

Drawing Title
 Detailed survey of
 The Remainder of
 Portion 2 of Erf 1
 Simbithi

NOTES
 CADASTRAL BOUNDARIES ARE
 AS EXTRACTED FROM RECORDS AT
 THE SURVEYOR GENERALS OFFICE
 ALL CADASTRAL BOUNDARIES ARE TO
 BE CONFIRMED BY A PROFESSIONAL
 LAND SURVEYOR

LEDGEND

- BOREHOLE
- SUNDIAL
- TRACK
- FENCE
- WALL
- BUILDINGS
- POOL
- GARDEN
- GATE
- PER
- TREE (DIAMETER 0.1-0.2)
- TREE (DIAMETER 0.2-0.4)
- TREE (DIAMETER 0.4-0.6)
- TREE (DIAMETER 0.6-0.8)
- TREE (DIAMETER 0.9-1.5)
- TREE (DIAMETER 1.5-4.0)
- TREE TO BE REMOVED

Surveyed by: JUSTIN GORDON

FILE: SIM65/ENG SURV DATE: October 2019

DRAWING : SIM65_Ptn2Erf1Tachy-A3

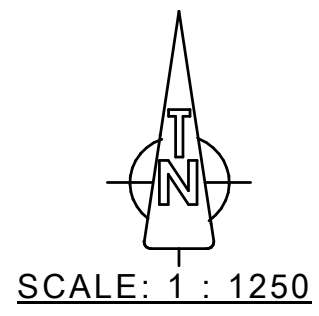
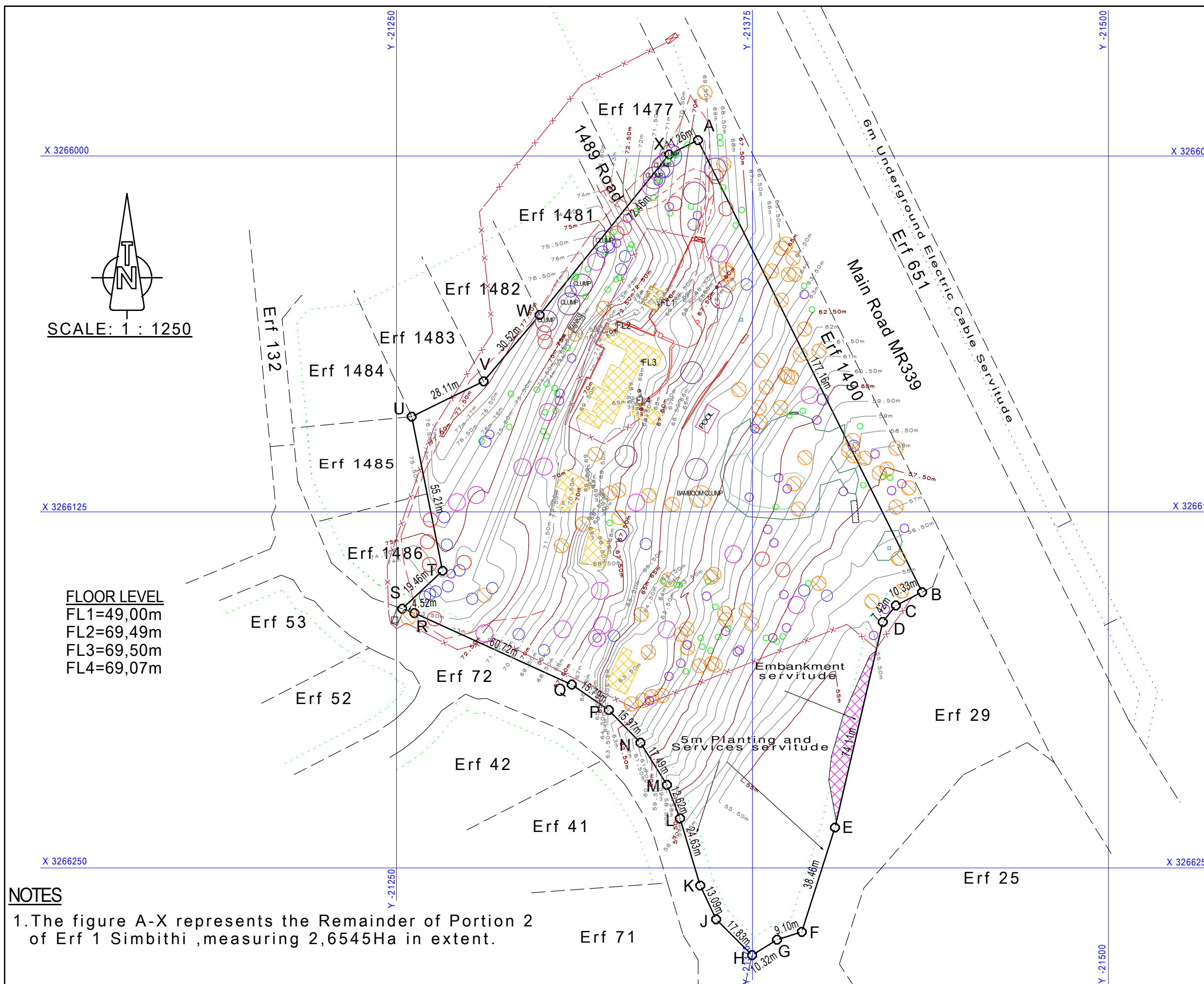


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 Professional Land Surveyors

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 34 Strachan Street 4700
 Kokstad 4700

REVISION NO : 001
 DRAWN BY : NEM



FLOOR LEVEL
 FL1=49,00m
 FL2=69,49m
 FL3=69,50m
 FL4=69,07m

NOTES
 1. The figure A-X represents the Remainder of Portion 2 of Erf 1 Simbithi, measuring 2,6545Ha in extent.

NOTES
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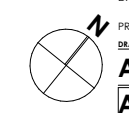
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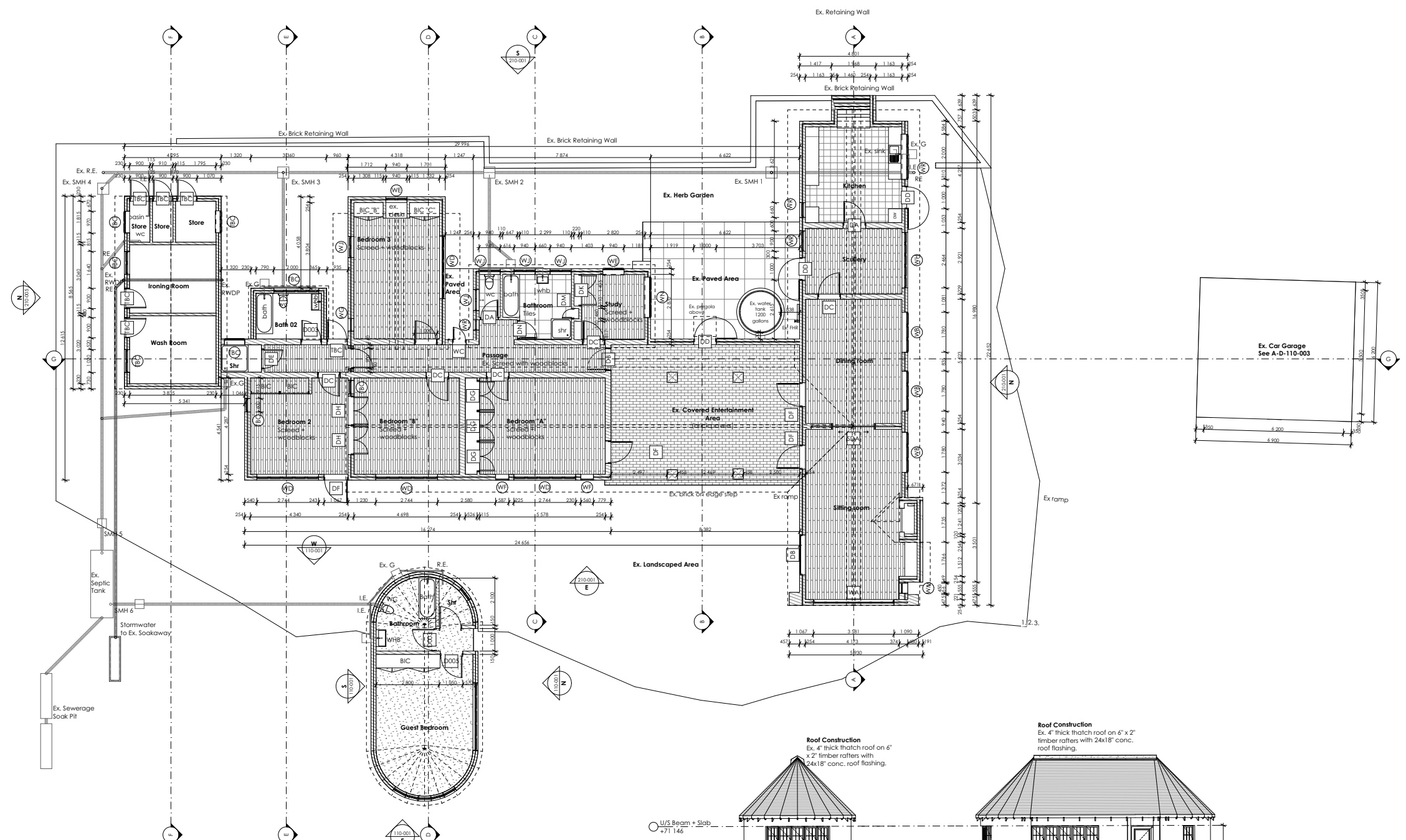
PROJECT
Rosemary's Garden
 Beachcroft Developments Pty Ltd Sectional Title
 Development on Existing Farmstead
 The Remainder of Portion 2 of Erf 1, Simbithi,
 Ladlau Drive, Simbithi Ladlau Eco Estate
 Durban - KwaZulu-Natal
 4390

DRAWING TITLE
Site Plans
 Site Plan
 SCALE: 1:500 on A1
 DATE: 2020/05/07

PROJECT NO: 0856.00
 DRAWING NO: **A-E-100-001**
AMAFA Application

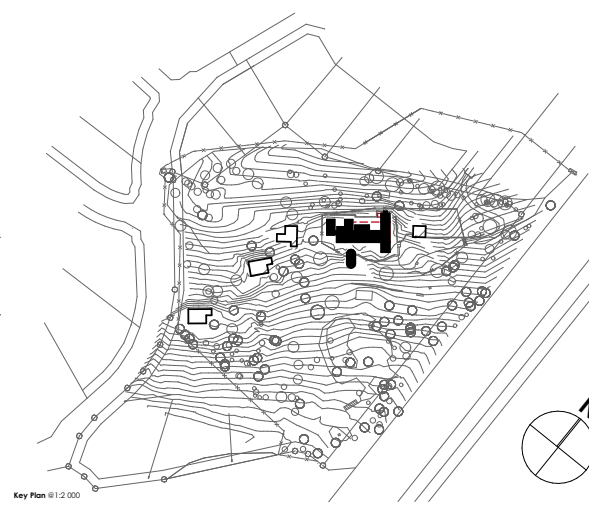
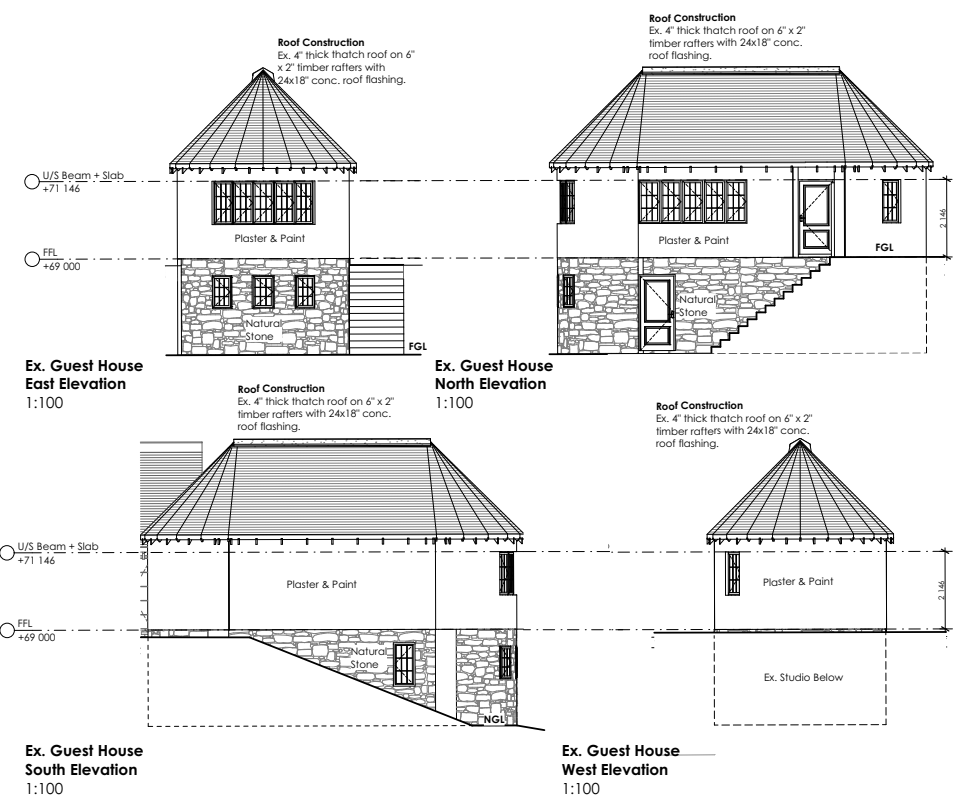
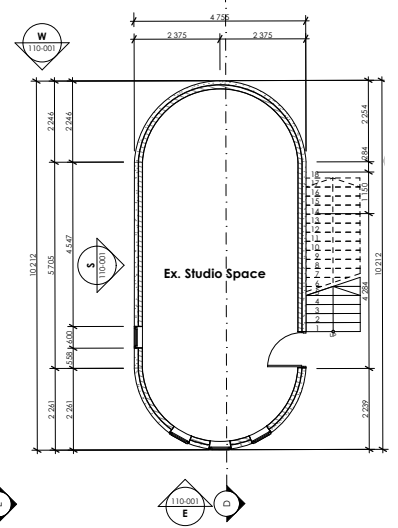


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Existing Farmstead & Upper Ground Guest House
 GA Plan
 1:100

Existing Guesthouse Lower Ground Floor Plan
 1:100



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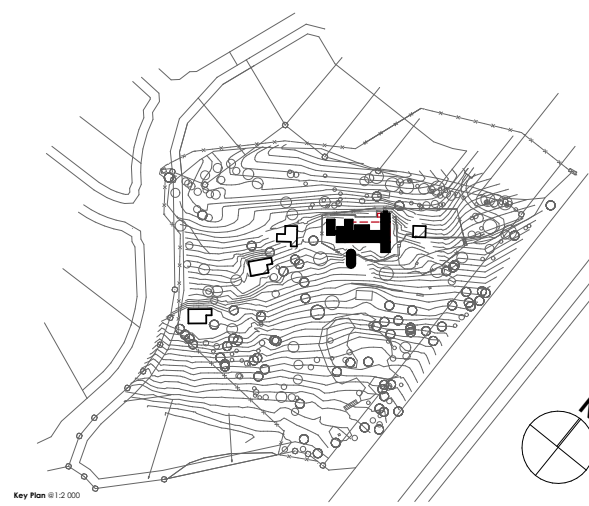
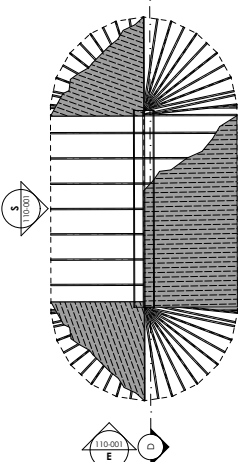
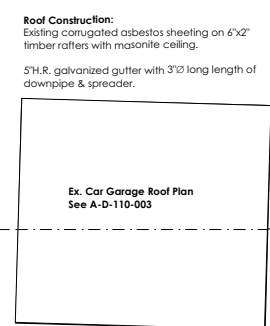
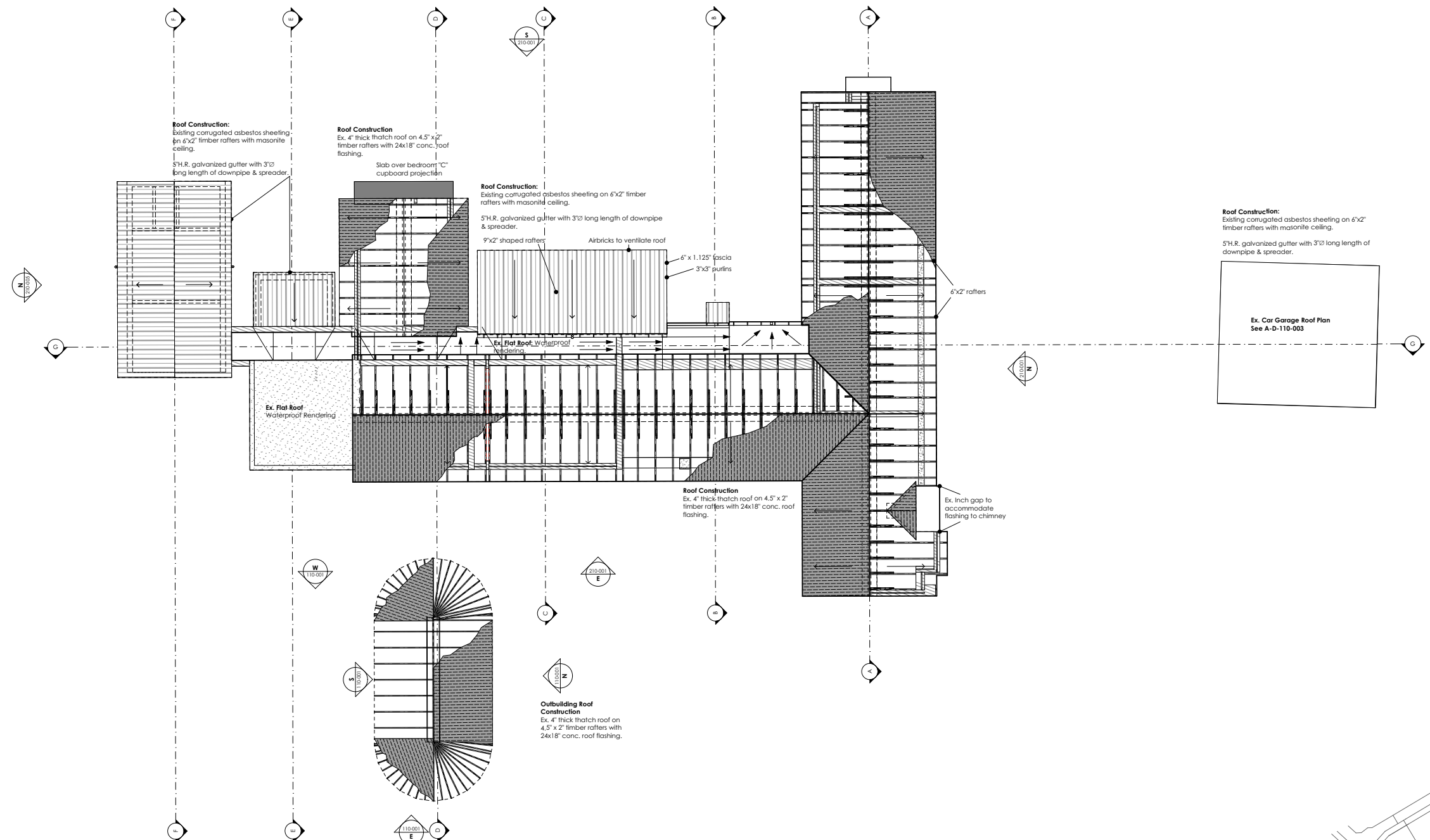
CLIENT
Beachcroft Developments Pty Ltd

PROJECT
Rosemary's Garden
 Beachcroft Developments Pty Ltd Sectional Title
 Development on Existing Farmstead
 The Remainder of Portion 2 of Erf 1, Simbithi,
 Ladlau Drive, Simbithi Ladlau Eco Estate
 Durban - KwaZulu-Natal
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DRAWING TITLE
GA Plans
 Farmhouse & Guest H. Plans & Elev
 SCALE: 1:100 on A1
 DATE: 2020/05/07

PROJECT NO: 0856.00
 DRAWING NO: **A-E-110-001**
AMAFA Application

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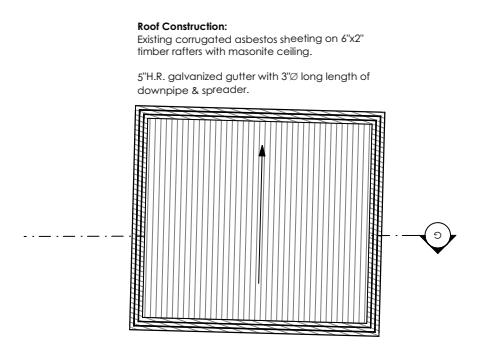
Ivor Daniel, P. Arch 2455
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Beachcroft Developments Pty Ltd

PROJECT
Rosemary's Garden
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 The Remainder of Portion 2 of Erf 1, Simbithi,
 Ladlau Drive, Simbithi Ladlau Eco Estate
 Durban - KwaZulu-Natal
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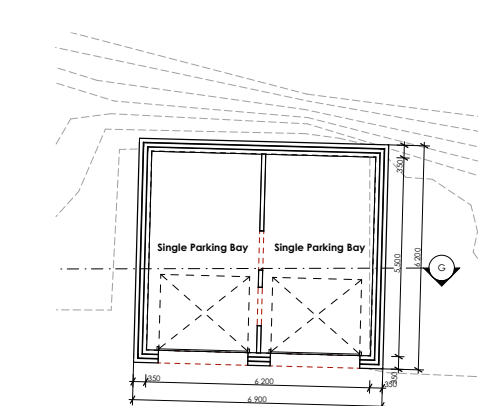
DRAWING TITLE
GA Plans
 Farmhouse Roof Plan
 SCALE: 1:100 on A1
 DATE: 2020/05/07

PROJECT NO: 0856.00
 DRAWING NO: **A-E-110-002**
AMAFA Application

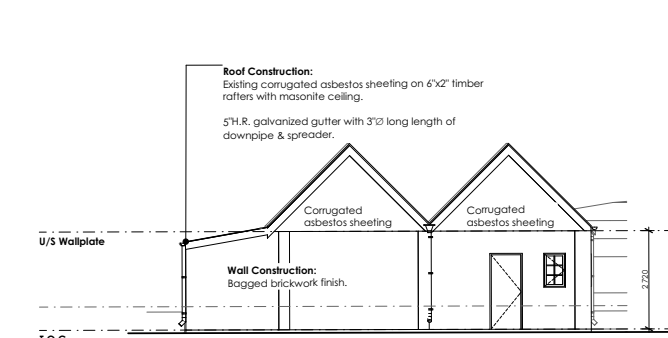
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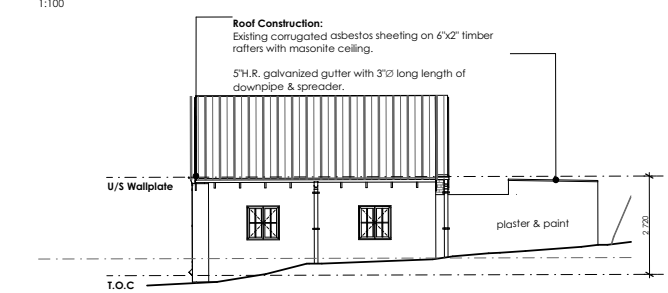
Double Car Roof Plan
 1:100



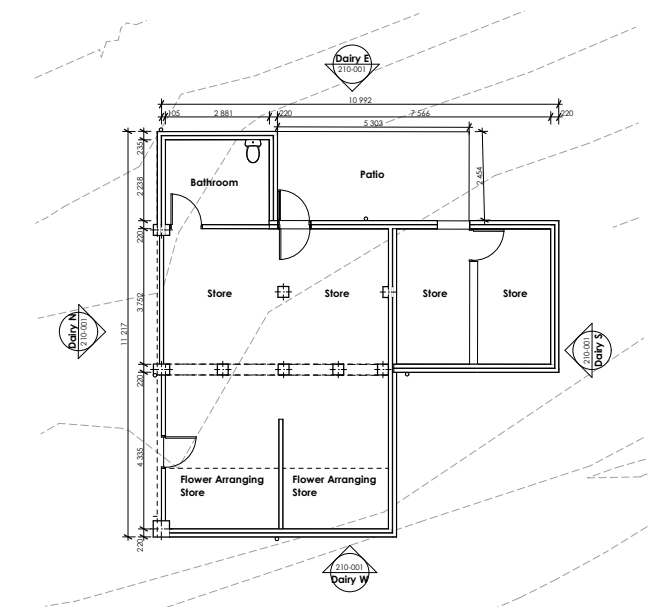
Double Car Garage Floor Plan
 1:100



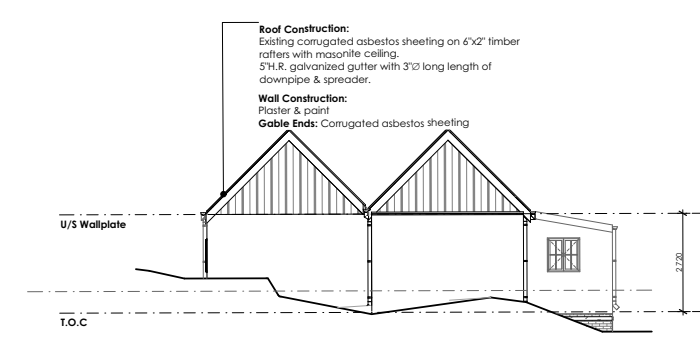
North Elevation
 1:100



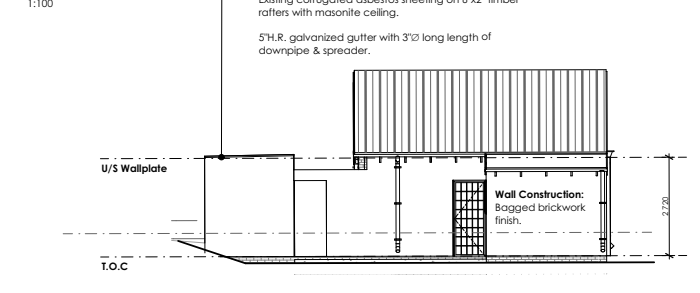
West Elevation
 1:100



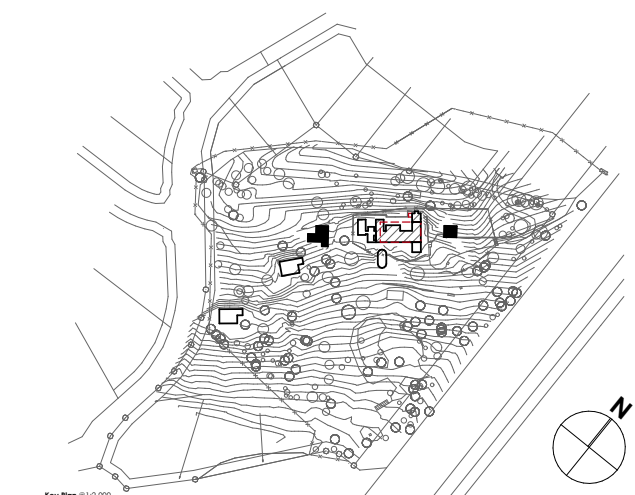
Previous Car Garage
 1:100



South Elevation
 1:100



East Elevation
 1:100



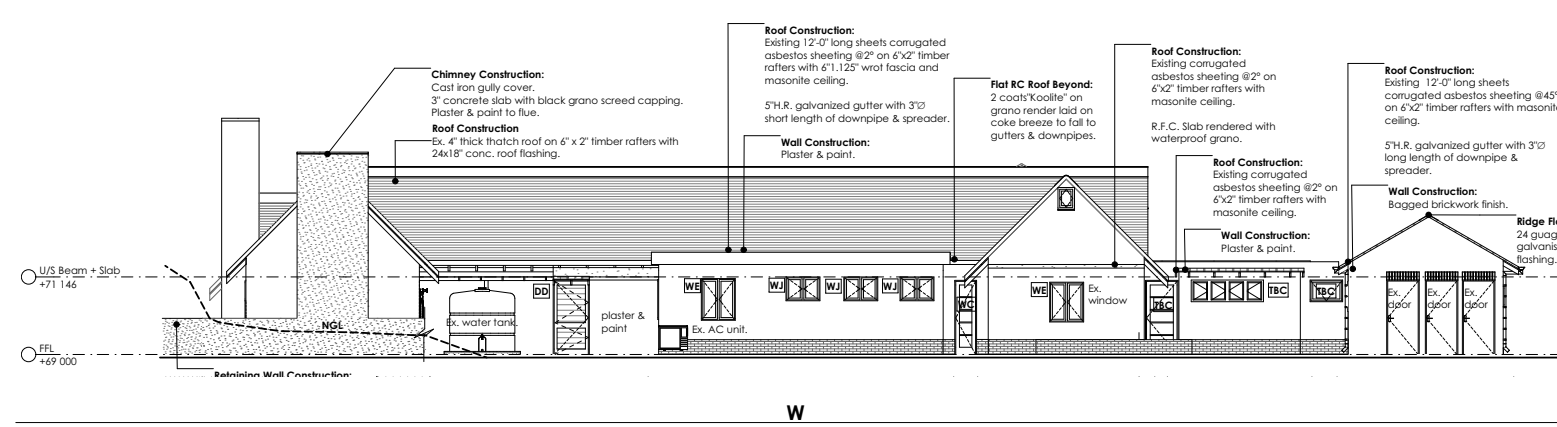
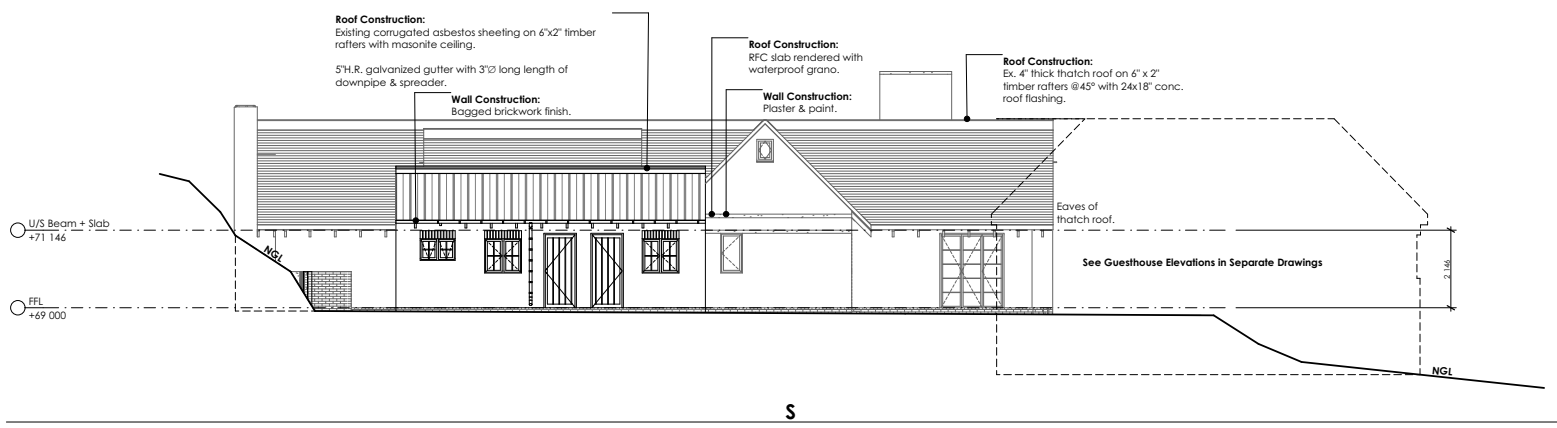
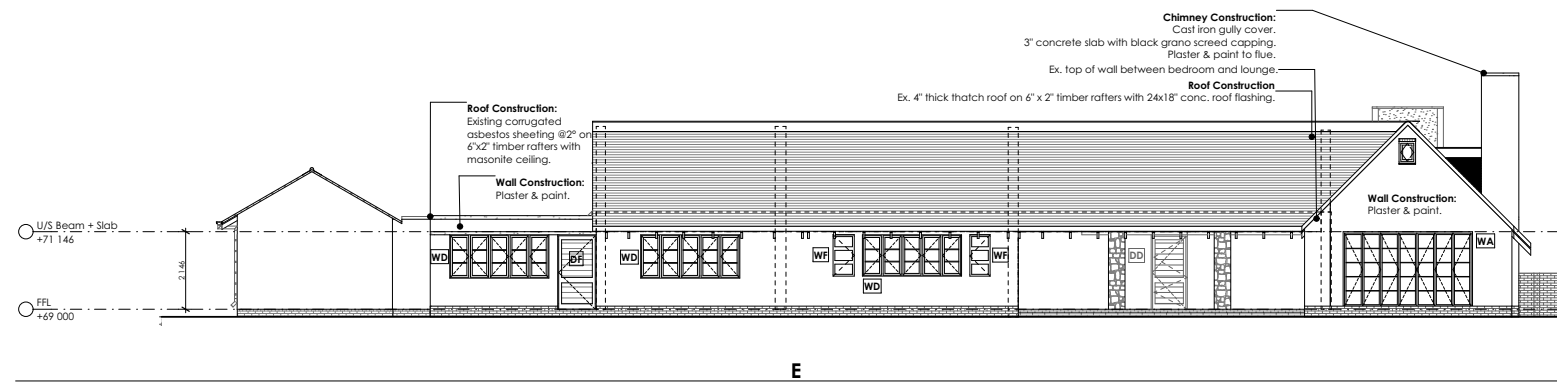
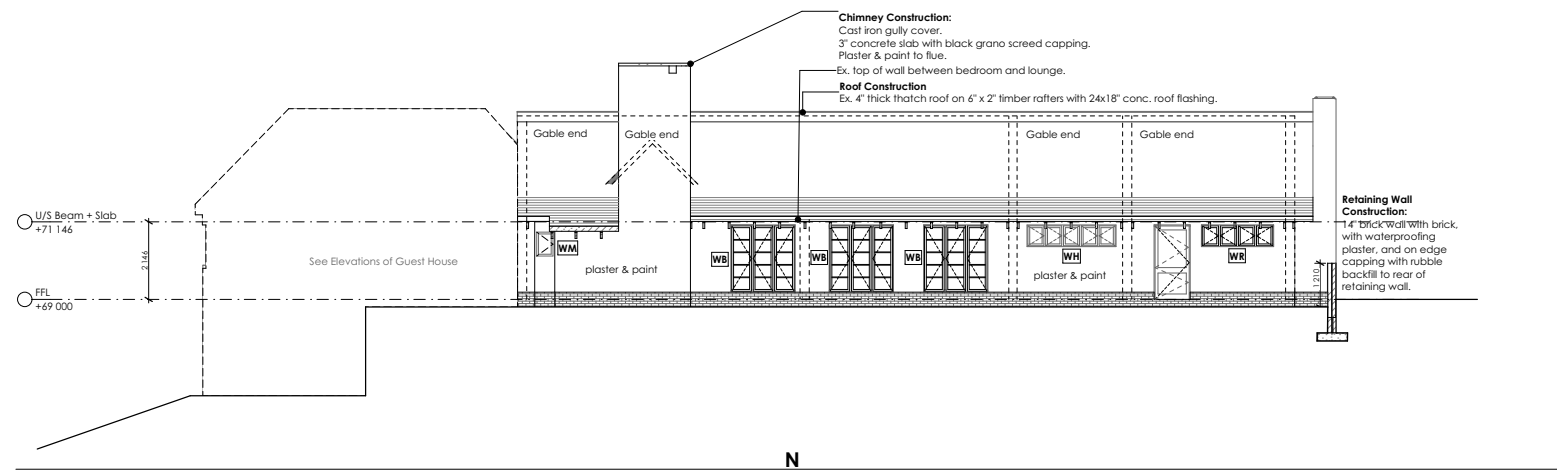
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PROJECT
Rosemary's Garden
 Beachcroft Developments Pty Ltd Sectional Title
 Development on Existing Farmstead
 The Remainder of Portion 2 of Erf 1, Simbithi,
 Ladlau Drive, Simbithi Ladlau Eco Estate
 Durban - KwaZulu-Natal
 4390

DRAWING TITLE
GA Plans
 Outbuildings Plans & Elevations
 SCALE: 1:100 on A1
 DATE: 2020/05/07

PROJECT NO: 0856.00
 DRAWING NO: **A-E-110-003**
AMAFA Application



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For Daniel P. Arch 2455

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 Development on Existing Farmstead
 The Remainder of Portion 2 of Erf 1, Simbithi,
 Ladlau Drive, Simbithi Ladlau Eco Estate
 Durban - KwaZulu-Natal
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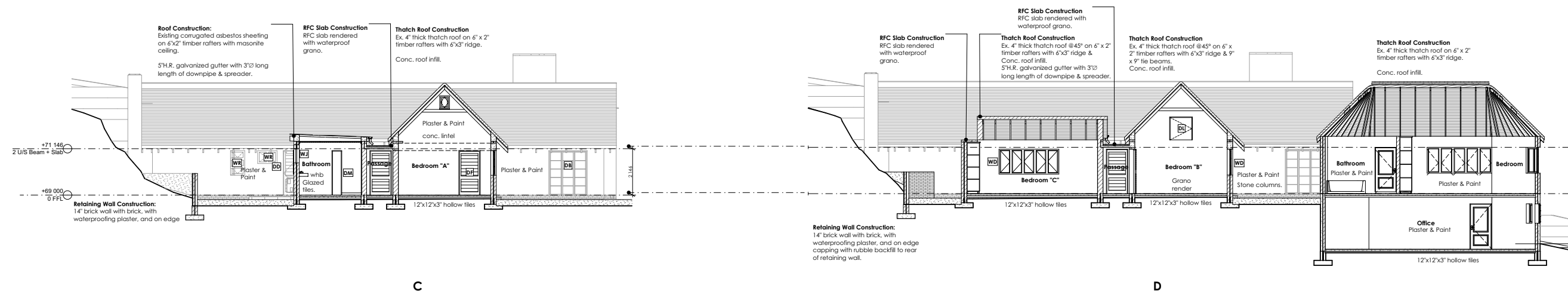
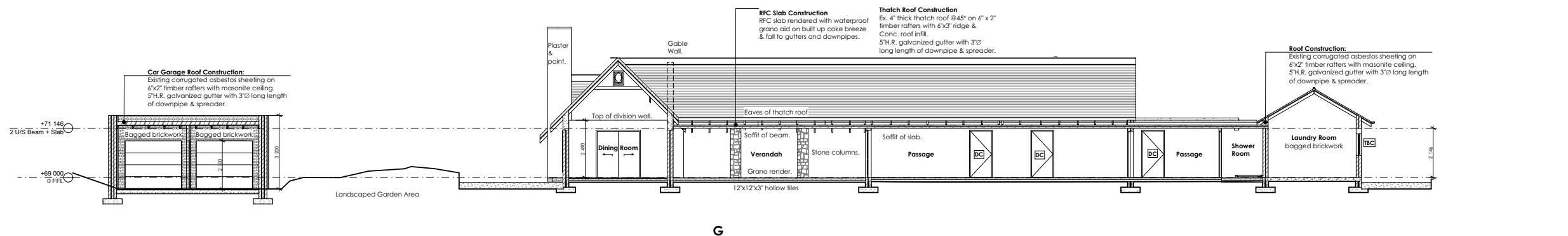
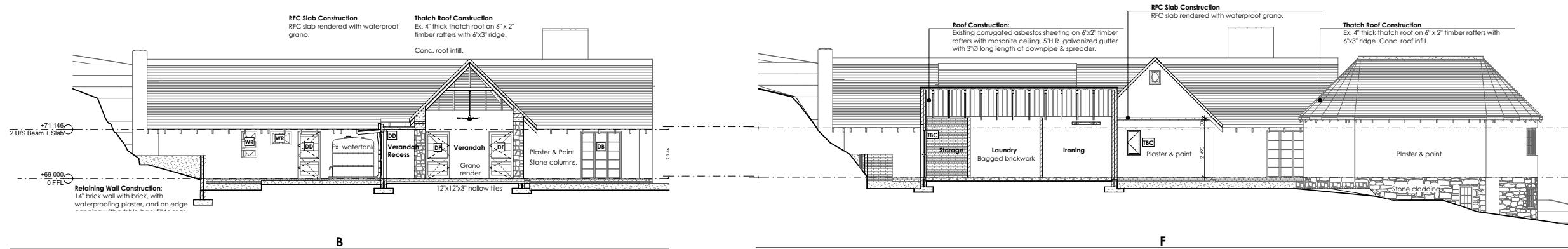
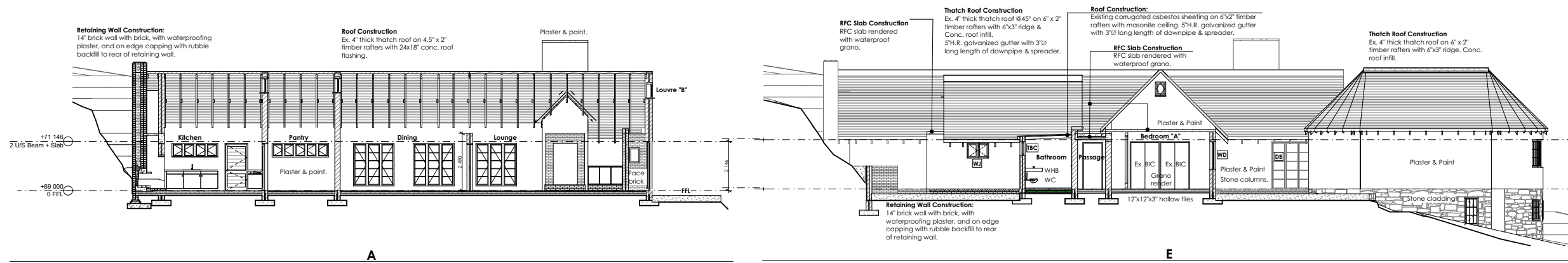
DRAWING TITLE
GA Elevations
 North, South, East & West
 SCALE: 1:100 on A1
 DATE: 2020/05/07

PROJECT NO: 0856.00

DRAWING NO	REV

A-E-210-001
AMAFA Application

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First Issue

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Rosemary's Garden
 Beachcroft Developments Pty Ltd Sectional Title
 Development on Existing Farmstead
 The Remainder of Portion 2 of Erf 1, Simbithi,
 Ladlau Drive, Simbithi Ladlau Eco Estate
 Durban - KwaZulu-Natal
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DRAWING TITLE
GA Sections
 Sections AA - EE
 SCALE: 1:100 on A1
 DATE: 2020/05/07

PROJECT NO: 0854.00

DRAWING NO: REV

A-E-310-001
Working Drawings

Drawing Title
Detailed survey of
The Remainder of
Portion 2 of Erf 1
Simbithi

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LEDGEND

- BOREHOLE
- SUNDIAL
- TRACK
- x FENCE
- WALL
- BUILDINGS
- POOL
- GARDEN
- ⊠ GATE
- PER
- TREE (DIAMETER 0.1-0.2)
- TREE (DIAMETER 0.2-0.4)
- TREE (DIAMETER 0.4-0.6)
- TREE (DIAMETER 0.6-0.8)
- TREE (DIAMETER 0.9-1.5)
- TREE (DIAMETER 1.5-4.0)
- TREE TO BE REMOVED

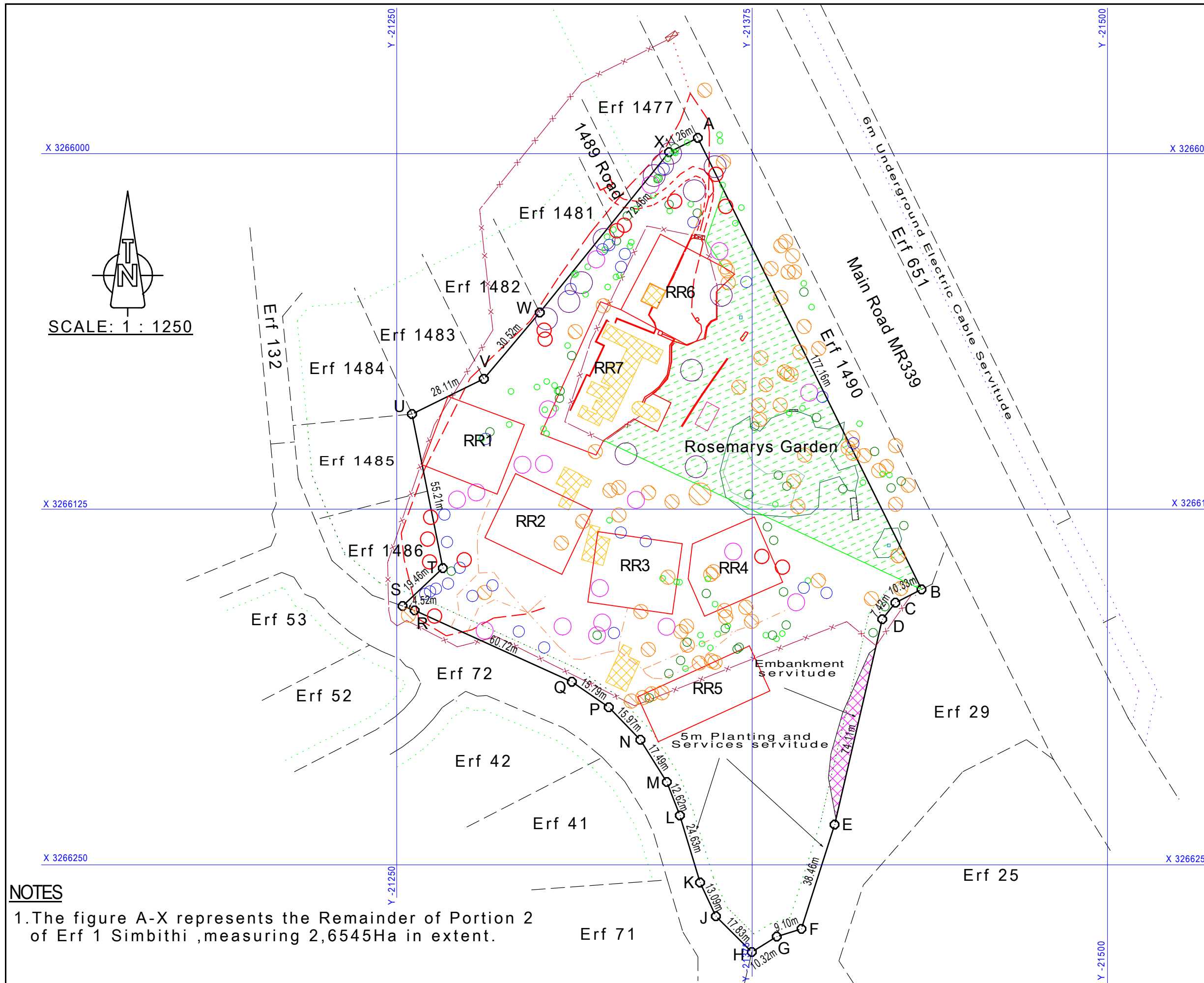
Surveyed by: JUSTIN GORDON

FILE: SIM65/ENG SURV DATE: October 2019
 DRAWING : SIM65_Pln2Erf1Tachy-A3

Prepared by :
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 Fax : (039) 7271564 Kokstad
 34 Strachan Street 4700
 Kokstad 4700

REVISION NO : 001
 DRAWN BY : NEM



NOTES

1. The figure A-X represents the Remainder of Portion 2 of Erf 1 Simbithi, measuring 2,6545Ha in extent.

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EXISTING FLOOR LEVELS
 FL1=49.00m
 FL2=69.49m
 FL3=69.50m
 FL4=69.07m

NOTES
 1. The figure A-X represents the Remainder of Portion 2 of Erf 1 Simbithi, measuring 2,6545Ha in extent.

Key
 - - - - - Proposed new internal road ways:
 Dimension to match width of north entrance road.
 - - - - - Real-Right sites proposed entrance.

- Garden Servitude.
- Real-Rights Sites.
- Ex. Buildings to be Demolished.
- New Floor Area/ Structure
- Existing/ New Structure + New Roof
- New Concrete Structure
- Proposed Pool
- Undefined trees.
- Trees to remain.
- Non-indigenous trees to be removed excluding in the garden servitude.
- Proposed Entrance to Site

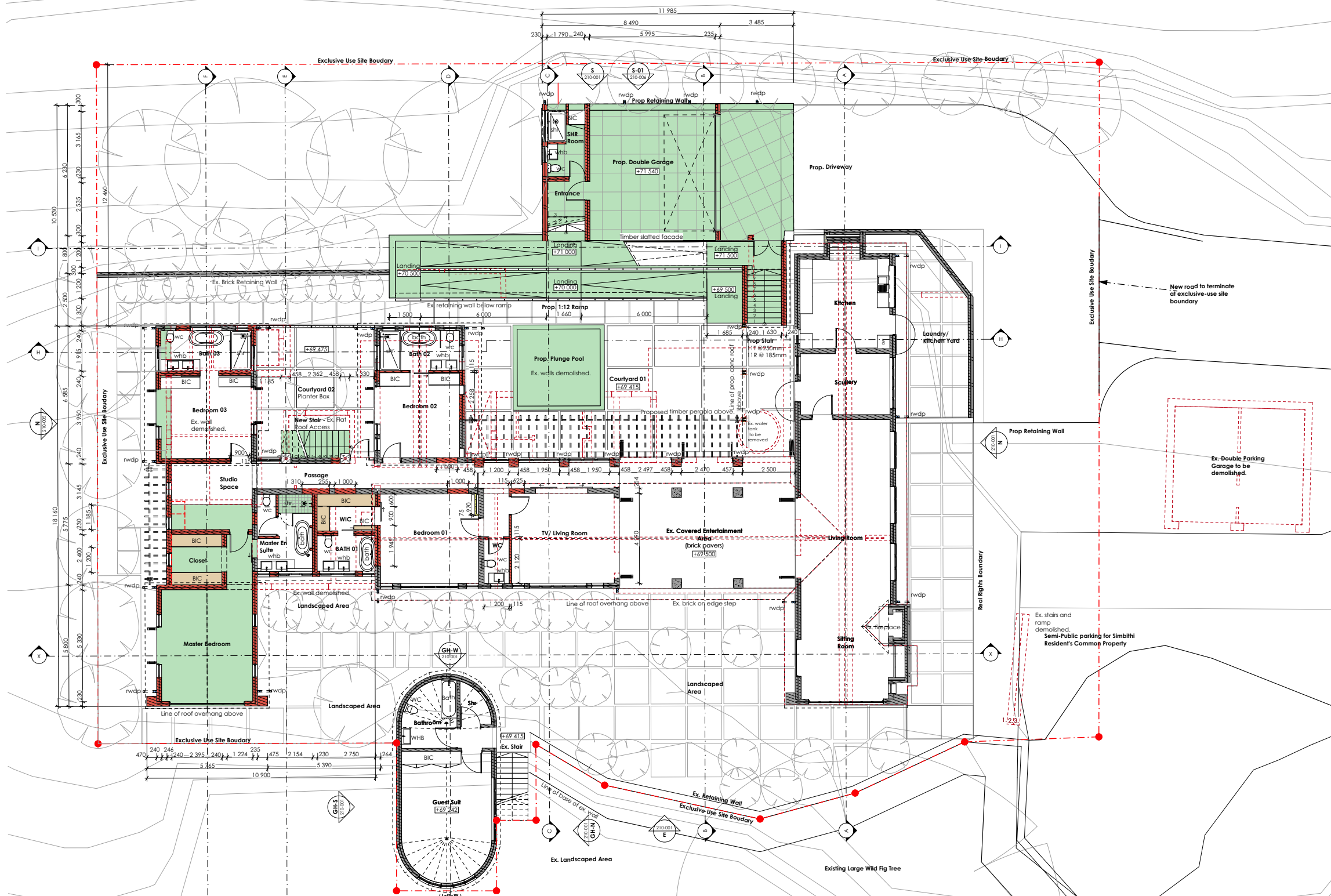
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PROJECT
Rosemary's Garden
 Beachcroft Developments Pty Ltd Sectional Title
 Development on Existing Farmstead
 The Remainder of Portion 2 of Erf 1, Simbithi.
 Ladlau Drive, Simbithi Ladlau Eco Estate
 Durban - KwaZulu-Natal
 4390

DRAWING TITLE
Site Plans
 Prop. Site Plan - Additions & Alterations
 to Ex. Homestead
 SCALE: 1:500 on A1
 DATE: 2020/05/07
 PROJECT NO: 0854.00

REV
A-D-100-001
AMAFA Application



EXISTING FLOOR LEVELS

- FL1=49.00m
- FL2=69.49m
- FL3=69.50m
- FL4=69.07m

NOTES

1. The figure A-X represents the Remainder of Portion 2 of Erf 1 Simbithi measuring 2,6545Ha in extent.

Key

- Proposed new internal road ways: Dimension to match width of north entrance road.
- Real-Right sites proposed entrance.
- Real-rights sites.
- Ex. Elements to be demolished.
- New Concrete
- New Brickwork
- New Plaster + Paint
- Existing Structure
- Proposed Pool

Note*
ALL ADDITIONS & ALTERATION DEVELOPMENT "A-D" DRAWINGS TO BE COORDINATED WITH THE ARCHITECTURAL-EXISTING "A-E" SET.

Specifications

Roof Construction
Existing Hipped Roof Structure to be Retained
Existing match roof to be removed and new boarded timber raked ceiling to be fitted with insulation layer under new battens to take new Colorplus 550 Aluzinc corrugated sheeting in dark colour coating, with aluminium gutters to match.

Existing Concrete Flat Roof Structure
Retained with new waterproofing laid to falls. Fullbore RW outlets to be provided in 110mm downpipes built into columns. New concrete roofs to be waterproofed to match existing new finish to existing concrete roofs.

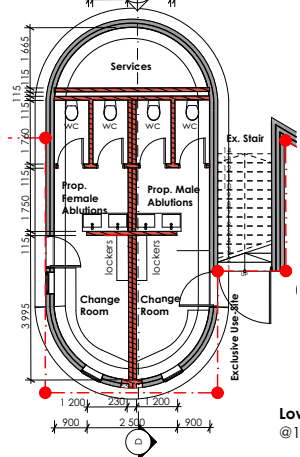
Wall Construction
To match existing plaster finish & painted white. Face-brick plinth to match existing.

Windows & Door Joinery Construction
Hardwood timber to match existing joinery to be finished to a uniform protected natural finish.

Surface Bed & Foundation Construction
All in accordance with later engineers details and specifications.

Upper Ground Guest House
GA Plan
1:100
Upper Ground Floor Plan
@1:100

Lower Ground Common Property
GA Plan
1:100



Lower Ground Floor Plan
@1:100

NOTES

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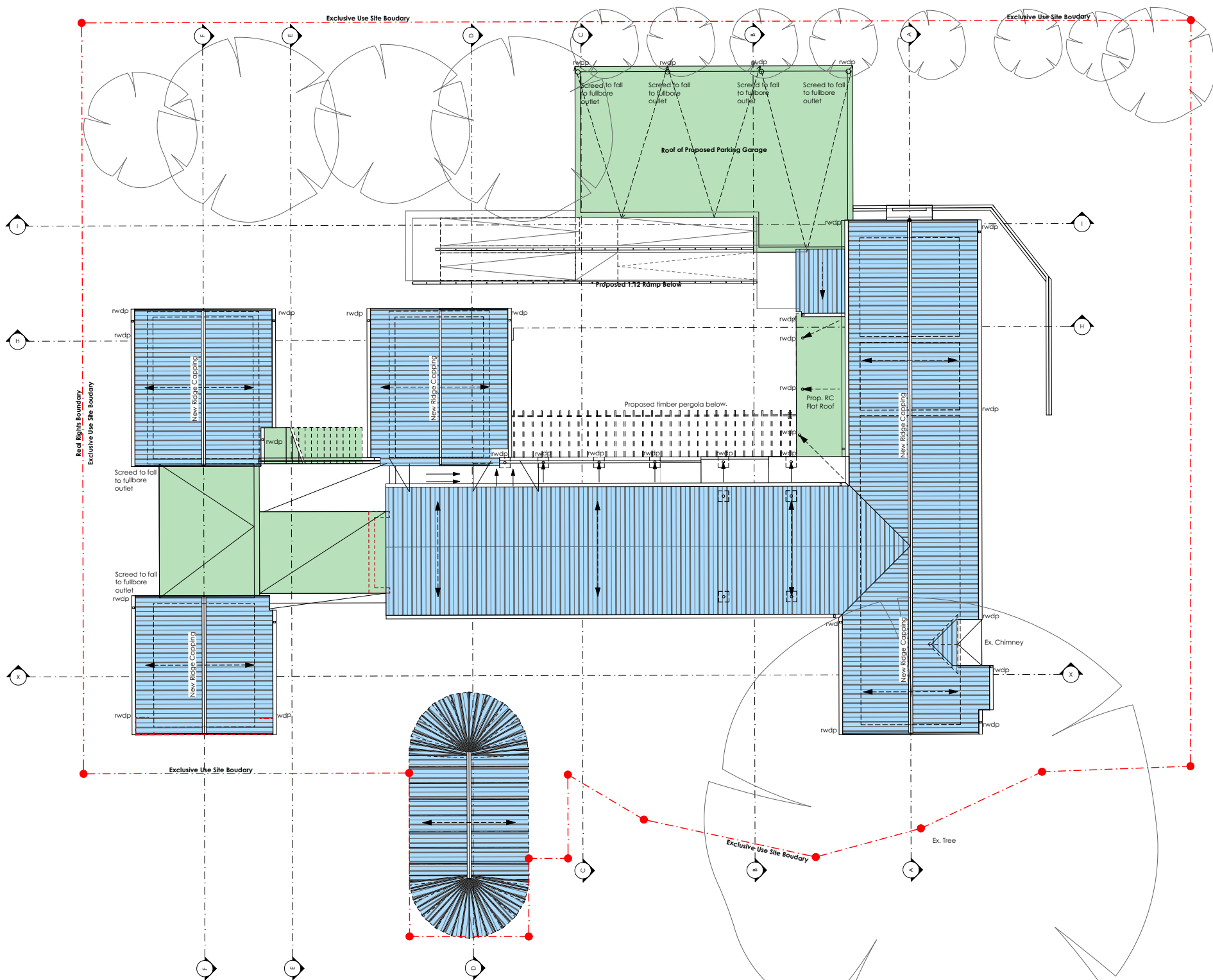
PROJECT
Rosemary's Garden
Beachcroft Developments Pty Ltd Sectional Title
Development on Existing Farmstead
The Remainder of Portion 2 of Erf 1, Simbithi.

Ladlau Drive, Simbithi Ladlau Eco Estate
Durban - KwaZulu-Natal
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DRAWING TITLE
GA Plans - Floor Plans
Prop. Additions & Alterations Ex.
Homestead
SCALE: 1:100 on A1
DATE: 2020/05/07
PROJECT NO: 0854.00
DRAWING NO: _____

A-D-110-001
AMAFA Application





Specifications

Existing Hipped Roof Structure To Be Retained
 Existing thatch roof to be removed and new boarded timber raked ceiling to be fitted with insulation layer under new battens to take new Coloplast 550 Aluzinc corrugated sheeting in dark colour coating, with aluminium gutters to match.

Existing Concrete Flat Roof Structure
 Retained with new waterproofing laid to falls.
 Fullbore RW outlets to be provided in 110mm downpipes built into columns.
 New concrete roofs to be waterproofed to match existing new finish to existing concrete roofs.

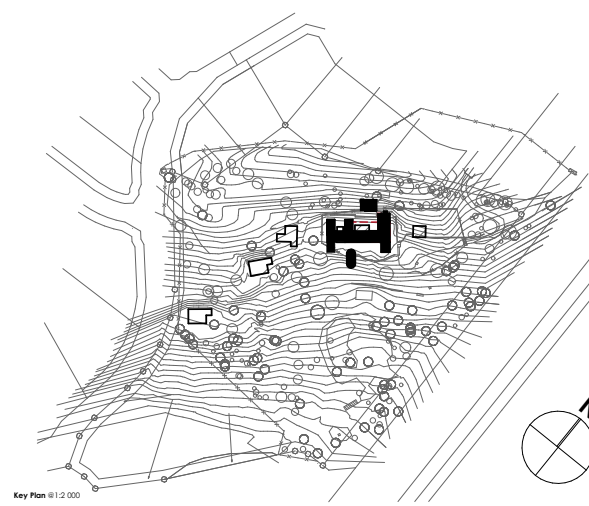
Windows & Door Joinery
 Hardwood timber to match existing joinery to be finished to a uniform protected natural finish.

New Walls
 To match existing plaster finish & painted white.
 Face-brick plinth to match existing.

Key

-  New Sheeted Roof
-  New Concrete Structure

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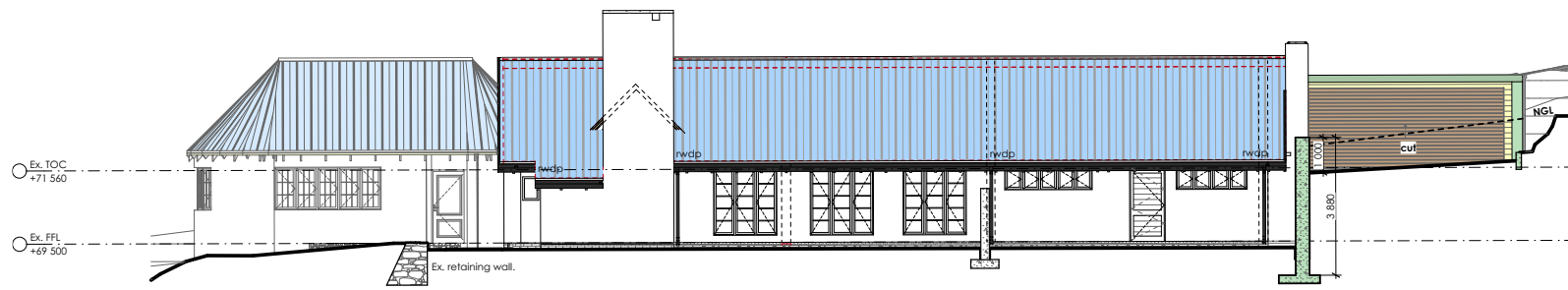
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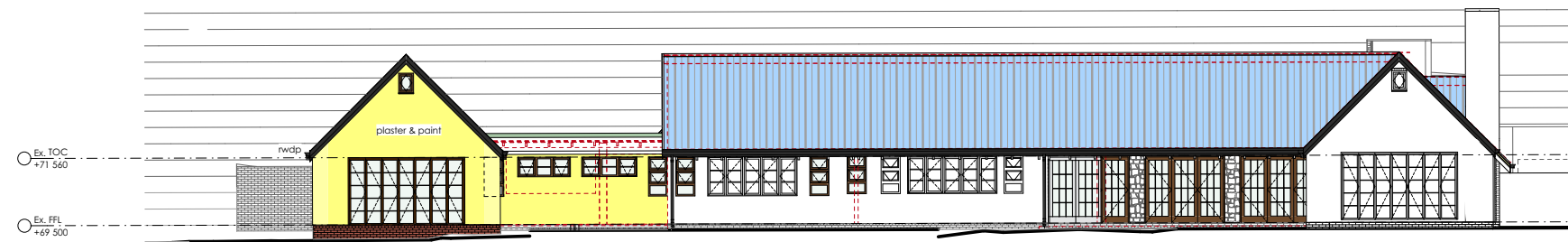
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DRAWING TITLE
111 GA - Roof Plans
 Prop. Additions & Alterations Ex.
 Homestead
 SCALE: 1:100 on A1
 DATE: 2020/05/11
 PROJECT NO: 0854.00

DRAWING NO
A-D-111-001
AMAFA Application



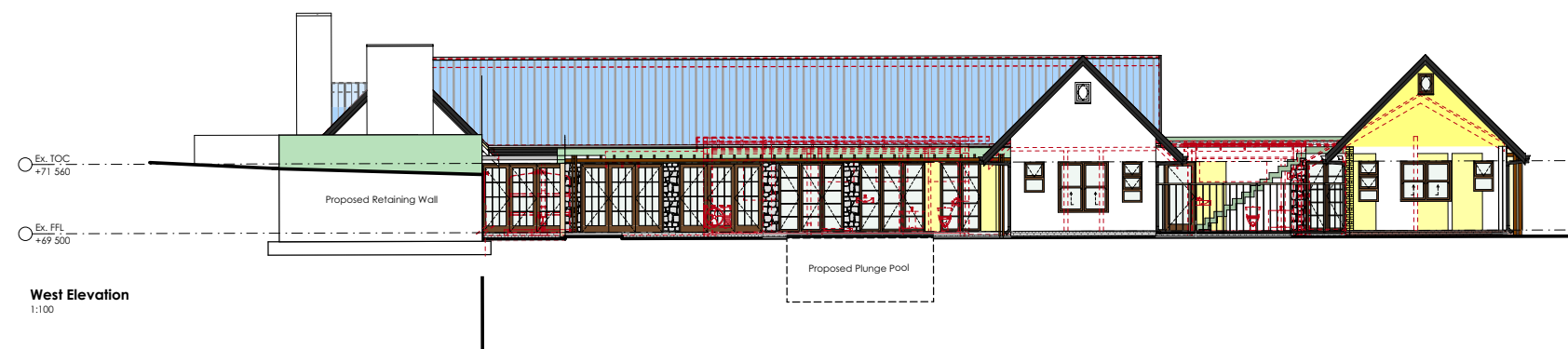
North Elevation
1:100



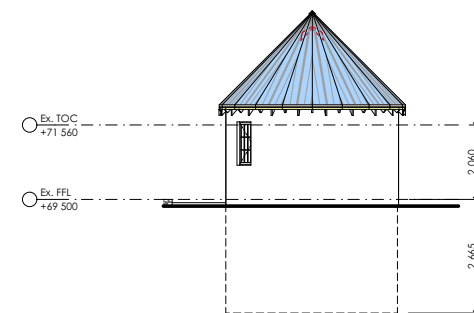
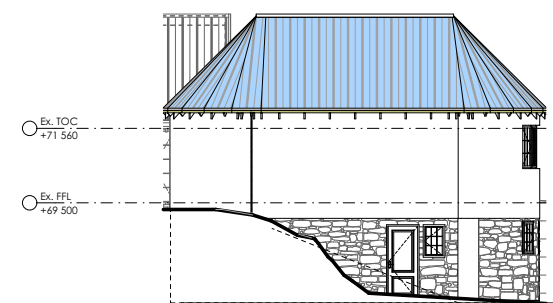
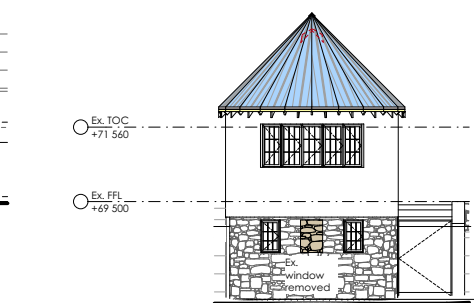
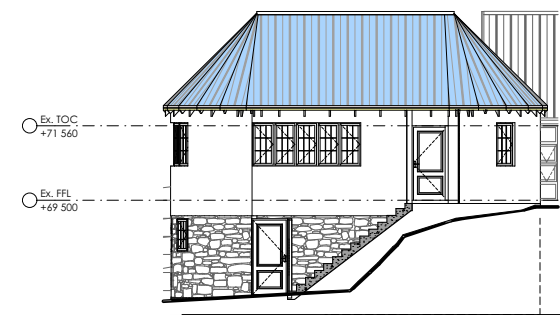
East Elevation
1:100



South Elevation
1:100



West Elevation
1:100



EXISTING FLOOR LEVELS

- FL1=49.00m
- FL2=69.49m
- FL3=69.50m
- FL4=69.07m

NOTES

1. The figure A-X represents the Remainder of Portion 2 of Erf 1 Simbithi, measuring 2,6545Ha in extent.

Key

- Ex. Elements to be demolished.
- Existing Structure.
- New Roof Sheeting
- New Concrete
- New Brickwork
- New Plaster + Paint/ Timber in Section
- New Timber
- Existing Structure

Note*

ALL ADDITIONS & ALTERATION DEVELOPMENT "A-D" DRAWINGS TO BE COORDINATED WITH THE ARCHITECTURAL-EXISTING "A-E" SET.

Specifications

Roof Construction

Existing Hipped Roof Structure To Be Retained
Existing hatched roof to be removed and new boarded timber raked ceiling to be fitted with insulation layer under new battens to take new Colorplus 550 Aluzinc corrugated sheeting in dark colour coating, with aluminium gutters to match.

Existing Concrete Flat Roof Structure

Retained with new waterproofing laid to falls. Fullbore BW outlets to be provided in 110mm downpipes built into columns. New concrete roofs to be waterproofed to match existing new finish to existing concrete roofs.

Wall Construction

To match existing plaster finish & painted white. Face-brick plinth to match existing.

Windows & Door Joinery Construction

Hardwood timber to match existing joinery to be finished to a uniform protected natural finish.

Surface Bed & Foundation Construction

All in accordance with later engineers details and specifications.

NOTES

DO NOT SCALE OFF DRAWINGS

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ALL DIMENSIONS ARE TO BE TAKEN ON SITE PRIOR TO MANUFACTURING.

Rev	ID	Change	Date

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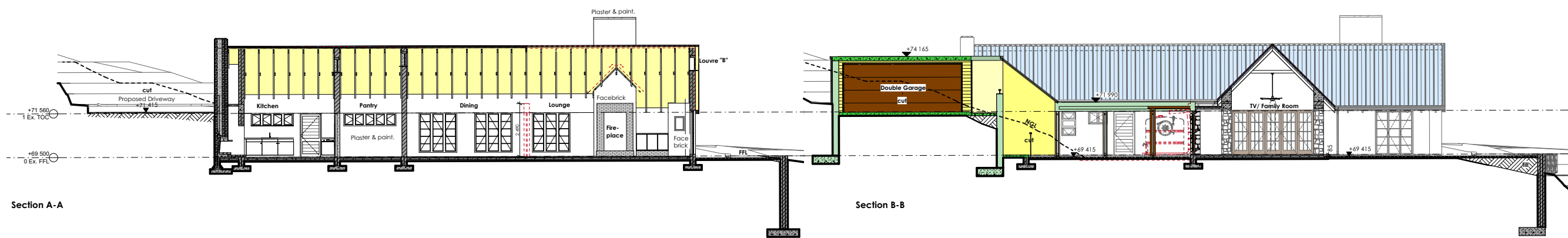
PROJECT
Rosemary's Garden
Beachcroft Developments Pty Ltd Sectional Title
Development on Existing Farmstead
The Remainder of Portion 2 of Erf 1, Simbithi.
Ladlau Drive, Simbithi Ladlau Eco Estate
Durban - KwaZulu-Natal
4390

DRAWING TITLE
GA Elevations
Prop. Additions & Alterations Ex.
Homestead
SCALE: 1:100 on A1
DATE: 2020/05/07
PROJECT NO: 0854.00

DRAWING NO	REV

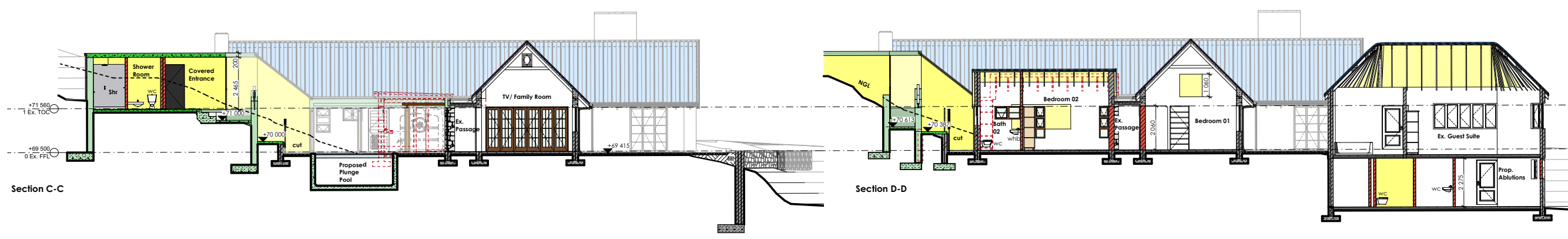
A-D-210-001
AMAF Application

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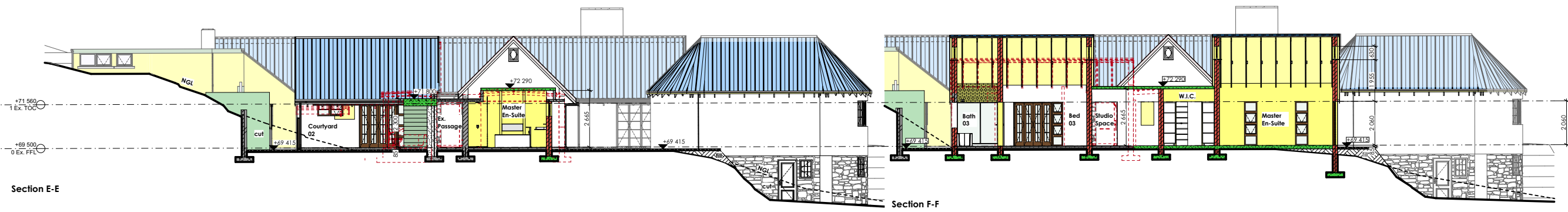
Section A-A

Section B-B



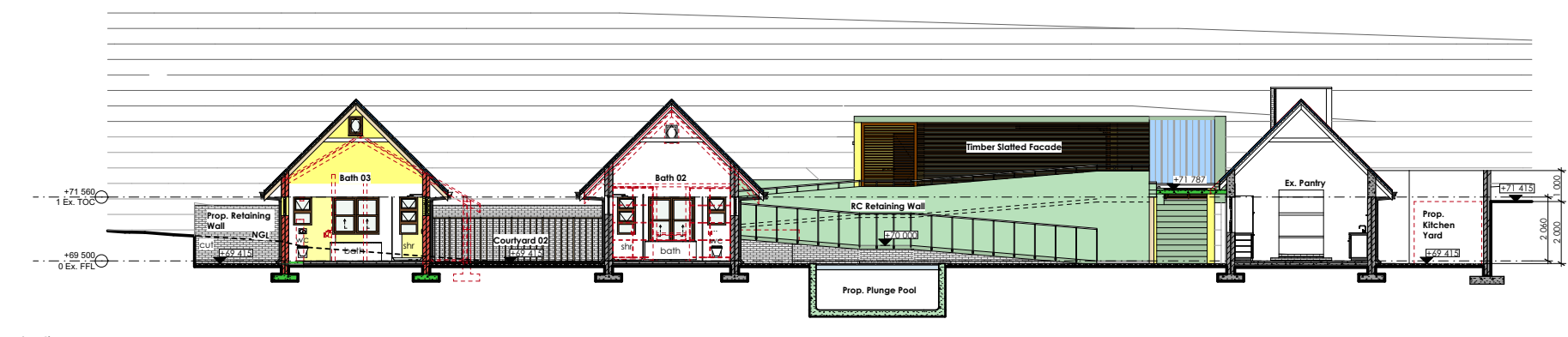
Section C-C

Section D-D



Section E-E

Section F-F



Section H-H

EXISTING FLOOR LEVELS
 FL1=49.00m
 FL2=49.49m
 FL3=49.50m
 FL4=49.07m

- Key**
- Ex. Elements to be demolished.
 - Existing Structure.
 - New Roof Sheeting
 - New Concrete
 - New Brickwork
 - New Plaster + Paint/ Timber in Section
 - New Timber
 - Existing Structure

Note*
ALL ADDITIONS & ALTERATION DEVELOPMENT "A-D" DRAWINGS TO BE COORDINATED WITH THE ARCHITECTURAL-EXISTING "A-F" SET.

Specifications

Roof Construction
 Existing Hipped Roof Structure to Be Retained
 Existing thatch roof to be removed and new boarded timber raked ceiling to be fitted with insulation layer under new battens to take new Coloplus S50 Alutac corrugated sheeting in dark colour coating, with aluminium gutters to match.

Existing Concrete Flat Roof Structure
 Retained with new waterproofing laid to falls. Fullbore RW outlets to be provided in 110mm² downpipes built into columns.
 New concrete roofs to be waterproofed to match existing new finish to existing concrete roofs.

Wall Construction
 To match existing plaster finish & painted white. Face-brick plinth to match existing.

Windows & Door Joinery Construction
 Hardwood timber to match existing joinery to be finished to a uniform protected natural finish.

Surface Bed & Foundation Construction
 All in accordance with later engineers details and specifications.

Rev ID Change Date
 ARCHITECT
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Client
Beachcroft Developments Pty Ltd

PROJECT
Rosemary's Garden
 Beachcroft Developments Pty Ltd Sectional Title Development on Existing Farmstead The Remainder of Portion 2 of Erf 1, Simbithi.
 Ladlau Drive, Simbithi Ladlau Eco Estate Durban - KwaZulu-Natal 4390

DRAWING TITLE
GA Sections
 Proposed Alterations & Additions to Ex. Homestead Sections AA - FF + HH
 SCALE: 1:100 on A1
 DATE: 2020/05/07
 PROJECT NO: 0854.00

DRAWING NO. REV
A-D-310-001
AMAFA Application

