

ERF 2730, 11 BLOUGANS STREET, GANSBAAI, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: ME PLANNERS ON BEHALF OF SL & PB JENNEKER

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amended By-Law on Municipal Land Use Planning, 2020 (By-law) that an application has been received for a departure in terms of Section 16(2)(b), applicable to the above-mentioned property for the following:

- relaxation of the south street building line from 4m to 2.5m; and
- relaxation from the eastern street building line from 4m to 1.25m and 0.36m to accommodate a single garage on the western side of the building.

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 and at the Gansbaai Library, Main Road, Gansbaai.

Any written comments must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) on or before **29 October 2021**, quoting your name, address and contact details, interest in the application and reasons for comment. Telephonic enquiries can be made to **Mr SW van der Merwe** 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 2730, BLOUGANSSTRAAT 11, GANSBAAI, OVERSTRAND MUNISIPALE AREA: AANSOEK OM AFWYKING : ME PLANNERS NAMENS SL & PB JENNEKER

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigings Verordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek om afwyking ingevolge Artikel 16(2)(b), van toepassing op bogenoemde eiendom vir die volgende:

- verslapping van die suidelike straatboulyn vanaf 4m na 2.5m; en
- verslapping van die oostelike straatboulyn vanaf 4m na 1.25m en 0.36m om die oprigting van 'n enkel motorhuis aan die weste kant van die gebou 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 en by die Gansbaai Biblioteek, Hoofweg, Gansbaai.

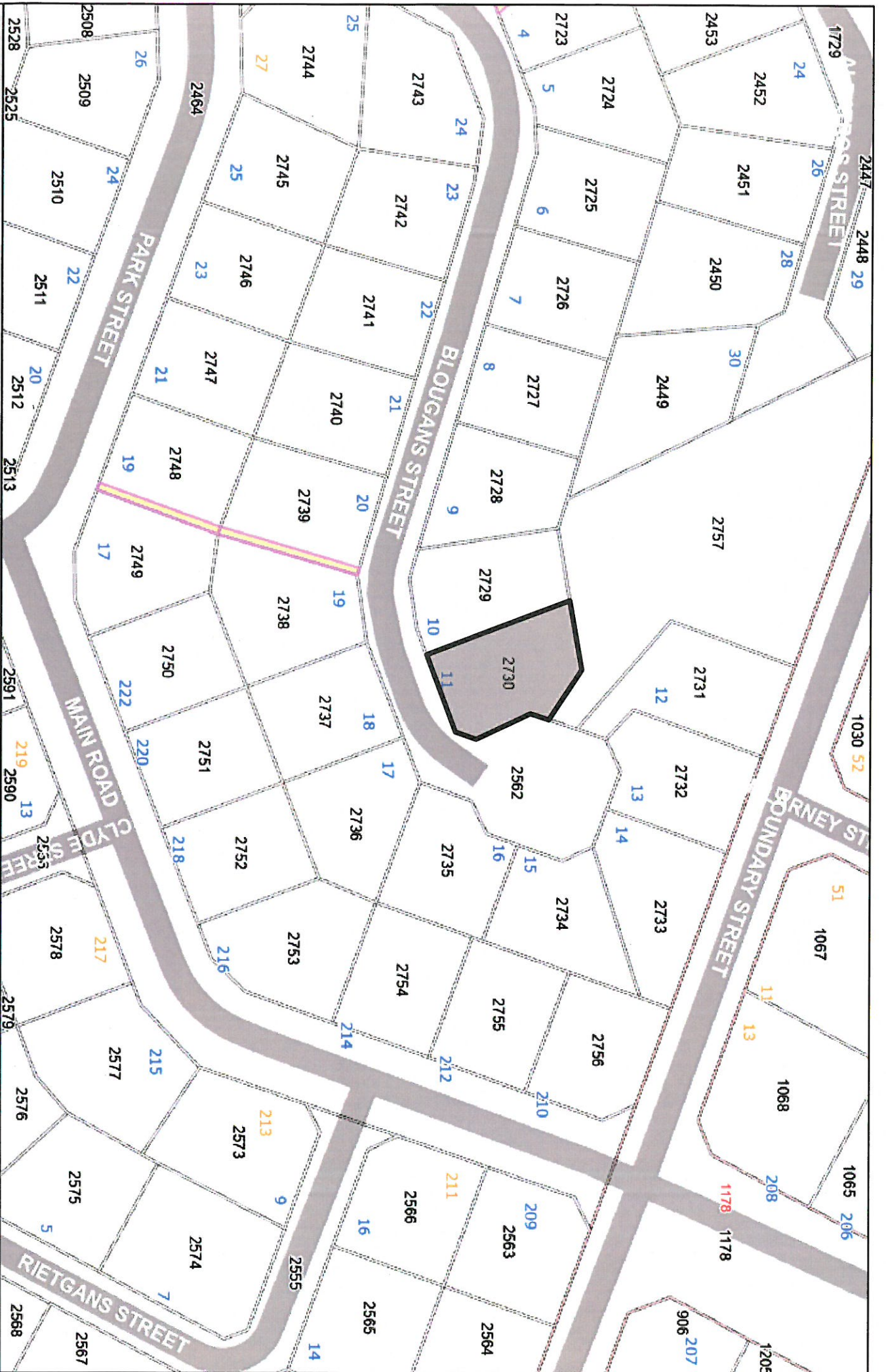
Enige skriftelike kommentaar moet ingevolge die bepalinge van Artikels 51 en 52 van die Verordening ingedien word en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) bereik voor of op **29 Oktober 2021**, met u naam, adres en kontakbesonderhede, belang in die aansoek, sowel as die redes vir kommentaar. Telefoniese navrae kan gerig word aan **Mnr SW van der Merwe** 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 2730, 11 BLOUGANS STREET, GANSBAAI, UMMANDLA KAMASIPALA WASE-OVERSTRAND: ISICELO SOPHAMBUKO: ME PLANNERS EGAMENI LE-SL & PB JENNEKER

Isaziso sinikwa ngokwemiqathango yeCandelo 48 loMthetho kaMasipala oLungisiweyo woMasipala wase- Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala), sokokuba isicelo sifunyenwe sophambuko ngokwemiqathango yeCandelo 16(2)(b), elisebenza kwipropati echazwe ngasentla elungiselelwe okulandelayo:

- ukunyenysiswa komda wesakhiwo esisecaleni ngasezantsi ukususela kwi-4m ukuya kwi-2.5m; kunye
- nokunyenysiswa komda wesakhiwo ongasesimalatweni ngasempuma ukususela kwi-4m ukuya kwi-1.25m kunye ne-0.36m ukulungiselela igaraji yemoto enye kwicala lasentshona lesakhiwo.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: Town Planning, 16 e-Paterson Street, e-Hermanus, kunye neThala lencwadi e-Gansbaai, Main Road, e-Gansbaai. 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) ngomhla okanye ngaphambi komhla wama- **29 uOktoba 2021**, unike igama lakho, idilesi neenkukacha zonxibelelwano lwakho, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umnxeba **kuMnu SW van der Merwe** kule nombolo 028-313-8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvalwa. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loCwangciso lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe



ERF 2730, 11 BLOOGANS STREET, GANSBAAI

MEMORANDUM

APPLICATION FOR DEPARTURES: ERF 2730: 11 BLOUGANS STREET: PEARLY BEACH: GANSBAAI: OVERSTRAND MUNICIPALITY: DIVISION CALEDON: PROVINCE OF WESTERN CAPE

1. INTRODUCTION:

This introduction serves as a short summary of the application before the necessary proposals and motivations are presented.

- 1.1 Applicant: ME Planners Town and Regional Planner
P.O.Box 552
Hermanus
7200
- 1.2 Power of Attorney: Power of Attorney has been rendered to ME Planners Town and Regional Planner to lodge this Application for a Departure in terms of Section 16(2) (b) read with Section 20(1) (a) of the Overstrand Municipality By-law on Municipal Land Use Planning (2020).
- 1.3 Property: Erf 2730, Pearly Beach (hereafter referred to as “the site of application” or “the property”)
- 1.4 Street address: 11 Blougans Street, Pearly Beach, Gansbaai.
- 1.5 Locality: Erf 2730 is situated on the Northern and Western sides of Blougans Street, abutting Erf 2729 on the Western and Erf 2757 - a public Open Space - on the northern sides respectively.

➤ **Locality Plan: Attachment ‘A’**

2. OVERVIEW OF APPLICATION:

Application for Departures in terms of Section 16(2) (b), read with Section 20(1) (a) of the By-Law (departures as set out below).

(Refer to the layout plans attached to the application.)

The property is currently developed with a partially double storeyed Residential Dwelling House, without out-buildings.

The departure(s) being applied for is for the purpose of accommodating the erection of a single garage on the western side of the building, with entrance from the

southern side. For this purpose the new garage will have to be erected in the area between the existing building and the three sides of Blougans Street on the south-eastern corner facing the building. These distances are as follows:

Southern side: 4,0m which will result in the building being situated more than the required 5,0m from the tarred surface of the street, except for the south-eastern corner which will be 2,500m from the street boundary, but will not interfere with the passing traffic;

Eastern side: 1,25m from the south-eastern boundary; and
0,36m from the north-eastern boundary.

3. GENERAL INFORMATION:

3.1 Title Deed and Property Description

In terms of the Title Deed, No. T 000026435/2021, the property is described as:

Erf 2730 GANSBAAI,
IN THE OVERSTRAND MUNICIPALITY
DISTRICT OF CALEDON
PROVINCE OF THE WESTERN CAPE

IN EXTENT 504 (FIVE HUNDRED AND FOUR) SQUARE METRES

FIRST TRANSFERRED AND STILL HELD BY DEED OF TRANSFER
T54214/2002 WITH GENERAL PLAN SG NUMBER 864/1999 RELATING
THERETO,

The property is registered in the name of:

1. STUART LLEWELLYN JENNEKER
Identity Number 5008 17 5113 08 1
Married out of Community of Property
2. PATRICIA BRIDGID JENNEKER
Identity Number 560112 0102 08 2
Married out of Community of Property

their heirs, executors, administrators or assigns, in full and free property.

3.2 Bond/s

The property is not encumbered by a bond.

3.3 Current Zoning Status

Erf 2730 Pearly Beach, (11 Blougans Street) is zoned Residential Zone 1: Single Residential (SR1); thus for residential purposes only.

➤ **Zoning Plan: Attachment 'B'**

3.4 Existing Development on the Property

The property was purchased, with the house at the current location on the property.

Building plans for the planned new addition of a single garage will be submitted for approval.

4. DEVELOPMENT PARAMETERS:

In accordance with Chapter 17.1 of Schedule 2: Overstrand Municipality Land Use Scheme, 2020, the following Development Parameters are applicable:

4.1 Coverage: 50%

With an erf size of 504m², the development has coverage of 22.12%

4.2 Building lines:

As specified in Schedule 2: Overstrand Municipality Land Use Scheme, 2020.

4.3 Access:

The present access to the property is from Blougans Street and will provide safe access to and exit from the proposed development.

5. DESIRABILITY:

When considering this application, the desirability can be measured against the following facts:

The existing as well as the future character of the area;

- Traffic generation and access;
- The impact on services; as well as
- The character of the area.

5.1 Traffic generation and access:

The low level of traffic generated by this planned single garage will have no significant effect on the existing and surrounding street network and the traffic flow patterns around the site will not be affected at all. Access will remain from Blougans Street.

The fact that the property is situated in a cul-de-sac is a plus factor for this application concerning the traffic is concerned. **Drive through traffic is a minimum.** On the locality plan it can be clearly seen that only 8 plots can possibly be affected by the entrance and exit of the proposed garage from Blougans Street. (These are erven 2731 - 2737 and erf 2729)

The application was discussed with the Roads Department of the Municipality. They indicated that they could not foresee any problems with access from Blougans Street, but made the following 2 recommendations:

1. If the garage's front door is retained in the current position, that the owner of the erf accesses at the furthest point from the beginning of the turning circle.

2. However, the Department of Roads would prefer to have access from behind the proposed garage. In other words, that the front of the garage is moved to the north side of the house.

5.2 **Services:**

The site is fully serviced as it is located in an existing township with the result that all municipal services are available.

5.3 **Character of Area:**

The area, in which the site is located, is characterized by predominantly residential uses.

➤ ***Zoning Plan: Attachment 'B'***

The proposed new single garage is not regarded as being undesirable and will not have any detrimental impact on the rights of surrounding property owners nor the existing built environment in future.

It is regarded as the most effective location for a garage as it forms part of the existing building which results in the footprint of the building being more compact and more desirable as far as the public open space next door, is concerned.

The owner's instruction to the draftsman was that he wanted the locality of the single garage to be placed in such a way that it should be part of the house - especially part of the kitchen, but keep the windows to face north. The reason for this was from a practical point of view and also with a safety aspect in mind. They want to be able to, when they e.g. come back from a shopping trip, to be able to move directly from the garage into the house.



BALCONY
TOWARDS THE
NORTH

As can be seen on the building plans, the balcony on the northern side is overlooking the sea. It is the intention then to build the proposed garage on the eastern side of the existing house in order to keep the vastness of the erf towards the northern side.

PHOTO SHOWING THE HOUSE DIRECTLY FROM THE SOUTHERN SIDE



8. RELEVANT POLICIES AND STUDIES:

8.1 Coastal Zone Policy for the Western Cape

The aim of the Policy is to give guidance regarding the sustainable development and management of the Western Cape coastline.

It is therefore a given that the proposed development will have no impact on the principles of the Policy.

8.2 The Heritage Survey, 2009

The objective of the heritage survey was to identify properties within Hermanus area that has historical significance and that should therefore be protected.

Pearly Beach is a new township development in the Gansbaai area and therefore there are no buildings older than sixty years.

In the light of the foregoing it is not considered necessary to apply for Heritage approval to make the proposed changes to the building.

8.3 Overstrand Municipality Zoning Scheme (2020)

Land uses in the area and on the site of application are being regulated and controlled by the revised Overstrand Municipality Zoning Scheme to be known as Schedule 2: Overstrand Municipality Land Use Scheme, 2020.

In terms of the said Town Planning Scheme together with Forward Planning Documentation, the application is in line with other policy documents, (e.g. Overstrand SDF).

Building plans will be submitted to the satisfaction of the Overstrand Local Municipality, as the controlling authority.

8.4 Overstrand Spatial Development Framework (2020)

In terms of this SDF, all housing developments should be planned within the context of creating sustainable human settlements.

The framework also encourages the design and construction of new developments of existing buildings to be based on low environmental impact design principles. The design and proposal for the single garage is in line with this principle.

8.5 PSDF

The purpose of the PSDF is to give expression to the national and provincial development agendas for land development and serves as a basis for coordinating, integrating and aligning national and provincial programmes. It also aims to communicate the spatial development intentions of the government to the private sector.

The following aims underpin the PSDF, together with explanations of how the proposed development will be in line therewith.

“Capitalise and preserve unique local built form and natural typologies, character and heritage.”

The application will not disturb the local built form as it aims to only enhance the present use of the property by adding on a garage for the family – a minor addition to the existing building.

“Promote urban rather than suburban model: avoid further fragmentation of townships.”

The proposed development will not lead to a fragmentation of the area.

“Focus on creating connections to economic and social opportunity to promote spatial and socio-economic integration.”

The proposed development will not change the character of Pearly Beach at all.

“Cluster all social facilities and complementary activities.”

Nothing will change as far as the variety of business activities in the area is concerned.

8.6 SDF (2020)

The objective of the SDF is to formulate strategic policy guidelines and proposals which are spatially based, through which the needs, changes and growth in the area can be managed to the benefit of the inhabitants and the environment of the Overstrand Municipality.

The following objectives are used to test whether the proposed development will be in line with the aims of the SDF

“To provide an environmentally and economically sustainable bulk service infrastructure and road transport network.”

The proposed development is already connected to all services and no extra services will be required.

“To ensure that on-going pressure and its spatial implications are managed in a sustainable manner that protects the unique character of the existing cultural landscapes and the place-specific character and form of the existing settlement pattern.”

The proposal will not change anything in the existing cultural landscape and the character and form of the existing settlement pattern.

“Restrict development within the carrying capacity limitation of the natural resources.”

The proposal will not change anything in the carrying capacity limitation of the natural resources.

“To improve the aesthetic quality of the built environment.”

The proposed addition to the existing building will not affect the aesthetical quality of the built environment negatively.

8.7 GROWTH MANAGEMENT STRATEGY

The purpose of the GMS is to improve the Overstrand Municipality’s overall environmental sustainability by enhancing the quality and efficiency of the built environment.

The following core objectives of the strategy will be used to test the suitability of the proposed development.

“Ensure optimal land use planning and the efficient use of infrastructure, services, facilities and land.”

The proposal seeks to make optimal use of the erf and will result in more efficient use of the infrastructure.

“Contribute to place making and the development of attractive and safe urban environments.”

The proposed development will definitely contribute to place making and a more attractive property.

“Ensure that the scale and character (in terms of bulk, height and architectural styling) of the higher density areas are appropriate to the immediate context.”

The proposed development will not be much of an extension with the result that the coverage will still be much the same as at present and not lead to further densification of the area. The coverage in this case is a mere 22.12% of the allowable 50%.

9. PLANNING PRINCIPLES

The application has also been analysed for consistency with the planning principles prescribed by the Spatial Planning and Land Use Management Act, 2013 (SPLUMA) and also the Western Cape Land Use Planning Act, 2014 (LUPA) and the following conclusions were made:

(a) Spatial Justice which refers to the need for redressing the past apartheid spatial development imbalances and aim for equity in the provision of access opportunities, facilities, services and land.

Possible results of the development

The proposed consent use will not in any way contribute to the perpetuation of past apartheid spatial development imbalances as the proposed development will take place on an existing developed property which can be bought by any person in the Country.

The densification proposals made for Pearly Beach by the OGMS, will contribute to the enhancement of nodal points within the settlement and also encourage the integration of Eluxolweni with Pearly Beach as advocated by SPLUMA

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

Possible results of the development

The proposed development will take place within the urban edge and will therefore have no impact on agricultural land, environmentally sensitive areas and biodiversity rich areas. The application can thus be deemed to be spatially sustainable.

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

Possible results of the development

The proposed development is not intended as a new settlement development and caters specifically for the benefit of the family.

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

Possible results of the development

The proposed development will not lead to any economical and/or environmental shocks as it will be basically a private development.

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

Possible results of the development

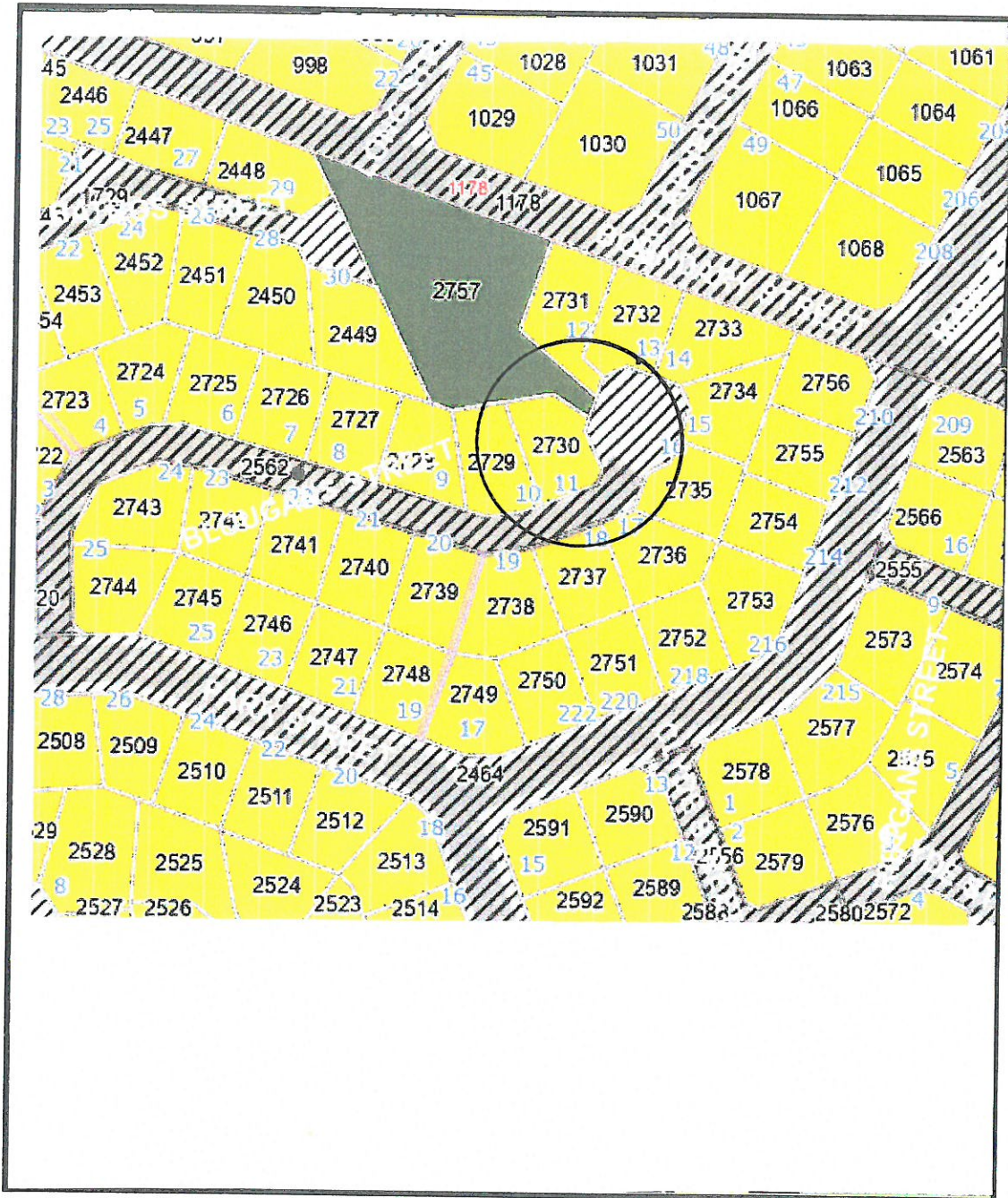
Consultative practices are being followed in this application as it is done in consultation with the Planning Department of the Municipality who will deal with the application in such a manner that the inhabitants of the area is taken into consideration, especially regarding access to and egress from the property.

10. SUMMARY AND CONCLUSION

- 10.1 The proposed development, apart from personal reasons, is an attempt by the client to bring about a development that will add value to the area.
- 10.2 The existing as well as the future character of the area will not be adversely affected should the application be approved.
- 10.3 The traffic flow pattern in the area will not be affected.
- 10.4 Services will not be affected adversely.
- 10.5 The prescribed standards and conditions for the existing zoning of the erf are adequately addressed and will not be adversely affected through the approval of the application.
- 10.6 It is recommended that the application as set out above be considered favourably, because town planning is not only the planning and design of new buildings, but also the principle of making the building attractive and convenient for the people who live there.

SEPTEMBER 2021

ZONING/LAND USE PLAN: ERF 2730: PEARLY BEACH

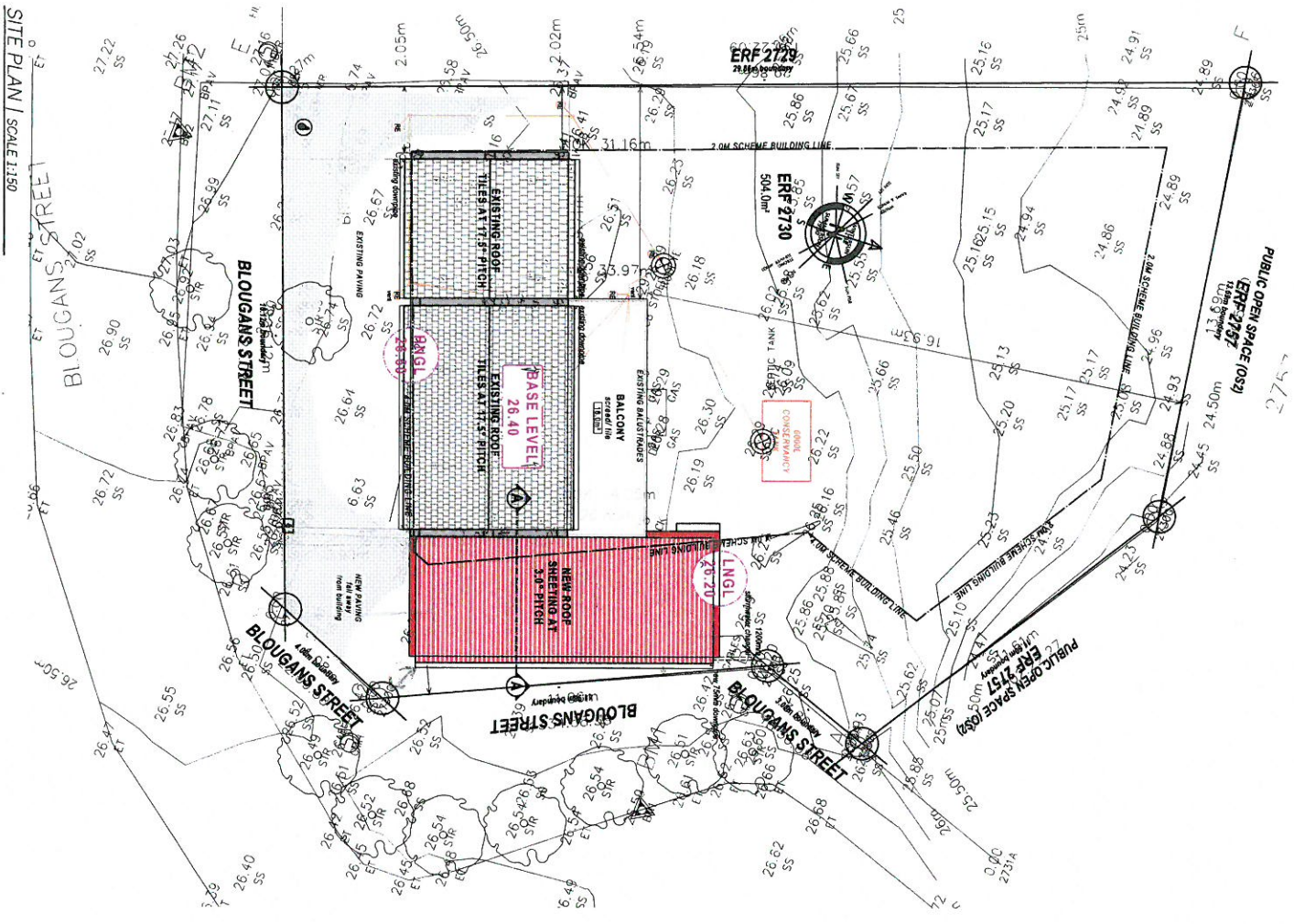


LEGEND:

	RESIDENTIAL ZONE 1
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ME PLANNERS
 cell: +27 83 456 4064
 e-mail: meplanners@whalemail.co.za



SURFACE AREA	
ERF SIZE	= 504.0m ²
EXISTING GROUND FLOOR	= 75.8m ²
EXISTING FIRST FLOOR	= 35.8m ²
EXISTING BALCONY	= 18.0m ²
NEW GARAGE	= 35.7m ²
TOTAL SURFACE AREA	= 183.3m²
COVERAGE	
ALLOWABLE - 50%	= 252.0m ²
EXISTING GROUND FLOOR	= 15.04%
EXISTING FIRST FLOOR (N/A)	= 7.10%
EXISTING BALCONY (N/A)	= 3.37%
NEW GARAGE	= 7.89%
TOTAL COVERAGE	= 22.17%

GENERAL NOTES

01. Drawings must not be scaled.
02. All work and quality of materials must comply with SANS 10400 and all other appropriate authorities.
03. Quality of workmanship must be in harmony with the SABS users code with grade 1 building work.
04. Foundation excavation must be treated with SABS approved poison with a 10 year guarantee and must be applied as indicated according to SABS 0724.
05. Concrete foundation surface bed and paving must comply with SABS 0190 and 0161 as well as engineers plans and specifications.
06. Where any surface differences in strip foundations occur, the highest section must be extended over the lowest for a distance as thick as the foundation.
07. Foundation excavation for outside brick walls must not be less than 400mm under the surface of the adjoining finished ground level.
08. 375 micron d.p.c. must be provided in all walls as indicated.
09. Correct width bridleforce must be provided in all brick walls, except if shown otherwise.
10. All brick work in stretcher bond except where shown otherwise.
11. Glazing must be in accordance with S.A.B.S and NBR requirements. Safety glass to be provided to all openings in excess of 1m or within 300mm from ground level.
12. All drain pipe works and material must be according to NBR requirements.
13. Electrical installations must be strictly in accordance with appropriate regulations.
14. All timber roof trusses must be treated with a termite resistant substance.
15. Wall ties shall be installed in any cavity wall in an evenly distributed pattern at a rate of not less than 5 ties per square meter of face area, where the cavity is more than 75mm in width.
16. All external walls to be 280mm cavity walls with 50mm spacing.
17. Provide wall ties 3 per sqm.
18. Provide weepholes every 6 brick courses.

APPROVAL STAMPS



PRINS ARCH

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CLIENT DETAILS

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ERF 2730

11 Blouguans Street

Gansbaai, 7220

073 929 0063

stuart.jenneker@gmail.com

PROJECT INFO

Drawing Number:

JEN-PLB-21/27

Layout Name:

Site plan

Drawing Status:

Municipal Approval

Project Description:

Alterations & Additions

Drawn By:

SE

Checked By:

Martin Prinsloo

Signature

Engineer's Signature

Drawing Scale:

Sheet Size:

File name:

Number of pages

29/06/2021

29/06/2021

29/06/2021

29/06/2021

As Shown

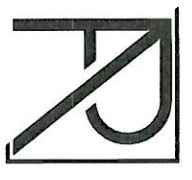
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APPROVAL STAMPS



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CLIENT DETAILS

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PROJECT INFO

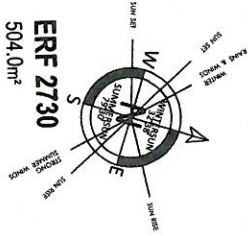
Drawing Number:
JEN-PLB-21/27

Layout Name: Ground Floor Plan
Drawing Status: Municipal Approval
Project Description: Alterations & Additions
Drawn By: SE
Checked By: M. Prinsloo
Date: 29/06/2021

Engineer's Signature: [Signature]
Owner's Signature: [Signature]

Drawing Scale: As Shown
Sheet Size: A3
File name:
Number of pages: **2 of 5**

ERF 2729
29.86m boundary



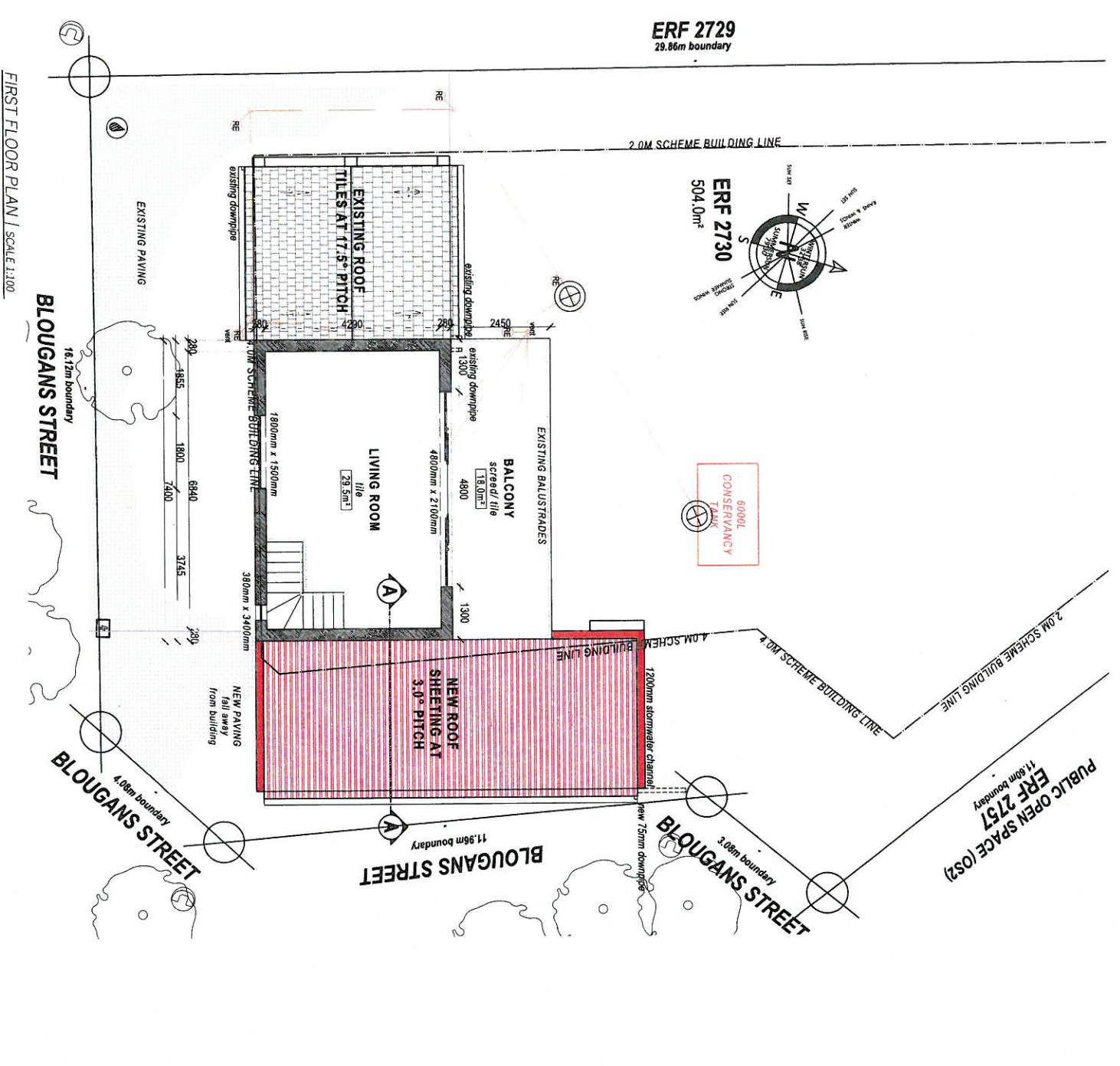
ERF 2730
504.0m²

6000L
CONSERVANCY
TANK

2.0M SCHEME BUILDING LINE

4.0M SCHEME BUILDING LINE
1.0M SCHEME BUILDING LINE

2.0M SCHEME BUILDING LINE
PUBLIC OPEN SPACE (OS2)
ERF 2757
11.69m boundary

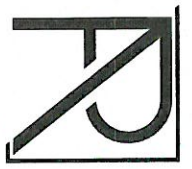


FIRST FLOOR PLAN / SCALE 1:100

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04. Foundation excavation must be treated with SABS approved poison with a 10 year guarantee and must be applied as indicated according to SABS 0124.
05. Concrete foundation, surface bed and paving must comply with SABS 0100 and 0101 as well as engineers plans and specifications.
06. Where any surface differences in slabs foundations occur, the highest section must be extended over the lowest for a distance as thick as the foundation.
07. Foundation excavation for outside brick walls must not be less than 400mm under the surface of the adjoining finished ground level.
08. 375 micron d.p.c. must be provided in all walls as indicated.
09. Correct width brickwork must be provided in all brick walls, except if shown otherwise.
10. All brick work in stretcher bond except where shown otherwise.
11. Glazing must be in accordance with S.A.B.S and NBR requirements. Safety glass to be provided to all openings in excess of 1m or within 300mm from ground level.
12. All drain pipe works and material must be according to NBR requirements.
13. Electrical installations must be strictly in accordance with appropriate regulations.
14. All timber roof trusses must be treated with a termite resistant substance.
15. Wall ties shall be installed in any cavity wall in a regular pattern at a rate of not less than 5 ties per square meter of face area, where the cavity is more than 75mm in width.
16. All external walls to be 280mm cavity walls with 50mm spacing.
17. Provide wall ties 3 per sqm.
18. Provide weepholes every 6 brick courses.

APPROVAL STAMPS



PRINS ARCH

Prinsloo Architectural Studio

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STUART & PATRICIA JENNEKER

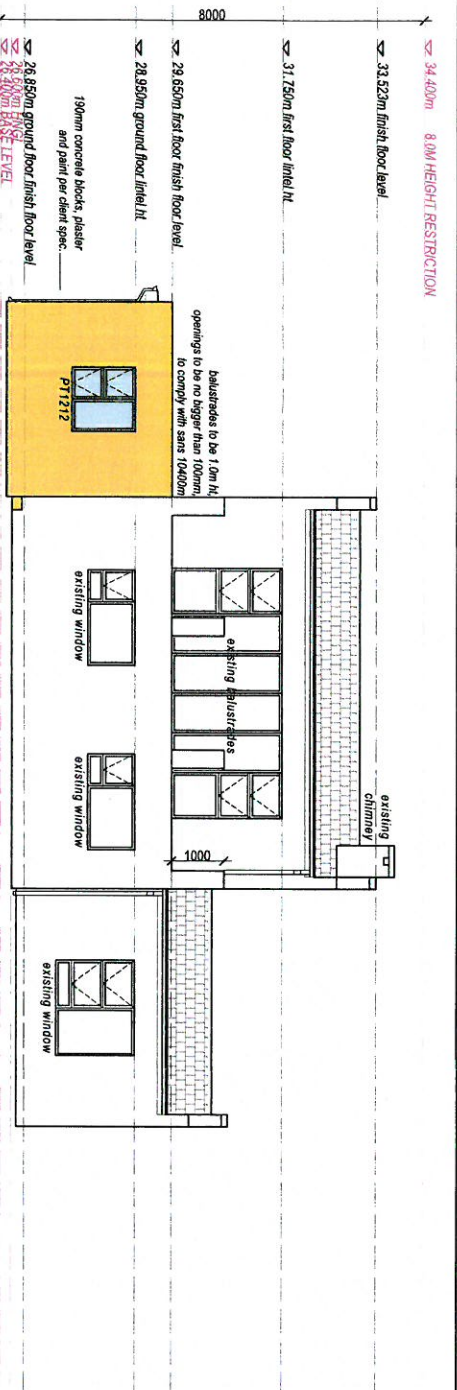
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073 929 0063
stuart.jjenneker@gmail.com

PROJECT INFO

Drawing Number:
JEN-PLB-21/27

Layout Name: First Floor Plan
Drawing Status: Municipal Approval
Project Description: Alterations & Additions
Drawn By: 29/06/2021
SE
Checked By: Martin Prinsloo
29/06/2021
Signature: [Signature] Owner's Signature

Engineer's Signature: [Signature] As Shown
Drawing Scale: A3
Sheet Size: A3
File name:
Number of pages: 3 of 5



NORTH ELEVATION | SCALE 1:100

34.400m 8.0M HEIGHT RESTRICTION

33.520m finish floor level

31.750m first floor finish Ht

28.950m ground floor finish Ht

28.950m first floor finish floor level

28.950m ground floor finish floor level

28.950m first floor finish floor level

28.950m ground floor finish floor level

28.950m first floor finish floor level

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28.950m first floor finish floor level

28.950m ground floor finish floor level

28.950m first floor finish floor level

28.950m ground floor finish floor level

28.950m first floor finish floor level

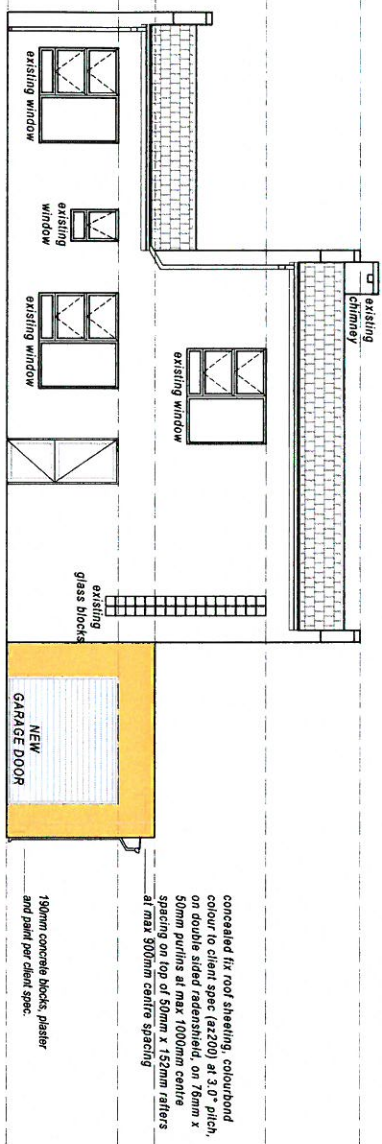
28.950m ground floor finish floor level

28.950m first floor finish floor level

28.950m ground floor finish floor level

28.950m first floor finish floor level

28.950m ground floor finish floor level



SOUTH ELEVATION | SCALE 1:100

34.400m 8.0M HEIGHT RESTRICTION

33.520m finish floor level

31.750m first floor finish Ht

28.950m ground floor finish Ht

28.950m first floor finish floor level

28.950m ground floor finish floor level

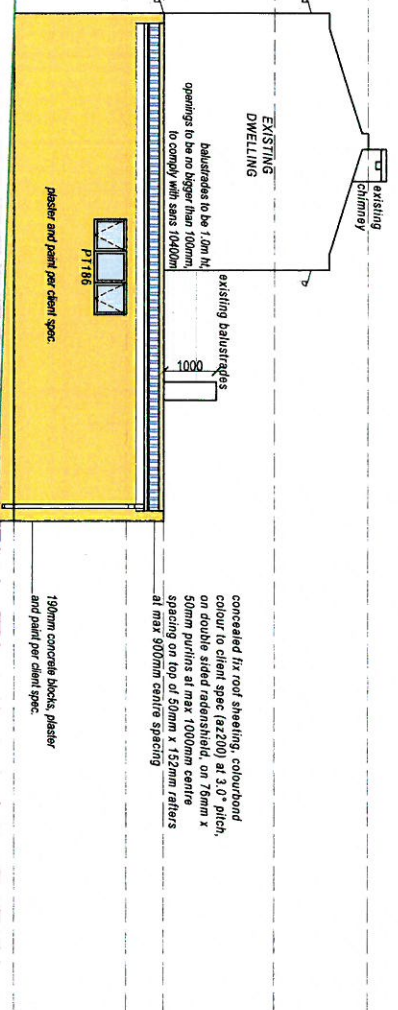
28.950m first floor finish floor level

28.950m ground floor finish floor level

28.950m first floor finish floor level

28.950m ground floor finish floor level

28.950m first floor finish floor level

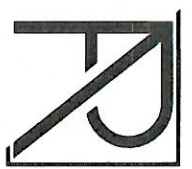


EAST ELEVATION | SCALE 1:100

GENERAL NOTES

01. Drawings must not be scaled.
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05. Concrete foundation, surface bed and paving must comply with SABS 0100 and 0161 as well as engineers plans and specifications.
06. Where any surface differences in strip foundations occur, the highest section must be extended over the lowest for a distance as thick as the foundation.
07. Foundation excavation for outside brick walls must not be less than 400mm under the surface of the adjoining finished ground level. Walls as indicated.
08. 375 micron d.a.c. must be provided in all walls as indicated.
09. Correct width brickwork must be provided in all brick walls, except if shown otherwise.
10. All brick work in stretcher bond except where shown otherwise.
11. Glazing must be in accordance with S.A.B.S and NBR requirements. Safety glass to be provided to all openings in excess of 1m or within 300mm from ground level.
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APPROVAL STAMPS



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PROJECT INFO

Drawing Number:

JEN-PLB-21/27

Layout Name:

Elevations

Drawing Status:

Project Description:

Drawn By:

SE

Checked By:

Martin Prinsloo

Signature

Engineer's Signature

Drawing Scale:

Sheet Size:

File name:

Municipal Approval

Alterations & Additions

29/06/2021

29/06/2021

Owner's Signature

As Shown

A3

GENERAL NOTES

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APPROVAL STAMPS

Layout Name: _____
 Elevation & Section: _____
 Drawing Status: _____
 Project Description: _____
 Drawn By: _____
 SE: _____
 Checked By: _____
 Martin Prinsloo
 Signature: _____
 Owner's Signature: _____

Municipal Approval
 Alterations & Additions
 29/06/2021
 29/06/2021

JEN-PLB-21/27

PROJECT INFO

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