

ERF 6127, 35 MARINE DRIVE, WESTCLIFF, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: PLANACTIVE TOWN & REGIONAL PLANNERS ON BEHALF OF GL ILSINK BEHEER B V INCORPORATED IN THE NETHERLANDS

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) of the following application applicable to Erf 6127, Hermanus:

It is the intention of the owner to convert the existing outbuilding (consisting of two single garages, a laundry, and a small caretaker's room) into a full-blown caretaker's room with an en-suite bathroom, that necessitates the following building line relaxations in terms of Section 16(2)(b) of the By-Law:

- the relaxation of the rear building line from 2m to 1.018m to create a non-habitable void by constructing a wall between the outer wall of the outbuilding and the remaining extent of the proposed caretaker's room;
- the relaxation of the eastern lateral building line from 2m to 1.485m to accommodate a portion of the proposed caretaker's room, and a portion of a proposed pergola above a new stoep; and
- the relaxation of the eastern lateral building line from 2m to 1.337m to accommodate a portion of a pergola to be attached to the existing dwelling unit.

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 comments must be in writing to reach the Municipality (16 Paterson Street, Hermanus / (f) 028-313 2093 / (e) alida@overstrand.gov.za) on or before **30 June 2023**, quoting your name, address and contact details, interest in the application, as well as the reasons for comment. Telephonic enquiries can be made to the **Town Planner, Mr H Boshoff** 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 to formalize their comment.

ERF 6127, MARINE DRIVE 35, WESTCLIFF, HERMANUS, OVERSTRAND MUNISIPALE AREA: AANSOEK OM AFWYKING: PLANACTIVE STADS & STREEKSBEPLANNERS NAMENS GL ILSINK BEHEER B V INCORPORATED IN THE NETHERLANDS

Kennis geskied hiermee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening op Munisipale Grondgebruikbeplanning, 2020 (Verordening) van die volgende aansoek van toepassing op Erf 6127, Hermanus:

Dit is die intensie van die eienaar om die bestaande buitegebou (bestaande uit twee enkelmotorhuise, 'n wassery en 'n klein opsigterskamer) op die eiendom in 'n volwaardige opsigterskamer met 'n en-suite badkamer te omskep, welke omskepping die volgende boulynoorskrydings ingevolge Artikel 16(2)(b) van die Verordening, tot gevolg het:

- die verslapping van die agterboulyn vanaf 2m tot 1.018m om 'n nie-leefbare leemte te skep deur 'n muur tussen die buitemuur van die buitegebou en die res van die voorgestelde opsigterskamer, te bou;
- die verslapping van die oostelike laterale boulyn vanaf 2m tot 1.485m om 'n gedeelte van die voorgestelde opsigterskamer te akkomodeer, asook 'n gedeelte van 'n voorgestelde priedel bo 'n nuwe stoep; en
- die verslapping van die oostelike laterale boulyn vanaf 2m tot 1.337m om 'n gedeelte van 'n priedel wat teenaan die bestaande wooneenheid gebou gaan word, te akkomodeer.

Volledige besonderhede aangaande die voorstel lê ter insae gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat, Hermanus. Enige kommentaar moet skriftelik wees en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 028-313 2093 / (e) alida@overstrand.gov.za) bereik voor of op **30 Junie 2023**, met vermelding van u naam, adres en kontakbesonderhede, belang in die aansoek, asook die redes vir kommentaar. Telefoniese navrae kan gerig word aan die **Stadsbeplanner, Mnr H Boshoff** by 028-313 8900. Die Munisipaliteit mag weier om kommentaar wat na die sluitingsdatum ontvang word, te aanvaar. Enige persoon wat nie kan lees of skryf nie, kan die Stadsbeplanningsafdeling besoek waar 'n munisipale amptenaar hul sal bystaan om hul kommentaar te formaliseer.

ISIZA ESINGU-ERF 6127, 35 MARINE DRIVE, WESTCLIFF, HERMANUS, UMMANDLA KAMASIPALA WASE-OVERSTRAND: ISICELO SOKWAHLULA: NGABAKWAPLANACTIVE TOWN & REGIONAL PLANNERS EGAMENI LABAKWA-GL ILSINK BEHEER B V INCORPORATED IN THE NETHERLANDS

Kukhutshwe isaziso ngokwemiba yeSoloty lama48 oMthethwana Ohlonyelweyo kaMasipala wase-Overstrand ngeziCwangciso Zokusetyenziswa koMhlaba kaMasipala ku2020 (uMthethwana) ezisebenza kwesi sicelo ngokweSiza esingu-Erf 6127, Hermanus:

Yinjongo yomninimhlaba ukuguqula isakhiwo esel esikhona ngaphandle kwisakhiwo (sinegaraji ezimbini ezingena imoto enye, indawo yokulamba impmhahla, negumbi elincinci likakhetheyika/unogada) ibe ligumbi elipheleleyo likakhetheyika/unogada elinegumbi lokuhlamba, elenza olu nyenyiso lomgca wesakhiwo ngokwemiba yeSoloty le16(2)(b) loMthethwana:

- Ukunyenya umgca wesakhiwo kwicala elimene necala langemva kwisakhiwo ukuskela kwiimitha ezi2m ukuya kwezi 1.018m ukudala indawo engenanto yakhiweyo, ibala elihlanganisa udonga olwakhiwe oluphakathi kodonga lwangaphandle nodonga lwangasemva nenxalenye yendawo eyintsalela kwegumbi likanogada/likakhetheyika;
- ukunyenya umgca wesakhiwo kwicala elisempuma yesakhiwo ukusuka kwiimitha eziphakathi kwemitha ezi2m ukuya kweziyi1.485m ukulungiselela inxalenye yegumbi likakhetheyika/unogada, nenxalenye yendawo yokugcakamela ilanga nokoja inyama epezu kwestuphu esitsha;
- nokunyenya umgca wesakhiwo omelene necal lasempuma yesakhiwo ukusuka kwiimitha ezi2m ukuya kwezi 1.337m ukulungiselela inxalenye yendawo yokoja inyama nokugcakamela ilanga ukuze ifakelwe kwiyunithi esele ikhona.

linkuckacha ezipheleleyo ngesi siphakamiso ziyafumaneka ukuze zihlolwe ngexesha laphakathi evekini phakathi kwentsimbi ye08:00 neye-16:30 kwiSebe: lziCwangciso ngeDolophu, Paterson Street, Hermanus. Naziphi na izimvo mazibhalwe phantsi zifike kwaMasipala (16 Paterson Street, Hermanus / (f) 028-313 2093 / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi komhla **30 uJuni 2023**, uchaze igama lakho, idilesi neenkukacha zakho ezipheleleyo, umdla wakho kwesi sicelo, nezizathu zokuhlomla. Imbizuo ngefowuni ingabuzwa kuMchwangciso weDolophu, uMnu H Boshoff kwa028-313 8900. UMasipala angala ukwamkela izimvo ezifunyenwe emva komhla wokuvala. Nabani na ongakwazi ukufunda nokubhala angandwendwela kwiSebe leZicwangciso ngeDolophu apho igosa likaMasipala liza kumnceda ukuhlomla ngokusemthethweni.

Tel: 028 313 8900 | Fax: 028 313 2093 | E-mail: alida@overstrand.gov.za

PO Box 20 | HERMANUS 7200

www.overstrand.gov.za



Scale: NTS
 Drawing Nr: Hermanus-central-a3.dwg
 Date: JANUARY 2023

Plan Description:
LOCALITY MAP

Property Description:
**ERF 6127
 HERMANUS**

All distances approximate
 and subject to survey.
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PLAn Stads- en Streeksbeplanners
 Town & Regional Planners



PROPOSED DEPARTURES

ERF 6127 HERMANUS

DIVISION: CALEDON

OVERSTRAND MUNICIPALITY

MOTIVATION REPORT

1. BACKGROUND

Mr. G.L. IIsink, on behalf of GL IIsink Beheer BV INC, the owner of Erf 6127 Hermanus, has instructed the company Plan Active Town and Regional Planners, to apply for the building line departures of the subject property.

The subject property is used for residential purposes. A dwelling with an outbuilding are established on the subject property. The outbuilding consists of two single garages, laundry room and a small caretaker's room. The intention is to convert the outbuilding into a larger caretaker's room with a stoep. The intention is also to construct a pergola attached to the main dwelling. With the proposal, building line encroachments will occur and therefore a departure application is required.

Erf 6127 Hermanus is 923m² in extent and is held by Title Deed Number T30314/2022.

2. APPLICATION DETAILS

Application is made in terms of:

- Chapter 4, Section 16(2)(b) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the building line departures of Erf 6127 Hermanus.

3. DESIRABILITY

3.1 PROPERTY DESCRIPTION

Erf 6127 Hermanus is situated at 35 Marine Drive, Hermanus and is 923m² in extent. Please refer to the enclosed locality plan and the aerial photograph below.

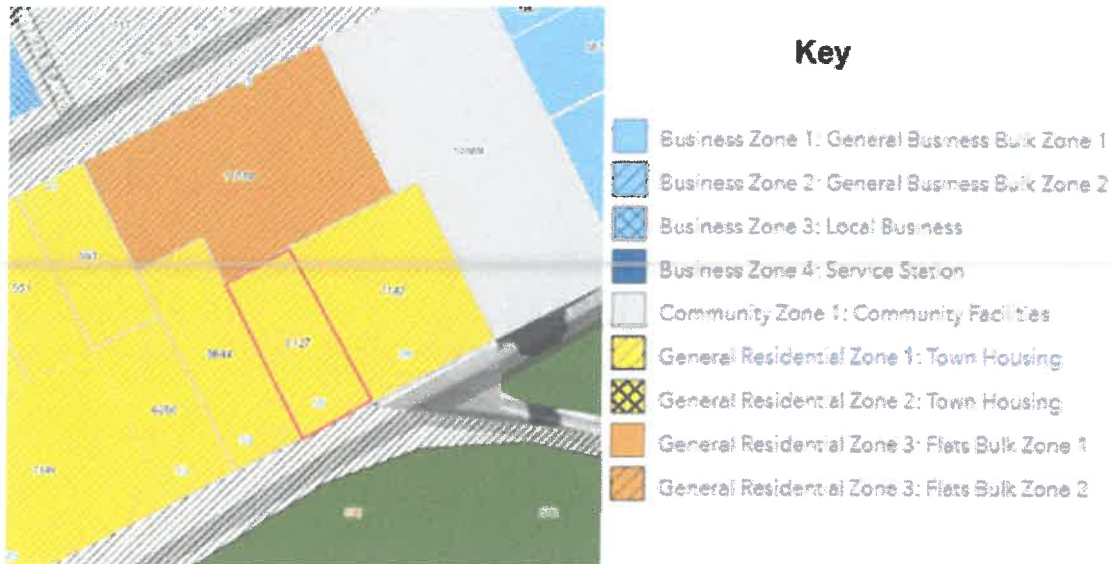


3.2 ZONING

According to the zoning map abstract (as seen below) from the Overstrand Municipality GIS System the subject property, Erf 6127 is zoned General Residential Zone 1. After consulting with the Overstrand Municipality with previous building plan submissions, the subject property, according to the Town Planning Department, can

be deemed as **Residential Zone 1** as the subject property was never used for any other land use purposes except as a single residential property. Therefore, the development rules for Residential Zone 1 properties apply to the subject property.

The surrounding properties are zoned for General Residential Zone purposes, public roads, and community uses. Please refer to the zoning map abstract below.



3.3 LAND USE

Erf 6127 Hermanus is used for residential purposes. A dwelling, 2 single garages, laundry room and a small caretakers' room are established on the subject erf.

The land uses that surround Erf 6127 Hermanus are guest houses, town houses, public roads, and public open spaces.

3.4 PROPOSAL

The following is proposed in terms of:

- Chapter 4, Section 16(2)(b) of the Overstrand Municipality's Amended By-law on Municipal Land Use Planning, 2020, for the building line departures of Erf 6127 Hermanus.

3.4.1. PROPOSED BUILDING LINE DEPARTURES

Erf 6127 Hermanus is 923m² in extent. A dwelling and an outbuilding that consist of 2 single garages, laundry and a small caretaker's room are situated on the subject property. The intention of the property owner is to convert the existing outbuilding into a larger caretaker's room with a stoep in the north-eastern corner of the subject property. The intention is also to erect a pergola attached to the main dwelling. The proposal will entail a change in the land use of the outbuilding and therefore a building line departure is required. The subject property has a 2m rear and lateral building lines as defined in the land use restrictions prescribed in the Zoning Scheme Regulations for residential erven larger than 400m².

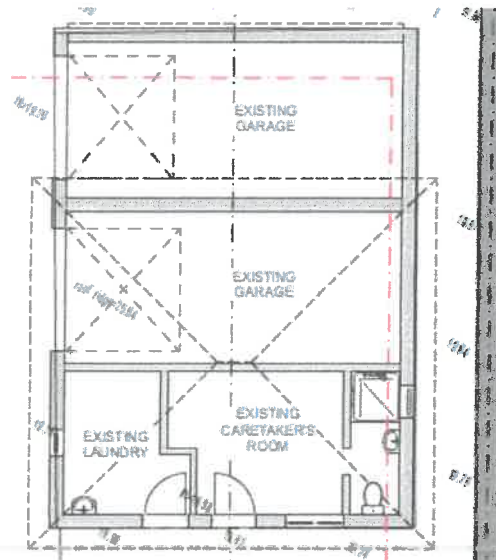
The proposed building line departures are as follow:

- Relaxation of the rear building line from **2m** to **1.018m** to accommodate a portion of the existing garage that will not form part of the proposed caretaker's room that will become a void;
- Relaxation of the eastern lateral building line from **2m** to **1.485m** to accommodate a portion of the new caretaker's room;
- Relaxation of the eastern lateral building line from **2m** to **1.445m** to accommodate a portion of the new proposed stoep;
- Relaxation of the eastern lateral building line from **2m** to **1.337m** to accommodate a portion of the proposed pergola;

The detail of the proposed departures are as follows:

Caretaker's room

The intention of the owner is to upgrade the existing outbuilding that consists of 2 single garages, laundry, and a small caretaker's' room, as seen in the as-built plan below and convert the existing outbuilding into a bigger caretaker's room.



The existing structure is situated **1.018m** from the rear boundary line and **1.485m** from the eastern lateral boundary line. The intention of the owner is also to construct a new stoep on the southern side of the proposed caretaker's room as seen in the proposed plan.

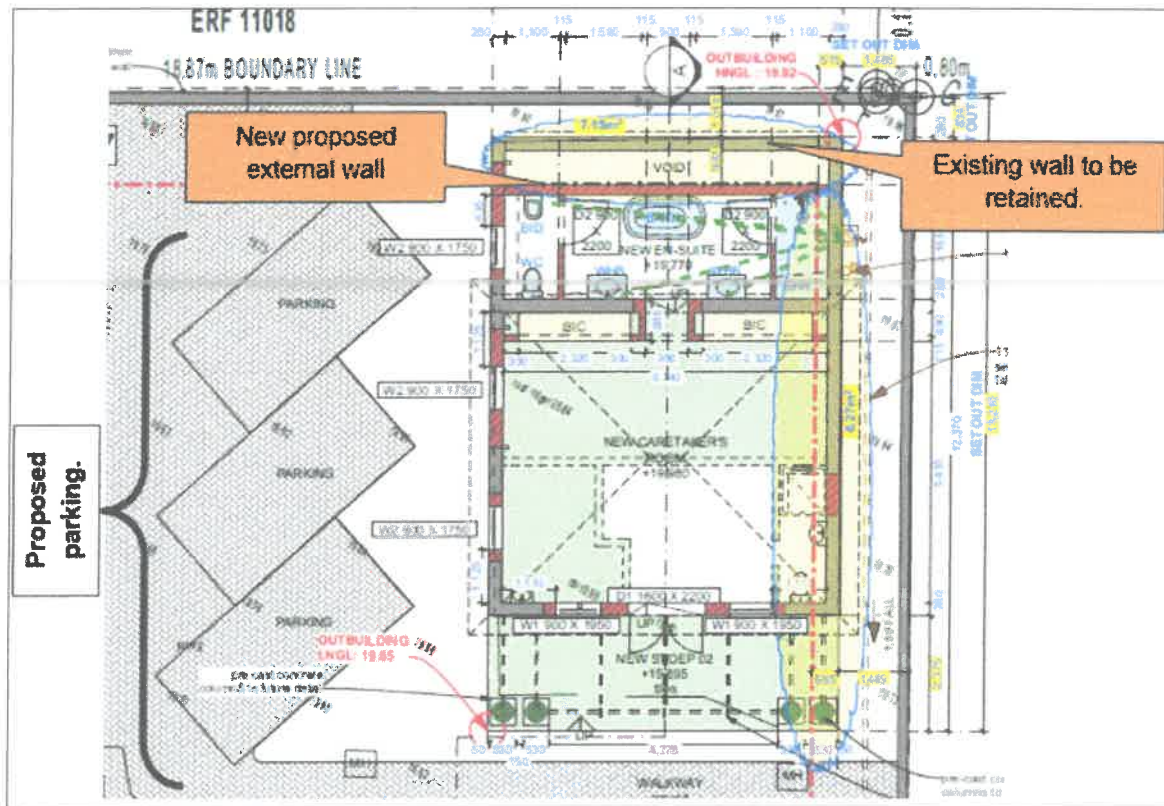
The proposed caretaker's room will consist of the following:

- New caretaker's room
- En-suite bathroom

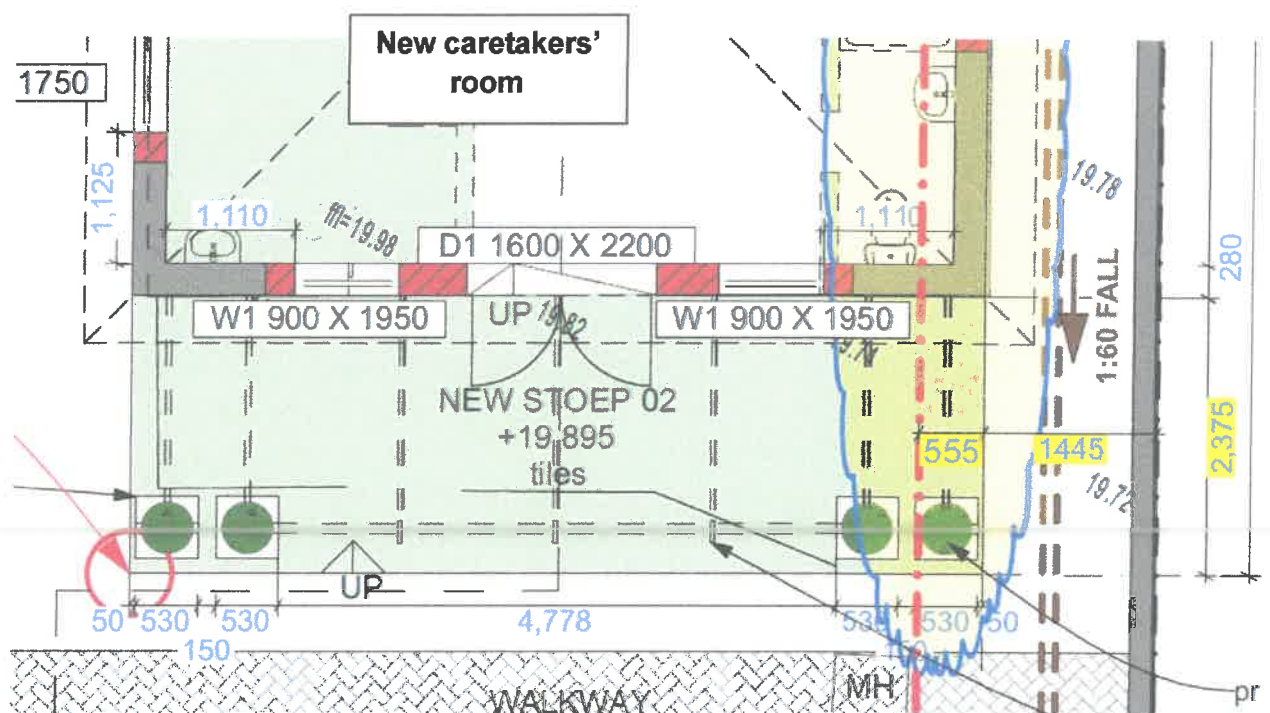
The proposed caretaker's room will not extend onto the boundary lines of the subject property as it will be accommodated within the existing structure. At the northern side of the building, a portion of the existing garage of $\pm 7.15\text{m}^2$ in extent that will not be part of the proposed caretaker's room will become a **void of $\pm 7.15\text{m}^2$** . An internal wall will be erected in order to create a void at the northern side of the caretaker's room, abutting the rear boundary line to ensure that **no habital** space exists within the rear building line. The proposed void is the **only** section of the existing structure that will encroach the rear building line and creates a buffer between the caretaker's room and the rear boundary line. This will also allow the owner to keep the existing wall as is, for structural reasons.

The neighbouring properties, Erf 11018 Hermanus on the northern side and Erf 7182 Hermanus on the eastern side of the subject property are currently vacant and therefore the proposal does not impose any impact on the neighbouring properties. With the proposal the two single garage spaces will be lost but additional parking bays are proposed on the subject property as depicted on the site plan. The proposed

alterations will not have any impact on the parking requirements on-site, as replacement parking bays are provided in accordance with Chapter 17 of the Zoning Scheme Regulations.

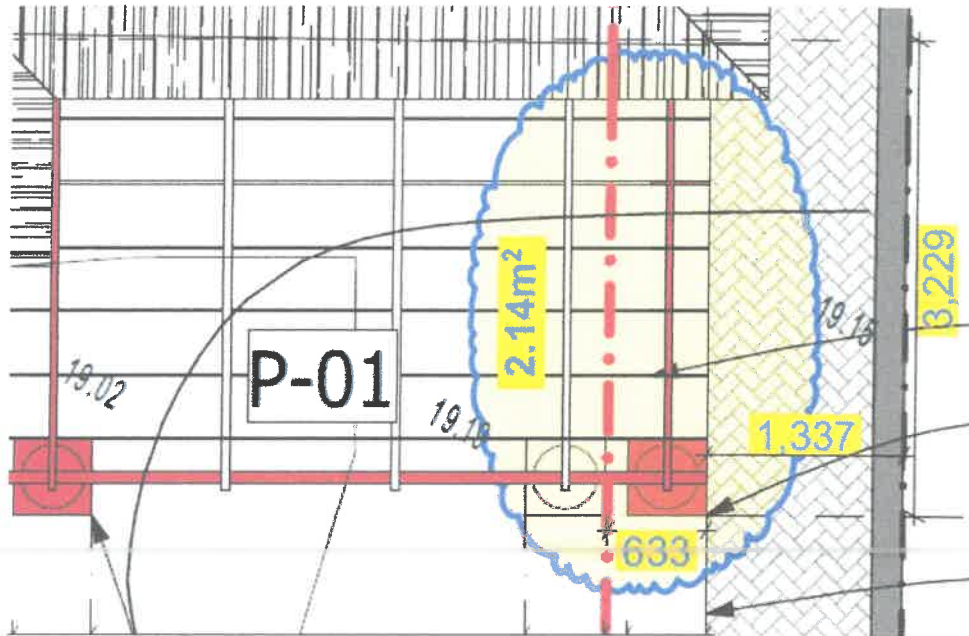


A **stoep** is also proposed on the southern side of the new proposed caretaker's room. The proposed stoep is 7.3m X 2.375m(±17.34m²) and only a small portion of the proposed stoep encroaches the eastern lateral building line of 2m. A pre-cast concrete column will be positioned within the 2m lateral building line with a distance of 1.45m from the eastern lateral boundary line. The overhang of the roof extends 0.05m beyond the pre-cast concrete column. The distance between the roof of the proposed stoep and the aforementioned boundary line is proposed at 1.445m as seen in the building plan abstract below.



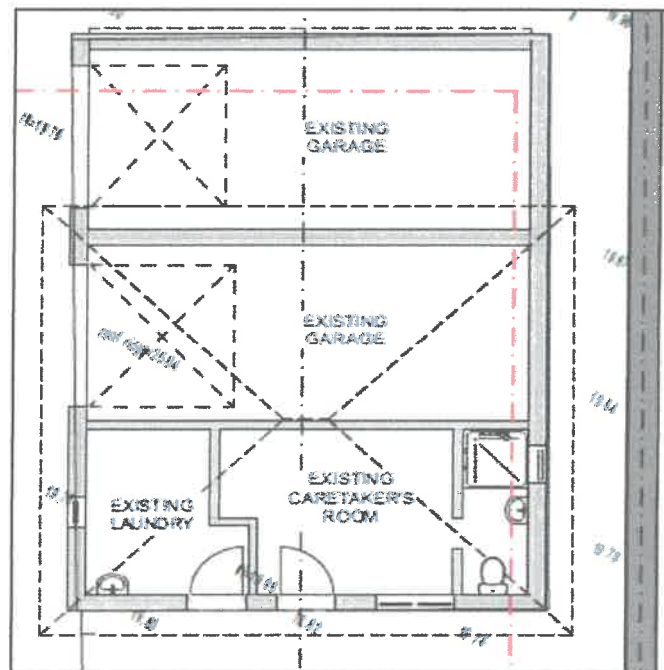
The proposed stoep will not have any impact on the character or the neighbouring properties as only a small portion of the stoep encroaches the lateral building line. As mentioned before the property on the eastern side of the subject property is also vacant and therefore the proposed stoep does not have a negative impact on the neighbouring property.

A **pergola** is also proposed in-front of the main dwelling situated on the subject property on the street front. The proposed pre-cast concrete column will be situated 1.337m from the eastern lateral boundary line which will be the support pillar for the pergola. The proposed pergola will be made out of purpose made steel. As seen in the building plan abstract below, only a small portion of the proposed pergola will encroach the lateral building line. Approximately 2.14m² of the proposed pergola will be situated within the eastern lateral building line. The proposed pergola will not have any impact on the neighbouring properties or the character of the specific area.

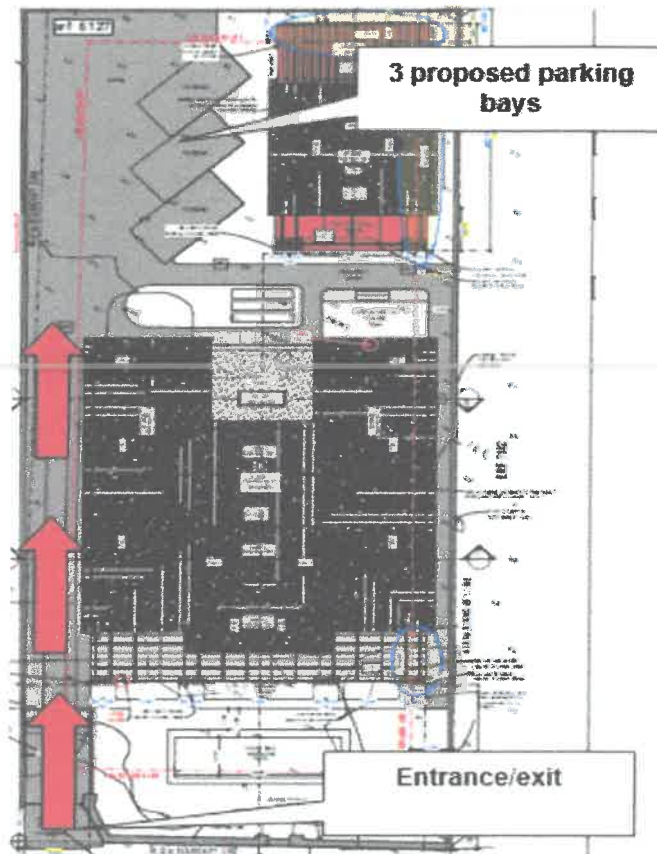


3.5 ACCESS AND PARKING

As seen in the picture below of the as-built plan, 2 single garages exist on the subject property. The 2 existing garage spaces for the parking of motor vehicles will be lost with the proposal but 3 new parking bays are proposed onsite which will be adequate in terms of the zoning scheme regulations. Two parking bays will be allocated to the main dwelling and one parking bay will be allocated to the caretaker's room.



Pedestrian access to Erf 6127 Hermanus is from Marine Drive, Hermanus and will be retained. Vehicular access to the subject property and the 3 proposed parking bays is also from Marine Drive, Hermanus, as depicted in the building plan abstract below:



3.6 SERVICES.

All services on the subject property already exist. Additional services are not required and therefore the proposal will not have a negative impact on existing services that are provided by the Overstrand Municipality.

3.7 TITLE DEED

There are no restrictive Title Deed conditions in Title Deed No. T30314/2022 that needs to be addressed in order for the proposed building line departures of Erf 6127 Hermanus to be approved.

There is no bond registered against Erf 6127 Hermanus.

3.8 FORWARD PLANNING

Overstrand Municipal Wide Spatial Development Framework (2020).

In terms of the Overstrand Wide Spatial Development Framework the subject property is earmarked for urban development purposes. The residential zoning and land use of the subject property will be retained after the proposed building line departures application has been concluded.



Overstrand Growth Management Strategy (2010)

With reference to Overstrand Growth Management Strategy the subject property falls within Planning Unit 13 that consists of the Hermanus CBD that includes a number of single residential units.

We are of the opinion that the proposed building line departures will have no impact on the density as in the **Overstrand Growth Management Strategy (2010)** and can the proposed building line departures be supported.

3.9 OTHER RELEVANT LEGISLATION FOR CONSIDERATION OF THE APPLICATION

3.9.1 HERITAGE VALUE

Erf 6127 Hermanus is situated within the Heritage Overlay Zone as determined by the Overstrand Municipality Growth Management Strategy (2010). The property is earmarked for heritage conservation purposes in terms of the Overstrand Municipal GIS system. The subject property is graded with a Grade B category. According to the information sheet proposed for the subject property, available on the Overstrand Municipal GIS System, the subject property has the following Heritage Status:

HERITAGE STATUS			
NMA	Gazette Reference:	NHRA	Suggested Grading
		Older than 60	3B
Significance:		Recommendation:	
Architectural/ aesthetic: good, albeit slightly altered, stylistically typical surviving period example with noteworthy stone walls & gable with largely intact period garden. Contributes to an historical streetscape in terms of scale, envelope massing		Ongoing repair and maintenance Formal protection in terms of zoning scheme regulations (Grade 3B) - Conserve - Remedial action to enhance - HWC permit of approval required for any demolition, alteration or change in planning status - Retain historical fabric (predominantly building exterior)	

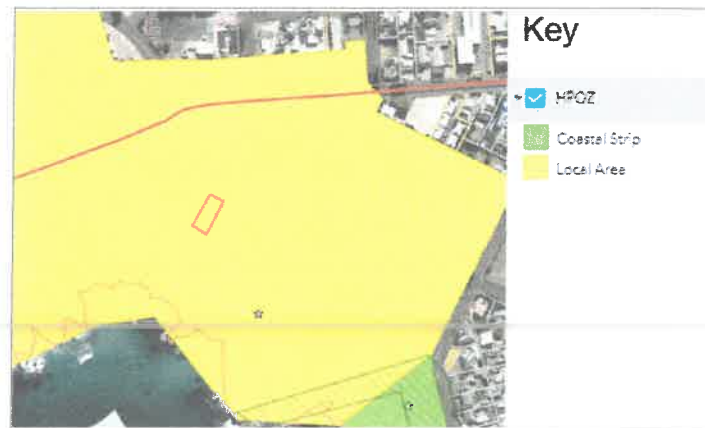
The subject property is not associated with any important persons or groups or important events and activities. The subject property has no association with the history of slavery and is not used for living heritage. The structures situated on the subject property is however **older than 60 years.**

The proposal does not entail the demolition of any of the structures situated on the subject property. The proposal will be accommodated within the existing structures and only minor external additions are proposed such as the mentioned pergola and stoep.

In light of the above mentioned it is evident that the proposed building line departures will not have a negative impact on the heritage value of the subject property or the greater area of the Hermanus CBD.

Motivation report

The subject property in terms of the Heritage Protection Overlay Zoning Regulations 2020 (HPOZ) is also situated in an area classified as the local area as seen in the abstract below from the Overstrand Municipal GIS System. The proposed building line departures do not have any impact on the aforementioned area.



3.9.2 IMPACT ON THE BIOPHYSICAL ENVIRONMENT

The proposed departures 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 part of the Coastal Protection Zone (EMOZ) as seen below. The proposal does not have any impact on the activities listed under the aforementioned protection zone.



3.10 PLANNING PRINCIPLES

The planning principles of spatial justice, spatial sustainability, efficiency and spatial resilience of this application can be described as follows:

Spatial Justice: The main goal of this application is for the owners of 6127 Hermanus to make extensions and alterations to the current dwelling and outbuilding that will enhance the value of the property without having a detrimental impact on the neighbouring property owners. Due to the position of the current dwelling and outbuilding on the subject erf and the layout of the internal uses of the outbuilding, the owners do not have another choice as to partially encroach the rear and eastern lateral building line as the existing structures already encroaches the aforementioned building lines. The proposed building line encroachments can be described as being insignificant.

Spatial sustainability: The proposed building line departures are in line with the current character of the surrounding area. The proposed application will have no impact on the conservation worthy areas of Hermanus. Spatially the land use of Erf 6127 Hermanus will be in line with the existing residential character.

Efficiency: The proposed application for the building line departures will promote the logical optimisation of the use of space of the subject erf within a developed mixed-residential area.

Spatial Resilience in the context of land use planning refers to the need to promote the development of sustainable livelihoods for the poor (i.e. communities that are most likely to suffer the impacts of economic and environmental shocks). Spatial resilience also refers to the requirement for flexibility in spatial plans, policies and land use management systems to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks. The spatial plans, policies and land use management systems should enable the communities to be able to resist,

absorb and accommodate these shocks and to recover from these shocks in a timely and efficient manner, which includes the preservation and restoration of essential basic infrastructure and functions, but also adaptation in order to ensure increased resilience in terms of future shocks (United Nations Office for Disaster Risk Reduction, 2009). In our opinion the principle of Spatial Resilience is not applicable to this application.

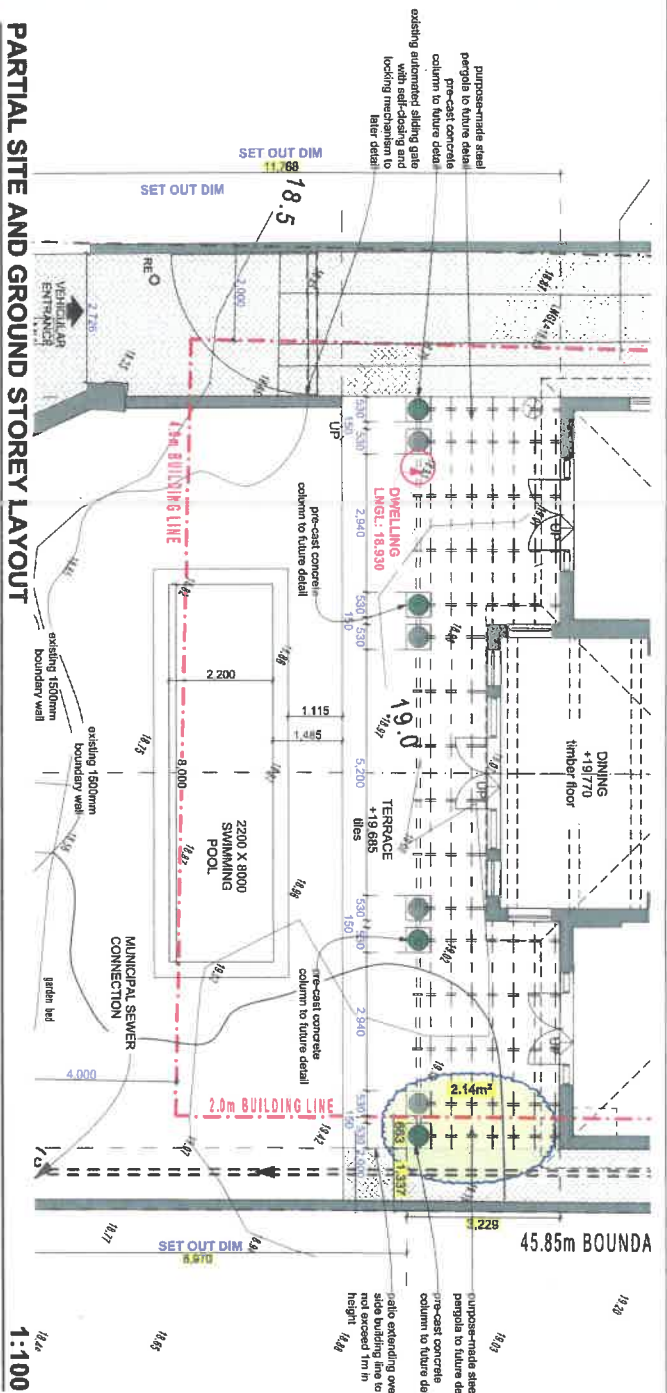
Good administration: Our Company is committed to the principle of good administration and will cooperate with the Overstrand Municipality to ensure a time efficient, uncomplicated land use planning process. The land use application will follow due process as stipulated in the relevant municipality's 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 Amended By-law on Municipal Land Use Planning, 2020.

4. **RECOMMENDATION**

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

- The proposed building line departures of Erf 6127 Hermanus fall within the existing land use tendencies in the area;
- The proposal is compatible with the existing character of the area;
- The proposal has no impact on services;
- The proposed application will not have a negative impact on the current land values of the surrounding erven;
- The proposed application will not have any impact on the adjoining property owners;
- The proposed application is in line with Spatial Planning Land Use Management Act, 2013 (SPLUMA) and the Land Use Planning Act, 2014 (LUPA).

With regards to the above mentioned it would be appreciated if the Overstrand Municipality would consider the application favourably for the building line departures of Erf 6127 Hermanus.



VARIATIONS:

REV NO	DATE	DESCRIPTION:
00	08.12.2022	DEPARTURE APPLICATION

DRAWING STAGE:

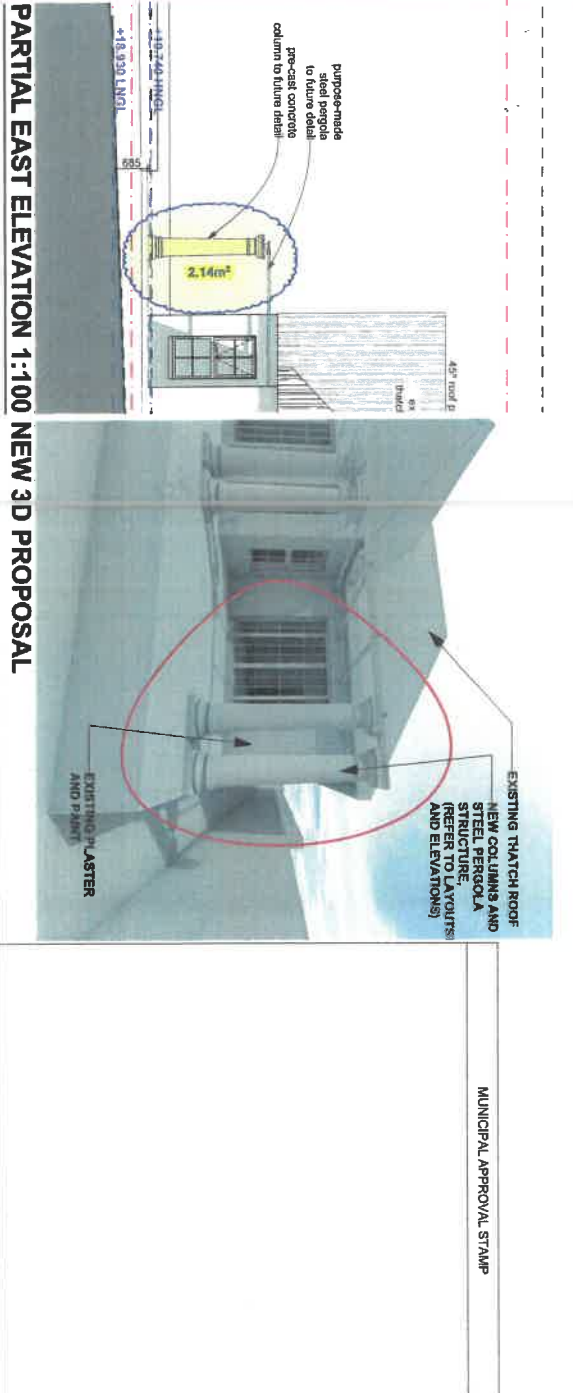
COUNCIL SUBMISSION
 DEPARTURE APPLICATION
 SKETCH PROPOSAL
 TENDER DRAWING
 WORKING DRAWING

SITE RESTRICTIONS:

STREET BUILDING LINE: 4.000m
 LATERAL BUILDING LINE: 4.000m
 REAR BUILDING LINE: 4.000m
 HEIGHT RESTRICTION: 10.000m
 TITLE DEED BUILDING LINES (see drawings)

ZONE RESTRICTIONS:

SINGLE RESIDENTIAL (SR1)
 TOWN HOUSING - ZONE 1 (GH1)
 TOWN HOUSING - ZONE 2 (GH2)
 LAND ZONE 3 (GH3) and LAND ZONE 4 (GH4)
 LESS FORMAL DEVELOPMENT (LFD)



MUNICIPAL APPROVAL STAMP

1:100

SMART SOLUTION ARCHITECTURE
 and Architectural Consultants
 Members of SACAP / CIA / and SAAT
 PRENCIPAL: Iun Smit Va Smart Solution Architecture
 Office: 028 125 0019 admin@ssarc.co.za
 I Smit: 082 879 6749 ian@ssarc.co.za
 D Swart: 079 694 1728 diana@ssarc.co.za
 Mail Collection: 104, Hemei & Arde Estate, Hermanus, 7200

PROJECT NAME:
 PROPOSED ADDITIONS AND ALTERATIONS FOR
 GLEILSINK BEHER BY INC IN THE NETHERLANDS
 REF 6127, 35 MARINE DRIVE, HERMANUS

DWG TITLE:
 PARTIAL GROUND STOREY LAYOUT AND PARTIAL ELEVATION

DATE:
 08.12.2022

DRAWN BY:
 JENNINE NEL

CHECKED BY:
 DIAN SWART

DRAWING SCALE:
 AS SHOWN

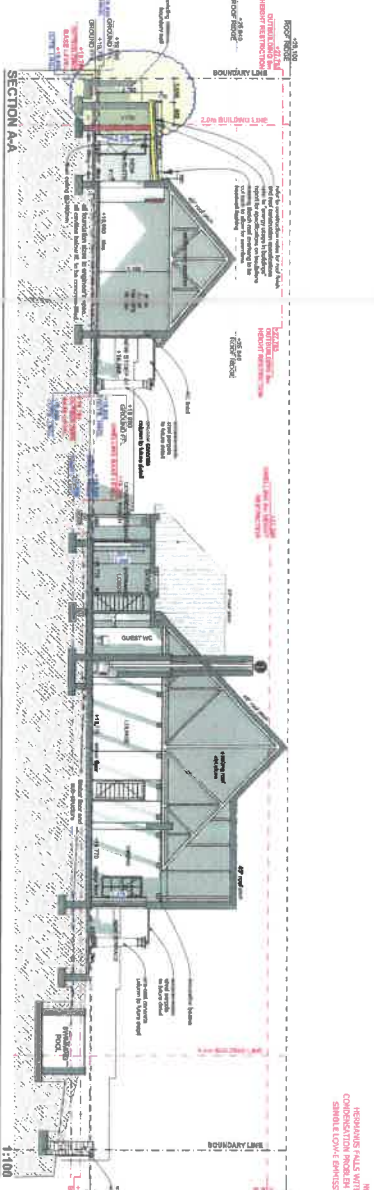
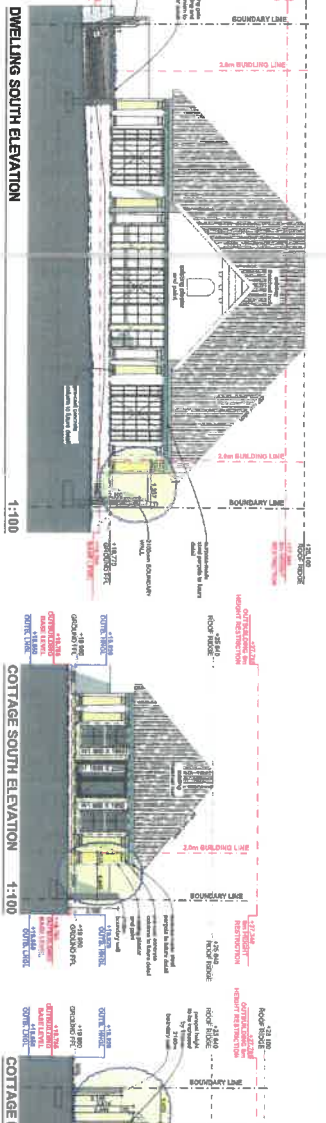
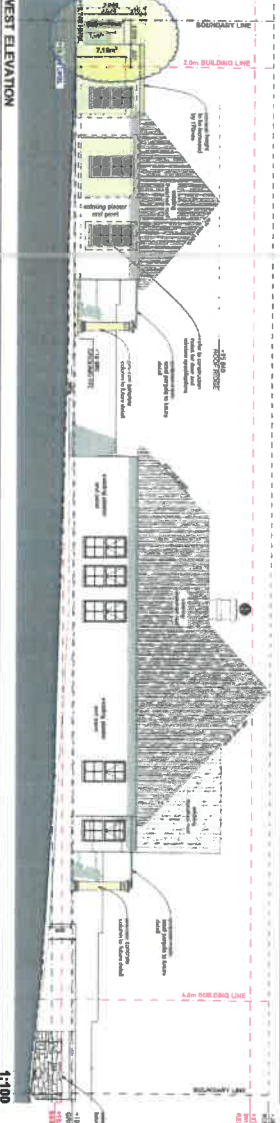
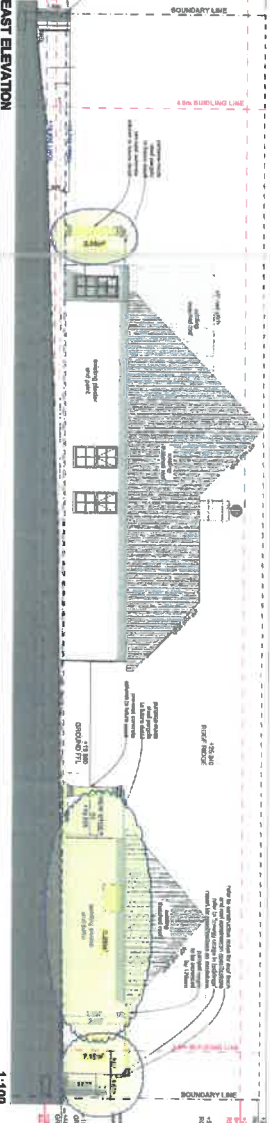
DRAWING NO.:
 10455 / A3 / 08

REV NO.:
 00

PARTIAL EAST ELEVATION 1:100 NEW 3D PROPOSAL

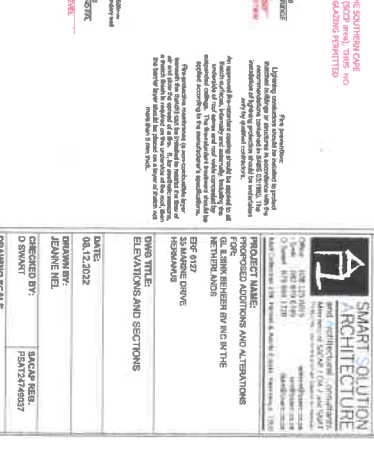
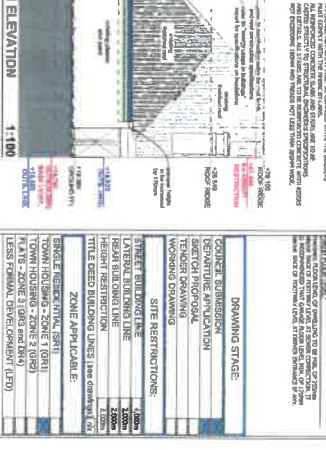
CONSTRUCTION NOTES:

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS INDICATED OTHERWISE.
 2. ALL DIMENSIONS ARE TO FACE UNLESS INDICATED OTHERWISE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS INDICATED OTHERWISE.
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 8. ALL DIMENSIONS ARE TO FACE UNLESS INDICATED OTHERWISE.
 9. ALL DIMENSIONS ARE TO FACE UNLESS INDICATED OTHERWISE.
 10. ALL DIMENSIONS ARE TO FACE UNLESS INDICATED OTHERWISE.



CONSTRUCTION NOTES:

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS INDICATED OTHERWISE.
 2. ALL DIMENSIONS ARE TO FACE UNLESS INDICATED OTHERWISE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS INDICATED OTHERWISE.
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GENERAL NOTES:

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DRAWING STAGE:

CONCEPT SUBMISSION
 SCHEMATIC DEVELOPMENT
 DESIGN DEVELOPMENT
 PERMITTING
 CONSTRUCTION DOCUMENTS

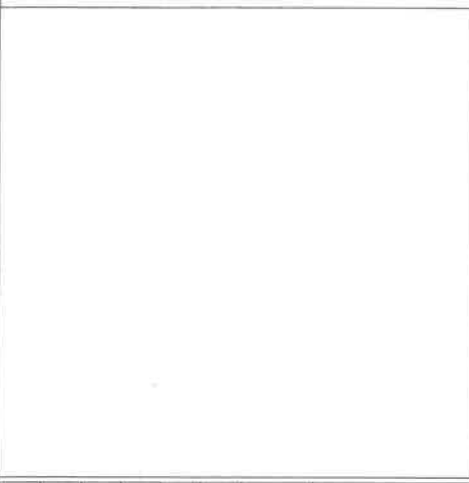
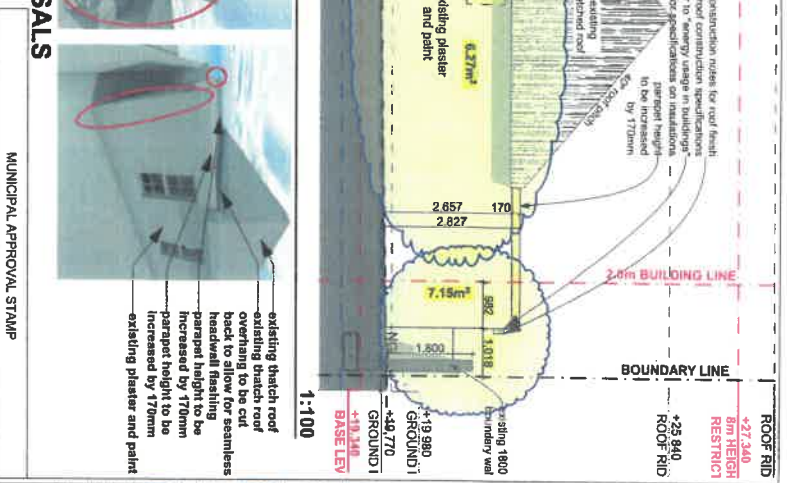
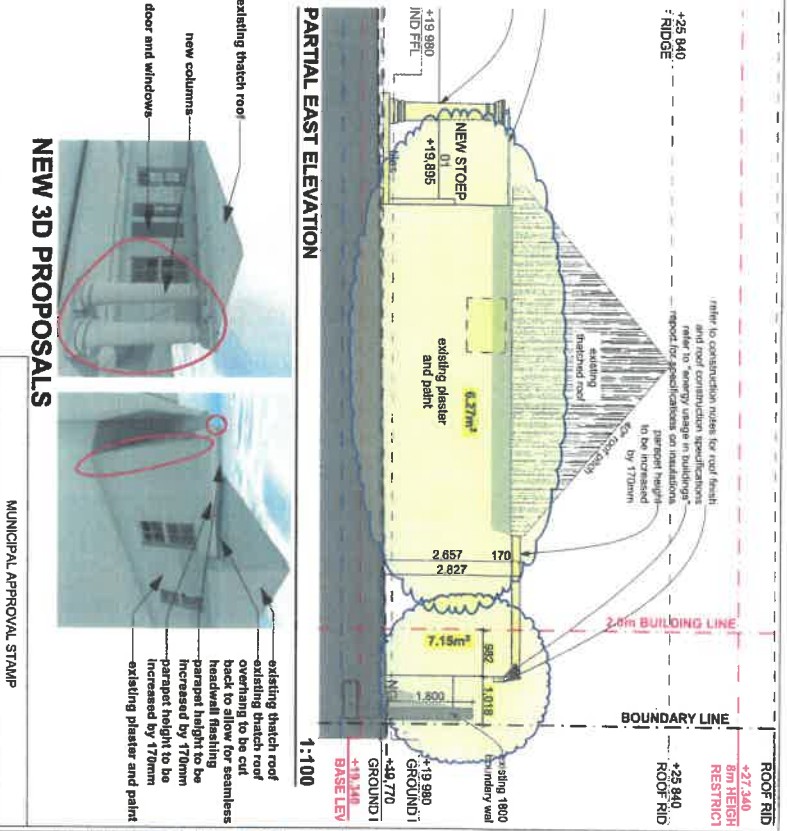
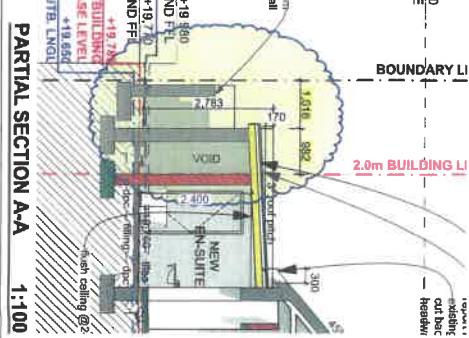
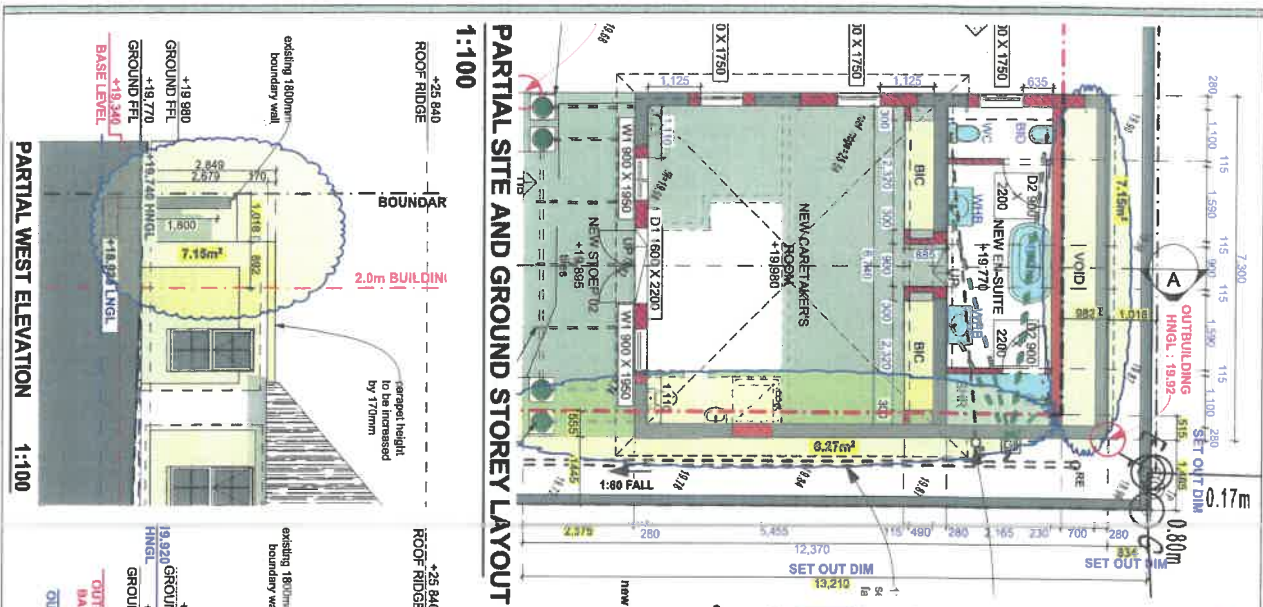
PROJECT INFORMATION:

PROJECT NAME: SMART SOLUTION ARCHITECTURE
 PROJECT ADDRESS: 1234 MAIN ST, SUITE 100, DALLAS, TX 75201
 PROJECT CONTACT: JANE DOE, (214) 555-1234
 PROJECT DATE: 06/12/2022

OWNER INFORMATION:

OWNER NAME: JANE DOE
 OWNER ADDRESS: 1234 MAIN ST, SUITE 100, DALLAS, TX 75201
 OWNER CONTACT: JANE DOE, (214) 555-1234

DATE: 06/12/2022
DRAWN BY: JANE DOE
CHECKED BY: JANE DOE
SCALE: AS SHOWN
DATE: 06/12/2022



<p>ROOF RID</p> <p>+27.240 6m HEIGHT RESTRICTION</p> <p>+25.840 ROOF RID</p>		<p>MUNICIPAL REQUIREMENTS AND THOSE OF OTHER AUTHORITIES MUST BE AGREED 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 PRESENCE OF THE RESIDENTS AND LARGE SCALE DETAIL SURVEYORS. THE DESIGN ON THIS DRAWING IS THE PROPERTY OF SMART SOLUTION ARCHITECTURE AND ARCHITECTURAL CONSULTANTS AND COPYRIGHT THEREOF IS RESERVED BY THEM.</p>
<p>00</p> <p>08.12.2022</p>	<p>DEPARTMENT APPLICATION</p>	
<p>VARIATIONS:</p> <p>REV NO. DATE DESCRIPTION:</p>		
<p>DRAWING STAGE:</p> <p>COUNCIL SUBMISSION</p> <p>DEPARTMENT APPLICATION</p> <p>SKETCH PROPOSAL</p> <p>TENDER DRAWING</p> <p>WORKING DRAWING</p>		
<p>SITE RESTRICTIONS:</p> <p>STREET BUILDING LINE 1.000m</p> <p>LATENT BUILDING LINE 1.000m</p> <p>HEIGHT RESTRICTION 6.000m</p> <p>TITLE DEED BUILDING LINES (see drawings)</p> <p>ZONE APPLICABLE:</p> <p>SINGLE RESIDENTIAL (SR1)</p> <p>TOWN HOUSING - ZONE 1 (GH1)</p> <p>TOWN HOUSING - ZONE 2 (GR2)</p> <p>PLANS - ZONE 3 (GR3 and DR4)</p> <p>LESS FORMAL DEVELOPMENT (LFD)</p>		
<p>MUNICIPAL-APPROVAL STAMP</p>		
<p>PROJECT NAME:</p> <p>PROPOSED ADORNMENTS AND ALTERATIONS FOR 60 LISIENBERG BLVD, HERMANUS</p> <p>697 6122, 38 MARINE DRIVE, HERMANUS</p>		
<p>DWG TITLE:</p> <p>PARTIAL GROUND STOREY LAYOUT, PARTIAL ELEVATIONS AND PARTIAL SECTION</p> <p>DATE: 08.12.2022</p>		
<p>DRAWN BY:</p> <p>JENANNE NEL</p>		
<p>CHECKED BY:</p> <p>DAN SWART</p>		
<p>DRAWING SCALE:</p> <p>AS SHOWN</p>		
<p>DRAWING NO.:</p> <p>10469/AS/107</p>		
<p>PRINT A3 LANDSCAPE</p> <p>REV NO. 00</p>		

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