

MUNICIPAL APPROVAL STAMPS - FOR MUNICIPAL USE ONLY

Dimensions-Weights-Standards

- Nominal volume 240 liters
- Net weight approx 13kg
- Max Load 98kg
- Permitted total weight 110kg

General Requirements

- All hazardous waste such as silica, asbestos, mercury needs from forecast tubes etc must be stored separately and disposed of at a hazardous waste disposal facility.
- No builder's rubble or spoil from excavating may be dumped in any stream bed or within the 1:100 year flood line area along the stream.
- No builders waste/soil may be deposited in any location other than permitted landfill or at a builders rubble processing plant.
- Anyone found dumping spoil from excavations on private property without a letter of authorization from the owner of the land will be prosecuted.
- Anyone found dumping anything on public property without authorization will be prosecuted.

Refuse area requirements

- Door to be min 1.2m wide
- Door to be solid screen release
- Floor gulley to be connected to sewerage system
- Stormwater from outside refuse area must not enter the floor gully.
- Minimum height of walls to be 1.8m High
- Walls to be cement plastered.
- Painted in a durable washable surface finish.
- Concrete floor, with rounded screed edges to a height of 75mm around internal perimeter.
- Doors shall have steel kick plates of 150mm at the bottom of the door.
- 240 lit waste removal technology/Garbage removal services must enter premises.

Calculation for refuse area size

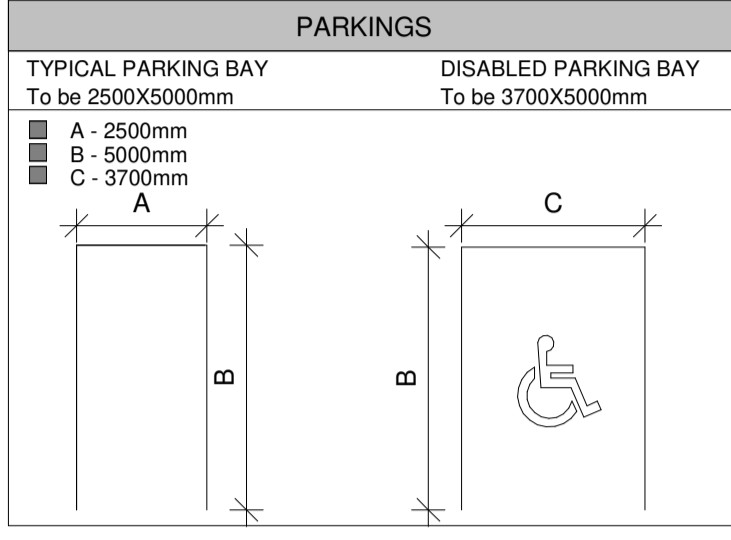
Erf 41868, 41869, 41870 (36 Units) - Requirements
 50 litres / Person required
 4 persons / Unit = 200 litres required per unit
 1 bin / unit = 36 Bins
 1 bin/50m = 36m² required
56.4m² Provided

Erf 41871 (106 units) - Requirements
 50 litres / Person required
 4 persons / Unit = 200 litres required per unit
 1 bin / unit = 106 Bins
 1 bin/50m = 106m² required
106 m² Provided

Total Required = 162m²
Total Provided = 162m²
 Refuse calculated for total future development

Measurements only to be taken as a guide

For detailed refuse area drawings refer to previously approved Warehouse and Refuse area plan
 Approval number: 07650274
 Application number: 000070571535



AREA SCHEDULE

ERF 37121 TOTAL SITE AREA -	34 479 m ²
Total Erven -	7
Total Coverage -	1309.92 m ² / 34479 m ² = 3.8 %
FAR -	0.05

LA VIGNIA ESTATE WEST: EXTENSION OF SCHEME
 Erf 41869 (General Residential 1)

ERF 41868 Area	- 3124.2m ²
ERF 41868 Total Building Area	- 1309.92m ²
Total Units	- 14 Units -Type A
Density	- 44.8 Units/ha

LA VIGNIA ESTATE WEST - PARKING SCHEDULE

EXTENSION OF SCHEME:
 Erf 41869 (General Residential 1 = 14 Units)

Garages	14 Garages
Parkings	14 Parkings
Total parking	28

Parkings required @ 1.75 bays/Unit - 24.5 Parkings Req.
 Visitors parking required @ 0.25 bays/Unit - 3.5 Parkings Req.
 Total Visitors parking Provided - 28 Parkings

SITE LOCALITY PLAN:



NOTES:

DIMENSIONS, DESCRIPTIONS & QUANTITIES ON THESE DRAWINGS TO BE VERIFIED ON SITE BEFORE ORDERING MATERIAL OR COMMENCING WORK.

ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS & STANDARDS ACT (ACT 103 OF 1977 & SANS 10400)

ALL TIMBER SIZES & GRADES TO BE VERIFIED & APPROVED BY SUPPLIER'S ENGINEER.

ALL TRUSSES TO BE IN ACCORDANCE WITH SUPPLIER'S / ENGINEER'S DESIGN & APPROVAL BY CLIENT.

ALL MATERIALS TO BE BUILT IN / APPLIED STRICTLY IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.

ALL LOCAL AUTHORITY, UTILITY SERVICE PROVIDER REQUIREMENTS TO BE ESTABLISHED IN ADVANCE AND ADHERED TO.

ANY DISCREPANCIES BETWEEN THESE DRAWINGS & LEGISLATION, LOCAL AUTHORITY, UTILITY SERVICE PROVIDER & GOOD CONSTRUCTION PRACTICE TO BE REFERRED TO THE ARCHITECT BEFORE CONSTRUCTION COMMENCES.

ANY ASPECT DEEMED TO BE UNCLEAR TO BE REFERRED TO THE ARCHITECT FOR CLARITY.

THESE DRAWINGS DO NOT CONSTITUTE A COMPREHENSIVE SPECIFICATION FOR THE WORKS.

NO DIMENSIONS TO BE SCALED FROM THESE DRAWINGS.

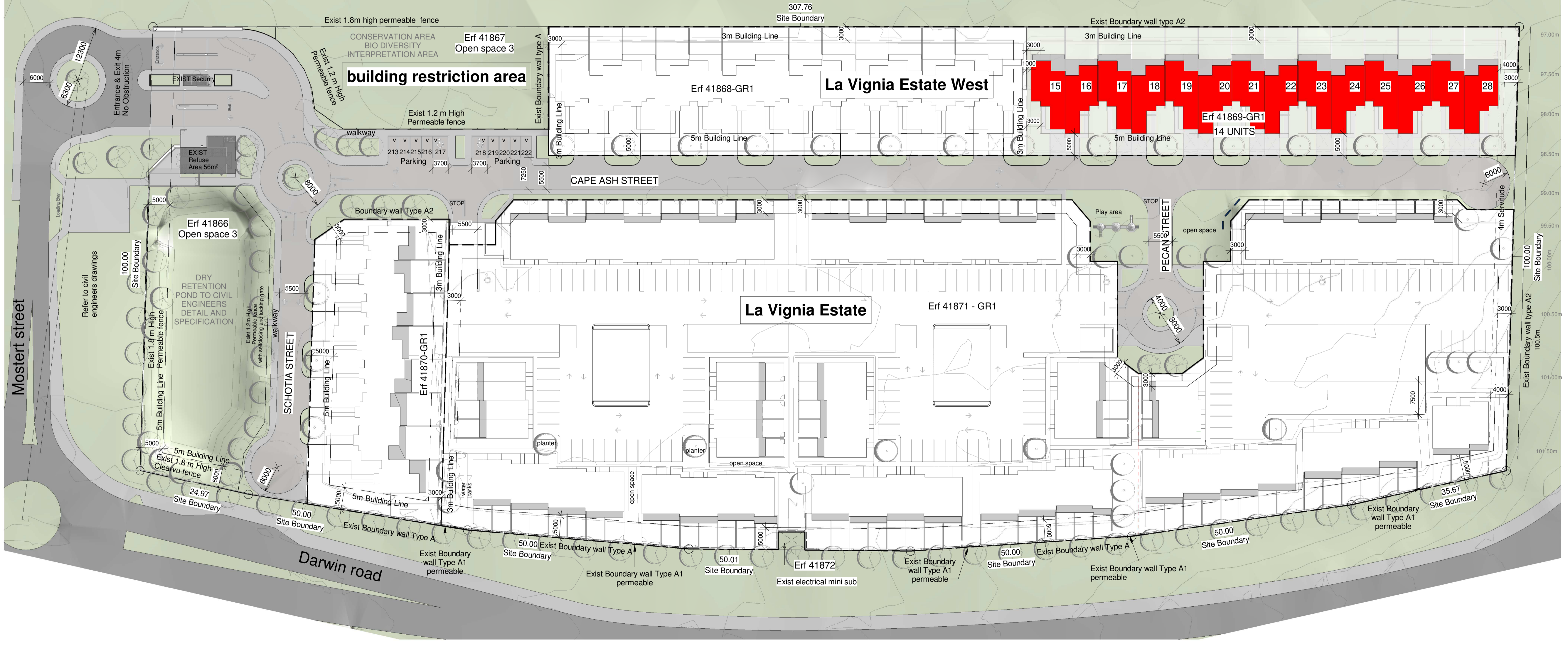
DRAWING STATUS:

<input type="checkbox"/> CONCEPT / DESIGN	<input type="checkbox"/> TENDER	<input type="checkbox"/> MARKETING / PRESENTATION / COMPLETION/AS BUILT
<input checked="" type="checkbox"/> MUNICIPAL SUB	<input type="checkbox"/> CONSTRUCTION	

ZONING: OCCUPANCY:

REVISIONS:

No.	Description	Date
A	Extension of Schemes	2022/09/26



SITE DEVELOPMENT PLAN
 1 : 500

PROJECT NAME:
 Extension of Schemes:
 Portion 4 (ERF 41869) of Erf 37121,
 La Vignia Estate West, Kraaifontein

DRAWING TITLE:
 SITE PLAN

CLIENT:
 JPL PTY LTD

ARCHITECTURE COMPANY:
 V R architects
 11 GLADSTONE STREET, DURBANVILLE, 7550 | TEL: +27 (0)21 001 0600 | info@vrarchitects.co.za

PROFESSIONAL ARCHITECT:
 GISELA RABE
 18 08 Ave (Urban Development) on 09 Jul 2022

ARCHITECT SIGNATURE:
 [Signature]

CLIENT SIGNATURE:
 [Signature]

Owner hereby accepts and approves all drawings for municipal submission.
 H.O.A. / NEIGHBOURS / REPRESENTATIVE APPROVAL - IF APPLICABLE.

DRAWN BY: GRDUJ
APPROVED BY: GRDUJ

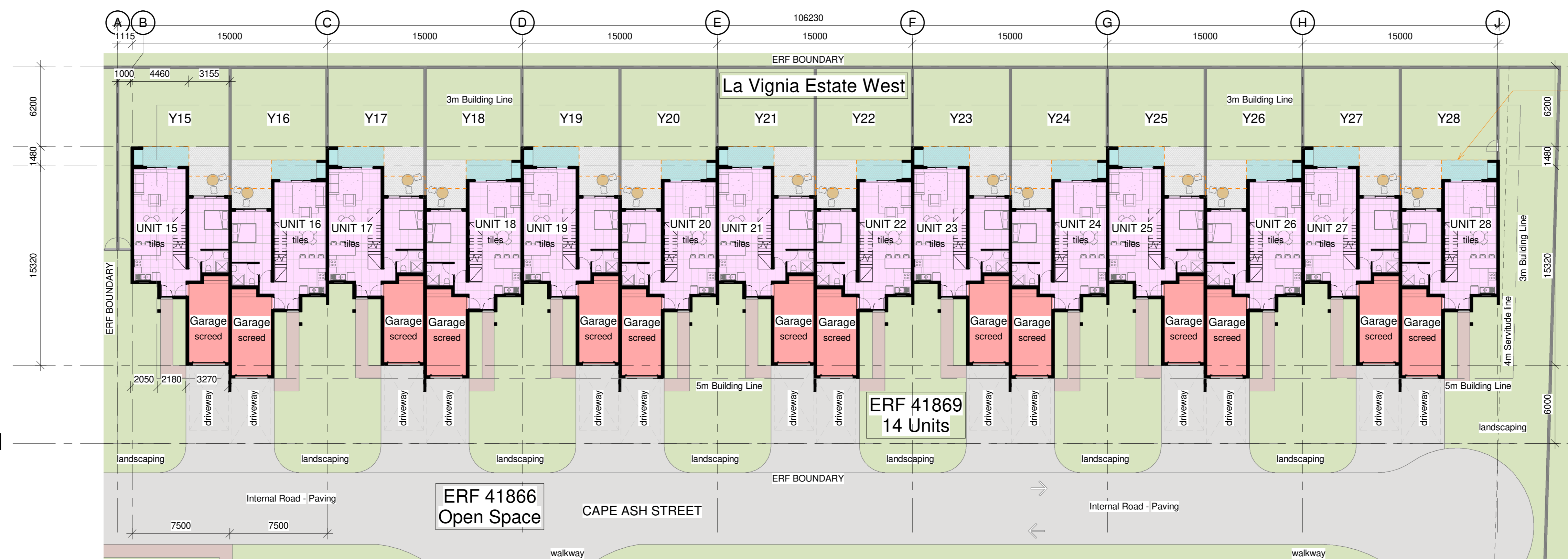
PROJECT NUMBER: 001	DRAWING NO: 10-001	DATE: 2022/09/26
SHEET SIZE: A1	SCALE: As indicated	REVISION: A

ERF 41869 - COVERAGE		
TOTAL SITE AREA:	34 479 m ²	(ERF 37121)
COVERAGE OF ERF 41869:	1 309.92 m ² / 34 479 m ²	= 3.8%
ERF 41869 = 14 UNITS		
TYPE A =	14	
TYPE B =	0	
TYPE C =	0	
PARKINGS = 14		
GARAGES = 14		
TOTAL PARKINGS = 28		
Area Schedule (Gross Building) All		
Name	Level	Area
Covered entrance	L0_Ground Storey	31.74 m ²
Excluded Garages	L0_Ground Storey	318.48 m ²
Included Covered Patio	L0_Ground Storey	90.37 m ²
Included GS_Units	L0_Ground Storey	869.33 m ²
L0_Ground Storey	L0_Ground Storey	1309.92 m ²
Included FS_Units	L1_First Storey	554.58 m ²
L1_First Storey	L1_First Storey	554.58 m ²
Grand total		1864.51 m ²

ERF 41868
14 Units

Room Legend

	Covered Patio
	Garage
	TYPE A



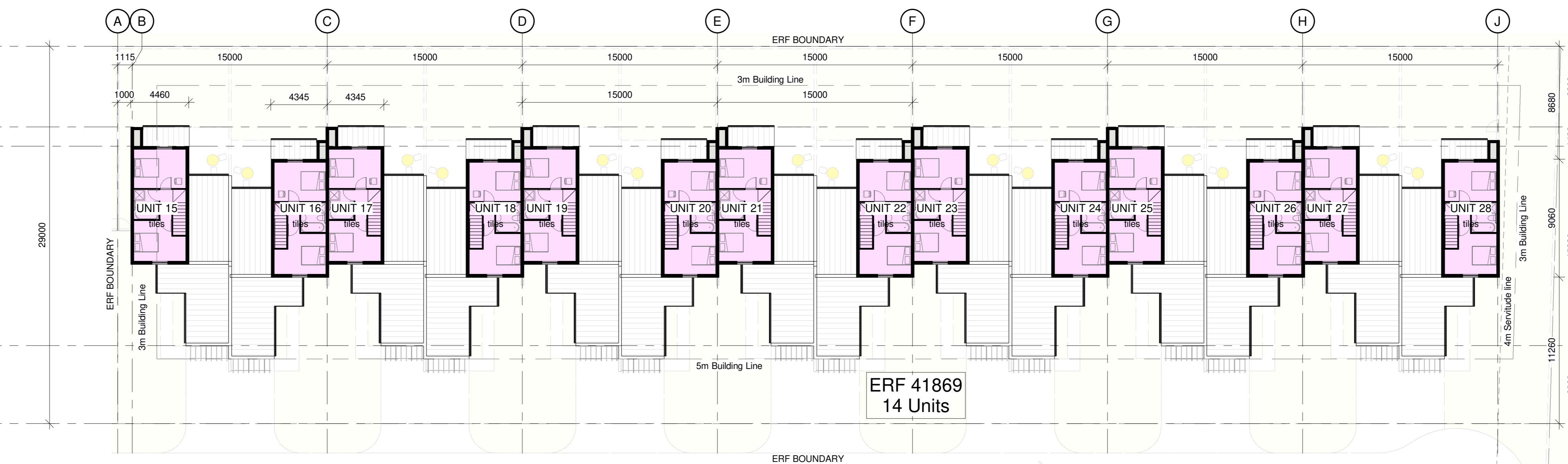
PTN 4 - L0_Ground Storey
1 : 200

Lines of proposed enclosed braai area and covered patio options not to be exceeded.

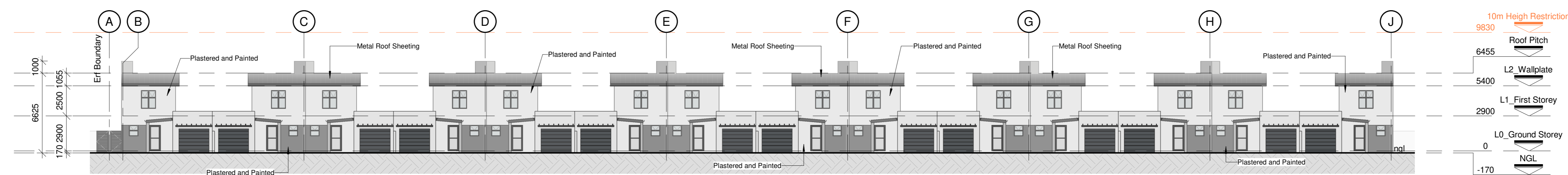
ERF 41868
14 Units

Room Legend

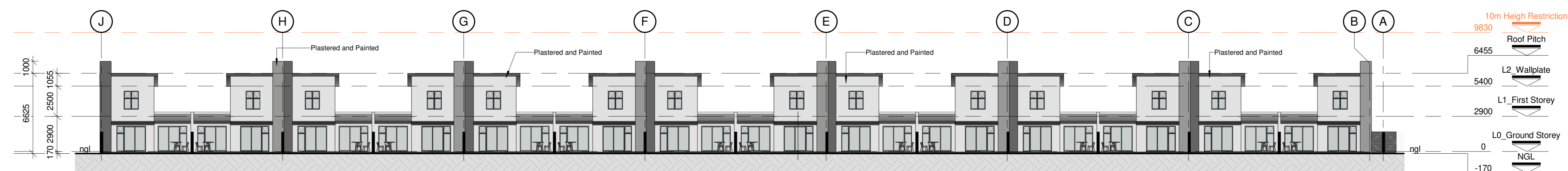
	TYPE A
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PTN 4 - L1_First Storey
1 : 200



Street Elevation
1 : 200



West Elevation
1 : 200

SITE LOCALITY PLAN

NOTES

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ALL WORK TO BE CARRIED OUT IN STRICT ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS & STANDARDS ACT (ACT 103 OF 1977 & SAWS 10000).

ALL THREE (3) SETS OF DRAWINGS TO BE VERIFIED & APPROVED BY SUPPLIER'S ENGINEER.

ALL MATERIALS TO BE BUILT TO / APPLIED STRICTLY IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.

ALL LOCAL AUTHORITY, UTILITY SERVICE PROVIDER REQUIREMENTS TO BE ESTABLISHED IN ADVANCE AND ADHERED TO.

ALL BOUNDARY PEGS TO BE LOCATED, AND MARKED, BEFORE WORK IS STARTED ON SITE.

ANY DISCREPANCIES BETWEEN THESE DRAWINGS & LEGISLATION, LOCAL AUTHORITY, UTILITY SERVICE PROVIDER & GOOD CONSTRUCTION PRACTICE TO BE REFERRED TO THE ARCHITECT BEFORE COMMENCING CONSTRUCTION.

ANY ASPECT DEEMED TO BE UNCLEAR TO BE REFERRED TO THE ARCHITECT FOR CLARITY.

THESE DRAWINGS DO NOT CONSTITUTE A COMPREHENSIVE SPECIFICATION FOR THE WORK.

NO DIMENSIONS TO BE SCALED FROM THESE DRAWINGS.

REVISIONS		
No.	Description	Date
A	Extension of Schemes	2022/09/26

CLIENT: **JPL Joint Venture**

H.O.A./MUNICIPAL/ADMINISTRATIVE APPROVAL: **HOL-OWNERS ASSOCIATION**

CREATOR NAME: **PROFESSIONAL ARCHITECT GISELA RABE**

VR Architects

11 Gastera Street, Durbanville 7801 | Tel: +27 (0)21 021 0900 | info@vrarchitects.co.za

Architecture Signature: *[Signature]* Client Signature: *[Signature]*

Owner hereby accepts and approves all drawings for municipal submission.

Project: **Extension of Schemes: Portion 4 of Erf 37121, La Vignia Estate West, Kraaifontein**

Drawing: **ERF 41869 - Floor Plans and Elevations**

DATE	PAPER SIZE	A0	DRAWN	GR
2022/09/26				
SCALE	DRAWING NO.	REVISION	CHECKED	GR
As indicated				
PROJECT NUMBER	DRAWING NO.	REVISION	CHECKED	GR
001	01-03-001	A		