

**ERF 5420, 4 KRIGE STREET, ONRUS RIVER: APPLICATION FOR DEPARTURE AND PERMISSION REQUIRED IN TERMS OF THE ZONING SCHEME: PATRIMOINE CONCEPTS ON BEHALF OF C STEMMET**

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 eastern lateral building line from 2m to 0m to accommodate the proposed new garage.

Application has also been received for permission required in terms of the zoning scheme in terms of Section 16(2)(g) of the By-Law to permit construction on the property which is located within a Heritage Protection Overlay Zone (HPOZ).

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](mailto:loretta@overstrand.gov.za)) on or before **30 June 2023**, 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 5420, KRIGESTRAAT 4, ONRUSRIVIER: AANSOEK OM AFWYKING EN TOESTEMMING INGEVOLGE DIE SONERINGSKEMA: PATRIMOINE CONCEPTS NAMENS C STEMMET**

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek om afwyking ontvang is ingevolge Artikel 16(2)(b) om die oostelike syboullyn te verslap vanaf 2m na 0m om die voorgestelde nuwe motorhuis te akkommodeer.

Aansoek is ook ontvang vir versoek om toestemming ingevolge die soneringskema ingevolge Artikel 16(2)(g) van die Verordening om konstruksie toe te laat op die eiendom wat binne 'n Erfenisbeskermingsoorlegsone (HPOZ) geleë is.

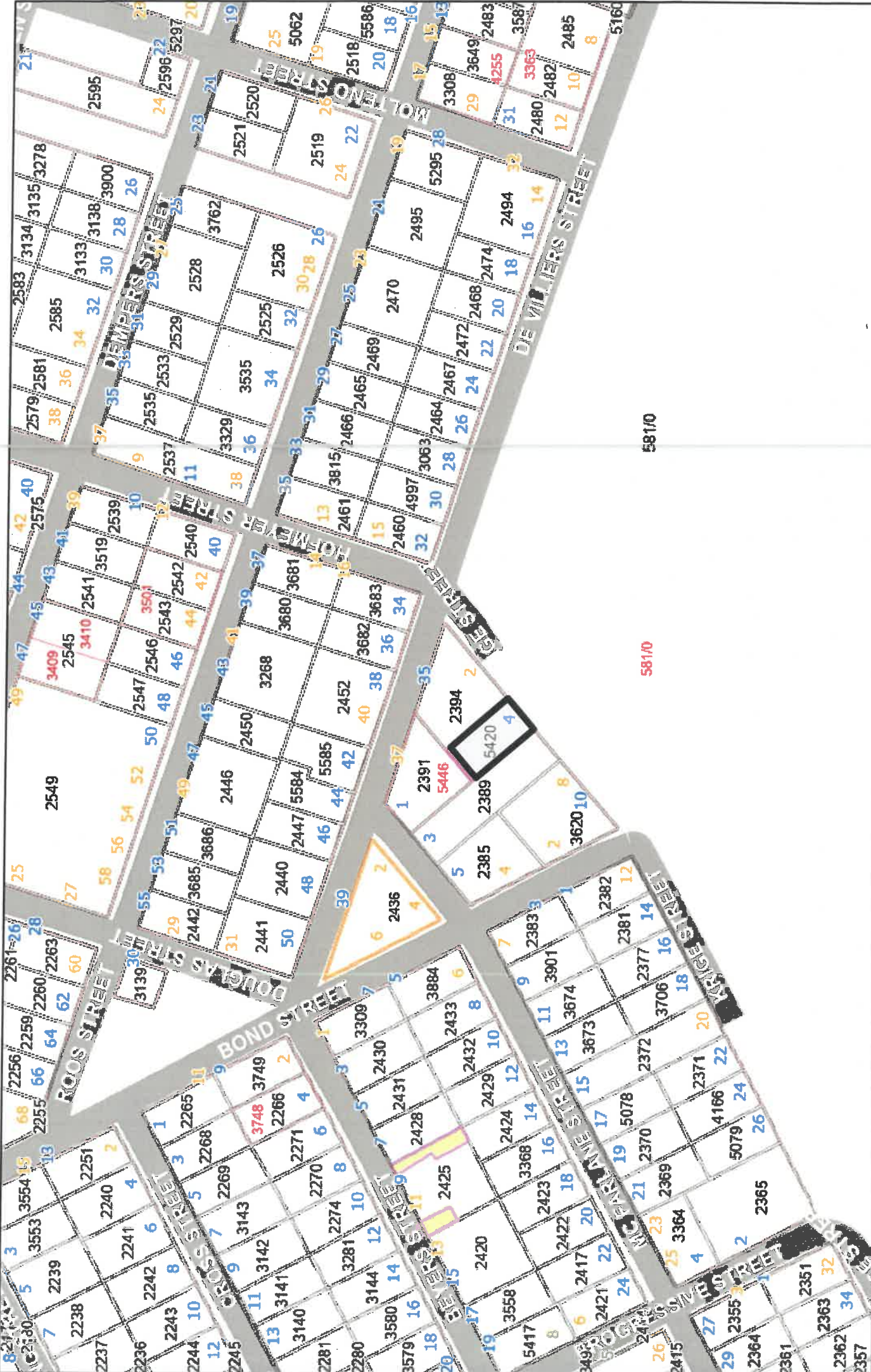
Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) voor of op **30 Junie 2023**, 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.

**I-SIZA 5420, 4 KRIGE STREET, ONRUS RIVER: ISICELO SOKUPHAMBUKA KUNYE NEMVUME ESIFUNEKAYO NGOKWECANDELO LEZONIKELO ZOMANDLA: I-PATRIMOINE CONCEPTS NGENXA YE-C STEMMET.**

Isaziso sinikwe ngokwemiqathango yeCandelo 48, loMthetho oYilwayo kaMasipala wase-Overstrand elungisiweyo ongokuSetyenziswa koMhlaba kaMasipala 2020, sokokuba isicelo sifunyenwe sokuphambuka ngokweCandelo 16(2)(b) ukunyeniswa komda wesakhiwo osecaleni ongasempuma ukusuka kwisi-2m ukuya ku-0m ukulungiselela igaraji entsha ecetywayo.

Isicelo sikwafunyenwe semvume efunekayo ngokwenkqubo yocando ngokwemigaqo yeCandelo le-16(2)(g) loMthetho kaMasipala ukuze kuvumeleke ulwakhiwo kwipropati ebekwe phakathi koMmandla oWalekeneyo woKhuseleko lweLifa leMveli (HPOZ).

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: Town Planning, 16 Paterson Street, Hermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 zalo Mthetho oYilwayo mazithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) ngomhla okanye ngaphambi komhla wama-**30 Juni 2023**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umnxeba **uMnu. H Olivier** kule nombolo 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.



April 2024

**Overstrand Municipality application for  
Permanent Departure**

to permit building work

**MOTIVATION\_REV 01:  
Erf 5420, 4 Krige Street,  
Onrust River, Onrus**

**Prepared for Owner**

Chris-Jaques Stemmet



**Prepared by**



• heritage • architecture • design

18 Baris Road, University Estate, Cape Town, 7925

mobile: +27 (0) 82 695 8366

e-mail: heidi@patrimoine.co.za

25 APR 2023

located within a Heritage Protection Overlay Zone(HPOZ)

Refer to application form attached as Annexure 1

## 1. INTRODUCTION

Patrimoine Concepts has been appointed by Mr Chris-Jaques Stemmet, the registered owner of Erf 5420, Onrus, to make a Land Use Application in terms of the Overstrand Municipality By-Law Land Use Planning, 2020. It is proposed to develop the site and utilise the development opportunities offered by its strategic location and its Residential 1 single residential zoning.

## 2. APPLICATION DETAILS

The purpose of the application is to motivate for the construction of a new double storey residence in terms of Section 48, Overstrand Municipality's By-Law on Municipal Land Use Planning, 2020

- Section 16(2)(b) departure from provisions in the zoning scheme i.e., relaxation of prescribed building line setback
- Section 16 (2)(g) approval for any construction to properties

## 3. LEGAL CONTEXT

An application is hereby made in terms of Section 48 read with Section 16(2)(b) and Section 16(2)(g) Overstrand Municipality's By-Law on Municipal Land Use Planning, 2020.

The purpose of the activity does not constitute a listed activity in terms of the National Environmental Management Act and the no authorization is required in this regard.

The development has not triggered the provision of the National Heritage Resources Act and no authorization is required in this regard as the property is not formally protected nor are any buildings or structures older than 60years.

#### 4. PROPERTY DESCRIPTION

##### 4.1 Location

The subject property, Erf 5420 is located along Krige Street on the northern side of the Onrus Caravan Park along the coast ending in a cul de sac to the west and abutting De Villiers Street to the east as depicted in adjacent Figure 1. The property is located the Onrus Heritage Protected Overlay Zone and in close proximity to Onrus Caravan Park as depicted in Figure 10 below.

Currently there are no buildings established on the property measuring 495m<sup>2</sup> in extent and held by Title Deed No. 000021966/2021 attached as **Annexure 2**.



**Figure 1:** Aerial view of Onrus Caravan Park and locality of No. 4 Krige Street, Onrus River, Onrus, outlined in red (Source: Google earth accessed 30-09-2022)



**Figure 3:** View of along Krige Street west of subject property showing contemporary double storey buildings. (Source: Google, 2022)



**Figure 2:** View of further along Krige Street west of subject property showing contemporary double storey buildings. (Source: Google, 2022)



**Figure 4:** View at the corner of De Villiers & Krige street looking eastward with Onrust Caravan Park and No. 2 Krige Street on the left. (Source: Google, 2022)

**CONTEXT**



**Figure 5:** View at the corner of De Villiers & Krige street looking westward with Onrust Caravan Park on the left and No. 2 Krige Street on the right. (Source: Google, 2022)



**Figure 6:** Street view of subject property No. 4 Krige Street, Onrus River showing site to be developed with existing boundary wall (Source: Author, 2021)



**patrimoine concepts**

• heritage • architecture • design

**Heidi Boise**

13 Blaris Road, University Estate, Cape Town

**mobile:** + 27 (0) 82 695 8366

**e-mail:** heidi@patrimoine.co.za



Figure 7: View from subject property towards adjoining Erf 2394, No. 2 Krige Street



Figure 8 : View from subject property looking toward Krige Street existing boundary wall



Figure 9: View from subject property looking toward rear boundary and adjoining Erf 2391



**patrimoine concepts**

• heritage • architecture • design

**Heidi Boise**  
8 Baris Road, University Estate, Cape Town  
**mobile:** + 27 (0) 82 695 8366  
**e-mail:** heidi@patrimoine.co.za

## 4.2 Development Parameters

Parameters	Existing	Proposed	Comment
<b>Zoning</b>	Residential 1: Single Residential (SR1)	None	N/A
<b>Primary Use</b>	Creche, dwelling house, guest rooms, home occupation, second dwelling unit and self-catering	Dwelling house	Compliant
<b>Consent Uses</b>	Day care centre, green house, guest house, house shop, institution, place of instruction, place of worship, residential building and intensive horticulture	None	N/A
<b>Coverage</b>	50%	44%	Compliant
	8m	8m	
<b>Building lines</b>	Street	1.5m	Departure
	Side	2m east 0m west	Departure
	Rear		Compliant
<b>Parking</b>	Dwelling house:2 bays	Dwelling house:2 bays	Compliant



**patrimoine concepts**

• heritage • architecture • design

**Heidi Boise**  
 8 Baris Road, University Estate, Cape Town  
 mobile: + 27 (0) 82 695 8366  
 e-mail: heidi@patrimoine.co.za

### 4.3 Zoning

#### Residential 1 - Single Residential 1

Erf 5420 is zoned as Residential 1 in the Overstrand Municipality Land Use Scheme, 2020 with Single Residential 1 use. The area and its surrounds comprise mainly of single residential land uses, community use Resort Zone (Onrus Caravan Park) and public open space to the north as shown in adjacent Figure 10.

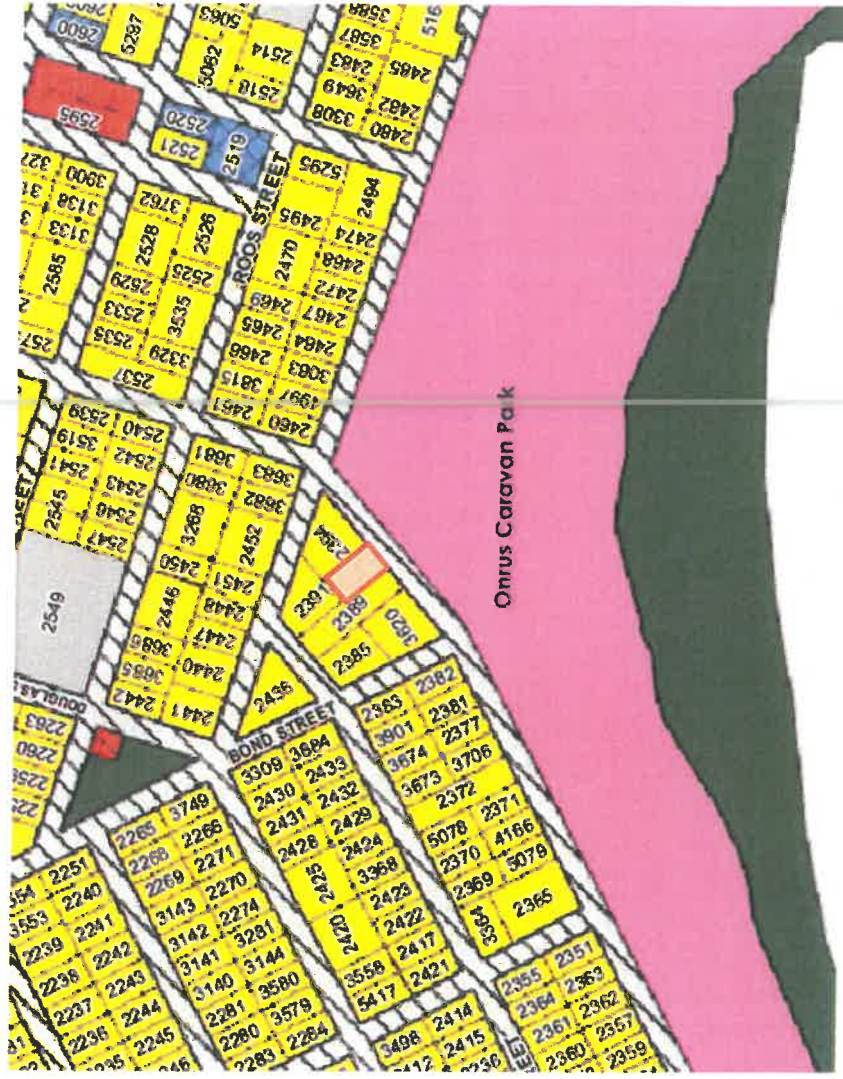


Figure 10: Extract of the Vermont Onrus River Zoning Map with Erf 5420 property concerned outlined in red zoned as Residential 1 – single (Source : Overstrand Municipality)

#### Legend

- Agricultural Zone 1: Agriculture
- Authority Zone : Authority Usage
- Business Zone 1: General Business Bulk Zone 1
- Business Zone 2: General Business Bulk Zone 2.
- Business Zone 3: Local Business
- Less Formal Development Zone
- Open Space Zone 1: Nature Reserve
- Open Space Zone 2: Public Open Space
- Open Space Zone 3: Private Open Space
- Residential Zone 1: Single Residential
- Resort Zone: Holiday Resorts



**patrimoine concepts**

• heritage • architecture • design

**Heidi Boise**  
 18 Baris Road, University Estate, Cape Town  
**mobile:** + 27 (0) 82 695 8366  
**e-mail:** heidi@patrimoine.co.za

### Onrus Heritage Protection Overlay Zone:

The property concerned is also located in the Onrus Heritage Overlay Protective Zone. The area is considered to have heritage significance in relation to the green edge formed by the camping site and its associated milkwood trees. The immediate area does not contain any conservation worthy buildings dating back to the early 20<sup>th</sup> Century or in areas of high Archaeological Potential. Erf 5420 is one of the last properties is still to be developed and forms part of much-altered streetscape and environs behind the camping site area that is deemed to have contextual significance. The design proposal is considered appropriate in this context. Scale, massing and setbacks among other aspects have been addressed adequately as the intervention is setback behind the green edge and not impacting on sea views.

Considering the above it is evident that the proposed departure application will most likely not have a negative impact on the heritage significance of the subject property or the surrounding HPOZ.

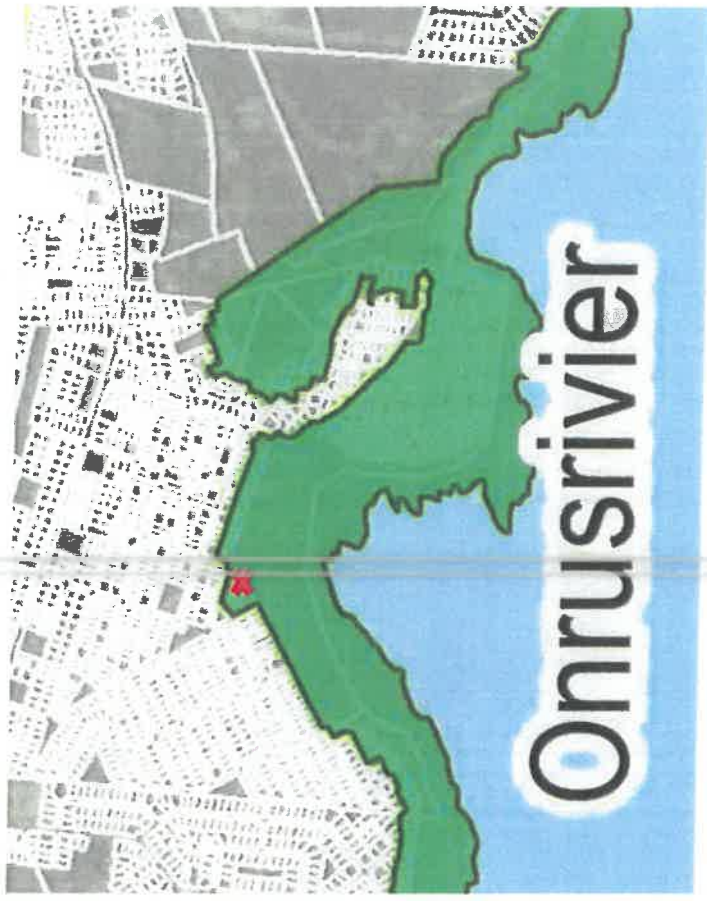


Figure 11: Extract of the Overstrand Wide Plan A Map indicating the location of Erf 5420 property marked with "X" (Source : Overstrand Municipality)



**patrimoine concepts**

• heritage • architecture • design

Heidi Boise  
18 Barris Road, University Estate, Cape Town  
mobile: + 27 (0) 82 695 8366  
e-mail: heidi@patrimoine.co.za

#### 4.4 Title Deed

The restriction to north lateral boundary is observed as stated in Clause B of Deed of Transfer T00021966 dated 28 August 2021 states that “the Right of servitude, 2m wide is in favour of the Remainder of Erf 2391, Onrustrivier in Overstrand Municipality .....” indicated as AB in SG Diagram attached as **Annexure 3**. Consequently, the title deed has no restrictions that need to be removed in order for the application to be approved.

#### 4.5 Services

Erf 5420 as a subdivision from Erf 2391 has and existing sewer service to which the Municipal department can connect to. Additional services required will be done according to the specification of the Overstrand Municipality and the impact of the current services will be minimal.

### 5. PROPOSAL – BUILDING LINE DEPARTURE

The intention of the owner is to establish a double storey residence on the property that accommodates the following:

Ground Floor	First Floor
▪ Garage	▪ Braai Balcony
▪ Laundry	▪ Entertainment Area
▪ WC	▪ Main Bedroom
▪ Covered Entrance	▪ Dressing Room
▪ Covered Patio	▪ Main En-suite
▪ Double Volume	▪ Balcony
▪ Living Room	▪ Bedroom 2
▪ Dining Room	▪ En-Suite 2
▪ Braai Patio	
▪ Kitchen	
▪ Bathroom	
▪ Bedroom 1	



The proposal requires the relaxation of a street building line setback for structure on an erf measuring more than 400m<sup>2</sup> of 4m and common boundary building line setbacks of 2m.

Building Line	Required	Provided	Departure
1 East - Garage	2.0m	0m	yes

The common boundary building line setback is to accommodate the proposed garage located on the east boundary as illustrated in attached site plan attached as **Annexure 4**.

Considering the above the departure is deemed desirable, not detrimentally affect existing user rights, and allow more available on-site space, which would result in a better living environment.

It should also be noted that the proposal does trigger the need for an additional application, nor does it exceed the requirements listed in the Home Occupation allowance for Residential 1 zoned properties as elaborated above.

## 6. Planning Principles

In terms of Chapter VI of the Spatial Planning & Land Use Management Act, 2013 the following five planning principles have been applied to the subject property:

6.1 'Spatial Justice' refers to the need for redressing the past apartheid spatial development imbalances by leveling equity in the provision of access opportunities, facilities, services and land to previously disadvantaged.

**Response: This principle is not applicable to this application.**



**6.2 'Spatial Sustainability'** refers to an area that has an equitable sustainable land market while promoting the protection of valuable agricultural land, environmentally sensitive and biodiversity rich areas, cultural landscapes of heritage significance but most in particular limiting urban sprawl.

**Response:**

The proposed departures and new dwelling will be accommodated in an established residential area. The proposed application will most likely not impact negatively on the cultural landscape i.e., heritage significance of HPOZ. With regards to land use the proposed intervention is in keeping with the single residential use of the area that consists of similar residences such as adjoining properties. Therefore, it will have no impact agricultural land, environmentally sensitive and biodiversity rich areas.

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

**6.3 'Efficiency'** refers to the design of the settlement pattern particularly relating to the transport and movement patterns of the area to function efficiently in order to access services, facilities and opportunities.

**Response:**

The design response of the proposed new residence is the most efficient and practical solution to the limited access to such a narrow site along Krige Street ending in a cul de sac.

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

**6.4 'Spatial Resilience'** refers to spatial plans, policies and land use management systems to enable and sustain economic and environmental shocks timeously and efficiently.

**Response:** This principle is **not applicable** to this application as the new dwelling is to be established in a residential suburb.



**6.5 'Good Administration'** refers to the promotion of integrated, consultative planning practices across all three spheres of government and interested and affected parties.

**Response:**

Patrimoine Concepts is committed to building professional relations with all spheres of government and Interested and Affected Parties. To ensure timeous and transparent consultative process this application will adhere to the due process as set by the Overstrand Municipality By-Law Land Use Planning, 2020 .

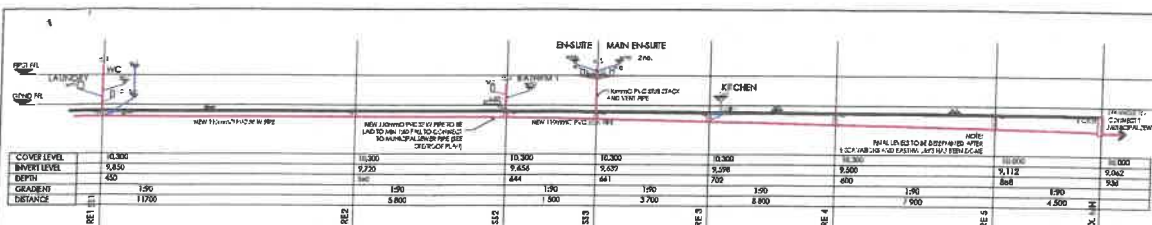
**The application proposal is consistent with the good administration principle.**

**7. Conclusion**

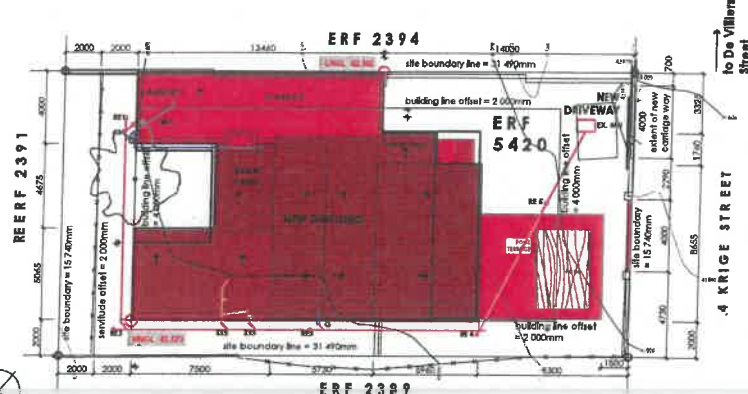
In light of the above, one could easily argue that the proposed new residence to the subject property is an efficient use of land specifically along the coast in Onrust, it could also be argued that the proposed additions are desirable in terms of addressing the use of free space available on the subject property.

The greatest significance which can be attributed to the site is its location along the Onrust Coastal Strip with panoramic views of the ocean. This makes it one the most sought-after residential areas and will provide the current owner to utilise the development opportunities offered by its strategic location. In instances such as these, the heritage significance of the existing structure must be weighed up against benefit to be gained from the proposed development. The site will be elevated by providing contemporary residential use opportunities by adapting to the current high demand residential surrounds.

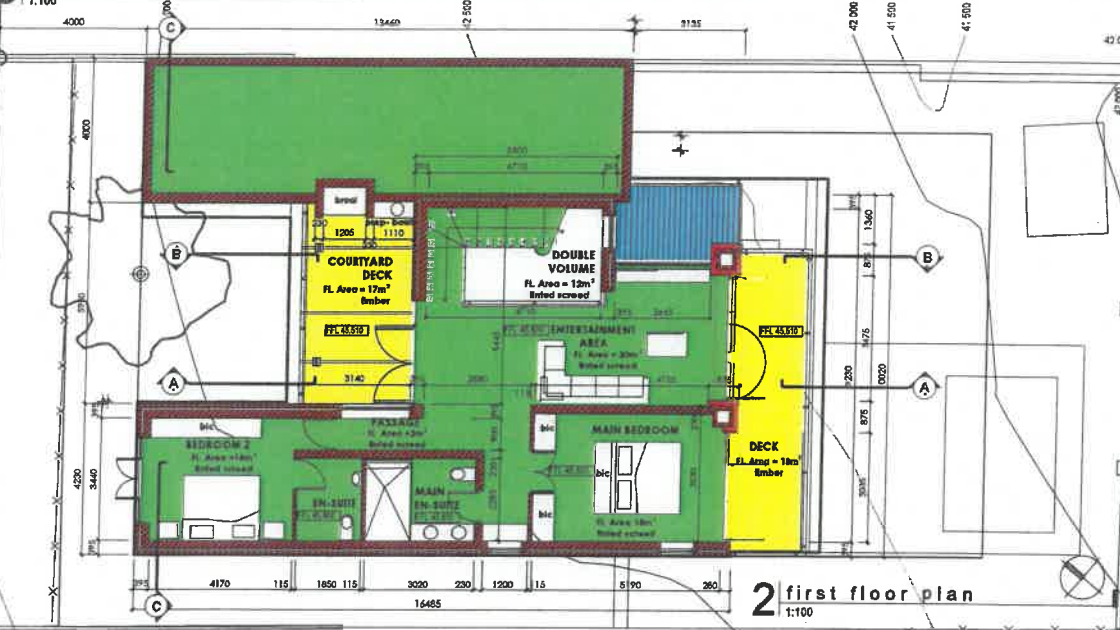




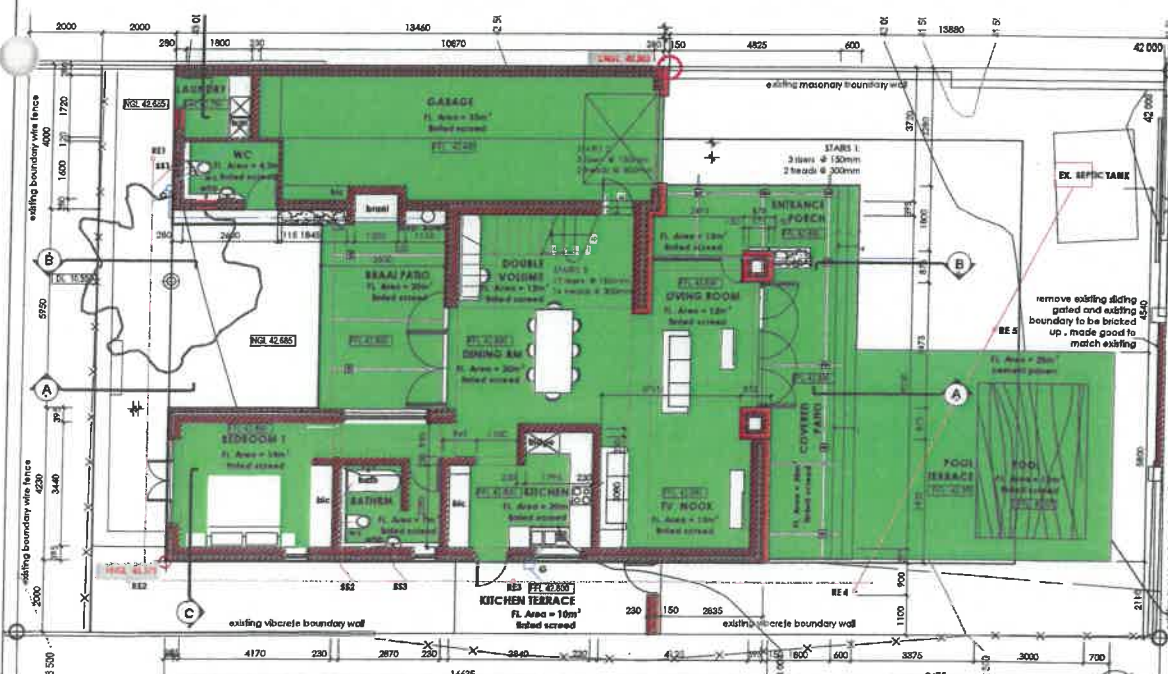
4 diagrammatic drainage section



3 site roof plan



2 first floor plan



1 ground floor plan

**GENERAL NOTES**

- All work to be carried out in strict accordance to municipal and National Building Regulations and SANS 10400
- All relevant details, levels and dimensions to be checked and verified on site before commencing with any work or making any shop drawings.
- Sub-contractors must verify of the dimensions on the project and submit shop drawings to Patrimoine Concepts before commencing any work.
- Figured dimensions are given in millimeters and are to be taken in preference to scaling drawings.
- Patrimoine Concepts accepts no responsibility for errors resulting from any misinterpretation of the drawings or the utilization thereof for any purposes other than those set out in paragraph 1.
- Read this drawing in conjunction with all other drawings prepared by Patrimoine Concepts as well as other consultants, schedules, specifications, etc.
- Any discrepancies are to be reported to the Patrimoine Concepts immediately.
- The copyright of these drawings remains that of Patrimoine Concepts.

REVISIONS			
REV.	DESCRIPTION	DATE	BY
0	for information	21/11/22	HB
1	site and floor levels amended to align with survey drawing no. V23012 prepared by Van Dyk & Assoc. Inc. dated Jan'23	17/02/23	HB
2	garage roof changed to rc concrete slab to accommodate 3.5m high restriction at boundary.	22/03/23	HB
3	highest and lowest ground level revised to determine base level	14/04/24	HB

AREA SCHEDULE	
Erf 5420	1145m <sup>2</sup>
New Residence	372m <sup>2</sup>
Ground Floor	217m <sup>2</sup>
First Floor	155m <sup>2</sup>
Coverage	30%
Zoning	SR1

CONSULTANT  

 Patrimoine Concepts  
 Heritage & Architectural Design  
 18 Bell Street, Onrust, Cape Town 7801  
 Tel: +27 (0)21 493 6242  
 Email: info@patrimoine.co.za

17 APR 2023

owner  
 Mr CJ Stemmet

project title  
**PROPOSED NEW RESIDENCE ERF 5420, 4 KRIGE STREET, ONRUST RIVER, ONRUST**

drawing title  
**GROUND & FIRST FLOOR PLANS**

date	drawn	scale
09/2022	HB	1:100
project file no. 120-11-01		
drawing no. 149001	rev. no. 3	

# CONSTRUCTION NOTES

## FOUNDATIONS:

- all conditions and foundation benches to be approved before casting of foundations commence.
- 1:3:6 mass concrete step footing as indicated on drawings.
- no foundation footing to encroach over the boundary.

## FLOORS:

- ground floor to be 25mm s/c stoned on 1:3:6 mass concrete 100mm thk. slab on 375 micron polyurethane d.p.m. slabs approved on 50mm thk. sand blinding on well compacted hardcore so as to be flush to adjacent existing slab, d.p.c. to be lapped with d.p.m. min. 150mm above ngl.

## WALLS:

- 395mm and 110mm standard stockbrick construction.
- all bricks to comply to SABS 227 using stretcher bond generally.
- all new walls to be properly bonded into existing walls.
- galvanised butterfly wire wall ties for wall cavities up to 75mm and 200mm galvanised vertical twist wall ties for cavities that exceed 75mm at 1.0m c/c horizontal and 225mm staggered clipped wire ties in 22mm wall to structural engineers spec. conditions.
- galvanised steel wire brackets every 8th course of 110mm infiler wall.
- horizontal d.p.c. in cavities to slope outwards, supported on a mortar bed with weepholes every third perpendicular joint.

## WALLS:

- 230 micron SABS approved dpc to all walls, including internal walls, windows and doors, dpc to be placed a minimum 150mm above natural ground level (ngl), unless detailed otherwise, minimum laps of junction 150mm.
- vertical d.p.c. to extend from inside door and window frame to 50mm into cavities, backed by patent plastic foam in window frames.
- infiler: pre-cast reinforced concrete to window and door openings to span max. 3.0m, with 4 corner brackets.
- all infiler walls to be plastered where existing structure is affected, and bagged and painted for new external walls to match existing.
- minimum of two air bricks to all rooms.
- foundation walls to comply with Table 4 of Section K SANS 10400.

## WINDOWS & DOORS:

- glazing to doors and windows to be to SABS 2813.
  - all doors and windows special made hardwood timber construction as noted on elevations.
- ## CEILING:
- timbered "thinboard system" 6.4mm reinforced plaster ceiling boards with 3mm "thistle" plaster skim fixed at 150mm c/c's with drywall screws to 38x38mm bracing fish to underside of rafters at 400mm c/c's in perpendicular direction to rafters only, installed in accordance with manufacturer specifications.
  - all joints to be taped and with filler over screws.

# GENERAL NOTES

1. All work to be carried out in strict accordance to municipal and National Building Regulations and SANS 10400
2. All relevant details, levels and dimensions to be checked and verified on site before commencing with any work or making any shop drawings.
3. Sub-contractors must verify all the dimensions on the project and submit shop drawings to Patrimoine Concepts before commencing any work.
4. Figured dimensions are given in millimeters and are to be taken in preference to scaling drawings.
5. Patrimoine Concepts accept no responsibility for errors resulting from any misinterpretation of the drawings or the utilization thereof for any purposes other than those set out in paragraph 1.
6. Read this drawing in conjunction with all other drawings prepared by Patrimoine Concepts as well as other consultants, schedules, specifications, etc.
7. Any discrepancies are to be reported to the Patrimoine Concepts immediately.
8. The copyright of these drawings remains that of Patrimoine Concepts.

## REVISIONS

REV.	DESCRIPTION	DATE	BY
0	for information	21/11/22	HB
1	site and floor levels amended to align with survey drawing no. V23012 prepared by Van Dyk & Assoc., Inc. dated Jan'23	17/02/23	HB
2	garage roof changed to pre concrete slab to accommodate 3.0m height restriction at boundary.	22/03/23	HB
3	Datum level added	22/03/23	HB
3	Highest and lowest ground level revised to determine base level	14/04/24	HB

**CONSULTANT**

**patrimoine concepts**  
heritage • architecture • design

18 Sunnyside, Wilkesburg, Cape Town 7725  
mobile: +27 82 492 8344  
email: info@patrimoine.co.za

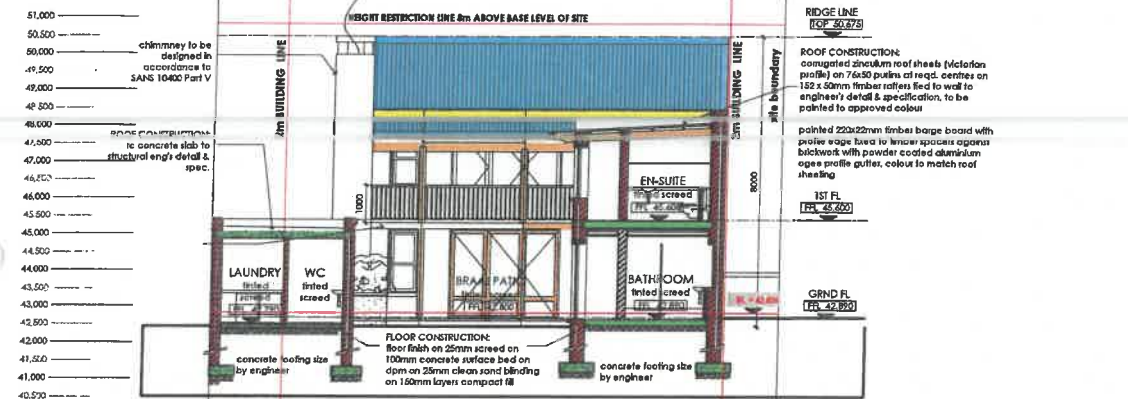
17 APR 2023

owner  
**Mr CJ Stemme**

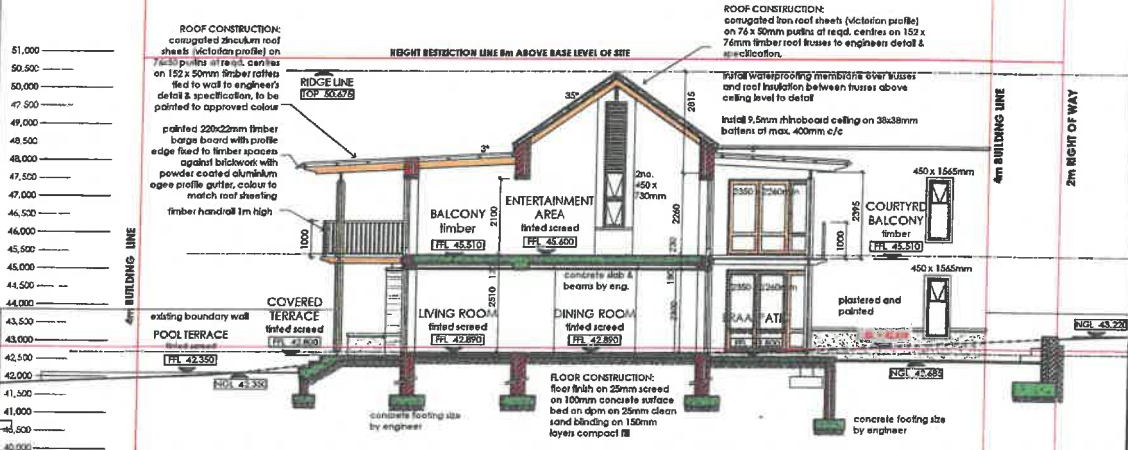
project title  
**PROPOSED NEW RESIDENCE ERF 5420, 4 KRIGE STREET, ONRUST RIVER, ONRUST**

drawing title  
**SECTIONS A-A, B-B & C-C**

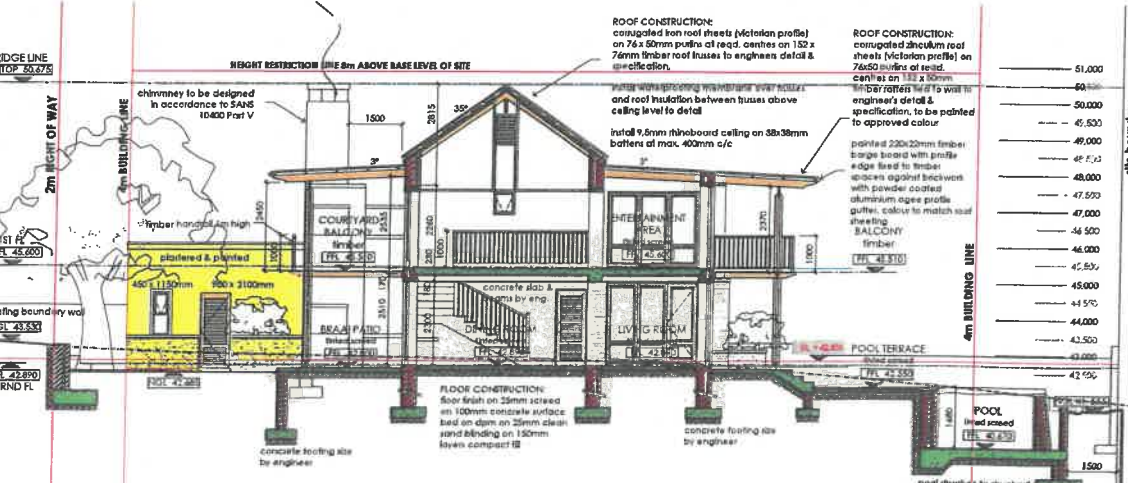
date 09/2022	drawn HB	scale 1:100
project file no. J20-11-01	drawing no. M9002	rev. no. 3



**3 section C-C**  
1:100



**2 section B-B**  
1:100



**1 section A-A**  
1:100



**4 east elevation**  
1:100



**3 west elevation**  
1:100



**2 south elevation**  
1:100



**1 north elevation**  
1:100

**GENERAL NOTES**

- All work to be carried out in strict accordance to municipal and National Building Regulations and SANS 10400
- All relevant details, levels and dimensions to be checked and verified on site before commencing with any work or making any shop drawings.
- Sub-contractors must verify all the dimensions on the project and submit shop drawings to Patrimoine Concepts before commencing any work.
- Figured dimensions are given in millimeters and are to be taken in preference to scaling drawings.
- Patrimoine Concepts accepts no responsibility for errors resulting from any misinterpretation of the drawings or the utilization thereof for any purpose other than those set out in paragraph 1.
- Read this drawing in conjunction with all other drawings prepared by Patrimoine Concepts as well as other consultants, schedules, specifications, etc.
- Any discrepancies are to be reported to the Patrimoine Concepts immediately.
- The copyright of these drawings remains that of Patrimoine Concepts.

**REVISIONS**

REV	DESCRIPTION	DATE	BY
0	For Information	21/11/22	HB
1	site and floor levels amended to align with survey drawing no. V23012 prepared by Van Dyk & Assoc.Inc. dated Jan23 garage roof changed to re concrete slab to accommodate 3.5m high restriction of boundary.	17/02/23	HB
2	Datum level added	22/03/23	HB
3	Highest and lowest ground level revised to determine base level	14/04/24	HB

**CONSULTANT**

**patrimoine concepts**  
 heritage • architecture • design  
 16 Strydom Ave. Unit 4075, Galeskop, Cape Town, 7972  
 mobile: +27 (0) 82 685 8944  
 e-mail: info@patrimoineconcepts.co.za

**17 APR 2023**

**owner**

Mr C J Stemmet

**project title**

**PROPOSED NEW RESIDENCE ERF 5420, 4 KRIGE STREET, ONRUST RIVER, ONRUST**

**drawing title**

**ELEVATIONS**

**date**

09/2022

**drawn**

HB

**scale**

1:100

**project file no.**

J20-11-01

**drawing no.**

M5003

**rev. no.**

3