

Dimensions-Weights-Standards

Nominal volume	240 liters
Net weight	approx 13kg
Max Load	95kg
Permitted total weight	110kg

A - 1060mm D - 730mm G - 550mm
 B - 990mm E - 585mm
 C - 660mm F - 400mm

General Requirements

- All hazardous waste such as silica, asbestos, mercury needs from fluorescent 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 refuse
- Floor gully 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 to a height of 75mm around internal perimeter.
- Doors shall have steel kick plates of 150mm at the bottom of the door
- 240 litre 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
36 m² 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 = 142m²
Total Provided = 142m²
 Refuse calculated for total future development

* Measurements only to be taken as a guide

Read refuse calculations with previously approved Guardhouse and Refuse area plans
 Approval number - 97868274
 Application number - 00007551535

AREA SCHEDULE

ERF 37121 TOTAL SITE AREA -	34 479 m ²
Total Erven -	7
Total Coverage -	4 141.94 m ² / 34 479 m ² = 12%

LA VIGNIA ESTATE: EXTENSION OF SCHEME

Erf 41871 (General Residential 1)	- 10 908.08m ²
ERF 41871 Extension Area	- 4 141.94m ²
Total Extension Building Area	- 68 Units (Type B and C)

LA VIGNIA ESTATE - PARKING SCHEDULE

EXTENSION OF SCHEME:

Erf 41871 (General Residential 1 = 68 Units)
 (Block F - P)

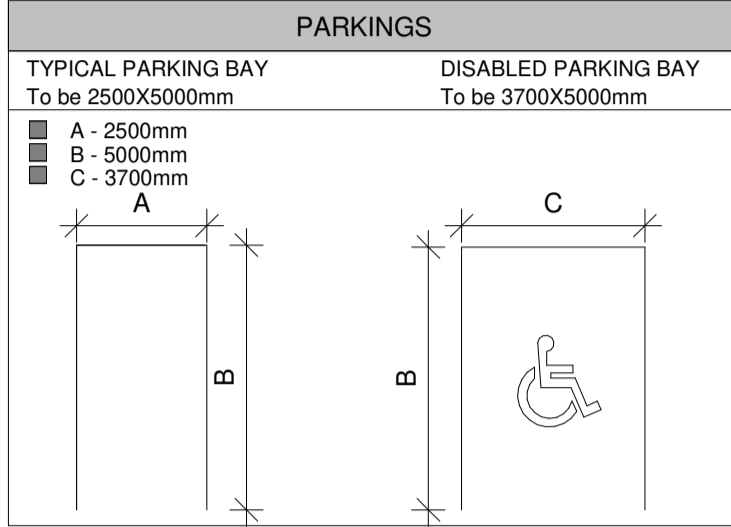
Garages	45 Garages
Parkings	92 Parkings
Total parking	137

Including visitors parking

Parkings required @ 1.75 bays/Unit - 119 Parkings Req.
 Visitors parking required @ 0.25 bays/Unit - 17 Parkings Req.
Total Visitors parking Provided - 18 Parkings

Total parkings required - 119 Parkings Req.
Total parkings provided - 137 Parkings Provided

Disabled parking req @ 1/50 parkings - 2 Disabled parkings provided



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.

ALL BOUNDARY PEGS TO BE LOCATED, AND MARKED, BEFORE WORK IS TAKEN IN HAND.

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 SAZED FROM THESE DRAWINGS.

DRAWING STATUS:

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

ZONING: OCCUPANCY:

REVISIONS:

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

CLIENT: JPL PTY LTD

ARCHITECTURE COMPANY: V R architects

11 GLADSTONE STREET, DURBANVILLE, 7550 | TEL: +27 (0)21 001 0000 | info@vrarchitect.co.za

GISELA RABE PROFESSIONAL ARCHITECT GISELA RABE

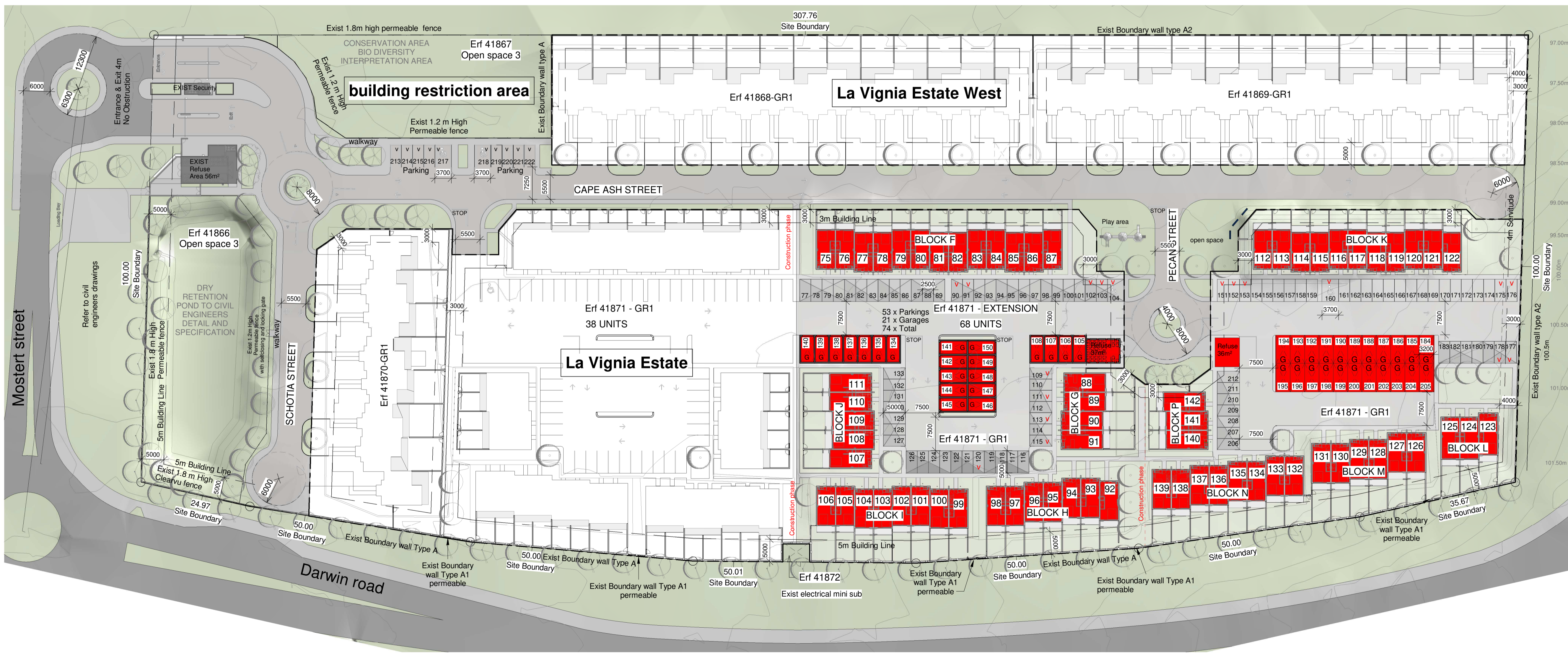
ARCHITECT SIGNATURE: CLIENT SIGNATURE:

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

PROJECT NAME: Extension of Schemes: Portion 6 (ERF 41871) of Erf 37121, La Vignia Estate, Kraaifontein

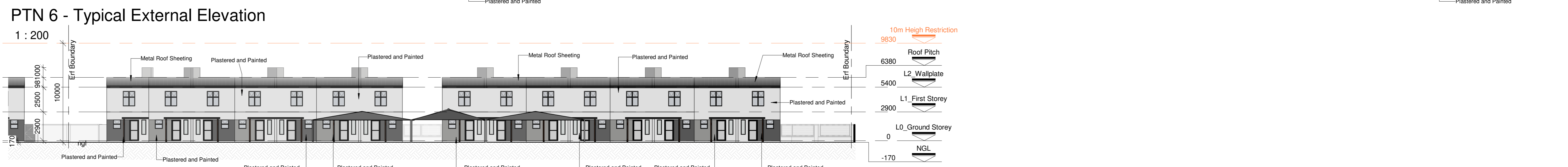
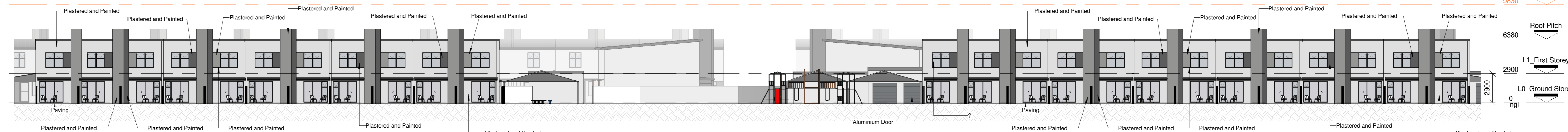
DRAWING TITLE: SITE PLAN

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



SITE DEVELOPMENT PLAN
1 : 500

ERF 41871 - COVERAGE		
TOTAL SITE AREA -	34 479 m ²	(ERF 37121)
COVERAGE OF EXTENSION ON ERF 41871 -	4 141.94 m ²	34 479 m ² = 12%
68 UNITS IN EXTENSION		
TYPE A =	0	
TYPE B =	53	
TYPE C =	15	
TOTAL GARAGES IN EXTENSION = 45		
Extension of Scheme - Area Schedule (Gross...)		
Name	Level	Area
Covered entrance	L0_Ground Storey	113.99 m ²
Excluded Garages	L0_Ground Storey	888.89 m ²
Included Covered Patio	L0_Ground Storey	427.97 m ²
Included GS Units	L0_Ground Storey	2632.39 m ²
Refuse	L0_Ground Storey	78.70 m ²
L0_Ground Storey		4141.94 m ²
Included FS Units	L1_First Storey	2632.02 m ²
L1_First Storey		6773.96 m ²
Grand total		6773.96 m ²



SITE LOCALITY PLAN

NOTES

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

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

ALL THRESHOLD & JOIST JOISTS TO BE VERIFIED & APPROVED BY SUPPLIER'S ENGINEER.

ALL MATERIALS TO BE BUILT BY / 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.

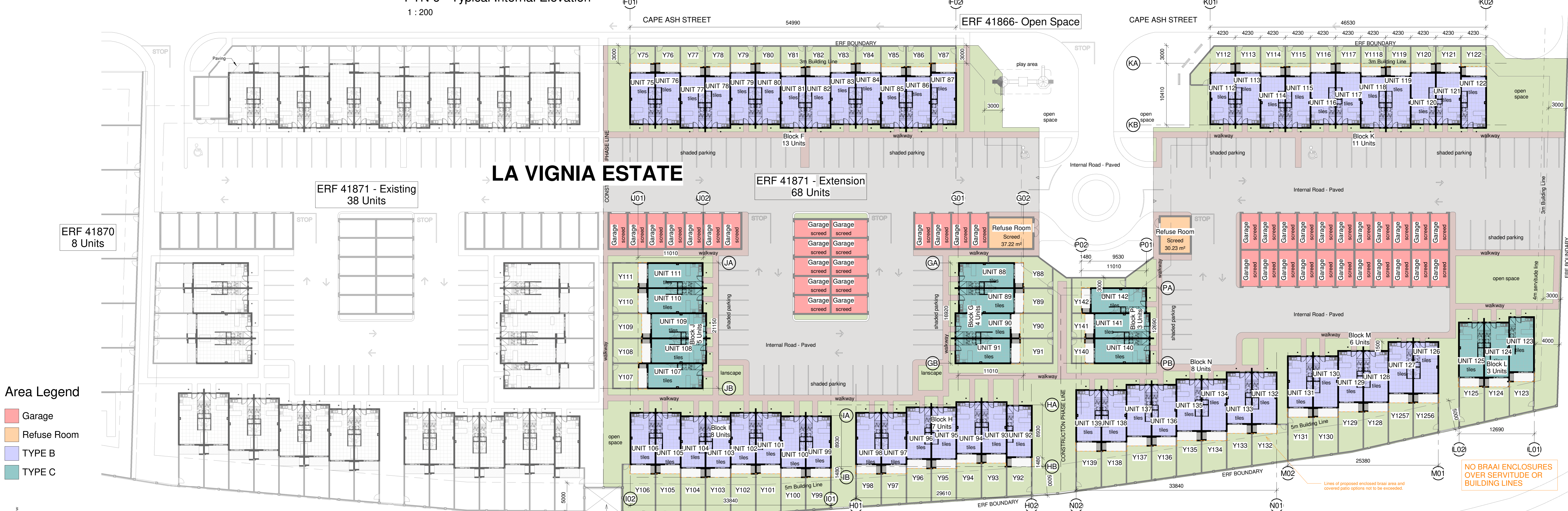
ANY DISCREPANCIES BETWEEN THESE DRAWINGS & LEGISLATION, LOCAL AUTHORITY, UTILITY SERVICE PROVIDER & GOOD CONSTRUCTION PRACTICE TO BE REFERRED TO THE ARCHITECT BEFORE COMMENCING WORK.

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.

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



CLIENT
JPL Joint Venture

PROFESSIONAL ARCHITECT
GISELA RABE

VR Architects
11 Gastera Street (Dunelmans) 7801 | Tel: +27 (0)21 001 0000 | info@vrarchitects.co.za

Project: Extension of Schemes: Portion 6 of Erf 37121, La Vignia Estate, Kraaifontein

Drawing: ERF 41871 - Floor Plans and Elevations

DATE: 2022/09/26

SCALE: As indicated

PROJECT NUMBER: 001

DRAWING NO: 01-03-001

REVISION: A