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URBAN & REGIONAL PLANNERS

Our Ref.: 1463/GEO/25
Your Ref.: Erf 716, Wilderness

1 September 2025

The Municipal Manager
George Municipality
PO Box 19
GEORGE
6530

ATTENTION: MR. CLINTON PETERSEN **BY HAND**

Dear Mr. Petersen,

PROPOSED DEPARTURES & ADMINISTRATORS CONSENT ON ERF 716, WILDERNESS, GEORGE MUNICIPALITY AND DIVISION

1. The above matter refers.

2. Attached hereto find the following:

   - A copy of the required documentation;

3. We hope that you will be able to process the application as soon as possible.

Yours Faithfully
DELPLAN Consulting

DELAREY VILJOEN Pr. Pln
https://delplan.sharepoint.com/sites/Delplan/Shared Documents/General/Documents/PROJECTS/2025/1463-GEO-25/Korrespondensie/b1.docx

Cc: **MARK RUBEN FAMILY TRUST**

PROPOSED DEPARTURES & ADMINISTRATORS CONSENT ON ERF 716, WILDERNESS, GEORGE MUNICIPALITY AND DIVISION

FOR: MARK RUBEN FAMILY TRUST

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DEVELOPMENT ENVIRONMENT LINK

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PROPOSED DEPARTURES & ADMINISTRATOR'S CONSENT: ERF 716, WILDERNESS, GEORGE MUNICIPALITY AND DIVISION

1. INTRODUCTION

Erf 716, Wilderness is vacant in its current extent. The property owner wishes to apply for multiple departures, as well as apply for the administrator's consent to encroach on the title deed building lines. *DELPLAN Consulting* was appointed by the registered owner of Erf 716, Wilderness, referred hereafter as the "subject property", to prepare and submit the required land use application. A copy of the Power of Attorney and relevant letter of authority to submit this land use application is attached as **Annexure 1**.

1.1 Title deed

The property is currently registered in the name of the Mark Rubin Family Trust, as reflected in Title Deed T70485/2024, which is included as **Annexure 2.** Certain title deed restrictions may impact the proposed land use application such as conditions B 4. (d) & (e). These restrictions are confirmed in the Conveyancer's Certificate, also included as part of **Annexure 3**. According to the Title Deed, the property measures 1132m² in extent, as depicted in the SG Diagram attached as **Annexure 4**.

1.2 Land Use Application

1. **Departure:** Application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023, for:
    - the relaxation of the 6.5m wall plate height by 5.9m to a maximum 12.4m for the flat roof
    - the relaxation of the 8.5m maximum building height by 3.7m to allow the pitched roof at a maximum of 12.2m
    - the relaxation of the minimum distance between the carriageway crossings (access points) from 12m to 6.9m

2. **Departure**: Application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023, for the relaxation of:
    - The 3m eastern side building line to 2.5m for the stairs
    - The 5m southern street building line for the following:
        - the Porte Cochère and double garage to 0m
        - the stairs to 2.5m
    - The 3m western side building line to 1.2m for the double garage being over the 4m height due to the sloping on the property

3. **Administrator's consent:** Application in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 for a departure to relax the following title deed building lines:
    - The 3.15m eastern side building line to 2.5m for the stairs
    - The 4.72m southern street building line to 0m for the Porte Cochère and Double Garage
    - The western building line from 3.15m to 1.2m for the Double Garage
    - The 3.05m height of the Porte Cochere and Double Garage to 3.7m and minimum 3.15m southern street building line (due to this height encroachment) to 0m

The parameters are further elaborated on and motivated in the sections below.

2. CONTEXTUAL INFORMATION

2.1 The locality of the subject property

The subject property is located in Wilderness East in Ward No. 4 at 716 North Street. Figure 1 indicates the subject property, in relation to surrounding properties and the N2 Road. Figure 2 provides a detailed view of the subject property and the immediate land uses. No significant historic buildings, ruins, grave sites or any other heritage-related activities and objects are evident within the landscape. A locality plan is attached hereto as **Annexure 5**.

Figure 1: Subject property in relation to the surrounding area

Figure 2: Detailed view of the subject property in its current extent

2.2 Existing Land Uses and Character of the Area

The subject property is located within an established residential neighbourhood that is characterised by its high-income demographic and upmarket residential character. The area comprises predominantly single residential dwellings, many of which are architecturally designed homes situated on open plots. The built form reflects a well-maintained and consistent streetscape with a consistent residential identity. The character of the area relies heavily on the retention of the natural environment, with scattered developments slightly protruding throughout the landscape. Almost all dwellings in the street also have to apply for height and street building line relaxations due to the severe slope of the erven.

The property itself is situated on a sloped hillside, which is a defining topographical feature of the broader area. This terrain contributes to the attractive quality and exclusivity of the neighbourhood, with many properties designed to take advantage of the views and elevation.

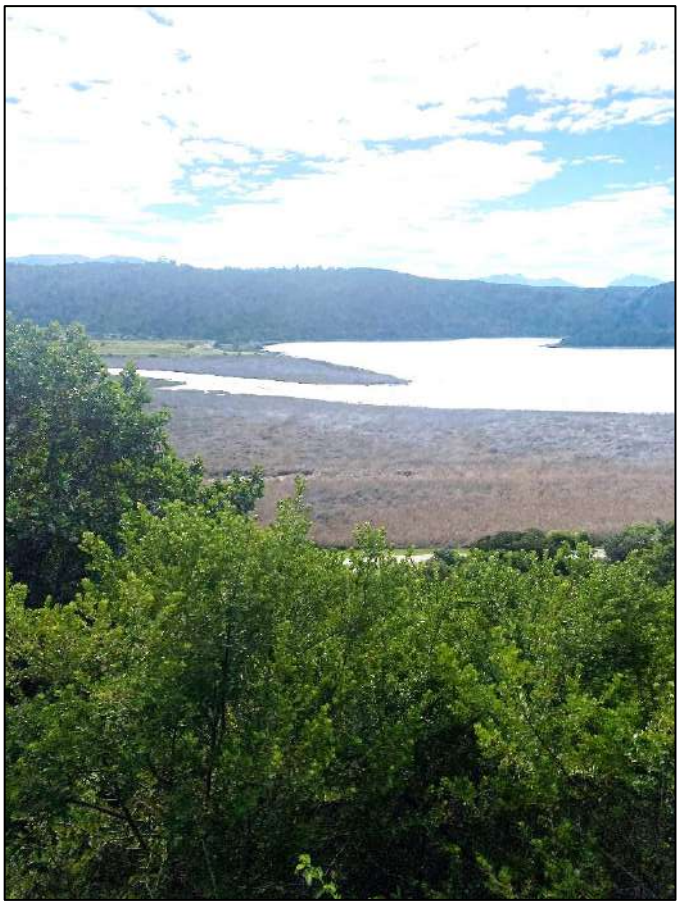


Figure 3: Subject property in its current extent

Land use in the immediate and surrounding area is almost exclusively residential, with no commercial or industrial activities present. The proposed development of a single dwelling house aligns with the existing land use pattern and is considered appropriate within the context of the neighbourhood. Access to the property will be obtained from North Street, with the accessway located at a sufficient distance from any intersections to ensure safe access. Figure 3 illustrates the view from the subject property as well as current site circumstances.

2.3 Zoning

Figure 4: Zoning of Erf 716

The zoning of the subject property, according to the George Integrated Zoning Scheme By-Law, is "*Single Residential Zone I*". Figure 4 indicates the zoning of the subject property as well as its immediate surroundings.

3. DEVELOPMENT PROPOSAL

3.1 Proposed Development

The subject property is currently vacant. The owner of the property intends to construct a 3-storey building (2-storeys with garage on top). Due to the severe sloping of the property, the proposed development exceeds the municipal and title deed height limitations. The proposed dwelling will cover 295m², thus a 26.1% coverage, within the allowable range. Figures 5 & 6 provide rendered images of the proposed development; 3D's are attached as **Annexure 6**.

Figure 5: Eastern elevation

Figure 6: North-west perspective

As can be seen in the figures above, a flat roof with pitched roof sections is proposed. The flat roof section will utilise a wall plate height departure (6.5m) as the maximum height (roof ridge) can only be applied to pitched roofs. The 8.5m maximum height (roof ridge) is only applicable to the pitched roof section of the house, this will be discussed in detail further down.

Access is proposed via North Street, after which the property slopes significantly downwards in a northerly direction. Due to the severe sloping of the property the garage and Porte Cochère is proposed as close as possible to North Street. The minimum distance between access points is currently proposed at 9.6m in lieu of 12m thus requiring a departure application. The entrance to the dwelling will be on the upper ground floor.

A street building line relaxation is required for the stairs accessing the dwelling, the Porte Cochère and garage. The rest of the storeys will be built down the slope of the subject property in a step-down format, as can be seen in figures 5 and 6. The proposed development encroaches upon eastern side building line (stairs), western side building line (garage over the 4m height) and the street building line (garage, Porte cochère and stairs), which are regulated by the applicable Zoning Scheme.

Figure 7 provides a visual of the proposed site plan which indicates the building line relaxations. The site plan with relevant annexures is attached as **Annexure 7.**

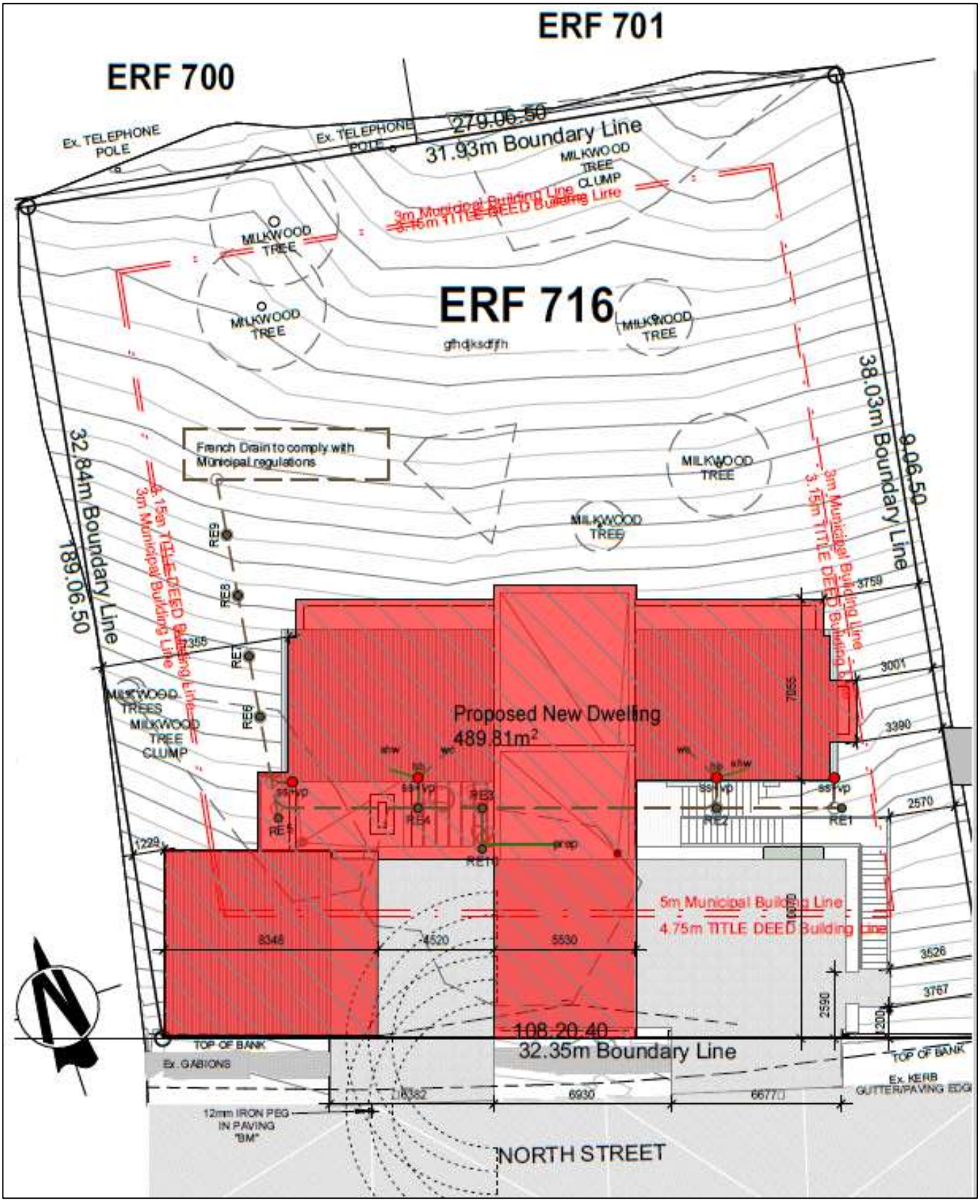


Figure 5: Proposed Site Plan

The position of the house being constructed in its length (perpendicular to North Street), down the slope, is warranted by the fact that building outward (down the slope) would require additional support structures at the bottom, using additional space on the middle section of the property and leading to a “spider-like” appearance. The bottom structures also act as the foundation for each layer on top and moving it forward would mean that additional “bridging” would be needed for storeys at the top that are not supported by a bottom storey. Additionally, the development encroaches upon the building lines as well as the height stipulated in the title deed, thereby requiring an administrator's consent.

Figure 8a & 8b provides a visual of the elevation (by means of a section sketch) of the proposed development indicating the height encroachments requiring a relaxation due to the sloping of the property.

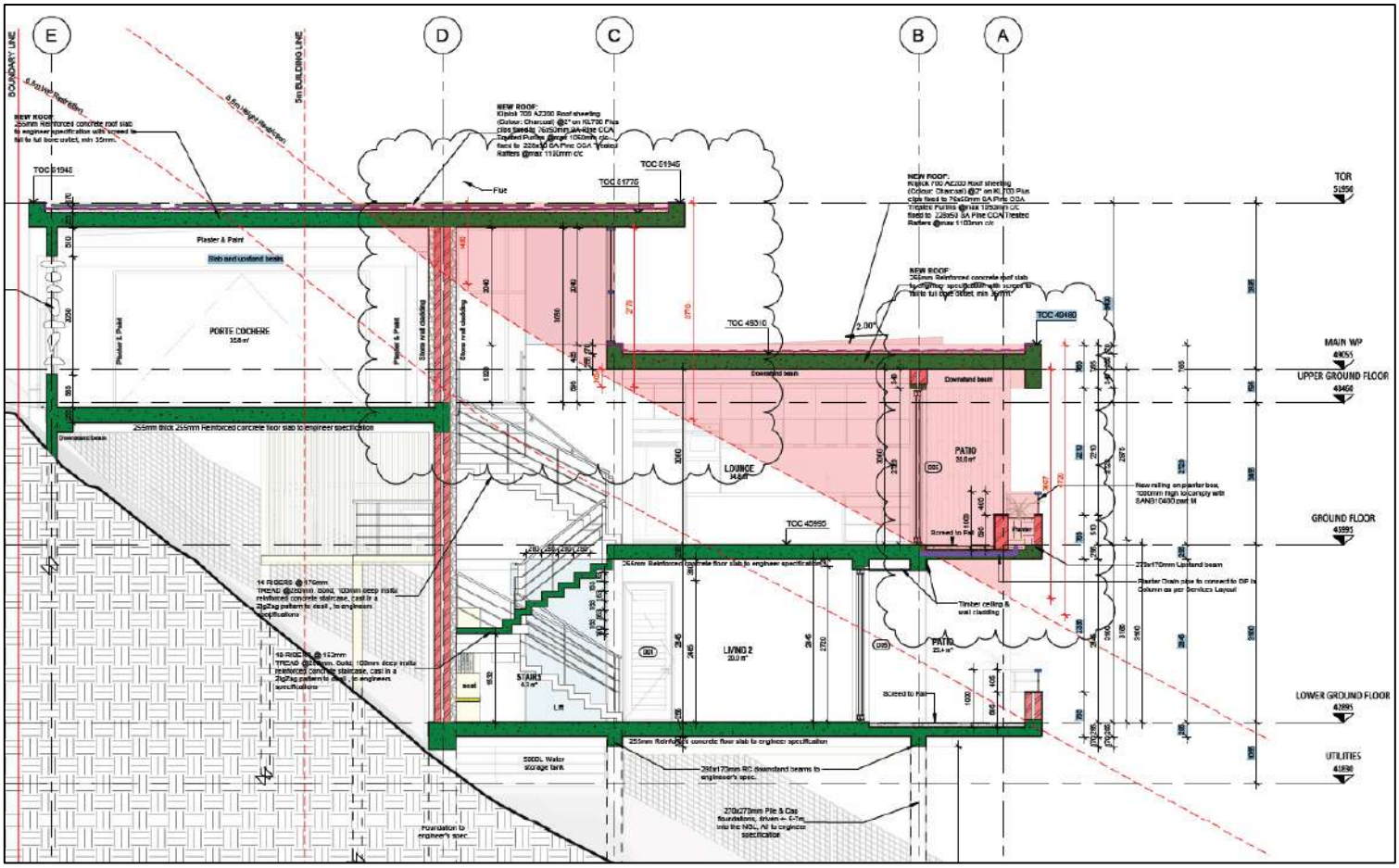


Figure 6a: Elevation of the proposed development (flat roof)

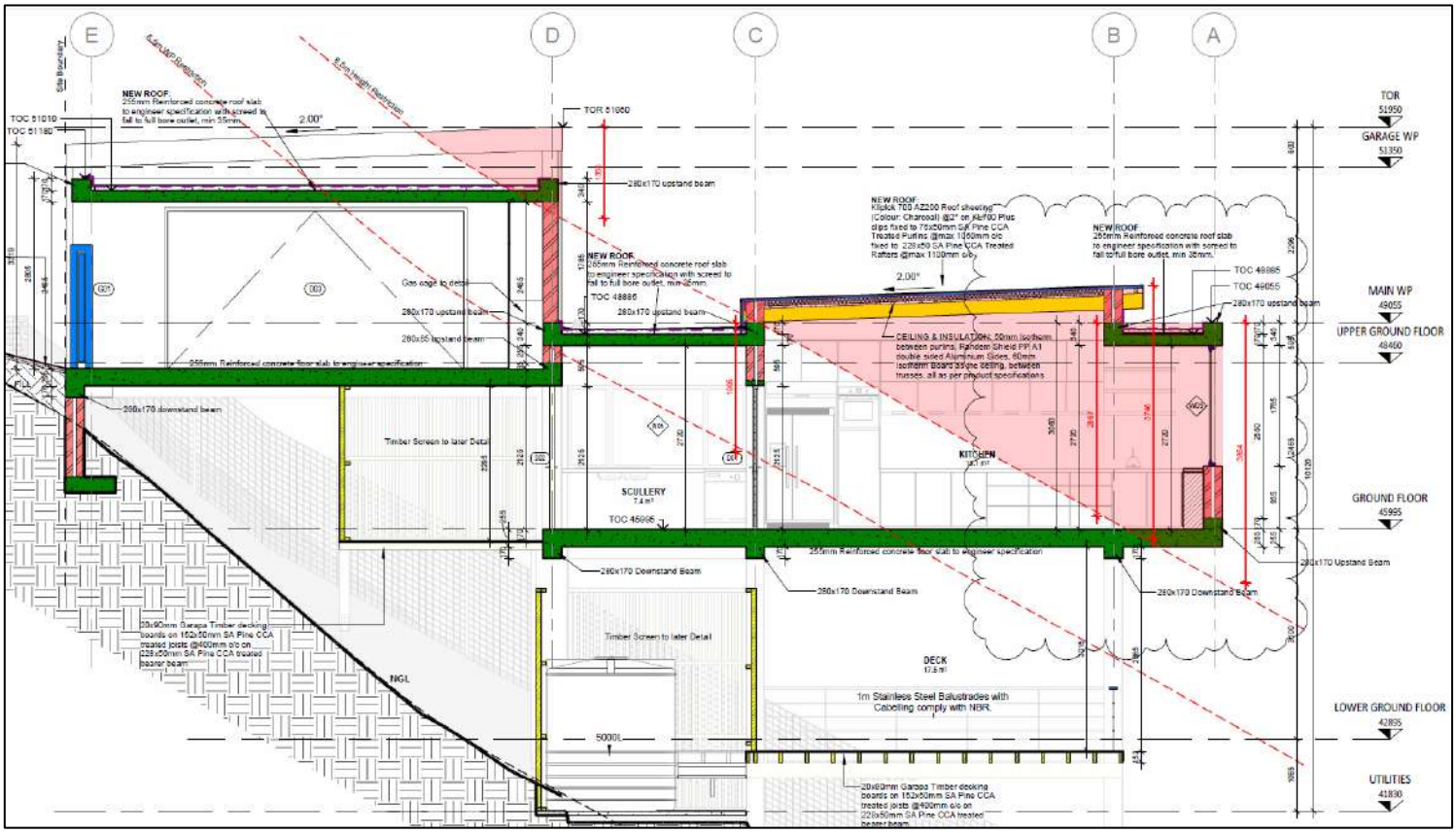


Figure 7b: Elevation of the proposed development (pitched roof)

Relaxation of the 6.5m wall plate height is being applied for due to the encroachment of the flat roof sections (where no roof ridge height is applicable), relaxation of the maximum 8.5m roof ridge height is being applied for due to the encroachment of the pitched roof sections.

The relaxation from 6.5m to 12.4m therefore looks more severe as this is the largest height encroachment by the dwelling on this property. The 8.5m maximum height (roof ridge) is only applicable to the pitched roof section of the house and therefore applies to only 12.2m, which is 0.2m lower than the wall plate height.

The bottom part of the erf contains an abundance of protected Milkwood trees and has been designated as “no-go” areas. The street building line along North Street is encroached upon by the garage above ground level. The position of the garage means that a usable driveway for parking is still manageable, as the steepness of the erf means that significant engineering and construction would be needed to bridge the gap from the driveway entrance to the garage area if located too far from the roadway. The proposed development will optimise the use of municipal engineering services in the area.

3.2 Accessibility and Parking

Access to the subject property is gained via North Street on the southern side of the property. Figure 9 provides a visual of the street view along North Street. It is clear that houses along this road are very close to the road due to the steepness. The access is located at a sufficient distance from intersections; as a result, the traffic will not be influenced in any meaningful manner. The pedestrian movement is partially occupied with vegetation, therefore, not influencing the movement in any meaningful manner. Figure 10 provides an extract of the proposed on-site parking, as can be seen, sufficient parking is being provided.

Figure 9: View along North Street

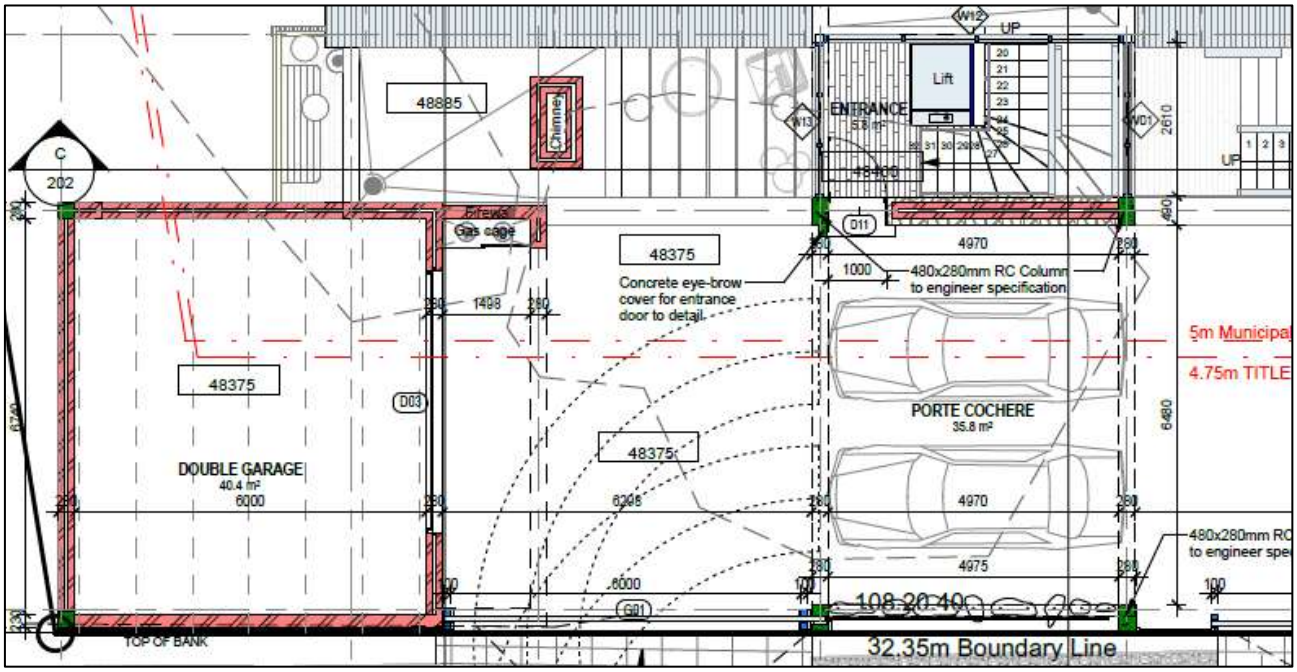


Figure 10: Site Plan extraction (access and parking)

Figure 11: 3D rendering along North Street

As can be seen in figure 11, two access points are proposed to enable the use of both a Porte Cochère as well as the garage. Due to the constraints with building further away from the road, there is very little space for manoeuvring, two access points are therefore proposed as the boundary length exceeds 30m in length.

The access widths are within the relevant parameters but an application to relax the distance between access points is included with this application as the access points are only 6.9m apart. The proposal does not currently indicate any inherent issues relating to traffic or the influence of the design on neighbouring properties.

3.3 Engineering Services

The property is located in a developed and serviced residential area. The property owner will be held financially responsible for the capital contributions. Due to the sloping of the property, effective stormwater management will be of critical importance. The storm water is addressed into a soakaway to ensure that the dwelling structure will remain safe. Storage tanks will also be utilised for rainwater harvest and will also assist with avoiding flash floods. The roof - and stormwater plan is included with the site plan.

3.4 Pre-Application feedback

A pre application (attached as **Annexure 8**) was completed 28 July 2025 and the following feedback was received.

Town Planning

- Indicate compliance with all other development parameters.
- The height departure should be significantly motivated in terms of desirability and impact on the surrounding area (not only neighbouring properties).

Noted

- The option of rather cutting in ground level should be considered to limit the visual impact and to ensure reconciliation with the surrounding area.

Due to the excessive sloping, cutting-in is made very difficult

- 3D renderings to be submitted which illustrates the visual impact from the street, river and other relevant alignments.

Included herewith

- Visual mitigations should be presented, especially from the streetscape.
- Indicate how the proposal fits into the character of the area (area specific and not relating to precedent).
- Indicate impact on the neighbours (consider diagrammatic indication or a contour plan).

Noted, motivation and relevant measures included herewith

- Proposals on mitigating the height impact should be included in the motivation report.

Noted, extensively motivated throughout the report

- Stormwater mitigation should be addressed.

Note, addressed in the report as well as a separate plan attached with the site plan.

Environmental:

- An OSCAE application is required where stormwater management should be illustrated.

In process.

CES:

- Take note

Noted.

4. RELEVANT SPATIAL PLANNING POLICIES

4.1 Exiting Policy Frameworks

This section briefly addresses the relevant spatial policy frameworks that guide development proposals in general and their applicability to this proposed development. These include:

4.1.1 George Municipal Spatial Development Framework (2023)

The GMSDF does not specifically refer to the subject property. The MSDF states that cities should use an urban edge as a formal boundary to encourage smarter, denser, and more efficient development within cities. In this case, the subject property is located within the Wilderness East Urban Edge, which can be seen in Figure 12. The red circle provides the approximate location of the subject property. This land use application is therefore not considered to conflict with the GMSDF.

Figure 12: MSDF extraction

4.1.2 Local Spatial Development Framework (Wilderness; Lakes; Hoekwil) (2015)

The LSDF does not make a specific reference to the area in which the property is located, as seen in Figure 13, the LSDF merely indicates that the property is part of the residential properties indicated in yellow. It can be argued that the proposed development is not in conflict with the LSDF.

Figure 13: LSDF extraction

The following is listed as the various elements that contribute to the importance of the landscape character and view sheds along tourism routes:

a) Wilderness qualities and pristine eco-systems – the forests and lakes and the coastline on either side of the tourism routes;
b) Areas with formal protected status such as the Garden Route National Park;
c) Heritage sites or Scenic routes – the views from various routes through the area includes spectacular visual experiences particular the forested south facing slopes of the steep escarpment north of the lakes;
d) Outstanding rural and townscape qualities;
e) Wilderness¨ special character and sense of place;
f) Important tourism and recreation value;
g) The Touw River catchment area providing the primary water source for the area;
h) Important Vistas or scenic corridors – visually prominent ridgelines and slopes – in Wilderness this is a very important component of the landscape character.

Subsequently guidelines are provided to all development applications for change in land use which includes rezoning, departures, consent, subdivision and building plan approvals. It is stated that land

use changes including large-scale infrastructure that may have an impact on the sensitive landscape and visual resources should be avoided as far as possible. These include the following as included in the table below with the relevance to the subject property indicated:

Table 1: WLSDF parameters compared to Erf 716, Wilderness

Guidelines pertaining to land use changes	Relevance to Erf 716, Wilderness
A change in land use from the prevailing use;	• The zoning remains the same; use changes from vacant to developed.
A use that is in conflict with an adopted plan or vision for the area;	• Not relevant, located within a designated *Single Residential Zone I* area.
A significant change to the fabric and character of the area;	• Proposed development is surrounded by similar developments and land uses which required similar application parameters.
A significant change to the townscape or streetscape;	• The footprint and design steps down the slope as this will lessen the height effect of the dwelling. • The impact on the streetscape is unavoidable due to the position of the garage being so close to the road. As with other erven of the same nature, the garage is proposed close to the road to avoid filling-in further down the slope as well as limiting the driveway angle. • The Porte Cochère proposes a semi-open design of rock formations floating on rebar rods, as this is not a solid wall and constructed from natural materials, it is argued that its impact on the streetscape is lessened. • Noting that the height of the garage and Porte Cochère along the street is proposed at a maximum height of 3.3m which is still within the relevant IZS height requirements, though the NGL height is exceeded due to sloping on the property. • The materials proposed feature natural materials which will integrate much better with the surrounding landscape than many of the surrounding existing developments.

Possible visual intrusion in the landscape such as developments that are proposed on skylines, are out of scale and causes light pollution during the night, etc;	• In this instance it is imperative to note that the top storey, the most visible, is the parking garage and Porte Cochère which is uninhabited. • Additionally, as can be seen in the rendered images the garage has no windows which could cause light pollution. • The garage and Porte Cochère is described as upper ground storey. The storey below, requiring the most significant height departure is described as the ground storey. This level as well as lower ground level features large windows facing the lake. These windows will all have some means of privacy protection such as curtains or blinds which will help lessen the effects of possible light pollution.
Obstruction of views of others in the area.	• Not relevant. The proposed development is not expected to negatively impact the northern neighbouring property. The subject site is positioned on a higher slope, which naturally mitigates the transmission of potential noise toward the northern boundary. • The eastern neighbour will not be affected by the proposed development, as the existing structures on the adjacent property are set back a sufficient distance from the shared boundary. The view of the neighbouring property should remain intact as its view will not be influenced due to the neighbouring property being developed more to the northern side. • The southern neighbour remains unaffected. The proposed structures are located at a sufficient distance from the neighbouring property, and a natural dune with dense vegetation lies between the two sites. • A mature belt of vegetation along the shared boundary provides an additional natural buffer, offering visual screening and sound attenuation to preserve separation and reduce potential disturbances. Noting here that the garage is allowable over the common boundary building line, but due to the sloping on the property, it exceeds the 4m height, necessitating a building line relaxation.

	Furthermore, as the proposed development is located toward the northern portion of the site, it will not interfere with the western neighbour's views of - or across the subject property.

It is further stated that *if development has to occur in these sensitive landscapes or along scenic routes due to existing rights or other circumstances, it must be sensitive to the landscape and natural visual resources*. How layout, buildings, density, landscape layout and infrastructure should be treated is listed below with the relevance to Erf 716, Wilderness indicated:

Table 2: Landscape specific parameters of the WLSDF compared to Erf 716, Wilderness

How development should be treated in sensitive landscapes or along scenic routes	**Relevance to Erf 716, Wilderness**
Be visually unobtrusive;	• As previously stated, the garage and Porte Cochère are the two topmost structures, which are uninhabited spaces. A height encroachment on this property is unavoidable due to the severity of the sloping. The chosen materials will also mitigate the visual impact of the development proposal and promote its integration within the surrounding area. As can be seen in the 3D superimposed images the impact is no more than the existing developments. • The height encroachment has very little impact on the visual impact of the house seen from below, as the total area being utilised would still be the same as seen from the road further north, even if a step-down method is followed without a height encroachment. • The impact compared to the existing developments is seen as negligible as sloping of erven in this area is generally steep. • The maximum height encroachment is not the maximum height above the road level as the encroachment is lower down the slope, thus its impact is significantly lessened.
Utilise materials and colours that originate from or blend into the surrounding landscape;	• As can be seen in the 3D renderings submitted along with this application, the development is proposed with several elements incorporating natural materials which will limit the visual impact.
Be grouped in clusters, between clusters with open spaces;	• Not relevant.

Not interfere with the skyline, landmarks, major views and vistas;	• As previously stated, the maximum encroachment is proposed further down the slope, the maximum height above road level (where maximum impact is foreseen) has an extremely limited encroachment.
Not result in light, noise or effluent pollution;	• The dwelling is surrounded by other dwellings with lights which are visible at night. The top storey is the most visible but is used a parking garage and Porte Cochère thus no light pollution is foreseen at night for the top storey. All other standard measures are put in place to prevent pollution from the rest of the dwelling.
Not result in excessive water consumption, and should incorporate a requirement for rainwater collection as part of the building;	• Rainwater harvesting is standard with any new structure and can be seen in the proposal.
Respond to the historical, architectural and landscape style of surrounding layout and buildings;	• The proposed dwelling is located on a steep slope and has a minimal impact regarding the topography and vegetation found on-site.
Incorporate existing man-made or natural landmarks and movement patterns;	• The proposal does not limit or negatively affect this factor.
Keep and protect a visual buffer along the N2 National Road as far as possible.	• Not relevant, though a large strip of vegetation will remain in place on the subject property to limit the effect on views from surrounding properties.

5. STATUTORY FRAMEWORKS

Following the most recent legislative and procedural changes that have become applicable to the management of land use planning in South Africa and, consequently, the Western Cape Province, it is considered necessary to summarise the implications of the current statutory framework within the context of this land-use planning application. Below is a set of principles and ethical conventions related to this application.

5.1 Spatial Planning and Land Use Management Act, 2013 (ACT 16 OF 2013) (SPLUMA)

The nature of this land use application does not directly affect the five development principles of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA). Therefore, these principles are not discussed in detail in this motivational report. Only relevant aspects are addressed below.

5.1.1 Development principles

1) Spatial Justice

This principle refers to the need for improved access and use of land in order to readdress past spatial and development imbalances, as well as the need for SDFs and relevant planning policies, spatial planning mechanisms, land use management systems and land development procedures to address these imbalances.

- *No reference is made to the property in the SDF or relevant planning policies. The effect on addressing past imbalances cannot be motivated. This development principle does not apply to this application.*

2) Spatial Sustainability

This principle refers to the need for spatial planning and land use management systems to promote land development that is viable and feasible within a South African context, to ensure the protection of agricultural land and to maintain environmental management mechanisms. It furthermore relates to the need to promote effective/ equitable land markets, whilst considering the cost implications of future development on infrastructure and social services, as well as the need to limit urban sprawl and ensure viable communities.

- *This land-use application does not affect prime or unique agricultural land, nor does it influence any environmental management mechanisms. The property is situated in a semi-developed area and will not negatively affect the efficient and equitable functioning of land markets. The proposal is in line with existing development principles as existing developments also follow the same building style due to sloping of erven in the area. An OSCAE permit is being applied for due to vegetation found on the property.*

3) Spatial Efficiency

This principle relates to the need for optimal use of existing resources and infrastructure, as well as decision-making that minimises negative financial, social, economic or environmental impacts and development application procedures that are efficient and streamlined.

- *As mentioned above, the proposed development is situated in an already serviced area. The proposed development will therefore utilise the existing resources and infrastructure. Environmental impacts are limited and an OSCAE permit is being applied for.*

4) Spatial Resilience

This principle refers to the extent to which spatial plans, policies and land use management systems are flexible and accommodating to ensure sustainable livelihoods in communities most likely to suffer the impacts of economic and environmental shocks.

- *The development proposal does not undermine the aim of any relevant spatial plan. The aspects of spatial resilience are, however, not considered relevant to this application.*

5) Good Administration

This principle refers to the obligation of all spheres of government to ensure the implementation of the above as efficiently, responsibly and transparently as possible.

- *The application, as set forth, aligns with all relevant principles and frameworks. George Municipality should consider the application within the prescribed timeframes and efficiently follow due process. Public participation must – and will be transparent regarding the relevant policies and legislation, as procedures should be clear to inform and empower members of the public regarding new developments.*

5.1.2 Public Interest

The biggest possible concern with regards to this application is the severity of the height departure. It should be noted that the flat roof section will utilise a wall plate height departure as the maximum height (roof ridge) can only be applied to pitched roofs. The relaxation from 6.5m to 12.4m therefore looks more severe as this is the highest encroachment by the dwelling on this property. The 8.5m maximum height (roof ridge) is only applicable to the pitched roof section of the house and therefore applies to only 12.2m, which is 0.2m lower than the wall plate height.

The proposed development is not expected to negatively impact the northern neighbouring property. The subject site is positioned on a higher slope, which naturally mitigates the transmission of potential noise toward the northern boundary. Importantly, the proposed support beams will not be visible from the northern side due to the dense vegetation. Although the proposed development exceeds the NGL height limits thereby necessitating a relaxation, it should be noted that the northern neighbour is situated on the lower part of the slope facing northwards, thus facing away from the proposed development. Figure 14 illustrates a superimposed 3D rendering of the proposed development (indicated with a red arrow) on a photograph taken from Lake Road, facing southwards.

Figure 14: View from Lake Road, looking southwards (development superimposed)

As can be seen in figure 14, the impact of the proposed development is no more significant than the existing neighbouring developments. The proposal entails materials and finishes that integrate more efficiently within the surrounding natural environment and which is therefore less obtrusive. Figure 15 presents a 3D representation of the proposed development.

Figure 15: 3D rendering of the proposed development

The eastern neighbour will not be affected by the proposed development, as the existing structures on the adjacent property are set back a sufficient distance from the shared boundary, thereby reducing any potential impact. Mature vegetation between the two properties provides a natural buffer that ensures visual privacy and helps absorb sound, maintaining a sense of spatial separation.

Additionally, it is important to note that only a slight building line relaxation is required along the eastern boundary building line for the stairs, and the rest of the dwelling is within the relevant building lines. The impact of the proposal is therefore significantly lessened. As can be seen on the site plan extract in figure 16, which indicates the current proposal in line with the extent of the neighbouring dwelling, the neighbouring view to the lake will not be influenced since the neighbouring property is developed more to the northern side. Figure 17 provides an on-site photo of the subject property in relation to the eastern neighbour.

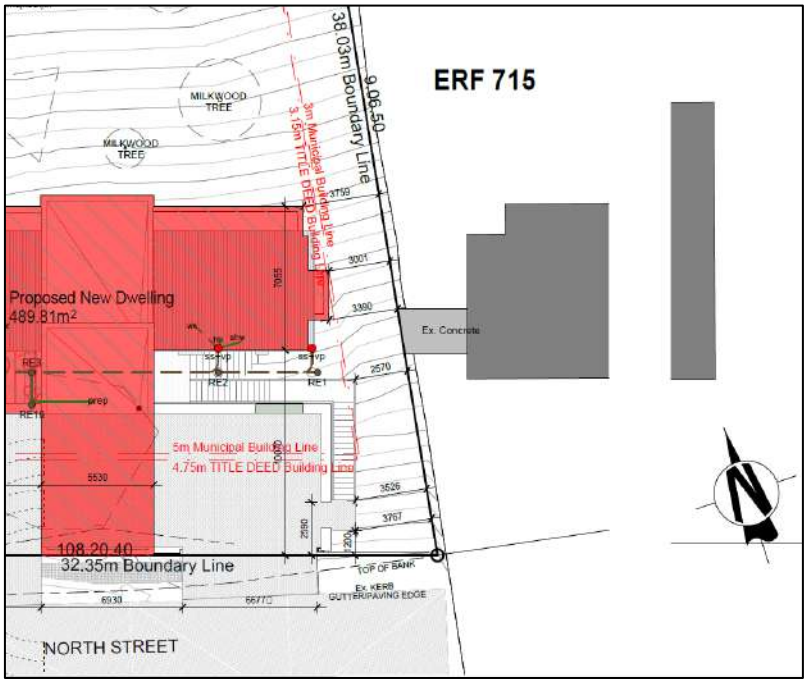


Figure 16: Site plan extract indicating the eastern neighbour

Figure 17: Subject property in relation to the eastern neighbour

The southern neighbour will not be negatively affected by the proposed development despite the height encroachments. The proposed structures are located at a sufficient distance from the neighbouring property, and a natural dune with dense vegetation lies between the two sites. The subject property sits at a lower elevation relative to the southern neighbour, and this slope, combined with the dune and vegetation, provides effective screening. This natural separation secures privacy, acts as a sound buffer, and significantly reduces any potential visual impact. As a result, the southern neighbours remain unaffected. Figure 18 illustrates the slope and vegetation between the two properties, while Figure 19 provides a visual perspective of the natural dune between the neighbouring properties.

Figure 18: Aerial image of the 5m slope

Figure 19: Visual representation of the dunes between the properties

The proposed development is not expected to adversely affect the western neighbouring property. The existing buildings on the adjacent site are sufficiently set back from the shared boundary, minimising any potential impacts. The proposed garage encroaches upon the building line along the western boundary, this minor encroachment has been carefully considered, and appropriate measures have been implemented to mitigate any potential effects on the neighbour's privacy and amenities.

The garage is an uninhabited space and therefore has very little impact on the neighbouring property in terms of noise or light pollution and privacy, there are also no windows facing the neighbouring property. A mature belt of vegetation along the shared boundary provides an effective natural buffer, offering visual screening and sound attenuation, noting here that the dwelling itself does not protrude the western common boundary building line.

The development proposal is located slightly more northwards than the dwelling on the eastern neighbouring property (as seen in figure 20), though this is not foreseen to have significant impacts in terms of light and views towards the lake. As can be seen in figure 21 the neighbouring dwelling faces northwards towards the lake, its views are minimally influenced by the development proposal. Figures 22 & 23 indicate a superimposed 3D rendering of the proposed development on photographs taken along north street. The garage and Porte Cochère can also be seen. It is clear that the height above road level is not significant compared to the neighbouring house and its impact is therefore minimal.

Figure 20: Subject property in relation to the neighbouring property

Figure 21: Subject property in relation to the neighbouring property

Figure 22: Superimposed 3D rendering of development proposal (facing westwards)

Figure 23: Superimposed 3D rendering of development proposal (facing eastwards)

5.1.3 Environmental Legislation

No activity as listed in the National Environmental Management Act, 1998 (NEMA) is triggered by this land use application.

Erf 716, Wilderness East, is listed in the Outeniqua Sensitive Coastal Area Extension (OSCAE) Regulations. Therefore, before the removal of any vegetation or any earthworks on the newly created property, an OSCAE permit must be applied for.

5.2 Land Use Planning Act (LUPA)

The development objectives entrenched in SPLUMA have been assimilated into the Western Cape Land Use Planning Act, 2014 (Act 3 of 2014) and set out a basis for the adjudication of land use planning applications in the province. It requires that local municipalities have due regard to at least the following when doing so:

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

The land-use planning principles of LUPA (Section 59) are, in essence, the expansion of the five development principles of SPLUMA listed above. Again, only the relevant aspects are addressed in this report.

5.3 Compliance/Consistency with Spatial Policy Directives

Section 19(1) and (2) of LUPA states that the following:

"*(1) If a spatial development framework or structure plan specifically provides for the utilisation or development of land as proposed in a land use application or a land development application, the proposed utilisation or development is regarded as complying with that spatial development framework or structure plan;*

(2) If a spatial development framework or structure plan does not specifically provide for the utilisation or development of land as proposed in a land use application or a land development application, but the proposed utilisation or development does not conflict with the purpose of

the relevant designation in the spatial development framework or structure plan, the utilisation or development is regarded as being consistent with that spatial development framework or structured plan."

Given the nature of this land use application and its location within George, this proposal is *consistent* with LUPA.

5.4 George Integrated Zoning Scheme By-Law (2023)

According to the George Zoning Regulations, the subject property is zoned as "Single Residential Zone I". The approval of this application will create a new residential opportunity. The proposed development encroaches on the George Zoning Regulations as well as the title deed condition. Therefore, applying for a departure and applying for an administrator's consent.

6. DESIRABILITY

Desirability in the land use planning context may be defined as the degree of acceptability of a proposed development on the land unit concerned. This section expresses the desirability of the proposed building lines – and height relaxation, taken in conjunction with the development principles and criteria set out through the policies and planning framework, as well as the degree to which this proposal may be considered within the context of broader public interest. It is our view that the initial investigation into the desirability of the proposal reveals no obvious negative impacts.

The current need for the application is to enable the proposed development on the current erf, given the size and sloping constraints on the erf. The development is not needed to realise any spatial goal of the Municipality, but the application is needed in order for the proposal to be in line with Municipal legislation.

Desirability in this sense includes the fact that the development suits the residential zoning and use, with no additional impacts that could negatively impact the broader public interest. Furthermore, the proposed application is not considered to be in contradiction with spatial policies and at no further risk or inconvenience to neighbouring properties as was motivated throughout the motivational report. The development can therefore be described as being desirable.

7. CONCLUSION

As mentioned in this motivation report, we believe that the abovementioned principles, considerations and guidelines for this land use application for Erf 716, Wilderness, satisfy the applicable legislation. As a result, it is trusted that this application can be finalised successfully.

DELAREY VILJOEN Pr. Pln **SEPTEMBER 2025**

ANNEXURE 1

RESOLUTION

MARK RUBIN FAMILY TRUST

RESOLUTION PASSED ON 02/07/2025

We, the Trustees of **Mark Rubin Family Trust,** the registered owner of Erf 716, Wilderness, George Municipality and Division hereby instruct Delarey Viljoen of *DELPLAN Consulting* to submit the land use application with the local authority.

This decision was approved by all parties concerned.

_____ Date: ____02/07/25_____

Melanie Joy Sutton
Independent Trustee
As representative of ACS Trustees CC

_____ Date: ____02/07/25_____

Mark Gregory Rubin
Trustee

Witnesses:

1. _____

2. _____

REPUBLIC OF SOUTH AFRICA

MAGTIGINGSBRIEF
LETTERS OF AUTHORITY

Ingevolge Artikel 6(1) van die Wet op Beheer oor Trustgoed, 1988 (Wet 57 van 1988)
In terms of Section 6(1) of the Trust Property Control Act, 1988 (Act 57 of 1988)

No: T3688/94

Hiermee word gesertifiseer dat /

This is to certify that

ACS TRUSTEES CC
(Registration Number: 2002/022619/23) ***represented by***
MELANIE JOY SUTTON
(Identiteitsnommer / Identity Number:730809 0043 08 4),
MARK GREGORY RUBIN
(Identiteitsnommer / Identity Number:611109 5173 08 3),

gemagtig word om op te tree as trustee(s) van /
is/are hereby authorized to act as trustee(s) of

MARK RUBIN FAMILY TRUST

GEGEE onder my hand te KAAPSTAD op hede die dag van
GIVEN under my hand at CAPE TOWN this 8 day of April 2016

Signature

ASSISTENT MEESTER
ASSISTANT MASTER

/template

DEPARTMENT OF JUSTICE AND CONSTITUTIONAL DEVELOPMENT

MASTER OF THE WESTERN CAPE HIGH COURT
CAPE TOWN
2016 -04- 08
KAAPSTAD
MEESTER VAN DIE WES KAAP HOË HOF

ANNEXURE 2

joubert-louw

attorney - conveyancer

3 rd Floor, 11 on Buiten
11 Buitensingel Street
CAPE TOWN
P O Box 4384
DX 150
Cape Town, 8000
Tel: (021) 465 0749
Conveyancing e-mail: annecke@joubert-louw.co.za

Your ref: KARIN BOTHA

Our ref: AJL/M695

26 November 2024

Mark Rubin Family Trust
c/o Mark Rubin
Lancewood Farm
Seven Passes Road
Hoekwil
6538

Per courier

Sirs

TRANSFER : MULTI IMAGE (PTY) LTD / MARK RUBIN FAMILY TRUST
ERF 716 WILDERNESS

In finalisation of the above transaction we enclose Deed of Transfer No. T70485/2024 for safe-keeping.

Kindly acknowledge receipt hereof.

Yours faithfully

Joubert-Louw

Per:

SIGNATURE:

DATE:

DEED OF TRANSFER
No. T70485/2024

in favour of

The trustees for the time being of

MARK RUBIN FAMILY TRUST

---

joubert-louw

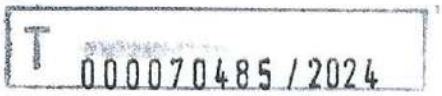
attorneys - conveyancer

171

Joubert-Louw Attorneys
3rd Floor, 11-on-Buiten
11 Buitensingel Street
Cape Town

Prepared by me

CONVEYANCER
ANNECKE LOUW
(LPCM 80989)



DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

ANNECKE LOUW (M80989)

appeared before me, REGISTRAR OF DEEDS, at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at WILDERNESS on 23 OCTOBER 2024 granted to her by

MULTI IMAGE PROPRIETARY LIMITED
Registration Number 1981/008058/07

And the appearer declared that his said principal had, on **25 SEPTEMBER 2024**, truly and legally sold by Private Treaty, and that she, the said Appearer, in her capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

THE TRUSTEES FOR THE TIME BEING OF
MARK RUBIN FAMILY TRUST
Registration Number T3688/94

Their Administrators or Assigns, in full and free property

ERF 716 WILDERNESS
in the Municipality and Division of George
Western Cape Province

IN EXTENT: 1132 (one thousand one hundred and thirty two) square metres

FIRST TRANSFERRED by Deed of Transfer No. T16501/1966 with Diagram No 1758/66 relating thereto and held by Deed of Transfer No. T5231/2023.

A. SUBJECT to the conditions referred to in Certificate of Registered Title No. T25023/1969.

B. SUBJECT FURTHER to the conditions contained in Deed of Transfer No. T16501/1966 imposed by the Administrator of the Province of the Cape of Good Hope in terms of Ordinance No. 33 of 1934, when approving the establishment of Wilderness Township Extension No. 2, namely:

1. Any words and expressions used in the following conditions shall have the same meaning as may have been assigned to them by the regulations published under Provincial Administration Notice No 401 dated 17th October 1935, and in the Memorandum which accompanied the said regulations.

2. The owner of this erf shall without compensation, be obliged to allow electricity and water mains and the sewage and drainage, including stormwater of any other erf or erven within or without this Township to be conveyed across this erf, if deemed necessary by the Local Authority and in such manner and position as may from time to time be reasonably required. This shall include the right of access to the erf at any reasonable time in order to construct, maintain, alter, remove or inspect any sewer, manhole, channel, conduit or other works pertaining thereto.

3. The owner of this erf shall be obliged, without compensation, to receive the material or permit excavation on the erf, as may be required, to allow use of the full width of the street and provide a safe and proper slope to its bank owing to difference between the levels of the street as finally constructed and the erf, unless he elects to build retaining walls to the satisfaction of and within a period to be determined by the local authority.

4. This erf shall be subject to the following further conditions, provided especially that where, in the opinion of the Administrator, after consultation with the Townships Board and the Local Authority, it is expedient that the restriction in any such condition should at any time be suspended or relaxed, he may authorise the necessary suspension or relaxation subject to compliance with such conditions as he may impose:

   (a) it shall not be subdivided;

   (b) it shall be used only for the purpose of erecting thereon one dwelling together with such outbuildings as are ordinarily required to be used therewith;

   (c) not more than half the area thereof shall be built upon;

   (d) no building or structure or any portion thereof except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf, nor within 3,15 metres of the rear or 3,15 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority an outbuilding not exceeding 3,05 metres in height measured from the floor to the wall plate and no portion of which will be used for human habitation, may be erected within the above prescribed rear space. On consolidation of any two or more erven, this condition shall apply to the consolidated area as one erf;

   (e) notwithstanding the provisions of Condition (d) above, a garage intended as an adjunct to the dwelling may, where the slope of the erf up from the level of the abutting street is such that in the opinion of the local authority it cannot reasonably be sited at a distance of 4,72 metres from the street line, be erected at such lesser distance therefrom as the local authority may approve, provided that not more than 50 per cent of the cubic measure of such garage may project above natural ground level and that in no event shall any such garage be erected at less than 3,15 metres from the street line;

   (f) In the event of the provisions of a Town Planning Scheme being made applicable to this erf, which provisions are more restrictive than the provisions contained in the above, then the provisions of such Scheme shall apply."

C. SUBJECT FURTHER to the following special conditions contained in Deed of Transfer No. T16501/1966 imposed by The Wilderness (1921) Limited for the benefit of all purchasers and their successors in title of the erven whereof Wilderness Township Extension No. 2 consists, and for the benefit of the The Wilderness (1921) Limited and their successors in title as owners of the remainder of the said Township held by them under Certificate of Registered Title No. T19388/1954, namely:-

"DEFINITIONS

The term "Seller" in these conditions shall be deemed to include the successors in title of the Seller to the remainder of the land held under the aforesaid Certificate of Registered Title No. 19388 dated 24th November 1954.

The term "Purchaser" shall be deemed to include the heirs, Executors, Administrators or Assigns, of the Purchaser, of the property hereby sold.

TRADE AND OTHER RISTRICTIONS

1. The plot shall not be used for other than residential purposes and shall not be subdivided.

2. No sand or gravel shall be dug or removed from the lot except in the way of excavating for the foundations of any building to be erected thereon, or for use in such building or in preparing or laying out gardens to be occupied therewith, and no brick, tiles, clay or lime shall at any time be manufactured or burnt upon the lot.

3. All buildings and/or alterations erected on this lot shall be constructed of brick, stone or concrete, and no building shall be erected on the lot until the site and elevation plans thereof and the site of offices or buildings together with the sanitation plans in relation thereto, shall have been approved by the Seller in writing. No such building shall, after erection, be altered without the like previous consent in writing. The Purchaser shall provide the Seller with plans in duplicate to the Seller's satisfaction.

4. The Seller shall be entitled to call upon the Purchaser to screen suitably any outbuildings erected on the lot.

5. All walls, fences, live hedges or like structures abutting upon any road or pathway, shall be of a type approved of by the Seller. The Seller shall not be liable to contribute to the cost of any party or dividing fence, or wall, nor to the cost of repair thereof, but he may call upon the Purchaser to enclose the said Lot. This provision eliminating any contribution by the Seller to the cost of repair of any party or dividing fence or wall shall not extend to any adjoining lot which the Seller may sell or dispose of subsequent to the date hereof, and the Purchaser of such lot adjoining the lot hereby sold shall in all respects be subject to the laws governing contributions to such party or dividing fences or walls.

6. No wind driven appliance or windmill or wireless aerial and poles shall be erected by the Purchaser without the specific written approval thereof and permission of the Seller.

7. All buildings or structures, fences, live hedges or the like erected on the lot shall be reasonably maintained externally by the Purchaser in good order and repair, the intention being that adjoining lots shall not be depreciated by any shabby, uncared for or dilapidated buildings, structures, fences or live hedges.

8. Should any buildings or structures be erected out of compliance with these conditions, the Seller shall have the right to insist upon the demolition thereof, and the Seller shall at all reasonable times, through its proper officers, have the right of access to and inspection of any building operations conducted by the Purchaser on the lot.

9. .....

10. In respect of any lot upon the sea front, Purchasers shall not cut down or otherwise destroy the natural bush growth on the sea front and so endanger any plot to erosion by the sea or to shifting sands. Seller reserves the right to prescribe the level at which all buildings shall be placed on such lots, or any of them, and if called upon to do so by the Seller, Purchaser shall be obliged to plant and maintain suitable turf on any clear or open portions of such lots to guard against shifting sands.

11. The lot shall not be occupied either for building purposes or as a place of human residence or resort, whether by means of buildings thereon or tents or camps erected or placed thereon for any period, unless the said lot shall have previously been provided with water flush sanitation accommodation for the use of persons so residing or resorting upon the said lot. Such sanitation accommodation shall at all times be maintained in efficient working order by the owner of the plot.

12. The Purchaser agrees to be bound not to clear or destroy the trees and bush on the lot without first consulting the Seller, the intention being that it is desirable in the general interest that the scenery shall not be marred by excessive or undue clearing of the bush and trees and especially as it is the Seller's intention to avoid cutting of any lines or squares or angels which will show marked patterns of the scenic effect of the Township, but it is not the intention to interfere unreasonably with the Purchaser's full use and enjoyment of the said lot, and the Seller agrees that the frontage of any premises other than domestic should have a clear and uninterrupted view.

13. The purchaser agrees to observe uniformity in respect of fencing line for all fences, walls, hedges or structures that may abut on to any road, pathway, open space or property of the Seller, and to maintain all boundary fences, walls, hedges or structures of the lot in good order and repair.

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

MULTI IMAGE PROPRIETARY LIMITED
Registration Number 1981/008058/07

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

THE TRUSTEES FOR THE TIME BEING OF
MARK RUBIN FAMILY TRUST
Registration Number T3688/94

their Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of **R2 000 000,00 (TWO MILLION RAND).**

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

THUS DONE and EXECUTED at the Office of the Registrar of Deeds at Cape Town on 7 November 2024.

q.q.

In my presence

REGISTRAR OF DEEDS

ANNEXURE 3

CONVEYANCER'S CERTIFICATE

I/we, ANNECKE LOUW (M80989)
(conveyancer's name)

hereby wish to certify that a search was conducted in the Deeds Registry, Cape Town regarding the following property (including both current title deed / pivot deed):

ERF 716 WILDERNESS,

IN THE MUNICIPALITY AND DIVISION GEORGE,

PROVINCE OF THE WESTERN CAPE

(property description(s))

in respect of which it was found that there are no restrictive conditions registered against such property, save as mentioned below .

The deeds office search was limited to the following title deeds: Deeds of Transfer nr T70485/2024;T25023/1969 (pivot deed); T16501/1966;T19388/1954; T73311/1939; T9382 dated 21 /12/1908

(*please delete whichever not applicable)

LIST OF RESTRICTIVE TITLE CONDITIONS (if applicable)

Deed no	Clause no	Description
T70485/2024	B.4	SEE ATTACHED

PROCESS BY WHICH RELEVANT CONDITIONS WILL BE ADDRESSED
(PLEASE TICK APPROPRIATE BOX)

Removal / suspension/ amendment of restrictions in terms of Act 84/1967 (submit separate application)	Notarial Deed of Cancellation (Submit copy of signed agreement)	Consent (submit copy of signed consent	Expungement by means of 'rule *nisi* application to High Cout (submit copy of Court order)

Signed at CAPE TOWN on this 11 day of AUGUST 2025

Signature .....

Kindly endorse certificate by affixing firm's official stamp here and initialling it.

ANNECKE LOUW
LPCM 80989

171 JOUBERT-LOUW
Tel : 021 465 0749

ANNECKE LOUW
COMMISSIONER OF OATHS
PRACTISING ATTORNEY RSA
3RD FLOOR, 11 ON BUITEN
11 BUITENSINGEL STREET
CAPE TOWN

B.4 This erf shall be subject to the following further conditions, provided especially that where, in the opinion of the Administrator, after consultation with the Townships Board and the Local Authority, it is expedient that the restriction in any such condition should at any time be suspended or relaxed, he may authorise the necessary suspension or relaxation subject to compliance with such conditions as he may impose:

(a) it shall not be subdivided;

(b) it shall be used only for the purpose of erecting thereon one dwelling together with such outbuildings as are ordinarily required to be used therewith;

(c) not more than half the area thereof shall be built upon;

(d) no building or structure or any portion thereof except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf, nor within 3,15 metres of the rear or 3,15 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority an outbuilding not exceeding 3,05 metres in height measured from the floor to the wall plate and no portion of which will be used for human habitation, may be erected within the above prescribed rear space. On consolidation of any two or more erven, this condition shall apply to the consolidated area as one erf;

(e) notwithstanding the provisions of Condition (d) above, a garage intended as an adjunct to the dwelling may, where the slope of the erf up from the level of the abutting street is such that in the opinion of the local authority it cannot reasonably be sited at a distance of 4,72 metres from the street line, be erected at such lesser distance therefrom as the local authority may approve, provided that not more than 50 per cent of the cubic measure of such garage may project above natural ground level and that in no event shall any such garage be erected at less than 3,15 metres from the street line;

(f) In the event of the provisions of a Town Planning Scheme being made applicable to this erf, which provisions are more restrictive than the provisions contained in the above, then the provisions of such Scheme shall apply."

ANNEXURE 4

This plan comprises 5 sheets.

SHEET No. 3.

WILDERNESS A/A

No. 8096/1953

Approved

f SURVEYOR-GENERAL.

T P

GENERAL PLAN 1065 LD OF WILDERNESS TOWNSHIP EXTENSION NO. 2.

C.D.R.

Scale: 1/1250.

Surveyed in May 1950 - July 1951 by us

LAND SURVEYORS.

BEACONS.

V1 W1 X1 Y1 Z1 A2 B2 C2 D2 E2 F2 G2 H2 J2 L2 N2 O2 P2 Q2 R2 S2 T2. — 5" diam. creosoted wooden poles, proj. 3 ft.

G3 planted stone 10" × 6", proj. 12".

R1 " " 15" × 8", " 20".

S1 " " 12" × 12", " 18".

K1 M1 N1 O1 P1 3 ft. × 1¼" iron pegs, proj. 6".

Y2 Z2 A3 6 ft. × 1¼" iron pegs, proj. 2 ft.

L1 Q1 conc. bns., 7" × 6", 3 ft. long, proj. 6".

F1 3" diam. creosoted wooden pole, proj. 18".

G1 3 ft. section iron rail, proj. 6".

H1 1½" diam. iron pipe, proj. 3".

All other beacons 3" diam. creosoted wooden poles, proj. 10".

RM 1 RM 2 RM 3 RM 4 RM 5 RM 6 RM 7 RM 8 RM 9 RM 10 RM 11 RM 12 RM 13 RM 14 RM 15 RM 16 RM 17 RM 18 RM 19 RM 20 RM 21 RM 22 RM 23. — ½" × 3 ft. iron pegs, 12" below ground, set in conc.

815 D - 16mm iron peg

Orig. Dgm. No. 9015/53.
S.G. File S. 8692/5.
Svy. Rcds. E. 2008/53.
Deg. Shts. BL-8CC, BL-8CD/Z13
AL-2AA, AL-2AB/VIII
BL-8CD/Z14 MA706

1065 SHT. 4

C.D.R.

This plan comprises 5 sheets.

T P

WILDERNESS A/A

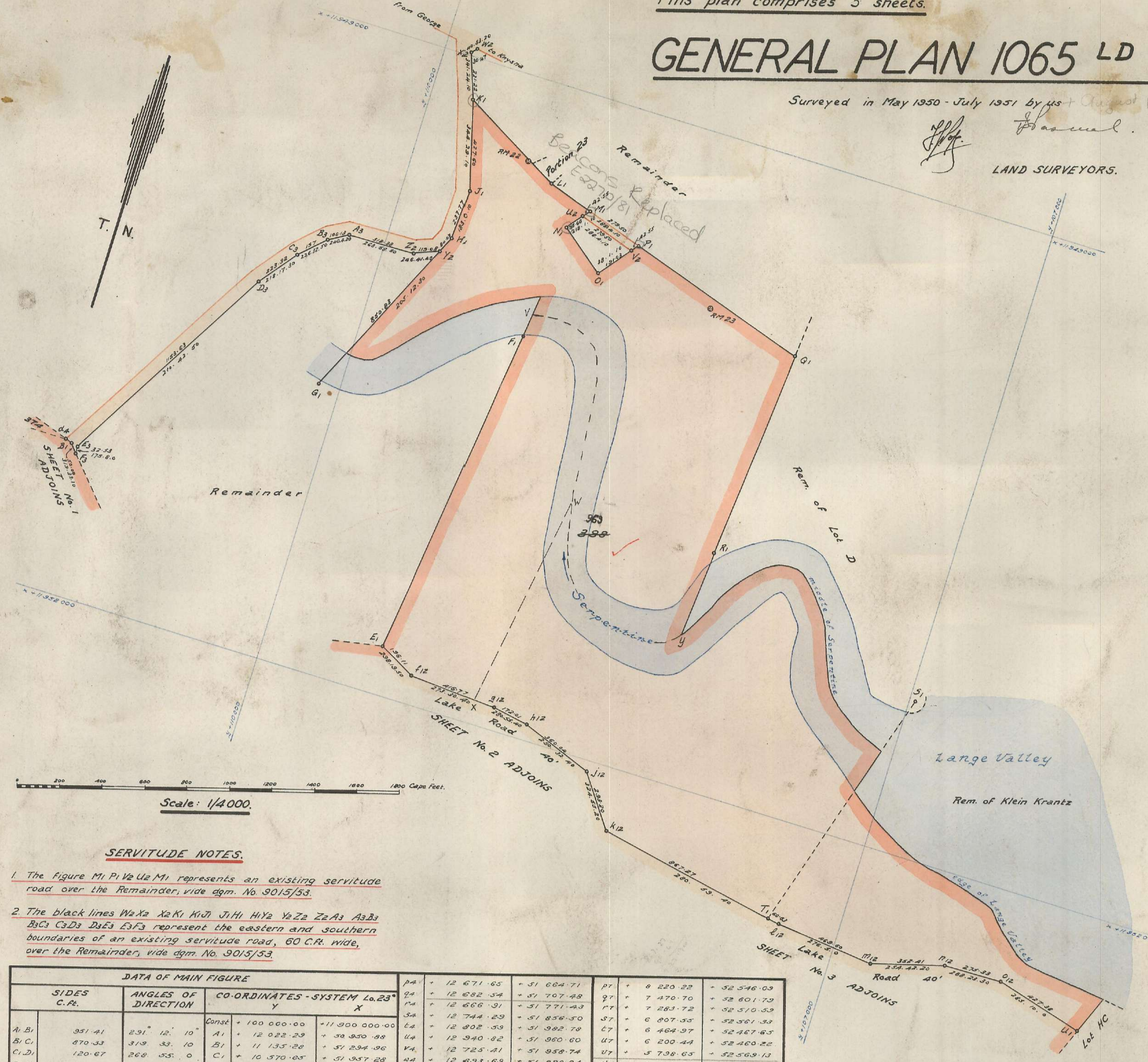
Sheet No. 4.

No. 8096/1953
Approved
[signature]
f SURVEYOR-GENERAL.

GENERAL PLAN 1065 LD OF WILDERNESS TOWNSHIP EXTENSION NO. 2.

C.D.R.

Surveyed in May 1950 - July 1951 by us + August 1953.
[signatures]
LAND SURVEYORS.



SERVITUDE NOTES.

1. The figure M1 P1 V2 U2 M1 represents an existing servitude road over the Remainder; vide dgm. No. 9015/53.

2. The black lines W2X2 X2K1 K1J1 J1H1 H1Y2 Y2Z2 Z2A3 A3B3 B3C3 C3D3 D3E3 E3F3 represent the eastern and southern boundaries of an existing servitude road, 60 C.Ft. wide, over the Remainder; vide dgm. No. 9015/53.

DATA OF MAIN FIGURE

SIDES	C.Ft.	ANGLES OF DIRECTION		CO-ORDINATES - SYSTEM Lo. 23° Y	X
			Const	+ 100 000.00	+ 11 900 000.00
A1B1	951.41	291° 12' 10"	A1	+ 12 022.29	+ 50 950.88
B1C1	870.33	319. 33. 10	B1	+ 11 135.28	+ 51 294.96
C1D1	120.67	268. 55. 0	C1	+ 10 570.65	+ 51 957.28
D1E1	1 014.04	259. 51. 50	D1	+ 10 450.00	+ 51 955.00
E1F1	1 602.75	187. 8. 30	E1	+ 9 451.79	+ 51 776.55
F1G1	990.92	59. 30. 0	F1	+ 9 252.56	+ 50 186.28
G1H1	934.85	205. 12. 30	G1	+ 10 106.38	+ 50 689.14
H1J1	237.77	183. 0. 10	H1	+ 9 708.21	+ 49 843.32
J1K1	427.60	164. 29. 10	J1	+ 9 695.76	+ 49 605.88
K1L1	541.06	299. 1. 30	K1	+ 9 810.12	+ 49 193.87
L1M1	226.43	288. 4. 10	L1	+ 9 337.01	+ 49 456.39
M1N1	138.21	38. 1. 10	M1	+ 9 121.75	+ 49 526.63
N1O1	262.73	308. 1. 10	N1	+ 9 206.88	+ 49 635.51
O1P1	233.58	218. 1. 10	O1	+ 8 999.90	+ 49 797.34
P1Q1	909.97	288. 4. 10	P1	+ 8 856.03	+ 49 613.32
Q1R1	1 000.00	5. 30. 10	Q1	+ 7 990.95	+ 49 895.59
R1S1	1 179.09	289. 19. 40	R1	+ 8 066.85	+ 50 890.98
S1T1	1 232.91	17. 7. 40	S1	+ 6 974.20	+ 51 281.20
T1U1	1 555.81	272. 40. 10	T1	+ 7 337.30	+ 52 459.44
U1V1	1 248.56	22. 33. 10	U1	+ 5 783.18	+ 52 531.88
V1W1	605.78	98. 45. 30	V1	+ 6 262.05	+ 53 684.96
W1X1	186.42	96. 22. 50	W1	+ 6 860.77	+ 53 592.72
X1Y1	203.41	89. 29. 20	X1	+ 7 046.04	+ 53 572.00
Y1Z1	622.39	97. 42. 20	Y1	+ 7 249.44	+ 53 573.81
Z1A2	98.09	57. 38. 50	Z1	+ 7 866.21	+ 53 490.36
A2B2	120.88	140. 52. 10	A2	+ 7 949.07	+ 53 542.65
B2C2	173.48	74. 11. 20	B2	+ 8 025.36	+ 53 449.08
C2D2	1 065.73	95. 20. 50	C2	+ 8 192.28	+ 53 496.35
D2E2	45.17	142. 17. 40	D2	+ 9 253.37	+ 53 397.03
E2F2	493.18	98. 0. 0	E2	+ 9 281.00	+ 53 361.29
F2G2	201.86	79. 6. 0	F2	+ 9 775.32	+ 53 291.81
G2H2	103.98	122. 38. 40	G2	+ 9 973.54	+ 53 329.98
H2J2	417.64	98. 53. 30	H2	+ 10 061.10	+ 53 273.89
J2K2	212.64	107. 44. 40	J2	+ 10 473.72	+ 53 209.33
K2L2	164.59	81. 9. 50	K2	+ 10 676.24	+ 53 144.52
L2M2	275.82	120. 58. 50	L2	+ 10 838.87	+ 53 169.80
M2N2	218.93	88. 34. 40	M2	+ 11 075.34	+ 53 027.82
N2O2	265.41	100. 1. 50	N2	+ 11 294.20	+ 53 033.25
O2P2	308.78	96. 35. 0	O2	+ 11 555.55	+ 52 987.02
P2Q2	302.14	78. 55. 40	P2	+ 11 862.29	+ 52 951.62
Q2R2	441.40	116. 38. 0	Q2	+ 12 158.81	+ 53 009.65
R2S2	467.89	98. 31. 30	R2	+ 12 553.38	+ 52 811.78
S2T2	529.39	104. 59. 40	S2	+ 13 016.10	+ 52 742.43
T2A1	2 236.78	222. 17. 30	T2	+ 13 527.46	+ 52 605.46

CO-ORDINATES OF REFERENCE MARKS.

	Y	X		Y	X
RM1	+ 13 253.13	+ 52 317.68	RM13	+ 10 868.86	+ 53 552.86
RM2	+ 11 253.08	+ 51 362.62	RM14	+ 8 381.23	+ 53 083.51
RM3	+ 11 796.64	+ 51 468.13	RM15	+ 8 425.02	+ 53 417.88
RM4	+ 11 102.38	+ 52 240.04	RM16	+ 7 481.58	+ 53 311.29
RM5	+ 12 713.68	+ 51 941.24	RM17	+ 7 023.19	+ 53 180.36
RM6	+ 12 016.93	+ 52 587.28	RM18	+ 6 260.32	+ 53 510.91
RM7	+ 11 264.45	+ 52 972.15	RM19	+ 6 055.93	+ 52 854.73
RM8	+ 8 807.41	+ 51 942.78	RM20	+ 6 965.94	+ 52 811.33
RM9	+ 8 539.78	+ 52 211.76	RM21	+ 7 442.29	+ 52 527.39
RM10	+ 9 362.13	+ 52 223.06	RM22	+ 9 463.79	+ 49 389.79
RM11	+ 10 019.48	+ 52 925.61	RM23	+ 8 442.20	+ 49 738.97
RM12	+ 9 559.32	+ 53 243.10	Knys.32	+ 7 809.44	+ 52 817.68
			Serpentine	+ 8 384.24	+ 53 103.04

CO-ORDINATES OF BLOCK CORNERS.

	Y	X		Y	X
a4	+ 12 196.05	+ 51 141.89	h4	+ 12 331.81	+ 51 595.33
b4	+ 12 063.60	+ 51 105.16	j4	+ 12 600.65	+ 51 730.81
c4	+ 11 746.29	+ 51 252.78	k4	+ 12 626.09	+ 51 716.16
d4	+ 11 167.06	+ 51 282.63	l4	+ 12 629.65	+ 51 682.44
e4	+ 11 211.37	+ 51 320.40	m4	+ 12 168.80	+ 51 175.84
f4	+ 11 275.89	+ 51 375.41	n4	+ 12 067.11	+ 51 147.64
g4	+ 11 856.87	+ 51 397.65	o4	+ 11 756.11	+ 51 292.33

	Y	X
p4	+ 12 671.65	+ 51 664.71
q4	+ 12 682.54	+ 51 707.48
r4	+ 12 666.91	+ 51 771.43
s4	+ 12 744.29	+ 51 856.50
t4	+ 12 802.59	+ 51 982.78
u4	+ 12 940.82	+ 51 960.60
v4	+ 12 725.41	+ 51 958.74
w4	+ 12 693.69	+ 51 890.04
x4	+ 12 636.36	+ 51 827.02
y4	+ 12 532.01	+ 51 765.82
z4	+ 12 050.39	+ 51 550.09
a5	+ 11 591.08	+ 51 580.34
b5	+ 11 302.64	+ 51 649.22
c5	+ 11 205.33	+ 51 691.56
d5	+ 10 990.30	+ 51 987.49
e5	+ 11 061.12	+ 52 216.75
f5	+ 11 091.33	+ 52 238.47
g5	+ 11 127.75	+ 52 230.84
h5	+ 11 394.89	+ 51 924.08
j5	+ 11 477.91	+ 51 891.27
k5	+ 11 920.06	+ 51 841.04
l5	+ 12 572.17	+ 51 904.84
m5	+ 12 839.68	+ 52 008.92
n5	+ 12 563.46	+ 51 944.18
o5	+ 11 920.37	+ 51 881.26
p5	+ 11 487.69	+ 51 930.42
q5	+ 11 418.65	+ 51 957.70
r5	+ 11 168.49	+ 52 244.96
s5	+ 11 842.95	+ 51 457.16
t5	+ 11 252.80	+ 51 434.57
u5	+ 11 146.26	+ 51 343.74
v5	+ 10 588.81	+ 51 337.63
w5	+ 10 446.08	+ 51 394.93
x5	+ 9 458.49	+ 51 818.38
y5	+ 9 290.40	+ 51 909.00
z5	+ 8 868.22	+ 51 934.90
a6	+ 8 705.18	+ 51 966.38
b6	+ 8 382.77	+ 52 087.20
c6	+ 8 212.11	+ 52 330.22
d6	+ 7 381.60	+ 52 491.57
e6	+ 7 482.43	+ 52 540.75
f6	+ 8 207.57	+ 52 486.88
g6	+ 8 311.03	+ 52 449.50
h6	+ 8 507.74	+ 52 203.47
j6	+ 8 539.18	+ 52 194.24
k6	+ 8 761.85	+ 52 269.37
l6	+ 9 018.72	+ 52 245.29
m6	+ 9 287.39	+ 52 166.44
n6	+ 9 485.36	+ 52 137.33
o6	+ 10 151.52	+ 52 208.94
p6	+ 10 644.51	+ 52 329.03
q6	+ 11 034.60	+ 52 266.44
r6	+ 10 946.17	+ 51 980.17
s6	+ 11 043.92	+ 51 802.85
t6	+ 11 181.05	+ 51 656.93
u6	+ 11 252.80	+ 51 614.54
v6	+ 11 363.25	+ 51 577.26
w6	+ 11 473.70	+ 51 551.30
x6	+ 11 584.15	+ 51 540.71
y6	+ 11 972.37	+ 51 515.14
z6	+ 10 491.67	+ 52 353.55
a7	+ 10 141.17	+ 52 268.17
b7	+ 9 486.54	+ 52 197.80
c7	+ 9 344.78	+ 52 218.64
d7	+ 9 300.26	+ 52 225.19
e7	+ 9 612.90	+ 52 494.54
f7	+ 9 274.76	+ 52 232.67
g7	+ 9 030.07	+ 52 304.49
h7	+ 8 761.25	+ 52 329.69
j7	+ 8 754.75	+ 52 330.30
k7	+ 8 553.15	+ 52 664.57
l7	+ 9 540.52	+ 52 506.15
m7	+ 8 720.88	+ 52 318.97
n7	+ 8 540.86	+ 52 258.13
o7	+ 8 347.33	+ 52 500.19

	Y	X
p7	+ 8 220.22	+ 52 546.09
q7	+ 7 470.70	+ 52 601.79
r7	+ 7 283.72	+ 52 510.59
s7	+ 6 807.55	+ 52 561.33
t7	+ 6 464.97	+ 52 467.65
u7	+ 6 200.44	+ 52 460.22
v7	+ 5 798.65	+ 52 569.13
w7	+ 6 007.89	+ 53 072.95
x7	+ 6 984.65	+ 52 916.24
y7	+ 6 966.76	+ 52 804.73
z7	+ 6 733.05	+ 52 751.97
a8	+ 6 513.44	+ 52 783.93
b8	+ 6 187.54	+ 52 603.92
c8	+ 6 144.51	+ 52 851.34
d8	+ 6 065.52	+ 52 864.01
e8	+ 6 042.60	+ 52 847.43
f8	+ 6 029.89	+ 52 768.25
g8	+ 6 046.47	+ 52 745.33
h8	+ 6 125.46	+ 52 732.66
j8	+ 6 181.17	+ 52 764.24
k8	+ 6 509.33	+ 52 744.11
l8	+ 6 734.63	+ 52 711.32
m8	+ 7 001.97	+ 52 771.67
n8	+ 7 024.15	+ 52 909.90
o8	+ 7 602.33	+ 52 817.12
p8	+ 7 804.27	+ 52 750.16
q8	+ 8 194.75	+ 52 722.07
r8	+ 8 500.84	+ 52 672.96
s8	+ 13 462.23	+ 52 622.93
t8	+ 13 087.86	+ 52 211.40
u8	+ 13 046.35	+ 52 196.87
v8	+ 12 065.59	+ 52 354.29
w8	+ 12 049.01	+ 52 377.14
x8	+ 12 076.73	+ 52 549.92
y8	+ 12 158.83	+ 52 588.83
z8	+ 12 407.95	+ 52 609.83
a9	+ 12 585.66	+ 52 581.32
b9	+ 12 609.71	+ 52 597.69
c9	+ 12 640.39	+ 52 737.40
d9	+ 11 986.60	+ 52 366.90
e9	+ 12 022.24	+ 52 589.05
f9	+ 11 931.42	+ 52 654.27
g9	+ 11 246.60	+ 52 804.65
h9	+ 10 395.82	+ 52 804.43
j9	+ 10 010.38	+ 52 927.03
k9	+ 9 619.01	+ 53 218.16
l9	+ 9 483.73	+ 53 108.43
m9	+ 8 817.37	+ 52 971.59
n9	+ 8 310.87	+ 53 052.84
o9	+ 8 089.40	+ 53 157.35
p9	+ 7 720.95	+ 53 147.19
q9	+ 7 558.67	+ 53 222.85
r9	+ 7 485.81	+ 53 316.11
s9	+ 7 325.06	+ 53 343.35
t9	+ 7 195.26	+ 53 135.63
u9	+ 9 226.90	+ 52 809.67
v9	+ 9 754.23	+ 52 876.99
w9	+ 9 872.71	+ 52 857.98
x9	+ 9 848.94	+ 52 709.87
y9	+ 9 809.44	+ 52 716.21
z9	+ 9 826.68	+ 52 624.82
a10	+ 9 753.58	+ 52 836.58
b10	+ 9 366.86	+ 52 787.22
c10	+ 12 322.49	+ 52 860.72
d10	+ 12 547.36	+ 52 663.42
e10	+ 12 557.50	+ 52 709.59
f10	+ 12 519.16	+ 52 742.37
g10	+ 12 287.05	+ 52 791.56
h10	+ 12 235.28	+ 52 838.67
j10	+ 12 238.99	+ 52 855.57
k10	+ 12 140.74	+ 52 944.97
l10	+ 11 864.67	+ 52 890.95
m10	+ 11 546.88	+ 52 927.62
n10	+ 11 289.67	+ 52 973.12
o10	+ 11 053.40	+ 52 967.41

	Y	X
p10	+ 10 826.61	+ 53 107.17
q10	+ 10 671.45	+ 53 083.06
r10	+ 10 459.86	+ 53 150.77
s10	+ 10 039.36	+ 53 216.56
t10	+ 9 961.35	+ 53 266.53
u10	+ 9 691.00	+ 53 214.47
v10	+ 10 028.88	+ 52 963.12
w10	+ 10 402.03	+ 52 844.43
x10	+ 11 250.94	+ 52 844.65
y10	+ 11 895.11	+ 52 703.20
z10	+ 11 898.33	+ 52 717.85
a11	+ 11 954.29	+ 52 705.56
b11	+ 12 027.46	+ 52 653.02
c11	+ 12 410.78	+ 52 685.33
d11	+ 9 613.30	+ 53 265.09
e11	+ 9 166.13	+ 53 234.66
f11	+ 8 415.74	+ 53 355.05
g11	+ 7 737.14	+ 53 287.12
h11	+ 7 594.40	+ 53 295.24
j11	+ 7 579.37	+ 53 277.65
k11	+ 7 584.28	+ 53 255.05
l11	+ 7 729.29	+ 53 187.43
m11	+ 8 097.84	+ 53 197.60
n11	+ 8 322.81	+ 53 091.44
o11	+ 8 816.49	+ 53 012.24
p11	+ 9 466.12	+ 53 145.65
q11	+ 9 562.52	+ 53 321.72
r11	+ 9 168.89	+ 53 294.99
s11	+ 8 417.54	+ 53 415.53
t11	+ 7 735.85	+ 53 347.29
u11	+ 7 623.29	+ 53 353.69
v11	+ 6 843.61	+ 53 465.78
w11	+ 6 220.82	+ 53 585.69
x11	+ 7 123.50	+ 53 162.32
y11	+ 7 236.49	+ 53 343.14
z11	+ 6 924.80	+ 53 395.95
a12	+ 7 002.78	+ 53 181.69
b12	+ 6 923.89	+ 53 179.17
c12	+ 6 833.84	+ 53 426.58
d12	+ 6 258.07	+ 53 518.94
e12	+ 6 167.38	+ 53 300.55
f12	+ 9 279.17	+ 51 869.61
g12	+ 8 863.18	+ 51 895.13
h12	+ 8 694.29	+ 51 927.74
j12	+ 8 357.15	+ 52 054.09
k12	+ 8 188.65	+ 52 294.03
l12	+ 7 277.78	+ 52 471.00
m12	+ 6 810.82	+ 52 520.76
n12	+ 6 470.89	+ 52 427.80
o12	+ 6 195.67	+ 52 420.07
U2	+ 9 147.96	+ 49 560.15
V2	+ 8 882.24	+ 49 646.84
W2	+ 9 860.72	+ 48 961.17
X2	+ 9 880.67	+ 48 984.20
Y2	+ 9 743.99	+ 49 919.34
Z2	+ 9 853.35	+ 49 966.45
A3	+ 10 171.68	+ 49 972.11
B3	+ 10 263.66	+ 50 025.06
C3	+ 10 377.63	+ 50 133.04
D3	+ 10 516.39	+ 50 308.79
E3	+ 11 105.61	+ 51 300.60
F3	+ 11 102.85	+ 51 333.01

ERF NOS.	AREAS Sq. Ft.	DIAGRAM NOS.	TRANSFER REF.
1	15 208	5118/1955	956 · 3584
2	12 394	3008/1965	
3	15 416		
4	14 866	8985/67	
5	9 062	251/1964	
6	14 229	7077/68	
7	15 196	2615/1968	
8	20 362	4390/1967	
9	10 500	3447/68	
10	10 500	1695/66	
11	14 700	8753/67	
12	14 700	1696/66	
13	20 668	4620/69	
14	19 222	625/1970	
15	12 779	7796/1967	
16	13 308	1697/66	
17	13 801	2077/68	
18	12 593		
19	9 564	4681/71	
20	12 191	11652/1957	
21	10 606	1502/1964	
22	12 536	6845/54	1955 · 8702
23	14 466	4573/63	
24	16 396	6003/68	
25	16 410	4082/67	
26	15 320	3499/62	
27	16 290	3500/62	
28	17 260	1078/71	
29	15 678	8466/67	
30	15 093	1619/68	
31	14 509	1698/66	
32	12 394	8612/1965	
33	12 203	8778/1961	
34	13 784	9601/1968	
35	13 189	447/68	
36	13 525	2718/63	
37	16 585	1189/1958	
38	13 989	6119/1962	
39	14 273	2160/70	
40	16 734	9553/1957	
41	13 891	5729/1964	
42	11 357	3568/1961	
43	11 850	3569/1961	
44	11 087	3309/1957	
45	11 486	1453/63	
46	14 312	1454/63	
47	16 277	5557/1967	
48	14 148	4896/1966	
49	12 019	6846/54	1955 · 8702
50	9 890	682/1964	
51	11 157	1190/1958	
52	17 221	6396/1964	
53	11 141	10332/69	
54	13 627	3941/69	
55	17 586	1699/66	
56	16 380	1700/66	
57	12 000	1701/66	
58	12 000	1702/66	
59	12 000	1703/66	
60	12 000	1704/66	
61	11 803	1705/66	
62	17 494	8845/1965	
63	33 659	9223/71	
64	22 398	2504/1962	
65	25 405	5799/1964	
66	22 585	209/1967	
67	15 949	8846/1965	
68	12 840	1706/66	
69	11 022	1707/66	
70	10 240	1708/66	
71	10 724	1709/66	
72	15 443	1710/66	
73	12 162	1711/66	
74	12 341	1712/66	
75	14 377	1713/66	
76	15 384	1714/66	
77	16 391	1715/66	
78	15 910	9755/60	
79	16 756	1716/66	
80	17 602	5644/1959	
81	18 449	1717/66	
82	19 295	1718/66	
83	20 335	1719/66	
84	16 235	1720/66	
85	13 072	6148/66	
86	13 248	2349/61	
87	14 382	4830/64	
88	14 382	7602/1959	
89	14 382	1320/1964	
90	14 362	2350/61	
91	14 382	11068/1958	
92	15 690	2192/66	
93	16 645	1721/66	
94	18 554	1722/66	
95	20 464	1723/66	
96	28 103	3397/67	
97	9 556	4196/1964	
98	9 841	1798/1964	
99	13 689	1503/1964	
100	15 896	3627/1967	
101	10 327	3626/1967	
102	13 627	3054/1965	
103	13 626	1724/66	
104	21 300	1725/66	
105	12 160	1726/66	
106	13 359	1727/66	
107	15 400	1728/66	
108	12 100	3055/1965	
109	12 100	3625/1967	
110	15 847	1729/66	
111	13 983	1730/66	
112	13 983	1731/66	
113	12 626	1732/66	
114	13 906	1733/66	
115	17 748	1734/66	
116	18 492	1735/66	
117	21 379	1736/66	
118	22 584	1737/66	
119	20 772	1738/66	
120	17 822	1739/66	
121	16 260	1740/66	
122	17 956	1741/66	
123	15 295	1742/66	
124	18 931	716/67	
125	19 126	6779/61	
126	15 571	4821/63	
127	19 569	1364/1964	
128	20 977	1365/1964	
129	18 665	4342/1965	
130	16 593	7694/1964	
131	9 514	3555/69	
132	11 273	3452/69	
133	11 252	1743/66	

ERF NOS.	AREAS Sq. Ft.	DIAGRAM NOS.	TRANSFER REF.
134	11 361	1744/66	
135	14 591	1745/66	
136	15 892	1746/66	
137	12 990	1747/66	
138	16 370	1748/66	
139	23 733	1749/66	
140	24 372	1750/66	
141	22 707	1751/66	
142	23 175	1752/66	
143	25 943	1753/66	
144	24 387	5208/68	
145	27 973	4261/71	
146	13 865	8613/1965	
147	15 379	1754/66	
148	15 379	1755/66	
149	20 554	1756/66	
150	11 578	1757/66	
151	11 414	1758/66	
152	10 366	1759/66	
153	11 361	1760/66	
154	11 252	1761/66	
155	11 273	3453/69	
156	9 583	3556/69	
157	25 195	448/68	
158	14 241	2038/1966	
159	17 849	717/67	
160	12 621	4431/62	
161	14 259	635/1967	
162	28 877	3413/67	
163	12 750	1892/69	
164	10 450	1893/69	
165	18 215	1762/66	
166	17 525	1763/66	
167	16 607	447/68	
168	18 202	648/1960	
169	10 213	9395/1958	
170	10 572	6703/1958	
171	11 708	1487/1967	
172	12 266	6916/66	
173	12 170	9756/70	
174	12 332	3191/1965	
175	24 177	3619/68	
176	11 346	3620/68	
177	14 300	2550/1966	
178	10 947	3414/1967	
179	12 043	3144/1966	
180	12 754	11308/1965	
181	12 310	6921/71	
182	12 099		
183	2·1537 morg.	6847/54	1955 · 8698
184	5·8471 morg.	6698/54	1955 · 8701
185	12 800	1160/58	
186	13 000	1161/58	
187	13 000	1162/58	
188	13 000	1163/58	
189	13 000	1164/58	
190	13 000	1165/58	
191	13 000	1166/58	
192	13 000	1167/58	
193	18 214	1168/58	
194	17 643	1169/58	
195	17 072	1170/58	
196	16 500	1171/58	
197	15 928	1172/58	
198	15 357	1173/58	
199	14 786	1174/58	
200	11 821	1175/58	
201	13 000	1764/66	
202	13 000	1765/66	
203	13 000	1766/66	
204	14 300	1767/66	
205	14 300	1768/66	
206	11 009	1769/66	
207	11 178	1770/66	
208	11 953	1771/66	
209	13 897	1772/66	
210	14 322	1773/66	
211	15 929	1774/66	
212	17 536	1775/66	
213	11 000	1776/66	
214	11 000	1777/66	
215	11 000	1778/66	
216	11 000	1779/66	
217	11 000	1780/66	
218	11 000	1781/66	
219	16 050	1782/66	
220	17 821	6602/63	
221	12 250	1783/66	
222	10 750	1784/66	
223	9 250	1785/66	
224	7 [illegible]50	1786/66	
225	7 [illegible]04	1787/66	
226	9 410	1788/66	
227	11 000	1789/66	
228	11 764	1790/66	
229	16 140	8604/67	
230	14 644	1791/66	
231	15 789	1792/66	
232	16 094	1793/66	
233	13 361	1794/66	
234	10 827	1795/66	
235	9 200	4173/1959	
236	12 060	251/68	
237	9 025	1796/1966	
238	9 025	1797/1966	
239	9 025	1798/1966	
240	9 025	2597/1958	
241	8 793	4174/1959	
242	11 065	1799/1966	
243	10 514	11311/1964	
244	11 562	55/1964	
245	11 487	1800/1966	
246	13 841	1801/1966	
247	20 430	8605/67	
248	14 760	3666/1959	
249	9 792	252/1964	
250	11 683	1818/1964	
251	10 948	6625/67	
252	13 843	5714/63	
253	14 214	1802/1966	
254	14 330	1803/1966	
255	12 442	1804/1966	
256	11 262	1805/1966	
257	9 674	1806/1966	
258	10 850	1807/1966	
259	4 056	6848/54	1955 · 8700
260	3 303	6849/54	1955 · 8700
261	6 437	1808/1966	
262	5 193	1809/1966	
263	5 200	1810/1966	
264	5 200	1811/1966	
265	5 999	1812/1966	
266	6 583	1813/1966	

ERF NOS.	AREAS Sq. Ft.	DIAGRAM NOS.	TRANSFER REF.
267	10 119	9866/69	
268	11 000	5762/63	
269	11 000	6850/54	1955 · 8699
270	11 000	3019/1966	
271	11 000	5558/1967	
272	11 000	8364/1964	
273	13 516	5583/70	
274	11 622	7698/1959	
275	12 000	7699/1959	
276	12 000	7700/1959	
277	12 000	9072/67	
278	12 000	5763/63	
279	15 508	5764/63	
280	4 712	6699/54	1955 · 8701
281	4 974	1814/1966	
282	6 401	1815/1966	
283	7 960	1816/1966	
284	9 012	1817/1966	
285	6 804	1818/1966	
286	7 923	6851/54	1955 · 8700
287	6 538	1819/1966	
288	6 124	1820/1966	
289	8 513	9756/60	
290	6 317	2138/1966	
291	12 481	2139/1966	
292	13 443	1176/58	
293	13 531	1177/58	
294	13 167	1178/58	
295	12 536	1179/58	
296	11 886	1180/58	
297	12 839	1181/58	
298	12 506	1182/58	
299	11 656	1183/58	
300	13 796	838/1964	
301	12 520	3617/1964	
302	10 789	9396/1958	1959 · 1073
303	9 520	621/61	
304	10 789	5861/66	
305	13 476	12275/1965	
306	15 042	10438/1959	
307	12 034	1821/1966	
308	9 351	1822/1966	
309	7 714	7835/1964	
310	15 077	9066/1965	
311	9 664	6149/66	
312	28 066	7836/1964	
313	22 449	6852/54	1955 · 8699
314	9 386	8410/1963	
315	11 992	12276/1965	
316	10 629	1610/1965	
317	7 462	9397/1958	1959 · 1073
318	11 762	4915/63	
319	9 379	4916/63	
320	10 205		
321	8 030	1823/1966	
322	10 361	1824/1966	
323	12 536	1825/1966	
324	11 873	5948/66	
325	15 400	613/68	
326	15 400	1826/1966	
327	15 400	6853/54	1955 · 8699
328	15 400	6300/67	
329	14 850	1827/1966	
330	14 850	1828/1966	
331	14 850	1829/1966	
332	14 850	1830/1966	
333	11 345	1831/1966	
334	11 681	1832/1966	
335	9 277	1833/1966	
336	8 083	1834/1966	
337	11 723	7698/1966	
338	11 540	9724/1964	
339	9 589	1835/1966	
340	8 915	1836/1966	
341	9 925	1837/1966	
342	10 518	3415/1967	
343	13 312	1838/1966	
344	13 524	1839/1966	
345	13 366	1840/1966	
346	10 616	8292/1968	
347	18 159	6917/66	
348	11 670	376/1964	
349	10 873	5949/66	
350	10 076	1841/1966	
351	10 881	1504/1964	
352	10 473	6603/63	
353	9 965	1842/1966	
354	9 450	1138/1966	
355	12 426	6150/66	
356	11 103	8467/67	
357	10 657	3628/1967	
358	12 794	3758/1966	
359	16 074	839/1964	
360	18 390	56/1964	
361	18 639	8132/1963	
362	17 867	1819/1964	
363	17 463	4258/1967	
364	16 114	8614/1965	
365	15 048	5950/66	
366	13 139	3177/69	
367	13 552	3145/1966	
368	10 800	1843/1966	
369	10 738	1139/1966	
370	10 676	1845/1959	
371	10 614	1846/1959	
372	10 552	6759/66	
373	11 325	5329/1966	
374	1·3924 morg.		
375	3 171		
376	3 002		
377	2 314		
378	74 889		
379	3 468		
380	2 586		
381	2·5968 morg.		
382	1·1328 morg.		
383	1 815		
384	2 805		
385	1 075		
386	62 460		
387	1 568		
388	950		
389	2 750		
390	538		
391	27 145		
392	1 577		
393	1·2722 morg.		
394	2 129		
395	3 142		
396	1 340		
397	13 188		
398	58·3207 morg.	13356/54	1955 · 8699
2696	2224 m²	420/2024	

FOR TRANSFER REFERENCES VIDE D.O. REGISTER

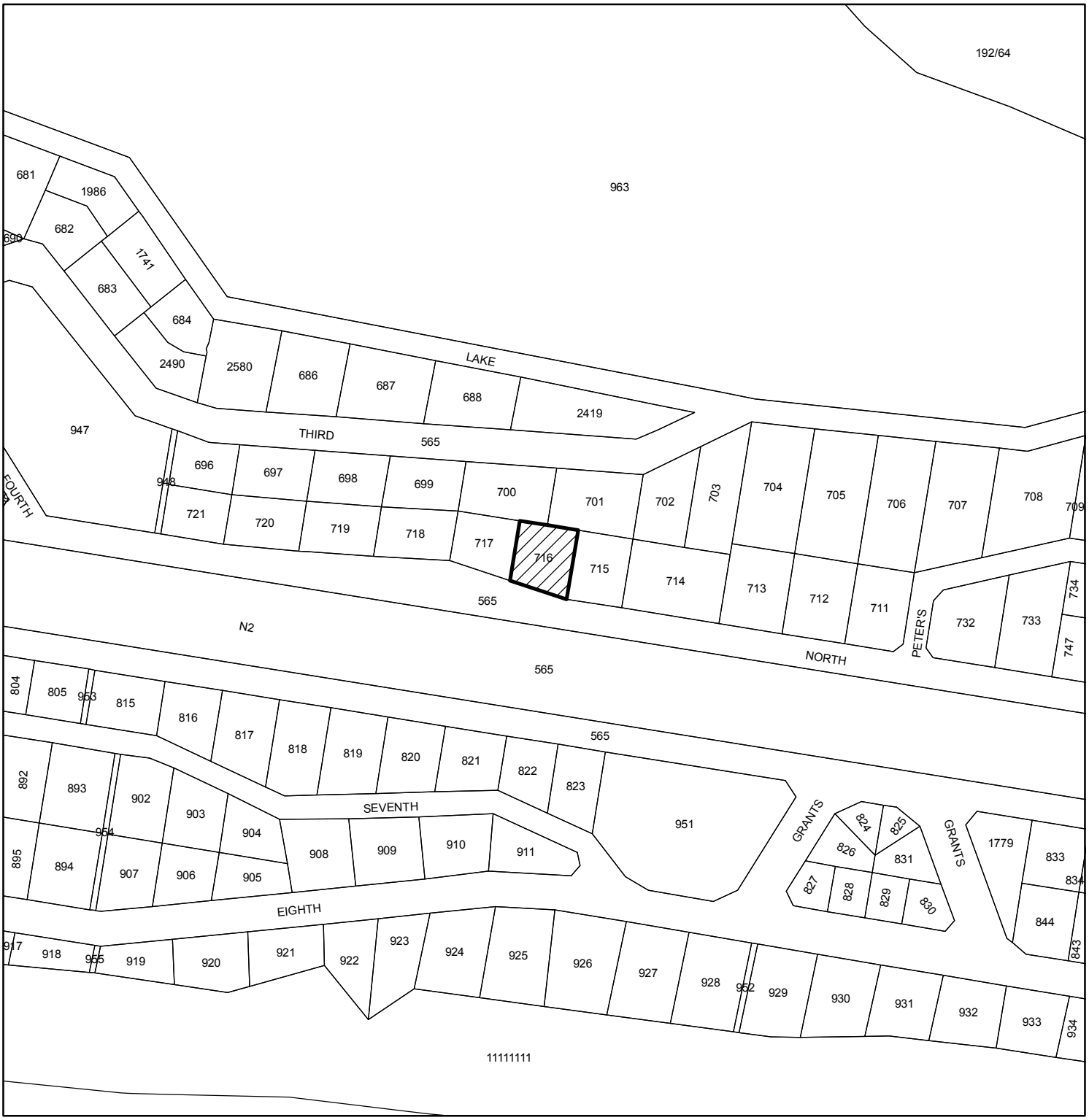
FOR METRIC VALUES SEE SHT. 5

Orig. Dgm. No. 9015/53.
S.G. File S. 8692/5.
Svy. Rcds. E. 2008/53.
Deg. Shts. BL-8CC, BL-8CD, BL-8CD/Z13, Z11, Z14, AL-2AA, AL-2AB.

S

m

ANNEXURE 5



LEGEND:

N

A4 Scale:
1:3,000

PROJECT: **PROJEK:**

Proposed permanent departure
for Mark Ruben Family Trust

DESCRIPTION: **BESKRYWING:**

Erf 716, Wilderness East

TITLE: **TITEL:**

Locality plan

1463/GEO/25/GIS/Ligging

DESIGNED: **ONTWERP:** SG	**DRAWN:** **GETEKEN:** MV
DATE: **DATUM:** JUL 2025	**PLAN NO:** **PLAN NR:** ANNEXURE 2

Tel: 044 873 4566, Email: planning@delplan.co.za
www.delplan.co.za

DELPLAN
CONSULTING
URBAN & REGIONAL PLANNERS

ANNEXURE 6


LIMINAL
ARCHITECTS


LIMINAL


LIMINAL


LIMINAL
ARCHITECTS


LIMINAL


LIMINAL
ARCHITECTS


LIMINAL
ARCHITECTS

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URBAN & REGIONAL PLANNERS
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3D superimposed

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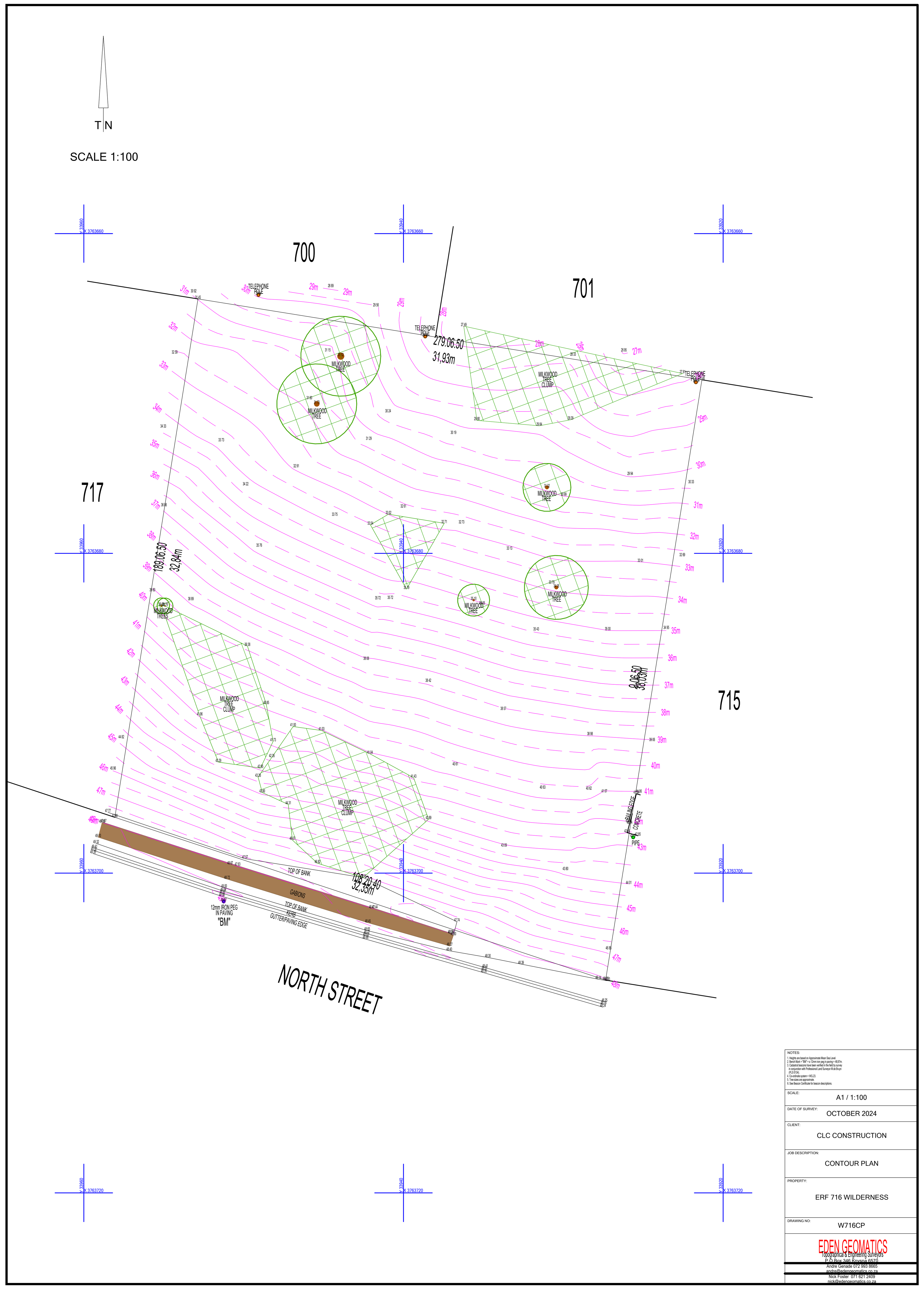
delplan.co.za

URBAN & REGIONAL PLANNERS

ANNEXURE 7

Stamp:



CONSTRUCTION NOTES

EARTHWORKS
Remove topsoil over the building area to a depth of 150mm and temporarily store on site for later use as garden soil. Backfill to be approved clean earth at optimum moisture content in layers not exceeding 100mm for hand compaction and 150mm for mechanical compaction, to a density of at least 90% mod AASHTO. At completion of the works, dig up concrete or mortar mixing platforms, and clean the site of all surface and buried rubble. Poison the soil against the inside foundation walls and under floors with chlordane soil insecticide, complying with SANS 1165, applied according to SANS 10124. Obtain a written guarantee from the pest control contractor for 10 years for the effectiveness of the treatment, and hand over to the Client.

CONCRETE, FORMWORK
Use cement to comply with SANS 50197-1, strength class 32,5n or higher. Cement must be SABS-mark bearing. Use natural crushed or blended sand for use in concrete to comply with SANS 1083. Stone for use in concrete to comply with SANS 1083. Cast concrete test cubes of size and quantity, and at intervals or of batches in accordance with SANS test method 5861.

MASONRY
All walls are to comply with SANS10400-K. Use clay bricks, where specified, complying with SANS 227. Use concrete bricks and blocks, where specified, complying with SANS 1215. Corobrik commons or similar equivalent to be used where to receive plaster and Corobrik engineering bricks or similar equivalent below ground level in foundation walls. Wire brick reinforcement must be galvanized mild steel. Brickforce to all courses from window head to underside of will plate. Use precast pre-stressed lintels complying with SANS 1504. Lay lintels with a bearing length of at least 200mm in 1:5 cement mortar. Prop lintels at 1,5m centres for at least seven days after masonry was completed.

WATERPROOFING
Use 0,375mm black embossed polyolefin damp proof course complying with SANS 952, type B. Lay damp proof course in unjointed lengths where possible and with full corner laps over full width of wall, level with the top of floors and not less than 150mm above finished ground level, and under copings and in parapet walls. Lay damp proof course under jointed windowsills and tuck in under window profiles. Use 0,25mm smooth green polyolefin membrane complying with SANS 952 type C. Lay damp proof membrane under concrete surface beds or concrete floors. Fold membrane up against the foundation walls. Lay damp proof membrane in the largest practical sizes with 200mm laps. Seal laps according to manufacturer's instructions.

ELECTRICAL INSTALLATION
Comply with all requirements of the local authority and with SANS 10142. All work must be done under supervision of a registered electrician. Chase neatly. Do not chase walls constructed of hollow blocks - locate services in the block cavities. Chase solid walls not deeper than one third of the wall thickness vertically and not more than one sixth horizontally. Avoid horizontal chasing where possible. Fill chases with class 1 or 2 mortar once the conduits are in position.

GLAZING
Glass to comply with SANS 50572. Discuss the direction of the pattern in obscure glass with the architect before cutting.

GAS INSTALLATION
Gas fire-places, stove and all gas feeds to be fitted and installed by specialist. All to comply with SANS 10087 and SANS 460.

ROOF COVERINGS
Roof to comply with SANS 10400 - L. Roof to be structural timber roofs and to be specified and inspected by Engineer at each stage.

CARPENTRY AND JOINERY
In the case of prefabricated trusses, supply a certificate after erection, signed by the competent person who designed the structure, stating that the whole roof structure has been fabricated and erected to SANS 10243.

CEILINGS / PARTITIONING
Use gypsum partitioning board complying with SANS 266, 6,4mm thick, or as specified. Use longest lengths possible to suit room. Ensure building is enclosed before partitioning boards are fixed. Fix boards with 38mm galvanized clout nails or 32x2,5mm diameter galvanized serrated ceiling nails at 150mm centres to partitioning structure. All joints to be covered with FibaTape. Plaster the entire ceiling with 3 - 6mm lightweight hemi-hydrate gypsum plaster. Finish plaster to a smooth polished surface. Use mineral fibre blanket insulation to comply with SANS 1381 and SANS 10400-XA.

ALUMINUM FRAME WINDOWS AND DOORS
Glazed Aluminum alloy windows and doors for external use to comply with SANS 1651 as specified in the window and door schedules. The supplier is responsible for confirmation of opening sizes. The manufacturer is responsible for taking height of product head above ground into account when selecting products of appropriate performance. Design wind pressure must be to SANS 10160. Protect frames against impact or scratching by wrapping with paper, plastic or covering with a light tact tape, and leave these wrappings in place until all rough trades are finished and clean down on completion. Avoid direct contact between aluminum and other metals or wet concrete by applying separating coat of bituminous paint.

SEWER
Existing sewer presumed to be according to previous approval. Not visible for inspection by Architect.

ENERGY USAGE IN BUILDING

1. Roof assemblies to receive insulation to achieve the R-value as indicated in table 7, thickness given in SANS 204 table 10. See SANS 10400-WA clause 4.4.5 & SANS 204 table 10. Non masonry walls will have R-values as provided. See SANS 10400-XA. clause 4.4.3.1.
2. Double skin masonry with plaster inside or render outside complies. Single leaf, minimum 140mm with plaster inside and render outside complies. See SANS 10400-XA clause 4.4.3.2.
3. Other masonry walls will have R-value of 0.35. see SANS 10400-XA clause 4.4.3.3.
4. Air leakage shall not exceed 2 l/s/m² fenestration area; 0.306 l/s/m² fixed glazing; and 5 l/s/m²revolving / swing doors. See SANS 10400-XA clause 4.4.11 and SANS 613 clause4.4.
5. Fenestration more than 15% area to net floor area per storey, the solar heat gain and heat conductance should comply with SANS 204 clause 4.3.4.
6. Fenestration up to 15% area to net floor area per storey complies. See SANS 10400-XA clause 4.4.4.1.
7. Provide 50% of hot water required by volume through non-electrical resistance sources. All exposed hot water piping to be insulated with R-value of 1. See SANS 10400-XA clause 4.1.

-All brickwork is to be set out using a profile marked at 85mm c/c.
-All dimensions as indicated on plan are to be set out on a level horizontal plane.
-All dimensions to be checked on site before work commences.
-Use figured dimensions in preference to scaled dimensions. This drawing is not to be scaled.
-All dimensions are given in millimetres.
-Quality of all materials and workmanship to comply with the relevant SABS specification.
-All work to be carried out strictly in accordance with NBRs and local authority regulations. The contractor is to make themselves aware of these prior to commencement of work.

-All relevant details, levels are to be checked on site prior to commencement of work.
-Any discrepancies are to be brought to the attention of the architect.
-Should any part of the drawings, specification or bills of quantities not be clearly intelligible or that the materials or articles to be used in the execution of the works be considered insufficiently described, request the architect / principal agent in writing for clarification, also in writing.
-Failing which any alterations or substitutions rendered necessary the incorrect interpretation of such drawings, specification or bills of quantities shall be at contractor's cost.
-The description of an item implies the complete supply, assembly and operation of the item, unless otherwise specified.
-The architect accepts no responsibility for errors resulting from misinterpretation of the drawings.

STATUS **MUNICIPAL APPROVAL**

CLIENT **MARK & ADELE RUBIN**

CLIENT SIGNATURE

PROJECT **PROPOSED NEW HOME**

ARCHITECT

LIMINAL ARCHITECTS

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EMAIL - penny@limarc.co.za
ADRESS - 392 Waterside road, Wilderness, George, 6530

ARCHITECT SIGNATURE

P. J. Vorster
SACAP - PrARCH - 44016884

PROFESSIONAL ARCHITECT
PENELOPE JOY VORSTER
South African Council for the Architectural Profession
09:23 AM (Africa/Johannesburg) on 24 Apr 2023

OCCUPATION CLASSIFICATION **H4**

SITE
ERF 716
NORTH STREET
WILDERNESS

DRAWING **SURVEYORS PLAN**

SCALE (@ A1)	DRAWN
1 : 200	**CO**
DATE **09/09/2025**	CHECKED **PV**
PROJECT NO. **22-24**	DRAWING NO. **100**
CURRENT REVISION:	REVISION DATE:

Engineer -
Land Surveyor -
Landscape Architects -

09/09/2025

Stamp:

XA - CALCULATIONS

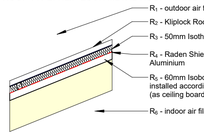
WALLS
- DOUBLE SKIN MASONRY WITH A 60mm CLEAN AIR GAP COMPLIES WITH SANS 10400XA.
- MIN. SPEC. EXTERIOR WALLS = 280mm PLASTERED & PAINTED OR EXPOSED STOCK BRICK

Hot Water Demands as per SANS 10400 XA
Occupancy: H4
Number of Persons: 5
Hot Water Supply: Liquid Petroleum Gas
Total Usage: 575 L/day
24h Storage Requirement: 0 L

Lighting Energy Demand as per SANS 10400 XA
Building Category: H4
Allowed Wattage per m²: 4 W/m²
Total Area: 252 m²
Total Watts Allowed: 1008 W
Total Watts Used: 631 W
Within allowed wattage

ROOFING:
- ROOF ASSEMBLIES TO RECEIVE INSULATION TO ACHIEVE THE R VALUE AS INDICATED IN TABLE 7. THICKNESS GIVEN IN SANS 204 - TABLE 10.
- R-VALUE OF 3.7 TO BE OBTAINED IN ZONE 4.

ROOF TYPE: KLIP-LOCK METAL ROOF - INSULATION DETAIL



TOTAL R-VALUE KLIP LOCK METAL ROOF

Rx= THICKNESS(m) / K-VALUE

-R_1-value of outdoor air film as per Table 2 (SANS204) =0.03
-R_2-value of Kliplock Roof sheeting =0.00
-R_3-value of 50mm Isotherm Insulation =0.79
-R_4-value of Raden Shield =1.1
-R_5-value of 60mm Isoboard =2.28
-R_6-value of indoor air film as per Table 2 (SANS204) =0.11

Therefor, total R-value achieved = 4.31
Total R-value required in climatic zone 4 = 3.7
Therefor **COMPLIES**

Coverage & Site	m²	%
Site	1131.4m²	
Lower Ground Floor	97.3m²	
Covered Patio	30.5m²	
Covered Deck	32.4m²	
Utilities	24.8m²	
Total Lower Ground Floor	**185m²**	
Ground Floor	151.4m	
Covered Patio	25.8m²	
(Yard)	28.6m²	
(Open Courtyard)	12.7m²	
Total Ground Floor	**205.8m²**	
Upper Ground Floor	7.8m²	
Garage	47.6m²	
Porte Cochere	38.5	
Total Upper Ground Floor	**93.9m²**	
Total Covered Area	484.7m²	
FOOTPRINT	295.7m²	
Coverage (max 40%)		26.1%

DISTURBANCE	
WITHIN BUILDING LINES	
Permanent	172.0m²
Temporary	208.4m²
Total	*380.4m²*
BEYOND BUILDING LINES	
Permanent	137.4m²
Temporary	62.1m²
Total (Max 300m²)	*199.5m²*
TOTAL PERCENTAGE OF SITE	579.9m² 51.2%

EXCAVATIONS:	
Cut	176.47m³
Fill	153.29m³
Net Cut/Fill	**23.18m³**

NOTE: This is an estimated calculation, LimArc cannot be held accountable for the accuracy of this figure, or calculations made on this estimate.

PLAN & SERVICE LEGEND

	Plastered Brickwork		Stormwater Drain	hb	Hand Basin		Solar panel
	Exposed and sealed Brickwork		Stand Pipe	shw	Shower	Soak away	Soak Pit
	Concrete Work	G200	200 Litre Solar Geyser	wc	Water Closet	M	Water Meter
	SmartStone Pavers		Sewer Lines	r.e	Rodding Eye		Stop Cock
	Brick Pavers		Waste Water	lrb	Long Radius Bend		
	Steel/ Metal Work		Cold Water Supply	ss	Stub Stack		
	Soft Landscaping		Hot Water Supply	vp	Vent Pipe		
	Natural Vegetation		Stormwater Lines	i.e	Inspection Eye		
	Gulley		Electrical cable	bth	Bath		

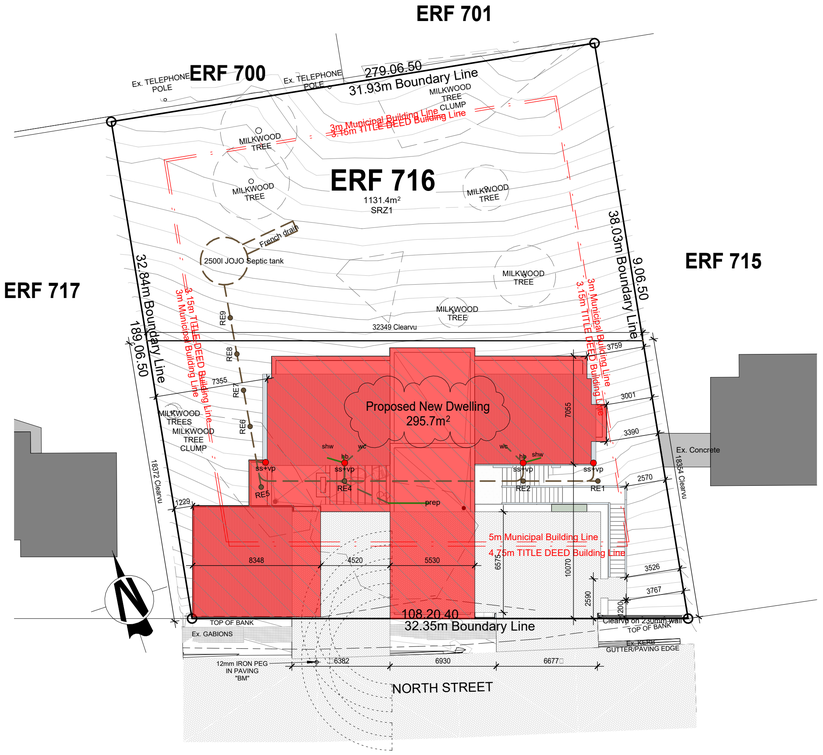
Table 4 - Area weighted average maximum whole fenestration element performance values for vertical fenestration

	Total fenestration area for each storey/nett floor area for each storey (%)	U-Value (W/m².K)	Vertical fenestration with West, North-West, North, North-East and East sector orientation		Vertical fenestration with South-West, South, South-East orientation
			With shading in accordance with 5.2.2	With no shading or not in accordance with 5.2.2	
Lower Ground	≤ Infinity% (81.66%)	2.00	0.28	0.22	Any solution
Ground Floor	≤ 45% (40.78%)	3.00	0.40	0.33	Any solution
Upper Ground	≤ 55% (51.08%)	2.40	0.33	0.28	Any solution

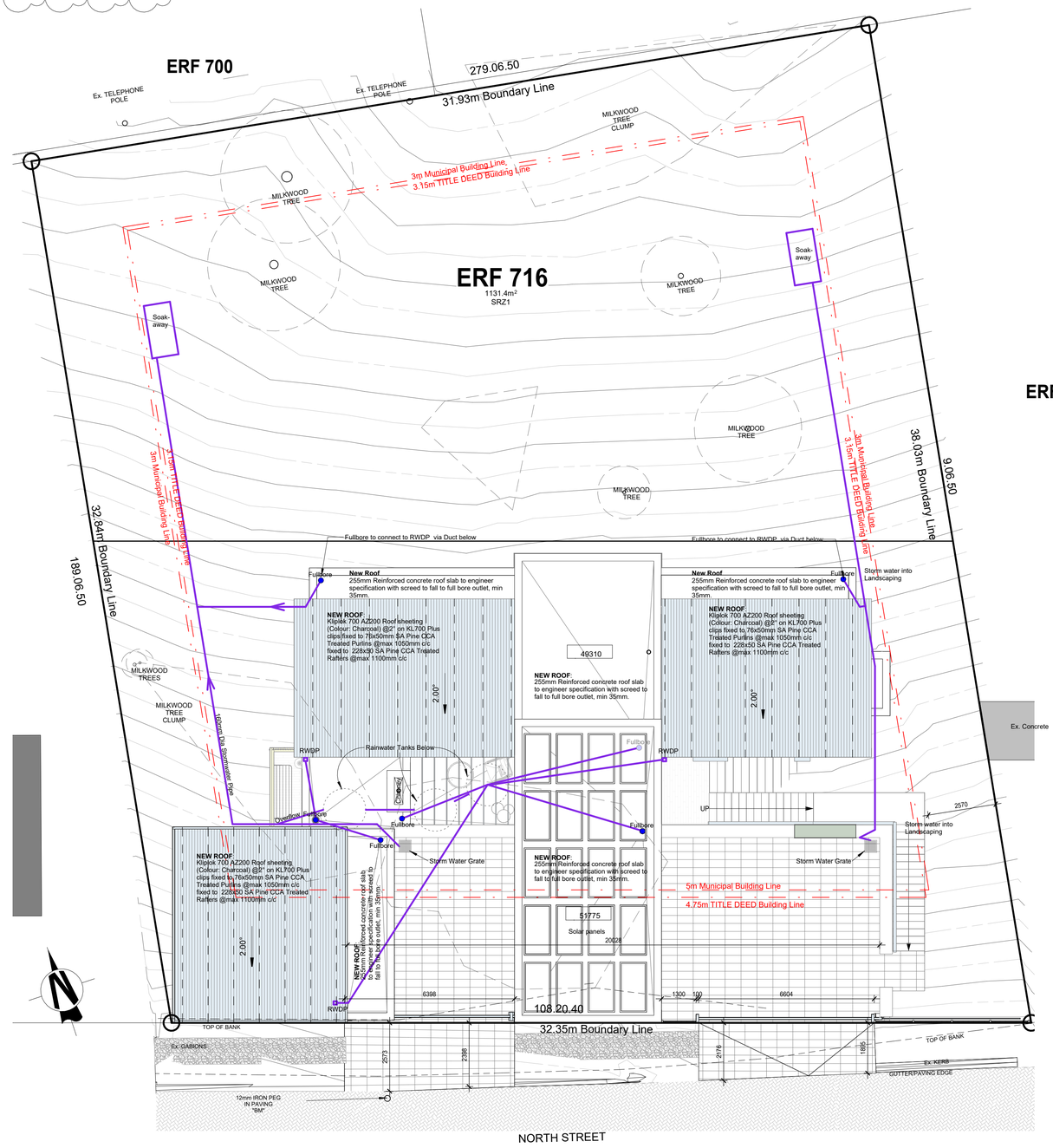
Table E.1 — Indicative ranges of whole glazing element performance values

Glass description	Comment	Performance values			
		Total U-value range (W/m²·K)		SHGC range	
Glass description	Comment	Metal framing	Timber/ Thermal Break/ uPVC Framing	Metal framing	Timber/ Thermal Break/ uPVC Framing
Single Clear	Minimal variation in glass U-value and SHGC for different glass thicknesses.	7,9 to 5,5	5,6 to 4,3	0,81 to 0,64	0,77 to 0,51

NOTE: It is the responsibility of the window manufacturer/supplier to make sure it complies with SANS 10400-XA Ed2 fenestration regulations and to provide the correct windows and values. Glazing Certificate in accordance with above, to be issued.



SITE PLAN
1 : 200



ROOF & STORM WATER PLAN
1 : 100

CONSTRUCTION NOTES

EARTHWORKS
Remove topsoil over the building area to a depth of 150mm and temporarily store on site for later use as garden soil. Backfill to be approved clean earth at optimum moisture content in layers not exceeding 100mm for hand compaction and 150mm for mechanical compaction, to a density of at least 90% mod AASHTO. At completion of the works, dig up concrete or mortar mixing platforms, and clean the site of all surface and buried rubbish. Poison the soil against the inside foundation walls and under floors with chlordane soil insecticide, complying with SANS 1165, applied according to SANS 10124. Obtain a written guarantee from the pest control contractor for 10 years for the effectiveness of the treatment, and hand over to the Client.
CONCRETE, FORMWORK
Use cement to comply with SANS 50197-1, strength class 32,5n or higher. Cement must be SABS-mark bearing. Use natural crushed or blended sand for use in concrete to comply with SANS 1083. Stone for use in concrete to comply with SANS 1083. Cast concrete test cubes of size and quantity, and at intervals or of batches in accordance with SANS test method 5861.
MASONRY
All walls are to comply with SANS10400-K. Use clay bricks, where specified, complying with SANS 227. Use concrete bricks and blocks, where specified, complying with SANS 1215. Corobrik commons or similar equivalent to be used where to receive plaster and Corobrik engineering bricks or similar equivalent below ground level in foundation walls. Wire brick reinforcement must be galvanized mild steel. Brickforce to all courses from window head to underside of wall plate. Use precast pre-stressed lintels complying with SANS 1504. Lay lintels with a bearing length of at least 200mm in 1:5 cement mortar. Prop lintels at 1.5m centres for at least seven days after masonry was completed.
WATERPROOFING
Use 0,375mm black embossed polyolefin damp proof course complying with SANS 952, type B. Lay damp proof course in unjointed lengths where possible and with full corner laps over full width of wall, level with the top of floors and not less than 150mm above finished ground level, and under copings and in parapet walls. Lay damp proof course under jointed windowsills and lock in under window profiles. Use 0.25mm smooth green polyolefin membrane complying with SANS 952 type C. Lay damp proof membrane under concrete surface beds or concrete floors. Fold membrane up against the foundation walls. Lay damp proof membrane in the largest practical sizes with 200mm laps. Seal laps according to manufacturer's instructions.
ELECTRICAL INSTALLATION
Comply with all requirements of the local authority and with SANS 10142. All work must be done under supervision of a registered electrician. Chase neatly. Do not chase walls constructed of hollow blocks - locate services in the block cavities. Chase solid walls not deeper than one third of the wall thickness vertically and not more than one sixth horizontally. Avoid horizontal chasing where possible. Fill chases with class 1 or 2 mortar once the conduits are in position.
GLAZING
Glass to comply with SANS 50572. Discuss the direction of the pattern in obscure glass with the architect before cutting.
GAS INSTALLATION
Gas fire-places, stove and all gas feeds to be fitted and installed by specialist. All to comply with SANS 10087 and SANS 460.
ROOF COVERINGS
Roof to comply with SANS 10400 - L. Roof to be structural timber roofs and to be specified and inspected by Engineer at each stage.
CARPENTRY AND JOINERY
In the case of prefabricated trusses, supply a certificate after erection, signed by the competent person who designed the structure, stating that the whole roof structure has been fabricated and erected to SANS 10243.
CEILINGS / PARTITIONING
Use gypsum partitioning board complying with SANS 266, 6.4mm thick, or as specified. Use longest lengths possible to suit room. Ensure building is enclosed before partitioning boards are fixed. Fix boards with 38mm galvanized clout nails or 32x2.5mm diameter galvanized serrated ceiling nails at 150mm centres to partitioning structure. All joints to be covered with FibaTape. Plaster the entire ceiling with 3 - 6mm lightweight hemi-hydrate gypsum plaster. Finish plaster to a smooth polished surface. Use mineral fibre blanket insulation to comply with SANS 1381 and SANS 10400-XA.
ALUMINIUM FRAME WINDOWS AND DOORS
Glazed Aluminum alloy windows and doors for external use to comply with SANS 1651 as specified in the window and door schedules. The supplier is responsible for confirmation of opening sizes. The manufacturer is responsible for taking height of product head above ground into account when selecting products of appropriate performance. Design wind pressure must be to SANS 10160. Protect frames against impact or scratching by wrapping with paper, plastic or covering with a light tact tape, and leave these wrappings in place until all rough trades are finished and clean down on completion. Avoid direct contact between aluminum and other metals or wet concrete by applying separating coat of bituminous paint.
SEWER
Existing sewer presumed to be according to previous approval. Not visible for inspection by Architect.

ENERGY USAGE IN BUILDING

1. Roof assemblies to receive insulation to achieve the R-value as indicated in table 7, thickness given in SANS 204 table 10. See SANS 10400-WA clause 4.4.5 & SANS 204 table 10. Non masonry walls will have R-values as provided. See SANS 10400-XA. clause 4.4.3.1.
2. Double skin masonry with plaster inside or render outside complies. Single leaf, minimum 140mm with plaster inside and render outside complies. See SANS 10400-XA clause 4.4.3.2.
3. Other masonry walls will have R-value of 0.35. see SANS 10400-XA clause 4.4.3.3.
4. Air leakage shall not exceed 2 l/s/m² fenestration area; 0.306 l/s/m² fixed glazing; and 5 l/s/m²revolving / swing doors. See SANS 10400-XA clause 4.4.11 and SANS 613 clause4.4.
5. Fenestration more than 15% area to not floor area per storey, the solar heat gain and heat conductance should comply with SANS 204 clause 4.3.4.
6. Fenestration up to 15% area to net floor area per storey complies. See SANS 10400-XA clause 4.4.4.1.
7. Provide 50% of hot water required by volume through non-electrical resistance sources. All exposed hot water piping to be insulated with R-value of 1. See SANS 10400-XA clause 4.1.

-All brickwork is to be set out using a profile marked at 85mm c/c.
-All dimensions as indicated on plan are to be set out on a level horizontal plane.
-All dimensions to be checked on site before work commences.
-Use figured dimensions in preference to scaled dimensions. This drawing is not to be scaled.
-All dimensions are given in millimetres.
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-The architect accepts no responsibility for errors resulting from misinterpretation of the drawings.

STATUS
MUNICIPAL APPROVAL

CLIENT
MARK & ADELE RUBIN

CLIENT SIGNATURE

PROJECT
PROPOSED NEW HOME

ARCHITECT
LIMINAL ARCHITECTS
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ADRESS - 392 Waterside road, Wilderness, George, 6530
ARCHITECT SIGNATURE
P. J. Vorster
SACAP - PrARCH - 44016884
PROFESSIONAL ARCHITECT
PENELOPE JOY VORSTER
South African Council for the Architectural Profession
09:23 AM (Africa/Johannesburg) on 24 Apr 2025

OCCUPATION CLASSIFICATION **H4**

SITE
ERF 716
NORTH STREET
WILDERNESS

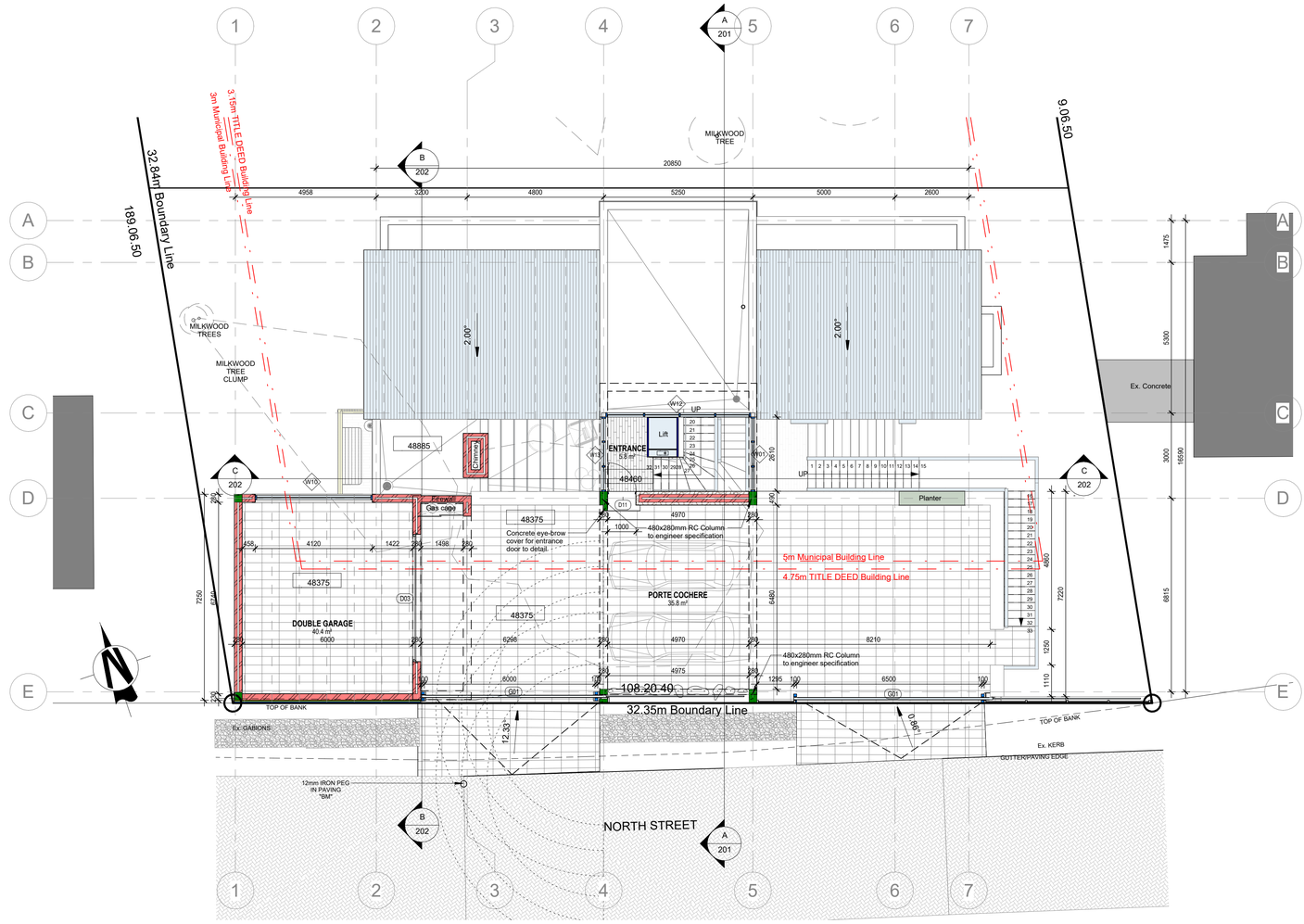
DRAWING
SITE PLAN

SCALE (@ A1)	DRAWN
As indicated	**CO**
DATE	CHECKED
09/09/2025	**PV**
PROJECT NO.	DRAWING NO.
22-24	**101**
CURRENT REVISION: **B**	REVISION DATE **04-09-2025**
OSCAE information revised	

Engineer -
Land Surveyor -
Landscape Architects -

09/09/2025

Stamp:



UPPER GROUND FLOOR

1 : 100

CONSTRUCTION NOTES

EARTHWORKS

Remove topsoil over the building area to a depth of 150mm and temporarily store on site for later use as garden soil. Backfill to be approved clean earth at optimum moisture content in layers not exceeding 100mm for hand compaction and 150mm for mechanical compaction, to a density of at least 90% mod AASHTO. At completion of the works, dig up concrete or mortar mixing platforms, and clean the site of all surface and buried rubble. Poison the soil against the inside foundation walls and under floors with chlordane soil insecticide, complying with SANS 1165, applied according to SANS 10124. Obtain a written guarantee from the pest control contractor for 10 years for the effectiveness of the treatment, and hand over to the Client.

CONCRETE, FORMWORK

Use cement to comply with SANS 50197-1, strength class 32,5n or higher. Cement must be SABS-mark bearing. Use natural crushed or blended sand for use in concrete to comply with SANS 1083. Stone for use in concrete to comply with SANS 1083. Cast concrete test cubes of size and quantity, and at intervals or of batches in accordance with SANS test method 5861.

MASONRY

All walls are to comply with SANS10400-K. Use clay bricks, where specified, complying with SANS 227. Use concrete bricks and blocks, where specified, complying with SANS 1215. Corobrik commons or similar equivalent to be used where to receive plaster and Corobrik engineering bricks or similar equivalent below ground level in foundation walls. Wire brick reinforcement must be galvanized mild steel. Brickforce to all courses from window head to underside of sill plate. Use precast pre-stressed lintels complying with SANS 1504. Lay lintels with a bearing length of at least 200mm in 1:5 cement mortar. Prop lintels at 1,5m centres for at least seven days after masonry was completed.

WATERPROOFING

Use 0,375mm black embossed polyolefin damp proof course complying with SANS 952, type B. Lay damp proof course in unjointed lengths where possible and with full corner laps over full width of wall, level with the top of floors and not less than 150mm above finished ground level, and under copings and in parapet walls. Lay damp proof course under jointed windowsills and tuck in under window profiles. Use 0,25mm smooth green polyolefin membrane complying with SANS 952 type C. Lay damp proof membrane under concrete surface beds or concrete floors. Fold membrane up against the foundation walls. Lay damp proof membrane in the largest practical sizes with 200mm laps. Seal laps according to manufacturer's instructions.

ELECTRICAL INSTALLATION

Comply with all requirements of the local authority and with SANS 10142. All work must be done under supervision of a registered electrician. Chase neatly. Do not chase walls constructed of hollow blocks - locate services in the block cavities. Chase solid walls not deeper than one third of the wall thickness vertically and not more than one sixth horizontally. Avoid horizontal chasing where possible. Fill chases with class 1 or 2 mortar once the conduits are in position.

GLAZING

Glass to comply with SANS 50572. Discuss the direction of the pattern in obscure glass with the architect before cutting.

GAS INSTALLATION

Gas fire-places, stove and all gas feeds to be fitted and installed by specialist. All to comply with SANS 10087 and SANS 460.

ROOF COVERINGS

Roof to comply with SANS 10400 - L. Roof to be structural timber roofs and to be specified and inspected by Engineer at each stage.

CARPENTRY AND JOINERY

In the case of prefabricated trusses, supply a certificate after erection, signed by the competent person who designed the structure, stating that the whole roof structure has been fabricated and erected to SANS 10243.

CEILINGS / PARTITIONING

Use gypsum partitioning board complying with SANS 266, 6,4mm thick, or as specified. Use longest lengths possible to suit room. Ensure building is enclosed before partitioning boards are fixed. Fix boards with 38mm galvanized clout nails or 32x2,5mm diameter galvanized serrated ceiling nails at 150mm centres to partitioning structure. All joints to be covered with FibaTape. Plaster the entire ceiling with 3 - 6mm lightweight hemi-hydrate gypsum plaster. Finish plaster to a smooth polished surface. Use mineral fibre blanket insulation to comply with SANS 1381 and SANS 10400-XA.

ALUMINIUM FRAME WINDOWS AND DOORS

Glazed Aluminum alloy windows and doors for external use to comply with SANS 1651 as specified in the window and door schedules. The supplier is responsible for confirmation of opening sizes. The manufacturer is responsible for taking height of product head above ground into account when selecting products of appropriate performance. Design wind pressure must be to SANS 10160. Protect frames against impact or scratching by wrapping with paper, plastic or covering with a light tact tape, and leave these wrappings in place until all rough trades are finished and clean down on completion. Avoid direct contact between aluminum and other metals or wet concrete by applying separating coat of bituminous paint.

SEWER

Existing sewer presumed to be according to previous approval. Not visible for inspection by Architect.

ENERGY USAGE IN BUILDING

1. Roof assemblies to receive insulation to achieve the R-value as indicated in table 7, thickness given in SANS 204 table 10. See SANS 10400-WA clause 4.4.5 & SANS 204 table 10. Non masonry walls will have R-values as provided. See SANS 10400-XA. clause 4.4.3.1.
2. Double skin masonry with plaster inside or render outside complies. Single leaf, minimum 140mm with plaster inside and render outside complies. See SANS 10400-XA clause 4.4.3.2.
3. Other masonry walls will have R-value of 0.35. see SANS 10400-XA clause 4.4.3.3.
4. Air leakage shall not exceed 2 l/s/m² fenestration area; 0.306 l/s/m² fixed glazing; and 5 l/s/m²revolving / swing doors. See SANS 10400-XA clause 4.4.11 and SANS 613 clause4.4.
5. Fenestration more than 15% area to net floor area per storey, the solar heat gain and heat conductance should comply with SANS 204 clause 4.3.4.
6. Fenestration up to 15% area to net floor area per storey complies. See SANS 10400-XA clause 4.4.4.1.
7. Provide 50% of hot water required by volume through non-electrical resistance sources. All exposed hot water piping to be insulated with R-value of 1. See SANS 10400-XA clause 4.1.

-All brickwork is to be set out using a profile marked at 85mm c/c.
-All dimensions as indicated on plan are to be set out on a level horizontal plane.
-All dimensions to be checked on site before work commences.
-Use figured dimensions in preference to scaled dimensions. This drawing is not to be scaled.
-All dimensions are given in millimetres.
-Quality of all materials and workmanship to comply with the relevant SABS specification.
-All work to be carried out strictly in accordance with NBRs and local authority regulations. The contractor is to make themselves aware of these prior to commencement of work.

-All relevant details, levels are to be checked on site prior to commencement of work.
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-The architect accepts no responsibility for errors resulting from misinterpretation of the drawings.

STATUS **MUNICIPAL APPROVAL**

CLIENT **MARK & ADELE RUBIN**

CLIENT SIGNATURE

PROJECT **PROPOSED NEW HOME**

ARCHITECT

LIMINAL ARCHITECTS

CELL - 078 386 7497
EMAIL - penny@limarc.co.za
ADRESS - 392 Waterside road, Wilderness, George, 6530

ARCHITECT SIGNATURE

P. J. Vorster

SACAP - PrARCH - 44016884

PROFESSIONAL ARCHITECT
PENELOPE JOY VORSTER
South African Council for the Architectural Profession
09:23 AM (Africa/Johannesburg) on 24 Apr 2023

OCCUPATION CLASSIFICATION **H4**

SITE **ERF 716 NORTH STREET WILDERNESS**

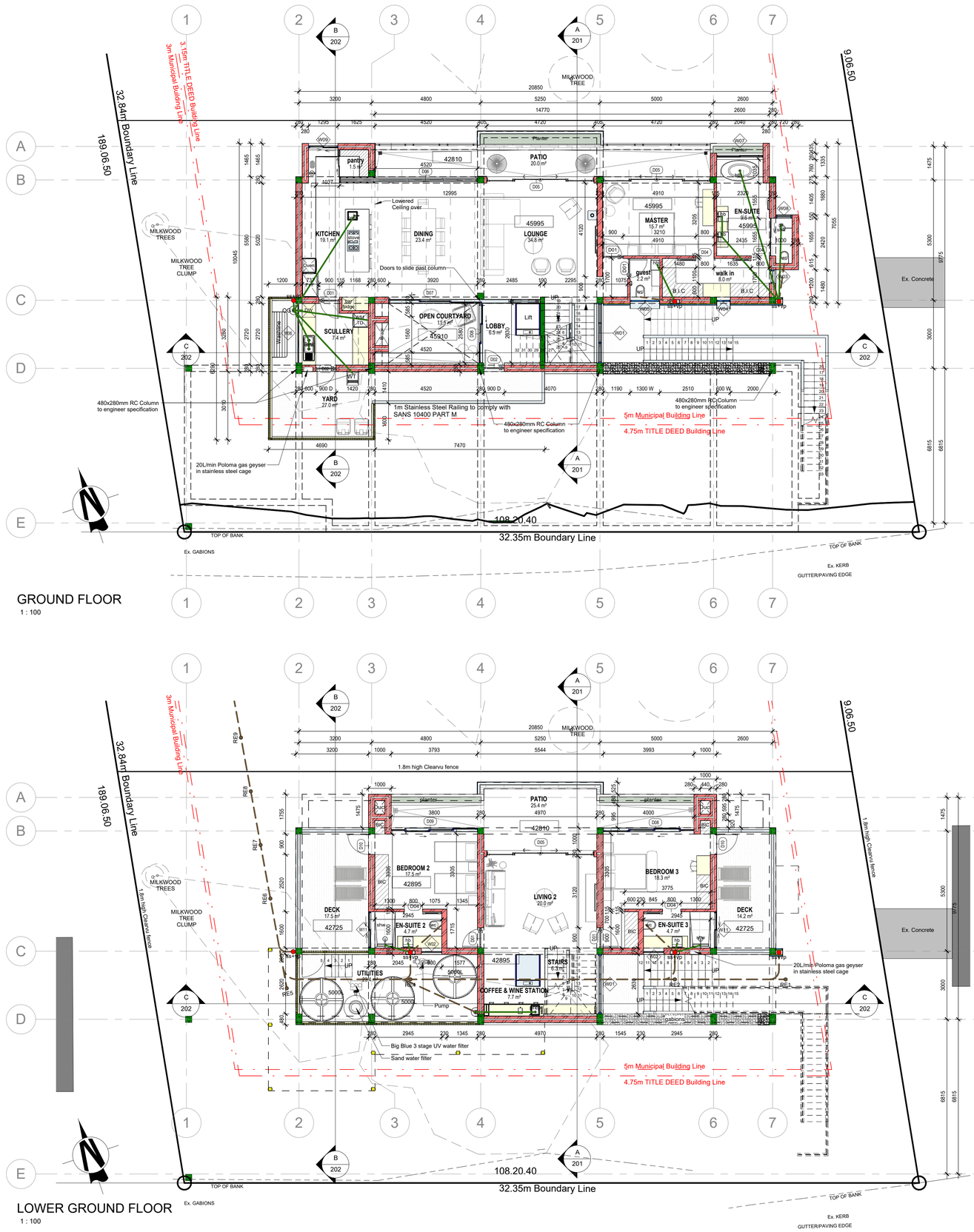
DRAWING **UPPER GROUND FLOOR PLAN**

SCALE (@ A1) **1 : 100**	DRAWN **CO**
DATE **09/09/2025**	CHECKED **PV**
PROJECT NO. **22-24**	DRAWING NO. **102**
CURRENT REVISION:	REVISION DATE:

Engineer -
Land Surveyor -
Landscape Architects -

09/09/2025

Stamp:



GROUND FLOOR
1 : 100

LOWER GROUND FLOOR
1 : 100

CONSTRUCTION NOTES

EARTHWORKS
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MASONRY
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WATERPROOFING
Use 0,375mm black embossed polyolefin damp proof course complying with SANS 952, type B. Lay damp proof course in unjointed lengths where possible and with full corner laps over full width of wall, level with the top of floors and not less than 150mm above finished ground level, and under copings and in parapet walls. Lay damp proof course under jointed windowsills and lock in under window profiles. Use 0.25mm smooth green polyolefin membrane complying with SANS 952 type C. Lay damp proof membrane under concrete surface beds or concrete floors. Fold membrane up against the foundation walls. Lay damp proof membrane in the largest practical sizes with 200mm laps. Seal laps according to manufacturer's instructions.

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GLAZING
Glass to comply with SANS 50572. Discuss the direction of the pattern in obscure glass with the architect before cutting.

GAS INSTALLATION
Gas fire-places, stove and all gas feeds to be fitted and installed by specialist. All to comply with SANS 10087 and SANS 460.

ROOF COVERINGS
Roof to comply with SANS 10400 - L. Roof to be structural timber roofs and to be specified and inspected by Engineer at each stage.

CARPENTRY AND JOINERY
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CEILINGS / PARTITIONING
Use gypsum partitioning board complying with SANS 266, 6.4mm thick, or as specified. Use longest lengths possible to suit room. Ensure building is enclosed before partitioning boards are fixed. Fix boards with 38mm galvanized clout nails or 32x2.5mm diameter galvanized serrated ceiling nails at 150mm centres to partitioning structure. All joints to be covered with Fiba Tape. Plaster the entire ceiling with 3 - 6mm lightweight hemi-hydrate gypsum plaster. Finish plaster to a smooth polished surface. Use mineral fibre blanket insulation to comply with SANS 1381 and SANS 10400-XA.

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4. Air leakage shall not exceed 2 l/s/m² fenestration area; 0.306 l/s/m² fixed glazing; and 5 l/s/m²revolving / swing doors. See SANS 10400-XA clause 4.4.11 and SANS 613 clause4.4.
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6. Fenestration up to 15% area to net floor area per storey complies. See SANS 10400-XA clause 4.4.4.1.
7. Provide 50% of hot water required by volume through non-electrical resistance sources. All exposed hot water piping to be insulated with R-value of 1. See SANS 10400-XA clause 4.1.

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-Quality of all materials and workmanship to comply with the relevant SABS specification.
-All work to be carried out strictly in accordance with NBRs and local authority regulations. The contractor is to make themselves aware of these prior to commencement of work.

-The design on this drawing remains the property of the designer - copyright reserved **liminal Architects**
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-The architect accepts no responsibility for errors resulting from misinterpretation of the drawings.

STATUS
MUNICIPAL APPROVAL

CLIENT
MARK & ADELE RUBIN

CLIENT SIGNATURE

PROJECT
PROPOSED NEW HOME

ARCHITECT
LIMINAL ARCHITECTS
CELL - 078 386 7497
EMAIL - penny@limarc.co.za
ADRESS - 392 Waterside road, Wilderness, George, 6530
ARCHITECT SIGNATURE
P. J. Vorster
SACAP - PrARCH - 44016884
PROFESSIONAL ARCHITECT
PENELOPE JOY VORSTER
South African Council for the Architectural Profession
09:23 AM (Africa/Johannesburg) on 24 Apr 2023

OCCUPATION CLASSIFICATION **H4**

SITE
ERF 716
NORTH STREET
WILDERNESS

DRAWING
GROUND & LOWER GROUND FLOOR PLAN

SCALE (@ A1) **1 : 100**	DRAWN **CO**
DATE **09/09/2025**	CHECKED **PV**
PROJECT NO. **22-24**	DRAWING NO. **103**
CURRENT REVISION:	REVISION DATE:

Engineer -
Land Surveyor -
Landscape Architects -

09/09/2025

Stamp:

Electrical Legend

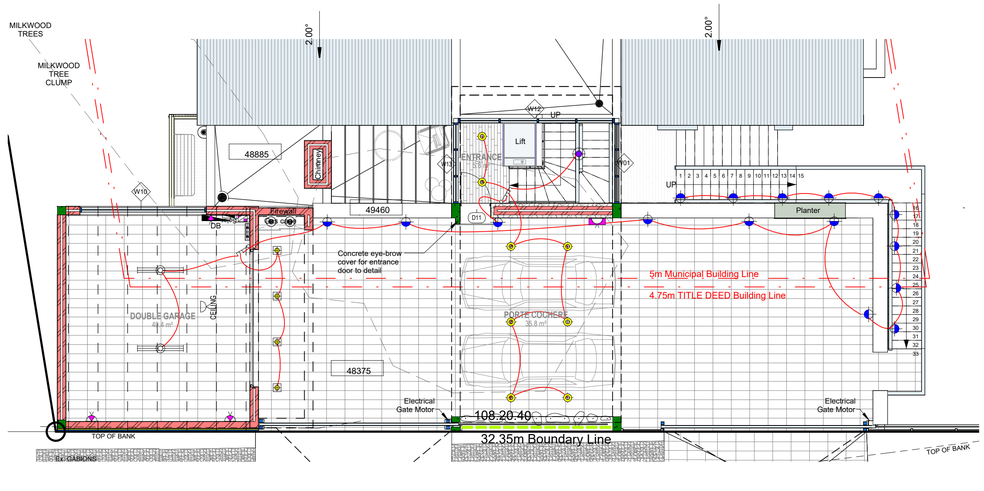
Chandelier	TV	Wall Socket	6x8 1 RSA 1 Data1 HDMI 2 Euro 1 TV 1 Audio
Flush Down Light		Wall Socket	4x4 1 RSA 2 Euro
Boxed Down Light		Waterproof Socket	
Low wall-wash light		Bathroom zone 3 Socket, with built in earth protector	
Pool Light	CEIL LING	Ceiling Socket	
External Wall Light	STOVE	Stove Point and Isolator	
External Wall Light - Day-Night switch	GAS	Gas Burner Isolator	
External Low Wall Light - Day-Night switch		Pop-up Plug	
Back Light Mirror - *Switch on mirror*		Internet port	
Recessed Braai Light	100mm	Intercom	
LED Strip lighting		Hydraulic Motor Box to specialist spec.	
LED Fluorescent type Light Fitting Garage		Up-Down Light - Day-Night Switch	
Garden Spike - Day-Night switch	HTR	Heated Towel Rail	
Garden bollard - Day-Night switch		Wall mounted inverter	
Distribution Board		Wall mounted battery	
Solar Control board			
Sub Distribution board			
1 Way Light Switch			
1 Way DoubleLight Switch			
1 Way Triple Light Switch			
2 Way Double Light Switch			
2 Way Double Light Switch			
2 Way Triple Light Switch			
2 Way 4-6 Light Switch			
3 Way Triple Light Switch			

TYPICAL PLUG

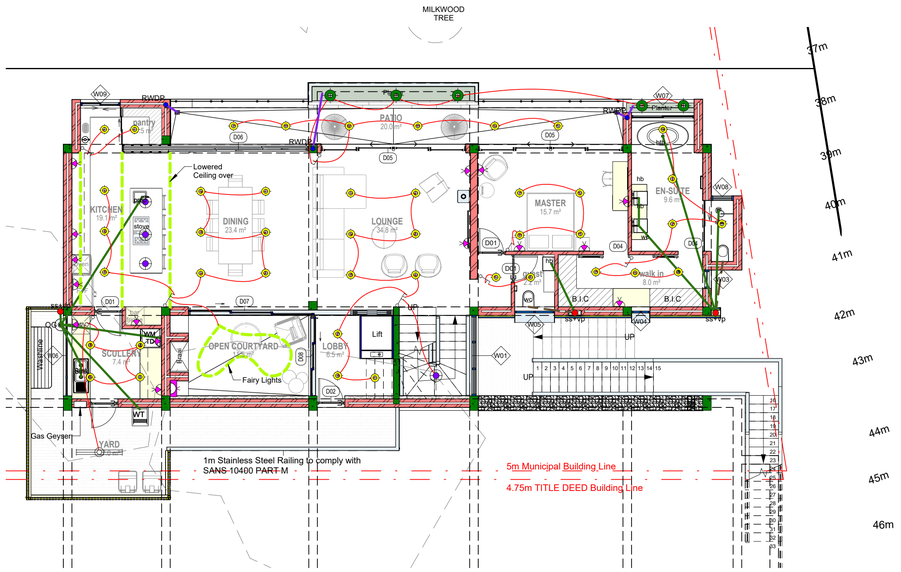
NOTE:
All conduiting for the solar instlation to be installed in construction.

PLAN & SERVICE LEGEND

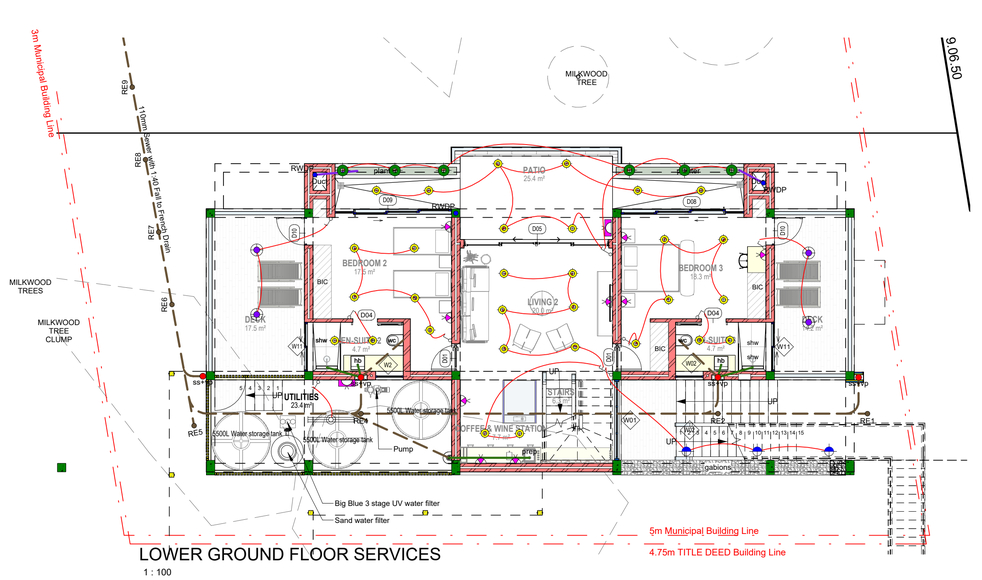
Plastered Brickwork		Stormwater Drain	hb	Hand Basin		Solar panel
Exposed and sealed Brickwork		Stand Pipe	shw	Shower	Soak away	Soak Pit
Concrete Work	G200	200 Litre Solar Geyser	wc	Water Closet	M	Water Meter
SmartStone Pavers		Sewer Lines	r.e	Rodding Eye		Stop Cock
Brick Pavers		Waste Water	lrb	Long Radius Bend		
Steel/ Metal Work		Cold Water Supply	ss	Stub Stack		
Soft Landscaping		Hot Water Supply	vp	Vent Pipe		
Natural Vegetation		Stormwater Lines	i.e	Inspection Eye		
Gulley		Electrical cable	bth	Bath		



UPPER GROUND FLOOR
1 : 100



GROUND FLOOR SERVICES
1 : 100



LOWER GROUND FLOOR SERVICES
1 : 100

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STATUS **MUNICIPAL APPROVAL**

CLIENT **MARK & ADELE RUBIN**

CLIENT SIGNATURE

PROJECT **PROPOSED NEW HOME**

ARCHITECT
LIMINAL ARCHITECTS
CELL - 078 386 7497
EMAIL - penny@limarc.co.za
ADDRESS - 392 Waterside Rd, Wilderness, 6560
ARCHITECTS SIGNATURE
P. J. Vorster
SACAP - PrARCH - 44016884
PROFESSIONAL ARCHITECT
PENELOPE JOY VORSTER
09:23 AM (Africa/Johannesburg) on 24 Apr 2023

OCCUPATION CLASSIFICATION **H4**

SITE **ERF 716 NORTH STREET WILDERNESS**

DRAWING **SERVICES LAYOUT**

SCALE (@ A1) **As indicated**	DRAWN **CO**
DATE **08-09-2025**	CHECKED **PV**
PROJECT NO. **22-24**	DRAWING NO. **104**
CURRENT REVISION:	REVISION DATE:

Engineer -
Land Surveyor -
Landscape Architects -

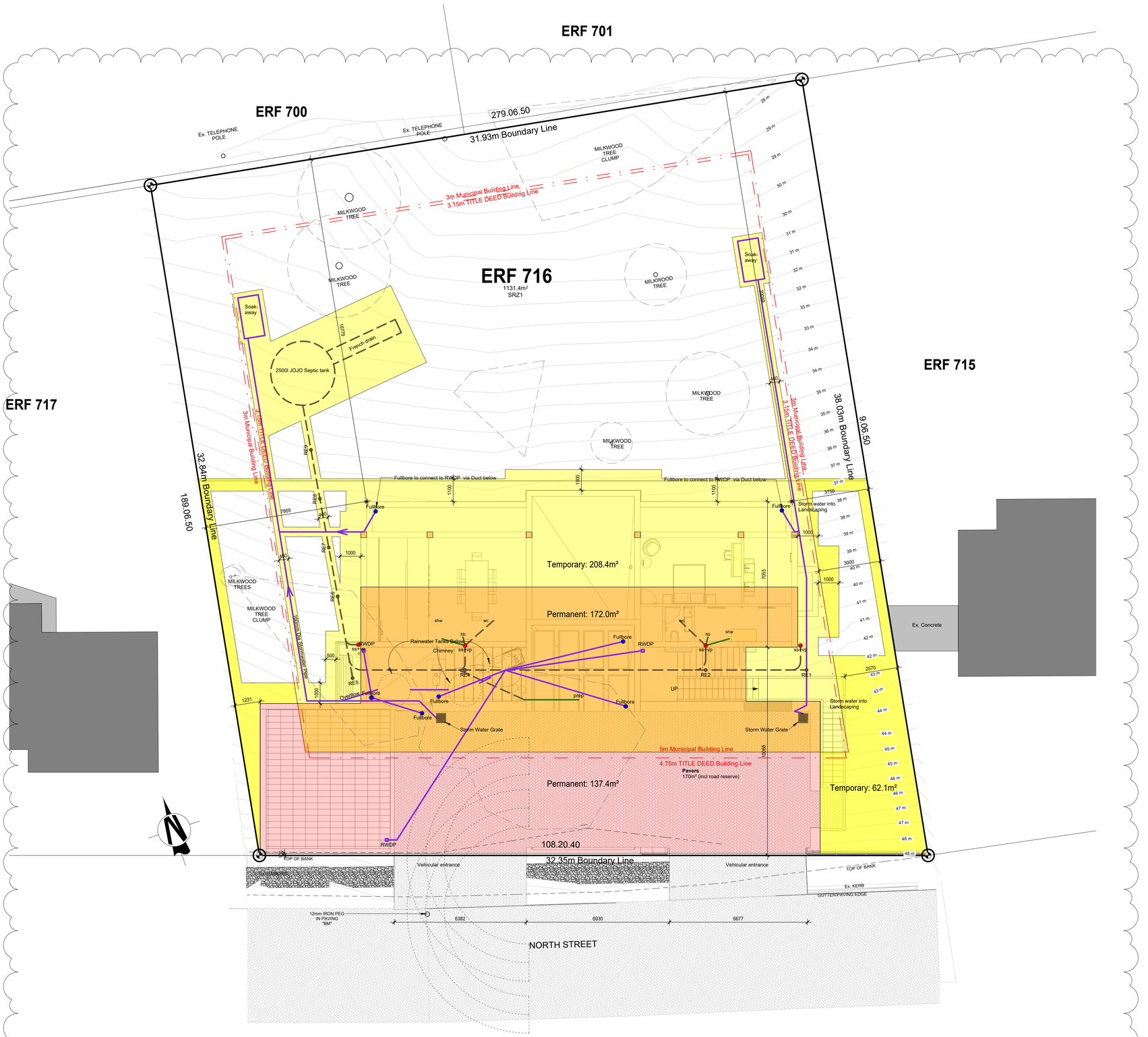
09/09/2025

Stamp:

DISTURBANCE	
WITHIN BUILDING LINES	
Permanent	172.0m²
Temporary	208.4m²
Total	*380.4m²*
BEYOND BUILDING LINES	
Permanent	137.4m²
Temporary	62.1m²
Total (Max 300m²)	*199.5m²*
TOTAL	579.9m²
PERCENTAGE OF SITE	51.2%

EXCAVATIONS:	
Cut	176.47m³
Fill	153.29m³
Net Cut/Fill	**23.18m³**

NOTE: This is an estimated calculation, LimArc cannot be held accountable for the accuracy of this figure, or calculations made on this estimate.



DISTURBANCE PLAN
1 : 100

CONSTRUCTION NOTES

EARTHWORKS
Remove topsoil over the building area to a depth of 150mm and temporarily store on site for later use as garden soil. Backfill to be approved clean earth at optimum moisture content in layers not exceeding 100mm for hand compaction and 150mm for mechanical compaction, to a density of at least 90% mod AASHTO. At completion of the works, dig up concrete or mortar mixing platforms, and clean the site of all surface and buried rubble. Poison the soil against the inside foundation walls and under floors with chlordane soil insecticide, complying with SANS 1165, applied according to SANS 10124. Obtain a written guarantee from the pest control contractor for 10 years for the effectiveness of the treatment, and hand over to the Client.

CONCRETE: FORMWORK
Use cement to comply with SANS 50197-1, strength class 32,5n or higher. Cement must be SABS-mark bearing. Use natural crushed or blended sand for use in concrete to comply with SANS 1083. Stone for use in concrete to comply with SANS 1083. Cast concrete test cubes of size and quantity, and at intervals or of batches in accordance with SANS test method 5861.

MASONRY
All walls are to comply with SANS10400-K. Use clay bricks, where specified, complying with SANS 227. Use concrete bricks and blocks, where specified, complying with SANS 1215. Corobrik commons or similar equivalent to be used where to receive plaster and Corobrik engineering bricks or similar equivalent below ground level in foundation walls. Wire brick reinforcement must be galvanized mild steel. Brickforce to all courses from window head to underside of wall plate. Use precast pre-stressed lintels complying with SANS 1504. Lay lintels with a bearing length of at least 200mm in 1:5 cement mortar. Prop lintels at 1.5m centres for at least seven days after masonry was completed.

WATERPROOFING
Use 0,375mm black embossed polyolefin damp proof course complying with SANS 952, type B. Lay damp proof course in unjointed lengths where possible and with full corner laps over full width of wall, level with the top of floors and not less than 150mm above finished ground level, and under copings and in parapet walls. Lay damp proof course under jointed windowsills and tuck in under window profiles. Use 0.25mm smooth green polyolefin membrane complying with SANS 952 type C. Lay damp proof membrane under concrete surface beds or concrete floors. Fold membrane up against the foundation walls. Lay damp proof membrane in the largest practical sizes with 200mm laps. Seal laps according to manufacturer's instructions.

ELECTRICAL INSTALLATION
Comply with all requirements of the local authority and with SANS 10142. All work must be done under supervision of a registered electrician. Chase neatly. Do not chase walls constructed of hollow blocks - locate services in the block cavities. Chase solid walls not deeper than one third of the wall thickness vertically and not more than one sixth horizontally. Avoid horizontal chasing where possible. Fill chases with class 1 or 2 mortar once the conduits are in position.

GLAZING
Glass to comply with SANS 50572. Discuss the direction of the pattern in obscure glass with the architect before cutting.

GAS INSTALLATION
Gas fire-places, stove and all gas feeds to be fitted and installed by specialist. All to comply with SANS 10087 and SANS 460.

ROOF COVERINGS
Roof to comply with SANS 10400 - L. Roof to be structural timber roofs and to be specified and inspected by Engineer at each stage.

CARPENTRY AND JOINERY
In the case of prefabricated trusses, supply a certificate after erection, signed by the competent person who designed the structure, stating that the whole roof structure has been fabricated and erected to SANS 10243.

CEILINGS / PARTITIONING
Use gypsum partitioning board complying with SANS 266, 6.4mm thick, or as specified. Use longest lengths possible to suit room. Ensure building is enclosed before partitioning boards are fixed. Fix boards with 38mm galvanized clout nails or 32x2.5mm diameter galvanized serrated ceiling nails at 150mm centres to partitioning structure. All joints to be covered with FibaTape. Plaster the entire ceiling with 3 - 6mm lightweight hemi-hydrate gypsum plaster. Finish plaster to a smooth polished surface. Use mineral fibre blanket insulation to comply with SANS 1381 and SANS 10400-XA.

ALUMINIUM FRAME WINDOWS AND DOORS
Glazed Aluminium alloy windows and doors for external use to comply with SANS 1651 as specified in the window and door schedules. The supplier is responsible for confirmation of opening sizes. The manufacturer is responsible for taking height of product head above ground into account when selecting products of appropriate performance. Design wind pressure must be to SANS 10160. Protect frames against impact or scratching by wrapping with paper, plastic or covering with a light tact tape, and leave these wrappings in place until all rough trades are finished and clean down on completion. Avoid direct contact between aluminum and other metals or wet concrete by applying separating coat of bituminous paint.

SEWER
Existing sewer presumed to be according to previous approval. Not visible for inspection by Architect.

ENERGY USAGE IN BUILDING

1. Roof assemblies to receive insulation to achieve the R-value as indicated in table 7, thickness given in SANS 204 table 10. See SANS 10400-WA clause 4.4.5 & SANS 204 table 10. Non masonry walls will have R-values as provided. See SANS 10400-XA. clause 4.4.3.1.
2. Double skin masonry with plaster inside or render outside complies. Single leaf, minimum 140mm with plaster inside and render outside complies. See SANS 10400-XA clause 4.4.3.2.
3. Other masonry walls will have R-value of 0.35. see SANS 10400-XA clause 4.4.3.3.
4. Air leakage shall not exceed 2 l/s/m² fenestration area; 0.306 l/s/m² fixed glazing; and 5 l/s/m²revolving / swing doors. See SANS 10400-XA clause 4.4.11 and SANS 613 clause4.4.
5. Fenestration more than 15% area to net floor area per storey, the solar heat gain and heat conductance should comply with SANS 204 clause 4.3.4.
6. Fenestration up to 15% area to net floor area per storey complies. See SANS 10400-XA clause 4.4.4.1.
7. Provide 50% of hot water required by volume through non-electrical resistance sources. All exposed hot water piping to be insulated with R-value of 1. See SANS 10400-XA clause 4.1.

-All brickwork is to be set out using a profile marked at 85mm c/c.
-All dimensions as indicated on plan are to be set out on a level horizontal plane.
-All dimensions to be checked on site before work commences.
-Use figured dimensions in preference to scaled dimensions. This drawing is not to be scaled.
-All dimensions are given in millimetres.
-Quality of all materials and workmanship to comply with the relevant SABS specification.
-All work to be carried out strictly in accordance with NBRs and local authority regulations. The contractor is to make themselves aware of these prior to commencement of work.

-The design on this drawing remains the property of the designer - copyright reserved **liminal Architects**
-All relevant details, levels are to be checked on site prior to commencement of work.
-Any discrepancies are to be brought to the attention of the architect.
-Should any part of the drawings, specification or bills of quantities not be clearly intelligible or that the materials or articles to be used in the execution of the works be considered insufficiently described, request the architect / principal agent in writing for clarification, also in writing.
-Failing which any alterations or substitutions rendered necessary the incorrect interpretation of such drawings, specification or bills of quantities shall be at contractor's cost.
-The description of an item implies the complete supply, assembly and operation of the item, unless otherwise specified.
-The architect accepts no responsibility for errors resulting from misinterpretation of the drawings.

STATUS
MUNICIPAL APPROVAL

CLIENT
MARK & ADELE RUBIN

CLIENT SIGNATURE

PROJECT
PROPOSED NEW HOME

ARCHITECT
LIMINAL ARCHITECTS
CELL - 078 386 7497
EMAIL - penny@limarc.co.za
ADDRESS - 392 Waterside Rd, Wilderness, 6560
ARCHITECTS SIGNATURE
P. J. Vorster
SACAP - PrARCH - 44016884
PROFESSIONAL ARCHITECT
PENELOPE JOY VORSTER
South African Council for the Architectural Profession
09:23 AM [Africa/Johannesburg] on 24 Apr 2023

OCCUPATION CLASSIFICATION **H4**

SITE
ERF 716
NORTH STREET
WILDERNESS

DRAWING
DISTURBANCE PLAN

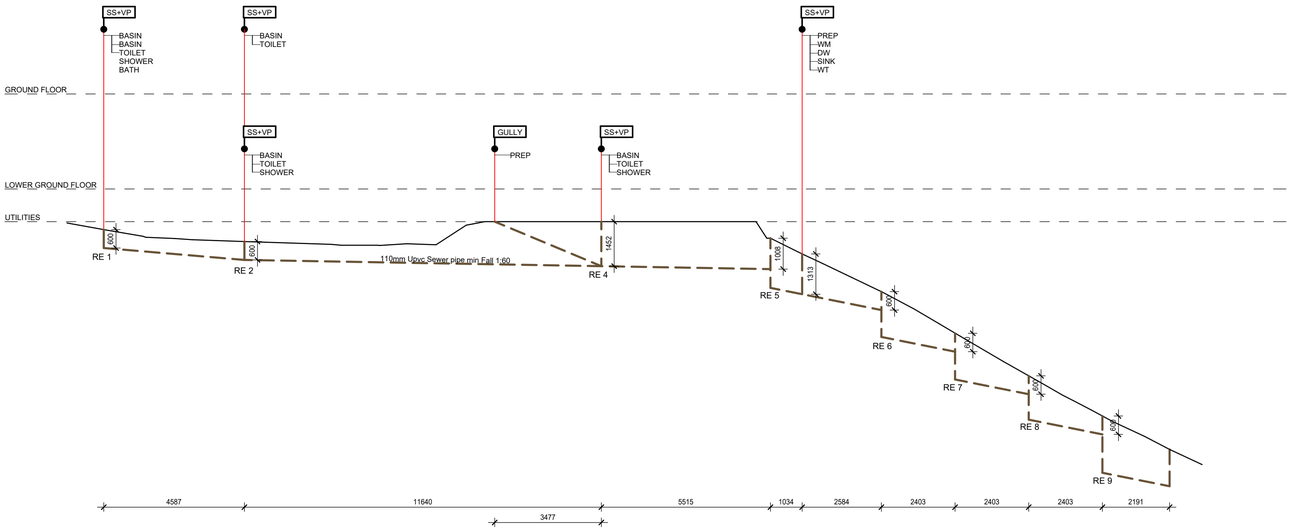
SCALE (@ A1) **As indicated**	DRAWN **CO**
DATE **08-09-2025**	CHECKED **PV**
PROJECT NO. **22-24**	DRAWING NO. **105**

CURRENT REVISION: **B** REVISION DATE: **04-09-2025**
OSCAE information revised

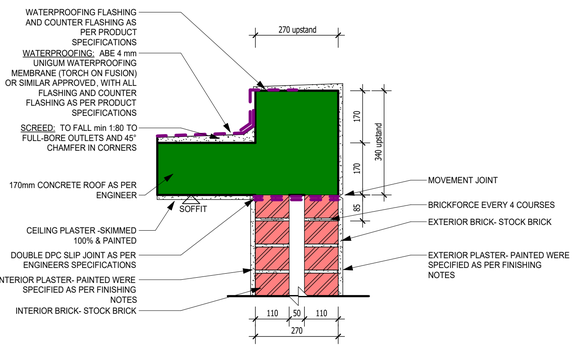
Engineer -
Land Surveyor -
Landscape Architects -

09/09/2025

Stamp:

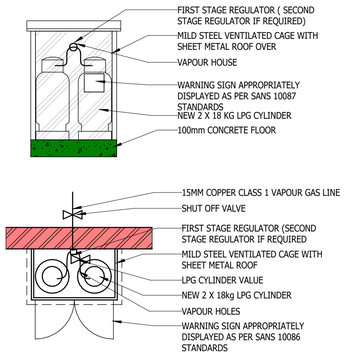


NAME	RE 1	RE 2	GULLY	RE 4	RE 5		SS+VP	RE 6	RE 7	RE 8	RE 9	SEPTIC TANK MANHOLE
COVER LEVEL	41 570mm	41 181mm	41 830mm	41 830mm	41 290mm		N.A.	39 546mm	38 188mm	36 801mm	35 491mm	34 400mm
INVERT LEVEL	40 970mm	40 581mm	40 378mm	40 378mm	40 282mm		39 464mm	38 946mm	37 588mm	36 201mm	34 891mm	To be determined
DEPTH	600mm	600mm	1 452mm	1 452mm	1 008mm		1 313mm	600mm	600mm	600mm	600mm	To be determined



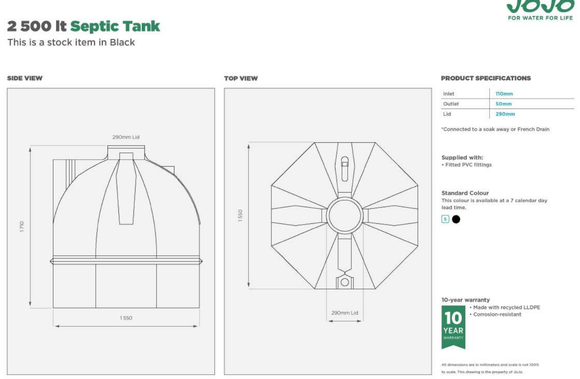
Parapet and Upstand Detail

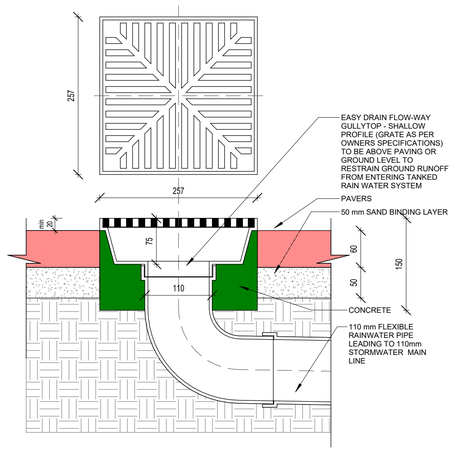
1 : 10



GAS BOTTLE ENCLOSURE

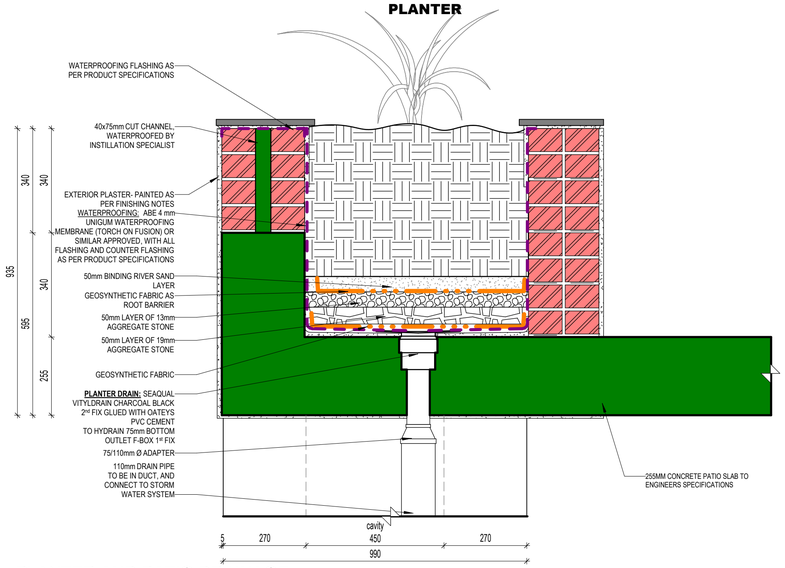
1 : 20





Raindrain detail

1 : 5



PLANTER AND PATIO DRAINAGE DETAIL

1 : 10

CONSTRUCTION NOTES

EARTHWORKS
Remove topsoil over the building area to a depth of 150mm and temporarily store on site for later use as garden soil. Backfill to be approved clean earth at optimum moisture content in layers not exceeding 100mm for hand compaction and 150mm for mechanical compaction, to a density of at least 90% mod AASHTO. At completion of the works, dig up concrete or mortar mixing platforms, and clean the site of all surface and buried rubble. Poison the soil against the inside foundation walls and under floors with chlordane soil insecticide, complying with SANS 1165, applied according to SANS 10124. Obtain a written guarantee from the pest control contractor for 10 years for the effectiveness of the treatment, and hand over to the Client.

CONCRETE, FORMWORK
Use cement to comply with SANS 50197-1, strength class 32,5n or higher. Cement must be SABS-mark bearing. Use natural crushed or blended sand for use in concrete to comply with SANS 1083. Stone for use in concrete to comply with SANS 1083. Cast concrete test cubes of size and quantity, and at intervals or of batches in accordance with SANS test method 5861.

MASONRY
All walls are to comply with SANS10400-K. Use clay bricks, where specified, complying with SANS 227. Use concrete bricks and blocks, where specified, complying with SANS 1215. Corobrik commons or similar equivalent to be used where to receive plaster and Corobrik engineering bricks or similar equivalent below ground level in foundation walls. Wire brick reinforcement must be galvanized mild steel. Brickforce to all courses from window head to underside of wall plate. Use precast pre-stressed lintels complying with SANS 1504. Lay lintels with a bearing length of at least 200mm in 1:5 cement mortar. Prop lintels at 1,5m centres for at least seven days after masonry was completed.

WATERPROOFING
Use 0,375mm black embossed polyolefin damp proof course complying with SANS 952, type B. Lay damp proof course in unjointed lengths where possible and with full corner laps over full width of wall, level with the top of floors and not less than 150mm above finished ground level, and under copings and in parapet walls. Lay damp proof course under jointed windowsills and tuck in under window profiles. Use 0,25mm smooth green polyolefin membrane complying with SANS 952 type C. Lay damp proof membrane under concrete surface beds or concrete floors. Fold membrane up against the foundation walls. Lay damp proof membrane in the largest practical sizes with 200mm laps. Seal laps according to manufacturer's instructions.

ELECTRICAL INSTALLATION
Comply with all requirements of the local authority and with SANS 10142. All work must be done under supervision of a registered electrician. Chase neatly. Do not chase walls constructed of hollow blocks - locate services in the block cavities. Chase solid walls not deeper than one third of the wall thickness vertically and not more than one sixth horizontally. Avoid horizontal chasing where possible. Fill chases with class 1 or 2 mortar once the conduits are in position.

GLAZING
Glass to comply with SANS 50572. Discuss the direction of the pattern in obscure glass with the architect before cutting.

GAS INSTALLATION
Gas fire-places, stove and all gas feeds to be fitted and installed by specialist. All to comply with SANS 10087 and SANS 460.

ROOF COVERINGS
Roof to comply with SANS 10400 - L. Roof to be structural timber roofs and to be specified and inspected by Engineer at each stage.

CARPENTRY AND JOINERY
In the case of prefabricated trusses, supply a certificate after erection, signed by the competent person who designed the structure, stating that the whole roof structure has been fabricated and erected to SANS 10243.

CEILINGS / PARTITIONING
Use gypsum partitioning board complying with SANS 266, 6,4mm thick, or as specified. Use longest lengths possible to suit room. Ensure building is enclosed before partitioning boards are fixed. Fix boards with 38mm galvanized clout nails or 32x2,5mm diameter galvanized serrated ceiling nails at 150mm centres to partitioning structure. All joints to be covered with FibaTape. Plaster the entire ceiling with 3 - 6mm lightweight hemi-hydrate gypsum plaster. Finish plaster to a smooth polished surface. Use mineral fibre blanket insulation to comply with SANS 1381 and SANS 10400-XA.

ALUMINUM FRAME WINDOWS AND DOORS
Glazed Aluminum alloy windows and doors for external use to comply with SANS 1651 as specified in the window and door schedules. The supplier is responsible for confirmation of opening sizes. The manufacturer is responsible for taking height of product head above ground into account when selecting products of appropriate performance. Design wind pressure must be to SANS 10160. Protect frames against impact or scratching by wrapping with paper, plastic or covering with a light tact tape, and leave these wrappings in place until all rough trades are finished and clean down on completion. Avoid direct contact between aluminum and other metals or wet concrete by applying separating coat of bituminous paint.

SEWER
Existing sewer presumed to be according to previous approval. Not visible for inspection by Architect.

ENERGY USAGE IN BUILDING

1. Roof assemblies to receive insulation to achieve the R-value as indicated in table 7, thickness given in SANS 204 table 10. See SANS 10400-WA clause 4.4.5 & SANS 204 table 10. Non masonry walls will have R-values as provided. See SANS 10400-XA. clause 4.4.3.1.
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3. Other masonry walls will have R-value of 0.35. see SANS 10400-XA clause 4.4.3.3.
4. Air leakage shall not exceed 2 l/s/m² fenestration area; 0.306 l/s/m² fixed glazing; and 5 l/s/m²revolving / swing doors. See SANS 10400-XA clause 4.4.11 and SANS 613 clause4.4.
5. Fenestration more than 15% area to net floor area per storey, the solar heat gain and heat conductance should comply with SANS 204 clause 4.3.4.
6. Fenestration up to 15% area to net floor area per storey complies. See SANS 10400-XA clause 4.4.4.1.
7. Provide 50% of hot water required by volume through non-electrical resistance sources. All exposed hot water piping to be insulated with R-value of 1. See SANS 10400-XA clause 4.1.

STATUS **MUNICIPAL APPROVAL**

CLIENT **MARK & ADELE RUBIN**

CLIENT SIGNATURE

PROJECT **PROPOSED NEW HOME**

ARCHITECT
LIMINAL ARCHITECTS
CELL - 078 386 7497
EMAIL - penny@limarc.co.za
ADDRESS - 392 Waterside Rd, Wilderness, 6560
ARCHITECTS SIGNATURE
P. J. Vorster
SACAP - PrARCH - 44016884
PROFESSIONAL ARCHITECT
PENELOPE JOY VORSTER
South African Council for the Architectural Profession
09:23 AM (Africa/Johannesburg) on 24 Apr 2023

OCCUPATION CLASSIFICATION **H4**

SITE **ERF 716 NORTH STREET WILDERNESS**

DRAWING **SEWER SECTION**

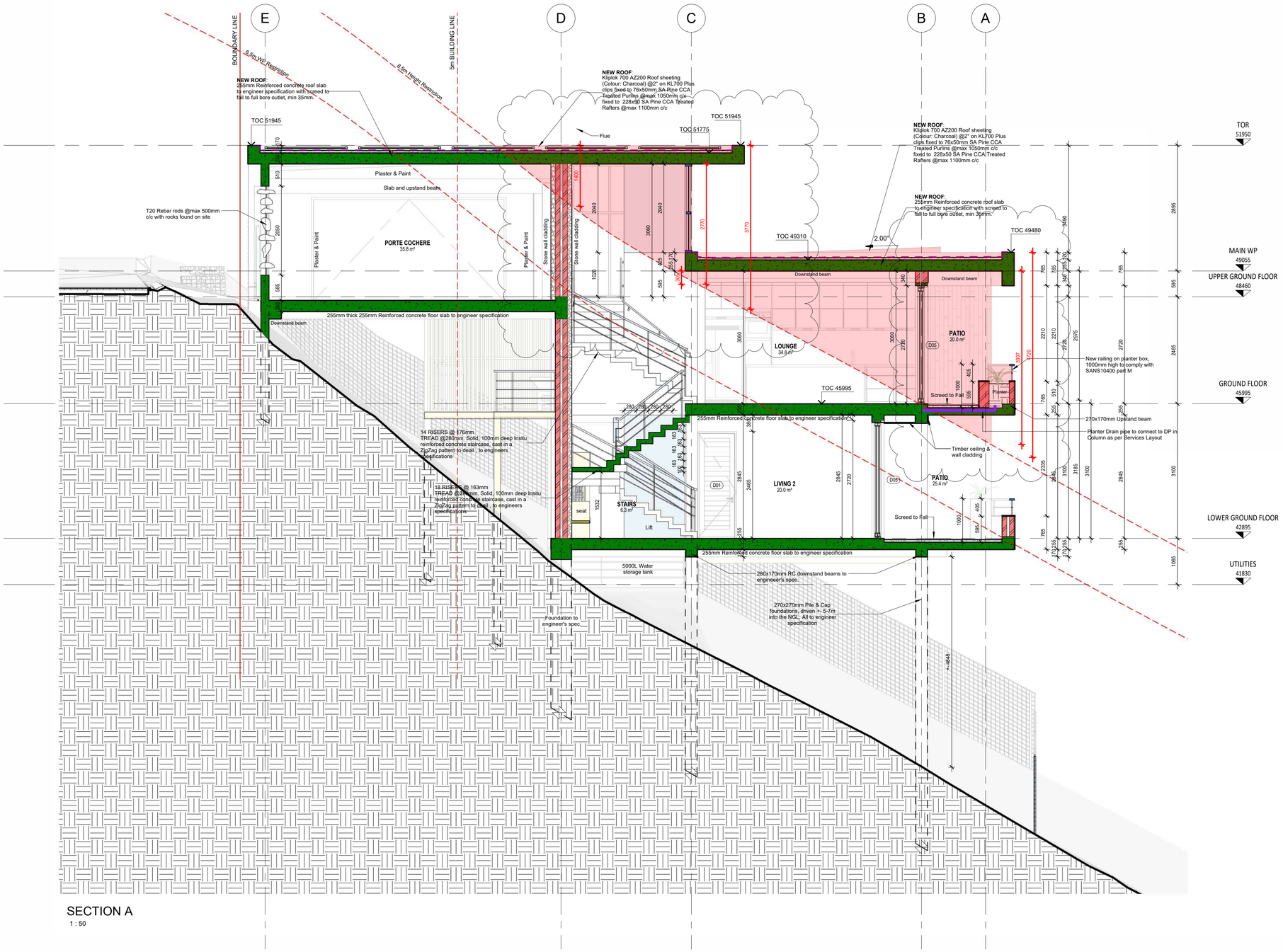
SCALE (@ A1) **As indicated**	DRAWN **CO**
DATE **08-09-2025**	CHECKED **PV**
PROJECT NO. **22-24**	DRAWING NO. **108**
CURRENT REVISION:	REVISION DATE:

Engineer -
Land Surveyor -
Landscape Architects -

09/09/2025

Stamp:

Exposed brick - Common Smooth red NFX brick - satin finish (not a travertine brick) . finished with two coats of woodoc stone seal.
Interior Wall Paint- All surfaces must be clean, sound, dry and free from grease, oil or any other contaminants before any of the following products are applied. *Plascon Velvaglo Satin non- drip Enamel wall paint* - colour to be determined on site by the Architect . Prepare plaster surfaces and apply one coat Merit plaster primer (UC 56) and two coats Plascon Velvaglo Satin non-drip Enamel. or similar approved. All to comply with S.A.B.S. requirements. No thinning is to be used.
Exterior Wall Paint- All surfaces must be clean, sound, dry and free from grease, oil or any other contaminants before any of the following products are applied.
Plascon Wall & all , low sheen NW18 paint (external Quality Paint) - colour to be determined on site by the Architect . Prepare plaster surfaces and apply one coat Merit plaster primer (UC 56) and two coats Plascon Wall & all or similar approved. All to comply with S.A.B.S. requirements. No thinning is to be used.



SECTION A
1 : 50

CONSTRUCTION NOTES

EARTHWORKS
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6. Fenestration up to 15% area to net floor area per storey complies. See SANS 10400-XA clause 4.4.4.1.
7. Provide 50% of hot water required by volume through non-electrical resistance sources. All exposed hot water piping to be insulated with R-value of 1. See SANS 10400-XA clause 4.1.

-All brickwork is to be set out using a profile marked at 85mm c/c.
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-Use figured dimensions in preference to scaled dimensions. This drawing is not to be scaled.
-All dimensions are given in millimetres.
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-All work to be carried out strictly in accordance with NBRs and local authority regulations. The contractor is to make themselves aware of these prior to commencement of work.

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-The architect accepts no responsibility for errors resulting from misinterpretation of the drawings.

STATUS
MUNICIPAL APPROVAL

CLIENT
MARK & ADELE RUBIN

CLIENT SIGNATURE

PROJECT
PROPOSED NEW HOME

ARCHITECT
LIMINAL ARCHITECTS
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EMAIL - penny@limarc.co.za
ADRESS - 392 Waterside road, Wilderness, George, 6530
ARCHITECT SIGNATURE
P. J. Vorster
SACAP - PrARCH - 44016884
PROFESSIONAL ARCHITECT
PENELOPE JOY VORSTER
South African Council for the Architectural Profession
09:23 AM (Africa/Johannesburg) on 24 Apr 2023

OCCUPATION CLASSIFICATION **H4**

SITE
ERF 716
NORTH STREET
WILDERNESS

DRAWING
SECTION A

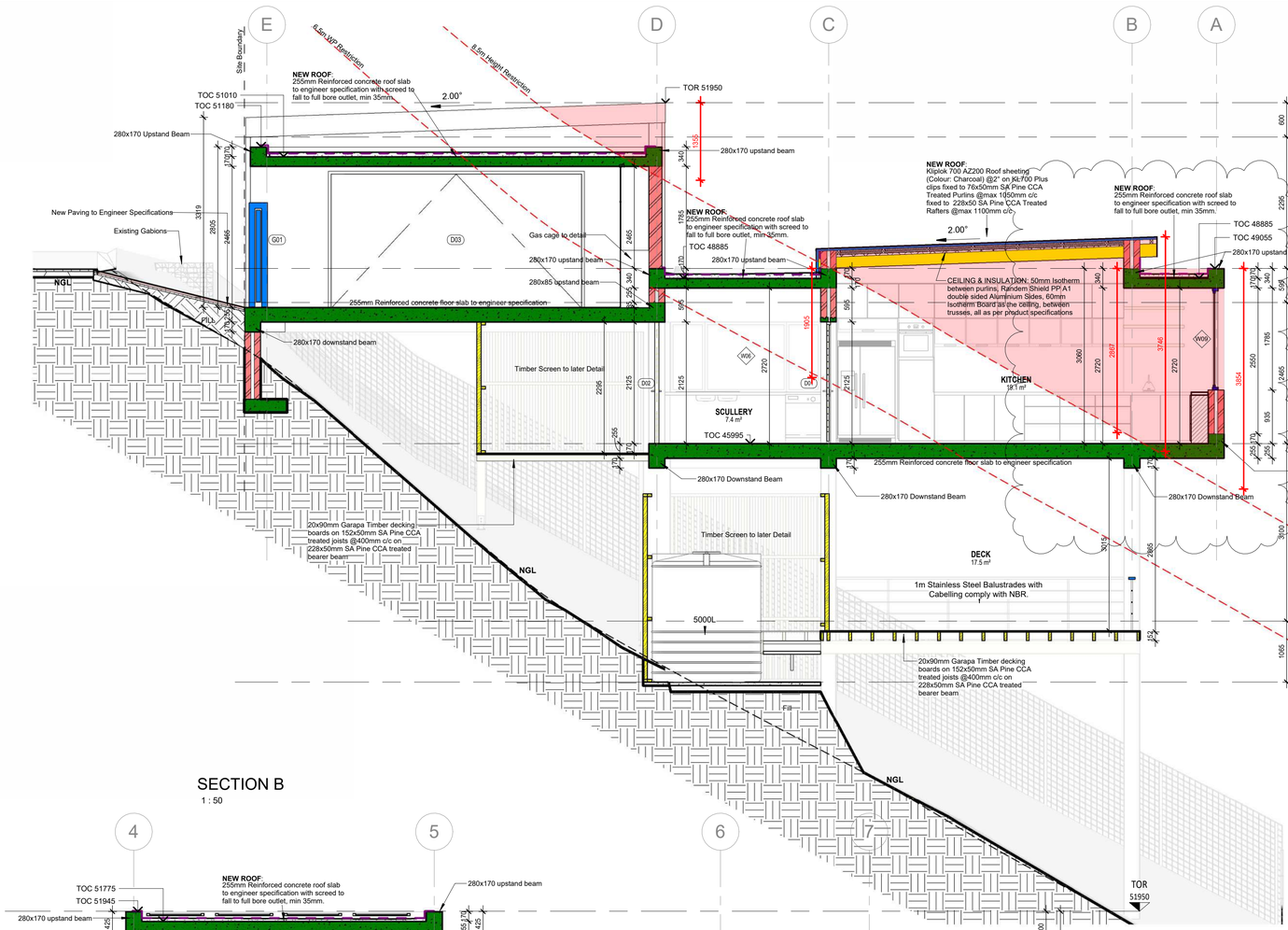
SCALE (@ A1) **1 : 50**	DRAWN **CO**
DATE **09/09/2025**	CHECKED **PV**
PROJECT NO. **22-24**	DRAWING NO. **201**
CURRENT REVISION: **E**	REVISION DATE **09-09-2025**

Height information added

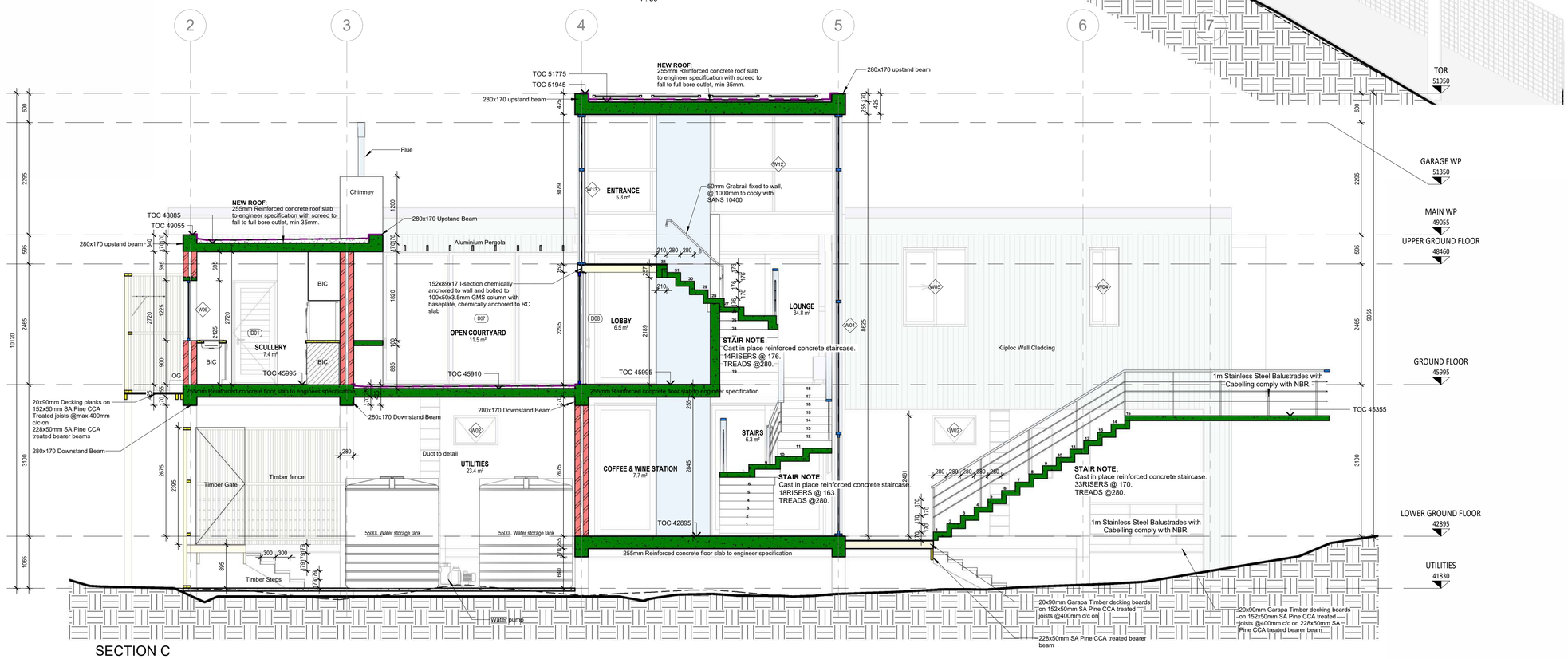
Engineer -
Land Surveyor -
Landscape Architects -

09/09/2025

Stamp:



SECTION B
1 : 50



SECTION C
1 : 50

CONSTRUCTION NOTES

EARTHWORKS
Remove topsoil over the building area to a depth of 150mm and temporarily store on site for later use as garden soil. Backfill to be approved clean earth at optimum moisture content in layers not exceeding 100mm for hand compaction and 150mm for mechanical compaction, to a density of at least 90% mod AASHTO. At completion of the works, dig up concrete or mortar mixing platforms, and clean the site of all surface and buried rubble. Poison the soil against the inside foundation walls and under floors with chlordane soil insecticide, complying with SANS 1165, applied according to SANS 10124. Obtain a written guarantee from the pest control contractor for 10 years for the effectiveness of the treatment, and hand over to the Client.

CONCRETE, FORMWORK
Use cement to comply with SANS 50197-1, strength class 32,5n or higher. Cement must be SABS-mark bearing. Use natural crushed or blended sand for use in concrete to comply with SANS 1083. Stone for use in concrete to comply with SANS 1083. Cast concrete test cubes of size and quantity, and at intervals or of batches in accordance with SANS test method 5861.

MASONRY
All walls are to comply with SANS10400-K. Use clay bricks, where specified, complying with SANS 227. Use concrete bricks and blocks, where specified, complying with SANS 1215. Corobrik commons or similar equivalent to be used where to receive plaster and Corobrik engineering bricks or similar equivalent below ground level in foundation walls. Wire brick reinforcement must be galvanized mild steel. Brickforce to all courses from window head to underside of sill plate. Use precast pre-stressed lintels complying with SANS 1504. Lay lintels with a bearing length of at least 200mm in 1:5 cement mortar. Prop lintels at 1.5m centres for at least seven days after masonry was completed.

WATERPROOFING
Use 0,375mm black embossed polyolefin damp proof course complying with SANS 952, type B. Lay damp proof course in unjointed lengths where possible and with full corner laps over full width of wall, level with the top of floors and not less than 150mm above finished ground level, and under copings and in parapet walls. Lay damp proof course under jointed windowsills and lock in under window profiles. Use 0.25mm smooth green polyolefin membrane complying with SANS 952 type C. Lay damp proof membrane under concrete surface beds or concrete floors. Fold membrane up against the foundation walls. Lay damp proof membrane in the largest practical sizes with 200mm laps. Seal laps according to manufacturer's instructions.

ELECTRICAL INSTALLATION
Comply with all requirements of the local authority and with SANS 10142. All work must be done under supervision of a registered electrician. Chase neatly. Do not chase walls constructed of hollow blocks - locate services in the block cavities. Chase solid walls not deeper than one third of the wall thickness vertically and not more than one sixth horizontally. Avoid horizontal chasing where possible. Fill chases with class 1 or 2 mortar once the conduits are in position.

GLAZING
Glass to comply with SANS 50572. Discuss the direction of the pattern in obscure glass with the architect before cutting.

GAS INSTALLATION
Gas fire-places, stove and all gas feeds to be fitted and installed by specialist. All to comply with SANS 10087 and SANS 460.

ROOF COVERINGS
Roof to comply with SANS 10400 - L. Roof to be structural timber roofs and to be specified and inspected by Engineer at each stage.

CARPENTRY AND JOINERY
In the case of prefabricated trusses, supply a certificate after erection, signed by the competent person who designed the structure, stating that the whole roof structure has been fabricated and erected to SANS 10243.

CEILINGS / PARTITIONING
Use gypsum partitioning board complying with SANS 266, 6.4mm thick, or as specified. Use longest lengths possible to suit room. Ensure building is enclosed before partitioning boards are fixed. Fix boards with 38mm galvanized clout nails or 32x2.5mm diameter galvanized serrated ceiling nails at 150mm centres to partitioning structure. All joints to be covered with FibaTape. Plaster the entire ceiling with 3 - 6mm lightweight hemi-hydrate gypsum plaster. Finish plaster to a smooth polished surface. Use mineral fibre blanket insulation to comply with SANS 1381 and SANS 10400-XA.

ALUMINIUM FRAME WINDOWS AND DOORS
Glazed Aluminum alloy windows and doors for external use to comply with SANS 1651 as specified in the window and door schedules. The supplier is responsible for confirmation of opening sizes. The manufacturer is responsible for taking height of product head above ground into account when selecting products of appropriate performance. Design wind pressure must be to SANS 10160. Protect frames against impact or scratching by wrapping with paper, plastic or covering with a light tact tape, and leave these wrappings in place until all rough trades are finished and clean down on completion. Avoid direct contact between aluminum and other metals or wet concrete by applying separating coat of bituminous paint.

SEWER
Existing sewer presumed to be according to previous approval. Not visible for inspection by Architect.

ENERGY USAGE IN BUILDING

1. Roof assemblies to receive insulation to achieve the R-value as indicated in table 7, thickness given in SANS 204 table 10. See SANS 10400-WA clause 4.4.5 & SANS 204 table 10. Non masonry walls will have R-values as provided. See SANS 10400-XA. clause 4.4.3.1.
2. Double skin masonry with plaster inside or render outside complies. Single leaf, minimum 140mm with plaster inside and render outside complies. See SANS 10400-XA clause 4.4.3.2.
3. Other masonry walls will have R-value of 0.35. see SANS 10400-XA clause 4.4.3.3.
4. Air leakage shall not exceed 2 l/s/m² fenestration area; 0.306 l/s/m² fixed glazing; and 5 l/s/m²revolving / swing doors. See SANS 10400-XA clause 4.4.11 and SANS 613 clause4.4.
5. Fenestration more than 15% area to nat floor area per storey, the solar heat gain and heat conductance should comply with SANS 204 clause 4.3.4.
6. Fenestration up to 15% area to net floor area per storey complies. See SANS 10400-XA clause 4.4.4.1.
7. Provide 50% of hot water required by volume through non-electrical resistance sources. All exposed hot water piping to be insulated with R-value of 1. See SANS 10400-XA clause 4.1.

STATUS
MUNICIPAL APPROVAL

CLIENT
MARK & ADELE RUBIN

CLIENT SIGNATURE

PROJECT
PROPOSED NEW HOME

ARCHITECT
LIMINAL ARCHITECTS
CELL - 078 386 7497
EMAIL - penny@limarc.co.za
ADDRESS - 392 Waterside Rd, Wilderness, 6560
ARCHITECTS SIGNATURE
P. J. Vorster
SACAP - PrARCH - 44016884
PROFESSIONAL ARCHITECT
PENELOPE JOY VORSTER
09:23 AM (Africa/Johannesburg) on 24 Apr 2025

OCCUPATION CLASSIFICATION **H4**

SITE
ERF 716
NORTH STREET
WILDERNESS

DRAWING
SECTIONS B, C

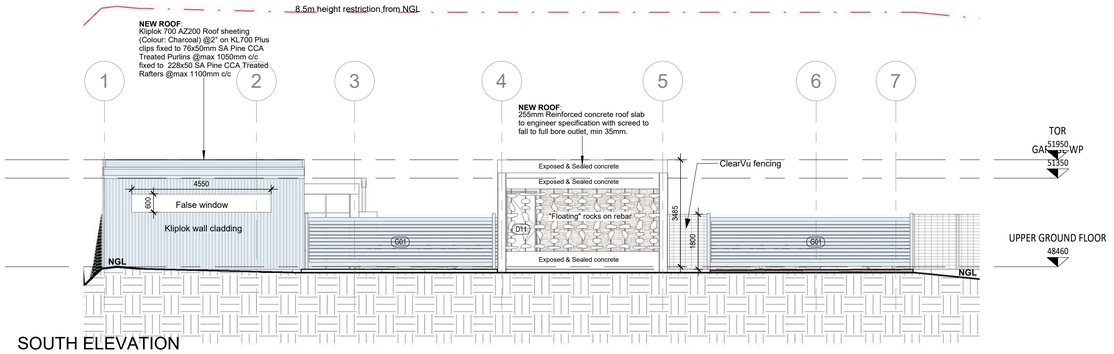
SCALE (@ A1) **1 : 50**	DRAWN **CO**
DATE **08-09-2025**	CHECKED **PV**
PROJECT NO. **22-24**	DRAWING NO. **202**

CURRENT REVISION: **E** REVISION DATE: **09-09-2025**
Height information added

Engineer -
Land Surveyor -
Landscape Architects -

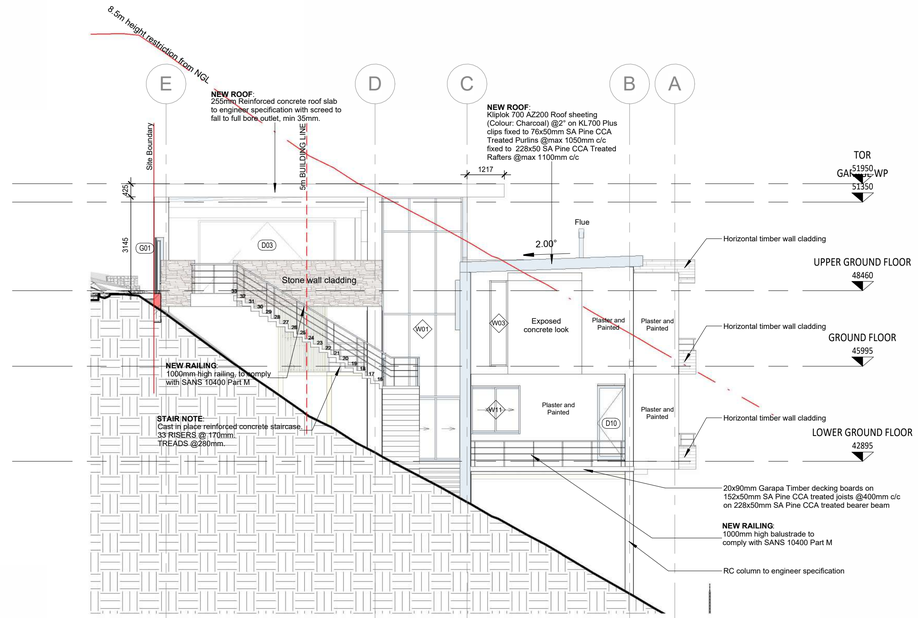
09/09/2025

Stamp:



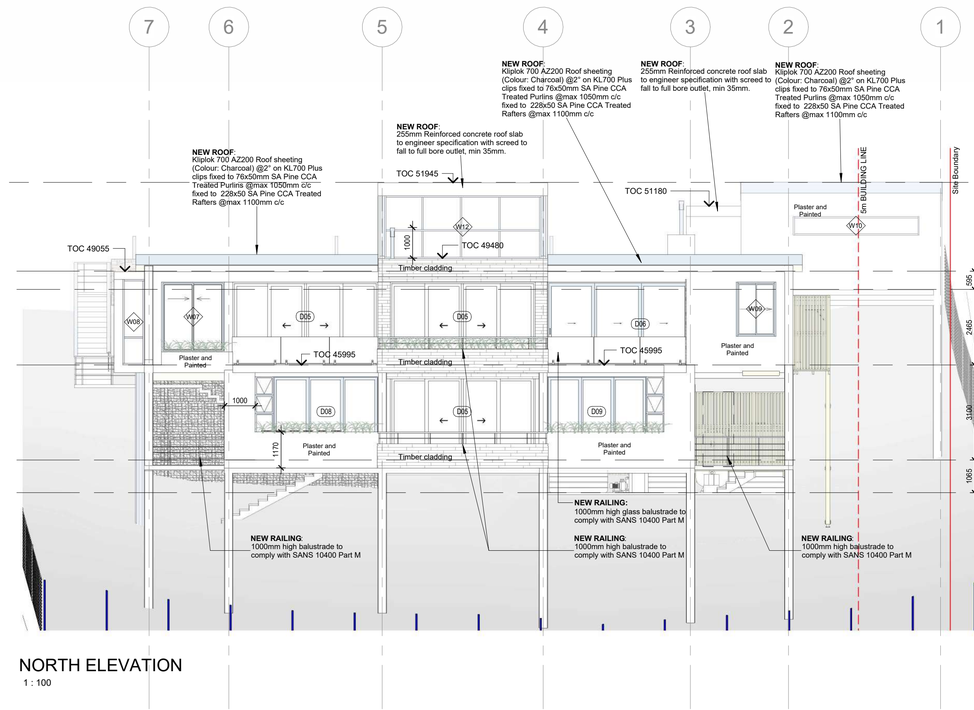
SOUTH ELEVATION

1 : 100



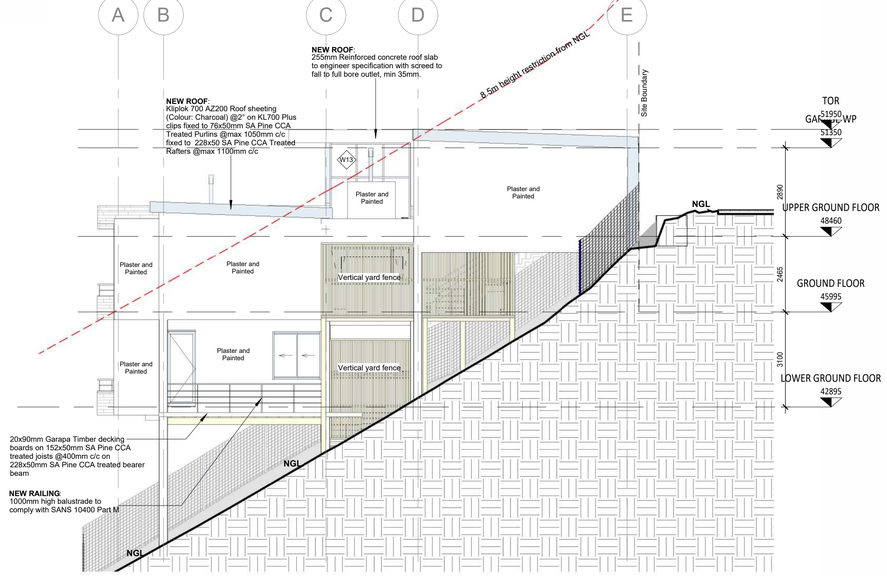
EAST ELEVATION

1 : 100



NORTH ELEVATION

1 : 100



WEST ELEVATION

1 : 100

CONSTRUCTION NOTES

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GAS INSTALLATION
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ROOF COVERINGS
Roof to comply with SANS 10400 - L. Roof to be structural timber roofs and to be specified and inspected by Engineer at each stage.

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SEWER
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2. Double skin masonry with plaster inside or render outside complies. Single leaf, minimum 140mm with plaster inside and render outside complies. See SANS 10400-XA clause 4.4.3.2.
3. Other masonry walls will have R-value of 0.35. see SANS 10400-XA clause 4.4.3.3.
4. Air leakage shall not exceed 2 l/s/m² fenestration area; 0.306 l/s/m² fixed glazing; and 5 l/s/m²revolving / swing doors. See SANS 10400-XA clause 4.4.11 and SANS 613 clause4.4.
5. Fenestration more than 15% area to net floor area per storey, the solar heat gain and heat conductance should comply with SANS 204 clause 4.3.4.
6. Fenestration up to 15% area to net floor area per storey complies. See SANS 10400-XA clause 4.4.4.1.
7. Provide 50% of hot water required by volume through non-electrical resistance sources. All exposed hot water piping to be insulated with R-value of 1. See SANS 10400-XA clause 4.1.

-All brickwork is to be set out using a profile marked at 85mm c/c.
-All dimensions as indicated on plan are to be set out on a level horizontal plane.
-All dimensions to be checked on site before work commences.
-Use figured dimensions in preference to scaled dimensions. This drawing is not to be scaled.
-All dimensions are given in millimetres.
-Quality of all materials and workmanship to comply with the relevant SABS specification.
-All work to be carried out strictly in accordance with NBRs and local authority regulations. The contractor is to make themselves aware of these prior to commencement of work.

-All relevant details, levels are to be checked on site prior to commencement of work.
-Any discrepancies are to be brought to the attention of the architect.
-Should any part of the drawings, specification or bills of quantities not be clearly intelligible or that the materials or articles to be used in the execution of the works be considered insufficiently described, request the architect / principal agent in writing for clarification, also in writing.
-Failing which any alterations or substitutions rendered necessary the incorrect interpretation of such drawings, specification or bills of quantities shall be at contractor's cost.
-The description of an item implies the complete supply, assembly and operation of the item, unless otherwise specified.
-The architect accepts no responsibility for errors resulting from misinterpretation of the drawings.

STATUS
MUNICIPAL APPROVAL

CLIENT
MARK & ADELE RUBIN

CLIENT SIGNATURE

PROJECT
PROPOSED NEW HOME

ARCHITECT

LIMINAL ARCHITECTS
CELL - 078 386 7497
EMAIL - penny@limarc.co.za
ADDRESS - 392 Waterside Rd, Wilderness, 6560

ARCHITECTS SIGNATURE
P. J. Vorster
SACAP - PrARCH - 44016884

PROFESSIONAL ARCHITECT
PENELOPE JOY VORSTER
09:23 AM (Africa/Johannesburg) on 24 Apr 2023

OCCUPATION CLASSIFICATION **H4**

SITE
ERF 716
NORTH STREET
WILDERNESS

DRAWING
ELEVATIONS

SCALE (@ A1) **1 : 100**	DRAWN **CO**
DATE **08-09-2025**	CHECKED **PV**
PROJECT NO. **22-24**	DRAWING NO. **401**
CURRENT REVISION:	REVISION DATE:

Engineer -
Land Surveyor -
Landscape Architects -

09/09/2025

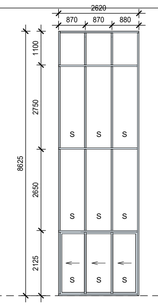
Stamp:

WINDOW SCHEDULE - Contractor to check against drawings and BOQ before ordering.

Purpose made doors and windows standard ironmongery. All bathroom windows to be obscure glass. All windows exceeding (≥)1800mm in height (h) to recieve Safety glass or as marked with a "S".

GENERAL NOTES:
All windows with sills lower than 800mm above FFL to be safety glass.
- Where 'OBS' is indicated, glazing is to be obscured.
- Window sills to be precast concrete sills, similar to Modcon Window Sill - Type 0080
- Sills to be painted according to Exterior Paint Finish Schedule

W01 POWDER COATED, ALUMINIUM WINDOW AND DOOR



FRONT ELEVATION

SIZE: 2620x8585mm

DOOR FRAME: **Crealco, Palace**
Top rail: Head Rail Triple (W31537)
Bottom rail: Rail Triple 50mm (W31535)
Bottom profile : 85mm R4 SD (W44088)
Side profile: 60mm R11 SD (W53099)
Charcoal Powder coated aluminium

WINDOW FRAME: **Crealco, Skyline**
Frame: Equal leg(W59253),
Sash: Heavy Duty(W59512),
Mullion: 41mm(W59250)

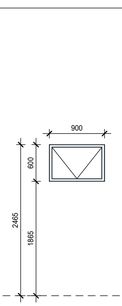
Charcoal Powder coated aluminium

GLAZING: 6.4mm safety glass, Clear Single Clear.
Glazing to be fixed with 45 dia. Clip-in glazing beads. Cutting of glass to be as per manufacturers details and specifications.
All sizes as per dimensions.

IRONMONGERY: Standard, Factory-fitted ironmongery.

QUANTITY: 1

W02 POWDER COATED, TOP HUNG ALUMINIUM WINDOW



FRONT ELEVATION

SIZE: 900 x 600mm

WINDOW FRAME: **Crealco, Skyline**
Frame: Equal leg(W59253),
Sash: Heavy Duty(W59512),
Mullion: 41mm(W59250)

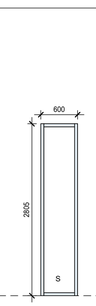
Charcoal Powder coated aluminium

GLAZING: 6.4mm glass, Clear Single Clear.
Glazing to be fixed with 45 dia. Clip-in glazing beads. Cutting of glass to be as per manufacturers details and specifications.
All sizes as per dimensions.

IRONMONGERY: Standard, Factory-fitted ironmongery.

QUANTITY: 2

W03 POWDER COATED, SOLID PANE ALUMINIUM WINDOW



FRONT ELEVATION

SIZE: 600 x 2805mm

WINDOW FRAME: **Crealco, Skyline**
Frame: Equal leg(W59253),
Sash: Heavy Duty(W59512),
Mullion: 41mm(W59250)

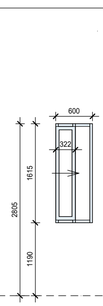
Charcoal Powder coated aluminium

GLAZING: 6.4mm safety glass, Clear Single Clear.
Glazing to be fixed with 45 dia. Clip-in glazing beads. Cutting of glass to be as per manufacturers details and specifications.
All sizes as per dimensions.

IRONMONGERY: Standard, Factory-fitted ironmongery.

QUANTITY: 1

W04 POWDER COATED, SLIDING ALUMINIUM WINDOW



FRONT ELEVATION

SIZE: 600 x 1615mm

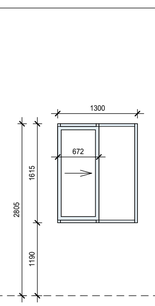
WINDOW FRAME: **Crealco, Palace**
Top rail: Head Rail Double (W31533)
Bottom rail: Rail Double 50mm (W55433)
Bottom profile : Rail 50mm R7 (W44087)
Side profile: 60mm R11 SD (W53099)
Charcoal Powder coated aluminium

GLAZING: 6.4mm safety glass, Clear Single Clear.
Glazing to be fixed with 45 dia. Clip-in glazing beads. Cutting of glass to be as per manufacturers details and specifications.
All sizes as per dimensions.

IRONMONGERY: Standard, Factory-fitted ironmongery.

QUANTITY: 1

W05 POWDER COATED, SLIDING ALUMINIUM WINDOW



FRONT ELEVATION

SIZE: 1300 x 1615mm

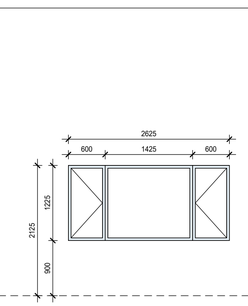
WINDOW FRAME: **Crealco, Palace**
Top rail: Head Rail Double (W31533)
Bottom rail: Rail Double 50mm (W55433)
Bottom profile : Rail 50mm R7 (W44087)
Side profile: 60mm R11 SD (W53099)
Charcoal Powder coated aluminium

GLAZING: 6.4mm glass, Clear Single Clear.
Glazing to be fixed with 45 dia. Clip-in glazing beads. Cutting of glass to be as per manufacturers details and specifications.
All sizes as per dimensions.

IRONMONGERY: Standard, Factory-fitted ironmongery.

QUANTITY: 1

W06 POWDER COATED, TOP-HUNG ALUMINIUM WINDOW



FRONT ELEVATION

SIZE: 2625 x 1225mm

WINDOW FRAME: **Crealco, Skyline**
Frame: Equal leg(W59253),
Sash: Heavy Duty(W59512),
Mullion: 41mm(W59250)

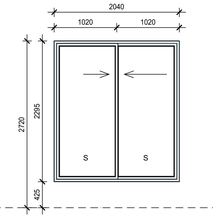
Charcoal Powder coated aluminium

GLAZING: 6.4mm glass, Clear Single Clear.
Glazing to be fixed with 45 dia. Clip-in glazing beads. Cutting of glass to be as per manufacturers details and specifications.
All sizes as per dimensions.

IRONMONGERY: Standard, Factory-fitted ironmongery.

QUANTITY: 1

W07 POWDER COATED, DOUBLE SLIDER ALUMINIUM WINDOW



FRONT ELEVATION

SIZE: 2040 x 2259mm

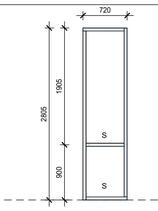
WINDOW FRAME: **Crealco, Palace**
Top rail: Head Rail Double (W31533)
Bottom rail: Rail Double 50mm (W55433)
Bottom profile : Rail 50mm R7 (W44087)
Side profile: 60mm R11 SD (W53099)
Charcoal Powder coated aluminium

GLAZING: 6.4mm safety glass, Clear Single Clear.
Glazing to be fixed with 45 dia. Clip-in glazing beads. Cutting of glass to be as per manufacturers details and specifications.
All sizes as per dimensions.

IRONMONGERY: Standard, Factory-fitted ironmongery.

QUANTITY: 1

W08 POWDER COATED, SOLID PANE ALUMINIUM WINDOW



FRONT ELEVATION

SIZE: 720 x 2805mm

WINDOW FRAME: **Crealco, Skyline**
Frame: Equal leg(W59253),
Sash: Heavy Duty(W59512),
Mullion: 41mm(W59250)

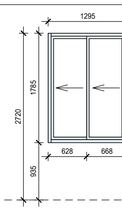
Charcoal Powder coated aluminium

GLAZING: 6.4mm safety glass, Clear Single Clear.
Glazing to be fixed with 45 dia. Clip-in glazing beads. Cutting of glass to be as per manufacturers details and specifications.
All sizes as per dimensions.

IRONMONGERY: Standard, Factory-fitted ironmongery.

QUANTITY: 1

W09 POWDER COATED, SLIDING ALUMINIUM WINDOW



FRONT ELEVATION

SIZE: 1295 x 1785mm

WINDOW FRAME: **Crealco, Palace**
Top rail: Head Rail Double (W31533)
Bottom rail: Rail Double 50mm (W55433)
Bottom profile : Rail 50mm R7 (W44087)
Side profile: 60mm R11 SD (W53099)
Charcoal Powder coated aluminium

GLAZING: 6.4mm safety glass, Clear Single Clear.
Glazing to be fixed with 45 dia. Clip-in glazing beads. Cutting of glass to be as per manufacturers details and specifications.
All sizes as per dimensions.

IRONMONGERY: Standard, Factory-fitted ironmongery.

QUANTITY: 1

W10 POWDER COATED, SOLID PANE ALUMINIUM WINDOW

FRONT ELEVATION

SIZE: 4120 x 600mm

WINDOW FRAME: **Crealco, Skyline**
Frame: Equal leg(W59253),
Sash: Heavy Duty(W59512),
Mullion: 41mm(W59250)

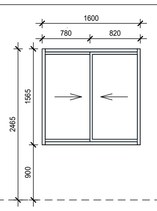
Charcoal Powder coated aluminium

GLAZING: 6.4mm safety glass, Clear Single Clear.
Glazing to be fixed with 45 dia. Clip-in glazing beads. Cutting of glass to be as per manufacturers details and specifications.
All sizes as per dimensions.

IRONMONGERY: Standard, Factory-fitted ironmongery.

QUANTITY: 1

W11 POWDER COATED, SLIDING ALUMINIUM WINDOW



FRONT ELEVATION

SIZE: 1600 x 1565mm

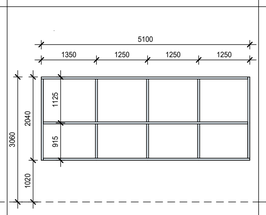
WINDOW FRAME: **Crealco, Palace**
Top rail: Head Rail Double (W31533)
Bottom rail: Rail Double 50mm (W55433)
Bottom profile : Rail 50mm R7 (W44087)
Side profile: 60mm R11 SD (W53099)
Charcoal Powder coated aluminium

GLAZING: 6.4mm safety glass, Clear Single Clear.
Glazing to be fixed with 45 dia. Clip-in glazing beads. Cutting of glass to be as per manufacturers details and specifications.
All sizes as per dimensions.

IRONMONGERY: Standard, Factory-fitted ironmongery.

QUANTITY: 2

W12 POWDER COATED, FIXED ALUMINIUM WINDOW



FRONT ELEVATION

SIZE: 5100 x 2040mm

WINDOW FRAME: **Crealco, Skyline**
Frame: Equal leg(W59253),
Sash: Heavy Duty(W59512),
Mullion: 41mm(W59250)

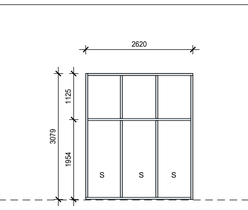
Charcoal Powder coated aluminium

GLAZING: 6.4mm glass, Clear Single Clear.
Glazing to be fixed with 45 dia. Clip-in glazing beads. Cutting of glass to be as per manufacturers details and specifications.
All sizes as per dimensions.

IRONMONGERY: Standard, Factory-fitted ironmongery.

QUANTITY: 1

W13 POWDER COATED, FIXED ALUMINIUM WINDOW



FRONT ELEVATION

SIZE: 2620 x 3079mm

WINDOW FRAME: **Crealco, Skyline**
Frame: Equal leg(W59253),
Sash: Heavy Duty(W59512),
Mullion: 41mm(W59250)

Charcoal Powder coated aluminium

GLAZING: 6.4mm safety glass, Clear Single Clear.
Glazing to be fixed with 45 dia. Clip-in glazing beads. Cutting of glass to be as per manufacturers details and specifications.
All sizes as per dimensions.

IRONMONGERY: Standard, Factory-fitted ironmongery.

QUANTITY: 1

CONSTRUCTION NOTES

EARTHWORKS
Remove topsoil over the building area to a depth of 150mm and temporarily store on site for later use as garden soil. Backfill to be approved clean earth at optimum moisture content in layers not exceeding 100mm for hand compaction and 150mm for mechanical compaction, to a density of at least 90% mod AASHTO. At completion of the works, dig up concrete or mortar mixing platforms, and clean the site of all surface and buried rubble. Poison the soil against the inside foundation walls and under floors with chlordane soil insecticide, complying with SANS 1185, applied according to SANS 10124. Obtain a written guarantee from the pest control contractor for 10 years for the effectiveness of the treatment, and hand over to the Client.

CONCRETE, FORMWORK
Use cement to comply with SANS 50197-1, strength class 32,5n or higher. Cement must be SABS-mark bearing. Use natural crushed or blended sand for use in concrete to comply with SANS 1083. Stone for use in concrete to comply with SANS 1083. Cast concrete test cubes of size and quantity, and at intervals or of batches in accordance with SANS test method 5861.

MASONRY
All walls are to comply with SANS10400-K. Use clay bricks, where specified, complying with SANS 227. Use concrete bricks and blocks, where specified, complying with SANS 1215. Corobrik commons or similar equivalent to be used where to receive plaster and Corobrik engineering bricks or similar equivalent below ground level in foundation walls. Wire brick reinforcement must be galvanized mild steel. Brickforce to all courses from window head to underside of wall plate. Use precast pre-stressed lintels complying with SANS 1504. Lay lintels with a bearing length of at least 200mm in 1:5 cement mortar. Prop lintels at 1,5m centres for at least seven days after masonry was completed.

WATERPROOFING
Use 0,375mm black embossed polyolefin damp proof course complying with SANS 952, type B. Lay damp proof course in unjointed lengths where possible and with full corner laps over full width of wall, level with the top of floors and not less than 150mm above finished ground level, and under copings and in parapet walls. Lay damp proof course under jointed windowsills and tuck in under window profiles. Use 0,25mm smooth green polyolefin membrane complying with SANS 952 type C. Lay damp proof membrane under concrete surface beds or concrete floors. Fold membrane up against the foundation walls. Lay damp proof membrane in the largest practical sizes with 200mm laps. Seal laps according to manufacturer's instructions.

ELECTRICAL INSTALLATION
Comply with all requirements of the local authority and with SANS 10142. All work must be done under supervision of a registered electrician. Chase neatly. Do not chase walls constructed of hollow blocks - locate services in the block cavities. Chase solid walls not deeper than one third of the wall thickness vertically and not more than one sixth horizontally. Avoid horizontal chasing where possible. Fill chases with class 1 or 2 mortar once the conduits are in position.

GLAZING
Glass to comply with SANS 50572. Discuss the direction of the pattern in obscure glass with the architect before cutting.

GAS INSTALLATION
Gas fire-places, stove and all gas feeds to be fitted and installed by specialist. All to comply with SANS 10087 and SANS 460.

ROOF COVERINGS
Roof to comply with SANS 10400 - L. Roof to be structural timber roofs and to be specified and inspected by Engineer at each stage.

CARPENTRY AND JOINERY
In the case of prefabricated trusses, supply a certificate after erection, signed by the competent person who designed the structure, stating that the whole roof structure has been fabricated and erected to SANS 10243.

CEILINGS / PARTITIONING
Use gypsum partitioning board complying with SANS 266, 6.4mm thick, or as specified. Use longest lengths possible to suit room. Ensure building is enclosed before partitioning boards are fixed. Fix boards with 38mm galvanized clout nails or 32x2.5mm diameter galvanized serrated ceiling nails at 150mm centres to partitioning structure. All joints to be covered with FibaTape. Plaster the entire ceiling with 3 - 6mm lightweight hemi-hydrate gypsum plaster. Finish plaster to a smooth polished surface. Use mineral fibre blanket insulation to comply with SANS 1381 and SANS 10400-XA.

ALUMINIUM FRAME WINDOWS AND DOORS
Glazed Aluminium alloy windows and doors for external use to comply with SANS 1651 as specified in the window and door schedules. The supplier is responsible for confirmation of opening sizes. The manufacturer is responsible for taking height of product head above ground into account when selecting products of appropriate performance. Design wind pressure must be to SANS 10160. Protect frames against impact or scratching by wrapping with paper, plastic or covering with a light tact tape, and leave these wrappings in place until all rough trades are finished and clean down on completion. Avoid direct contact between aluminium and other metals or wet concrete by applying separating coat of bituminous paint.

SEWER
Existing sewer presumed to be according to previous approval. Not visible for inspection by Architect.

ENERGY USAGE IN BUILDING

1. Roof assemblies to receive insulation to achieve the R-value as indicated in table 7, thickness given in SANS 204 table 10. See SANS 10400-WA clause 4.4.5 & SANS 204 table 10. Non masonry walls will have R-values as provided. See SANS 10400-XA. clause 4.4.3.1.
2. Double skin masonry with plaster inside or render outside complies. Single leaf, minimum 140mm with plaster inside and render outside complies. See SANS 10400-XA clause 4.4.3.2.
3. Other masonry walls will have R-value of 0.35. see SANS 10400-XA clause 4.4.3.3.
4. Air leakage shall not exceed 2 l/s/m² fenestration area; 0.306 l/s/m² fixed glazing; and 5 l/s/m²revolving / swing doors. See SANS 10400-XA clause 4.4.11 and SANS 613 clause4.4.
5. Fenestration more than 15% area to not floor area per storey, the solar heat gain and heat conductance should comply with SANS 204 clause 4.3.4.
6. Fenestration up to 15% area to net floor area per storey complies. See SANS 10400-XA clause 4.4.4.1.
7. Provide 50% of hot water required by volume through non-electrical resistance sources. All exposed hot water piping to be insulated with R-value of 1. See SANS 10400-XA clause 4.1.

-All brickwork is to be set out using a profile marked at 85mm c/c.
-All dimensions as indicated on plan are to be set out on a level horizontal plane.
-All dimensions to be checked on site before work commences.
-Use figured dimensions in preference to scaled dimensions. This drawing is not to be scaled.
-All dimensions are given in millimetres.
-Quality of all materials and workmanship to comply with the relevant SABS specification.
-All work to be carried out strictly in accordance with NBRs and local authority regulations. The contractor is to make themselves aware of these prior to commencement of work.
-Copyright over all designs and drawings shall remain the property **iSminal Architects** and any provision to the contrary in terms of the copyright act no.63 of 1965 is hereby specifically excluded.
-The design on this drawing remains the property of the designer - copyright reserved **Isminal Architects**
-All relevant details, levels are to be checked on site prior to commencement of work.
-Any discrepancies are to be brought to the attention of the architect.
-Should any part of the drawings, specification or bills of quantities not be clearly intelligible or that the materials or articles to be used in the execution of the works be considered insufficiently described, request the architect / principal agent in writing for clarification, also in writing.
-Failing which any alterations or substitutions rendered necessary the incorrect interpretation of such drawings, specification or bills of quantities shall be at contractor's cost.
-The description of an item implies the complete supply, assembly and operation of the item, unless otherwise specified.
-The architect accepts no responsibility for errors resulting from misinterpretation of the drawings.

STATUS
MUNICIPAL APPROVAL

CLIENT
MARK & ADELE RUBIN

CLIENT SIGNATURE

PROJECT
PROPOSED NEW HOME

ARCHITECT
LIMINAL ARCHITECTS
CELL - 078 386 7497
EMAIL - penny@limarc.co.za
ADDRESS - 392 Waterside Rd, Wilderness, 6560
ARCHITECTS SIGNATURE
P. J. Vorster
SACAP - PrARCH - 44016884
PROFESSIONAL ARCHITECT
PENELOPE JOY VORSTER
South African Council for the Architectural Profession
09:23 AM (Africa/Johannesburg) on 24 Apr 2023

OCCUPATION CLASSIFICATION **H4**

SITE
ERF 716
NORTH STREET
WILDERNESS

DRAWING
WINDOW SCHEDULE

SCALE (@ A1) **As indicated**	DRAWN **CO**
DATE **08-09-2025**	CHECKED **PV**
PROJECT NO. **22-24**	DRAWING NO. **501**
CURRENT REVISION: **B**	REVISION DATE: **04-09-2025**

OSCAE information revised

Engineer -
Land Surveyor -
Landscape Architects -

09/09/2025

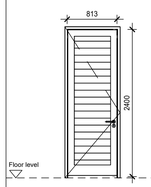
Stamp:

DOOR SCHEDULE - Contractor to check against drawings and BOQ before ordering.

Purpose made doors and windows standard ironmongery. All bathroom windows to be obscure glass. All doors exceeding (≥)1800mm in height (h) to receive Safety glass, and where markes with a 'S'.

GENERAL NOTES:
All windows with sills lower than 1000mm above FFL to be safety glass.
- Where 'OBS' is indicated, glazing is to be obscured.
- Window sills to be precast concrete sills, similar to Modcon Window Sill - Type 0080
- Sills to be painted according to Exterior Paint Finish Schedule

D01 SEMI- SOLID CORE, VENEERED INTERNAL DOOR



FRONT ELEVATION

SIZE: 813 x 2400mm

DOOR FINISH: Solid slatted hardwood timber door prepared & varnished. 1 under coat, 2 finishing coats. Allow for light sanding between coats

FRAME: 70x90mm hardwood Timber door frame
13x45mm rebated to take door, with 19mm dia. timber quadrant trim, and hoop iron-tied into reveals

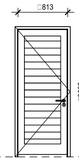
FRAME FINISH: Knot, stop, prepare. Painted white, 1 prime coat, 2 finishing coats high gloss enamel paint. Allow for light sanding between coats.

GLAZING: N/A

IRONMONGERY:
2x Dorma CB30 Handles
1x Dorma D034S Lockset
2x Dorma DBB-SS-009 Hinges
1x Dorma DDS-SS-017 Door stop

QUANTITY: 5

D02 SOLID HARDWOOD TIMBER EXTERNAL HORIZONTALLY SLATTED DOOR



FRONT ELEVATION

SIZE: 813 x 2032mm

DOOR FINISH: Solid slatted hardwood timber door prepared & varnished. 1 under coat, 2 finishing coats. Allow for light sanding between coats

FRAME: 86x67mm hardwood Timber door frame
21x45mm rebated to take door, with 19mm dia. timber quadrant trim, and hoop iron-tied into reveals

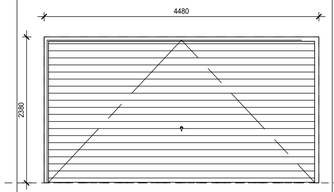
FRAME FINISH: Knot, stop, prepare. Painted white, 1 prime coat, 2 finishing coats high gloss enamel paint. Allow for light sanding between coats.

GLAZING: N/A

IRONMONGERY:
2x Dorma CB30 Handles
1x Dorma D034S Lockset
3x Dorma DBB-SS-009 Hinges
1x Dorma DDS-SS-017 Door stop

QUANTITY: 2

D03 ALUMINIUM SECTIONAL OVERHEAD GARAGE DOOR, POWDERCOATED CHARCOAL



FRONT ELEVATION

SIZE: 2440 x 2210mm

DOOR FINISH: Horizontally slatted Powder coated aluminium. Colour: Charcoal

FRAME: Factory standard stainless steel

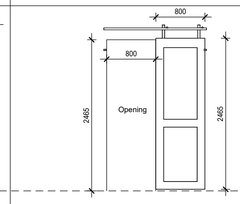
FRAME FINISH: Factory painted charcoal

GLAZING: N/A

IRONMONGERY: Dryden Doors Alulux Aluminium Garage Door (ALU01) with DC Blue Digital Automatic Door Motor System or similar approved

QUANTITY: 1

D04 SOLID 22MM WHITE MELAMINE INTERIOR SLIDING DOOR



FRONT ELEVATION

SIZE: 900 x 2060mm

DOOR FINISH: Semi-Solid core flush panel timber door knot, stop, prepare. Painted white, 1 prime coat, 2 finishing coats high gloss enamel paint. Allow for light sanding between coats.

FRAME: Black Barn style powder-coated aluminium track

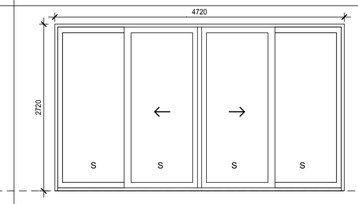
FRAME FINISH: Factory coated - Colour: Charcoal.

GLAZING: N/A

IRONMONGERY:
Standard, Factory-fitted ironmongary :1 x 300mm barn handle and 1 x Slim fit handle with Bottom guide

QUANTITY: 4

D05 POWDER COATED ALUMINIUM SLIDING DOOR



FRONT ELEVATION

SIZE: 4720 x 2720mm

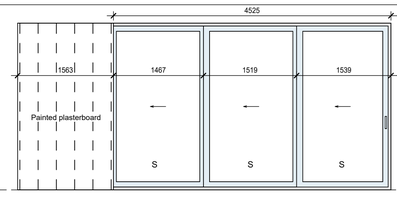
DOOR FRAME: **Crealco, Palace**
Top rail: Head Rail Triple (W31537)
Bottom rail: Rail Triple 50mm (W31535)
Bottom profile: 85mm R4 SD (W44088)
Side profile: 60mm R11 SD (W53099)
Charcoal Powder coated aluminium

GLAZING: 6.4mm safety glass, Clear Single Clear.
Glazing to be fixed with 45 dia. Clip-in glazing beads. Cutting of glass to be as per manufacturers details and specifications.
All sizes as per dimensions.

IRONMONGERY: Standard, Factory-fitted ironmongery

QUANTITY: 3

D06 3 PANEL POWDER COATED ALUMINIUM SLIDING STACKING DOOR



FRONT ELEVATION

SIZE: 4525 x 2720mm

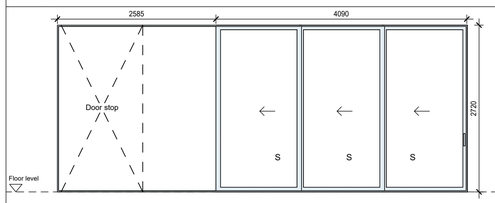
DOOR FRAME: **Crealco, Palace**
Top rail: Head Rail Triple (W31537)
Bottom rail: Rail Triple 50mm (W31535)
Bottom profile: 85mm R4 SD (W44088)
Side profile: 60mm R11 SD (W53099)
Charcoal Powder coated aluminium

GLAZING: 6.4mm safety glass, Clear Single Clear.
Glazing to be fixed with 45 dia. Clip-in glazing beads. Cutting of glass to be as per manufacturers details and specifications.
All sizes as per dimensions.

IRONMONGERY: Standard, Factory-fitted ironmongery

QUANTITY: 1

D07 3 PANEL POWDER COATED ALUMINIUM UNI-DIRECTION SLIDING DOOR



FRONT ELEVATION

SIZE: 3890 x 2720mm

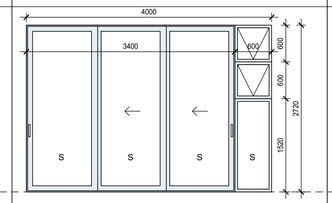
DOOR FRAME: **Crealco, Palace**
Top rail: Head Rail Triple (W31537)
Bottom rail: Rail Triple 50mm (W31535)
Bottom profile: 85mm R4 SD (W44088)
Side profile: 60mm R11 SD (W53099)
Charcoal Powder coated aluminium

GLAZING: 6.4mm safety glass, Clear Single Clear.
Glazing to be fixed with 45 dia. Clip-in glazing beads. Cutting of glass to be as per manufacturers details and specifications.
All sizes as per dimensions.

IRONMONGERY: Standard, Factory-fitted ironmongery

QUANTITY: 1

D08 3 PANEL POWDER COATED ALUMINIUM SLIDING STACKING DOOR



FRONT ELEVATION

SIZE: 4000 x 2720mm

DOOR FRAME: **Crealco, Palace**
Top rail: Head Rail Triple (W31537)
Bottom rail: Rail Triple 50mm (W31535)
Bottom profile: 85mm R4 SD (W44088)
Side profile: 60mm R11 SD (W53099)
Charcoal Powder coated aluminium

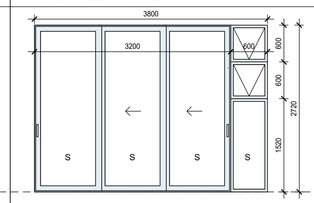
WINDOW FRAME: **Crealco, Skyline**
Frame: Equal leg(W59253),
Sash: Heavy Duty(W59512),
Mullion: 41mm(W59250)
Charcoal Powder coated aluminium

GLAZING: 6.4mm safety glass, Clear Single Clear.
Glazing to be fixed with 45 dia. Clip-in glazing beads. Cutting of glass to be as per manufacturers details and specifications.
All sizes as per dimensions.

IRONMONGERY: Standard, Factory-fitted ironmongery

QUANTITY: 1

D09 3 PANEL POWDER COATED ALUMINIUM SLIDING STACKING DOOR WITH SIDELIGHT



FRONT ELEVATION

SIZE: 3800 x 2720mm

DOOR FRAME: **Crealco, Palace**
Top rail: Head Rail Triple (W31537)
Bottom rail: Rail Triple 50mm (W31535)
Bottom profile: 85mm R4 SD (W44088)
Side profile: 60mm R11 SD (W53099)
Charcoal Powder coated aluminium

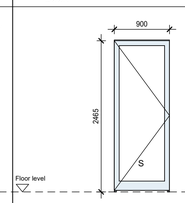
WINDOW FRAME: **Crealco, Skyline**
Frame: Equal leg(W59253),
Sash: Heavy Duty(W59512),
Mullion: 41mm(W59250)
Charcoal Powder coated aluminium

GLAZING: 6.4mm safety glass, Clear Single Clear.
Glazing to be fixed with 45 dia. Clip-in glazing beads. Cutting of glass to be as per manufacturers details and specifications.
All sizes as per dimensions.

IRONMONGERY: Standard, Factory-fitted ironmongery

QUANTITY: 1

D10 POWDER COATED ALUMINIUM SWING DOOR



FRONT ELEVATION

SIZE: 900 x 2465mm

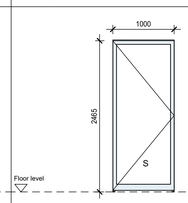
DOOR FRAME: **Crealco, Clip44 Hinged Door**
Frame: Clip44 W56 mullion (W44090)
Bottom profile: Clip44 R7 50mm (W44087)
Door jamb: Clip44 R1 (W44085)
Charcoal Powder coated aluminium

GLAZING: 6mm safety glass, Clear Single .
Glazing to be fixed with 45 dia. Clip-in glazing beads. Cutting of glass to be as per manufacturers details and specifications.
All sizes as per dimensions.

IRONMONGERY: Standard, Factory-fitted ironmongery

QUANTITY: 2

D11 POWDER COATED ALUMINIUM SWING DOOR



FRONT ELEVATION

SIZE: 1000 x 2465mm

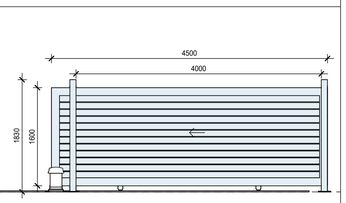
DOOR FRAME: **Crealco, Clip44 Hinged Door**
Frame: Clip44 W95 mullion (W44090)
Bottom profile: Clip44 R7 50mm (W44087)
Door jamb: Clip44 R1 (W44085)
Charcoal Powder coated aluminium

GLAZING: 6mm safety glass, Clear Single .
Glazing to be fixed with 45 dia. Clip-in glazing beads. Cutting of glass to be as per manufacturers details and specifications.
All sizes as per dimensions.

IRONMONGERY: Standard, Factory-fitted ironmongery

QUANTITY: 1

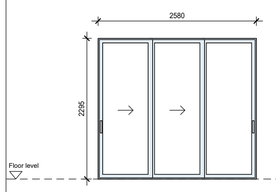
G01 POWDER COATED ALUMINIUM SLIDING GATE



SIZE: 4500 x 1600mm

Horizontally Slatted Aluminium Sliding gate to specialist detail.
Powder Coated (Colour: Charcoal)

D07 3 PANEL POWDER COATED ALUMINIUM UNI-DIRECTION SLIDING DOOR



FRONT ELEVATION

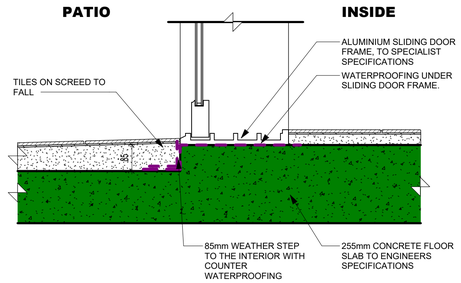
SIZE: 2580 x 2295mm

DOOR FRAME: **Crealco, Palace**
Top rail: Head Rail Triple (W31537)
Bottom rail: Rail Triple 50mm (W31535)
Bottom profile: 85mm R4 SD (W44088)
Side profile: 60mm R11 SD (W53099)
Charcoal Powder coated aluminium

GLAZING: 6.4mm safety glass, Clear Single Clear.
Glazing to be fixed with 45 dia. Clip-in glazing beads. Cutting of glass to be as per manufacturers details and specifications.
All sizes as per dimensions.

IRONMONGERY: Standard, Factory-fitted ironmongery

QUANTITY: 1



DOOR WATERPROOFING DETAIL.
1 : 10

CONSTRUCTION NOTES

EARTHWORKS
Remove topsoil over the building area to a depth of 150mm and temporarily store on site for later use as garden soil. Backfill to be approved clean earth at optimum moisture content in layers not exceeding 100mm for hand compaction and 150mm for mechanical compaction, to a density of at least 90% mod AASHTO. At completion of the works, dig up concrete or mortar mixing platforms, and clean the site of all surface and buried rubble. Poison the soil against the inside foundation walls and under floors with chlordane soil insecticide, complying with SANS 1185, applied according to SANS 10124. Obtain a written guarantee from the pest control contractor for 10 years for the effectiveness of the treatment, and hand over to the Client.

CONCRETE, FORMWORK
Use cement to comply with SANS 50197-1, strength class 32,5n or higher. Cement must be SABS-mark bearing. Use natural crushed or blended sand for use in concrete to comply with SANS 1083. Stone for use in concrete to comply with SANS 1083. Cast concrete test cubes of size and quantity, and at intervals or of batches in accordance with SANS test method 5861.

MASONRY
All walls are to comply with SANS10400-K. Use clay bricks, where specified, complying with SANS 227. Use concrete bricks and blocks, where specified, complying with SANS 1215. Corobrik commons or similar equivalent to be used where to receive plaster and Corobrik engineering bricks or similar equivalent below ground level in foundation walls. Wire brick reinforcement must be galvanized mild steel. Brickforce to all courses from window head to underside of wil plate. Use precast pre-stressed lintels complying with SANS 1504. Lay lintels with a bearing length of at least 200mm in 1:5 cement mortar. Prop lintels at 1,5m centres for at least seven days after masonry was completed.

WATERPROOFING
Use 0,375mm black embossed polyolefin damp proof course complying with SANS 952, type B. Lay damp proof course in unjointed lengths where possible and with full corner laps over full width of wall, level with the top of floors and not less than 150mm above finished ground level, and under copings and in parapet walls. Lay damp proof course under jointed windowsills and tuck in under window profiles. Use 0.25mm smooth green polyolefin membrane complying with SANS 952 type C. Lay damp proof membrane under concrete surface beds or concrete floors. Fold membrane up against the foundation walls. Lay damp proof membrane in the largest practical sizes with 200mm laps. Seal laps according to manufacturer's instructions.

ELECTRICAL INSTALLATION
Comply with all requirements of the local authority and with SANS 10142. All work must be done under supervision of a registered electrician. Chase neatly. Do not chase walls constructed of hollow blocks - locate services in the block cavities. Chase solid walls not deeper than one third of the wall thickness vertically and not more than one sixth horizontally. Avoid horizontal chasing where possible. Fill chases with class 1 or 2 mortar once the conduits are in position.

GLAZING
Glass to comply with SANS 50572. Discuss the direction of the pattern in obscure glass with the architect before cutting.

GAS INSTALLATION
Gas fire-places, stove and all gas feeds to be fitted and installed by specialist. All to comply with SANS 10087 and SANS 460.

ROOF COVERINGS
Roof to comply with SANS 10400 - L. Roof to be structural timber roofs and to be specified and inspected by Engineer at each stage.

CARPENTRY AND JOINERY
In the case of prefabricated trusses, supply a certificate after erection, signed by the competent person who designed the structure, stating that the whole roof structure has been fabricated and erected to SANS 10243.

CEILINGS / PARTITIONING
Use gypsum partitioning board complying with SANS 266, 6.4mm thick, or as specified. Use longest lengths possible to suit room. Ensure building is enclosed before partitioning boards are fixed. Fix boards with 38mm galvanized clout nails or 32x2.5mm diameter galvanized serrated ceiling nails at 150mm centres to partitioning structure. All joints to be covered with FibaTape. Plaster the entire ceiling with 3 - 6mm lightweight hemi-hydrate gypsum plaster. Finish plaster to a smooth polished surface. Use mineral fibre blanket insulation to comply with SANS 1381 and SANS 10400-XA.

ALUMINIUM FRAME WINDOWS AND DOORS
Glazed Aluminum alloy windows and doors for external use to comply with SANS 1651 as specified in the window and door schedules. The supplier is responsible for confirmation of opening sizes. The manufacturer is responsible for taking height of product head above ground into account when selecting products of appropriate performance. Design wind pressure must be to SANS 10160. Protect frames against impact or scratching by wrapping with paper, plastic or covering with a light tact tape, and leave these wrappings in place until all rough trades are finished and clean down on completion. Avoid direct contact between aluminum and other metals or wet concrete by applying separating coat of bituminous paint.

SEWER
Existing sewer presumed to be according to previous approval. Not visible for inspection by Architect.

ENERGY USAGE IN BUILDING

1. Roof assemblies to receive insulation to achieve the R-value as indicated in table 7, thickness given in SANS 204 table 10. See SANS 10400-WA clause 4.4.5 & SANS 204 table 10. Non masonry walls will have R-values as provided. See SANS 10400-XA. clause 4.4.3.1.
2. Double skin masonry with plaster inside or render outside complies. Single leaf, minimum 140mm with plaster inside and render outside complies. See SANS 10400-XA clause 4.4.3.2.
3. Other masonry walls will have R-value of 0.35. see SANS 10400-XA clause 4.4.3.3.
4. Air leakage shall not exceed 2 l/s/m² fenestration area; 0.306 l/s/m² fixed glazing; and 5 l/s/m²revolving / swing doors. See SANS 10400-XA clause 4.4.11 and SANS 613 clause4.4.
5. Fenestration more than 15% area to nat floor area per storey, the solar heat gain and heat conductance should comply with SANS 204 clause 4.3.4.
6. Fenestration up to 15% area to net floor area per storey complies. See SANS 10400-XA clause 4.4.4.1.
7. Provide 50% of hot water required by volume through non-electrical resistance sources. All exposed hot water piping to be insulated with R-value of 1. See SANS 10400-XA clause 4.1.

STATUS
MUNICIPAL APPROVAL

CLIENT
MARK & ADELE RUBIN

CLIENT SIGNATURE

PROJECT
PROPOSED NEW HOME

ARCHITECT
LIMINAL ARCHITECTS
CELL - 078 386 7497
EMAIL - penny@limarc.co.za
ADDRESS - 392 Waterside Rd, Wilderness, 6560
ARCHITECTS SIGNATURE
P. J. Vorster
SACAP - PrARCH - 44016884
PROFESSIONAL ARCHITECT
PENELOPE JOY VORSTER
South African Council for the Architectural Profession
09:23 AM (Africa/Johannesburg) on 24 Apr 2023

OCCUPATION CLASSIFICATION **H4**

SITE
ERF 716
NORTH STREET
WILDERNESS

DRAWING
DOOR SCHEDULE

SCALE (@ A1) **As indicated**	DRAWN **CO**
DATE **08-09-2025**	CHECKED **PV**
PROJECT NO. **22-24**	DRAWING NO. **502**
CURRENT REVISION: **B**	REVISION DATE: **04-09-2025**

OSCAE information revised

Engineer -
Land Surveyor -
Landscape Architects -

09/09/2025

ANNEXURE 8

Planning and Development
E-mail: town.planning.application@george.gov.za
Tel: +27 (0)44 801 9477

LAND USE PLANNING PRE-APPLICATION CONSULTATION FORM

PLEASE NOTE:

Pre-application consultation is an advisory session and is required prior to submission of an application for rezoning, consent use, temporary departure and subdivision. It does not in any way pre-empt the outcome of any future application which may be submitted to the Municipality.

PART A: PARTICULARS

Reference number: 3791247

Purpose of consultation: **To consult a Municipal town planner on their opinion on the said development**

Brief proposal: **Application for departure and admin consent use/removal of conditions**

Property description: **Erf 716, Wilderness**

Date: **28 July 2025**

Attendees:

	Name & Surname	Organisation	Contact Number	E-mail
Official	**Naudica Swanepoel**	**George Municipality**	**044 801 9477**	**nswanepoel@george.gov.za**
	Amelia Lombard	**George Municipality**	**044 801 9303**	**alombard@george.gov.za**
Pre-applicant	**Delarey Viljoen**	**DELPLAN Consulting**	**044 873 4566**	**planning@delplan.co.za**

Documentation provided for discussion:

(Include document reference, document/plan dates and plan numbers where possible and attach to this form)

Locality (in text)

Title Deed

SG Diagram

Site Plan

Has pre-application been undertaken for a Land Development application with the Department of Environmental Affairs & Development Planning (DEA&DP)?

(If so, please provide a copy of the minutes)

YES	**NO**

Comprehensive overview of proposal:

Erf 716 (measuring 1132m² in extent) is located in Wilderness East in Ward No. 4 at 716 Northern Street. Figure 1 indicates the subject property, in relation to surrounding properties and the N2 Road. Figure 2 provides a detailed view of the subject property and the immediate land uses.

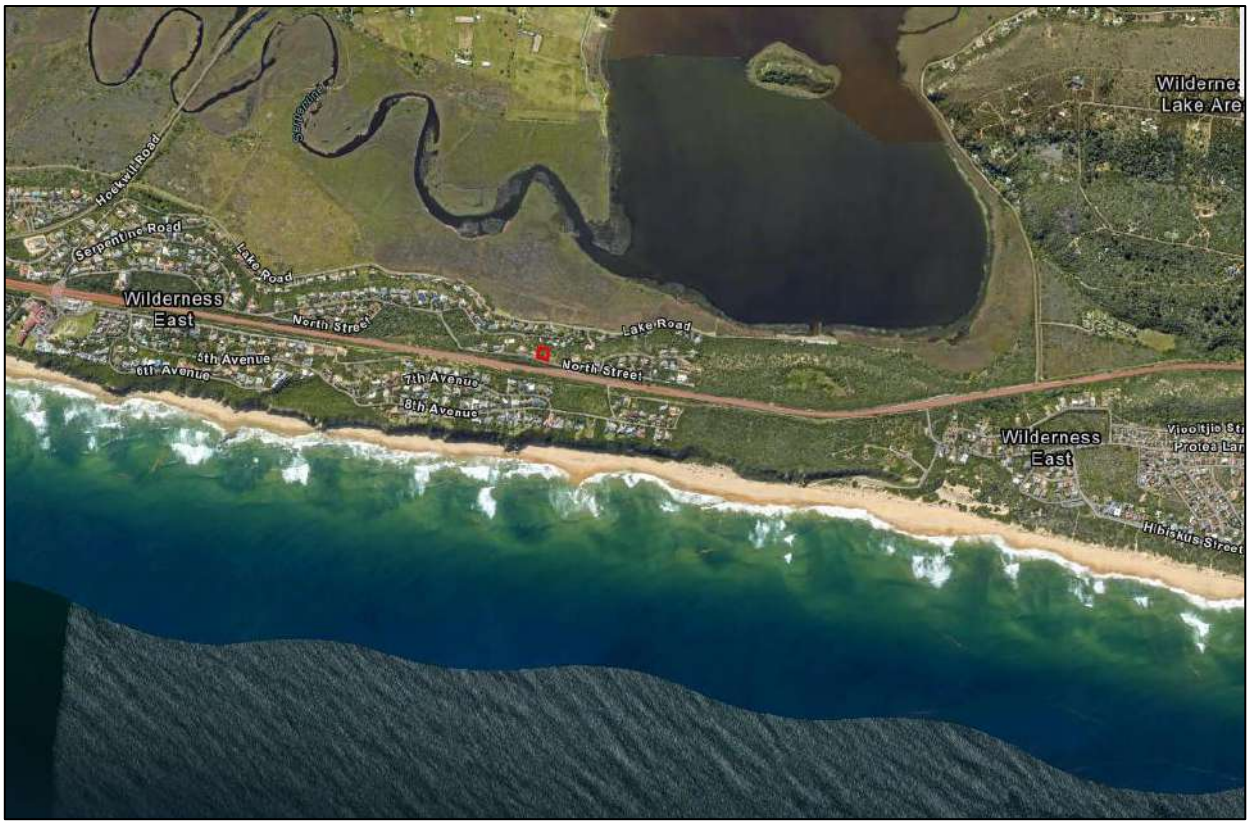


Figure 1: Locality

Figure 2: Enlarged aerial photograph

As seen in figure 3, the erf is zoned *Single Residential Zone I.*

Figure 3: Zoning

There are several title deed restrictions relevant to the application which would either require administrators consent or would need to be removed. The conditions are set out below.

(a) it shall not be subdivided;

(b) it shall be used only for the purpose of erecting thereon one dwelling together with such outbuildings as are ordinarily required to be used therewith;

(c) not more than half the area thereof shall be built upon;

(d) no building or structure or any portion thereof except boundary walls and fences, shall be erected nearer than 4,72 metres to the street line which forms a boundary of this erf, nor within 3,15 metres of the rear or 3,15 metres of the lateral boundary common to any adjoining erf, provided that with the consent of the local authority an outbuilding not exceeding 3,05 metres in height measured from the floor to the wall plate and no portion of which will be used for human habitation, may be erected within the above prescribed rear space. On consolidation of any two or more erven, this condition shall apply to the consolidated area as one erf;

(e) notwithstanding the provisions of Condition (d) above, a garage intended as an adjunct to the dwelling may, where the slope of the erf up from the level of the abutting street is such that in the opinion of the local authority it cannot reasonably be sited at a distance of 4,72 metres from the street line, be erected at such lesser distance therefrom as the local authority may approve, provided that not more than 50 per cent of the cubic measure of such garage may project above natural ground level and that in no event shall any such garage be erected at less than 3,15 metres from the street line;

(f) In the event of the provisions of a Town Planning Scheme being made applicable to this erf, which provisions are more restrictive than the provisions contained in the above, then the provisions of such Scheme shall apply."

Figure 4: Title deed extract

The current design of the house also requires several departures as including building lines and a height departure as seen in figures 5 & 6. The most significant departure on the erf is along the street building line which is required due to the position of the garage and Porte Cochere, the height departure to 13.2m is required due to the sloping on the property.

Similar departures have been allowed on both sides of the property due to the steepness of the site.

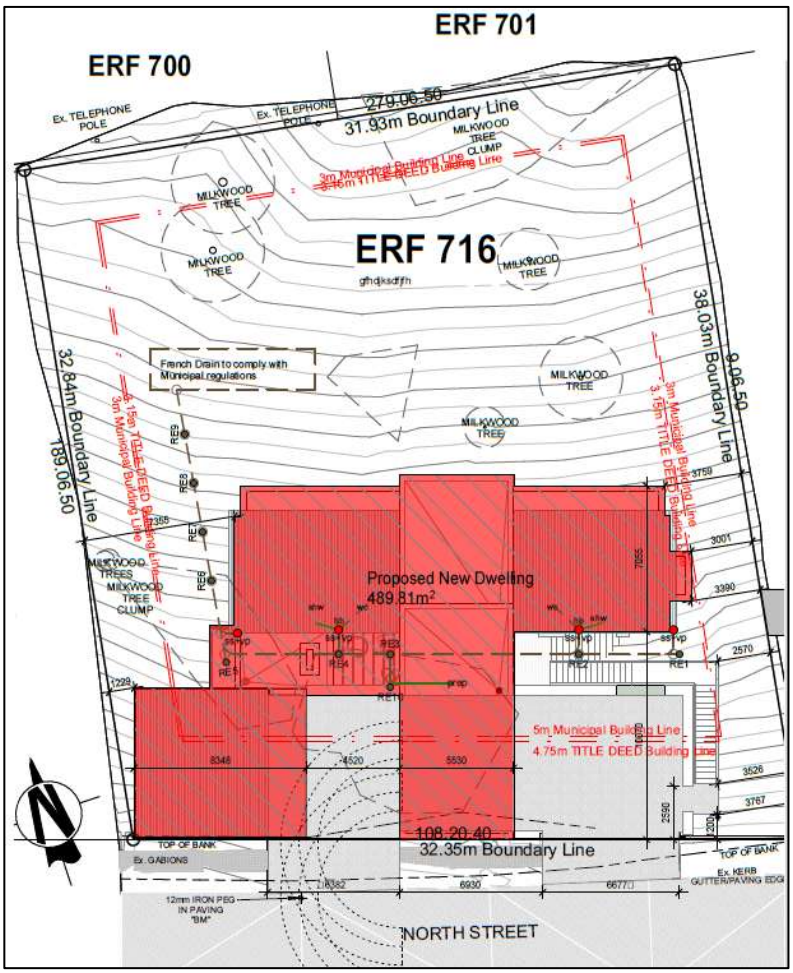


Figure 5: Site Plan Extract

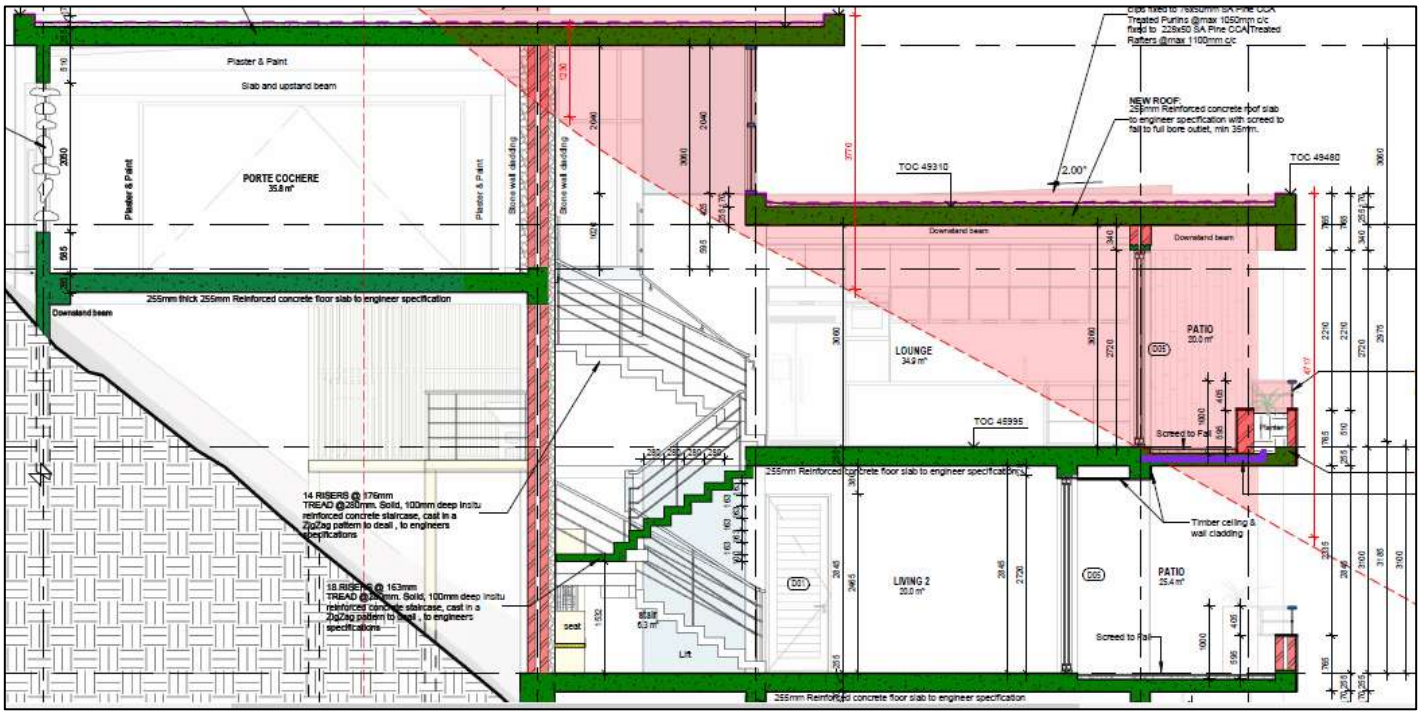


Figure 6: Elevation

The application will therefore be set out as follows:

1. **Departure:** Application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023, for the relaxation of the 8.5m maximum building height by 4.7m to allow for the newly proposed building at 13.2m.
2. **Departure**: Application in terms of Section 15(2)(b) of the Land Use Planning By-Law for George Municipality, 2023, for the relaxation of:
    - The 3m eastern side building line to 2.5m for **the stairs**
    - The 5m southern street building line for the following:
        - **the Porte Cochere** and **Double Garage** to 0m
        - **the stairs** to 2.5m
    - The 3m western side building line to 1.2m for the double garage
3. **Administrator's consent:** Application in terms of Section 39(4) of the Western Cape Land Use Planning Act, 2014 for a departure to relax the following title deed building lines:
    - The 3.15m eastern side building line to 2.5m for **the stairs**
    - The 4.72m southern street building line to 0m for **the Porte Cochere** and **Double Garage**
    - The western building line from 3.15m to 1.2m for the **Double Garage**
    - The 3.05m height of **the Porte Cochere** and **Double Garage** to 3.7m and minimum 3.15m southern street building line (due to this height encroachment) to 0m.

OR REMOVAL of restrictive conditions

PART C: QUESTIONNAIRES

SECTION A:
DETERMINATION OF APPLICATION TYPES, PRESCRIBED NOTICE AND ADVERTISEMENT PROCEDURES

Tick if relevant		What land use planning applications are required?	Application fees payable
	2(a)	a rezoning of land;	R
X	**2(b)**	**a permanent departure from the development parameters of the zoning scheme;**	TBC
	2(c)	a departure granted on a temporary basis to utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land;	R
	2(d)	a subdivision of land that is not exempted in terms of section 24, including the registration of a servitude or lease agreement;	R
	2(e)	a consolidation of land that is not exempted in terms of section 24;	R
X	**2(f)**	**a removal, suspension or amendment of restrictive conditions in respect of a land unit;**	TBD
	2(g)	a permission required in terms of the zoning scheme;	R

	2(h)	an amendment, deletion or imposition of conditions in respect of an existing approval;	R
	2(i)	an extension of the validity period of an approval;	R
	2(j)	an approval of an overlay zone as contemplated in the zoning scheme;	R
	2(k)	an amendment or cancellation of an approved subdivision plan or part thereof, including a general plan or diagram;	R
	2(l)	a permission required in terms of a condition of approval;	R
	2(m)	A determination of a zoning;	R
	2(n)	A closure of a public place or part thereof;	R
	2(o)	a consent use contemplated in the zoning scheme;	R
	2(p)	an occasional use of land;	R
	2(q)	to disestablish a home owner's association;	R
	2(r)	to rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services;	R
	2(s)	a permission required for the reconstruction of an existing building that constitutes a non-conforming use that is destroyed or damaged to the extent that it is necessary to demolish a substantial part of the building	R
Tick if relevant		**What prescribed notice and advertisement procedures will be required?**	**Advertising fees payable**
Y	N	Serving of notices (i.e. registered letters etc.)	TBC
Y	N	Publication of notices (i.e. Provincial Gazette, Local Newspaper(s) etc.)	TBC
Y	N	Additional publication of notices (i.e. Site notice, public meeting, local radio, website, letters of consent etc.)	TBC
Y	N	Placing of final notice (i.e. Provincial Gazette etc.)	R
		TOTAL APPLICATION FEE* (VAT excluded):	TBC

PLEASE NOTE: * *Application fees are estimated on the information discussed and are subject to change with submission of the formal application and/or yearly application fee increase.*

SECTION B:

PROVISIONS IN TERMS OF THE RELEVANT PLANNING LEGISLATION / POLICIES / GUIDELINES

QUESTIONS REGARDING PLANNING POLICY CONTEXT	YES	NO	TO BE DETERMINED	COMMENT
Is any Municipal Integrated Development Plan (IDP)/Spatial Development Framework (SDF) and/or any other Municipal policies/guidelines applicable? If yes, is the proposal in line with the aforementioned documentation/plans?			**X**	**Motivate MSDF**

Any applicable restrictive condition(s) prohibiting the proposal? If yes, is/are the condition(s) in favour of a third party(ies)? [List condition numbers and third party(ies)]	**x**			**Conveyancer Certificate required to confirm the restrictive conditions that prohibit the proposal, the beneficiaries to be notified, and the method to be dealt with.**
Any other Municipal by-law that may be relevant to application? (If yes, specify)		**X**		
Zoning Scheme Regulation considerations: Which zoning scheme regulations apply to this site? **George Integrated Zoning Scheme By-law, 2023** What is the current zoning of the property? **Single Residential Zone I** What is the proposed zoning of the property? **Single Residential Zone I** Does the proposal fall within the provisions/parameters of the zoning scheme? **No** Are additional applications required to deviate from the zoning scheme? (if yes, specify) **Yes**				

QUESTIONS REGARDING OTHER PLANNING CONSIDERATIONS	YES	NO	TO BE DETERMINED	COMMENT
Is the proposal in line with the Provincial Spatial Development Framework (PSDF) and/or any other Provincial bylaws/policies/guidelines/documents?			**X**	**Motivate PSDF where relevant**
Are any regional/district spatial plans relevant? If yes, is the proposal in line with the document/plans?		**X**		

SECTION C:

CONSENT / COMMENT REQUIRED FROM OTHER ORGANS OF STATE

OUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Is/was the property(ies) utilised for agricultural purposes?		**X**		Western Cape Provincial Department of Agriculture
Will the proposal require approval in terms of Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)?		**X**		National Department of Agriculture
Will the proposal trigger a listed activity in terms of National Environmental Management Act, 1998 (Act 107 of 1998) (NEMA)?			**X**	Western Cape Provincial Department of Environmental Affairs & Development Planning (DEA&DP)
Will the proposal require authorisation in terms of Specific Environmental Management Act(s) (SEMA)? (National Environmental Management: Protected Areas Act, 2003 (Act 57 of 2003) (NEM:PAA) / National Environmental Management: Biodiversity Act, 2004 (Act 10 of 2004) (NEM:BA) / National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004) (NEM:AQA) / National Environmental Management: Integrated Coastal Management Act, 2008 (Act 24 of 2008) (NEM:ICM) / National Environmental Management: Waste Act, 2008 (Act 59 of 2008) (NEM:WA) (strikethrough irrelevant)		**X**		National Department of Environmental Affairs (DEA) & DEA&DP
Will the proposal require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998)?		**X**		National Department of Water & Sanitation (DWS)
Will the proposal trigger a listed activity in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)?		**X**		South African Heritage Resources Agency (SAHRA) & Heritage Western Cape (HWC)
Will the proposal have an impact on any National or Provincial roads?		**X**		National Department of Transport / South Africa National Roads Agency Ltd. (SANRAL) & Western Cape Provincial Department of Transport and Public Works (DTPW)
Will the proposal trigger a listed activity in terms of the Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations		**X**		National Department of Labour (DL)
Will the proposal affect any Eskom owned land and/or servitudes?		**X**		Eskom

OUESTIONS REGARDING CONSENT / COMMENT REQUIRED	YES	NO	TO BE DETERMINED	OBTAIN APPROVAL / CONSENT / COMMENT FROM:
Will the proposal affect any Telkom owned land and/or servitudes?		X		Telkom
Will the proposal affect any Transnet owned land and/or servitudes?		X		Transnet
Is the property subject to a land / restitution claims?		X		National Department of Rural Development & Land Reform
Will the proposal require comments from SANParks and/or CapeNature?	X			SANParks / CapeNature
Will the proposal require comments from DEFF?	X			Department of Environment, Forestry and Fishery
Is the property subject to any existing mineral rights?		X		National Department of Mineral Resources
Does the proposal lead to densification to such an extent that the number of schools, healthcare facilities, libraries, safety services, etc. In the area may be impacted on? (strikethrough irrelevant)		X		Western Cape Provincial Departments of Cultural Affairs & Sport (DCAS), Education, Social Development, Health and Community Safety

SECTION D:

SERVICE REQUIREMENTS

DOES THE PROPOSAL REQUIRE THE FOLLOWING ADDITIONAL INFRASTRUCTURE / SERVICES?	YES	NO	TO BE DETERMINED	OBTAIN COMMENT FROM: (list internal department)
Electricity supply:			X	Directorate: Electro-technical Services
Water supply:			X	Directorate: Civil Engineering Services
Sewerage and waste water:			X	Directorate: Civil Engineering Services
Stormwater:			X	Directorate: Civil Engineering Services
Road network:			X	Directorate: Civil Engineering Services
Telecommunication services:		X		
Other services required? Please specify.			X	

Development charges:	**X**			

PART D: COPIES OF PLANS / DOCUMENTS TO BE SUBMITTED AS PART OF THE APPLICATION

COMPULSORY INFORMATION REQUIRED:						
Y	N	Power of Attorney / Owner's consent if applicant is not owner (if applicable)		**Y**	N	S.G. noting sheet extract / Erf diagram / General Plan
Y	N	Motivation report / letter		**Y**	N	Full copy of the Title Deed
Y	N	Locality Plan		**Y**	N	Site Layout Plan
Y	N	Proof of payment of fees		**Y**	N	Bondholder's consent
MINIMUM AND ADDITIONAL REQUIREMENTS:						
Y	N	Site Development Plan		**Y**	N	Conveyancer's Certificate
Y	**N**	Land Use Plan		Y	**N**	Proposed Zoning plan
Y	**N**	Phasing Plan		Y	**N**	Consolidation Plan
Y	**N**	Abutting owner's consent		Y	N	Landscaping / Tree Plan
Y	N	Proposed Subdivision Plan (including street names and numbers)		Y	**N**	Copy of original approval letter
Y	**N**	Services Report or indication of all municipal services / registered servitudes		Y	**N**	Home Owners' Association consent
Y	**N**	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)		Y	**N**	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	Other (specify)		Y	**N**	Required number of documentation copies

PART E: DISCUSSION

The proposal was discussed at a meeting held on 30 July 2025.

Town Planning:

- Indicate compliance with all other development parameters.
- The height departure should be significantly motivated in terms of desirability and impact on the surrounding area (not only neighbouring properties).
- The option of rather cutting in ground level should be considered to limit the visual impact and to ensure reconciliation with the surrounding area.
- 3D renderings to be submitted which illustrates the visual impact from the street, river and other relevant alignments.

- Visual mitigations should be presented, especially from the streetscape.
- Indicate how the proposal fits into the character of the area (area specific and not relating to precedent).
- Indicate impact on the neighbours (consider diagrammatic indication or a contour plan).
- Proposals on mitigating the height impact should be included in the motivation report.
- Stormwater mitigation should be addressed.

Environmental:

- An OSCAE application is required where stormwater management should be illustrated.

CES:

- Take note

PART F: SUMMARY / WAY FORWARD

- An application may be submitted subject to the comments as per Part E above.

OFFICIAL: Amelia Lombard

SIGNED: _____

DATE: 8 AUGUST 2025

PRE-APPLICANT: **Delarey Viljoen Pr. Pln**

SIGNED: _____

DATE: **28 July 2025**

OFFICIAL: NAUDICA SWANEPOEL

SIGNED: _____

DATE: 8 AUGUST 2025

**Please note that the above comments are subject to the documents and information available to us at the time of the pre-application meeting and we reserve our rights to elaborate on this matter further and/or request more information/documents should it be deemed necessary.*