACCORDANCE WITH SANS 10400 PART L, C, K, AND T.
ALUMINIUM MOTORIZED LOUVRED AWNING BY MANUFACTURER

8.0m HEIGHT RESTRICTION (39.90)

ALUMINIUM MOTORIZED LOUVRED AWNING BY MANUFACTURER



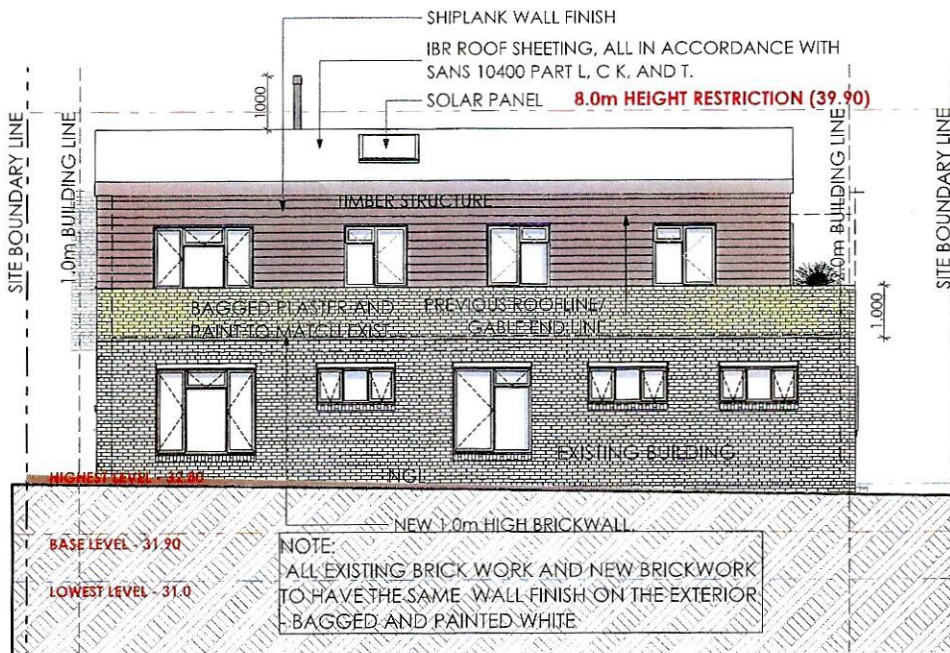
SECTION F-F
SCALE 1:100



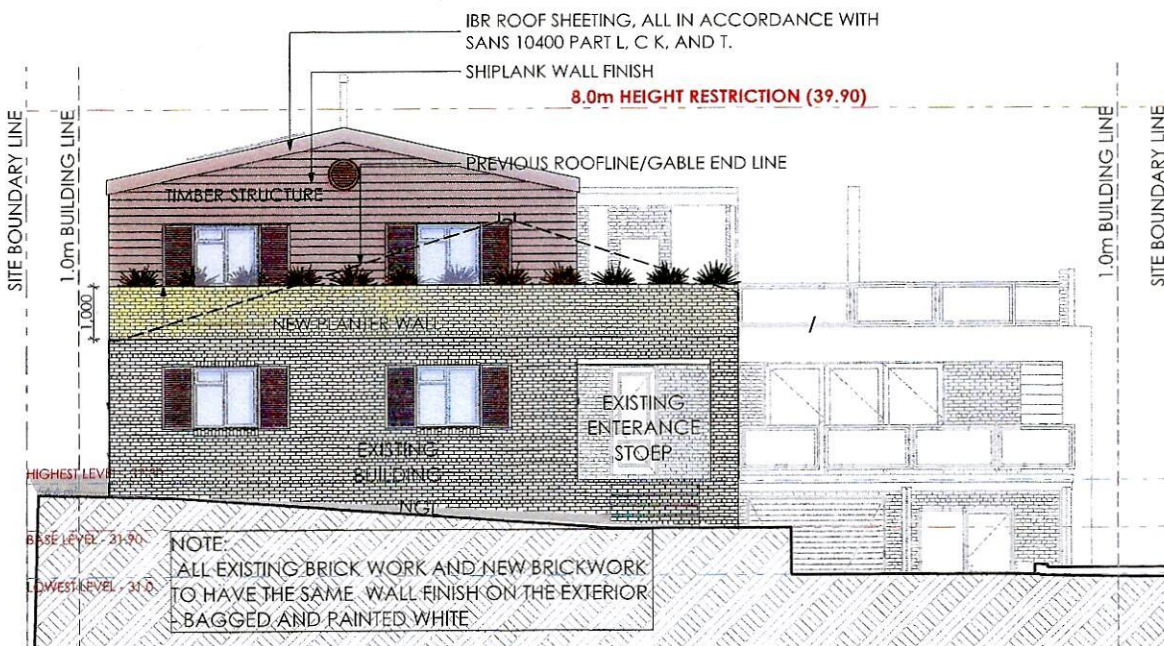
STAIR DETAIL
SCALE 1:50

GENERAL NOTES

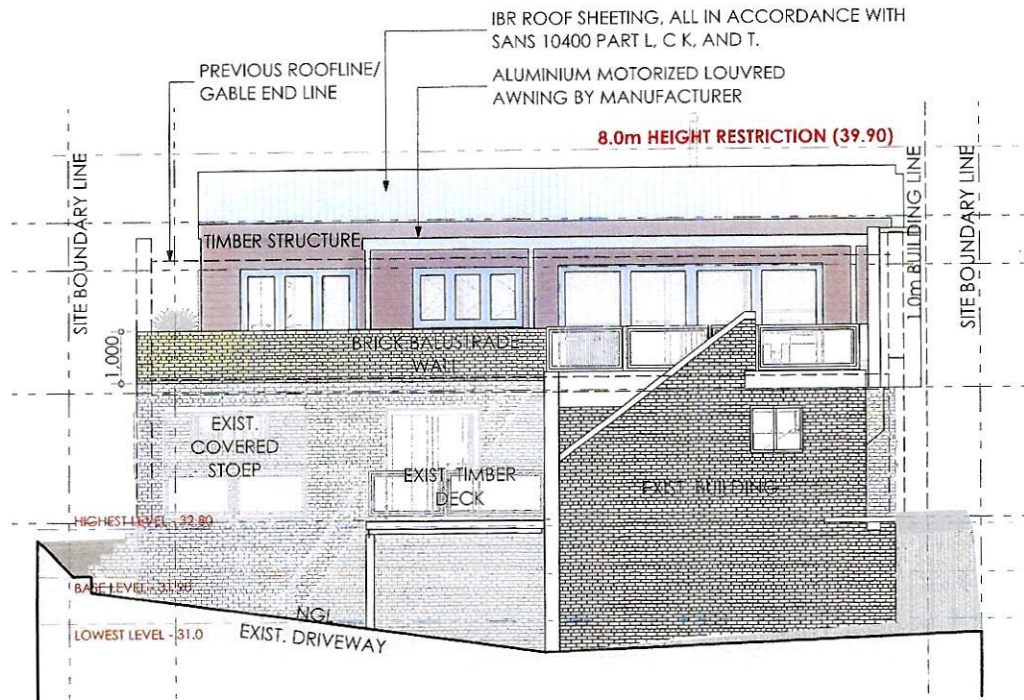
- The design of the drawing remains the property of the Architect
- All work is to be carried out with strict accordance with the National Building Regulations, Municipal Regulations and SANS 10400
- All relevant details, levels, dimensions and positions must be checked and verified on site before commencing any building work
- Any discrepancies and queries to be forwarded to the Designer immediately
- All Architectural drawings to be read in conjunction with all relevant structural, mechanical, electrical, and Engineer 1 and all other specialist drawings
- Only figured dimensions to be used and not scaled
- Consultant to ensure compliance with safety regulations at all time



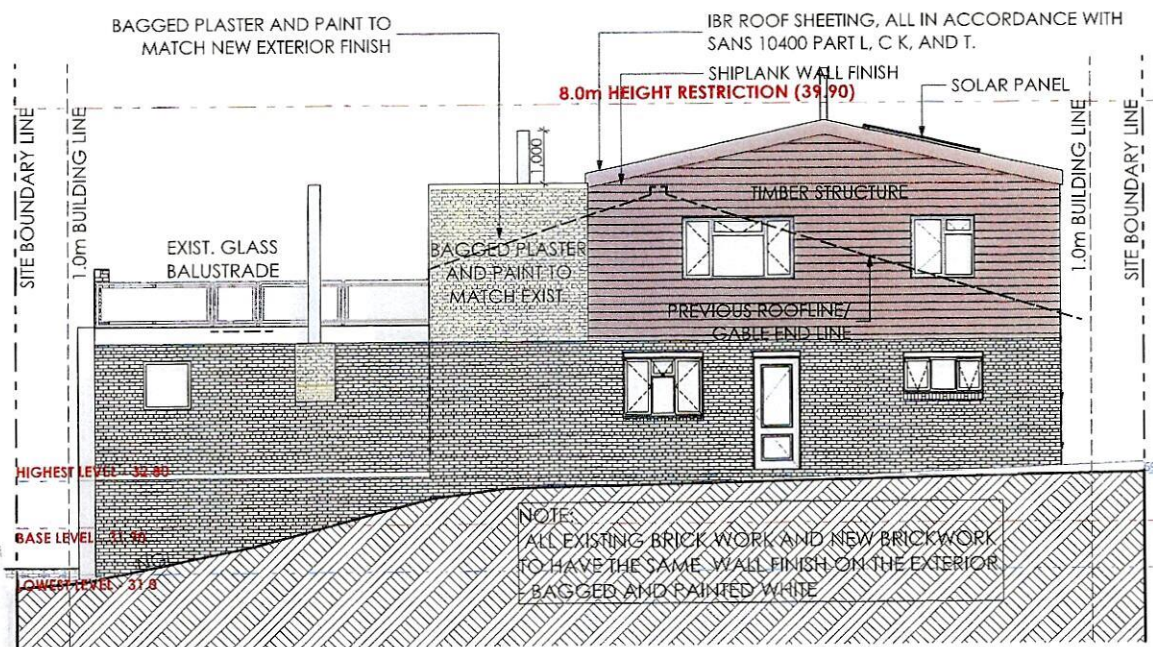
NORTH ELEVATION
SCALE 1:100



WEST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100

NOTE:
ALL EXISTING BRICK WORK AND NEW BRICK WORK
TO HAVE THE SAME WALL FINISH ON THE EXTERIOR
BAGGED AND PAINTED WHITE