



TOWN PLANNING

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DEVELOPMENT MANAGEMENT CONSULTING

PROPOSED PERMANENT DEPARTURES FOR SL STIPEC

ERF 14469
19 DF DU TOIT CRESCENT, LOERIE PARK
GEORGE MUNICIPALITY & DIVISION



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- 2. Copy of Title Deed**
- 3. Bondholder's consent**
- 4. Surveyor-General Diagram**
- 5. Conveyancer certificate**
- 6. Locality plan**
- 7. Site plan, floor plan, elevations & section**

Authors of this report:

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Aerial images:

<https://gis.elsenburg.com/apps/cfm/#>

<https://gis.george.gov.za/portal/apps/webappviewer/index.html?id=0283eccf869641e0a4362cb099290fca>

<https://www.google.com/earth/>

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**PROPOSED PERMANENT DEPARTURES:
ERF 14469, 19 DF DU TOIT CRESCENT, LOERIE PARK
GEORGE MUNICIPALITY & DIVISION**

1. BACKGROUND INFORMATION & PROPERTY DETAILS

Erf 14469 George is a developed residential property situated within the urban edge of George in the suburb of Loerie Park, the most eastern lying neighbourhood of George north of Knysna Road and just before the Garden Route Dam. The property is zoned Single Residential Zone I and is developed accordingly with a dwelling house. This house which was constructed in the late 1980's will be upgraded to suit the needs of the new family who recently purchased the property. It was believed that the proposed additions, which forms the subject of this building line relaxation application, would comply with the building lines. The architectural professional however discovered that this is not the case.

Marlize de Bruyn Planning was appointed to address the land use requirements (building line relaxations) so that building plans for the existing and proposed additions and alterations can be submitted and approved for the property. The power of attorney attached as **Annexure 1** to this report. The table below includes relevant information regarding Erf 14469 George.

Property Description:	Erf 14469 George
Physical Address:	19 DF du Toit Crescent, Loerie Park, George
Owner:	SL Stipec
Title Deed No:	T21813/2024 (Annexure 2)
Bond:	Yes (Annexure 3)
Size of the property:	1085m ²
SG Diagrams	General Plan 3719/89 (Annexure 4)
Zoning	Single Residential Zone I (dwelling house)

The conveyancer certificate confirms that there are no conditions in the title deed that restricts this land use application. The conveyancer's certificate is attached hereto as **Annexure 5**.

2. APPLICATION

This land use application in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-law (2023) for Erf 14469 George entails the following:

- **Permanent departure** in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-law (2023) for the relaxation of the following building lines:
 - western side building line from 3.0m to 2.76m for a braai (ground floor) and a new bedroom (first floor);

- northern rear building line from 3.0m to 2.119m for a new bedroom (first floor);
- eastern side building line from 3.0m to 2.081m for a new planter 1.112m above NGL at the closest point.
- **Permanent departure** in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-law (2023) for the reduction in the access to the rear of the property from the street from 1.0m to 0.705m (development parameter (b)(iii)).

3. LOCALITY, ZONING, & CHARACTER OF THE PROPERTY

As stated, Erf 14469 George is a developed residential property located in the residential neighbourhood, Loerie Park. Loerie Park is the most eastern lying neighbourhood north of Knysna Road and lies just before the access to the Garden Route Dam. The property is abutted by residential properties on its north and west, DF du Toit Crescent on its southern boundary and a public open space on its eastern boundary. A locality map is attached hereto as **Annexure 6**.

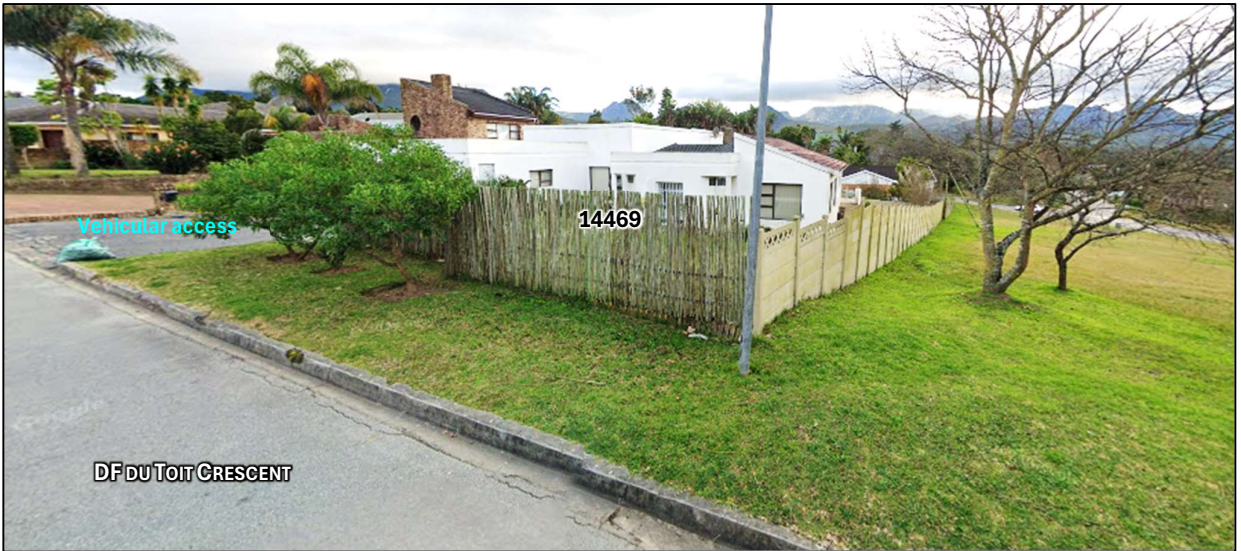
Erf 14469 George is zoned Single Residential Zone I (SRZI) and developed accordingly with a dwelling house and a double garage. All the surrounding properties are also zoned SRZI with the exception of the public open space (OSZII) abutting the property on its eastern side boundary. The zoning and the land use of the subject property will not change following this land use application.

The property has a 5.0m street building line along its southern street boundary and 3.0m building lines along the side and rear boundaries.

Erf 14469 George is 1085m² and has a gradual downward slope from west to east. The house will be converted from a single storey structure to double storey in part with a new double garage perpendicular to the street boundary. At present the dwelling house has a floor area of ±380m². The proposed additions will increase this floor area with ±242m². Vehicular access to the property will remain from the western corner of the property from DF du Toit Crescent.



The images to follow highlight the character and features of the surrounding area and Erf 14469 George





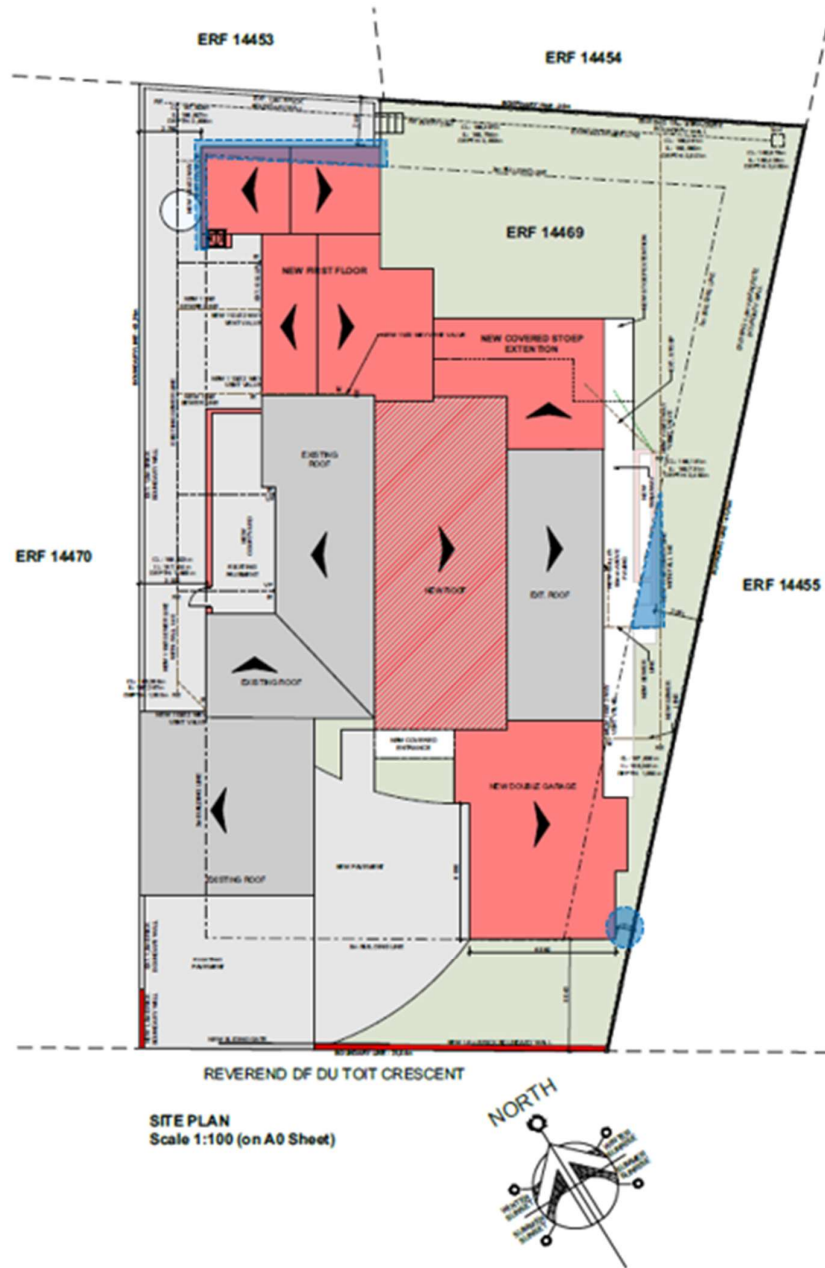
Double storey houses are common in residential neighbourhoods in George, especially in this direct area of Loerie Park. The images above show other properties in the direct area that also have double-storey structures. The upgrading and modernisation of this property is believed to enhance the neighbourhood. It will not be out of character.

4. DEVELOPMENT PROPOSAL

The new owner of Erf 14669 George wishes to do additions and alterations to the house which will include constructing a new double garage with a storeroom, converting the existing double garage into a bedroom, creating a new master suite on the first floor, creating a wine cellar, expanding the entertainment area and creating a semi-private suite for an elderly parent.

As stated in paragraph 1 of this report, it was believed that the proposed additions, which forms the subject of this building line relaxation application, would comply with the building lines. The architectural professional however discovered that this is not the case. The additions requiring relaxation of the western side building line and the northern rear building line, follows the lines of the existing structure.

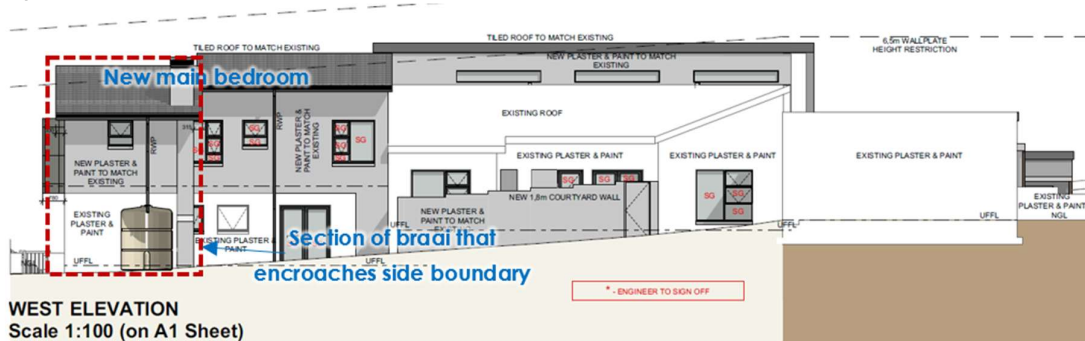
Below is an extract from the site plan (*Annexure 7*) indicating in light blue the sections of the dwelling house in need of this permanent departure application.



The proposed new braai on the western side of the dwelling house, only encroaches the building line with the width of the wall. It is part of the private area for the elderly parent. This northwestern corner of the dwelling house is to accommodate the new master suite on first floor level. As it follows the lines of the existing dwelling house, it encroaches the building lines as described in paragraph 1 of this report along the western and northern boundaries. This is only for a section of the existing structure – see the area in blue above in the northeastern corner of the property.

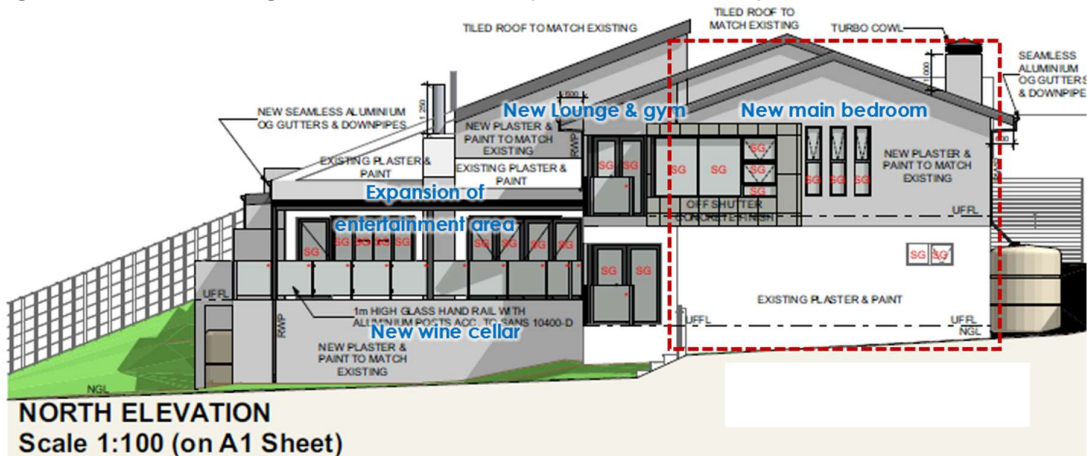
West elevation

The image below is from the elevations included in **Annexure 7** and must be read with the site plan on the foregoing page. The area marked with the red dash line is what encroaches the western side building line minimally.



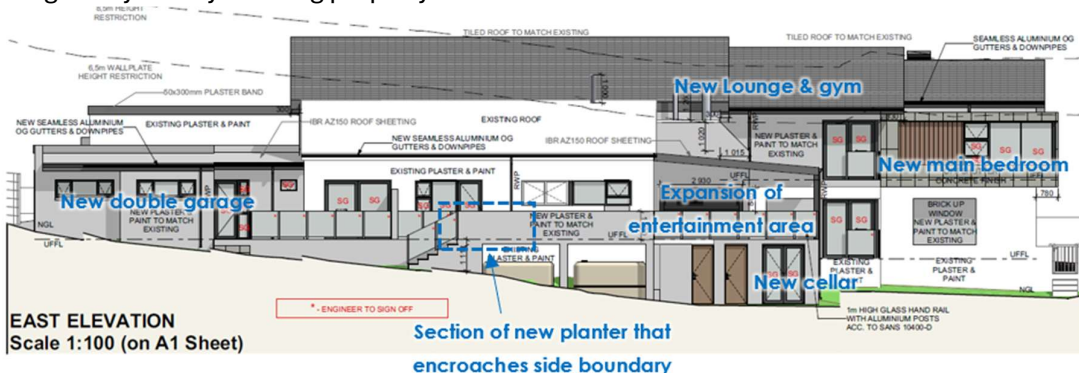
North elevation

Again, the image below is from the elevations included in **Annexure 7** and must be read with the site plan on the foregoing page. The area marked with the red dash line is what encroaches the northern rear building line more than along the western boundary, but still minimally.



East elevation

Along the eastern side of the dwelling house a planter is proposed outside the kitchen. This can become a kitchen garden, easily accessible for daily use. Due to the angle of the structure and the property boundary, this planter is 2.081m from the eastern side boundary and 1.112m above NGL at this closest point to the boundary. Therefore, it is included in this land use application for permanent departures. As a public open space is located along the eastern boundary of Erf 14469 George, this planter cannot impact negatively on any abutting property.



The plans proposed for Erf 14469 George, shows the single garage, 2.7m wide, to be retained along the western side boundary. It is 8.2m deep with a garage door in the rear as well. It is therefore easy to obtain access to the back of the property from the western boundary.

The proposed new double garage also complies with development parameter (e)(i) of the zoning by-law. It however creates a challenge with development parameter (b)(iii) of the zoning by-law which states that an access at least 1.0m must be kept from the street to the rear of the property. 0.705m is shown between the garage and the eastern boundary of Erf 14699 George. As shown, a public open space is located east of the subject property.

It is still easy to reach the rear of the property via this 0.705m access, via the garage on the western side with a garage door at each end (2.7m wide). If this remains a challenge for e.g the Fire Department, it will be easy to access the property from the public open space. This 0.705m proposed access from the street side to the rear of the property is just about the width of a ruler not wide enough.

All other additions and alterations proposed and shown in **Annexure 7** complies with the relevant development parameters, including height and coverage. See the sections & elevations regarding height compliance.

4.1 MUNICIPAL ENGINEERING SERVICES & ACCESS

The municipal engineering services provided to this property will continue to be used as at present. The access to the property will remain as it is from DF du Toit Crescent.

4.2 IMPACT ON NEIGHBOURING PROPERTIES

The public interest in this application is considered limited, as the proposed additions align with common characteristics of dwelling houses in this neighbourhood. The proposed new bedroom and lounge on the first floor will result in a minimal encroachment on the western side building line, with no visually discernible impact on the western neighbour (Erf 14470).

Notably, the western neighbour's outdoor living area is located on the west side of their property, away from Erf 14469 George, and their views of the mountain are likely oriented to the north and west, also away from Erf 14469 George. Similarly, the northern neighbours (Erven 14453 and 14454) cannot be affected by the proposed encroachments, as there is a substantial separation of at least 20m between the new first-floor additions and their dwelling houses, which is more than adequate in a residential setting. Nonetheless, the public participation process will notify surrounding neighbours, providing them the opportunity to review and comment on the proposed encroachments.

4.3 ENVIRONMENTAL CONSIDERATIONS

No trees need to be removed and there are no environmental features on the property. Therefore, there are no expected negative environmental impacts.

5. NEED & DESIRABILITY

Need

The need for the proposed development depends on the nature of the proposal and is guided by the principle of sustainability. This land use report demonstrates that the requested departures (building line relaxations and access to the rear) for the proposed additions on Erf 14469 George are responsive to the property's specific characteristics and existing structures. They will not negatively impact surrounding properties, the visual landscape, or the environment.

Furthermore, the proposal meets the property owner's need to optimize the use of the property by creating a functional family home, in line with the character of the neighbourhood.

Desirability

Desirability from a planning perspective, is defined as the degree of acceptability of a proposed development on a property. The relevant factors include the physical characteristics of the property, existing planning in the area, character of the area, the locality and accessibility of the property as well as the provision of services.

Physical characteristics of the properties

No physical characteristics of the property will be changed or affected by the proposed permanent departures.

Existing planning in the area

As indicated later in this land use report, this land use application is not found to be in conflict with the George Municipal Spatial Development Framework (GMSDF).

Character of the area

The permanent departures will not negatively affect the character of the area as shown earlier in this report.

Provision of services

Municipal engineering services are already available on the property and will continue to be used as at present.

Economic impact

This land use application for permanent departures will enhance the value of the property and the area. Employment opportunities (direct & indirect) is to be created with positive economic impacts.

Direct impact on surrounding properties

No neighbours are expected to be impacted negatively by the proposed additions and alterations.

It is our view that the need and desirability of the proposed permanent departures for Erf 14469 George, shows no negative impacts.

6. LEGISLATION & POLICIES

The criteria for the consideration of land use applications as per the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SLPUMA), the Western Cape Land Use Planning Act, (Act 3 of 2014) (LUPA) and the George Municipality: By-law on Municipal Land Use Planning (2023) builds on each other. SLPUMA introduced legislative and procedural changes to the management of land use planning in South Africa. The Western Cape Province followed with LUPA and thereafter George Municipality with the Municipal Land Use Planning By-law (2023). What is relevant to this land use application is discussed in the paragraphs to follow.

6.1 SPATIAL PLANNING & LAND USE MANAGEMENT ACT, 2013 (SPLUMA)

Section 7 of this Act sets out the five development principles that are applicable to spatial planning, land development and land use management and section 42 of SPLUMA then refers to the factors that must be considered by a municipal tribunal when considering a land use planning application, which include but are not limited to:

- Five SPLUMA development principles;
- Public interest;
- Constitutional transformation;
- Respective rights and obligations of all those affected;
- State and impact of engineering services, social infrastructure and open space requirements;
- Compliance with environmental legislation.

Relevant aspects not addressed in the earlier paragraphs of this land use report, are addressed below:

7.1.1. Five Development Principles

The five development principles of SPLUMA, namely spatial justice, spatial sustainability, efficiency, spatial resilience, and good administration are not all directly relevant to this land use application.

Spatial justice as described in Section 7(a) of SPLUMA is not fully relevant to this land use application.

Spatial sustainability as described in Section 7(b) of SPLUMA is relevant as follows:

- The proposed departures hold no expected negative environmental impact.
- The effective and equitable functioning of land markets is not negatively affected by this application.
- No negative impacts are expected on surrounding properties.

Efficiency as described in Section 7(c) of SPLUMA is not fully relevant to this application.

Spatial resilience as described in Section 7(d) of SPLUMA is not fully relevant to this land use application.

Good Administration as described in Section 7(e) of SPLUMA indicates the responsibilities of all involved in any land use matter.

The paragraphs above show that the land use application for Erf 14469 George supports the relevant development principles of SPLUMA.

6.2 WESTERN CAPE LAND USE PLANNING ACT, 2014 (LUPA)

LUPA requires that local municipalities consider the following when deciding on land use applications:

- Applicable spatial development frameworks;
- Applicable structure plans;
- Land use planning principles referred to in Chapter VI (Section 59) which is an expansion of the five development principles of SPLUMA;
- Desirability of the proposed land use; and
- Guidelines that may be issued by the Provincial Minister regarding the desirability of proposed land use.

The land use planning principles expands on the five development principles of SPLUMA and desirability which is discussed in foregoing paragraphs.

Section 19(1) and (2) of LUPA refers to **consistency** and **compliance** of a land use proposal regarding spatial development frameworks or structure plans. Considering the aim of this land use application for Erf 14469 George, no conflict was found with the George Municipal Spatial Development Framework (GMSDF).

6.3 GEORGE MUNICIPALITY: LAND USE PLANNING BY-LAW, 2023

The general criteria for the consideration of applications in terms of this By-law are included in Section 65 which, inter alia, includes:

- Desirability of the proposed utilisation of land;
- Impact of the proposed development on municipal engineering services;
- Integrated development plan, including the municipal spatial development framework, the applicable local spatial development framework and/or local structure plans;
- Relevant municipal policies;
- Western Cape Provincial Spatial Development Framework;
- Section 42 of SPLUMA (public interest, constitutionality);
- Land use planning principles transposed from LUPA; and
- Provisions of the applicable zoning scheme.

The above is addressed elsewhere in this land use report as relevant.

6.4 GEORGE INTEGRATED ZONING SCHEME BY-LAW, 2023 (GIZS)

Erf 14469 George is a Single Residential Zone I (residential) property according to the George Integrated Zoning Scheme By-law (GIZS) (2023) and developed accordingly. The property's zoning and land use will remain unchanged following the approval of this application for permanent departures, which are intended to accommodate additions and alterations that enhance the functionality and liveability of the house for the new family who recently purchased it.

According to the zoning scheme bylaw, the allowable coverage for the property is 500m² or 40%, whichever is greater. Since 40% equates to 434m², the greater allowable coverage is 500m². The proposed coverage is 44.14%, which is 479.48m² and is within the permissible limits as per the zoning scheme bylaw.

The property is zoned Single Residential Zone I and has a size of 1085m². The property thus has a 5m street boundary building line and 3m building lines on the side and rear boundaries. A relaxation of the western side building line is required from 3.0m to 2.760m to accommodate the proposed braai area on the ground floor and a new bedroom on the first floor. Additionally, a relaxation of the northern rear building line from 3.0m to 2.119m is required for this new bedroom proposed on the first floor.

As described in especially paragraph 4 of this report, a new planter is proposed for just outside the kitchen which will encroach on the eastern side boundary and be about 1.112m above NGL at the closest point.

As per parameter (f)(iii), for land units exceeding 650m², a garage or carport accessed perpendicular to the street must be set back at least 5m from the street boundary, regardless of the street building line. The proposed garage will comply with this 5.0m street building line requirement, aligning with the zoning scheme parameters.

All other development parameters are to be complied with.

6.5 GEORGE MUNICIPAL SPATIAL DEVELOPMENT FRAMEWORK (GMSDF) (2023)

Erf 14469 George is not addressed specifically in the GMSDF. It is a residential property within the George urban edge and in a demarcated residential area - Loerie Park. This land use application and the nature thereof is found to be consistent with the GMSDF as required in terms of Section 19 of the Land Use Planning Act, 2014 (LUPA).

7. CONCLUDING

Obtaining the necessary permanent departures for the additions and alterations proposed for the existing dwelling house located on Erf 14469 George will allow the current owner to obtain building plan approval which will improve the functionality and liveability of the structure.

From this land use report, it is our opinion that this land use application for Erf 14469 George is consistent with all the relevant considerations as prescribed by the planning legislation. It does not create conflict with the overall spatial objectives for the area.


MARLIZE DE BRUYN Pr. Pln

DECEMBER 2024

Power of Attorney

I, **Sandra Loretta Stipec** ([REDACTED]), the registered owner of *Erf 14469 George Municipality & Division* hereby authorises *Marlize de Bruyn* and *Denise Janse van Rensburg* from *Marlize de Bruyn Planning* to submit the required land use application in terms of Section 15(2) of George Municipality: Land Use Planning By-law (2023) for the property.

Signed at GEORGE on 9 DECEMBER 2024



SL Stipec



Witness _____

1267

Lombard Kotze Inc
134 Merriman Street
GEORGE
6530

Prepared by me

CONVEYANCER
SUSANNA PETRONELLA VERMEULEN
(83690)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	[REDACTED]	R. 2140,00
Reason for exemption	Category Exemption.....	Exemption i t o. Sec/Reg..... Act/Proc.....

VERBIND MORTGAGED

VA FOR R [REDACTED]

B 000010124 / 2024

17 APR 2024

REGISTRATEUR/REGISTRAR

DATA / CAPTURE
18 APR 2024
Nomzamo Snybo

T 000021013 / 2024

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

LYNNE BOTHA (82076)

appeared before me, REGISTRAR OF DEEDS at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney granted to him/her by

- JAMES THOMAS THORNE**
Identity Number [REDACTED]
Unmarried
- ELIDA THORNE**
Identity Number [REDACTED]
Unmarried

DATA / VERIFY
18 APR 2024
Unathi Tongolo

which said Power of Attorney was signed at George on 1 February 2024

And the appearer declared that his/her said principal had, on 31 January 2024, truly and legally sold by Private Treaty, and that he/she, the said Appearer, in his/her capacity aforesaid, did, by virtue of these presents, cede and transfer to and on behalf of:

SANDRA LORETTA STIPEC

Identity Number [REDACTED]

Married out of community of property

her Heirs, Executors, Administrators or Assigns, in full and free property

ERF 14469 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF WESTERN CAPE

IN EXTENT 1085 (ONE THOUSAND AND EIGHTY FIVE) Square metres

FIRST TRANSFERRED by Deed of Transfer Number T69721/1990 with General Plan No. 12566 relating thereto and held by Deed of Transfer Number T40652/2020.

- A. SUBJECT to the conditions referred to in Deed of Grant dated 15 June 1922 (George Quitrents Volume 15 No. 15).
- B. SUBJECT FURTHER to the following conditions contained in said Deed of Grant (George Quitrents Volume 15 No. 15 dated 15 June 1922), namely:
2. That all existing roads and thoroughfares shall remain free and uninterrupted, and the Government or other competent authority shall have the right when necessary at any time to make further roads over the land in question.
- C. ENTITLED to the benefits under the terms of the servitude referred to in the following endorsement dated 29 December 1938 on mentioned Deed of Grant (George Quitrents Volume 15 No. 15), namely:
- By Deed of Transfer No. 13615 date 19th December 1938 the owner and his successor in title of the property thereby conveyed is prohibited from carrying on any trade or business other than that of saw mill, grist mill and certain manufactures connected with a timber factory, as will more fully appear on reference to the said Deed of Transfer.
- D. SUBJECT FURTHER to the terms of a servitude referred to in the following endorsement dated 7 June 1977 on the mentioned Deed of Grant (George Quitrents Volume 15 No. 15), namely:

REGISTRATION OF SERVITUDE

Within described land is subject to a servitude with regard to appointment of water in terms of an Order of the Water Court (Water Court District No. W10/76) dated 5.6.1977 as will more fully appear on reference to the copy of said order filed as K493/77S."

E. SUBJECT FURTHER to the following conditions imposed by the George Municipality as contained in Deed of Transfer No. T69721/1990:

"2. Geen onderverdeling van hierdie perseel (persele) sal toegelaat word nie".



✓

R

WHEREFORE the said Appearer, renouncing all rights and title which the said

1. **JAMES THOMAS THORNE, Unmarried**
2. **ELIDA THORNE, Unmarried**

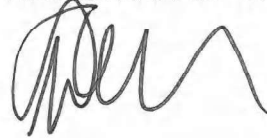
heretofore had to the premises, did in consequence also acknowledge them to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

SANDRA LORETTA STIPEC, 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 R3 250 000,00 (THREE MILLION TWO HUNDRED AND FIFTY 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

17 April 2024. 

q.q.

In my presence


REGISTRAR OF DEEDS







1267

Lombard Kotze Inc
134 Merriman Street
GEORGE
6530

Prepared by me

CONVEYANCER
SUSANNA PETRONELLA VERMEULEN
(83690)

Deeds Office Registration fees as per Act 47 of 1937		
	Amount	Office Fee
Purchase Price	[REDACTED]	R 2140,00
Reason for exemption	Category Exemption.....	Exemption i.o. Sec/Reg..... Act/Proc.....

VERBIND MORTGAGED

VR FOR R [REDACTED]

B 000010124 / 2024

17 APR 2024

REGISTRATEUR/REGISTRAR

DATA / CAPTURE
18 APR 2024
Nomzamo Snyolo

T 000021013 / 2024

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LYNNE BOTHA (82076)

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Identity Number [REDACTED]
Unmarried
- ELIDA THORNE**
Identity Number [REDACTED]
Unmarried

DATA / VERIFY
18 APR 2024
Unathi Jongo

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Identity Number [REDACTED]
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her Heirs, Executors, Administrators or Assigns, in full and free property

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- C. ENTITLED to the benefits under the terms of the servitude referred to in the following endorsement dated 29 December 1938 on mentioned Deed of Grant (George Quitrents Volume 15 No. 15), namely:

By Deed of Transfer No. 13615 date 19th December 1938 the owner and his successor in title of the property thereby conveyed is prohibited from carrying on any trade or business other than that of saw mill, grist mill and certain manufactures connected with a timber factory, as will more fully appear on reference to the said Deed of Transfer.
- D. SUBJECT FURTHER to the terms of a servitude referred to in the following endorsement dated 7 June 1977 on the mentioned Deed of Grant (George Quitrents Volume 15 No. 15), namely:

REGISTRATION OF SERVITUDE

Within described land is subject to a servitude with regard to appointment of water in terms of an Order of the Water Court (Water Court District No. W10/76) dated 5.6.1977 as will more fully appear on reference to the copy of said order filed as K493/77S."

E. SUBJECT FURTHER to the following conditions imposed by the George Municipality as contained in Deed of Transfer No. T69721/1990:

"2. Geen onderverdeling van hierdie perseel (persele) sal toegelaat word nie".

✓



B

WHEREFORE the said Appearer, renouncing all rights and title which the said

1. **JAMES THOMAS THORNE, Unmarried**
2. **ELIDA THORNE, Unmarried**

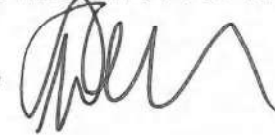
heretofore had to the premises, did in consequence also acknowledge them to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

SANDRA LORETTA STIPEC, 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 R3 250 000,00 (THREE MILLION TWO HUNDRED AND FIFTY 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

17 April 2024. 

q.q.

In my presence


REGISTRAR OF DEEDS







MRS SL STIPEC
19 DS DF DU TOIT CR

Building Line Relaxation Consent

LOERIE PARK
6530

19 December 2024

Dear Sir / Madam

Subject: Request for Relaxation of the Building Line

Account number: 537346473

In the name of: MRS SL STIPEC

Property description: ERF 14469 GEORGE

We are pleased to advise that Standard Bank has no objection to your request, subject to our rights being protected and on the following conditions:

Consent for relaxation of the building line is approved subject:

- Local authority approval.
- All municipal by laws must be adhered to.
- No buildings to be demolished without the Bank's consent.
- The Bank is not committing to finance new development.
- The building must comply with SBSA minimum specifications, should there be any further development.
- The correct Insurance must be applied.
- Residential component not to be compromised.
- Client must advise bank when building works are done so that we can revalue/reinsure.
- Please note that the bank holds the right to withdraw or amend the given consent.
- All compliance conditions on customer first to be met.

Should you have any queries, please do not hesitate to contact us at CSAdminHLJHB@standardbank.co.za.

Yours sincerely



Edward Olifant

Customer Service Consultant

**Standard Bank Centre 1st Floor 5 Simmonds Street Johannesburg 2001 PO Box 61690 Marshalltown 2107 South Africa
Tel. Switchboard: +27 (0)11 636 9112 www.standardbank.co.za**

The Standard Bank of South Africa Limited (Reg. No. 1962/000738/06), Authorised financial services and registered credit provider (NCRCP15).

Directors: N Nyembezi (Chairman) L Fuzile* (Chief Executive Officer) LL Bam PLH Cook A Daehnke* OA David-Borha1 GJ Fraser-Moleketi GMB Kennealy BJ Kruger
LI L12 JH Maree NNA Matyuzza ML Oduor-Otieno3 SK Tshabalala*

Company Secretary: K Froneman -2024/05/24

*Executive Director 1 Nigerian 2 Chinese 3 Kenyan

GOOSEN CLOUGH & LOUW LANDMETERS
VEL 1
HIERDIE PLAN BESTAAN UIT 2 VELLE

(TOEKENNINGSGEBIED VAN GEORGE)
ALGEMENE PLAN No. 12566
VAN

ONDERVERDELING VAN ERF 14451, GEORGE
VIDE KAART No. 3718/89 T/A 54002/1989
GELEË IN DIE MUNISIPALITEIT GEORGE
ADMINISTRATIEWE DISTRIK GEORGE
PROVINSIE : KAAP DIE GOEIE HOOP

SKAAL 1 : 1000



BAKENBESKRYWING:
101 844, 144 803, 144 810, 145 539a
A, B, W, Z, A1, B1, D1, E1
X
ALLE ANDER BAKENS

16mm YSTERPEN IN BETON
120mm x 120mm BETONMUUR HOEKPAAL
12mm YSTERPEN IN BETON

VERSEKERINGSMERKE:
ALLE VERSEKERINGSMERKE

STANDAARD DORPVERSEKERINGSMERK

NOTA:
TENSY ANDERS AANGETOON IS ALLE
AFSTANDE WAT HOEKE STOMPSNY 5,00 METERS.

VERSEKERINGSMERKE AMPTLEK
sien OFFISIELE KOERANT
Nr 4608 dd 1989-10-06

SERWITUUTNOTA:
ERWE 14488 EN 14493 IS ONDERHEWIG AAN N
ELEKTRIESE KRAGLYN SERWITUUT SOOS AANGETOON.

KOORDINATE		METERS		STELSEL Lo 23°	
KONSTANTE		Y ± 0,00		X + 3 700 000,00	
BUIITE FIGUUR		KONNEKSIE		BLOKHOEKE	
Y	ALLES PLUS X	Y	ALLES PLUS X	Y	ALLES PLUS X
A	46 756,98	59 286,16	F1	46 364,85	59 326,34
B	46 592,00	59 327,79			
C	46 578,15	59 273,01	DRIEHOEKSMETING BAKENS		
D	46 512,15	59 289,73			
E	46 459,81	59 302,74			
F	46 464,30	59 310,03			
G	46 490,45	59 327,62			
H	46 493,04	59 335,17			
J	46 441,86	59 491,24			
K	46 448,17	59 434,19			
L	46 454,86	59 451,31			
M	46 493,74	59 492,79			
N	46 493,52	59 499,85			
O	46 340,32	59 843,49	VM12	46 590,49	59 285,09
P	46 324,00	59 876,00	VM13	46 496,22	59 327,63
Q	46 321,85	59 975,55	VM14	46 638,02	59 498,86
R	46 311,65	59 984,94	VM15	46 725,46	59 725,88
S	46 456,87	59 993,89	VM16	46 554,80	59 927,83
T	46 546,46	59 991,34	VM17	46 959,44	59 914,68
U	46 677,62	59 973,24	VM18	46 930,59	59 742,51
V	46 955,45	59 904,30	VM19	46 823,47	59 375,31
W	47 019,92	59 893,34			
X	46 999,00	59 778,00			
Y	46 952,55	59 778,59			
Z	46 944,76	59 747,26			
A1	46 951,57	59 740,27			
B1	46 884,21	59 752,73			
C1	46 862,66	59 636,15			
D1	46 834,38	59 544,33			
E1	46 830,41	59 524,62			

GOEDGEKEUR KRAGTENS ARTIKEL
25 VAN ORDONNANSE No. 15
VAN 1985
VERWYSINGS No. (GL) 10/1772
GEDATEER 1989/10/02

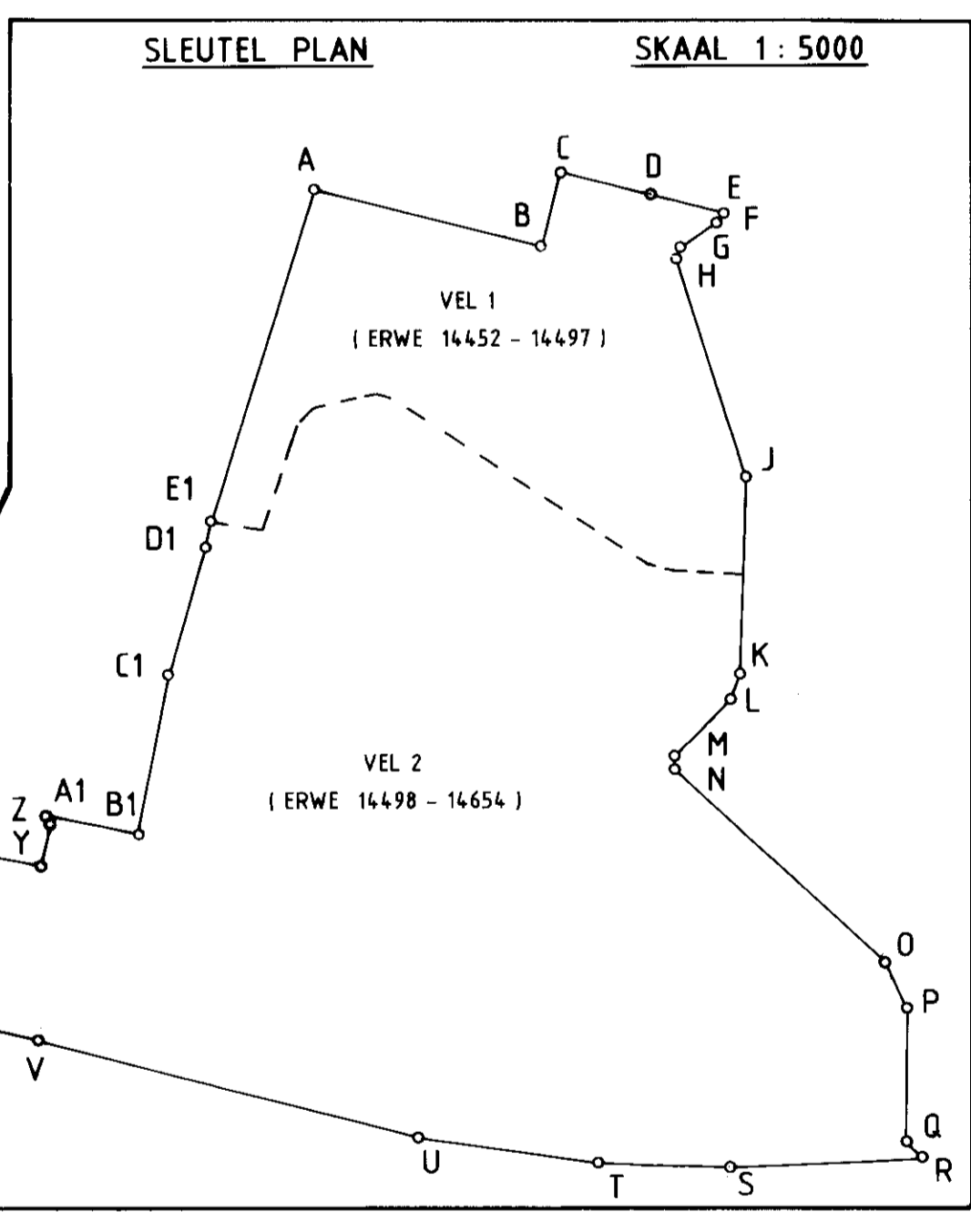
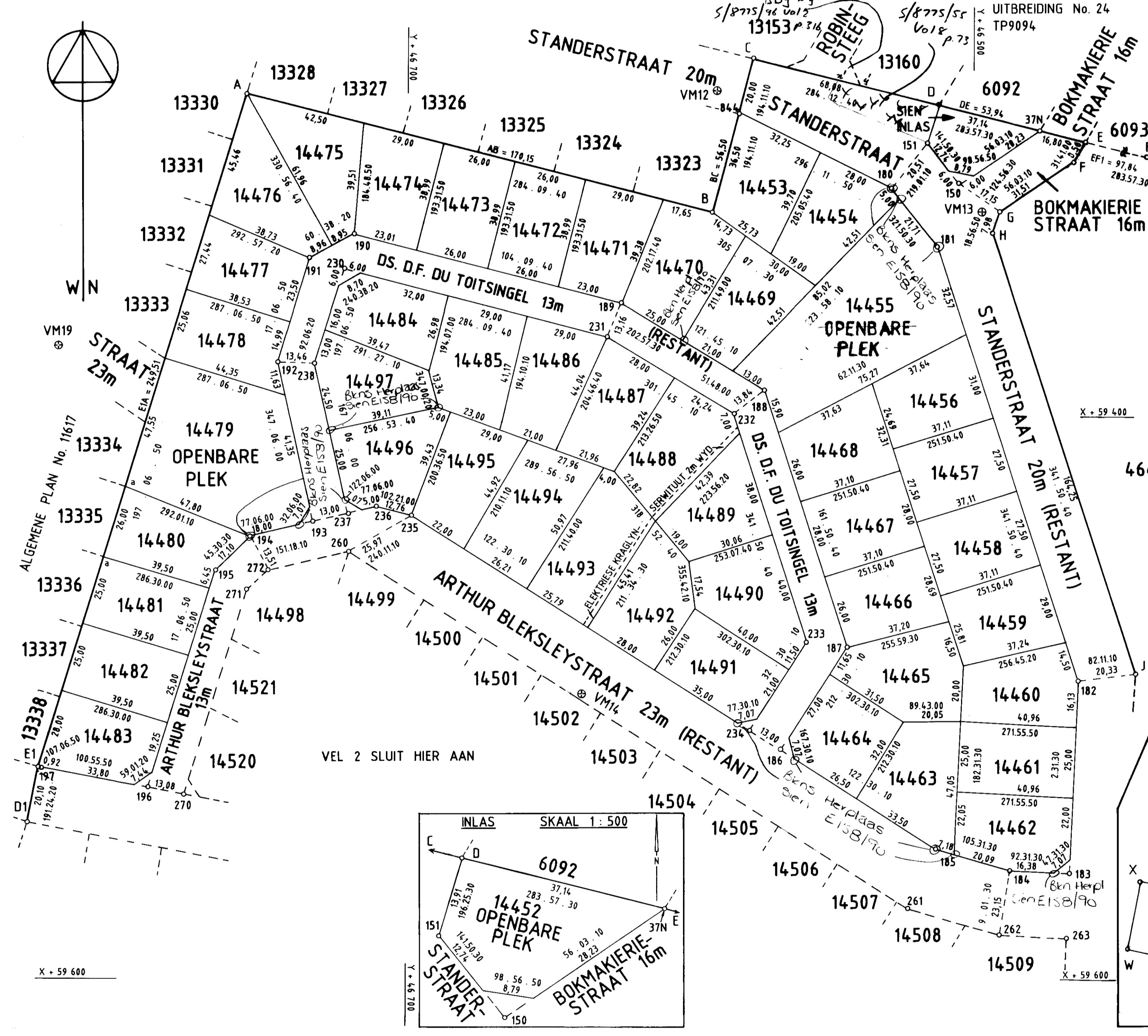
L.G. No. 3719-89
GOEDGEKEUR
A.L. Louw
LANDMETER-GENERAAL
DATUM: 1989-08-15

GROOTTES					
ERF No.	VIERTANTE METER	ERF No.	VIERTANTE METER	ERF No.	VIERTANTE METER
14452	560 DP.	14520	1047	14590	1055
14453	1079	14521	1157	14591	5877 DP.
14454	1074	14522	1019	14592	954
14455	3204 DP.	14523	1034	14593	1033
14456	1029	14524	1034	14594	986
14457	1021	14525	1150	14595	1109
14458	1021	14526	1024	14596	922
14459	1017	14527	1032	14597	1040
14460	1009	14528	976	14598	972
14461	1024	14529	962	14599	1114
14462	1040	14530	934	14600	1051
14463	1152	14531	975	14601	1053
14464	995	14532	1072	14602	1056
14465	1174	14533	1052	14603	936
14466	1015	14534	1077	14604	1051
14467	1039	14535	1014	14605	972
14468	1082	14536	1014	14606	972
14469	1085	14537	983	14607	972
14470	1214	14538	1006	14608	1028
14471	1014	14539	1027	14609	1027
14472	1014	14540	1291	14610	986
14473	1014	14541	1039	14611	972
14474	1014	14542	1003	14612	972
14475	1106	14543	1075	14613	972
14476	1153	14544	1015	14614	1097
14477	981	14545	1015	14615	956
14478	995	14546	998	14616	942
14479	2798 DP.	14547	998	14617	942
14480	1016	14548	998	14618	965
14481	987	14549	985	14619	923
14482	987	14550	985	14620	893
14483	1021	14551	1058	14621	1038
14484	928	14552	987	14622	1016
14485	1116	14553	987	14623	943
14486	1058	14554	966	14624	943
14487	1031	14555	972	14625	928
14488	1120	14556	1022	14626	1022
14489	972	14557	897	14627	1011
14490	1172	14558	994	14628	1011
14491	1027	14559	1006	14629	1149
14492	1027	14560	989	14630	1,4613 ha
14493	1263	14561	1028	Openbare Plek	
14494	1286	14562	1113		
14495	1065	14563	1046		
14496	1077	14564	1025		
14497	995	14565	1025		
14498	1061	14566	1025		
14499	1164	14567	962		
14500	1062	14568	975		
14501	1005	14569	1008		
14502	983	14570	1043		
14503	977	14571	1201		
14504	971	14572	1080		
14505	966	14573	1022		
14506	960	14574	974		
14507	955	14575	974		
14508	1012	14576	974		
14509	2560	14577	1035		
14510	2182	14578	1026		
14511	965	14579	985		
14512	965	14580	974		
14513	965	14581	974		
14514	965	14582	974		
14515	965	14583	1070		
14516	965	14584	1142		
14517	967	14585	946		
14518	1028	14586	951		
14519	1130	14587	949		
		14588	1305		
		14589	1298		

ENDOSSEMENTE					
No.	WYSIGING	BYVOEGING	MAGTING	GET.	DATUM
1	PUBLIEKE PLEK ERF 14 654 GESLUIT		5,5 KS KENNISG. GED. 1986-12-15 S/877/55, BL. 779 TOESTEMMING BL. 764	cat	1987-1-16

LG KANTOORNOTES / S.G. OFFICE NOTES
Erf 14599 and Erf 14598 to Erf 15071
Erf 14455-58 gekonsolideerd: Vide kaart 7476/96 Erf 15071
Erf 14451 and Erf 14452 konsolideerd: Vide Diagram 9842/99 Erf 15584
Erf 14631 tot 14633 in konsol. no. Erf 10630/92 Erf 16305
Erf 14591 framed vide Diagram 16680/95
Erf 14480 framed vide Diagram 10091/94
ERF 14592, INCLUDED IN CONSOL. VIDE ERF 14911 Diagram No. 1425/1999

12566 SHT 1



OPGEMEET DEUR MY IN
APRIL 1975 - APRIL 1989

A. LOUW
PROFESSIONELE LANDMETER

LÊER No. S/8775/55
MEETSTUKKE No. E1292/89
KOMPILASIE BL-700/XS(1755)
BL-700/WS4(6301)



(TOEKENNINGSGBIED VAN GEORGE)
ALGEMENE PLAN No. 12566
VAN

ONDERVERDELING VAN ERF 14451, GEORGE
GELEË IN DIE MUNISIPALITEIT GEORGE
ADMINISTRATIEWE DISTRIK GEORGE
PROVINSIE KAAP DIE GOEIE HOOP

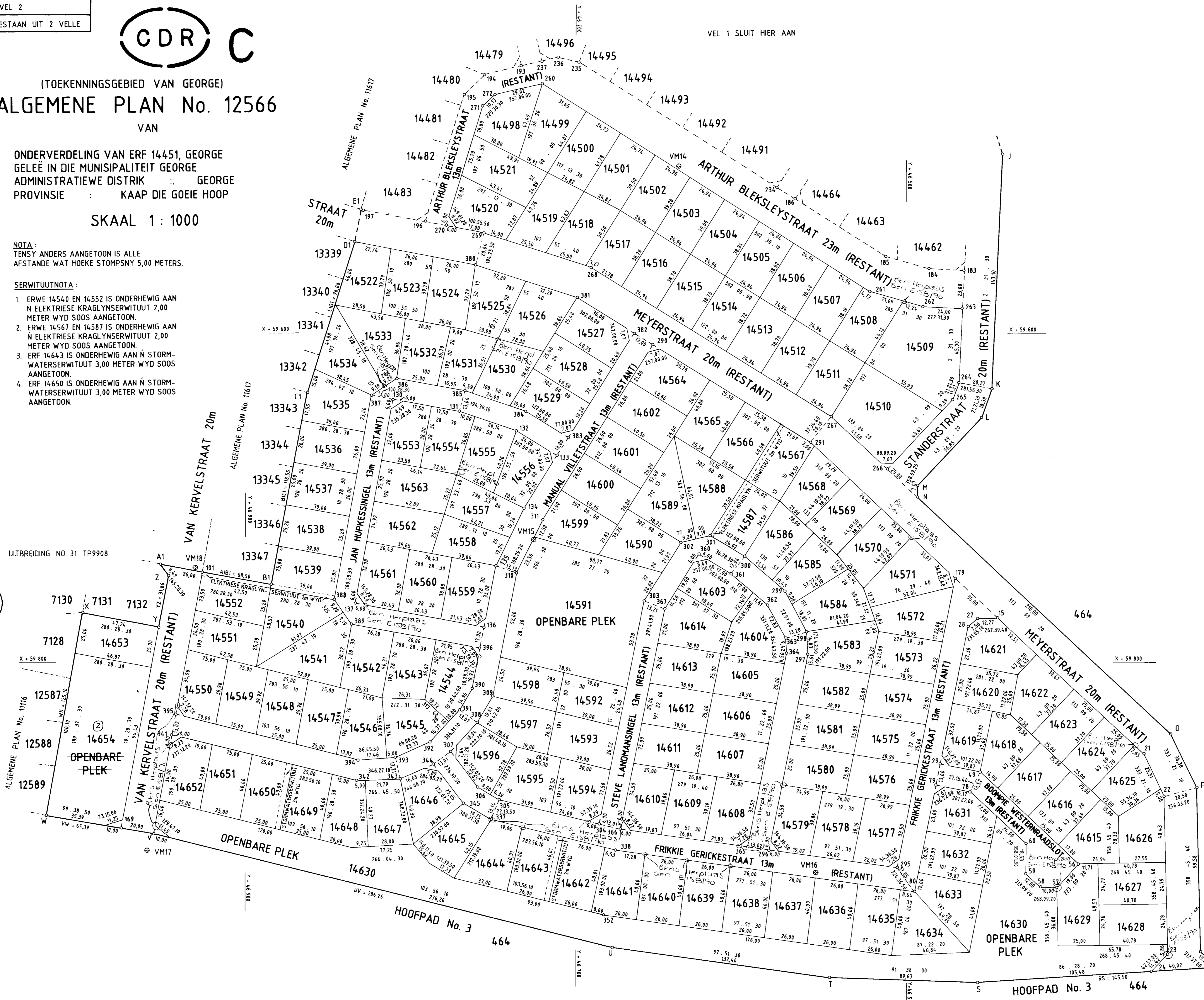
SKAAL 1 : 1000

NOTA:
TENSY ANDERS AANGETOON IS ALLE
AFSTANDE WAT HOEKE STOMPSNY 5,00 METERS.

SERWITUUTNOTA:

- ERWE 14540 EN 14552 IS ONDERHEWIG AAN N ELEKTRIESE KRAGLYNSERWITUUT 2,00 METER WYD SOOS AANGETOON.
- ERWE 14567 EN 14587 IS ONDERHEWIG AAN N ELEKTRIESE KRAGLYNSERWITUUT 2,00 METER WYD SOOS AANGETOON.
- ERF 14643 IS ONDERHEWIG AAN N STORMWATERSERWITUUT 3,00 METER WYD SOOS AANGETOON.
- ERF 14650 IS ONDERHEWIG AAN N STORMWATERSERWITUUT 3,00 METER WYD SOOS AANGETOON.

12566 SHT 2



L.G. No. 3719-89
GOEDGEKEUR
M.A. Cooney
LANDMETER-GENERAAL
DATUM: 1989-08-15

OPGEMEET DEUR MY IN
APRIL 1975 - APRIL 1989
A. Louw
A. LOUW
PROFESIONELE LANDMETER

LÊER No. S/8775/55
MEETSTUKKE No. E1292/89
KOMPLASIE BL-70D/XS(1755)
BL-70D/WS(46301)

CONVEYANCER CERTIFICATE

I the undersigned, **J.J. VAN DER BERG (LPC61135)**, in my capacity as Conveyancer and Attorney practising at Oosthuizen Marais & Pretorius Inc. in Mossel Bay hereby certify that a search was conducted in the Deeds Registry, Cape Town, regarding the following property (including both current and earlier title deeds / pivot deeds / deeds of transfer):

ERF 14469 GEORGE
IN THE MUNICIPALITY AND DIVISION OF GEORGE
PROVINCE OF THE WESTERN CAPE;

IN EXTENT: 1085 (ONE THOUSAND AND EIGHTY FIVE) Square metres

Held by Deed of Transfer T21813/2024

In respect of which it was found that there are no restrictive conditions registered against such property prohibiting it from being utilised / developed as more fully elaborated on in the accompanying permanent departure application.

In respect of which it was found that a mortgage bond is currently registered over property, the bondholder's consent has been obtained and is attached to the accompanying permanent departure application

DATED and SIGNED at MOSSEL BAY on the 13th day of JANUARY 2025.

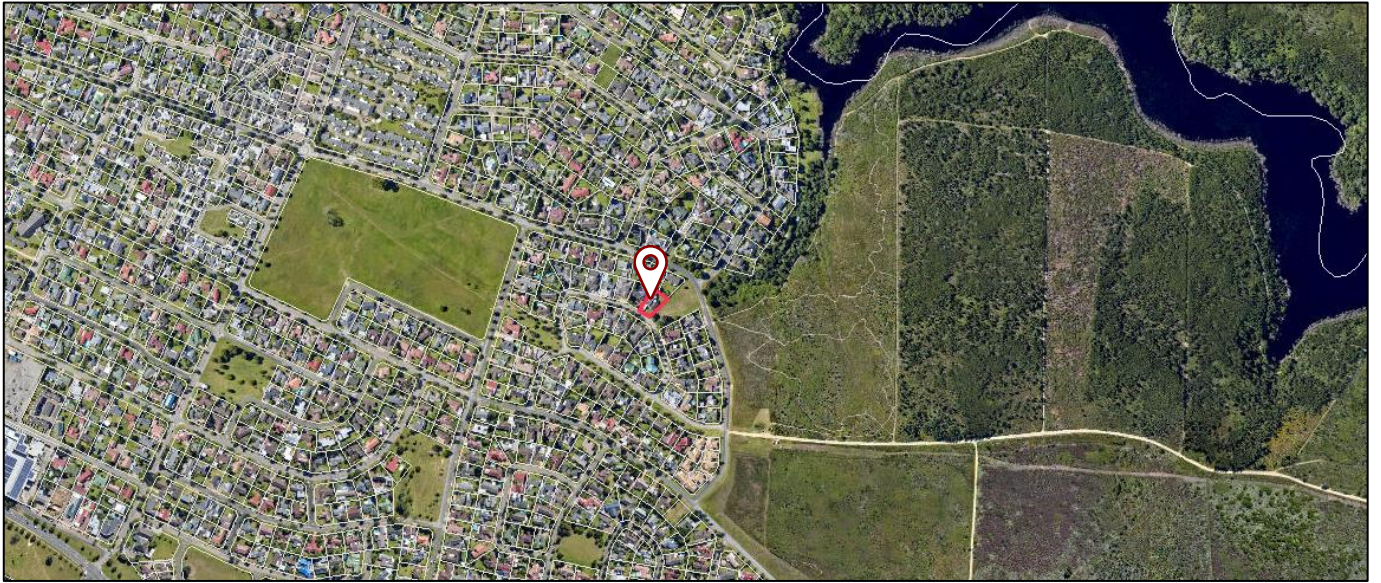


CONVEYANCER
J.J. VAN DER BERG
OOSTHUIZEN, MARAIS & PRETORIUS INC.
SIOUX BUILDING

16 SIOUX STREET

VOORBAAI

MOSSEL BAY



Copyright ©

ERF 14469
19 DS DU TOIT CRESCENT, LOERIE PARK
GEORGE MUNICIPALITY & DIVISION

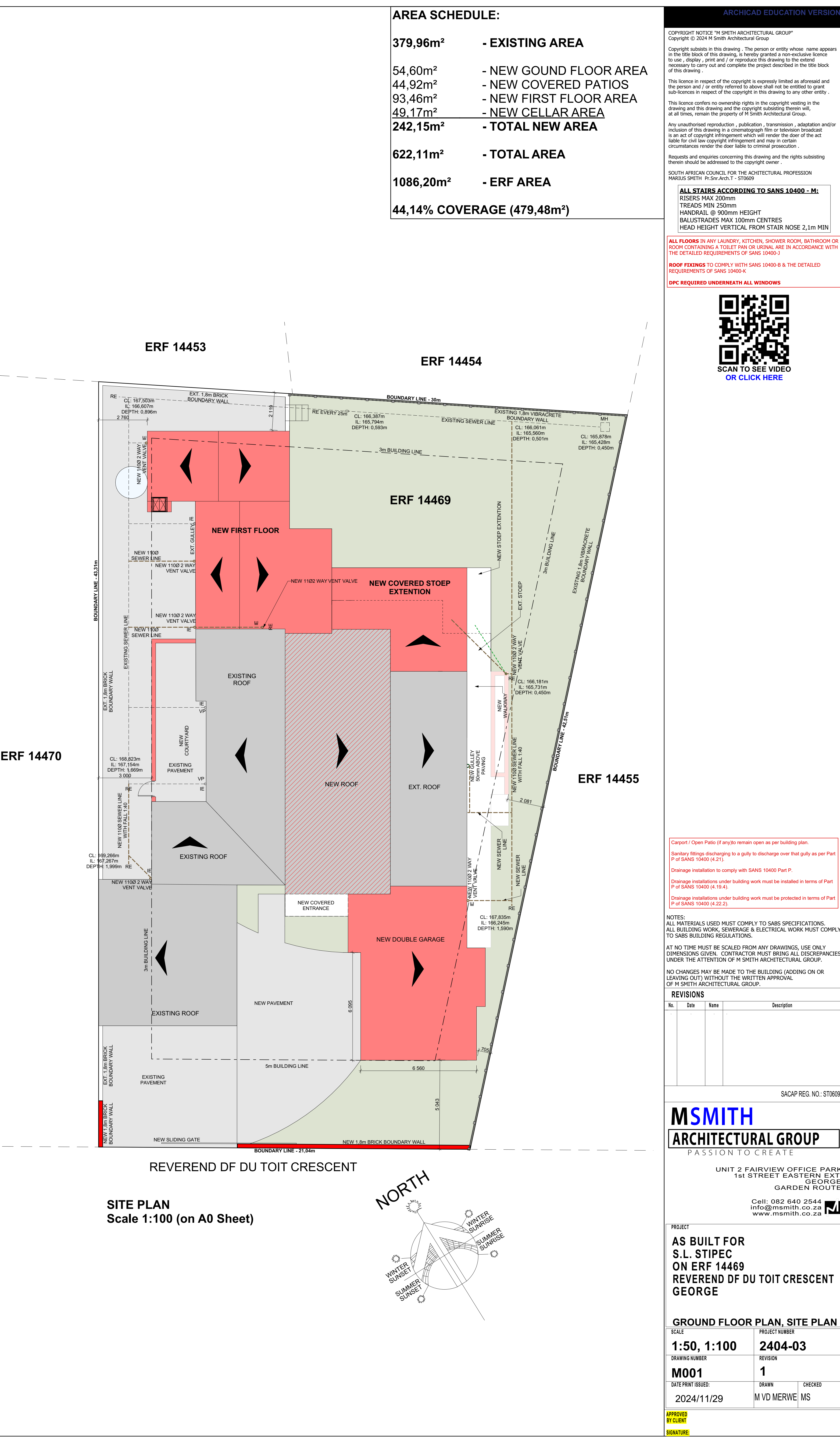
For scale refer to figured dimensions. Measurements always to be checked by Professional Land Surveyor.

AREA SCHEDULE:

379,96m ²	- EXISTING AREA
54,60m ²	- NEW GROUND FLOOR AREA
44,92m ²	- NEW COVERED PATIOS
93,46m ²	- NEW FIRST FLOOR AREA
49,17m ²	- NEW CELLAR AREA
242,15m ²	- TOTAL NEW AREA
622,11m ²	- TOTAL AREA
1086,20m ²	- ERF AREA
44,14% COVERAGE (479,48m ²)	

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 SOUTH AFRICAN COUNCIL FOR THE ARCHITECTURAL PROFESSION
 MANDIS SMITH IN-24-AN-T-1-20000

ALL STAIRS ACCORDING TO SANS 10400 - M:
 RISERS MAX 200mm
 TREADS MIN 250mm
 HANDRAIL @ 900mm HEIGHT
 BALUSTRADES MAX 100mm CENTRES
 HEAD HEIGHT VERTICAL FROM STAIR NOSE 2,1m MIN
ALL FLOORS IN ANY LAUNDRY, KITCHEN, SHOWER ROOM, BATHROOM OR ROOM CONTAINING A TOILET PAN OR URINAL ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-3
ROOF FIXINGS TO COMPLY WITH SANS 10400-8 & THE DETAILED REQUIREMENTS OF SANS 10400-4
OPC REQUIRED UNDERNEATH ALL WINDOWS



GROUND FLOOR PLAN
 Scale 1:50 (on A0 Sheet)

SITE PLAN
 Scale 1:100 (on A0 Sheet)

Notes:
 - Carport / Open Patio (if any) remain open as per building plan.
 - Sanitary fittings discharging to a gully to discharge over that gully as per Part P of SANS 10400 (4.21).
 - Drainage installation to comply with SANS 10400 Part P.
 - Drainage installations under building work must be installed in terms of Part P of SANS 10400 (4.18.4).
 - Drainage installations under building work must be protected in terms of Part P of SANS 10400 (4.22.2).

NOTES:
 ALL MATERIALS USED MUST COMPLY TO SANS SPECIFICATIONS. ALL BUILDING WORK, SEWERAGE & ELECTRICAL WORK MUST COMPLY TO SANS BUILDING REGULATIONS.
 AT NO TIME MUST BE SCALED FROM ANY DRAWINGS. USE ONLY DIMENSIONS GIVEN. CONTRACTOR MUST BRING ALL DISCREPANCIES UNDER THE ATTENTION OF M SMITH ARCHITECTURAL GROUP.
 NO CHANGES MAY BE MADE TO THE BUILDING (ADDING ON OR LEAVING OUT) WITHOUT THE WRITTEN APPROVAL OF M SMITH ARCHITECTURAL GROUP.

No.	Date	Name	Description

SACAP REG. NO: ST7069

MSMITH ARCHITECTURAL GROUP
 PASSION TO CREATE
 UNIT 2 FAIRVIEW OFFICE PARK
 1st STREET EASTERN EXT.
 GEORGE GARDEN ROUTE
 Cell: 082 640 2544
 info@msmith.co.za
 www.msmith.co.za

PROJECT
 AS BUILT FOR
 S.L. STIPEC
 ON ERF 14469
 REVEREND DF DU TOIT CRESCENT
 GEORGE

GROUND FLOOR PLAN, SITE PLAN		
SCALE	PROJECT NUMBER	
1:50, 1:100	2404-03	
DRAWING NUMBER	REVISION	
M001	1	
DATE PRINT ISSUED	DRAWN	CHECKED
2024/11/29	M VD MERWE	MS

APPROVED BY CLIENT
 SIGNATURE

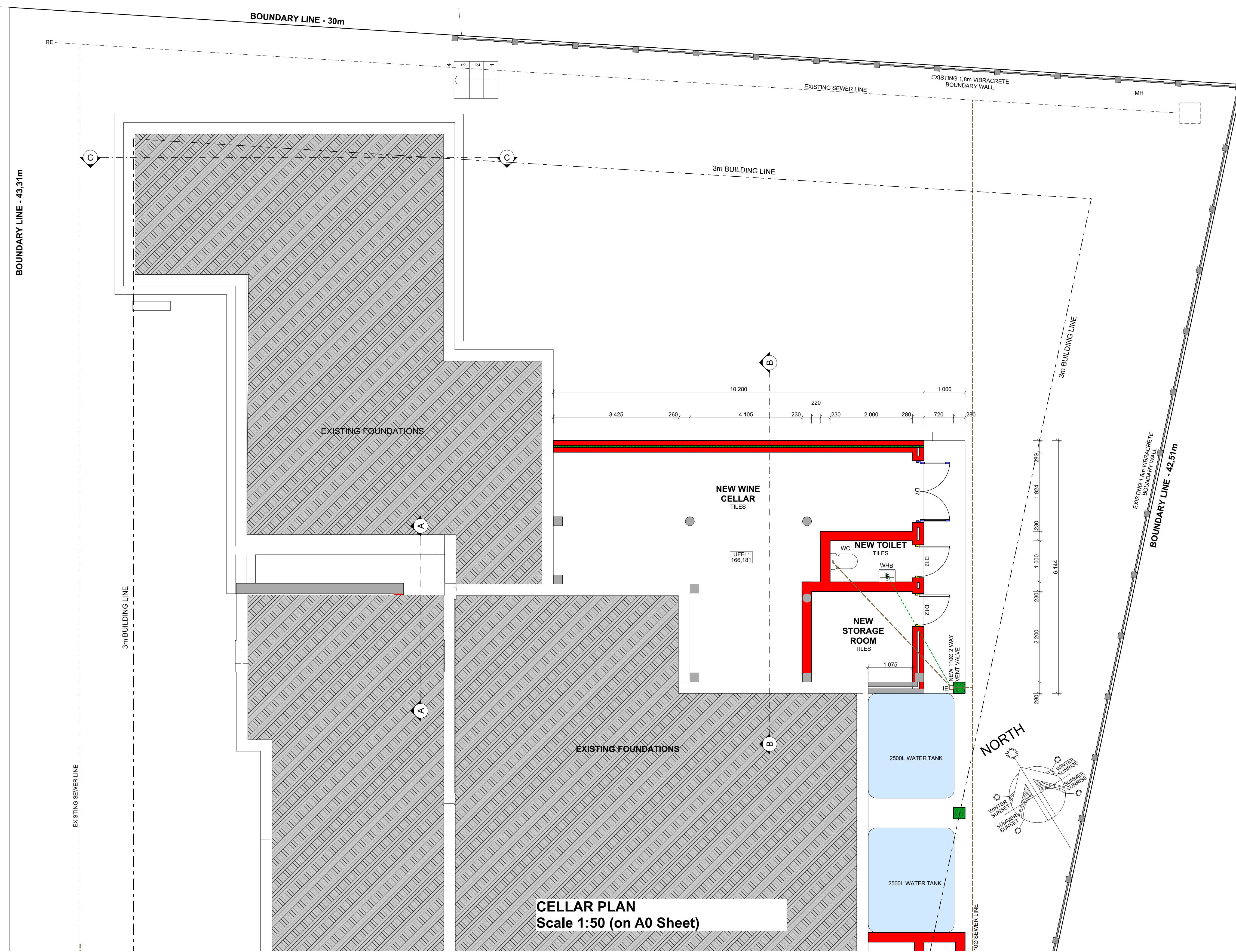
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 SOUTH AFRICAN COUNCIL FOR THE ARCHITECTURAL PROFESSION
 MANDIS SMITH IN-SIN-AN-DIT - ST0002

ALL STAIRS ACCORDING TO SANS 10400 - M:
 RISERS MAX 200mm
 TREADS MIN 250mm
 HANDRAIL @ 900mm HEIGHT
 BALUSTRADES MAX 100mm CENTRES
 HEAD HEIGHT VERTICAL FROM STAIR NOSE 2,1m MIN

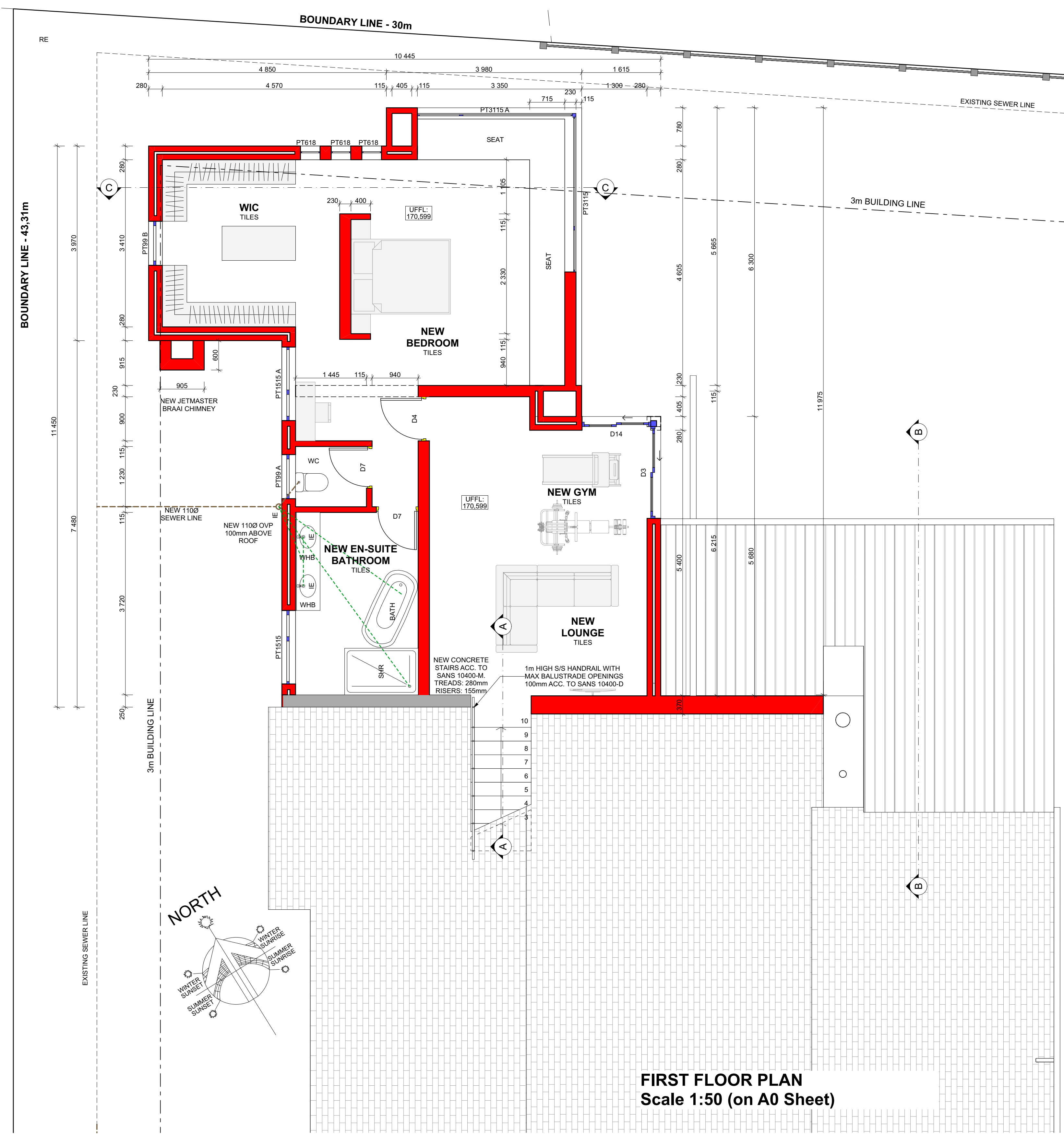
ALL FLOORS IN ANY LAUNDRY, KITCHEN, SHOWER ROOM, BATHROOM OR ROOM CONTAINING A TOILET PAN OR URINAL ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-3

ROOF FIXINGS TO COMPLY WITH SANS 10400-8 & THE DETAILED REQUIREMENTS OF SANS 10400-4

DPC REQUIRED UNDERNEATH ALL WINDOWS



CELLAR PLAN
 Scale 1:50 (on A0 Sheet)



FIRST FLOOR PLAN
 Scale 1:50 (on A0 Sheet)

Capot / Open Pits (if any) remain open as per building plan.
 Sanitary fittings discharging to a gully to discharge over that gully as per Part P of SANS 10400 (4.21).
 Drainage installation to comply with SANS 10400 Part P.
 Drainage installations under building work must be installed in terms of Part P of SANS 10400 (4.19.4).
 Drainage installations under building work must be protected in terms of Part P of SANS 10400 (4.22.2).

NOTES:
 ALL MATERIALS USED MUST COMPLY TO SABS SPECIFICATIONS. ALL BUILDING WORK, SEWERAGE & ELECTRICAL WORK MUST COMPLY TO SABS BUILDING REGULATIONS.
 AT NO TIME MUST BE SCALED FROM ANY DRAWINGS. USE ONLY DIMENSIONS GIVEN. CONTRACTOR MUST BRING ALL DISCREPANCIES UNDER THE ATTENTION OF M SMITH ARCHITECTURAL GROUP.
 NO CHANGES MAY BE MADE TO THE BUILDING (ADDING ON OR LEAVING OUT) WITHOUT THE WRITTEN APPROVAL OF M SMITH ARCHITECTURAL GROUP.

REVISIONS

No.	Date	Name	Description

SACAP REG. NO.: ST1069

MSMITH ARCHITECTURAL GROUP
 PASSION TO CREATE

UNIT 2 FAIRVIEW OFFICE PARK
 1st STREET EASTERN EXT.
 GEORGE GARDEN ROUTE

Cell: 082 640 2544
 info@msmith.co.za
 www.msmith.co.za

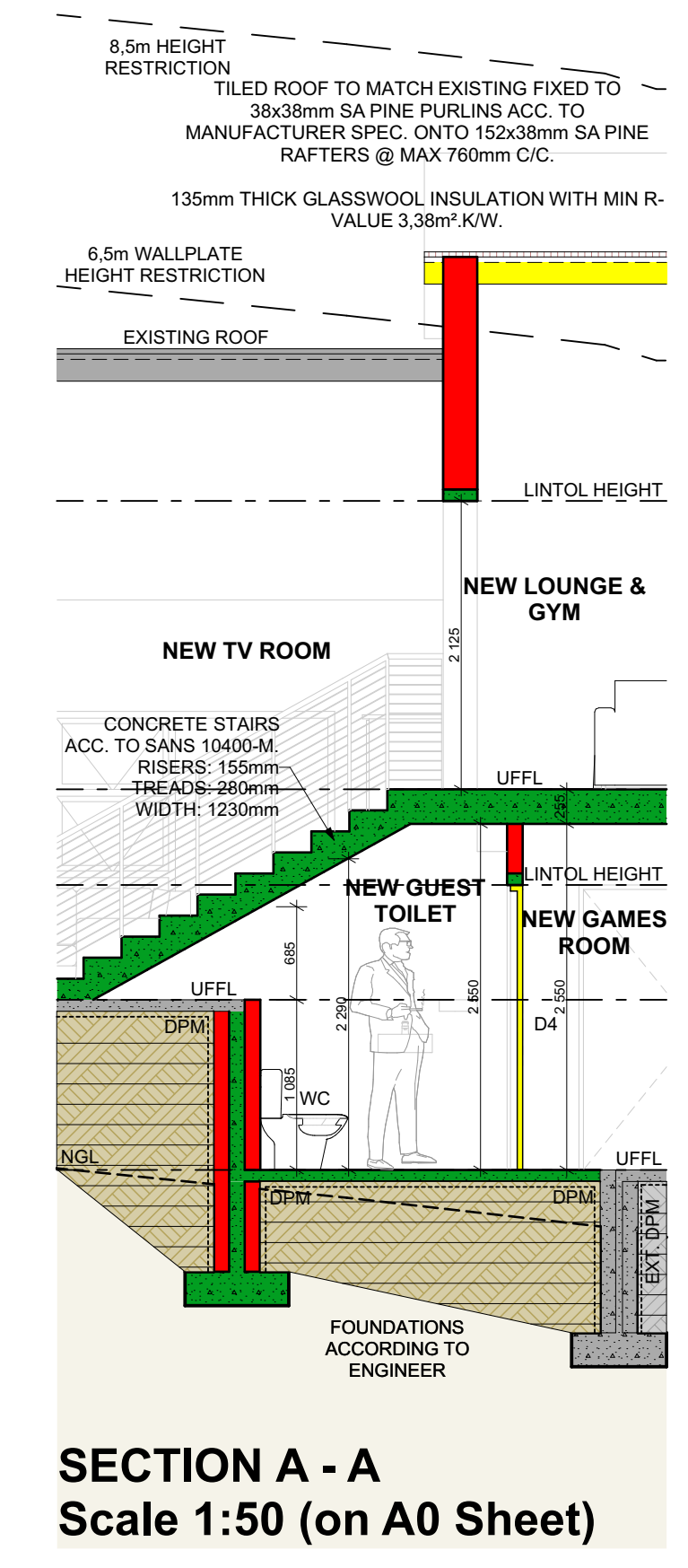
PROJECT

AS BUILT FOR
 S.L. STIPEC
 ON ERF 14469
 REVEREND DF DU TOIT CRESCENT
 GEORGE

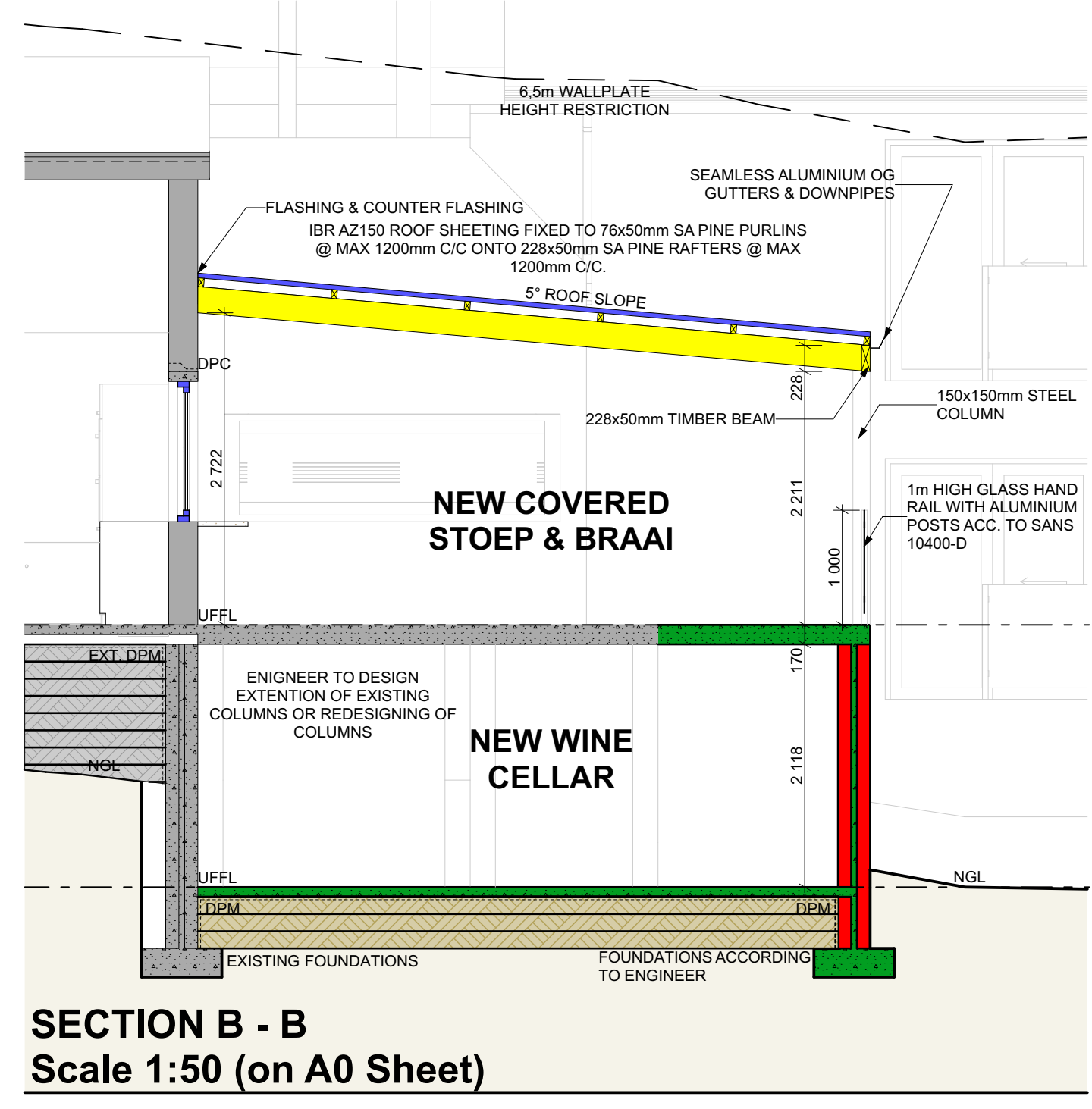
CELLAR PLAN, FIRST FLOOR PLAN, SECTIONS

SCALE	PROJECT NUMBER
1:50	2404-03
DRAWING NUMBER	REVISION
M002	1
DATE PRINT ISSUED	DRAWN
2024/11/29	M VD MERWE
	CHECKED
	MS

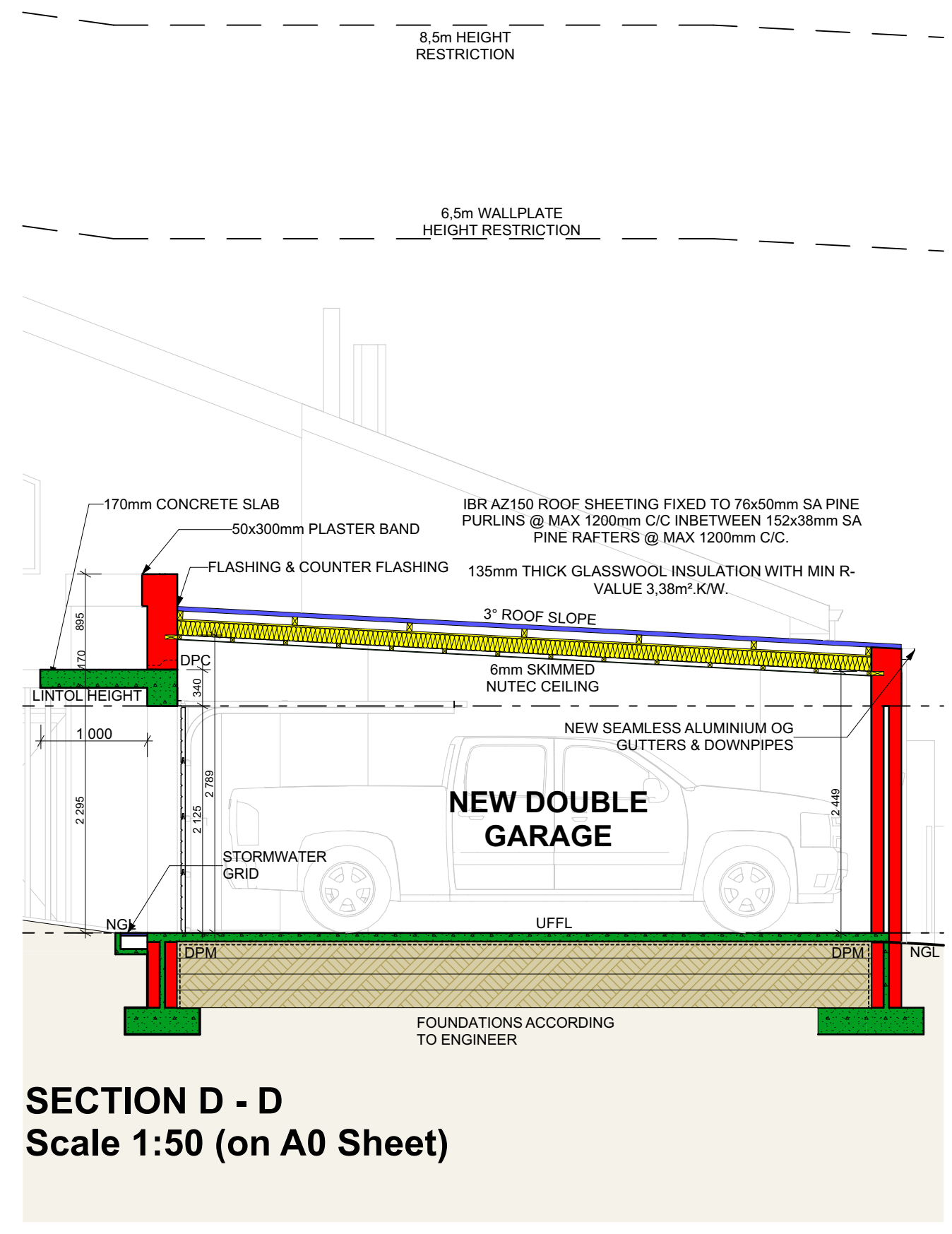
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 SIGNATURE



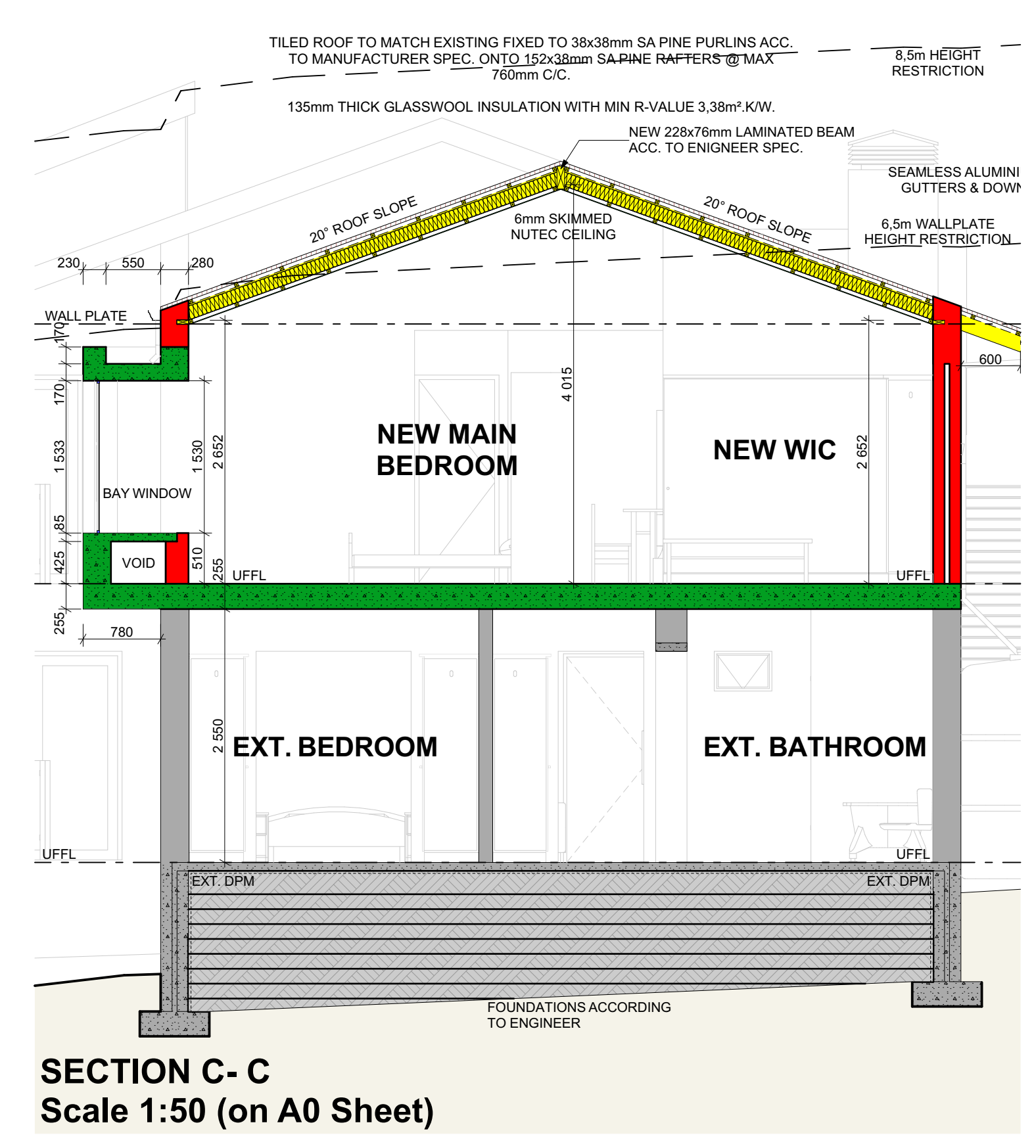
SECTION A - A
 Scale 1:50 (on A0 Sheet)



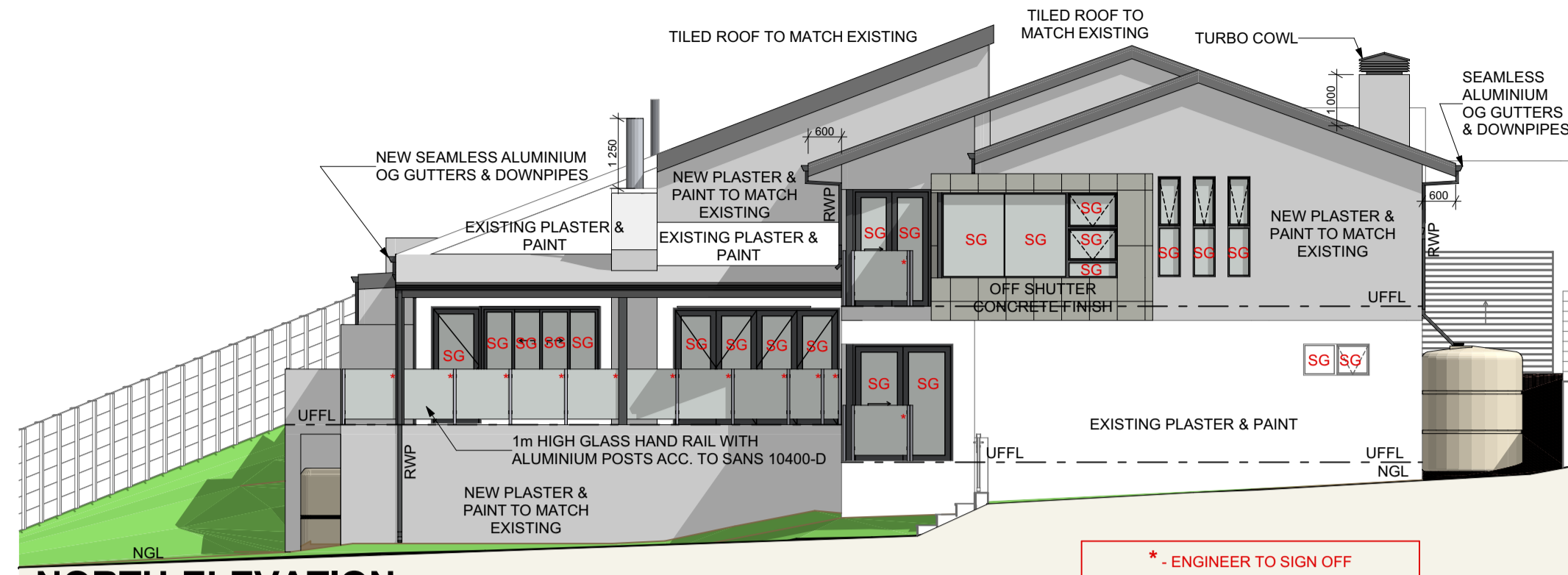
SECTION B - B
 Scale 1:50 (on A0 Sheet)



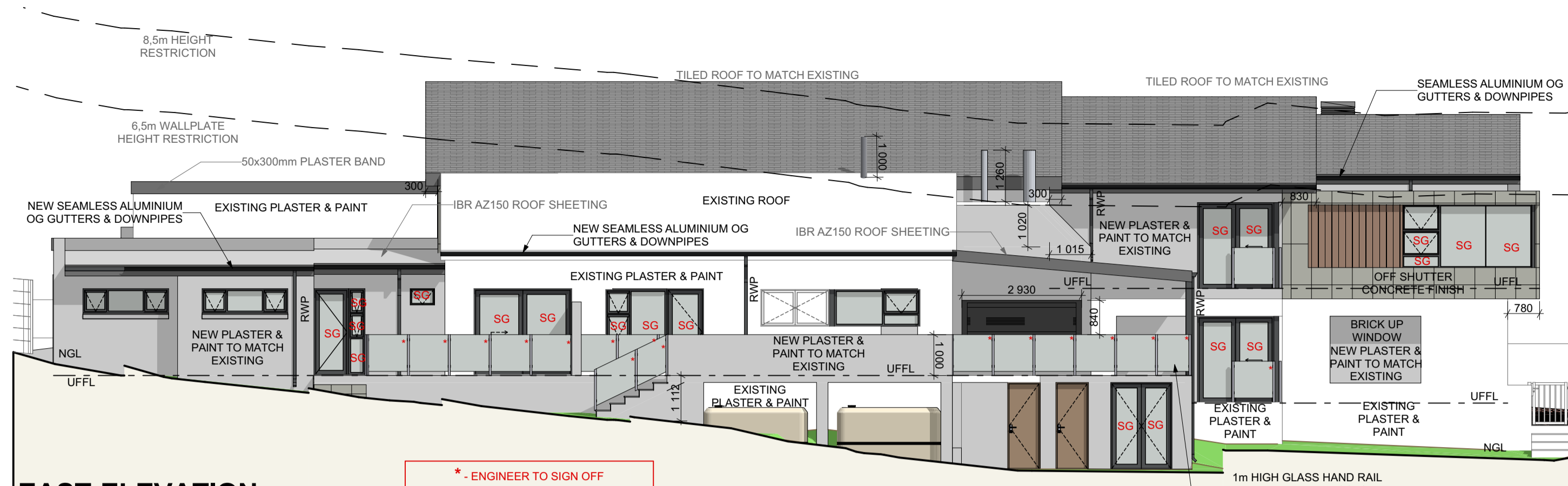
SECTION D - D
 Scale 1:50 (on A0 Sheet)



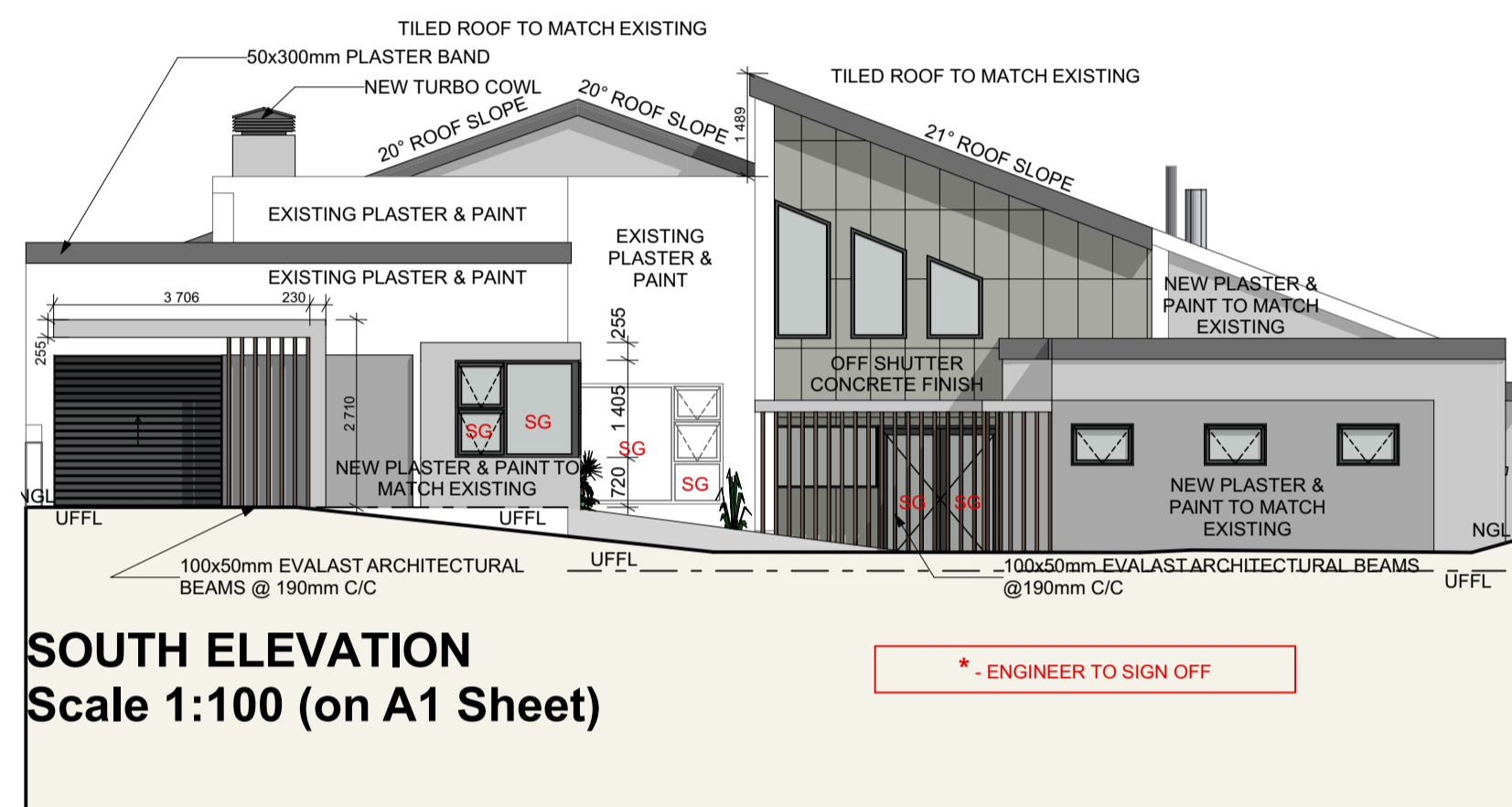
SECTION C - C
 Scale 1:50 (on A0 Sheet)



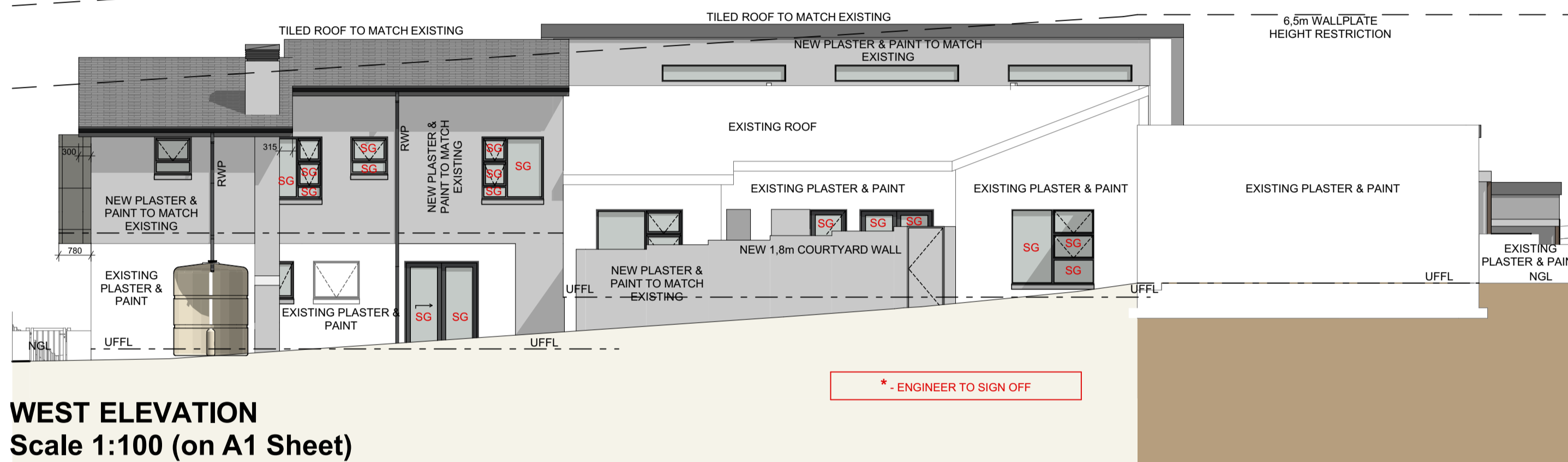
NORTH ELEVATION
Scale 1:100 (on A1 Sheet)



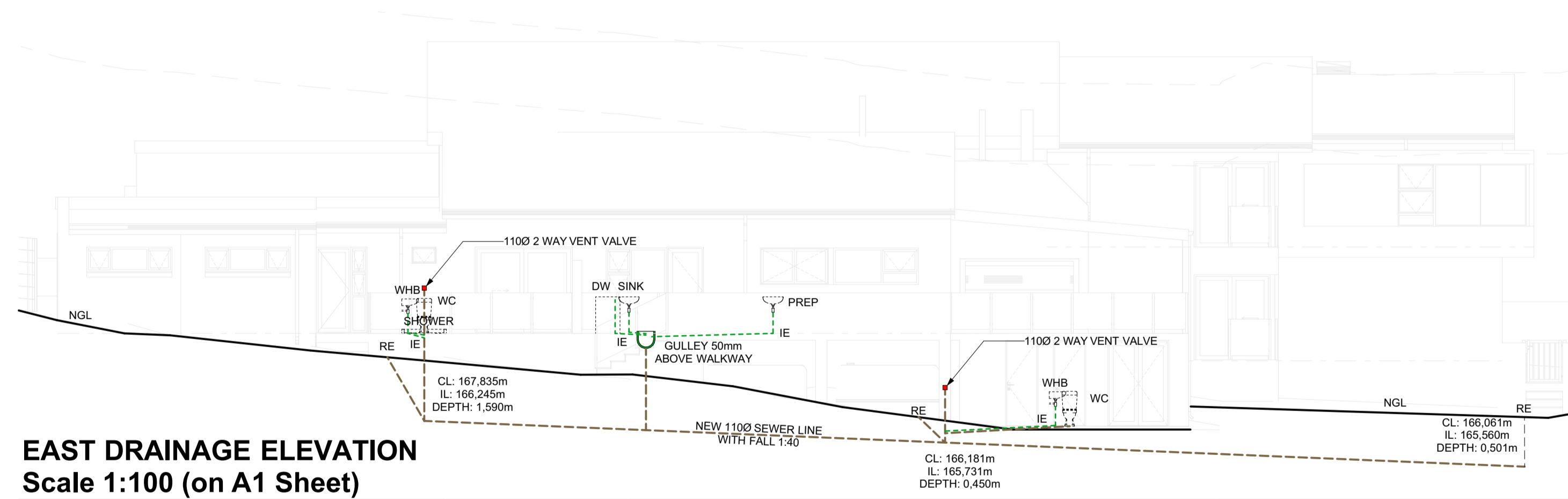
EAST ELEVATION
Scale 1:100 (on A1 Sheet)



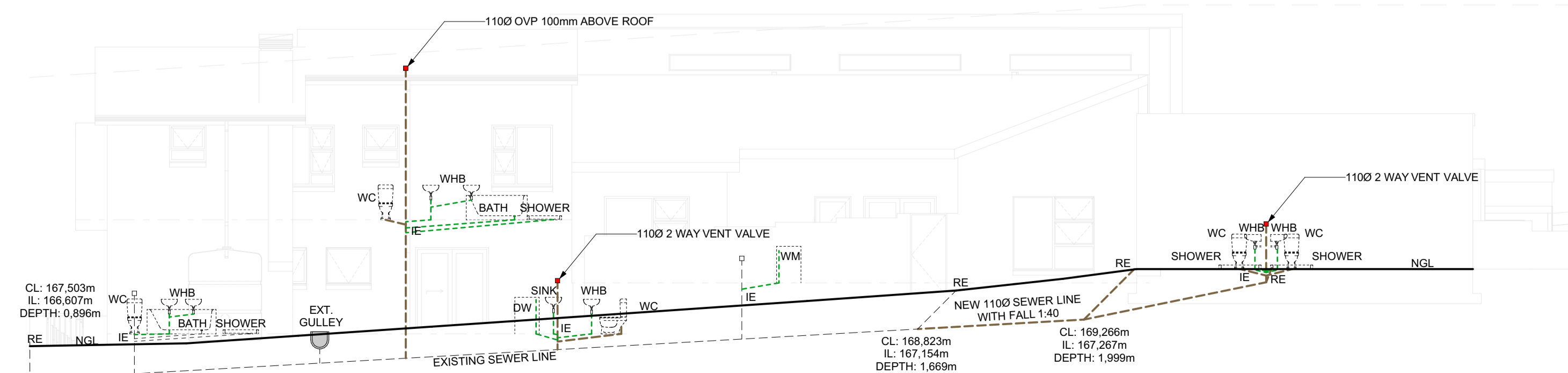
SOUTH ELEVATION
Scale 1:100 (on A1 Sheet)



WEST ELEVATION
Scale 1:100 (on A1 Sheet)



EAST DRAINAGE ELEVATION
Scale 1:100 (on A1 Sheet)



WEST DRAINAGE ELEVATION
Scale 1:100 (on A1 Sheet)



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SOUTH AFRICAN COUNCIL FOR THE ARCHITECTURAL PROFESSION
MARIUS SMITH Pr.Snr.Arch.T - ST0609

ALL STAIRS ACCORDING TO SANS 10400 - M:
RISERS MAX 200mm
TREADS MIN 250mm
HANDRAIL @ 900mm HEIGHT
BALUSTRADES MAX 100mm CENTRES
HEAD HEIGHT VERTICAL FROM STAIR NOSE 2,1m MIN

ALL FLOORS IN ANY LAUNDRY, KITCHEN, SHOWER ROOM, BATHROOM OR ROOM CONTAINING A TOILET PAN OR URINAL ARE IN ACCORDANCE WITH THE DETAILED REQUIREMENTS OF SANS 10400-J

ROOF FIXINGS TO COMPLY WITH SANS 10400-B & THE DETAILED REQUIREMENTS OF SANS 10400-K

DPC REQUIRED UNDERNEATH ALL WINDOWS



SCAN TO SEE VIDEO
OR CLICK HERE

Carport / Open Patio (if any) to remain open as per building plan.

Sanitary fittings discharging to a gully to discharge over that gully as per Part P of SANS 10400 (4.2.1).

Drainage installation to comply with SANS 10400 Part P.

Drainage installations under building work must be installed in terms of Part P of SANS 10400 (4.19.4).

Drainage installations under building work must be protected in terms of Part P of SANS 10400 (4.22.2).

NOTES:
ALL MATERIALS USED MUST COMPLY TO SABS SPECIFICATIONS.
ALL BUILDING WORK, SEWERAGE & ELECTRICAL WORK MUST COMPLY TO SABS BUILDING REGULATIONS.

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NO CHANGES MAY BE MADE TO THE BUILDING (ADDING ON OR LEAVING OUT) WITHOUT THE WRITTEN APPROVAL OF M SMITH ARCHITECTURAL GROUP.

REVISIONS

No.	Date	Name	Description

SACAP REG. NO.: ST0609

MSMITH
ARCHITECTURAL GROUP
PASSION TO CREATE

UNIT 2 FAIRVIEW OFFICE PARK
1st STREET EASTERN EXT
GEORGE GARDEN ROUTE

Cell: 082 640 2544
info@msmith.co.za
www.msmith.co.za

PROJECT
AS BUILT FOR
S.L. STIPEC
ON ERF 14469
REVEREND DF DU TOIT CRESCENT
GEORGE

ELEVATIONS, DRAINAGE
ELEVATIONS

SCALE	PROJECT NUMBER	
1:100	2404-03	
DRAWING NUMBER	REVISION	
M003	1	
DATE PRINT ISSUED:	DRAWN	CHECKED
2024/11/29	M VD MERWIE	MS

APPROVED BY CLIENT
SIGNATURE:

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REVISIONS

No.	Date	Name	Description

SACAP REG. NO.: ST0609

M SMITH
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PASSION TO CREATE

UNIT 2 FAIRVIEW OFFICE PARK
1st STREET EASTERN EXT.
GEORGE
GARDEN ROUTE

Cell: 082 640 2544
info@msmith.co.za
www.msmith.co.za

PROJECT
**AS BUILT FOR
S.L. STIPEC
ON ERF 14469
REVEREND DF DU TOIT CRESCENT
GEORGE**

SCALE	PROJECT NUMBER 2404-03	
DRAWING NUMBER M004	REVISION 1	
DATE PRINT ISSUED: 2024/11/29	DRAWN M VD MERWE	CHECKED MS

APPROVED BY CLIENT
SIGNATURE:

Name	D1	D2	D3	D4	D5	D6	D7	D8	D9	D10	D11	D12	D13	D14	D15
Qty	1	3	2	6	2	1	3	2	4	1	1	2	1	1	1
Elevation															
Frame & Leaf	SOLID TIMBER DOOR WITH PRIMER & PAINT	CHARCOAL POWDER COATED ALUMINIUM FRAMES WITH SAFETY GLASS WHERE INDICATED	CHARCOAL POWDER COATED ALUMINIUM FRAMES WITH SAFETY GLASS WHERE INDICATED	SEMI SOLID TIMBER DOOR WITH PRIMER & PAINT	EXTERNAL SLIDING SEMI SOLID TIMBER DOOR WITH PRIMER & PAINT	EXTERNAL SLIDING SEMI SOLID TIMBER DOOR WITH PRIMER & PAINT	SEMI SOLID TIMBER DOOR WITH PRIMER & PAINT	CHARCOAL POWDER COATED ALUMINIUM FRAMES WITH SAFETY GLASS WHERE INDICATED	CHARCOAL POWDER COATED ALUMINIUM FRAMES WITH SAFETY GLASS WHERE INDICATED	30min SOLID TIMBER SELF CLOSING EXTERNAL SLIDING FIRE DOOR WITH PRIMER & PAINT AS PER SPECIALIST	SECTIONAL ROLL-UP GARAGE DOOR. MATT CHARCOAL (ANP3055) ALUMINIUM CLASS 2 LEAF SECTIONS	SOLID TIMBER DOOR WITH PRIMER & PAINT	CHARCOAL POWDER COATED ALUMINIUM FRAMES WITH SAFETY GLASS WHERE INDICATED	CHARCOAL POWDER COATED ALUMINIUM FRAMES WITH SAFETY GLASS WHERE INDICATED	CHARCOAL POWDER COATED ALUMINIUM FRAMES WITH SAFETY GLASS WHERE INDICATED
Glazing	N/A	SAFETY GLASS	SAFETY GLASS	N/A	N/A	N/A	N/A	SAFETY GLASS	SAFETY GLASS	N/A	N/A	SAFETY GLASS	SAFETY GLASS	SAFETY GLASS	SAFETY GLASS

Name	D15	FIXED 01	FIXED 02	FIXED 03	FIXED 04	FSD3021	PT64	PT66	PT88	PT96	PT99	PT99 A	PT99 B	PT216	PT421	PT612
Qty	1	1	1	1	1	1	1	1	1	3	1	1	1	2	1	3
Elevation																
Frame & Leaf	SECTIONAL ROLL-UP GARAGE DOOR. MATT CHARCOAL (ANP3055) ALUMINIUM CLASS 2 LEAF SECTIONS	CHARCOAL POWDER COATED ALUMINIUM FRAMES WITH SAFETY GLASS WHERE INDICATED	CHARCOAL POWDER COATED ALUMINIUM FRAMES WITH SAFETY GLASS WHERE INDICATED	CHARCOAL POWDER COATED ALUMINIUM FRAMES WITH SAFETY GLASS WHERE INDICATED	CHARCOAL POWDER COATED ALUMINIUM FRAMES WITH SAFETY GLASS WHERE INDICATED	CHARCOAL POWDER COATED ALUMINIUM FRAMES WITH SAFETY GLASS WHERE INDICATED	CHARCOAL POWDER COATED ALUMINIUM FRAMES WITH SAFETY GLASS WHERE INDICATED	CHARCOAL POWDER COATED ALUMINIUM FRAMES WITH SAFETY GLASS WHERE INDICATED	CHARCOAL POWDER COATED ALUMINIUM FRAMES WITH SAFETY GLASS WHERE INDICATED	CHARCOAL POWDER COATED ALUMINIUM FRAMES WITH SAFETY GLASS WHERE INDICATED	CHARCOAL POWDER COATED ALUMINIUM FRAMES WITH SAFETY GLASS WHERE INDICATED	CHARCOAL POWDER COATED ALUMINIUM FRAMES WITH SAFETY GLASS WHERE INDICATED	CHARCOAL POWDER COATED ALUMINIUM FRAMES WITH SAFETY GLASS WHERE	CHARCOAL POWDER COATED ALUMINIUM FRAMES WITH SAFETY GLASS WHERE	CHARCOAL POWDER COATED ALUMINIUM FRAMES WITH SAFETY GLASS WHERE	CHARCOAL POWDER COATED ALUMINIUM FRAMES WITH SAFETY GLASS WHERE
Glazing	N/A	N/A	N/A	N/A	N/A	SAFETY GLASS	SAFETY GLASS	SAFETY GLASS	N/A	N/A	N/A	SAFETY GLASS	N/A	N/A	N/A	SAFETY GLASS

Name	PT618	PT1512	PT1515	PT1515 A	PT1714	PT2018	PT2118	PT2214	PT3115	PT3115 A	PTT219	SW2112
Qty	3	1	1	1	1	1	1	1	1	1	1	1
Elevation												
Frame & Leaf	CHARCOAL POWDER COATED ALUMINIUM FRAMES WITH SAFETY GLASS WHERE	CHARCOAL POWDER COATED ALUMINIUM FRAMES WITH SAFETY GLASS WHERE	CHARCOAL POWDER COATED ALUMINIUM FRAMES WITH SAFETY GLASS WHERE	CHARCOAL POWDER COATED ALUMINIUM FRAMES WITH SAFETY GLASS WHERE	CHARCOAL POWDER COATED ALUMINIUM FRAMES WITH SAFETY GLASS WHERE	CHARCOAL POWDER COATED ALUMINIUM FRAMES WITH SAFETY GLASS WHERE	CHARCOAL POWDER COATED ALUMINIUM FRAMES WITH SAFETY GLASS WHERE	CHARCOAL POWDER COATED ALUMINIUM FRAMES WITH SAFETY GLASS WHERE	CHARCOAL POWDER COATED ALUMINIUM FRAMES WITH SAFETY GLASS WHERE	CHARCOAL POWDER COATED ALUMINIUM FRAMES WITH SAFETY GLASS WHERE	CHARCOAL POWDER COATED ALUMINIUM FRAMES WITH SAFETY GLASS WHERE	CHARCOAL POWDER COATED ALUMINIUM FRAMES WITH SAFETY GLASS WHERE
Glazing	SAFETY GLASS	SAFETY GLASS	SAFETY GLASS	SAFETY GLASS	SAFETY GLASS	SAFETY GLASS	SAFETY GLASS	SAFETY GLASS	SAFETY GLASS	SAFETY GLASS	N/A	SAFETY GLASS

DOOR & WINDOW SCHEDULE
Scale 1:100 (on A2 Sheet)

**ALL GLASS ON FIRST FLOOR MUST BE
DOUBLE GLAZING SOLARVUE NEUTRAL HL!!!**