

ERF 1753, 22A GANET ROAD, VERMONT: APPLICATION FOR DEPARTURE AND DETERMINATION OF ADMINISTRATIVE PENALTY: INTERACTIVE TOWN & REGIONAL PLANNING ON BEHALF OF SF & J MARAIS

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 the following:

- Departure in terms of Section 16(2)(b) to relax the northern side building line from 2.0m to 1.71m to accommodate the existing dwelling and replacement of windows; and to relax the southern side building line from 2.0m to 1.44m to accommodate the existing garage, store and replacement of pergola.
- Determination of administrative penalty in terms of Section 16(2)(q) for the unauthorised encroachments on the property.

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 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) loretta@overstrand.gov.za) on or before **12 November 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 in order to formalize their comment.

ERF 1753, GANETSTRAAT 22A, VERMONT: AANSOEK OM AFWYKING EN BEPALING VAN ADMINISTRATIEWE BOETE: INTERACTIVE STADS- EN STREEKSBEPLANNERS NAMENS SF & J MARAIS

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

- Afwyking ingevolge Artikel 16(2)(b) om die noordelike syboullyn vanaf 2.0m na 1.71m te verslap om die bestaande woning en vervanging van vensters te akkommodeer; en om die suidelike syboullyn vanaf 2.0m na 1.44m te verslap om die bestaande motorhuis, stoor en vervanging van pergola te akkommodeer.
- Bepaling van administratiewe boete ingevolge Artikel 16(2)(q) vir ongemagtigde oorskreidings op die eiendom.

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 skriftelike kommentaar moet ingevolge die bepaling van Artikels 51 en 52 van die Verordening ingedien word en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) bereik voor of op **12 November 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** 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 1753 GANET ROAD, VERMONT: ISICELO SOKUPHAMBUKA NOKUGQITYWA KWESOHLWAYO: I- INTERACTIVE TOWN & REGIONAL PLANNING EGAMENI LIKA SF & J MARAIS

Kukhutshwa isaziso ngokumayela neCandelo 48 loMthetho Otshintshiweyo woMasipala waseOverstrand ongokuSetyenziswa koMhlaba kaMasipala, 2020 ukuba kufunyenwe isicelo sezi zinto zilandelayo:

- Ukuphambuka ngokumayela neCandelo 16(2)(b) ukuze kunyenyiswe umda okwicala lasemntla komgca wesakhiwo ukusuka ku-2.0m ukuya ku-1.71m ukulungiselela isakhiwo esikhoyo kunye nokutshintsha iifestile kuze kunyenyiswe umgca wesakhiwo kwicala lasezantsi ukusuka ku-2.0m ukuya ku-1.44m ukulungiselela igaraji esele ikho, ukugcina nokutshintsha iinto eyenza umthunzi everandeni.
- Ukugqitywa kwesohlwayo ngokweCandelo 16(2)(q) ngenxa yokusetyenziswa koomhaba okungagunyaziswanga.

linkcukacha ezipheleleyo mayela noku kucetyiweyo ziyafumaneka ukuze kuhlolwe phakathi evekini phakathi ko 08:00 no 16:30 kwiSebe: Town Planning, Paterson Street, Hermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe kuMasipala ngokwezibonelelo zeCandelo 51 nele-52 loMthetho kaMasipala zize zifike kwaMasipala (16 Paterson Street Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ingadlulanga i-**12 Novemba 2021**, ubhale igama lakho, idilesi yakho kunye neenkukacha zoqhagamshelwano, umdla wakho kwisicelo nezizathu zokubhala izimvo zakho. Imibuzo ngefowuni ingabhekiswa **kuMnu. Mr H Olivier** ku 028-313 8900. UMasipala angangavumi ukwamkela amagqabaza okuhlomla afunyenwe emva komhla wokuvala. Nabani na ongakwazi kufunda okanye ukubhala angatyelela iSebe loYilo Dolophu apho igosa lakwamasipala liya kumnceda afake amagqabaza okuhlomla.

1. Introduction

a. Brief

Refer to **Annexure B** for the Power of Attorney.

Interactive Town and Regional Planning was appointed by the owner of the property Stephanus and Jana Marais to prepare and submit an application for building line departures and determination of an administrative penalty on Erf 1753, Vermont in terms of the relevant legislation.

b. Development Objective & Application Proposal

The **development objective** is to replace existing windows with new windows and an existing pergola with a new pergola, both of which proposed improvements exceed the building lines as well as to legalize the existing structures exceeding building lines.

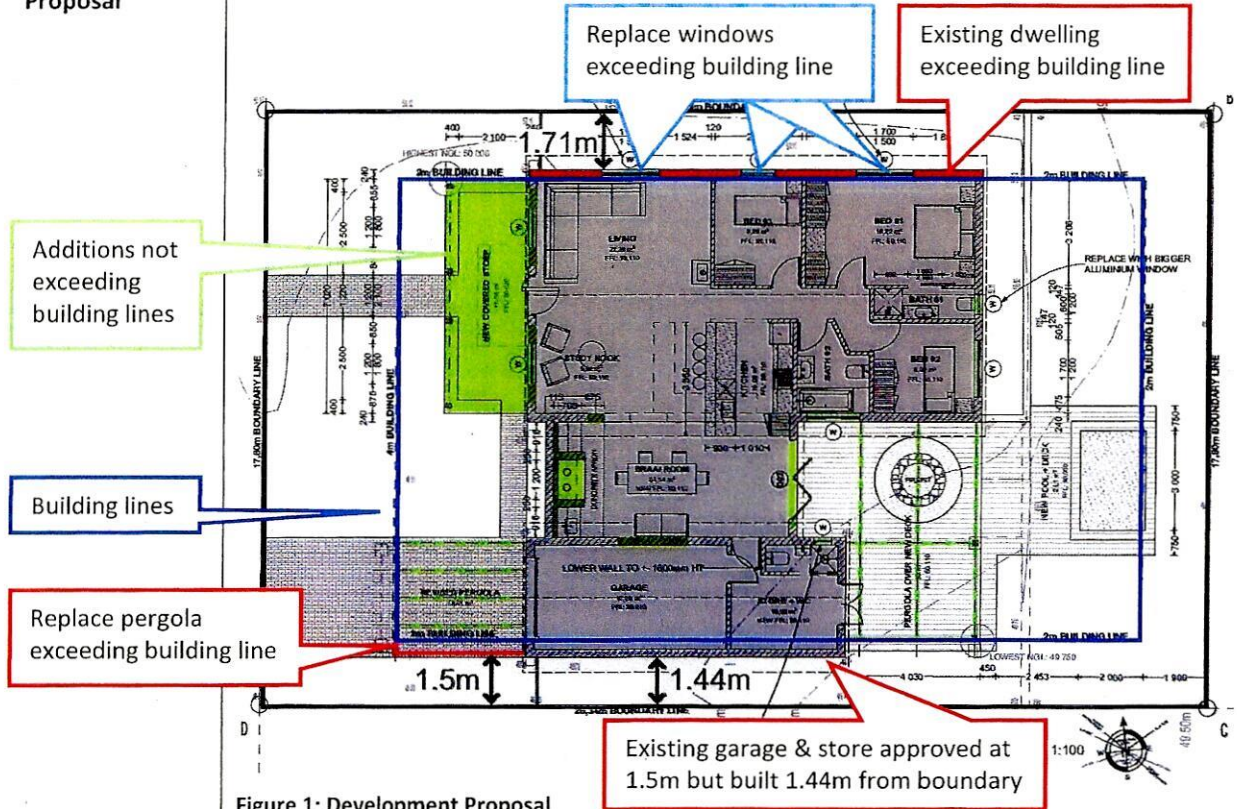


Figure 1: Development Proposal

Subsequently the **application proposal** is for:

- a departure to relax the **northern side building line** from 2m to 1.71m to allow for the existing dwelling and replacement of existing windows with new windows.
- a departure to relax the **southern side building line** from 2m to 1.44m to allow for the existing garage and store and replacement of an existing pergola with a new pergola.
- a determination of an administrative penalty for the existing building which exceeds the northern and southern building lines.

c. Background

The application area consists of a 503m² single residential erf accommodating a single-storey residential dwelling, located at number 22A Gannet Crescent, Vermont.

The owner wishes to legalise the existing building and to improve the property and dwelling with replacements.

Legalization

In 1992 when the property and house belonged to a previous owner, the building plans which were drawn up by a previous architect, were erroneously approved with dimension errors included.

Incorrect dimensions of the distances between the building and the erf boundaries to the north and to the south were hand written and initialed after scratching out the original dimensions on the plan.

The dimension between the house and northern boundary was noted as 2.68m and between the house and the southern erf boundary as 1.5m. However the correct dimensions are 1.71m from the house to the northern erf boundary and 1.44m from the house to the southern erf boundary.

The owner was under the impression that the buildings were correctly approved.

Proposed Improvements

Three of the existing windows on the northern side of the dwelling proposed to be replaced by new windows, exceed the northern side building line, thus requiring a departure for building line relaxation.

Furthermore, the existing pergola on the western side of the application area, proposed to be replaced by a new pergola, exceeds the southern side building line, thus requiring a departure for building line relaxation. However, no record could be found at Building Control regarding the previous approval of the pergola.

Subsequently, the submission of this application for building line departures and determination of an administrative penalty.

2. The Application

<p>a. Analysis: Title Deed Refer to Annexure D for the Conveyancer Certificate.</p>	<p>The Conveyancer Monica Korf issued a certificate confirming that <u>no</u> restrictive title deed conditions exist against the proposal on Erf 1753 Hermanus.</p>				
<p>b. Analysis: Development Criteria:</p> <p>The development parameters for Erf 1753 Hermanus as per the Overstrand Municipality Land use Scheme, 2020 are summarised as follows:</p>	Parameters	Existing Zoning:	Proposal:	Comments	
	Zoning	Residential Zone 1: Single Residential (SR1)	Residential Zone 1: Single Residential (SR1)	Consistent	
	Primary Use	Crèche, dwelling house, guest rooms, home occupation, second dwelling unit and self-catering	Dwelling house	Consistent	
	Consent Uses	Day care centre, green house, guest house, house shop, institution, place of instruction, place of worship, residential building and intensive horticulture	None	Consistent	
	Coverage	50%	35.6%	Consistent	
	Height	8m	4.4m	Consistent	
	Building lines	Street	2m	4m	Consistent
		Side	1m	1.71m north 1.44m south	Application is for a departure
		Rear	1m	2m	Consistent
	Parking	Dwelling house: 2 bays	Dwelling house: 2 bays	Consistent	
<p>c. Application:</p> <p>The application form is attached as Annexure A.</p>	<p>Application is subsequently made in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning 2020, as follows:</p> <ul style="list-style-type: none"> a <u>departure</u> to relax the northern side building line from 2m to 1.71m to allow for the existing dwelling and replacement of existing windows with new windows in terms of Chapter IV, Section 16(2)(b). a <u>departure</u> to relax the southern side building line from 2m to 1.44m to allow for the existing garage and store and replacement of an existing pergola with a new pergola in terms of Chapter IV, Section 16(2)(b). a <u>determination of an administrative penalty</u> in terms of Chapter IV, Section 16(2)(q). 				

3. Contextual Site Information

a. Property Description

Property	Extent	Title Deed	Registered Owner
Erf 1753 Hermanus	503 m ²	T13087/2019	Stephanus and Jana Marais

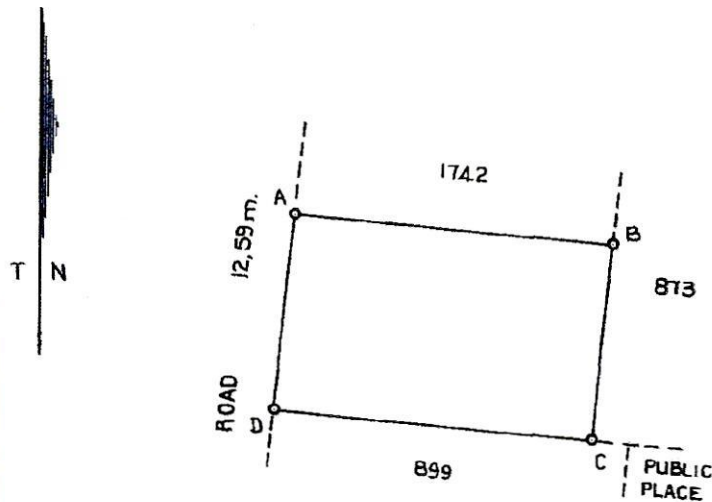
Refer to Annexure E for the SG Diagrams, Annexure C for the Title Deed of Erf 1753 Vermont.

The following Surveyor General Plans reflect the application site:

P.F. SPRONK & ASSOCIATES				OFFICE COPY		
SIDES Metres	ANGLES OF DIRECTION		CO-ORDINATES			S.G. No.
			Y	System	X	
	Constant		- 0,00	+	3800 000,00	9 4 9 8 / 9 2 Approved <i>[Signature]</i> for Surveyor-General 1992-11-19
AB	28,29	275 37 10	A	- 14 807,94	+ 9 289,33	
BC	17,80	5 42 30	B	- 14 836,09	+ 9 292,10	
CD	28,29	95 37 10	C	- 14 834,32	+ 9 309,81	
DA	17,80	185 42 30	D	- 14 806,17	+ 9 307,04	
	▲ (31)	Mudge Point		- 3 749,09	+ 7 542,76	
	▲ (207)	Onrust		- 7 174,29	+ 7 501,45	

BEACONS:

A,B,C,D,E - 12mm. iron peg



Scale 1 : 500

The figure A B C D represents 503 Square metres of land, being ERF 1741 A PORTION OF ERF 872 VERMONT situate in the Local Council Area of Vermont Administrative District of Caledon Province of Cape of Good Hope. Surveyed in September 1992 by me. P.F. SPRONK Land Surveyor

This diagram is annexed to No. 6929/93 dated i.f.o. Registrar of Deeds	The original diagram is No. 6978/65 annexed to Transfer/Grent No. 143/66	File No. 8/10350/2/6 S.R. No. B2990/92 Comp. AI-3CB/Y21(442)
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Figure 2: Extracts of the Surveyor General Plans of the application site

b. Location:

For the Locality Plans refer to Annexure F

Regional Context:

The application area is located within Vermont residential suburb. Vermont is located approximately 7km west of the Hermanus CBD.

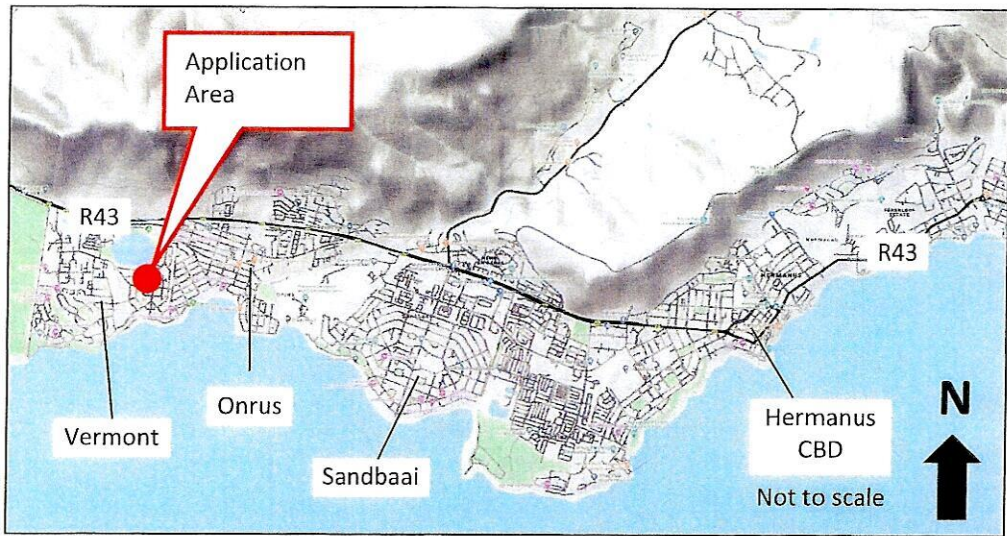


Figure 3: Locality Plan – Regional Context

Local Context:

The application area consists of a residential erf within Vermont. The application area is located at number 22A Gannet Crescent.



Figure 4: Locality Plan – Local Context

c. Land Use:

Refer to the Extract of Hermanus Zoning plan attached as Annexure G.

The application area accommodates a dwelling house on the property. The surrounding land-uses are single residential. No change in land use is proposed. The application proposal is **consistent** with the land use of the area.



Figure 5: Google Image illustrating the residential land-use activities of the application area and surrounding properties

d. Zoning:

Refer to the Extract of Hermanus Zoning plan attached as Annexure H.

The application area, Erf 1753, Vermont is zoned Residential Zone 1: Single Residential. The surrounding erven are zoned Residential Zone 1: Single Residential as well. No change in zoning is proposed. The application proposal is **consistent** with the zoning of the area.



Figure 6: Extract from the Overstrand Municipality: Online zoning viewer

e. Laws and policies relevant to the consideration of the application and forward planning and land use documents

The following policy is applicable to the application area.

i. **Overstrand Municipal Spatial Development Framework, 2020**

The application area falls within an existing urban development area within the Urban Edge.

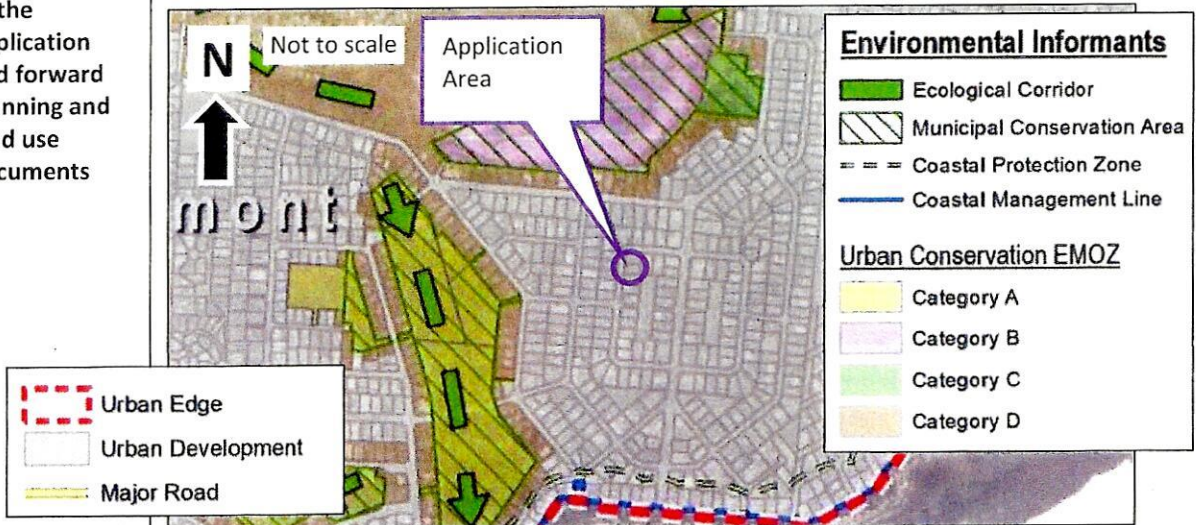


Figure 7: Spatial Development Framework 2020 Spatial Proposals Plan

The application is consistent with the Overstrand Municipal Spatial Development Framework, 2020.

ii. **Overstrand Municipal Spatial Wide Development Framework, 2006**

In section 5.5.5 (i) it is mentioned that the SDF is inter alia concerned with the optimum use of land. The clause further mentions the need to provide satisfactory residential environments and further that a full range of residential needs must be catered for.

The application is consistent with the Overstrand Municipal Spatial Wide Development Framework, 2006

ii. **Overstrand Municipality Growth Management Strategy, 2010**

The application area is within a No Densification area.

No further densification is applicable to this application.

The application is consistent with the Overstrand Municipality Growth Management Strategy, 2010.

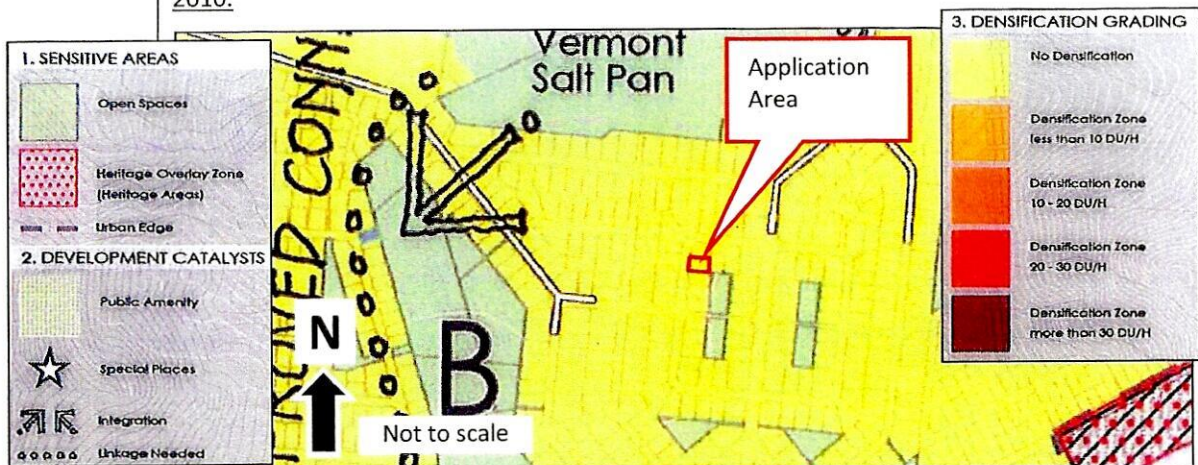


Figure 8: Extract from the Overstrand Municipality Growth Management Strategy, 2010 reflecting the envisaged densities and land-uses for the area.

iii. **Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020**

90. Application for administrative penalty

- (1) A person who is in contravention of this By-Law, and submits an application to rectify the contravention, must apply to the Municipality for the determination of an administrative penalty, provided that the Municipality has not obtained and issued a demolition directive in terms of Section 85 in respect of the land or building or part thereof concerned.
- (2) A person making an application contemplated in Subsection (1) must –
 - (a) submit an application;
 - (b) pay the prescribed fee;
 - (c) provide the information contemplated in Subsections (3); and
 - (d) comply with the duties of an applicant in Section 84.
- (3) The applicant must, to the satisfaction of the Municipality, provide the following information such as-
 - (a) the nature, duration, gravity and extent of the contravention;
 - (b) the conduct of the person (allegedly) involved in the contravention;
 - (c) a report by a quantity surveyor in matters of unauthorised building/construction;
 - (d) whether the unlawful conduct was stopped; and
 - (e) whether the person allegedly involved in the contravention has previously contravened this By-Law or a previous planning law.

4. Motivation

Motivation for the application:

Refer to **Annexure I** for the Building Plan

a. Introduction and Background

The application area consists of a 503m² single residential erf accommodating a single-storey residential dwelling, located at number 22A Gannet Crescent, Vermont, as viewed in Figure 9, below.

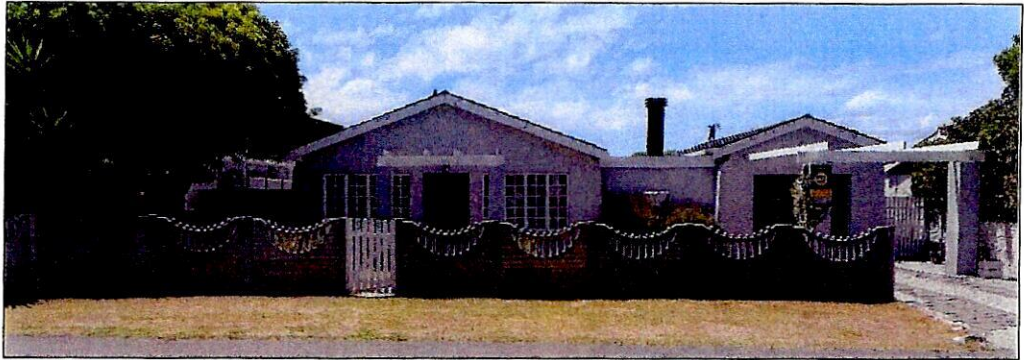


Figure 9: Photo of application area

The owner wishes to legalize the existing dwelling house, including a garage and a store, which exceeds the northern and southern side building lines respectively, thus requiring both a departure for building line relaxation and an administrative penalty.

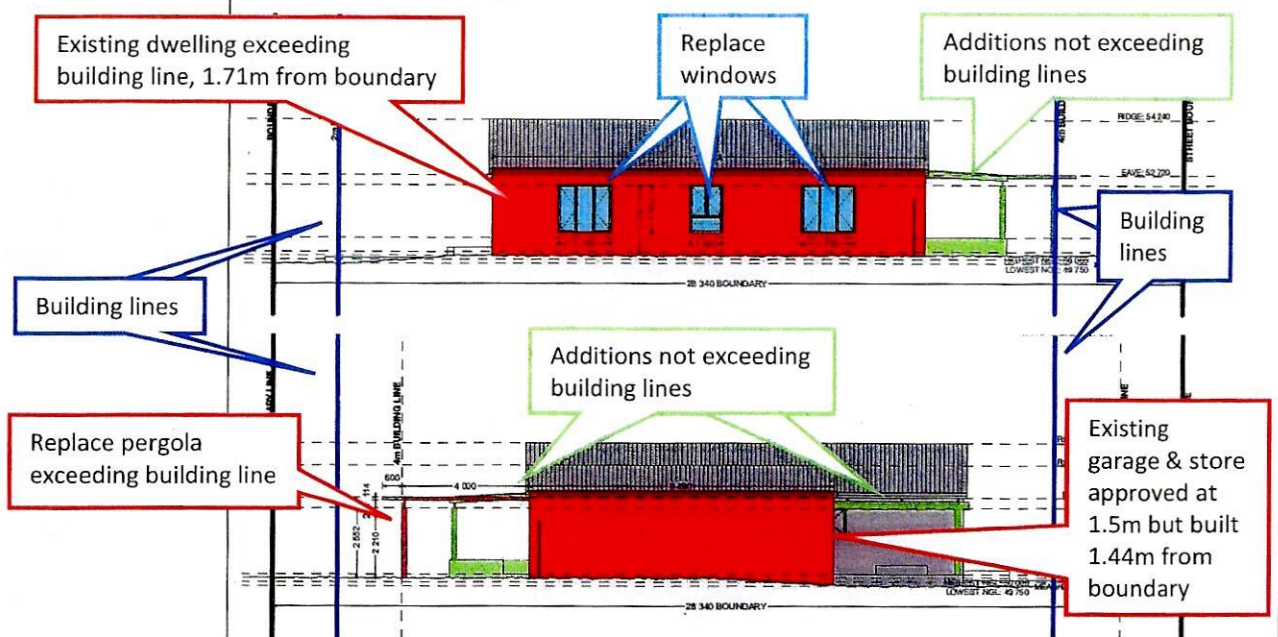
The owner further wishes to improve the dwelling inter alia by replacing the existing windows of the dwelling with new windows and by replacing the existing pergola with a new pergola.

Three of the existing windows on the northern side of the dwelling to be replaced by new windows, exceed the northern side building line, thus requiring a departure for building line relaxation.

Furthermore, the existing pergola on the western side of the application area, to be replaced by a new pergola, exceeds the southern side building line, thus requiring a departure for building line relaxation. However, no record could be found at Building Control regarding the previous approval of the pergola.

b. Proposal

The proposal is illustrated in Figure 10 and 11 below, which is a building plan extract overlay and elevations for the application area.



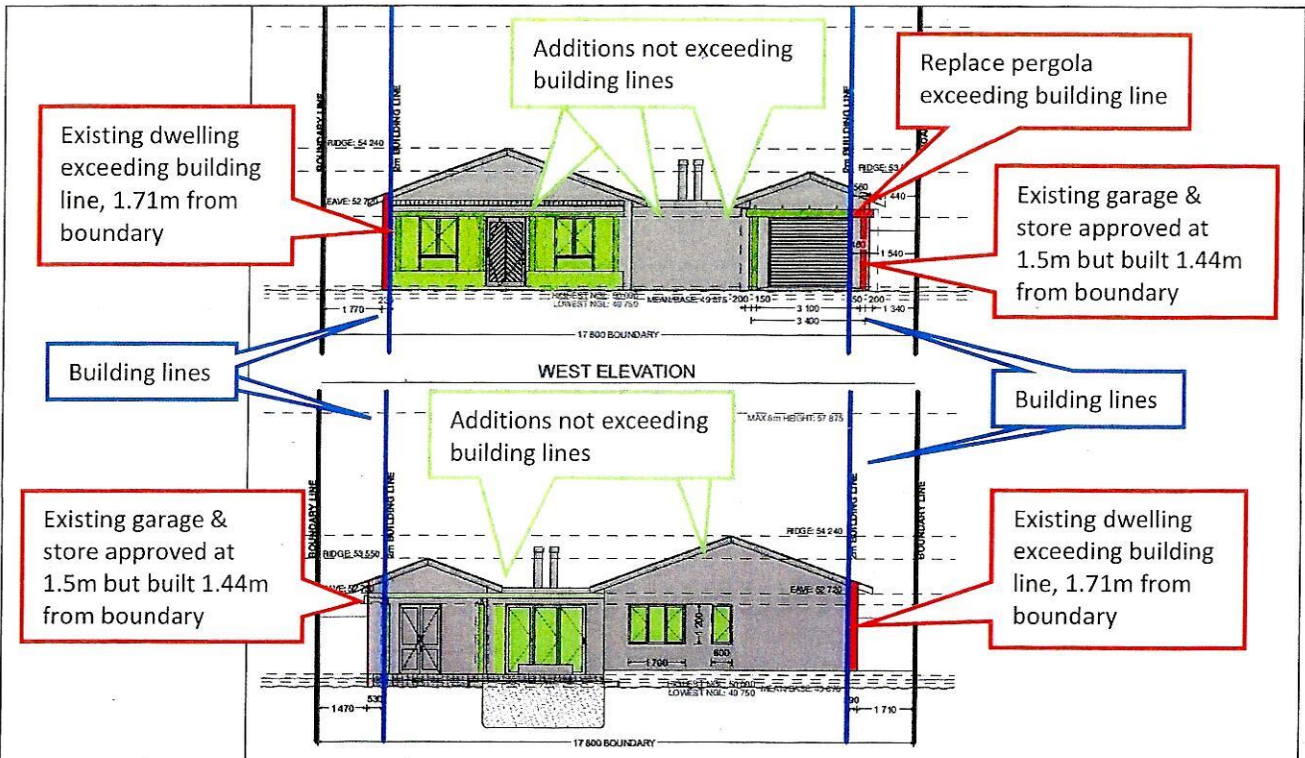


Figure 10: Elevations on application area

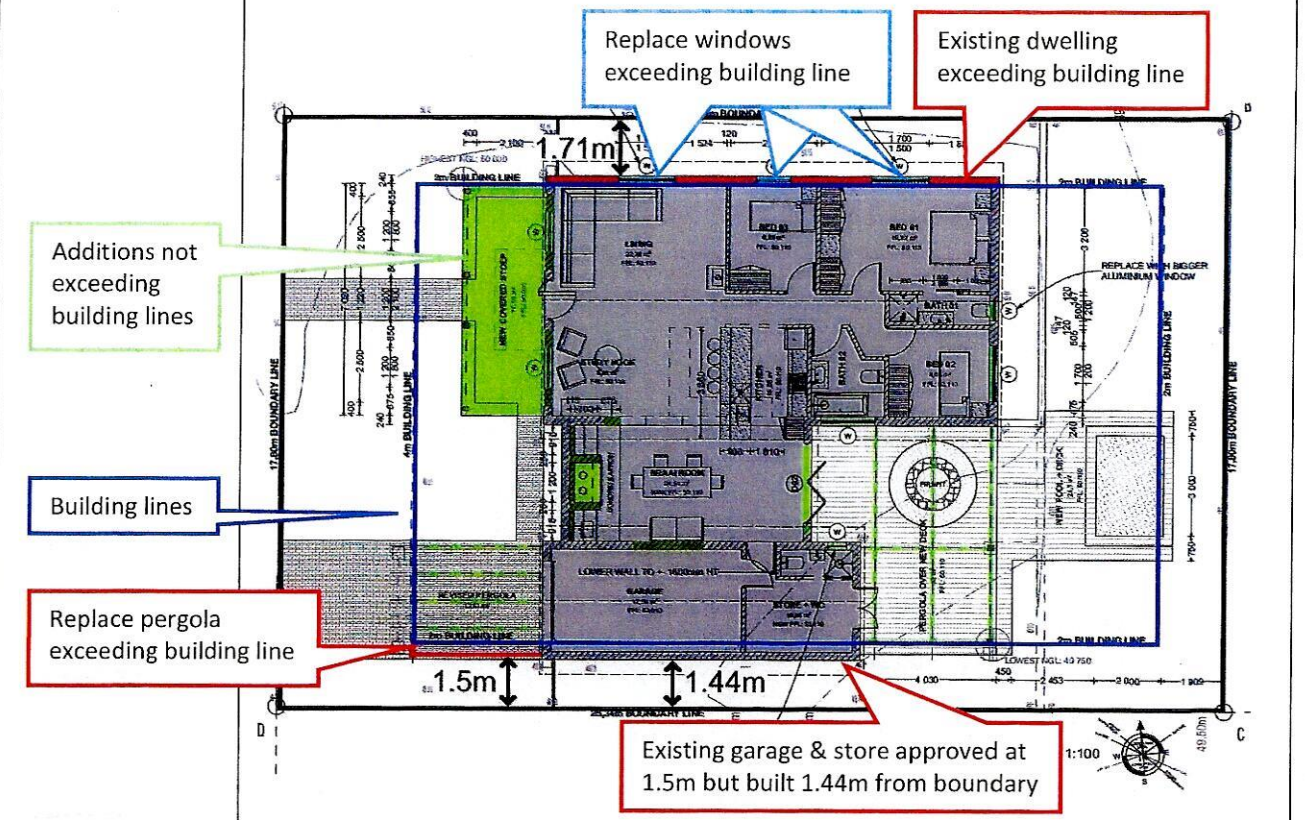


Figure 11: Building plan extract overlay

The **development objective** is to:

Legalize the following:

- The existing dwelling which exceeds the northern side building line by 0.29m up to 1.71m from the northern boundary
- The existing garage and store approved at 1.5m but built 1.44m from the boundary, thus exceeding the southern side building line by 0.56m

Replace the following:

- Three of the existing approved windows which exceed the northern side building line by 0.29m up to 1.71m from the northern boundary
- The existing pergola which exceeds the southern side building line by 0.5m up to 1.5m from the southern side boundary

In order to achieve the development objective the following application proposals are required:

Relaxation of the 2m northern side building line from 2m to 1.71m to allow for the replacement of existing windows with new windows as well as for the legalization of the existing dwelling

The purpose of the departure is to accommodate the replacement of three of the existing windows with new windows as well as to legalize the existing dwelling

The proposed approval of the northern side building relaxation is not foreseen to cause any negative visual impact or privacy intrusion on the neighbours to the north, due to the nature of the improvement and legalization as well as due to the distance which will remain at 1.71m from the northern boundary.

The replacement of the windows are foreseen to improve the northern façade of the dwelling and to potentially increase the value of the property.

Relaxation of the 2m southern side building line from 2m to 1.44m to allow for the replacement of an existing pergola with a new pergola as well as for the legalization of the existing garage and store

The purpose of the departure is firstly to accommodate the replacement of the existing pergola with a new pergola which will slightly exceed the southern side building line by 0.5m up to a distance of 1.5m from the boundary. Secondly the purpose of the departure is to legalize the existing garage and store approved at 1.5m but built up to 1.44m from the southern boundary, thus exceeding the southern building line by 0.56m.

The proposed approval of the southern side building line relaxation is not foreseen to cause any negative visual impact or privacy intrusion on the neighbours to the south, due to the distance of 1.44m from the boundary as well as to the nature of a pergola to provide shelter for vehicles against inclement weather. The wall of the garage and store have no windows overlooking the south either.

The replacement of the pergola is foreseen to improve both the southern and street façade of the dwelling and to potentially increase the value of the property.

Determination of an administrative penalty to legally accommodate the existing dwelling house, including a garage and a store which exceed the northern building line up to 1.71m from the northern boundary.

Due to the proposal representing an existing contravention of the By-Law, the application is for a determination of an administrative penalty in terms of Chapter IV, Section 16(2)(q) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning 2020, as follows:

The following information with regards to the administrative penalty is provided as required according to Chapter X, Section 90(3):

(a) The nature, duration, gravity and extent of the contravention;

The nature, duration, gravity and extent of the contravention has been described in detail in this motivation report and includes the following contraventions;

- Existing dwelling house exceeding the northern side building line by 0.29m up to 1.71m from the northern boundary
- Existing garage and store approved at 1.5m but built 1.44m from the southern boundary, thus exceeding the southern side building line by 0.56m

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

It is evident from this application that a previous owner and architect was responsible for the contraventions and that the current applicant/owner was unaware of these contraventions. The applicant/owner is co-operative and willing to rectify the existing contraventions and to follow the correct statutory procedure to apply to legally accommodate the existing dwelling house including a garage and a store.

(c) Report by a quantity surveyor in matters of unauthorised building/construction;

Due to the nature and scale of the contravention, a report by a quantity surveyor is non-applicable.

(d) Whether the unlawful conduct was stopped

Due to the nature of the contravention being building line transgressions, the most effective way to stop the unlawful conduct is by legalising the contraventions, for which the applicant/owner is in the process of applying through this application. In view of the conclusion that the current contraventions are not causing a material impact on the environment, the statutory legalization procedure being followed, is considered the most effective approach to the contraventions.

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

No, according to our knowledge, the applicant/owner has not previously contravened this By-Law or a previous planning law.

c. Desirability

- The proposal is in accordance with the relevant spatial planning legislation for the area.
- The proposal is functional and will improve the quality of life of the residents by increasing shelter for parked vehicles on site against inclement weather as well as by allowing for light and ventilation and potentially improving the street façade, the southern façade and the northern façade of the dwelling, all in an efficient and optimal manner.
- The relaxation of the building lines is not foreseen to cause any negative visual impact, obstruction of sunlight, views or access for emergency purposes or the intrusion on privacy for the application area or the adjacent properties.
- The proposal will ensure that the building plans are corrected and legalized.

d. Planning Principles

In terms of Chapter VI of the Spatial Planning and Land Use Management Act, 2013 the following Planning Principles have been applied to the application site:

- 1) **Spatial Justice** which refers to the need for redressing the past apartheid spatial development imbalances and aims for equity in the provision of access opportunities, facilities, services and land.

Possible results of the development

The proposal will not in any way contribute to the perpetuation of past apartheid spatial development imbalances as the application proposal will legalize the existing dwelling including a garage and a store and will accommodate window and pergola replacements for the existing single residential dwelling within the urban edge.

The application proposal is **consistent** with **spatial justice**.

- 2) **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 proposal will legalize the existing dwelling including a garage and a store and will accommodate window and pergola replacements for the existing single residential dwelling within the urban edge. Therefore, the proposal will have no impact on agricultural land, environmentally sensitive areas and biodiversity rich areas.

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

- 3) **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 proposal optimizes the property by legalizing the existing dwelling house including a garage and a store and by replacing existing windows with new windows and the existing pergola with a new pergola. The replacements are foreseen to benefit the quality of life and health of occupants, improve the appearance of the dwelling and add value to the property, all in an efficient manner and without any negative impact foreseen on the surrounding area.

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

- 4) **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 the application allows for the legalization and the proposed replacements for the existing single residential dwelling within the urban edge.

The application proposal is **consistent** with the principle of **spatial resilience**.

- 5) **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

Consultive practices are being followed in this application as it is done in consultation with the Planning Department of the Municipality who will also advertise the application in such a manner as to enable the Government and the general public to participate in the eventual decision-making process.

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

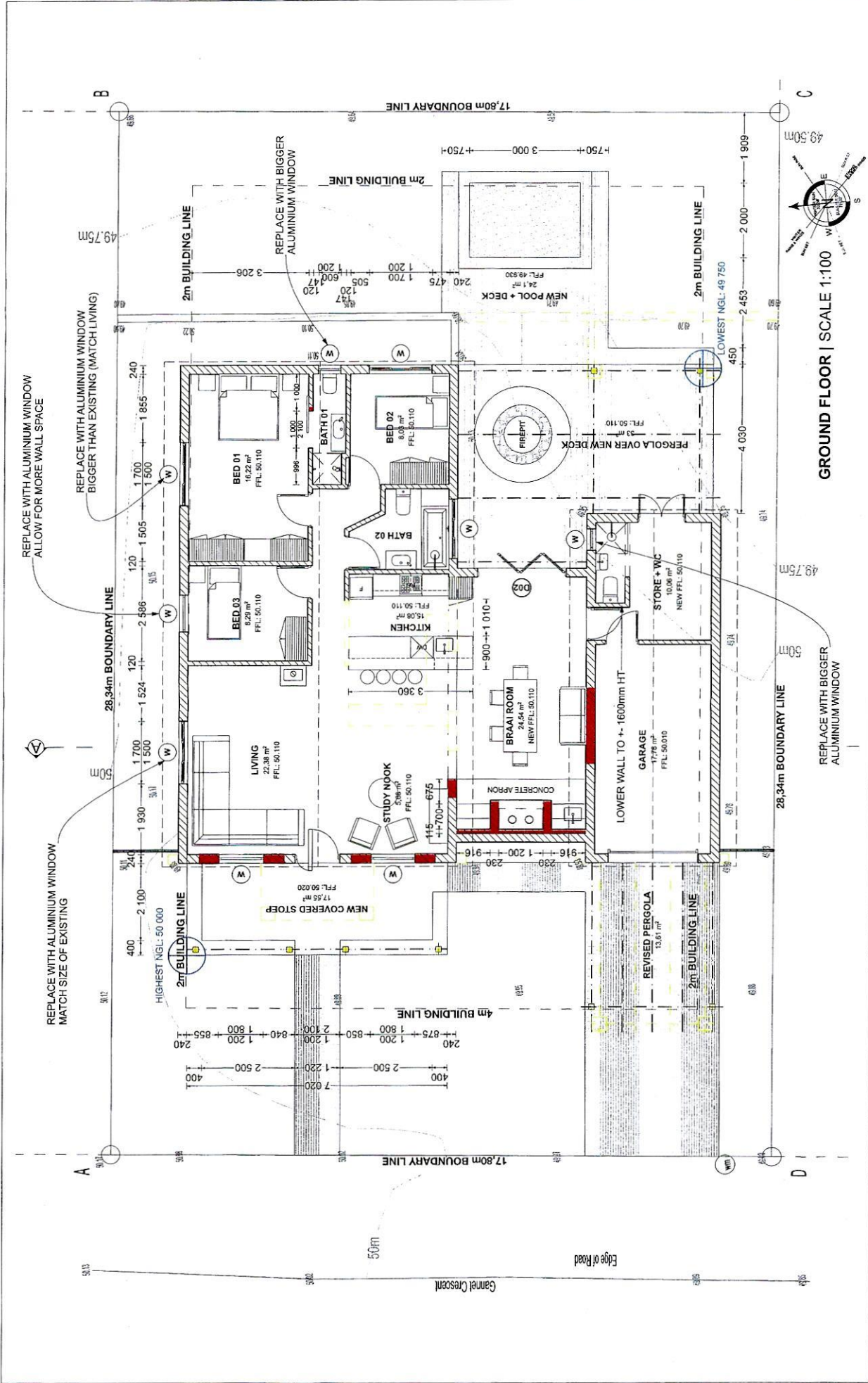
5. Conclusion

The application proposal is considered to strike an efficient balance between the optimal use of the application area, providing a satisfactory residential environment and catering for a full range of residential needs, without any material impact on the surroundings.

The application as motivated in this report is thus regarded **desirable** within its local context and well-integrated within the existing community land-use activities.

It is therefore recommended that the application **be approved**, as follows:

- a departure to relax the **northern side building line** from 2m to 1.71m to allow for the existing dwelling and replacement of existing windows with new windows in terms of Chapter IV, Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning 2020.
- a departure to relax the **southern side building line** from 2m to 1.44m to allow for the existing garage and store and replacement of an existing pergola with a new pergola in terms of Chapter IV, Section 16(2)(b) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning 2020.
- a determination of an administrative penalty in terms of Chapter IV, Section 16(2)(q).



GROUND FLOOR | SCALE 1:100

GENERAL NOTE:

1. ALL GENERAL NOTES APPLY TO ALL DRAWINGS.
2. THIS DRAWING IS NOT TO BE SCALED, ONLY FIGURED DIMENSIONS TO BE USED.
3. ALL BUILDING WORK TO COMPLY WITH ALL RELEVANT REGULATIONS AND STANDARDS. MANUFACTURER'S INSTRUCTIONS MUST BE FOLLOWED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL LEVELS & DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF WORK. ANY DISCREPANCIES ARE TO BE REPORTED IN WRITING TO THE ARCHITECT PRIOR TO COMMENCING WORK.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL WORK. ALL STRUCTURAL WORK IS TO BE DESIGNED BY A REGISTERED STRUCTURAL ENGINEER & IS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THIS ALL RELEVANT REGULATIONS AND STANDARDS. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.
6. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.
7. ALL STRUCTURAL WORK IS TO BE DESIGNED BY A REGISTERED STRUCTURAL ENGINEER & IS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THIS ALL RELEVANT REGULATIONS AND STANDARDS. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.
8. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

PROJECT NAME: HOUSE MARAIS
 CLIENT NO: 1753
 ADDRESS: 22A Gannett Cres | Vermont
 DESCRIPTION: ADDITIONS + ALTERATIONS
 DATE: 2021/03/04
 SCALE: AS INDICATED
 ARCHITECT: FRANCO + JANA MARAIS

ARCH:TECH STUDIO
 GROUND FLOOR
 LF [P:Arch 2475 0719]

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GENERAL NOTES:

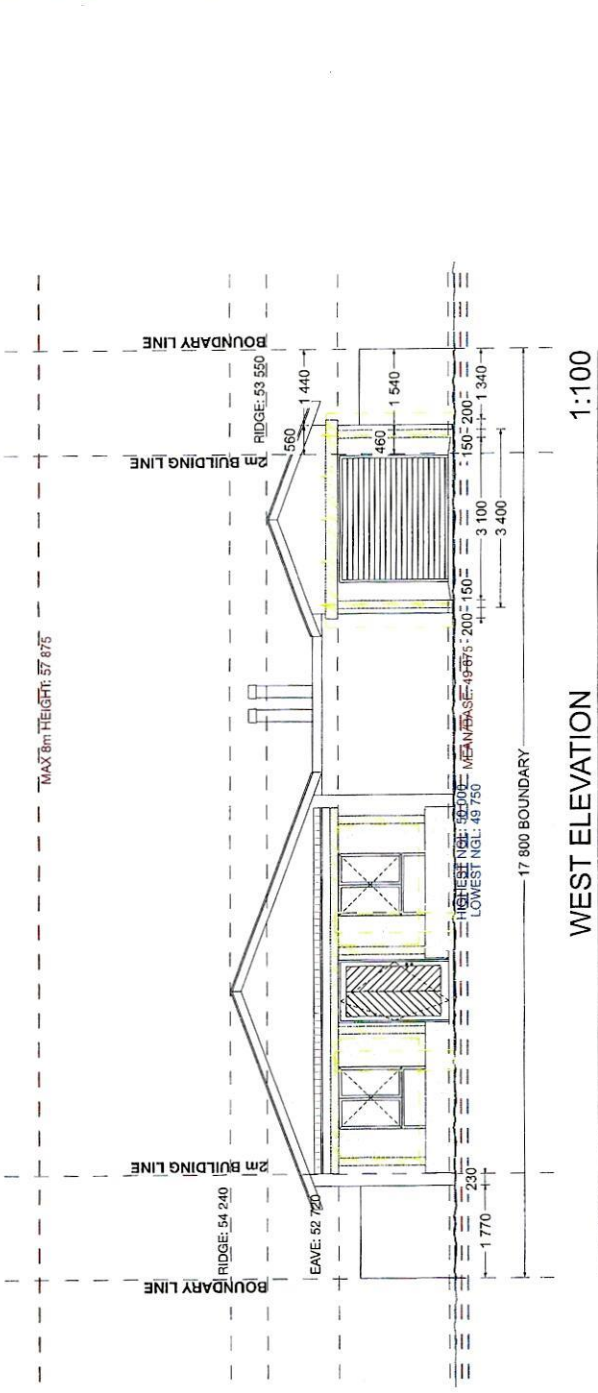
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2. THIS DRAWING IS NOT TO BE SCALED. ONLY FIGURED DIMENSIONS TO BE USED.
3. ALL BUILDING WORK TO COMPLY WITH ALL APPLICABLE SABS (GOOD STANDARDS, MANUFACTURER'S, INSTALLATION INSTRUCTIONS, PROCEDURES & RECOMMENDATIONS & LOCAL AUTHORITY REGULATIONS. THIS REQUIREMENT SHALL NOT BE DEEMED TO BE SATISFIED BY THE PROVISIONS OF ANY OTHER CONTRACT DOCUMENT.
4. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND LOCATIONS OF ALL WORK TO BE CONSTRUCTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES PRIOR TO COMMENCING CONSTRUCTION & CROSS CHECKING ALL BUILDING DIMENSIONS DURING THE CONSTRUCTION PROCESS.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION PROCEDURES & METHODOLOGY BEING CARRIED OUT & IMPLEMENTED IN STRICT ACCORDANCE WITH THE LATEST OCCUPATIONAL HEALTH & SAFETY ACT & REGULATIONS.
6. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL OPENING SIZES & VERTICAL & HORIZONTAL POSITION PRIOR TO THE CONSTRUCTION, MANUFACTURE & INSTALLATION OF FITTED ITEMS. ANY DISCREPANCIES ARE TO BE REPORTED IN WRITING TO THE ARCHITECT PRIOR TO CONTINUATION OF WORK.
7. ALL STRUCTURAL WORK IS TO BE DESIGNED, DETAILED, SPECIFIED & SUPERVISED BY THE STRUCTURAL ENGINEER & IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE RELEVANT STRUCTURAL WORKS TO BE BUILT FROM THE ENGINEER'S DRAWINGS AND THE STABILITY IS TO BE CERTIFIED BY THE STRUCTURAL ENGINEER ON COMPLETION OF THE WORKS.

PROJECT NAME: HOUSE MARAIS
REF NO: 1753
ADDRESS: 22A Gannet Cres | Vermont
DESCRIPTION: ADDITIONS + ALTERATIONS
STATUS: DEPARTURE APPLICATION
CLIENT: FRANCO + JANA MARAIS

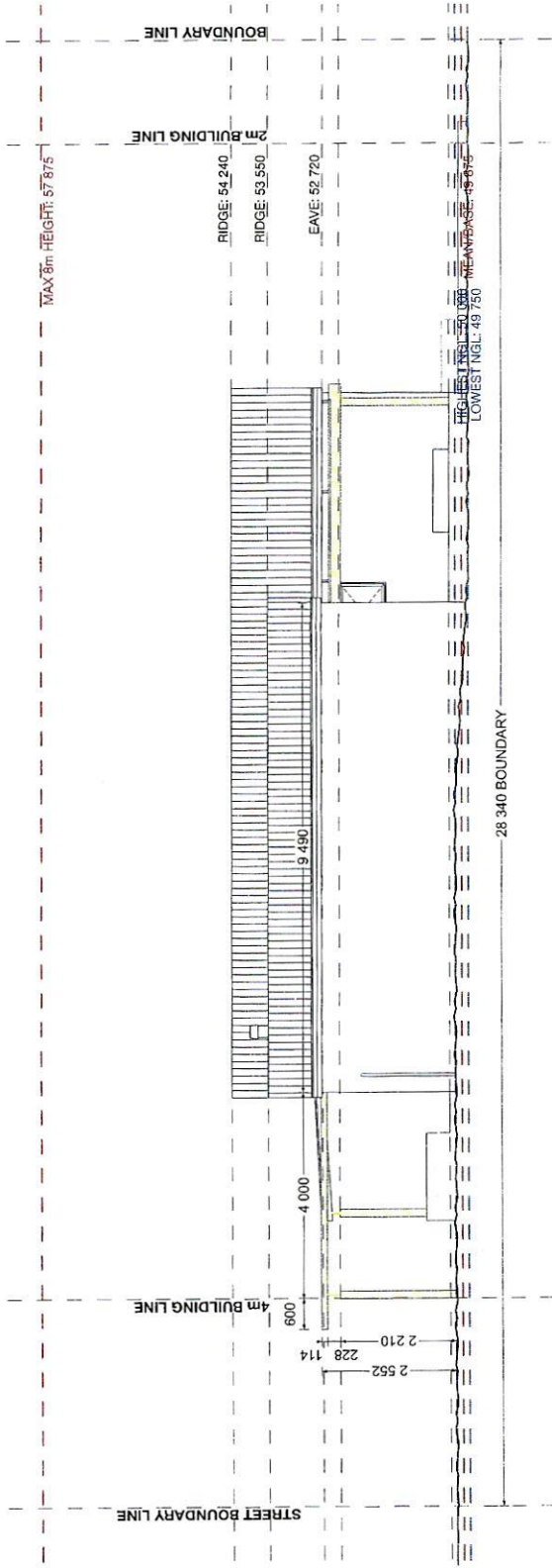
ELEVATIONS 01
DESCRIPTION: LF [Arch 2475 0719]
DRAWN: LF [Arch 2475 0719]
DATE: 2021/03/04
SCALE: AS INDICATED
DRAWING NO: 1753.3

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WEST ELEVATION
 1:100



SOUTH ELEVATION
 1:100

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- ALL BUILDING WORK TO COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY REGULATIONS. THIS REQUIREMENT SHALL NOT BE DEEMED TO BE SUPREDED BY THE PROVISIONS OF ANY OTHER CONTRACT DOCUMENT.
- THE CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL LEVELS & DIMENSIONS ON SITE WHEN SETTING OUT. PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY REGULATIONS. THIS REQUIREMENT SHALL NOT BE DEEMED TO BE SUPREDED BY THE PROVISIONS OF ANY OTHER CONTRACT DOCUMENT.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY REGULATIONS. THIS REQUIREMENT SHALL NOT BE DEEMED TO BE SUPREDED BY THE PROVISIONS OF ANY OTHER CONTRACT DOCUMENT.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY REGULATIONS. THIS REQUIREMENT SHALL NOT BE DEEMED TO BE SUPREDED BY THE PROVISIONS OF ANY OTHER CONTRACT DOCUMENT.
- ALL STRUCTURAL WORK IS TO BE DESIGNED, DETAILED, SPECIFIED & SUPERVISED BY THE STRUCTURAL ENGINEER & IS TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THIS ALL INFORMATION PROVIDED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY REGULATIONS. THIS REQUIREMENT SHALL NOT BE DEEMED TO BE SUPREDED BY THE PROVISIONS OF ANY OTHER CONTRACT DOCUMENT.

PROJECT NAME: HOUSE MARAIS
REF. NO: 1753
ADDRESS: 22A Gammet Cres | Vermont
DESCRIPTION: ADDITIONS + ALTERATIONS
STATUS: DEPARTURE APPLICATION
CLIENT: FRANCO + JANA MARAIS

ELEVATIONS 02
DESCRIPTION: LF (P/Arch) 2475 0719
DATE: 2021/03/04
SCALE: AS INDICATED
DRAWING NO.: 1753.4

ARCH:TECH STUDIO

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