Primrose Nako
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Planning and Development
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Tel: +27 (044) 801 1273

Menslike Nedersettings, Beplanning en Ontwikkeling
Human Settlements, Planning and Development

Collaborator No.: **2931169**
Reference / Verwysing: **Reminder Portion 52 of farm Kraaibosch No 195**
Date / Datum: **14 June 2024**
Enquiries / Navrae: **Primrose Nako**

Email: janvrolijk@jvtownplanner.co.za

JAN VROLIJK TOWN PLANNER
P O Box 710
GEORGE
6530

APPLICATION FOR CONSTITUTION OF THE HOMEOWNERS ASSOCIATION, ARCHITECTURAL GUIDELINES AND SITE DEVELOPMENT PLAN: REMAINDER OF PORTION 52 OF THE FARM KRAAIBOSCH NO.195, DIVISION GEORGE

Your application in the above regard refers.

The Senior Manager: Planning (Authorised Official) has, under delegated authority, 4.16.18.1 of 30 June 2023 decided that the following applications applicable to the Remainder of Portion 52 of the Farm Kraai Bosch No 195, Division George (Glen Village Country Estate Phase 2):

1. Permission, in terms of Section 15(2)(l) of the Land Use Planning By-law for George Municipality (2023), for the approval of the Glen Village Country Estate Owners' Association Constitution (attached as ***Annexure A***), in terms of conditions 7 & 8 of the approval dated 20 October 2023;

2. Permission, in terms of Section 15(2)(l) of the Land Use Planning By-law for George Municipality (2023), for the approval of a Site Development Plan (SDP) Plan No's SDP2A01 to SDP2A04, 001 to 032 (dated 01/05/2024) drawn by LAPALAKA Property Projects (*x36 plans*); G435P2-1 – G435P2-4 (dated October 2022) drawn by Cobus Louw Professional Engineer (*x4 plans*); and GRG015/RT/TS/08 Rev 0.2 (dated 22/09/2023) drawn by BDE Consulting Engineers (*x1 plan*) (attached as ***Annexure B***) for Phase 2 of the Glen Village Country Estate, in terms of condition 10 of the approval dated 20 October 2023;

3. Permission, in terms of Section 15(2)(l) of the Land Use Planning By-law for George Municipality (2023), for the approval of the Glen Village Country Estate Architectural Guidelines Revision 2.1 dated October 2023 (attached as ***Annexure C***) in terms of condition 15 of the approval dated 20 October 2023;

BE APPROVED in terms of Section 60 of said By-law for the following reasons:

REASONS:

(i) The SDP and Architectural Guidelines are internal to the development and will have no negative impact whatsoever.

(ii) The SDP complies with the rezoning and subdivision approval and its conditions.

(iii) The Constitution complies with the requirements of Section 29 (3) of the Land-Use PlanningBy-law for George Municipality (2023).

Note:

(a) The Department of Environmental Affairs and Development Planning stated that a frail care facility forms part of what was approved in the Environmental Authorization (EA) and that the description of the approved development in the EA must be changed prior to the implementation of the development.

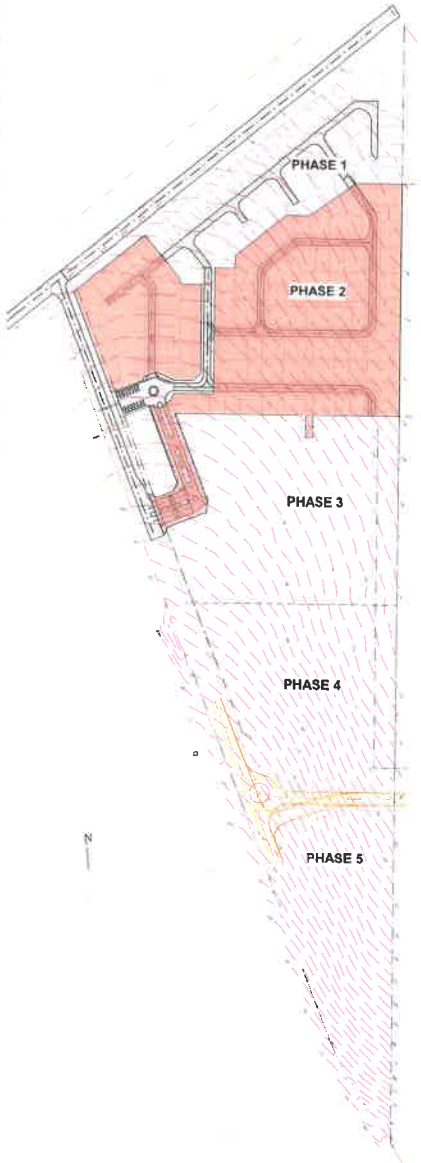
(b) The revised EA must be submitted to the Directorate: Human Settlements, Planning and Development prior to implementation of the new site development plan.

Yours faithfully

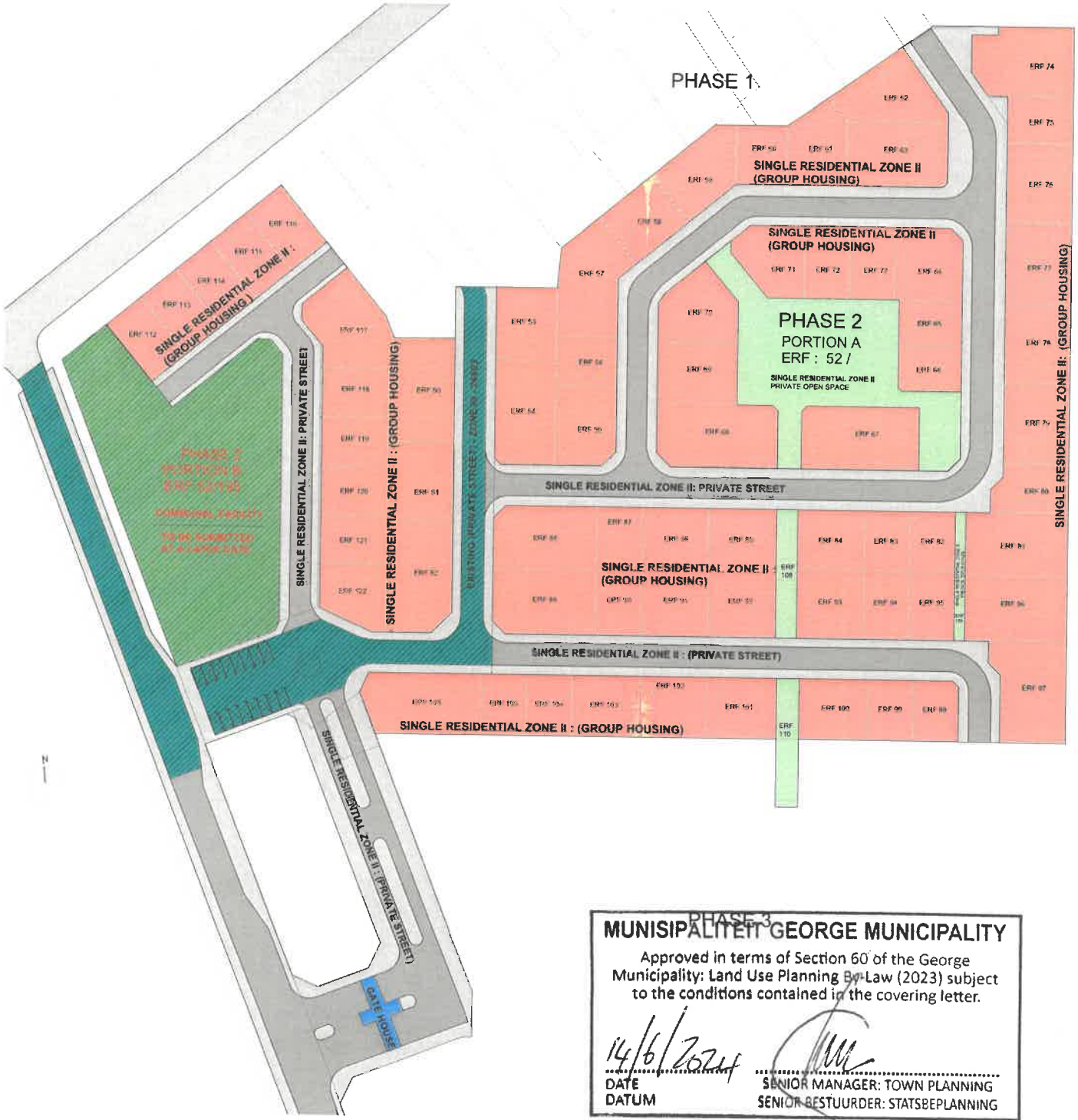
C. PETERSEN

SENIOR MANAGER: TOWN PLANNING

C:\scan\Portion 52_195 Kraaibosch (SDP & HOA Approval)JanVrolijk.docx



01. SITE PLAN
1 : 2000



000. LAND USE ZONE
1 : 500

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Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

14/6/2024
DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

SINGLE RESIDENTIAL ZONE II (GROUP HOUSING)
SINGLE RESIDENTIAL ZONE II (PRIVATE OPEN SPACE)
SINGLE RESIDENTIAL ZONE II (PRIVATE STREET)
COMMUNITY FACILITIES
EXISTING STREET

LAND USE TABLES
SINGLE RESIDENTIAL ZONE II ESTATE HOUSING

SITE INFORMATION

TOWN PLANNING SCHEME	GEORGE	
TOWNSHIP	KRAAIBOSCH	
ZONING	SINGLE RESIDENTIAL ZONE II (ESTATE HOUSING)	
USE - PORTION A	HOUSE HOUSING APTS, [illegible] stands and private streets	
- PORTION B	COMMUNITY FACILITIES clubhouse, gym, coffeeshop office and meeting hall	
SITE AREA	PORTION A	33 394 M²
	PORTION B	7829 M²
GROSS ERF AREAS	PORTION A	16 119 M²
	PORTION B	2976 M²
GROSS BUILDING AREA	HOUSING UNIT	10 144 M²
NUMBER OF ERVEN SINGLE RESIDENTIAL ZONE II (GROUP HOUSING)	PORTION A - 50 to 106 113 to 123	66
SINGLE RESIDENTIAL ZONE II (PRIVATE STREET)	PORTION 121	3847 M²
	PORTION 124	1172 M²
	PORTION 125	5383 M²
	Road - 26408	875 M²
SINGLE RESIDENTIAL ZONE II (PRIVATE OPEN SPACE)	PORTION A	[illegible]
AVE AREA PER UNIT		1231 M²
	(16 119 M² + 2 831 M² - 10 144 M²) / 66 =	114 M² PU

ARCHITECT

PROFESIONAL INSURANCE

CLIENT SIGNATURE

Rev	Date	Drawn	Description

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Cell Phone 082 350 0363
www.lapalaca.com
BRYANSTON : JHB
P O Box 830
Cresterview Bryanston 2060
LAPALACA

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client
BLUE RAIN PROPERTY GROUP

signature

project
GLEN VILLAGE - SITE PLAN PROPOSAL

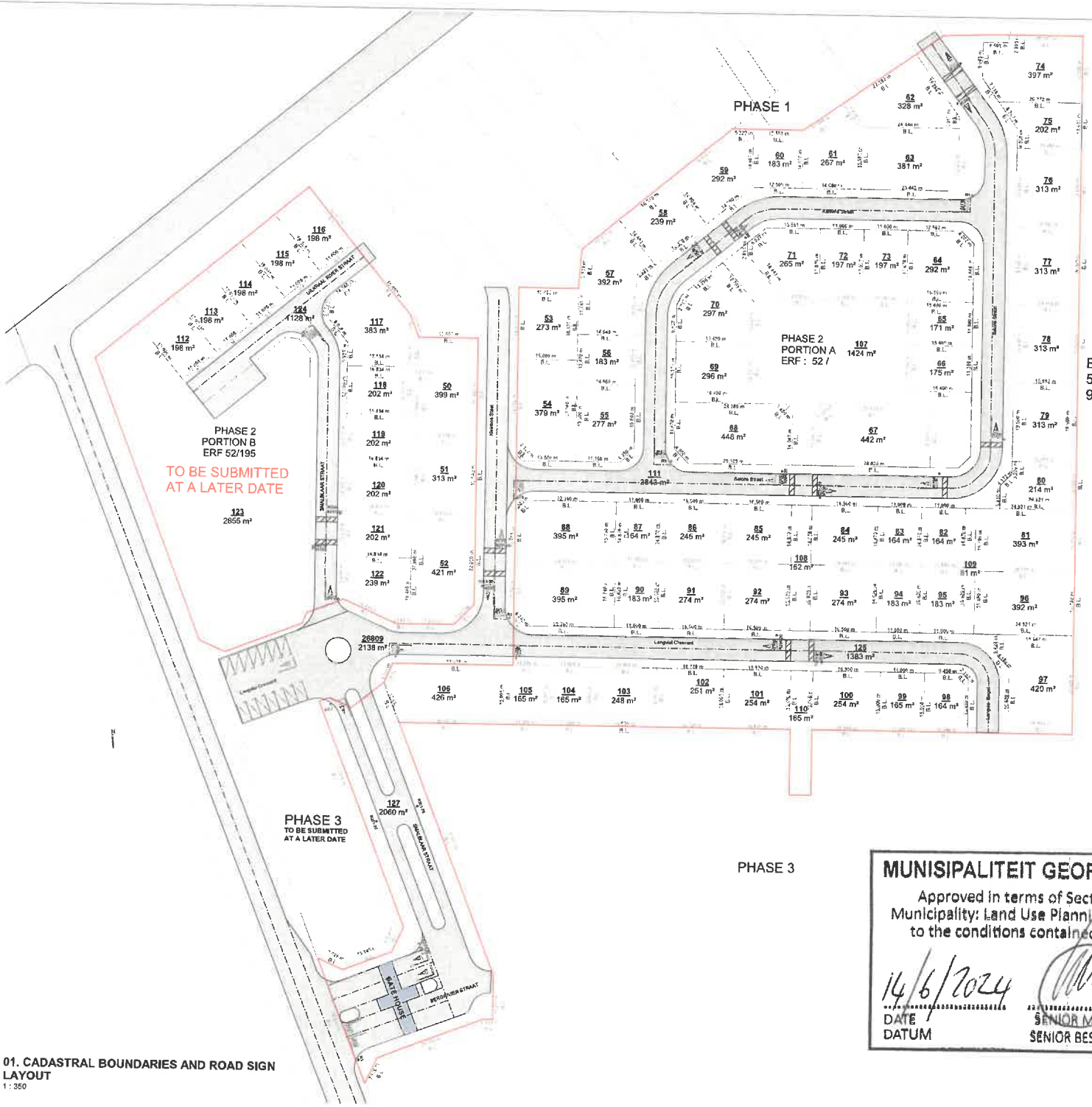
stand number
Remainder of portion 52 of the farm Kraaibosch 195/52

engineer
Reg No
signature

Architect GERRIT PIETERSE
Reg No PrArch46153364
signature

drawing description
LAND USE ZONES

job number	drawing number
02A	SDP2A01
drawn	GERRIT PIETERSE
scale	As indicated
date	2024/05/01
revision number	issued for
	SDP



PHASE 2.1 PORTION B OF AREAS								PHASE 2.2 PORTION A OF AREAS	
ERF	AREA	ERF	AREA	ERF	AREA	ERF	AREA	ERF	AREA
		72	197m²	92	274m²			112	198m²
50	399 m²	73	197m²	93	274m²			113	198m²
51	313m²	74	397m²	94	183m²			114	198m²
52	421m²	75	202m²	95	183m²			115	198m²
53	273m²	76	313m²	96	392m²			116	198m²
54	379m²	77	313m²	97	420m²			117	383m²
55	277m²	78	313m²	98	164m²			118	202m²
56	183m²	79	313m²	99	165m²			119	202m²
57	392m²	80	214m²	100	254m²			120	202m²
58	239m²	81	393m²	101	254m²			121	202m²
59	292m²	82	164m²	102	251m²			122	239m²
60	183m²	83	164m²	103	248m²			123	2855m²
61	267m²	84	245m²	104	165m²			124	1128m²
62	328m²	85	245m²	105	165m²			125	1383m²
63	381m²	86	245m²	106	426m²			126	2060m²
64	292m²	87	164m²	107	1424m²			127	2138m²
65	171m²	88	395m²	108	162m²				
66	175m²	89	395m²	109	81m²				
67	442m²	90	183m²	110	185m²				
68	448m²	91	274m²	111	2843m²				
69	296m²								
70	297m²								
71	265m²								

REFERENCE NUMBER	DESCRIPTION	STREET SIGN	DIMENSIONS	QUANTITY
R1	STOP SIGN	STOP	L = 600	
R2 2	YIELD AT CIRCLE		B = 600	3
W106	PEDESTRIAN CROSSING		B = 900	14
R301-30	SPEED LIMIT	20	600	13

BUILDING LINES (SETBACKS)	LESS THAN OR EQUAL TO 20000m²	GREATER THAN 20000, BUT NOT EXCEEDING 30000m²
STREET BUILDING LINE	1 METER	1.5 METER
SIDE BUILDING LINE	0 METER, 1 METER ON ALL OTHER SIDES	0 METER, 1.5 METER ON ALL OTHER SIDES
REAR BUILDING LINE	1 METER, (0.5 METERS WHERE PERIMETER OF THE SITE ABUTS AN EXTERNAL PUBLIC STREET) (0.5 METERS ALONG THE SIDE AND REAR BOUNDARY OF SITE	1 METER.
GARAGE BUILDING LINE	GARAGE DOOR ALONG THE PRIVATE ROAD MUST BE SET BACK AT LEAST 5 METRES FROM THE ROAD, TO PROVIDE A PRIVATE RIGHT OF WAY SEM AVENUE FOR VEHICLE ACCESS TO THE PROPERTY	

HEIGHT RESTRICTIONS	
GENERAL MAX RIDGE HEIGHT	8.5 METER
CHIMNEY	1 METER ABOVE RIDGE LINE

LAND USE TABLES

SITE INFORMATION

Township	GEORGE
Street	PROSPECTUS STREET
Erf - Portion A	Portion 52/A (ERF 52/1) and Portion 95 (ERF 53/95)
Erf - Portion B	Portion 52/B (ERF 52/195)
Erf Area	1 128 m²
Current Use	Vacant
Current Zoning	Undeveloped Land
Proposed Use	Residential Units
Proposed Zoning	Residential Zone 4
Number of units	1
Density	1 du/erf
Number of units per hectare	10 / 10 HP
Number of units per hectare	10 / 10 HP
Number of units per hectare	10 / 10 HP

PARKING - PHASE 2		PHASE 2 PARKING PROVISION						
		DWELLING	[illegible]	tandem	single	[illegible] garage	tandem	total
PARKING REQUIREMENTS	2.0 BAYS PER UNIT 0.25 VISITORS BAYS (V) 2.25 B/U	UNIT 1BN A / 1BN A LOFT	3	0	-	14	0	14
		UNIT 1BN B / 1BN B LOFT	2	-	9	16	0	16
TOTAL REQUIRED BAYS	153	UNIT 1BN C / 1CDN C LOFT	-	-	4	8	0	8
		UNIT TWE E A	3	0	12	24	0	24
TOTAL PROVIDED BAYS	196	UNIT TWE E B	-	2	1	14	14	28
		UNIT TWE E C	2	0	2	4	0	4
EXISITNG ROADS		UNIT TWE E D	2	5	7	14	0	14
KANIMANS STRAAT		UNIT TWE E E / TWE E LOFT	-	-	3	3	3	6
		UNIT TWE E F	2	0	1	3	0	3
PROPOSED ROADS		UNIT DRE B	2	2	-	14	16	30
KAMMA STRAAT		UNIT DRE B	2	2	-	16	16	32
SELONS STRAAT		UNIT DRE C	3	0	1	2	0	2
LANGVLEI SINGEL		UNIT DRE D	3	-	1	2	1	3
SMALBLAAR STRAAT		UNIT VER A	-	0	2	4	4	8
		TOTAL UNITS PARKING			99 units	134 bays	48 bays	182 bays
		VISITOR'S PARKING (V)						54 bays
		PHASE 2 PARKING PROVISION TOTAL						196 Bays

BUILDING LINES (SETBACKS)	LESS THAN OR EQUAL TO 7500m²	GREATER THAN 2Ha BUT NOT EXCEEDING 8000m²
STREET BUILDING LINE	1 METER	1.5 METERS
SIDE BUILDING LINE	0 METER, 1 METER ON ALL OTHER SIDES	0 METER, 1.5 METER ON ALL OTHER SIDES
REAR BUILDING LINE	1 METER	1 METER
GARAGE BUILDING LINE	(1.5 METERS WHERE PERIMETER OF THE SITE ABUTS AN EXTERNAL PUBLIC STREET OR 1.5 METERS ALONG THE SIDE AND REAR BOUNDARY OF SITE	
	GARAGE DOOR FACING THE PRIVATE ROAD MUST BE SET BACK AT LEAST 6 METRES FROM THE KERB, TO PROVIDE A PRIVATE RIGHT OF WAY SERVITUDE FOR VEHICLE ACCESS TO THE PROPERTY	

HEIGHT RESTRICTIONS	
GENERAL - MAX RIDGE HEIGHT	8.5 METER
CHIMNEY	1 METER ABOVE RIDGE LINE

KEY

- Walkway Paving
- PROPOSED NEW BUILDING FOOTPRINT

LAND USE TABLES

SITE INFORMATION

ARCHITECT

PROFESSIONAL SURVEYOR

CLIENT SIGNATURE

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SCALING

client: BLUE RAIN PROPERTY GROUP

signature

project: GLEN VILLAGE - SITE PLAN PROPOSAL

erf/stand number: Remainder of portion 52 of the farm Kraaibosch 199/02

engineer

Reg No

signature

Architect: Author

Reg No

signature

drawing description: SITE DEVELOPMENT PLAN

job number: 02A

drawing number: SDP2A03

drawn: Author

SCALE: As indicated

DATE

revision number | Issued for

MUNISIPALITEIT GEORGE MUNICIPALITY

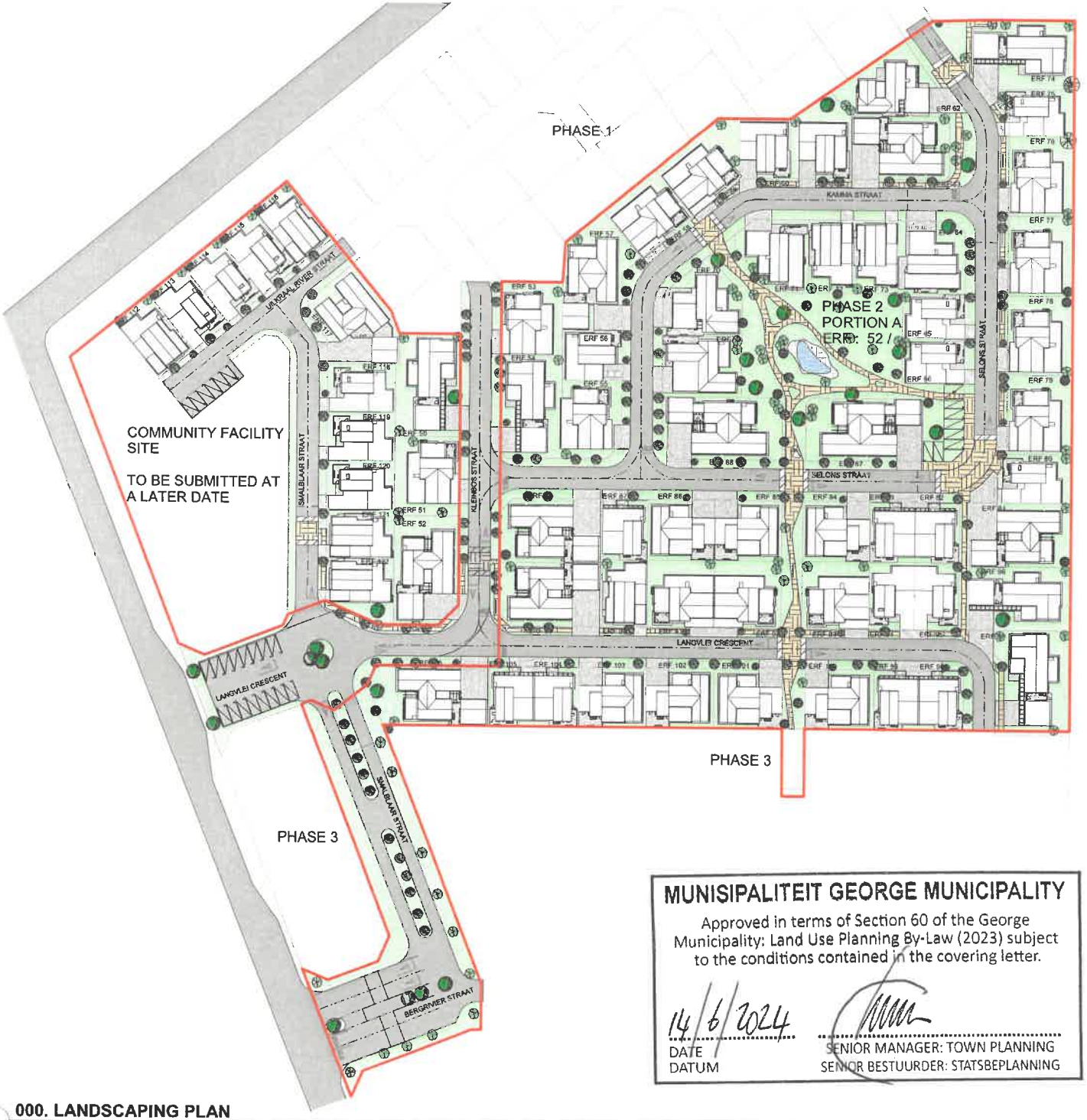
Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

14/6/2024

DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

1 **000. Site Plan**
1 : 350


PHASE 1
PHASE 2
PORTION A
ERF: 52 /
COMMUNITY FACILITY SITE
TO BE SUBMITTED AT A LATER DATE
PHASE 3
PHASE 3
KAMMA STRAAT
SELONS STRAAT
LANGVLEI CRESCENT
KLEINBOS STRAAT
SMALBLAAR STRAAT
BERGRIVIER STRAAT
ERF 56
ERF 51
ERF 52
ERF 62
ERF 74
ERF 75
ERF 76
ERF 77
ERF 78
ERF 79
ERF 80
ERF 81
ERF 82
ERF 83
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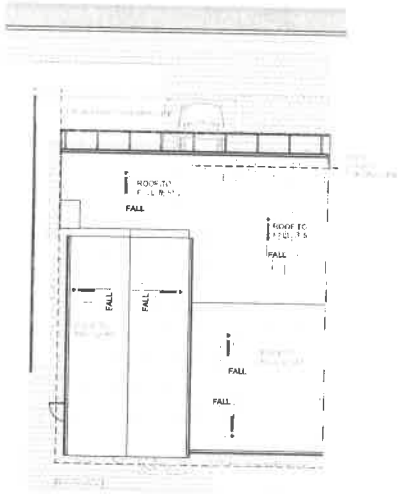
ERF 91
ERF 92
ERF 93
ERF

EEN A



6 **Roof Plan**
1 : 100

1 **Ground Floor Plan**
1 : 100

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14/6/2024

DATE
DATUM

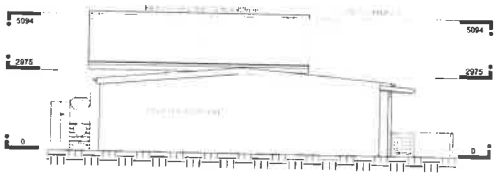
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

Area Schedule (Gross Building)

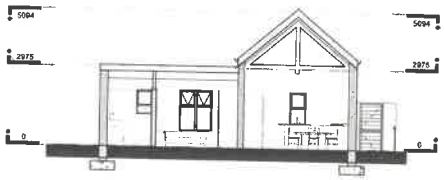
Name			Area

Area Schedule

2 **North Elevation**
1 : 100

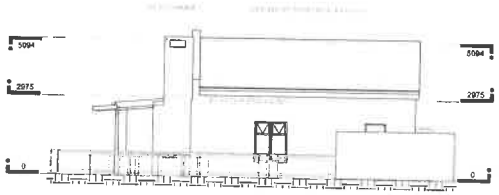


4 **East Elev**
1 : 100



10 **Section**
1 : 100

3 **South Elevation**
1 : 100



5 **West Elev**
1 : 100

7 **3D View 4**

ARCHITECT

PROFESIONAL INSURANCE

PERSON RESPONSIBLE FOR ISSUE

Revision	Date	Drawn	Description

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Cell Phone 082 350 5353
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client
BLUE RAIN PROPERTY DEV.

signature

project
GLEN VILLAGE - PHASE 2

stand number
Remainder of portion 52 of the farm Kraalbosch 195/52

engineer
Reg No:
signature

Architect
Reg No: PrArch4616w
signature

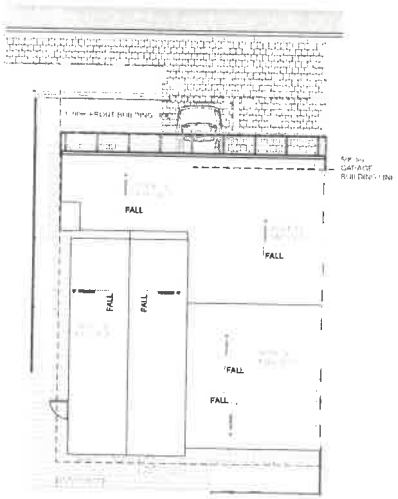
drawing description
EEN A

job number	drawing number
02	001

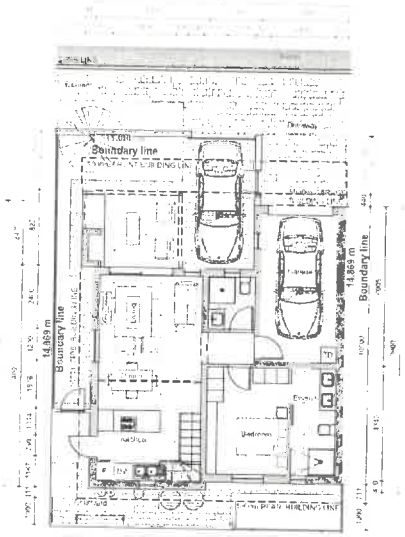
drawn	Author
scale	1 : 100
date	2024/05/01

revision number	issued for
	INFORMATION

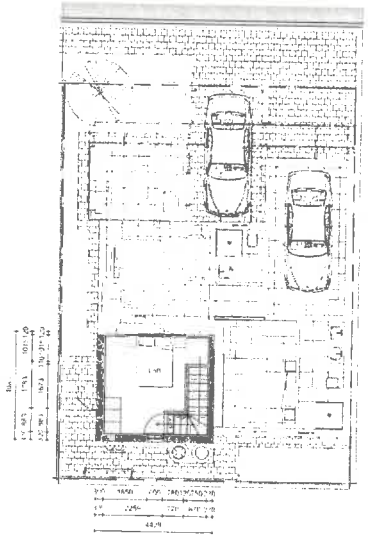
EEN A .L



6 **Roof Plan**
1 : 100

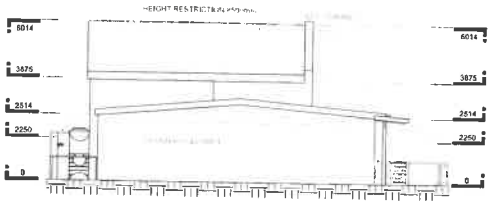


1 **Ground Floor Plan**
1 : 100

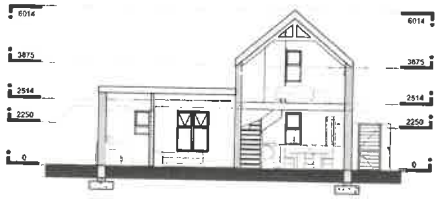


8 **Loft Plan**
1 : 100

2 **North Elevation**
1 : 100

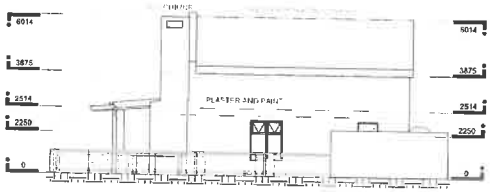


4 **East Elev**
1 : 100



10 **Section**
1 : 100

3 **South Elevation**
1 : 100



5 **West Elev**
1 : 100

7 **3D View 4**

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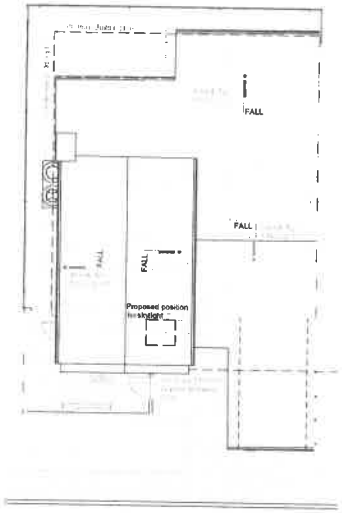
Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING
DATE 14/6/2024
DATUM

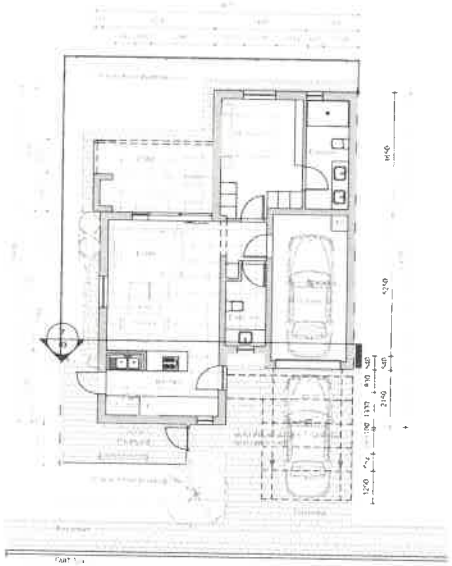
Area Schedule (Gross Building)

Area Schedule

EEN B



6 **Roof Plan**
1 : 100



1 **Ground Floor Plan**
1 : 100

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Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

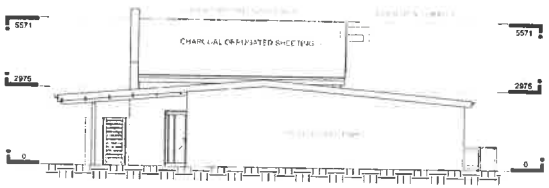
14/6/2024

DATE / DATUM — SENIOR MANAGER: TOWN PLANNING / SENIOR BESTUURDER: STATSBEPLANNING

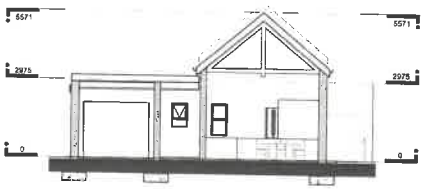
Area Schedule (Gross...

Area Schedule

2 **North Elevation**
1 : 100



4 **East Elevation**
1 : 100



7 **Section 9**
1 : 100

3 **South Elevation**
1 : 100

5 **West Elevation**
1 : 100

8 **3D View**

ARCHITECT	
PROFESIONAL INSURANCE	
PERSON RESPONSIBLE FOR ISSUE	

Revision	Date	Drawn	Description

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Cramerview Bryanston 2060

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client
BLUE RAIN PROPERTY DEV.

signature

project
GLEN VILLAGE - PHASE 2

stand number
Remainder of portion 52 of the farm Kraaibosch 195/52

engineer
Reg No:
signature

Architect
Reg No: PrArch46163384
signature

drawing description
EEN B

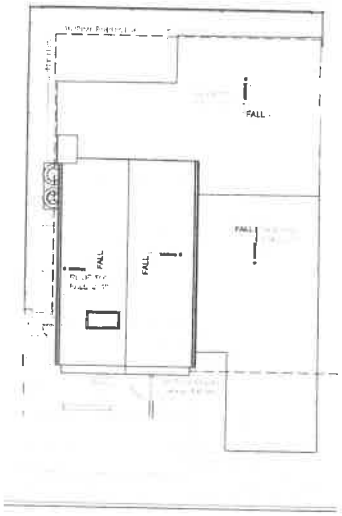
job number	drawing number
02	003

drawn	Author
scale	1 : 100
date	2024/05/01

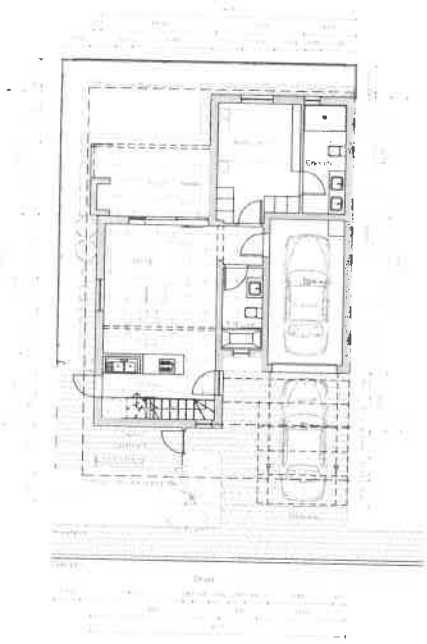
revision number	Issued for
	INFORMATION

EEN B.L

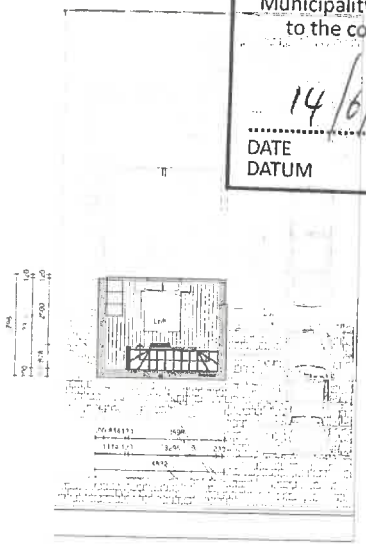
MUNISIPALITEIT GEORGE MUNICIPALITY
Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.
14/6/2024
DATE / DATUM
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING



6 **Roof Plan**
1 : 100



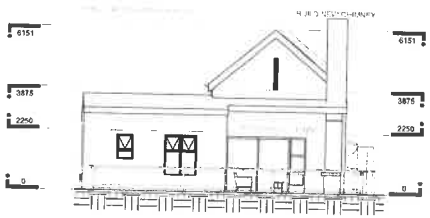
1 **Ground Floor Plan**
1 : 100



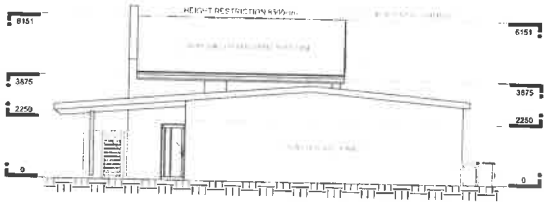
9 **Loft Plan**
1 : 100

Area Schedule (Gross...

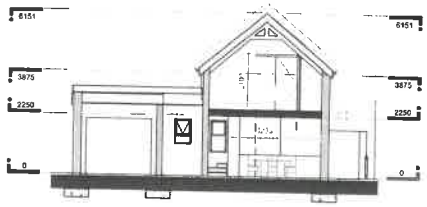
Area Schedule



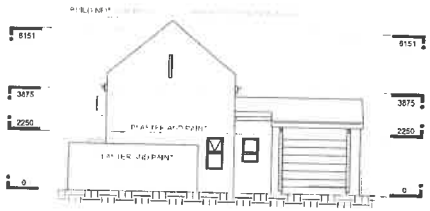
2 **North Elevation**
1 : 100



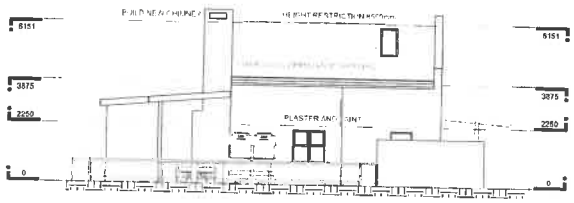
4 **East Elevation**
1 : 100



7 **Section 9**
1 : 100



3 **South Elevation**
1 : 100



5 **West Elevation**
1 : 100

8 **3D View**

ARCHITECT
PROFESIONAL INSURANCE
PERSON RESPONSIBLE FOR ISSUE

Revision	Date	Drawn	Description

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Cell Phone 082 359 3353
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Cresterview Bryanston 2060
ZEPALAKA

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client
BLUE RAIN PROPERTY DEV.

signature

project
GLEN VILLAGE - PHASE 2

stand number
Remainder of portion 52 of the farm Kraaibosch 195/52

engineer
Reg No:
signature

Architect
Reg No: PrArch46183384
signature

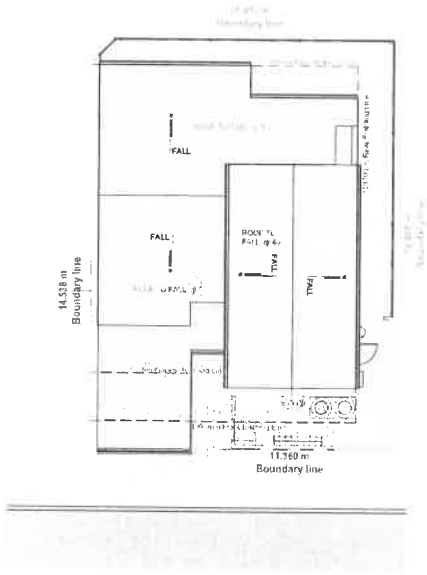
drawing description
EEN B LOFT

job number	drawing number
82	004

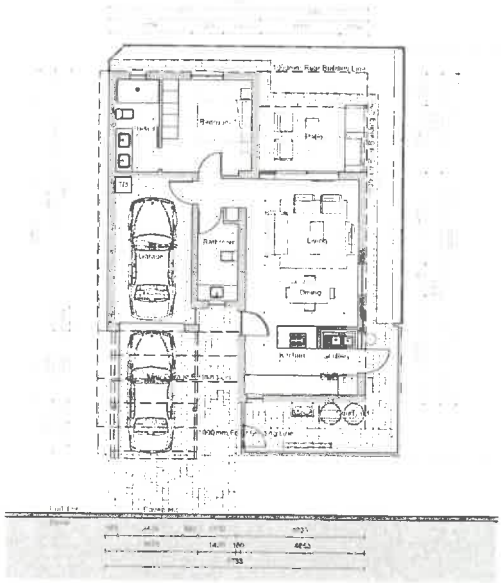
drawn	Author
scale	1 : 100
date	2024/05/01

revision number	issued for
	INFORMATION

EEN C



6 **Roof Plan**
1 : 100



1 **Ground Floor Plan**
1 : 100

MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

14/6/2024

DATE
DATUM

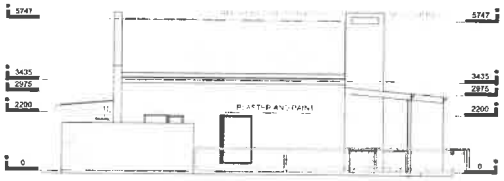
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

Area Schedule (Gross Building)

No.	Name	Level	Area

Area Schedule (Rentable)

	Name	Level	Area
	Dwelling	FIRST	
	Flat	FIRST	
	Over Vlei	FIRST	

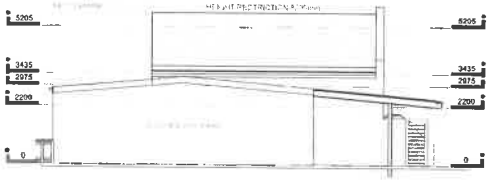


2 **East**
1 : 100

4 **South**
1 : 100

7 **Section**
1 : 100

3 **North**
1 : 100



5 **West**
1 : 100

8 **3D View**

ARCHITECT

PROFESIONAL INSURANCE

PERSON RESPONSIBLE FOR ISSUE

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P O Box 836
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CAPALACA

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client
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signature

project
GLEN VILLAGE - PHASE 2

stand number
Remainder of portion 52 of the farm Kraalbosch 195/52

engineer
Reg No
signature

Architect
Reg No: PrArch48163384
signature

drawing description
EEN C

job number	drawing number
02	005

drawn	Author
scale	1 : 100
date	2024/05/01

revision number	issued for
	INFORMATION

EEN C.L

MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

14/6/2024

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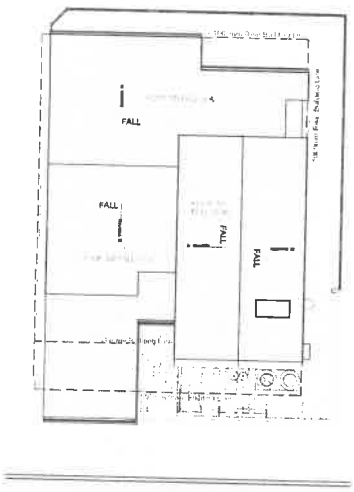
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING



6 **Roof Plan**
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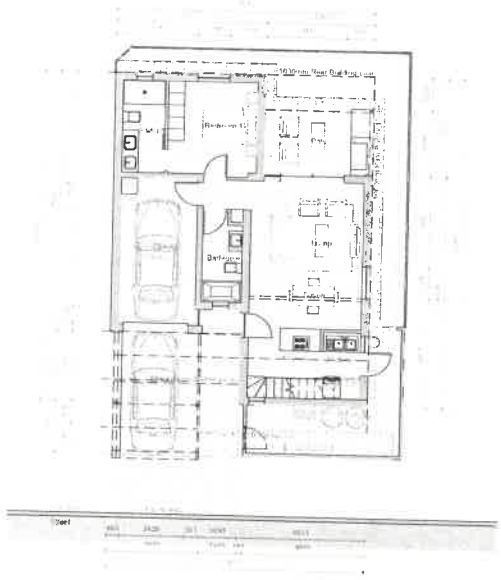

1 **Ground Floor Plan**
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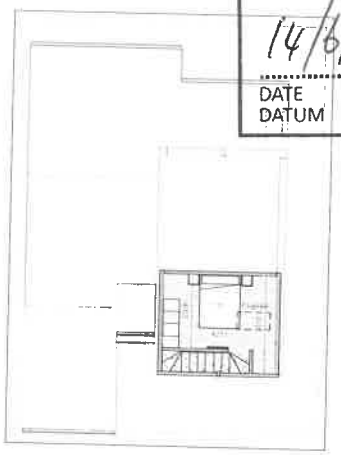


9 **1st Floor Plan**
1 : 100

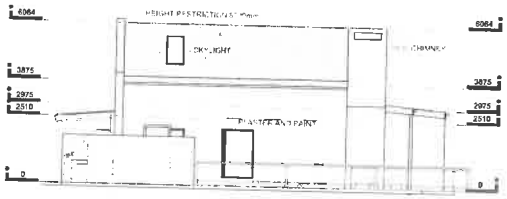
Area Schedule (Gross Building)

No	Name	Level	Area
	GRAND TOTAL		

Area Schedule (Rentable)

No	Name	Level	Area

3 **North**
1 : 100



2 **East**
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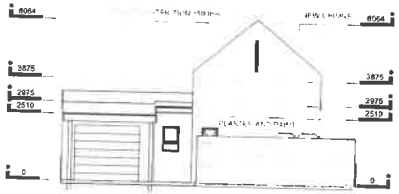
7 **Section**
1 : 100



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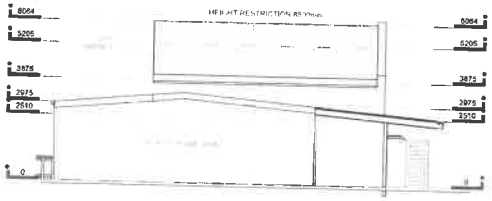

5 **West**
1 : 100

8 **3D View**

ARCHITECT

PROFESIONAL INSURANCE

PERSON RESPONSIBLE FOR ISSUE

Revision	Date	Drawn	Description

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client
BLUE RAIN PROPERTY DEV.

signature

project
GLEN VILLAGE - PHASE 2

stand number
Remainder of portion 52 of the farm Kraalbosch 195/52

engineer
Reg No:
signature

Architect
Reg No: PrArch46163384
signature

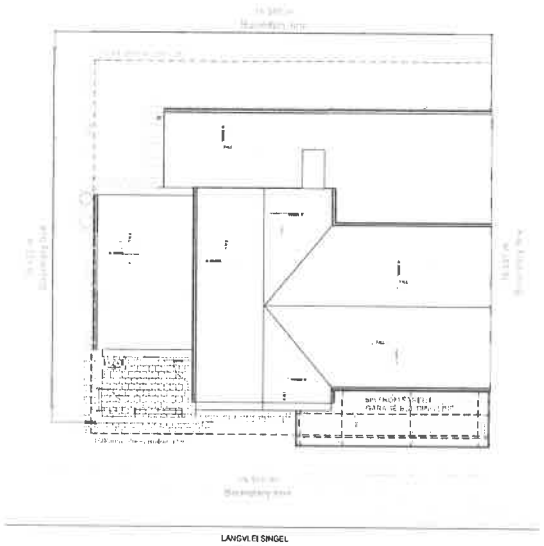
drawing description
EEN C LOFT

Job number	drawing number
02	006

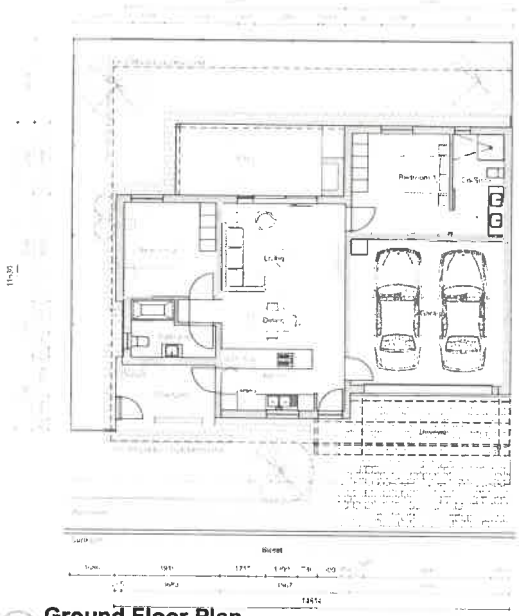
drawn	Author
scale	1 : 100
date	2024/05/01

revision number	issued for
	INFORMATION

TWEE A



6 **Roof Plan**
1 : 100



1 **Ground Floor Plan**
1 : 100

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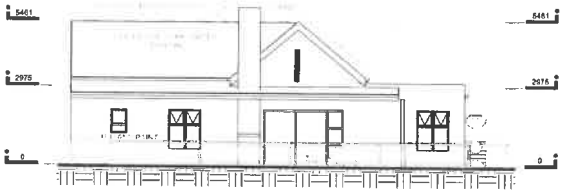

2 **North Elev**
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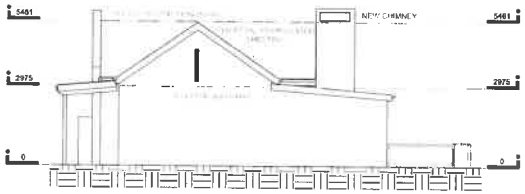

4 **East Elev**
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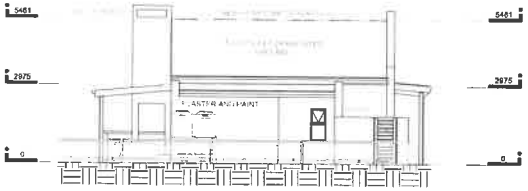
9 **Section**
1 : 100

3 **South Elev**
1 : 100



5 **West Elev**
1 : 100

7 **3D View 3**

Area Schedule (Gross Building)

Area Schedule

ARCHITECT
PROFESIONAL INSURANCE
PERSON RESPONSIBLE FOR ISSUE

Revision	Date	Drawn	Description

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client
BLUE RAIN PROPERTY DEV.

signature

project
GLEN VILLAGE - PHASE 2

stand number
Remainder of portion 52 of the farm Kraalbosch 195/52

engineer
Reg No
signature

Architect
Reg No. PrArch46163384
signature

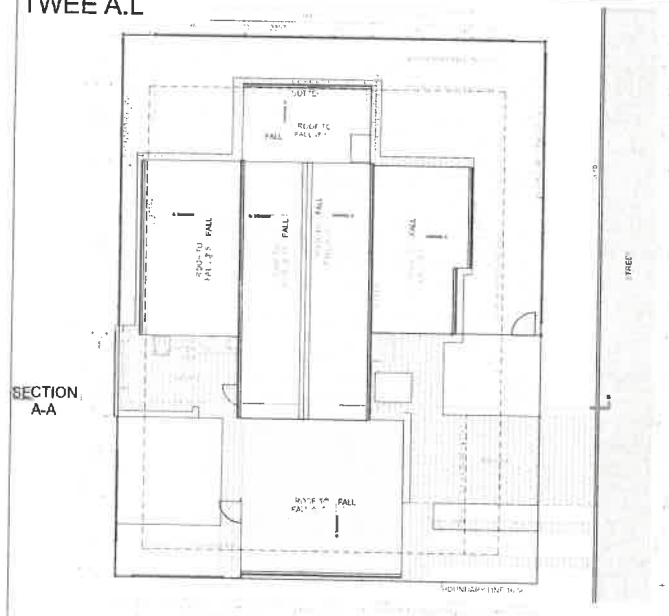
drawing description
TWEE A

job number	drawing number
02	007

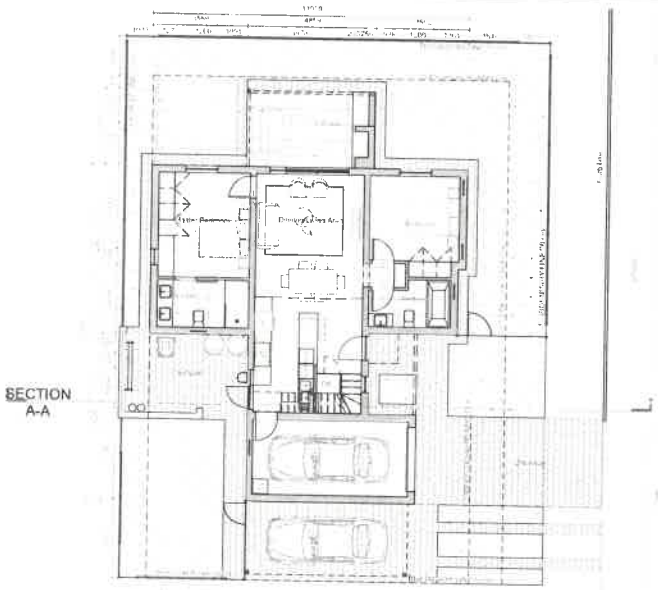
drawn	Author
scale	1 : 100
date	2024/05/01

revision number	issued for
	INFORMATION

TWEE A.L



ROOF & SITE PLAN



GROUND FLOOR PLAN

Loft 1

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14/6/2024

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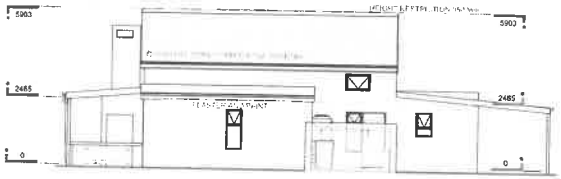
DATUM

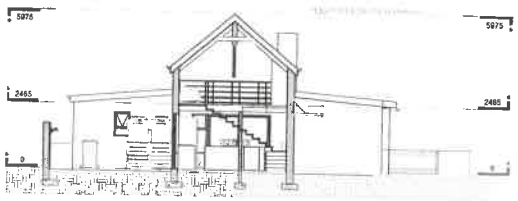
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

AREA SCHEDULE - TWEE A.L

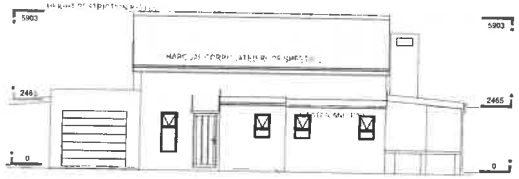


NORTH WEST ELEVATION

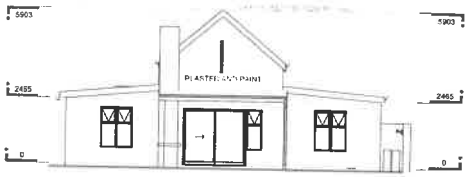
NORTH EAST ELEVATION



SECTION A-A



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION

3D View

ARCHITECT	
PROFESIONAL INSURANCE	
CLIENT SIGNATURE	

Revision	Date	Drawn	Description

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Ormonview Extension 2060
LAPALARA

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client
Bluerain Property Group

signature

project
Glen Village - Country Estate

stand number
Remainder of portion 52 of the farm Kraalbosch 195/52

engineer
Reg No:
signature

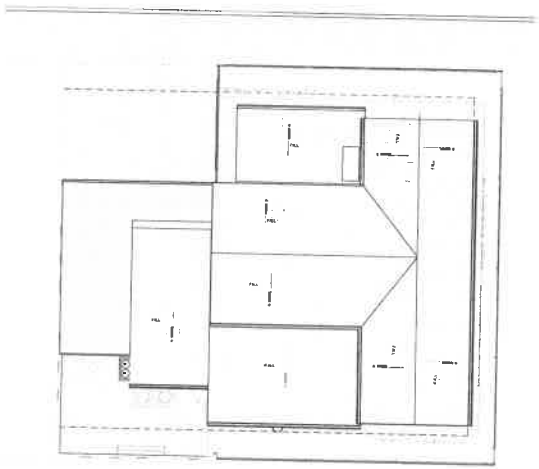
Architect Author
Reg No: PrArch+46163384
signature

drawing description
SDP Drawing - Twee A.L

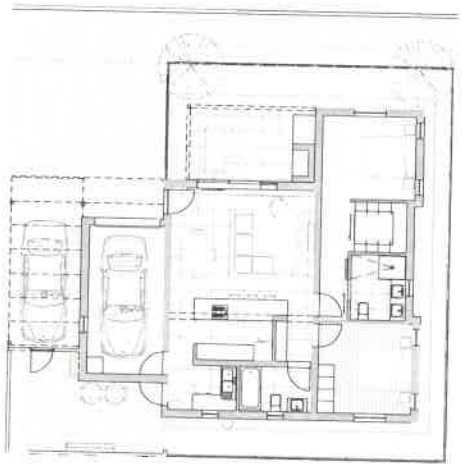
Job number	drawing number
001	008
drawn	Author
scale	1 : 100
date	2024/05/01

revision number	issued for
	INFORMATION

TWEE B



2 **Roof Plan Copy 1**
1 : 100



1 **Ground Floor Plan**
1 : 100

MUNISIPALITEIT GEORGE MUNICIPALITY

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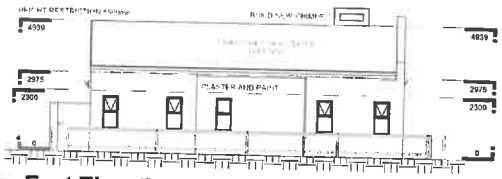
14/6/2024

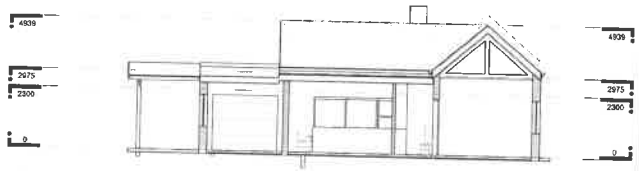
DATE / DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

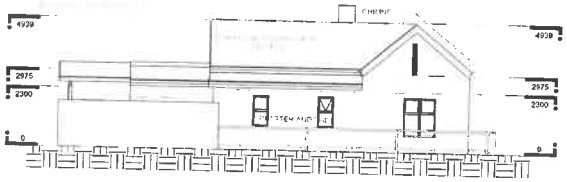
6 **North Elevation**
1 : 100



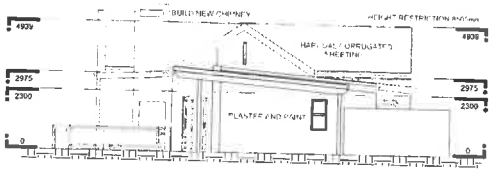
4 **East Elevation**
1 : 100



3 **Section 2**
1 : 100



7 **South Elevation**
1 : 100



5 **West Elevation**
1 : 100

9 **3D View 2 Copy 1**

Area Schedule (Gross Building)

Area Schedule

ARCHITECT

PROFESSIONAL INSURANCE

PERSON RESPONSIBLE FOR ISSUE

Revision	Date	Drawn	Description

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Cresslawn Bryanston 2080

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client
BLUE RAIN PROPERTY DEV.

signature

project
GLEN VILLAGE - PHASE 2

stand number
Remainder of portion 52 of the farm Kraaibosch 195/52

engineer
Reg No:
signature

Architect
Reg No: PrArch46163384
signature

drawing description
TWEE B

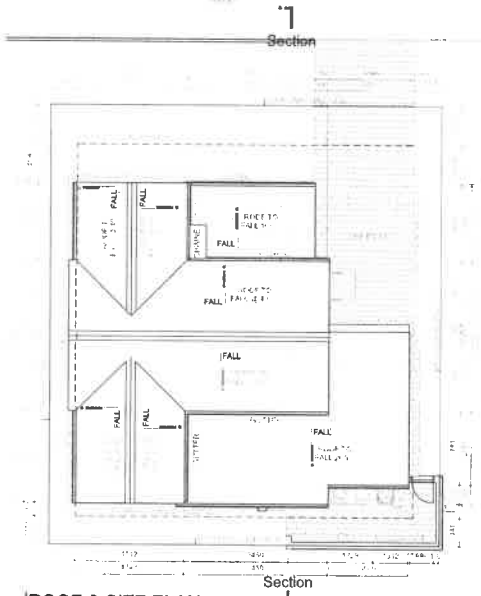
job number	drawing number
02	009

drawn	Author
scale	1:100
date	2024/05/01

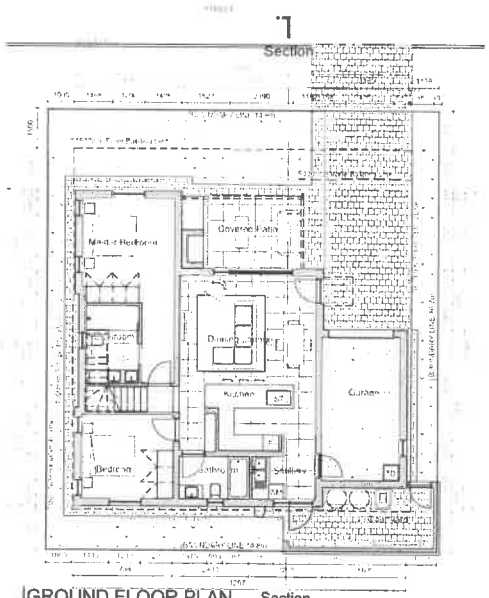
revision number	issued for
	INFORMATION

TWEE B.L

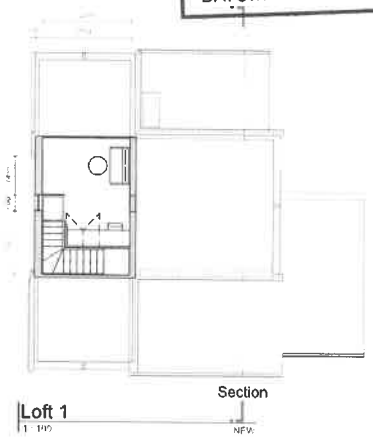
MUNISIPALITEIT GEORGE MUNICIPALITY
Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.
14/6/2024
DATE
DATUM
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING



ROOF & SITE PLAN

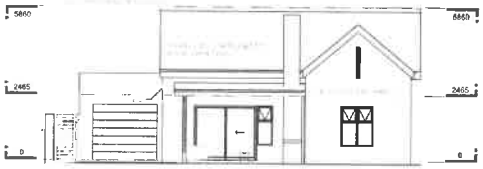


GROUND FLOOR PLAN



Loft 1

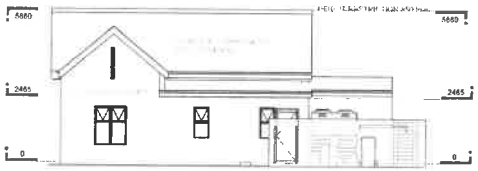
AREA SCHEDULE -TWEE B.L



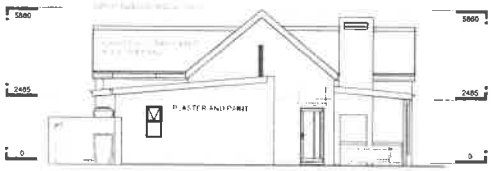
NORTH WEST ELEVATION

NORTH EAST ELEVATION

SECTION B-B



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION

3D View

ARCHITECT
PROFESIONAL INSURANCE
CLIENT SIGNATURE

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Cell Phone 082 350 5353
www.apalala.com
BRYANSTON JHB
P O Box 839
Cramerview Bryanston 2060
APALALA

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client
Bluerain Property Group

signature

project
Glen Village - Country Estate

stand number
Remainder of portion 52 of the farm Kraalbosch 195/52

engineer
Reg No
signature

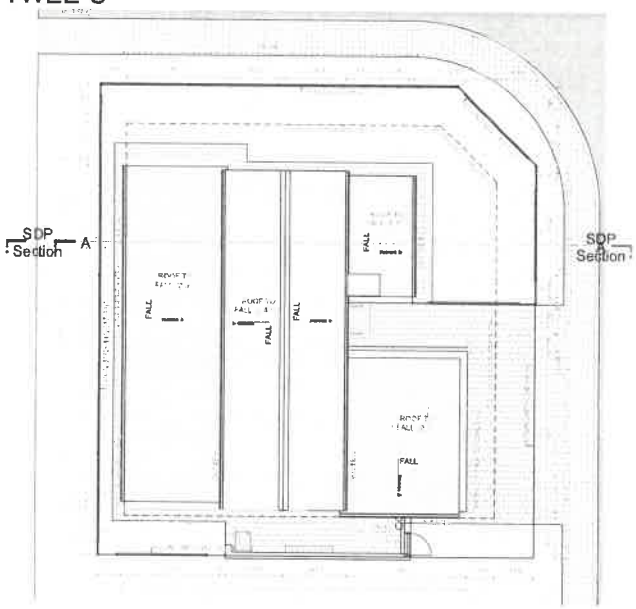
Architect Author
Reg No: PrArch48163384
signature

drawing description
SDP Drawings - Twee B.L

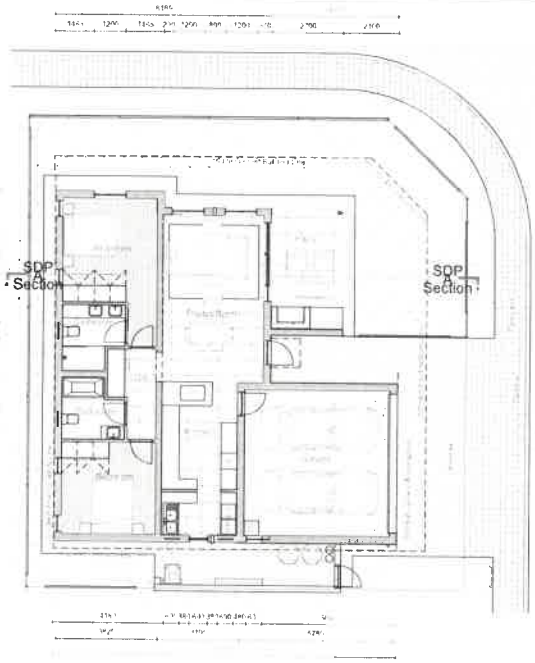
job number	drawing number
001	010
drawn	Author
scale	1 : 100
date	2024/05/01

revision number	issued for
	INFORMATION

TWEE C



ROOF & SITE PLAN



GROUND FLOOR PLAN
1 NEW

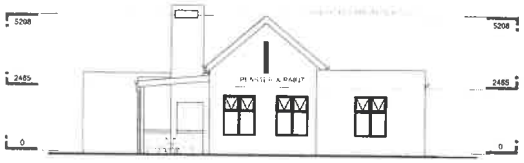
MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

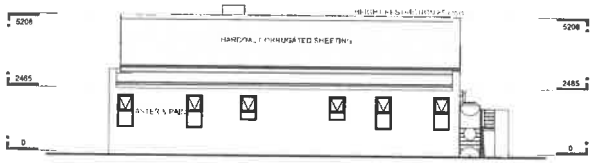
14/6/2024

DATE / DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

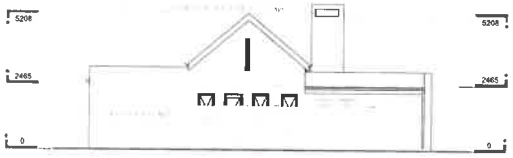


NORTH ELEVATION

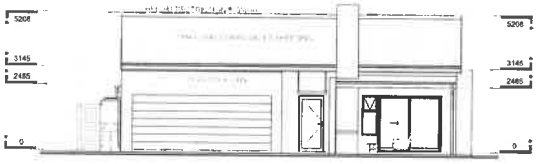


WEST ELEVATION
1 : 100

SECTION AA



SOUTH ELEVATION



EAST ELEVATION

3D View 1

AREA SCHEDULE - TWEE C

ARCHITECT

PROFESSIONAL INSURANCE

CLIENT SIGNATURE

Revision	Date	Drawn	Description

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Cell Phone 083 380 5363
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P O Box 859
Craighall Johannesburg 2090

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client
Bluerain Property Group

signature

project
Glen Village - Country Estate

stand number
Remainder of portion 52 of the farm Kraaibosch 195/52

engineer
Reg No
signature

Architect Author
Reg No PrArch45183384
signature

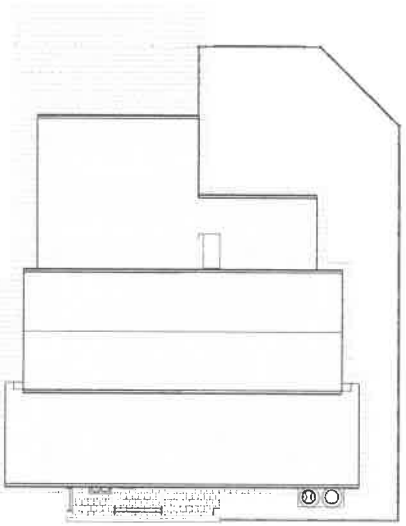
drawing description
SDP Drawings - Twee C

job number	drawing number
001	011

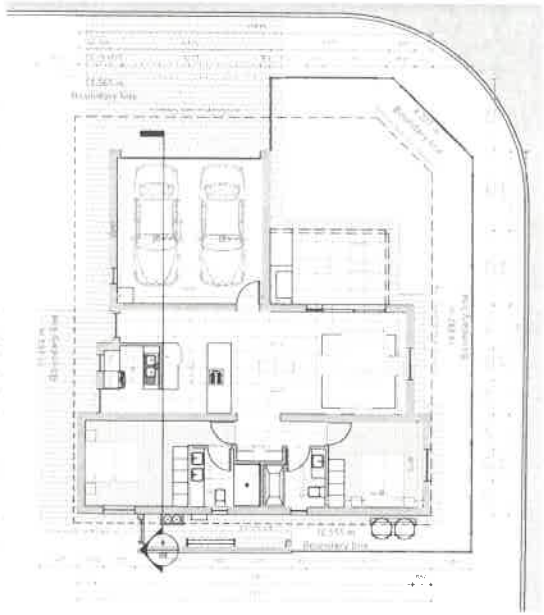
drawn Author
scale 1 : 100
date 2024/05/01

revision number	issued for
	INFORMATION

TWEE C_64



2 **Roof Plan**
1 : 100



Ground Floor Plan
1 : 100

MUNISIPALITEIT GEORGE MUNICIPALITY
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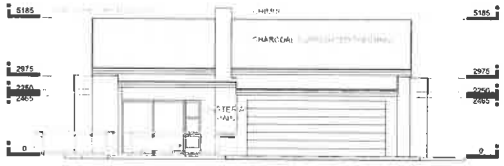
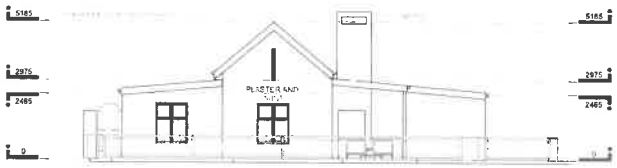
14/6/2024
DATE
DATUM
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

Area Schedule (Gross Building)

Area Schedule

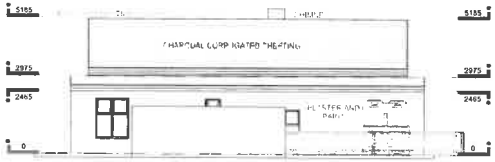


3 **North**
1 : 100



5 **East**
1 : 100

8 **Section 1**
1 : 100



4 **South**
1 : 100

6 **West**
1 : 100

7 **3D View 3**

ARCHITECT
PROFESIONAL INSURANCE
PERSON RESPONSIBLE FOR ISSUE

Revision	Date	Drawn	Description

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DIRECTOR Jeb
P O Box 834
Cramerview Bryanston 2060
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client
BLUE RAIN PROPERTY DEV.

signature

project
GLEN VILLAGE - PHASE 2

stand number
Remainder of portion 52 of the farm Kraalbosch 195/52

engineer
Reg No:
signature

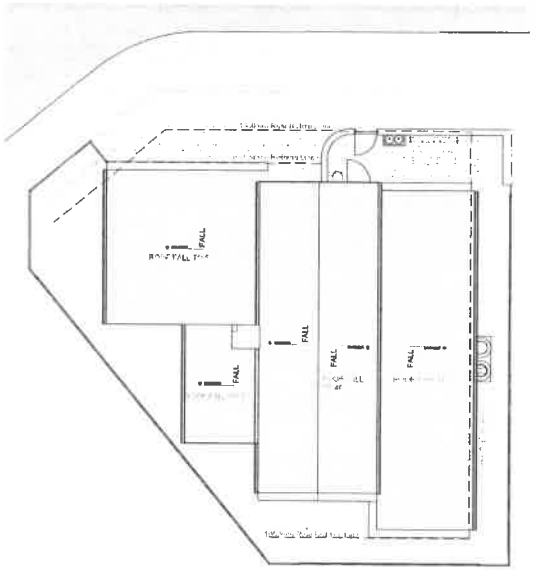
Architect
Reg No: PrArch46183384
signature

drawing description
TWEE C_64

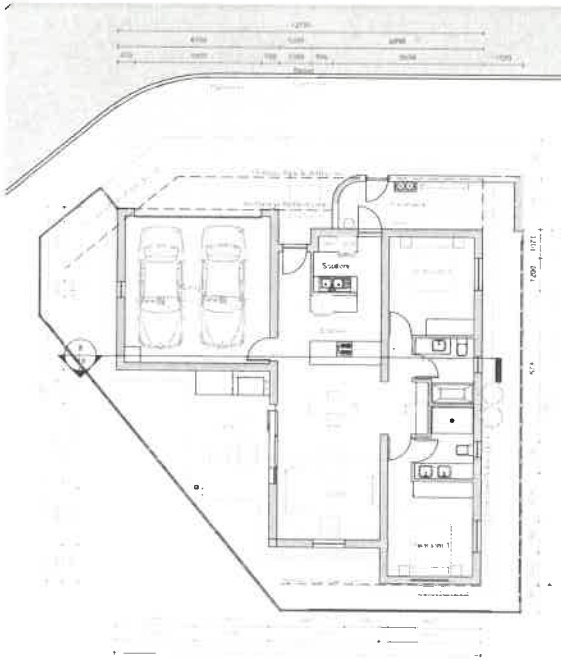
job number	drawing number
02	012
drawn	Author
scale	1 : 100
date	2024/05/01

revision number	issued for
	INFORMATION

TWEE C_71



6 **Roof Plan**
1 : 100



1 **Ground Floor Plan**
1 : 100

MUNISIPALITEIT GEORGE MUNICIPALITY
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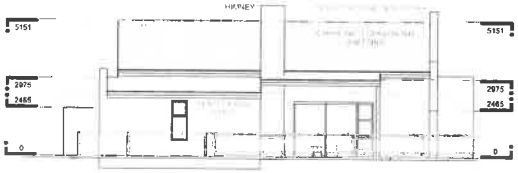
14/6/2024
DATE
DATUM
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

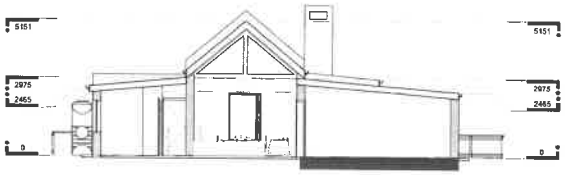
Area Schedule (Gross Building)

Area Schedule (Rentable)

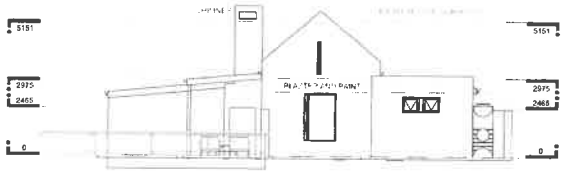
2 **North**
1 : 100



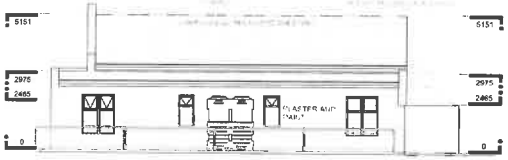
4 **West**
1 : 100



8 **Section 1**
1 : 100



3 **South**
1 : 100



5 **East**
1 : 100

7 **3D View 3**

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PROFESIONAL INSURANCE
PERSON RESPONSIBLE FOR ISSUE

Revision	Date	Drawn	Description

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Cell Phone 082 566 5353
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Cresnerview Bryanston 2060

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client
BLUE RAIN PROPERTY DEV.

signature

project
GLEN VILLAGE - PHASE 2

stand number
Remainder of portion 52 of the farm Kraalbosch 195/52

engineer
Reg No:
signature

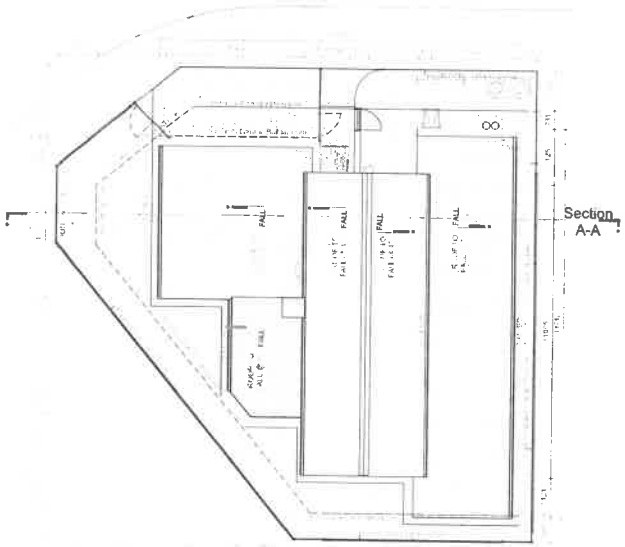
Architect
Reg No: PrArch46183384
signature

drawing description
TWEE C_71

job number	drawing number
82	013
drawn	Author
scale	1 : 100
date	2024/05/01

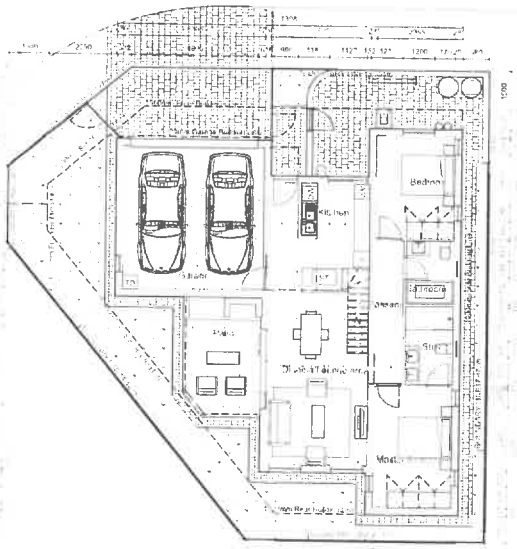
revision number	issued for
	INFORMATION

TWEE C.L



Roof Plan

NEW



GROUND FLOOR PLAN

1 : 100

Loft 1

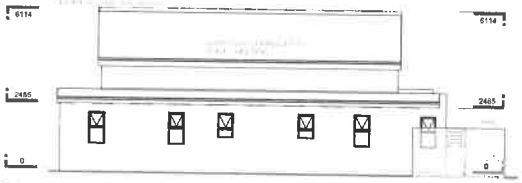
1 : 100

MUNISIPALITEIT GEORGE MUNICIPALITY
Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.
14/6/2024
DATE
DATUM
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

AREA SCHEDULE - TWEE C.L

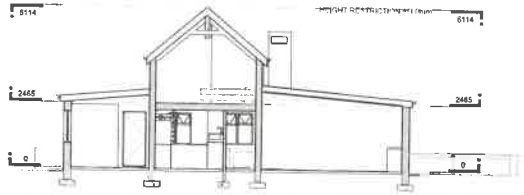
NORTH ELEVATION

NEW

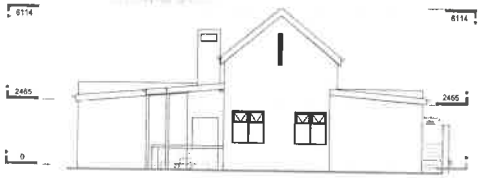


EAST ELEVATION

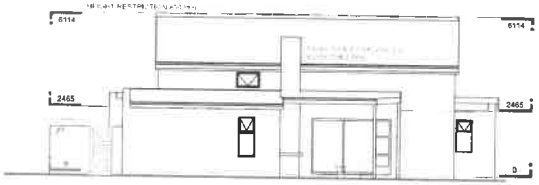
NEW



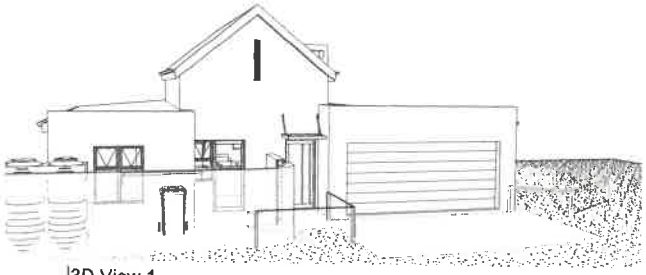
Section A-A



SOUTH ELEVATION



WEST ELEVATION



3D View 1

NEW

ARCHITECT

PROFESIONAL INSURANCE

CLIENT SIGNATURE

Revision	Date	Drawn	Description

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P O Box 839
Cresslawn Bryanston 2060
APARCH

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client
Bluerain Property Group

signature

project
Glen Village - Country Estate

stand number
Remainder of portion 52 of the farm Kraalbosch 193/52

engineer
Reg No
signature

Architect Author
Reg No. PrArch46163384
signature

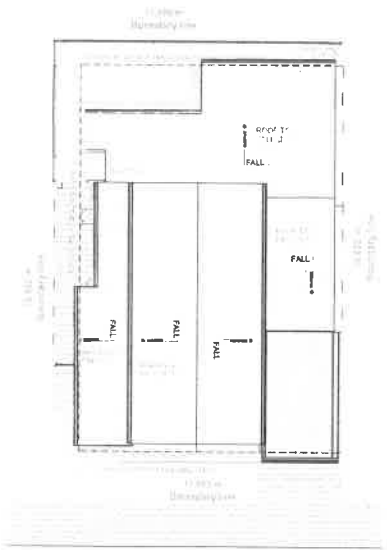
drawing description
SDP Drawings - Twee C.L

job number	drawing number
001	014

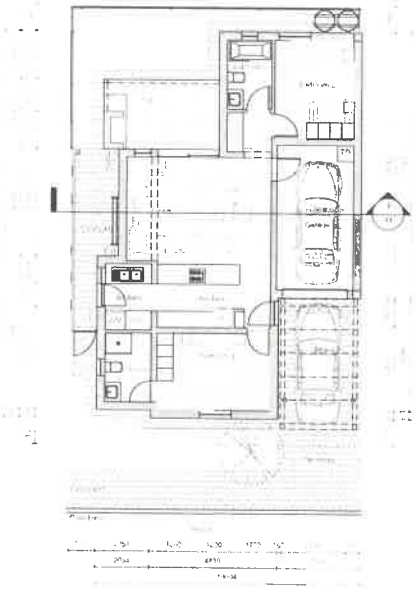
drawn	Author
scale	1 : 100
date	2024/05/01

revision number	issued for
	INFORMATION

TWEE D



6 **Roof Plan**
1 : 100



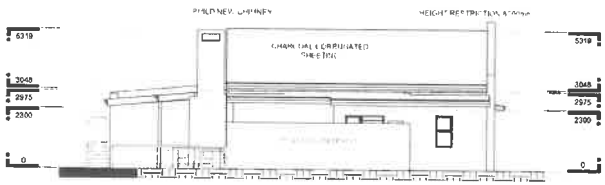
1 **Ground Floor Plan**
1 : 100

MUNISIPALITEIT GEORGE MUNICIPALITY
Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.
14/6/2024
DATE / DATUM
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

Area Schedule (Gross Building)

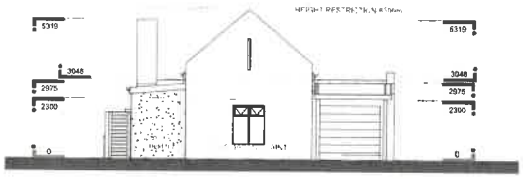
Area Schedule

2 **North Elevation**
1 : 100

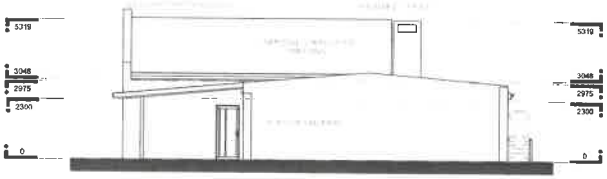


5 **West Elevation**
1 : 100

7 **Section 9**
1 : 100



3 **South Elevation**
1 : 100



4 **East Elevation**
1 : 100

8 **3D View**

ARCHITECT
PROFESIONAL INSURANCE
PERSON RESPONSIBLE FOR ISSUE

Revision	Date	Drawn	Description

Tel 011 708 5391
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BRYANSTON JHB
P O Box 928
Commerce Ryewater 2080

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client
BLUE RAIN PROPERTY DEV.

signature

project
GLEN VILLAGE - PHASE 2

stand number
Remainder of portion 52 of the farm Kraalbosch 195/52

engineer
Reg No
signature

Architect
Reg No: PrArch48183384
signature

drawing description
TWEE D

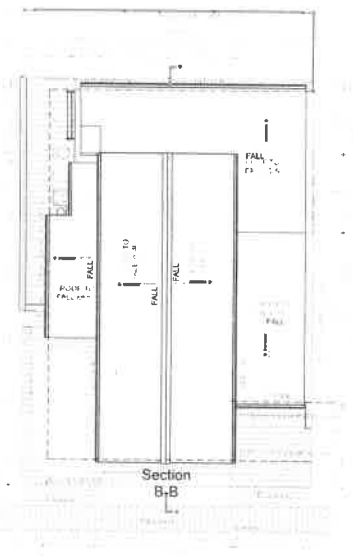
job number	drawing number
02	015

drawn: Author
scale: 1 : 100
date: 2024/05/01

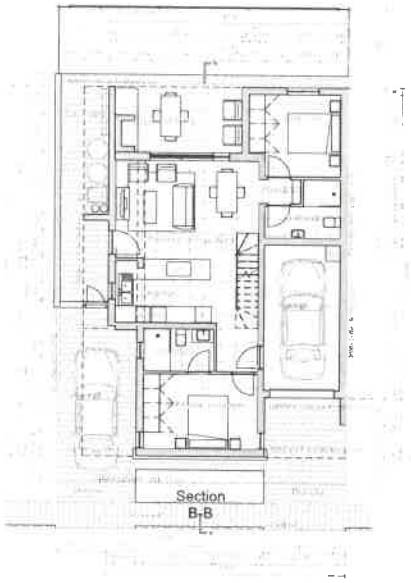
revision number

issued for
INFORMATION

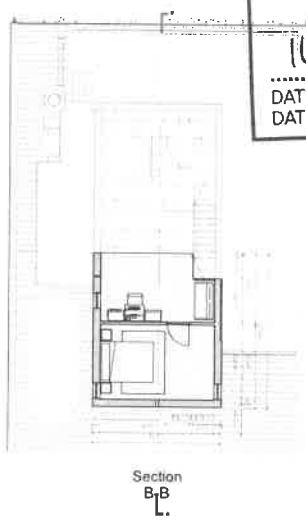
TWEE D.L



ROOF & SITE PLAN



GROUND FLOOR PLAN



Loft 1

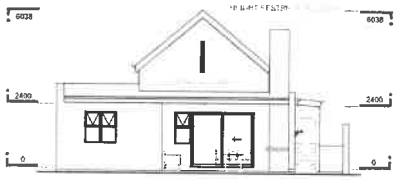
MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

14/6/2024

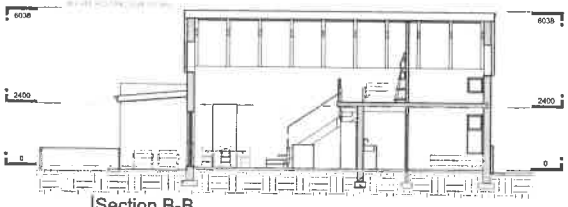
DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING



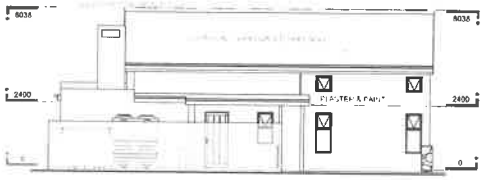
NORTH ELEVATION

EAST ELEVATION

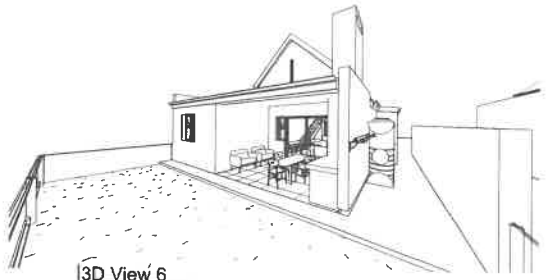


Section B-B

SOUTHELEVATION



WEST ELEVATION



3D View 6

AREA SCHEDULE - TWEE D.L

ARCHITECT

PROFESIONAL INSURANCE

CLIENT SIGNATURE

Revision	Date	Drawn	Description

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Craighall Park Gauteng 2060

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client
Bluerain Property Group

signature

project
Glen Village - Country Estate

stand number
Remainder of portion 52 of the farm Kraalbosch 195/52

engineer
Reg No:
signature

Architect Author
Reg no PrArch46183364
signature

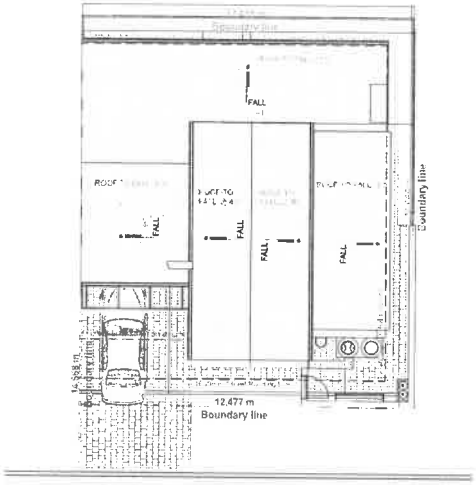
drawing description
SDP Drawings TWEE D.L

job number	drawing number
001	016

drawn	Author
scale	1 : 100
date	2024/05/01

revision number	issued for
	INFORMATION

TWEE E



6 **Roof Plan**
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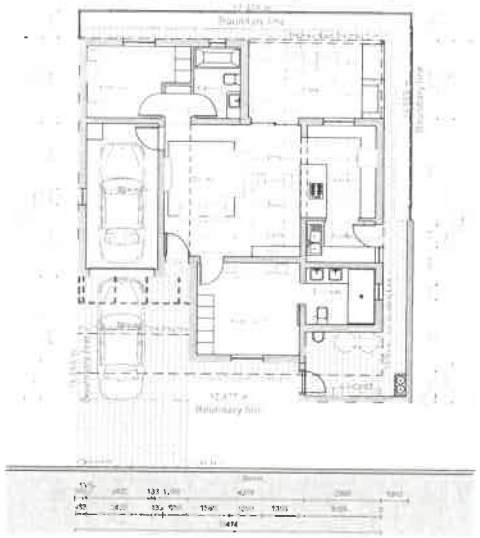
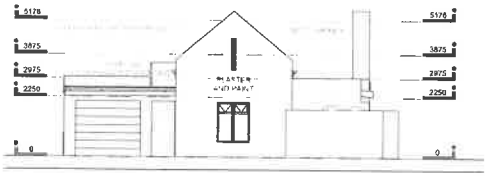


1 **Ground Floor Plan**
1 : 100

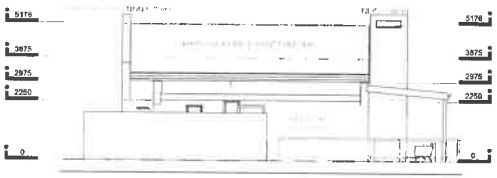
MUNISIPALITEIT GEORGE MUNICIPALITY
Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.
14/6/2024
DATE
DATUM
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

3 **North**
1 : 100

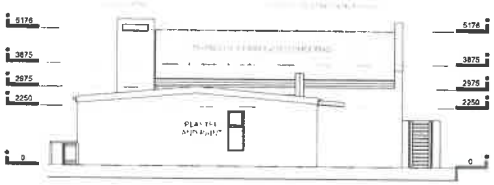


4 **South**
1 : 100

8 **Section**
1 : 100



5 **East**
1 : 100



7 **West**
1 : 100

9 **3D View**

Area Schedule (Gross Building)

Area Schedule

ARCHITECT

PROFESIONAL INSURANCE

PERSON RESPONSIBLE FOR ISSUE

Revision	Date	Drawn	Description

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Cresslyn Park Bryanston 2060

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client
BLUE RAIN PROPERTY DEV.

signature

project
GLEN VILLAGE - PHASE 2

stand number
Remainder of portion 52 of the farm Kraalbosch 195/52

engineer
Reg No:
signature

Architect
Reg No: PrArch-46183384
signature

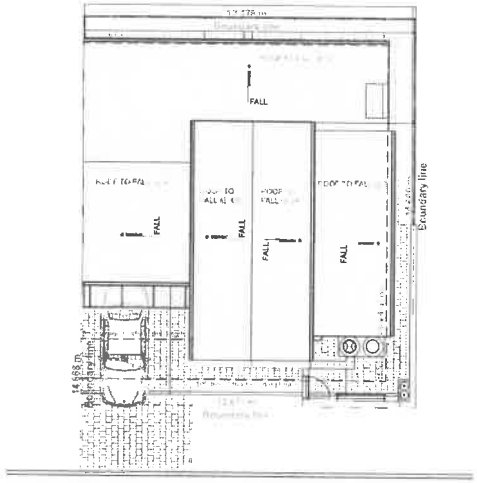
drawing description
TWEE E

job number	drawing number
02	017

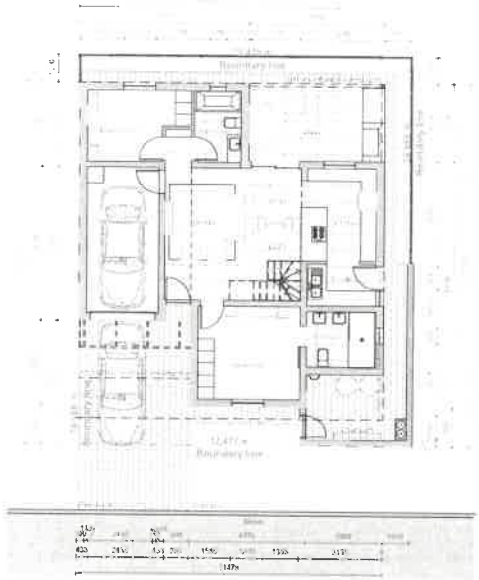
drawn: Author
scale: 1 : 100
date: 2024/05/01

revision number	issued for
	INFORMATION

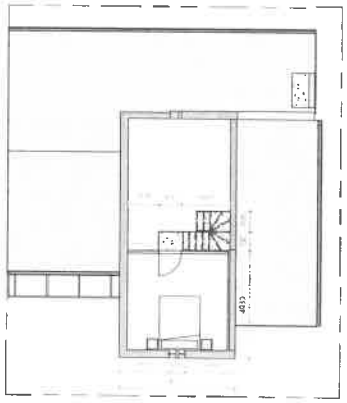
TWEE E.L



6 **Roof Plan**
1 : 100



1 **Ground Floor Plan**
1 : 100

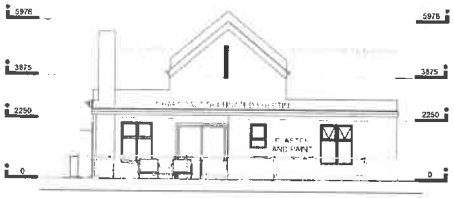


2 **Loft 1**
1 : 100

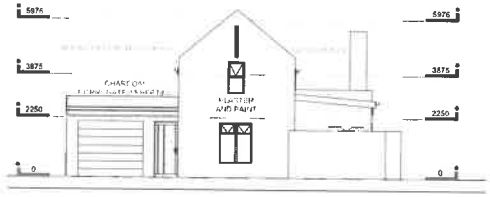
MUNISIPALITEIT GEORGE/MUNICIPALITY
Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING
DATUM
DATUM

Area Schedule (Gross Building)

Area Schedule



3 **North**
1 : 100



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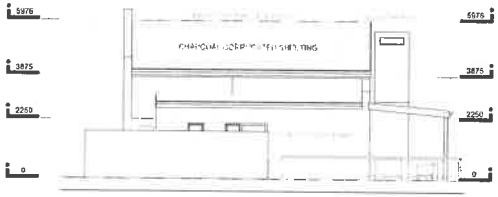
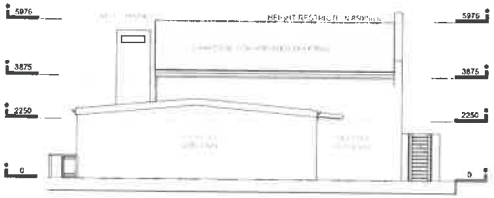
1 : 100

8 **Section**
1 : 100



5 **East**
1 : 100



7 **West**
1 : 100

9 **3D View**

ARCHITECT

PROFESSIONAL INSURANCE

PERSON RESPONSIBLE FOR ISSUE

Revision	Date	Drawn	Description

Tel 011 786 5391
Cell Phone 082 360 5363
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client
BLUE RAIN PROPERTY DEV.

signature

project
GLEN VILLAGE - PHASE 2

stand number
Remainder of portion 52 of the farm Kreelbosch 195/52

engineer
Reg No:
signature

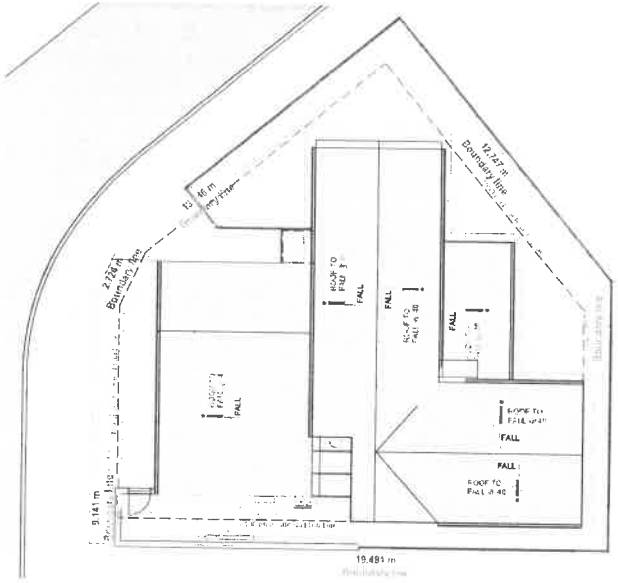
Architect
Reg No: PrArch46163384
signature

drawing description
TWEE E LOFT

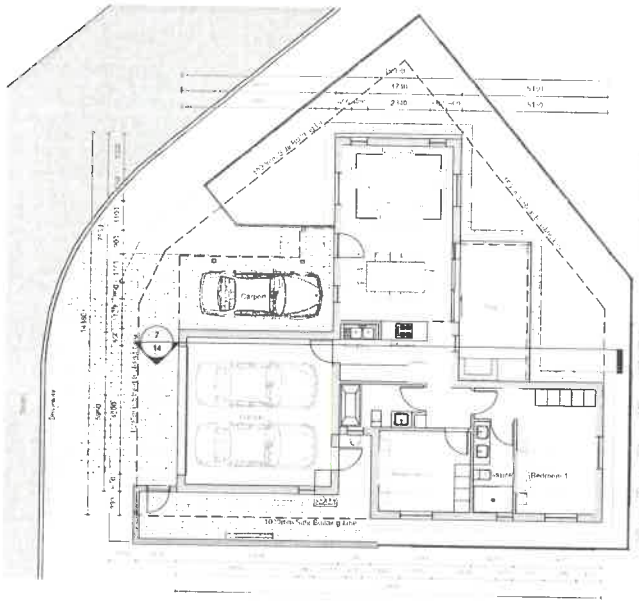
job number	drawing number
02	018
drawn	Author
scale	1 : 100
date	2024/05/01

revision number	issued for
	INFORMATION

TWEE F



6 **Roof Plan**
1 : 100



1 **Ground Floor Plan**
1 : 100

MUNISIPALITEIT GEORGE MUNICIPALITY
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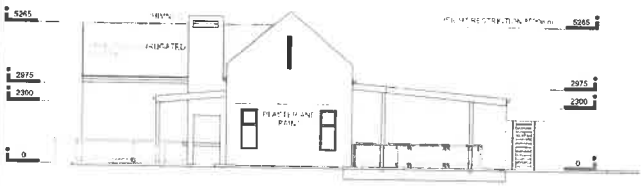
DATE 17/6/2024
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

Area Schedule

Area Schedule (Gross Building)



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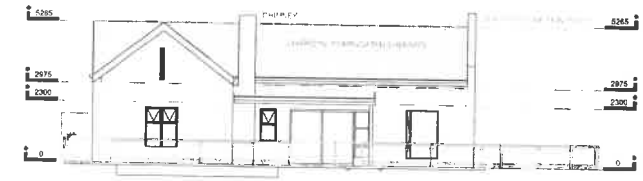

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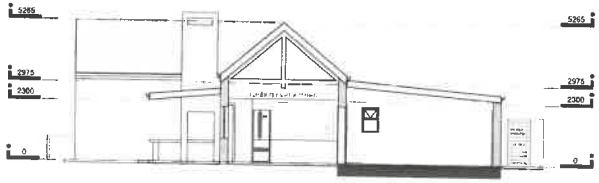

7 **Section**
1 : 100

3 **South**
1 : 100

5 **West**
1 : 100

8 **3D View 1**

ARCHITECT

PROFESIONAL INSURANCE

PERSON RESPONSIBLE FOR ISSUE

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client
BLUE RAIN PROPERTY DEV.

signature

project
GLEN VILLAGE - PHASE 2

stand number
Remainder of portion 52 of the farm Kraalbosch 195/52

engineer

Reg No:

signature

Architect

Reg No: PrArch46163384

signature

drawing description
TWEE F

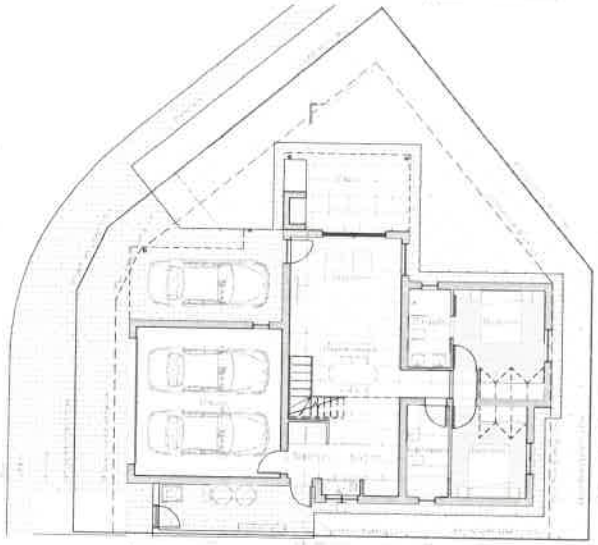
job number	drawing number
02	019

drawn	Author
scale	1 : 100
date	2024/05/01

revision number	issued for
	INFORMATION

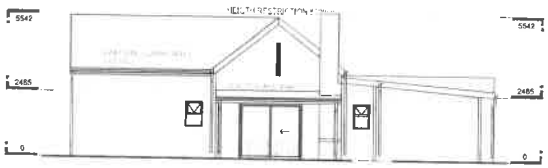
TWEE F.L

ROOF PLAN



GROUND FLOOR PLAN

LOFT



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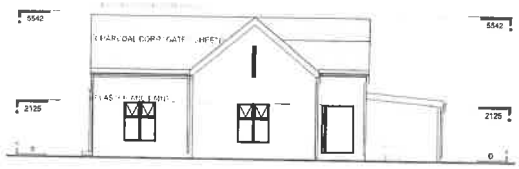
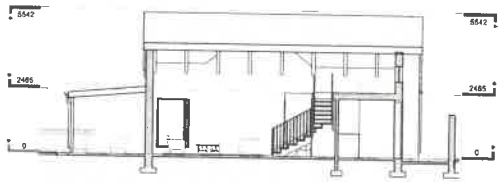


EAST ELEVATION



SECTION BB

SOUT ELEVATION

WEST ELEVATION

3D View

MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

14/6/2024

DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

AREA SCHEDULE - TWEE F.L

ARCHITECT	
PROFESIONAL INSURANCE	
CLIENT SIGNATURE	

Revision	Date	Drawn	Description

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www.lapalala.com
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P.O Box 539
Cresslawn Bryanston 2060

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client
Bluerain Property Group

signature

project
Glen Village - Country Estate

stand number
Remainder of portion 52 of the farm Kraalbosch 195/52

engineer
Reg No
signature

Architect Author
Reg No. PrArch46163384
signature

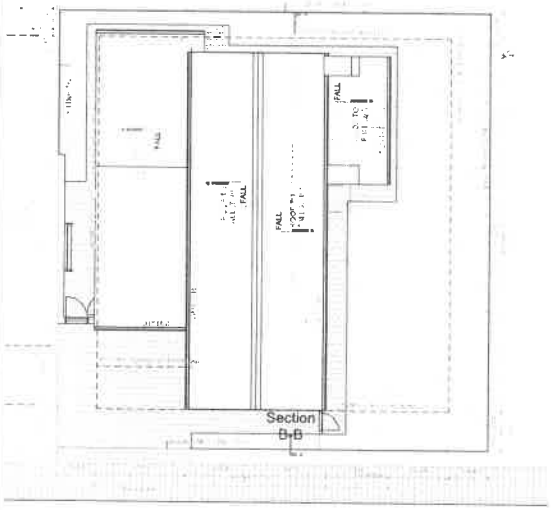
drawing description
SDP Drawings TWEE F.L

job number	drawing number
001	020

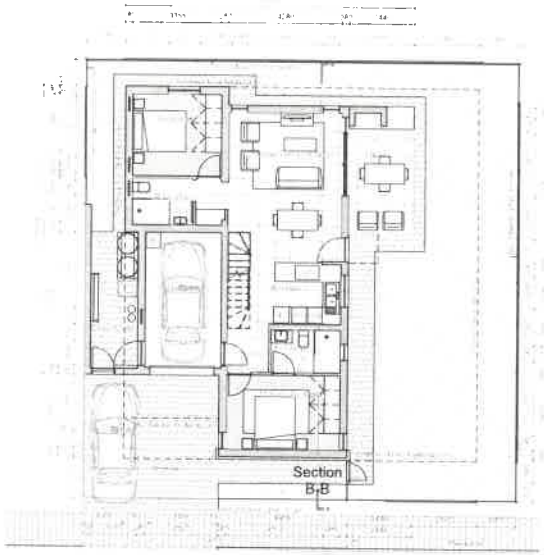
drawn	Author
scale	1 : 100
date	2024/05/01

revision number	issued for
	INFORMATION

TWEE G.L



ROOF & SITE PLAN



GROUND FLOOR PLAN

Loft 1

MUNISIPALITEIT GEORGE MUNICIPALITY

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14/6/2024

DATE
DATUM

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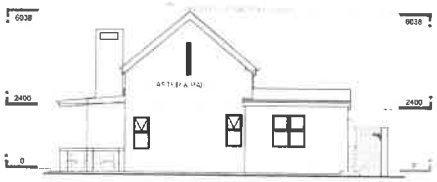
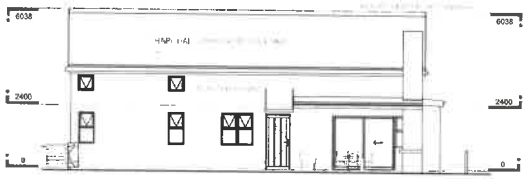
SENIOR BESTUURDER: STATSBEPLANNING

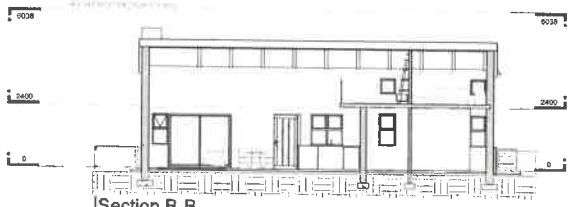
AREA SCHEDULE - TWEE G.L



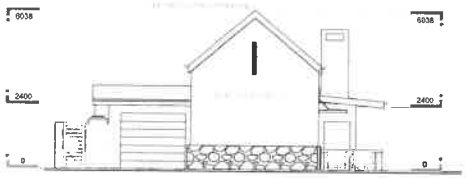
NORTH ELEVATION



EAST ELEVATION



Section B-B



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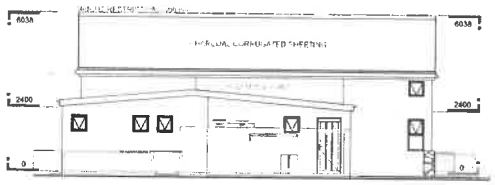
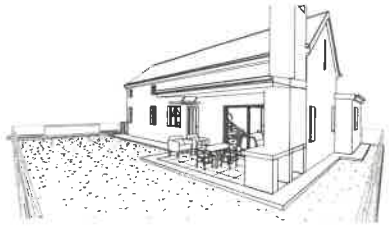


WEST ELEVATION



3D View 7

ARCHITECT
PROFESIONAL INSURANCE
CLIENT SIGNATURE

Revision	Date	Drawn	Description

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Cell Phone 083 260 8353
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Ciderwindow Bryanston 2060
LAPALAKA

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client
Bluerain Property Group

signature

project
Glen Village - Country Estate

stand number
Remainder of portion 52 of the farm Kraalbosch 195/52

engineer
Reg No
signature

Architect Author
Reg No. PrArch46163384
signature

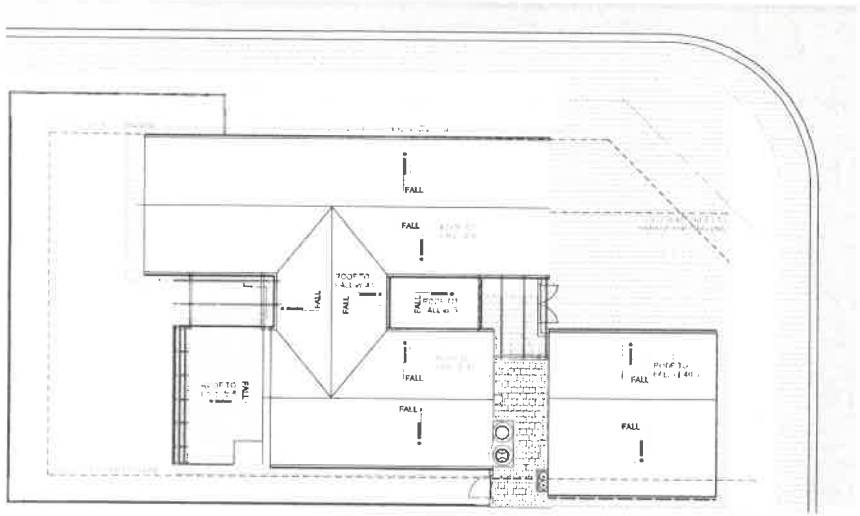
drawing description
SDP Drawings TWEE G.L

job number	drawing number
001	021

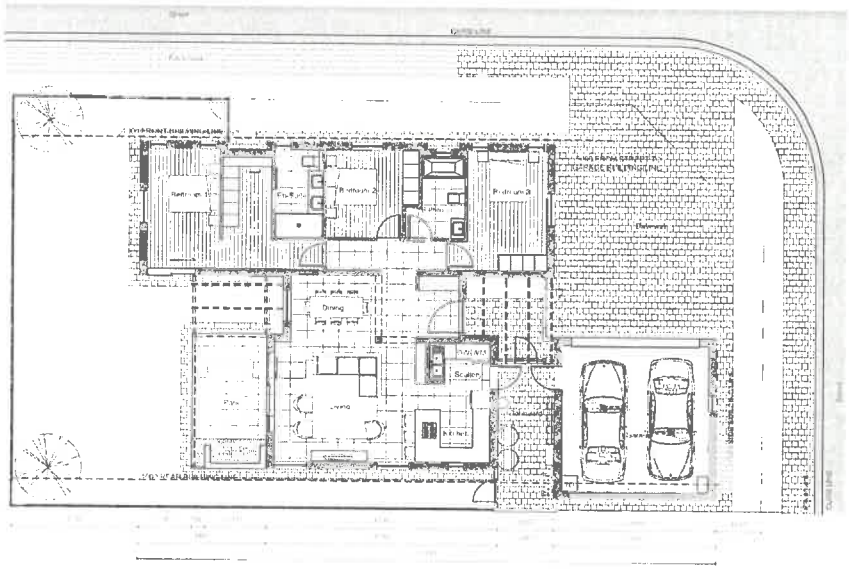
drawn	Author
scale	1 : 100
date	2024/05/01

revision number	issued for
	INFORMATION

DRIE A



6 **Roof Plan**
1 : 100



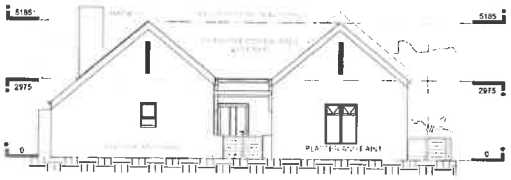
1 **Ground Floor Plan**
1 : 100

MUNISIPALITEIT GEORGE MUNICIPALITY
Approved in terms of Section 80 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING
DATE
DATUM

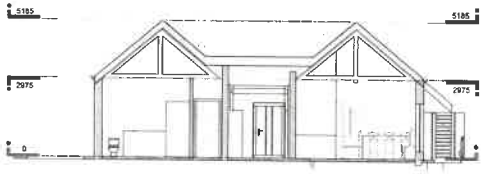
Area Schedule (Gross Building)

Area Schedule

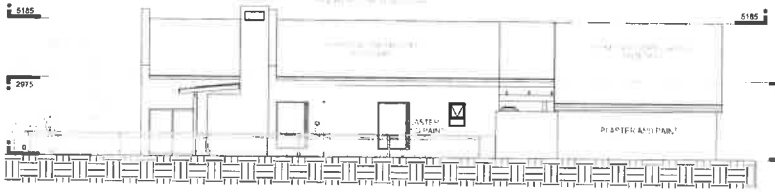
2 **North Elev**
1 : 100



4 **East Elev**
1 : 100



8 **Section**
1 : 100



3 **South Elev**
1 : 100

5 **West Elev**
1 : 100

7 **3D View 5**

ARCHITECT	
PROFESIONAL INSURANCE	
PERSON RESPONSIBLE FOR ISSUE	

Revision	Date	Drawn	Description

Tel 011 706 5391
Cell Phone 082 380 5363
BRYANSTON JHB
P O Box 526
Claremview Extension 2060

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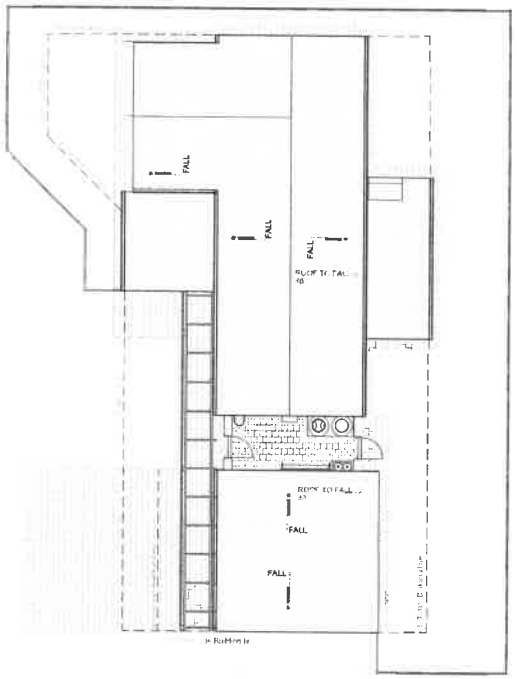
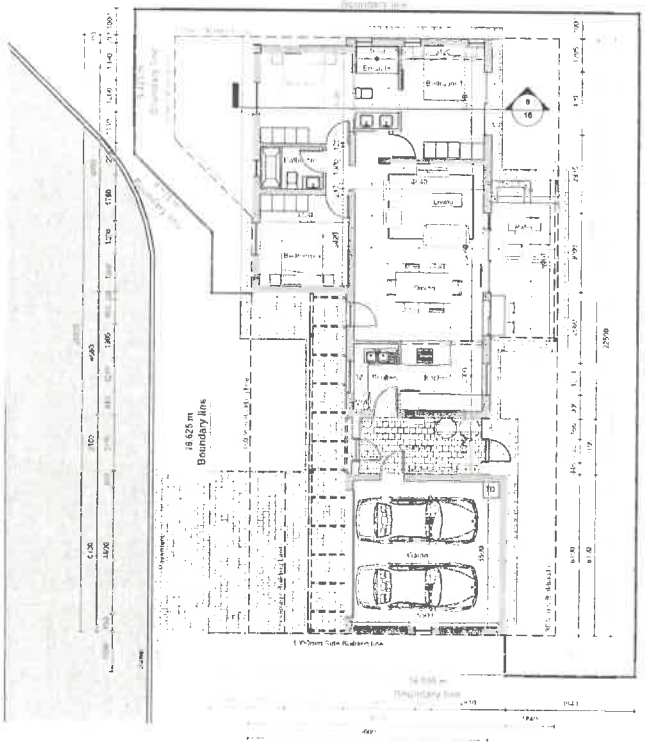
client	BLUE RAIN PROPERTY DEV.
signature	
project	GLEN VILLAGE - PHASE 2
stand number	Remainder of portion 52 of the farm Kraalbosch 195/52
engineer	
Reg No	
signature	
Architect	
Reg No:	PrArch:46163184
signature	
drawing description	DRIE A
job number	02
drawing number	022
drawn	Author
scale	1 : 100
date	2024/05/01
revision number	
issued for	INFORMATION

DRIE B



7 **Roof Plan**
1 : 100



1 **Ground Floor Plan**
1 : 100

MUNISIPALITEIT GEORGE MUNICIPALITY

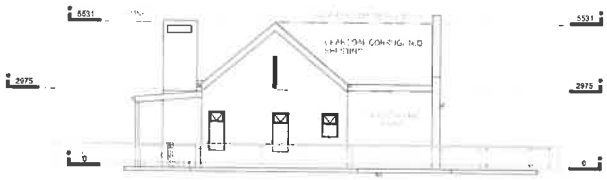
Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

14/6/2024
DATE
DATUM

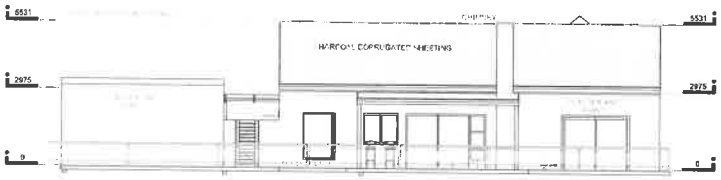
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

Area Schedule

Area Schedule (Gross Building)

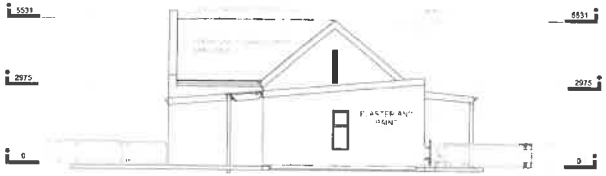


4 **North elevation**
1 : 100



3 **East elevation**
1 : 100

8 **Section 1**
1 : 100



5 **South elevation**
1 : 100

6 **West elevation**
1 : 100

2 **3D View 1**

ARCHITECT
PROFESIONAL INSURANCE
PERSON RESPONSIBLE FOR ISSUE

Revision	Date	Drawn	Description

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Cell Phone 082 380 6363
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BRYANSTON - JHB
P O Box 439
Cramerview Bryanston 2060
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client
BLUE RAIN PROPERTY DEV.

signature

project
GLEN VILLAGE - PHASE 2

stand number
Remainder of portion 52 of the farm Kraalbosch 195/52

engineer
Reg No:
signature

Architect
Reg No: PrArch-46163384
signature

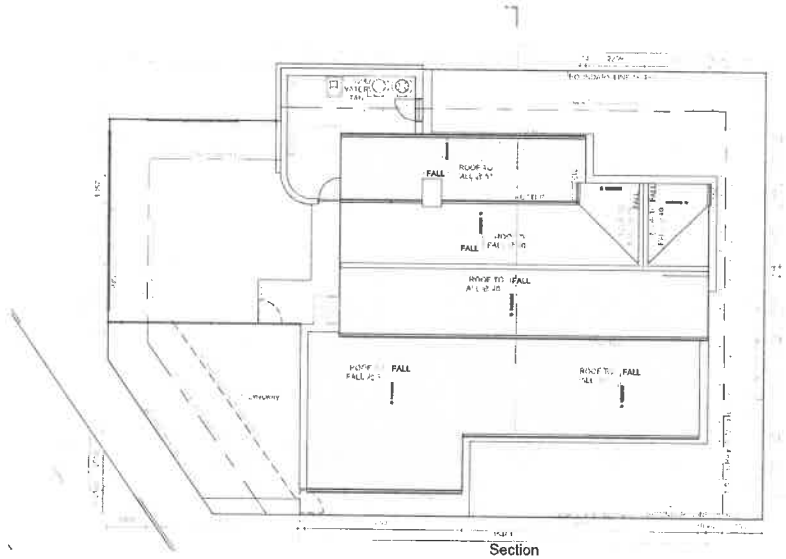
drawing description
DRIE B

job number	drawing number
02	023

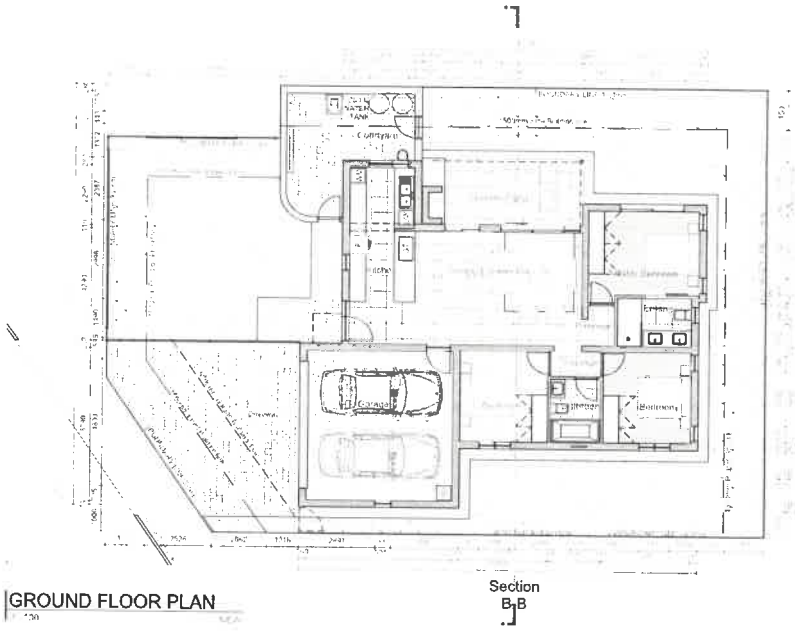
drawn Author
scale 1 : 100
date 2024/05/01

revision number	Issued for
	INFORMATION

DRIE B 1

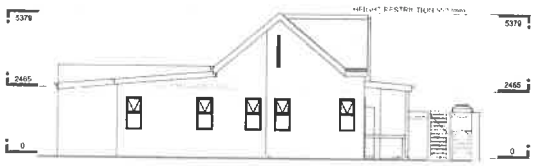


ROOF & SITE PLAN



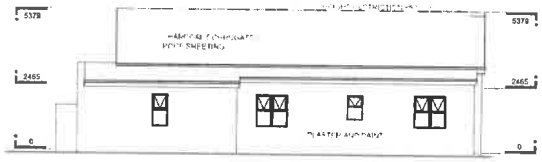
GROUND FLOOR PLAN

NORTH WEST ELEVATION



NORTH EAST ELEVATION

Section B-B



SOUTH EAST ELEVATION

WEST

3D View 1

MUNISIPALITEIT GEORGE MUNICIPALITY
Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.
14/6/2024
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING
DATE
DATUM

AREA SCHEDULE - DRIE B...

ARCHITECT	
PROFESIONAL INSURANCE	
CLIENT SIGNATURE	

Revision	Date	Drawn	Description

Tel 011 708 5381
Cell Phone 083 350 8063
www.apalala.com
BRYANSTON JHB
P O Box 836
Cramerview Bryanston 2060
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client
Bluerain Property Group

signature

project
Glen Village - Country Estate

stand number
Remainder of portion 52 of the farm Kraalbosch 195/52

engineer
Reg No
signature

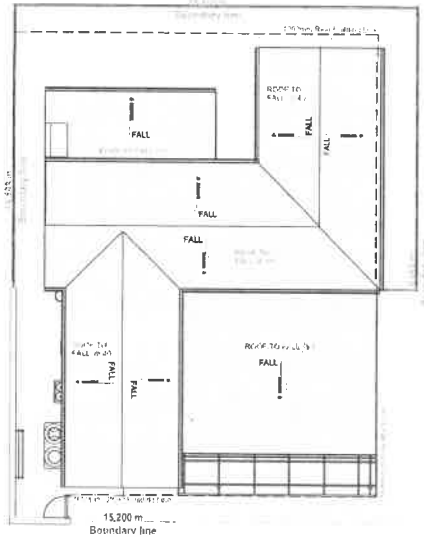
Architect Author
Reg No. PrArch46163384
signature

drawing description
DRIE B 1

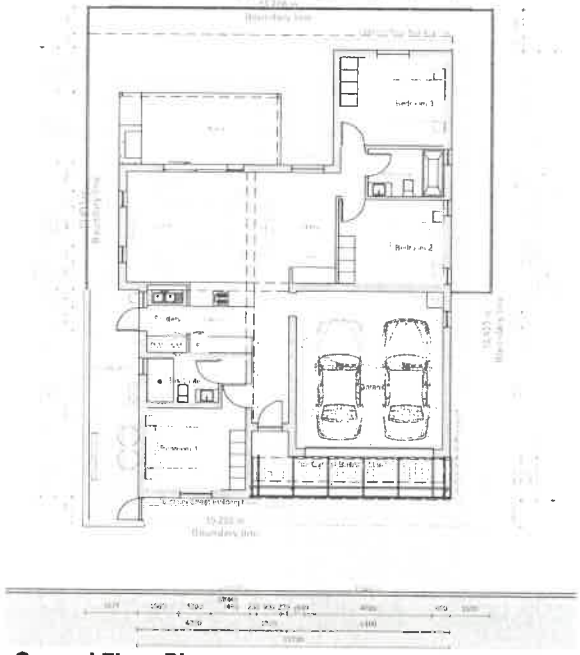
job number	drawing number
001	024
drawn	Author
scale	1 : 100
date	2024/05/01

revision number	issued for
	INFORMATION

DRIE C



6 **Roof Plan**
1 : 100



1 **Ground Floor Plan**
1 : 100

MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

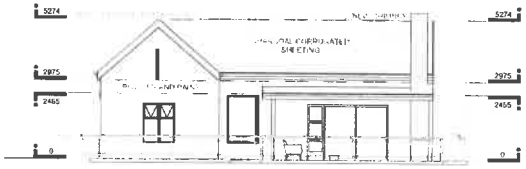
14/6/2024

DATE / DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

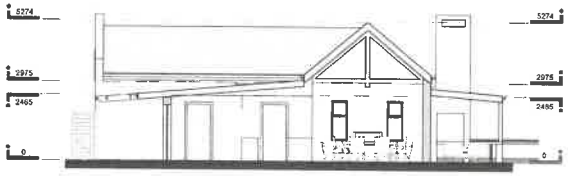
Area Schedule (Gross Building)

Area Schedule (Rentable)

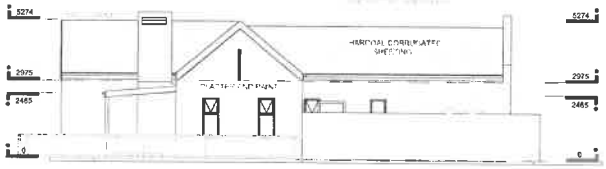


2 **North**
1 : 100

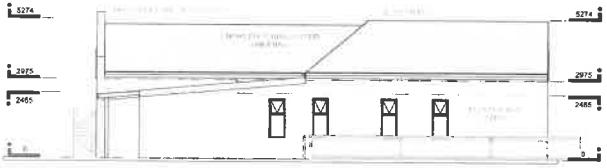
3 **South**
1 : 100



7 **Section**
1 : 100



4 **West**
1 : 100



5 **East**
1 : 100

8 **3D View**

ARCHITECT

PROFESSIONAL INSURANCE

PERSON RESPONSIBLE FOR ISSUE

Revision	Date	Drawn	Description

Tel 011 705 3391
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P O Box 838
Cramerview Bryanston 2080

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client
BLUE RAIN PROPERTY DEV.

signature

project
GLEN VILLAGE - PHASE 2

stand number
Remainder of portion 52 of the farm Kraaibosch 196/52

engineer
Reg No
signature

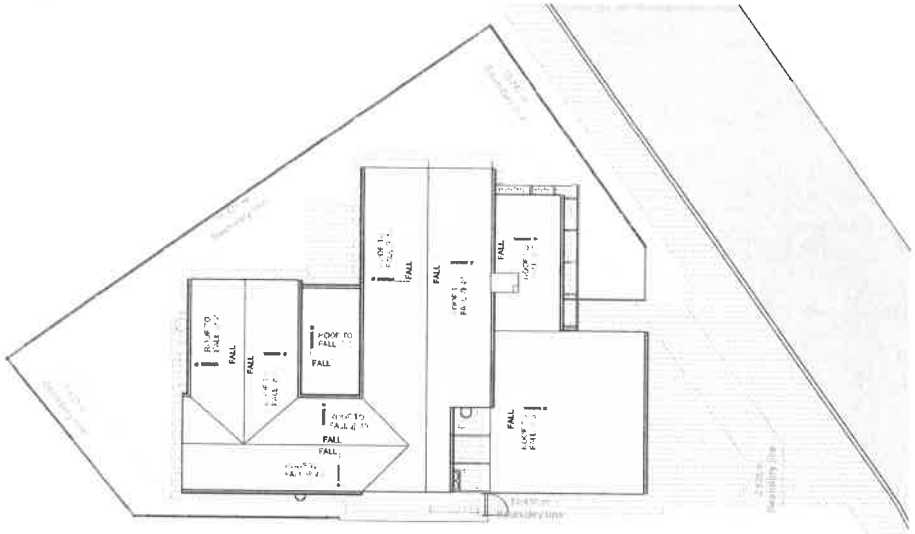
Architect
Reg No: PrArch46163384
signature

drawing description
DRIE C

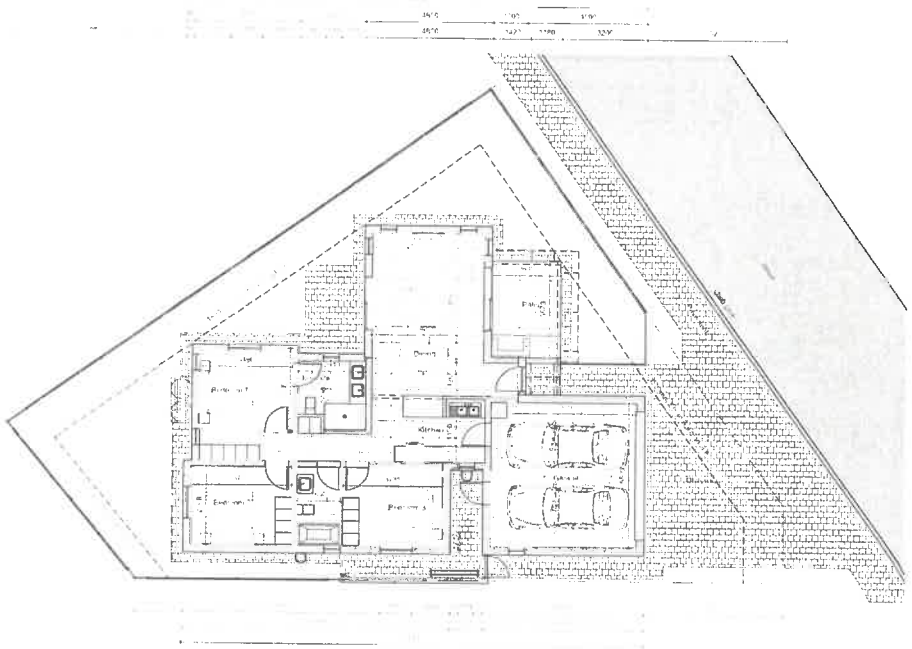
job number	drawing number
02	025
drawn	Author
scale	1 : 100
date	2024/05/01

revision number	issued for
	INFORMATION

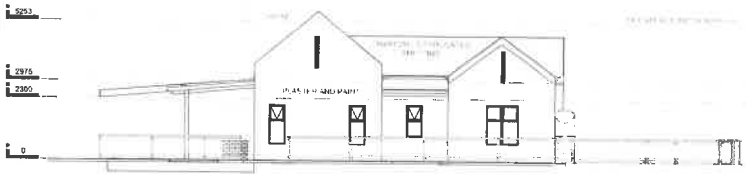
DRIE D



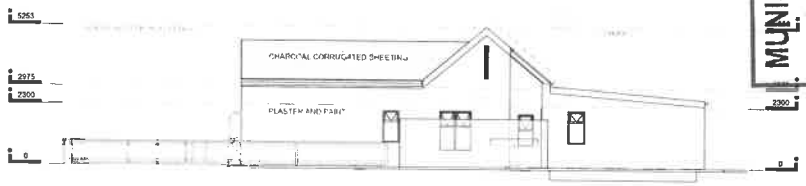
6 **Roof Plan**
1 : 100



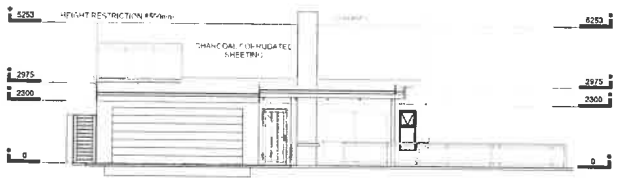
1 **Ground Floor Plan**
1 : 100



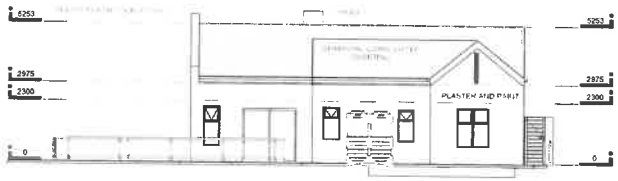
2 **North**
1 : 100



3 **South**
1 : 100



4 **East**
1 : 100



5 **West**
1 : 100

MUNISIPALITEIT GEORGE MUNICIPALITY
Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.
14/6/2024
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

Area Schedule

Area Schedule (Gross Building)

Level	Name	Area

ARCHITECT	
PROFESIONAL INSURANCE	
PERSON RESPONSIBLE FOR ISSUE	

Revision	Date	Drawn	Description

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Cell Phone 082 369 5363
www.apalaca.com
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P O Box 538
Cramerview Bryanston 2060
APALACA ARCHITECTS

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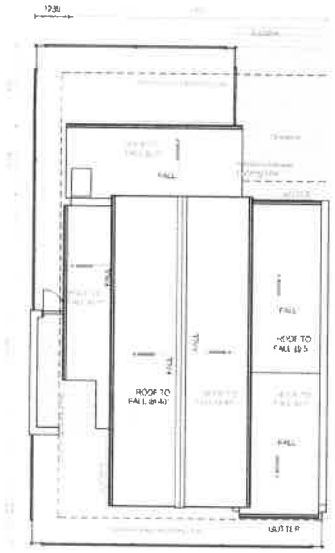
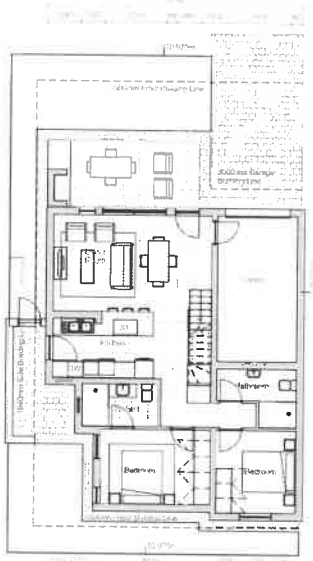
client	BLUE RAIN PROPERTY DEV.
signature	
project	GLEN VILLAGE - PHASE 2
stand number	Remainder of portion 52 of the farm Kraalbosch 195/62
engineer	
Reg No	
signature	
Architect	
Reg No	PrArch46183384
signature	
drawing description	DRIE D
job number	02
drawing number	026
drawn	Author
scale	1 : 100
date	2024/05/01
revision number	
issued for	INFORMATION

DRIE F.L

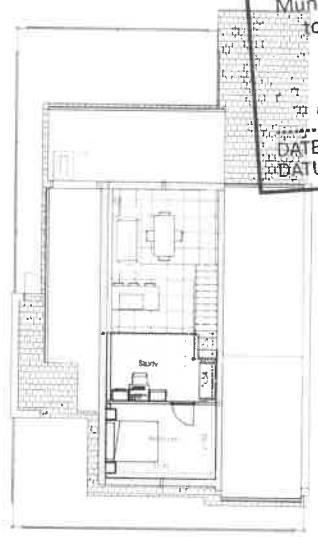
MUNISIPALITEIT GEORGE MUNICIPALITY
Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.
14/6/2024
DATE
DATUM
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING



ROOF & SITE PLAN
1 : 100



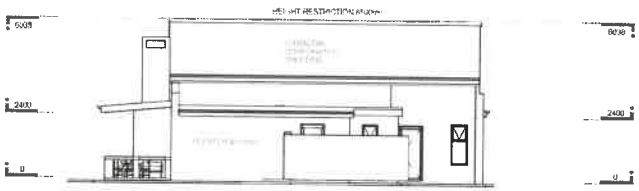
GROUND FLOOR PLAN
1 : 100



LOFT SDP
1 : 100
NEW

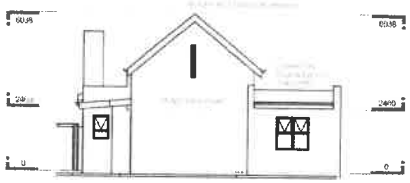
AREA SCHEDULE

NORTH
1 : 100

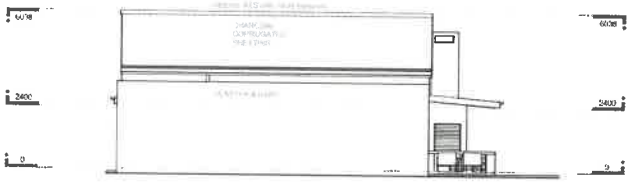


WEST
1 : 100

3D View 4



SOUTH
1 : 100



EAST
1 : 100
NEW

3D View 8

ARCHITECT
PROFESSIONAL PROXIMACE
CLIENT SIGNATURE
Date | Description

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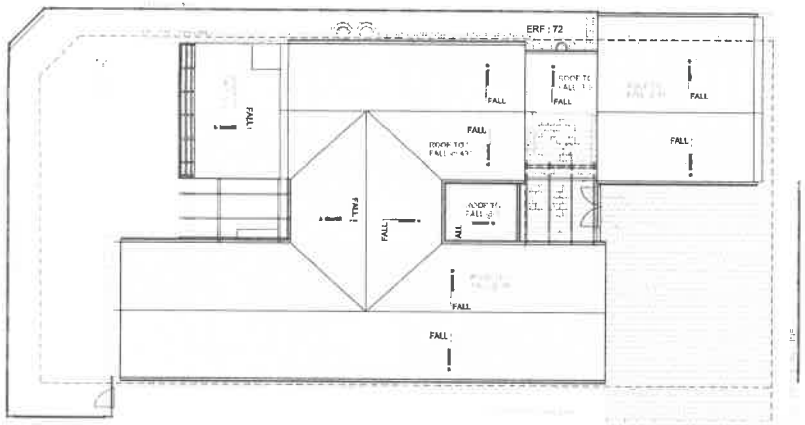
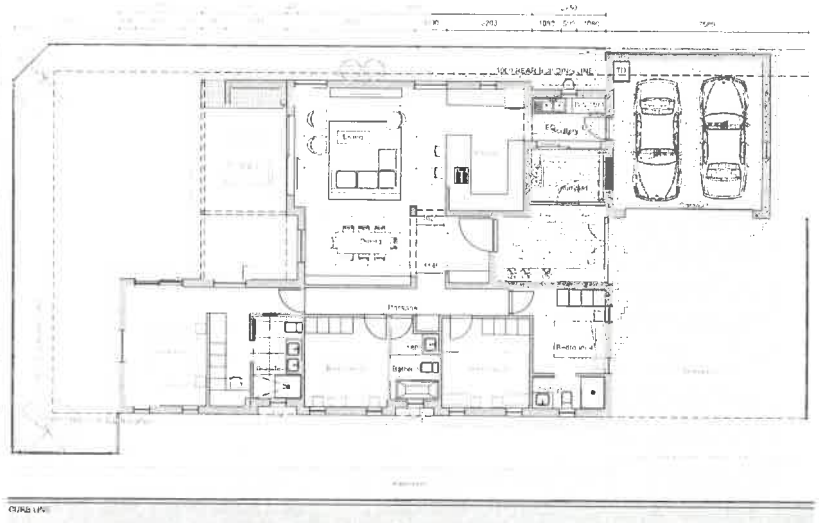
client
Bluerain Property Group
signature
project
Glen Village - Country Estate
stand number
Remainder of portion 52 of the farm Kraalbosch 195/52
engineer
Reg No:
signature
Architect
Author
Reg No: PrArch48163384
signature
drawing description
SDP Drawings DRIE F.L
job number 001
drawing number 027
drawn: Author
scale 1 : 100
date 2024/05/01
revision number
issued for
INFORMATION

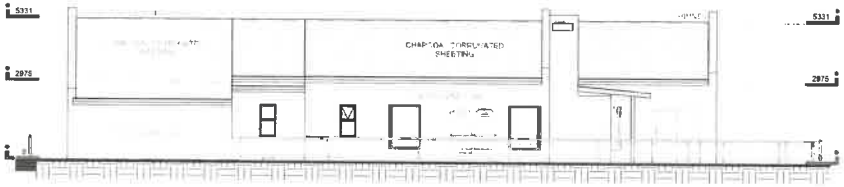
VIER A



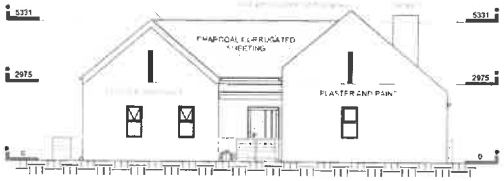
6 **Roof Plan**
1 : 100



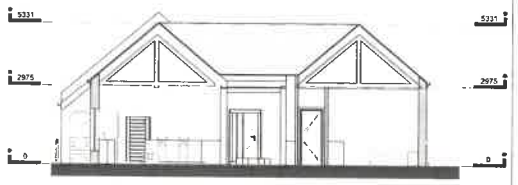
1 **Ground Floor Plan**
1 : 100



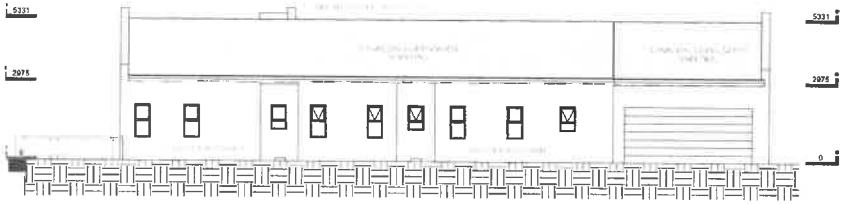
2 **North Elev**
1 : 100



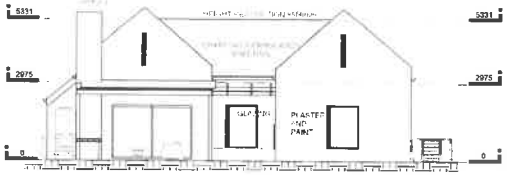
4 **East Elev**
1 : 100



9 **Section**
1 : 100



3 **South Elev**
1 : 100



5 **West Elev**
1 : 100

7 **3D View 6**

MUNISIPALITEIT GEORGE MUNICIPALITY
Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING
DATE 1/16/2024
DATUM

Area Schedule (Gross Building)

Area Schedule

ARCHITECT	
PROFESIONAL INSURANCE	
PERSON RESPONSIBLE FOR ISSUE	

Revision	Date	Drawn	Description

Tel 011 706 5381
Cell Phone 082 360 5363
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client
BLUE RAIN PROPERTY DEV.

signature

project
GLEN VILLAGE - PHASE 2

stand number
Remainder of portion 52 of the farm Kraalbosch 195/52

engineer
Reg No:
signature

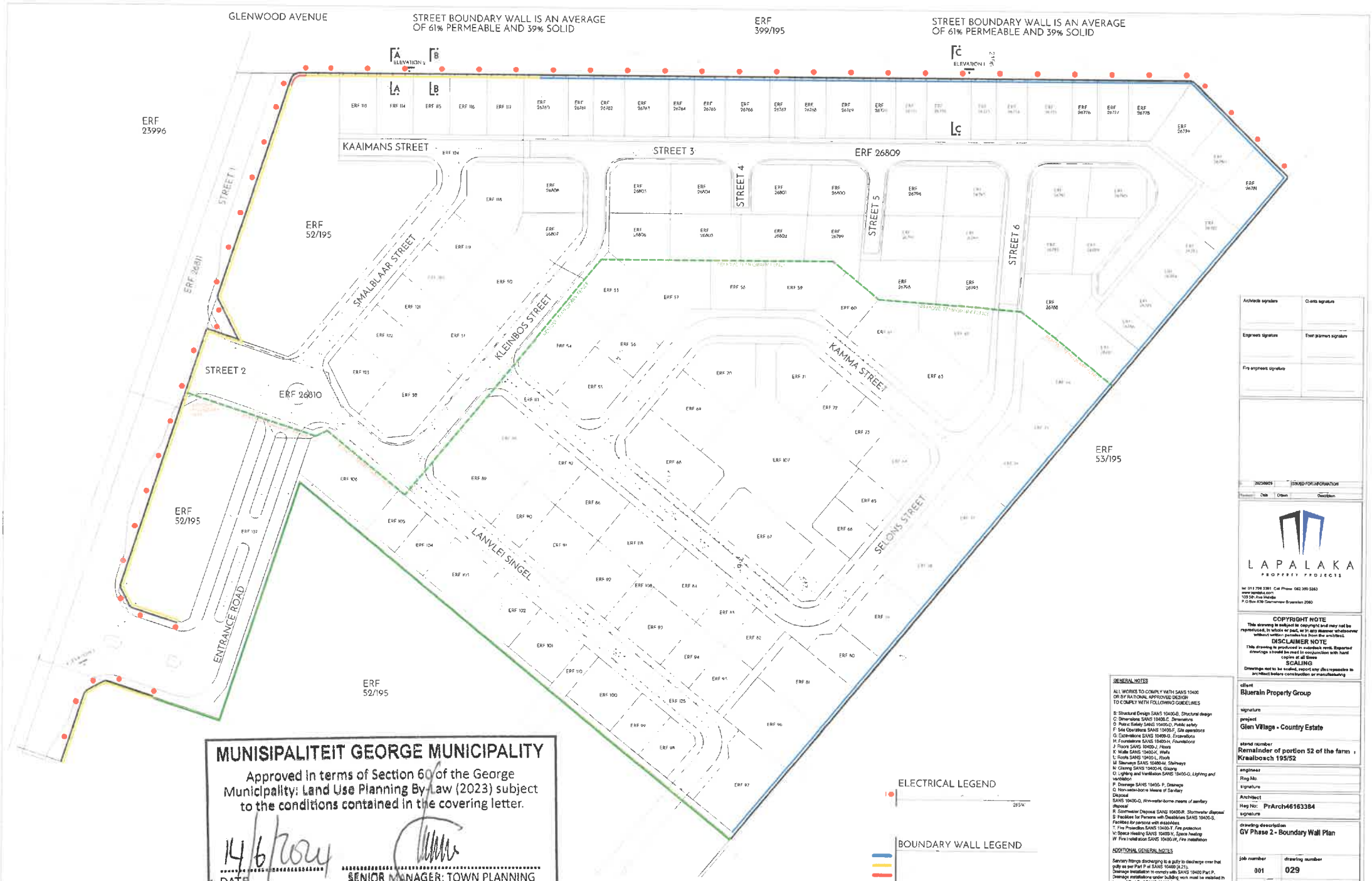
Architect
Reg No: PrArch46163384
signature

drawing description
VIER A

job number	drawing number
02	028

drawn	Author
scale	1 : 100
date	2024/05/01

revision number	issued for
	INFORMATION



BOUNDARY WALL PLAN

MUNISIPALITEIT GEORGE MUNICIPALITY

Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

14/6/2024
DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

ELECTRICAL LEGEND

BOUNDARY WALL LEGEND

GENERAL NOTES

ALL WORKS TO COMPLY WITH SANS 10400 OR BY RATIONAL APPROVED DESIGN TO COMPLY WITH FOLLOWING GUIDELINES

B: Structural Design SANS 10400-B, *Structural design*
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N: Glazing SANS 10400-N, *Glazing*
O: Lighting and Ventilation SANS 10400-O, *Lighting and ventilation*
P: Drainage SANS 10400- P, *Drainage*
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SANS 10400-Q, *Non-water-borne means of sanitary disposal*
R: Stormwater Disposal SANS 10400-R, *Stormwater disposal*
S: Facilities for Persons with Disabilities SANS 10400-S, *Facilities for persons with disabilities*
T: Fire Protection SANS 10400-T, *Fire protection*
V: Space Heating SANS 10400-V, *Space heating*
W: Fire Installation SANS 10400-W, *Fire installation*

ADDITIONAL GENERAL NOTES

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 (5.13.4).
Drainage installations under building work must be protected in terms of Part P of SANS 10400 (4.22.2).
Rainwater not to discharge onto neighboring property.
LP Gas 38 kg stored on premises without a Flammable Substance Certificate in terms of Section 37(6) of the Community Fire Safety By Law
No structure or any portion thereof to encroach the property boundary.
Walls on boundary to be finish to the satisfaction of adjacent owner.

Architects signature	Clients signature
Engineers signature	Town planners signature
Fire engineers signature	

Revision	Date	Drawn	Description
	20250825		ISSUED FOR INFORMATION

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client
Bluerain Property Group

signature

project
Glen Village - Country Estate

stand number
Remainder of portion 52 of the farm Kraalbosch 195/52

engineer
Reg No:
signature

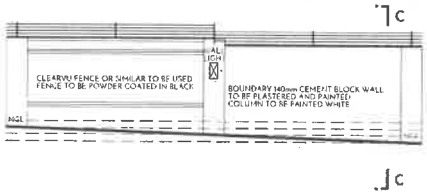
Architect
Reg No: **PrArch46163384**
signature

drawing description
GV Phase 2 - Boundary Wall Plan

job number	drawing number
001	029

drawn	Max Turner
scale	As indicated
date	2024/05/01

revision number	issued for
0	INFORMATION

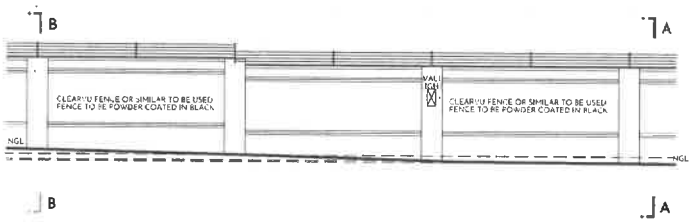


DESIGN NOTE:

BOUNDARY WALL DESIGN OF THE PORTIONS BETWEEN COLUMNS TO BE INTERCHANGEABLE EITHER OF THE BELOW TO BE USED:
OPTION 1 - 1 FENCE, 1 WALL, 1 FENCE, 1 WALL
OPTION 2 - 2 FENCE PORTIONS THEN TWO WALL PORTIONS

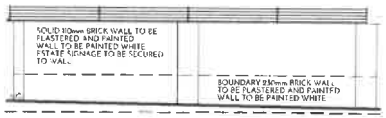
ELEVATION 1 - TYPICAL

SECTION AA - TYPICAL

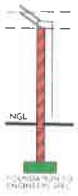


ELEVATION 2 - TYPICAL

SECTION BB - TYPICAL



ELEVATION 3 - SINGULAR



SECTION CC - TYPICAL

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Approved in terms of Section 60 of the George Municipality: Land Use Planning By-Law (2023) subject to the conditions contained in the covering letter.

14/6/2024

DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

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OR BY RATIONAL APPROVED DESIGN
TO COMPLY WITH FOLLOWING GUIDELINES

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No structure or any portion thereof to encroach the property boundary.
Walls on boundary to be finish to the satisfaction of adjacent owner.

Architects signature	Client signature
Engineers signature	Town planners signature
Fire engineers signature	

Revision	Date	Drawn	Description

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client
Bluerain Property Group

signature

project
Glen Village - Country Estate

stand number
Remainder of portion 52 of the farm Kraalbosch 185/52

engineer
Reg No
signature

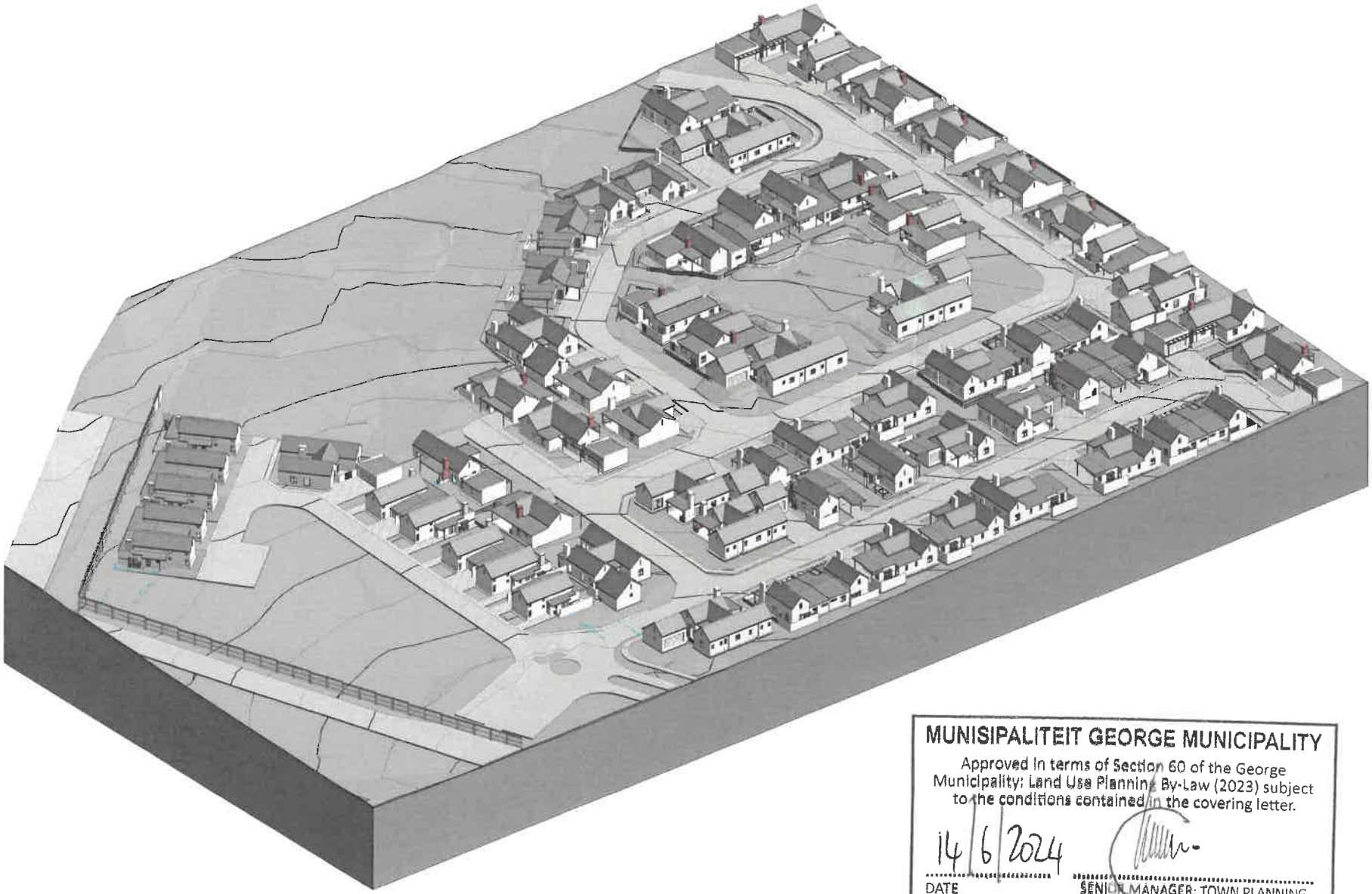
Architect
Reg No **PrArch46163384**
signature

drawing description
GV Phase 2 - Boundary Wall Typical Elevations/Sections

job number	drawing number
001	030

drawn	Max Turner
scale	1 : 50
date	2024/05/01

revision number	issued for
	INFORMATION



MUNISIPALITEIT GEORGE MUNICIPALITY

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14/6/2024

DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

1 Site 3D - South West Perspective

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Engineers signature	Town planners signature
Fire engineers signature	

Revision	Date	Drawn	Description

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client
BLUE RAIN PROPERTY DEV.

signature

project
GLEN VILLAGE - PHASE 2

stand number
Remainder of portion 52 of the farm Kraalbosch 195/52

engineer
Reg No:
signature

Architect
Reg No: PrArch48183384
signature

drawing description
Site 3D - South West Perspective

job number	drawing number
Project Number	031
drawn	Author
scale	
date	2024/05/01

revision number	issued for
	INFORMATION

MUNISIPALITEIT GEORGE MUNICIPALITY

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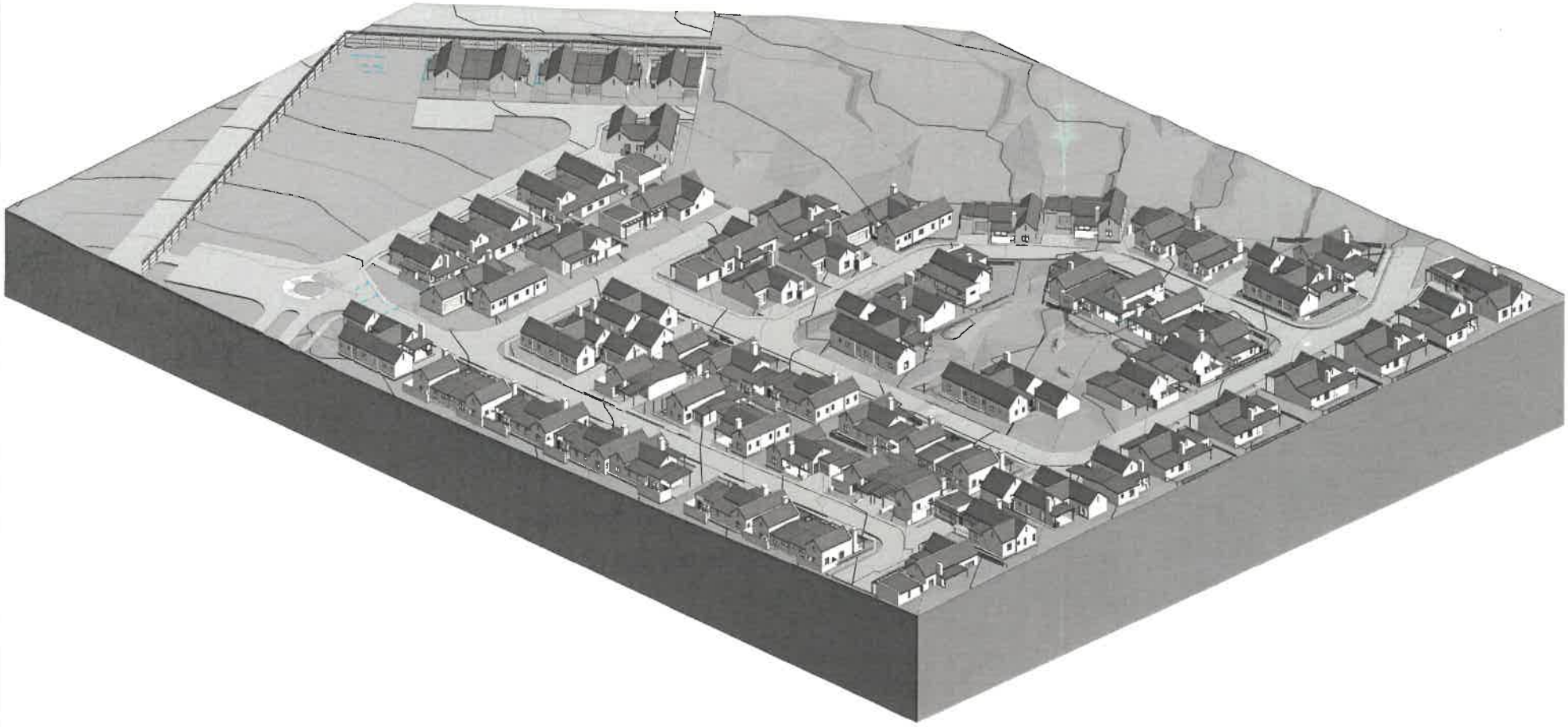
14/6/2024

DATE
DATUM

SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING



1 Site 3D - South East Perspective

GENERAL NOTES

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OR BY RATIONAL APPROVED DESIGN
TO COMPLY WITH FOLLOWING GUIDELINES

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Architects signature	Clients signature
Engineers signature	Town planners signature
Fire engineers signature	

Revision	Date	Drawn	Description

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client
BLUE RAIN PROPERTY DEV.

signature

project
GLEN VILLAGE - PHASE 2

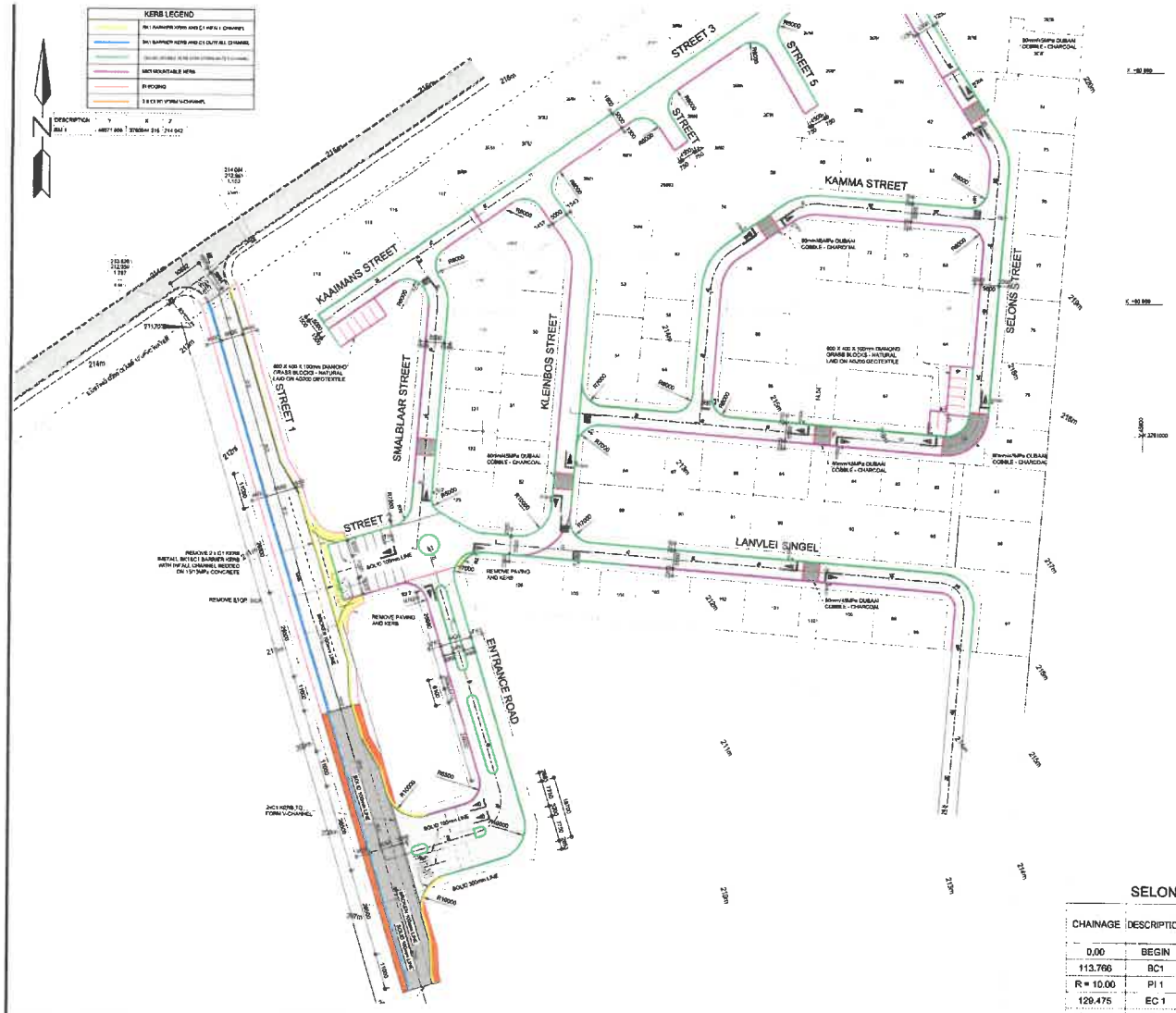
stand number
Remainder of portion 52 of the farm Kraalbosch 195/52

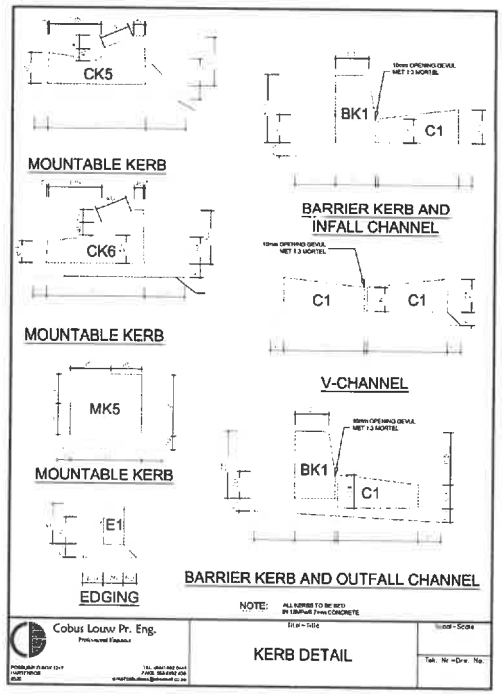
engineer
Reg No:
signature

Architect
Reg No: PrArch48163384
signature

drawing description
Site 3D - South West Perspective

job number	drawing number
Project Number	032
drawn	Author
date	2024/05/01
revision number	issued for
	INFORMATION





MUNISIPALITEIT GEORGE MUNICIPALITY
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14/6/2024
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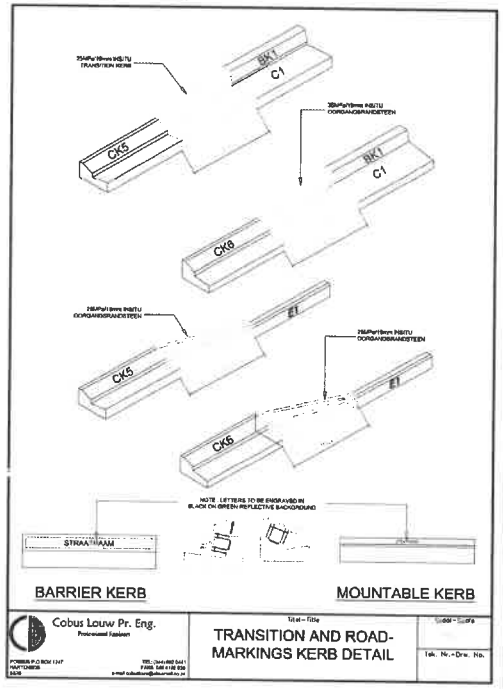
SENIOR BESTUURDER: STATSBEPLANNING
SENIOR MANAGER: TOWN PLANNING



STREET 1 ROAD COORDINATES

CHAINAGE	DESCRIPTION	COORDINATES WG 23* Y +0,000	X +3 700 000,00
0,00	BEGIN	46084.238	3760947.416
231.397	END	46017.478	3761168.973

ENTRANCE ROAD COORDINATES

CHAINAGE	DESCRIPTION	COORDINATES WG 23* Y +0,000	X +3 700 000,00
0,00	BEGIN	46028.997	3761130.745
29.513	BC1	46000.787	3761122.077
R = 10.00	PI 1	45991.284	3761119.157
45.161	EC 1	45994.147	3761109.638
122.760	END	46016.497	3761035.327

SMALBLAAR ROAD COORDINATES

CHAINAGE	DESCRIPTION	COORDINATES WG 23* Y +0,000	X +3 700 000,00
0,00	BEGIN	46019.811	3761036.213
74.220	BC1	46014.065	3760962.216
R = 10.00	PI 1	46013.788	3760958.644
81.100	EC 1	46015.841	3760955.709
90.327	END	46021.131	3760948.148

KAAIMANS ROAD COORDINATES

CHAINAGE	DESCRIPTION	COORDINATES WG 23* Y +0,000	X +3 700 000,00
0,00	BEGIN	46048.817	3760967.519
77.000	END	45985.726	3760923.377

LANGVLEI ROAD COORDINATES

CHAINAGE	DESCRIPTION	COORDINATES WG 23* Y +0,000	X +3 700 000,00
0,00	BEGIN	45996.158	3761034.198
135.978	BC1	45860.588	3761044.743
R = 7.50	PI 1	45853.111	3761045.325
147.760	EC 1	45853.692	3761052.802
210.280	END	45858.539	3761115.114

SELONS ROAD COORDINATES

CHAINAGE	DESCRIPTION	COORDINATES WG 23* Y +0,000	X +3 700 000,00
0,00	BEGIN	45973.942	3760994.312
113.766	BC1	45860.518	3761003.133
R = 10.00	PI 1	45850.548	3761003.909
129.475	EC 1	45849.773	3760993.038
203.835	BC 2	45844.011	3760919.802
R = 15.00	PI 2	45843.826	3760914.854
213.420	EC 2	45846.268	3760910.853
263.108	END	45872.123	3760868.231

KAMMA ROAD COORDINATES

CHAINAGE	DESCRIPTION	COORDINATES WG 23* Y +0,000	X +3 700 000,00
0,00	BEGIN	45934.393	3760997.388
41.473	BC1	45931.177	3760956.040
R = 15.00	PI 1	45930.627	3760948.975
54.713	EC 1	45924.821	3760944.913
75.188	BC 2	45908.046	3760933.176
R = 15.00	PI 2	45903.643	3760930.096
85.506	EC 2	45898.285	3760930.512
138.788	END	45845.163	3760934.638

Cobus Louw Pr. Eng.
Professional Engineer
POSBUS/P.O.BOX 1247
HARTENBOS
TEL: (044) 692 0441
FAX: 086 6192 839

JLL
CAD
2023-09-05

GLENHAVEN COUNTRY ESTATE PTY LTD

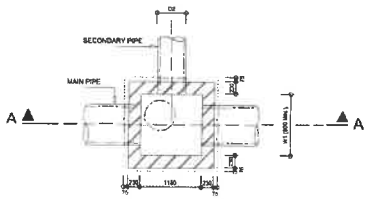
PHASE 2 - GLEN VILLAGE COUNTRY ESTATE

STREET LAYOUT & KERB DETAILS

1:750

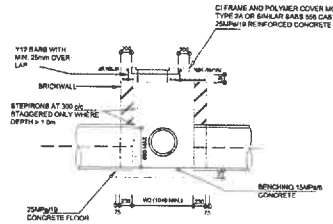
SEPTEMBER 2023

G 435P2-1



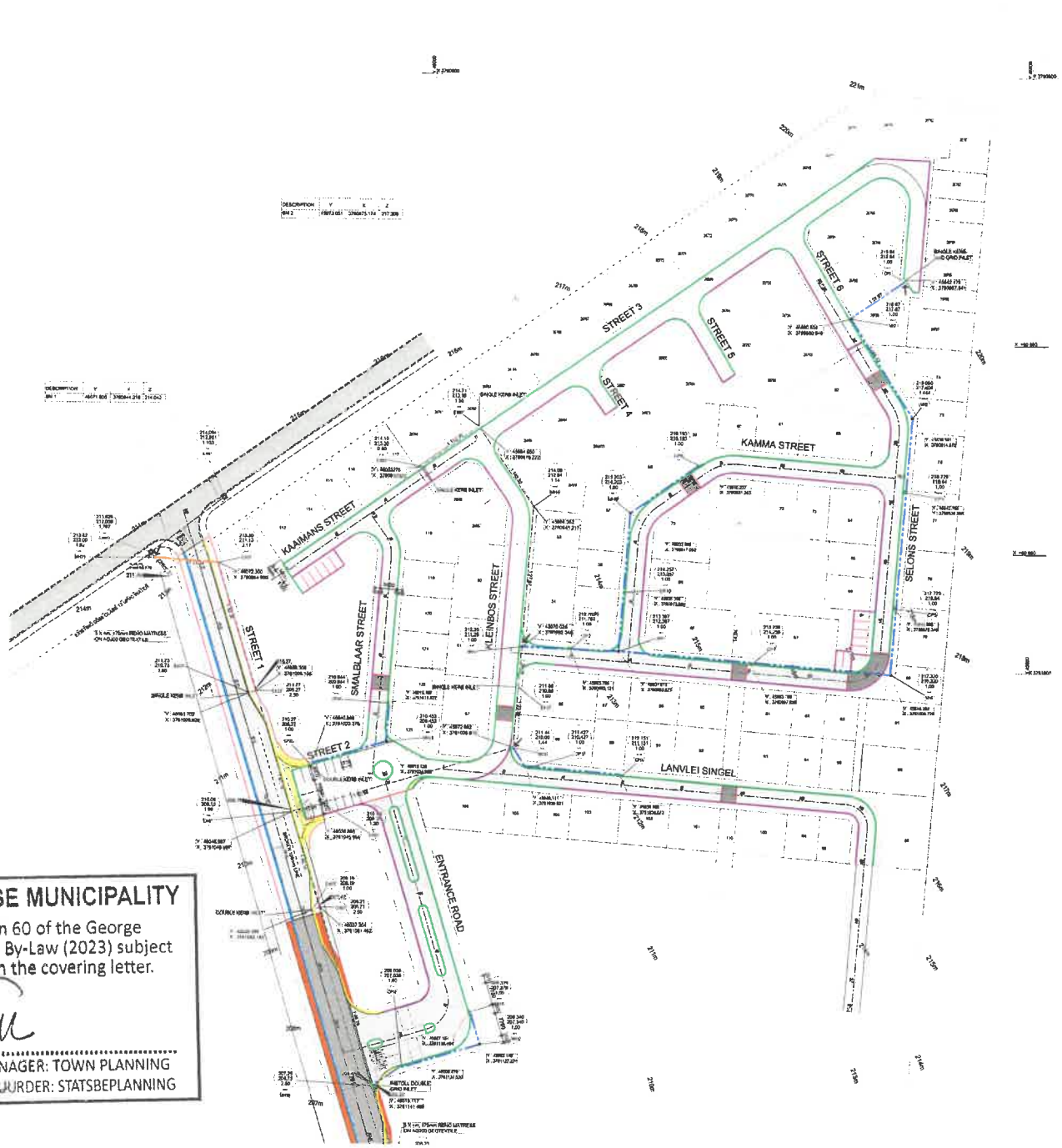
NOTE:
1 W1=D+400mm WHERE PIPE DIA > 450mm
2 W2=D+400mm WHERE PIPE DIA > 900mm
3 MANHOLE COVER POSITION IS IN CENTRE OF DOWN STREAM SIDE (TO BE CLEARED WITH LOCAL AUTHORITY)

PLAN



SECTION A-A

Cobus Louw Pr. Eng. Professional Engineer	STORMWATER MANHOLE DETAIL	Sheet / Scale 1:50
		Tek Nr. / Drg.No CL 143
		MR SEPT 2023



STORM WATER LEGEND	
1050mm/D100	SPIGOT & SOCKET STORMWATER PIPE (PYPE DIAMETRE / CLASS)
1200mm/D100	SPIGOT & SOCKET STORMWATER PIPE (PYPE DIAMETRE / CLASS)
450mm/D100	SPIGOT & SOCKET STORMWATER PIPE (PYPE DIAMETRE / CLASS)
- - - - - -	EXISTING STORMWATER PIPE
231.75 231.15 0.60	COVER LEVEL INVERT LEVEL DEPTH
MH1	NUMBER
268.00	INCOMING INVERT LEVEL
●	STORM WATER MANHOLE
▬	KERB INLET
▬	GRID INLET
(	STORMWATER OUTLET

MUNISIPALITEIT GEORGE MUNICIPALITY

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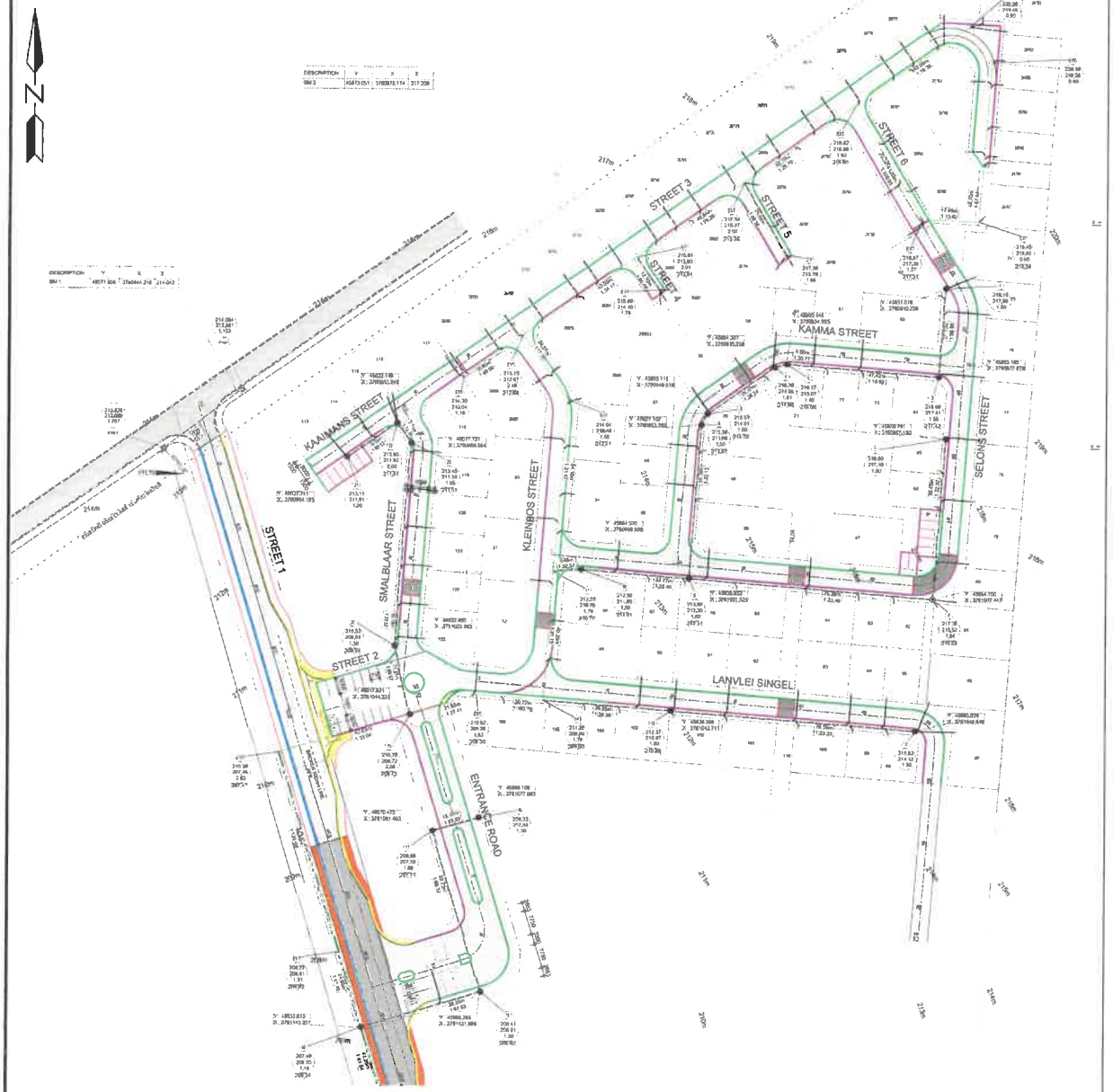
14/6/2024
DATE
DATUM

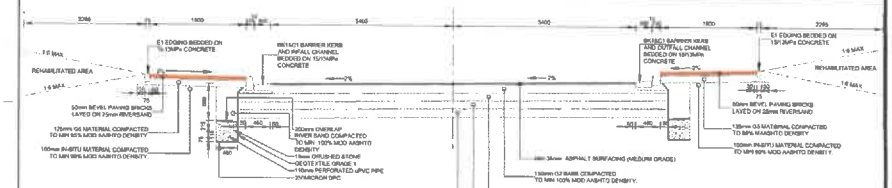
SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

Cobus Louw Pr. Eng. Professional Engineer POSBUS/P.O.BOX 1247 TEL: (044) 892 0441	JLL CAD	2023-09-14	GLENHAVEN COUNTRY ESTATE PTY LTD	PHASE 2 - GLEN VILLAGE COUNTRY ESTATE	STORMWATER LAYOUT & STORMWATER MANHOLE DETAIL	1:750 SEPTEMBER 2023 G 435P2-2

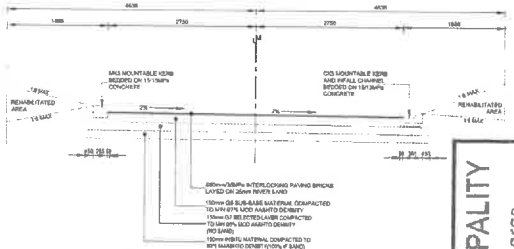
SEWER LEGENDE

EXISTING DIA 160mm SEWER	NOTAS: INDICATED DISTANCE IS FROM CENTRE TO CENTRE OF MANHOLES
160mm DIA uPVC CLASS 34	THE GRADIEN BETWEEN CONSECUTIVE MANHOLES WHERE CALCULATED FROM THE OUTGOING AND INCOMING INVERT LEVELS BETWEEN CONSECUTIVE MANHOLES. THE INDICATED DISTANCE MUST BE REDUCED BY THE SUM OF TWO CONSECUTIVE MANHOLES RADII TO CALCULATE THE GRADIENT.
EXISTING DIA 200mm SEWER	
MANHOLE NUMBER COVER LEVEL OUTGOING INVERT LEVEL MANHOLE DEPTH INCOMING INVERT LEVEL	ALL MANHOLE RADII IS 1 0m.
DISTANCE/SIZE NOTE GRADIENT/RES NOTES	ALL INCOMING INVERT LEVELS IS 10mm HIGHER THAN THE OUTGOING INVERT LEVELS UNLESS OTHERWISE INDICATED
	WHERE INCOMING PIPE IS SMALLER THAN OUTGOING PIPES, PIPES MUST BE LAID SOFFIT TO SOFFIT
CONNECT TO EXISTING SERVICE	

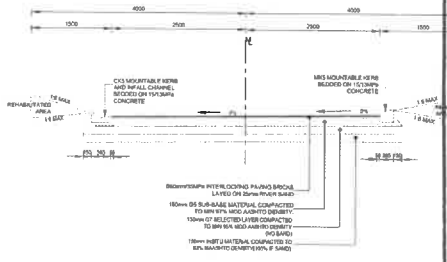




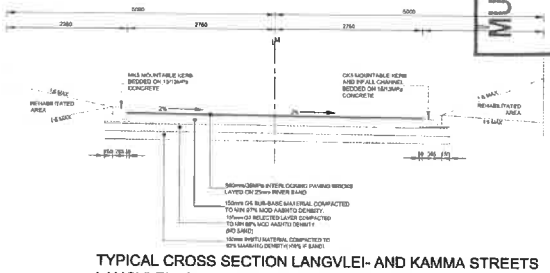
TYPICAL SECTION STREET 1
CH: 145 - 230m
scale 1:50



TYPICAL CROSS SECTION SMALBLAAR TREET
CH: 0 - 90.33m
scale 1:50



TYPICAL CROSS SECTION KAAIMANS STREET
CH: 0 - 57
scale 1:50



TYPICAL CROSS SECTION LANGVLEI- AND KAMMA STREETS
LANGVLEI - CH: 0 - 160 / KAMMA - CH:0 - 138
scale 1:50

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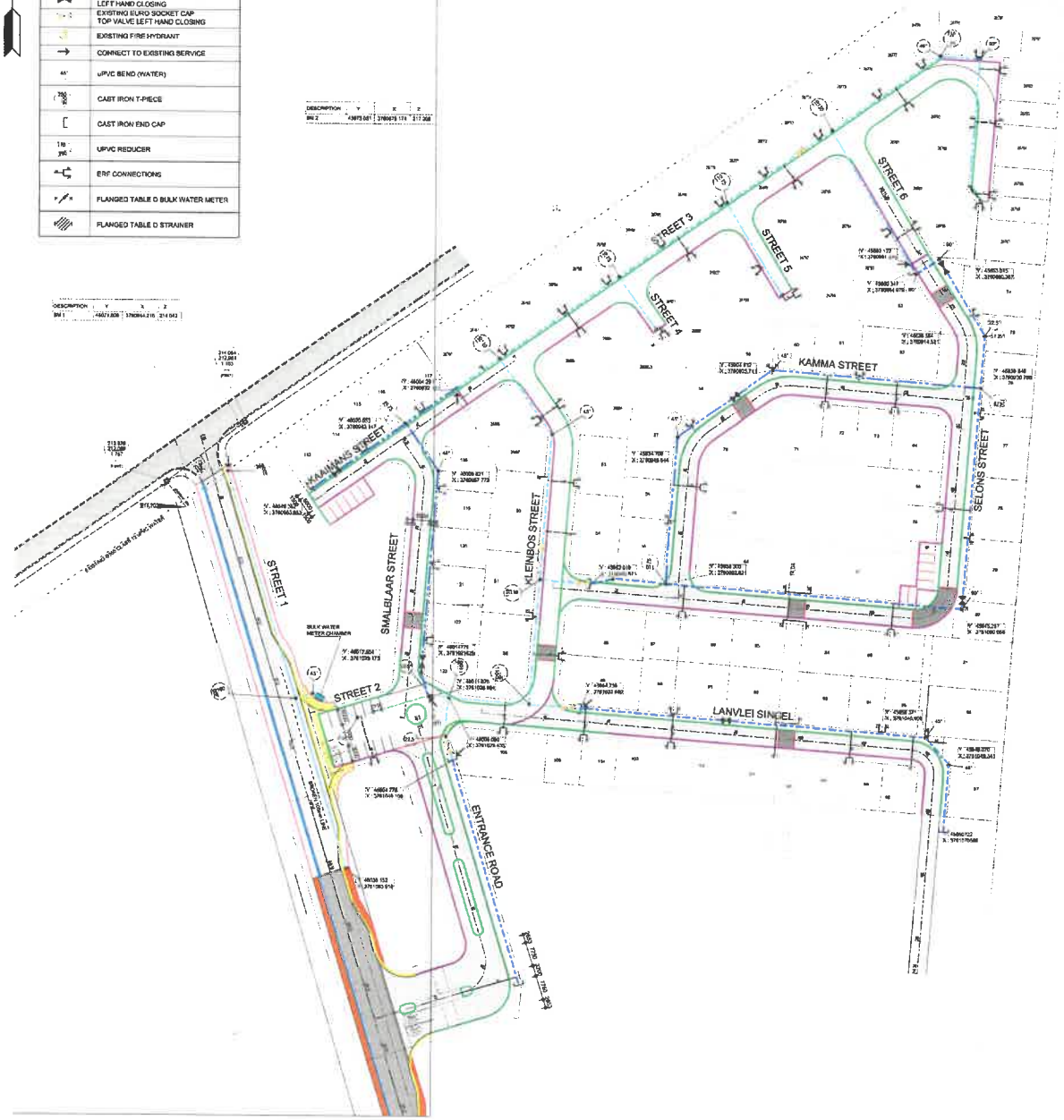
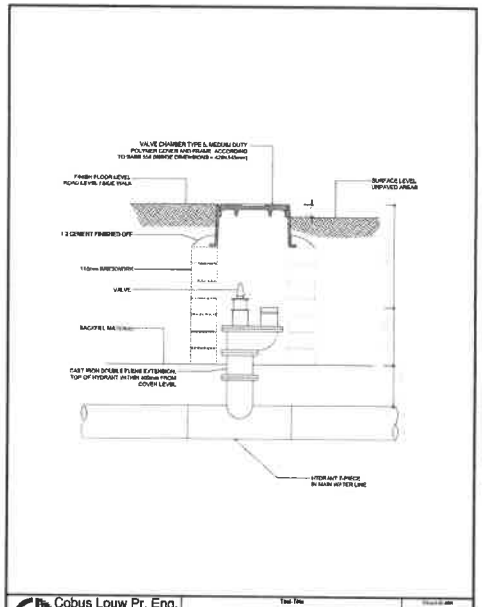
14/6/2024
SENIOR MANAGER: TOWN PLANNING
SENIOR DEPUTY DIR: STAD BEPLANNING
DATE
DATUM

Cobus Louw Pr. Eng. Professional Engineer POSBUS/P.O BOX 1247 TEL: (044) 692 0441 FAX: 086 6182 839	JLL CAD	2023-09-14	GLENHAVEN COUNTRY ESTATE PTY LTD	PHASE 2 - GLEN VILLAGE COUNTRY ESTATE	SEWER LAYOUT AND TYPICAL ROAD CROSS SECTIONS OF STREET1, SMALBLAAR, KAAIMANS, LANGVLEI	1:750 SEPTEMBER 2023 G 435P2-3

WATER LEGEND	
	Ø75mm CLASS 12 uPVC
	Ø110mm CLASS 12 uPVC
	Ø180mm CLASS 12 uPVC
	Ø200mm CLASS 12 uPVC
	EXISTING Ø355mm CLASS 12 uPVC
	FIRE HYDRANT
	EURO SOCKET CAP TOP VALVE LEFT HAND CLOSING
	EXISTING EURO SOCKET CAP TOP VALVE LEFT HAND CLOSING
	EXISTING FIRE HYDRANT
	CONNECT TO EXISTING SERVICE
45°	uPVC BEND (WATER)
	CAST IRON T-PIECE
	CAST IRON END CAP
	uPVC REDUCER
	ERF CONNECTIONS
	FLANGED TABLE D BULK WATER METER
	FLANGED TABLE D STRAINER



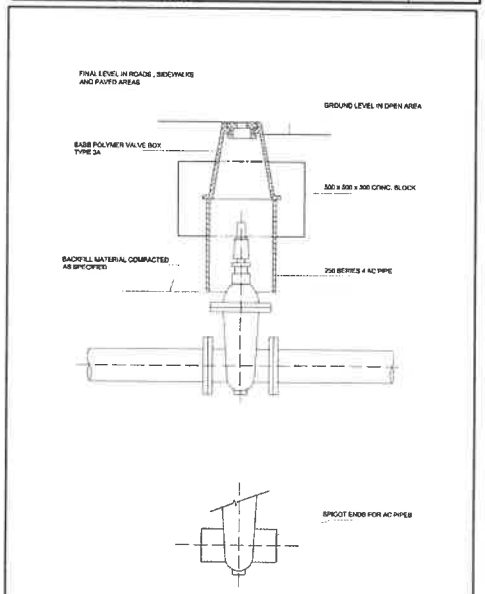


Cobus Louw Pr. Eng.
Professionele Ingenieur

Test Title: DETAIL OF FIRE HYDRAND CHAMBER

N.V.B

CL-72



Cobus Louw Pr. Eng
Professionele Ingenieur

TYPICAL DETAIL OF VALVE CHAMBER

N.T.S.

CL_71

REV: 2012

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DATE
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SENIOR MANAGER: TOWN PLANNING
SENIOR BESTUURDER: STATSBEPLANNING

Cobus Louw Pr. Eng.
Professional Engineer
POSBUS/P.O.BOX 1247
TEL: (044) 692 0441
FAX: 086 6192 839

J.L.L
CAD
2022-10-03

GLENHAVEN COUNTRY ESTATE PTY LTD

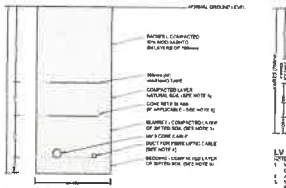
PHASE 2 - GLEN VILLAGE COUNTRY ESTATE

WATER LAYOUT & FIRE HYDRANT AND VALVE CHAMBER DETAIL

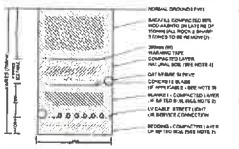
1:750

OCTOBER 2022

G 435P2-4



MV CABLE TRENCH DETAIL (1 OFF 3 CORE) NTS

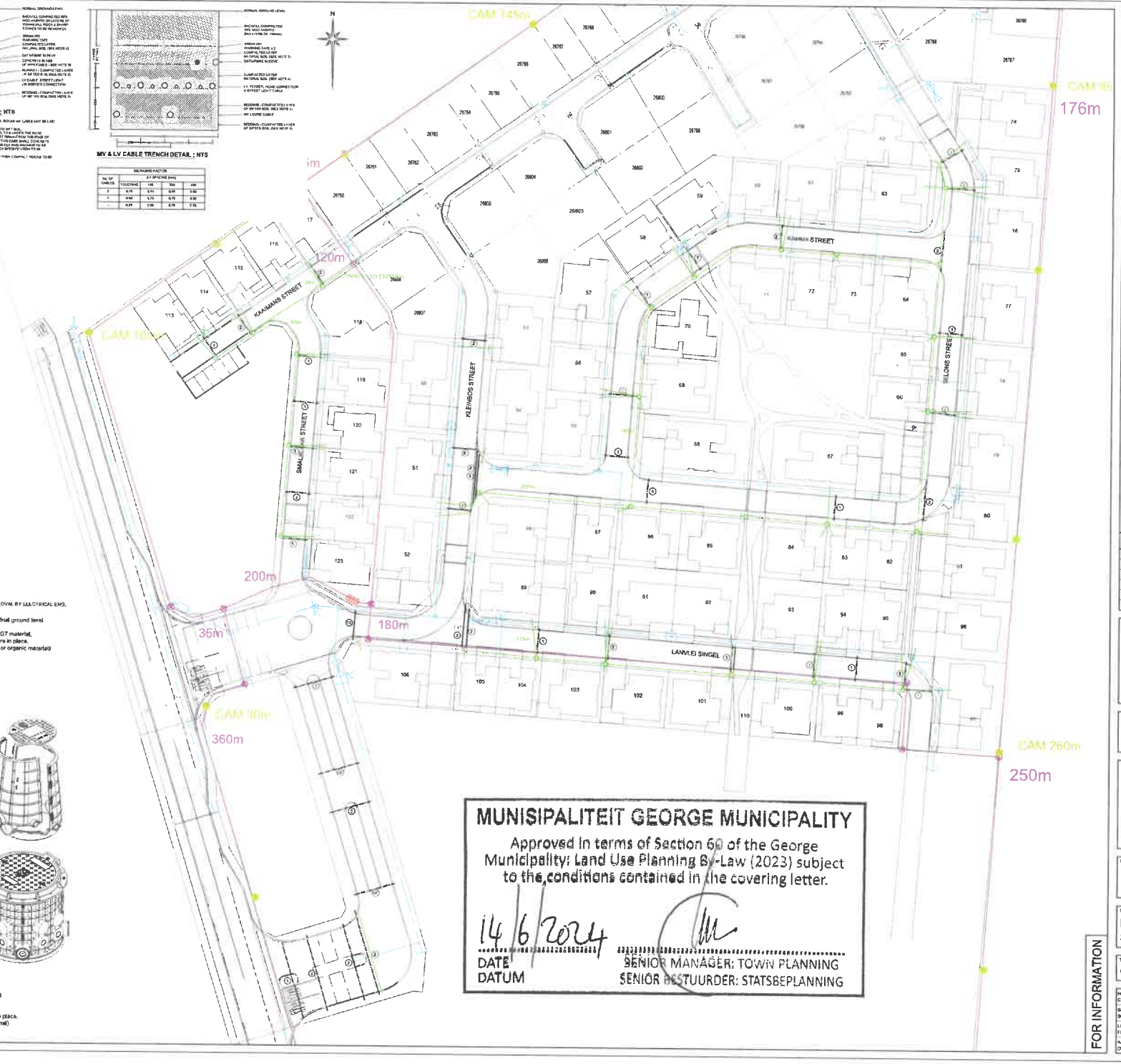


LV CABLE TRENCH DETAIL : NTS

DEPTH TO CABLE / TRENCH (CAN BE BLANK IF APPLICABLE)	
APPLICATION	F (mm)
URBAN ROAD	700
RAILWAY CROSSING	700
LINKS & ROAD SURFACE (FARM & SL 10 TO ROAD)	450

MV & LV CABLE TRENCH DETAIL : NTS

SOIL/BAND FACTOR				
NO. OF CABLES	EX SPACING (mm)			
	TOUCHING	100	300	450
2	0.75	0.85	0.90	0.95
3	0.64	0.75	0.79	0.82
4	0.57	0.69	0.73	0.76

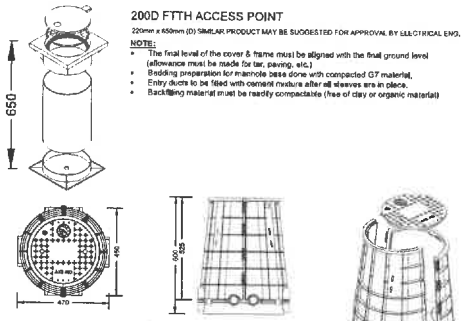


200D FTTH ACCESS POINT

220mm x 650mm (D) SIMILAR PRODUCT MAY BE SUGGESTED FOR APPROVAL BY ELECTRICAL ENG.

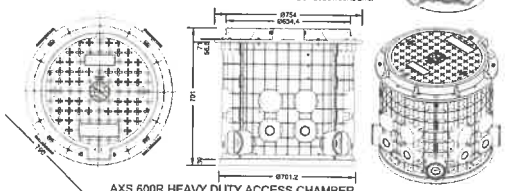
NOTE:

- The final level of the cover & frame must be aligned with the final ground level (allowance must be made for tar, paving, etc.)
- Bedding preparation for manhole base done with compacted G7 material.
- Entry ducts to be filed with cement mixture after all sleeves are in place.
- Backfilling material must be readily compactable (free of clay or organic material)



AXS 400R HEAVY DUTY ACCESS CHAMBER

SIMILAR PRODUCT MAY BE SUGGESTED FOR APPROVAL BY ELECTRICAL ENG.



AXS 600R HEAVY DUTY ACCESS CHAMBER

SIMILAR PRODUCT MAY BE SUGGESTED FOR APPROVAL BY ELECTRICAL ENG.

NOTE:

- The final level of the cover & frame must be aligned with the final ground level (allowance must be made for tar, paving, etc.)
- Bedding preparation for manhole base done with compacted G7 material.
- Entry ducts to be filed & plastered with cement mixture after all sleeves are in place.
- Backfilling material must be readily compactable (free of clay or organic material)

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DATE / DATUM

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SENIOR BESTUURDER: STATSBEPLANNING

LEGEND

MV/MV SUBSTATION	MS1
11kV UNDERGROUND CABLE 70mm² 3 CORE, 11kV 30kV AI PILC STA	
LV FEEDER CABLES (4 CORE) AS INDICATED 70mm² Al PVC/PVC/SWA/PVC	
UNDERGROUND SERVICE CONNECTION CABLE 16mm² 2 CORE Cu PVC/PVC/SWA/PVC	
KIOSK: GLASS FIBRE FITTED WITH 5kA ISA OF 1-20 CURVE 1 CIRCUIT BREAKERS BREAKERS TO BE LABELLED WITH MUNICIPAL ERF NUMBERS	20
SEKA LED SHINE BOLLARD	
LED BOLLARD LUMINAIRE	
STREET LIGHT CABLE 6mm² 3 CORE Cu PVC/PVC/SWA/PVC	
SECURITY SLEEVE Ø110mm	
MULTI CORE FIBRE SLEEVE	
CONNECTION SLEEVE Ø32mm	
FIBRE DATA MANHOLE AXS 400R AS PER INDICATED	☒
1, 2 OR 3 x Ø110mm PVC SLEEVES FOR LV CABLES	
1, 2 OR 3 x Ø110mm PVC SLEEVES FOR MV CABLES	
3Ø CIRCUIT BREAKER, AMP RATING & MODEL	100A L200
3Ø ISOLATOR, AMP RATING & MODEL	80A L200M
1Ø CONSUMER CIRCUIT BREAKER, AMP RATING MODEL & TRIP CURVE INDICATION	63A, 6KA
3 PHASE INDICATOR (3Ø)	
SINGLE PHASE INDICATOR (1Ø)	
PRE-PAID METER CIRCUIT INDICATOR	M
BULK METER METER	M
EARTH LEAKAGE	ELL
DAYLIGHT LIGHT SENSOR	

SUPPLY AUTHORITY

Local Municipality

RECEIVED & SUPPORTED BY ELECTRICITY DEPARTMENT

Name

Designation

Signature Date

NR NO	DATUM DATE	WYSIGINGS AMENDMENTS
0	2023/06/13	FOR INFORMATION ONLY
0.1	2023/10/13	REVISED LAYOUT
0.2	2023/08/22	REVISED LAYOUT

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The drawing shall be returned to BDE Consult on request.

General Notes:

This drawing is to be read in conjunction with relevant layout drawings, specification & BOQ.
The contractor / OEM vendor to submit shop drawings & fabrication drawings for client / consultant's approval before commencement of fabrication / procuring components.

KLIENT / CLIENT

GLEN VILLAGE COUNTRY ESTATE

BDE
RAADGEWENDE INGENIEURS
CONSULTING ENGINEERS

PROJEK / PROJECT

GLEN VILLAGE PHASE 2

TEKENING BESKRYWING / DRAWING DESCRIPTION

FIBRE, SECURITY & SLEEVE LAYOUT

TEKENING NR. / DRAWING NO.

GRG015/RT/TS/08

REV 0.2

FOR INFORMATION

NUWE DATUM CURRENT DATE	2023/08/22	GOEDGEKEUR APPROVED	
SKAAL SCALE	A1 - 1:500 A3 - 1:1000	NAGEGAAN CHECKED	
LÊER NR FILE NO	GRG 09 08 0001	CAD NAGEGAAN CAD CHECKED	
AANVANGSDATUM COMMENCE DATE	2023	DEFEKEN DRAWN	UOJ