

ERF 1430, 4 MALGAS STREET, VERMONT: APPLICATION FOR DEPARTURE: SMART SOLUTION ARCHITECTURE ON BEHALF OF AS KLEYNHANS

Notice is hereby given in terms of Section 48, read with Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 that an application has been received for the following departures:

- To relax the western lateral and rear building lines from 2m to 0m to legalize the existing outdoor braai and pergola covered with latte;
- To relax the western lateral building line from 2m to 1,78m to accommodate the new proposed bedroom/study;
- To relax the eastern lateral building line from 2m to 1,173m to accommodate the new proposed bay window / extension to living room;
- To relax the eastern lateral building line from 2m to 1,165m to accommodate the new proposed open balcony on first floor level, and
- To relax the street building line from 4m to 2,370m to accommodate the new proposed pergola structure.

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 and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) on or before **15 October 2021**, quoting your name, address and contact details, interest in the application, and reasons for comment. Telephonic enquiries can be made to **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 to formalize their comment.

ERF 1430, MALGASSTRAAT 4, VERMONT: AANSOEK OM AFWYKING: SMART SOLUTION ARCHITECTURE NAMENS AS KLEYNHANS

Kennis word hiermee gegee ingevolge Artikel 48, saamgelees met Artikel 16(2)(b) van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 dat 'n aansoek ontvang is vir die volgende afwykings :

- Om die westelike syboullyn asook die agterboullyn te verslap vanaf 2m tot 0m ten einde die bestaande buitebraai en pergola wat bedek is met latte te wettig;
- Om die westelike syboullyn te verslap vanaf 2m tot 1,78m ten einde die voorgestelde nuwe slaapkamer/studeerkamer te akkommodeer;
- Om die oostelike syboullyn te verslap vanaf 2m tot 1,173m ten einde die voorgestelde nuwe komvenster / uitbreiding van die leefarea te akkommodeer;
- Om die oostelike syboullyn te verslap vanaf 2m tot 1,165m ten einde die voorgestelde nuwe balkon op eerste vloer vlak te akkommodeer, en
- Om die straatboullyn te verslap vanaf 4m tot 2,370m ten einde die voorgestelde nuwe pergola te akkommodeer.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weekdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. Enige kommentaar op die voorstel moet skriftelik wees en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) bereik voor of op **15 Oktober 2021**, met u naam, adres en kontakbesonderhede, belang in die aansoek, sowel as die redes vir kommentaar. Telefoniese navrae kan gerig word aan **Mnr. H Olivier** at 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 1430, 4 MALGAS STREET, VERMONT: ISICELO SOPHAMBUKO: SMART SOLUTION ARCHITECTURE EGAMENI LIKA-AS KLEYNHANS

Isaziso sinikwe ngokwemiqathango yeCandelo 48, elifundwa kunye neCandelo 16(2)(b) loMthetho kaMasipala oLungisiweyo woYilo lokuSetyenziswa koMhlaba woMasipala wase-Overstrand 2020 sokokuba isicelo sifunyenwe kulungiselelwa oku kulandelayo:

- Ukunyenysiswa komda wesakhiwo esikwicala lasentshona nangasemva ukususela kwi-2m ukuya kwi-0m ukulungiselela ukwenza ibe semthethweni indawo esele ikho yokonja inyama kunye nenqwanqwa elineentyatambo eligqunywe ngelathe;
- Ukunyenysiswa komda wesakhiwo esikwicala lasentshona ukususela kwi-2m ukuya kwi-1,78m ukulungiselela ulwakhiwo olutsha olucetywayo lwegumbi lokulala/lokufundela;
- Ukunyenysiswa komda wesakhiwo esikwicala lasempuma ukususela kwi-2m ukuya kwi-1,173m ukulungiselela ulwakhiwo olutsha olucetywayo lwefestile / ulwandiso lwegumbi lokuhlala;
- Ukunyenysiswa komda wesakhiwo esikwicala lasempuma ukususela kwi-2m ukuya kwi-1,165m ukulungiselela ulwakhiwo olucetywayo lwebhalkhoni evulekile yokumgangatho wokuqala ; kunye
- Nokunyenysiswa komda ongasesitalatweni wesakhiwo ukususela kwi-4m ukuya kwi-2,370m ukulungiselela ulwakhiwo lwenqwanqwa elitsha elineentyatambo.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: loCwangciso lweDolophu, Paterson Street, Hermanus. Naziphi na izimvo mazibe zezibhaliweyo yaye mazifike kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ngomhla okanye ngaphambi komhla **wama-15 uOktobha 2021**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umnxeba **Mnu. 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.

ANNEXURE 'A'

SMART SOLUTION ARCHITECTURE

and Architectural Consultants

PRINCIPAL: Ian Smith of Smart Solution Architecture

Members of SACAP / CIA / and SAIAT

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

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OVERSTRAND MUNICIPALITY
16 PATERSON STREET
PO BOX 20
HERMANUS
7200

Section E:

BRIEF DESCRIPTION OF PROPOSED DEVELOPMENT / INTENT OF APPLICATION

1. **Permanent relaxation** on the 2.0m side and rear building line from **2.0m to 0.0m** and the 2.0m rear building line from **2.0 to 0.0m** to legalise the existing outdoor braai and "latte" roof structure over.
2. **Permanent relaxation** on the 2.0m side building line from **2.0m to 1.78.0m** to accommodate the new proposed extension to bedroom 3 / study.
3. **Permanent relaxation** on the 2.0m side building line from **2.0m to 1.173m** to accommodate the new proposed bay window / extension to existing living room.
4. **Permanent relaxation** on the 2.0m side building line from **2.0m to 1.165m** to accommodate the new proposed open balcony on first storey.
5. **Permanent relaxation** on the 4.0m street building line from **4.0m to 2.370m** to accommodate the new proposed pergola structure.



OVERSTRAND MUNICIPALITY
16 PATERSON STREET
PO BOX 20
HERMANUS
7200

TO WHOM IT MAY CONCERN:

MOTIVATIONAL LETTER

Property location:	Erf 1430 4 Malgas Street Vermont 7201
Property size:	415.00m ²
Coverage permitted:	50.00%
Proposed coverage:	40.47%
Property zoning:	Single Residential (SR1)
Title Deed number & date:	T 000044705/2016

A) PROPOSED DEVELOPMENT:

With reference to drawings attached to this application:

- I 0349/A3/01 - Locality Plan
- I 0349/A3/02 - Locality Plan
- I 0349/A2/03 - Site, ground and first storey layout
- I 0349/A2/04 - Site and Roof plan layout
- I 0349/A2/05 - Elevations and braai section
- I 0349/A2/06 - Elevation and Sections
- I 0349/A3/07 - Outdoor braai area
- I 0349/A3/08 - Bedroom 3 extension
- I 0349/A3/09 - Living room extension / new open balcony
- I 0349/A3/10 - Pergola structure

Proposed alterations and additions:

1. Existing outdoor braai and "latte" roof structure;

The owner's purchased the property with the existing outdoor braai area, only after purchasing the property they were informed that the structure is illegal, no building plans was submitted for the structure. It is unknown when the structure was erected but it has been there for more than 10 years. During the period of the last 10 years, it had no impact on the adjoining neighbors. (Erf 1286, Single residential and Erf 1295 POS). Our client would like to obtain the necessary permission to legalize the existing structure. Refer to drawing I 0349/03/07.

2. Extension to bedroom 3 / new study;

As the dwelling was purchased as a holiday house the need for a study area was not required, due to various reasons our client will be using the dwelling as their permanent residence and therefore the need for a study area. Due to the limitation and restrictions on the existing dwelling, layout and position on site we have proposed an extension to the existing bedroom 03 on the ground storey. The proposed extension extends over the 2.0m side building line with 220mm, the portion protruding over the 2.0m side building line is a solid brick wall, with the proposed new window within the permitted building area. The single storey addition has no impact on the adjoining neighbours privacy and or impact negative impact on their property. Refer to drawing I 0349/03/08.

3. New proposed bay window / extension to existing living room;

The proposed new bay window to replace the existing open balcony, which had access from a 4-panel sliding door. We proposed to remove the sliding door, demolish the existing open balcony and build a new bay window to great more indoor area within the existing living area. The additional space is required as the dwelling to be used as a permanent residence. The proposed new bay window provides more privacy to the adjoining neighbour (Erf 1504), as we proposed a solid brick wall on the east end of the new bay window. The bay window does not intrude into the neighbours privacy as it faces the existing single garage of adjoining property. Refer to drawing I 0349/03/09.

4. New proposed open balcony on first storey;

We propose a new open balcony on the first storey, over footprint of existing living room on ground storey. A 1.0m high solid balustrade wall is proposed to the neighbour side (east) to allow for privacy to both properties. The proposed balcony is to be used to for the sea view (south facing). The proposed balcony does not intrude into the adjoining neighbours privacy, as it overlook a single storey garage structure and not onto outdoor living spaces or into indoor living spaces. Refer to drawing I 0349/03/09

5. New proposed pergola structure;

The proposed new pergola structure is a steel structure, with a minimal impact on the aesthetics of the existing dwelling. With the dwelling being located at the end of a cul-de-sac and the pergola protruding over the 4.0m street building line it has no impact on any neighbours, visual impact on vehicles or cause obstruction of any kind. Refer to drawing I 0349/03/10.

B) CHARACTER OF THE ENVIRONMENT:

Erf 1430 falls within a residential estate with most properties registered as Single Residential 1 (SR1). Current Zoning scheming restrictions imposed on Erf 1430 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 with no architectural and or heritage significance with average erf sizes of 350m² - 860m².

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 alterations made to the existing dwelling have no negative impact on any of the adjoining and surrounding properties.

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.

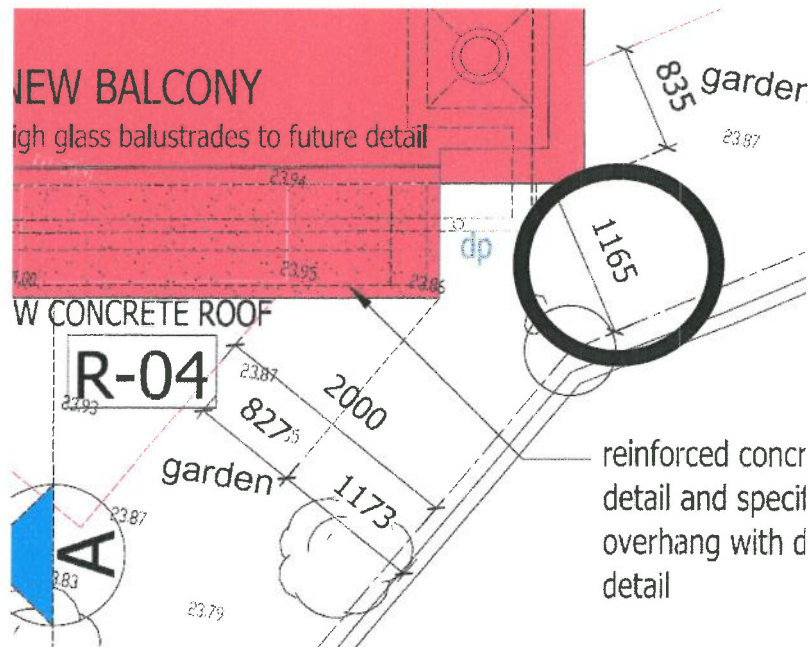
G) PLANNING PRINCIPLES

Not applicable to current application.

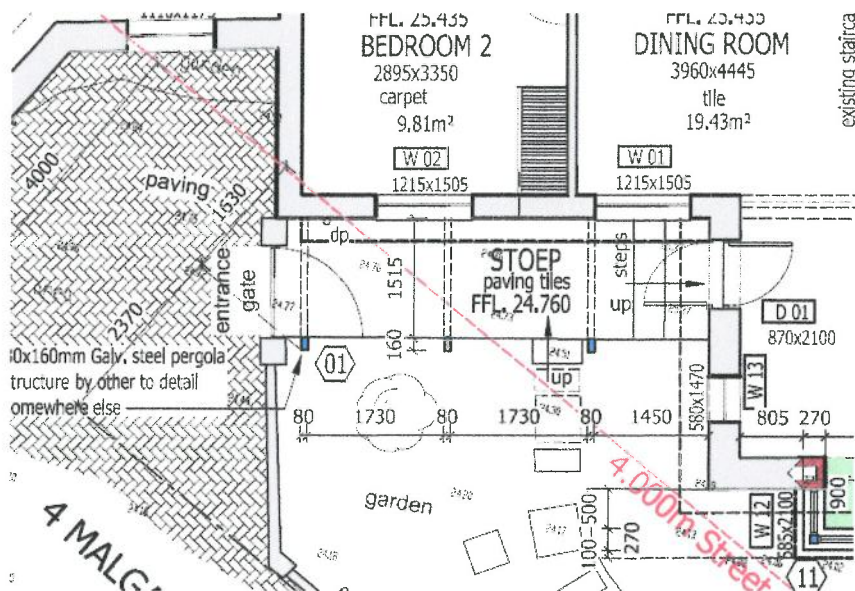
I / we would like to obtain approval and permission as required from Overstrand Town Planning Department to proceed with submission to Building Control Department for building plan approval for the building work as per drawings attached.

REFER TO NEXT PAGE

4. **Permanent relaxation** on the 2.0m side building line from **2.0m to 1.165m** to accommodate the new proposed open balcony on first storey.



5. **Permanent relaxation** on the 4.0m street building line from **4.0m to 2.370m** to accommodate the new proposed pergola structure.



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

MUNICIPAL REQUIREMENTS AND THOSE OF OTHER AUTHORITIES ARE TO BE CHECKED AND ALL DIMENSIONS AND LOCATIONS ARE TO BE CHECKED ON THE SITE BEFORE COMMENCING WORK. FIGURED DIMENSIONS TO BE TAKEN IN REFERENCE TO SCALED MEASUREMENTS AND NOT TO THE DIMENSIONS SHOWN ON THIS DRAWING IS THE PROPERTY OF SMART SOLUTION ARCHITECTURE AND COPYRIGHT THEREOF IS RESERVED BY THEM.

VARIAIONS:
REV NO. DATE: 01 29-03-2021
DESCRIPTION: MINOR AMENDMENTS

NOTES:
ALL DRAWINGS MUST BE READ IN CONNECTION WITH EACH OTHER.
NOTE ALL LEVEL SHOWN ON THIS DRAWING ARE IN ACCORDANCE TO SITE CONDITIONS.
ALL DRAWING TO BE READ IN CONNECTION WITH ENERGY USAGE ASSESSMENT / REPORT.

BOUNDARY WALLS & STRUCTURES:
NOTE: NO WALL, FOUNDATION OR BUILDING WORK WILL PRIORITISE OVER BRG BOUNDARY LINE.

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)	1/1a

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 SAAT
1501/1502/1503/1504/1505/1506/1507/1508/1509/1510/1511/1512/1513/1514/1515/1516/1517/1518/1519/1520/1521/1522/1523/1524/1525/1526/1527/1528/1529/1530/1531/1532/1533/1534/1535/1536/1537/1538/1539/1540/1541/1542/1543/1544/1545/1546/1547/1548/1549/1550/1551/1552/1553/1554/1555/1556/1557/1558/1559/1560/1561/1562/1563/1564/1565/1566/1567/1568/1569/1570/1571/1572/1573/1574/1575/1576/1577/1578/1579/1580/1581/1582/1583/1584/1585/1586/1587/1588/1589/1590/1591/1592/1593/1594/1595/1596/1597/1598/1599/1600/1601/1602/1603/1604/1605/1606/1607/1608/1609/1610/1611/1612/1613/1614/1615/1616/1617/1618/1619/1620/1621/1622/1623/1624/1625/1626/1627/1628/1629/1630/1631/1632/1633/1634/1635/1636/1637/1638/1639/1640/1641/1642/1643/1644/1645/1646/1647/1648/1649/1650/1651/1652/1653/1654/1655/1656/1657/1658/1659/1660/1661/1662/1663/1664/1665/1666/1667/1668/1669/1670/1671/1672/1673/1674/1675/1676/1677/1678/1679/1680/1681/1682/1683/1684/1685/1686/1687/1688/1689/1690/1691/1692/1693/1694/1695/1696/1697/1698/1699/1700/1701/1702/1703/1704/1705/1706/1707/1708/1709/1710/1711/1712/1713/1714/1715/1716/1717/1718/1719/1720/1721/1722/1723/1724/1725/1726/1727/1728/1729/1730/1731/1732/1733/1734/1735/1736/1737/1738/1739/1740/1741/1742/1743/1744/1745/1746/1747/1748/1749/1750/1751/1752/1753/1754/1755/1756/1757/1758/1759/1760/1761/1762/1763/1764/1765/1766/1767/1768/1769/1770/1771/1772/1773/1774/1775/1776/1777/1778/1779/1780/1781/1782/1783/1784/1785/1786/1787/1788/1789/1790/1791/1792/1793/1794/1795/1796/1797/1798/1799/1800/1801/1802/1803/1804/1805/1806/1807/1808/1809/1810/1811/1812/1813/1814/1815/1816/1817/1818/1819/1820/1821/1822/1823/1824/1825/1826/1827/1828/1829/1830/1831/1832/1833/1834/1835/1836/1837/1838/1839/1840/1841/1842/1843/1844/1845/1846/1847/1848/1849/1850/1851/1852/1853/1854/1855/1856/1857/1858/1859/1860/1861/1862/1863/1864/1865/1866/1867/1868/1869/1870/1871/1872/1873/1874/1875/1876/1877/1878/1879/1880/1881/1882/1883/1884/1885/1886/1887/1888/1889/1890/1891/1892/1893/1894/1895/1896/1897/1898/1899/1900/1901/1902/1903/1904/1905/1906/1907/1908/1909/1910/1911/1912/1913/1914/1915/1916/1917/1918/1919/1920/1921/1922/1923/1924/1925/1926/1927/1928/1929/1930/1931/1932/1933/1934/1935/1936/1937/1938/1939/1940/1941/1942/1943/1944/1945/1946/1947/1948/1949/1950/1951/1952/1953/1954/1955/1956/1957/1958/1959/1960/1961/1962/1963/1964/1965/1966/1967/1968/1969/1970/1971/1972/1973/1974/1975/1976/1977/1978/1979/1980/1981/1982/1983/1984/1985/1986/1987/1988/1989/1990/1991/1992/1993/1994/1995/1996/1997/1998/1999/2000/2001/2002/2003/2004/2005/2006/2007/2008/2009/2010/2011/2012/2013/2014/2015/2016/2017/2018/2019/2020/2021/2022/2023/2024/2025/2026/2027/2028/2029/2030/2031/2032/2033/2034/2035/2036/2037/2038/2039/2040/2041/2042/2043/2044/2045/2046/2047/2048/2049/2050/2051/2052/2053/2054/2055/2056/2057/2058/2059/2060/2061/2062/2063/2064/2065/2066/2067/2068/2069/2070/2071/2072/2073/2074/2075/2076/2077/2078/2079/2080/2081/2082/2083/2084/2085/2086/2087/2088/2089/2090/2091/2092/2093/2094/2095/2096/2097/2098/2099/2100/2101/2102/2103/2104/2105/2106/2107/2108/2109/2110/2111/2112/2113/2114/2115/2116/2117/2118/2119/2120/2121/2122/2123/2124/2125/2126/2127/2128/2129/2130/2131/2132/2133/2134/2135/2136/2137/2138/2139/2140/2141/2142/2143/2144/2145/2146/2147/2148/2149/2150/2151/2152/2153/2154/2155/2156/2157/2158/2159/2160/2161/2162/2163/2164/2165/2166/2167/2168/2169/2170/2171/2172/2173/2174/2175/2176/2177/2178/2179/2180/2181/2182/2183/2184/2185/2186/2187/2188/2189/2190/2191/2192/2193/2194/2195/2196/2197/2198/2199/2200/2201/2202/2203/2204/2205/2206/2207/2208/2209/2210/2211/2212/2213/2214/2215/2216/2217/2218/2219/2220/2221/2222/2223/2224/2225/2226/2227/2228/2229/2230/2231/2232/2233/2234/2235/2236/2237/2238/2239/2240/2241/2242/2243/2244/2245/2246/2247/2248/2249/2250/2251/2252/2253/2254/2255/2256/2257/2258/2259/2260/2261/2262/2263/2264/2265/2266/2267/2268/2269/2270/2271/2272/2273/2274/2275/2276/2277/2278/2279/2280/2281/2282/2283/2284/2285/2286/2287/2288/2289/2290/2291/2292/2293/2294/2295/2296/2297/2298/2299/2300/2301/2302/2303/2304/2305/2306/2307/2308/2309/2310/2311/2312/2313/2314/2315/2316/2317/2318/2319/2320/2321/2322/2323/2324/2325/2326/2327/2328/2329/2330/2331/2332/2333/2334/2335/2336/2337/2338/2339/2340/2341/2342/2343/2344/2345/2346/2347/2348/2349/2350/2351/2352/2353/2354/2355/2356/2357/2358/2359/2360/2361/2362/2363/2364/2365/2366/2367/2368/2369/2370/2371/2372/2373/2374/2375/2376/2377/2378/2379/2380/2381/2382/2383/2384/2385/2386/2387/2388/2389/2390/2391/2392/2393/2394/2395/2396/2397/2398/2399/2400/2401/2402/2403/2404/2405/2406/2407/2408/2409/2410/2411/2412/2413/2414/2415/2416/2417/2418/2419/2420/2421/2422/2423/2424/2425/2426/2427/2428/2429/2430/2431/2432/2433/2434/2435/2436/2437/2438/2439/2440/2441/2442/2443/2444/2445/2446/2447/2448/2449/2450/2451/2452/2453/2454/2455/2456/2457/2458/2459/2460/2461/2462/2463/2464/2465/2466/2467/2468/2469/2470/2471/2472/2473/2474/2475/2476/2477/2478/2479/2480/2481/2482/2483/2484/2485/2486/2487/2488/2489/2490/2491/2492/2493/2494/2495/2496/2497/2498/2499/2500/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MANICIPAL REQUIREMENTS AND THOSE OF OTHER AUTHORITIES MUST BE ADHERED TO. CONTRACTORS AND SUB-CONTRACTORS ARE TO BE ADVISED TO CHECK ALL DIMENSIONS AND TO BE TAKEN IN PREFERENCE TO SCALED MEASUREMENTS AND DIMENSIONS. THE DESIGN OF THIS DRAWING IS THE PROPERTY OF SMART SOLUTION ARCHITECTURE AND COPYRIGHT THEREOF IS RESERVED BY THEM.

VARIATIONS:

REV NO. / DATE:	DESCRIPTION:
01 / 29-03-2021	MINOR AMENDMENTS

DRAWING STAGE:

COUNCIL SUBMISSION	<input checked="" type="checkbox"/>
DEPARTURE APPLICATION	<input checked="" type="checkbox"/>
SKETCH PROPOSAL	<input type="checkbox"/>
TENDER DRAWING	<input type="checkbox"/>
WORKING DRAWING	<input type="checkbox"/>

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) / RA	

ZONE APPLICABLE:

SINGLE RESIDENTIAL (GR1)	<input checked="" type="checkbox"/>
TOWN HOUSING - ZONE 1 (GR1)	<input type="checkbox"/>
TOWN HOUSING - ZONE 2 (GR2)	<input type="checkbox"/>
FLATS - ZONE 3 (GR3 and DR4)	<input type="checkbox"/>
LESS FORMAL DEVELOPMENT (LFD)	<input type="checkbox"/>

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Members of SACAP / CIA / and SAAT
MEMBER OF THE SOUTH AFRICAN ARCHITECTURAL BOARD
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D Swart: 079 694 1728 dswart@smart.co.za
Mail: Colleen 104, Hemel & Aarde Estate, Hermanus, 7200

PROJECT NAME:
ALTERATIONS AND ADDITION
HOUSE KLEYNHANS
ERF 1430
4 MALGAS STREET
VERMONT
7201

DWG TITLE:
PERGOLA STRUCTURE

DATE:
16-04-2021

DRAWN BY:
D SWART

CHECKED BY:
D SWART

DRAWING SCALE:
AS SHOWN

DRAWING NO.:
I 0349/A3/10

REV NO.:
0

NOTES:
ALL DRAWINGS MUST BE READ IN CONJUNCTION WITH EACH OTHER. NOTE ALL LEVELS SHOWN IN THIS DRAWING ARE IN METERS UNLESS OTHERWISE STATED.
ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENERGY USAGE ASSESSMENT / REPORT

BOUNDARY WALLS & STRUCTURES:
NOTE: NO WALL, FOUNDATION OR BUILDING WORK WILL PENETRATE OVER ERF BOUNDARY LINE.
- 8.0m HEIGHT RESTRICTION 32.50

new flue pipe & cowl
refer to construction notes for roof finish and roof construction specifications
50x228mm treated SA pine beam to match the existing dwelling ground storey FFL
first storey FFL

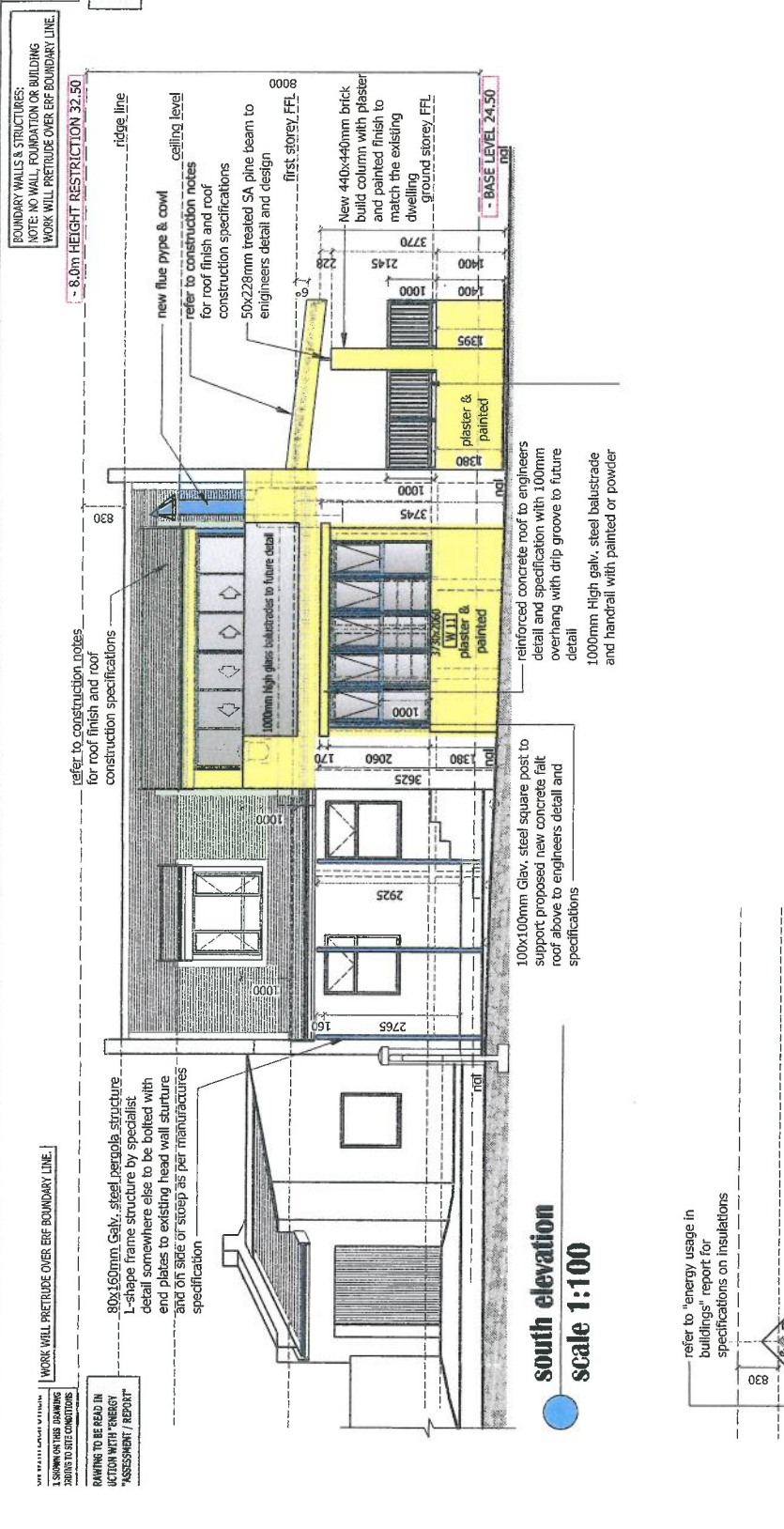
plaster & painted
plaster & painted
plaster & painted
plaster & painted

100mm high galv. steel pergola structure
support proposed new concrete fall roof above to engineers detail and detail

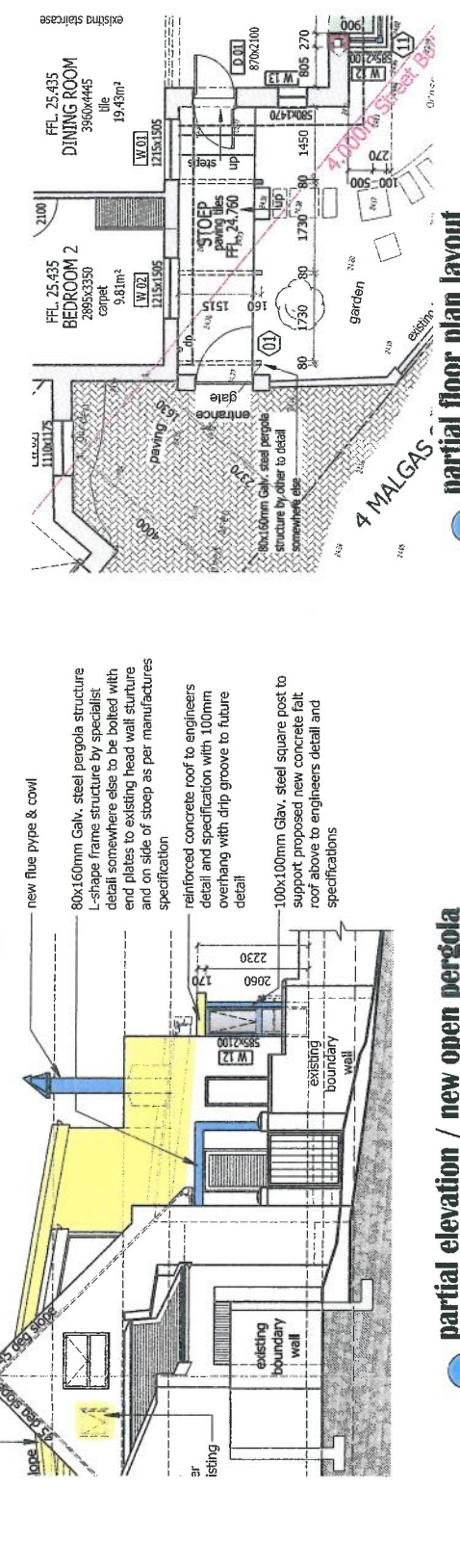
100x100mm Galv. steel square post
to support proposed new concrete fall roof above to engineers detail and specifications

reinforced concrete roof to engineers detail and specification with 100mm overhang with drip groove to future detail

1000mm High galv. steel balustrade
and handrail with painted or powder



south elevation
scale 1:100



partial floor plan layout
scale 1:100

partial elevation / new open pergola
scale 1:100