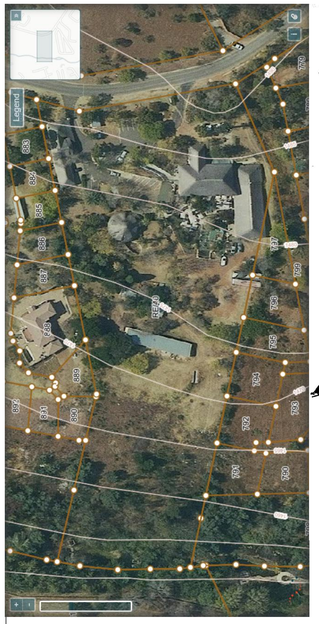
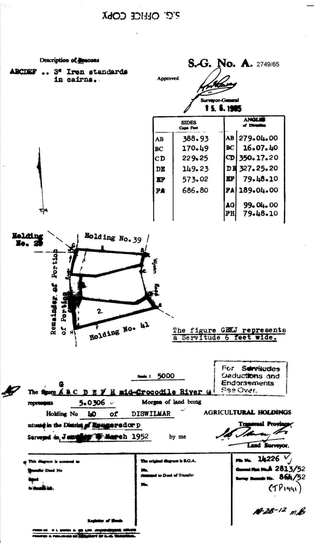




S.G. OFFICE COPY

Description of Beacons
ABCDEF .. 9" Iron standards in cairns.

S.G. No. A. 2749/65

Approved

Surveyor-General
15 6 1965

	SIDES Chain Links		ANGLES of Deviation
AB	388.93	AB	279.04.00
BC	170.49	BC	16.07.40
CD	229.25	CD	350.17.20
DE	149.23	DE	307.25.20
EF	573.02	EF	79.48.10
FA	686.80	FA	189.04.00
		AG	99.04.00
		FH	79.48.10

Holding No. 39
Holding No. 2
Holding No. 41
Remainder of Portion 2 of Portion
Portion 2
Portion 39
The figure GHKJ represents a Servitude 6 feet wide.

Scale 1 : 5000

The figure A B C D E F G H mid-Crocodile River w
represents 5.0306 Morgen of land being
Holding No 40 of DISWILMAR
situated in the District of Rustenburg
Surveyed in January & March 1952 by me

For Servitudes Deductions and Endorsements See Over.

AGRICULTURAL HOLDINGS
Transvaal Province
Land Surveyor.

This diagram is annexed to Transfer Deed No. 3226
Signed
Authorised.
Registrar of Deeds

The original diagram is S.G.A.
No.
Annexed to Deed of Transfer
No.

File No. 3226
General Plan No. A 2813/52
Survey Records No. 846/52
(TPinus)
18-12-52 mb



COVERAGE - ERF 1	
ZONE	**AREA**
GROUND FLOOR	
BLOCK 1	122,98
BLOCK 2	236,37
BLOCK 3	236,37
BLOCK 4	236,37
BLOCK 5	236,37
BLOCK 6	122,98
CARPORT	500,00
	1 691,44 m²

PARKING COUNT: ERF 1	
PARKING TYPE	**QUANTITY**
COVERED PARKING	40
LOADING BAY	2
OPEN PARKING	4
	46

AREA - ERF 2	
ZONE	**AREA**
GROUND FLOOR	
AS-BUILT CARPORT A:	61,60
AS-BUILT GENERATOR HOUSE:	18,01
AS-BUILT HOUSE:	165,32
AS-BUILT RESTAURANT:	326,44
AS-BUILT SEATING AREA AND BAR:	348,13
	919,50 m²
FIRST FLOOR	
AS-BUILT OFFICES/HALL:	313,88
FIRST FLOOR AS-BUILT HOUSE:	102,67
	416,55 m²
	1 336,05 m²

VR - PARKING RESTAURANT	
PARKING TYPE	**QUANTITY**
GUESTHOUSE PARKING	4
LOADING BAY	2
RESTAURANT PARKING	65
	71

SCHEDULE OF RIGHTS
ERF: 1

PROPERTY DESCRIPTION

ERF/PORTION:	ERF 243 ROODEKRANS 183-iq	**SITE AREA:**	8113 (0,8113ha)

ZONING INFORMATION:

TOWNPLANNING SCHEME:	MOGALE CITY MOGALE CITY LAND USE SCHEME, 2022	**AMENDMENT SCHEME:**	/
USE ZONE:	RESIDENTIAL 3	**ANNEXURE NO:**	

DEVELOPMENT CONTROL MEASURES

PERMISSIBLE	CONTROL	ACTUAL
2 STOREYS	**HEIGHT ZONE**	2 STOREYS
2 STOREYS	**HEIGHT OF BUILDINGS**	2 STOREYS
10%	**COVERAGE %**	20,85%
811,3	**COVERAGE M² (FOOTPRINT)**	1691,44
	FLOOR AREA RATIO	0,25
MAX 10 ROOMS	**FLOOR AREA**	2019,8
	DENSITY	20/HA
	NO DWELLINGS UNITS ON ERF	20

PARKING

TOTAL PARKING BAYS:	REQUIRED BAYS:	PROVIDED BAYS:
1 PARKING BAYS PER 2 BEDROOM UNIT:	20	40
1 OPEN PARKING PER 5 UNITS	4	4
1 LOADING BAY PER 10 UNITS	2	2
TOTAL PARKING BAYS:	24	46
SURPLUS OF PARKING BAYS:	22	

SCHEDULE OF RIGHTS
ERF: 2

PROPERTY DESCRIPTION

ERF/PORTION:	ERF 243 ROODEKRANS 183-iq (AGRICULTURAL)	**SITE AREA:**	7854 (0,7854ha)

ZONING INFORMATION:

TOWNPLANNING SCHEME:	MOGALE CITY MOGALE CITY LAND USE SCHEME, 2022	**AMENDMENT SCHEME:**	/
USE ZONE:	SPECIAL " RESTAURANT & GUESTHOUSE"		

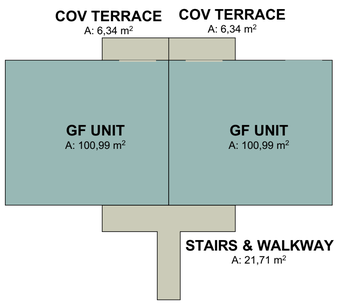
DEVELOPMENT CONTROL MEASURES

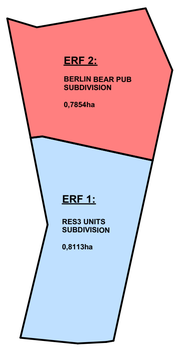
PERMISSIBLE	CONTROL	ACTUAL
2 STOREYS	**HEIGHT ZONE**	2 STOREYS
2 STOREYS	**HEIGHT OF BUILDINGS**	2 STOREYS
10%	**COVERAGE %**	11,71%
785,4	**COVERAGE M² (FOOTPRINT)**	919,5
	FLOOR AREA RATIO	0,16
	FLOOR AREA	1256,44
10 ROOMS	**GUESTHOUSE**	4 ROOMS
	NO DWELLINGS UNITS ON ERF	

PARKING

TOTAL PARKING BAYS:	REQUIRED BAYS:	PROVIDED BAYS:
RESTAURANT: 6 BAYS PER 100m²	60	65
GUESTHOUSE: 1 BAY PER ROOM	4	4
1 LOADING BAY FOR FIRST 2000m²	1	2
TOTAL PARKING BAYS:	64	71
SURPLUS OF PARKING BAYS:	7	

PROPOSED NEW UNITS (16 UNITS IN TOTAL - 4 BLOCKS)
SCALE 1:100





SUBDIVISION DIAGRAM
SCALE 1:2000

SDP
SCALE 1:500





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GENERAL NOTES:

- THIS DRAWING FORMS PART OF A SET OF DRAWINGS AND SHOULD NOT BE READ INDEPENDENTLY. IT SHOULD BE READ IN CONJUNCTION WITH THE FOLLOWING PROFESSIONAL'S DRAWINGS:
  - STRUCTURAL ENGINEERS DRAWINGS
  - LAND SURVEYOR'S SETTING AND CONTOUR DRAWINGS
  - CONTRACTORS FINISHING SCHEDULE
  - GEOTECHNICAL ENGINEERS SOIL REPORT
  - IMPORTANT: THE LATEST REVISIONS ISSUED BY ARCHITECT SHOULD BE READ IN CONJUNCTION WITH INITIAL SET OF CONTRACT DRAWINGS AND PREVIOUS REVISIONS. (SEE REVISION SCHEDULE)

NO WORK TO COMMENCE UNTIL MUNICIPALITY DRAWINGS HAVE BEEN APPROVED BY LOCAL AUTHORITY.

ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS AND THE SATISFACTION OF ALL LOCAL AUTHORITIES.

ALL MATERIALS TO BE SANS APPROVED. (OR AGREEMENT CERTIFICATE TO BE AVAILABLE.)

IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE LATEST REVISION IS USED FOR CONSTRUCTION.

CONTRACTOR TO COORDINATE ALL DIMENSIONS (LEVELS/BUILDING LINES/ SERVITUDES/POSITIONS OF ELECTRICAL BOXES AND STREET LAMPS) AND TO ENSURE THAT NO ENCROACHMENTS OCCUR.

FINISHES AND SPECIFICATIONS TO BE CHECKED AND COORDINATED BY THE CONTRACTOR BEFORE ANY ITEMS ARE ORDERED OR MANUFACTURED.

IF ANY DISCREPANCIES ARE FOUND THEN THE ARCHITECT SHOULD BE NOTIFIED IMMEDIATE SO THAT HE MAY CLARIFY IT.

THE SETTING OUT OF THE STRUCTURE REMAINS THE CONTRACTOR'S ENTIRE RESPONSIBILITY.

ALL SERVICES TO BE COORDINATED BY THE CONTRACTOR BEFORE WORK COMMENCES

THE CONTRACTOR AND ENGINEER TO COORDINATE ALL CUT AND FILL FLOOR LEVELS BEFORE WORK COMMENCES AND TO ENSURE ALL FREE FLOW OF ALL STORMWATER AWAY FROM BUILDING AND TO ENABLE EASY ACCESS INTO GARAGE RELATIVE TO ROAD
LEVEL AND ROAD LEVEL TO GARAGE DOOR HEAD HEIGHT.

MAXIMUM SLOPE OF RAMP TO GARAGE NOT TO EXCEED 1:25 RATIO.

WE WILL NOT BE HELD RESPONSIBLE FOR ANY DISCREPANCIES ARISING FROM THE FOLLOWING:

- INCORRECT SG DIAGRAMS ISSUED TO US;
- INCORRECT TOWN PLANNING INFORMATION;
- INCORRECT CONTOUR PLANS;
- INCORRECT SPECIFICATIONS FROM ENGINEER OR ANY OTHER PROFESSIONAL ASSIGNED BY THE OWNER/EMPLOYER.

NO MUNICIPALITY DRAWINGS/CONTRACT DRAWINGS WILL BE RELEASED WITHOUT THE SIGNATURE OF THE FOLLOWING BODIES:

- OWNER OF STAND;
- ENGINEER;
- ESTATE APPROVAL (WHERE APPLICABLE);
- ARCHITECTURAL TECHNOLOGIST

FOR ALL FINISHING NOTES,REFER TO FINISHING CONTRACT WITH DEVELOPER-THIS CONTRACT SUPERCEEDS INFORMATION ON THIS DRAWING AND ALL IT'S REVISIONS.

ARCHITECTURAL TECHNOLOGIST SIGNATURES:

ALWAYS REFER AND CROSS REFERENCE TO CLIENT/TECHNOLOGIST AGREEMENT.

DIVAN VERMEULEN
PROFESSIONAL ARCHITECTURAL TECHNOLOGIST
SACAP NO: T1582
SAIAT NO: 71348

SIGNATURE

VOLUNTARY ASSOCIATION

OWNER'S SIGNATURE:

I HEREBY APPROVE THIS DRAWING FOR THE DESIGN CONTAINED HEREIN AND FOR SUBMISSION TO THE LOCAL AUTHORITY FOR THEIR APPROVAL. I ADHERE TO THE CONTENT AND CLAUSES STATED IN THE CLIENT ARCHITECTURAL PROFESSIONAL AGREEMENT AS STATED ON WWW.VANRICK.CO.ZA. I APPROVE ALL DIMENSIONS AND DESIGN AND WILL APPOINT A CONTRACTOR THAT CAN ERECT THE STRUCTURE WITH DUE DILIGENCE.

OWNER'S SIGNATURE/AUTHORIZED REPRESENTATIVE — DATE

MRS JENNY DE VILLIERS
+27833773941
hugo@tutamsa.co.za

ENGINEER'S SIGNATURE:

I ACCEPT MY APPOINTMENT AS ENGINEER ON THIS PROJECT AND WILL ISSUE ENGINEER DRAWINGS TO THE CLIENT TO BE READ IN CONJUNCTION WITH COUNCIL DRAWINGS AND ALL REVISIONS ISSUED. I WILL EXCECUTE MY WORK WITH DUE DILIGENCE.

ENGINEERS STAMP AND SIGNATURE — DATE

DRAWING/PROJECT DETAILS:

PROJECT NUMBER:	THE BERLIN BEAR
STAND NUMBER:	PROPOSED ADDITIONAL ALTERATION PTN 243 ROODEKRANS 183-iq RUIMSIG COUNTRY ESTATE
SCALE:	AS INDICATED ON DRAWINGS
SHEET NO:	1
DRAWN BY:	MR DIVAN VERMEULEN
DATE ISSUED:	Tuesday, 26 November 2024 @ 13:27
PRINTING SPEC:	A1 LANDSCAPE (A1 ISO)

COUNCIL APPROVAL STAMP:

DRAWING TYPE:
SEAT COUNT

VANRICK
ARCHITECTURE
PROFESSIONAL ARCHITECTURAL TECHNOLOGISTS
CK: 2007/168742/23

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