

ERF 5281, 141 NINTH STREET, VOËLKLIP, HERMANUS, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE: INTERACTIVE TOWN & REGIONAL PLANNING (ITRP) ON BEHALF OF BRUCE STURGEON FAMILY TRUST

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 (By-Law) that an application has been received for a departure applicable to the above property for the following:

- relax the western side building line from 2m to 1.2m to allow for the proposed wind screen and door;
- relax the eastern side building line from 2m to 1.2m to allow for proposed stairs, stairlift and wall;
- relax the eastern side building line from 2m to 1.2m to allow for proposed pergola, and
- relax the street building line from 4m to 0.5m to allow for a proposed pergola.

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 / (e) alida@overstrand.gov.za) on or before **2 July 2021**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Mr. P Roux** 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 5281, 9DE STRAAT 141, VOËLKLIP, HERMANUS, OVERSTRAND MUNISIPALE AREA: VOORGESTELDE AFWYKING: INTERACTIVE TOWN & REGIONAL PLANNING (ITRP) NAMENS BRUCE STURGEON FAMILIE TRUST

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

- verslapping van die westelike syboullyn vanaf 2m tot 1.2m om voorsiening te maak vir die voorgestelde windskeerm en deur;
- verslapping van die oostelike syboullyn van 2m tot 1.2m om voorsiening te maak vir voorgestelde trappe, trapphyser en muur;
- verslapping van die oostelike syboullyn vanaf 2m na 1.2m om voorsiening te maak vir voorgestelde pergola, en
- verslapping van die straatboullyn van 4m na 0.5m om 'n voorgestelde pergola te akkomodeer.

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 / (e) alida@overstrand.gov.za) voor of op **2 Julie 2021**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Mnr. P Roux** 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 5281, 141 NINTH STREET, VOËLKLIP, HERMANUS, UMMANDLA KAMASIPALA WESE-OVERSTRAND: ISICELOAPPLICATION FOR DEPARTURE: INTERACTIVE TOWN & REGIONAL PLANNING (ITRP) EGAMENI LEBRUCE STURGEON FAMILY TRUST

Isaziso sikhutshwa ngokwemiqathango yeCandelo 48 loMthetho oYilwayo oLungisiweyo woMasipala waseOverstrand ongokuSetyenziswa koMhlaba kaMasipala, 2020, (uMthetho kaMasipala) sokokuba isicelo sophambuko sifunyenwe ngokwemiqathango yeCandelo 16(2)(b) oluhambelana nale propati ingasentla kulungiselelwa oku kulandelayo:

- ukunyenysiswa komda osecaleni elingasentshona ukususela kwi-2m ukuya kwi-1.2m ukulungiselela ukufakelwa kwesikhuselo domoya kunye nocango;
- ukunyenysiswa komda osecaleni elingasempuma ukususela kwi-2m ukuya kwi-1.2m ukulungiselela izitepusi, izitepusi ezinyuka zisihla kunye nodonga;
- ukunyenysiswa komda osecaleni elingasempuma ukususela kwi-2m ukuya kwi-1.2m ukulungiselela kwamanqwanqwa aneentyatyambo, kunye
- ukunyenysiswa komda ongasesitalatweni wesakhiwo ukususela kwi-4m ukuya kwi-0.5m ukulungiselela amanqwanqwa aneentyatyambo acetywayo.

Iinkcukacha ezipheleleyo malunga nesi sindutulo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure yesi-08:00 neye-16:30 kwiSebe: loCwangciso lweDolophu, Paterson Street, Hermanus. 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) ngalo mhla okanye ngaphambi kwalo mhla, **2 uJulayi 2021**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umxeba kuMnu. P Roux kule nombolo 028-313 8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.

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 Bruce Sturgeon Family Trust to prepare and submit an application for building line departures on Erf 5281, Voëlklip in terms of the relevant legislation.

b. Development Objective & Application Proposal

The **development objective** is to add a new windscreen and door to create a wind lobby on the western side, new stairs accommodating an outdoor stairlift and wall on the outside of the staircase and stairlift on the eastern side and a new pergola in front of the garage and dwelling on the northern street and eastern side of the application area. These proposed additions exceed the western side building line, eastern side building line and northern street building line respectively.

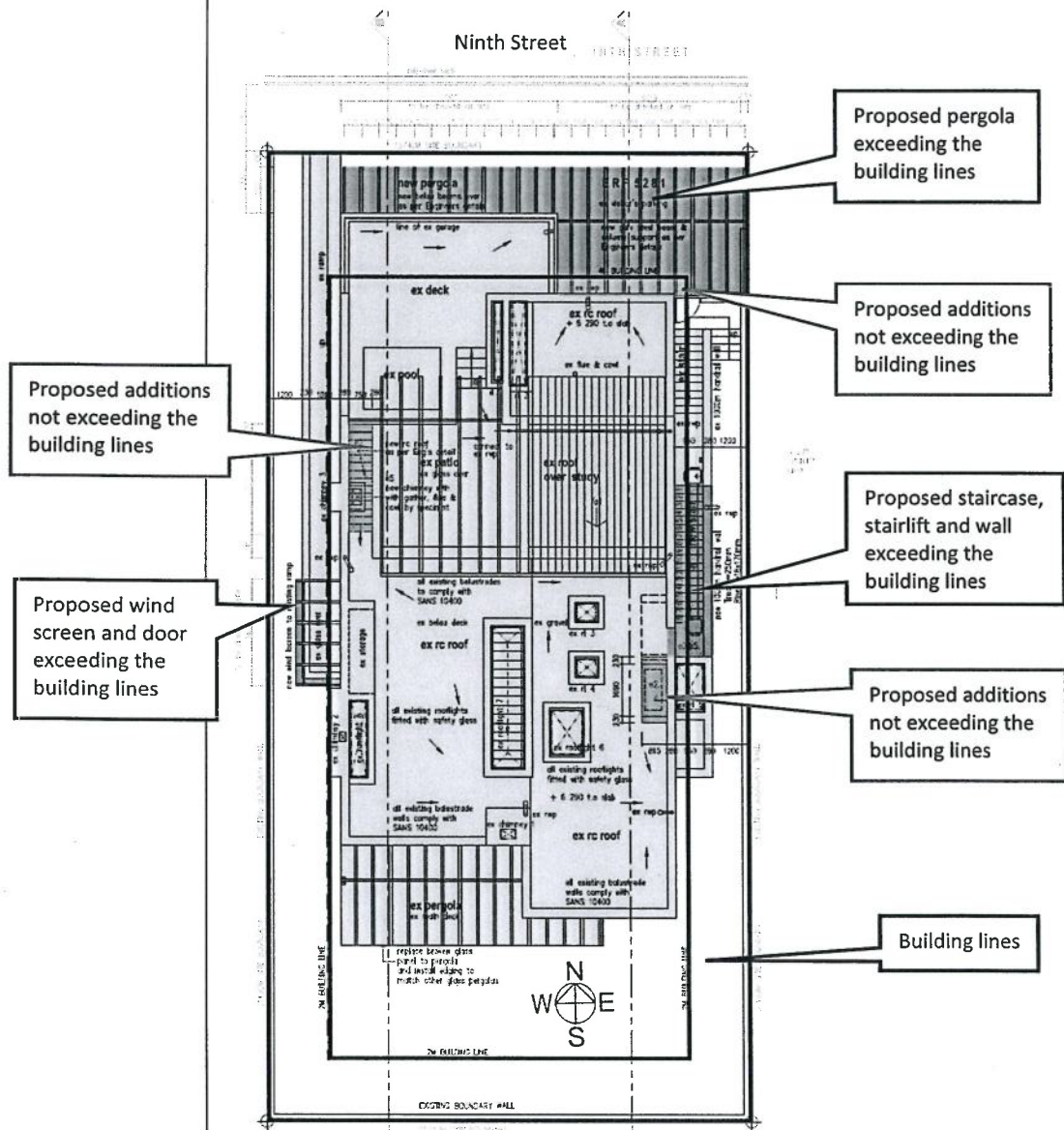


Figure 1: Development Proposal

	<p>Subsequently the application proposal is for:</p> <ul style="list-style-type: none"> • a <u>departure</u> to relax the western side building line from 2m to 1.2m to allow for a proposed wind screen and door. • a <u>departure</u> to relax the eastern side building line from 2m to 1.2m to allow proposed stairs which accommodates an outdoor stairlift and wall on the outside of the staircase and stairlift. • a <u>departure</u> to relax the eastern side building line from 2m to 0m to allow for a proposed pergola. • a <u>departure</u> to relax the street building line from 4m to 0.5m to allow for a proposed pergola.
<p>c. Background</p>	<p>The application area consists of a two-storey single residential dwelling on a 421m² erf in Voelklip with spectacular views towards the mountains in the north and the ocean in the south.</p> <p>The owner's wife has difficulty walking and therefore the new outdoor stairs accommodating a stairlift from the first storey up to the roof with wall on the outside of the staircase and stairlift, is proposed for the owner's wife to be able to safely, privately and conveniently access the highest level of the dwelling for the best views over the ocean and towards the mountain.</p> <p>The proposed windscreen and door at the front door to create a wind lobby on the western side will contribute to providing shelter against the wind and add an additional layer of security to the property.</p> <p>A pergola is proposed on the northern street and eastern side to soften and beautify the street façade of the dwelling with plants and greenery as well as to provide shelter and shade for the residents or any visitors parking on site.</p> <p>As all proposed additions will exceed the respective building lines, application is made for a departure to relax the building lines.</p>

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 5281 Voëlklip.</p>				
<p>b. Analysis: Development Criteria:</p> <p>The development parameters for Erf 5281 Voëlklip, 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%	44.5%	Consistent	
	Height	8m	7.3m	Consistent	
	Building lines	Street	4m	0.5m	Application is for a departure
		Side	2m	0m east 1.2m west	Application is for a departure
		Rear	2m	2m	Consistent
	Parking	Dwelling house: 2 bays		2 bays	Consistent
<p>c. Application:</p> <p>The application form is attached as Annexure A.</p>	<p>Application is subsequently made for:</p> <ul style="list-style-type: none"> • a <u>departure</u> to relax the western side building line from 2m to 1.2m to allow for a proposed wind screen and door in terms of Chapter IV, Section 16(2)(b) of the Overstrand Amendment By-law on Municipal Land-use Planning, 2020. • a <u>departure</u> to relax the eastern side building line from 2m to 1.2m to allow proposed stairs, stairlift and wall in terms of Chapter IV, Section 16(2)(b) of the Overstrand Amendment By-law on Municipal Land-use Planning, 2020. • a <u>departure</u> to relax the eastern side building line from 2m to 0m to allow for a proposed pergola in terms of Chapter IV, Section 16(2)(b) of the Overstrand Amendment By-law on Municipal Land-use Planning, 2020. • a <u>departure</u> to relax the street building line from 4m to 0.5m to allow for a proposed pergola in terms of Chapter IV, Section 16(2)(b) of the Overstrand Amendment By-law on Municipal Land-use Planning, 2020. 				

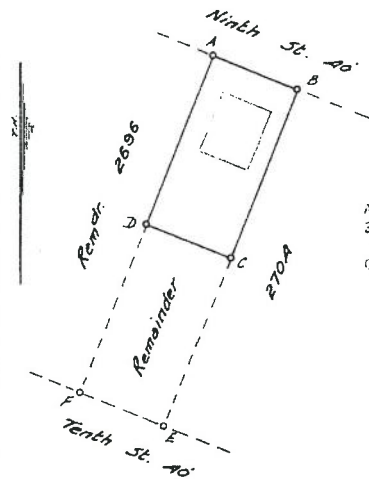
3. Contextual Site Information

a. Property Description	Property	Extent	Title Deed	Registered Owner
	5281 Voëlklip	421m ²	T54702/2005	Bruce Sturgeon Family Trust

Refer to Annexure E for the SG Diagrams, Annexure C for the Title Deed of Erf 5281 Voëlklip.

The following Surveyor General Plans reflect the application site:

SIDES Cape Feet	DIRECTIONS	SYSTEM L' 19° CO-ORDINATES		Off. Desig.
		x	y	
	Constant	- 80000	+ 12090000	
AB	50,00	291° 48' 30"	A - 2854,50 + 6990,45	S.G. No. 1 0 7 6 2 / 6 4 Approved <i>P. L. van der Heever</i> P. Surveyor-General. 4.2.1965
BC	100,00	21 48 30	B - 2900,92 + 7009,03	
CD	50,00	111 48 30	C - 2863,77 + 7101,87	
DA	100,00	201 48 30	D - 2817,35 + 7083,29	
CE	100,00	21 48 30	E - 2926,63 + 7194,72	
DF	100,00	21 48 30	F - 2780,21 + 7176,14	
Hermanus		- 72 504,28	+ 12093749,53	
Mossel River		- 87 097,56	+ 12099310,92	



BEACONS.
 A, B, } 1/2" x 2 ft. Iron peg
 flush.
 C, D - 1/2" x 18" Iron peg
 flush.

Scale 1: 750

The figure A B C D represents 5,000 sq. ft. of land being: ERF 5281 (A PORTION OF ERF 4851) HERMANUS

situate in the Municipality of Hermanus,

Administrative District of Caledon,

Province of Cape of Good Hope.

Surveyed in December 1964 by me

[Signature]
Land Surveyor.

This diagram is annexed to
[Signature] No. 2002/65
 dated
 i.o.

The original diagram is
 No. 7510/63
 D.T. 1964, 3E, 1853

S. G. File No. 5/2479/92
 S. R. No. E. E2665/64
 Comp. A1-30/VX.23

Registrar of Deeds.

Model C.T.

C

Figure 2: Extracts of the Surveyor General Plans of the application site

b. Location:

For the Locality Plans refer to Annexure F

Regional Context:

Within the regional context, the application area is located within Voëlklip residential suburb. Voëlklip is located on the Eastern side of Hermanus.

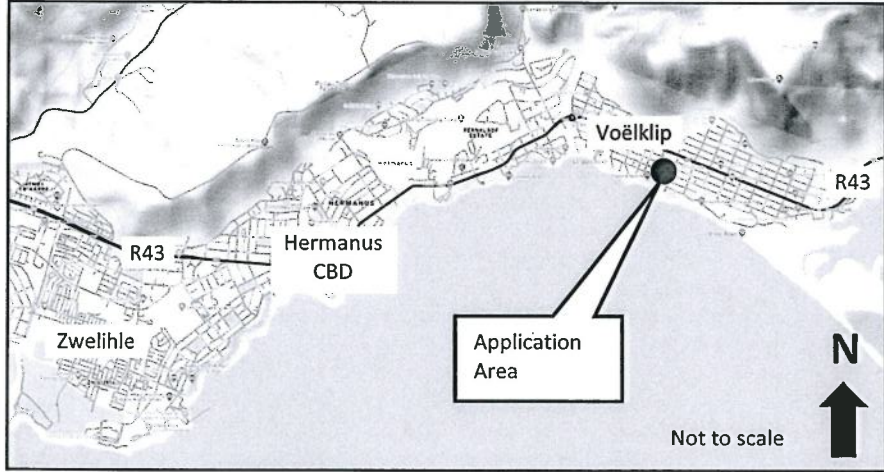


Figure 3: Locality Plan – Regional Context

Local Context:

Within the local context the application area consists of a residential erf within Voëlklip that forms part of the larger Hermanus East area. The application area is located at number 141 Ninth Street.

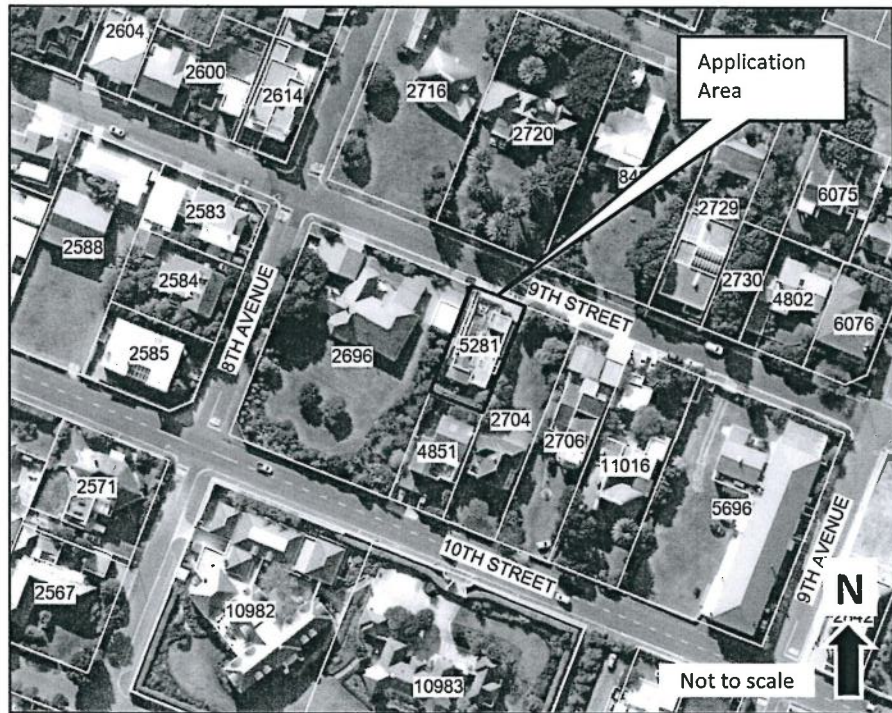


Figure 4: Locality Plan – Local Context

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 and a guest house. No change in land use is proposed. The application proposal is **consistent** with the land use of the area.

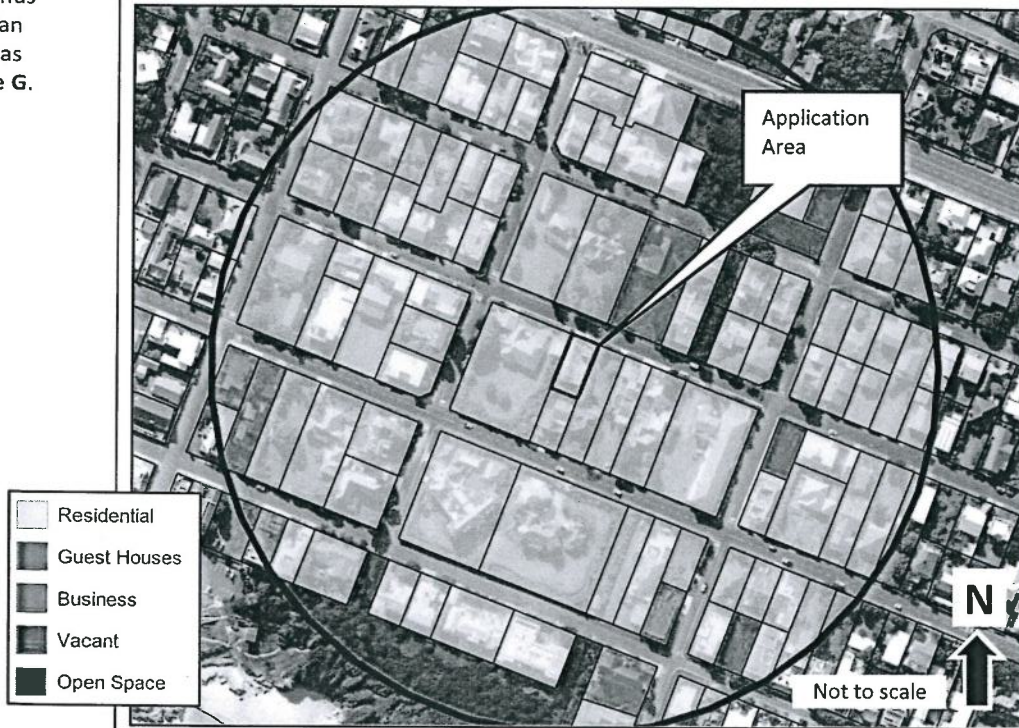


Figure 5: Google Image illustrating the residential land-use activities of the application area and surrounding properties

d. Zoning:

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

The application area, Erf 5281, Voëlklip 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 residential area within the Urban Edge.

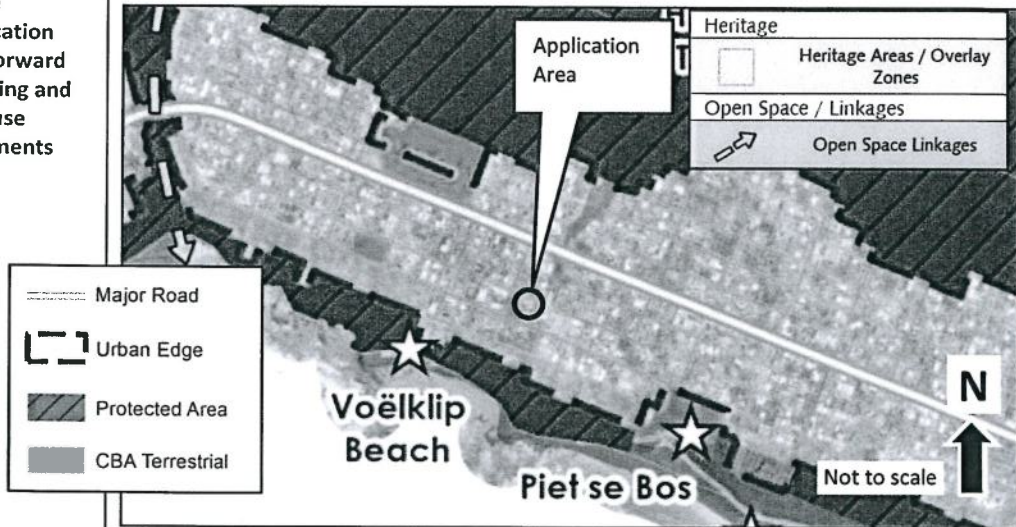


Figure 7: Spatial Development Framework 2020 Spatial Proposals Plan

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

i. 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 10 to 20 Dwelling Units Per Hectare Density Zone.

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

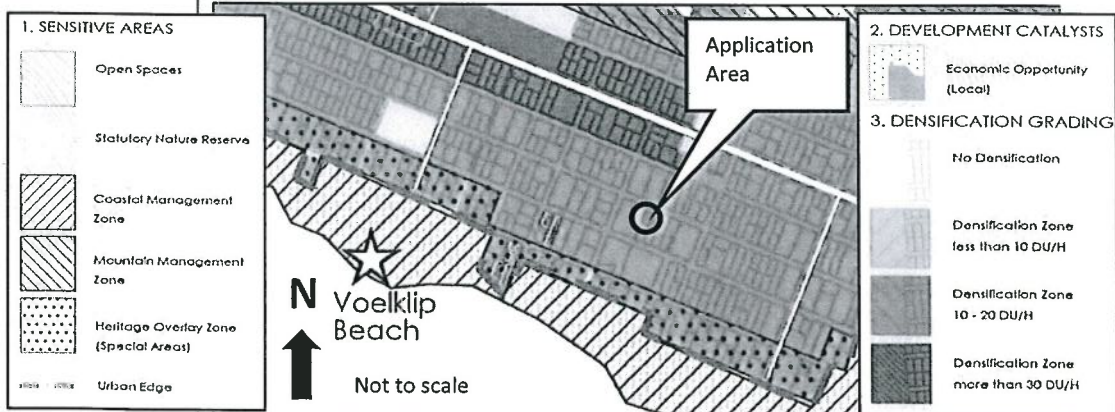


Figure 8: Extract from the Overstrand Municipality Growth Management Strategy, 2010 reflecting the envisaged land-uses for the area.

4. Motivation

Motivation for the application:

Refer to Annexure I for the Building Plan and Annexure H for the neighbour's consent.

a. Introduction and Background

The application area consists of a double-storey dwelling on a 421m² erf located in the mature suburb of Voelklip with spectacular views over the ocean to the south and towards the mountains to the north.

The existing dwelling adheres to all Town Planning Scheme requirements.

The owner wishes to improve the dwelling without causing a negative impact on the surroundings in the following way:

- Provide stairs and stairlift to the roof and wall on the outside of the staircase and stairlift to assist his wife, who has difficulty walking, to safely, conveniently and privately access spectacular views from the roof. Will exceed the eastern side building line.
- Provide a windscreen and door to create a wind lobby for shelter against inclement weather and increasing property security. Will exceed the western side building line.
- Provide a carport for shelter and shade for vehicles against inclement weather and to soften the street façade. Will exceed the northern street and eastern side building line.

Subsequently, the application for building line departures.

b. Proposal

The development proposal is to add a new windscreen and door on the western side, new stairs accommodating an outdoor stairlift and wall on the outside of the staircase and stairlift on the eastern side and a new pergola on the northern street and eastern side of the application area.

The proposed additions exceed the western side, eastern side as well as northern street and eastern building lines respectively as illustrated in the site plan and elevation plans below.

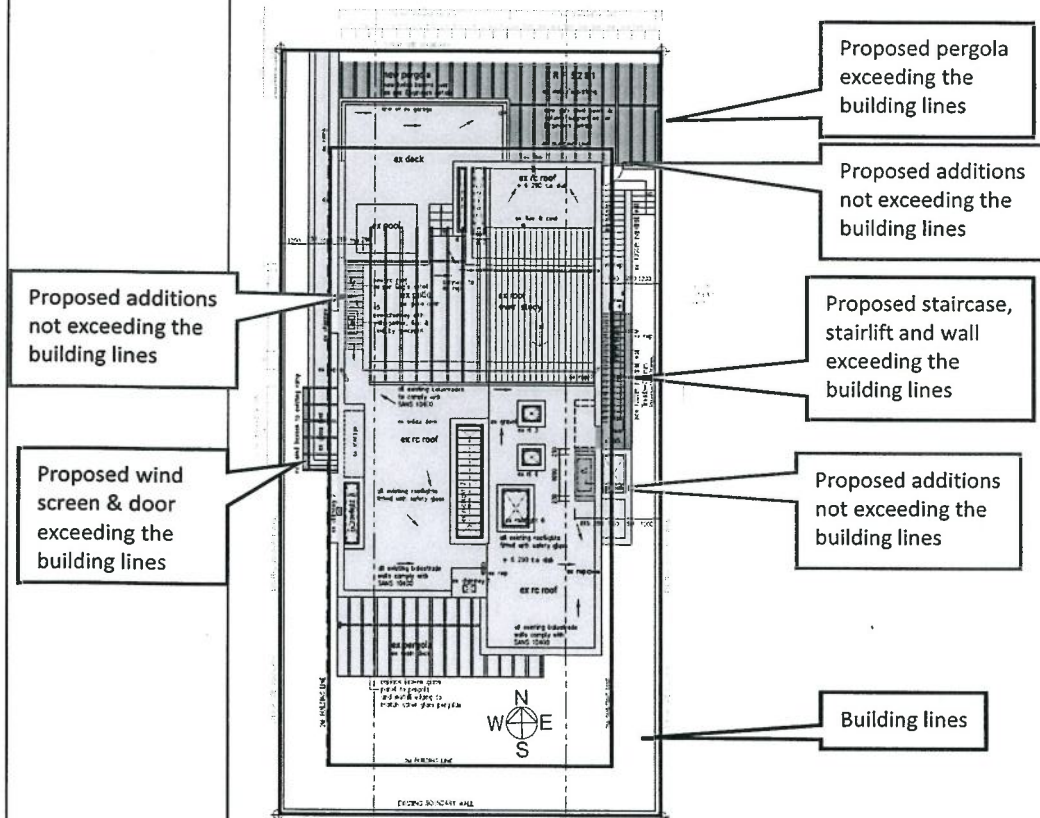
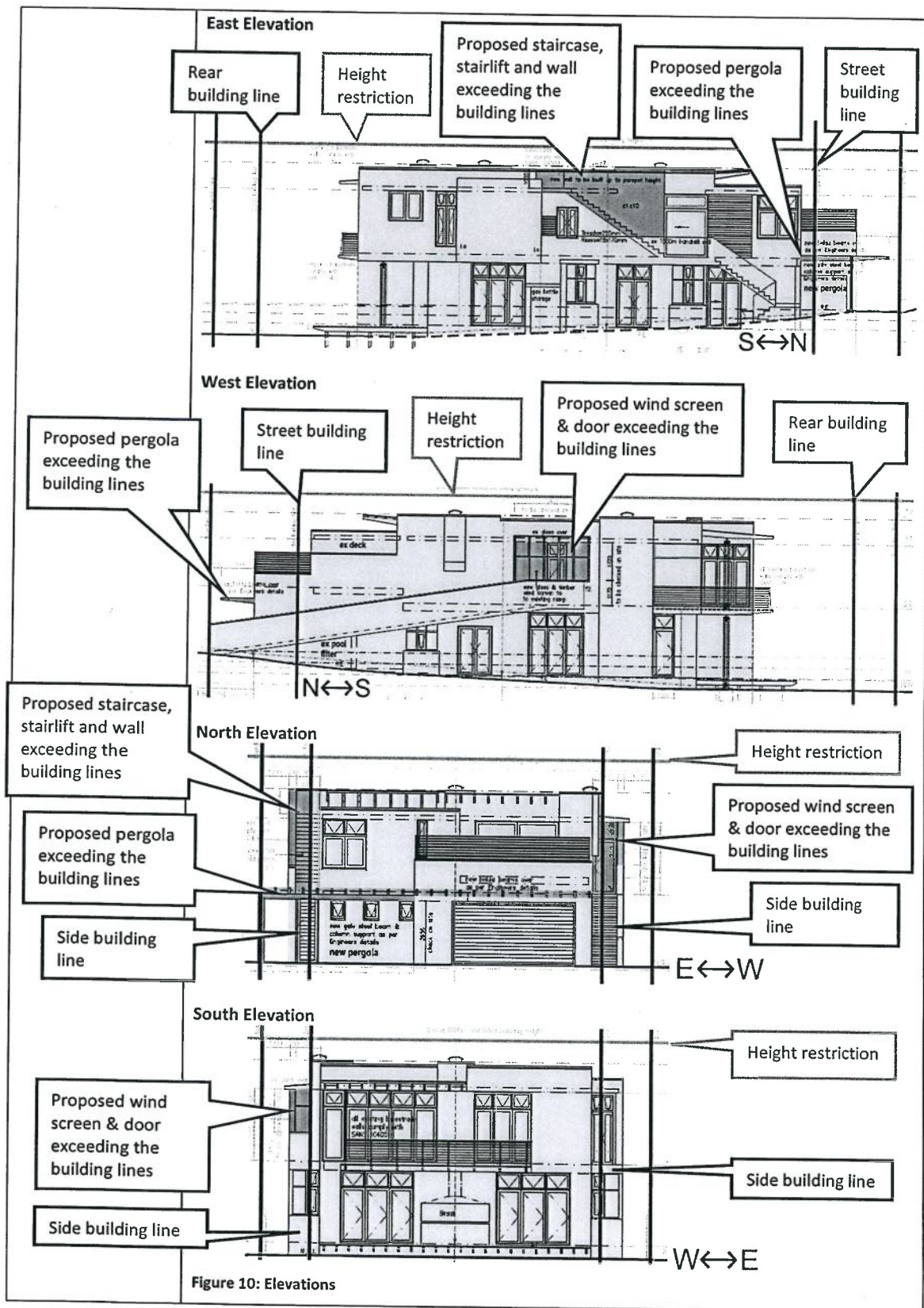


Figure 9: Site plan extract



Each building line departure will be discussed separately as follows:

- **Relaxation of western side building line**

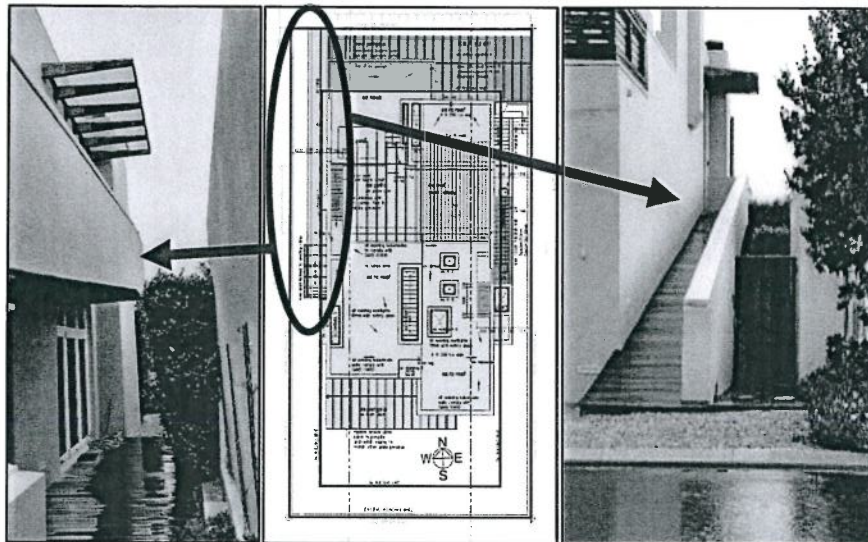


Figure 11: Proposed Western Building Line Departure

The function of the proposed windscreen and door outside the existing front door on the western side of the dwelling is to create a wind lobby to serve as shelter against the wind and to add an extra layer of security to the front door.

The proposal will exceed the building line by 0.8m which therefore requires a departure to relax the western side building line from 2m to 1.2m to allow for the proposed windscreen and door creating a wind lobby.

Currently the ramp and the existing glass cover which was approved over the front door already exceed the building line by 0.8m and therefore the proposed windscreen and door only exceed the building line by 0.8m.

On Erf 2696 adjacent to the west of the application area, the garage is situated directly adjacent to the boundary with trees planted from where the garage ends, all the way along the boundary, and the dwelling itself is a reasonable distance away from the boundary. Therefore, no privacy impact is foreseen on or from the adjacent Erf 2696.

In terms of shade and sun, the encroachment will not make any material difference to the western neighbour due to the only slight extension to the existing cover over the front door and the height of the existing dwelling as well as the location of the neighbour's dwelling a considerable distance away from the boundary between Erf 2696 and the application area.

Access for emergency purposes is still available regardless of the departure.

- **Relaxation of eastern side building line**

The function of the outdoor stairs and stairlift together with wall on outside of staircase and stairlift, proposed on the eastern side of the dwelling, is to enable the owner's wife, who currently has difficulty walking, to safely, conveniently and privately access the roof to enjoy the spectacular ocean and mountain views from the highest level of the dwelling.

The proposed stairs and stairlift as well as proposed wall on the outside of the staircase and stairlift will exceed the eastern side building line by 0.8m and therefore the departure application building line relaxation from 2m to 1.2m to accommodate the proposal.

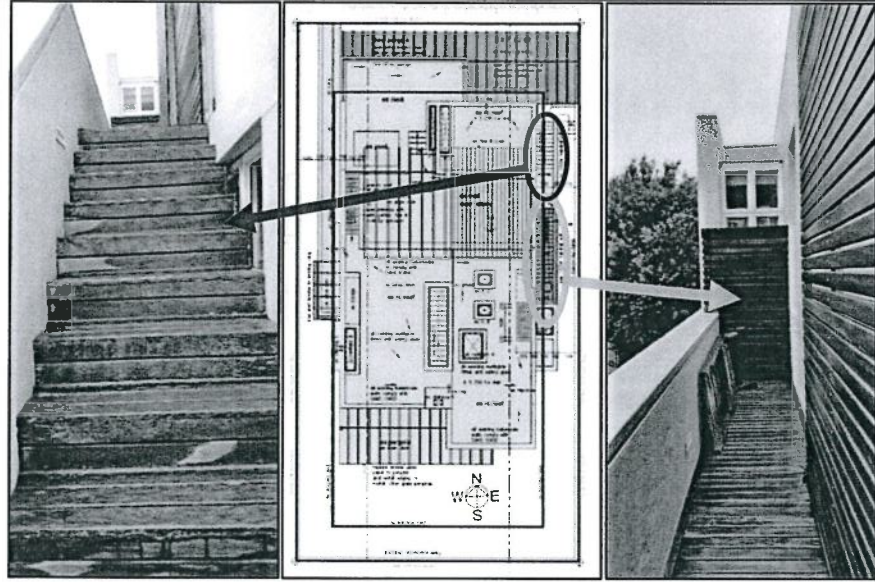


Figure 12: Existing Approved Staircase and Proposed Eastern Building Line Departure

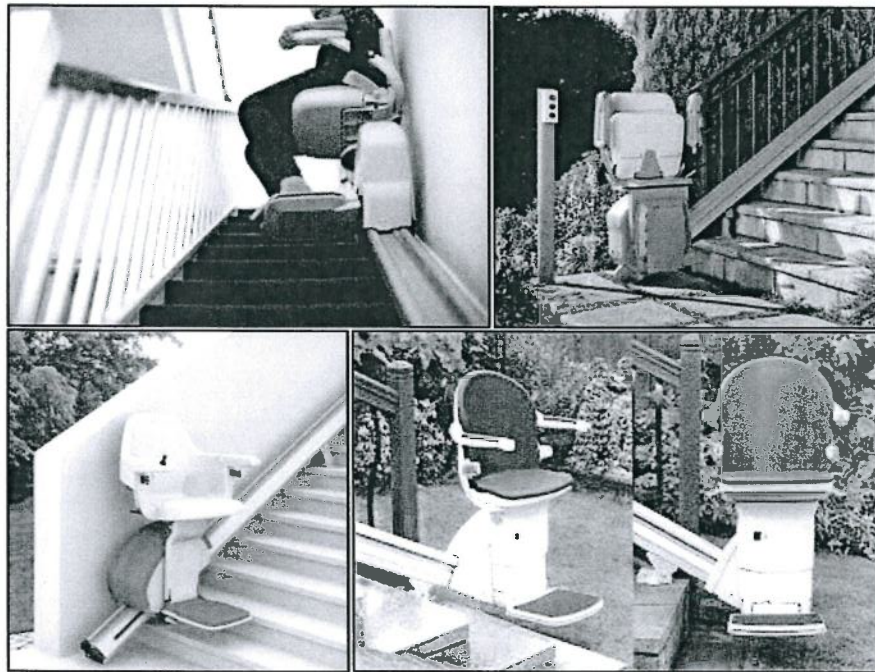


Figure 13: Images of various kinds of outdoor stairlifts

No visual impact or privacy intrusion is foreseen on Erf 2704 to the east of the application area as the new wall proposed along the outside of the staircase and stairlift, will block any view of the stairs and stairlift and therefore also ensure privacy for the owner's wife when using the stairlift. Furthermore, this Erf 2704 is a long erf which stretches between Ninth street and Tenth street with the existing dwelling positioned adjacent to Tenth street to the south of the erf, thus not even adjacent to the application area. The north of Erf 2704 which is adjacent to the dwelling and proposed stairs on the application erf, consists of open lawn and trees.

In terms of shade and sun, the encroachment will not make any material difference to the erf adjacent to the east due to the height of the existing dwelling.

The 1.2m distance from the boundary allows for emergency access to this side of the erf.

- **Relaxation of northern street building line**

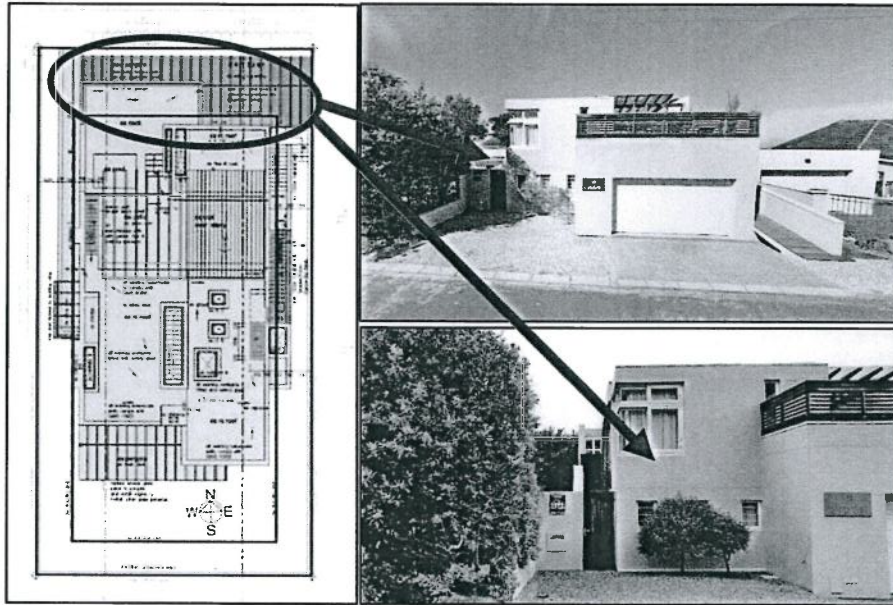


Figure 14: Proposed Northern Street Building Line Departure

The main purpose of the proposed pergola on the northern street and eastern side of the application area is to soften the hard and clinical façade of the garage by providing plants and greenery over the pergola and to provide shade and shelter from inclement weather for resident's and visitors' vehicles parking on site.

The proposal exceeds the northern street boundary by 3.5m and the eastern side building line by 2m, therefore the departure application for street building line relaxation from 4m to 0.5m and eastern side building line relaxation from 2m to 0m to accommodate the pergola.

As the pergola is an open structure consisting merely of beams with supporting columns, it is not considered unsafe to be located so close to the street. It merely represents an extension of the roof of the garage and roof of the ground-floor and does not occupy the floor space in front of the dwelling for vehicle access and parking, while it supports the character of the area by improving the façade of the dwelling. There is still a 0.5m distance between the pergola and the street kerb.

The eastern building line encroachment up to 0m will not cause privacy intrusion or a negative visual impact on or from Erf 2704, as there are tall trees planted on Erf 2704 along the eastern boundary wall of the application area, which provides a screen and buffer between the two adjacent erven.

Furthermore, the carport will adhere to all scheme and building parameters, will blend in with the style of the house and support greenery, therefore enhancing the overall visual appearance of the application area.

c. Desirability

The development and application proposal is considered **desirable** for the following reasons:

- 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 allowing the owner's wife to safely and conveniently access the roof to enjoy spectacular views, by increasing security and shelter against inclement weather as well as by improving the street façade of the dwelling, all in an efficient manner without negatively impacting on or being negatively impacted by the neighbours or the adjacent street.
- The relaxation of the building lines will not cause any negative visual impact, unsafe conditions, obstruction of sunlight or views or intrusion on privacy for the application area or the adjacent properties.
- Access to the property for emergency purposes will still be accommodated.
- The pergola is an open structure which does not occupy floorspace, thus causing obstruction of access to the garage or preventing parking on the erf.
- Therefore, the land will be used optimally to provide a satisfactory residential environment and to cater for a full range of residential needs, within the statutory requirements of the municipality and without negative impact on the surroundings or the application erf.

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 perpetuation of past apartheid spatial development imbalances as it will legally accommodate the proposed additions to an existing house within a residential area.

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 allow for the proposed additions to an existing dwelling on a single residential erf within the urban edge. Therefore, no impact on agricultural land, environmentally sensitive areas and biodiversity rich areas will occur.

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 is functional and will allow the owner's wife to safely and conveniently access the roof for enjoying the views, will increase security and provide shelter against inclement weather as well as will improve the street façade of the dwelling, all in an efficient manner and without any negative impact on the surrounding area.

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

	<p>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.</p> <p>Possible results of the development The proposed development will not lead to any economical and/or environmental shocks as the application allows for additions to an existing dwelling within a residential suburb.</p> <p>The application proposal is consistent with the principle of spatial resilience.</p> <p>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.</p> <p>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 also advertise the application in such a manner as to enable the relevant government tiers and the general public to participate in the eventual decision-making process.</p> <p>The application proposal is consistent with the principle of good administration.</p>
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5. Conclusion

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

Furthermore, the application proposal is considered to strike an efficient balance between the optimal use of the application area, providing a satisfactory residential environment, catering for a full range of residential needs and locating the proposal in the most efficient position, without causing a negative impact on the surrounding environment.

It is therefore recommended that the application **be approved** for:

- a departure to relax the **western side building line** from 2m to 1.2m to allow for a proposed wind screen and door in terms of Chapter IV, Section 16(2)(b) of the Overstrand Amendment By-law on Municipal Land-use Planning, 2020.
- a departure to relax the **eastern side building line** from 2m to 1.2m to allow for proposed stairs, stairlift and wall in terms of Chapter IV, Section 16(2)(b) of the Overstrand Amendment By-law on Municipal Land-use Planning, 2020.
- a departure to relax the **eastern side building line** from 2m to 0m to allow for a proposed pergola in terms of Chapter IV, Section 16(2)(b) of the Overstrand Amendment By-law on Municipal Land-use Planning, 2020.
- a departure to relax the **street building line** from 4m to 0.5m to allow for a proposed pergola in terms of Chapter IV, Section 16(2)(b) of the Overstrand Amendment By-law on Municipal Land-use Planning, 2020.

ALL WORK TO BE ACCORDING TO THE SPECIFICATIONS AND DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES AND SHALL BE RESPONSIBLE FOR RESTORING THE SITE TO ITS ORIGINAL CONDITION OR BETTER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES AND SHALL BE RESPONSIBLE FOR RESTORING THE SITE TO ITS ORIGINAL CONDITION OR BETTER.

HOUSE NUMBER
NO. 12345
ADDRESS
12345 MAIN ST.
CITY, STATE, ZIP
12345

DATE
12/15/2023
BY
ARCHITECT

SECTION A-A | SCALE 1:100
 TO BE USED FOR CONSTRUCTION

LOGGIA EAST ELEVATION | SCALE 1:100

LOGGIA SOUTH ELEVATION | SCALE 1:100

CONCRETE SLAB ON GRADE WITH REINFORCING BARS. ALL REINFORCING BARS TO BE 1/2" DIA. #4 BARS. ALL REINFORCING BARS TO BE SPACED AT 12" ON CENTER. ALL REINFORCING BARS TO BE LAPPED AT 48" WITH OVERLAP TO BE 1.5 TIMES THE BAR DIAMETER. ALL REINFORCING BARS TO BE TIED TOGETHER WITH #12 BARS. ALL REINFORCING BARS TO BE PLACED WITHIN 2" OF THE TOP AND BOTTOM SURFACES OF THE SLAB. ALL REINFORCING BARS TO BE PLACED WITHIN 2" OF THE TOP AND BOTTOM SURFACES OF THE SLAB.

CONCRETE WALLS TO BE 12" THICK. ALL CONCRETE WALLS TO BE CAST IN PLACE. ALL CONCRETE WALLS TO BE REINFORCED WITH #4 BARS. ALL CONCRETE WALLS TO BE TIED TO THE FOUNDATION WITH #4 BARS. ALL CONCRETE WALLS TO BE TIED TO THE FOUNDATION WITH #4 BARS.

WOOD FRAMING TO BE 2x6 STUDS AND 2x8 JOISTS. ALL WOOD FRAMING TO BE DRY KILN DRIED LUMBER. ALL WOOD FRAMING TO BE TREATED WITH PRESERVATIVE. ALL WOOD FRAMING TO BE TREATED WITH PRESERVATIVE. ALL WOOD FRAMING TO BE TREATED WITH PRESERVATIVE.

ROOFING TO BE 1/2" OSB SHEATHING OVER 2x6 RAFTERS. ALL ROOFING TO BE INSTALLED WITH 1/2" OSB SHEATHING OVER 2x6 RAFTERS. ALL ROOFING TO BE INSTALLED WITH 1/2" OSB SHEATHING OVER 2x6 RAFTERS. ALL ROOFING TO BE INSTALLED WITH 1/2" OSB SHEATHING OVER 2x6 RAFTERS.

LOGGIA EAST ELEVATION | SCALE 1:100

LOGGIA SOUTH ELEVATION | SCALE 1:100

FOUNDATION TO BE 12" CONCRETE WALL ON GRADE. ALL FOUNDATION TO BE 12" CONCRETE WALL ON GRADE. ALL FOUNDATION TO BE 12" CONCRETE WALL ON GRADE. ALL FOUNDATION TO BE 12" CONCRETE WALL ON GRADE.

LOGGIA EAST ELEVATION | SCALE 1:100

LOGGIA SOUTH ELEVATION | SCALE 1:100

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LOGGIA SOUTH ELEVATION | SCALE 1:100

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