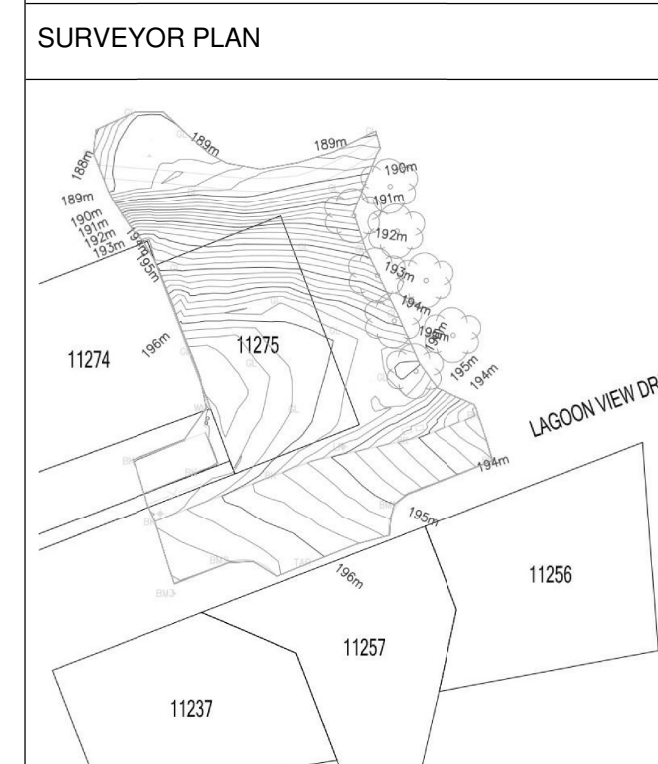
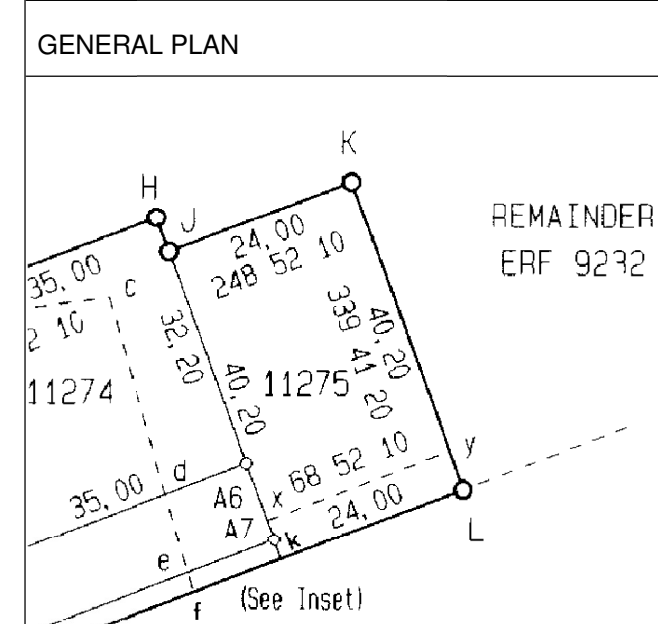


HOA RESUBMISSION



Signature / Stamp (Approved by ARCHITECT)

LBM
DIMENSIONAL
CONSULTING

No. 25 Willowbrook Office Park
1278 Van Hooft Street
Ruisig 1724
info@lbcconsulting.co.za

Tel: 011 432 6940 Fax: 086 518 8528

20 / 04 / 2026

Date

Signature / Stamp (Approved by ENGINEER)

Date

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Consultants

LBM
DIMENSIONAL
CONSULTING

Unit 25, Willowbrook Office Park
Van Hoof Street, Ruimsig
Johannesburg, 1724
Tel: 011 432 8640
Cell: 073 923 3568
jhbtech@lbmconsulting.co.za

Client **MUKAY GROUP (PTY) LTD**
22 CECIL ROAD MEREDALE , 2091

Mr. Tshilidzi Marcel Mukwevho
Managing Director

Project details

PROPOSED NEW DWELLING ON
ERF 11275 KNYNSA, PEZULA GOLF ESTATE

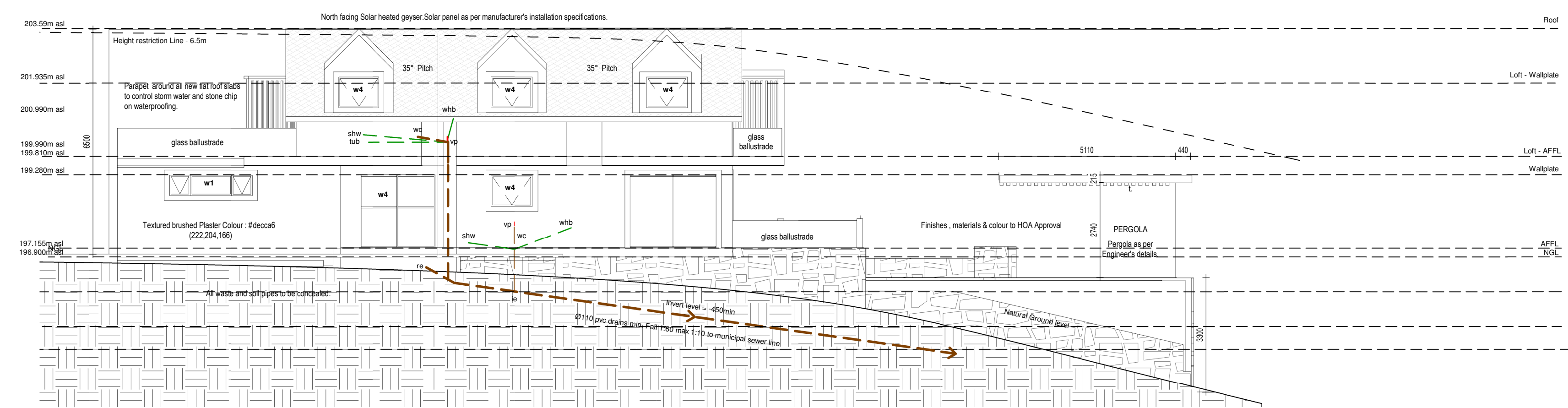
Drawing title
SITE PLAN, FLOOR PLANS & ROOF PLAN

Drawn by	LBM	Checked by	L.D.G
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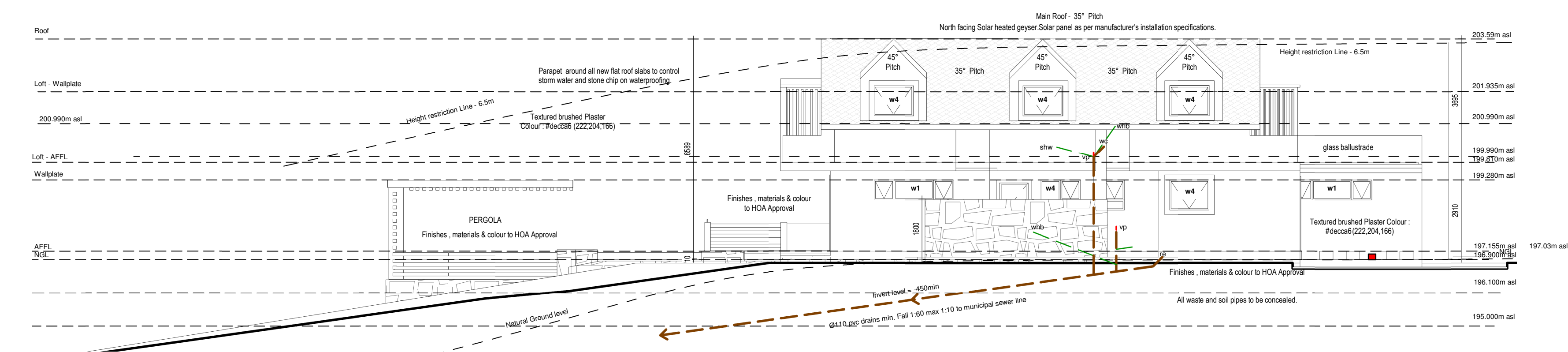
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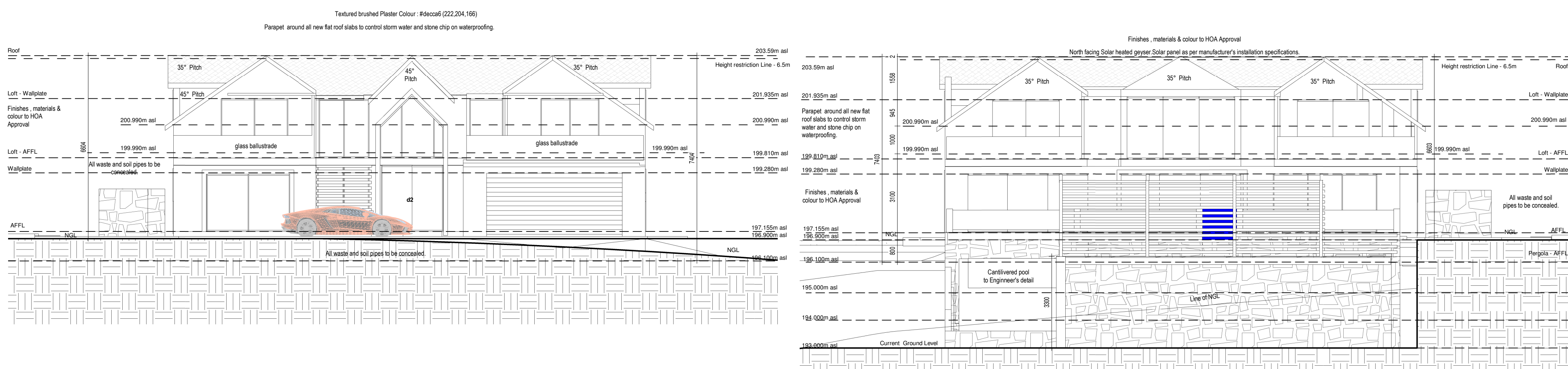
FOR CITY COUNCIL SUBMISSION



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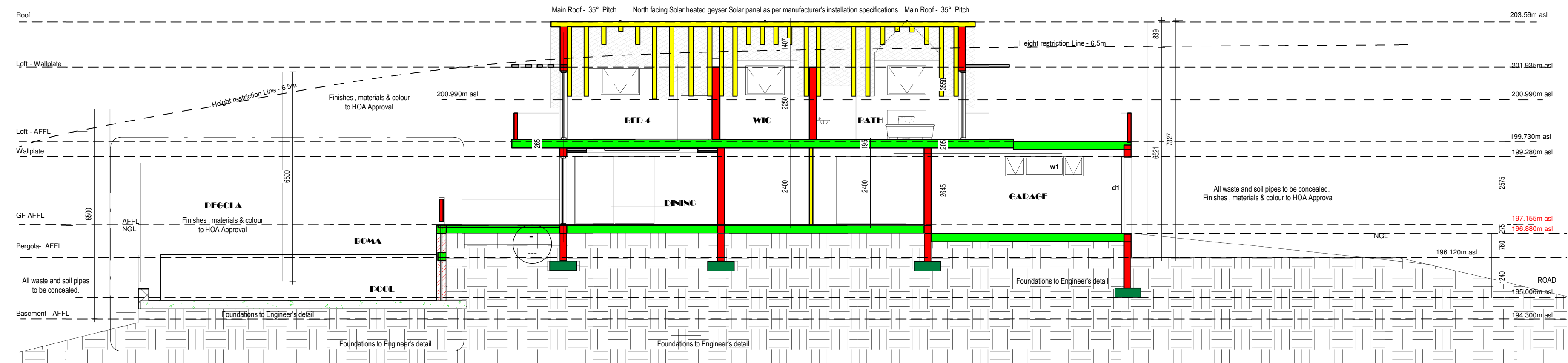


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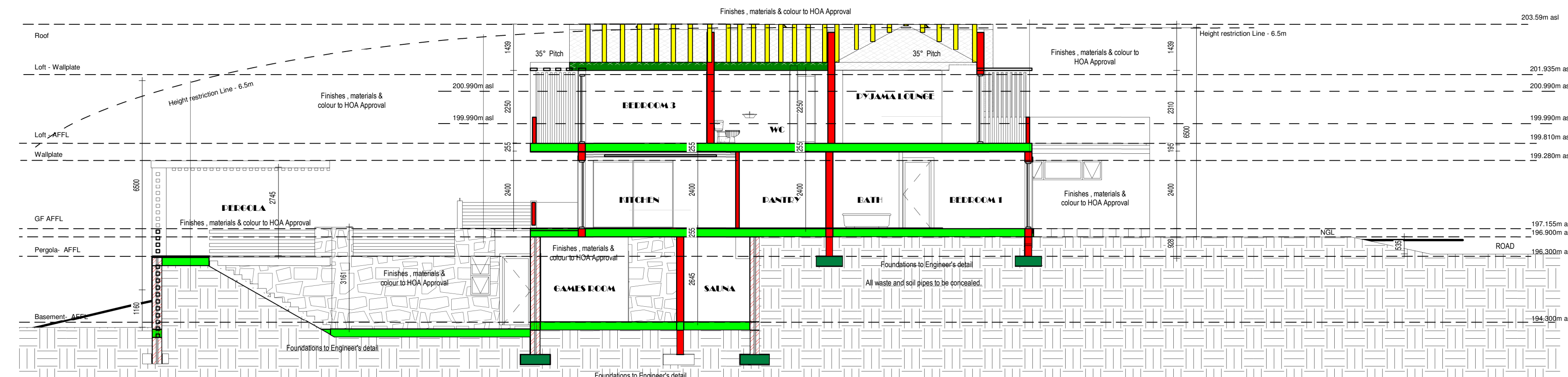


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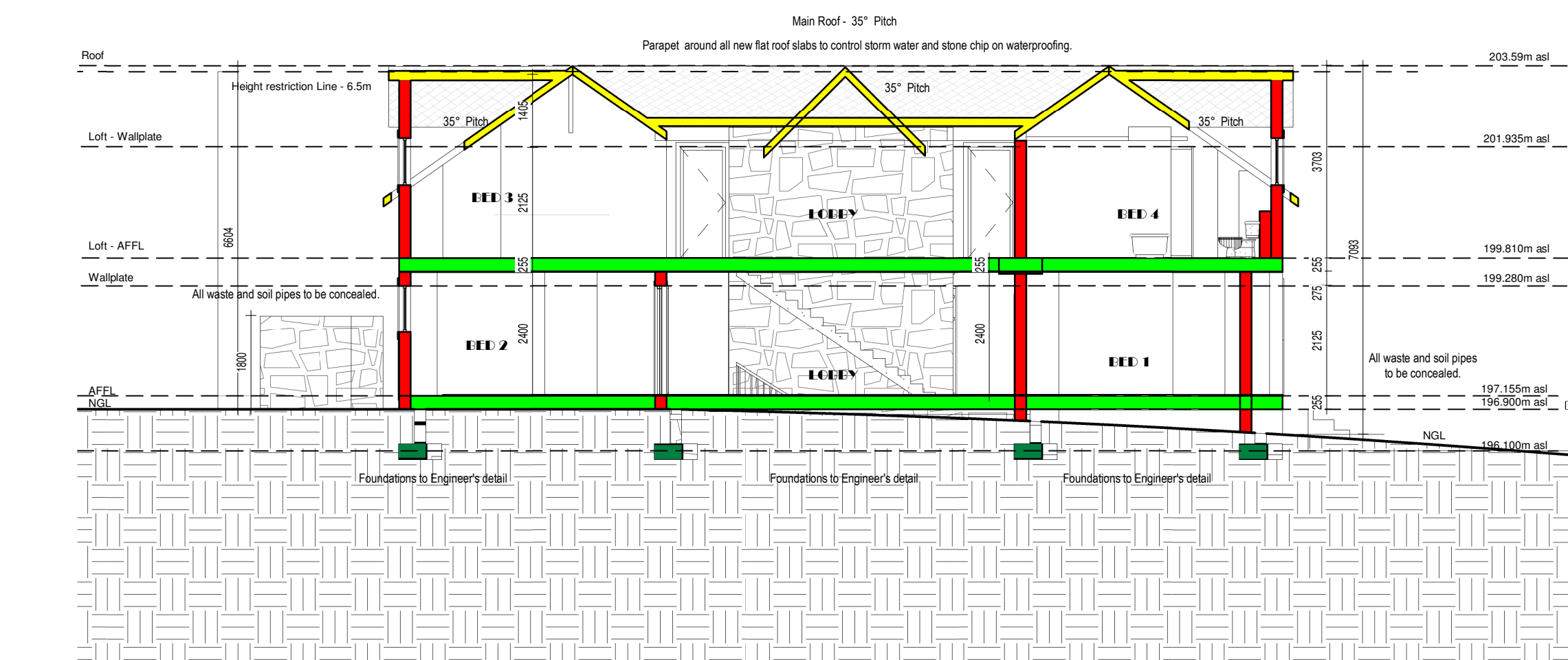
NORTH - WEST ELEVATION
scale 1 : 100



SECTION A - A
scale 1 : 100



SECTION B - B
scale 1 : 100



SECTION C - C
scale 1 : 100

HOA RESUBMISSION

Signature / Stamp (Approved by ARCHITECT)

LBM
DIMENSIONAL
CONSULTING
No. 25 Willatbrook Office Park
1275 Kynnsa Road, Ruimsig
Johannesburg, 1724
Tel: 011 432 6640 Fax: 086 518 8528
info@lbdimensional.co.za

20 / 04 / 2026 Date

Signature / Stamp (Approved by ENGINEER)

Date

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Consultants
LBM
DIMENSIONAL
CONSULTING
Unit 25, Willatbrook Office Park
Van Hoof Street, Ruimsig
Johannesburg, 1724
Tel: 011 432 6640
Cell: 073 923 3568
info@lbdimensional.co.za

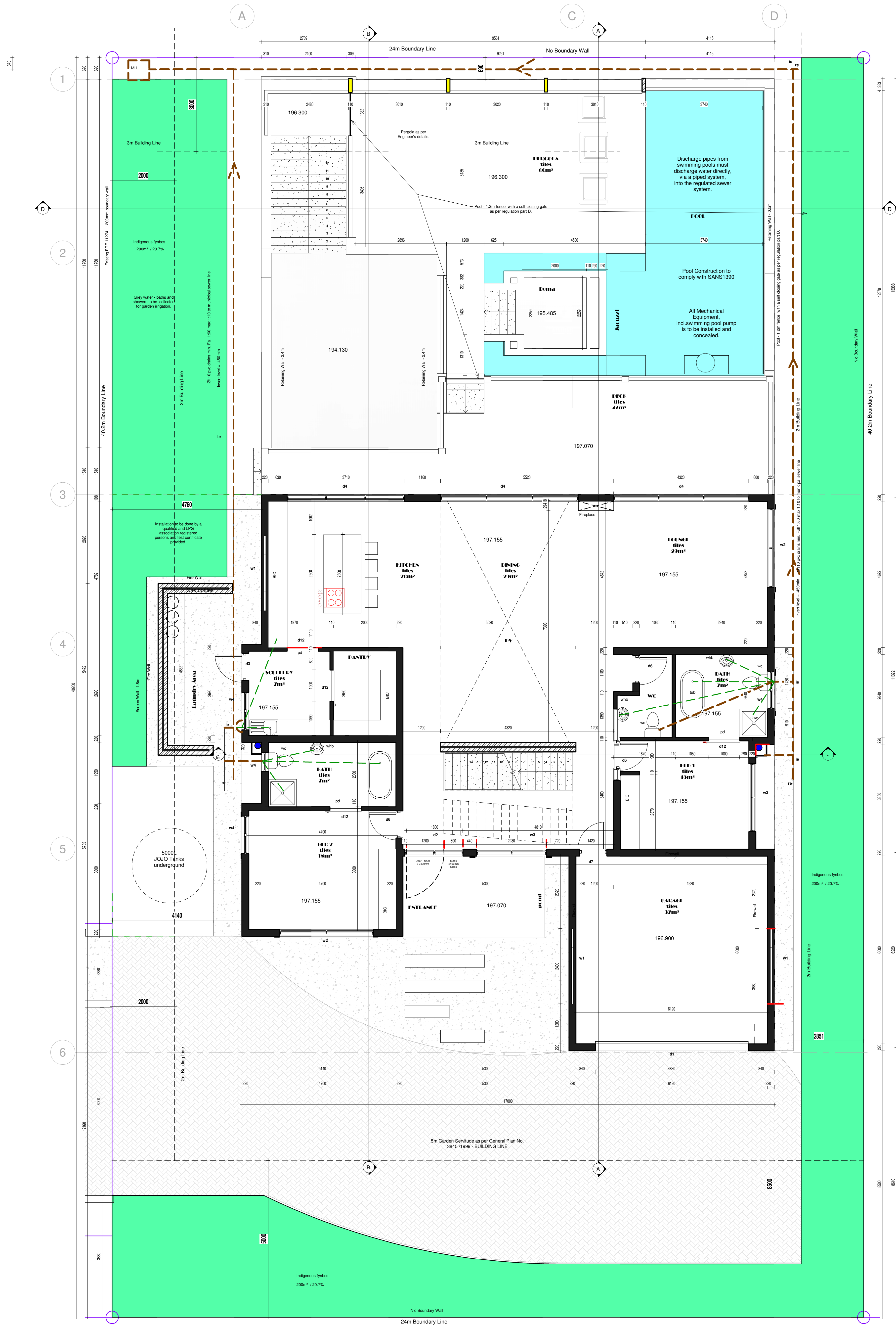
Client
MUKAY GROUP (PTY) LTD
22 CECIL ROAD MEREDALE, 2091

Project details
PROPOSED NEW DWELLING ON
ERF 11275 KYNNSA, PEZULA GOLF ESTATE

Drawing title
ELEVATIONS, SECTIONS & DETAILS

Drawn by LBM **Checked by** L.D.G.
Scale 1:100 **Date** APRIL 2026
Drawing number M11275M100/02 **Sheet No.**

Paper size A0



GROUND FLOOR - 20% Undisturbed Fynbos Area

SCHEDULE OF RIGHTS		
Over Planning	Amendment	Amendment No.
Location	ERF 11275 KNYNSA	
Address	35 ANCHORAGE ROAD PEZULA GOLF ESTATE	
Permissible	Control	Actual
HEIGHT ZONE		
1 STOREY	HEIGHT OF BUILDINGS	1 STOREY
35%	COVERAGE	34.7%
-	FAR	0.548
1	DENSITY - UNITS PER ERF	1
2 M BACK & SIDES	BUILDING LINES	2 M BACK & SIDES
5M FRONT		5M FRONT

AREA SCHEDULE - SITE 965m²	
BASEMENT	120.4m²
GROUND FLOOR	332m²
LOFT	215m²
TOTAL	667m²
Indigenous fynbos	200m² / 20.7%
Disturbance Area	765m²
Roof Areas	
Total Roof Area	495m²
Flat Roof Area	46m² / 9.2%

MATERIALS & COLOURS	
EXTERNAL FINISH	MATERIAL & COLOUR
ROOF	As per Finishing Schedule
FASCIA	As per Finishing Schedule
GUTTERS	As per Finishing Schedule
WALL PAINT	As per Finishing Schedule
STONE CLADDING	As per Finishing Schedule
WINDOWS	As per Window Schedule
DOORS	As per Door Schedule
HANDRAILS	As per Finishing Schedule
PERGOLAR	As per Finishing Schedule
All Materials & Colours to H&A approval	

Signature / Stamp (Approved by ARCHITECT)

Date

Signature / Stamp (Approved by ENGINEER)

Date

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Consultants

LBM DIMENSIONAL CONSULTING

Unit 35, Wildevogel Office Park
Van Hool Street, Ruimsig
Johannesburg, 1724
Tel: 011 432 6640
Cell: 073 923 3568
lbt@lbtconsulting.co.za

Client

MUKAY GROUP (PTY) LTD

22 CECIL ROAD MEREDALE, 2091

Mr. Tshidiso Marcel Mkhwenho
Managing Director

Project details

PROPOSED NEW DWELLING ON
ERF 11275 KNYNSA, PEZULA GOLF ESTATE

Drawing title

20% Undisturbed Fynbos Area

Drawn by	LBM	Checked by	L.D.G
Scale	1:100	Date	APRIL 2026
Drawing number	M11275M100/01	Sheet No.	03
Paper size	A0		