



The Municipal Manager
P O Box 19
George
6530

Reference: Erf 86 George

15 August 2024

Sir

**APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION):
REMAINDER OF ERF 86 GEORGE**

Attached hereto, please find an application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the eastern side boundary building line on the Remainder of Erf 86 George from 3.0 metres to a distance varying from 2.4 metres to 2.1 metres to legalise an existing braai room.

Your prompt consideration of the application will be appreciated.

Thanking you in anticipation.

Jan Vrolijk

MOTIVATION REPORT
APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION)
REMAINDER OF ERF 86 GEORGE

15 August 2024



Prepared for:

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Heatherlands
George
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SACPLAN Registration No A/1386/2011

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MOTIVATION REPORT
APPLICATION FOR PERMANENT DEPARTURE (RELAXATION OF BUILDING LINE)
REMAINDER OF ERF 86 GEORGE

1. APPLICATION

Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the eastern side boundary building line on the Remainder of Erf 86 George from 3.0 metres to a distance varying from 2.4 metres to 2.1 metres to legalise an existing braai room.

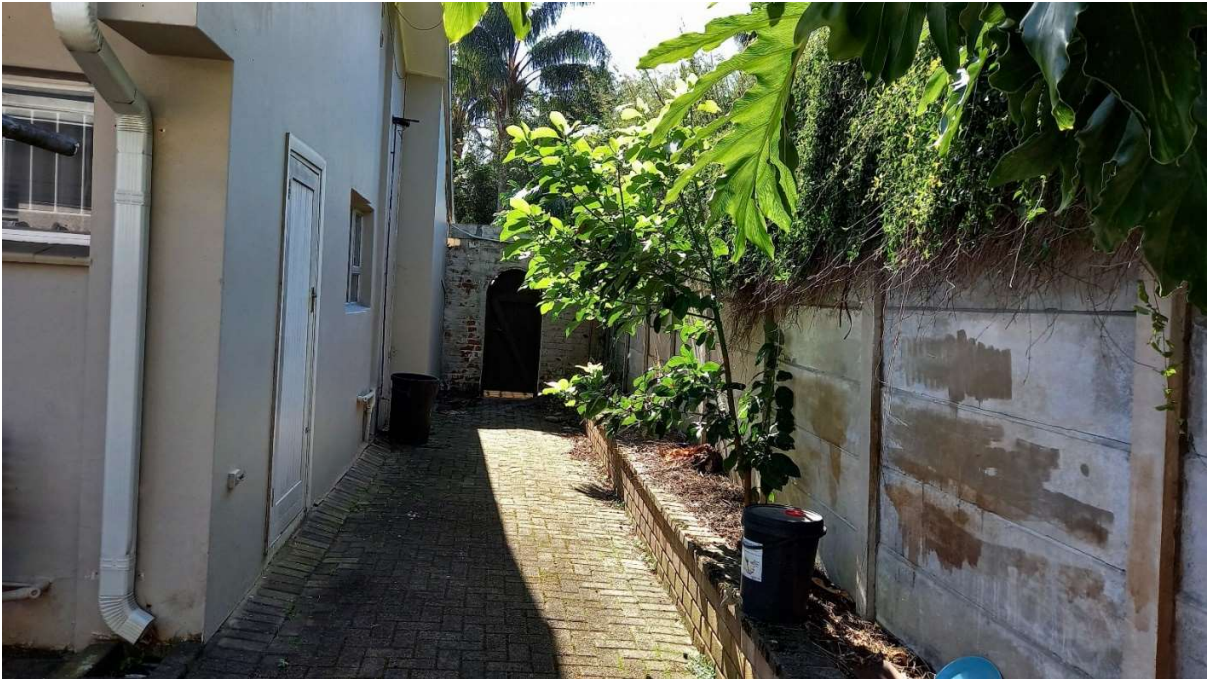
The proposed site plan and building plan indicating the braai room is attached hereto as **Annexure "A"**. The completed application form for the application for permanent departure is attached hereto as **Annexure "B"**.

2. DEVELOPMENT PROPOSAL

The Remainder of Erf 86 George has been developed with a dwelling house consisting of 4 bedrooms, 2 bathrooms, a separate toilet, a study, a kitchen, scullery, dining room, living room, a braai room, entrance foyer, double garage, lean-to storeroom (which is to be demolished), a covered yard, a kitchen yard, swimming pool and servants' quarters. The development is rounded off with a garden, paving and a brick and steel security wall on the street boundary, with a steel sliding vehicular entrance gate on Erica Road.

The original approved building plan (dated 30 May 1961) indicated that the dwelling house on the application erf would be situated at a slight angle with the eastern boundary. An endorsement (dated 8 November 1961) on the plan confirmed that the building had been erected parallel to the eastern boundary. An extract from the approved plan is attached hereto as **Annexure "C"**. A previous owner enclosed the stoep in the north-eastern corner of the building, creating a braai room. No approved plan in respect of the enclosure could be found.

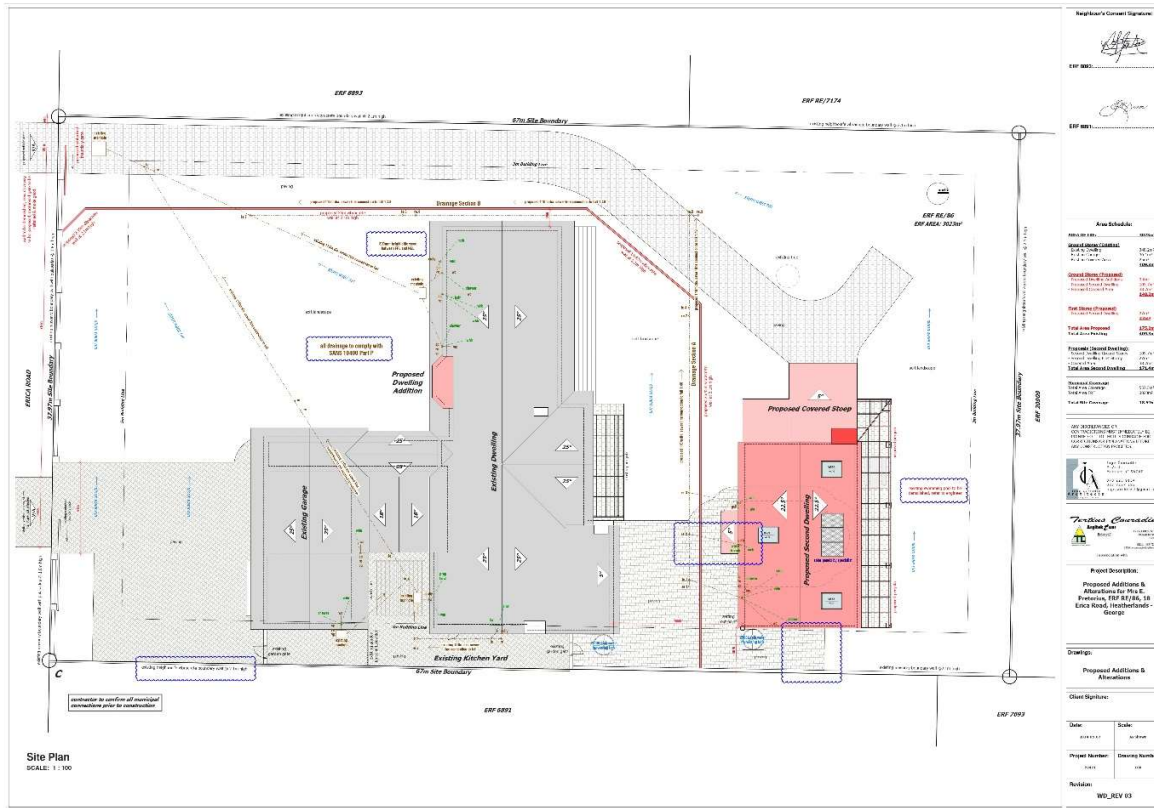
The eastern wall of the braai room transgresses the 3.0 metres eastern side boundary building line by a distance varying from 0.6 metres to 0.9 metres. The following photo, which was taken northwards along the eastern boundary of the erf, shows the portion of the eastern wall of the dwelling house (behind the black rubbish bin) which transgresses the building line, in relation to the boundary wall on the eastern side boundary.



The coverage and building lines applicable to a “dwelling house” are set out in a table in Schedule II of the George Integrated Zoning Scheme, 2023. The street building line applicable to a dwelling house on an erf greater than 1 000m², is 5.0 metres and the side and rear building lines are 3.0 metres, whilst the coverage applicable is the larger of 500m² or 40% of the area of the erf.

The total coverage of buildings on the erf is 409m², which is within the maximum coverage allowed.

The following site plan and building plan indicates the position of the existing braai room, as well as the extent to which the building line has been transgressed.



A copy of the site plan and building plan is attached hereto as **Annexure “A”**.

The purpose of this application is to obtain approval of the permanent departure for the relaxation of the building line as mentioned in point 1 of this motivation report to facilitate the approval of a building plan in respect of the rectification of the “as built” position of the dwelling house, which differs from the previously approved building plan.

3. GENERAL INFORMATION IN RESPECT OF THE REMAINDER OF ERF 86 GEORGE

3.1 Locality

The Remainder of Erf 86 George is situated at 18 Erica Road, Heatherlands. The locality of the erf is indicated on the locality plan attached hereto as **Annexure “D”**.

3.2 Existing land use

The application erf is used for residential purposes.

3.3 Extent of erf

The total area of the Remainder of Erf 86 George is 3 023m².

3.4 Present zoning

In terms of the George Integrated Zoning Scheme, 2023, the zoning of the Remainder of Erf 86 George is Single Residential Zone I.

3.5 Surveyor General Diagram

A copy of the Surveyor General Diagram of the Remainder of Erf 86 George is attached hereto as **Annexure “E”**.

3.6 Title Deed

the Remainder of Erf 86 George is registered in the name of Elna Pretorius, ID Number 600412 0015 08 2. A copy of the Title Deed for the Remainder of Erf 86 George is attached hereto as **Annexure “F”**.

3.7 Power of Attorney

A Power of Attorney, whereby Jan Vrolijk Town Planner/Stadsbeplanner has been appointed by Elna Pretorius, the registered owner of the Remainder of Erf 86 George, to prepare the application referred to in point 1 of this motivation report and to sign all relevant documents is attached hereto as **Annexure “G”**.

3.8 Bondholder's consent

The Remainder of Erf 86 George is encumbered by a bond. The consent of the bondholder, First National Bank Property Loans, is attached hereto as **Annexure “H”**.

3.9 Conveyancer Certificate

A Conveyancer Certificate in respect of the Remainder of Erf 86 George is attached hereto as **Annexure “I”**. The certificate confirms that there are no conditions in the Title Deed of the erf which prohibits the development of the erf as proposed in this application.

4. DESIRABILITY OF APPLICATION FOR PERMANENT DEPARTURE (BUILDING LINE RELAXATION): REMAINDER OF ERF 86 GEORGE

4.1 Introduction

Specific issues which must be addressed in the motivation of applications are highlighted in the Land Use Planning By-Law for George Municipality, 2023. These issues are, however, aimed at more complex applications and are not applicable to lesser applications, such as permanent departures for building line relaxations.

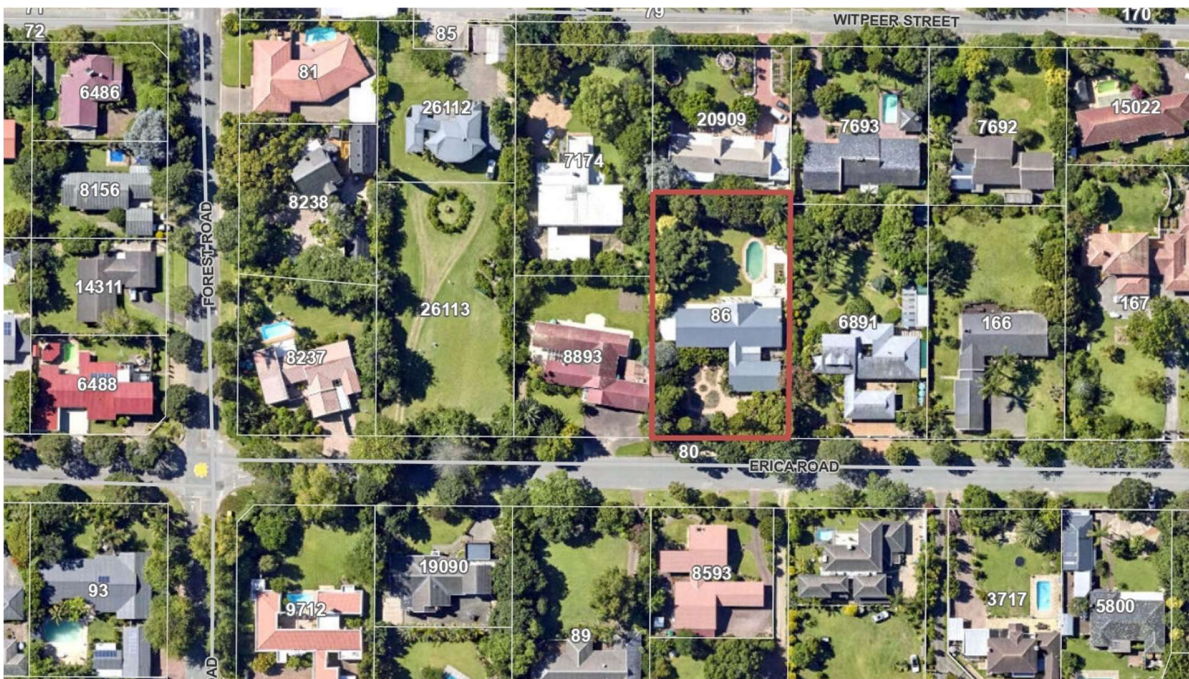
This application will therefore be motivated with reference to the following aspects:

- *Compatibility of the proposal with the existing planning and land uses of the surrounding area.*
- *The impact that the proposal will have on the environment.*
- *The impact that the proposal will have on traffic and parking in the surrounding area.*
- *The impact that the proposal will have on surrounding facilities such as schools, open spaces and other community facilities, should the application result in an increase in the population of the area concerned.*
- *The impact that the proposal will have on the existing character of the surrounding area and the right of the inhabitants of the area in respect of erf values, privacy, view, sunlight, et cetera.*
- *Provision of essential services.*

4.2 Existing planning in the area

The application erf is situated on the northern side of Erica Road, in Heatherlands. The area surrounding the Remainder of Erf 86 George has a predominantly single residential land use character, with a mixture of erf sizes and dwelling houses and outbuildings, situated in neatly kept gardens. Being a well-established suburb, there are examples of buildings being erected within the building lines on certain of the erven in the vicinity, i.e. Erf 6891 George, adjacent and to the east of the application erf and Erf 176 George, further to the east thereof.

The following aerial photo indicates the locality of the Remainder of Erf 86 George, as well as the buildings situated on the erf, in relation to the surrounding residential area.



Due to the local climate, the addition of a braai room has become a sought-after improvement to dwelling houses, which contributes to the dwelling house not only being used for living, but also for relaxation and entertainment. As such, the braai room which was added to the dwelling house on the application erf, fits in with the existing planning and use of properties in the immediate vicinity.

The following photo shows the north elevation of the braai room.



The northern portion of the braai room has a mono-pitched lean-to roof, which is substantially lower than the roof of the main dwelling house. The braai room is situated on the northern side of the dwelling house, obscured from the street by the remainder of the dwelling house. It is, therefore, unobtrusive and has no influence on the character of the surrounding area.

The enclosed braai room has been in existence for more than 25 years. As far as could be ascertained, no objections against the locality of the braai room have been submitted. The relaxation of the side boundary building line, as proposed in this application, will therefore, not establish an undesirable precedent and can be accommodated within the existing planning of the area concerned.

4.3 Impact on schools, open spaces and other community facilities

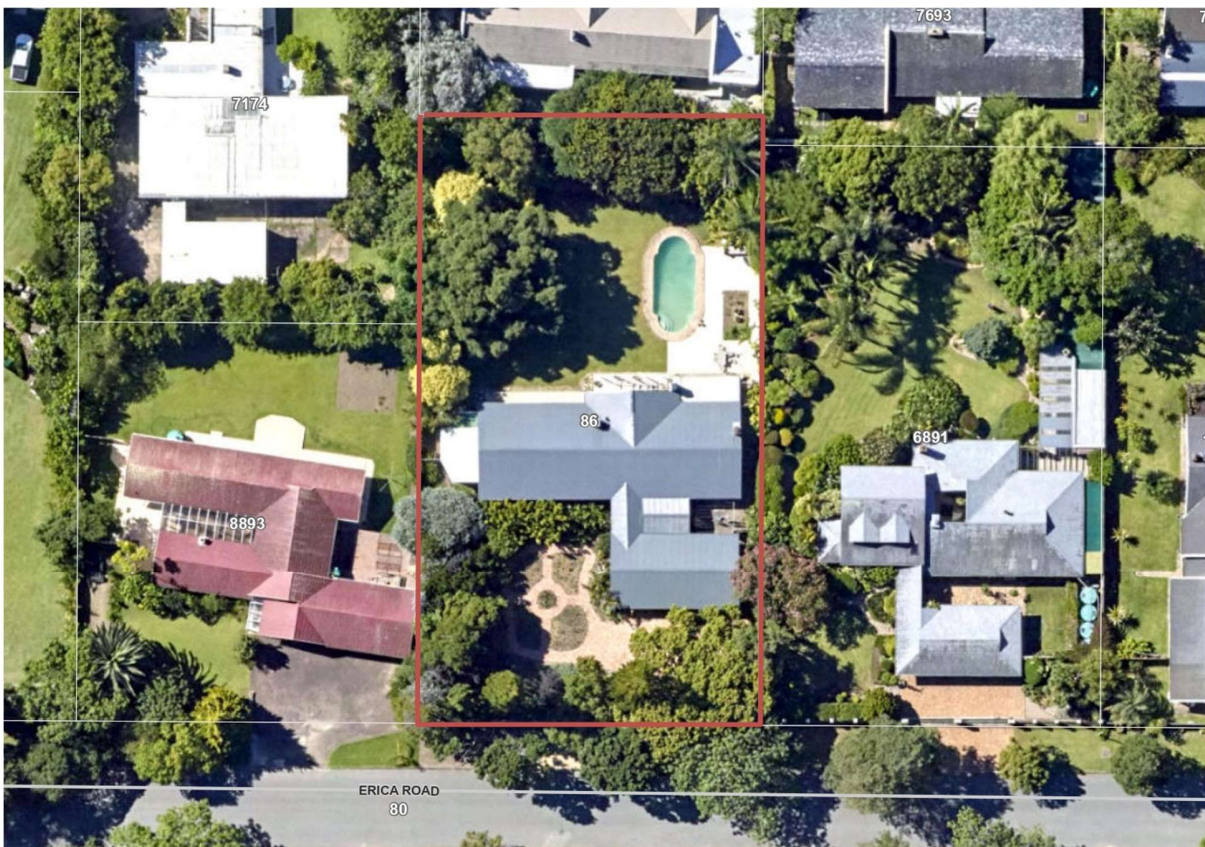
This application entails the relaxation of the side boundary building line on the application erf to accommodate the existing braai room. The proposal will thus not result in an increase in the number of inhabitants of the erf beyond that which is accommodated in the zoning of the erf. As

such, the proposed relaxation of the building line as applied for, will not have an impact on schools, open spaces and other community facilities in the area.

This aspect is therefore not relevant to this application.

4.4 Impact on sunlight, view and privacy

The following aerial photo indicates that, as the braai room is situated on the eastern side of the application erf, Erf 6891 George is the only neighbouring erf which could be affected by the proposed relaxation of the eastern side boundary building line on the Remainder of Erf 86 George.



The sunlight, view or privacy of the dwelling house on Erf 6891 George cannot be affected by the relaxation of the building line as proposed, for the following reasons:

- The dwelling house on Erf 6891 George, which is situated a substantial distance to the east of the application erf, fronts to the north, away from the application erf.
- The trees and shrubs, as well as the brick wall on the communal boundary on the western side of Erf 6891 George partly obscure the building on the application erf from Erf 6891 George.
- There are no windows or doors in the eastern wall of the existing braai room, facing eastwards towards Erf 6891 George, as indicated on the proposed site plan attached hereto as **Annexure “A”**.

It is clear from the motivation in this point, that the proposed relaxation of the building line on the application erf can have no negative impact on sunlight, view or privacy in respect of any adjacent erf.

4.5 Impact on streetscape

The following photo shows the elevation of the erf as seen from Erica Road.



The braai room is situated “behind” the dwelling house and is not visible from Erica Road. The proposed relaxation of the eastern side boundary building line can, therefore, not have a negative impact on the streetscape in the vicinity of the application erf.

4.6 Impact on erf values

As indicated in the previous paragraphs, the braai room in respect of which the building line relaxation is required, does not have a negative impact on any of the surrounding properties. The outside finish is of good quality and the elevation of the structure fits in with that of the remainder of the dwelling house. The improvement as described adds value to the utilization of the erf and represents a substantial capital investment by the owner.

The value of surrounding properties can, therefore, not be negatively impacted upon by the relaxation of the building line as proposed in this application.

4.7 Impact on the provision of parking

As indicated on the site plan and building plan attached hereto as **Annexure “A”**, the braai room is situated on the opposite of the dwelling house as the double garage. Two parking bays are required in respect of the dwelling house. There is adequate space available on the southern (street) side of the erf for the required parking.

The provision of on-site parking can, therefore, not be negatively impacted upon by the relaxation of the building line as proposed in this application.

4.8 Impact on traffic circulation

The existing braai room which transgresses the eastern side boundary building line is not situated in close proximity to the street boundary of the erf and is situated behind the security fence on the street boundary of the application erf. The proposed relaxation of the building line can thus have no negative impact on sight distances in any direction in the street.

The existing vehicular access will still be used. The proposed relaxation of the building line will not result in the generation of more traffic. The building line relaxation as proposed in this application will, therefore, not have any negative impact on the traffic situation in Erica Road.

4.9 Provision of services

The existing development on the application erf has been connected to the municipal services in the area and the building line relaxation as proposed in this application will, therefore, not have any negative impact on the existing services or the provision of services. The proposal will thus not result in infrastructure costs to any external parties and will thus not place any burden on the municipal budget for the provision services infrastructure.

4.10 Fire-fighting

The fire-fighting requirements stipulated in the fire-regulations will not be negatively impacted upon as the application erf will still be fully accessible for fire-fighting purposes.

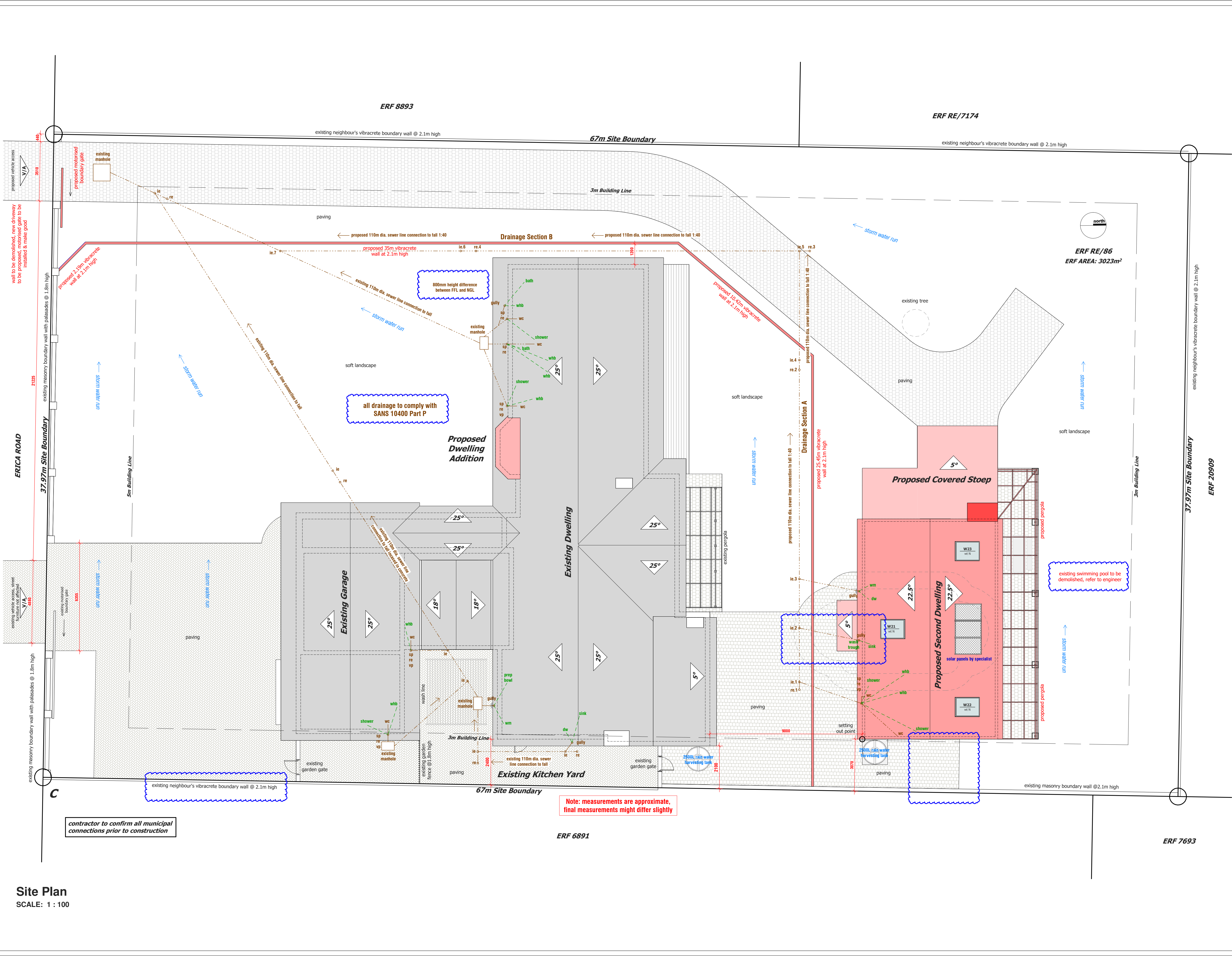
5. CONCLUSION

Application is made in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the eastern side boundary building line on the Remainder of Erf 86 George from 3.0 metres to a distance varying from 2.4 metres to 2.1 metres to legalise an existing braai room.

The proposed permanent departure for the relaxation of the mentioned building line on the Remainder of Erf 86 George will not have a negative impact on development, public facilities or traffic circulation in the surrounding area.

The application conforms with the prescriptions contained in the Land Use Planning By-Law for George Municipality, 2023 and is submitted for consideration in accordance with the relevant stipulations of the mentioned By-Law.

ANNEXURE "A" - SITE PLAN AND BUILDING PLAN



Site Plan
SCALE: 1 : 100

Note: measurements are approximate, final measurements might differ slightly

contractor to confirm all municipal connections prior to construction

Neighbour's Consent Signature:

ERF 8893:.....

ERF 6891:.....

Area Schedule:

AREA OF ERF:	3023m ²
Ground Storey (Existing) - Main Dwelling	348.2m ²
- Existing Dwelling	36.1m ²
- Existing Garage	23m ²
- Existing Covered Area	409.3m ²
Ground Storey (Proposed) - Main Dwelling	
- Proposed Dwelling Additions	3.8m ²
- Proposed Dwelling	3.8m ²
Total Area Main Dwelling	413.1m²
Proposals (Second Dwelling):	
- Second Dwelling Ground Storey	105.7m ²
- Second Dwelling First Storey	27m ²
- Covered Area	38.7m ²
Total Area Second Dwelling	171.4m²
Total Area Proposed:	
- Main Dwelling	3.8m ²
- Second Dwelling	171.4m ²
Total Area Proposed:	175.2m²
Municipal Coverage	
Total Area Coverage	557.5m ²
Total Area ERF	3023m ²
Total Site Coverage	18.5%

ANY DISCREPANCIES OR CONTRADICTIONS MUST IMMEDIATELY BE POINTED OUT TO TERTIUS CONRADIE FOR CORRECTIONS OR EXPLANATIONS BEFORE ANY CONSTRUCTION PROCEEDS.

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In association with

Project Description:
Proposed Additions & Alterations for Mrs E. Pretorius, ERF RE/86, 18 Erica Road, Heatherlands - George

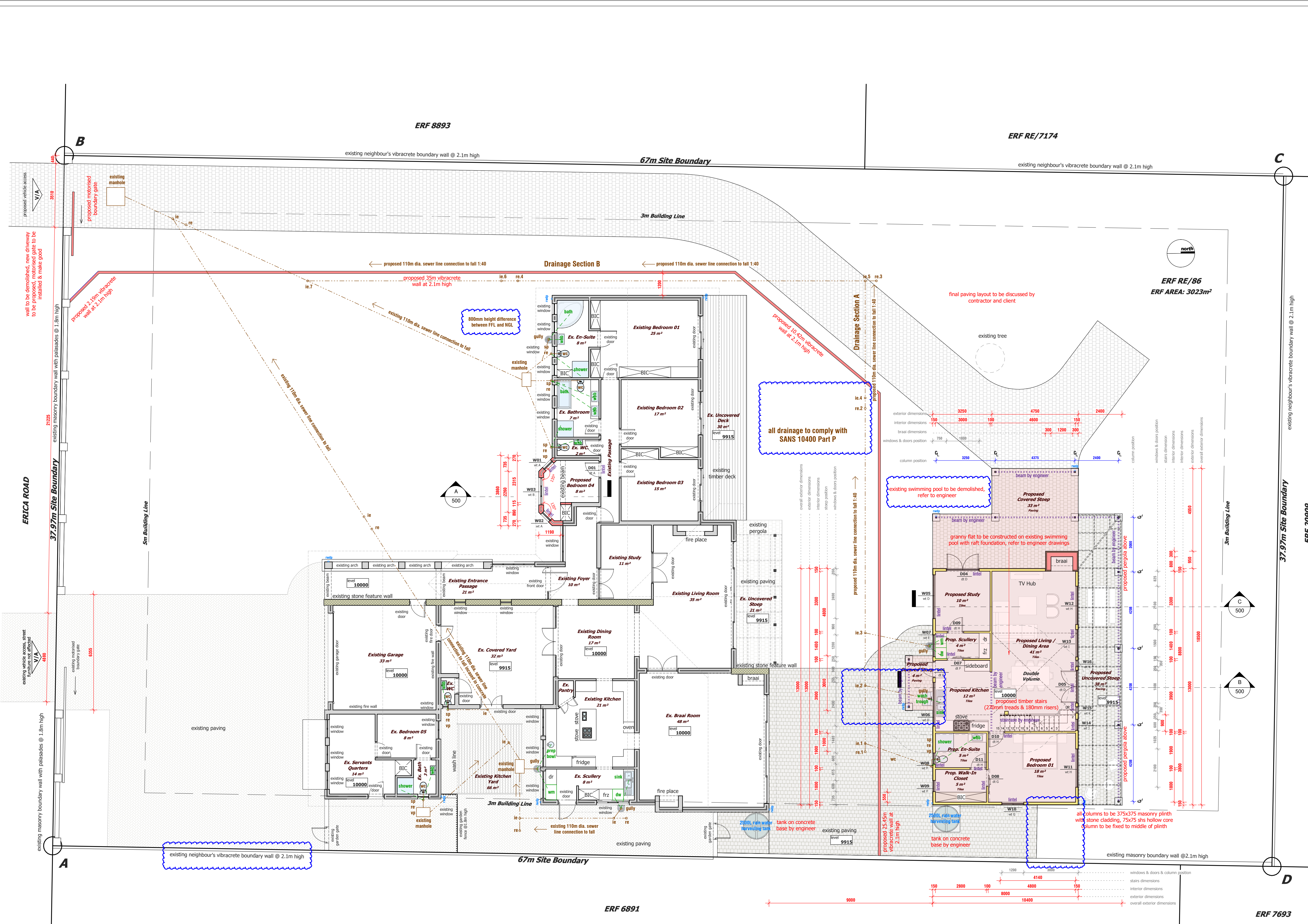
Drawings:
Proposed Additions & Alterations

Client Signature:

Date: 2024-05-07	Scale: As Shown
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Project Number: P2421	Drawing Number: 100
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Revision:
WD_REV 03



Ground Storey Plan
SCALE: 1 : 100

Neighbour's Consent Signature:

ERF 8893:.....

ERF 6891:.....

Area Schedule:

AREA OF ERF:	3023m²
Ground Storey (Existing) - Main Dwelling	348.2m ²
- Existing Dwelling	348.2m ²
- Existing Garage	36.1m ²
- Existing Covered Area	23m ²
	409.3m²
Ground Storey (Proposed) - Main Dwelling	3.8m ²
- Proposed Dwelling Additions	3.8m ²
	409.3m²
Total Area Main Dwelling	413.1m²
Proposals (Second Dwelling):	
- Second Dwelling Ground Storey	105.7m ²
- Second Dwelling First Storey	27m ²
- Covered Area	38.7m ²
Total Area Second Dwelling	171.4m²
Total Area Proposed:	
- Main Dwelling	3.8m ²
- Second Dwelling	171.4m ²
	175.2m²
Municipal Coverage	
Total Area Coverage	557.5m ²
Total Area ERF	3023m ²
Total Site Coverage	18.5%

ANY DISCREPANCIES OR CONTRADICTIONS MUST IMMEDIATELY BE POINTED OUT TO TERTIUS CONRADIE FOR CORRECTIONS OR EXPLANATIONS BEFORE ANY CONSTRUCTION PROCEEDS.

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Project Description:
Proposed Additions & Alterations for Mrs E. Pretorius, ERF RE/86, 18 Erica Road, Heatherlands - George

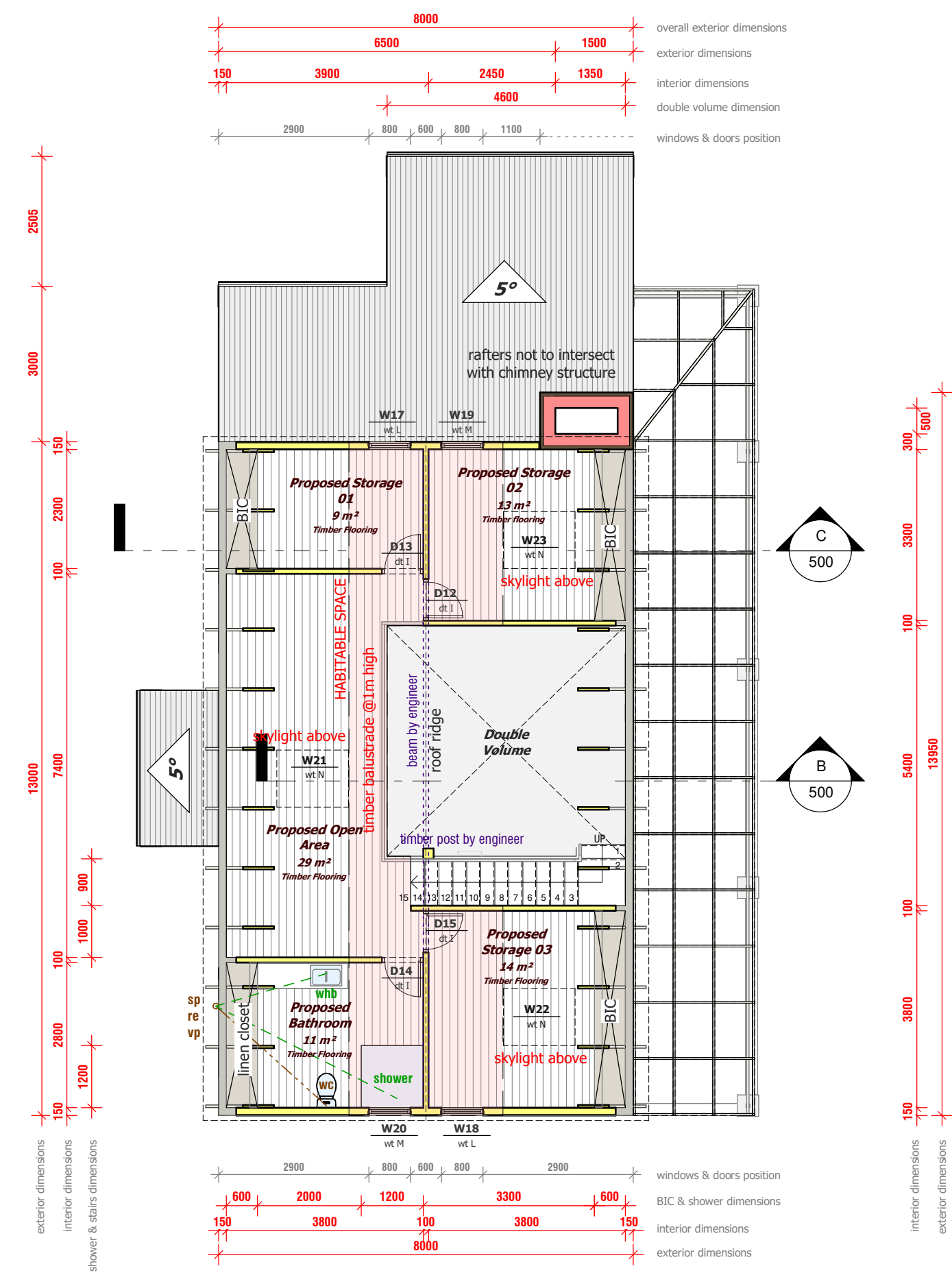
Proposed Additions & Alterations

Client Signature:

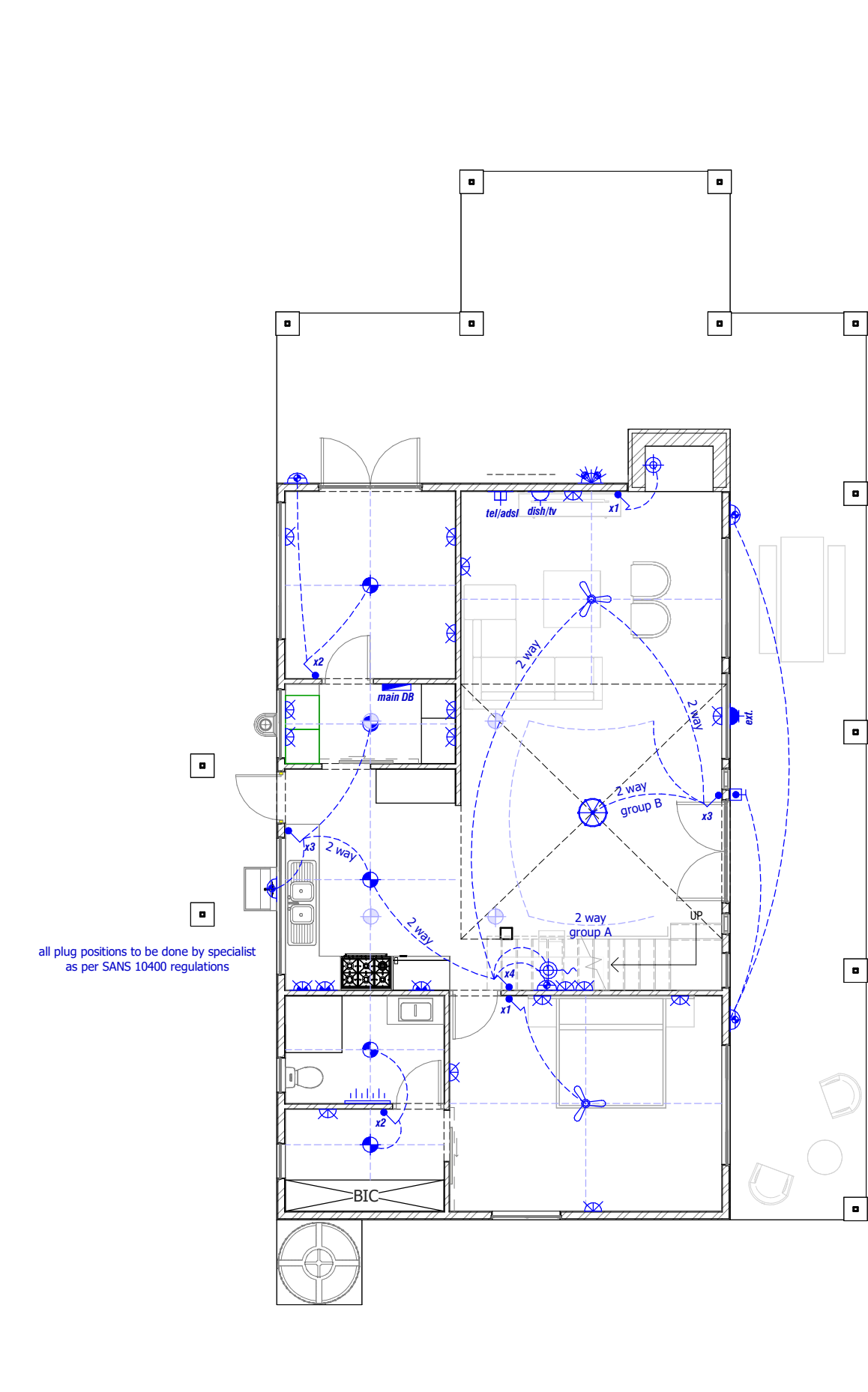
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2024-05-07	As Shown

Project Number:	Drawing Number:
P2421	200

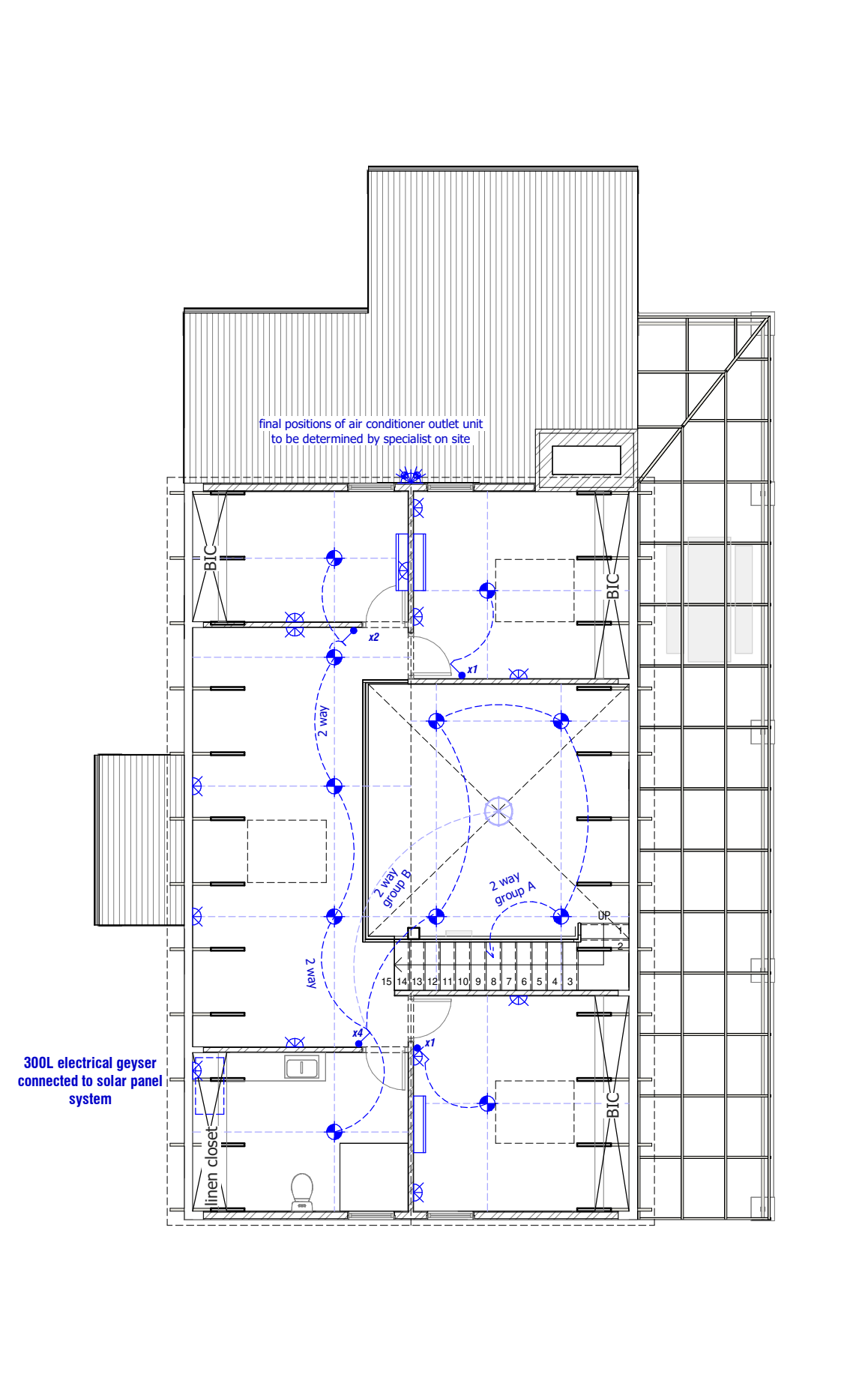
Revision:
WD_REV 03



Second Dwelling First Storey Plan
SCALE: 1 : 100



Second Dwelling Ground Storey Electrical Plan
SCALE: 1 : 100



Second Dwelling First Storey Electrical Plan
SCALE: 1 : 100

Electrical Legends

Light Switches	1 1 Level Light Switch
2 2 Level Light Switch	
3 3 Level Light Switch	
4 4 Level Light Switch	
Socket and Outlet	Double Electrical Socket @ 1100mm AFFL
Double Electrical Socket @ 300mm AFFL	
Push-Up Tower Socket (top of counter / work tops)	
Single Exterior Socket with Geyserplate	
Other	Oven Connection Point
Shaver Connection	
Main Distribution Board	
Auto and Phone / Communication	Satellite Dish Outlet
Telephone / ADSL Connection	
High Power Ceiling Mount Wireless PoE Range Extender / Access Point	
Light Fixtures	Single Down Light LED
Base Down Lights LED (Directional)	
Small/Medium Pendant Light	
Large Pendant Light (Chandelier)	
Recessed Foot Wall Light	
Feature Exterior Up Light	
Exterior Flood Light	
Interior Wall Lights	
LED Tube TS 14W	
LED Universal Tube	
LED Double Tube G13 36W	
LED Strip - 7w per meter	
Heat Resistant Light	
Pool Light	
Standard Light Fitting	
Ceiling Fan With Light 40w	
Air Conditioner Unit	
Wall Heater Unit	

ELECTRICAL NOTE
All electrical work to be done by registered professional electrician. Check for the correct cable size and type as per SANS 10400 Part 1. Cable colour to agree on exact length & position of switches, plug points & light fittings prior to installation with electrician and contractor.

GENERAL NOTES:
Existing walls on boundary to be finished to the satisfaction of the adjacent owners. No structure or any portion thereof to encroach the property boundary. Rainwater goods to be inside property. Rainwater not to be discharged onto neighboring property. Existing patios, open steps, verandas etc. to remain open as per building plan. Drainage installation to comply with SANS 10400 Part 1. Sanitary fittings discharging to a gully to discharge open as per Part P of SANS 10400 (4.1.1). Drainage installations under the building work must be installed in terms of Part D SANS 10400 (4.1.4). Drainage installation details carried out as per regulator A211(0). Drainage information details as per SANS 10400 Part A (A8). Drainage installations under the building work must be protected in terms of SANS 10400 (4.2.2). Existing drainage and sanitary fittings installation to be as indicated and as per previously approved building plan. Patios to remain open as per building plan. Pergola to remain open as per building plan.

1. Roof Structure
1.1.1 Roof at 22° with Exposed Truss and Ceiling Configuration (SECTION A): 0.47mm Zincalume (A2150) corrugated s-rib roofsheeting at 22° to be fixed strictly in accordance with manufacturers specifications on 50x30mm SAP purlins at maximum 1200mm c.c. Purlins to be fixed with hurricane clips on Engineer designed SAP roof trusses spaced at maximum 1200mm c.c. Each truss to be tied down into wall with no. 8 gauge galvanized wire at least 800mm down into brickwork. Trusses to be fixed to existing superstructure with steel hangers.
1.1.2 Insulation Layer 01: RadonShield Doublesided radiant barrier (R-Value: 1.59) to be fixed between purlins and metal roof sheeting.
1.1.3 Insulation Layer 02: 100mm Isotherm bulk insulation (R-Value: 2.33) to be laid between rafters on top of plasterboard ceiling.
1.1.4 Insulation Layer 03: 10mm plasterboard ceiling to be fixed to underside of 38x38mm SAP bradders. Bradders fixed to underside of trusses.
1.2.1 Roof at 22.5° with Exposed Truss and Ceiling Configuration (SECTION B & C): 0.47mm Zincalume (A2150) corrugated s-rib roofsheeting at 22.5° to be fixed strictly in accordance with manufacturers specifications on 50x30mm SAP purlins at maximum 1200mm c.c. Purlins to be fixed with hurricane clips on Engineer designed SAP roof trusses spaced at maximum 1200mm c.c. Trusses to be fixed to wall plate and engineer design timber ridge beam.
1.2.2 Insulation Layer 01: RadonShield Doublesided radiant barrier (R-Value: 1.59) to be fixed between purlins and metal roof sheeting.
1.2.3 Insulation Layer 02: 40mm Isotherm bulk insulation (R-Value: 0.67) to be laid between purlins. 1.2.4 Solid Ceiling: 50mm Isotherm bulk insulation (R-Value: 1.67) to be fixed to underside of purlins between rafters.
1.3.1 Lean to Roof at 5° with Exposed Rafter Configurations (SECTION 8): 0.47mm Zincalume (A2150) corrugated s-rib roofsheeting at 5° to be fixed strictly in accordance with manufacturers specifications on 50x30mm SAP purlins at maximum 1200mm c.c. Purlins to be fixed to top of Engineer designed SAP roof trusses spaced at maximum 1200mm c.c. Truss to be fixed to engineer designed timber beam and superstructure. Timber beam to be fixed to 75x75mm SFS hollow core column. Column to be fixed to stone clad plinth by engineer.
1.3.2 Shutterboard Ceiling: Shutterboard ceiling to be fixed to underside of 50x38mm SAP timber purlins. All ROOF WIRE ANCHORS TO BE SET STRAIGHT THROUGH BRICKWORK. ALL STRUCTURAL TIMBER TO BE AT LEAST GRADE 5 COMPLETE ROOF STRUCTURES TO BE CONSTRUCTED IN ACCORDANCE WITH SANS BY ANHRC REGISTERED CERTIFIED CONTRACTOR/ARTISAN. ALL TIMBER TO BE MINIMUM GRADE 5.

2. Rainwater Goods
Over all rainwater gutters and rainwater downpipes to match existing structure. Supply to produce necessary SANS certification to satisfy SANS 10400 requirements.

3. Floors
3.1 Concrete Surface: Floor finish on 35mm thick screed on ref 103 mesh reinforced 100mm thick concrete surface bed on 250 concrete DPM on 50mm sand bedding layer on layers of 150mm well rammed (to a density of 90% modified AASHTO) earth fill note: use rammer not plate compactor - compaction to be confirmed by engineer by means of DCP test.
Floor Finish to be confirmed with Architect and Client.
3.2 Concrete raft foundation & flooring: Proposed second dwelling to be constructed on existing swimming pool. Filing to be discussed with engineer and client before construction. Concrete raft foundation to be constructed to span over existing swimming pool, refer to engineer's specifications.
Floor Finish to be confirmed with Architect and Client.
3.3 Suspended Shutterboard Floor: Shutterboard floor to be fixed to 228x50mm SAP timber joists. Joist to be fixed max 400mm c.c. to shutterboard supports. Floor construction to be designed by engineer. Floor Finish to be confirmed with Architect and Client.

4. Walls
4.1 230mm Cavity Brick Wall: Cavity brick walls in stock brick min 79Pa & all internal walls to be in brick work min 79Pa. Brickwork to be built in at every brick course above lintels and in foundation walls in accordance with SANS. GWS wall with tie shall be built into all cavity walls at a rate of 2.5 ties per sqm. Min. 75x8mm wide weepholes to be provided below all eaves and above all sills, openings and other bridges to cavity. To be neat and evenly spaced at max. 900mm c/c.
4.2 230mm Brick Wall: 230mm Brick walls in stock brick min 79Pa. Brick force to be built in at every brick course above lintels and in foundation walls in accordance with SANS and every third brick course thereafter. Finish: Smooth Plaster and Painted.
4.3 150mm Brick Wall: All internal brick walls / single brick walls to be in stock brick min 79Pa. Finish: Smooth plaster & Paint.
All WALLS TO BE CONSTRUCTED BY ANHRC REGISTERED BUILDER STRICTLY IN ACCORDANCE WITH SANS 10400 & SANS 10005.

4.4 Timber Structure Wall: External horizontal Nutec timber cladding type "Vernorm" as per owner's choice fixed to 14x38mm SAP timber studs spaced at 400mm c.c. 40mm Isotherm bulk insulation (R-Value: 0.67) to be fixed between studs and not to penetrate vapor barriers. 12mm Rhinoboard to be fixed to internal side of timber superstructure on top of vapor retarder layer. 10mm OSB board to be fixed to external side of superstructure. RadonShield doublesided radiant barrier (R-Value: 1.59) to be fixed to external side of superstructure between OSB board and superstructure. All timber construction to be done according to SANS 10002.

5. Stairs, Steps and Balustrades
5.1 Stairs: All stairs to be designed by engineer. Timber staircase to have a concrete landing before winding to upper level. Timber stairs as per SANS 10400-4.3.2.1.
5.2 Steps: All new 300mm max & broad 250mm min in strictly in accordance with SANS 10400 part M.
5.3 Balustrades: Balustrades of Minimum 1m high to be installed where the height difference of adjacent NG / levels exceeds 1m height difference. Spacing between balusters / railings not to exceed 100mm gap and design to be in accordance with SANS 10400-4.3.

6. Structural
6.1 Foundations: All foundations as shown are subject to an engineers report on soil conditions. REFER TO ENGINEERS SPECIFICATIONS AND DESIGN.
6.2 Foundation Slabs: To be 200mm cavity wall - cavity to be filled with concrete (20MPa) wall galvanized Bricks/for every course otherwise as specified by structural engineer. 25mm thick ISO board insulation to be installed along external perimeter of dwelling - see sections 8 & refer to SANS 204-4.3.2.1.
6.3 Lintels: Prestressed, precast concrete lintels to be used over openings no more than 3000mm wide, with minimum 4 brick courses above. Lintels shall be 300mm longer than the width of the opening unless otherwise specified. Lintels in cavity walls shall be of different widths, the internal lintel 150mm wide and the external lintel 110mm wide. The stepped DPC shall pass between the two lintels. Lintels in 110mm and 230mm walls shall be the full width of the wall - unless otherwise specified by appointed structural engineer.

7. Windows & Doors
All external doors to be fitted with rubber strip door seals - refer to SANS 2044.4.3.4 - Window/glazing supplier to provide all necessary certification to satisfy compliance with SANS 10400, SANS XA & SANS 204. Windows to comply with an infiltration requirements as per SANS 613 and water penetration standards. Finish: Aluminum Powder coated windows as according to schedules.

8. Waterprooing
375 micron Rhino Dampseal Stepped horizontal DPC below all eaves and above all sills, openings and other bridges to cavity walls and vertical DPC at sides of all openings 250 micron Rhino Green type C continuous DPM below all surface beds. Uniflush 600 with Geoflex system (or similar) Worktop Flashing to all side edges, upstands & parapets.

9. Plumbing
To be done by professionally trained plumber & strictly in accordance with SANS 10252-1. all hotwater pipes 10 installed with SABS approved self-seal-foam pipe-insulation with min R-Value 1.

10. Cladding
10.1 Horizontal timber cladding: Horizontal Nutec cladding to be applied to the outer layer of proposed second dwelling. Nutec cladding to match existing home features.
10.2 Natural Stone Cladding: 70mm locally sourced stone to be fixed to outer layer of masonry wall as cladding. Cladding to match existing home features.

Neighbour's Consent Signature:

ERF 8693:.....

ERF 6891:.....

Area Schedule:

AREA OF ERF:	3023m²
Ground Storey (Existing) - Main Dwelling	348.2m²
- Existing Dwelling	36.1m²
- Existing Garage	25m²
- Existing Covered Area	409.3m²
Ground Storey (Proposed) - Main Dwelling	
- Proposed Dwelling Additions	3.8m²
- Proposed Dwelling Additions	9.8m²
Total Area Main Dwelling	413.1m²
Proposals (Second Dwelling):	
- Second Dwelling Ground Storey	105.7m²
- Second Dwelling First Storey	27m²
- Covered Area	38.7m²
Total Area Second Dwelling	171.4m²
Total Area Proposed:	3.8m²
- Main Dwelling	171.4m²
- Second Dwelling	175.2m²
Municipal Coverage	557.5m²
Total Area Coverage	3023m²
Total Site Coverage	18.5%

ANY DISCREPANCIES OR CONTRADICTIONS MUST IMMEDIATELY BE POINTED OUT TO TERTIUS CONRADIE FOR CORRECTIONS OR EXPLANATIONS BEFORE ANY CONSTRUCTION PROCEEDS.

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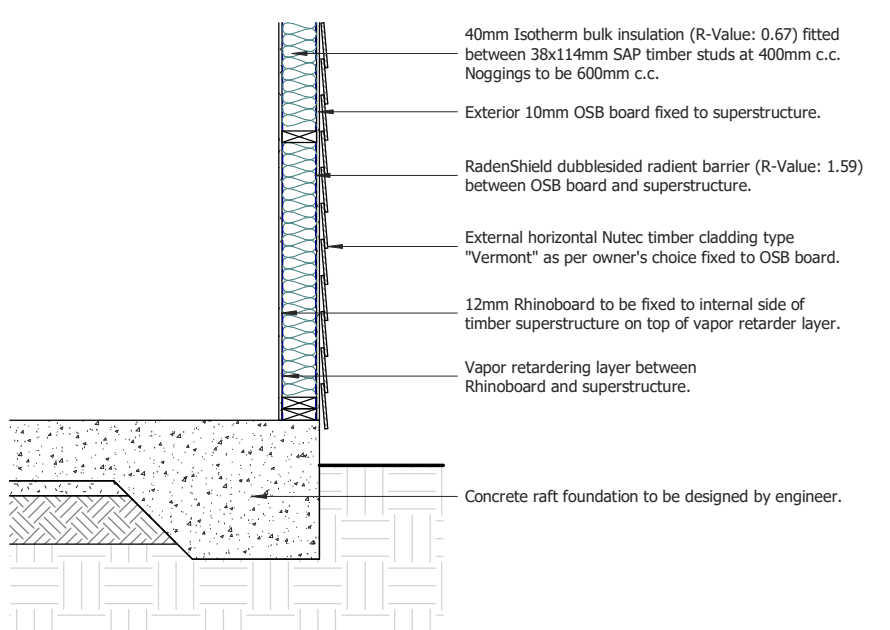
Project Description:
Proposed Additions & Alterations for Mrs E. Pretorius, ERF RE/86, 18 Erica Road, Heatherlands - George

Drawings:
Proposed Additions & Alterations

Client Signature:

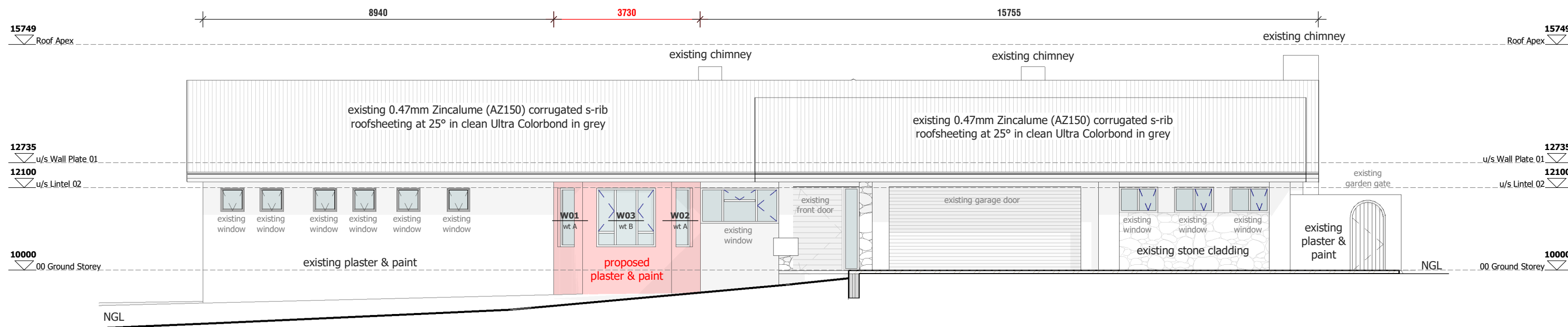
Date:	Scale:
2024-05-07	As Shown
Project Number:	Drawing Number:
P2421	300
Revision:	
WD_REV 03	

Door Schedule (Existing Dwelling)		Door Schedule (Second Dwelling)				
TYPE CODE: dt A	TYPE CODE: dt D	TYPE CODE: dt E	TYPE CODE: dt F	TYPE CODE: dt G	TYPE CODE: dt H	TYPE CODE: dt I
Type: Internal Door	Type: Double Door	Type: Stable Door	Type: Sliding Barn Door	Type: Sliding Barn Door	Type: Internal Door	Type: Internal Door
Location: Bedroom 04	Location: Study, Living / Dining Area	Location: Kitchen	Location: Sullery	Location: Study, En-Suite, Bedroom 01	Location: Study, En-Suite, Bedroom 01	Location: Bathroom, Storage 01, Storage 02, Storage 03
Glazing: N/A	Glazing: As per Specialist (Low E)	Glazing: N/A	Glazing: N/A	Glazing: N/A	Glazing: N/A	Glazing: N/A
Finish: Hollow Core Timber	Finish: Powder coated Aluminum	Finish: Solid Core Timber	Finish: Hollow Core Timber	Finish: Hollow Core Timber	Finish: Hollow Core Timber	Finish: Hollow Core Timber
Colour - Painted White	Colour - White	Colour - To Match Cladding	Colour - White	Colour - Painted White	Colour - Painted White	Colour - Painted White
Quantity: 01	Quantity: 02	Quantity: 01	Quantity: 01	Quantity: 01	Quantity: 03	Quantity: 04

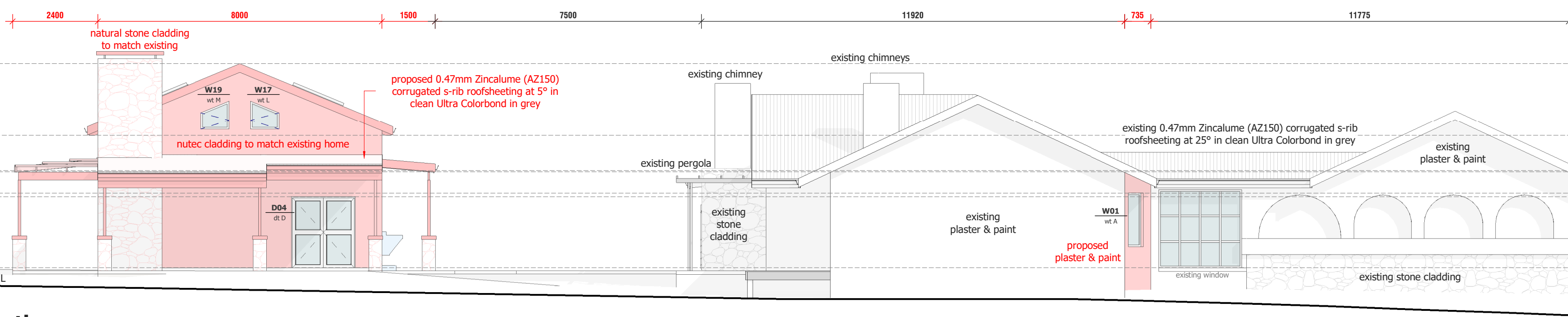


Foundation & Wall Detail
SCALE: 1 : 25

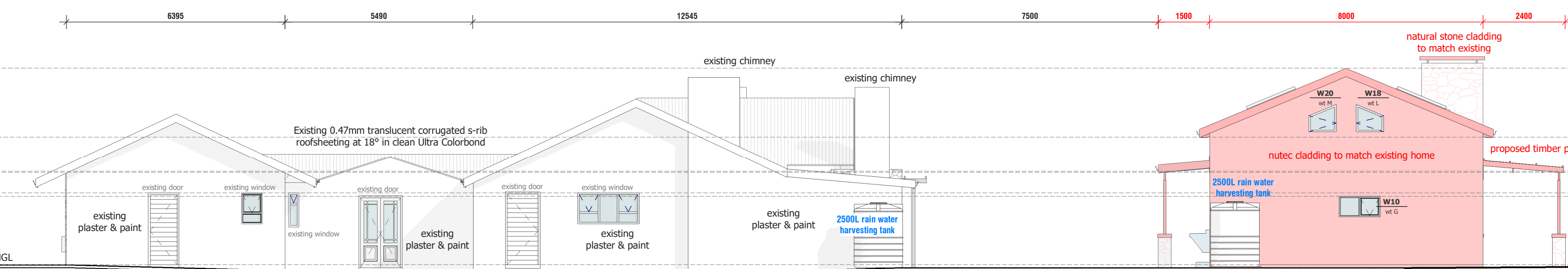
Window Schedule (Existing Dwelling)			Window Schedule (Second Dwelling)									
TYPE CODE: wt A	TYPE CODE: wt B	TYPE CODE: wt D	TYPE CODE: wt E	TYPE CODE: wt F	TYPE CODE: wt G	TYPE CODE: wt H	TYPE CODE: wt I	TYPE CODE: wt J	TYPE CODE: wt K	TYPE CODE: wt L	TYPE CODE: wt M	TYPE CODE: wt N
Type: Fixed Panel	Type: Side Hung	Type: Top Hung	Type: Top Hung	Type: Walk-in Closet, En-Suite	Type: Top Hung	Type: Top Hung	Type: Top Hung	Type: Top Hung	Type: Top Hung	Type: Side Hung	Type: Side Hung	Type: Skylight
Location: Bedroom 04	Location: Bedroom 04	Location: Study, Kitchen	Location: Sullery	Location: Walk-in Closet, En-Suite	Location: Bedroom 01	Location: Living / Dining Area, Bedroom 01	Location: Living / Dining Area	Location: Living / Dining Area	Location: Living / Dining Area	Location: Storage 03, Storage 01	Location: Bathroom, Storage 02	Location: Open Space, Storage 03, Storage 02
Glazing: As per Specialist (Low E)	Glazing: As per Specialist (Low E)	Glazing: As per Specialist (Low E)	Glazing: As per Specialist (Low E)	Glazing: As per Specialist (Low E)	Glazing: As per Specialist (Low E)	Glazing: As per Specialist (Low E)	Glazing: As per Specialist (Low E)	Glazing: As per Specialist (Low E)	Glazing: As per Specialist (Low E)	Glazing: As per Specialist (Low E)	Glazing: As per Specialist (Low E)	Glazing: As per Specialist (Low E)
Finish: Powder coated Aluminum	Finish: Powder coated Aluminum	Finish: Powder coated Aluminum	Finish: Powder coated Aluminum	Finish: Powder coated Aluminum	Finish: Powder coated Aluminum	Finish: Powder coated Aluminum	Finish: Powder coated Aluminum	Finish: Powder coated Aluminum	Finish: Powder coated Aluminum	Finish: Powder coated Aluminum	Finish: Powder coated Aluminum	Finish: Powder coated Aluminum
Colour - White	Colour - White	Colour - White	Colour - White	Colour - White	Colour - White	Colour - White	Colour - White	Colour - White	Colour - White	Colour - White	Colour - White	Colour - White
Quantity: 02	Quantity: 01	Quantity: 02	Quantity: 01	Quantity: 02	Quantity: 01	Quantity: 02	Quantity: 01	Quantity: 01	Quantity: 02	Quantity: 02	Quantity: 02	Quantity: 03



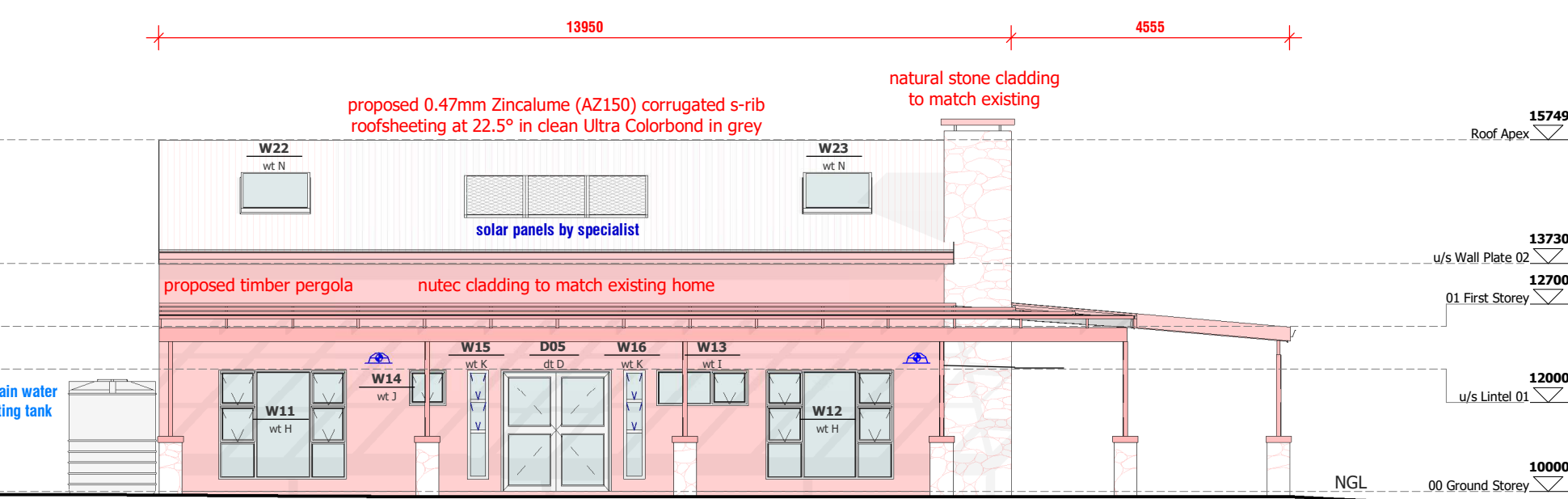
South Elvation 02
SCALE: 1 : 100



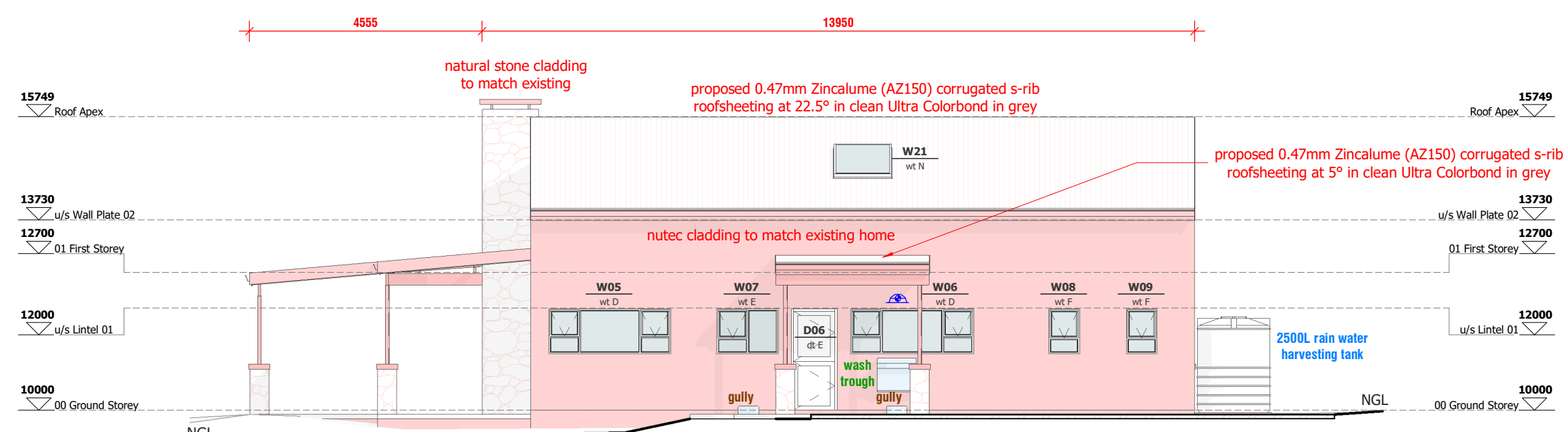
East Elvation
SCALE: 1 : 100



West Elvation
SCALE: 1 : 100



North Elvation
SCALE: 1 : 100



South Elvation 01
SCALE: 1 : 100

GENERAL NOTES:
 Existing walls on boundary to be finished to the satisfaction of the adjacent owners.
 No structure or any portion thereof to encroach the property boundary.
 Rainwater ponds to be inside property.
 Rainwater not to be discharged onto neighboring property.
 Existing paths, open steps, verandas etc. to remain open as per building plan.
 Drainage installation to comply with SANS 10400 Part P.
 Sanitary fittings discharging to a gully to discharge over that gully as per Part P of SANS 10400 (4.2.1).
 Drainage installations under the building work must be installed in terms of Part D SANS 10400 (4.19.4).
 Drainage installation details carried out as per regulation A2(1)(6). Drainage information/ details as per SANS 10400 Part A (4.6).
 Drainage installations under the building work must be protected in terms of SANS 10400 (4.2.2).
 Existing drainage and sanitary fittings installation to be as indicated and as per previously approved building plan.
 Poles to remain open as per building plan.
 People to remain open as per building plan.

- 1. Roof Structure**
 1.1.1.1 Roof at 25° with Endosed Truss and Ceiling Configuration (SECTION A): 0.47mm Zincalume (AZ150) corrugated s-rib roofsheeting at 25° to be fixed strictly in accordance with manufacturers specifications on 50x38mm SAP purlins at maximum 1200mm c.c. Purlins to be fixed with hurricane clips on Engineer designed SAP roof trusses spaced at maximum 1200mm c.c. Trusses to be fixed down into wall with nail gauge galvanneal wire at least 800mm down into brickwork. Trusses to be fixed to existing superstructure with truss hangers.
 1.1.2.1 Insulation Layer 02: RadenShield Doublesided radiant barrier (R-Value: 1.59) to be fixed between purlins and metal roof sheeting.
 1.1.3.1 Insulation Layer 02: 100mm Isotherm bulk insulation (R-Value: 2.33) to be fixed between rafters on top of plasterboard ceiling.
 1.1.4.1 Plasterboard Ceiling: 12mm plasterboard ceiling to be fixed to underside of 38x38mm SAP bracing. Bracing fixed to underside of trusses.
 1.2.1.1 Roof at 22.5° with Exposed Truss and Ceiling Configuration (SECTION B & C): 0.47mm Zincalume (AZ150) corrugated s-rib roofsheeting at 22.5° to be fixed strictly in accordance with manufacturers specifications on 50x38mm SAP purlins at maximum 1200mm c.c. Purlins to be fixed with hurricane clips on Engineer designed SAP roof trusses spaced at maximum 1200mm c.c. Trusses to be fixed to wall plate and engineer design timber ridge beam.
 1.2.2.1 Insulation Layer 02: RadenShield Doublesided radiant barrier (R-Value: 1.59) to be fixed between purlins and metal roof sheeting.
 1.2.3.1 Insulation Layer 02: 40mm Isotherm bulk insulation (R-Value: 0.67) to be fixed between purlins.
 1.2.4.1 Insulation Layer 02: 30mm Isotherm bulk insulation (R-Value: 1.07) to be fixed to underside of purlins between rafters.
 1.3.1.1 Lean to Roof at 5° with Exposed Rafter Configuration (SECTION B): 0.47mm Zincalume (AZ150) corrugated s-rib roofsheeting at 5° to be fixed strictly in accordance with manufacturers specifications on 50x38mm SAP purlins at maximum 1200mm c.c. Purlins to be fixed to top of Engineer designed SAP roof trusses spaced at maximum 1200mm c.c. Trusses to be fixed to engineer designed timber beam and superstructure. Timber beam to be fixed to 75x75mm SHS hollow core column. Column to be fixed to stone clad girth by engineer.
 1.3.2.1 Shutterboard Ceiling: Shutterboard ceiling to be fixed to underside of 50x38mm SAP timber purlins. ALL ROOF WIRE ANCHORS TO BE KEPT STRAIGHT THROUGH BRICKWORK ALL STRUCTURAL THINGS TO BE AT LEAST GRADE 5 COMPLETE ROOF STRUCTURES TO BE CONSTRUCTED IN ACCORDANCE WITH SANS BY NMBRC REGISTERED/CERTIFIED CONTRACTOR (CARPENTER - ALL TIMBER TO BE MINIMUM GRADE 5)
2. Rainwater Goods
 Open aluminum gutters and rainwater downpipes to match existing structure. Supplier to produce necessary SANS certification to satisfy SANS 10400 requirements.

- 3. Floors**
 3.1.1.1 Concrete Surfacebed: Floor finish on 35mm thick screed on ref 193 mesh reinforced 100mm thick concrete surface bed on 250 micron Rhino Green type C continuous DPM on 50mm sand blinding layer in layers of 150mm well rammed (to a density of 98% modified AADTD) earth fill - note: use rammer not plate compactor - compacted fill to be certified by engineer by means of DCP test.
 Floor Finish to be confirmed with Architect and Client.
 3.2.1.1 Concrete rft foundation & flooring: Proposed second dwelling to be constructed on existing swimming pool. Filling to be discussed with engineer and client before construction. Concrete rft foundation to be constructed to span over existing swimming pool, refer to engineer's specifications.
 Floor Finish to be confirmed with Architect and Client.
 3.3.1.1 Suspended Shutterboard Floor: Shutterboard floor to be fixed to 228x45mm SAP timber joists. Joists to be fixed at max 400mm c.c. for shutterboard spacing. Floor construction to be designed by engineer.
 Floor Finish to be confirmed with Architect and Client.

- 4. Walls**
 4.1.1.1 200mm Cavity Brick Wall: Cavity brick walls in stock brick min 7MPa & all internal walls to be in brick work min 7MPa. Brickwork to be built in every brick course above lintels and in foundation walls in accordance with SANS. GWS wire ties shall be built into all cavity walls at a rate of 2.5 ties per sqm... Min. 200mm wide weepholes to be provided below all cills and above all sills, openings and other bridges to cavity, to be neat and evenly spaced at max. 900mm c/c.
 4.2.1.1 200mm Brick Wall: 200mm Brick Wall in stock brick min 7MPa. Brick force to be built in at every brick course above lintels and in foundation walls in accordance with SANS and every third brick course thereafter. Finish: Smooth Plaster and Painted.
 4.3.1.1 100mm Brick Wall: All internal brick wall / single brick walls to be in stock brick min 7MPa.
 Finish: Smooth plaster & Paint.
 ALL WALLS TO BE CONSTRUCTED BY NMBRC REGISTERED BUILDER STRICTLY IN ACCORDANCE WITH SANS 10400 & SANS 10002.
 4.4.1.1 Timber Structure Wall: External horizontal Nutec timber cladding type "Vernorm" as per owner's choice fixed to 114x89mm SAP timber studs spaced at 400mm c.c. 40mm Isotherm bulk insulation (R-Value: 0.67) to be fixed between studs and not to penetrate vapor barriers. 12mm Fibreboard to be fixed to internal side of timber superstructure on top of vapor retarder layer. 10mm OSB board to be fixed to external side of superstructure. RadenShield doublesided radiant barrier (R-Value: 1.59) to be fixed to external side of superstructure between OSB board and superstructure. All timber construction to be done according to SANS 10002.

- 5. Stairs, Steps and Balustrades**
 5.1.1.1 Stairs: All stairs to be designed by engineer. Timber staircase to have a concrete landing before winding to upper level. Timber stairs as per SANS 10400/4.5.
 5.2.1.1 Steps: All risers 200mm max & treads 250mm min & strictly in accordance with SANS10400 part M
 5.3.1.1 Balustrades: Balustrades of Minimum 1m high to be installed where the height difference of adjacent NGL / levels exceeds 1m height difference. Spacing between balusters / railings not to exceed 100mm gap & Structural.
 6.1.1.1 Foundations: All foundations as shown are subject to an engineers report on subsoil conditions. REFER TO ENGINEERS SPECIFICATIONS AND DESIGN.
 6.2.1.1 Foundation Walls: To be 270mm cavity wall - cavity to be filled with concrete (20MPa) install galvanised brackforce every course otherwise as specified by structural engineer. 25mm thick ISO board insulation to be installed along external perimeter of dwelling - see sections & refer to SANS 204-4.3.2.1
 6.3.1.1 Lintels: Pre-tensioned, precast concrete lintels to be used over openings no more than 3000mm wide, with minimum 4 brick courses above. Lintels shall be 300mm longer than the width of the opening unless otherwise specified. Lintels in cavity walls shall be of different widths, the internal lintel 150mm wide and the external lintel 110mm wide. The stopped DPC shall pass between the two lintels. Lintels in 110mm and 230mm walls shall be the full width of the wall - unless otherwise specified by appointed structural engineer.

- 7. Windows & Doors**
 All external doors to be fitted with rubber strip door seals - refer to SANS 2044-4.3.4 - Window/Sliding supplier to provide all necessary certification to satisfy compliance with SANS 10400, SANS XA & SANS 204. Windows to comply with an infiltration requirements as per SANS 611 and water penetration standards Finish: Aluminum Powder coated windows as according to schedules.
8. Waterproofing
 275 micron Rhino Dampproof Stopped horizontal DPC below all cills and above all sills, openings and other bridges to cavity walls and vertical DPC to sides of all openings. 250 micron Rhino Green type C continuous DPM below all surface beds. Uniflax 600 with Geotex system (or similar) Worktop Flashing to all slab edges, upstands & parapets.
9. Plumbing
 To be done by professionally trained plumber & strictly in accordance with SANS10252-1. all hotwater pipes 1/2" insulated with SABS approved self-seal foam pipe-insulation with min R-value 1
10. Cladding
 10.1.1 Horizontal timber cladding: Horizontal Nutec cladding to be applied to the outer layer of proposed second dwelling. Nutec cladding to match existing home features.
 10.2.1 Natural Stone Cladding: 70mm locally sourced stone to be fixed to outer layer of masonry wall as cladding. Cladding to match existing home features.

Neighbour's Consent Signature:

ERF 8693:.....

ERF 6891:.....

Area Schedule:

AREA OF ERF: 3023m²

Ground Storey (Existing) - Main Dwelling
 - Existing Dwelling 348.2m²
 - Existing Garage 36.1m²
 - Existing Covered Area 409.3m²

Ground Storey (Proposed) - Main Dwelling
 - Proposed Dwelling Additions 3.8m²
 - Covered Area 3.8m²

Total Area Main Dwelling 413.1m²

Proposals (Second Dwelling):
 - Second Dwelling Ground Storey 105.7m²
 - Second Dwelling First Storey 27m²
 - Covered Area 38.7m²
Total Area Second Dwelling 172.4m²

Total Area Proposed:
 - Main Dwelling 3.8m²
 - Second Dwelling 171.4m²
175.2m²

Municipal Coverage
 Total Area Coverage 557.5m²
 Total Area ERF 3023m²

Total Site Coverage 18.5%

ANY DISCREPANCIES OR CONTRADICTIONS MUST IMMEDIATELY BE POINTED OUT TO TERTIUS CONRADIE FOR CORRECTIONS OR EXPLANATIONS BEFORE ANY CONSTRUCTION PROCEEDS.

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Project Description:
Proposed Additions & Alterations for Mrs E. Pretorius, ERF RE/86, 18 Erica Road, Heatherlands - George

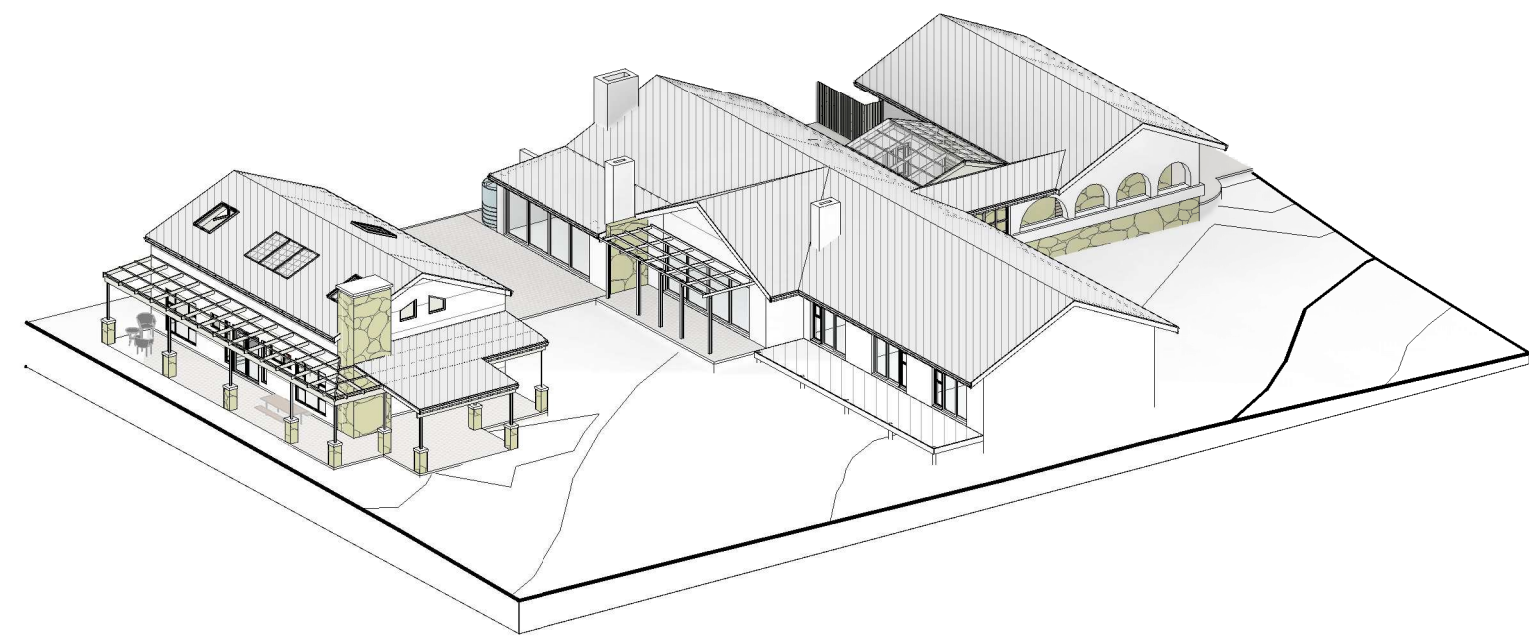
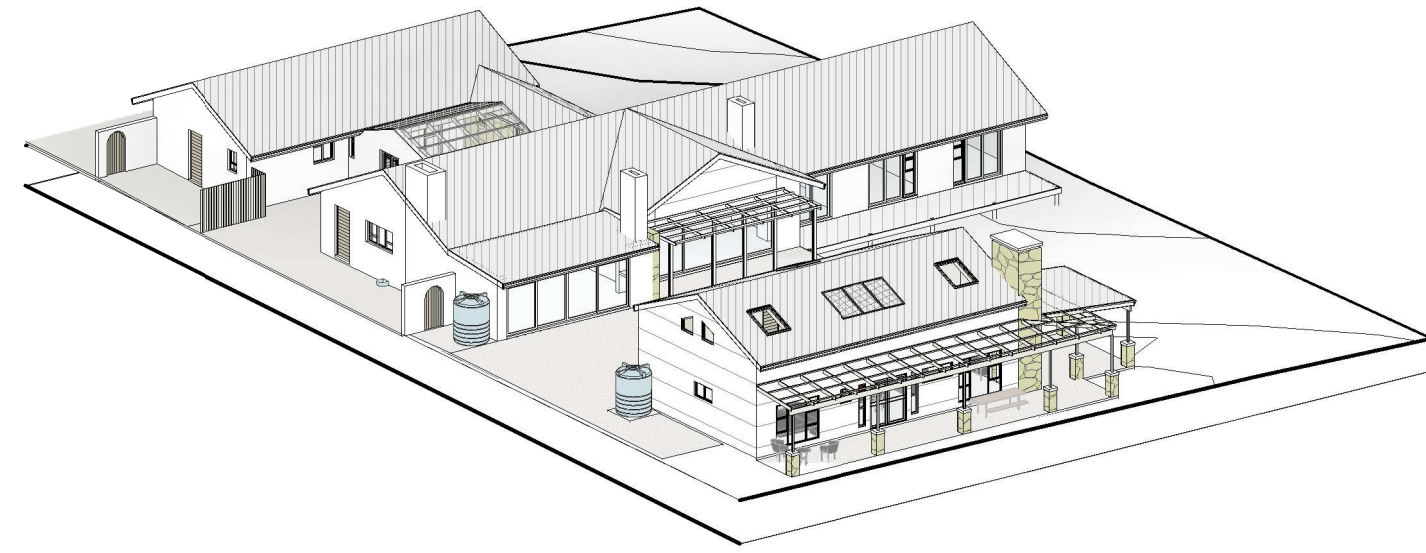
Drawings:
Proposed Additions & Alterations

Client Signature:

Date: 2024-05-07
Scale: As Shown

Project Number: P2421
Drawing Number: 400

Revision:
WD_REV 03



Composition of Wall Insulation (Insulation SANS XA)

Timber Wall Construction	
RadenShield Doublesided radiant barrier	R-value 1.59
40mm Isotherm bulk insulation	R-value 0.67
Total achieved	R-value 2.26

Composition of Roof Insulation (Insulation SANS XA)

Metal Roof Sheeting	
RadenShield Doublesided radiant barrier	R-value 1.59
100mm Isotherm bulk insulation	R-value 2.33
Total achieved	R-value 3.92

Roof Applicable:
[1.1.1] Roof at 25° with Enclosed Truss and Ceiling Configuration (SECTION A)


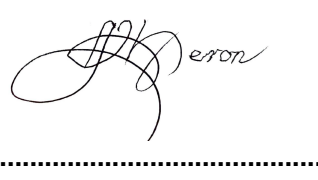
Composition of Roof Insulation (Insulation SANS XA)

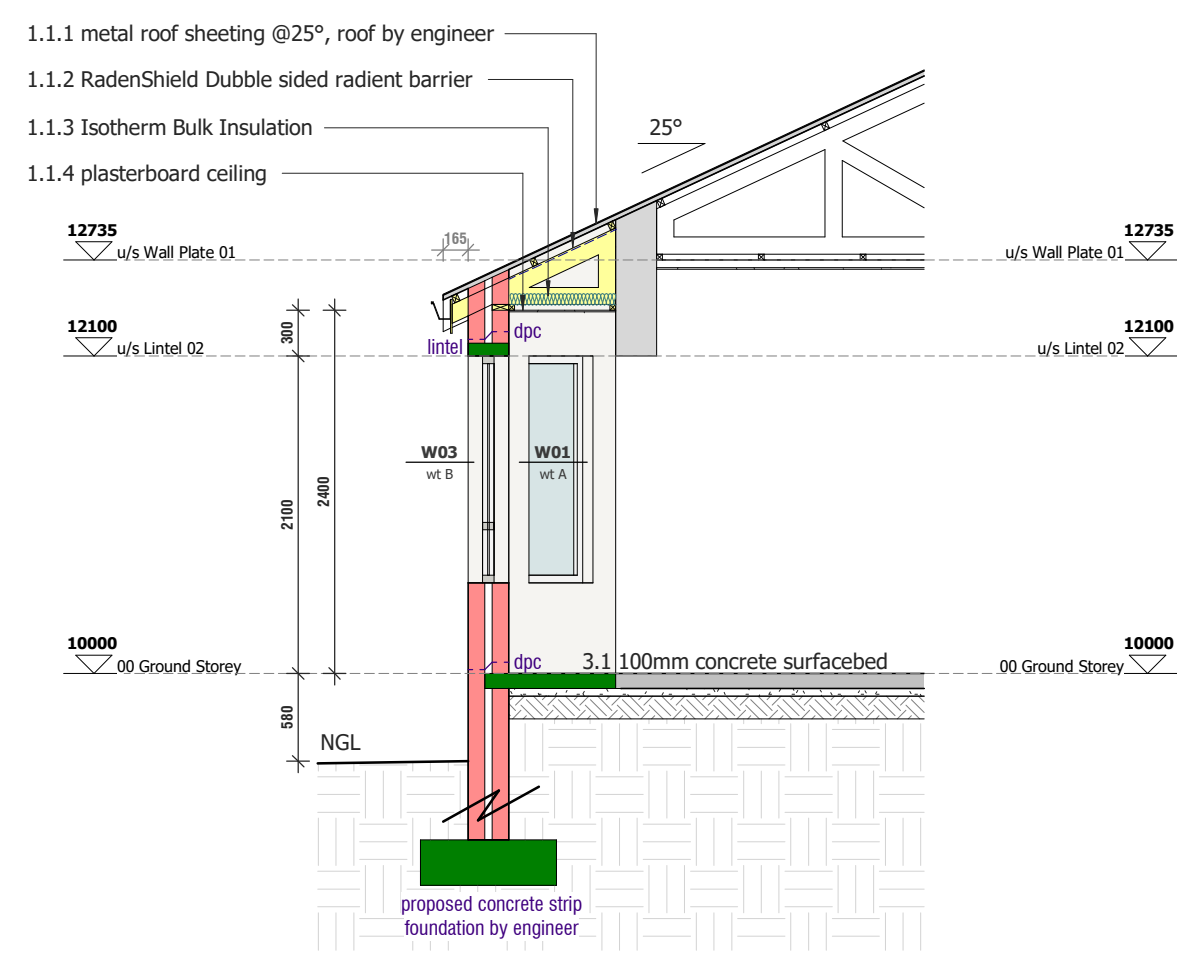
Metal Roof Sheeting	
RadenShield Doublesided radiant barrier	R-value 1.59
40mm Isotherm bulk insulation	R-value 0.67
50mm Isoboard ceiling	R-value 1.67
Total achieved	R-value 3.93

Roof Applicable:
[1.2.1] Roof at 22.5° with Exposed Truss and Ceiling Configuration (SECTION B & C)

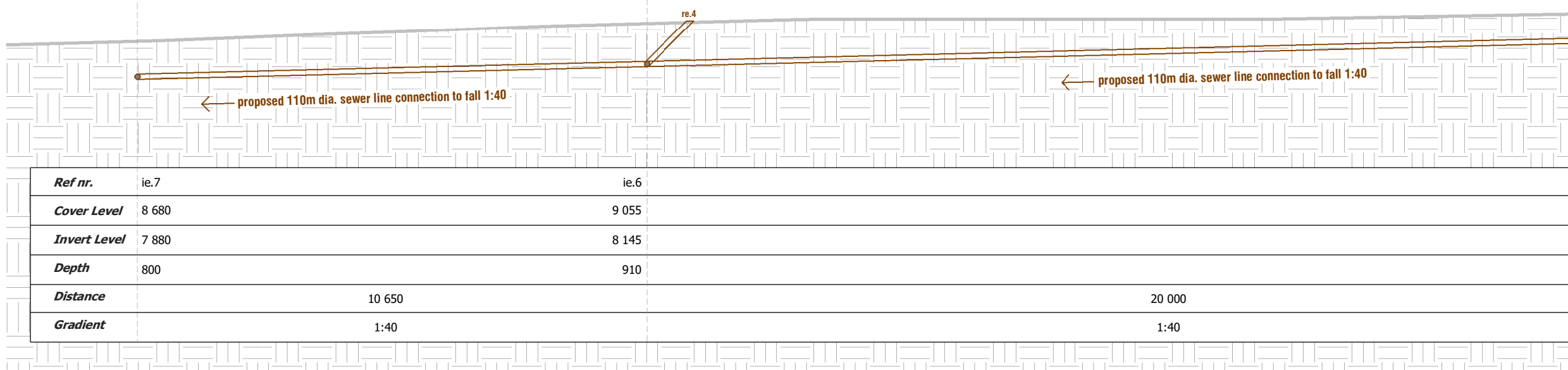
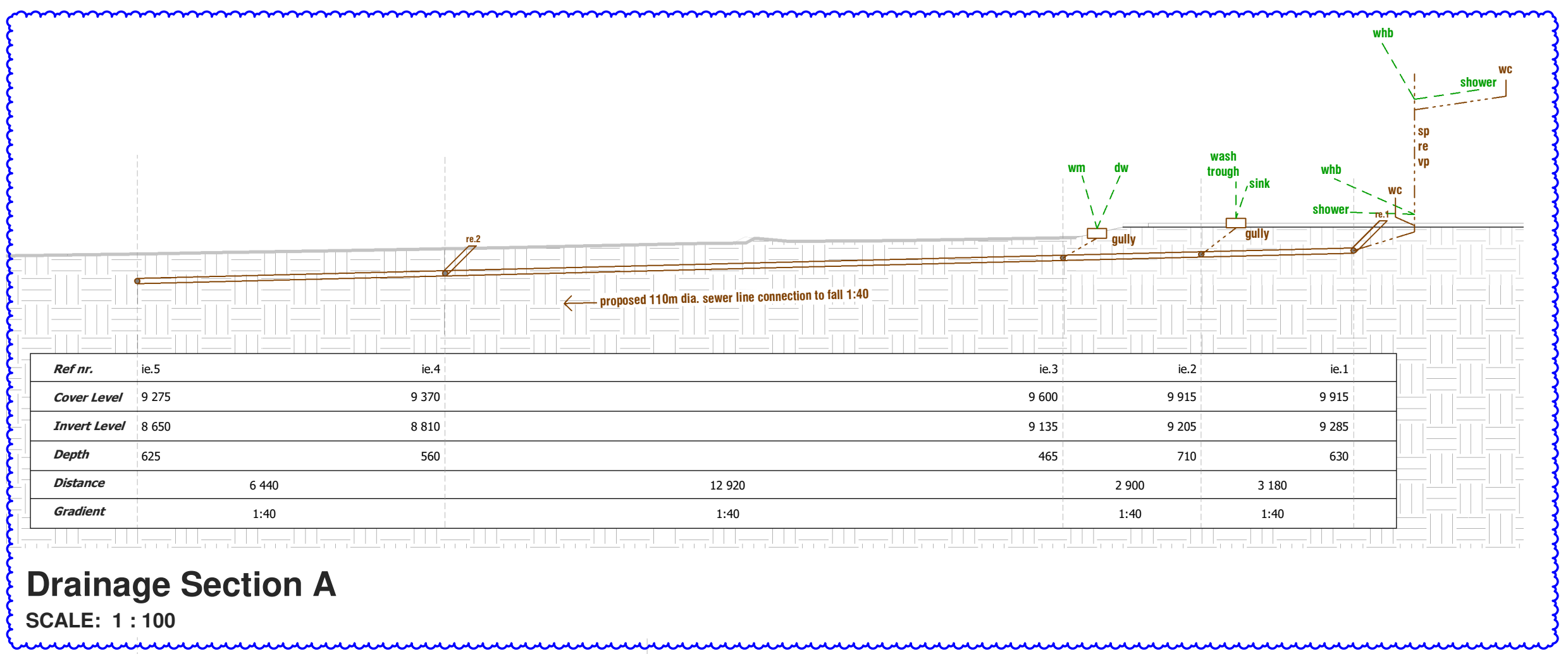
GENERAL NOTES:
Existing walls on boundary to be finished to the satisfaction of the adjacent owners.
No structure or any portion thereof to encroach the property boundary.
Rainwater goods to be installed properly.
Rainwater not to be discharged onto neighboring property.
Existing patios, open steps, verandas etc. to remain open as per building plan.
Drainage installation to comply with SANS 10400 Part P.
Sanitary fittings discharging to a gully to discharge over that gully as per Part P of SANS 10400 (4.2.1).
Drainage installations under the building work must be installed in terms of Part D SANS 10400 (4.19.4).
Drainage installation details carried out as per regulation A2(1)(V). Drainage information/ details as per SANS 10400 Part A (46).
Drainage installations under the building work must be protected in terms of SANS 10400 (4.2.2).
Existing drainage and sanitary fittings installation to be as indicated and as per previously approved building plan.
Paths to remain open as per building plan.
Pergola to remain open as per building plan.

1. Roof Structure
[1.1.1] Roof at 25° with Enclosed Truss and Ceiling Configuration (SECTION A): 0.47mm Zincalume (AZ150) corrugated s-r/b roofsheeting at 25° to be fixed strictly in accordance with manufacturers specifications on 50x38mm S&P purins at maximum 1200mm c.c. Purins to be fixed with hurricane clips on Engineer designed S&P roof trusses spaced at maximum 1200mm c.c. Each truss to be fixed down into wall with no.8 gauge galvanised wire at least 800mm down into brickwork. Trusses to be fixed to existing superstructure with truss hangers.
[1.1.2] Insulation Layer 01: RadenShield Doublesided radiant barrier (R-Value: 1.59) to be fixed between purins and metal roof sheeting.
[1.1.3] Insulation Layer 02: 100mm Isotherm bulk insulation (R-Value: 2.33) to be fixed between rafters on top of plasterboard ceiling.
[1.1.4] Plasterboard Ceiling: 12mm plasterboard ceiling to be fixed to underside of 38x38mm S&P bradders. Bradders fixed to underside of trusses.
[1.2.1] Roof at 22.5° with Exposed Truss and Ceiling Configuration (SECTION B & C): 0.47mm Zincalume (AZ150) corrugated s-r/b roofsheeting at 22.5° to be fixed strictly in accordance with manufacturers specifications on 50x38mm S&P purins at maximum 1200mm c.c. Purins to be fixed with hurricane clips on Engineer designed S&P roof trusses spaced at maximum 1200mm c.c. Trusses to be fixed to engineer designed timber beam and superstructure. Timber beam to be fixed to 75x75mm S&S hollow core column. Column to be fixed to stone cladded plinth by engineer.
[1.2.2] Insulation Layer 01: RadenShield Doublesided radiant barrier (R-Value: 1.59) to be fixed between purins and metal roof sheeting.
[1.2.3] Insulation Layer 02: 40mm Isotherm bulk insulation (R-Value: 0.67) to be fixed between purins.
[1.2.4] Isoboard Ceiling: 50mm Isoboard ceiling (R-Value: 1.67) to be fixed to underside of purins, between rafters.
[1.3.1.1] Lean to Roof at 5° with Exposed Rafter Configurations (SECTION B): 0.47mm Zincalume (AZ150) corrugated s-r/b roofsheeting at 5° to be fixed strictly in accordance with manufacturers specifications on 50x38mm S&P purins at maximum 1200mm c.c. Purins to be fixed to top of Engineer designed S&P roof trusses spaced at maximum 1200mm c.c. Trusses to be fixed to engineer designed timber beam and superstructure. Timber beam to be fixed to 75x75mm S&S hollow core column. Column to be fixed to stone cladded plinth by engineer.
[1.3.1.2] Shutterboard Ceiling: Shutterboard ceiling to be fixed to underside of 50x38mm S&P timber purins. ALL ROOF WIRE ANCHORS TO BE 50% STRAIGHTENED THROUGH BRICKWORK TO BE STRUCTURAL. TIMBER TO BE AT LEAST GRADE 5 COMPLETE ROOF STRUCTURES TO BE CONSTRUCTED IN ACCORDANCE WITH SANS 10082 REGISTERED CERTIFIED CONTRACTOR/CARPENTER - ALL TIMBER TO BE MINIMUM GRADE 5.
2. Rainwater Goods
Open aluminum gutters and rainwater downpipes to match existing structure. Supplier to produce necessary SABS certification to satisfy SANS 10400 requirements.
3. Floors
[3.1] Concrete Surfacebed: Floor finish on 35mm thick screed on ref 193 mesh reinforced 100mm thick concrete surface bed on 250 micron Rhino Green type C continuous DPM on 50mm sand bedding layer on layers of 150mm well drained (to a density of 90% modified AGS(H)) earth fill - note: use rammer not plate compactor - compacted fill to be certified by engineer by means of DCP test.
Floor Finish to be confirmed with Architect and Client.
[3.2] Concrete raft foundation & flooring: Proposed second dwelling to be constructed on existing swimming pool. Filling to be discussed with engineer and client before construction. Concrete raft foundation to be constructed to span over existing swimming pool, refer to engineer's specifications.
Floor Finish to be confirmed with Architect and Client.
[3.3] Suspended Shutterboard Floor: Shutterboard floor to be fixed to 228x50mm S&P timber joists. Joists to be fixed at max 400mm c.c. for shutterboard spacing. Floor construction to be designed by engineer.
Floor Finish to be confirmed with Architect and Client.

Neighbour's Consent Signature:

ERF 8693:.....

ERF 6891:.....



Section A-A
SCALE: 1 : 50



4. Walls
[4.1] 230mm Cavity Brick Wall: Cavity brick walls in stock brick min 7MPa & all internal walls to be brick work min 7MPa. Brickforce to be built in every brick course above lintels and in foundation walls in accordance with SANS 10082. GRS wire mesh shall be built into all cavity walls at a rate of 2.5 ties per sqm. Min. 750mm wide weepholes to be provided below all cills and above all sills, openings and other bridges to cavity, to be neat and evenly spaced at max. 900mm c.c.
Finish: Smooth Plaster and Painted.
[4.2] 230mm Brick Wall: 230mm brick walls in stock brick min 7MPa. Brick force to be built in every brick course above lintels and in foundation walls in accordance with SANS and every third brick course thereafter. **Finish: Smooth Plaster and Painted.**
[4.3] 110mm Brick Wall: All internal brick walls / single brick walls to be in stock brick min 7MPa. **Finish: Smooth Plaster & Paint.**
ALL WALLS TO BE CONSTRUCTED BY NHBRC REGISTERED BUILDER STRICTLY IN ACCORDANCE WITH SANS 10400 SANS 10082.
[4.4] Timber Structure Wall: External horizontal Nutec timber cladding type "Vernorm" as per owner's choice. fixed to 11x40mm S&P timber studs spaced at 400mm c.c. 40mm Isotherm bulk insulation (R-value: 0.67) to be fixed between studs and not to penetrate vapour barriers. 12mm Rhinoboard to be fixed to internal side of timber superstructure on top of vapor retarder layer. 10mm OSB board to be fixed to external side of superstructure. RadenShield doublesided radiant barrier (R-Value: 1.59) to be fixed to external side of superstructure between OSB board and superstructure. All timber construction to be done according to SANS 10082.
5. Stairs, Steps and Balustrades
[5.1] Stairs: All stairs to be designed by engineer. Timber staircases to have a concrete landing before winding to upper level. Timber stairs as per SANS 10400-M4.5.
[5.2] Steps: All steps 200mm max & reads 250mm min & strictly in accordance with SANS10400 Part M
[5.3] Balustrades: Balustrades of Minimum 1m high to be installed where the height difference of adjacent NGL / levels exceeds 1m height difference. Spacing between balusters / railings not to exceed 100mm gap and design to be in accordance with SANS 10400-B.
6. Structural
[6.1] Foundations: All foundations as shown are subject to an engineers report on subsal conditions. REFER TO ENGINEERS SPECIFICATIONS AND DESIGN
[6.2] Foundation Walls: To be 270mm cavity wall - cavity to be filled with concrete (20MPa) install advanced Brickforce every course otherwise as specified by structural engineer. 25mm thick 150 board insulation to be installed along external perimeter of dwelling - see sections & refer to SANS 204-4.3.2.1
[6.3] Lintels: Prestressed, precast concrete lintels to be used over openings no more than 3000mm wide with minimum 4 brick courses above. Lintels shall be 300mm longer than the width of the opening unless otherwise specified. Lintels in cavity walls shall be of different widths, the internal lintel 150mm wide and the external lintel 110mm wide. The stepped DPC shall pass between the two lintels. Lintels in 110mm and 230mm walls shall be the full width of the wall - unless otherwise specified by appointed structural engineer.
7. Windows & Doors
All external doors to be fitted with rubber strip door seals - refer to SANS 2044.4.3.4 - Window/lighting supplier to provide all necessary certification to satisfy compliance with SANS 10400, SANS XA & SANS 204. Windows to comply with an infiltration requirements as per SANS 613 and water penetration standards
8. Waterproofing
375 micron Rhino Dampprep Stepped horizontal DPC below all cills and above all slabs, openings and other bridges to cavity walls and vertical DPC to sides of all openings. 250 micron Rhino Green type C continuous DPM below all surface beds. Urifish 600 with Geotex system (or similar) Worktop flooring to all slab edges, upstands & parapets.
9. Cladding
To be done by professionally trained plumber & strictly in accordance with SANS10252-1, all hotwater pipe 1/2" insulated with SABS approved selfseal-foam pipe-insulation with min R-value 1
10. Cladding
[10.1] Horizontal timber cladding: Horizontal Nutec cladding to be applied to the outer layer of proposed second dwelling. Nutec cladding to match existing home features.
[10.2] Natural Stone Cladding: 70mm locally sourced stone to be fixed to outer layer of masonry wall as cladding. Cladding to match existing home features.

Area Schedule:

AREA OF ERF:	3023m²
Ground Storey (Existing) - Main Dwelling	348.2m²
- Existing Dwelling	36.1m ²
- Existing Garage	25m ²
- Existing Covered Area	499.3m ²
Ground Storey (Proposed) - Main Dwelling	3.8m²
- Proposed Dwelling Additions	3.8m ²
Total Area Main Dwelling	413.1m²
Proposed (Second Dwelling):	
- Second Dwelling Ground Storey	105.7m ²
- Second Dwelling First Storey	27m ²
- Covered Area	38.7m ²
Total Area Second Dwelling	171.4m²
Total Area Proposed:	3.8m²
- Main Dwelling	171.4m ²
- Second Dwelling	175.2m ²
Municipal Coverage	
Total Area Coverage	557.5m ²
Total Area ERF	3023m ²
Total Site Coverage	18.5%

ANY DISCREPANCIES OR CONTRADICTIONS MUST IMMEDIATELY BE POINTED OUT TO TERTIUS CONRADIE FOR CORRECTIONS OR EXPLANATIONS BEFORE ANY CONSTRUCTION PROCEEDS.

Inge Conradie
Pr. Arch.
Member of SACAP
078 225 9154
083 222 7 283
inge.architect@gmail.com

Tertius Conradie
ArgitekZuur
P&ArchT
15 PROGRESS STREET
FOXBORNE STREET
GEORGE
SHELL, 083 222 7 283
E: PPS Intern@tdc.co.za

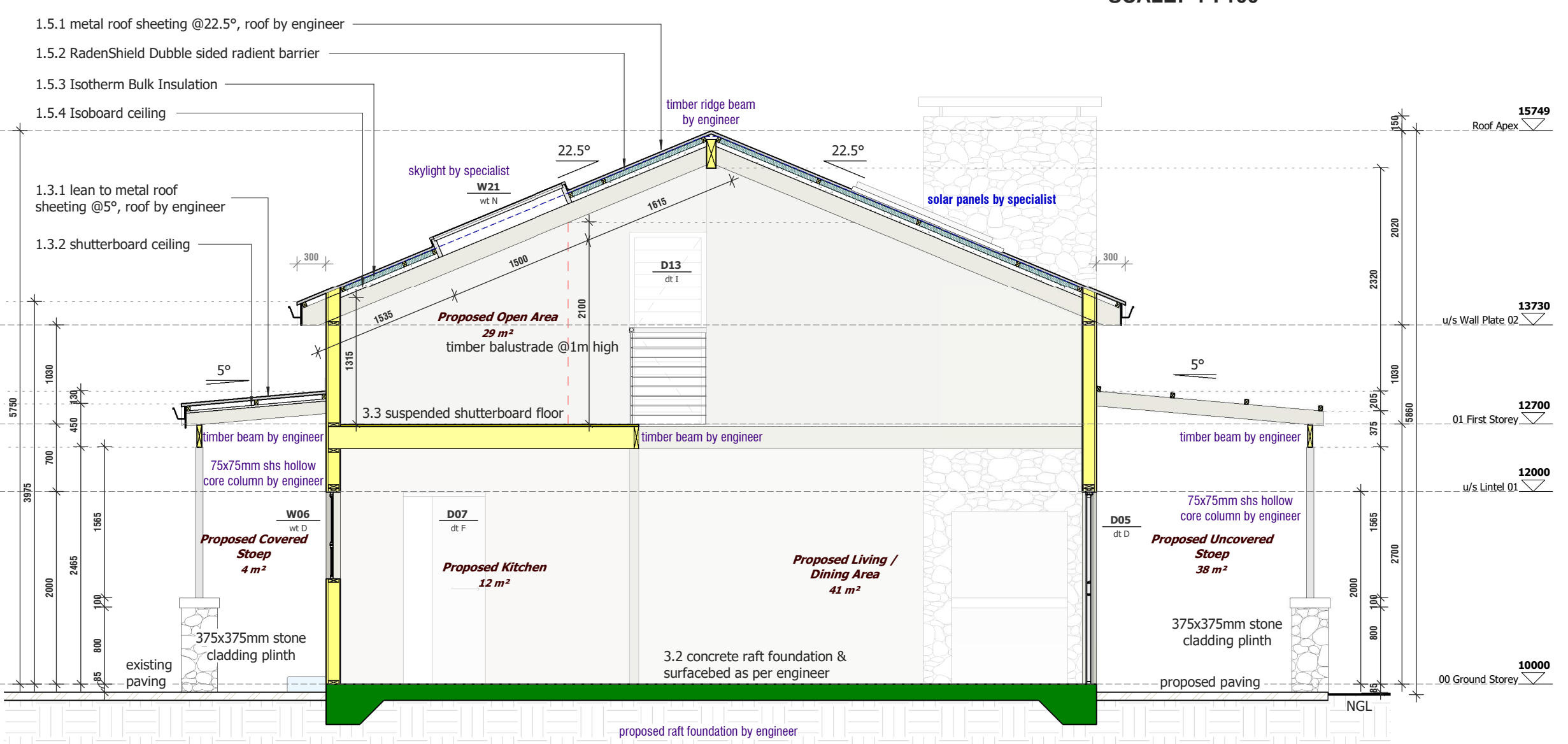
in association with

Project Description:
Proposed Additions & Alterations for Mrs E. Pretorius, ERF RE/86, 18 Erica Road, Heatherlands - George

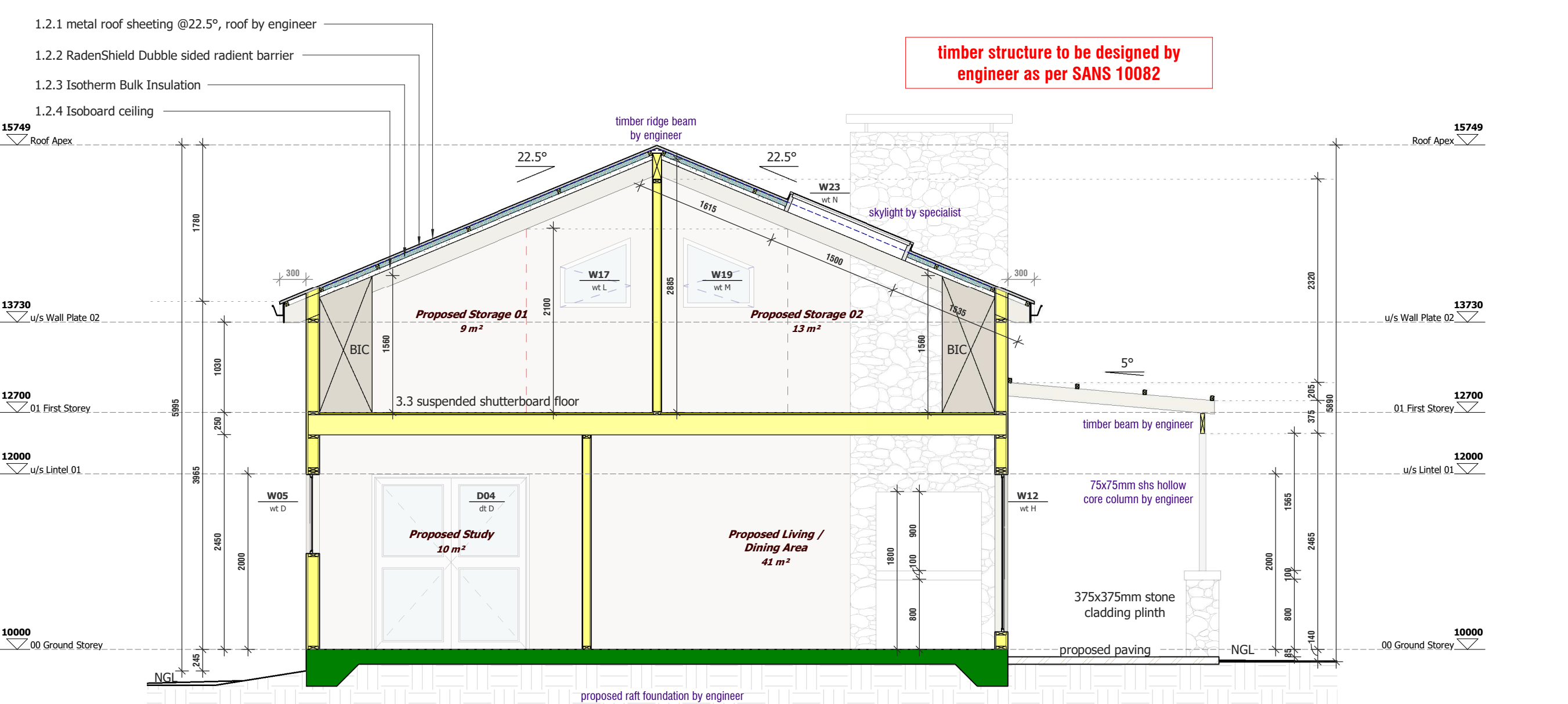
Drawings:
Proposed Additions & Alterations

Client Signature:

Date: 2024-05-07	Scale: As Shown
Project Number: P2421	Drawing Number: 500
Revision: WD_REV 03	



Section B-B
SCALE: 1 : 50



Section C-C
SCALE: 1 : 50

ANNEXURE "B" - APPLICATION FORM



**PLANNING AND DEVELOPMENT
APPLICATION FORM FOR CONSENT USE FOR A SECOND
DWELLING/ADDITIONAL DWELLING AND/OR DEPARTURE**

(Please complete the form in full for consideration - tick appropriate boxes with X)

BUILDING LINE RELAXATION	X
--------------------------	---

SECOND DWELLING	
-----------------	--

ADDITIONAL DWELLING	
---------------------	--

PROPERTY DETAILS

ERF NUMBER	Remainder of Erf 86	EXTENSION/A REA	George
ZONING	Single Residential Zone I		
EXISTING LAND USE	Residential		

CORRESPONDENCE DETAILS

IS THE APPLICANT ALSO THE REGISTERED OWNER OF THE RELEVANT PROPERTY?					YES	NO	
ADDRESS CORRESPONDENCE TO			OWNER	APPLICANT	POST OR E- MAIL	POST	E-MAIL
COLLECT BY HAND	YES	NO	TELEPHONE NO	082 464 7871			

OWNER DETAILS

OWNER NAME	Elna Pretorius					
STREET NAME	Erica Road	HOUSE NUMBER	18			
POSTAL ADDRESS	Same as street address	SAME AS POSTAL ADDRESS	YES	NO		
EXTENSION/AREA	Heatherlands	CODE	6529			
ID NUMBER	E. Pretorius: 600412 0015 08 2	E-MAIL ADDRESS	designforwork@gmail.com			
TELEPHONE NO	N/a	CELL NO	082 4715997			

APPLICANT DETAILS (strike through if registered owner is also the applicant)

NAME	Jan Vrolijk Town Planner / Stadsbeplanner					
STREET NAME	Victoria Street	HOUSE NUMBER	-			
POSTAL ADDRESS	P. O. Box 710	SAME AS POSTAL ADDRESS	YES	NO		
EXTENSION/AREA	George CBD	CODE	6530			
TEL / CELL NO	082 464 7871	E-MAIL ADDRESS	janvrolijk@jvtownplanner.co.za			
PROFESSIONAL CAPACITY	Town Planner	SACPLAN NO	A/1386/2010			

BOND HOLDERS DETAILS (Only applicable if property is encumbered by a bond)

IS THE PROPERTY ENCUMBERED BY A BOND?		YES	NO
NAME OF BOND HOLDER	First National Bank Property Loans		

TITLE DEED DETAILS

TITLE DEED NO.	T53705/2003		
ARE THERE RESTRICTIONS IN THE TITLE DEED WHICH IMPACT THE APPLICATION? (If yes, describe restrictions below)		YES	NO
N/a			


APPLICATION DETAILS

DESCRIPTION OF BUILDING LINE RELAXATION (STREET / LATERAL / REAR BUILDING LINE)	FROM M	TO M	DETAILS
Eastern side boundary building line	3.0m	Distance varying from 2.4m m to 2.1m	To legalise the existing braai room.
Is an application for an increase in coverage being applied for? (Indicate increase under details)	YES	NO	
Is an application for a 2 nd dwelling /additional dwelling being applied for? (indicate size under details)	YES	NO	

HOA/ ADJACENT OWNERS DETAILS (Consent letters as well as site plans to be signed by adjacent owners)

ERF NO	ADDRESS	NAME	CONSENT LETTER ATTACHED
N/a	N/a	N/a	YES /NO

I hereby acknowledge that in terms of the Protection of Personal Information Act (POPIA) all correspondence will be communicated directly and only to myself (the applicant). No information will be given to any third party and/or landowner (if the landowner is not the applicant). I herewith take responsibility to convey all correspondence to the relevant parties.

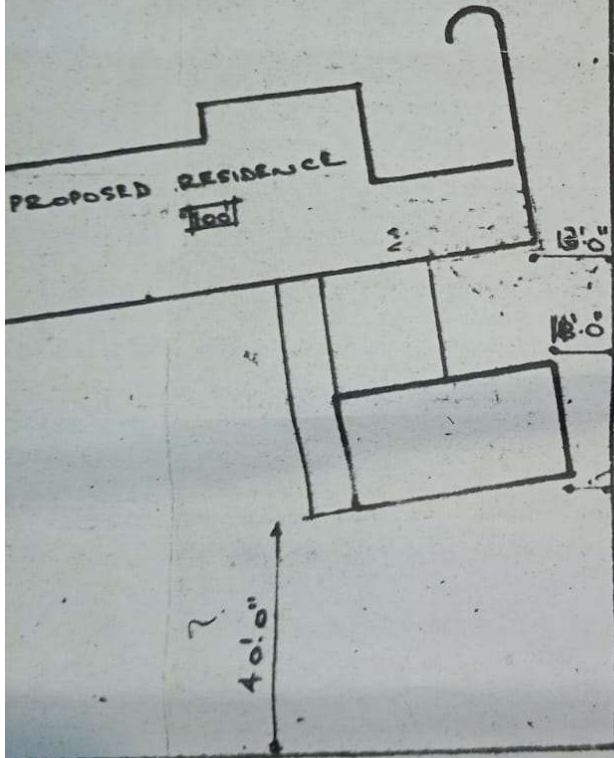
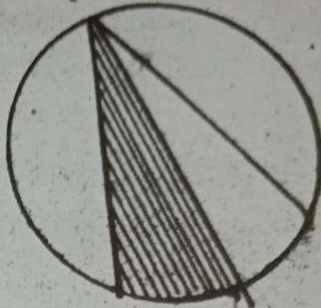
APPLICANT'S SIGNATURE		DATE	15 August 2024
-----------------------	---	------	----------------

FOR OFFICE USE: INFORMATION REQUIRED FOR SUBMISSION:

Locality Plan	Building Plan/ Site Plan on A3/ A4	SG Diagram/ General Plan	Title Deed
Power of Attorney	Motivation	Neighbours Consent / Comment	HOA Consent
Bond Holder Consent	Proof of Payment	Conveyance Certificate	Other (Specify)

ANNEXURE "C" – EXTRACT FROM APPROVED BUILDING PLAN

NORTH



Geboue opprig
parallel met grens
en 8'0" van rygrus.
8/11/61

GEORGE MUNICIPALITY
APPROVED, subject to:
30/8/61 PLAN No. 3710
<i>Roos</i>

SCALE 1" = 32'0"

SWIT & FRASER B/ARCH A/918A M/115
CHARTERED ARCHITECTS
6 SANLAM BLD GEORGE
... ..

ANNEXURE "D" - LOCALITY PLAN

Erf 86 George - Locality plan



Date: 7/16/2024 2:09 PM Scale: 1:1,683



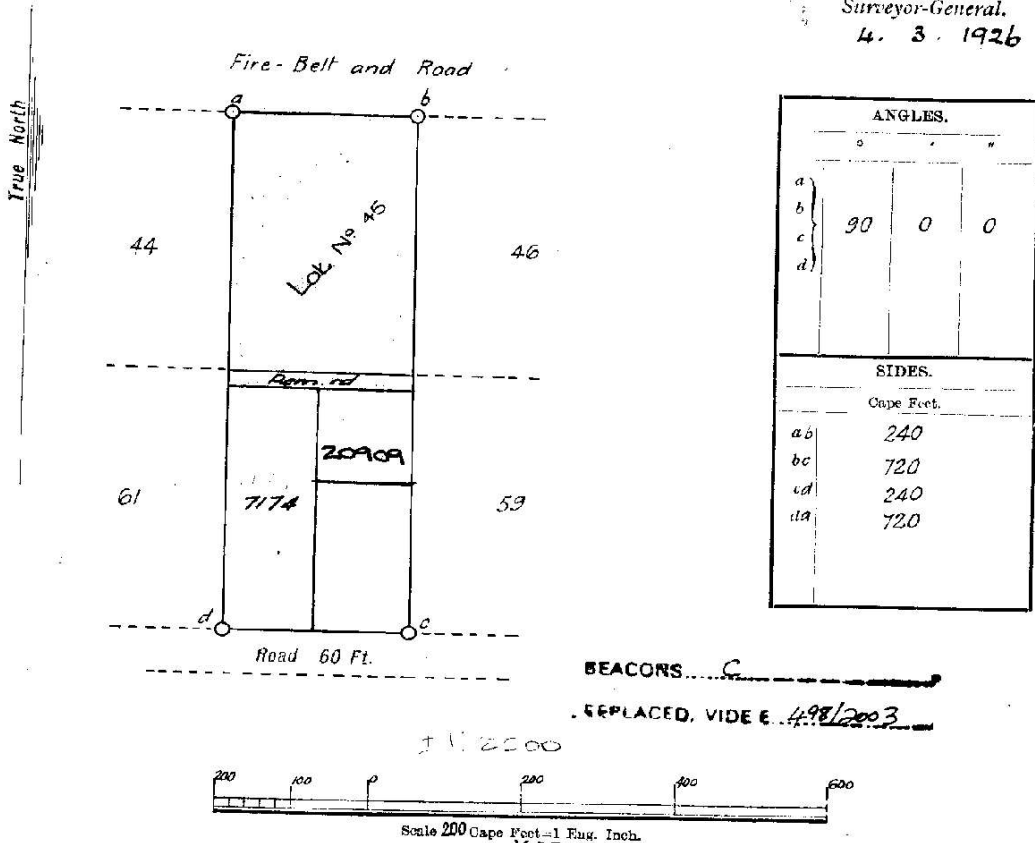
Disclaimer
George Municipality makes no warranties as to the correctness of the information supplied. Persons relying on this information do so entirely at their own risk.

George Municipality will not be liable for any claims whatsoever, whether for damages or otherwise, which may arise as a result of inaccuracies in the information supplied.

ANNEXURE "E" - SURVEYOR GENERAL DIAGRAM

H. J. ...
Surveyor-General.

4. 3. 1926



BEACONS... C
REPLACED, VIDE E. 498/2003

Now Erf 86
GEORGE

The above figure a b c d represents 2 Morgen, — Square Roods
* — Square Feet of land situate in the Division of GEORGE, being
LOTS N^o 45 & 60, portion of PART F. of the GEORGE TOWN COMMONAGE
granted to the Council of the Municipality of George 15th June, 1922.

Bounded as indicated above.

Surveyed and beaconed by me according to regulations.

H. J. ...
Government Land Surveyor.
August, 1923.

I hereby certify that this diagram belongs
to the Transfer deed this day *made* in
favour of *G. J. ...*

19. 3. 1926. 2496.


Registrar of Deeds

NTS. BL-7 DD
V.3


86

ANNEXURE "F" - TITLE DEED

P O Box 879
George
6530


CONVEYANCER
KRUGER HW

SEEK REG FEE R.....
FOOI FEE R. 400,00

VERBIND MORTGAGED	
VIR FOR R. 250 000,00	
✓ B 0327417 / 2003	
19 JUN 2003	REGISTRAR

00053705 / 2003

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

LYNNE BOTHA

appeared before me, REGISTRAR OF DEEDS, at CAPE TOWN, the said
appearer being duly authorised thereto by a Power of Attorney which said Power
of Attorney was signed at GEORGE on 31 March 2003 granted to him by

FREDERIK WILLEM PETRUS SENEKAL
Identity Number 640124 5015 08 0
Married out of community of property



ELNA PRETORIUS
Identity Number 600412 0015 08 2
Married out of community of property

her Heirs, Executors, Administrators or Assigns,

REMAINDER ERF 86 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE

IN EXTENT 3023 (THREE THOUSAND AND TWENTY THREE)
SQUARE METRES

FIRST TRANSFERRED by Deed of Transfer No. T2496/1926 with
Diagram relating thereto and held by Deed of Transfer No. T81872/2001

A. SUBJECT to the conditions referred to in Deed of Transfer No. T2496/1926. ✓

B. SUBJECT FURTHER to the condition contained in Deed of Grant dated 15 June 1922 in terms of the conditions of Section 10 of Act No. 15 of 1887 (George Quitrents Volume 15 No. 15), namely: ✓

"That all rights to minerals, mineral products, mineral oils and precious stones, precious or base metals on or under the land hereby granted are expressly reserved to the Crown, together with the right of access to any mines or works undertaken for mining or prospecting purposes by any person duly authorised in that behalf. The land is subject to such further rights as the public or Government now may or may hereafter have or be entitled to obtain under or by virtue of any law relating to the prospecting, digging, mining or exploitation of minerals, mineral products, mineral oils, precious stones, precious or base metals on or under the land hereby granted, which rights shall not be impaired or in any way affected by the Title Deed ✓

C. SUBJECT FURTHER to the conditions contained in said Deed of Transfer No. T2496/1926, namely:- ✓

"The Transferor reserves the right to construct, use and maintain across the above properties any pipeline for water leading, sewerage and drainage and any poles or structures for the conduct of any electric or other light or power." ✓

D. SUBJECT FURTHER to the endorsement dated 24 September 1976 referred to in Deed of Transfer No. 8413/1961 which reads as follows:- ✓

Die volgende voorwaardes is deur die Administrateur opgelê op die restant van Erf 86 by goedkeuring van die transporter van Erf 7174 groot 4023 vk m deur transport Nr T29792/26 gedateer hede die 24-09-76: ✓

ONDERHEWIG VERDER aan die volgende voorwaardes opgelê deur die Administrateur van die Kaapprovinsie in terme van Artikel 9 van ✓

vergoeding, toe te laat dat elektrisiteitskabel- of -drade, hoof en ander waterpype en die rioolvuil en dreinerings, insluitende stormwater van enige ander erf of erwe oor hierdie erf gevoer word indien dit deur die plaaslike owerheid nodig geag word en wel op die wyse en plek wat van tyd tot tyd redelikerwys vereis word. Dit sluit die reg op toegang te alle redelike tye tot die eiendom in met die doel om enige werke met betrekking tot bogenoemde aan te lê, te wysig, te verwyder of te inspekteer.

- (b) Die eienaar van hierdie erf is verplig om sonder vergoeding op die erf die materiaal te ontvang of uitgrawings op die erf toe te laat al na vereis word sodat die volle breedte van die straat gebruik kan word en die wal veilig en behoorlik skuins gemaak kan word omrede van die verskil tussen die hoogte an die straat soos finaal aangelê en die erf, tensy hy verkies om steunmure te bou tot genoeë van en binne 'n tydperk wat die plaaslike owerheid bepaal."

heretofore had to the premises, did in consequence also acknowledge him to be entirely dispossessed of, and disentitled to the same, and that by these presents, the said

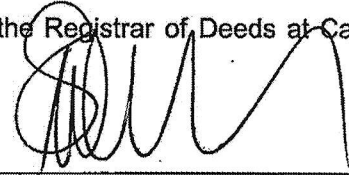
ELNA PRETORIUS, Married as aforesaid

her Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R799 000,00 (SEVEN HUNDRED AND NINETY NINE THOUSAND RAND).

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

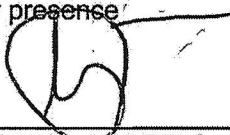
THUS DONE and EXECUTED at the Office of the Registrar of Deeds at Cape Town on

19 June 2003



q.q.


In my presence



REGISTRAR OF DEEDS




VIR FOR R 25 000,00

B 00061360 / 2003	
17 OCT 2003	
REGISTRATEUR/REGISTRAR	

VERBIND MORTGAGED

VIR FOR R 225 000,00

B 000012391 / 2006	
09 FEB 2006	
REGISTRATEUR/REGISTRAR	

ANNEXURE "G" - POWER OF ATTORNEY

POWER OF ATTORNEY

I, the undersigned

Elna Pretorius

in my capacity as the registered owner of

Erf 86 George

do hereby appoint Jan Vrolijk Town Planner/Stadsbeplanner to prepare, sign and submit the following application to the George Municipality:

An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the eastern side boundary building line on Erf 86 George from 3.0 meters to a distance varying from 2.4 metres to 2.1 metres to accommodate the existing dwelling house.

Signed at George on 6 August 2024



Elna Pretorius

ANNEXURE "H" – BONDHOLDER'S CONSENT



FNB HSL

Second floor, FNB Fairland
1 Enterprise Road
Fairland
2195

PO Box 1065
Johannesburg
2000

Web: www.fnb.co.za

Your reference: 3/7939943

Our reference: K GOVENDER

Tel: 087 328 0035

EMAIL: Miscconsents@fnb.co.za

25TH JULY 2024

MEV E PRETORIUS
18 ERICA STREET
HEATHERLANDS
GEORGE
6529

Dear Sirs,

APPLICATION FOR DEPARTURE (BUILDING LINE RELAXATION)
HOME LOAN IN THE NAME OF MEV E PRETORIUS
OVER ERF 86 HEATHERLANDS
ACCOUNT NUMBER: 3-000-007-939-943

We, **FirstRand Bank Limited (1929/001225/06)** hereby give consent for the relaxation of the 3.0 metre eastern lateral building line on the abovementioned property to allow for the legalization of the portion of the existing dwelling house which encroaches into the mentioned building line, subject to:

- **Local authority approval is required.**
- **All building work must be done by a recognized builder registered with the NHBRC**
- **Approved municipal plans to be provided.**
- **Home Owners Comprehensive Cover to be updated with new replacement value and to consider all improvements done on the property**

Yours faithfully,

Miscellaneous Consent
FNB Home & Structured Lending Solutions

ANNEXURE "I" - CONVEYANCER CERTIFICATE

CONVEYANCER'S CERTIFICATE

IN TERMS OF SECTION 38(1)(n) OF THE GEORGE MUNICIPALITY: LAND USE PLANNING BY LAW, 2023

REMAINDER OF ERF 86 GEORGE

APPLICATION DETAILS

- An application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023 for a permanent departure for the relaxation of the eastern side boundary building line on the Remainder of Erf 86 George from 3.0 metres to a distance varying from 2.4 metres to 2.1 metres to legalise an existing braai room.
- An application in terms of Section 15(2)(d) of the Land Use Planning By-Law for George Municipality, 2023 for the subdivision of the Remainder of Erf 86 George into two portions

APPLICATION DATE

August 2024

I, the undersigned

ANDALEEN CHIMES a duly qualified and admitted Conveyancer, practicing at A Chimes & Van Wyk Attorneys, Cathedral Street, George do hereby certify as follows:

1. I have perused the following title Deed/s and conducted a search behind the pivot of the said title deed/s at the Deeds Office, Cape Town:

T53705/2003 (current Title Deed)

in respect of:

**REMAINDER OF ERF 86 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
WESTERN CAPE PROVINCE**

IN EXTENT: 3 023 (THREE ZERO TWO THREE) SQUARE METRES

HELD BY DEED OF TRANSFER NUMBER T53705/2023

REGISTERED in the name of

ELNA PRETORIUS

2. I have appraised myself with the details of the abovementioned Land Development Application.
3. The abovementioned Title Deed contains no conditions restricting the contemplated Land Use in terms of the abovementioned Land Development Application.
4. There is a bond registered over the property.

SIGNED at GEORGE on 12 August 2024

A handwritten signature in black ink, appearing to read 'Elna Pretorius', written in a cursive style.

CONVEYANCER