

ERF 7174, 216 EIGHTH STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE & DETERMINATION OF AN ADMINISTRATIVE PENALTY: SMART SOLUTION ARCHITECTURE & ARCHITECTURAL CONSULTANTS ON BEHALF OF AJ JONKER

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) that an application has been received for the following:

- Departure in terms of Section 16(2)(b) of the By-Law:
 - to relax the eastern lateral building line from 2m to 1.256m, for the enclosure and extension of the first-floor balcony in order to accommodate a braai-room; and
 - to relax the western lateral building line from 2m to 1.130m and to 1.666m to accommodate the placement of the existing dwelling.
- Determination of an administrative penalty in terms of Section 16(2)(q) of the By-Law in order to accommodate the placement of the existing dwelling.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, 16 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 / (e) alida@overstrand.gov.za) on or before **Friday, 7 October 2022**, quoting your name, address and contact details, interest in the application and reasons for comment. Telephonic enquiries can be made to the **Town Planner, Mr P Roux** 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 7174, 216 AGTSTESTRAAT, VOËLKLIP, HERMANUS, OVERSTRAND MUNISIPALE AREA: AANSOEK OM AFWYKING & BEPALING VAN 'N ADMINISTRATIEWE BOETE: SMART SOLUTION ARCHITECTURE & ARCHITECTURAL CONSULTANTS NAMENS AJ JONKER

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek ontvang vir die volgende:

- Afwyking ingevolge Artikel 16(2)(b) van die Verordening:
 - om verslapping van die oostelike syboullyn vanaf 2m na 1.256m, vir die omheining en uitbreiding van die eerstevloer balkon ten einde 'n braai-kamer te akkommodeer; en
 - om verslapping van die westelike syboullyn vanaf 2m na 1.130m en 1.666m, ten einde die plasing van die bestaande woning te akkommodeer.
- Bepaling van 'n administratiewe boete ingevolge Artikel 16(2)(q) van die Verordening om die plasing van die bestaande woning te akkommodeer.

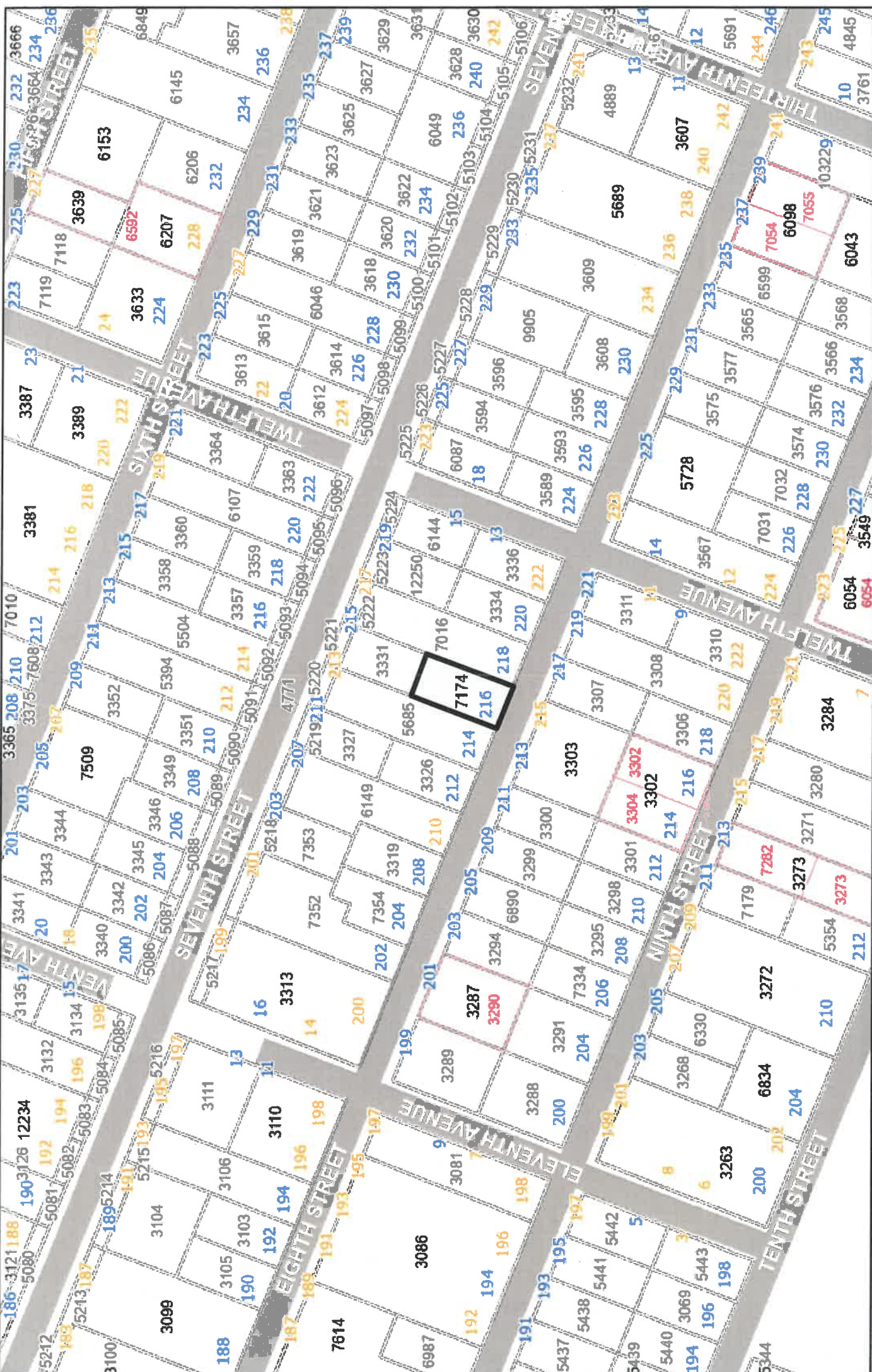
Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) voor of op **Vrydag, 7 Oktober 2022**, 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 P Roux** 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.

ISIZA 7174, 216 EIGHTH STREET, VOËLKLIP, HERMANUS, KUMMANDLA WOMASIPALA WASE OVERSTRAND: ISICELO SESINDULULO & NOKUMISELWA KWESOHLWAYO SOLAWULO : SMART SOLUTION ARCHITECTURE & ARCHITECTURAL CONSULTANTS EGAMENI LIKA AJ JONKER

Isaziso siyanikezelwa ngokweCandelo lama-48 loMthetho kaMasipala woLungiso loMthetho kaMasipala kuCwangciso lokuSetyenziswa koMhlaba kaMasipala, ka-2020 (uMthetho kaMasipala) soku isicelo sifunyenwe soku kulandelayo::

- Isindululo lomqathango weCandelo le-16(2)(b) loMthetho kaMasipala:
 - ukunyenya umda wesakhiwo osecaleni ongasempuma ukusuka kwi-2m ukuya kwi-1.256m, ukwenzela ukuba kuveliswe indawo ebiyelweyo kunye nokwandiswa kwebhalkhoni yomgangatho wokuqala ukuze kuhlaliswe igumbi lokuqhotsa inyama; kwaye
 - ukunyenya umda wesakhiwo osecaleni oentshona ukusuka kwi-2m ukuya kwi-1.130m kunye ne-1.666m ukulungiselela ukubekwa kwendawo yokuhlala ekhoyo.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: Town Planning, Paterson Street, Hermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho kamasipala zithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngolu suku okanye ngaphambi komhla **7 Oktobha 2022**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungafonela **UMcwangcisi weDolophu, uMnu P Roux** kule nombolo yomnxeba 028-313 8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvalwa. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.



SMART SOLUTION ARCHITECTURE

and Architectural Consultants

PRINCIPAL: Ian Smit t/a Smart Solution Architecture

Members of SACAP / CIA / and SAIAT

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27.06.2022 (Rev01)

OVERSTRAND MUNICIPALITY
16 PATERSON STREET
PO BOX 20
HERMANUS
7200

TO WHOM IT MAY CONCERN:

MOTIVATIONAL LETTER

Pre-consultations	Meeting with Petrus Roux on 09 June 2022 @ 12h00pm
Property location:	Erf 7174 216 8 th Street Voëlklip Hermanus 7200
Property size:	496.00m ²
Coverage permitted:	50.00%
Proposed coverage:	36.11% (179.11 ²)
Property zoning:	Single Residential (SR1)
Title Deed number & date:	T 000055199/2018

A) PROPOSED DEVELOPMENT:

With reference to drawings (*dd: 07-06-2022-Rev 00*) attached to this application:

- I 0441/A3/01 - Locality map
- I 0441/A3/02 - Locality map
- I 0441/A3/03 - Site photos
- I 0441/A1/04 - Site and floor plan layouts
- I 0441/A2/05 - Roof plan and sections
- I 0441/A2/06 - Elevations
- I 0441/A3/07 - Partial Ground Storey layouts
- I 0441/A3/08 - Partial First Storey layouts
- I 0441/A3/09 - Section and Partial Roof Plan layout
- I 0441/A3/10 - Section and South Elevation
- I 0441/A3/11 - Elevations
- I 0441/A3/12 - 3D Illustrations

Background:

The building plans for existing dwelling was submitted and approved in February / March of 1993, construction started and was completed by December 1993. (See copy of previously approved drawings attached to application).

ERF 7174, 216 8th STREET, VOËLKLIP, HERMANUS

The dwelling home and outbuilding footprint was built as per approved building plan, but the position of the building was incorrectly set out by 65-78mm to the west boundary of the property. Therefore the accurate measurements as indicated on building plans attached as surveyed by approved and registered land surveyor. The reason for the dwelling and outbuilding being incorrectly set-out by the 60-78mm is unknown. The structures been standing there for the last 29 years, with no negative impact on any of the adjoining neighbours and or structures.

The existing open south facing balcony has been given leakage issues of the last few years. Our client has been spending money each year to have the existing tiles removed, waterproof the RC roof slab and re-tiled with the hope of solving the issue. But after trying to resolve the issue for the last 5 years they have decided to rather enclose the existing open balcony and utilize the area as an indoor braai area. As per drawings attached to application for the new proposed braai room, we propose a solid wall to the east to not intrude on the adjoining neighbour of Erf 7016, in fact we are improving privacy by enclosing the open balcony.

We also propose a covered balcony of 1.0m in depth to accommodate the new folding stacking doors which should open outwards for waterproofing reasons, good building practice. W2 on the east edge of new proposed balcony is a fixed unit for natural light purposes only, the small section of the new proposed balcony over the east 2.0m side building line will be used for the storage of the stacking folding door panels when in open position, thus the area will not be utilized as balcony / standing position to overlook into neighbours property.

Proposed alterations and additions:

First Storey; (Existing open balcony to be enclosed, new braai room)

- We proposed to enclose existing open balcony and utilize the area as new indoor braai room. With the limit wall space and not to impose on the integrity of the existing dwelling wall structure we propose a new braai on the east side of the new enclosed braai room. The new proposed additions are with the existing footprint of the building and in line with the existing structure being 1256mm from property boundary. (See drawings). New roof over to match that of existing pitch roof with, concrete roof tiles over. The addition will form part of the existing building and will be seen as an addition after constructing had been completed. (After all approvals had been received by various departments)

B) CHARACTER OF THE ENVIRONMENT:

Erf 7174 falls within a mixed used area with most of the properties registered as Single Residential 1 (SR1). Current Zoning scheming restrictions imposed on Erf 7174 with property are as follows:

Street building line	4.0m
Side building lines	2.0m
Rear building lines	2.0m
Height restriction	8.0m from base level
Coverage	50%
Title Deed restrictions	n/a

Adjoining and surrounding dwellings are single and double storey dwellings some with architectural and heritage significance with average erf sizes of 450m² - 2000m².

With the imposed 50% coverage permitted on most of the properties, the area is seen a low-density area.

C) DESIRABILITY OF THE PROPOSED UTILISATION

The proposed alterations and additions to existing dwelling has no negative impact on any of the adjoining and surrounding properties.

First Storey: (Existing open balcony to be enclosed, new braai room)

- Resolve ongoing waterproofing issues on open balcony
- By enclosing the existing open balcony, we improve privacy onto adjoining property, Erf 7016.
- Building within existing footprint and in line with existing structures
- Proposed additions will form part of existing dwelling and add to value of dwelling.

D) INVESTIGATIONS CARRIED OUT IN TERMS OF OTHER LAWS WHICH ARE RELEVANT TO THE CONSIDERATION OF THE APPLICANT.

N/A - No laws/regulations other than the current Overstrand Zoning scheme, National building regulations and SANS 10400 regulations are applicable to the current application.

E) THE IMPACT OF THE PROPOSED LAND DEVELOPMENT ON MUNICIPAL ENGINEERING SERVICES.

- No additional services will be required.
- No alterations to existing services supplied by municipality to the dwelling are required.
- Proposed Alterations/additions have no impact on existing municipal services or future planning services.

F) CONSIDERATION OF FORWARD PLANNING AND LAND USE DOCUMENTS

Current application has no influence on forward planning for the property and/or surrounding properties.

G) PLANNING PRINCIPLES

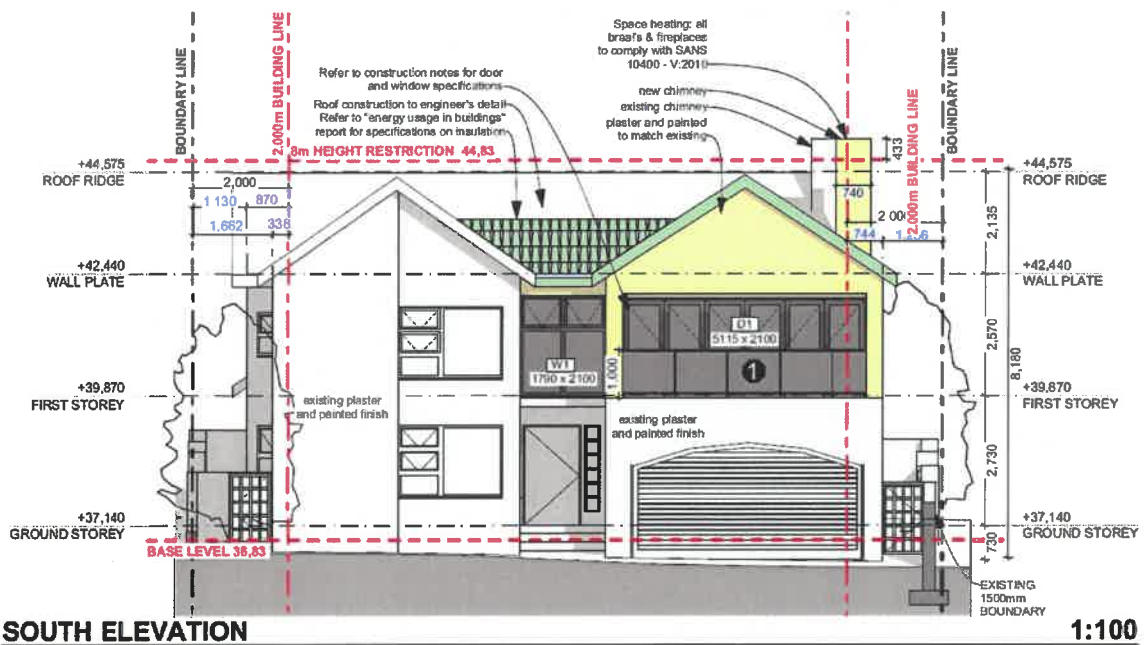
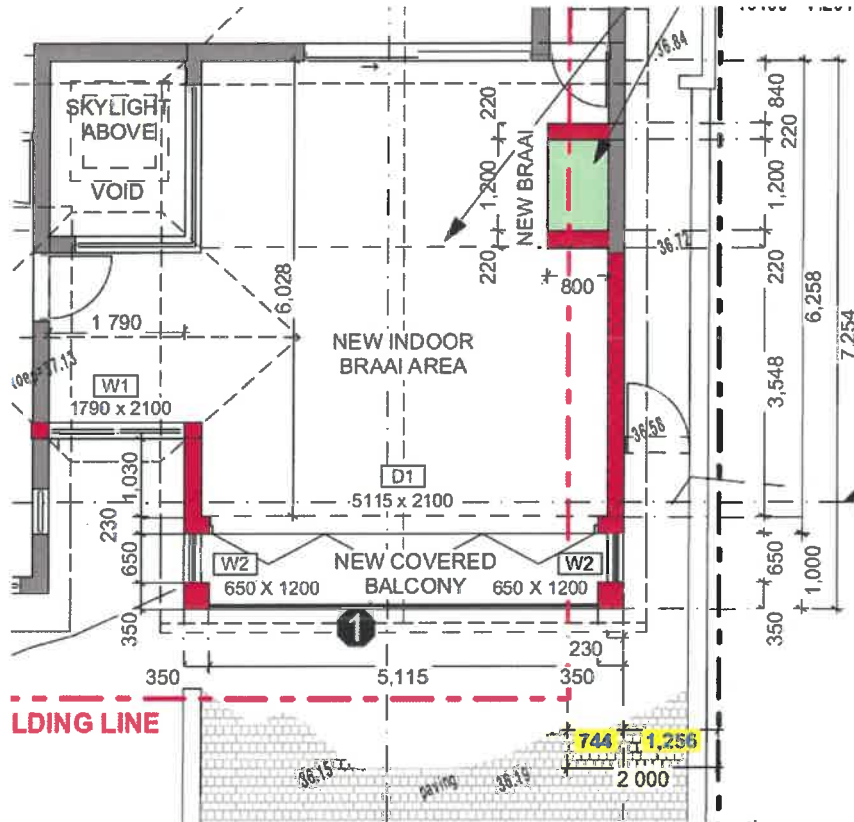
Not applicable to current application.

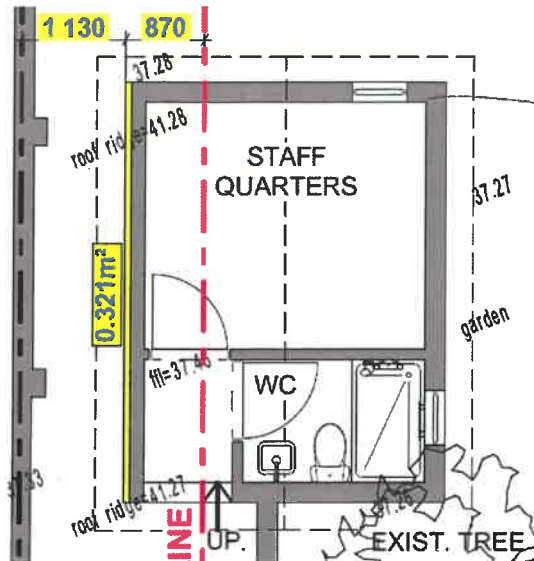
I / we would like to obtain approval and permission as required from Overstrand Town Planning Department to proceed with submission to Building Control Department for building plan approval for the building work as per drawings attached.

Applications:

First Storey:

- Permanent relaxation on the 2.0m rear(east) building line from 2.0m to 1.56m for the sole purpose of enclosing the existing open balcony and utilize the space as new indoor braai room.**





Outbuilding affected area 01 = 4.590m (l) x 0.070m (d) = 0.321m²
 Previous approved building plan distance to property boundary 1200mm
 Actual distance to property boundary (survey done) 1130mm

Thus, the 70mm deviation from previously approved building plan

(b) *The conduct of the person (allegedly) involved in the contravention;*

The previous owner / builder / developer is the responsible parties.

(c) *A report by a quantity surveyor in matters of authorized building/construction;*

n/a

(d) *Whether the unlawful conduct was stopped; and*

No, our client inherited the dwelling from his late brother (PA Jonker), we were only made aware of the deviation on the position of the existing structures after we had received the survey done by land surveyor.

(e) *Whether the person allegedly involved in the contravention has previously contravened this By-Law or a previous planning law.*

Unknown, as our clients inherited the dwelling and outbuilding as is.

Since the building has been standing in the exact position for the last 29 years, we on behalf of the client would like to apply for **exemption** on any administrative penalties.

On behalf of our client, we hope you find the application favorable.

Yours truly,

D Swart / T: 028 125 0019 / C: 0796941728
dian@ssarc.co.za / www.ssarc.co.za

ERF 7174, 216 8th STREET, VOËLKLIP, HERMANUS

MUNICIPAL REQUIREMENTS AND THOSE OF OTHER APPLICABLE LEGISLATION SHALL BE OBSERVED AND SUB-CONTRACTORS ARE TO CHECK ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE COMMENCING WORK. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. PREFERENCE TO SCALED MEASUREMENTS AND LARGE SCALE DETAILS SUPERSEDES SMALL SCALE DRAWINGS. SMART SOLUTION ARCHITECTURE AND ARCHITECTURAL CONSULTANTS AND COMPRIHENSIF THEROF IS RESERVED BY THEM.

VARIAIONS:
 REV NO. DATE: DESCRIPTION:
 XX XX-XX-XXXX XXXXXXXXXXXXXXXXXXXX

DRAWING STAGE:
 COUNCIL SUBMISSION
 DEPARTURE APPLICATION
 SKETCH PROPOSAL
 TENDER DRAWING
 WORKING DRAWING

SITE RESTRICTIONS:
 STREET BUILDING LINE 4.000m
 LATERAL BUILDING LINE 2.000m
 REAR BUILDING LINE 2.000m
 HEIGHT RESTRICTION 8.000m
 TITLE DEED BUILDING LINES (see drawings) N/A

ZONE APPLICABLE:
 SINGLE RESIDENTIAL (SR1)
 TOWN HOUSING - ZONE 1 (GR1)
 TOWN HOUSING - ZONE 2 (GR2)
 FLATS - ZONE 3 (GR3 and DR4)
 LESS FORMAL DEVELOPMENT (LFD)

SMART SOLUTION ARCHITECTURE and Architectural Consultants
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 D.Swart: 075 694 1798 diti@smartso.com
 Mail: Collection 104, Hermet & Jenne Estate, Hermanus, 7200

PROJECT NAME:
 ALTERATIONS AND ADDITIONS TO EXISTING DWELLING HOUSE FOR AJ JONKER
 ERF 7174
 216 EIGHTH STREET, VOELKLIP, HERMANUS

DWG TITLE:
 SITE PLAN WITH ROOF LAYOUT, SECTION A-A AND SECTION B-B

DATE:
 6/14/2022

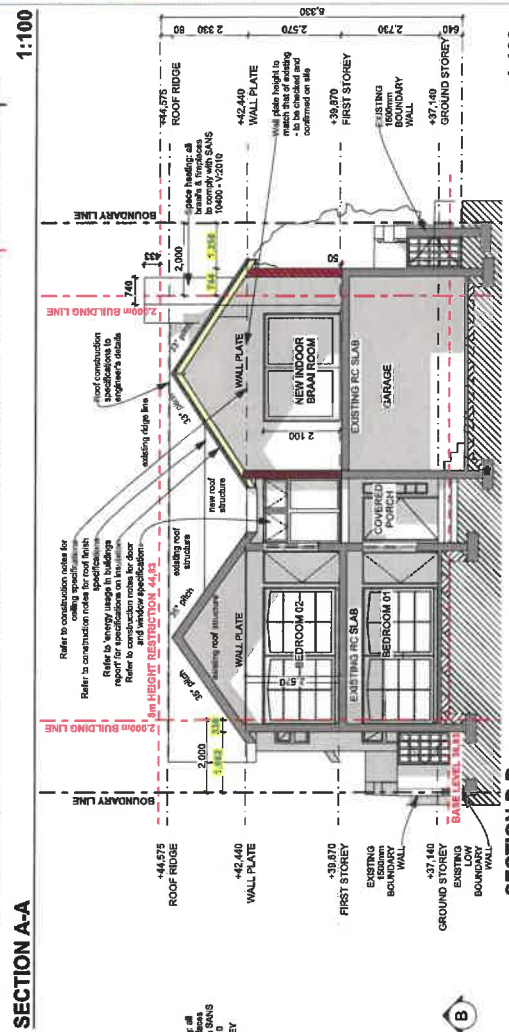
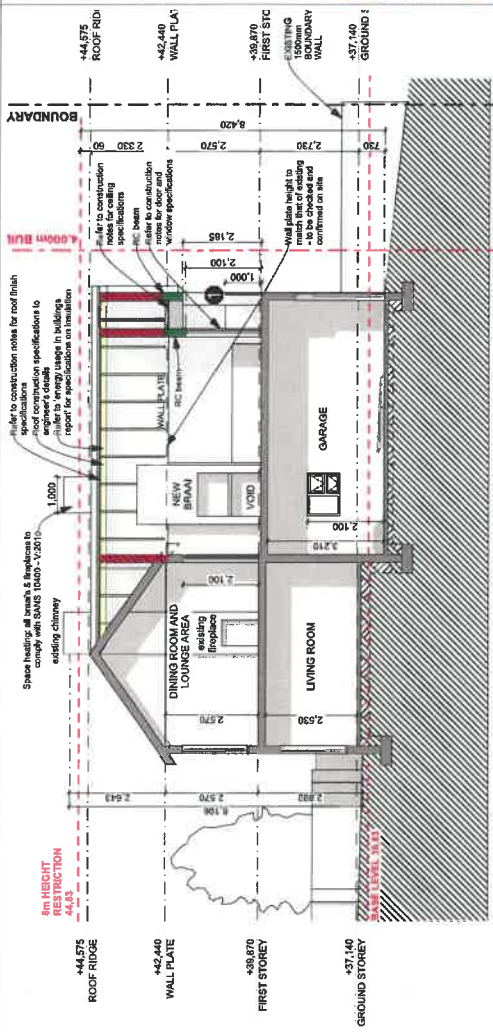
DRAWN BY:
 JEANNE NEL

CHECKED BY:
 D SWART

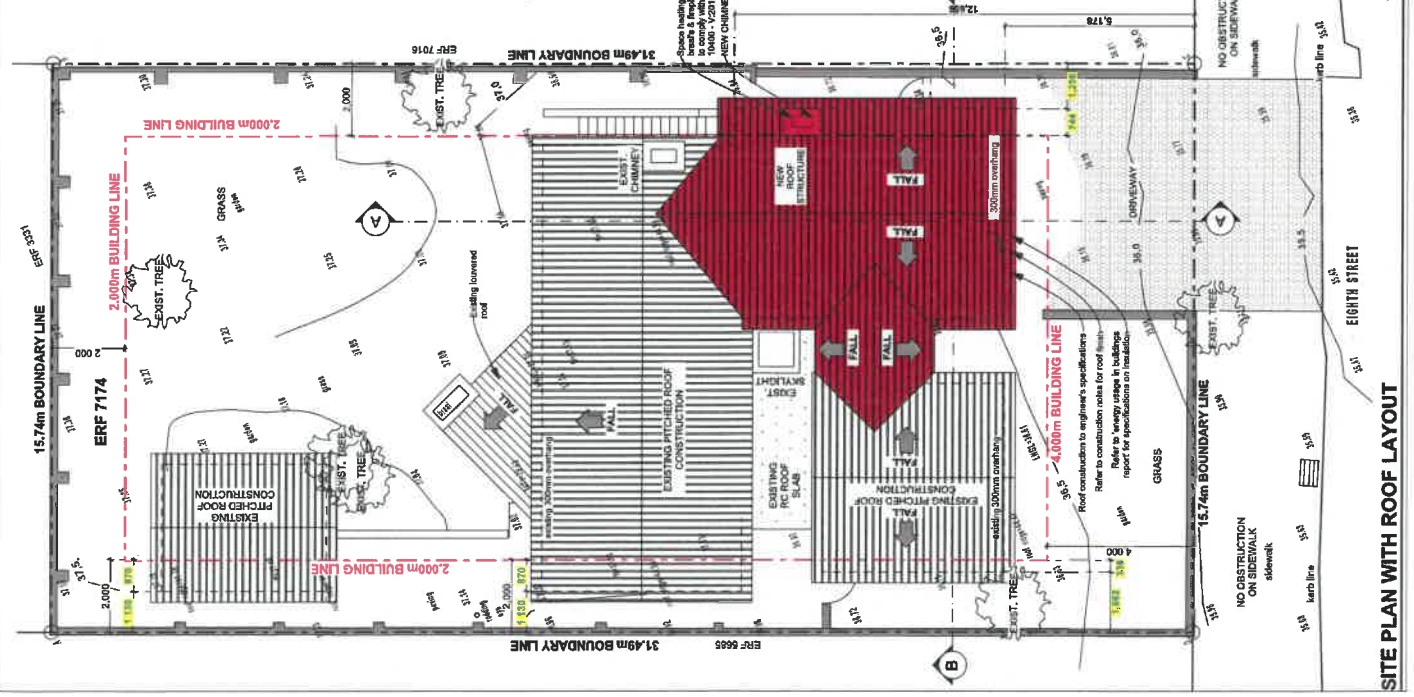
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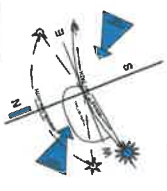
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SECTION A-A
SECTION B-B



SITE PLAN WITH ROOF LAYOUT



1 ebbin / balustrade: min. 1000mm High balustrade & parapet, no openings to exceed 100mm in dia. All to comply with SANS 10490 - Part 14:2011

ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN METERS. CONTRACTORS ARE TO CHECK ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE COMMENCING WORK. PREFERENCE TO SCALED MEASUREMENTS AND LARGE SCALE DETAILS SURROUND SMALL SCALE DRAWINGS. SMART SOLUTION ARCHITECTURE AND ARCHITECTURAL CONSULTANTS AND COPYRIGHT THEREOF IS RESERVED BY THEM.

VARIATIONS:

REV NO.	DATE:	DESCRIPTION:
XX	XX-XX-XXXX	XXXXXXXXXXXXXXXXXXXX

DRAWING STAGE:

COUNCIL SUBMISSION
DEPARTURE APPLICATION
SKETCH PROPOSAL
TENDER DRAWING
WORKING DRAWING

SITE RESTRICTIONS:

STREET BUILDING LINE	4.000m
LATERAL BUILDING LINE	2.000m
REAR BUILDING LINE	2.000m
HEIGHT RESTRICTION	8.000m

ZONE APPLICABLE:

SINGLE RESIDENTIAL (SR1)
TOWN HOUSING - ZONE 1 (GR1)
TOWN HOUSING - ZONE 2 (GR2)
FLATS - ZONE 3 (GR3 and DR4)
LESS FORMAL DEVELOPMENT (LFD)

SMART SOLUTION ARCHITECTURE
and Architectural Consultants
Members of SACAP / CA / and SMART
1000m 1500mm
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dian@smartarc.co.za
Mail Collection 104, Herold & Aarde Estate, Hermanus, 7200

PROJECT NAME:
ALTERATIONS AND ADDITIONS TO
EXISTING DWELLING HOUSE FOR
AJ JONKER
ERF 7174
216 EIGHTH STREET, VOELKLIP,
HERMANUS

DWG TITLE:
ELEVATIONS

DATE:
8/14/2022

DRAWN BY:
JEANINE NEL

CHECKED BY:
D SWART

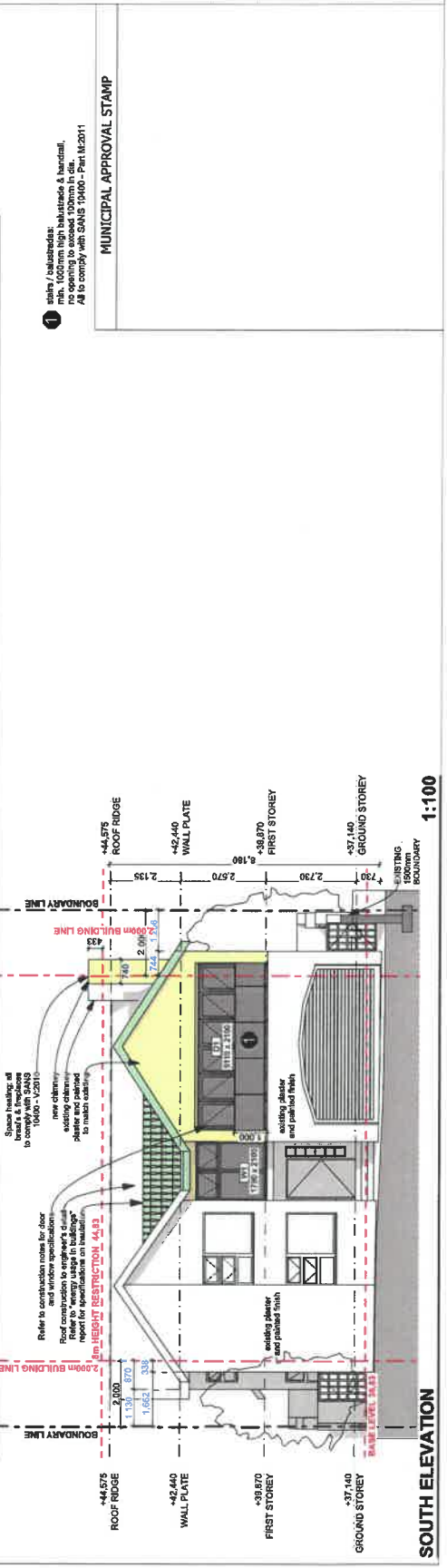
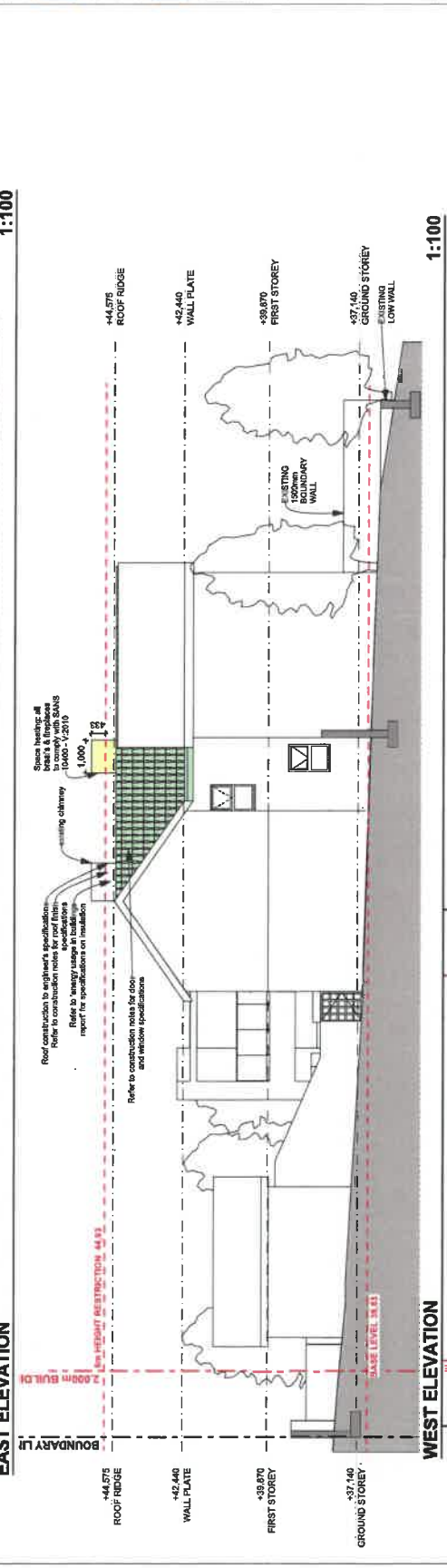
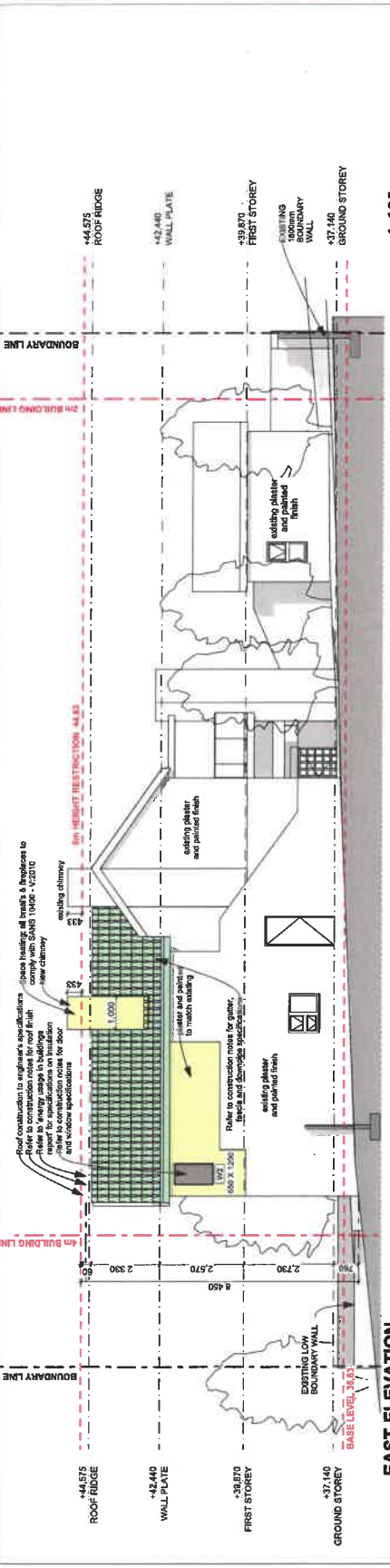
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PSAT 24749937

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AS SHOWN

PRINT A2
LANDSCAPE

DRAWING NO.
1 0441/A2/06

REV NO.
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1. 100mm high balustrade, min. 1000mm high balustrade & handrail, no opening to exceed 100mm in dia. All to comply with SANS 10400 - Part 10:2011

MUNICIPAL APPROVAL STAMP

MUNICIPAL REQUIREMENTS AND THOSE OF OTHER AUTHORITIES MUST BE ADHERED TO. CONTRACTORS AND SUB-CONTRACTORS ARE TO CHECK ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE COMMENCING WORK. SCALED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SUPERSEDE SMALL SCALE DRAWINGS, THE DESIGN ON THIS DRAWING IS THE PROPERTY OF SMART SOLUTION ARCHITECTURE AND ARCHITECTURAL CONSULTANTS AND COPYRIGHT THEREOF IS RESERVED BY THEM.

VARIATIONS:	DESCRIPTION:
REV NO: 00	XX-XX-XXXX
DATE:	XXXXXXXXXXXXXX

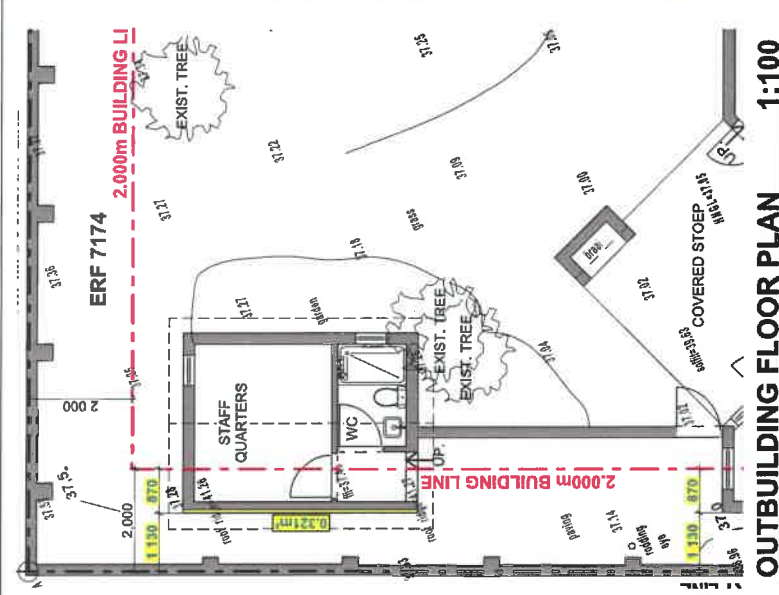
COUNCIL SUBMISSION	DRAWING STAGE:
DEPARTURE APPLICATION	
SKETCH PROPOSAL	
TENDER DRAWING	
WORKING DRAWING	
SITE RESTRICTIONS:	
STREET BUILDING LINE	1000m
LATERAL BUILDING LINE	2000m
REAR BUILDING LINE	2000m
HEIGHT RESTRICTION	4000m
TITLE DEED BUILDING LINES (see drawings)	N/A
ZONE APPLICABLE:	
SINGLE RESIDENTIAL (SRT)	
TOWN HOUSING - ZONE 1 (GR1)	
TOWN HOUSING - ZONE 2 (GR2)	
FLATS - ZONE 3 (GR3 and GR4)	
LESS FORMAL DEVELOPMENT (LFD)	



SMART SOLUTION ARCHITECTURE
and Architectural Consultants
Members of SACAP / CIA / and SAIA
PRINCIPAL: Ian Smit U/s Smart Solution Architecture
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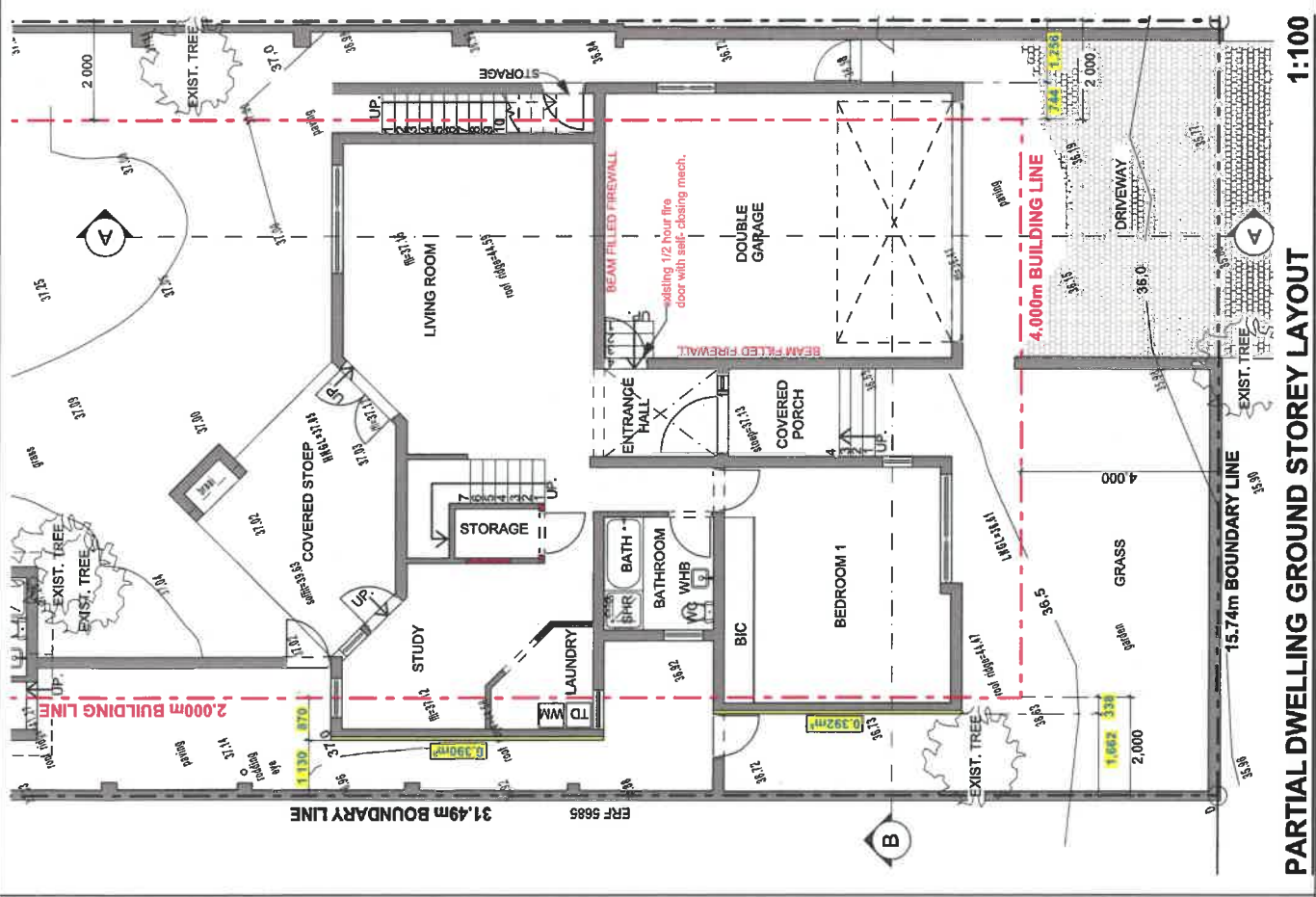
PROJECT NAME:
ALTERATIONS AND ADDITIONS TO EXISTING DWELLING
HOUSE FOR A.J. JONKER // ERF 7174,
216 EIGHTH STREET, VOELKLIP, HERMANUS

DWG TITLE:	PARTIAL GROUND STOREY LAYOUTS
DATE:	6/14/2022
DRAWN BY:	JEANNE NEL
CHECKED BY:	D SWART
DRAWING SCALE:	AS SHOWN
AS SHOWN:	
SACAP REG.:	PSAT 24749037
PRINT A3:	LANDSCAPE
REV NO.:	00



OUTBUILDING FLOOR PLAN 1:100

MUNICIPAL APPROVAL STAMP



PARTIAL DWELLING GROUND STOREY LAYOUT 1:100

MUNICIPAL REQUIREMENTS AND THOSE OF OTHER AUTHORITIES MUST BE ADHERED TO. CONTRACTORS AND SUB-CONTRACTORS ARE TO CHECK ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE COMMENCING WORK. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS AND LARGE SCALE DETAILS TO SUPERSEDE SMALL SCALE DRAWINGS. THE DESIGN ON THIS DRAWING IS THE PROPERTY OF SMART SOLUTION ARCHITECTURE AND ARCHITECTURAL CONSULTANTS AND COPYRIGHT THEREOF IS RESERVED BY THEM.

VARIATIONS:

REV NO.	DATE:	DESCRIPTION:
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DRAWING STAGE:	
COUNCIL SUBMISSION	
DEPARTURE APPLICATION	
SKETCH PROPOSAL	
TENDER DRAWING	
WORKING DRAWING	
SITE RESTRICTIONS:	
STREET BUILDING LINE	4000mm
LATERAL BUILDING LINE	4000mm
REAR BUILDING LINE	4000mm
HEIGHT RESTRICTION	8000mm
TITLE DEED BUILDING LINES (see drawings)	N/A
ZONE APPLICABLE:	
SINGLE RESIDENTIAL (SRT)	
TOWN HOUSING - ZONE 1 (GR1)	
TOWN HOUSING - ZONE 2 (GR2)	
FLATS - ZONE 3 (GR3 and DR4)	
LESS FORMAL DEVELOPMENT (LFD)	



SMART SOLUTION ARCHITECTURE
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D Swart 079 694 1728 dian@ssarc.co.za
Mail Collection 104, Hemel & Aarde Estate, Hermanus, 7200

PROJECT NAME:
ALTERATIONS AND ADDITIONS TO EXISTING DWELLING
HOUSE FOR AJ JONKER // ERF 7174,
216 EIGHTH STREET, VOELKLIP, HERMANUS

DWG TITLE:
PARTIAL FIRST STOREY LAYOUT

DATE:
6/14/2022

DRAWN BY:
JEANNE NEL

CHECKED BY:
D SWART

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AS SHOWN

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I 0441/A3/08

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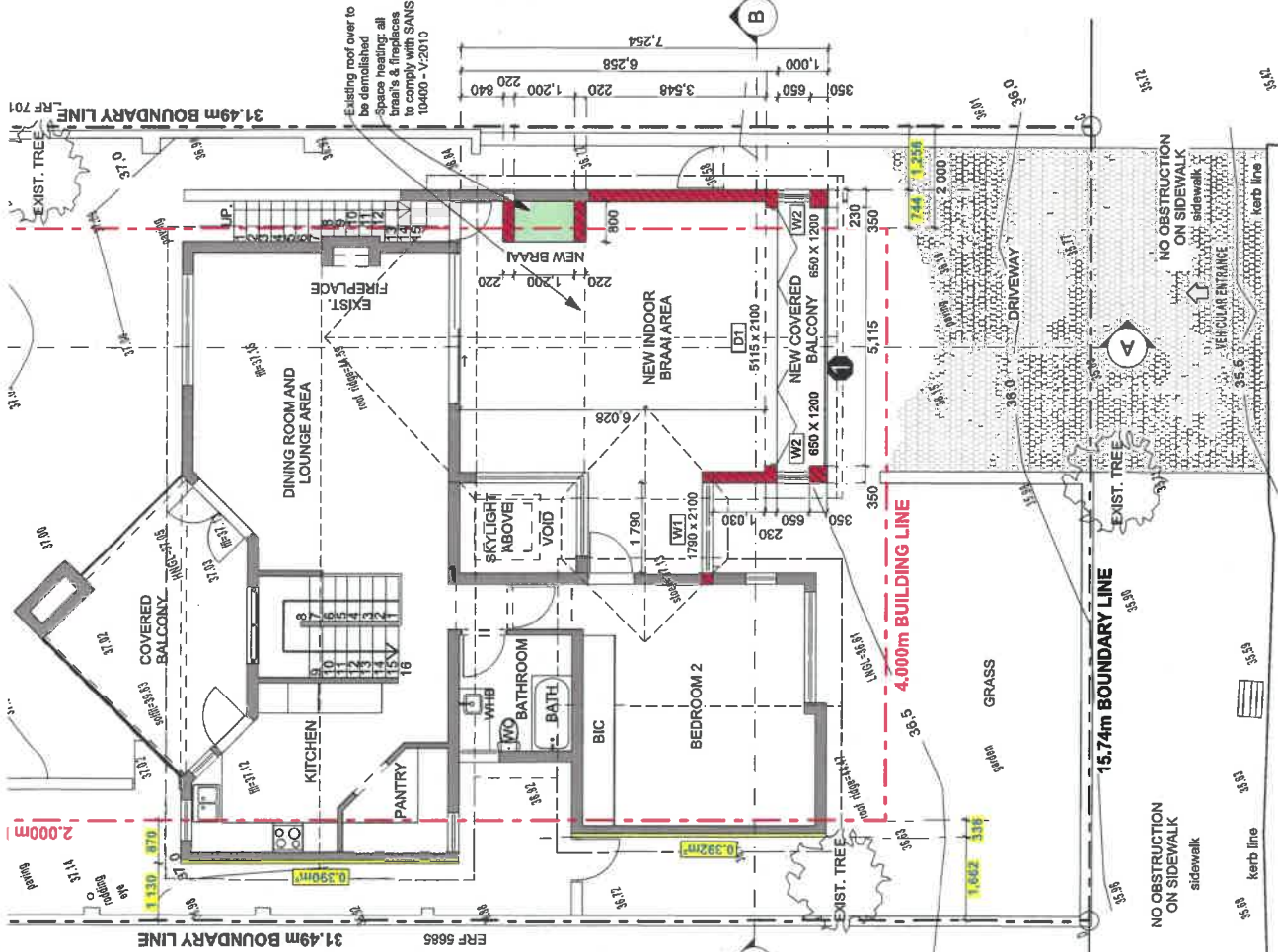
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LANDSCAPE

REV NO.
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THE BUILDINGS	
DESCRIPTION	TOTAL
GROUND STOREY	(179,11m ²)
DWELLING & GARAGE	142,85m ²
COVERED PORCH	4,38m ²
COVERED STOEP	15,72m ²
OUTBUILDING	16,16m ²
FIRST STOREY	(162,50m ²)
DWELLING & GARAGE	101,00m ²
COVERED BALCONY	15,28m ²
EX. BALCONY - NEW BRAAI ROOM	46,22m ²
TOTAL COVERED FOOTPRINT	179,11m ²
TOTAL COVERED FLOOR AREA	341,61m ²
THE SITE	
ERF SIZE	496m ²
COVERAGE PERMITTED	50,00%
PROPOSED COVERAGE	36,11%

MUNICIPAL APPROVAL STAMP

stairs / balustrades:
min. 1000mm high balustrade & handrail,
no opening to exceed 100mm in dia.
All to comply with SANS 10400 - Part M:2011



1:100

PARTIAL FIRST STOREY LAYOUT

MUNICIPAL REQUIREMENTS AND THOSE OF OTHER AUTHORITIES MUST BE ADHERED TO. CONTRACTORS AND SUB-CONTRACTORS ARE TO CHECK ALL DIMENSIONS AND LEVELS ON THE BUILDING SITE BEFORE COMMENCING WORK. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS AND LARGE SCALE DETAILS. SUPERSEDE SMALL SCALE DRAWINGS. THE DESIGN ON THIS DRAWING IS THE PROPERTY OF SMART SOLUTION ARCHITECTURE AND ARCHITECTURAL CONSULTANTS AND COPYRIGHT THEREOF IS RESERVED BY THEM.

VARIATIONS:	DESCRIPTION:
REV NO: 00	DATE: XX-XX-XXXX
	XXXXXXXXXXXXXX

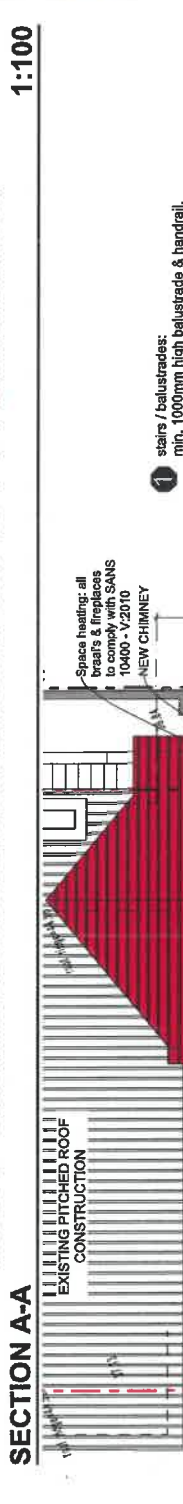
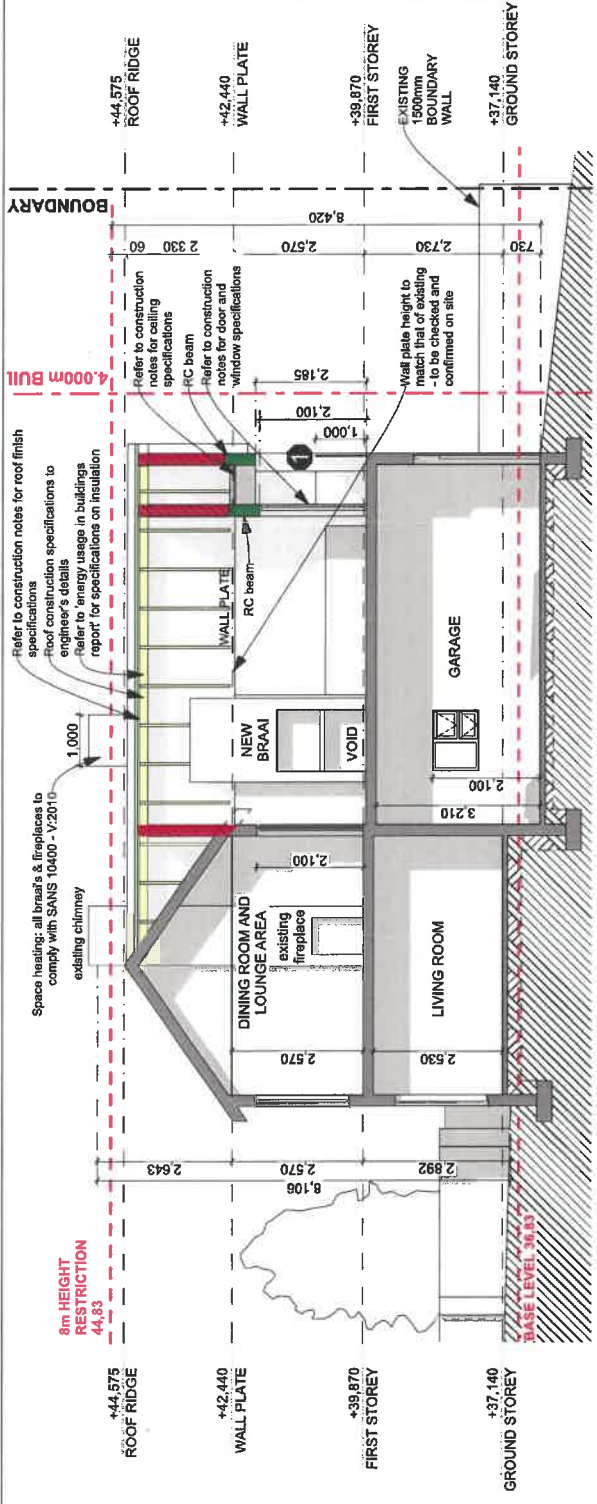
COUNCIL SUBMISSION	DRAWING STAGE:
DEPARTURE APPLICATION	
SKETCH PROPOSAL	
TENDER DRAWING	
WORKING DRAWING	

STREET BUILDING LINE	4.000m
LATERAL BUILDING LINE	4.000m
REAR BUILDING LINE	4.000m
HEIGHT RESTRICTION	4.000m
TITLE DEED BUILDING LINES (see drawings)	N/A
ZONE APPLICABLE:	
SINGLE RESIDENTIAL (SRT)	
TOWN HOUSING - ZONE 1 (GR1)	
TOWN HOUSING - ZONE 2 (GR2)	
FLATS - ZONE 3 (GR3 and DR4)	
LESS FORMAL DEVELOPMENT (LFD)	



and Architectural Consultants
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PROJECT NAME:	ALTERATIONS AND ADDITIONS TO EXISTING DWELLING HOUSE FOR AJ JONKER // ERF 717A
218 EIGHTH STREET, VOELKLIP, HERMANUS	
DWG TITLE:	PARTIAL ROOF LAYOUT AND SECTION A-A
DATE:	6/14/2022
DRAWN BY:	JEANNE NEL
CHECKED BY:	D SWART
SACAP REG.	PSAT 24749037
DRAWING SCALE:	PRINT A3
AS SHOWN	LANDSCAPE
DRAWING NO.:	REV NO.:
1 0441/A3/09	00



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00 XX-XX-XXXX	

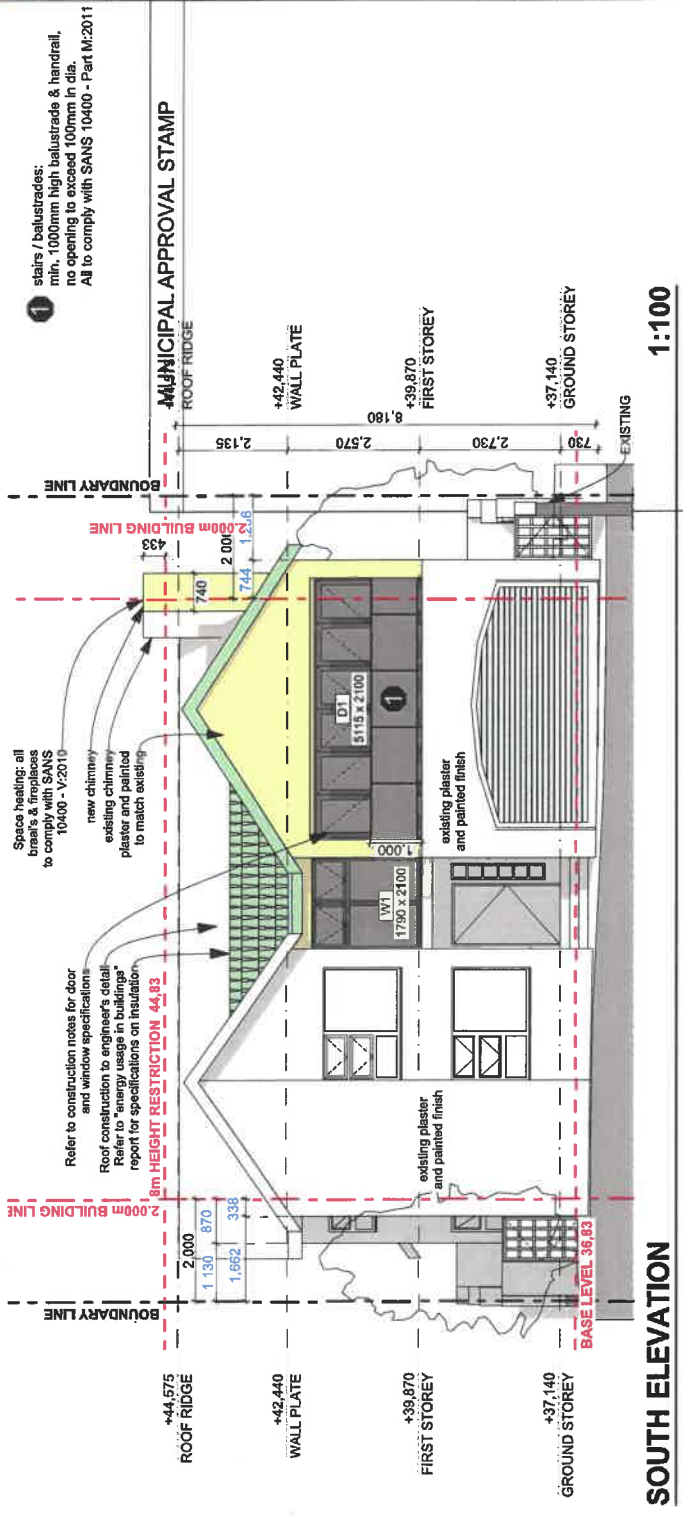
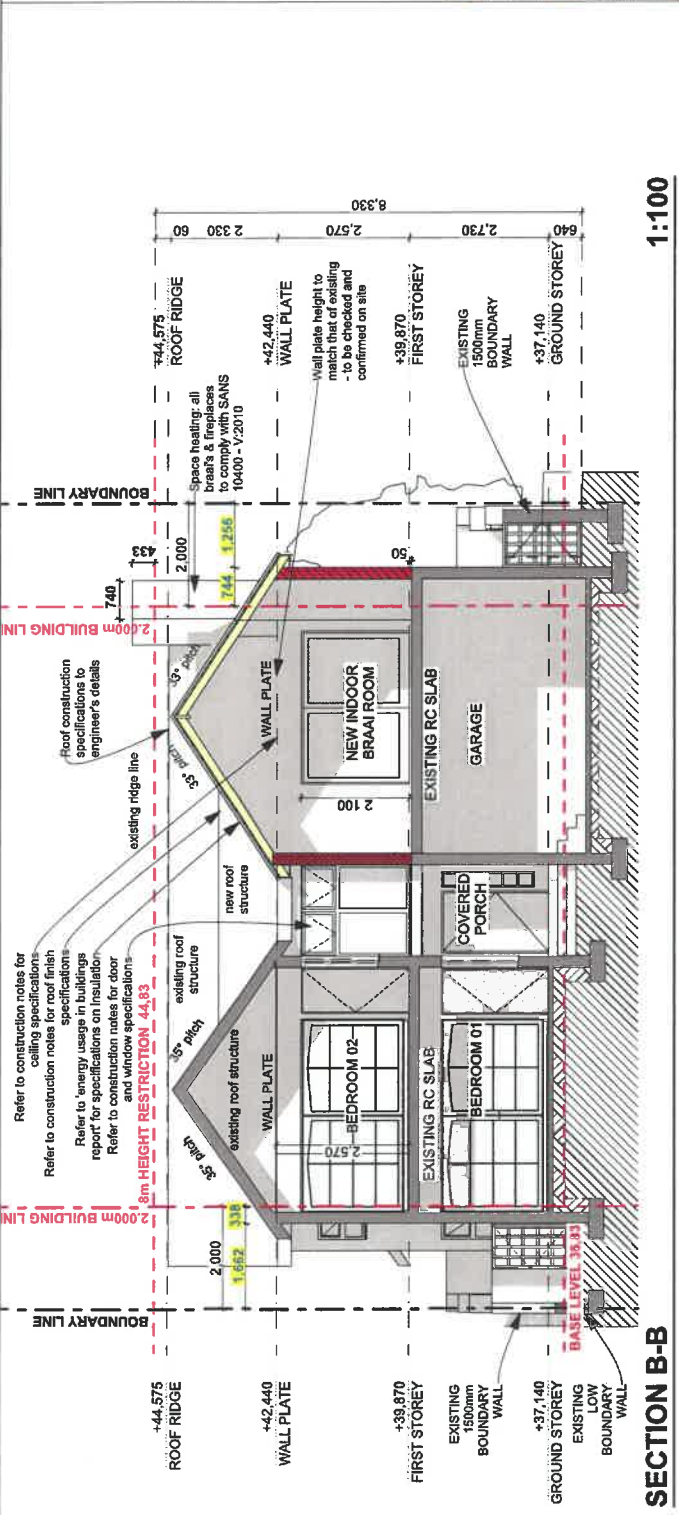
DRAWING STAGE:	
COUNCIL SUBMISSION	
DEPARTURE APPLICATION	
SKETCH PROPOSAL	
TENDER DRAWING	
WORKING DRAWING	

SITE RESTRICTIONS:	
STREET BUILDING LINE	4.000m
REAR BUILDING LINE	2.000m
LEFT BUILDING LINE	2.000m
RIGHT RESTRICTION	2.000m
HEIGHT RESTRICTION	8.000m
TITLE DEED BUILDING LINES (see drawings)	N/A

ZONE APPLICABLE:	
SINGLE RESIDENTIAL (SR1)	
TOWNHOUSING - ZONE 1 (TR1)	
TOWNHOUSING - ZONE 2 (TR2)	
FLATS - ZONE 3 (FS3) (TR4)	
LESS FORMAL DEVELOPMENT (LFD)	

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PROJECT NAME:	ALTERATIONS AND ADDITIONS TO EXISTING DWELLING HOUSE FOR AJ JONKER // ERF 7174, 216 EIGHTH STREET, VOELKLIP, HERMANUS
DWG TITLE:	SECTION B-B AND SOUTH ELEVATION
DATE:	6/14/2022
DRAWN BY:	JEANNE NEL
CHECKED BY:	D SWART
DRAWING SCALE:	SACAP REG. PSAT 24749037
AS SHOWN	PRINT A3 LANDSCAPE
DRAWING NO.	REV NO.
1 0441/A3/10	00



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VARIATIONS:

REV NO	DATE	DESCRIPTION:
00	XX-XX-XXXX	XXXXXXXXXXXXXXXXXX

DRAWING STAGE:

COUNCIL SUBMISSION
DEPARTURE APPLICATION
SKETCH PROPOSAL
TENDER DRAWING
WORKING DRAWING

SITE RESTRICTIONS:

STREET BUILDING LINE	4000m
LATERAL BUILDING LINE	4000m
REAR BUILDING LINE	4000m
HEIGHT RESTRICTION	4000m
TITLE DEED BUILDING LINES (see drawings)	N/A

ZONE APPLICABLE:

SINGLE RESIDENTIAL (SR1)
TOWN HOUSING - ZONE 1 (GR1)
TOWN HOUSING - ZONE 2 (GR2)
FLATS - ZONE 3 (GR3 and GR4)
LESS FORMAL DEVELOPMENT (LFD)



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PROJECT NAME:
ALTERATIONS AND ADDITIONS TO EXISTING DWELLING
HOUSE FOR AJ JONKER // ERF 7174,
216 EIGHTH STREET, VOELKLIP, HERMANUS

DWG TITLE:
WEST AND EAST ELEVATION

DATE:
6/14/2022

DRAWN BY:
JEANNE NEL

CHECKED BY:
D SWART

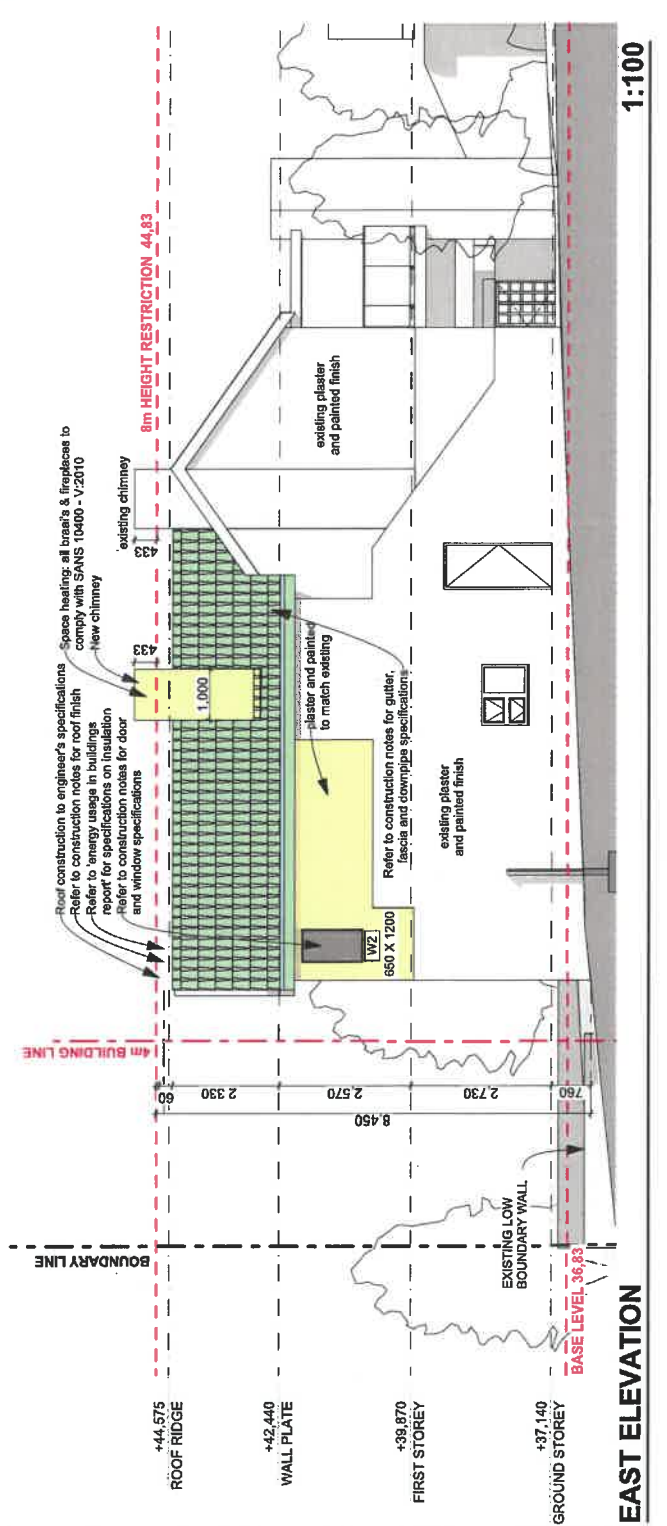
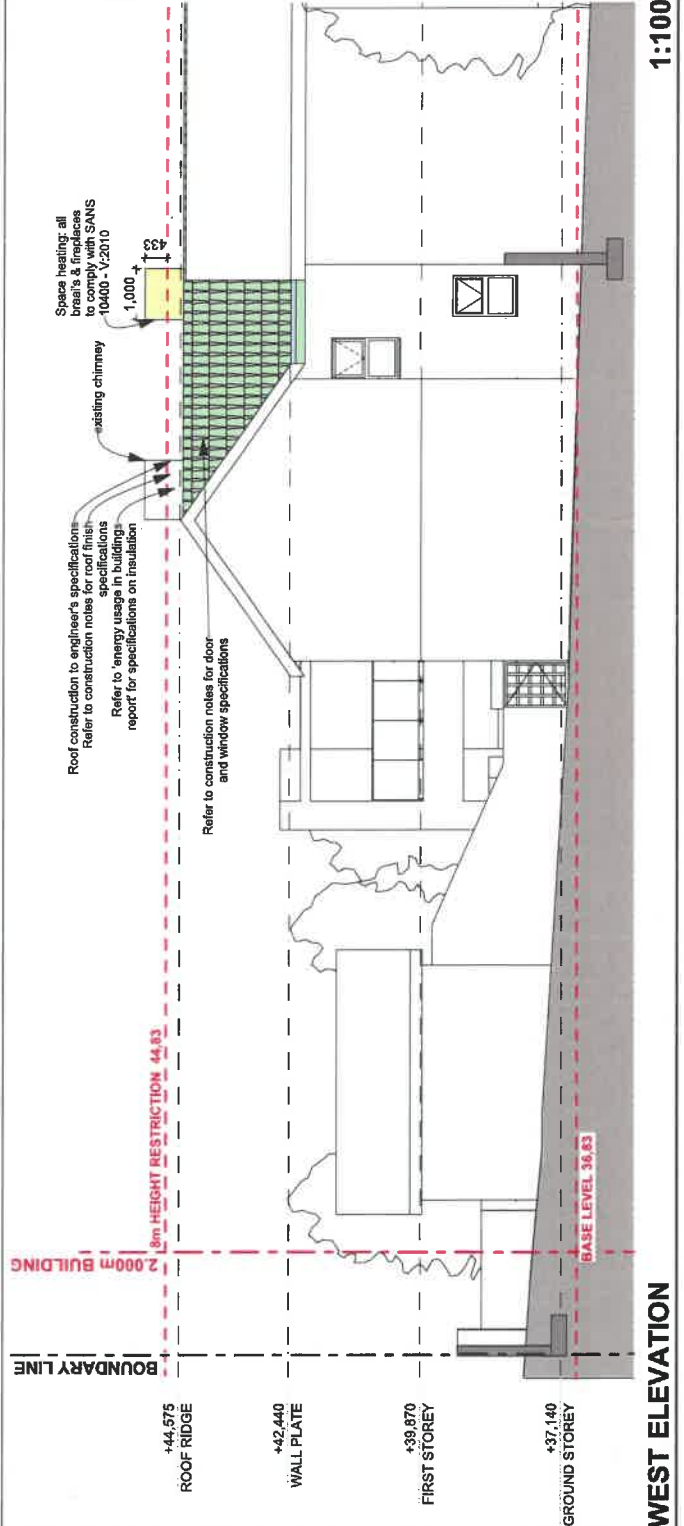
DRAWING SCALE
AS SHOWN

DRAWING NO.
I 0441/A3/11

SACAP REG.
PSAT 24749037

PRINT A3
LANDSCAPE

REV NO.
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VARIATIONS:

REV NO	DATE	DESCRIPTION:
00	XX-XX-XXXX	XXXXXXXXXXXXXXXXXXXX

DRAWING STAGE:

COUNCIL SUBMISSION
DEPARTURE APPLICATION
PERMIT PROPOSAL
TENDER DRAWING
WORKING DRAWING

SITE RESTRICTIONS:

STREET BUILDING LINE	4.000m
LATERAL BUILDING LINE	4.000m
REAR BUILDING LINE	4.000m
HEIGHT RESTRICTION	8.000m
TITLE DEED BUILDING LINES (see drawings)	N/A

ZONE APPLICABLE:

SINGLE RESIDENTIAL (SR1)
TOWN HOUSING - ZONE 1 (GR1)
TOWN HOUSING - ZONE 2 (GR2)
FLATS - ZONE 3 (GR3 and DR4)
LESS FORMAL DEVELOPMENT (LFD)

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 Mail Collection 104, Hemel & Aarde Estate, Herrmannus, 7200

PROJECT NAME:
 ALTERATIONS AND ADDITIONS TO EXISTING DWELLING
 HOUSE FOR AJ JONKER // ERF 7174,
 216 EIGHTH STREET, VOELKLIP, HERMANUS

DWG TITLE:
 3D ILLUSTRATIONS

DATE:
 6/14/2022

DRAWN BY:
 JEANNE NEL

CHECKED BY:
 D SWART

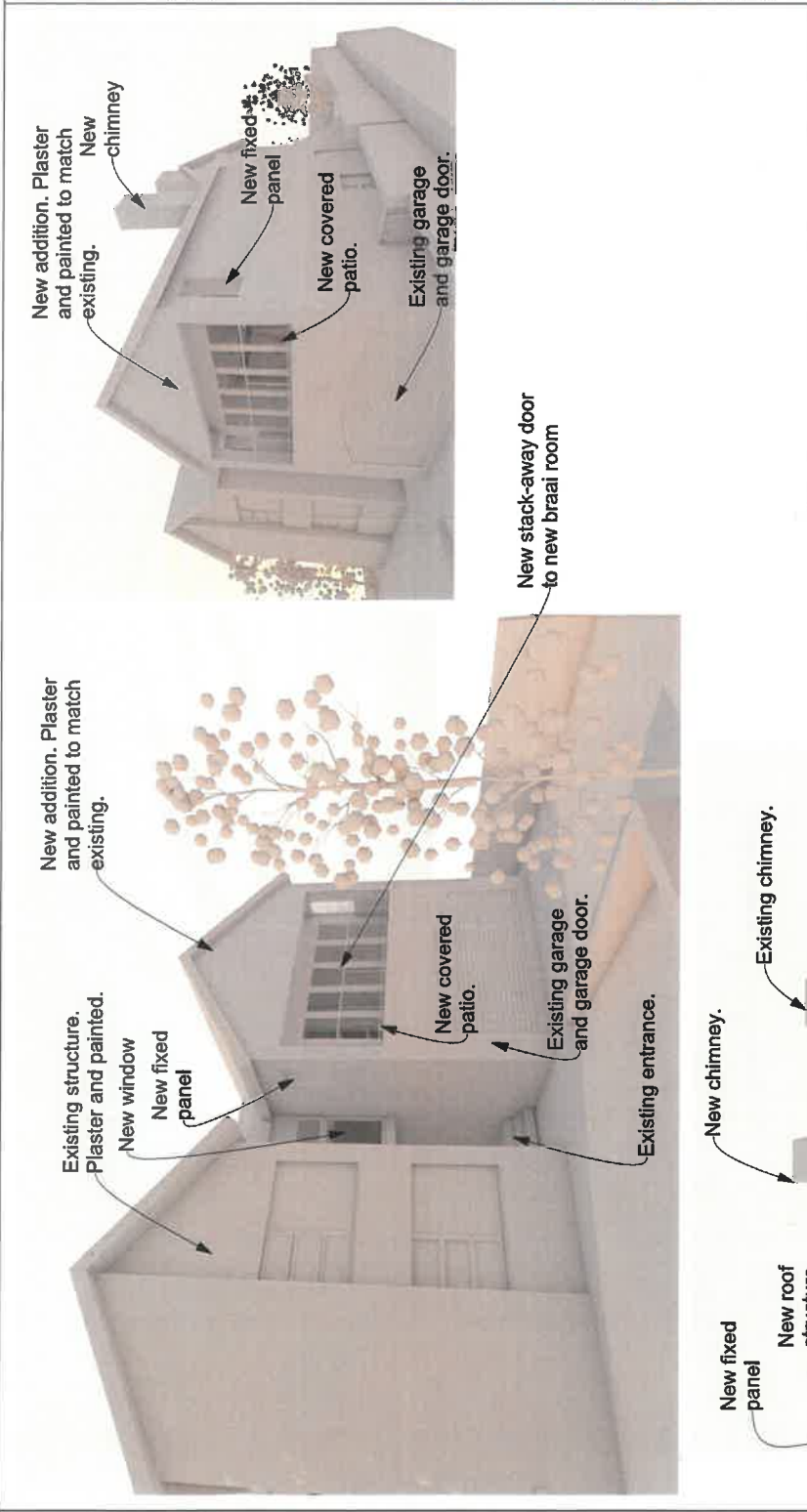
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 AS SHOWN

DRAWING NO.
 I 0441/A3/12

SACAP REG.
 PSAT 24749037

PRINT A3
 LANDSCAPE

REV NO.
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MUNICIPAL APPROVAL STAMP

